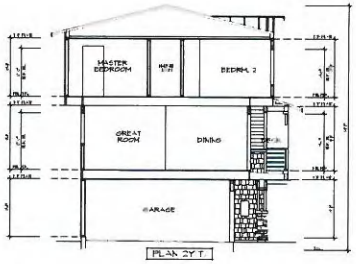
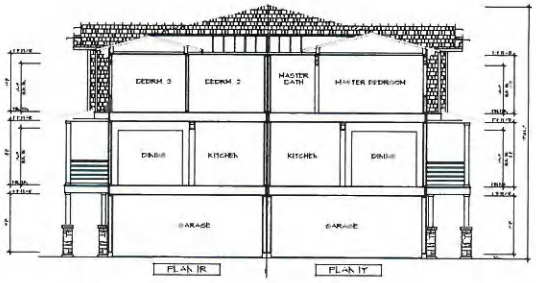


SECTION A



SECTION B

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

SECTIONS

A 1.10

09.06.13

TOYAMA II

SUNNYVALE, CA

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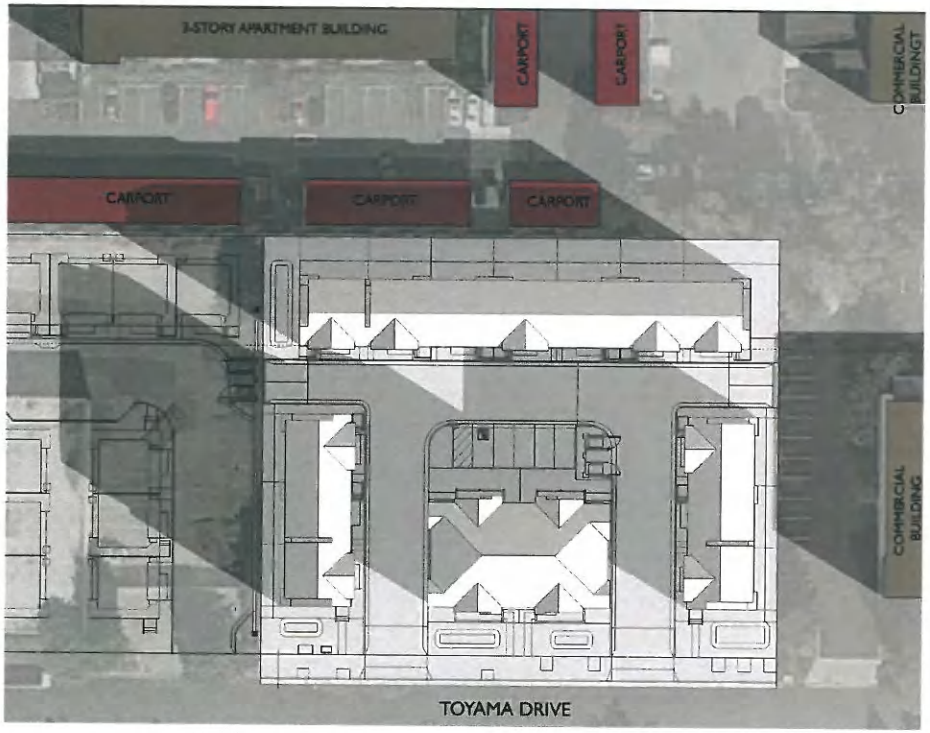
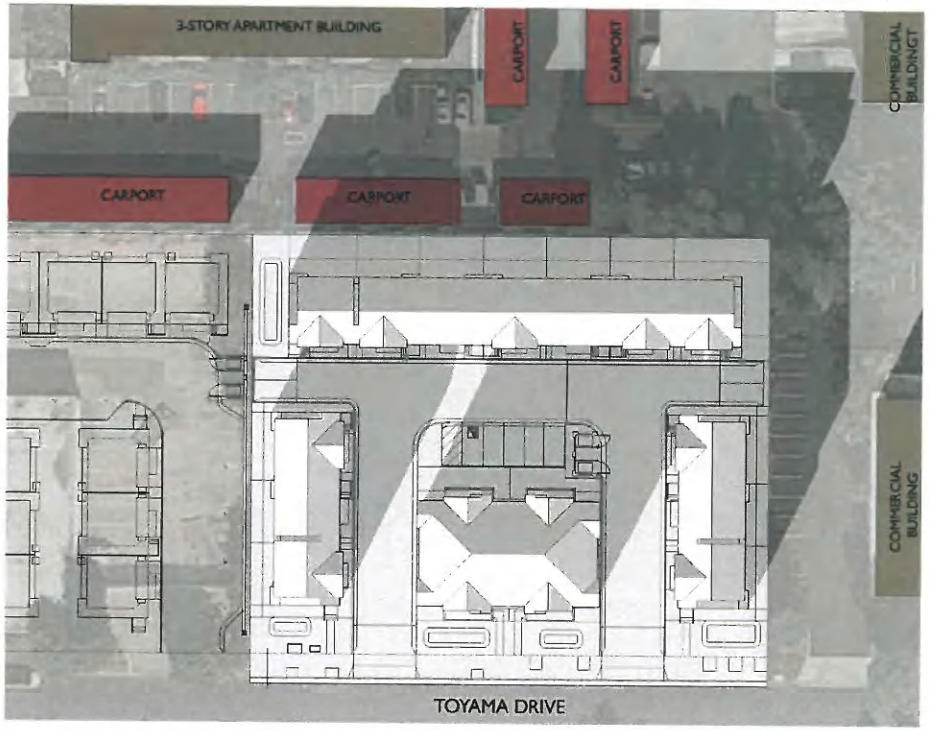


DECEMBER 21 - 9AM
WINTER SOLSTICE



DECEMBER 21 - 3PM
WINTER SOLSTICE

SOLAR STUDY

A 1.11
09.06.13

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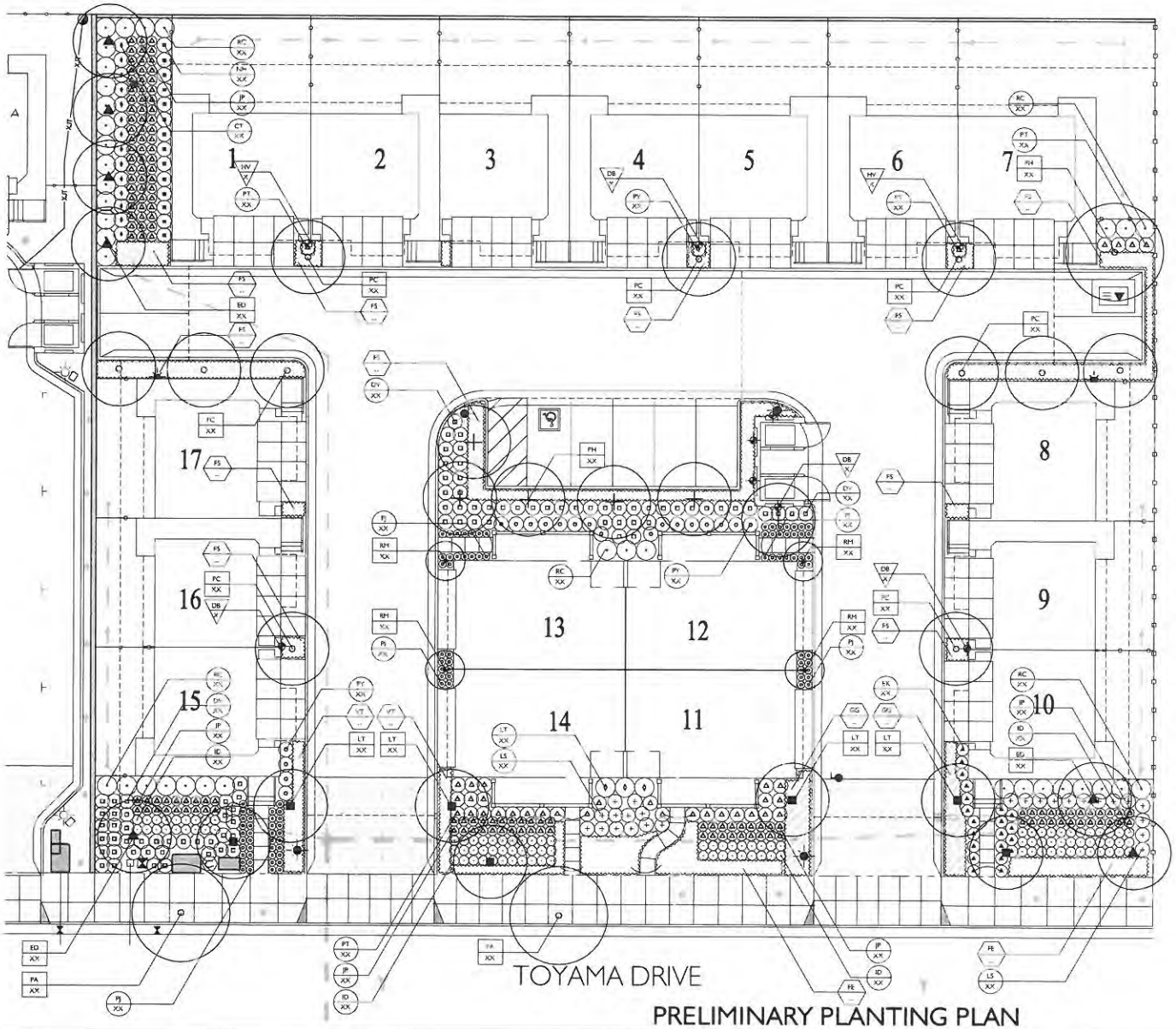

PLANT LIST

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
ED	Eleocarpus dentatus	Japanese Blueberry Tree	15 GAL	AS SHOWN	MODERATE
LT	Lagerstroemia 'Tuscarora'	Crape Myrtle	24" BOX	AS SHOWN	LOW
PA	Pistacia chinensis	Chinese Pistache	36" BOX	AS SHOWN	MODERATE
PC	Pyrus c. 'Capital'	Callery Pear	24" BOX	AS SHOWN	MODERATE
PH	Pyrus c. 'Bradford'	Flowering Pear	24" BOX	AS SHOWN	MODERATE
RM	Rhaphiolepis 'Majestic Beauty'	Indian Hawthorn	15 GAL	AS SHOWN	LOW

SHRUBS/ GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
DV	Dianes vegeta	Foxtrough Lily	1 GAL	3'-0" O.C.	LOW
EK	Erigeron karvinsianus	Santa Barbara Daisy	1 GAL	2'-6" O.C.	LOW
GG	Gazania 'Sunglow'	Sunglow Trailing Gazania	1 GAL	2'-0" O.C.	MODERATE
LS	Lantana 'Spreading Sunshine'	Lantana	1 GAL	3'-0" O.C.	LOW
LW	Lantana m. 'Dwarf White'	Lantana	1 GAL	3'-0" O.C.	LOW
LT	Lavatera c. 'Red Rum'	Tree Mallow	5 GAL	4'-0" O.C.	LOW
ND	Nandina d. 'Nanjing'	Plum Passion Heavenly Bamboo	5 GAL	3'-0" O.C.	LOW
PJ	Phormium c. 'Jack Spratt'	New Zealand Flax	1 GAL	1'-6" O.C.	LOW
PT	Phormium c. 'Tricolor'	New Zealand Flax	5 GAL	3'-0" O.C.	LOW
PY	Phormium 'Yellow Wave'	New Zealand Flax	5 GAL	3'-0" O.C.	LOW
RC	Rhamnus californica 'Eve Case' (M)	Coffeeberry	5 GAL	4'-0" O.C.	LOW

PERENNIALS/ GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
FE	Festuca 'Blush Blue'	Elijah Blue Fescue	1 GAL	1'-6" O.C.	LOW
FS	Festuca 'Tokayou Blue'	Shimmu Blue Fescue	1 GAL	1'-0" O.C.	LOW
VT	Verbena tenuis hybrids	Purple Verbena	1 GAL	2'-0" O.C.	MODERATE

VINE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
DB	Distictis buccinatoria	Blood Red Trumpet Vine	15 GAL	AS SHOWN	MODERATE
HV	Hardenbergia violacea	Lilac Vine	15 GAL	AS SHOWN	MODERATE

SWALE/ FILTRATION AREA PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
CT	Cristodrepanium pectoratum	Cape Rush	5 GAL	3'-0" O.C.	MODERATE
ID	Iris douglasiana (N)	Pacific Coast Iris	1 GAL	2'-0" O.C.	LOW
JP	Juncus patens (N)	Common Rush	1 GAL	2'-0" O.C.	MODERATE

(N) = NATIVE PLANTS

TOTAL PLANTS	SUBTOTAL PLANTS WITH NATIVE, LOW WATER OR NO WATER USE REQUIREMENTS
5,285 S.F.	4,590 S.F.
PERCENTAGE OF PLANTS MEETING NATIVE/LOW WATER REQUIREMENTS 86.8% MORE THAN 80% REQUIRED	

PRELIMINARY PLANTING PLAN

L-1

0 5 10 20

DATE: 09/06/2012

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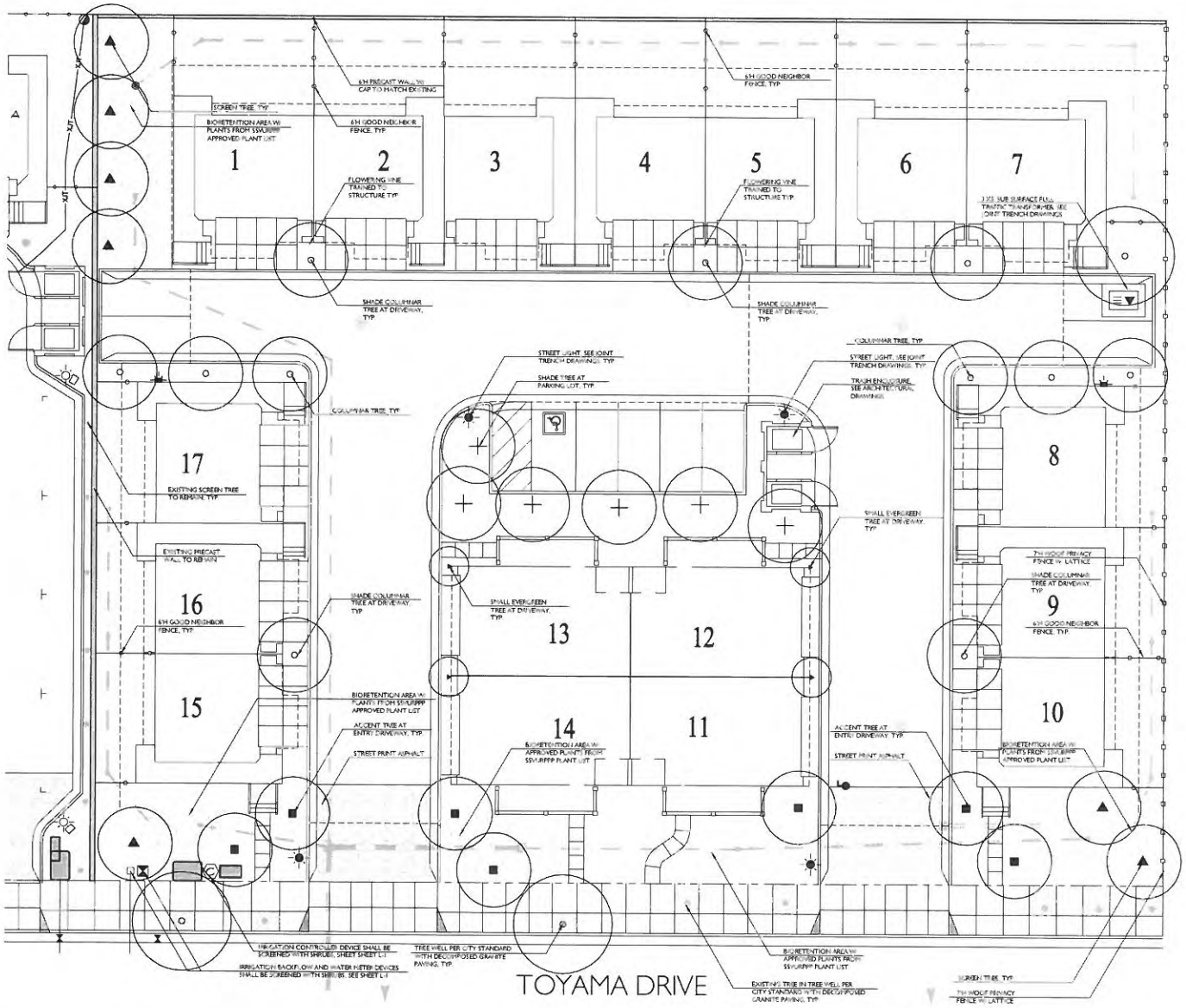
SUNNYVALE, CA

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN



LANDSCAPE SITE PLAN

L-2

0 5 10 20

DATE: 09/06/2013

CLASSICS AT TOYAMA II

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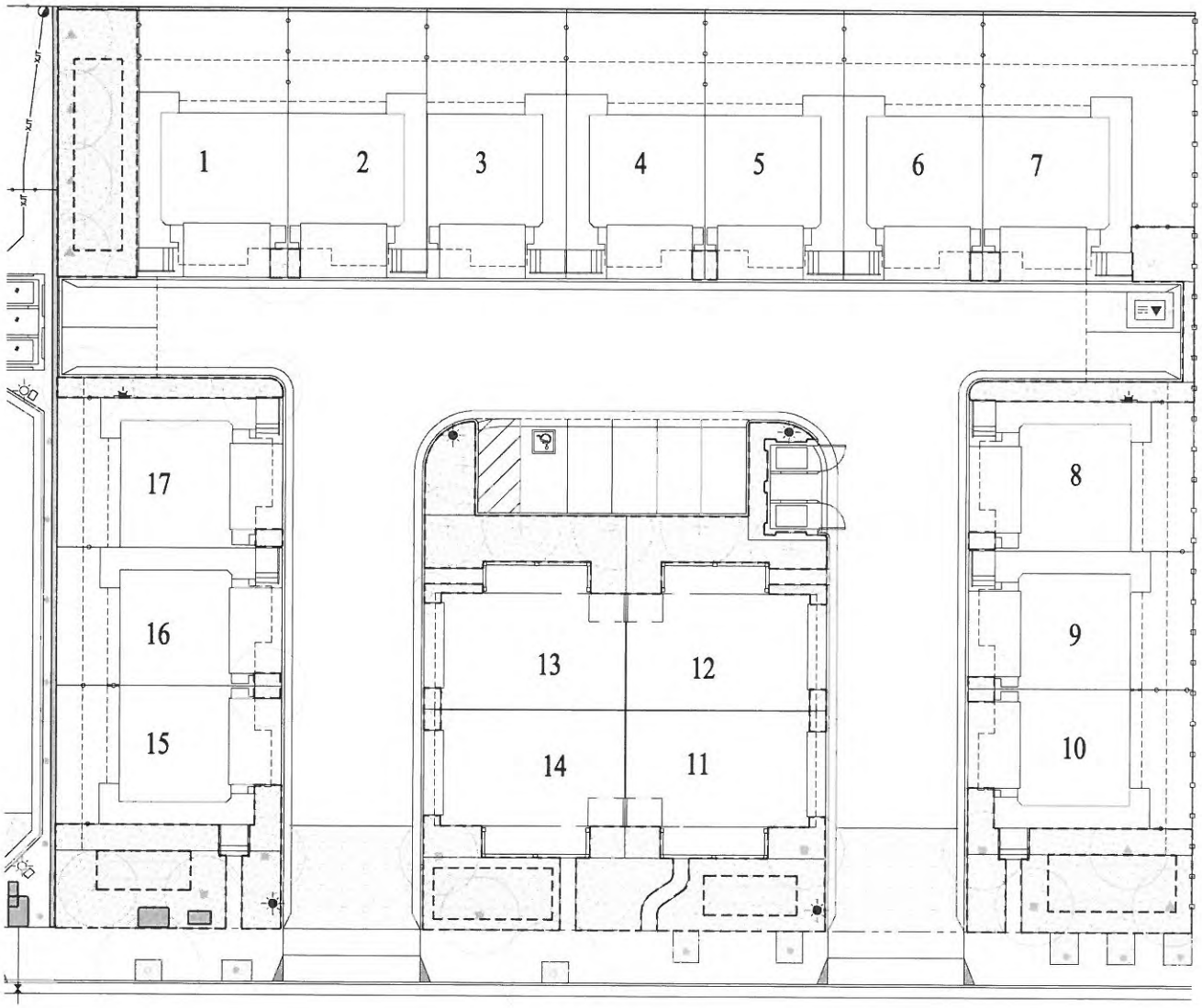
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN



PLANTING NOTES

[illegible]

WATER EFFICIENT LANDSCAPE STATEMENT

[illegible]

A	[illegible]	[illegible]
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	[illegible]

TOYAMA DRIVE

HYDROZONE MAP AND LANDSCAPE NOTES

L-3

0 5 10 20

DATE: 09/06/2013

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LANDSCAPE ARCHITECTURE
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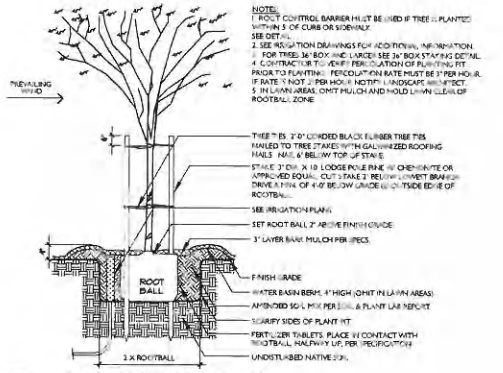
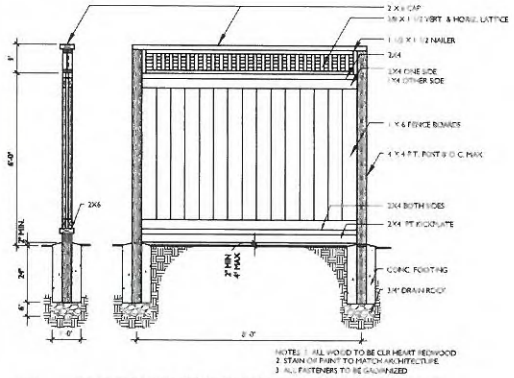


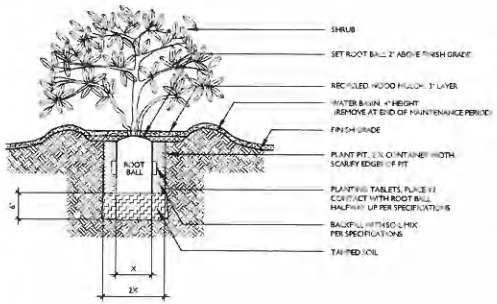
1 TREE STAKING DETAIL
SCALE: 3/8" = 1'-0"

NOTE:
1. PRECAST WALL W/ CAP TO MATCH EXISTING.
2. CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL.
3. SEE SIERRA PRECAST FOR STRUCTURAL DETAILS.
4. ALL COLUMNS SHALL BE EQUALLY SPACED. MAXIMUM SPACING SHALL BE 17' FROM CENTER LINE OF COLUMN TO COLUMN.
5. COLOR TO MATCH ARCHITECTURE. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL.

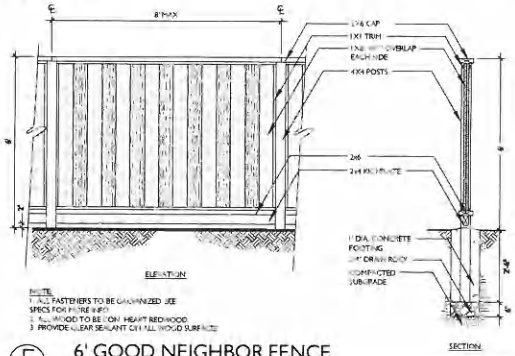
4 6' PRECAST WALL W/ CAP
SCALE: N.T.S.



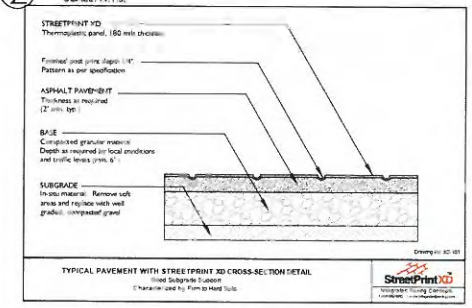
6 7'H WOOD PRIVACY FENCE W/ LATTICE
SCALE: N.T.S.



2 SHRUB PLANTING
SCALE: N.T.S.



5 6' GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



3 STREET PRINT ASPHALT
SCALE: 1 1/2" = 1'-0"

LANDSCAPE DETAILS

L-4

DATE: 09/06/2013

CLASSICS AT TOYAMA II

SUNNYVALE, CA

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN

TREES

ELAEOCARPUS DECIPIENS

LAGERSTROEMIA 'TUSCARORA'

PYRUS C. 'CAPITAL'

PYRUS C. 'BRADFORD'

RHAPHIOLEPIS 'MAJESTIC BEAUTY'

VINES

DISTICTIS BUCCINATORIA

HARDENBERGIA VIOLACEA

SHRUBS/ GROUNCOVER

DIETES VEGETA

ERIGERON KARVINSKIANUS

HEUCHERA 'PURPLE PALACE'

LANTANA 'SPREADING SUNSHINE'

LANTANA M. 'DWARF WHITE'

SHRUBS/ GROUNCOVER

LAVATERA T. 'RED RUM'

NANDINA D. 'MONUM'

PHORMIUM 'JACK SPRATT'

PHORMIUM C. 'TRICOLOR'

PHORMIUM 'YELLOW WAVE'

RHAMNUS C. 'EVE CASE'

PERENNIALS/ GRASSES

FESTUCA 'ELIJAH BLUE'

FESTUCA 'SISKIYOU BLUE'

GAZANIA 'SUNGLOW'

VERBENA TEMARI HYBRIDS

SWALE/ FILTRATION AREA PLANTING

CHONDROPETALUM TECTORUM

IRIS DOUGLASIANA

JUNCUS PATENS

PLANT PALETTE

L-5

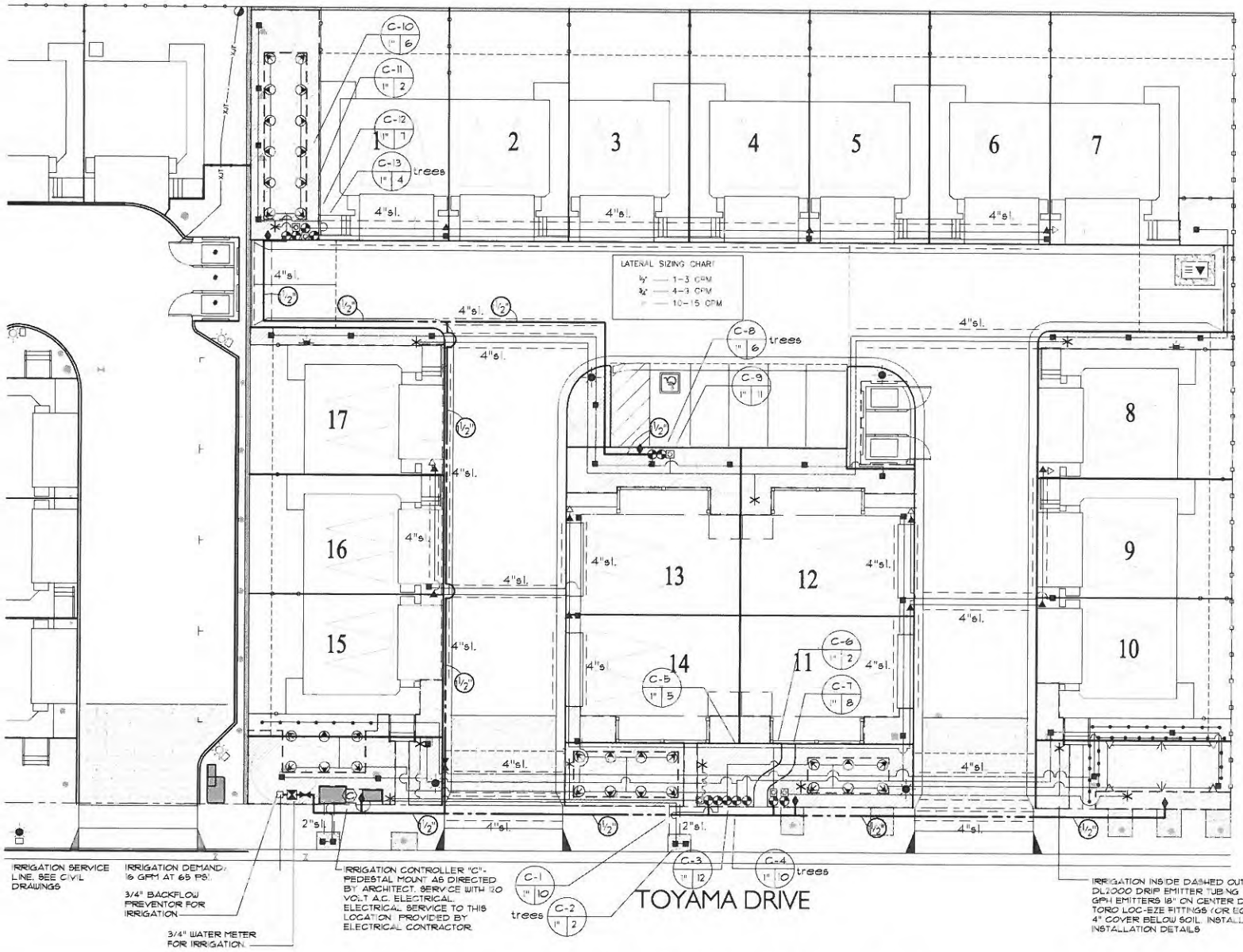
0

DATE: 09/06/2013

CLASSICS AT TOYAMA II

SUNNYVALE, CA

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN



L-6

PRELIMINARY IRRIGATION PLAN

CLASSICS AT TOYAMA II

SUNNYVALE, CA

0 5 10' 20'

DATE: 09/06/2013

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

4. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

5. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

6. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

7. INSTALL FOUR (4) SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

9. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

11. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

12. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

13. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

14. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

15. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

16. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO LANDSCAPE ARCHITECT.

17. INSTALL A NEW 9 VOLT DURACELL BATTERY(S) OR APPROVED EQUAL IN EACH CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURE.

18. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

19. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444 FOR NORTHERN CALIFORNIA.

20. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
	570Z-12P-PR COM-0T-15 H.O	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	1.2, .60	15'
	570Z-12P-PR COM-0T-12 H.O	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.80, .40	12'
	570Z-12P-PR COM-0T- 8 H.O	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.30, .15	8'
	LF-040-PC	TORO FLOOD BUBBLER ON FLEX RISER - SHRUBS	30	4 GPH	-
	OCT816	PEPCO OCTA BUBBLER - SHRUBS	30	2 GPH	-
	1633	PEPCO QUADRA BUBBLER - SHRUBS	30	2 GPH	-
	RWS-BG-02	RAIN BIRD BUBBLER - TREES	30	0.50	-
	M64/AP100	SPEARS FLUSHING END PLUG			
	1-1201-1151-8130 PMR-MF-30-1"	AMIAD 1" FILTER WITH 130 MESH SCREEN WITH SENNINGER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)			
	825Y-EV-3/4" SBBC-55	FEBCO REDUCED PRESSURE BACKFLOW PREVENTOR INSIDE STRONG BOX "SMOOTH TOUCH" STAINLESS STEEL ENCLOSURE			
	700 SERIES	IRRITROL ULTRA FLOW REMOTE CONTROL VALVE			
	T-113-K	NIBCO GATE VALVE (LINE SIZE) WITH CROSS HANDLE IN ROUND BOX			
	33 DRC	RAIN BIRD QUICK COUPLING VALVE			
	ESPLXM-ESPLXM8 (2) ETM-LXM LXMM-PED	RAINBIRD CONTROLLER WITH TWO (2) 8-STATION EXPANSION MODULES. INCLUDE RAINBIRD ET MANAGER CARD AND POWDER COATED PEDESTAL.			
		IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 DRIP EMITTER TUBING #RGP-418-05-1.0 GPH EMMITERS 18" ON CENTER DRIPLINE PIPE WITH TORO LOC-EZE FITTINGS (OR EQUAL) INSTALLED 4" COVER BELOW SOIL. INSTALL DRIPLINE PER INSTALLATION DETAILS			
C-1 / 12" / 15		STATION NUMBER GALLONS PER MINUTE VALVE SIZE			
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS 18" COVER.			
		LATERAL LINE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 12" COVER.			
		SLEEVE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER.			

HYDROZONE TABLE

VALVE	SIZE	GPM	HYDROZONE	WATER USE	IRRIGATION METHOD
C-1	[illegible]	12	Shrubs	L	Drip tubing
C-2	[illegible]	2	Trees	M	Bubblers
C-3	[illegible]	12	Bio Swale	M	Spray
C-4	[illegible]	10	Trees	L	Bubblers
C-5	[illegible]	5	Shrubs	L	Bubblers
C-6	[illegible]	2	Shrubs	L	Drip bubblers
C-7	[illegible]	8	Shrubs	L	Drip tubing
C-8	[illegible]	6	Trees	M	Bubblers
C-9	[illegible]	[illegible]	Shrubs	L	Drip tubing
C-10	[illegible]	6	Bio Swale	M	Spray
C-11	[illegible]	2	Shrubs	M	Drip bubblers
C-12	[illegible]	7	Shrubs	L	Drip tubing
C-13	[illegible]	4	Trees	L	Bubblers

IRRIGATION NOTES AND LEGEND

L-7

DATE: 09/06/2013

CLASSICS AT TOYAMA II

SUNNYVALE, CA

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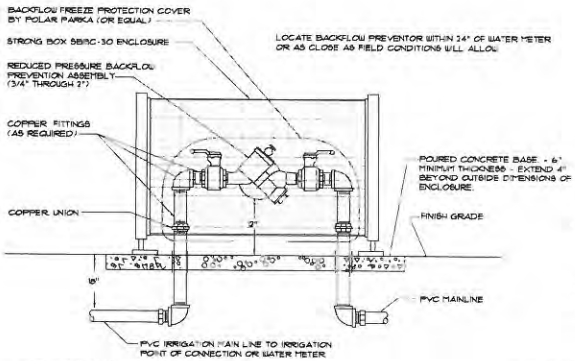
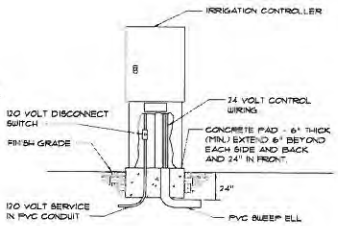
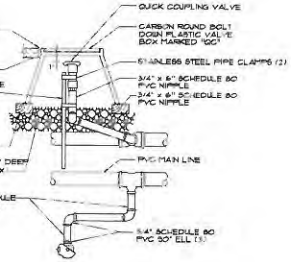


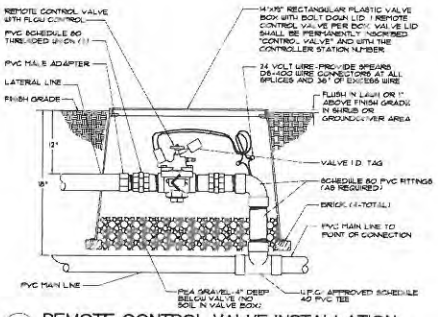
1 BACKFLOW ASSEMBLY
NTS



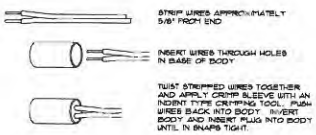
2 PEDESTAL MOUNT CONTROLLER
NTS



3 QUICK COUPLER IN BOX
NTS

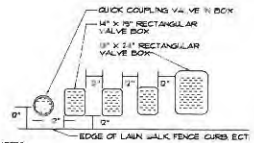


4 REMOTE CONTROL VALVE INSTALLATION
NTS



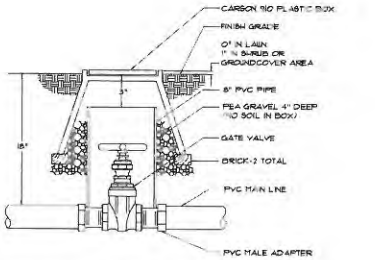
NOTES:
1. ONE CONNECTOR HANDLES #10 AWG, #12 AWG AND #14 AWG WIRES.
2. WIRE CONNECTORS WILL ACCEPT THREE WIRE OR TWO WIRE CONNECTIONS.
3. MANUFACTURED BY SPEARS #DB-500, KING #6135 OR EQUAL

5 WIRE CONNECTION
NTS

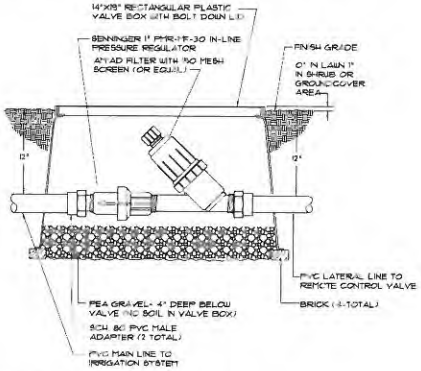


NOTES:
1. CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
7. VALVE LID SHALL BE PERMANENTLY INSCRIBED "CONTROL VALVE" AND WITH THE CONTROLLER STATION NUMBER.

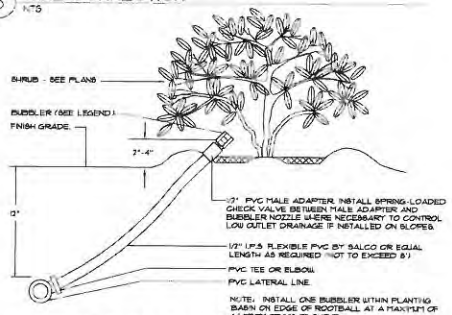
6 VALVE BOX INSTALLATION
NTS



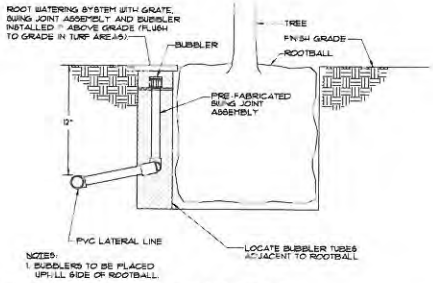
7 GATE VALVE INSTALLATION
NTS



8 FILTER AND PRESSURE REGULATOR
NTS

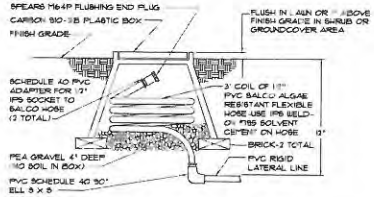


9 SHRUB BUBBLER INSTALLATION
NTS

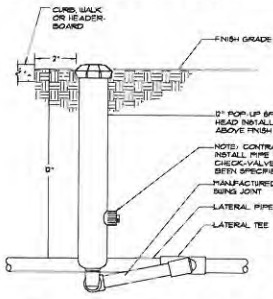


NOTES:
1. BUBBLERS TO BE PLACED UPHILL SIDE OF ROOTBALL.

10 TREE BUBBLER INSTALLATION
NTS



11 FLUSHING END PLUG INSTALLATION
NTS



12 POP-UP 12" SPRAY HEAD INSTALLATION
NTS

L-8

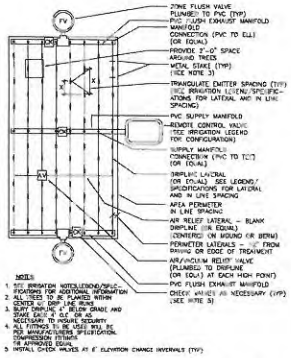
IRRIGATION DETAILS

DATE: 09/06/2013

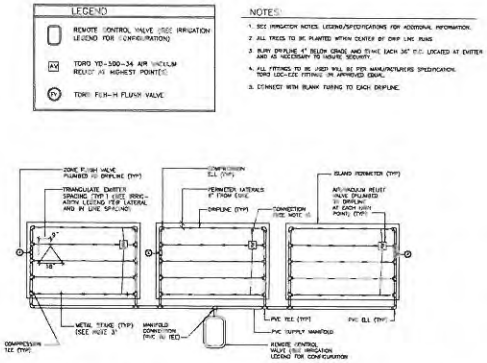
CLASSICS AT TOYAMA II

SUNNYVALE, CA

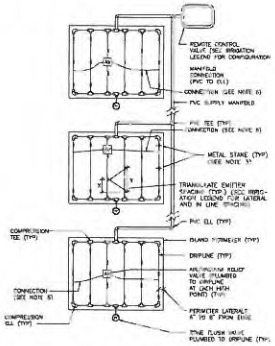
GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN



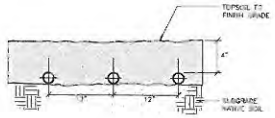
13 TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
NTS



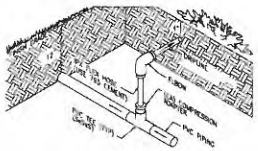
14 MANIFOLD FOR MULTIPLE PLANTERS
NTS



15 TYPICAL ISLAND MANIFOLD
NTS

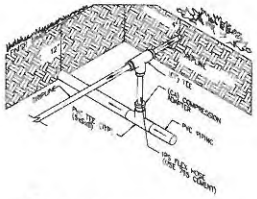


16 TYPICAL DRIPLINE SUBGRADE INSTALLATION
NTS



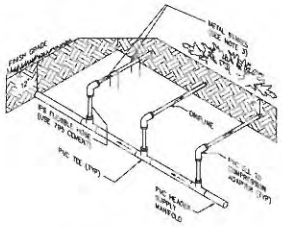
NOTE:
1. ALL FITTINGS TO BE PER MANUFACTURERS SPECIFICATION. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL.

17 DRIPLINE TO PVC INSTALLATION
NTS



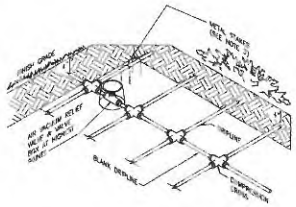
NOTE:
1. ALL FITTINGS TO BE PER MANUFACTURERS SPECIFICATION. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL.

18 DRIPLINE TO PVC INSTALLATION
NTS



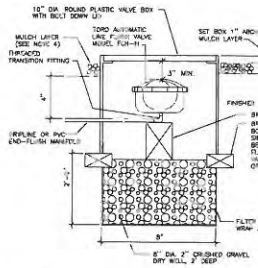
NOTES:
1. SEE IRRIGATION NOTES/LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY

19 DRIPLINE TO PVC HEADER INSTALLATION
NTS

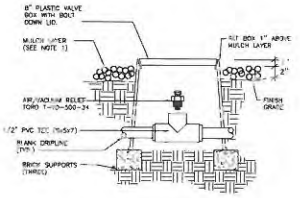


NOTES:
1. SEE IRRIGATION NOTES/LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY

20 AIR VACUUM RELIEF VALVE LOCATION
NTS

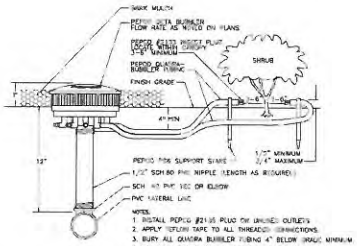


21 FLUSH VALVE INSTALLATION
NTS



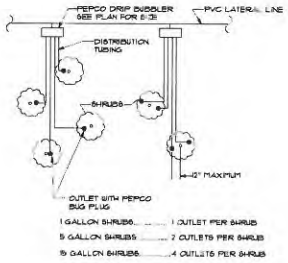
NOTES:
1. 3" DEEP LAYER MULCH MATERIAL AS PER SPECIFICATIONS.
2. AIR VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS

22 AIR/VACUUM RELIEF VALVE
NTS



NOTES:
1. INSTALL PEPCO #21-05 PLUG ON UNUSED OUTLETS
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. BURY ALL QUADRA BUBBLER TUBING 4" BELOW (MIN) MINIMUM
4. REFER TO PLANS FOR NUMBER OF OUTLETS PER PLANT.

23 OCTA-BUBBLER IN ACCESS BOX DETAIL
NTS



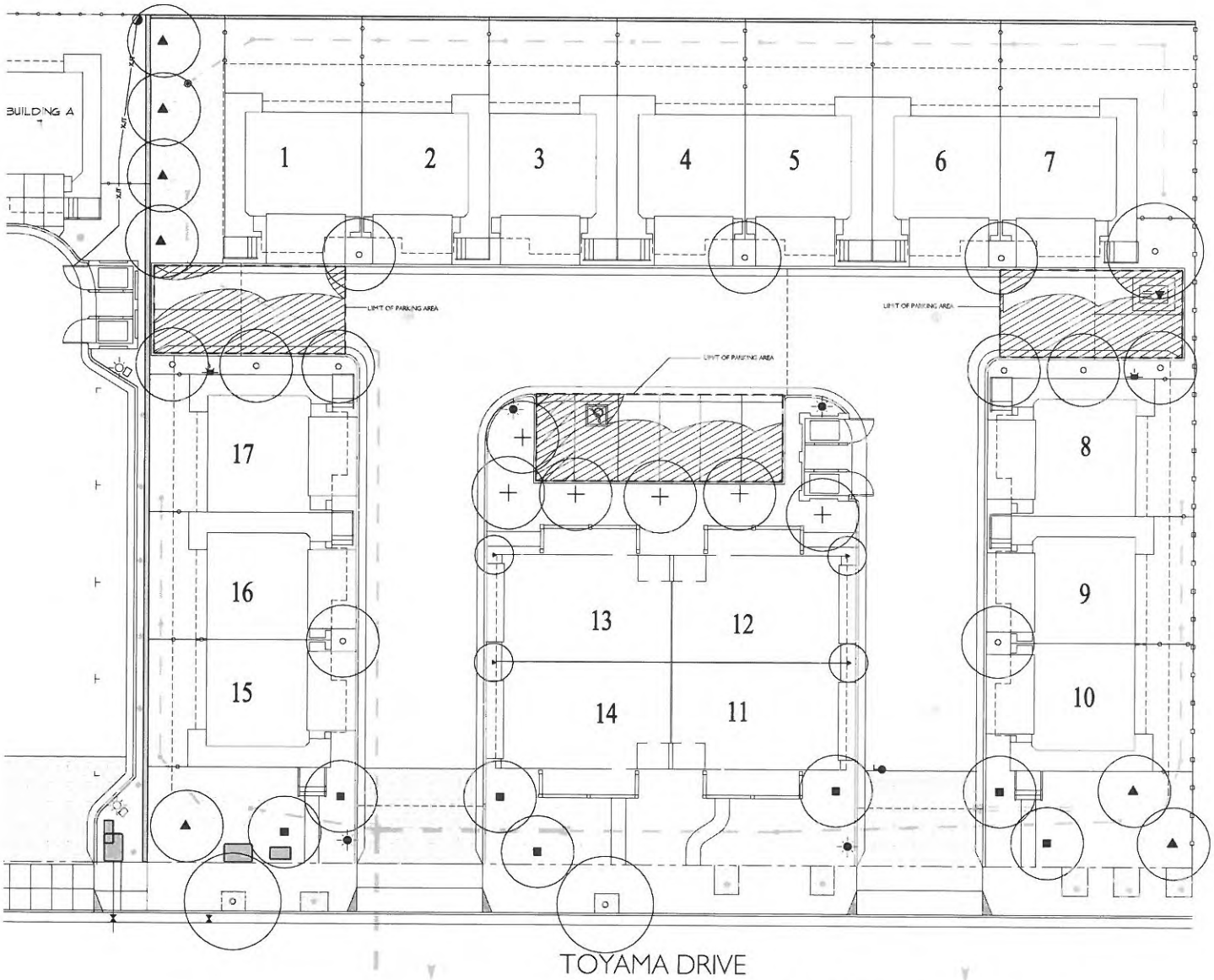
24 TYICAL DRIP BUBBLER LAYOUT
NTS

IRRIGATION DETAILS

L-9

DATE:

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN



SHADE: 1,8 5 s.f.

PARKING AREA: 2,300 s.f.

RATIO SHADE/PARKING: 79% Coverage.

50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 19.37.070

PARKING LOT SHADING PLAN

L-10

0 5 10 20

DATE: 09/06/2013

CLASSICS AT TOYAMA II

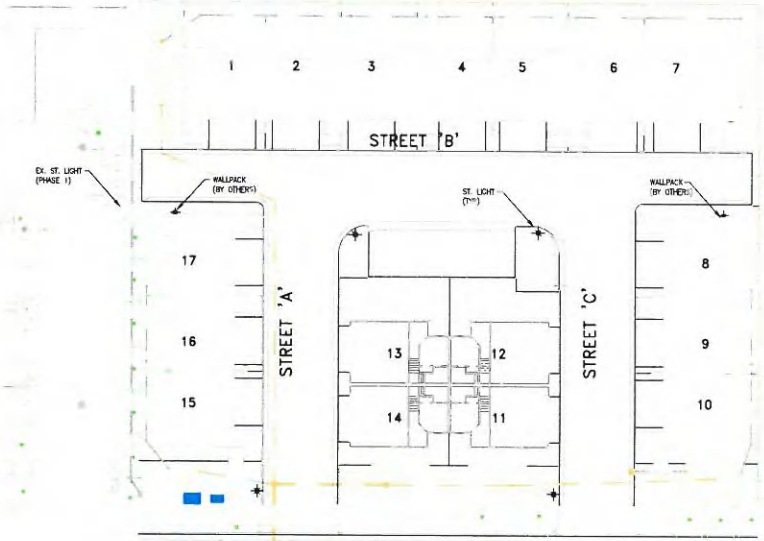
SUNNYVALE, CA

GATES +ASSOCIATES

LANDSCAPE ARCHITECTURE

LAND PLANNING · URBAN DESIGN

TOYAMA PHASE 2 - STREET LIGHTING



TOYAMA DRIVE

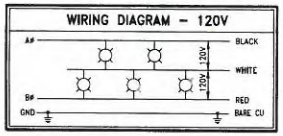
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

LEGEND

- PROPOSED POST TOP STREET LIGHT (50W) (HPS)
- PROPOSED WALLPACK LIGHT (BY OTHERS)
- EXISTING STREET LIGHT (PHASE 1)
- FIRE HYDRANT (BY OTHERS)

PUBLIC/PRIVATE LIGHTING: PRIVATE
PG&E RATE SCHEDULE: METERED
INSTALL IN JOINT TRENCH: ____
INSTALL IN SEPARATE TRENCH: ✓
CITY PERMIT REQUIRED: ✓

WIRING DIAGRAM – 120V



LUMINAIRE SCHEDULE – PRIVATE

TYPE	LUMINAIRE	MTG. HT.	ARM	POLE HT.	MATERIAL	QUANTITY
CROOK NECK	50W, HPS, 120V	17'-0"	2'-0"	18'-6"	ALUMINUM	4

*NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SPECIFICATIONS PRIOR TO ORDERING.

Toyama - City of Sunnyvale DMS50

Qty 4 Luminaire DMS50-50HPS-3HA3M-ACDR-QTA/120-HS-BKTX

Description of Components:

Hood: A die cast A360.1 aluminum dome complete with a cast aluminum ring with latch and hinge. The mechanism shall offer toolless access to the inside of the luminaire. An embedded memory-retention gasket shall ensure weathertightness.

Skirt: A die cast A360 aluminum skirt complete with a cast in technical ring.

Housing: In a round shape, this housing is made of cast 356 aluminum, use a watertight gasket, mechanically assembled to the bracket with four bolts 3/8"-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.

Globe: (ACDR). Made of one-piece seamless injected-molded impact-resistant (IDR) acrylic having an inner prismatic surface. The globe is permanently sealed only by refracter.

Lamp: (Not included) 50 Watt High Pressure Sodium (HPS, Code 564), E23 1/2 bulb, mogul base.

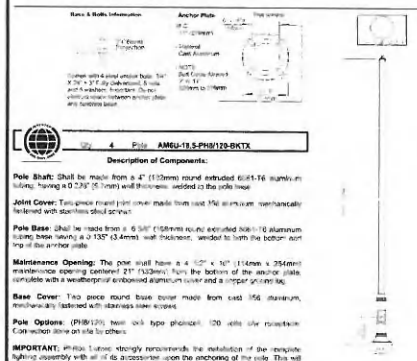
Optical System: (3HA3M-ACDR). I.E.S. type III (type-adaptive, asymmetrical). Smartbeat holders, composed of brightened anodized aluminum hydroformed reflector, permanently assembled to a refractor globe. Weathertightness (IP66) rating, complete with a vital house side shield.

Ballast: High power factor of 90%. Primary voltage Quadruple Tap 120/208/240/277. Connected To 120 Volt. Lamp starting capacity -40F(-40C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

TOYAMA/SUNNYVALE (DOC)
06-12-2013 Page 1 / 4

PHILIPS LUMEC

Toyama - City of Sunnyvale DMS50



Qty 4 Pole AM6U-18.5-PH9/120-BKTX

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-T6 aluminum tubing, having a 0.239" (5.7mm) wall thickness, welded to the pole base.

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Base: Shall be made from a 6 5/8" (168mm) round extruded 6061-T6 aluminum tubing, base having a 0.135" (3.4mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Options: (PH9/120) twin 9x9 type photocell, 120 volts (for retrofitting). Connection done on site by others.

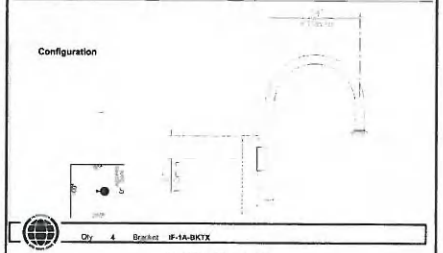
IMPORTANT: PHILIPS Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

TOYAMA/SUNNYVALE (DOC)
06-12-2013 Page 3 / 4

PHILIPS LUMEC

Toyama - City of Sunnyvale DMS50

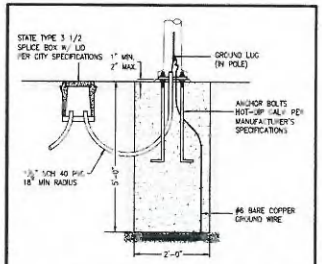
Configuration



Qty 4 Bracket IF-1A-BKTX

Description of Components:

Arm: Shall be made from 6061-T6 aluminum tubing, 2 inches (60mm) outside diameter, mechanically assembled.



PRIVATE LIGHT FOUNDATION DETAIL
NOT TO SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

NOTE:
CONDUIT SHOWN SCHEMATICALLY. REFER TO JOINT TRENCH COMPOSITE PLAN FOR EXACT TRENCH AND BOX LOCATIONS.

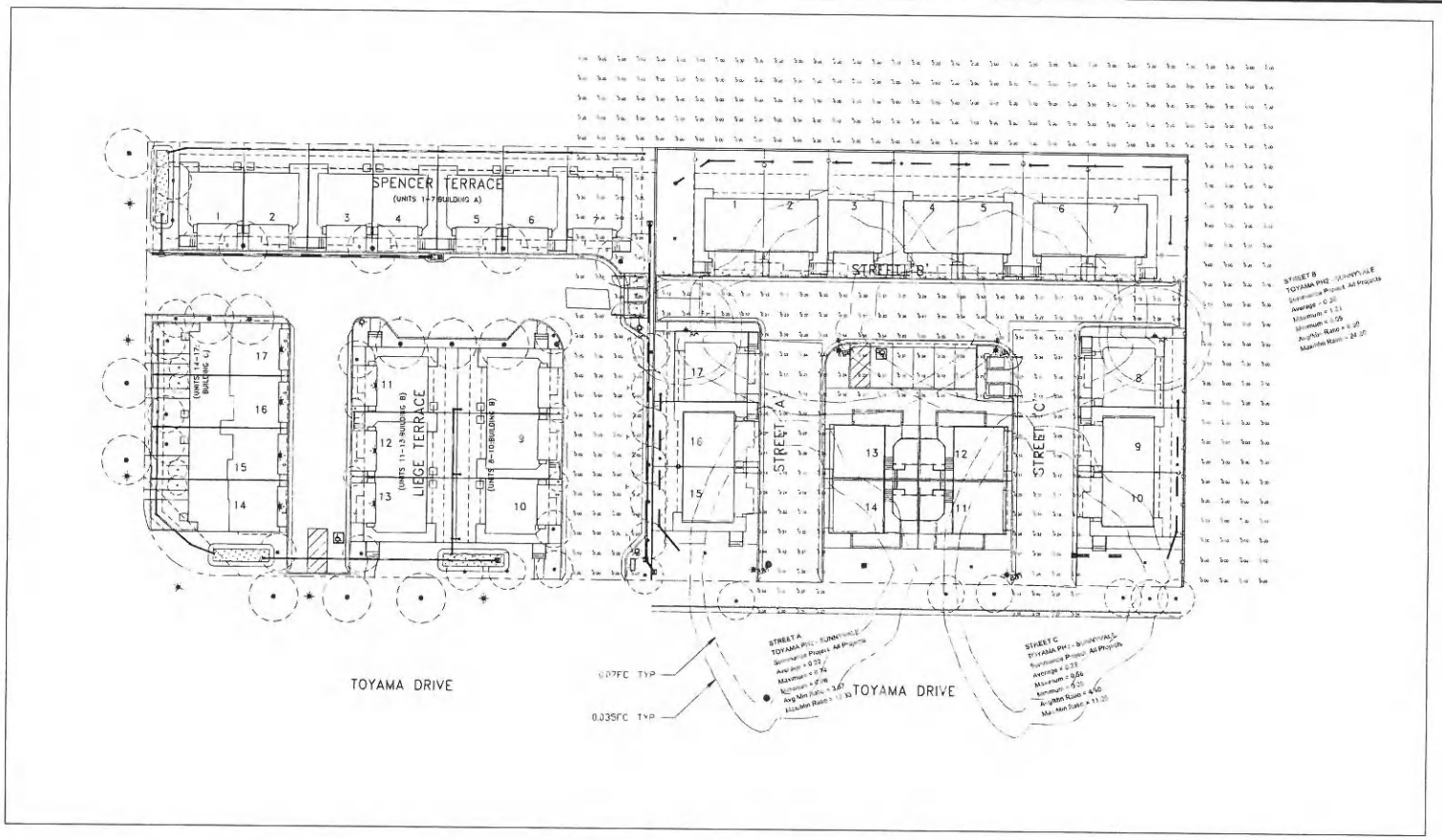
TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5628 STONERIDGE MALL RD. | PLEASANTON, CA 94588
925.467.1146 | WWW.GIACALONEDESIGN.COM

STREET LIGHT PLAN & DETAILS
CLASSIC COMMUNITIES
CLASSICS AT TOYAMA PH2
CITY OF SUNNYVALE CALIFORNIA

PROJECT MANAGER: LARRY CASKEY
DRAWN BY: CCP
CHECKED BY: LC
SCALE: AS SHOWN
JOB NUMBER: 13-124
DATE LAST MODIFIED: 09-06-13
SHEET SL-1 OF 1 SHEETS



Luminaire Schedule

Project: TOYAMA PH2 - SUNNYVALE

Symbol	Qty	Label	Arrangement	No. Lamps	Lumens/Lamp	Total Lamp Lumens	LLF	LDD	LLD	BF	Description	Filename
	2	AA	SINGLE	1	3200	3200	0.765	0.900	0.850	1.000	LIGHECO 111 MT-4LT10F-SI @ 9.5'	111MT-4LF-SL.ı
	4	BB1	SINGLE	1	4000	4000	0.765	0.900	0.850	1.000	LIGHEC 70HPS OMS02-SHA3M-ACDR-15 @ 17.00'	AT10-150HPS-SHA

Calculation Summary

Project: TOYAMA PH2 - SUNNYVALE

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
STREET A	Illuminance	Fc	0.33	0.74	0.08	3.67	9.25	46
STREET B	Illuminance	Fc	0.30	1.21	0.09	8.00	28.00	70
STREET C	Illuminance	Fc	0.33	0.64	0.09	3.60	7.11	45

Luminaire Location Summary

Project: TOYAMA PH2 - SUNNYVALE

Luminaire	Label	X	Y	Z	Orient	Tilt
24	BB1	10336.761	10041.981	17	71.997	0
25	BB1	10331.114	9941.352	17	34.[illegible]	0
27	BB1	10480.04	9932.119	17	71.998	0
29	AA	10331.174	10015.674	9.5	34.234	0
31	BB1	10361.432	9908.731	17	34.[illegible]	0
32	AA	10318.402	10004.66	9.5	74.[illegible]	0

Total Quantity: 6

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in installation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7172 PARDEE LANE
P.O. BOX 2361
OAKLAND, CA 94621
PHONE (510) 636-0110 FAX (510) 636-0908

REPORT FOR: SHEALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING: RAMON ZAPATA
SALES REPRESENTATIVE: ALR: JOHN BENSON

Lighting Analysts

AGI32 VERSION 14
AGI (C) 1990-2013 LIGHTING ANALYSTS, INC.
10440 BRADFORD RD. - UNIT A
LITTLETON, CO 80127

PROJECT DESCRIPTION
CLASSICS AT TOYAMA PH2
SUNNYVALE

DRAWING NO. / INPUT FILE
11082BEN-R2 DWG / 11082BEN-R2.A32

SCALE	SHEET	DATE	REV
1" = 20'	1 OF 1	09.09.2013	2