1023 NORTH FAIR OAKS

SUNNYVALE, CALIFORNIA

PROJECT TEAM

DEVELOPER:
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BUSINESS: (925) 683-7052

HIGHLAND PARTNERS GROUP INC.
P.O. BOX 1096
DANVILLE, CA 94526

ARCHITECT / PLANNER:
CONTACT: TERESSA OEHRLEIN
BUSINESS: (949) 553-9100

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NEWPORT BEACH, CA 92660

CIVIL ENGINEER:
CONTACT: JOEY BERNARDI
BUSINESS: (408) 467-9152

BKF ENGINEERS.
1650 TECHNOLOGY DR. SUITE 650
SAN JOSE, CA 95110

LANDSCAPE ARCHITECT:
CONTACT: ANNIKA CARPENTER
BUSINESS: (925) 938-7377

RIPLEY DESIGN GROUP, INC.
1615 BONANZA STREET, ST. 314
WALNUT CREEK, CA 94596

SHEET INDEX

ARCHITECTURE

CIVIL

LANDSCAPE

2031 Orchard Drive, Suite 100
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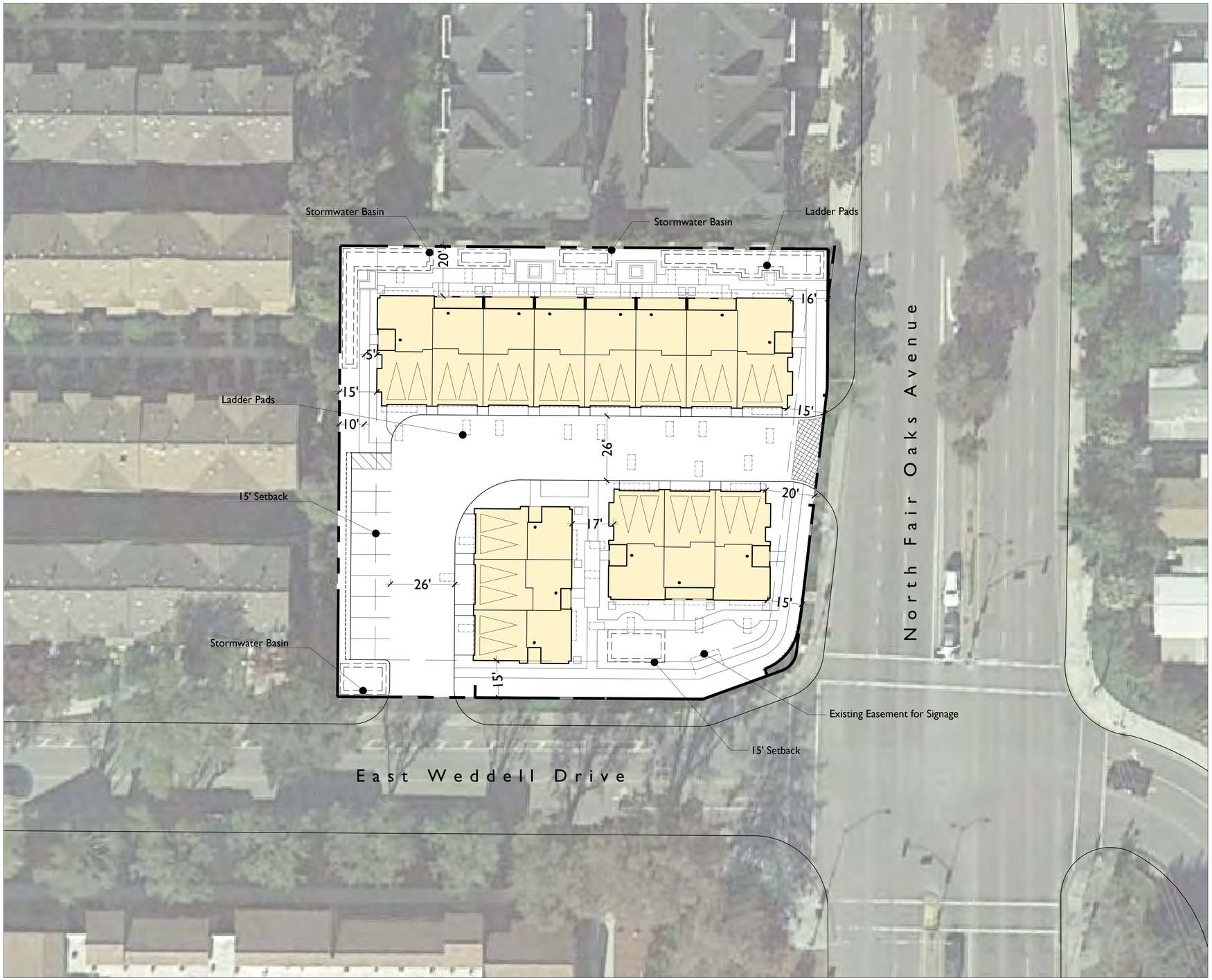
tel. +1 949 553 9100
fax +1 949 553 0548

Site Summary:

Total Homes : 14
Site Area : ± 0.80 Acres
Density : ± 17.5 Homes/Acre

Parking Provided :
Garage Spaces = 28 Spaces
Guest Space = 9 Spaces
37 (2.6:1)



Original Scale : 1"= 20'

SP-01

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CONCEPTUAL SITE PLAN

NORTH FAIR OAKS TOWNHOMES

Sunnyvale, California

0 10 20 40
SCALE: 1" = 20'-0"

869-17026

09.29.17

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

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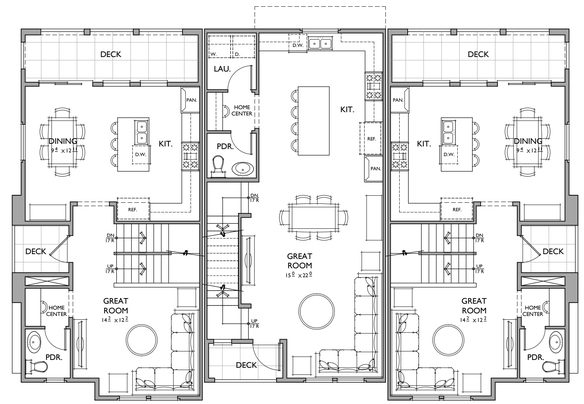
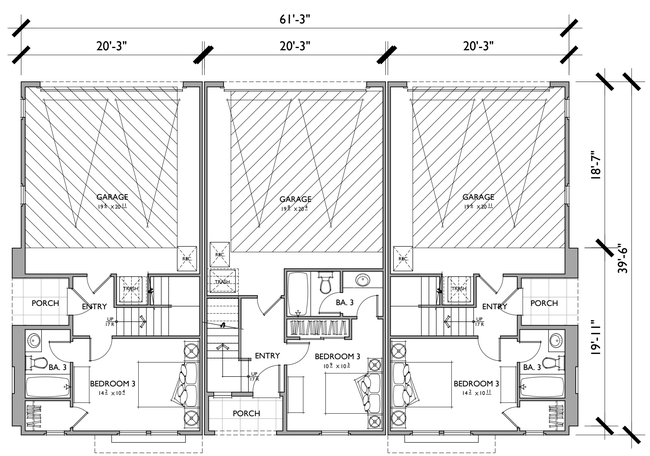
Development Management



PLAN 1 PLAN 2 PLAN 1

SECOND FLOOR



PLAN 1 PLAN 2 PLAN 1

FIRST FLOOR

PLAN 1

1,665 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	322 SQ. FT.
2ND FLOOR	703 SQ. FT.
3RD FLOOR	640 SQ. FT.
TOTAL	**1,665 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	121 SQ. FT.
PORCH	34 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

1,819 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	312 SQ. FT.
2ND FLOOR	762 SQ. FT.
3RD FLOOR	745 SQ. FT.
TOTAL	**1,819 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	38 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1

1st & 2nd Floor Plans

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

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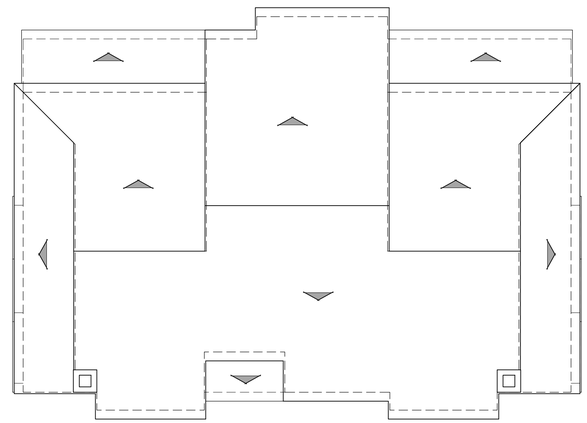
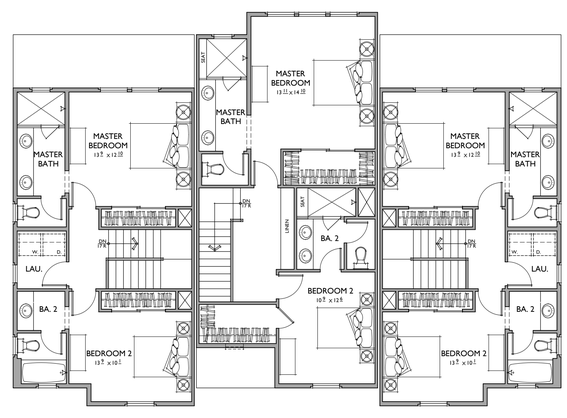
Development Acquisition Management



ROOF PLAN

PITCH: 3.5:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



PLAN 1 PLAN 2 PLAN 1

THIRD FLOOR

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BUILDING 1

3rd Floor and Roof Plans

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

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A1.2

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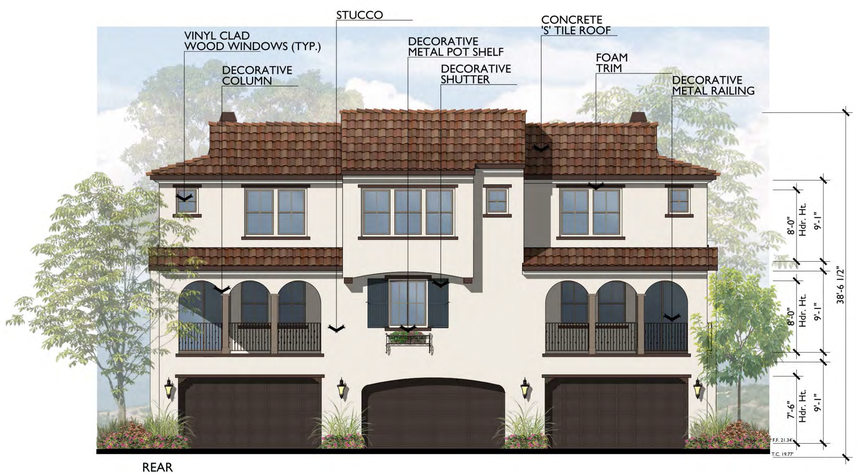
Design Construction Project Management

FRONT

LEFT



REAR

RIGHT

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BUILDING 1 (3-PLEX)

Spanish Elevations

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

869-17026

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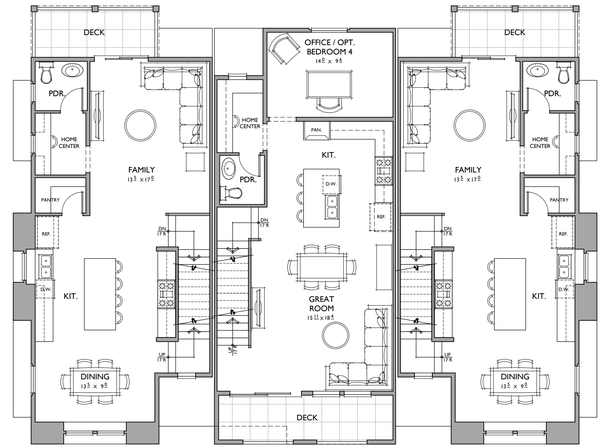
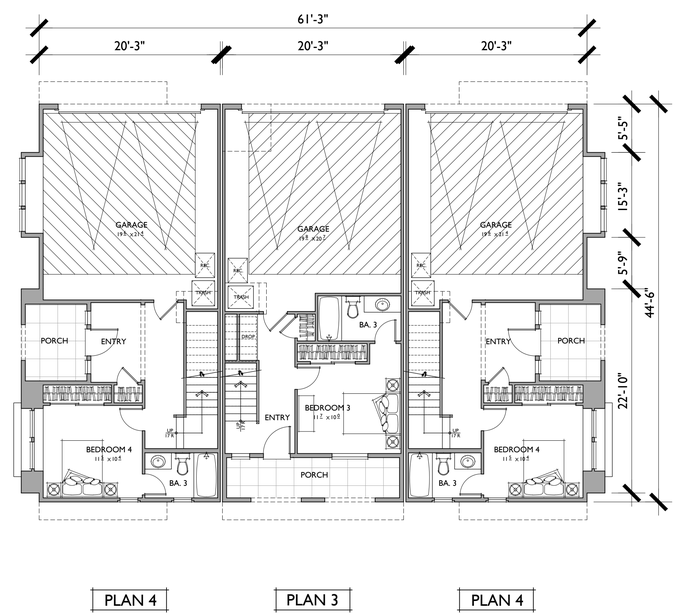
Real Estate Development Management



SECOND FLOOR



FIRST FLOOR

PLAN 3

1,992 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	351 SQ. FT.
2ND FLOOR	802 SQ. FT.
3RD FLOOR	839 SQ. FT.
TOTAL	**1,992 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	111 SQ. FT.
PORCH	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

2,040 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	405 SQ. FT.
2ND FLOOR	803 SQ. FT.
3RD FLOOR	832 SQ. FT.
TOTAL	**2,040 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	82 SQ. FT.
PORCH	63 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 2

1st & 2nd Floor Plans

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

869-17026

A1.4

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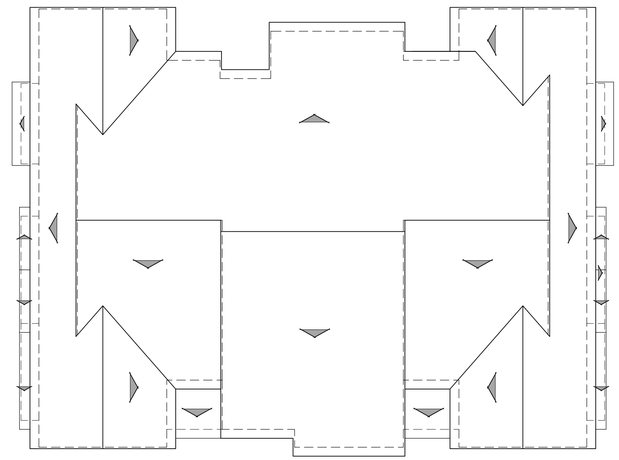
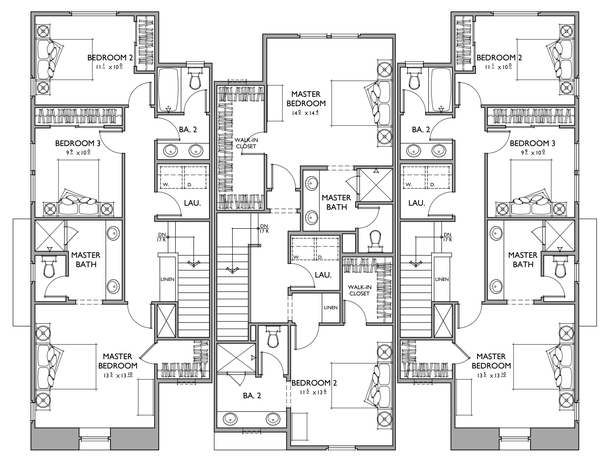
Development Real Estate Management



ROOF PLAN

PITCH: 3.5:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



THIRD FLOOR

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BUILDING 2

3rd Floor and Roof Plans

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

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A1.5

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Business Strategies | Real Estate | Management

FRONT

LEFT

REAR

RIGHT

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BUILDING 2 (3-PLEX)

Spanish Elevations

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

869-17026

A1.6

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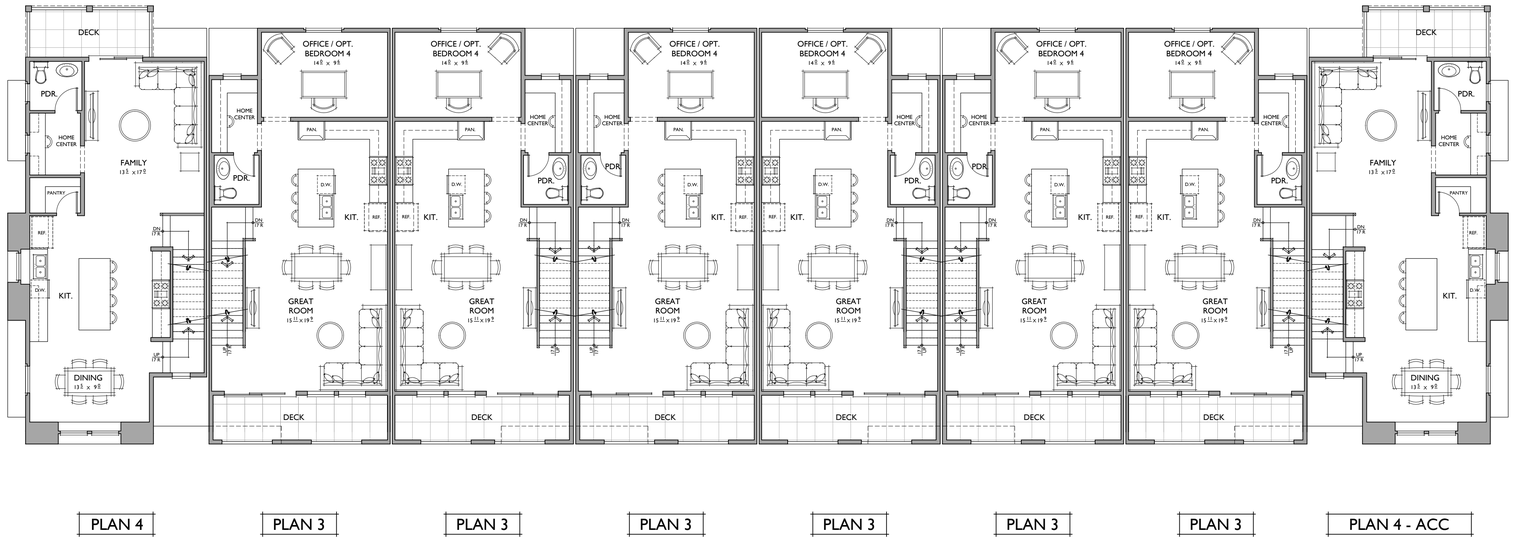
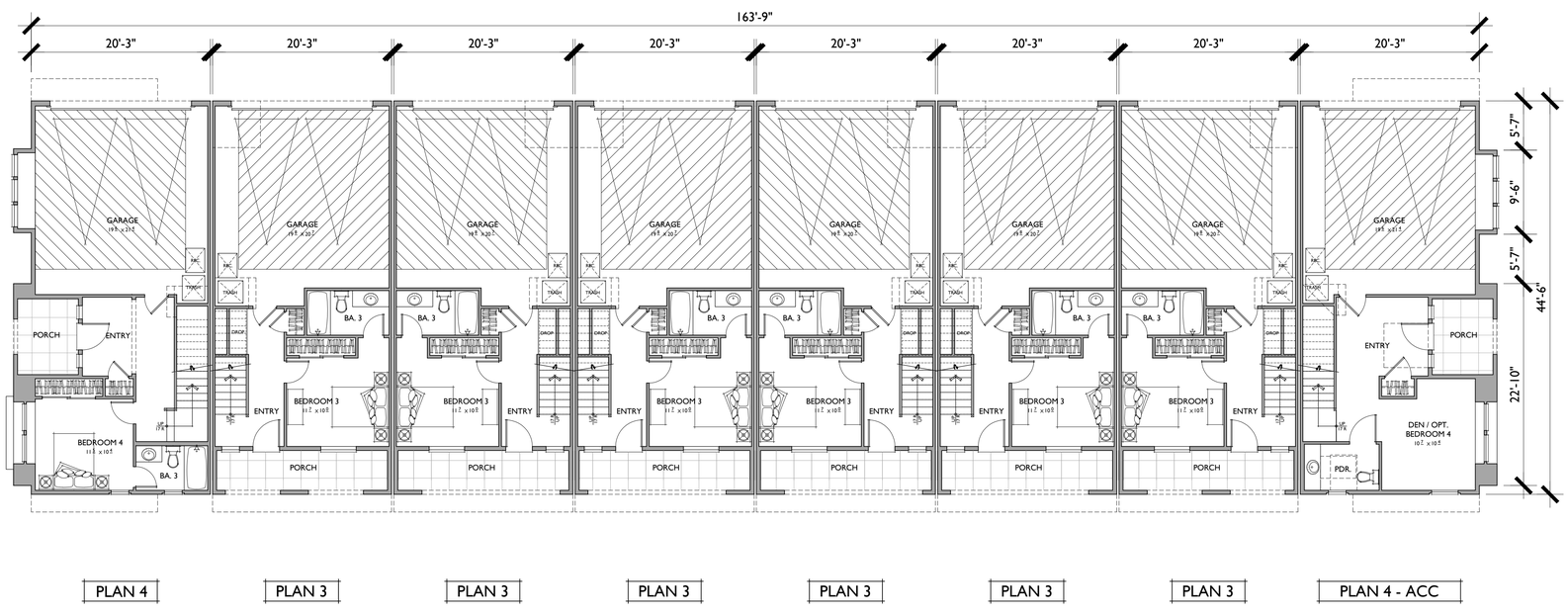
Class A Apartment Real Estate Management



SECOND FLOOR



FIRST FLOOR

PLAN 3

1,992 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	351 SQ. FT.
2ND FLOOR	802 SQ. FT.
3RD FLOOR	839 SQ. FT.
TOTAL	**1,992 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	111 SQ. FT.
PORCH	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

2,040 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	405 SQ. FT.
2ND FLOOR	803 SQ. FT.
3RD FLOOR	832 SQ. FT.
TOTAL	**2,040 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	82 SQ. FT.
PORCH	63 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - Accessible

2,040 SQ. FT.
4 BEDROOMS / 2 BATHS / 2 PDR
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	405 SQ. FT.
2ND FLOOR	803 SQ. FT.
3RD FLOOR	832 SQ. FT.
TOTAL	**2,040 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
DECK	82 SQ. FT.
PORCH	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 3

Ist & 2nd Floor Plans

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

869-17026

A1.7

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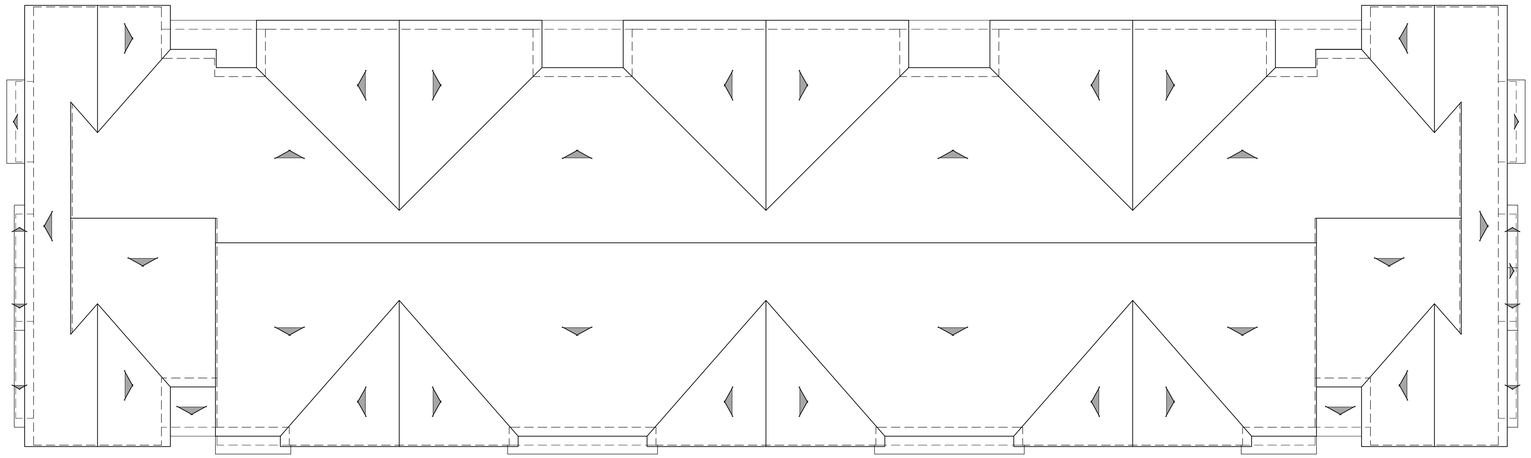
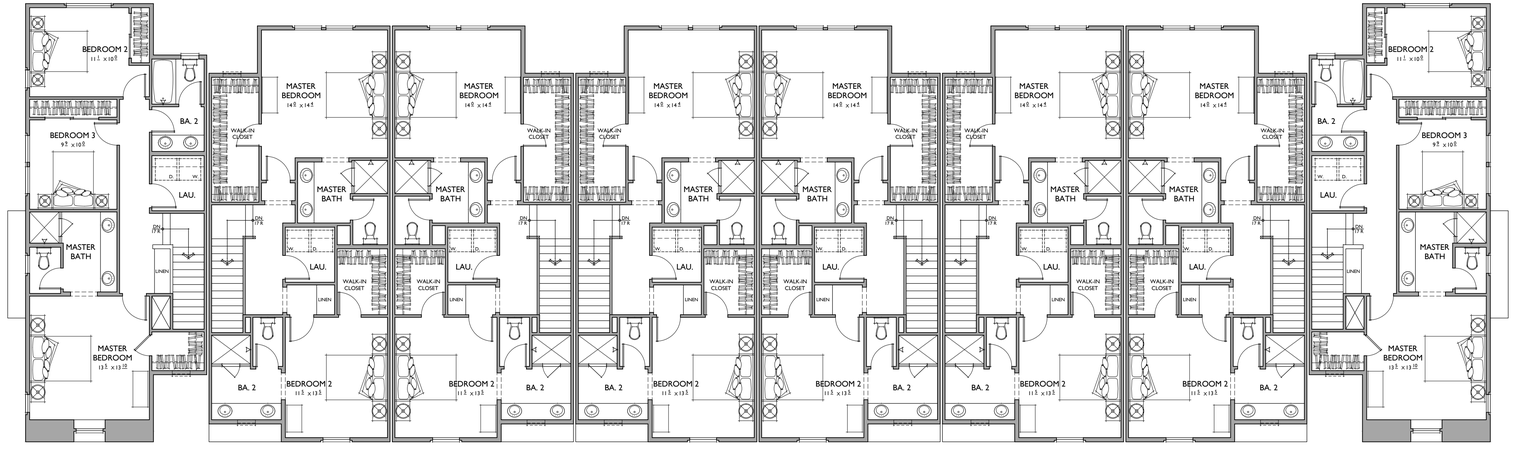
Development Acquisition Management



ROOF PLAN

PITCH: 3.5:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



PLAN 4 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 4 - ACC

THIRD FLOOR

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BUILDING 3

3rd Floor and Roof Plans

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

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A1.8

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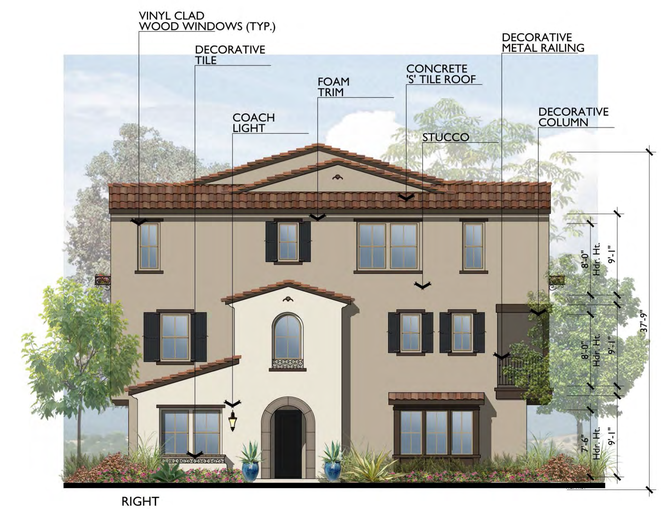
Development Contract Management

FRONT

LEFT

REAR



RIGHT

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BUILDING 3 (8-PLEX)

Spanish Elevations

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 4 8 16

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A1.9

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EAST WEDDELL DRIVE

NORTH FAIR OAKS AVENUE

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STREET SCENES

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

0 2 4 8

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A1.10

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SITE SOLAR STUDY

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

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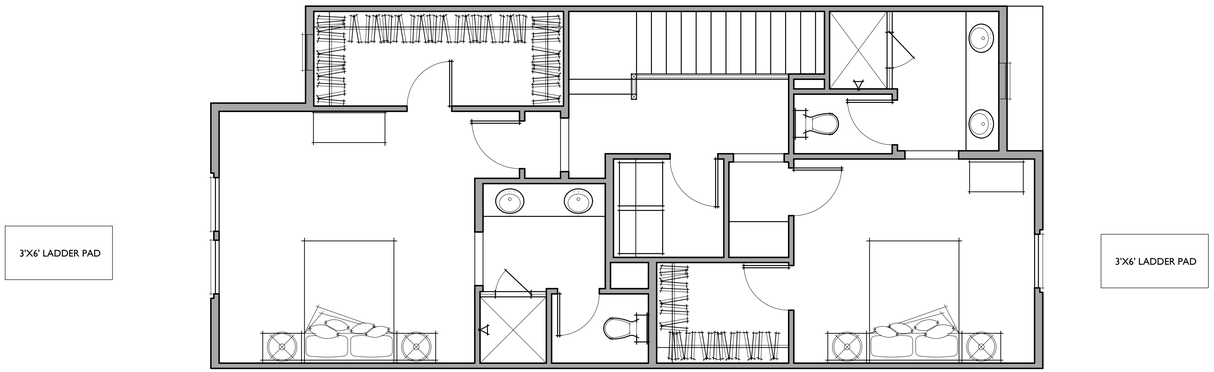
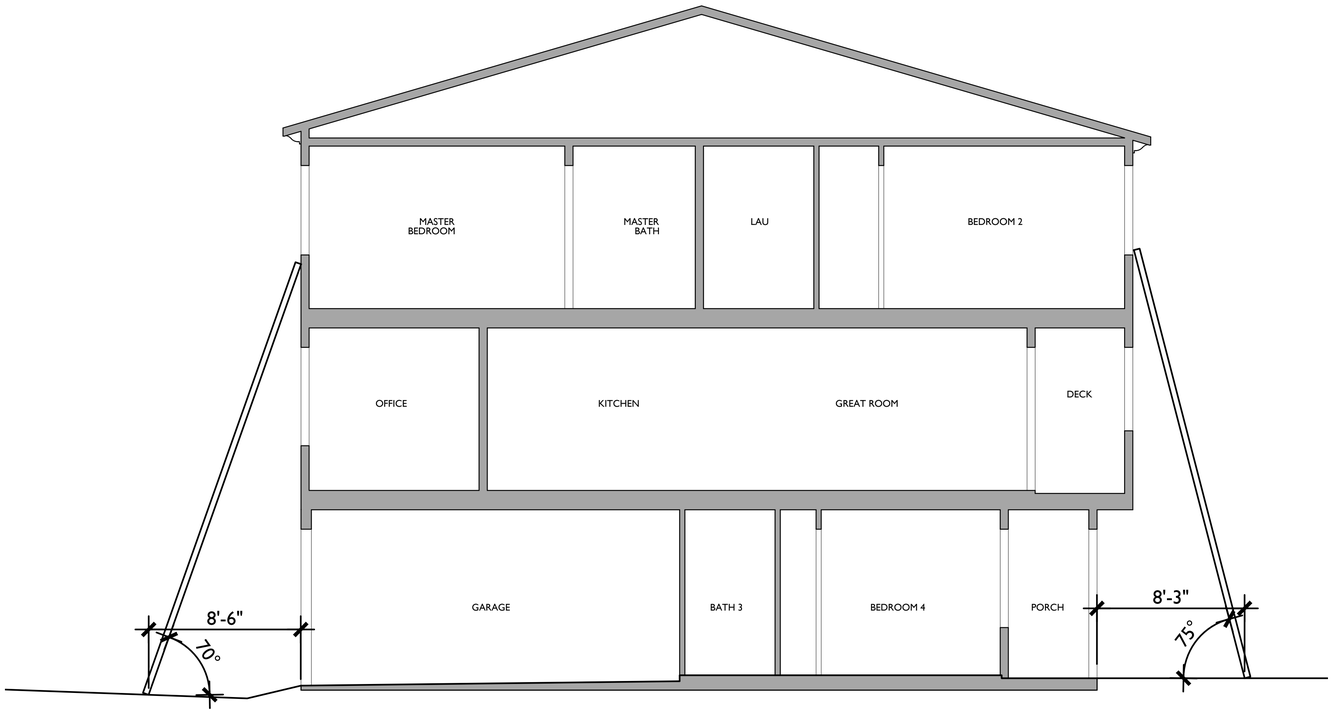


TYPICAL FLOOR PLAN



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LADDER EXHIBIT

NORTH FAIR OAKS TOWNHOMES

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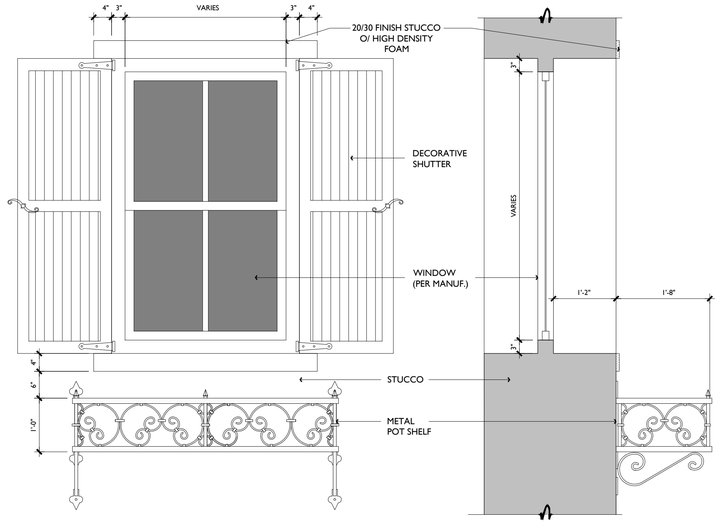
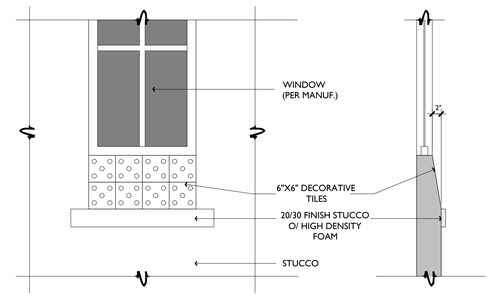
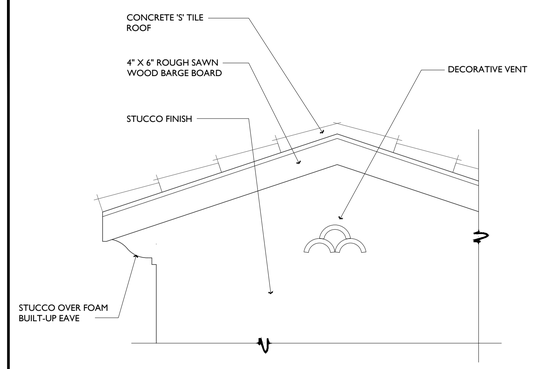


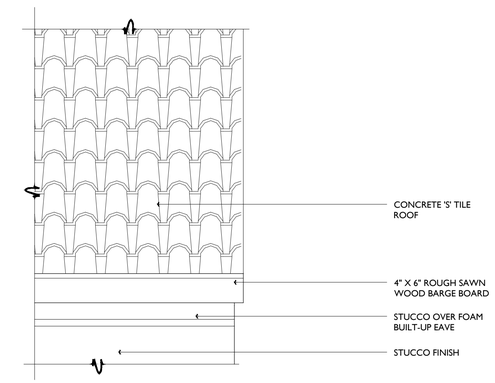
RECESSED WINDOW & POT SHELF | 8



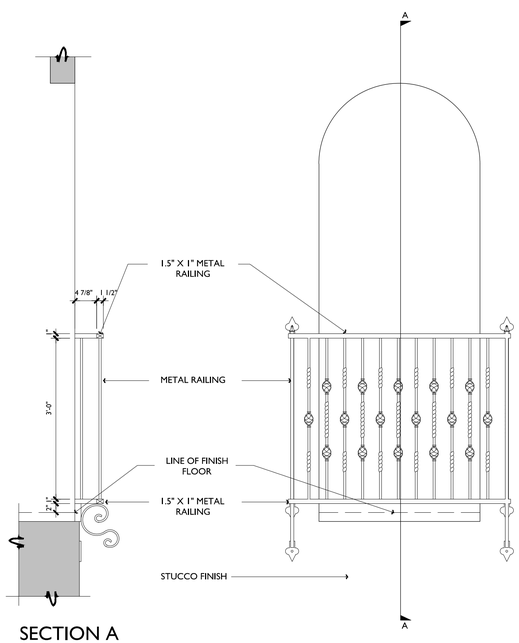
TILE SHELF @ RECESSED WINDOW | 6



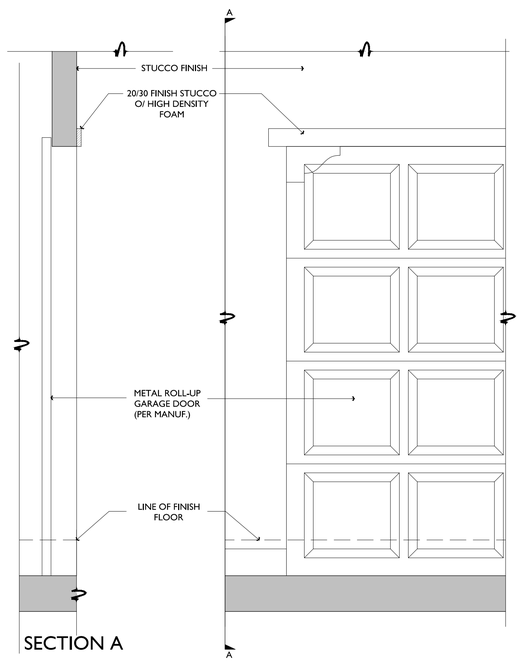
TYP. GABLE END DETAIL | 4



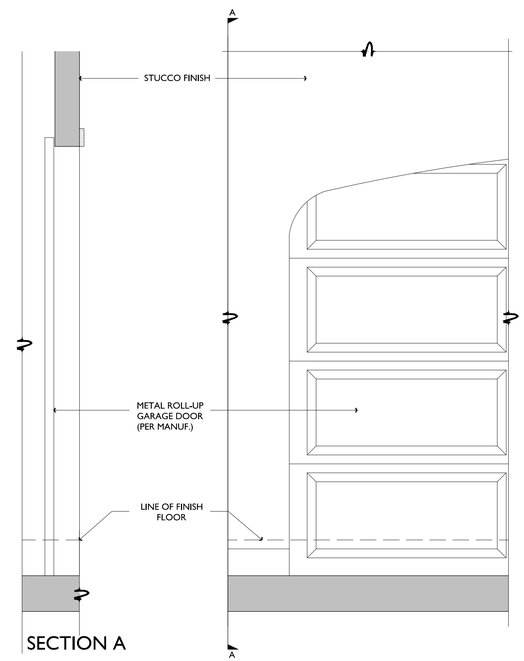
TYP. EAVE DETAIL | 1



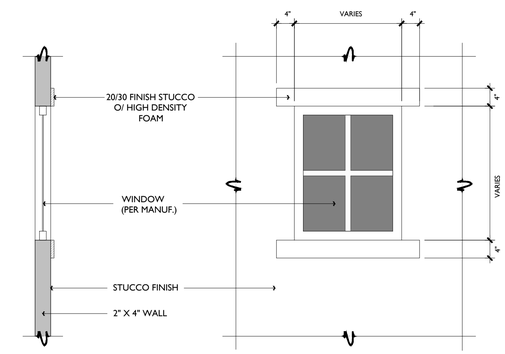
RAILING @ COVERED DECK | 9



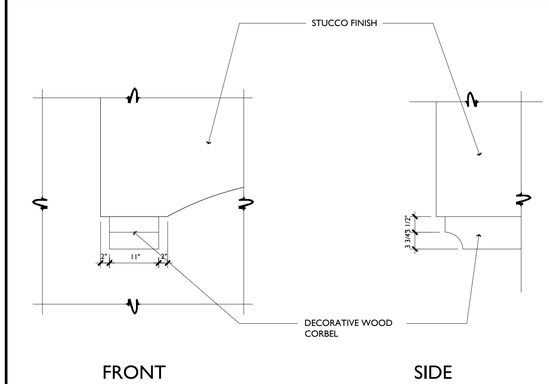
GARAGE DOOR DETAIL | 7



GARAGE DOOR DETAIL | 5



WINDOW TRIM | 2



CORBEL @ CANTILEVER FLOOR | 3

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CONCEPTUAL DETAILS

Spanish Style Elevation

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

869-17026

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Development | Management

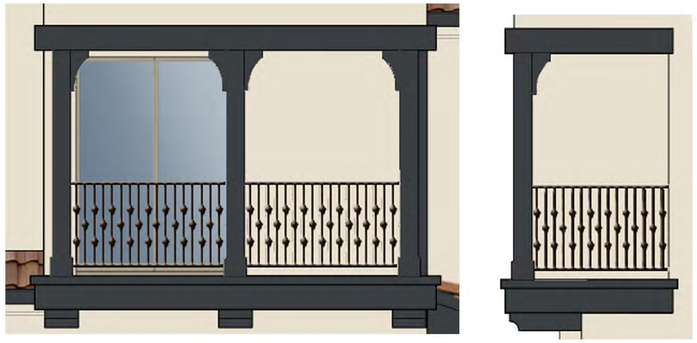
BALCONY: WITH PRECAST COLUMNS AND DECORATIVE METAL RAILING

RECESSED WINDOW: WITH DECORATIVE TILE SILL

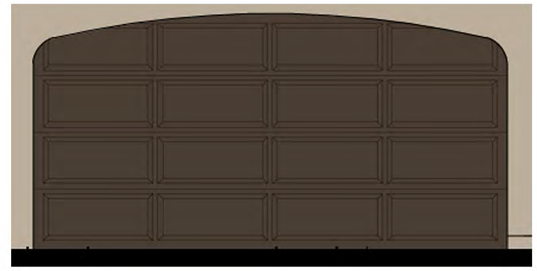
RECESS: WITH DECORATIVE TILE INLAY

WINDOW: WITH WOOD BOX BAY TRIM

WINDOW: WITH DECORATIVE SHUTTERS AND METAL POT SHELF



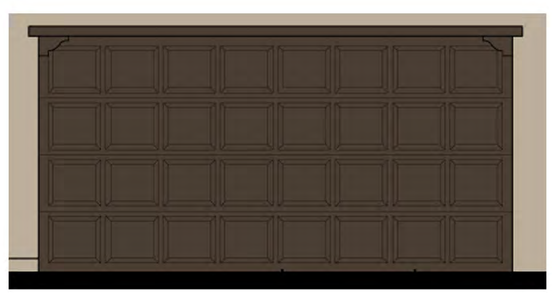
BALCONY: WITH WOOD COLUMNS AND DECORATIVE CORBELS



GARAGE: WITH SHAPED OPENING

BALCONY: WITH SHAPED OPENING AND WRAPPING DECORATIVE METAL RAILING

BALCONY: WITH WOOD HEADER AND WRAPPING DECORATIVE METAL RAILING



GARAGE: WITH WOOD HEADER AND DECORATIVE CORBELS

ENTRY: WITH PRECAST ENTRY SURROUND

POT SHELF: WITH DECORATIVE TILE TRIM

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CONCEPTUAL DETAILS

Spanish Style Elevation

NORTH FAIR OAKS TOWNHOMES

Sunnyvale , Ca

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A1.14

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Development Architect Management

NORTH FAIR OAKS DRIVE

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CONCEPTUAL RENDERINGS

A1.15

NORTH FAIR OAKS TOWNHOMES

10.20.17

Sunnyvale , Ca

869-17026

Highland Partners Group, Inc.
Development | Project Management

EAST WEDDELL DRIVE

Bassenian | Lagoni
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CONCEPTUAL RENDERINGS

NORTH FAIR OAKS TOWNHOMES

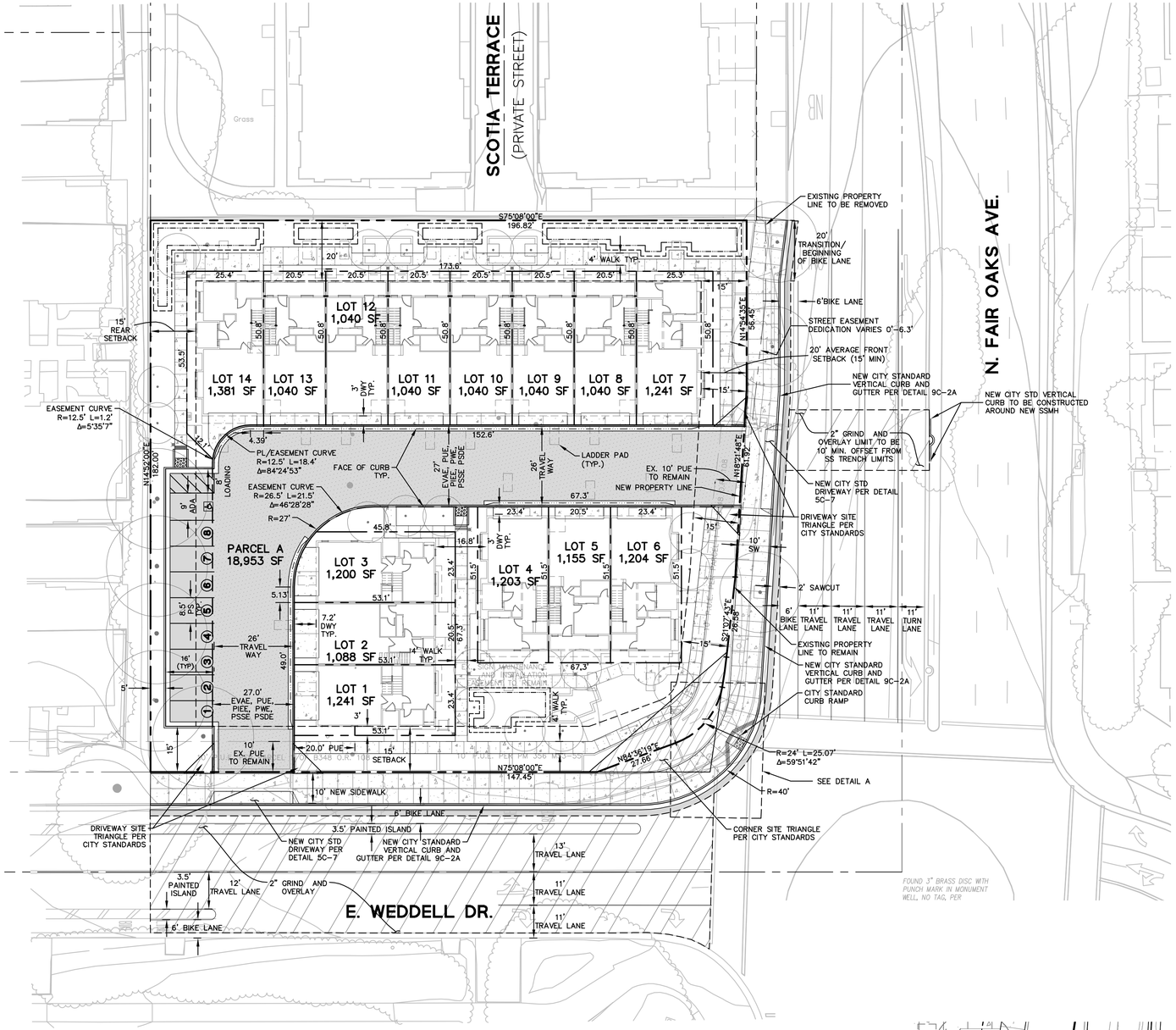
Sunnyvale , Ca

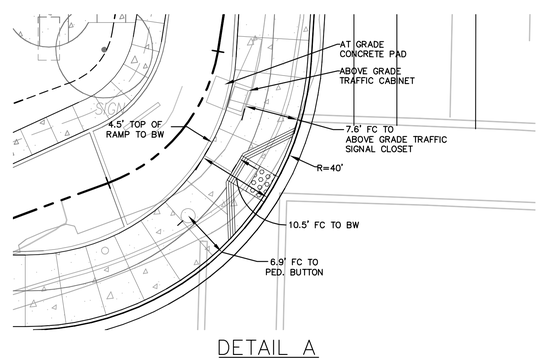
869-17026

A1.16

10.20.17

Highland Partners Group, Inc.
Development Real Estate Management





DETAIL A

SCALE: 1" = 10'

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT LINE		
STREET CENTERLINE		
LOT LINE		
ADJACENT PROPERTY LINE		
SETBACK LINE/SAWCUT		
PARKING STALL		
ROLLED CURB AND GUTTER		
VERTICAL CURB		
VERTICAL CURB AND GUTTER		
EVAE, PUE, PIEE, PWE, PSSE PSDE		
AC PAVEMENT		
CONCRETE PAVEMENT		
2" GRIND & OVERLAY		
BIORETENTION AREA		

ABBREVIATIONS

CSV	= CITY OF SUNNYVALE	DET	= DETAIL
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT	DWY	= DRIVEWAY
PRCE	= PRIVATE ROLLED CURB EASEMENT	FC	= FACE OF CURB
PSDE	= PRIVATE STORM DRAIN EASEMENT	LS	= LANDSCAPE STRIP
PSSE	= PRIVATE SANITARY SEWER EASEMENT	(N)	= NEW
PUE	= PUBLIC UTILITY EASEMENT	ROW	= RIGHT OF WAY
PWE	= PRIVATE WATER EASEMENT	STD	= STANDARD
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT	SW	= SIDEWALK
PGE	= PRIVATE GAS EASEMENT	TYP	= TYPICAL

GENERAL NOTES

1. OWNER: DOUG LEDEBOER
2. DEVELOPER: HIGHLAND PARTNERS GROUP, INC.
   P.O. BOX 1096
   DANVILLE, CA 94526
   CONTACT: DOUG LEDEBOER
   (925) 314-9040
3. CIVIL ENGINEER: BKF ENGINEERS
   1730 N. FIRST STREET, SUITE 600
   SAN JOSE, CA 95112
   CONTACT: PATRICK CHAN
   (408) 467-9100
4. PROPERTY: PARCEL 1:
   BEING ALL OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON APRIL 9, 1976 IN BOOK 369 OF MAPS AT PAGES 51 & 52, RECORDS OF SANTA CLARA COUNTY.
5. ASSESSORS PARCEL NO. 110-14-169
6. GENERAL PLAN HIGH DENSITY RES (27-45 DU/AC)
7. EXISTING ZONING: MS-INDUSTRIAL AND SERVICE
8. PROPOSED ZONING: R3-MEDIUM DENSITY RESIDENTIAL
9. EXISTING USE: INDUSTRIAL AND SERVICE
10. PROPOSED USE: RESIDENTIAL (TOWNHOMES)
11. GROSS AREA: 0.81± ACRES
12. NET AREA: 0.80± ACRES (AFTER DEDICATION)
13. NUMBER OF UNITS: 14
14. NUMBER OF LOTS: 14 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
15. UTILITIES:
    A. WATER:
       PUBLIC STREETS: CITY OF SUNNYVALE
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    B. SANITARY SEWER:
       PUBLIC STREETS: CITY OF SUNNYVALE
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    C. STORM DRAIN:
       PUBLIC STREETS: CITY OF SUNNYVALE
       PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    E. TELEPHONE: AT&T
    F. CABLE TV: COMCAST
16. BENCHMARK: CITY OF SUNNYVALE BENCHMARK #42: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF N. FAIR OAKS AVENUE AND E. WEDDELL AVENUE.
    EL: 19.716'
17. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED MARCH 13, 2017.
18. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0045H.
19. LOT SIZES: PARCEL A = 18,953 SF
    LOT 1-14 = 15,953 SF
    TOTAL = 34,906 SF

NOTE

1. THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

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REGISTERED PROFESSIONAL ENGINEER PATRICK CHAN C 83189 CIVIL STATE OF CALIFORNIA

1023 N. FAIR OAKS AVENUE VESTING TENTATIVE MAP

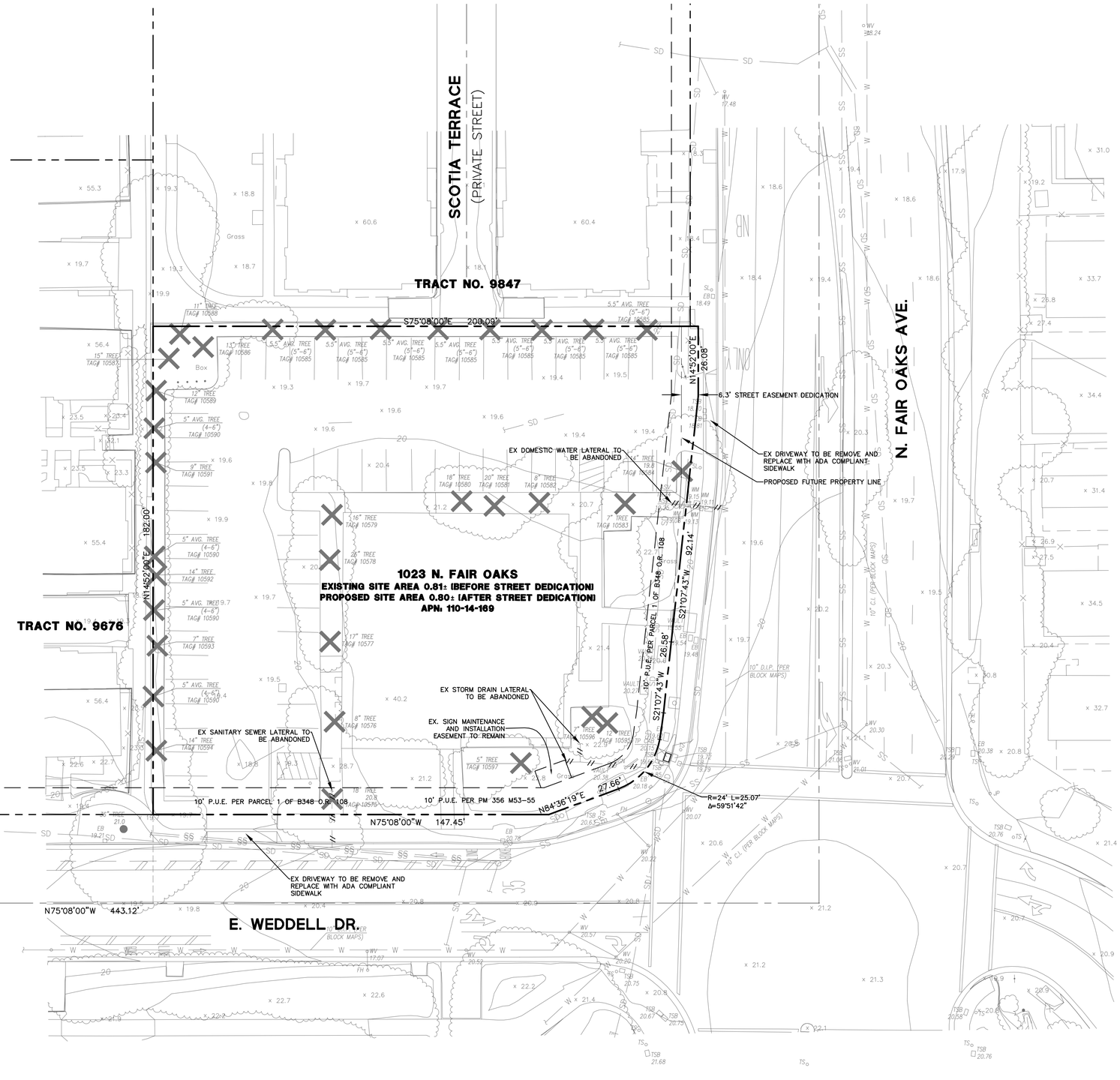
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

No.	Revisions

Date 10/20/2017
Scale AS SHOWN
Design JB
Drawn NK/HC
Approved PC
Job No 20166187

Drawing Number:
TM1.0
1 OF 7

DRAWING NAME: K:\2016\166187 1023 N. Fair Oaks, Sunnyvale\ENG\PLANNING\SHEETS\01NFO-TM1.0.dwg
PLOT DATE: 10-20-17 PLOTTED BY: berj



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- GAS MAIN
- WATER MAIN
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT TRENCH LINE
- STREET LIGHT LINE
- FENCE LINE
- TELEPHONE LINE
- NITROGEN LINE
- OVERHEAD WIRE
- FLOW LINE
- EASEMENT
- CURB AND GUTTER
- REMOVE/ABANDON EX. UTILITY
- WM WATER METER
- CB CATCH BASIN
- SLB STREET LIGHT BOX
- PB ELECTRIC PULLBOX
- GM GAS METER
- TRANS TRANSFORMER
- FIRE HYDRANT
- E ELECTRICAL BOX
- U UTILITY BOX (GENERAL)
- T TELEPHONE BOX
- MH MANHOLE (UNSPECIFIED)
- TELE TELEPHONE MANHOLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SDCO STORM DRAIN CLEANOUT
- ELECTROLIER
- ELECTROLIER
- TS STREETLIGHT
- STREETLIGHT
- FDC FIRE DEPARTMENT CONNECTION
- ASV ANTI SYPHON VALVE
- SIGN (SINGLE POLE)
- JOINT UTILITY POLE
- WV WATER VALVE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

TREE DISPLACEMENT TABLE

TREE TAG NO.*	TREE TYPE	ACTION
No Tag.	QUEEN ANNE PALM	OFFSITE
10575	MIMOSA 'SILK TREE'	PRESERVE
10576	MIMOSA 'SILK TREE'	REMOVE
10577	MANNA GUM	REMOVE
10578	MANNA GUM	REMOVE
10579	MANNA GUM	REMOVE
10580	MANNA GUM	REMOVE
10581	MANNA GUM	REMOVE
10582	MIMOSA 'SILK TREE'	REMOVE
10583	MIMOSA 'SILK TREE'	REMOVE
10584	MIMOSA 'SILK TREE'	REMOVE
10585	SOUTHERN MAGNOLIA	REMOVE
10586	MANNA GUM	REMOVE
10587	MANNA GUM	REMOVE
10588	MANNA GUM	REMOVE
10589	MANNA GUM	REMOVE
10590	MAGNOLIA GRANDIFLORA	REMOVE
10591	MANNA GUM	REMOVE
10592	MANNA GUM	REMOVE
10593	MANNA GUM	REMOVE
10594	MANNA GUM	REMOVE
10595	MIMOSA 'SILK TREE'	REMOVE
10596	MIMOSA 'SILK TREE'	REMOVE
10597	MIMOSA 'SILK TREE'	REMOVE

*SEE ARBORIST REPORT FOR TREE TAG NUMBER

GRAPHIC SCALE
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1023 N. FAIR OAKS AVENUE EXISTING CONDITIONS AND TREE REMOVAL PLAN

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions | No.

Date 10/20/2017
Scale AS SHOWN
Design JB
Drawn NK/HC
Approved PC
Job No 20166187

Drawing Number:
C2.0
2 OF 7

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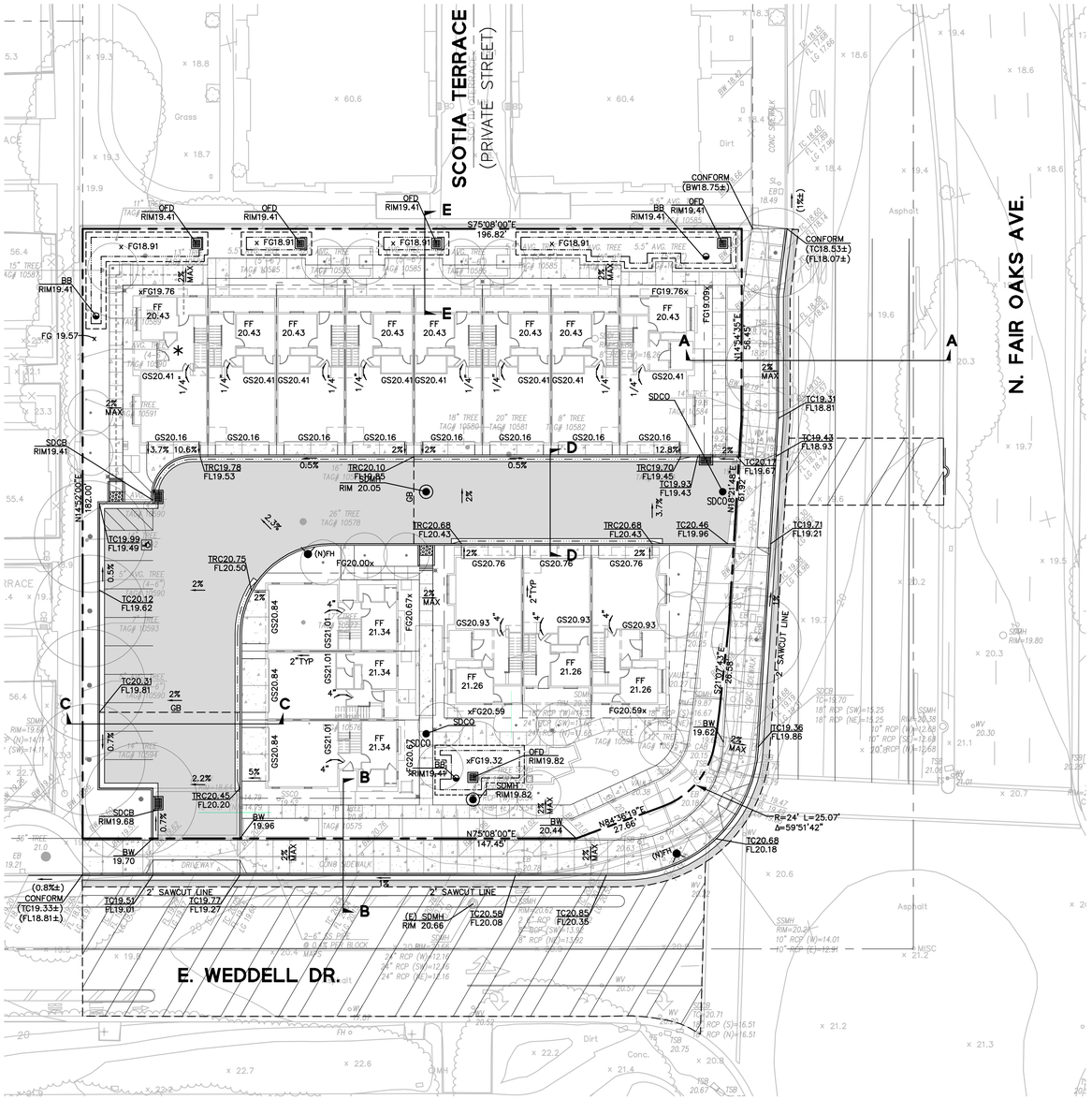


NOTES

1) ALL ONSITE WALKWAYS AND PARKING STALLS SHALL COMPLY WITH THE CBC CHAPTER 11B FOR ACCESSIBILITY STANDARDS.

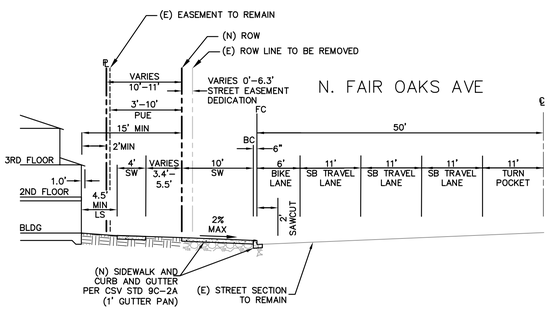
2) ALL CONSTRUCTION RELATED MATERIAL, EQUIPMENT, AND CONSTRUCTION WORKERS PARKING SHALL BE ON-SITE AND SHALL NOT BE IN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT.

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BC	BACK OF CURB
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CATCH BASIN
CC	CURB CUT (CURB OPENING)
CR	CROWN
CSV	CITY OF SUNNYVALE
DET	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
N.T.S.	NOT TO SCALE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL

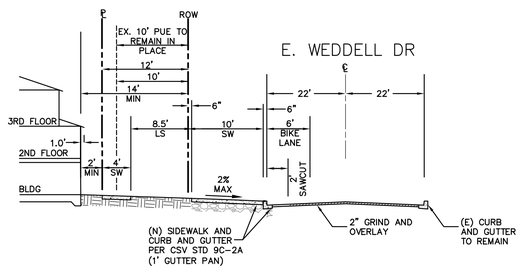
LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- CURB AND GUTTER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- ADA PATH OF TRAVEL
- RETAINING WALL
- BIORETENTION BASIN
- AC PAVEMENT
- 2" GRIND & OVERLAY
- OVERLAND RELEASE
- AREA DRAIN — AD
- OVER FLOW DRAIN — OFD
- STORM DRAIN MANHOLE — SDMH
- DRAIN INLET — DI
- BUBBLER BOX — BB
- STORM DRAIN JUNCTION BOX — JB
- ADA UNIT



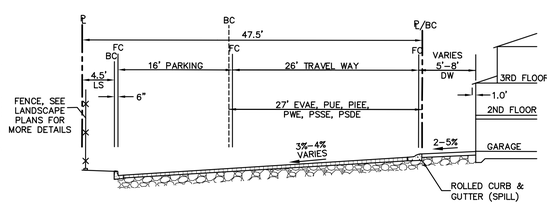
N. FAIR OAKS AVE. SECTION A-A

N.T.S.



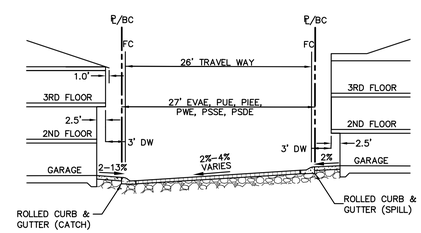
E. WEDDELL AVE. SECTION B-B

N.T.S.



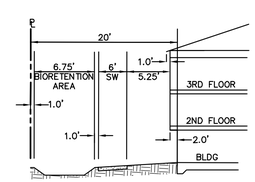
PRIVATE STREET SECTION C-C

N.T.S.



PRIVATE STREET SECTION D-D

N.T.S.



SECTION E-E

N.T.S.

GRAPHIC SCALE

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SCALE: 1"=20'

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1023 N. FAIR OAKS AVENUE PRELIMINARY GRADING AND DRAINAGE PLAN

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

No.	Revisions

Date 10/20/2017
Scale AS SHOWN
Design JB
Drawn NK/HC
Approved PC
Job No 20166187

Drawing Number:

C3.0

3 OF 7

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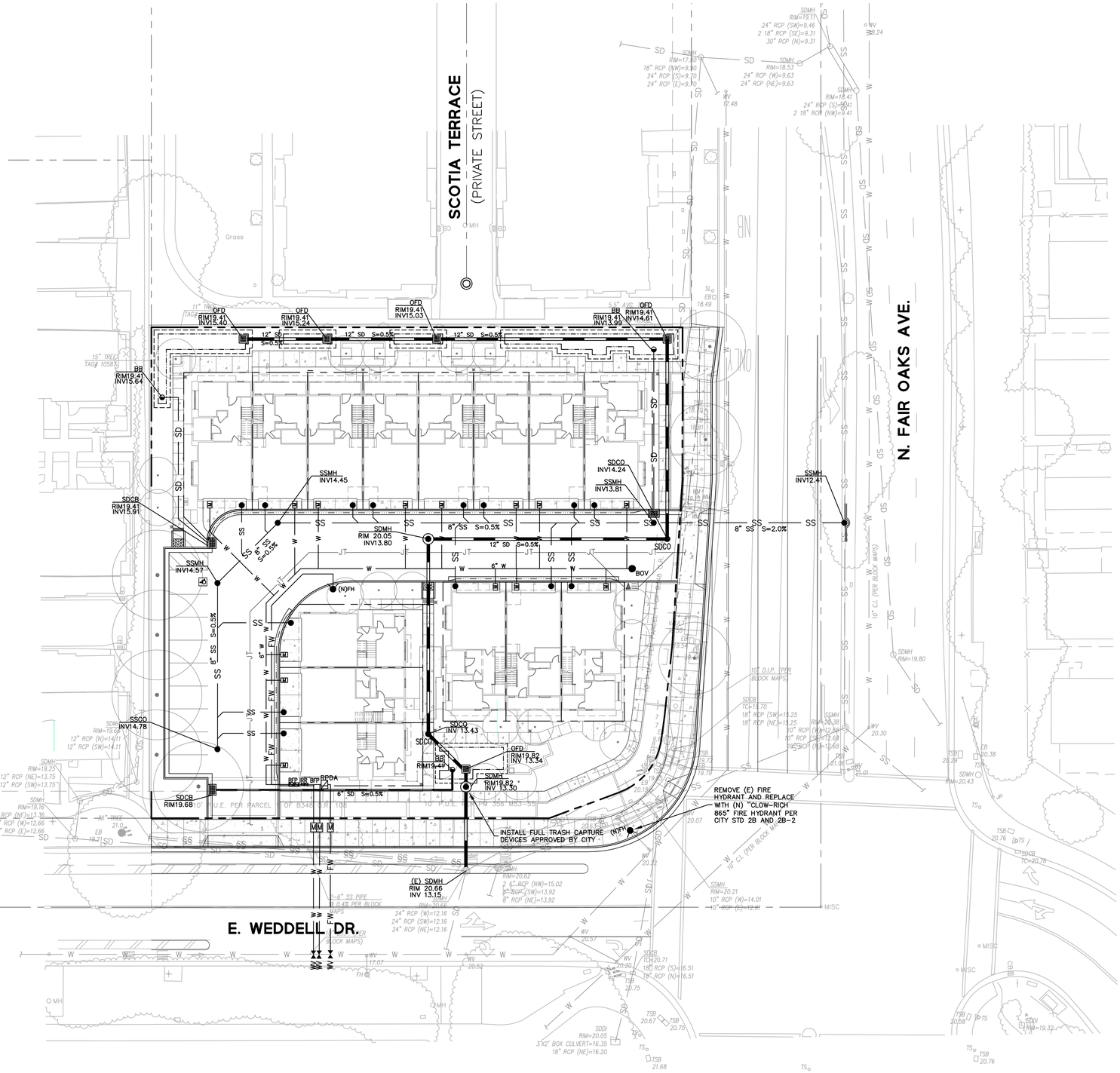
PLOTTED BY: ber



LEGEND

PROPERTY LINE	
LOT LINE	
STREET CENTERLINE	
CURB AND GUTTER	
ROLLED CURB & GUTTER	
VERTICAL CURB	
RETAINING WALL	
SANITARY LINE	SS
STORM DRAIN LINE (TREATED)	12" SD
STORM DRAIN LINE (UNTREATED)	SD
DOMESTIC WATER LINE	W
FIRE WATER LINE	FW
JOINT TRENCH	JT
AREA DRAIN	AD
BIORETENTION BASIN	
OVER FLOW DRAIN	OFD
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEAN OUT	SDCO
BUBBLER BOX	BB
STORM DRAIN CATCH BASIN	CB
STORM DRAIN JUNCTION BOX	JB
FIRE HYDRANT	FH
FIRE DEPARTMENT CONNECTION	FDC
SUBSURFACE TRANSFORMER	
BACKFLOW PREVENTER	BFP
WATER VALVE	WV
WATER METER	WM
IRRIGATION WATER METER	IRR WM
BLOW OFF VALVE	BO

GENERAL UTILITY NOTES:

1. ALL PUBLIC WATER METER(S) SHALL BE RADIO-READ TYPE.
2. ALL EXISTING UTILITY SERVICES WILL EITHER BE ABANDON OR REMOVED.
3. THE EXISTING WATER METER TO BE REUSED FOR IRRIGATION PURPOSES AND SHALL BE RADIO-READ. IF CITY'S UPON FIELD INSPECTION DETERMINES THAT THE EXISTING WATER METER/SERVICE IS DETERIORATED AND/OR UNUSABLE, A NEW WATER MATER/SERVICE SHALL BE INSTALLED AND CONNECTED TO THE WATER MAIN.
4. THE DEVELOPER SHALL SLURRY SEAL ALONG THE ENTIRE PROJECT FRONTAGE AND ALONG THE NEW STORM DRAIN MAIN EXTENSION FROM CENTERLINE TO THE LIP OF GUTTER UP TO WASHINGTON AVENUE.
5. REMOVE AND REPLACE EXISTING HYDRANT BARREL TO CITY STANDARD CLOW RICH 75.
6. UPGRADE STREETLIGHT TO NEW LED LIGHT BULB.
7. ALL STORM DARIN INLET FACILITIES LOCATED IN THE PUBLIC-RIGHT-OF WAY SHALL BE STENCILED AND/OR HAVE A BADGE THAT READ "NO DUMPING".

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

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1023 N. FAIR OAKS AVENUE PRELIMINARY UTILITY PLAN

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

No.	Revisions

Date 10/20/2017
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Drawn NK/HC
Approved PC
Job No 20166187

Drawing Number:
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4 OF 7

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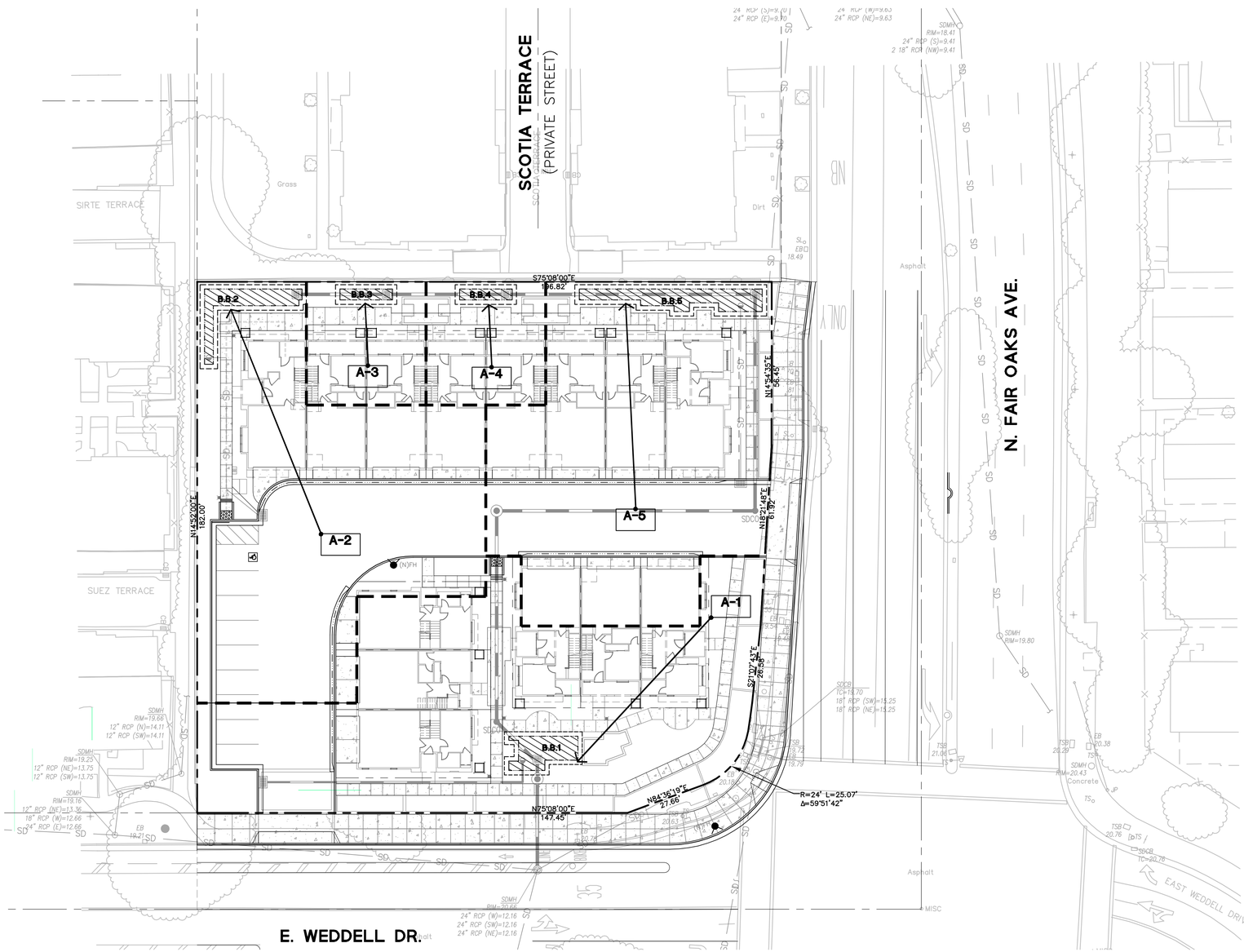
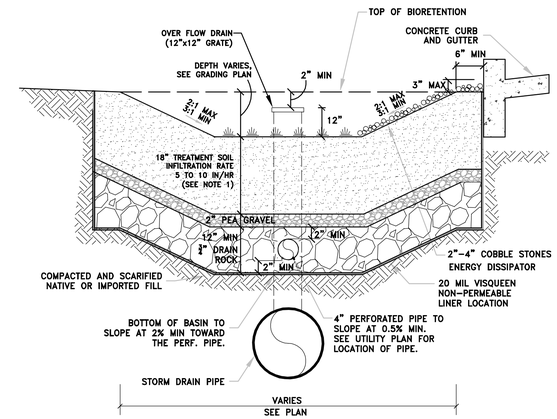
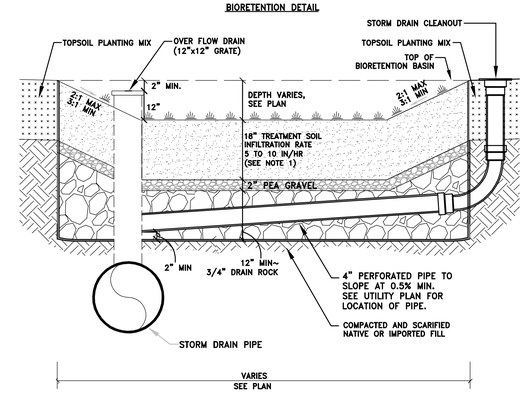


LEGEND

- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- A-X — DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- STORM CLEANOUT
- DRAINAGE SLOPE
- B.B.# — BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF



BIORETENTION DETAIL



BIORETENTION SECTION
(NTS)

NOTE:

1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN LATEST SCVURPPP C3 STORMWATER HANDBOOK.
2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.

TREATMENT CONTROL MEASURE SUMMARY TABLE

	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A-1	11375	4439	LANDSCAPE	6936	ROOF PAVING CONCRETE	194	214	B.B.1 BIORETENTION BASIN 1	YES
A-2	10066	2428	LANDSCAPE	7638	ROOF PAVING CONCRETE	214	250	B.B.2 BIORETENTION BASIN 2	YES
A-3	1732	491	LANDSCAPE	1241	ROOF CONCRETE	35	68	B.B.3 BIORETENTION BASIN 3	YES
A-4	1732	513	LANDSCAPE	1219	ROOF CONCRETE	35	68	B.B.4 BIORETENTION BASIN 4	YES
A-5	9727	2163	LANDSCAPE	7564	ROOF PAVING CONCRETE	212	349	B.B.5 BIORETENTION BASIN 5	YES

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

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1023 N. FAIR OAKS AVENUE PRELIMINARY STORM WATER MANAGEMENT PLAN

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

No.	

Date 10/20/2017
Scale AS SHOWN
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Drawn NK/HC
Approved PC
Job No 20166187

Drawing Number:
C5.0
5 OF 7

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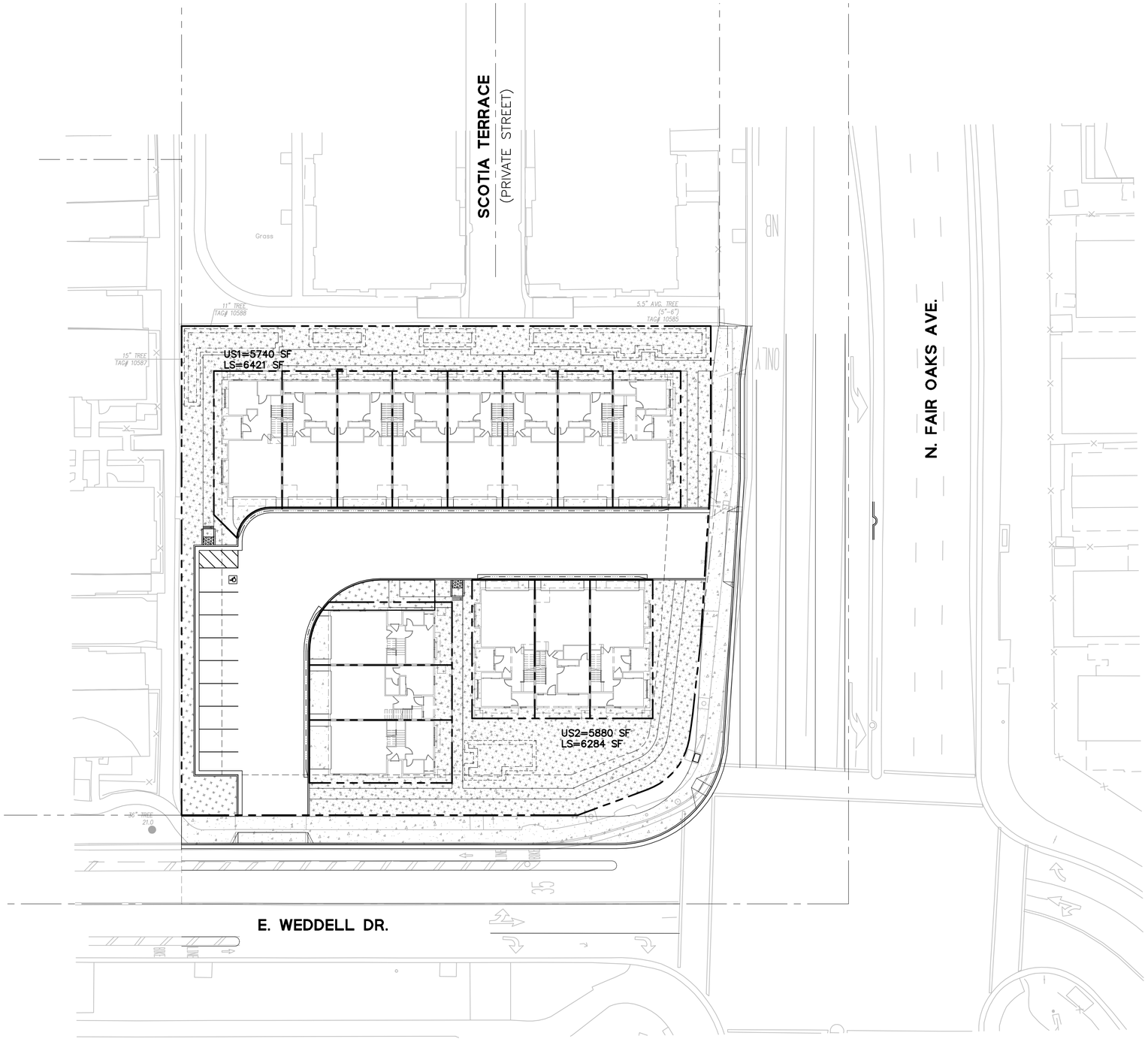

LEGEND

PROPERTY LINE

LOT LINE

USABLE OPEN SPACE (US)

LANDSCAPE AREA (LS)

LANDSCAPE AREA TABLE

	TOTAL LANDSCAPE AREA PROVIDED (SQ. FT)	PROVIDED LANDSCAPE AREA PER UNIT (SQ. FT/UNIT)	REQUIRED LANDSCAPE AREA PER UNIT (SQ. FT/UNIT)
TOTAL	12705±	907±	425

USABLE OPEN SPACE TABLE

	AREA (SF)		
US1	5740	PROVIDED AVERAGE SQ. FT PROVIDED UNIT	REQUIRED AVERAGE SQ. FT PROVIDED UNIT
US2	5880		
TOTAL	11620±	830±	400

GRAPHIC SCALE

20 0 20 40

SCALE: 1"=20'

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PATRICK CHAN
C 83189
CIVIL
STATE OF CALIFORNIA

1023 N. FAIR OAKS AVENUE OPEN SPACE EXHIBIT

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

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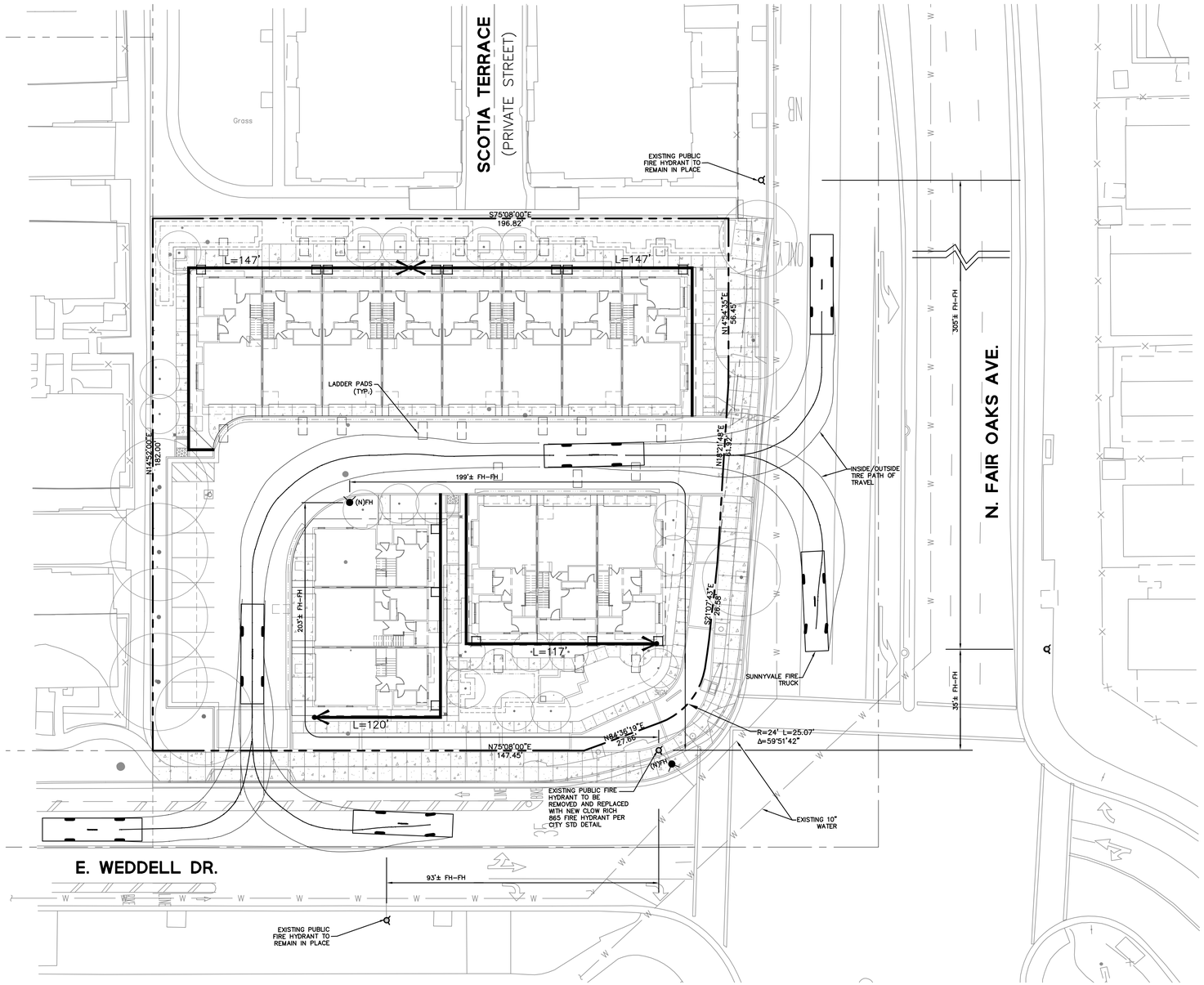

LEGEND

HOSE LENGTH/REACH

LADDER PAD

Sunnyvale Fire Truck Details

	feet
Width	: 8.83
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.3

GRAPHIC SCALE

20 0 20 40

SCALE: 1"=20'

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(408) 467-9100
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER PATRICK CRAIG C 83189 CIVIL STATE OF CALIFORNIA

1023 N. FAIR OAKS AVENUE FIRE ACCESS EXHIBIT

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

No.	Revisions

Date 10/20/2017
Scale AS SHOWN
Design JB
Drawn NK/HC
Approved PC
Job No 20166187

Drawing Number:
C7.0
7 OF 7

DRAWING NAME: K:\2016\166187 1023 N. Fair Oaks, Sunnyvale\ENG\PLANNING\SHEETS\07NFO-FIRE7.0.dwg
PLOT DATE: 10-20-17 PLOTTED BY: berj

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ACACIA 'COUSIN IT'	RIVER WATTLE	5 GALLON	LOW
ANIGAZANTHOS 'BUSH TANGO'	KANGAROO PAW	1 GALLON	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
KNIPHOFIA GALPINII	RED HOT POKER	1 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENNII	CATMINT	1 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM 'EMERALD GEM'	DWARF PHORMIUM	1 GALLON	LOW
PHORMIUM 'JACK SPRATT'	DWARF RED PHORMIUM	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
ROSMEMARY 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON	LOW
STACHYS BYZANTIUM	LAMB'S EARS	1 GALLON	LOW
SHRUBS - BIO-SWALE			
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GALLON	LOW
GAURA LINDHEIMERI	BUTTERFLY BUSH	1 GALLON	LOW
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
VINES			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
GROUNDCOVERS			
BACCHARIS PILULARIS 'TWIN PEAKS' 1 GALLON @ 36" O.C.	DWARF COYOTE BUSH		LOW
CISTUS SALVIIFOLIUS 1 GALLON @ 36" O.C.	WHITE SAGELEAF ROCKROSE		LOW

PRELIMINARY PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
NORTH FAIR OAKS				
*PLATANUS A. 'YARWOOD'	YARWOOD SYCAMORE	15 GAL	60' WIDE/75' HIGH	MEDIUM
SPECIMEN TREE:				
ARBUTUS 'MARINA' (STANDARD)	STRAWBERRY TREE	48" BOX	25' WIDE/25' HIGH	LOW
PARKING LOT SHADE TREE:				
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	60' WIDE/50' HIGH	LOW
FLOWERING ACCENT TREES:				
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	10' WIDE/20' HIGH	LOW
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	15' WIDE/25'HIGH	LOW

*STREET TREES TO HAVE ROOT BARRIERS AS REQUIRED PER CITY DETAILS 13F & 14F.

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

RIPLEY DESIGN GROUP
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LICENSED LANDSCAPE ARCHITECT
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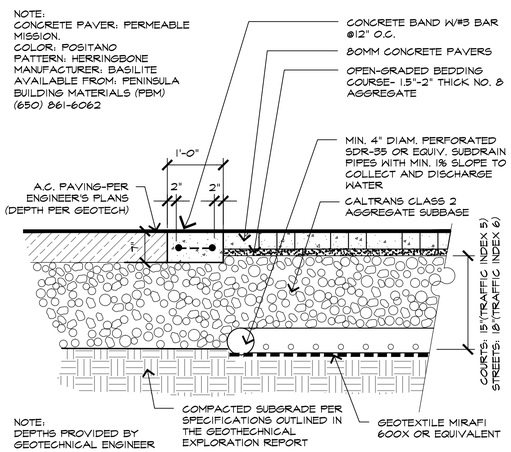
SIGNATURE
RENEWAL DATE 02-28-2012
10-26-2011
DATE
State of California

Preliminary Landscape Site Plan

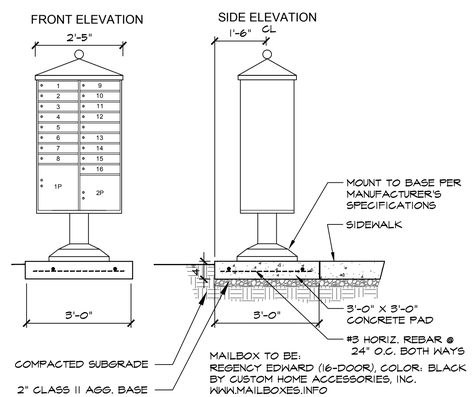
L1



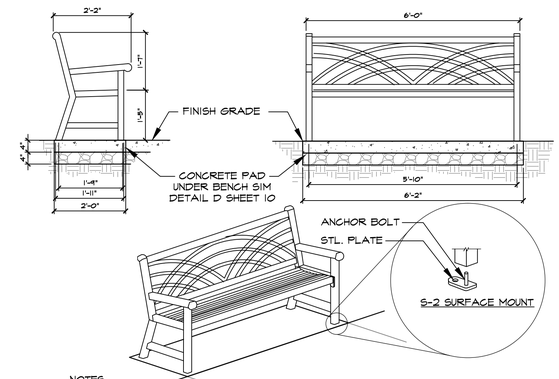
A PAVER PAVING AT PROJECT ENTRY

SCALE : 3/4"=1'-0"

016 - PvPreCast



B COMMUNITY MAILBOX



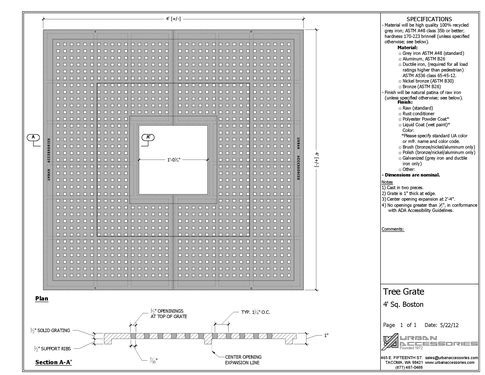
NOTES:

1. BENCH TO BE BENCH 94 #94-60 BY DUMOR AVAILABLE AT WWW.DUMOR.COM.
2. ALL STL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR TO BE 'BLACK'.
3. ALL WELDS CONT. THEN GROUND SMOOTH.
4. BENCH SHIPPED UNASSEMBLED.
5. 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 OPTION.

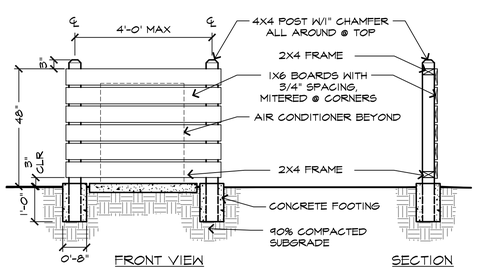
C BENCH

SCALE: 1/2" = 1'-0"

024 -



D TREE GRATE



NOTE
ALL WOOD TO BE S4S DOUG FIR NO. 1, POST TO BE PRESSURE TREATED. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED. PAINT TO BE (1) COAT PRIMER & (2) COATS FLAT ENAMEL. COLOR TO MATCH BUILDING. SCREEN TO BE 3-SIDED.

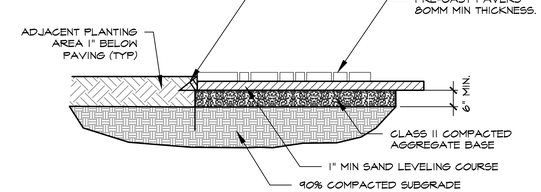
USE SCREWS TO CONNECT BOARDS OF FRONT PANEL TO POSTS, SO THAT THEY CAN BE REMOVED TO PROVIDE ACCESS TO AC UNIT.

E AIR CONDITIONER SCREEN

SCALE : 1/2"=1'-0"

024 - Surrnd

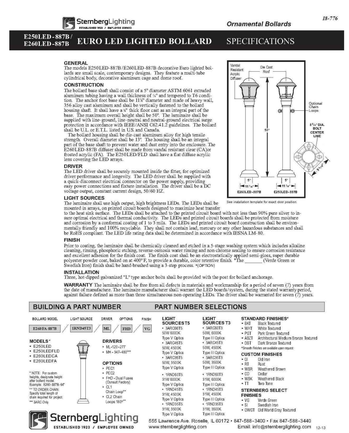
F BIKE LOCKERS



G INTERLOCKING CONCRETE PAVERS

SCALE: 3/4" = 1'-0"

016 -



NOTE:
INSTALL BOLLARD LIGHT PER MANUFACTURER'S RECOMMENDATIONS

H BOLLARD LIGHT

NOTES:

1. 6"X9" QUARRY STONE PAVER BY CALSTONE. COLOR: CHACO CANYON.
2. FINAL COLOR AND STYLE TO BE SELECTED BY OWNER.
3. INSTALL PER MANUFACTURERS SPECIFICATIONS.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
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Highland Partners Group, Inc.
Environmental Planning Consultants

N. Fair Oaks Avenue
Sunnyvale, CA

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
Annika Carpenter
10-20-2017
DATE
RENEWAL DATE 02-28-2019
State of California

Preliminary Landscape Details

L2

SHADE CREDIT

F	100%
H	50%
T	33%
Q	25%

TREES COUNTED IN SHADE CALCULATION

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DIA.@ 15 YRS	WATER
TI	ULMUS X 'FRONTIER'	FRONTIER ELM	24" BOX	25'	MEDIUM

SHADED CALCULATION TABLE

SYMBOL	BOTANICAL NAME / COMMON NAME	100% S.F	50% S.F.	33% S.F.	25% S.F.	TOTAL S.F.
TI	ULMUS PARVIFOLIA / CHINESE ELM		5 @ 251 S.F.			1,255 S.F.

SHADED CALCULATION LEGEND

PAVED PARKING AREA

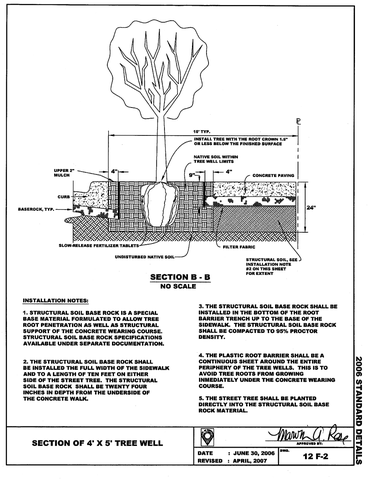
TREE SHADING AT 15 YR. DIAMETER (25')

TOTAL TREE SHADE	1,255 S.F.
TOTAL PAVED AREA	2,380 S.F.
PERCENT SHADED	52.7%

LEGEND:

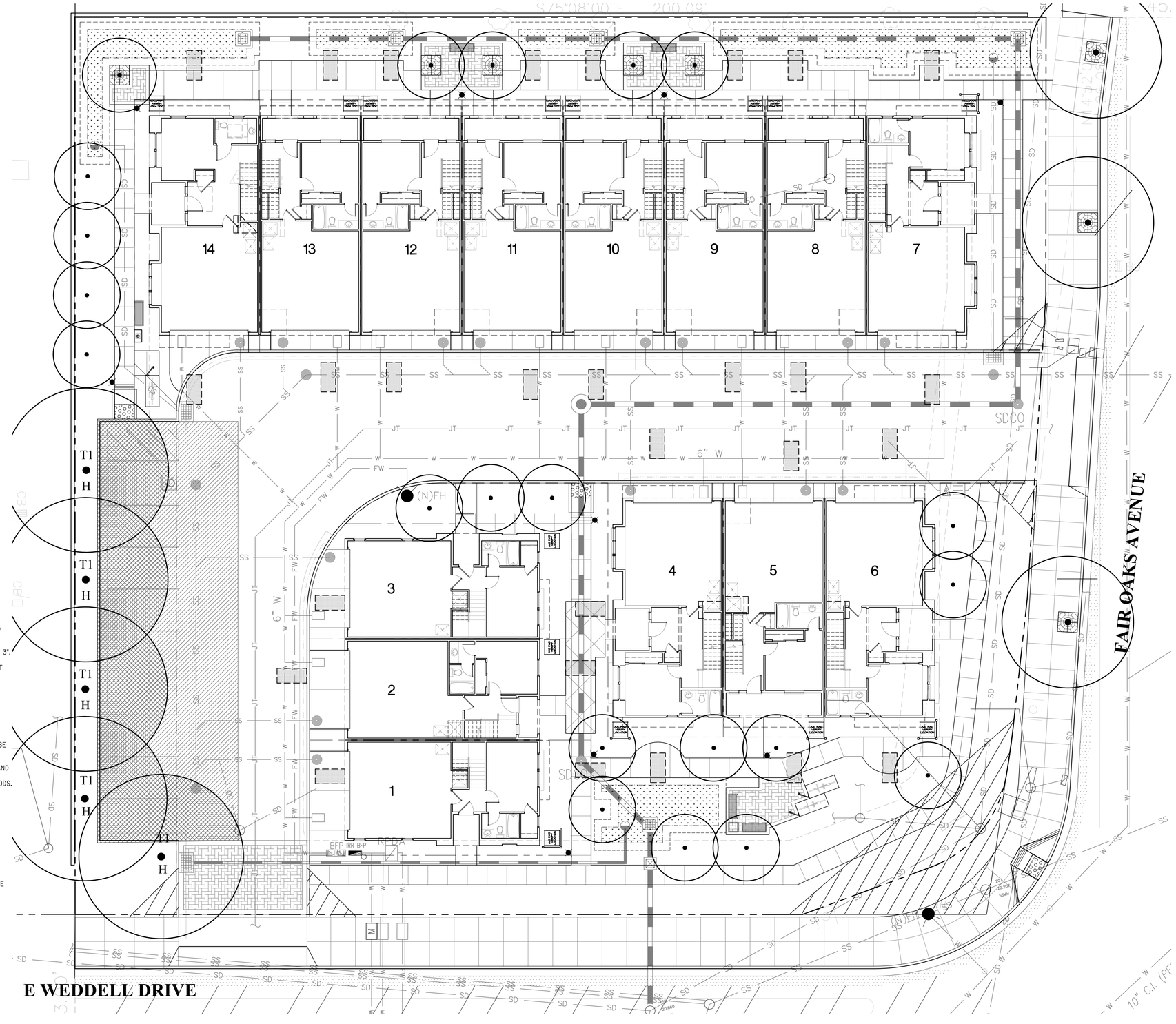
LADDER PAD SYMBOL, TYPICAL

BIORETENTION AREA



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. ROOT BARRIERS SHALL BE INSTALLED ON ALL TREES WHICH ARE PLANTED WITHIN 10' OF PAVEMENT, FOUNDATIONS OR FOOTINGS, AND ALONG FRONTAGE OF PROJECT.
3. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
4. REFER TO CIVIL ENGINEER'S PLANS FOR STORM WATER MANAGEMENT CALCULATIONS. ALL BIO-FILTER PLANTERS LANDSCAPED PER SWPPP REQUIREMENTS.
5. LANDSCAPE SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE:
   A. TOTAL AREA OF HIGH WATER USE PLANTINGS WILL BE IRRIGATED WITH LOW-VOLUME SPRAY HEADS.
   B. AT LEAST 80% OF NON-TURF AREA IS NATIVE OR LOW WATER USE PLANTS (LOW WATER USE PLANTINGS = 82%).
   C. ALL EXISTING TREES, PROPOSED TREES, AND PROPOSED SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING BUBBLER OR DRIP METHODS.
   D. PLANTS TO BE GROUPED BY HYDROZONE AND IRRIGATED BY SEPARATE VALVES.
   E. CONTROLLER SHALL BE ET-BASED, AND HAVE RAIN SHUT-OFF.
6. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WITHIN VISION TRIANGLES NOT TO EXCEED 3.5' FROM THE GROUND.
7. ALL ABOVE GROUND UTILITIES, INCLUDING BACKFLOW PREVENTION DEVICES, SHALL BE SCREENED WITH LANDSCAPE.
8. EXISTING TREES TO REMAIN (INCLUDING THEIR ROOT SYSTEMS) TO BE PRESERVED AND PROTECTED. THESE TREES ARE TO BE INCLUDED IN A WRITTEN STREET TREE PROTECTION PLAN AS APPROVED BY THE CITY ARBORIST.



GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

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ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2009
10-20-2017
DATE
State of California

Preliminary Landscape Site Data

L3

LANDSCAPE AREA

LANDSCAPE AREA = 7,835 S.F.

LANDSCAPE AREA PER UNIT = 7,835 S.F./14 UNITS = 560 S.F./UNIT

USABLE OPEN SPACE

GROUND PLANE USABLE OPEN SPACE: 7,255 S.F.

USABLE OPEN SPACE PER UNIT: 7,255 S.F./14 UNITS = 518 S.F./ UNIT

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo	=	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA	=	LANDSCAPE AREA
HA	=	HYDROZONE AREA (SQUARE FEET)
PF	=	PLANT FACTOR FROM WUCOLS
IE	=	IRRIGATION EFFICIENCY (0.71)
0.55	=	ET ADJUSTMENT FACTOR
0.62	=	CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 45.3

MAXIMUM APPLIED WATER ALLOWANCE:

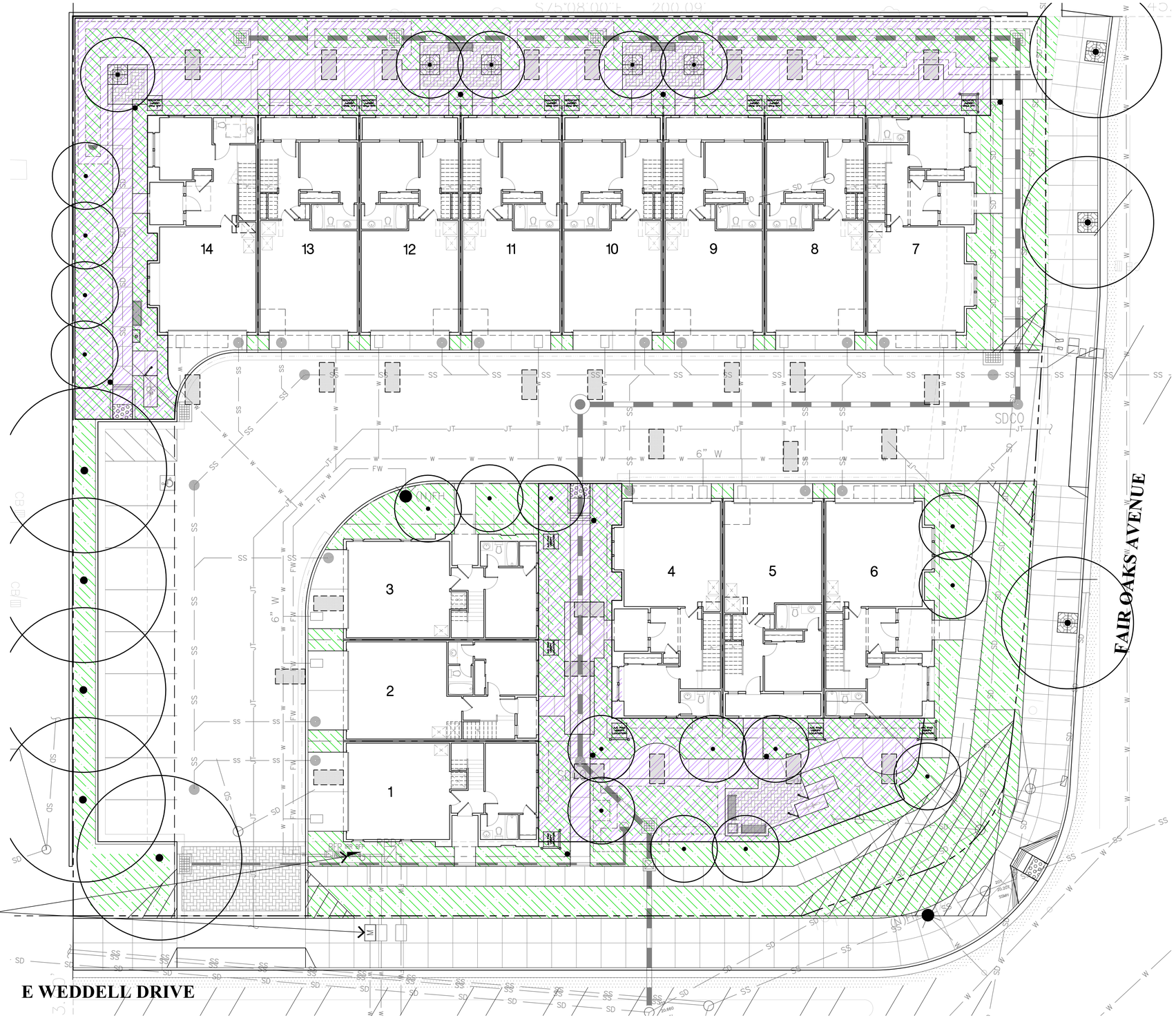
MAWA = (45.3) X (0.62) X (0.55 X 7,835) = 121,029 GAL/YR

ESTIMATED TOTAL WATER USE:

$$ETWU = (45.3) \times (0.62) \times \left(\frac{0.20 \times 7{,}835}{0.71}\right) = 61{,}986 \text{ GAL/YR}$$

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
1	DRIP	LOW	SHRUBS-LANDSCAPED AREA
2	DRIP	LOW	SHRUBS-C.3 PLANTER BEDS
3	BUBBLER	LOW	TREES-PROPOSED TREES



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10-20-2011
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Preliminary Landscape Open Space Areas & Water Use

L4

MITIGATION TREE TABLE

*REFER TO ARBORIST REPORT BY SMITH TREE SPECIALISTS, INC.

TREE TAG #	SPECIES	D.B.H	PROTECTED SIZE	REQUIRED MITIGATION	PROPOSED 15 GALLON MITIGATION	PROPOSED 24" BOX MITIGATION	PROPOSED 48" BOX MITIGATION
NO TAG X 4	SYRAGRUS ROMANZOFFIANA	10-12"	YES	12-15 GAL OR 4-24" BOX	12-15 GAL		
10575	ALBIZIO JULIBRISSIN	14"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10576	ALBIZIO JULIBRISSIN	8"	NO	-			
10577	EUCALYPTUS VIMINALIS	17"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10578	EUCALYPTUS VIMINALIS	26"	YES	1-48" BOX			1-48" BOX
10579	EUCALYPTUS VIMINALIS	16"	YES	3-15 GAL OR 1-24" BOX			
10580	EUCALYPTUS VIMINALIS	18"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10581	EUCALYPTUS VIMINALIS	20"	YES	1-36" BOX OR 2-24" BOX		3-24" BOX	
10582	EUCALYPTUS VIMINALIS	8"	NO	-			
10583	ALBIZIO JULIBRISSIN	7"	NO	-			
10584	ALBIZIO JULIBRISSIN	14"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10585 X 8	MAGNOLIA GRANDIFLORA	5-6"	NO	-			
10586	EUCALYPTUS VIMINALIS	13"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10587	EUCALYPTUS VIMINALIS	15"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10588	EUCALYPTUS VIMINALIS	11"	NO	-			
10589	EUCALYPTUS VIMINALIS	12"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10590 X 4	MAGNOLIA GRANDIFLORA	4-6"	NO	-			
10591	EUCALYPTUS VIMINALIS	9"	NO	-			
10592	EUCALYPTUS VIMINALIS	14"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10593	EUCALYPTUS VIMINALIS	7"	NO	-			
10594	EUCALYPTUS VIMINALIS	14"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10595	ALBIZIO JULIBRISSIN	12"	YES	3-15 GAL OR 1-24" BOX		1-24" BOX	
10596	ALBIZIO JULIBRISSIN	7"	NO	-			
10597	ALBIZIO JULIBRISSIN	5"	NO	-			
				PROPOSED TOTALS	12	13	1
REPLACEMENT TREES FOR ALL REMOVED PROTECTED TREES ARE REQUIRED PER BELOW:							
12" -18" DIAMETER: ONE 24" BOX OR THREE 15-GALLON 19" -24" DIAMETER: ONE 36" BOX OR TWO 24" BOX TREES OVER 24" DIAMETER: ONE 48" OR TWO 36" BOX OR FOUR 24" BOX TREES							

TREE MITIGATION LEGEND

- 48" BOX MITIGATION TREE
- 24" BOX MITIGATION TREE
- 15 GALLON MITIGATION TREE

PRELIMINARY PROPOSED TREE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WIDTH / HEIGHT	WATER USE
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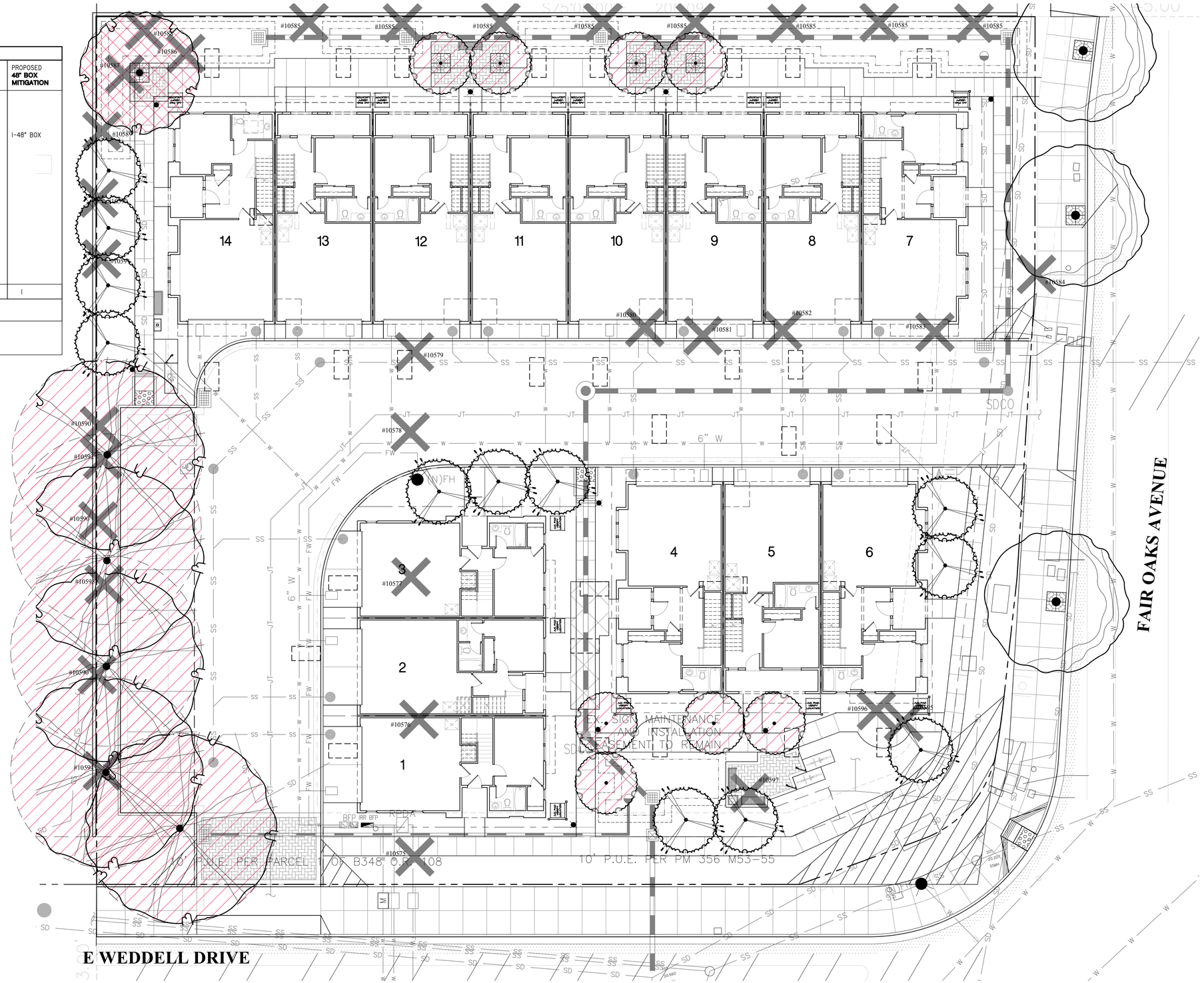
	ARBUTUS 'MARINA' (STANDARD)	STRAWBERRY TREE	48" BOX	1	25' WIDE/25' HIGH	LOW
	PARKING LOT SHADE TREE:					
	ULMUS X 'FRONTIER'	FRONTIER ELM	24" BOX	5	30' WIDE/40' HIGH	LOW
	FLOWERING ACCENT TREES:					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	12	10' WIDE/20' HIGH	LOW
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	8	15' WIDE/25'HIGH	LOW



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Preliminary Landscape Tree Survey Plan

L5