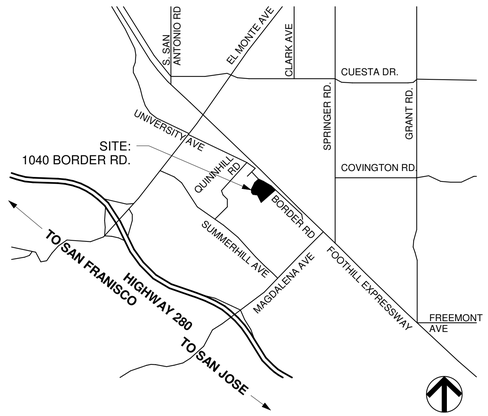
ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER or ROUND
<E>	EXISTING
<F>	FUTURE
A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.	ACCESS FLOOR
AFF	ABOVE FINISH FLOOR
AFS	AUTOMATIC FIRE SPRINKLERS
ALUM.	ALUMINUM
ATT.	ATTENUATION
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKTS.	BLANKETS
C	CARPET
C.F.S.	CHANNEL FRAMING SYSTEM
C.G.	CORNER GUARD
C.H.	COAT HOOK
CLG.	CEILING
CLR.	CLEAR
CONF.	CONFERENCE
CONC.	CONCRETE
CONT.	CONTINUOUS
COORD.	COORDINATE
C.P.	CARPET PAD
CSK.	COUNTERSUNK
C.T.	CARPET TILE
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIM.	DIMENSION
DIVS.	DIVISIONS
DWGS.	DRAWINGS
EA.	EACH
EEWS	EMERGE. EYEWASH & SHOWER
EL.	ELEVATION
EMB.	EMBEDDED
EMERG.	EMERGENCY
E.P.B.	ELECTRIC PANEL BOARD
E.V.	ELECTRIC VEHICLE
E.W.C.	ELECTRICAL WATER COOLER
EXP.	EXPANSION
EXT.	EXTERIOR
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED PLASTIC
F.S.	FIRE SPRINKLER
FTGS.	FOOTINGS
F.V.C.	FIRE VALVE CABINET
F.W.	FABRIC WALL COVERING
F.W.P.	FABRIC WRAPPED PANELS
G	GROUT
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GBDW	GYPSUM BOARD DRY WALL
G.I.	GALVANIZED IRON
GL.	GLASS
GR.	GRADE
H.C.	HANDICAPPED
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HT.	HEIGHT
INCL.	INCLUDING
INS.	INSIDE
INSUL.	INSULATION
LAM.	LAMINATE
LAV.	LAVATORY
L.P.	LOW POINT or PLASTIC LAMINATE
L.S.D.	LIQUID SOAP DISPENSER
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.F.	MONOLITHIC FLOORING
MFR.	MANUFACTURER
MIN.	MINIMUM
MET.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN
OPNG.	OPENING
P	PLATE
P	PAINT
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLWD.	PLYWOOD
P.T.	POINT
P.T.D.	PAPER TOWEL DISPENSER
R.	RISER
R.B.	RESILIENT BASE
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REQD.	REQUIRED
R.F.	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
R.U.D.	ROLL UP DIAMETER
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
S.D.	STORM DRAIN
S.F.	STONE FLOORING
S.G.	SPECIAL GLASS
SHT.	SHEET
SIM.	SIMILAR
S.M.	SOLID SURFACING MATERIAL
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STL.	STEEL
STRUCT.	STRUCTURAL
S.T.S.M.S.	SELF-TAPPING SHEET METAL SCREW
SUSP.	SUSPENDED
T.	TREAD or TILE
T.C.V.	TEMP. CONTROL VALVE
THRES.	THRESHOLD
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.S.	TUBE SECTION
TYP.	TYPICAL
T.P.	TOILET PAPER
T.S.C.	TOILET SEAT COVER
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VCT.	VINYL COMPOSITION TILE
V.W.	VINYL WALL COVERING
W/	WITH
W.B.	WOOD BASE
W.C.	WATER CLOSET
W.F.	WOOD FLOORING
W.H.	WATER HEATER
W.P.	WATERPROOF
W.R.	WATER RESISTANT or WASTE RECEPTACLE
W.T.	WINDOW TREATMENT
W.V.	WOOD VENEER
W.W.F.	WELDED WIRE FABRIC

VICINITY MAP

LOCATION MAP



PROJECT TEAM

OWNER:	VENTANA SCHOOL 1040 BORDER ROAD LOS ALTOS, CA 94024 650.948.2121 TEL AMANDAS@VENTANASCHOOL.ORG CONTACT: AMANDA STEWART
ARCHITECT:	AP+I DESIGN, INC. 117 EASY STREET MOUNTAIN VIEW, CA. 94043 650.623.1806 TEL WWOO@APIDESIGN.COM CONTACT: WENDY WOO
CIVIL ENGINEER:	CARROLL ENGINEERING, INC. 1101 S. WINCHESTER BLVD, SUITE H184 SAN JOSE, CA 95128 408.261.9800 x201 TEL ROBERT@CARROLL-ENGINEERING.COM CONTACT: ROBERT HENRY
LANDSCAPE ARCHITECT:	ANLA ASSOCIATES, INC. 1213 LINCOLN AVE, SUITE 211 SAN JOSE, CA 95125 408.101.0101 TEL ERIKP@ANLA-ASSOCIATES.COM CONTACT: 408.292.2196

PROJECT DATA

TOTAL AREA OF WORK:	1,923 SQ. FT.
ACCESSOR'S PARCEL NO.:	336-06-010
ZONING:	SANTA CLARA COUNTY R1E-20-N1, LOS ALTOS GENERAL PLAN OVERLAY CONDITIONS OF APPROVAL FROM ASA 7870-11P-11A
OCCUPANCY:	E
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
BUILDING CODE:	2022 CBC, CEC, CMC, CPC & CFC 2022 CA ENERGY CODE
SPRINKLERED:	YES

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

DRAWING INDEX

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF AN ADDITION OF A NEW 1,923 SQUARE FOOT, ONE STORY MODULAR CLASSROOM BUILDING TO THE EXISTING CHRIST CHURCH AND VENTANA SCHOOL CAMPUS, WITH ASSOCIATED SITE IMPROVEMENTS. SITE IMPROVEMENTS WILL INCLUDE NEW PARKING LOT STRIPING, A NEW VAN ACCESSIBLE PARKING STALL WITH ASSOCIATED ACCESSIBLE PATH OF TRAVEL UPGRADES TO THE NEW BUILDING, NEW PLANTING AND IRRIGATION, AND REVISED ROUTING OF AN EXISTING FIRE APPARATUS ACCESS LANE. THE PROJECT WILL ALSO INCLUDE AN UPGRADE OF THE EXISTING CAMPUS ELECTRICAL SERVICE.

FIRE SPRINKLERS TO BE SUBMITTED AS A DEFERRED SUBMITTAL.

VENTANA SCHOOL CLASSROOM BUILDING

1040 BORDER ROAD LOS ALTOS, CA 94024

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WENDY WOO

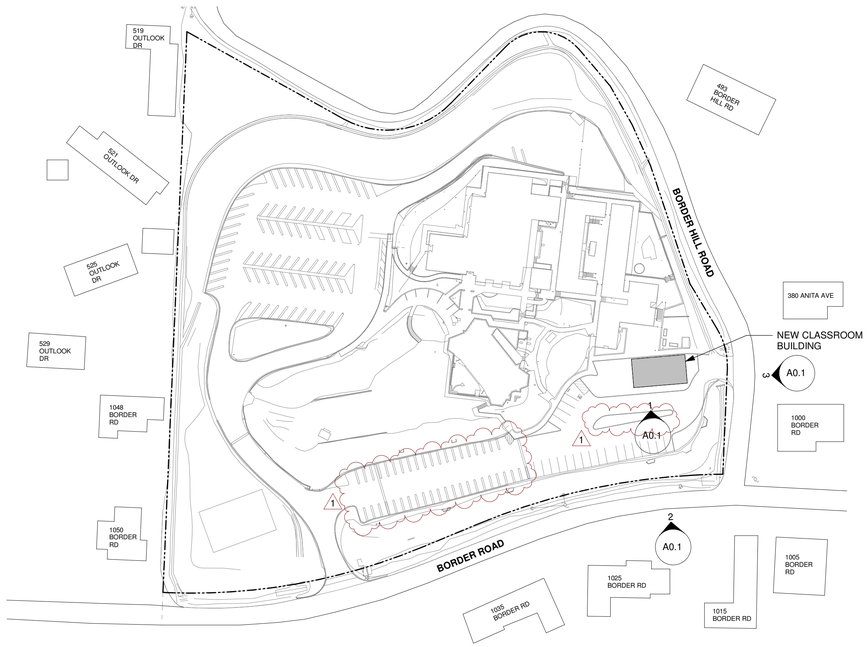
NO.	DESCRIPTION	DATE
-	ISSUED FOR PLANNING	04.19.23
1	PLANNING REVIEW RESPONSE	07.13.23

PROJECT:
VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

CLIENT:
VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:
TITLE & COVER SHEET

JOB NO: 21075
DATE: 04.19.23
SCALE: AS SHOWN
SHEET NO: A0.0



NEIGHBORHOOD CONTEXT

1" = 80'-0"

EXISTING VIEW AT LOWER PARKING LOT - EAST

N.T.S. 3

EXISTING VIEW AT LOWER PARKING LOT - NORTH

N.T.S. 1

EXISTING VIEW FROM STREET - NORTH

N.T.S. 2

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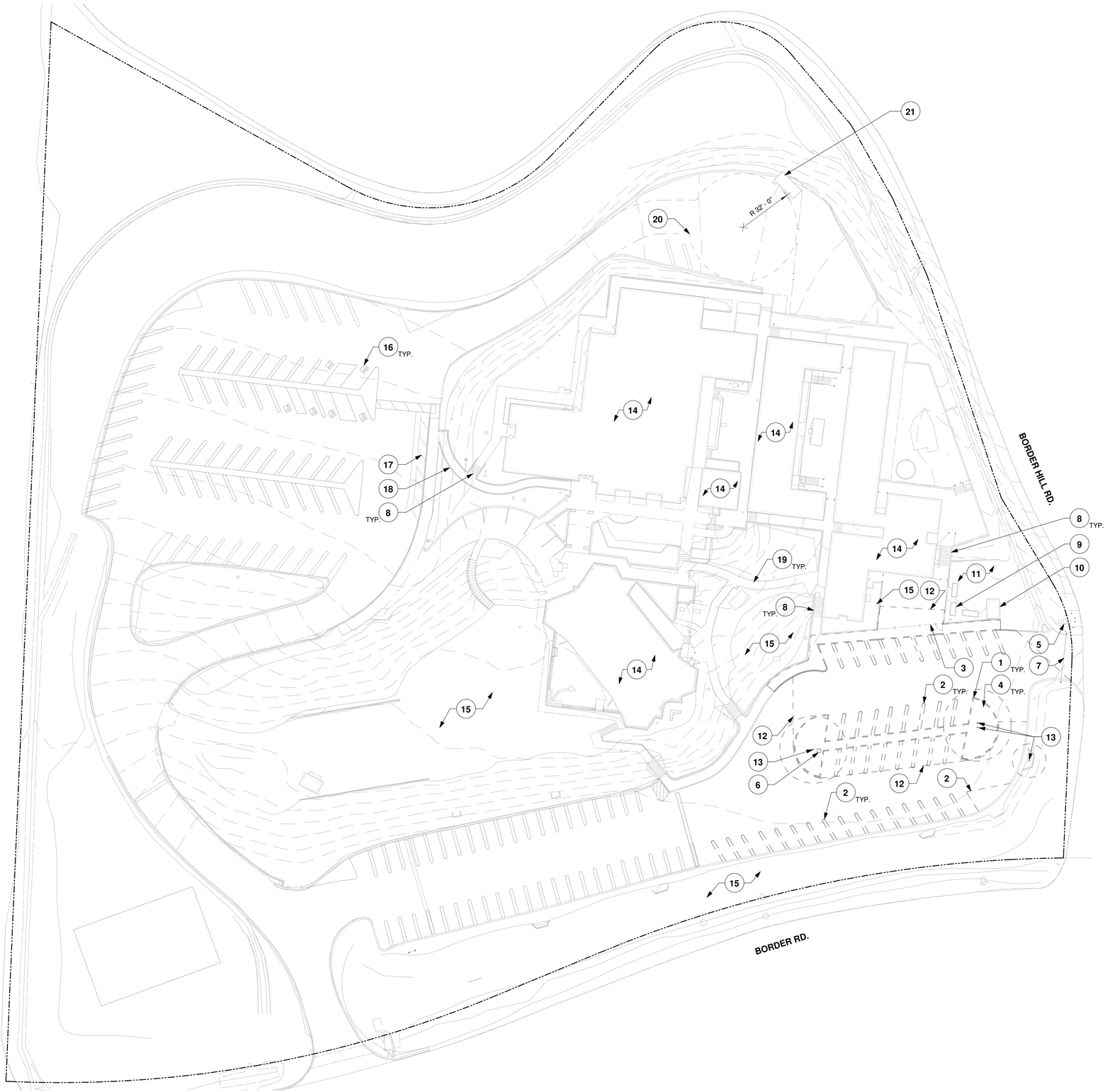
SHEET TITLE:

EXISTING CONTEXT

JOB NO: 21075
DATE: 04.19.23
SCALE: AS SHOWN
SHEET NO: A0.1



DEMOLITION SITE PLAN

1" = 30'-0"

DEMOLITION SITE PLAN NOTES

1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

DEMOLITION SITE PLAN KEYNOTES

1 DEMOLISH CONCRETE CURB

2 REMOVE PARKING STRIPING

3 EXISTING PLAY YARD FENCING

4 DEMOLISH PLANTING AREA

5 AT&T TO RELOCATE EXISTING UNDERGROUND UTILITY LINE IN CONFLICT WITH NEW BUILDING

6 VERIZON TO RELOCATE EXISTING UNDERGROUND UTILITY LINE

7 EXISTING SWING GATE, FIRE ACCESS ENTRANCE ONLY

8 EXISTING CONCRETE STAIR

9 EXISTING RAISED PLANTERS, TYP.

10 EXISTING GARDEN SHED

11 EXISTING GARDEN

12 APPROXIMATE EXTENT OF ASPHALT PAVING REMOVAL, SEE CIVIL DRAWINGS

13 REMOVE EXISTING TREE, SEE LANDSCAPE DRAWINGS

14 EXISTING BUILDING

15 EXISTING PLANTING AREA

16 EXISTING ACCESSIBLE PARKING

17 EXISTING DROP OFF AREA

18 EXISTING ACCESSIBLE RAMP

19 EXISTING CONCRETE WALK

20 EXISTING FIRE TRUCK TURN AROUND

21 EXISTING TRASH ENCLOSURE

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1	PLANNING REVIEW RESPONSE	07.13.23

LEGEND

- PROPERTY LINE
- (E) TO BE DEMOLISHED OR REMOVED
- 1 INDICATES KEYNOTE
- (E) TREE TO BE REMOVED SEE LANDSCAPE DRAWINGS
- (E) FENCE
- DEMOLISHED FENCE

PROJECT:

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LOS ALTOS, CA 94024

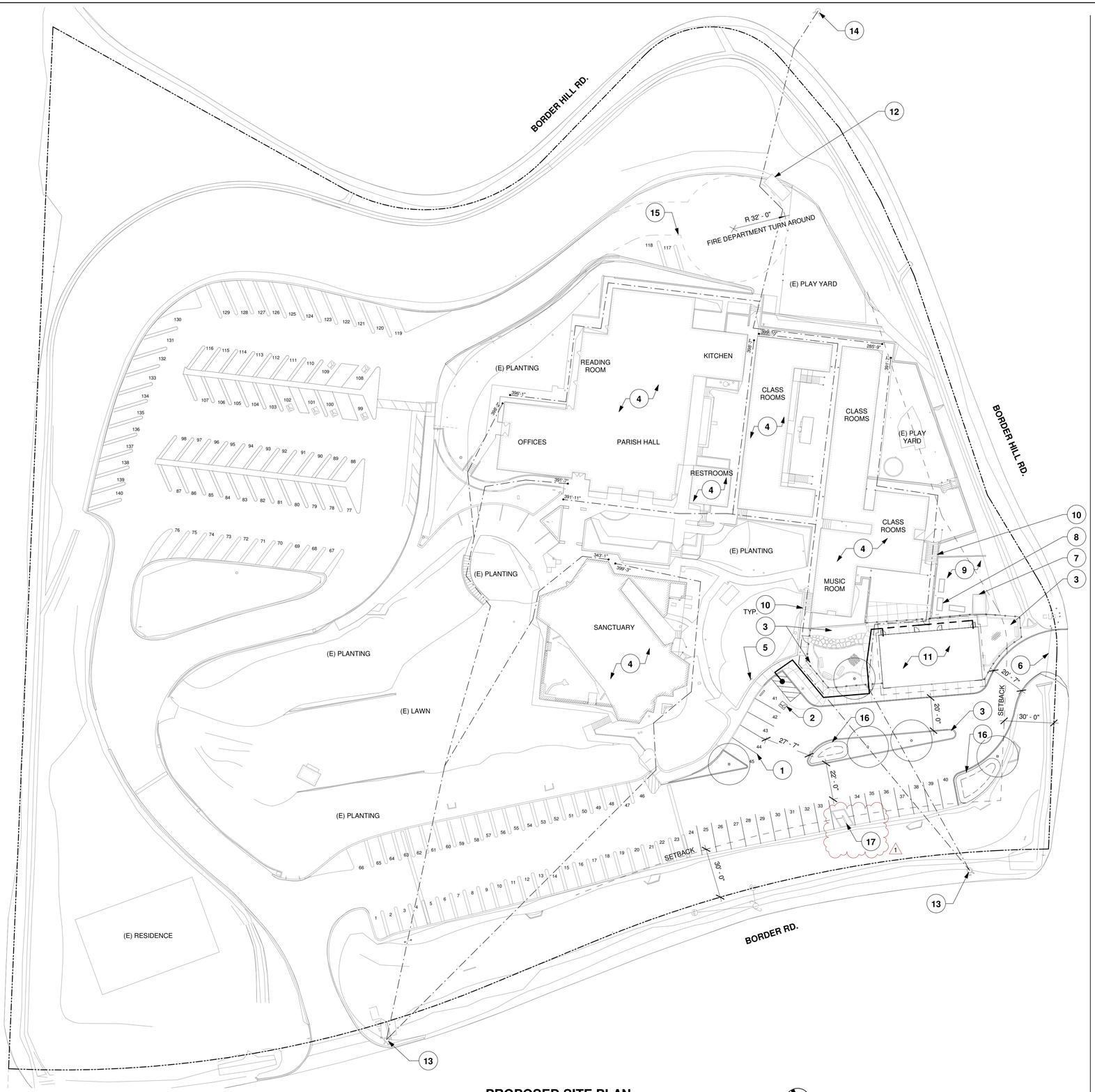
CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

DEMOLITION SITE PLAN

JOB NO: 21075
DATE: 04.19.23
SCALE: AS SHOWN
SHEET NO: A1.0 1



PROPOSED SITE PLAN

1" = 30'-0"

SITE PLAN NOTES

1. THE EXISTING PARKING AND PATH OF TRAVEL TO THE AREA OF WORK WILL BE MODIFIED TO COMPLY WITH DISABLED ACCESSIBILITY AS REQUIRED BY CALIFORNIA BUILD CODE CHAPTER 11B.
2. SEE ENLARGED SITE PLAN FOR ADDITIONAL INFORMATION.
3. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
4. NO SIGNAGE IS PROPOSED AS PART OF THIS PROJECT.
5. NO EXTERIOR LIGHTING IS PROPOSED AS PART OF THIS PROJECT. 1

SITE PLAN KEYNOTES

1 NEW PARKING STRIPING, SEE CIVIL DRAWINGS
2 NEW VAN ACCESSIBLE PARKING SPACE
3 NEW PLANTING AREA, SEE LANDSCAPE DRAWINGS
4 EXISTING BUILDING
5 NEW ACCESSIBLE PARKING SIGNAGE 1
6 EXISTING SWING GATE, FIRE ACCESS ENTRANCE ONLY 1
7 EXISTING GARDEN SHED
8 EXISTING RAISED PLANTERS, TYP.
9 EXISTING GARDEN
10 EXISTING CONCRETE STAIR 1
11 NEW MODULAR CLASSROOM BUILDING
12 EXISTING TRASH ENCLOSURE 1
13 EXISTING FIRE HYDRANT
14 EXISTING FIRE HYDRANT AT 489 BORDER HILL RD.
15 EXISTING FIRE TRUCK TURN AROUND
16 NEW BIORETENTION AREA, SEE CIVIL DRAWINGS
17 EXISTING BACKFLOW PREVENTER

PARKING CALCULATION

REQUIRED PARKING (PER USE PERMIT FILE NUMBER 7870-11P-11A):	**168 SPACES**
REQUIRED OFF-STREET PARKING	162 SPACES
REQUIRED ACCESSIBLE PARKING	6 SPACES (4 + 2 VAN)
EXISTING PARKING:	**168 SPACES**
EXISTING OFF-STREET PARKING	162 SPACES
EXISTING ACCESSIBLE PARKING	6 SPACES (4 + 2 VAN)
PROPOSED PARKING:	**140 SPACES**
PROPOSED OFF-STREET PARKING	134 SPACES
PROPOSED ACCESSIBLE PARKING	7 SPACES (4 + 3 VAN)
TOTAL PARKING REDUCTION	28 SPACES

NOTE: REFER TO TRAFFIC REPORT PREPARED BY HEXAGON TRANSPORTATION CONSULTANTS DATED MAY 17, 2022 AND UPDATED TRAFFIC REPORT DATED APRIL 10, 2023.

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WENDY WOO

NO.	DESCRIPTION	DATE
-	ISSUED FOR PLANNING	04.19.23
1	PLANNING REVIEW RESPONSE	07.13.23

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- 1 INDICATES KEYNOTE
- 1 NEW TREE, SEE LANDSCAPE DRAWINGS
- (E) FENCE
- NEW ORNAMENTAL METAL FENCING
- 1 EXISTING FIRE HYDRANT
- FIRE ACCESS ROUTE, MAX. 400'-0" FROM FIRE HYDRANT

PROJECT:

VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

PROPOSED SITE PLAN

JOB NO: 21075
DATE: 04.19.23
SCALE: AS SHOWN
SHEET NO: A1.1 1

ENLARGED SITE PLAN

1/16" = 1'-0"

SITE PLAN NOTES

1. THE EXISTING PARKING AND PATH OF TRAVEL TO THE AREA OF WORK WILL BE MODIFIED TO COMPLY WITH DISABLED ACCESSIBILITY AS REQUIRED BY CALIFORNIA BUILD CODE CHAPTER 11B.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

SITE PLAN KEYNOTES

1	NEW PARKING STRIPING, SEE CIVIL DRAWINGS
2	NEW VAN ACCESSIBLE PARKING SPACE
3	NEW CONCRETE CURB
4	NEW PLANTING AREA, SEE LANDSCAPE DRAWINGS
5	NEW ORNAMENTAL METAL FENCING AND ACCESSIBLE GATE
6	NEW CONCRETE PAVING
7	EXISTING PAVED PLAY YARD
8	EXISTING BUILDING
9	NEW ACCESSIBLE PARKING SIGNAGE
10	NEW ORNAMENTAL METAL FENCING
11	EXISTING SWING GATE, FIRE ACCESS ENTRANCE ONLY
12	EXISTING GARDEN SHED
13	EXISTING RAISED PLANTERS, TYP.
14	EXISTING GARDEN
15	EXISTING CONCRETE STAIR
16	EXISTING ASPHALT PAVING

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WENDY WOO

NO.	DESCRIPTION	DATE
-	ISSUED FOR PLANNING	04.19.23
1	PLANNING REVIEW RESPONSE	07.13.23

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- 1 INDICATES KEYNOTE
- NEW TREE, SEE LANDSCAPE DRAWINGS
- (E) FENCE
- NEW ORNAMENTAL METAL FENCING
- EXISTING FIRE HYDRANT
- FIRE ACCESS ROUTE, MAX. 400'-0" FROM FIRE HYDRANT

PROJECT:

VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

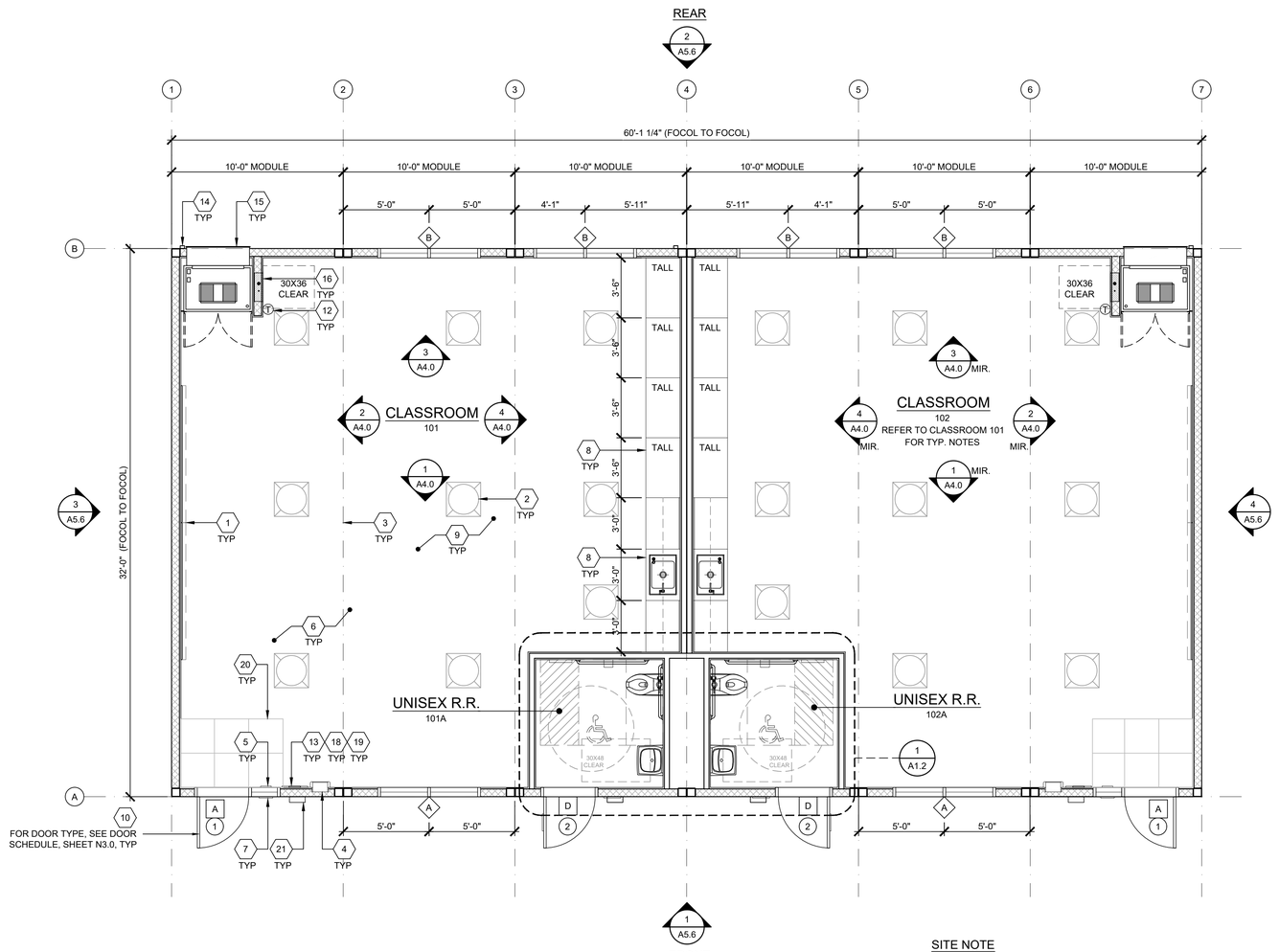
CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

ENLARGED SITE PLAN

JOB NO: 21075
DATE: 04.19.23
SCALE: AS SHOWN
SHEET NO: A1.2



SITE NOTE

3/16:12 (1%) MINIMUM TO 1/4:12 (2%) MAXIMUM GRADE FROM FACE OF BUILDING MUST BE ADHERED TO FOR WATER RUN-OFF. PONDING MAY OCCUR AROUND THE PERIMETER OF THE BUILDING.

BUILDING SIZE SCHEDULE			
BUILDING SIZE	TOTAL # OF 10'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 30'x32'	3	1	30'-0¾"
☐ 40'x32'	4	2	40'-1"
☐ 50'x32'	5	3	50'-1¼"
☒ 60'x32'	6	4	60'-1½"
☐ 70'x32'	7	5	70'-1¾"
☐ 80'x32'	8	6	80'-2"
☐ 90'x32'	9	7	90'-2¼"
☐ 100'x32'	10	8	100'-2½"
☐ 110'x32'	11	9	110'-2¾"
☐ 120'x32'	12	10	120'-3"
☐ 130'x32'	13	11	130'-3¼"
☐ 140'x32'	14	12	140'-3½"
☐ 150'x32'	15	13	150'-3¾"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULAR CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS S1.1

WALL TYPES/LEGEND

2X4 WALL = NO HATCHING

2X6 WALL = ANSI37 (253)

X = KEY NOTE - SEE KEY NOTES ABOVE

X = DOOR TYPE - SEE SCHEDULE, SHEET N3.0

X = DOOR HARDWARE - SEE HARDWARE SCHEDULE, SHEET N3.0

X = WINDOW TYPE - SEE SCHEDULE, SHEET N3.0

1 (2) 8'x4' MARKER BOARDS - SEE SHEET A4.0

2 SOLATUBE ABOVE - SEE SHEET NOTE #11 & SPECIFICATIONS ON 16/-.

3 TYP MOD LINE

4 FIRE EXTINGUISHER - TOP OF HANDLE @ +48" A.F.F.
4" MAX PROTRUSION FROM WALL IF BOTTOM OF FIRE EXTINGUISHER IS ABOVE 27" A.F.F.

5 TACTILE EXIT SIGN PER DETAIL 10/N4.0 (BY OTHERS)

6 EGRESS AREA

7 ROOM SIGNAGE AND I.S.A. PER DETAILS 5&9/N4.0 (BY OTHERS)

8 CASEWORK - BLOCKING AS NEEDED PER 8/A7.1

9 CARPET

10 EGRESS DOOR

11 NON-ABSORBENT FLOOR AREA (2'-0" MIN. IN ALL DIRECTIONS @ ALL ENTRY DOOR) CHANGES IN LEVEL ARE NOT PERMITTED IN DOOR MANEUVERING CLEARANCE UNLESS NON-ABSORBENT MATERIAL IS FLUSH WITH CARPET (11B-404.2.4).

12 THERMOSTAT, TOP @ 48" A.F.F. - SEE MECHANICAL SHEETS

13 OCCUPANT LOAD SIGN PER DETAIL 11/N4.0 (BY OTHERS)

14 DOWNSPOUT - DISCHARGE TO SPLASH BLOCK (U.O.N.) (QUANTITY AND LOCATION MAY VARY)

15 HVAC - SEE MECHANICAL

16 ELECTRICAL PANEL (LOCATION MAY VARY)

17 CASEWORK W/ SINK - BLOCKING AS NEEDED PER 8/A7.1/ REFER TO 17/-

18 FLOOR LIVE LOAD SIGN PER 2019 CBC SECTION 106.1. *(FLOOR LIVE LOAD SIGN IS REQUIRED ONLY FOR COMMERCIAL OR INSTITUTIONAL BUILDINGS DESIGNED WITH LIVE LOADS EXCEEDING 50 PSF) WHERE 150 PSF LIVE LOAD IS SPECIFIED, THE TEXT "LONG TERM STORAGE NOT PERMITTED" SHALL ALSO BE INCLUDED ON THE SIGN.*

19 ASSISTIVE LISTENING (AL) SIGN POSTED IN PROMINENT PLACE AT OR NEAR THE ENTRANCE PER 17/N4.0. 20 WALK OFF MAT 21 EXTERIOR LIGHT

KEY NOTES

1. REFER TO SHEETS N5.0 AND N5.1 FOR POSSIBLE ADDITIONAL FLOOR PLAN CONFIGURATIONS.
2. OPTIONAL INTERIOR WALLS MAY OCCUR THROUGHOUT THE BUILDING AS CONSTRUCTED PER SHEETS S8.1 OR S9.1. THE PC TITLE 24 HAS BEEN RUN FOR THE WORST CASE ENVELOPE BASED ON AREA.
3. PANIC HARDWARE COMPLYING WITH C.B.C. 1010.1.10 IS REQUIRED TO BE INSTALLED WHEN THE CONFIGURATION OF ANY ROOM PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER.
4. IF OCCUPANCY LOAD EXCEEDS 50, PROVIDE A SECOND EXIT DOOR, PER CBC TABLE 1006.2.1.
5. FOR ROOMS OR SPACES CLASSIFIED AS AN ASSEMBLY OCCUPANCY, PROVIDE AN OCCUPANT LOAD SIGN (BY OTHERS) IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT, PER C.B.C. SECTION 1004.9.
6. ALL PRIMARY EXTERIOR DOOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO OPENING, PER CALGREEN, SECTION 5.407.2.2.1.
7. PRIMARY EXTERIOR DOOR ENTRIES SHALL HAVE AT LEAST ONE OF THE FOLLOWING:
   - INSTALLED AWNING AT LEAST 4 FEET IN DEPTH (BY OTHERS).
   - OPTIONAL SIDE WALL CANOPY (4 FEET IN DEPTH) PER SHEET S5.4A.
   - ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
   - DOOR RECESSED AT LEAST 4 FEET.
   - OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION (BY OTHERS).
8. WINDOW PLACEMENT & SIZE MAY VARY AS THE PC TITLE 24 HAS BEEN RUN FOR THE WORST CASE ENVELOPE PROVIDED THAT THE MAXIMUM WINDOW AREA IS 160 FOR DOUBLE-WIDE ROOM AND 200 SQ. FT. FOR A TRIPLE WIDE ROOM. JUSTIFICATION OF LARGER AREAS MAY BE BASED ON RATIO AND INTERPOLATION.
9. AS AN OPTION, NANAWALLS, AS DEFINED ON SHEET N3.0, MAY BE UTILIZED ON THE FRONT AND REAR EXTERIOR WALLS AS LONG AS THE REQUIREMENT FOR MAXIMUM WINDOW AREA ARE DESCRIBED IN SHEET NOTE #8 IS MET. NANWALLS MAY NOT BE USED ON BUILDING SIDEWALLS. INTERIOR NANAWALLS SHALL NOT HAVE AN AREA LIMIT. NANAWALLS SHALL BE FRAMED AND SUPPORTED PER SHEET S8.1A & S9.1A.
10. AUTOMATIC DAYLIGHT CONTROLS AS PRESCRIBED ON THIS PLAN ARE ONLY REQUIRED WHEN THE SOLATUBE OPTION IS UTILIZED. REFER TO ENERGY NOTE #2 OF THIS SHEET FOR FURTHER ASSISTANCE.
11. SOLATUBE LOCATIONS SHOWN ON PLAN ARE GENERIC AND ACTUAL LOCATIONS MAY VARY - (4) MAX. PER MOD. FRAMING FOR SOLATUBES SHALL BE PER S4.0 INSTALLATION SHALL BE PER DETAILS 1 OR 15/M1.6. PC TITLE 24 RUNS FOR SOLAR TUBE(S) ASSUME WORSE CASE LAYOUT.
12. WHEN SOLATUBES ARE UTILIZED ABOVE A CLASSROOM, THE ENTIRE CLASSROOM SHALL BE CONSIDERED AS A "DAYLIT" ZONE.
13. CABINETRY MAY BE INSTALLED ON ONE OR BOTH SIDES OF INTERIOR WALLS AND THE INSIDE FACE OF EXTERIOR WALLS WHEN INSTALLED PER THE DETAIL 8/A7.1.

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www.americanmodular.com

PRE-CHECKED SET NAME
30' x 32' THRU 150' x 32'

GEN7® by AMS

SITE SPECIFIC PROJECT NAME
LOS ALTOS ESD
VENTANA SCHOOL
(1) 60' x 32'

MANUFACTURER PROFESSIONAL OF RECORD

PRELIMINARY NOT FOR CONSTRUCTION

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE ENGINEER OF RECORD.

REVISIONS
1
2
3
4

DRAWN BY:	WY
SCALE:	AS NOTED
DATE:	03/02/2023
PROJECT NO:	1779-23

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A1.10
1

FLOOR PLAN

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

A

WALL LEGEND

SYMBOLS LEGEND

SHEET NOTES

SOLATUBE SPECIFICATIONS

16

SOLATUBE SPECIFICATIONS - SOLATUBE DAYLIGHT SYSTEM 330DS - TUBULAR DAYLIGHTING DEVICE - OR EQUAL SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.

SMOKE DENSITY:
RATING NO GREATER THAN 450 PER ASTM E 84 IN WAY
INTENDED FOR USE. CLASSIFICATION C.
RATE OF BURN AND/OR EXTENT: MAXIMUM BURNING RATE: 2.5 INCHES/MIN (62 MM/MIN) CLASSIFICATION CC-2 PER ASTM D 635.
RATE OF BURN AND/OR EXTENT: MAXIMUM BURN EXTENT: 1 INCH (25 MM) CLASSIFICATION CC-1 PER ASTM D 635.

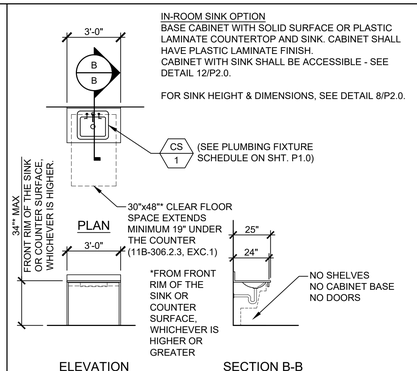
FM CERTIFICATION:
SPREAD OF FLAME: PASSES: CLASS A AT 5 IN12. NO FLAME SPREAD WHEN TESTED IN ACCORDANCE WITH FM MODIFIED VERSION OF ASTM E108 FIRE TEST OF ROOF COVERINGS.

SIMULATED IMPACT:
PASSES: NO BREAKAGE OR THROUGH OPENINGS WHEN A 100 LB (45.5 KG) WEIGHT DROPPED FROM 4 FT (1.2 M) ABOVE HIGHEST POINT OF TEST SAMPLE
SIMULATED WIND UPLIFT: PASSES: 195 PSF WIND RATING. NO SEPARATION, BREAKING.

U FACTOR:	0.780
SHGC:	0.430
VT MIN:	0.37
MIN STC RATING:	27

CLASSROOM SINK

17



IN-ROOM SINK OPTION
BASE CABINET WITH SOLID SURFACE OR PLASTIC LAMINATE COUNTERTOP AND SINK. CABINET SHALL HAVE PLASTIC LAMINATE FINISH.
CABINET WITH SINK SHALL BE ACCESSIBLE - SEE DETAIL 12/P2.0.

FOR SINK HEIGHT & DIMENSIONS, SEE DETAIL 8/P2.0.

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

ENERGY NOTES

ENERGY CONTROLS

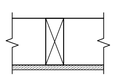
1. DEMAND RESPONSE CONTROLS:
   ONLY REQUIRED IN BUILDINGS LARGER THAN 10,000 S.F., THEREFORE, NOT REQUIRED FOR THIS PC.
2. AUTOMATIC DAYLIGHTING CONTROLS:
   NOT REQUIRED IN ROOMS WHERE COMBINED INSTALLED LIGHTING POWER IN COMBINED SKYLIT & PRIMARY DAYLIT ZONES ARE <120 WATTS. INSTALLED WATTAGE IN PRIMARY SIDELIT DAY LIT ZONE IS 90 WATTS (2x 45w, AS SHOWN ON SHEET E1.0). THEREFORE, AUTOMATIC DAYLIGHTING CONTROLS ARE ONLY REQUIRED WHEN "SOLATUBES" ARE INSTALLED. SEE A1.1
3. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) CONNECTION:
   PER TITLE 24 CODE, "AN EMCS MAY BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ONE OR MORE LIGHTING CONTROLS IF IT MEETS THE MINIMUM REQUIREMENTS". PC MAY CONTAIN OCCUPANCY SENSORS AND PHOTOCELL CONTROL LIGHTING, IN THAT CASE, AN EMCS IS NOT REQUIRED FOR THIS PC.
4. SOLAR-READY ZONE REQUIREMENTS:
   REQUIREMENTS & TABLE CAN BE FOUND ON SHEET A2.0

NOTE: ANY MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THE BASE PC.

ACOUSTIC NOTES

ACOUSTIC CONTROLS

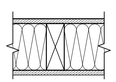
1. WHEN THE PRE-CHECK (PC) BUILDING IS SITE ADAPTED, THE BUILDING AND SITE FEATURES SHALL COMPLY WITH THE CALGREEN CODE, SECTION 5.507.4, FOR THE SPECIFIC SITE LOCATION.
2. MINIMUM WALL ASSEMBLIES:
   WALL ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL SHEETS A5.3, A5.5, A5.7, & A8.0, WITH EITHER 2x4 WOOD STUDS OR 6" STEEL STUDS PER LISTED OPTIONS.
   MINIMUM STC RATINGS LISTED BELOW ARE PER THE CATALOG OF STC & IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES, PRODUCED BY THE OFFICE OF NOISE CONTROL, CA DEPARTMENT OF HEALTH SERVICES.



(1) LAYER 1/2" GYPSUM BOARD
SECURED TO MIN. 2x4 STUDS @ 16" O.C. MAX.

STC=28
(CATALOG SECTION 1.2.1.5.4.1)
TEST REF.; NATIONAL RESEARCH COUNCIL OF CANADA - NRC #66

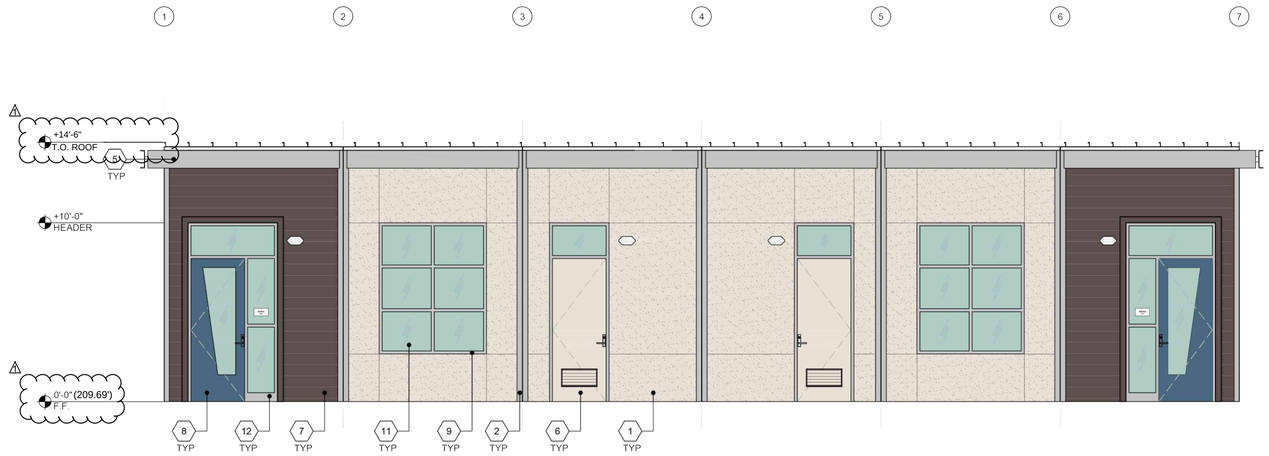
3. IN THE EVENT THAT A PC CLASSROOM IS DESIGNED TO CONNECT TO ANOTHER PC CLASSROOM OR RESTROOM, INTERIOR SOUND TRANSMISSION IN THE INTERIOR ADJOINING WALL AND FLOOR/CEILING SHALL MEET THE MINIMUM REQUIREMENT OF A STC OF 40, PER CALGREEN CODE SECTION 507.4.3. (EXAMPLES OF QUALIFYING ASSEMBLIES SHOWN BELOW).



(2) LAYER 5/8" GYPSUM BOARD
SECURED TO MIN. 2x4 STUDS @ 24" O.C. MAX. w/ 3½" THK. BATT INSULATION

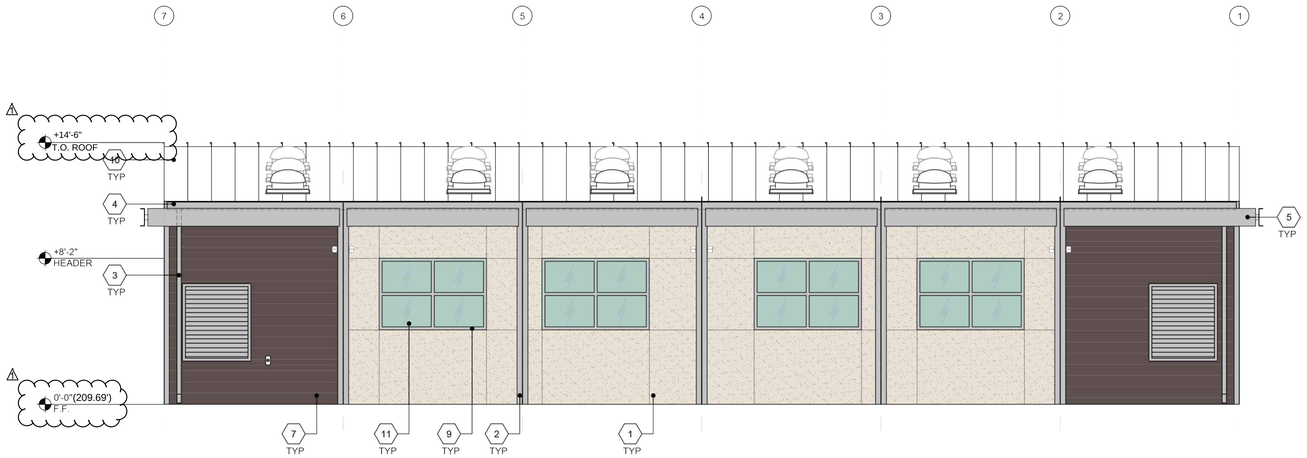
STC=40
TEST REF.; AUDIO ALLOY L.L.C TEST NUMBER: OL-05-1003

4. MINIMUM WINDOW & DOOR RATINGS:
   ALL WINDOWS AND DOORS SPECIFIED ON THE SCHEDULES FOUND ON SHEET N3.0 OF THIS PACKAGE SHALL MEET A MINIMUM STC RATING OF 27.



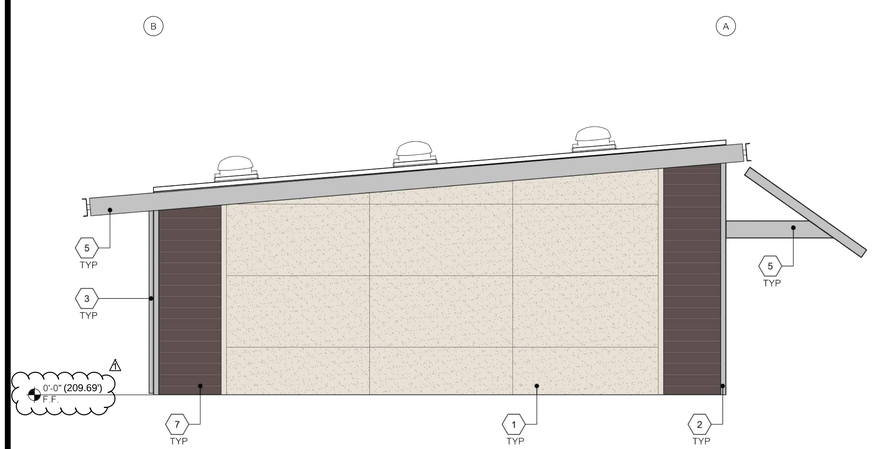
EXTERIOR ELEVATION - FRONT

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



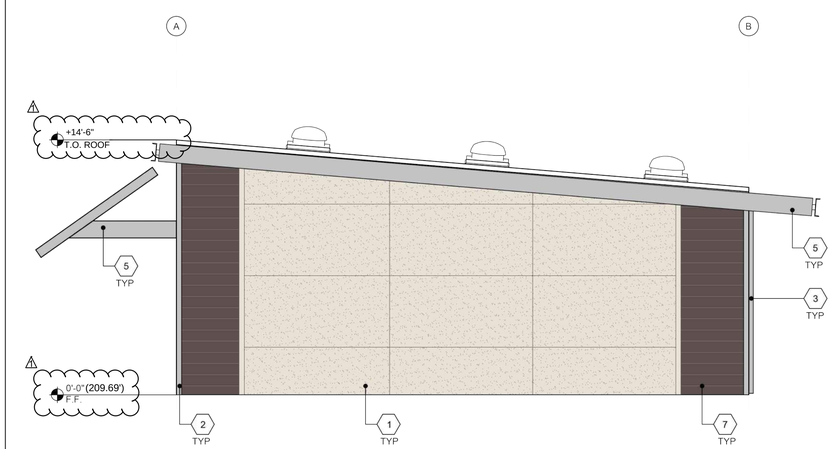
EXTERIOR ELEVATION - REAR

SCALE: 1/4" = 1'-0" | 2



EXTERIOR ELEVATION - LEFT

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



EXTERIOR ELEVATION - RIGHT

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

NOTE:

COLORS ARE SHOWN ONLY TO SERVE AS A REPRESENTATION OF THE COLOR SCHEME AND MAY NOT ACCURATELY DEPICT THE ACTUAL COLOR.

FOR ACTUAL COLORS PLEASE REFER TO YOUR APPROVED COLOR SUBMITTALS.

- - - -

EXTERIOR COLOR SCHEME APPROVAL:

SIGNATURE

DISTRICT

DATE

NOTES AND APPROVAL

BODY COLOR: DE 6212 CRISP MUSLIN

1 BODY COLOR CHOICE **(CEMENT PLASTER)**

6 RESTROOM DOOR **(STEEL)**

LAP SIDING: CEDARMILL = DET 697 NOMAD **(CEMENT PLASTER)**

7 LAP SIDING **(FIBER CEMENT PLANKS)**

ACCENT COLOR: DET 564 EAMES FOR BLUE

8 CLASSROOM DOOR **(STEEL)**

STANDING SEAM ROOF - GEN7 WHITE

10 METAL ROOF

GALVANIZED

2 MODLINE FLASHING

3 DOWNSPOUT

4 GUTTER

5 OVERHANG/ SHADE STRUCTURE

9 WINDOW FRAME

12 DOOR FRAME

11 EXTERIOR WINDOWS/ ALL DOORS VIEW LIGHTS
COLOR: ATLANTA SB60 GLASS

COLOR LEGEND

AMS
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 - Fax (209) 825-7018
www.americanmodular.com

VENTANA SCHOOL
(1) 60'x32' CLASSROOM

CUSTOMER:

EPM:	RC
DRAWN BY:	WY
SCALE:	AS NOTED
DATE:	04/14/2023

PROJECT No.:
1779-23

DRAWING TITLE:
EXTERIOR COLOR ELEVATIONS

SHEET NUMBER:
A5.8

GENERAL NOTES

1. All work shall be done in accordance with the following:
   a) Applicable sections of the State of California Department of Transportation Standard Specifications, latest edition, hereinafter called "Caltrans";
   b) California Plumbing Code and California Building Code Provisions
   c) AWWA standards and specifications;
   d) City of Los Altos Standard Details and Specifications where applicable;
   e) These plans and details shown hereon;
   f) Standards of the United States Department of Labor, Occupational Safety and Health Administration, Office of Standards and rules of the State Division of Industrial Safety.
   g) Latest edition of the California State Code of Regulations Title 24.
   h) The Project Specifications
   i) Soils Investigation prepared by _________

Where conflicts exist between any of the above listed specifications, the most stringent listed specification shall prevail.

2. It is the responsibility of the Contractor to secure all permits necessary to perform the work, including but not limited to, work in the public right-of-way, grading, tree removal, and utility modifications.

3. Contractor shall supply all equipment, labor, and materials necessary to perform the work shown on this plan.

4. It shall be the responsibility of the various contractors to coordinate their work so as to eliminate conflicts and work toward the general good and completion of the entire project.

5. All workmanship and materials furnished by Contractor shall be of the kind and quality described in the specifications and shall be first class throughout. Neither final acceptance nor final payment by Owner shall relieve the Contractor of responsibility for faulty materials or workmanship.

6. In the event of any conflict of information shown in these plans or any conflict between these plans and the intent of a consistent and functional product, the Contractor shall so notify the Owner in writing, upon which notice the Owner shall resolve the conflict by the issuance of a written order, revised plans or both. The Contractor shall bear full cost and responsibility for work affected by such conflicts and performed by Contractor prior to such notice to the Owner and issuance of such order and/or revised plans.

7. Contractor shall provide adequate dust control at all times as required by Owner's representative.

8. Contractor shall exercise all necessary caution to avoid damage to any existing trees, or surface improvements, or to any existing drainage structure, water structures, sewer cleanouts, manholes, or junction boxes for underground electric, telephone, or cable TV, or storm sewer, sanitary sewer, water line, and underground utilities, which are to remain in place and shall bear full responsibility for any damage thereto.

9. All known existing utility lines are shown for information only. Contractor shall exercise all necessary caution to avoid damage to any existing utility lines or facilities to remain in place, whether or not such lines or facilities are shown on these plans, and shall bear full responsibility for any damage thereto. Contractor is advised to Contact Underground Service Alert (USA) at 811 or a private Underground Locater Service (at contractor's expense) and the affected utility company for marking underground lines prior to beginning work.

10. Inspection of work: A representative of Owner will inspect all work, including grades and compaction of earthwork. Contractor shall notify the Owner's Representative forty eight (48) hours prior to any work.

11. Engineer shall have no responsibility for Contractor's work methods and procedures, jobsite conditions, jobsite safety or adherence to safety procedures and requirements.

12. The Contractor agrees that, in accordance with generally accepted construction practices, the Contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, exempting liability arising from the sole negligence of the Engineer or Owner.

13. Parking lot striping shall be laid out in accordance with the Horizontal Control Plan, and in accordance with the City of Los Altos Standard specifications.

14. Contractor shall provide appropriate traffic control measures as outlined in the City of Los Altos specifications and as directed by the City Engineer.

15. Contractor shall use Best Management Practices (BMPs) consistent with CASQA and local jurisdiction requirements.

16. Existing accessible routes and accessible parking serving facilities and buildings that are operational during construction shall remain unobstructed, save and useable by people with disabilities.

17. Water Purveyor for the Site – Cal Water (Los Altos).

UNDERGROUND NOTES

1. Contractor shall expose and verify location and elevation of existing utilities, including sanitary and storm sewers, and water lines before constructing new facilities. Contractor shall cap existing irrigation lines where necessary so that the remaining irrigation system will continue to be operational for the existing landscaping to remain.

2. Materials for pipe, storm water inlets and cleanouts and installation procedures shall be in accordance with applicable California Building Code sections and the City of Los Altos Standard Specifications, the Project Specifications and these plans and details shown hereon.

3. Ensure grates are ADA compliant for all existing inlets to remain in travelled access paths, subject to pedestrian traffic. Replace as necessary.

4. All trench excavation and backfill for sewer lines shall conform to requirements of the City of Los Altos Standard Specifications. Jetting of backfill materials to achieve compaction is not allowed.

5. All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.

6. Materials for pipe and installation requirements for domestic water lines shall be in accordance with applicable California Plumbing Code sections, the City of Los Altos Standard Specifications, and these plans and details shown hereon.

GRADING AND PAVING NOTES

1. Work shall consist of all clearing, grubbing, and stripping, preparation of land to be filled, excavation, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading to conform to the lines, grades and slopes, as shown on the accepted plans and as specified in the Geotechnical Investigation Report.

2. The contractor's attention is directed to the Geotechnical Investigation prepared by _________

3. The Contractor shall notify the Soil Engineer, _________ Inc. Phone: ___________ and the City of Los Altos, at least forty-eight (48) hours prior to commencement of any grading operations on-site.

4. A representative of the Soils Engineer shall be on site during grading operations and shall perform such testing as deemed necessary. The representative shall observe the grading operation for conditions that should be corrected, and identify those conditions with recommended corrective measures to the Contractor.

5. In the event that any unusual conditions not covered by these notes and the Soils Investigation are encountered during grading operations, the Soils Engineer shall be immediately notified for recommendations.

6. All existing trash, debris, roots, tree remains and other rubbish shall be removed from the site so as to leave the areas that have been disturbed with a neat and finished appearance free from unsightly debris. No burning shall be permitted.

7. Contractor shall grade to the line and elevations shown on the plan within the following horizontal and vertical tolerance, in the areas indicated:

	Horizontal	Vertical
a. Building Pad Subgrade	0.50'+	0.05'+
b. Parking area subgrade preparation	0.05'+	0.05'+

Compaction of subgrade materials shall extend a minimum of five (5) feet beyond building limits and three (3) feet beyond pavement, walkway, and curb and gutter limits.

8. All aggregate base material and the handling and placement thereof shall be in accordance with the Caltrans Standard Specifications. Aggregate base materials shall be Class II.

9. Compacted building pads shall extend 5 feet minimum beyond building footprint.

10. Asphalt concrete (AC) shall be Type B, 3/4" maximum aggregate size for base course and 1/2" maximum aggregate size for surface course, as specified for surface course material in the Caltrans Specification. 2" thickness may be placed in one lift.

11. SC-70 liquid asphalt prime coat conforming to the provisions of the Caltrans Specifications shall be applied at the rate of 0.15+ gallons per square yard to surface of aggregate base prior to placement of asphalt concrete.

12. SS-I emulsified asphalt paint binder conforming to the provisions of the Caltrans Specification shall be applied at the rate of 0.07+ gallons per square yard to existing asphalt concrete surface and vertical concrete surfaces to receive asphalt concrete.

13. SS-I emulsified liquid asphalt seal coat conforming to the provisions of the Caltrans Specifications shall be diluted with equal parts water and applied at the rate of 0.15+ gallons per square yard to surface of the new finished asphalt paving surface and existing asphalt paving surfaces to remain in place. Existing asphalt surfaces shall be cleaned prior to seal coat operation.

14. Contractor shall adjust all inlets, valve boxes, manhole rims, and sewer cleanouts to new finish grade.

15. Materials handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of the Caltrans Standard Specifications and these plans and details shown hereon.

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED FOR ALL PROJECTS

AB	AGGREGATE BASE	EB	ELECTRICAL BOX	MIN	MINIMUM	SOV	SHUT-OFF VALVE
AC	ASPHALT CONCRETE	EP	EDGE OF PAVEMENT	ML	MONUMENT LINE	SS	SANITARY SEWER
ACC	ACCESSIBLE	ETW	EDGE OF TRAVELED WAY	(N)	NEW (PROPOSED)	SSCO	SANITARY SEWER CLEANOUT
ARCH	ARCHITECTURAL	EV	ELECTRICAL VAULT	O.C.	ON CENTER	STD	STANDARD
BOS	BOTTOM OF STEP ELEVATION	FNC	FENCE	OFG	OUTSIDE FINISH GRADE	S/W	SIDEWALK
BR	BOTTOM OF RAMP	FH	FIRE HYDRANT	P	PAVEMENT SURFACE ELEVATION	STLT	STREET LIGHT
BS	BOTTOM OF STEP ELEVATION	FF	FINISHED FLOOR ELEVATION	PERF	PERFORATED	T	TELEPHONE
BSM	BIORETENTION SOIL MIX	FL	FLOW LINE	PP	POWER POLE	TOB	TOP OF BANK
BTM	BOTTOM OF SLOPE	FOC	FACE OF CURB	⅊	PROPERTY LINE	TOE	TOE OF BANK
BW	BACK OF WALK ELEVATION	G	GAS	PSD	PERFORATED STORM DRAIN	TOP	TOP OF SLOPE
BOW	BOTTOM OF WALL ELEVATIONS	GB	GRADE BREAK	(RD)	RECORD DOCUMENT	TC	TOP OF CURB
CB	CATCH BASIN	GND	GROUND ELEVATION	REINF	REINFORCED	TOS	TOP OF STEP ELEVATION
CI	CAST IRON	HC	ACCESSIBLE	RIM	RIM ELEVATION	TOW	TOP OF WALL ELEVATION
CL	CENTER LINE	HORIZ	HORIZONTAL	RS	RAT SLAB	TP	TELEPHONE POLE
C&G	CURB AND GUTTER	JP	JOINT POLE	RWL	RAIN WATER LEADER	TR	TOP OF RAMP
DIA	DIAMETER	ICV	IRRIGATION CONTROL VALVE	S=	SLOPE	TS	TOP OF STEP ELEVATION
DS	DOWNSPOUT	INV	INVERT	S.A.D.	SEE ARCH DRAWINGS	TSB	TRAFFIC SIGNAL BOX
DW	DOMESTIC WATER	LF	LINEAR FEET	SD	STORM DRAIN	TYP	TYPICAL
DWY	DRIVEWAY	LS	LANDSCAPE	S.E.D.	SEE ELECTRICAL DRAWINGS	VERT	VERTICAL
E	ELECTRICAL	MAX	MAXIMUM	SL	STREET LIGHT	VLT	VAULT
(E)	EXISTING	(ME)	MATCH EXISTING ELEVATION	S.L.D.	SEE LANDSCAPE DRAWINGS	W	WATER
		MH	MANHOLE			WV	WATER VALVE

LEGEND

DESCRIPTION	DETAIL	PROPOSED	EXISTING
PROPERTY LINE			— - - —
CENTERLINE			— - — - —
ASPHALT PAVEMENT	1 / C1.2	▨	▭
ASPHALT PAVEMENT REPLACEMENT	5 / C1.2	▨	▭
CURB & GUTTER	3 / C1.2	═	═
VERTICAL CURB	2 / C1.2	═	
RETAINING WALL	4 / C1.2	═	
SIDEWALK		▨	▭
ACCESSIBLE RAMP			
STORM DRAIN INLET		■	□
FIRE HYDRANT			
ELECTROLIER			□
SANITARY SEWER			— SS — ○ —
STORM DRAIN			— SD — ◎ —
WATER LINE			— W —
DIRECTION & RATE OF SLOPE		1.5% →	
SWALE		~→	
FENCE			— X —
EDGE OF PAVEMENT			—
CONTOUR			~

1 / C1.2 — DETAIL NUMBER — SHEET UPON WHICH DETAIL APPEARS

AP+I DESIGN
117 Easy Street
Mountain View, CA 94043
www.apidesign.com
650.254.1444

WENDY WOO

NO.	DESCRIPTION	DATE
-	ISSUED FOR PLANNING	04.19.2023
⚠	PLANNING REVIEW RESPONSE	04.19.2023

CARROLL ENGINEERING
Engineers and surveyors
1101 S. WINCHESTER BLVD.
SUITE H-184
SAN JOSE, CA 95128
TEL: 408-261-9800
FAX: 408-261-0595
E-MAIL: Robert@carroll-engineering.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT V. HENRY
No. 60443
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA
[illegible]
7/13/23

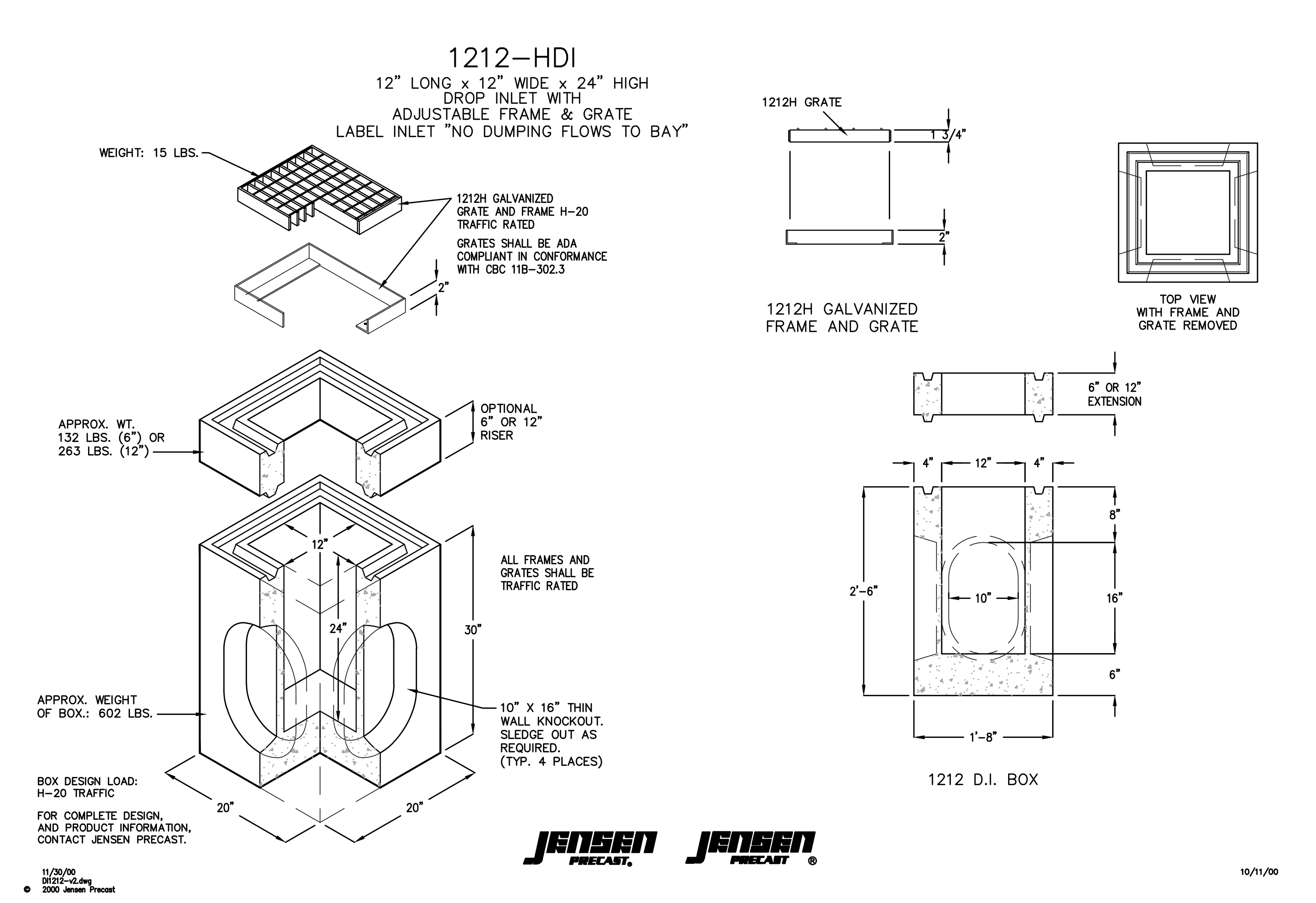
PROJECT:
VENTANA SCHOOL

CLIENT:
VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

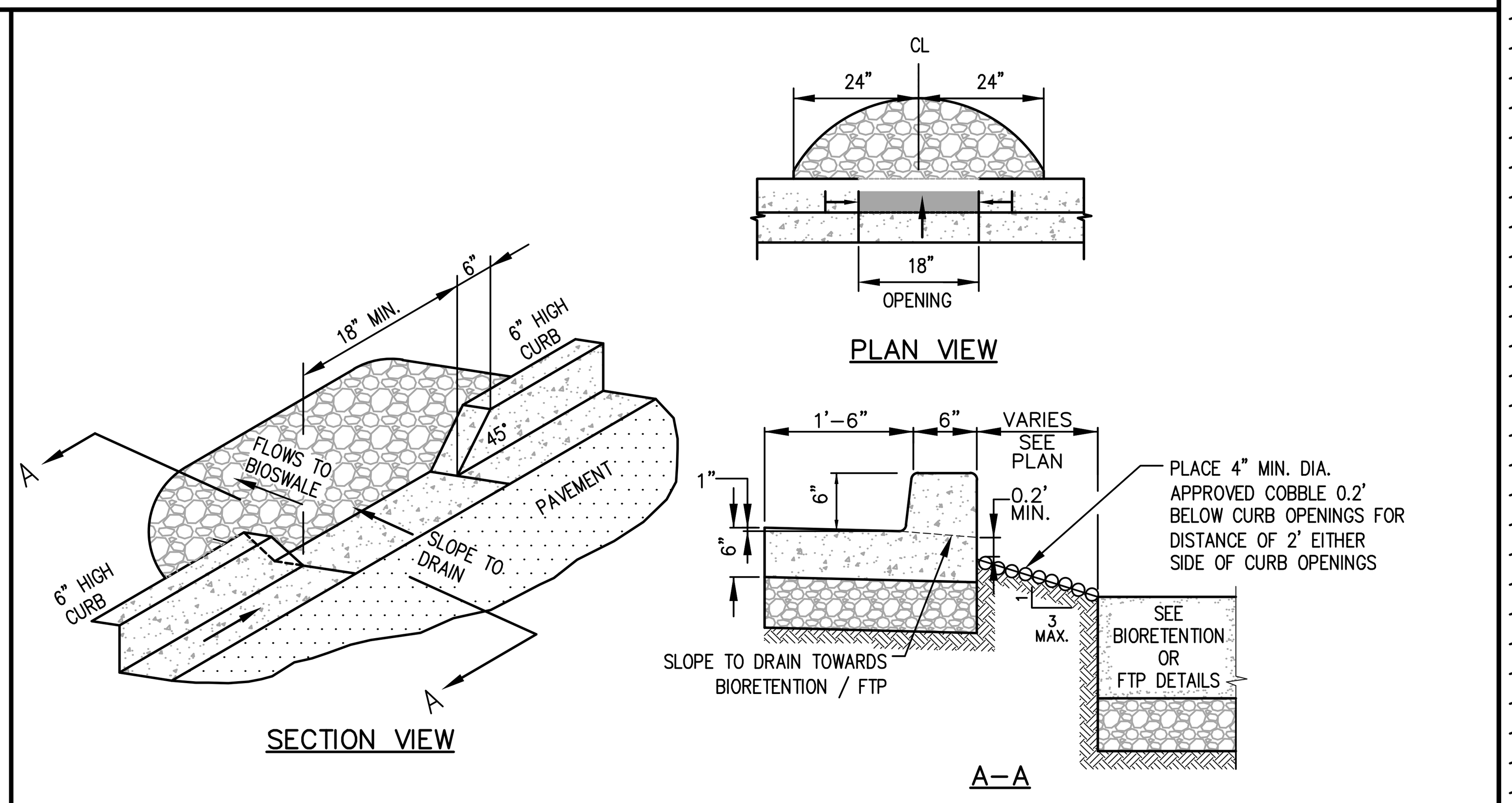
SHEET TITLE:
NOTES, LEGEND, & DETAILS

JOB NO.: 21075
DATE: 04.25.23
SCALE: AS SHOWN
CEI PROJECT NO. 2369C
SHEET NO.: C1.1

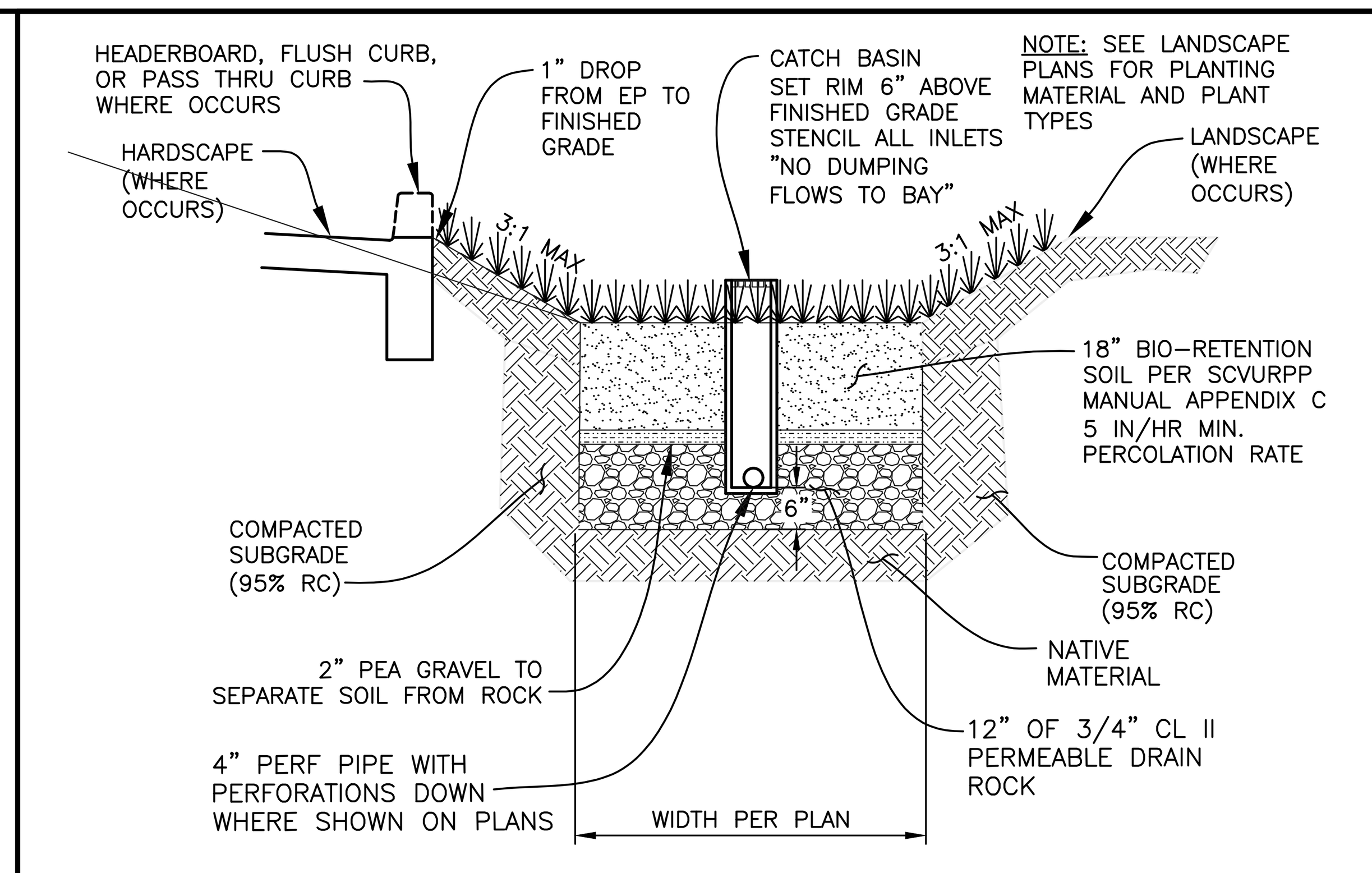
 O:\2369 – Ventana School_DWG\Add Classrooms\2369c-C1.1 NLD.dwg 7-13



6 12" x 12" STORM INLET NOT TO SCALE

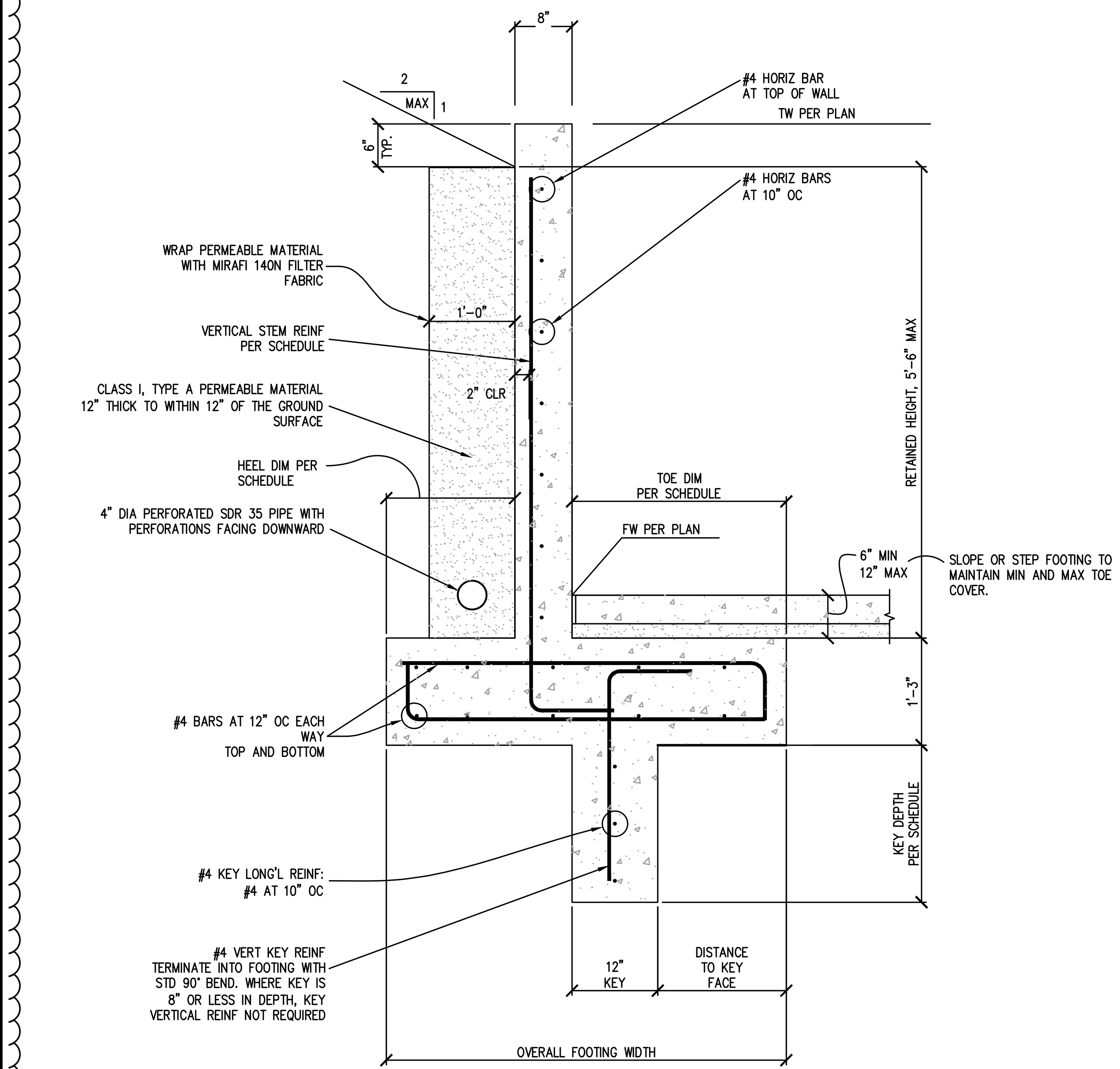


7 CURB OPENING NOT TO SCALE



Bioretion media shall be Lenox Blend soil mixture available from LH Voss Materials, Inc. 2445 Del Vista Monte, Concord, CA 94520, www.lhvoss.com (800) 660-8677. Equivalent may be submitted for substitution review.

8 BIO-RETENTION AREA NOT TO SCALE



RETAINING WALL SCHEDULE

RETAINED HEIGHT, 'H'	OVERALL FOOTING WIDTH	TOE DIM	HEEL DIM	KEY DEPTH	DISTANCE TO KEY FACE	VERTICAL STEM REINFORCEMENT
5'–6" ≥ H > 4'–0"	4'–8"	2'–9"	1'–6"	1'–10"	1'–9"	#5'S AT 12" OC
4'–0" ≥ H > 3'–0"	3'–8"	2'–0"	1'–0"	12"	1'–0"	#4'S AT 12" OC
3'–0" ≥ H > 2'–0"	2'–11"	1'–1"	1'–2"	8"	0"	#4'S AT 12" OC
2'–0" ≥ H	2'–8"	1'–0"	1'–0"	NO KEY	NA	#4'S AT 16" OC

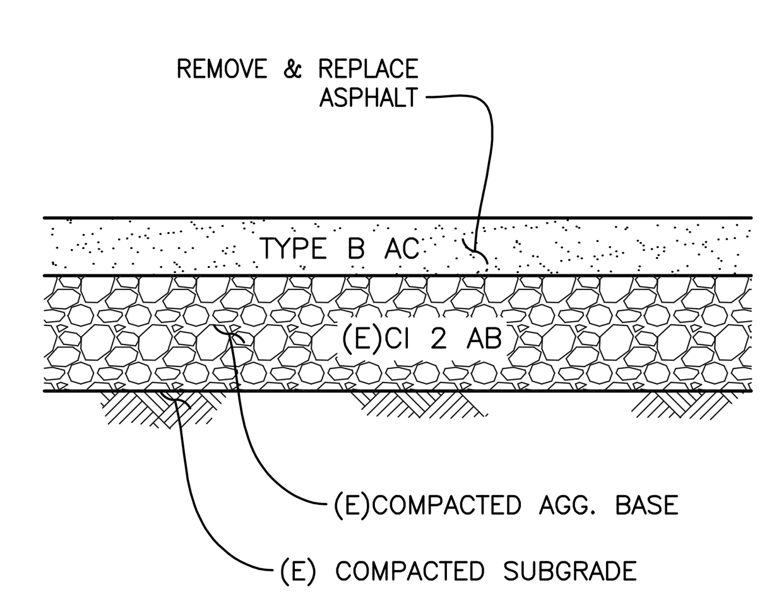
GENERAL NOTES
1. ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN ON THE PLANS FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION OF WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE ENGINEER, ACCOMPANIED BY A DETAILED SKETCH FOR REVIEW BEFORE AN APPROVAL WILL BE GIVEN, AND BEFORE PROCEEDING WITH THE WORK.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE APPLICABLE PORTIONS OF THE CALIFORNIA BUILDING CODE, CURRENT ADDITION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
7. THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR PRIOR TO POURING ANY CONCRETE.

CONCRETE
1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE (ACI 318–08) AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. THE CONCRETE FOR THE FOUNDATIONS AND SLABS SHALL BE CLASS A CONCRETE AND SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 2500 PSI. THE USE OF ANY ADMIXTURE SHALL BE APPROVED BY THE ENGINEER.
3. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH FOR PUMP DELIVERED CONCRETE.
4. REINFORCEMENT, ANCHOR BOLTS, SLEEVES, AND OTHER ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO PLACING THE CONCRETE.

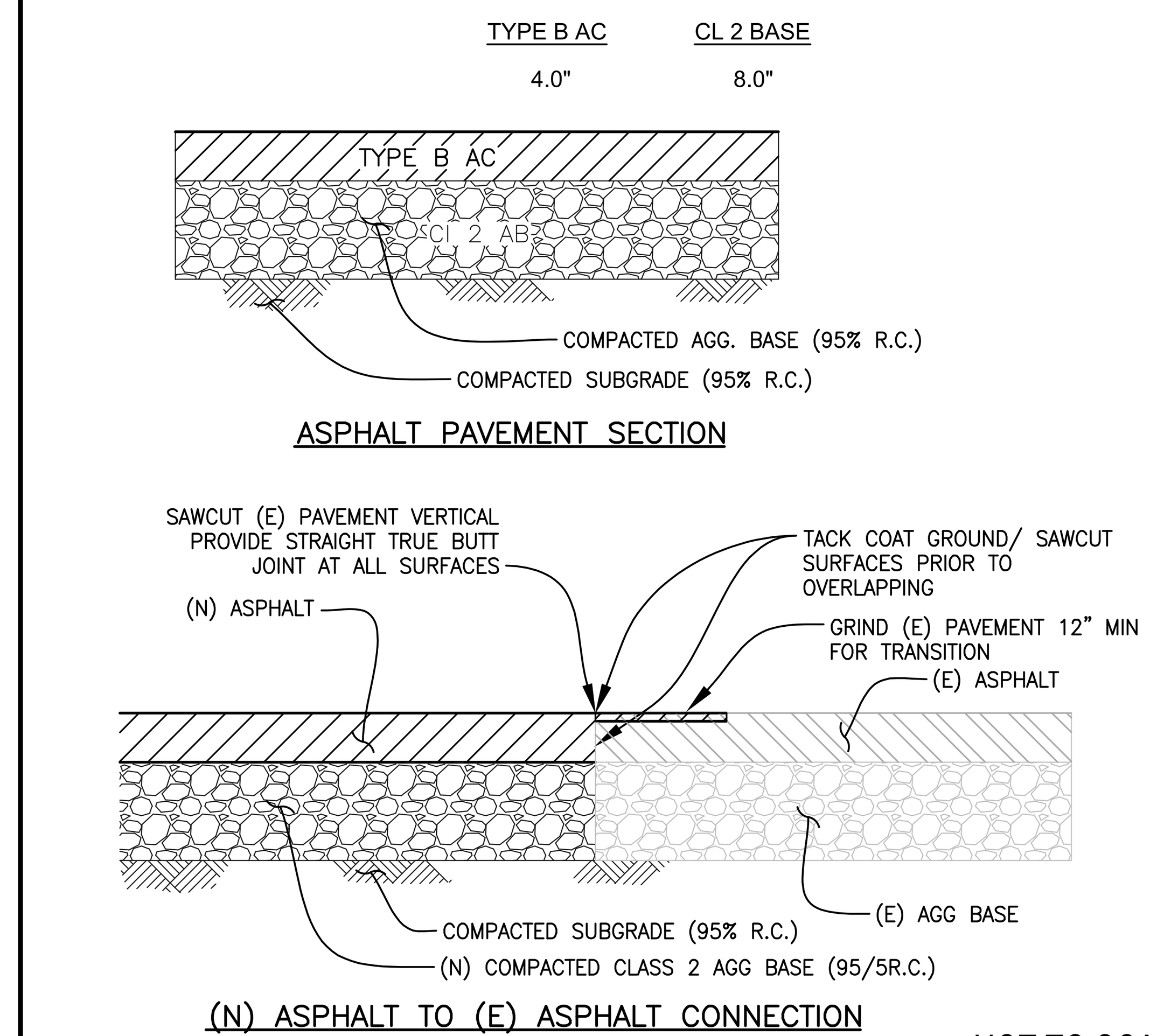
REINFORCING STEEL
1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS, MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THAT MAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH -- 3 INCHES
   CONCRETE EXPOSED TO EARTH OR WEATHER -- 1 1/2 INCHES

Typical Retaining Wall Detail
SCALE: 3/4"=1'-0"

4 RETAINING WALL

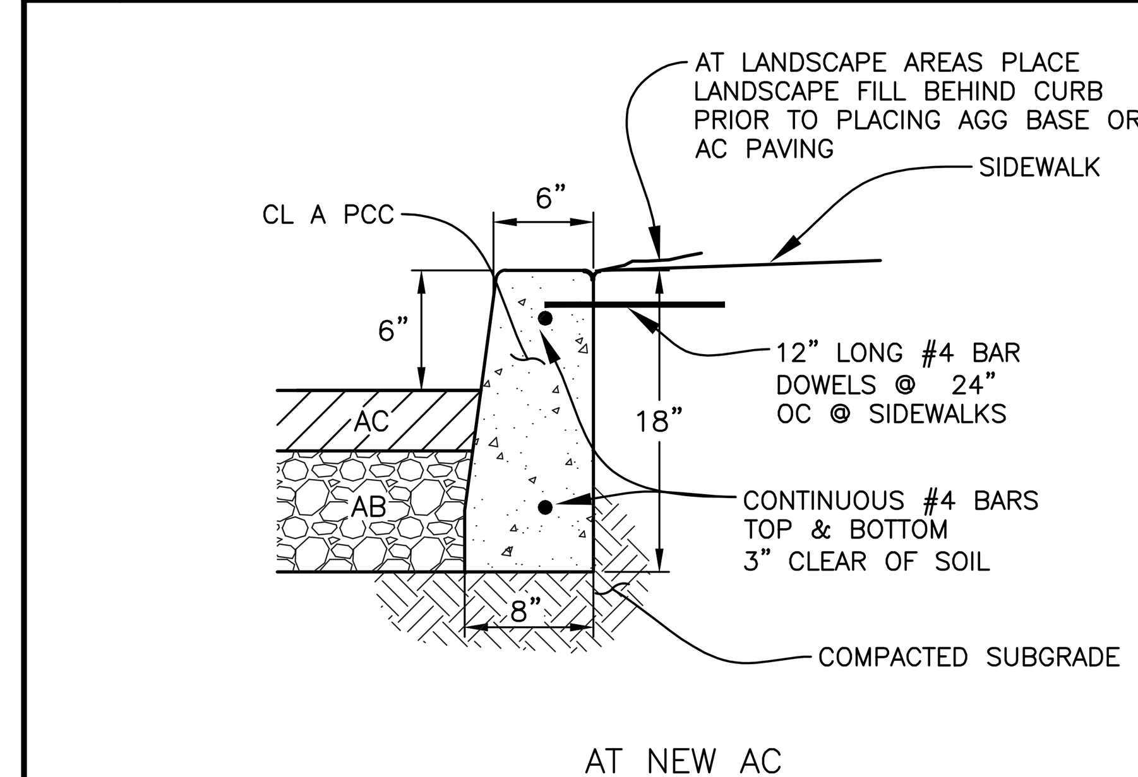


5 AC PAVEMENT REPLACEMENT NOT TO SCALE

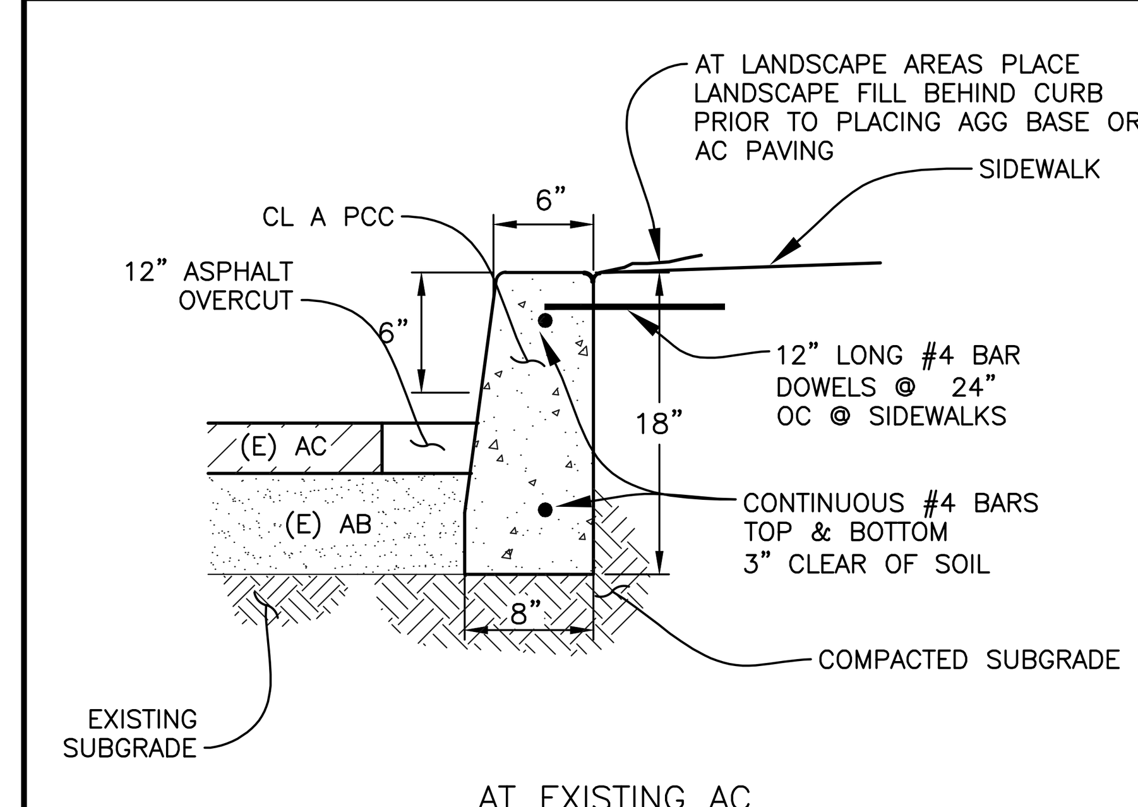


NOT TO SCALE

1 AC PAVEMENT SECTION & CONNECTION

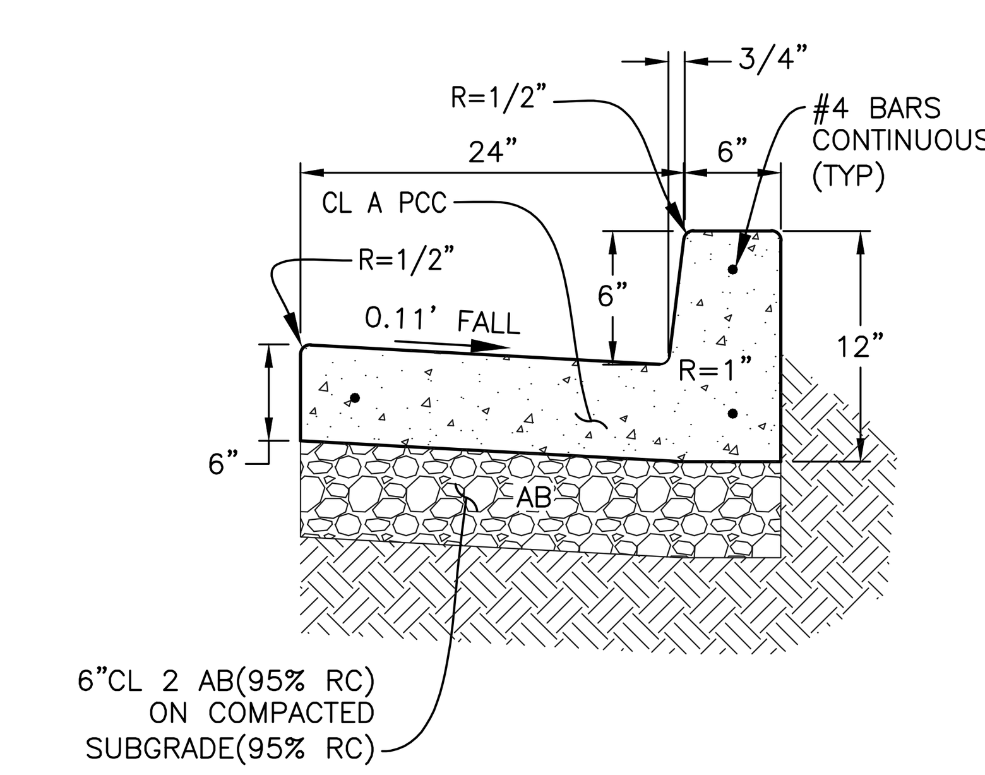


AT NEW AC



AT EXISTING AC

2 VERTICAL CURB NOT TO SCALE



3 CURB AND GUTTER

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NO.	DESCRIPTION	DATE
-	ISSUED FOR PLANNING	04.19.2023
⚠	PLANNING REVIEW RESPONSE	04.19.2023

CARROLL ENGINEERING engineers and surveyors
1101 S. WINCHESTER BLVD. SUITE H-184 SAN JOSE, CA 95128
TEL: 408-261-9800
FAX: 408-261-0595
E-MAIL: Robert@carroll-engineering.com

REGISTERED PROFESSIONAL ENGINEER ROBERT V. HENRY No. 50463 Exp. 6/30/24 CIVIL STATE OF CALIFORNIA
7/13/23

PROJECT:
VENTANA SCHOOL

CLIENT:
VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:
NOTES, LEGEND, & DETAILS

JOB NO.: 21075
DATE: 04.25.23
SCALE: AS SHOWN
CEI PROJECT NO. 2369C
SHEET NO.: C1.2

O:\2369 – Ventana School_DWG\Add Classrooms\2369c–C1.1 NLD.dwg

LEGEND

X — TREE TO BE REMOVED
NOTE: ALL OTHER TREES TO REMAIN UNLESS NOTED OTHERWISE

O — TREE TO REMAIN
CONTRACTOR TO PROVIDE TREE PROTECTION FENCING.
NO STORAGE OF MATERIALS UNDER TREE CANOPIES ALLOWED.

1 — CONCRETE CURB OR ASPHALT BERM TO BE REMOVED INCLUDING BASE ROCK

2 — CONCRETE TO BE REMOVED INCLUDING BASE ROCK

3 — PAVING TO BE REMOVED INCLUDING BASE ROCK & HEADERBOARD

4 — SAWCUT PAVEMENT- SEE SHEET C3.1 FOR EXACT LIMITS

5 — FENCE TO BE REMOVED INCLUDING POSTS & FOOTING

6 — SHRUBS AND/OR LANDSCAPING TO BE REMOVED

NOTES:

1. THE LIMITS OF DEMOLITION SHOWN HEREON ARE TO PROVIDE THE CONTRACTOR WITH A GENERAL SCOPE OF WORK. PRECISE LIMITS OF PAVEMENT REMOVAL AND GRADING SHOULD BE TAKEN FROM THE GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHOULD ALSO REFERENCE LANDSCAPE ARCHITECT PLANS, ARCHITECTURAL PLANS, AND THE CONSTRUCTION DOCUMENTS FOR A COMPLETE SCOPE OF WORK. (VERIFY ALL DEMOLITION WITH THE SCHOOL DISTRICT).

2. DEMOLITION WORK SHALL CONFORM TO CAL GREEN CODE SECTIONS 5.408.3 (CONSTRUCTION WASTE REDUCTION BY AT LEAST 50%) AND 5.408..4 (EXCAVATED SOIL AND LAND CLEARING DEBRIS), AND LOCAL CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. THE MOST STRINGENT CODE SHALL PREVAIL.

3. ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.

4. REFER TO ORIGINAL DESIGN DRAWINGS, AVAILABLE FROM DISTRICT, FOR EXISTING BUILDINGS (FOOTINGS, MATERIALS, ETC.).

5. EXISTING TURF TO REMAIN. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IF REPLACEMENT IS REQUIRED DUE TO STAGING, CONSTRUCTION ACCESS, OR CONSTRUCTION ACTIVITY. REPAIR WITH SOD TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. TURF AREAS FENCED DURING CONSTRUCTION SHALL BE MAINTAINED (MOWED, WATERED, AND FERTILIZED) BY CONTRACTOR.

WHERE NEW SOD IS INSTALLED, SHOVEL CUT EDGE OF EXISTING TURF VERTICAL AND STRAIGHT, AMEND SOIL AND GRADE TO RECEIVE NEW SOD FLUSH WITH EXISTING EDGES. DO NOT SCALE SOD REPAIR FROM THIS DRAWING, INCLUDE A MINIMUM OF 6,000 SF OF SOD REPAIR. COORDINATE WITH GENERAL CONTRACTOR FOR EXTENT OF REPAIR REQUIRED TO RESTORE TURF DUE TO CONSTRUCTION ACTIVITY

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REGISTERED PROFESSIONAL ENGINEER
ROBERT V. NOVY
No. 50443
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA
7/13/23

PROJECT:

VENTANA SCHOOL

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

DEMOLITION PLAN

JOB NO.: 21075
DATE: 04.25.23
SCALE: AS SHOWN
CEI PROJECT NO. 2369C
SHEET NO.: C2.1

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REGISTERED PROFESSIONAL ENGINEER
ROBERT V. KENNEDY
No. 40463
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA
7/13/23

PROJECT:

VENTANA SCHOOL

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

HORIZONTAL CONTROL PLAN

JOB NO.: 21075
DATE: 04.25.23
SCALE: AS SHOWN
CEI PROJECT NO. 2369C

SHEET NO.: C3.1

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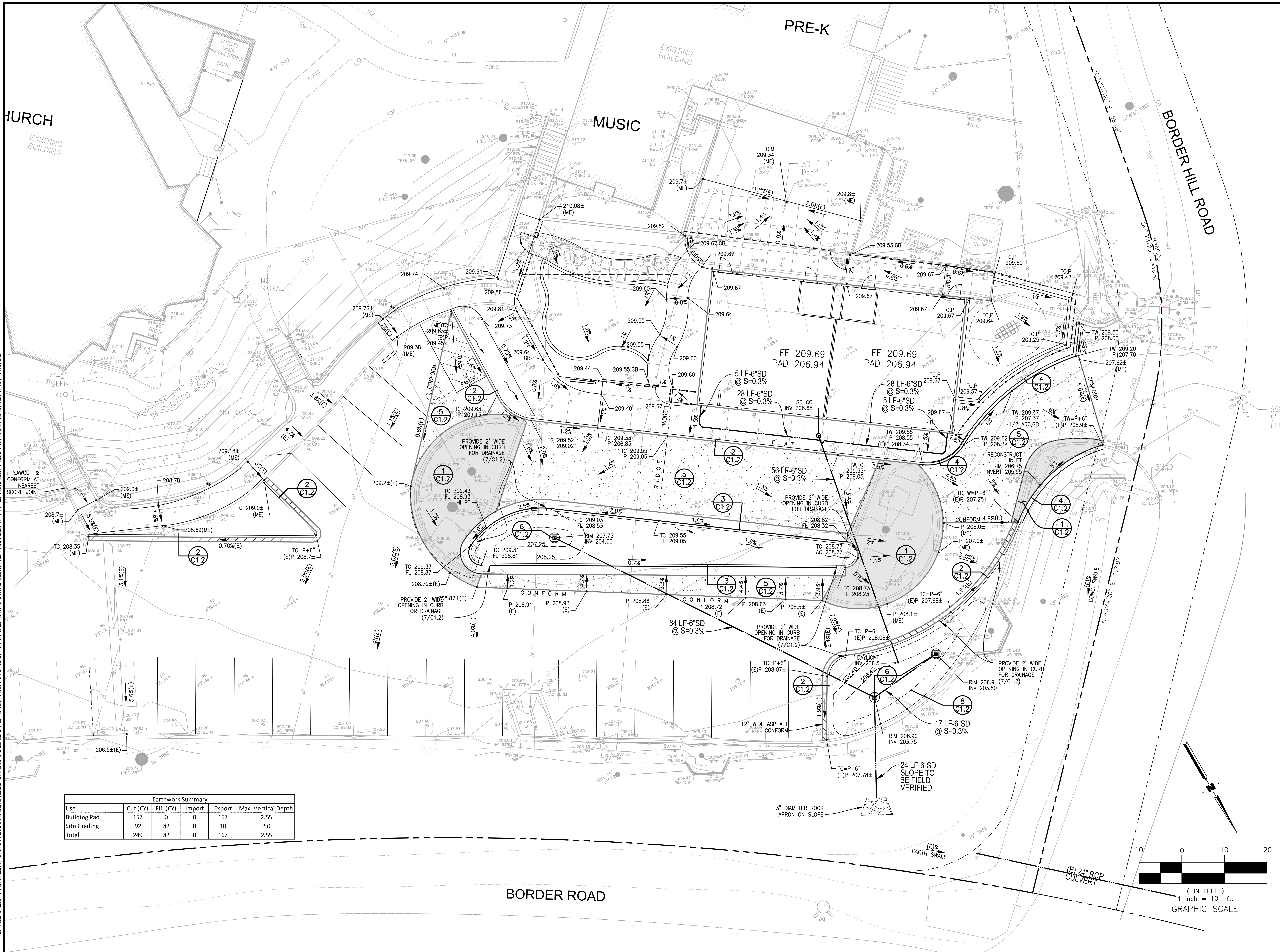

Earthwork Summary					
Use	Cut (CY)	Fill (CY)	Import	Export	Max. Vertical Depth
Building Pad	157	0	0	157	2.55
Site Grading	92	82	0	10	2.0
Total	249	82	0	167	2.55

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REGISTERED PROFESSIONAL ENGINEER
ROBERT V. HENRY
No. 60443
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA
[illegible]
7/13/23

PROJECT:

VENTANA SCHOOL

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

PRELIMINARY GRADING & DRAINAGE PLAN

JOB NO.: 21075
DATE: 04.25.23
SCALE: AS SHOWN
CEI PROJECT NO. 2369C
SHEET NO.: C4.1 ⚠

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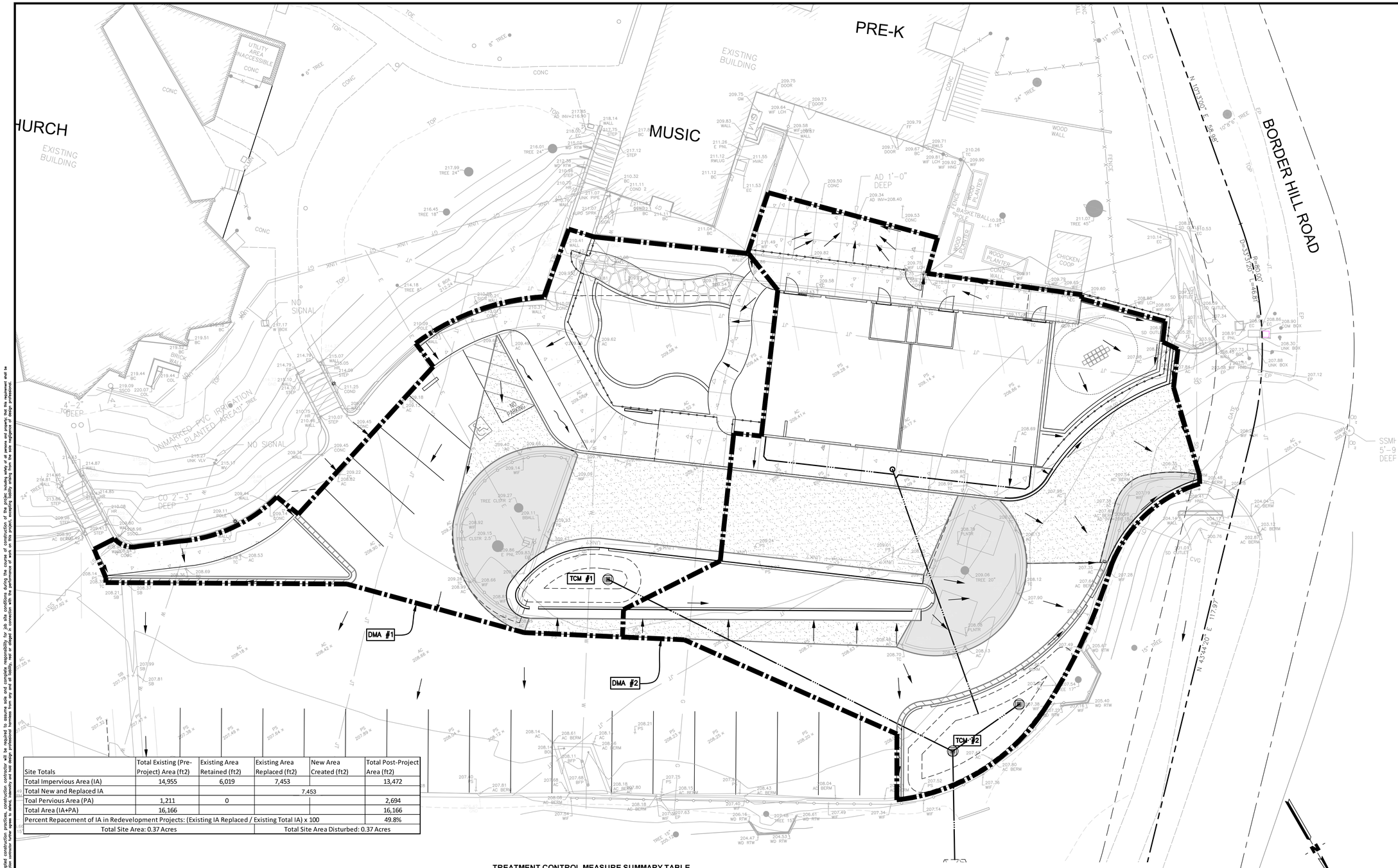

Site Totals	Total Existing (Pre-Project) Area (ft2)	Existing Area Retained (ft2)	Existing Area Replaced (ft2)	New Area Created (ft2)	Total Post-Project Area (ft2)
Total Impervious Area (IA)	14,955	6,019	7,453		13,472
Total New and Replaced IA			7,453		
Toal Pervious Area (PA)	1,211	0			2,694
Total Area (IA+PA)	16,166				16,166
Percent Repacement of IA in Redevelopment Projects: (Existing IA Replaced / Existing Total IA) x 100					49.8%
Total Site Area: 0.37 Acres			Total Site Area Disturbed: 0.37 Acres		

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	6,867	5,298	0	1,570	42.48%	212	201	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	9,299	8,175	0	1,124	57.52%	327	447	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
					Totals:	16,166	13,472	0	2,694	100.00%												

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

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REGISTERED PROFESSIONAL ENGINEER
ROBERT V. HOLT
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STATE OF CALIFORNIA
7/13/23

PROJECT:

VENTANA SCHOOL

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

PRELIMINARY GRADING & DRAINAGE PLAN

JOB NO.: 21075
DATE: 04.25.23
SCALE: AS SHOWN
CEI PROJECT NO. 2369C

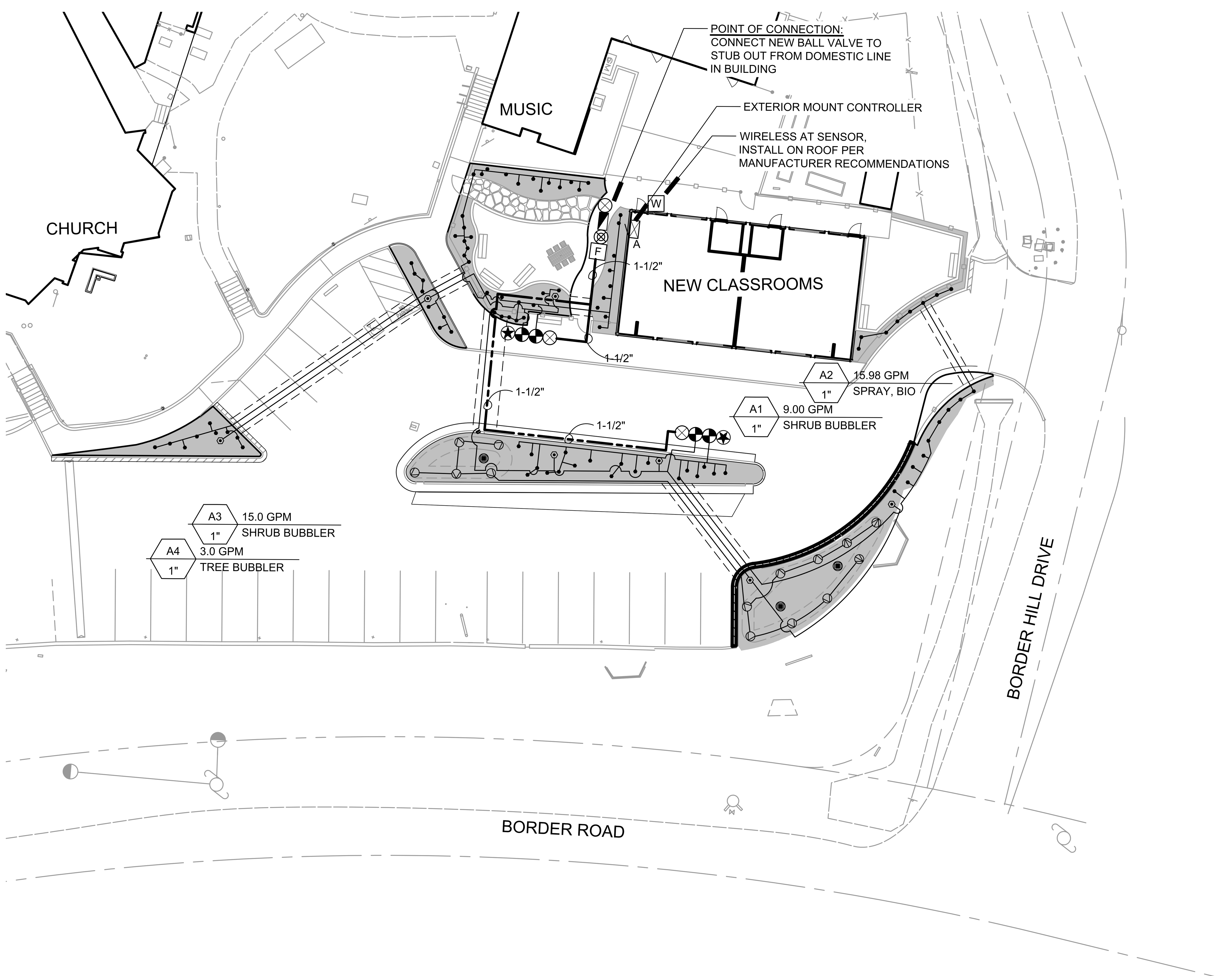
SHEET NO.: C5.1

Construction Contractor agrees that, in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET_o)		44.2	Project Type		School		0.65
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape							
A1, Shrub Bubbler	0.3	Drip	0.81	0.37	931	345	9449
A2, Spray (bio)	0.3	Drip	0.75	0.40	665	266	7289
A3, Shrub Bubbler	0.3	Drip	0.81	0.37	1021	378	10363
A4, Tree Bubbler	0.3	Drip	0.81	0.37	2940	1089	29840
				Totals	5557	2078	56941
Special Landscape Areas							
A2, Recreational Turf				1	0	0	0
				Totals	0	0	0
ETWU Total							56941
er Allowance (MAWA)[e]							98985
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	2078						
Total Area	5557						
Average ETAF	0.37						
All Landscape Areas							
Total ETAF x Area	2078						
Total Area	5557						
Average ETAF	0.37						

IRRIGATION LEGEND

SYM	MODEL	MANUF.	DESCRIPTION	GPM	PSI	RAD
BUBBLER						
	1401	RAINBIRD	TREE BUBBLER - TWO PER TREE INSTALL IN DRAIN TUBES AT TREES, PER DETAIL	0.25	30	-
	1401	RAINBIRD	SHRUB OR VINE BUBBLER - ONE PER VINE OR SHRUB, INSTALL PER DETAIL	0.25	30	-
SPRAY HEADS						
	1812-SAM-PRS-HE VAN-15	RAINBIRD	12" POP UP, WITH PRESSURE REGULATION, BUILT IN CHECK VALVE, HE-VAN HIGH EFFICIENCY NOZZLE	1.85 .93 .62	30 30 30	180 DEG 90 60
	1812-SAM-PRS-HE VAN-8	RAINBIRD	12" POP UP, WITH PRESSURE REGULATION, BUILT IN CHECK VALVE, HE-VAN HIGH EFFICIENCY NOZZLE	.59 .29	30 30	180 DEG 90
VALVES						
	825Y-1"	FEBCO	NEW 1" BACKFLOW PREVENTER			
	2160	GRISWOLD	MASTER CONTROL VALVE, 1-1/4" SIZE, NORMALLY OPEN BRASS VALVE			
	PEB-PRS-D	RAINBIRD	ELECTRIC PRESSURE COMPENSATING REMOTE CONTROL VALVE, SIZE PER PLAN.			
F	FS-B100	DATA INDUSTRIAL	1" FLOW SENSOR, INSTALL IN CARSON VALVE BOX WITH BOLT DOWN LID			
	-	AQUA	1/4"-1" BRONZE BODY BALL VALVE, LINE SIZE			
	QUICK COUPLER: 33DNP VALVE KEY: 33DK HOSE SWIVEL: SH-0	RAINBIRD	QUICK COUPLING VALVE WITH LOCKING CAP, PROVIDE (1) VALVE KEY AND (1) HOSE SWIVEL TO SCHOOL MAINTENANCE PERSONNEL PER (5) QUICK COUPLERS INSTALLED			
CONTROLLERS / SENSORS						
A	MC-6E	IRRITROL	6 STATION EXTERIOR WALL MOUNT IRRIGATION CONTROLLER IN STAINLESS STEEL ENCLOSURE			
W	CL-100	IRRITROL	WIRELESS CLIMATE LOGIC KIT			
PIPING						
			SCHEDULE 40 PVC NON-PRESSURIZED LATERAL LINE, PURPLE COLOR, 12" DEPTH. NSF APPROVED, SIZE PER CHART.			
			SCH 40 (UP TO 1-1/2") CLASS 315 (2" TO 4") PVC PRESSURIZED MAINLINE, PURPLE COLOR, NSF APPROVED, SIZE PER PLAN, 18" DEPTH			
			SCH 40 PVC SLEEVES, (2) IN EACH LOCATION, SIZE AS REQUIRED, 3" MIN. IN SIZE, 18" DEPTH UNDER PEDESTRIAN PAVING, 24" DEPTH UNDER VEHICULAR PAVING			



IRRIGATION NOTES

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

   ALISSA J. NOGUEZ, CALIFORNIA LANDSCAPE ARCHITECT #3676

2. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO BEGINNING WORK. CONTACT OWNER'S REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
4. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. CONTRACTOR TO CONFORM TO THE REQUIREMENTS OF NFPA 24, SECTION 8.1, MINIMUM 'DEPTH-OF-COVER' (36 INCHES) FOR PIPE TO INCLUDE FIRE LANE ROUTES OF ACCESS.
5. THIS SYSTEM IS DESIGNED TO OPERATE AT 70 PSI AND 16.25 GPM FROM THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND FLOW PRIOR TO BEGINNING OF WORK. CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
6. THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, ETC. ARE SHOWN OUTSIDE OF PLANTING AREAS, THE INTENT IS FOR PIPING, VALVES, ETC. TO BE INSTALLED WITHIN PLANTING AREAS UNLESS OTHERWISE NOTED AND DETAILED.
7. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. CONTRACTOR TO COORDINATE AND VERIFY ALL SLEEVING, PIPING, ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLETE AND UNIFORM COVERAGE OF PLANTING AND TURF AREAS. CONTRACTOR TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH CIRCUIT. ADJUST SPRAY HEADS AND NOZZLES FOR OPTIMUM COVERAGE WHILE PREVENTING OVERSPRAY ONTO WALKWAYS AND STRUCTURES. ADDITIONALLY, CONTRACTOR SHALL ADJUST ALL VALVES, NOZZLES, AND HEADS FOR OPTIMUM COVERAGE, AVOIDING MISTING, OVERSPRAY, OR UNDERSPRAY.
9. LATERAL LINES TO BE SIZED PER PIPE SIZING CHART.
10. CONTRACTOR TO MAINTAIN AS-BUILT DRAWING SET TO BE AVAILABLE ON SITE AT ALL TIMES AND AT TIME OF SUBSTANTIAL COMPLETION REVIEW. CONTRACTOR SHALL PREPARE REDUCED, COLOR-CODED PLANS, LAMINATE, AND PLACE (1) IN CONTROLLER ENCLOSURE AND DELIVER (1) TO OWNER'S REPRESENTATIVE AFTER APPROVAL OF RECORD DRAWING SUBMITTAL AND PRIOR TO FINAL COMPLETION.
11. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN TRENCHING AROUND EXISTING TREES AND SHRUBS. CONTRACTOR SHALL HAND TRENCH WHEN TRENCHING ACROSS ROOTS 2" AND LARGER TO PRESERVE ROOT SYSTEM. ROOTS SMALLER THAN 2" MAY BE TRIMMED. DO NOT TEAR ANY ROOTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT THEIR OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO ANY STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
13. REFER TO SPECIFICATIONS SECTION AND IRRIGATIONS DETAILS ON SHEETS L1.2 AND L1.3.
    01 56 39 TEMPORARY TREE AND PLANT PROTECTION
    32 84 00 PLANTING IRRIGATION

IRRIGATION DEMOLITION NOTES:

1. CONTRACTOR SHALL EXECUTE IRRIGATION WORK EXPEDITIOUSLY TO MAINTAIN WATER SERVICE FOR EXISTING TO REMAIN IRRIGATION SYSTEMS LOCATED OUTSIDE OF PROJECT AREA AS REQUIRED TO MAINTAIN PLANT MATERIAL IN A HEALTHY CONDITION.
2. CONTRACTOR SHALL SCHEDULE OR PHASE WORK AS APPROPRIATE WITH GENERAL CONTRACTOR'S OVER-ALL PROJECT SCHEDULING.
3. IRRIGATION CONTRACTOR SHALL INCLUDE IN THEIR BID TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION AND GRADING AND MAKE TEMPORARY AND PERMANENT CONNECTIONS AND / OR REPAIRS AS NECESSARY TO MAINTAIN IRRIGATION WATER SERVICE TO IRRIGATION SYSTEMS LOCATED OUTSIDE OF PROJECT AREA AFFECTED BY CONSTRUCTION. CONTRACTOR TO MAINTAIN WATER SUPPLY TO PLANTS AND TURF AT ALL TIMES OR SUPPLY WATER MANUALLY TO MAINTAIN PLANTS AND TURF IN HEALTHY CONDITION THROUGHOUT CONSTRUCTION. DAMAGE TO TURF DUE TO INSUFFICIENT WATER SHALL BE REPAIRED BY INSTALLING NEW SOD.
4. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH CAMPUS LANDSCAPE SUPERVISOR IN ADVANCE OF PLANNED DISRUPTIONS OF IRRIGATION WATER SERVICE.

HYDROZONES:

LOW

MODERATE

HIGH

SPECIAL LANDSCAPE ZONE

NOTES:

1. HYDROZONES BASED ON PLANT SPECIES WATER USE FOR ZONE 1 PER WUCOLS IV, 2014.
2. HYDROZONE NUMBERS CORRESPOND TO VALVE NUMBERS.
3. TREE HYDROZONE AREAS ESTIMATED FROM MATURE CANOPY SIZE BY SPECIES.
4. ESTIMATED TOTAL WATER USE FOR THIS SITE IS APPROXIMATELY 54,067 GAL/YEAR.
5. THE WATER SUPPLY TYPE FOR THIS SITE IS DOMESTIC.
6. THE LOCAL WATER PURVEYOR FOR THIS SITE IS CALIFORNIA WATER SERVICE COMPANY.
7. PROPERTY OWNER CONTACT INFORMATION: VENTANA SCHOOL, (408)723-0111.

C = GALLONS PER MINUTE
A = VALVE NUMBER
B = VALVE SIZE
D = DESCRIPTION

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WENDY WOO

NO.	DESCRIPTION	DATE
	ISSUED FOR PLANNING	04.19.23

ANLA ASSOCIATES, INC.
1213 Lincoln Ave, Suite 211
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

LICENSED LANDSCAPE ARCHITECT
ALISSA J. NOGUEZ
NO. 3676
Signature
05/31/2023
Renewal Date
-
Date
STATE OF CALIFORNIA

PROJECT:

VENTANA SCHOOL CLASSROOM BUILDING

1040 BORDER ROAD
LOS ALTOS, CA 94024

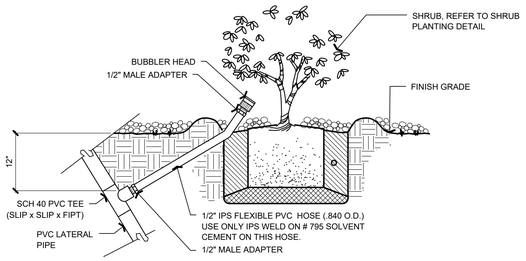
CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

IRRIGATION PLAN

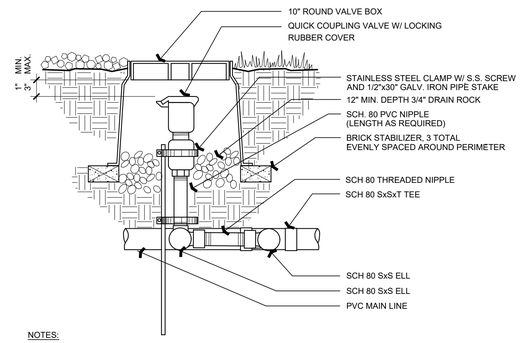
JOB NO: 21075
DATE: 04.19.2023
SCALE: AS SHOWN
SHEET NO: L1.1



NOTES :

1. FLEXIBLE TUBING NOT TO EXTEND MORE THAN 1-1/2" ABOVE FINISH GRADE.
2. INSTALL AND ADJUST BUBBLER TO APPLY WATER ON ROOTBALL OF EACH SHRUB.
3. CONTRACTOR SHALL INSTALL CHECK VALVES AS REQUIRED ON SLOPES TO MINIMIZE RUN-OFF AND AVOID POOLING OF WATER FROM LOW HEAD RUN-OFF.
4. INSTALL BUBBLER ON HIGH SIDE OF SLOPE WHEN SHRUB IS PLANTED ON SLOPE.

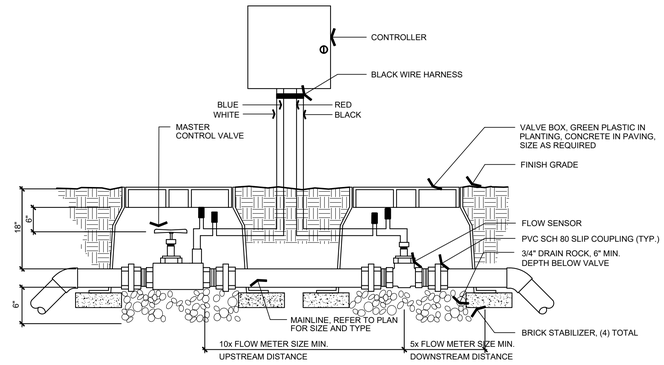
I SHRUB BUBBLER — SCALE: NTS



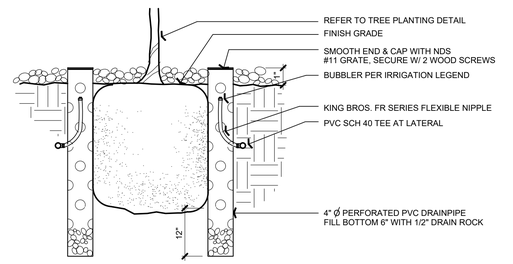
NOTES:

1. USE TEFLON PASTE PIPE THREAD SEALANT FOR THREADED CONNECTIONS

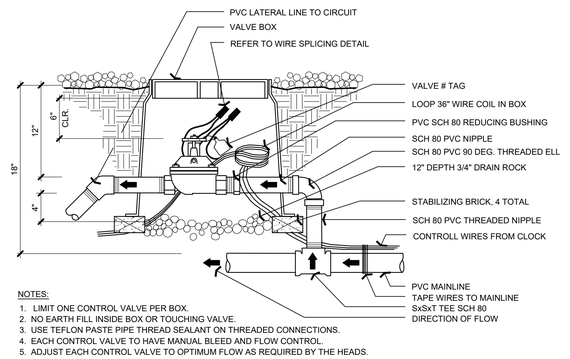
F QUICK COUPLING VALVE — SCALE: NTS



C MASTER VALVE / FLOW SENSOR — SCALE: NTS



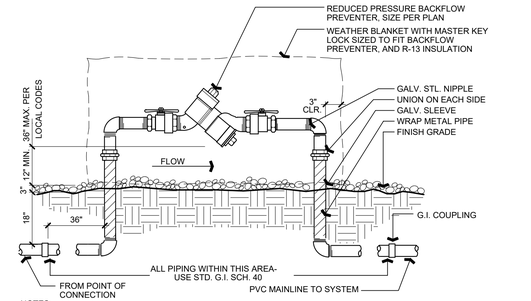
H TREE BUBBLER — SCALE: NTS



NOTES:

1. LIMIT ONE CONTROL VALVE PER BOX.
2. NO EARTH FILL INSIDE BOX OR TOUCHING VALVE.
3. USE TEFLON PASTE PIPE THREAD SEALANT ON THREADED CONNECTIONS.
4. EACH CONTROL VALVE TO HAVE MANUAL BLEED AND FLOW CONTROL.
5. ADJUST EACH CONTROL VALVE TO OPTIMUM FLOW AS REQUIRED BY THE HEADS.

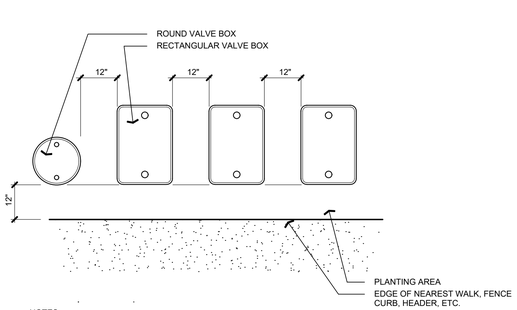
E REVOTE CONTROL VALVE — SCALE: NTS



NOTES:

1. INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
2. INSTALL WITH 18" CLEAR TO WALL, EDGE, ETC.
3. PAINT ALL ABOVE GRADE MATERIALS WITH 2 COATS RUSTOLEUM PAINT. COLOR TO BE SELECTED BY OWNERS' REPRESENTATIVE.
4. WRAP ALL BELOW GRADE METAL PIPE WITH .010" x 2" P.E. TAPE, USE HALF LAP.
5. USE TEFLON PASTE PIPE THREAD SEALANT FOR ALL THREADED CONNECTIONS.

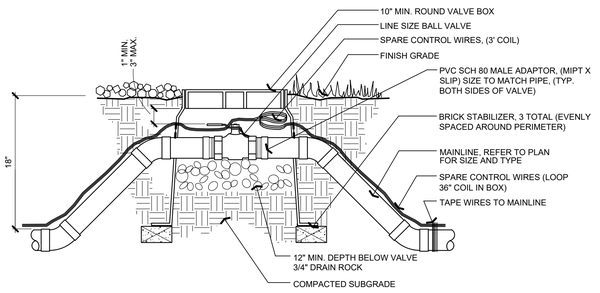
B BACKFLOW PREVENTER — SCALE: NTS



NOTES:

1. SET BOXES PARALLEL AND PERPENDICULAR TO NEAREST EDGE AND EACH OTHER.
2. CENTER BOXES OVER ENCLOSED VALVES.
3. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING BOX.
4. VALVE BOXES IN SHRUB PLANTING AREAS SHALL BE BLACK IN SHRUB AREAS AND GREEN IN TURF.

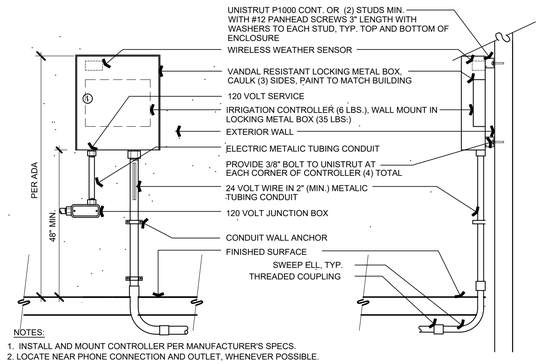
G VALVE BOX ALIGNMENT — SCALE: NTS



NOTES:

1. VALVE BOX SHALL BE SIZED AND INSTALLED TO ALLOW FREE MOVEMENT OF GATE VALVE HANDLE.
2. CONTRACTOR SHALL RUN SPECIFIED QUANTITY OF SPARE CONTROL WIRES THROUGH EACH GATE BOX AND COIL 3' LOOP FOR FUTURE USE.
3. WIRE MESH SHALL BE 16 GAUGE 1/2" GALVANIZED MESH HARDWIRE CLOTH. INSTALL 3" BELOW GRADE AND FLUSH WITH BOX AND PIPE.

D BALL VALVE — SCALE: NTS



NOTES:

1. INSTALL AND MOUNT CONTROLLER PER MANUFACTURER'S SPECS.
2. LOCATE NEAR PHONE CONNECTION AND OUTLET, WHENEVER POSSIBLE.
3. COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES.
4. PAINT ALL ABOVE GROUND CONDUITS AND BOX TO MATCH BUILDING.
5. SIZE CONTROL WIRE CONDUIT AS REQUIRED TO ACCOMMODATE QUANTITY OF WIRES FOR CONTROLLER CAPACITY.
6. INSTALLATION SHALL BE CHILD-PROOF AND CHILD-SAFE SUCH THAT CONDUIT AND CONNECTORS ARE SECURELY ATTACHED FLUSH TO WALL AND NO WIRES ARE EXPOSED.

A CONTROLLER A — SCALE: NTS

API DESIGN
117 Easy Street
Mountain View, CA 94043
www.apidesign.com
650.254.1444

WENDY WOO

NO.	DESCRIPTION	DATE
	ISSUED FOR PLANNING	04.19.23

ANLA ASSOCIATES, INC.
1213 Lincoln Ave, Suite 211
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

LICENSED LANDSCAPE ARCHITECT
ALISSA J. INCLUEZ
No. 3676
Signature
05/31/2023
Renewal Date
Date
STATE OF CALIFORNIA

PROJECT:

VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

IRRIGATION DETAILS

JOB NO: 21075
DATE: 04.19.2023
SCALE: AS SHOWN
SHEET NO: L1.2

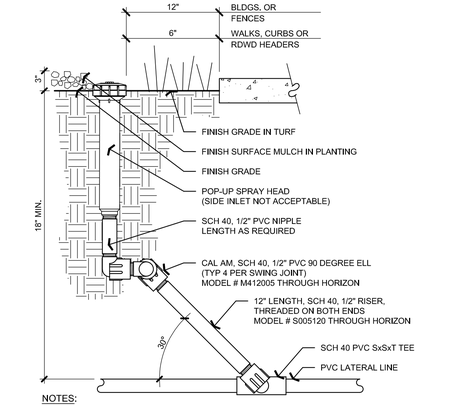
I

F

C

POP-UP SPRAY HEAD

SCALE: NTS



NOTES:

1. INSTALL SPRAYS AND SPRINKLERS FLUSH WITH GRADE IN TURF AND 1/2" ABOVE IN PLANTING.
2. ADJUST ARC AND RADIUS TO COVER PLANT AREAS.
3. ALL THREADED POP-UP SPRAY PARTS SHALL BE TOOL-TIGHTENED.
4. USE TEFLON PAST PIPE THREAD SEALANT ON THREADDED CONNECTIONS.

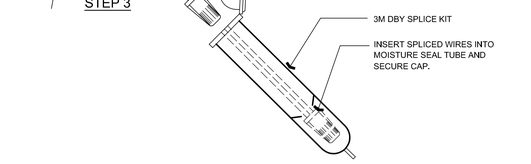
H

E

B

WIRE CONNECTIONS

SCALE: NTS



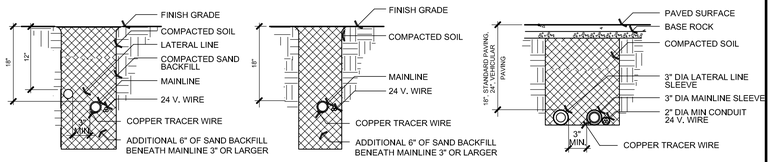
G

D

A

TRENCHING

SCALE: NTS



NOTES:

1. TAPE AND BUNDLE CONTROL WIRES AT 10 FOOT INTERVALS.
2. LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED. BACKFILL WITH SAND, COMPACT SAND BY FLOODING.
3. PROVIDE SLEEVES FOR ALL LINES AND WIRES BENEATH PAVING.
4. REFER TO CBC SECTION 1809A.14 FOR TRENCH CLEARANCES AT FOOTINGS.

AP+I DESIGN
117 Easy Street
Mountain View, CA 94043
www.apidesign.com
650.254.1444

WENDY WOO

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LICENSED LANDSCAPE ARCHITECT
ALISSA J. NGOJE
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PROJECT:

VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

CLIENT:

VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:

IRRIGATION DETAILS

JOB NO: 21075
DATE: 04.19.2023
SCALE: AS SHOWN
SHEET NO: L1.3

urbantreemanagement inc

TREE SURVEY DATA

Address: 1040 Border Rd, Los Altos, CA 94024
Inspection Date: 6/13/2022

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column If structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
30	Cypress spp.	18.1	40'/20'	fp	f	x	C	Dead top, unbalanced canopy, DWR, SP, consider removal due to dead apical meristem
31	Holm oak	5.5, 4.3, 4.2, 4.7	25'/22'	f	fp	x	B	CDs at base, SP, DWR
32	Chinese pistache	8.5	18'/23'	f	fp	x	C	CD at 8', failed CD at base causing basal decay, DWR, EWR, SP
33	Coast live oak	5.8, 5.9	16'/15'	f	fp	x	B	CD at 1', SP, EWR, DWR
34	Eucalyptus	23	70'/30'	f	fp	x	B	CD at 10', DWR, EWR, recommend cable due to weak CD union
35	Eucalyptus	29.7	55'/45'	f	fp	x	B	CDs at 10', EWR, DWR, recommend cables to secure CD branching over play area
36	Photinia	4.2, 5, 4.1, 4.7	18'/15'	fp	fp	x	C	CDs at base, lots of deadwood, old CDs cut at base, DWR
37	Photinia	5.2, 4.5, 4.2, 8.1, 4.7, 4.9	18'/22'	f	fp	x	C	CDs at base, old limbs cut at base, DWR, EWR, SP
38	Deodar Cedar	12.6, 20.1	45'/35'	fp	fp	x	C	Fairly sparse canopy, CD at base, DWR, EWR
39	Chinese pistache	16.8	30'/23'	f	p	x	D	Large decay column in trunk, old pruning wounds not compartmentalized, past limb failures, RR, hazardous

A = Retain, condition warrants long-term preservation	0
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	4
C = May be preservable but is not worthy of extensive effort or design accommodation.	5
D = Recommend removal due to existing condition and/or structure.	1
TOTAL TREES	10
Total Protected Trees	10

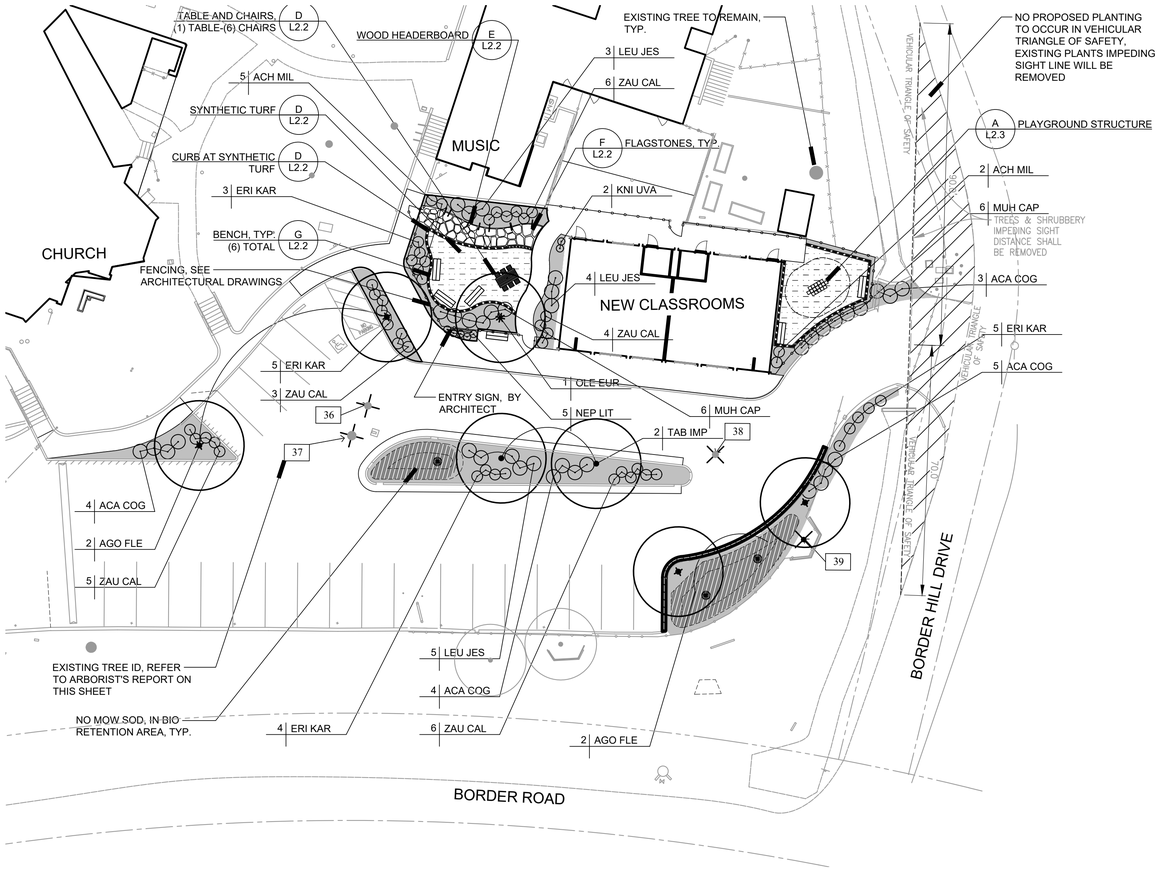
KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
LCR-Live Crown Ratio.
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Common Name	*Scientific Name*
Cypress spp.	*Cupressus spp.*
Holm oak	*Quercus ilex*
Chinese pistache	*Pistacia chinensis*



HYDROZONES

LOW
MODERATE
HIGH
SPECIAL LANDSCAPE ZONE

NOTES:

1. HYDROZONES BASED ON PLANT SPECIES WATER USE FOR ZONE 1 PER WUCOLS IV, 2014.
2. SEE IRRIGATION PLAN FOR HYDROZONE NUMBERS AND CALCULATIONS.
3. TREE HYDROZONE AREA ESTIMATED FROM SPECIES CANOPY SIZE AT MATURITY.

PLANTING NOTES

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

   _____
   ALISSA J. NOGUEZ, CALIFORNIA LANDSCAPE ARCHITECT #3676

2. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER IMMEDIATELY SHOULD CONFLICTS ARISE.
5. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
6. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
8. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
9. UNLESS OTHERWISE NOTED, FINISH GRADE OF SHRUB AND GROUND COVER AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING. FINISH GRADE OF SEEDED TURF AREAS SHALL BE 1/2" BELOW ADJACENT PAVING. FINISH GRADE OF SODDED TURF AREAS SHALL BE 1" BELOW ADJACENT PAVING.
10. PLANTING AREAS SHALL RECEIVE A 3" MIN. DEPTH BARK MULCH TOP DRESSING, UNLESS OTHERWISE NOTED. IN NON-BIORETENTION AREAS BARK MULCH SHALL BE REPUBLIC SERVICES PRO-CHIP MULCH, IN BIORETENTION AREAS BARK MULCH SHALL BE PACIFIC LANDSCAPE SUPPLY SHREDDED CEDAR BARK MULCH. NON-BIORETENTION PLANTING AREAS TO RECEIVE MIRAFI 140N WEED FABRIC, BIORETENTION AREAS TO RECEIVE PRE-EMERGENT.
11. NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
12. EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
13. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
14. CONTRACTOR TO COLLECT AND SUBMIT SOIL SAMPLE TO LUCCHESI CONSULTING FOR SOIL AMENDING AND PREPARATION RECOMMENDATION PER SPECIFICATION SECTION 32 90 00.
15. CONTRACTOR SHALL COORDINATE ROUGH GRADING AND FINE GRADING TO ENSURE EXISTING SUITABLE TOPSOIL IS REMOVED, STOCKPILED AND REINSTALLED INTO PROPOSED LANDSCAPE AREAS PER LANDSCAPE SPECIFICATION SECTION 32 90 00. IN THE EVENT THERE IS NOT ENOUGH EXISTING TOPSOIL, OR NO PLACE TO STOCKPILE TOPSOIL, CONTRACTOR SHALL IMPORT AND INSTALL TOPSOIL PER LANDSCAPE SPECIFICATION SECTION 32 90 00.
16. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT HIS OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. REFER TO PLANTING DETAILS ON SHEET L2.2 AND L2.3 AND SPECIFICATIONS SECTIONS:
    01 56 39 TEMPORARY TREE AND PLANT PROTECTION
    32 90 00 PLANTING

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS*
TREES:				
AGO FLE	24" BOX	AGONIS FLEXUOSA	MARINA STRAWBERRY TREE	LOW
OLE EUR	24" BOX	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	LOW
TAB IMP	24" BOX	TABEBUIA IMPETIGNOSA	PINK TRUMPET TREE	MOD
SHRUBS:				
ACA COG	5 GAL	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW
ACH MIL	1 GAL	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	LOW
ERI KAR	5 GAL	ERIGON KARVINSKIANUS	SANTA BARBARA DAISY	LOW
KNI UVA	5 GAL	KNIHOFIA UVARIA	RED HOT POKER	LOW
LEU JES	5 GAL	LEUCADENDRON 'JESTER'	JESTER CONEBUSH	LOW
MUH CAP	5 GAL	MUHLENBERGIA CAPILARIS 'REGAL MIST'	REGAL MIST MUHLY	LOW
NEP LIT	1 GAL	NEPETA 'LITTLE TRUDY'	CAT MINT	LOW
ZAU CAL	5 GAL	ZAUCHENERIA CALIFORNICA	CALIFORNIA FUCHSIA	LOW

*WATER NEEDS BASED ON: "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES", ZONE 1, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION AND THE DEPARTMENT OF WATER RESOURCES, 2014.

GROUND COVER:

NO-MOW SOD, "BIO FILTRATION SOD", AVAILABLE THROUGH DELTA BLUEGRASS, (800)637-8873

MATERIALS:

- HEADERBOARD — REFER TO DETAIL E, SHEET L2.2
- FLAGSTONE — REFER TO DETAIL F, SHEET L2.2
- SYNTHETIC TURF — REFER TO DETAIL D, SHEET L2.2
- CONCRETE CURB AT SYNTHETIC TURF — REFER TO DETAIL D, SHEET L2.2
- FENCE, REFER TO ARCHITECTURAL PLANS
- BENCH, (6) TOTAL — REFER TO DETAIL G, SHEET L2.3
- TABLE AND CHAIRS, (1) TABLE, 6 CHAIRS — REFER TO DETAIL H, SHEET L2.3

NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'

AP+I DESIGN
117 Easy Street
Mountain View, CA 94043
www.apidesign.com
650.254.1444

WENDY WOO

NO.	DESCRIPTION	DATE
	ISSUED FOR PLANNING	04.19.23

ANLA ASSOCIATES, INC.
1213 Lincoln Ave, Suite 211
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

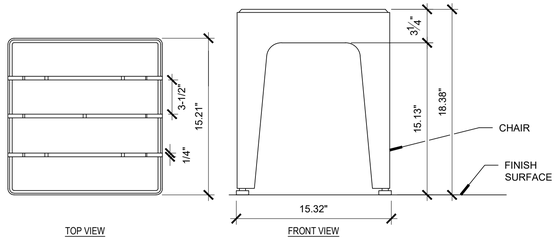
LICENSED LANDSCAPE ARCHITECT — ALISSA J. NOGUEZ — NO. 3676 — Signature — 05/31/2023 — Renewal Date — Date — STATE OF CALIFORNIA

PROJECT:
VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

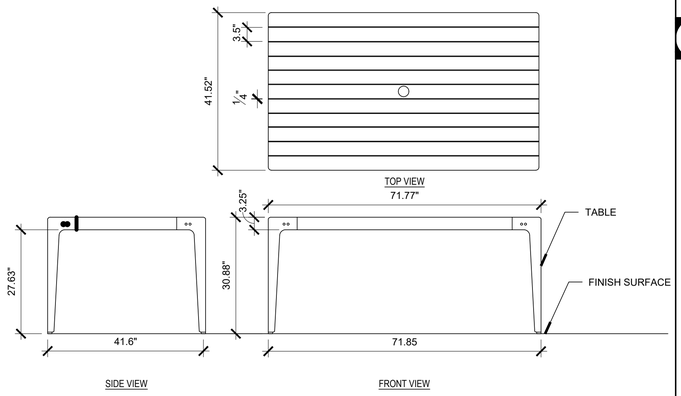
CLIENT:
VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:
LANDSCAPE PLAN

JOB NO: 21075 ANLA JN:2146
DATE: 04.19.2023
SCALE: AS SHOWN
SHEET NO: L2.1

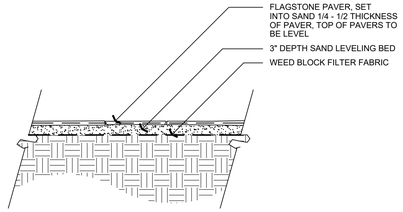


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CHAIRS TO BE: ANOVA, MIX2927T - MIXX THEMORY STOOL.
3. CHAIR AVAILABLE THROUGH:
   ANOVA
   ANOVAFURNISHINGS.COM
   314.495.8357 BOB EVANS



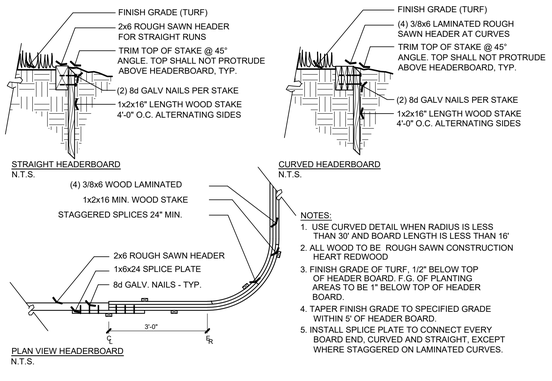
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. 42" X 72" TABLE TO BE : ANOVA, MIX2940T MIXX, 42" X 72" THERMORY TABLE.
3. 42" X 72" AVAILABLE THROUGH:
   ANOVA
   ANOVAFURNISHINGS.COM
   314.495.8357 BOB EVANS

H TABLE AND CHAIRS



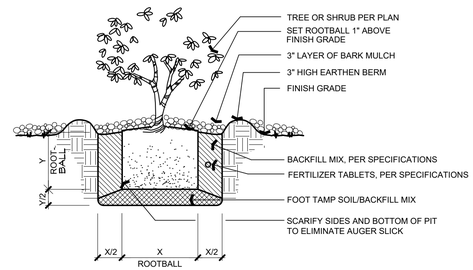
NOTES:
1. FLAGSTONE TO BE 'BOUQUET CANYON' AVAILABLE FROM SOUTH BAY MATERIALS: (408) 977-1855

F FLAGSTONE



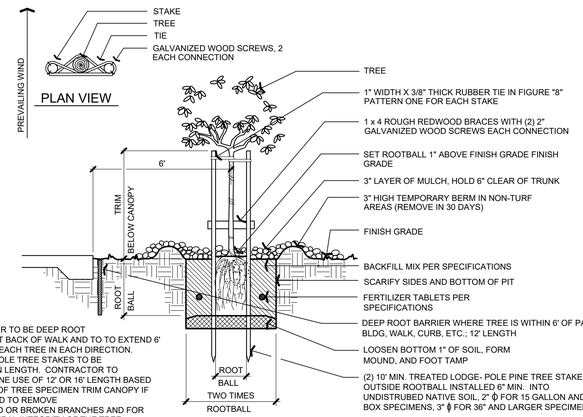
E HEADERBOARD

SCALE: NTS



C SHRUB PLANTING

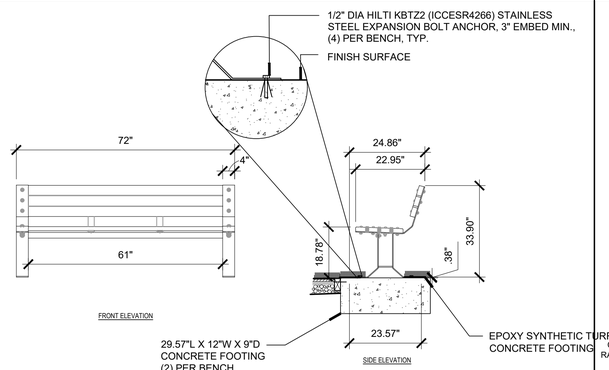
SCALE: NTS



NOTES:
ROOT BARRIER TO BE DEEP ROOT
1. LB 18-2 AT BACK OF WALK AND TO TO EXTEND 6' BEYOND EACH TREE IN EACH DIRECTION. LODGE POLE TREE STAKES TO BE
2. 10' MIN. IN LENGTH. CONTRACTOR TO DETERMINE USE OF 12' OR 16' LENGTH BASED ON SIZE OF TREE SPECIMEN TRIM CANOPY IF REQUIRED TO REMOVE
3. DAMAGED OR BROKEN BRANCHES AND FOR STRUCTURAL INTEGRITY OF THE TREE

B TREE PLANTING

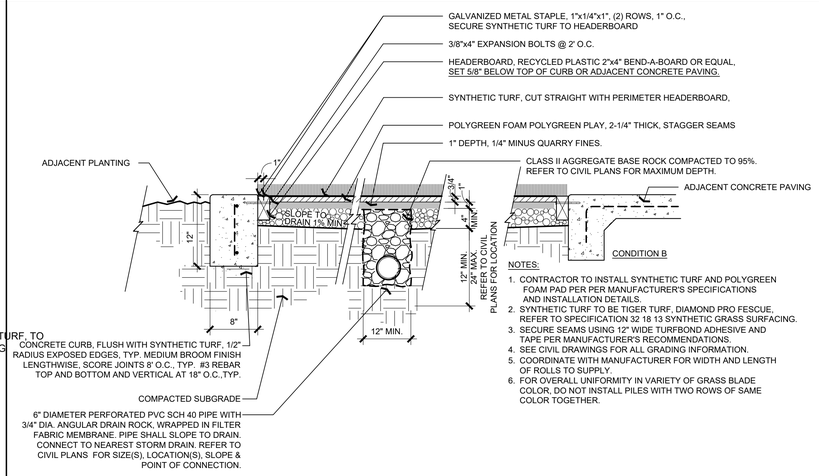
SCALE: NTS



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. BENCHES TO BE: ANOVA, RCPWC6 - WAINWRIGHT CONTOUR BENCH.
3. BENCH AVAILABLE THROUGH:
   ANOVA
   ANOVAFURNISHINGS.COM
   314.495.8357 BOB EVANS

G BENCH

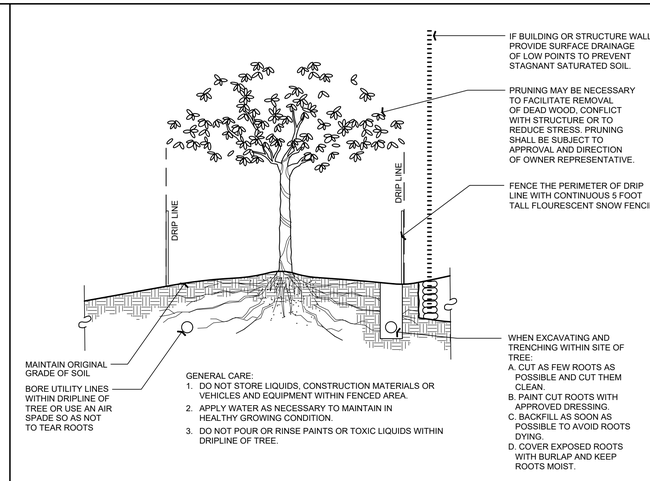
SCALE: NTS



NOTES:
1. CONTRACTOR TO INSTALL SYNTHETIC TURF AND POLYGREEN FOAM PAD PER PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS.
2. SYNTHETIC TURF TO BE TIGER TURF, DIAMOND PRO FESCUE, REFER TO SPECIFICATION 32 18 13 SYNTHETIC GRASS SURFACING.
3. SECURE SEAMS USING 12" WIDE TURFBOND ADHESIVE AND TAPE PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
5. COORDINATE WITH MANUFACTURER FOR WIDTH AND LENGTH OF ROLLS TO SUPPLY.
6. FOR OVERALL UNIFORMITY IN VARIETY OF GRASS BLADE COLOR, DO NOT INSTALL PILES WITH TWO ROWS OF SAME COLOR TOGETHER.

D SYNTHETIC TURF

SCALE: NTS



GENERAL CARE:
1. DO NOT STORE LIQUIDS, CONSTRUCTION MATERIALS OR VEHICLES AND EQUIPMENT WITHIN FENCED AREA.
2. APPLY WATER AS NECESSARY TO MAINTAIN IN HEALTHY GROWING CONDITION.
3. DO NOT POUR OR RINSE PAINTS OR TOXIC LIQUIDS WITHIN DRIPLINE OF TREE.

A TREE PROTECTION

SCALE: NTS

AP+I DESIGN
117 Easy Street
Mountain View, CA 94043
www.apidesign.com
650.254.1444

WENDY WOO

NO.	DESCRIPTION	DATE
	ISSUED FOR PLANNING	04.19.23

ANLA ASSOCIATES, INC.
1213 Lincoln Ave, Suite 211
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

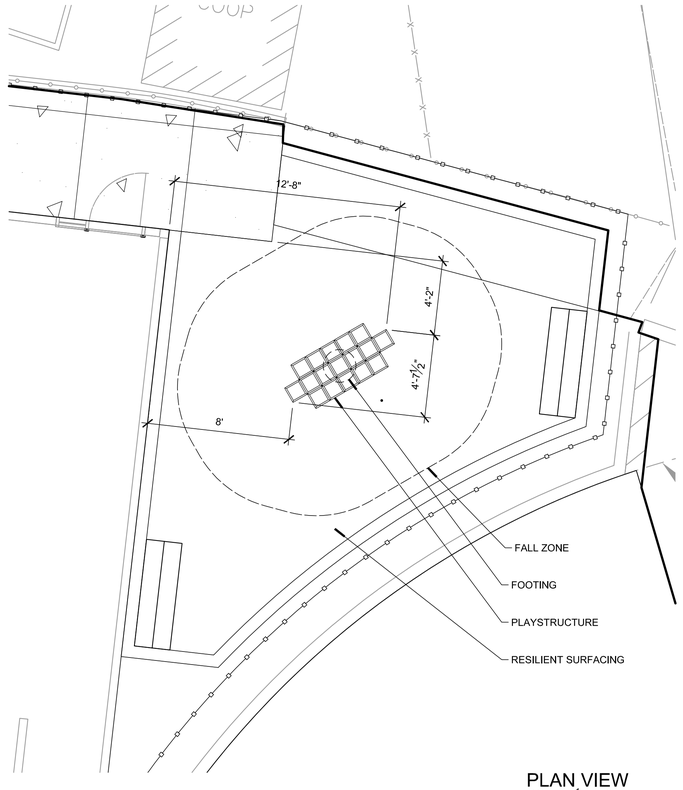
LICENSED LANDSCAPE ARCHITECT
ALISSA J. NOGUEZ
NO. 3676
Signature
05/31/2023
Renewal Date
Date
STATE OF CALIFORNIA

PROJECT:
VENTANA SCHOOL CLASSROOM BUILDING
1040 BORDER ROAD
LOS ALTOS, CA 94024

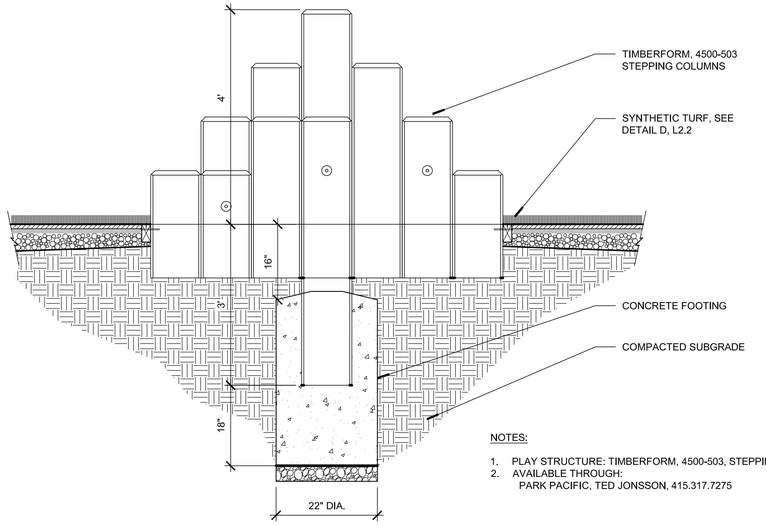
CLIENT:
VENTANA SCHOOL
1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:
LANDSCAPE DETAILS

JOB NO: 21075
DATE: 04.19.2023
SCALE: AS SHOWN
SHEET NO: L2.2



PLAN VIEW
SCALE: ¼"=1'-0"



NOTES:

1. PLAY STRUCTURE: TIMBERFORM, 4500-503, STEPPING COLUMNS
2. AVAILABLE THROUGH:
   PARK PACIFIC, TED JONSSON, 415.317.7275

NOTES:

1. CONTRACTOR SHALL LOCATE PLAY STRUCTURES AS SHOWN.
2. CONTRACTOR SHALL LAY OUT EQUIPMENT, VERIFY FOOTING LOCATIONS, AND OBTAIN MANUFACTURER'S APPROVAL ON SAFETY CLEARANCES PRIOR TO THE INSTALLATION OF ADJACENT HARDSCAPE.
3. THE PLAY AREA DESIGN SHALL COMPLY WITH CONSUMER PRODUCT SAFETY GUIDELINES AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
4. THE CONTRACTOR SHALL SUBMIT A LETTER PREPARED BY A CERITIFIED PLAYGROUND SAFETY INSPECTOR CERTIFYING THAT THE INSTALLED PLAY AREA IS IN COMPLIANCE WITH THE CALIFORNIA CODE OF REGULATIONS AND THE SAFETY REGULATIONS FOR PLAYGROUNDS AND ASTM 1847.

PLAY STRUCTURE

SCALE: NTS

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117 Easy Street
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1040 BORDER ROAD
LOS ALTOS, CA 94024

SHEET TITLE:
LANDSCAPE DETAILS

JOB NO: 21075
DATE: 04.19.2023
SCALE: AS SHOWN
SHEET NO: L2.3