

GENERAL NOTES

- ENTERING INTO THIS CONTRACT INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, IS FAMILIAR WITH THE EXISTING CONDITIONS AND REVIEWED THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS, AND FOR CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- THE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE, OPERATIONAL SYSTEMS AND INSTALLATIONS. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. WRITTEN DIMENSIONS SHALL GOVERN.
- ALL DIMENSIONAL NOTES AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
- DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE. MEASURE HORIZONTAL CONTROL DIMENSIONS ON A LEVEL LINE, NOT PARALLEL WITH GROUND SLOPE.
- THE CONTRACTOR SHALL VERIFY EXISTING FACILITIES IN THE FIELD, WHETHER OR NOT THEY ARE SHOWN IN THE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF CONFLICTS BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK IN QUESTION.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND AND PROTECTING ALL EXISTING FACILITIES ADJACENT TO THE WORK AREA. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: HARDSCAPE, TREES, LANDSCAPING, HYDRANTS AND UTILITY POLES.
- PROTECT EXISTING FEATURES AND UTILITIES TO REMAIN WITHIN AND ADJACENT TO PROJECT SITE DURING CONSTRUCTION UNTIL FINAL COMPLETION. IF LIVE UTILITIES ARE ENCOUNTERED WHICH WERE NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAMAGE AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED FROM OWNER'S REPRESENTATIVE.
- CONFORM LINE SHALL BE FIVE (5) FEET BEYOND THE EXTENDED PROPERTY LINE UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (DUST).
- AT THE COMPLETION OF WORK THE CONTRACTOR SHALL REMOVE ALL MARKS, STAINS AND BLEMISHES RESULTING FROM CONSTRUCTION OPERATIONS THROUGHOUT THE CONTRACT.
- REFER TO CIVIL DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL NOTES AND INFORMATION REGARDING BUILDING EXCAVATIONS.
- THE EXISTING MATERIALS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION AND HAVE NOT BEEN VERIFIED BY THE LANDSCAPE ARCHITECT. BACKGROUND INFORMATION IS FROM TOPOGRAPHIC SURVEYS PROVIDED BY (TBD).
- THESE DOCUMENTS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION SHOULD CONDITIONS ARISE THAT WERE NOT APPARENT DURING THEIR PREPARATION. ANY SUCH MODIFICATIONS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE.

CODES AND REGULATIONS

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO:
- CURRENT CALIFORNIA BUILDING CODE (CBC)
 - CURRENT CALIFORNIA ELECTRICAL CODE (CEC)
 - CURRENT CALIFORNIA MECHANICAL CODE (CMC)
 - CURRENT CALIFORNIA PLUMBING CODE (CPC)
 - CURRENT CALIFORNIA CODE OF REGULATIONS (TITLE 8)
- COUNTY OF SANTA CLARA BUILDING DEPARTMENT REQUIREMENTS
 - CITY OF PALO ALTO PUBLIC UTILITIES COMMISSION STORMWATER MANAGEMENT REQUIREMENTS
 - CITY OF PALO ALTO PUBLIC UTILITIES COMMISSION WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS
 - AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

ACCESSIBILITY REQUIREMENTS

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, CURRENT CALIFORNIA BUILDING CODE, THE AMERICANS WITH DISABILITIES ACT (ADA), THE 2010 ADA ACCESSIBILITY STANDARDS FOR ACCESSIBLE DESIGN, THE CITY OF PALO ALTO PUBLIC WORKS CODE, THE CITY OF PALO ALTO CURB RAMP STANDARDS, DPW ORDERS (TO BE PROVIDED).
- ALL PAVED AREAS SHALL BE ACCESSIBLE IN ACCORDANCE WITH ITEM 1. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY LEVEL CHANGES EXCEEDING 1/16" BETWEEN SIDEWALK PANELS ACROSS CONTROL AND EXPANSION JOINTS. SURFACES AT THE TOP AND BOTTOM OF RAMPS AND CURB RAMPS SHALL BE FLUSH WITH NO LEVEL CHANGE ALLOWED. CHANGES IN LEVEL BETWEEN ADJACENT PAVERS AND BETWEEN PAVERS AND ADJACENT SURFACES SHALL NOT EXCEED 1/16" WALKING SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CROSS SLOPE SHALL NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 5%, ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". THE OWNER'S CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- WHEN NECESSARY TEMPORARY PEDESTRIAN PATHS OF TRAVEL SHALL BE PROVIDED AND MAINTAINED IN AN ACCESSIBLE CONDITION, IN ACCORDANCE WITH ITEM 1. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%). RAMPS SHALL NOT EXCEED 1:12 (8.33%). ALL RAMPS SHALL HAVE A RAILING AND GUIDE RAIL PER PLANS AND DETAILS. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". NO RAILINGS REQUIRED AT CURB RAMPS.
- A LEVEL LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRS, AT THE TOP OF ALL CURB RAMPS AND AT EACH SIDE OF ACCESSIBLE GROUND LEVEL ENTRANCES AND EXITS AT BUILDINGS, OTHER FACILITIES AND ADJACENT SITES. LEVEL LANDINGS SHALL HAVE A POSITIVE DRAINAGE AWAY FROM THE PROPERTY LINE AND SHALL SLOPE BETWEEN 0.5% TO 2%.

QUALITY CONTROL NOTES

- CONTRACTOR TO SUBMIT A SUMMARY OF LANDSCAPE SUBMITTALS NECESSARY FOR LANDSCAPE IMPROVEMENTS AND ASSOCIATED SCOPE ITEMS FOR APPROVAL. BASED ON THE APPROVED LIST OF PROJECT LANDSCAPE SUBMITTALS, CONTRACTOR IS TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE TO STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND ANY OTHER NECESSARY INFORMATION.

COUNTY OF SANTA CLARA
PLANNING AND DEVELOPMENT SERVICES
LANDSCAPE PLANS ARE MWELO COMPLIANT
RECORD NO: DEV22-1242
BY: Jess T. Date: 07/28/2023
HARD COPY OF THESE STAMPED PLANS
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**LANDSCAPE SUBMITTALS
PRIOR TO
FINAL INSPECTION**

- CERTIFICATE OF COMPLETION
- AS-BUILT / RECORD DRAWINGS
- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
- 3RD PARTY IRRIGATION AUDIT REPORT
- SOIL AMENDMENT VERIFICATION
- INSTALLATION CERTIFICATION

GENERAL ABBREVIATIONS

AB	AGGREGATE BASE	JT	JOINT	TB	TOP OF BENCH
AC	ASPHALTIC CONCRETE	LF	LIGHTWEIGHT FILL	TBD	TO BE DETERMINED
AD	AREA DRAIN	LOL	LAYOUT LINE	TC	TOP OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	LOW	LIMIT OF WORK	TOF	TOP OF FOOTING
APPROX	APPROXIMATE	ME	MATCH EXISTING (ELEVATION)	TOR	TOP OF RAMP
BC	BEGIN CURVE/BOTTOM OF CURB	MH	MANHOLE	TOS	TOP OF SLAB
BNDY	BOUNDARY	MAINT	MAINTENANCE	TTL	TOTAL
BEG	BEGIN	MAX	MAXIMUM	TW	TOP OF WALL
BF	BOTTOM FACE	MIN	MINIMUM	TYP	TYPICAL
BLDG	BUILDING	MISC	MISCELLANEOUS	TP	TELEPHONE POLE
BM	BENCH MARK	MON	MONUMENT	UNO	UNLESS NOTED OTHERWISE
BOW	BACK OF WALK	(N)	NEW	V	VERTICAL
BTA	BIORETENTION TREATMENT AREA	N	NORTH	VB	VALVE BOX
BVC	BEGIN VERTICAL CURVE	NOS	NUMBERS	VC	VERTICAL CURVE
BW	BOTTOM OF WALL	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
CL	CENTER LINE	OC	ON CENTER	W	WITH
CB	CATCH BASIN	OH	OVERHEAD	WO	WITHOUT
CIP	CAST IN PLACE	PA	PLANTING AREA	WC	WHEELCHAIR ACCESSIBLE
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION	WM	WATER METER
CLR	CLEAR	POC	POINT OF CONNECTION	WMH	WATER MANHOLE
CO	CLEANOUT	POT	POINT OF TANGENT	WP	WORK POINT
CONC	CONCRETE	PP	POWER POLE	WPJ	WEAKENED PLANE JOINT
CONT	CONTINUOUS	PSI	POUNDS PER SQUARE INCH		
CMU	CONCRETE MASONRY UNIT	PT	POINT		
CU	CUBIC FEET	PTDF	PRESSURE-TREATED DOUG FIR		
FT	FEET	PERM	PERMANENT		
DB	DRAIN BASIN	PERF	PERFORATED		
DI	DRAINAGE INLET	PVC	POLYVINYL CHLORIDE PIPE		
DIA	DIAMETER	QC	QUICK COUPLER		
DIM	DIMENSION	R	RADIUS		
DWG	DRAWING	RCB	REINFORCED CONCRETE BOX		
(E)	EXISTING	RCP	REINFORCED CONCRETE PIPE		
EA	EACH	RIM	RIM ELEVATION/TOP OF GRATE		
EC	END OF CURVE	REINF	REINFORCING		
EF	EACH FACE	R.R.	RAILROAD		
ELEV	ELEVATION	RT	RIGHT		
ELECT	ELECTRICAL	ROW	RIGHT-OF-WAY		
EQ	EQUAL	SAD	SEE ARCHITECTURE DRAWINGS		
EVC	END OF VERTICAL CURVE	SCD	SEE CIVIL DRAWINGS		
EW	EACH WAY	SCH	SCHEDULE		
EXP/EJ	EXPANSION JOINT	SD	STORM DRAIN		
FFE	FINISHED FLOOR ELEVATION	SED	SEE ELECTRICAL DRAWINGS		
FG	FINISH GRADE	SHT	SHEET		
FH	FIRE HYDRANT	SID	SEE IRRIGATION DRAWINGS		
FL	FLOW LINE	SIM	SIMILAR		
FS	FINISH SURFACE	SPW	SHARED PUBLIC WAY		
G	GAS	SQ	SQUARE		
GAL	GALLON	SS	SANITARY SEWER OR STAINLESS STEEL		
GALV	GALVANIZED	SSMH	SANITARY SEWER MANHOLE		
GB	GRADE BREAK	STA	STATION POINT		
GM	GAS METER	STD	STANDARD		
GND	GROUND	STL	STEEL		
HB	HOSE BIB	S/W	SIDEWALK		
HORIZ	HORIZONTAL	SSCO	SANITARY SEWER CLEANOUT		
IE	INVERT	ST	SAINT		

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L6.33	SITE FURNISHINGS AND ELEMENTS ON GRADE
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L6.41	SITE FURNISHINGS AND ELEMENTS ON STRUCTURE
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L6.62	IRRIGATION DETAILS
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L6.71	PLANTING DETAILS



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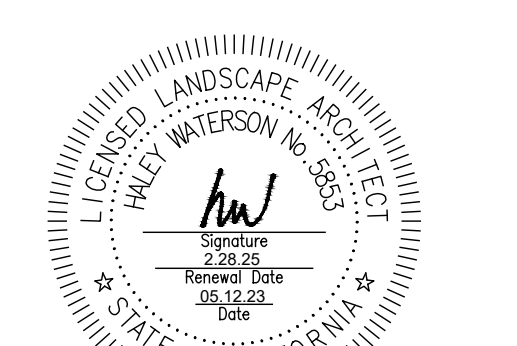
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A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	06/12/23	PLAN CHECK RESPONSE 3

Project:

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231 GRANT AVENUE**

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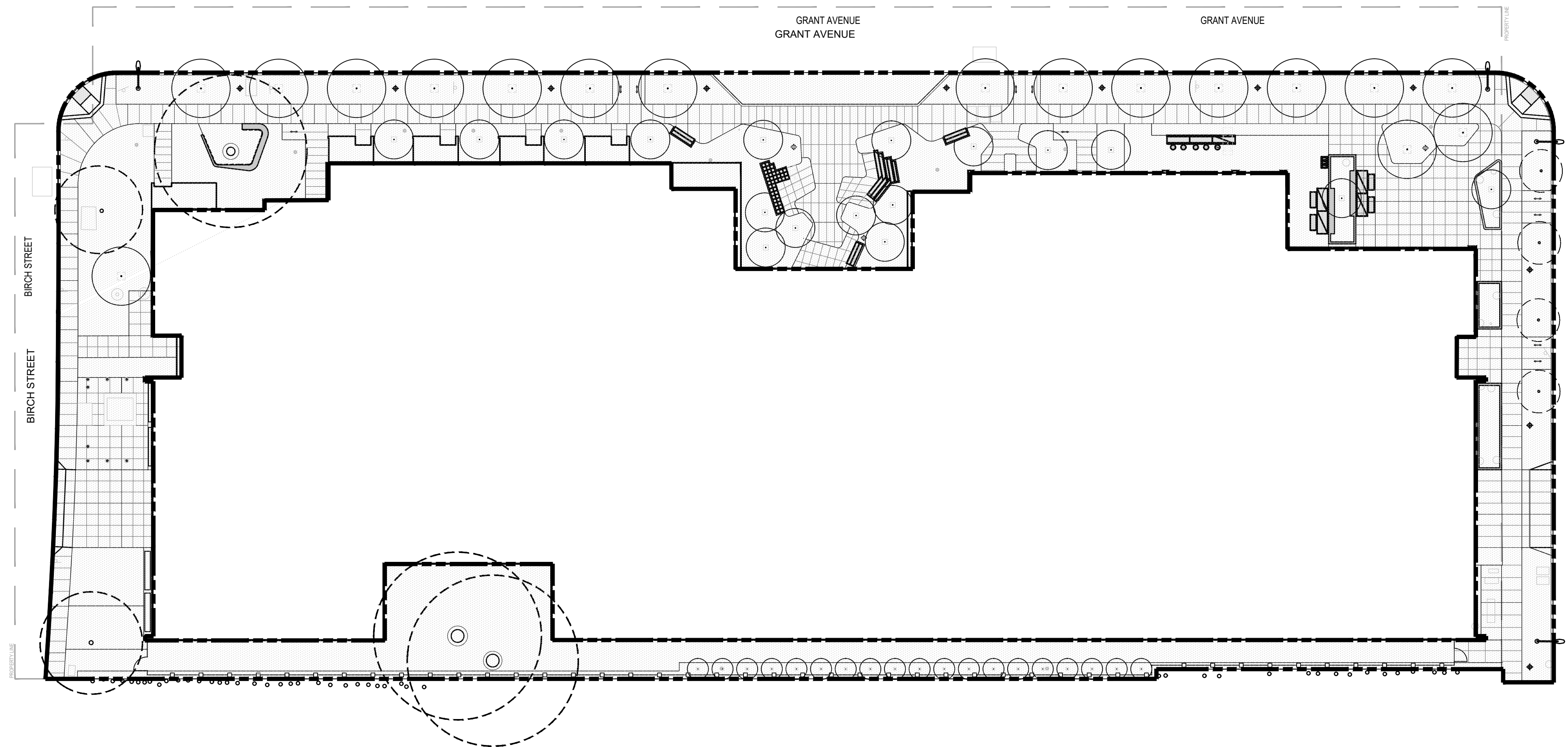


NOTES AND ABBREVIATIONS

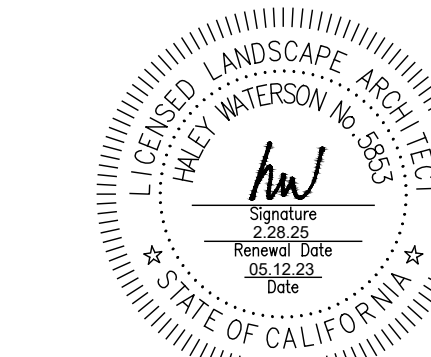
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LEVEL 1 - PROJECT AREA

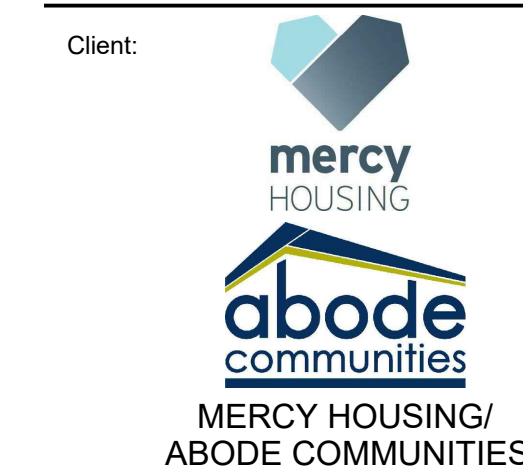


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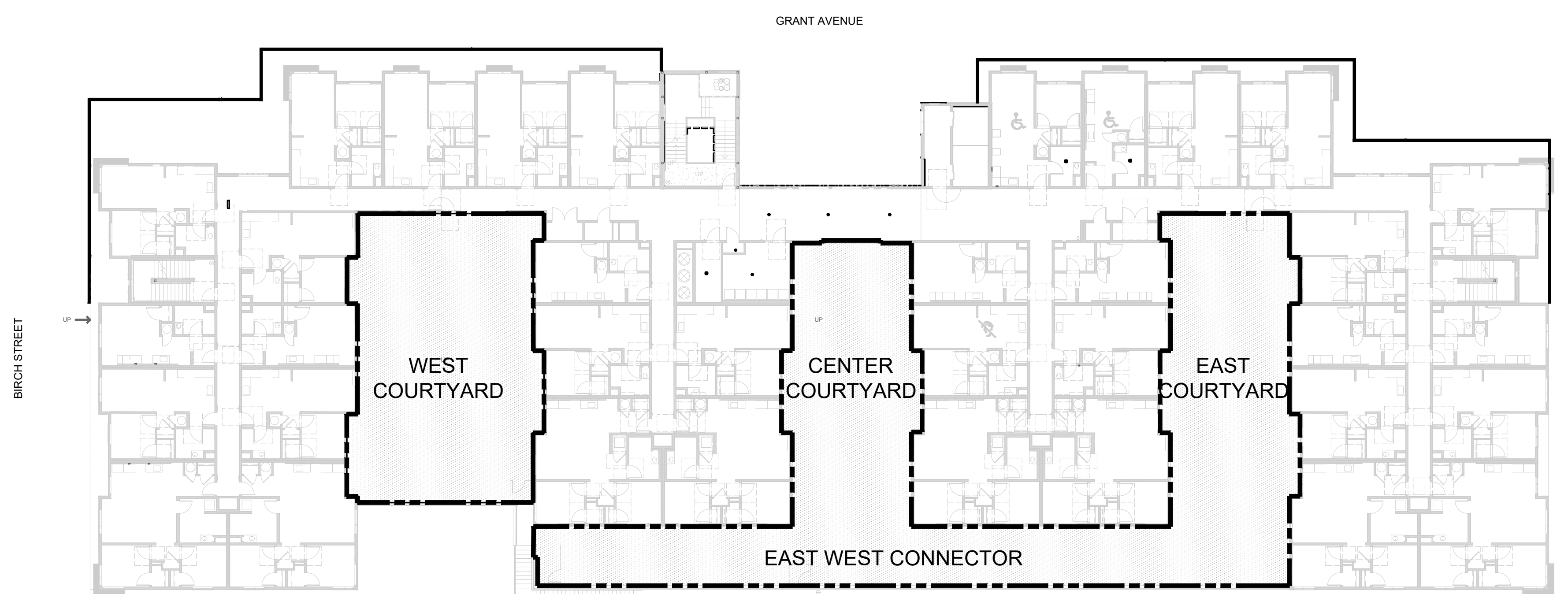


LANDSCAPE AREAS

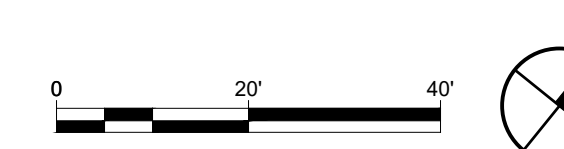
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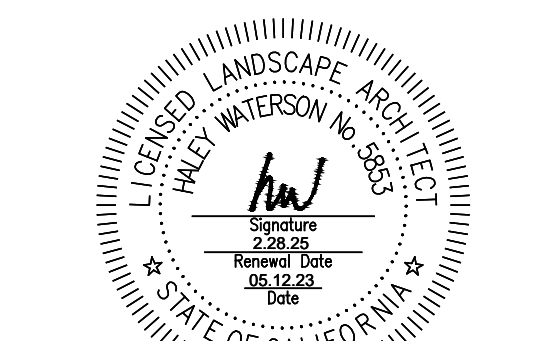
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LEVEL 2 - PROJECT AREA



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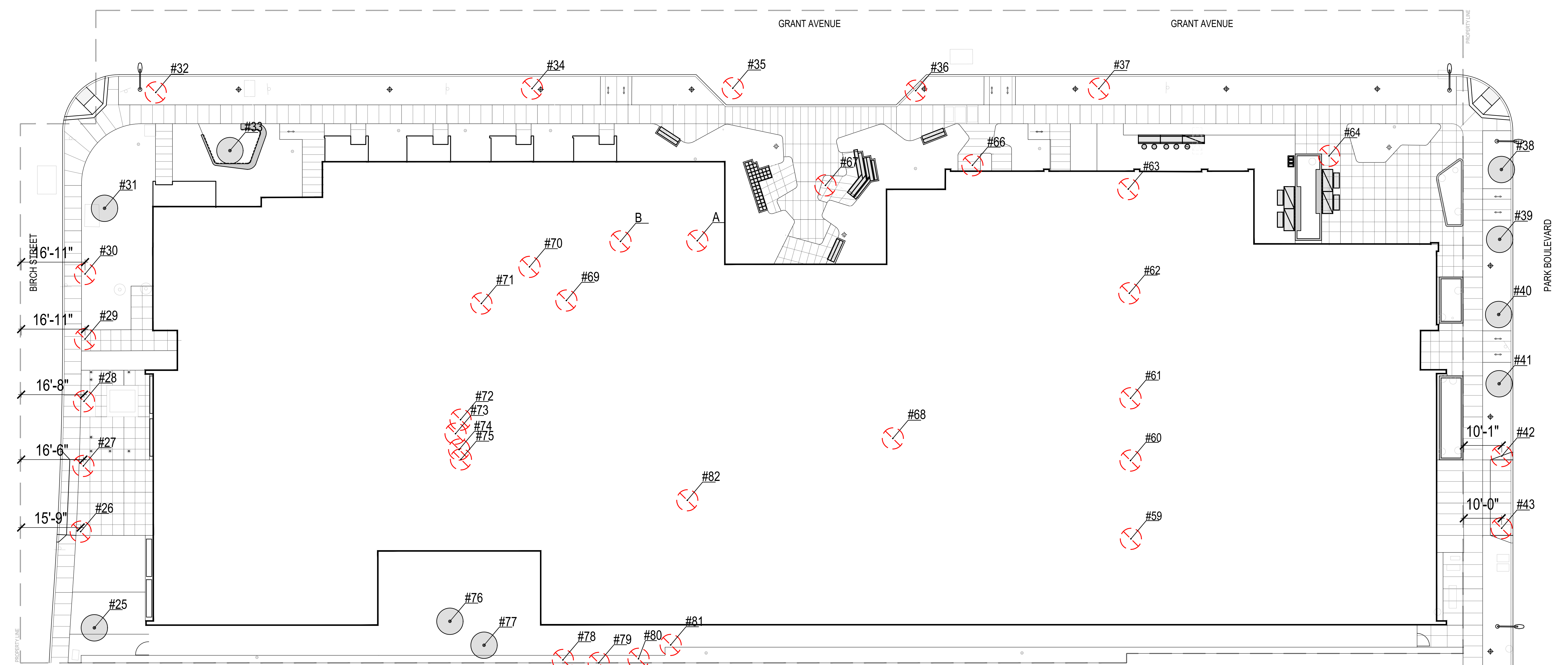


**TREE REMOVAL &
PROTECTION PLAN**

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SCALE: 1" = 20'

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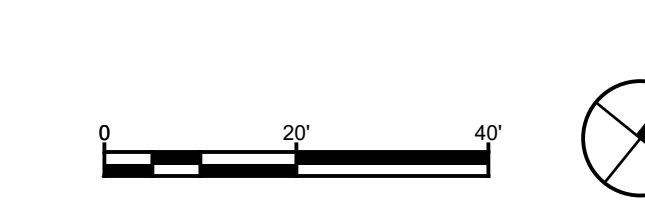


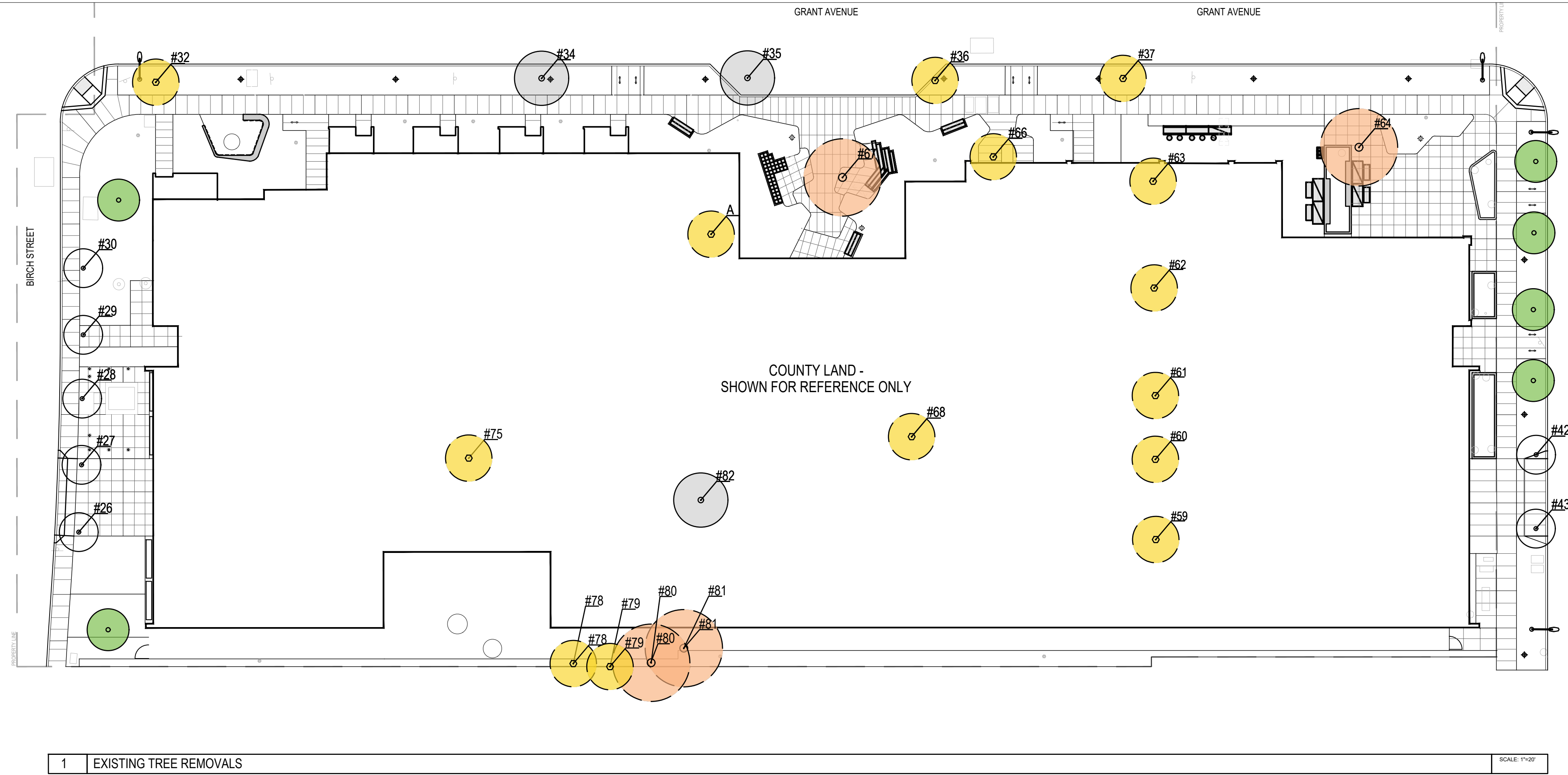
EXISTING TREE LEGEND

SYMBOL	NOTES	QUANTITY
	TREES TO BE REMOVED	35
	TREES TO BE PROTECTED IN PLACE	9

LIST OF TREES TO BE REMOVED

TREE TAG NUMBER	TREE SPECIES	COMMON NAME	DIAMETER (@54" ABOVE GRADE)	HEIGHT (IN FEET)
A	Unknown		8.0	20
B	Unknown		6.0	14
26	<i>Pistacia chinensis</i>	Chinese Pistache	6.0	20
27	<i>Pistacia chinensis</i>	Chinese Pistache	7.0	20
28	<i>Pistacia chinensis</i>	Chinese Pistache	7.2	22
29	<i>Pistacia chinensis</i>	Chinese Pistache	7.4	20
30	<i>Pistacia chinensis</i>	Chinese Pistache	7.9	30
32	<i>Magnolia grandiflora</i>	Southern Magnolia	9.1	20
34	<i>Magnolia grandiflora</i>	Southern Magnolia	23.1	40
35	<i>Magnolia grandiflora</i>	Southern Magnolia	19.7	30
36	<i>Magnolia grandiflora</i>	Southern Magnolia	15.1	30
37	<i>Magnolia grandiflora</i>	Southern Magnolia	17.7	30
42	<i>Platanus acerifolius</i>	London Plane	10.0	40
43	<i>Platanus acerifolius</i>	London Plane	12.1	40
59	<i>Pistacia chinensis</i>	Chinese Pistache	9.5	28
60	<i>Pistacia chinensis</i>	Chinese Pistache	8.6	25
61	<i>Pistacia chinensis</i>	Chinese Pistache	8.6	25
62	<i>Pistacia chinensis</i>	Chinese Pistache	8.7	25
63	<i>Pistacia chinensis</i>	Chinese Pistache	8.9	26
64	<i>Sequoia sempervirens</i>	Coastal Redwood	42.8	80
66	<i>Lagerstroemia hybrid</i>	Crepe Myrtle	6.5	20
67	<i>Cinnamomum camphora</i>	Camphor Tree	31.5	35
68	<i>Tristania laurina</i>	Swamp Myrtle	9.5	28
69	<i>Ilex aquifolium</i>	Holly	7.1	12
70	<i>Lagerstroemia hybrid</i>	Crepe Myrtle	4.8	15
71	<i>Ilex aquifolium</i>	Holly	4.5	12
72	<i>Juniperus chinensis 'Kaizuka'</i>	Hollywood Juniper	6.0	18
73	<i>Juniperus chinensis 'Kaizuka'</i>	Hollywood Juniper	10.0	13
74	<i>Juniperus chinensis 'Kaizuka'</i>	Hollywood Juniper	4.1	12
75	<i>Juniperus chinensis 'Kaizuka'</i>	Hollywood Juniper	10.7	23
78	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	15.5	60
79	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	14.4	45
80	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	26.0	85
81	<i>Ulmus parvifolia</i>	Chinese Elm	24.2	60
82	<i>Ulmus parvifolia</i>	Chinese Elm	21.5	50
TOTAL TREE COUNT TO BE REMOVED				35





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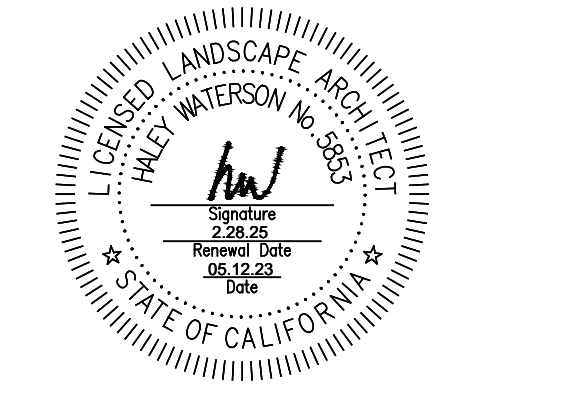
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Project:

TREE REPLACEMENT SCHEDULE

EXISTING TREES TO BE REMOVED				
SYMBOL	NOTES	QUANTITY TO BE REMOVED	REPLACEMENTS REQUIRED PER TREE	TOTAL REPLACEMENT TREES REQUIRED
	TREES TO BE REMOVED 24" D.B.H. TREES TO BE REMOVED (COUNTY LAND)	4	4	16
	TREES TO BE PROTECTED IN PLACE 18"-24" D.B.H. TREES TO BE REMOVED (COUNTY LAND)	3	3	9
	5"-18" D.B.H. or 20" WCANOPY D.B.H. TREES TO BE REMOVED (COUNTY LAND)	14	2	28
	TOTAL			53
	TREES TO BE REMOVED (CITY LAND)	7		
	TREES TO REMAIN (CITY LAND)	6		
PROPOSED TREE REPLACEMENTS		NOTES	QUANTITY	
	REPLACEMENT TREES - SANTA CLARA COUNTY SIZES VARY. MINIMUM BOX SIZE=24" BOX	SEE PLANTING PLANS	53	
	REPLACEMENT TREES - CITY OF PALO ALTO SIZES VARY. MINIMUM BOX SIZE=24" BOX		0	

NOTES:

1. REFER TO L0.02 TREE REMOVAL PLAN FOR ADDITIONAL INFORMATION REGARDING TREES TO BE REMOVED.
2. "PROTECTED TREES" REQUIRING REPLACEMENT IN SANTA CLARA COUNTY ARE DEFINED UNDER THE COUNTY MUNICIPAL CODE "SEC. C16.2 - DEFINITIONS."
3. THE NUMBER OF REQUIRED REPLACEMENT TREES IN SANTA CLARA COUNTY IS PER "GUIDELINES FOR TREE PROTECTION AND SPECIFICATION FOR LAND USE PROJECTS" DATED 3/8/10
4. REFER TO L4.00, L4.11 AND L4.12 FOR TREE SPECIES
5. REFER TO "ASSESSMENT OF AND RECOMMENDATIONS FOR PRIVATE TREES AND STREET TREES AT AND ADJACENT TO 231 GRANT PALO ALTO, CALIFORNIA (SANTA CLARA COUNTY LAND) BY WALTER LEVISON" FOR MORE INFORMATION REGARDING EXISTING TREES.

**EDUCATOR HOUSING
 231 GRANT AVENUE**

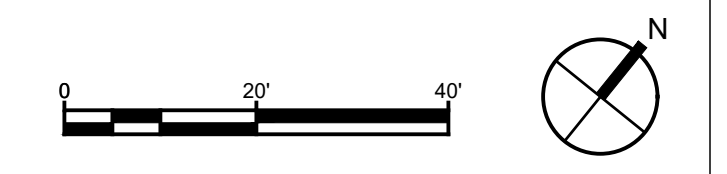
231 GRANT AVENUE
 PALO ALTO, CA 94306



**TREE REPLACEMENT
 PLAN**

JOB #: 1925
 SCALE: 1" = 20'

L0.03
 PLAN CHECK RESPONSE 3 | DATE: 05/12/2023





Performance Landscaping Permit Application

Project Applicant Information
Name: Haley Waterson
Title:
Company:
Phone: 415-450-9519
Fax:
Email: haley@plural.studio

Landscape Professional Information
Name: Haley Waterson
Title: Principal
Company: Plural
Phone: 415-450-9519
Fax:
Email: haley@plural.studio

Project Site Information
Name: 231 Grant Avenue
Assessor Parcel Number (APN): 132-31-074
Address: 231 Grant Avenue
City: Palo Alto
State: California
Zip Code: 94306

Additional Information About Project Site
Project Type 1: New
Project Type 2: Residential
Local Retail Water Purveyor: City of Palo Alto utilities department
Water Supply Type: Potable
Recycled
Private Well

Landscape Area Information About Project Site
LA: Total Landscape Area (sq. ft.): 12,958.00
Turf Area (sq. ft.): 0
Non-Turf Area (sq. ft.): 12,958.00
SIA: Special Landscape Area (sq. ft.): 0

ETWU Calculations table with columns: Hydrozone/Planting Description, Plant Factor (PF), Irrigation Method (I), Irrigation Efficiency (IE) (C), ETAF, Landscape Area (LA) sq. ft., ETAF * LA, Estimated Total Water Use (ETWU) gallons per year.

Water Saving Plant List table with columns: Reference Evapotranspiration (ETo) = 43.00, Plant Factor (PF), Irrigation Method (I), Irrigation Efficiency (IE) (C), ETAF, Landscape Area (LA) sq. ft., ETAF * LA, Estimated Total Water Use (ETWU) gallons per year.

Regular Landscape Area (Cont'd) table with columns: Hydrozone/Planting Description, Plant Factor (PF), Irrigation Method (I), Irrigation Efficiency (IE) (C), ETAF, Landscape Area (LA) sq. ft., ETAF * LA, Estimated Total Water Use (ETWU) gallons per year.

COUNTY OF SANTA CLARA PLANNING AND DEVELOPMENT SERVICES LANDSCAPE PLANS ARE MANDATORY COMPLIANT
Page REG-001: DEV-22-124
BY: Jess T. Date: 05/28/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

LANDSCAPE SUBMITTALS PRIOR TO FINAL INSPECTION
1. CERTIFICATE OF COMPLETION
2. AS-BUILT / RECORD DRAWINGS
3. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
4. 3RD PARTY IRRIGATION AUDIT REPORT
5. SOIL AMENDMENT VERIFICATION
6. INSTALLATION CERTIFICATION



Permit Schedule table with columns: ID, DATE, NAME

Project:

EDUCATOR HOUSING 231 GRANT AVENUE

231 GRANT AVENUE PALO ALTO, CA 94306

Client:



PERFORMANCE LANDSCAPE PERMIT APPLICATION

JOB #: 1925 SCALE:

L0.04

LANDSCAPE MATERIALS SCHEDULE				
PAVING - ON GRADE				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
P1		CONCRETE PAVING - SIDEWALK	CAST-IN-PLACE CONCRETE, NATURAL GRAY WITH A BROOM FINISH. TOOLED JOINTS PER PLAN. EXPANSION JOINTS PER PLAN AND 12'-15' O.C. MIN	1 / L6.10 - 5 / L6.10
P2		CONCRETE PAVING - PEDESTRIAN	CAST-IN-PLACE CONCRETE, NATURAL GRAY COLOR WITH A LIGHT ACID WASH FINISH. SAWCUT JOINTS PER PLAN. EXPANSION JOINTS PER PLAN AND 12'-15' O.C. MIN	1 / L6.10 - 5 / L6.10
P3		CONCRETE PAVING - VEHICULAR	CAST-IN-PLACE CONCRETE, NATURAL GRAY WITH A BROOM FINISH. TOOL JOINTS PER PLAN. EXPANSION JOINTS PER PLAN AND 12'-15' O.C. MIN	SCD
P4		CONCRETE PAVING ENHANCED	CAST-IN-PLACE CONCRETE, INTEGRAL COLOR. DAVIS COLORS GRAPHITE WITH SEEDED AGGREGATE FINISH. 3/8" LAPAZ BLACK (AMERICAN SOIL AND STONE). SAWCUT JOINTS PER PLAN.	1 / L6.10 - 5 / L6.10
P5		UNIT PAVERS	STEPSTONE INC., LARGE SCALE CALARC PAVER: 6"x24"x2-1/2" FALSE JOINT. COLORS: FRENCH GREY #1404(SLAG) FINISH: LIGHT SANDBLAST	6 / L6.10 7 / L6.10
P6		RESIN SET GRAVEL PAVING	ROCKPAVE, HIGH DENSITY PERMEABLE PAVING SYSTEM COLOR: TBD	8 / L6.10
P7		GRAVEL PAVING	3/8" CRUSHED STONE AGGREGATE WITH S10 METAL HEADER. COLOR: BLACK BASALT	9 / L6.10, 8 / L6.10
		CONCRETE PAVING JOINT	REFER TO MATERIAL DESCRIPTION FOR SAWCUT JOINT OR TOOLED JOINT	4 / L6.10
		CONCRETE EXPANSION JOINT		3 / L6.10

PAVING - ON STRUCTURE				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
PS1		UNIT PAVER ON STRUCTURE	STEPSTONE, PEDESTAL SET LARGE SCALE CALARC PAVER: 24"x36"x2-1/2" FALSE JOINT. PEBBLE #1424(SLAG) LIGHT SANDBLAST. PEDESTALS: BISON V4-18 VERSADJUST ADJUSTABLE W/ 3/8" TABS. TANGENT FIBER REINFORCED LUMBER 3/4" x 6" COLOR: COASTAL GREY. BISON MODEL V4-18	1 / L6.11
PS2		COMPOSITE DECKING ON STRUCTURE	TANGENT FIBER REINFORCED LUMBER 3/4" x 6" COLOR: COASTAL GREY. BISON MODEL V4-18 VERSADJUST ADJUSTABLE PEDESTAL W/ 3/8" TABS. CONTACT: Randal.Firmir@tangentmaterials.com	2 / L6.11
PS3		GRAVEL PAVING ON STRUCTURE	3/8" CRUSHED STONE AGGREGATE OVER SYNTHETIC FILL. COLOR: BLACK BASALT	3 / L6.11
PS4		SYNTHETIC TURF-PLAY ON STRUCTURE	SYNLAWN PLAY PLATINUM WITH FALL CUSHIONING OVER SYNTHETIC FILL	6 / L6.11
PS4a		SYNTHETIC TURF-PLAY DOTS ON STRUCTURE	SYNLAWN SYNPLAY 48 WITH FALL CUSHIONING OVER SYNTHETIC FILL. COLOR: GREEN	4 / L6.11
PS5		SYNTHETIC TURF-DOG ON STRUCTURE	SYNLAWN PET PLATINUM ON FIBERGRATE PANELS ON PEDESTALS	5 / L6.11

SITE ELEMENTS - ON GRADE				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
S1		STAIRS WITH HANDRAIL	SEE ARCHITECTURAL DRAWINGS	SAD
S2		PALM SEATWALL	REINFORCED CAST-IN-PLACE CONCRETE COLOR: DAVIS COLOR GRAPHITE CARBON. FINISH: LIGHT ACID WASH	2 / L6.31
S3		CUSTOM TIMBER SEATING - A	ALASIAN YELLOW CEDAR WITH STEEL BASE FASTENED TO CONCRETE SUBBASE. CUSTOM MODIFICATION OF 'COLOSSUS GIANT TIMBER SEAT' PRODUCT BY TIMBERFORM	1 / L6.30
S4		CUSTOM TIMBER SEATING - B	ALASIAN YELLOW CEDAR TIMBER. CUSTOM MODIFICATION OF 'STEPPING COLUMN CLUSTER' PRODUCT BY TIMBERFORM	4 / L6.30
S5		TIMBER SEAT	TIMBERFORM 6' LONG SEAT. 2219-16 COLOSSUS GIANT TIMBER SEAT	3 / L6.32
S6		CAFE PLANTER	REINFORCED CAST-IN-PLACE CONCRETE COLOR: DAVIS COLOR GRAPHITE CARBON. FINISH: HORIZONTAL BOARD FORM	4 / L6.31 5 / L6.31
S7		BIORETENTION BASIN PLANTER	REINFORCED CAST-IN-PLACE CONCRETE COLOR: NATURAL GREY. FINISH: LIGHT ACID WASH	3 / L6.31
S8		FLOW THROUGH PLANTER	REINFORCED CAST-IN-PLACE CONCRETE COLOR: NATURAL GREY. FINISH: LIGHT ACID WASH	1 / L6.31
S9		L1 FENCE	8' OMEGA ARCHITECTURAL FENCE. BLACK. GATES: SEE ARCHITECTURAL DRAWINGS	2 / L6.32
S10		METAL HEADER	STEEL EDGE WITH STAKE	8 / L6.10
S11		VINE PLANTER-18"W	TOURNESOL WILSHIRE FIBERGLASS 120"x18" X 18" HEIGHT. WR-1201818. IRON FINISH SMOOTH	4 / L6.71
S12		VINE PLANTER-10"W	TOURNESOL WILSHIRE FIBERGLASS 120"x10" X 18" HEIGHT. WR-1201818. IRON FINISH SMOOTH	4 / L6.71 SIM
D1		AREA DRAIN	6" ROUND ATRIUM GRATE, BLACK. SEE CIVIL DRAWINGS.	SCD

SITE ELEMENTS - ON STRUCTURE				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
SS1		PLANTER WALL	REINFORCED CMU BLOCK AND CAPS 6"x4"x16" (WxHxL) TOP COURSE AND CORNER ENDS TO BE SOLID COLOR: BASALITE 205. FINISH: BURNISHED. CAST-IN-PLACE CONCRETE PLANTER BOTTOM	1 / L6.41 6 / L6.42
SS2		BUILT-IN GRILL AT PLANTER	WALL: REINFORCED CMU BLOCK. COLOR TO SS1. GRILL: KENYON BUILT-IN TEXAN ELECTRIC GRILL. COUNTERTOP: PANORAMIC PORCELAIN SURFACES BY DAL TILE. COLOR: STONEWALL COAL CM09	4 / L6.41
SS3		BUILT-IN BENCH: CORNER	COMPOSITE WOOD TO MATCH PS2. CORNER BENCH WITH STEEL FRAME AND INTEGRATED LIGHT. STEEL BACK TO BE SHOP PAINTED TNE MEC SYSTEM TURQUOISE RAL 5018 TO MATCH FS11 & FS12.	6 / L6.40 3 / L6.40
SS3A		BUILT-IN BENCH: STRAIGHT	COMPOSITE WOOD: TO MATCH PS2. STRAIGHT BENCH WITH STEEL FRAME AND INTEGRATED LIGHT. STEEL BACK TO BE SHOP PAINTED TNE MEC SYSTEM TURQUOISE RAL 5018 TO MATCH FS11 & FS12.	6 / L6.40 2 / L6.40
SS4		BUILT-IN GRILL	WALL: REINFORCED CMU BLOCK. COLOR TO MATCH SS1 PLANTER WALL. GRILL: KENYON BUILT-IN TEXAN ELECTRIC GRILL. COUNTERTOP: PANORAMIC PORCELAIN SURFACES BY DAL TILE. COLOR: STONEWALL COAL CM09	2 / L6.41
SS5		L2 DOG FENCE & GATE	SEE ARCHITECTURE PLANS	SAD
SS6		RAISED TREE PLANTER	36" SQ FIBERGLASS PLANTER. WILSHIRE COLLECTION BY TOURNESOL. 24" TALL. BOTTOMLESS. COLOR: SHADOW. TEXTURE: SMOOTH	6 / L6.42
DS1		TWO-STAGE PLANTER/PODIUM DRAIN	2 STAGE DRAIN. SEE PLUMBING PLANS AND SCHEDULES	SPD
DS2		PLANTER DRAIN	SEE SPECIFICATIONS	

SITE FURNISHINGS - ON GRADE				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
F1		BAR HEIGHT TABLE	MAGLIN - LEXICON TABLE BAR HEIGHT TABLE. 6' LONG THERMALLY MODIFIED ASH WOOD TOP. LEGS COLOR: GUNMETAL FINE TEX	
F2		TABLE	MAGLIN - LEXICON TABLE STANDARD HEIGHT TABLE. 6' LONG. THERMALLY MODIFIED ASH WOOD TOP. LEGS COLOR: GUNMETAL FINE TEX	
F3		BAR HEIGHT STOOL	STREET FURNITURE AUSTRALIA CAFE STOOL. BAR HEIGHT. COLOR: WIZARD	
F3a		TABLE HEIGHT STOOL	STREET FURNITURE AUSTRALIA CAFE STOOL. TABLE HEIGHT. COLOR: WIZARD	
F4		BENCH	MAGLIN - LEXICON BENCH STANDARD HEIGHT 6' LONG. THERMALLY MODIFIED ASH WOOD TOP. LEGS COLOR: GUNMETAL FINE TEX	
F5		WASTE STATION	MAGLIN - LEXICON WASTE SYSTEM. 3 STREAM, 16 GALLON CAPACITY, RAIN SHIELD. COLOR: GUNMETAL FINE TEX	2 / L6.33
F6		BICYCLE RACK	WELLE SERIES RACK, ROUND PIPE, WSH0602, SURFACE MOUNT, GALVANIZED	4 / L6.32
F7		BOLLARD	MAGLIN - 500 BOLLARD. BASE TYPE 1. H.S. STEEL TUBE. COLOR: GUNMETAL FINE TEX	1 / L6.33

SITE FURNISHINGS - ON STRUCTURE				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
FS1		DINING TABLE - 6'	MAGLIN - LEXICON TABLE 6'. THERMALLY MODIFIED ASH WOOD TABLE TOP. COLOR: BRONZE 14 GLOSS	2 / L6.43
FS2		DINING TABLE - 8'	MAGLIN - LEXICON TABLE 8'. THERMALLY MODIFIED ASH WOOD TABLE TOP. COLOR: BRONZE 14 GLOSS	2 / L6.43
FS3		DINING CHAIRS	MAGLIN - FORO CHAIR STANDARD HEIGHT. COLOR: YELLOW RAL 1018	3 / L6.43
FS4		OUTDOOR COUCH	OWNER PROVIDED, CONTRACTOR INSTALLED	
FS5		OUTDOOR COFFEE TABLE	OWNER PROVIDED, CONTRACTOR INSTALLED	
FS6		OUTDOOR OCCASIONAL CHAIR	OWNER PROVIDED, CONTRACTOR INSTALLED	
FS7		OUTDOOR SIDE TABLE	OWNER PROVIDED, CONTRACTOR INSTALLED	
FS8		TABLE TENNIS TABLE	POPP ICON PING PONG TABLE. COLOR: CLASSIC COLORWAY "GAME TIME". OWNER PROVIDED, CONTRACTOR INSTALLED	
FS9		PLAY STRUCTURE	LANDSCAPE STRUCTURES - GEOPLEX CLIMBER 5104. COLORS: CLIMBER: DENIM. POSTS: SLATE. ROPES: BLACK	SSD
FS10		DOGGIE WASTE STATION	DOG WASTE DEPOT. LOW PROFILE DOG STATION (NO SIGN). SQUARE CAN. MATTE BLACK. CUSTOM 2X2 SQUARE POST PAINTED MATTE BLACK.	1 / L6.43
FS11		SQUARE GARDEN TABLE	MAGLIN - FORO SQUARE TABLE. COLOR: TURQUOISE RAL 5018	5 / L6.43
FS12		GARDEN CHAIR	MAGLIN - KONTOUR CHAIR. STANDARD HEIGHT CHAIR. OWNER PROVIDED, CONTRACTOR INSTALLED. COLOR: TURQUOISE RAL 5018	6 / L6.43
FS13		WASTE STATION	MAGLIN - LEXICON WASTE SYSTEM. 3 STREAM, 16 GALLON CAPACITY, RAIN SHIELD. COLOR: TITANIUM GLOSS.	4 / L6.43

SITE LIGHTING				
TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
L1		POLE SPOT LIGHT	SELUX OLIVIO - SEE ELECTRICAL PLANS AND SCHEDULES	1 / L6.32
L2		STREET POLE LIGHT	CITY STANDARD-MSA MESA - SEE ELECTRICAL PLANS AND SCHEDULES	1 / L6.32
L3		COBRA STREET LIGHT	CITY STANDARD-CPLS CAPELLA LED - SEE ELECTRICAL PLANS AND SCHEDULES	1 / L6.32
L4		TAPE LIGHT	KELVIX DIRECT VIEW 400 (OUTDOOR) - SEE ELECTRICAL PLANS AND SCHEDULES	
L5		WALL MOUNT LIGHT	LIGMAN ULE-40621 LEGEND 4 - 2700K - WHITE FINISH - SEE ELECTRICAL PLANS AND SCHEDULES	7 / L6.40
L6		CATENARY LIGHT	LUMINISTIK LUMINIS - SEE ELECTRICAL PLANS AND SCHEDULES	SSD
L7		BOLLARD WITH SHROUD	LUMINIS STRAIGHT EDGE DEC01 - SEE ELECTRICAL PLANS AND SCHEDULES	2 / L6.42
L8		BOLLARD	LUMINIS STRAIGHT EDGE - SEE ELECTRICAL PLANS AND SCHEDULES	2 / L6.42
L9		BBQ TASK LIGHT	FOCUS INDUSTRIES. THREADED CYLINDER LED BBQ LIGHT WITH FLEX DECK BASE.	3 / L6.41
L10		POLE LIGHT	SELUX OURAY 400 - SEE ELECTRICAL PLANS AND SCHEDULES	1 / L6.42
L11		BENCH LIGHT	KELVIX DIRECT VIEW 400 (OUTDOOR) WITH CHANNEL CH-016 - SEE ELECTRICAL PLANS AND SCHEDULES	



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333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.0302

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SAN JOSE, CA 95112

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MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521



ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306



MATERIALS
SCHEDULE AND
NOTES

JOB #: 1925
SCALE:

L1.00

- CIVIL ENGINEER
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1730 N. FIRST ST SUITE 600
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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:

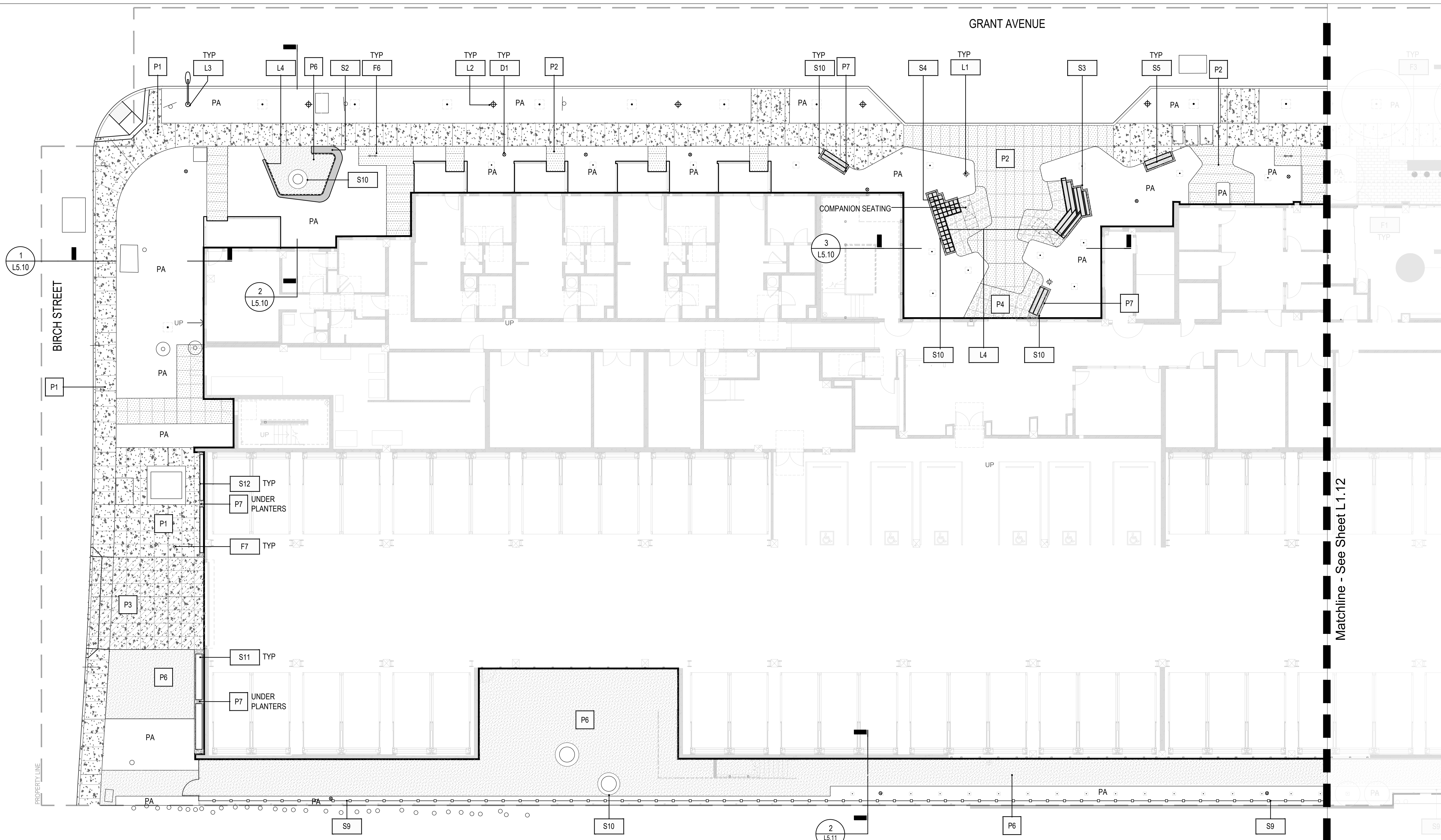


**MATERIALS PLAN -
LEVEL 1 - WEST**

JOB #: 1925
SCALE: 1"= 10'

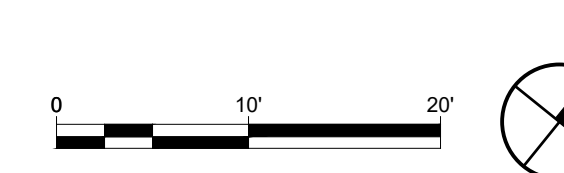
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PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



LANDSCAPE MATERIALS SCHEDULE

PAVING - ON GRADE				SITE ELEMENTS - ON GRADE				SITE FURNISHINGS - ON GRADE				SITE LIGHTING			
TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL
P1	[Symbol]	CONCRETE PAVING - SIDEWALK	1 / L6.10 - 5 / L6.10	S1	[Symbol]	STAIRS WITH HANDRAIL	SAD	F1	[Symbol]	BAR HEIGHT TABLE		L1	[Symbol]	POLE SPOT LIGHT	1 / L6.32
P2	[Symbol]	CONCRETE PAVING - PEDESTRIAN	1 / L6.10 - 5 / L6.10	S2	[Symbol]	PALM SEATWALL	2 / L6.31	F2	[Symbol]	TABLE		L2	[Symbol]	STREET POLE LIGHT	1 / L6.32
P3	[Symbol]	CONCRETE PAVING - VEHICULAR	SCD	S3	[Symbol]	CUSTOM TIMBER SEATING - A	1 / L6.30	F3	[Symbol]	BAR HEIGHT STOOL		L3	[Symbol]	COBRA STREET LIGHT	1 / L6.32
P4	[Symbol]	CONCRETE PAVING ENHANCED	1 / L6.10 - 5 / L6.10	S4	[Symbol]	CUSTOM TIMBER SEATING - B	4 / L6.30	F3a	[Symbol]	TABLE HEIGHT STOOL		L4	[Symbol]	TAPE LIGHT	
P5	[Symbol]	UNIT PAVERS	6 / L6.10 7 / L6.10	S5	[Symbol]	TIMBER SEAT	3 / L6.32	F4	[Symbol]	BENCH		L5	[Symbol]	WALL MOUNT LIGHT	7 / L6.40
P6	[Symbol]	RESIN SET GRAVEL PAVING	8 / L6.10	S6	[Symbol]	CAFE PLANTER	4 / L6.31 5 / L6.31	F5	[Symbol]	WASTE STATION	2 / L6.33	L6	[Symbol]	CATENARY LIGHT	SSD
P7	[Symbol]	GRAVEL PAVING	9 / L6.10, 8 / L6.10	S7	[Symbol]	BIORETENTION BASIN PLANTER	3 / L6.31	F6	[Symbol]	BICYCLE RACK	4 / L6.32	L7	[Symbol]	BOLLARD WITH SHROUD	2 / L6.42
	[Symbol]	CONCRETE PAVING JOINT	4 / L6.10	S8	[Symbol]	FLOW THROUGH PLANTER	1 / L6.31	F7	[Symbol]	BOLLARD	1 / L6.33	L8	[Symbol]	BOLLARD	2 / L6.42
	[Symbol]	CONCRETE EXPANSION JOINT	3 / L6.10	S9	[Symbol]	L1 FENCE	2 / L6.32					L9	[Symbol]	BBQ TASK LIGHT	3 / L6.41
				S10	[Symbol]	METAL HEADER	8 / L6.10					L10	[Symbol]	POLE LIGHT	1 / L6.42
				S11	[Symbol]	VINE PLANTER-18"W	4 / L6.71					L11	[Symbol]	BENCH LIGHT	
				S12	[Symbol]	VINE PLANTER-10"W	4 / L6.71 SIM								
				D1	[Symbol]	AREA DRAIN	SCD								



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plural
Landscape Architecture
415-450-9519



ID	DATE	NAME
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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

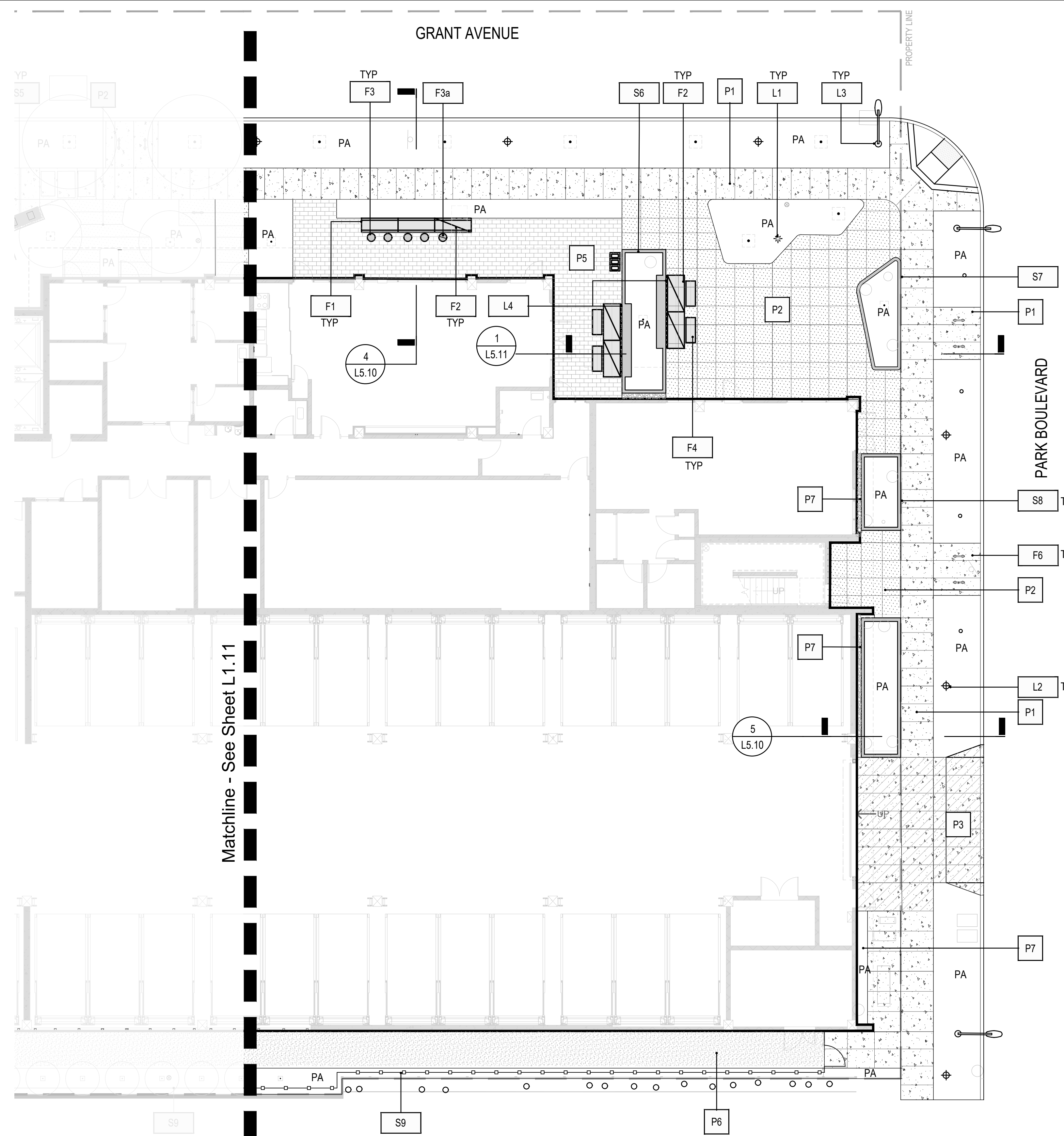


**MATERIALS PLAN -
LEVEL 1 - EAST**

JOB #: 1925
SCALE: 1" = 10'

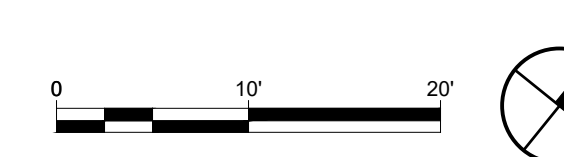
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PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



LANDSCAPE MATERIALS SCHEDULE

PAVING - ON GRADE				SITE ELEMENTS - ON GRADE				SITE FURNISHINGS - ON GRADE				SITE LIGHTING			
TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL
P1	[Symbol]	CONCRETE PAVING - SIDEWALK	1 / L6.10 - 5 / L6.10	S1	[Symbol]	STAIRS WITH HANDRAIL	SAD	F1	[Symbol]	BAR HEIGHT TABLE		L1	[Symbol]	POLE SPOT LIGHT	1 / L6.32
P2	[Symbol]	CONCRETE PAVING - PEDESTRIAN	1 / L6.10 - 5 / L6.10	S2	[Symbol]	PALM SEATWALL	2 / L6.31	F2	[Symbol]	TABLE		L2	[Symbol]	STREET POLE LIGHT	1 / L6.32
P3	[Symbol]	CONCRETE PAVING - VEHICULAR	SCD	S3	[Symbol]	CUSTOM TIMBER SEATING - A	1 / L6.30	F3	[Symbol]	BAR HEIGHT STOOL		L3	[Symbol]	COBRA STREET LIGHT	1 / L6.32
P4	[Symbol]	CONCRETE PAVING ENHANCED	1 / L6.10 - 5 / L6.10	S4	[Symbol]	CUSTOM TIMBER SEATING - B	4 / L6.30	F3a	[Symbol]	TABLE HEIGHT STOOL		L4	[Symbol]	TAPE LIGHT	
P5	[Symbol]	UNIT PAVERS	6 / L6.10 7 / L6.10	S5	[Symbol]	TIMBER SEAT	3 / L6.32	F4	[Symbol]	BENCH		L5	[Symbol]	WALL MOUNT LIGHT	7 / L6.40
P6	[Symbol]	RESIN SET GRAVEL PAVING	8 / L6.10	S6	[Symbol]	CAFE PLANTER	4 / L6.31 5 / L6.31	F5	[Symbol]	WASTE STATION	2 / L6.33	L6	[Symbol]	CATENARY LIGHT	SSD
P7	[Symbol]	GRAVEL PAVING	9 / L6.10, 8 / L6.10	S7	[Symbol]	BIORETENTION BASIN PLANTER	3 / L6.31	F6	[Symbol]	BICYCLE RACK	4 / L6.32	L7	[Symbol]	BOLLARD WITH SHROUD	2 / L6.42
	[Symbol]	CONCRETE PAVING JOINT	4 / L6.10	S8	[Symbol]	FLOW THROUGH PLANTER	1 / L6.31	F7	[Symbol]	BOLLARD	1 / L6.33	L8	[Symbol]	BOLLARD	2 / L6.42
	[Symbol]	CONCRETE EXPANSION JOINT	3 / L6.10	S9	[Symbol]	L1 FENCE	2 / L6.32					L9	[Symbol]	BBQ TASK LIGHT	3 / L6.41
				S10	[Symbol]	METAL HEADER	8 / L6.10					L10	[Symbol]	POLE LIGHT	1 / L6.42
				S11	[Symbol]	VINE PLANTER-18"W	4 / L6.71					L11	[Symbol]	BENCH LIGHT	
				S12	[Symbol]	VINE PLANTER-10"W	4 / L6.71 SIM								
				D1	[Symbol]	AREA DRAIN	SCD								



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521



ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



**MATERIALS PLAN -
LEVEL 2**

JOB #: 1925
SCALE: 1"= 10'

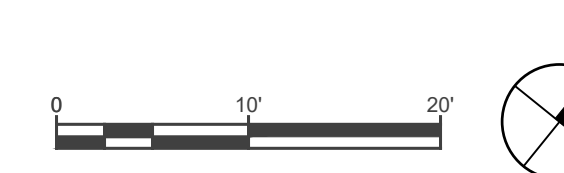
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PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



LANDSCAPE MATERIALS SCHEDULE

PAVING - ON STRUCTURE				SITE ELEMENTS - ON STRUCTURE				SITE FURNISHINGS - ON STRUCTURE				SITE LIGHTING			
TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL	TAG	SYMBOL	NAME	DETAIL
PS1	[Symbol]	UNIT PAVER ON STRUCTURE	1 / L6.11	SS1	[Symbol]	PLANTER WALL	1 / L6.41 6 / L6.42	FS1	[Symbol]	DINING TABLE - 6'	2 / L6.43	L1	[Symbol]	POLE SPOT LIGHT	1 / L6.32
PS2	[Symbol]	COMPOSITE DECKING ON STRUCTURE	2 / L6.11	SS2	[Symbol]	BUILT-IN GRILL AT PLANTER	4 / L6.41	FS2	[Symbol]	DINING TABLE - 8'	2 / L6.43	L2	[Symbol]	STREET POLE LIGHT	1 / L6.32
PS3	[Symbol]	GRAVEL PAVING ON STRUCTURE	3 / L6.11	SS3	[Symbol]	BUILT-IN BENCH: CORNER	6 / L6.40 3 / L6.40	FS3	[Symbol]	DINING CHAIRS	3 / L6.43	L3	[Symbol]	COBRA STREET LIGHT	1 / L6.32
PS4	[Symbol]	SYNTHETIC TURF-PLAY ON STRUCTURE	6 / L6.11	SS3A	[Symbol]	BUILT-IN BENCH: STRAIGHT	6 / L6.40 2 / L6.40	FS4	[Symbol]	OUTDOOR COUCH		L4	[Symbol]	TAPE LIGHT	
PS4a	[Symbol]	SYNTHETIC TURF-PLAY DOTS ON STRUCTURE	4 / L6.11	SS4	[Symbol]	BUILT-IN GRILL	2 / L6.41	FS5	[Symbol]	OUTDOOR COFFEE TABLE		L5	[Symbol]	WALL MOUNT LIGHT	7 / L6.40
PS5	[Symbol]	SYNTHETIC TURF-DOG ON STRUCTURE	5 / L6.11	SS5	[Symbol]	L2 DOG FENCE & GATE	SAD	FS6	[Symbol]	OUTDOOR OCCASIONAL CHAIR		L6	[Symbol]	CATENARY LIGHT	SSD
				SS6	[Symbol]	RAISED TREE PLANTER	6 / L6.42	FS7	[Symbol]	OUTDOOR SIDE TABLE		L7	[Symbol]	BOLLARD WITH SHROUD	2 / L6.42
				DS1	[Symbol]	TWO-STAGE PLANTER/PODIUM DRAIN	SPD	FS8	[Symbol]	TABLE TENNIS TABLE		L8	[Symbol]	BOLLARD	2 / L6.42
				DS2	[Symbol]	PLANTER DRAIN		FS9	[Symbol]	PLAY STRUCTURE	SSD	L9	[Symbol]	BBQ TASK LIGHT	3 / L6.41
								FS10	[Symbol]	DOGGIE WASTE STATION	1 / L6.43	L10	[Symbol]	POLE LIGHT	1 / L6.42
								FS11	[Symbol]	SQUARE GARDEN TABLE	5 / L6.43	L11	[Symbol]	BENCH LIGHT	
								FS12	[Symbol]	GARDEN CHAIR	6 / L6.43				
								FS13	[Symbol]	WASTE STATION	4 / L6.43				



IRRIGATION NOTES

1. 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.

2. 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.

3. 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.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. 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.

6. 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.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. 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.

9. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIR FOR POTABLE IRRIGATION SYSTEMS IRRIGATION WATER SYSTEMS.

10. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

11. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

12. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

13. INSTALL A 14"x19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

14. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS SPEC P7350D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 OR WATERPROOF SPLICER KIT.

15. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH, ANY SPUR OVER 50 FEET AND AT THE ENDS OF COMMUNICATION WIRE PATHS. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A

SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 OR WATERPROOF CONNECTOR.

16. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPlice AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

17. 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.

18. 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.

19. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

20. 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.

21. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

22. 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.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. 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.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. 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.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

28. 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.

29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

30. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

31. 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.

32. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

33. 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.

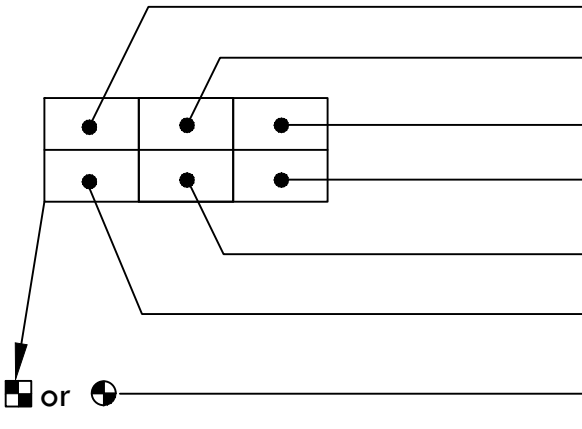

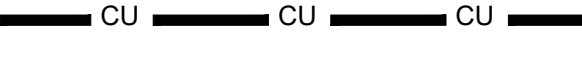

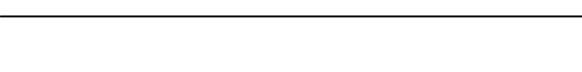
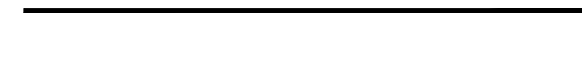

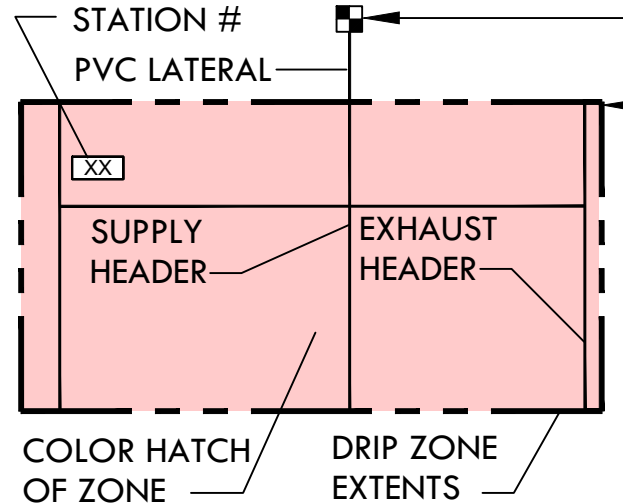
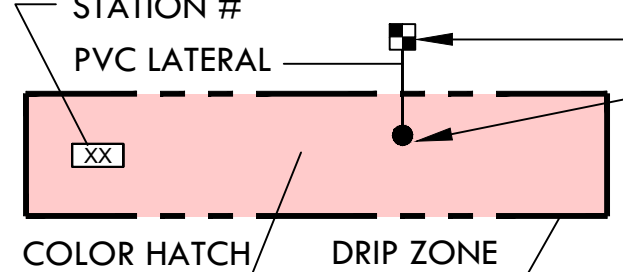
IRRIGATION COORDINATION NOTES

1. COPPER PIPING WITHIN STRUCTURE SHALL BE PROVIDED, ROUTED, AND INSTALLED BY PLUMBING CONTRACTOR. EXIT OF PIPE TO PLANTER SHALL BE 18" BELOW FINISH GRADE.









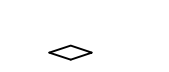






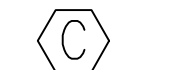



2. IRRIGATION SLEEVING AND/OR CONDUIT IN STRUCTURE TO BE PROVIDED AND INSTALLED UNDER STRUCTURAL WORK.

3. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, PULL BOXES AND WIRE IN STRUCTURE. THE DRAWINGS INDICATE REQUIRED WIRE QUANTITIES FROM A GIVEN PLANTER LOCATION, THROUGH STRUCTURE, TO THE CONTROLLER LOCATION. 14 GAUGE WIRE SHALL BE USED FOR CONTROL WIRING AND 12 GAUGE FOR COMMON GROUND. FINAL CONNECTION OR WIRING TO REMOTE CONTROL VALVES AND CONTROLLER SHALL BE COMPLETED BY IRRIGATION CONTRACTOR.

IRRIGATION LEGEND

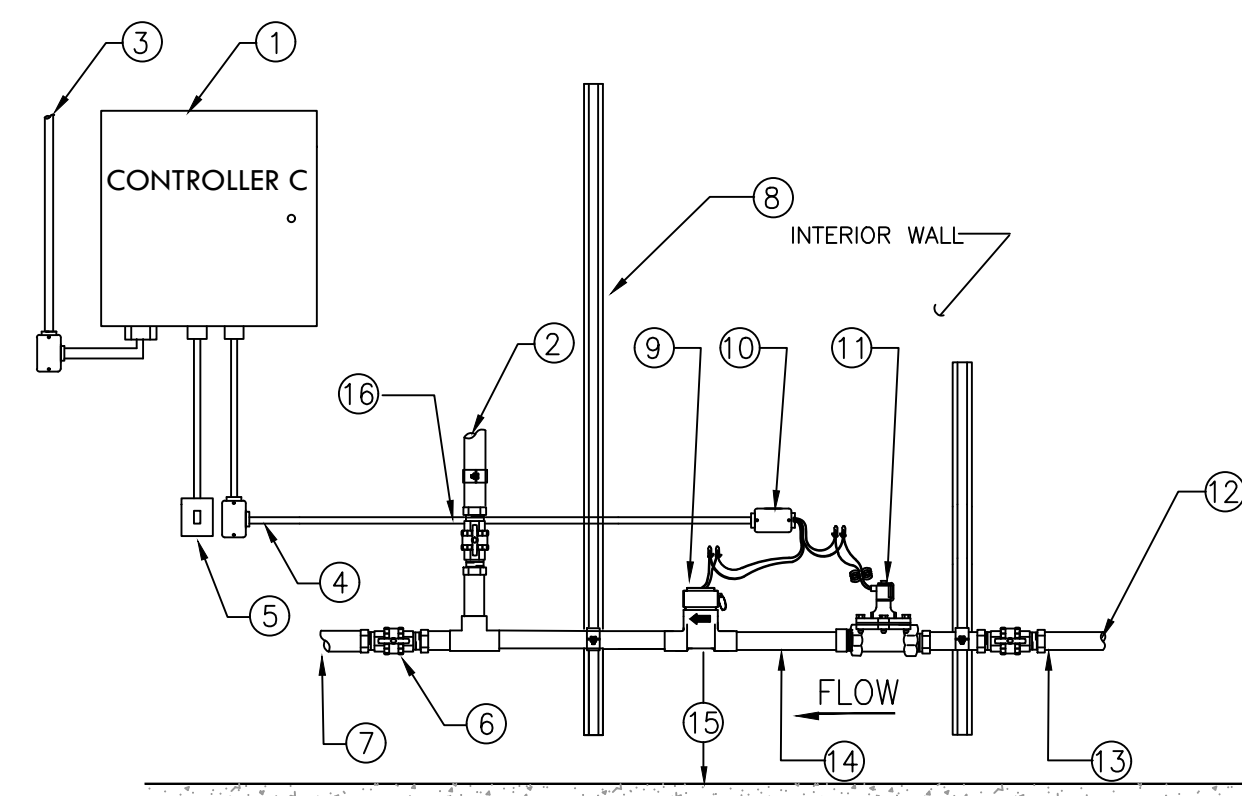
SYMBOL	NUMBER	DESCRIPTION
		CONTROLLER AND STATION NUMBER REMOTE CONTROL VALVE SIZE (IN INCHES) FLOW (GPM) WATER USE CLASSIFICATION OF ZONE APPLICATION RATE (IN/HR) OR DRIPLINE SPACING AREA (SQ. FT.) ASSOCIATED REMOTE CONTROL VALVE
		MAIN LINE: 2" AND SMALLER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
		MAIN LINE: 1.25" AND SMALLER: TYPE 1" COPPER PIPE WITH WROUGHT FITTINGS. TO BE USED WHEN ROUTED THROUGH STRUCTURE. BY PLUMBING CONTRACTOR. SEE MEP PLANS FOR EXACT ROUTING THROUGH STRUCTURE.
		ELECTRICAL CONDUIT: ELECTRICAL CONDUIT ROUTED THROUGH STRUCTURE FOR COMMUNICATION WIRES TO REMOTE CONTROL VALVES AND MOISTURE SENSORS. TO BE INSTALLED BY ELECTRICAL CONTRACTOR. SEE MEP PLANS FOR EXACT ROUTING THROUGH STRUCTURE.
		LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 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.
		DRIP ZONE: NETAFIM TECHLINE RW SERIES DRIPLINE MODEL #TLEWZ4-6 WITH 1/2MM INSERT FITTINGS. TUBING TO BE INSTALLED ON GRADE IN A 6" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.
		DRIPLINE REMOTE CONTROL VALVE APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHAUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	DB-15-PC-CV	TORO BUBBLER, MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
	DB-15-PC-CV	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
	TLEZ4-6	NETAFIM 12MM DRIPLINE RING FOR POTS AND SMALL RAISED PLANTERS (MINIMUM 2 RINGS PER POT/PLANTER DEPENDING ON SIZE) SEE DETAIL	0.10	30	TRICKLE
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	570Z-6P-SI/O-T-5-QP	TORO POP-UP SPRINKLER WITH SIDE INLET AND A CLOSED 5" NOZZLE TO BE USED AS DRIPLINE INDICATOR			
	P-220-26 SERIES	IRRIGATION POINT OF CONNECTION TO COPPER PIPE AND ELECTRICAL CONDUIT FOR COMMUNICATION WIRES ROUTED THROUGH THE BUILDING AND STUBBED OUT INTO PLANTERS WHERE SHOWN. WORK TO BE BY ELECTRICAL AND PLUMBING CONTRACTORS.			
	DZK-700-MF	TORO REMOTE CONTROL VALVE			
	BL-520X	TORO DRIP ZONE KIT WITH IRRITROL 700 SERIES REMOTE CONTROL VALVE, PRESSURE REGULATOR (40 PSI) AND A 1" FILTER			
	BL-LA01	BASELINE BICODER (1, 2, 3-4 PER VALVE GROUPING)			
	QB44LRCAR10	BASELINE LIGHTNING/SURGE ARRESTOR			
	T-580-A-1.25"	BUCKNER ANTI-ROTATION WINGED QUICK COUPLER (ON-STRUCTURE)			
	RS-1000	RAIN BIRD 1" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
	BL-5315B	NIBCO 1.25" BRASS BALL VALVE			
	975XLSEU-1.5"	IRRITROL WIRELESS RAIN SENSOR			
" symbol" data-bbox="667 381 688 393"/>	3100-1"/>"	BASE LINE SOIL MOISTURE SENSOR, 1 PER HYDROZONE			
	BL-5201MV	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VIT STRONGBOX ALUMINUM ENCLOSURE AND FREEZE BLANKET.			
	BL-PFS120	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN) WITH BASELINE MASTER VALVE DECODER. PROVIDED BY THE IRRIGATION CONTRACTOR, INSTALLED BY PLUMBING CONTRACTOR.			
	BL-5309	BASELINE FLOW SENSOR (1"). PROVIDED BY THE IRRIGATION CONTRACTOR, INSTALLED BY THE PLUMBING CONTRACTOR.			
	BL-3200X	BASELINE FLOW DECODER			
	BL-BMW2-PLUS	BASELINE 200 STATION TWO-WIRE CONTROLLER IN A WALL MOUNTED POWDER COATED METAL ENCLOSURE. PROVIDE ETHERNET SERVICE AT THE CONTROLLER LOCATION FOR CONNECTION TO INTERNET.			
		BASELINE MOBILE ACCESS ADVANCED FOR 1 CONTROLLER FOR 1 YEAR. GIVES USER FULL CONTROL OF THE THEIR BASE STATION 3200 SYSTEM WITH ANY WEB-ENABLED CELL PHONE OR MOBILE DEVICE.			

- ① IRRIGATION CONTROLLER BY IRRIGATION CONTRACTOR. MINIMUM 42" ABOVE FINISHED FLOOR.
- ② 1.25" COPPER MAIN LINE TO UPPER LEVEL.
- ③ 1.25" ELECTRICAL CONDUIT WITH JUNCTION BOXES FOR TWO WIRE CABLE TO STREET LEVEL, AND ALL UPPER LEVELS.
- ④ 1.25" ELECTRICAL CONDUIT WITH JUNCTION BOXES FOR TWO WIRE CABLE TO MASTER VALVE AND FLOW SENSOR IN EQUIPMENT ROOM.
- ⑤ 120 VOLT A.C. ELECTRICAL BY ELECTRICAL CONTRACTOR FOR CONTROLLER
- ⑥ 1.25" BRASS BALL VALVE TO SERVICE COPPER MAIN LINE TO SERVICE STREET LEVEL.
- ⑦ 1.25" COPPER MAIN LINE TO STREET LEVEL.
- ⑧ UNI-STRUT SUPPORT BRACKET, THREADED EXTENSIONS AND CLAMPS, LENGTH AS REQUIRED. PROVIDE A MINIMUM OF 6" SEPARATION FOR THE VALVES AND PIPE FROM THE WALL.
- ⑨ PVC FLOW SENSOR
- ⑩ 1" ELECTRICAL CONDUIT WITH JUNCTION BOXES FOR FLOW SENSOR AND MASTER VALVE WIRES.

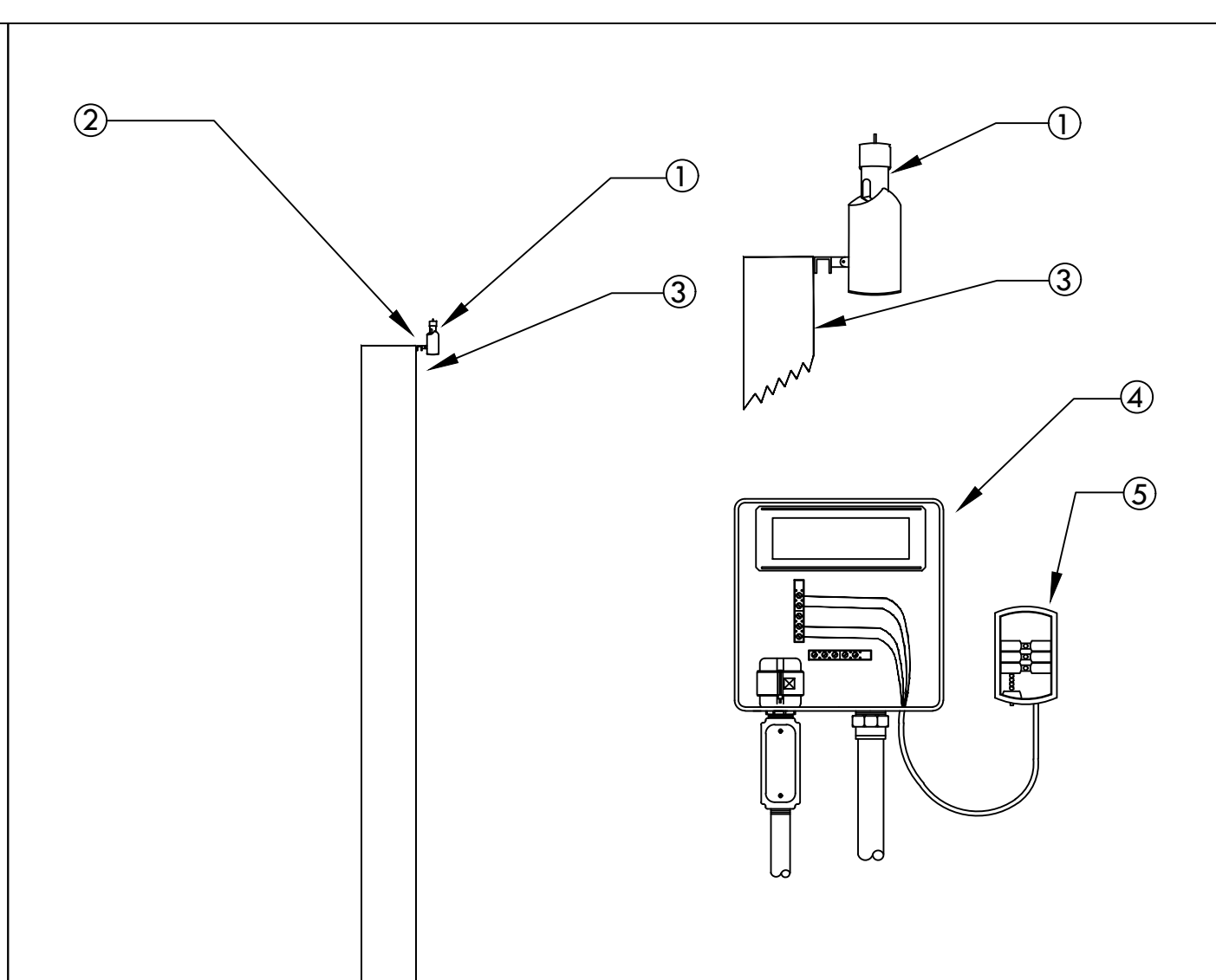
- ① 1.25" MASTER VALVE.
- ② 1.25" COPPER MAIN LINE FROM BACKFLOW AND WATER METER ON STREET LEVEL.
- ③ 1" SCH 80 PVC MALE ADAPTER, TYP.
- ④ 1" SCH 80 PVC PIPE. PROVIDE A MINIMUM LENGTH OF 10" UPSTREAM OF FLOW SENSOR AND 5" DOWNSTREAM OF ANY FITTING.
- ⑤ MIN. 18" ± FROM FINISH FLOOR.
- ⑥ 1.25" BRASS BALL VALVE TO SERVICE COPPER MAIN LINE TO SERVICE LEVELS 2



NOTES:

1. THIS LAYOUT IS TO PROVIDE INFORMATION ON EQUIPMENT AND TYPICAL DISTANCES REQUIRED BETWEEN THE EQUIPMENT. IT IS DIAGRAMMATIC AND WILL NEED TO BE ADJUSTED ACCORDING TO AVAILABLE FLOOR SPACE AND OTHER EQUIPMENT INSTALLED WITHIN THE ENCLOSURE. OFFSETS AND FITTINGS WILL BE REQUIRED FOR THESE ADJUSTMENTS.
2. MAINTAIN 6" OF CLEARANCE FROM BUILDING WALLS FOR EASE OF MAINTENANCE FOR ALL COPPER PIPING, VALVES, AND FITTINGS.
3. SEAL ALL PIPE PENETRATIONS THROUGH WALLS/STRUCTURE AS REQUIRED (BY PLUMBING CONTRACTOR). SEE PLUMBING/WATERPROOFING DRAWINGS.

1 IRRIGATION EQUIPMENT LAYOUT DIAGRAM DETAIL



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 (WALL MOUNTED)
- ② MOUNT RAIN SENSOR ON WALL
- ③ WALL
- ④ CONTROLLER
- ⑤ RAIN SENSOR RECEIVER

2 WIRELESS RAIN SENSOR-WALL MOUNT
SCALE: NONE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey Diaz

CERTIFIED LANDSCAPE IRRIGATION AUDITOR
ASCC, CALIF. EPA WaterSense PARTNER

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**VAN METER
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ENGINEER

BKFL ENGINEERS
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SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES

MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT

PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER

HOHNBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

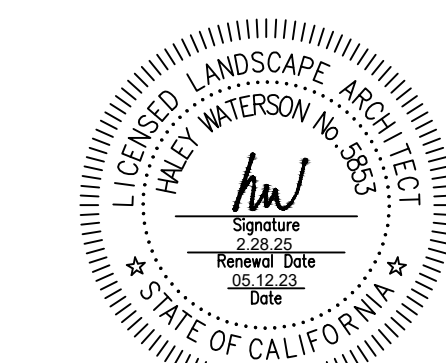
MEP ENGINEER

EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT

REDWING ENERGY
1887 Q STREET
ARCATA, CA 95521

plural
Landscape Architecture
415-450-9519



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1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	06/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:

mercy HOUSING
abode communities
MERCY HOUSING/
ABODE COMMUNITIES

IRRIGATION LEGEND AND NOTES

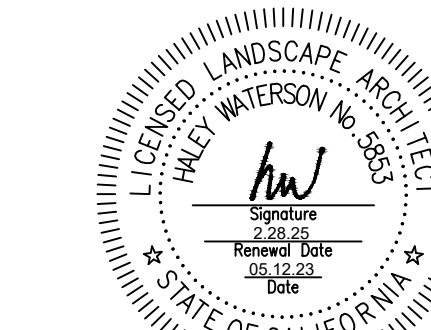
JOB #: 1925

SCALE: NTS

L3.00

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023

- CIVIL ENGINEER
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- MEP ENGINEER
EMERALD CITY ENGINEERS
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LYNWOOD, WA 98036
- ENERGY CONSULTANT
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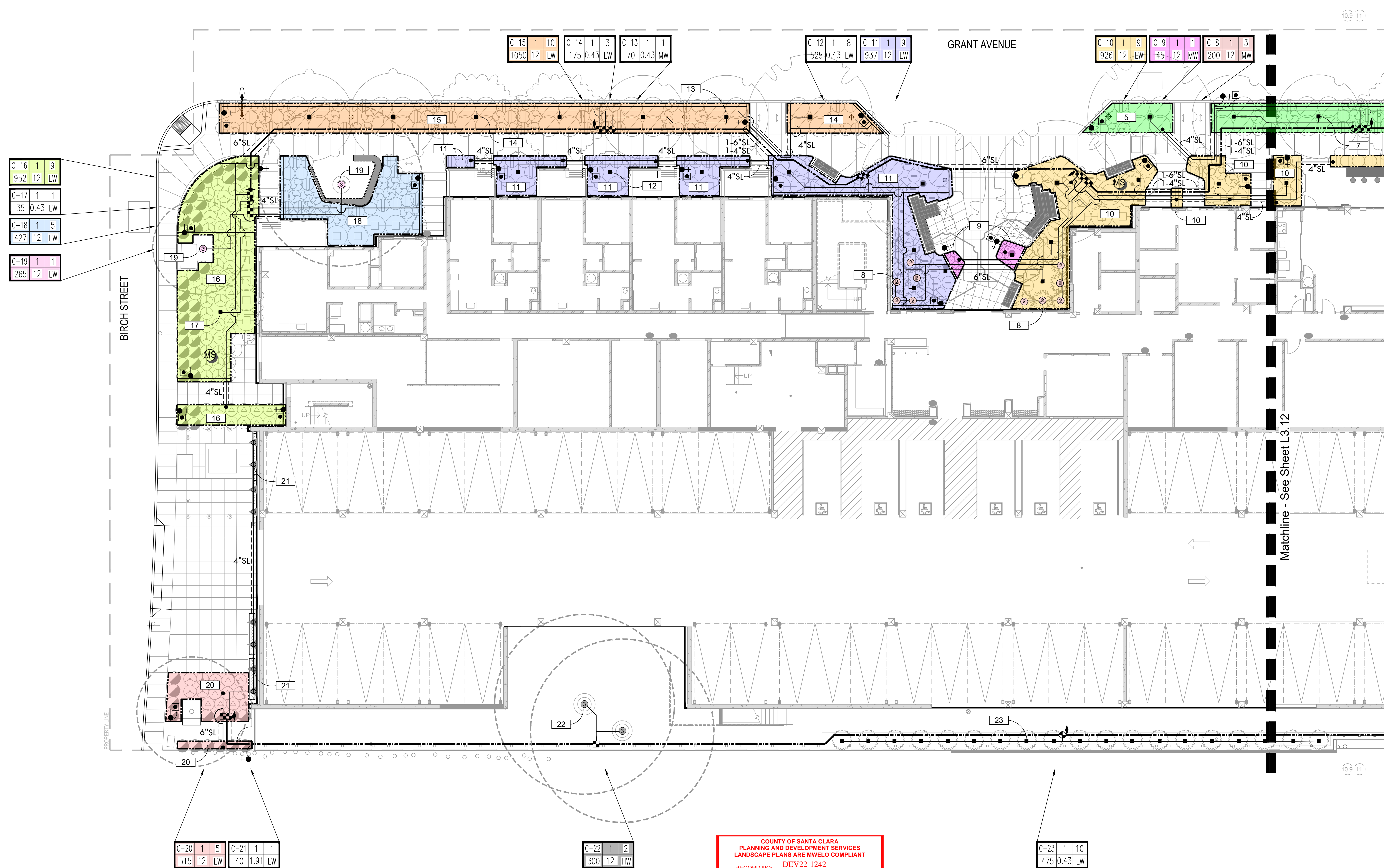


**IRRIGATION PLAN -
LEVEL 1 - WEST**

JOB #: 1925
SCALE: 1" = 10'

L3.11

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT

COUNTY OF SANTA CLARA
 PLANNING AND DEVELOPMENT SERVICES
 LANDSCAPE PLANS ARE MWELCO COMPLIANT
 RECORD NO: **DEV22-1242**
 BY: Jeffrey T. Dean Date: 07/28/2023
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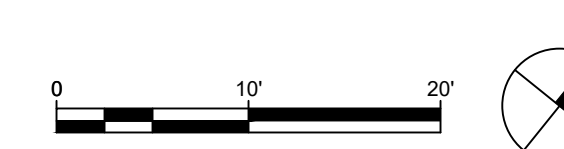
**LANDSCAPE SUBMITTALS
PRIOR TO
FINAL INSPECTION**

1. CERTIFICATE OF COMPLETION
2. AS-BUILT / RECORD DRAWINGS
3. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
4. 3RD PARTY IRRIGATION AUDIT REPORT
5. SOIL AMENDMENT VERIFICATION
6. INSTALLATION CERTIFICATION

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey T. Dean

CERTIFIED LANDSCAPE IRRIGATION AUDITOR
ASIC, CLIA, EPA WaterSense PARTNER



- CIVIL ENGINEER
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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

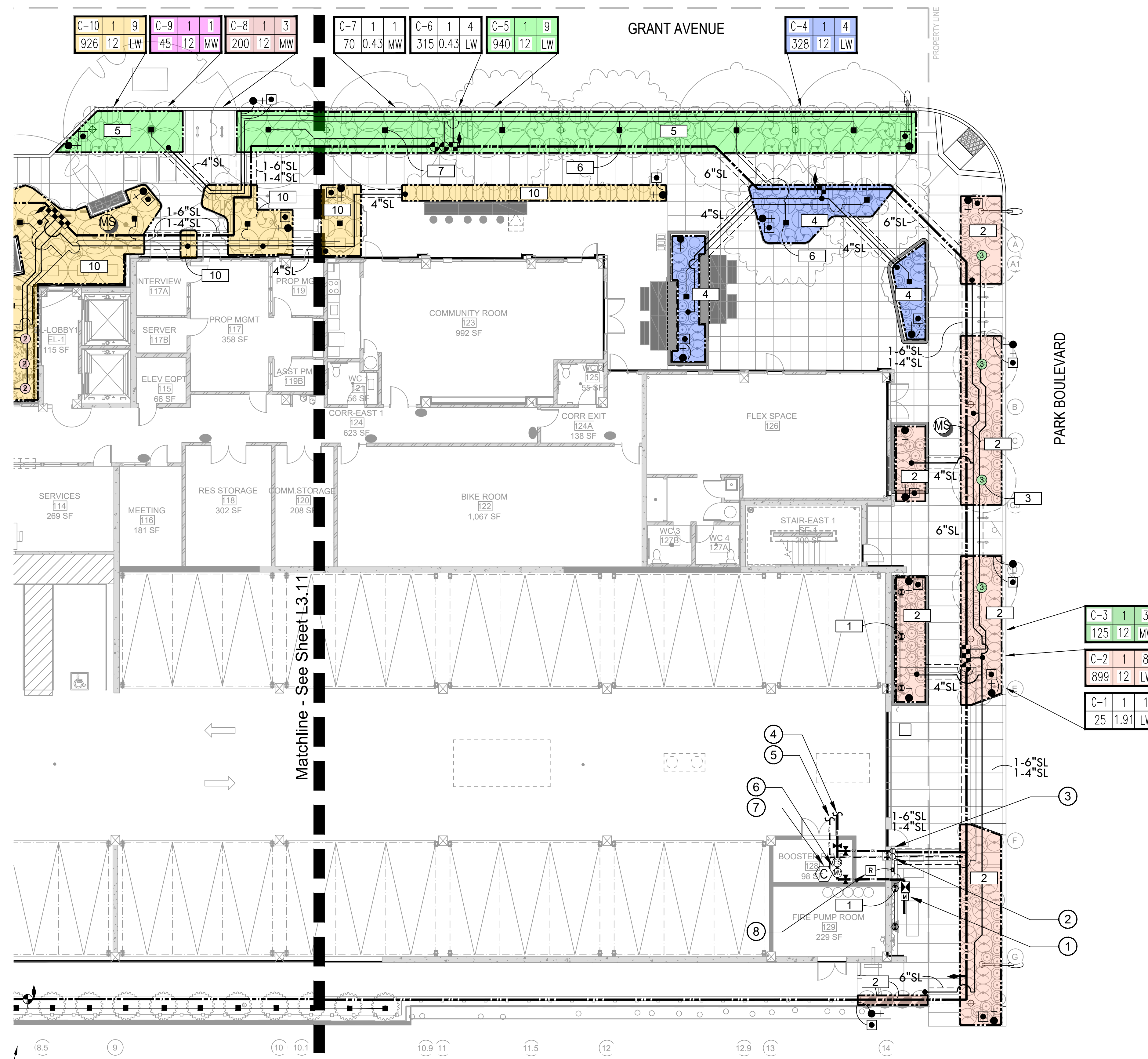


**IRRIGATION PLAN -
LEVEL 1 - EAST**

JOB #: 1925
SCALE: 1"= 10'

L3.12

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



PLAN NOTES LEGEND

- ① 1" WATER METER WITH 1.5" SERVICE LINE FOR IRRIGATION TO BE PROVIDED BY OTHER. MAXIMUM IRRIGATION DEMAND: 10 GPM AT 62 PSI STATIC PRESSURE AT WATER METER LOCATION.
- ② 1.25" ELECTRICAL CONDUIT AND WITH PULL CORD, PULL BOXES, AND SWEEP FITTINGS FOR IRRIGATION TWO-WIRE PATH ROUTED TO STUB-OUT LOCATION ON LEVEL 1 TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" LOCATED IN BOOSTER PUMP ROOM, TO LEVEL 1 STUB-OUT LOCATIONS UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- ③ 1.25" COPPER MAINLINE PIPE FOR IRRIGATION FROM LEVEL 1 BOOSTER PUMP ROOM ROUTED THROUGH BUILDING TO LEVEL 1 STUB-OUT LOCATION. TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT WORK BY A LICENSED PLUMBING CONTRACTOR. DO NOT CONNECT THIS PIPE TO DOMESTIC WATER SYSTEM. COORDINATE INSTALLATION OF PIPE WITH PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- ④ 1.25" COPPER MAINLINE PIPE FOR IRRIGATION FROM LEVEL 1 BOOSTER PUMP ROOM ROUTED THROUGH BUILDING TO LEVEL 2 STUB-OUT LOCATIONS. TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT WORK BY A LICENSED PLUMBING CONTRACTOR. DO NOT CONNECT THIS PIPE TO DOMESTIC WATER SYSTEM. COORDINATE INSTALLATION OF PIPE WITH PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- ⑤ 1.25" ELECTRICAL CONDUIT AND WITH PULL CORD, PULL BOXES, AND SWEEP FITTINGS FOR IRRIGATION TWO-WIRE PATH ROUTED TO THE STUB-OUT LOCATIONS ON LEVEL 2 TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" LOCATED IN BOOSTER PUMP ROOM, TO LEVEL 2 STUB-OUT LOCATIONS UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- ⑥ MASTER VALVE AND FLOW SENSOR
- ⑦ IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- ⑧ WIRELESS RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:

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3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT

COUNTY OF SANTA CLARA
 PLANNING AND DEVELOPMENT SERVICES
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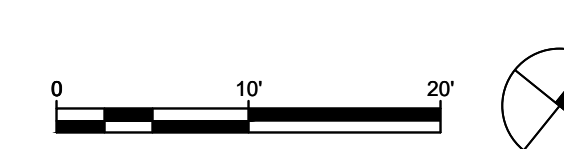
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4. 3RD PARTY IRRIGATION AUDIT REPORT
5. SOIL AMENDMENT VERIFICATION
6. INSTALLATION CERTIFICATION

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey Dean

CERTIFIED LANDSCAPE IRRIGATION AUDITOR
ASIC, CILA, EPA WaterSense PARTNER



- CIVIL ENGINEER
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plural
Landscape Architecture
415-450-9519



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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

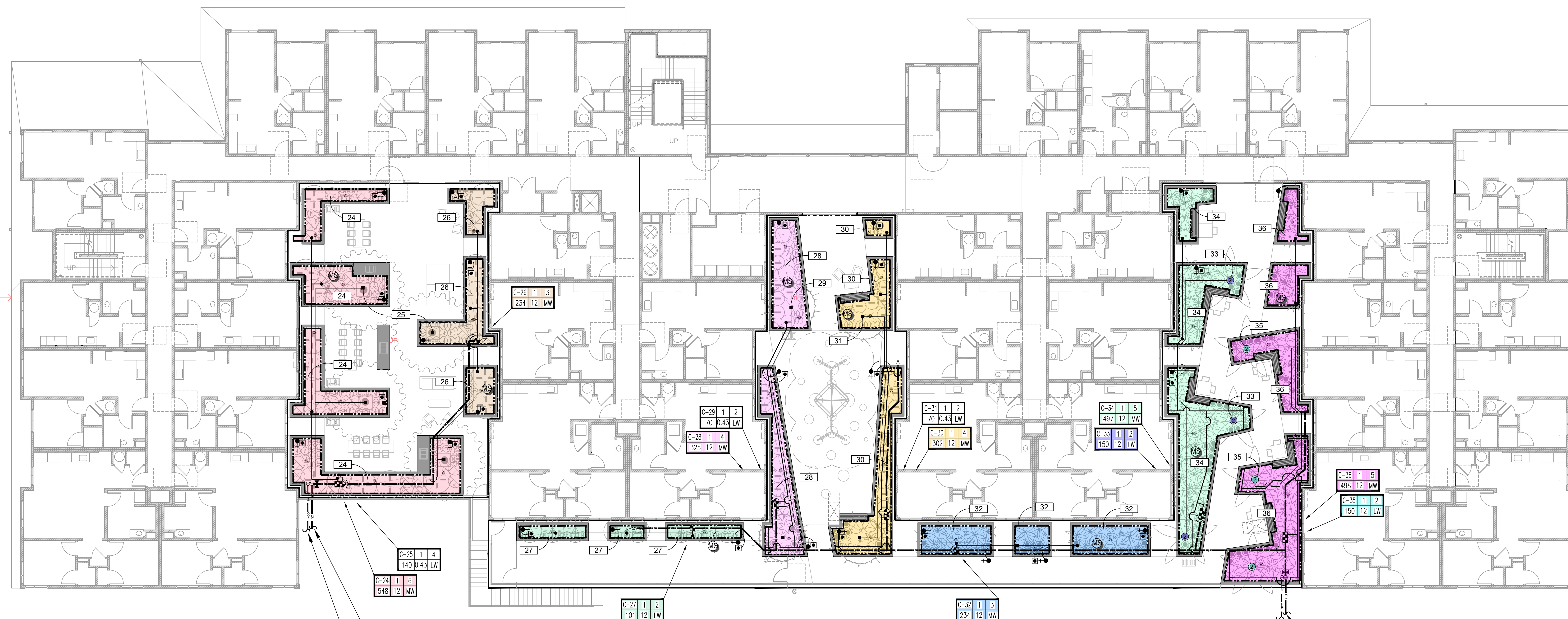


**IRRIGATION PLAN -
LEVEL 2**

JOB #: 1925
SCALE:

L3.21

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



1.25" COPPER MAINLINE PIPE FOR IRRIGATION FROM LEVEL 1 BOOSTER PUMP ROOM. ROUTED THROUGH BUILDING TO LEVEL 2 STUB-OUT LOCATIONS. TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT WORK BY A LICENSED PLUMBING CONTRACTOR. DO NOT CONNECT THIS PIPE TO DOMESTIC WATER SYSTEM. COORDINATE INSTALLATION OF PIPE WITH PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.

1.25" ELECTRICAL CONDUIT AND WITH PULL CORD, PULL BOXES, AND SWEEP FITTINGS FOR IRRIGATION TWO-WIRE PATH ROUTED THROUGH BUILDING TO LEVEL 1 TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" LOCATED IN BOOSTER PUMP ROOM UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.

1.25" COPPER MAINLINE PIPE FOR IRRIGATION FROM LEVEL 1 BOOSTER PUMP ROOM. ROUTED THROUGH BUILDING TO LEVEL 2 STUB-OUT LOCATIONS. TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT WORK BY A LICENSED PLUMBING CONTRACTOR. DO NOT CONNECT THIS PIPE TO DOMESTIC WATER SYSTEM. COORDINATE INSTALLATION OF PIPE WITH PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.

1.25" ELECTRICAL CONDUIT AND WITH PULL CORD, PULL BOXES, AND SWEEP FITTINGS FOR IRRIGATION TWO-WIRE PATH ROUTED THROUGH BUILDING TO LEVEL 1 TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" LOCATED IN BOOSTER PUMP ROOM UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.

COUNTY OF SANTA CLARA
PLANNING AND DEVELOPMENT SERVICES
LANDSCAPE PLANS ARE MWELO COMPLIANT
RECORD NO: DEV22-1242
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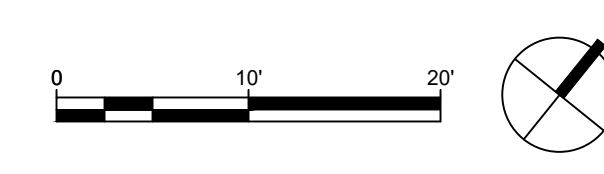
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- NOTES:
1. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
 2. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
0.75" 0-6 GPM
1" 7-12 GPM
 3. SIZING OF LATERAL PIPE FOR DRILINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
0.75 0-500 FT
1" 501-1100 FT
1.25" 1101-2000 FT
1.5" 2001-3000 FT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey Dean

CERTIFIED LANDSCAPE IRRIGATION AUDITOR
ASIC, CLIA, EPA WaterSense PARTNER



PLANTING SCHEDULE: TREES

ON-GRADE						
TAG	SYMBOL	NAME	QTY	SIZE	NOTES	WUCOLS
E-T-1		EXISTING TREE - PHOENIX CANARIENSIS	1		PROTECT IN PLACE	LOW
E-T-2		EXISTING TREE - QUERCUS LOBATA	2		PROTECT IN PLACE	LOW
E-T-3		EXISTING TREE - SEQUOIA SEMPERVIRENS	2		PROTECT IN PLACE	HIGH
E-T-4		EXISTING TREE - PLATANUS X ACERFOLIA	4		PROTECT IN PLACE	MOD
CER OCC		CERCIS OCCIDENTALIS WESTERN REDBUD	9 2	24" BOX 36" BOX	36" BOX SIZE NOTED ON PLANS. ALL OTHER TREES TO BE 24" BOX	LOW
PIT TEN		PITTOSPORUM TENUIFOLIUM KOHUHU	19	24" BOX	-	MOD
PRU ILL		PRUNUS ILLICIFOLIA 'LYONII' CATALINA CHERRY	4	24" BOX	-	LOW
QUE AGR		QUERCUS AGRIFOLIA COAST LIVE OAK	4	48" BOX	-	LOW
QUE TOM		QUERCUS TOMENTELLA ISLAND OAK	4	36" BOX	-	LOW
QUE LOB		QUERCUS LOBATA VALLEY OAK	3 4	24" BOX 36" BOX	36" BOX SIZE NOTED ON PLANS. ALL OTHER TREES TO BE 24" BOX	LOW
QUE VIR		QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL SOUTHERN LIVE OAK	4	36" BOX	-	MOD

ON-STRUCTURE						
TAG	SYMBOL	NAME	QTY	SIZE	NOTES	WUCOLS
ACE PAL		ACER PALMATUM DISSECTUM 'VIRIDIS' RED DRAGON JAPANESE MAPLE	10	15 GAL	-	MOD
LAU NOB		LAURUS NOBILIS 'SARATOGA' SARATOGA LAUREL	4	24" BOX	alt: LUMA APICULATA CHILEAN MYRTLE	LOW
LYO FLO		LYONOTHAMNUS FLORIBUNDUS SANTA CRUZ ISLAND IRONWOOD	4	24" BOX	-	LOW
TRA FOR		TRACHYCARPUS FORTUNEI WINDMILL PALM	6	24" BOX	-	LOW

TREE PLANTING NOTES:

- CONTRACTOR SHALL PROVIDE TREE LIST AND PRELIMINARY SOURCES TO ENSURE ADEQUATE QUANTITIES AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE IN TIME FOR SCHEDULED INSTALLATION.
- CONTRACTOR SHALL SUBMIT PHOTOS AND SIZE SPECS FOR ALL TREES FOR PRELIMINARY REVIEW. FOLLOWING REVIEW A TREE TAGGING SCHEDULE SHALL BE SUBMITTED.
- ALL TREES 36" AND LARGER SHALL BE TAGGED AT THE NURSERY BY LANDSCAPE ARCHITECT
- LOCATION OF TREE ON PLANS IS DIAGRAMMATIC. CONTRACTOR SHALL REVIEW FINAL LAYOUT PRIOR TO PLANTING WITH THE LANDSCAPE ARCHITECT.
- ALL TREES TO HAVE PLANTING PIT PREPARED AND BACKFILLED WITH APPROVED SOIL PER SOILS PLANS AND SCHEDULE.
- ALL TREES TO BE IRRIGATED WITH AUTOMATIC BUBBLER IRRIGATION SYSTEM.
- ALL TREES TO BE SET WITH CROWN 3" ABOVE ADJACENT FINISH GRADE.
- MULCH RINGS OF 3' DIAMETER SHALL BE PROVIDED AT ALL ON-GRADE TREES.

UNDERSTORY PLANTING NOTES:

- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS. SEE PLANTING SPECIFICATIONS
- ALL PLANTING AREAS TO BE TILLED WITH AMENDED SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT AND IRRIGATED AS NOTED ON PLANS.
- SEE PLANTING SHEET L6.70 FOR ON GRADE DETAILS AND L6.71 FOR ON STRUCTURE DETAILS AND SPECIFICATIONS FOR PLANTING.
- ALL LANDSCAPE PLANTING AND MAINTENANCE SHALL CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING LANDSCAPE PLANTING WORK. WHERE IN THE FIELD CONFLICTS ARISE BETWEEN PLANT AND UTILITY LOCATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO PLANT PLACEMENT WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IN ORDER TO ACHIEVE OPTIMUM DESIGN INTENT.
- IN ALL AREAS WHERE ASPHALT OR CONCRETE PAVING IS TO BE REMOVED AND REPLACED WITH NEW PLANTING, REMOVE ALL EXISTING AGGREGATE BASE, GRAVEL, ETC. LEAVE ONLY NATIVE SOIL OR EXISTING CLEAN FILL. IMPORT TOPSOIL OR AMEND EXISTING SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT.
- FINE GRADING IN ALL PLANTING AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS, COORDINATE FINISH GRADE TO ALLOW FOR SPECIFIED DEPTH OF MULCH.
- PLANTS SHALL BE NURSERY GROWN, OF THE FINEST QUALITY AND FREE OF DISEASE OR DAMAGE.
- PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT. MOVE INSTALLED IRRIGATION EQUIPMENT CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
- CONTRACTOR TO CALCULATE AND VERIFY PLANT QUANTITIES. ALL DISCREPANCIES IN QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LAYOUT OF PLANT MATERIALS SHOWN ON DRAWINGS ARE APPROXIMATE. LAYOUT OF PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- INSTALL IRRIGATION SYSTEM PRIOR TO INSTALLING PLANTS.
- QUANTITIES ARE PROVIDED FOR REFERENCE.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL, UNLESS EXISTING SOILS HAVE A GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL.
- A SOIL MANAGEMENT REPORT IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

UNDERSTORY PLANTING

ON-GRADE											
SYMBOL	NAME	SIZE	QUANTITY	SPACING	WUCOLS						
	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	5 GAL	56	3'-0"	LOW						
	CEANOTHUS 'CENTENNIAL' CENTENNIAL CEANOTHUS	15 GAL	64	5'-0"	LOW						
	CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA	1 GAL	111	3'-0"	LOW						
	FESTUCA MAIREA ATLAS FESCUE	1 GAL	158	3'-0"	LOW						
	GALVEZIA SPECIOSA 'FIRECRACKER' ISLAND SNAPDRAGON	10 GAL	36	4'-0"	LOW						
	HEUCHERA MAXIMA 'GREEN SPICE' CORAL BELLS	1 GAL	20	1'-6"	MOD						
	JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	119	2'-0"	LOW						
	LOROPETALUM CHINENSE 'EMERALD SNOW' FRINGE FLOWER	5 GAL	33	3'-0"	LOW						
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTOSPORUM	5 GAL	67	4'-0"	LOW						
	RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY	15 GAL	25	5'-0"	LOW						
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL	37	3'-0"	LOW						
	SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALATAN SWEET BOX	1 GAL	27	3'-0"	LOW						
	SYMPHORICARPOS ALBUS SNOWBERRY	10 GAL	6	6'-0"	LOW						
	WOODWARDIA FIMBRIATA GIANT CHAIN FERN	5 GAL	10	4'-0"	MOD						

VINES					
SYMBOL	NAME	SIZE	QUANTITY	SPACING	WUCOLS
	CLEMATIS VITICELLA PURPLE CLEMATIS	15 GALLON	13	PER PLAN	LOW

ON-STRUCTURE

	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	17	3'-0"	LOW
	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS FERN	5 GAL	38	3'-0"	MOD
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	141	2'-0"	LOW
	CLIVIA MINIATA CLIVIA	5 GAL	33	3'-0"	MOD
	CORDYLINE AUSTRALIS AUSTRALIAN DRACAENA	15 GAL	8	5'-0"	LOW
	FATSIA JAPONICA PAPER PLANT	15 GAL	16	5'-0"	MOD
	HEUCHERA 'LIME RICKEY' CORAL BELLS	1 GAL	61	1'-6"	MOD
	LIRIOPE MUSCARI 'SUPER BLUE' UPER BLUE LILYTURF	1 GAL	126	2'-0"	MOD
	LOMANDRA LONGIFOLIA SPINY HEADED MAT RUSH	1 GAL	41	3'-0"	LOW
	LOROPETALUM CHINENSE 'SHANG-WHITE' EMERALD SNOW FRINGE FLOWER	1 GAL	31	3'-0"	LOW
	SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALAYAN SWEET BOX	1 GAL	25	3'-0"	LOW
	STRELITZIA REGINAE BIRD OF PARADISE	15 GAL	16	5'-0"	MOD
	PHORMIUM TENAX NEW ZEALAND FLAX	15 GAL	15	5'-0"	LOW

COUNTY OF SANTA CLARA
PLANNING AND DEVELOPMENT SERVICES
LANDSCAPE PLANS ARE MWELO COMPLIANT
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BY: Jess T. Date: 07/28/2023
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**LANDSCAPE SUBMITTALS
PRIOR TO
FINAL INSPECTION**

- CERTIFICATE OF COMPLETION
- AS-BUILT / RECORD DRAWINGS
- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
- 3RD PARTY IRRIGATION AUDIT REPORT
- SOIL AMENDMENT VERIFICATION
- INSTALLATION CERTIFICATION



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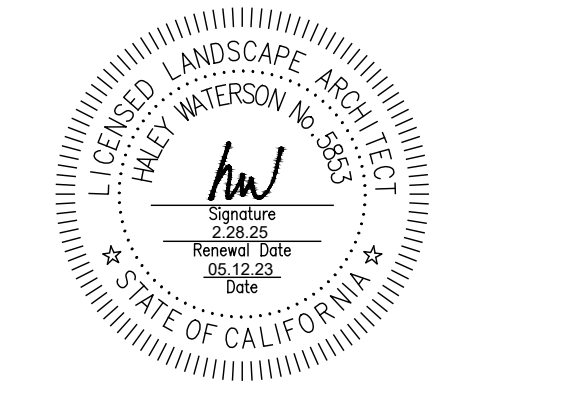
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1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

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231 GRANT AVENUE**

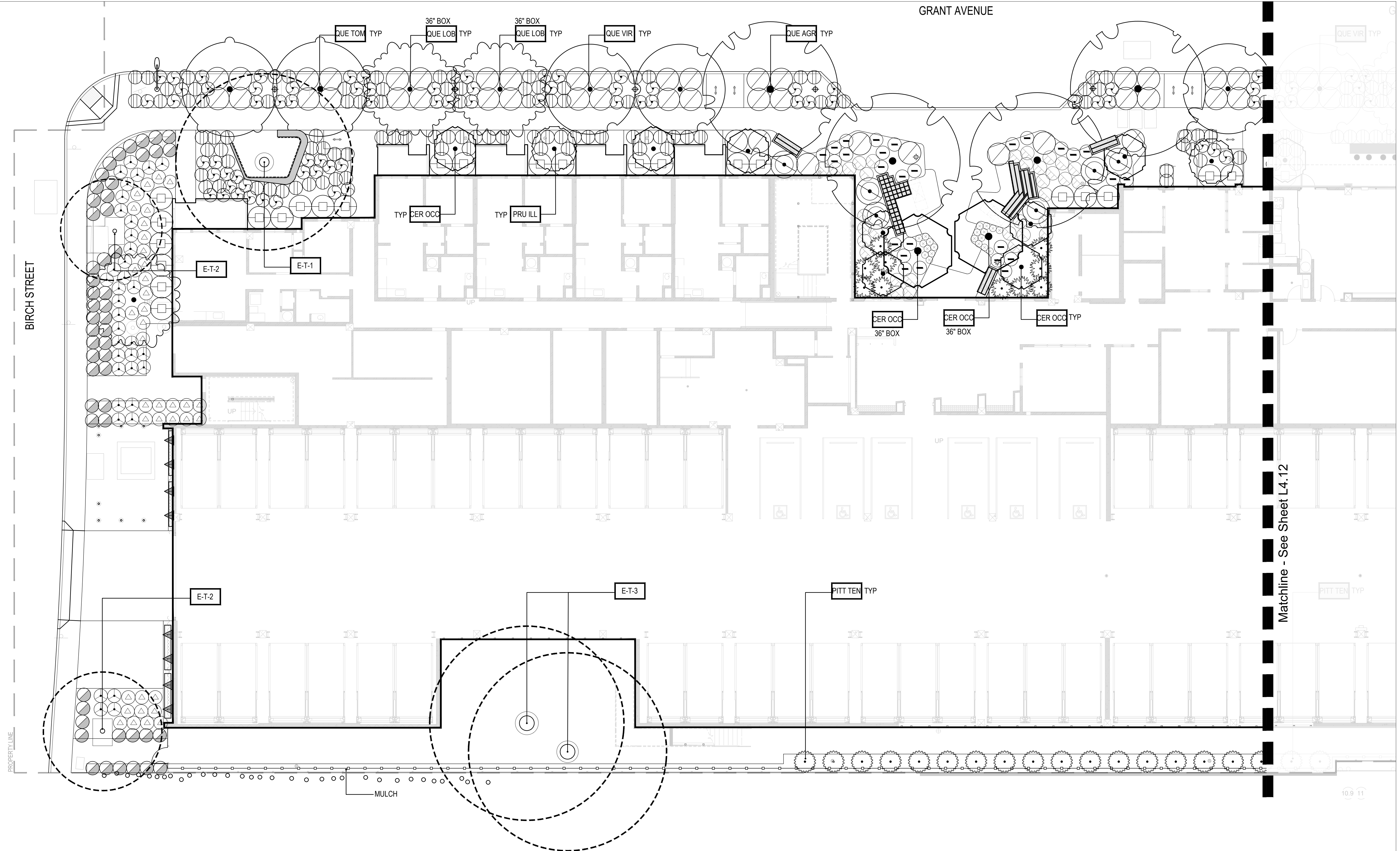
231 GRANT AVENUE
PALO ALTO, CA 94306



**PLANTING SCHEDULE
AND NOTES**

JOB #: 1925
SCALE:

L4.00



PLANTING SCHEDULE: TREES			UNDERSTORY PLANTING		UNDERSTORY PLANTING	
ON-GRADE			ON-GRADE		ON-GRADE	
TAG	SYMBOL	NAME	SYMBOL	NAME	SYMBOL	NAME
E-T-1	○	EXISTING TREE - PHOENIX CANARIENSIS	●	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	○	SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALATAN SWEET BOX
E-T-2	○	EXISTING TREE - QUERCUS LOBATA	○	CEANOTHUS 'CENTENNIAL' CENTENNIAL CEANOTHUS	○	SYMPHORICARPOS ALBUS SNOWBERRY
E-T-3	○	EXISTING TREE - SEQUOIA SEMPERVIRENS	○	CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA	☼	WOODWARDIA FIMBRIATA GIANT CHAIN FERN
E-T-4	○	EXISTING TREE - PLATANUS X ACERFOLIA	○	FESTUCA MAIREA ATLAS FESCUE	VINES	
CER OCC	○	CERCIS OCCIDENTALIS WESTERN REDBUD	○	GALVEZIA SPECIOSA 'FIRECRACKER' ISLAND SNAPDRAGON	▲	CLEMATIS VITICELLA PURPLE CLEMATIS
PIT TEN	○	PITTIOSPORUM TENUIFOLIUM KOHUHU	○	HEUCHERA MAXIMA 'GREEN SPICE' CORAL BELLS		
PRU ILL	○	PRUNUS ILLICIFOLIA 'LYONII' CATALINA CHERRY	○	JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH		
QUE AGR	○	QUERCUS AGRIFOLIA COAST LIVE OAK	○	LOROPETALUM 'CHINENSE' 'EMERALD SNOW' FRINGE FLOWER		
QUE TOM	○	QUERCUS TOMENTELLA ISLAND OAK	○	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' 'WHEELER'S DWARF' JAPANESE PITTIOSPORUM		
QUE LOB	○	QUERCUS LOBATA VALLEY OAK	○	RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY		
QUE VIR	○	QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL SOUTHERN LIVE OAK	○	SALVIA CLEVELANDII CLEVELAND SAGE		

COUNTY OF SANTA CLARA
PLANNING AND DEVELOPMENT SERVICES
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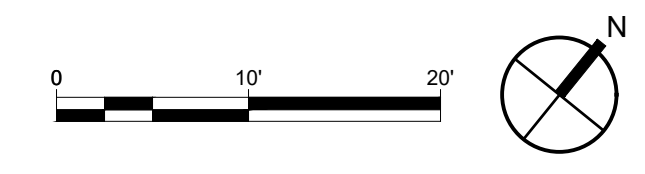
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BY: Jess T. Date: 07/28/2023

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**LANDSCAPE SUBMITTALS
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1. CERTIFICATE OF COMPLETION
2. AS-BUILT / RECORD DRAWINGS
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5. SOIL AMENDMENT VERIFICATION
6. INSTALLATION CERTIFICATION



**VAN METER
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REDWOOD ENERGY
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plural
Landscape Architecture
415-450-9519



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2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

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**PLANTING PLAN -
LEVEL 1 - WEST**

JOB #: 1925
SCALE: 1" = 10'

L4.11

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023

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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

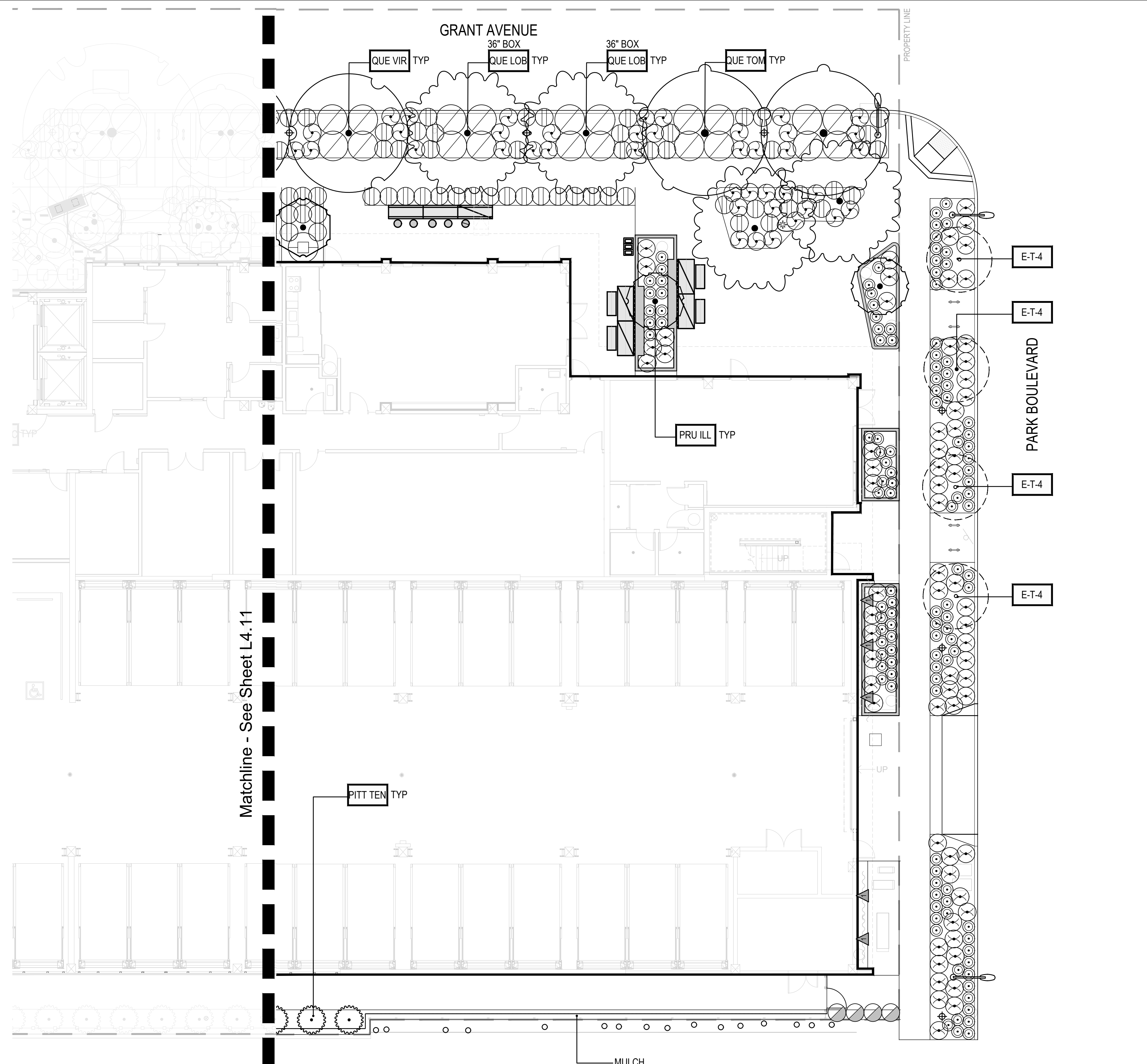
231 GRANT AVENUE
PALO ALTO, CA 94306



**PLANTING PLAN -
LEVEL 1 - EAST**

JOB #: 1925
SCALE: 1" = 10'

L4.12

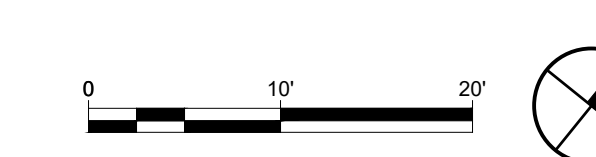


PLANTING SCHEDULE: TREES			UNDERSTORY PLANTING		UNDERSTORY PLANTING	
ON-GRADE			ON-GRADE		ON-GRADE	
TAG	SYMBOL	NAME	SYMBOL	NAME	SYMBOL	NAME
E-T-1		EXISTING TREE - PHOENIX CANARIENSIS		ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA		SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALATAN SWEET BOX
E-T-2		EXISTING TREE - QUERCUS LOBATA		CEANOTHUS 'CENTENNIAL' CENTENNIAL CEANOTHUS		SYMPHORICARPOS ALBUS SNOWBERRY
E-T-3		EXISTING TREE - SEQUOIA SEMPERVIRENS		CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA		WOODWARDIA FIMBRIATA GIANT CHAIN FERN
E-T-4		EXISTING TREE - PLATANUS X ACERFOLIA		FESTUCA MAIREA ATLAS FESCUE	VINES	
CER OCC		CERCIS OCCIDENTALIS WESTERN REDBUD		GALVEZIA SPECIOSA 'FIRECRACKER' ISLAND SNAPDRAGON		CLEMATIS VITICELLA PURPLE CLEMATIS
PIT TEN		PITTIOSPORUM TENUIFOLIUM KOHUHU		HEUCHERA MAXIMA 'GREEN SPICE' CORAL BELLS		
PRU ILL		PRUNUS ILLICIFOLIA 'LYONII' CATALINA CHERRY		JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH		
QUE AGR		QUERCUS AGRIFOLIA COAST LIVE OAK		LOROPETALUM 'CHINENSE' 'EMERALD SNOW' FRINGE FLOWER		
QUE TOM		QUERCUS TOMENTELLA ISLAND OAK		PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' 'WHEELER'S DWARF' JAPANESE PITTIOSPORUM		
QUE LOB		QUERCUS LOBATA VALLEY OAK		RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY		
QUE VIR		QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL SOUTHERN LIVE OAK		SALVIA CLEVELANDII CLEVELAND SAGE		

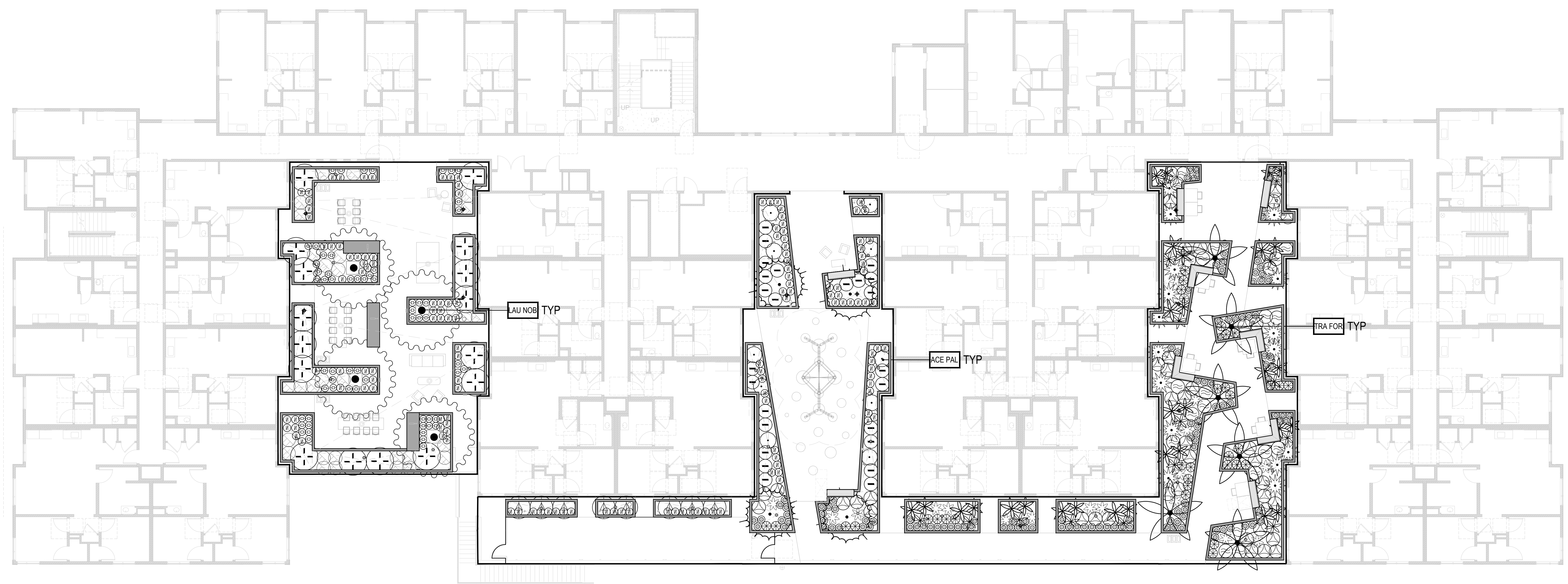
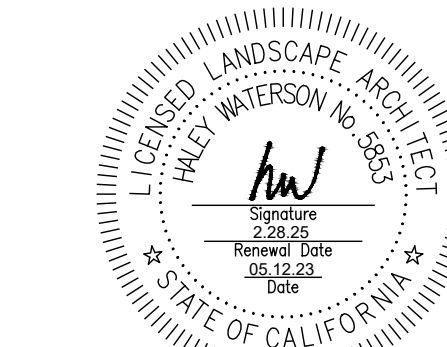
COUNTY OF SANTA CLARA
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BY: Jess T. Date: 07/28/2023
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**LANDSCAPE SUBMITTALS
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- ENERGY CONSULTANT
REDWOOD ENERGY
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PLANTING SCHEDULE: TREES

ON-STRUCTURE		
TAG	SYMBOL	NAME
ACE PAL		ACER PALMATUM DISSECTUM 'VIRIDIS' RED DRAGON JAPANESE MAPLE
LAU NOB		LAURUS NOBILIS 'SARATOGA' SARATOGA LAUREL
LYO FLO		LYONOTHAMNUS FLORIBUNDUS SANTA CRUZ ISLAND IRONWOOD
TRA FOR		TRACHYCARPUS FORTUNEI WINDMILL PALM

UNDERSTORY PLANTING

ON-STRUCTURE	
SYMBOL	NAME
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE
	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS FERN
	CAREX DIVULSA BERKELEY SEDGE
	CLIVIA MINIATA CLIVIA
	CORDYLINE AUSTRALIS AUSTRALIAN DRACAENA
	FATSIA JAPONICA PAPER PLANT
	HEUCHERA 'LIME RICKEY' CORAL BELLS
	LIRIOPE MUSCARI 'SUPER BLUE' UPER BLUE LILYTURF
	LOMANDRA LONGIFOLIA SPINY HEADED MAT RUSH
	LOROPETALUM CHINENSE 'SHANG-WHITE' EMERALD SNOW FRINGE FLOWER
	SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALAYAN SWEET BOX
	STRELITZIA REGINAE BIRD OF PARADISE
	PHORMIUM TENAX NEW ZEALAND FLAX

COUNTY OF SANTA CLARA
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B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

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231 GRANT AVENUE**

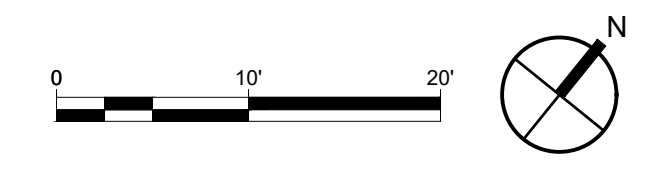
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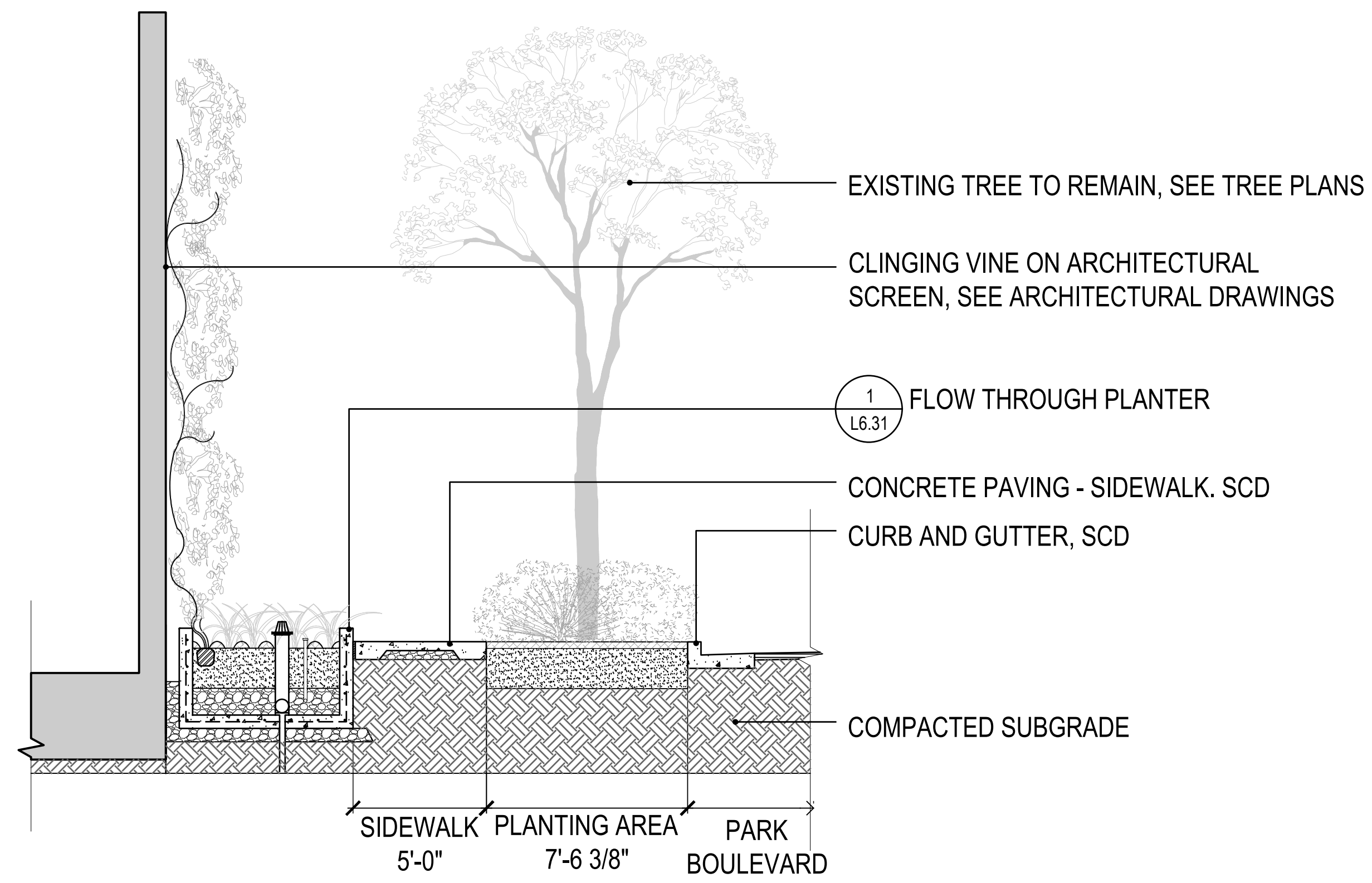


**PLANTING PLAN -
LEVEL 2**

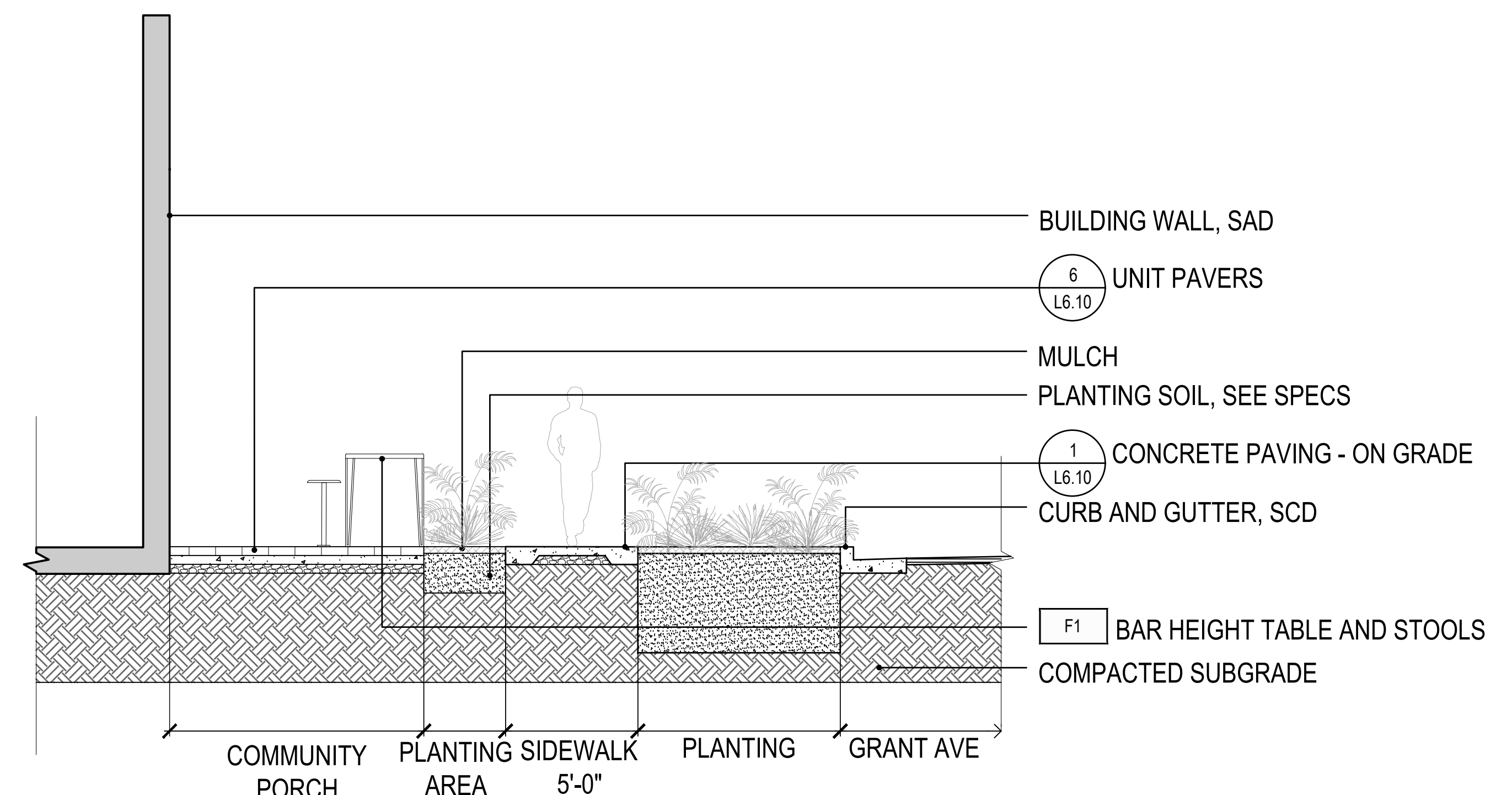
JOB #: 1925
SCALE:

L4.21

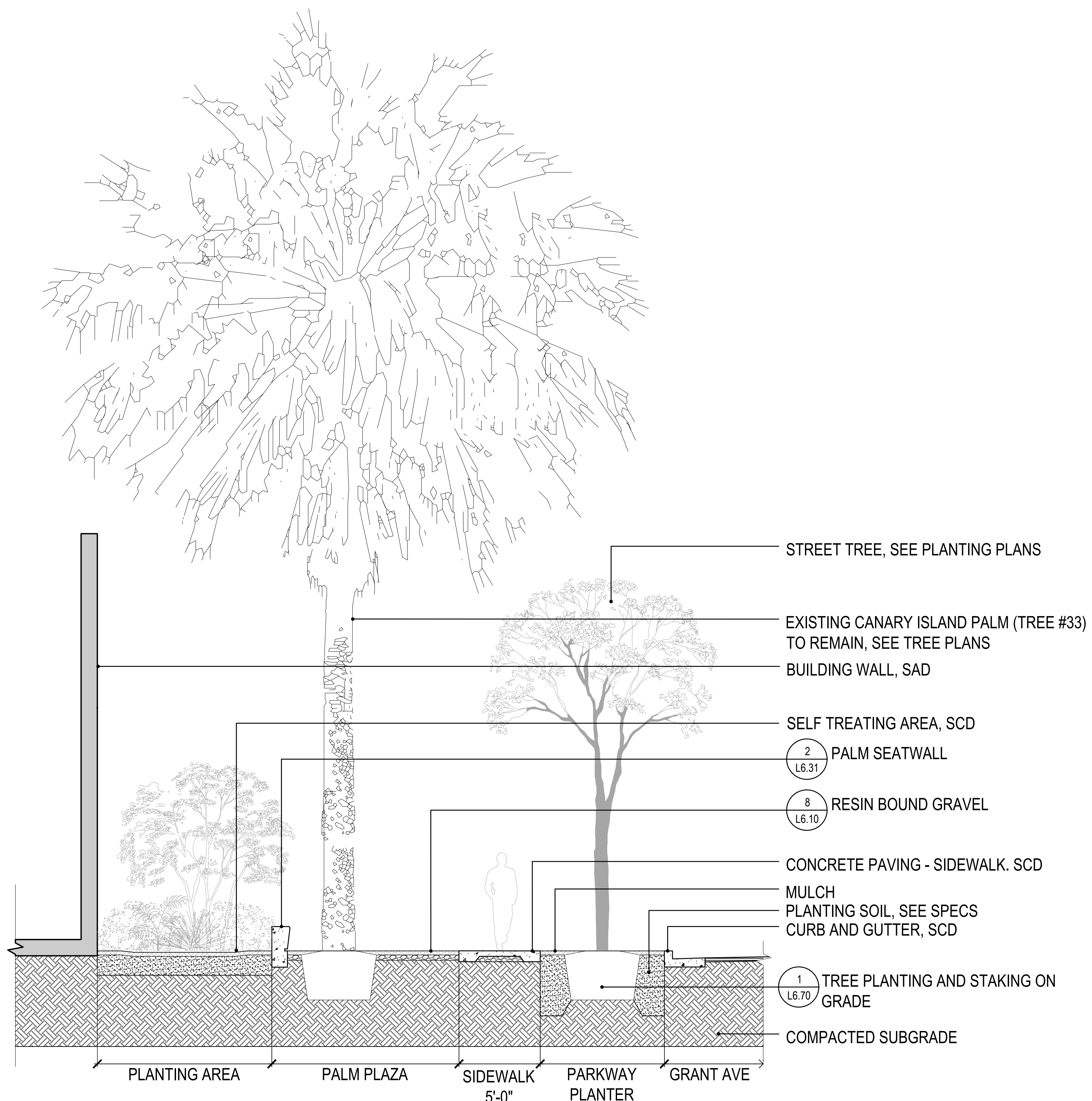




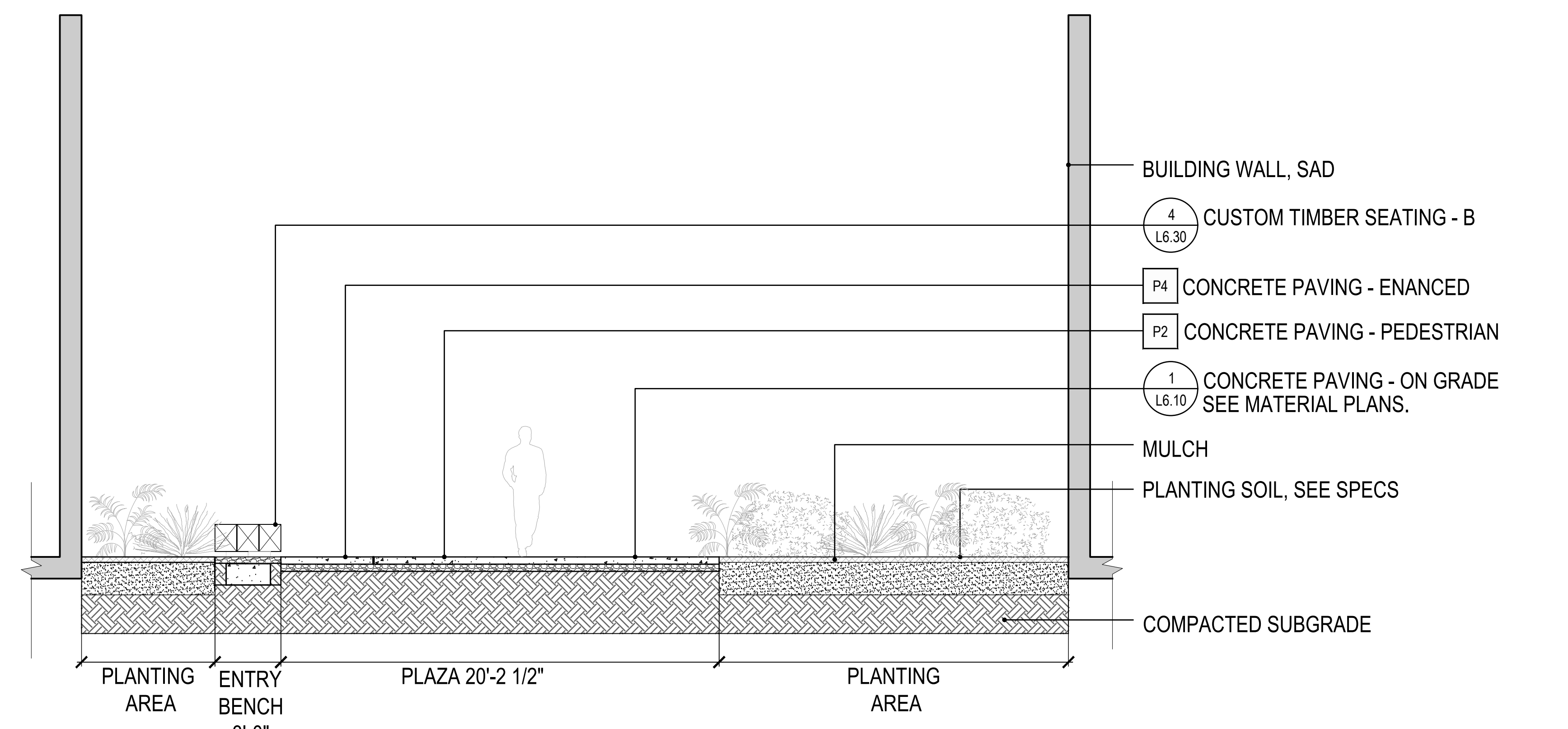
5 PARK BOULEVARD TYPICAL SECTION SCALE: 1/4"=1'-0"



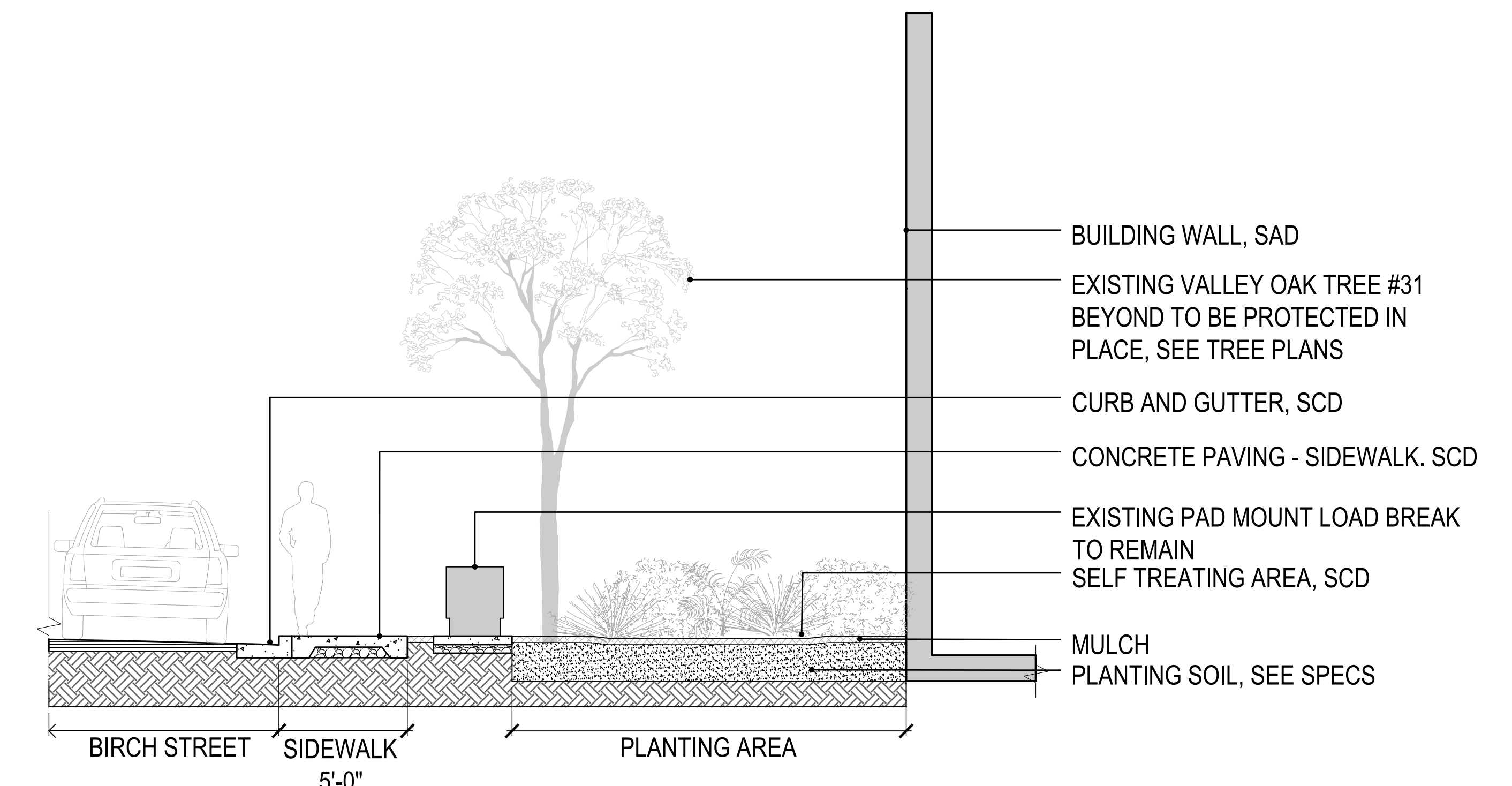
4 COMMUNITY PORCH ON GRANT SECTION SCALE: 1/4"=1'-0"



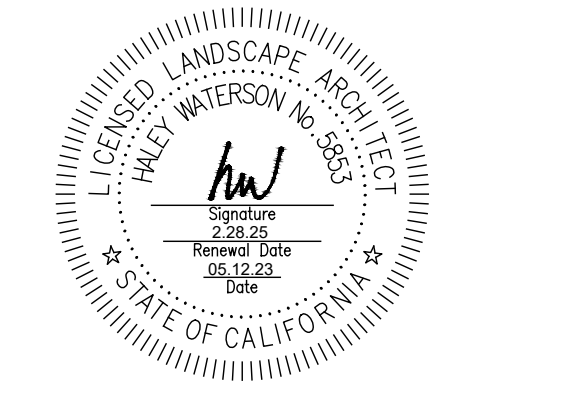
2 GRANT STREET AT CANARY ISLAND PALM SCALE: 1/4"=1'-0"



3 ENTRY PLAZA TYPICAL SECTION SCALE: 1/4"=1'-0"



1 BIRCH STREET TYPICAL SECTION SCALE: 1/4"=1'-0"



ID	DATE	NAME
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Project:

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 231 GRANT AVENUE**

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**SITE SECTIONS -
 LEVEL 1**

JOB #: 1925
 SCALE:

L5.10

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SAN JOSE, CA 95112

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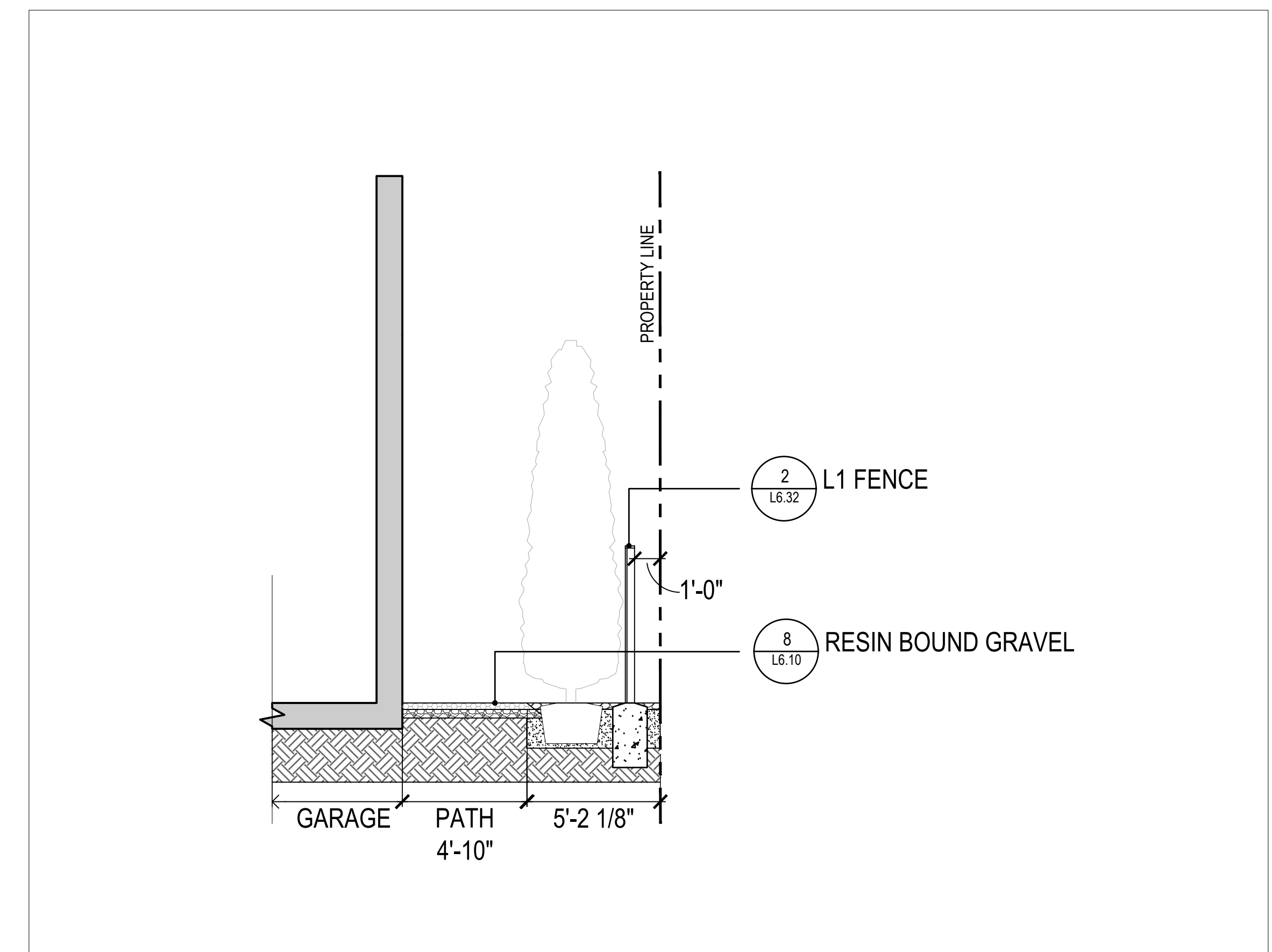
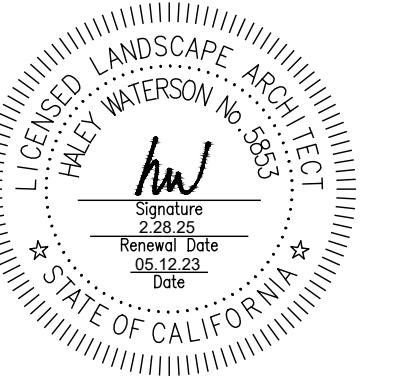
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STRUCTURAL ENGINEER
HOBBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

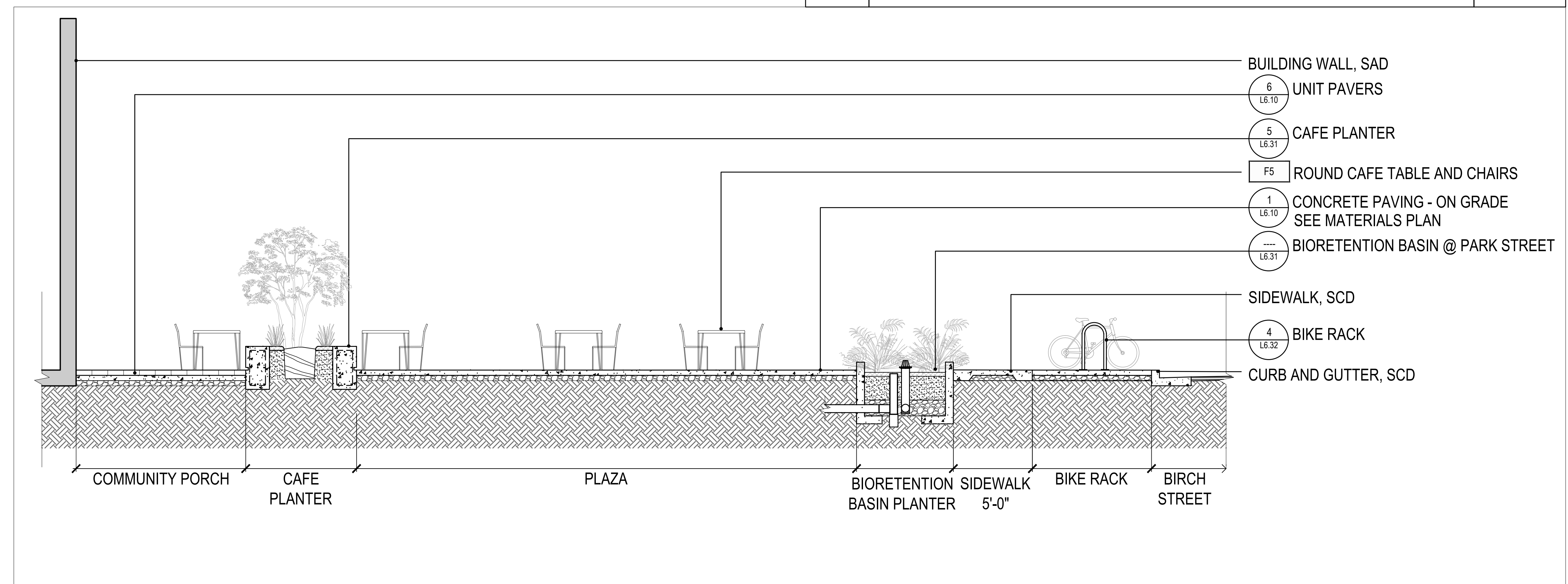
MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521

plural
Landscape Architecture
415-450-9519



2 REAR ALLEY TYPICAL SECTION SCALE: 1/4"=1'-0"



1 CAFE PLAZA SECTION SCALE: 1/4"=1'-0"

ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



**SITE SECTIONS -
LEVEL 1**

JOB #: 1925

SCALE:

L5.11



ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

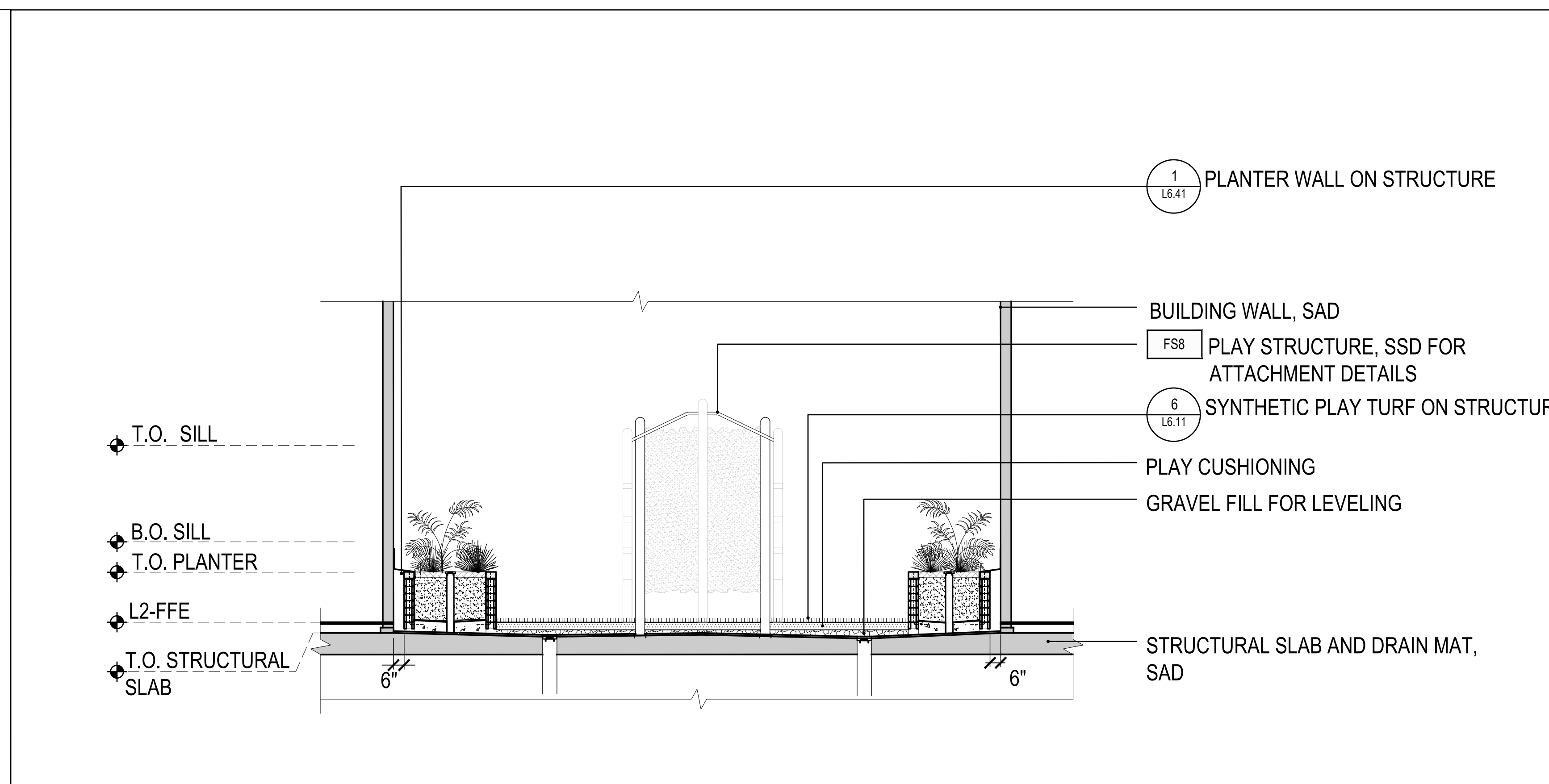


**SITE SECTIONS -
LEVEL 2**

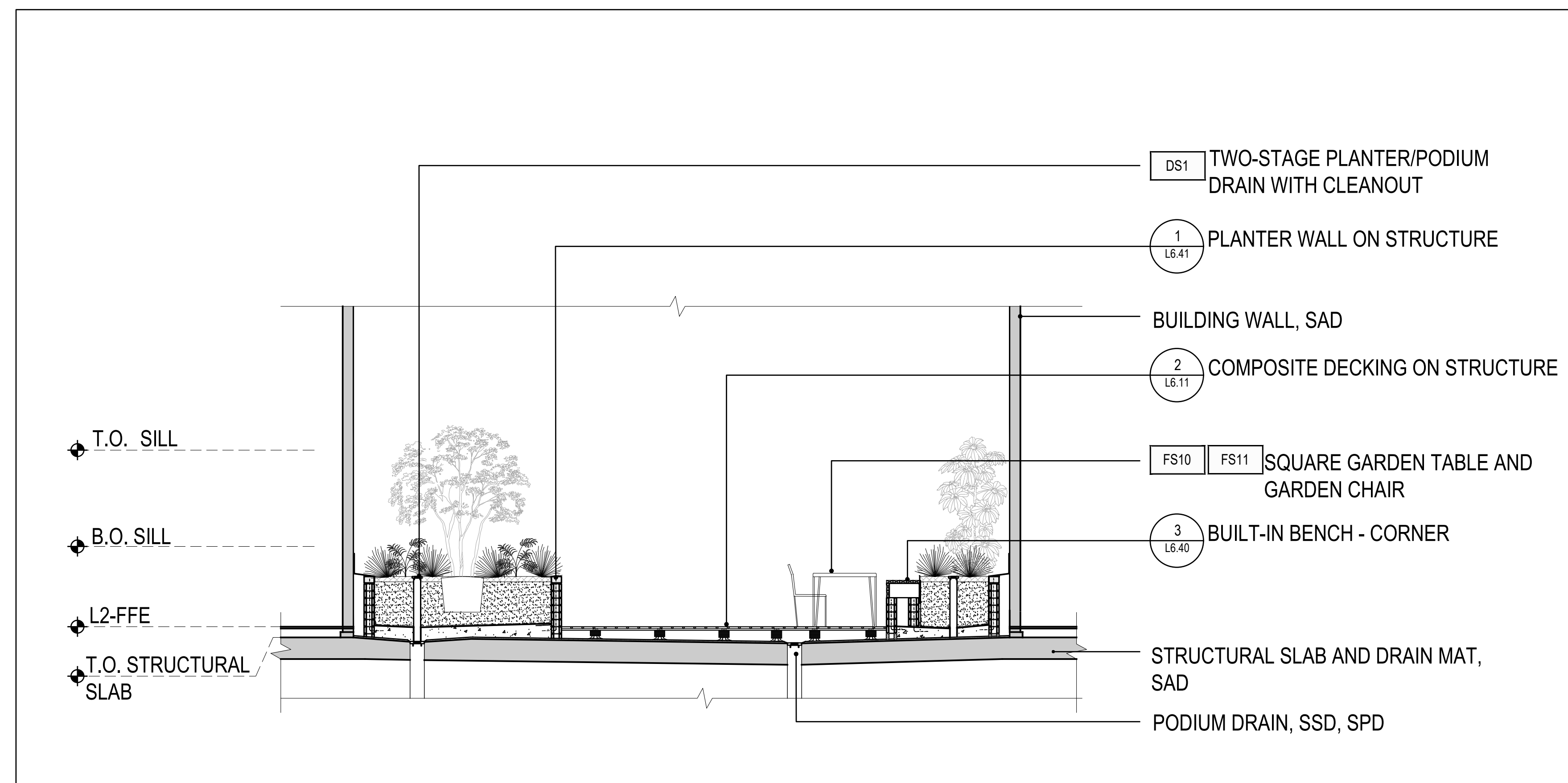
JOB #: 1925
SCALE:

L5.20

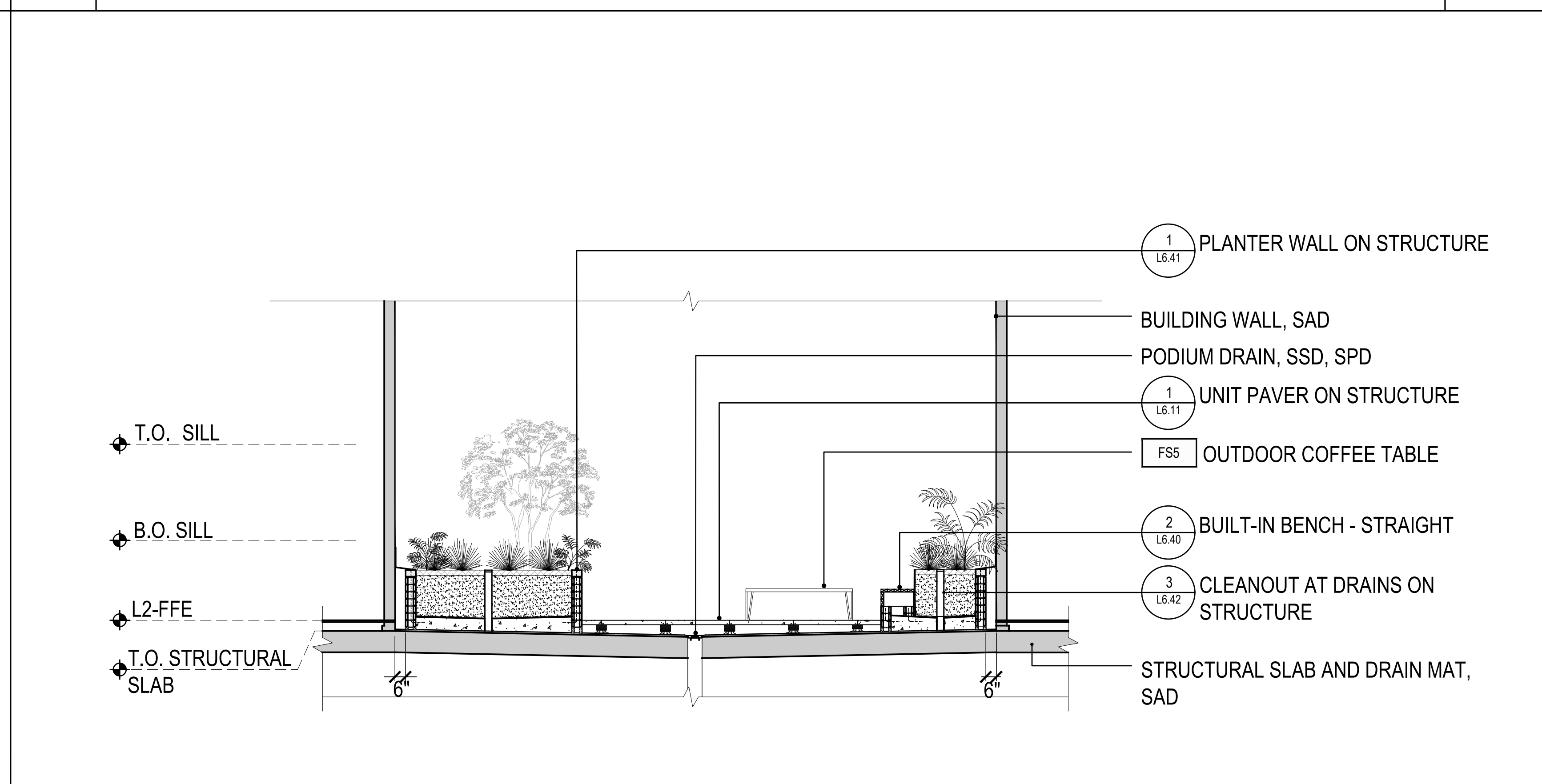
PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



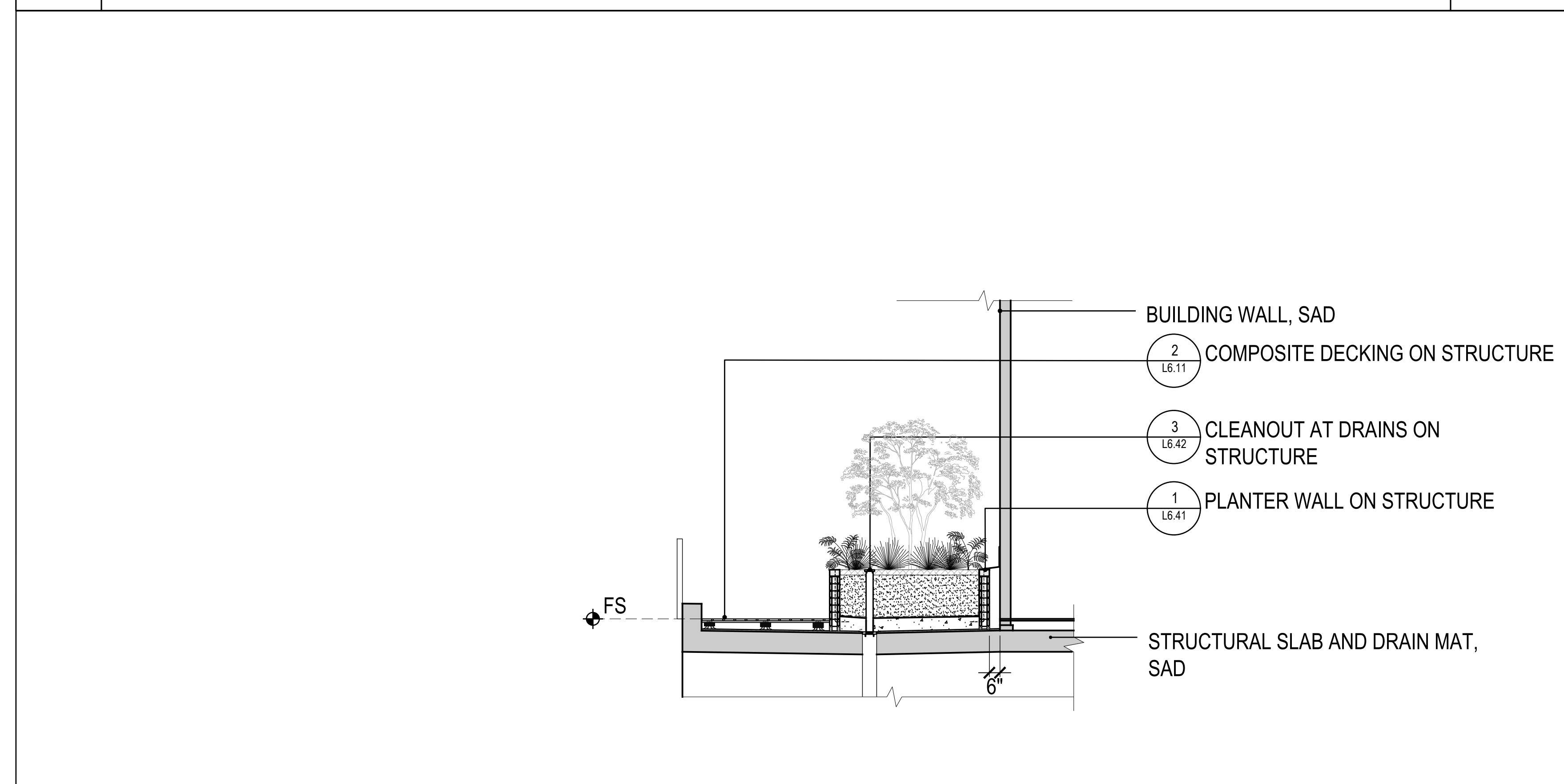
3 CENTER COURTYARD AT PLAY TURF SCALE: 1/4"=1'-0"



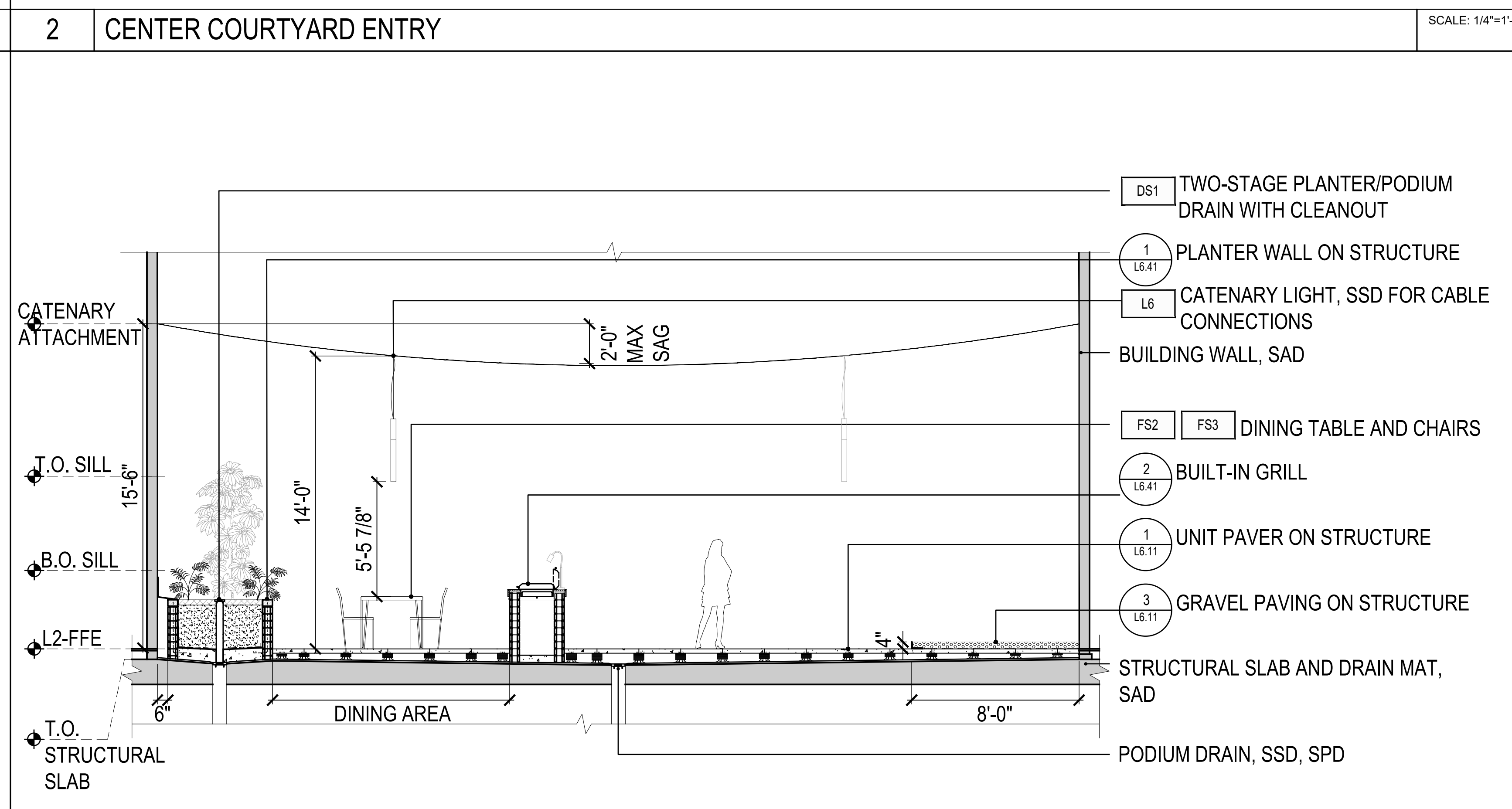
6 EAST COURTYARD SCALE: 1/4"=1'-0"



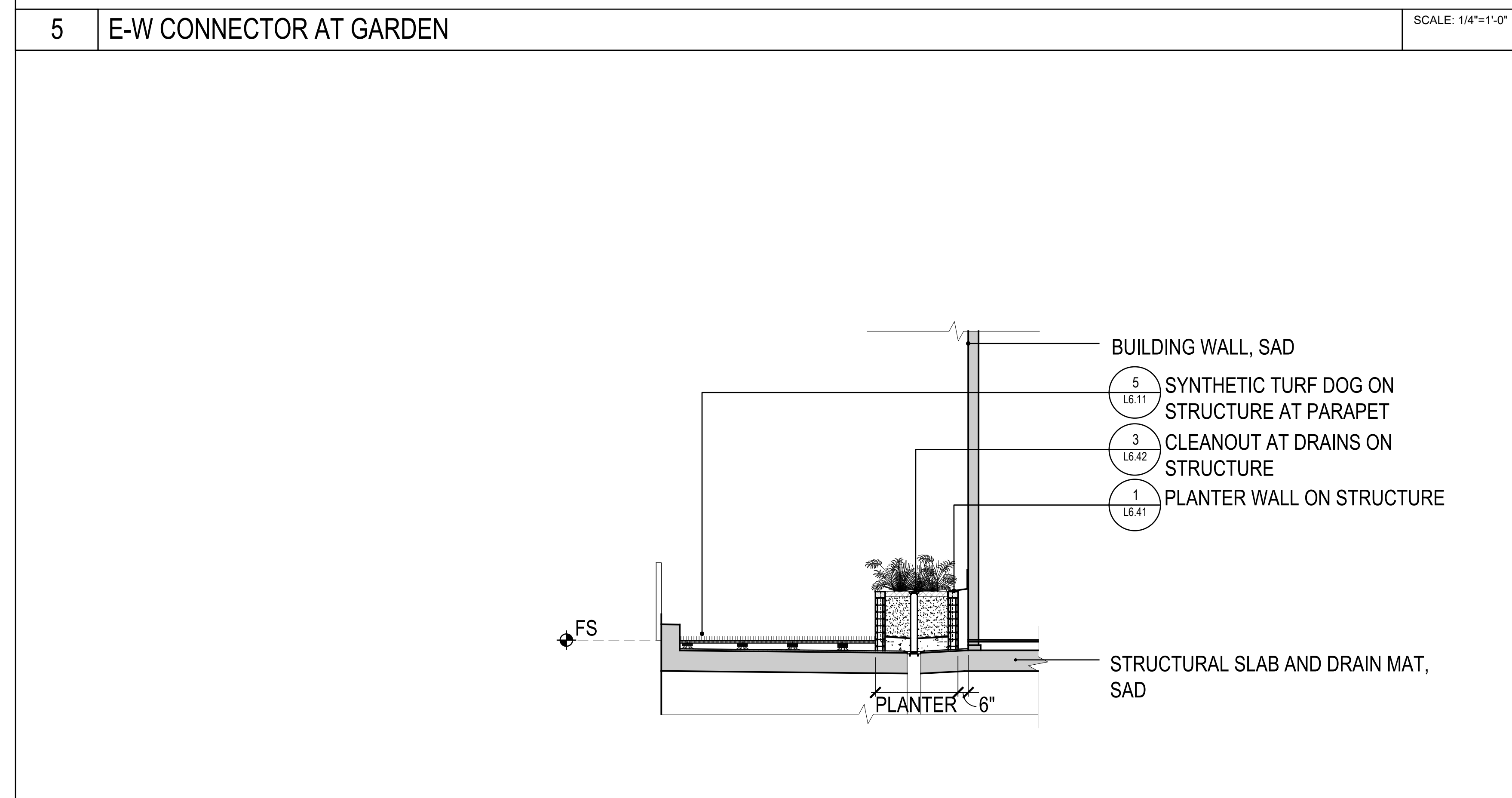
2 CENTER COURTYARD ENTRY SCALE: 1/4"=1'-0"



5 E-W CONNECTOR AT GARDEN SCALE: 1/4"=1'-0"



1 WEST COURTYARD SCALE: 1/4"=1'-0"



4 E-W CONNECTOR AT DOG AREA SCALE: 1/4"=1'-0"

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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:

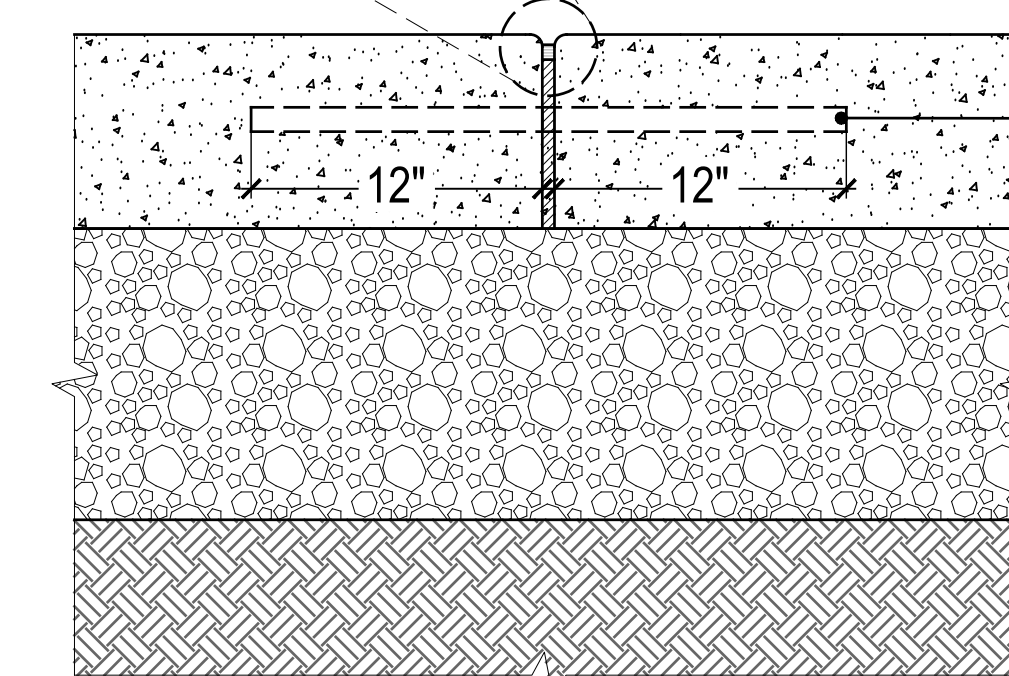
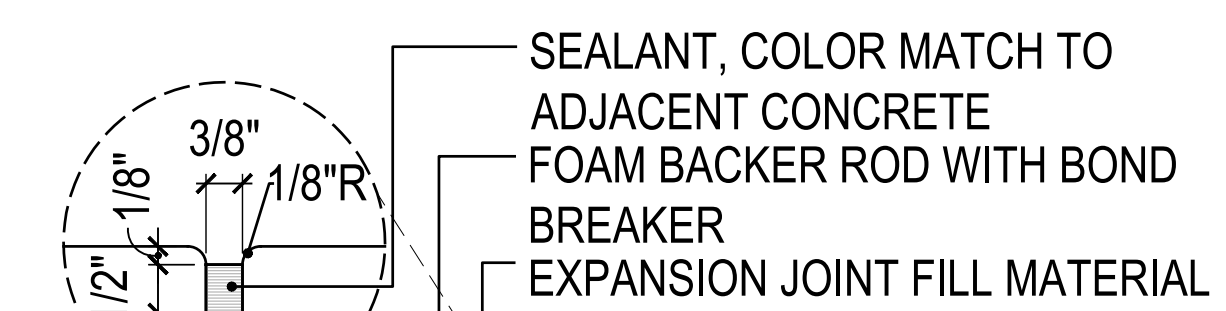
mercy HOUSING
abode communities
MERCY HOUSING/
ABODE COMMUNITIES

**PAVING DETAILS ON
GRADE**

JOB # 1925
SCALE:

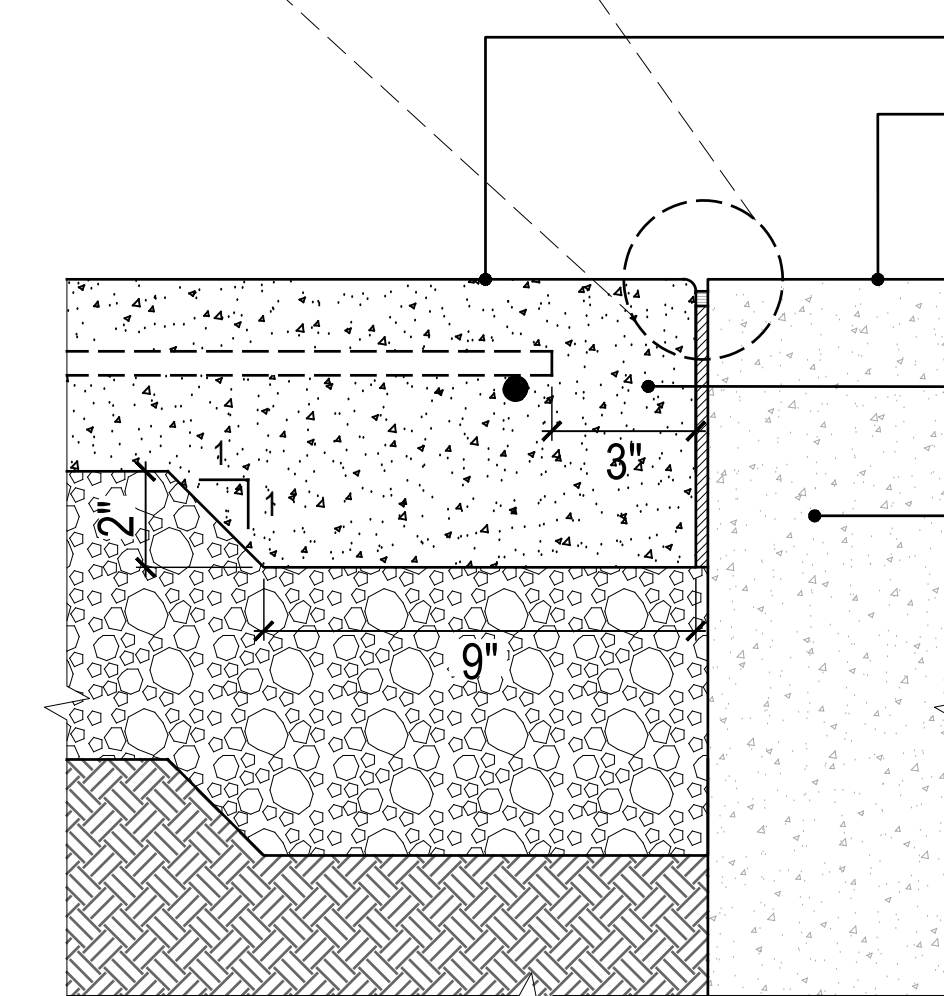
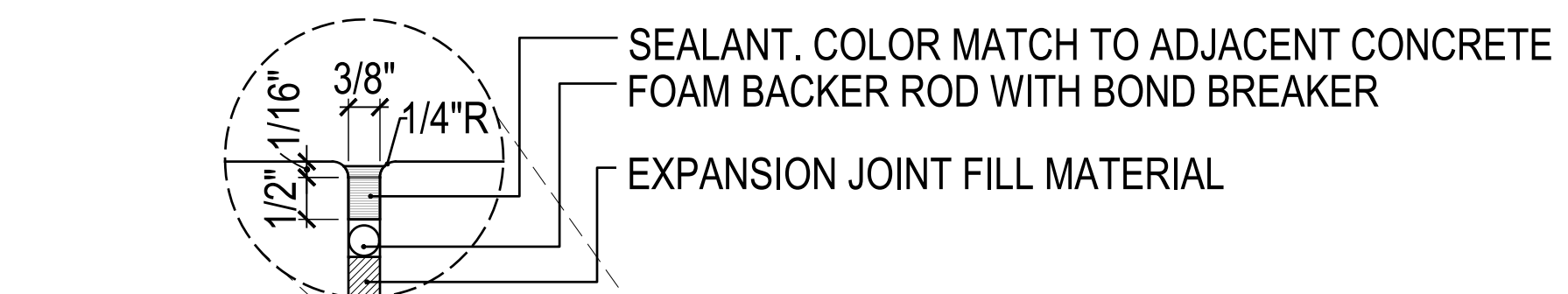
L6.10

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



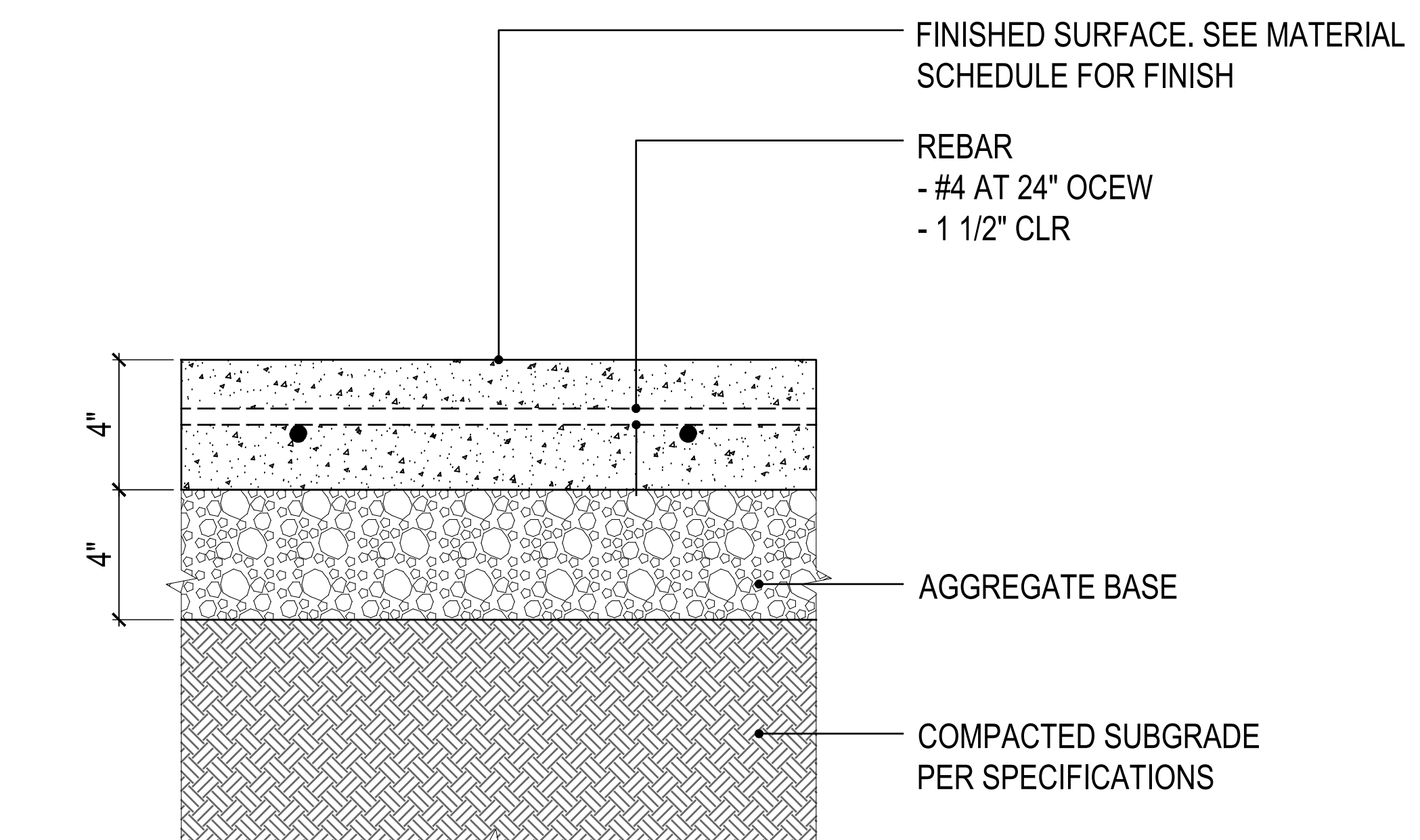
DOWEL BAR
- #4 REBAR
- ROUND, SMOOTH
- COAT CAPPED END WITH
DEBONDING COMPOUND
- 1'-6" O.C.

NOTE:
CONTRACTOR SHALL SUBMIT A SAMPLE
AND MOCK UP SEALANT FOR APPROVAL
BY LANDSCAPE ARCHITECT PRIOR TO
INSTALLATION.



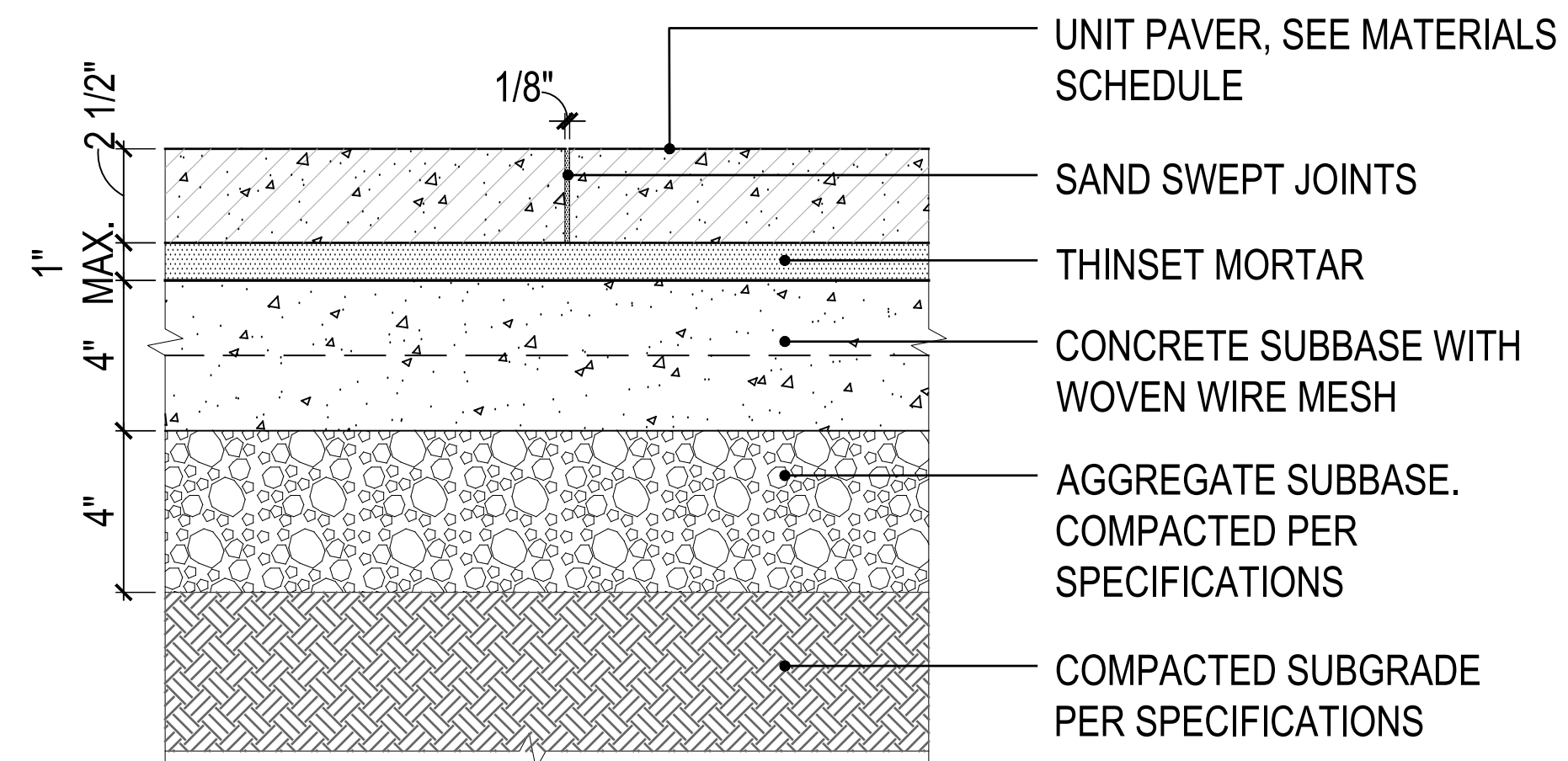
FINISHED SURFACE
ADJACENT CONCRETE PAVING OR
BUILDING FOOTING/WALL.
-REFER TO MATERIALS PLAN FOR
ADJACENT CONDITION
CONCRETE PAVING - ON GRADE
THICKENED CONCRETE

NOTE:
CONTRACTOR SHALL SUBMIT A SAMPLE
AND MOCK UP SEALANT FOR APPROVAL
BY LANDSCAPE ARCHITECT PRIOR TO
INSTALLATION.



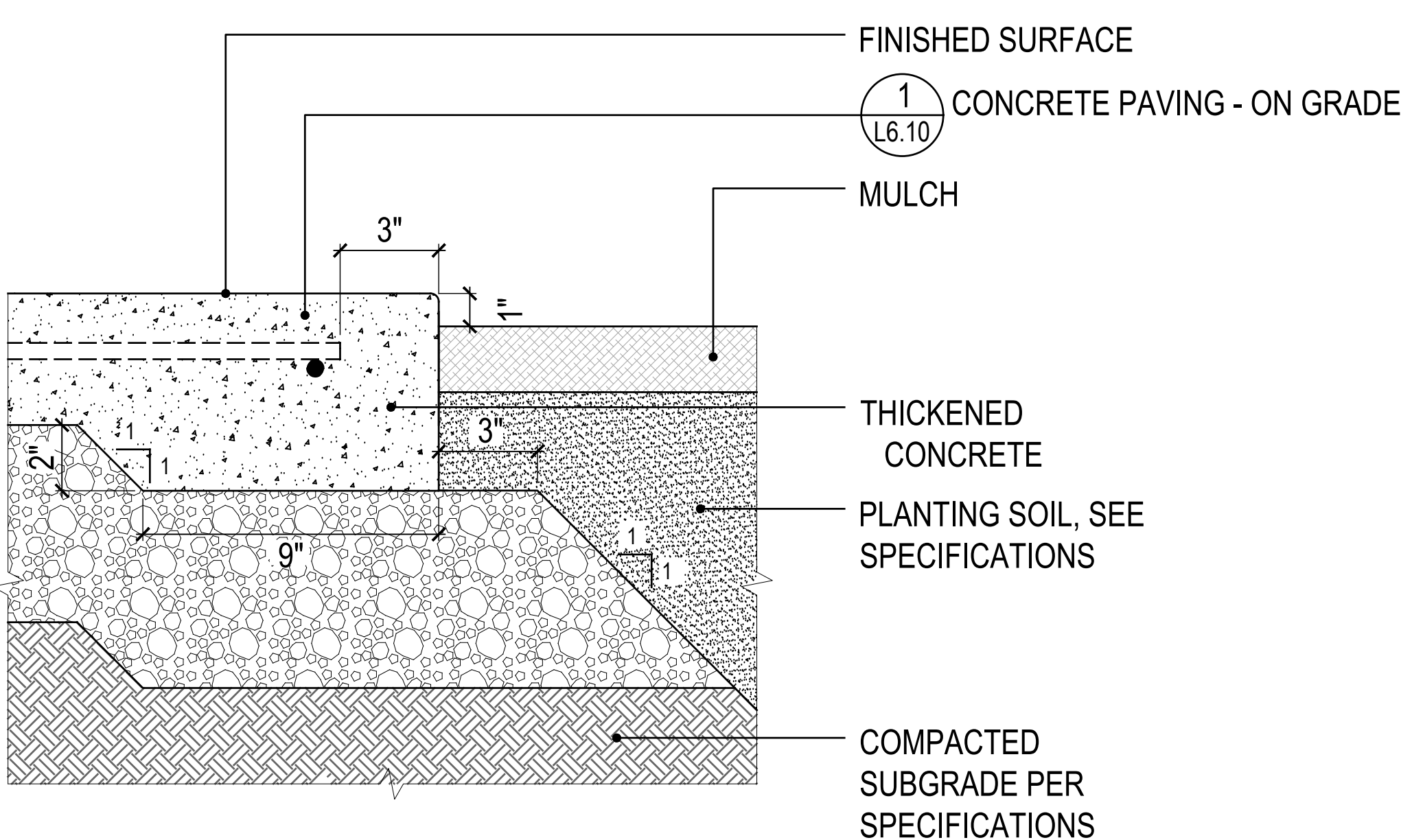
1 CONCRETE PAVING - ON GRADE

Scale: 3" = 1'-0"



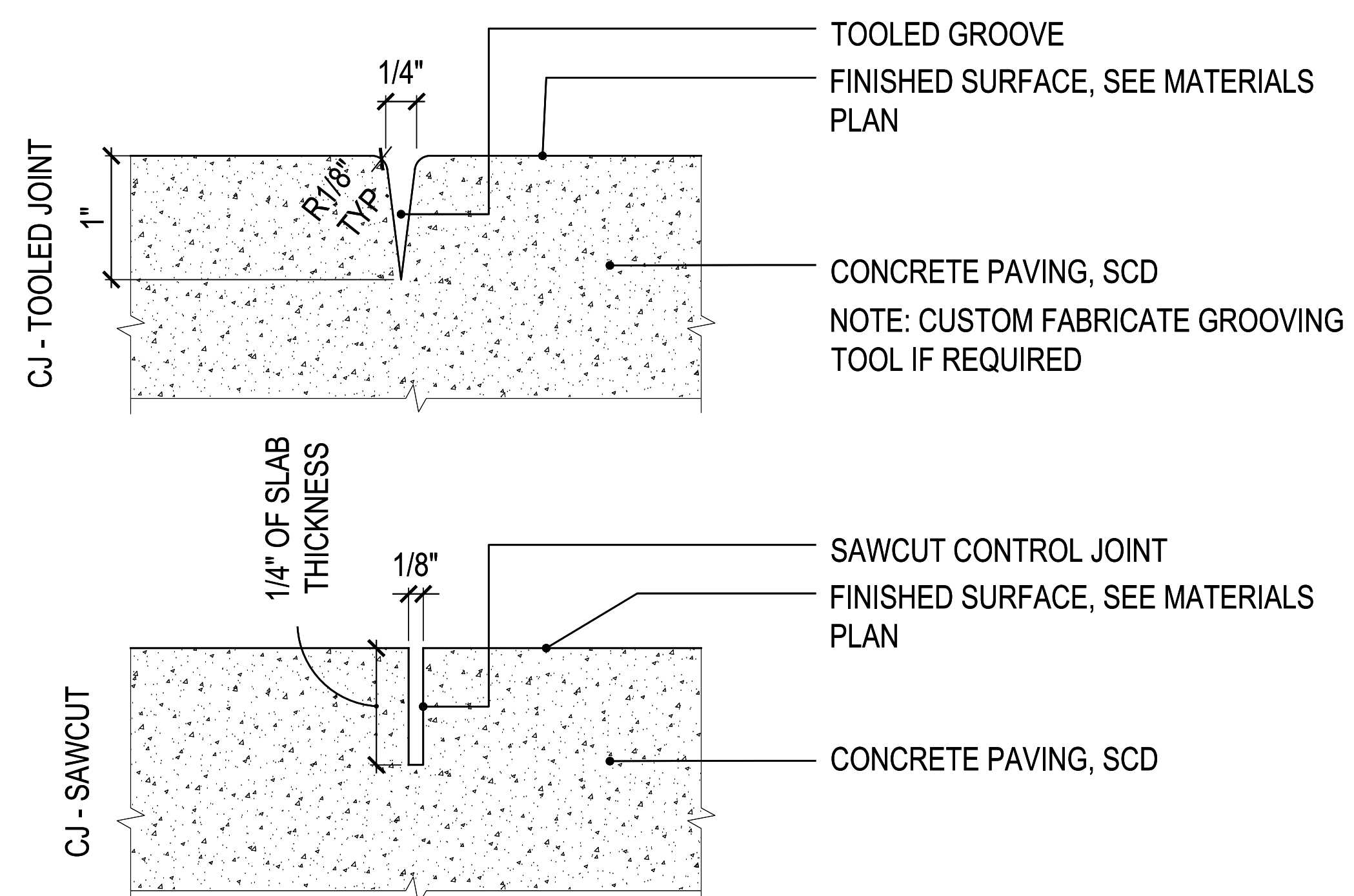
6 UNIT PAVERS

Scale: 3" = 1'-0"



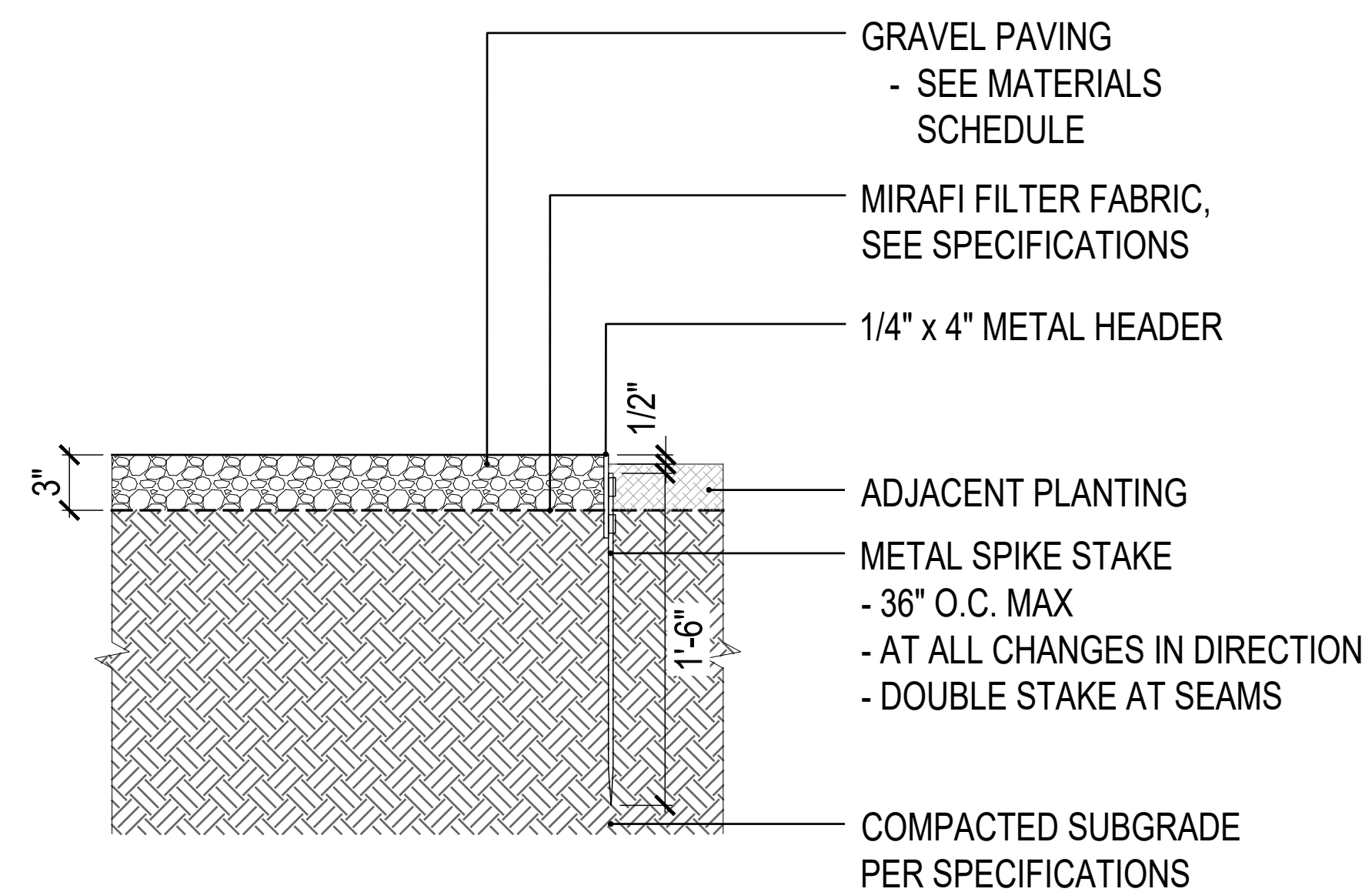
5 CONCRETE AT PLANTING

Scale: 3" = 1'-0"



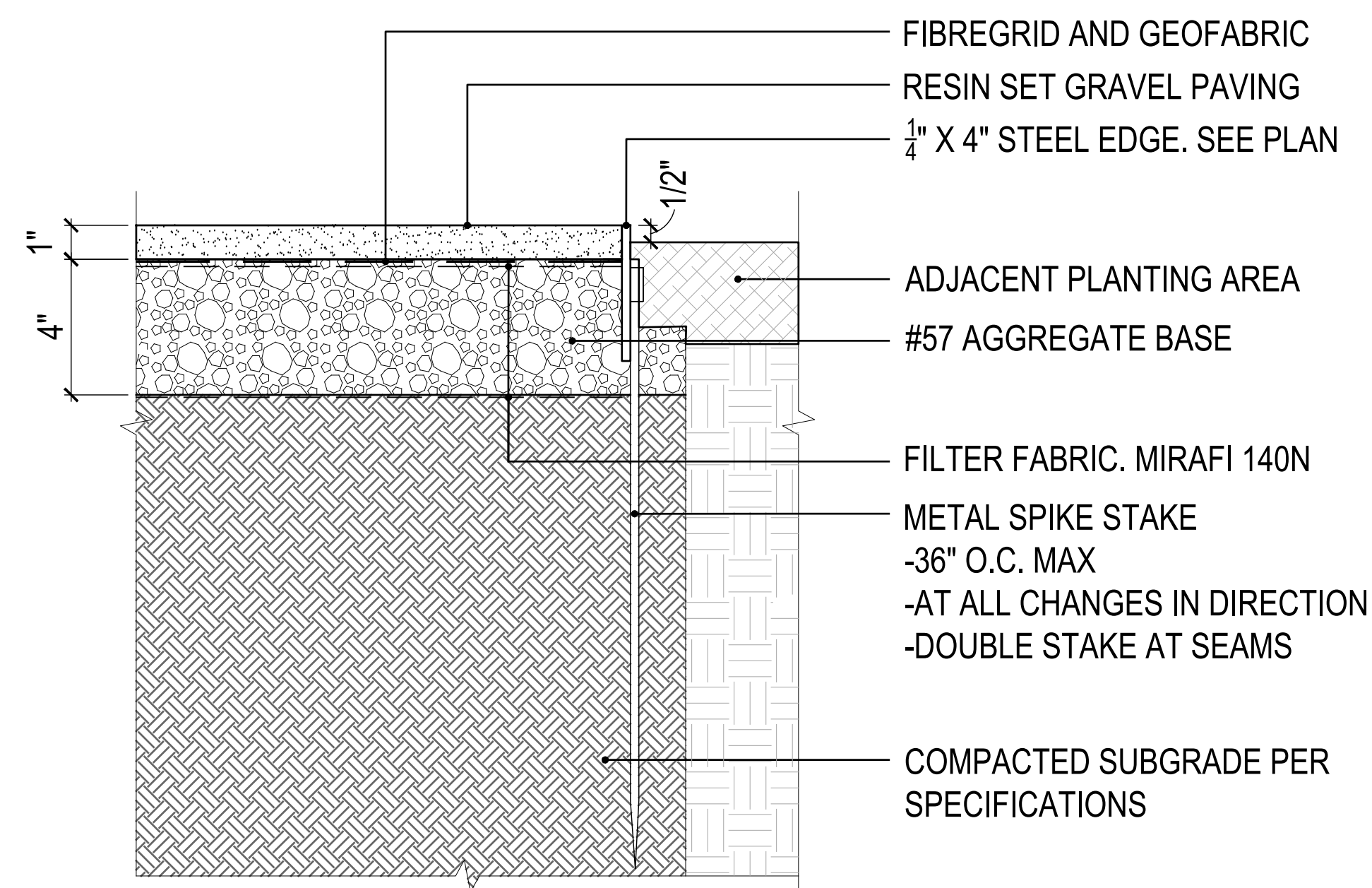
4 CONCRETE CONTROL JOINT - SAWCUT

Scale: 1' = 1'-0"



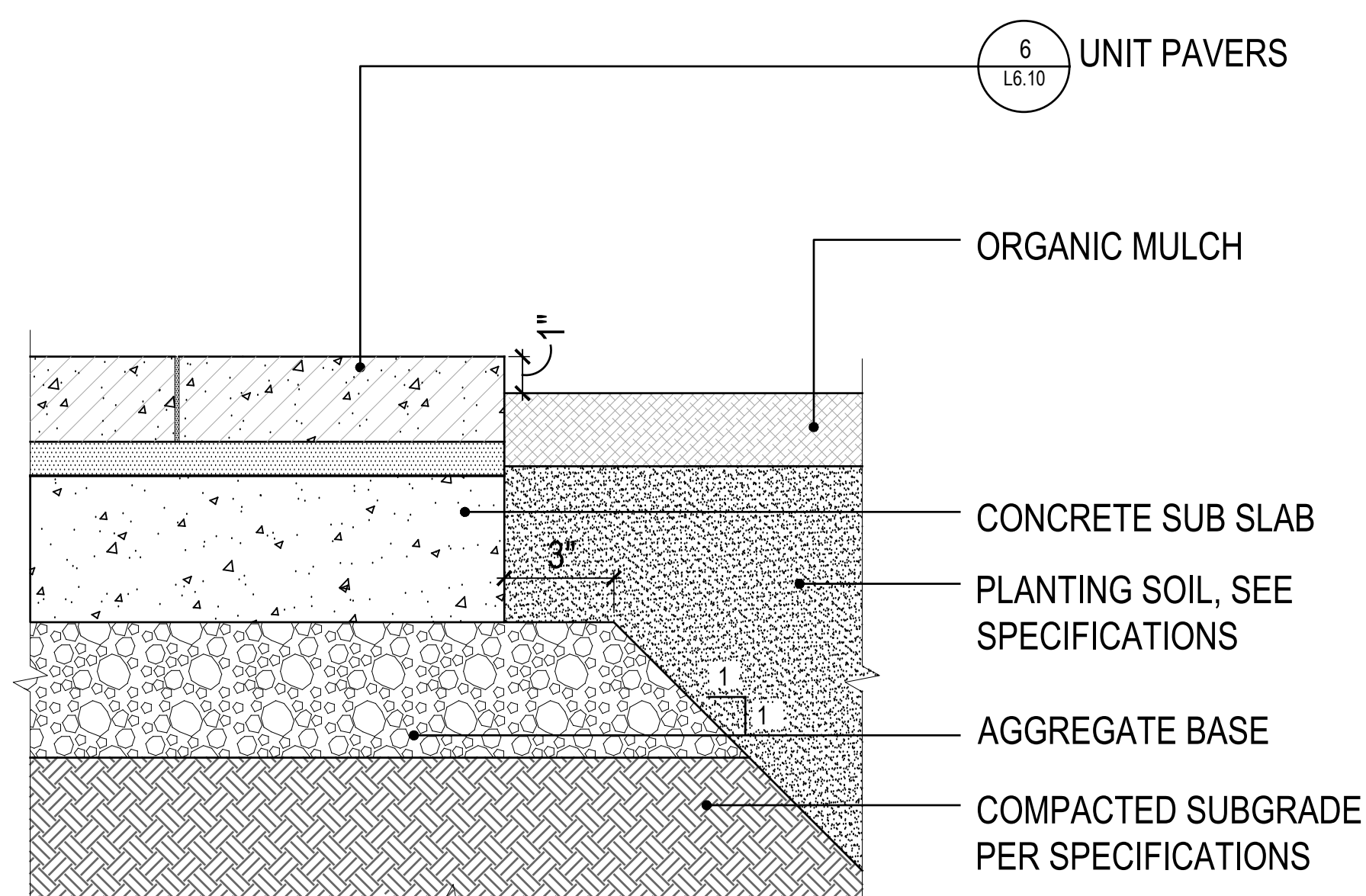
9 GRAVEL PAVING

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



8 RESIN BOUND GRAVEL

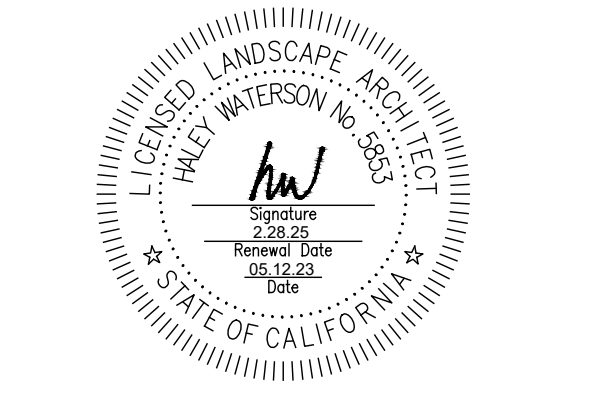
Scale: 3" = 1'-0"



7 UNIT PAVER ON GRADE AT PLANTING

Scale: 3" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521



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Project:

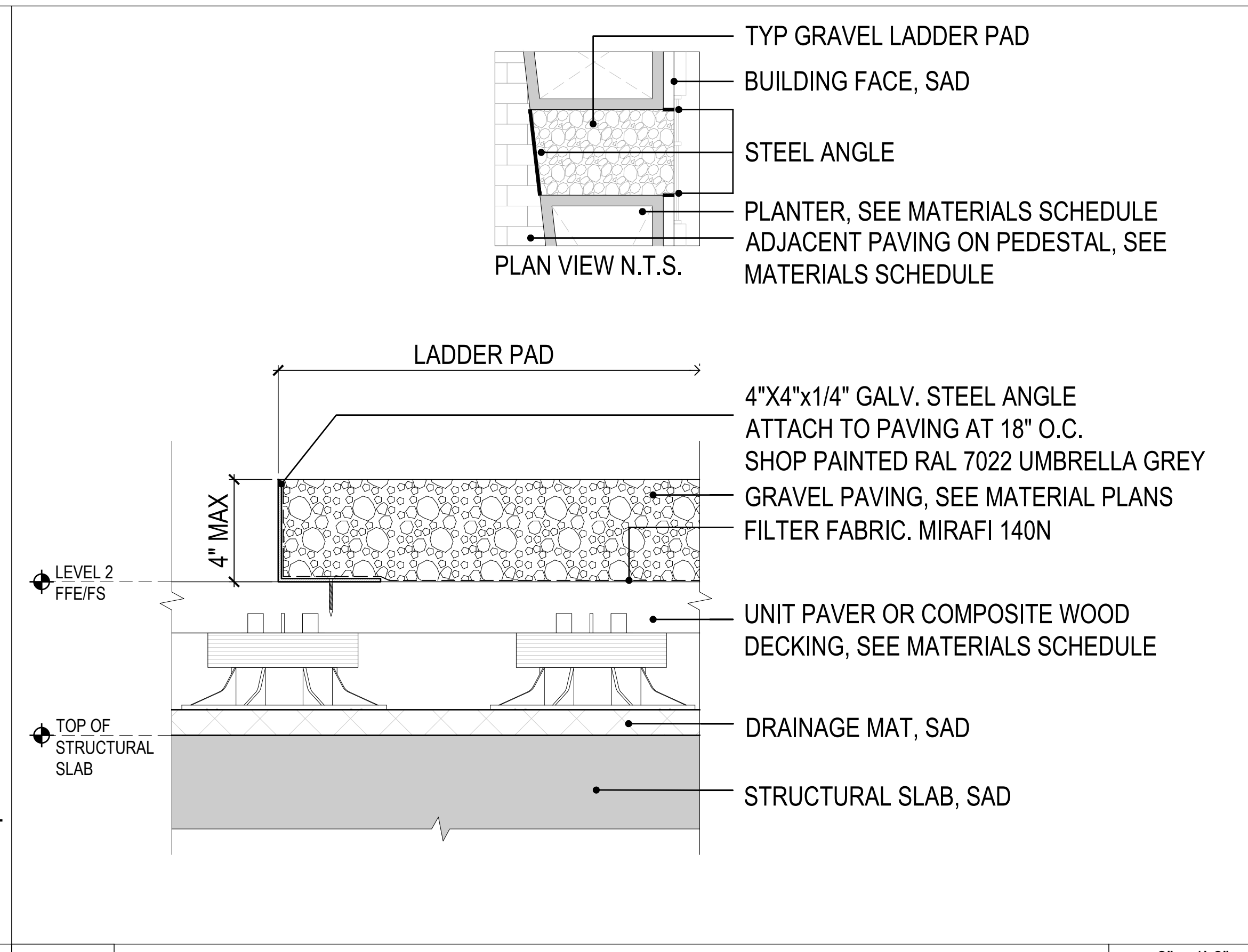
**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVENUE
 PALO ALTO, CA 94306

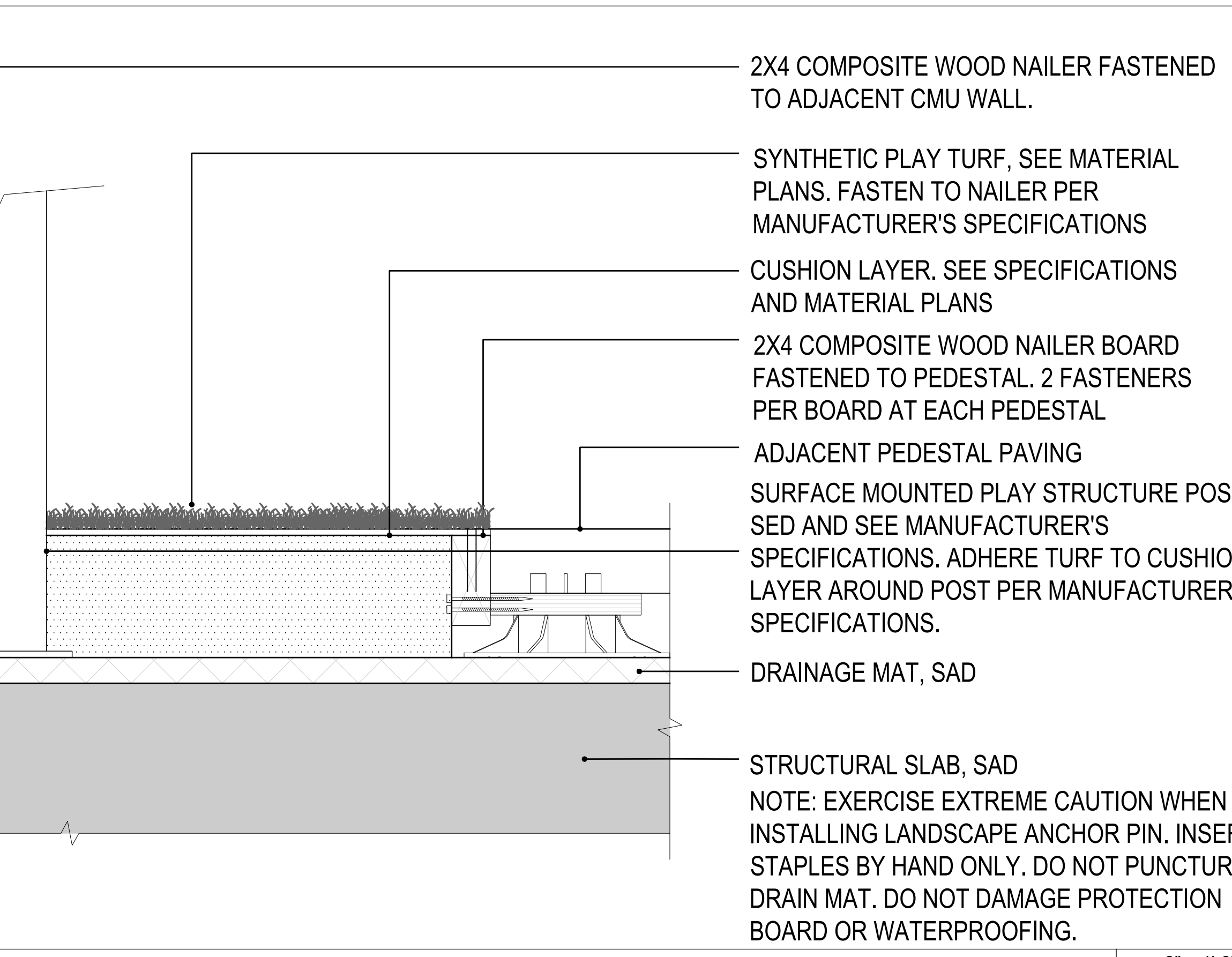


**PAVING DETAILS ON
 STRUCTURE**

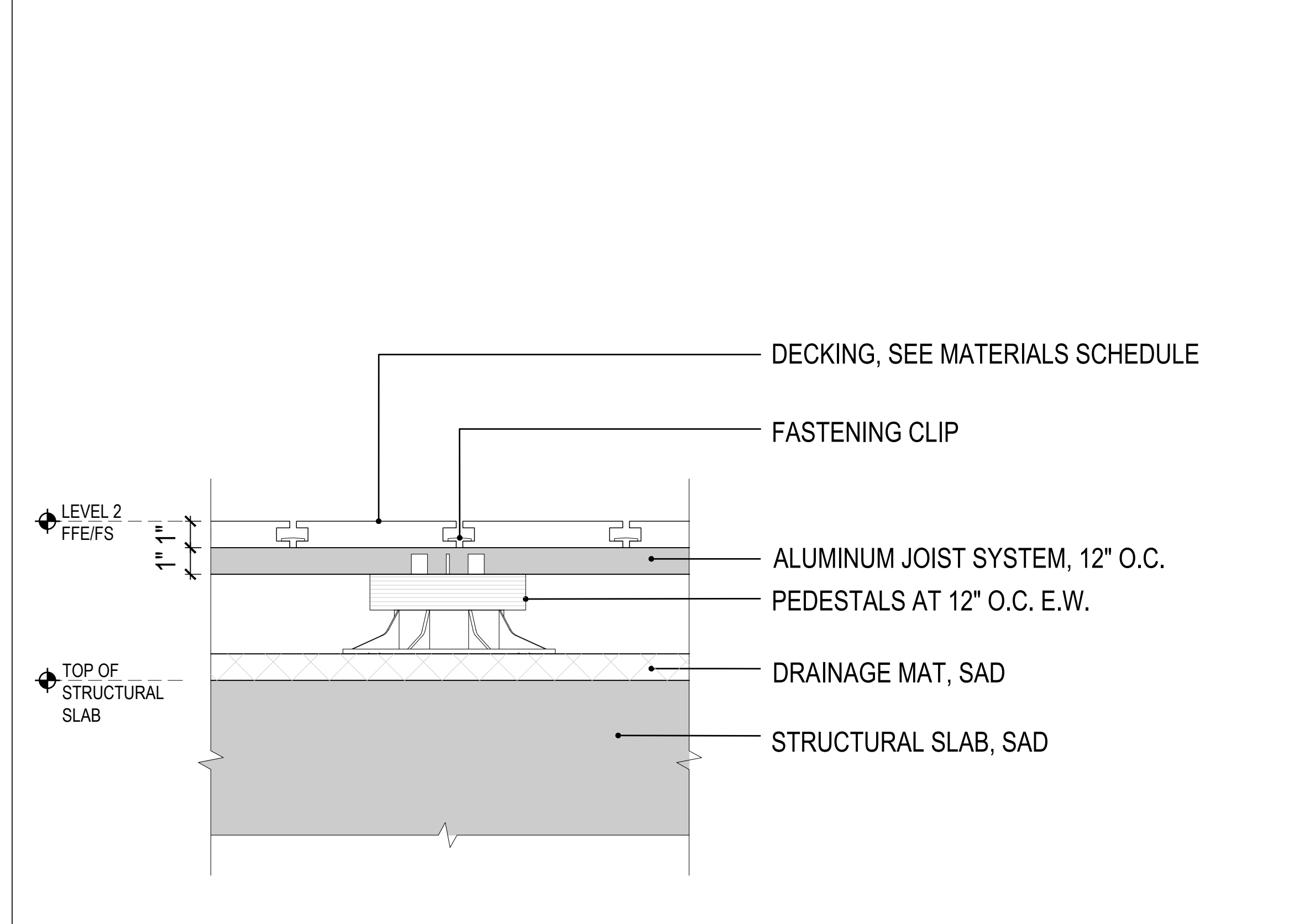
JOB #: 1925
 SCALE:



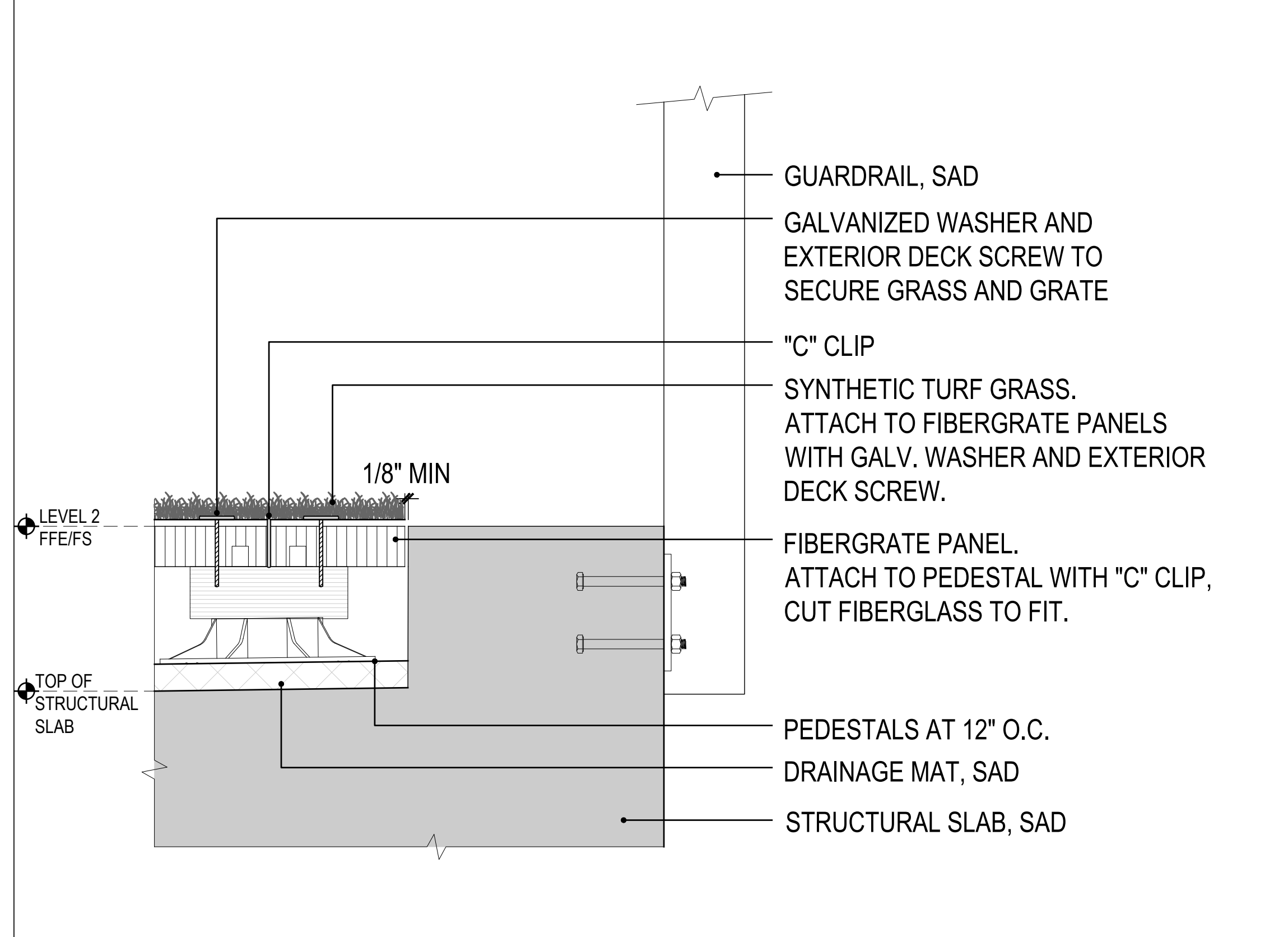
3 GRAVEL PAVING ON STRUCTURE Scale: 3" = 1'-0"



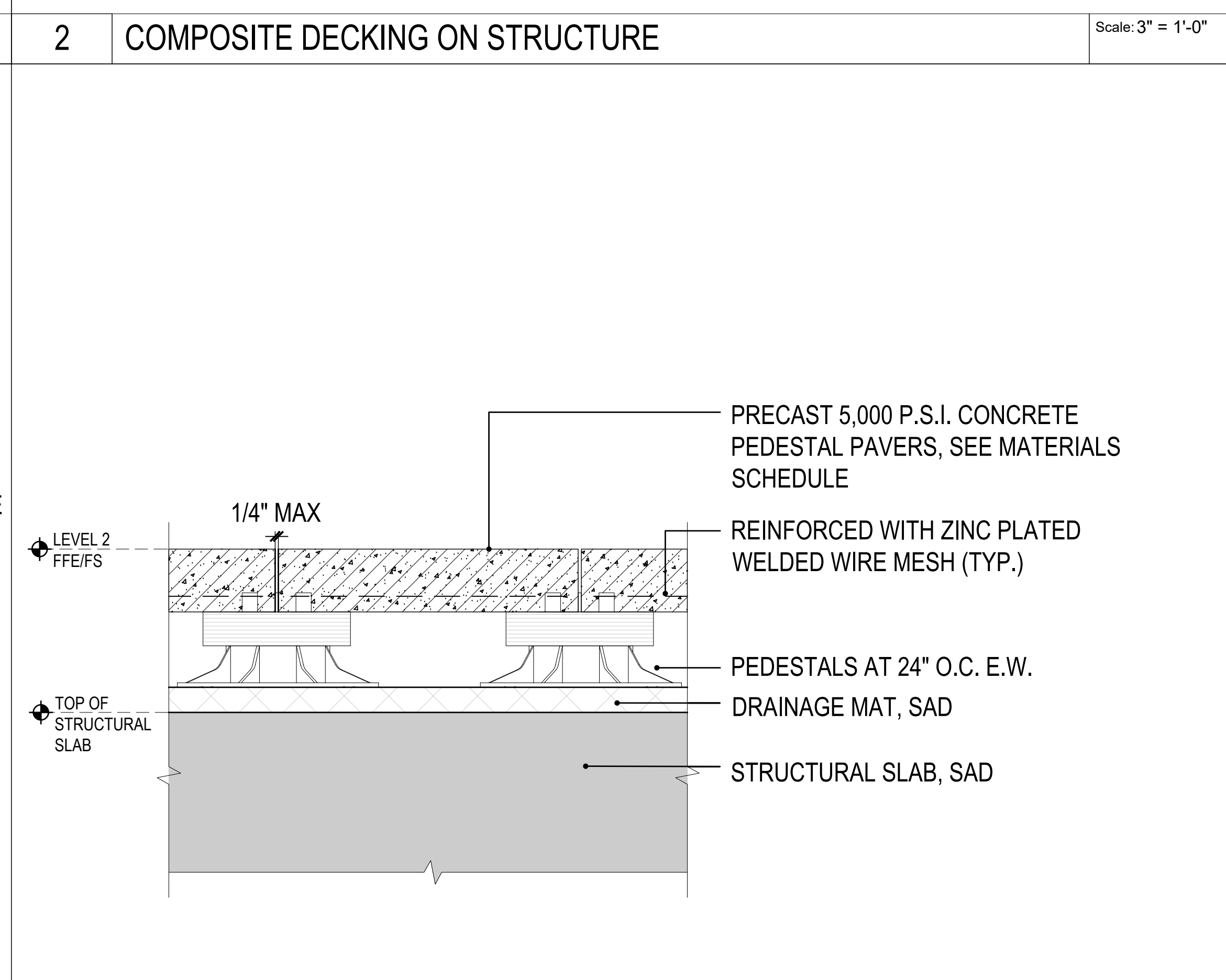
6 SYNTHETIC PLAY TURF ON STRUCTURE Scale: 3" = 1'-0"



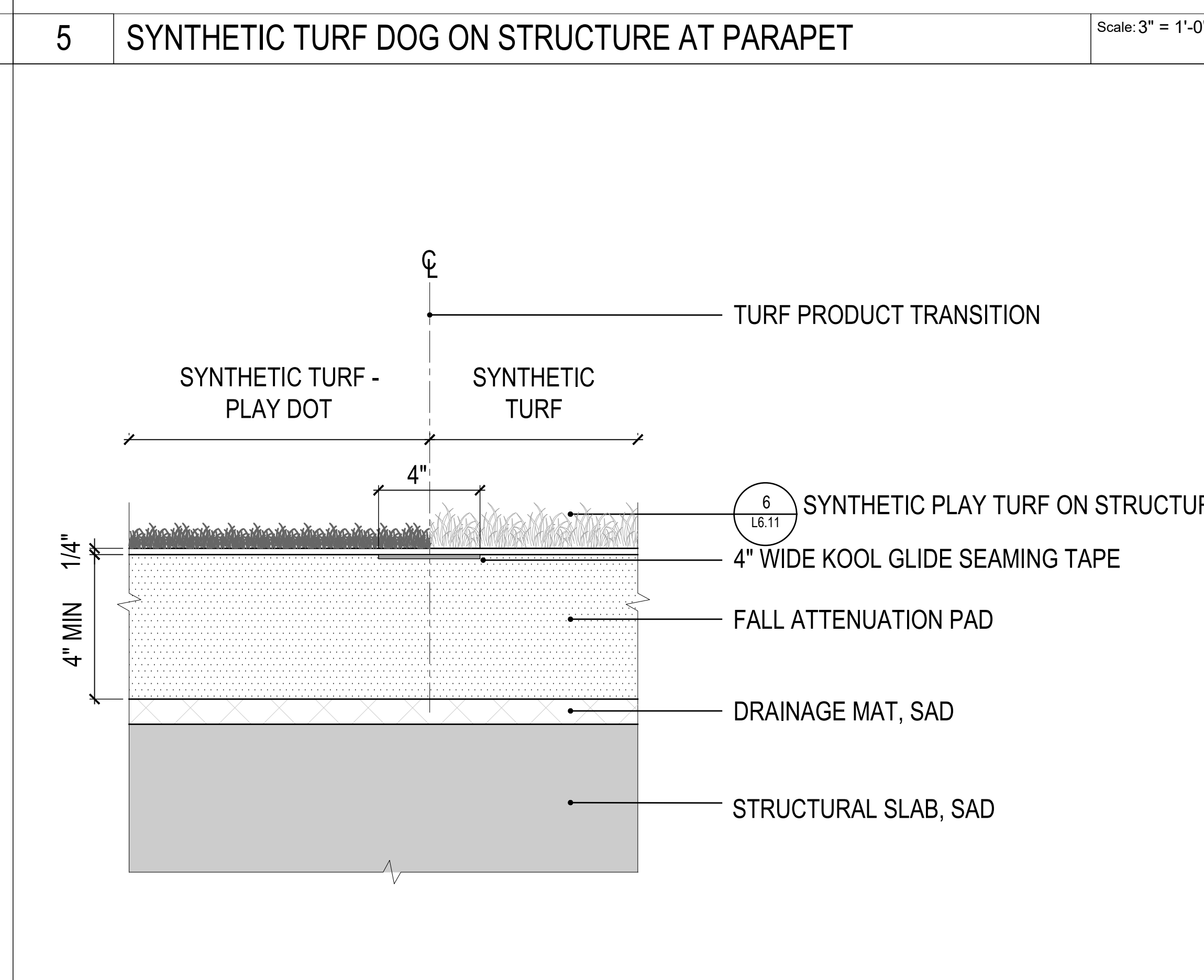
2 COMPOSITE DECKING ON STRUCTURE Scale: 3" = 1'-0"



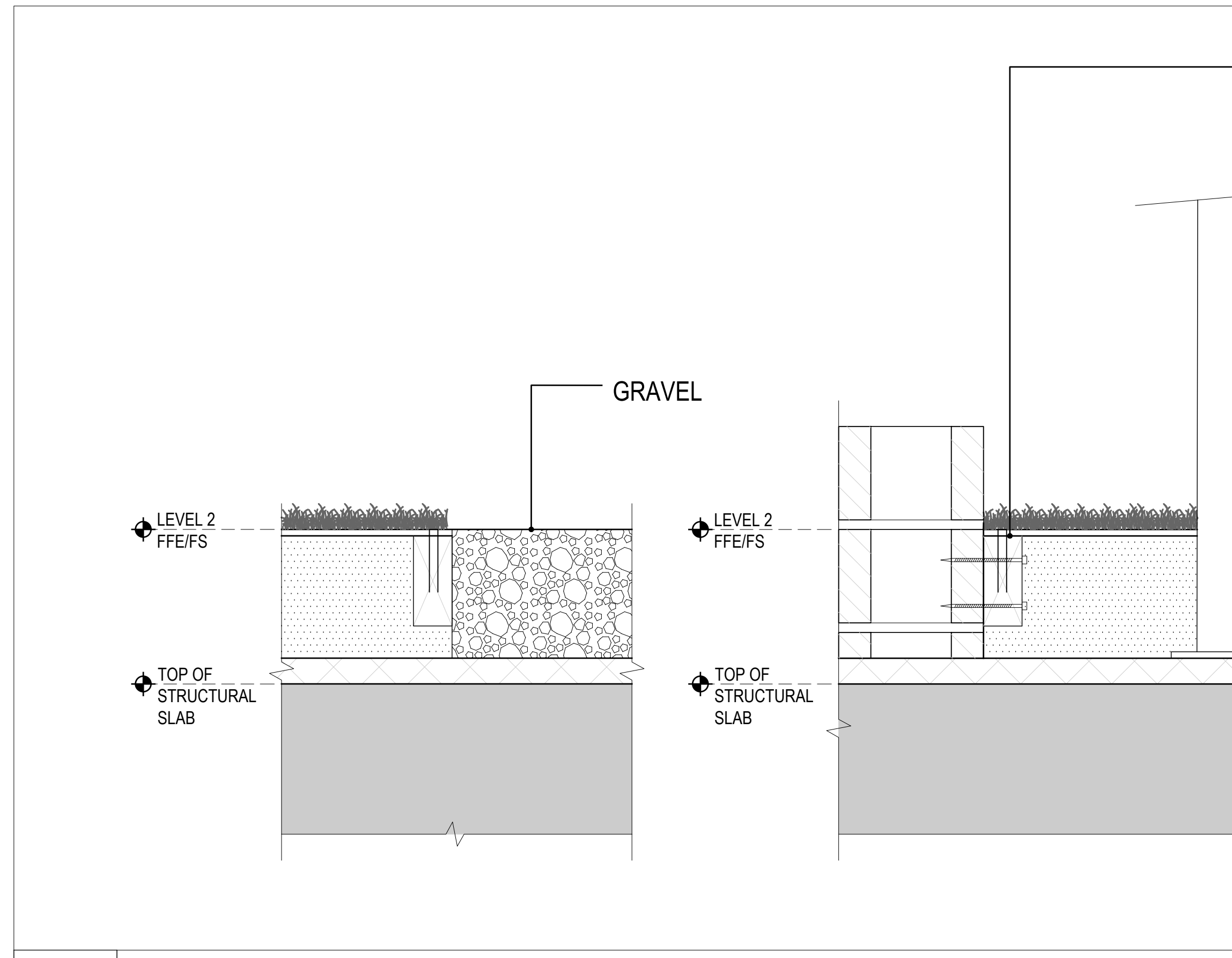
5 SYNTHETIC TURF DOG ON STRUCTURE AT PARAPET Scale: 3" = 1'-0"



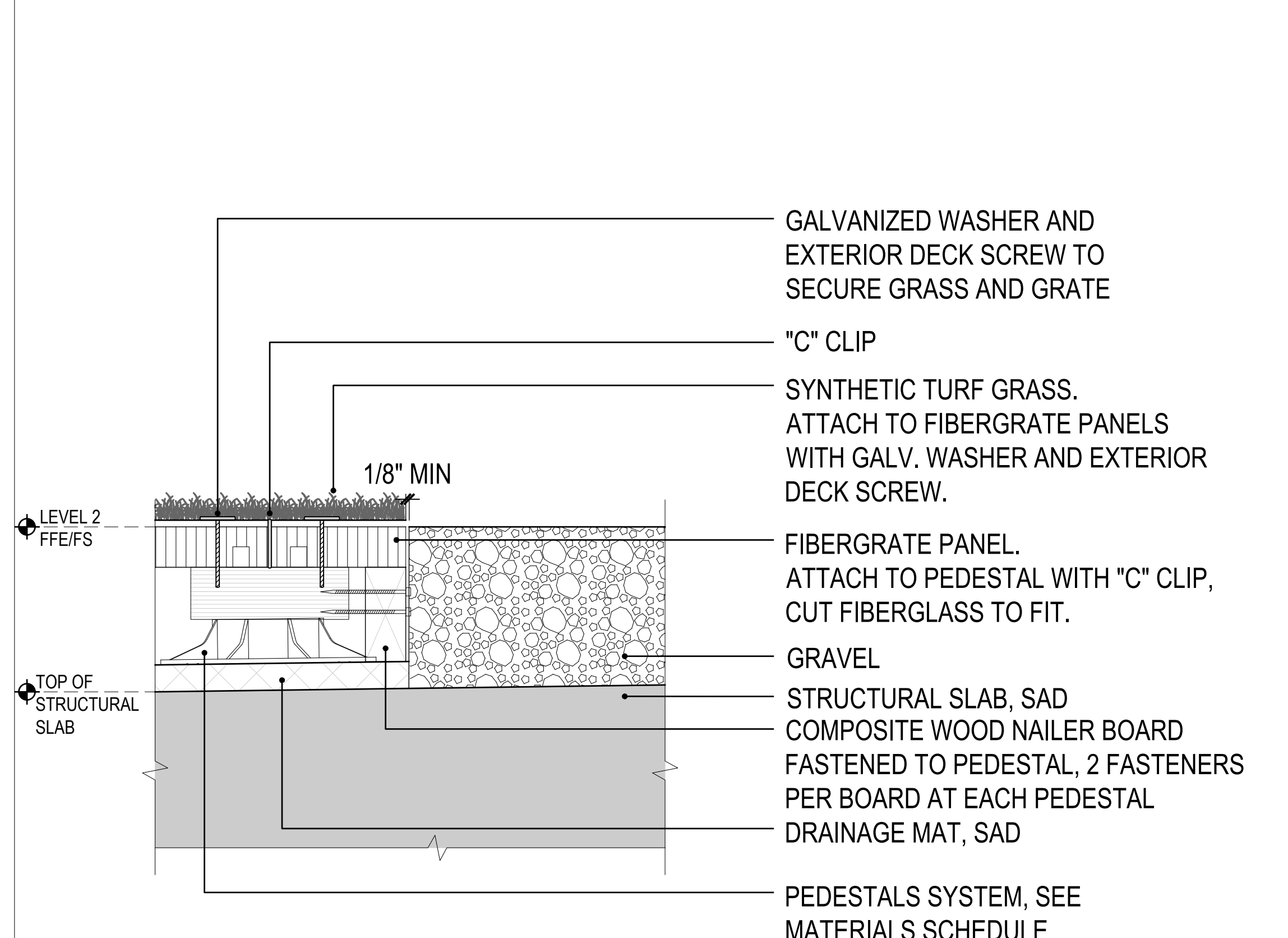
1 UNIT PAVER ON STRUCTURE Scale: 3" = 1'-0"



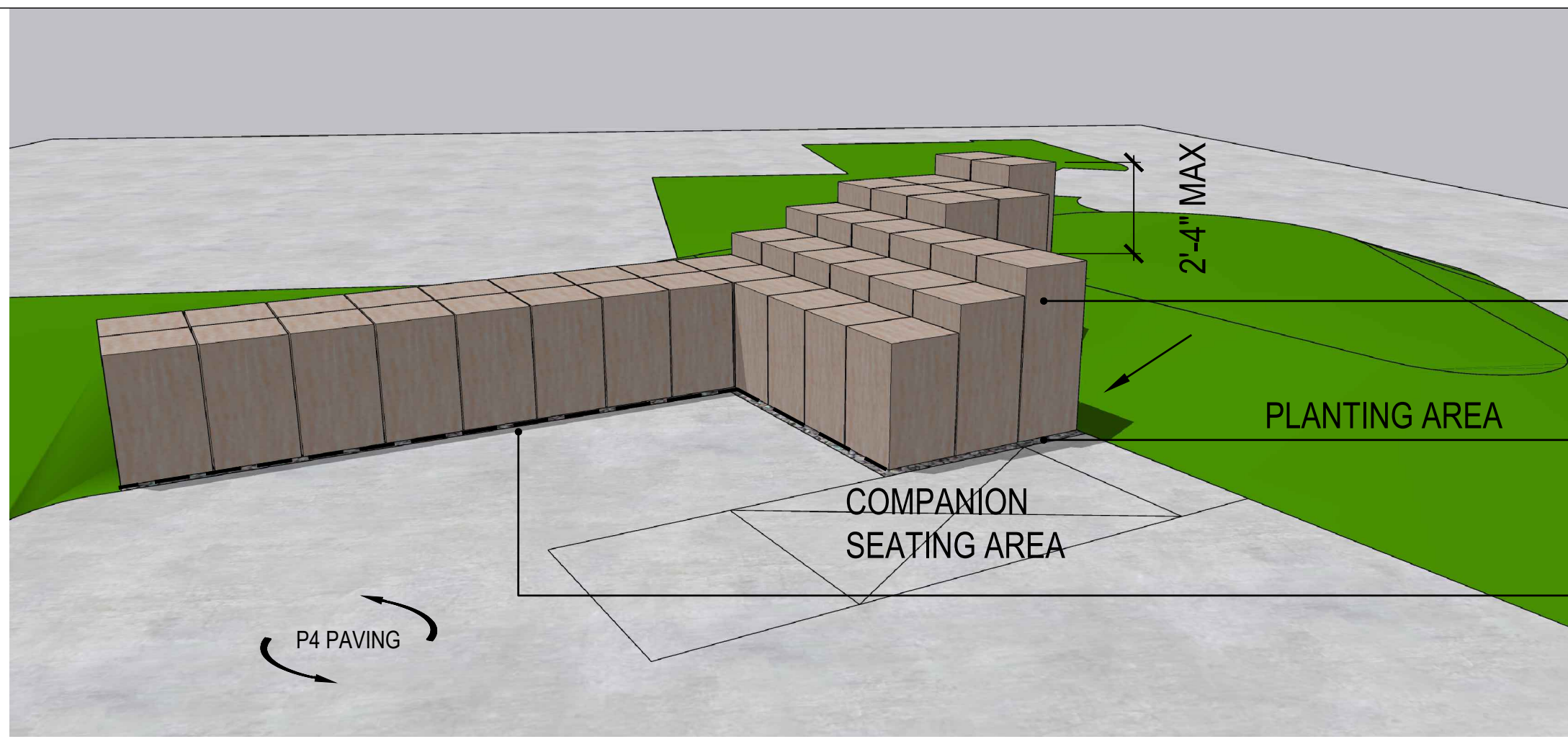
4 SYNTHETIC TURF PLAY DOT Scale: 3" = 1'-0"



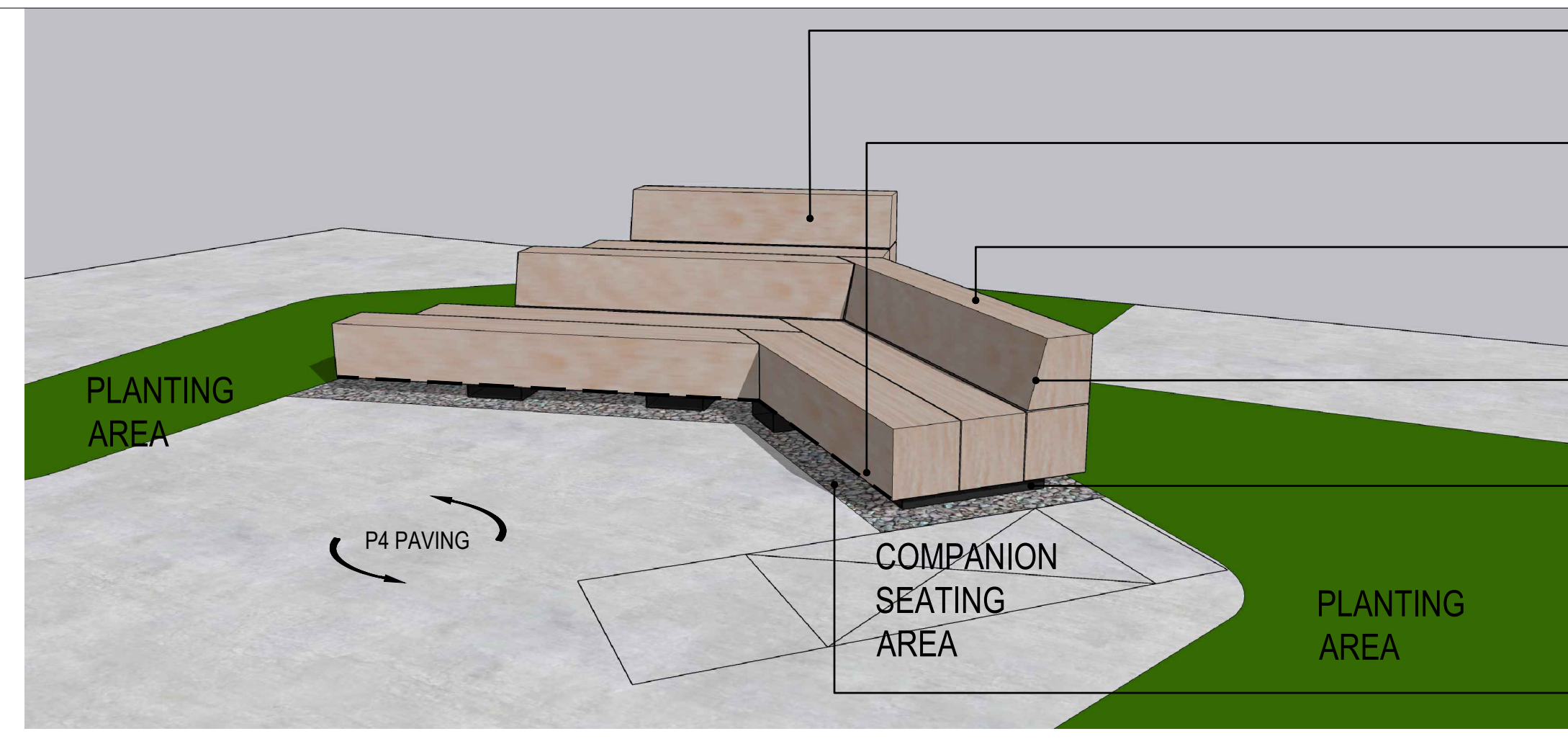
7 SYNTHETIC TURF DOG ON STRUCTURE Scale: 3" = 1'-0"



8 GRAVEL RESTRAINT AT BUILDING AND PLANTER Scale: 3" = 1'-0"



CUSTOM TIMBER SEATING - B. SEE MATERIAL SCHEDULE
 3" GRAVEL PAVING
 L4 TAPE LIGHT UNDER BENCH, SEE ELECTRICAL PLANS



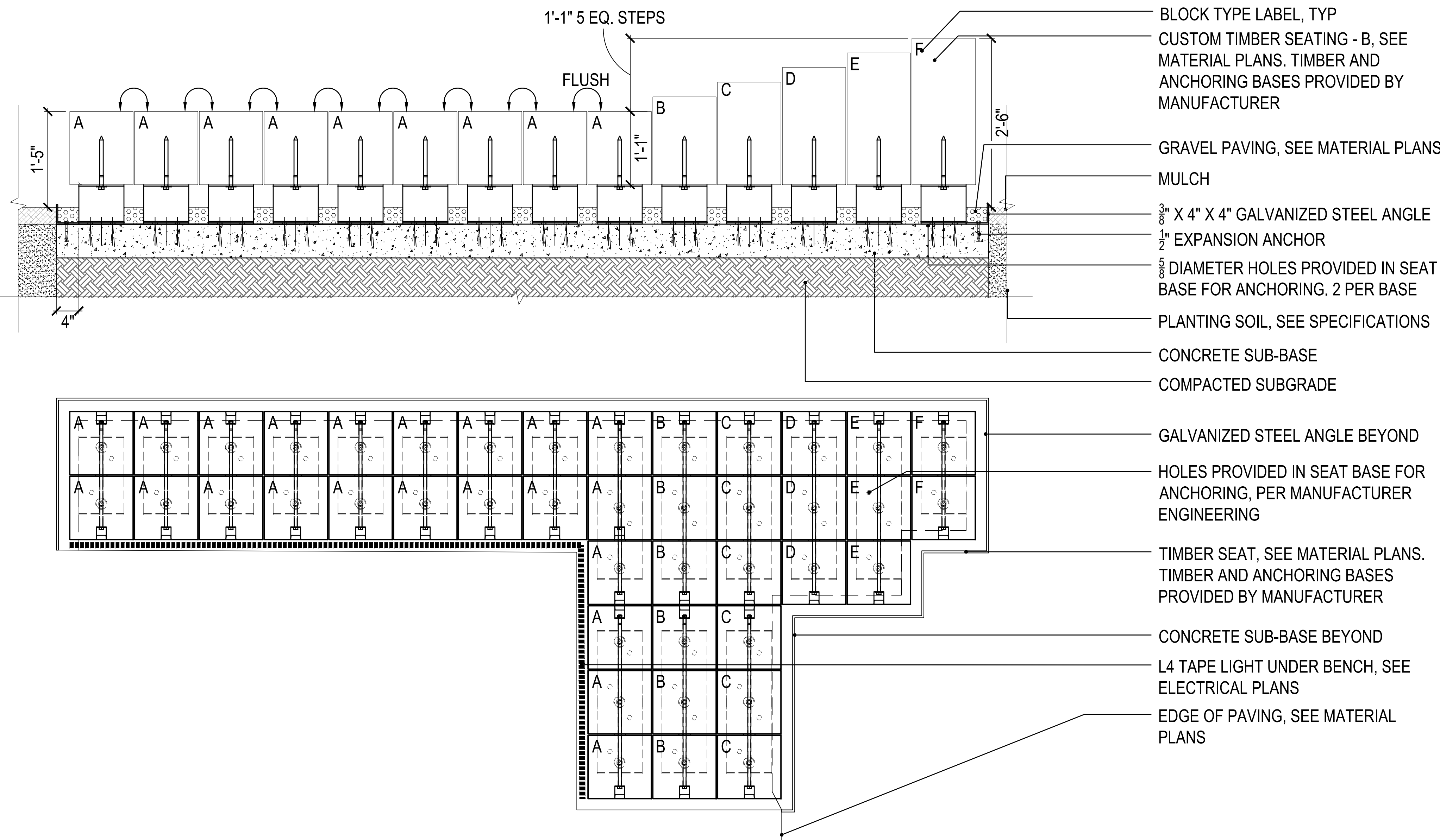
TAPERED BACKREST, 3 COURSES HIGH
 L4 TAPE LIGHT UNDER BENCH, SEE ELECTRICAL PLANS
 CUSTOM TIMBER SEATING - A. SEE MATERIAL SCHEDULE
 TAPERED BACKREST
 STEEL BASE FOR ANCHORING TO CONCRETE SUB-SLAB PROVIDED BY MANUFACTURERS
 3" GRAVEL PAVING OVER CONCRETE SUBBASE

6 CUSTOM TIMBER SEATING - B - 6

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

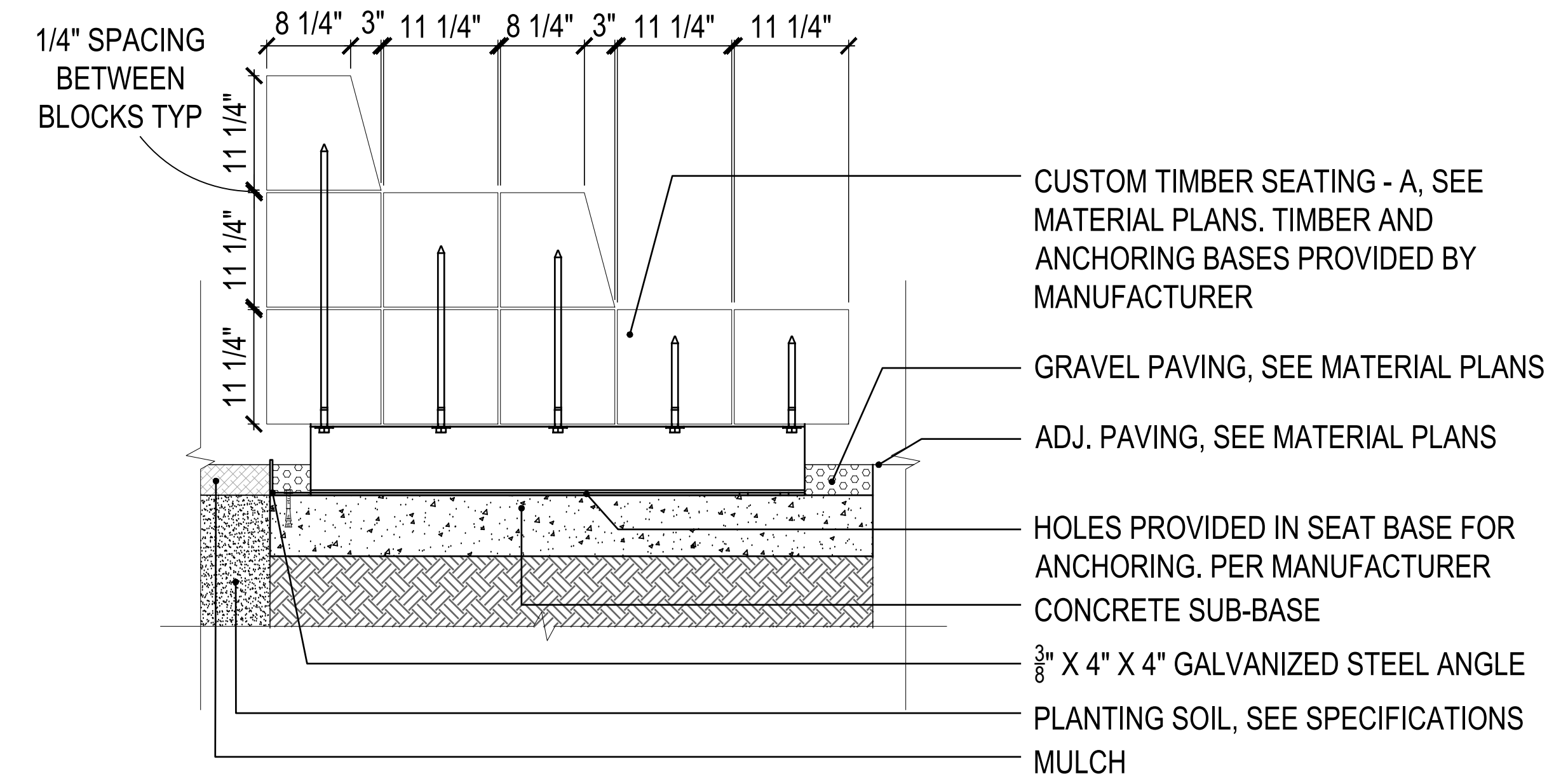
3 CUSTOM TIMBER SEATING - A - VIEW

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



BLOCK TYPE LABEL, TYP
 CUSTOM TIMBER SEATING - B. SEE MATERIAL PLANS. TIMBER AND ANCHORING BASES PROVIDED BY MANUFACTURER
 GRAVEL PAVING, SEE MATERIAL PLANS
 MULCH
 3/8" X 4" X 4" GALVANIZED STEEL ANGLE
 1/2" EXPANSION ANCHOR
 3/8" DIAMETER HOLES PROVIDED IN SEAT BASE FOR ANCHORING, 2 PER BASE
 PLANTING SOIL, SEE SPECIFICATIONS
 CONCRETE SUB-BASE
 COMPACTED SUBGRADE

GALVANIZED STEEL ANGLE BEYOND
 HOLES PROVIDED IN SEAT BASE FOR ANCHORING, PER MANUFACTURER ENGINEERING
 TIMBER SEAT, SEE MATERIAL PLANS. TIMBER AND ANCHORING BASES PROVIDED BY MANUFACTURER
 CONCRETE SUB-BASE BEYOND
 L4 TAPE LIGHT UNDER BENCH, SEE ELECTRICAL PLANS
 EDGE OF PAVING, SEE MATERIAL PLANS



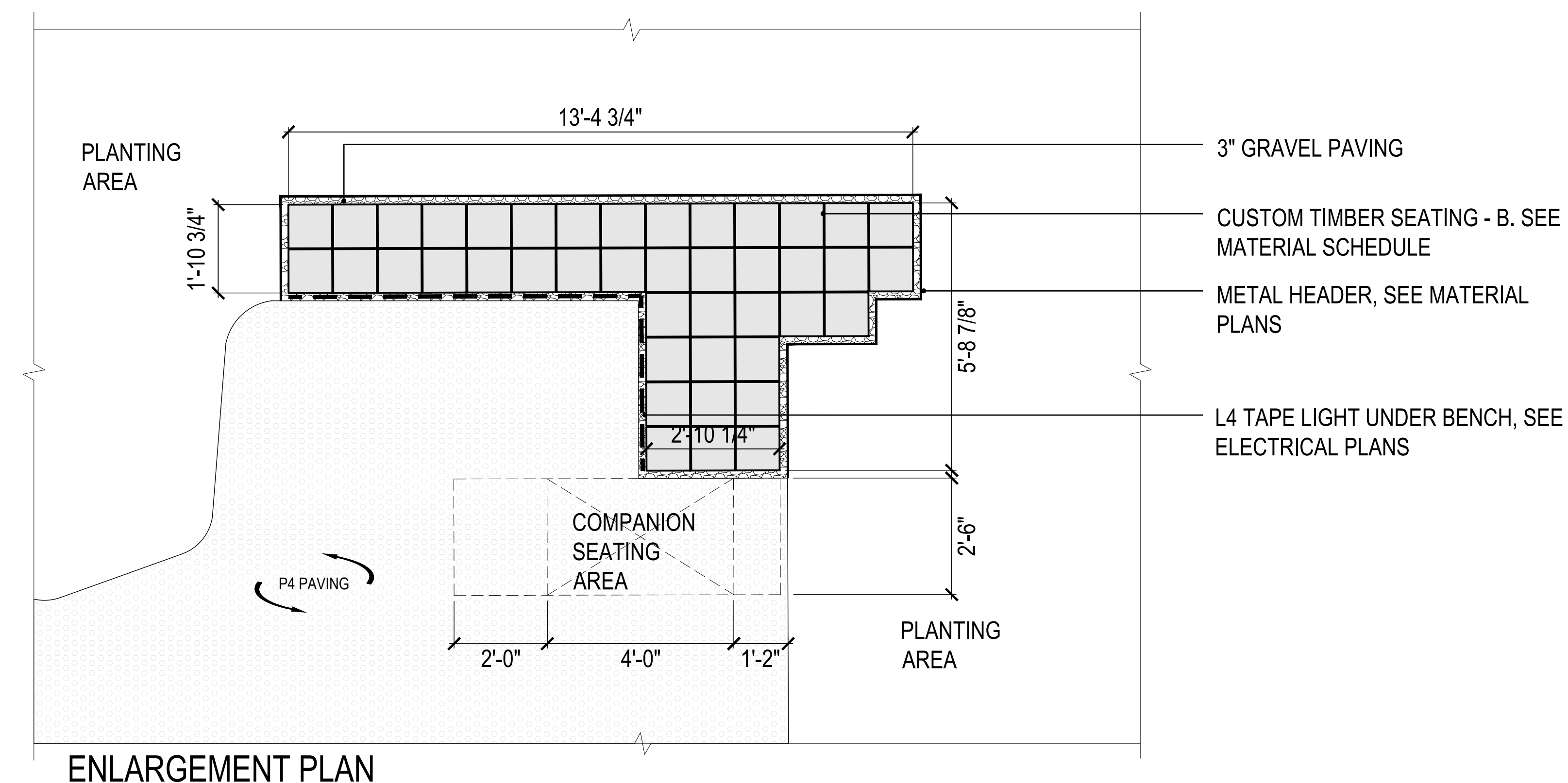
CUSTOM TIMBER SEATING - A. SEE MATERIAL PLANS. TIMBER AND ANCHORING BASES PROVIDED BY MANUFACTURER
 GRAVEL PAVING, SEE MATERIAL PLANS
 ADJ. PAVING, SEE MATERIAL PLANS
 HOLES PROVIDED IN SEAT BASE FOR ANCHORING, PER MANUFACTURER
 CONCRETE SUB-BASE
 3/8" X 4" X 4" GALVANIZED STEEL ANGLE
 PLANTING SOIL, SEE SPECIFICATIONS
 MULCH

5 CUSTOM TIMBER SEATING ASSEMBLY - B - PLAN SECTION

Scale: 1" = 1'-0"

2 SCULPTURAL SEATING - A - SECTION

Scale: 1" = 1'-0"

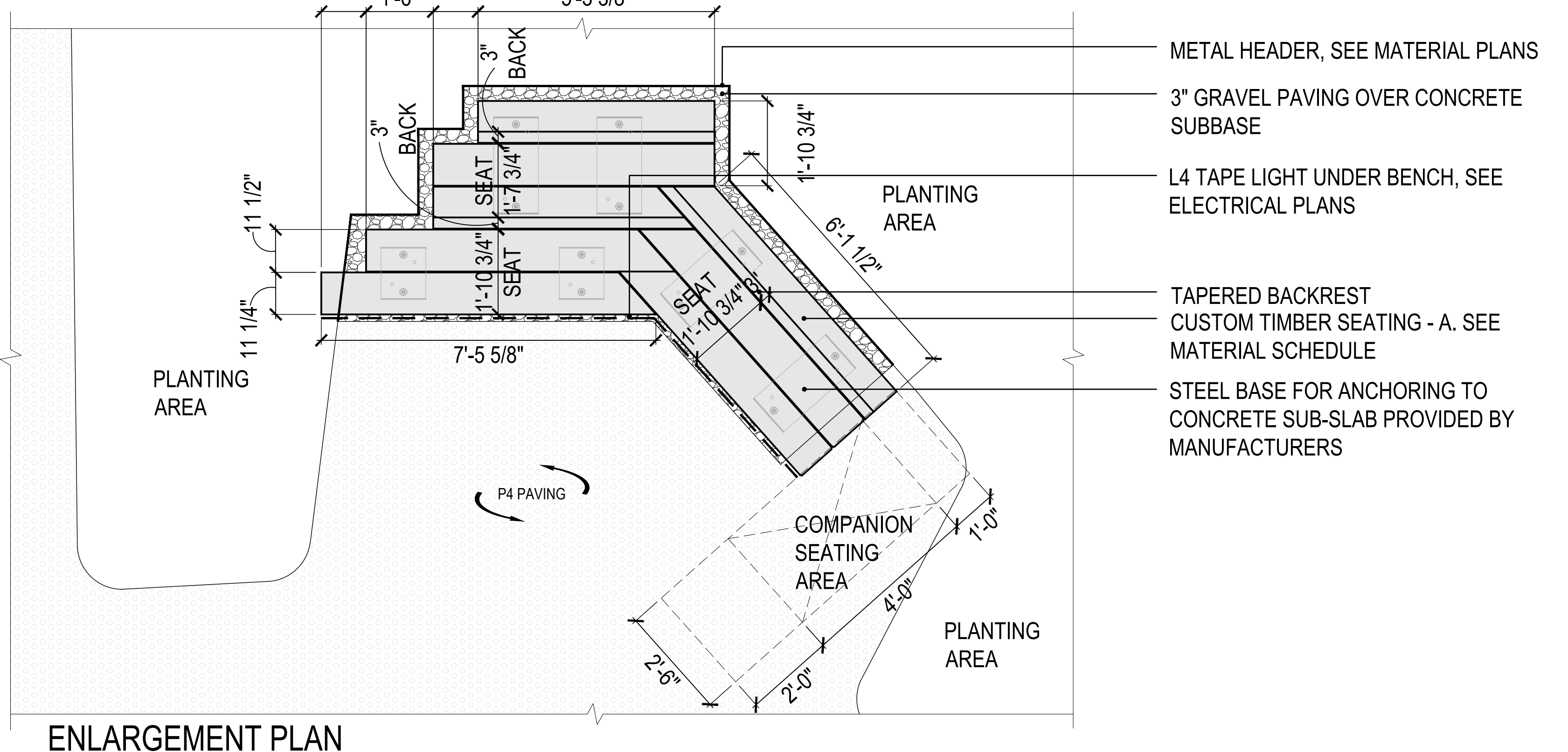


3" GRAVEL PAVING
 CUSTOM TIMBER SEATING - B. SEE MATERIAL SCHEDULE
 METAL HEADER, SEE MATERIAL PLANS
 L4 TAPE LIGHT UNDER BENCH, SEE ELECTRICAL PLANS

ENLARGEMENT PLAN

4 CUSTOM TIMBER SEATING - B

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



METAL HEADER, SEE MATERIAL PLANS
 3" GRAVEL PAVING OVER CONCRETE SUBBASE
 L4 TAPE LIGHT UNDER BENCH, SEE ELECTRICAL PLANS
 TAPERED BACKREST
 CUSTOM TIMBER SEATING - A. SEE MATERIAL SCHEDULE
 STEEL BASE FOR ANCHORING TO CONCRETE SUB-SLAB PROVIDED BY MANUFACTURERS

ENLARGEMENT PLAN

1 CUSTOM TIMBER SEATING - A

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



ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
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Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

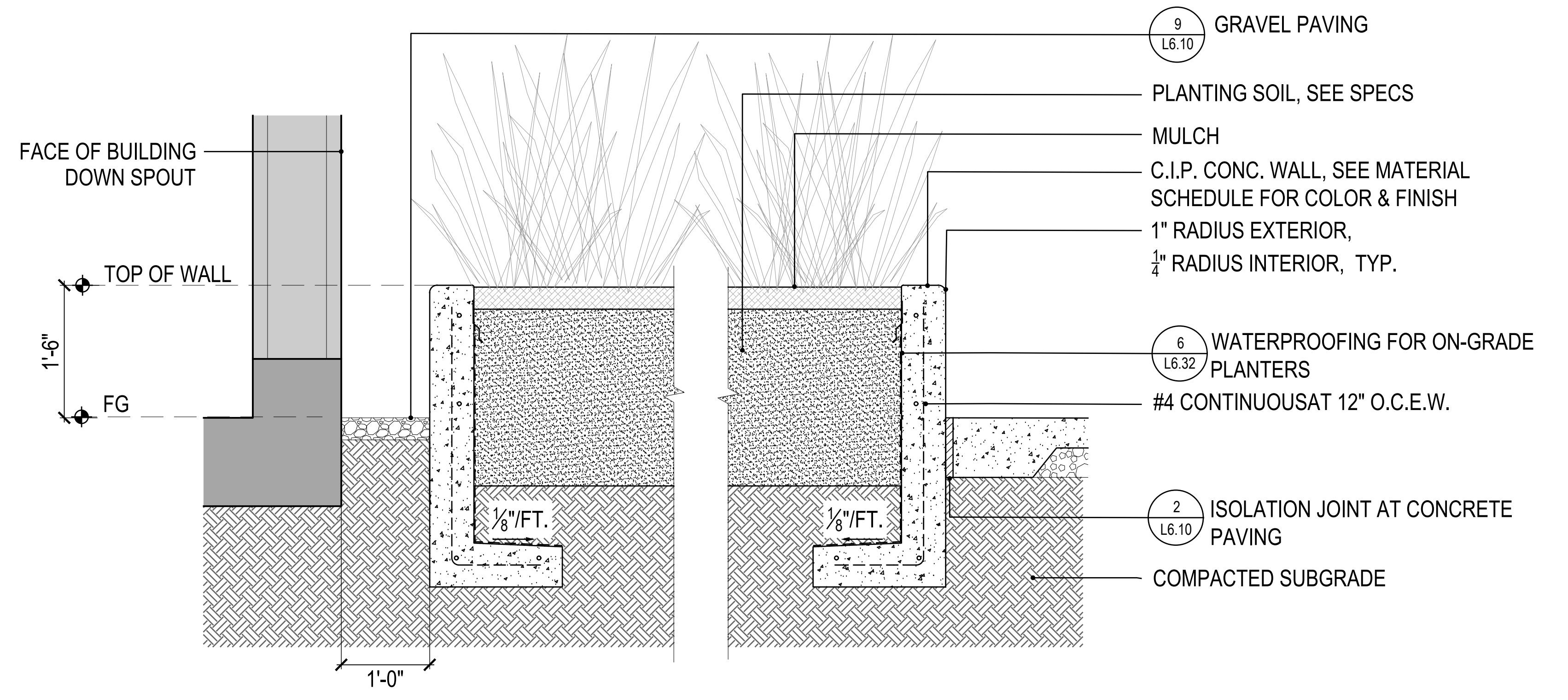
231 GRANT AVENUE
 PALO ALTO, CA 94306



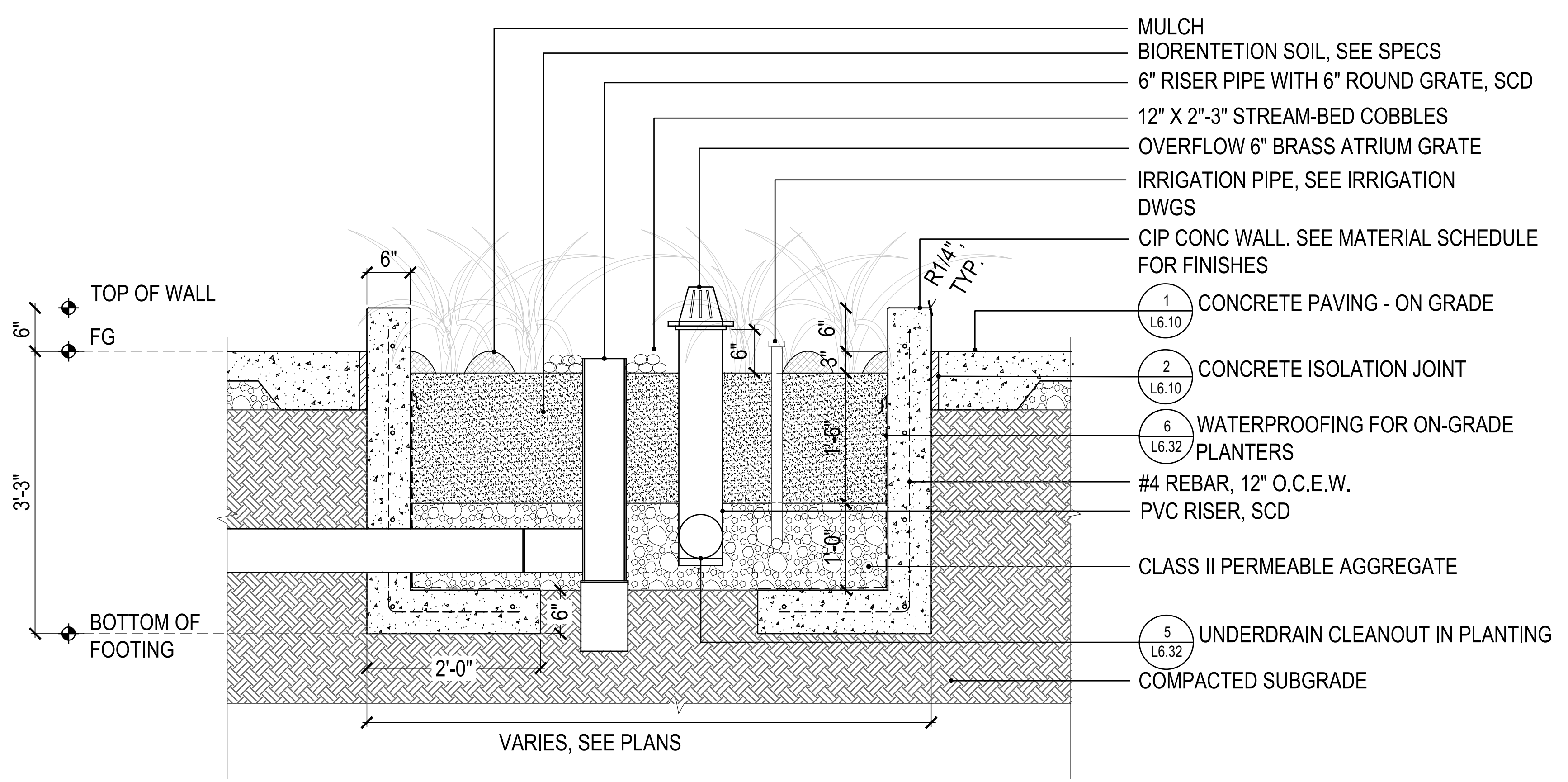
SITE FURNISHINGS AND ELEMENTS ON GRADE

JOB #: 1925
 SCALE:

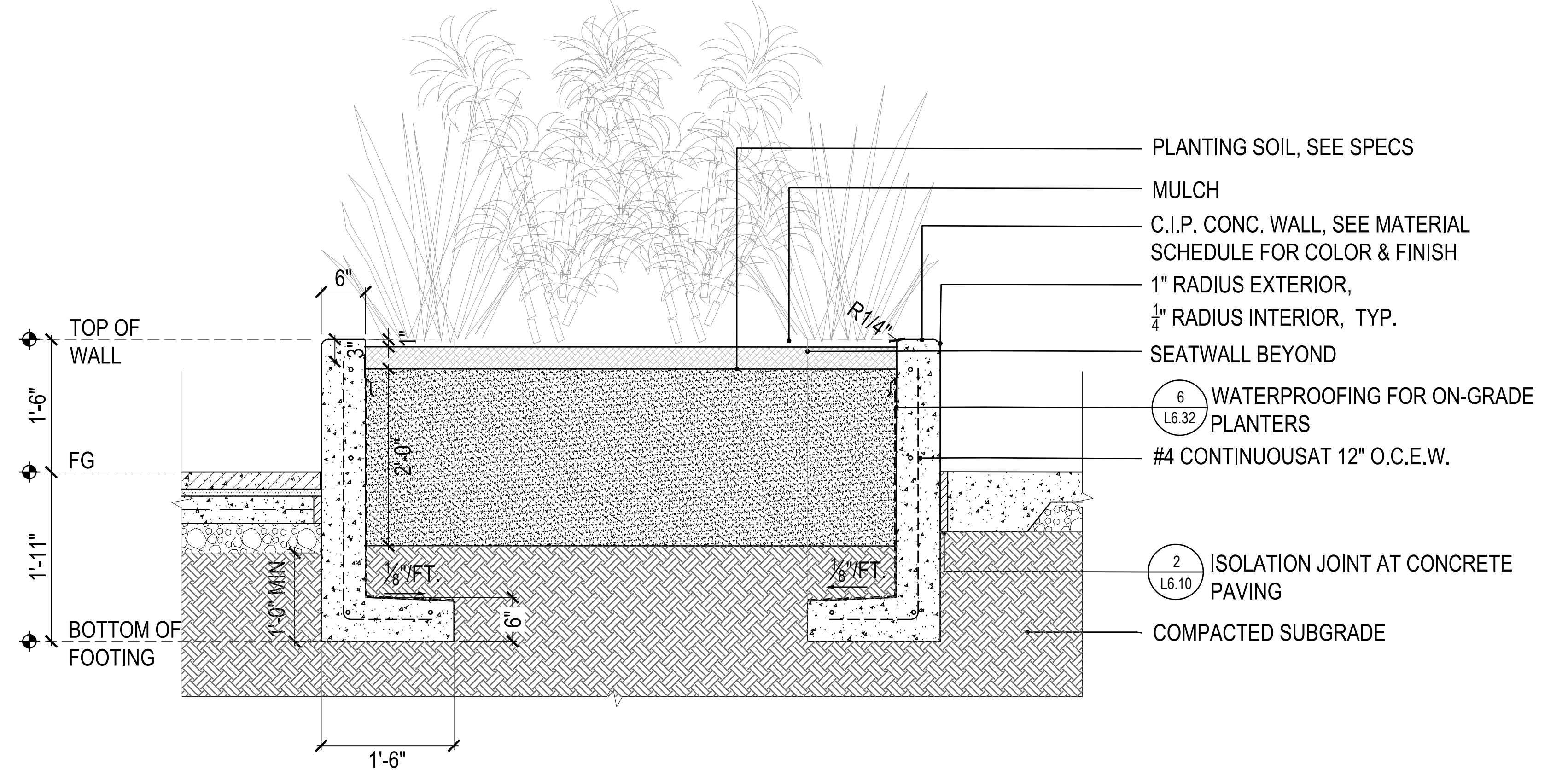
L6.30



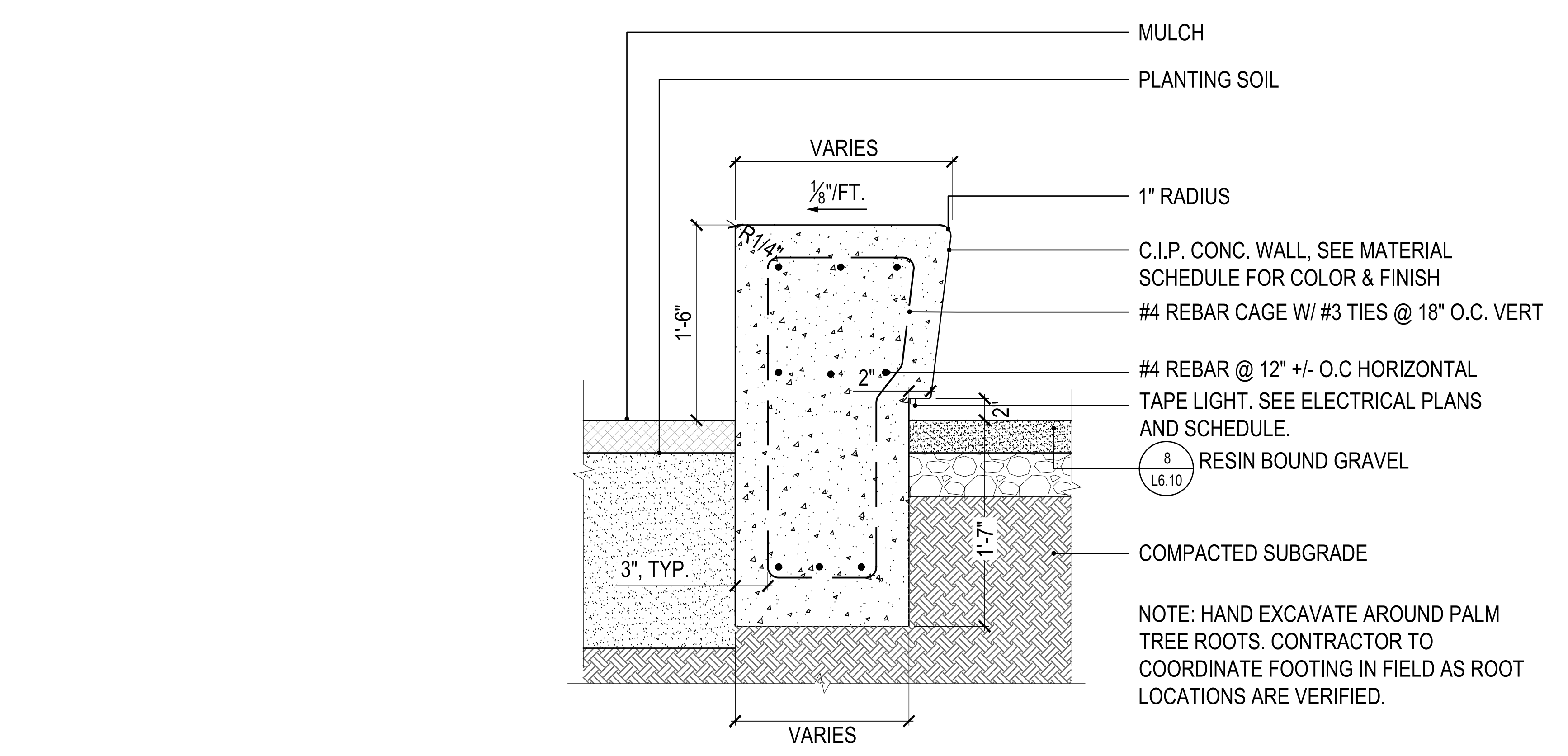
6 CAFE PLANTER AT BUILDING Scale: 1" = 1'-0"



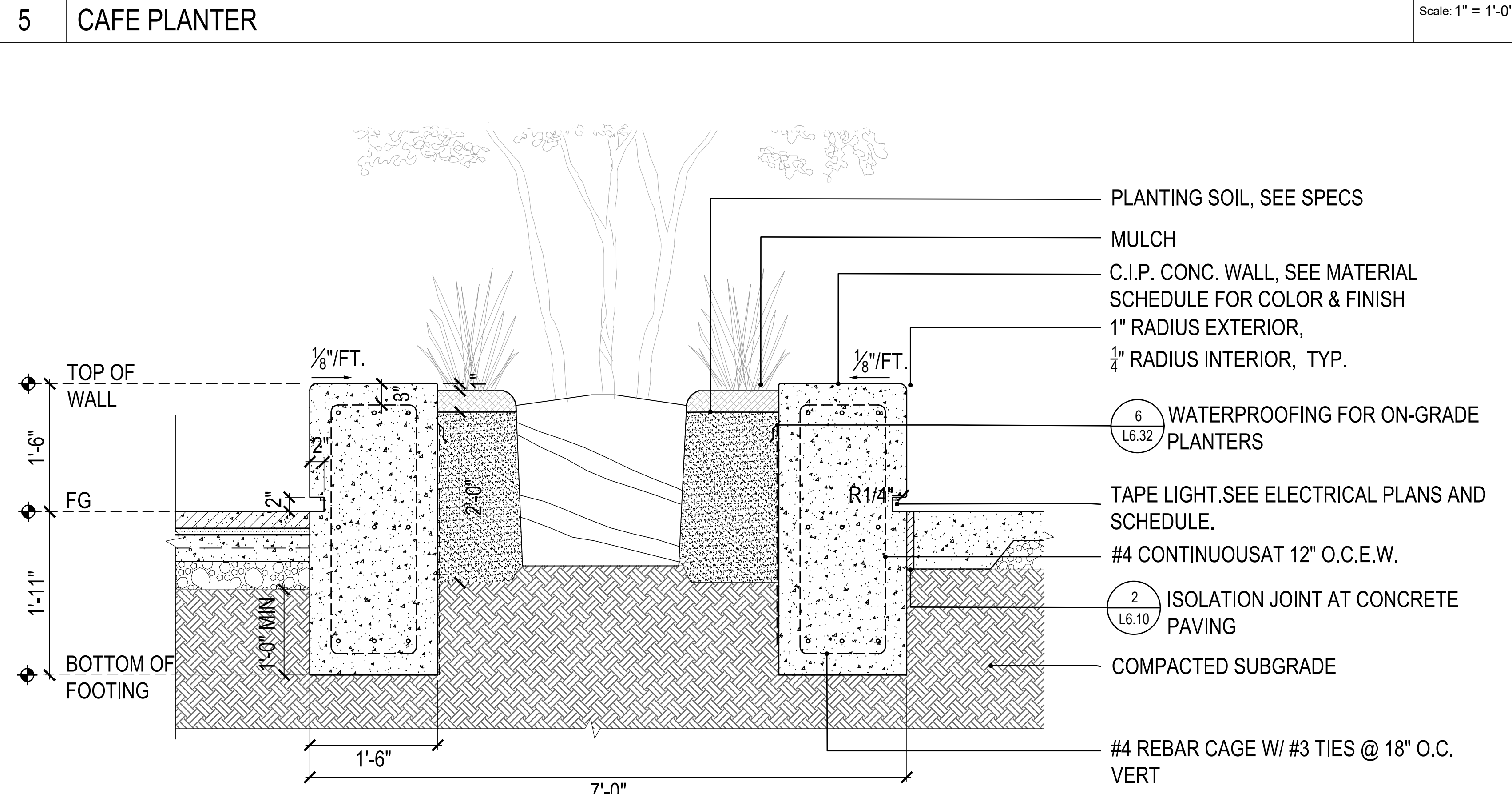
BIORETENTION BASIN @ PARK STREET Scale: 1" = 1'-0"



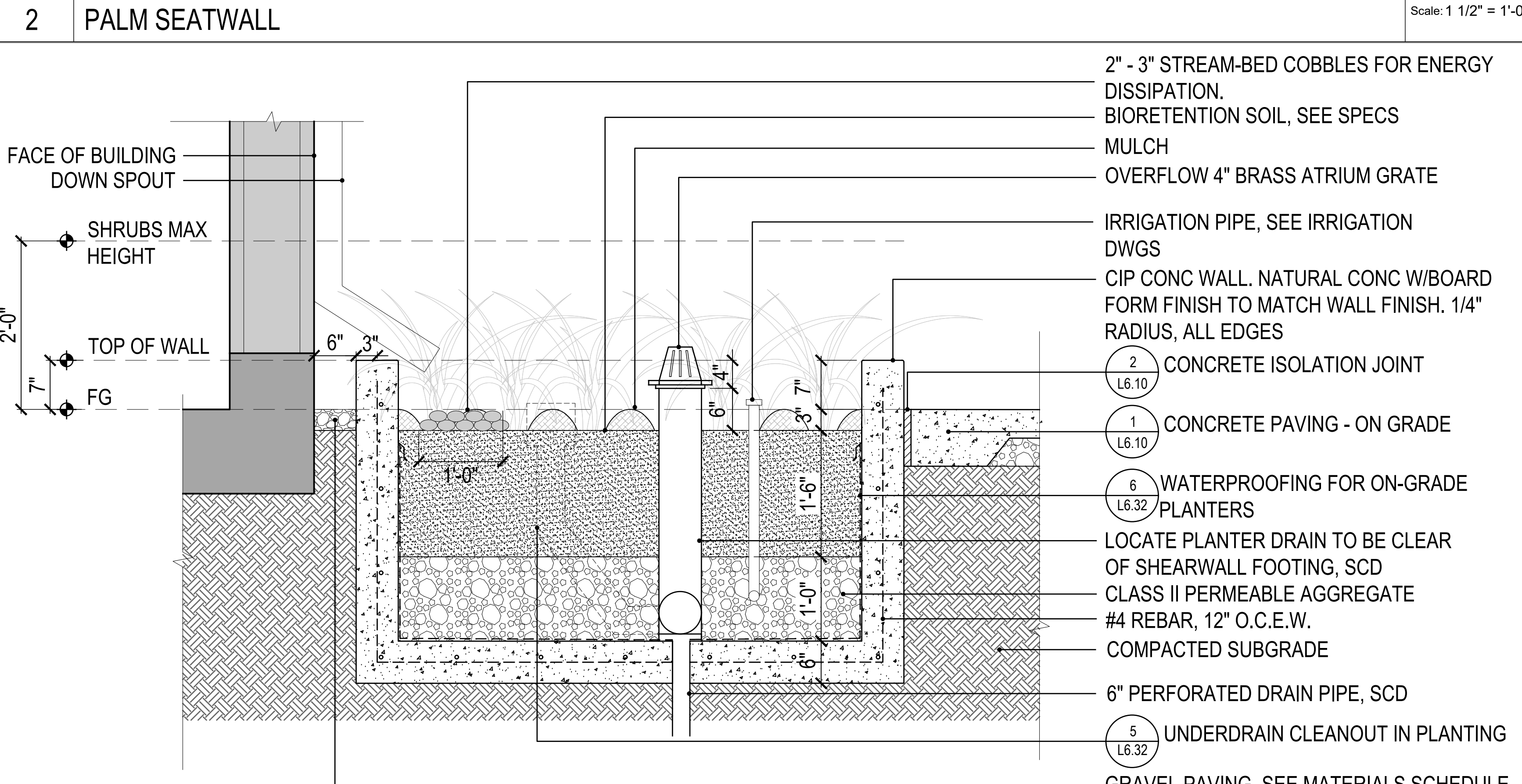
5 CAFE PLANTER Scale: 1" = 1'-0"



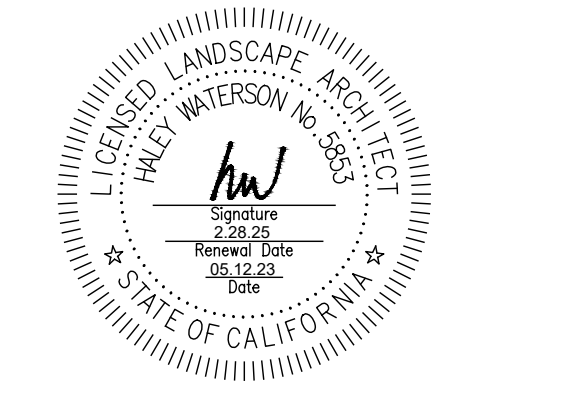
2 PALM SEATWALL Scale: 1 1/2" = 1'-0"



4 CAFE PLANTER @ SEATWALLS Scale: 1" = 1'-0"



1 FLOW THROUGH PLANTER @ PARK STREET Scale: 1" = 1'-0"



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Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

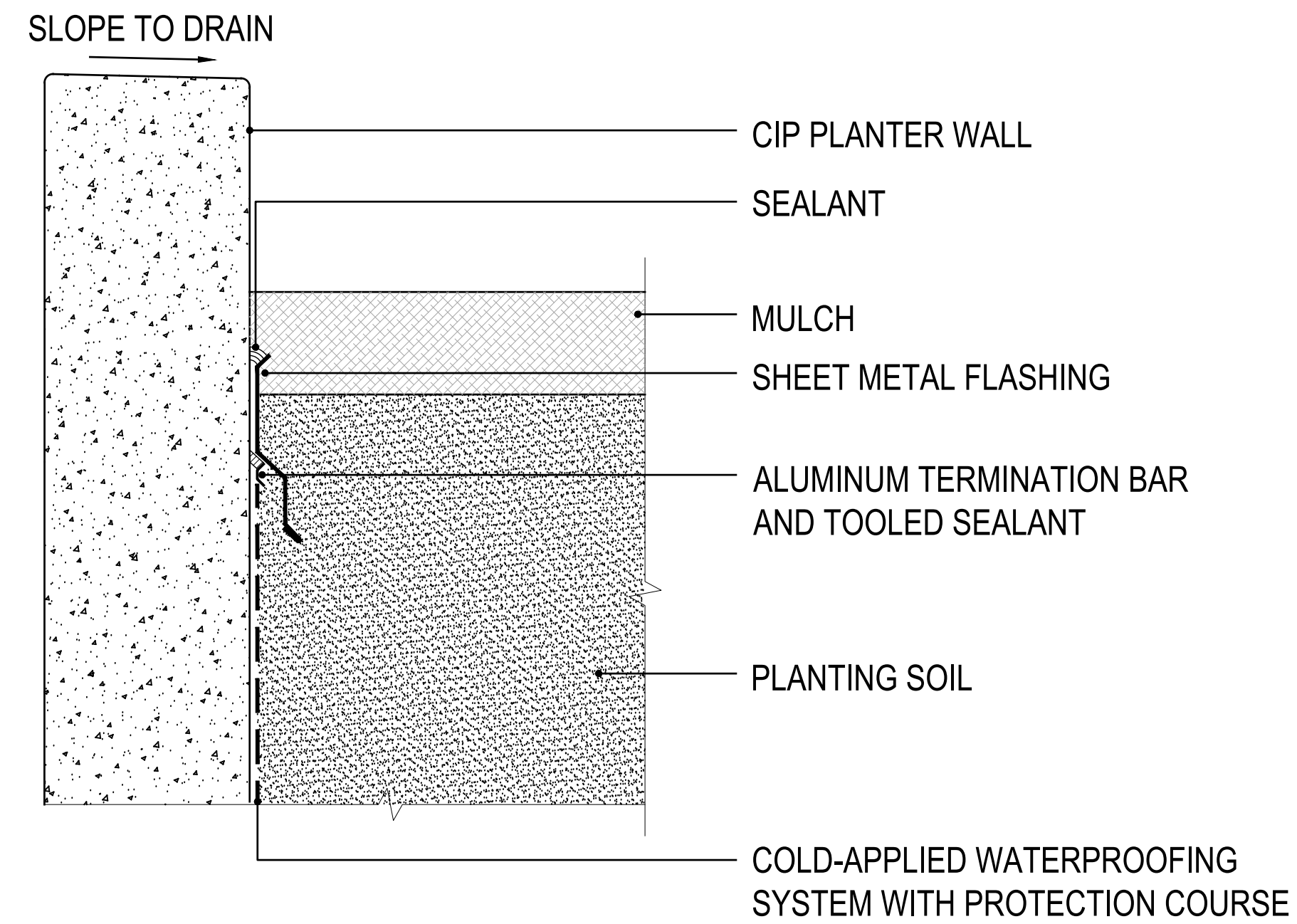


SITE FURNISHINGS AND ELEMENTS ON GRADE

JOB # 1925
SCALE:

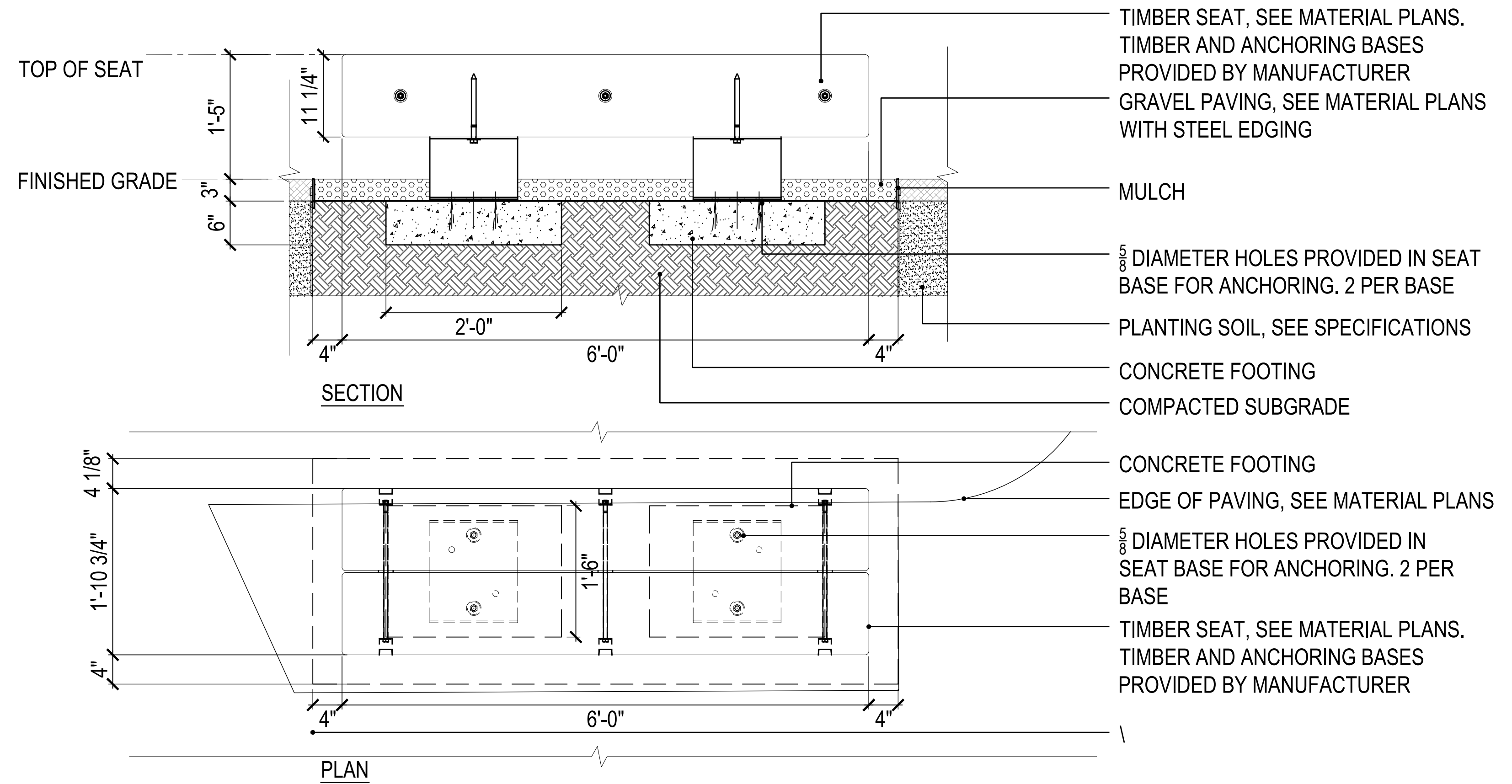
L6.31

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



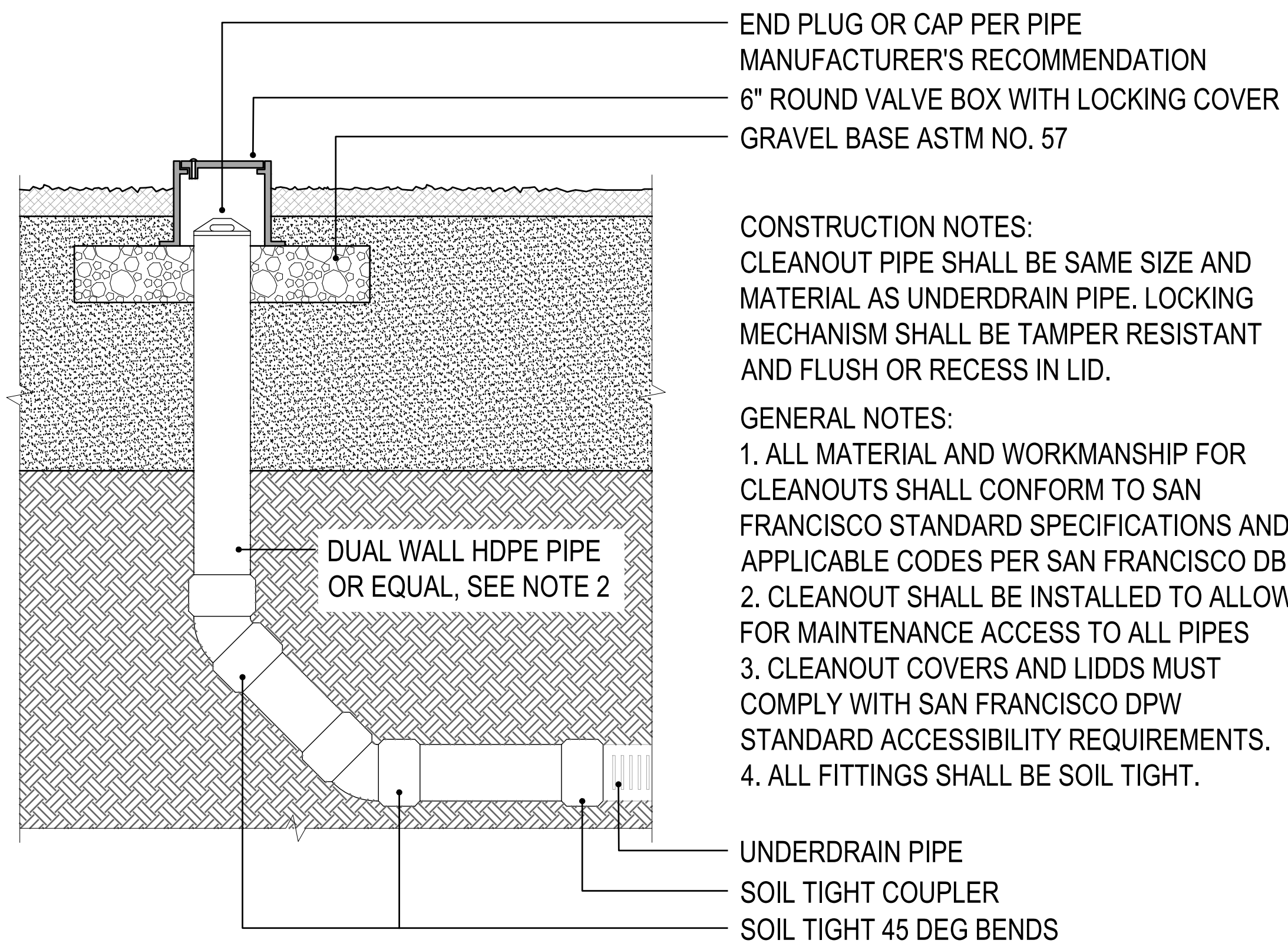
6 WATERPROOFING FOR 0N-GRADE PLANTERS

Scale: #####



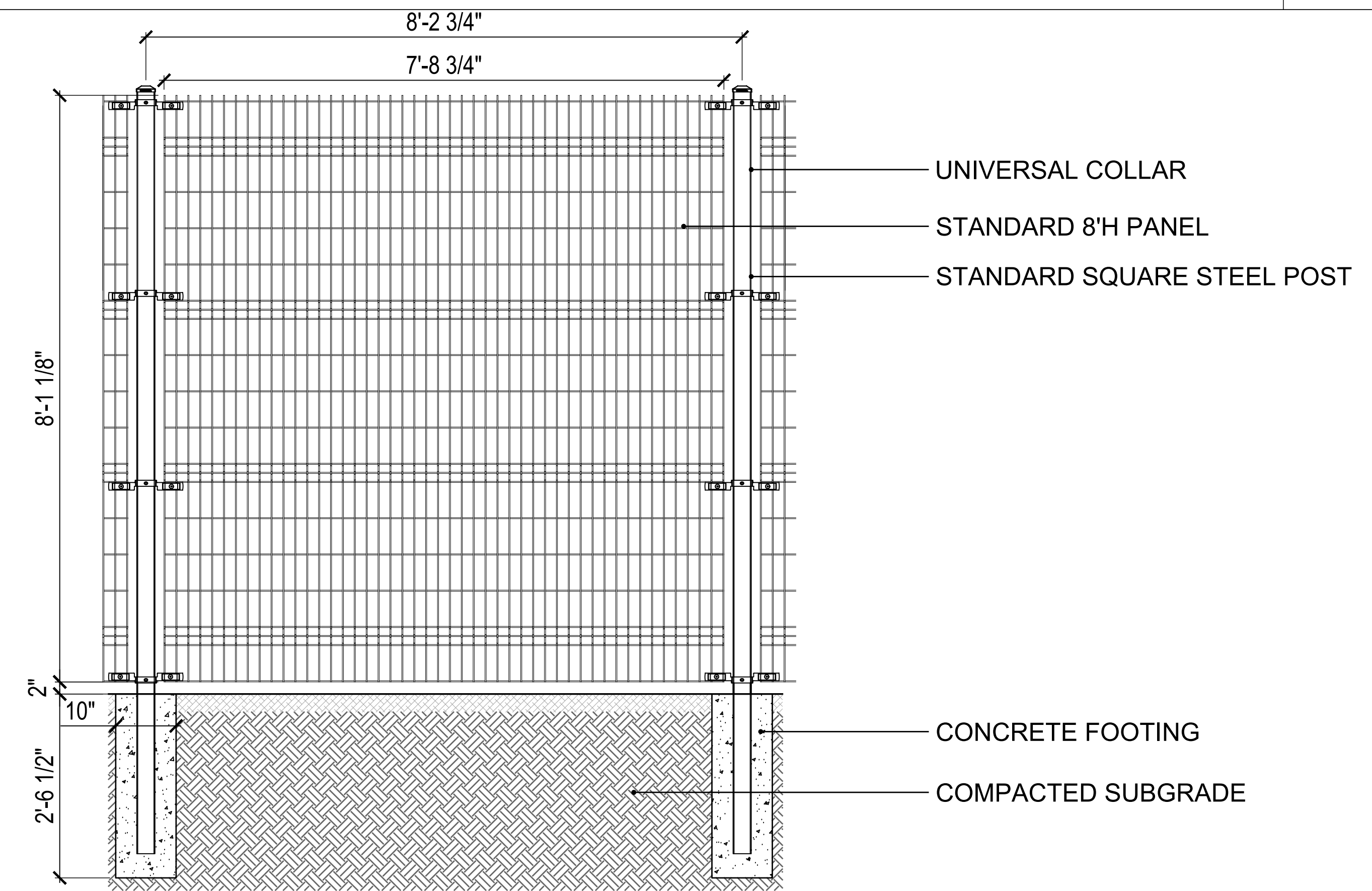
3 TIMBER SEAT

Scale: #####



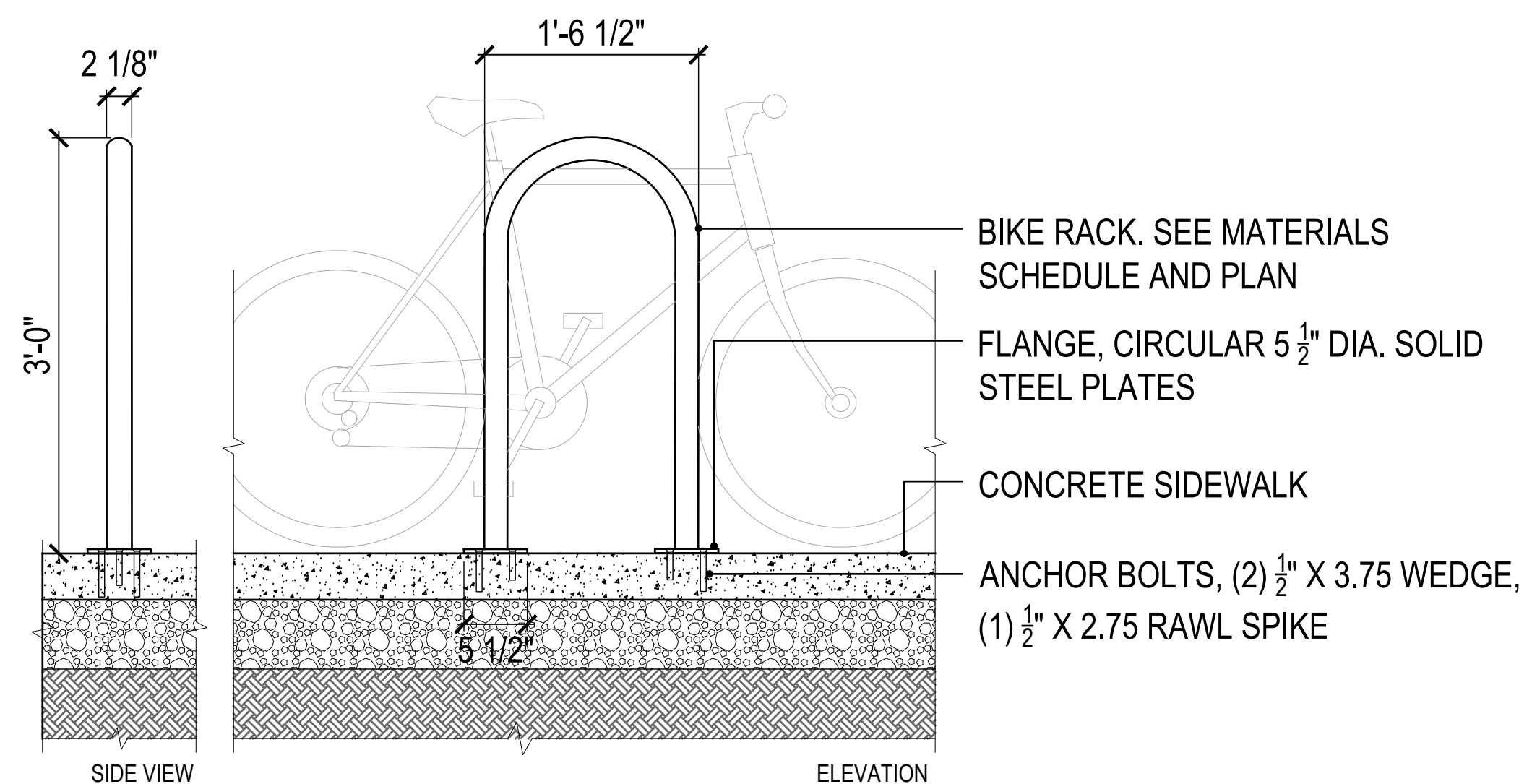
5 UNDERDRAIN CLEANOUT IN PLANTING

Scale: #####



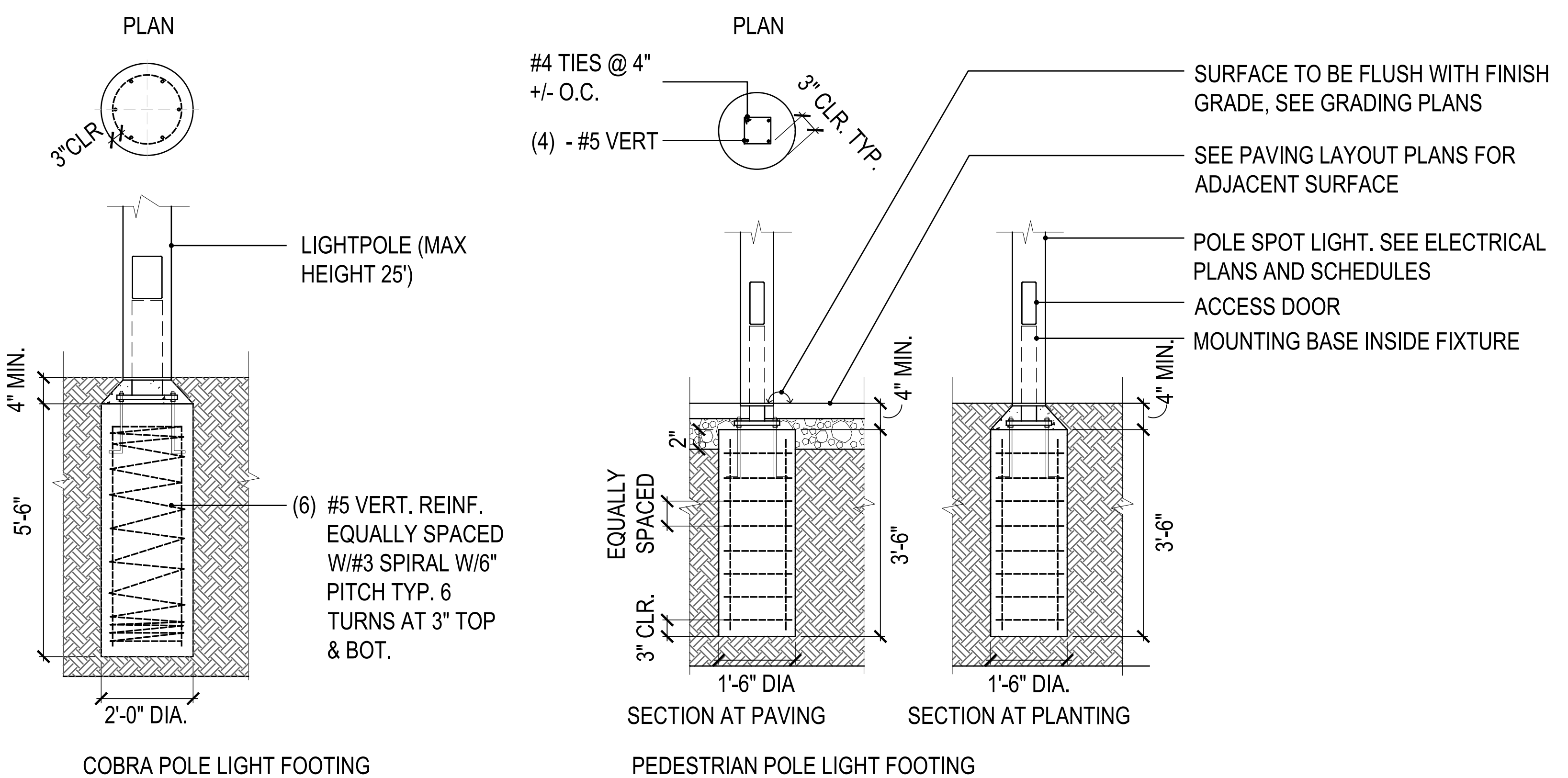
2 L1 FENCE

Scale: #####



4 BIKE RACK

Scale: #####



1 POLE LIGHTING FOOTING

Scale: #####



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EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



SITE FURNISHINGS
AND ELEMENTS ON
GRADE

JOB #: 1925

SCALE:

L6.32

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

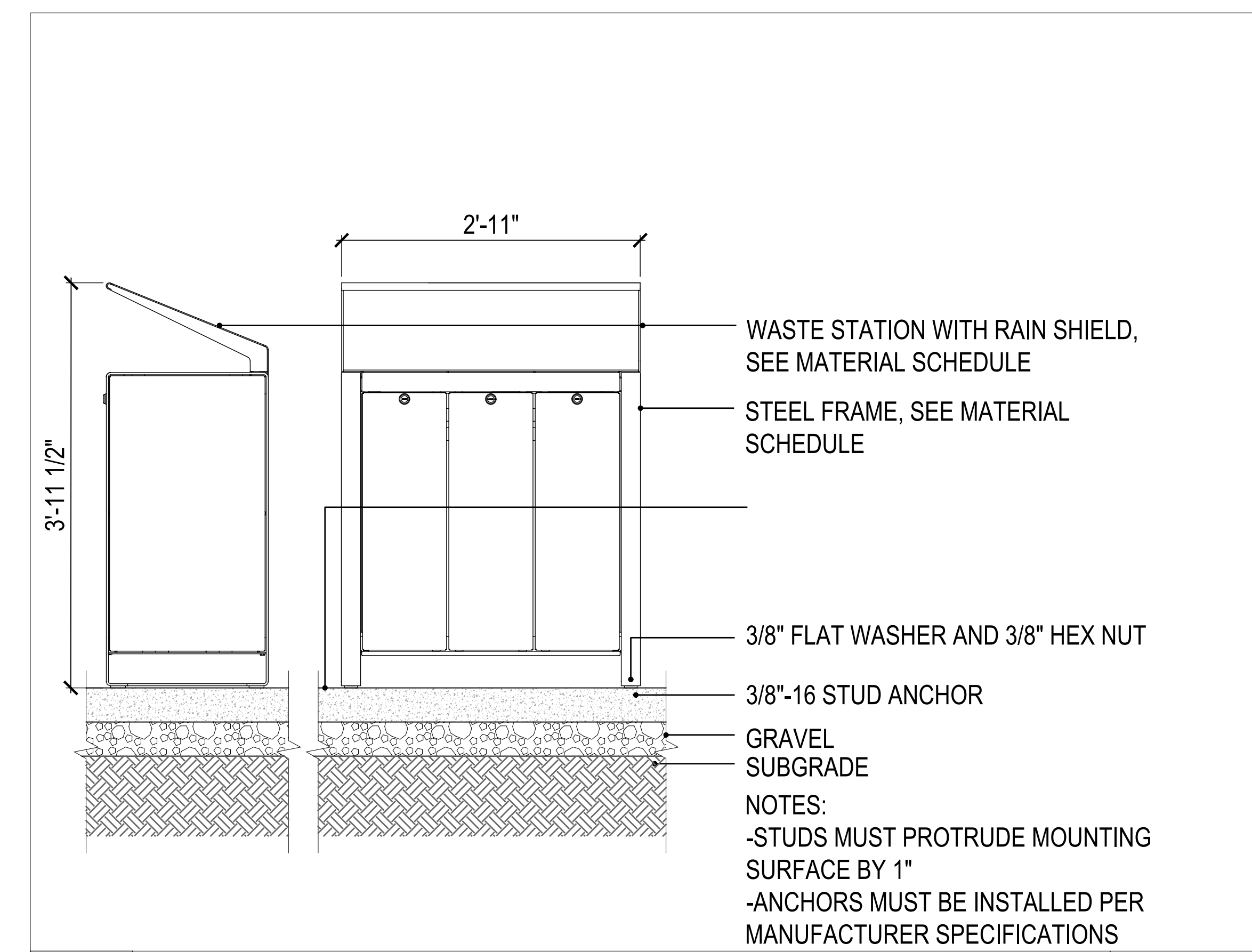
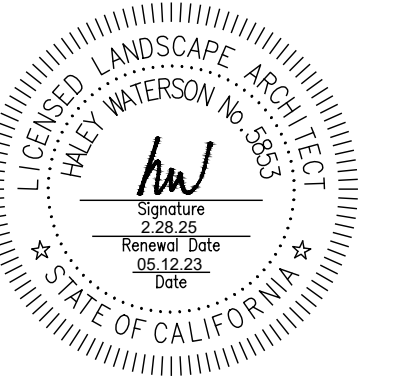
LANDSCAPE ARCHITECT
PLURAL STUDIO
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SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
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250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

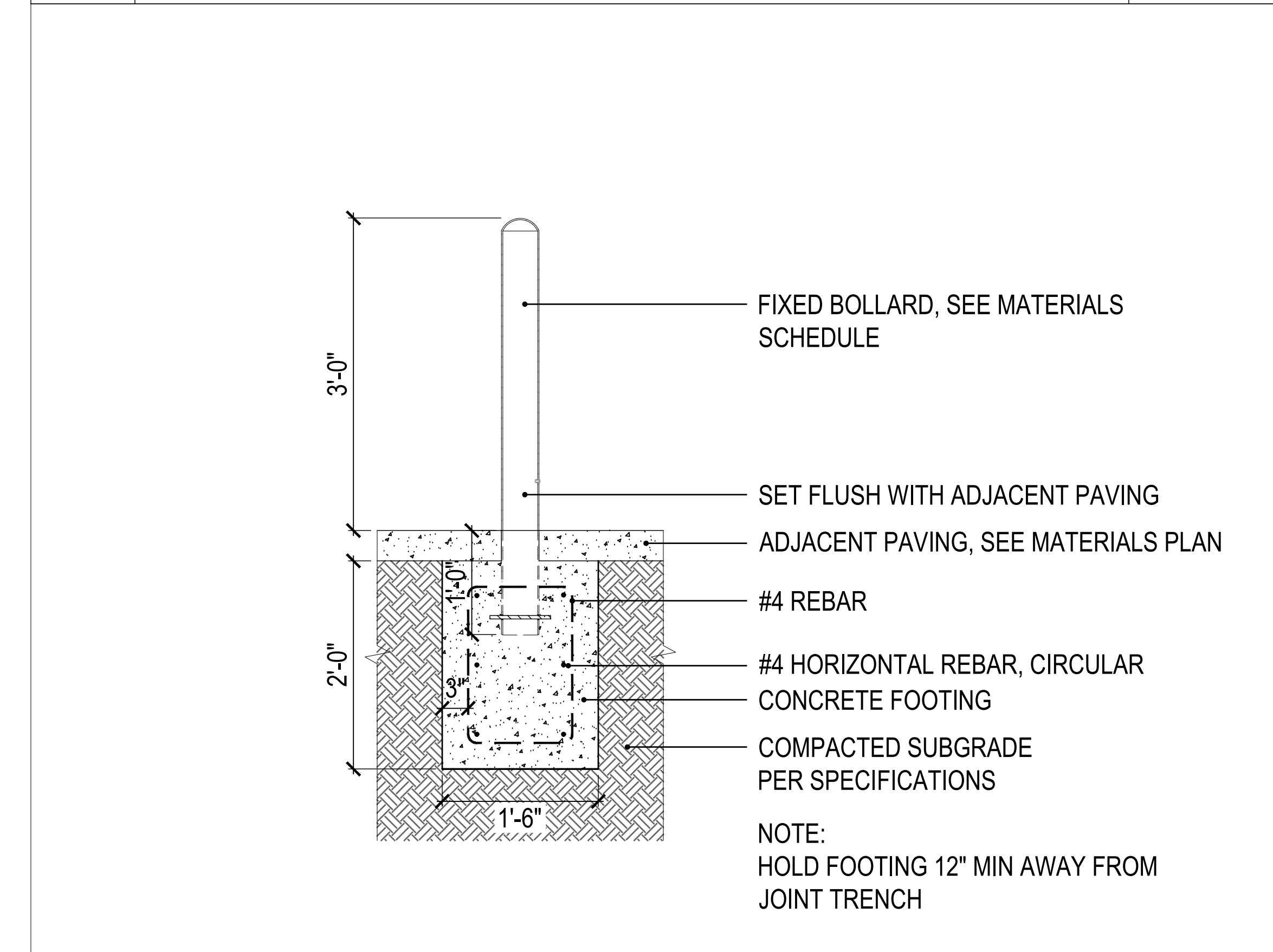
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ENERGY CONSULTANT
REDWOOD ENERGY
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ARCATA, CA 95521

plural
Landscape Architecture
415-450-9519



2 WASTE STATION Scale: 1" = 1'-0"



1 BOLLARD Scale: 1" = 1'-0"

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**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



mercy
HOUSING



abode
communities

MERCY HOUSING/
ABODE COMMUNITIES

**SITE FURNISHINGS
AND ELEMENTS ON
GRADE**

JOB #: 1925

SCALE:

L6.33

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2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



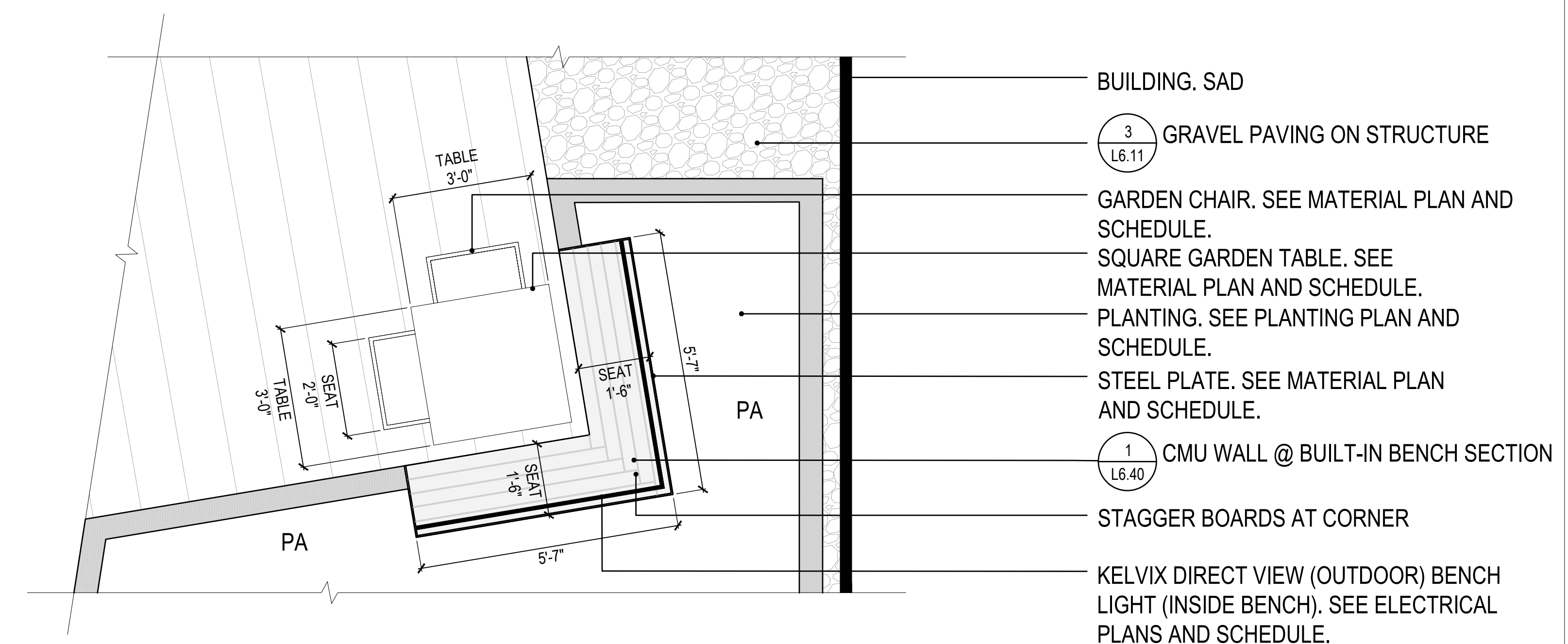
**SITE FURNISHINGS
AND ELEMENTS ON
STRUCTURE**

JOB #: 1925

SCALE:

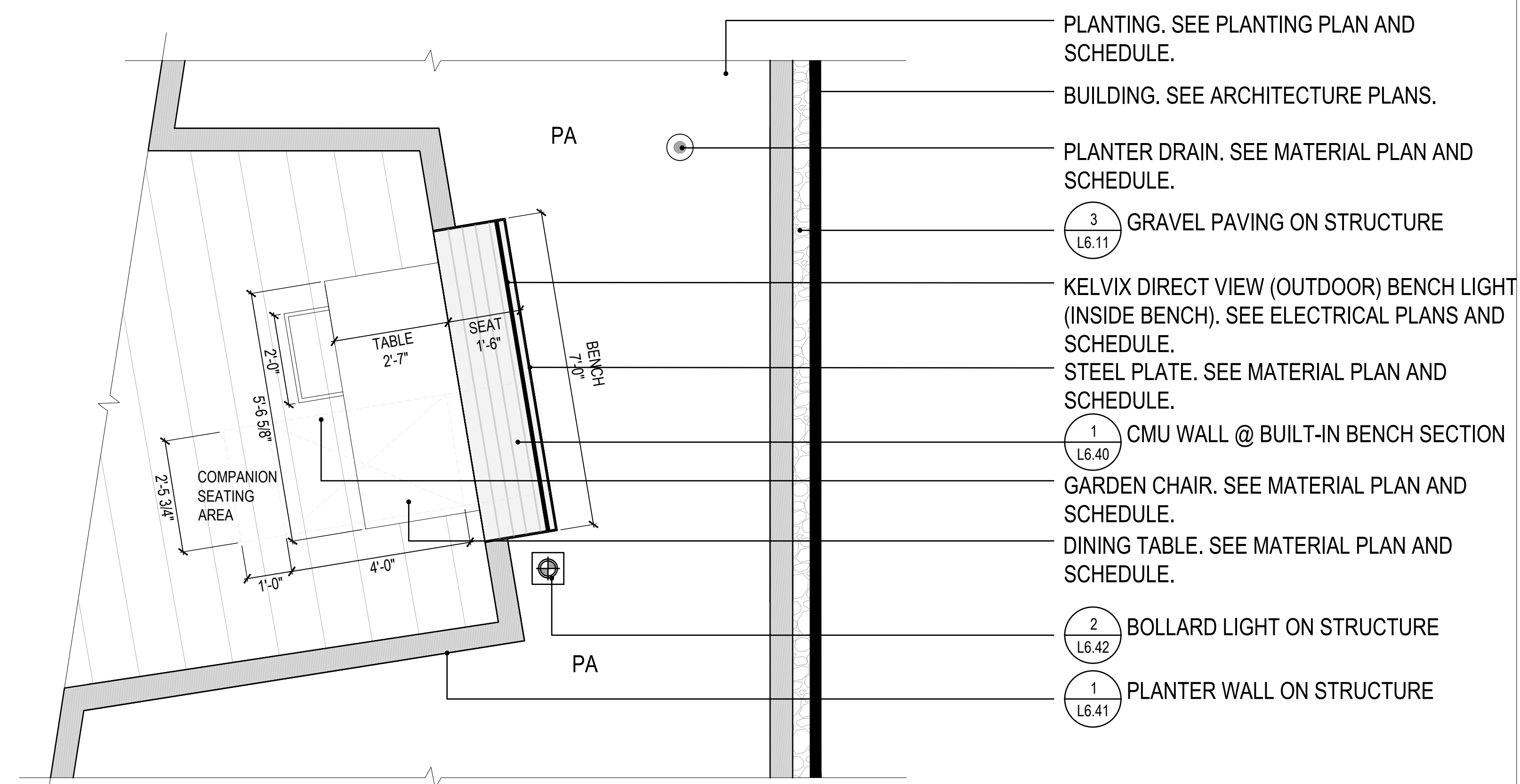
L6.40

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



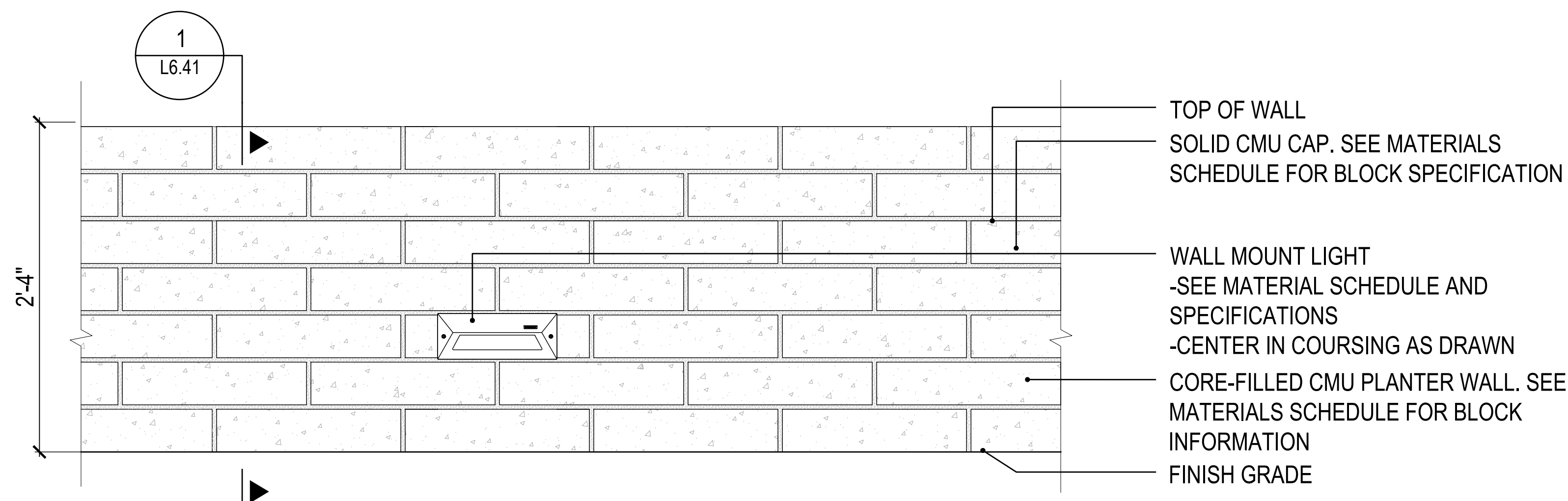
3 BUILT-IN BENCH - CORNER

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



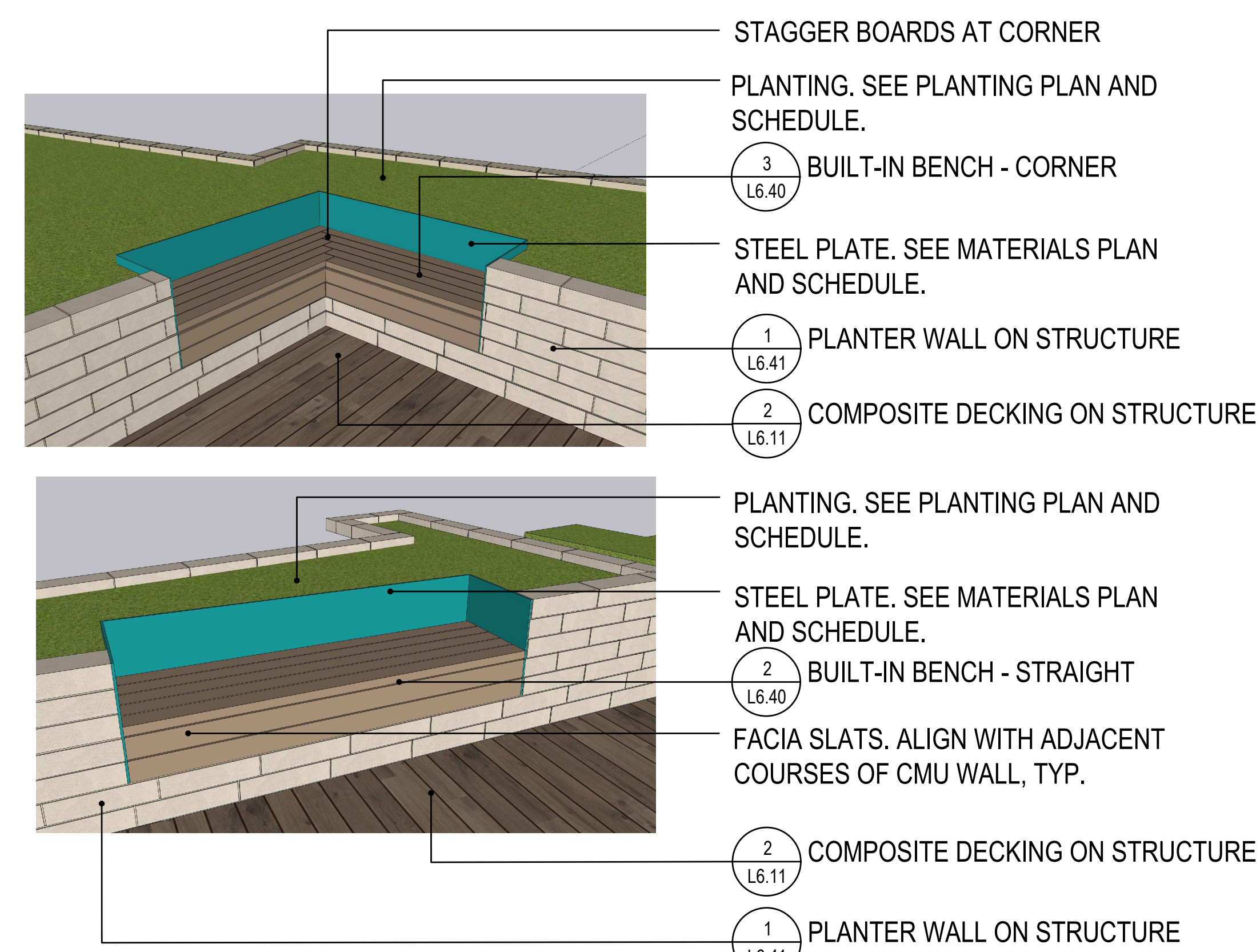
2 BUILT-IN BENCH - STRAIGHT

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



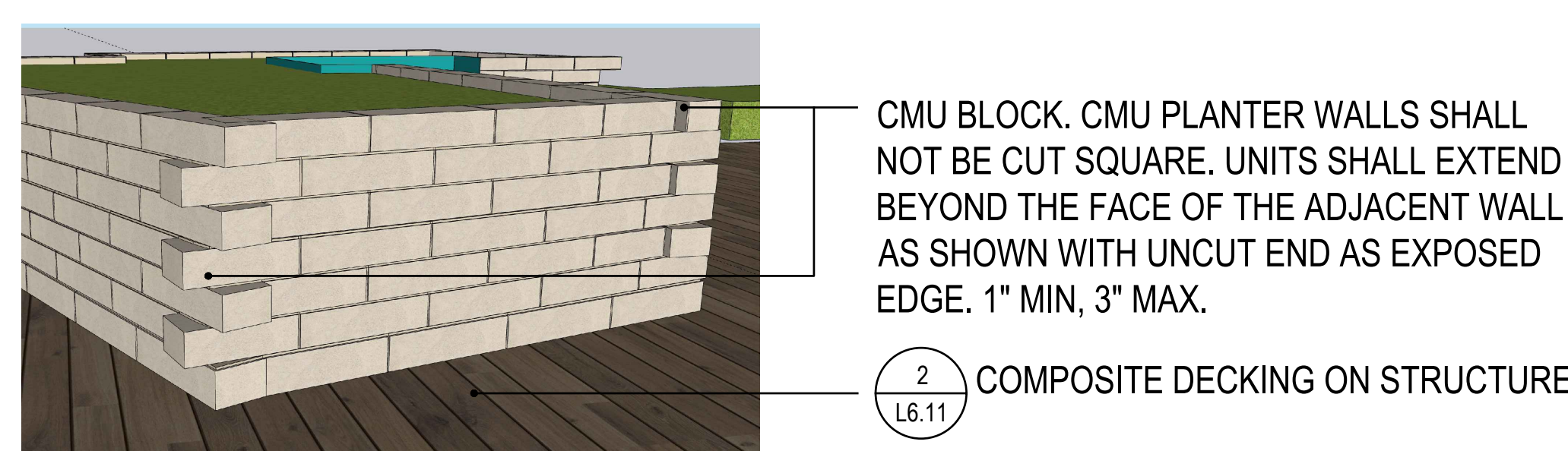
7 CMU PLANTER WALL LIGHT ELEVATION

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



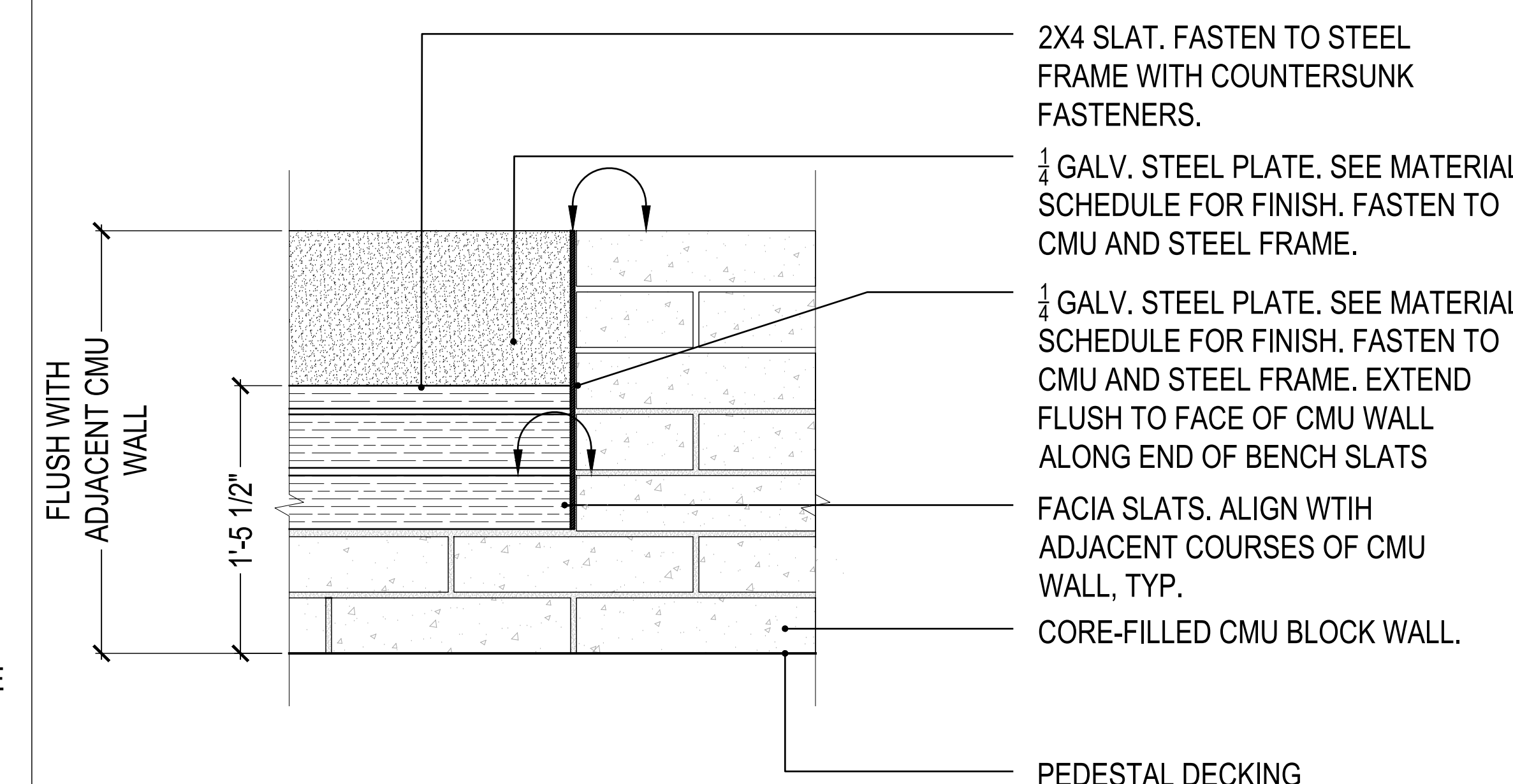
6 VIEW - COMPOSITE WOOD CORNER AND STRAIGHT BENCHES AT CMU

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



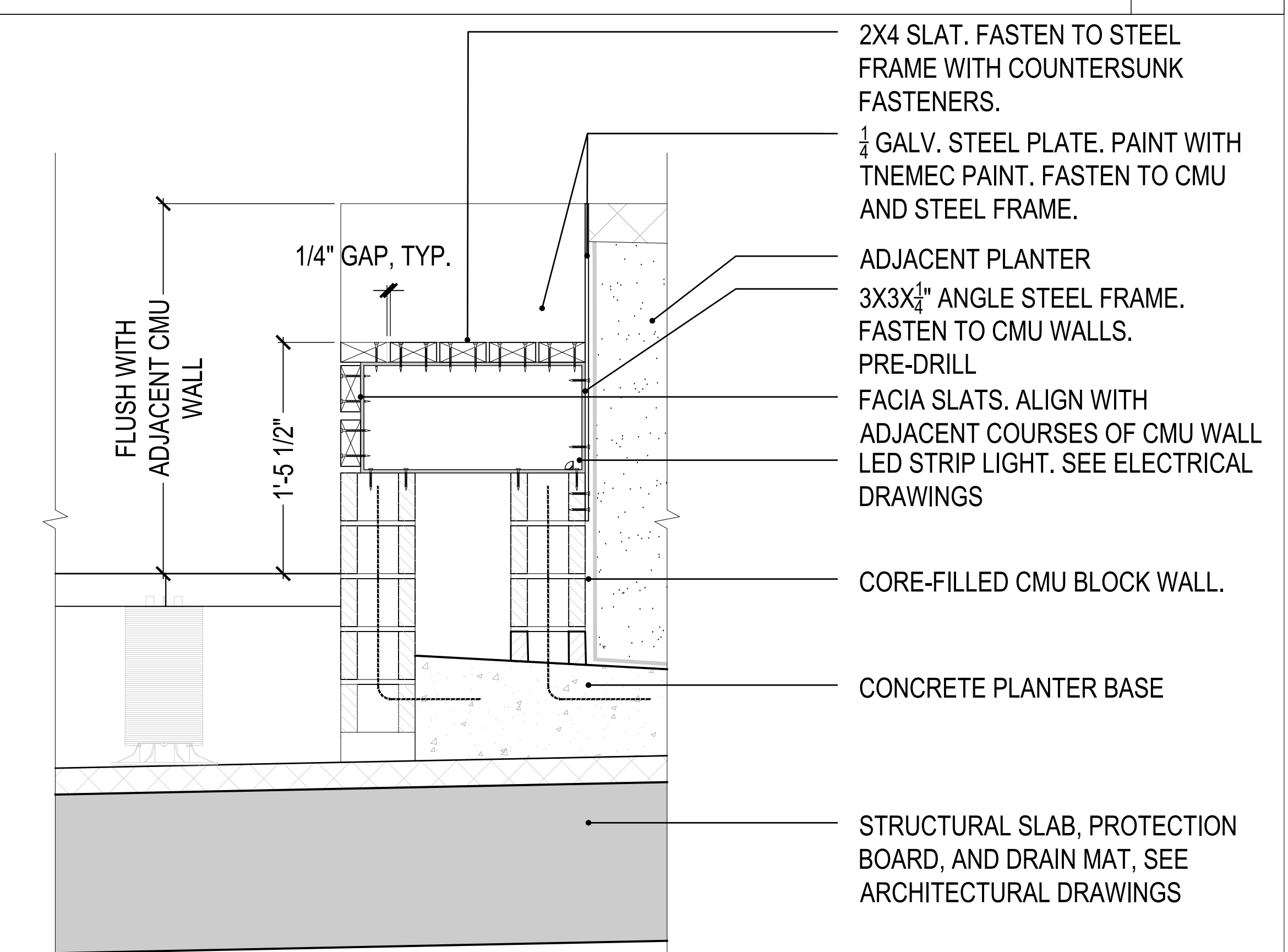
5 VIEW - CMU WALL

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



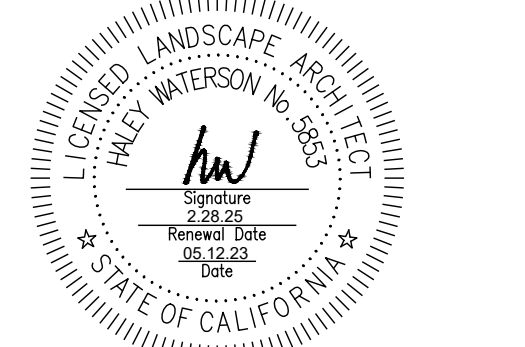
4 CMU PLANTER WALL AT BUILT-IN BENCH

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



1 CMU WALL @ BUILT-IN BENCH SECTION

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

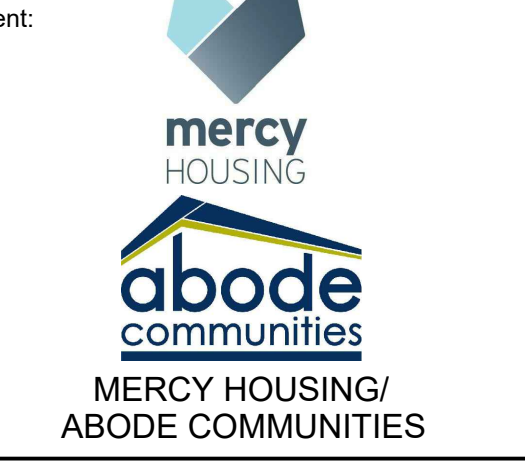


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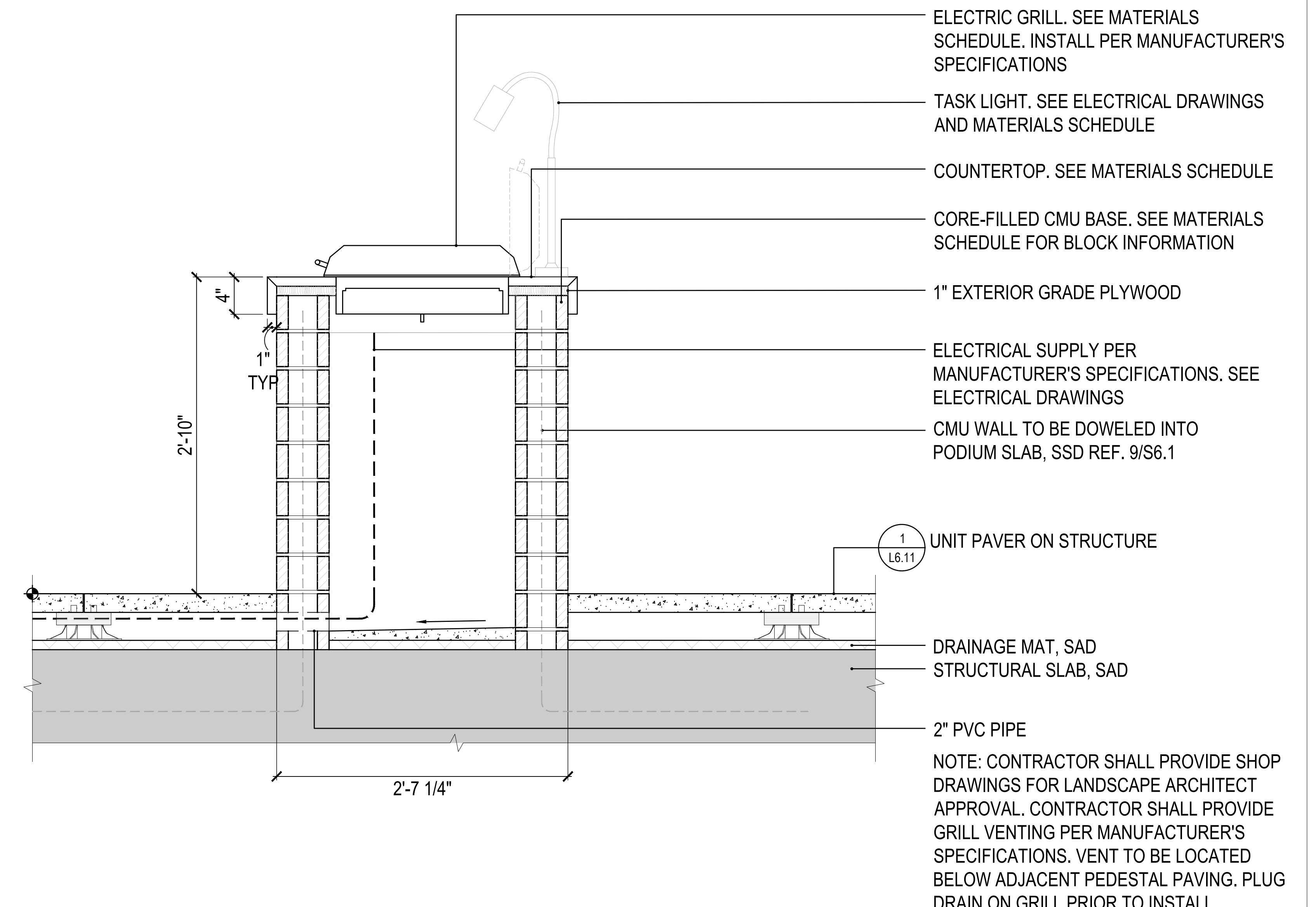
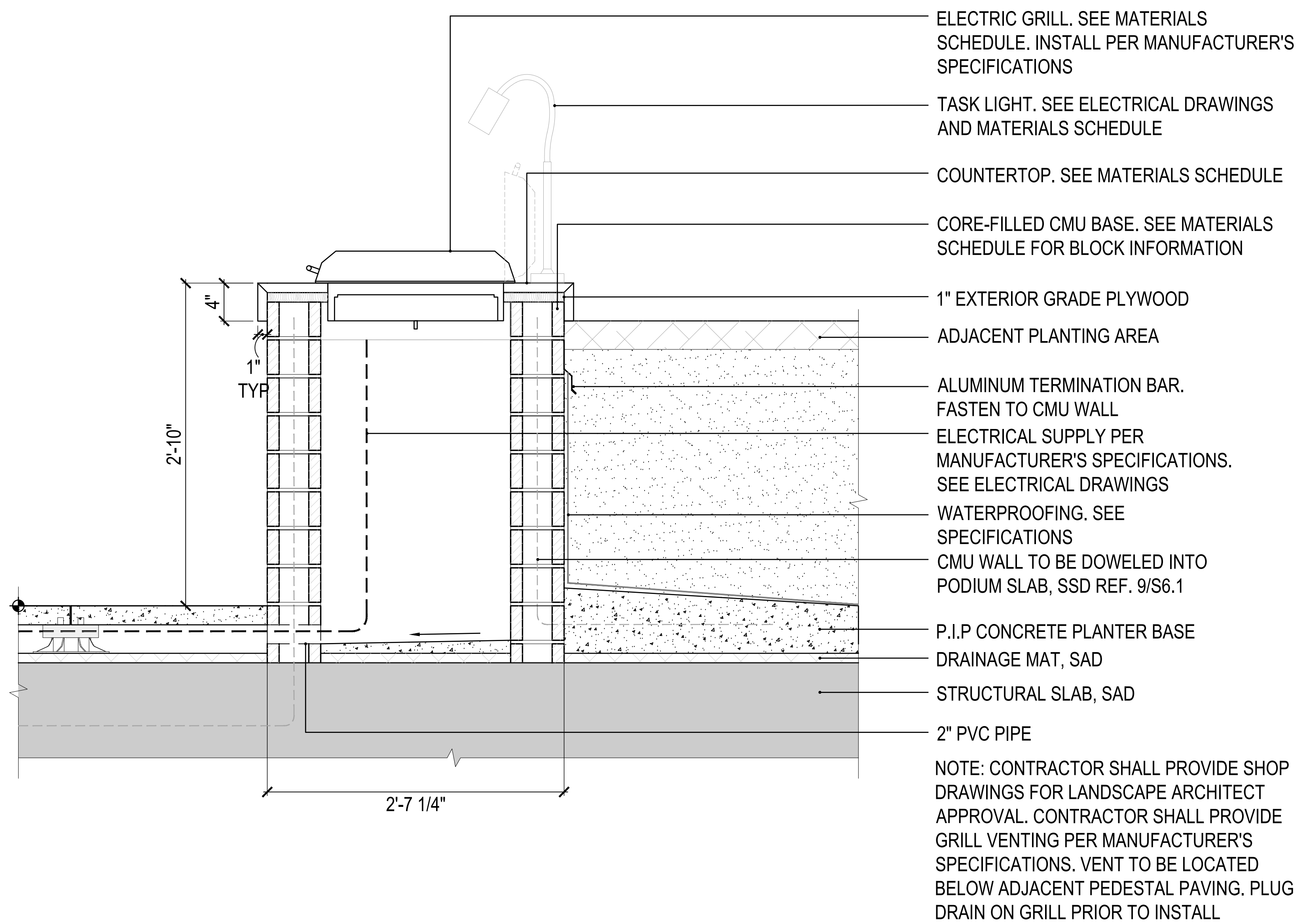


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AND ELEMENTS ON
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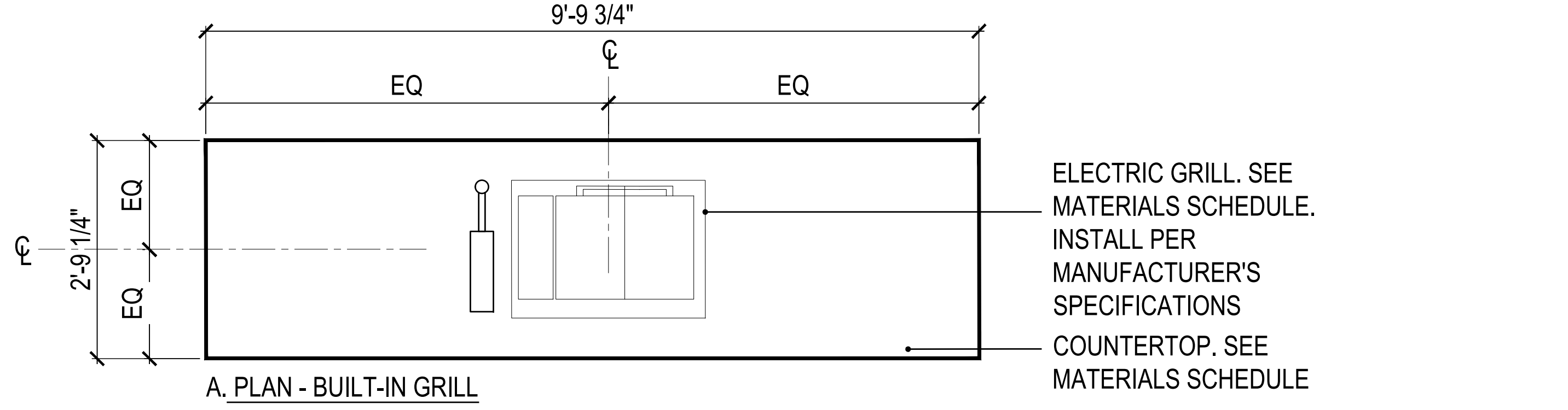
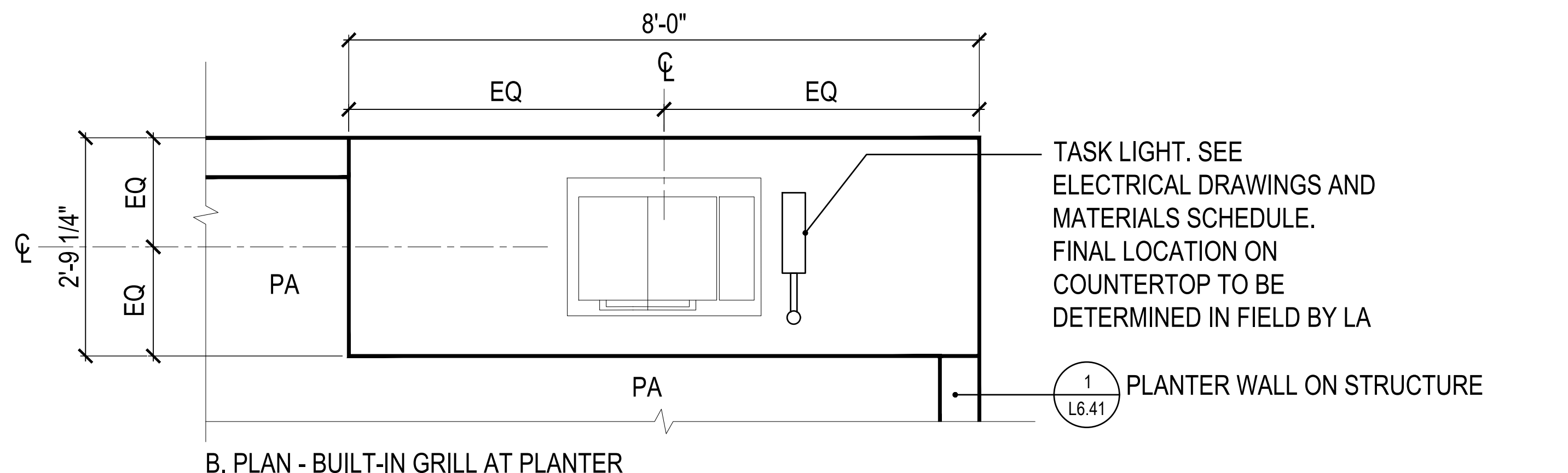
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PLAN CHECK RESPONSE 3 | DATE: 05/12/2023

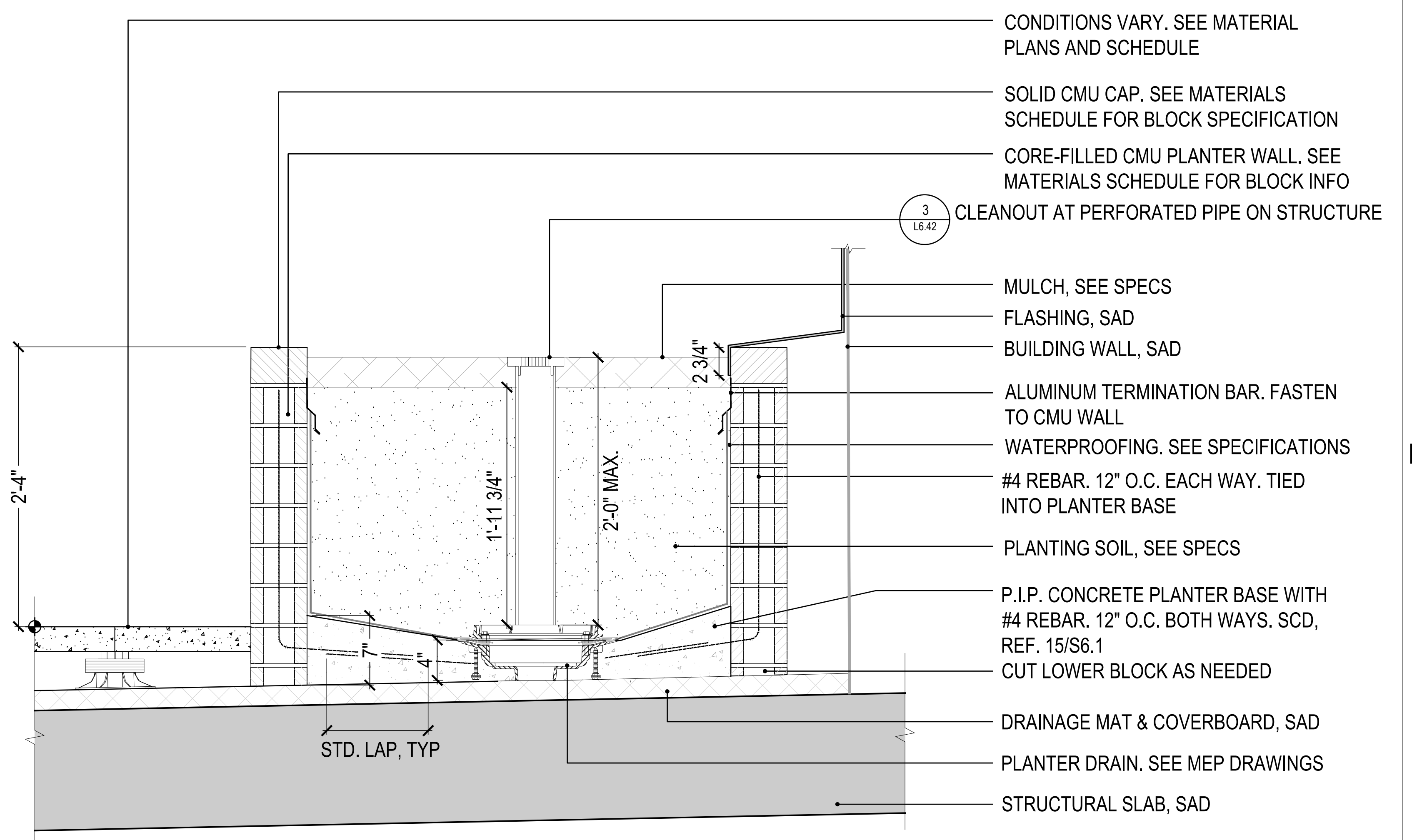


4 BUILT-IN GRILL AT PLANTER Scale: 1 1/2" = 1'-0"

2 BUILT-IN GRILL Scale: 1 1/2" = 1'-0"



3 BUILT-IN GRILL PLAN Scale: 3/4" = 1'-0"



1 PLANTER WALL ON STRUCTURE Scale: 1 1/2" = 1'-0"

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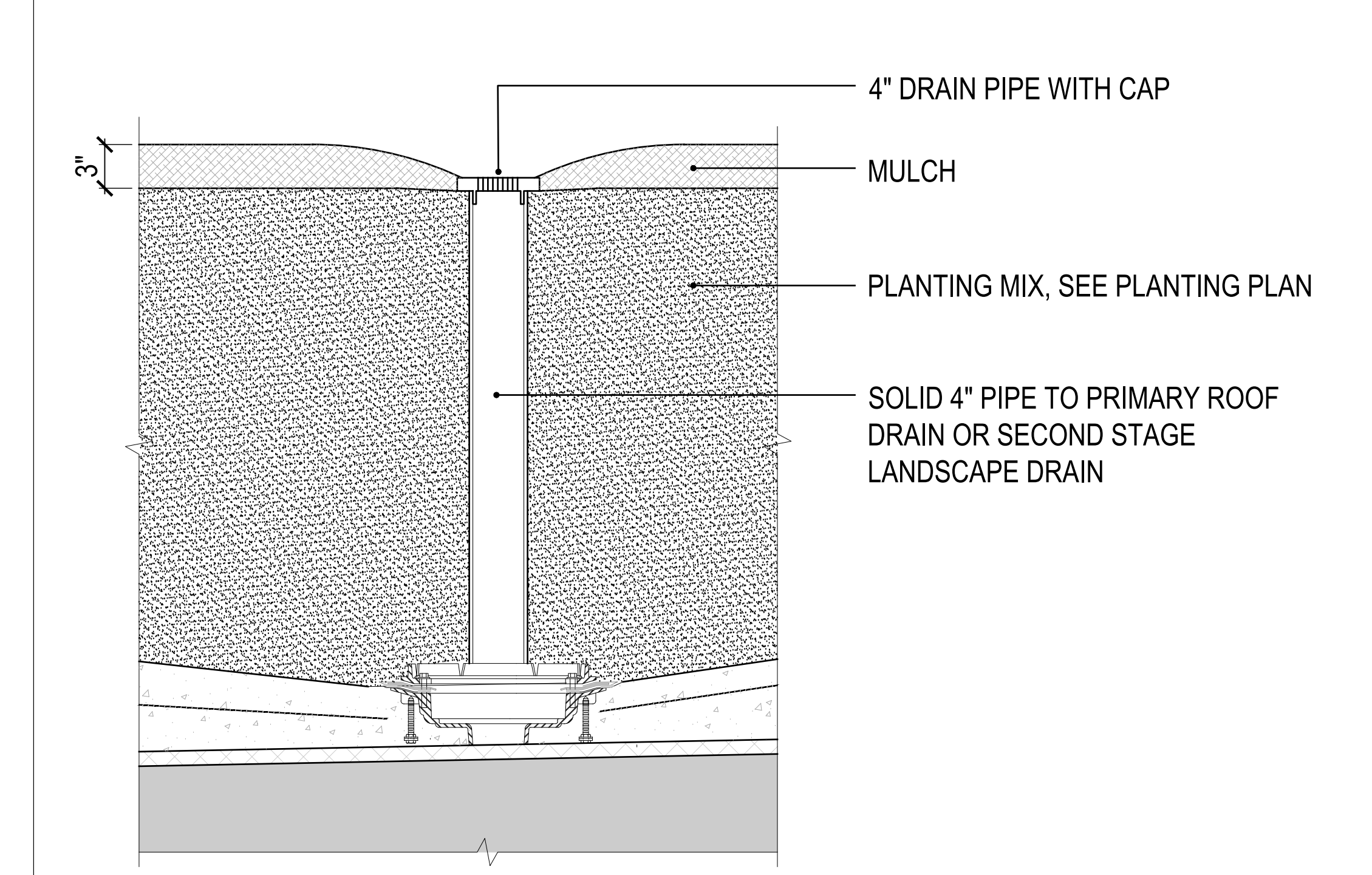
mercy HOUSING
abode communities
MERCY HOUSING/
ABODE COMMUNITIES

**SITE FURNISHINGS
AND ELEMENTS ON
STRUCTURE**

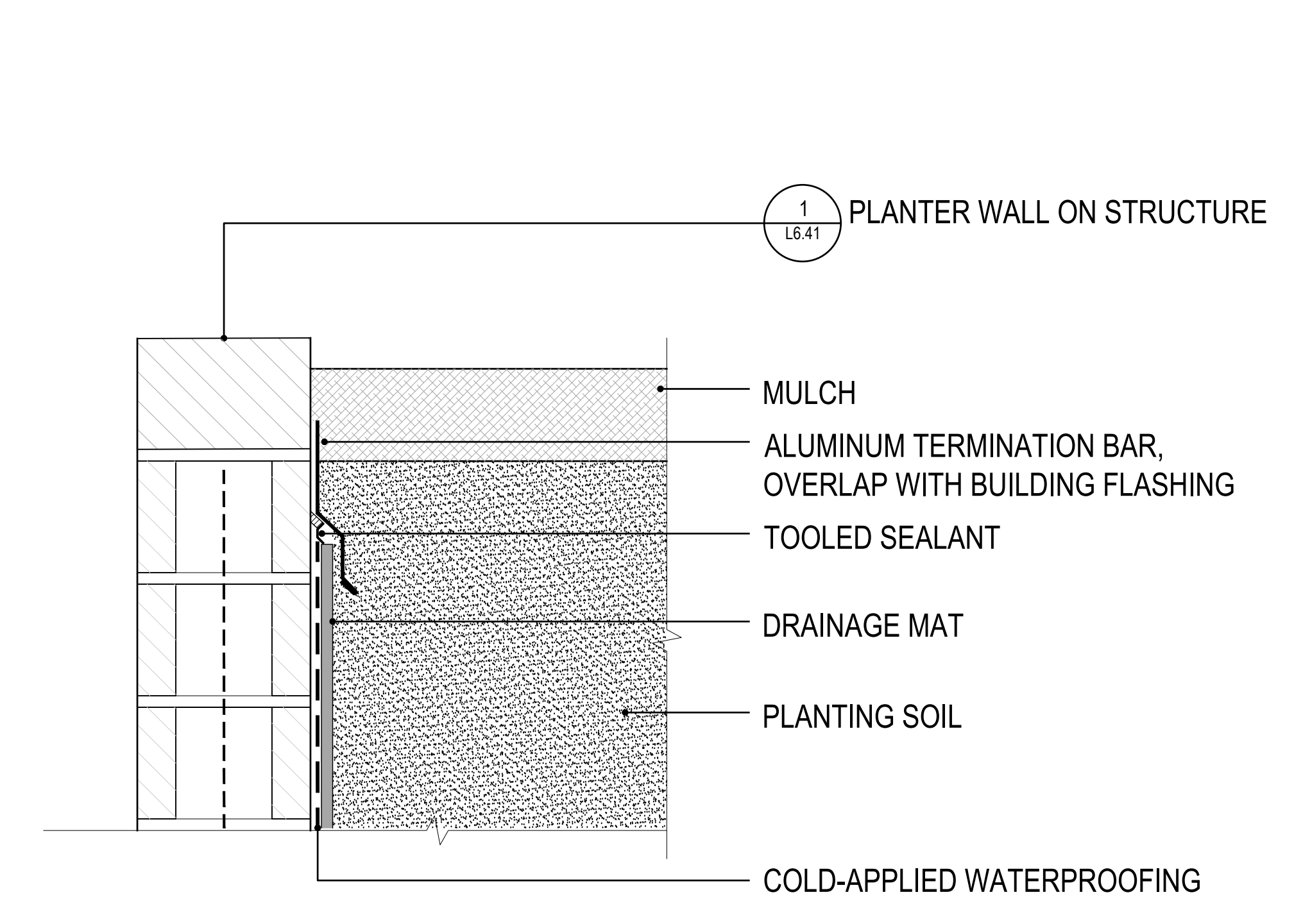
JOB #: 1925
SCALE:

L6.42

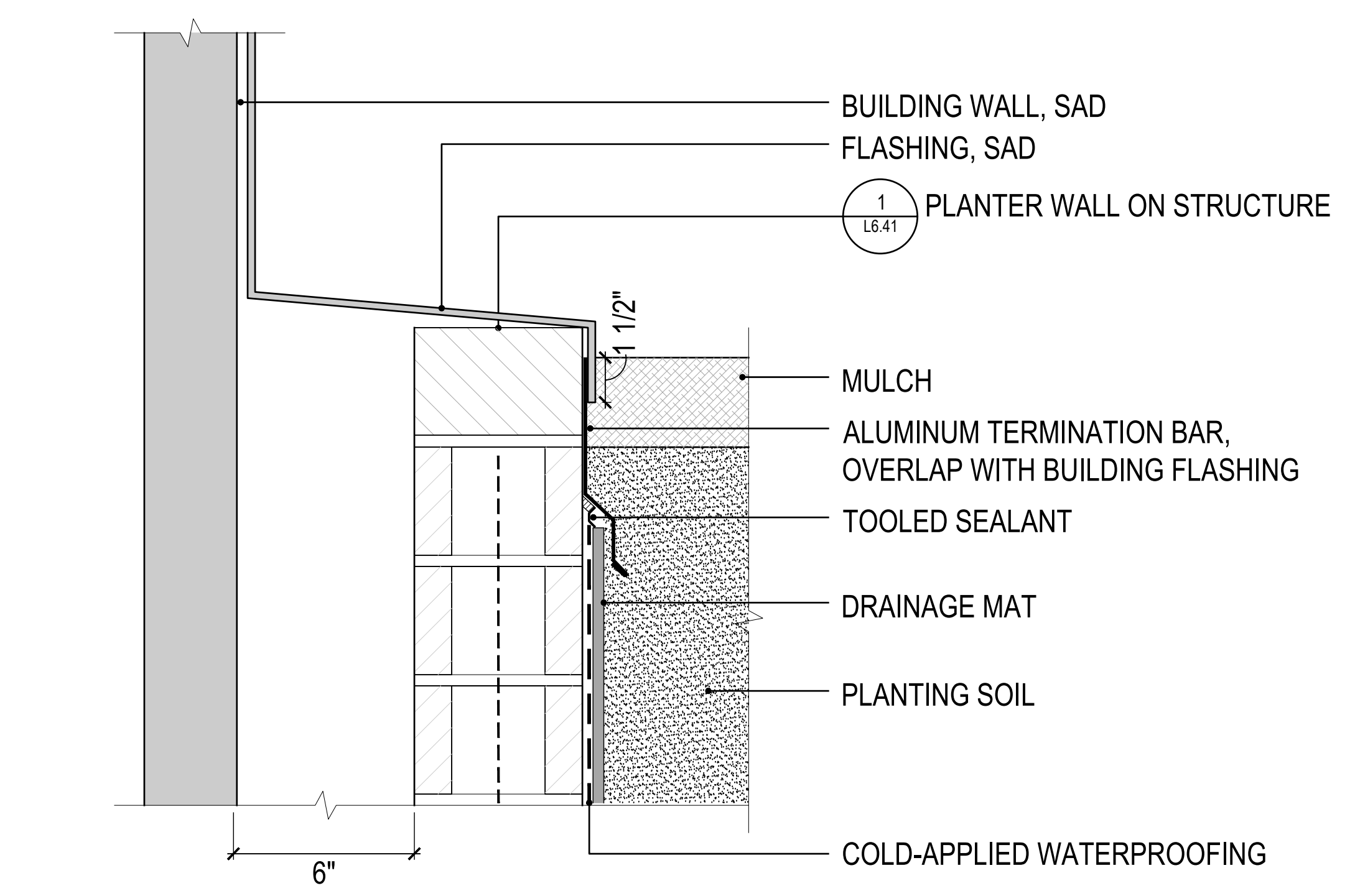
PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



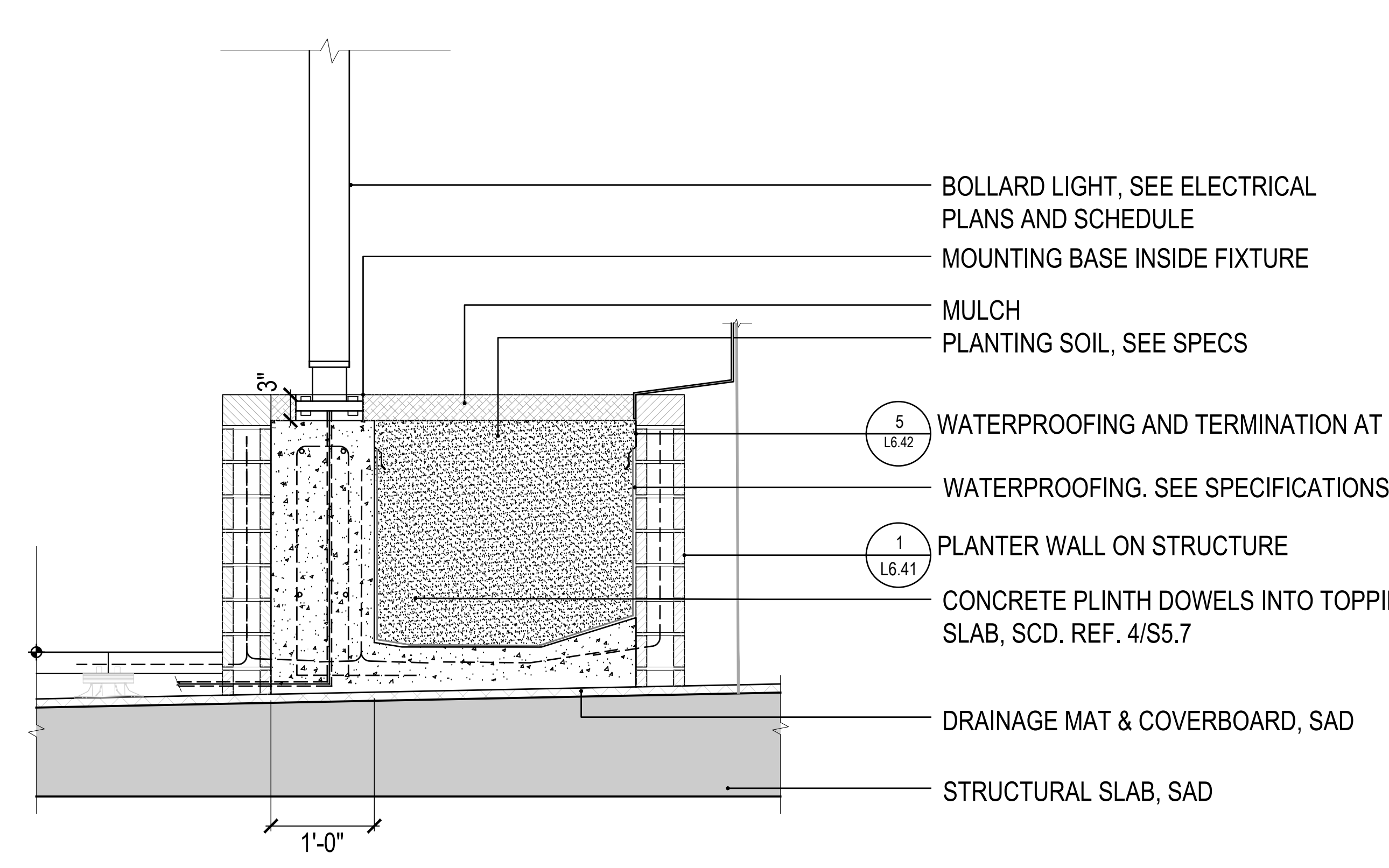
3 CLEANOUT AT DRAINS ON STRUCTURE Scale: 1 1/2" = 1'-0"



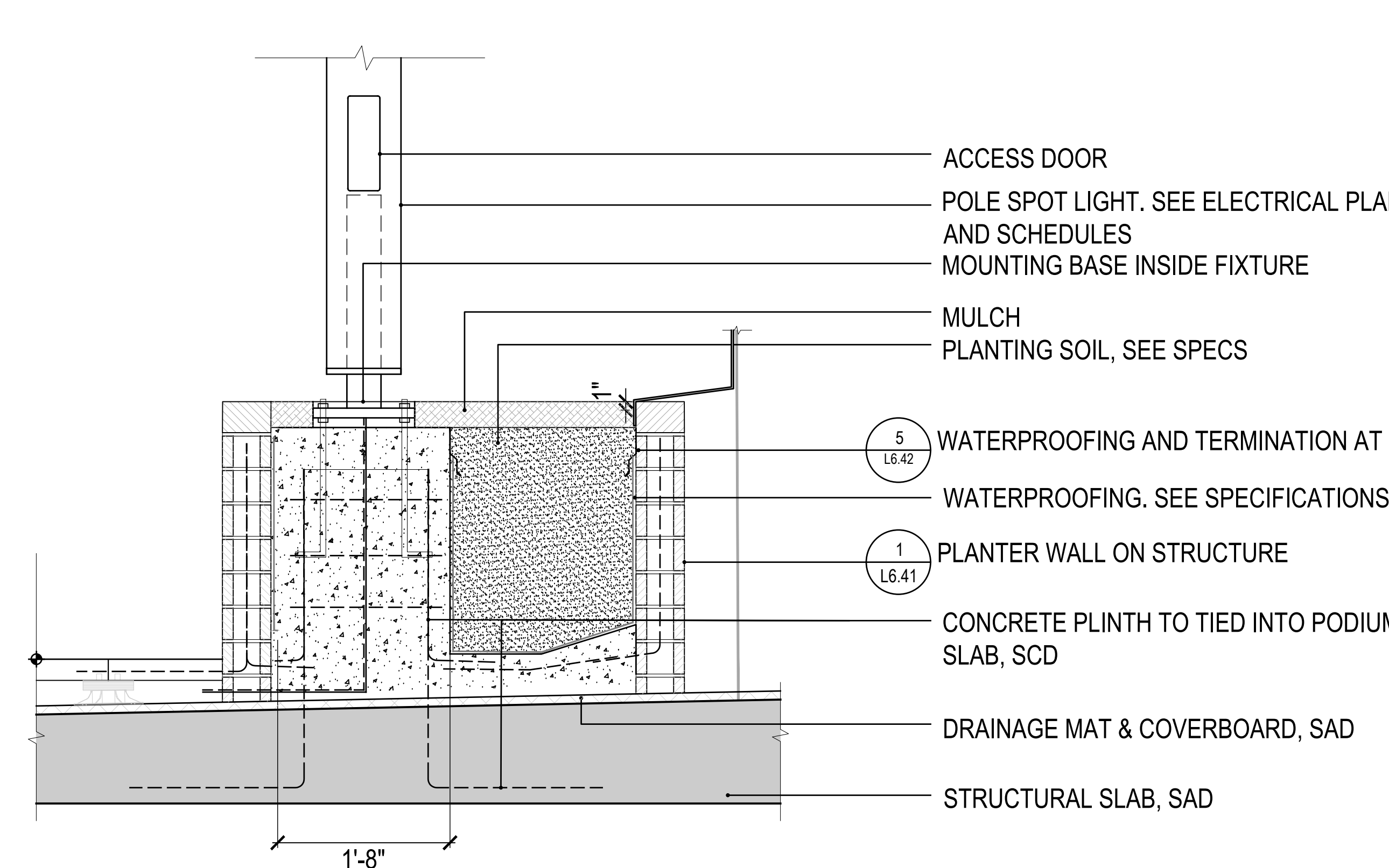
4 WATERPROOFING CEMENT BOARD AND TERMINATION BAR Scale: 3" = 1'-0"



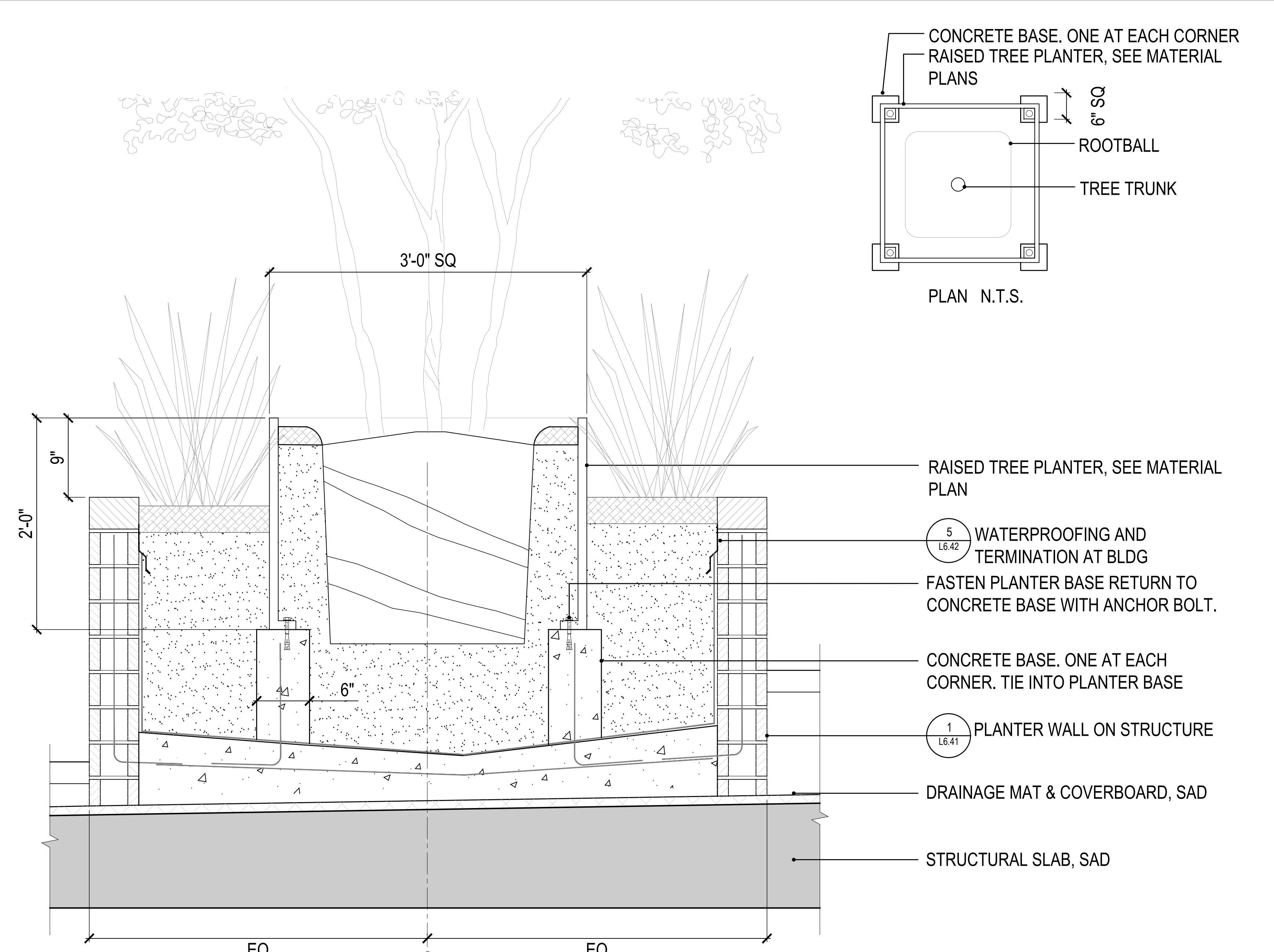
5 WATERPROOFING AND TERMINATION AT BLDG Scale: 3" = 1'-0"



2 BOLLARD LIGHT ON STRUCTURE Scale: 1" = 1'-0"



1 POLE LIGHT ON STRUCTURE Scale: 1" = 1'-0"



6 RAISED TREE PLANTER ON STRUCTURE Scale: 1 1/2" = 1'-0"



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PALO ALTO, CA 94306

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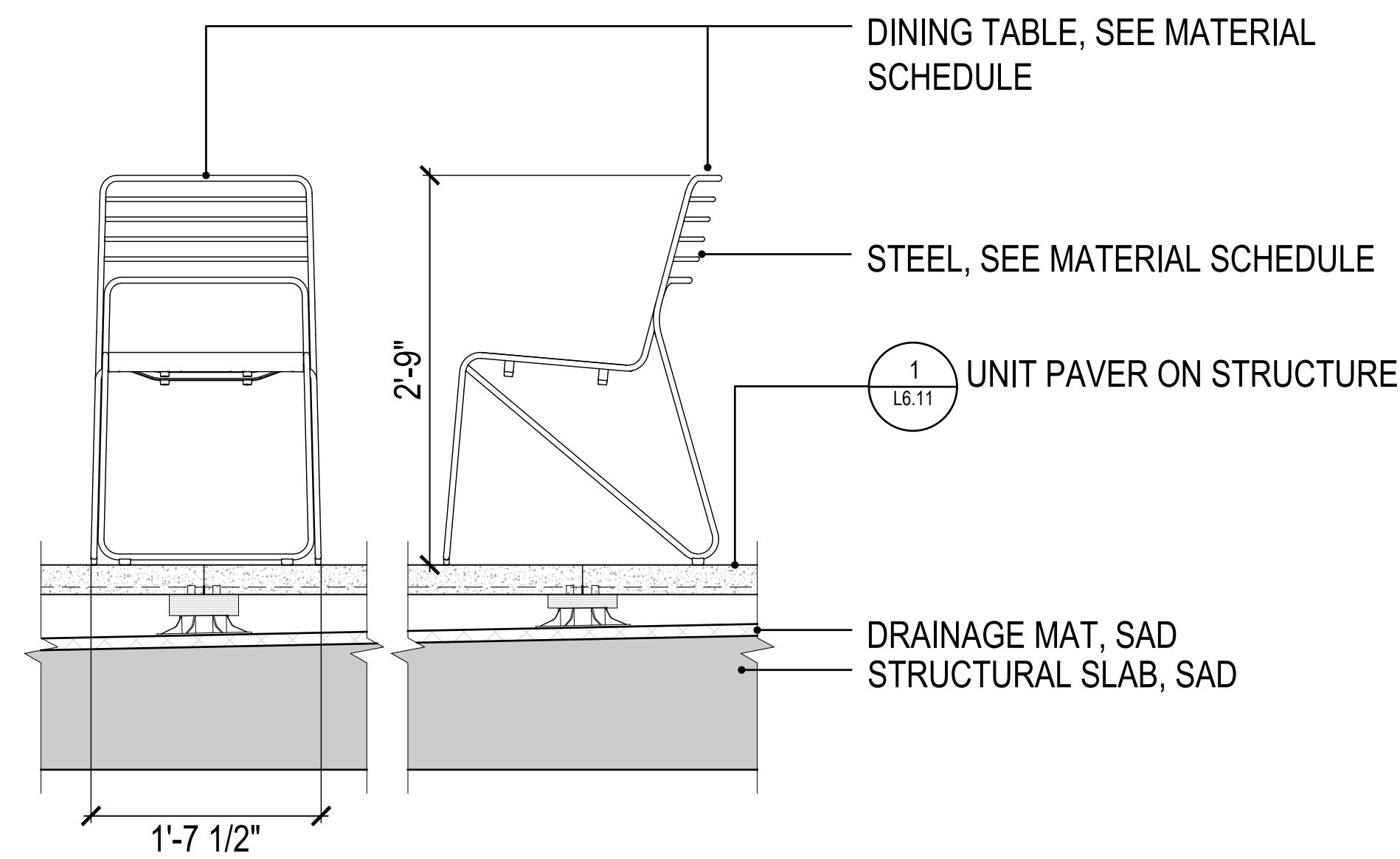


**SITE FURNISHINGS
AND ELEMENTS ON
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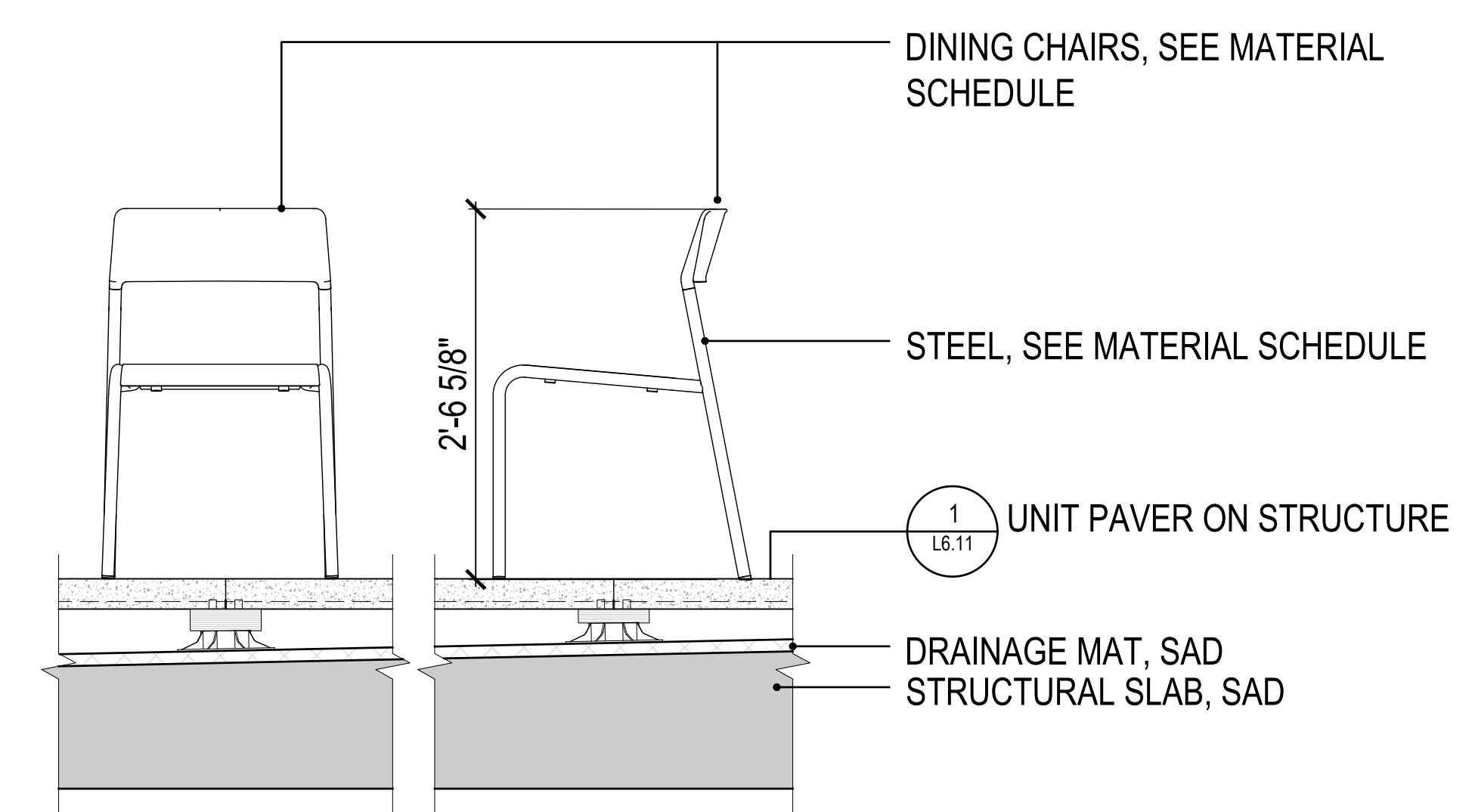
SCALE:

L6.43



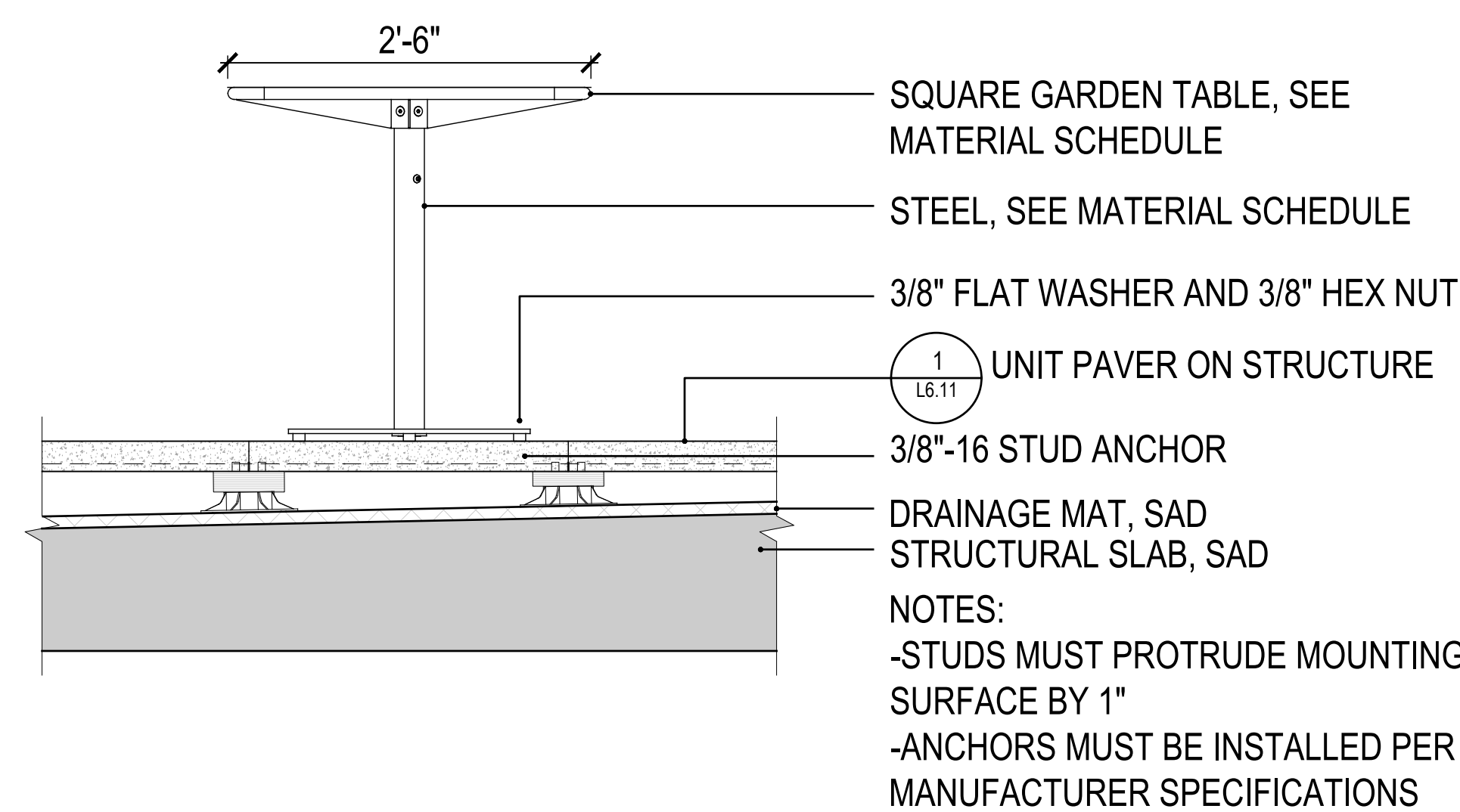
6 GARDEN CHAIR

Scale: 1" = 1'-0"



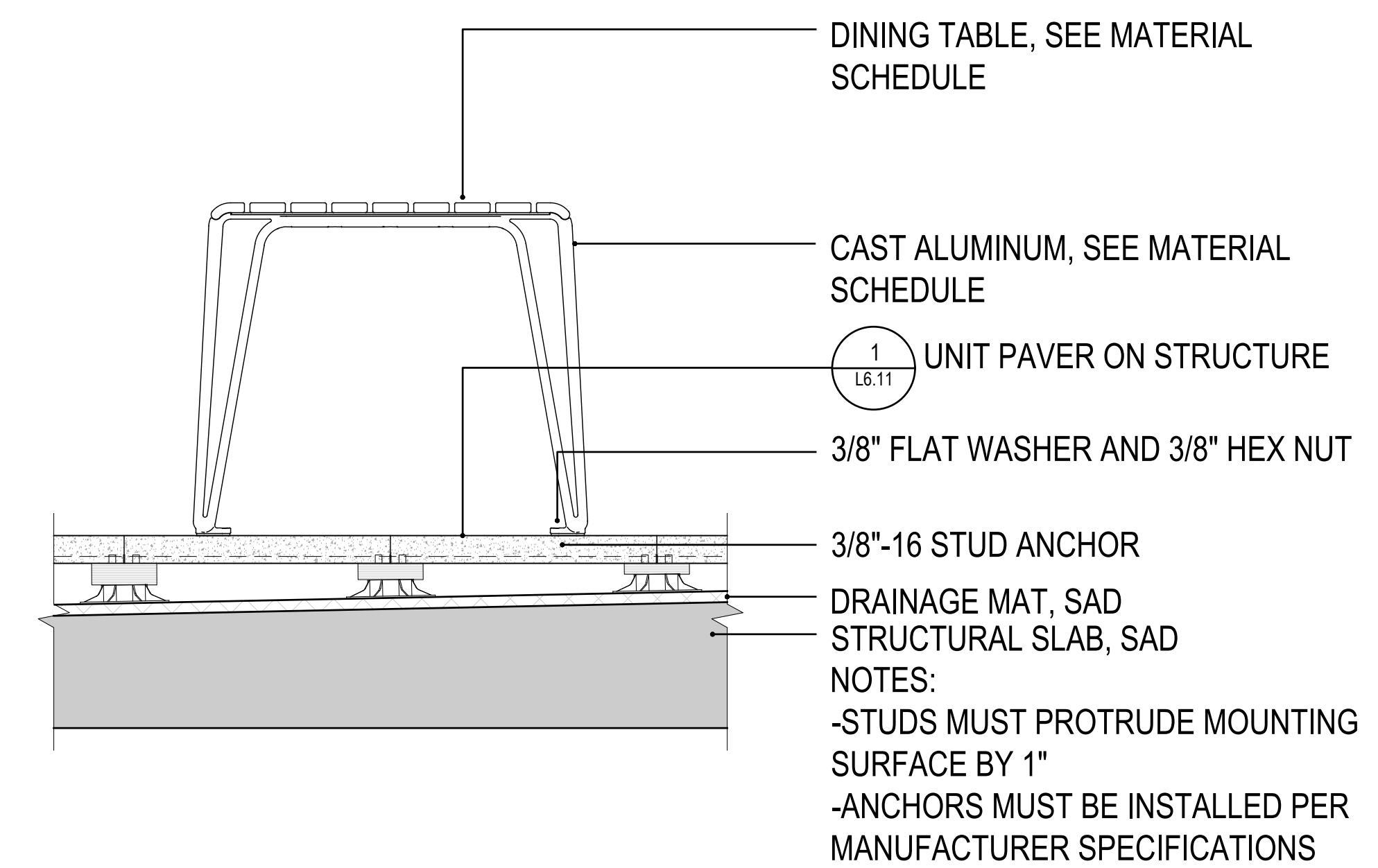
3 DINING CHAIRS

Scale: 1" = 1'-0"



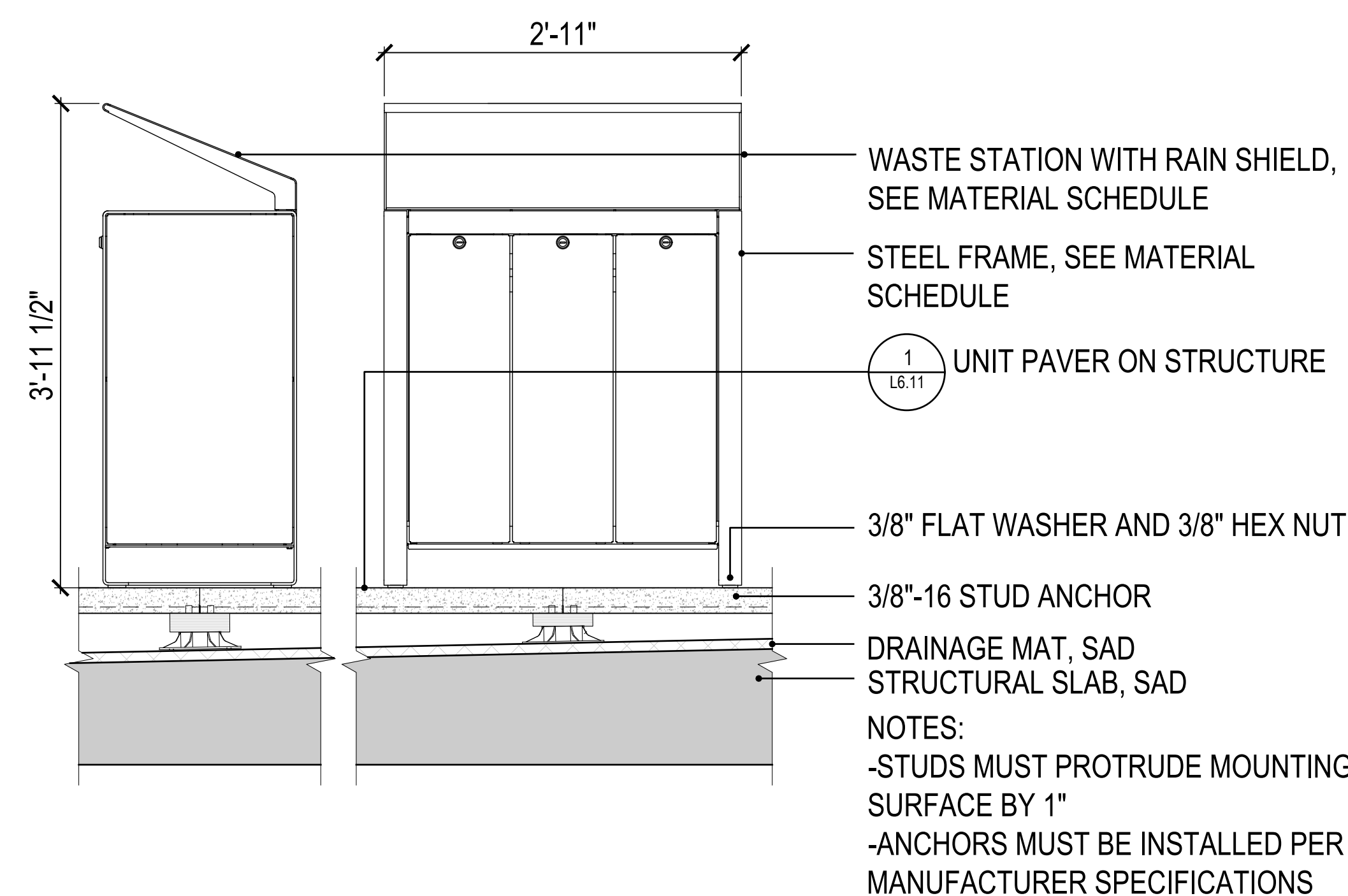
5 SQUARE GARDEN TABLE

Scale: 1" = 1'-0"



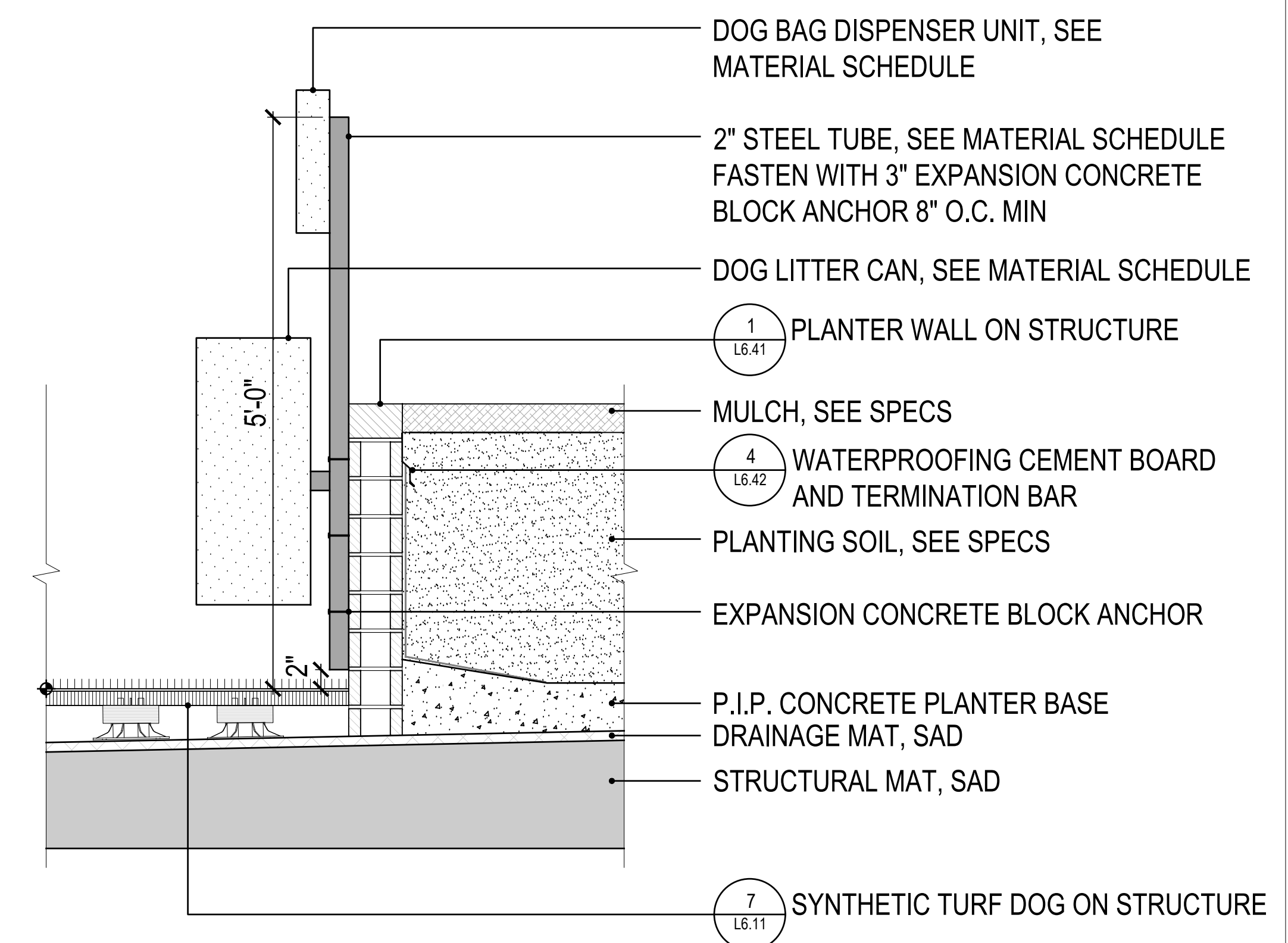
2 DINING TABLE

Scale: 1" = 1'-0"



4 WASTE STATION ON STRUCTURE

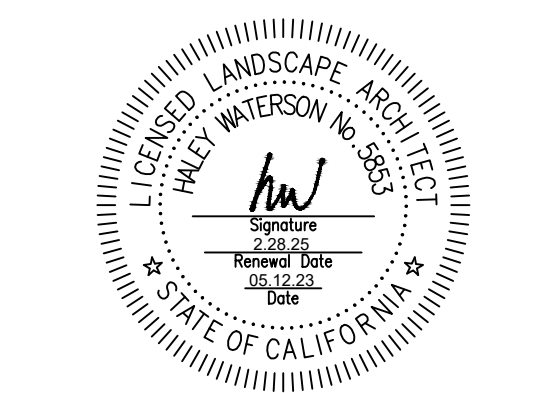
Scale: 1" = 1'-0"



1 DOG WASTE DISPENSER

Scale: 1" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOBBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521



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Project:

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231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306



IRRIGATION DETAILS

JOB #: 1925
SCALE: NTS

L6.60

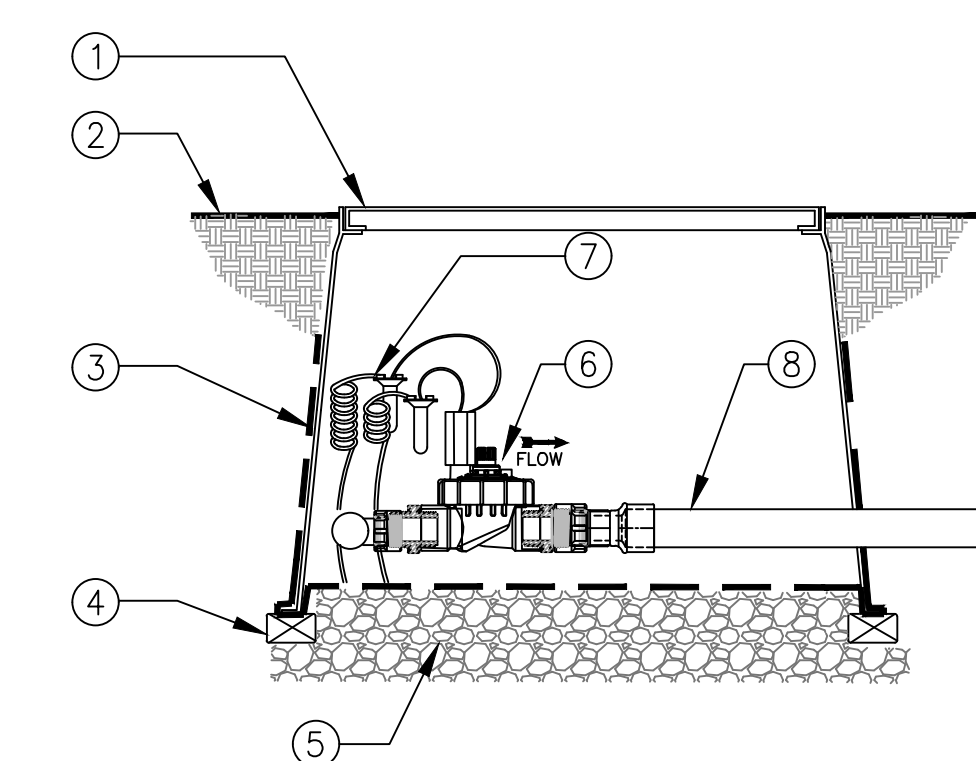
PLAN CHECK RESPONSE 3 | DATE: 05/12/2023

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey D. Mitchell

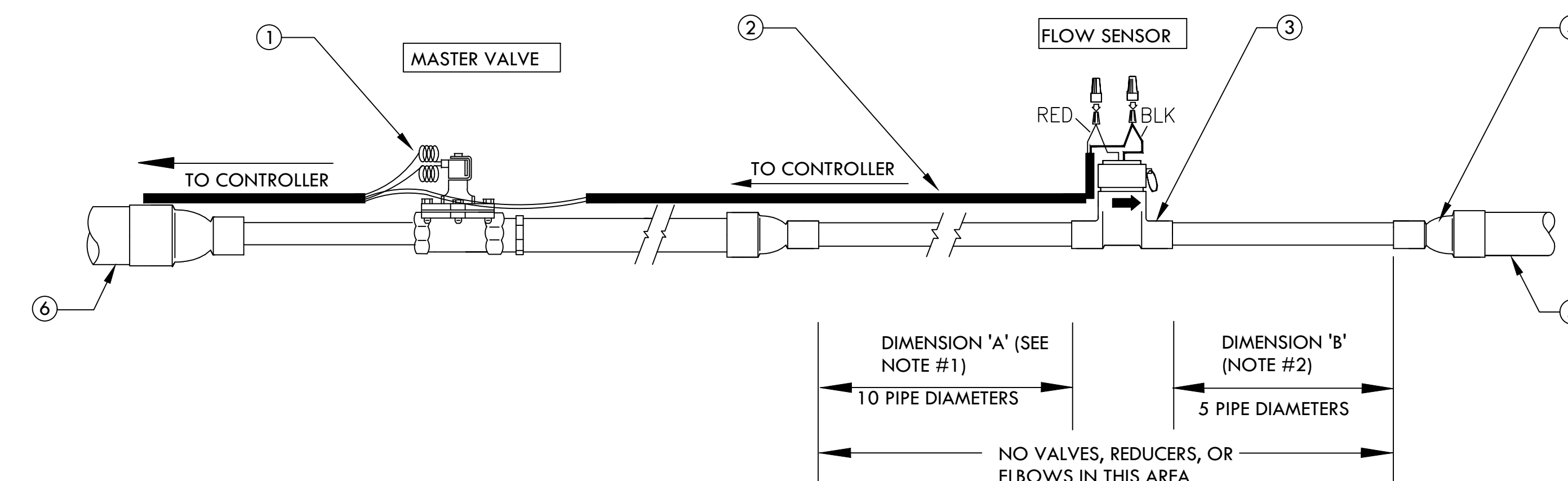
CERTIFIED LANDSCAPE IRRIGATION AUDITOR
ASIC, CLIA, EPA WaterSense PARTNER

Irrigation Consultant:
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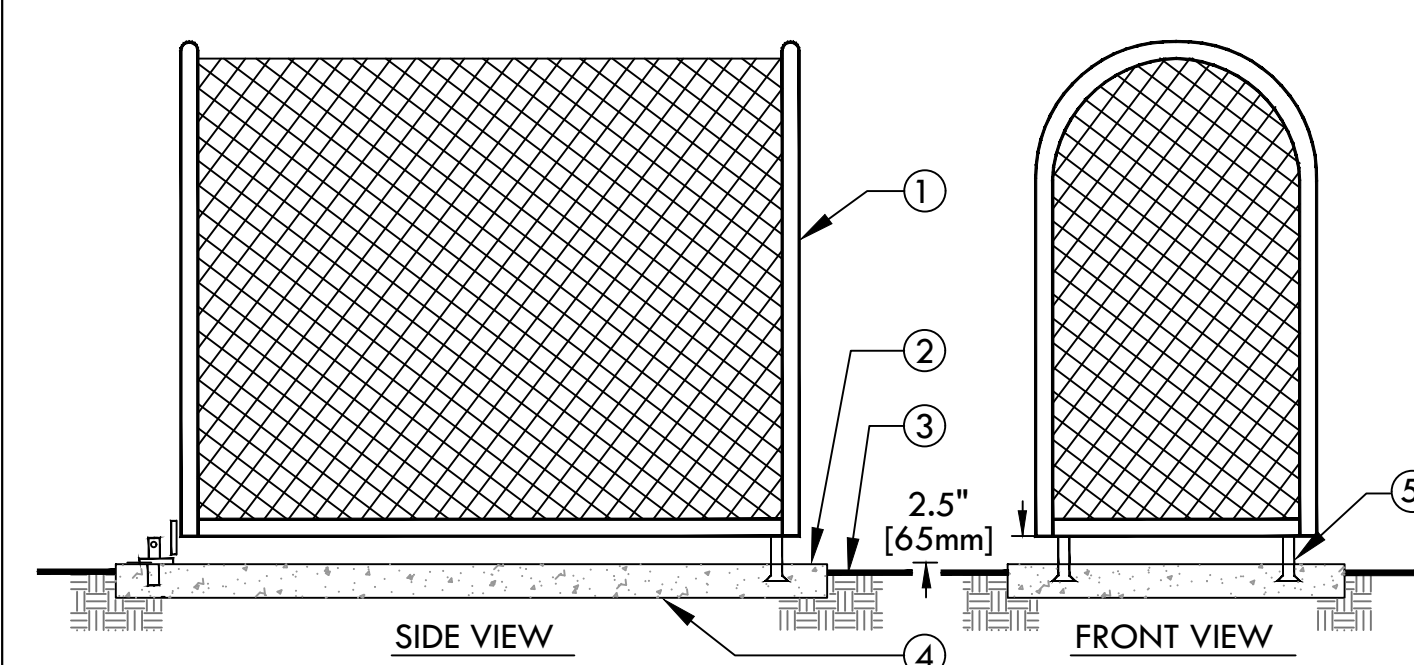
- ① CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
- ② FINISH GRADE
- ③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
- ④ BRICK-1 EACH CORNER
- ⑤ PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- ⑥ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
- ⑦ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
- ⑧ SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

4 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD
SCALE: NONE



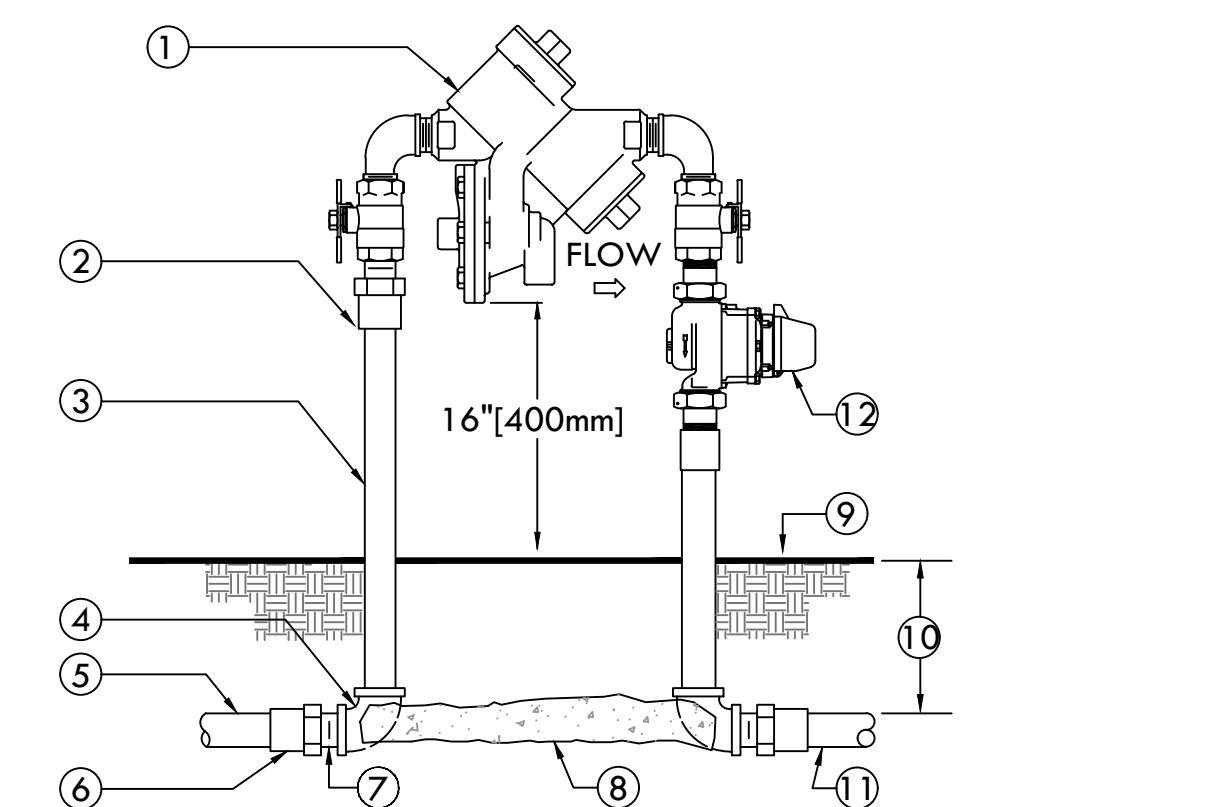
- ① MASTER VALVE CONTROL WIRE: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7350D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- ② FLOW SENSOR WIRE: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7350D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- ③ FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
- ④ REDUCING COUPLING (TYPICAL).
- ⑤ MAIN LINE PIPE TO REMOTE CONTROL VALVES AND QUICK COUPLING VALVES.
- ⑥ MAIN LINE PIPE FROM BACKFLOW.

3 FLOW SENSOR & MASTER VALVE INSTALLATION



- ① STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- ② SET PAD 1/2" [1.3MM] 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.

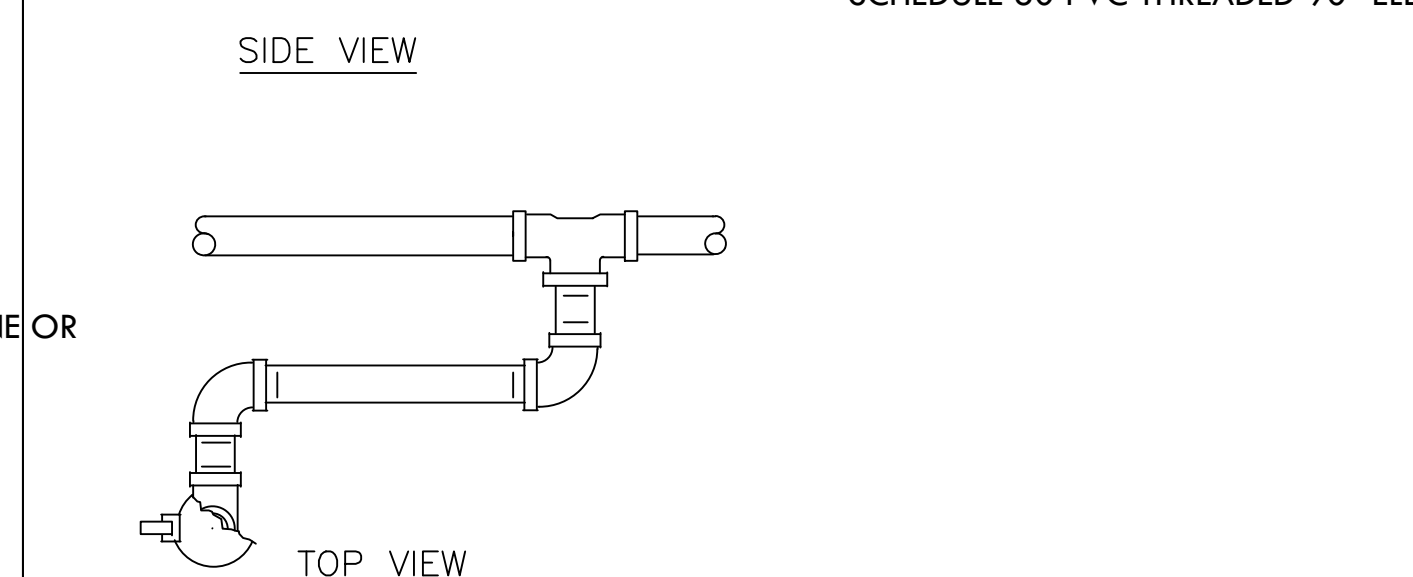
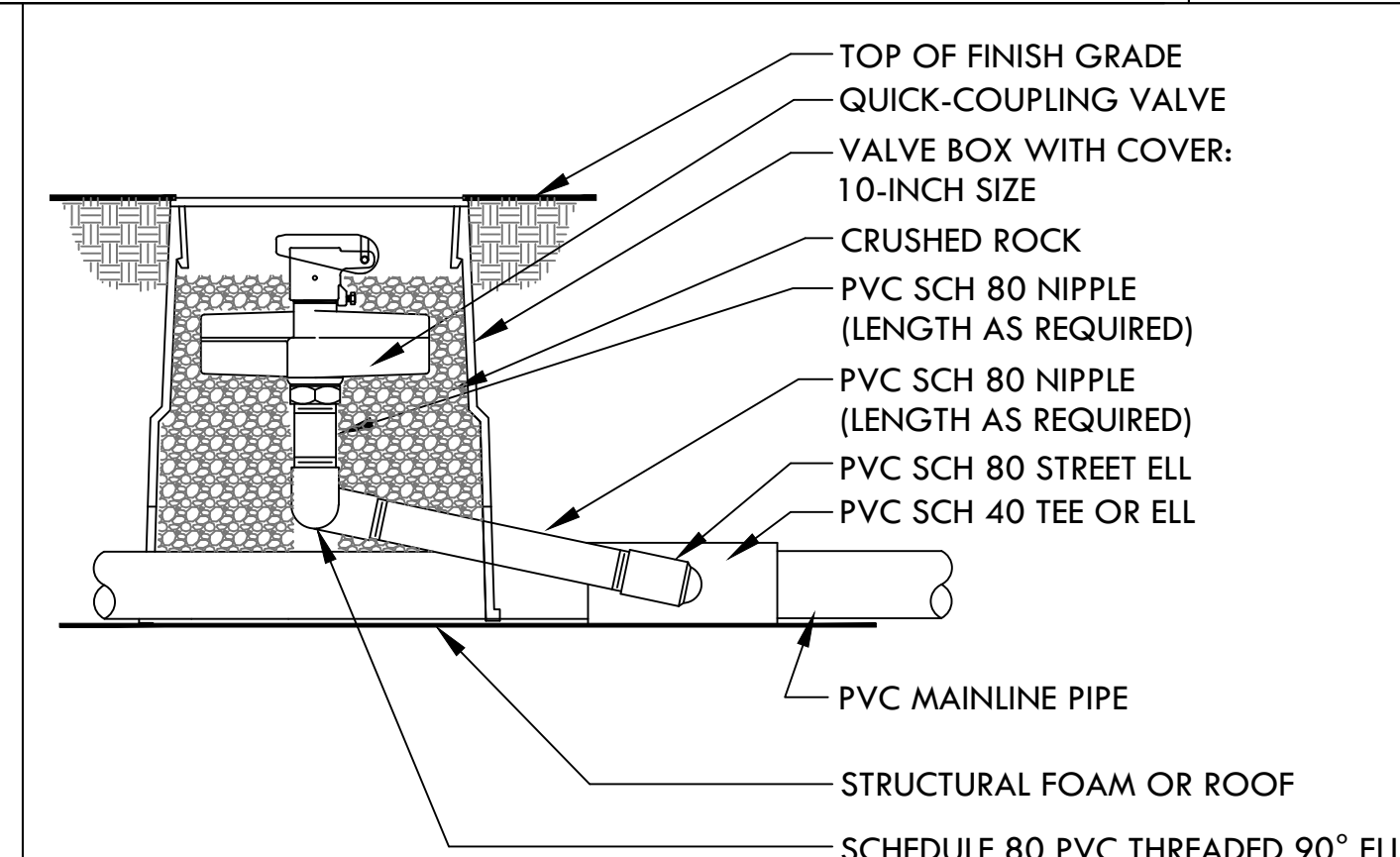
2 BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE



- 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 FINISH GRADE.
- ⑩ REFER TO IRRIGATION LEGEND.
- ⑪ PVC MAIN LINE TO IRRIGATION SYSTEM.
- ⑫ WATER METER.

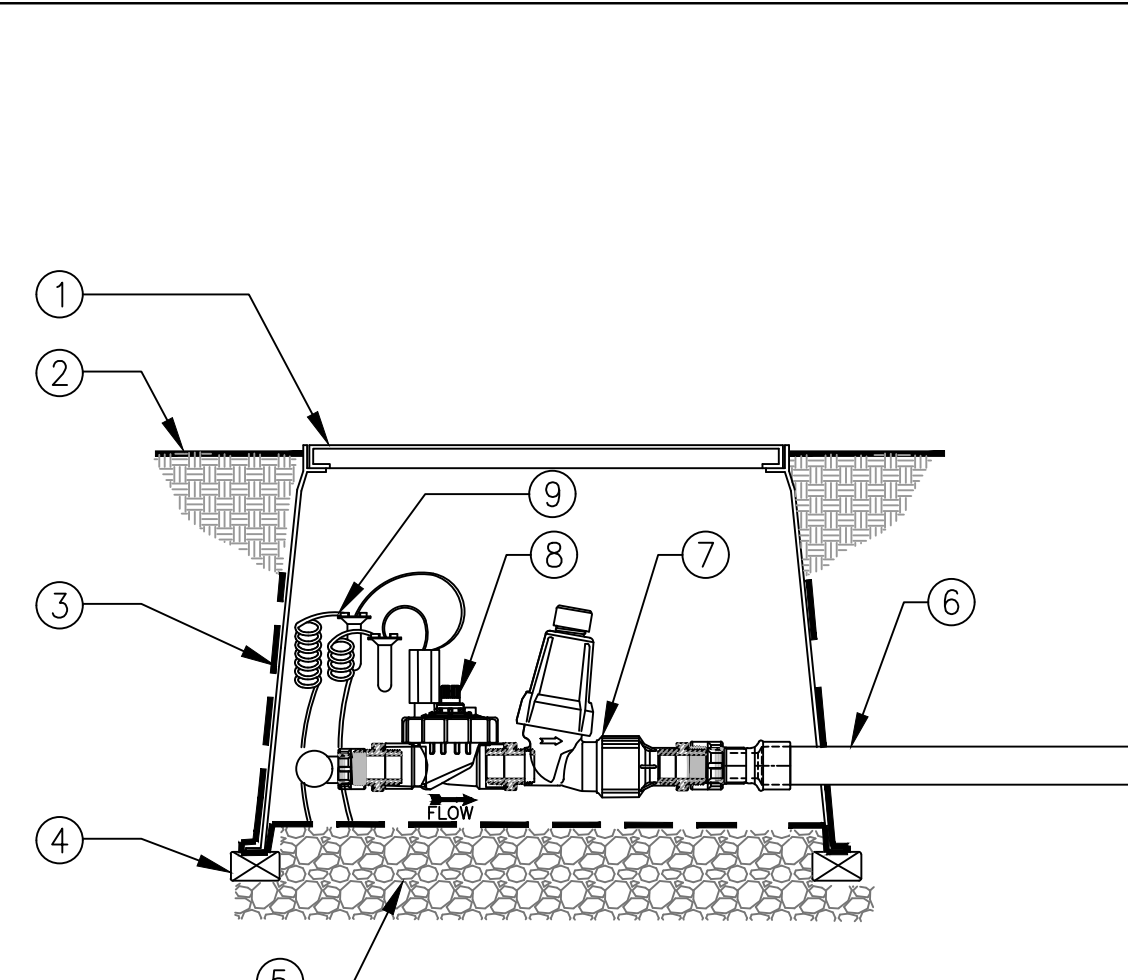
- NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE



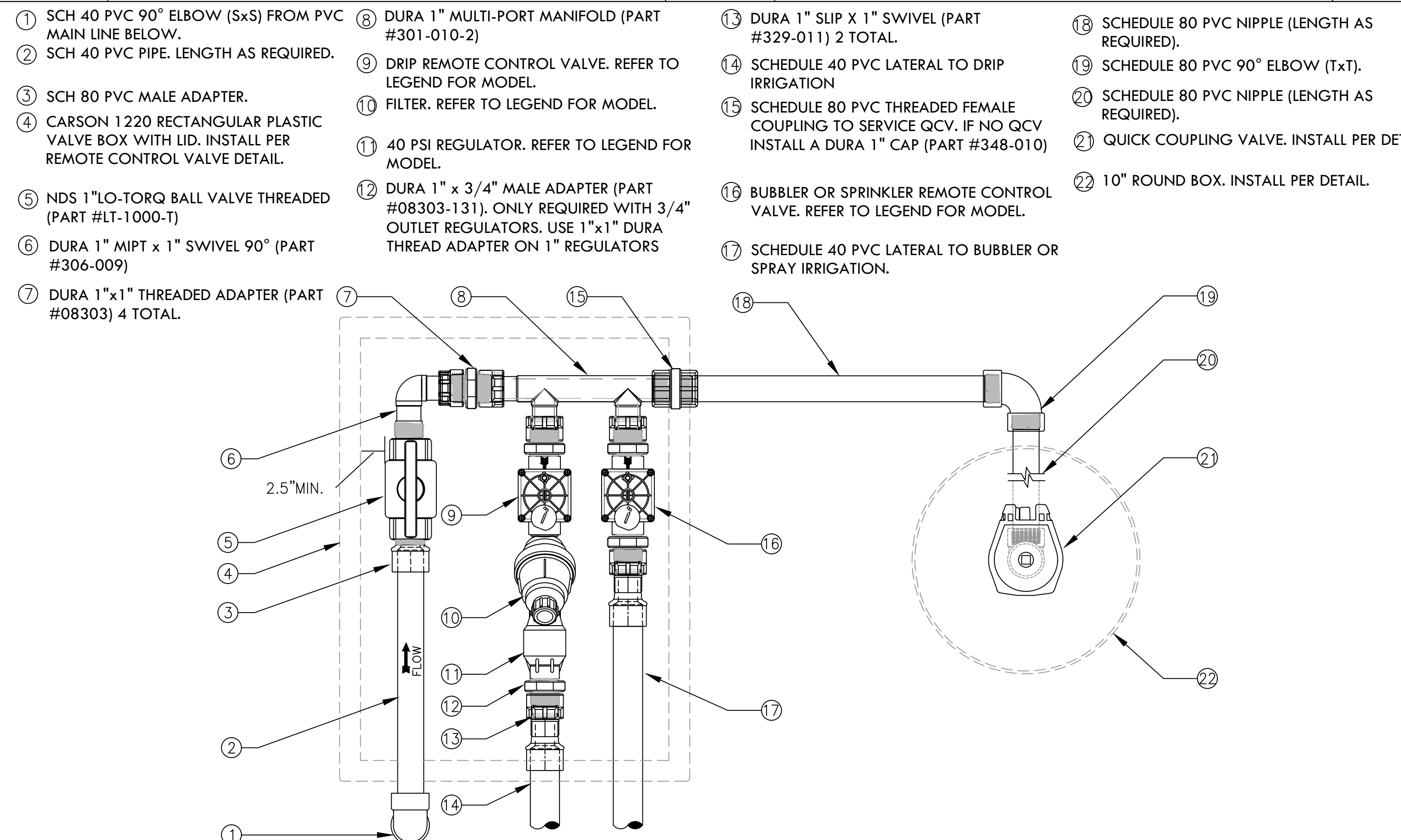
- NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.
 2. TRIM VALVE BOX LENGTH AS NECESSARY TO BE FLUSH WITH TOP OF PLANTING TILES.
 3. IF NECESSARY SLOT SIDES VALVE BOX TO ALLOW PASSAGE OF PIPE THROUGH BOTTOM OF VALVE BOX.

7 QUICK COUPLING VALVE-ON STRUCTURE
SCALE: NONE



- ① CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
- ② FINISH GRADE
- ③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
- ④ BRICK-1 EACH CORNER
- ⑤ PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- ⑥ SCH 40 PVC LATERAL LINE TO DRIFLINE OR DRIP.
- ⑦ DRIP FILTER AND REGULATOR
- ⑧ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
- ⑨ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

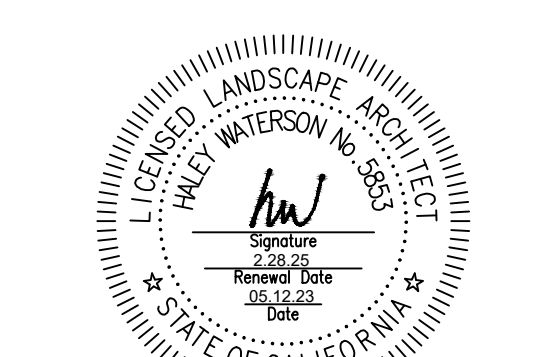
5 DRIP REMOTE CONTROL VALVE IN TWO VALVE MANIFOLD
SCALE: NONE



5 TWO REMOTE VALVE MANIFOLD DETAIL WITH QUICK COUPLING VALVE (1" VALVES ONLY) ON STRUCTURE PLANTERS ONLY
SCALE: NONE

PLANTERS ONLY

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENNIUM DESIGN
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
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- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
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REDWOOD ENERGY
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Project:

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231 GRANT AVENUE

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PALO ALTO, CA 94306



IRRIGATION DETAILS

JOB #: 1925
SCALE: NTS

L6.61

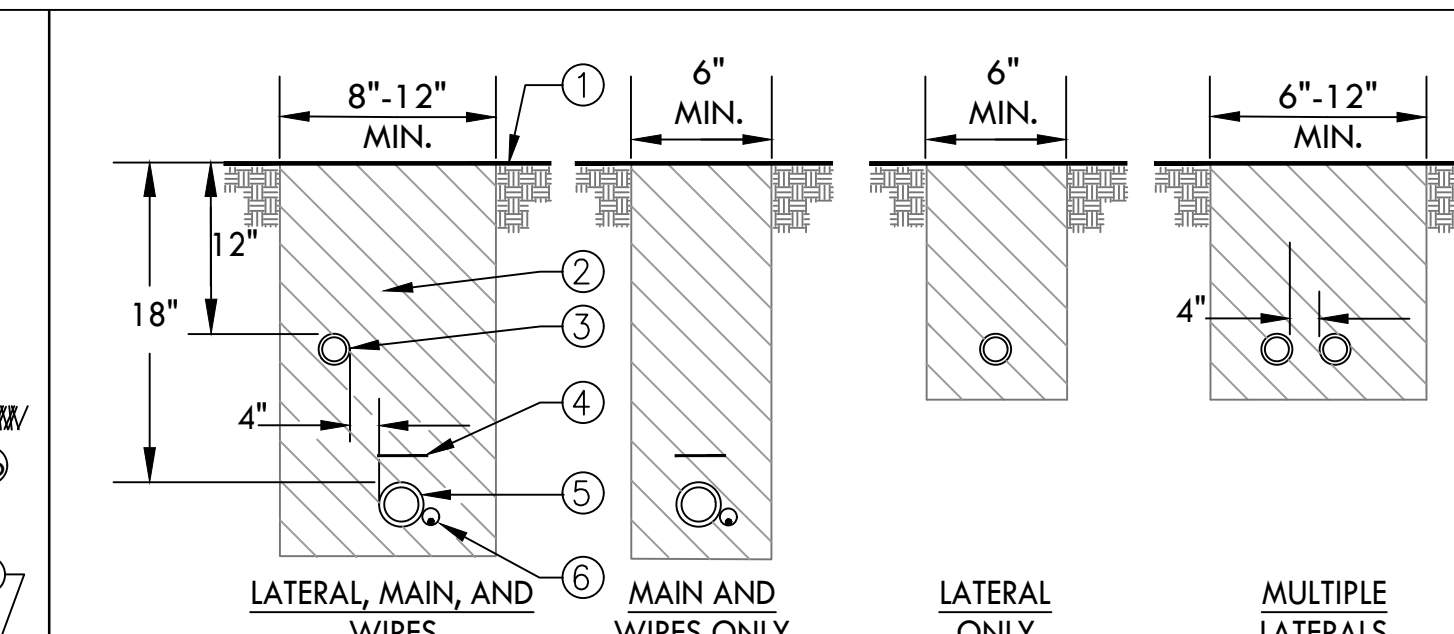
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Jeffrey D. Mitchell

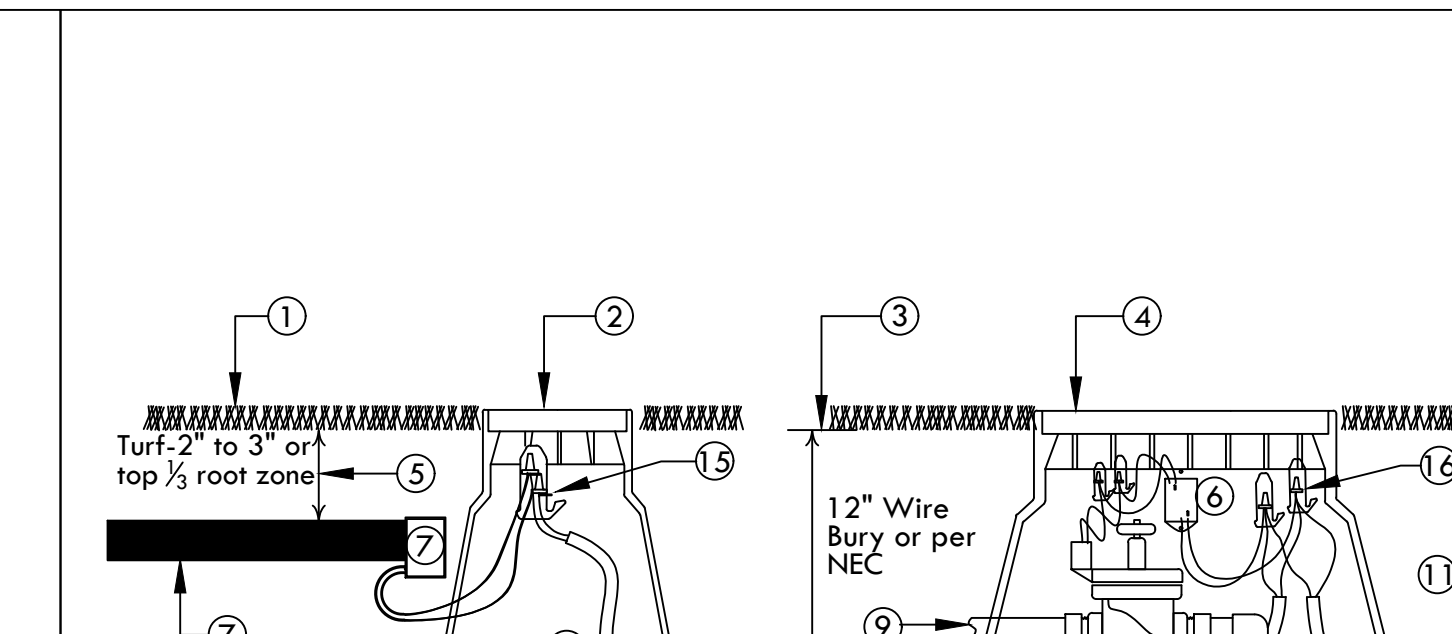
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www.rdmirrigation.com



- NOTES:
- 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.
 - 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.
 - WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

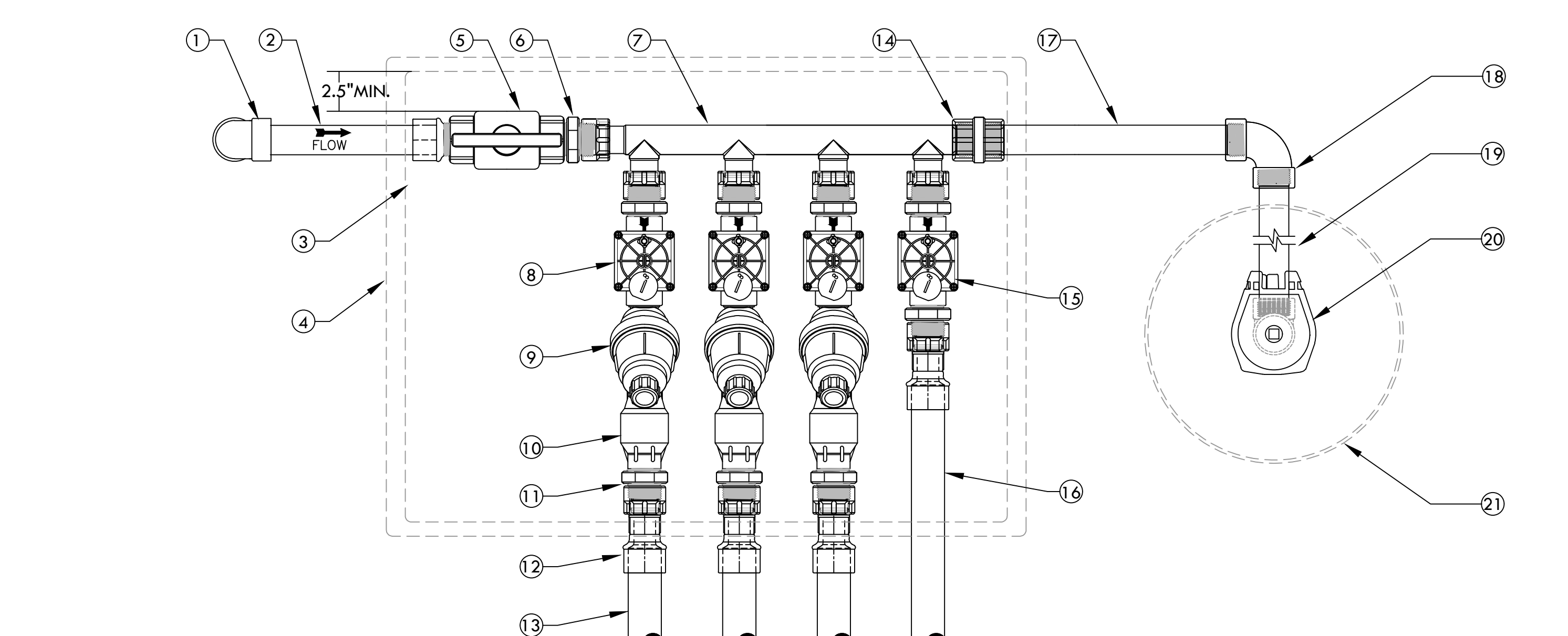
- FINISH GRADE.
- CLEAN BACKFILL MATERIAL.
- LATERAL LINE.
- 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
- MAIN LINE.
- TWO WIRE CABLE IN CONDUIT



- LAWN OR SURFACE TREATMENT
- 6" ROUND JUNCTION BOX
- FINISHED GRADE
- RECTANGULAR STANDARD OR JUMBO VALVE BOX AS REQUIRED
- BURY DEPTH - biSENSOR
- BASELINE biCODER
- biSENSOR - SET LENGTH HORIZONTALLY AND BLADE IN VERTICAL POSITION WITH WIRES LEADING OUT OF BOTTOM
- SUPPORT BLOCK - 2 REQUIRED
- LATERAL - SIZE PER PLANS
- 24 VOLT REMOTE CONTROL VALVE
- SUPPORT BLOCK - TYPICAL EACH CORNER (4 REQUIRED)
- GRANULAR MATERIAL FOR DRAINAGE 3" MINIMUM DEPTH
- biLINE - GAUGE AS PER PLAN
- PRESSURE LINE - SIZE PER PLAN
- RED TO RED AND BLACK TO BLACK ENCAPSULATED IN WATER PROOF SPLICE CAP IN POSITION SHOWN. NORTHSTAR IND. SURESPICE OR EQUAL.
- RED TO RED AND BLACK TO BLACK ENCAPSULATED IN WATER PROOF SPLICE CAP IN POSITION SHOWN. 3M DBR-6 OR EQUAL.

3 TRENCHING
SCALE: NONE

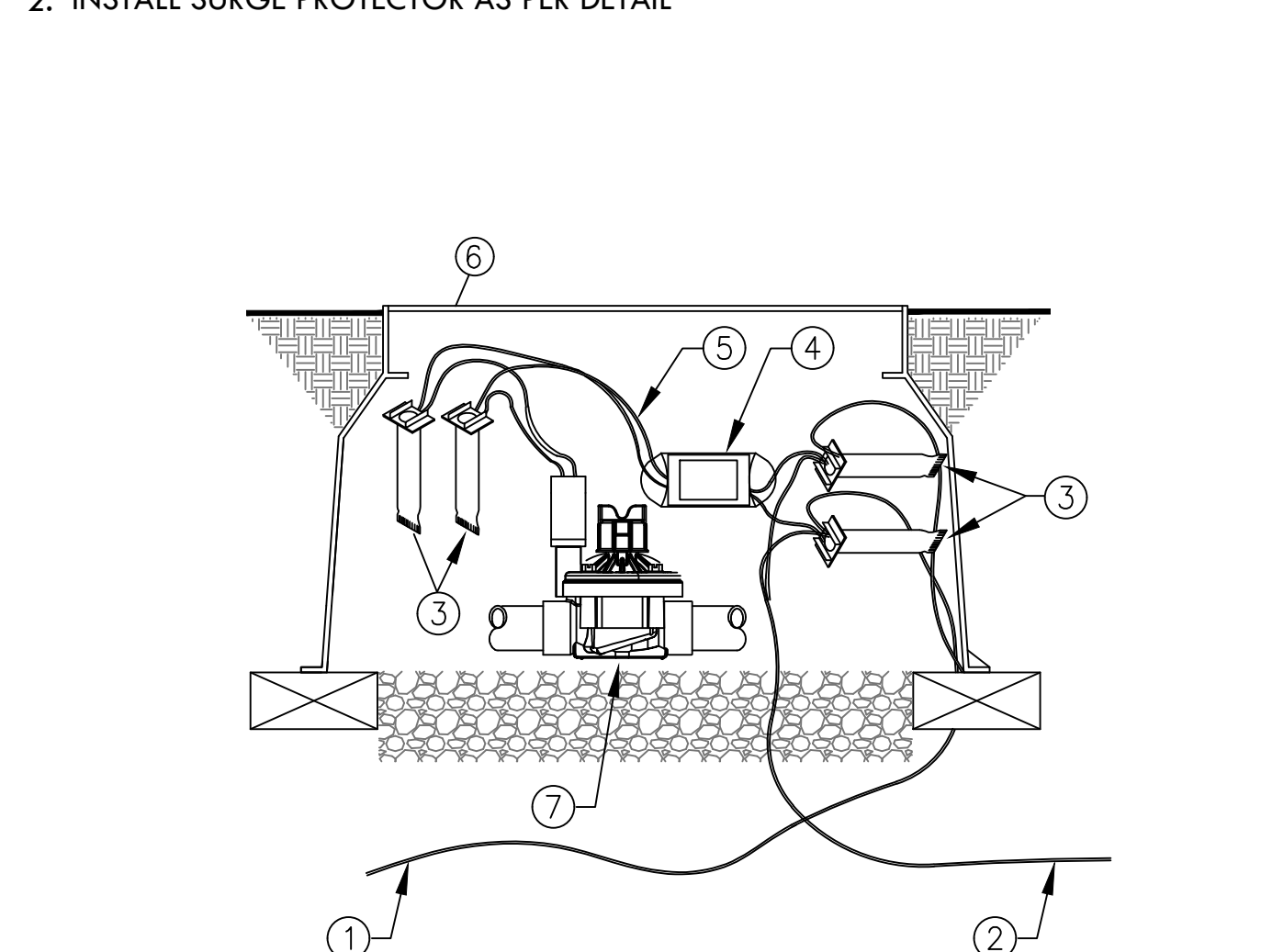
- SCH 40 PVC 90° ELBOW (5x5) FROM PVC MAIN LINE BELOW.
- SCH 40 PVC PIPE. LENGTH AS REQUIRED.
- SCH 80 PVC MALE ADAPTER.
- CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
- NDS 1" LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
- DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
- DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
- DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
- FILTER. REFER TO LEGEND FOR MODEL.
- 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
- DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
- DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
- SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION.
- SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE QCV. IF NO QCV INSTALL A DURA 1" CAP (PART #348-010)
- BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
- SCHEDULE 40 PVC LATERAL TO BUBBLERS OR SPRAY IRRIGATION.
- SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
- SCHEDULE 80 PVC 90° ELBOW (1x1).
- SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
- QUICK COUPLING VALVE. INSTALL PER DETAIL.
- 10" ROUND BOX. INSTALL PER DETAIL.



1 FOUR REMOTE VALVE MANIFOLD DETAIL WITH QUICK COUPLING VALVE (1" VALVES ONLY)
SCALE: NONE

2 MOISTURE SENSOR INSTALLATION DETAIL
SCALE: NONE

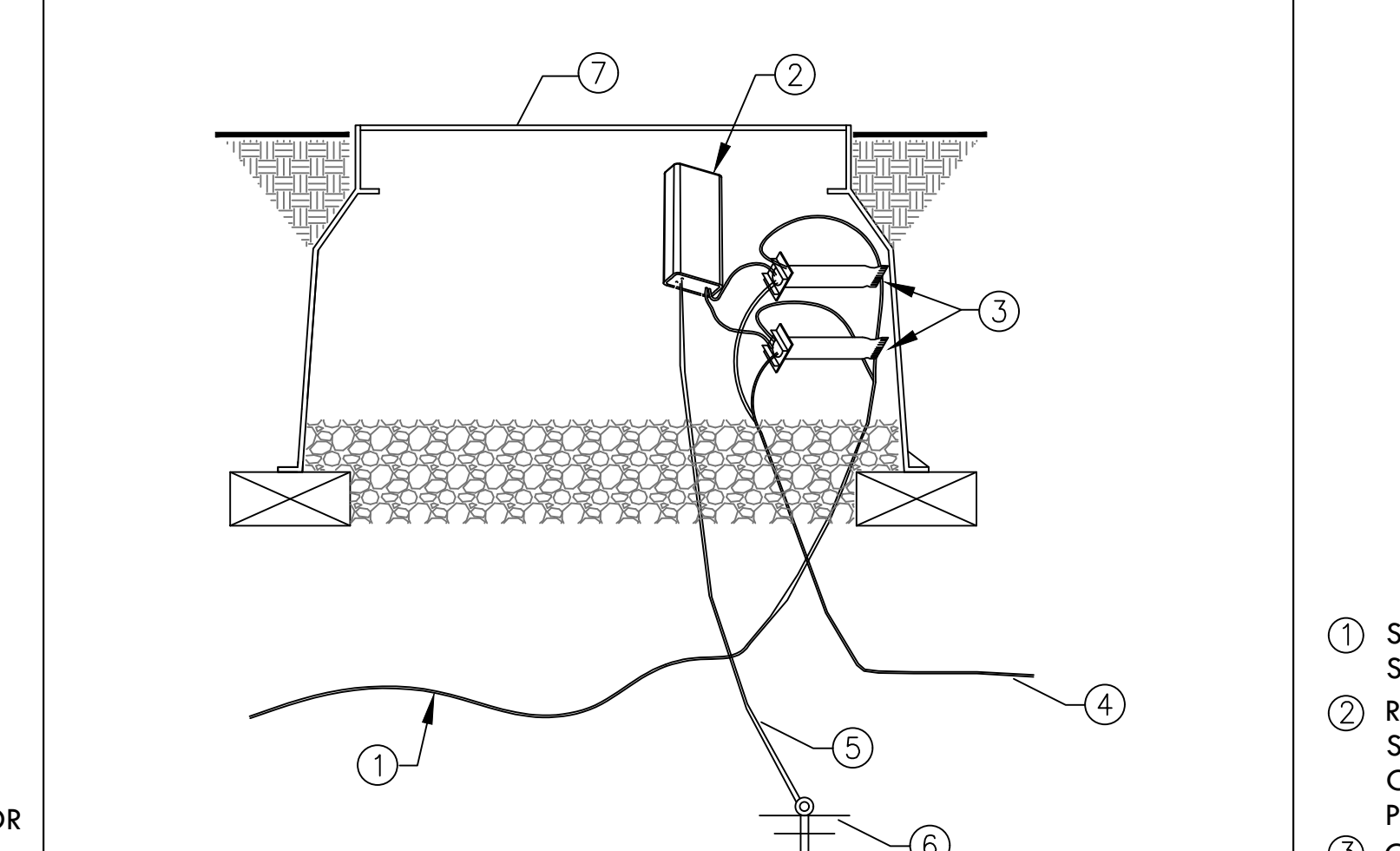
NOTE:
1. ALL DECODER TO SOLENOID WIRES MUST BE CONNECTED WITH THE CORRECT POLARITY TO PROPERLY OPERATE SOLENOID.
2. INSTALL SURGE PROTECTOR AS PER DETAIL



- 2-WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 FT SLACK PER DECODER
- 2-WIRE WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
- DBR-6
- BL-5201 SINGLE STATION DECODER
- RED TO RED/BLACK TO BLACK WIRES TO VALVE SOLENOID (MUST MATCH COLORS)
- RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
- REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.

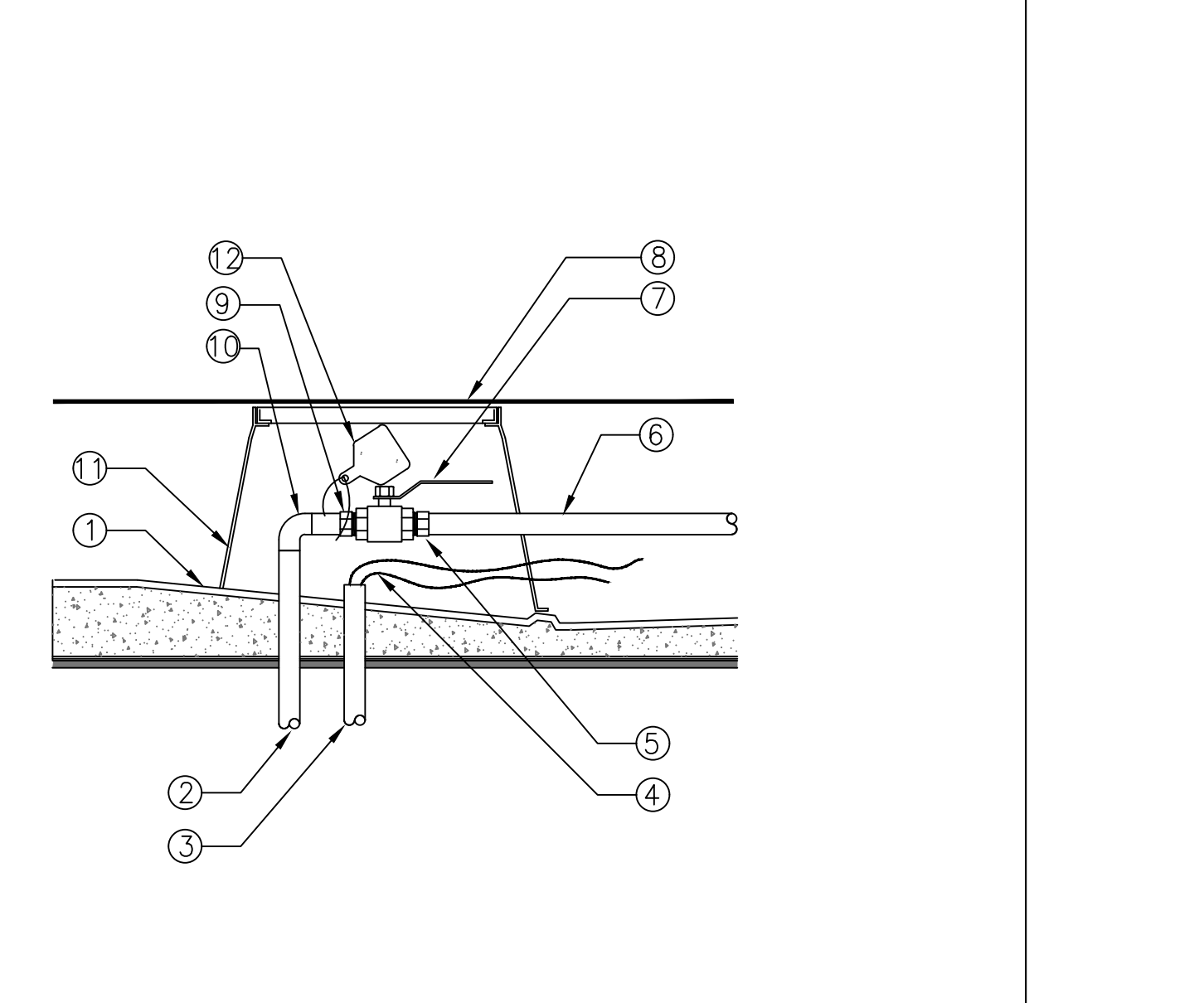
4 BASELINE DECODER
SCALE: NONE

NOTE:
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED EVERY 600'. THE SURGE DEVICE MUST BE A BASELINE BL0A01. THE MINIMUM DISTANCE BETWEEN THE LIGHTNING ARRESTOR AND THE GROUND ROD SHOULD BE 3'. BASELINE RECOMMENDS A SCREW CLAMP OR CADWELD TYPE CONNECTOR TO BE USED TO CONNECT THE GROUND WIRE TO THE SURGE ARRESTOR. INSTALL EACH GROUND ROD 4 - 8' FROM 2-WIRE PATH. DO NOT INSTALL IN THE SAME TRENCH AS WIRE PATH. A SURGE ARRESTOR IS REQUIRED AT THE END OF THE TWO WIRE PATH THAT IS THE MAXIMUM DISTANCE FROM THE CONTROLLER. ANY BRANCH OF TWO-WIRE THAT EXCEEDS 50' MUST HAVE A SURGE ARRESTOR. ON AN UNINTERRUPTED WIRE RUN OF MORE THAN 600', IT IS ACCEPTABLE TO HAVE A SURGE ARRESTOR AT EACH END.



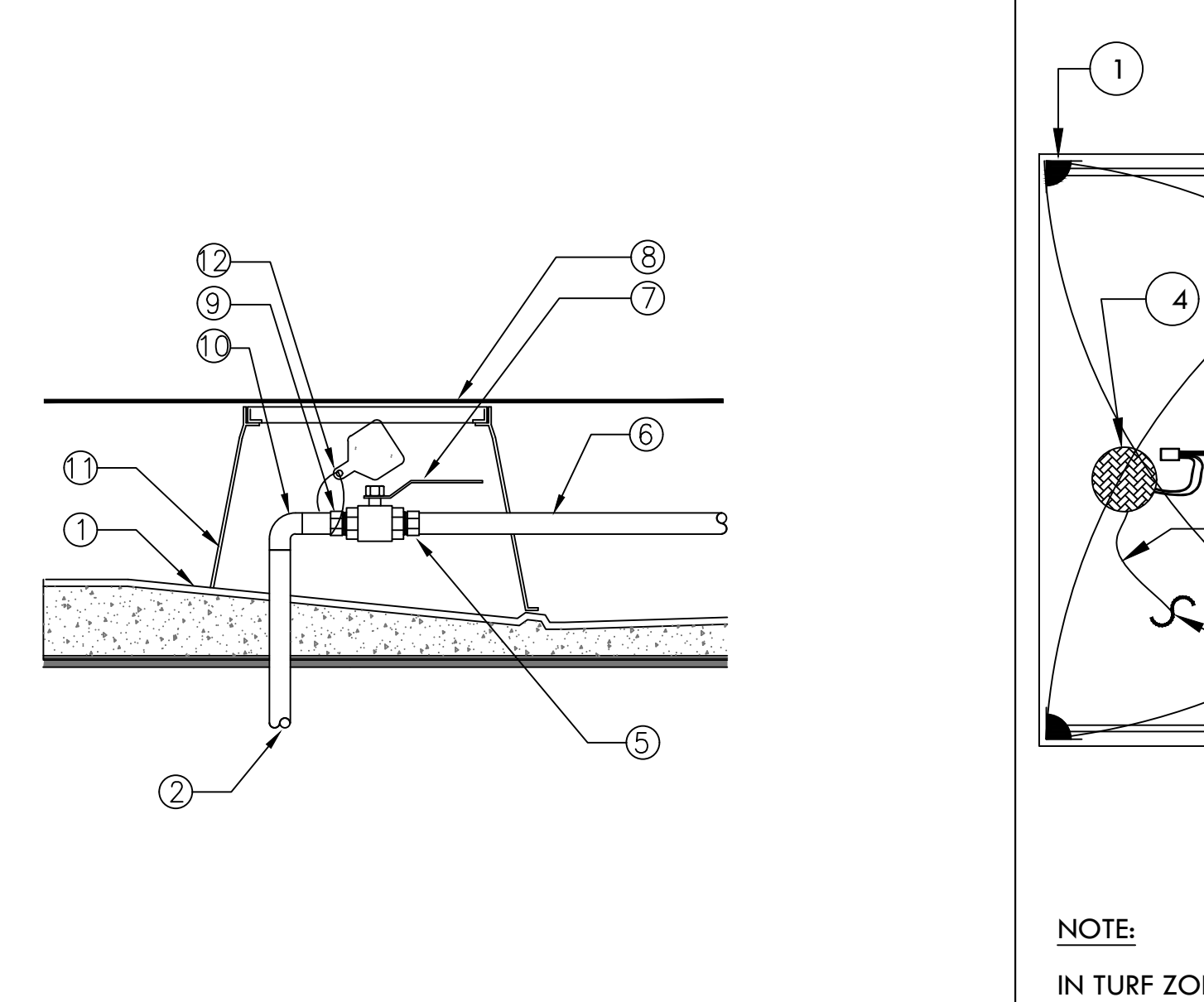
- 2-WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 FT SLACK PER DECODER
- BASELINE BL-LA01 LIGHTNING ARRESTOR. 1 EVERY 600' FROM STARTING FROM CONTROLLER.
- DBR-6
- 2-WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
- #8 AWG SOLID BARE CU WIRE
- INSTALL 5/8" DIAMETER COPPER GROUND ROD OF 8' LENGTH IN A 10" ROUND BOX.
- 10" ROUND VALVE BOX

5 BASELINE SURGE PROTECTOR
SCALE: NONE



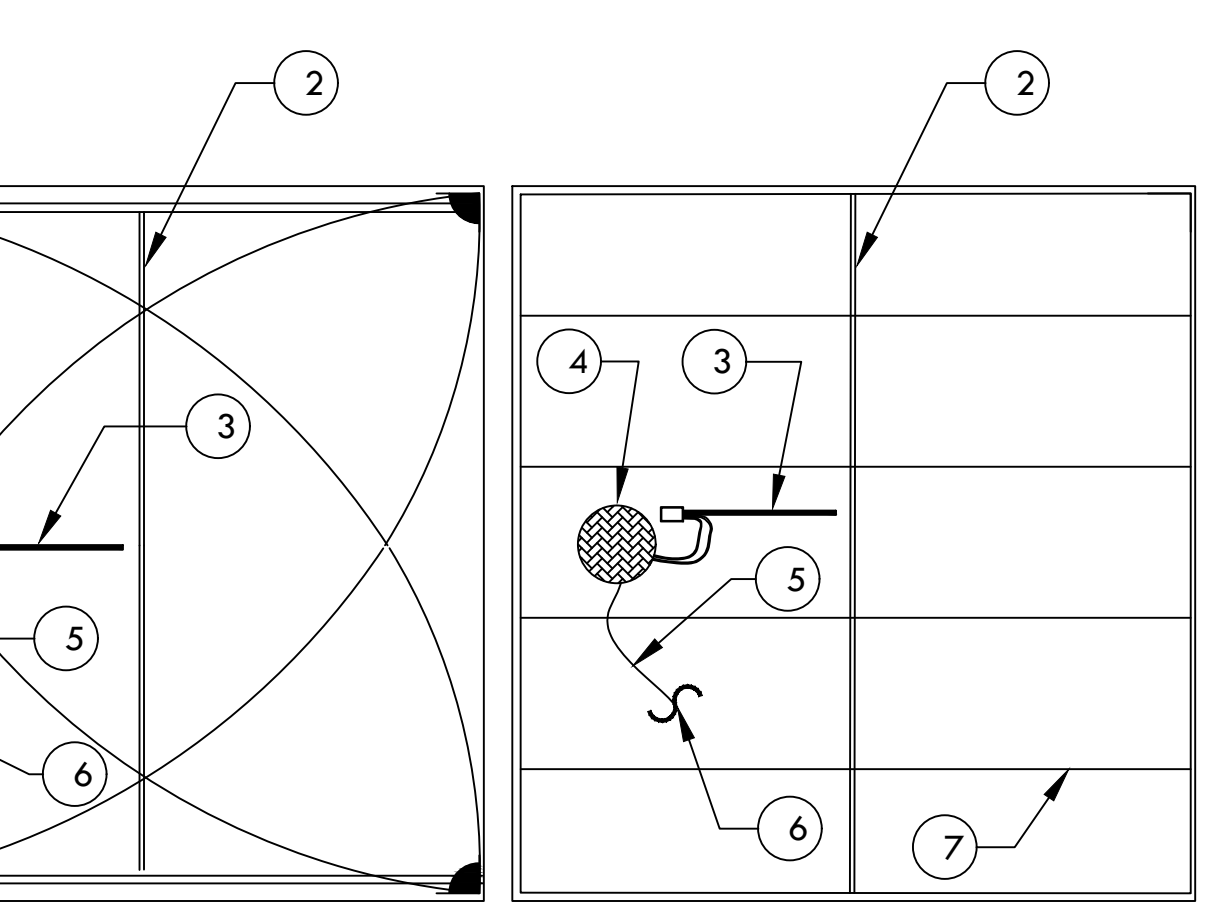
- SLOPED ROOF BELOW PEDESTAL SYSTEM
- RECYCLED IRRIGATION PIPE THROUGH STRUCTURE PROVIDED BY PLUMBING CONTRACTOR. WATERPROOF ALL PENETRATIONS.
- CONDUIT FOR CONTROL WIRES THROUGH STRUCTURE PROVIDED BY ELECTRICAL CONTRACTOR. WATERPROOF ALL PENETRATIONS
- TWO-WIRE CABLE OR CONTROL WIRES
- SCH 40 PVC MALE ADAPTER.
- PVC MAIN LINE TO REMOTE CONTROL VALVES.
- BRONZE BALL VALVE.
- ROOF DECK PAVERS
- MALE ADAPTER.
- 90° ELBOW.
- 10" ROUND PLASTIC VALVE BOX. CUT BOX TO FIT BELOW GRADE IF DEPTH OF PLANTER IS LESS THAN 12"
- TAG.

4 ON STRUCTURE STUB-OUT WITH BRONZE BALL VALVE
SCALE: NONE



- SLOPED ROOF BELOW PEDESTAL SYSTEM
- COPPER LATERAL THROUGH STRUCTURE PROVIDED BY PLUMBING CONTRACTOR. WATERPROOF ALL PENETRATIONS.
- PVC MAIN LINE TO REMOTE CONTROL VALVES.
- BRONZE BALL VALVE.
- ROOF DECK PAVERS
- COPPER MALE ADAPTER.
- COPPER 90° ELBOW.
- 10" ROUND PLASTIC VALVE BOX. CUT BOX TO FIT BELOW PEDESTAL PAYER SYSTEM
- TAG.

7 ON STRUCTURE COPPER LATERAL STUB-OUT WITH BRONZE BALL VALVE
SCALE: NONE



NOTE:
IN TURF ZONE LOCATE biSENSOR IN MIDDLE OF SPRINKLER ARCS

- SPRINKLER HEAD
- LATERAL LINE PER PLANS
- BASELINE MOISTURE SENSOR - biSENSOR
- 6" ROUND JUNCTION BOX
- TWO-WIRE
- CONNECT TWO-WIRE INTO NEAREST biCODER LOCATED IN NEAREST VALVE BOX
- DRILINE

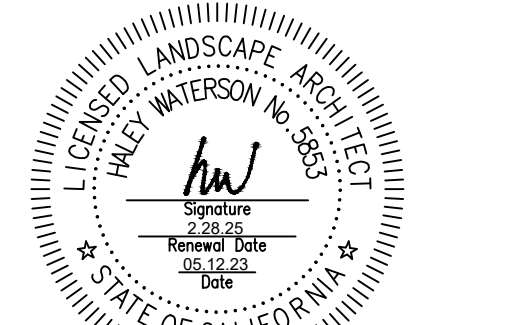
8 MOISTURE SENSOR LOCATION
SCALE: NONE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey D. Mitchell

CERTIFIED LANDSCAPE IRRIGATION AUDITOR
ASIC, CLIA, EPA WaterSense PARTNER

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ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



IRRIGATION DETAILS

JOB #: 1925
SCALE: NTS

L6.62

PLAN CHECK RESPONSE 3 | DATE: 05/12/2023

1 WEATHERPROOF WIRE SPICE ASSEMBLY
SCALE: NONE

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.

2 VALVE BOX INSTALLATION
SCALE: NONE

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.

3 TREE AND SHRUB BUBBLER
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

INSTRUCTIONS:
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).

4 NETAFIM 12MM DRIPLINE CENTER FEED LAYOUT
SCALE: NONE

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 ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

5 NETAFIM 12MM DRIPLINE END FEED LAYOUT
SCALE: NONE

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 ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

6 NETAFIM 12MM DRIPLINE ISLAND LAYOUT
SCALE: NONE

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 ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

7 NETAFIM 12MM DRIPLINE TRIANGULAR LAYOUT
SCALE: NONE

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 ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

8 NETAFIM 12MM DRIPLINE ODD CURVE LAYOUT
SCALE: NONE

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 ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

9 DRIPLINE-FLUSH POINT
SCALE: NONE

NOTE:
ALLOW A MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

10 DRIPLINE OPERATION INDICATOR
SCALE: NONE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Jeffrey D. Smith

CERTIFIED LANDSCAPE IRRIGATION AUDITOR
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BKF ENGINEERS
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SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521

plural
Landscape Architecture
415-450-9519



ID	DATE	NAME
1	11/11/22	PERMIT CONV-SET
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
B	03/20/23	BID ADDENDUM
3	06/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVENUE
PALO ALTO, CA 94306

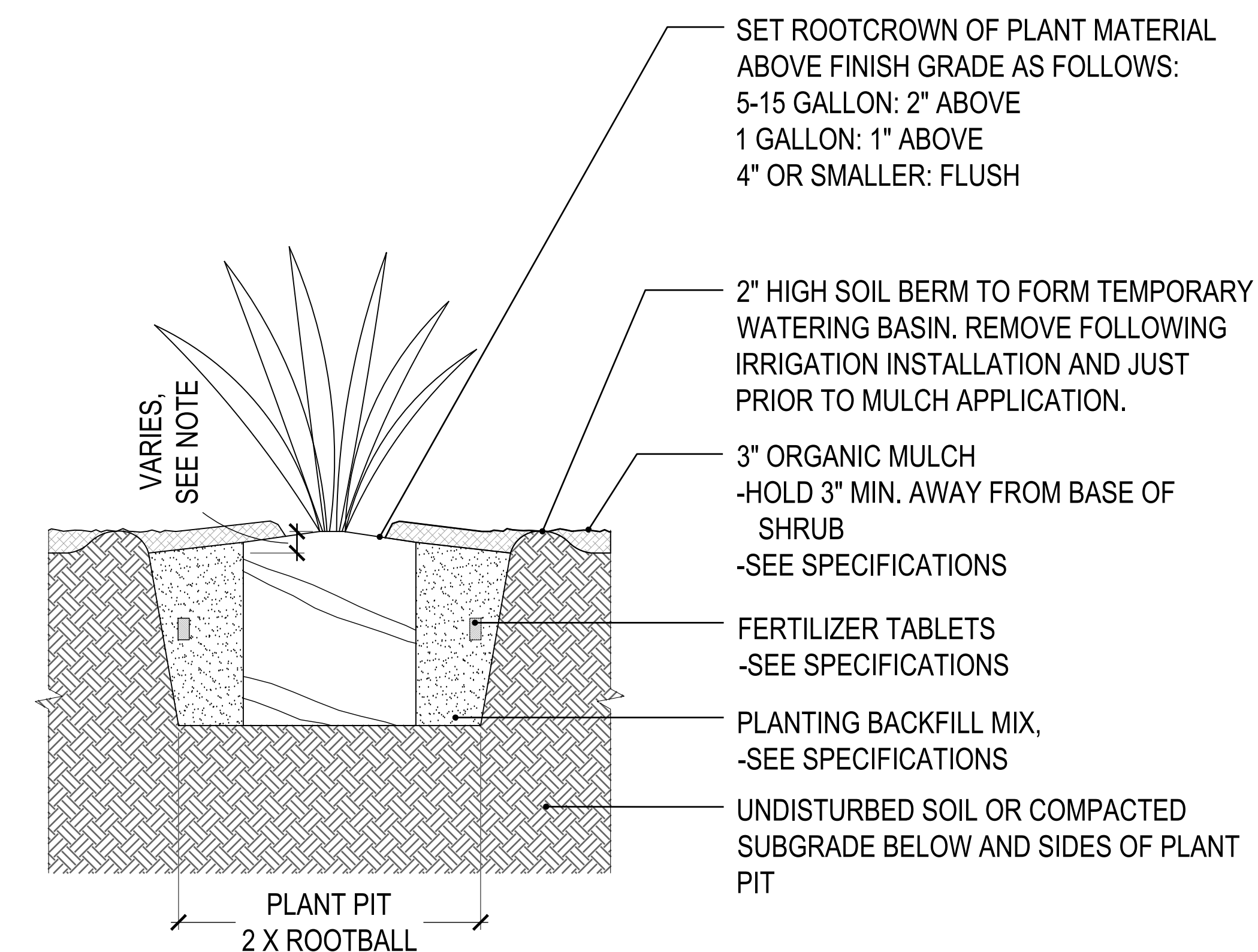
Client:
**mercy
HOUSING**
**abode
communities**
MERCY HOUSING/
ABODE COMMUNITIES

PLANTING DETAILS

JOB #: 1925
SCALE:

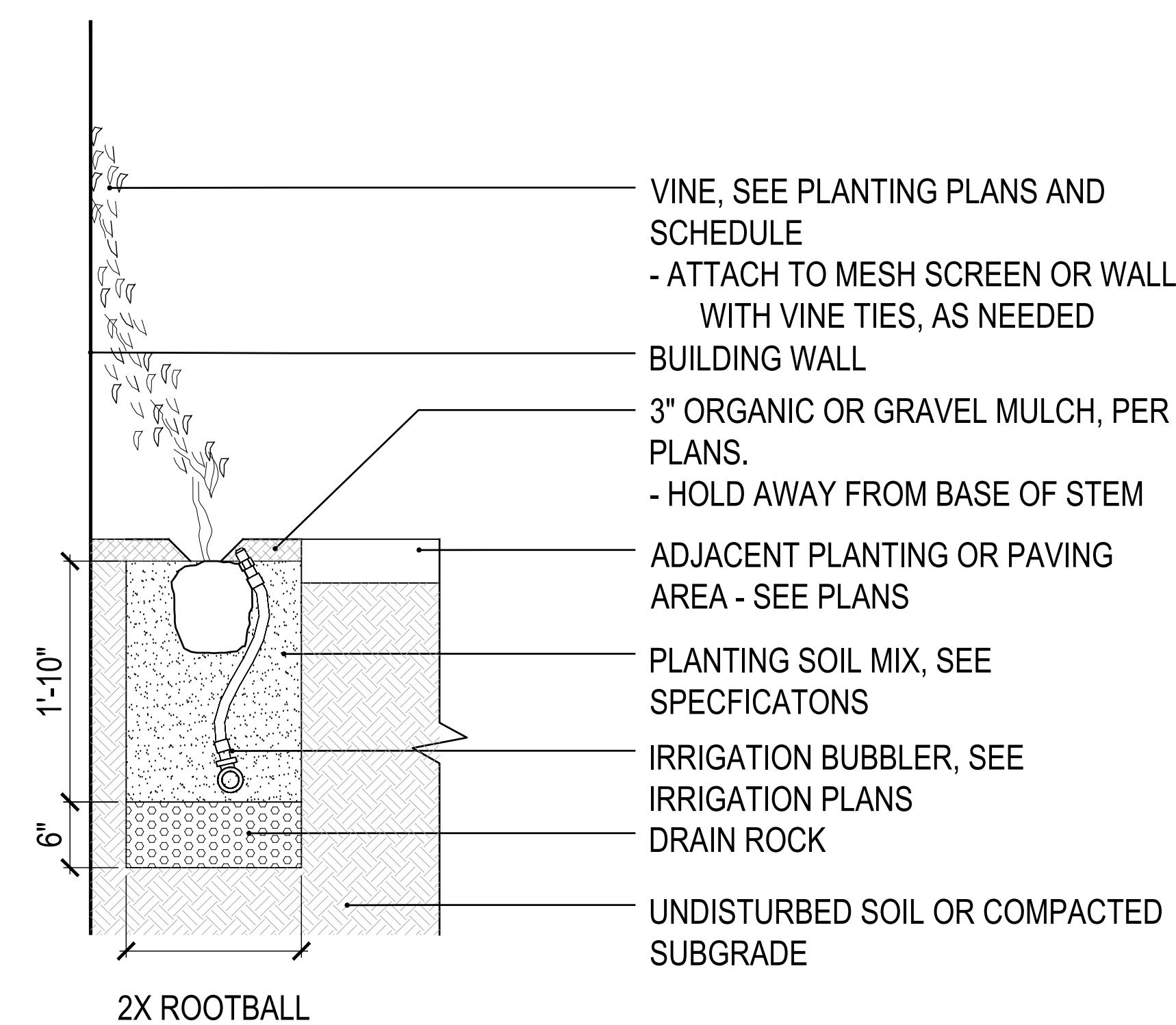
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PLAN CHECK RESPONSE 3 | DATE: 05/12/2023



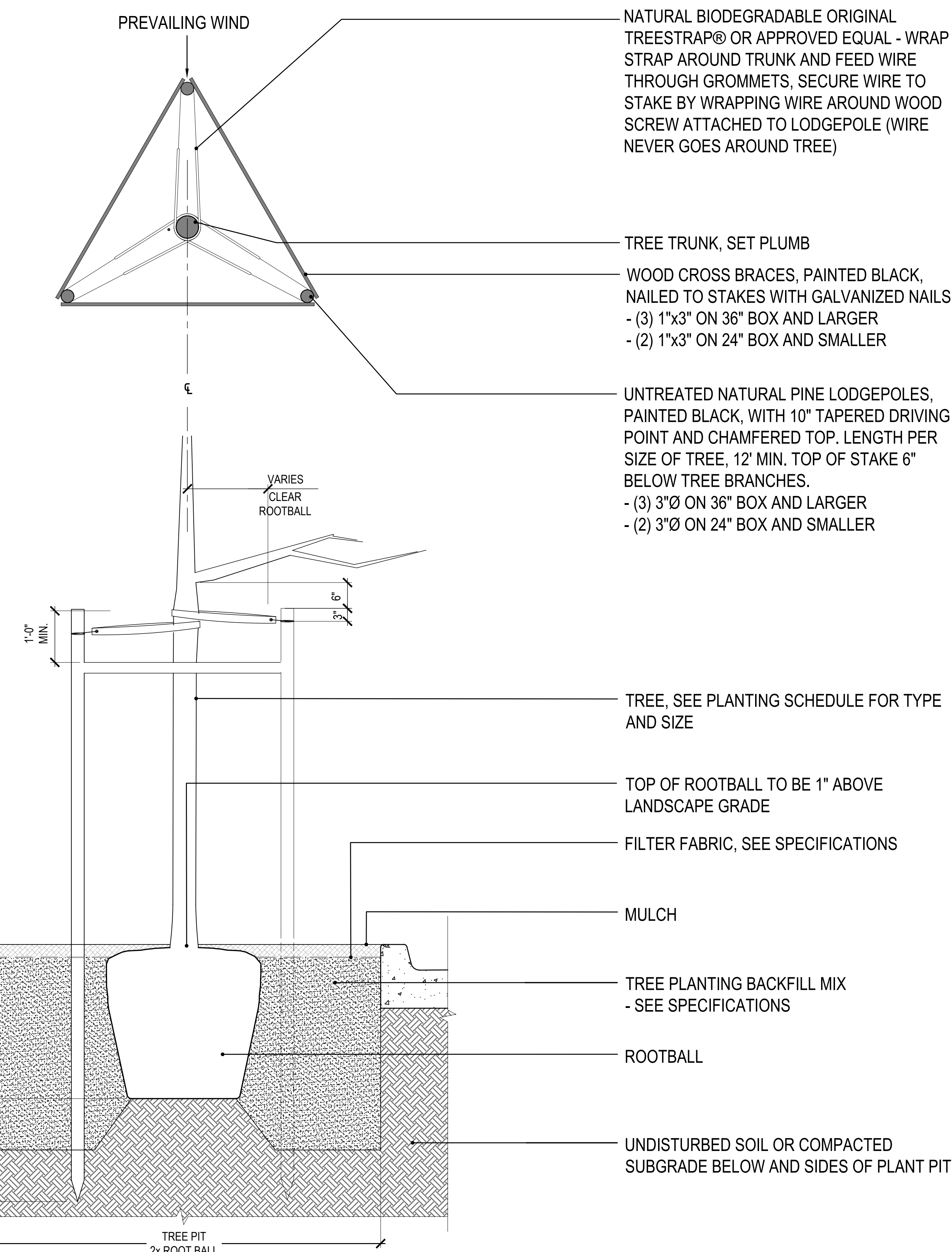
2 SHRUB PLANTING

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



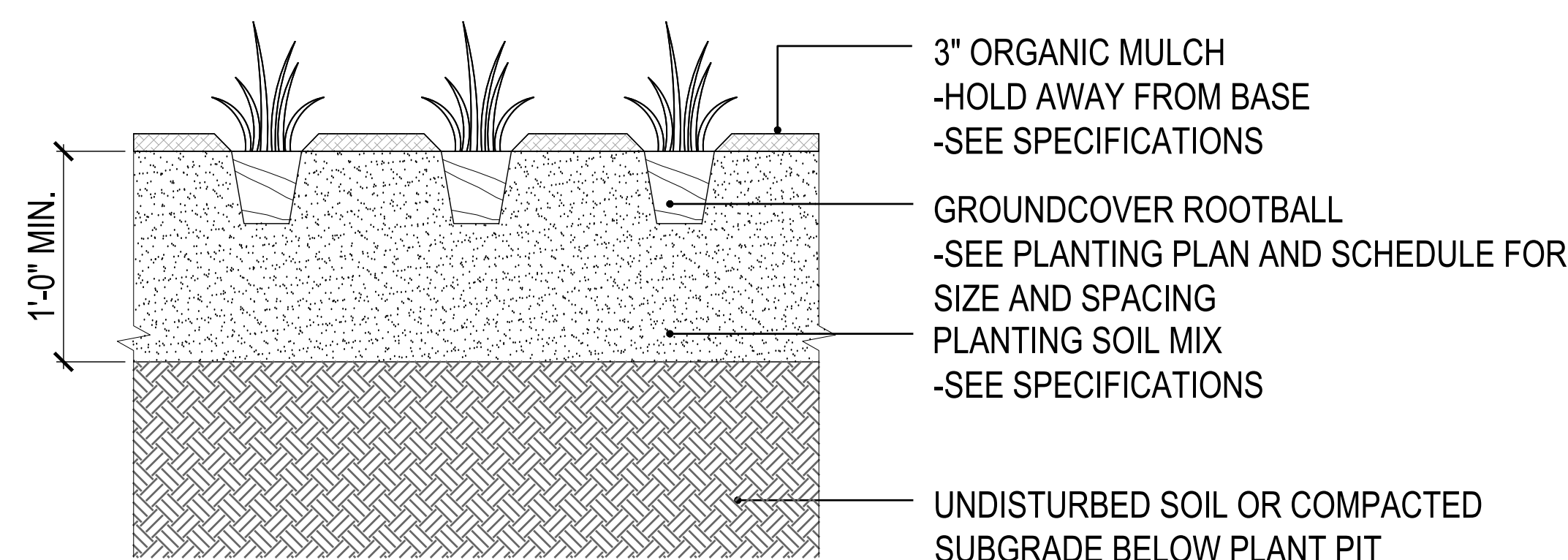
5 VINE PLANTING AT WALL OR SCREEN

SCALE: 1"=1'-0"



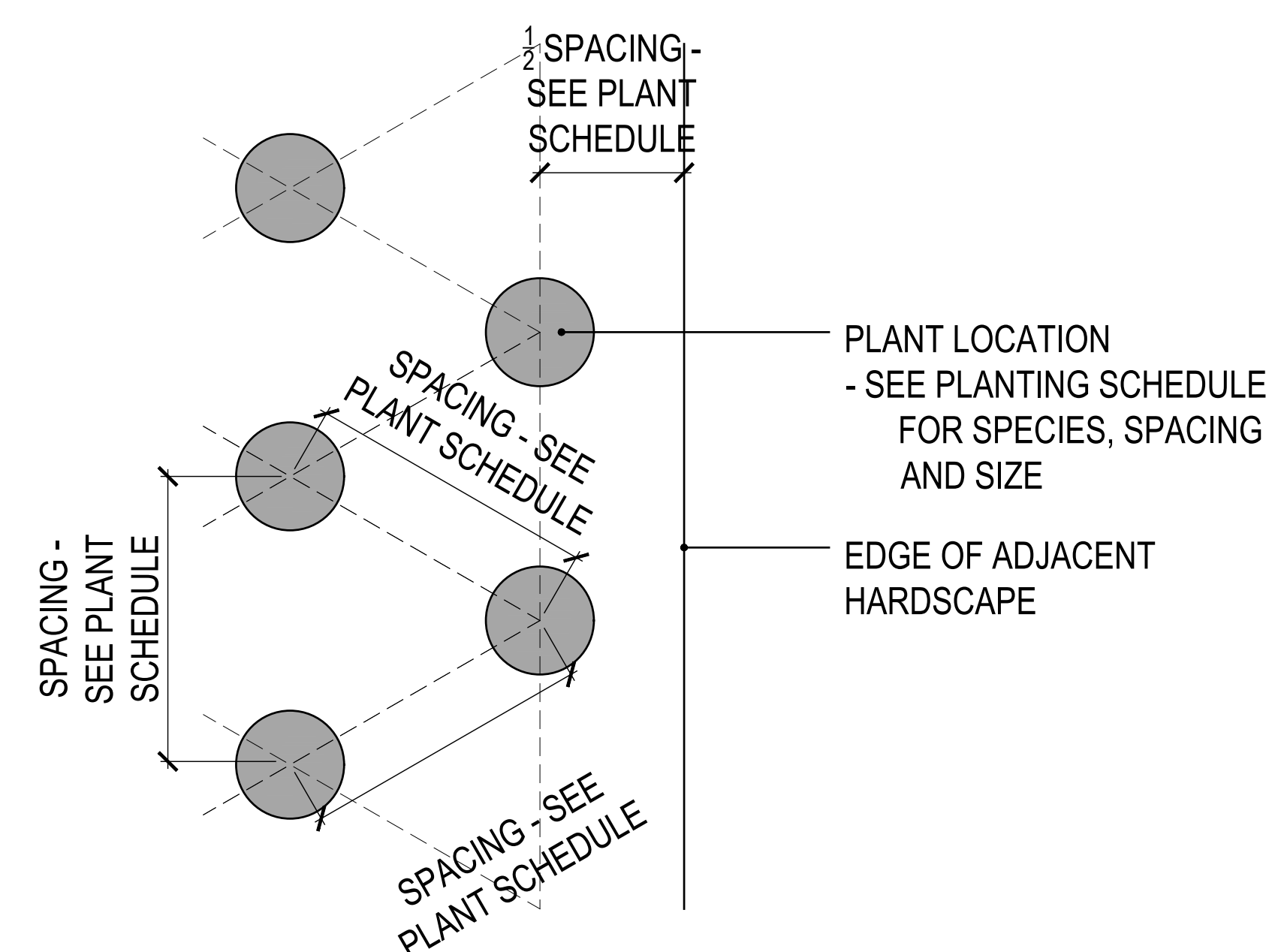
1 TREE PLANTING & STAKING ON-GRADE

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



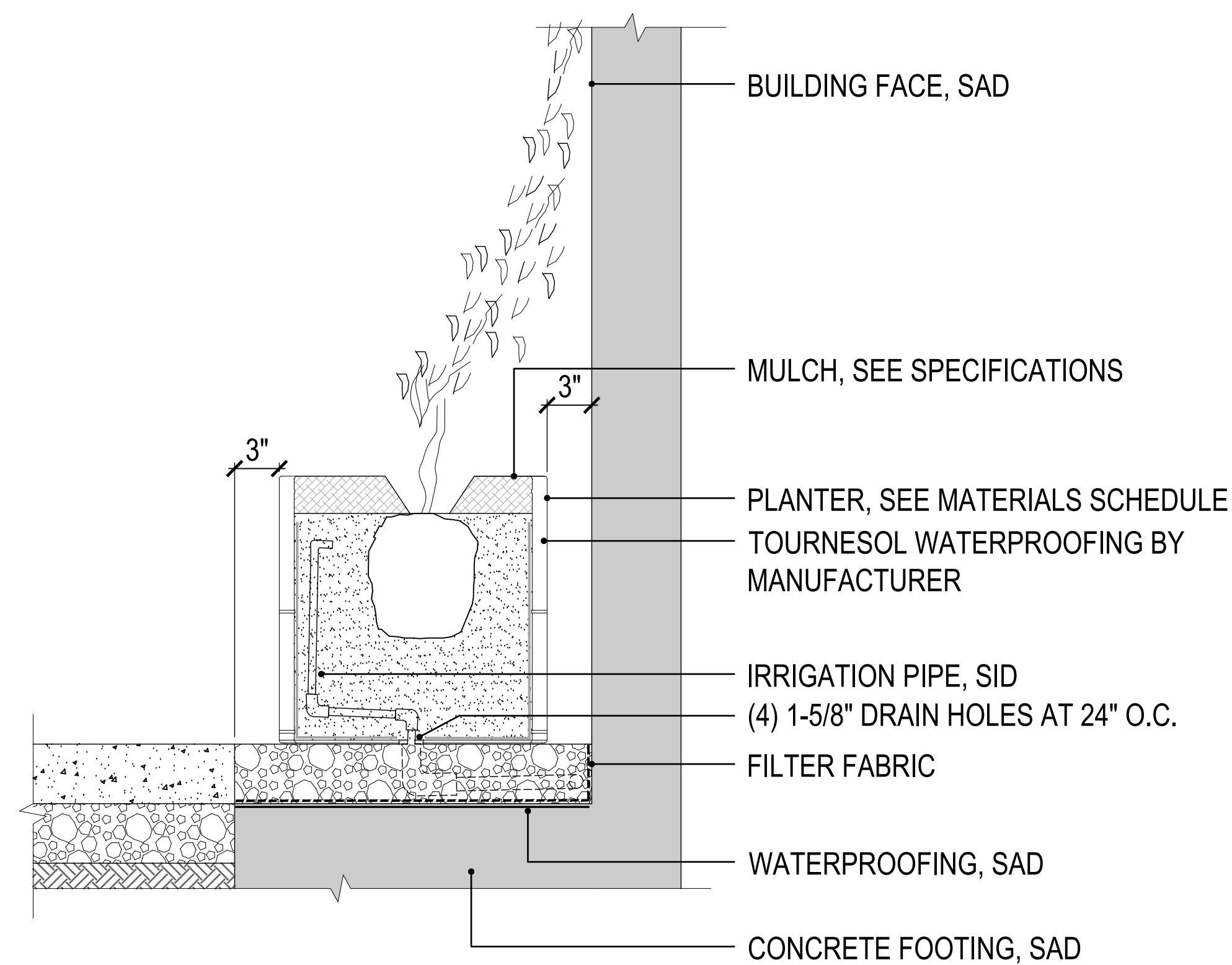
4 GROUNDCOVER PLANTING

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



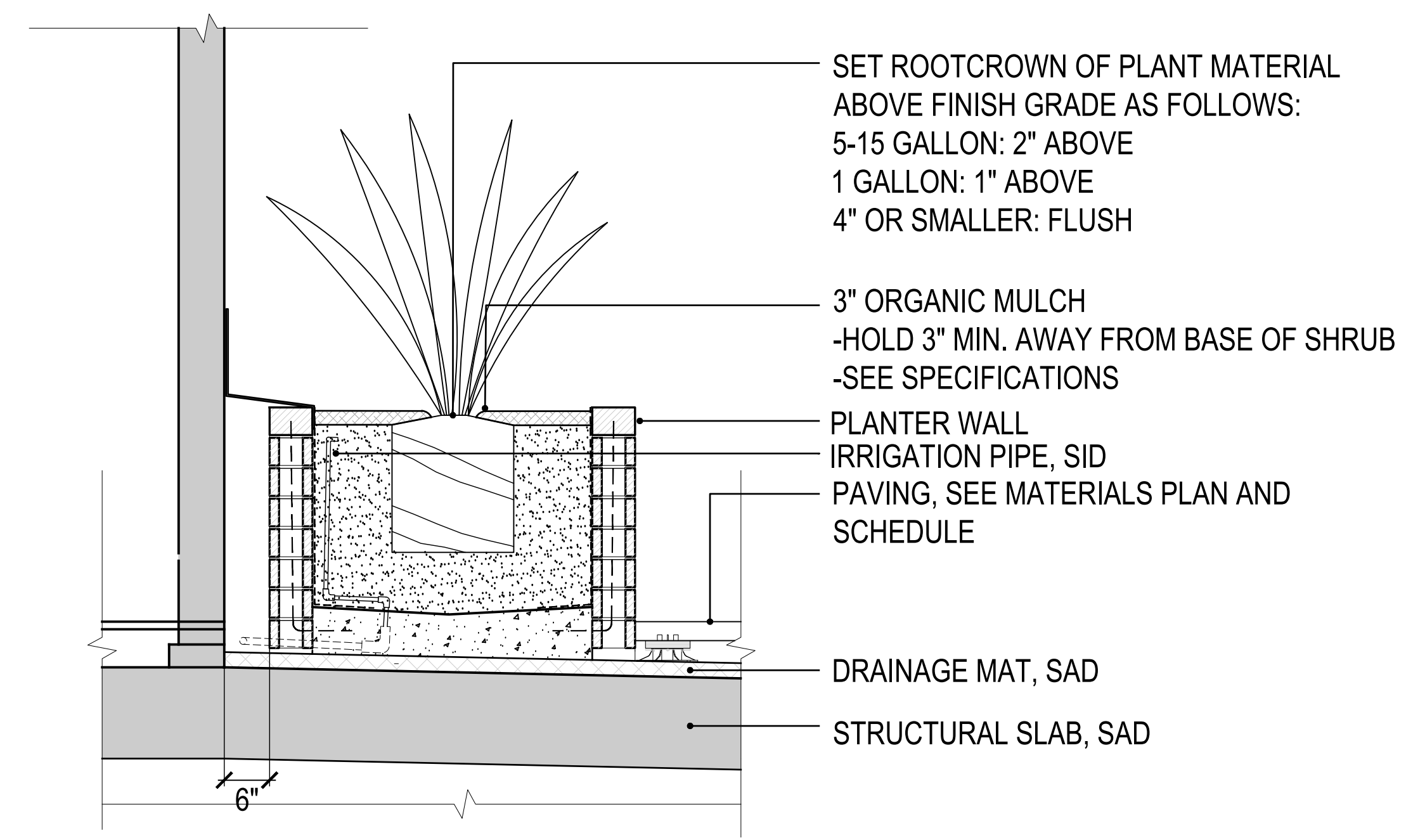
3 SHRUB LAYOUT - TRIANGULAR SPACING

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



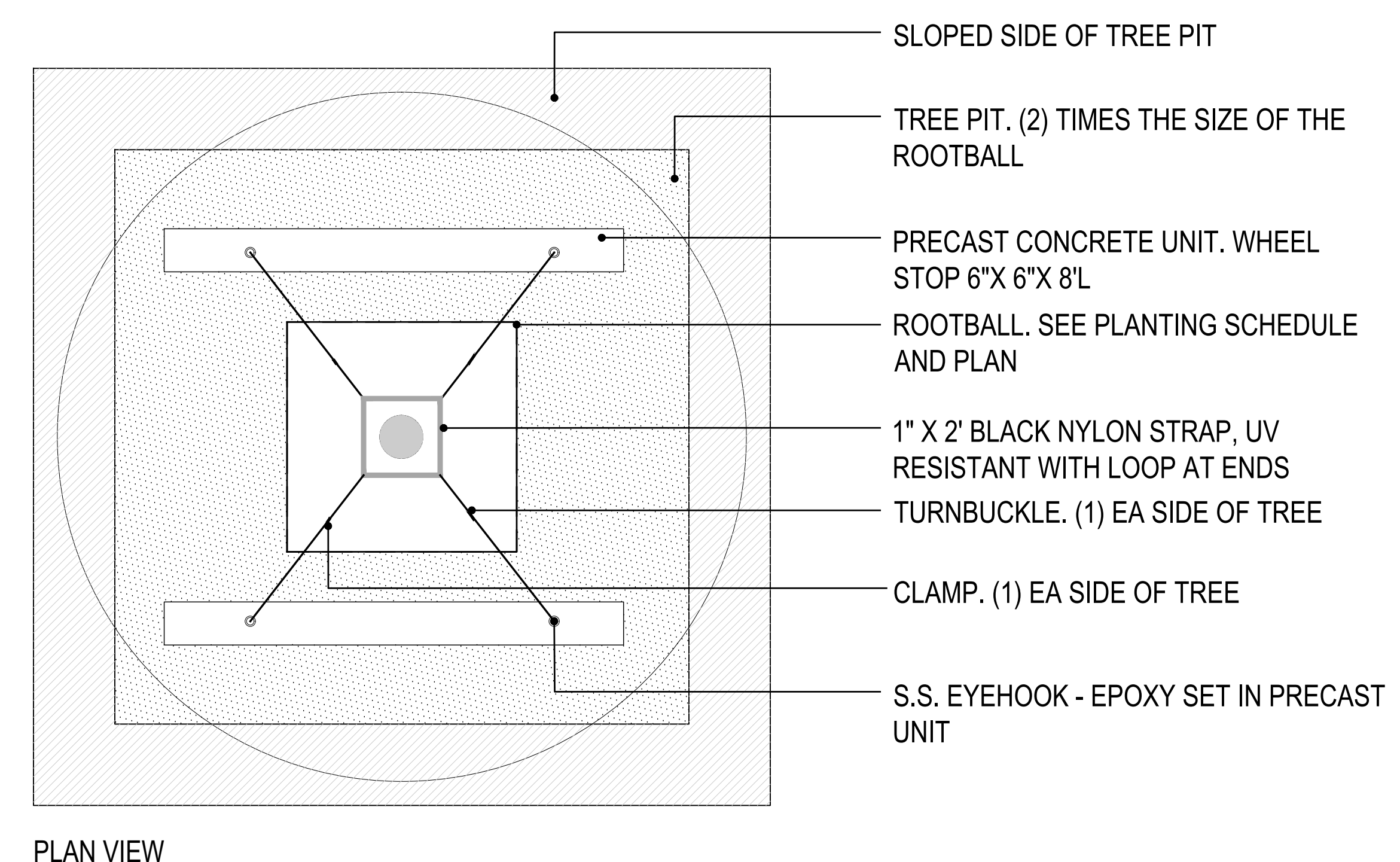
4 VINE PLANTER ON STRUCTURE AT CONCRETE FOOTING

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

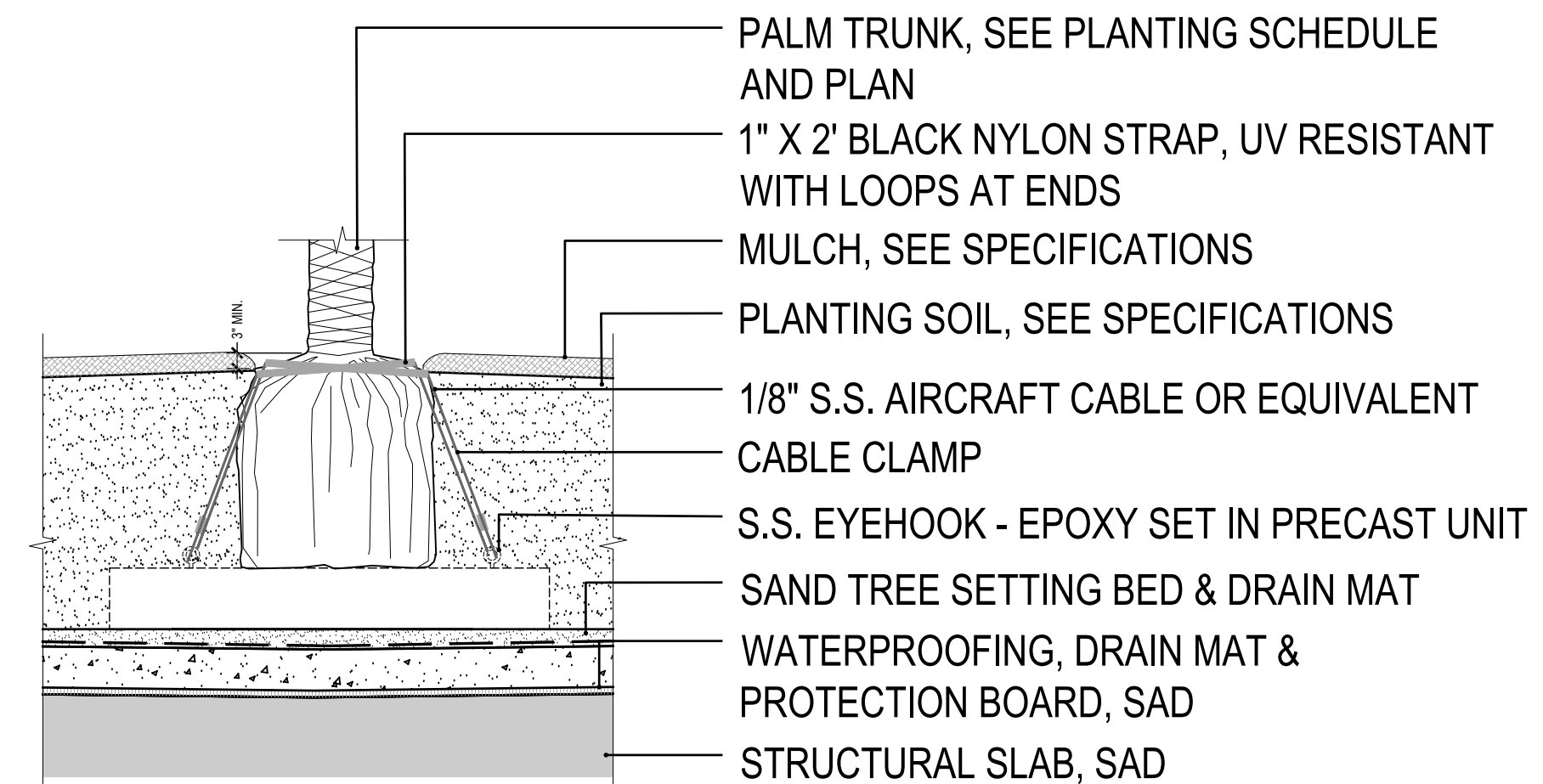


3 SHRUB PLANTING IN PLANTER

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

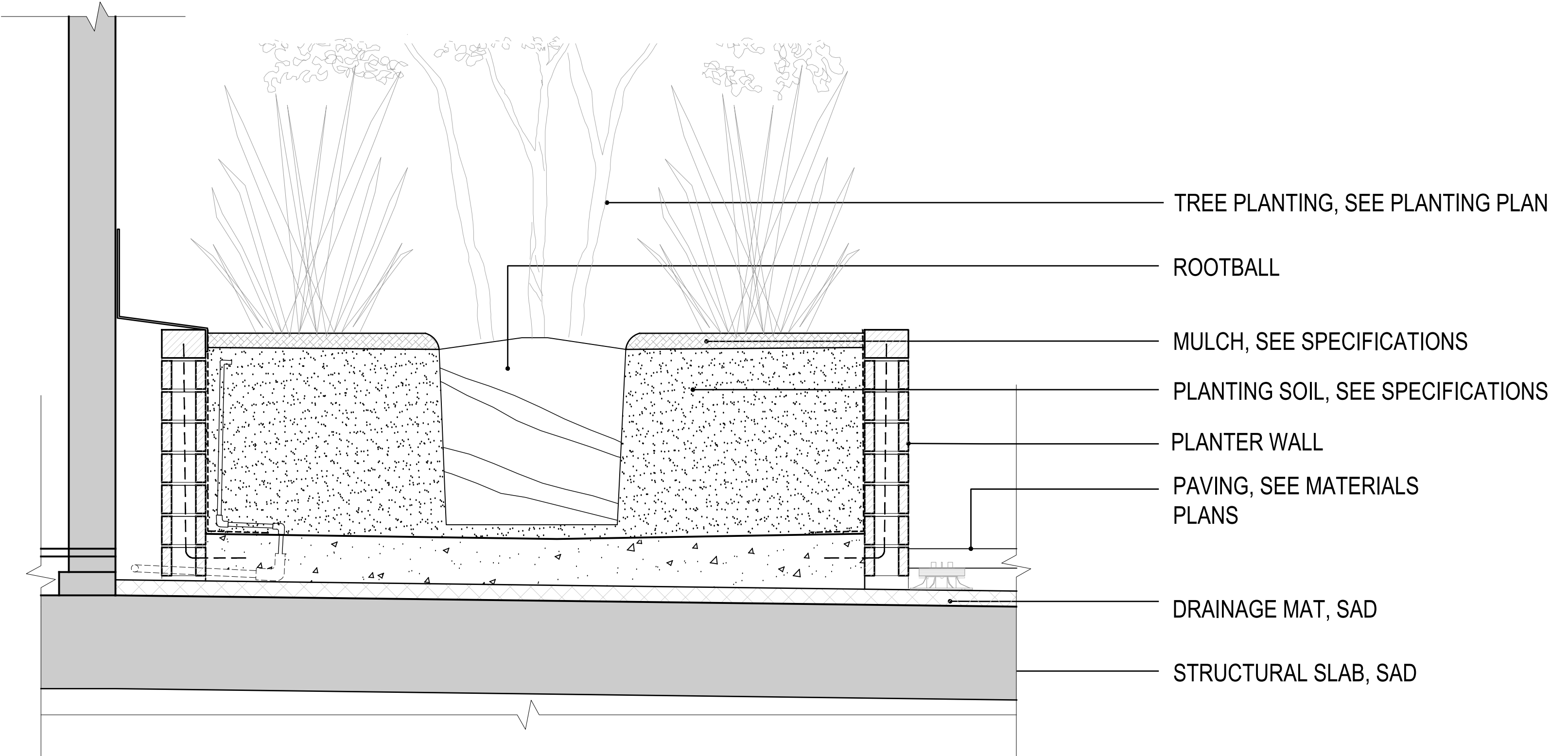


PLAN VIEW



2 PALM IN PLANTER

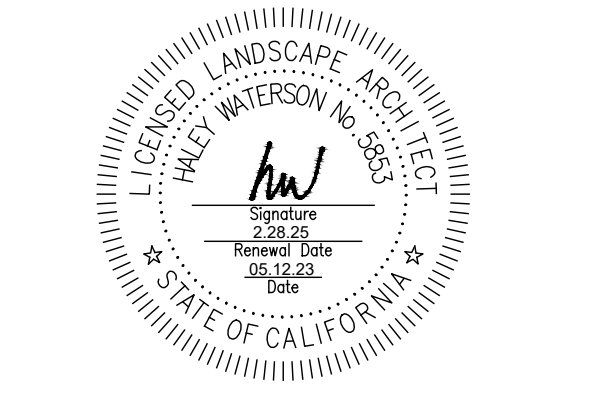
Scale: 1/2" = 1'-0"



1 TREE PLANTING ON STRUCTURE

Scale: 1" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
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- JOINT TRENCH / DRY UTILITIES
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Project:

EDUCATOR HOUSING
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PLANTING DETAILS

JOB #: 1925
 SCALE:

L6.71