



**CITY OF CAMPBELL**  
Community Development Department

June 10, 2022

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, June 28, 2022**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following item:

1. **PLN-2020-90** Public Hearing to consider the request of LPA on behalf of the Santa Clara County Library District, for property located at **1344 Dell Avenue** to allow construction of an approximately 8,000 square-foot 'government office and facility,' retention of existing overhead frontage utilities, and removal of on-site protected trees; and a continued shared parking arrangement with an abutting property located at **1370 Dell Avenue**. The applications under consideration include a Conditional Use Permit Modification with Site and Architectural Review, Variance, and Tree Removal Permit. File. No.: PLN-2020-90. The Library District, acting as Lead Agency, has determined the project to be Categorical Exempt under CEQA (§ 15303). Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Planning Division at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications

accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or [planning@campbellca.gov](mailto:planning@campbellca.gov) at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

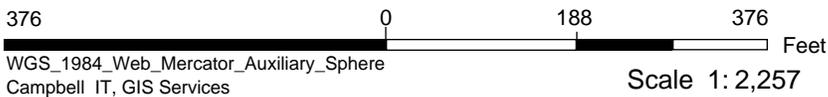
For more information you can contact the Community Development Department at (408) 866-2140 or [planning@campbellca.gov](mailto:planning@campbellca.gov).

PLANNING COMMISSION  
CITY OF CAMPBELL  
ROB EASTWOOD  
SECRETARY

PLEASE NOTE: When calling on this please refer to: **1344/1370 Dell Avenue**



# Location Map - 1344 Dell Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



**Project Description:**

The scope of this project is new construction of a one story 8,045 sf building including associated site, structural, mechanical, electrical, and plumbing.

**Project Data Table:**

Gross Lot Size:	51,761 SF
Net Lot Size:	50,921 SF
Panhandle	6,800 SF
Net Lot size minus Panhandle	<b>44,121 SF</b>
Floor Area Ratio:	0.157
Building Lot Coverage:	8,045 SF
Landscaping Coverage (not including Panhandle):	
Required	4,412 SF
Provided	4,647 SF
Paving Coverage (including Panhandle):	38,229 SF
Impervious/Pervious (gravel & planting) Coverage (including Panhandle):	89% / 11%
Proposed Building Square footage:	8,045 SF
Number of Stories:	1 Story
Building Heights:	22'-2" FT
Building Setbacks:	
Front Setback	20 FT
Side Yard Setback	10 FT
Street Side Setback	10 FT
Rear Setback	10 FT, The planning commission may grant a reduction or approve a structure to be placed on the rear property line and may designate that additional landscaping and setback requirements be provided at the front of the parcel.
Number of Parking Stalls:	86 Total
Cars	85
Motorcycle Stalls	4 = 1 Car stall

**Table of Contents**

SHEET 1.0 - COVER  
 SHEET 1.1 - FIRE ALARM LEAD SHEET  
 SHEET 1.2 - FIRE ALARM RCP  
 SHEET 1.3 - FIRE ALARM RISER DIAGRAMS  
 SHEET 1.4 - DETAILS AND DIAGRAMS  
 SHEET 2.0 - SITE PHOTOGRAPHY SHEET  
 SHEET 2.1 - SITE PHOTOGRAPHY SHEET  
 SHEET 3.0 - EXISTING SITE PLAN  
 SHEET 3.1 - DEMOLITION PLAN  
 SHEET 4.0 - DEVELOPMENT SITE PLAN  
 SHEET 5.0 - FLOOR PLAN  
 SHEET 6.0 - FLOOR AREA DIAGRAM  
 SHEET 7.0 - BUILDING CROSS SECTIONS  
 SHEET 8.0 - EXTERIOR ELEVATIONS  
 SHEET 8.1 - EXTERIOR ELEVATIONS  
 SHEET 9.0 - COLOR ELEVATIONS  
 SHEET 10.0 - COLOR/MATERIAL SHEET  
 SHEET 11.0 - STREETScape DRAWING  
 SHEET 12.0 - ISOMETRIC RENDERINGS  
 SHEET 13.0 - ROOF PLAN  
 SHEET 13.1 - ROOF PLAN  
 SHEET 14.0 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 14.1 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 14.2 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 14.3 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 14.4 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 14.5 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 14.6 - LANDSCAPING AND IRRIGATION PLANS  
 SHEET 15.0 - TREE SURVEY  
 SHEET 16.0 - TREE REMOVAL & PROTECTION PLAN  
 SHEET 17.0 - GRADING AND DRAINAGE PLAN  
 SHEET 17.1 - PROPERTY LINE CROSS-SECTIONS  
 SHEET 18.0 - PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN  
 SHEET 18.1 - STORMWATER CALCULATIONS  
 SHEET 19.0 - UTILITY PLAN  
 SHEET 21.0 - CIRCULATION PLAN  
 SHEET 22.0 - SITE PHOTOMETRIC PLAN  
 SHEET 24.0 - PARKING PLAN  
 SHEET 25.0 - EMERGENCY ACCESS PLAN  
 SHEET 27.0 - CONSTRUCTION/STAGING PLAN  
 SHEET 28.0 - FURNITURE AND SITE AMENITY PLAN  
 SHEET 33.0 - ACCESSIBILITY PLAN

**PLANNING APPLICATION PACKAGE FEB. 08, 2021**

**SCCL - LIBRARY ADMINISTRATIVE ANNEX BUILDING**  
 1344 DELL AVE.  
 CAMPBELL, CA 95008

**APN:** 424-33-092  
**ZONING DISTRICT:** C-M Controlled Manufacturing

**Developed for:**  
 SANTA CLARA COUNTY LIBRARY DISTRICT  
 1370 DELL AVE.  
 CAMPBELL, CA 95008

**ARCHITECT**

LPA, INC.  
 60 SOUTHMARKET ST., SUITE 150  
 SAN JOSE, CA 95113  
 TEL: 408/780-7235 FAX: 408/780-7201  
 CONTACT: HORMOZ ZIAEBRAHIMI E-MAIL: hziaebrahimi@lpainc.com

**LANDSCAPE ARCHITECT**

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 60 SOUTHMARKET ST., SUITE 150  
 SAN JOSE, CA 95113  
 TEL: 408/780-7244 FAX: 408/780-7201  
 CONTACT: NAOMI NISHIMOTO E-MAIL: nnishimoto@lpainc.com

**CIVIL ENGINEER**

LPA, INC.  
 5161 CALIFORNIA AVE, SUITE 100  
 IRVINE, CA 92617  
 TEL: 949/701-4027 FAX: 949/260-1190  
 CONTACT: ANDREW CHRISTIANSEN E-MAIL: achristiansen@lpainc.com

**VICINITY MAP**



ARCHITECTURE ENGINEERING INTERIORS  
 LANDSCAPE ARCHITECTURE PLANNING

408-780-7200 Office  
 408-780-7201 Fax

**LPADesignStudios.com**

60 South Market Street,  
 Suite 150  
 San Jose, California 95113



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Submittal	PLANNING SUBMITTAL
Date	09/17/2020
Submittal	2ND PLANNING SUBMITTAL
Date	02/08/2021
Submittal	3RD PLANNING SUBMITTAL

Job Number	1929810
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COVER

1.0





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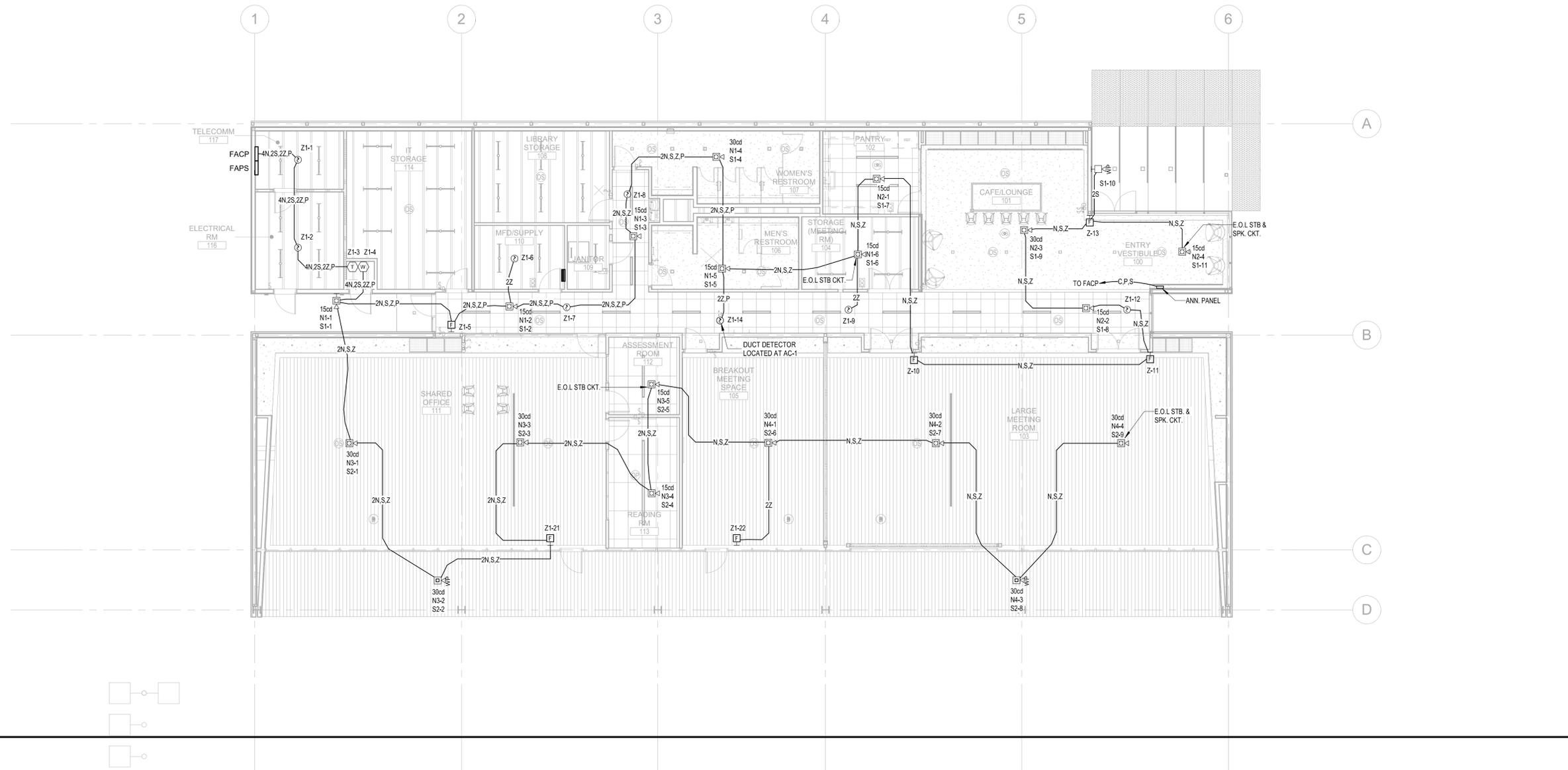
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Scale	1/8" = 1'-0"

**FIRE ALARM REFLECTED CEILING PLAN**



ITEM	DESCRIPTION
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ALL WALLS ARE **TYPE C4**, TYPICAL UNLESS OTHERWISE NOTED  
 1-HOUR RATED WALL, INTERIOR FIRE RATED WALLS ARE **TYPE N4**, TYPICAL UNLESS OTHERWISE NOTED

**LEGENDS**

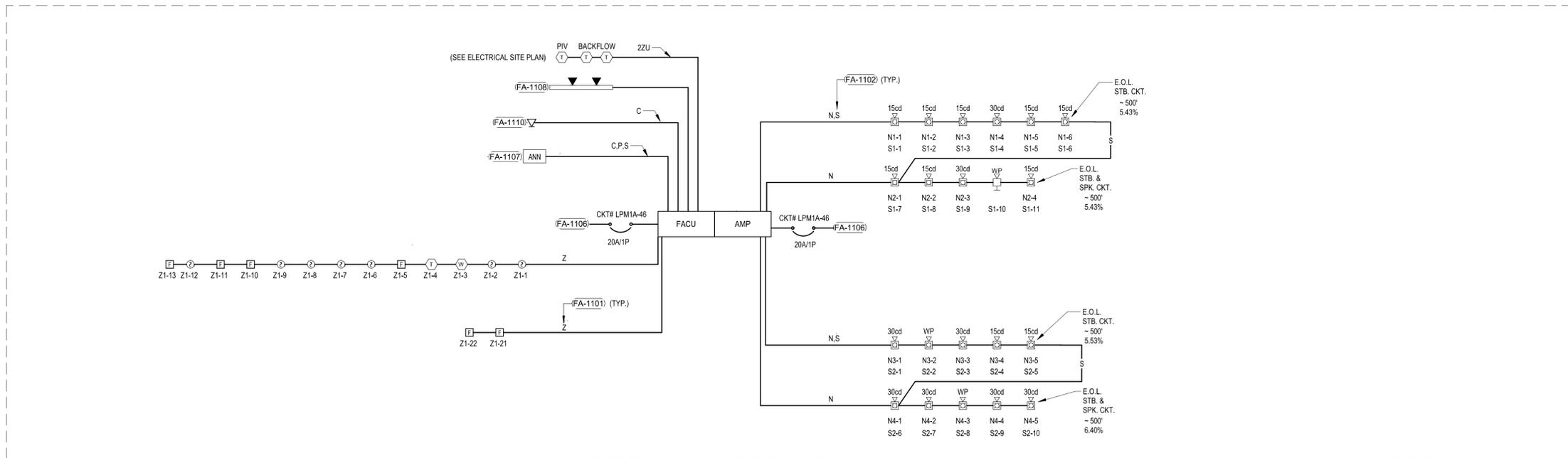
**KEYNOTES**

**GENERAL NOTES**



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**FIRE ALARM RISER  
DIAGRAMS**



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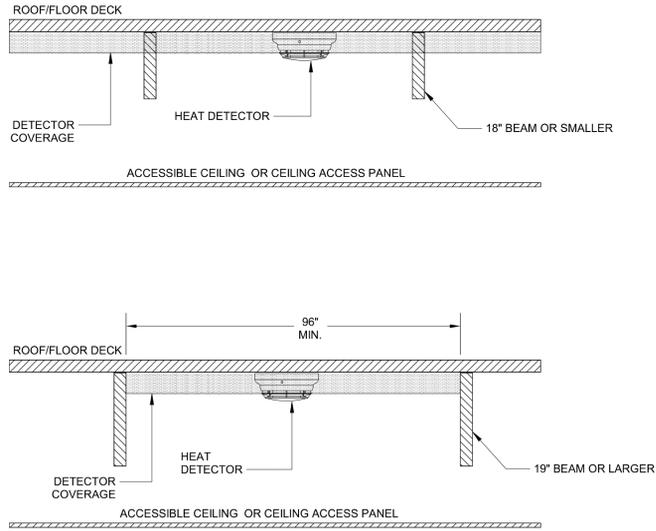
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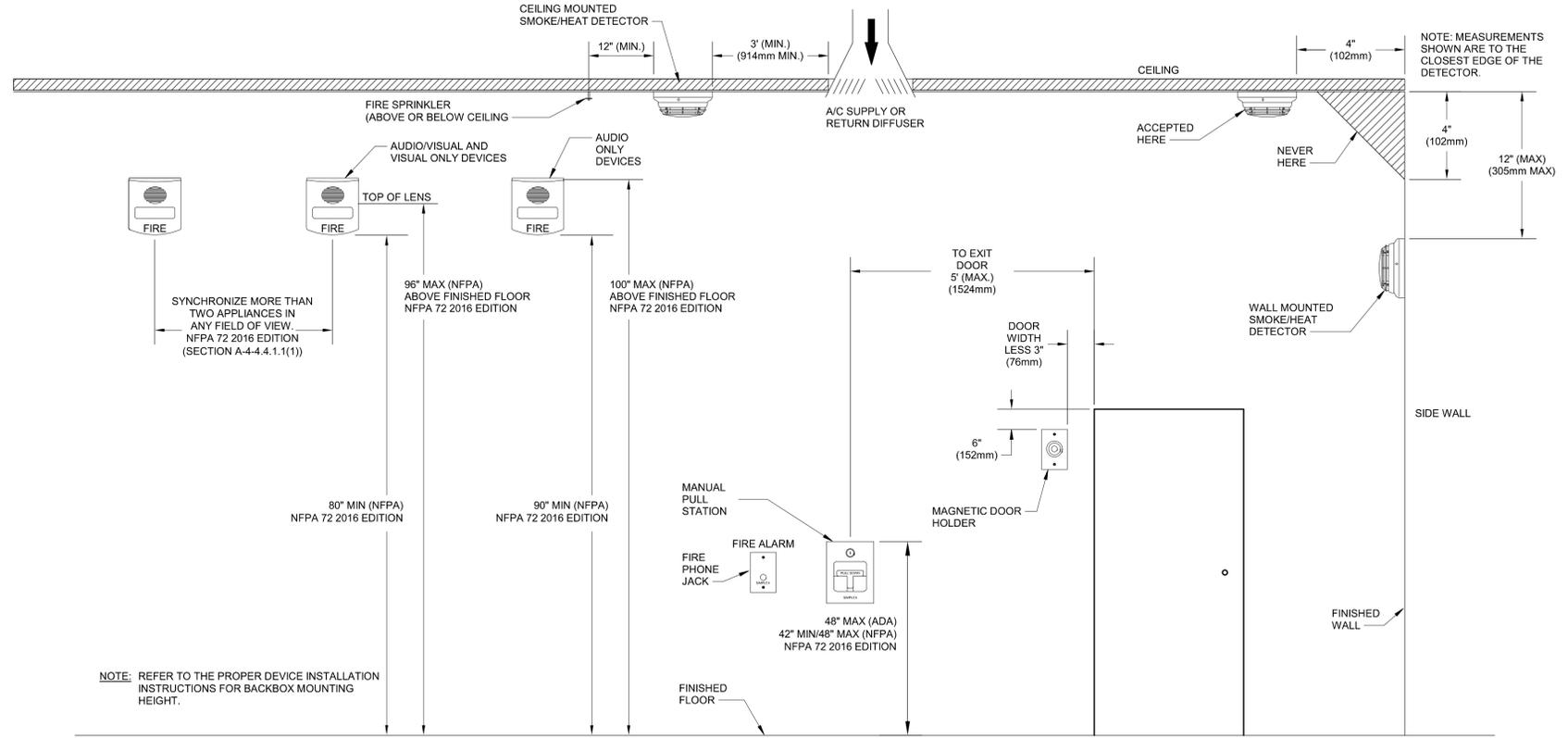
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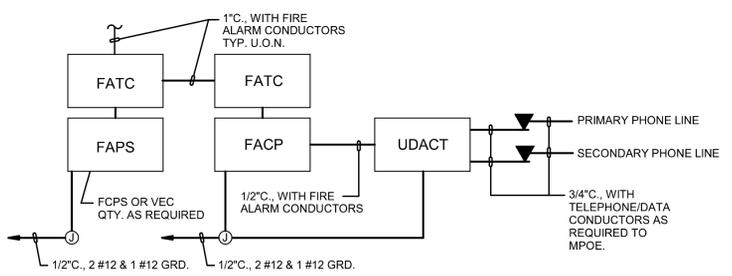
DETAILS AND  
DIAGRAMS



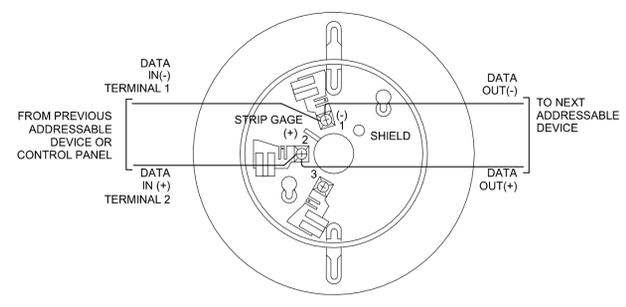
HEAT DEVICE MOUNTING DETAIL 1" = 1'-0" 5



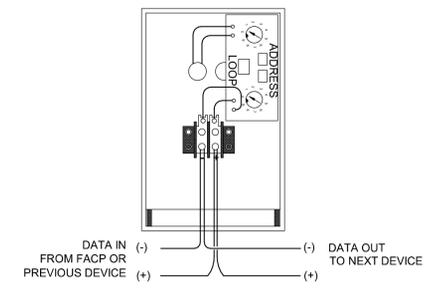
DEVICE MOUNTING DETAIL 1" = 1'-0" 6



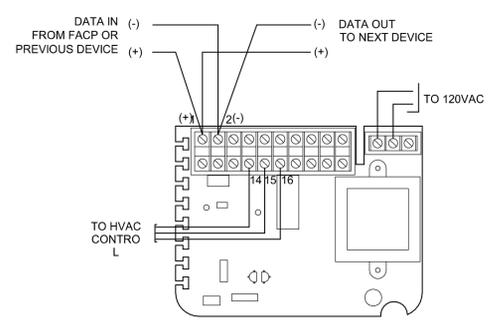
FIRE ALARM SYSTEM SCHEMATIC 1" = 1'-0" 2



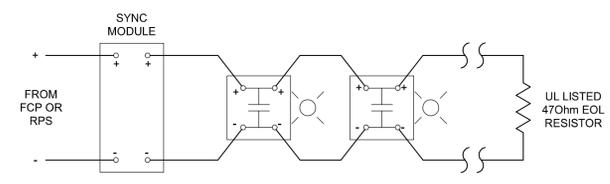
STANDARD DETECTOR BASE



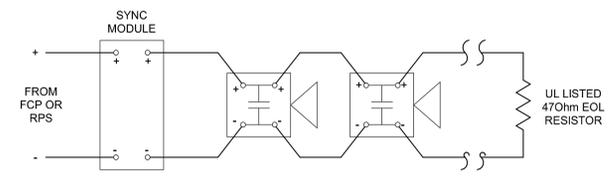
MANUAL PULL STATION



A/C UNIT SHUT-DOWN



VISUAL APPLIANCE



AUDIBLE APPLIANCE

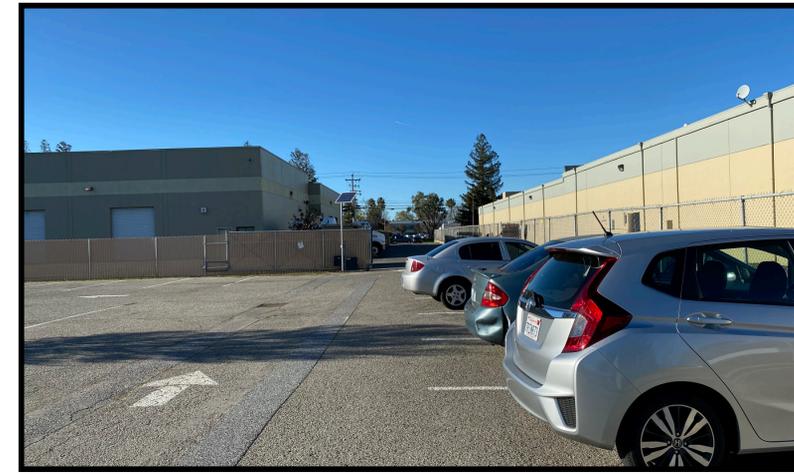
TYPICAL DEVICE WIRING DIAGRAMS 1" = 1'-0" 3



EXISTING TRASH ENCLOSURE (3)



EXISTING 1350 DELL AND 1370 DELL (2)



EXISTING ENTRY DRIVE (1)



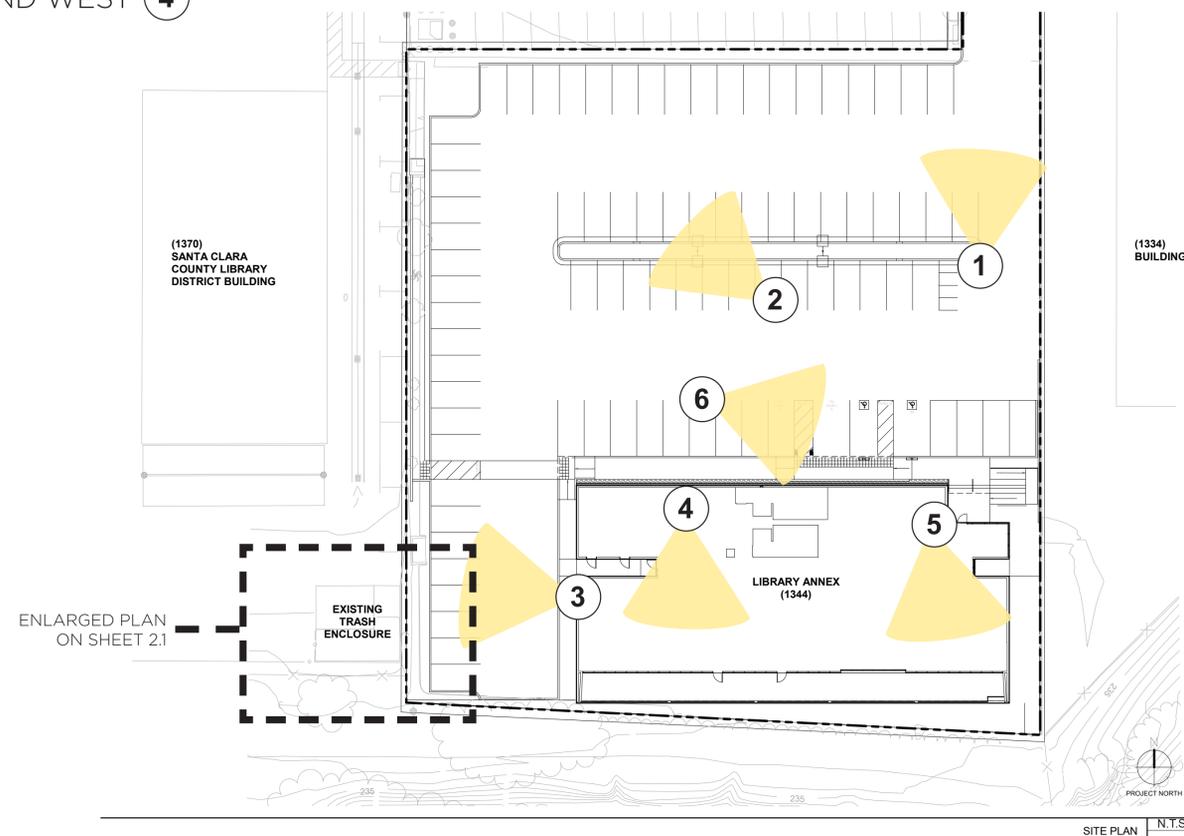
EDGE OF SITE AND POND EAST (5)



EDGE OF SITE AND POND WEST (4)



EXISTING 1334 DELL (6)



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EXISTING TRASH ENCLOSURE NORTH SIDE (3)



EXISTING TRASH ENCLOSURE ROOF (2)



EXISTING TRASH ENCLOSURE GATES (1)



EXISTING TRASH ENCLOSURE SOUTH (5)



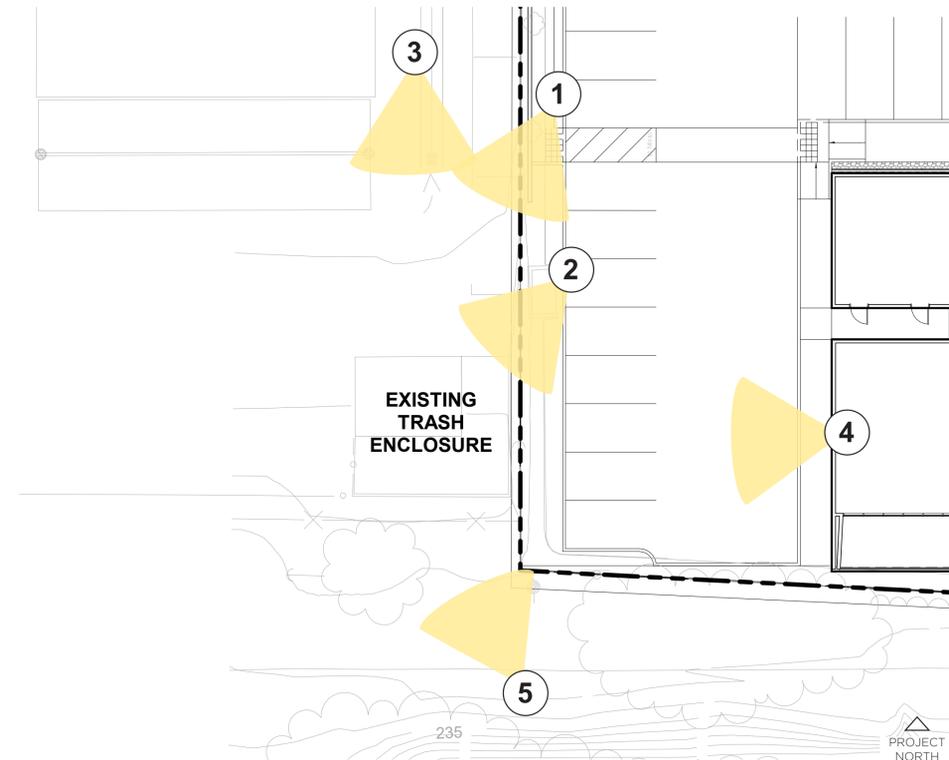
EXISTING TRASH ENCLOSURE EAST SIDE (4)



EXISTING TRASH ENCLOSURE FIRE SPRINKLER (-)



EXISTING TRASH ENCLOSURE DRAIN (-)



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SITE PHOTOGRAPHY SHEET

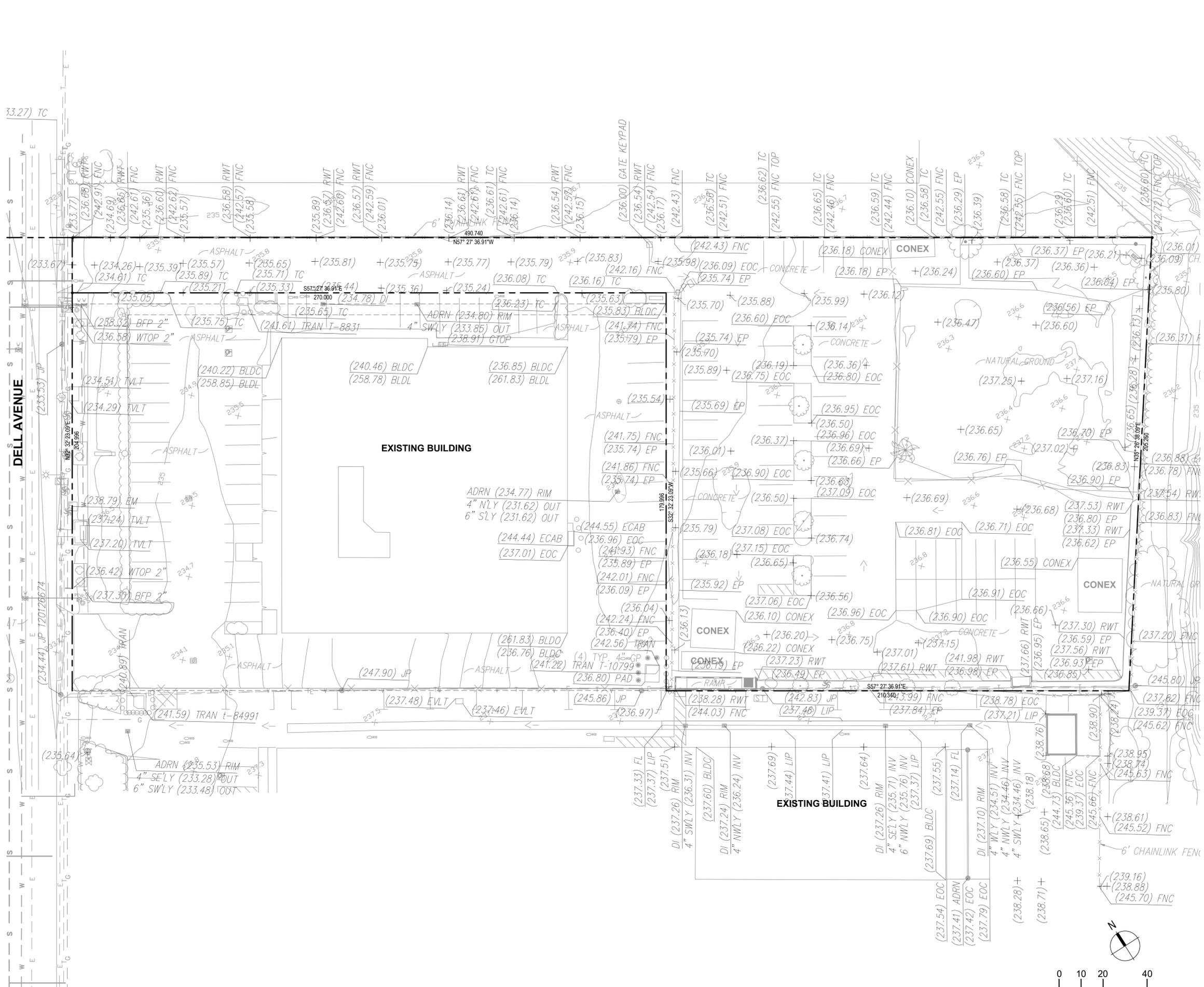


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**LEGEND:**

- ADRN AREA DRAIN
- BFP BACK FLOW PREVENTOR
- BLDC BUILDING CORNER
- BLDL BUILDING OUTLINE
- CONEX CONEX CONTAINER TEMPORARY
- DI DROP INLET
- EP EDGE OF PAVEMENT
- ECAB ELECTRIC CABINET
- EOC EDGE OF CONCRETE
- EVLT ELECTRIC VAULT
- FL FLOWLINE
- FVLT FIBER OPTIC VAULT
- DI DROP INLET
- EM ELECTRIC METER
- GTOP TOP OF GAS PIPE
- JP JUNCTION POLE
- LIP LIP OF GUTTER
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- STPB STREET LIGHT PULL BOX
- FNC CHAINLINK FENCE
- TC TOP OF CURB
- TPB TELEPHONE PULL BOX
- TRAN TRANSFORMER
- UVLT UTILITY VAULT
- RWT TOP OF RETAINING WALL
- WVLT WATER VAULT
- WTOP TOP OF WATER PIPE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- FIRE DEPT CONN
- FIRE HYDRANT
- FOUND MONUMENT
- GATE
- IRR CONTROL VALVE
- PALM TREE
- TREE
- POST INDICATOR VALVE
- POWER POLE
- SIGN
- STORM DRAIN
- SANITARY SEWER MANHOLE
- STREET LIGHT
- SEWER CLEANUP
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- STREET LIGHT PULL BOX
- UTILITY PULL BOX
- WATER METER
- WATER VALVE
- ELECTRIC OVER HEAD LINE HIGHEST
- TELEPHONE OVER HEAD LINE LOWEST



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**EXISTING SITE PLAN**

EXISTING SITE PLAN 1" = 20' 01



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Scale	1" = 20'

**DEMOLITION NOTES**

-SEE DEMOLITION NOTES, SHEETS C1 AND C2.

**DEMOLITION LEGEND**

LABEL DESCRIPTION

**A** REMOVE (E) CONCRETE PAVEMENT/SIDEWALK. SEE DEMOLITION NOTE 10 SHEET C2.

**B** REMOVE (E) AC PAVEMENT. SEE DEMOLITION NOTE 10 SHEET C2.

**C** REMOVE (E) LANDSCAPING. SEE LANDSCAPE AND IRRIGATION PLANS FOR IMPROVEMENTS.

**D** REMOVE (E) DEBRIS.

**X** REMOVE (E) TREE. SEE DEMOLITION NOTE 5 SHEET C2.

**(E)** TREE TO REMAIN AND BE PROTECTED. SEE DEMOLITION NOTE 5 SHEET C2.

--- SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION NOTE 6 AND 10 SHEET C2.

--- APPROXIMATE LIMIT OF WORK.

////// REMOVE (E) UTILITY. SEE DEMOLITION NOTES ON SHEET C1 AND NOTES 2, 4, 8, AND 9 ON SHEET C2.

**DEMOLITION KEYNOTES**

KEY NOTE DESCRIPTION

**01** REMOVE (E) SOLAR PANEL POLE.

**02** REMOVE (E) SANITARY SEWER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.

**03** REMOVE (E) WATER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.

**04** REMOVE (E) RETAINING WALL/FREE STANDING WALL.

**05** REMOVE (E) CURB.

**06** REMOVE (E) FENCE AND FOOTINGS. SEE LANDSCAPE PLANS FOR IMPROVEMENTS.

**07** REMOVE (E) CONEX STORAGE CONTAINER.

**08** REMOVE (E) GAS PIPE.

**09** REMOVE (E) BRICK BARBEQUE GRILL.

**10** REMOVE (E) FIRE DEPARTMENT CONNECTION AND ASSOCIATED PLUMBING TO ALLOW NEW FIRE WATER CONNECTION PER UTILITY PLAN.

**PROTECTION KEYNOTES**

KEY NOTE DESCRIPTION

**50** PROTECT (E) RETAINING WALL/FREE STANDING WALL.

**51** PROTECT (E) AC PAVEMENT.

**52** PROTECT (E) STORM DRAIN FACILITIES.

**53** PROTECT (E) SANITARY SEWER FACILITIES.

**54** PROTECT (E) WATER SERVICE FACILITIES.

**55** PROTECT (E) RAMP.

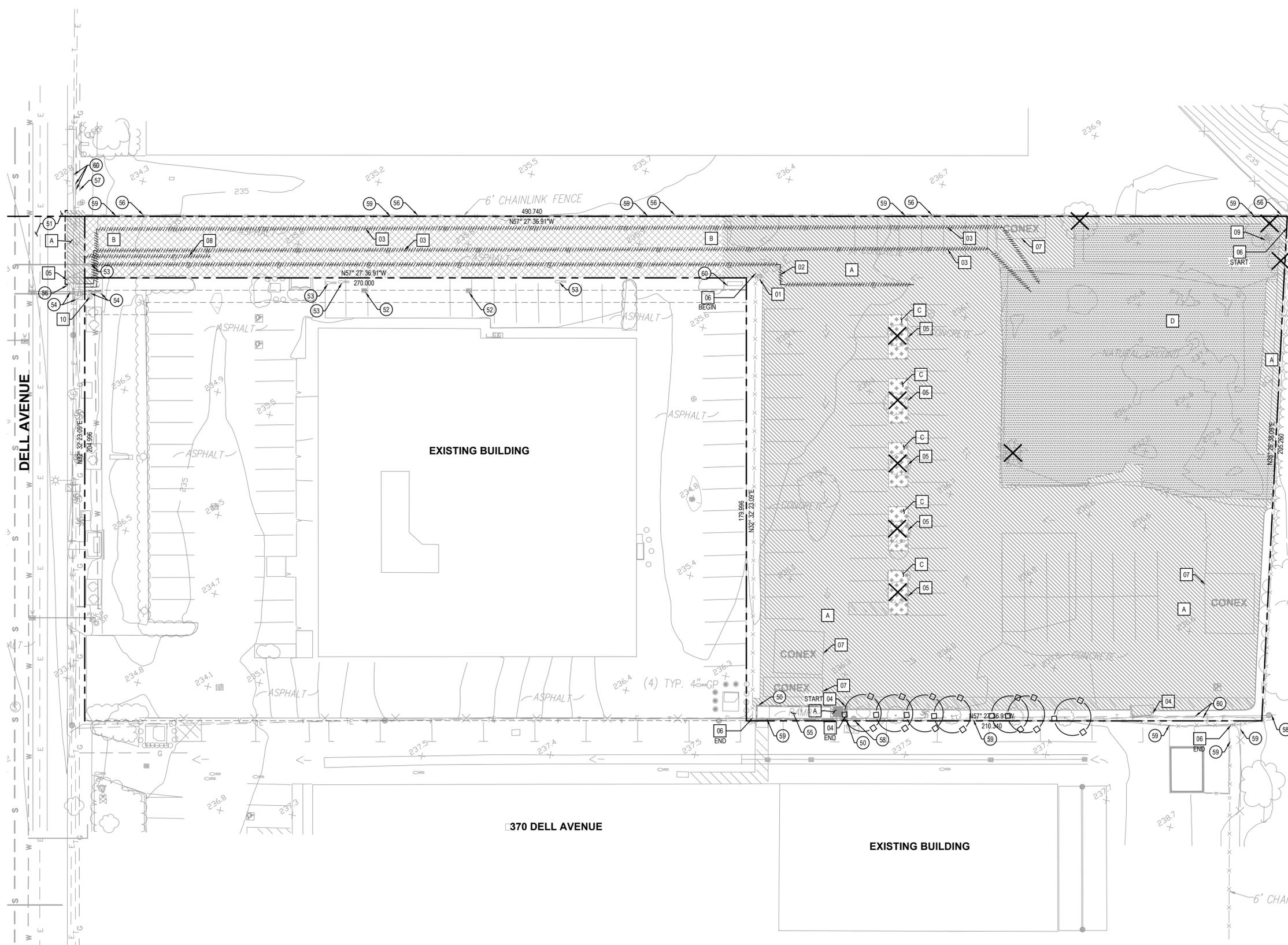
**56** PROTECT (E) CURB.

**57** PROTECT (E) GAS FACILITIES.

**58** PROTECT (E) UTILITY POLE AND CONDUIT.

**59** PROTECT (E) FENCE.

**60** PROTECT (E) ELECTRICAL FACILITIES.

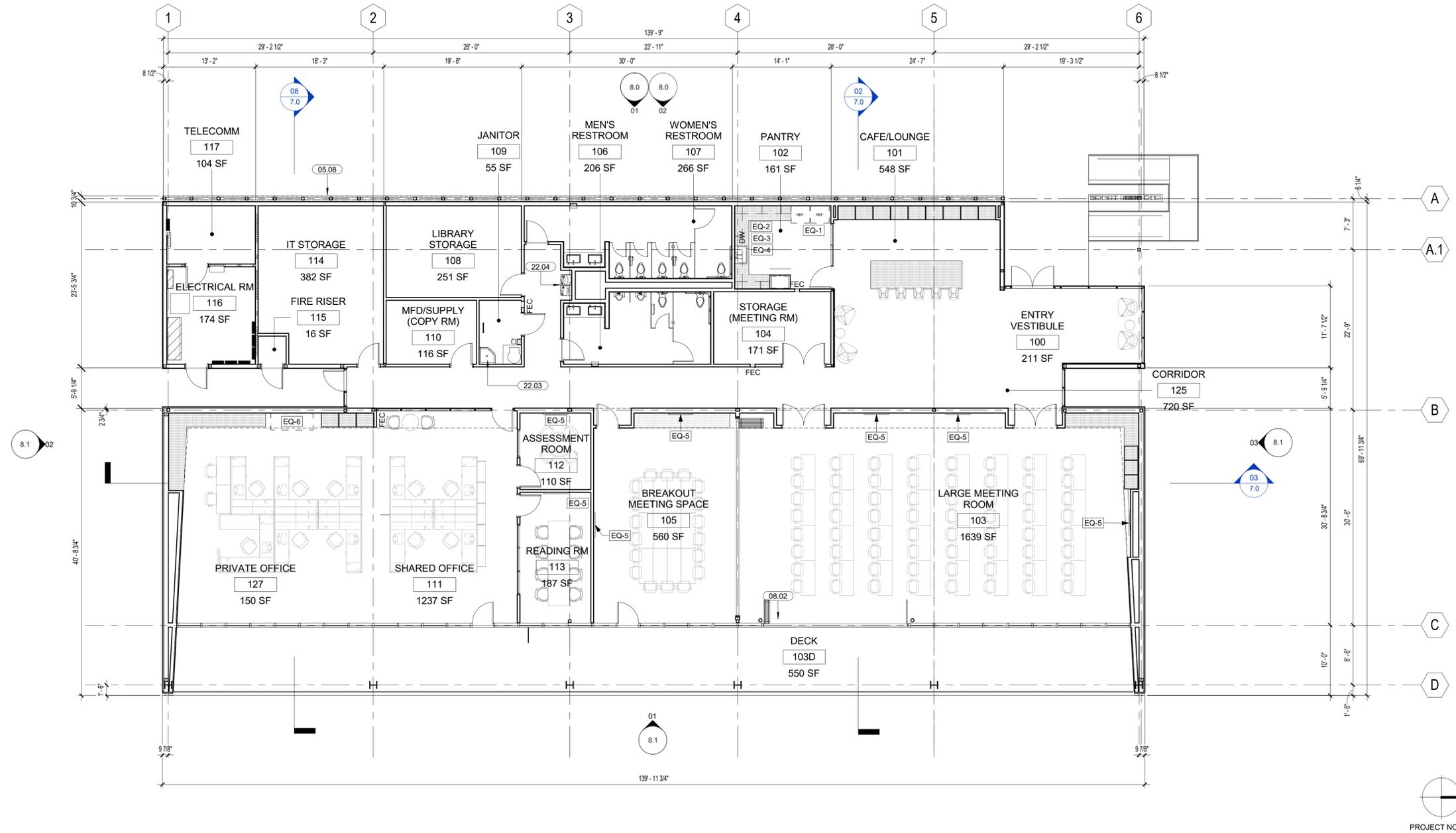






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FLOOR PLAN 1/8" = 1'-0" 01

	KEYNOTE
	ALIGN
	CONCRETE SLAB
	MILLWORK AS INDICATED
	PLUMBING FIXTURE TAG (SEE PLUMBING SCHEDULE A9.00)
	FIRE EXTINGUISHER CABINETS - RECESSED
	OVERHEAD
	EQUIPMENT TAG

05.08	EXPANDED CORTEN STEEL SCREEN: SUN 636 PROFILE
08.02	NONE
22.03	MOP SINK
22.04	HI-LOW DRINKING FOUNTAIN W/ BOTTLE FILLING STATION- COOLER, NON-FILTERED, STAINLESS STEEL - BASIS OF DESIGN: ELKAY

EQ-1	REFRIGERATOR - FULL SIZED	(PROVIDED BY OWNER & INSTALLED BY G.C./GC TO PROVIDE 110V, 20AMP DEDICATED CIRCUIT. COPPER WATER LINE FOR ICEMAKER / WATER DISPENSER, SPECIFICATION BY OWNER. T.B.D.)
EQ-2	ADA UNDERCOUNTER DISHWASHER	(PROVIDED & INSTALLED BY G.C.) PROVIDE ADA DISHWASHER ASKO DB652S TO FIT UNDER ACCESSIBLE COUNTER. PROVIDE 110V, 20 AMP DEDICATED CIRCUIT.
EQ-3	GARBAGE DISPOSAL	(PROVIDED & INSTALLED BY G.C.) G.C. TO PROVIDE SWITCH AND FLUSH WALL MOUNTED SPLIT DUPLEX SWITCHED OUTLET AT +18" ABOVE COUNTER. SEE PLUMBING DRAWINGS FOR SPECIFICATION.
EQ-4	MICROWAVE	(PROVIDE & INSTALLED BY G.C.) G.C. TO PROVIDE 110V, 20 AMP DEDICATED CIRCUIT MOUNTED AT 42" A.F.F. AND 56" A.F.F. SPEC. SHARP R-21LCF MEDIUM-DUTY COMMERCIAL MICROWAVE OVEN.
EQ-5	TV	(PROVIDED & INSTALLED BY OWNER) G.C. TO PROVIDE 6"X20GA SHEET METAL BACKING AT WALL. STD POWER/DATA, HEIGHT TO BE VERIFIED BY OWNER, SPECIFICATION BY OWNER: TBD.
EQ-6	COPIER	(PROVIDED & INSTALLED BY OWNER) GC TO PROVIDE 110V, 20 AMP DEDICATED CIRCUIT/ OUTLET & DATA OUTLET WITH PULL STRING. COPIER SPECIFICATION, INCLUDING AMPERAGE AND NEMA CONFIGURATION, BY OWNER: T.B.D.

- DIMENSIONS FOR WALLS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- DIMENSIONS FOR GLAZING SYSTEM ARE TO CENTERLINE OF JOINTS OR GRID AND/OR MODULE UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO CENTERLINE OF JOINT OR GRID AND/OR MODULE UNLESS OTHERWISE NOTED.

**LEGEND**

**KEYNOTES**

**EQUIPMENT LEGEND**

**GENERAL NOTES**

**SCCL - LIBRARY ADMINISTRATIVE ANNEX BUILDING**  
 1344 DELL AVE  
 CAMPBELL, CA 95008  
 Developed for  
 SANTA CLARA COUNTY LIBRARY

Submital	Date
PLANNING SUBMITTAL	07/17/2020
2ND PLANNING SUBMITTAL	09/17/2020

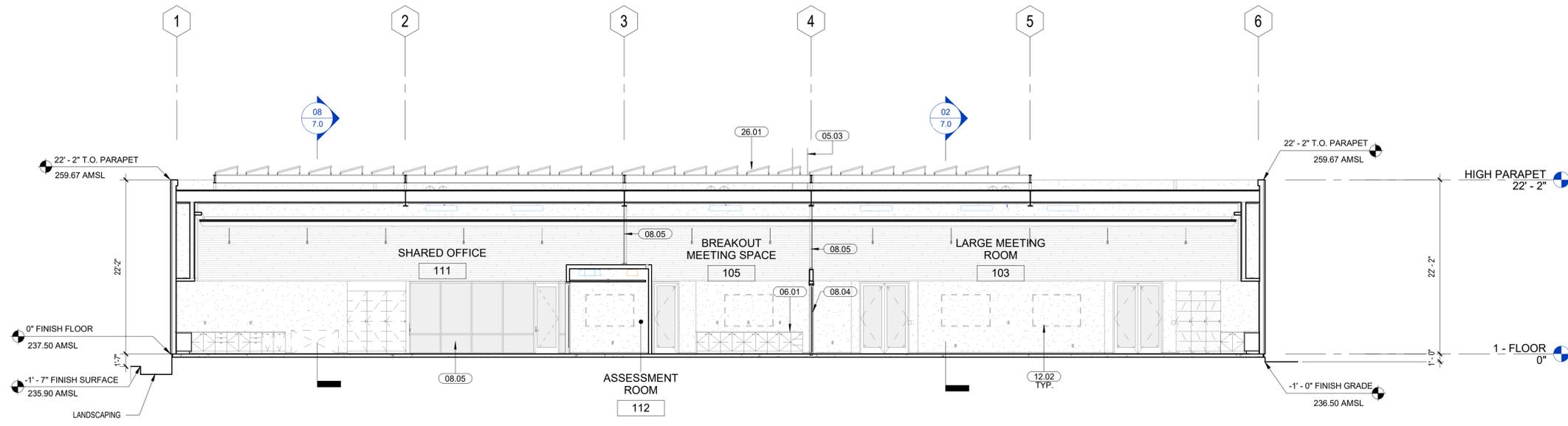
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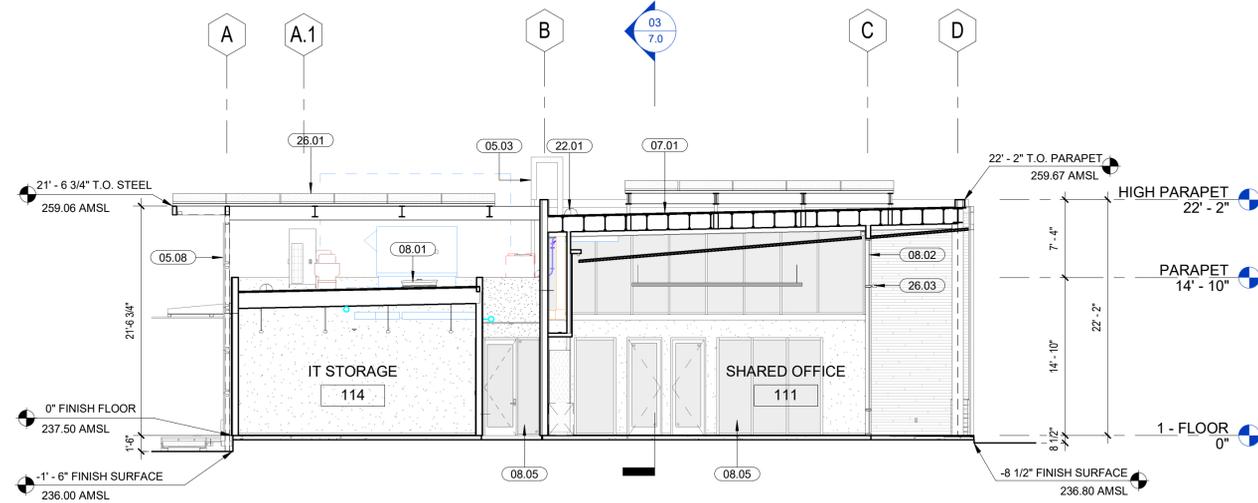


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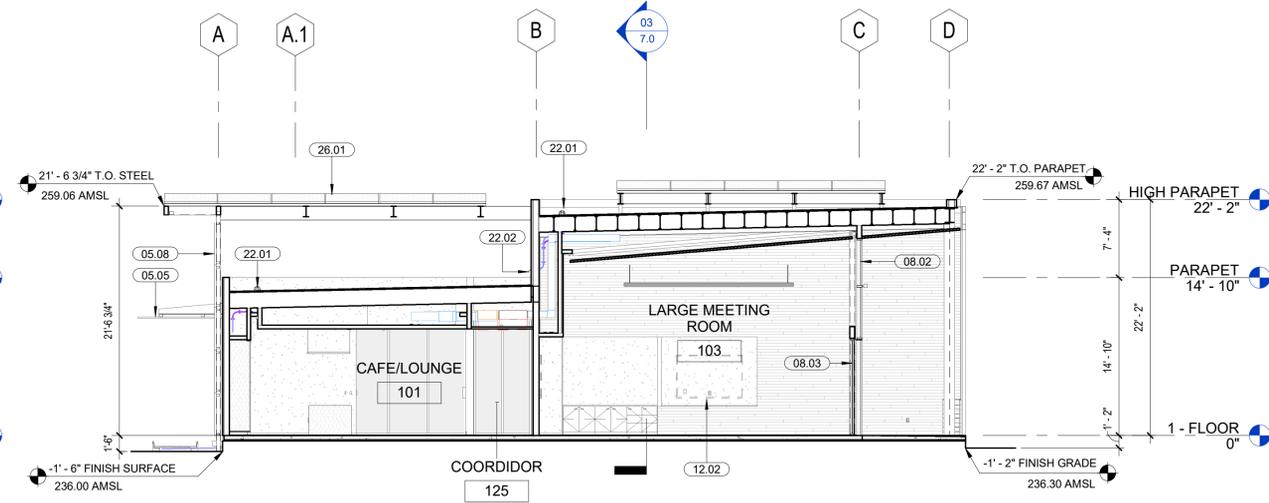
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BUILDING SECTION 1 | 1/8" = 1'-0" | 03



BUILDING SECTION 3 | 1/8" = 1'-0" | 08



BUILDING SECTION 2 | 1/8" = 1'-0" | 02

- LEGENDS**
- KEYNOTE
  - ALIGN
  - ALL WALLS ARE **TYPE C4**, TYPICAL UNLESS OTHERWISE NOTED
  - 1-HOUR RATED WALL, INTERIOR FIRE RATED WALLS ARE **TYPE N4**, TYPICAL UNLESS OTHERWISE NOTED

**KEYNOTES**

05.03	GALV. 24" WIDE FIXED ACCESS LADDER - ROUND RUNGS
05.05	FORMED PERFORATED ALUMINUM PANEL, HIGH PERFORMANCE PAINT
05.08	SUN 636 PROFILE 1.6MM CORTEN STEEL EXPANDED METAL SCREEN PANELS BY LOCKER GROUP
07.01	SARNAFIL ADHERED PVC ROOFING OVER 5/8" DENSDECK ROOF BOARD, OVER 1/2" PLYWOOD SHEATHING
08.01	ROOF ACCESS HATCH AND HATCH RAILING
08.02	ALUMINUM CURTAINWALL SYSTEM, PAINTED, ALTERNATE 2 - ALUMINUM CLAD WOOD WINDOW SYSTEM, BASIS OF DESIGN: MARVIN ELEVATE PICTURE WINDOW SYSTEM
08.03	ARCADIA 10000 SERIES THERMAL BI-FOLD ALUMINUM DOOR, REFER TO DOOR SCHEDULE
08.05	ARCADIA TC470 STOREFRONT
12.02	TV SCREEN MOUNTING LOCATION, PROVIDE WALL BLOCKING, POWER AND DATA
22.01	ROOF AND OVERFLOW DRAINS
22.02	STORM & OVERFLOW DOWNSPOUT NOZZEL
26.01	ALTERNATE 1: SOLAR PHOTOVOLTAIC SYSTEM AND SUPPORT STRUCTURE
26.03	INDIRECT LIGHT FIXTURE-MULLION MOUNTED, REFER TO ELECTRICAL

- GENERAL NOTES**
- NO ROOF TOP EQUIPMENT SHALL PROTRUDE ABOVE ROOF SCREEN
  - FOR ROOF ELEVATIONS, SEE ROOF PLAN
  - FOR FINISHES AND GLAZING SEE EXTERIOR ELEVATIONS

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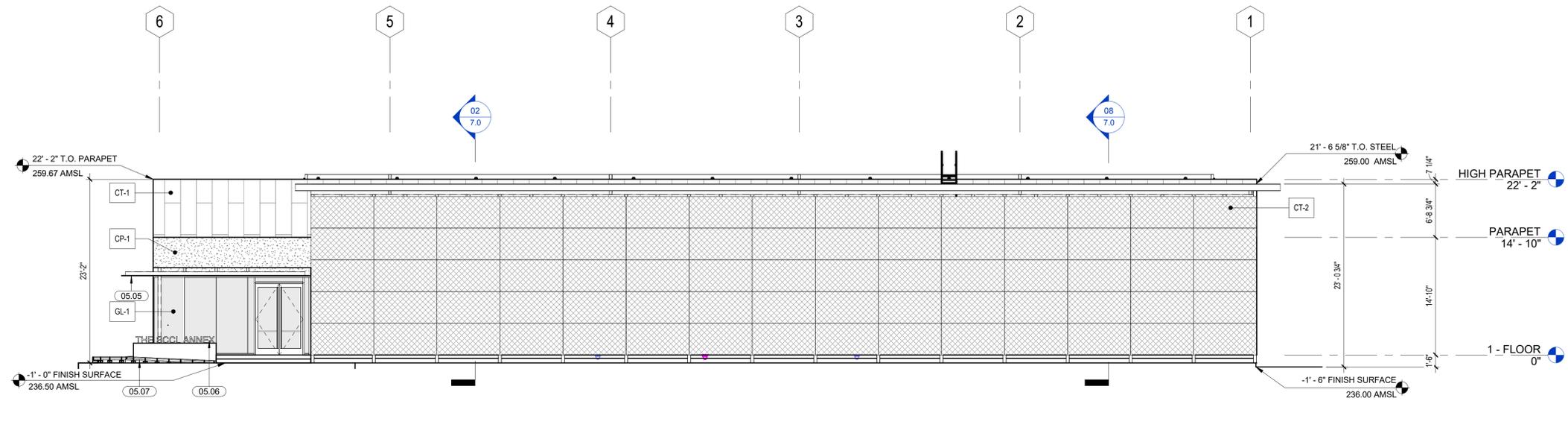
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BUILDING CROSS SECTIONS

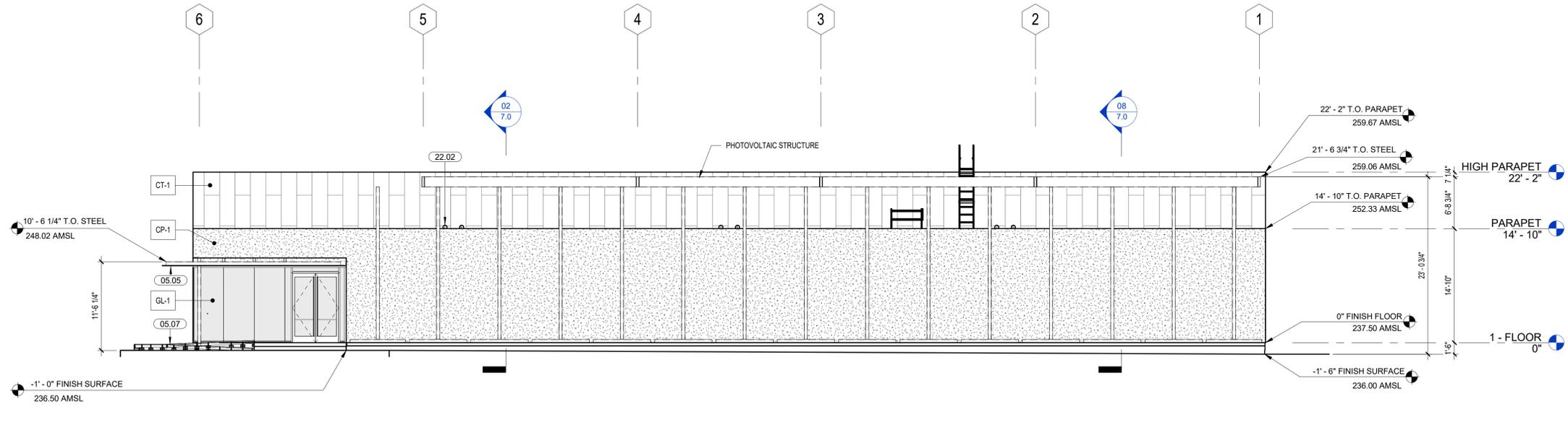


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WEST ELEVATION 1/8" = 1'-0" 01



WEST ELEVATION - BEHIND THE SCREEN 1/8" = 1'-0" 02

AL-1	ALUMINUM COMPOSITE PANEL- COLOR: MEDIUM BRONZE
AL-2	ALUMINUM EXTRUSION- COLOR: MEDIUM BRONZE
CT-1	CORTEN PLATE: 2' x 8' x 3/16"
CT-2	EXPANDED METAL MESH PROFILE: SUN 636, 16 GA, CORTEN
CP-1	POLYMER MODIFIED CEMENT PLASTER - SMOOTH TROWLED FINISH
CR-1	CAST IN PLACE CONCRETE
GL-1	LOW-IRON, 1" IGU SOLARBAN 72 (2) ACUITY GLASS

05.05	11 GA. PERFORATED STEEL PANEL CANOPY, HIGH PERFORMANCE COATING, REFER TO RCP DRAWINGS
05.06	DECORATIVE METAL SIGNAGE - 12" EXTRUDED LETTERING MOUNTED ON 12" CAST IN CONCRETE WALL
05.07	SLOPED WALKWAY, SEE A8.45
22.02	STORM & OVERFLOW DOWNSPOUT NOZZEL

- DIMENSIONS ARE TO CENTERLINE OF JOINTS OR GRID AND/OR MODULE LINE UNLESS OTHERWISE NOTED.
- GLAZING (1) WITHIN 24" OF EITHER SIDE OF ANY DOOR; (2) GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE (AND HORIZONTALLY, WITHIN 36") OF A WALKING SURFACE SHALL BE SAFETY GLAZED (I.E., TEMPERED), CBC 2406
- SAFETY GLAZING USED IN THE HAZARDOUS LOCATIONS INDICATED SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201 AND SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. (CBC 2406.2, CBC 2406.3)

LEGENDS

KEYNOTES

GENERAL NOTES

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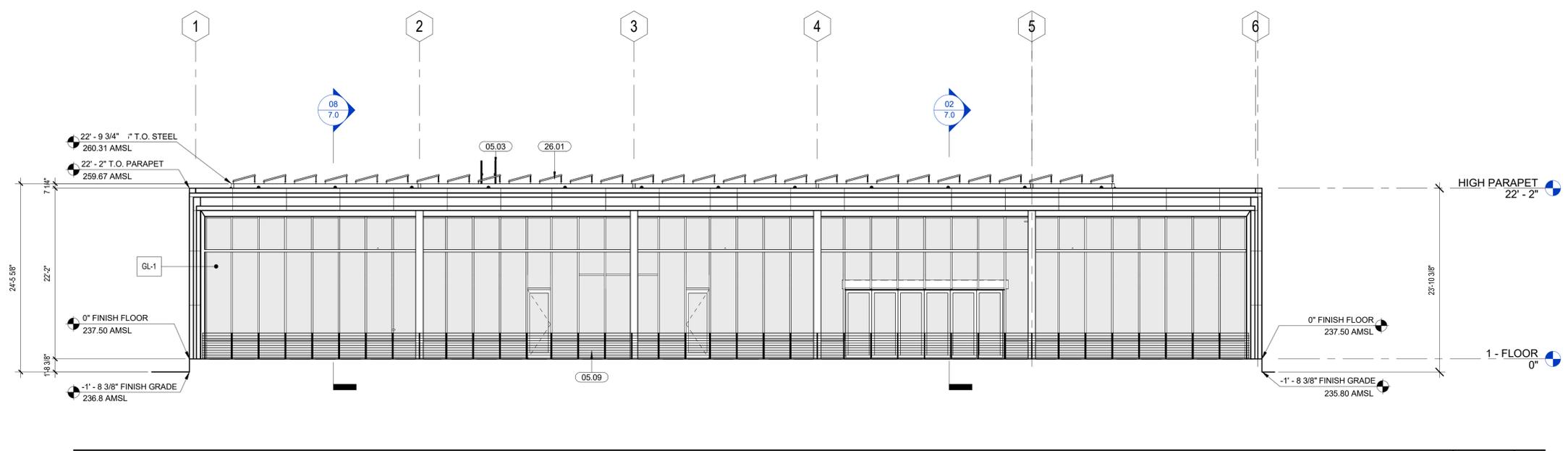
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EXTERIOR ELEVATIONS

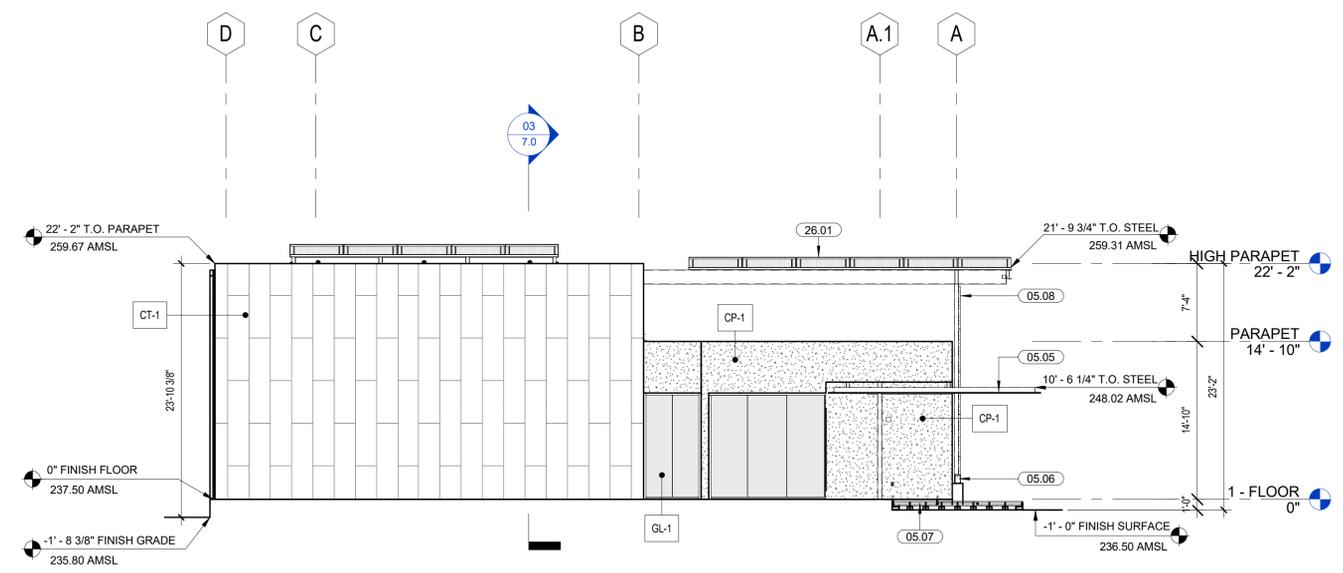


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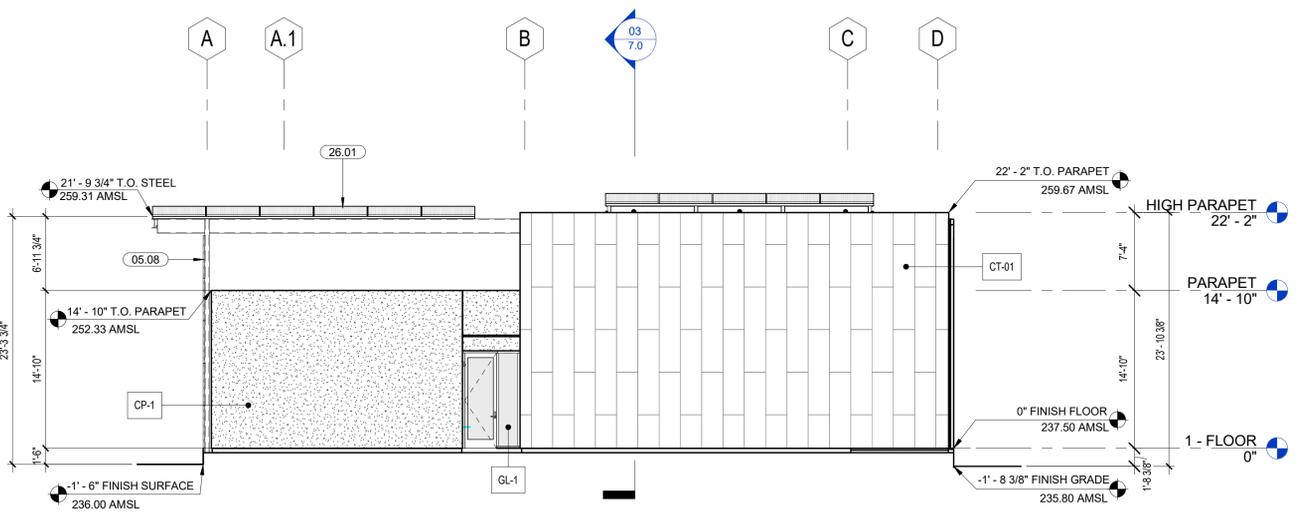
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EAST ELEVATION 1/8" = 1'-0" 01



NORTH ELEVATION 1/8" = 1'-0" 03



SOUTH ELEVATION 1/8" = 1'-0" 02

AL-1	ALUMINUM COMPOSITE PANEL- COLOR: MEDIUM BRONZE
AL-2	ALUMINUM EXTRUSION- COLOR: MEDIUM BRONZE
CT-1	CORTEN PLATE: 2' x 8' x 3/16"
CT-2	EXPANDED METAL MESH PROFILE: SUN 636, 16 GA, CORTEN
CP-1	POLYMER MODIFIED CEMENT PLASTER - SMOOTH TROWLED FINISH
CR-1	CAST IN PLACE CONCRETE
GL-1	LOW-IRON, 1" IGU SOLARBAN 72 (2) ACUITY GLASS

05.03	GALV. 24" WIDE FIXED ACCESS LADDER - ROUND RUNGS
05.05	11 GA. PERFORATED STEEL PANEL CANOPY, HIGH PERFORMANCE COATING. REFER TO RCP DRAWINGS
05.06	DECORATIVE METAL SIGNAGE - 12" EXTRUDED LETTERING MOUNTED 0/ 12" CAST IN CONCRETE WALL
05.07	SLOPED WALKWAY, SEE A8 45
05.08	EXPANDED CORTEN STEEL SCREEN: SUN 636 PROFILE
05.09	CABLE GUARDRAIL WITH 1/2" X 2" VERTICAL STEEL PLATE BALUSTER AND TOP PLATE, HIGH PERFORMANCE COATING
26.01	ALTERNATE 1: SOLAR PHOTOVOLTAIC SYSTEM AND SUPPORT FRAMING

- DIMENSIONS ARE TO CENTERLINE OF JOINTS OR GRID AND/OR MODULE LINE UNLESS OTHERWISE NOTED.
- GLAZING (1) WITHIN 24" OF EITHER SIDE OF ANY DOOR; (2) GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE (AND HORIZONTALLY, WITHIN 36") OF A WALKING SURFACE SHALL BE SAFETY GLAZED (I.E., TEMPERED). CBC 2406
- SAFETY GLAZING USED IN THE HAZARDOUS LOCATIONS INDICATED SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201 AND SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. (CBC 2406.2, CBC 2406.3)

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**EAST PERSPECTIVE ELEVATION**



**WEST PERSPECTIVE ELEVATION (FRONT)**



**PERSPECTIVE ELEVATION OF ENTRANCE**

**LPA**

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LANDSCAPE ARCHITECTURE PLANNING

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408-780-7201 Fax

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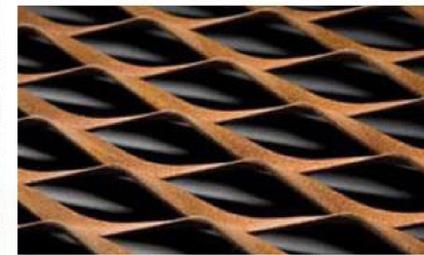
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**COLOR  
ELEVATIONS**



**01 Expanded Metal Mesh**

**01 Expanded Metal Mesh**  
Locker expanded metal mesh profile  
Sun 636, 16 GA, Corten



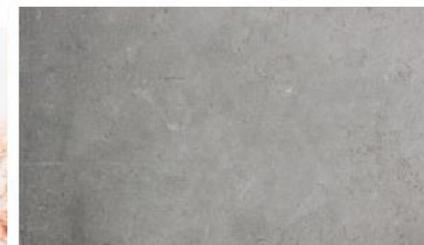
**02 Aluminum Metal Panel**

**02 Aluminum Metal Panel**  
Formed perforated aluminum panel  
High performance paint



**03 Exposed Concrete**

**03 Exposed Concrete**  
12" Exposed concrete wall



**04 Cement Plaster**

**04 Cement Plaster**  
Polymer modified cement plaster,  
smooth trowled finish



**05 Corten Plate**

**05 Corten Plate**  
A606, 2' x 8' x 3/16" plate



**06 Glazing**

**06 Glazing**  
Low-iron, 1" IGU Solarban 72 (2) Acuity  
Glass



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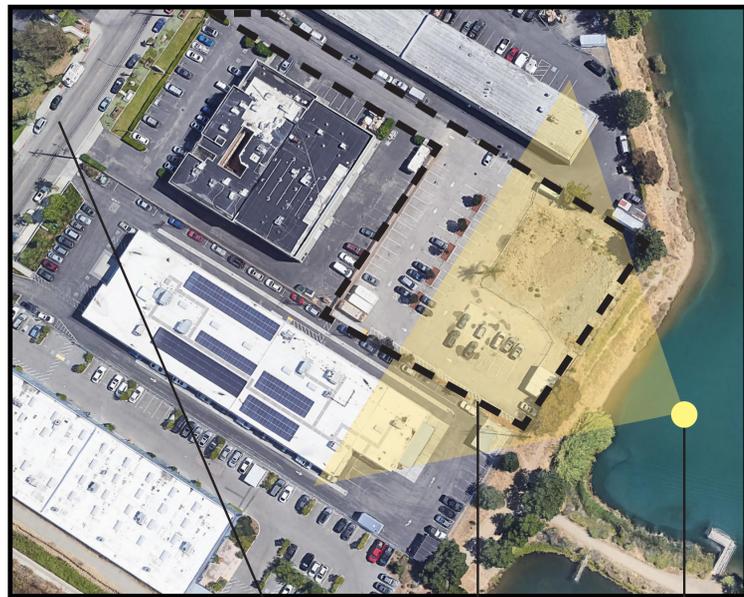
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COLOR/MATERIAL SHEET



**SITE MAP**

DELL AVE.

SITE

VIEWPOINT



**VIEW ACROSS POND**



PROPOSED BUILDING

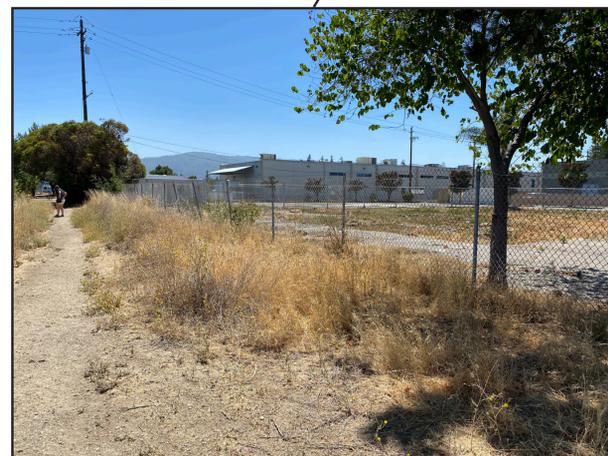
**PERSPECTIVE ELEVATION 02**



**PERSPECTIVE ELEVATION 01**



EXISTING TRASH ENCLOSURE



EXISTING 1370 DELL AVE.



EXISTING 1350 DELL AVE.



EXISTING 1334 DELL AVE.



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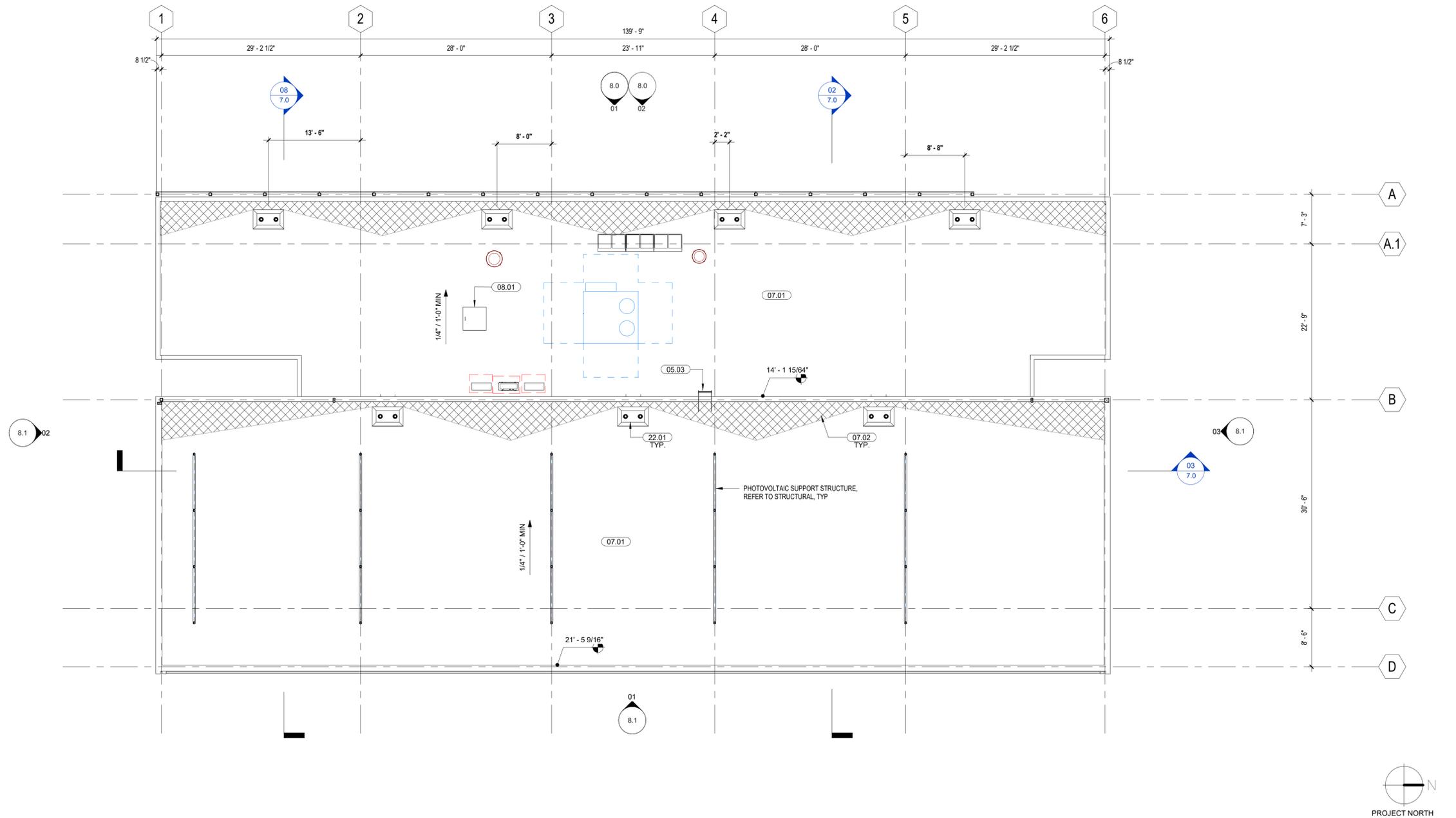
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STREETSCAPE  
DRAWING





- LEGENDS**
- ALL WALLS ARE **TYPE C4**, TYPICAL UNLESS OTHERWISE NOTED
  - 1-HOUR RATED WALL, INTERIOR FIRE RATED WALLS ARE **TYPE N4**, TYPICAL UNLESS OTHERWISE NOTED
  - DENOTES WALL TYPE, SEE WALL TYPES ON SHEETS **A9.01** & **A9.02**
  - T.O.S. TOP OF STEEL
  - T.O.P. TOP OF PARAPET
  - TOP OF SLAB
  - TOPPING SLAB - SLOPE TO FLOOR DRAIN (2% SLOPE MAX)
  - KEYNOTE
  - ALIGN
  - CONCRETE SLAB
  - ROOF TOP WALKING PAD
  - CRICKETS
  - ROOF AND OVERFLOW DRAIN

**KEYNOTES**

05.03	GALV. 24" WIDE FIXED ACCESS LADDER - ROUND RUNGS
07.01	SARNAFIL ADHERED PVC ROOFING OVER 5/8" DENSDECK ROOF BOARD, OVER 1/2" PLYWOOD SHEATHING
07.02	ROOF CRICKETS
08.01	ROOF ACCESS HATCH AND HATCH RAILING
22.01	ROOF AND OVERFLOW DRAINS

- GENERAL NOTES**
- ROOF AND CRICKETS TO SLOPE AT 1/4" PER FOOT, MIN.
  - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. (CBC 705A.4)
  - INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - ALL EXPOSED STRUCTURAL STEEL TO BE HOT DIP GALVANIZED, U.N.O.
  - THE TOP OF ALL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, PIPING, CONDUIT, PACKAGE UNITS, DUCTS, ETC. SHALL BE BELOW THE TOP OF THE PARAPET AND TOP OF SCREEN WALL.

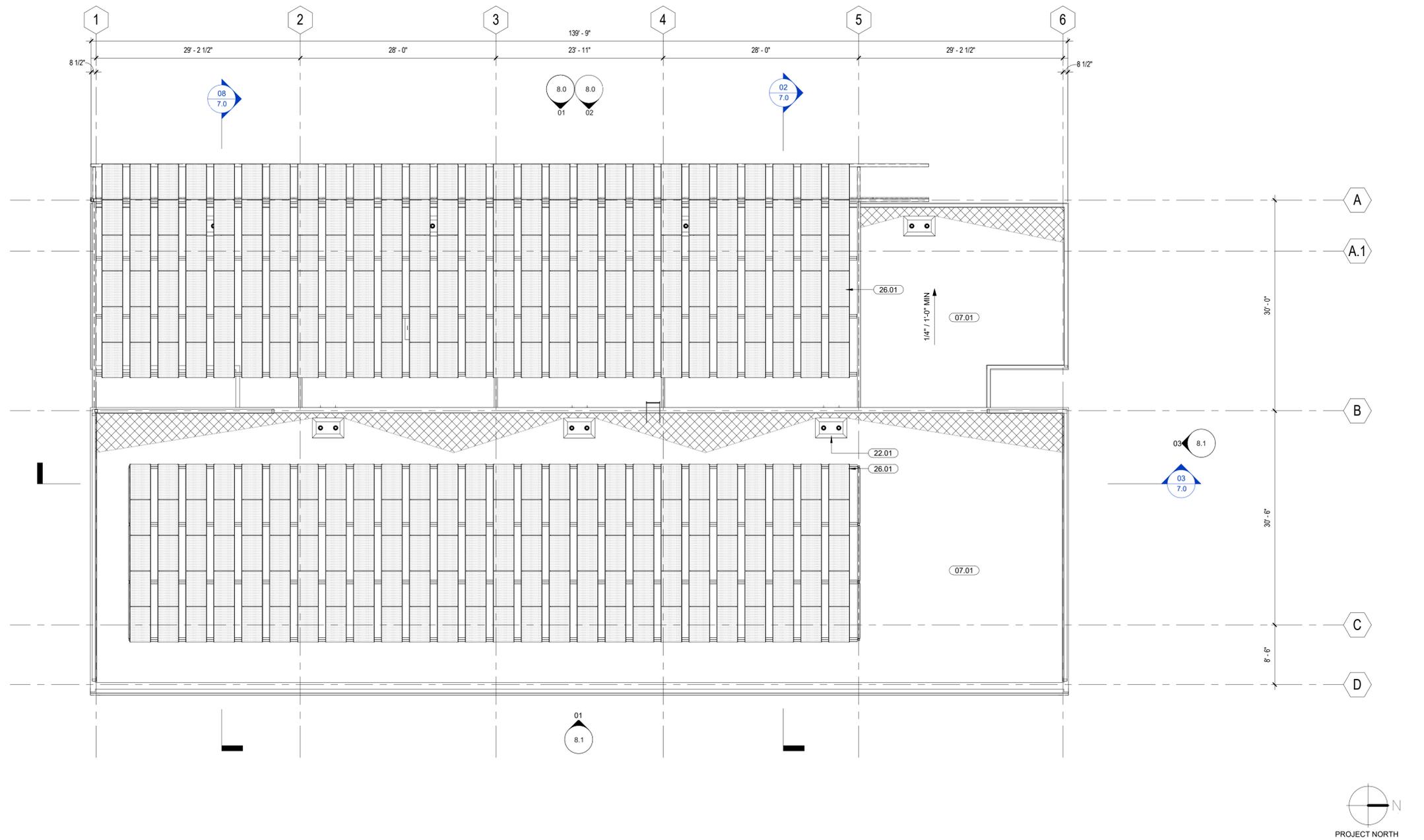
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PHOTOVOLTAIC PANEL ROOF PLAN 1/8" = 1'-0" 02

- |  |  |  |                         |
|--|--|--|-------------------------|
|  | KEYNOTE  |  | ALIGN                   |
|  | TOP OF STEEL                                       |  | ROOF TOP WALKING PAD    |
|  | TOP OF PARAPET                                     |  | CRICKETS                |
|  | TOP OF SLAB  |  | ROOF AND OVERFLOW DRAIN |
|  | TOPPING SLAB - SLOPE TO FLOOR DRAIN (2% SLOPE MAX) |  |                         |

07.01	SARNAFIL ADHERED PVC ROOFING OVER 5/8" DENSDECK ROOF BOARD, OVER 1/2" PLYWOOD SHEATHING
22.01	ROOF AND OVERFLOW DRAINS
26.01	ALTERNATE 1: SOLAR PHOTOVOLTAIC SYSTEM AND SUPPORT STRUCTURE

1. ROOF AND CRICKETS TO SLOPE AT 1/4" PER FOOT, MIN.
2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, (CBC 705A.4)
3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL EXPOSED STEEL TO BE HOT DIP GALVANIZED, U.N.O.
5. THE TOP OF ALL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, PIPING, CONDUIT, PACKAGE UNITS, DUCTS, ETC. SHALL BE BELOW THE TOP OF THE PARAPET AND TOP OF SCREEN WALL.

LEGENDS

KEYNOTES

GENERAL NOTES



ARCHITECTURE ENGINEERING INTERIORS  
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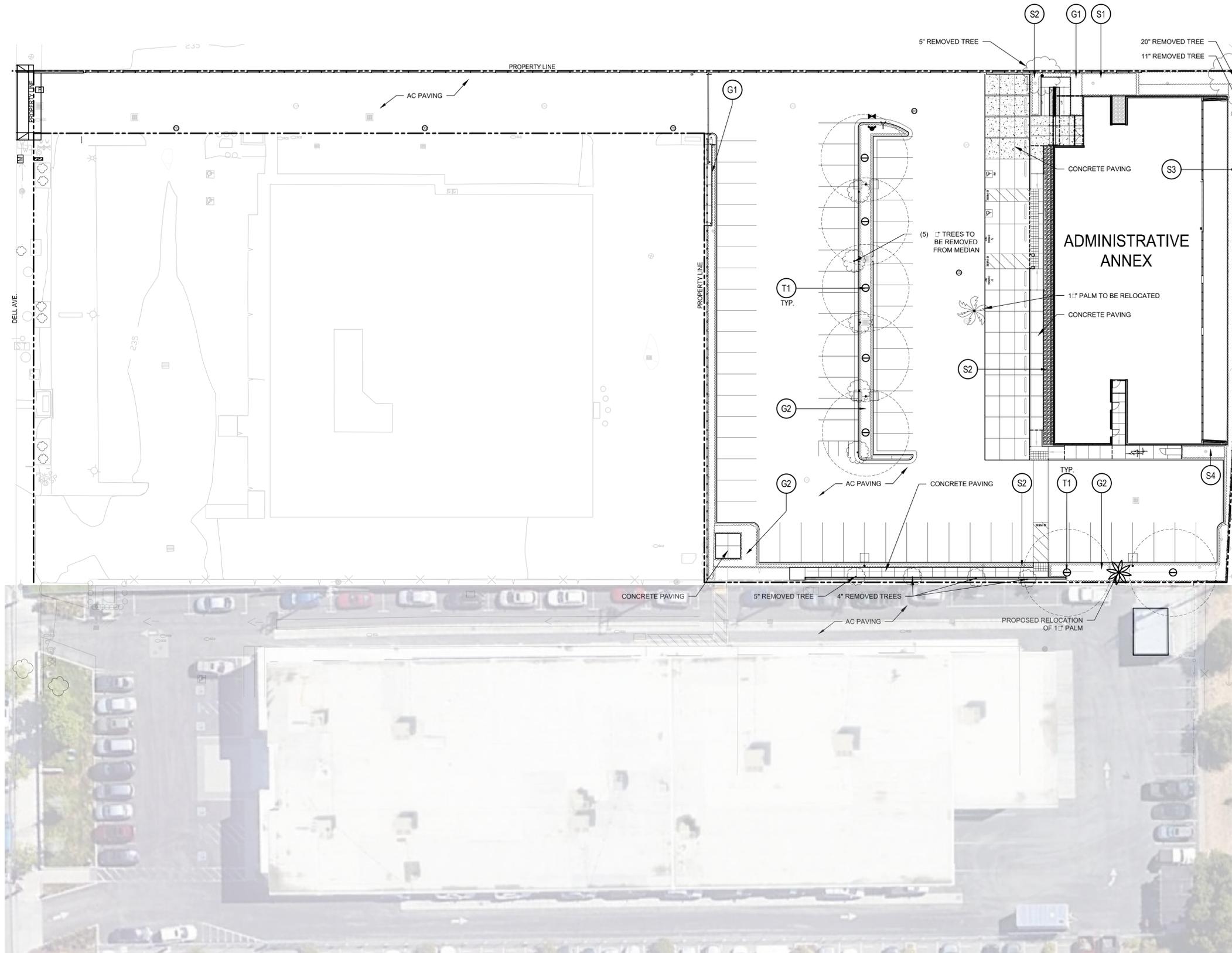
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ROOF PLAN



PLANTING LEGEND

TREE LIST		(NCN) - NO COMMON NAME	(*) - UNLESS NOTED ON PLAN		
REF.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DETAIL	WUCOLS
T1	AS SHOWN	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX/ PER PLAN	STANDARD/ 02/L7.02	M

SHRUB / GROUNDCOVER LIST					
S1	AS REQ'D	ACACIA COGNATA COUSIN ITT	5 GAL/ 30" O.C.	01/L7.02	L
S2	AS REQ'D	SEDUM SPURIUM 'RED CARPET' STONE CROP	1 GAL/ 24" O.C.	01/L7.02	L
S3	AS REQ'D	CEANOTHUS 'JOYCE COULTER' JOYCE COULTER CEANOTHUS	5 GAL/ 36" O.C.	01/L7.02	M
S4	AS REQ'D	CALLISTEMON C. 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL/ 30" O.C.	01/L7.02	L
S5	AS REQ'D	HETEROMELES ARBUTIFOLIA TOYON	5 GAL/ 60" O.C.	01/L7.02	L

ORNAMENTAL GRASSES LIST					
G1	AS REQ'D	CALAMAGROSTIS    'KARL FOERSTER' FEATHER REED GRASS	1 GAL/ 36" O.C.	01/L7.02	M
G2	AS REQ'D	CAREX TUMICOLA BERKELEY SEDGE	1 GAL/ 24" O.C.	01/L7.02	L

**CALIFORNIA GREEN CODE**  
 LANDSCAPE SHADE COVERAGE: 1335 S.F. COVERED OUT OF 4647 S.F. TOTAL PA = 28.7%

- NOTES:**
- ALL LANDSCAPING WILL BE COMPLIANT WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND PLANTINGS SHOWN ARE IN COMPLIANCE WITH THIS REQUIREMENT.
  - ALL LANDSCAPING WILL BE COMPLIANT WITH THE LANDSCAPING GUIDELINES PROVIDED IN THE GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS. ALL LANDSCAPING SELECTED IS DROUGHT TOLERANT ORNAMENTALS OR DROUGHT TOLERANT NON-LOCAL CALIFORNIA NATIVES. INVASIVE SPECIES ARE PROHIBITED. IF LOCAL NATIVE SPECIES ARE PROPOSED, THEY SHOULD BE GROWN FROM LOS GATOS CREEK WATERSHED PROPAGULES TO PROTECT THE GENETIC INTEGRITY OF EXISTING NATIVE SPECIES PRESENT IN THE CREEK-SHED.



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**LANDSCAPING & IRRIGATION PLANS**







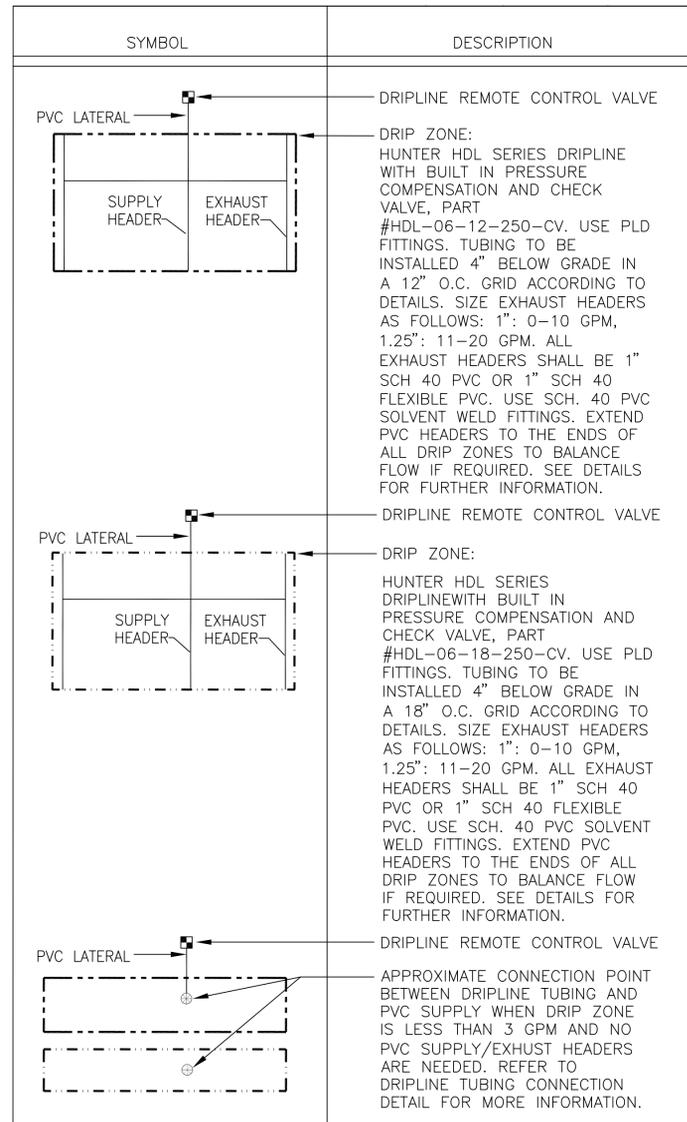
**IRRIGATION NOTES**

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. 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. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

**IRRIGATION LEGEND**

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⊙	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
■	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
③	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
⊙	ECO-ID	HUNTER ECO-INDICATOR			
⊙	ICV SERIES	HUNTER REMOTE CONTROL VALVE			
⊙	ICZ-101-40	HUNTER REMOTE CONTROL VALVE WITH A 40 PSI PRESSURE REGULATOR AND A 1" FILTER. (1-20 GPM)			
⬇	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⌘	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)			
Ⓜ	WT-MV-100G-SNO	WeatherTRAK 1" BRASS MASTER VALVE (NORMALLY OPEN)			
Ⓢ	WT-FS-100-CST	WeatherTRAK 1" FLOW SENSOR (1-40 GPM)			
Ⓒ	WTLC-C-(6-36)-PL/ WTLC-FLOW-KEY	WeatherTRAK LC (6-36) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH FLOW KEY.			
Ⓡ	WT-WRS	WIRELESS RAIN SENSOR SYSTEM. AUTOMATICALLY SHUTS THE SYSTEM OFF AS SOON AS IT STARTS RAINING.			
⊠	975XLSEU-1"/VIT SBBC-22SS/PBB-30	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VIT STRONGBOX STAINLESS STEEL SMOOTH TOUCH ENCLOSURE AND FREEZE BLANKET.			
⊙		CONTROLLER AND STATION NUMBER			
⊙		FLOW (GPM)			
⊙		REMOTE CONTROL VALVE SIZE (IN INCHES)			
⊙		ASSOCIATED REMOTE CONTROL VALVE			
⊙		CONTROLLER AND STATION NUMBER			
⊙		AREA (SQ. FT.)			
⊙		FLOW (GPM)			
⊙		REMOTE CONTROL VALVE SIZE (IN INCHES)			
⊙		ASSOCIATED REMOTE CONTROL VALVE			
—		MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
—		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—		DRIPLINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			



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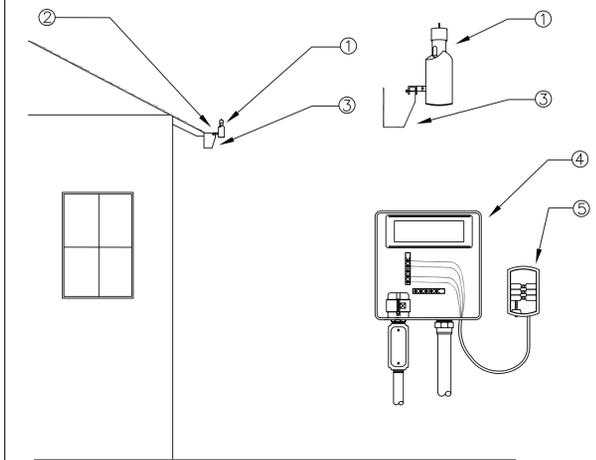
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**LANDSCAPING & IRRIGATION PLANS**



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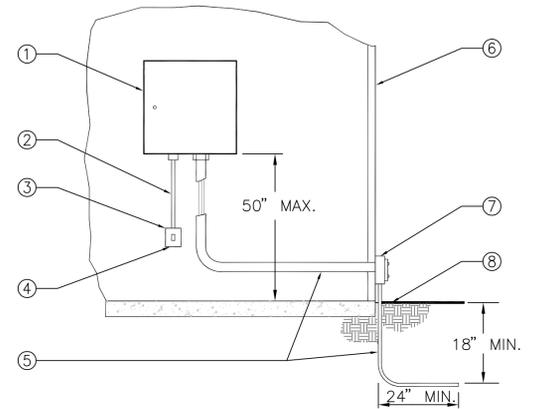
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NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

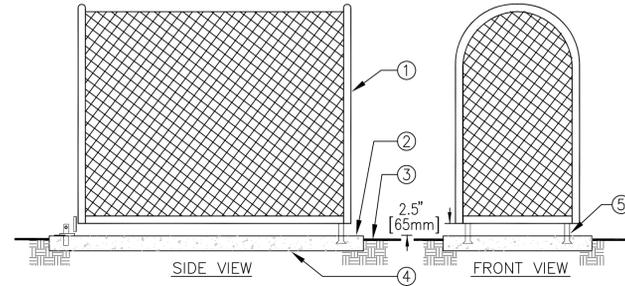
- ① WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
- ② MOUNT RAIN SENSOR ON GUTTER/EVE
- ③ GUTTER
- ④ CONTROLLER
- ⑤ RAIN SENSOR RECEIVER

4 WIRELESS RAIN SENSOR-GUTTER MOUNT  
SCALE: NONE



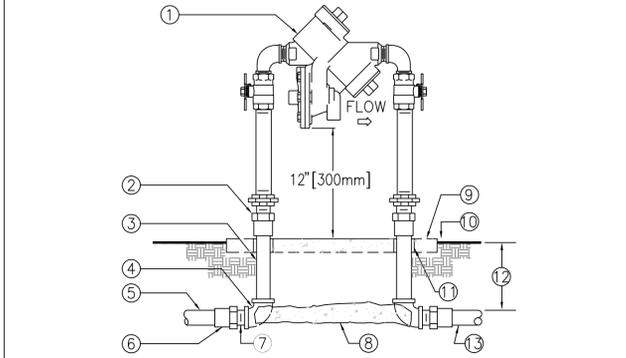
- ① IRRIGATION CONTROLLER
- ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- ③ 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- ⑤ SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
- ⑥ EXTERIOR WALL
- ⑦ ELECTRICAL PULL BOX PER ELECTRICAL CODE
- ⑧ FINISH GRADE

3 INTERIOR MOUNTED CONTROLLER  
SCALE: NONE



- ① STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- ② SET PAD 1/2" [13MM] ABOVE FINISH GRADE
- ③ FINISH GRADE
- ④ 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
- ⑤ MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

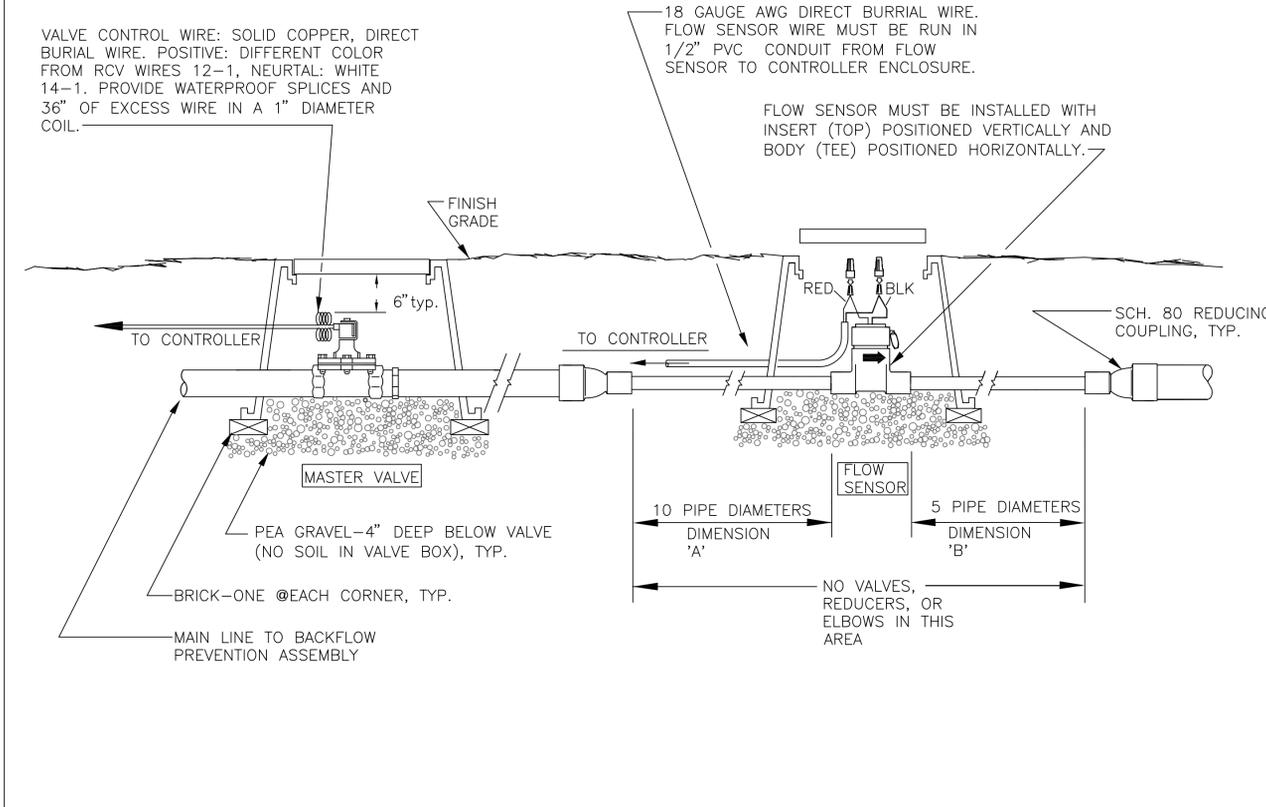
2 BACKFLOW ASSEMBLY ENCLOSURE  
SCALE: NONE



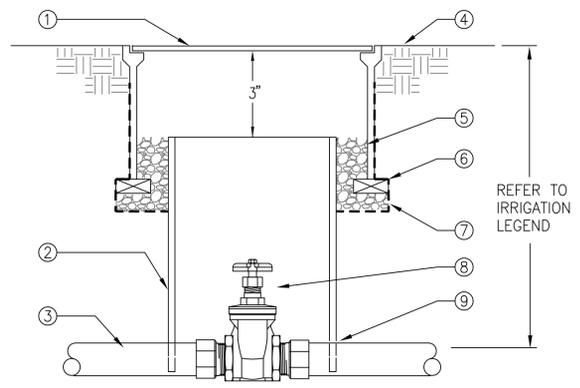
- ① REDUCED PRESSURE BACKFLOW ASSEMBLY.
- ② WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
- ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
- ④ WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
- ⑤ PVC MAIN LINE TO POINT OF CONNECTION.
- ⑥ BUSH AS NECESSARY FOR SIZE TRANSITION.
- ⑦ SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
- ⑧ CONCRETE SUPPORT BLOCK.
- ⑨ CONCRETE PAD-SEE ENCLOSURE DETAIL.
- ⑩ FINISH GRADE.
- ⑪ PVC SLEEVE BOTH SIDES.
- ⑫ REFER TO IRRIGATION LEGEND.
- ⑬ PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:  
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.  
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.  
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.  
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY  
SCALE: NONE

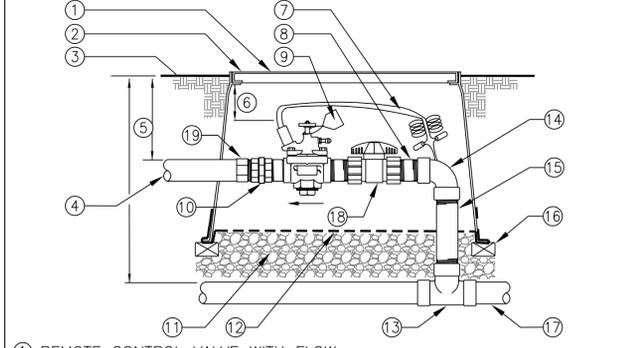


5 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR  
SCALE: NONE



- ① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- ② 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- ③ PVC MAIN LINE.
- ④ FINISH GRADE.
- ⑤ PEA GRAVEL OR 3/4" DRAIN ROCK - 4" DEEP (NO SOIL IN VALVE BOX).
- ⑥ BRICK-2 TOTAL.
- ⑦ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP SIDES OF BOX.
- ⑧ GATE VALVE WITH X-TOP HANDLE.
- ⑨ MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

6 GATE VALVE - 3" [75mm] AND SMALLER  
SCALE: NONE



- ① REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
- ② USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ FINISH GRADE.
- ④ PVC LATERAL LINE.
- ⑤ REFER TO IRRIGATION SPECS.
- ⑥ 3" [75mm] MIN, 6" [150mm] MAX.
- ⑦ VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS WIRE IN A 1" [25mm] DIAMETER COIL.
- ⑧ SCHEDULE 80 PVC NIPPLE (3 TOTAL).
- ⑨ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- ⑩ SCHEDULE 80 PVC THREADED UNION.
- ⑪ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑫ 18 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
- ⑬ SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
- ⑭ SCHEDULE 80 PVC 90° ELBOW (T x T).
- ⑮ SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- ⑯ BRICK-1 EACH CORNER.
- ⑰ PVC MAIN LINE.
- ⑱ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
- ⑳ SCHEDULE 40 MALE ADAPTER

7 REMOTE CONTROL VALVE  
SCALE: NONE

SCCL - LIBRARY ADMINISTRATIVE ANNEX  
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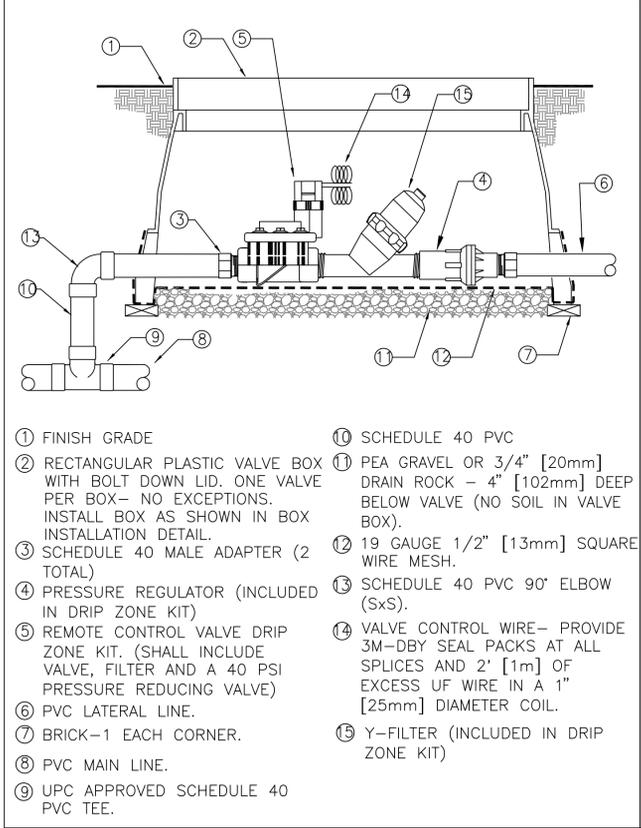
Submital	Date
PLANNING SUBMITTAL	07/17/2020
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Job Number	19298.10
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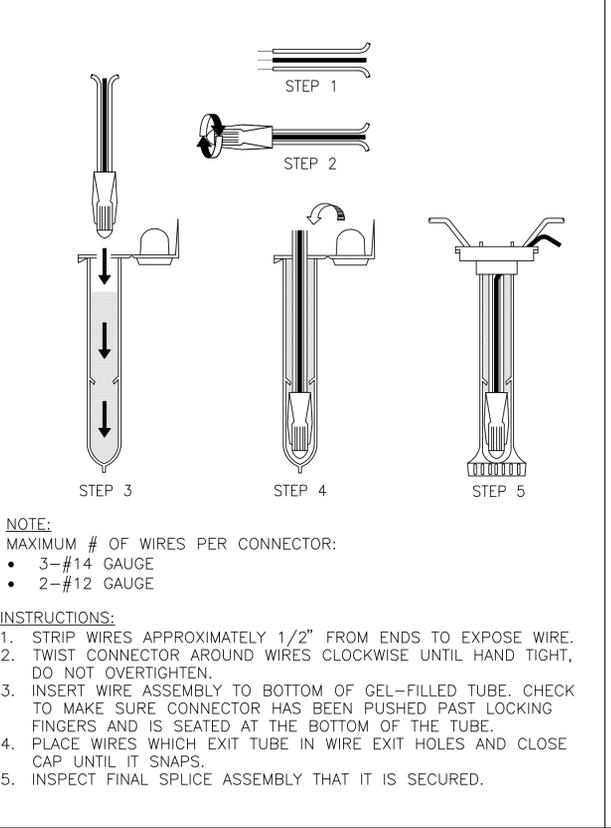


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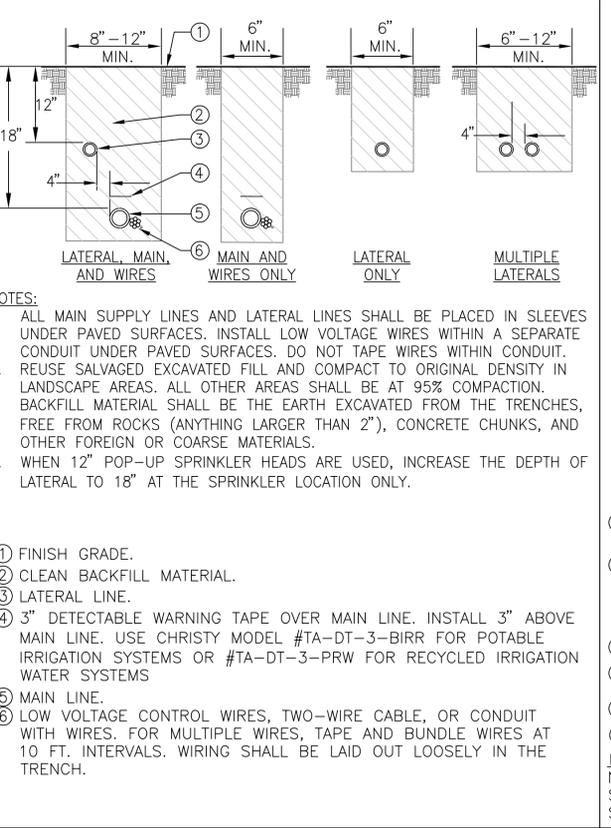
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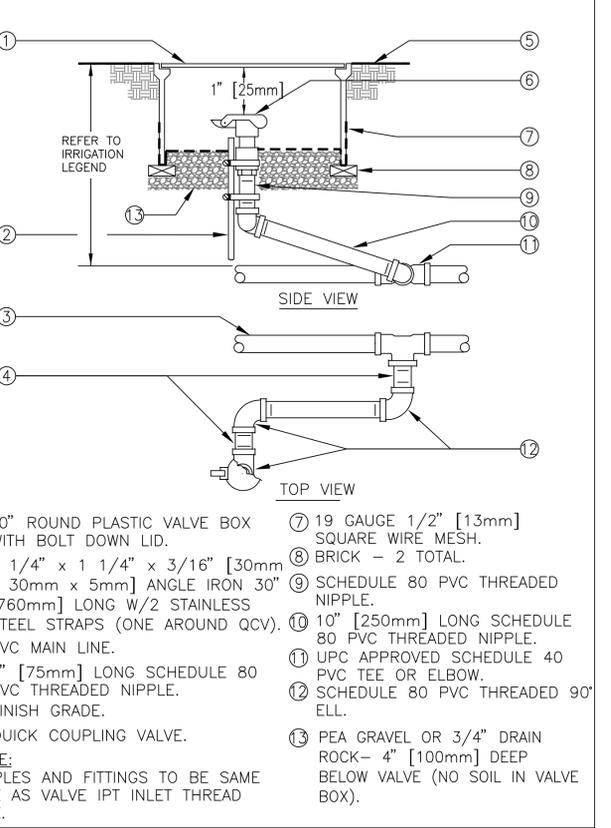
- 1 FINISH GRADE
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 40 MALE ADAPTER (2 TOTAL)
- 4 PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- 5 REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
- 6 PVC LATERAL LINE.
- 7 BRICK-1 EACH CORNER.
- 8 PVC MAIN LINE.
- 9 UPC APPROVED SCHEDULE 40 PVC TEE.
- 10 SCHEDULE 40 PVC
- 11 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 12 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 13 SCHEDULE 40 PVC 90° ELBOW (SxS).
- 14 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 2' [1m] OF EXCESS WIRE IN A 1" [25mm] DIAMETER COIL.
- 15 Y-FILTER (INCLUDED IN DRIP ZONE KIT)



- NOTE:**  
MAXIMUM # OF WIRES PER CONNECTOR:  
• 3-#14 GAUGE  
• 2-#12 GAUGE
- INSTRUCTIONS:**  
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.  
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.  
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.  
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.  
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.



- NOTES:**  
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.  
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.  
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.
- 1 FINISH GRADE.
  - 2 CLEAN BACKFILL MATERIAL.
  - 3 LATERAL LINE.
  - 4 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
  - 5 MAIN LINE.
  - 6 LOW VOLTAGE CONTROL WIRES, TWO-WIRE CABLE, OR CONDUIT WITH WIRES. FOR MULTIPLE WIRES, TAPE AND BUNDLE WIRES AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.



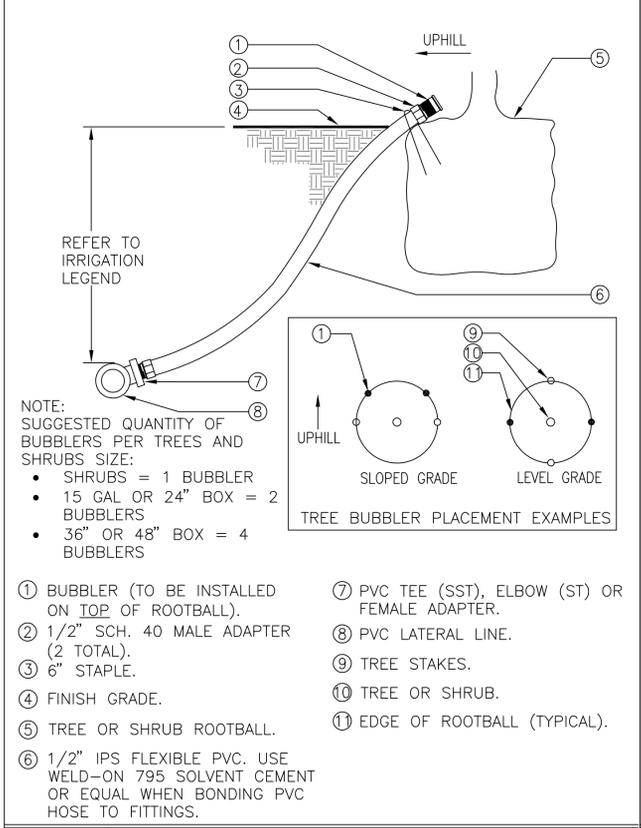
- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
  - 2 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30° [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
  - 3 PVC MAIN LINE.
  - 4 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
  - 5 FINISH GRADE.
  - 6 QUICK COUPLING VALVE.
  - 7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
  - 8 BRICK - 2 TOTAL.
  - 9 SCHEDULE 80 PVC THREADED NIPPLE.
  - 10 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
  - 11 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
  - 12 SCHEDULE 80 PVC THREADED 90° ELL.
  - 13 PEA GRAVEL OR 3/4" DRAIN ROCK - 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- NOTE:**  
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

1 REMOTE CONTROL VALVE (DRIPZONE)  
SCALE: NONE

2 WEATHERPROOF WIRE SPLICE ASSEMBLY  
SCALE: NONE

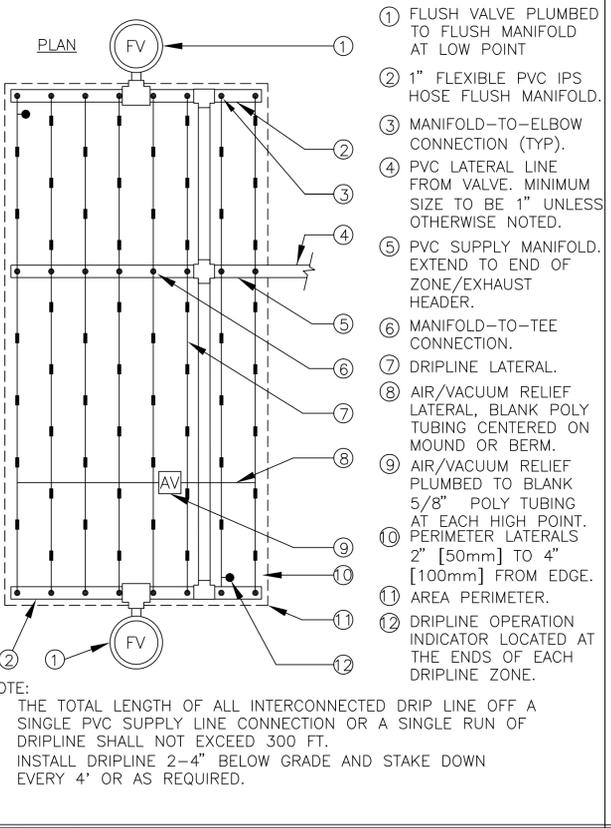
3 TRENCHING  
SCALE: NONE

4 QUICK COUPLING VALVE  
SCALE: NONE



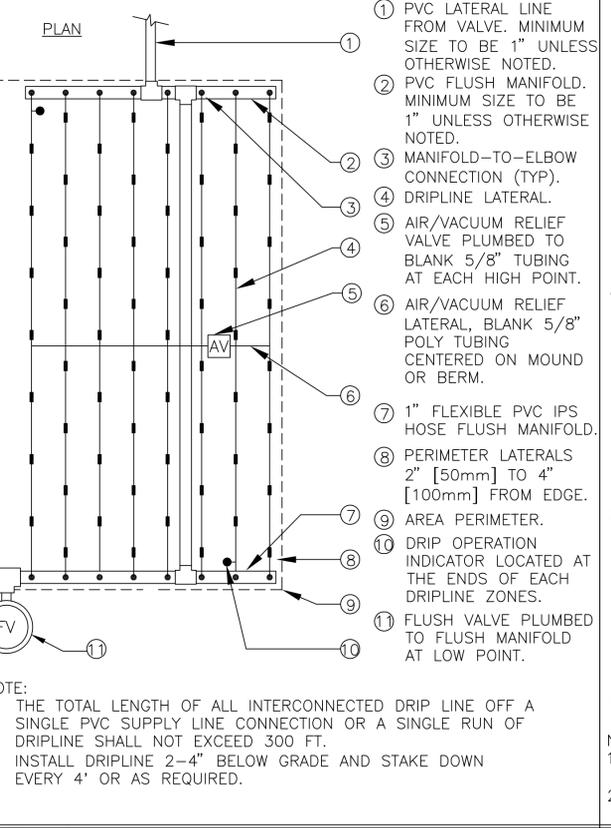
- NOTE:**  
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:  
• SHRUBS = 1 BUBBLER  
• 15 GAL OR 24" BOX = 2 BUBBLERS  
• 36" OR 48" BOX = 4 BUBBLERS
- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
  - 2 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
  - 3 6" STAPLE.
  - 4 FINISH GRADE.
  - 5 TREE OR SHRUB ROOTBALL.
  - 6 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
  - 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
  - 8 PVC LATERAL LINE.
  - 9 TREE STAKES.
  - 10 TREE OR SHRUB.
  - 11 EDGE OF ROOTBALL (TYPICAL).

5 TREE AND SHRUB BUBBLER  
SCALE: NONE



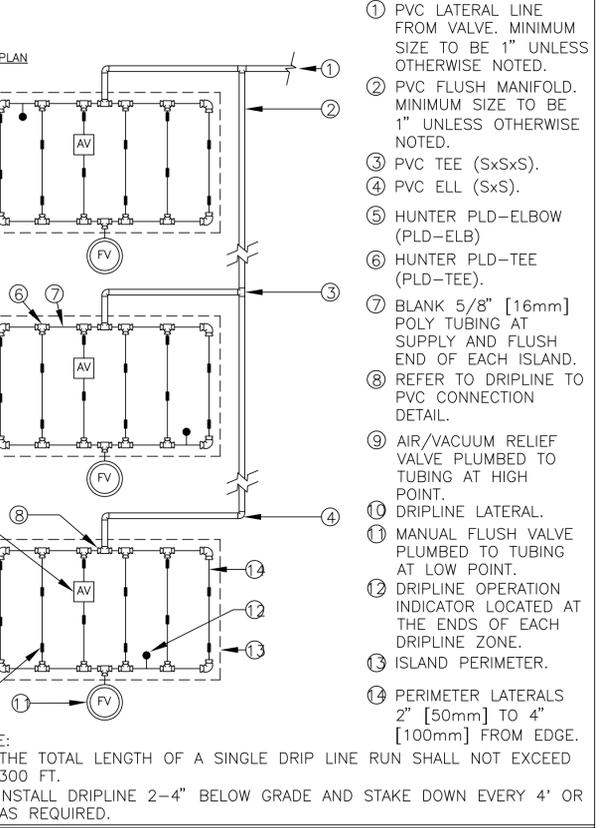
- 1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
  - 2 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
  - 3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
  - 4 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 5 PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
  - 6 MANIFOLD-TO-TEE CONNECTION.
  - 7 DRIPLINE LATERAL.
  - 8 AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
  - 9 AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
  - 10 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  - 11 AREA PERIMETER.
  - 12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- NOTE:**  
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.  
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

6 HLD DRIPLINE CENTER FEED LAYOUT  
SCALE: NONE



- 1 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 2 PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
  - 4 DRIPLINE LATERAL.
  - 5 AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
  - 6 AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
  - 7 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
  - 8 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  - 9 AREA PERIMETER.
  - 10 DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
  - 11 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
- NOTE:**  
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.  
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

7 HLD DRIPLINE END FEED LAYOUT  
SCALE: NONE

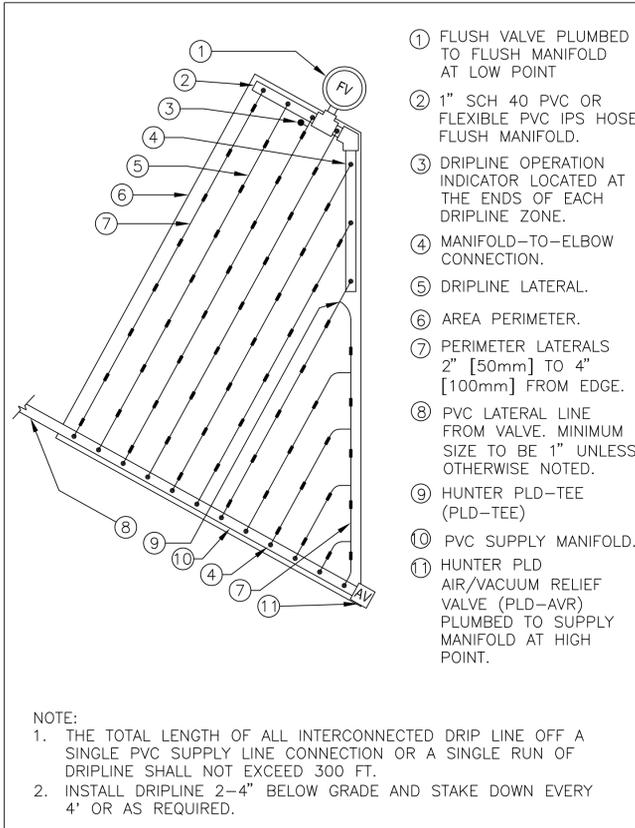


- 1 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 2 PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 3 PVC TEE (SxSxS).
  - 4 PVC ELL (SxS).
  - 5 HUNTER PLD-ELBOW (PLD-ELB)
  - 6 HUNTER PLD-TEE (PLD-TEE).
  - 7 BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
  - 8 REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
  - 9 AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
  - 10 DRIPLINE LATERAL.
  - 11 MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
  - 12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
  - 13 ISLAND PERIMETER.
  - 14 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- NOTE:**  
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.  
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

8 HLD DRIPLINE ISLAND LAYOUT  
SCALE: NONE

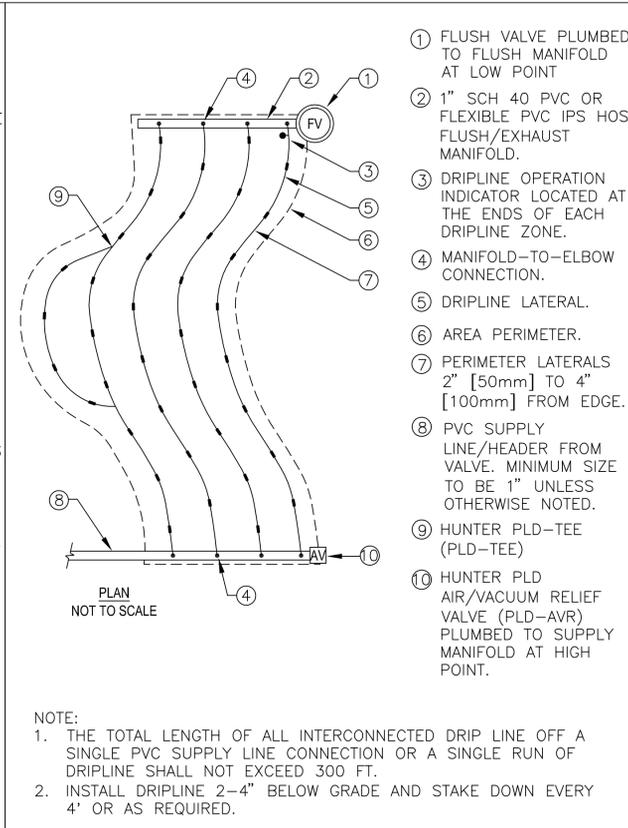
Submital	PLANNING SUBMITTAL	Date	07/17/2020
	2ND PLANNING SUBMITTAL		09/17/2020

Job Number	19298.10
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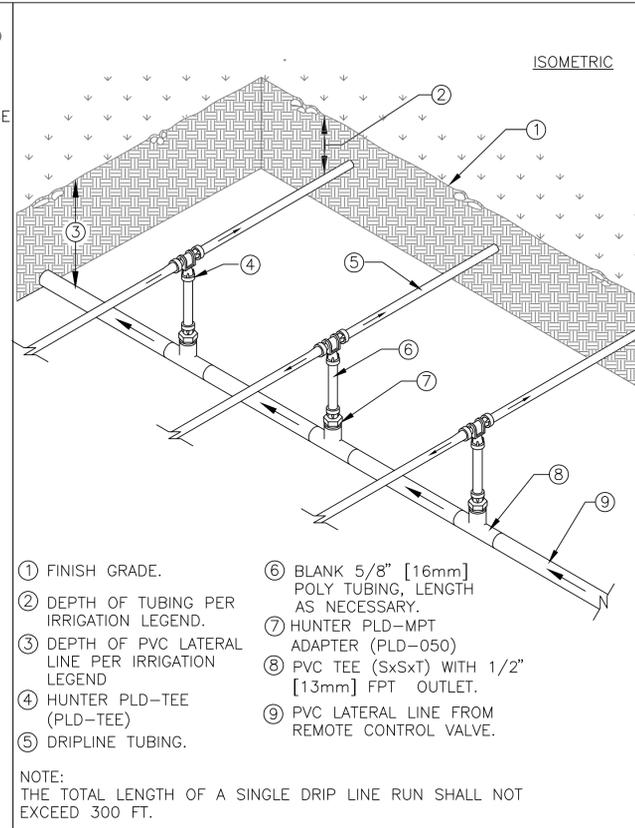
- 1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
- 2 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
- 3 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- 4 MANIFOLD-TO-ELBOW CONNECTION.
- 5 DRIPLINE LATERAL.
- 6 AREA PERIMETER.
- 7 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- 8 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- 9 HUNTER PLD-TEE (PLD-TEE)
- 10 PVC SUPPLY MANIFOLD.
- 11 HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:  
 1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.  
 2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



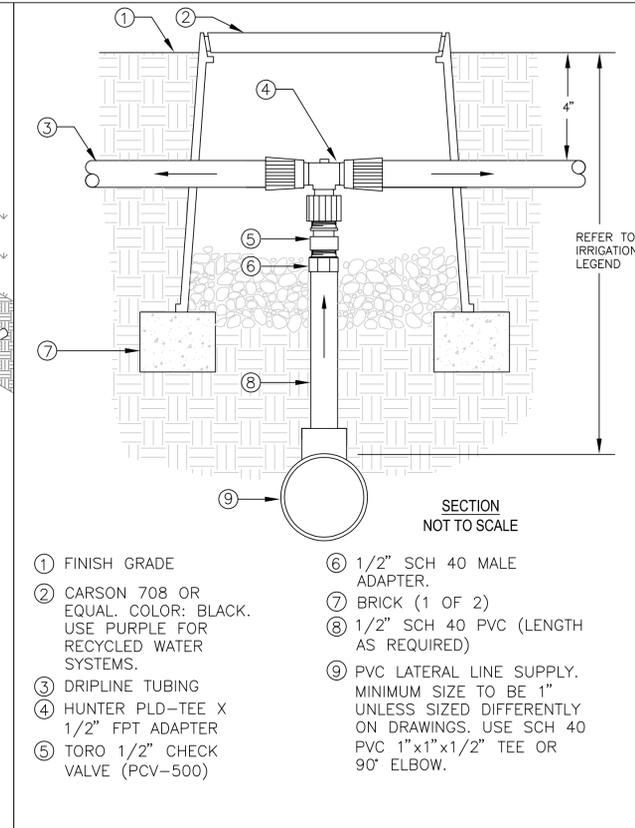
- 1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
- 2 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.
- 3 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- 4 MANIFOLD-TO-ELBOW CONNECTION.
- 5 DRIPLINE LATERAL.
- 6 AREA PERIMETER.
- 7 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- 8 PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- 9 HUNTER PLD-TEE (PLD-TEE)
- 10 HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:  
 1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.  
 2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



- 1 FINISH GRADE.
- 2 DEPTH OF TUBING PER IRRIGATION LEGEND.
- 3 DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
- 4 HUNTER PLD-TEE (PLD-TEE)
- 5 DRIPLINE TUBING.
- 6 BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
- 7 HUNTER PLD-MPT ADAPTER (PLD-050)
- 8 PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
- 9 PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:  
 THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.



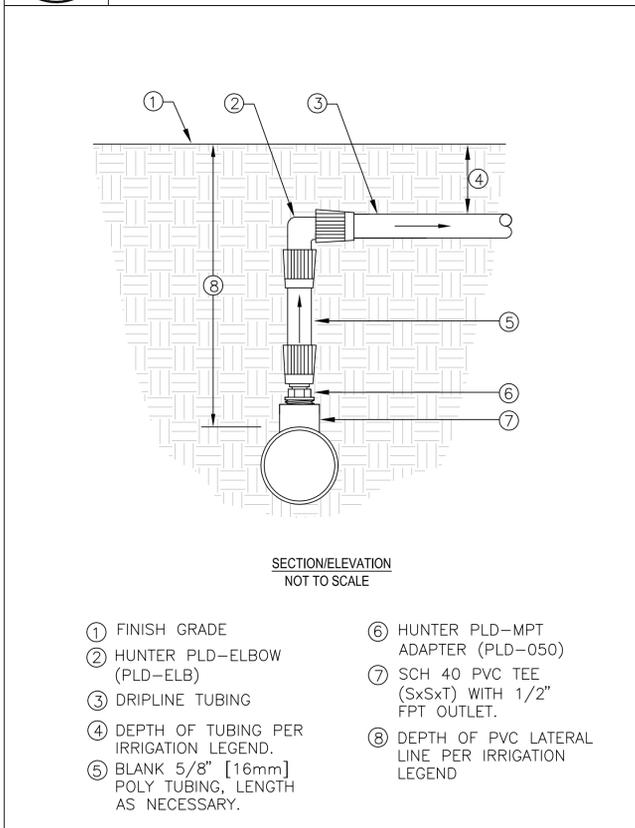
- 1 FINISH GRADE
- 2 CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
- 3 DRIPLINE TUBING
- 4 HUNTER PLD-TEE X 1/2" FPT ADAPTER
- 5 TORO 1/2" CHECK VALVE (PCV-500)
- 6 1/2" SCH 40 MALE ADAPTER.
- 7 BRICK (1 OF 2)
- 8 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
- 9 PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

1 HLD DRIPLINE TRIANGULAR LAYOUT  
 SCALE: NONE

2 HLD DRIPLINE ODD CURVE LAYOUT  
 SCALE: NONE

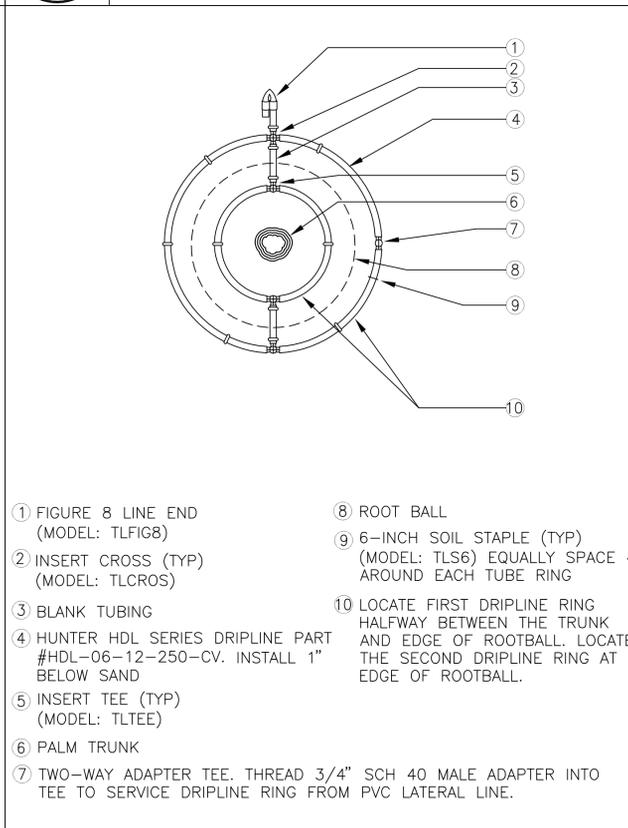
3 HLD DRIPLINE CENTER FEED MANIFOLD  
 SCALE: NONE

4 DRIPLINE TO PVC CONNECTION  
 SCALE: NONE



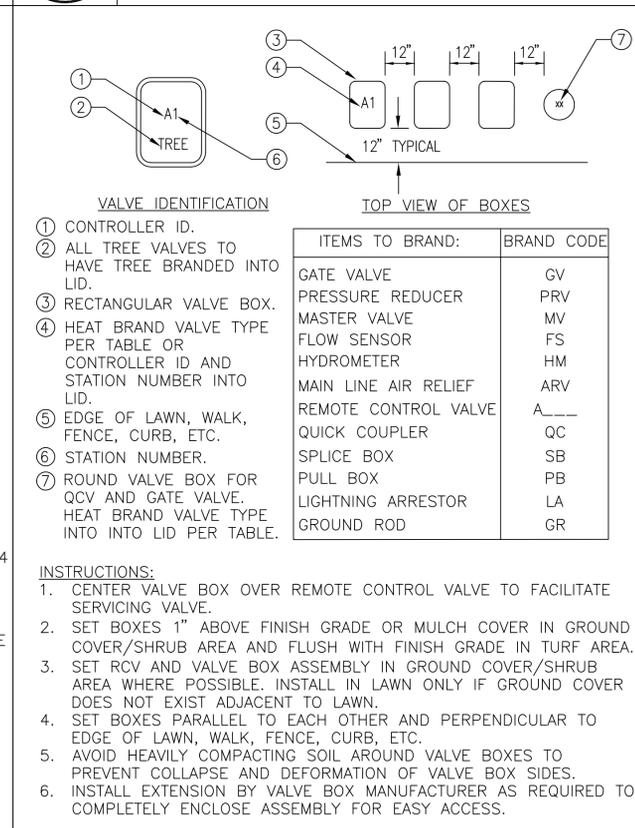
- 1 FINISH GRADE
- 2 HUNTER PLD-ELBOW (PLD-ELB)
- 3 DRIPLINE TUBING
- 4 DEPTH OF TUBING PER IRRIGATION LEGEND.
- 5 BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
- 6 HUNTER PLD-MPT ADAPTER (PLD-050)
- 7 SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
- 8 DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

5 DRIPLINE MANIFOLD TO ELBOW CONNECTION  
 SCALE: NONE



- 1 FIGURE 8 LINE END (MODEL: TLFIG8)
- 2 INSERT CROSS (TYP) (MODEL: TLCROS)
- 3 BLANK TUBING
- 4 HUNTER HDL SERIES DRIPLINE PART #HDL-06-12-250-CV. INSTALL 1" BELOW SAND
- 5 INSERT TEE (TYP) (MODEL: TLTEE)
- 6 PALM TRUNK
- 7 TWO-WAY ADAPTER TEE. THREAD 3/4" SCH 40 MALE ADAPTER INTO TEE TO SERVICE DRIPLINE RING FROM PVC LATERAL LINE.
- 8 ROOT BALL
- 9 6-INCH SOIL STAPLE (TYP) (MODEL: TLS6) EQUALLY SPACE 4 AROUND EACH TUBE RING
- 10 LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL.

6 DRIP RINGS AROUND PALM  
 SCALE: NONE



VALVE IDENTIFICATION

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:  
 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.  
 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.  
 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.  
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.  
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.  
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

7 VALVE BOX INSTALLATION  
 SCALE: NONE

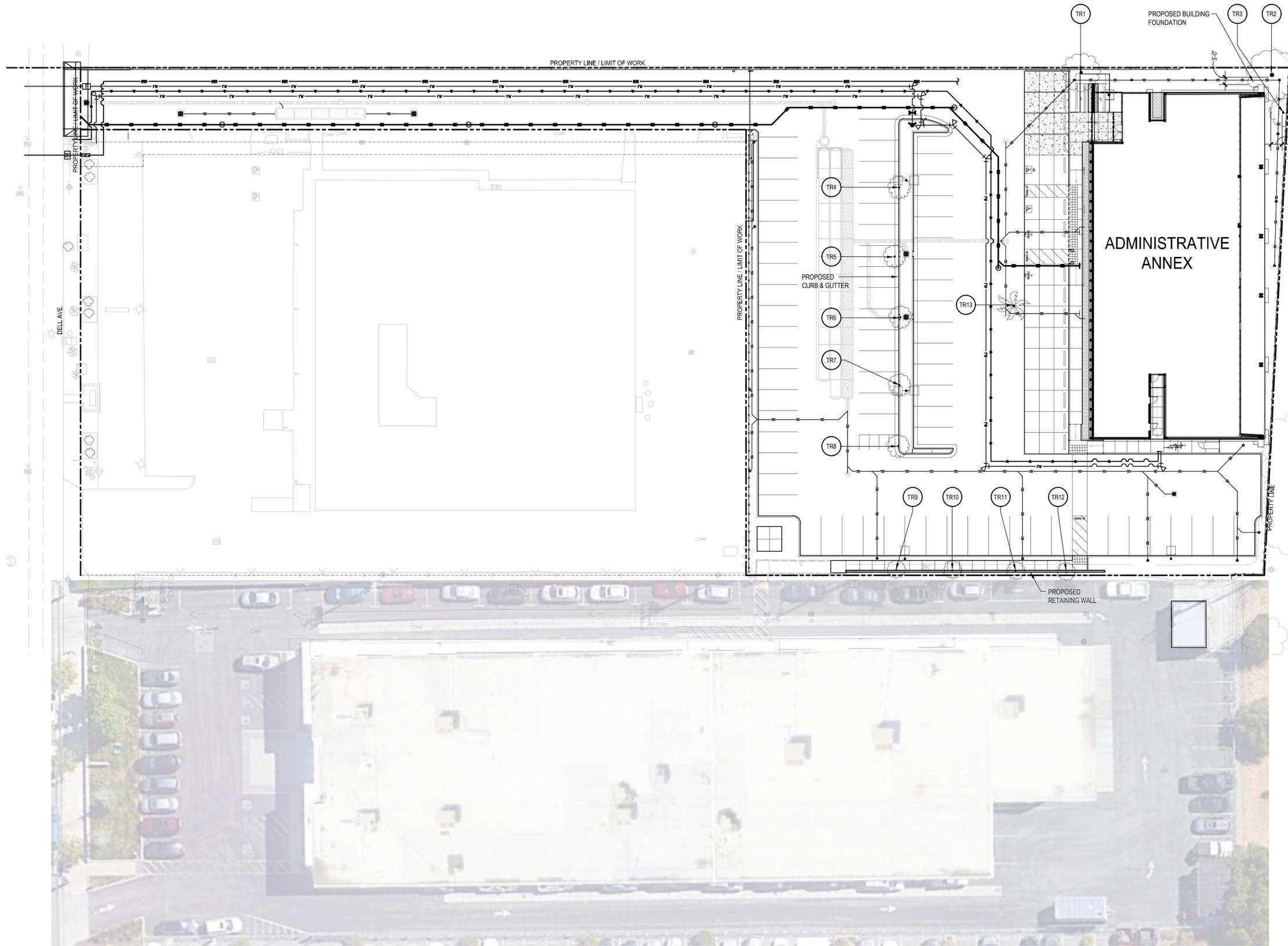


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**EXISTING TREE LEGEND**

KEY NO.	BOTANICAL NAME/ COMMON NAME	TRUNK DIAMETER	DISPOSITION
TR1	JUNIPERUS CHINENSIS HOLLYWOOD JUNIPER	15" DIA.	REMOVE
TR2	PINUS ELDARICA AFGHAN PINE	20" DIA.	REMOVE
TR3	CERCIS CANADENSIS EASTERN REDBUD	11" DIA.	REMOVE
TR4	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR5	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR6	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR7	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR8	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR9	PURNUS CERASIFERA FLOWERING PLUM	5" DIA.	REMOVE
TR10	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR11	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR12	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR13	SYAGRUS ROMANZOFFIANA QUEEN PALM	16" DIA.	RELOCATE



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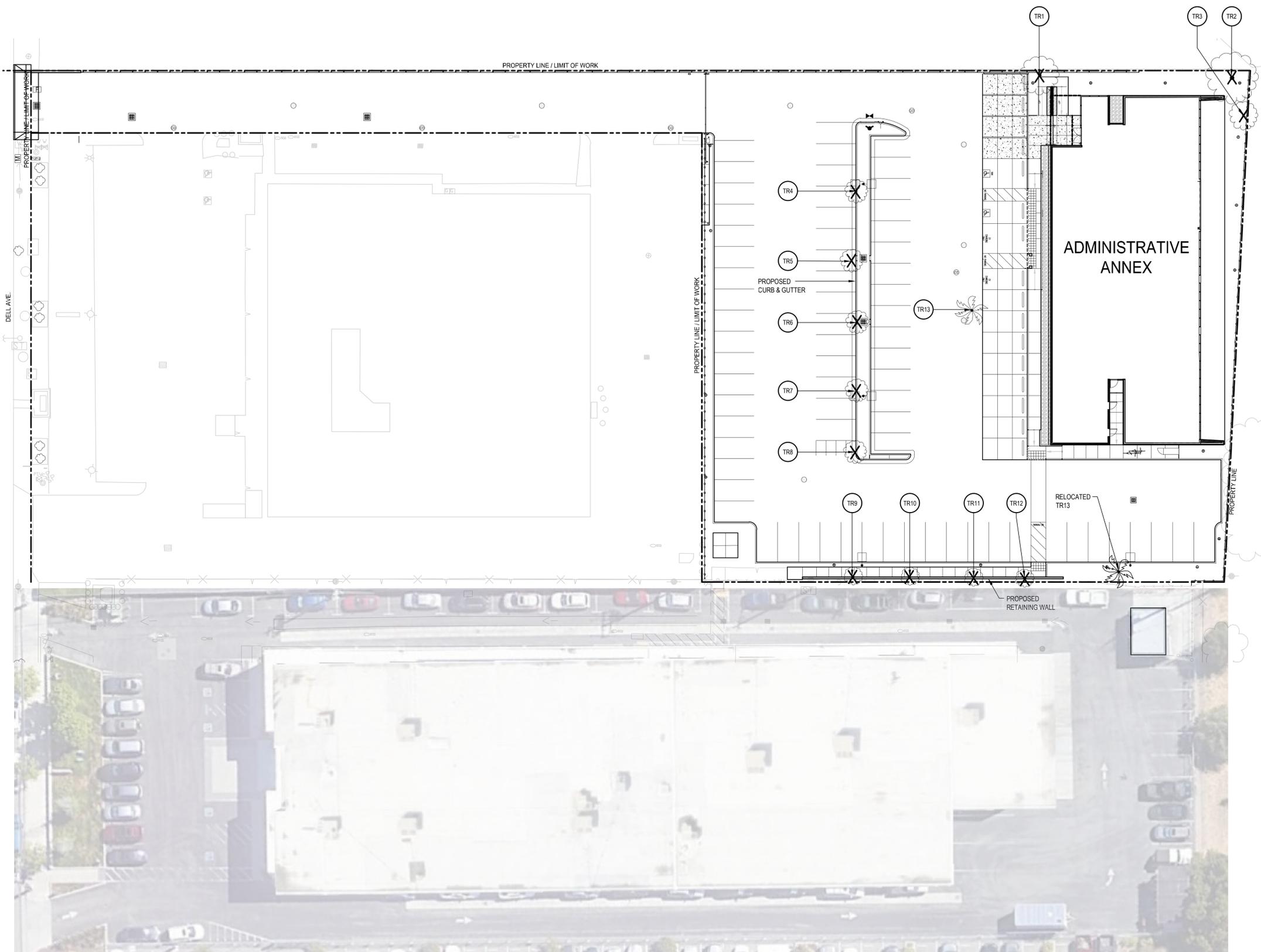
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**TREE SURVEY**



EXISTING TREE LEGEND

KEY NO.	BOTANICAL NAME/ COMMON NAME	TRUNK DIAMETER	DISPOSITION
TR1	JUNIPERUS CHINENSIS HOLLYWOOD JUNIPER	15" DIA.	REMOVE
TR2	PINUS ELGARICA AFGHAN PINE	20" DIA.	REMOVE
TR3	CERCIS CANADENSIS EASTERN REDBUD	11" DIA.	REMOVE
TR4	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR5	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR6	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR7	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR8	LAGERSTROEMIA INDICA CRAPE MYRTLE	6" DIA.	REMOVE
TR9	PURNUS CERASIFERA FLOWERING PLUM	5" DIA.	REMOVE
TR10	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR11	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR12	PURNUS CERASIFERA FLOWERING PLUM	4" DIA.	REMOVE
TR13	SYAGRUS ROMANZOFFIANA QUEEN PALM	16" DIA.	RELOCATE

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Scale	

**GEOTECHNICAL INFORMATION**

FOR SITE PREPARATION, OVEREXCAVATION, FOUNDATION RECOMMENDATIONS, PAVEMENT, SUBGRADE, AND GRADATION REQUIREMENTS SEE GEOTECHNICAL INVESTIGATION REPORT ENTITLED:

"GEOTECHNICAL REPORT  
PROPOSED SCCL - LIBRARY ADMINISTRATIVE ANNEX  
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PREPARED BY: AECOM  
100 WEST SAN FERNANDO STREET, SUITE 200  
SAN JOSE, CALIFORNIA 95113

PROJECT NO: 60630428

DATED: JUNE 12, 2020

THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR).

**SITE AREA SUMMARY**

PROPOSED PEROVIOUS AREA: 4,227 SQFT

PROPOSED IMPERVIOUS AREA: 39,918 SQFT

**EARTHWORK QUANTITIES**

APPROXIMATE CUT: 1,917 CY

APPROXIMATE FILL: 292 CY

NOTE:  
EARTHWORK QUANTITIES INDICATED ARE FOR REFERENCE ONLY (NOT FOR BID OR PAYMENT). THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL QUANTITIES.

"HAUL ROUTE TO BE DETERMINED AT PRE-GRADE MEETING AND ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR"

**LEGEND**

SYMBOL	DESCRIPTION
PA	PLANTING AREA SEE LANDSCAPE PLAN DETAILS FOR GRADES ADJACENT TO HARDSCAPE.
---	APPROXIMATE LIMIT OF WORK.
GB	GRADE BREAK.
---	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION PLAN.

**GRADING CONSTRUCTION NOTES**

KEY NOTE	DESCRIPTION
01	CONSTRUCT VERTICAL CURB.
02	CONSTRUCT CURB AND GUTTER.
03	CONSTRUCT FLUSH CURB.
04	CONSTRUCT CURB OPENING.
05	ADJUST EXISTING UTILITY VAULT/LID TO FINISHED SURFACE.
06	CONSTRUCT ACCESSIBLE DOUBLE CURB RAMP.
07	CONSTRUCT ACCESSIBLE SINGLE CURB RAMP.



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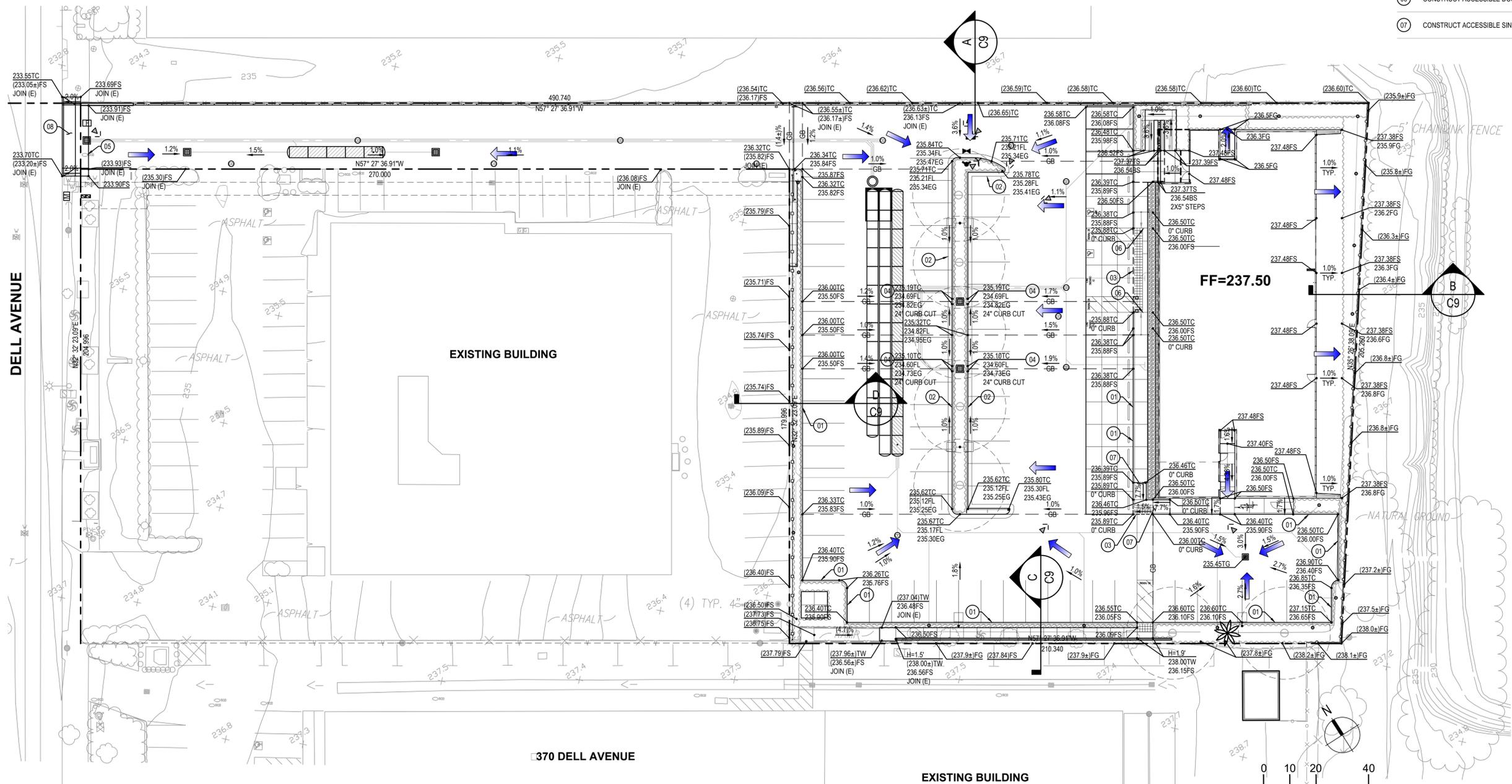
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GRADING AND DRAINAGE PLAN





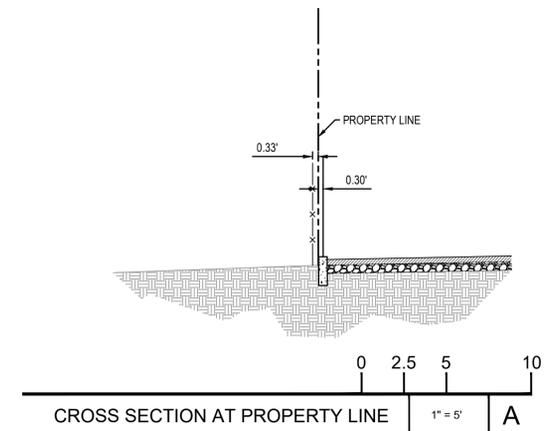
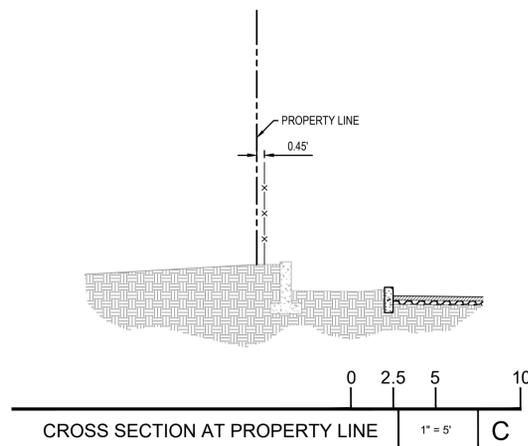
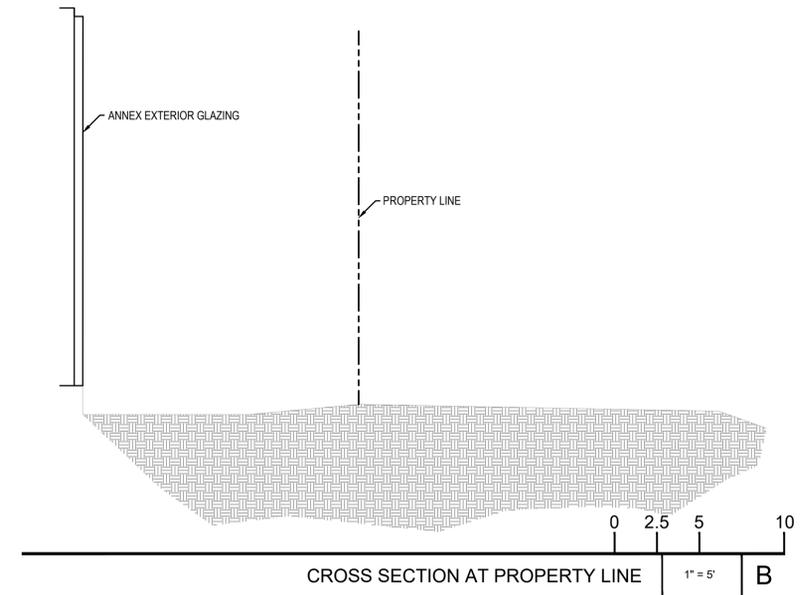
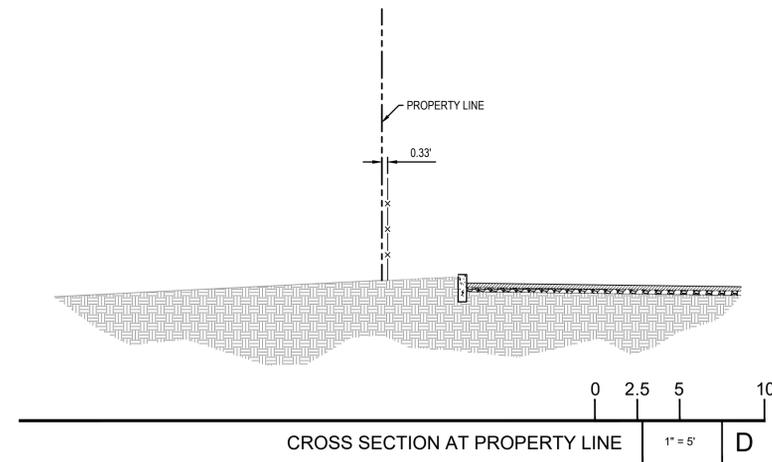
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**PROPERTY LINE CROSS-SECTIONS**

**SITE AREA SUMMARY**

PROPOSED PERVIOUS AREA: 4,227 SQFT  
 PROPOSED IMPERVIOUS AREA: 39,918 SQFT

**STORM DRAIN CONSTRUCTION NOTES**

- | KEY NOTE | DESCRIPTION   |
|----------|---|
| (10)     | ROOF DRAIN POINT OF CONNECTION. SUPPLY AND INSTALL ROOF DRAIN LATERAL STUBBED 5 FT. FROM FACE OF BUILDING WITH A SLOPE 0.020 MIN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS. |
| (20)     | SUPPLY AND INSTALL 6" RISER WITH NDS 12"x12" LOW PROFILE HOUSING ADAPTER AND A 12"x12" ATRIUM GRATE (BLACK) OR EQUIVALENT.  |
| (21)     | SUPPLY AND INSTALL PVC STORM DRAIN PIPE AT SLOPE = 1% (MIN.). PIPE SIZE PER PLAN.   |
| (22)     | SUPPLY AND INSTALL STORM DRAIN CLEAN OUT.   |
| (23)     | SUPPLY AND INSTALL 18"x18" PRECAST CONCRETE DRAIN INLET.  |
| (24)     | INSTALL ADVANCED DRAINAGE SYSTEMS "STORMTECH SC-740 CHAMBER" UNDERGROUND INFILTRATION SYSTEM. ELEVATIONS PER PLAN.  |
| (25)     | SUPPLY AND INSTALL 4" PERFORATED PIPE.  |
| (26)     | SUPPLY AND INSTALL 24"x24" PRECAST CONCRETE OVERFLOW DRAIN INLET.   |
| (27)     | INSTALL ADVANCED DRAINAGE SYSTEMS "STORMTECH SC-740 CHAMBER" UNDERGROUND INFILTRATION SYSTEM. ELEVATIONS PER PLAN.  |

- NOTES:  
 1. UTILITIES TO CROSS OVER OR UNDER OTHER UTILITIES TO MAINTAIN 12" MINIMUM

**LEGEND**

SYMBOL	DESCRIPTION
	FLOW DIRECTION
	PERVIOUS AREA
	IMPERVIOUS AREA (HARDSCAPE + BUILDING)



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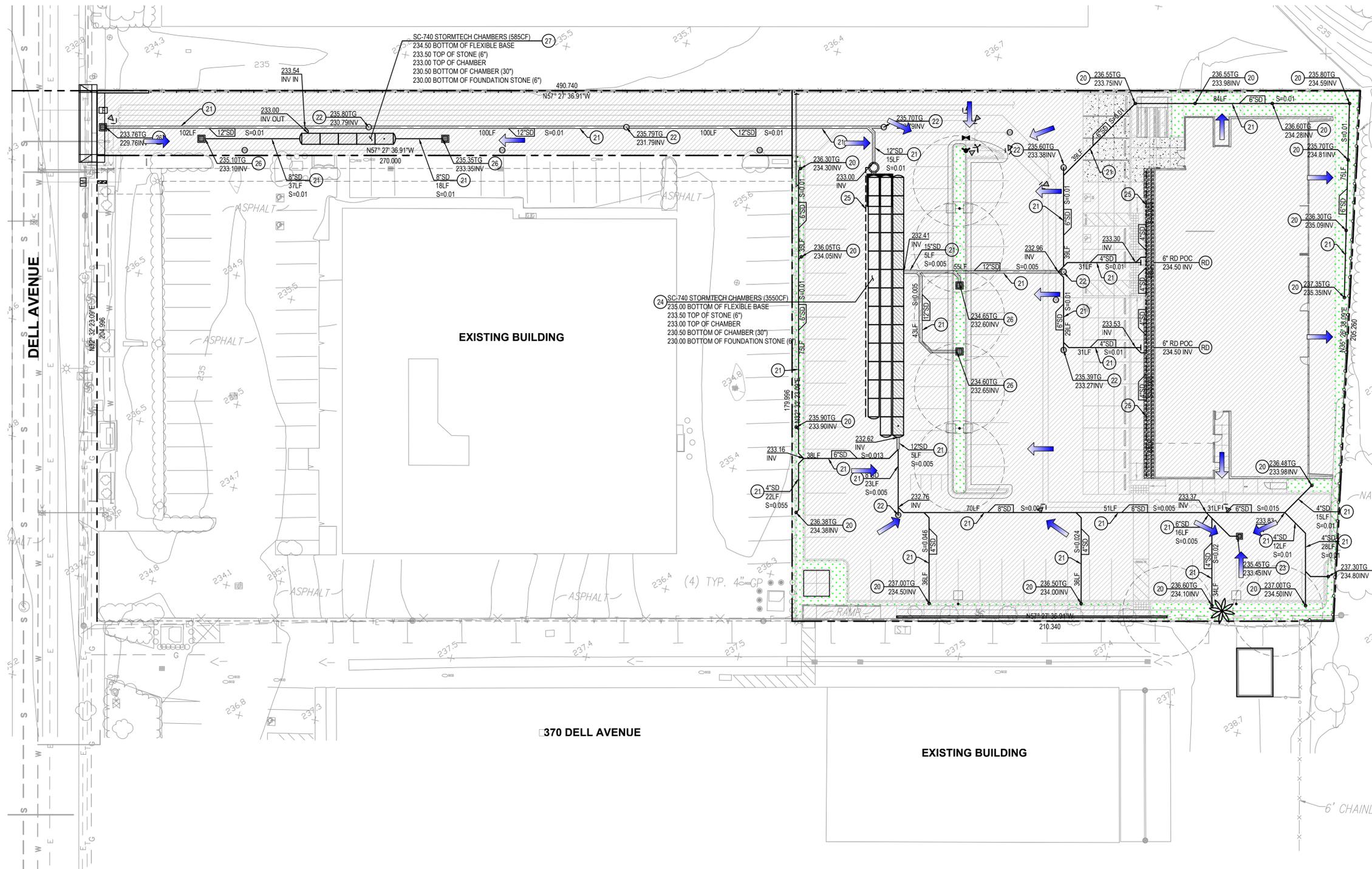
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**PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN**

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Sizing Volume-Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach

The equation that will be used to size the BMP is:

$$\text{Design Volume} = (\text{Rain Gage Correction Factor}) \times (\text{Unit Basin Storage Volume}) \times (\text{Drainage Area})$$

Step 1. Determine the drainage area for the BMP, A = **1.01 acres**

Step 2. Determine percent imperviousness of the drainage area:

- a. Estimate the amount of impervious surface (rooftops, hardscape, streets, and sidewalks, etc.) in the area draining to the BMP: **0.91 acres**
- b. % impervious area = (amount of impervious area/drainage area for the BMP) × 100  
% impervious area = **(Step 2.a/Step 1) × 100**  
% impervious area = **90.4%**

Step 3. Find the mean annual precipitation at the site (MAP<sub>site</sub>). To do so, estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.<sup>6</sup> Interpolate between isopleths if necessary.

MAP<sub>site</sub> = **19 inches**

Step 4. Identify the reference rain gage closest to the project site from Table B-2b and record the MAP<sub>gage</sub>:

MAP<sub>gage</sub> = **19.5 inches**

Table B-2b: Precipitation Data for Three Reference Gages

Reference Rain Gages	Mean Annual Precipitation (MAP <sub>gage</sub> ) (in)
San Jose Airport	13.9
Palo Alto	13.7
Morgan Hill	19.5

<sup>6</sup> Check with the local municipality to determine if more detailed maps are available for locating the site and estimating MAP.

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

Step 5. Determine the rain gage correction factor for the precipitation at the site using the information from Step 3 and Step 4.

$$\text{Correction Factor} = \text{MAP}_{\text{site}} / \text{MAP}_{\text{gage}} \text{ (Step 3) / MAP}_{\text{gage}} \text{ (Step 4)}$$

$$\text{Correction Factor} = \mathbf{0.974}$$

Step 6. Identify the representative soil type for the BMP drainage area.

- a) Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project shown here in order of increasing infiltration capability:  
\_\_\_ Clay (D) \_\_\_ Sandy Clay (D) \_\_\_ Clay Loam (D)

Silt Loam/Loam (B) \_\_\_ Not Applicable (100% Impervious)

- b) Does the site planning allow for protection of natural areas and associated vegetation and soils so that the soils outside the building footprint are not graded/compacted?  (Y/N)  
If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).  
Modified soil type: **N/A**

Step 7. Determine the average slope for the drainage area for the BMP: **0.5 %**

Step 8. Determine the unit basin storage volume from sizing curves.

- a) Slope ≤ 1%

Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 1% Slope" corresponding to the nearest rain gage: Figure B-2, B-3, or B-4 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.

$$\text{Unit Basin Storage for 1\% slope (UBS}_{1\%}) = \mathbf{0.91 \text{ (inches)}}$$

- b) Slope ≥ 15%

Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 15% Slope" corresponding to the nearest rain gage: Figure B-5, B-6, or B-7 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.

$$\text{Unit Basin Storage for 15\% slope (UBS}_{15\%}) = \mathbf{N/A \text{ (inches)}}$$

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

- c) Slope > 1% and < 15%

Find the unit basin volumes for 1% and 15% using the techniques in Steps 8.a and 8.b and interpolate by applying a slope correction factor per the following formula:

$$\text{UBS}_x = \text{UBS}_{1\%} + (\text{UBS}_{15\%} - \text{UBS}_{1\%}) \times (X\% - 1\%) / (15\% - 1\%)$$

$$= (\text{Step 8.a}) + (\text{Step 8.b} - \text{Step 8.a}) \times (X\% - 1\%) / (15\% - 1\%)$$

Where UBS<sub>x</sub> = Unit Basin Storage volume for drainage area of intermediate slope, X %

$$\text{Unit Basin Storage volume (UBS}_x) = \mathbf{N/A \text{ (inches)}}$$

(corrected for slope of site)

Step 9. Determine the Adjusted Unit Basin Storage Volume for the site, using the following equation:

$$\text{Adjusted UBS} = \text{Rain Gage Correction Factor} \times \text{Unit Basin Storage Volume}$$

$$\text{Adjusted UBS} = (\text{Step 5}) \times (\text{Step 8})$$

$$\text{Adjusted UBS} = \mathbf{0.886 \text{ inches}}$$

Step 10. Determine the BMP Design Volume, using the following equation:

$$\text{Design Volume} = \text{Adjusted Unit Basin Storage Volume} \times \text{Drainage Area}$$

$$\text{Design Volume} = (\text{Step 9}) \times (\text{Step 1}) \times 1 \text{ foot}^2/12 \text{ inch}$$

$$\text{Design Volume} = \mathbf{0.074 \text{ acre-feet}} \times 43,560 \text{ square feet/acre} = \mathbf{3262 \text{ cubic feet}}$$

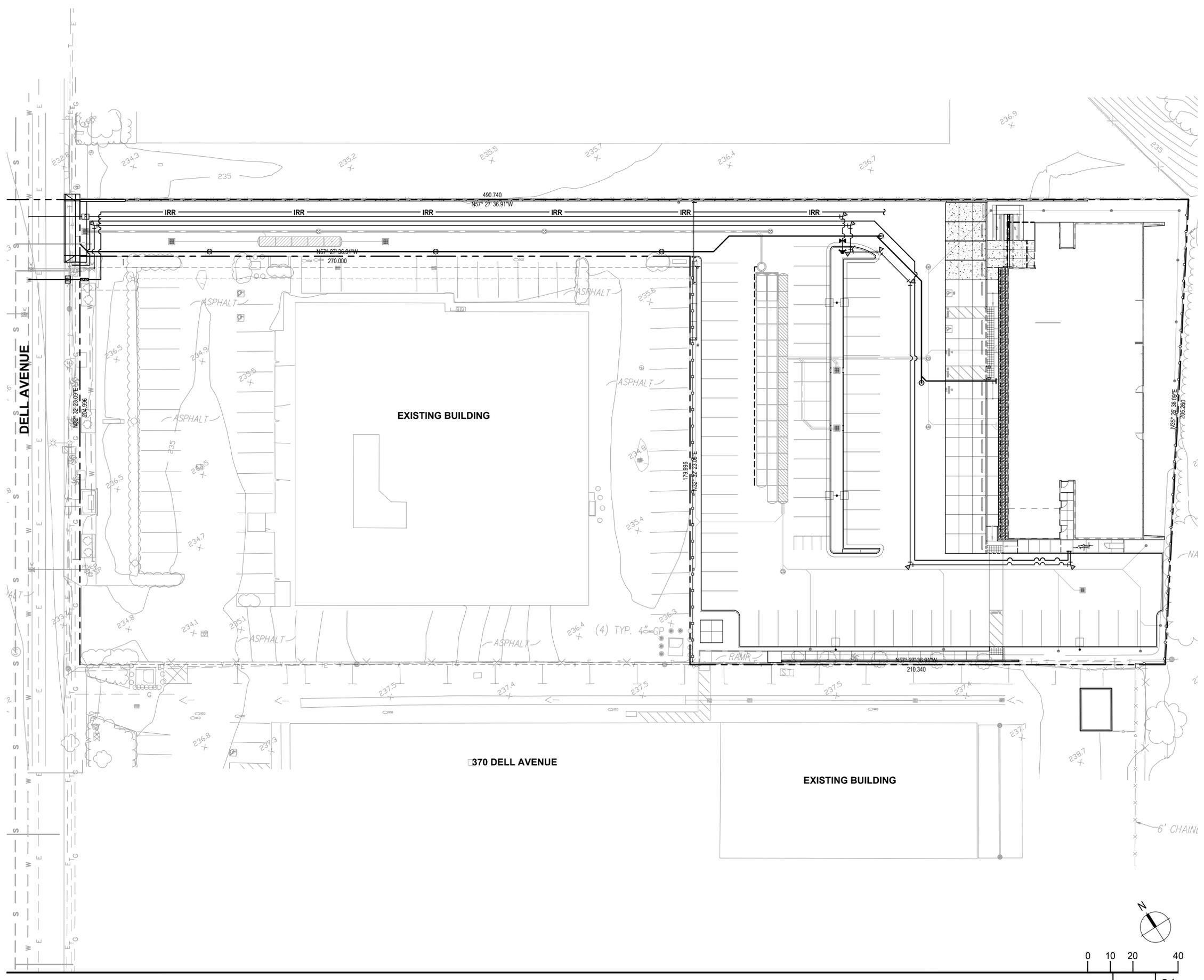


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- SEWER CONSTRUCTION NOTES:**
- SS INSTALL SEWER SERVICE LATERAL TO 5' OUTSIDE FACE OF BUILDING. SIZE AS SHOWN. SLOPE = 0.02 (MIN.) PLUG AND MARK END. VERIFY SEWER SERVICE CONNECTION WITH PLUMBING PLANS.
- WATER CONSTRUCTION NOTES:**
- W INSTALL WATER SERVICE LATERAL TO 5' OUTSIDE FACE-OF-BUILDING. SIZE AS SHOWN. PLUG AND MARK END. VERIFY WATER CONNECTION WITH PLUMBING PLANS.
- FIRE WATER CONSTRUCTION NOTES:**
- F INSTALL FIRE WATER SERVICE LATERAL. SIZE AS SHOWN. PLUG AND MARK END. VERIFY WATER CONNECTION WITH PLUMBING PLANS.

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**UTILITY PLAN**



- - - - - BICYCLE  
- - - - - PEDESTRIAN  
————— VEHICULAR



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**CIRCULATION PLAN**







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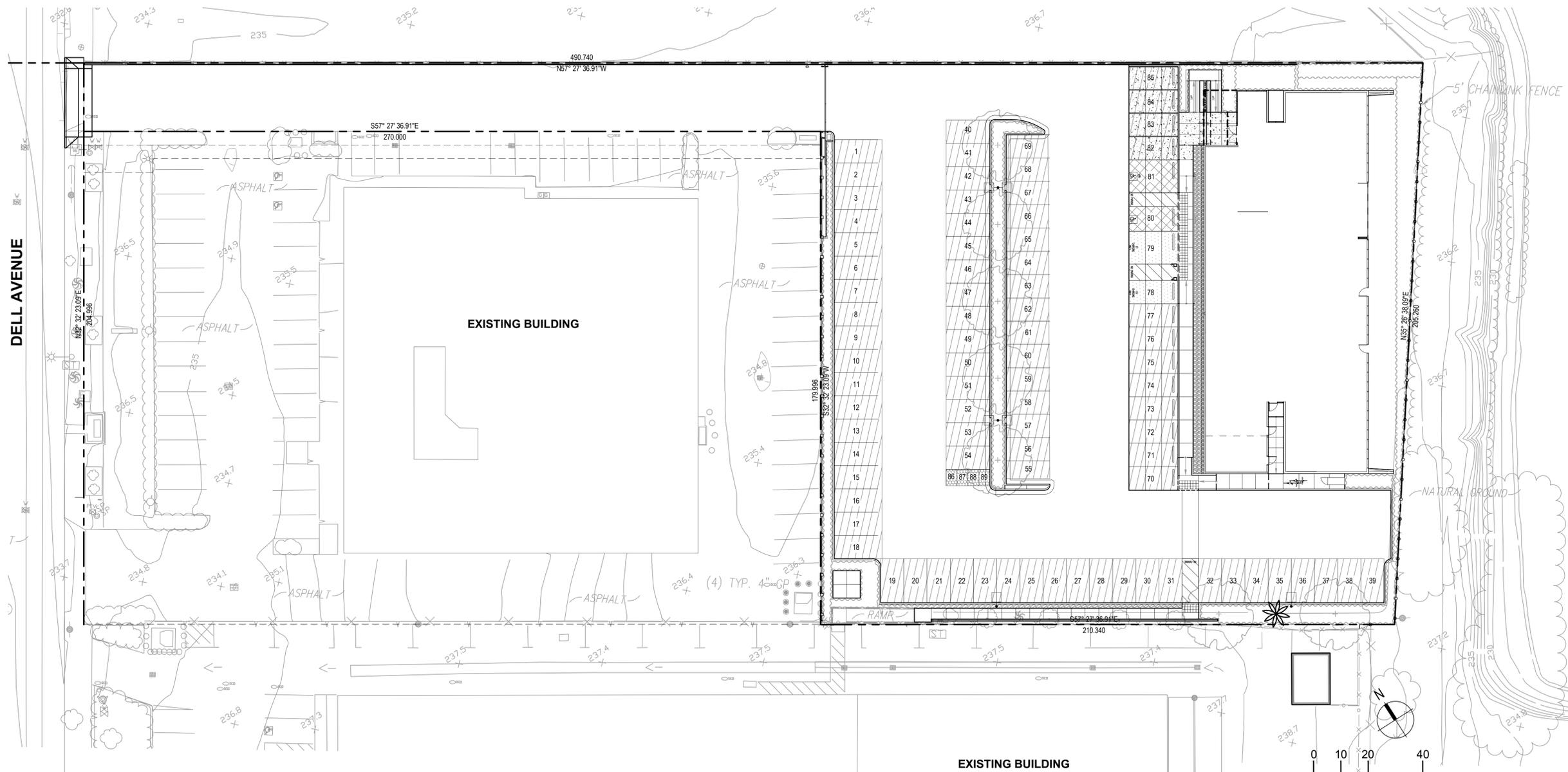
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1344 DELL AVE  
CAMPBELL, CA 95008  
Developed for  
SANTA CLARA COUNTY LIBRARY

Submital	Date
PLANNING SUBMITTAL	07/17/2020
2ND PLANNING SUBMITTAL	09/17/2020

Job Number	1929810
Date Published	09/17/2020
Checked By	AC
Scale	1" = 20'

**LEGEND**

SYMBOL	DESCRIPTION
	UNASSIGNED PARKING
	ACCESSIBLE PARKING
	ELECTRIC VEHICLE PARKING
	MOTORCYCLE PARKING



PARKING PLAN 1" = 20' 01



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**FIRE ACCESS LEGEND**

LABEL/SYMBOL	DESCRIPTION
	NEW FIRE ACCESS DRIVE AISLE.

**STRIPING & SIGNAGE LEGEND**

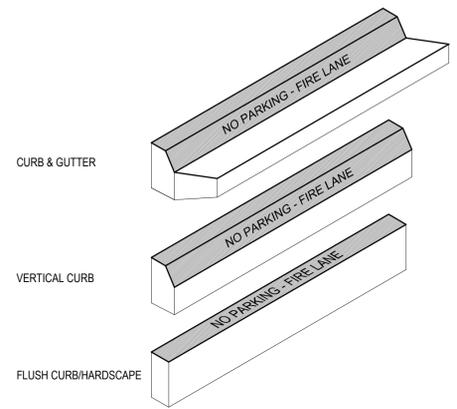
SYMBOL	DESCRIPTION
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**GENERAL INFORMATION**

BUILDING USE: OFFICE  
OCCUPANCY: A-3  
ACCESSORY OCCUPANCIES (508.3.1): N/A  
INCIDENTAL USES (508.2): N/A  
CONSTRUCTION TYPE: TYPE V-B  
FIRE PROTECTION: SPRINKLERED

BASIC ALLOWABLE AREA AND HEIGHT (TABLE 503)  
AREA PER STORY: A= 24,000 SF  
NUMBER OF STORIES: 1  
HEIGHT: 40 FT

PROPOSED BUILDING HEIGHT & AREA  
LEVEL 1: 8,045 SF  
TOTAL AREA: 8,045 SF  
HEIGHT: 23 FT



WORDS TO BE STENCILED ON CURB AS SHOWN ABOVE

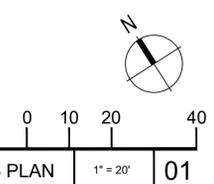
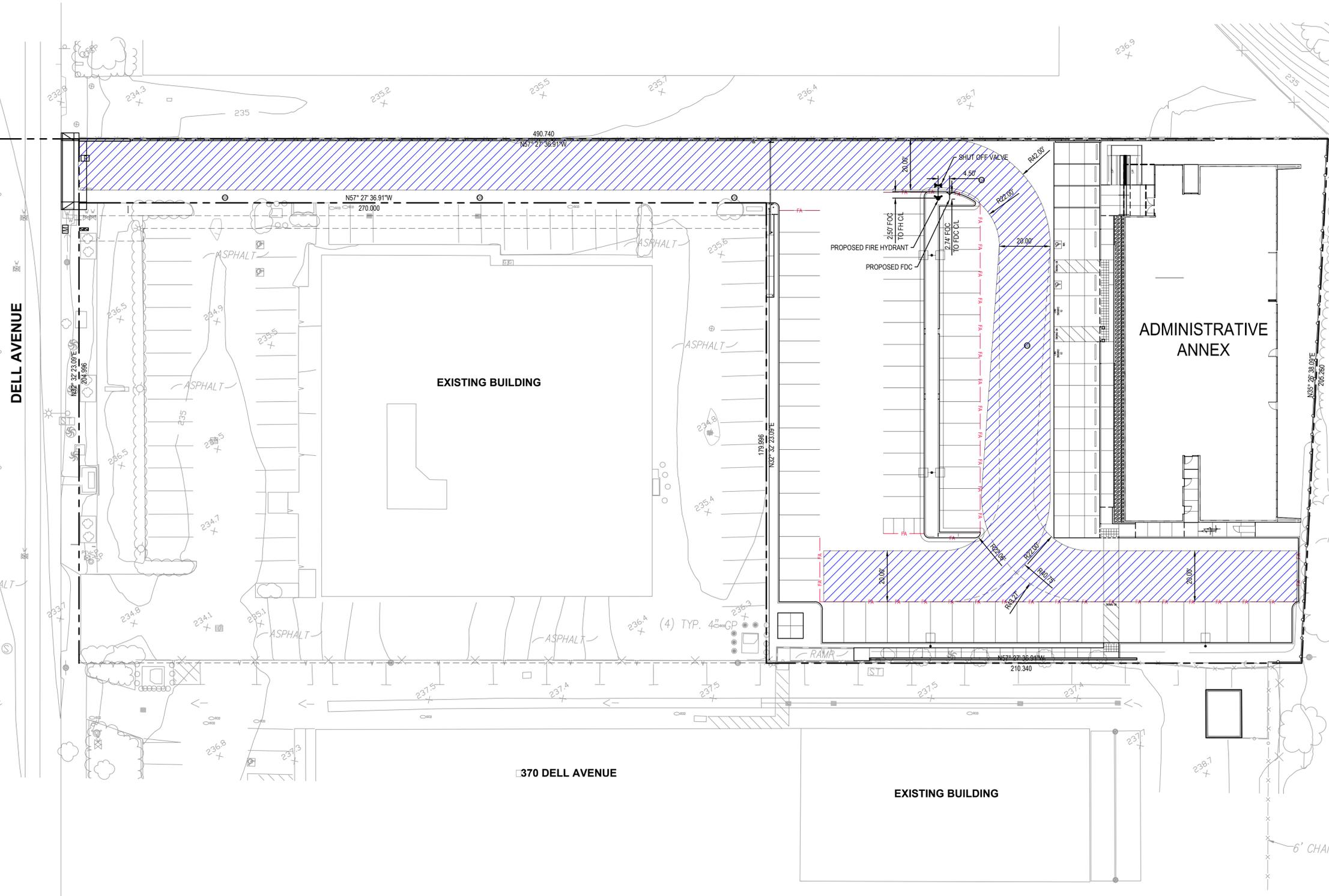
3" HIGH WHITE PAINTED STENCILED (3/4" STROKE) LETTERS

STENCILING AT EVERY 25 FEET ON CENTER OR PORTION THEREOF  
4" WIDE STRIPE ON HARDSCAPE

**LEGEND**

CURBS SHALL BE PAINTED OSHA SAFETY RED

FIRE LANE CURB PAINTING NTS 02



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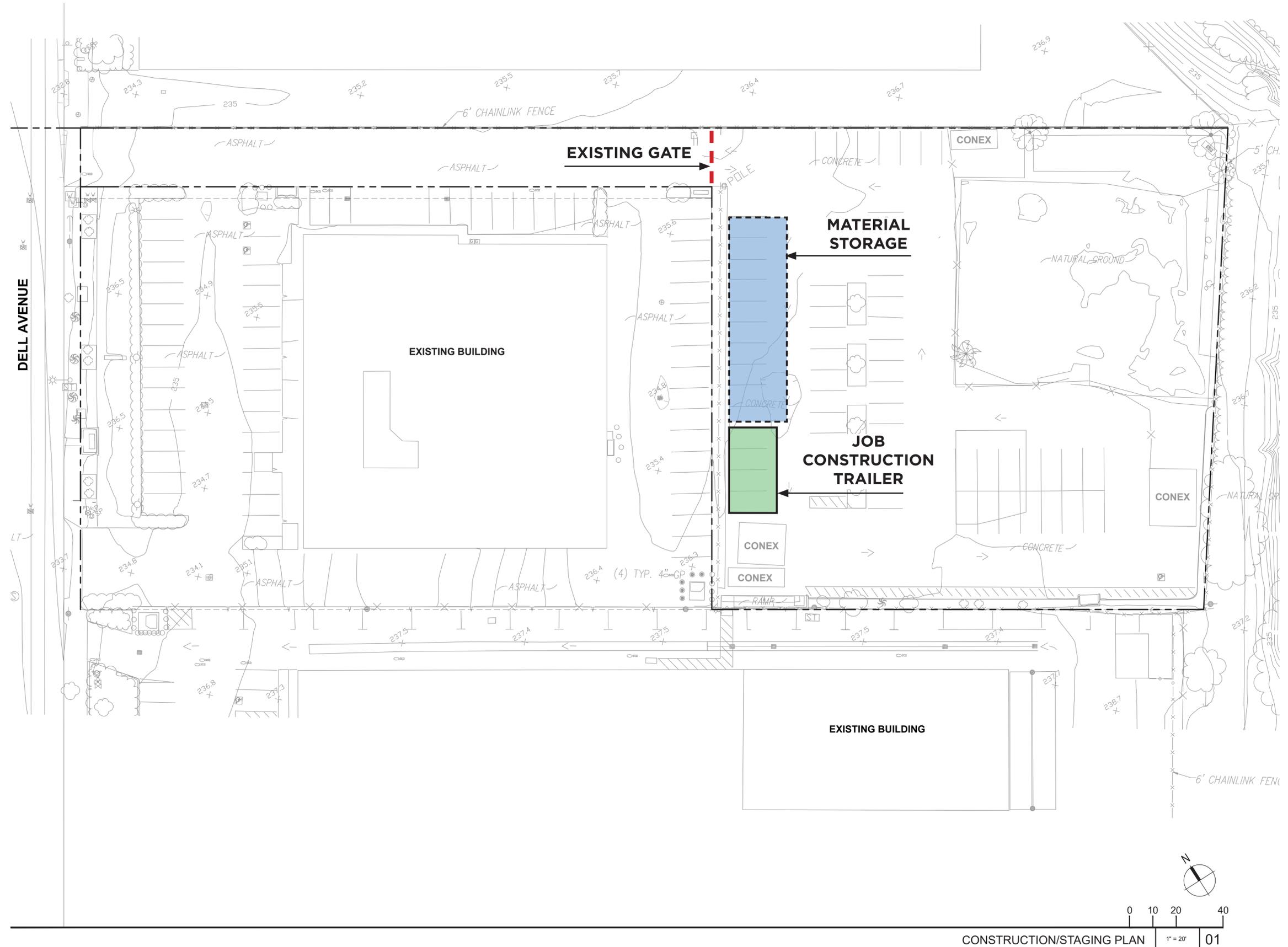
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**CONSTRUCTION/  
STAGING PLAN**



CONSTRUCTION/STAGING PLAN 1" = 20' 01






**ACCESSIBLE PATH OF TRAVEL**



ARCHITECTURE ENGINEERING INTERIORS  
LANDSCAPE ARCHITECTURE PLANNING

408-780-7200 Office  
408-780-7201 Fax  
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San Jose, California 95113



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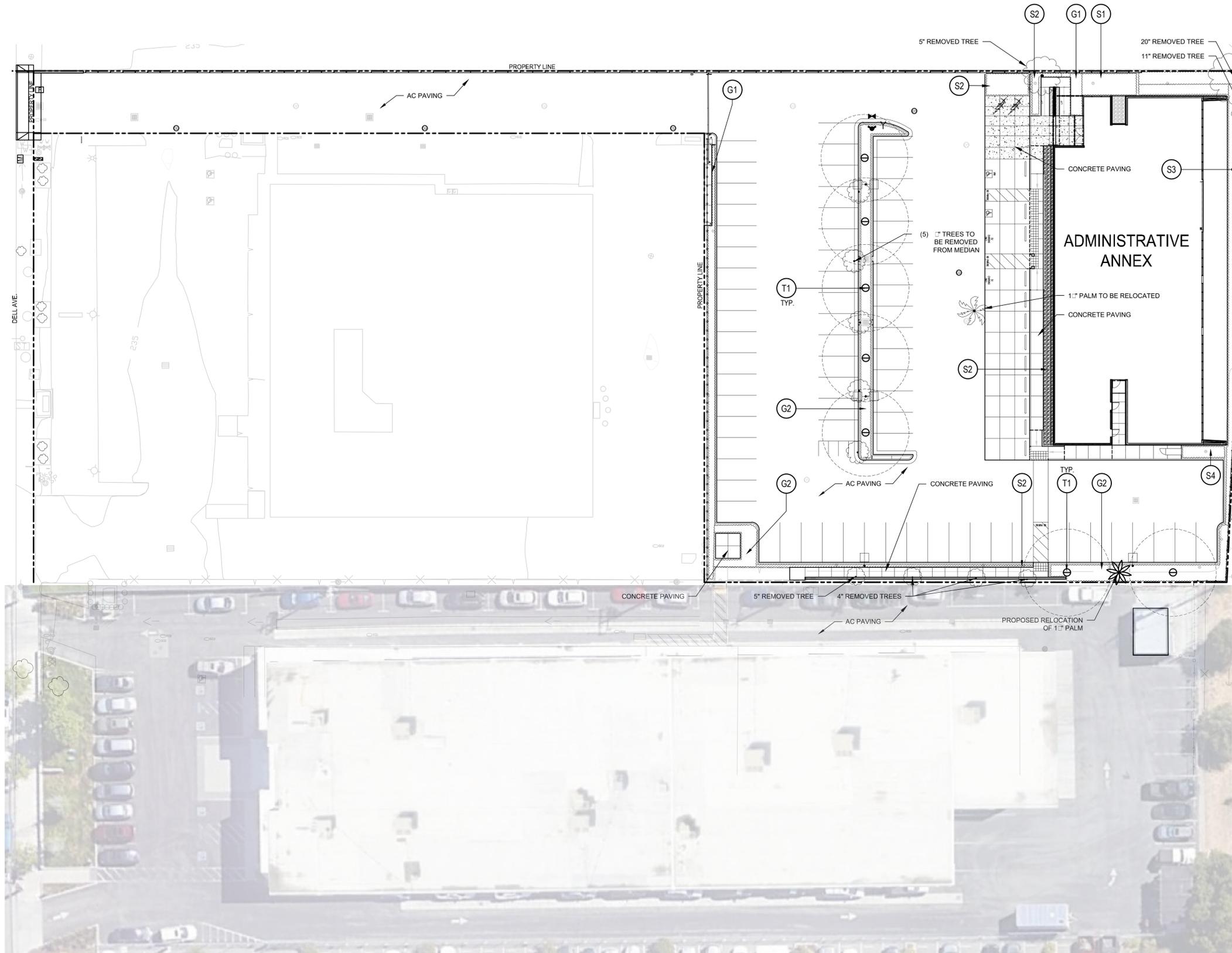
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**ACCESSIBILITY PLAN**



PLANTING LEGEND

TREE LIST		(NCN) - NO COMMON NAME	(*) - UNLESS NOTED ON PLAN		
REF.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DETAIL	WUCOLS
T1	AS SHOWN	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX/ PER PLAN	STANDARD/ 02/L7.02	M

SHRUB / GROUNDCOVER LIST					
S1	AS REQ'D	ACACIA COGNATA COUSIN ITT	5 GAL/ 30" O.C.	01/L7.02	L
S2	AS REQ'D	SEDUM SPURIUM 'RED CARPET' STONE CROP	1 GAL/ 24" O.C.	01/L7.02	L
S3	AS REQ'D	CEANOTHUS 'JOYCE COULTER' JOYCE COULTER CEANOTHUS	5 GAL/ 36" O.C.	01/L7.02	M
S4	AS REQ'D	CALLISTEMON C. 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL/ 30" O.C.	01/L7.02	L
S5	AS REQ'D	HETEROMELES ARBUTIFOLIA TOYON	5 GAL/ 60" O.C.	01/L7.02	L

ORNAMENTAL GRASSES LIST					
G1	AS REQ'D	CALAMAGROSTIS    'KARL FOERSTER' FEATHER REED GRASS	1 GAL/ 36" O.C.	01/L7.02	M
G2	AS REQ'D	CAREX TUMICOLA BERKELEY SEDGE	1 GAL/ 24" O.C.	01/L7.02	L

**CALIFORNIA GREEN CODE**  
 LANDSCAPE SHADE COVERAGE: 1335 S.F. COVERED OUT OF 4647 S.F. TOTAL PA = 28.7%

- NOTES:**
- ALL LANDSCAPING WILL BE COMPLIANT WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND PLANTINGS SHOWN ARE IN COMPLIANCE WITH THIS REQUIREMENT.
  - ALL LANDSCAPING WILL BE COMPLIANT WITH THE LANDSCAPING GUIDELINES PROVIDED IN THE GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS. ALL LANDSCAPING SELECTED IS DROUGHT TOLERANT ORNAMENTALS OR DROUGHT TOLERANT NON-LOCAL CALIFORNIA NATIVES. INVASIVE SPECIES ARE PROHIBITED. IF LOCAL NATIVE SPECIES ARE PROPOSED, THEY SHOULD BE GROWN FROM LOS GATOS CREEK WATERSHED PROPAGULES TO PROTECT THE GENETIC INTEGRITY OF EXISTING NATIVE SPECIES PRESENT IN THE CREEK-SHED.



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**LANDSCAPING & IRRIGATION PLANS**

