SPECIAL DEVELOPMENT PERMIT

STEWART VILLAGE

A 186 UNIT APARTMENT DEVELOPMENT

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C5	UTILITY PLAN
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C7	STORMWATER MANAGEMENT PLAN
C8	DEMOLITION & TREE REMOVAL PLAN
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A2	BUILDING PLANS – BUILDING B4
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A17	RECREATION / LEASING BUILDING EXTERIOR ELEVATIONS
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L2	PROPOSED PLANT PALETTE & NOTES
L3	CIRCULATION DIAGRAM
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L5	PARKING LOT SHADING PLAN
L6	WALL & FENCE EXHIBIT
L7	SITE FURNITURE
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E0-03	PHOTOMETRIC SITE LIGHTING PLAN

RESIDENTIAL SITE DATA

GROSS AREA: 8.58 AC.
STREET DEDICATION: 0.30 AC.
PARK DEDICATION: 0.62 AC.
NET AREA: 7.68 AC.

NUMBER OF UNITS: 186 (170 APARTMENTS + 16 DUPLEX UNITS)
1 BEDROOM PLANS: 106 (103 IN APARTMENT BUILDINGS + 3 IN DUPLEX UNITS)
2 BEDROOM PLANS: 80 (67 IN APARTMENT BUILDINGS + 13 IN DUPLEX UNITS)

NET DENSITY WITH PARK: 22.46 D.U./AC.
NET DENSITY WITHOUT PARK: 24.28 D.U./AC.

NET AREA BREAKDOWN (WITHOUT PARK)

	SQUARE FOOTAGE	% OF SITE
LANDSCAPE AREA	113,002 S.F.	34%
STREETS	119,618 S.F.	36%
BUILDING FOOTPRINT	101,081 S.F.	30%
TOTALS	333,681 S.F.	100%

PARKING
PARKING REQUIRED:

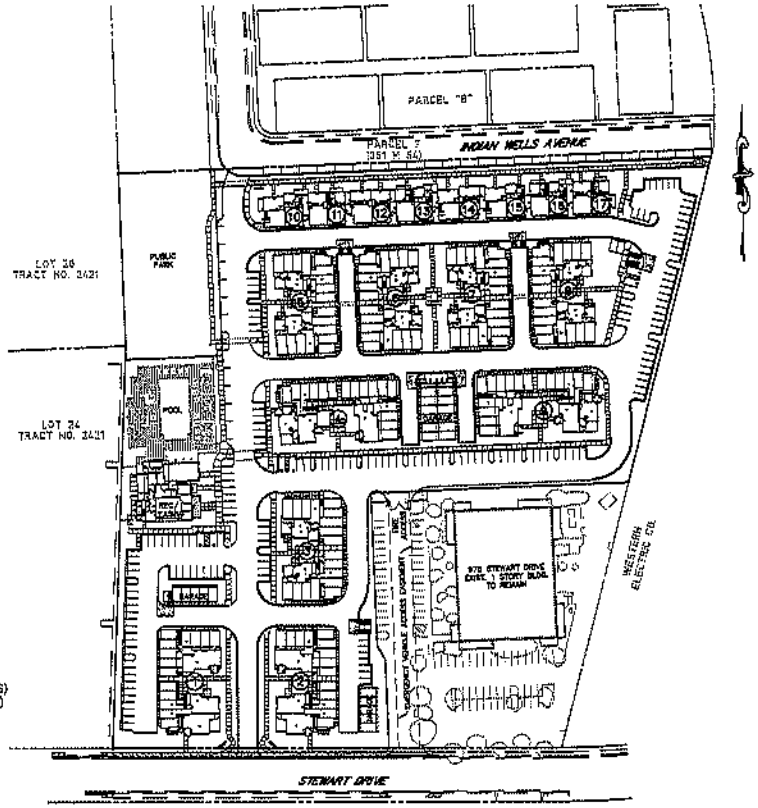
BUILDINGS B1, B2 & B4 (170 UNITS – CONSISTING OF 103 EA. 1 BD UNITS + 67 EA. 2 BD UNITS)
COVERED SPACES: 170 (103 FROM 1 BD UNITS + 67 FROM 2 BD UNITS)
SURFACE SPACES: 173 (0.8 SPACES/1 BD x 103 UNITS=83 + 1.33 SPACES/2 BD x 67 UNITS=90)

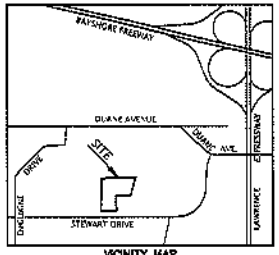
DUPLEXES (16 UNITS – CONSISTING OF 3 EA. 1 BD UNITS + 13 EA. 2 BD UNITS)
COVERED SPACES: 32 (6 FROM 1 BD UNITS + 26 FROM 2 BD UNITS)
SURFACE SPACES: 7 (0.25 SPACES/1 BD x 3 UNITS=1 + 0.4 SPACES/2 BD x 13 UNITS=6)

TOTAL PARKING REQUIRED
COVERED SPACES: 202
SURFACE SPACES: 180
TOTAL SPACES: 382

PARKING PROVIDED:

COVERED SPACES: 202 (1 CAR & 2 CAR GARAGES)
SURFACE SPACES: 180 (10% WILL BE COMPACT)
TOTAL SPACES: 382





VICINITY MAP
NOT TO SCALE

APPLICANT:

IRVINE COMPANY | APARTMENT COMMUNITIES
550 Newport Center Drive
Newport Beach, CA 92660
949.720.2000

OWNER:

CARR CRHP CA PROPERTIES LLC.
[illegible]

CONSULTANTS:

CIVIL ENGINEER:

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
[illegible]

ARCHITECTURE:

Robert Hidey Architects
[illegible]

ARCHITECTURE:

TCA
THOMAS CONI ARCHITECT
[illegible]

LANDSCAPE ARCHITECTURE:

Silverwood Landscape
[illegible]

No.	Date	Revisions	By
1	8/13/12	RESPOND TO CITY COMMENTS	CJL
2	1/22/13	RESPOND TO CITY COMMENTS	CJL
3	5/7/13	REVISED SHEETS A2, A3, A6 & A7	-
4			
5			

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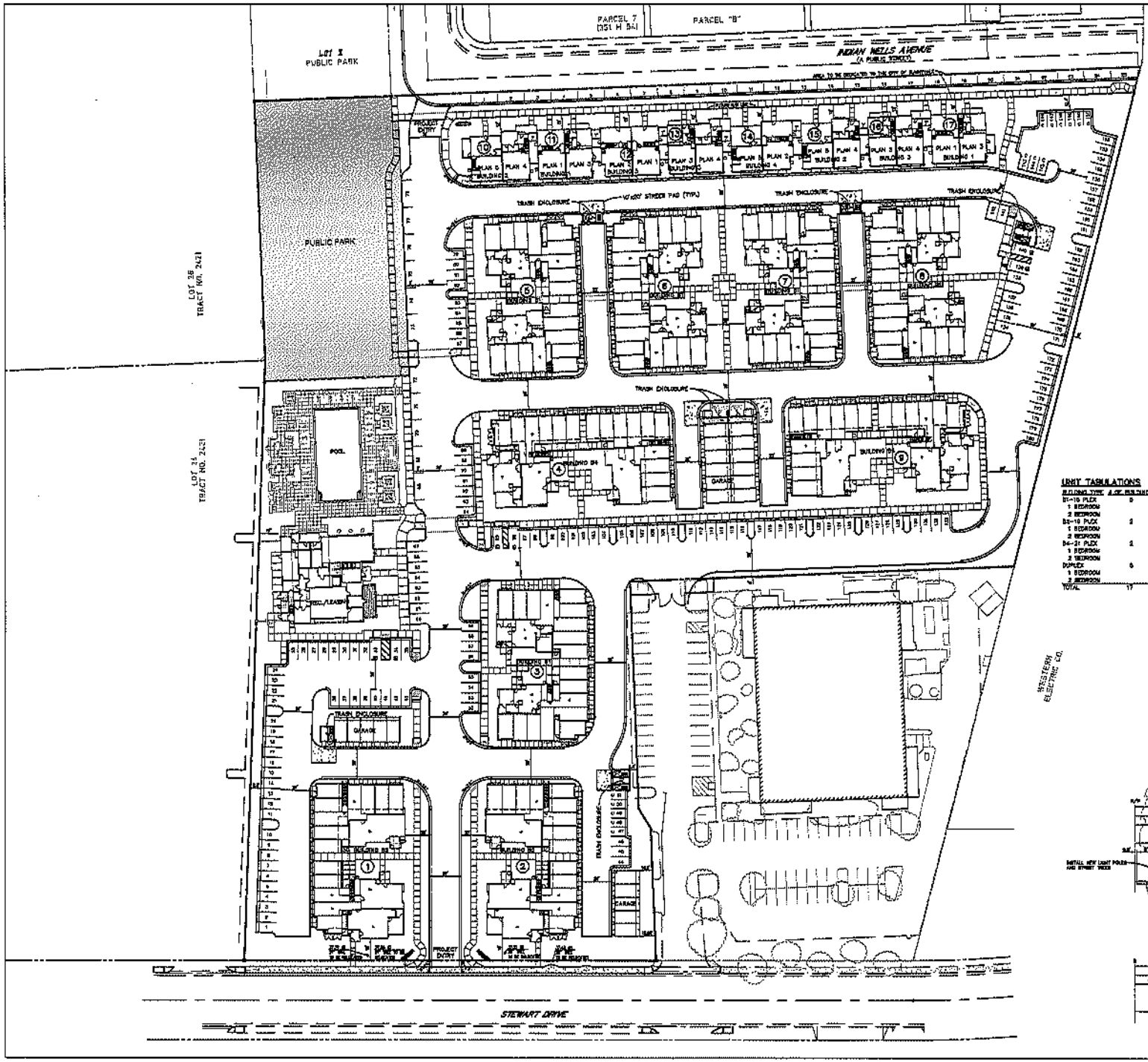
Civil Engineers • Planners • Surveyors
[illegible]

PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES
550 Newport Center Drive
Newport Beach, CA 92660
949.720.2000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
COVER SHEET
SUNNYVALE CALIFORNIA

Date MAY 16, 2012
Rev -
Drn CJL
Dsgn PJL
Job 10-112
Sheet C1

ATTACHMENT D
Page 1 of 41



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

ATTACHMENT D
Page 2 of 4

UNIT TABULATIONS

BUILDING TYPE	# OF BUILDINGS	# OF UNITS	# OF BEDROOMS
B1-16 PLEX	5	80	
1 BEDROOM			55
2 BEDROOM			30
B2-10 PLEX	2	38	
1 BEDROOM			22
2 BEDROOM			18
B4-21 PLEX	2	42	
1 BEDROOM			28
2 BEDROOM			10
DUPLEX	5	16	
1 BEDROOM			3
2 BEDROOM			13
TOTAL	17	186	

PARKING

COVERED	200
SURFACE	174
HANDICAP	6
TOTAL	380

LEGEND

BUILDING NUMBER ①

BUILDING TYPE BUILDING B4

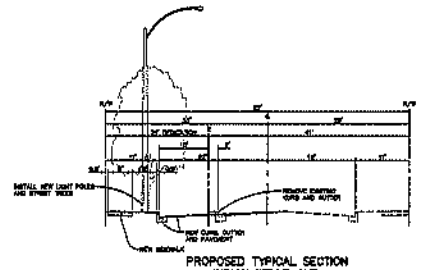
COMPACT STALL

STANDARD STALL

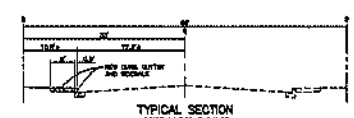
HANDICAP STALL

PARALLEL STALL

DIMENSIONS DO NOT INCLUDE THE 2 FOOT CAR OVERHAND



PROPOSED TYPICAL SECTION
INDIAN WELLS AVE.



TYPICAL SECTION
STEWART DRIVE

NO.	DATE	REVISION
4	4/12/12	RESPOND TO CITY COMMENTS
3	8/22/12	RESPOND TO CITY COMMENTS

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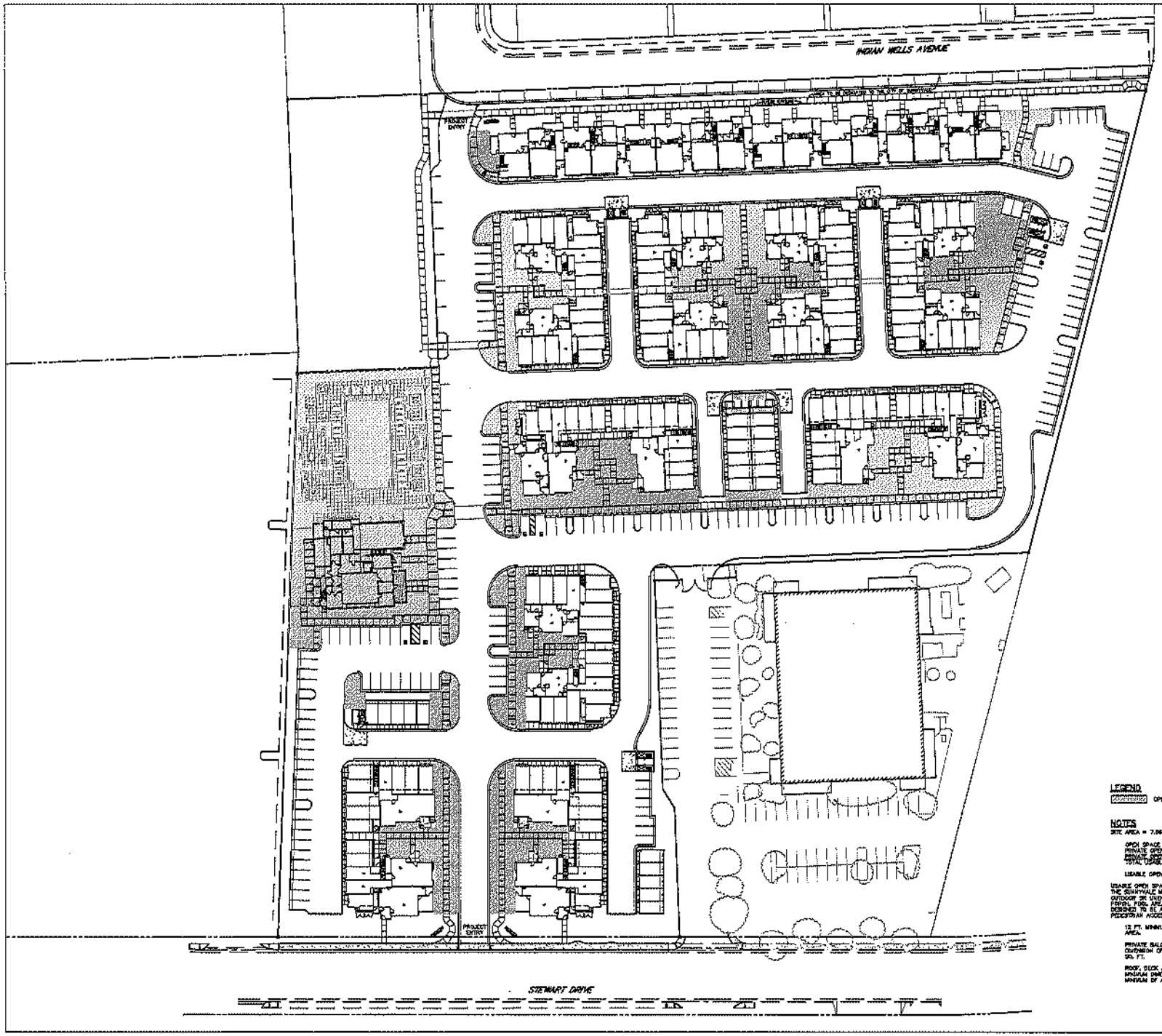
Newport Beach, CA 92660
949.720.2000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
SITE PLAN

SUNNYVALE CALIFORNIA

Date MAY 15, 2012
Scale 1"=30'
Drawn C.H.
Designed P.M.
Job 10-112
Sheet C2



ATTACHMENT D
Page 3 of 4

LEGEND

OPEN SPACE

NOTES

SITE AREA = 7.06 ACRES

OPEN SPACE = 872,717 S.F.
PRIVATE OPEN SPACE DUPLEXES = 4185 S.F.
PRIVATE OPEN SPACE & BALCONIES = 8,100 S.F.
TOTAL USABLE OPEN SPACE = 876,632 S.F.

USABLE OPEN SPACE REQUIRED @ 400 S.F. PER UNIT = 74,400 S.F.

USABLE OPEN SPACE
THE SUNNYVALE MUNICIPAL CODE DEFINES USABLE OPEN SPACE AS AN OUTDOOR OR UNENCLOSED AREA ON THE GROUND, ROOF, BALCONY, DECK PORCH, POOL AREA, PATIO, TERRACE OR RECREATION BUILDING, WHICH DESIGNED TO BE ACCESSIBLE FOR OUTDOOR LIVING, RECREATION, PEDESTRIAN ACCESS OR LANDSCAPING. SUCH AREAS MUST HAVE:

12 FT. MINIMUM IN ANY DIRECTION AND 200 SQ. FT. MINIMUM OF AREA.

PRIVATE BALCONIES MAY BE INCLUDED IF THEY HAVE A MINIMUM DIMENSION OF 3 FT. IN ANY DIRECTION AND A MINIMUM AREA OF 60 SQ. FT.

ROOF, DECK AND PORCH AREAS MAY BE INCLUDED IF THEY HAVE A MINIMUM DIMENSION OF 10 FT. IN ANY DIRECTION AND 120 SQ. FT. MINIMUM OF AREA.

No.	Date	Revisions	By
1	9/21/12	RESPOND TO CITY COMMENTS	C.H.
2	9/27/12	RESPOND TO CITY COMMENTS	C.H.
3			
4			
5			

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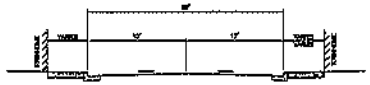
Newport Beach, CA 92660
949 720 3000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
OPEN SPACE PLAN

SUNNYVALE CALIFORNIA

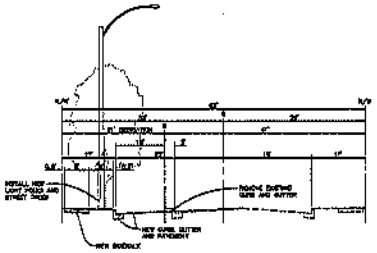
Date	MAY 15, 2012
Scale	1"=30'
Drawn	C.H.
Designed	P.M.
Job	10-112
Sheet	C3

TYPICAL PRIVATE STREET
CROSS SLOPE SECTION (A)
SCALE 1"=5'

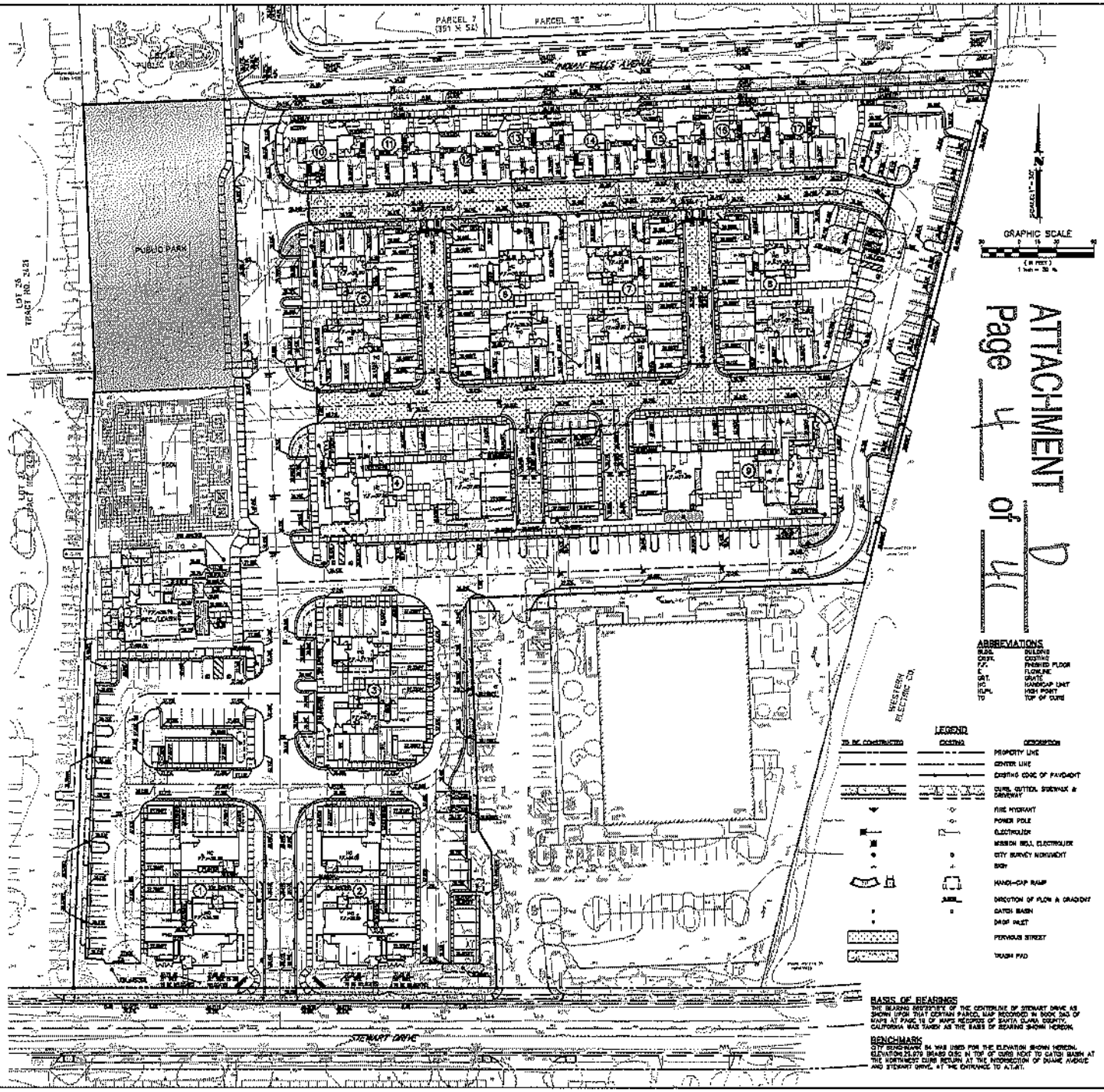


TYPICAL PRIVATE STREET
CROWNED SECTION (B)
SCALE 1"=10'

TYPICAL SECTION
STEWART DRIVE
SCALE 1"=10'



PROPOSED TYPICAL SECTION
INDIAN WELLS AVE.
SCALE 1"=10'



ATTACHMENT D
Page 4 of 4

No.	Date	Revision	By
1	8/31/12	RESPOND TO CITY COMMENTS	CJL
2	9/20/12	RESPOND TO CITY COMMENTS	CJL

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949.720.2000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
GRADING AND DRAINAGE PLAN

SUNNYVALE CALIFORNIA

Date	MAY 16, 2012
Scale	1"=30'
Drawn	CJL
Designed	P.M.
Job	10-112
Sheet	C4

ATTACHMENT D
Page 5 of 41

LOT 14
PARCEL 7 (351 H 34)
PARCEL "B"
LOT X PUBLIC PARK
MISSION BELLS AVENUE
PUBLIC PARK
LOT 25 TRACT NO. 2431
LOT 24 TRACT NO. 2431
POOL
STEWART DRIVE
WESTERN ELECTRIC CO.

GRAPHIC SCALE
(IN FEET)
1 in. = 30 ft.

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
CO	CLEANOUT
CO/TG	CLEANOUT TO GRADE
CONST.	CONSTRUCT
EXIST.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOWLINE
FH	FIRE HYDRANT
GRATE	GRATE
INVERT	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
MH	MANHOLE
PL	PROPERTY LINE
SANI.	SANITARY
STM.	STORM
WM	WATER METER
WV	WATER VALVE

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		PROPERTY LINE
		CENTER LINE
		EXISTING EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		FIRE HYDRANT
		MANHOLE
		SANITARY SEWER
		STORM SEWER
		GAS MAIN
		DOMESTIC WATER SERVICE
		FIRE SERVICE
		JOINT TRENCH
		POWER POLE
		ELECTROLIER
		MISSION BELL ELECTROLIER
		CITY SURVEY MONUMENT
		SIGN
		CATCH BASIN
		DROP INLET
		FLOW-THROUGH BIORETENTION BASIN
		BIORETENTION BASIN W/ OVERFLOW INLET AND 6" UNDERDRAIN

NOTE:
THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.

No.	Date	Revisions	By
1	8/27/12	RESPOND TO CITY COMMENTS	GJA
2	9/20/12	RESPOND TO CITY COMMENTS	GJA
3			
4			
5			

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925.866.0322

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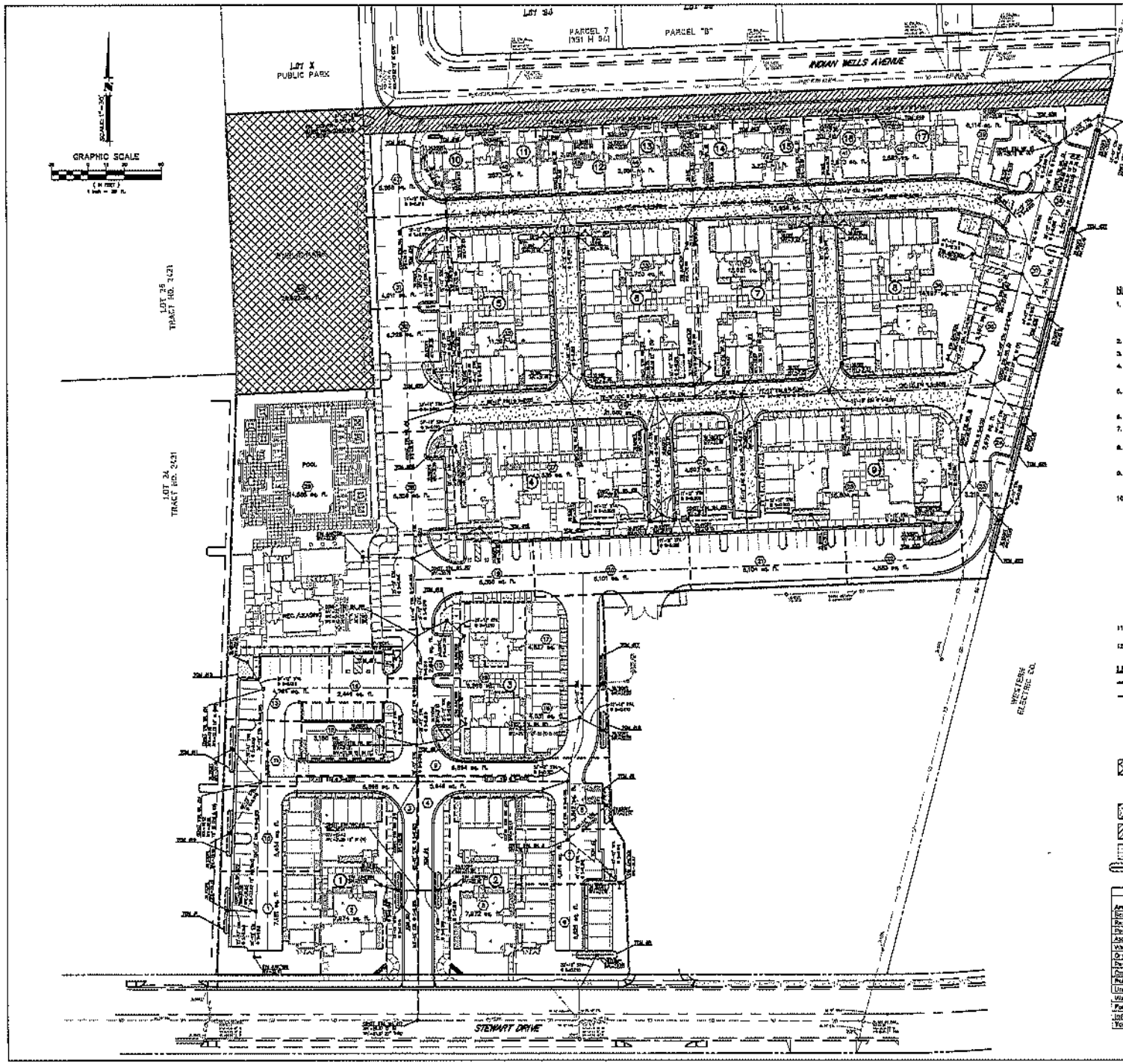
949.720.2000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
UTILITY PLAN

SUNNYVALE CALIFORNIA

Date MAY 10, 2012
Scale 1"=30'
Drawn GJA
Designed P.M.
Job 10-112
Sheet C5

ATTACHMENT D
Page 6 of 41



OFFSITE STREET DEDICATION AREA

12,832 S.F. (0.30 AC)

IMPERVIOUS SURFACES:	
STREETS	5,915 S.F.
WALKWAYS/DRIVEWAY	3,352 S.F.
TOTAL	9,267 S.F.
PERVIOUS SURFACES:	
LANDSCAPE	3,565 S.F.

NOTES

1. THIS AREA IN THE CITY OF SUNNYVALE IS DESIGNATED AS FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
2. TOTAL PROJECT SITE = 373,781 S.F. / 8.58 ACRES.
3. AREA OF SITE BEING DISTURBED/DEVELOPED = 373,781 S.F. / 8.58 ACRES.
4. EXISTING SITE COVERAGE
   PERVIOUS = 71,219 S.F. / 1.63 ACRES
   IMPERVIOUS = 302,562 S.F. / 6.95 ACRES
5. PROPOSED SITE COVERAGE
   PERVIOUS = 137,253 S.F. / 3.15 ACRES
   IMPERVIOUS = 236,508 S.F. / 5.43 ACRES
6. THERE IS A 21.55 PERCENT DECREASE OF IMPERVIOUS AREA FOR THE SITE.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SUNNYVALE PUBLIC STORM SEWER.
8. 9.38 (34,436 S.F.) OF THE SITE IS SELF TREATING AS PERVIOUS PAVEMENT. 50.32 (220,278 S.F.) OF THE SITE'S STORM RUNOFF WILL BE TREATED WITH VEGETATED BIORETENTION BASINS/BIOFILTRATION.
9. ROOF DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH BLOCKS WHERE PRACTICAL OR INTO "POP-UP" EMISSERS TO DISCHARGE OVERLAND TO SURROUNDING DRAINAGE COLLECTION FACILITIES.
10. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE MOBILIZATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOWS TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICABLE.
    - SIDEWALKS AND PARKING LOTS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
    - RUNOFF FROM ANY TRASH ENCLOSURES OR PERVIOUS AREAS SHALL BE DIRECTED INTO THE SANITARY COLLECTION SYSTEM AND NOT INTO THE STORM SYSTEM.
    - THE POOL WILL BE CONNECTED TO THE SANITARY COLLECTION SYSTEM AND NOT INTO THE STORM SYSTEM.
11. ALL PROPOSED STORMWATER TREATMENT FACILITIES WILL BE MAINTAINED BY THE PROPERTY OWNER.
12. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.

LEGEND

- PROJECT BOUNDARY
- WATERSHED BOUNDARY
- (10) WATERSHED DRAINAGE AREA DESIGNATION – SEE TCM TABLE ON SHEET C7
- (5) BUILDING NUMBER
- TCM TREATMENT CONTROL MEASURE – SEE TCM TABLE ON SHEET C7
- FUTURE PARK SITE
  NOTE: SEPARATE STORMWATER TREATMENT WILL BE ESTABLISHED WHEN THE PARK IS DEVELOPED. CURRENTLY THE SITE WILL BE 100% PERMEABLE AND SELF-TREATING AS A VACANT/VEGETATED LOT.
- PERVIOUS PAVEMENT – SELF TREATMENT
- OFFSITE STREET DEDICATION AREA
- VEGETATED BIORETENTION BASIN
- BIORETENTION BASIN – SEE DETAILS & SECTION ON SHEET C7

Proposed Site Coverage

Area	Square Feet	Site Coverage
Residential Building	99,845	2.29 Ac
Recreational Building	5,421	0.12 Ac
Pool Area	8,900	0.20 Ac
Asphalt Streets/Parking	91,784	2.11 Ac
Walkways	17,905	0.41 Ac
Driveways	6,965	0.16 Ac
Permeable Pavement	34,009	0.80 Ac
Civic Landscape/Open Space	73,016	1.67 Ac
Public Park		
Undeveloped/Vegetated Open Space	35,928	0.82 Ac
Walkway	1,208	0.03 Ac
Fairoaks Street Dedication		
Indian Wells Avenue	12,832	0.29 Ac
Total Project Area	373,781	8.58 Ac

No.	DATE	REVISIONS	BY
1	5/31/12	RESPOND TO CITY COMMENTS	CJL
2	6/25/12	RESPOND TO CITY COMMENTS	CJL
3			
4			
5			

Civil Engineering Associates
CEA Engineers • Planners • Surveyors

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Irvine, Valley
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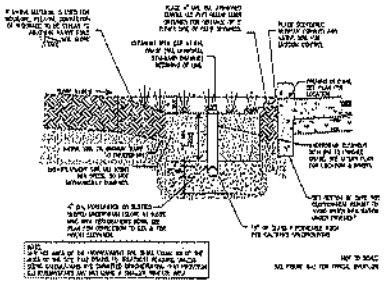
949.720.5000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
STORMWATER MANAGEMENT PLAN

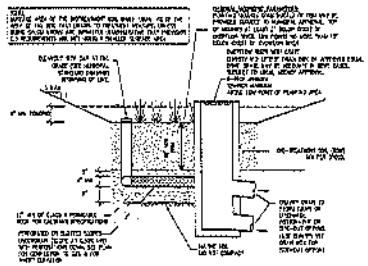
SUNNYVALE CALIFORNIA

Date: MAY 15, 2012
Scale: 1"=30'
Drawn: CJL
Designed: A.T.
Job: 10-112

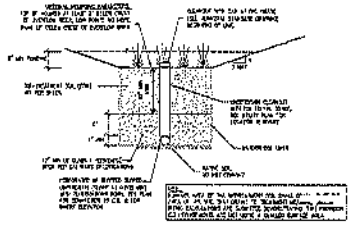
C6
Sheet



CROSS SECTION OF LINED BIORETENTION AREA
* FOR USE IN DIRECT PROXIMITY TO PROPOSED STRUCTURES



CROSS SECTION OF BIORETENTION AREA WITH OVERFLOW INLET



CROSS SECTION OF LINED BIOFILTRATION AREA
* FOR USE IN DIRECT PROXIMITY TO PROPOSED STRUCTURES

BIORETENTION/BIOFILTRATION BASIN DETAILS

TREATMENT CONTROL MEASURES TABLE

SUBWATERSHED #	WATERSHED AREA (SF)	TREATMENT METHOD	SUM AREA (SF)	SIZING APPROACH
1	7,181	BIORETENTION BASIN	287	SIMPLIFIED 4%
2	7,974	BIORETENTION BASIN	319	SIMPLIFIED 4%
3	5,606	BIORETENTION BASIN	224	SIMPLIFIED 4%
4	5,649	BIORETENTION BASIN	226	SIMPLIFIED 4%
5	7,973	BIORETENTION BASIN	319	SIMPLIFIED 4%
6	6,826	BIORETENTION BASIN	273	SIMPLIFIED 4%
7	4,014	BIORETENTION BASIN	161	SIMPLIFIED 4%
8	2,642	BIORETENTION BASIN	106	SIMPLIFIED 4%
9	6,694	BIORETENTION BASIN	270	SIMPLIFIED 4%
10	3,424	BIORETENTION BASIN	136	SIMPLIFIED 4%
11	3,367	BIORETENTION BASIN	135	SIMPLIFIED 4%
12	4,190	BIORETENTION BASIN	168	SIMPLIFIED 4%
13	4,704	BIORETENTION BASIN	188	SIMPLIFIED 4%
14	2,449	BIORETENTION BASIN	98	SIMPLIFIED 4%
15	2,847	BIORETENTION BASIN	114	SIMPLIFIED 4%
16	4,021	BIORETENTION BASIN	161	SIMPLIFIED 4%
17	4,827	BIORETENTION BASIN	193	SIMPLIFIED 4%
18	6,906	BIORETENTION BASIN	276	SIMPLIFIED 4%
19	6,268	BIORETENTION BASIN	251	SIMPLIFIED 4%
20	6,101	BIORETENTION BASIN	244	SIMPLIFIED 4%
21	6,104	BIORETENTION BASIN	244	SIMPLIFIED 4%
22	4,353	BIORETENTION BASIN	174	SIMPLIFIED 4%
23	3,211	BIORETENTION BASIN	129	SIMPLIFIED 4%
24	2,878	BIORETENTION BASIN	115	SIMPLIFIED 4%
25	16,864	BIORETENTION BASIN	675	SIMPLIFIED 4%
26	4,892	BIORETENTION BASIN	196	SIMPLIFIED 4%
27	16,320	BIORETENTION BASIN	653	SIMPLIFIED 4%
28	5,350	BIORETENTION BASIN	214	SIMPLIFIED 4%
29	24,239	BIORETENTION BASIN	969	SIMPLIFIED 4%
30	5,128	BIORETENTION BASIN	205	SIMPLIFIED 4%
31	4,951	BIORETENTION BASIN	198	SIMPLIFIED 4%
32	11,392	BIORETENTION BASIN	456	SIMPLIFIED 4%
33	12,752	BIORETENTION BASIN	510	SIMPLIFIED 4%
34	12,181	BIORETENTION BASIN	487	SIMPLIFIED 4%
35	14,997	BIORETENTION BASIN	600	SIMPLIFIED 4%
36	5,465	BIORETENTION BASIN	219	SIMPLIFIED 4%
37	2,750	BIORETENTION BASIN	110	SIMPLIFIED 4%
38	5,257	BIORETENTION BASIN	210	SIMPLIFIED 4%
39	5,114	BIORETENTION BASIN	205	SIMPLIFIED 4%
40	2,687	BIORETENTION BASIN	110	SIMPLIFIED 4%
41	2,873	BIORETENTION BASIN	115	SIMPLIFIED 4%
42	3,225	BIORETENTION BASIN	129	SIMPLIFIED 4%
43	3,048	BIORETENTION BASIN	122	SIMPLIFIED 4%
44	2,881	BIORETENTION BASIN	115	SIMPLIFIED 4%
45	3,082	BIORETENTION BASIN	123	SIMPLIFIED 4%
46	2,870	BIORETENTION BASIN	115	SIMPLIFIED 4%
47	5,263	BIORETENTION BASIN	204	SIMPLIFIED 4%
48	12,989	SELF TREATING	N/A	N/A
49	21,600	SELF TREATING	N/A	N/A
50	20,932	SELF TREATING	N/A	N/A
SUBTOTAL AREA	360,839		12,011	
STREET DEDICATION - INDIAN WOODS	12,922			
TOTAL AREA	373,761			

ATTACHMENT D
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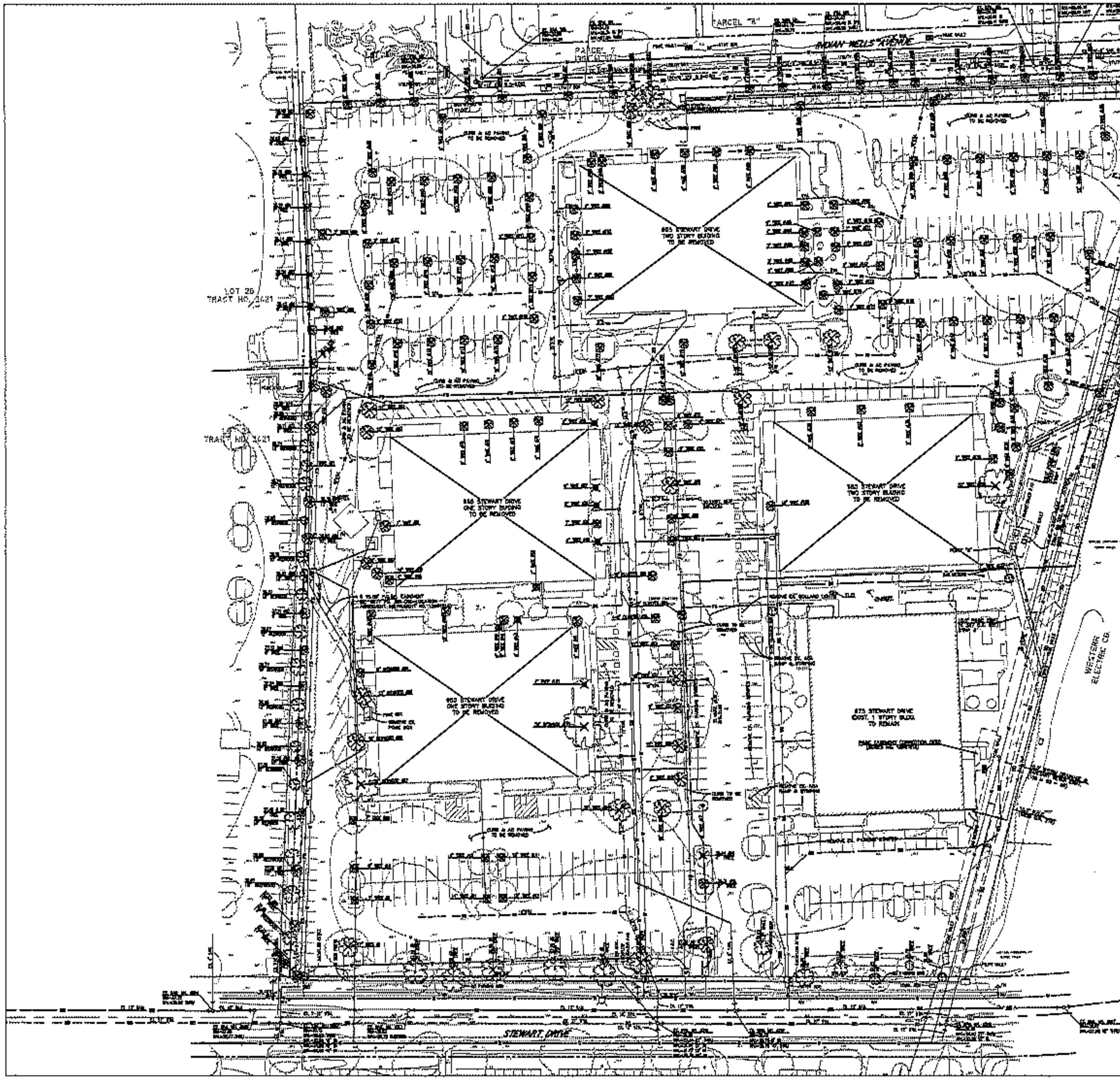
No.	Date	Revisions	By
1	4/11/13	RESPOND TO CITY COMMENTS	C.H.
2	11/27/13	RESPOND TO CITY COMMENTS	C.H.
3			
4			
5			

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
20 Executive Park, Suite 100
Irvine, CA 92614

PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES
550 Newport Center Drive
Newport Beach, CA 92660
949.720.2000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
STORMWATER MANAGEMENT PLAN
SUNNYVALE CALIFORNIA

Date: MAY 16, 2013
Scale: 1"=
Drawn: C.H.
Designed: M.S.
Job: 10-112
Sheet: C7



ATTACHMENT D
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GRAPHIC SCALE
SCALE: 1"=30'

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF SUNNYVALE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.

NO.	DATE	REVISIONS	BY
△	4/13/12	RESPOND TO CITY COMMENTS	C.H.
△	4/27/12	RESPOND TO CITY COMMENTS	C.H.
△			
△			
△			

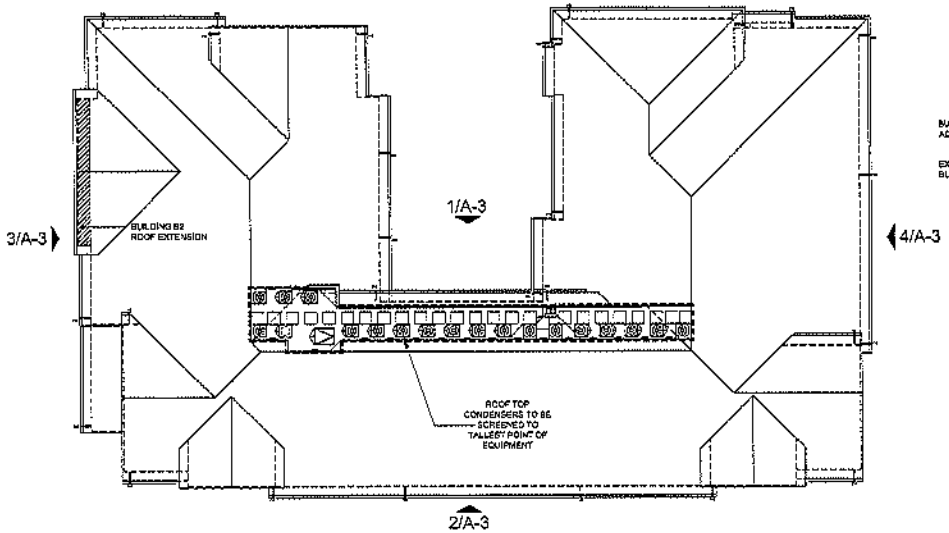
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES
550 Newport Center Drive
Newport Beach, CA 92660
949.720.2000

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
DEMOLITION & TREE REMOVAL PLAN

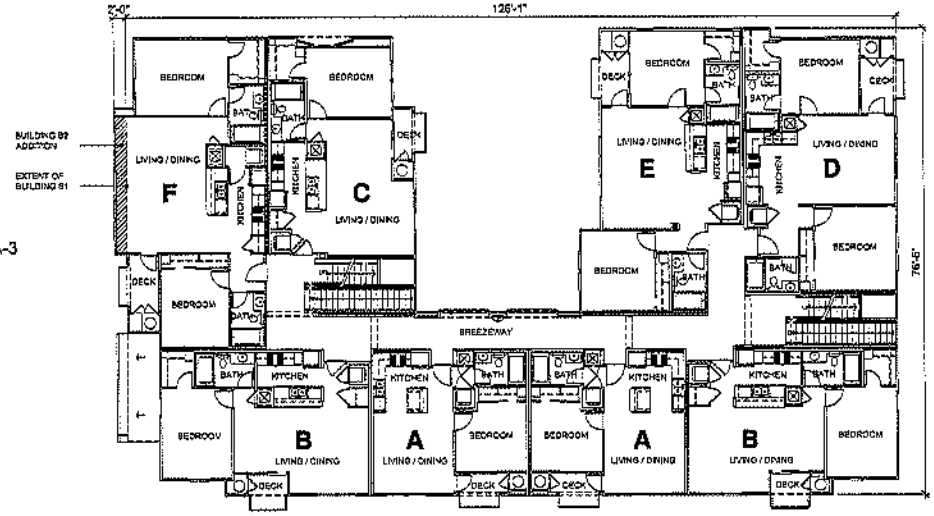
SUNNYVALE CALIFORNIA

Date MAY 15, 2012
Scale 1"=30'
Drawn C.H.
Designed P.H.
Job 10-115
Sheet C8



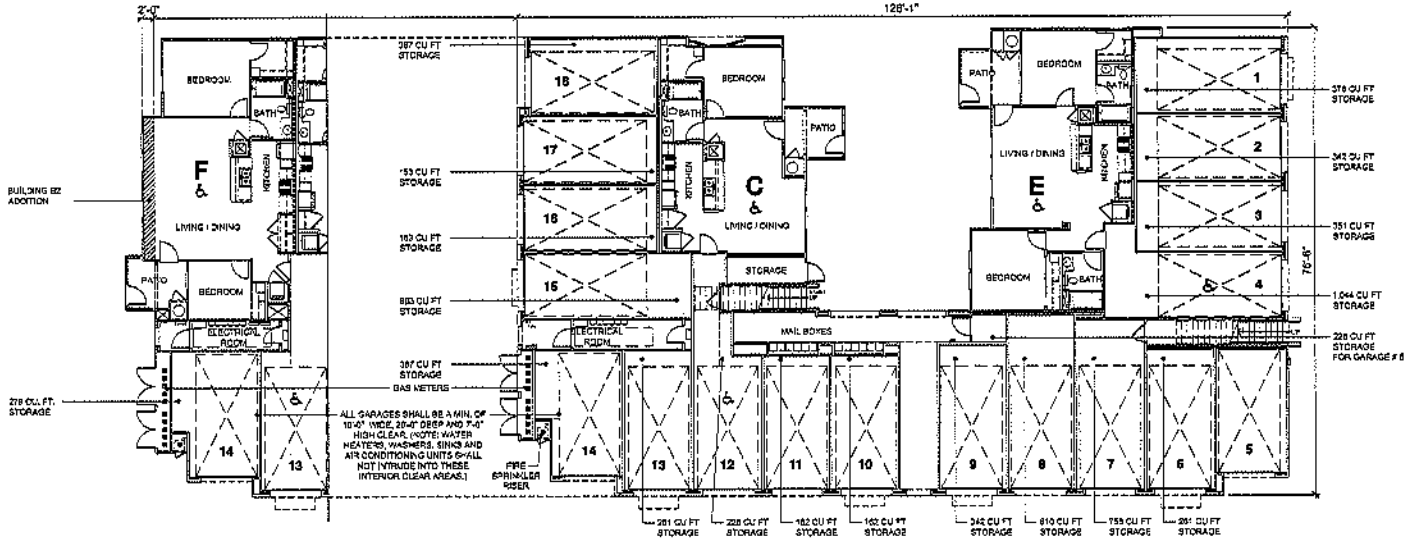
ROOF PLAN 3.5:12 PITCH 4

BUILDING B2 - BUILDING B1 SIMILAR



SECOND AND THIRD FLOORS 2

BUILDING B1 - BUILDING B2 SIMILAR



NOTE:
ALL GROUND FLOOR UNITS ARE FULLY ACCESSIBLE AS REQUIRED BY CBC CHAPTER 11A

GROUND FLOOR 3

BUILDING B2

GROUND FLOOR 1

BUILDING B1

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

A-1

THOMAS P. COX ARCHITECTS, INC.

STEWART VILLAGE

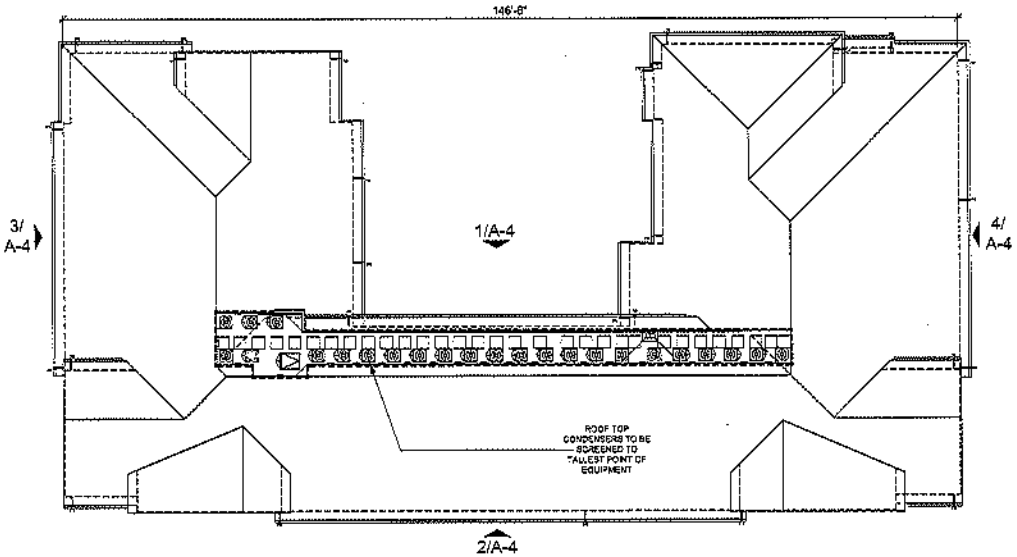
SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

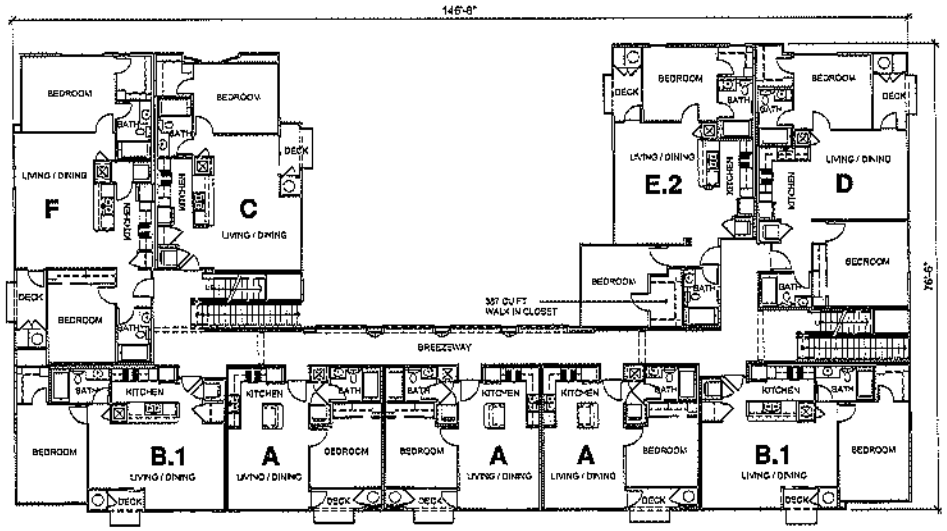
BUILDING PLANS - BLDG. B1 & B2

PROJECT NUMBER: 2012-030 06/27/2012

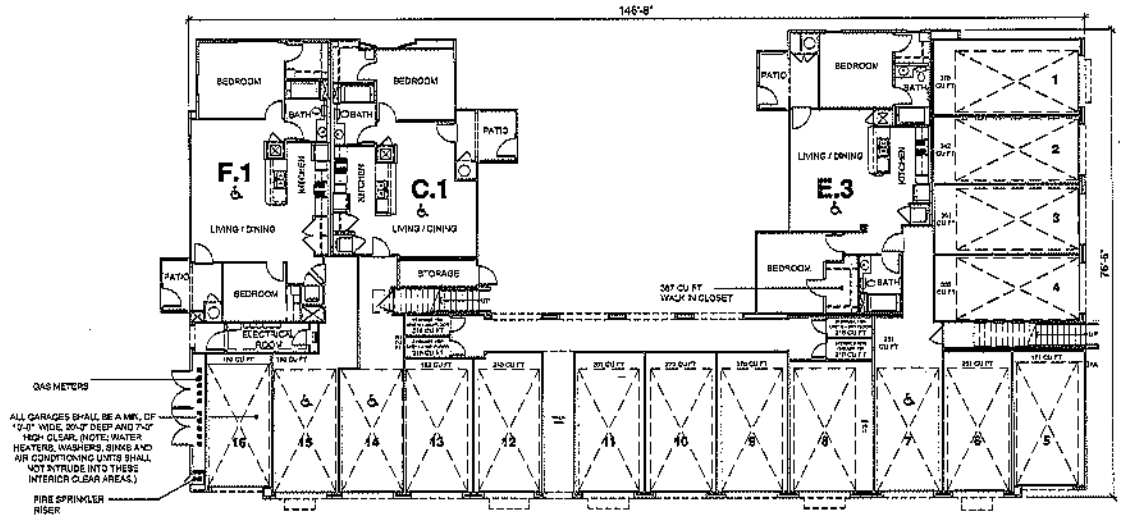
ATTACHMENT D
Page 9 of 41



ROOF PLAN 3.5:12 PITCH, TYPICAL 3
BUILDING B4



SECOND AND THIRD FLOORS 2
BUILDING B4



GROUND FLOOR 1
BUILDING B4

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

NOTE:
ALL GROUND FLOOR UNITS ARE FULLY ACCESSIBLE AS REQUIRED BY CBC CHAPTER 11A

ATTACHMENT D
Page 10 of 41

A-2

THOMAS P. COX ARCHITECTS, INC.

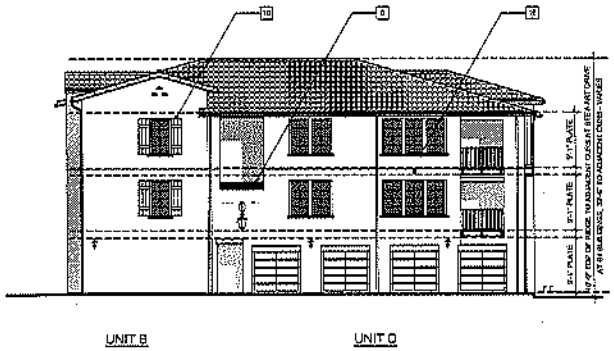
STEWART VILLAGE

SUNNYVALE, CALIFORNIA

IRVINE COMPANY Since 1961 | APARTMENT COMMUNITIES

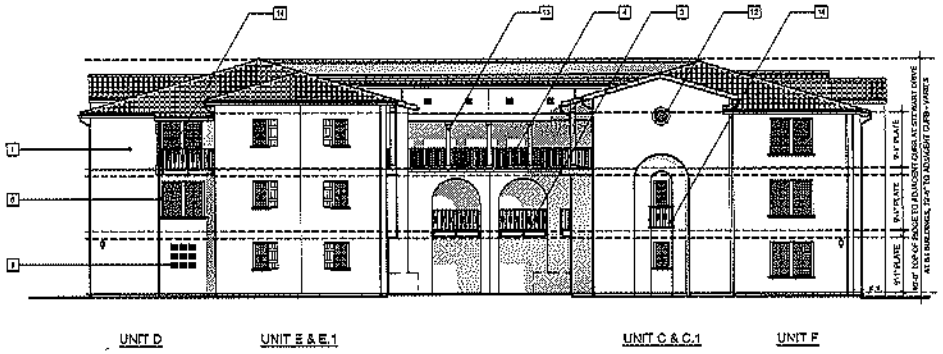
BUILDING PLANS - BLDG. B4

PROJECT NUMBER: 2012-026 08/03/2012



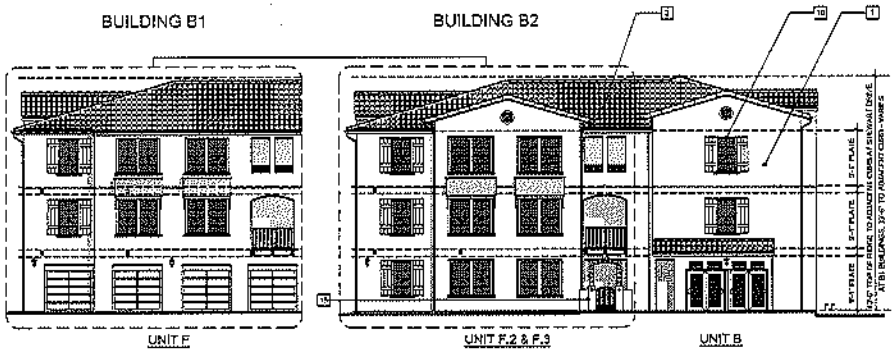
SIDE ELEVATION 4

BUILDING B1 (BUILDING B2 SIMILAR)



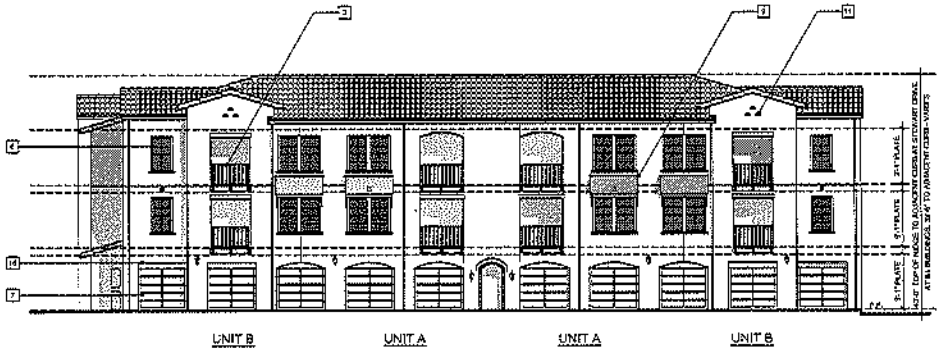
COURTYARD ELEVATION 2

BUILDING B1 (BUILDING B2 SIMILAR)



SIDE ELEVATION 3

BUILDINGS B1 & B2



MOTOR COURT ELEVATION 1

BUILDING B1 (BUILDING B2 SIMILAR)

MATERIALS LEGEND

1. EXTERIOR PLASTER - MEDIUM SAND FINISH
2. CONCRETE 'S' TILE ROOF
3. METAL PICKET GUARDRAIL
4. WOOD GUARDRAIL
5. FOAM BLOCK GUARDRAIL
6. VINYL WINDOWS
7. METAL GARAGE DOOR
8. DECORATIVE FOAM BLOCK
9. FABRIC AWNING WITH METAL FRAME
10. WINDOW SHUTTER
11. FOAM VENT
12. QUATREFOIL
13. WOOD POST
14. METAL JULIET BALCONY
15. ENCLOSED PATIO WALL W/ PLASTER FINISH
16. FOAM TRIM

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

A-3

THOMAS P. COX ARCHITECTS, INC.

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

ELEVATIONS - BLDG. B1 & B2

IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

PROJECT NUMBER: 2012-026 08/03/2012

ATTACHMENT D
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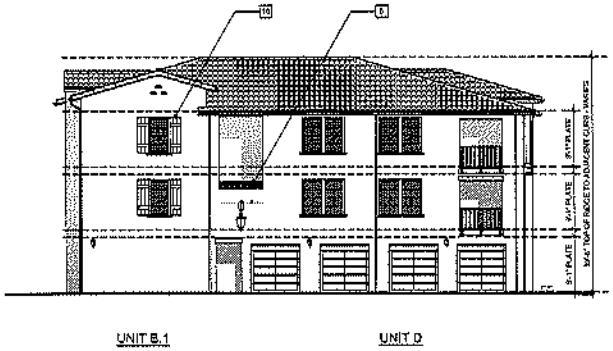
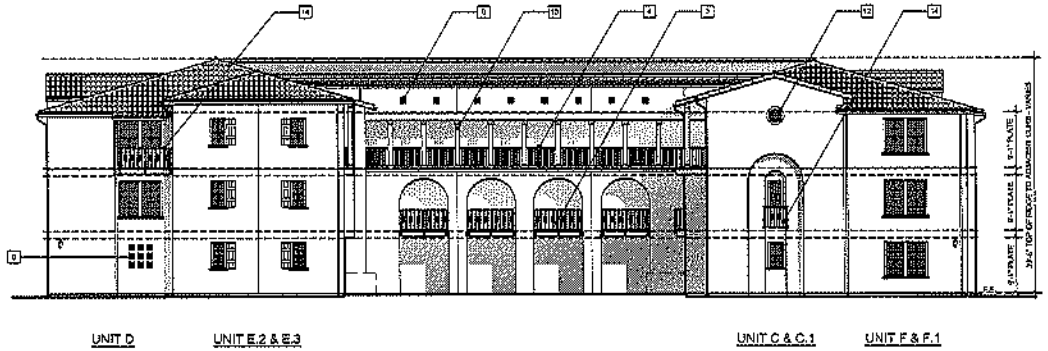
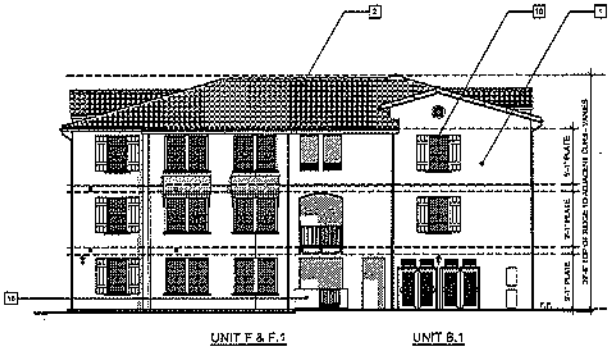


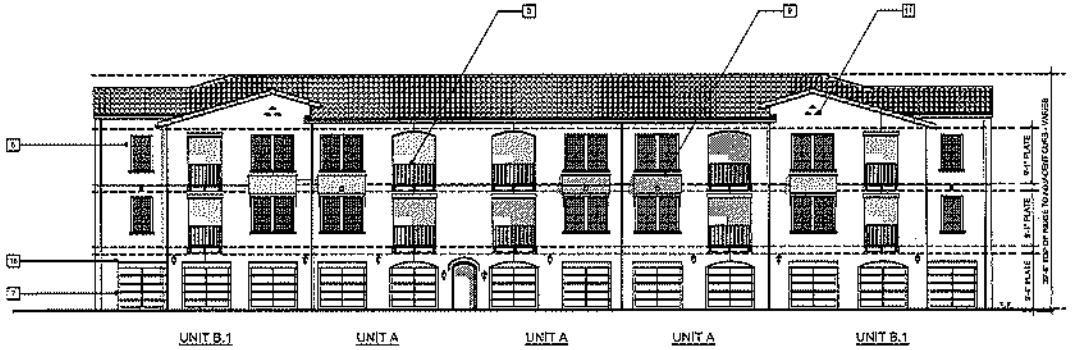
SIDE ELEVATION 4
BUILDING B4



COURTYARD ELEVATION 2
BUILDING B4



SIDE ELEVATION 3
BUILDING B4



MOTOR COURT ELEVATION 1
BUILDING B4

MATERIALS LEGEND

1. EXTERIOR PLASTER - MEDIUM SAND FINISH
2. CONCRETE 'S' TILE ROOF
3. METAL PICKET GUARDRAIL
4. WOOD GUARDRAIL
5. FOAM BLOCK GUARDRAIL
6. VINYL WINDOWS
7. METAL GARAGE DOOR
8. DECORATIVE FOAM BLOCK
9. FABRIC AWNING WITH METAL FRAME
10. WINDOW SHUTTER
11. FOAM VENT
12. QUATREFOIL
13. WOOD POST
14. METAL JULIET BALCONY
15. ENCLOSED PATIO WALL W/ PLASTER FINISH
16. FOAM TRIM

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

A-4

ATTACHMENT D
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THOMAS P. COX ARCHITECTS, INC.

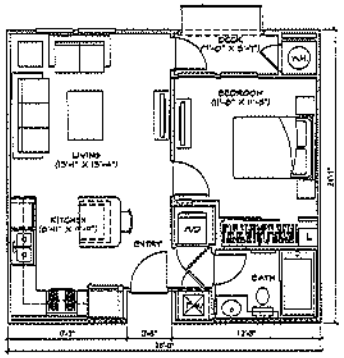
STEWART VILLAGE

SUNNYVALE, CALIFORNIA

ELEVATIONS - BLDG. B4

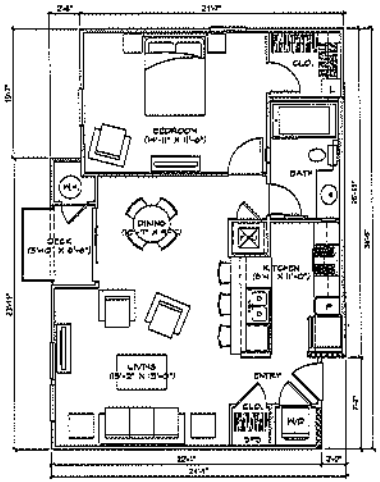
IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

PROJECT NUMBER: 2012-026 08/03/2012



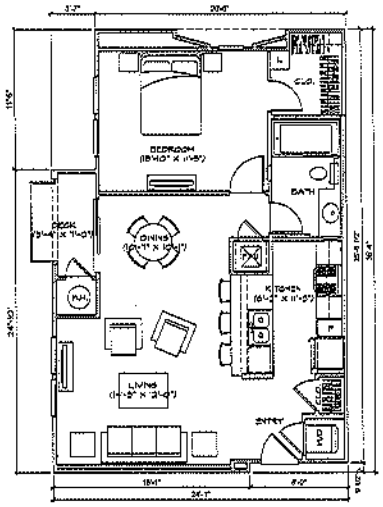
UNIT A 1

531 SF NET RENTABLE
42 SF DECK



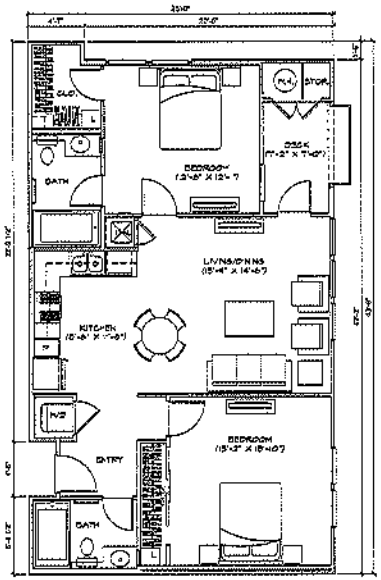
UNIT B 2

715 SF NET RENTABLE
96 SF DECK



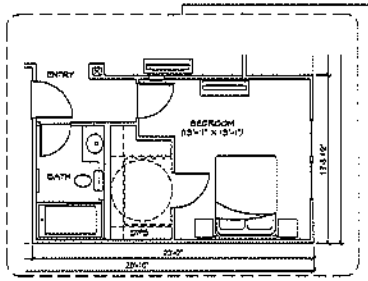
UNIT C 3

717 SF NET RENTABLE
40 SF DECK

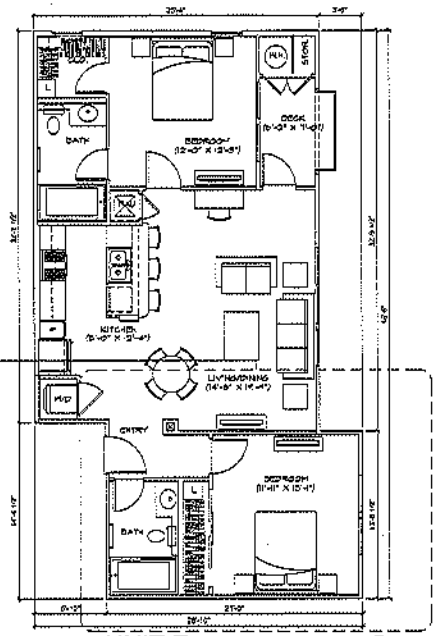


UNIT D 4

925 SF NET RENTABLE
59 SF DECK

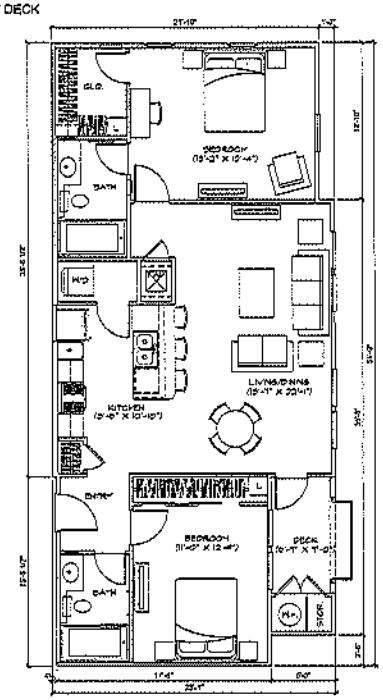


UNIT E ALT AT B4 BUILDING ONLY
988 SF NET RENTABLE
49 SF DECK



UNIT E 5

941 SF NET RENTABLE
49 SF DECK



UNIT F 6

1,025 SF NET RENTABLE
56 SF DECK

ATTACHMENT D
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A-5

THOMAS P. COX ARCHITECTS, INC.

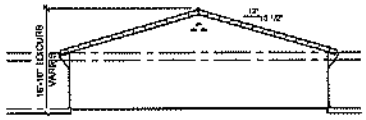
STEWART VILLAGE

SUNNYVALE, CALIFORNIA

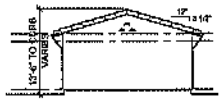
IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

UNIT PLANS

PROJECT NUMBER: 2012-026 06/27/2012

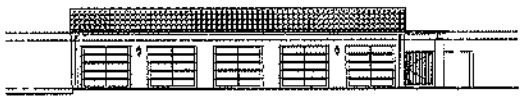


G12-T3

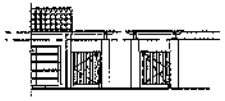


TYPICAL G5

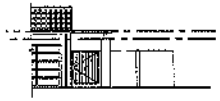
GARAGE SIDE ELEVATION 7



G5-T3



G5-T6



G12-T3

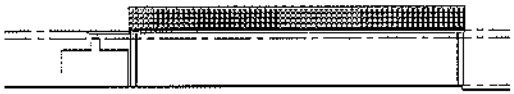
GARAGE WITH TRASH ENCLOSURE FRONT ELEVATION 3

G12 SIMILAR

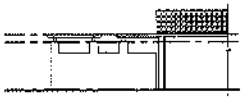
G12-T3

TYPICAL G5

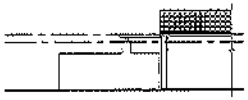
TRASH ENCLOSURE SIDE ELEVATION 6



G5-T3



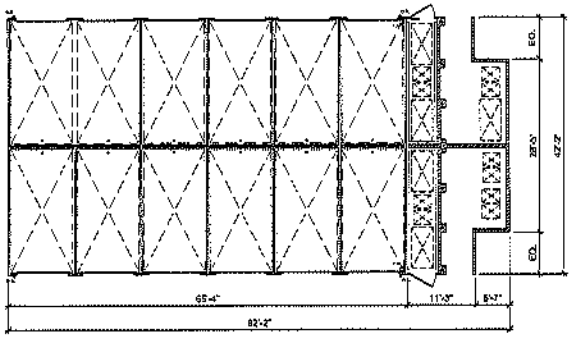
G5-T6



G12-T3

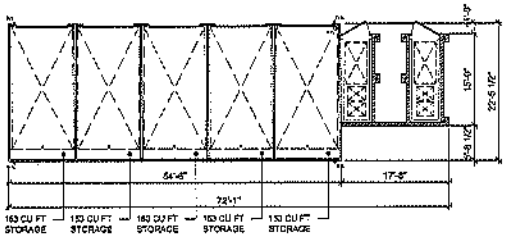
GARAGE WITH TRASH ENCLOSURE REAR ELEVATION 2

G12 SIMILAR



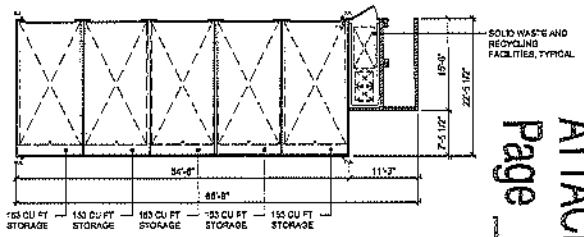
GARAGE WITH TRASH ENCLOSURE 5

(G12-T15)



GARAGE WITH TRASH ENCLOSURE 4

(G5-T6)



GARAGE WITH TRASH ENCLOSURE 1

(G5-T3)

ATTACHMENT D

Page 4 of 4

A-6

THOMAS P. COX ARCHITECTS, INC.

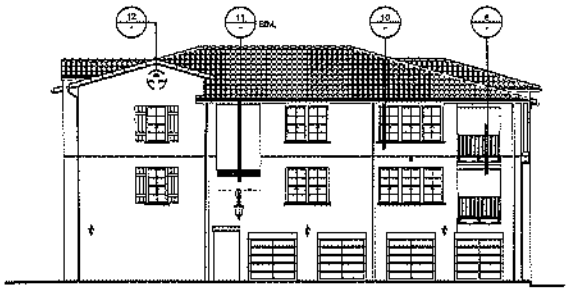
STEWART VILLAGE

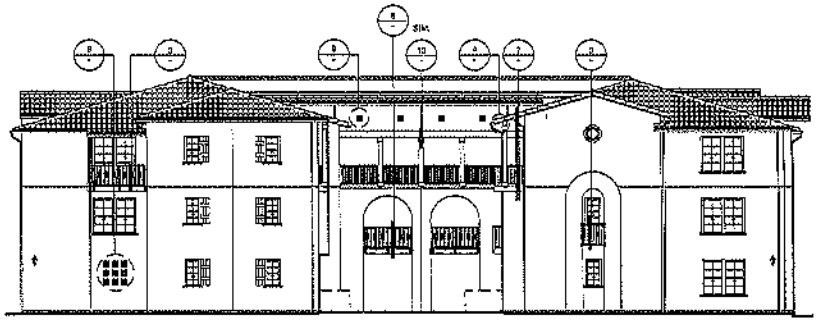
SUNNYVALE, CALIFORNIA

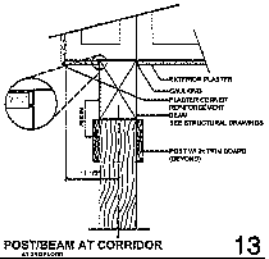
IRVINE COMPANY since 1864 | APARTMENT COMMUNITIES

GARAGE PLANS AND ELEVATIONS

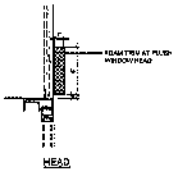
PROJECT NUMBER: 2012-026 06/27/2012







POST/BEAM AT CORRIDOR 13

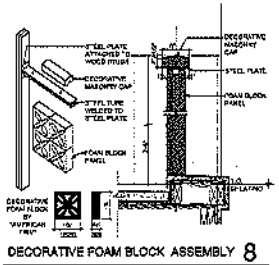


HEAD

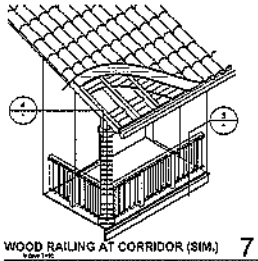
SILL

SILL

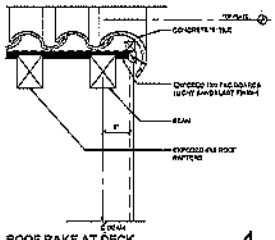
FOAM TRIM 10



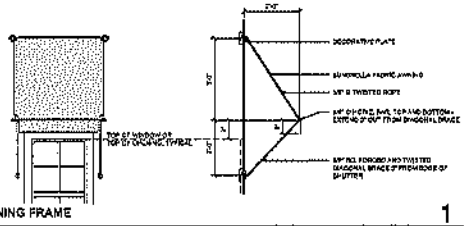
DECORATIVE FOAM BLOCK ASSEMBLY 8



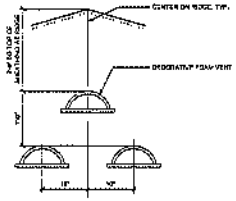
WOOD RAILING AT CORRIDOR (SIM.) 7



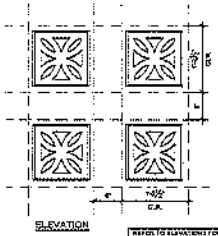
ROOF RAKE AT DECK 4



METAL AWNING FRAME 1



ELEVATION



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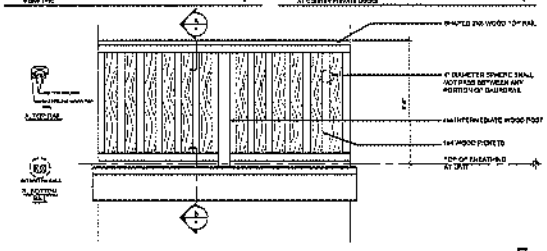
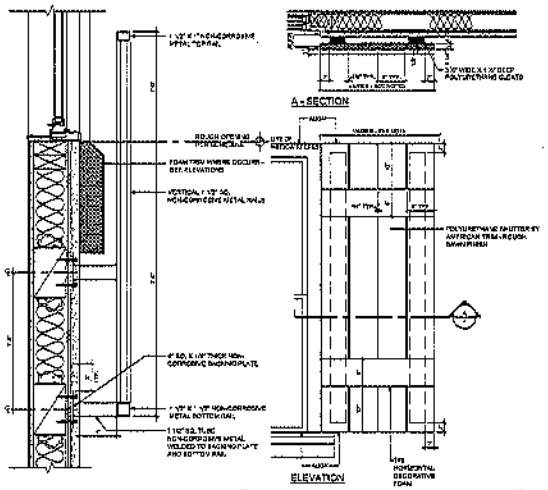


WOOD GUARDRAIL @ BREEZEWAY CORRIDOR (SIM.) 5

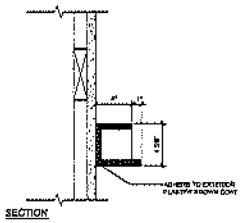


A - SECTION

ELEVATION

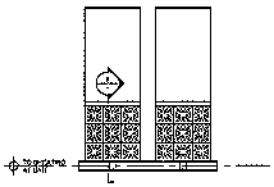
JULIET BALCONY 3

WINDOW SHUTTER 2

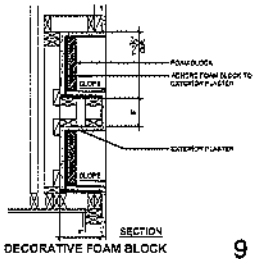


SECTION

FOAM VENT 12

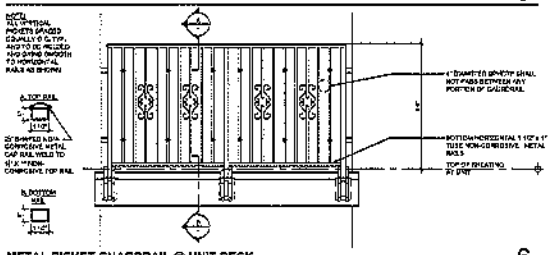


DOUBLE OPENING WITH FOAM BLOCK 11



SECTION

DECORATIVE FOAM BLOCK 9



METAL PICKET GUARDRAIL @ UNIT DECK 6

A-7

THOMAS P. COX ARCHITECTS, INC.

STEWART VILLAGE

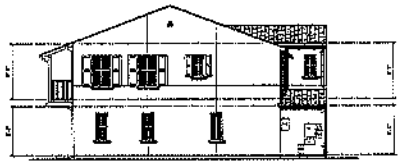
SUNNYVALE, CALIFORNIA

DETAILS

IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 2012-026 06/03/2012

ATTACHMENT D
Page 15 of 41

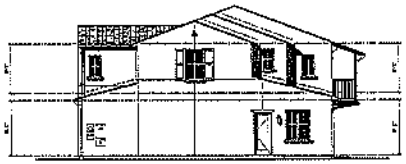


PLAN 3

SIDE ELEVATION

PLAN 3 PLAN 1

MOTOR COURT ELEVATION



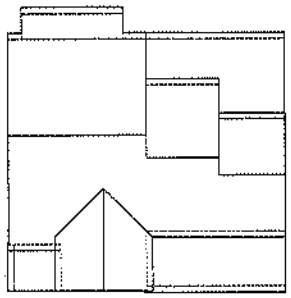
PLAN 1

SIDE ELEVATION

PLAN 1 PLAN 3

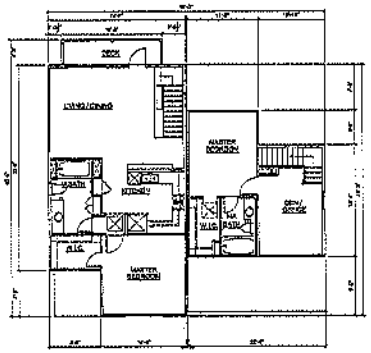
FRONT ELEVATION

ELEVATION NOTES



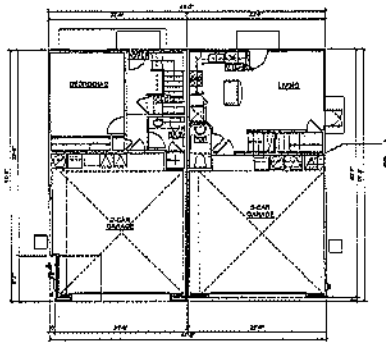
PLAN 3 PLAN 1

ROOF PLAN



PLAN 3 PLAN 1

SECOND FLOOR PLAN



PLAN 3 PLAN 1

FIRST FLOOR PLAN

ATTACHMENT 2
Page 12 of 41

PLAN 1 NET RENTABLE AREA	
first floor	371
second floor	407
TOTAL	778
Garage	500

PLAN 3 NET RENTABLE AREA	
first floor	358
second floor	778
TOTAL	1136
Garage	488

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

A-8

Building 1
(Rancho)

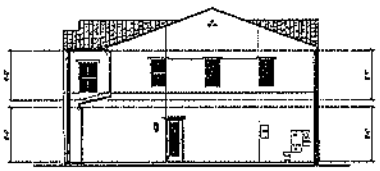
STEWART VILLAGE

SUNNYVALE, CALIFORNIA

Robert Hidey Architects

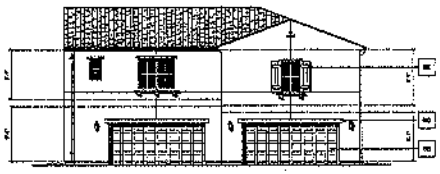
IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 12009 06/27/2012



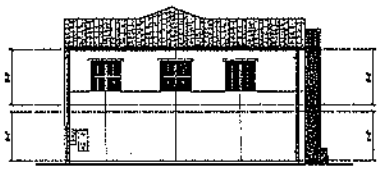
PLAN 5

SIDE ELEVATION



PLAN 5 PLAN 4

MOTOR COURT ELEVATION



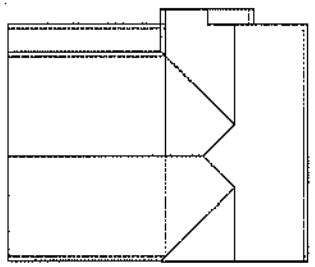
PLAN 4

SIDE ELEVATION

PLAN 4 PLAN 5

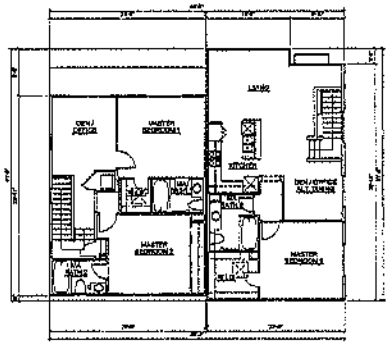
FRONT ELEVATION

ELEVATION NOTES



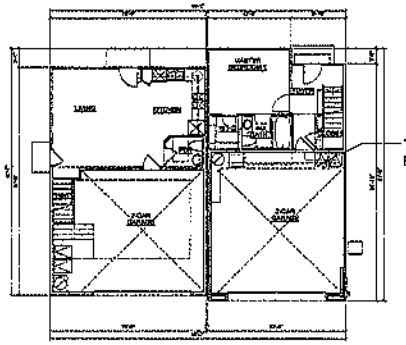
PLAN 5 PLAN 4

ROOF PLAN



PLAN 5 PLAN 4

SECOND FLOOR PLAN



TRASH / RECYCLING BIN LOCATION

PLAN 5 PLAN 4

FIRST FLOOR PLAN

ATTACHMENT D
Page 17 of 41

PLAN 4 NET RENTABLE AREA	
first floor	332
second floor	818
TOTAL	1150
Garage	505
PLAN 5 NET RENTABLE AREA	
first floor	430
second floor	777
TOTAL	1207
Garage	474

Building 2
(Spanish Adobe)

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

A-9

Robert Hidey **Architects**

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

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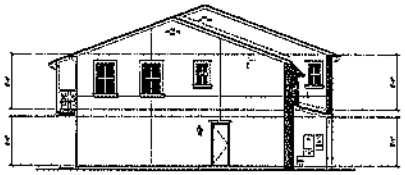
PROJECT NUMBER: 12009 06/27/2012

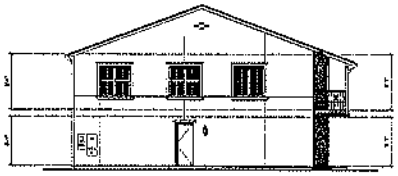


PLAN 3

SIDE ELEVATION

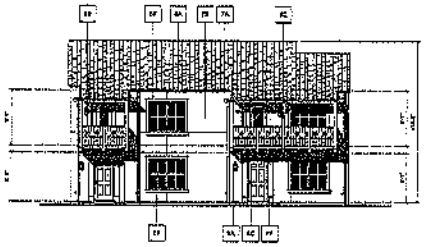
PLAN 3 PLAN 4

MOTOR COURT ELEVATION



PLAN 4

SIDE ELEVATION

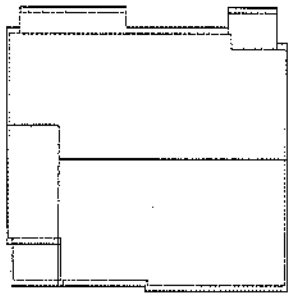


PLAN 4 PLAN 3

FRONT ELEVATION

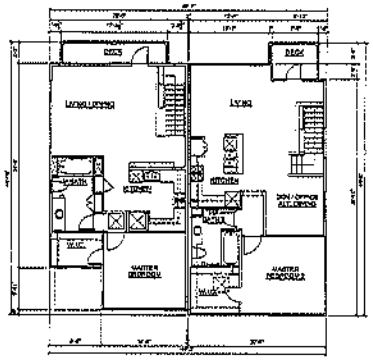
ELEVATION NOTES

NO.	REVISIONS
1.	WOOD SIDING
1A.	WOOD PATTERN FLIP.
2.	METAL
2A.	METAL TO HUNDY DAF.
2B.	VITAL ROOF
2C.	WROUGHT IRON BALCONY.
3.	WOOD
3A.	WOOD RAFTER TAILS.
3B.	WOOD BALCONY.
3C.	WOOD SEAL.
3D.	WOOD SCREEN.
3E.	WOOD POST / COLUMN.
3F.	WOOD BEAM.
3G.	WOOD GUTTER/DRIP.
3H.	WOOD TRELLIS.
7.	ASPHALT SHINGLE
7A.	ROOF VENT
7B.	STUCCO FINISH.
8.	STEEL SLIDE
8A.	STUCCO WRAPPED FOAM CORNICE / EAVE
8B.	ELECTRICAL ROLL-UP GARAGE DOOR.
8C.	ENTRY DOOR.
8D.	FALSE VENT.
8E.	DECORATIVE SHUTTER.
8F.	DECORATIVE POST TRIM.
8G.	DECORATIVE POTTER FLP.
9.	LIGHT
9A.	DECORATIVE LAMP.



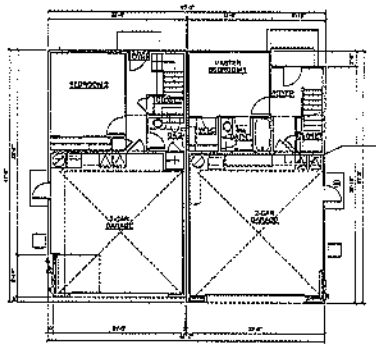
PLAN 3 PLAN 4

ROOF PLAN



PLAN 3 PLAN 4

SECOND FLOOR PLAN



PLAN 3 PLAN 4

FIRST FLOOR PLAN

ATTACHMENT D
Page 18 of 41

PLAN 3 NET RENTABLE AREA	
first floor	358
second floor	778
TOTAL	1136
Garage	488
PLAN 4 NET RENTABLE AREA	
first floor	332
second floor	818
TOTAL	1150
Garage	505

0 2 4 8 16'
SCALE: 1/8"=1'-0"

A-10

Building 3
(Monterey)

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

Robert Hidey Architects

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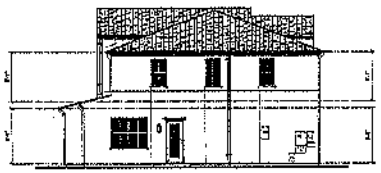
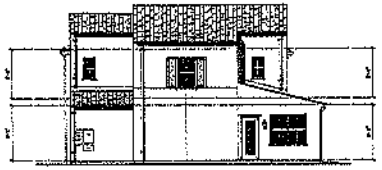


PLAN 5

SIDE ELEVATION

PLAN 5 PLAN 2

MOTOR COURT ELEVATION



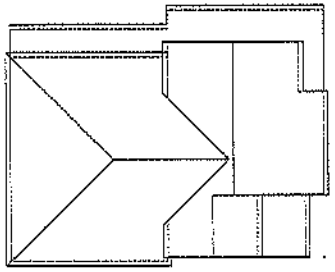
PLAN 2

SIDE ELEVATION

PLAN 2 PLAN 5

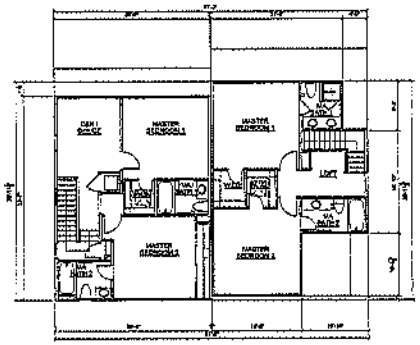
FRONT ELEVATION

ELEVATION NOTES



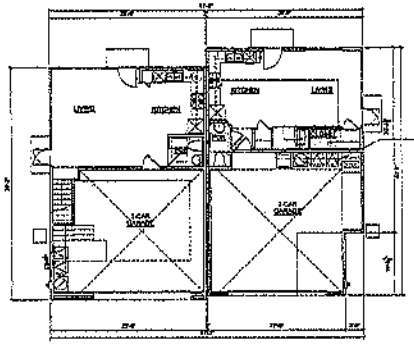
PLAN 5 PLAN 2

ROOF PLAN



PLAN 5 PLAN 2

SECOND FLOOR PLAN



PLAN 5 PLAN 2

FIRST FLOOR PLAN

ATTACHMENT D
Page 14 of 41

PLAN 2 NET RENTABLE AREA	
first floor	417
second floor	674
TOTAL	1091
Garage	542

PLAN 5 NET RENTABLE AREA	
first floor	430
second floor	777
TOTAL	1207
Garage	474

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

A-11

Building 4
(Santa Barbara)

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

Robert Hidey Architects

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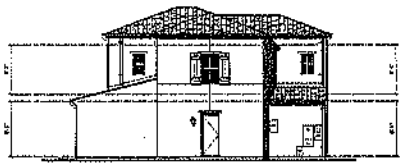
PROJECT NUMBER: 12009 06/27/2012

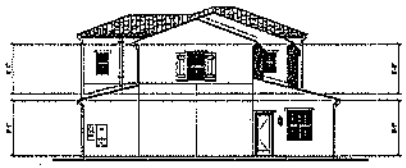


PLAN 2

SIDE ELEVATION

PLAN 2 PLAN 1

MOTOR COURT ELEVATION



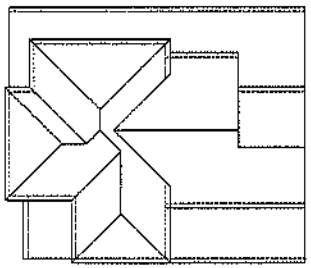
PLAN 1

SIDE ELEVATION

PLAN 1 PLAN 2

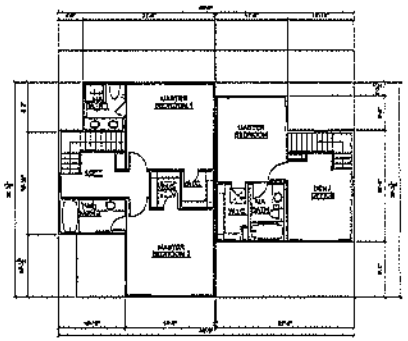
FRONT ELEVATION

ELEVATION NOTES



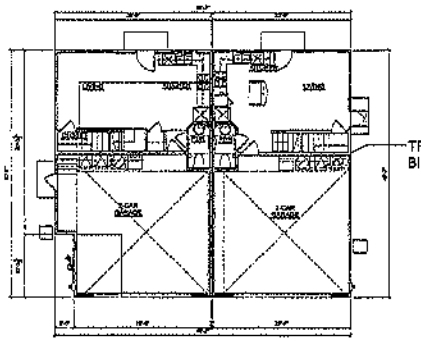
PLAN 2 PLAN 1

ROOF PLAN



PLAN 2 PLAN 1

SECOND FLOOR PLAN



PLAN 2 PLAN 1

FIRST FLOOR PLAN

ATTACHMENT D
Page 20 of 41

PLAN 1 NET RENTABLE AREA	
first floor	371
second floor	407
TOTAL	778
Garage	500
PLAN 2 NET RENTABLE AREA	
first floor	417
second floor	674
TOTAL	1091
Garage	542

SCALE 1/8"=1'-0"

A-12

Building 5
(Spanish Adobe)

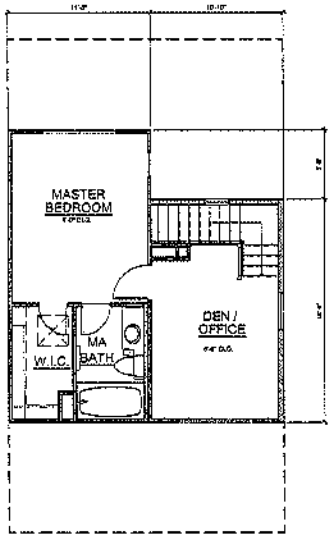
STEWART VILLAGE

SUNNYVALE, CALIFORNIA

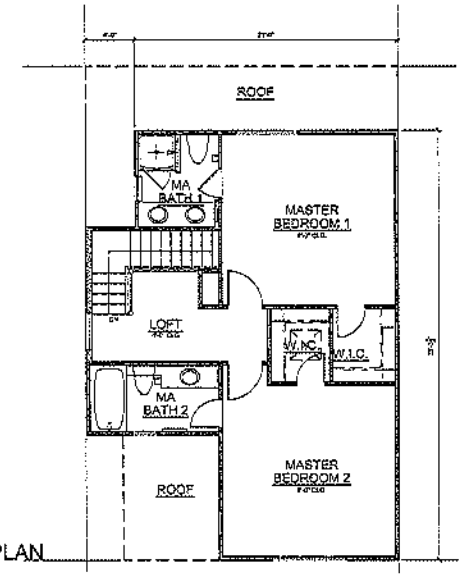
Robert Hidey Architects

IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 12009 06/27/2012



SECOND FLOOR PLAN



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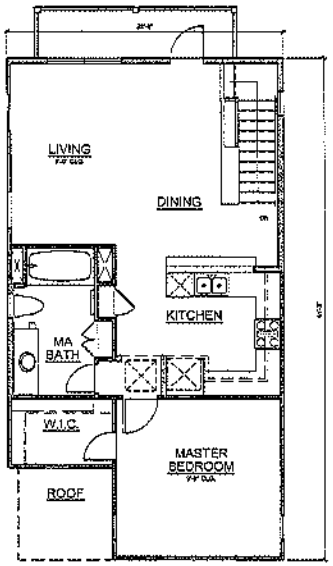

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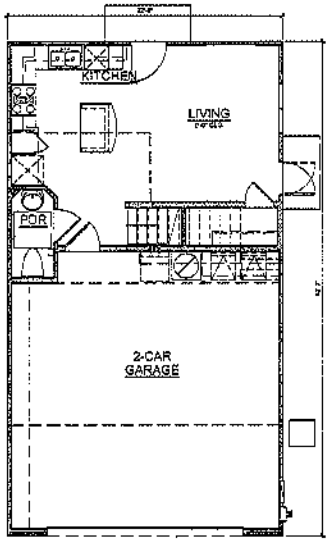
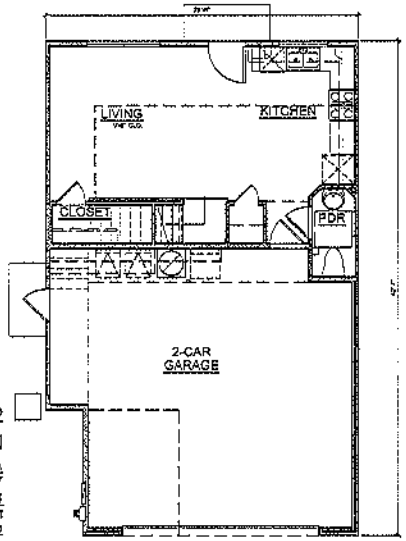
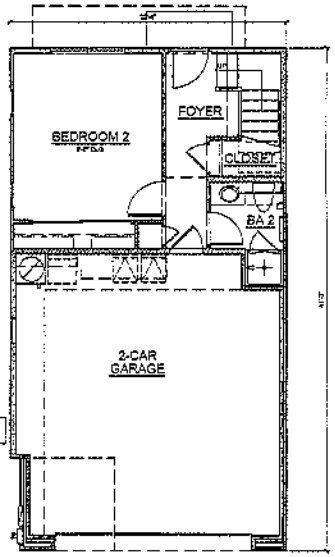


PLAN 1
FIRST FLOOR PLAN
NET RENTABLE AREA
first floor 371
second floor 407
TOTAL 778
Garage 500



PLAN 2
FIRST FLOOR PLAN
NET RENTABLE AREA
FIRST FLOOR 417
SECOND FLOOR 674
TOTAL 1091
GARAGE 542



PLAN 3
FIRST FLOOR PLAN
NET RENTABLE AREA
FIRST FLOOR 358
SECOND FLOOR 778
TOTAL 1136
GARAGE 488

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

ATTACHMENT D
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Plans 1-3

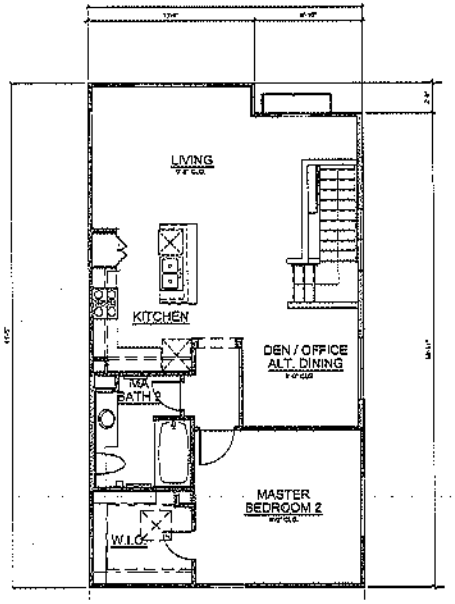
Robert Hidey Architects

STEWART VILLAGE

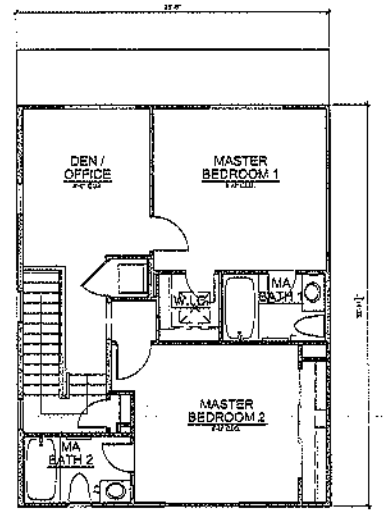
SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

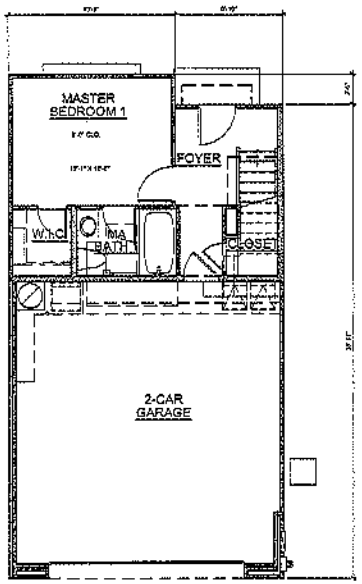
PROJECT NUMBER: 12008 06/27/2012



SECOND FLOOR PLAN

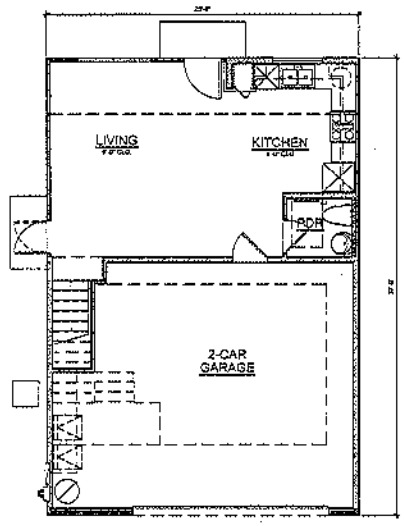


SECOND FLOOR PLAN



PLAN 4
FIRST FLOOR PLAN

NET RENTABLE AREA
first floor 332
second floor 818
TOTAL 1150
Garage 505



PLAN 5
FIRST FLOOR PLAN

NET RENTABLE AREA
FIRST FLOOR 430
SECOND FLOOR 777
TOTAL 1207
GARAGE 474

ATTACHMENT D
Page 22 of 41

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

A-14

Plans 4-5

Robert Hidey Architects

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

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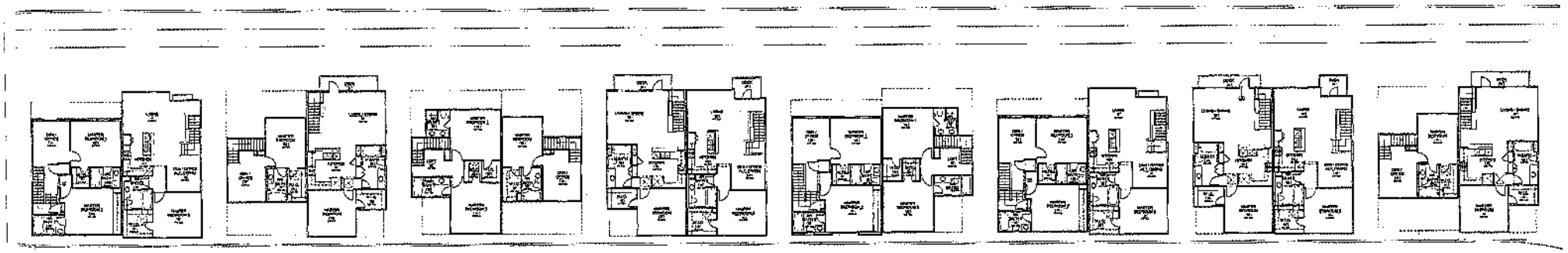
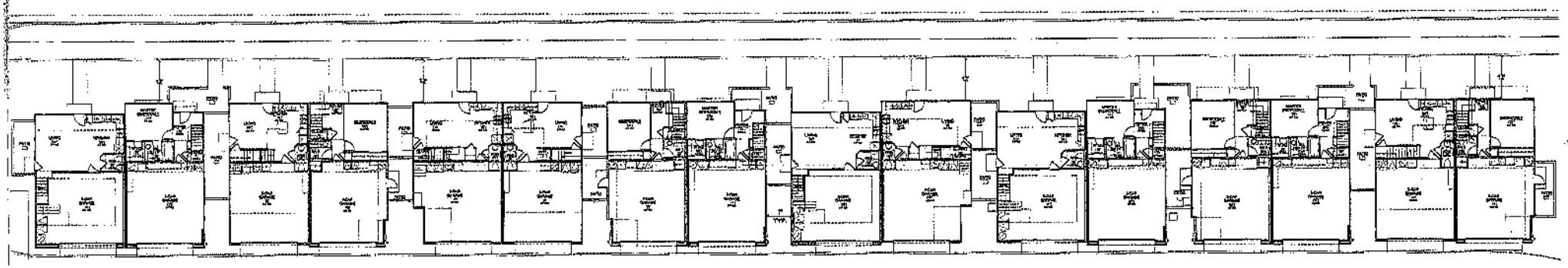
PROJECT NUMBER: 12038 06/27/2012

INDIAN WELLS AVENUE



SECOND FLOOR PLAN

INDIAN WELLS AVENUE



2 1R 5 3 4 2 3 1R

FIRST FLOOR PLAN

ATTACHMENT D
Page 23 of 41

SCALE 3/32"=1'-0"

N

A-15

SITE PLAN - DUPLEX

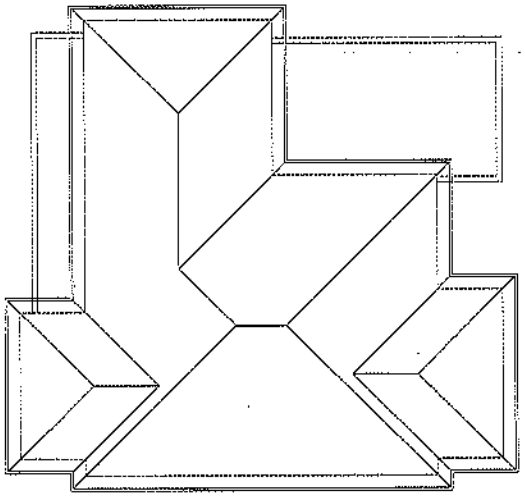
STEWART VILLAGE

SUNNYVALE, CALIFORNIA

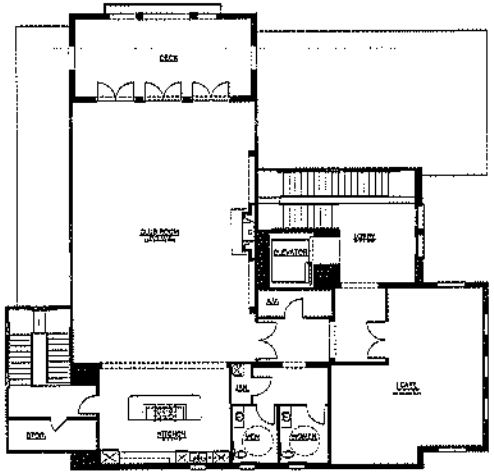
Robert Hidey Architects

IRVINE COMPANY | APARTMENT COMMUNITIES

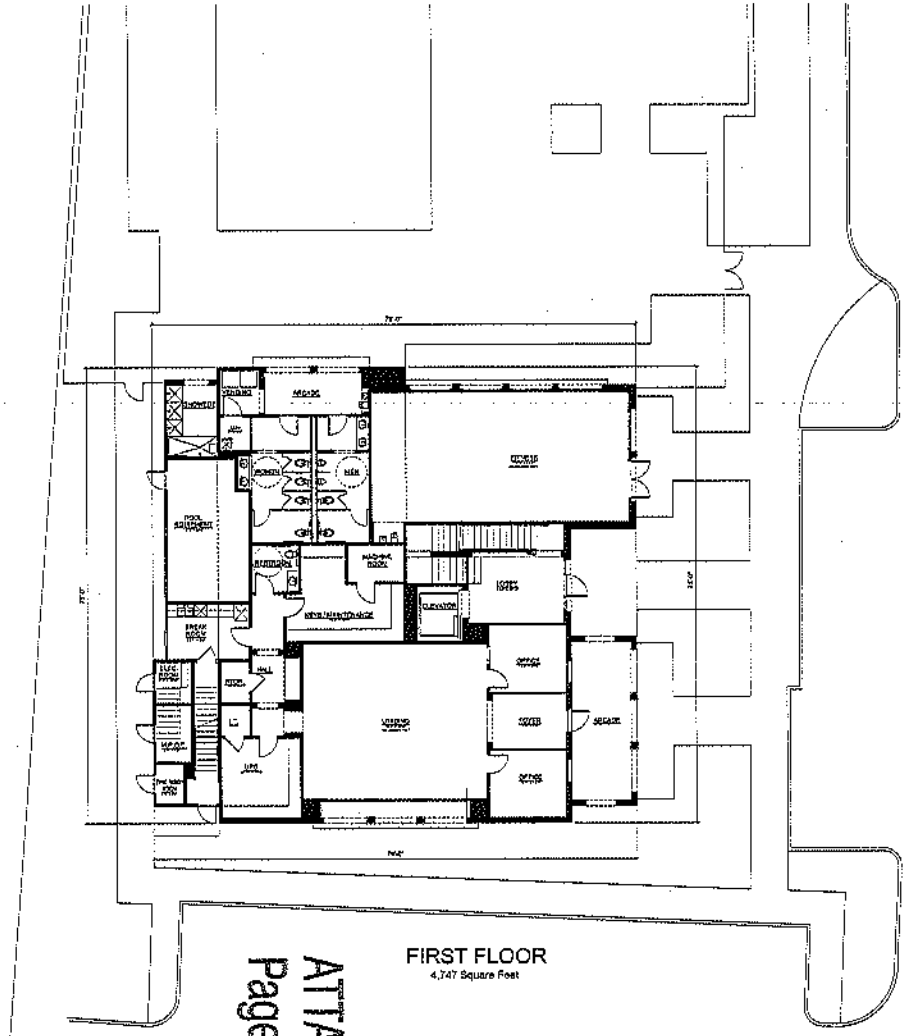
PROJECT NUMBER: 12009 06/27/2012



ROOF PLAN



SECOND FLOOR
3,950 Square Feet



FIRST FLOOR
4,747 Square Feet

ATTACHMENT D
Page 24 of 41

Recreation / Leasing Building
8,100 Square Feet

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

A-16

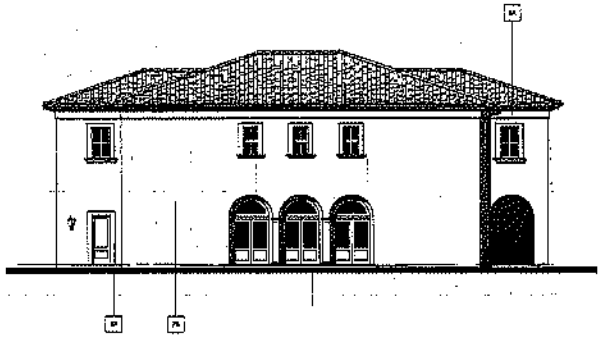
Robert Hidey Architects

STEWART VILLAGE

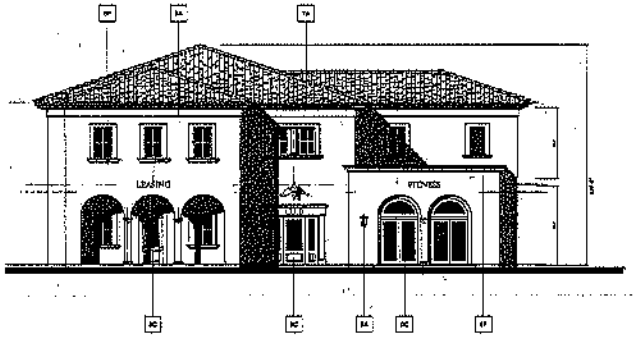
SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

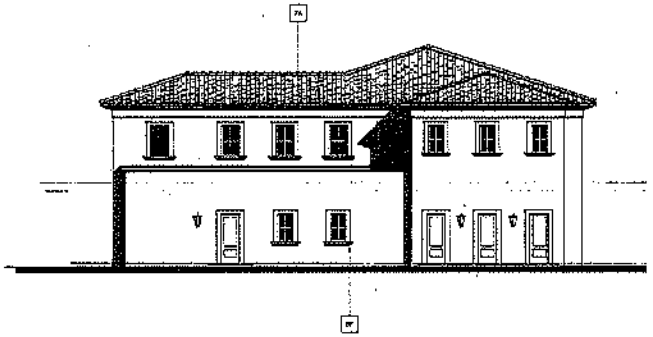
PROJECT NUMBER: 12009 06/27/2012



SOUTH ELEVATION



EAST ELEVATION (MAIN ENTRY)



WEST ELEVATION

NORTH ELEVATION (POOL SIDE)

ELEVATION NOTES

Recreation / Leasing Building

A-17

ATTACHMENT D
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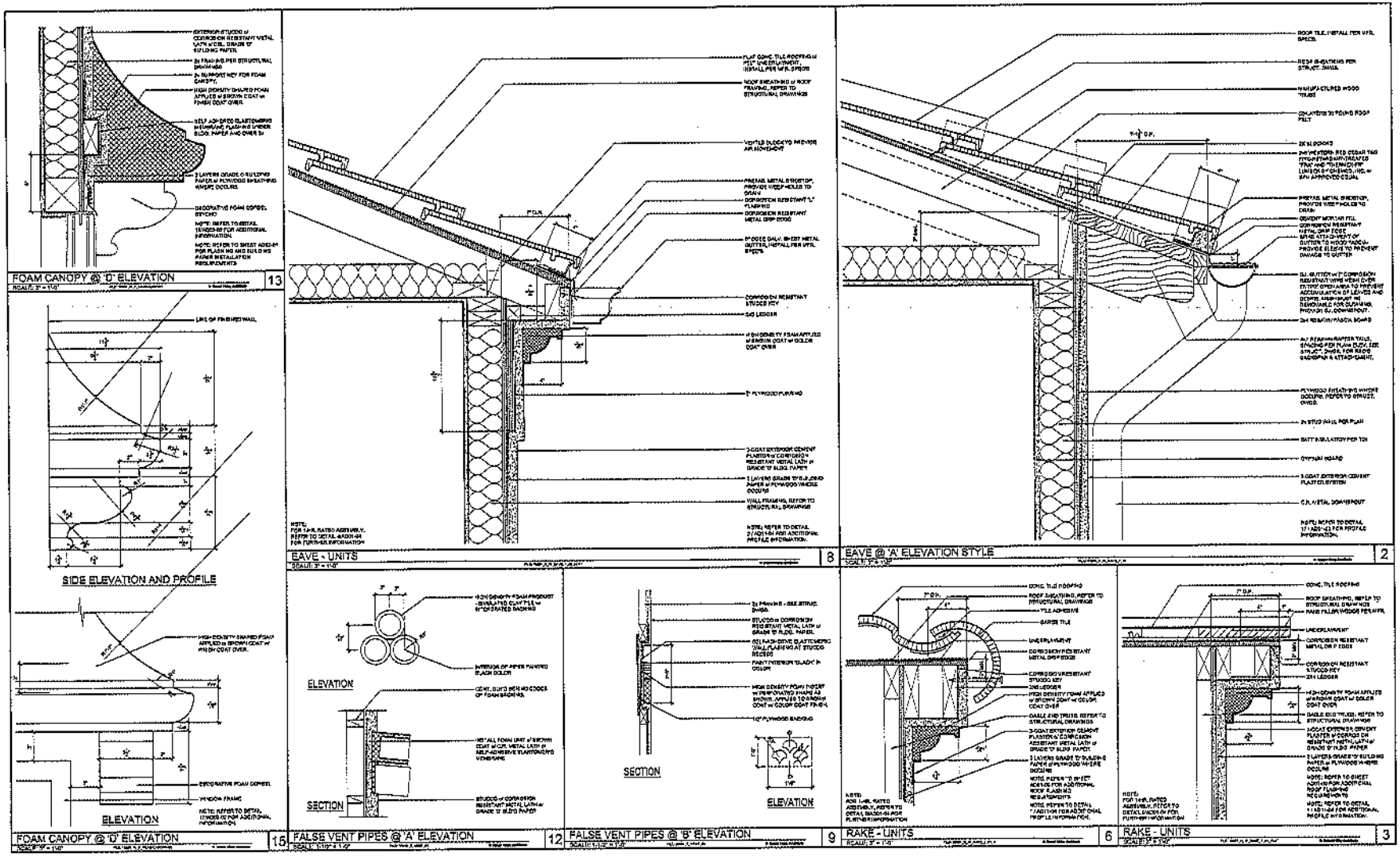
Robert Hidey Architects

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 12009 06/27/2012



ATTACHMENT D
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Architectural Details

A-18

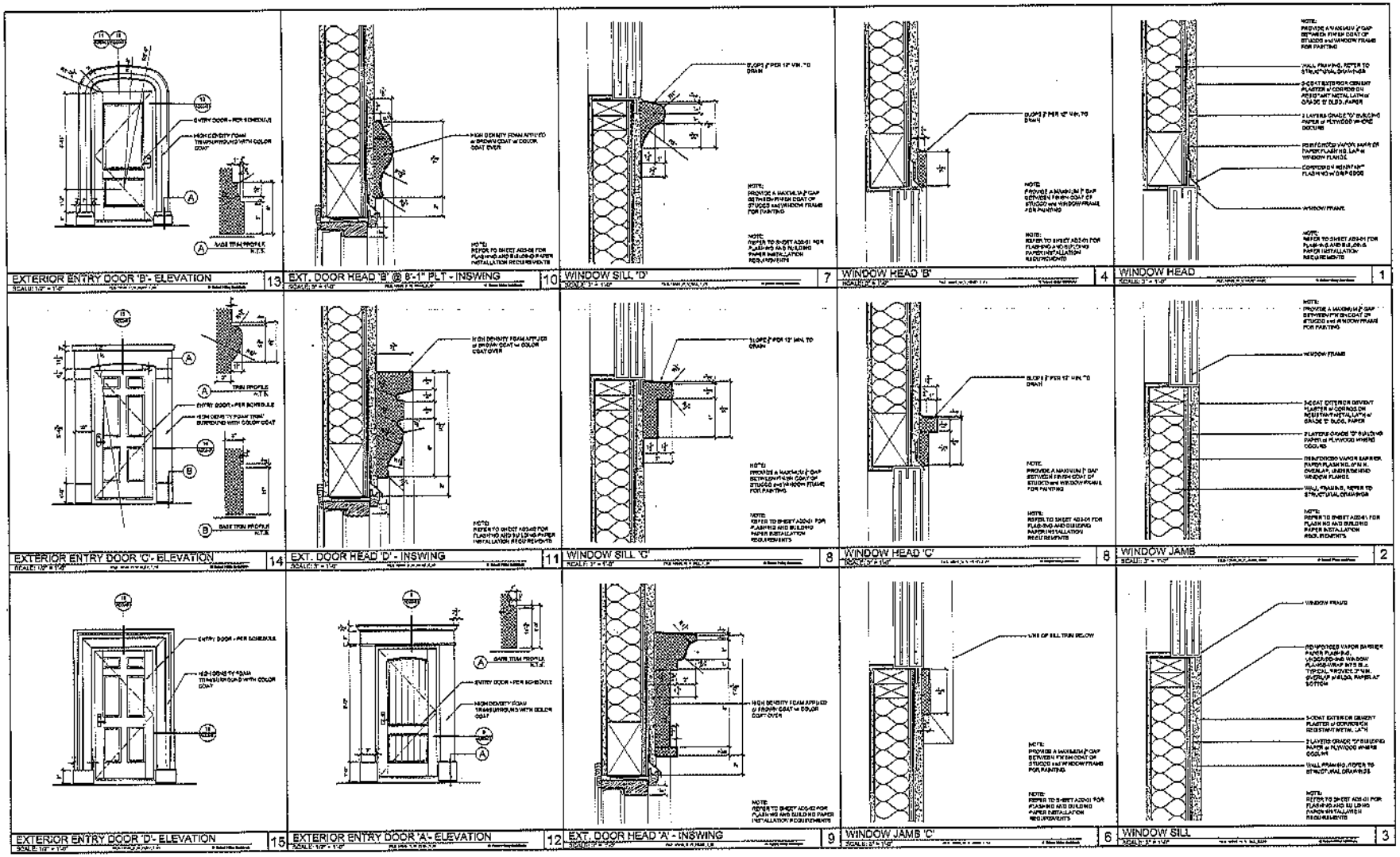
Robert Hidey Architects

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 12008 08/27/2012



ATTACHMENT D
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Architectural Details

A-19

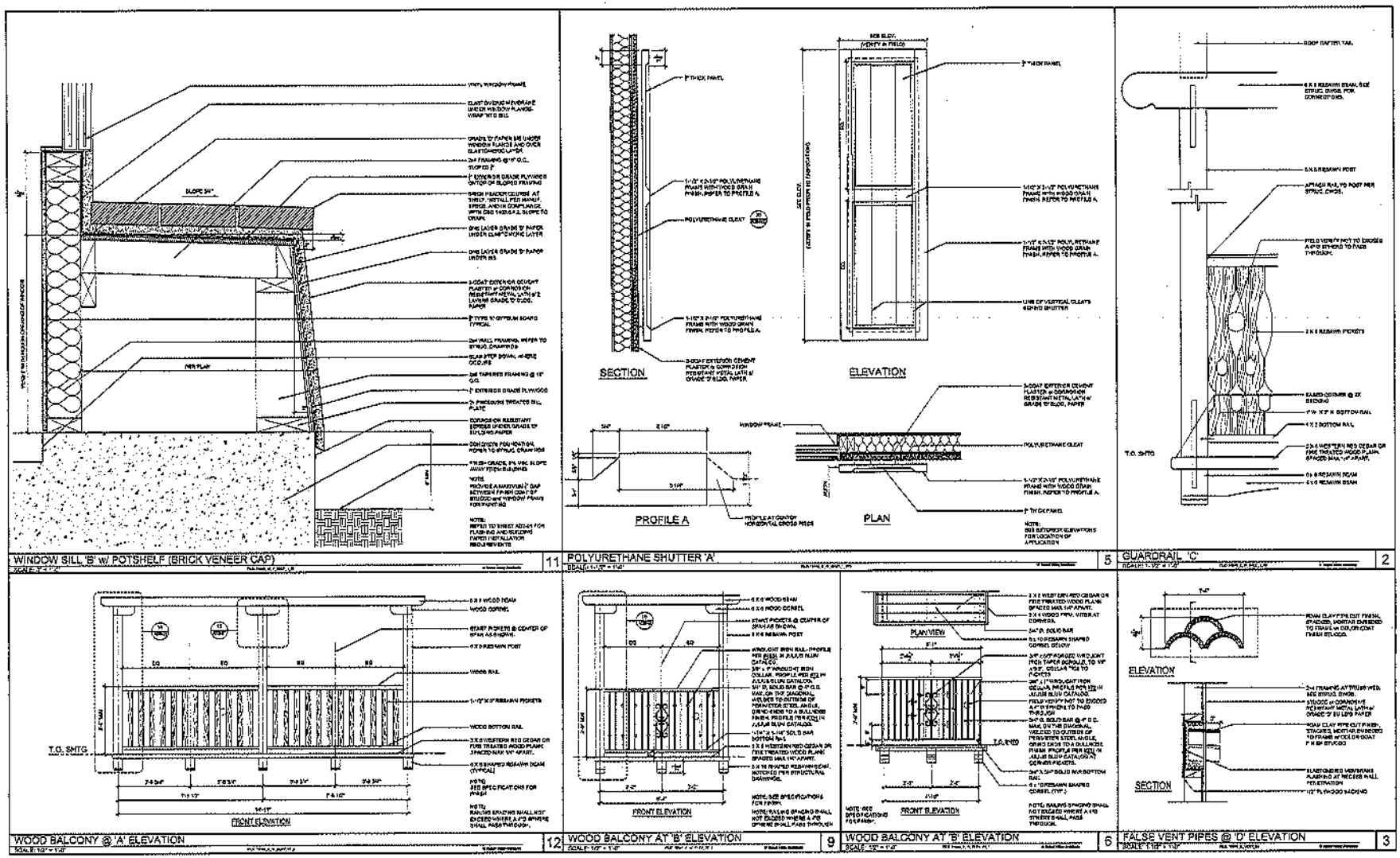
Robert Hidey Architects

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 12009 08/27/2012



ATTACHMENT D
Page 28 of 41

Architectural Details

A-20

Robert Hidey **Architects**

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

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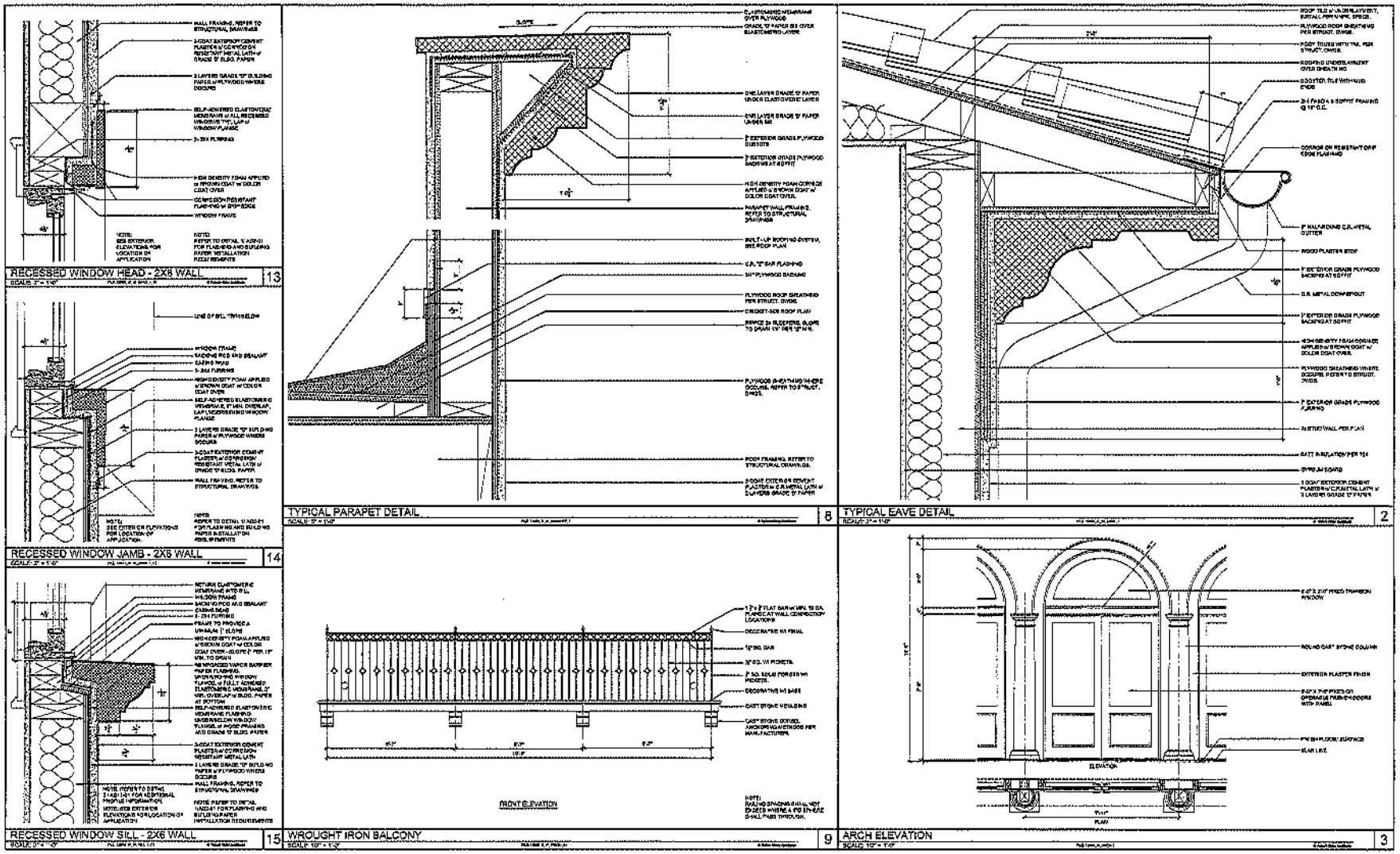
PROJECT NUMBER: 12009 05/27/2012



ATTACHMENT D
Page 24 of 41

Architectural Details
Recreation / Leasing Building

A-21

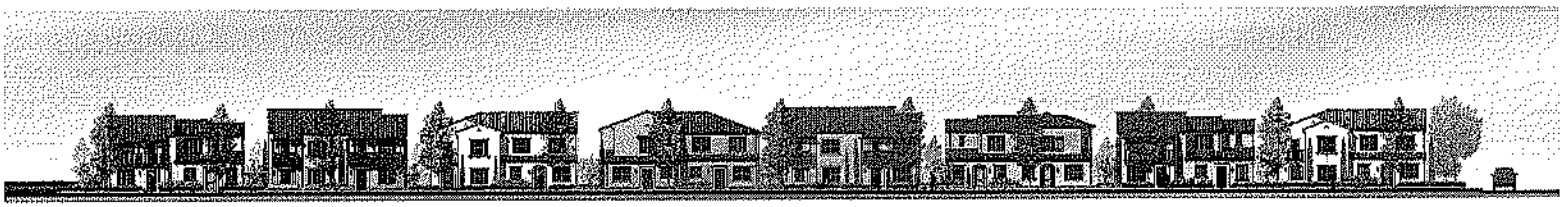
Robert Hidey Architects

STEWART VILLAGE

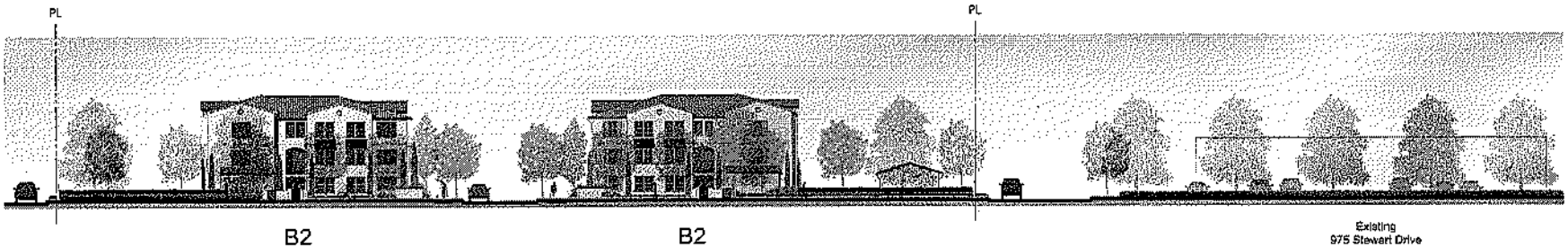
SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

PROJECT NUMBER: 12009 06/27/2012



Indian Wells Avenue Streetscene



Stewart Drive Streetscene

ATTACHMENT D
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SCALE: 1/16"=1'-0"

A-22

Robert Hidey **Architects**

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

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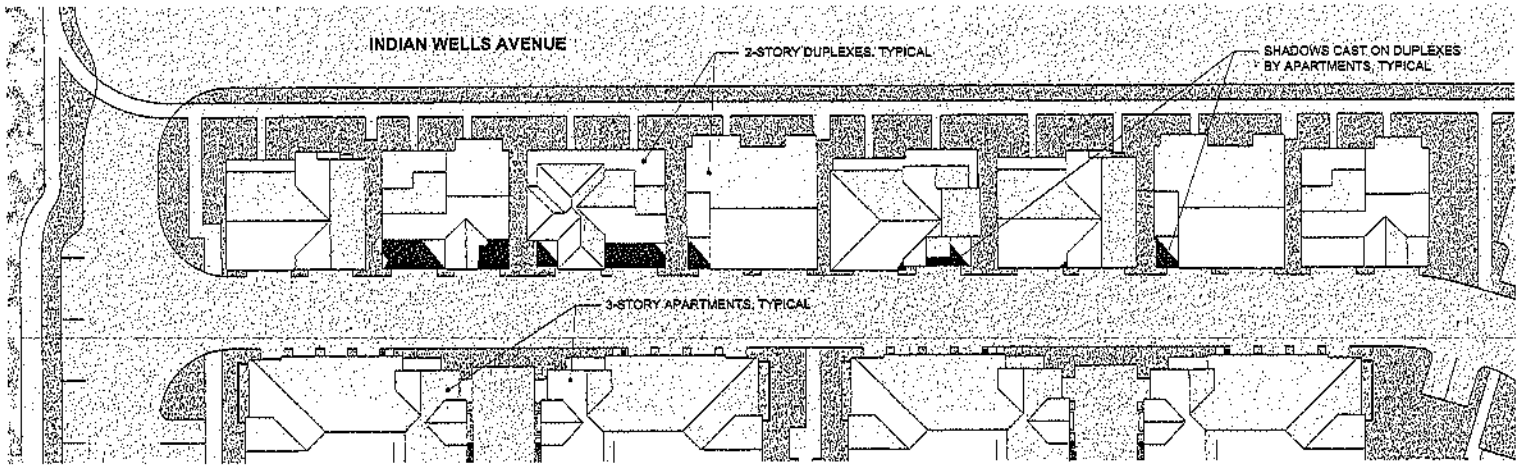
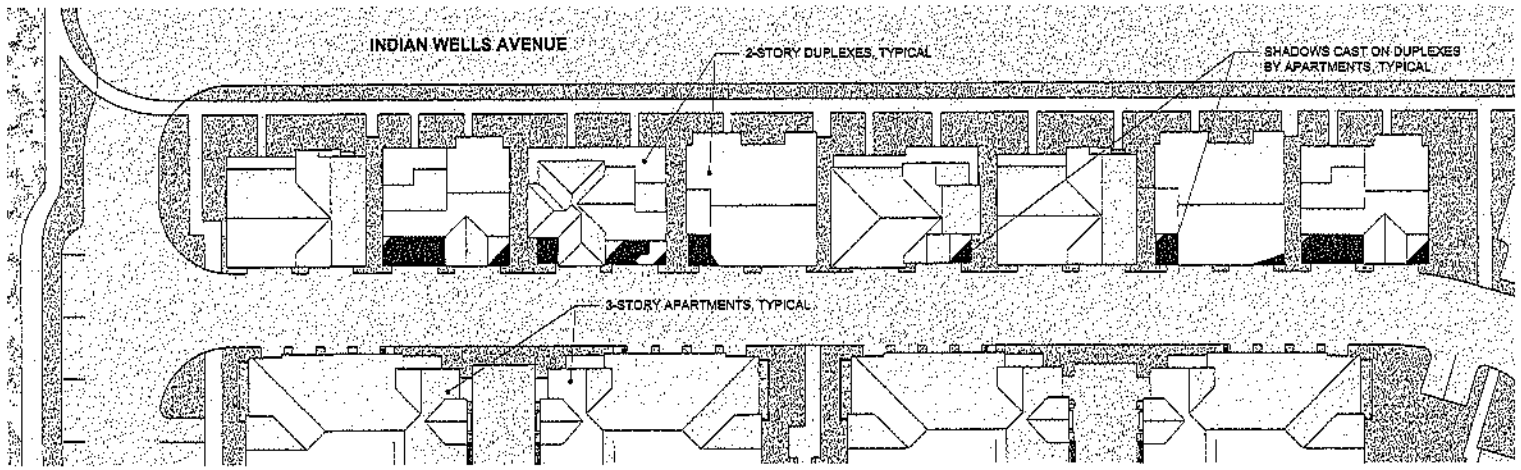
PROJECT NUMBER: 12009 08/27/2012



DECEMBER 21st AT 9:00AM



DECEMBER 21st AT 3:00PM

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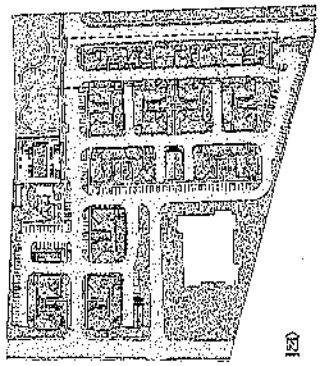
KEY PLAN - N.T.S.



A-23

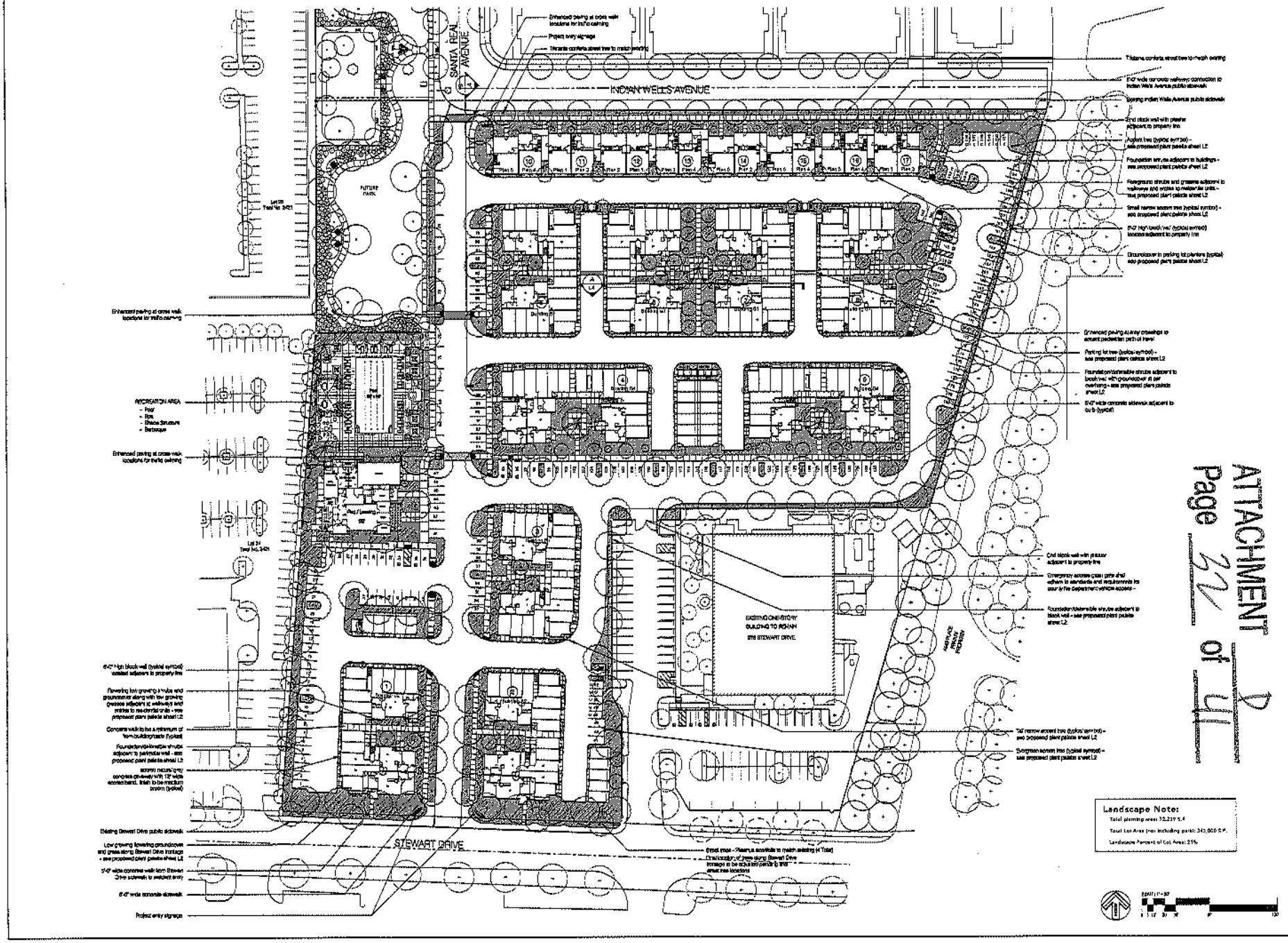
THOMAS P. COX ARCHITECTS, INC.

STEWART VILLAGE

SUNNYVALE, CALIFORNIA

IRVINE COMPANY | APARTMENT COMMUNITIES

SOLAR ACCESS AND SHADOW ANALYSIS PROJECT NUMBER: 2012-028 06/28/2012



ATTACHMENT
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Materials Legend

Symbol	Description
	Scored natural gray concrete. Finish to be medium broom.
	Scored natural gray concrete with veined band. Finish to be medium broom
	6'-0" high cantilever view fence at pool area
	6'-0" high block wall
	24" square planter
1	Building number

Notes:

All shrub areas shall have a 3" depth layer of shredded bark mulch.

Soil in planter areas shall be amended before planting with compost as specified in the soil amendment consistent with bay friendly basic practices checklist.

Plants have been proposed to require no staking.

Total planting area: 52,239 S.F.

Total proposed trees: 304 = 1 tree per - 228 S.F. of landscape area.

Water Conservation statement:

Plant material has been chosen for water conserving and reduced maintenance characteristics. A minimum of 25% of non-turf plants will have a moderate irrigation water requirement and a minimum of 30% of internal plants will have a low to very low irrigation water requirement.

Minimum Tree Clearance Note:

1. Small trees (15' to 25' ht) shall be placed a minimum of 5' from buildings and a minimum of 2' from edges of paving, curbs or walls.
2. Medium trees (25' to 40' ht) shall be placed a minimum of 10' from buildings and a minimum of 3' from curbs, curbs or walls.
3. Large trees (above 25' ht) shall be placed a minimum of 10' from buildings and a minimum of 2' from paving, curbs or walls.
4. 5' minimum from yard trench, water lines, water meters and fire hydrants
5. 8' minimum from sanitary sewer and storm drains.

Irrigation System:

All planting areas shall be irrigated with a fully automatic controlled irrigation systems using rain sensors and/or gates according to plant type groupings and environmental exposure as required by AB 325. The irrigation system shall be capable of repeat cycles in order to apply water at a rate the soil can absorb the applied irrigation water. A master control valve shall be installed to prevent flow when no water is in use. Recycled water is proposed for the project and shall comply with Sunnyvale Services District standards and all local ordinances. Sprinkler head spray heads will not be specified in planter areas less than 8' wide.

PLANTING PALETTE

Symbol	Botanical Name	Common Name	Min. Con. Size	Spacing	WUCOLS
TREES					
	CANOPY / STREET TREES				
	Cinnamomum camphora	Camphor Tree	24" BOX	—	M
	Podocarpus gracilior	Fern Pine	24" BOX	—	M
	Platanus x acerifolia *	London Plane Tree	24" BOX	—	M
	Arbutus x. 'Marina' *	Marina Strawberry Tree	24" BOX	—	M
	Tristania conferta	Brisbane Box	24" BOX	—	M
	ACCENT TREES				
	Cinnamomum camphora	Camphor Tree	24" BOX	—	M
	Olea europaea	Olive Tree	24" BOX	—	M
	Podocarpus gracilior	Fern Pine	24" BOX	—	M
	Tristania conferta	Brisbane Box	24" BOX	—	M
	Pinus spp	Pine Tree	24" BOX	—	M
	SCREENING TREES				
	Tristania laurina	Water Gum	24" BOX	—	M
	Cupressus sempervirens	Italian Cypress	24" BOX	—	L
	EXISTING STREET TREES TO REMAIN				
	Tristania conferta	Brisbane Box	—	—	L
SHRUBS and GROUNDCOVER					
	Agapanthus sp.	Lily of the Nile	1 Gallon	30"	M
	Arctostaphylos 'Howard McMinn' *	Howard McMinn Manzanita	1 Gallon	24"	L
	Arbutus unedo *	Strawberry Tree	5 Gallon	36"	L
	Berberis aristata 'Tom Thumb' *	Gentle Plant Prickly	5 Gallon	24"	L
	Buxus sp	Boxwood	5 Gallon	18"	M
	Calliandra californica 'Little John'	Little John Dwarf Brush	5 Gallon	24"	L
	Carex spp.	Sedge	1 Gallon	24"	M
	Cistus sp. *	Rockrose	5 Gallon	24"	L
	Chondropetalum tectorum *	Cape Rush	5 Gallon	36"	L
	Daisies sp. *	Marguerite, Lily	5 Gallon	36"	L
	Fragaria californica *	California Fraise	1 Gallon	24"	L
	Juncus sp. *	Rush	1 Gallon	24"	L
	Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	1 Gallon	12"	M
	Liriope muscari	Japanese Lilyturf	1 Gallon	12"	M
	Myrtus communis	Myrtle	5 Gallon	24"	M
	Pittosporum tobira *	Tobira	5 Gallon	36"	L
	Raphiolepis 'Clara'	Clara Indian Hawthorn	5 Gallon	30"	L
	Rhaphiolepis 'Majestic Beauty'	Majestic Beauty Hawthorn	15 Gallon	30"	L
	Rosa 'Iceberg'	Iceberg Rose	5 Gallon	36"	L
	Rosmarinus 'prostratus'	Prostrate Rosemary	5 Gallon	30"	L
	Salvia leucantha 'Santa Barbara'	Sweet Mexican Sage	5 Gallon	30"	L
	Trachelospermum jasminoides	Star Jasmine	1 Gallon	18"	M
	Viburnum spp.	Viburnum Species	5 Gallon	36"	M
VINES					
	Bougainvillea sp.	Bougainvillea	5 Gallon	—	L
	Distictis sp.	Trumpet Vine	5 Gallon	—	M
	Parthenocissus tricuspidata	Boston Ivy	5 Gallon	—	M

NOTE:

All plant material proposed may not be specified on the planting plan during the preparation of construction documents. Alternatively, the plant palette represents plants that will be the basis for selection along with some alternatives. Some plant species may not be available therefore add local plants have been provided.

* Plants that are in compliance with "Plant List for Landscape-Based Stormwater Measures" from Santa Clara Valley Urban Runoff Pollution Prevention Program.

ATTACHMENT 1
Page 33 of 44

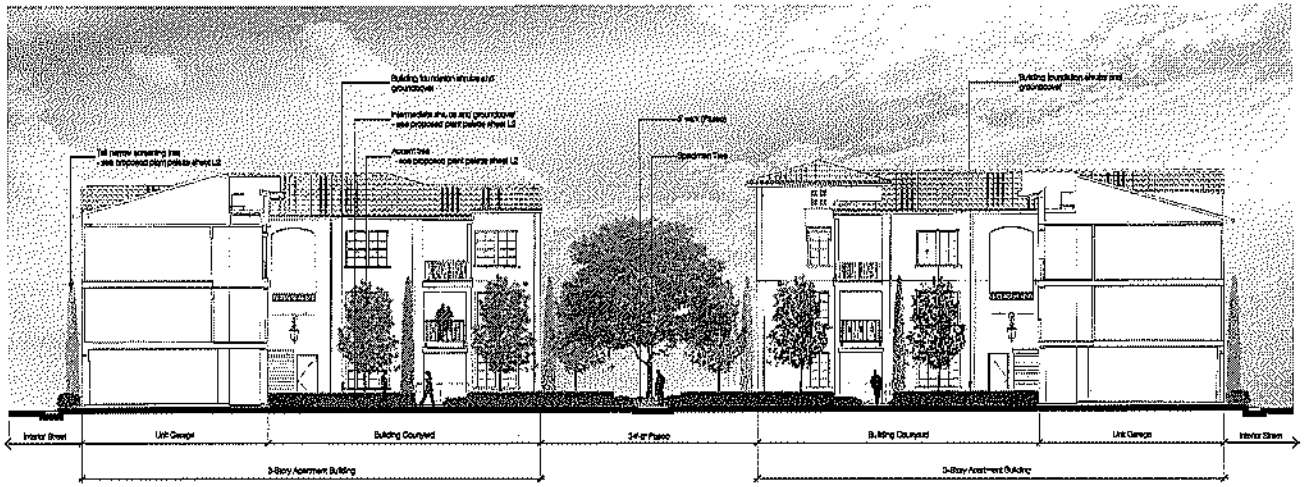
PREPARED FOR
IRVINE COMPANY
APARTMENT COMMUNITIES
550 Newport Center Drive
Newport Beach, CA 92660
949.720.5700

Silverwood Landscape
1151 Nova Lane
Santa Ana, CA 92705
www.silverwoodlandscape.com

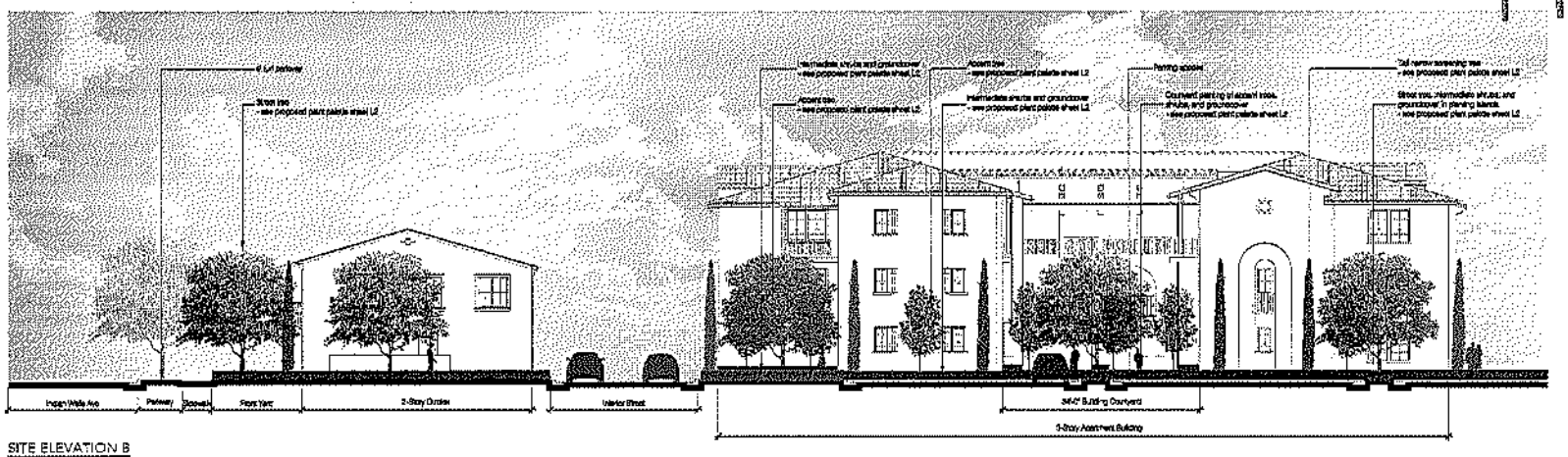
SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
Proposed Plant Palette & Notes
SUNNYVALE CALIFORNIA

Date: June 27, 2012
Scale: 1"=40'
Drawn: GR
Checked: SVLANDS
Job: 10-172
Sheet: L2

EXISTING ONE-STORY BUILDING TO REMAIN
370 STEWART DRIVE
Rec / Leasing
LEGEND
Pedestrian Circulation
Street Crossing
Garage to Unit
T Trash Enclosure
SCALE: 1"=32'
PREPARED FOR
IRVINE COMPANY
APARTMENT COMMUNITIES
Silverwood Landscape
SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
Circulation Diagram
SUNNYVALE
CALIFORNIA
L3



SITE SECTION A
Scale: 1/8" = 1'-0"



SITE ELEVATION B
Scale: 1/8" = 1'-0"

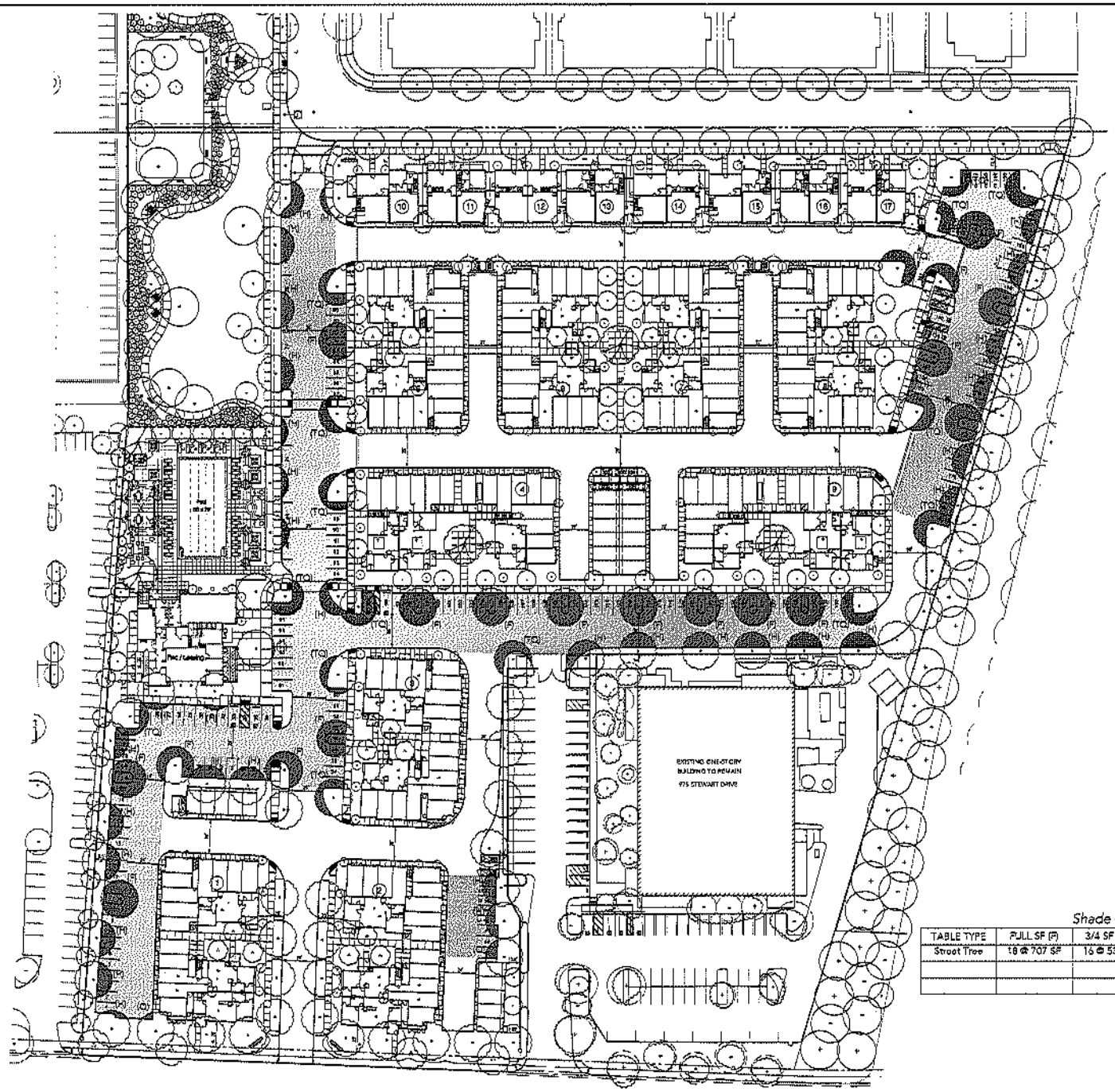
ATTACHMENT D
Page 35 of 41

PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES

Silverwood Landscape

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
Site Sections
SUNNYVALE CALIFORNIA

L4



ATTACHMENT D
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Shade Calculation Table:

TABLE TYPE	FULL SF (F)	3/4 SF (TQ)	HALF SF (H)	1/4 SF (Q)	TOTAL SF
Street Tree	18 @ 707 SF	16 @ 530 SF	34 @ 354 SF	1 @ 177 SF	33,419 SF

TOTAL TREE SHADE	33,419 SF
TOTAL PAVED AREA	65,525 SF
PERCENT SHADED	51.0%

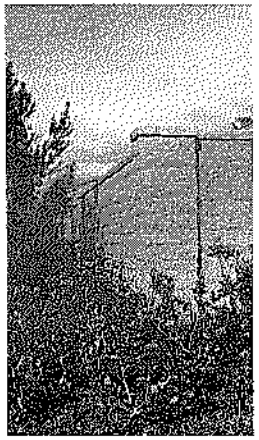
SCALE: 1" = 30'

Silverwood Landscape

PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES

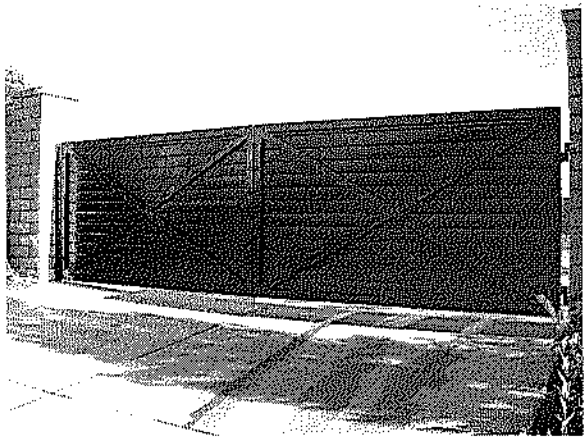
SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
Parking Lot Shading Plan
SUNNYVALE CALIFORNIA

Date June 27, 2012
Drawn
Checked
Designed
Job
Sheet L5



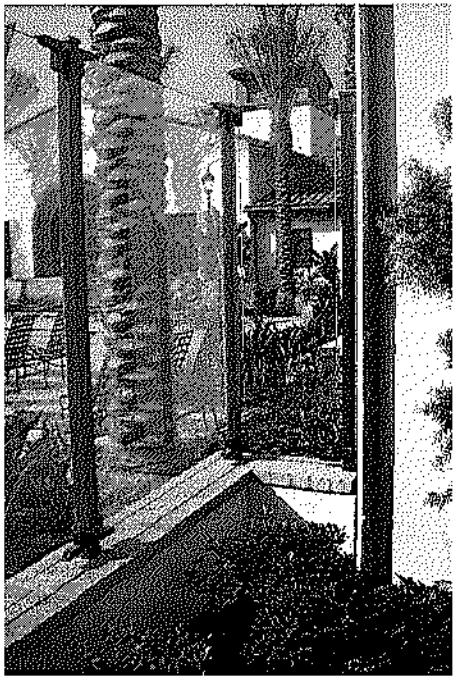
COMMUNITY PILASTER
CMU block wall - 6'-6" high

COMMUNITY WALL
CMU block wall - 6'-0" high

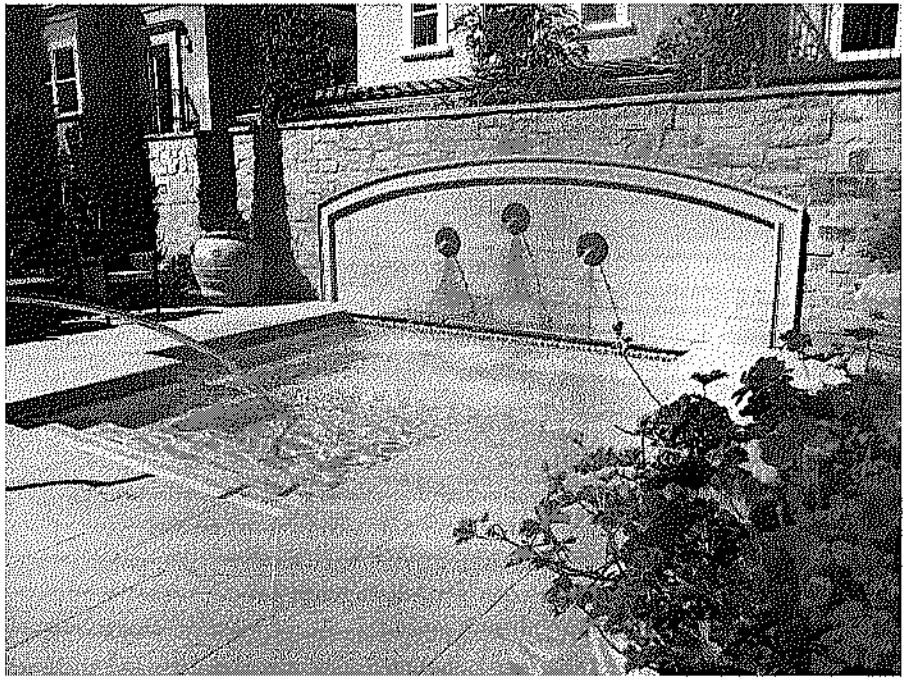


FIRE ACCESS GATE
6'-0" high

POOL GATE / ENCLOSURE FENCE
Tubular Steel - 6'-0" high



COMBINATION LOW WALL / VIEW FENCE (POOL AREA ONLY)
Stucco / Brick Cap / Glass View Fence



SPA WALL
Stone / Precast - 6'-0" high

ATTACHMENT D
Page 37 of 41

Silverwood Landscape

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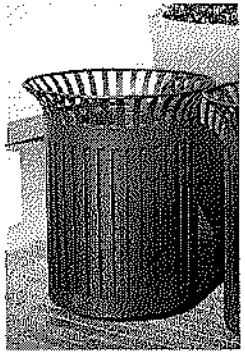
IRVINE COMPANY | APARTMENT COMMUNITIES

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
Wall & Fence Exhibit
SUNNYVALE CALIFORNIA

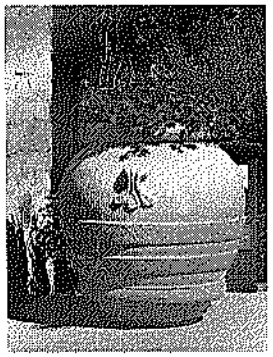
L6



WASTE RECEPTACLE

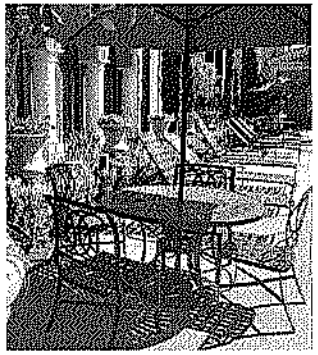
COMMON AREA SEATING

SITE POTTERY

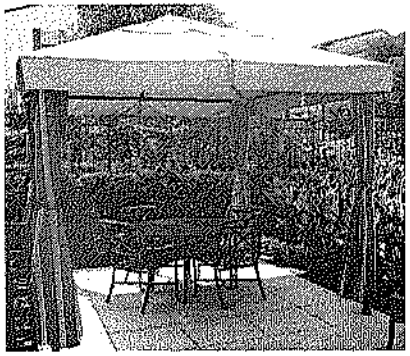


SITE POTTERY

STREET LIGHT POST



POOL AREA TABLE & CHAIRS



POOL AREA CABANA

CHAISE LOUNGE CHAIRS

ILLUMINATED BOLLARD

MAILBOXES

BENCH SEATING

ATTACHMENT D
Page 38 of 41

PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES

Silverwood landscape

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE
Site Furniture
SUNNYVALE CALIFORNIA

L7

BUILDING LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS #-TYPE	TOTAL WATTAGE	MANUFACTURER & CATALOG NO.	COMMENTS
BC	WALL MOUNTED DECORATIVE FLUORESCENT BUILDING LIGHT. VERIFY EXACT LOCATION AND MTG. HEIGHTS WITH ARCHITECTURAL ELEVATIONS.	(1) PHILIPS 32 WATT FLUOR. PL TE 2700'	36 / 120	EVERGREEN LIGHTING #(AUR)PCW32-10-BB BLACK FINISH WITH LIGHT HONEY ACRYLIC LENS EQUAL BY:	VERIFY EXACT MTG LOCATIONS WITH ARCH. AND BLDG FLR PLAN SHEETS
BJ	UNIT BUILDING INTERIOR CORRIDOR WALL MOUNTED FLUORESCENT LIGHT. VERIFY EXACT LOCATION AND MTG. HEIGHTS WITH ARCHITECTURAL ELEVATIONS.	(1) PHILIPS 26 WATT FLUOR. PL TE 2700'	28 / 120	EVERGREEN LIGHTING #(AUR)PCW13050-BB BLACK FINISH WITH LIGHT HONEY ACRYLIC LENS	VERIFY EXACT MTG LOCATIONS WITH ARCH. AND BLDG FLR PLAN SHEETS

SITE AREA LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS #-TYPE	WATTAGE / VOLTAGE	MANUFACTURER & CATALOG NO.	COMMENTS
SA	100W H.P.S. 14' HIGH, DECORATIVE STREET LIGHT POLE WITH TAMPER-PROOF HARDWARE, TYPE II OPTICS, HOUSE SIDE SHIELD.	(1) PHILIPS 100 WATT HPS MOG BASE	116 / 120	HADCO-(HAGERSTOWN SERIES) #R34,C,C,B,B,3,2,G,N,B,100S,E W/POLE #P2360-12'-Z BLACK FIXTURE AND POLE COLOR	VERIFY FINISH WITH ARCH. PRIOR TO ORDER
SB	100W H.P.S. 12' HIGH, DECORATIVE PED. AREA LIGHT POLE WITH TAMPER-PROOF HARDWARE, TYPE II OPTICS, HOUSE SIDE SHIELD.	(1) PHILIPS 100 WATT HPS MOG BASE	116 / 120	HADCO-(HAGERSTOWN SERIES) #R34,C,C,B,B,3,2,G,N,B,100S,E W/POLE #P2360-10'-Z BLACK FIXTURE AND POLE COLOR	VERIFY FINISH WITH ARCH. PRIOR TO ORDER
SC	150W H.P.S. PARKING LOT LIGHTING STANDARD, 20' HIGH STRAIGHT STEEL POLE, TYPE 3 OPTICS	(1) PHILIPS 150 WATT HPS MOG BASE	173 / 120	HADCO #RA31 S 3 Z 3 150S C N WITH LYTE POLES #S01-4011-20-Z POLE	VERIFY FINISH WITH ARCH. PRIOR TO ORDER
SD	DOUBLE HEAD 150W H.P.S. PARKING LOT LIGHTING STANDARD, 20' HIGH STRAIGHT STEEL POLE, TYPE 3 OPTICS	(2) PHILIPS 150 WATT HPS MOG BASE	346 / 120	HADCO (2) #RA31 S 3 Z 3 150S C N WITH LYTE POLES #S01-4011-20-Z POLE	VERIFY FINISH WITH ARCH. PRIOR TO ORDER
SE	42" HIGH, 1 BOOD BOLLARD, 35W H.P.S., INTERNAL LOUVER	(1) PHILIPS 35 WATT HPS MOG BASE	51 / 120	HADCO #TB361-Z-05-B05-C-P55	VERIFY FINISH WITH ARCH. PRIOR TO ORDER

FIXTURE SCHEDULE NOTES:

1. CONFLICTS BETWEEN CATALOG NUMBERS AND FIXTURE DESCRIPTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, PRIOR TO BID TIME, FOR CLARIFICATION.
2. UNLESS SPECIFIED OTHERWISE, FURNISH AND INSTALL ALL LAMP(S), FOR EACH FIXTURE INDICATED IN THE FIXTURE SCHEDULE.
3. AT THE COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE TO THE OWNER AN ADDITIONAL 5% (MINIMUM QUANTITY OF TWO) STOCK OF LAMPS FOR EACH LAMP TYPE UTILIZED ON THE PROJECT.
4. SUBSTITUTIONS OF THE SPECIFIED PRODUCTS IS STRICTLY PROHIBITED – UNLESS APPROVED PRIOR TO BID. LIGHTING FIXTURE AND BALLAST SUBSTITUTIONS SHALL BE FORMALLY PRESENTED TO THE ENGINEER, AT LEAST TEN (10) WORKING DAYS PRIOR TO BID TIME. THE SUBMITTAL MATERIAL SHALL INCLUDE CUT SHEETS AND SAMPLES IF REQUESTED BY ENGINEER AND ARCHITECT.
5. ALL FIXTURE FINISHES AND COLORS, UNLESS NOTED AS CUSTOM, SHALL BE SELECTED FROM THE FULL RANGE OF MANUFACTURER'S STANDARD COLOR OPTIONS AS SELECTED BY THE ARCHITECT. THIS SELECTION WILL BE PROVIDED IN THE SHOP DRAWING REVIEW PROCESS. ALL FIXTURES INDICATED WITH A CUSTOM COLOR SHALL BE PROVIDED WITH A CUSTOM FINISH PER THE ARCHITECTURAL REVIEW COMMENTS OF THE SUBMITTED SHOP DRAWINGS.
6. CONTRACTOR TO INCLUDE AFTER DARK AIMING/ADJUSTING TIME (TWO HOURS MINIMUM) FOR ALL ADJUSTABLE FIXTURES. FIXTURES TO BE AIMED/ADJUSTED PER THE DIRECTION OF OWNER, ARCHITECT, INTERIOR DESIGNER AND ENGINEER.
7. ALL EXTERIOR FIXTURES SHALL BE PROVIDED WITH TAMPER PROOF HARDWARE.
8. CONTRACTOR SHALL VERIFY ALL EXTERIOR WALL MOUNTED FIXTURE COLORS PRIOR TO ORDERING. IF REQUIRED TO MATCH BUILDING THESE FIXTURES SHALL BE PROVIDED PRIMER PAINTED ONLY "READY FOR PAINT" AND SHALL BE PAINTED TO MATCH SURROUNDING BUILDING COLOR. VERIFY COLOR WITH ARCHITECT.
9. FIXTURES SHALL BE PROVIDED WITH SLOPE ADAPTER WHERE REQUIRED BY CEILING. VERIFY EXACT SLOPE DEGREE WITH ARCHITECT. ADAPTERS MAY NOT BE NOTED OR CALLED OUT.
10. ALL FLUSH IN-GRADE WELL LIGHTS, TRANSFORMERS AND BALLAST ENCLOSURES. CONTRACTOR SHALL PROVIDE SEALING OF ALL EXISTING AN ENTIRE CONDUITS TO ENSURE WATER TIGHT SEAL. USE A 3M #8882 BETTER BURIED CLOSURE KIT OF EQUAL AND DESICCANT MOISTURE PACKS FOR EACH FIXTURE IF NOT PROVIDED WITH SPECIFIED FIXTURE EQUIPMENT.
11. ALL FIXTURES LOCATED IN ELEVATOR MACHINE ROOM SHALL EITHER BE COMPLETELY ENCLOSED TYPE OR SHALL BE PROVIDED WITH MYLAR TUBE GUARDS IF STRIP LIGHTS ARE USED.

ABBREVIATION

A	AMPS
AC	AIR CONDITIONING
AF	AMP FUSE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AS	AMP SWITCH
AIC	AMPERE INTERRUPTING CAPACITY
BC	BARE CONDUCTOR
[illegible]	BACKBOARD
[illegible]	BUILDING
C	CONDUIT
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
COL	COLUMN
C.O.	CONDUIT ONLY
CONC	CONCRETE
CTR	CENTER
DS	DISCONNECT SWITCH
DET	DETECTOR
DP	DISTRIBUTION PANEL
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EWH	EXHAUST
EOL	END OF LINE RESISTOR
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
(E)	EXISTING
(ER)	EXISTING DEVICE TO REMAIN
(ERU)	EXISTING DEVICE TO BE REMOVED
F	FUSE
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMPS
FT	FEET/FOOT
G.C.	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSE POWER
IG	ISOLATED GROUND
INT	INTERIOR
JB	JUNCTION BOX
KV	KILO VOLT
KVA	KILO VOLT-AMP
KW	KILOWATT
LCL	LONG CONTINUOUS LOAD
LT	LIGHT
LTG	LIGHTING
MATV	MASTER ANTENNA TELEVISION
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NF	NON-FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
N.I.C.	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NO	[illegible]
O.C.	ON CENTER
P	POLE
PB	PULL BOX
P/B	PUSH BUTTON
PNL	PANEL
REC	RECESSED
RECP	RECEPTACLE
REF	REFERENCE
REQM'S	REQUIREMENTS
SHT	SHEET
SN	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TELE	TELEPHONE
T-STAT	THERMOSTAT
(TYP)	TYPICAL
UL	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLTS
VD	VOLTAGE DROP
VL	VERIFY LOCATION
W	WATT
WP	WEATHERPROOF
WH	WATER HEATER
XFMR	TRANSFORMER

GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL VERIFY VOLTAGE, HORSEPOWER RATINGS, EXACT LOCATIONS OF ALL MECHANICAL, PLUMBING, AND KITCHEN EQUIPMENT PRIOR TO ANY ROUGH-IN. IF DISCREPANCIES ARE NOTED, ADVISE ARCHITECT IMMEDIATELY.
2. SEE MECHANICAL/PLUMBING, KITCHEN, LANDSCAPE AND OTHER CONSULTANTS PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK, EQUIPMENT AND CONTROL WIRING TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
3. LOCATE LIGHT FIXTURES SO AS TO AVOID ALL EQUIPMENT FURNISHED BY OTHER TRADES. COORDINATE ALL ASPECTS OF INSTALLATION PRIOR TO ROUGH-IN.
4. ALL LIGHT FIXTURES SHALL BE FURNISHED TO MATCH WITH THE CEILING TYPE IN WHICH THEY ARE INSTALLED. PRIOR TO BID, CONTRACTOR SHALL VERIFY CEILING TYPE INDICATED ON ARCHITECTURAL DRAWINGS AND THESE SHALL TAKE PRECEDENCE OVER THE CATALOG NUMBERS INDICATED IN THE FIXTURE SCHEDULE. LOCATE ALL LIGHT FIXTURES PER THE ARCHITECTURAL REFLECTED CEILING PLANS.
5. CONTRACTOR SHALL AVOID SOUND TRANSMISSION BETWEEN ROOMS BY OFFSETTING DEVICES A MINIMUM OF ONE STUD BAY BETWEEN ALL OUTLETS LOCATED ON OPPOSITE SIDES OF WALLS.
6. ALL ELECTRICAL WORK SHALL BE EXECUTED PER THE 2008 NATIONAL ELECTRICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, AND TITLE 24 – 2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS, INCLUDING THE EDITION ENFORCED AT THE LOCATION OF THE CONSTRUCTION SITE. ALL LOCAL INTERPRETATIONS OF CODES SHALL BE TAKEN INTO ACCOUNT BY THIS CONTRACTOR. CONTRACTOR SHALL ALLOW FOR REQUIRED WORKING SPACE AS DIRECTED BY LOCAL CODE OFFICIALS AND THE NEC.
7. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS, HEIGHTS, DEPTHS, AND SPECIAL REQUIREMENTS OR CONDITIONS AND INSTALL ALL WORK IN CONFORMANCE WITH SAID REQUIREMENTS OR CONDITIONS.
8. ALL BALLASTED FIXTURES SHALL HAVE ENERGY SAVING, MULTI-TAP BALLASTS WHERE AVAILABLE. ALL LAMPS SHALL BE ENERGY SAVING TYPE.
9. ALL ELECTRICAL EQUIPMENT EXPOSED TO THE WEATHER SHALL BE WEATHERPROOF AND HAVE UL LABEL CONSISTENT WITH APPLICATION (NEMA 3R). RECEPTACLES, PHONE/DATA OUTLETS AND SWITCHES SHALL BE PROVIDED WITH CAST TYPE WEATHERPROOF WHILE-IN-USE COVERS.
10. CONTRACTOR SHALL OBTAIN ALL EQUIPMENT SUPPLIERS DRAWINGS AND INFORMATION RELATIVE TO THIS PROJECT. HE SHALL UTILIZE THIS INFORMATION FOR ALL EXACT LOCATIONS OF CONNECTION POINTS. NO INSTALLATION SHALL BE PERMITTED IN VIOLATION OF MANUFACTURER'S RECOMMENDATIONS.
11. ALL ELECTRICAL EQUIPMENT SHALL BE NEW AND BEAR THE U.L. APPROVED LABELING.
12. LIGHTING FIXTURE CATALOG NUMBERS, VOLTAGES, AND LAMP TYPES ON THE FIXTURES SCHEDULE SHALL BE TREATED AS MINIMUM REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL VOLTAGES, MOUNTINGS, LAMP TYPES AND MOUNTINGS.
13. CONTRACTOR SHALL FURNISH AND INSTALL A GROUND WIRE IN ALL PVC CONDUIT. GROUND WIRES MAY NOT BE SHOWN, BUT SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BASE BID AND SIZED PER NEC ARTICLE 250-122 THROUGH 250-148.
14. FACILITIES SYSTEM(S) AT NO TIME SHALL ANY WORK BE DONE THAT MAY INTERRUPT THE OPERATIONS OF ANY EXISTING FACILITIES WHICH AFFECTS PEOPLE OR EQUIPMENT OUTSIDE THIS SCOPE. IF IN THE ARCHITECT'S OR ENGINEER'S OPINION THERE IS NO POSSIBLE WAY TO AVOID SUCH DISRUPTION, THE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES. SUBMIT A PLAN FOR APPROVAL TO THOSE RESPONSIBLE, OBTAIN ALL AGREEMENTS AND THEN COMPLY WITH THOSE AGREED UPON PROCEDURES IN ALL ASPECTS. COORDINATION OF OUTAGE OF ANY SYSTEM SHALL BE EXECUTED WITH SUFFICIENT ADVANCE NOTICE SO AS TO MINIMIZE THE IMPACT OF THE INTERRUPTION OF SERVICES.
15. ANY AREA CONSIDERED TO BE HAZARDOUS PER THE NATIONAL ELECTRICAL CODE SHALL COMPLY WITH ARTICLES 500 THROUGH 510 INCLUSIVE.
16. CONTRACTOR TO TAG/IDENTIFY ALL CONDUCTORS FOR EQUIPMENT INSTALLATION.
17. CONDUIT AND DUCT RUNS ARE SHOWN SCHEMATICALLY. BUILDING CONDITIONS WILL DETERMINE THE ACTUAL ROUTING.
18. THE CONTRACTOR MUST VISIT THE SITE (IF EXISTING CONDITIONS ARE NOTED) PRIOR TO SUBMITTING A BID AND INCLUDE ALL REQUIREMENTS FOR EXISTING FIELD CONDITIONS IN HIS PRICE.
19. ALL SWITCHES AND RECEPTACLES SHALL BE SPECIFICATION GRADE AND 20 AMPERE MINIMUM. VERIFY PLATE TYPES AND COLORS WITH THE ARCHITECT OR INTERIORS PRIOR TO ORDERING.
20. ALL WIRING SHALL BE INSTALLED IN RACEWAYS.
21. ALL WIRING SHALL BE COPPER, MINIMUM 75° C, #12 AWG MINIMUM, TYPE THHN/THWN AND RATED FOR 600 VOLTS.
22. ALL LIGHT FIXTURES INSTALLED IN ACOUSTICAL TILE OR LAY-IN CEILING SHALL BE INSTALLED WITH SEISMIC RESTRAINTS AS OR SIMILAR TO SUSPENDED CEILING SYSTEM DETAIL ON THESE DRAWINGS.
23. ALL FLUORESCENT LAMPS SHALL BE PRICED AS WARM WHITE DELUXE.
24. INSTALL RACEWAY SYSTEMS AS FOLLOWS:
    a. USE RIGID GALVANIZED STEEL IN ALL AREAS EXPOSED TO WEATHER OR PHYSICAL DAMAGE, I.E., ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT AREAS.
    b. USE FLEXIBLE METALLIC CONDUIT ONLY AS FIXTURE WHIPS.
    c. USE GALVANIZED STEEL SET SCREW TYPE FITTINGS FOR ELECTRICAL METALLIC TUBING WHERE UTILIZED. DIE – CAST NOT PERMITTED.
    d. USE PVC CONDUIT UNDERGROUND WITH CODE SIZED GROUND. CONDUIT RISERS AND STUBS ABOVE GRADE SHALL BE RGS. DO RIGID PVC WITH HALF-LAPPED TAPE COVERING.
    e. MINIMUM SIZE HOMERUN SHALL BE 3/4", OTHERWISE 1/2" MINIMUM ALLOWED. ANY RACEWAYS WITH 4 OR MORE CONDUCTORS SHALL BE 3/4" MINIMUM.
25. SLEEVES: PROVIDE SLEEVES FOR ALL RACEWAYS AND/OR WIRING THROUGH ALL FIRE-RATED WALLS, CEILINGS AND CONCRETE OR STEEL FLOORS. SEAL SLEEVES AFTER INSTALLING RACEWAYS, WITH APPROVED FIRE-RATING MATERIAL OF EQUAL RATING AS ORIGINAL FIRE-RATING. CABLES AND WIRING THROUGH SLEEVES SHALL BE SEALED ON BOTH ENTRIES.
26. SEAL ALL PENETRATIONS THROUGH FLOOR OR FIRE RATED WALLS WITH FIREPROOFING MATERIAL THAT HAS AN EQUIVALENT FIRE RATING AS THAT OF THE EXISTING CONDITION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SEALING ALL COMMUNICATION CONDUIT PENETRATIONS EVEN THOUGH CABLING MAY BE PROVIDED BY OTHERS – SUCH AS THE TELEPHONE/DATA, SECURITY, FIRE ALARM, CTV, SYSTEMS. PROVIDE FIRE SEALANT BETWEEN THE COMMUNICATION CABLES AND THE CONDUIT.
27. ALL EXISTING AND NEW PANELBOARDS SHALL HAVE TYPED WRITTEN DIRECTORIES ADDED BY THE CONTRACTOR INDICATING EXISTING CONDITIONS, PRESENT MODIFICATIONS AND NEW WORK.
28. CONTRACTOR SHALL OPEN AND CLOSE ALL ELECTRICAL PANELS, SWITCHBOARDS, AND CABINETS WHEN THE ENGINEER IS ON SITE, FOR HIS REVIEW. MINIMUM SITE VISITS SHALL BE (1).
29. ALL NEW PANELS SHALL HAVE TIN-PLATED COPPER BUSSING WITH BOLT-ON BREAKERS (PLUG-IN BREAKERS NOT PERMITTED).
30. ALL DISTRIBUTION EQUIPMENT (SERVICE ENTRANCE, SWITCHBOARDS, AUTOMATIC TRANSFER SWITCHES, PANELBOARDS, OR CABINETS, TRANSFORMERS, STARTERS, DISCONNECT SWITCHES, ETC.) SHALL BE IDENTIFIED BY BLACK MICARTA NAMEPLATES WITH ENGRAVED WHITE LETTERS, 3/8" HIGH, SCREWED ON THE FRONT OF THE EQUIPMENT (EXAMPLE: "PANEL HXL" – 120/208V, 3 PHASE, 4W). PROVIDE BLACK MICARTA NAMEPLATES WITH 3/8" HIGH ENGRAVED WHITE LETTERS TO IDENTIFY THE CIRCUIT NUMBER AND PANEL FEEDING ALL HVAC AND PLUMBING EQUIPMENT. SCREW NAMEPLATE ON EACH UNIT NEAR THE ELECTRICAL CONNECTION. PROVIDE SIMILAR IDENTIFICATION FOR ALL OVER CURRENT DEVICES IN ALL SWITCHBOARDS, MOTOR CONTROL CENTERS, AND DISTRIBUTION PANELBOARDS.
31. FIRE ALARM SYSTEM: ALL FIRE ALARM DEVICES INDICATED ON THESE DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR MUST PROVIDE COMPLETE FIRE ALARM DRAWINGS (FLOOR PLANS AND RISERS), SPECIFICATIONS, BATTERY AND VOLTAGE DROP CALCULATIONS, DEVICE DATA SHEETS WITH CSFM LISTINGS FOR SUBMITTAL AND APPROVAL TO CITY BUILDING AND FIRE DEPARTMENTS FOR PERMITTING AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM COMPLYING – TO ALL CODES – INCLUDING ADA. PROVIDE A COMPLETE NEW HARDWIRED SYSTEM THAT WILL BE APPROVED BY THE AUTHORITIES HAVING JURISDICTION. PROVIDE DUCT SMOKE DETECTORS WHERE AIR DUCTS CROSS RATED CORRIDORS. PROVIDE ALL WIRING AND HARDWARE, FROM EACH DETECTOR, TO SHUT DOWN THE SUPPLY FAN CONTROLLING AIR FLOW ACROSS THE DETECTORS. PROVIDE A 120 VOLT SOURCE AT EACH DAMPER FOR THE ACTUATOR MOTOR. PROVIDE CONTROL TRANSFORMERS, RELAYS AND WIRING AS REQUIRED TO INTERFACE EACH DAMPER AND DETECTOR WITH THE FIRE ALARM PANEL. VERIFY ALL REQUIREMENTS WITH THE MECHANICAL ENGINEER AND CONTRACTOR BEFORE SUBMITTING A PRICE.
32. ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID – COSTS FOR ALL HVAC CONTROL COMPONENTS, CONDUITS, DEVICES, ETC., AS DEEMED NECESSARY FOR A COMPLETE AND OPERATING HVAC SYSTEM. REFER TO MECHANICAL DRAWINGS, DIAGRAMS AND SPECS FOR THOSE ITEMS REQUIRED UNDER THE ELECTRICAL SECTION OF THIS CONTRACT.
33. PROVIDE THE OWNER AND THIS ENGINEER WITH ONE BOND SET OF ELECTRICAL "AS-BUILTS" AT THE COMPLETION OF JOB.
34. ELECTRICAL CONTRACTOR SHALL PREPARE AND SUBMIT CALIFORNIA ENERGY COMMISSION TITLE 24 FORMS LTG-1-A, PARTS 1, 2, & 3 (CERTIFICATE OF ACCEPTANCE) AND FORMS LTG-2-A (LIGHTING CONTROL) AND/OR LTG-3-A (AUTOMATIC DAY LIGHTING CONTROL) AS THEY APPLY TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
35. ALL JUNCTION BOXES ARE TO PANEL NAME AND CIRCUIT(S) NUMBER(S) INDICATED ON THE COVER WITH PERMANENT MARKER.

ELECTRICAL SYMBOLS LIST

CLG. WALL FLR.	DESCRIPTION
	FUSED SWITCH, SIZE AS INDICATED – VL.
	NON-FUSED SWITCH, SIZE AS INDICATED – VL.
	COMBINATION DISCONNECT SWITCH AND MAGNETIC MOTOR STARTER, SIZE, [illegible]
	MAGNETIC STARTER SIZE AS INDICATED
	MOTOR CONTROLLER FURNISHED WITH EQUIPMENT INSTALLED BY ELECTRICAL CONTRACTOR
	PUSH BUTTON STATION AT +48" U.O.N.
	TIME CLOCK – 24 HOUR, 7 DAY, [illegible]
	PHOTOCELL [illegible]
	TRANSFORMER, SIZE AS INDICATED ON DRAWINGS
	MOTOR OUTLET – IDENTIFICATION
	TERMINAL CABINET
	ELECTRICAL PANEL VERIFY EXACT MOUNTING AND VOLTAGE WITH PLANS AND SCHEDULES
	ELECTRICAL PANEL IDENTIFICATION TAG – PANEL "XA" SEE PANEL SCHEDULES
	MAIN SWITCHBOARD OR POWER DISTRIBUTION BOARD
	DENOTES FIXTURE "B", NUMBER ADJACENT INDICATES QUANTITY OF FIXTURES
	DENOTES DETAIL "A", SHEET "E-1"
	GROUND CONNECTION
	GROUND ROD – FOR CODE
	CONDUIT UP
	CONDUIT DOWN
	FLEXIBLE CONNECTION
	CONDUIT CONCEALED ABOVE CEILING OR IN WALLS OR RUN EXPOSED, 3/4" MINIMUM
	CONDUIT UNDER SLAB OR BELOW GRADE, 3/4" MINIMUM
	HASH MARKS INDICATE QUANTITY OF #12 WIRES IN CONDUIT, EXCEPT NO HASH MARKS DESIGNATE 2 #12 WIRES. OTHER CONDUIT AND WIRE AS INDICATED
	HASH MARKS INDICATE QUANTITY OF #12 WIRES IN CONDUIT WITH AN ADDITIONAL GREEN ISOLATED GROUNDING CONDUCTOR
	HOMERUN TO PANEL "K", CIRCUITS [illegible]
—Y—	TELEPHONE 3/4" [illegible]
—F—	FIRE ALARM SYSTEM CONDUIT 1/2" U.O.N.
—S—	SOUND SYSTEM CONDUIT 1/2" U.O.N.
—TV—	TELEVISION CONDUIT 3/4" U.O.N.
	CONDUIT STUB OUT, 3/4" MINIMUM – SEE PLANS FOR NOTES
	INDICATES PLAN NOTE NUMBER "1", SEE PLAN
	INDICATES GENERAL NOTE NUMBER "1", SEE PLAN
	DUCT SMOKE DETECTOR, LOCATION SHALL BE PROVIDED BY MECHANICAL ENGINEER OR CONTRACTOR
	DUCT SMOKE/FIRE DAMPER
	FLOW SWITCH
	TAMPER SWITCH
	FIRE ALARM MANUAL PULL STATION AT +48" U.O.N.
	SYSTEM SMOKE DETECTOR – PHOTOELECTRIC TYPE
	FIRE ALARM SPEAKER OR HORN
	FIRE ALARM FLASHER UNIT WITH SPEAKER (SPEAKER/STROBE), MOUNT AT 80" OR 6" FROM CEILING
	HEAT DETECTOR
	FIRE ALARM STROBE UNIT ONLY, MOUNT AT 80" OR 6" FROM CEILING
	FIRE ALARM BELL
	MAGNETIC DOOR HOLDER
	LOCAL ROOM SMOKE DETECTOR / AUDIBLE ALARM
	LOCAL ROOM SMOKE DETECTOR CARBON MONOXIDE COMBINATION / AUDIBLE ALARM
	POWER POLE – FURNISHED BY OWNER, INSTALLED BY CONTRACTOR, P = POWER, C = COMMUNICATION
	POWER CONNECTION FOR FURNITURE PARTITIONS
	TELEPHONE/DATA CONNECTION FOR FURNITURE PARTITIONS
PROVIDE	PURCHASE, INSTALLED AND CONNECTED
	PULL BOX FLUSH IN GRADE [illegible]
	DENOTES MECHANICAL EQUIPMENT SEE MECHANICAL DRAWINGS FOR EXACT SPECIFICATIONS. INFORMATION ADJACENT TO CALL-OUT INDICATES HORSE POWER (H.P.) AND VOLTAGE RATING
	OCCUPANCY SENSOR, WALL MOUNTED AT +48" A.F.F. [illegible]
	OCCUPANCY SENSOR, CEILING MOUNTED SENSOR, [illegible]
	SURFACE MOUNTED LIGHT FIXTURE – VERIFY MOUNTING REQUIREMENTS WITH FIXTURE SCHEDULE (SEE SCHEDULE FOR ADDITIONAL SYMBOLS)
	SURFACE FLUORESCENT FIXTURE OUTLET – VERIFY MOUNTING WITH FIXTURE SCHEDULE
	LAY-IN FLUORESCENT FIXTURE – VERIFY MOUNTING WITH FIXTURE SCHEDULE
	INDUSTRIAL FLUORESCENT STRIP FIXTURE
	RECESSED MOUNTED DOWN LIGHT FIXTURE
	CONTINUOUS FLUORESCENT FIXTURE
	LIGHTING FIXTURE ON EMERGENCY SOURCE OR NIGHT LIGHT
	EXIT FIXTURE – ARROWS AS SHOWN
	EMERGENCY LIGHTING UNIT (BATTERY POWERED)
	BOLLARD LIGHT FIXTURE
	FLOOD LIGHT
	POLE MOUNTED LIGHT FIXTURE
	BOOK LIGHTING FIXTURE
	DUPLEX RECEPTACLE AT +18" / [illegible] = DUPLEX MOUNTED AT 6" ABOVE COUNTER
	DOUBLE DUPLEX RECEPTACLE AT + 18" WALL MOUNTED U.O.N.
	DUPLEX RECEPTACLE MOUNTED HORIZONTALLY AT + 18"
	SINGLE RECEPTACLE AT +18" WALL MOUNTED
	1/2 SWITCHED RECEPTACLE AT +18" U.O.N.
	GROUND FAULT INTERRUPTING RECEPTACLE AT +18"/ [illegible] = GFI MOUNTED AT 6" ABOVE COUNTER OR + 45" (VERIFY)
	GROUND FAULT INTERRUPTING RECEPTACLE MOUNTED AT 6" ABOVE COUNTER HORIZONTALLY OR + 45" (VERIFY)
	DENOTES CIRCUIT SURGE SUPPRESSION, ISOLATED GROUND DUPLEX RECEPTACLE AT +18" [illegible]
	DENOTES CIRCUIT SURGE SUPPRESSION, ISOLATED GROUND DUPLEX RECEPTACLE ON EMERGENCY
	CLOCK OUTLET VERIFY EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN
	SPECIAL OUTLET – TYPE AS INDICATED, AT +18" WALL MOUNTED
	TELEPHONE OUTLET AT +18" WALL MOUNTED, U.O.N.; P = PAY PHONE AT +44" [illegible]
	DATA OUTLET AT +18" WALL MOUNTED, [illegible]
	PHONE MOUNTED ABOVE COUNTER
	DATA MOUNTED ABOVE COUNTER
	COMBINATION TELEPHONE AND DATA OUTLET [illegible]
	COMBINATION TELEPHONE AND DATA OUTLET MOUNTED ABOVE COUNTER [illegible]
	COMBINATION TELEPHONE AND POWER OUTLET IN FLOOR
	THERMOSTAT OUTLET, PROVIDE 1/2" [illegible]
	JUNCTION BOX AT +18" WALL MOUNTED U.O.N.
	SPEAKER
	SPEAKER WITH VOLUME CONTROL
	VOLUME CONTROL
	MICROPHONE JACK AT +18" WALL MOUNTED U.O.N.
	KEYPAD AT +48" WALL MOUNTED U.O.N.-VL
	TELEVISION OUTLET AT +18" U.O.N. W/ CATV [illegible]
S	SINGLE POLE SWITCH AT 45" U.O.N. – VL
S2	DOUBLE POLE SWITCH AT +45" U.O.N. – VL
S3	THREE-WAY SWITCH AT +45" U.O.N. – VL
Sa	"a" INDICATES OUTLET CONTROLLED BY +45" U.O.N. [illegible]
SF	FAN CONTROL SWITCH AT +45" U.O.N. – VL
SL	LOW VOLTAGE CONTROL SWITCH AT +45" U.O.N.
SM	MOTOR CONTROL TOGGLE SWITCH H.P. RATED
ST	SWITCH WITH [illegible]
SDT-1	BY-PASS TIMER SWITCH – FOR BUILDING SHUT OFF SYSTEM SEE PLANS FOR TYPE AND ADDITIONAL REQUIREMENTS
	DIMMER SWITCH – LUTRON [illegible]
	LOW VOLTAGE LIGHTING CONTROL SWITCH AT +45" A.F.F. REFER TO PLANS FOR SPECIFICATIONS
	[illegible] SEE [illegible] SPECIFICATIONS

ATTACHMENT D
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ELECTRICAL COVER SHEET

E0-01

Robert Hidey Architects

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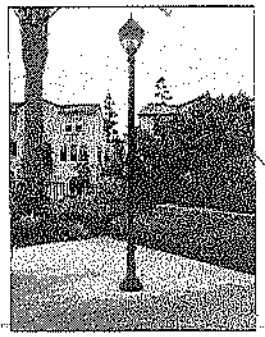
IRVINE COMPANY | APARTMENT COMMUNITIES

SUNNYVALE TECHNOLOGY CENTER

SUNNYVALE, CALIFORNIA

PROJECT NUMBER: 12009 06/27/2012



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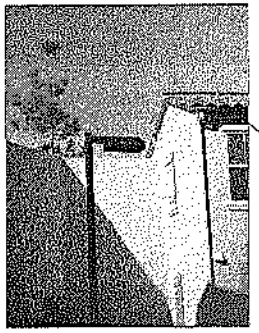

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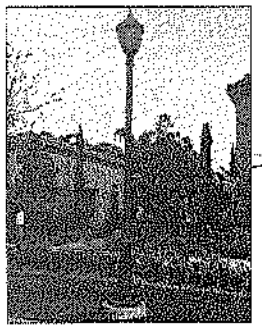

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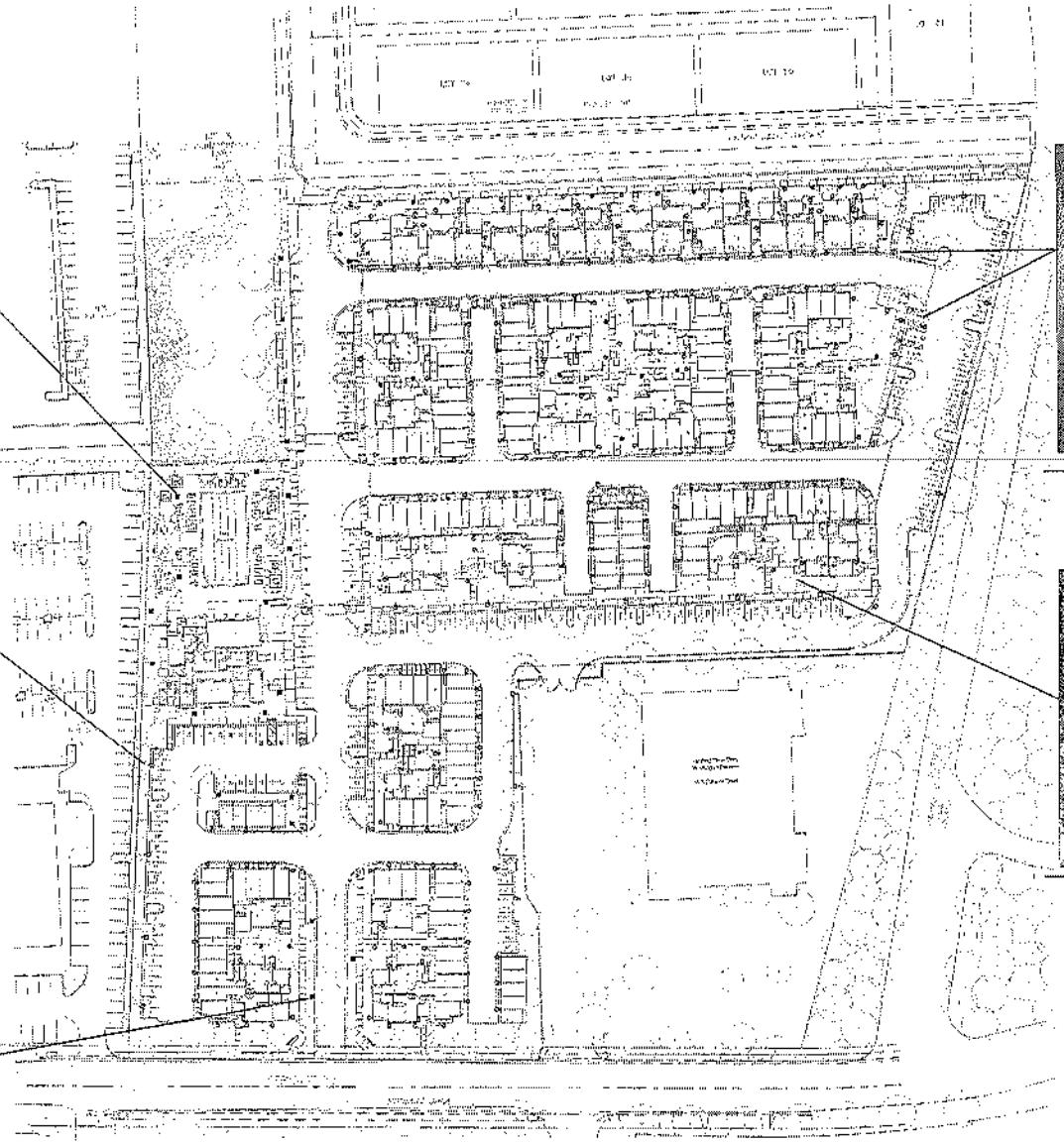

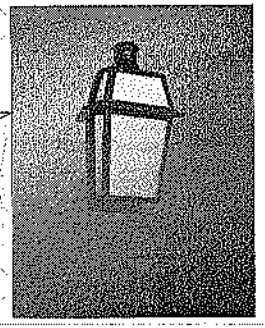

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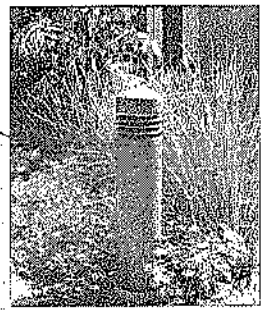

TYPE "SE"

ATTACHMENT D
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ELECTRICAL SITE LIGHTING PLAN

E0-02

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Robert Hidey Architects

SUNNYVALE TECHNOLOGY CENTER

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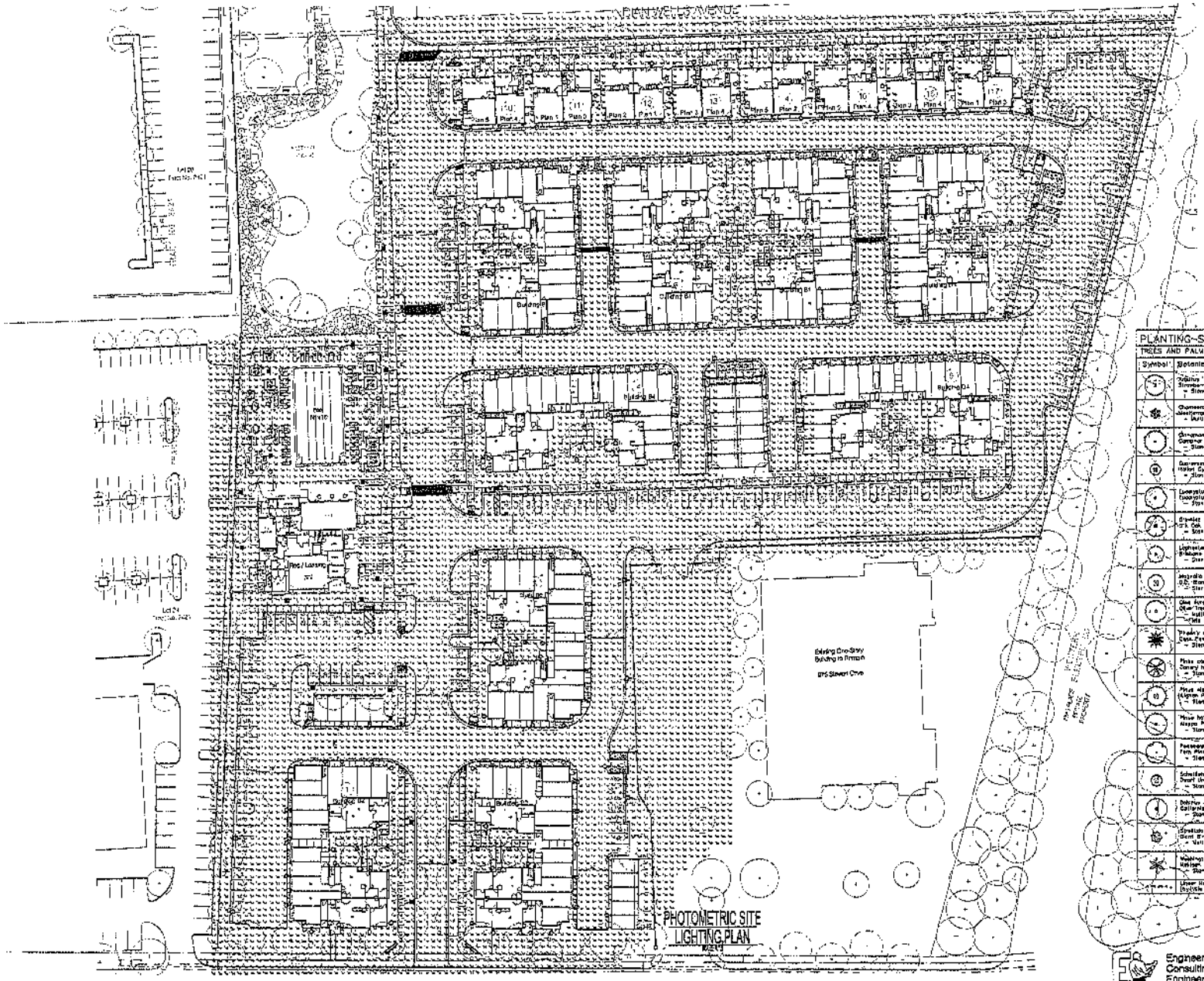

PLANTING SCHEDULE:

TREES AND PALMS

Symbol	Botanical Name	Size / Spacing	Qty	Detail
	Arbutus 'marina' Strawberry Tree – Standard	36" box		1, 3 / LP 2.01
	Chamaerops humilis Mediterranean Fan Palm – Multi-trunk	36" box Submit Photos for approval		2, 3 / LP 2.02
	Geraldton Carnelian Tree – Standard	36" box / Typical 48" box / Per Plan		1, 5, 10 / LP 2.01
	Gleditsia triacanthos Honey Locust – Standard	24" box / Per Plan 36" box / Typical 48" box / Per Plan		2, 4 / LP 2.01
	Eucalyptus sp. Eucalyptus – Standard	24" box / Per Plan		1, 3, 10 / LP 2.01
	Quercus ilex Holly Oak – Standard	24" box / Per Plan 36" box / Per Plan		3, 7, 10 / LP 2.01
	Lagerstroemia indica Crape Myrtle – Standard	15 Gal / Per Plan 24" box / Typical 36" box / Per Plan		1, 3, 5, 8 / LP 2.01
	Magnolia grandiflora 'D.D. Blanchard' D.D. Blanchard Southern Magnolia – Standard	36" box		1, 3, 5, 10 / LP 2.01
	Olea europaea Olive Tree – Multi-trunk – Wide Dia	14" x 14" / Per Plan 18" x 18" / Typical 22" x 22" / Per Plan		2, 10 / LP 2.01
	Phoenix dactylifera Date Palm – Standard	20' bth		8 / LP 2.01
	Pinus canariensis Canary Island Pine – Standard	24" box / Per Plan 36" box / Typical 48" box / Per Plan		3, 10 / LP 2.01
	Pinus elderica Afghan Pine – Standard	24" box / Per Plan 36" box / Typical 48" box / Per Plan		3, 10 / LP 2.01
	Pinus halepensis Aleppo Pine – Standard	24" box / Per Plan 36" box / Typical 48" box / Per Plan		1, 5, 10 / LP 2.01
	Pseudosuga menziesii Fern Pine – Standard	24" box / Typical 48" box / Per Plan		1, 5, 10 / LP 2.01
	Schinus molle Peruvian Pepper – Standard	24" box		1, 3, 10 / LP 2.01
	Schinus molle California Pepper – Standard	24" box / Typical 36" box / Per Plan 48" box / Per Plan		1, 3, 10 / LP 2.01
	Strelitzia nicolai Giant Bird of Paradise – Multi-trunk	24" box / Typical 36" box / Per Plan		2, 3 / LP 2.02
	Washingtonia robusta Mexican Fan Palm – Standard	20' bth		4 / LP 2.01
	Upper Roof Garden (Bicycle Rack Garden)	Per Plan		10 / LP 2.01

ATTACHMENT D
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E0-03

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