

THE MERIDIAN THIRD PLANNING DEPARTMENT SUBMITTAL

VICINITY MAP:



PROJECT LOCATION

PROJECT DATA SUMMARY:

PROJECT DATA SUMMARY		12.13.2021	
PROJECT NAME:	3941 Stevens Creek		
LOCATION:	Santa Clara, CA		
PROJECT NUMBER:	1648.001		
CLIENT:	CRP Affordable		
GENERAL			
APN:	294-39-010		
GP DESIGNATION:	Community Mixed Use		
ZONING/REGULATORY STANDARDS:	Very High Density Mixed Use		
HEIGHT:	No maximum height per zoning section 18.22.250		
CONSTRUCTION TYPE:	(5) Stories Type IIIA Over (1) Story II		
OCCUPANCY TYPE:			
ACREAGE:	Acres	Square Feet	
	0.61	25,300	
GROSS SITE AREAS (SF)			
BUILDING COVERAGE:	Percentage	Square Feet	
	72%	18,325	
GROSS BUILDING AREA TOTALS (SF)			
RESIDENTIAL:		54,997	
COMMON / AMENITY:		3,857	
CIRCULATION:		11,939	
UTILITY:		3,469	
COMMERCIAL/OFFICE:		2,630	
PARKING:		11,596	
	TOTAL:	88,987	
GROSS BUILDING AREAS PER FLOOR (SF)			
GROUND LEVEL:			
COMMON / AMENITY:		781	
CIRCULATION:		1,734	
UTILITY:		1,585	
COMMERCIAL/OFFICE:		2,630	
PARKING:		11,596	
	TOTAL:	18,325	
PODIUM LEVEL:			
RESIDENTIAL:		10,141	
COMMON / AMENITY:		1,140	
CIRCULATION:		2,183	
UTILITY:		504	
	TOTAL:	14,068	
PODIUM LEVEL:			
OUTDOOR COURTYARD*		4,494	
*NOT INCLUDED IN GROSS AREA TOTALS BY FLOOR OR BY BUILDING			
THIRD LEVEL:			
RESIDENTIAL:		11,114	
COMMON / AMENITY:		484	
CIRCULATION:		2,150	
UTILITY:		320	
	TOTAL:	14,068	
FOURTH LEVEL:			
RESIDENTIAL:		11,114	
COMMON / AMENITY:		484	
CIRCULATION:		2,150	
UTILITY:		320	
	TOTAL:	14,068	
FIFTH LEVEL:			
RESIDENTIAL:		11,114	
COMMON / AMENITY:		484	
CIRCULATION:		2,150	
UTILITY:		320	
	TOTAL:	14,068	
SIXTH LEVEL:			
RESIDENTIAL:		11,114	
COMMON / AMENITY:		1,572	
CIRCULATION:		2,150	
UTILITY:		320	
	TOTAL:	13,498	
UNIT MIX			
UNIT 1A (831 GROSS SF):		5	
UNIT 1B (697 GROSS SF):		1,140	
UNIT 1C (608 GROSS SF):		1	
UNIT 2A (800 GROSS SF):		5	
UNIT 2B (821 GROSS SF):		1	
UNIT 2C (842 GROSS SF):		10	
UNIT 3A (1077 GROSS SF):		22	
UNIT 3B (1100 GROSS SF):		2	
UNIT 4A (1299 GROSS SF):		4	
UNIT 4B (1315 GROSS SF):		1	
	TOTAL:	59	
PARKING REQUIRED (SPACES) PER MUNICIPAL CODE FOR VHD MU			
	Ratio	# of units	Total
1-BD:	1	10	10
2-BD:	1.5	20	30
3-BD:	1.5	24	36
4-BD:	1.5	5	8
	TOTAL:		84
PARKING PROVIDED (SPACES) PERSUANT TO AB1763 - WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP			
	Ratio	# of units	Total
ALL UNITS:	0.5	59	30
	TOTAL:		30
PARKING PROVIDED (SPACES) PERSUANT TO AB1763 - WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP			
RESIDENTIAL STANDARD STALLS:			26
RESIDENTIAL COMPACT STALLS:			3
ACCESSIBLE STALLS:			1
	TOTAL:		30
BIKE PARKING PROVIDED (SPACES)			
CLASS I - SECURED PARKING:			4.28
CLASS II - SHORT TERM:			8
	TOTAL:		12.28

PROJECT TEAM:

DEVELOPER:

CRP Affordable Housing & Community Development
455 Morena Blvd, Suite #107
San Diego, CA 92117
Tel: (619) 487-4700
Contact: Steven Blenden
sblenden@crpaffordable.com

ARCHITECT:

Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Lauri Moffet-Felberg
lfelberg@dahlingroup.com

LANDSCAPE ARCHITECT:

vanderToelen Associates
855 Bordeaux Way, Suite 240
Napa, CA 94558
Tel: (707) 224-2299
Contact: Mary Carden
mary@vandertoolen.com

CIVIL ENGINEER:

BKF Engineers
4670 Willow Road, Suite 250
Pleasanton, CA 94588
Tel: (925) 306-7700
Contact: Brock Roby
broby@bkf.com

SHEET INDEX:

ARCHITECTURAL:

A1.1	TITLE SHEET
A1.2	FIRE ACCESS DIAGRAM
A1.3	TRASH DIAGRAMS
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	FIFTH FLOOR PLAN
A2.6	SIXTH FLOOR PLAN
A2.7	ROOF PLAN
A2.8	TYPICAL UNIT PLANS - 1BD
A2.9	TYPICAL UNIT PLANS - 2BD
A2.10	TYPICAL UNIT PLANS - 3BD + 4BD
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	BUILDING SECTIONS
A3.6	BUILDING SECTIONS
A3.7	BUILDING SECTIONS
A4.1	BUILDING PERSPECTIVE
A4.2	COLORS + MATERIALS
A4.3	CODE COMPLIANCE - ALLOWABLE AREA CALCULATIONS

CIVIL:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CIVIL SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	COMPOSITE UTILITY PLAN
C5.0	STORMWATER MANAGEMENT PLAN
C5.1	STORMWATER DETAILS

LANDSCAPE:

L-0.0	COVER SHEET
L-1.1	GENERAL CONSTRUCTION NOTES
L-2.1	TREE PLAN
L-3.1	CONSTRUCTION CALLOUT PLAN 1F
L-3.2	CONSTRUCTION LAYOUT PLAN 1F
L-3.3	CONSTRUCTION CALLOUT & LAYOUT PLAN 2F
L-4.1	SHRUB PLAN
L-5.1	SHRUB IRRIGATION PLAN 1F
L-5.2	TREE IRRIGATION PLAN 1F
L-5.3	SHRUB & TREE IRRIGATION PLAN 2F
L-6.1	CONSTRUCTION DETAILS
L-6.2	CONSTRUCTION DETAILS
L-7.1	PLANTING DETAILS
L-8.1	IRRIGATION DETAILS
L-8.2	IRRIGATION DETAILS
L-8.3	IRRIGATION DETAILS

PROJECT NARRATIVE:

The Meridian is a 59-unit affordable housing development located at the corner of Stevens Creek Boulevard and Buckingham Drive in Santa Clara. This large family housing development has a mix of one, two, three, and four-bedroom units wrapped around a central podium courtyard. The multi-purpose community room spills out onto the podium courtyard where play areas will be provided for residents consistent with CDLAC and TCAC requirements. The building is six stories, with five stories of residential units located over ground floor garage parking and residential amenity space. The ground floor is designed to have a strong storefront presence along Stevens Creek Boulevard. It will be activated by residential lobby, mail, office areas, and secured bike storage.

The project utilizes a density bonus and satisfies the Transit Adjacency requirement under AB1763 which allows for four concessions, and a height increase of 33' or 3 stories, and no limit on density and discretionary waivers allowed by the city. Based on the current proposal, the project complies with the Very High Density Mixed Use (VHDMU) Regulations and seeks only one incentive, concession, or waiver as the city sees fit to waive the commercial parking component for this affordable project. The applicant reserves the right to apply the remaining concessions in the future if desired.



3941 STEVENS CREEK | SANTA CLARA, CA
CRP AFFORDABLE

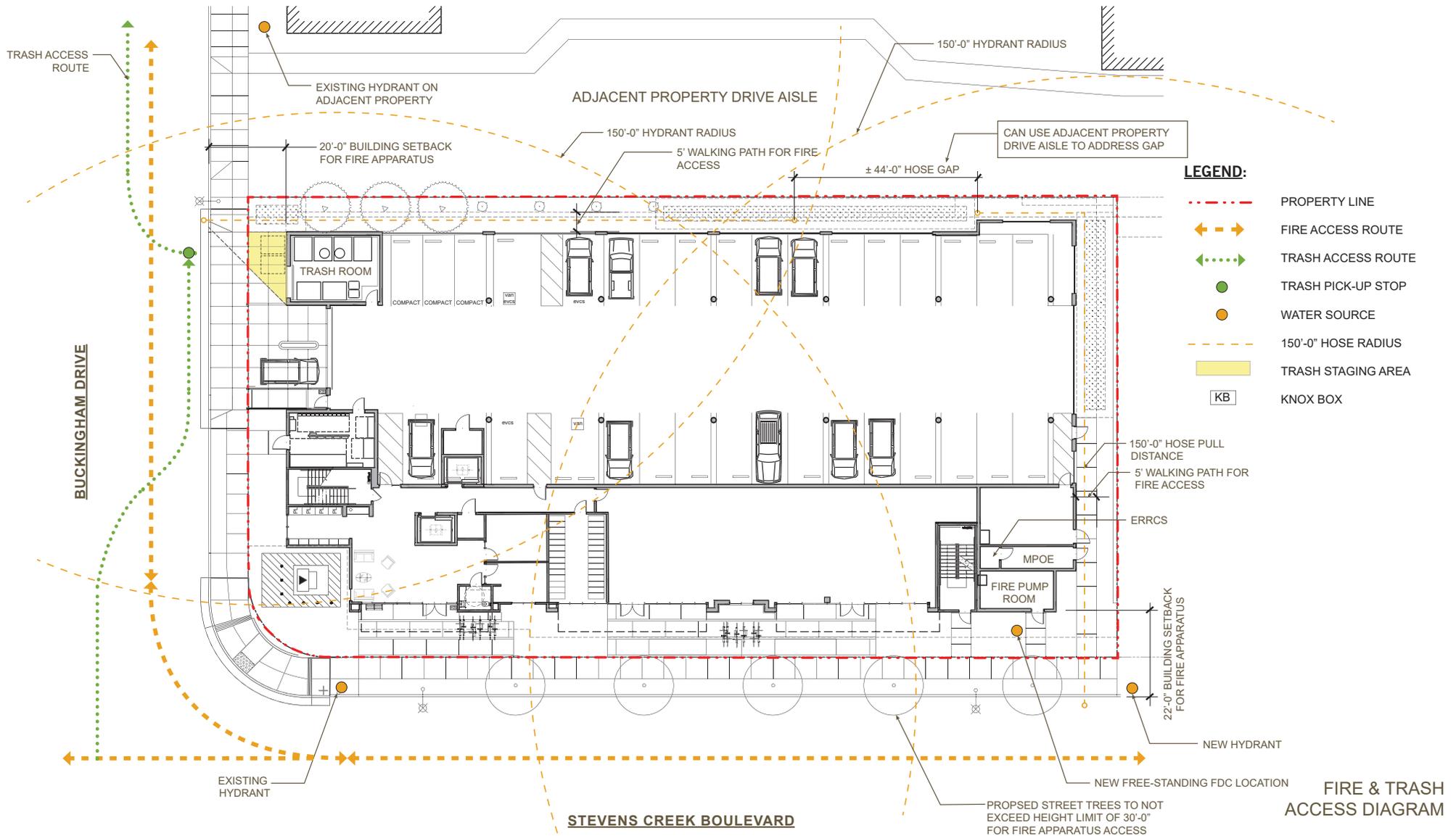


TITLE SHEET

DATE 12.17.2021
JOB NO. 1648.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1



3941 STEVENS CREEK | SANTA CLARA, CA
CRP AFFORDABLE

SCALE: 3/32" = 1'-0"



DATE 12.17.2021
JOB NO. 1648.001
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A1.2

LEGEND:

 TRASH STAGING AREA

GARBAGE:

RESIDENTIAL:
NO LESS THAN 32 GALLONS/WEEK/UNIT ~ 32 GAL x 59 UNITS = 1,888 GAL/WEEK OR 9.34 CUBIC YARDS/WEEK

OFFICE/COMMERCIAL:
3 CUBIC YARDS REQUIRED FOR LESS THAN 20,000 SQUARE FOOT SPACE

TOTAL TRASH GENERATED = 12.32 CUBIC YARDS/WEEK
(2) 4-YARD BINS PROVIDED AT TRASH ROOM

TRASH PICK-UP WILL NEED TO BE (2) TIMES PER WEEK.

RECYCLING:

RESIDENTIAL:
NO LESS THAN 64 GALLONS/WEEK/UNIT ~ 64 GAL x 59 UNITS = 3,776 GAL/WEEK OR 18.7 CUBIC YARDS/WEEK

OFFICE/COMMERCIAL:
(1) 96 GALLON CONTAINER FOR MIXED RECYCLING

(1) 96 GALLON TOTE AND (2) 4-YARD BINS PROVIDED AT TRASH ROOM

RECYCLING PICK-UP WILL NEED TO BE (3) TIMES PER WEEK.

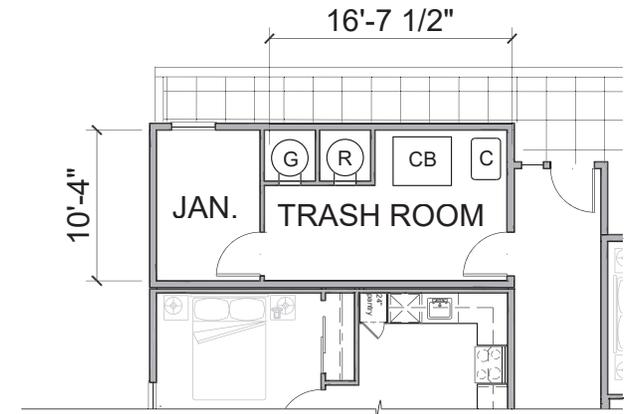
ORGANICS:

RESIDENTIAL:
PROVIDE 96-GALLON BINS FOR RESIDENT USE.

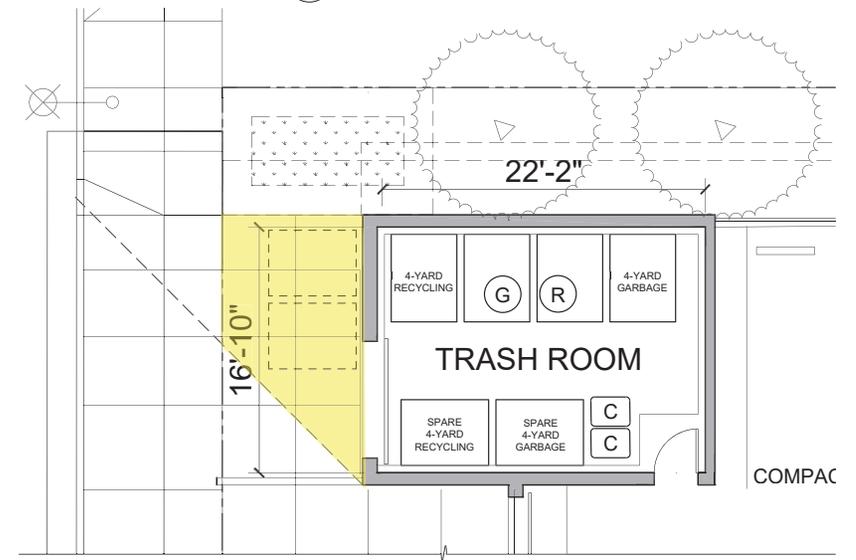
OFFICE/COMMERCIAL:
REQUIRED IF USE GENERATES OVER TWO (2) YARDS OF SOLID WASTE PER WEEK (GARBAGE AND RECYCLING)

(2) 96-GALLON BINS PROVIDED AT TRASH ROOM

ORGANICS PICK-UP CAN BE (1) TIME PER WEEK



2 ENLARGED TRASH ROOMS ABOVE (FLOORS 2 TO 6)



1 ENLARGED GROUND FLOOR TRASH ROOM

TRASH DIAGRAMS

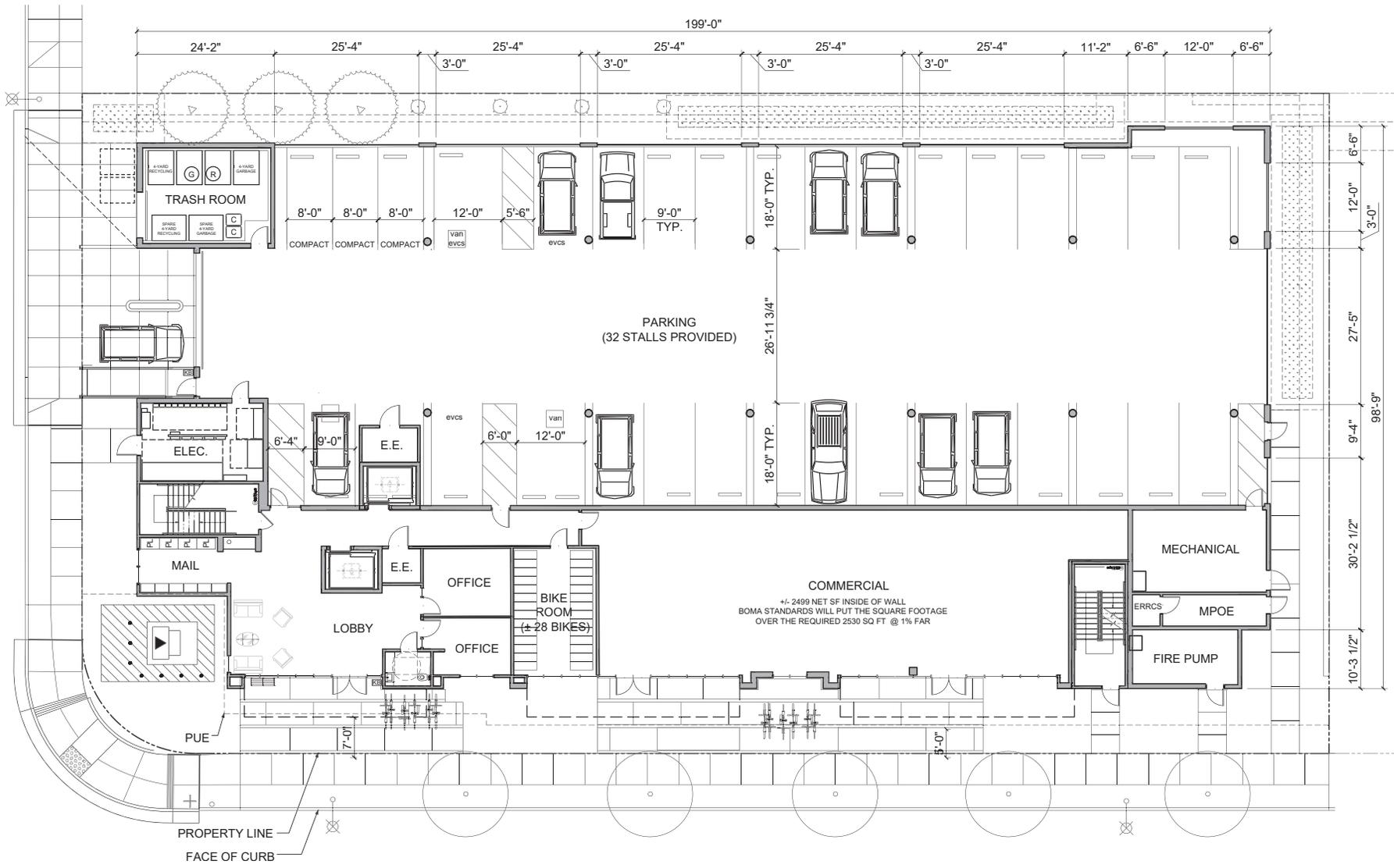
SCALE: 1/4" = 1'-0"

DATE 12.17.2021
JOB NO. 1648.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A1.3



3941 STEVENS CREEK | SANTA CLARA, CA
CRP AFFORDABLE

GROUND FLOOR PLAN

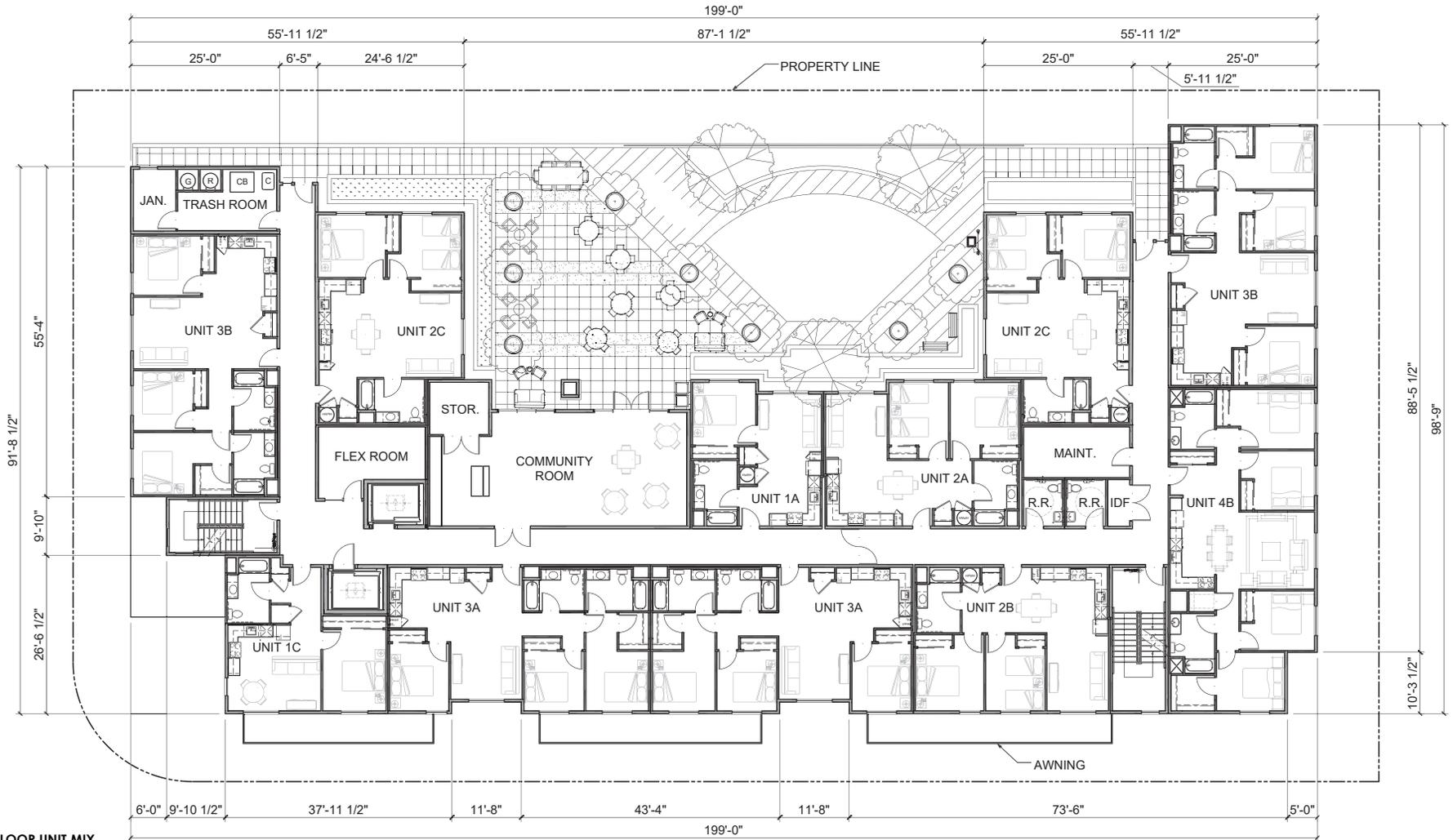


SCALE: 1/8" = 1'-0"
DATE: 12.17.2021
JOB NO.: 1648.001



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.1



SECOND FLOOR UNIT MIX

ONE BEDROOM	2 UNITS
TWO BEDROOM	4 UNITS
THREE BEDROOM	4 UNITS
FOUR BEDROOM	1 UNITS
TOTAL	11 UNITS

SECOND FLOOR PLAN



SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.2

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE





THIRD FLOOR UNIT MIX

ONE BEDROOM	2 UNITS
TWO BEDROOM	4 UNITS
THREE BEDROOM	5 UNITS
FOUR BEDROOM	1 UNITS
TOTAL	12 UNITS

THIRD FLOOR PLAN

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE



SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.3



FOURTH FLOOR UNIT MIX

ONE BEDROOM	2 UNITS
TWO BEDROOM	4 UNITS
THREE BEDROOM	5 UNITS
FOUR BEDROOM	1 UNITS
TOTAL	12 UNITS

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

**FOURTH FLOOR
 PLAN**



SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.4



FIFTH FLOOR UNIT MIX

ONE BEDROOM	2 UNITS
TWO BEDROOM	4 UNITS
THREE BEDROOM	5 UNITS
FOUR BEDROOM	1 UNITS
TOTAL	12 UNITS

FIFTH FLOOR PLAN

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE



SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.5



SIXTH FLOOR UNIT MIX

ONE BEDROOM	2 UNITS
TWO BEDROOM	4 UNITS
THREE BEDROOM	5 UNITS
FOUR BEDROOM	1 UNITS
TOTAL	12 UNITS

SIXTH FLOOR PLAN

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

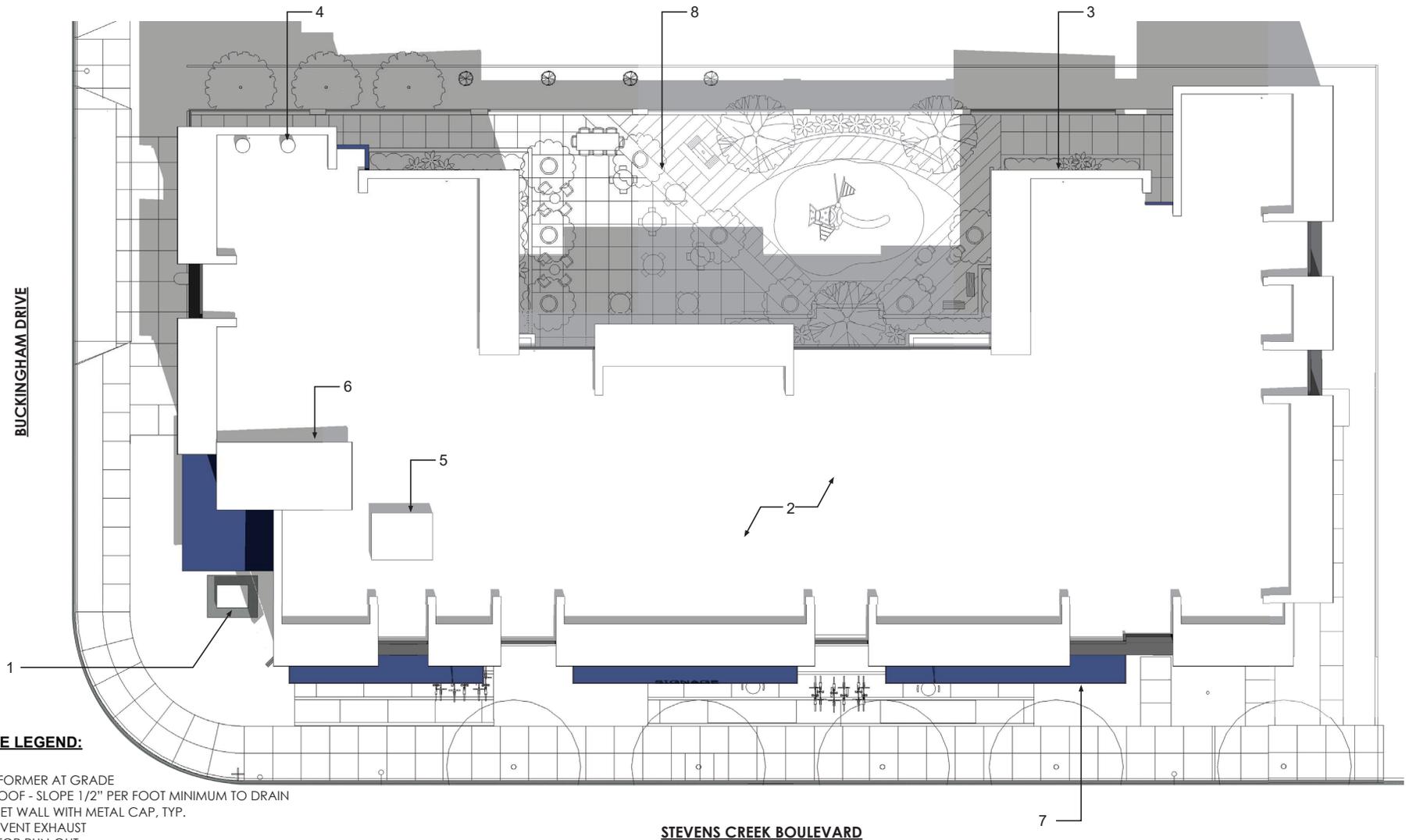


SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.6



KEYNOTE LEGEND:

- 1. TRANSFORMER AT GRADE
- 2. FLAT ROOF - SLOPE 1/2" PER FOOT MINIMUM TO DRAIN
- 3. PARAPET WALL WITH METAL CAP, TYP.
- 4. TRASH VENT EXHAUST
- 5. ELEVATOR RUN-OUT
- 6. STAIR TOWER WITH ROOF ACCESS
- 7. GROUND FLOOR AWNING, TYP.
- 8. REFER TO SHEET L-2 FOR OUTDOOR COMMUNITY SPACE

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

ROOF PLAN

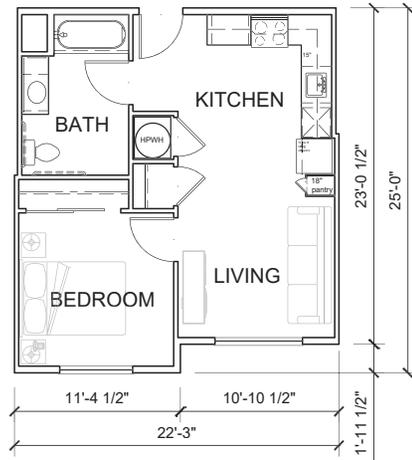


SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001

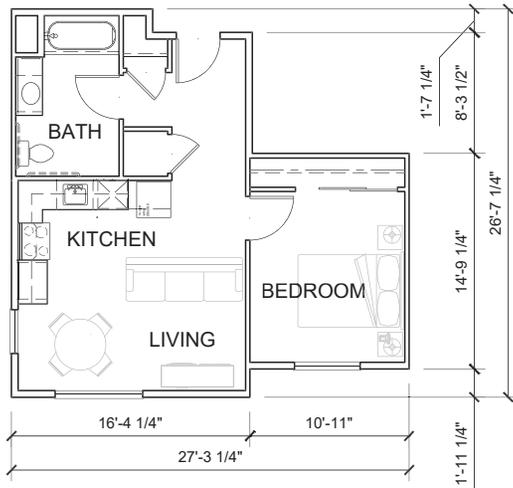


5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

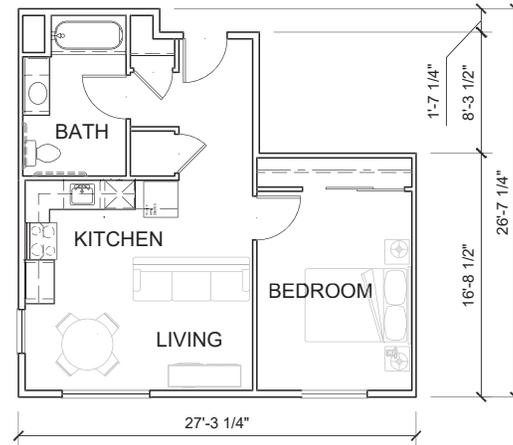
A2.7



UNIT 1A
 GROSS AREA: +/- 531 SQ. FT.
 NET AREA: +/- 490 SQ. FT.



UNIT 1B
 GROSS AREA: +/- 587 SQ. FT.
 NET AREA: +/- 539 SQ. FT.



UNIT 1C
 GROSS AREA: +/- 608 SQ. FT.
 NET AREA: +/- 560 SQ. FT.

SQUARE FOOTAGE CALCULATIONS:

UNIT GROSS SQFT - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQFT - MEASURED TO THE INSIDE FACE OF STUDS. CHASES EXCLUDED.

*NOTE: OPENINGS MAY VARY. REFER TO BUILDING PLANS FOR MORE INFORMATION.

TYPICAL UNIT PLANS - 1BD



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

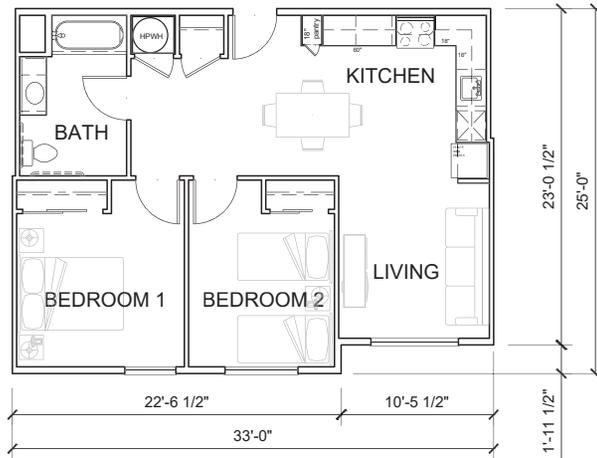
DATE: 12.17.2021
 JOB NO.: 1648.001



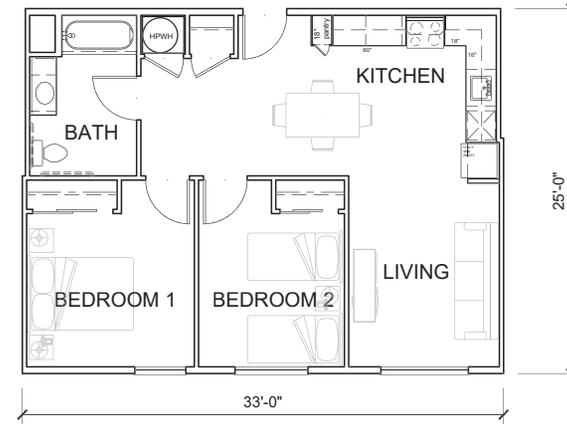
5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.8

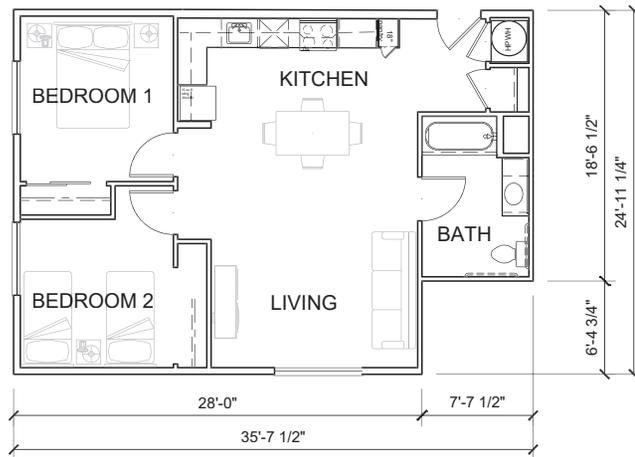




UNIT 2A
 GROSS AREA: +/- 800 SQ. FT.
 NET AREA: +/- 750 SQ. FT.



UNIT 2B
 GROSS AREA: +/- 821 SQ. FT.
 NET AREA: +/- 770 SQ. FT.



UNIT 2C
 GROSS AREA: +/- 842 SQ. FT.
 NET AREA: +/- 786 SQ. FT.

SQUARE FOOTAGE CALCULATIONS:

UNIT GROSS SQFT -
 MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQFT -
 MEASURED TO THE INSIDE FACE OF STUDS. CHASES EXCLUDED.

*NOTE: OPENINGS MAY VARY. REFER TO BUILDING PLANS FOR MORE INFORMATION.

TYPICAL UNIT PLANS - 2BD



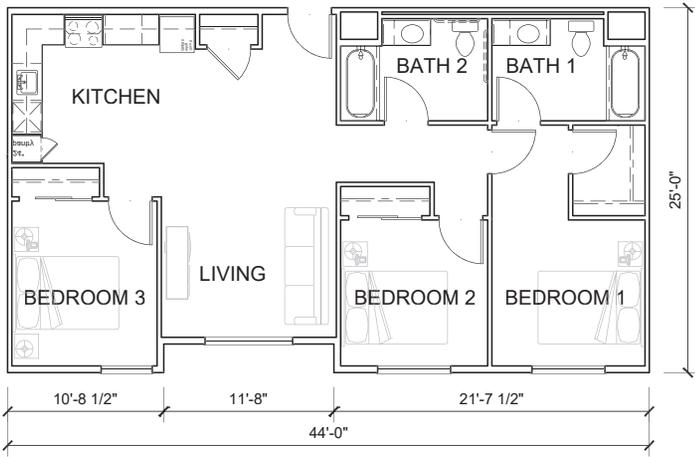
SCALE: 1/4" = 1'-0"

DATE: 12.17.2021
 JOB NO.: 1648.001

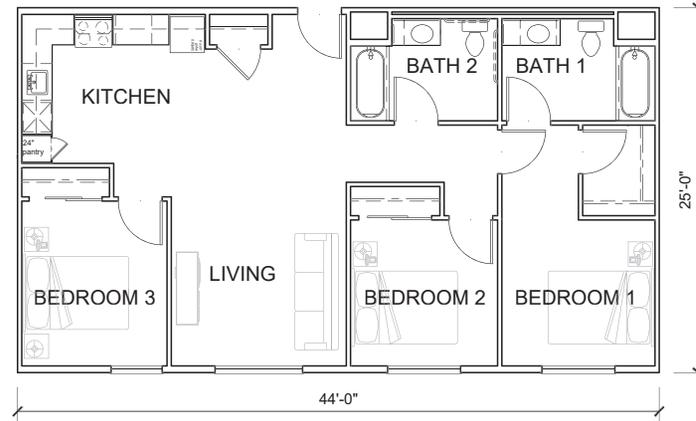


5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.9



UNIT 3A
 GROSS AREA: +/- 1077 SQ. FT.
 NET AREA: +/- 1004 SQ. FT.



UNIT 3B
 GROSS AREA: +/- 1100 SQ. FT.
 NET AREA: +/- 1028 SQ. FT.

SQUARE FOOTAGE CALCULATIONS:

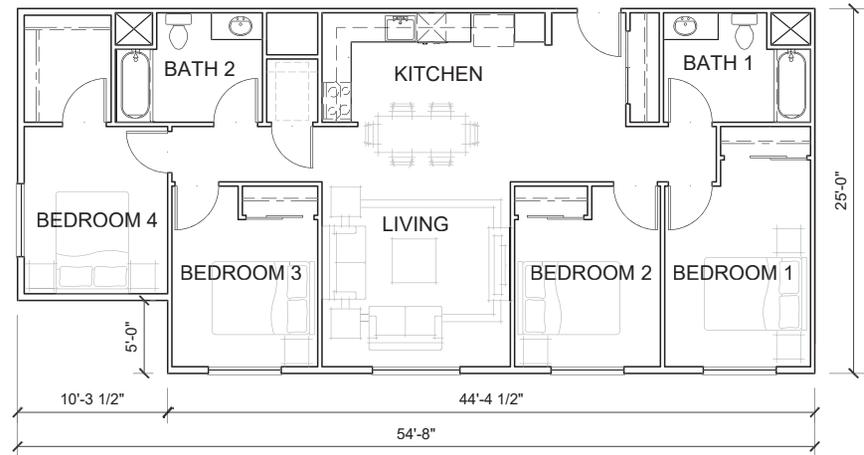
UNIT GROSS SQFT -
 MEASURED TO THE
 OUTSIDE FACE OF
 PERIMETER STUDS.

UNIT NET SQFT -
 MEASURED TO THE
 INSIDE FACE OF STUDS.
 CHASES EXCLUDED.

*NOTE: OPENINGS
 MAY VARY. REFER TO
 BUILDING PLANS FOR
 MORE INFORMATION.



UNIT 4A
 GROSS AREA: +/- 1295 SQ. FT.
 NET AREA: +/- 1207 SQ. FT.



UNIT 4B
 GROSS AREA: +/- 1315 SQ. FT.
 NET AREA: +/- 1228 SQ. FT.

**TYPICAL UNIT
 PLANS - 3BD + 4BD**



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

DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

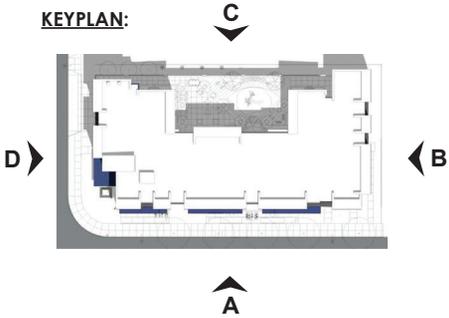
A2.10



ELEVATION KEYNOTES:

1. PARAPET W/ METAL CAP
2. VERTICAL PANEL SIDING, T.B.D.
3. PAINTED STUCCO W/ CONTROL LINES, TYP.
4. FIBER CEMENT PANEL SIDING
5. BOX RIB METAL SIDING
6. PAINTED METAL AWNINGS
7. SIGNAGE, FINAL LOCATION T.B.D.
8. VINYL WINDOWS, TYP.
9. STOREFRONT WINDOWS
10. GUARDRAIL
11. METAL ROLL-UP DOOR
12. METAL GRATE
13. METAL GARAGE GATE
14. BUILDING ADDRESS SIGNAGE

KEYPLAN:



A SOUTH ELEVATION (STEVENS CREEK BOULEVARD)

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

BUILDING ELEVATIONS



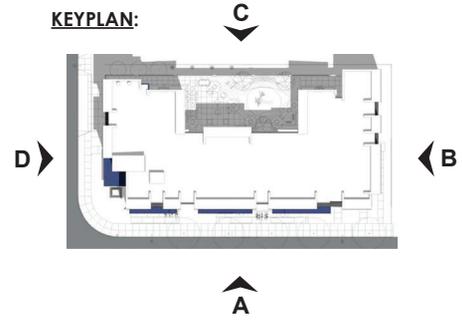
SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



A3.1



B EAST ELEVATION

ELEVATION KEYNOTES:

1. PARAPET W/ METAL CAP
2. VERTICAL PANEL SIDING, T.B.D.
3. PAINTED STUCCO W/ CONTROL LINES, TYP.
4. FIBER CEMENT PANEL SIDING
5. BOX RIB METAL SIDING
6. PAINTED METAL AWNINGS
7. SIGNAGE, FINAL LOCATION T.B.D.
8. VINYL WINDOWS, TYP.
9. STOREFRONT WINDOWS
10. GUARDRAIL
11. METAL ROLL-UP DOOR
12. METAL GRATE
13. METAL GARAGE GATE
14. BUILDING ADDRESS SIGNAGE

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

BUILDING ELEVATIONS



SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



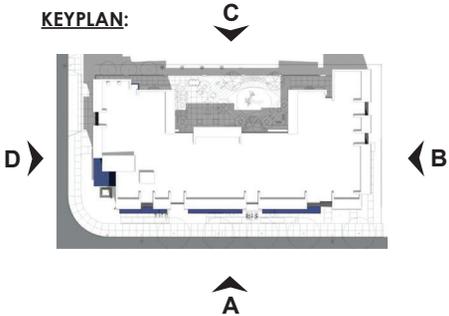
5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.2

ELEVATION KEYNOTES:

1. PARAPET W/ METAL CAP
2. VERTICAL PANEL SIDING, T.B.D.
3. PAINTED STUCCO W/ CONTROL LINES, TYP.
4. FIBER CEMENT PANEL SIDING
5. BOX RIB METAL SIDING
6. PAINTED METAL AWNINGS
7. SIGNAGE, FINAL LOCATION T.B.D.
8. VINYL WINDOWS, TYP.
9. STOREFRONT WINDOWS
10. GUARDRAIL
11. METAL ROLL-UP DOOR
12. METAL GRATE
13. METAL GARAGE GATE
14. BUILDING ADDRESS SIGNAGE

KEYPLAN:



C NORTH ELEVATION

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

BUILDING ELEVATIONS

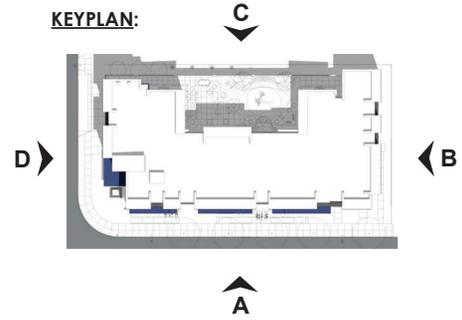


SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.3



A WEST ELEVATION (BUCKINGHAM DRIVE)

ELEVATION KEYNOTES:

1. PARAPET W/ METAL CAP
2. VERTICAL PANEL SIDING, T.B.D.
3. PAINTED STUCCO W/ CONTROL LINES, TYP.
4. FIBER CEMENT PANEL SIDING
5. BOX RIB METAL SIDING
6. PAINTED METAL AWNINGS
7. SIGNAGE, FINAL LOCATION T.B.D.
8. VINYL WINDOWS, TYP.
9. STOREFRONT WINDOWS
10. GUARDRAIL
11. METAL ROLL-UP DOOR
12. METAL GRATE
13. METAL GARAGE GATE
14. BUILDING ADDRESS SIGNAGE

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

BUILDING ELEVATIONS

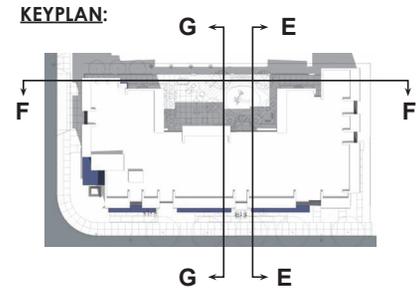


SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.4



F COURTYARD SECTION F-F

BUILDING SECTION



SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001

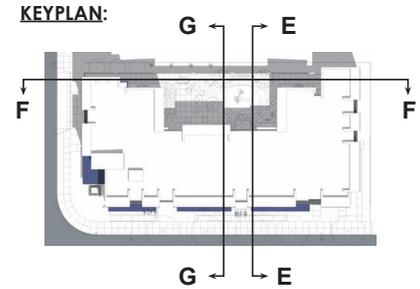


3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.5



E COURTYARD SECTION E-E

BUILDING SECTION



DATE 12.17.2021
 JOB NO. 1648.001

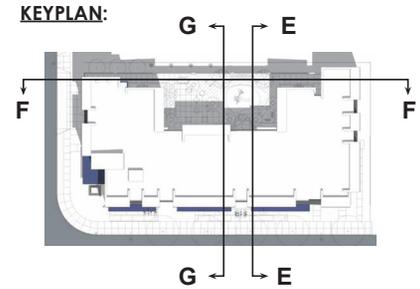


5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



A3.6

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE



G COURTYARD SECTION G-G

3941 STEVENS CREEK | SANTA CLARA, CA
 CRP AFFORDABLE

BUILDING SECTION



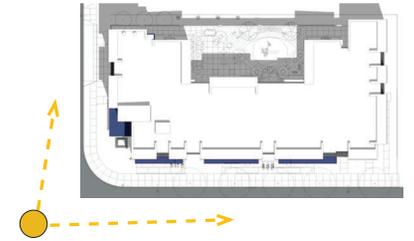
SCALE: 1/8" = 1'-0"
 DATE: 12.17.2021
 JOB NO.: 1648.001



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A3.7

KEYPLAN:



BUILDING
PERSPECTIVE

3941 STEVENS CREEK | SANTA CLARA, CA
CRP AFFORDABLE



SCALE: N.T.S.

DATE 12.17.2021
JOB NO. 1648.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

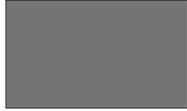


A4.1

COLOR + MATERIALS



1 COLOR 1
EXTERIOR WALL MATERIAL - PANEL + ACCENT
Salty Dog SW 9177 by Sherwin Williams



2 COLOR 2
EXTERIOR WALL MATERIAL - PANEL
Westchester Gray SW 2849 by Sherwin Williams



3 COLOR 3
EXTERIOR WALL MATERIAL - PANEL
Gray Clouds SW 7658 by Sherwin Williams



4 COLOR 4
EXTERIOR WALL MATERIAL - STUCCO
Extra White SW 7006 by Sherwin Williams



5 COLOR 5
EXTERIOR WALL MATERIAL - PANEL
Icy SW 6534 by Sherwin Williams



6 COLOR 6
EXTERIOR WALL MATERIAL - STUCCO
Emberglow SW 6627 by Sherwin Williams



7 COLOR 7
EXTERIOR WALL MATERIAL - BOX RIB SIDING, T.B.D.



NOTE: Color Samples may vary from their true color with different printers and computer monitors.

3941 STEVENS CREEK | SANTA CLARA, CA
CRP AFFORDABLE

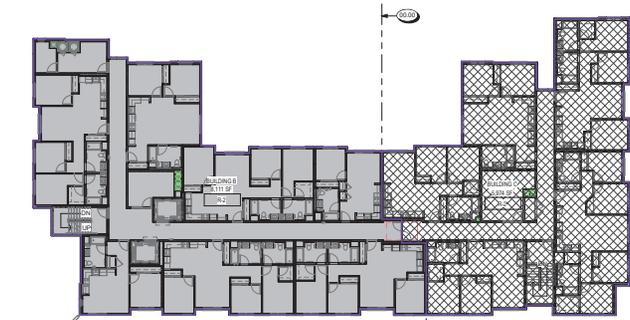
COLORS + MATERIALS



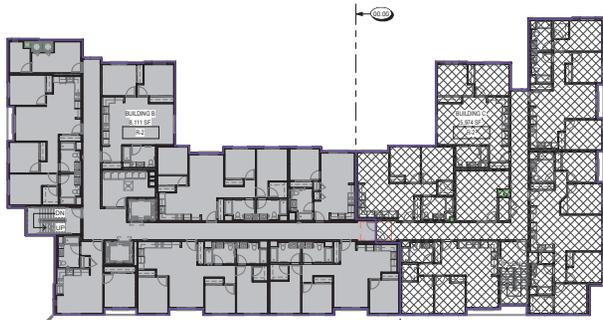
SCALE: N.T.S.
 DATE 12.17.2021
 JOB NO. 1648.001
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



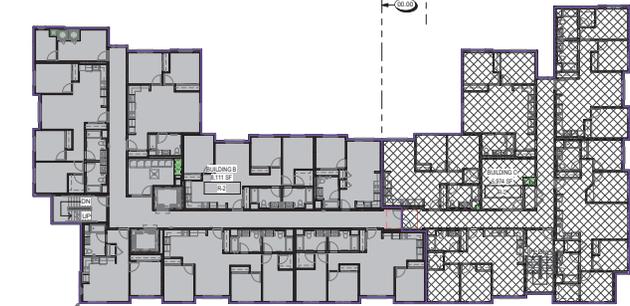
A4.2



6 6TH FLOOR
1/16" = 1'-0"



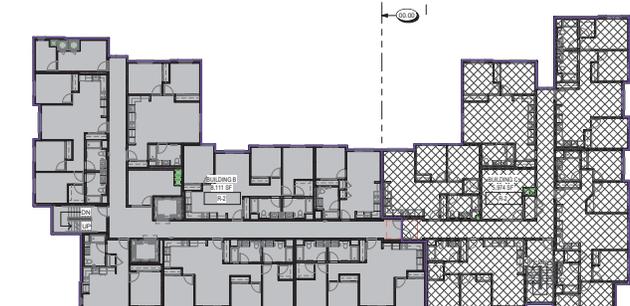
3 3RD FLOOR
1/16" = 1'-0"



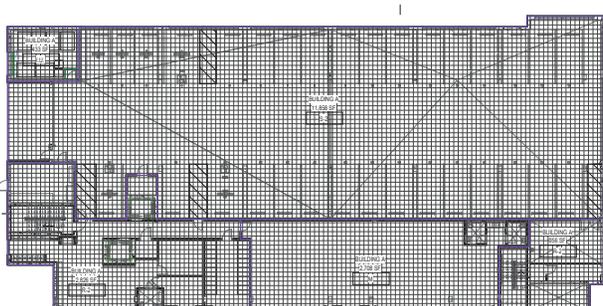
5 5TH FLOOR
1/16" = 1'-0"



2 2ND FLOOR
1/16" = 1'-0"



4 4TH FLOOR
1/16" = 1'-0"



1 GROUND FLOOR
1/16" = 1'-0"

**ALLOWABLE AREA
LEGEND:**

- BUILDING A
- BUILDING B
- BUILDING C

KEYNOTE LEGEND
00.00 IMAGINARY LINE BETWEEN BUILDINGS OR PROPERTY
LINE OR CENTERLINE OF STREET OR PUBLIC WAY. SEE A
SITE PLAN AT SERIES

ALLOWABLE AREA CALCULATION MULTISTORY MIXED OCCUPANCY BUILDING Type IA Construction - BUILDING A			
Occ. Type	Actual Area	Allowable Area	
M	434 SF	UNLIMITED	
R-2	2,709 SF	UNLIMITED	
R-2	3,784 SF	UNLIMITED	
S-2	11,859 SF	UNLIMITED	
Total Building Area		18,786 SF	

Complies	
GROUND FLOOR	UNLIMITED Yes
BUILDING A	UNLIMITED Yes

ALLOWABLE AREA CALCULATION MULTISTORY SINGLE OCCUPANCY BUILDING Type IIIA Construction - BUILDING B												
Occ. Type	Actual Area	At	NS	Frontage	Perimeter	W	If	Allowable Area	A/a=	Total < 1	Complies	
BUILDING B												
2ND FLOOR T.O. SLAB												
R-2	8,158 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.34		2ND FLOOR T.O. SLAB	
	8,158 SF								0.34	<1	Yes	
T.O.S.F. 3RD FLOOR												
R-2	8,112 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.34		T.O.S.F. 3RD FLOOR	
	8,112 SF								0.34	<1	Yes	
T.O.S.F. 4TH FLOOR												
R-2	8,112 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.34		T.O.S.F. 4TH FLOOR	
	8,112 SF								0.34	<1	Yes	
T.O.S.F. 5TH FLOOR												
R-2	8,112 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.34		T.O.S.F. 5TH FLOOR	
	8,112 SF								0.34	<1	Yes	
T.O.S.F. 6TH FLOOR												
R-2	8,112 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.34		T.O.S.F. 6TH FLOOR	
	8,112 SF								0.34	<1	Yes	
Total Building Area										40,806 SF	1.69	
										BUILDING A/a=	COMPLIES	
										BUILDING B	1.69 <2	Yes

ALLOWABLE AREA CALCULATION MULTISTORY SINGLE OCCUPANCY BUILDING Type IIIA Construction - BUILDING C												
Occ. Type	Actual Area	At	NS	Frontage	Perimeter	W	If	Allowable Area	A/a=	Total < 1	Complies	
BUILDING C												
2ND FLOOR T.O. SLAB												
R-2	6,068 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.25		2ND FLOOR T.O. SLAB	
	6,068 SF								0.25	<1	Yes	
T.O.S.F. 3RD FLOOR												
R-2	5,974 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.25		T.O.S.F. 3RD FLOOR	
	5,974 SF								0.25	<1	Yes	
T.O.S.F. 4TH FLOOR												
R-2	5,974 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.25		T.O.S.F. 4TH FLOOR	
	5,974 SF								0.25	<1	Yes	
T.O.S.F. 5TH FLOOR												
R-2	5,974 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.25		T.O.S.F. 5TH FLOOR	
	5,974 SF								0.25	<1	Yes	
T.O.S.F. 6TH FLOOR												
R-2	5,974 SF	24,000 SF	24,000 SF	0'	1'-0"	0'	[0.0000]	24,000 SF	0.25		T.O.S.F. 6TH FLOOR	
	5,974 SF								0.25	<1	Yes	
Total Building Area										29,964 SF	1.25	
										BUILDING A/a=	COMPLIES	
										BUILDING C	1.25 <2	Yes

**CODE COMPLIANCE
- ALLOWABLE AREA
CALCULATIONS**

N. T.S.

3941 STEVENS CREEK | SANTA CLARA, CA
CRP AFFORDABLE



DATE 12.17.2021
JOB NO. 1648.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A4.3



LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

THE MERIDIAN

SANTA CLARA, CALIFORNIA

TABLE OF CONTENTS

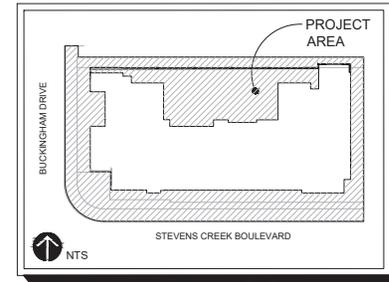
COVER SHEET	L-0.0
GENERAL NOTES & SPECIFICATIONS	L-1.1
OVERALL TREE PLAN	L-2.1
CONSTRUCTION CALLOUT PLAN 1ST FLOOR	L-3.1
LAYOUT PLAN 1ST FLOOR	L-3.2
CONSTRUCTION CALLOUT & LAYOUT PLAN 2ND FLOOR	L-3.3
SHRUB PLAN	L-4.1
SHRUB IRRIGATION PLAN 1ST FLOOR	L-5.1
TREE IRRIGATION PLAN 1ST FLOOR	L-5.2
SHRUB & TREE IRRIGATION PLAN 2ND FLOOR	L-5.3
CONSTRUCTION DETAILS	L-6.1 - 6.2
PLANTING DETAILS	L-7.1
IRRIGATION DETAILS	L-8.1 - 8.3

MWEO STATEMENT OF COMPLIANCE
 I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
 PHILIP A. VANDERTOOLEN, PRINCIPAL
 VANDERTOOLEN ASSOCIATES, INC.
 CA LICENSE # 2296

VICINITY MAP



SITE MAP



CONSULTANTS:

ARCHITECT: DAHLIN GROUP ARCHITECTURE PLANNING 5865 OWENS DRIVE, PLEASANTON, CA 94588 925.251.7200; 925.251.7201f	UTILITY ENGINEER: EMERALD CITY ENGINEERS, INC. 21705 HIGHWAY 99 LYNWOOD, WA 98036 425.741.1200
CIVIL ENGINEER: BKF ENGINEERS 4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588 925.396.7700	STRUCTURAL ENGINEER: ELEMENT STRUCTURAL ENGINEERS, INC. 29675 CEDAR BLVD., SUITE 295C NEWARK, CA 94560 510.573.1557

PREPARED FOR:

CRP AFFORDABLE HOUSING
 455 MORENA BLVD, SUITE #107
 SAN DIEGO, CA 92117



5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



CONSULTANT

THE MERIDIAN
 3941 STEVENS CREEK
 SANTA CLARA, CA

THIRD PLANNING 12.17.2021
 DEPARTMENT SUBMITTAL

REVISIONS



SEAL / SIGNATURE
 JOB NO. 1648.001 VTA NO. 04721
 DRAWN EG
 CHECK MC

COVER SHEET

SHEET

L-0.0

CONSTRUCTION SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS TO FURNISH AND INSTALL DRAINAGE SYSTEMS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK IN A REASONABLE, DRY, WORKABLE CONDITION, FREE OF SURFACE WATER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL PIPES PRIOR TO CONFLICTS WITH INSTALLATION OF OTHER WORK.
- THE BOTTOM OF TRENCHES SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH AND WIDTH OF TRENCHES. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, ON-SITE MATERIAL COMPACTED TO 95% RELATIVE COMPACTION.
- THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE TO DIRECT WATER TOWARD DRAINAGE STRUCTURES OR STREET AS APPLICABLE.
- FINISH GRADES IN PLANTER AREAS SHALL BE 1" HIGH BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF GRADE ON PAVING IN SHRUB AREAS.
- ALL EXISTING GRADES AND PAD ELEVATIONS SHOWN ARE PER THE CIVIL ENGINEER'S PLANS.
- GENERALLY, ALLOWABLE SLOPES FOR PAVING AND LANDSCAPE AREAS SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
CONCRETE WALKS (LONGITUDINAL)	1/8"	3/8"
CONCRETE WALKS (CROSS SLOPES)	1/4"	2/4"
LANDSCAPE AREAS	2%	2%
- GRADE BREAK TRANSITIONS CONSTRUCTED IN PAVED AREAS SHALL BE SMOOTH WITHOUT ANY NOTICEABLE POINT.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL CONCRETE FORM WORK IN PLACE PRIOR TO THE PLACEMENT OF CONCRETE, AND RESERVES THE RIGHT TO MAKE ANY FIELD MODIFICATIONS AND GRADE ADJUSTMENTS DEEMED NECESSARY. THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

CONCRETE

- GENERAL**
 - THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO CONSTRUCT THE CONCRETE IMPROVEMENTS AS SHOWN ON THE DRAWINGS, AND NOTED HEREIN.
 - ALL CONCRETE SHALL COMB OF PORTLAND CEMENT, FINE AGGREGATE (SAND), COARSE AGGREGATE AND WATER TO ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2800 PSI WITH A SLUMP NOT TO EXCEED THREE INCHES. CONCRETE REINFORCEMENT SHALL BE AS SPECIFIED.
 - CONCRETE SHALL CONFORM WITH ALL APPLICABLE RECOMMENDATIONS CONTAINED IN "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" PUBLICATION # 1476 OF THE AMERICAN CONCRETE INSTITUTE.
 - THE CONTRACTOR SHALL FURNISH ONE 4" X 4" X 4" DEEP SAMPLE OF EACH CONCRETE FINISH WITH JOINT IN PLACE AT THE JOB SITE. APPROVED SAMPLES SHALL BE THE STANDARDS OF THE "SLAB-TOWN".

MATERIALS

- CEMENT: TYPE I SHALL BE TYPE I 90 ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150. THE SAME BRAND OF CEMENT SHALL BE USED THROUGHOUT THE PROJECT.
- WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A-185.
- COLOR: NATURAL GRAY EXCEPT WHERE NOTED ON PLANS.
- CURING/SEALING: L.M. SCORFIELD CHROMIX-L-10 AT 12% WHERE NOTED ON PLANS. SHALL CONFORM TO ASTM C93 FOR RESISTANCE.
- REINFORCING STEEL FOR PAVING AND WALLS SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A618-68.

FORMS

- FORMS SHALL BE FREE OF WARP, SET PLUMB AND TRUE TO LINE AND GRADE WITH UPPER EDGES FLUSH WITH SPECIFIED GRADES OR FINISH SURFACE OF THE CONSTRUCTED IMPROVEMENT AND NOT MORE THAN 1/2" WIDER THAN THE SPECIFIED THICKNESS OF THE EDGE OF THE CONCRETE TO BE PLACED.
- WOODEN FORMS SHALL HAVE A NET THICKNESS OF AT LEAST 1 1/2" AND SHALL BE FREE FROM IMPERFECTIONS WHICH WOULD IMPAIR THE STRENGTH FOR THE USE INTENDED. EDGERS OR TRIM PLANK FORMS MAY BE USED ON CURVES. FORMS SHALL BE SECURED BY NAILING TO SIDE STAKES OF SUFFICIENT LENGTH AND CROSS SECTIONAL AREA TO CIRCUMVENT A RESIST LATERAL DISPLACEMENT DURING THE PLACEMENT OF CONCRETE.

FINISHES

- CONCRETE SURFACES SHALL BE FLOATED PRIOR TO STEEL TROWEL. FORMED EDGES SHALL BE ROUNDED TO A RADIUS OF 1/2" OR AS SPECIFIED ON THE DRAWINGS. EDGES AT EXPANSION JOINTS SHALL BE ROUNDED TO A RADIUS OF 1/4". EXPANSION JOINTS TO BE 27" O.C. DEEP TOOLED JOINTS TO BE 30" O.C. AND SCORE JOINTS TO BE 9" O.C.
- CONCRETE FINISHES SHALL BE AS NOTED ON THE DRAWINGS AND SPECIFIED HEREIN.
- NATURAL GRAY CONCRETE SHALL INCLUDE SYNTHETIC BLACK GLARE REDUCER.
- NO ADVERTISING IMPRESSION, STAMPS, OR MARKS OF ANY DESCRIPTION WILL BE PERMITTED ON CONCRETE SURFACES. BROOM FINISH SHALL BE PERFORMED AFTER FINISH TROWELING BY DRAWING THE FOLLOWING BROOM TYPES ACROSS THE NARROWEST WIDTH OF CONCRETE:
 - MEDIUM BROOM FINISH - PUSH WITH MEDIUM OR STIFF BRISTLES.

Joints

- SET PRELOAD EXPANSION JOINT STOP BELOW FINISH GRADE SURFACE. TEMPORARILY SECURED TO THE TOP OF EXPANSION STRIP OR USE PLASTIC FILLER STOP. EXPANSION JOINTS SHALL BE SEALED WITH POLYURETHANE OR POLYURETHANE WATERPROOF CALKING. USE 1/2" EXPANSION JOINTS THROUGHOUT.
- SCORED CONTROL JOINTS SHALL BE TOOLED TO A MINIMUM DEPTH OF 3/4" AND SHALL HAVE A RADIUS OF 1/2".

CURING COMPOUND

- RESIN-BASE, CLEAR CURING COMPOUND CONFORMING TO ASTM C 309, TYPE 2.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK ON THE PROJECT.
- LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. VERIFY LOCATIONS WITH CIVIL ENGINEERS AND UTILITY PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND BE HELD ACCOUNTABLE FOR ALL DAMAGES INCURRED.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL OR EDGE OF PAVING OR BUILDING UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE BUREAU THROUGHOUT THE ENTIRE LENGTH AND WIDTH OF TRENCHES WITH TRANSITIONS WITHOUT INTERRUPT CHANGES OR BENDS.
- ALL FORMS AND ALIGNMENT OF FINISH SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING. (MINIMUM 48 HOUR NOTICE.)
- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE CONSTRUCTION OF PLAN FEATURES.
- CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE.

SAFETY OF PERSONS AND PROPERTY.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
- THE CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS, TO EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY. THE WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE OR ON THE SITE, UNDER CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS, AND OTHER PROPERTY AT THE SITE OR ANY OTHER LOCATION SUCH AS TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES.

- CONTRACTOR SHALL NOTE AND INSTALL BEEHIVE LOCATIONS AS SHOWN ON IRRIGATION PLANS.
- DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL FOR USE IS OBTAINED FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, AND APPLICABLE GOVERNING AUTHORITY. NO VARIATION FROM DESIGN, MATERIALS, EQUIPMENT, OR PRODUCT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.

- WALLS AND FENCES ARE SHOWN TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
- CONCRETE ENTRY WALKS ARE TO BE CENTERED ON ENTRY STOOPS UNLESS OTHERWISE NOTED.

GRADING NOTES

- PRIOR TO INITIATING WORK, CONTRACTOR SHALL VERIFY ALL GRADES, UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES AND STREET IMPROVEMENTS. IMMEDIATELY NOTIFY CITY ENGINEER OF ANY FIELD DISCREPANCIES WITH PLANS.
- ALL PLANTED AREAS TO SLOPE TO DRAIN AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE DRAINAGES TO FALL AT A MINIMUM 1% SLOPE TO DRAINAGE STRUCTURES. SEE CIVIL ENGINEER'S PLANS FOR EXISTING ELEVATIONS.
- ALL LANDSCAPE DRAINS SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON PLANS. DRAINS THAT ARE NOT INSTALLED, OR THE RESULT OF SLOTTION SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
- FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF CURB OR PAVING IN SHRUB AREAS. 1% CROSS SLOPE UNLESS NOTED OTHERWISE. FINISH GRADE SHALL BE SET PRIOR TO PLANTING. ANY DISCREPANCY OR UNFINISHED AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONCRETE CONTRACTOR TO PROVIDE BISSER AT FACE OF STOP IF APPROACHING ENTRY WALKWAY EXCEEDS MAXIMUM ALLOWABLE SLOPE OF 8% AS DESIGNATED IN "CONSTRUCTION SPECIFICATIONS" ON THIS SHEET. SEE "CONSTRUCTION SPECIFICATIONS" ON THIS SHEET FOR ADDITIONAL CONCRETE SLOPE AND LOT GRADING CRITERIA.
- ALL CONCRETE SHALL HAVE A MINIMUM 1% CROSS SLOPE OR AS NOTED ON PLANS.

GENERAL IRRIGATION NOTES

- THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND PERMITS. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURAL UTILITIES AND TRENCHES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE, BELIEVES AND UTILITY LINES THROUGHOUT THE ENTIRE LENGTH, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE AND WATER METER SIZE PRIOR TO CONNECTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SHALL BE ALLOWED.

- ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEAVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1/2") FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
- ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.

- THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLERS).
- IRRIGATION CONTROL WIRE SHALL BE #14-1 UL APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE OR APPROVED EQUAL.

- ALL WIRE SPLICES SHALL BE MADE WITH VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CONDUIT-TYPE CONNECTOR AND INSTALLED WITHIN 3/4" ROYER SEALING PACK, OR APPROVED EQUAL.
- ALL IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY (ONTO PAVING, WALKS, FENCES, ETC.)

- IRRIGATION EQUIPMENT NOT OTHERWISE NOTED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.

- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELIVERED ON REPROducible MATERIALS.

- 1-GALLON SHRUB 1
- 4-GALLON SHRUB 3
- 15-GALLON SHRUB OR TREE 4
- 24" DIA. TREE 1 LARGER
- PLANT TABLETS AT HALF THE DEPTH OF THE ROOTBALL
- ALL SHRUBS AND FLOWERS AREA TO RECEIVE 8" MINIMUM DEPTH OF SHROUDED, RECYCLED WOOD MULCH WITH COLOR DYE ADDED. BARK COLORING SHALL BE 3/8" DIABLO BLACK, OR APPROVED EQUAL. PRE-CHEM RECYCLED WOOD MULCH REPORTED BY WASTE MANAGEMENT AUTHORITY, A DIVISION OF WASTE MANAGEMENT PROJECT AMERICA (877) 665-7244. www.wmpa.com

GENERAL PLANTING NOTES

- CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- VERIFY EXISTING GRADES IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN 1 ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1" HIGH BELOW TOP OF CURB AND 2" BELOW TOP OF GRADE ON PAVING IN GRASS COVER AREAS.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, THOUGHOUT WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
- PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
- PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
- LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT 7-12 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED SHOULD BE SUBJECT TO INSPECTION BY CONTRACTORS EXPERTS.
- ALL WIRE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND WIRE RUNNERS SHALL BE ESPELARED TO ADJACENT FENCE, WALL, OR TREES.
- PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.

- THE SOIL AMENDMENTS SPECIFIED HEREIN ARE FOR SOODING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A SOILS APPROXIMATE REPORT FROM AN APPROVED SOILS LABORATORY PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE RECOMMENDATIONS INCLUDED IN THE PROJECT SOILS APPROXIMATE REPORT SHALL SUPERSEDE THESE NOTES.
- FOR THE AREA TO BE LANDSCAPED THE FOLLOWING AMENDMENTS SHALL BE CROSS APPLIED OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING A UNIFORM DEPTH OF 12 INCHES AS FOLLOWS: EXCEPT IN AREAS WITH SLOPES OF 3% OR GREATER. IN THESE AREAS AMENDMENTS SHOULD BE INSTALLED OR ADDED PER PLANTING DETAILS FOR EACH INDIVIDUAL PLANT:
 - AMOUNT PER 1,000 SQUARE FEET
 - 4-02 YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM RECYCLED, F.R. OR CLEAN SAWDUST
 - 10-05.8 4-20-20 PELLETTIZED FERTILIZER
 - 10-05.8 AGRICULTURAL GYPSUM
 - 13-18S SOIL SULFUR

- THE PLANTING PIT DIMENSIONS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SHARPENED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BENCH SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 7" MINIMUM BARK MULCH:
 - 4-PARTS WHITE SOIL
 - 4-PARTS BROWN ORGANIC AMENDMENT PER ABOVE (W/ SOIL PREP MIX)
 - 2-50% TO 10% MIX OF S-H-S-RON SULFATE
 - 5-18% CULU, Y.M. AGRICULTURAL GYPSUM

- THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED 18-8 FERTILIZER APPLIED AT A RATE OF 20 LBS PER 1000 SQ. FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT 60 DAY INTERVALS.
- FERTILIZER TABLETS SHALL BE AGRYPAL 21 1-GM TABLETS (20-15-0) OR EQUAL IN QUANTITIES AS FOLLOWS:
 - 1-GALLON SHRUB 1
 - 4-GALLON SHRUB 3
 - 15-GALLON SHRUB OR TREE 4
 - 24" DIA. TREE 1 LARGER

- PLANT TABLETS AT HALF THE DEPTH OF THE ROOTBALL
- ALL SHRUBS AND FLOWERS AREA TO RECEIVE 8" MINIMUM DEPTH OF SHROUDED, RECYCLED WOOD MULCH WITH COLOR DYE ADDED. BARK COLORING SHALL BE 3/8" DIABLO BLACK, OR APPROVED EQUAL. PRE-CHEM RECYCLED WOOD MULCH REPORTED BY WASTE MANAGEMENT AUTHORITY, A DIVISION OF WASTE MANAGEMENT PROJECT AMERICA (877) 665-7244. www.wmpa.com

- PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.
- TREE SETBACKS SHALL BE:
 - 8" FROM PAVED SURFACES
 - 8" FROM WATER METERS AND JOINT TRENCHES
 - 18" FROM STREET LIGHTS
 - 18" FROM SANITARY SEWER AND GAS PIPE LINES

- ALL TREES PLANTED WITHIN 8' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS. EACH SIDE OF DEPTH X 1/2 LENGTH. MIN. MANUF. DEEP/PROF: 4838-24 1800 458 788
- THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.



5855 Owens Drive
Folsom, CA 94558
925-251-7200



CONSULTANT

THE MERIDIAN
3041 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

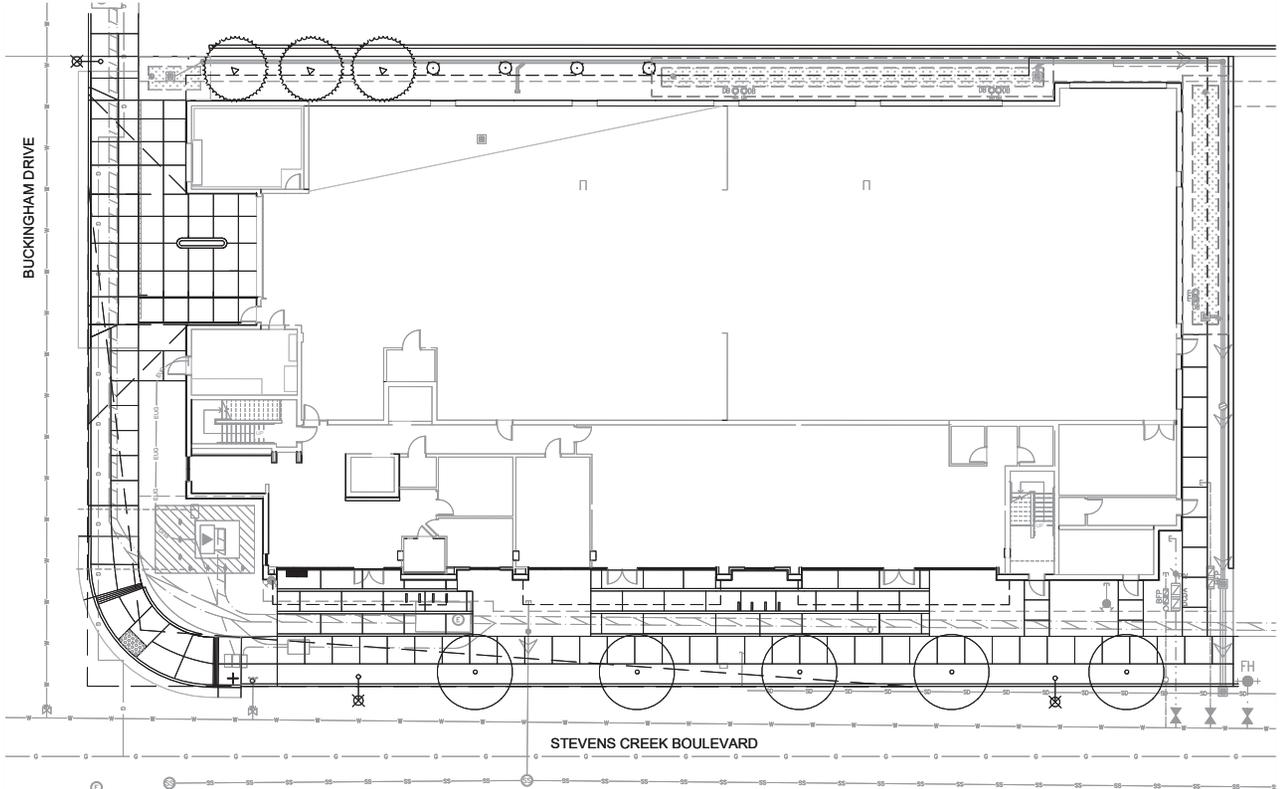
REVISIONS



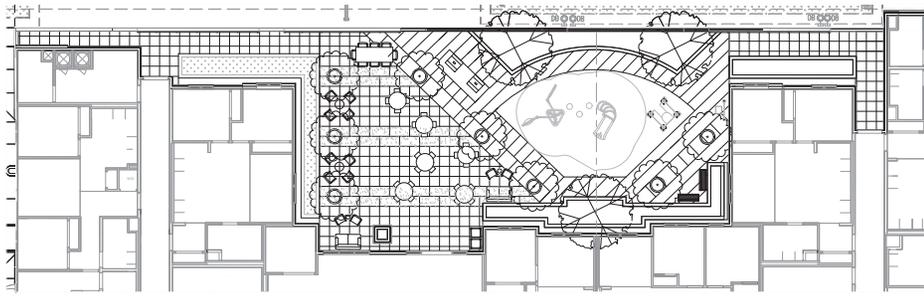
SEAL / SIGNATURE
JOB NO. 1648.001 VTA NO. 04721
DRAWN EGM
CHECK MC

GENERAL CONSTRUCTION NOTES

SHEET
L-1.1



TREE PLAN - 1ST FLOOR



TREE PLAN - 2ND FLOOR

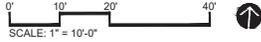
TREES	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS IV	QTY
	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	24"BOX	MOD	3
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	ITALIAN CYPRESS	24"BOX	LOW	4
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	MOD	3
	LAGERSTROEMIA INDICA 'CATAWBA' STD	CATAWBA CRAWPE MYRTLE	24"BOX	LOW	8
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24"BOX	MOD	5

24" BOX = 32 TOTAL TREES

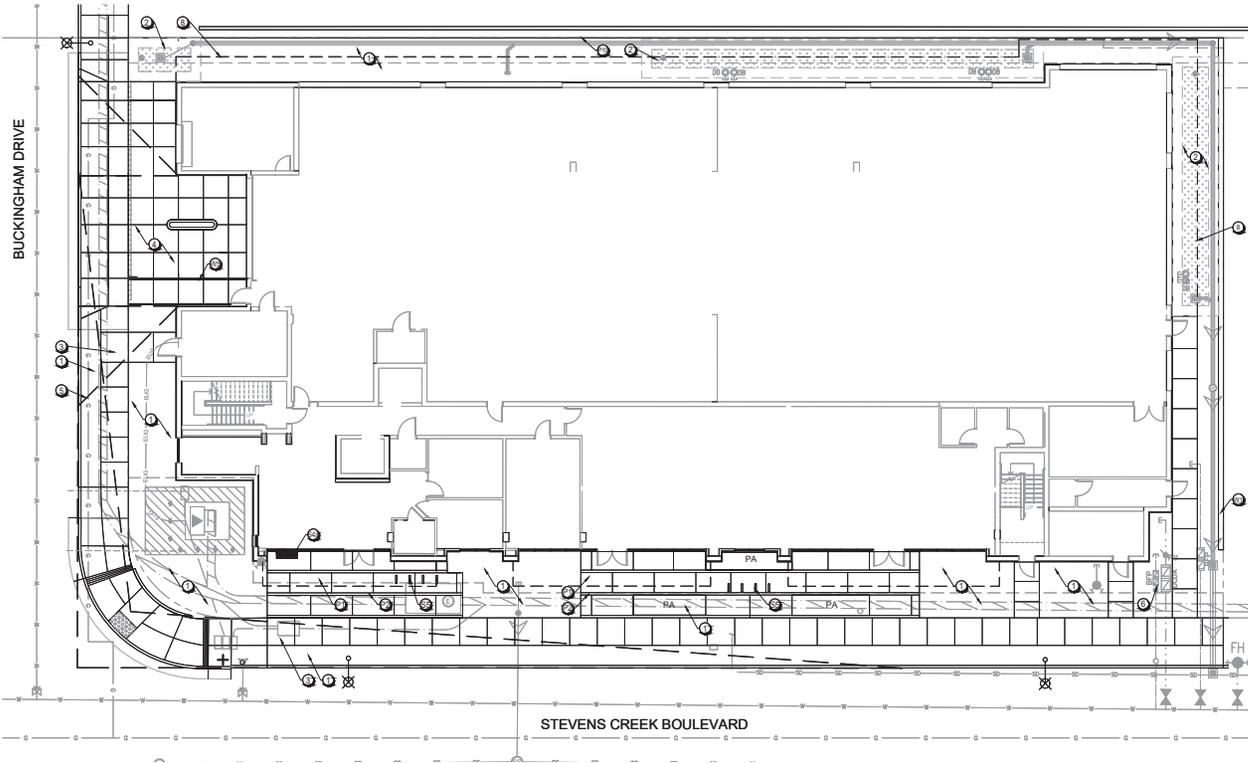
NOTES:

- NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST.
- TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION / CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

MWELo STATEMENT OF COMPLIANCE
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
PHILIP A. VANDERTOOLEN, SENIOR PRINCIPAL
VANDERTOOLEN ASSOCIATES, INC.
CALICENS # 2708



- REFER TO SHEET L-1.1 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-7.1 FOR PLANTING DETAILS.



GENERAL CALLOUTS

KEY	DESCRIPTION
1	PLANTING AREA (PA)
2	BIOSRETENTION AREA. PER CIVIL ENGINEER'S PLANS. CONTRACTOR SHALL VERIFY BIOTREATMENT SOIL MIX IS APPROPRIATE FOR PLANTING AND AMEND PER SOIL ANALYSIS RECOMMENDATIONS
3	SIDEWALK PER CIVIL ENGINEER'S PLANS
4	DRIVEWAY PER CIVIL ENGINEER'S PLANS
5	VIEW TRIANGLE. PER CIVIL ENGINEER'S PLANS. PLANTING MATERIAL SHALL NOT EXCEED 36" HIGH
6	UTILITIES. BY OTHERS
7	LIGHTING PER ELECTRICAL ENGINEER'S PLANS
8	SFT. FIRE ACCESS

CONSTRUCTION & HARDSCAPE SCHEDULE

KEY	DESCRIPTION	COLOR	FINISH	MANFCTR / SUPPLIER	DETAIL REFERENCE
1	CONCRETE PAVING. SCORE PATTERN AS SHOWN	NATURAL GRAY	MEDIUM BRCOM FINISH		DETAIL A, SHEET L-6.1
2	6" WIDE CONCRETE BAND	NATURAL GRAY	TOPCAST #303 SURFACE RETARDER		
3	6" WIDE COLORED CONCRETE CURB AT PLAY SURFACING	NATURAL GRAY	MEDIUM BRCOM FINISH		DETAIL C, SHEET L-6.1
4	PODIUM DECK SCORING PATTERN - 1: 3"x3"	NATURAL GRAY	TOPCAST #303 SURFACE RETARDER		
5	PODIUM DECK SCORING PATTERN - 2: 2"x4"	NATURAL GRAY	TOPCAST #303 SURFACE RETARDER		
6	PODIUM DECK SCORING PATTERN - 3: RUNNING BOND PATTERN SIZE 6"x6"	NATURAL GRAY			
7	PODIUM DECK SCORING PATTERN - 4: PATTERN SIZE 36"x36"	NATURAL GRAY	TOPCAST #303 SURFACE RETARDER		
8	DISSIPATOR. BASALT WALL ROCK 1" DEEP SET LEVEL WITH SOIL OF PLANTER	GREEN		LYNGSO	
9	PLAYGROUND POURED IN PLACE PLAY SURFACE. EPDM RUBBER & EXTREME-10 ALIPHATIC URETHANE BINDER	33% BRIGHT GRN 33% TEAL 33% BURGEE		PLAYGROUNDS UNLIMITED	DETAIL D, SHEET L-6.1
10	WENCO BOARD# HEADING (60" x 5.35" x 19'-10" / 1' x 6 x 20)	BLACK		EPIC PLASTICS #1000279	DETAIL B, SHEET L-6.1

CONTACT INFORMATION

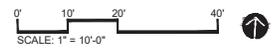
AMERISTAR FENCING www.ameristarfence.com
 BASALITE CONCRETE PRODUCTS www.basalite.com
 ELECTRIC CHEF www.electri-chef.com
 EPIC PLASTICS www.epicplastics.com
 IRON AGE DESIGN www.ironagegrates.com
 LANDSCAPE FORMS www.landscapeforms.com
 LYNGSO www.lyngsogarden.com
 MONOPOLE, INC. www.monopoleinc.com
 PLAYGROUNDS UNLIMITED www.playgroundslimited.net
 PARK PLANET www.parkplanet.com
 STEPSTONE, INC. www.stepstoneinc.com
 TOPCAST SURFACE RETARDER www.gcpat.com
 TOURNESOL SITEWORKS www.tournesol.com

SITE AMENITIES SCHEDULE

KEY	DESCRIPTION	MATERIAL	COLOR	FINISH	MANUFACTURER / SUPPLIER OR REP.	MODEL NO.	DETAIL REFERENCE
1	PLAY STRUCTURE	-	-	POWDER COAT	PARK PLANET	-	DETAIL B, SHEET L-6.2
2	SENIORITY BOARD	-	-	-	PARK PLANET	PLAYCRAFT SYSTEMS S-3684R9	DETAIL B, SHEET L-6.2
3	(8) 30" DIAMETER URBAN COLLECTION PLANTER w/ INTERNAL, MANUAL WATERING SYSTEM	FRP	ROYALTY BLUE	SMOOTH	TOURNESOL	PLANTER - UCS-3600-4 RRS-CWM-1720-3K	DETAIL A, SHEET L-6.2
4	(2) MELVILLE BACKLESS BENCH w/ ALUMINUM SEAT SURFACE MOUNT	ALUMINUM	SILVER	POWDER COAT	LANDSCAPE FORMS	BACKLESS ALUMINUM SEAT	DETAIL X, SHEET L-6.1
5	(1) MELVILLE BACKLESS BENCH w/ ALUMINUM SEAT AND CENTER ARM SURFACE MOUNT	ALUMINUM	SILVER	POWDER COAT	LANDSCAPE FORMS	BACKLESS ALUMINUM SEAT	DETAIL X, SHEET L-6.1
6	(8) EMERSON BIKE RACKS SURFACE MOUNT	CAST ALUMINUM	SILVER	POWDER COAT	LANDSCAPE FORMS	-	DETAIL X, SHEET L-6.1
7	(2) BUILT-IN ELECTRIC BBQ'S REQUIRED OUTLET: NEMA 6-30R RECEPTACLE, 208/200 VOLT 30 AMP RECEPTACLE	STAINLESS STEEL	-	-	ELECTRIC CHEF	SKU: 4400-EC-448-I-S-32	DETAIL H, SHEET L-6.1

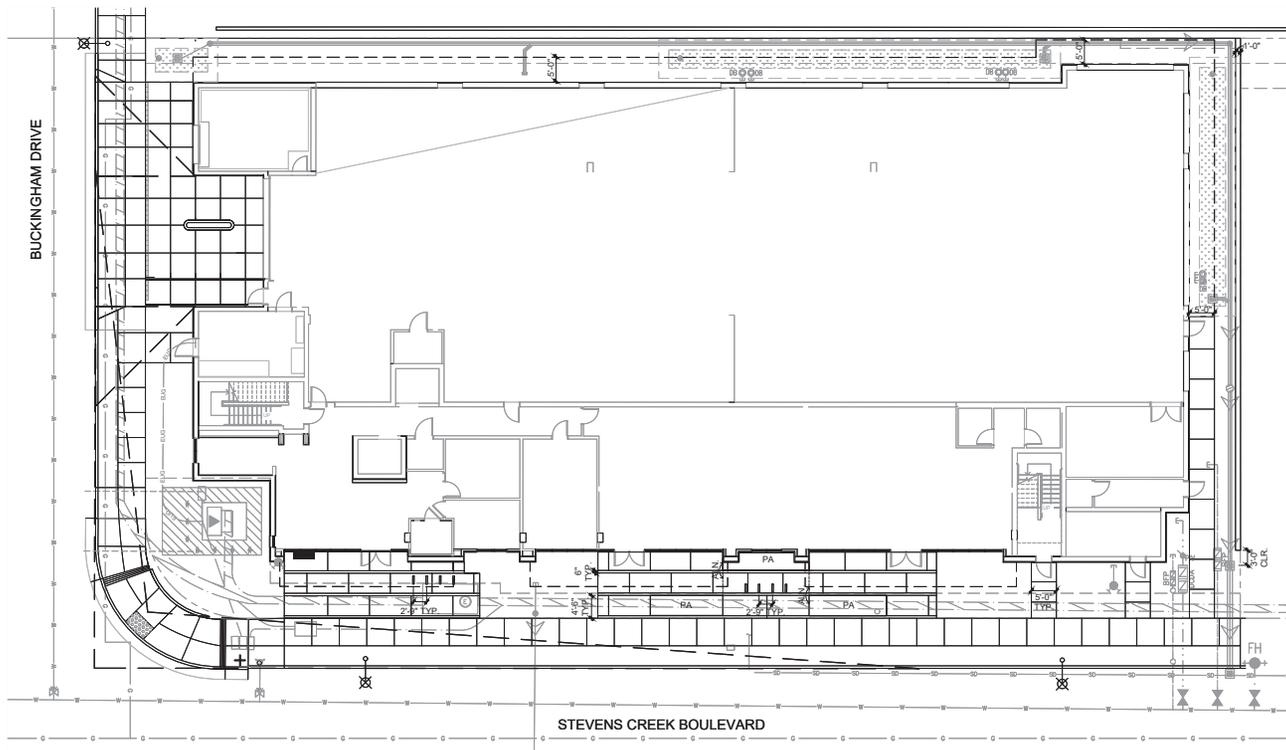
WALL AND RAILING SCHEDULE

KEY	DESCRIPTION	COLOR	FINISH	MANFCTR / SUPPLIER	DETAIL REFERENCE
1	6'-0" HIGH BLOCK WALL WITH BEVELED CAP. APPLY MONOPOLE, INC. PERMA-SHIELD 200 ANTI-GRAFFITI COATING OR EQUAL TO ALL EXPOSED SURFACES PER MANUFACTURERS RECOMMENDATION.	WALL: STANDARD 438 CAP: STANDARD 225	GROUND FACE	BASALITE	DETAIL F, SHEET L-6.1
2	PODIUM DECK PLANTER WALL. APPLY MONOPOLE, INC. PERMA-SHIELD 200 ANTI-GRAFFITI COATING OR EQUAL TO ALL EXPOSED SURFACES PER MANUFACTURERS RECOMMENDATION.	TO MATCH BUILDING	TO MATCH BUILDING	-	
3	PODIUM DECK PLANTER WALL CAP. APPLY MONOPOLE, INC. PERMA-SHIELD 200 ANTI-GRAFFITI COATING OR EQUAL TO ALL EXPOSED SURFACES PER MANUFACTURERS RECOMMENDATION.	ALMOND 1806	SMOOTH	STEPSTONE	
4	47" HIGH GUARDRAIL AT PODIUM DECK. AGSIS II EXTREME MAJESTIC. PRE-FAB 2-RAIL IF PANELS STANDING BOTTOM	BLACK	PERMACOAT	AMERISTAR	DETAIL G, SHEET L-6.1
5	HANDRAIL AT RAMP PER CIVIL ENGINEER'S PLANS.	BLACK	POWDER COAT	-	DETAIL C, SHEET L-6.2



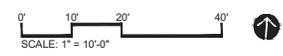
- REFER TO SHEET L-1.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-6.1 THRU L-6.2 FOR CONSTRUCTION DETAILS.

Copyright 2021 Vander Ploeg Associates. The drawings or written materials contained herein constitute the original and intellectual work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of Vander Ploeg Associates.



LAYOUT LEGEND	
ALN	ALIGNMENT
C	CENTERLINE
R	RADIUS
E.C.R.	END OF CURVE RADIUS
F.O.C.	FACE OF CURB
P.L.	PROPERTY LINE
EQ	EQUALLY SPACED
TYP	TYPICAL
B.O.W.	BACK OF WALK
P.O.B.	POINT OF BEGINNING

UTILITY LEGEND	
⊗	POST TOP LIGHT PER UTILITY ENGINEER
⊙	LIGHTED BOLLARD PER UTILITY ENGINEER
⊠	TRANSFORMER WITH PAD PER JOINT TRENCH
⊞	FIELD INLET PER CIVIL ENGINEER
⊚	FIRE HYDRANT PER CIVIL ENGINEER
⊕	AREA DRAIN PER CIVIL ENGINEER
⊞	BACKFLOW PER CIVIL ENGINEER
⊞	ACCESSIBLE RAMP PER CIVIL ENGINEER



- REFER TO SHEET L-1.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-6.1 THRU L-6.2 FOR CONSTRUCTION DETAILS.



5855 Owens Drive
Pleasanton, CA 94588
925-251-7200



CONSULTANT

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

REVISIONS



SEAL / SIGNATURE
JOB NO. 1648.001 VTA NO. 04721

DRAWN EG

CHECK MC

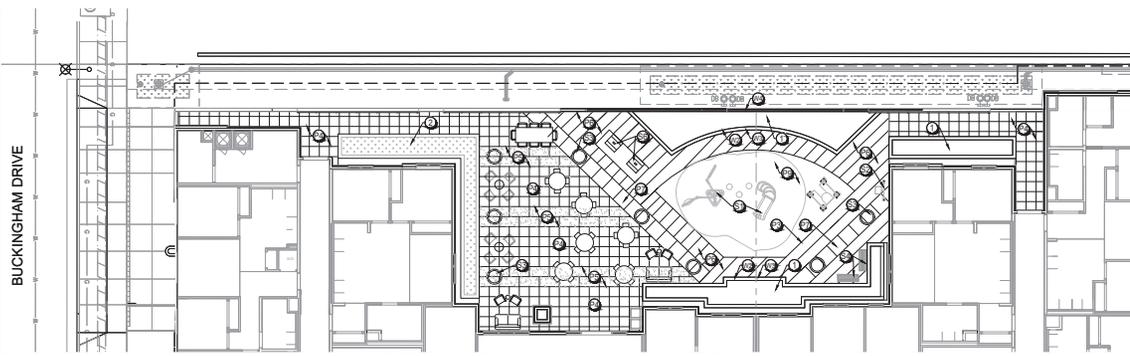
CONSTRUCTION LAYOUT PLAN

1F

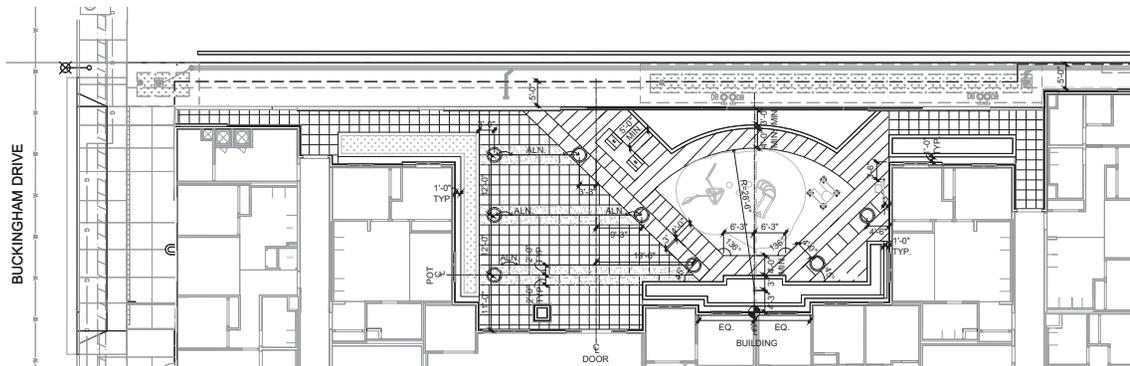
SHEET

L-3.2

Copyright 2021 VanderTroen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of VanderTroen Associates.



CONSTRUCTION CALLOUT PLAN - 2ND FLOOR



CONSTRUCTION LAYOUT PLAN - 2ND FLOOR

BUCKINGHAM DRIVE

BUCKINGHAM DRIVE

LAYOUT LEGEND	
ALN.	ALKN
C	CENTERLINE
R	RADIUS
E.C.R.	END OF CURVE RADIUS
F.O.C.	FACE OF CURB
F.L.	PROPERTY LINE
—	EQUALLY SPACED
TYP.	TYPICAL
—	BACK OF WALK
P.O.B.	POINT OF BEGINNING

UTILITY LEGEND	
⊗	POST TOP LIGHT PER UTILITY ENGINEER
●	LIGHTED BOLLARD PER UTILITY ENGINEER
⊠	TRANSFORMER WITH PAD PER JOINT TRENCH
⊡	FIELD INLET PER CIVIL ENGINEER
⊢	FIRE HYDRANT PER CIVIL ENGINEER
⊣	AREA DRAIN PER CIVIL ENGINEER
⊤	BACKFLOW PER CIVIL ENGINEER
⊥	ACCESSIBLE RAMP PER CIVIL ENGINEER

CONTACT INFORMATION	
AMERISTAR FENCING	www.ameristarfence.com
BASALITE CONCRETE PRODUCTS	www.basalite.com
ELECTRIC CHEF	www.electri-chef.com
EPIC PLASTICS	www.epicplastics.com
IRON AGE DESIGN	www.ironagegrates.com
LANDSCAPE FORMS	www.landscapeforms.com
LYNGSO	www.lyngsogarden.com
MONOPOLE, INC.	www.monopoleinc.com
PLAYGRONDS UNLIMITED	www.playgroundsunlimited.net
PARK PLANET	www.parkplanet.com
STEPSTONE, INC.	www.stepstoneinc.com
TOPCAST SURFACE RETARDER	www.gcpat.com
TOURNESOL SITEWORKS	www.toumesol.com

GENERAL CALLOUTS	
KEY	DESCRIPTION
1	PLANTING AREA (PA)
2	BIORETENTION AREA. PER CIVIL ENGINEER'S PLANS. CONTRACTOR SHALL VERIFY BIOTREATMENT SOIL MIX IS APPROPRIATE FOR PLANTING AND AMEND PER SOIL ANALYSIS RECOMMENDATIONS
3	SIDEWALK PER CIVIL ENGINEER'S PLANS
4	DRIVEWAY PER CIVIL ENGINEER'S PLANS
5	VIEW TRIANGLE. PER CIVIL ENGINEER'S PLANS. PLANTING MATERIAL SHALL NOT EXCEED 36" HIGH
6	UTILITIES. BY OTHERS
7	LIGHTING PER ELECTRICAL ENGINEER'S PLANS
8	SFT. FIRE ACCESS

CONSTRUCTION & HARDSCAPE SCHEDULE					
KEY	DESCRIPTION	COLOR	FINISH	MANFCTR / SUPPLIER	DETAIL REFERENCE
1	CONCRETE PAVING. SCORE PATTERN AS SHOWN	NATURAL GRAY	MEDIUM BROOM FINISH		DETAIL A, SHEET L-6.1
2	6" WIDE CONCRETE BAND	NATURAL GRAY	TOPCAST #83 SURFACE RETARDER		
3	1/2" WIDE COLORED CONCRETE CURB AT PLAY SURFACING	NATURAL GRAY	MEDIUM BROOM FINISH		DETAIL C, SHEET L-6.1
4	PODIUM DECK SCORING PATTERN - 1. 24"x24"	NATURAL GRAY	TOPCAST #83 SURFACE RETARDER		
5	PODIUM DECK SCORING PATTERN - 2. 24"x48"	NATURAL GRAY	TOPCAST #83 SURFACE RETARDER		
6	PODIUM DECK SCORING PATTERN - 3. RUNNING BOND PATTERN SIZE 8"x36"	NATURAL GRAY			
7	PODIUM DECK SCORING PATTERN - 4. PATTERN SIZE 30"x36"	NATURAL GRAY	TOPCAST #83 SURFACE RETARDER		
8	DISSAPATOR, BASALT WALL ROCK 1" DEEP SET LEVEL WITH SOIL OF PLANTER	GREEN		LYNGSO	
9	PLAYGROUND POURED IN PLACE PLAY SURFACE. EPDM RUBBER 4" EXTREME-10 ALIPHATIC URETHANE BINDER	337BRIGHT GRN 337BERGE		PLAYGRONDS UNLIMITED	DETAIL D, SHEET L-6.1
10	BENDA BOARD® HEADER (60" x 5.30" x 19" 10' / 1 x 6 x 20)	BLACK		EPIC PLASTICS #10082778	DETAIL E, SHEET L-6.1

WALL AND RAILING SCHEDULE					
KEY	DESCRIPTION	COLOR	FINISH	MANFCTR / SUPPLIER	DETAIL REFERENCE
1	6'-0" HIGH BLOCK WALL WITH BEVELED CAP. APPLY MONOPOLE, INC. PERMASHIELD 200 ANTI-GRAFFITI COATING OR EQUAL TO ALL EXPOSED SURFACES PER MANUFACTURERS RECOMMENDATION.	WALL: STANDARD 438 TOP: STANDARD 225	GROUND FACE	BASALITE	DETAIL F, SHEET L-6.1
2	PODIUM DECK PLANTER WALL. APPLY MONOPOLE, INC. PERMASHIELD 200 ANTI-GRAFFITI COATING OR EQUAL TO ALL EXPOSED SURFACES PER MANUFACTURERS RECOMMENDATION.	TO MATCH BUILDING	TO MATCH BUILDING		
3	PODIUM DECK PLANTER WALL CAP. SQUARE MODULAR 1-1/4" x 2 1/2" x 3-3/8" APPLY MONOPOLE, INC. PERMASHIELD 200 ANTI-GRAFFITI COATING OR EQUAL TO ALL EXPOSED SURFACES PER MANUFACTURERS RECOMMENDATION.	ALMOND 1806	SMOOTH	STEPSTONE	
4	42" HIGH GUARDRAIL AT PODIUM DECK. AEGIS II EXTREME MAJESTIC. PRE-FAB 4-PANEL, 8" PANELS. STANDARD BOTTOM	BLACK	PERMACOAT	AMERISTAR	DETAIL G, SHEET L-6.1
5	HANDRAIL AT RAMP PER CIVIL ENGINEER'S PLANS.	BLACK	POWDER COAT		DETAIL C, SHEET L-6.2

SITE AMENITIES SCHEDULE							
KEY	DESCRIPTION	MATERIAL	COLOR	FINISH	MANUFACTURER / SUPPLIER OR REF.	MODEL NO.	DETAIL REFERENCE
1	PLAY STRUCTURE	-	-	POWDER COAT	PARK PLANET	-	DETAIL B, SHEET L-6.2
2	SENBORY BOARD	-	-	-	PARK PLANET	PLAYCRAFT SYSTEMS S-1684-RS	DETAIL B, SHEET L-6.2
3	36" DIAMETER URBAN COLLECTION PLANTER WITH INTERNAL MANUAL WATERING SYSTEM	FRP	ROYALTY BLUE	SMOOTH	TOURNESOL	PLANTER - UCS-3004-3R PRO-DMA170-3R	DETAIL A, SHEET L-6.2
4	MELVILLE BACKLESS BENCH W/ ALUMINUM SEAT. SURFACE MOUNT.	ALUMINUM	SILVER	POWDER COAT	LANDSCAPE FORMS	BACKLESS ALUMINUM SEAT	DETAIL X, SHEET L-X-X
5	MELVILLE BACKLESS BENCH W/ ALUMINUM SEAT AND CENTER ARM SURFACE MOUNT.	ALUMINUM	SILVER	POWDER COAT	LANDSCAPE FORMS	BACKLESS ALUMINUM SEAT	DETAIL X, SHEET L-X-X
6	EMERSON BIKE RACKS SURFACE MOUNT.	CAST ALUMINUM	SILVER	POWDER COAT	LANDSCAPE FORMS	-	DETAIL X, SHEET L-X-X
7	BUILT-IN ELECTRIC BRB'S REQUIRED OUTLET: NEMA 6-30R RECEPTACLE, 208/220 VOLT 30 AMP RECEPTACLE	STAINLESS STEEL	-	-	ELECTRIC CHEF	BRU-4400-EC-448-1.5-3	DETAIL H, SHEET L-6.1



THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

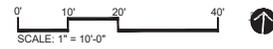
REVISIONS



JOB NO. 1648.001 VTA NO. 04721
DRAWN EG
CHECK MC

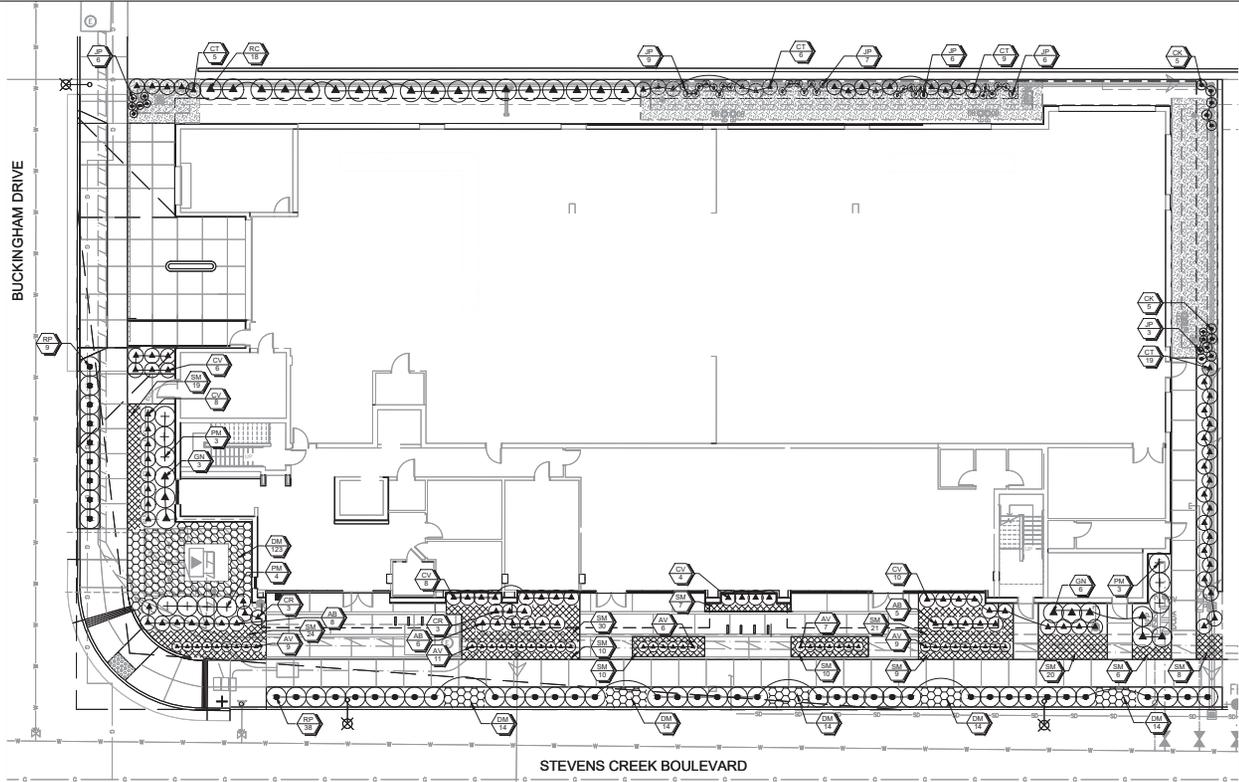
CONSTRUCTION CALLOUT & LAYOUT PLAN 2F

SHEET
L-3.3

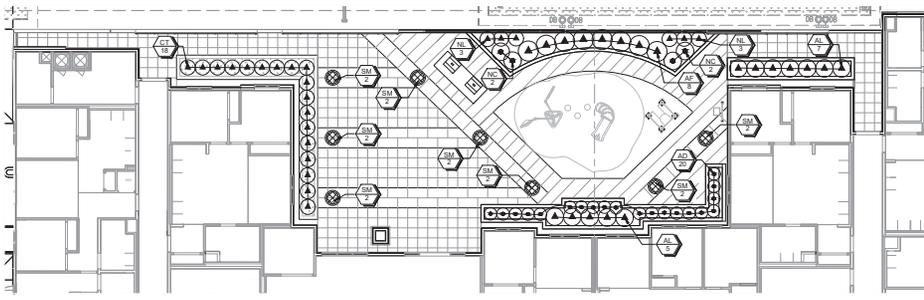


REFER TO SHEET L-1.1 FOR GENERAL CONSTRUCTION NOTES.
REFER TO SHEETS L-6.1 THRU L-6.2 FOR CONSTRUCTION DETAILS.

Copyright 2021 under/Under Associates. The drawings or written materials contained herein constitute the original and substantial work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of Under/Under Associates.



SHRUB PLAN - 1ST FLOOR



SHRUB PLAN - 2ND FLOOR

PLANTING CALLOUT LEGEND

— PLANT ABBREVIATION

NOTE:
1. PLANT CAN SIZE PER SYMBOL.
SEE PLANT CONTAINER SIZE KEY.

— NUMBER OF PLANTS

PLANT CONTAINER SIZE KEY

○ 15 GALLON
○ 5 GALLON
○ 1 GALLON

PLANT SCHEDULE						
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	QTY	
AV	AGAVE VICTORIAS REGINAE	QUEEN VICTORIA AGAVE	5 GAL	LOW	42	
AB	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	LOW	19	
AD	ASPARGAGUS DENSIFLORUS 'MYERS'	MYERS ASPRAGAGUS	1 GAL	MOD	20	
AL	AZALEA RUTHERFORDIANA 'ALASKA'	ALASKA AZALEA	5 GAL	MOD	12	
AF	AZALEA X 'FIELDERS WHITE'	FELDER'S WHITE SOUTHERN AZALEA	5 GAL	MOD	8	
CK	CALAMAGROSTIS X 'A. KARL FOERSTER'	FEATHER REED GRASS	1 GAL	MOD	10	
CV	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLEBRUSH	5 GAL	LOW	36	
CR	CHONDROPETALUM TECTORIUM	CAPE RUSH	5 GAL	LOW	57	
CT	CORDYLINE AUSTRALIS 'RED STAR'	RED STAR GRASS PALM	5 GAL	LOW	6	
GN	GREVILLEA X 'NOELLI'	GREVILLEA	5 GAL	LOW	9	
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	37	
NL	NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	LOW	6	
NC	NEPETA FAASSENII	CATMINT	1 GAL	LOW	4	
PM	PODOPARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOPARPUS	15 GAL	MOD	10	
RC	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEE BERRY	5 GAL	LOW	18	
RP	RHAPHOLEPIS INDICA 'PINK DANCER'	PINK DANCER INDIAN HAWTHORN	1 GAL	LOW	47	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	SPACING	QTY
	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	LOW	20' o.c.	193
	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW	24' o.c.	190
	TURF SOD BIOFILTRATION SOD 800.637.8873	AVAILABLE AT DELTA BLUEGRASS	SOD	MOD		1,215 SF

MWEO STATEMENT OF COMPLIANCE

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

PHILIP A. VANDERTDOLEN, SENIOR PRINCIPAL
VANDERTDOLEN ASSOCIATES, INC.
CA LICENSE # 2738



- REFER TO SHEET L-1.1 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-7.1 FOR PLANTING DETAILS.





CONSULTANT

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

REVISIONS

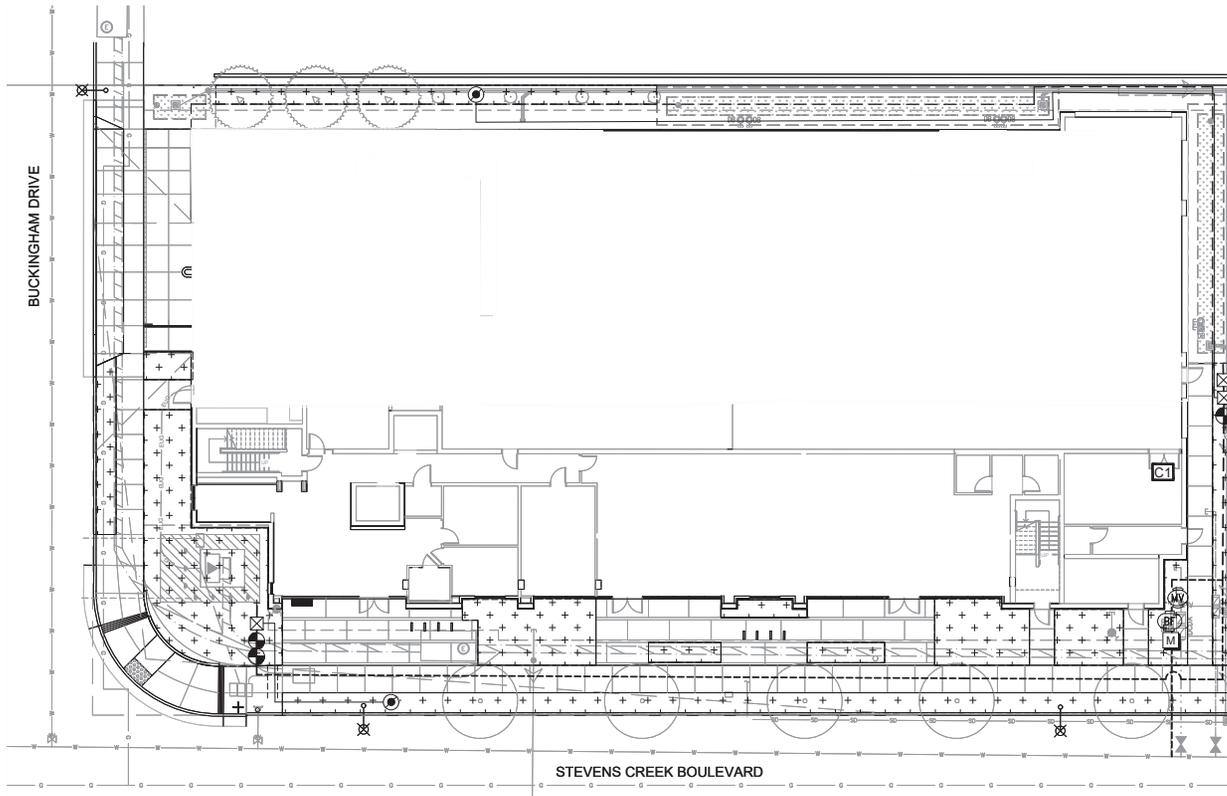


SEAL / SIGNATURE
JOB NO. 1648.001 VTA NO. 04721
DRAWN EG
CHECK MC

SHRUB IRRIGATION PLAN
1F

SHEET

L-5.1

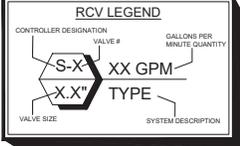


IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	HUNTER CV-6 1" 1-1/2" 2" AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREASED INLET/OUTLET
⊕	PIPE TRANSITION POINT TO MULTI-EMITTER LAYOUT. CONTRACTOR TO DETERMINE FINAL LOCATIONS & QUANTITIES OF MULTI-EMITTER HEADS & LATERALS. SEE DETAIL C, SHEET L-10.3.
⊙	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY IN VALVE BOX WITH LOCKING COVER.
⊙	1" HOSE END GARDEN VALVE
⊙	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE: 1/4" - 3"
⊙	HUNTER FLOW SENSOR HFS-FCT-100 FLOW-SENSING ASSEMBLY W/NORMALLY OPEN SUPERIOR 3100 MASTER VALVE. FLOW SENSOR COMMUNICATION CABLE TO BE RUN FROM FLOW SENSOR TO CONTROLLER. MASTER VALVE CONTROL WIRE TO BE RUN FROM MASTER VALVE TO CONTROLLER.
⊙	FERCO LP820Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
⊙	HUNTER IC-2400 MODULAR CONTROLLER WITH WIRELESS SOLAR SYNC MODULE, 24 STATIONS.
⊙	WATER METER 3/4"
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
---	IRRIGATION LATERAL: PVC SCHEDULE 40
---	PIPE SLEEVE: PVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. MINIMUM SIZE OF PIPE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.

DRIP LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	RAIN BIRD XACZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" ANTI-SIPHON VALVE, FILTER, 1" RIBBY FILTER, AND 40PSI PRESSURE REGULATOR. FOR ABOVE GRADE INSTALLATION. 3 GPM @ 15 GPM.
⊙	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-09-18 XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.0 PSI CHECK VALVE. 0.9 GPM EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.
⊙	AREA TO RECEIVE DRIP EMITTERS OSORN 017 VIBRA-CLEAN 12 OUTLET EMITTER HEAD W/ 1704 (1 GPM) PRESSURE COMPENSATING EMITTER VALVES. PROVIDE EMITTER OUTLETS AS FOLLOWS: EMITTERS (2 ASSIGNED TO EACH 5 GAL PLANT) EMITTERS (1 ASSIGNED TO EACH 1 GAL PLANT)



THIS PROJECT'S IRRIGATION SYSTEM HAS BEEN DESIGNED TO BE RETROFITTED TO USE RECYCLED WATER WHEN IT BECOMES AVAILABLE.

MWEO STATEMENT OF COMPLIANCE
"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

- GENERAL IRRIGATION NOTES:**
1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH PER CODE.
 2. RECYCLED WATER IRRIGATION EQUIPMENT SHALL BE INSTALLED WHERE APPLICABLE.



- REFER TO SHEET L-1.1 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEETS L-8.1 THRU L-8.2 FOR IRRIGATION DETAILS.

Copyright 2021, under license to the user. The drawings or other contents contained herein constitute the original and copyrighted work of the author. Reproduction, use or distribution in any form is strictly prohibited without the written consent of the author.



CONSULTANT

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

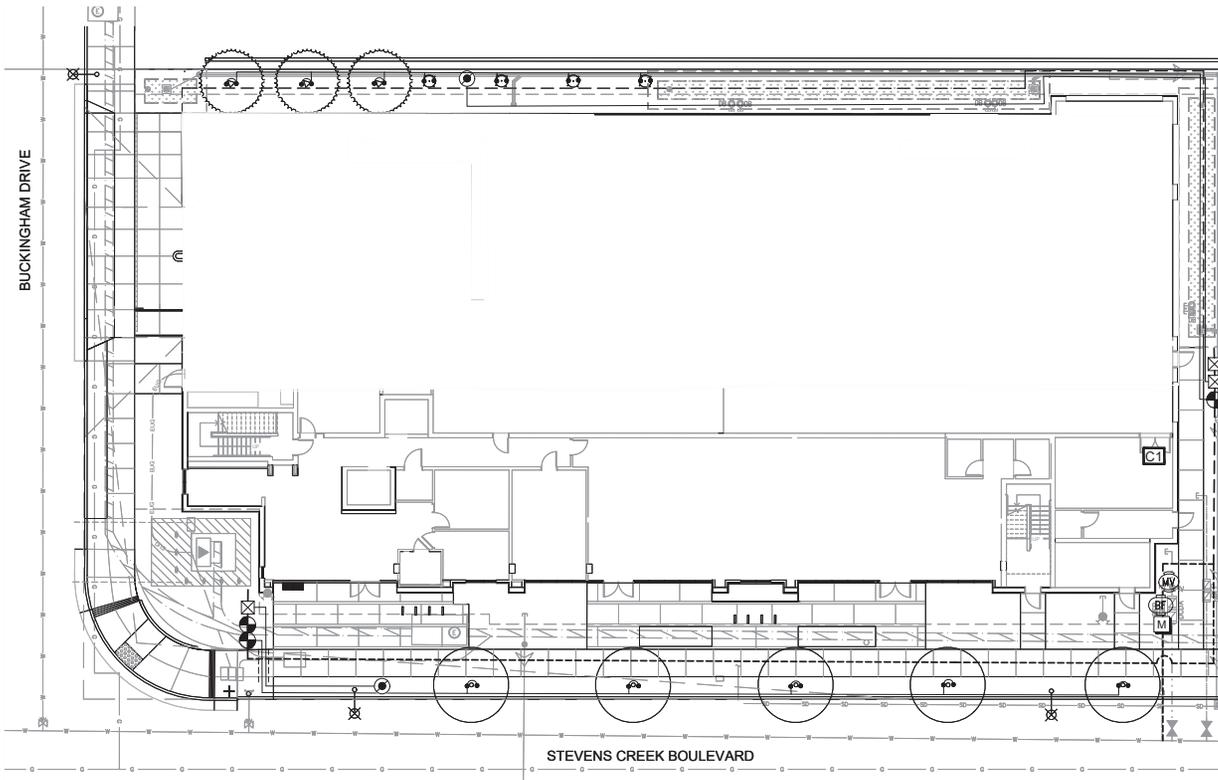
REVISIONS



SEALED SIGNATURE
JOB NO. 1648.001 VTA NO. 04721
DRAWN EG
CHECK MC

TREE IRRIGATION PLAN 1F

SHEET
L-5.2



IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	HUNTER ICV-5 1" 1/4" 2" AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREASED INLET/OUTLET
⊙	PIPE TRANSITION POINT TO MULTI-EMITTER LAYOUT. CONTRACTOR TO DETERMINE FINAL LOCATIONS & QUANTITIES OF MULTI-EMITTER HEADS & LATERALS. SEE DETAIL C, SHEET L-5.3.
⊗	RAIN BRD 44LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY IN VALVE BOX WITH LOCKING COVER.
⊕	1" HOSE END GARDEN VALVE
⊗	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE: 1/4" - 3"
⊕	HUNTER FLOW SENSOR HFS-FCT-100 FLOW-SENSING ASSEMBLY W/NORMALLY OPEN SUPERIOR 3/160 MASTER VALVE, FLOW SENSOR COMMUNICATION CABLE TO BE RUN FROM FLOW SENSOR TO CONTROLLER, MASTER VALVE CONTROL WIRE TO BE RUN FROM MASTER VALVE TO CONTROLLER.
⊕	FEBCO LF829Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
⊕	HUNTER IC-2400 MODULAR CONTROLLER WITH WIRELESS SOLAR SYNC MODULE, 24 STATIONS.
⊕	WATER METER 3/4"
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
---	IRRIGATION MAINLINE: PVC SCHEDULE 40
---	PIPE SLEEVE: PVC SCHEDULE 40
---	PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.

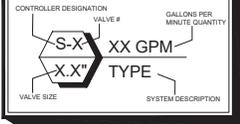
DRIP LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊗	RAIN BRD KACZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" ANTI-SIPHON VALVE FILTER, 1" BAY FILTER, AND 40PSI PRESSURE REGULATOR, FOR ABOVE GRADE INSTALLATION, 3 GPM @ 50 PSI
⊗	AREA TO RECEIVE DRIPLINE RAIN BRD XYS-CV-09-18 XPS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.5 PSI CHECK VALVE, 0.5 GPM EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, BEEBEE XT INSERT FITTINGS.
⊗	AREA TO RECEIVE DRIP EMITTERS OLSON EN-12 VIBRA-CLEAN 12 OUTLET EMITTER HEAD W/ 1704 (1 GPH) PRESSURE COMPENSATING EMITTER VALVES, PROVIDE EMITTER OUTLETS AS FOLLOWS: EMITTERS (2 ASSIGNED TO EACH 5 GAL PLANT) EMITTERS (1 ASSIGNED TO EACH 1 GAL PLANT)

TREE BUBBLER LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	RAIN BRD RWG-M-B-C ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEM-RIGID MESH TUBE, AND CHECK VALVE, RAIN BRD BUBBLER 1402 2.5 GPM/2 PER TREE

RCV LEGEND

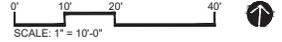


MWEO STATEMENT OF COMPLIANCE

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

GENERAL IRRIGATION NOTES:

1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH PER CODE.
2. RECYCLED WATER IRRIGATION EQUIPMENT SHALL BE INSTALLED WHERE APPLICABLE.



- REFER TO SHEET L-1.1 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEETS L-8.1 THRU L-8.2 FOR IRRIGATION DETAILS.

Copyright 2021, under license to the user. The design of any system contained herein is the property of the user. All rights reserved. No part of this document may be reproduced without the written consent of the user.



CONSULTANT

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING 12.17.2021
DEPARTMENT SUBMITTAL

REVISIONS

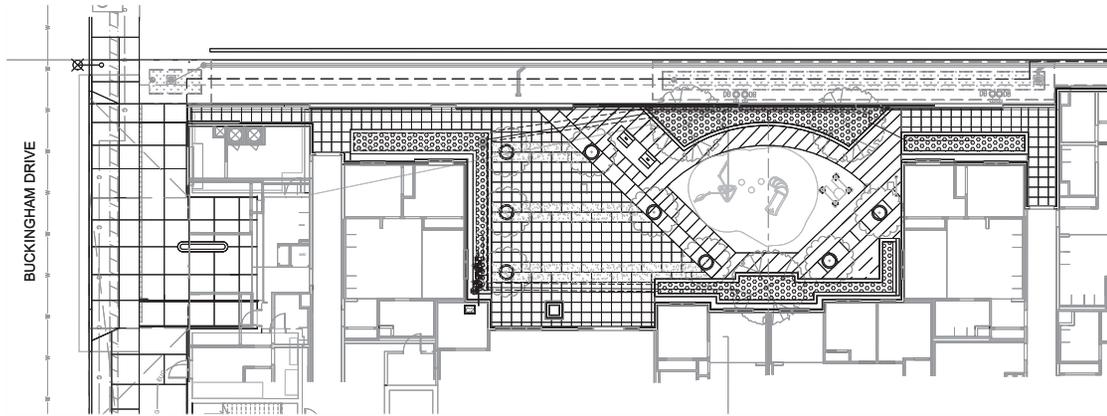


JOB NO. 1648.001 VTA NO. 04721
DRAWN EG
CHECK MC

SHRUB & TREE IRRIGATION PLAN 2F

SHEET

L-5.3

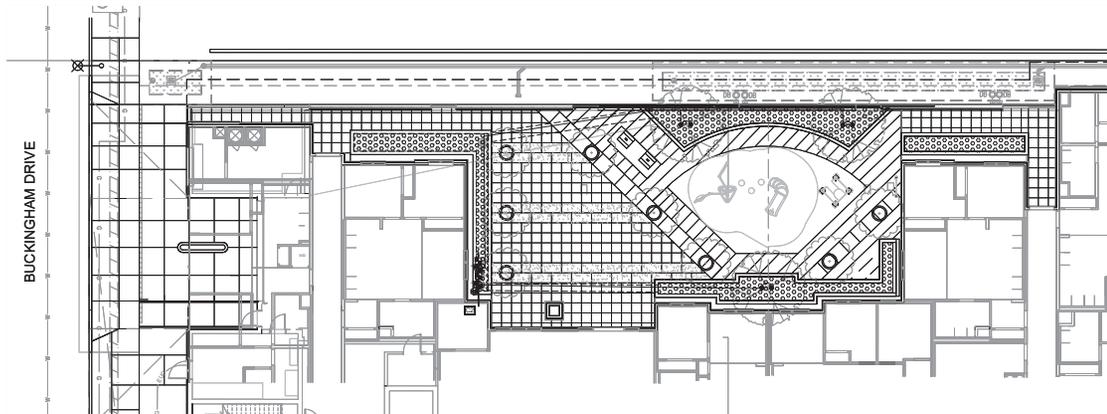


SHRUB IRRIGATION - 2ND FLOOR

IRRIGATION EQUIPMENT LEGEND	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD ASVF ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER, 3/4", 1" AVAILABLE.
	1" HOSE END GARDEN VALVE
	HUNTER IC-2400 MODULAR CONTROLLER WITH WIRELESS SOLAR SYNC MODULE, 24 STATIONS.
	IRRIGATION LATERAL LINE, PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE, PVC SCHEDULE 40
	PIPS SLEEVE, PVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.

TREE BUBBLER LEGEND	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD RWS-B-C ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE, RAIN BIRD BUBBLER 1402 0.5 GPM/2 PER TREE

DRIP IRRIGATION LEGEND	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD KACZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" ANTI-SIPHON VALVE FILTER, 7" RVF FILTER, AND 40PSI PRESSURE REGULATOR, FOR ABOVE GRADE INSTALLATION, 3 GPM-15 GPM.
	AREA TO RECEIVE DRIP BUBBLERS RAIN BIRD PCT BUBBLER, LOW FLOW PRESSURE COMPENSATING MODULES, OFFERED IN 8 GPH AND 10 GPH FLOWS, LIGHT BROWN = 8 GPH AND GREEN = 10 GPH. Bubbler Notes: PCT-08 bubbler (1 assigned to each 1 gal plant) PCT-10 bubbler (1 assigned to each 5 gal & 15 gal plant)
	AREA TO RECEIVE DRIP EMITTERS OLSON EH-12 VERSACLEAR 12 OUTLET EMITTER HEAD W/ 1704 (1 PROVIDE) PRESSURE COMPENSATING EMITTER VALVES, PROVIDE EMITTER OUTLETS AS FOLLOWS: EMITTERS (2 ASSIGNED TO EACH 5 GAL PLANT) EMITTERS (1 ASSIGNED TO EACH 1 GAL PLANT)



TREE IRRIGATION PLAN - 2ND FLOOR

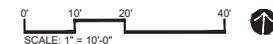
RCV LEGEND		
CONTROLLER DESIGNATION	VALVE #	GALLONS PER MINUTE QUANTITY
	XX	GPM
	TYPE	
	VALVE SIZE	SYSTEM DESCRIPTION

GENERAL IRRIGATION NOTES:

1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH PER CODE.
2. RECYCLED WATER IRRIGATION EQUIPMENT SHALL BE INSTALLED WHERE APPLICABLE.

MWELo STATEMENT OF COMPLIANCE
"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

THIS PROJECT'S IRRIGATION SYSTEM HAS BEEN DESIGNED TO BE RETROFITTED TO USE RECYCLED WATER WHEN IT BECOMES AVAILABLE.

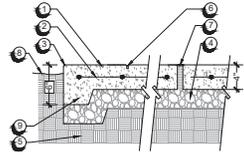


- REFER TO SHEET L-1.1 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEETS L-10.1 THRU L-10.2 FOR IRRIGATION DETAILS.



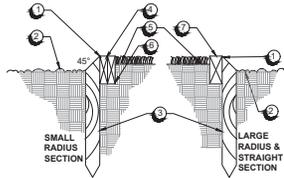
CONSULTANT

- 1 CONCRETE PAVING, SEE CONSTRUCTION PLAN, SHEET L-2.0, FOR COLOR AND FINISH.
- 2 REINFORCING PER SOIL'S REPORT RECOMMENDATION.
- 3 1/2" TOOLED RADIUS.
- 4 CLASS II AGGREGATE BASE, COMPACTION, & THICKNESS PER SOIL'S REPORT RECOMMENDATION.
- 5 COMPACTED SUBGRADE OR ENGINEERED FILL.
- 6 14" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS).
- 7 3/8" WIDE FIBER FILLED EXPANSION JOINT @ 20' O.C. MAX W/ POLYSULFIDE SEALANT; SEALANT COLOR TO MATCH ADJACENT PAVING.
- 8 FINISH GRADE, 2" BELOW TOP OF PAVING FOR PLANTING AREA AND 1" BELOW TOP OF PAVING FOR TURF.
- 9 THICKENED EDGE AT PLANTING AREA WHERE REQUIRED.



A CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

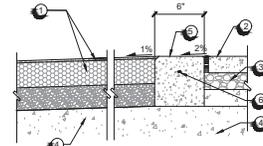
- 1 SET HEADER 2" ABOVE GRADE AT SHRUBS AND 1" AT TURF.
- 2 FINISH GRADE AT SHRUB / GROUND COVER AREA, 2" BELOW TOP OF STAKE.
- 3 18" PRE-DRILLED STAKE @ 3' O.C. MIN.
- 4 DOUBLE 1X BEND-A-BOARD AT RADIUS SECTIONS LESS THAN 3' ONLY, LEAVE 1/2" GAP IN SLIP JOINTS & END OF RUNS. (AVAILABLE FROM EPIC PLASTICS) SCREW TO STAKES W/ (2) #10 X 3" GALV. DECK SCREWS.
- 5 FINISH GRADE AT TURF AREAS, 1" BELOW TOP OF STAKE.
- 6 7 GAUGE HAIRPIN (AVAILABLE FROM EPIC PLASTICS) AT SLIP JOINTS.
- 7 2X BEND-A-BOARD AT RADIIUSES LARGER THAN 3' AND STRAIGHT SECTIONS ONLY, PROVIDE 4" LAP JOINTS @ CONTINUOUS JOINTS.



EPIC PLASTICS
104 E. TURNER RD. LODI, CA. 95240
(209) 333-6161

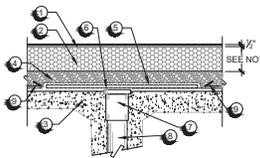
B PLASTIC HEADERBOARD
SCALE: 1-1/2" = 1'-0"

- 1 POURED IN PLACE RUBBER SURFACE.
- 2 ADJACENT CONC. PAVING REFER TO DETAIL A, THIS SHEET.
- 3 GRAVEL DRAIN ROCK PER ARCHITECT
- 4 PODIUM DECK PER ARCHITECT
- 5 POURED-IN-PLACE CONCRETE CURB.
- 6 12" LONG #3 BAR @ 32" O.C.



NOTES:
1. PROVIDE DEEP SCORELINES @ 10' O.C. AND FULL DEPTH EXPANSION JOINT @ 20' O.C.

C PAVING TO POURED IN PLACE TRANSITION
SCALE: 1" = 1'-0"



- 1 POURED IN PLACE RUBBER TOP SURFACE, SEE CONSTRUCTION CALLOUT PLAN FOR COLOR SPECIFICATION.
- 2 POURED IN PLACE SHREDED SBR RUBBER CUSHION LAYER.
- 3 PODIUM DECK PER ARCHITECT
- 4 GRAVEL BASE ROCK PER ARCHITECT
- 5 40 OZ. WOVEN FILTER FABRIC, COVER ENTIRE SUBGRADE AND DRAIN MAT. AVAIL. FROM FABRISCAPE INC. (800) 992-0550 OR EQUAL.
- 6 3' X 3' SUB SURFACE ENKA DRAIN MATERIAL OR EQUAL, OVER DRAIN INLET.
- 7 DRAIN CONNECTION PER ARCHITECT
- 8 CONNECTION TO STORM DRAIN LINE PER CIVIL ENGINEER
- 9 SLOPE TO DRAIN, PER STRUCTURAL ENGINEER

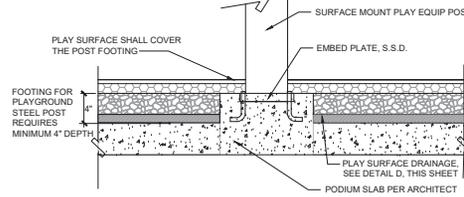
NOTES

1. DEPTH OF CUSHION LAYER SHALL BE DETERMINED BY MANUFACTURER IN ACCORDANCE WITH ALL SAFETY REGULATIONS. SEE TABLE

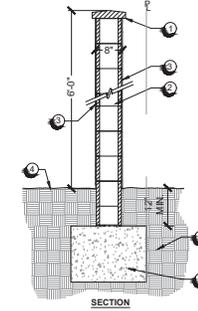
2. INSTALLED SURFACING SHALL PROVIDE IMPACT ATTENUATION FOR THE SPECIFIED PLAY EQUIPMENT WITH CONFIRMED FALL HEIGHT. CONTRACTOR SHALL PROVIDE SURFACE MANUFACTURERS CERTIFICATION THAT PROPOSED SURFACING DEPTH MEETS THIS CRITERIA.

ASTM 1292 FALL HEIGHT REQUIREMENTS	
CRITICAL FALL HEIGHT OF EQUIPMENT	TOTAL SYSTEM DEPTH
UP TO 4' C/FH	1.75'
UP TO 5' C/FH	2.25'
UP TO 6' C/FH	2.75'

D PLAY SURFACE
SCALE: 1" = 1'-0"



E FOOTING FOR PLAY EQUIPMENT POST
SCALE: 1" = 1'-0"



- 1 BASALITE BEVELED WALL CAP
- 2 BASALITE PROTO WALL SYSTEM, 8 X 8 X 16 CMU, GROUT SOLID ALL CELLS.
- 3 BASALITE SMOOTH FINISH, GROUND FACE CONCRETE MASONRY UNIT.
- 4 FINISH GRADE.
- 5 COMPACTED SUBGRADE PER GEOTECH REPORT.
- 6 CONCRETE FOOTING PER STRUCTURAL ENGINEER.

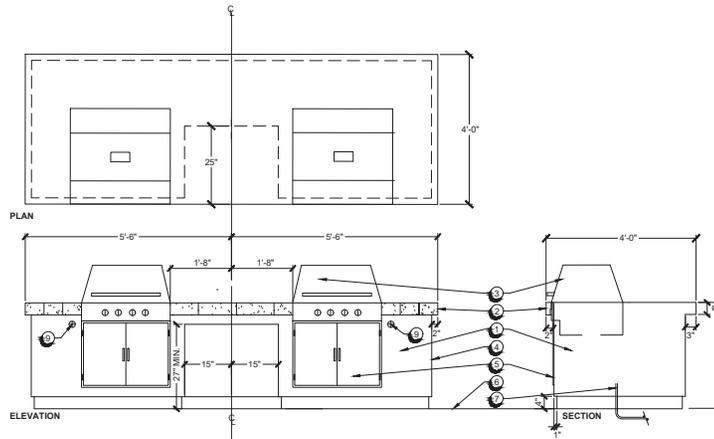
NOTES:
A. REFER TO CALLOUT SCHEDULE ON SHEET L-3.1 FOR ALL MATERIALS, COLORS, TYPES, FINISHES, AND ADDITIONAL INFORMATION.
B. ATTACH GAP WITH TYPE S MORTAR PER MANUFACTURER'S SPECIFICATIONS.
C. APPLY ANTI-GRAFFITI COATING TO WALL.

F BLOCK WALL
SCALE: 3/4" = 1'-0"



- 1 AMERISTAR AEGIS II EXTREME MAJESTIC PRE-FAB STYLE TO BE 2-RAIL, 8" PANELS AND POST ARE GALV. STEEL WITH "PERMACOAT" FINISH. COLOR TO BE SLATE GRAY TO MATCH ARCHITECTURE.
- 2 SURFACE MOUNT TO WALL PER MANUFACTURER SPECIFICATIONS

G 42" HIGH GUARDRAIL - AMERISTAR
NOT TO SCALE



- 1 STUCCO FINISH-COLOR TO MATCH ADJACENT ARCHITECTURE. COLOR TO BE SHERWIN WILLIAMS GRAY CLOUDS.
- 2 DECKTON PORCELAIN COUNTER. COLOR TO BE:XX
- 3 32" STAINLESS STEEL ELECTRIC BARBEQUE UNIT
- 4 UNIT PER COLUMN CONCEPTS. (707)747-0400
- 5 STAINLESS STEEL DOOR
- 6 FINISH SURFACE.
- 7 ELECTRICAL LINE FOR EACH BBQ BY OTHERS.
- 8 ADA ACCESSIBLE VOID BELOW COUNTER TOP WITH WALL AT REAR OF BBQ UNIT.
- 9 90 MINUTE TIMER SWITCH, 1 AT EACH BBQ.

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

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

REVISIONS



JOB NO. 1648.001 VTA NO. 04721
DRAWN EG
CHECK MC

CONSTRUCTION DETAILS

SHEET

L-6.1



CONSULTANT

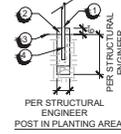
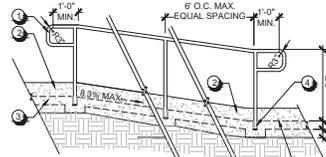


TOURNESOL SITEWORKS
URBAN COLLECTION PLANTER
COLOR: ROYALTY BLUE
FINISH: SMOOTH

36" TOP X 28.5" BOTTOM X 34" TALL
USC-3600 GFRC URBAN ROUND PLANTER
WITH MATCHING IRRIGATION INSERT

A POT IMAGERY
SCALE: NTS

- 1 1-1/2" O.D. STEEL RAIL AND POSTS. COLOR SHALL BE POWDER-COAT BLACK.
- 2 RAISED CURB PER CIVIL ENGINEER'S PLANS.
- 3 RAMP SURFACE, SLOPE, AND FINISH GRADE PER CIVIL ENGINEER'S PLANS.
- 4 3"x12" CAN FORM FOUR ROCK SOLID.



NOTE:
WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION SHALL BE TURNED 90° TO THE RUN OF THE RAMP.
- METAL SHALL BE FILLET WELD AND GROUND SMOOTH.

C HANDRAIL & RAMP
NOT TO SCALE

The Meridian - Santa Clara
SITE PLAN

ADA ACCESSIBILITY GUIDELINE - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE GROUND	TYPES
0	0/0	0	10/0 1/0

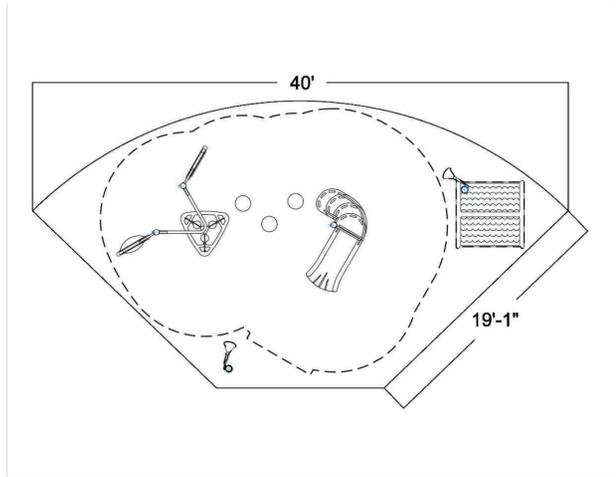
RH5 FOR KIDS AGES 5-12

GENERAL NOTES:

The Preliminary Site Plan is based on measurements that were provided in the initial planning phase. All dimensions must be verified prior to the submission of a purchase order. Playcraft Systems will not be held responsible for any discrepancies between actual dimensions and dimensions submitted in the planning phase.

The Minimum Use Zone for a play structure is based on the product design as the basis of proposal. Components and structure designs may be subject to change which may affect dimensions. Therefore, before preparing the site, we strongly recommend obtaining final drawings from the factory (available after the order is placed and included in the Assembly Manual).

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC Handbook for Public Playground Safety, Section 4: Surfacing.



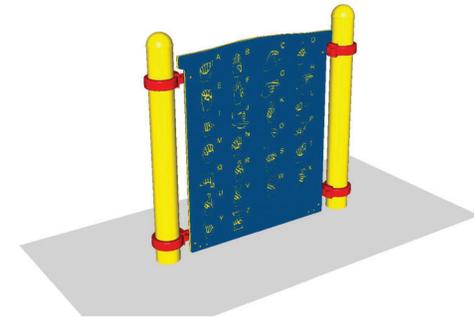
PROJECT#: PPT21
DATE: 7/28/2021

MIN. USE ZONE: 32' x 20'

PLAYCRAFT REP:
Park Planet

B PLAY STRUCTURE
AVAILABLE FROM: PARK PLANET
SCALE: NTS

Sign Language Panel
sw view



STRUCTURE#: R5
PROJECT#: PPT21SD4AA
DATE: 10/1/2021

R5 FOR KIDS AGES 5-12



THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING DEPARTMENT SUBMITTAL 12.17.2021

REVISIONS

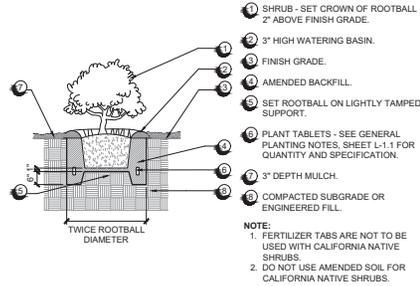


JOB NO. 1648.001 VTA NO. 04721
DRAWN: EG
CHECK: MC

CONSTRUCTION DETAILS

SHEET

L-6.2

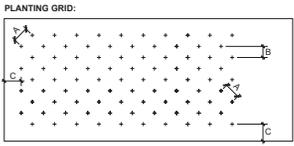


A SHRUB PLANTING
N.T.S.

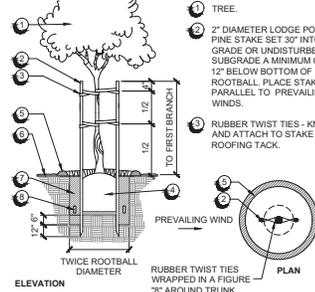
PLANT SPACING SCHEDULE:

A = TRIANGULAR SPACING	B = ROW SPACING	C = PERIMETER SET-BACK
6"	10 1/2'-2"	4'
12"	16'-2"	10'
18"	21'-2"	16'
24"	27'-2"	22'
30"	33'-2"	28'
36"	39'-2"	34'
42"	45'-2"	40'
48"	51'-2"	46'

0.866 X A



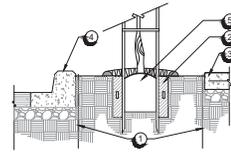
B GROUND COVER SPACING CHART
N.T.S.



C TREE STAKING
N.T.S.

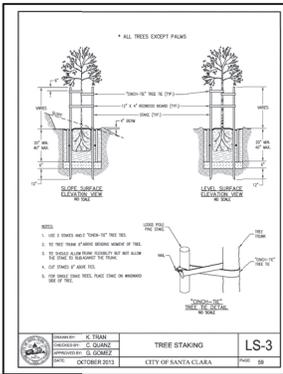
- NOTE:**
- SCARIFY SIDES OF PLANTING PIT.
 - FERTILIZED TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE PLANTS.
 - DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE TREES.
 - SET CROWN OF ROOTBALL 1" ABOVE GRADE.

- ALL TREES PLANTED WITHIN TREE SETBACKS OUTLINED ON THE TREE PLAN, SHEET L-2.1, SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIER PARALLEL TO ALL PAVING AND/OR UTILITIES (24" DEPTH X 10' EACH SIDE, MIN.) MANUF. DEEP ROOT OR EQUAL. SET ROOT BARRIER 1' ABOVE FINISH GRADE.
- AMENDED BACKFILL.
- CONCRETE PAVING. SEE DETAIL A, SHEET L-8.1
- CONCRETE CURB AND GUTTER PER CIVIL ENGINEER.
- TREE ROOTBALL. SEE DETAIL A, THIS SHEET FOR TREE PLANTING INFORMATION.

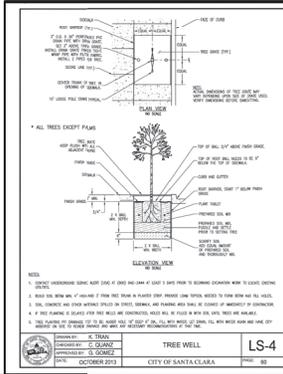


D ROOT BARRIER
N.T.S.

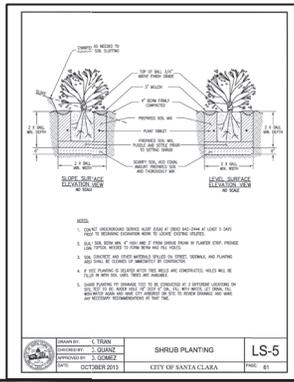
NOTE:
1. REFER TO THE TREE PLAN, SHEET L-2.1 FOR TREE PLACEMENT AND SETBACKS.



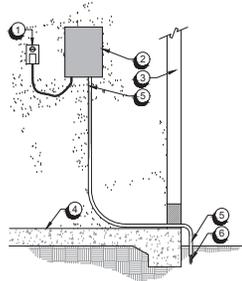
E TREE STAKING
LS-3



F TREE WELL
LS-4



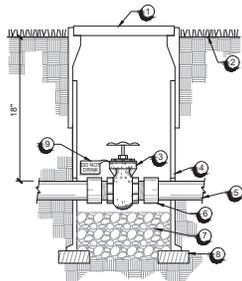
G SHRUB PLANTING
LS-5



- 1 115 V PLUG INTO GFI HOUSE OUTLET.
- 2 IRRIGATION CONTROLLER PER LEGEND.
- 3 WALL.
- 4 FLOOR.
- 5 PVC SWEEP ELL.
- 6 U.F. DIRECT BURIAL WIRES (TO REMOVE CONTROL VALVE).

NOTE:
ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES

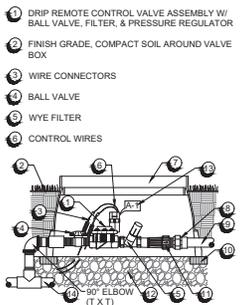
A INDOOR IRRIGATION CONTROLLER
N.T.S.



- 1 VALVE BOX W/ LOCKING COVER AND "G" BURNED INTO LID (MIN. 2" HIGH).
- 2 FINISH GRADE
- 3 GATE VALVE. SEE LEGEND FOR TYPE.
- 4 VALVE BOX EXTENSION, LENGTH AS REQUIRED.
- 5 PVC MAINLINE
- 6 LINE SIZE THREADED PVC MALE ADAPTER.
- 7 PEA GRAVEL
- 8 BRICK SUPPORTS
- 9 RECLAIMED WATER TAG. SEE NOTE.

NOTE:
1. UTILIZE PURPLE IDENTIFICATION FOR RECLAIMED LINES.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREAS AND SET FLUSH WITH FINISH GRADE IN TURF AREAS.

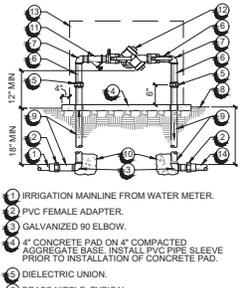
D GATE VALVE 2.5" OR LESS
N.T.S.



- 1 DRIP REMOTE CONTROL VALVE ASSEMBLY W/ BALL VALVE, FILTER, & PRESSURE REGULATOR INTO LID (MIN. 2" HIGH)
- 2 FINISH GRADE, COMPACT SOIL AROUND VALVE BOX
- 3 WIRE CONNECTORS
- 4 BALL VALVE
- 5 WYE FILTER
- 6 CONTROL WIRES
- 7 AMETEK PLASTIC VALVE BOX W/ GREEN LOCKING COVER OR EQUAL AND "RCV" BURNED INTO LID (MIN. 2" HIGH)
- 8 PVC UNION
- 9 PVC LATERAL PIPE (DEPTH PER SPECIFICATION)
- 10 BRICK SUPPORTS
- 11 PRESSURE REGULATOR
- 12 3/4" DRAIN ROCK
- 13 CHRISTY I.D. TAG, NUMBERED TO MATCH PLANS
- 14 PVC MAINLINE

NOTE:
1. ALL WIRE SHALL BE INSTALLED PER LOCAL CODES
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (10 WRAPS AROUND 1/2" DIA. PIPE)
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.

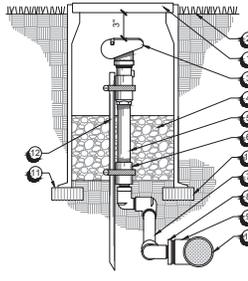
G DRIP REMOTE CONTROL VALVE
N.T.S.



- 7 BRASS 90° ELBOW, TYPICAL.
- 8 FINISH GRADE.
- 9 GALVANIZED NIPPLES, WRAP UNDERGROUND PIPE WITH (2) WRAPS PIPE TAPE.
- 10 CONCRETE THRUST BLOCK ON 2 1/2" PIPE SIZE OR LARGER. SIZE OF THRUST BLOCK AS SPECIFIED BY PIPE MFR.
- 11 BRONZE WYE STRAINER, LINE SIZE.
- 12 REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES, INSTALL PER LOCAL CODE & PREFER APPROVED LIST OF DEVICES.
- 13 BACKFLOW PREVENTER ENCLOSURE BY LEMEUR MANUFACTURING OR APPROVED EQ.
- 14 PVC MAINLINE SUPPLY TO VALVES.

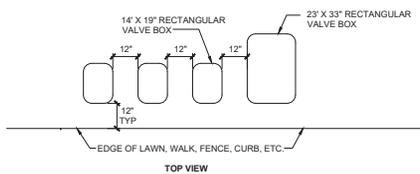
NOTE:
1. LEMEUR ENCLOSURE UNIT SHALL BE HINGED; PROVIDE ADEQUATE SIZE AS REQUIRED TO HINGE OVER BACKFLOW UNIT CAST SUPPORT HARDWARE INTO CONCRETE SLAB.
2. PROVIDE INSULATED BLANKET, POLAR BLANKET OR EQ.
3. INSTALLATION SHALL BE APPROVED & DEVICE SHALL BE TESTED BY AN AWWA CERTIFIED BACKFLOW TESTER.

B REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.



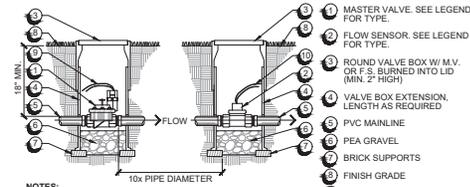
- 1 10" MINIMUM ROUND PLASTIC VALVE BOX W/ LOCKING COVER AND "QC" BURNED INTO LID (MIN. 2" HIGH)
- 2 FINISH GRADE
- 3 QUICK COUPLER W/ RUBBER COVER
- 4 PEA GRAVEL (HOLD ROCK ABOVE SWING JOINT)
- 5 PVC SCH. 80 RISER; LENGTH AS REQ'D.
- 6 PVC SCH. 40 COUPLING (TT).
- 7 PRE-MANUFACTURED PVC DOUBLE SWING JOINT ASSEMBLY.
- 8 PVC SCH. 40 REDUCER BUSHING.
- 9 PVC SCH. 40 SST TEE.
- 10 PVC MAINLINE.
- 11 BRICK SUPPORTS.
- 12 GALVANIZED REBAR STAKE W/ TWO STAINLESS STEEL CLAMPS.

E STAKED QUICK COUPLER
SCALE: N.T.S.



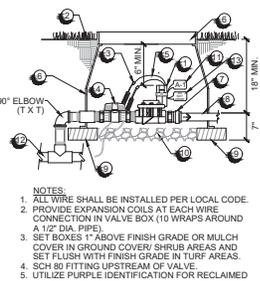
NOTE:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/ SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

H VALVE BOX INSTALLATION
SCALE: 1/4" = 1'-0"



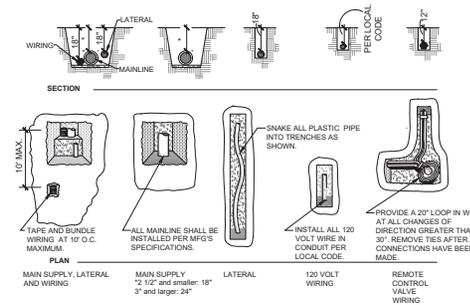
NOTE:
1. ALL WIRES SHALL BE INSTALLED PER LOCAL CODE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WRAPS AROUND AT 1/2" DIA. PIPE).
4. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREAS AND SET FLUSH WITH FINISH GRADE IN TURF AREAS.
5. UTILIZE PURPLE IDENTIFICATION FOR RECLAIMED LINES.

C MASTER VALVE W/ FLOW SENSOR
SCALE: N.T.S.



NOTE:
1. ALL WIRE SHALL BE INSTALLED PER LOCAL CODE.
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WRAPS AROUND 1/2" DIA. PIPE).
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREAS AND SET FLUSH WITH FINISH GRADE IN TURF AREAS.
4. SCH 80 FITTING UPSTREAM OF VALVE.
5. UTILIZE PURPLE IDENTIFICATION FOR RECLAIMED LINES.

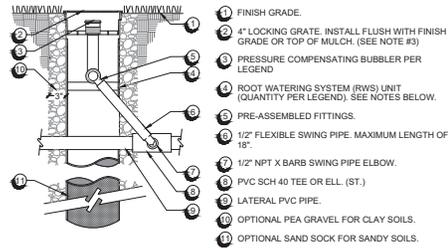
F REMOTE CONTROL VALVE W/ BALL VALVE
N.T.S.



I PIPE & WIRE TRENCHING DETAIL
SCALE: N.T.S.

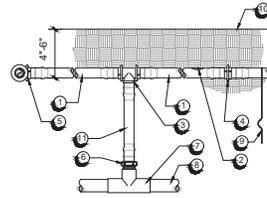


CONSULTANT



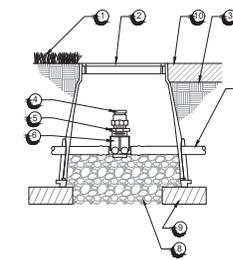
- NOTES:**
1. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL.
 2. RWS INCLUDES FACTORY ASSEMBLED RISER, BUBBLER, GRATE, SWING ASSEMBLY, CANISTER & FITTINGS.
 3. FOR RECLAIMED WATER APPLICATION, INSTALL PURPLE GRATE.

A TREE BUBBLER - ROOT WATERING SYSTEM (RWS) N.T.S.



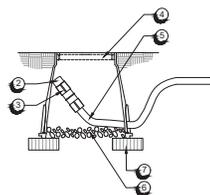
- NOTES:**
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. SAVE YOUR HANDS, USE THE RAIN BIRD FITTINGS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

B SUB-SURFACE DRIP RISER ASSEMBLY SCALE: NTS



- 1 FINISH GRADE AT TURF CONDITIONS
- 2 10" ROUND BOX.
- 3 FINISH GRADE AT SHRUB PLANTING
- 4 1/2" AIR VACUUM RELIEF VALVE. TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE.
- 5 1/2" X 3/4" PVC REDUCER BUSHING.
- 6 BARB X FEMALE ADAPTER TEE
- 7 DRILINE TUBING. SEE LEGEND FOR TYPE.
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL.
- 9 BRICK SUPPORT (TYP-3)
- 10 TOP OF MULCH

C SUB-SURFACE DRIP AIR RELIEF VALVE N.T.S.

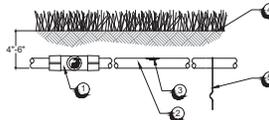


- NOTE:**
1. ALLOW A MINIMUM OF 6-INCHES OF DRILINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

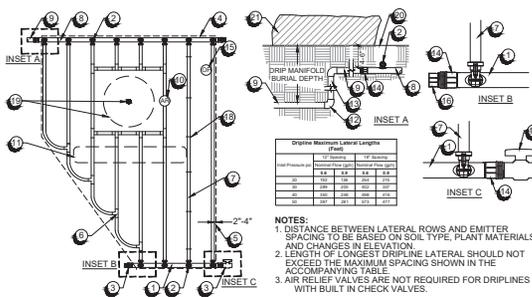
D SUB-SURFACE DRIP FLUSH VALVE SCALE: NTS

- 1 COMPRESSION TEE
- 2 SUB-SURFACE DRILINE. SEE LEGEND FOR TYPE & SPACING.
- 3 INLINE DRIP EMITTER. SEE LEGEND FOR TYPE & SPACING.
- 4 FINISH GRADE OR SHRUB BED WITH MULCH
- 5 GALVANIZED TIE-DOWN STAKE

- NOTE:**
1. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



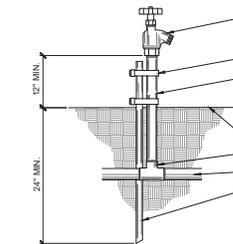
E SUB-SURFACE DRILINE N.T.S.



- NOTES:**
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 2. LENGTH OF LONGER DRILINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVES ARE NOT REQUIRED FOR DRILINES WITH BUILT IN CHECK VALVES.

- 1 PRE-FABRICATED FLEXIBLE DRILINE FLUSH HEADER WITH PRE-INSTALLED SWIVEL BARB FITTINGS.
- 2 SWIVEL BARB FITTING.
- 3 FLUSH POINT WITH PVC CAP. SEE DETAIL E, THIS SHEET.
- 4 PERIMETER OF AREA.
- 5 PERIMETER DRILINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA.
- 6 BARB X BARB INSERT TEE (TYPICAL).
- 7 DRILINE (TYPICAL). SEE IRRIGATION LEGEND FOR TYPE.
- 8 PRE-FABRICATED FLEXIBLE DRILINE SUPPLY HEADER WITH PRE-INSTALLED SWIVEL BARB FITTINGS.
- 9 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND).
- 10 1/2" AIR RELIEF VALVE. SEE DETAIL D, THIS SHEET. SEE NOTE #3.
- 11 TOTAL LENGTH OF SELECTED DRILINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE.
- 12 PVC SCH 40 ELL (TYPICAL).
- 13 PVC SCH 40 RISER PIPE.
- 14 PVC SCH 40 TWIST LOCK FITTING ADAPTER.
- 15 OPERATION INDICATOR. INSTALL NEAR FLUSH VALVE.
- 16 PVC SCH 40 TWIST LOCK FITTING & CAP.
- 17 PVC SCH 40 BALL VALVE.
- 18 GALVANIZED TIE-DOWN STAKES.
- 19 TREE TRUNK & WATERING BASIN. DRILINE SHALL NOT BE PLACED WITHIN WATERING BASIN.
- 20 FINISH GRADE.
- 21 3" DEPTH DECORATIVE BARK MULCH

F SUB-SURFACE DRILINE (IRREGULAR SHAPED LAYOUT W/ FLEXIBLE QF PRE-FABRICATED DRILINE HEADER) N.T.S.



- 1 HOSE BIB.
- 2 HEAVY DUTY GALVANIZED STEEL PUNCHLOCK FASTENER, TWO (2) REQUIRED.
- 3 SCH. 80 THREADED NIPPLE. LENGTH AS REQUIRED.
- 4 FINISH GRADE.
- 5 PVC TEE OR ELL.
- 6 PVC MAINLINE.
- 7 #4 X 3/8" GALVANIZED REBAR STAKE.

G STAKED HOSE BIB N.T.S.

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING 12.17.2021
DEPARTMENT SUBMITTAL

REVISIONS



SEAL / SIGNATURE

JOB NO. 1648.001 VTA NO. 04721

DRAWN EG

CHECK MC

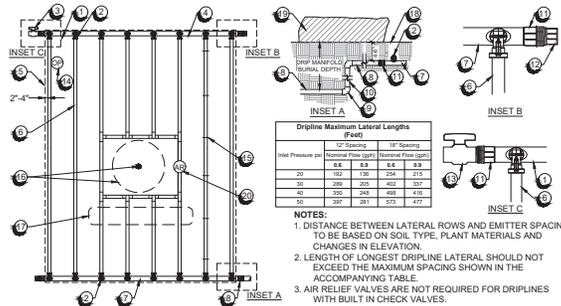
IRRIGATION
DETAILS

SHEET

L-8.2

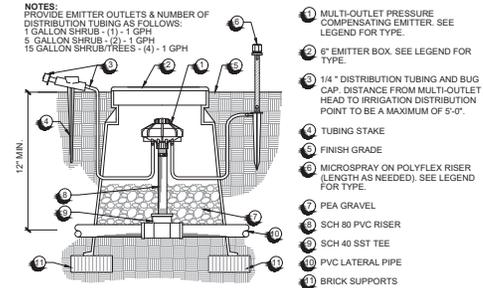


CONSULTANT



A SUB-SURFACE DRIPLINE (END FEED LAYOUT W/ FLEXIBLE QF PRE-FABRICATED DRIPLINE HEADER) N.T.S.

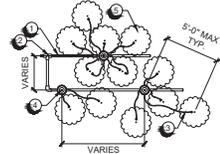
- 1 PRE-FABRICATED FLEXIBLE DRIPLINE FLUSH HEADER WITH PRE-INSTALLED SWIVEL BARB FITTINGS.
- 2 SWIVEL BARB FITTING.
- 3 FLUSH POINT WITH PVC CAP, SEE DETAIL E, SHEET L-10.2.
- 4 PERIMETER OF AREA.
- 5 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA.
- 6 DRIPLINE (TYPICAL). SEE IRRIGATION LEGEND FOR TYPE.
- 7 PRE-FABRICATED FLEXIBLE DRIPLINE SUPPLY HEADER WITH PRE-INSTALLED SWIVEL BARB FITTINGS.
- 8 PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND).
- 9 PVC SCH 40 ELL (TYPICAL).
- 10 PVC SCH 40 RISER PIPE.
- 11 PVC SCH 40 TWIST LOCK FITTING ADAPTER.
- 12 PVC SCH 40 TWIST LOCK FITTING & CAP.
- 13 PVC SCH 40 BALL VALVE.
- 14 OPERATION INDICATOR. SEE DETAIL X, SHEET L-X-X. INSTALL NEAR FLUSH VALVE.
- 15 GALVANIZED TIE-DOWN STAKES.
- 16 TREE TRUNK & WATERING BASIN DRIPLINE SHALL NOT BE PLACED WITHIN WATERING BASIN.
- 17 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE.
- 18 FINISH GRADE.
- 19 3" DEPTH DECORATIVE BARK MULCH.
- 20 1/2" AIR RELIEF VALVE, SEE DETAIL D, SHEET L-10.2. SEE NOTE #3.



B MULTI-OUTLET EMITTER N.T.S.

- 1 MULTI-OUTLET PRESSURE COMPENSATING EMITTER. SEE LEGEND FOR TYPE.
- 2 6" EMITTER BOX. SEE LEGEND FOR TYPE.
- 3 1/4" DISTRIBUTION TUBING AND BUG CAP. DISTANCE FROM MULTI-OUTLET HEAD TO IRRIGATION DISTRIBUTION POINT TO BE A MAXIMUM OF 5'-0".
- 4 TUBING STAKE
- 5 FINISH GRADE
- 6 MICROSPRAY ON POLYFLEX RISER (LENGTH AS NEEDED). SEE LEGEND FOR TYPE.
- 7 PEA GRAVEL
- 8 SCH 80 PVC RISER
- 9 SCH 40 SST TEE
- 10 PVC LATERAL PIPE
- 11 BRICK SUPPORTS

- 1 PVC LATERAL PIPE
- 2 PVC TEE OR ELL
- 3 DISTRIBUTION TUBING W/ BUG CAP. SEE NOTE #2.
- 4 MULTI-OUTLET EMITTER IN VALVE BOX PER DETAIL B, THIS SHEET. SEE TYPE PER LEGEND.
- 5 SHRUB PLANTING



- NOTES:**
- PROVIDE EMITTER OUTLETS & NUMBER OF DISTRIBUTION TUBING AS FOLLOWS:
1 GALLON SHRUB - (1) - 1 GPH
5 GALLON SHRUB - (2) - 1 GPH
15 GALLON SHRUB/TREES - (4) - 1 GPH
 - DISTANCE FROM MULTI-OUTLET HEAD TO IRRIGATION DISTRIBUTION POINT TO BE A MAX. OF 5'-0".
 - LAYOUT OF LATERAL PIPE AND MULTI-OUTLET MANIFOLD VARIES PER SHRUB LOCATIONS AND DENSITY. CONTRACTOR TO VERIFY QUANTITIES AND DETERMINE FINAL LOCATIONS.

C MULTI-OUTLET EMITTER LAYOUT N.T.S.

D WATER USE CALCULATIONS SCALE: N.T.S.

THE MERIDIAN
3941 STEVENS CREEK
SANTA CLARA, CA

THIRD PLANNING 12.17.2021
DEPARTMENT SUBMITTAL

REVISIONS



SEAL / SIGNATURE
JOB NO. 1648.001 VTA NO. 04721
DRAWN EG
CHECK MC

IRRIGATION
DETAILS

SHEET

L-8.3