

lowney arch

TIMESPACE GROUP

SAN ANTONIO ROAD HOUSING

800/808 SAN ANTONIO ROAD

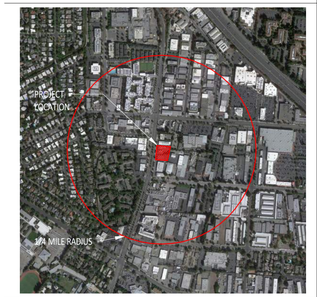
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SAN ANTONIO ROAD HOUSING

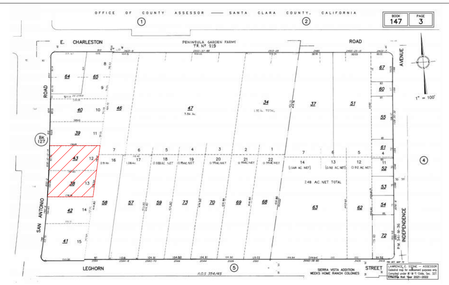
800/808 SAN ANTONIO ROAD
PALO ALTO, CA 94303



PROJECT LOCATION



PARCEL MAP



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED ON SAN ANTONIO RD. BETWEEN MIDDLEFIELD RD. AND E. CHARLESTON RD. THE COMBINED LOTS OF 800 AND 808 SAN ANTONIO PROVIDE 0.88 ACRES ON WHICH TO SITE A 75-UNIT, MARKET RATE RESIDENTIAL BUILDING. THE PROPOSED BUILDING IS 5 FLOORS, 4 LEVELS OF TYPE III-A CONSTRUCTION OVER 1 ABOVE GRADE LEVEL OF TYPE I-A WITH TWO LEVELS OF SUBTERRANEAN PARKING. THE PROJECT ALSO INCLUDES INTERIOR COURTYARD, PATIOS AND BALCONIES.

ACTIVE AMENITY SPACES SUCH AS A COMMUNITY SPACE AND A GYM ARE PROVIDED FOR THE RESIDENTS AT THE GROUND FLOOR STREET FRONT. ADDITIONALLY AT THE STREET FRONT ENTRANCE IS A DOUBLE-HEIGHT, GLASS LOBBY THAT LEADS VISUALLY AND PHYSICALLY INTO A VEGETATED INTERIOR COURTYARD WITH A FEATURE WALL INCLUDING POTENTIAL ART, GREEN WALLS, AND A WATER FEATURE.

PROJECT DIRECTORY

OWNER:
TS 800 SA, LLC
12230 SARATOGA SUNNYVALE RD.
SARATOGA, CA 95070
ATTN: YORKE LEE
YORKELEE@TIMESPACEGROUP.COM
(408) 781-7866

CIVIL ENGINEER:
HMH
1570 OAKLAND RD.
SAN JOSE, CA 95131
ATTN: BRIAN GLICK
BGLICK@HMHCA.COM
(408) 487-2200

ARCHITECT:
LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 100
OAKLAND, CA 94612
ATTN: JORDAN ROSE
JORDAN@LOWNEYARCH.COM
(510) 836-5400

LANDSCAPE ARCHITECT:
HMH
1570 OAKLAND RD.
SAN JOSE, CA 95131
ATTN: BRIAN GLICK
BGLICK@HMHCA.COM
(408) 487-2200

CODE SUMMARY

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL Green)
PALO ALTO MUNICIPAL CODE

FIRE PROTECTION:
SPRINKLERED PER NFPA 13 FIRE SPRINKLER SYSTEM W/ NFPA 14 STANDPIPE SYSTEM, NFPA 20 FIRE PUMP ROOM W/ FIRE SVC BACK FLOW PREVENTER, NFPA 24 UNDERGROUND FIRE SERVICE, NFPA 72 FIRE ALARM SYSTEM, TWO-WAY COMMUNICATION SYSTEM AND AN EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM.

PROJECT DATA

SITE LOCATION:
800-814 SAN ANTONIO RD,
PALO ALTO, CA 94303

APN:
147-03-038
147-03-043

LOT AREA:
PARCEL 1: 18,719 SF
PARCEL 2: 19,475 SF
TOTAL AREA: **38,194 SF (0.8768 ACRE)**

OCCUPANCY GROUPS:
R-2 RESIDENTIAL, A-3 ASSEMBLY, B BUSINESS

ZONING INFORMATION

ZONING DISTRICT:
CS - SERVICE COMMERCIAL DISTRICT

ALLOWABLE DENSITY:
PALO ALTO MUNICIPAL CODE 18.16.060

MAXIMUM RESIDENTIAL DENSITY:
30 UNITS /ACRE
0.8768 X 30 = 26 ALLOWABLE UNITS
75 PROPOSED UNITS
20% BMR (PER PHZ)

NO MAXIMUM FOR SITES ON SAN ANTONIO RD BETWEEN MIDDLEFIELD RD AND E CHARLESTON RD.
(PER PROPOSED 788 SAN ANTONIO PHZ EXPANSION)

MAXIMUM FAR:
NEGOTIABLE, PLANNED HOME ZONING (PHZ)

PROPOSED FAR:
114,888 / 38,194 = **3.0**

CS FAR:
RESIDENTIAL: 0.6

MAXIMUM BUILDING HEIGHT: 50'
MAX PLANNED HOME ZONING: NEGOTIABLE
PROPOSED BUILDING HEIGHT: **55' @ ROOF**
+5' @ PARAPET

MAXIMUM LOT COVERAGE: 50%
LOT SIZE: 38,194 SF
22,885 SF / 38,194 SF = 0.6 **60% COVERAGE**

LANDSCAPE/OPEN SPACE: 30% FOR CS
OPEN SPACE PROVIDED: 11,274 SF
11,274 SF / 38,194 SF = 0.30 **30%**

PUBLICLY FUNDED: NO

SETBACKS:
FRONT:
0' - 10' TO CREATE AN 8' - 12' EFFECTIVE SIDEWALK WIDTH
FRONT SPECIAL:**24'** SPECIAL SETBACK ALONG SAN ANTONIO
REAR: **10'** FOR RESIDENTIAL PORTION

NOTE: PARCEL IS ADJACENT TO OTHER CS ZONED PARCELS, AND ACROSS FROM A GM ZONED PARCEL. THE NEAREST RESIDENTIALLY ZONED PARCEL IS OVER 150' FROM THE PROPERTY.

BALCONIES, AWNINGS, PORCHES, STAIRWAYS, AND SIMILAR ELEMENTS MAY EXTEND UP TO 6' INTO THE SETBACK. CORNICES, EAVES, FIREPLACES, AND SIMILAR ARCHITECTURAL FEATURES (EXCLUDING FLAT OR CONTINUOUS WALLS OR ENCLOSURES OF INTERIOR SPACE) MAY EXTEND UP TO 4' INTO THE FRONT AND REAR SETBACKS AND UP TO 3' INTO INTERIOR SIDE SETBACKS

BUILD-TO-LINES: **50%** FRONTAGE BUILT TO SETBACK
100% FRONTAGE BUILT TO 24' SETBACK

REQUIRED USABLE OPEN SPACE: 150 SF / UNIT, 75 UNITS X 150 SF = 11,250 SF REQUIRED OPEN SPACE
11,274 SF PROVIDED (SEE A0.4a)

*LANDSCAPE COVERAGE IS THE TOTAL AREA OF THE SITE COVERED WITH LANDSCAPING AS DEFINED IN CHAPTER 18.04. FOR THE PURPOSES OF THIS CHAPTER 18.30(J), AREAS PROVIDED FOR USABLE OPEN SPACE MAY BE COUNTED TOWARDS THE LANDSCAPE SITE COVERAGE REQUIREMENT. LANDSCAPE AND OPEN SPACE AREAS MAY BE LOCATED ON OR ABOVE THE GROUND LEVEL, AND MAY INCLUDE BALCONIES, TERRACES, AND ROOFTOP GARDENS.

REQUIRED USABLE OPEN SPACE:
(1) MAY BE ANY COMBINATION OF PRIVATE AND COMMON OPEN SPACES;
(2) DOES NOT NEED TO BE LOCATED ON THE GROUND (BUT ROOFTOP GARDENS ARE NOT INCLUDED AS OPEN SPACE EXCEPT AS PROVIDED BELOW);
(3) MINIMUM PRIVATE OPEN SPACE DIMENSION SIX FEET; AND
(4) MINIMUM COMMON OPEN SPACE DIMENSION TWELVE FEET.

FOR CS SITES ON SAN ANTONIO RD BETWEEN MIDDLEFIELD RD AND EAST CHARLESTON RD, ROOFTOP GARDENS MAY QUALIFY AS USABLE OPEN SPACE AND MAY COUNT AS UP TO 60% OF THE REQUIRED USABLE OPEN SPACE FOR THE RESIDENTIAL COMPONENT OF A PROJECT. IN ORDER TO QUALIFY AS USABLE OPEN SPACE, THE ROOFTOP GARDEN SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 18.40.230.

REQUIRED PARKING:
LONG TERM OFF STREET PARKING REQUIREMENT PER PAMC 18.52.040
1 PER MICRO UNIT / STUDIO UNIT / 1-BEDROOM UNIT
2 PER 2-BEDROOM OR LARGER UNIT.
(AT LEAST ONE SPACE PER UNIT MUST BE COVERED)
7x1 (1BR) + 52x2 (2BR) + 16x2 (3BR) = 143
REQUIRED PARKING SPACES: 143
PROVIDED PARKING SPACES: 148
NO REQUIRED GUEST SPACES PER 18.52.040

REQUIRED ACCESSIBLE SPACES PER PAMC 18.52.030: 5 SPACES
(INCL.1 VAN ACCESSIBLE AND 1 EV ACCESSIBLE PARKING; 2% OF TOTAL PARKING STALLS SHALL BE ACCESSIBLE PER CBC 2022 1109A)
PROVIDED ACCESSIBLE SPACES : 5 SPACES

NO COMMERCIAL PARKING ON SITE

REQUIRED EVSE INSTALLED OR EVSE-READY OUTLET SPACES: 75
(1 LEVEL 2 EVSE STALL PER UNIT - PAMC 16.14.420 & CALGREEN A4.106.8.2)
PROVIDED EVSE READY SPACES: 75 SPACES

BICYCLE
1 LONG TERM PER UNIT: 75 REQUIRED
PROVIDED LONG TERM BICYCLE PARKING: 76 SPACES
1 SHORT TERM PER 10 UNITS: 8 REQUIRED
PROVIDED SHORT TERM BICYCLE PARKING: 8 SPACES

PARKING REDUCTIONS: PALO ALTO MUNICIPAL CODE 18.30(J).090
THE DIRECTOR MAY MODIFY THIS STANDARD BASED ON FINDINGS FROM A PARKING STUDY THAT SHOW FEWER SPACES ARE NEEDED FOR THE PROJECT. THE REQUIRED PARKING RATIO FOR SPECIAL NEEDS HOUSING UNITS, AS DEFINED IN SECTION 51312 OF THE HEALTH AND SAFETY CODE SHALL NOT EXCEED 0.3 SPACES PER UNIT.

EXEMPT CERTAIN AREAS IN SUBTERRANEAN PARKING FACILITIES FROM INCLUSION IN GROSS FLOOR AREA/FAR

PROPOSED UNIT MIX:
7 x 1 BEDROOM, 52 x 2 BEDROOM, 16 x 3 BEDROOM
TOTAL = 75 UNITS

BELOW MARKET RATE UNIT MIX:
[VLI] VERY LOW INCOME: (2) 1BR, (4) 2BR
[LI] LOW INCOME: (4) 2BR, (1) 3BR
[M] MEDIUM INCOME: (2) 2BR, (2) 3BR
TOTAL: 15

GENERAL NOTES

- BUILDING SHALL BE ALL ELECTRIC PER PAMC 16.14.
- EXIT SIGNS SHALL BE INTERNALLY/EXTERNALLY ILLUMINATED BY EXTERNAL SOURCE W/ INTENSITY MORE THAN 5' CANDLES (54LUX) AT ALL TIMES. SIGNS SHALL BE LISTED, LABELED AND INSTALLED PER MFR AND CBC SEC 2702. EMERGENCY POWER SYSTEM TO PROVIDE MORE THAN 90MIN OF ILLUMINATION PER 1013.5-1013.6.
- EMERGENCY LIGHTING TO PROVIDE AVG OF 1' CANDLE AND MIN OF 0.1' CANDLE AT ANY POINT MEASURED ALONG EGRESS FLOOR LEVEL. MAX TO MIN ILLLUMINATION UNIFORMITY RATIO OF 40 TO 1 NOT TO BE EXCEEDED PER 1008.3.
- MEANS OF EGRESS INCLUDING EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1' CANDLE AT THE WALKING SURFACE PER CBC 1008.1
- EMERGENCY POWER SYSTEM SHALL PROVIDE POWER DURATION NOT LESS THAN 90MIN; CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR INSTALLED PER CBC 2702 SECTION 1008.3.
- IN THE EVENT OF POWER SUPPLY FAILURE, EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING PER 1008.3: AISLE AND UNENCLOSED EGRESS STAIRWAY IN ROOM/SPACE W/ 2 OR MORE EXITS. CORRIDORS, EXIT ENCLOSURE, EXIT PASSAGEWAY, INTERIOR EXIT DISCHARGE PERMITTED IN 1028.1, EXTERIOR EGRESS AT OTHER THAN THEIR LEVEL OF DISCHARGE AND EXTERIOR LANDING REQUIRED PER 1010.1.6 IN BUILDINGS W/ 2 OR MORE EXITS.
- ALL EGRESS DOOR OPERATION TO COMPLY WITH CBC 1010.1.9
- ALL EGRESS DOORS SHALL BE OPENABLE W/O KEY OR SPECIAL KNOWLEDGE OR EFFORT AND COMPLIANT DOOR HARDWARE PER CBC 1010.1.9 INSTALLED AT 34" TO 48" A.F.F.
- PROVIDE OPERABLE WINDOW MIN 5.7SF PER 1031.3. EMERGENCY ESCAPE/RESCUE OPENINGS ARE NOT REQUIRED PER 1031.2 EXCEPTION 2
- EGRESS ELEVATORS SHALL COMPLY W/ CBC 1009, 3001.4 AND 11B-407
- CONDENSATE FROM HVAC CONDENSATE LINES SHALL NOT BE CONNECTED OR ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM PER PAMC 16.09.180(B)(5)
- DISCHARGE OF GROUNDWATER SHALL CONFOR, WITH PAMC 16.09.170/16.09.040 AND ALL APPLICABLE CODES AT CONSTRUCTION PERMIT

PROJECT SHALL COMPLY WITH CBC 2022 AND ALL OTHER APPLICABLE CODES, DETAILS SHALL BE PROVIDED IN PERMIT SET

SHEET LIST

GENERAL

A0.0	COVER SHEET
A0.1	ZONING ANALYSIS + VICINITY MAP
A0.2	CONTEXTUAL PLANS + PHOTOS
A0.3	UNIT MIX
A0.4	FAR FLOOR DIAGRAM
A0.4a	OPEN SPACE CALCULATIONS
A0.4b	OPENING CALCULATIONS
A0.5a	CAL GREEN MANDATORY + TIER 2
A0.5b	CAL GREEN MANDATORY + TIER 2
A0.6a	VIEW FROM SAN ANTONIO
A0.6b	VIEW OF FRONT ENTRY/RETAIL
A0.6c	VIEW OF DETAILS AT UPPER FLOORS
A0.6d	VIEW BETWEEN 800 AND 788 BUILDING
A0.6e	EAST COURTYARD VIEW
A0.6f	COURTYARD VIEW TOWARDS LOBBY
A0.6g	FRONT ELEVATION COMPARISON
A0.6h	ENTRY/RETAIL COMP.
A0.6i	UPPER FLOORS DETAIL COMP.
A0.6j	VIEW BETWEEN 800 AND 788 BLDG. COMP.
A0.6k	COURTYARD VIEW COMP.
A0.6m	CTYD. VIEW TOWARDS LOBBY COMP.
A0.7a	COURTYARD EAST VIEW SHADING
A0.7b	COURTYARD LOBBY VIEW SHADING

ARCHITECTURAL

A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.0A	BASEMENT LEVEL 2
A2.0B	BASEMENT LEVEL 1
A2.1	GROUND FLOOR PLAN
A2.2	LEVEL 2 FLOOR PLAN
A2.3	LEVEL 3 FLOOR PLAN
A2.4	LEVEL 4 FLOOR PLAN
A2.5	LEVEL 5 FLOOR PLAN
A2.6	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTION
A4.1	BUILDING SECTION B
A4.2	BUILDING SECTION C
A4.3	BUILDING/COURTYARD SECTION
A4.4	BUILDING/COURTYARD SECTION B
A5.0	MATERIAL BOARD
A5.1	UNIT PLANS
A5.2	UNIT PLANS
A6.0	SITE LIGHTING PHOTOMETRIC
A6.1	LIGHTING CUTSHEETS
A6.2	LIGHTING CUTSHEETS
A6.3	LIGHTING CUTSHEETS
A6.4	LIGHTING CUTSHEETS

CIVIL

C1	EXISTING CONDITIONS
C2	GRADING AND DRAINAGE PLAN
C3	CROSS SECTION
C4	UTILITY PLAN
C5	STORMWATER CONTROL PLAN
C6	STORMWATER CONTROL DETAILS
C7	STORMWATER CONTROL CALCULATIONS

LANDSCAPE

L-0	COVER SHEET
L-1	ON-GRADE LANDSCAPE PLAN
L-2	ROOF LANDSCAPE PLAN
L-3	CONSTRUCTION DETAILS, NOTES AND MATERIALS LIST
L-4	ON-GRADE IRRIGATION HYDROZONE PLAN
L-5	ROOF IRRIGATION HYDROZONE PLAN
L-6	IRRIGATION LEGEND AND NOTES
L-7	IRRIGATION DETAILS
L-8	IRRIGATION DETAILS
L-9	PLANT PALETTE, PLANTING NOTES AND DETAILS
T-1	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-2	TREE REMOVAL & PROTECTION PLAN
T-3	TREE PROTECTION NOTES & DETAILS
T-4	ARBORIST ASSESSMENT & REPORT

SHEET TOTAL: 69

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

SAN ANTONIO ROAD HOUSING
TS 800 SA LLC
800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

LANDSCAPE ARCHITECT
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

STAMP

NOT FOR CONSTRUCTION

#	DATE	ISSUES & REVISIONS	BY
	11/29/22	PLANNING APPLICATION SET	
A	03/31/23	PLANNING RESPONSE	
B	11/7/23	ARB RESPONSE	
C	01/26/24	C4 RESPONSE	
D	02/28/24	PLANNING REVISION	
E	03/21/24	C6 RESPONSE	
F	05/06/24	CITY COUNCIL	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: -
PROJECT NUMBER: 21-041
SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

ZONING ANALYSIS + VICINITY MAP

SHEET NUMBER
A0.1

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1 STREET CONTEXT PHOTO
3/64" = 1'-0"

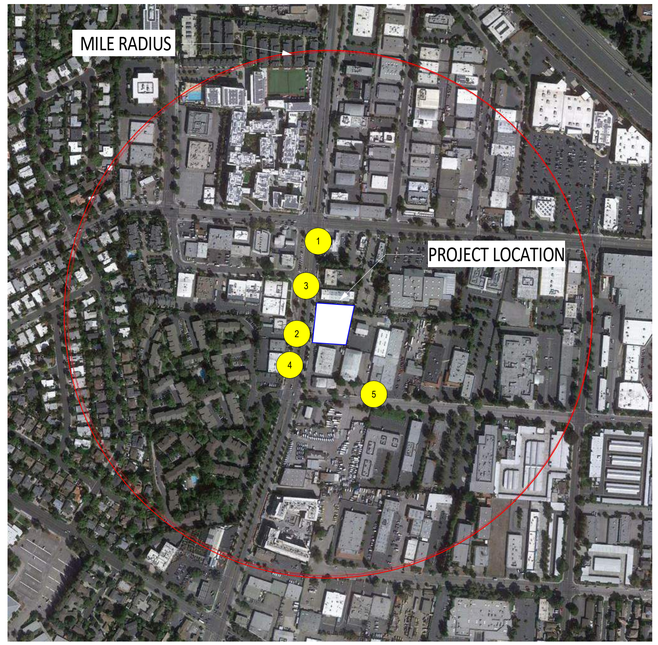












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Phone: 408.781.7866

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360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

LANDSCAPE ARCHITECT
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

STAMP

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	10/26/22	ENTITLEMENT SET	
	11/29/22	PLANNING APPLICATION SET	
B	11/7/23	ARB RESPONSE	
C	01/26/24	C4 RESPONSE	
D	02/28/24	PLANNING REVISION	
E	03/21/24	C6 RESPONSE	
F	05/06/24	CITY COUNCIL	

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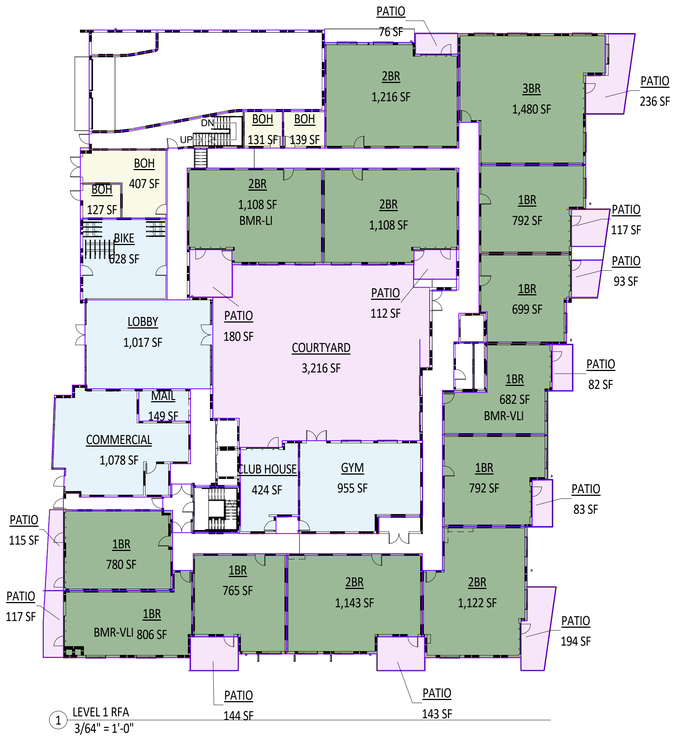
CONTEXTUAL PLANS + PHOTOS

SHEET NUMBER

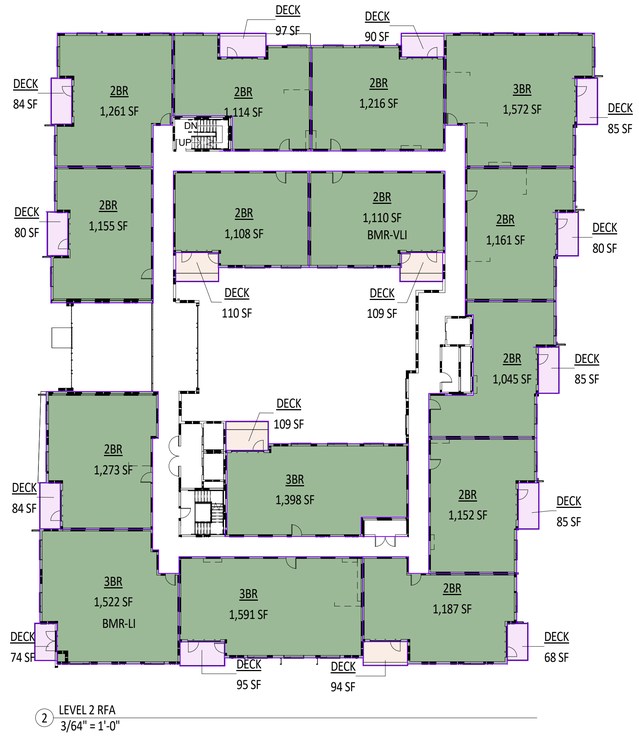
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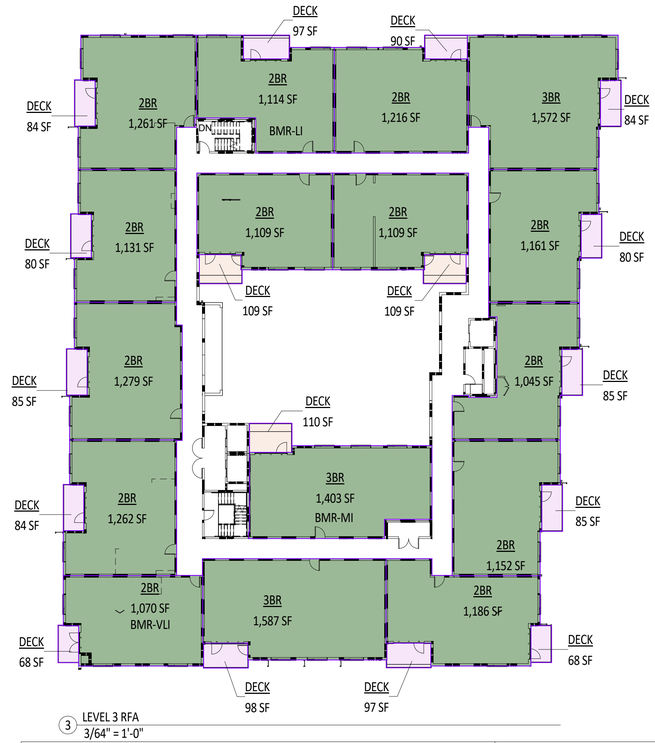
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1 LEVEL 1 RFA
3/64" = 1'-0"

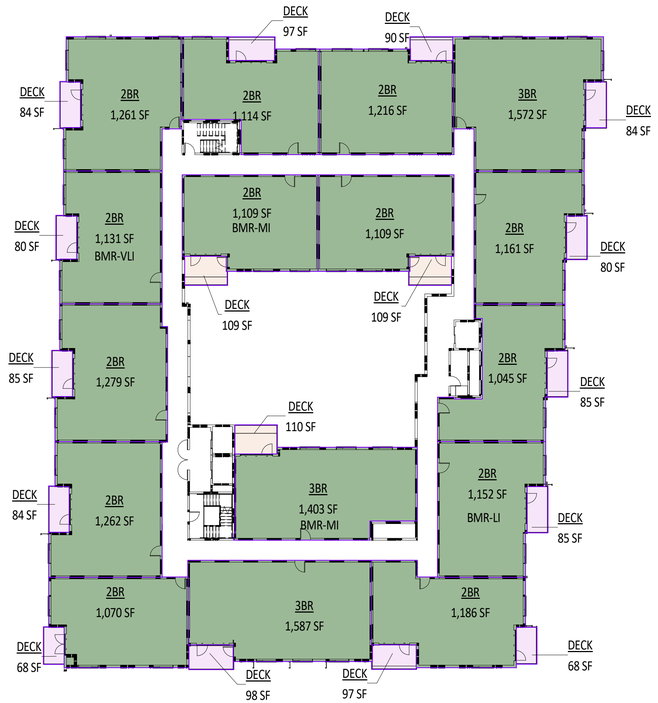


2 LEVEL 2 RFA
3/64" = 1'-0"



3 LEVEL 3 RFA
3/64" = 1'-0"

BELOW MARKET RATE AVERAGE UNIT SF :	MARKET RATE AVERAGE UNIT SF :
1 BEDROOM: **744 SF** (806:682)	1 BEDROOM: **766 SF**
2 BEDROOM: **1,088 SF** (1,108: 1,110: 1,070: 1,111: 1,131: 1,109: 1,131: 1,001: 1,000: 1,108)	2 BEDROOM: **1,142 SF**
3 BEDROOM: **1,451 SF** (1,522: 1,403 : 1,429)	3 BEDROOM: **1,543 SF**



4 LEVEL 4 RFA
3/64" = 1'-0"



5 LEVEL 5 RFA
3/64" = 1'-0"

UNIT SQUARE FOOTAGE

Name	Area
RES. LEVEL 1	
1BR	792 SF
1BR	699 SF
1BR	682 SF
1BR	792 SF
1BR	765 SF
1BR	806 SF
1BR	780 SF
2BR	1,216 SF
2BR	1,122 SF
2BR	1,143 SF
2BR	1,108 SF
2BR	1,108 SF
3BR	1,480 SF
13	12,493 SF
RES LEVEL 2	
2BR	1,261 SF
2BR	1,155 SF
2BR	1,273 SF
2BR	1,187 SF
2BR	1,152 SF
2BR	1,045 SF
2BR	1,161 SF
2BR	1,216 SF
2BR	1,114 SF
2BR	1,108 SF
2BR	1,110 SF
3BR	1,522 SF
3BR	1,591 SF
3BR	1,398 SF
3BR	1,572 SF
15	18,865 SF

Name	Area
RES LEVEL 3	
2BR	1,261 SF
2BR	1,131 SF
2BR	1,279 SF
2BR	1,262 SF
2BR	1,070 SF
2BR	1,186 SF
2BR	1,152 SF
2BR	1,045 SF
2BR	1,161 SF
2BR	1,216 SF
2BR	1,114 SF
2BR	1,109 SF
3BR	1,587 SF
3BR	1,403 SF
3BR	1,572 SF
16	19,659 SF
RES LEVEL 4	
2BR	1,261 SF
2BR	1,131 SF
2BR	1,279 SF
2BR	1,262 SF
2BR	1,070 SF
2BR	1,186 SF
2BR	1,152 SF
2BR	1,045 SF
2BR	1,161 SF
2BR	1,216 SF
2BR	1,114 SF
2BR	1,109 SF

Name	Area
2BR	1,109 SF
3BR	1,587 SF
3BR	1,403 SF
3BR	1,572 SF
16	19,659 SF
RES LEVEL 5	
2BR	1,156 SF
2BR	1,139 SF
2BR	1,173 SF
2BR	1,124 SF
2BR	1,140 SF
2BR	1,000 SF
2BR	1,108 SF
2BR	1,107 SF
2BR	1,001 SF
2BR	1,048 SF
3BR	1,537 SF
3BR	1,990 SF
3BR	1,567 SF
3BR	1,591 SF
3BR	1,342 SF
15	19,020 SF
TOTAL: 75	89,694 SF

UNIT COUNT

Unit type	Count
1 BR	7
2 BR	5
3 BR	1
RES. LEVEL 1	13
2 BR	11
3 BR	4
RES LEVEL 2	15
2 BR	13
3 BR	3
RES LEVEL 3	16
2 BR	13
3 BR	3
RES LEVEL 4	16
2 BR	10
3 BR	5
RES LEVEL 5	15
Grand total: 75	75

1BR: **7** / 2BR: **52** / 3BR: **16**
89,694 SF / 114,582 SF = **78.3% EFFICIENCY**

4/24/2024 1:12:27 PM

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

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TS 800 SA LLC

800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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#	DATE	ISSUES & REVISIONS	BY
	11/29/22	PLANNING APPLICATION SET	
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E	03/21/24	C6 RESPONSE	
F	05/06/24	CITY COUNCIL	

PROJECT NORTH / TRUE NORTH

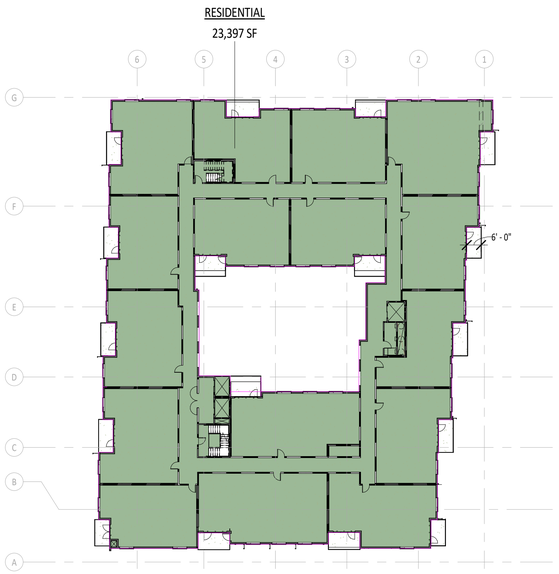
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PROJECT NUMBER: 21-041
SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

UNIT MIX

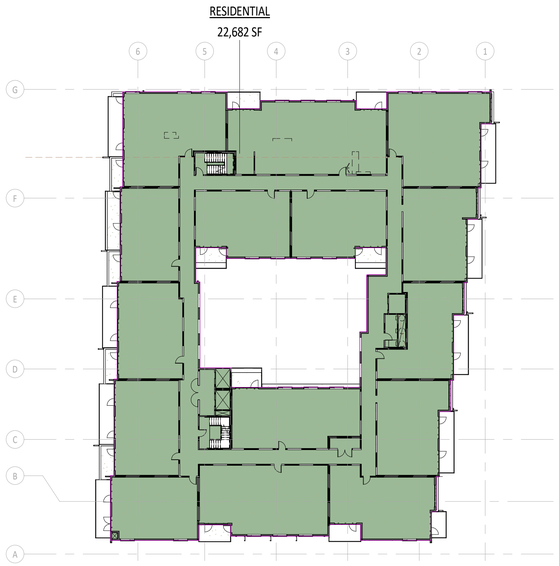
SHEET NUMBER

A0.3

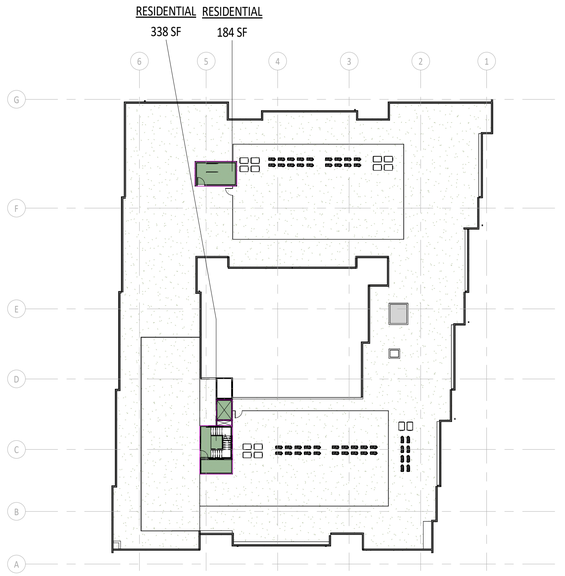
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4 LEVEL 4 GFA
1" = 30'-0"



5 LEVEL 5 GFA
1" = 30'-0"



6 ROOF LEVEL
1" = 30'-0"

PROPOSED GROSS BUILDING AREA

RES. LEVEL 1	21,453 SF
RES LEVEL 2	23,437 SF
RES LEVEL 3	23,397 SF
RES LEVEL 4	23,397 SF
RES LEVEL 5	22,682 SF
ROOF LEVEL	522 SF
Grand total	114,888 SF

AREA CALCULATIONS:
AREA AS PROPOSED (TYPE III-A STRUCTURE): 92,016 SF

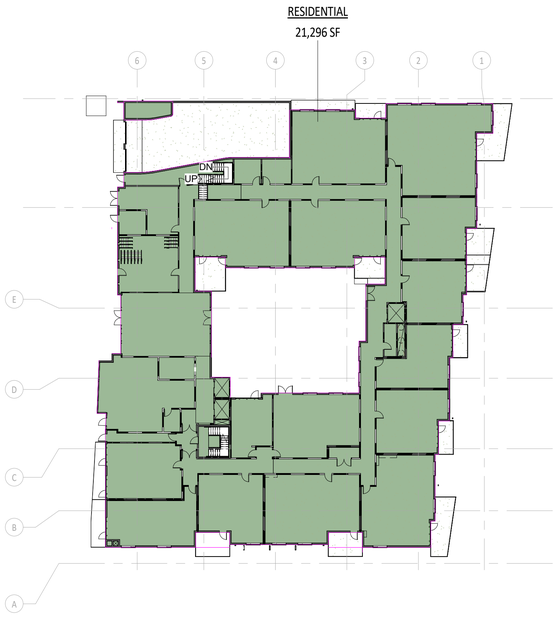
ALLOWABLE AREA: 164,000 SF
Aa = At +[NS x If] x SaAa = 76,000 + [24,000 x 0.25] x 2
BASED ON THE FOLLOWING ASSUMPTIONS:At = 76,000 SF FOR SM
(WITHOUT HEIGHT INCREASE) PER TABLE 506.2NS = 24,000 SF

If = 0.25
BASED ON ONE SIDE > 25% OF PERIMETER, >30' TO CL OF R.O.W.
BASED ON TABLE 501.3.3Sa = 2 BASED ON EQUATION 5-2

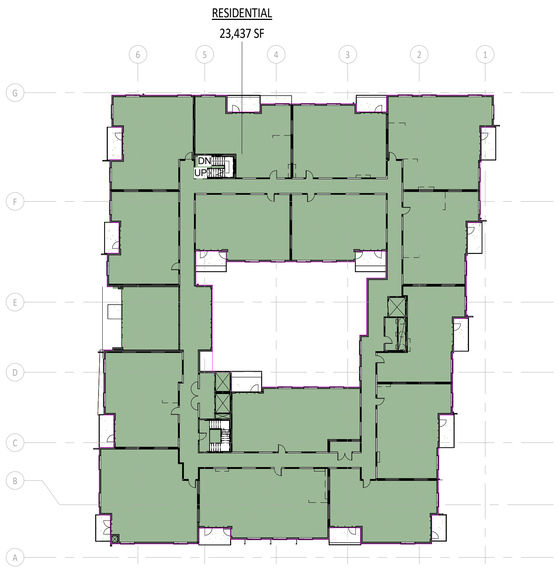
HEIGHT AS PROPOSED: 55' ABOVE GRADE PLANE
ALLOWABLE HEGHT: 65' FOR S (WITH AREA INCREASE) PER TABLE 504.3 NUMBER OF **STORIES AS PROPOSED:** 4 TYPE III-A ABOVE TYPE I-A PODIUM
ALLOWABLE NUMBER OF STORIES: 4 FOR S (WITH AREA INCREASE) PER TABLE 504.4

LEVEL	VLI			LI			MI			TOTAL
	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	
1	2				1					3
2		1				1				3
3		1			1			1		3
4		1			1		1	1		3
5		1			1		1			3
	2	4			4	1		2	2	15

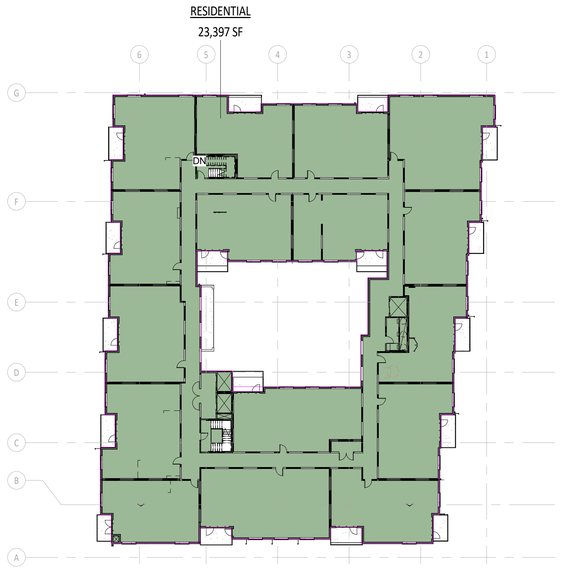
BELOW MARKET RATE UNIT MIX:
[VLI] VERY LOW INCOME:
(2) 1BR
(4) 2BR
[LI] LOW INCOME:
(4) 2BR
(1) 3BR
[M] MEDIUM INCOME:
(2) 2BR
(2) 3BR
TOTAL: 15



1 LEVEL 1 GFA
1" = 30'-0"



2 LEVEL 2 GFA
1" = 30'-0"



3 LEVEL 3 GFA
1" = 30'-0"

4/24/2024 1:12:31 PM

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TS 800 SA LLC

800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
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N PROJECT NORTH
N TRUE NORTH

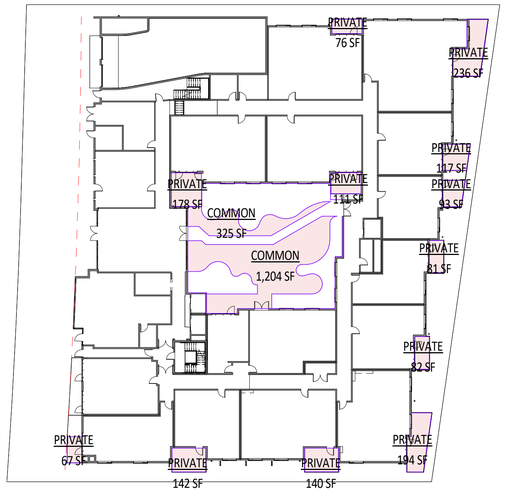
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FAR FLOOR DIAGRAM

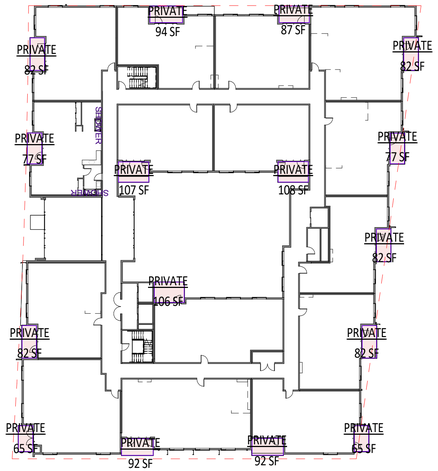
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A0.4

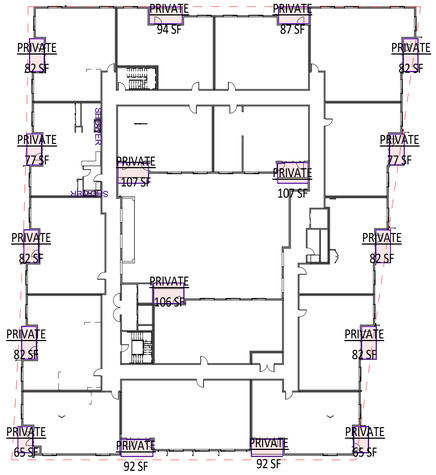
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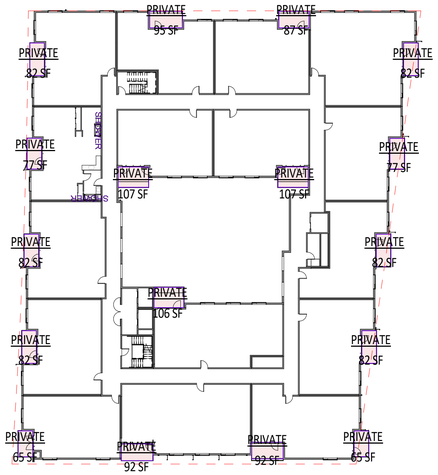
2 RES. LEVEL 1
1" = 30'-0"



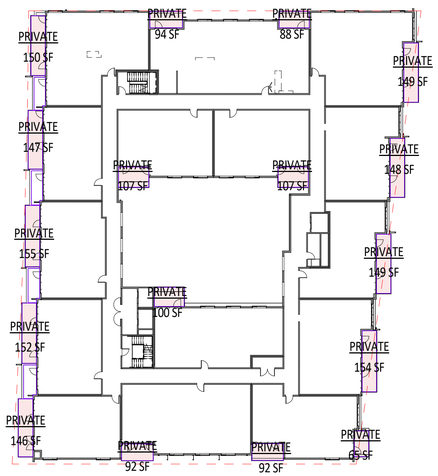
1 RES LEVEL 2
1" = 30'-0"



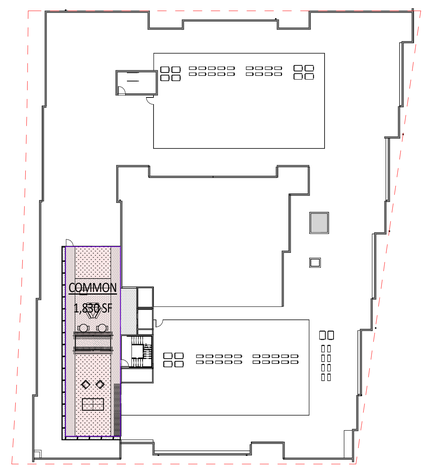
3 RES LEVEL 3
1" = 30'-0"



4 RES LEVEL 4
1" = 30'-0"



5 RES LEVEL 5
1" = 30'-0"



6 ROOF LEVEL
1" = 30'-0"

Open Space Calculation

RES. LEVEL 1

RES. LEVEL 1	PRIVATE	67 SF
RES. LEVEL 1	PRIVATE	76 SF
RES. LEVEL 1	PRIVATE	81 SF
RES. LEVEL 1	PRIVATE	82 SF
RES. LEVEL 1	PRIVATE	93 SF
RES. LEVEL 1	PRIVATE	111 SF
RES. LEVEL 1	PRIVATE	117 SF
RES. LEVEL 1	PRIVATE	140 SF
RES. LEVEL 1	PRIVATE	142 SF
RES. LEVEL 1	PRIVATE	178 SF
RES. LEVEL 1	PRIVATE	194 SF
RES. LEVEL 1	PRIVATE	236 SF
RES. LEVEL 1	COMMON	325 SF
RES. LEVEL 1	COMMON	1,204 SF
		3,046 SF

RES LEVEL 2

RES LEVEL 2	PRIVATE	65 SF
RES LEVEL 2	PRIVATE	65 SF
RES LEVEL 2	PRIVATE	77 SF
RES LEVEL 2	PRIVATE	77 SF
RES LEVEL 2	PRIVATE	82 SF
RES LEVEL 2	PRIVATE	82 SF
RES LEVEL 2	PRIVATE	82 SF
RES LEVEL 2	PRIVATE	82 SF
RES LEVEL 2	PRIVATE	82 SF
RES LEVEL 2	PRIVATE	87 SF
RES LEVEL 2	PRIVATE	92 SF
RES LEVEL 2	PRIVATE	92 SF
RES LEVEL 2	PRIVATE	94 SF
RES LEVEL 2	PRIVATE	106 SF
RES LEVEL 2	PRIVATE	107 SF
RES LEVEL 2	PRIVATE	108 SF
		1,381 SF

RES LEVEL 3

RES LEVEL 3	PRIVATE	65 SF
RES LEVEL 3	PRIVATE	65 SF
RES LEVEL 3	PRIVATE	77 SF
RES LEVEL 3	PRIVATE	77 SF
RES LEVEL 3	PRIVATE	82 SF
RES LEVEL 3	PRIVATE	82 SF
RES LEVEL 3	PRIVATE	82 SF
RES LEVEL 3	PRIVATE	82 SF
RES LEVEL 3	PRIVATE	82 SF
RES LEVEL 3	PRIVATE	82 SF
RES LEVEL 3	PRIVATE	87 SF
RES LEVEL 3	PRIVATE	92 SF
RES LEVEL 3	PRIVATE	92 SF
RES LEVEL 3	PRIVATE	94 SF
RES LEVEL 3	PRIVATE	106 SF
RES LEVEL 3	PRIVATE	107 SF
RES LEVEL 3	PRIVATE	107 SF
		1,462 SF

Open Space Calculation

RES LEVEL 4

RES LEVEL 4	PRIVATE	65 SF
RES LEVEL 4	PRIVATE	65 SF
RES LEVEL 4	PRIVATE	77 SF
RES LEVEL 4	PRIVATE	77 SF
RES LEVEL 4	PRIVATE	82 SF
RES LEVEL 4	PRIVATE	82 SF
RES LEVEL 4	PRIVATE	82 SF
RES LEVEL 4	PRIVATE	82 SF
RES LEVEL 4	PRIVATE	82 SF
RES LEVEL 4	PRIVATE	82 SF
RES LEVEL 4	PRIVATE	87 SF
RES LEVEL 4	PRIVATE	92 SF
RES LEVEL 4	PRIVATE	92 SF
RES LEVEL 4	PRIVATE	95 SF
RES LEVEL 4	PRIVATE	106 SF
RES LEVEL 4	PRIVATE	107 SF
RES LEVEL 4	PRIVATE	107 SF
		1,462 SF

RES LEVEL 5

RES LEVEL 5	PRIVATE	65 SF
RES LEVEL 5	PRIVATE	88 SF
RES LEVEL 5	PRIVATE	92 SF
RES LEVEL 5	PRIVATE	92 SF
RES LEVEL 5	PRIVATE	94 SF
RES LEVEL 5	PRIVATE	100 SF
RES LEVEL 5	PRIVATE	107 SF
RES LEVEL 5	PRIVATE	107 SF
RES LEVEL 5	PRIVATE	146 SF
RES LEVEL 5	PRIVATE	147 SF
RES LEVEL 5	PRIVATE	148 SF
RES LEVEL 5	PRIVATE	149 SF
RES LEVEL 5	PRIVATE	149 SF
RES LEVEL 5	PRIVATE	150 SF
RES LEVEL 5	PRIVATE	152 SF
RES LEVEL 5	PRIVATE	154 SF
RES LEVEL 5	PRIVATE	155 SF
		2,093 SF

ROOF LEVEL

ROOF LEVEL	COMMON	1,830 SF
		1,830 SF
		11,274 SF

Required Open Space: 150 sf / unit x 75 units = 11,250 SF
Open Space Provided : 11,274 SF

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SHEET ISSUE DATE: 11/07/23
SHEET TITLE:

OPEN SPACE CALCULATIONS

SHEET NUMBER

A0.4a

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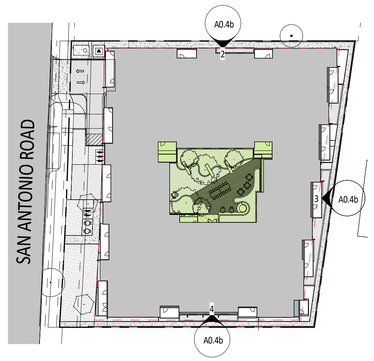
4 SOUTH ELEVATION opening calc.
1/16" = 1'-0"



3 EAST ELEVATION opening calc.
1/16" = 1'-0"



2 NORTH ELEVATION opening calc.
1/16" = 1'-0"



1 KEY SITE PLAN
1" = 50'-0"

SOUTH ELEVATION:
OPEN AREA: 7,270 SF
TOTAL AREA: 1,730 SF
1,730 / 7,270 = **24%**
MAX ALLOWABLE: 25%

EAST ELEVATION:
OPEN AREA: 10,419 SF
TOTAL AREA: 3,739 SF
3,739 / 10,419 = **36%**
MAX ALLOWABLE: 45%

NORTH ELEVATION:
OPEN AREA: 8,945 SF
TOTAL AREA: 2,019 SF
2,019 / 8,945 = **22,5%**
MAX ALLOWABLE: 25%

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N PROJECT NORTH

N TRUE NORTH

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OPENING CALCULATIONS

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		4.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2	X			☐							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X			☐							
	Mandatory	Grading and paving	4.106.3	X			☐							
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X										
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X			☐							
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X			☐							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X			☐							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X		☐							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X			☐							
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3		X		☐							
Electives (choose 4)	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X			☐							
	Elective	Site selection	A4.103.1	X			☐							
	Elective	Community connectivity	A4.103.2	X			☐							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1		X		☐							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1		X		☐							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2		X		☐							
	Elective	Soil analysis	A4.106.2.1	X			☐							
	Elective	Soil protection	A4.106.2.2		X		☐							
	Elective	Landscape design	A4.106.3		X		☐							
	Elective	Vegetated roof	A4.106.6		X		☐							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X			☐							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X			☐							
	Elective	Innovative concepts and local environmental conditions	A4.108.1		X		☐							
4.3 Water Efficiency and Conservation														
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X			☐							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X			☐							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X			☐							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	X			☐							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X			☐							
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2	X			☐							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3	X			☐							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X			☐							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	X			☐							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X			☐							
	Mandatory	Recycled water supply systems *[N]*	4.305.1	X			☐							
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3	X			☐							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306			Not applicable	☐							
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1		X		☐							
	Elective	Alternate water sources for nonpotable applications	A4.303.2		X		☐							
	Elective	Appliances	A4.303.3	X			☐							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4		X		☐							
	Elective	Hot water recirculation systems	A4.303.5		X		☐							
	Elective	Rainwater catchment systems	A4.304.1		X		☐							
	Elective	Potable water elimination	A4.304.2		X		☐							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	X			☐							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1		X		☐							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2		X		☐							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3		X		☐							
	Elective	Innovative concepts and local environmental conditions	A4.306.1		X		☐							
4.4 Material Conservation and Resource Efficiency														
Mandatory	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X			☐							
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X			☐							
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1	X			☐							
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1	X			☐							
	Mandatory	Construction waste management plan in Green Halo	A4.408.2	X			☐							
	Mandatory	Waste management company	4.408.3	X			☐							
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X			☐							
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X			☐							
Electives (choose 4)	Elective	Efficient framing techniques - Lumber size	A4.404.1		X		☐							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2		X		☐							
	Elective	Efficient framing techniques - Building systems	A4.404.3		X		☐							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4		X		☐							
	Elective	Prefinished building materials	A4.405.1	X			☐							
	Elective	Concrete floors	A4.405.2		X		☐							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4		X		☐							
	Elective	Drainage around foundations	A4.407.1	X			☐							
	Elective	Roof drainage	A4.407.2	X			☐							
	Elective	Flashing details	A4.407.3	X			☐							
	Elective	Material protection	A4.407.4	X			☐							
	Elective	Door protection	A4.407.6		X		☐							
	Elective	Roof overhangs	A4.407.7		X		☐							
	Elective	Innovative concepts and local environmental conditions	A4.411.1		X		☐							

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800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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DRAWN BY: -
PROJECT NUMBER: 21-041
SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

CAL GREEN MANDATORY + TIER 2

SHEET NUMBER

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		4.5 Environmental Quality	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Fireplaces shall be direct-vent sealed combustion type (all-electric)	PAMC 16.14.090/ 4.503.1		X	Not applicable								
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructio	4.504.1	X										
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X										
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X										
	Mandatory	Aerosol paints and coatings	4.504.2.3	X										
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X										
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3	X										
	Mandatory	Carpet cushion	4.504.3.1	X										
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X										
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2	X										
	Mandatory	Composite wood products	4.504.5	X										
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X										
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X										
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X										
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1	X										
		1. ENERGY STAR fans ducted to outside of building.		X										
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X										
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X										
	Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 2023	PAMC 16.14.090/ 4.507.2	X										
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.410	X										
Electives (1)	Elective	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1	X										
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3	X										
	Elective	Construction filters *[HR]*	A4.506.2		X									
	Elective	Direct-vent appliances	A4.506.3	X										
	Elective	Innovative concepts and local environmental conditions.	A4.509.1	X										

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

Special Inspector Acknowledgement

The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

After construction is complete submit the following at the City Development Center to schedule your final inspection:

- ☐ Construction debris receipts from an approved facility using Green Halo.
- ☐ If HERS testing was required per the homes energy report, attach the completed forms.
- ☐ If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.

I certify that:

- ☐ CALGreen inspections were performed throughout construction.
- ☐ The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.
- ☐ Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

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360 seventeenth street | suite 200 | oakland, california 94612

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TS 800 SA LLC
800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
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OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
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VIEW FROM SAN ANTONIO

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OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
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HMH
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VIEW OF FRONT ENTRY/RETAIL

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OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
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VIEW OF DETAILS AT UPPER FLOORS

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800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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HMH
1570 Oakland Road
San Jose, CA 95131
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VIEW BETWEEN 800 AND 788 BUILDING

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OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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EAST COURTYARD VIEW

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OWNER
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360 17th Street, Suite 200
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Phone: 510.836.5400

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HMH
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OWNER
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12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
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360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
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FRONT ELEVATION COMPARISON

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OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
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Phone: 510.836.5400

CIVIL ENGINEERING
HMH
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HMH
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VIEW BETWEEN 800 AND 788 BLDG. COMP.

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E	03/21/24	C6 RESPONSE	
F	05/06/24	CITY COUNCIL	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: -
PROJECT NUMBER: 21-041
SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

COURTYARD VIEW COMP.

SHEET NUMBER

A0.6k

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PREVIOUS DESIGN



NEW DESIGN

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Phone: 408.781.7866

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Oakland, CA 94612
Phone: 510.836.5400

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HMH
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San Jose, CA 95131
Phone: 408.487.2200

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SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

CTYD. VIEW TOWARDS LOBBY COMP.

SHEET NUMBER

A0.6m

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JUNE 21 - 10AM



JUNE 21 - 12N



JUNE 21 - 2PM



MAR 21 / SEP 21 - 10AM



MAR 21 / SEP 21 - 12N



MAR 21 / SEP 21 - 2PM



DEC 21 - 10AM



DEC 21 - 12N



DEC 21 - 2PM

4/22/2024 12:37:38 PM

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COURTYARD EAST VIEW SHADING

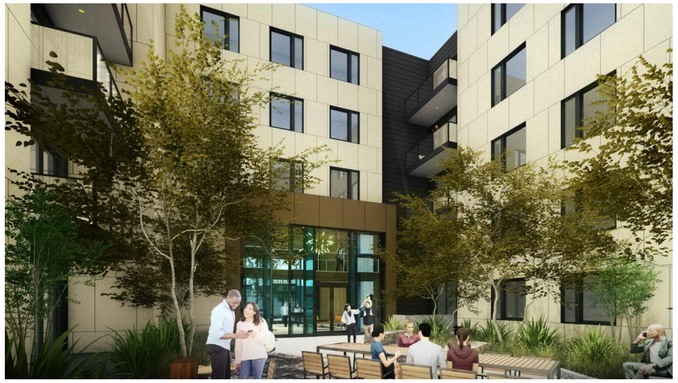
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A0.7a

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JUNE 21 - 10AM



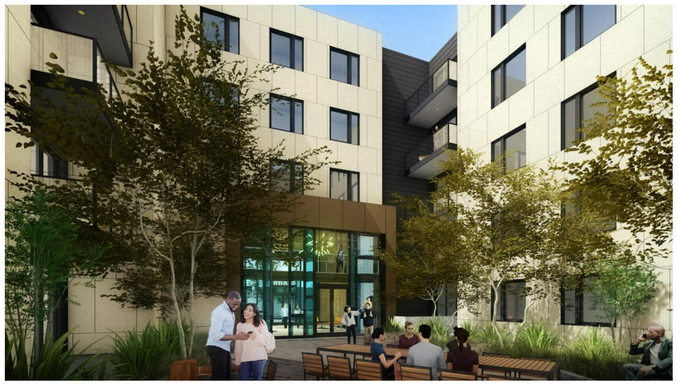
JUNE 21 - 12N



JUNE 21 - 2PM



MAR 21 / SEP 21 - 10AM



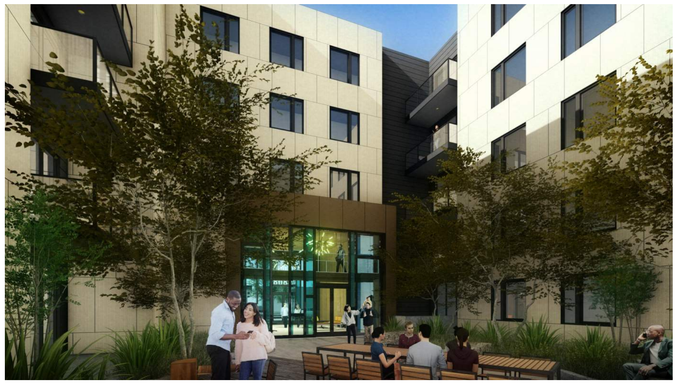
MAR 21 / SEP 21 - 12N



MAR 21 / SEP 21 - 2PM



DEC 21 - 10AM



DEC 21 - 12N



DEC 21 - 2PM

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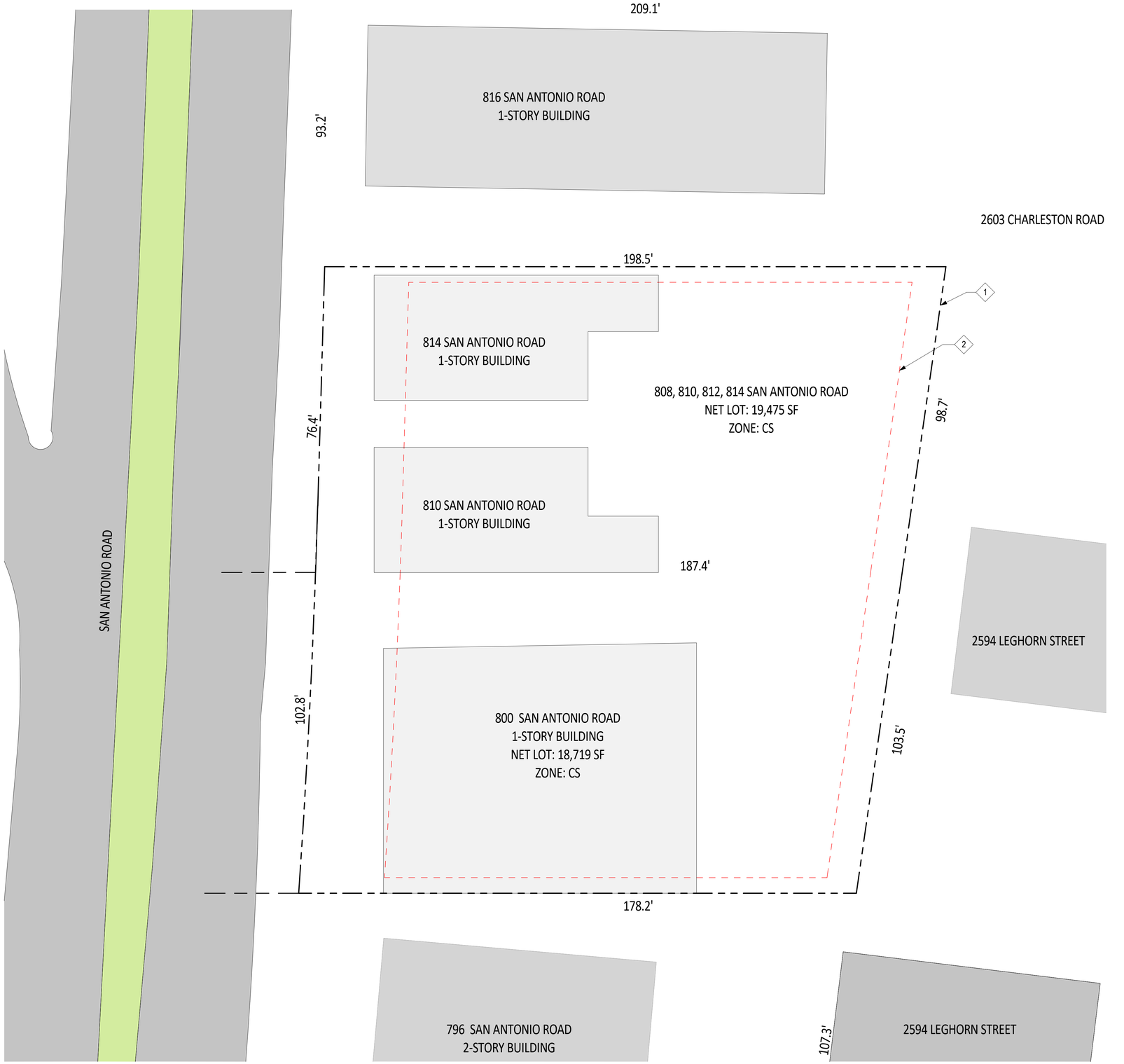
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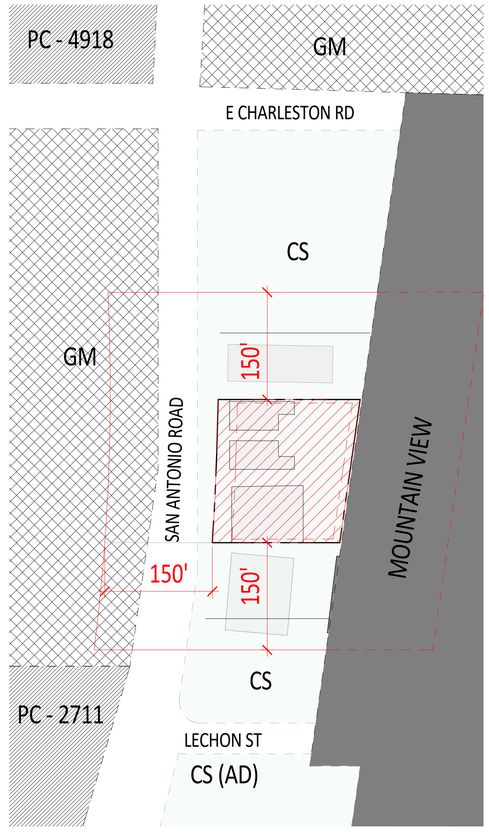
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1 SITE PLAN
1/16" = 1'-0"



2 ZONING MAP
1" = 100'-0"

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KEY NOTES

1 PROPERTY LINE
2 SITE SETBACK

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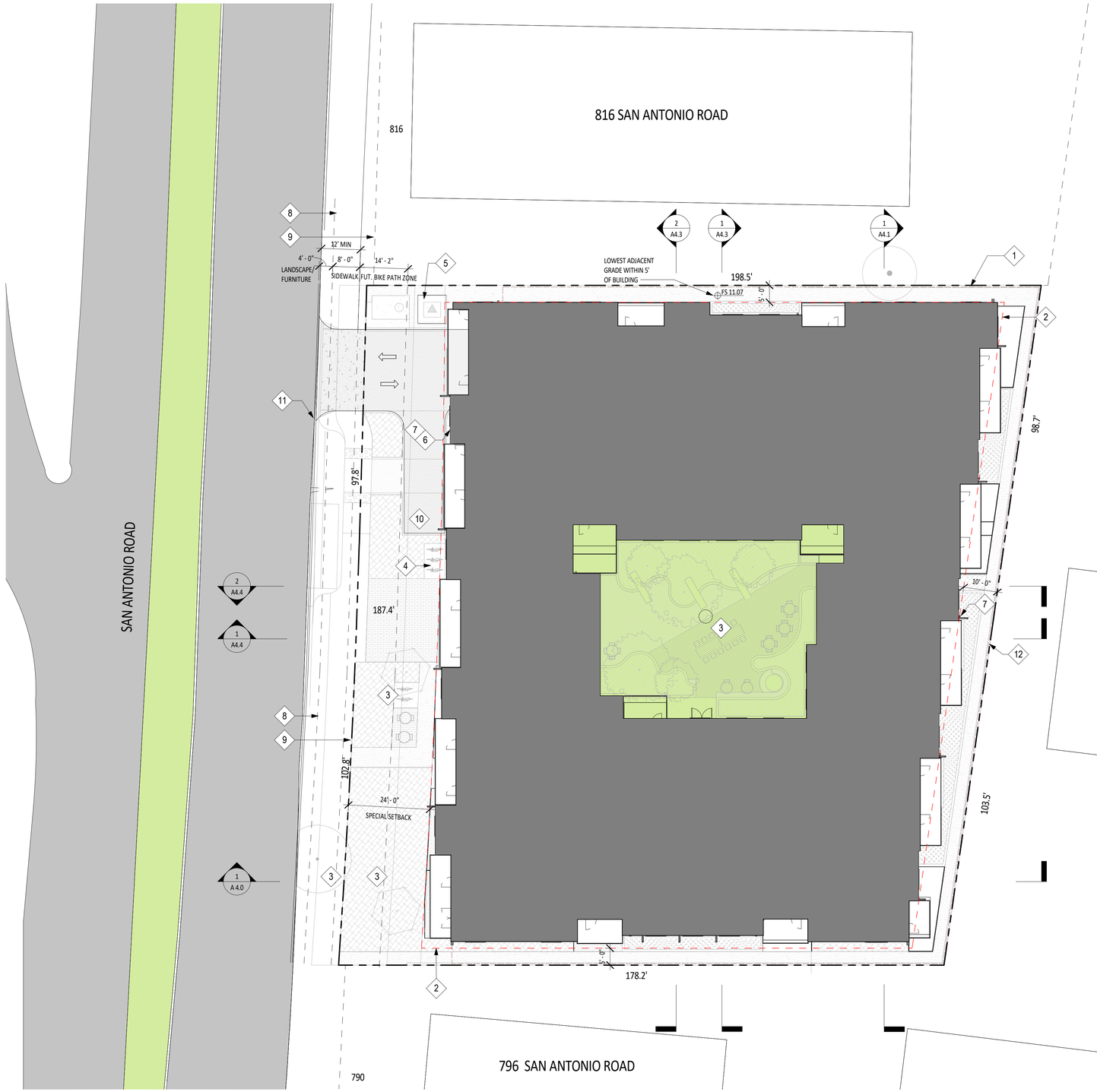
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EXISTING SITE PLAN

SHEET NUMBER

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1 PROPOSED SITE PLAN
1/16" = 1'-0"

SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH CBC 11B-302, SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY CHANGES IN LEVEL EXCEEDING ½ INCH AND 48" MIN CLEAR WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED ¼" PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.
2. DRIVEWAY IN ACCORDANCE WITH PUBLIC WORKS STANDARDS, SEE CIVIL DRAWINGS
3. TRANSFORMER AS SHOWN IS CONCEPTUAL, CONFIGURATION AND REQUIREMENTS TO BE COORDINATED W/ CPAU

KEY NOTES

1. PROPERTY LINE
2. SITE SETBACK LINE
3. TREE, S.L.D
4. BICYCLE RACK, S.L.D.
5. PAD-MOUNTED TRANSFORMER PER CPAU REQUIREMENTS
6. FIRE DEPARTMENT CONNECTION
7. FIRE STANDPIPE VALVE
8. PLANTER STRIP, S.L.D.
9. SIDEWALK PER PAMC
10. TRASH STAGING AREA
11. EXISTING CURB CUT TO BE WIDENED FOR GARBAGE AND LOADING ACCESS
12. 7 FOOT HIGH ALUMINUM VERTICAL PICKET FENCE

LEGEND

- EXISTING BUILDING NOT IN CONTRACT
- PROPOSED BUILDING
- ACCESSIBLE PATH OF TRAVEL AND DIRECTION



2 FENCE 1
1/2" = 1'-0"

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PROPOSED SITE PLAN

SHEET NUMBER

A1.1

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KEY NOTES

1. PARKING - ACCESSIBLE / VAN ACCESSIBLE
2. PARKING - EV CHARGING
3. PARKING - STACKER SYSTEM (8'-10"W X 18' STALL) DEPARK DE-61
4. 12"X12" FLOOR DRAIN (CONNECTED TO SAND OIL SEPARATOR)
5. TRASH ROOM DESIGN TO BE PROVIDED BY WASTE MANAGEMENT CONSULTANT INCLUDING CHUTES, BIN, COMPACTORS, VENTILATION, MEP REQ, VOLUME AND FREQUENCY CALCULATIONS. DESIGN TO INCLUDE REQUIRED DRAINAGE, DRAIN INTERCEPTOR, AND HOSE BIB FOR CLEANING. TRASH ROOM WALLS TO COMPRISE SEALED CONCRETE OR CMU BLOCK.
6. OPENING ABOVE FOR TRASH, RECYCLING AND COMPOST CHUTE
7. VENTILATION OPENING ABOVE
8. 2 HR RATED CONSTRUCTION
9. SAND OIL SEPARATOR, 100 GALLONS MIN
10. VISITOR PARKING
11. EMERGENCY EGRESS STAIR, CBC 2022 1009
12. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009

SHEET NOTES

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2. MECHANICAL PARKING LIFT SYSTEM SHALL NOT REQUIRE REMOVAL OF PARKED VEHICLE FOR ACCESS
3. MECHANICAL PARKING SYSTEM TO BE EVSE READY PER PAMC 16.14.420, A4106.8.2
4. SURFACE PARKING STALLS ARE 9'W X 18'L U.O.N.
5. VEHICLE RAMP SLOPE NOT TO EXCEED SLOPES PER PAMC 18.54 FIGURE 5
6. COVERED PARKING DRAIN PLUMBING TO BE CONNECTED TO OIL/WATER SEPARATE AND TO SANITARY SEWER SYSTEM PER PAMC 16.09.180(b)(9)
7. EMERGENCY POWER SYSTEM SHALL PROVIDE POWER DURATION NOT LESS THAN 90MIN; CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR INSTALLED PER CBC 2702 SECTION 1008.3

PARKING COUNTS:
BASEMENT LEVEL 1: 53 SPACES
BASEMENT LEVEL 2: 95 SPACES
(9 SURFACE / 86 STACKERS)

TOTAL: 148 SPACES (143 REQUIRED)

5 ACCESSIBLE PARKING (INCL. 1 VAN AND 1 EV)
75 EVSE READY OUTLETS



TAPCO Integrated Level 2 Charging Systems

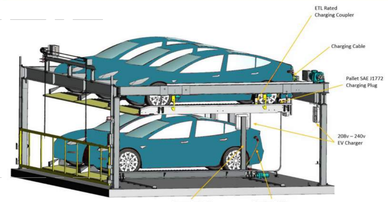
208-240 VAC / 90 Max Key Features

- RFID card reader for user authentication
- Wireless mesh network
- Optional 4g cellular
- SAE J1772 standard compliance
- ISO 15118 capable
- Integrated management system



- Fleet, commercial and multifamily installation
- Top and bottom entry wiring
- Aluminum construction
- Designed to maximize uptime
- Pedestal mount available
- Robust NEMA 3R ingress protection for indoor or outdoor use

Integrated Parking & Charging



Puzzle Lift systems easily accommodate EV Charging components. TAPCO solutions optimize available space, in unusual configurations and constricted areas.
Dedicated charging power is easily connected manually to your vehicle from the charge station and travels with the pallet.

TAPCO-US.com | 425-667-4477 | Sales@TAPCO-US.com

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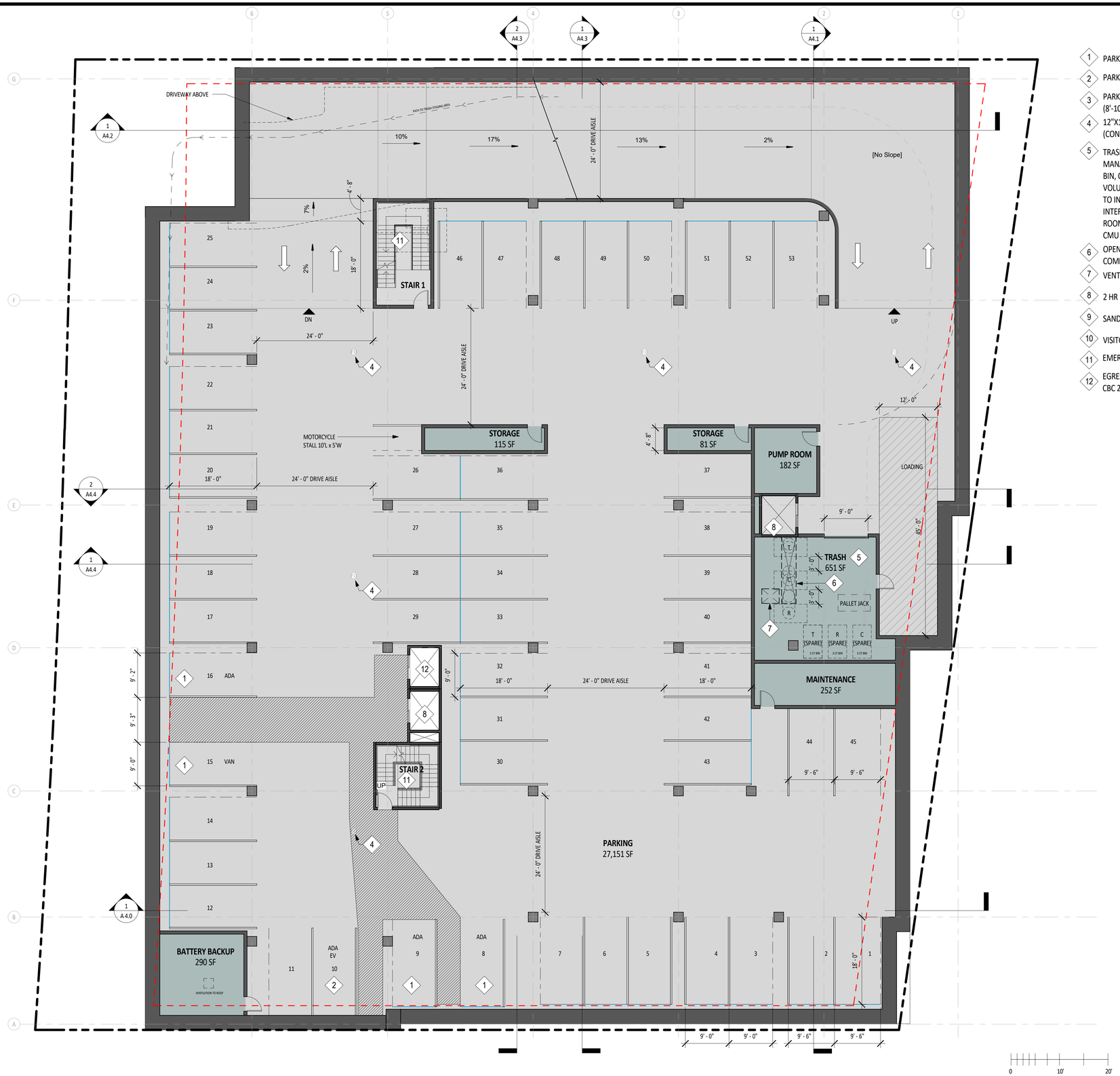
BASEMENT LEVEL 2

SHEET NUMBER

A2.0A

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75 EVSE READY OUTLETS

WASTE & RECYCLE:
1 WASTE CHUTE
1 RECYCLE CHUTE
1 COMPOST CHUTE

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PROJECT NORTH / TRUE NORTH

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BASEMENT LEVEL 1

SHEET NUMBER

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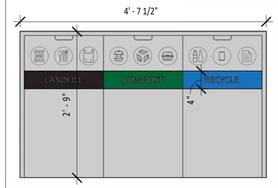
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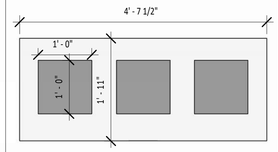




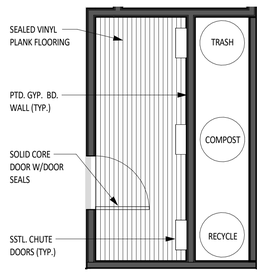
DERO DECKER LIFT ASSIST BIKE RACK OR SIM







TYP. LANDFILL/RECYCLE/COMPOST BIN MILLWORK



ENLARGED TRASH ROOM PLAN
1/4" = 1'-0"

Name	Count
1 BR	7
2 BR	5
3 BR	1
Grand total: 13	13

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR ON/OFF SITE UTILITY PLANS, GRADING, DRAINAGE & STORM WATER TREATMENT
2. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, PAVING, PLANING AND IRRIGATION PLAN
3. ALL AREAS DISPLAYED ARE NET SQUARE FOOTAGES TAKEN FROM INTERIOR WALL TO WALL.
4. DESIGNATED BELOW MARKET RATE UNITS ARE INDICATED ON PLAN AS MEDIUM INCOME (MI), LOW INCOME (LI), VERY LOW INCOME (VLI)
5. ALL INTERIOR STAIRWAYS PER CBC 1023, 11B-210
6. ELEVATORS PER CBC 1009, 3001.4, 11B-407
7. PROVIDE PVC CONDUIT FROM TRANSFORMER AND SWITCH PAD TO (E) ELECTRICAL BOX

KEY NOTES

1. MAIN BUILDING ENTRY
2. 2 HR RATED SHAFT CONSTRUCTION
3. DERO DECKER LIFT ASSIST BIKE RACK OR SIM, PER PAMC 18.54.060
4. BATTERY ROOM 2 HR VENTILATION SHAFT
5. AWNING ABOVE, SEE SECTION 2/A4.1.
6. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009
7. FIRE STANDPIPE HOSE VALVE
8. EXTERIOR INVERTED 'U' BIKE RACK PER PALO ALTO STDS.
9. PAD-MOUNTED TRANSFORMER PER CPAU REQUIREMENTS
10. FIRE STANDPIPE HOSE VALVE
11. FIRE DEPARTMENT CONNECTION
12. PATIO WITH NO FENCE
13. TRASH, RECYCLING, COMPOST CHUTE IN 2HR RATED SHAFT
14. EMERGENCY EGRESS STAIR
15. DOWNSPOUTS, TYP.
16. TRASH STAGING
17. TRASH/RECYCLING/COMPOST BIN

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SHEET TITLE:

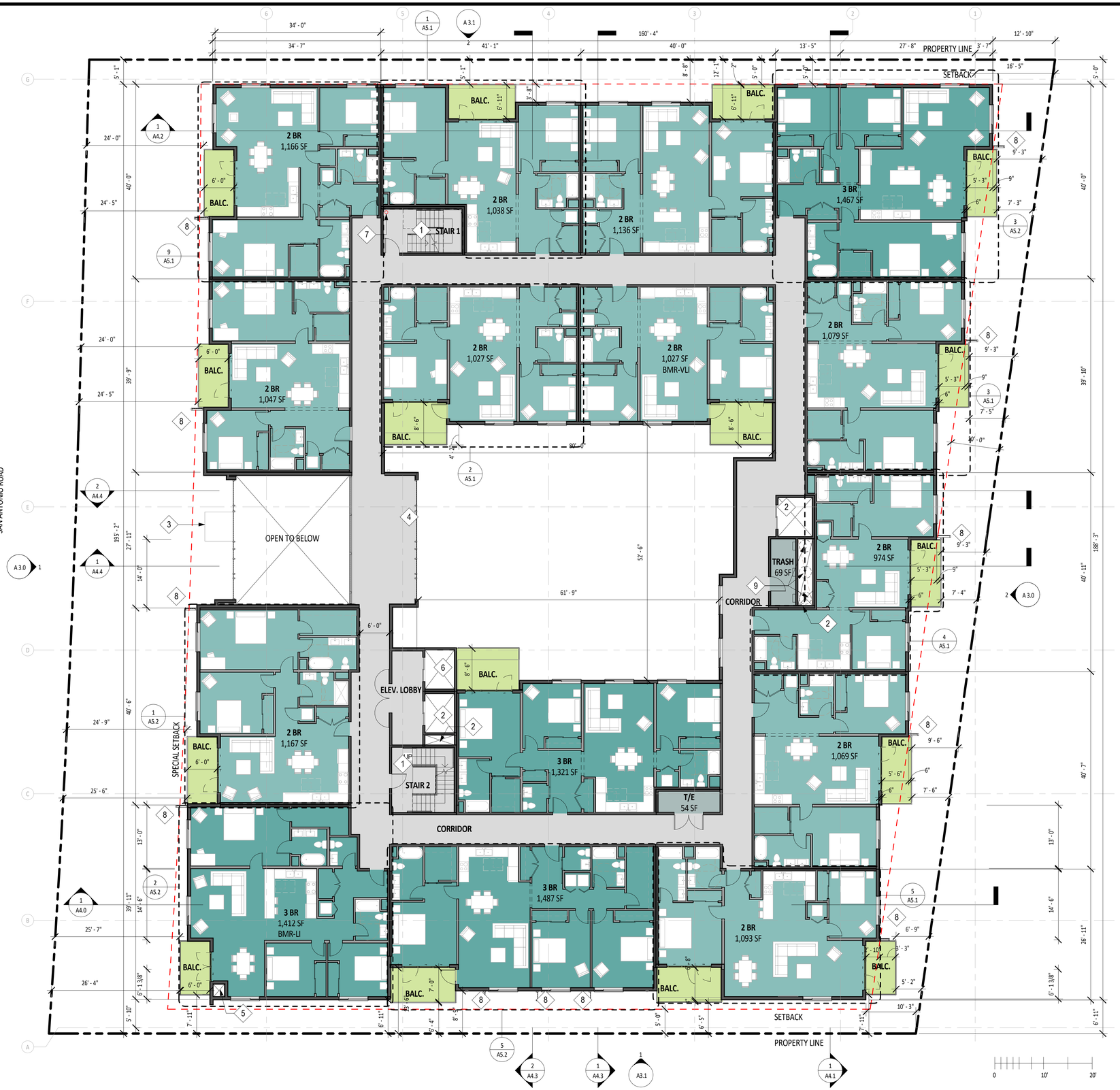
GROUND FLOOR PLAN

SHEET NUMBER

A2.1

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3. ALL INTERIOR STAIRWAYS PER CBC 1023, 11B-210
4. ELEVATORS PER CBC 1009, 3001.4, 11B-407
5. BALCONY DIMENSIONS TO PROPERTY LINE SAME FOR LEVELS 2, 3, AND 4

KEY NOTES

1. EMERGENCY EGRESS STAIR CBC 2022 1009
2. 2 HR RATED SHAFT
3. COVERED SOFFIT UNDER AWNING/ ARCHITECTURAL PROJECTION, 4' MIN. DEPTH
4. ROOF BELOW
5. BATTERY ROOM 2 HR VENTILATION SHAFT
6. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009
7. FIRE STANDPIPE HOSE VALVE
8. DECORATIVE METAL FIN
9. TRASH, RECYCLING, COMPOST CHUTE IN 2HR RATED SHAFT

Name	Count
2 BR	11
3 BR	4
Grand total: 15	15

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N PROJECT NORTH

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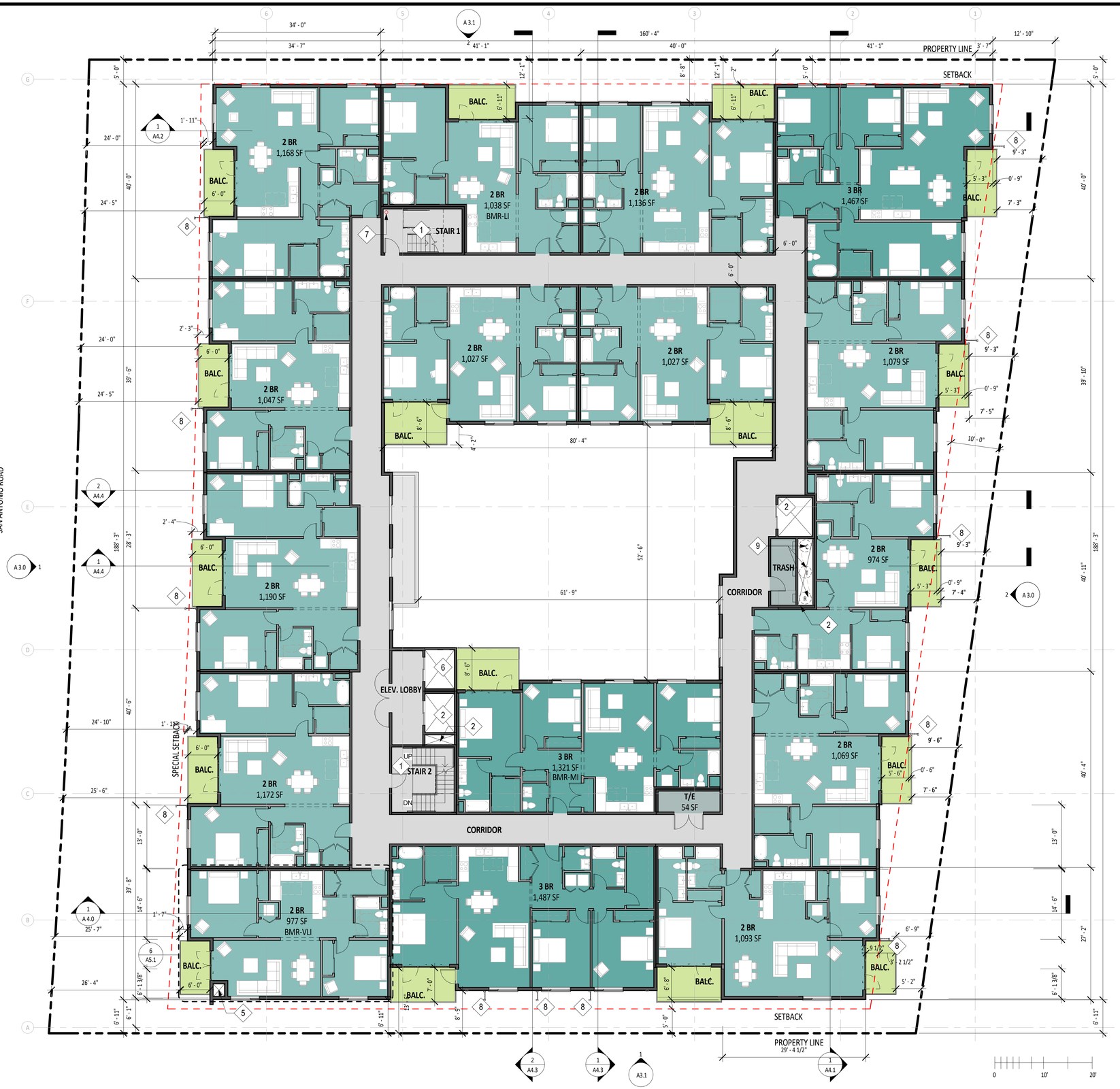
LEVEL 2 FLOOR PLAN

SHEET NUMBER

A2.2

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5. BALCONY DIMENSIONS TO PROPERTY LINE SAME FOR LEVELS 2, 3, AND 4

KEY NOTES

1. EMERGENCY EGRESS STAIR CBC 2022 1009
2. 2 HR RATED SHAFT
3. COVERED SOFFIT UNDER AWNING/ ARCHITECTURAL PROJECTION, 4' MIN. DEPTH
4. ROOF BELOW
5. BATTERY ROOM 2 HR VENTILATION SHAFT
6. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009
7. FIRE STANDPIPE HOSE VALVE
8. DECORATIVE METAL FIN
9. TRASH, RECYCLING, COMPOST CHUTE IN 2HR RATED SHAFT

Name	Count
2 BR	13
3 BR	3
Grand total: 16	16

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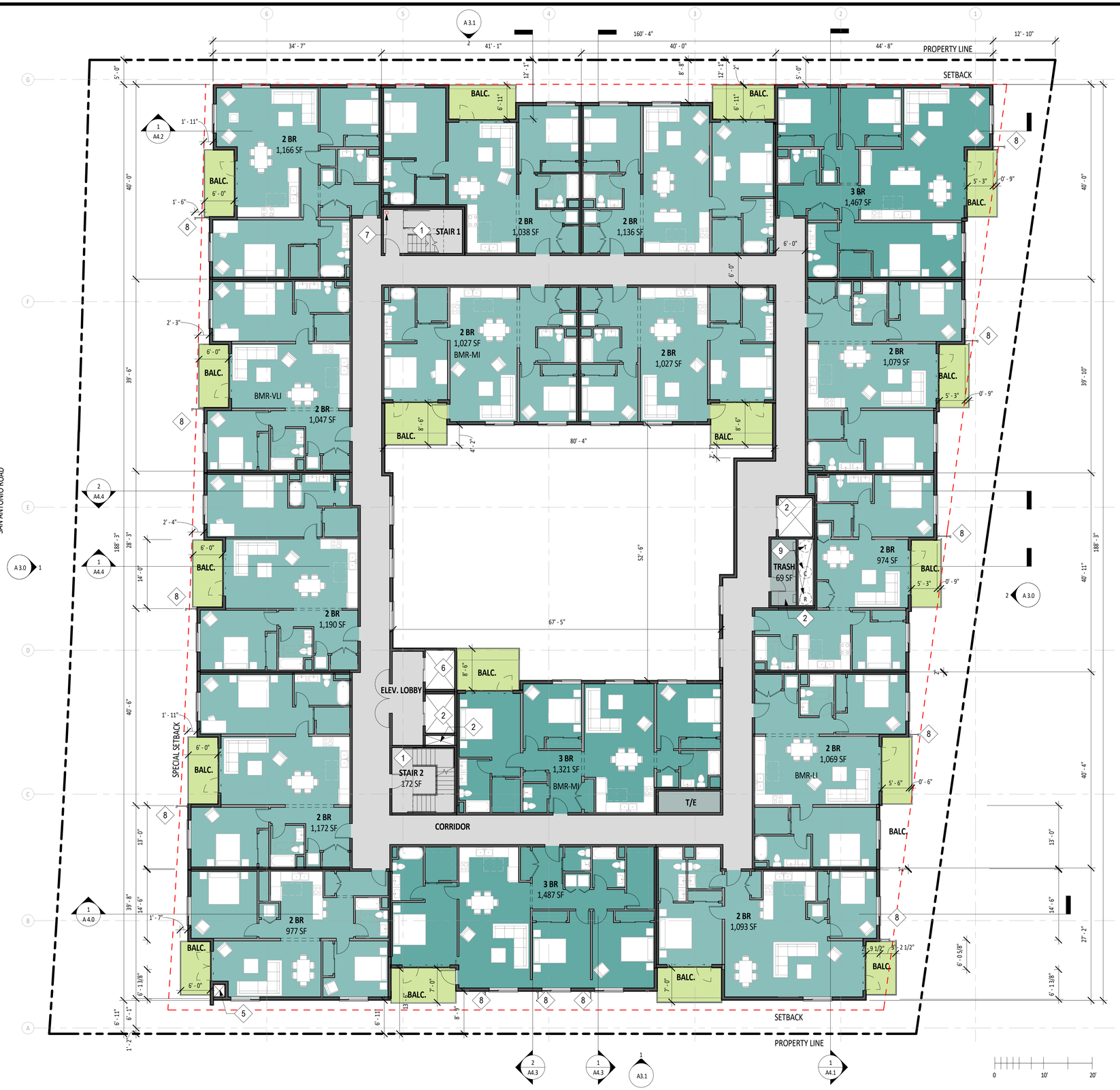
LEVEL 3 FLOOR PLAN

SHEET NUMBER

A2.3

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5. BALCONY DIMENSIONS TO PROPERTY LINE SAME FOR LEVELS 2, 3, AND 4

KEY NOTES

1. EMERGENCY EGRESS STAIR CBC 2022 1009
2. 2 HR RATED SHAFT
3. COVERED SOFFIT UNDER AWNING/ ARCHITECTURAL PROJECTION, 4' MIN. DEPTH
4. ROOF BELOW
5. BATTERY ROOM 2 HR VENTILATION SHAFT
6. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009
7. FIRE STANDPIPE HOSE VALVE
8. DECORATIVE METAL FIN
9. TRASH, RECYCLING, COMPOST CHUTE IN 2HR RATED SHAFT

Name	Count
2 BR	13
3 BR	3
Grand total: 16	16

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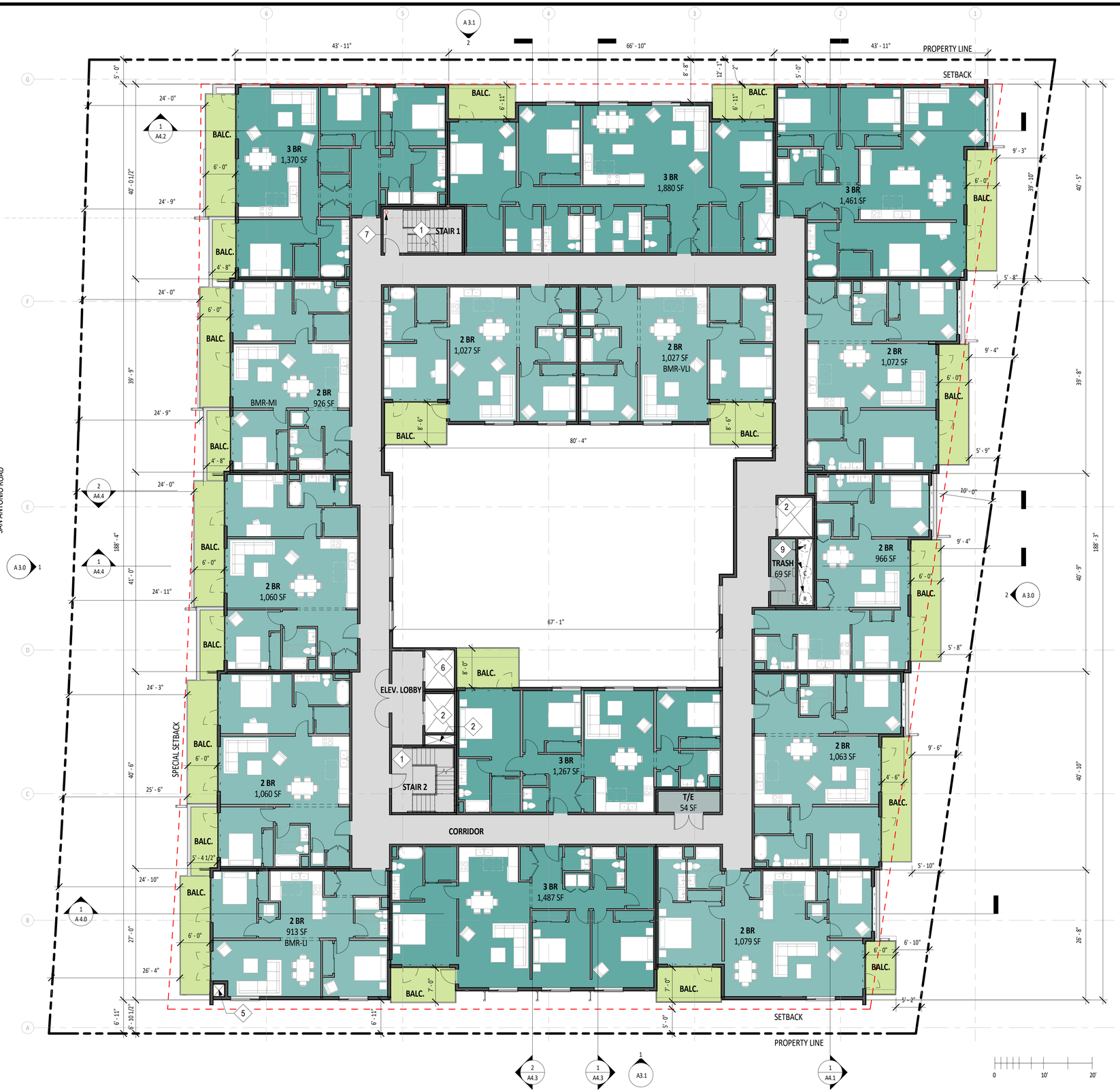
LEVEL 4 FLOOR PLAN

SHEET NUMBER

A2.4

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5. BALCONY DIMENSIONS TO PROPERTY LINE SAME FOR LEVELS 2, 3, AND 4

KEY NOTES

1. EMERGENCY EGRESS STAIR CBC 2022 1009
2. 2 HR RATED SHAFT
3. COVERED SOFFIT UNDER AWNING/ ARCHITECTURAL PROJECTION, 4' MIN. DEPTH
4. ROOF BELOW
5. BATTERY ROOM 2 HR VENTILATION SHAFT
6. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009
7. FIRE STANDPIPE HOSE VALVE
8. DECORATIVE METAL FIN
9. TRASH, RECYCLING, COMPOST CHUTE IN 2HR RATED SHAFT

Name	Count
2 BR	10
3 BR	5
Grand total: 15	15

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Phone: 510.836.5400

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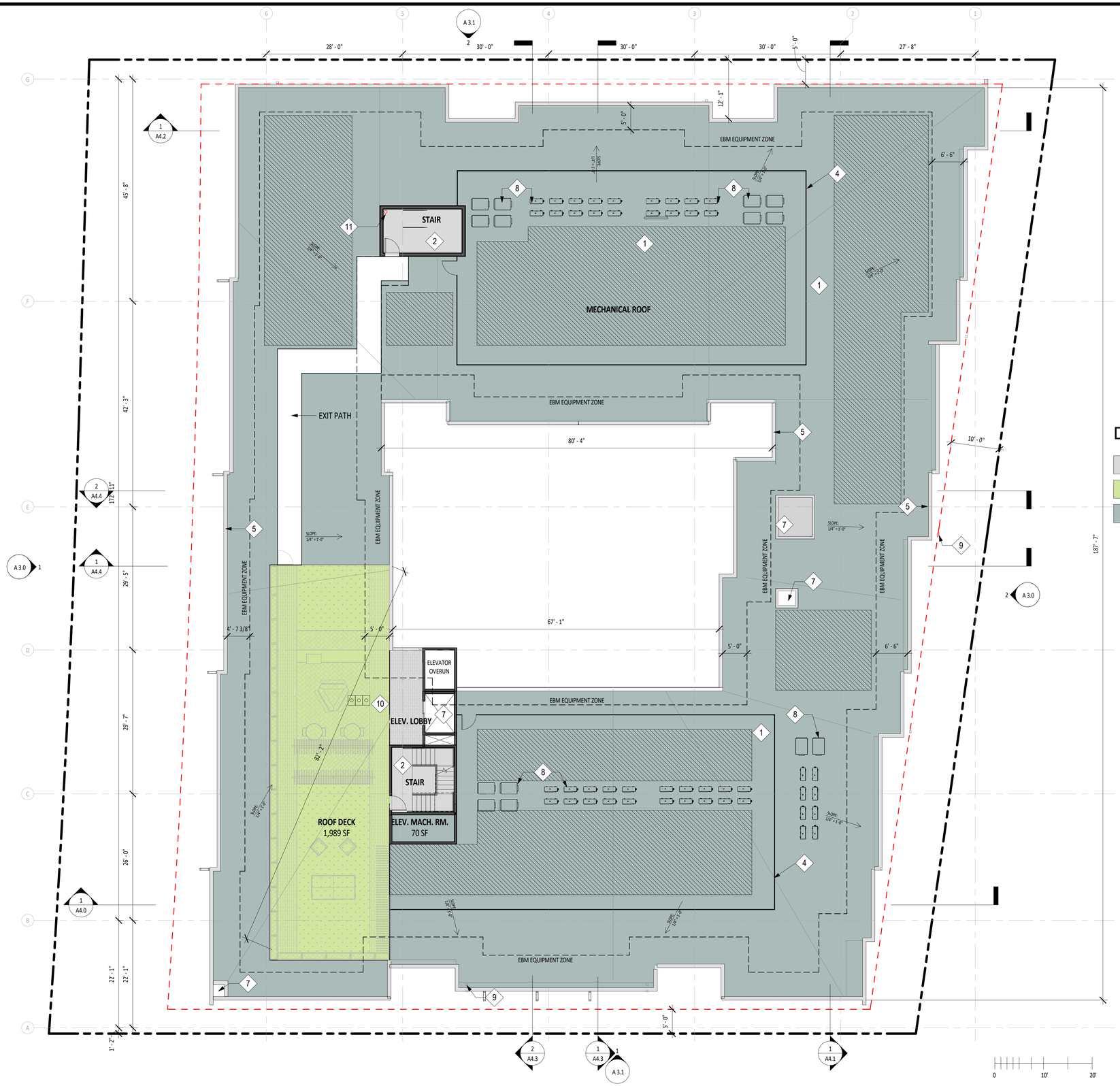
LEVEL 5 FLOOR PLAN

SHEET NUMBER

A2.5

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Department Legend

- CIRCULATION
- OPEN SPACE
- UTILITY

Department Legend

- CIRCULATION
- OPEN SPACE
- UTILITY

SHEET NOTES

1. PAMC 16.09.180(B)(5) CONDENSATE FROM HVAC CONDENSATE LINES SHALL NOT BE CONNECTED OR ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM.
2. ROOF ACCESS FOR MAINTENANCE ONLY.
3. ROOF MATERIAL TO BE HIGH ALBEDO MEMBRANE ROOFING.

KEY NOTES

1. MECHANICAL ROOF W/ NO PUBLIC ACCESS
2. EMERGENCY EGRESS STAIR CBC 2022 1009
3. EGRESS ELEVATOR IN 2HR SHAFT CBC 2022-3001.4, 11B407, 1009
4. MECHANICAL SCREEN - 7' H METAL SIDING PER ELEV.
5. 42"H MINIMUM PARAPET AT ROOF PERIMETER
6. FIXED LADDER AND ROOF HATCH
7. 2HR RATED SHAFT
8. MECHANICAL UNITS
9. DOWNSPOUTS, TYP.
10. TRASH/RECYCLE/COMPOST BIN
11. FIRE STANDPIPE HOSE VALVE

LEGEND

- SOLAR PHOTOVOLTAIC ZONE

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ROOF PLAN

SHEET NUMBER

A2.6

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1 WEST ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"

0 8' 16'

SHEET NOTES

1. NO PROTECTED OPENINGS REQUIRED PER CBC 2022 705.8
   MAXIMUM UNPROTECTED OPENING PER CBC 705.8:
   - 5' TO 10' MAX OPENING 25 % ALLOWED*
   - 10' TO 15' MAX OPENING 45 % ALLOWED*
   - 15' TO 20' MAX OPENING 75 % ALLOWED*
   - *IN SPRINKLERED BUILDINGS

KEY NOTES

1. ARCHITECTURAL PROJECTION OVER ENTRY
2. PERFORATED METAL GARAGE DOOR
3. 7'H MECHANICAL SCREEN

MATERIALS LEGEND

FC1	FIBER CEMENT PANEL - N164 White
FC2	FIBER CEMENT PANEL - N251 Anthracite
FC3	FIBER CEMENT PANEL - N211 Classic Grey
FC4	FIBER CEMENT PANEL - N991 Autumn Dusk
FC5	FIBER CEMENT PANEL - LT60 Hessian
M1	DECORATIVE METAL PRIVACY SCREEN
M2	METAL PERFORATED PANEL
M3	METAL PERFORATED SHADING FIN
M4	METAL TRIM - BLACK
M5	METAL TRIM
M6	METAL SIDING PANEL W/ STEEL FRAME
GL1	EXTERIOR GLAZING
C1	CONCRETE
AW	ALUMINUM WINDOW

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BUILDING ELEVATIONS

SHEET NUMBER

A3.0

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2 NORTH ELEVATION
1" = 10'-0"



1 SOUTH ELEVATION
1" = 10'-0"

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SHEET NOTES

1. NO PROTECTED OPENINGS REQUIRED PER CBC 2022 705.8
   MAXIMUM UNPROTECTED OPENING PER CBC 705.8:
   - 5' TO 10' MAX OPENING 25 % ALLOWED*
   - 10' TO 15' MAX OPENING 45 % ALLOWED*
   - 15' TO 20' MAX OPENING 75 % ALLOWED*

   *IN SPRINKLERED BUILDINGS

KEY NOTES

1. ARCHITECTURAL PROJECTION OVER ENTRY
2. PERFORATED METAL GARAGE DOOR
3. 7'H MECHANICAL SCREEN

MATERIALS LEGEND

FC1	FIBER CEMENT PANEL - N164 White
FC2	FIBER CEMENT PANEL - N251 Anthracite
FC3	FIBER CEMENT PANEL - N211 Classic Grey
FC4	FIBER CEMENT PANEL - N991 Autumn Dusk
FC5	FIBER CEMENT PANEL - LT60 Hessian
M1	DECORATIVE METAL PRIVACY SCREEN
M2	METAL PERFORATED PANEL
M3	METAL PERFORATED SHADING FIN
M4	METAL TRIM - BLACK
M5	METAL TRIM
M6	METAL SIDING PANEL W/ STEEL FRAME
GL1	EXTERIOR GLAZING
C1	CONCRETE
AW	ALUMINUM WINDOW

0 8' 16'

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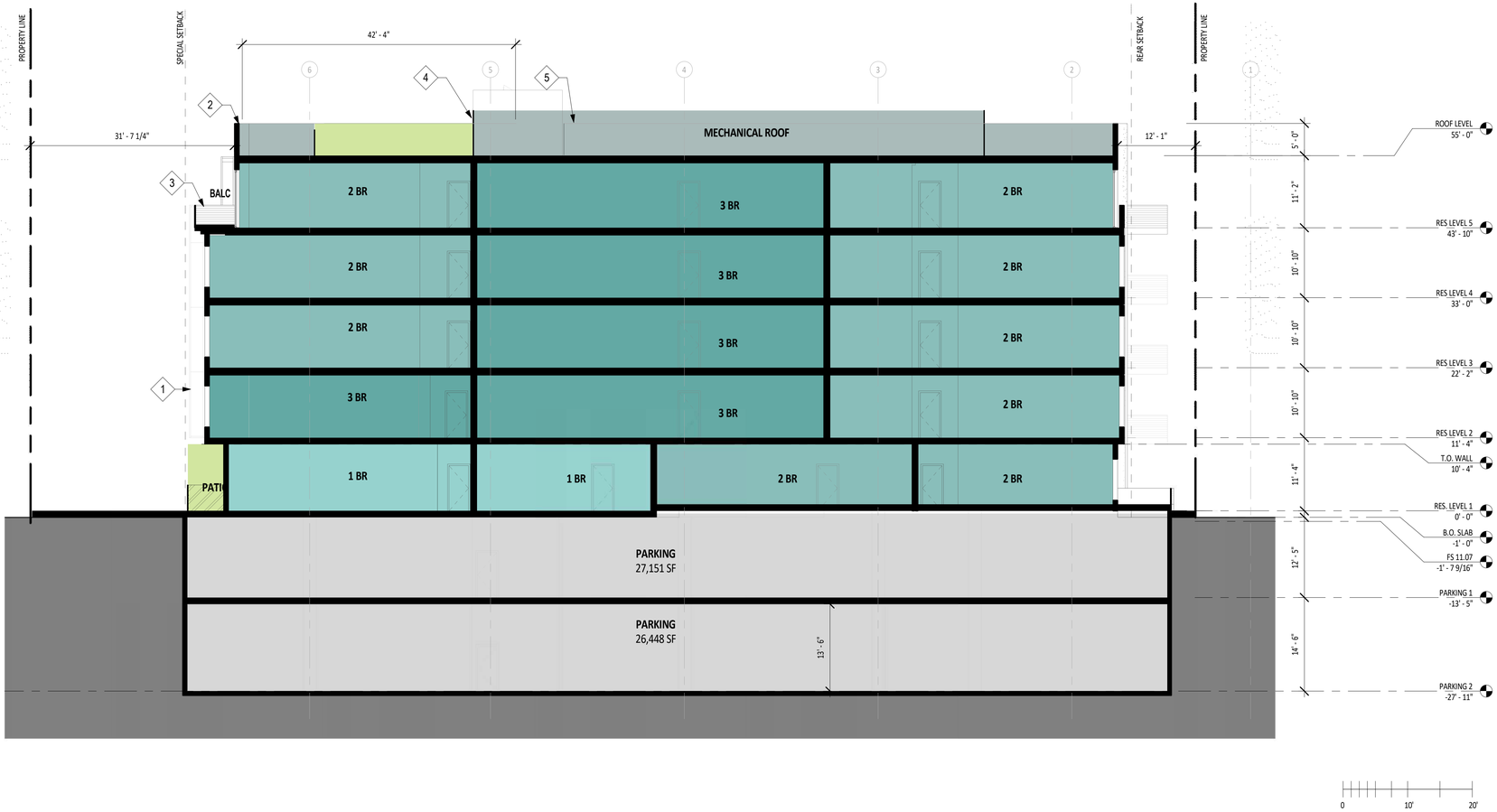
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SHEET NOTES

1. MAXIMUM UNPROTECTED OPENING PER CBC 705.8:
   - 5' TO 10' MAX OPENING 25 % ALLOWED*
   - 10' TO 15' MAX OPENING 45 % ALLOWED*
   - 15' TO 20' MAX OPENING 75 % ALLOWED*
   - *IN SPRINKLERED BUILDINGS

KEY NOTES

1. ARCHITECTURAL PROJECTION / CANOPY
2. PARAPET
3. BALCONY
4. 7'H MECHANICAL SCREEN
5. STAIR/ELEVATOR OVERRUN

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800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

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HMH
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F	05/06/24	CITY COUNCIL	

N PROJECT NORTH

N TRUE NORTH

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SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

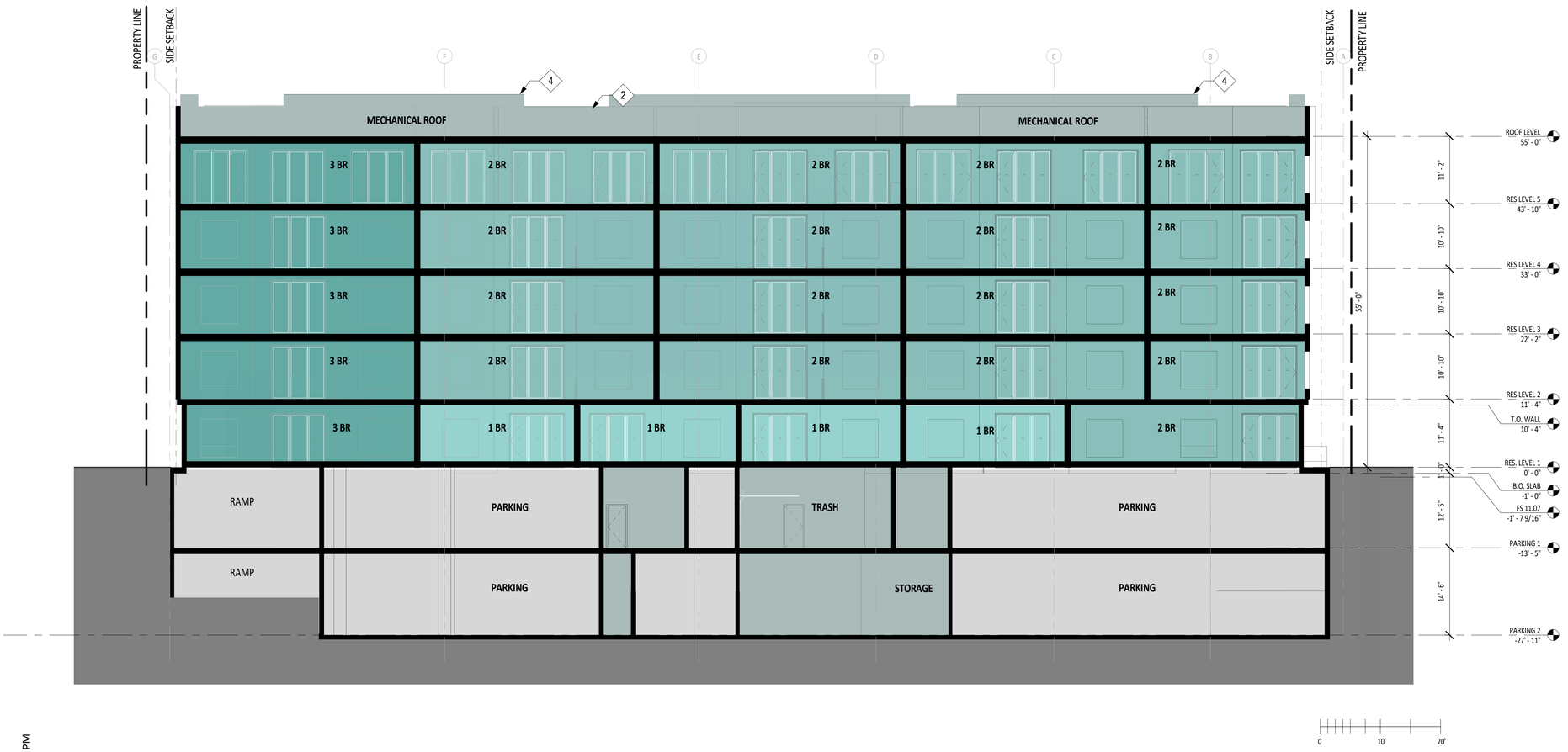
BUILDING SECTION

SHEET NUMBER

A4.0

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SHEET NOTES

1. MAXIMUM UNPROTECTED OPENING PER CBC 705.8:
   - 5' TO 10' MAX OPENING 25 % ALLOWED*
   - 10' TO 15' MAX OPENING 45 % ALLOWED*
   - 15' TO 20' MAX OPENING 75 % ALLOWED*
   - *IN SPRINKLERED BUILDINGS

KEY NOTES

1. ARCHITECTURAL PROJECTION / CANOPY
2. PARAPET
3. BALCONY
4. 7'H MECHANICAL SCREEN
5. STAIR/ELEVATOR OVERRUN

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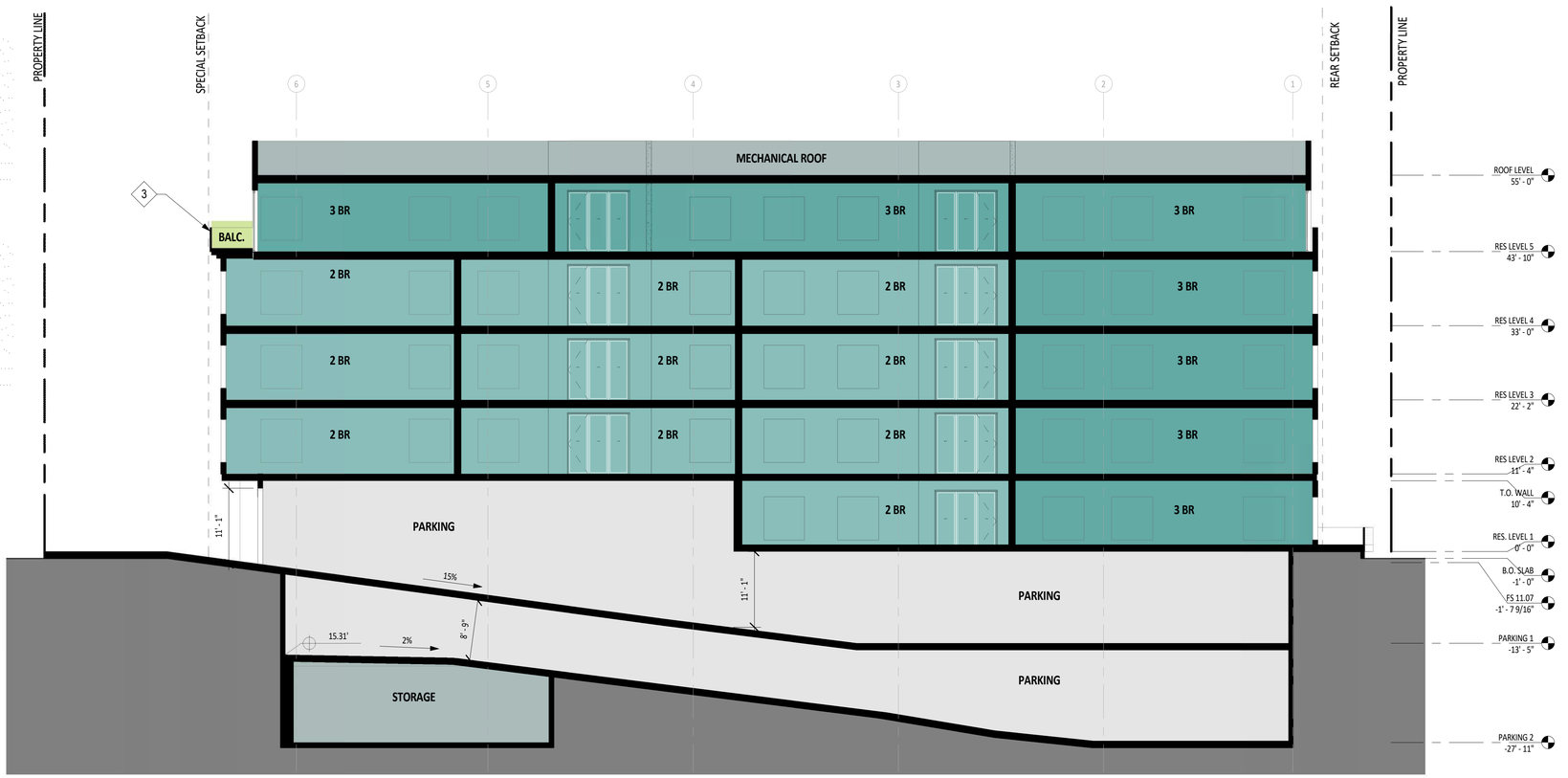
BUILDING SECTION B

SHEET NUMBER

A4.1

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SHEET NOTES

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   - 15' TO 20' MAX OPENING 75 % ALLOWED*
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KEY NOTES

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2. PARAPET
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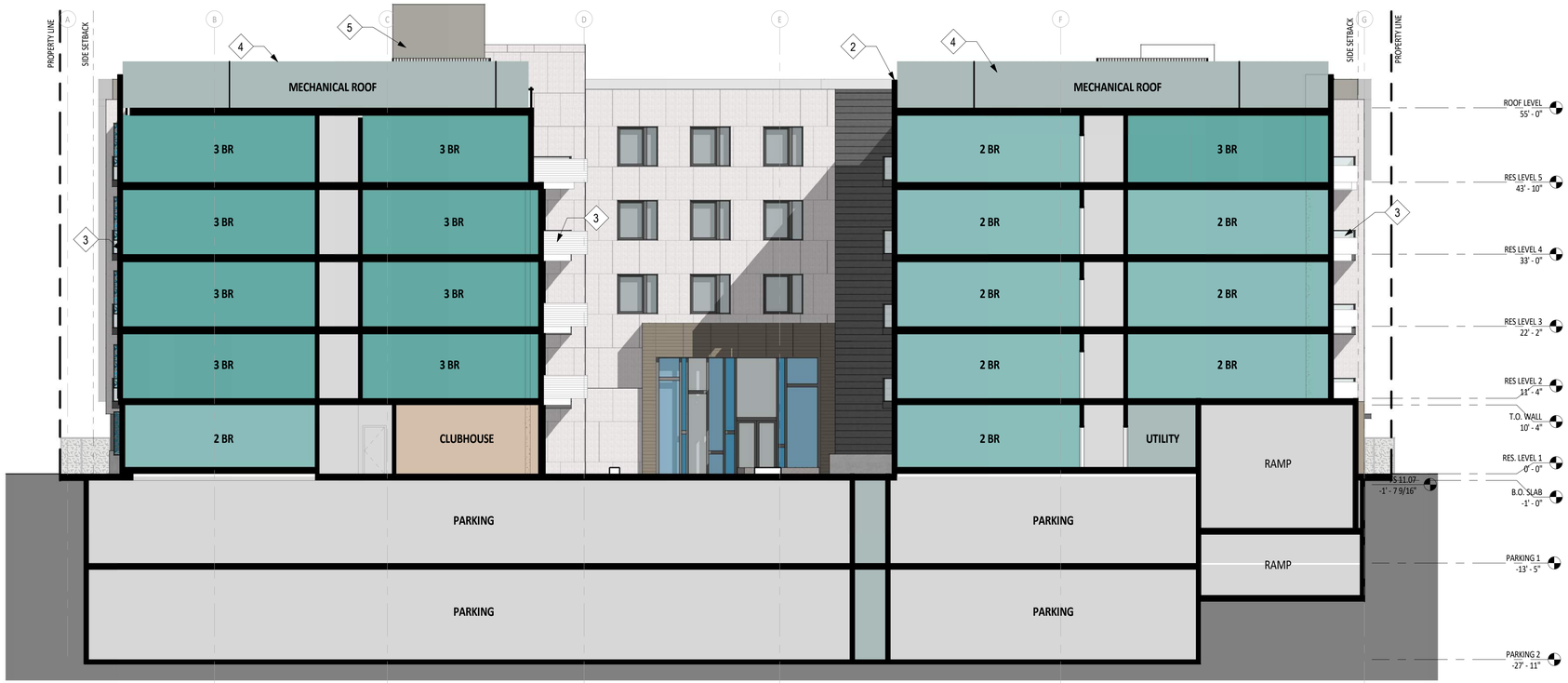
BUILDING SECTION C

SHEET NUMBER

A4.2

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2 SECTION EAST
1" = 10'-0"



1 SECTION WEST
1" = 10'-0"

0 10' 20'

SHEET NOTES

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   - 10' TO 15' MAX OPENING 45 % ALLOWED*
   - 15' TO 20' MAX OPENING 75 % ALLOWED*
   - *IN SPRINKLERED BUILDINGS

KEY NOTES

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2. PARAPET
3. BALCONY
4. 7'H MECHANICAL SCREEN
5. STAIR/ELEVATOR OVERRUN

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N PROJECT NORTH

N TRUE NORTH

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SHEET TITLE:

BUILDING/COURTYARD SECTION

SHEET NUMBER

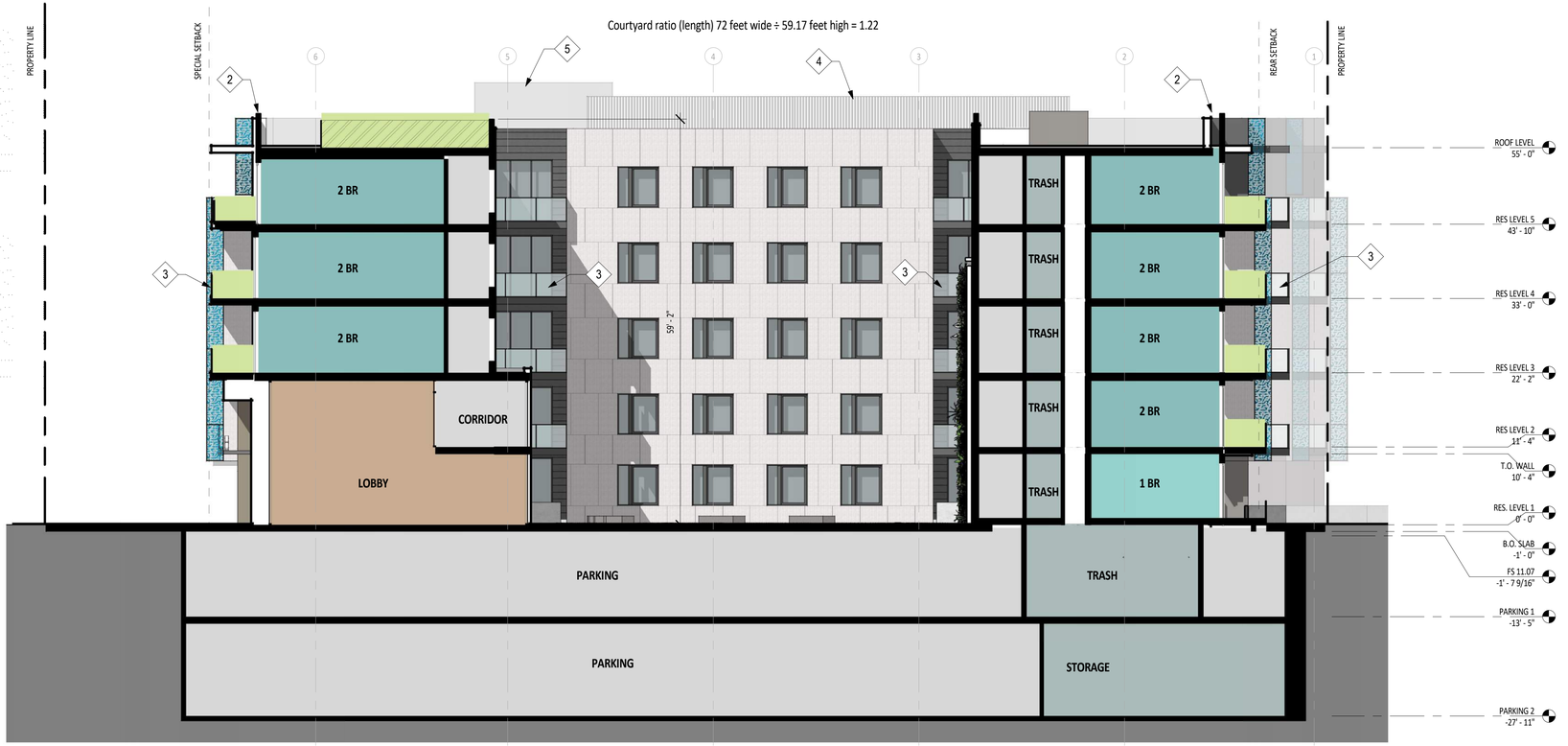
A4.3

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2 SECTION NORTH
1" = 10'-0"



1 SECTION SOUTH
1" = 10'-0"

0 10' 20'

SHEET NOTES

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   - 15' TO 20' MAX OPENING 75 % ALLOWED*
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KEY NOTES

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3. BALCONY
4. 7'H MECHANICAL SCREEN
5. STAIR/ELEVATOR OVERRUN

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N TRUE NORTH

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BUILDING/COURTYARD SECTION B

SHEET NUMBER

A4.4

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FC1 FIBER CEMENT PANEL - Equitone Natura N164 White



FC2 FIBER CEMENT PANEL - Equitone Natura N251 Anthracite



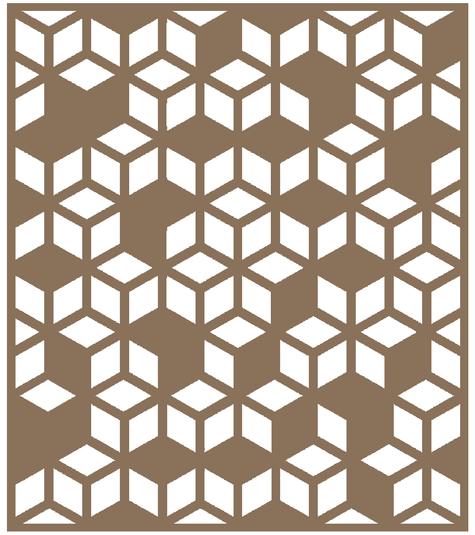
FC3 FIBER CEMENT PANEL -Equitone Natura N211 Classic Grey



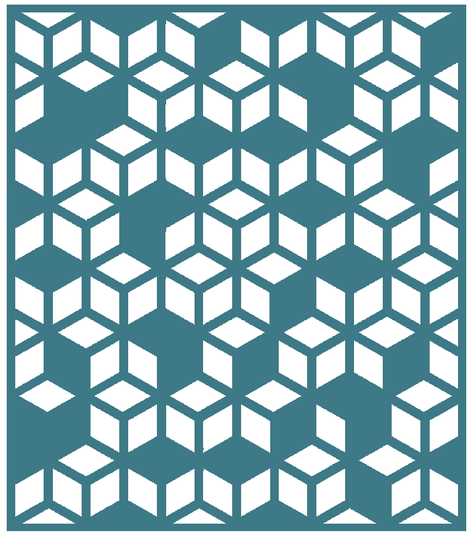
FC4 FIBER CEMENT PANEL - Equitone Natura N991 Autumn Dusk



FC5 FIBER CEMENT PANEL - Equitone Linea LT60 Hessian



M1 DECORATIVE METAL PRIVACY SCREEN - Bok Modern A31 Rust Brown



M3 METAL PERFORATED SHADING FIN - Bok Modern A31 Blue



AW ALUMINUM WINDOW



FN FENCE - Rust Brown

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TS 800 SA LLC

800/808 SAN ANTONIO ROAD

OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
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N PROJECT NORTH

N TRUE NORTH

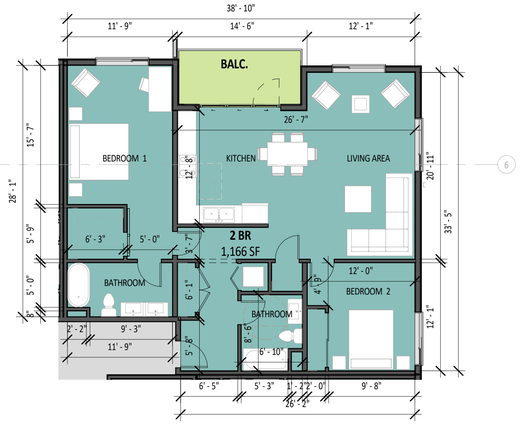
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MATERIAL BOARD

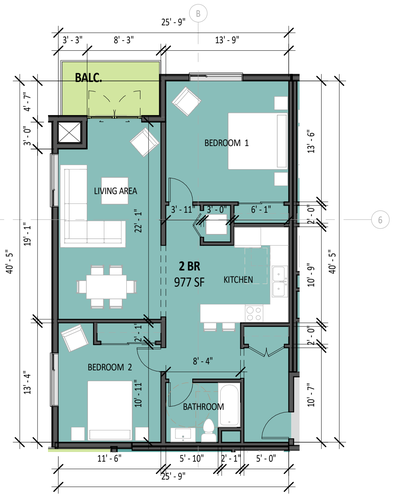
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9 2BR - 216
1/8" = 1'-0"



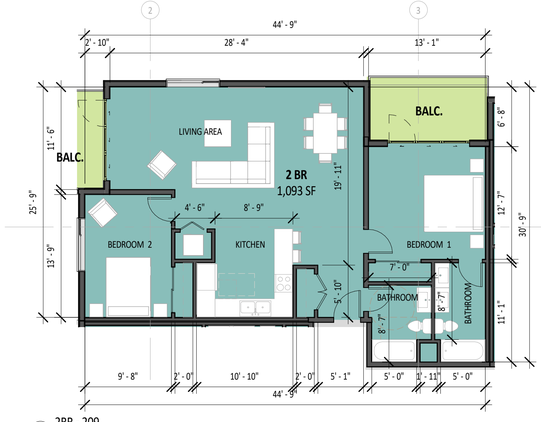
6 2BR - 312
1/8" = 1'-0"



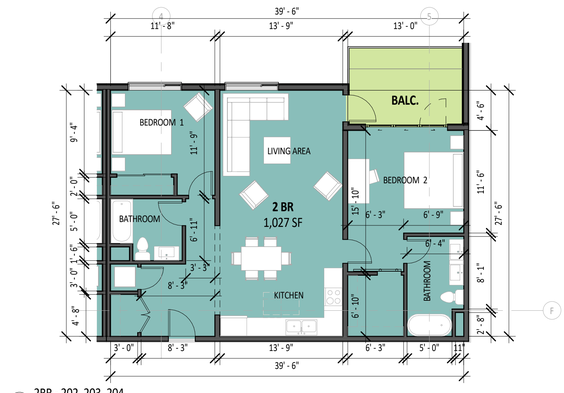
3 2BR - 206, 208
1/8" = 1'-0"



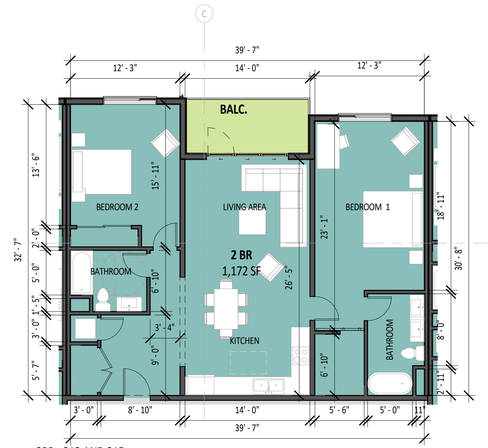
8 2BR - 314
1/8" = 1'-0"



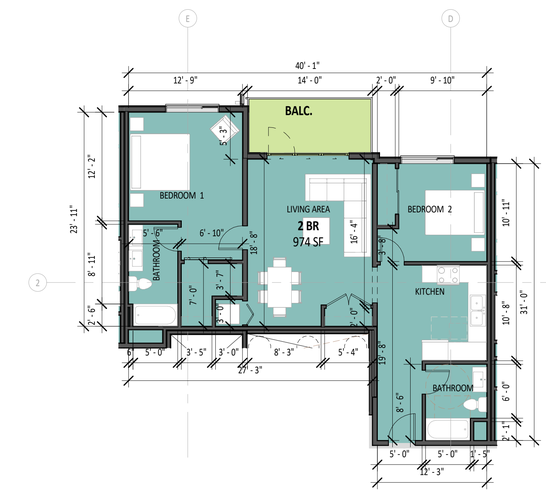
5 2BR - 209
1/8" = 1'-0"



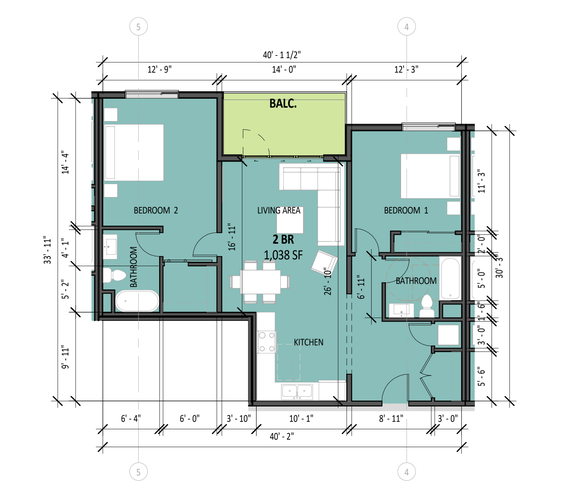
2 2BR - 202, 203, 204
1/8" = 1'-0"



7 2BR - 313 AND 315
1/8" = 1'-0"



4 2BR - 207
1/8" = 1'-0"



1 2BR - 201
1/8" = 1'-0"

SHEET NOTES

1. TYPICAL 42" AFF METAL HANDRAIL AT BALCONY U.O.N

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CIVIL ENGINEERING
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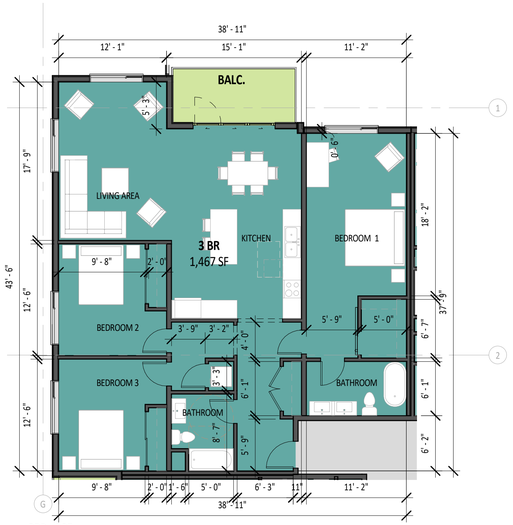
UNIT PLANS

SHEET NUMBER

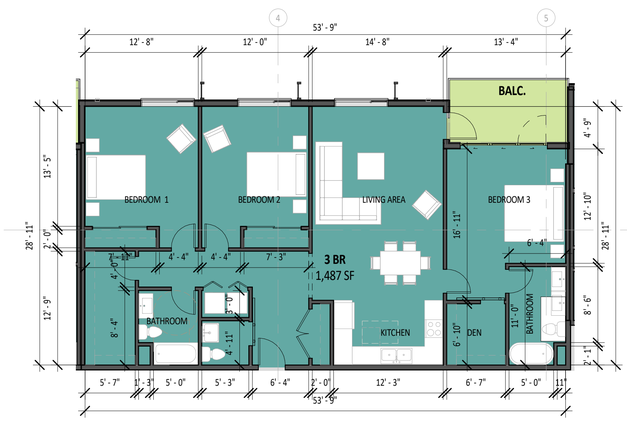
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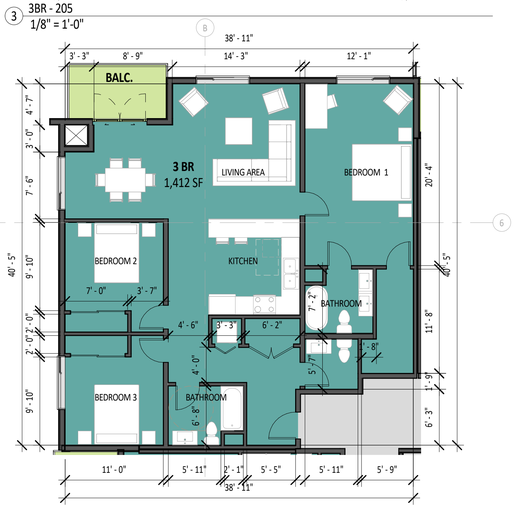
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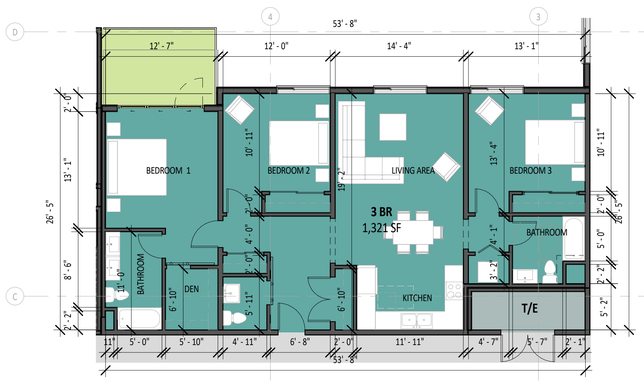
3 3BR - 205
1/8" = 1'-0"



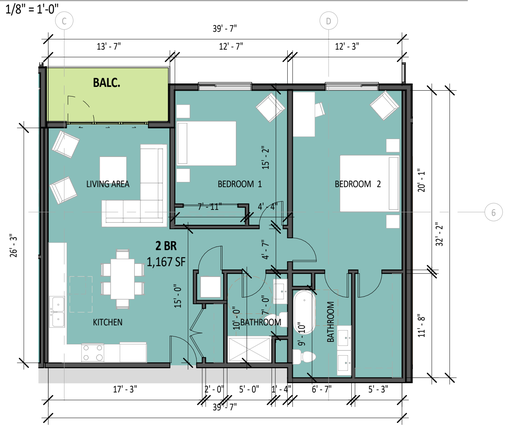
5 3BR - 211
1/8" = 1'-0"



2 3BR - 212
1/8" = 1'-0"



4 3BR - 310
1/8" = 1'-0"



1 2BR - 213
1/8" = 1'-0"

SHEET NOTES

1. TYPICAL 42" AFF METAL HANDRAIL AT BALCONY U.O.N

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N TRUE NORTH

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UNIT PLANS

SHEET NUMBER

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SHEET NOTES

KEY NOTES

1. POLE MOUNTED DOWNLIGHT (E1)
2. WALL SCONCE (E8)
3. BOLLARD (E2, E3)
4. WALL SCONCE (E5)

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N PROJECT NORTH

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DRAWN BY: E8 Wall sconce -
PROJECT NUMBER: 21-041
SHEET ISSUE DATE: 11/06/23
SHEET TITLE:

SITE LIGHTING PHOTOMETRIC

SHEET NUMBER

A6.0

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1 GROUND FLOOR PLAN
1" = 10'-0"

LUMINIS

CT180 SERIES
CLERMONT

CEILING SURFACE/PENDANT/CATENARY/WALL MOUNT/POLE MOUNT/4" POST TOP

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:							
MODEL	LED SELECTION	MOUNT	CCT	VOLTAGE	FINISH	OPTION	OPTION



1- Comfort Series
2- Corrosion resistant diecast aluminum housing
3- Indirect LED lighting on highly reflective dome for visual comfort
4- Clear tempered glass
5- All stainless steel hardware















MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket.

LED boards are hidden between coated polymer that diffuses and reflects the light at 96%. It is UV stabilized and antistatic, which does not attract dust.

The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40ºC to +55ºC -40ºF to +131ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.
Optional 347/480V available.

LED Offered in 2700K, 3000K, 3500K & 4000K at 80CRI.

LIFE

60,000hrs $L_{70}B_{50}$ (based on LM-80 report for lumen maintenance)

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 27 lbs (12 kg), except PT: 40 lbs (18 kg)

Several mounting options are offered with this product: catenary, wall mount, ceiling mount, pendant, post-top and pole mount.

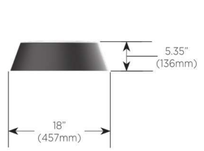
For SPG, STM, CK, WM mounting: The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.
For PM mounting: designed to fit on 4" or 5" OD pole.
For PT mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.
For CAT3: see mounting details on page 3.
For STM, fixture must be installed on a finished ceiling for exterior applications and/or when exposed to inclement weather.

CERTIFICATION

Certified and approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP65/IK9.

Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC.

Lumen depreciation in accordance with IESNA LM80 standards.





LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

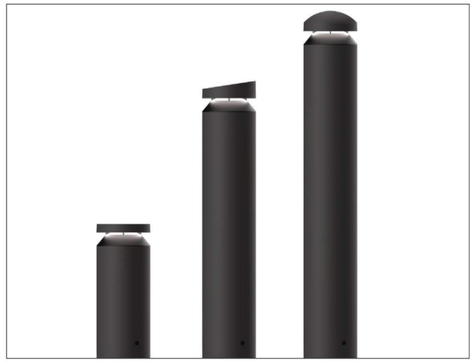
Luminaires may be altered for design improvement without prior notice.

E1 Pole-mounted downlight

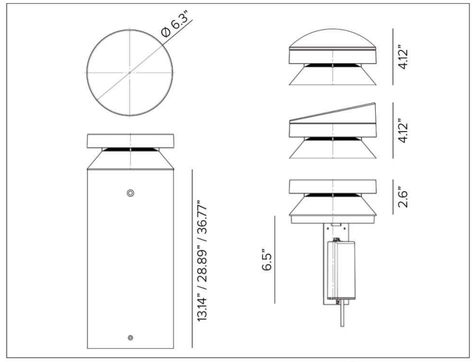
TARGETTI

MR. BO

Radial Emission LED Bollard



Flat Top version shown. *Angle Top version shown.* *Domed Top version shown.*



Dark Sky · Marine · RoHS3 · IP66 · cULus

CONCEPT

Radial-emission LED bollard specifically designed to light large open spaces.

FIXTURE MECHANICAL CHARACTERISTICS

Housing	Ø 6.3" Dia.
Materials	Powder coated anodized die-cast aluminum optical head with extruded body. Marine Grade cataphoresis G available as optional.
Finish	Textured finish. Ferrite Dark Grey · Black · White · Bronze Sandstone Grey · Heritage Brown
Power Connection	Factory shipped with DSM&T IP68 quick disconnect at fixture and mating 4ft SJOOW 18-6 cable with purple and grey wires for 0-10V.
Functionality	Available in three different heights - 16in, 32in and 40in nominal for flat head or 17in, 33in and 41in nominal for domed and angled heads. 316L grade stainless steel base and stainless steel anti-theft screws. Optional integral 90 minute emergency battery back at 8W output (14W 57% / 19W 42% / 27W 30%); ambient temperature not to drop below 0°C or exceed 50°C. Optional integral smart PIR motion sensor factory preset to 100% ON fade to 10% output after 30 minutes if no motion is detected, contact factory for custom settings.
BUG	B1-U0-G1 Dark Sky Compliant
Weight	3.1lbs (fixture head only)
Protection	IP66
Resistance	IK10

CERTIFICATIONS

cULus Wet Location Listed.
Tested in accordance with LM-79-08.
Compliant for California installations.
IEC 62471
RoHS3 EU 215/863

WARRANTY

5 year limited warranty.

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

ELECTRICAL CHARACTERISTICS

Driver	Integral 4/1 smart driver (Non-Dimmable / 0-10V / Reverse Phase / Forward Phase).
Wattage	27W (360°) / 19W (180°, 90°+90°) / 14W (90°)
Voltage	Universal Voltage 120-277V AC 50/60Hz

SOURCE

LED Chip on Board.

TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM
	2700K	80	82	96	2
	3000K	80	83	96	2
	3500K	80	82	95	2
	4000K	80	82	95	2

Ra90 available upon request

OPTIC

Internal high reflective anodized aluminum reflector with transparent polycarbonate lens positioned horizontally under optical head with external black anti-glare control.



Beam		360°	180°	90°	90°+90°
Delivered Lumens	**2700K**	1,167Lm	873Lm	292Lm	598Lm
	3000K	1,217Lm	910Lm	305Lm	623Lm
	4000K	1,248Lm	933Lm	313Lm	639Lm

For 3500K lumen values use multiplier of 1.02 from 3000K.

Efficacy	52Lm/W max. Refer to photometric graphs for specific values.
Lifetime	L92/B10 30000hrs at max TA +25°C L90/B10 50000hrs at max TA +25°C
Photobiological Classification	Low risk safety RG1

E2-E3 Bollard

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TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

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OWNER
TS 800 SA, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
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San Jose, CA 95131
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SHEET TITLE:

LIGHTING CUTSHEETS

SHEET NUMBER
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FIXTURE TYPE

PROJECT NAME

LOCATION



Uniform Static White (Outdoor)

OUTDOOR WHITE LIGHT TAPE

RoHS COMPLIANT · UL LISTED · Field Cuttable · 24V DC · Dry Rated · Wet Rated

Description

Our Uniform Static White series provides single bin, 3 step color consistency across every single output option and will never create a diode image when paired with any Kelvix channel.

Features

- Uses U2835 Diode
- Create a Custom Fixture with Kelvix Channels
- 5-Year Warranty
- UL-Listed for Indoor and Outdoor
- 3M™ Industrial Adhesive Backing
- For Use with 24V Power Supplies
- Dimmable using Kelvix Power Supplies
- IP67

Series Spec

Series	UNI-WL
Temp/Colors*	1800K–6500K
Input Voltage	24V DC/Constant Voltage
Beam Spread	120°
CRI	Ra 90+, R9 70+
Diode	2835
Diode Pitch	240 LED/m
Binning Tolerance*	ANSI 3Step
Cut Intervals	1.31" (33.3mm)
Dimensions	0.57" (14.5mm) × 0.18" (4.5mm)
Dimensions w/End Caps	0.69" (17.5mm) × 0.24" (6.0mm)
Operating Temp.	-4°F (-20°C) to 140°F (60°C)
Storage Temp.	-4°F (-20°C) to 158°F (70°C)

Product Code Builder

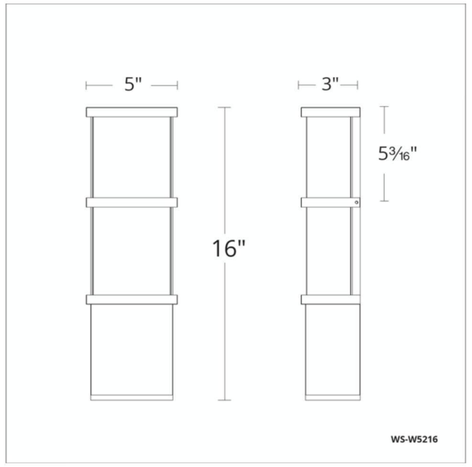
Series	Location	Output*	Temp/Color*	Voltage	Modification
UNI-WL	**O**			**24V**	**NA**
UNI-WL—Uniform Static White	**O**—Outdoor	**100**—100 lm/ft **200**—200 lm/ft **300**—300 lm/ft **400**—400 lm/ft **500**—500 lm/ft **750**—750 lm/ft **1000**—1000 lm/ft **1250**—1250 lm/ft **1500**—1500 lm/ft	**18K**—1800K **22K**—2200K **24K**—2400K **27K**—2700K **30K**—3000K **35K**—3500K **40K**—4000K **50K**—5000K **65K**—6500K	**24V**—24V DC	**NA**—None

Example: UNI-WL-O-100-18K-24V-NA

* Customizable—Consult Factory

Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 NO. 250.0





Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W5216 16"	3000K	❍ BZ Bronze	21.6W	1418	811

Example: **WS-W5216-BZ**

For custom requests please contact customs@modernforms.com

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Elevation

WS-W5216

FEATURES

- ACLED driverless technology
- White ceramic silk-screened mitered glass
- Downward and indirect illumination

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,Title 24 JA8: 2019 Compliant
Input	120 VAC,50/60Hz
Dimming	ELV: 100-10%,TRIAC: 100-10%
Color Temp	3000K
CRI	90
Construction	Aluminum with silk-screened linen on mitered glass

REPLACEMENT PARTS

RPL-GLA-5216-01 - Outer Glass
RPL-GLA-5216-02 - Inner Glass

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

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VCPG Ultimate LED

Parking Garage

Catalog Number

Notes

Type

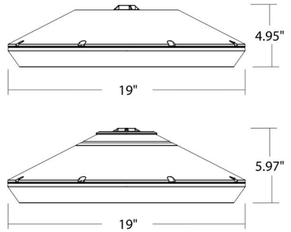
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 19"

Height: 4.95" (6" with Up-Light)

Weight (max, with no options): 25 lbs



A+ Capable options indicated by this color background.

Introduction

The all new VCPGX LED (Visually Comfortable Parking Garage) luminaire is the ultimate solution for parking garage applications. The deep recessed lens design of VCPGX LED minimizes high angle glare, while its patent pending transition zone reduces the contrast ratio between the luminaire and the dark ceiling. The dedicated up-light module option further reduces this contrast, creating a more visually comfortable environment.

The VCPGX LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPGX LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPGX LED V8 P3 40K 70CRI T5M MVOLT PM UPL2 DWHXD

VCPGX LED							
Series	**LED Light Engines**	**Package**	**Color temperature**	**Color Rendering Index**	**Distribution**	**Voltage**	**Mounting**
VCPGX LED	V4 4 Light Engines V8 8 Light Engines	P1 P2 P3 P4 P5 P6 P7 (with V8 only)	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T5M Type V, medium T5R[1] Type V, rectangular T5W Type V, wide T5E Type V entry LANE[1] Drive lane	MVOLT 347 480 For ordering with fuse 120 208 240 277 347 480	**Shipped included** PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall) **Shipped separately** YK Yoke/trunnion mount[2]

Options

Shipped installed

UPL1	Up-Light: 500 lumens
UPL2	Up-Light: 700 lumens
E8WC	Emergency battery backup, CEC compliant (8W, -20°C min)[3,4,5]
E10WH	Emergency battery backup, CEC compliant (10W, 5°C min)[3,4,5]
HA	High ambient (50°C, only P1-P4)
SF	Single fuse (120V, 277V, 347V)
DF	Double fuse (208V, 240V, 480V)
SPD10KV	10KV Surge Pack
LDS36	36in (3ft) lead length
LDS72	72in (6ft) lead length
LDS108	108in (9ft) lead length
DMG	External 0-10V leads (no controls)[6]
TP	Tamper proof screws

Shipped Separately

BDS	Bird Shroud
BSW	Bird Spikes

Standalone Sensors/Controls

PIR	Motion/ambient sensor for 8-15' mounting heights
PIRH	Motion/ambient sensor for 15-30' mounting heights
PIR3FC3V	Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output
PIRH3FC3V	Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output

Networked Sensors/Controls

NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights
NLTAIR2 PIR924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights[7]
NLTAIR2 PIRH924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights[7]

Finish *(required)*

DWHXD	White
DNAXD	Natural aluminum
DDBXD	Dark bronze
DBLXD	Black

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WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

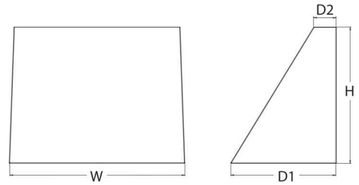
Depth (D1): 7"

Depth (D2): 1.5"

Height: 9"

Width: 11.5"

Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1] P1[2] P2[2] P3[2] P4[2]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB[3] Amber	70CRI[4] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[5] 480[5]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[7]	Photocell, Button Type
DMG[8]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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OWNER
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LIGHTING CUTSHEETS

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gotham® | E V O®

Multiple Layers of Light

Luminaire Type:

Catalog Number:

General Illumination Round Downlight 4"



OVERVIEW

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

Medium (MD) 0.9 S:MH

Medium Wide (MDW) 1.0 S:MH

Wide (WD) 1.2 S:MH

Superior Perfomance*

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114

*Based on 3500K AR LSS MWD 80CRI

COMPLEMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light



General Illumination Layer I EVO



High Center Beam Layer I Incito



EVO + Incito — Multiple Layers of Light

Core



Healthcare



Special Applications



GOTHAM ARCHITECTURAL DOWNLIGHTING I 1400 Lester Road Conyers, GA 30012 I P 800-705-SERV (7378) I gothamlighting.com
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E9 Downlight

4/22/2024 12:38:58 PM

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

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#	DATE	ISSUES & REVISIONS	BY
B	11/7/23	ARB RESPONSE	
C	01/26/24	C4 RESPONSE	
D	02/28/24	PLANNING REVISION	
E	03/21/24	C6 RESPONSE	
F	05/06/24	CITY COUNCIL	

N PROJECT NORTH

N TRUE NORTH

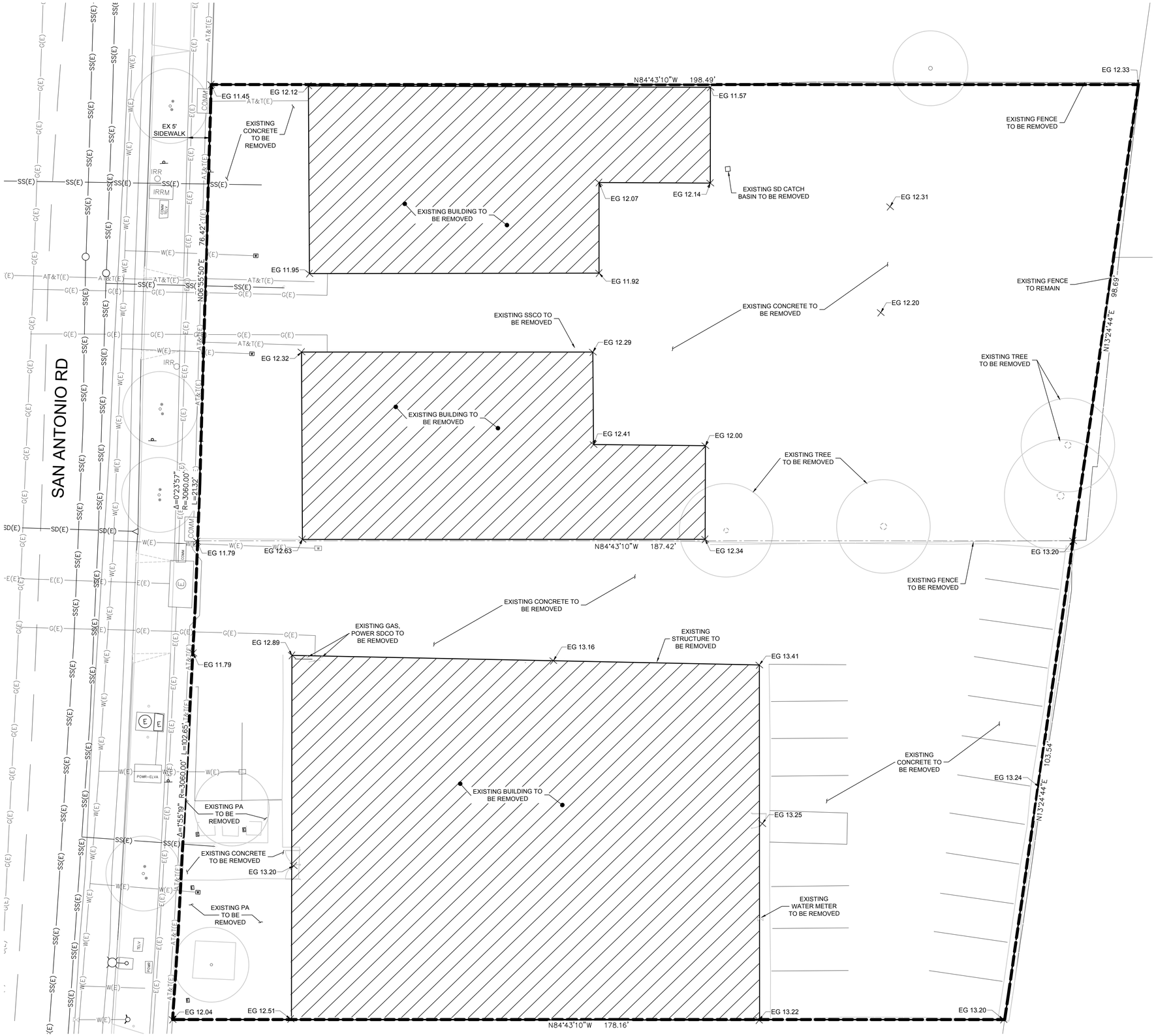
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SHEET ISSUE DATE: 11/07/23
SHEET TITLE:

LIGHTING CUTSHEETS

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LEGEND

	EXISTING
PROJECT BOUNDARY	
PROPERTY LINE	
RIGHT OF WAY	
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
CENTERLINE	
STRIPING	OR
CENTERLINE	
SANITARY SEWER	SS(E)
SANITARY SEWER MANHOLE CSJ D-11	
SANITARY LATERAL	
SANITARY SEWER CLEAN OUT	
STORM DRAIN LINE	SD(E)
STORM DRAIN MANHOLE CSJ D-11	
STORM DRAIN FIELD INLET (1X1)	
STORM DRAIN FIELD INLET (2X2)	
STORM DRAIN CURB INLET	
TREE	
DRIVEWAY	

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WATER LINE	W(E)
WATER VALVE	
FIRE HYDRANTS	
STREET SIGN	
ELECTROLIER	
UTILITY POLE	
CONDUIT	
PULL BOX	
GAS METER	GM
ELECTRICAL METER	EM
AT&T SERVICE BOX	AT&T
IRRIGATION METER	IRRM

ABBREVIATIONS

CO	CLEANOUT
EG	EXISTING GROUND
PA	PLANTER AREA
SD	STORM DRAIN

NOTES

1. SITE AREA: 0.86 ACRES
2. ALL EXISTING UTILITIES SERVING THE SITE TO BE ABANDONED EXCEPT AS NOTED

0 5 10 20

1 INCH = 10 FEET

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2	03/31/23	PLANNING APPLICATION SET	DAW
3	11/06/23	PLANNING APPLICATION SET	DAW
C	01/26/24	C4 RESPONSE	DAW
	02/28/24	PLANNING REVISION	DAW
E	03/21/24	C6 RESPONSE	DAW

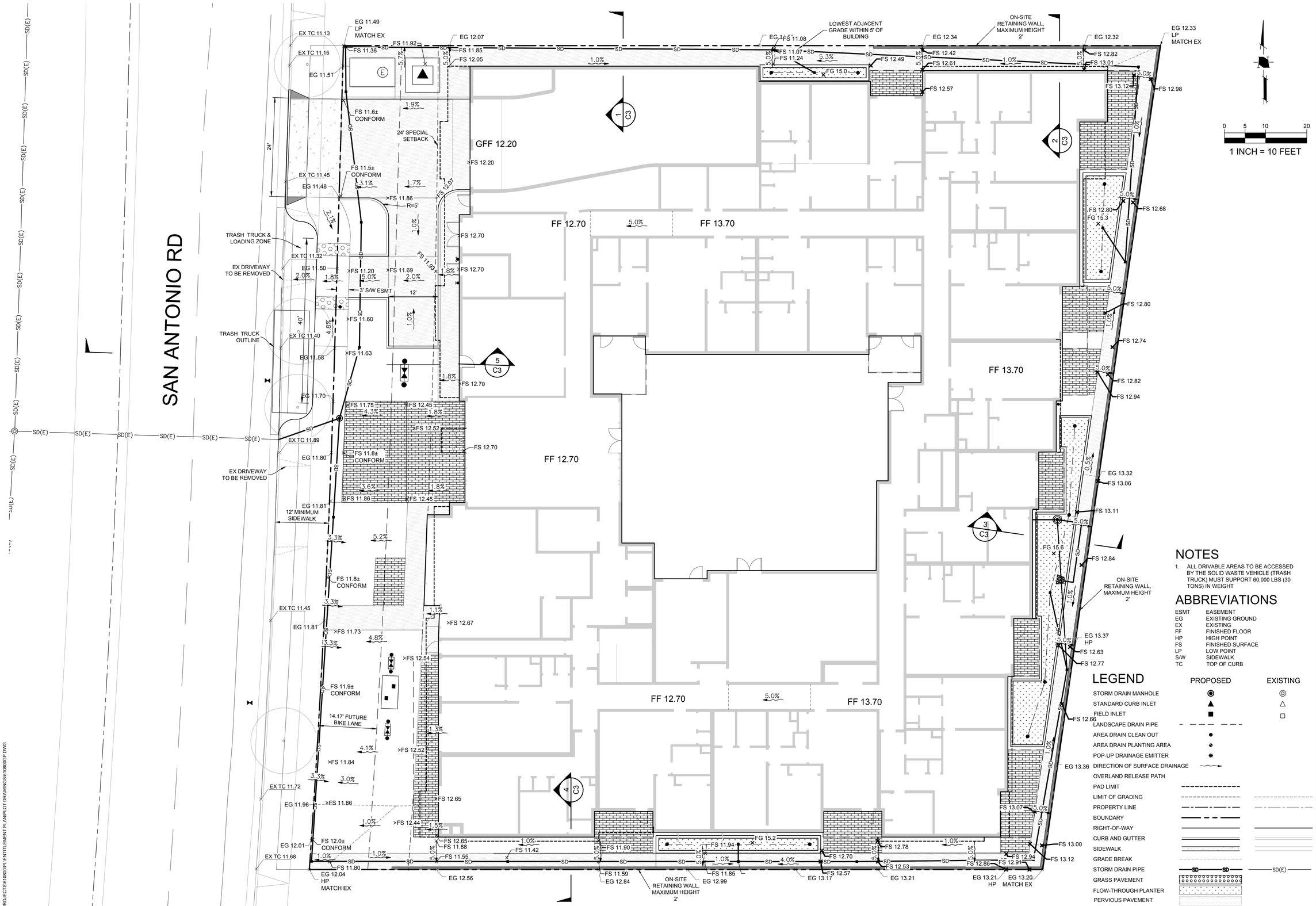
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SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER

C1

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NOTES

1. ALL DRIVABLE AREAS TO BE ACCESSED BY THE SOLID WASTE VEHICLE (TRASH TRUCK) MUST SUPPORT 60,000 LBS (30 TONS) IN WEIGHT

ABBREVIATIONS

ESMT	EASEMENT
EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
HP	HIGH POINT
FS	FINISHED SURFACE
LP	LOW POINT
S/W	SIDEWALK
TC	TOP OF CURB

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	◉	◎
STANDARD CURB INLET	▲	△
FIELD INLET	■	□
LANDSCAPE DRAIN PIPE	– – –	
AREA DRAIN CLEAN OUT	●	
AREA DRAIN PLANTING AREA	◕	
POP-UP DRAINAGE EMITTER	✸	
DIRECTION OF SURFACE DRAINAGE	~→	
OVERLAND RELEASE PATH		
PAD LIMIT		
LIMIT OF GRADING		
PROPERTY LINE		
BOUNDARY		
RIGHT-OF-WAY		
CURB AND GUTTER		
SIDEWALK		
GRADE BREAK		
STORM DRAIN PIPE	SD SD	SD(E)
GRASS PAVEMENT		
FLOW-THROUGH PLANTER		
PERVIOUS PAVEMENT		
PERVIOUS PAVERS		

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E	03/21/24	C6 RESPONSE	DAW

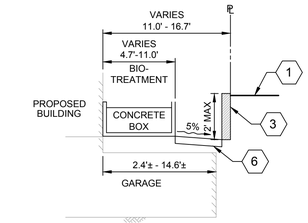
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SHEET TITLE:

GRADING AND DRAINAGE PLAN

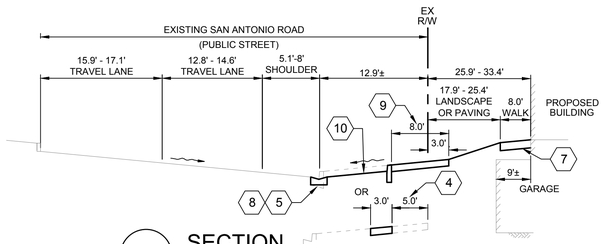
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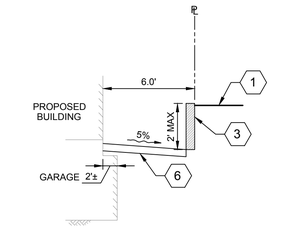
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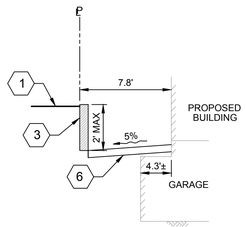
3 SECTION
NTS



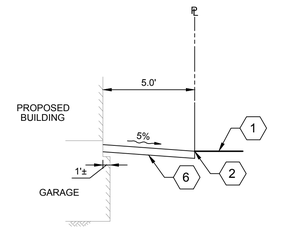
5 SECTION
NTS



2 SECTION
NTS



4 SECTION
NTS



1 SECTION
NTS

KEY NOTES

1. ADJACENT GRADE
2. MATCH ADJACENT GRADE
3. PROPOSED RETAINING WALL
4. EXISTING 5' SIDEWALK WIDENED TO 8'
5. NEW VALLEY GUTTER AT PULL OUT
6. PERVIOUS CONCRETE
7. PERVIOUS PAVERS
8. EXISTING CURB AND GUTTER TO REMAIN ADJACENT TO NEW VALLEY GUTTER FOR TRASH TRUCK AND LOADING PULL OUT
9. NEW 8' SIDEWALK
10. NEW TRASH TRUCK & LOADING PULL OUT

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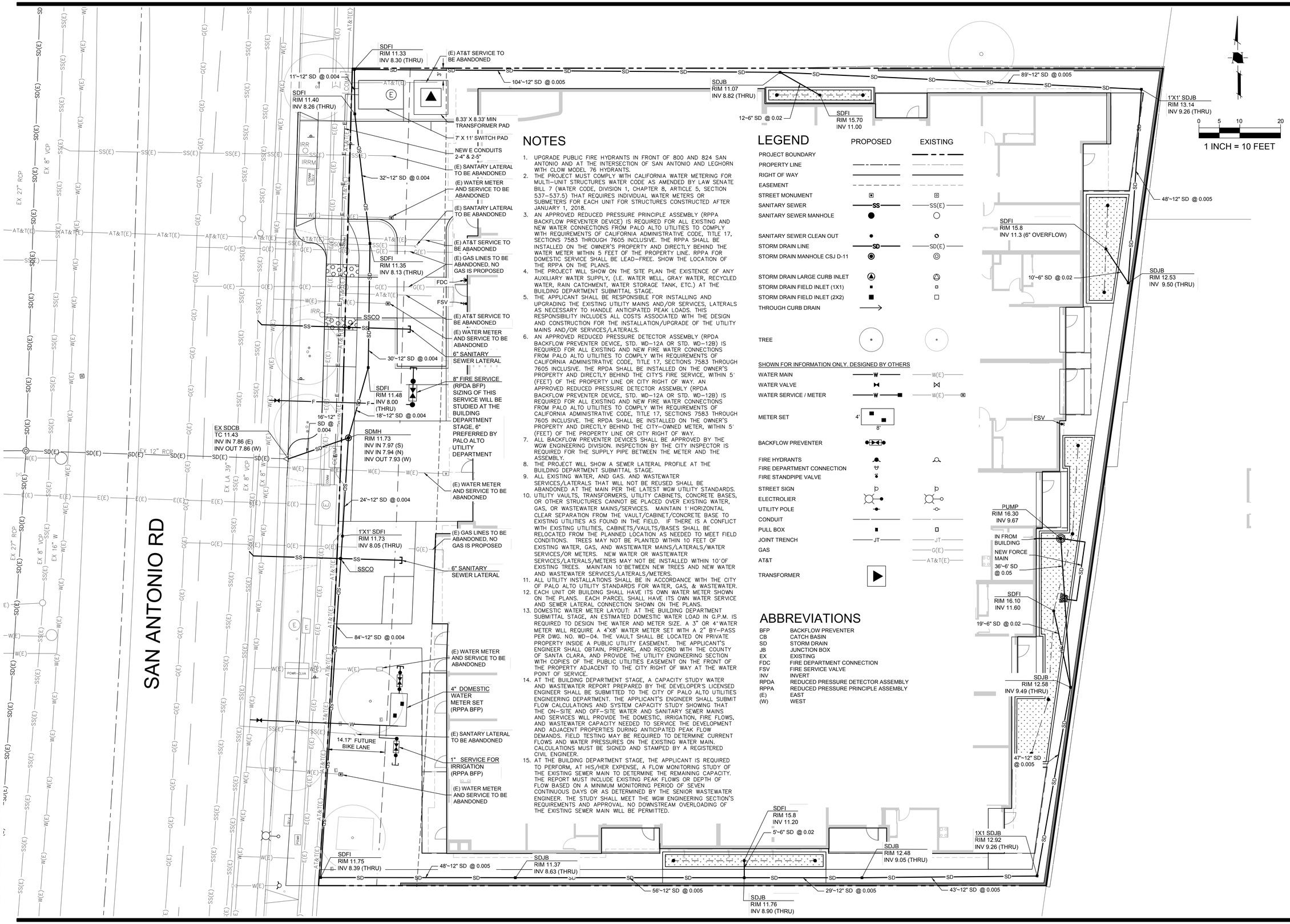
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CROSS SECTIONS

SHEET NUMBER

C3

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NOTES

1. UPGRADE PUBLIC FIRE HYDRANTS IN FRONT OF 800 AND 824 SAN ANTONIO AND AT THE INTERSECTION OF SAN ANTONIO AND LEGHORN WITH CLOW MODEL 76 HYDRANTS.
2. THE PROJECT MUST COMPLY WITH CALIFORNIA WATER METERING FOR MULTI-UNIT STRUCTURES WATER CODE AS AMENDED BY LAW SENATE BILL 7 (WATER CODE, DIVISION 1, CHAPTER 8, ARTICLE 5, SECTION 537-537.5) THAT REQUIRES INDIVIDUAL WATER METERS OR SUBMETERS FOR EACH UNIT FOR STRUCTURES CONSTRUCTED AFTER JANUARY 1, 2018.
3. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA BACKFLOW PREVENTER DEVICE) IS REQUIRED FOR ALL EXISTING AND NEW WATER CONNECTIONS FROM PALO ALTO UTILITIES TO COMPLY WITH REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 17, SECTIONS 7583 THROUGH 7605 INCLUSIVE. THE RPPA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE WATER METER WITHIN 5 FEET OF THE PROPERTY LINE. RPPA FOR DOMESTIC SERVICE SHALL BE LEAD-FREE. SHOW THE LOCATION OF THE RPPA ON THE PLANS.
4. THE PROJECT WILL SHOW ON THE SITE PLAN THE EXISTENCE OF ANY AUXILIARY WATER SUPPLY, (I.E. WATER WELL, GRAY WATER, RECYCLED WATER, RAIN CATCHMENT, WATER STORAGE TANK, ETC.) AT THE BUILDING DEPARTMENT SUBMITTAL STAGE.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR INSTALLING AND UPGRADING THE EXISTING UTILITY MAINS AND/OR SERVICES, LATERALS AS NECESSARY TO HANDLE ANTICIPATED PEAK LOADS. THIS RESPONSIBILITY INCLUDES ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION FOR THE INSTALLATION/UPGRADE OF THE UTILITY MAINS AND/OR SERVICES/LATERALS.
6. AN APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA BACKFLOW PREVENTER DEVICE, STD. WD-12A OR STD. WD-12B) IS REQUIRED FOR ALL EXISTING AND NEW FIRE WATER CONNECTIONS FROM PALO ALTO UTILITIES TO COMPLY WITH REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 17, SECTIONS 7583 THROUGH 7605 INCLUSIVE. THE RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE CITY'S FIRE SERVICE, WITHIN 5' (FEET) OF THE PROPERTY LINE OR CITY RIGHT OF WAY. AN APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA BACKFLOW PREVENTER DEVICE, STD. WD-12A OR STD. WD-12B) IS REQUIRED FOR ALL EXISTING AND NEW FIRE WATER CONNECTIONS FROM PALO ALTO UTILITIES TO COMPLY WITH REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 17, SECTIONS 7583 THROUGH 7605 INCLUSIVE. THE RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE CITY-OWNED METER, WITHIN 5' (FEET) OF THE PROPERTY LINE OR CITY RIGHT OF WAY.
7. ALL BACKFLOW PREVENTER DEVICES SHALL BE APPROVED BY THE WGW ENGINEERING DIVISION. INSPECTION BY THE CITY INSPECTOR IS REQUIRED FOR THE SUPPLY PIPE BETWEEN THE METER AND THE ASSEMBLY.
8. THE PROJECT WILL SHOW A SEWER LATERAL PROFILE AT THE BUILDING DEPARTMENT SUBMITTAL STAGE.
9. ALL EXISTING WATER, AND GAS, AND WASTEWATER SERVICES/LATERALS THAT WILL NOT BE REUSED SHALL BE ABANDONED AT THE MAIN PER THE LATEST WGW UTILITY STANDARDS.
10. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER EXISTING WATER, GAS, OR WASTEWATER MAINS/SERVICES. MAINTAIN 1'HORIZONTAL CLEAR SEPARATION FROM THE VAULT/CABINET/CONCRETE BASE TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS A CONFLICT WITH EXISTING UTILITIES, CABINETS/VAULTS/BASES SHALL BE RELOCATED FROM THE PLANNED LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10 FEET OF EXISTING WATER, GAS, AND WASTEWATER MAINS/LATERALS/WATER SERVICES/OR METERS. NEW WATER OR WASTEWATER SERVICES/LATERALS/METERS MAY NOT BE INSTALLED WITHIN 10'OF EXISTING TREES. MAINTAIN 10'BETWEEN NEW TREES AND NEW WATER AND WASTEWATER SERVICES/LATERALS/METERS.
11. ALL UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PALO ALTO UTILITY STANDARDS FOR WATER, GAS, & WASTEWATER.
12. EACH UNIT OR BUILDING SHALL HAVE ITS OWN WATER METER SHOWN ON THE PLANS. EACH PARCEL SHALL HAVE ITS OWN WATER SERVICE AND SEWER LATERAL CONNECTION SHOWN ON THE PLANS.
13. DOMESTIC WATER METER LAYOUT: AT THE BUILDING DEPARTMENT SUBMITTAL STAGE, AN ESTIMATED DOMESTIC WATER LOAD IN G.P.M. IS REQUIRED TO DESIGN THE WATER AND METER SIZE. A 3" OR 4" WATER METER WILL REQUIRE A 4'X8' WATER METER SET WITH A 2" BY-PASS PER DWG. NO. WD-04. THE VAULT SHALL BE LOCATED ON PRIVATE PROPERTY INSIDE A PUBLIC UTILITY EASEMENT. THE APPLICANT'S ENGINEER SHALL OBTAIN, PREPARE, AND RECORD WITH THE COUNTY OF SANTA CLARA, AND PROVIDE THE UTILITY ENGINEERING SECTION WITH COPIES OF THE PUBLIC UTILITIES EASEMENT ON THE FRONT OF THE PROPERTY ADJACENT TO THE CITY RIGHT OF WAY AT THE WATER POINT OF SERVICE.
14. AT THE BUILDING DEPARTMENT STAGE, A CAPACITY STUDY WATER AND WASTEWATER REPORT PREPARED BY THE DEVELOPER'S LICENSED ENGINEER SHALL BE SUBMITTED TO THE CITY OF PALO ALTO UTILITIES ENGINEERING DEPARTMENT. THE APPLICANT'S ENGINEER SHALL SUBMIT FLOW CALCULATIONS AND SYSTEM CAPACITY STUDY SHOWING THAT THE ON-SITE AND OFF-SITE WATER AND SANITARY SEWER MAINS AND SERVICES WILL PROVIDE THE DOMESTIC, IRRIGATION, FIRE FLOWS, AND WASTEWATER CAPACITY NEEDED TO SERVICE THE DEVELOPMENT AND ADJACENT PROPERTIES DURING ANTICIPATED PEAK FLOW DEMANDS. FIELD TESTING MAY BE REQUIRED TO DETERMINE CURRENT FLOWS AND WATER PRESSURES ON THE EXISTING WATER MAIN. CALCULATIONS MUST BE SIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER.
15. AT THE BUILDING DEPARTMENT STAGE, THE APPLICANT IS REQUIRED TO PERFORM, AT HIS/HER EXPENSE, A FLOW MONITORING STUDY OF THE EXISTING SEWER MAIN TO DETERMINE THE REMAINING CAPACITY. THE REPORT MUST INCLUDE EXISTING PEAK FLOWS OR DEPTH OF FLOW BASED ON A MINIMUM MONITORING PERIOD OF SEVEN CONTINUOUS DAYS OR AS DETERMINED BY THE SENIOR WASTEWATER ENGINEER. THE STUDY SHALL MEET THE WGW ENGINEERING SECTION'S REQUIREMENTS AND APPROVAL. NO DOWNSTREAM OVERLOADING OF THE EXISTING SEWER MAIN WILL BE PERMITTED.

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
STREET MONUMENT		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN MANHOLE CSJ D-11		
STORM DRAIN LARGE CURB INLET		
STORM DRAIN FIELD INLET (1X1)		
STORM DRAIN FIELD INLET (2X2)		
THROUGH CURB DRAIN		
TREE		

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WATER MAIN	W	W(E)
WATER VALVE		
WATER SERVICE / METER	W	W(E)
METER SET	4' 8"	
BACKFLOW PREVENTER		
FIRE HYDRANTS		
FIRE DEPARTMENT CONNECTION		
FIRE STANDPIPE VALVE		
STREET SIGN		
ELECTROLIER		
UTILITY POLE		
CONDUIT		
PULL BOX		
JOINT TRENCH	JT	JT
GAS		G(E)
AT&T		AT&T(E)
TRANSFORMER		

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
SD	STORM DRAIN
JB	JUNCTION BOX
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FSV	FIRE SERVICE VALVE
INV	INVERT
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
(E)	EAST
(W)	WEST

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	02/28/24	PLANNING REVISION	DAW
E	03/21/24	C6 RESPONSE	DAW

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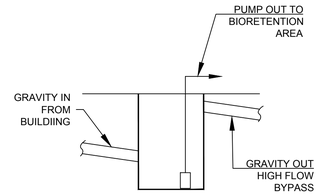
UTILITY PLAN

SHEET NUMBER

C4

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PUMP MANHOLE DETAIL
NTS

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- CLEANOUT
- CATCH BASIN
- CATCH BASIN (EXISTING)
- FLOW DRAINAGE
- LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEETS C6 & C7) — DMA#
- BIORETENTION AREA

0 5 10 20

1 INCH = 10 FEET

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STORMWATER CONTROL PLAN

SHEET NUMBER

C5

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PROJECT SITE INFORMATION:

1. **SOILS TYPE: D**
2. **GROUND WATER DEPTH: 5' -10'**
3. **NAME OF RECEIVING BODY: ADOBE CREEK**
4. **FLOOD ZONE: X**
3. **FLOOD ELEVATION (IF APPLICABLE): N/A**

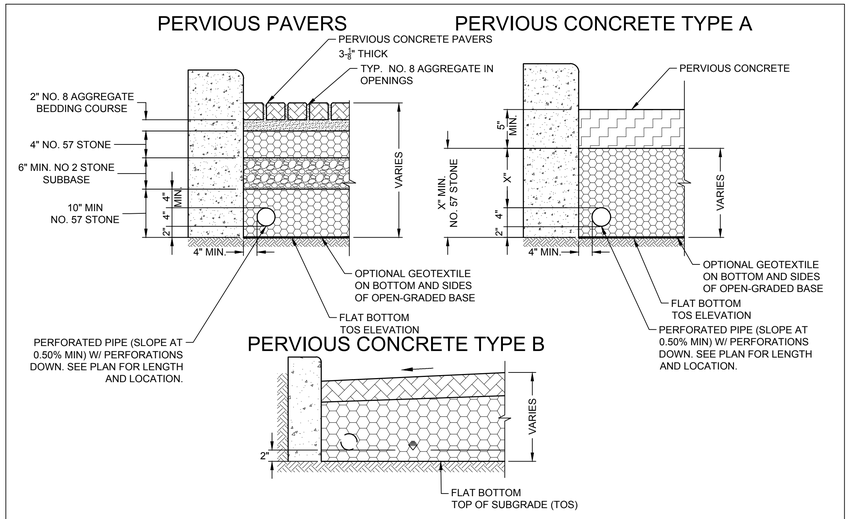
OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
APN: 147-03-043 & 147-03-038
I.B. PROPERTY OWNER:
TIMESPACE GROUP LLC
I.B. CONTACT:
YORKE LEE, YORKELEE@TIMESPACEGROUP.COM

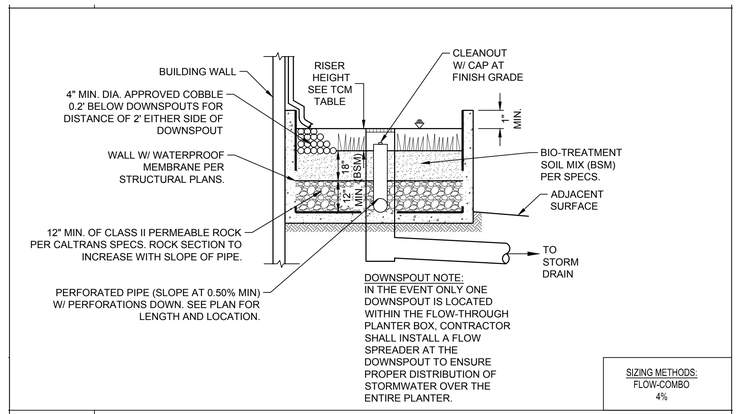
II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
TBD
II.B. PHONE NUMBER OF CONTACT:
_____
II.C. EMAIL:
TBD
II.D. ADDRESS:
TBD



1 PERVIOUS PAVEMENT (SELF TREATING)

REV. DATE SEPTEMBER 2018



3 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.

	Pre-Project	Post-Project
Impervious Area	36,665	27,273
Pervious Area	898	3,721
Total Area	37,563	37,563

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. WALKWAYS AND PATIOS.
   b. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. CLUSTER STRUCTURES/PAVEMENT.
6. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER
   A) COVERED TRASH/RECYCLING ENCLOSURES
   B) COVERED LOADING DOCKS AND MAINTENANCE BAYS
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

STORMWATER NOTES:

1. STORM DRAIN LABELING: STORM DRAIN INLETS MUST BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO ADOBE CREEK.
2. STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THEBAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
3. PAMC 16.09.170, 16.09.040 DISCHARGE OF GROUNDWATER PRIOR APPROVAL SHALL BE OBTAINED FROM THE CITY ENGINEER OR DESIGNEE TO DISCHARGE WATER PUMPED FROM CONSTRUCTION SITES TO THE STORM DRAIN. THE CITY ENGINEER OR DESIGNEE MAY REQUIRE GRAVITY SETTLING AND FILTRATION UPON A DETERMINATION THAT EITHER OR BOTH WOULD IMPROVE THE WATER QUALITY OF THE DISCHARGE. CONTAMINATED GROUND WATER OR WATER THAT EXCEEDS STATE OR FEDERAL REQUIREMENTS FOR DISCHARGE TO NAVIGABLE WATERS MAY NOT BE DISCHARGED TO THE STORM DRAIN. SUCH WATER MAY BE DISCHARGED TO THE SEWER, PROVIDED THAT THE DISCHARGE LIMITS CONTAINED IN PALO ALTO MUNICIPAL CODE (16.09.040(M)) ARE NOT EXCEEDED AND THE APPROVAL OF THE SUPERINTENDENT IS OBTAINED PRIOR TO DISCHARGE. THE CITY SHALL BE COMPENSATED FOR ANY COSTS IT INCURS IN AUTHORIZING SUCH DISCHARGE, AT THE RATE SET FORTH IN THE MUNICIPAL FEE SCHEDULE.

   OR, (PLUME AREAS ARE SHOWN ON THE GIST MAPS, LOCATED AT CHARLESTON/SAN ANTONIO, PAGE MILL/EL CAMINO AND NEAR VA AT FOOTHILLS – ANY PROJECT WITHIN 2 BLOCKS SHOULD TEST GROUNDWATER)

   THE PROJECT IS LOCATED IN AN AREA OF SUSPECTED OR KNOWN GROUNDWATER CONTAMINATION WITH VOLATILE ORGANIC COMPOUNDS (VOCS). IF GROUNDWATER IS ENCOUNTERED THEN THE PLANS MUST INCLUDE THE FOLLOWING PROCEDURE FOR CONSTRUCTION DEWATERING:

   PRIOR TO DISCHARGE OF ANY WATER FROM CONSTRUCTION DEWATERING, THE WATER SHALL BE TESTED FOR VOLATILE ORGANIC COMPOUNDS (VOCS) USING EPA METHOD 601/602 OR METHOD 624. THE ANALYTICAL RESULTS OF THE VOC TESTING SHALL BE TRANSMITTED TO THE REGIONAL WATER QUALITY CONTROL PLANT (RWQCP) 650-329-2598. CONTAMINATED GROUND WATER THAT EXCEEDS STATE OR FEDERAL REQUIREMENTS FOR DISCHARGE TO NAVIGABLE WATERS MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR CREEKS. IF THE CONCENTRATIONS OF POLLUTANTS EXCEED THE APPLICABLE LIMITS FOR DISCHARGE TO THE STORM DRAIN SYSTEM THEN AN EXCEPTIONAL DISCHARGE PERMIT MUST BE OBTAINED FROM THE RWQCP PRIOR TO DISCHARGE TO THE SANITARY SEWER SYSTEM. IF THE VOC CONCENTRATIONS EXCEED THE TOXIC ORGANICS DISCHARGE LIMITS CONTAINED IN THE PALO ALTO MUNICIPAL CODE (16.09.040(M)) A TREATMENT SYSTEM FOR REMOVAL OF VOCS WILL ALSO BE REQUIRED PRIOR TO DISCHARGE TO THE SANITARY SEWER. ADDITIONALLY, ANY WATER DISCHARGED TO THE SANITARY SEWER SYSTEM OR STORM DRAIN SYSTEM MUST BE FREE OF SEDIMENT.
4. NOTICE OF REGULATION OF PCB MATERIAL – EFFECTIVE JULY 1ST, 2019: PLEASE BE ADVISED THAT NEW REQUIREMENTS REGARDING STORMWATER CONTROL DURING BUILDING DEMOLITION FOR POLYCHLORINATED BIPHENYLS (PCBS) BECAME EFFECTIVE STARTING JULY 1ST, 2019, IN ACCORDANCE WITH THE SAN FRANCISCO BAY REGION MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP), ORDER NO. R2-2015-0049. MRP PROVISION C.12.F. REQUIRES THAT SAN FRANCISCO BAY AREA MUNICIPALITIES DEVELOP A PROGRAM TO ENSURE THAT PCBS FROM BUILDING MATERIALS (E.G. CAULK, PAINT, MASTIC) DO NOT ENTER THE STORM DRAIN SYSTEM DURING DEMOLITION. PALO ALTO CITY COUNCIL ADOPTED THE PCBS REGULATION IN MAY 2019. FOR SPECIFIC QUESTIONS ABOUT YOUR PROJECT, PLEASE EMAIL CLEANBAY@CITYOFPALOALTO.ORG, CALL 650-329-2122 OR VISIT HTTP://WWW.CITYOFPALOALTO.ORG/PCBDEMOPROGRAM.
5. FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE SHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT PAMELA.BOYLERODRIGUEZ@CITYOFPALOALTO.ORG.
6. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
7. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.
8. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
9. STORMWATER QUALITY PROTECTION
   9.1. TEMPORARY AND PERMANENT WASTE, COMPOST AND RECYCLING CONTAINERS SHALL BE COVERED TO PROHIBIT FLY-AWAY TRASH AND HAVING RAINWATER ENTER THE CONTAINERS.
   9.2. DRAIN DOWNSPOUTS TO LANDSCAPING (OUTWARD FROM BUILDING AS NEEDED).
   9.3. DRAIN HVAC FLUIDS FROM ROOFS AND OTHER AREAS TO LANDSCAPING.
   9.4. OFFSITE DOWNGRADE STORM DRAIN INLETS SHALL ALSO BE IDENTIFIED ON THIS PLAN SET AND PROTECTED. IF CITY STAFF REMOVES PROTECTION FROM AN INLET IN THE ROW DURING A RAIN EVENT, THE CONTRACTOR SHALL REPLACE THE INLET PROTECTION BY THE END OF THE FOLLOWING BUSINESS DAY.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Specifc Treatment Type (see footnotes)	Location	Treatment Type (see details 1 & 3 above)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Comments
												Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	-	(1)	Onsite	Self-treating areas	LID	N/A	402	0	302	100	1.08%	-		-	-	-	
2	-	(1)	Onsite	Self-treating areas	LID	N/A	370	0	370	0	0.99%	-		-	-	-	
3	-	(3)	Onsite	Self-treating areas	LID	N/A	581	0	581	0	1.56%	-		-	-	-	
4	-	(3)	Onsite	Self-treating areas	LID	N/A	908	0	835	73	2.43%	-		-	-	-	
5	-	(3)	Onsite	Self-treating areas	LID	N/A	577	0	577	0	1.54%	-		-	-	-	
6	-	(3)	Onsite	Self-treating areas	LID	N/A	585	0	417	168	1.57%	-		-	-	-	
7A	1		Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume	17,352	16,863		489	46.46%	-	489	7	-	-	Above-grade Planter
7B	2		Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume	1,889	1,827		62	5.06%	-	62	6	-	-	Above-grade Planter
7C	3		Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method	3,556	3,371		185	9.52%	142	185	6	-	-	Above-grade Planter
7D	4		Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume	5,147	5,001		146	13.78%	-	146	7	-	-	Above-grade Planter
8	-	(3)	Onsite	Self-treating areas	LID	N/A	867	0	500	367	2.32%	-		-	-	-	
9	-	(1)	Onsite	Self-treating areas	LID	N/A	185	0	23	162	0.50%	-		-	-	-	
10	-	(3)	Onsite	Self-treating areas	LID	N/A	2,107	0	723	1,384	5.64%	-		-	-	-	
11	-	(2)	Onsite	Self-treating areas	LID	N/A	724	0	724	0	1.94%	-	-	-	-	-	
12	-	(1)	Onsite	Self-treating areas	LID	N/A	1,368	0	783	585	3.66%	-	-	-	-	-	
13	-	(1)	Onsite	Self-treating areas	LID	N/A	734	0	734	0	1.97%						
14	-		Onsite	Roadway Project ***	N/A	N/A	211	211	0	0	-	-	-	-	-	-	New public sidewalk in easement
						Totals:	37,563	27,273	6,569	3,721	100.00%						

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

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TimeSpace Group
800/808 SAN ANTONIO ROAD

OWNER
TIMESPACE GROUP, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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2	03/31/23	PLANNING APPLICATION SET	DAW
3	11/06/23	PLANNING APPLICATION SET	DAW
C	01/26/24	C4 RESPONSE	DAW
	02/28/24	PLANNING REVISION	DAW
E	03/21/24	C6 RESPONSE	DAW

DRAWN BY: CS/KOH/DAW
PROJECT NUMBER: 6108.00
SHEET ISSUE DATE: 02/28/24
SHEET TITLE:

STORMWATER CONTROL DETAILS

SHEET NUMBER

C6

S:\PROJECTS\6108\09PLIENTITLEMENT PLAN\PLOT DRAWINGS\6108C6SW.DWG

STORMWATER CALCULATIONS:

SIZING FOR VOLUME BASED TREATMENT

		DMA #	7A						
		A=	17333	s.f.					
		Impervious Area =	16863	s.f.		% Imperviousness=	97.29%		
		MAPsite =	14.2			Correction Factor=	1.0365		
		MAPgage =	13.7						
	Clay (D):	X	Sandy Clay (D):		Clay Loam (D):				
	Silt Loam/Loam (B):		Not Applicable (100% Impervious):		X				
Are the soils outside the building footprint graded/compacted?									Yes/No
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)									
		Modified Soil Type:							
		S=	2.00%						
			UBS Volume for 1% Slope (UBS1%) =		0.56859407	inches (Use Figure B-2)			
			UBS Volume for 15% Slope (UBS15%) =		0.59186523	inches (Use Figure B-5)			
			UBS Volume for X% Slope (UBSX%) =		**0.57025629**	inches (Corrected Slope for the site)			
	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)								
		Adjusted UBS =	**0.5910686**	inches					
	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch								
		Design Volume =	**853.75**	ft^3					

COMBO FLOW & VOLUME BIORETENTION CALCULATION

	Total Drainage Area =	17,333	sq. ft					
	Impervious Area =	16,863	sq. ft					
	Pervious Area =	470	sq. ft					
	Equivalent Impervious Area =	47	sq. ft	Total Equivalent Impervious =	**16,910**	sq. ft		
	Rainfall Intensity =	0.2	in/hr					
	Duration =	Adjusted UBS (Step 6) / Rainfall Intensity						
	Duration =	**2.9553428**	hrs					
	Estimate the Surface Area =	489	sq. ft	(Typically start with Total Impervious x 0.03)				
	Volume of Treated Runoff =	602.1511	cu. ft					
	Volume in Ponding Area =	251.59819	cu. ft					
	Depth of Ponding =	0.5145157	ft	Depth of Ponding =	6.2	inches		
						(Round up)		
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)								
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)								
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.								

SIZING FOR VOLUME BASED TREATMENT

		DMA #	7B						
		A=	1889	s.f.					
		Impervious Area =	1827	s.f.		% Imperviousness=	96.72%		
		MAPsite =	14.2			Correction Factor=	1.0365		
		MAPgage =	13.7						
	Clay (D):	X	Sandy Clay (D):		Clay Loam (D):				
	Silt Loam/Loam (B):		Not Applicable (100% Impervious):		X				
Are the soils outside the building footprint graded/compacted?									Yes/No
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)									
		Modified Soil Type:							
		S=	2.00%						
			UBS Volume for 1% Slope (UBS1%) =		0.5668253	inches (Use Figure B-2)			
			UBS Volume for 15% Slope (UBS15%) =		0.59015352	inches (Use Figure B-5)			
			UBS Volume for X% Slope (UBSX%) =		**0.56849161**	inches (Corrected Slope for the site)			
	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)								
		Adjusted UBS =	**0.5892395**	inches					
	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch								
		Design Volume =	**92.76**	ft^3					

COMBO FLOW & VOLUME BIORETENTION CALCULATION

	Total Drainage Area =	1,889	sq. ft					
	Impervious Area =	1,827	sq. ft					
	Pervious Area =	62	sq. ft					
	Equivalent Impervious Area =	6	sq. ft	Total Equivalent Impervious =	**1,833**	sq. ft		
	Rainfall Intensity =	0.2	in/hr					
	Duration =	Adjusted UBS (Step 6) / Rainfall Intensity						
	Duration =	**2.9461974**	hrs					
	Estimate the Surface Area =	62	sq. ft	(Typically start with Total Impervious x 0.03)				
	Volume of Treated Runoff =	76.110099	cu. ft					
	Volume in Ponding Area =	16.646015	cu. ft					
	Depth of Ponding =	0.2684841	ft	Depth of Ponding =	3.2	inches		
						(Round up)		
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)								
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)								
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.								

SIZING FOR VOLUME BASED TREATMENT

		DMA #	7D						
		A=	5147	s.f.					
		Impervious Area =	5001	s.f.		% Imperviousness=	97.16%		
		MAPsite =	14.2			Correction Factor=	1.0365		
		MAPgage =	13.7						
	Clay (D):	X	Sandy Clay (D):		Clay Loam (D):				
	Silt Loam/Loam (B):		Not Applicable (100% Impervious):		X				
Are the soils outside the building footprint graded/compacted?									Yes/No
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)									
		Modified Soil Type:							
		S=	2.00%						
			UBS Volume for 1% Slope (UBS1%) =		0.56820653	inches (Use Figure B-2)			
			UBS Volume for 15% Slope (UBS15%) =		0.59149019	inches (Use Figure B-5)			
			UBS Volume for X% Slope (UBSX%) =		**0.56986965**	inches (Corrected Slope for the site)			
	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)								
		Adjusted UBS =	**0.59066781**	inches					
	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch								
		Design Volume =	**253.35**	ft^3					

COMBO FLOW & VOLUME BIORETENTION CALCULATION

	Total Drainage Area =	5,147	sq. ft					
	Impervious Area =	5,001	sq. ft					
	Pervious Area =	146	sq. ft					
	Equivalent Impervious Area =	15	sq. ft	Total Equivalent Impervious =	**5,016**	sq. ft		
	Rainfall Intensity =	0.2	in/hr					
	Duration =	Adjusted UBS (Step 6) / Rainfall Intensity						
	Duration =	**2.95333904**	hrs					
	Estimate the Surface Area =	146	sq. ft	(Typically start with Total Impervious x 0.03)				
	Volume of Treated Runoff =	179.661459	cu. ft					
	Volume in Ponding Area =	73.6858092	cu. ft					
	Depth of Ponding =	0.50469732	ft	Depth of Ponding =	6.1	inches		
						(Round up)		
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)								
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)								
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.								

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	02/28/24	PLANNING REVISION	DAW
E	03/21/24	C6 RESPONSE	DAW

DRAWN BY: CS/KOH/DAW
PROJECT NUMBER: 6108.00
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SHEET TITLE:

STORMWATER CONTROL CALCULATIONS

SHEET NUMBER

C7

S:\PROJECTS\6108\00PLENTITLEMENT PLAN\PLOT DRAWINGS\6108SW.DWG

LANDSCAPE ARCHITECTURAL DRAWINGS

SAN ANTONIO ROAD, TIMESPACE GROUP

CITY OF PALO ALTO, CALIFORNIA

NOTES

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO AS FOLLOWS:
(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
(A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
(B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
(B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH TITLE 23 BY THE STATE DEPARTMENT OF WATER RESOURCES SECTION 492.12, OR LOCAL AGENCY APPROVED ORDINANCE: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. HMH IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HMH IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, HMH WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, HMH WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE OBSERVATIONS TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY HMH FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY HMH, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF HMH IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HMH HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.



NOT TO SCALE — VICINITY MAP

LANDSCAPE STATEMENT OF INTENT:

THIS PROJECT INCLUDES NEW PLANTING AND BIOTREATMENT SURROUNDING A NEW MULTI-TENANT RESIDENTIAL BUILDING. THE PROJECT FRONTAGE IN MINIMALLY, BUT ARTFULLY DESIGNED TO BE MINDFUL OF THE FUTURE STREET EASEMENT CROSSING THE SITE. WITHIN THE BUILDING, A COURTYARD DESIGNED WITH ORGANIC FORMS AND LUSH PLANTING IS INTENDED TO PROVIDE A NATURAL OASIS FOR RESIDENTS TO ENJOY.

IRRIGATION DESIGN WILL COMPRISE OF LOW WATER USE INLINE DRIP AND LOW FLOW BUBBLERS.

INDEX OF DRAWINGS

SHEET	TITLE
L-0	COVER SHEET
T-1	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-2	TREE REMOVAL AND PROTECTION PLAN
T-3	TREE PROTECTION NOTES AND DETAILS
T-4	ARBORIST ASSESSMENT AND REPORT
L-1	ON-GRADE LANDSCAPE PLAN
L-2	ROOF LANDSCAPE PLAN
L-3	CONSTRUCTION DETAILS, NOTES AND MATERIALS LIST
L-4	ON-GRADE IRRIGATION HYDROZONE PLAN
L-5	ROOF IRRIGATION HYDROZONE PLAN
L-6	IRRIGATION LEGEND AND NOTES
L-7	IRRIGATION DETAILS
L-8	IRRIGATION DETAILS
L-9	PLANT PALETTE, PLANTING NOTES AND DETAILS

GOVERNING AGENCY

CITY OF PALO ALTO:

PLANNING DEPARTMENT
250 HAMILTON AVENUE
PALO ALTO, CA 94301
(650) 329-2441

CONSULTANTS

LANDSCAPE ARCHITECT:

HMH LANDSCAPE ARCHITECTURE
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408) 487-2200

CIVIL ENGINEER:

HMH ENGINEERING
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408) 487-2200

ARCHITECT:

LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 200
OAKLAND, CA 94612
(510) 836-5400

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

SAN ANTONIO ROAD HOUSING
TimeSpace Group
800/808 SAN ANTONIO ROAD

OWNER
TIMESPACE GROUP, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

LANDSCAPE ARCHITECT
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/29/2022	PLANNING REVISION	
2	01/26/2024	C4 RESPONSE	
3	02/28/2024	PLANNING REVISION	
E	03/21/24	C6 RESPONSE	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: LS
PROJECT NUMBER: 6108.00
SHEET ISSUE DATE: 04/08/22
SHEET TITLE:

LANDSCAPE COVER SHEET

SHEET NUMBER
L-0

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT ©

12/13/2021 4:43:40 PM

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
http://www.cityofpaloalto.org

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: 808 SAN ANTONIO RD. PALO ALTO, CA

Are there Regulated[1] trees on or adjacent to the property? YES **NO** (If no, proceed to Section 4)

[Sections 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. **(Plans must be submitted showing over 4" diameter trees)**
   - ☑ On the property
   - ☐ On adjacent property overhanging the project site
   - ☐ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees **require special protection by a fenced enclosure**, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected[1] or Designated[1] Trees? YES (Check where applicable) **NO**
   - ☑ Protected Tree (s)
   - ☐ Designated Tree (s)
   - ☐ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? YES **NO**
   *If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[2], Section 6.25). Attach this report to Sheet T-1,"Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

4. Are the Site Plan Requirements** completed? YES **NO**

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM[2], Section 2.15 for area to be fenced)

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature: _____ Print: _____ Date: _____
(Prop. Owner or Agent)

FOR STAFF USE:

Protective Fencing
Sections 5-6 must be **completed by staff** for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. **YES NO**
(N/A if there are no protected trees, check here ☐)

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. **YES NO**
(N/A if there are no street trees, check here ☐).

[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html

S:Plan/Pladiv/Arborist/Tree Protection Info/Tree Disclosure Statement — Revised 08/06

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

Search: Advanced — Browse By Topic

Home ▸ Planning & Community Environment

Home
City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title 8.10
Heritage Trees
Forms
Tree Technical Manual
FAQs
Contact Us
Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

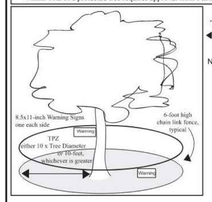
View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES
A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City - USA
C: ISA Hazard Evaluation Form
D: List of Inherent Failure Patterns for Selected Species (Reference source)
E: ISA Tree Pruning Guidelines (PDF, 1.85MB)
F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)
G: Pruning Performance Standards, ANSI A300-1995 (Reference source) H: Tree Planting Details, Diagram 504 & 505
I: Tree Disclosure Statement
J: Palo Alto Standard Tree Protection Instructions

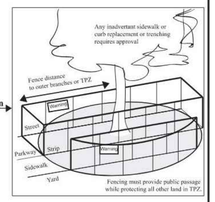
For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

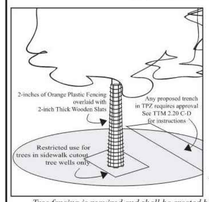


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report



Type II Tree Protection



Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection (to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06

Tree Protection During Construction

City of Palo Alto Standard

Approved by: Dave Dockter
PE No. _____
Date 2006
Dwg No. 605

Scale: NTS

APPENDIX J

PALO ALTO STREET TREE PROTECTION INSTRUCTIONS --SECTION 31--

31-1 General
- a. **Tree protection has three primary functions.** 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
- a. **Detail 605** – Illustration of situations described below.
- b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
  1. Trenching Restriction Zones (TTM, Section 2.20(C))
  2. Arborist Reporting Protocol (TTM, Section 6.30)
  3. Site Plan Requirements (TTM, Section 6.35)
  4. Tree Disclosure Statement (TTM, Appendix J)
- c. **Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
- a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
- b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
- c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
- d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
- e. **'Warning' signs**. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
- f. **Duration.** Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
- g. **During construction**
  1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
  2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
  3. The following tree preservation measures apply to all trees to be retained:
     - a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
     - b. The ground under and around the tree canopy area shall not be altered.
     - c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWE, Section 31 — Revised 08/06

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☑ **Inspection of Protective Tree Fencing**. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
2. ☑ **Pre-Construction Meeting**. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
3. ☑ **Inspection of Rough Grading or Trenching**. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. ☑ **Monthly Tree Activity Report Inspections**. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are *any revisions* to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. ☑ **Special activity within the Tree Protection Zone**. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. ☐ **Landscape Architect Inspection**. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
   - _____
   - _____

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-0289
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	
2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant.	_____ _____ _____ _____ _____ _____

Subsequent Inspection

Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inpsected by:	
Date of Inspection:	
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	

Return approved sheet to Applicant for demolition or building permit issuance.

S:PWD/OPS/Tree/DS/SI.TreeProtect — 5/1706

City of Palo Alto Tree Technical Manual — ADDENDUM 11

Arborist Firm Data Here — email: RCA/ISA Certified Arborist #WE-000 Contract Call #:

Monthly Tree Activity Report- *Construction Site*

Inspection Date: _____ **Inspection #** _____	**Site address:** Palo Alto, CA	**Contractor- Main Site Contact Information**	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
		Also present:	• _____ • _____
Distribution:	1. City of Palo Alto 2. Others	**Attn: Dave Dockter**	Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading//sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting requirement with sub-contractors
   b. Inspect to verify that tree protection measures are in place
   c. Determine if field adjustments, watering or plan revisions may be needed
2. Field Observations (general site-wide and list by individual tree number)
   a. Tree Protection Fences (TPF) are …
   b. Trenching has/will occur …
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
   a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor items for project/staff/schedule
   •
7. Past visits (list carry-over items satisfied/still outstanding)
   •

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc:

Enter Date — CPA Monthly Tree Activity Report: Type site address here — Page #1 of 1

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a $500 fine per day*

Palo Alto Municipal Code Section 8.10.110

City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

SPECIAL INSPECTIONS — **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT, VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use addtional "T" sheets as needed

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E	03/21/24	C6 RESPONSE	

N PROJECT NORTH — N TRUE NORTH

DRAWN BY: LS
PROJECT NUMBER: 6108.00
SHEET ISSUE DATE: 04/08/22
SHEET TITLE:

SPECIAL TREE PROTECTION INSTRUCTION SHEET

SHEET NUMBER **T-1**

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T-1

All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet
City of Palo Alto



TREE PROTECTION LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	⊗
TREE TO REMAIN/PROTECT	○
PROPOSED TREES	
TREE PROTECTION FENCING (SEE DETAIL, THIS SHEET)	■■■■■■■■■■

ON-SITE TREE REMOVAL TABLE

	CANOPY SIZE	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TOTAL TREES TO BE REMOVED	4'-9'	0	2:1 - 24" BOX	0
	10'-27'	9	3:1 - 24" BOX	27
	28'-40'	1	4:1 - 24" BOX	4

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED	10
TOTAL TREES REQUIRED TO BE MITIGATED	31
TOTAL TREES TO BE PLANTED AS PART OF THIS PROJECT SEE SHEET L-7 FOR PROPOSED TREES	7

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF PALO ALTO POLICY.
- A PROTECTED TREE IS: ALL COAST LIVE OAK, QUERCUS AGRIFOLIA, VALLEY OAK, QUERCUS LOBATA THAT ARE 11.5-INCHES OR GREATER IN DIAMETER (36-INCHES IN CIRCUMFERENCE MEASURED AT 54-INCHES ABOVE NATURAL GRADE) AND COAST REDWOOD, SEQUOIA SEMPERVIRENS THAT ARE 18-INCHES OR GREATER IN DIAMETER (57-INCHES IN CIRCUMFERENCE MEASURED AT 54-INCHES ABOVE NATURAL GRADE) AND HERITAGE TREES, INDIVIDUAL TREES OF ANY SIZE OR SPECIES DESIGNATED BY CITY COUNCIL HAVING DISTINCTIVE CHARACTERISTICS SUCH AS GREAT AGE, LARGE, UNIQUE FORM OR POSSESS HISTORICAL SIGNIFICANCE.
- A DESIGNATED TREE IS: ALL TREES THAT ARE SPECIFICALLY DESIGNATED BY THE CITY TO BE SAVED AND PROTECTED ON A PUBLIC OR PRIVATE PROPERTY WHICH IS SUBJECT TO DISCRETIONARY DEVELOPMENT APPROVAL, SUCH AS VARIANCE, HOME IMPROVEMENT EXCEPTION, ARCHITECTURAL REVIEW, SITE AND DESIGN, SUBDIVISION, ETC. DESIGNATED TREES ARE TO BE INDICATED ON APPROVED BUILDING PERMIT OR LANDSCAPE PLANS.
- SEE THE ARBORIST EVALUATION TABLE ON SHEET T-4 DATED 3/23/2022 FOR ADDITIONAL INFORMATION.
- THE SIZE OF A 24-INCH BOX REPLACEMENT TREE CAN BE INCREASED TO 36-INCH BOX AND COUNT AS TWO REPLACEMENT TREES, OR INCREASED TO 48-INCH BOX AND COUNT AS FOUR REPLACEMENT TREES.
- TREE REPLACEMENT SHALL BE PROPOSED WITH PD PERMIT APPLICATION.
- ALL NON STREET TREES SHOWN ARE INTENDED TO APPLY TO MITIGATION REQUIREMENTS. EXACT LOCATIONS AND QUANTITIES SUBJECT TO UTILITY COORDINATION. TREES NOT MITIGATED ON SITE WILL BE SUBJECT TO THE CITY OF PALO ALTO'S IN LIEU FEE.

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)

1 inch = 10 feet

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N TRUE NORTH

DRAWN BY: LS
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SHEET TITLE:

TREE REMOVAL AND PROTECTION PLAN

SHEET NUMBER

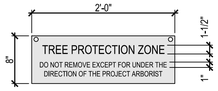
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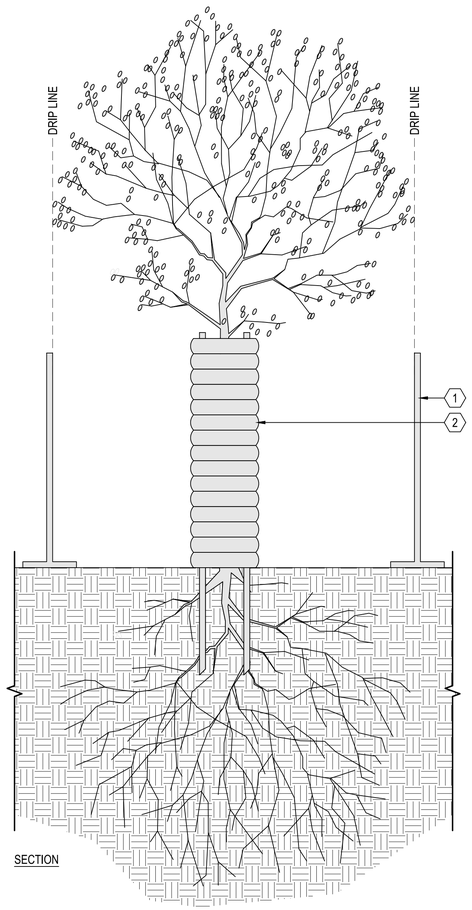
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NOTES:
1. TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE GRADING OR EQUIPMENT IS ALLOWED ON SITE.
2. PRIOR TO CONSTRUCTION, CONSULT WITH THE PROJECT ARBORIST TO DETERMINE FERTILIZING AND WATERING SCHEDULES FOR EXISTING TREES.
3. WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE'S DRIP LINE, FENCING SHALL BE LOCATED BY THE PROJECT ARBORIST.
4. NO CONSTRUCTION WASTE, EITHER LIQUID, SOLID, OR ANY OTHER SUBSTANCE WHICH COULD ENTER INTO THE ROOT SYSTEM (OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS) SHALL BE DEPOSITED, DISPOSED OF, OR STORED WITHIN OR NEAR A TREE'S DRIP LINE.
5. WIRE, SIGNS, ROPES, PULLEYS, ETC., SHALL NOT BE ATTACHED TO ANY TREE.
6. IF TRENCHING WITHIN A TREE'S DRIP LINE IS NECESSARY, CONSULT WITH PROJECT ARBORIST.
7. IF TREE PRUNING IS NECESSARY, IT SHALL BE CARRIED OUT BY THE PROJECT ARBORIST.
8. ONLY TREES WITHIN THE LIMITS OF OR ADJACENT TO GRADING AND CONSTRUCTION AREAS SHALL RECEIVE TREE PROTECTION.
9. INSTALL ONE SIGN TO DRIP LINE FENCING PER AREA.

1. 6'-0" HIGH TEMPORARY CHAIN LINK FENCE, INSTALLED AT DRIP LINE
2. INSTALL TRUNK WRAP IF DRIP LINE FENCE IS NOT PRACTICAL, INSTALL FOUR (4) LODGE POLES AROUND EACH TREE, WRAP TRUNK IN STRAW WADDLE, THEN WRAP IN ORANGE SNOW FENCING UP TO BRANCHING STRUCTURE



SIGN
SCALE: 1" = 1'-0"



SECTION

A TREE PROTECTION
SCALE: 1/2" = 1'-0"

TREE PROTECTION NOTES

SECTION I
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE AT THE DRIPLINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

SECTION II
GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

SECTION III
REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

SECTION IV
FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

SECTION V
TREE RELOCATION:
- TREES TO BE RELOCATED SHALL BE RELOCATED DURING THE FALL MONTHS. FOR DECIDUOUS TREES, RELOCATION SHALL OCCUR AFTER LEAF DROP.
- THE SOIL BENEATH THE DRIPLINE OF TREES TO BE RELOCATED SHALL BE WATERED 72 HOURS PRIOR TO RELOCATION SO THE SOIL IS MOIST, BUT NOT SATURATED AT THE TIME OF RELOCATION.
- LANDSCAPE ARCHITECT OR ARBORIST SHALL SUPERVISE THE RELOCATION SO TREE CAN BE TRANSPLANTED IN A OPTIMAL ORIENTATION.
- ROOT BALL EXCAVATION SHALL BE NO LESS THAN 30 INCHES DEEP. THE ROOT BALL EXCAVATION DIAMETER SHALL BE NO LESS THAN 10 INCHES PER 1 INCH OF TRUNK DIAMETER. ROOTBALL SHALL BE SUPPORTED DURING TRANSPORT AND WRAPPED IN WIRE OR BURLAP.
- ALL TREES SHALL BE TRANSPLANTED WITHIN 48 HOURS OF EXCAVATION.
- TRANSPLANT HOLE SHALL BE PREPARED AND TWO TIMES THE DIAMETER OF THE ROOTBALL, BUT NO DEEPER THAN THE DEPTH OF THE ROOTBALL.
- TRIMMING AND PRUNING OF RELOCATED TREE SHALL BE LIMITED TO DISEASED OR DAMAGED LIMBS FOR THE YEAR FOLLOWING THE TRANSPLANT.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER THIS PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

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DRAWN BY: LS
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SHEET ISSUE DATE: 04/08/22
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TREE PROTECTION NOTES AND DETAIL

SHEET NUMBER
T-3

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TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	CANOPY SIZE DIAMETER (FEET)	PROTECTED / STREET TREE / DESIGNATED TREE	HEALTH	TO BE REMOVED (Y/N)	PRESERVATION SUITABILITY	NOTES
1	*Ailanthus altissima*	Tree of Heaven	18	57	15.0	No	2	Y	Poor	Growing in Fence, SD, CR
2	*Quercus agrifolia*	Coast Live Oak	8	25	18.0	Yes	4	Y	Good	
3	*Quercus agrifolia*	Coast Live Oak	7	20	15.0	Yes	3	N	Moderate	
4	*Quercus agrifolia*	Coast Live Oak	6	19	15.0	Yes	3	N	Moderate	
5	*Quercus ilex*	Holly oak	33	104	25.0	No	2	Y	Poor	Growing in Fence, SD, CR
6	*Quercus ilex*	Holly oak	21	66	23.0	No	2	Y	Poor	Growing in Fence, SD, CR
7	*Ailanthus altissima*	Tree of Heaven	17	53	30.0	No	3	Y	Moderate	
8	*Fraxinus udehi*	Ash Tree	13	41	15.0	No	2	Y	Poor	CR, SD, LN
9	*Fraxinus udehi*	Ash Tree	20	63	10.0	No	2	Y	Poor	Growing in Fence. SD
10	*Ulmus 'frontier'*	Frontier Elm	10	31	20.0	Yes	3	N	Moderate	
11	*Pinus thunbergii*	Japanese Black Pine	8	25	15.0	No	3	Y	Moderate	
12	*Cedrus atlantica glauca pendula*	Weeping Atlas Cedar	10	31	20.0	No	3	Y	Moderate	

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ARBORIST ASSESSMENT AND REPORT

SHEET NUMBER

T-4

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VEHICULAR VISION-TRIANGLE. NO SHRUBS >3' IN THIS AREA

PERMEABLE PAVEMENT, TYPICAL

TRASH STAGING AREA

GROUND COVER AND SHRUBS

VEHICULAR VISION-TRIANGLE. NO SHRUBS >3' IN THIS AREA

BIKE RACKS (3)

CONCRETE PERMEABLE PAVERS

BIKE RACKS (4)

PROPOSED TREE, TYPICAL

BIKE RACKS (2)

SAN ANTONIO ROAD

GROUND COVER AND SHRUBS

RESIDENTIAL UNIT PRIVACY FENCE

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

EXISTING FENCE TO REMAIN

ORNAMENTAL TREE IN RAISED PLANTER (TYPICAL)

NATURAL MATERIAL BENCH (TYPICAL)

GREEN WALL VERTICAL GARDEN

SHRUBS AND GROUND COVER TO MATCH VERTICAL GARDEN

DECORATIVE CONCRETE LINEAR PAVERS

WOOD DECKING OR WOOD-LOOK TILE

BUILT-IN TABLE

BUILT-IN WOOD TOPPED BENCH WITH BANQUETTE SEATING

RAISED BIO-TREATMENT PLANTER

FIRE ACCESS PATHWAY. PERMEABLE SURFACE FOR FIRE ACCESS

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)

1 inch = 10 feet

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COURTYARD LANDSCAPE LEGEND

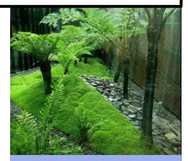
BOTANICAL NAME	SYMBOL
ATHYRIUM FILIX-FEMINA	⊙
DICENTRA SPECTABILIS 'BLEEDING HEART'	✲
DICKSONIA ANTARCTICA	✳
HEUCHERA MAXIMA	⊙
HEUCHERA 'WENDY'	⊙
POLYSTICHUM MINITUM	P
RHODODENDRON MACROPHYLLUM	R
VIBURNUM DAVIDII	V

BIOTREATMENT LANDSCAPE LEGEND

BOTANICAL NAME	SYMBOL
CHONDROPETALUM TECTORUM	C
JUNCUS PATENS	⊖

STREETSCAPE LANDSCAPE LEGEND

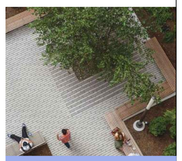
BOTANICAL NAME	SYMBOL
AGAVE OVATIFOLIA	A
ANIGOZANTHOS 'BIG RED'	⊙
BULBINE FRUTESCENS	⊘
LOMANDRA LONGIFOLIA 'BREEZE'	L



COURTYARD PLANTING PALETTE



SPLIT-FACE NATURAL STONE BENCHES



DECORATIVE PAVERS



WOOD DECKING OR WOOD-LOOK TILE



COURTYARD GREEN WALL

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DRAWN BY: LS

PROJECT NUMBER: 6108.00

SHEET ISSUE DATE: 04/08/22

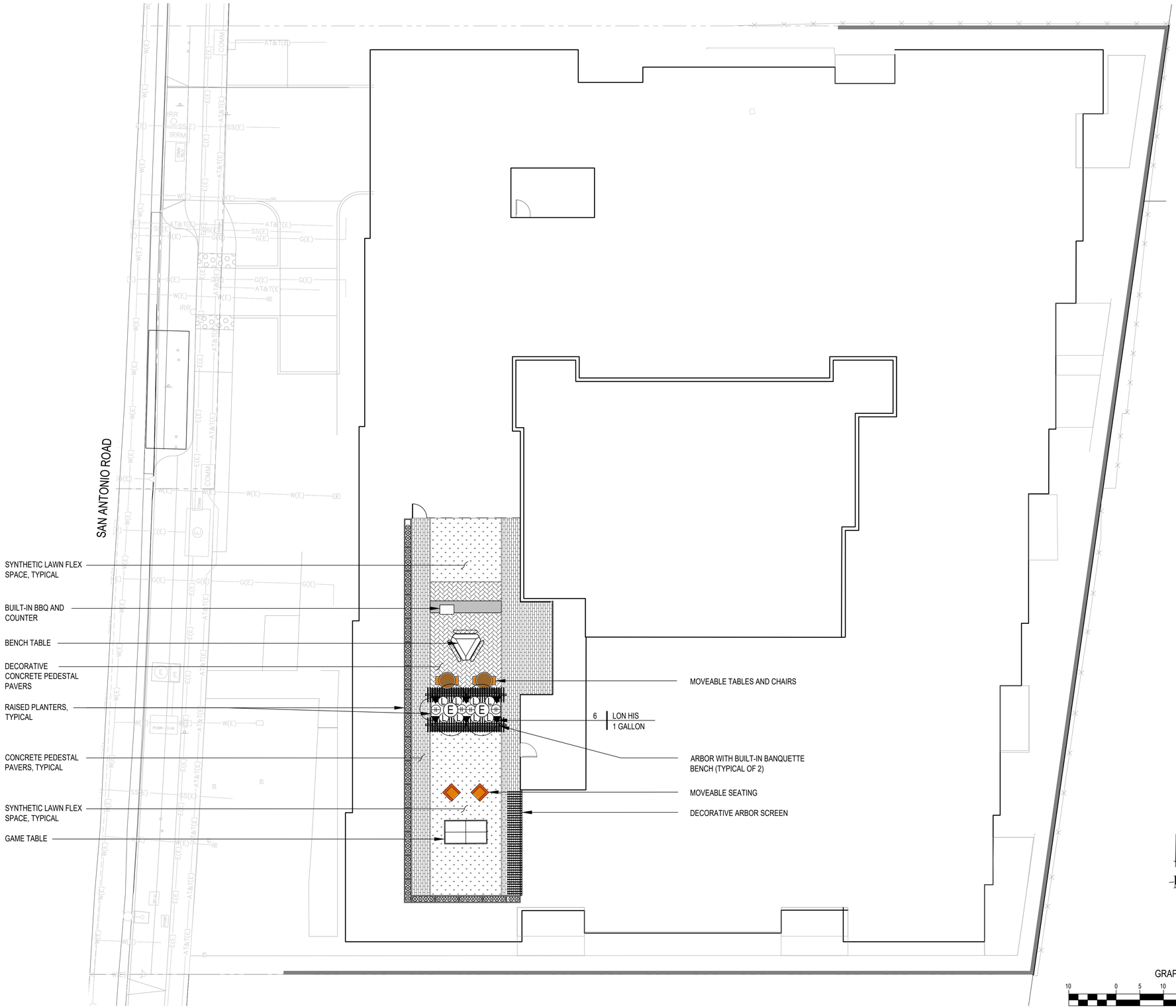
SHEET TITLE:

ON-GRADE LANDSCAPE PLAN

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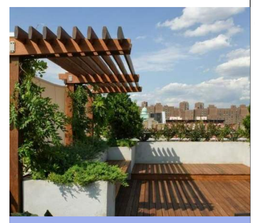
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(In Feet)

1 inch = 10 feet



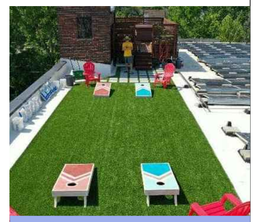
ROOF PLANTING PALETTE



ARBOR AND BUILT-IN BENCH



CONCRETE PEDESTAL PAVERS



SYNTHETIC LAWN FLEX SPACE



BUILT-IN BBQ AND COUNTER



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N TRUE NORTH

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SHEET ISSUE DATE: 04/08/22
SHEET TITLE:

ROOF LANDSCAPE PLAN

SHEET NUMBER

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CONSTRUCTION PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE, CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE FEET (3') OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

MATERIALS LIST

CONCRETE PAVING:
NATURAL COLOR CONCRETE. MEDIUM BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL.

CONCRETE PAVERS:
STEPSTONE LARGE SCALE LINEAR PAVER. COLOR: FRENCH GRAY.

GRASS PAVE:
GRASS PAVE 2 INSTALLED PER MANUFACTURER'S DIRECTIONS.

NATURAL MATERIAL BENCH:
SPLIT-FACE GRAY GRANITE

GREEN WALL SYSTEM:
TBD

WOOD DECKING:
KEBONY CLEAR DECKING SURFACE. FLUSH MOUNT TO ADJACENT PAVING OR PAVERS.

BUILT-IN TABLE:
TBD

BUILT-IN WOOD TOPPED BENCH:
WOOD TOP: KEBONY CLEAR BOARDS

EXTERIOR BIKE RACK:
LANDSCAPE FORMS BOLA BIKE RACK. MOUNT: EMBED. COLOR: SILVER METALLIC POWDERCOATED
QUANTITY: 9

CONCRETE PEDESTAL PAVERS:
STEPSTONE LARGE SCALE PEDESTAL SET 15. COLOR: FRENCH GRAY.

WOOD ARBOR:
MANUFACTURER: TBD.

BUILT-IN BBQ AND COUNTER:
MANUFACTURER: TBD.

MOVEABLE DINING TABLES:
MANUFACTURER: TBD.

MOVEABLE LOUNGE CHAIRS:
MANUFACTURER: TBD.

BENCH TABLE:
MANUFACTURER: TBD.

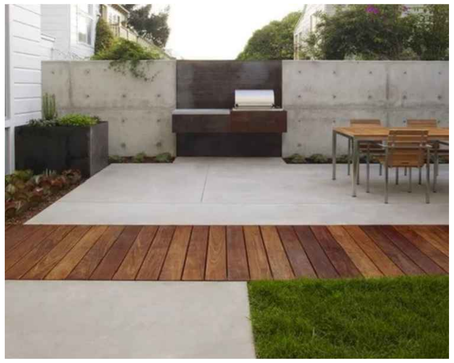
SYNTHETIC LAWN:
MANUFACTURER: TBD.

RAISED PLANTERS
TOURNESOL WILSHIRE PLANTER. COLOR: TBD

GAME TABLE:
MANUFACTURER: TBD.

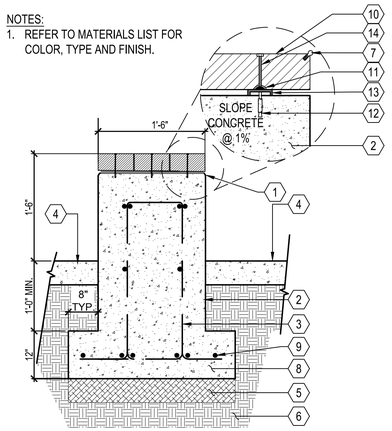


G ROOFTOP TRELLIS, PLANTER AND BENCH
SCALE: NTS



F FLUSH WOOD DECKING
SCALE: NTS

NOTES:
1. REFER TO MATERIALS LIST FOR COLOR, TYPE AND FINISH.

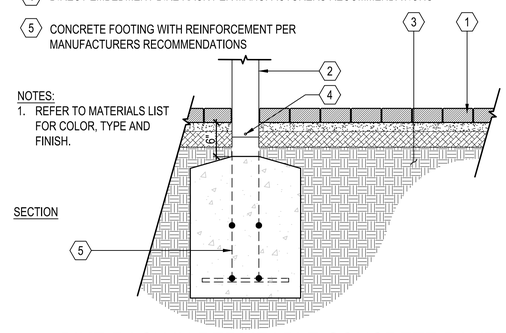


1. 1/2" RADIUS EDGE, TYPICAL
2. POURED IN PLACE CONCRETE WALL
3. REBAR #4 @ 16" O.C. VERTICAL 3" CLEAR, ALTERNATE HOOKS INTO FOOTING AS SHOWN
4. ADJACENT PAVING PER PLAN
5. COMPACTED NON EXPANSIVE FILL, THICKNESS AND COMPACTION PER GEOTECHNICAL RECOMMENDATION
6. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
7. SKATEBOARD DETERRENT, 4' O.C. MAX. SEE MATERIALS LIST
8. CONCRETE FOOTING
9. REBAR #4 CONTINUOUS MAINTAIN 3" CLEAR, TYPICAL.
10. 3" X 6" WOOD SLATS
11. KERF WOOD SO IT LIES FLUSH AGAINST SURFACE
12. CONCRETE WEDGE ANCHOR
13. 3/8" GALVANIZED STEEL C-CHANNEL @ 18" OC
14. BLACK OXIDE SQUARE DRIVE SELF TAPPING SCREWS COUNTERSUNK SO THE SCREW HEAD IS FLUSH WITH THE FACE OF SURFACE. ALIGNED IN A STRAIGHT LINE AT THE SURFACE, SPACED EQUAL DISTANCE APART.

E LANDSCAPE WALL WITH WOOD CAP
SCALE: 1"=1'-0"

1. ADJACENT INTERLOCKING PAVERS. SEE MATERIALS LIST
2. BIKE RACK. IMBED MOUNT. SEE MATERIAL LIST FOR MAKE, MODEL & FINISH
3. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
4. DIRECT EMBEDMENT BIKE RACK PER MANUFACTURERS RECOMMENDATIONS
5. CONCRETE FOOTING WITH REINFORCEMENT PER MANUFACTURERS RECOMMENDATIONS

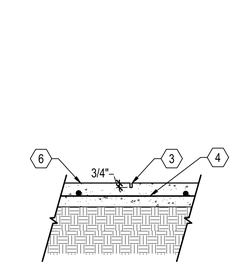
NOTES:
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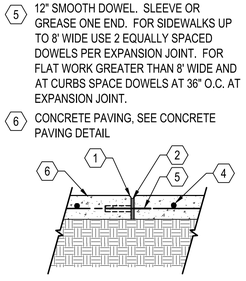
SECTION

D BIKE RACK IN PERMEABLE CONCRETE PAVERS
SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE AND FINISH.
2. CONTROL JOINTS SHALL BE PROVIDED AS SHOWN ON THE PLANS AND WITH A MAXIMUM SPACING OF 8' O.C. EXPANSION JOINTS SHALL BE AS SHOWN ON PLANS WITH A MAXIMUM SPACING OF 12' O.C.



CONTROL JOINT

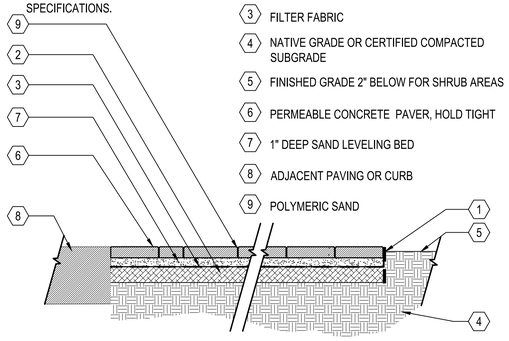


EXPANSION JOINT

1. 1/2" RADIUS EDGE
2. 1/2"X3" POLYFELT EXPANSION JOINT (TYPICAL). TOP WITH 2 PART SELF-LEVELING SEALER TO MATCH CONCRETE COLOR
3. TOOLED OR SAW CUT CONTROL JOINT 3/4" DEEP
4. REINFORCEMENT PER PAVING DETAIL
5. 12" SMOOTH DOWEL. SLEEVE OR GREASE ONE END. FOR SIDEWALKS UP TO 8' WIDE USE 2 EQUALLY SPACED DOWELS PER EXPANSION JOINT. FOR FLAT WORK GREATER THAN 8' WIDE AND AT CURBS SPACE DOWELS AT 36" O.C. AT EXPANSION JOINT.
6. CONCRETE PAVING, SEE CONCRETE PAVING DETAIL

B PAVING JOINTS (PEDESTRIAN)
SCALE: 1"=1'-0"

NOTE:
1. SEE MATERIALS LIST FOR COLOR, TYPE AND FINISH.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



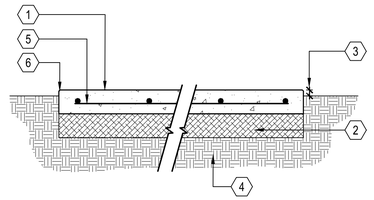
SECTION

1. ALUMINUM HEADER. INSTALL PER MANUFACTURER'S RECOMMENDATOINS
2. BASE PER GEOTECHNICAL RECOMMENDATIONS.
3. FILTER FABRIC
4. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
5. FINISHED GRADE 2" BELOW FOR SHRUB AREAS
6. PERMEABLE CONCRETE PAVER, HOLD TIGHT
7. 1" DEEP SAND LEVELING BED
8. ADJACENT PAVING OR CURB
9. POLYMERIC SAND

C PERMEABLE CONCRETE PAVERS OVER SAND
SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR TYPE AND FINISH.

1. 4" THICK CONCRETE PAVING
2. 4" CLASS 2 AGGREGATE BASE COMPACTED TO 90%
3. FINISH GRADE TO BE 1" BELOW FOR TURF, 2" FOR SHRUB AREAS
4. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
5. #3 REBAR @ 18" O.C. EACH WAY, WITH 3" CLEAR
6. 1/2" RADIUS EDGE



A CONCRETE PAVING (PEDESTRIAN)
SCALE: 1"=1'-0"

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CONSTRUCTION DETAILS, NOTES, AND MATERIALS LIST

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IRRIGATION ZONE LEGEND:

DRIP IRRIGATION AREA
LOW VOLUME BUBBLERS FOR TREES AND POTTERY

BIOTREATMENT AREA

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.

GRAPHIC SCALE
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(In Feet)
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ON-GRADE IRRIGATION HYDROZONE PLAN

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IRRIGATION ZONE LEGEND:

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LOW VOLUME BUBBLERS FOR TREES AND POTTERY

IRRIGATION DESIGN CRITERIA:

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3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
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5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
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ROOF IRRIGATION HYDROZONE PLAN

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IRRIGATION NOTES

1. CONTRACTOR SHALL CONNECT P.O.C. FROM DOWNSTREAM OF WATER METER AND COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN SEPERATE P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATION PRIOR TO HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.
5. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN." INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.
6. THE EXISTING WATER PRESSURE AT THE PROPOSED WATER METER LOCATION IS UNKNOWN. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND WATER PRESSURE. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
7. SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (P.S.I.) AND A MAXIMUM DEMAND (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.
10. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIAL TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
12. TRENCHING DEPTHS FOR IRRIGATION PIPES SHALL BE AS FOLLOWS: MAIN = 24", ALL LATERALS = 12". ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. PROVIDE A MINIMUM 3" SAND ENVELOPE AROUND ALL MAINLINE PIPE.
13. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE PIPE SIZING CHART FOR SIZING.
14. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
16. CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
17. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.
18. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
19. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
20. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. USE THIN WALL METAL CONDUIT ABOVE GRADE AND IN GARAGES. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. FOR CONTROL WIRE INSTALLED IN GARAGE, COORDINATE WITH ELECTRICAL ENGINEER AND PROJECT ELECTRICIAN FOR CONNECTIONS BETWEEN PODIUM OR WALL PENETRATIONS TO IRRIGATION CONTROLLER LOCATION(S).
21. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE) ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
22. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOK-UP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
23. FINAL LOCATION FOR BACKFLOW PREVENTION DEVICES SHALL BE APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING. CONTRACTOR SHALL NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
24. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES.
25. ALL WATER TO DRAIN AWAY FROM BUILDING PER LOCAL BUILDING CODE.
31. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OF DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
32. A LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
33. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OR PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
34. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROLLER WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.
35. CONTRACTOR SHALL INSTALL DRIPLINE ON SLOPES PER MANUFACTURERS RECOMMENDATIONS WITH 25% INCREASED SPACING AT BOTTOM 1/3 OF SLOPE.
36. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 492.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE.
37. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE LOCAL REVIEWING AGENCY. SEE CALIFORNIA CODE OF REGULATIONS TITLE 23 WATERS DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX C.
38. SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO.
39. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING INCLUDING BUT NOT LIMITED TO THE FOLLOWING AREAS DURING PLANT ESTABLISHMENT: BIO-CELL AREAS, SODDED AREAS. THESE AREAS WILL NEED SUPPLEMENTAL HAND WATERING IF THEY ARE IRRIGATED BY DRIP UNTIL ROOTS ARE ESTABLISHED AS DRIP IRRIGATION MAY NOT PROVIDE SUFFICIENT WATER TO THESE AREAS FOR HEALTHY PLANT ESTABLISHMENT.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL/SIZE
M	WATER METER	NEW TBD" IRRIGATION WATER METER
	BACKFLOW PREVENTION DEVICE AND SECURE ENCLOSURE	FEBCO 825Y - OR EQUAL, LINE SIZE
IA	PEDESTAL MOUNT ET BASED ELECTRIC IRRIGATION CONTROLLER	IRRITROL MC-E BLUE SERIES, TBD STATION PEDESTAL MOUNT CONTROLLER, MC-E. INCLUDE PEDESTAL P-2B FOR 4-12 STATIONS OR PEDESTAL P-6B FOR 18-48 STATIONS.
W	WEATHER SENSOR	WIRELESS WEATHER SENSING KIT (CL-100-WIRELESS). INSTALL CLIMATE LOGIC MODULE IN ENCLOSURE CABINET PER DETAIL. INSTALL ON ROOF EVE OR GUTTER
	PVC BALL VALVE	NIBCO PVC BALL VALVE 4660-S OR EQUAL, LINE SIZE
	DRIPZONE CONTROL KIT INC. REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP AND TREE BUBBLER VALVES	TORO DZK-700, 700 ULTRA FLOW IN-LINE DRIP ZONE VALVE KIT (0.1-30 GPM)
	REMOTE CONTROL VALVE FOR BUBBLER SYSTEMS	TORO A-700-1, 700 SERIES ULTRA FLOW (.1-180 GPM)
	1" QUICK COUPLER VALVE WITH YELLOW VINYL COVER	TORO 100-2SLVC (2 PIECE, 1" SINGLE LUG, WITH YELLOW VINYL COVER)
V	MASTER VALVE	GRISWOLD 2160 TBD", NORMALLY OPEN VALVE, (USUALLY ¾" SMALLER THAN MAINLINE SIZE)
F	FLOW SENSOR	IRRITROL PVC FLOW SENSOR SIZE PER LINE SIZE. MODELS: FS-10/15/20 (FS-10 FOR 1" LINE, FS-15 FOR 1-1/2" LINE, AND FS-20 FOR 2" LINE.) FLOW SENSOR SHIELDED CABLE: EV-CAB-SEN (FLOW SENSOR SHIELDED CABLE SHALL NEVER BE CLOSE TO HIGH VOLTAGE WIRES. USE SEPARATE CONDUIT FOR FLOW SENSOR WIRE.)
P	PRESSURE REGULATOR	1-1/2" BF OR LINE SIZE WILKINS MODEL 500-HLR-P INCLUDE PRESSURE GAUGE, INSTALL IF PRESSURE AT P.O.C. EXCEEDS 90 PSI

BUBBLERS	DESCRIPTION	OPERATING PRESSURE	MODEL	NOZZLE GPM
	ON GRADE TREE BUBBLER	20-75 PSI	TORO FB-25-PC MOUNTED ON TORO SHRUB ADAPTERS IN QUANTITIES AS FOLLOWS: 2 PER 15 GALLON OR 24" BOX TREE 4 PER 36" BOX AND LARGER TREE	(0.25 GPM EACH)

DRIP	DESCRIPTION	OPERATING PRESSURE	MODEL	NOTES
	ON-GRADE TORO DRIP TUBING NOTE: INSTALL TORO DL2000 PER MANUFACTURER'S SPECIFICATIONS	30 PSI	TORO DL-2000 SERIES (RGP-212-10) FOR GROUND COVER & SHRUB AREAS: DL2000 DRIPLINE SPACING =12" EMITTER SPACING =12" DRIPPER FLOW =0.53 GPH	

REQUIRED DRIP EQUIPMENT NOT GRAPHICALLY DEPICTED ON PLANS:
(INSTALL PER MANUFACTURER'S RECOMMENDATIONS.)

FLUSH VALVE FOR DL2000 SYSTEM	TORO FCH-H-FIPT, MINIMUM ONE PER VALVE
AIR VACUUM RELIEF VALVE FOR DRIP SYSTEM	TORO YD-500-34 MINIMUM ONE PER VALVE
OPERATION INDICATOR FOR DRIP SYSTEM	TORO DL-MP9 MINIMUM ONE PER VALVE
DRIP TUBE FITTINGS	TORO TRI-LOC FITTINGS

IRRIGATION LINES AND SLEEVES	DESCRIPTION	MODEL	NOTES
	NONPRESSURE DRIP IRRIGATION LATERAL, SIZED PER PIPE SIZING CHART	SCHEDULE 40 PVC PIPE	12" COVER
	NONPRESSURE IRRIGATION SUPPLYLINE-3/4" MIN.	CLASS 200 PVC PIPE	12" COVER
	PRESSURE SUPPLY MAINLINE	1120 SCHD. 40 PVC PIPE FOR SIZES 1-1/2" AND SMALLER 1120 CLASS 315 PVC PIPE FOR SIZES 2" AND LARGER	24" COVER
	SLEEVE: 2x ENCLOSED PIPE DIAMETER OR AS INDICATED	1120/SCHEDULE 40 PVC PIPE	24" COVER

SPRAY, ROTOR, AND BUBBLER VALVES

#	CONTROLLER STATION NUMBER
GPM	GALLONS PER MINUTE THROUGH VALVE
X"	CONTROL VALVE SIZE

DRIP TUBING VALVES

#	CONTROLLER STATION NUMBER
GPM	GALLONS PER MINUTE THROUGH VALVE
X"	CONTROL VALVE SIZE
XXXX'	LENGTH OF DRIP TUBING, IF APPLICABLE
CENTER FEED	ZONE TYPE, IF APPLICAPBLE

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

SAN ANTONIO ROAD HOUSING

TimeSpace Group
800/808 SAN ANTONIO ROAD

OWNER
TIMESPACE GROUP, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

LANDSCAPE ARCHITECT
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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#	DATE	ISSUES & REVISIONS	BY
1	11/29/2022	PLANNING REVISION	
2	01/26/2024	C4 RESPONSE	
3	02/28/2024	PLANNING REVISION	
E	03/21/24	C6 RESPONSE	

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PROJECT NUMBER: 6108.00
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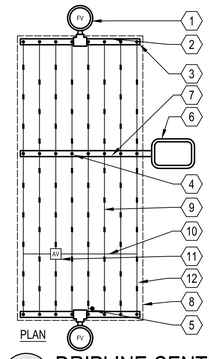
IRRIGATION LEGEND AND NOTES

SHEET NUMBER
L-6

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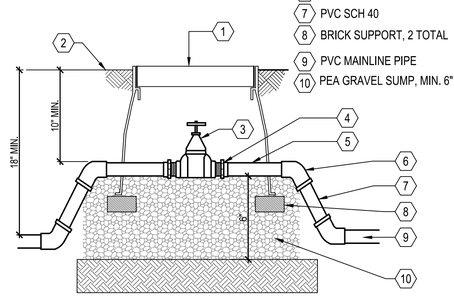
NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH



1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

F DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

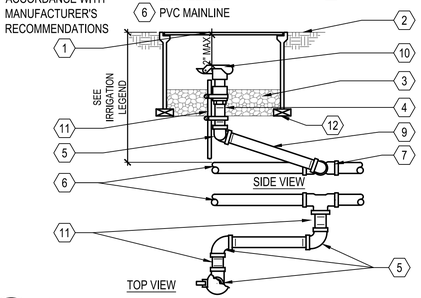
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



1. VALVE BOX (CARSON 910-12B) OR EQUAL
2. FINISHED GRADE/ BEFORE PLANTING
3. GATE VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. SCH 40 PVC MALE ADAPTOR
5. PVC SCH 40 MIN 8" LONG
6. PVC 45 FITTING SCH 40 (TYP.)
7. PVC SCH 40
8. BRICK SUPPORT, 2 TOTAL
9. PVC MAINLINE PIPE
10. PEA GRAVEL SUMP, MIN. 6" DEEP

C GATE VALVE
SCALE: N.T.S.

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

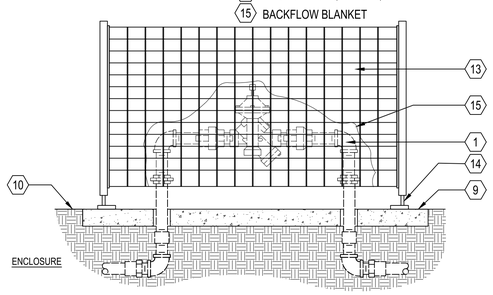


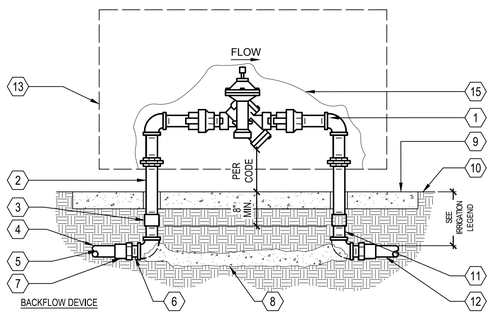
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL

B QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

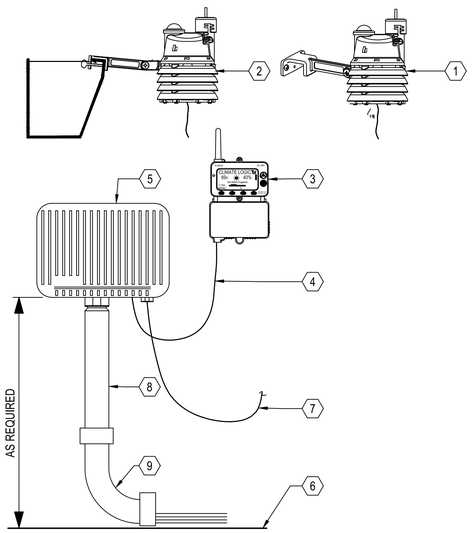




H REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

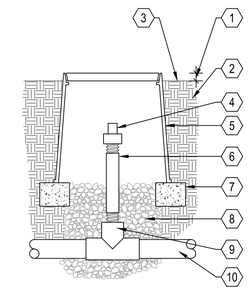
NOTES:
1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.
2. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

1. CLIMATE LOGIC™ WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS.
2. CLIMATE LOGIC™ WEATHER SENSOR MOUNTED ON A DRAIN GUTTER USING QUICKCLIP™ GUTTERMOUNT.
3. CLIMATE LOGIC™ RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL OR IF IN A SECURE AREA, MOUNT ON HOOK & LOOP TYPE STRIPS FOR DISMOUNTING AND HANDHELD PROGRAMMING UTILIZING THE SLACK IN THE CORD.
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLERS REMOTE PORT.
5. AUTOMATIC IRRIGATION CONTROLLER
6. FINISH SURFACE OF SPACE WHERE CONTROLLER IS LOCATED.
7. POWER SOURCE, LOCATE IN CONDUIT
8. PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED).
9. PVC SWEEP ELL (PROTECTING LOW VOLTAGE CONTROL WIRES TO THE ELECTRIC VALVES).
10. OPTIONAL JUNCTION BOX TO ROUTE CONTROL WIRES TO THE ELECTRIC VALVES.



G WEATHER SENSOR
SCALE: N.T.S.

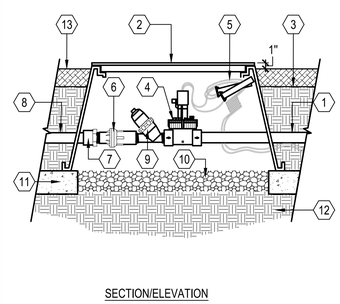
NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.



1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING

E DRIPLINE FLUSH VALVE
SCALE: N.T.S.

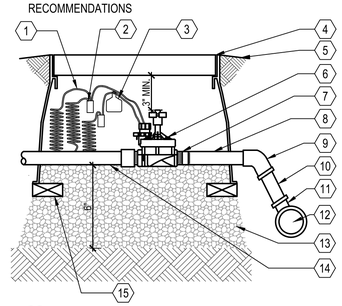
NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)

D DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX: CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
5. TOP OF MULCH
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. PEA GRAVEL SUMP, MIN. 6" DEEP
14. LATERAL LINE
15. BRICK SUPPORT-1 PER CORNER

A REMOTE CONTROL VALVE
SCALE: N.T.S.

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

SAN ANTONIO ROAD HOUSING
TimeSpace Group
800/808 SAN ANTONIO ROAD

OWNER
TIMESPACE GROUP, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

LANDSCAPE ARCHITECT
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

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E	03/21/24	C6 RESPONSE	

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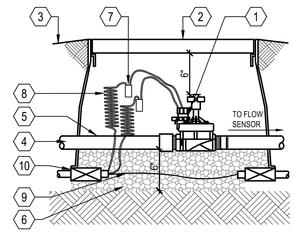
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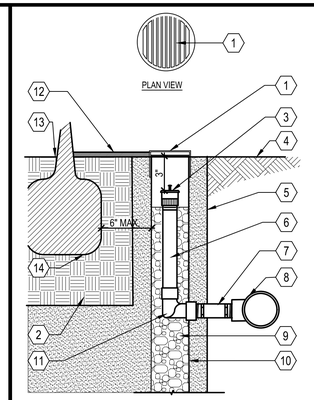
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NOTES:
1. DO NOT LOCATE REMOTE VALVE IN TURF
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



1. MASTER VALVE-SEE LEGEND
2. CARSON #1324 RECTANGULAR VALVE BOX WITH BLACK BOLT DOWN COVER, OR APPROVED EQUAL. HEAT BRAND "MV" ON LID IN 2" HIGH LETTERS
3. FINISHED GRADE
4. FROM POINT OF CONNECTION- ADAPT AS REQUIRED
5. SCH. 80 TOE NIPPLE- LENGTH AS REQUIRED
6. PEA GRAVEL SUMP, MIN 6" DEEP
7. 3M DBY WIRE CONNECTOR
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC CONTROLLER
9. FLOW SENSOR CABLE WITHIN CONDUIT
10. BRICK SUPPORT, 1 PER CORNER

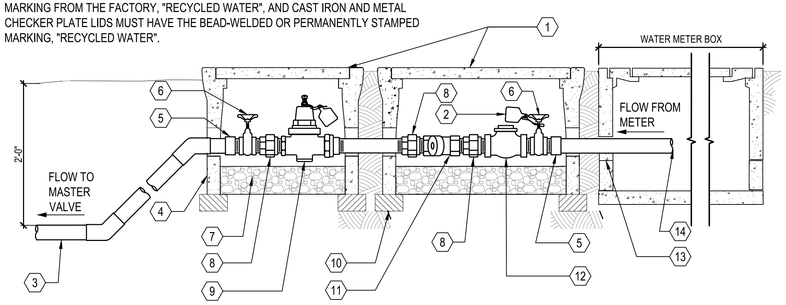
F MASTER VALVE
N.T.S.



1. 4"Ø OPEN GRATE CAP INSTALL FLUSH WITH FINISH GRADE OR MULCH
2. BACKFILL PLANTING MIX
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR MODEL)
4. FINISHED GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. PVC SCHED. 40 90 ELL.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL

C TREE ROOT ZONE WATERING SYSTEM
N.T.S.

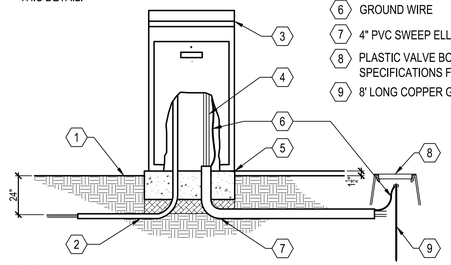
NOTES:
1. DO NOT LOCATE REMOTE VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
6. FOR RECYCLED WATER SYSTEMS, CONCRETE LIDS MUST HAVE THE MOLDED-IN MARKING FROM THE FACTORY, "RECYCLED WATER", AND CAST IRON AND METAL CHECKER PLATE LIDS MUST HAVE THE BEAD-WELDED OR PERMANENTLY STAMPED MARKING, "RECYCLED WATER".



1. CHRISTY CONCRETE VALVE BOX AND LOCKABLE CONCRETE LID WITH VANDAL PROOF LID BOLTS, TOP OF LID SHALL BE NON-SKID SURFACE PERMANENTLY MARKED "RECYCLED WATER" AS REQUIRED PER LID ID DETAIL.
2. RECYCLED WATER IDENTIFICATION TAG TYPICAL
3. PVC IRRIGATION MAINLINE, TYPICAL, REFER TO IRRIGATION PLAN FOR SIZE AND MATERIAL.
4. CONC. VALVE BOX AND EXTENSION
5. PVC MALE ADAPTER
6. GATE VALVE
7. 3/4" CRUSHED ROCK. 6" DEEP
8. PVC UNION
9. PRESSURE REDUCING VALVE
10. COMMON BRICK
11. STRAINER
12. SWING CHECK VALVE
13. GROUT AS REQUIRED
14. POINT OF CONNECTION INSIDE METER BOX
15. FINISHED GRADE

I STRAINER AND PRESSURE REGULATOR ASSEMBLY
SCALE: N.T.S.

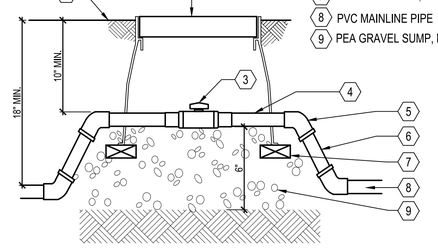
NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.



1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD

E PEDESTAL MOUNT CONTROLLER
SCALE: N.T.S.

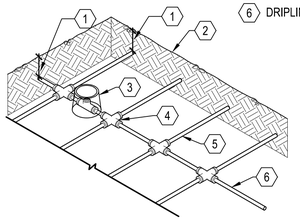
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP

B BALL VALVE
SCALE: N.T.S.

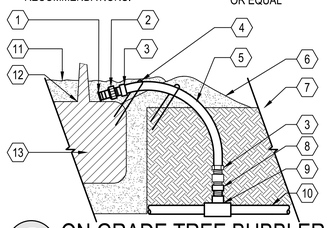
NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1. SEE SPECIFICATIONS FOR DEPTH
2. FINISHED GRADE
3. DRIPLINE AIR/VACUUM RELIEF VALVE IN VALVE BOX AT HIGHEST POINTS PLUMBED TO TUBING
4. PVC CROSS TO DRIPLINE COMPRESSION ADAPTERS (TYPICAL)
5. DRIPLINE (TYPICAL)
6. DRIPLINE BLANK TUBING (TYPICAL)

H DRIPLINE AIR/VACUUM RELIEF LATERAL
SCALE: N.T.S.

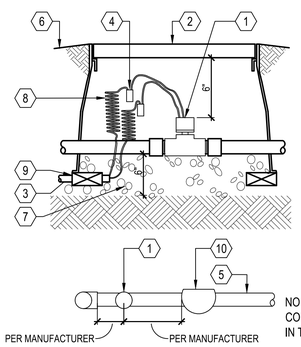
NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL

G ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

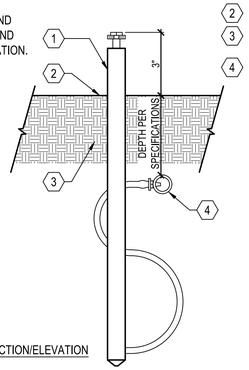


1. FLOW SENSOR
2. RECTANGULAR VALVE BOX W/ BLACK BOLT DOWN COVER. HEAT BRAND VALVE "FS" ON LID IN 2" HIGH CHARACTERS
3. CONDUIT BACK TO DECODER AT CONTROLLER
4. 3M DBY WIRE CONNECTOR
5. TO IRRIGATION POINT OF CONNECTION
6. FINISH GRADE
7. PEA GRAVEL SUMP, MIN. 6" DEEP
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC CONTROLLER
9. BRICK SUPPORT, 1 PER CORNER
10. MASTER VALVE

NO PIPE RESTRICTIONS, FITTINGS, COUPLINGS OR OTHER SPLICES TO OCCUR IN THE PIPE RUNS OF LENGTHS GIVEN

D FLOW SENSOR
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



SECTION/ELEVATION

1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

A DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

SAN ANTONIO ROAD HOUSING
TimeSpace Group
800/808 SAN ANTONIO ROAD

OWNER
TIMESPACE GROUP, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
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Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
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1570 Oakland Road
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DRAWN BY: LS
PROJECT NUMBER: 6108.00
SHEET ISSUE DATE: 04/08/22
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IRRIGATION DETAILS

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PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	MATURE HxW	WUCOLS*
COURTYARD PLANTING					
⊙	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GALLON	2' X 2'	M
✇	DICENTRA SPECTABILIS 'BLEEDING HEART'	BLEEDING HEART	1 GALLON	30" X 30"	M
	DICKSONIA ANTARCTICA	TREE FERN	15 GALLON	12'X8'	H
⊙	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	1' X 1'	M
⊙	HEUCHERA 'WENDY'	ISLAND ALUM ROOT	1 GALLON	1' X 1'	M
P	POLYSTICHUM MINITUM	WESTERN SWORD FERN	5 GALLON	3' X 3'	M
R	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	5 GALLON	6' X 6'	M
V	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GALLON	3' X 3'	M
BIOTREATMENT PLANTING					
C	CHONDROPETALUM TECTORUM	CAPE REED	1 GALLON	3' X 3'	L
⊖	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	18" X 18"	L
STREETSCAPE PLANTING					
A	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	1 GALLON	3' X 3'	L
▲	ANIGOZANTHOS 'BIG RED'	KANGAROO PAW	1 GALLON	5' X 2'	L
⊘	BULBINE FRUTESCENS	ORANGE STALKED BULBINE	1 GALLON	2' X 3'	L
L	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' X 2'	L
ROOF PLANTING					
⊕	CENTRANTHUS RUBER	JUPITER'S BEARD	1 GALLON	3' X 2'	M
E	EUPHORBIA CHARACIAS WULFENII	MEDITERRANEAN SPURGE	1 GALLON	4' X 4'	L
▼	LONICERA HISPIDULA	PINK HONEYSUCKLE	1 GALLON	3' X 3'	L
⊗	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	18" X 18"	M
TREES					
ACE GRE	ACER PALMATUM 'GREEN LEAF'	GREEN LEAF JAPANESE MAPLE	36" BOX	20' X 15'	M
ACE SAN	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	36" BOX	20' X 15'	M
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX PRIVATE STREET FRONT	15' X 15'	L
QUE AGR	QUERCUS AGRIFOLIA	COSTAL LIVE OAK	24" BOX STREET TREE	40' X 40'	L

**NOTE: ALL BIOTREATMENT PLANTING AREAS SHALL RECIEVE 3" OF NON-FLOATABLE MULCH PER C.3 HANDBOOK RECOMMENDATIONS.

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE PALO ALTO URBAN FORESTRY AT 650-496-5953 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

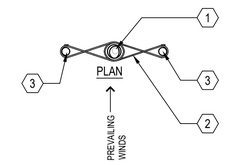
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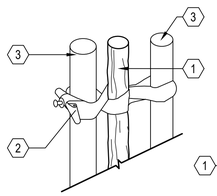
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(H)	HIGH:	0.7-0.9
(M)	MEDIUM:	0.4-0.6
(L)	LOW:	0.1-0.3
(VL)	VERY LOW:	<0.1

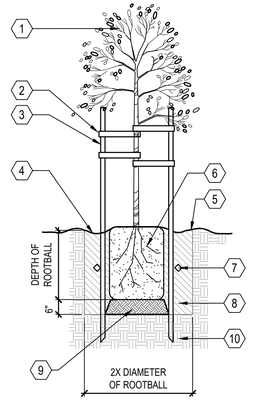
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NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX AND 48" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE



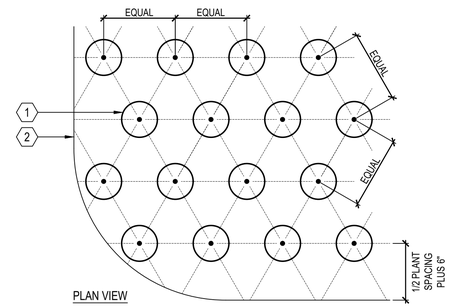




C TREE STAKING (DOUBLE)
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA

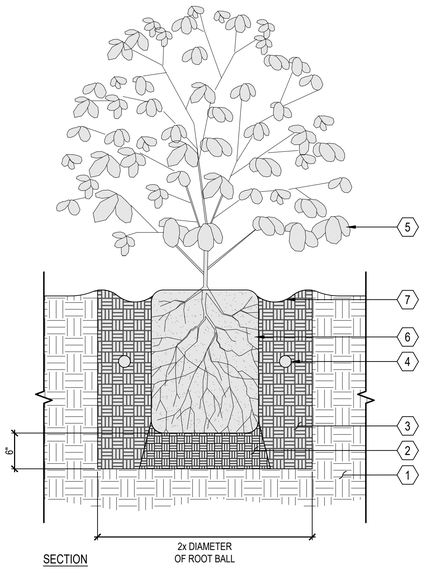


PLAN VIEW

B GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



SECTION

A SHRUB
SCALE: 1" = 1'-0"

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

SAN ANTONIO ROAD HOUSING

TimeSpace Group
800/808 SAN ANTONIO ROAD

OWNER
TIMESPACE GROUP, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Phone: 408.781.7866

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

LANDSCAPE ARCHITECT
HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408.487.2200

STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/29/2022	PLANNING REVISION	
2	01/26/2024	C4 RESPONSE	
3	02/28/2024	PLANNING REVISION	
E	03/21/24	C6 RESPONSE	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: LS
PROJECT NUMBER: 6108.00
SHEET ISSUE DATE: 04/08/22
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PLANT PALETTE, PLANTING NOTES AND DETAILS

SHEET NUMBER
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