

CHINA DELIGHT RETAIL

4565 STEVENS CREEK BLVD, SANTA CLARA, CA 95051

A DEVELOPMENT FOR SAM AND LISA WONG



VIEW FROM STEVENS CREEK BLVD AND WOODHAMS ROAD INTERSECTION

PLANNING SET: PLN2020-14755
FOURTH ROUND PLAN CHECK COMMENTS
09/10/21

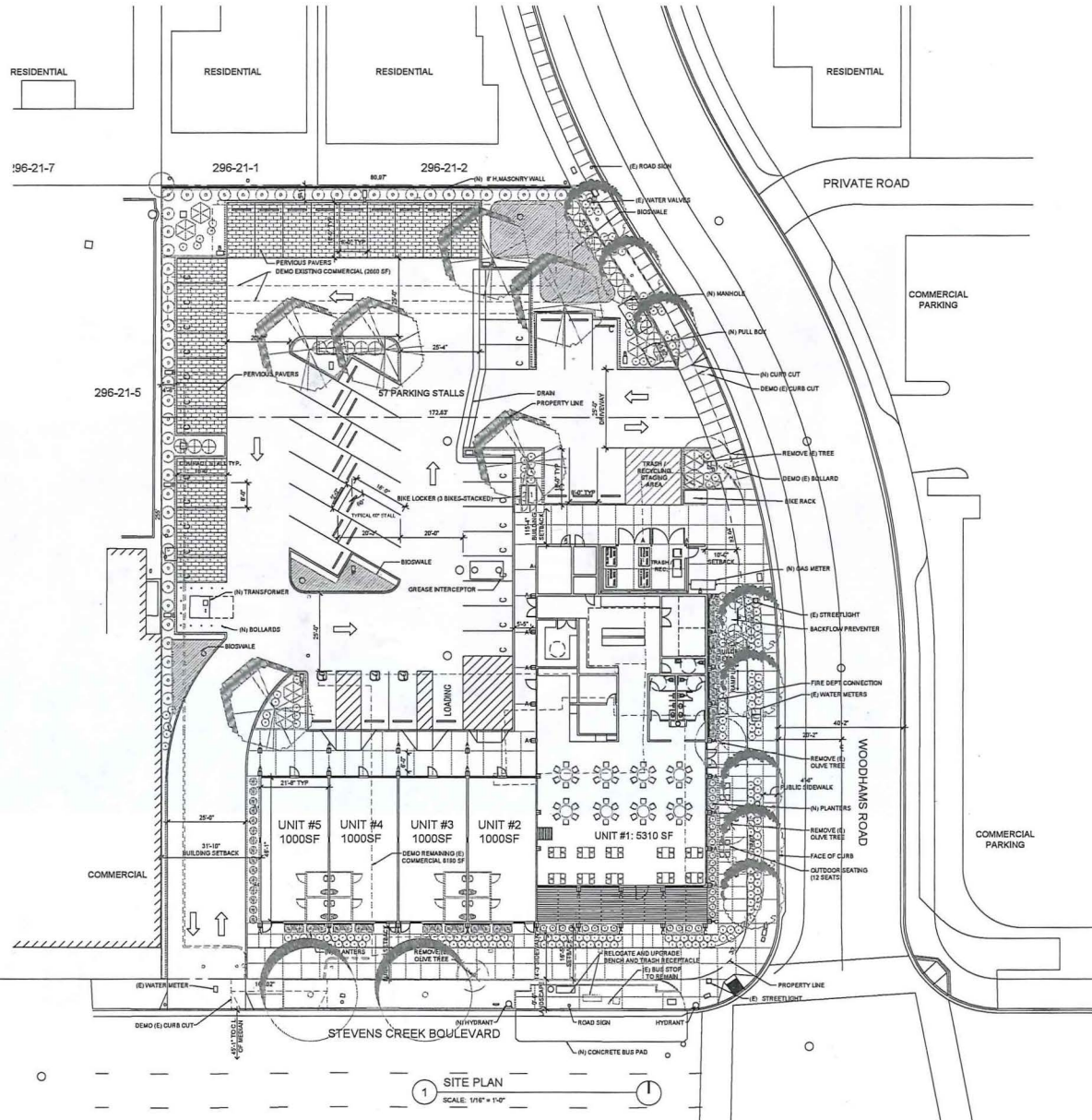
Bega pole light Type C



Bega pole light (Type B)



Bega wall luminaire (Type A)



SHEET NOTES

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY RETAIL SPACES
INCLUDING A NEW RESTAURANT, "CHINA DELIGHT".
NO BELOW GRADE CONSTRUCTION.

ADN

296-21-28, 296-21-30.

SITE AREA

0.261 ACRES PLUS 0.769 ACRES = 1.029 ACRES (44,823 SF)

AREAS

NEW BUILDING FOOTPRINT = 8,745 SF
PERCENTAGE OF LOT COVERAGE = 22%

NET AREA:

RESTAURANT (UNIT#1) = 5,310 SF
RESTAURANT PATIO = 430 SF
UNITS #2 THRU #5 (4 X 1000SF) = 4,000 SF
TOTAL PROPOSED NEW RETAIL SPACE = 9,740 SF

BUILDING HEIGHT

TOP OF PARAPET: 21'4"
PARAPET HEIGHT SCREENING ROOFTOP EQUIP: 2'

RESTAURANT SEATING

• 88 SEATS INSIDE
• 12 SEATS EXTERIOR (WOODHAMS RD SIDEWALK)

PARKING

• 1 PARKING STALL REQUIRED PER 200SF OF RETAIL
• 1 PARKING STALL PER 3 RESTAURANT SEATS

RETAIL

RESTAURANT = 4,000/200 = 20 STALLS
54 STALLS TOTAL REQUIRED
54 STALLS TOTAL PROVIDED
(26 COMPACT, 28 STANDARD, INCL. 3 ADA + 1 LOADING STALL)

EXISTING USE

1. DEMO FOUNDATIONS OF PREVIOUS RESTAURANT
(BURNED DOWN JULY 2016, APPROX 6000SF)
2. DEMO EXISTING 2400 SF COMMERCIAL BUILDING

PROPOSED OCCUPANCY TYPE

A2 ASSEMBLY - RESTAURANT
B BUSINESS - 24 RETAIL UNITS

PROPOSED CONSTRUCTION TYPE

TYPE IIA, PROTECTED STEEL COLUMN WITH PROTECTED OPEN WEB
STEEL JOISTS

EVGA ACCESS

EMERGENCY VEHICLE ACCESS VIA STREET OR ORWAYWAY TO BE
WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING

VICINITY MAP



CITY STAMP



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CHINA DELIGHT RETAIL
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4555 STEVENS CREEK, SANTA CLARA, CA 95051

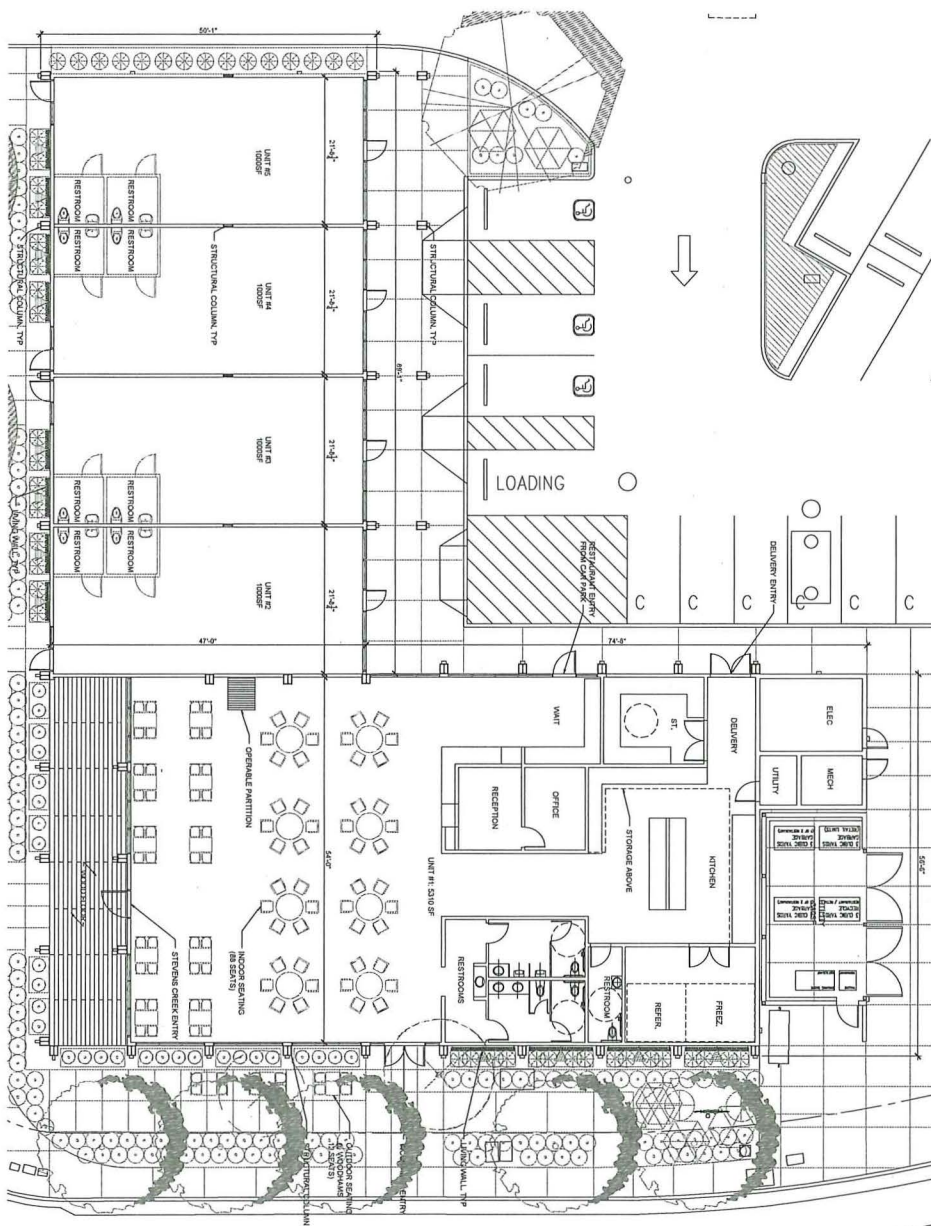
REVISIONS
1ST ROUND PLAN CHECK 4/27/21
2ND ROUND PLAN CHECK 6/2/21
3RD ROUND PLAN CHECK 8/10/21

SITE PLAN

Issued: 12.17.20

Job: SCB01

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12.17.20

106: 02/08/21

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FLOOR PLAN

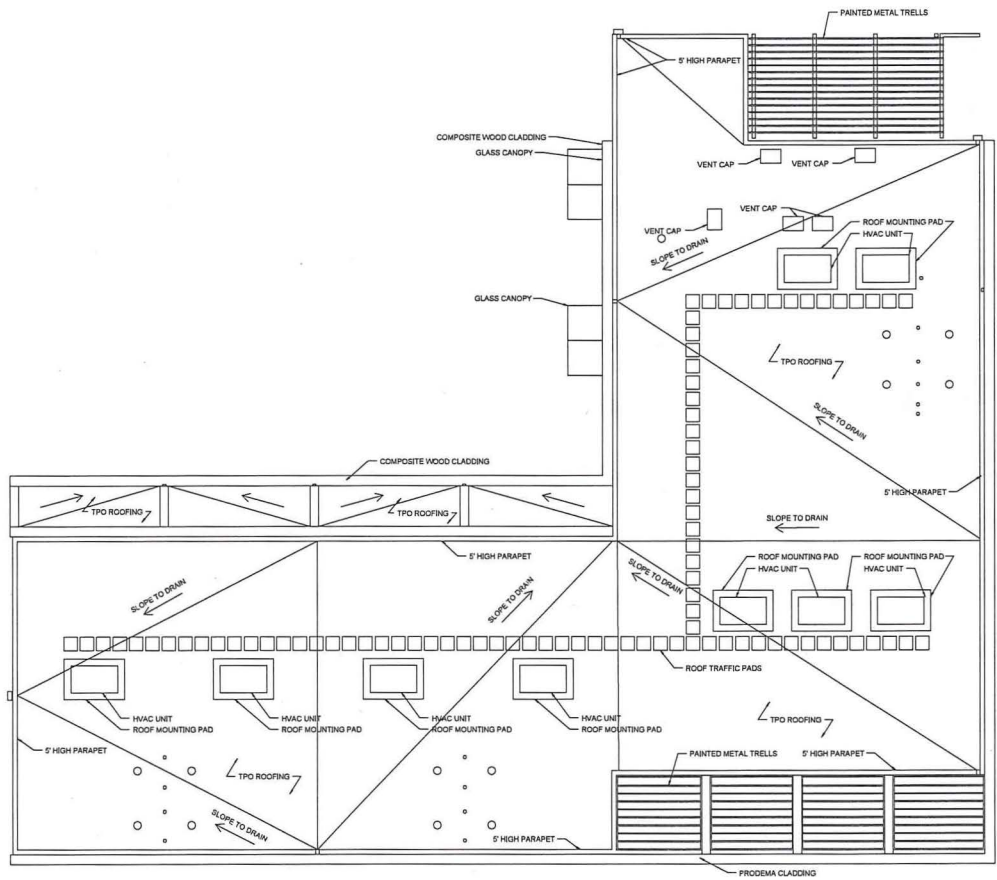
CHINA DELIGHT RETAIL

A PROJECT FOR SAM AND LISA WONG
4565 STEVENS CREEK, SANTA CLARA, CA 95051

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SHEET NOTES



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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These drawings, specifications, and schedules are prepared by AWA and are intended to be used as a guide only. They are not intended to be used as a basis for construction. The contractor is responsible for obtaining all necessary permits and for verifying the accuracy of all information. The contractor is also responsible for obtaining all necessary approvals from the local authorities. The contractor is also responsible for obtaining all necessary approvals from the local authorities. The contractor is also responsible for obtaining all necessary approvals from the local authorities.



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4555 STEVENS CREEK, SANTA CLARA, CA 95051

REVISIONS
1ST ROUND PLAN CHECK 4/27/21
2ND ROUND PLAN CHECK 6/21/21
3RD ROUND PLAN CHECK 8/10/21

ROOF PLAN

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Job: SCB01

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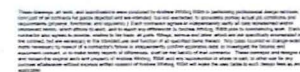
REVISIONS
151 ROUND PL
CHECK 42721

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VIEW FROM INTERSECTION



VIEW FROM STEVENS CREEK BLVD



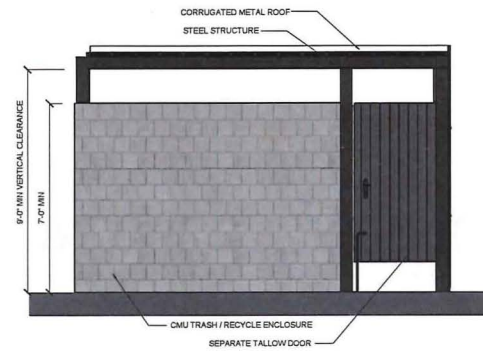
VIEW FROM CAR PARK



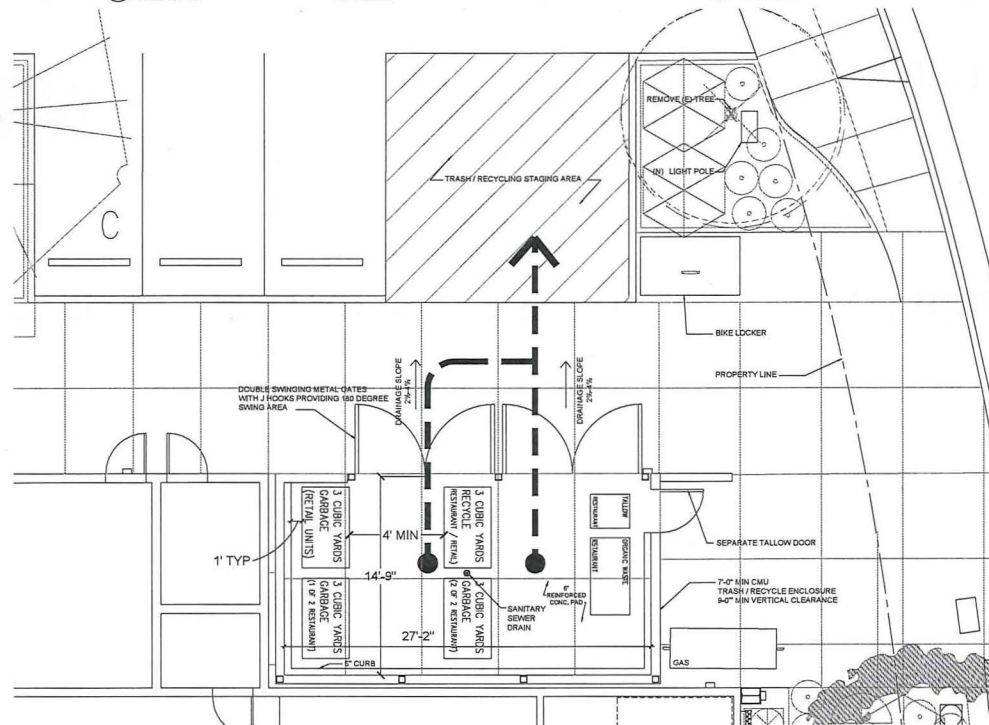
VIEW FROM WOODHAM'S ROAD

SHEET NOTES

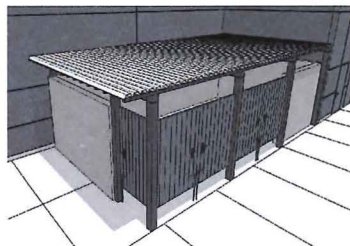




2 EAST ELEVATION TRASH ENCLOSURE
SCALE: 1/2" = 1'-0" WEST SIMILAR



1 ENLARGED TRASH ENCLOSURE 1
SCALE: 1/4" = 1'-0"



4 3D RENDER
SCALE: NTS

TRASH / RECYCLING PICK-UP DESCRIPTION

SIDE LOAD TRUCK PICK-UP FROM WOODHAMS ROAD DRIVEWAY
ALL CONTAINERS WHEELED OUT BY SITE STAFF, TWICE A WEEK
TO TRASH PICK-UP SCHEDULED FOR TWO TIMES PER WEEK

TRASH / RECYCLING COLLECTION CONTAINER

REQUIREMENTS FOR RESTAURANT GARAGE:

- 1 RECYCLING REQUIRED (3 CUBIC YARDS PER 200SQF PER WEEK)
- RESTAURANT SIZE: 510SQF
- 5 CUBIC YARDS REQUIRED (15 CUBIC YARDS BI-WEEKLY)
- 6 CUBIC YARDS PROVIDED (3 CONTAINERS)

REQUIREMENTS FOR RETAIL GARAGE:

- 1 RECYCLING REQUIRED PER 8000SQF
- RETAIL SIZE: 10000' X 4 + 4000SF
- 5 CUBIC YARDS REQUIRED (15 CUBIC YARDS BI-WEEKLY)
- 3 CUBIC YARDS PROVIDED (1 CONTAINER)

REQUIREMENTS FOR RESTAURANT / RETAIL / RECYCLING:

- 2.5 CUBIC YARDS (96 GALLONS X 5) REQUIRED FOR ALL BUSINESSES
- 3 CUBIC YARDS PROVIDED FOR ALL BUSINESSES

ADDITIONAL:

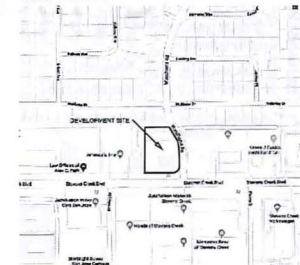
- 3 CUBIC YARDS OF ORGANIC WASTE AND SEPARATE TALLOW COLLECTION CONTAINERS PROVIDED



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△	REVISIONS
△	1ST ROUND PLAN CHECK 4/27/21
△	2ND ROUND PLAN CHECK 5/21/21
△	3RD ROUND PLAN CHECK 9/10/21



TRASH / RECYCLE
PICK-UP DIAGRAM

Issued: 12.17.20

Job: SCB01

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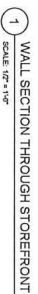
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ANDREW WHITING ARCHITECTURE

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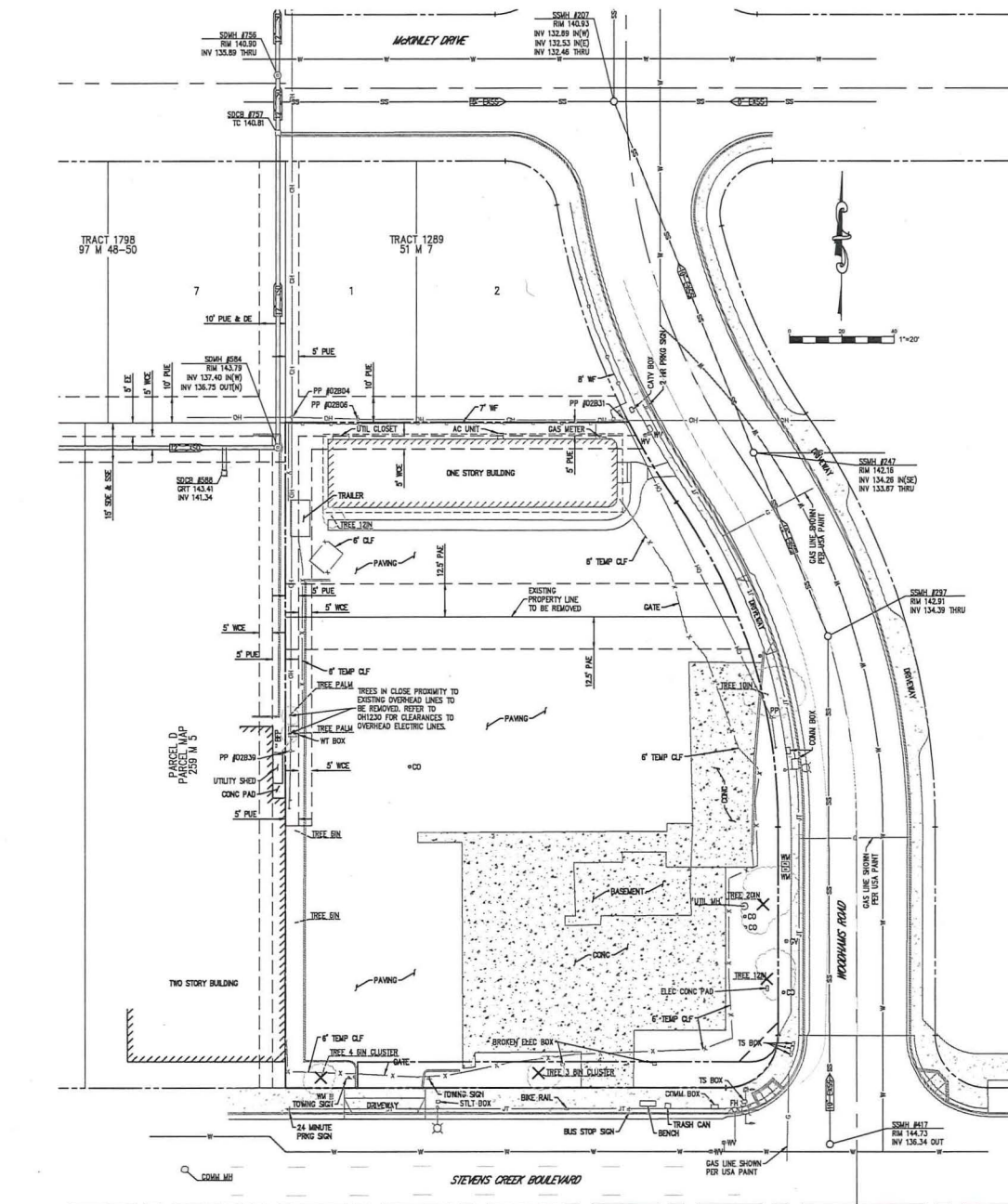
WALL SECTIONS

Job: SC801
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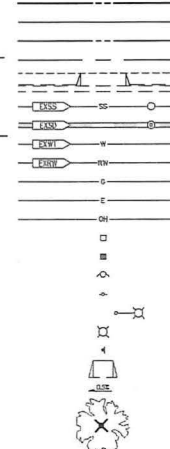


CITY STAMP

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LEGEND



ABBREVIATIONS

BOUNDARY	AP	ANGLE POINT
PROPERTY LINE	AC	ASPHALT CONCRETE
RIGHT OF WAY	APN	ASSESSORS PARCEL NUMBER
CENTER LINE	BR	BACK OF ROAD
CURB, CUTTER, SIDEWALK & DRIVEWAY	BFP	BACK FLOW PREVENTOR
SANITARY SEWER PIPE & MANHOLE	BLL	BELL
STORM DRAIN PIPE & MANHOLE	BLOG	BUILDING
WATER MAIN	CB	CATCH BASIN
RECYCLED WATER MAIN	CC	CURB CUT/THRU CURB DRAIN
GAS LINE	CL	CENTERLINE
ELECTRIC LINE	CLF	CHAIN LINE FENCE
OVERHEAD LINE	CO	CLEANOUT
CURB INLET	CONC	CONCRETE
FIELD INLET	COR	CORNER
FIRE HYDRANT	D/W	DRIVEWAY
POWER POLE	EP	EDGE OF PAVEMENT
ELECTRODE	ELEC	ELECTRICAL
MISSION BELL ELECTRODE	ELECT	ELECTRODE
SIGN	ENCL	ENCLOSURE
ACCESS RAMP	ENCR	ENCROACHING
DIRECTION OF FLOW & GRADIENT	EX	EXISTING
EXISTING TREE TO BE REMOVED	FS	FACE OF CURB
	FEN	FENCE
	FL	FLOWLINE
	FDC	FIRE DEPARTMENT CONNECTION
	FI	FIRE HYDRANT
	GV	GAS VALVE
	GRT	GRATE
	H/C	HANDICAP
	INV	INVERT
	LT	LATERAL
	WH	WATER MAIN
	M	MANHOLE
	MON	MONUMENT
	OR	OFFICIAL RECORDS
	PAC	PUBLIC ACCESS EASEMENT
	PG	PAGE
	PV	POST INDICATOR VALVE
	PP	POWER POLE
	PSMAH	PRIVATE SEWER MANHOLE
	PSSCO	PRIVATE SEWER CLEANOUT
	PSSMH	PRIVATE SEWER MANHOLE
	PL	PROPERTY LINE
	PUE	PUBLIC UTILITY EASEMENT
	R/W	RIGHT OF WAY
	SAN	SANITARY
	SS	SANITARY SEWER
	STD	STANDARD
	STM	STORM
	SD	STORM DRAIN
	STB	STREET LIGHT BOX
	TD	TOP OF CURB
	TO	TO
	VLT	VALVE
	WAT	WATER
	WB	WATER BOX
	WCE	WIRE CLEARANCE EASEMENT
	WM	WATER METER
	WV	WATER VALVE
	WD	WOOD

Civil Engineers - Planners - Surveyors
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REVISIONS

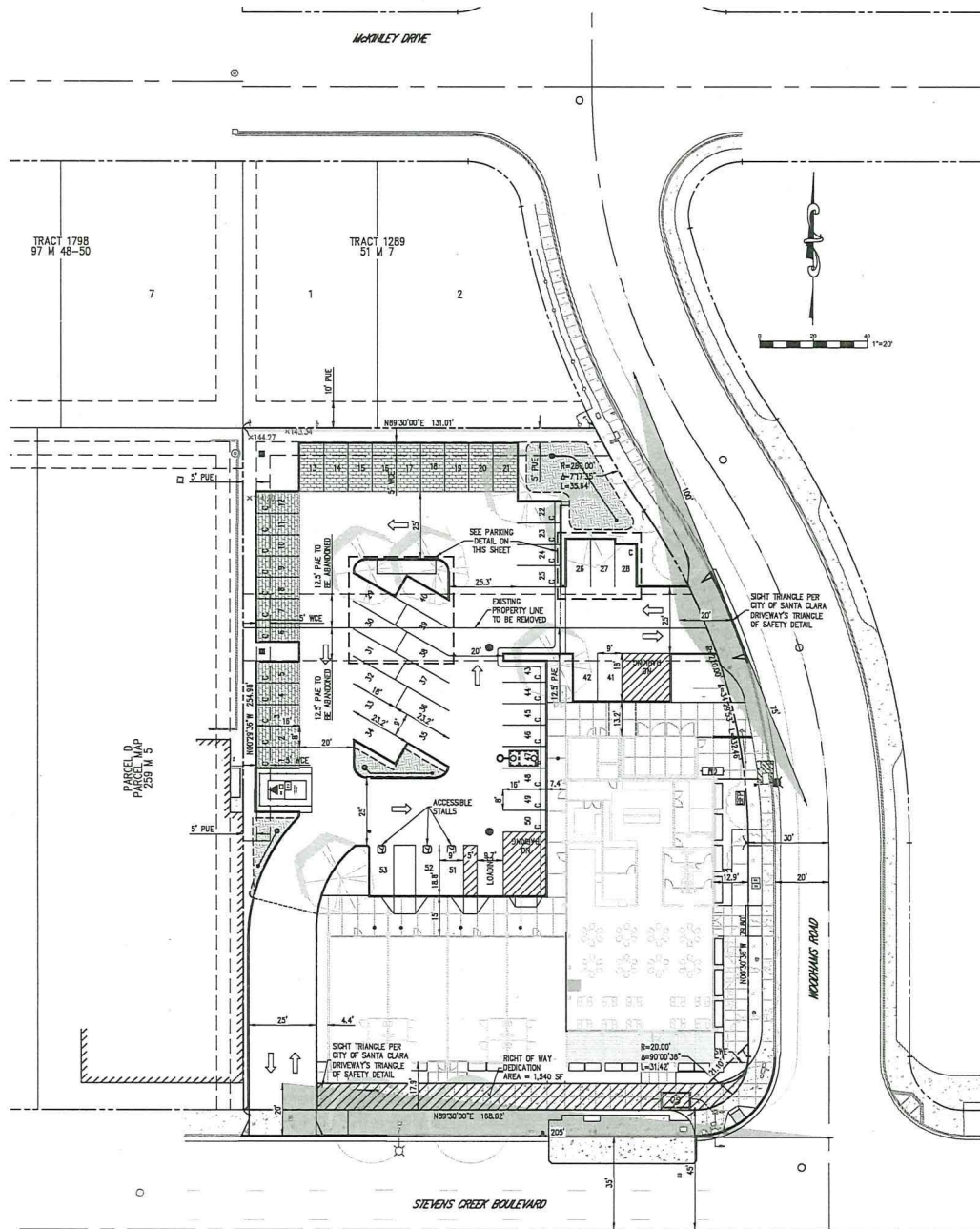
EXISTING CONDITION PLAN

ISSUANCE: 6/21/2021

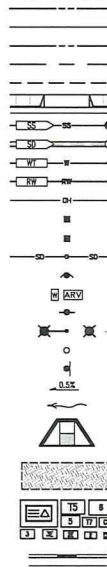
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TO BE CONSTRUCTED



LEGEND

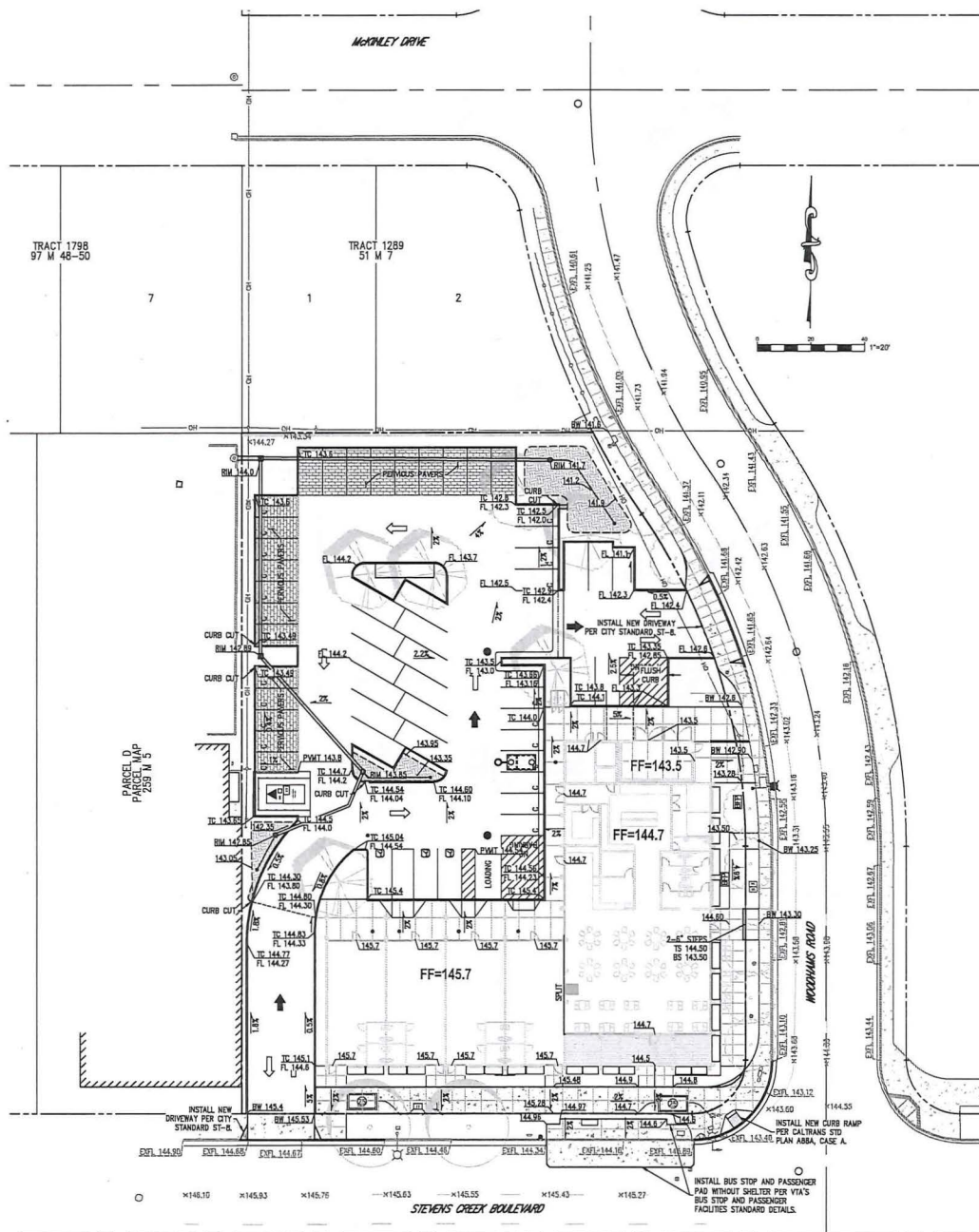
EXISTING



DESCRIPTION

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- EASEMENT LINE
- CURB, GUTTER, SIDEWALK & DRIVEWAY
- SANITARY SEWER PIPE & MANHOLE
- STORM DRAIN PIPE & MANHOLE
- WATER MAIN & VALVE
- RECYCLED WATER MAIN & VALVE
- OVERHEAD LINE
- CURB INLET
- FIELD INLET
- AREA DRAIN PIPE & AREA DRAIN
- FIRE HYDRANT
- WATER METER & AIR RELEASE VALVE
- POWER POLE
- ELECTROLIER
- SURVEY MONUMENT
- SIGN
- DIRECTION OF FLOW & GRADIENT
- DIRECTION OF FLOW
- CURB RAMP
- STORMWATER TREATMENT PLANTER
- UTILITY BOXES & VAULTS
- CURB TRANSITION





TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		SANITARY SEWER PIPE & MANHOLE
		STORM DRAIN PIPE & MANHOLE
		WATER MAIN & VALVE
		RECYCLED WATER MAIN & VALVE
		OVERHEAD LINE
		CURB INLET
		FIELD INLET
		AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
		WATER METER & AIR RELEASE VALVE
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
		DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		CURB RAMP
		STORMWATER TREATMENT PLANTER
		UTILITY BOXES & VAULTS
		CURB TRANSITION

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Civil
Engineering
Associates

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REVISIONS

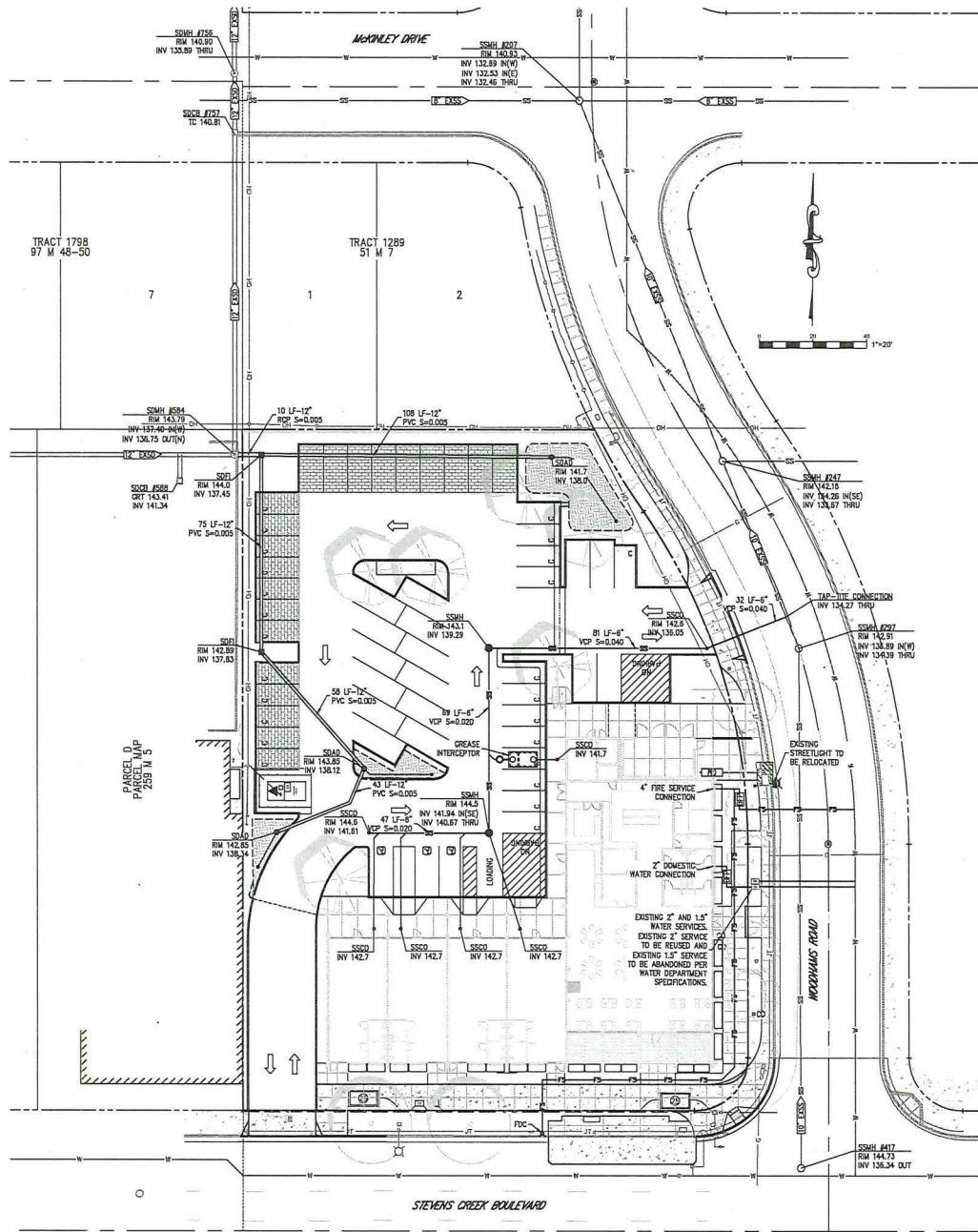
GRADING AND DRAINAGE PLAN

Issued: 6/21/2021

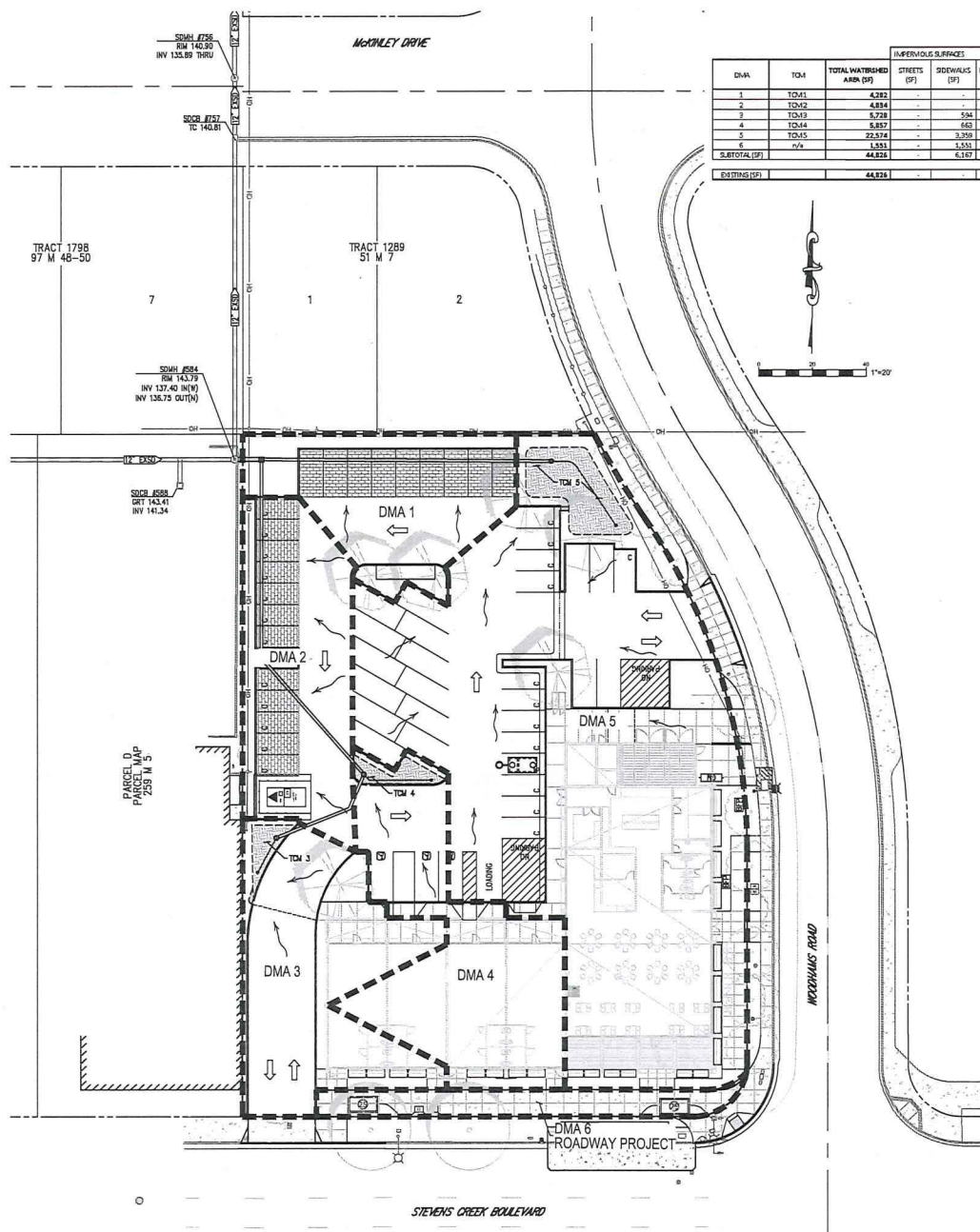
Job: 20-141

Sheet

C3



TO BE CONSTRUCTED	LEGEND	DESCRIPTION
	EXISTING	BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		SANITARY SEWER PIPE & MANHOLE
		STORM DRAIN PIPE & MANHOLE
		WATER MAIN & VALVE
		RECYCLED WATER MAIN & VALVE
		OVERHEAD LINE
		CURB INLET
		FIELD INLET
		AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
		WATER METER & AIR RELEASE VALVE
		POWER POLE
		ELECTRODER
		SURVEY MONUMENT
		SIGN
		DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		CURB RAMP
		STORMWATER TREATMENT PLANTER
		UTILITY BOXES & VAULTS
		CURB TRANSITION



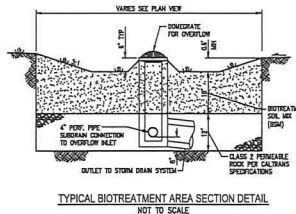
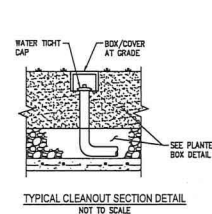
STORMWATER TREATMENT SUMMARY TABLE																				
DMA	TOM	TOTAL WATERSHED AREA (SF)	IMPERVIOUS SURFACES				PERVIOUS SURFACES				TREATMENT MEASURES									
			STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	DRIVEWAYS / HARDSCAPE (SF)	BLUINGHS (SF)	STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROPOSED TREATMENT	REQUIRED TREATMENT	PONDING EXIST.	IMPERVIOUS TO PERVIOUS RATIO	COLLECTION METHOD	TREATMENT METHOD		
1	TOM1	4,382	-	-	1,504	-	-	1,584	-	-	1,458	1,520	2,778	n/a	n/a	n/a	0.543	23.8M	SELF-RESTORE	
2	TOM2	4,894	-	-	2,570	-	-	2,570	-	-	1,535	729	2,284	n/a	n/a	n/a	1.143	21.8M	SELF-RESTORE	
3	TOM3	5,728	-	-	864	-	-	1,105	4,984	-	-	1,377	1,497	187	174	6"	4%	20.8M	SELF-RESTORE	
4	TOM4	5,857	-	-	663	-	-	3,072	5,378	-	-	679	679	250	297	6"	7.633	4M	ELECTROSTATIC	
5	TOM5	22,574	-	-	3,359	9,865	-	5,956	18,269	-	-	3,284	3,284	850	771	6"	5.855	4M	SELF-RESTORE	
6	N/A	1,831	-	-	1,351	-	-	1,351	-	-	-	-	-	n/a	n/a	n/a	n/a	n/a	SELF-RESTORE	
SUBTOTAL (SF)		44,826	-	-	6,187	25,184	-	10,133	34,454	-	-	2,993	7,399	1,092	1,132	1,152				
EXISTING (SF)		44,826	-	-	10,134	-	-	10,761	38,845	-	-	-	5,661	5,881						

SITE INFORMATION AND NOTES

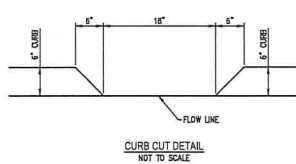
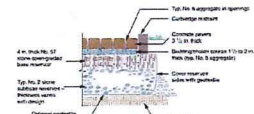
- PROPERTY INFORMATION
4565 STEVENS CREEK BOULEVARD
SANTA CLARA, CALIFORNIA
- APN NUMBERS: 298-21-029, 030
- PROPOSED SITE AREA = 1,029 AC
- THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TOTAL AREA AS SHOWN ON THE HWP APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM HWP REQUIREMENTS.
- RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY.

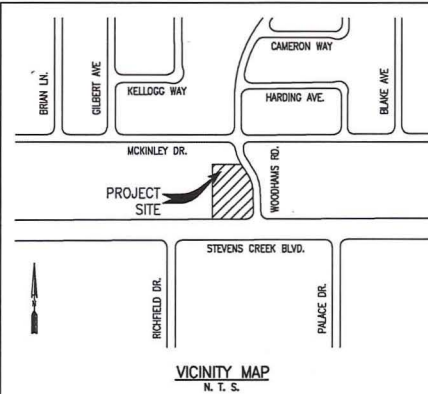
LEGEND

- BIOTREATMENT AREAS
- PERVIOUS PAVERS
- WATERSHED BOUNDARY



NOTE:
BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.c.(1)(b)(v)





WORK RESPONSIBILITY JOINT TRENCH

TRENCHING	EXCAVATE & BACKFILL	CGSP ELECTRIC	CGSP GAS	CGSP CATV	CONTRACTOR
GAS MATERIAL	SUPPLY & INSTALL	○	○	○	○
ELECTRIC CONDUIT	SUPPLY & INSTALL	○	○	○	○
ELECTRIC BOXES	SUPPLY & INSTALL	○	○	○	○
ELECTRIC PADS	SUPPLY & INSTALL	○	○	○	○
ELECTRIC TRANSFORMERS	SUPPLY & INSTALL	○	○	○	○
ELECTRIC INTERFACES	SUPPLY & INSTALL	○	○	○	○
SVP ELECTRIC SWITCHES	SUPPLY & INSTALL	○	○	○	○
TELEPHONE CONDUIT	SUPPLY & INSTALL	○	○	○	○
TELEPHONE CABLE	SUPPLY & INSTALL	○	○	○	○
TELEPHONE SPLICING BOXES	SUPPLY & INSTALL	○	○	○	○
CATV CONDUIT	SUPPLY & INSTALL	○	○	○	○
CATV SPLICING BOXES	SUPPLY & INSTALL	○	○	○	○
CLEC FIBER CONDUIT - ACCEPTED	SUPPLY & INSTALL	○	○	○	○
CLEC FIBER SPLICING BOXES - ACCEPTED	SUPPLY & INSTALL	○	○	○	○

- WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
- ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
- NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

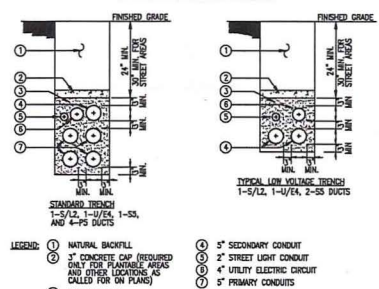
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

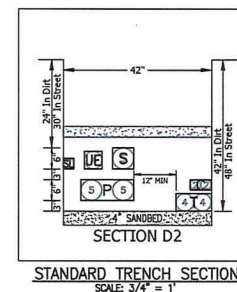
	RECEIVED	APPROVED
Civil IMPROVEMENT PLANS/GRADING PLANS	09-07-2021	PRELIMINARY
ARCHITECTURAL, ELECTRONIC FILE	09-07-2021	PRELIMINARY
APPLICANT DESIGN (GAS)		
SVP DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	09-07-2021	PRELIMINARY
LIGHT LOCATIONS		

RADIUS DESIGN is not responsible for any
subsequent changes or performance.
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY
AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND DEPTH OF UTILITIES
PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY
LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING
IN ACCORDANCE WITH ARTICLE 5 OF THE CAL/OSHA CONSTRUCTION SAFETY
ORDERS.

SVP TRENCH SECTIONS



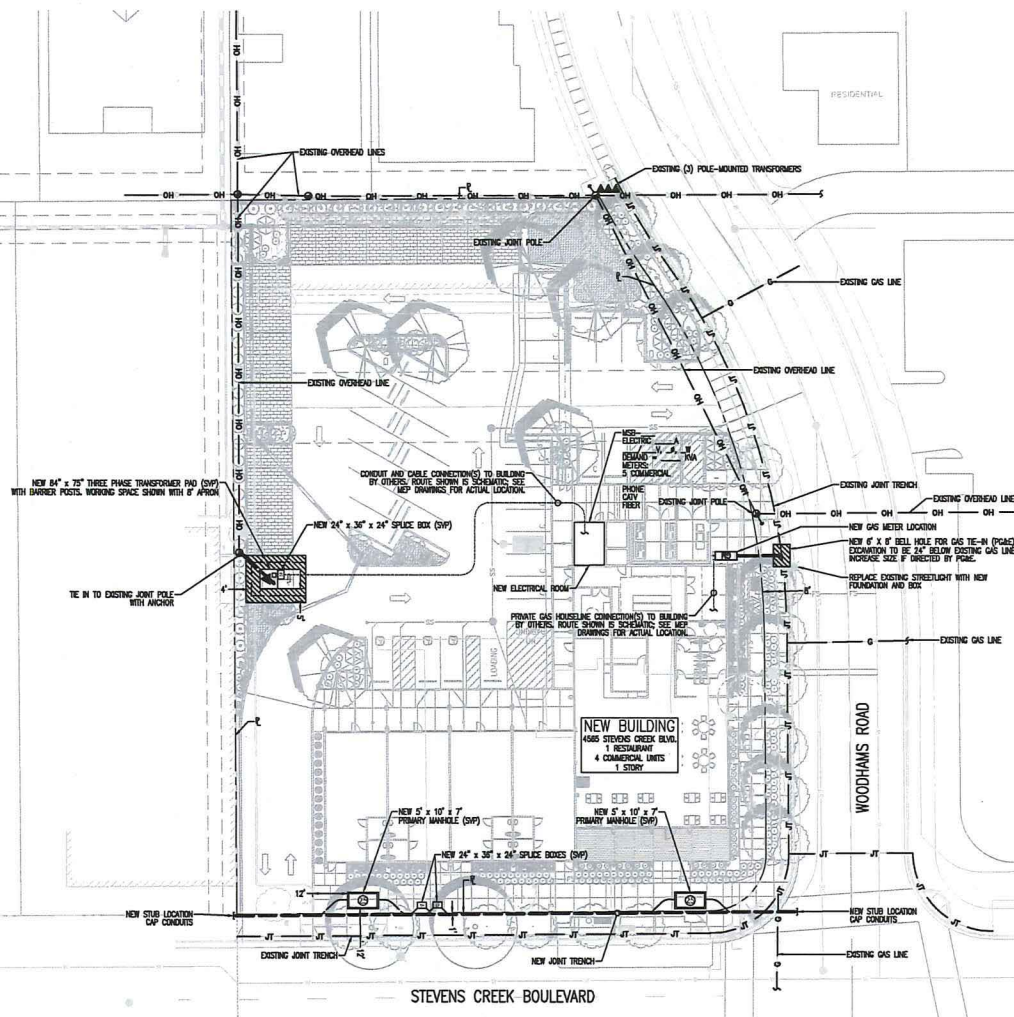
THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY
UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



NEW	DESCRIPTION
	84" x 75" THREE PHASE TRANSFORMER PAD (SVP) WITH BARRIER POSTS. WORKING SPACE SHOWN WITH 8" APRON
	GAS METER LOCATION
	5' x 10' x 7' PRIMARY MANHOLE (SVP) FULL TRAFFIC RATED
	4' x 6' x 5'-5" PRIMARY PULLBOX (SVP)
	24" x 36" x 24" SPLICE BOX (SVP)

EXISTING	DESCRIPTION
— JT —	JOINT TRENCH
— OH —	OVERHEAD LINE
▲	POLE-MOUNTED TRANSFORMER
•	JOINT POLE
— G —	GAS LINE

LEGEND NTS



SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO
CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND
UTILITIES PRIOR TO START OF TRENCHING WORK.



SHEET INDEX	
JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT

	SECTA NO.	
	REVISION	
		DATE:

JOINT TRENCH INTENT
CHINA DELIGHT
INTENT
LISA WONG

SANTA CLARA

RADIUS
DESIGN LLC

UTILITY DESIGN CONSULTANTS & ENGINEERS
450 MARIA LAYE, SUITE 420, WALNUT CREEK, CA 94596
TEL: 925.938.8800 FAX: 925.938.8801
WWW.RADIUSDESIGN.COM

PROJECT NUMBER:	21-1125
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SCALE: 1" = 30'

PROJECT MANAGER:	ANTHONY J. CO.
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DRAWN BY:

MICHAEL EL

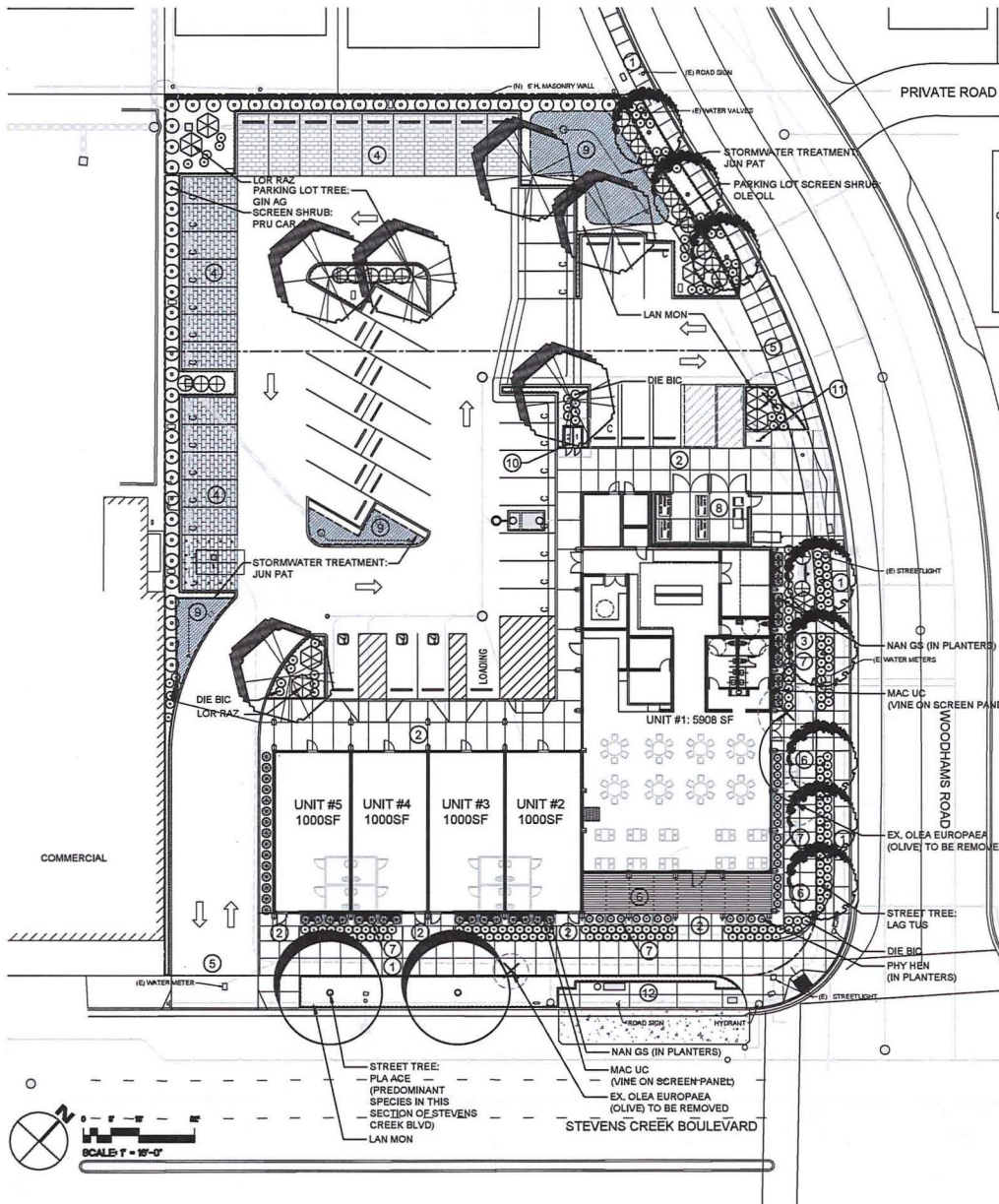
CREATED BY:
MICHAEL CO

LAST UPDATED:
09-08-2021

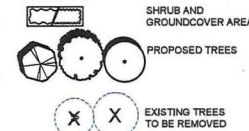
DRAWING NUMBER:
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JT-2

SHEET: 2 OF 2



LEGEND



KEY NOTES

- PROPOSED CONCRETE CITY SIDEWALK
- PROPOSED CONCRETE PAVING
- PEDESTRIAN RAMP
- PERMEABLE PAVERS
- DRIVEWAY
- OUTDOOR SEATING AREA
- PLANTERS
- TRASH/RECYCLING-SEE ARCH. DWGS
- STORMWATER TREATMENT AREA-SEE CIVIL ENG DWGS
- CLASS ONE BIKE STORAGE (LOCKERS FOR 3 BIKES-2 UNITS STACKED)
- CLASS TWO BIKE STORAGE (RACK FOR 3 BIKES)
- TRANSIT STOP

NOTES

- FOR STORMWATER TREATMENT FACILITIES REFER TO CIVIL PLANS
- CLEARANCES FROM UTILITY LINES
10' SEWERS
5' ELECTRICITY/GAS
5' DOMESTIC WATER/RECYCLED WATER (WITH ROOT BARRIER)
10' DOMESTIC WATER/RECYCLED WATER (WITHOUT ROOT BARRIER)
- ROOT BARRIERS PER CITY OF SANTA CLARA WILL BE USED WHEN THE DRIP LINE OF THE CANOPY AT MATURITY COVERS THE SIDEWALK. ROOT BARRIERS SHALL BE 12 FEET LONG OR EXTEND TO THE DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2.0 FEET DEEP, AND CENTERED ON TREES. ROOT BARRIERS FOR CURB AND GUTTER PROTECTION SHALL BE 12 FEET LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2 FEET DEEP, AND CENTERED ON TREES.
- I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
- SEE SHEET L-2: IRRIGATION HYDROZONE PLAN FOR CONCEPTUAL IRRIGATION APPROACH, IRRIGATION STANDARDS, AND WATER USE.

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
GIN AG	<i>Quercus agrifolia</i>	Autumn Gold Madroñero Tree	24" Box	Make better only most banners
LAG TUS	<i>Lagerströmia speciosa</i>	Orange Mistle Tree	10" Box	SL/HS for Match/round banners
PLA ACE	<i>Platanus occidentalis</i>	London Plane Tree	30" Box	SL/HS for Match/round banners
SHRUBS				
DIE BIC	<i>Desfontainia</i>	Fortnight Lily	1.5' C	F & B Br Gr
LOR RAZ	<i>Leucophaea chrysantha</i>	Nazareth	1.5' C	F & B Br Gr
NAN GS	<i>Nandina domestica</i>	Heavenly Bamboo	1.5' C	F & B Br Gr
OLEA EU	<i>Olea europaea</i>	Little Olive	1.5' C	F & B Br Gr
PHY HEN	<i>Phytolacca rugosa</i>	Black Raspberry	1.5' C	F & B Br Gr
PRU CAR	<i>Prunella caroliniana</i>	Carolina Cherry Laurel	1.5' C	F & B Br Gr
GROUNDCOVERS				
LAG TUS	<i>Lagerströmia speciosa</i>	Trailing Lantana	1.5' C	Plant at 2'x2' o.c.
VINES				
MAC UC	<i>Mandevilla</i>	Cath's Claw Creeper	3.0' C	Plant at 15' o.c.
EDGE: STORMWATER TREATMENT				
LAG TUS	<i>Lagerströmia speciosa</i>	Trailing Lantana	1.5' C	Plant at 15' o.c.

PLANT LIST ABBREVIATIONS:

- Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery orders.
- SL: Single main, straight, summit, leader
 - H: High
 - Br: Branching
 - F & B: Full dense, bushy, vigorous plants with young growth closely spaced on branches, no overhanging plants.
 - Match: Matched size, form, color, branching and culture. Select from one lot, one grower, for guaranteed consistency through life of plants.
 - G: General plants within a group or area are to be matched, unless noted otherwise.
 - N: No Common Name
 - O: On Order

CHINA DELIGHT RETAIL

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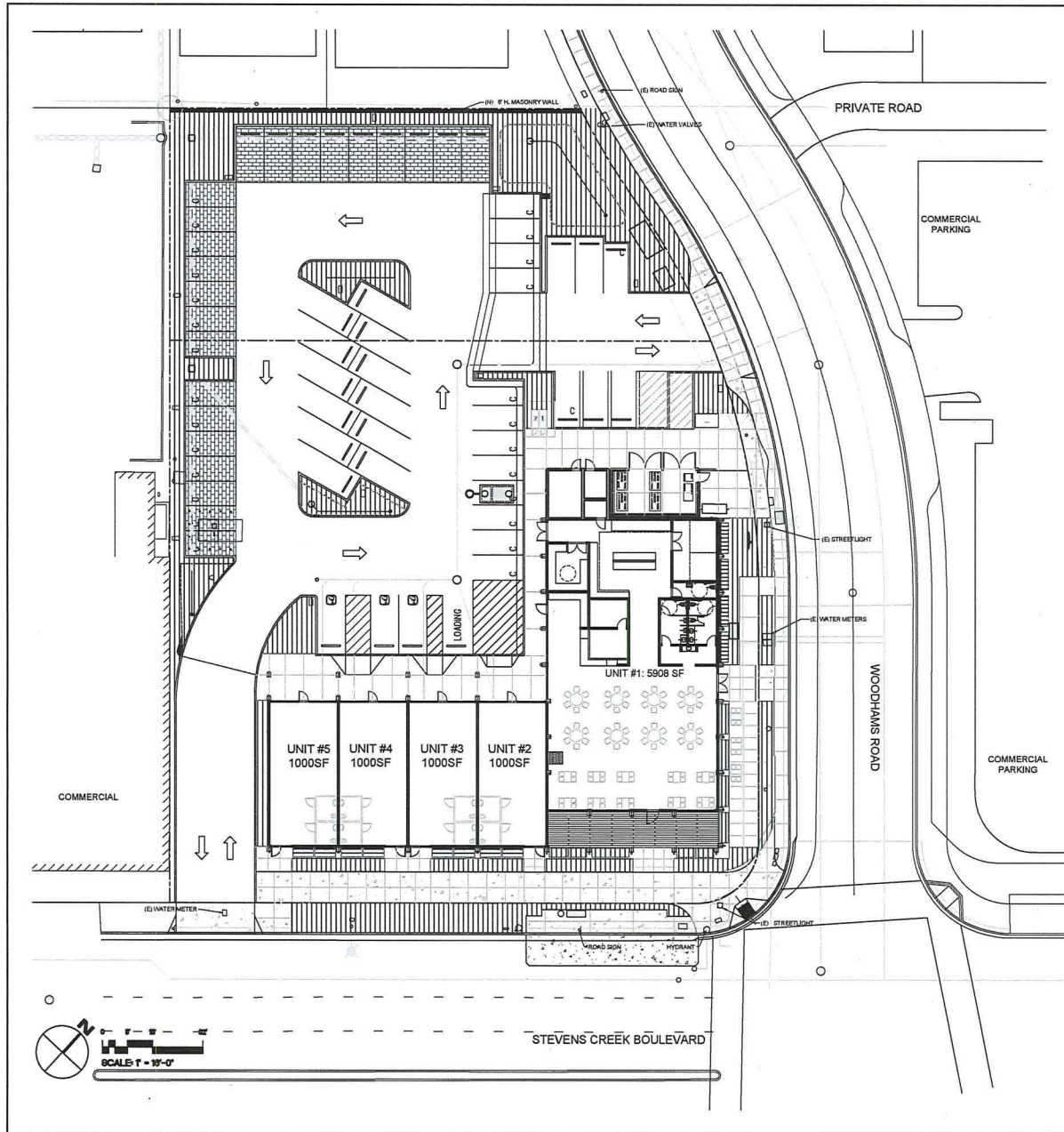


DATE	DESCRIPTION	DATE
12/12/21	DESIGNED	12/12/21
12/12/21	REVISED	12/12/21
12/12/21	REVISED	12/12/21

SHEET NUMBER: 11/11

SCHEMATIC LANDSCAPE PLAN

L-1



CONCEPTUAL IRRIGATION STATEMENT

1. Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials, 2) groundcovers, and 3) native and water conserving plant materials.
2. Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.
3. Part shade areas include moderate water use areas having morning and/or afternoon shade.
4. Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide most conditions.
5. Layout shall be designed for minimum runoff and overspray onto non-landscaped areas.
6. Low volume spreaders shall be used wherever possible with head to head coverage.
7. Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.
8. Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.
9. The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.
10. Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1. Mainslines shall be 1120 pro-schedule 40 for pipe size 1 1/2" and smaller, 1120 pro-class 315 for pipe sizes 2" and 2 1/2", ball and ring pro-class 160 for pipe sizes 3" and larger.
2. Lateral lines shall be 1120 pro-class 200.
3. Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve
4. Backflow preventer shall be a type approved by and installed per local codes.
5. Sprinklers shall have matched precipitation rates within each control valve circuit.
6. Precipitation rates for sprinklers shall match soil absorption rates.
7. Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.
8. Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.
9. Rain sensing override devices shall be installed with controller.

HYDROZONE LEGEND

- LOW WATER USE: 7,964 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE: 256 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE: 0 SF (NO AREAS)

NOTES:

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

CHINA DELIGHT
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DATE: 07/20/2021
BY: T. TANIGUCHI
CHECKED: T. TANIGUCHI
PROJECT NUMBER: 107172
SHEET TITLE: IRRIGATION HYDROZONE PLAN
SHEET NO.: L-2

SCALE: 1" = 10'-0"
PROJECT NUMBER: 107172
SHEET TITLE: IRRIGATION HYDROZONE PLAN
SHEET NO.: L-2

