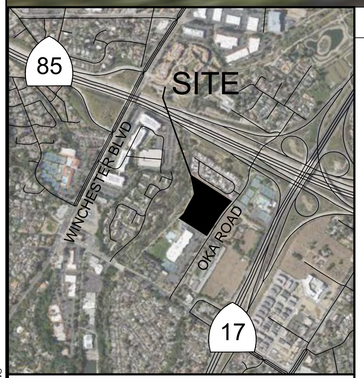
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP

14789 OKA ROAD: S-24-052, U-24-016, M-24-017





VICINITY MAP
SCALE: 1" = 1000'

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	424-08-035, 424-08-074
PROJECT ADDRESS/LOCATION:	14789 OKA ROAD
EXISTING GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL, PUBLIC
EXISTING ZONING DESIGNATION:	R-1-8:HEOZ, R-1:8
EXISTING USE:	AGRICULTURE (ORCHARD)
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
GROSS SITE AREA:	±6.78 AC
RIGHT-OF-WAY DEDICATION:	±0.07 AC
NET SITE AREA:	±6.71 AC
EXISTING TOTAL GROSS PARCEL SF:	
TRACT A-PARCEL 1:	14,229 SF
TRACT B- PARCEL 1:	269,194 SF
TRACT B- PARCEL 2	11,853 SF
	295,276 SF
AVERAGE SLOPE:	0.0023 x 1 x 5027.8' = 1.71% / 6.78

PROPOSED SITE COVERAGE:	
BUILDINGS:	±117,592 SF (39.8%)
PRIVATE CIRCULATION:	±62,115 SF (21.0%)
LANDSCAPE/HARDSCAPE:	±115,569 SF (39.2%)
	±295,276 SF (100%)
PROPOSED DENSITY:	138 DU / 6.71 AC (NET) / 20.57 DU / AC
PROPOSED PARKING:	2 SPACES/UNIT + 20 GUEST SPACES = 296 SPACES 20 ON SITE GUEST PARKING SPACES (2 EV CAPABLE (1 ADA), 8 EV READY, 1 VAN ADA)
BICYCLE PARKING:	BIKE PARKING IS PROVIDED FOR EACH UNIT IN INDIVIDUAL GARAGES
TREE REMOVAL:	374 ORCHARD TREES 2 PROTECTED ORCHARD TREES 372 NON-PROTECTED ORCHARD TREES
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUPS:	R-2 & U (GARAGES AND METER CLOSETS)

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A.43 LOT 5 8-PLEX ELEVATION B
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A.48 LOT 10 7-PLEX ELEVATION A
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A.51 LOT 13 8-PLEX ELEVATION B
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PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW AND A TENTATIVE MAP FOR A BUILDER'S REMEDY PROJECT PURSUANT TO THE "HOUSING ACCOUNTABILITY ACT" VESTED BY THE FILING OF AN SB 330 PRELIMINARY APPLICATION. PROJECT WILL ALLOW FOR THE CONSTRUCTION OF UP TO 138 TOWNHOME STYLE CONDOMINIUM HOMES IN 18 BUILDINGS ON AN APPROXIMATELY 6.78-ACRE SITE. PROJECT WILL INCLUDE TREE REMOVAL OF 374 ORCHARD TREES, INCLUDING 2 PROTECTED ORCHARD TREES AND 372 NON-PROTECTED ORCHARD TREES. PROJECT WILL INCLUDE 28 AFFORDABLE UNITS AT LOW AFFORDABILITY LEVEL (20% OF TOTAL UNITS) AND 110 MARKET RATE UNITS. THIS MULTI-FAMILY DEVELOPMENT WILL COMPLY WITH THE TOWN'S ALL ELECTRICAL APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

DEVELOPMENT TEAM

GOVERNMENT AGENCY:

TOWN OF LOS GATOS
CONTACT: ERIN WALTERS
110 E. MAIN STREET
LOS GATOS, CA 95030
(408)354-6823

OWNER:

COMMUNITY FOUNDATION OF SANTA CLARA COUNTY
555 CASTRO STREET, SUITE 140
MOUNTAIN VIEW, CA 94041

YUKI FARMS LLC
15495 LOS GATOS BLVD, SUITE 11
LOS GATOS, CA 95032

DEVELOPER:

URBAN CATALYST
CONTACT: MALLORY MENNE
99 S ALMADEN BLVD, SUITE 500
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(408) 839-9850

PLANNER/CIVIL ENGINEER:

HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
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LANDSCAPE ARCHITECT:

HMH LANDSCAPE ARCHITECTURE
CONTACT: JUSTIN HAUSER
1570 OAKLAND ROAD
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(669) 295-2331

ARCHITECT:

DAHLIN
CONTACT: RITU RAJ SHARMA
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PLEASANTON, CA 94588
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JOINT TRENCH:

GIACALONE DESIGN SOLUTIONS
CONTACE: ANDREW CUMMINS
8080 SANTA TERESA BLVD, STE 240
GILROY, CA 95020
(925) 467-1740

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ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
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TITLE SHEET

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EXHIBIT 20

14789 Oka Road(APN 424-08-074 and APN 424-08-035)

	Existing Tract B- Parcel 1	Existing Tract B-Parcel 2	Existing Tract A-Parcel 1	Proposed	Town Requirements	Notes
Address	14789 Oka Rd	14789 Oka Rd	Oka Rd			
APN	424-08-074	424-08-074	424-08-035		**Merge Lot/ Condo Map and Subdivision**	
Land Use Designation	Low Density Residential	Low Density Residential	Public			Builder's Remedy
Zoning	R-1:8:HEOZ	R-1:8:HEOZ	R-1:8			Builder's Remedy
Gross Lot Size	269,194 s.f.	11,852 sf	14,229 s.f.	6.78 acres	--	
Net Lot Size	--		--	6.71 acres	--	5 ft R-O-W dedication
Built	--		--	--	--	
Use	Vacant – Agriculture	Vacant – Agriculture	Vacant – Agriculture	Multi-Family condominiums		HEOZ site
Number of Buildings	0	0	0	18	A&S	
Housing Units						
Market	--		--	110 units	--	
Affordable	--		--	28 units	20%	low
Total	--		--	138	--	
Density	--		--	20.57 du/ac	5 du/ac (33 du max)	
Gross FAR						
Residential	--		--	325,770 sf	--	
Height	--		--	43 ft. – 3 1/8 in.	30 ft. max.	3 stories
Setbacks						
Front	--		--	8.5' ft. min. (overall site)	25 ft min	
Left Side	--		--	57.3' ft. min. (overall site)	8 ft min	
Right Side	--		--	45.3' ft. min. (overall site)	8 ft min	
Rear	--		--	15.2' ft. min. (overall site)	20 ft min	
Lot Coverage	--		--	39.72%	50% max for R-1:8/HEOZ, 40% max for R-1:8	
Parking						
Condominium	--		--	276 spaces (including 220 standard spaces and 56 tandem spaces)	276 spaces	Waiver Requested. See justification letter.
Condo Visitor	--		--	20 spaces	138 spaces	Waiver Requested. See justification letter.
Total				296 spaces	414 spaces	118 spaces short (including tandem spaces)
Bicycle parking						
Short Term				138	1 per dwelling unit = 138	Bicycle racks provided in each individual garage.
Landscape Area	--		--	25%	20% of site	
Community Recreation Space	--		--	22,297 s.f.	100 sf. per dwelling unit	see Letter of Justification
Private Recreational Space	--		--	min 60 s.f. per unit- balconies = 8,280 sf total	200 sf. per dwelling unit	

Plan Type	Living (gross)	Garage (gross)	Total Gross SF (living + garage)	Number of Bedrooms	Number of Baths	Notes
Plan 1	1413	590	2003	2	2.5	Market Rate/BMR
Plan 2	1905	509	2414	3	2.5	Market Rate
Plan 3	2027	526	2553	3	3.5	Market Rate
Plan 4	1942	523	2465	3	2.5	Market Rate

For location of BMR units, see Architecture sheet A.4

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PROJECT INFORMATION

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EXISTING VALLEY WATER STORM DRAIN EASEMENT TO REMAIN BOOK G900-OR-355 (DOC 7413033)

TOP OF BANK

TOE OF BANK

20' OFFSET FROM TOP OF BANK SLOPE STABILITY SETBACK

LOS GATOS CREEK

424-08-075
LANDS OF TOWN OF LOS GATOS
SCVWD EASEMENT
BOOK N352-OR-1335
(DOC 12406287)

FEMA FLOODWAY BOUNDARY

EXISTING LEVEE

24.55'

EXISTING LOT LINE TO BE REMOVED

EXISTING LOT LINE TO BE REMOVED

15' PUE(E) TO REMAIN

14855 OKA ROAD
424-08-033
LANDS OF LEVY FAMILY CAMPUS
EXISTING CAMPUS

14685 OKA ROAD
424-08-013
LANDS OF MIRASSOU CLOVIS M TRUSTEE & ET AL
EXISTING RESIDENTIAL

20' SDE (E) TO REMAIN

10' SSE (E) TO BE REMOVED

TREE (E) TO BE REMOVED

FENCE (E) TO BE DEMOLISHED

EDGE OF PAVEMENT (E)

10' SSE (E) TO BE REMOVED

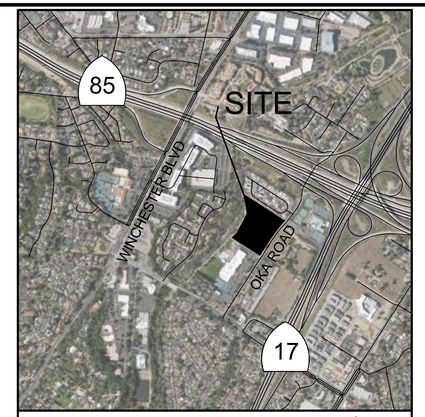
OKA ROAD

14840 OKA ROAD
424-08-057
LANDS OF ETPH LP
EXISTING RESIDENTIAL

14800 OKA ROAD
424-08-057
LANDS OF ETPH LP
EXISTING RESIDENTIAL

14850 OKA ROAD
424-08-038
LANDS OF SASKI GO SR
EXISTING RESIDENTIAL

14702 OKA ROAD
424-47-017
LANDS OF LOS GATOS SWIM & RACQUET CLUB



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
BUILDING (EXISTING)	
EASEMENT (EXISTING)	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
JOINT TRENCH	JT(E) JT(E)
WATER PIPE	W(E) W(E) W(E)
FIRE PIPE	F(E) F(E) F(E)
RECLAIMED WATER PIPE	RW(E) RW(E)
GAS PIPE	G(E) G(E) G(E)
FIBER OPTIC LINE	FO(E) FO(E)
TREE TO BE REMOVED (SEE LANDSCAPE PLANS)	

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
(E)	EXISTING

NOTES

1. SITE IS CURRENTLY DEVELOPED AS AN ORCHARD. NO BUILDINGS OR HARDSCAPE SURFACE IMPROVEMENTS EXIST ON THE PROJECT SITE.

0 20 40 80
1 INCH = 40 FEET

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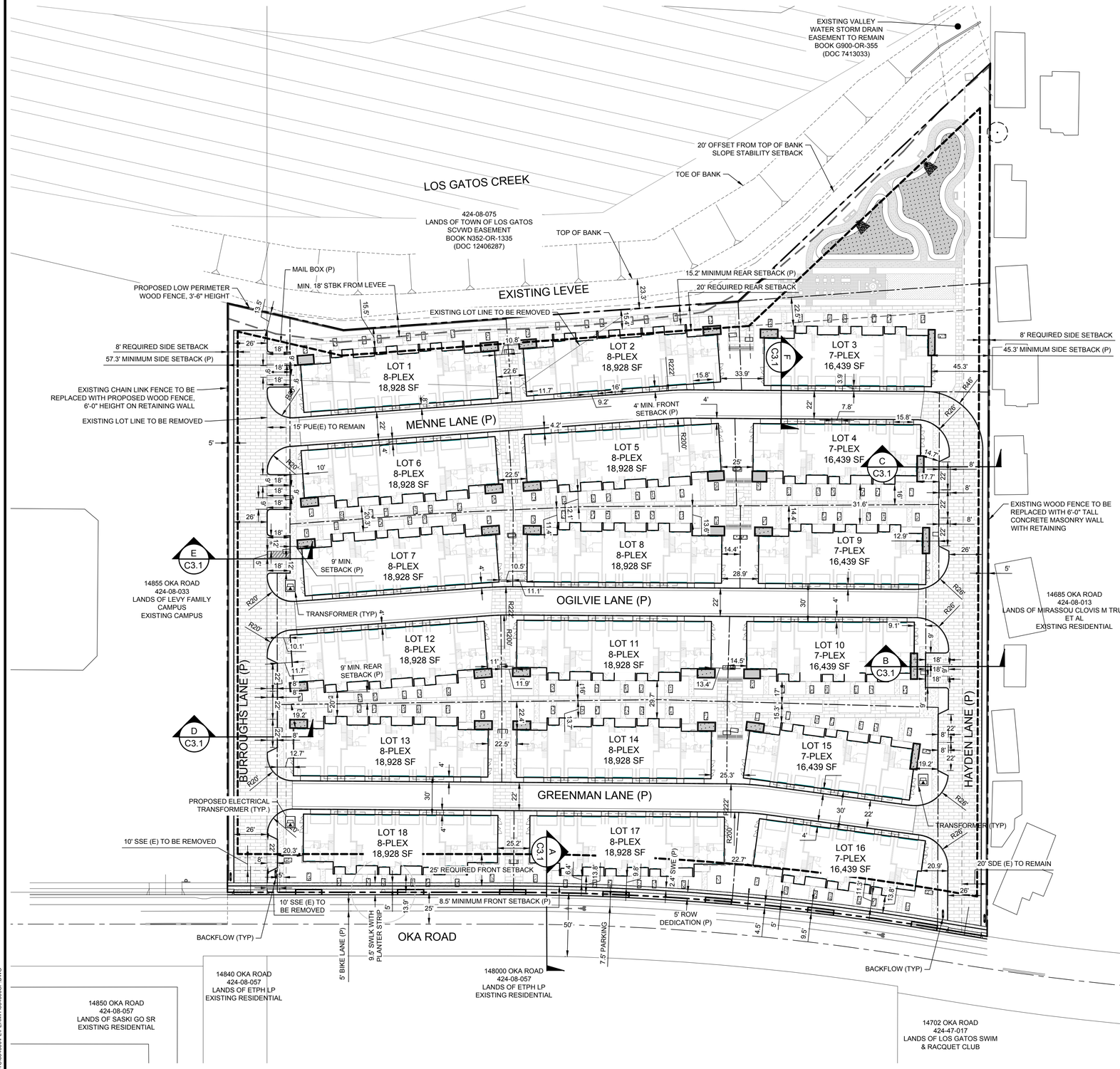
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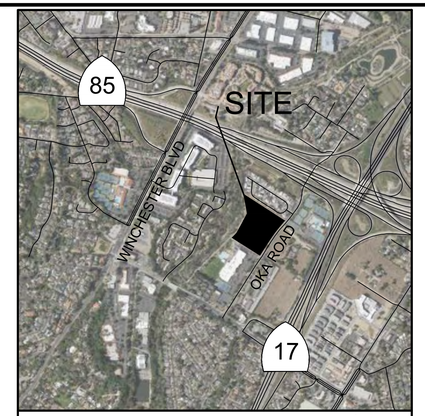
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VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- BUILDINGS (EXISTING)
- REQUIRED YARD- OVERALL SITE
- LEVEE SETBACK
- FEMA FLOOD BOUNDARY

ABBREVIATIONS

(E)	EXISTING
EAE	EMERGENCY ACCESS EASEMENT
(P)	PROPOSED
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SDRE	STORM DRAIN RELEASE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
EVCS	ELECTRIC VEHICLE CHARGING STATION
EVC	ELECTRIC VEHICLE CAPABLE
ADA	AMERICANS WITH DISABILITIES ACT ACCESSIBLE PARKING

PARKING SUMMARY

VEHICLE PARKING:

CONDOMINIUM:	376
CONDO VISITOR*:	20
TOTAL:	396

*INCLUDES 1 ADA VAN STALL, 2 EVCS STALLS (10%), 8 EV CAPABLE STALLS (40%)

BICYCLE PARKING PROVIDED IN INDIVIDUAL GARAGES

0 20 40 80

1 INCH = 40 FEET

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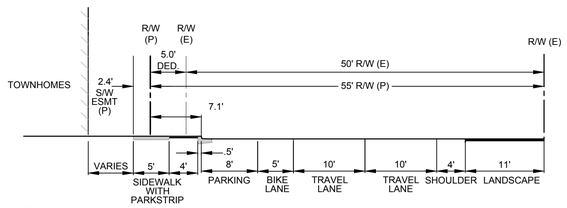
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SITE PLAN

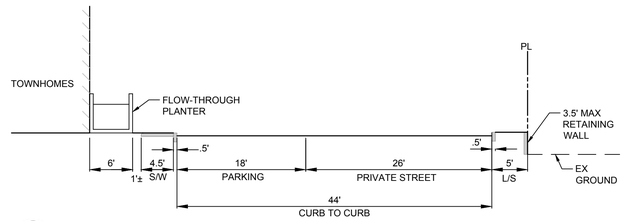
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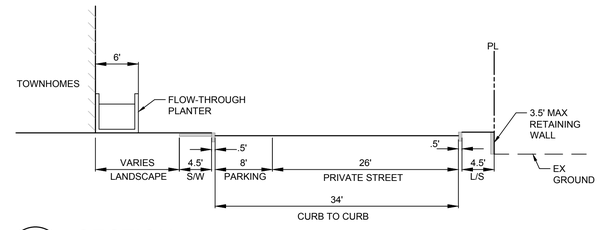
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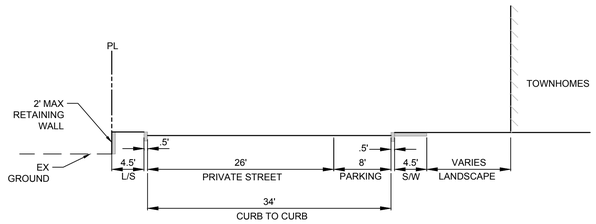
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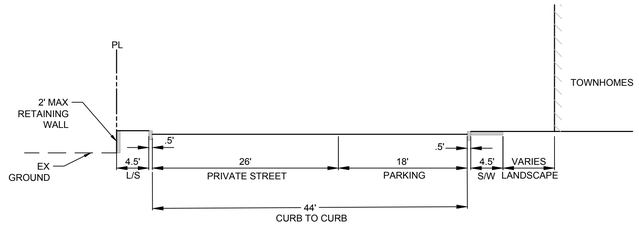
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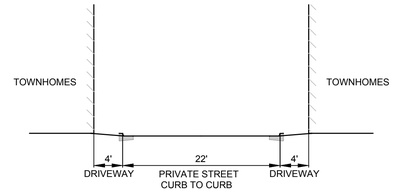
C SECTION
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D SECTION
NTS



E SECTION
NTS



F SECTION
NTS

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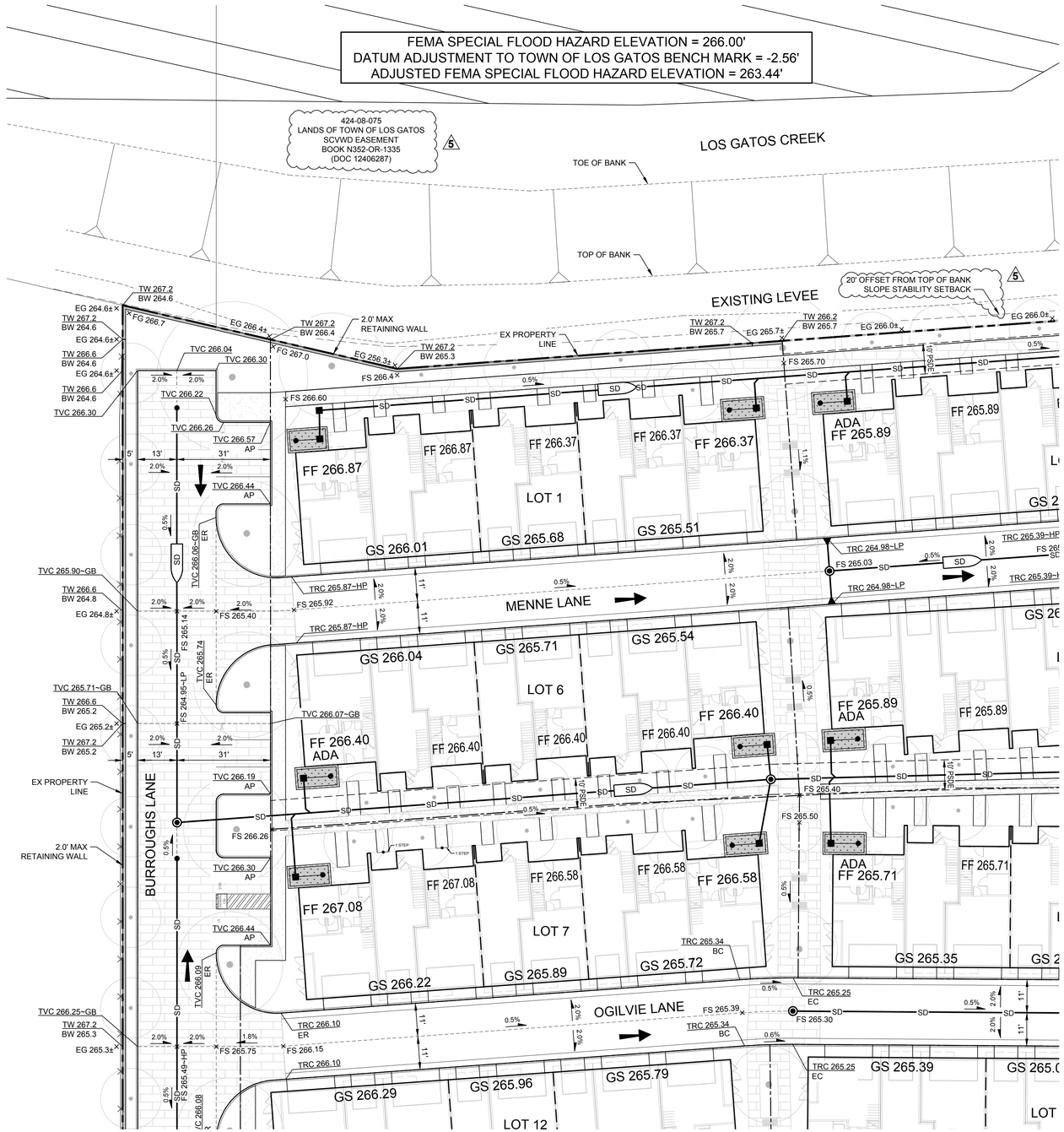
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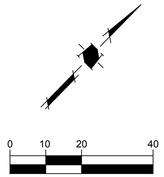
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CROSS SECTIONS

C3.1

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LEGEND

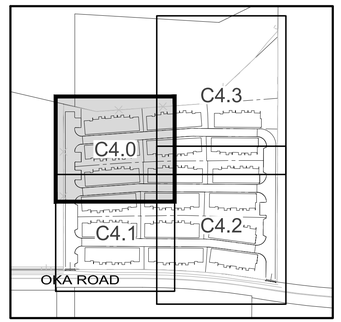
- PROJECT BOUNDARY
- LOT LINE
- LOT LINE (EXISTING)
- RIGHT OF WAY
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING) (SD(E))
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- TREE AND DRIPLINE
- LID TREATMENT AREA
- ELECTROLIER
- UTILITY POLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/JUNCTION BOX
- STORM DRAIN AREA DRAIN
- STORM DRAIN CLEANOUT
- STORM DRAIN BUBBLER BOX
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CURB INLET (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)
- SPECIAL FLOOD HAZARD AREA

ABBREVIATIONS

AP	ANGLE POINT
BC	BEGIN CURVE
BOW	BACK OF WALK
EC	END OF CURVE
EG	EXISTING GROUND
ER	END OF RETURN
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
PSDE	PRIVATE STORM DRAIN EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	IMPORT	EXPORT
STREETS	76	2667	1.5	2.4	2591	0
BUILDING FOOTPRINT	0	8151	0.9	3.4	8151	0
LANDSCAPE	119	7261	2.0	3.4	7142	0
TOTAL	195	18079	-	-	17884	0

NOTES:
1. THIS TABLE REPRESENTS THE ENTIRE SITE.
2. AREA OF DISTURBANCE = 302,162 SF.



KEY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
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Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300GP.DWG
DESIGNED BY:	RHM
DRAWN BY:	EN
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 20'

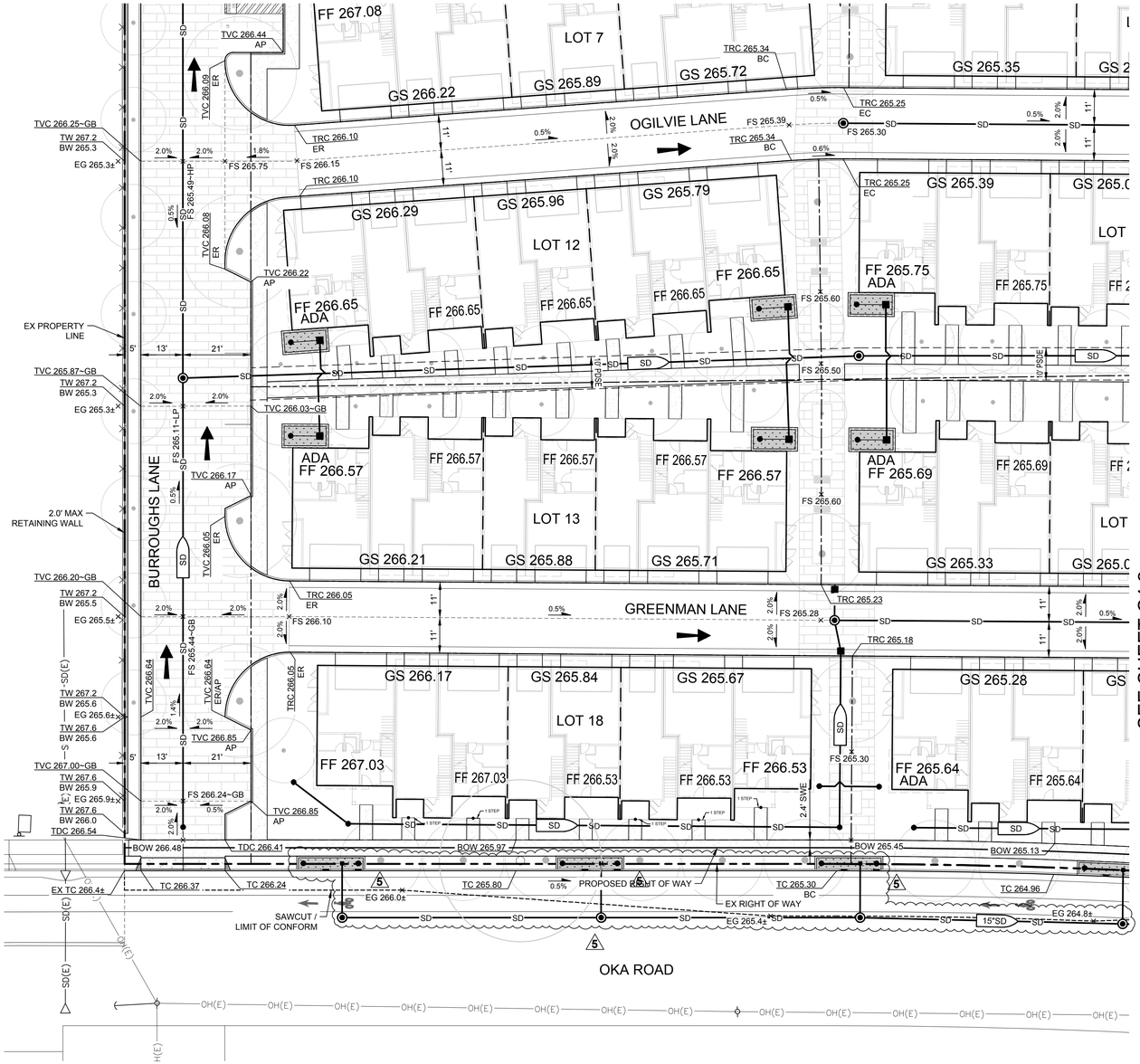
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GRADING AND DRAINAGE PLAN

C4.0

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0 10 20 40

1 INCH = 20 FEET

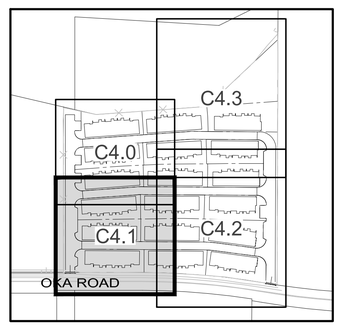
LEGEND

- PROJECT BOUNDARY
- LOT LINE
- LOT LINE (EXISTING)
- RIGHT OF WAY
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- STORM DRAIN PIPE (SD)
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- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
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- SPECIAL FLOOD HAZARD AREA

ABBREVIATIONS

AP	ANGLE POINT
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EC	END OF CURVE
EG	EXISTING GROUND
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ESMT	EASEMENT
EX/(E)	EXISTING
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HP	HIGH POINT
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PSDE	PRIVATE STORM DRAIN EASEMENT
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SDE	STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

NOTE:
FEMA SPECIAL FLOOD HAZARD ELEVATION = 266.00'
DATUM ADJUSTMENT TO TOWN OF LOS GATOS BENCH MARK = -2.56'
ADJUSTED FEMA SPECIAL FLOOD HAZARD ELEVATION = 263.44'



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NO	DATE	DESCRIPTION
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4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

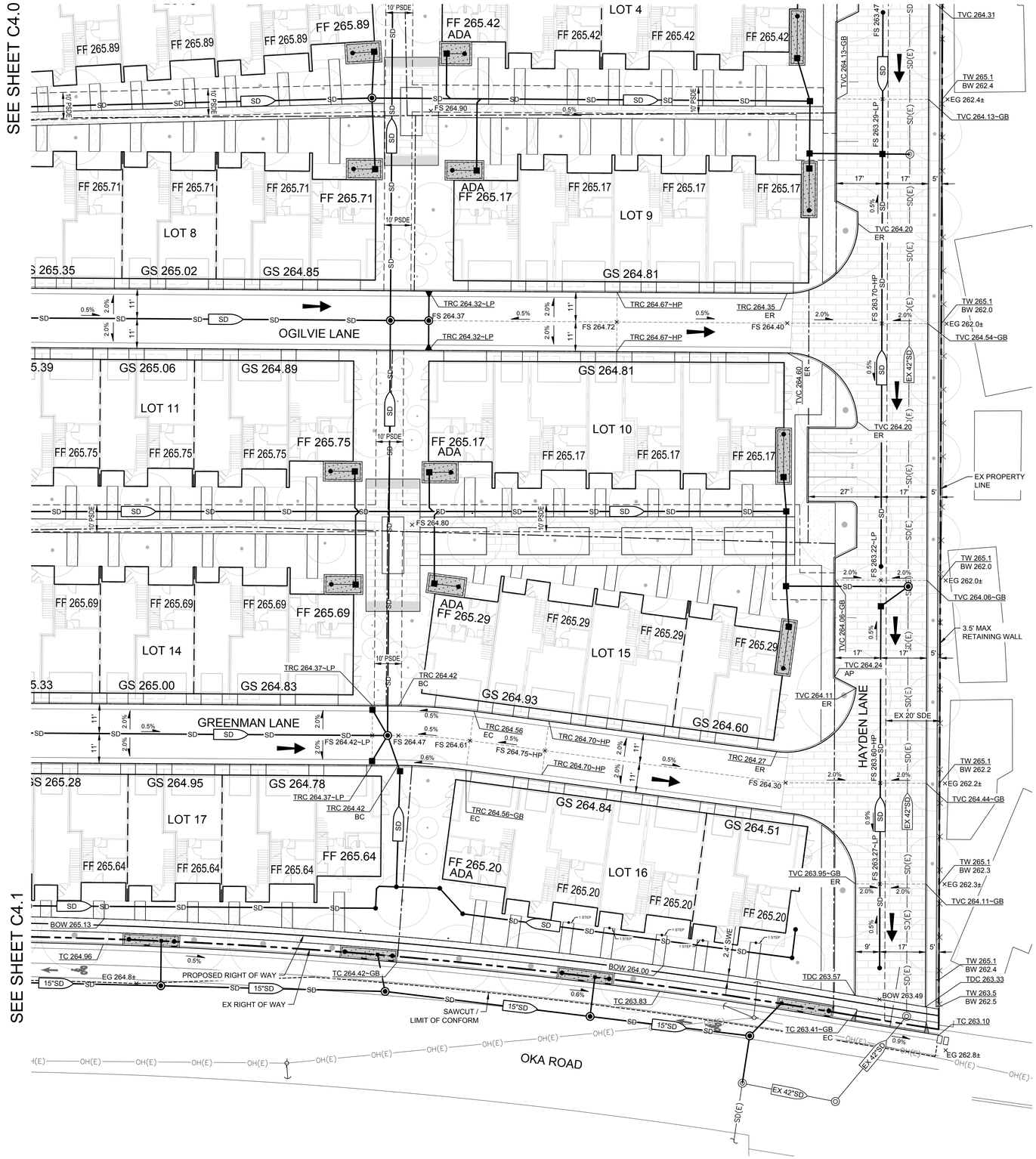
PROJECT NO:	6843.00
CAD DWG FILE:	684300GP.DWG
DESIGNED BY:	RHM
DRAWN BY:	EN
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 20'

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GRADING AND DRAINAGE PLAN

C4.1

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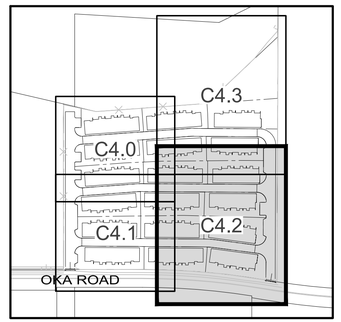
LEGEND

PROJECT BOUNDARY	
LOT LINE	
LOT LINE (EXISTING)	
RIGHT OF WAY	
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	SD(E)
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
DRAINAGE ARROW	
OVERLAND RELEASE	
TREE AND DRIPLINE	
LID TREATMENT AREA	
ELECTROLIER	
UTILITY POLE	
STORM DRAIN MANHOLE	
STORM DRAIN CATCH BASIN/JUNCTION BOX	
STORM DRAIN AREA DRAIN	
STORM DRAIN CLEANOUT	
STORM DRAIN BUBBLER BOX	
STORM DRAIN MANHOLE (EXISTING)	
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STORM DRAIN CATCH BASIN (EXISTING)	
SPECIAL FLOOD HAZARD AREA	

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3	1/15/25	PER CITY COMMENTS
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1		

PROJECT NO:	6843.00
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DESIGNED BY:	RHM
DRAWN BY:	EN
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 20'

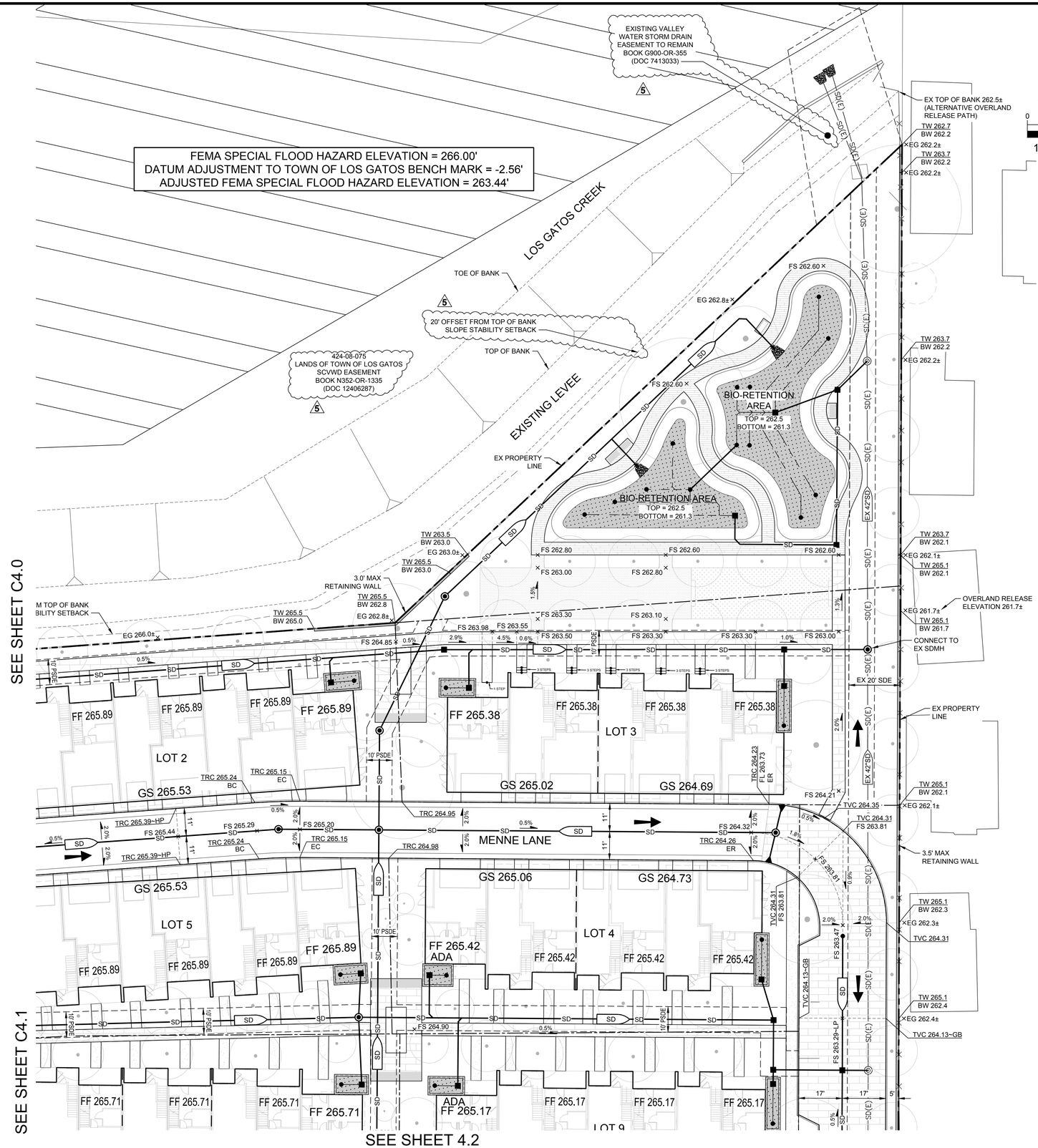
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GRADING AND DRAINAGE PLAN

C4.2

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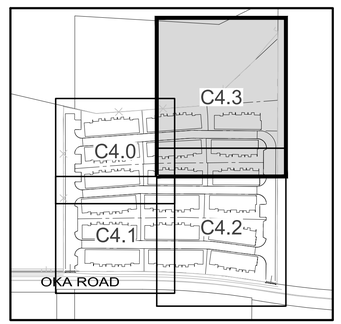


LEGEND

PROJECT BOUNDARY	
LOT LINE	
LOT LINE (EXISTING)	
RIGHT OF WAY	
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	SD(E)
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
DRAINAGE ARROW	
OVERLAND RELEASE	
TREE AND DRIPLINE	
LID TREATMENT AREA	
ELECTROLIER	
UTILITY POLE	
STORM DRAIN MANHOLE	
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STORM DRAIN AREA DRAIN	
STORM DRAIN CLEANOUT	
STORM DRAIN BUBBLER BOX	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN CURB INLET (EXISTING)	
STORM DRAIN CATCH BASIN (EXISTING)	
SPECIAL FLOOD HAZARD AREA	

ABBREVIATIONS

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3	1/15/25	PER CITY COMMENTS
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1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300GP.DWG
DESIGNED BY:	RM
DRAWN BY:	EN
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 20'

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GRADING AND DRAINAGE PLAN

C4.3

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LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	◉	◎
PUMP	◉	◎
STANDARD CURB INLET	▲	△
STORM DRAIN FIELD INLET OR JUNCTION BOX	■	□
STORM DRAIN CLEANOUT	●	
SANITARY SEWER MANHOLE	●	○
SANITARY SEWER CLEANOUT	●	○
PUMP DISCHARGE POINT	✱	
PROJECT BOUNDARY	———	
PROPERTY LINE	———	———
RIGHT-OF-WAY	———	———
EASEMENT	- - -	- - -
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN PERFORATED PIPE		
SANITARY SEWER PIPE	SS	SS(E)
JOINT TRENCH	JT	JT(E)
WATER PIPE	W	W(E)
FIRE PIPE	F	F(E)
RECLAIMED WATER PIPE	RW	RW(E)
GAS PIPE		G(E)
FIBER OPTIC LINE		FO(E)
AT&T COMMUNICATIONS LINE		AT&T(E)
FLOW THROUGH PLANTER	▭	
WATER SERVICE AND METER	▭—	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION (FDC)		

ABBREVIATIONS

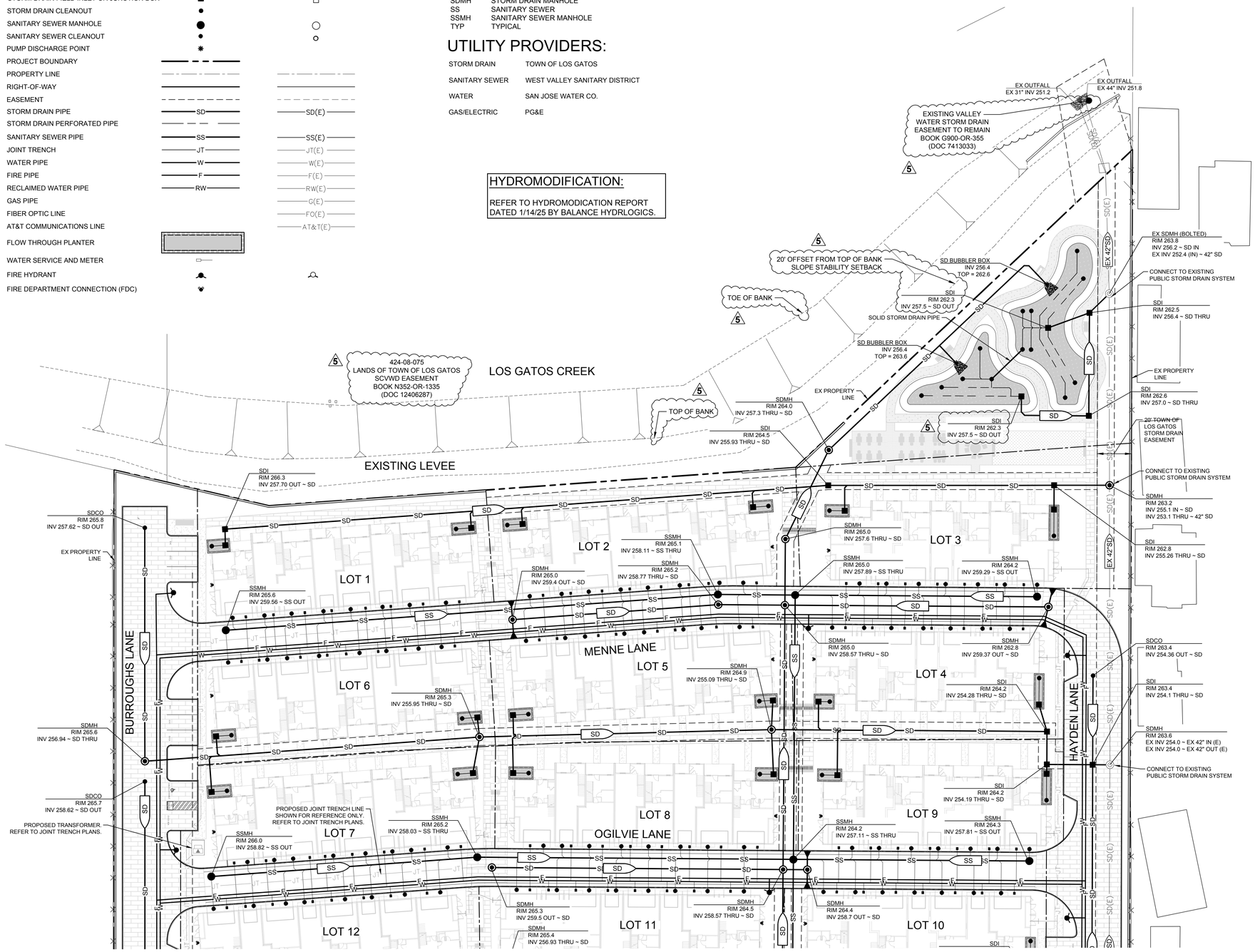
EX	EXISTING
INV	INVERT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

HYDROMODIFICATION:

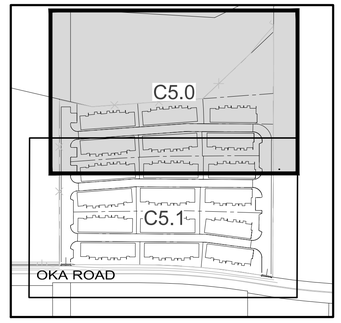
REFER TO HYDROMODICATION REPORT DATED 1/14/25 BY BALANCE HYDRLOGICS.



SEE SHEET C5.1

0 15 30 60

1 INCH = 30 FEET



KEY MAP
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NO	DATE	DESCRIPTION
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3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300UT.DWG
DESIGNED BY:	AV/RHM
DRAWN BY:	AV/RHM
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 30'

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UTILITY PLAN

C5.0

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PLOTTED: 8/13/2025 2:55 PM

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	◉	◎
PUMP	◉	
STANDARD CURB INLET	▲	△
STORM DRAIN FIELD INLET OR JUNCTION BOX	■	□
STORM DRAIN CLEANOUT	●	
SANITARY SEWER MANHOLE	●	○
SANITARY SEWER CLEANOUT	•	○
PUMP DISCHARGE POINT	✱	
PROJECT BOUNDARY	———	
PROPERTY LINE	———	———
RIGHT-OF-WAY	———	———
EASEMENT	- - - -	- - - -
STORM DRAIN PIPE	——SD——	——SD(E)——
STORM DRAIN PERFORATED PIPE	—— — ——	
SANITARY SEWER PIPE	——SS——	——SS(E)——
JOINT TRENCH	——JT——	——JT(E)——
WATER PIPE	——W——	——W(E)——
FIRE PIPE	——F——	——F(E)——
RECLAIMED WATER PIPE	——RW——	——RW(E)——
GAS PIPE		——G(E)——
FIBER OPTIC LINE		——FO(E)——
AT&T COMMUNICATIONS LINE		——AT&T(E)——
FLOW THROUGH PLANTER	▭	
WATER SERVICE AND METER	▭—	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION (FDC)		

ABBREVIATIONS

EX	EXISTING
INV	INVERT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL

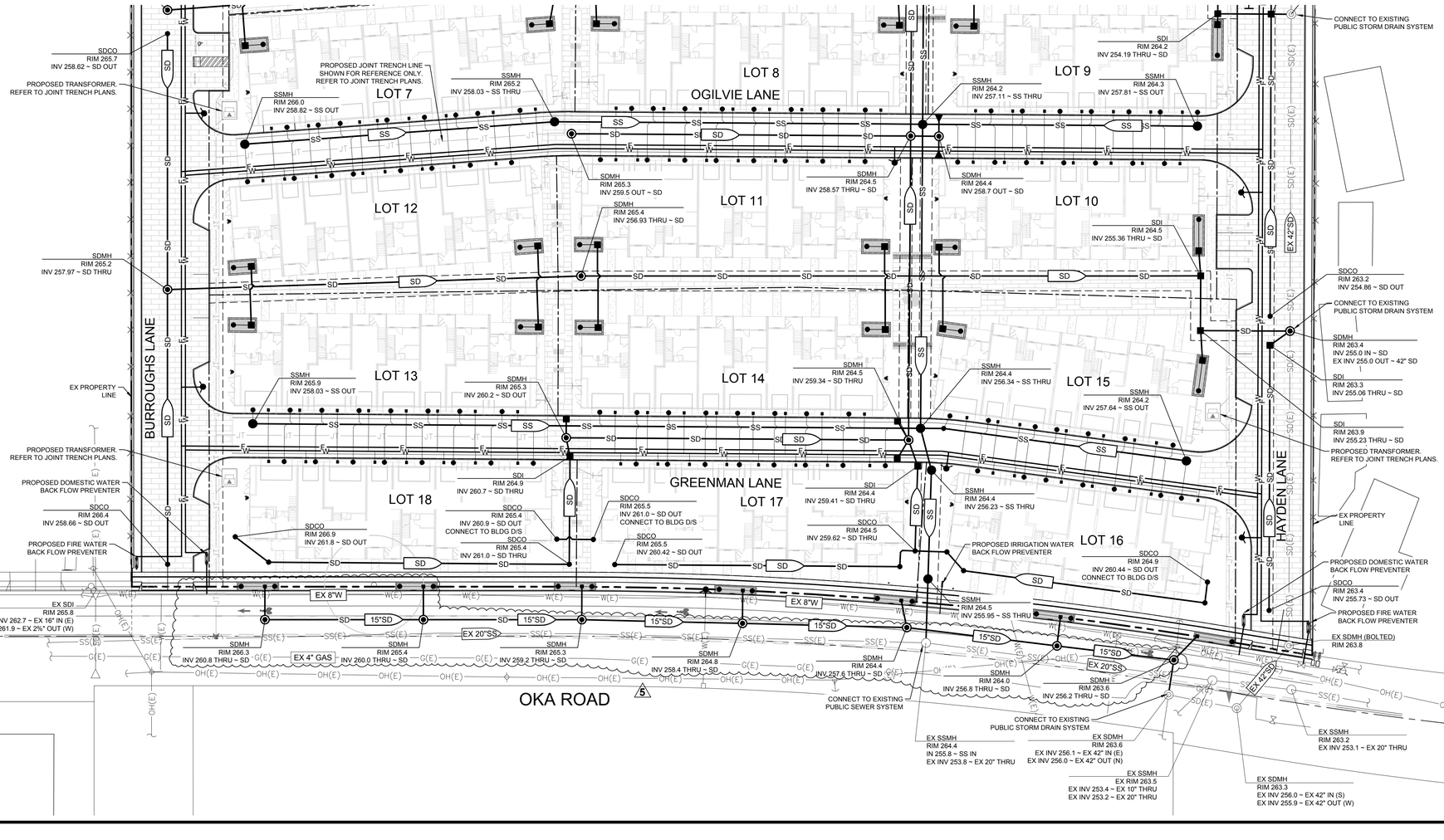
UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

HYDROMODIFICATION:

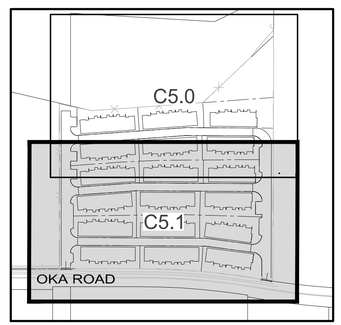
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SEE SHEET C5.0



0 15 30 60

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S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
1	10/25/24	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
3	5/2/25	PER CITY COMMENTS
4	8/15/25	PER CITY COMMENTS
5		

PROJECT NO:	6843.00
CAD DWG FILE:	684300UT.DWG
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DRAWN BY:	AV/RHM
CHECKED BY:	RH
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SCALE:	1" = 30'

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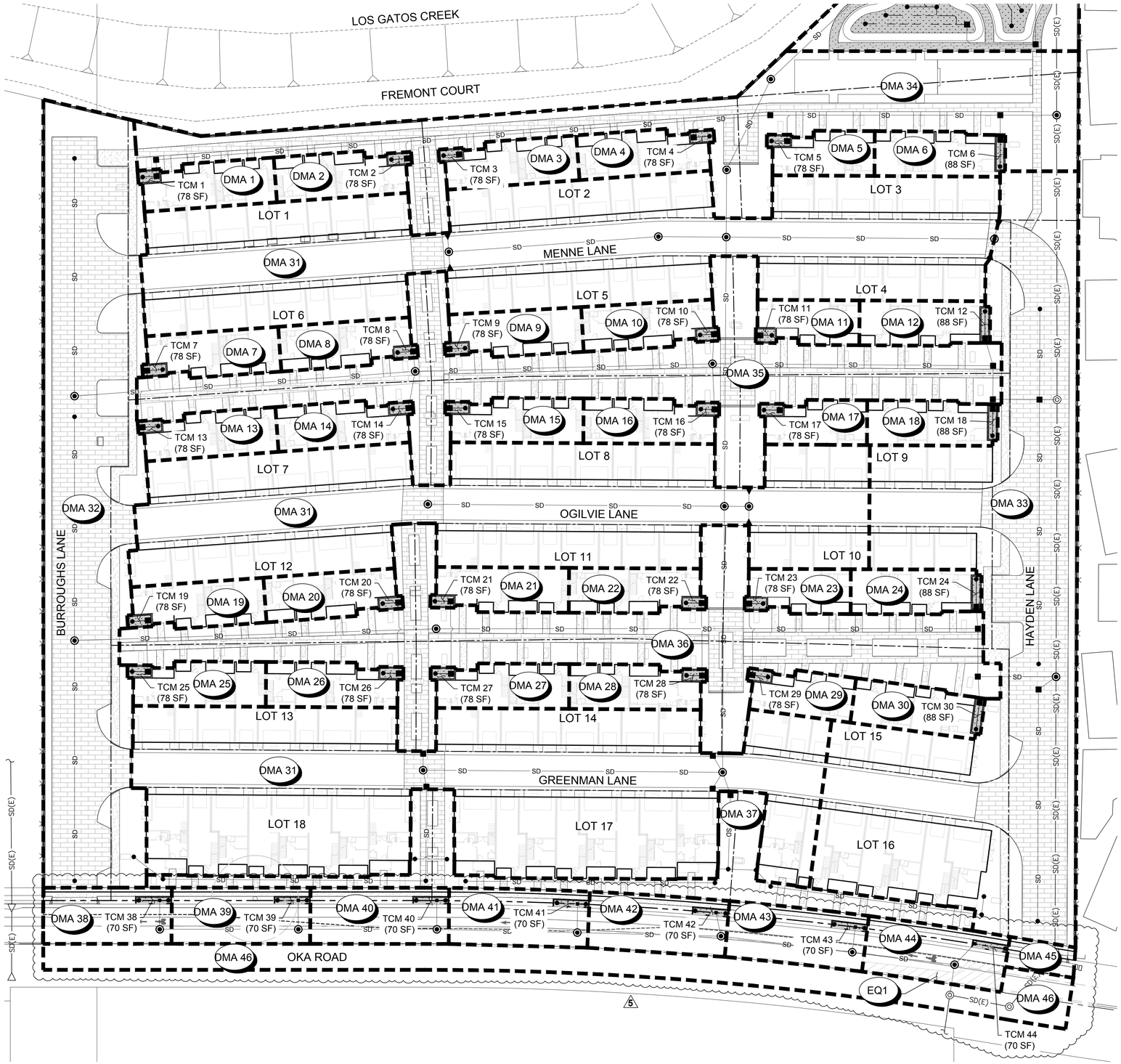
UTILITY PLAN

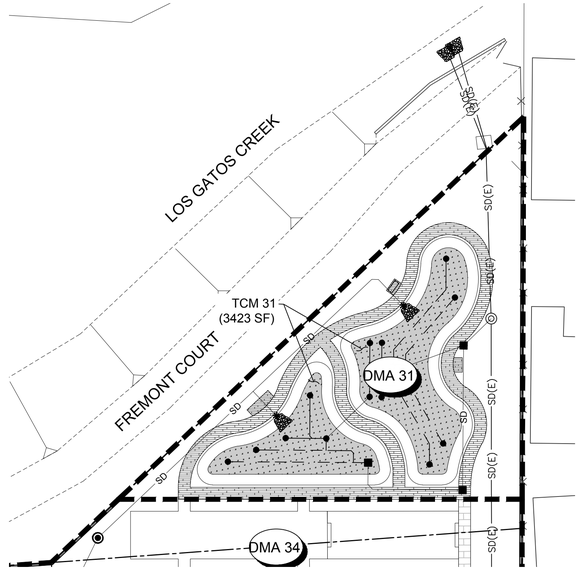
C5.1

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SEE RIGHT FOR CONTINUATION





SEE LEFT FOR CONTINUATION

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING) (SD(E))
- PERFORATED UNDERDRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET C6.3) — DMA#
- BIORETENTION AREA
- ALTERNATIVE COMPLIANCE/ EQUIVALENT AREA
- PERVIOUS PAVERS (SELF-TREATING)

PROJECT SITE INFORMATION:

1. SOILS TYPE: SILT LOAM (B)
2. GROUND WATER DEPTH: 50 FEET
3. NAME OF RECEIVING BODY: LOS GATOS CREEK
4. FLOOD ZONE: ZONE X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

0 15 30 60

1 INCH = 30 FEET

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PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
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SCALE:	1" = 30'

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STORMWATER CONTROL PLAN

C6.0

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OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
14789 OKA ROAD, LOS GATOS, CA

I.B. PROPERTY OWNER:

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
ERIK HAYDEN

II.B. PHONE NUMBER OF CONTACT:
(408) 348-5679

II.C. EMAIL:
EHAYDEN@URBANCATALYST.COM

II.D. ADDRESS:
99 S ALMADEN BLVD, STE 500,
SAN JOSE, CA, 95113

2. Project Size

a. Total Site Area: 322,311 (ft²)		b. Total Land Area Disturbed During Construction: 322,311 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	168,614	168,614
d. Total off-site IA[3]	18,927		18,927	10,448	29,375
e. Total project IA	18,927	0	18,927	179,062	197,989
f. Total new and replaced IA			197,989		
Pervious Area (PA)[4]					
g. Total on-site PA	290,834				122,220
h. Total off-site PA[3]	12,550				2,102
i. Total project PA	303,384				124,322
j. **Total Project Area (2.e.+2.i.)**	322,311				322,311
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

SITE DESIGN MEASURES:

1. CLUSTER STRUCTURES/PAVEMENT.
2. PERVIOUS PAVEMENT
3. OTHER SELF TREATING AREA (E.G., LANDSCAPED AREAS)

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	14789 Oka Road
APN #	424-08-035, 424-08-074
Project Address:	14789 Oka Road
Cross Streets:	
C.3 Regulated	Yes
Public/Private	Both
GSI Projects	Yes

Drainage Area #	Impervious Area (ft²)	Pervious Area (Permeable Pavement) (ft²)	Pervious Area (Other) (ft²)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used	Comments
1	1,854	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
2	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
3	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
4	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
5	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
6	1,813	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
7	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
8	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
9	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
10	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
11	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
12	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
13	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
14	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
15	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
16	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
17	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
18	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
19	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
20	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
21	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
22	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
23	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
24	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
25	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
26	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
27	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
28	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
29	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
30	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
31	92,872	0	15,469	Bioretention unlined w/ underdrain	3: Combination Flow and Volume Design Method	
32	1,769	15,556	7,331	Pervious pavement w/ underdrain	1b: Volume – CASQA BMP Handbook Method	DMA 32 is considered self retaining. Per the volume calculation, 2.6 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
33	13,530	16,059	7,243	Pervious pavement w/ underdrain	1b: Volume – CASQA BMP Handbook Method	DMA 33 is considered self retaining. Per the volume calculation, 4.3 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
34	2,507	3,996	12,092	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 34 is considered self retaining. Per the volume calculation, 4 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
35	2,085	4,299	12,445	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 35 is considered self retaining. Per the volume calculation, 3.7 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
36	2,075	5,204	13,504	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 36 is considered self retaining. Per the volume calculation, 3.5 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
37	807	628	6,004	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 37 is considered self retaining. Per the volume calculation, 6.1 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
38	2,235	0	170	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
39	2,273	0	320	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
40	2,275	0	320	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
41	2,304	0	309	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
42	2,294	0	311	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
43	2,294	0	309	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
44	2,334	0	314	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	DMA 44 includes EQ1 (718 SF) impervious area. The 1,616 SF is the new Impervious Area. Equivalent Treatment for DMA 44 (641 SF ≤ EQ1 (718 SF)).
45**	641	0	49	Untreated	Not Applicable	Being equivalently treated by EQ1
46	12,725	0	0	Untreated	Not Applicable	DMA 46 will only contain grind and overlay as part of roadway maintenance. No treatment is required.
TOTAL	**197,989**	**45,742**	**78,580**			

*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

**This drainage area is not being treated, but will be treated by area 44. The sum of the EQ areas in area 44 is greater than the required treatment area of area 45 (718 SF > 641 SF)

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San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
4		
3	8/15/25	PER CITY COMMENTS
2	5/2/25	PER CITY COMMENTS
1	1/15/25	PER CITY COMMENTS
0	10/25/24	PER CITY COMMENTS

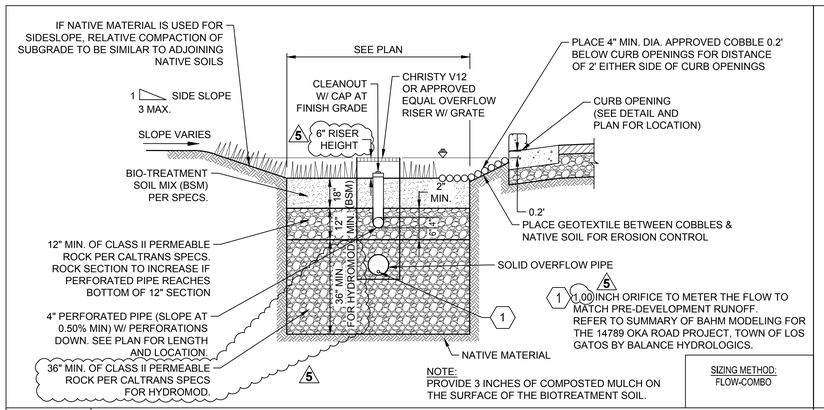
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CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE

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STORMWATER CONTROL PLAN NOTES

C6.1

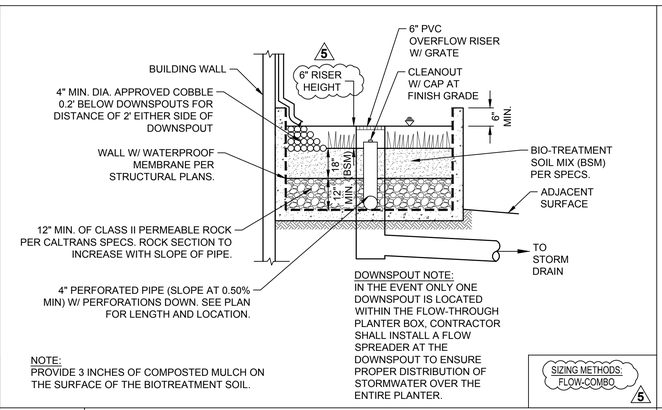
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NOTE:
PROVIDE 3 INCHES OF COMPOSTED MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL.

SIZING METHOD:
FLOW-COMBO

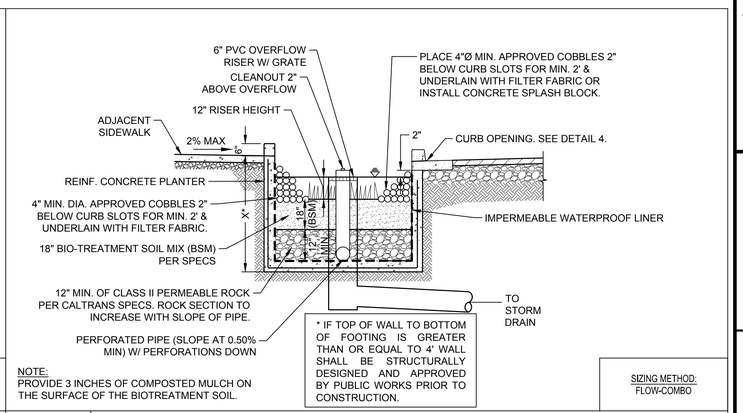
1 BIORETENTION BASIN W/O LINER N.T.S.



NOTE:
PROVIDE 3 INCHES OF COMPOSTED MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL.

SIZING METHODS:
FLOW-COMBO
5

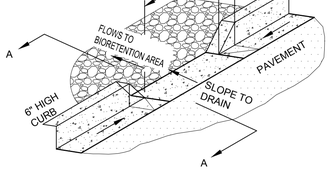
2 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



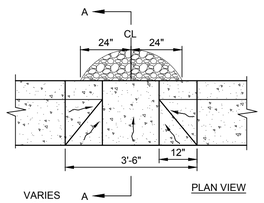
NOTE:
PROVIDE 3 INCHES OF COMPOSTED MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL.

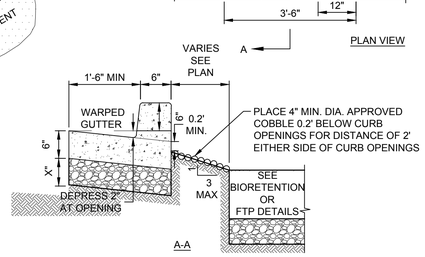
SIZING METHOD:
FLOW-COMBO

3 PUBLIC FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.

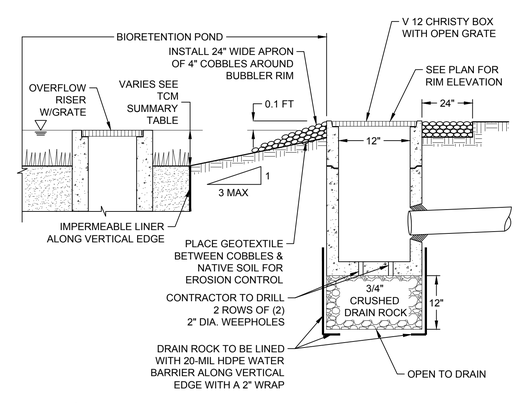


SECTION VIEW

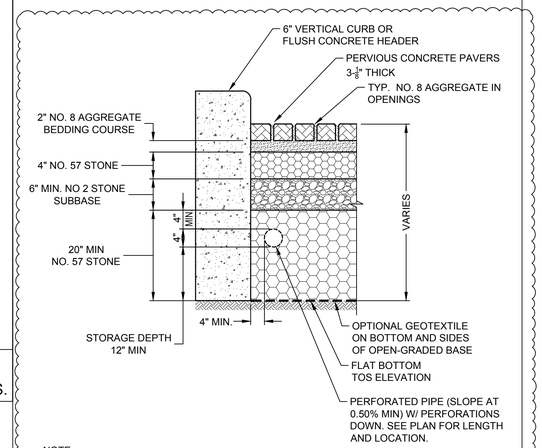




4 CURB OPENING N.T.S.



5 BUBBLER BOX DETAIL N.T.S.



NOTE:
MINIMUM STORAGE DEPTH OF 12" IS PROVIDED FOR HYDROMODIFICATION.

6 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.

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NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
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3	1/15/25	PER CITY COMMENTS
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1		
△		

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SCALE:	NOT TO SCALE

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STORMWATER CONTROL PLAN DETAILS

C6.2

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Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 108341 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 92872 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 15469 **square feet**
- **% Impervious =** 86 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.48 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.76 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 6,926 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.82 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 2786.16 Square feet *3% of total drainage area*
- **BMP Surface Area =** 2,672 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 4,255 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 2,671

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 31

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2405 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2235 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 170 **square feet**
- **% Impervious =** 93 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.53 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.84 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 168 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 4.19 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 67.05 Square feet *3% of total drainage area*
- **BMP Surface Area =** 62 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 108 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 60

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 38

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2593 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2273 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 320 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.49 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.78 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 169 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.92 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 68.19 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 106 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 63

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 39

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2595 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2275 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 320 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.49 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.78 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 169 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.92 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 68.25 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 106 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 63

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 40

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2615 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2304 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 311 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 172 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 69.12 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 107 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 65

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 41

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2598 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2289 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 309 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 170 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 68.67 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 107 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 64

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 42

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2603 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2294 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 309 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 171 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 68.82 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 107 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 65

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 43

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2648 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2334 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 314 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 174 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 70.02 Square feet *3% of total drainage area*
- **BMP Surface Area =** 66 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretement soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 108 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 65

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 44

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NO	DATE	DESCRIPTION
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PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
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CHECKED BY:	RH
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SCALE:	NOT TO SCALE

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STORMWATER CONTROL PLAN CALCULATIONS

C6.3

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SIZING FOR VOLUME BASED TREATMENT

DMA # 32

Step 1: Drainage Area and % Impervious
A= 24656 s.f.
Pervious Pavement Area = 15556 s.f.
Impervious Area = 1769
Remaining Pervious Area= 7331 s.f.
% Imperviousness (i)= 70.27% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower inflatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.414386478 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.425763871 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.414386478 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.65586 inches

Step 7: Determine the BMP Design Volume
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 1,347.58 ft^3 **Design Depth= 1.0395** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	2.60	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 32

SIZING FOR VOLUME BASED TREATMENT

DMA # 33

Step 1: Drainage Area and % Impervious
A= 36832 s.f.
Pervious Pavement Area = 16059 s.f.
Impervious Area = 13530
Remaining Pervious Area= 7243 s.f.
% Imperviousness (i)= 80.34% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower inflatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.470466144 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.484763304 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.470466144 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.74462 inches

Step 7: Determine the BMP Design Volume
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 2,285.50 ft^3 **Design Depth= 1.7078** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	4.27	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 33

SIZING FOR VOLUME BASED TREATMENT

DMA # 34

Step 1: Drainage Area and % Impervious
A= 18598 s.f.
Pervious Pavement Area = 3996 s.f.
Impervious Area = 2507
Remaining Pervious Area= 12095 s.f.
% Imperviousness (i)= 34.97% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower inflatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.217761318 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.218901495 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.217761318 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.34466 inches

Step 7: Determine the BMP Design Volume
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 534.16 ft^3 **Design Depth= 1.6041** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	4.01	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 34

SIZING FOR VOLUME BASED TREATMENT

DMA # 35

Step 1: Drainage Area and % Impervious
A= 18829 s.f.
Pervious Pavement Area = 4299 s.f.
Impervious Area = 2085
Remaining Pervious Area= 12445 s.f.
% Imperviousness (i)= 33.91% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower inflatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.211851665 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.212684157 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.211851665 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.3353 inches

Step 7: Determine the BMP Design Volume
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 526.12 ft^3 **Design Depth= 1.4686** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	3.67	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 35

SIZING FOR VOLUME BASED TREATMENT

DMA # 36

Step 1: Drainage Area and % Impervious
A= 20783 s.f.
Pervious Pavement Area = 5204 s.f.
Impervious Area = 2075
Remaining Pervious Area= 13504 s.f.
% Imperviousness (i)= 35.02% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower inflatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.218082664 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.219239571 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.218082664 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.34517 inches

Step 7: Determine the BMP Design Volume
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 597.80 ft^3 **Design Depth= 1.3785** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	3.45	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 36

SIZING FOR VOLUME BASED TREATMENT

DMA # 37

Step 1: Drainage Area and % Impervious
A= 7439 s.f.
Pervious Pavement Area = 628 s.f.
Impervious Area = 807
Remaining Pervious Area= 6004 s.f.
% Imperviousness (i)= 19.29% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower inflatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.130446565 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.127040731 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.130446565 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.20646 inches

Step 7: Determine the BMP Design Volume
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 127.99 ft^3 **Design Depth= 2.4457** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	6.11	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 37

5

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NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE

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STORMWATER CONTROL PLAN CALCULATIONS

C6.4

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EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   NAME
   ADDRESS
   CITY, CA 951XX
   (408) XXX-XXXX

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200

3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.

6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.

7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.

8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED..

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL

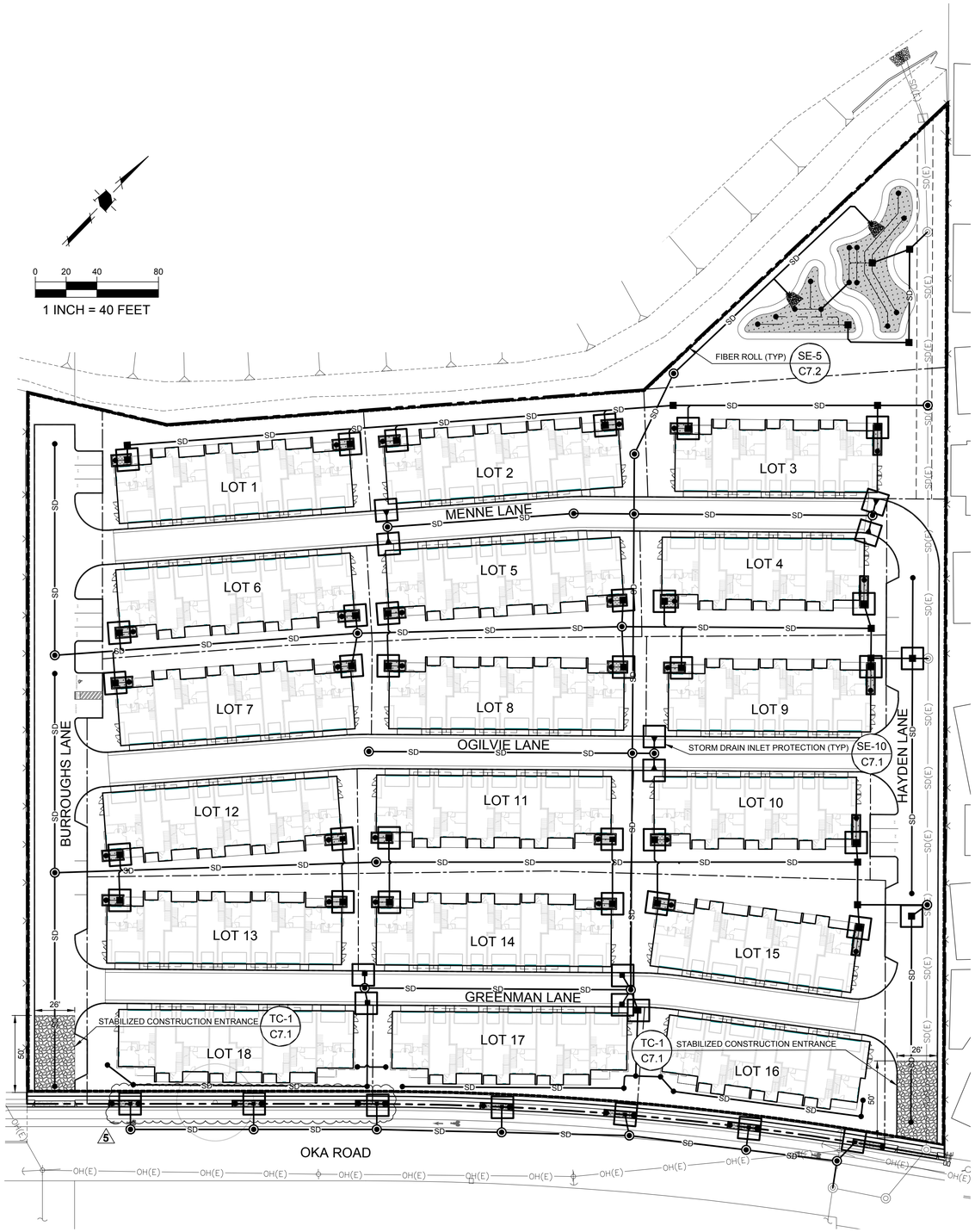
STABILIZED CONSTRUCTION ENTRANCE

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.



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1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300EC.DWG
DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	AV/RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

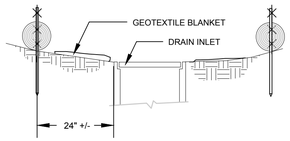
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EROSION CONTROL TITLE SHEET

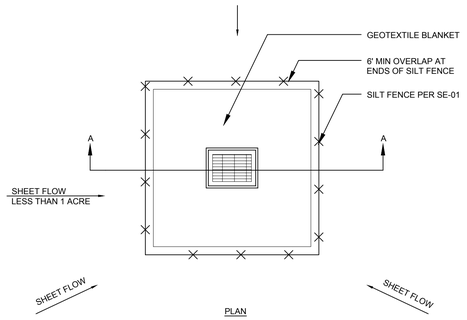
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SECTION A-A

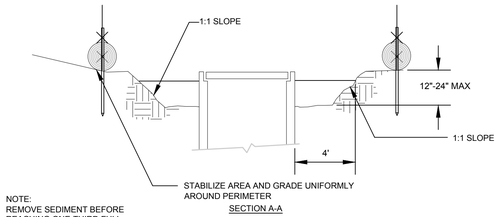


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

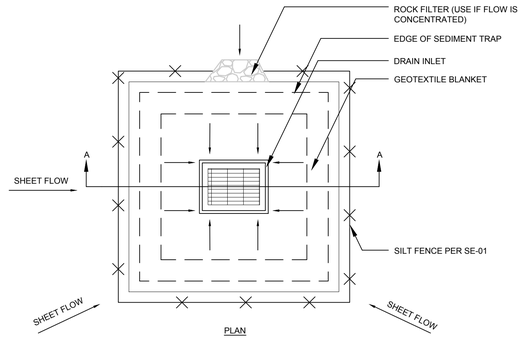
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

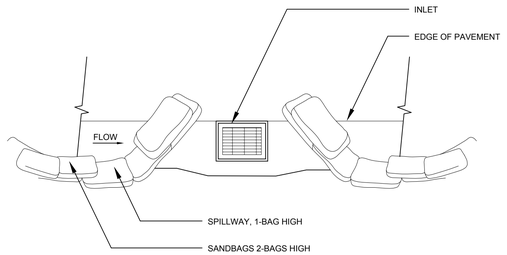


PLAN

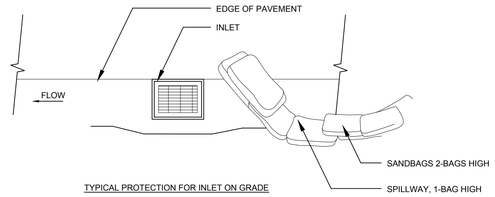
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

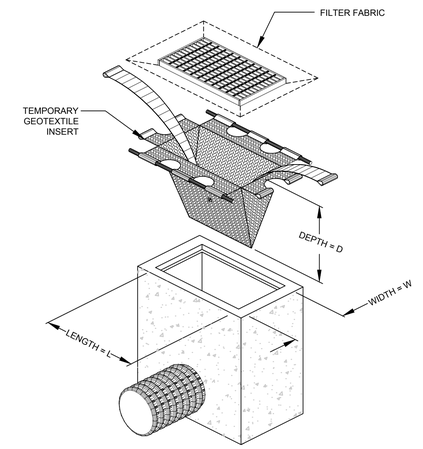


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

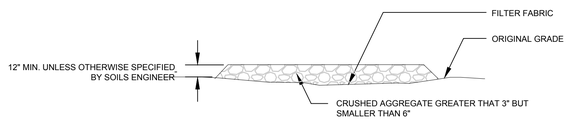
N.T.S.



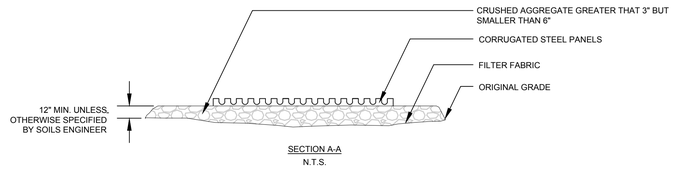
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

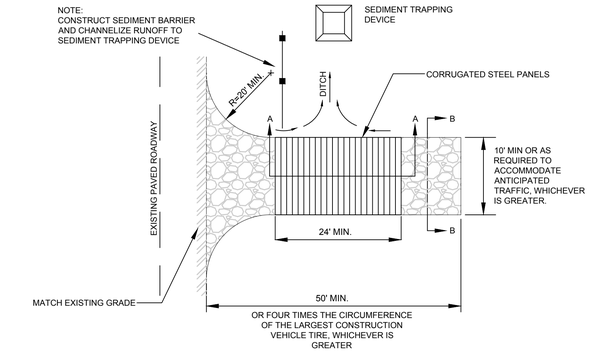
N.T.S.



SECTION B-B
N.T.S.

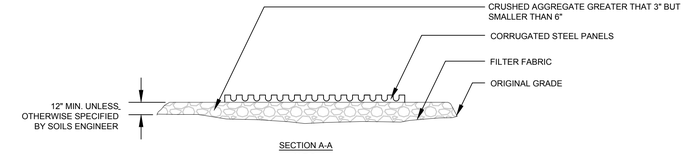


SECTION A-A
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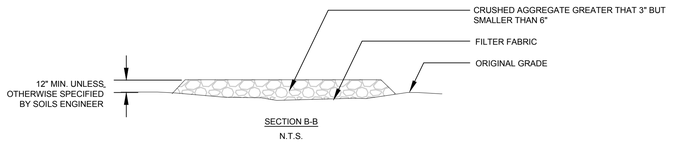


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

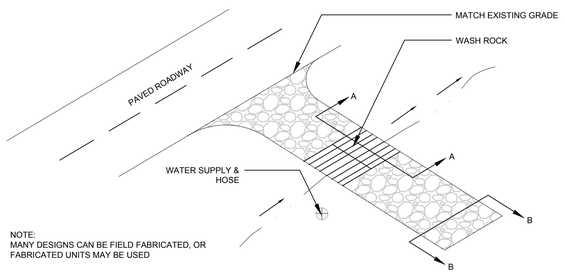
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SECTION A-A
N.T.S.



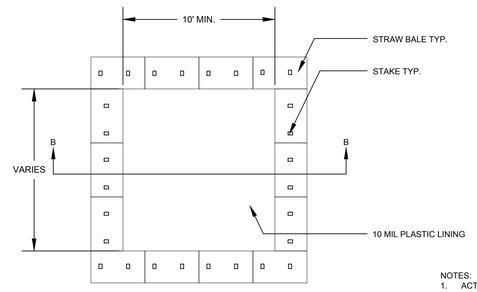
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

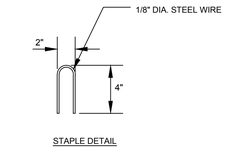
TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

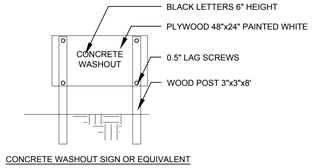


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

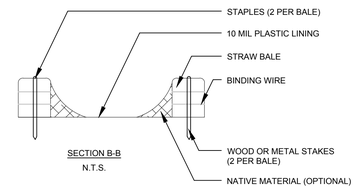
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



STAPLE DETAIL
N.T.S.



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

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ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
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3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

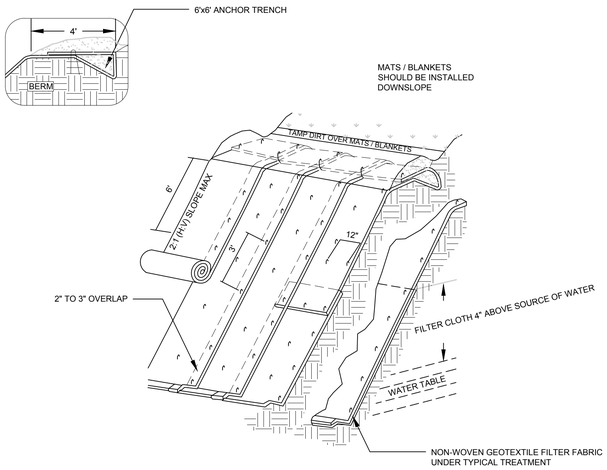
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CAD DWG FILE:	684300EC.DWG
DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE
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EROSION CONTROL DETAILS

C7.1

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ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

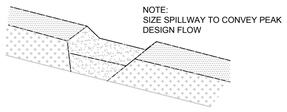
N.T.S.

NOTES:

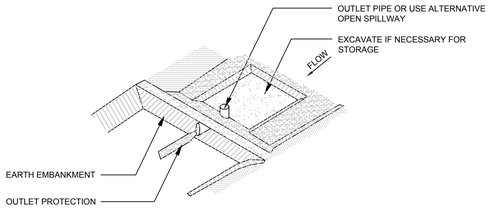
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

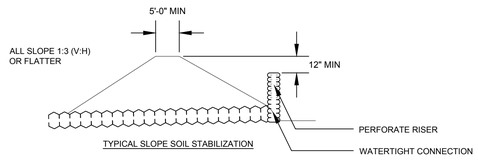
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



TYPICAL OPEN SPILLWAY

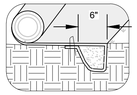




TYPICAL SLOPE SOIL STABILIZATION

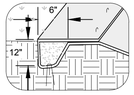
SE-3 SEDIMENT TRAP

N.T.S.



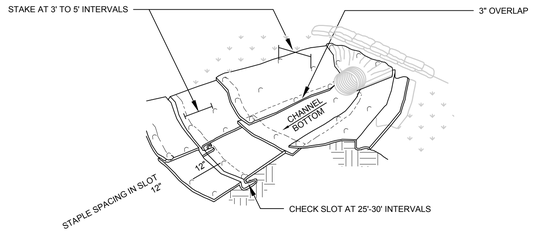
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



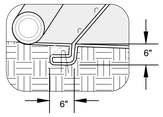
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



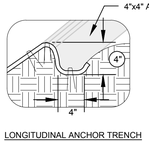
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

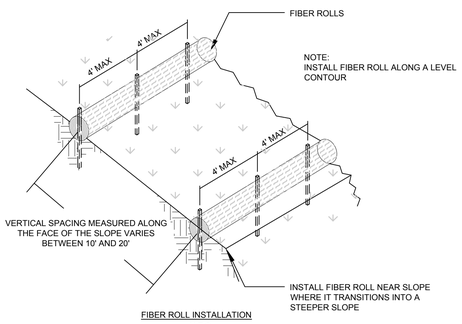
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

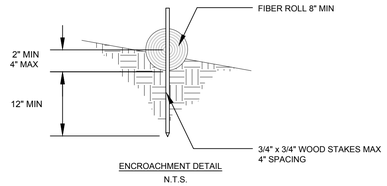
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

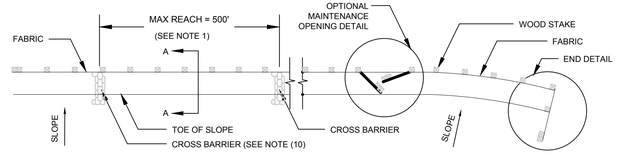


ENCROACHMENT DETAIL

N.T.S.

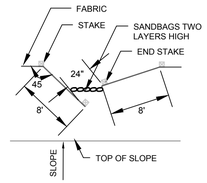
SE-5 FIBER ROLLS

N.T.S.

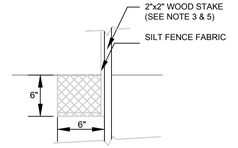


SILT FENCE PLAN

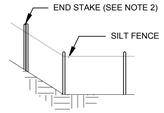
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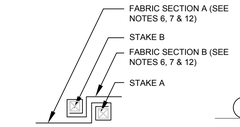
OPTIONAL MAINTENANCE OPENING DETAIL



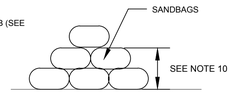
DETAIL A



END DETAIL

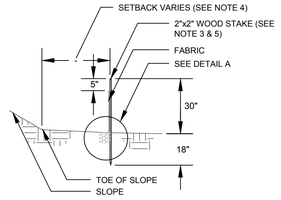


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

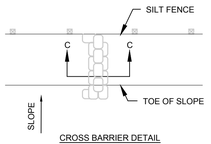
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

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NO	DATE	DESCRIPTION
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PROJECT NO:	6843.00
CAD DWG FILE:	684300EC.DWG
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DRAWN BY:	AV
CHECKED BY:	AV/RH
DATE:	SEPTEMBER 13, 2024
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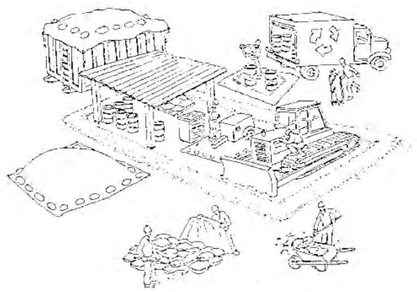
EROSION CONTROL DETAILS

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Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils



- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

B A S M A A Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

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San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW
AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

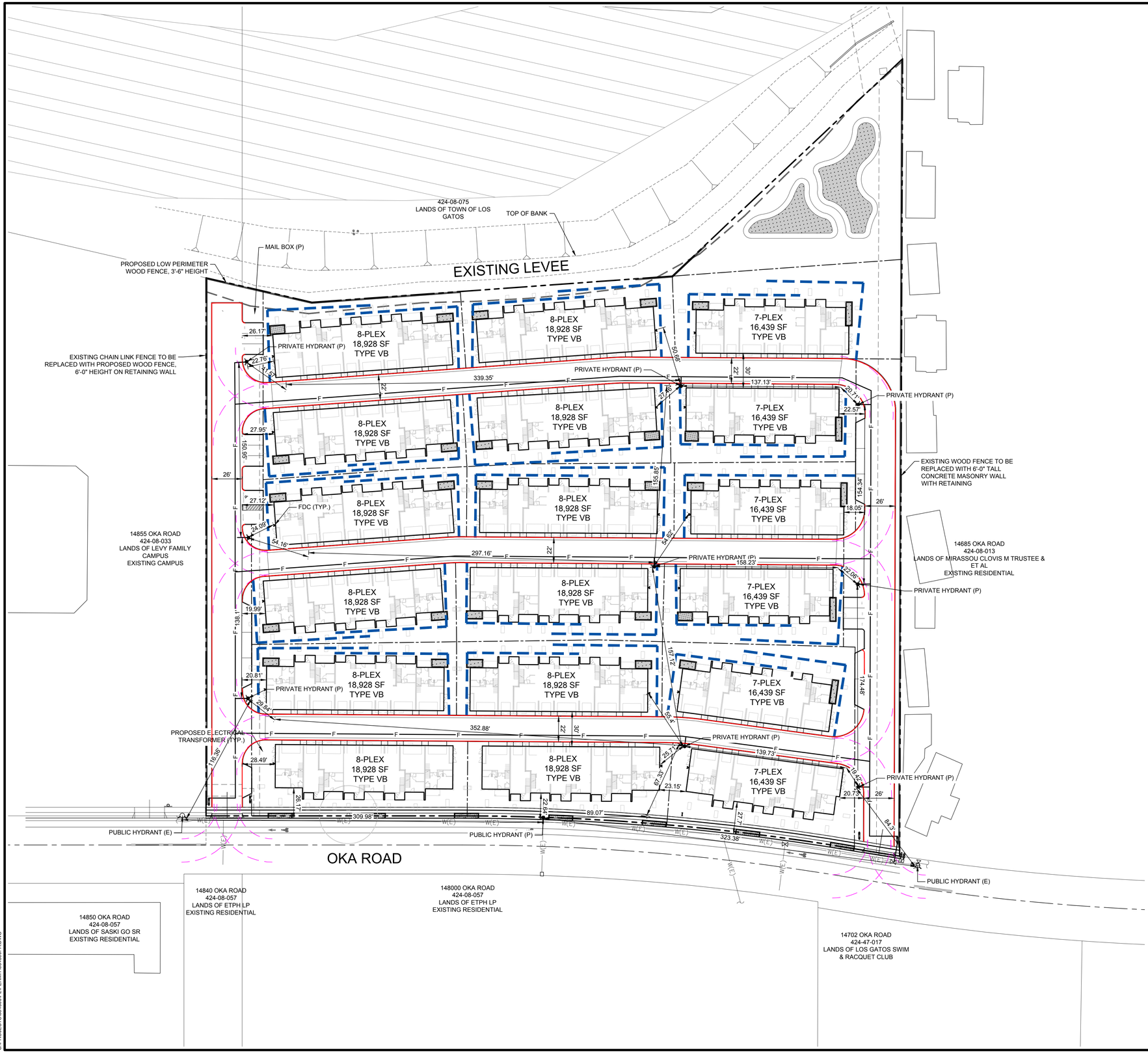
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CAD DWG FILE:	684300EC.DWG
DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	AS SHOWN

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BASMAA

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LEGEND

PROJECT BOUNDARY	
PROPOSED PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED FACE OF CURB	
150' HOSE PULL	
PROPOSED RED CURB	
EXISTING WATER LINE	W(E) EX 6"W W(E)
FIRE DEPARTMENT LINE (PROPOSED)	6"FW
PROPOSED WATER LINE	10"W
STORMWATER TREATMENT PLANTER	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECTION (P)	
FIRE DEPARTMENT CONNECTION	FDC
EXISTING	(E)
PROPOSED	(P)
FIRE LADDER PAD	
30'/50' TURNING RADIUS	

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 150'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-2 & U (GARAGES AND METER CLOSETS)
5. FIRE SPRINKLERS SHALL BE A DEFERRED SUBMITTAL ITEM
6. FIRE ALARM SHALL BE A DEFERRED SUBMITTAL ITEM.
7. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

REQUIRED FIRE FLOW & HYDRANTS

8-PLEX BUILDING: 18,928 SF, TYPE VB
FIRE FLOW: 2812 GPM FOR 2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 4 HYDRANTS WITH AVERAGE SPACING 350' PER CFC APPENDIX C, TABLE C102.1

7-PLEX BUILDING: 16,439 SF, TYPE VB
FIRE FLOW: 2625 GPM FOR 2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 4 HYDRANTS WITH AVERAGE SPACING 350' PER CFC APPENDIX C, TABLE C102.1

0 20 40 80
1 INCH = 40 FEET

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ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-017, M-24-016, M-24-017

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3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300FA.DWG
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DATE:	SEPTEMBER 13, 2024
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FIRE ACCESS PLAN

C8.0

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GENERAL NOTES

- PROJECT NAME: OKA ROAD
- OWNER: COMMUNITY FOUNDATION OF SANTA CLARA COUNTY
  555 CASTRO STREET, SUITE 140
  MOUNTAIN VIEW, CA 94041

  YUKI FARMS LLC
  15495 LOS GATOS BLVD, SUITE 11
  LOS GATOS, CA 95032
- SUBDIVIDER: URBAN CATALYST
  99 S ALMADEN BLVD, SUITE 500
  SAN JOSE, CA 95113
- ENGINEER: HMH ENGINEERS
  1570 OAKLAND ROAD
  SAN JOSE, CA 95131
  RAFAEL HERNANDEZ, RCE #81168
- STREET LOCATION: 14789 OKA ROAD
- EXISTING ZONING: R-1-8:HEOZ, R-1:8
- EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL, PUBLIC
- EXISTING USE: ORCHARD
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT
- ASSESSOR'S PARCEL #(S): 424-08-035, 424-08-074
- TOTAL SITE AREA: ±6.78 ACRES
- PUBLIC STREET DEDICATION: ±0.07 ACRES
- NET SITE AREA: ±6.71 NET ACRES
- PROPOSED LOTS: 18 BUILDING LOTS, 6 COMMON LOTS
- TOTAL UNITS: 138 CONDOMINIUM UNITS
- FLOOD ZONE: X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1222794-SC DATED JUNE 18, 2024

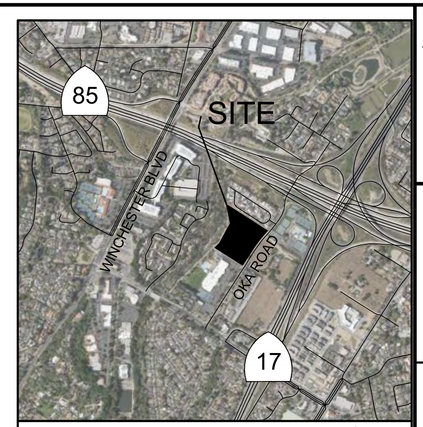
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE STANDARDS OF THE TOWN OF LOS GATOS.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY HMH ENGINEERS, DATED JUNE 14, 2024.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- NO BUILDINGS EXIST ON THE PROJECT SITE.

ABBREVIATIONS

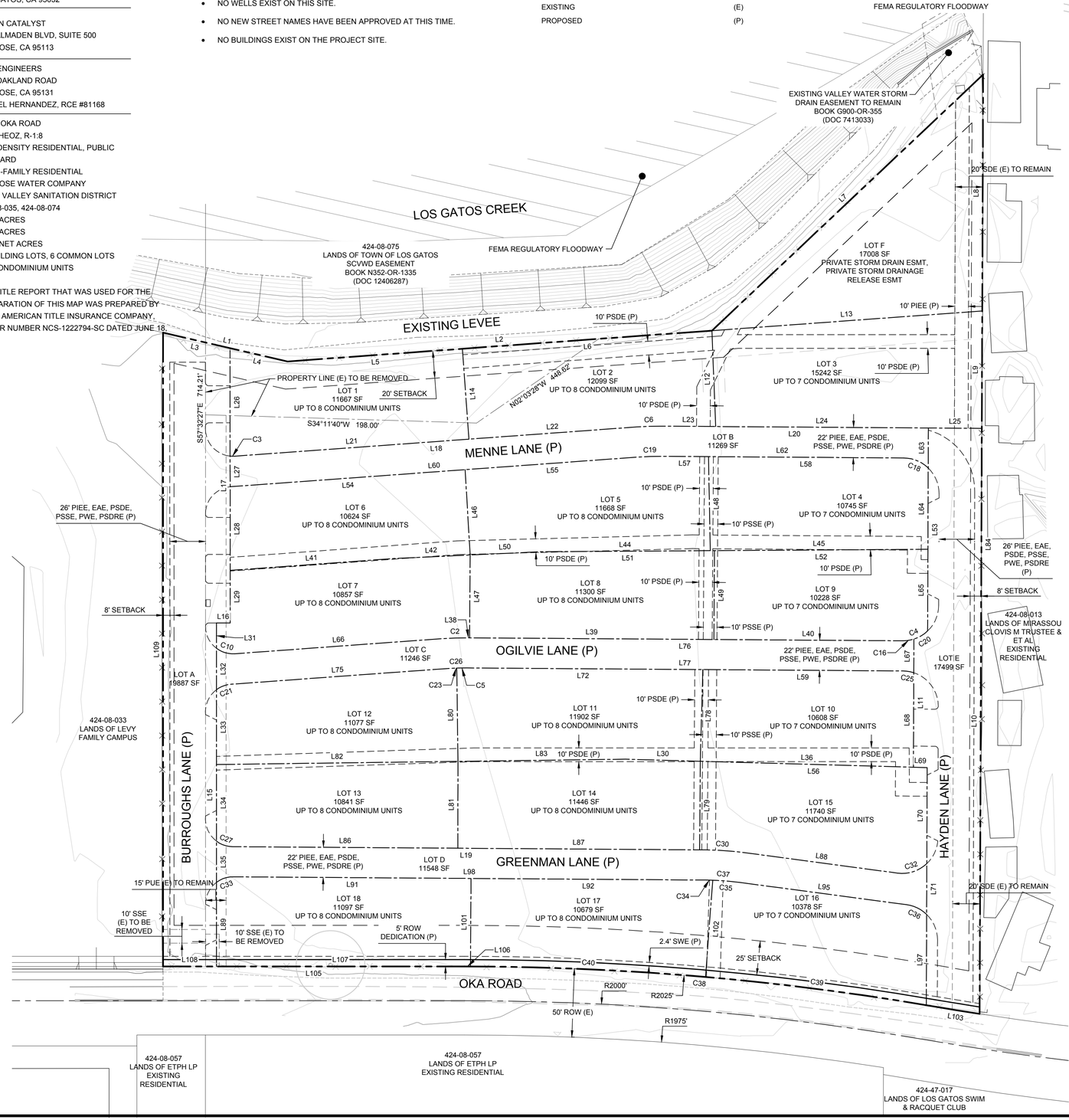
STORM DRAIN EASEMENT	SDE
PUBLIC UTILITY EASEMENT	PUE
PRIVATE STORM DRAIN EASEMENT	PSDE
PRIVATE INGRESS/EGRESS EASEMENT	PIEE
SIDEWALK	SWLK
EASEMENT	ESMT
EXISTING	(E)
PROPOSED	(P)

LEGEND

PROJECT BOUNDARY
EASEMENT (EXISTING)
EASEMENT (PROPOSED)
LOT LINE (EXISTING)
LOT LINE (PROPOSED)
SETBACK (EXISTING)
FEMA REGULATORY FLOODWAY



VICINITY MAP
SCALE: 1" = 1000'



LINE TABLE		
LINE	LENGTH	BEARING
L1	93.37'	N45°28'33"E
L2	310.46'	N28°18'09"E
L3	50.25'	N45°28'33"E
L4	43.12'	N45°28'33"E
L5	127.85'	N28°18'09"E
L6	182.61'	N28°18'09"E
L7	272.16'	N10°52'59"W
L8	172.46'	S57°19'40"E
L9	85.66'	S57°19'40"E
L10	427.36'	S57°19'40"E
L11	93.50'	N57°20'28"W
L12	70.04'	N59°46'26"W
L13	197.81'	N28°18'09"E
L14	66.14'	S61°41'51"E
L15	250.68'	N57°33'13"W
L16	10.00'	N32°26'47"E
L17	200.57'	N57°33'13"W
L18	294.27'	N28°18'09"E
L19	340.75'	N32°51'10"E
L20	195.03'	N32°51'10"E
L21	171.30'	N28°18'09"E
L22	122.97'	N28°18'09"E
L23	39.80'	N32°51'10"E
L24	155.22'	N32°51'10"E
L25	39.02'	N32°51'10"E
L26	78.78'	S57°33'13"E
L27	22.36'	S57°33'13"E
L28	61.06'	S57°33'13"E
L29	38.37'	S57°33'13"E
L30	54.72'	N34°03'14"E
L31	18.50'	S57°33'13"E
L32	30.16'	S57°33'13"E
L33	54.64'	S57°33'13"E
L34	55.92'	S57°33'13"E
L35	30.03'	S57°33'13"E
L36	155.63'	N34°03'14"E
L37	152.40'	N28°18'09"E
L38	1.66'	N32°51'10"E
L39	178.31'	N32°51'10"E
L40	137.89'	N32°51'10"E
L41	119.08'	N28°18'09"E
L42	56.47'	N29°48'33"E
L43	51.20'	N29°48'33"E
L44	124.12'	N32°05'34"E
L45	158.82'	N32°05'34"E
L46	62.40'	S60°55'42"E
L47	60.45'	S57°07'53"E
L48	68.66'	S58°38'48"E
L49	64.85'	S57°08'50"E
L50	51.20'	N29°48'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L51	127.18'	N32°05'34"E
L52	155.76'	N32°05'34"E
L53	148.14'	S57°20'28"E
L54	171.95'	N28°17'59"E
L55	127.36'	N28°18'09"E
L56	165.63'	N34°03'14"E
L57	34.73'	N32°51'10"E
L58	142.46'	N32°51'10"E
L59	146.06'	N32°49'41"E
L60	299.32'	N28°18'03"E
L62	177.19'	N32°51'10"E
L63	29.18'	S57°20'28"E
L64	59.35'	S57°20'28"E
L65	59.62'	S57°20'28"E
L66	152.40'	N28°18'09"E
L67	24.53'	S57°20'28"E
L68	68.97'	S57°20'28"E
L69	10.00'	N34°03'14"E
L70	70.09'	S57°20'28"E
L71	37.05'	S57°20'28"E
L73	156.90'	N28°18'09"E
L74	318.10'	N32°51'10"E
L75	156.90'	N28°18'09"E
L76	317.86'	N32°51'10"E
L77	318.10'	N32°51'10"E
L78	66.90'	S55°57'50"E
L79	64.65'	S57°08'50"E
L80	68.10'	N58°17'15"W
L81	63.37'	N57°25'57"W
L82	176.27'	N31°42'45"E
L83	122.15'	N31°42'45"E
L84	685.47'	S57°19'40"E
L86	164.23'	N32°51'10"E
L87	176.52'	N32°51'10"E
L88	113.01'	N40°04'05"E
L89	61.43'	N57°33'13"W
L91	173.65'	N32°51'10"E
L92	171.25'	N32°51'10"E
L95	122.59'	N40°04'05"E
L97	66.25'	S57°20'28"E
L98	344.90'	N32°51'10"E
L101	64.24'	N57°08'50"W
L102	70.81'	S53°16'22"E
L103	33.78'	S41°42'38"W
L105	220.02'	S32°27'33"W
L106	4.37'	S32°31'16"W
L107	180.96'	S32°27'33"W
L108	39.06'	S32°27'33"W
L109	462.57'	N57°32'27"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.42'	2145.64'	1°03'10"
C2	17.63'	220.02'	4°35'29"
C3	3.45'	20.00'	9°52'59"
C4	19.97'	26.00'	44°00'27"
C5	7.53'	200.00'	2°09'24"
C6	17.63'	222.00'	4°33'02"
C10	14.32'	20.00'	41°00'49"
C16	8.22'	26.00'	18°06'51"
C17	15.88'	200.00'	4°33'02"
C18	19.79'	26.00'	43°37'08"
C19	15.88'	199.87'	4°33'12"
C20	11.75'	26.00'	25°53'36"
C21	11.42'	20.00'	32°43'34"
C23	15.88'	200.00'	4°33'02"
C25	8.05'	25.93'	17°47'23"
C26	15.88'	200.00'	4°33'02"
C27	12.77'	20.00'	36°35'17"
C30	32.50'	300.09'	6°12'17"
C32	23.18'	26.00'	51°04'29"
C33	13.01'	20.00'	37°16'35"
C34	5.12'	200.00'	1°27'57"
C35	20.07'	200.00'	5°44'57"
C36	16.52'	26.00'	36°24'15"
C37	25.19'	200.00'	7°12'54"
C38	344.29'	2025.00'	9°44'29"
C39	162.52'	2025.00'	4°35'54"
C40	171.76'	2025.00'	4°51'35"

0 20 40 80
1 INCH = 40 FEET

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14789 OKA ROAD
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1		

PROJECT NO:	6843.00
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DESIGNED BY:	XXX
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VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES

C9.0

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VICINITY MAP:
(NTS)

14789 Oka Road

LOS GATOS, CA | URBAN CATALYST, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

URBAN CATALYST

HMH

GIACALONE DESIGN SERVICES, INC.

EXISTING SITE CONDITIONS

SHEET A.1

1858.001 | AUG 15, 2025

DAHLIN







VICINITY MAP:
(NTS)

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GIACALONE DESIGN SERVICES, INC.

EXISTING SITE CONDITIONS

SHEET A.2

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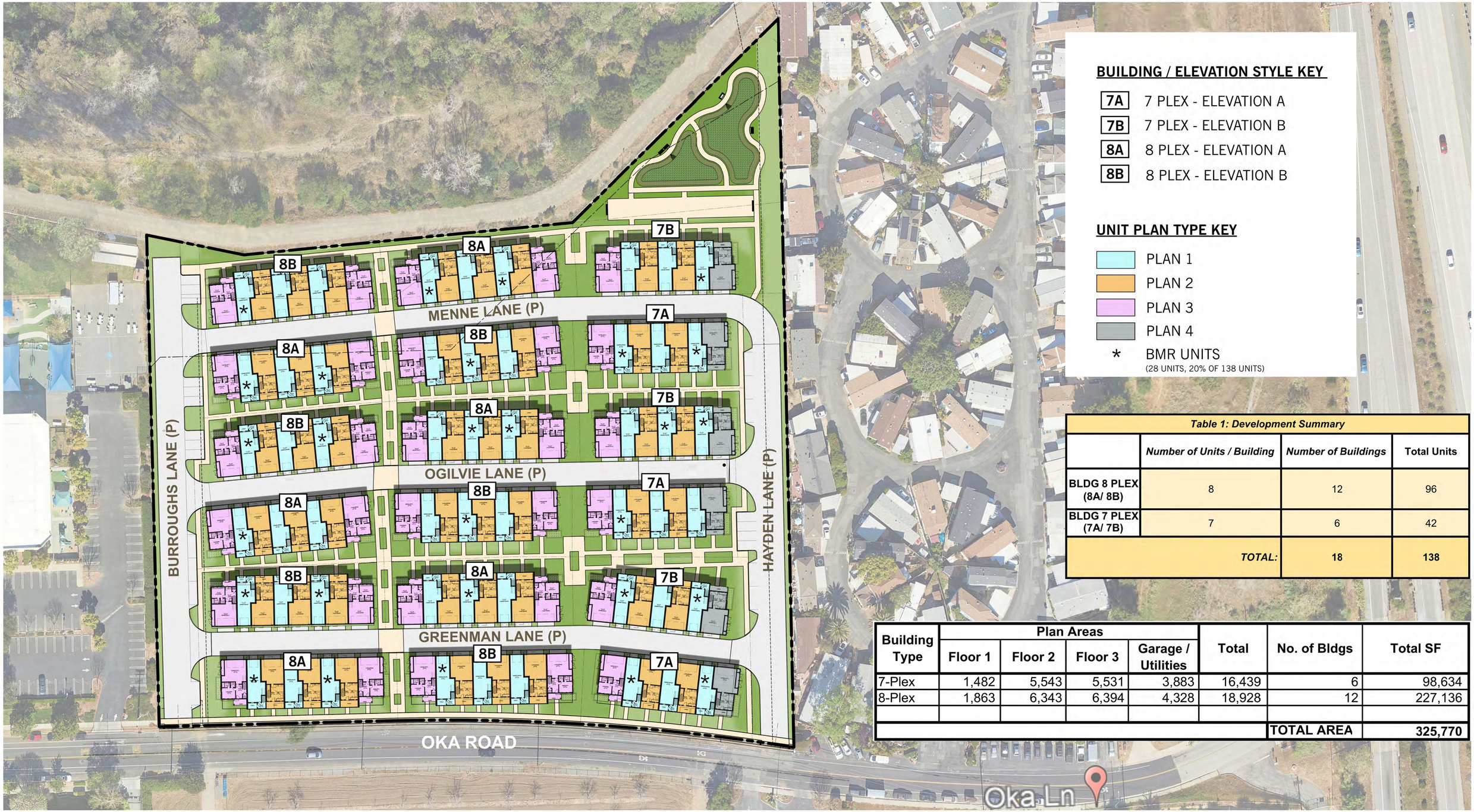


Table 1: Development Summary

	Number of Units / Building	*Number of Buildings*	Total Units
BLDG 8 PLEX (8A/ 8B)	8	12	96
BLDG 7 PLEX (7A/ 7B)	7	6	42
	TOTAL:	18	138

Building Type	Plan Areas				Total	No. of Bldgs	Total SF
	Floor 1	Floor 2	Floor 3	Garage / Utilities			
7-Plex	1,482	5,543	5,531	3,883	16,439	6	98,634
8-Plex	1,863	6,343	6,394	4,328	18,928	12	227,136
						TOTAL AREA	325,770

ARCHITECTURAL SITE PLAN

14789 Oka Road

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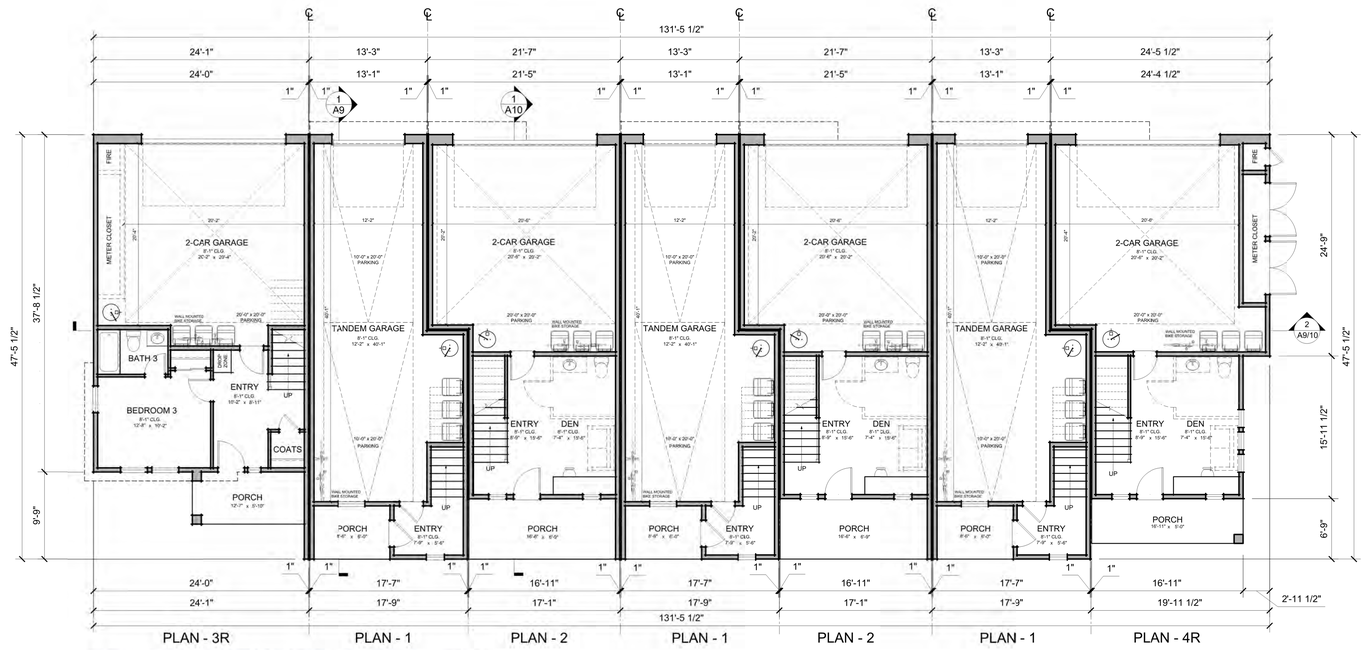
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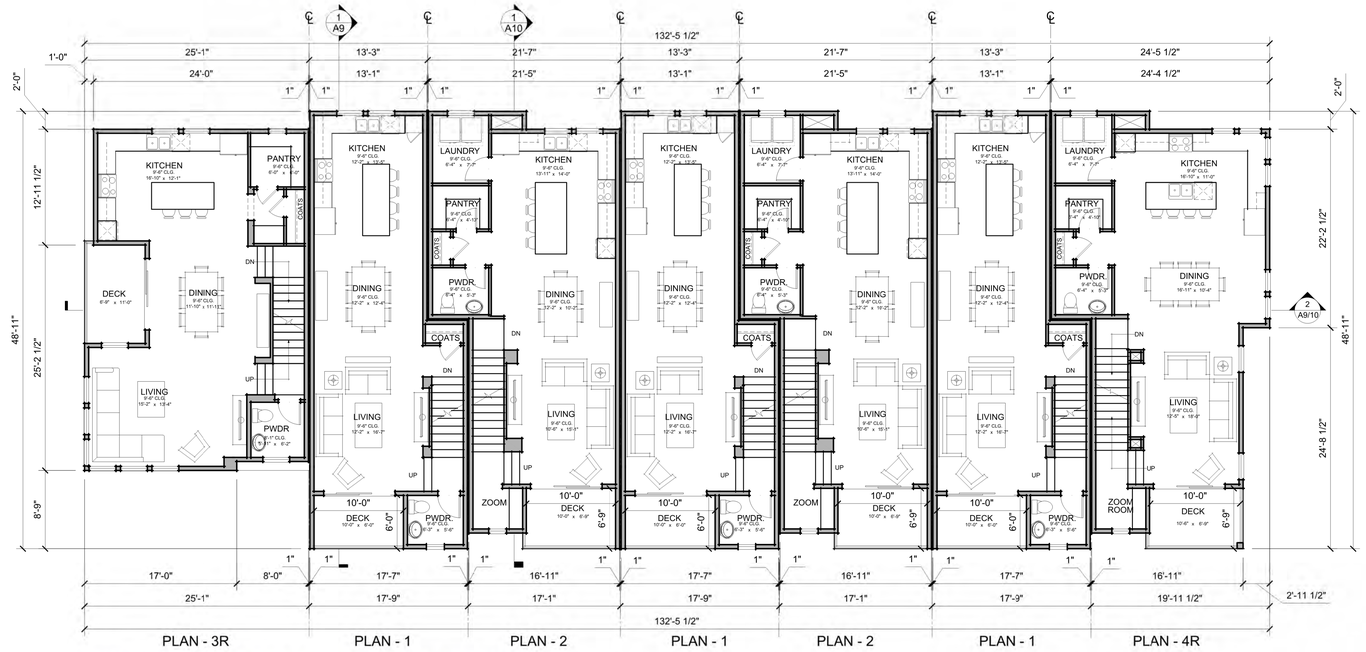
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7 PLEX - FIRST FLOOR PLAN



7 PLEX - SECOND FLOOR PLAN

BUILDING PLANS - 7-PLEX

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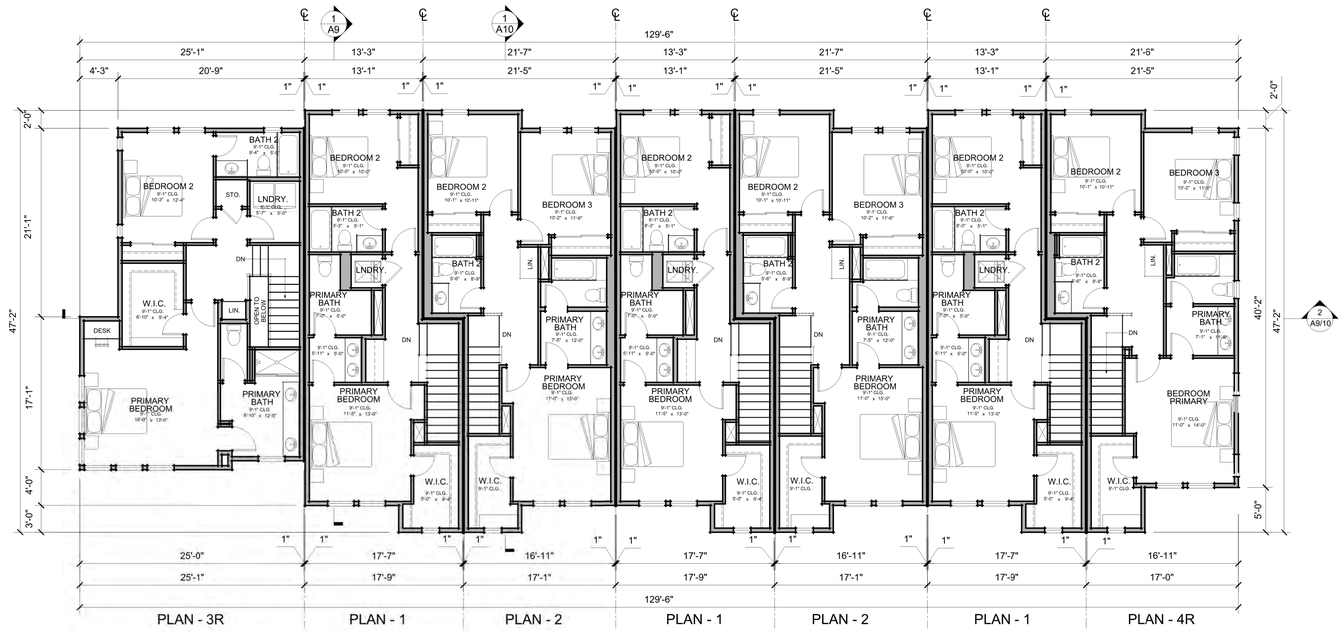
GIACALONE DESIGN SERVICES, INC.

SHEET A.4

0 8 16 32

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7 PLEX - THIRD FLOOR PLAN

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URBAN CATALYST

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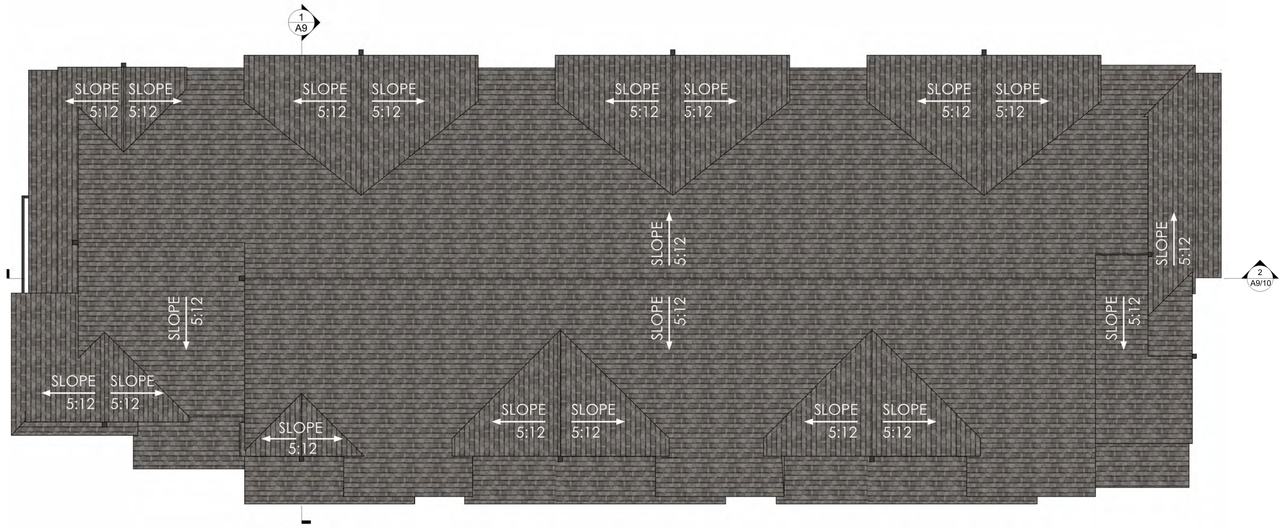
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SHEET A.5

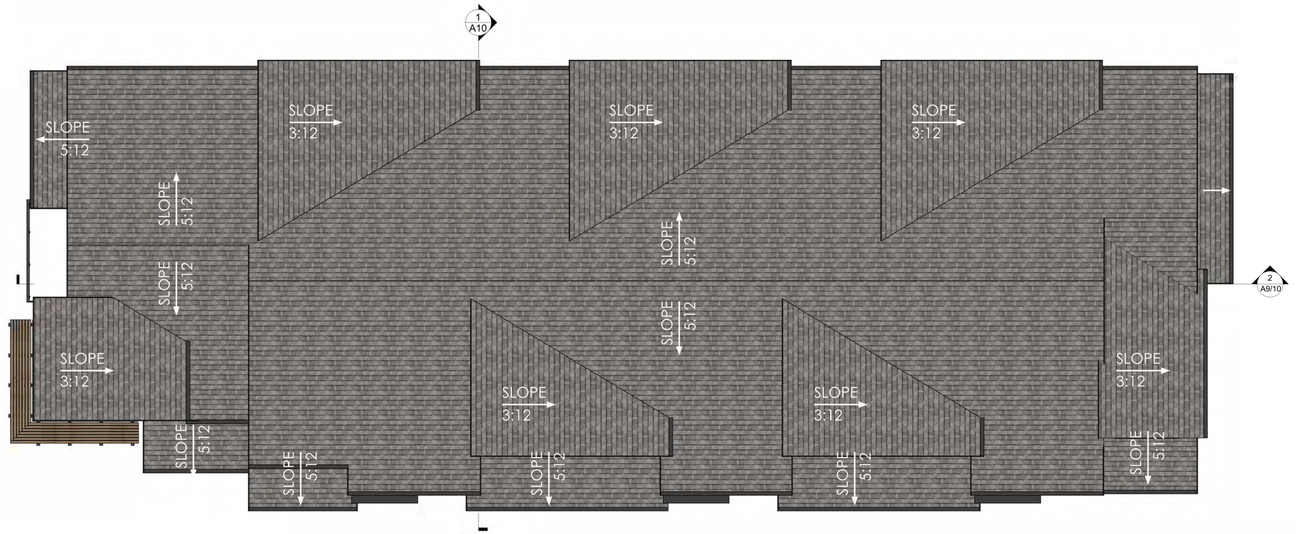
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1858.001 | AUG 15, 2025

DAHLIN



7 PLEX - ELEVATION A- ROOF PLAN



7 PLEX - ELEVATION B- ROOF PLAN

BUILDING ROOF PLANS - 7-PLEX

SHEET A.6

0 4 8 16

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14789 Oka Road

LOS GATOS, CA | URBAN CATALYST, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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URBAN CATALYST

GIACALONE DESIGN SERVICES, INC.

DAHLIN



7 PLEX - FRONT ELEVATION



7 PLEX - RIGHT ELEVATION



7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION

7-PLEX-ELEVATION A

14789 Oka Road

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GIACALONE DESIGN SERVICES, INC.

SHEET A.7

0 8 16 32

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DAHLIN



7 PLEX - FRONT ELEVATION



7 PLEX - RIGHT ELEVATION



7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION

7-PLEX-ELEVATION B

14789 Oka Road

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GIACALONE DESIGN SERVICES, INC.

SHEET A.8

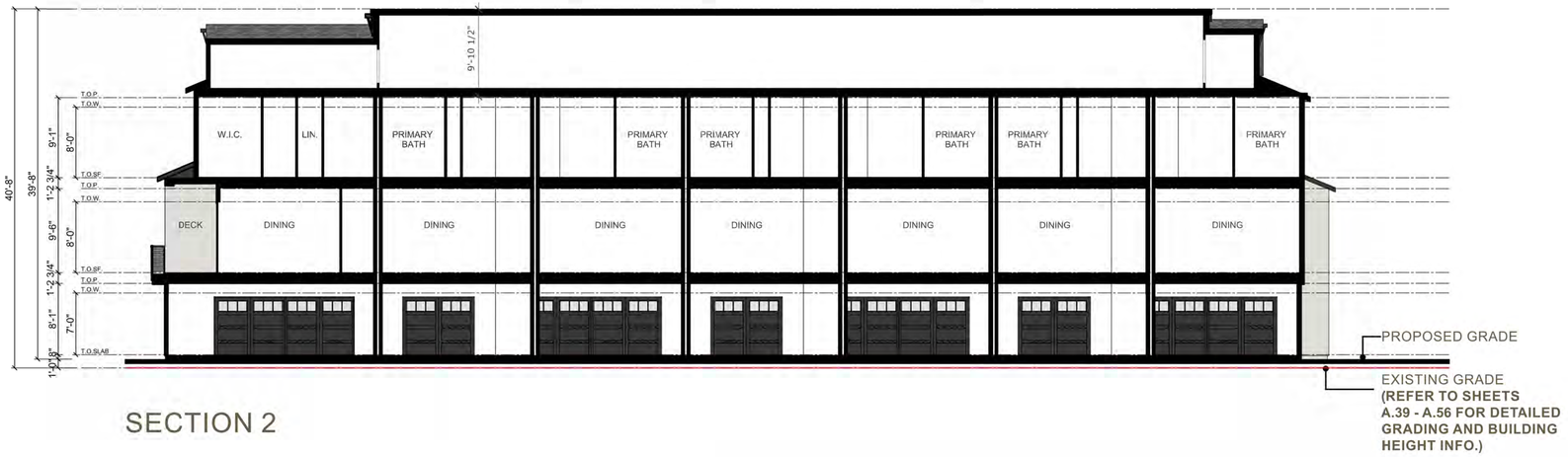
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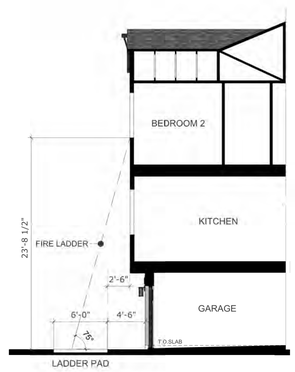
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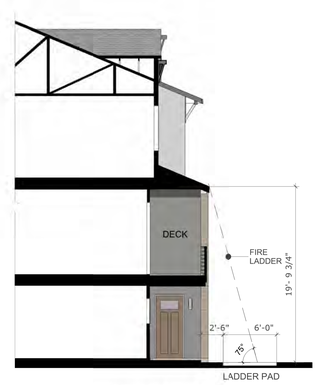
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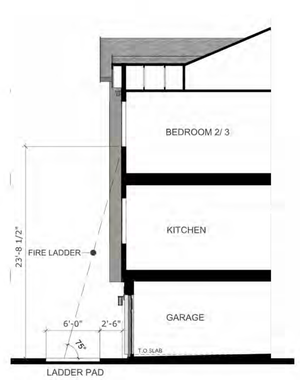
SECTION 2



UNITS 1, 2, 4
(CONDITION ON REAR SIDE)



UNITS 1, 2, 4
(CONDITION ON FRONT SIDE)



UNITS 2, 3, 4
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

7 PLEX A- SECTIONS

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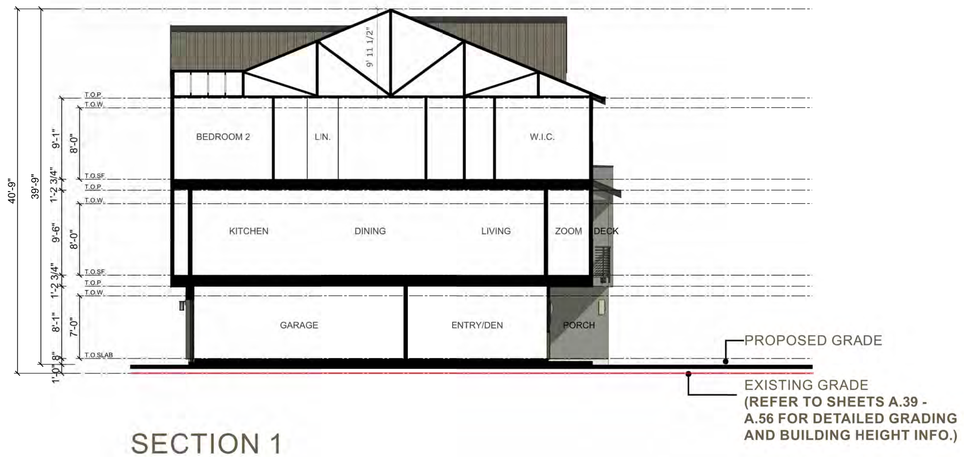
GIACALONE DESIGN SERVICES, INC.

SHEET A.9

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1858.001 | AUG 15, 2025

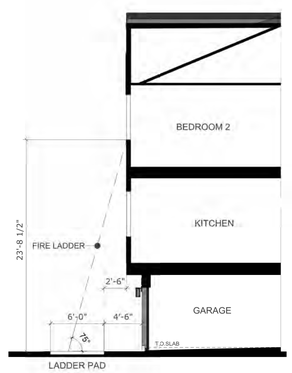
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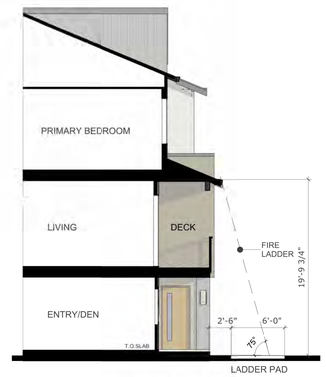
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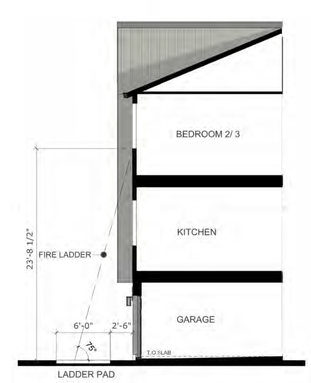
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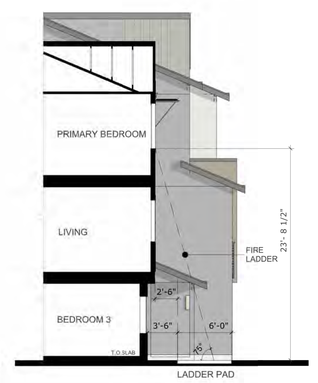
UNITS 1, 2, 4
(CONDITION ON REAR SIDE)



UNITS 1, 2, 4
(CONDITION ON FRONT SIDE)



UNITS 2, 3, 4
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

7 PLEX B- SECTIONS

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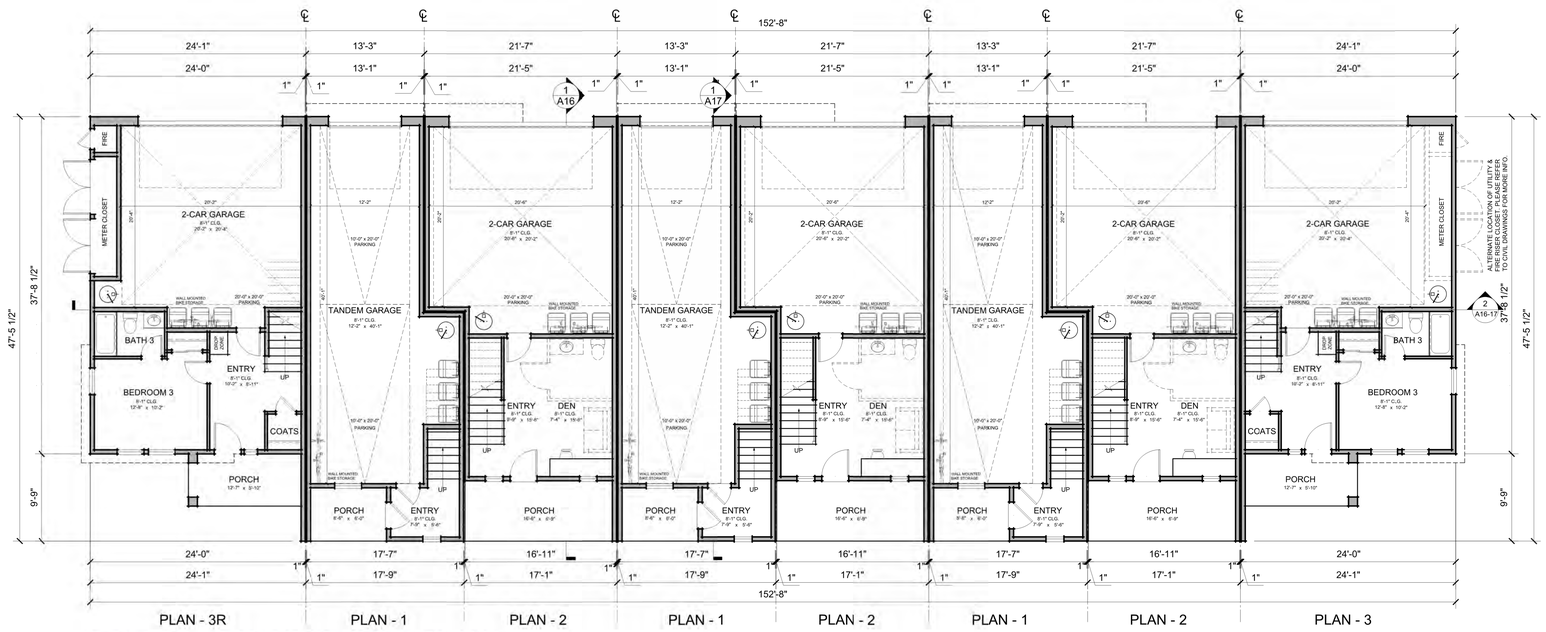
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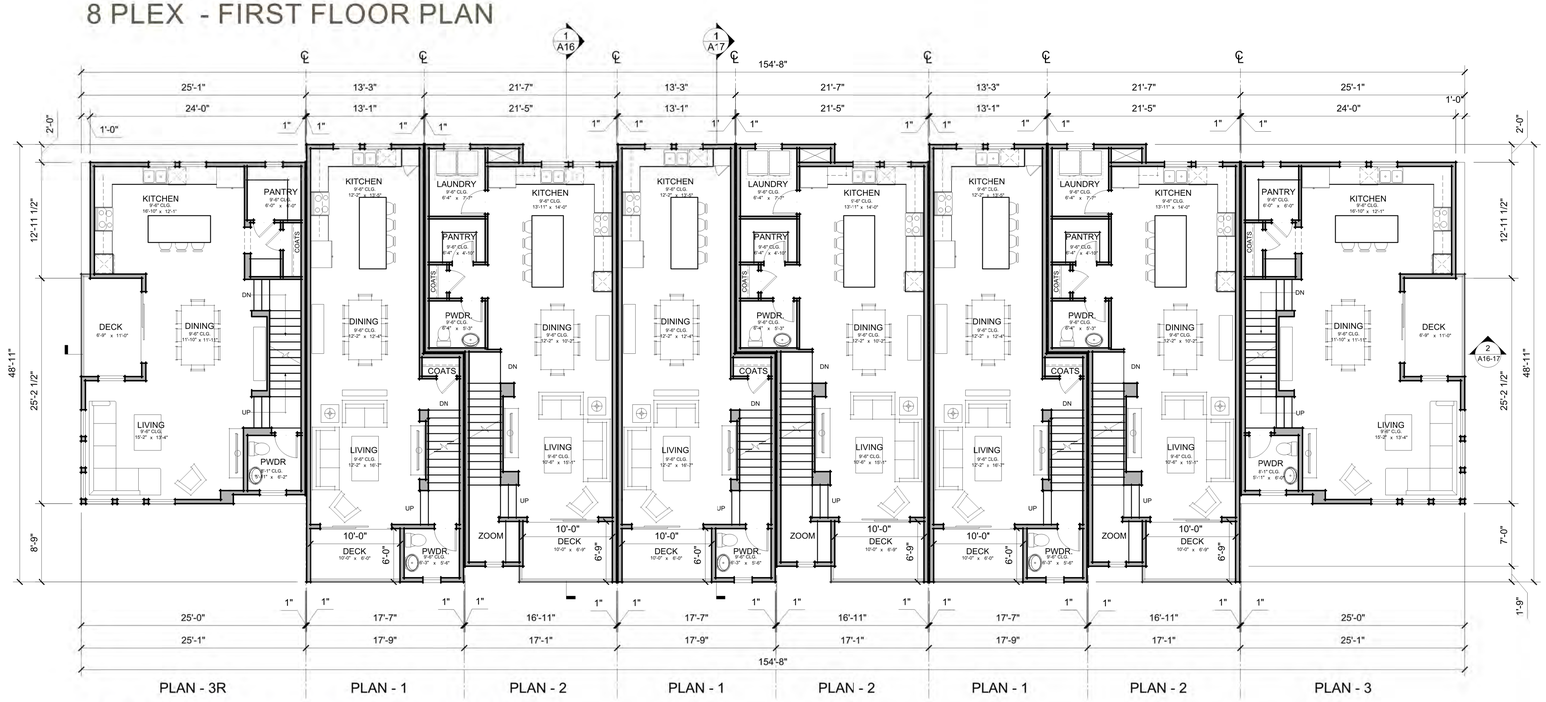
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8 PLEX - FIRST FLOOR PLAN



8 PLEX - SECOND FLOOR PLAN

BUILDING PLANS - 8-PLEX

14789 Oka Road

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DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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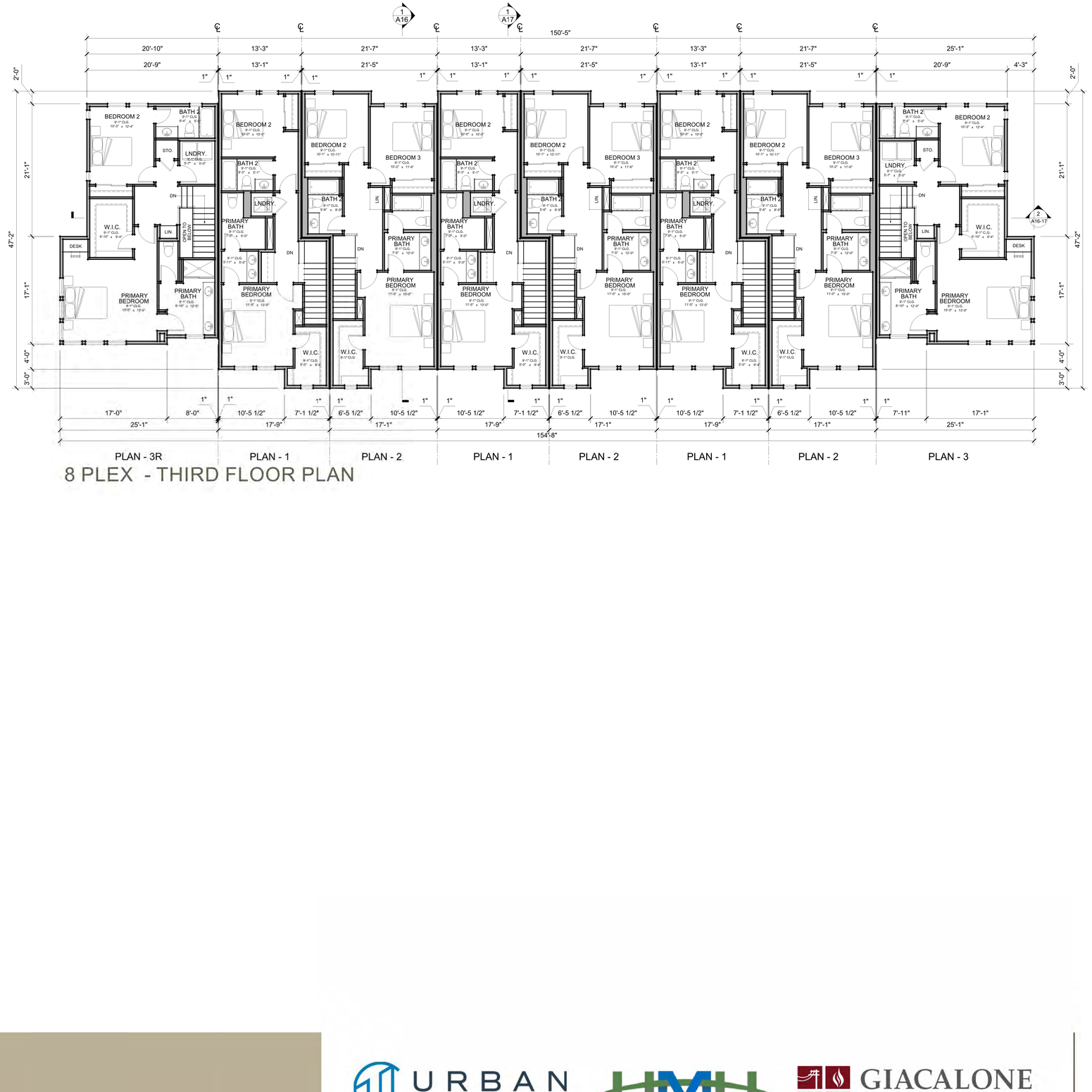
GIACALONE DESIGN SERVICES, INC.

SHEET A.11

0 8 16 32

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8 PLEX - THIRD FLOOR PLAN

BUILDING PLANS - 8-PLEX

14789 Oka Road

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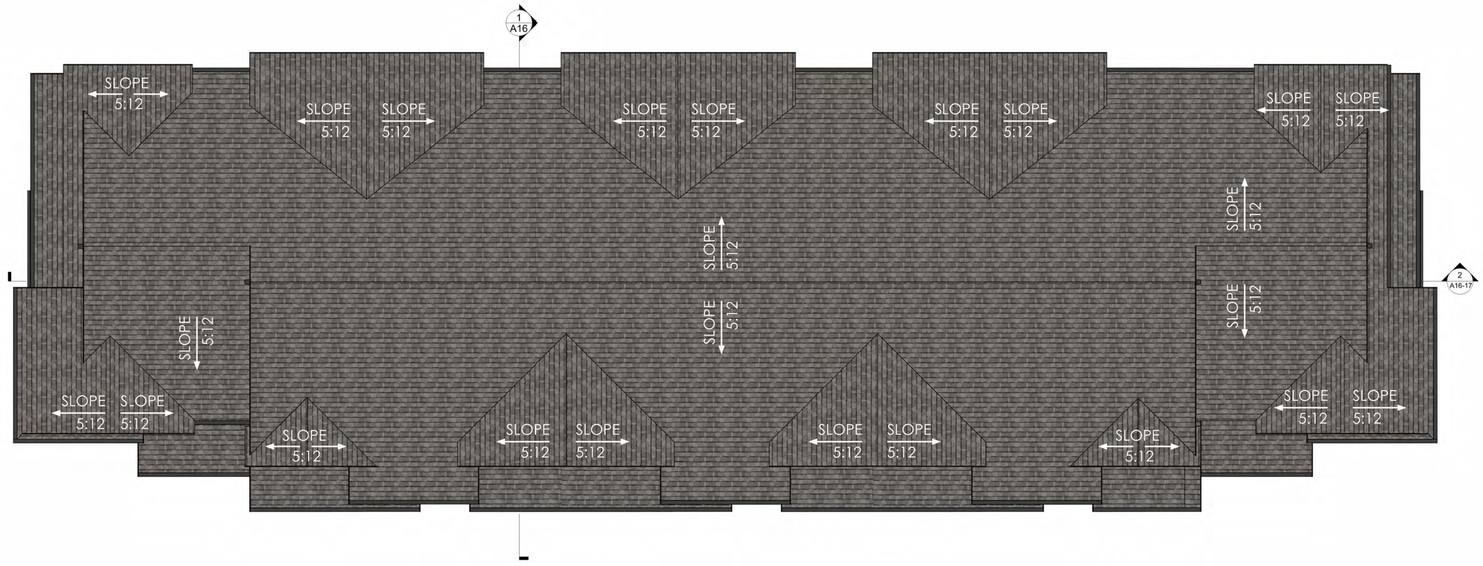
GIACALONE DESIGN SERVICES, INC.

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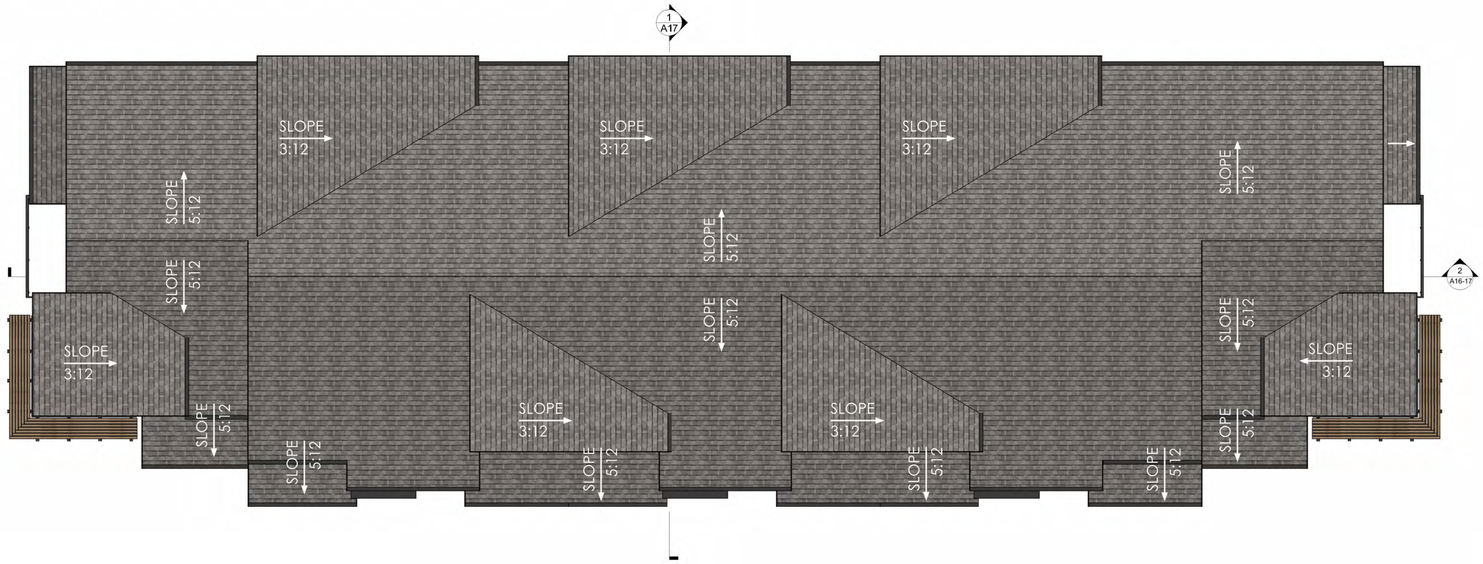
0 8 16 32

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DAHLIN



8 PLEX - ELEVATION A - ROOF PLAN



8 PLEX - ELEVATION B - ROOF PLAN

BUILDING ROOF PLANS - 8-PLEX

14789 Oka Road

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GIACALONE DESIGN SERVICES, INC.

SHEET A.13

0 4 8 16

1858.001 | AUG 15, 2025

DAHLIN



8 PLEX - FRONT ELEVATION



8 PLEX - RIGHT ELEVATION



8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION

8-PLEX-ELEVATION A

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GIACALONE DESIGN SERVICES, INC.

SHEET A.14

0 8 16 32

1858.001 | AUG 15, 2025

DAHLIN



8 PLEX - FRONT ELEVATION



8 PLEX - RIGHT ELEVATION



8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION

8-PLEX-ELEVATION B

14789 Oka Road

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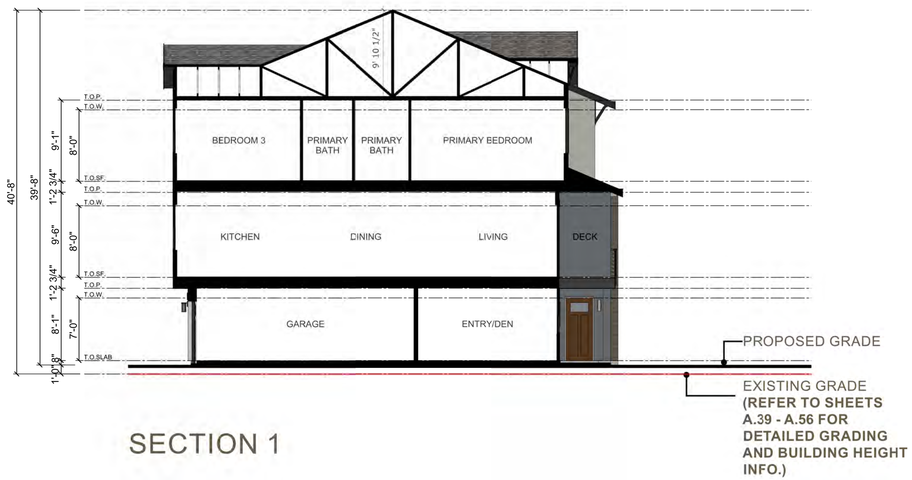
GIACALONE DESIGN SERVICES, INC.

SHEET A.15

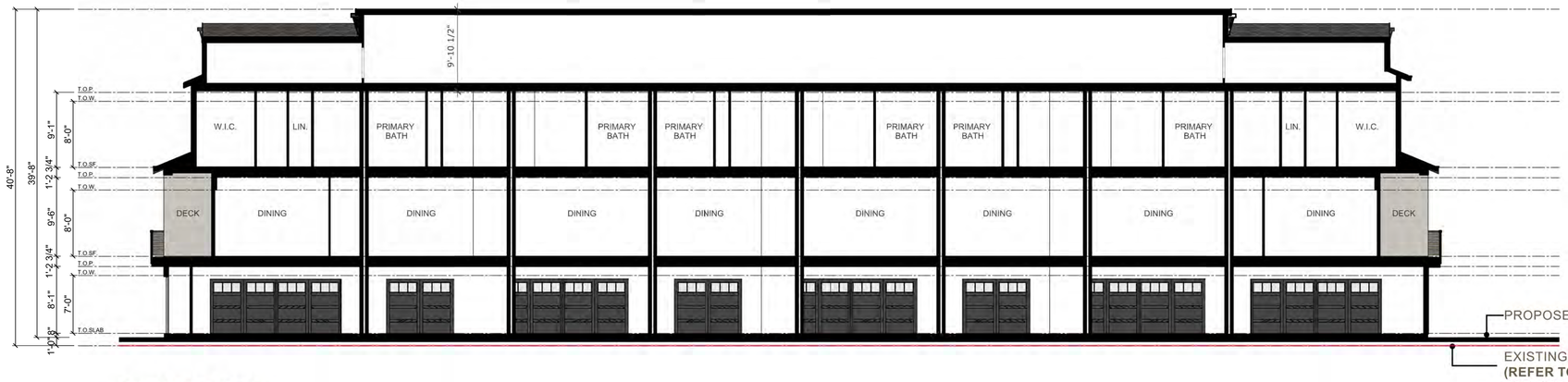
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1858.001 | AUG 15, 2025

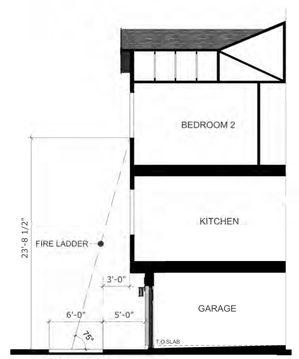
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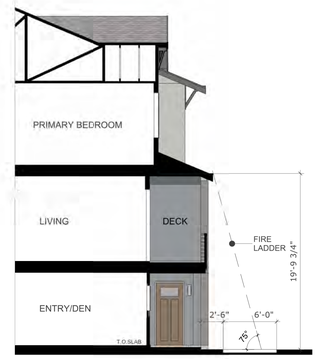
SECTION 1



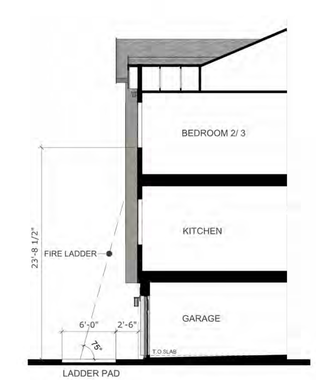
SECTION 2



UNITS 1, 2
(CONDITION ON REAR SIDE)



UNITS 1, 2
(CONDITION ON FRONT SIDE)



UNITS 2, 3
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

14789 Oka Road

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DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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GIACALONE DESIGN SERVICES, INC.

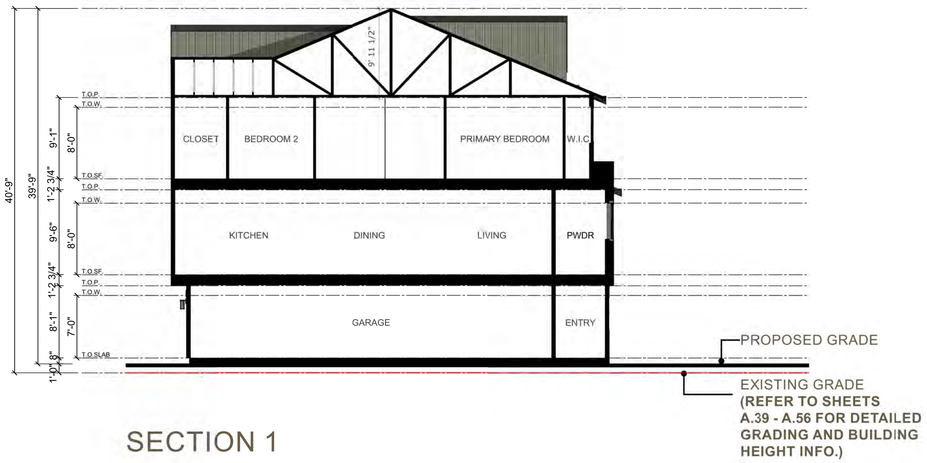
8 PLEX A- SECTIONS

SHEET A.16

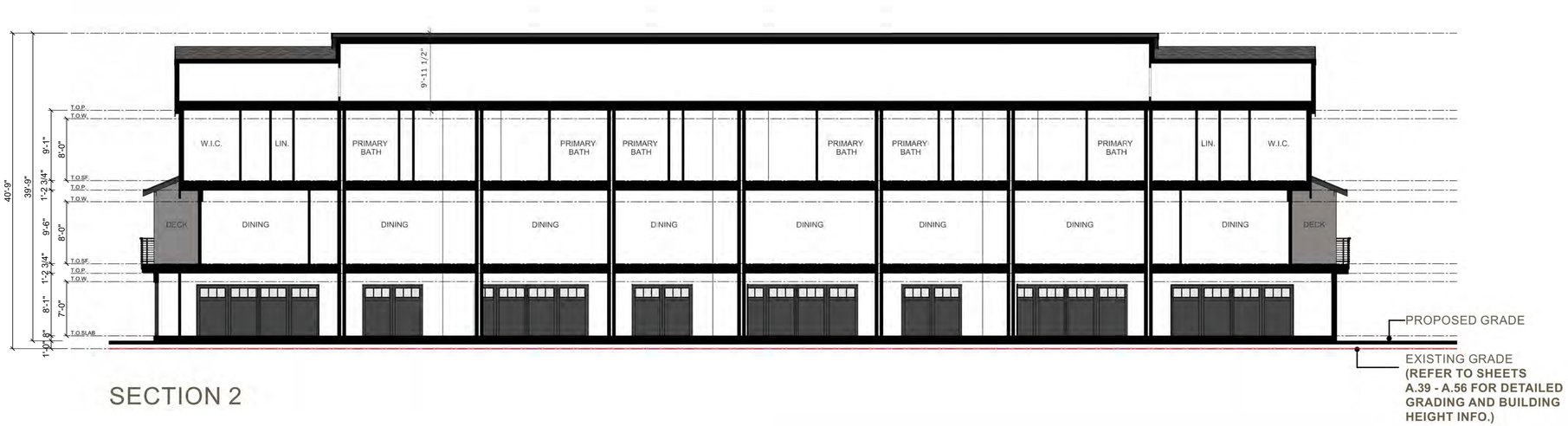
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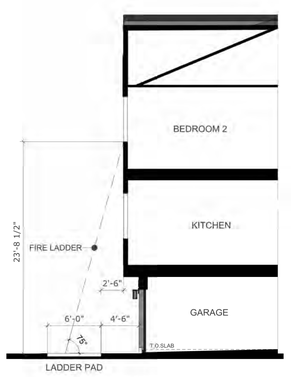
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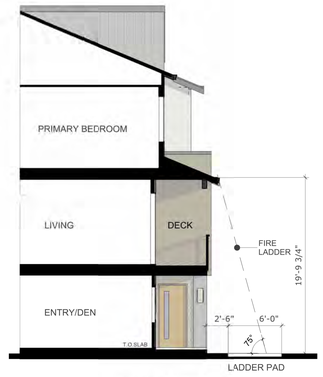
SECTION 1



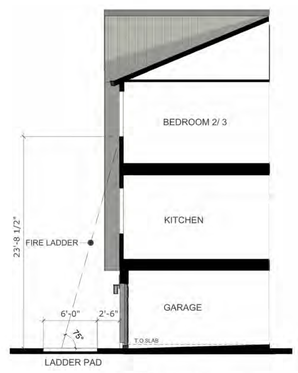
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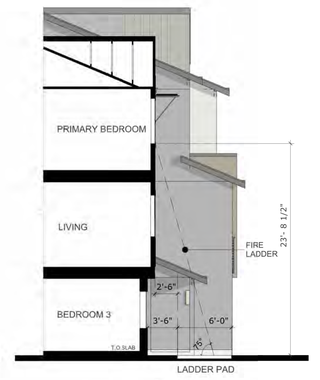
UNITS 1, 2, 4
(CONDITION ON REAR SIDE)



UNITS 1, 2, 4
(CONDITION ON FRONT SIDE)



UNITS 2, 3, 4
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

8 PLEX B- SECTIONS

14789 Oka Road

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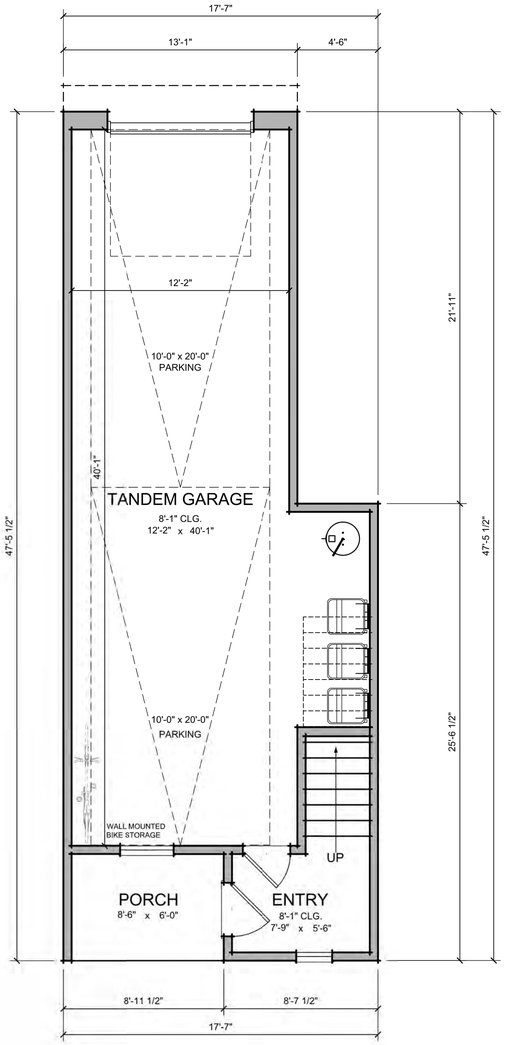
GIACALONE DESIGN SERVICES, INC.

SHEET A.17

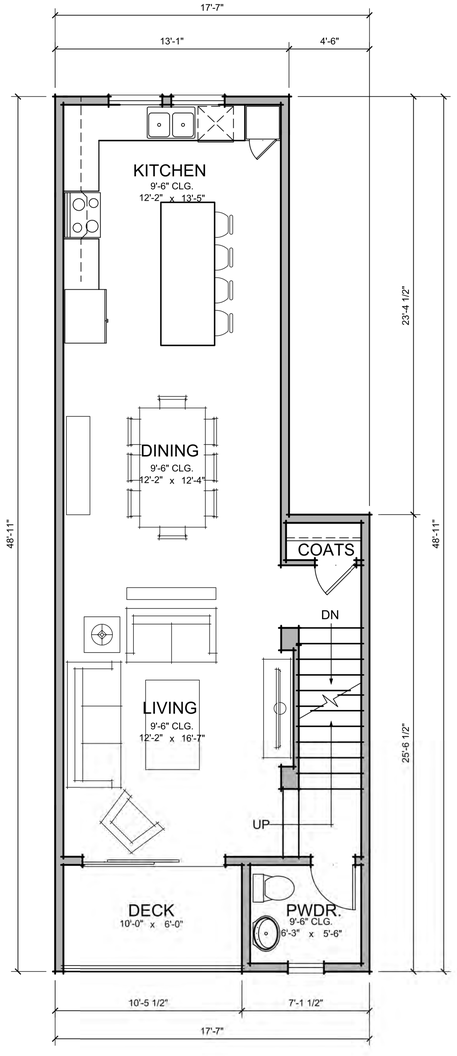
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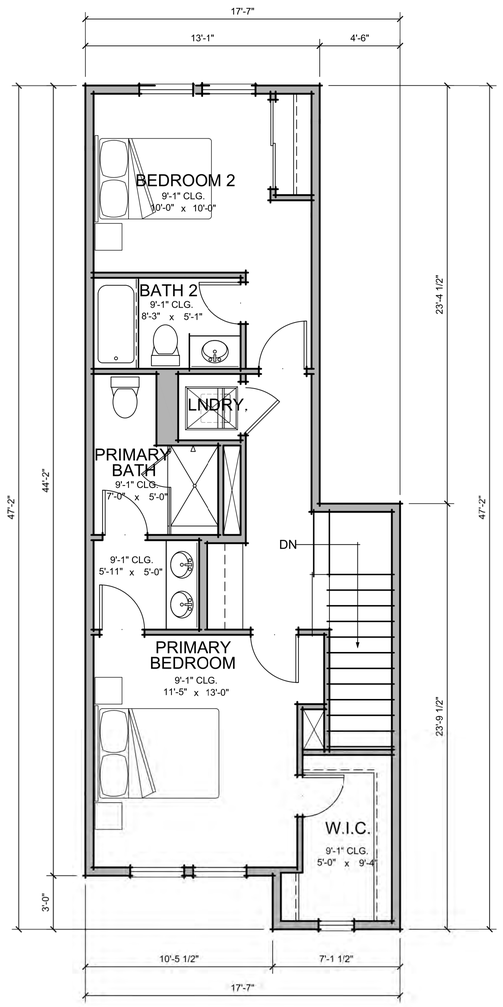
DAHLIN



UNIT 1-FIRST FLOOR



UNIT 1-SECOND FLOOR



UNIT 1-THIRD FLOOR

UNIT 1- 2 BR/ 2.5 BA*	
FIRST FLOOR	85 SQ. FT.
SECOND FLOOR	693 SQ. FT.
THIRD FLOOR	635 SQ. FT.
TOTAL LIVING	1413 SQ. FT.
GARAGE (TANDEM)	590 SQ. FT.
PORCH	53 SQ. FT.
DECK	62 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD
AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 1

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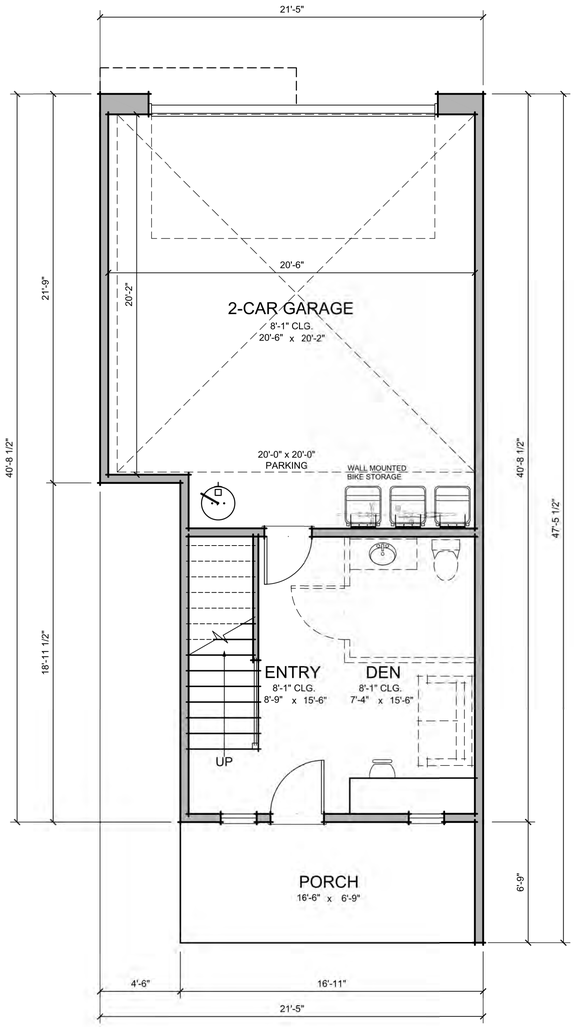
GIACALONE DESIGN SERVICES, INC.

SHEET A.18

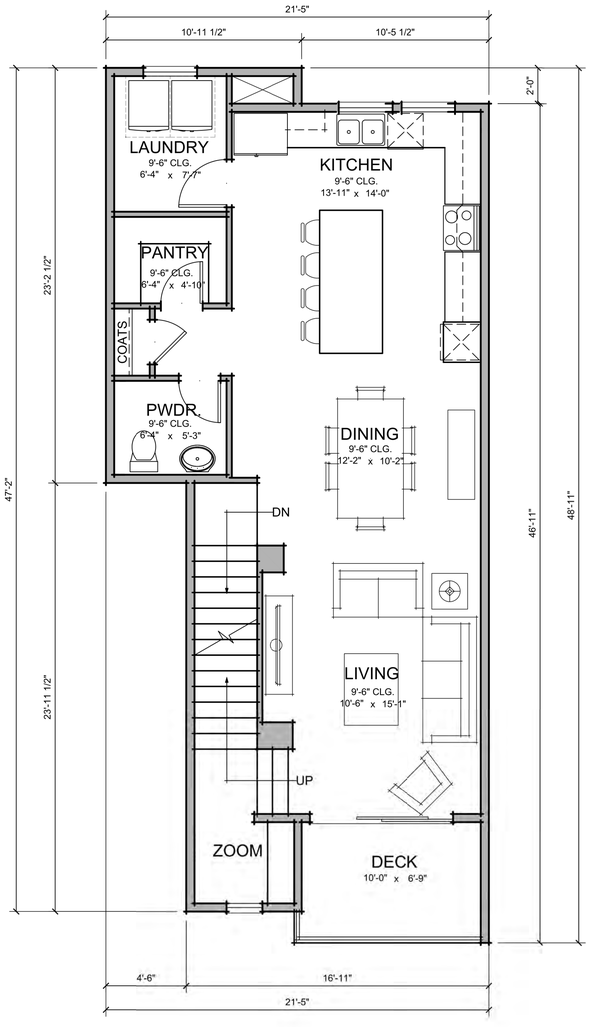
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1858.001 | AUG 15, 2025

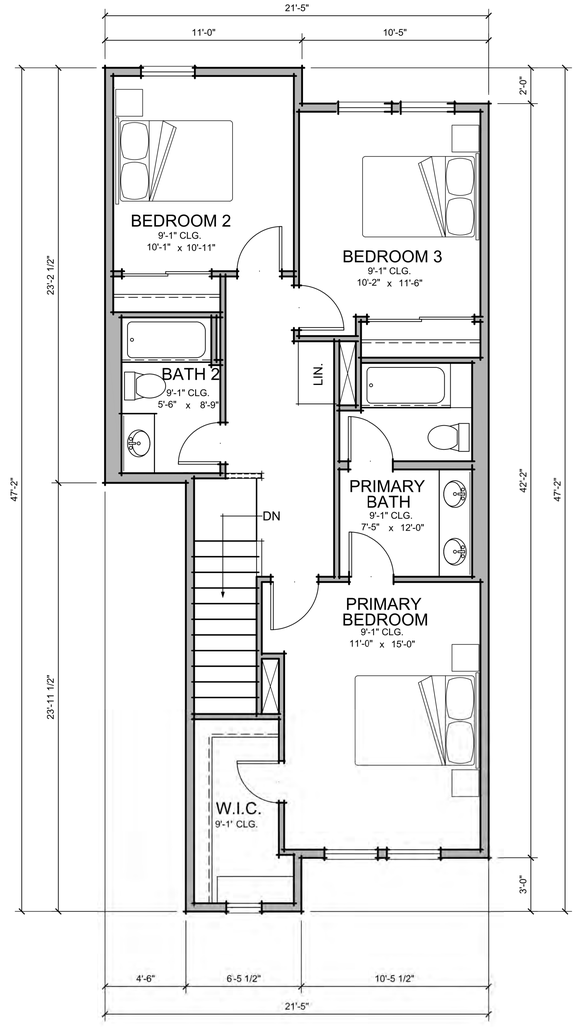
DAHLIN



UNIT 2-FIRST FLOOR



UNIT 2-SECOND FLOOR



UNIT 2-THIRD FLOOR

UNIT 2- 3 BR/ 2.5 BA*	
FIRST FLOOR	278 SQ. FT.
SECOND FLOOR	829 SQ. FT.
THIRD FLOOR	798 SQ. FT.
TOTAL LIVING	1905 SQ. FT.
GARAGE	509 SQ. FT.
PORCH	114 SQ. FT.
DECK	71 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 2

14789 Oka Road

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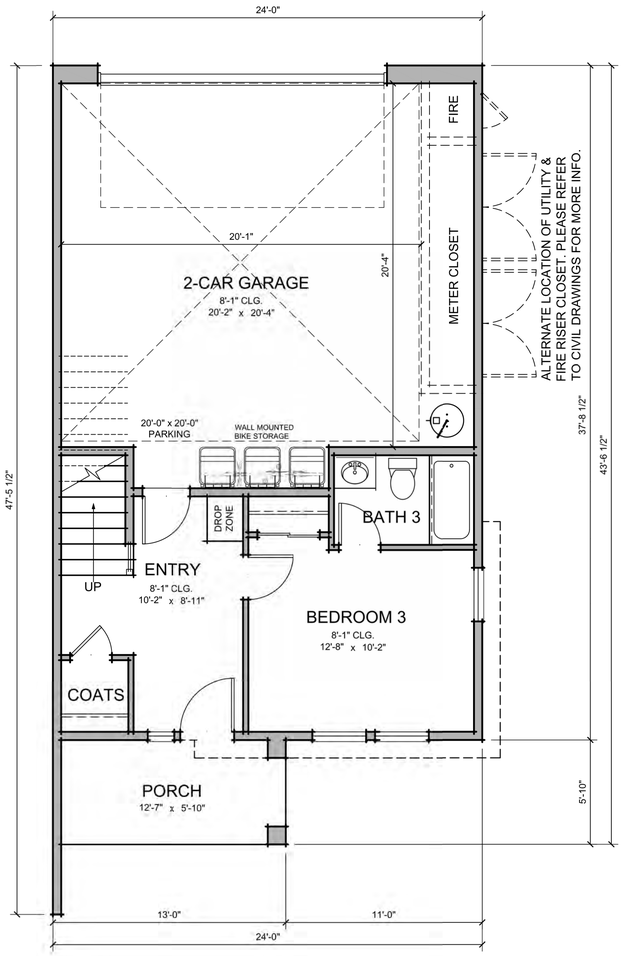
GIACALONE DESIGN SERVICES, INC.

SHEET A.19

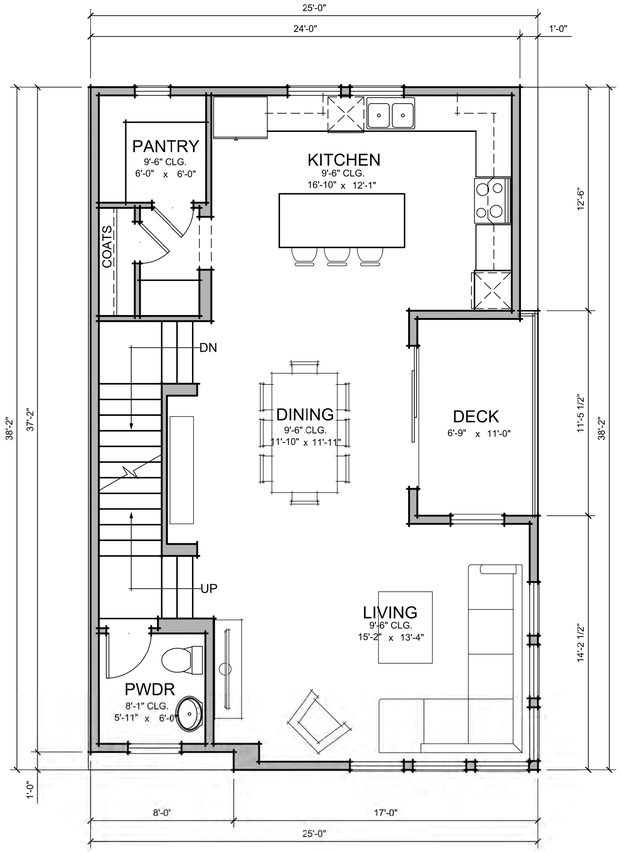
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1858.001 | AUG 15, 2025

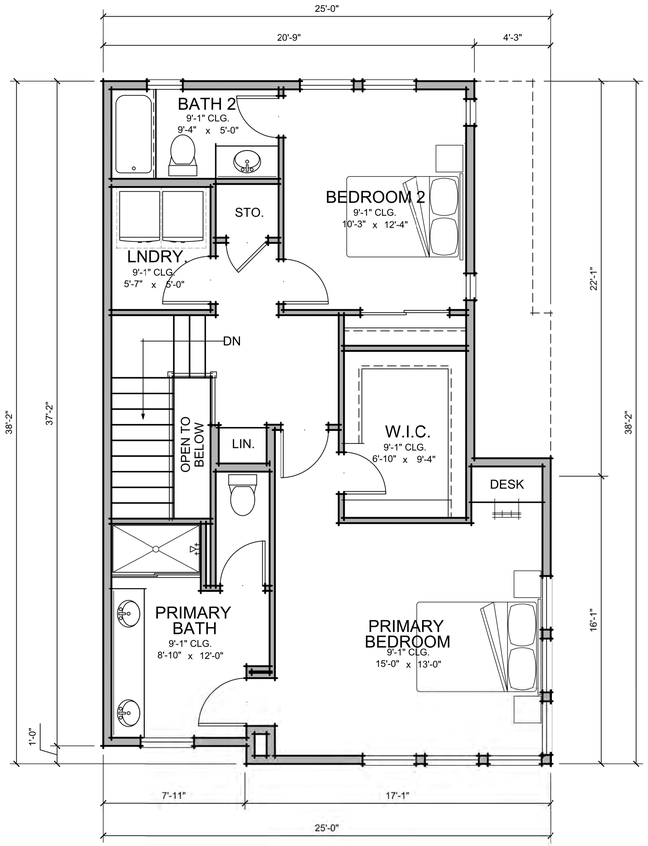
DAHLIN



UNIT 3-FIRST FLOOR



UNIT 3-SECOND FLOOR



UNIT 3-THIRD FLOOR

UNIT 3- 3 BR/ 3.5 BA*	
FIRST FLOOR	368 SQ. FT.
SECOND FLOOR	859 SQ. FT.
THIRD FLOOR	789 SQ. FT.
TOTAL LIVING	2016 SQ. FT.
GARAGE	537 SQ. FT.
PORCH	76 SQ. FT.
DECK	75 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 3

14789 Oka Road

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DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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HMH

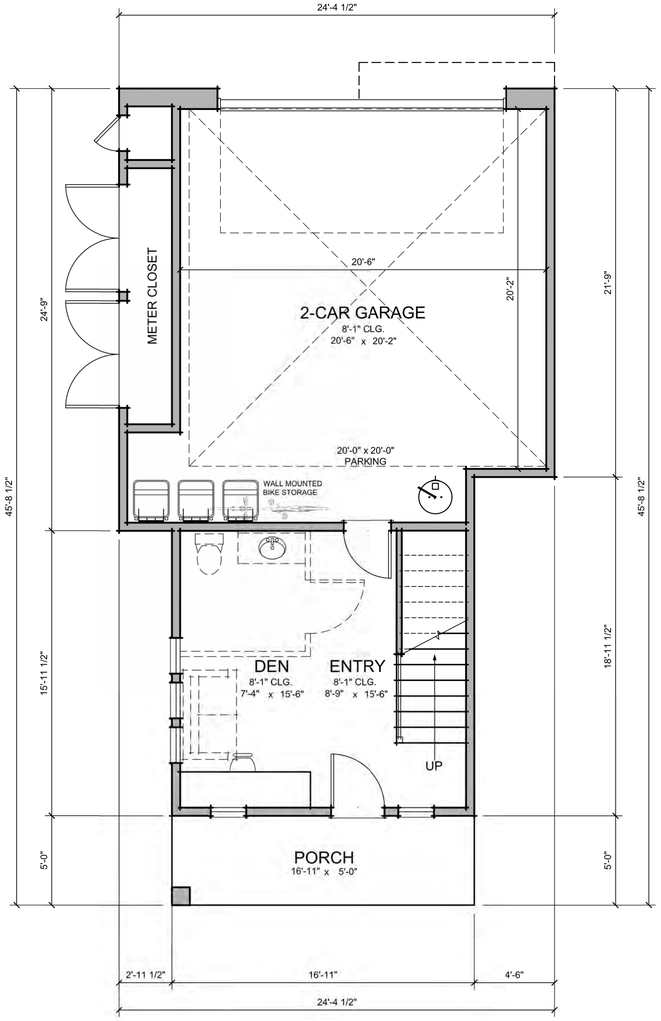
GIACALONE DESIGN SERVICES, INC.

SHEET A.20

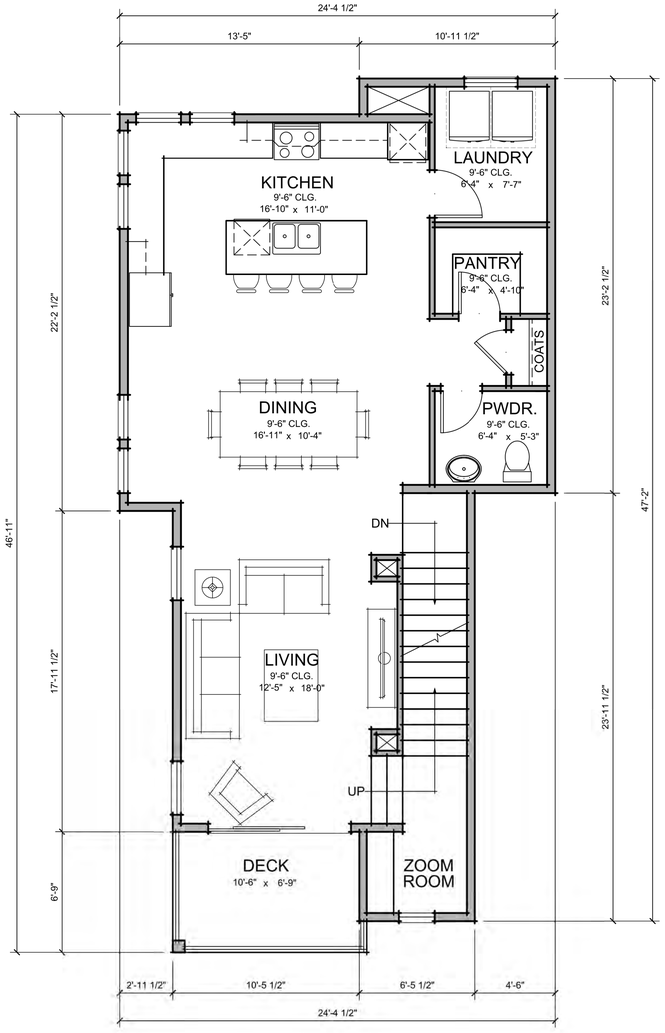
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1858.001 | AUG 15, 2025

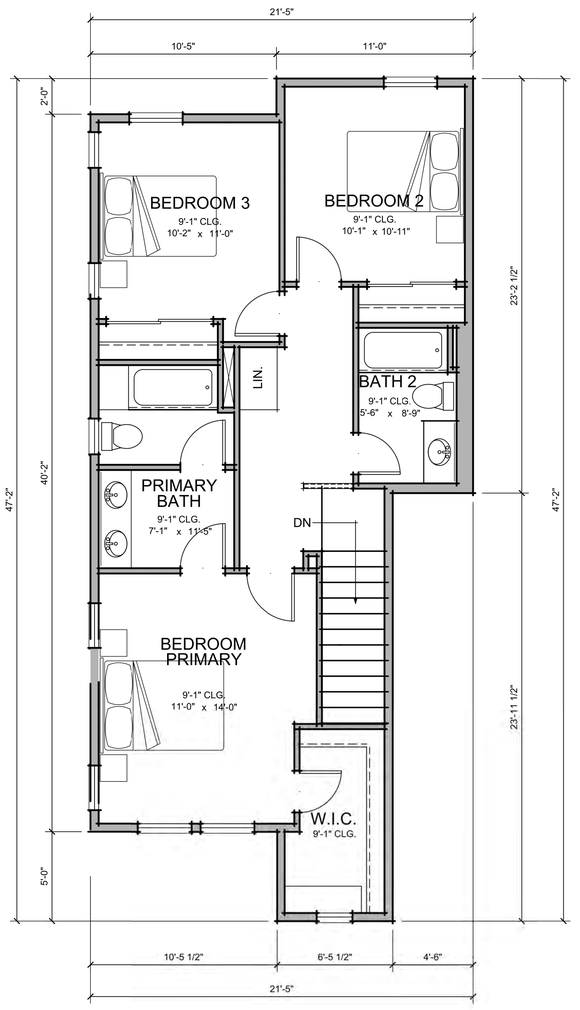
DAHLIN



UNIT 4-FIRST FLOOR



UNIT 4-SECOND FLOOR



UNIT 4-THIRD FLOOR

UNIT 4- 3 BR/ 2.5 BA*	
FIRST FLOOR	270 SQ. FT.
SECOND FLOOR	895 SQ. FT.
THIRD FLOOR	777 SQ. FT.
TOTAL LIVING	1942 SQ. FT.
GARAGE	523 SQ. FT.
PORCH	85 SQ. FT.
DECK	71 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 4

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7 PLEX - ELEVATION A - FRONT ELEVATION



7 PLEX - ELEVATION B - FRONT ELEVATION

COLORS- 7A



ICED MOCHA

SW 9092

TOQUE WHITE

SW 7003



GARRET GRAY

SW 6075



REQUISITE GRAY

SW 7023



GRIZZLY GRAY

(TRIM - FASCIA BOARD)

SW 7068

NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 7A

J GARAGE DOOR

CLOPAY CANYON RIDGE



K BALCONIES

(METAL RAILING)



L WINDOW

(BLACK FRAME)



COLORS- 7B



TONY TAUPE

SW 7038

SNOWBOUND

SW 7004



EVERGREEN FOG

SW 9130



DORIAN GRAY

SW 7017



GRIZZLY GRAY

(TRIM - FASCIA BOARD)

SW 7068

NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 7B

M GARAGE DOOR

CLOPAY - RESERVE



N BALCONIES

(METAL RAILING)



O WINDOW

(BLACK FRAME)



P AWNING

(METAL AWNING)

MATERIALS

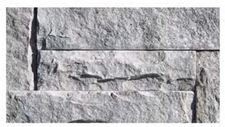
A ROOF MATERIAL

COMPOSITION SHINGLE



B ADHERED MASONRY VENEER

ELDORADO STONE



C HORIZONTAL LAP SIDING

7.25" SIDING W/ 6" EXP.



D STUCCO

SMOOTH FINISH



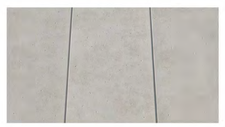
E BOARD & BATT SIDING

1x3 BATTENS SPACED @ 16" C/C



F CEMENTITIOUS PANEL SIDING

SMOOTH FINISH



G PROGRESS LIGHTING OR APPROVED EQUAL

P5675-31- OUTDOOR WALL CYLINDER

(100 Watt Bulb or LED Equivalent)



(Located at the Entry Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

H PROGRESS LIGHTING OR APPROVED EQUAL

P5644-31- OUTDOOR WALL SCONCE- SQUARE

(100 Watt Bulb or LED Equivalent)



(Located at the Garage Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS, PAINTED.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS- PAINT AS PER COLORBOARD.

COLORBOARD- 7-PLEX

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8 PLEX - ELEVATION A - FRONT ELEVATION



8 PLEX - ELEVATION B - FRONT ELEVATION

COLORS- 8A

DRIFT OF MIST	POISED TAUPE	GRAY CLOUDS	WHITE FLOUR	GRIZZLY GRAY (TRIM - FASCIA BOARD)
SW 9166	SW 6039	SW 7685	SW 7102	SW 7068 NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 8A

J GARAGE DOOR — CLOPAY CANYON RIDGE



K BALCONIES — (METAL RAILING)



L WINDOW — (BLACK FRAME)



COLORS- 8B

EVERGREEN FOG	SNOWBOUND	TONY TAUPE	DORIAN GRAY	GRIZZLY GRAY (TRIM - FASCIA BOARD)
SW 9130	SW 7004	SW 7038	SW 7017	SW 7068 NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 8B

M GARAGE DOOR — CLOPAY - RESERVE



N BALCONIES — (METAL RAILING)



O WINDOW — (BLACK FRAME)



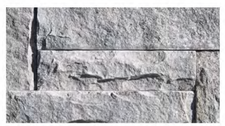
P AWNING — (METAL AWNING)

MATERIALS

A ROOF MATERIAL — COMPOSITION SHINGLE



B ADHERED MASONRY VENEER — ELDORADO STONE



C HORIZONTAL LAP SIDING — 7.25" SIDING W/ 6" EXP.



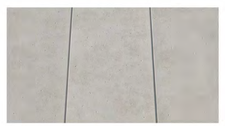
D STUCCO — SMOOTH FINISH



E BOARD & BATT SIDING — 1x3 BATTENS SPACED @ 16" C/C



F CEMENTITIOUS PANEL SIDING — SMOOTH FINISH



G PROGRESS LIGHTING OR APPROVED EQUAL — P5675-31- OUTDOOR WALL CYLINDER (100 Watt Bulb or LED Equivalent)



(Located at the Entry Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

H PROGRESS LIGHTING OR APPROVED EQUAL — P5644-31- OUTDOOR WALL SCONCE- SQUARE (100 Watt Bulb or LED Equivalent)



(Located at the Garage Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

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WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS- PAINT AS PER COLORBOARD.

COLORBOARD- 8-PLEX

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SUMMER SOLSTICE (NOT TO SCALE)



MORNING JUNE 21ST, 9 AM



NOON JUNE 21ST, 12 PM



AFTERNOON JUNE 21ST, 3 PM

NEIGHBORING HOUSES DATA:

BUILDING NUMBER	1	2	3	4	5	6	7	8	9	10	11
BUILDING HEIGHT	10 FT	11 FT	10 FT	22 FT	22 FT	12 FT	18 FT	10 FT	10 FT	10 FT	10 FT
NUMBER OF STORIES	ONE	ONE	ONE	TWO	TWO	ONE	TWO	ONE	ONE	ONE	ONE

SOLAR STUDY

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WINTER SOLSTICE (NOT TO SCALE)



MORNING DECEMBER 21ST, 9 AM



NOON DECEMBER 21ST, 12 PM



AFTERNOON DECEMBER 21ST, 3 PM

NEIGHBORING HOUSES DATA:

BUILDING NUMBER	1	2	3	4	5	6	7	8	9	10	11
BUILDING HEIGHT	10 FT	11 FT	10 FT	22 FT	22 FT	12 FT	18 FT	10 FT	10 FT	10 FT	10 FT
NUMBER OF STORIES	ONE	ONE	ONE	TWO	TWO	ONE	TWO	ONE	ONE	ONE	ONE

SOLAR STUDY

14789 Oka Road

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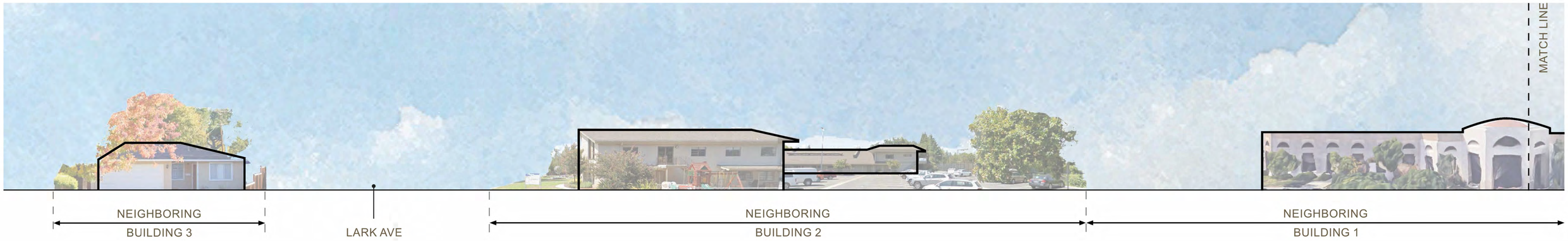
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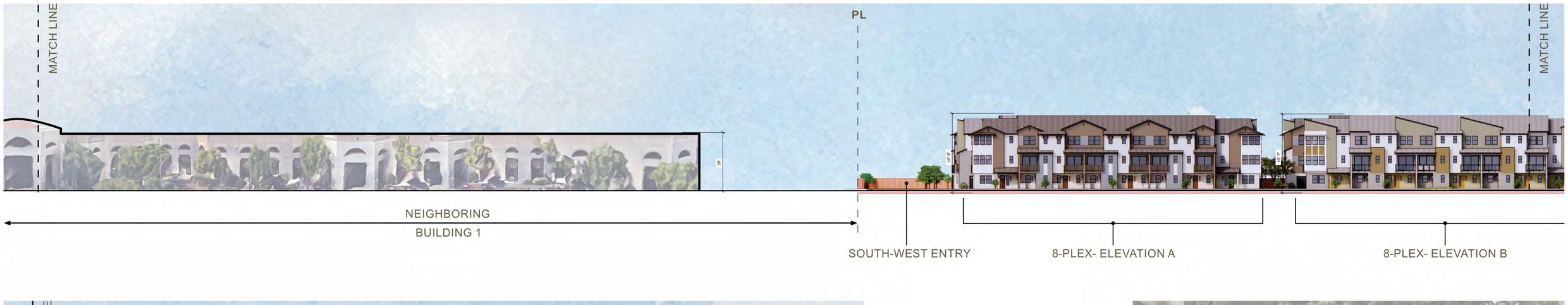
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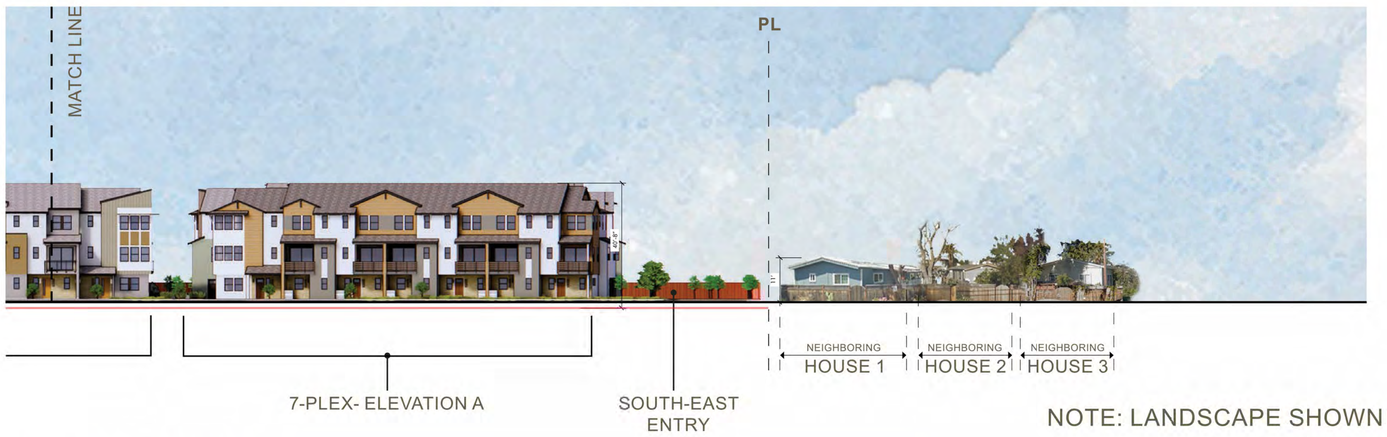
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KEY MAP

NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.

STREETSCAPE A

STREETSCAPE

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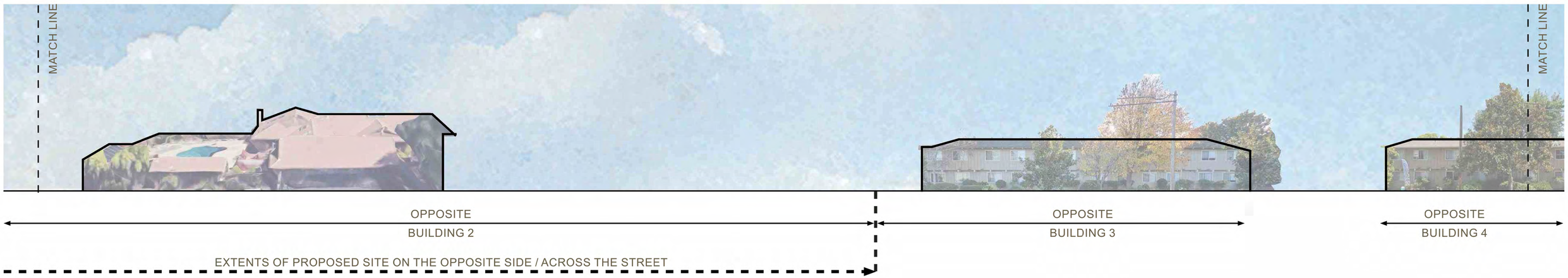
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KEY MAP

STREETSCAPE B

STREETSCAPE

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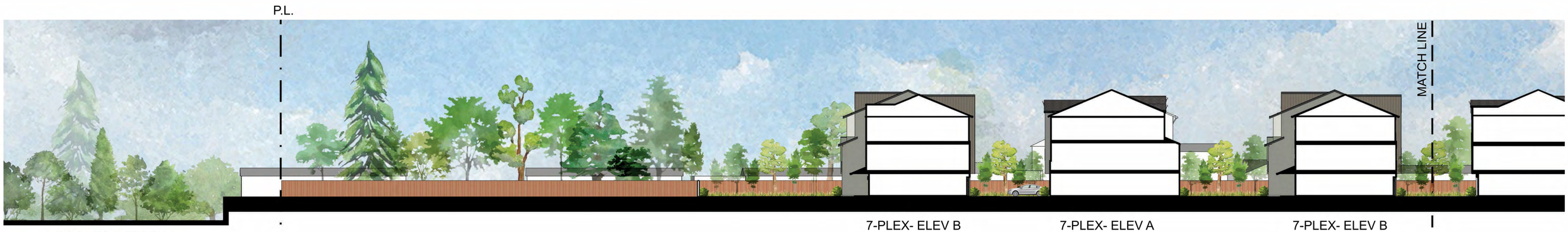
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NORTH

KEY MAP

NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.

SITE CROSS SECTION

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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
DEPICTED TREE HEIGHT IS FIVE YEARS AFTER PLANTING.

(VIEW FROM SOUTH-EAST ENTRY)

SITE PERSPECTIVE

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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
DEPICTED TREE HEIGHT IS FIVE YEARS AFTER PLANTING.

(VIEW FROM PASEO)

SITE PERSPECTIVE

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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
DEPICTED TREE HEIGHT IS FIVE YEARS AFTER PLANTING.

SITE AERIAL VIEW

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OBJECTIVE DESIGN STANDARD : B.1.1.a

A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet.

------ 1st floor exterior facade extent



7 PLEX - THIRD FLOOR PLAN

Total Building Length: 129'-6"
Recessed Facade Length: 88'
Recessed Facade Length Percent: 88' / 129.5' = 67.95%



8 PLEX - THIRD FLOOR PLAN

Total Building Length: 150'-5"
Recessed Facade Length: 114'-2"
Recessed Facade Length Percent: 114'-2" / 150'-5" = 75.83%



7 PLEX - SECOND FLOOR PLAN

Total Building Length: 132'-5 1/2"
Recessed Facade Length: 85'-6"
Recessed Facade Length Percent: 85.5' / 132.45' = 64.55%



8 PLEX - SECOND FLOOR PLAN

Total Building Length: 154'-8"
Recessed Facade Length: 110'
Recessed Facade Length Percent: 110' / 154'-8" = 71.12%

OBJECTIVE DESIGN STANDARD : B.1.1.c

Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane.

OBJECTIVE DESIGN STANDARD : B.1.1.e

Ground floor open area abutting street-facing façade with a minimum area of 60 square feet.



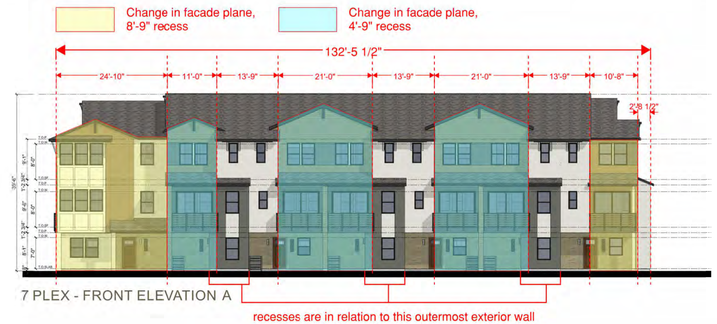
7 PLEX - FIRST FLOOR PLAN



8 PLEX - FIRST FLOOR PLAN

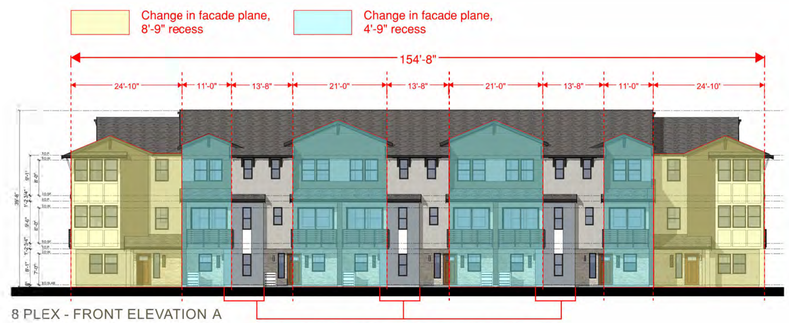
OBJECTIVE DESIGN STANDARD : B.1.1.b

Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet.



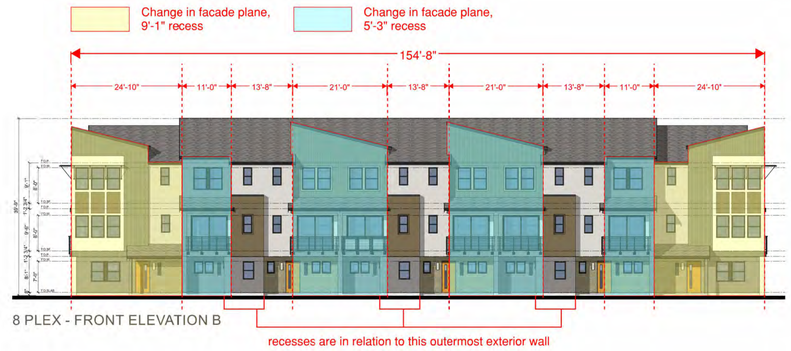
7 PLEX - FRONT ELEVATION A

recesses are in relation to this outermost exterior wall



8 PLEX - FRONT ELEVATION A

recesses are in relation to this outermost exterior wall



8 PLEX - FRONT ELEVATION B

recesses are in relation to this outermost exterior wall

OBJECTIVE DESIGN STANDARD EXHIBIT

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OBJECTIVE DESIGN STANDARD : B.4.1.b

Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade.

Minimum Balcony Depth = 6'



7 PLEX - SECOND FLOOR PLAN

Total building length 132'-5 1/2"
Balconies total length: 60'-6"
Balconies as a percentage of the street facing facade: 60'-6"/132'-5 1/2"=45%



8 PLEX - SECOND FLOOR PLAN

Total building length 154'-8"
Balconies total length: 60'
Balconies as a percentage of the street facing facade: 60'/154'-8"=38%

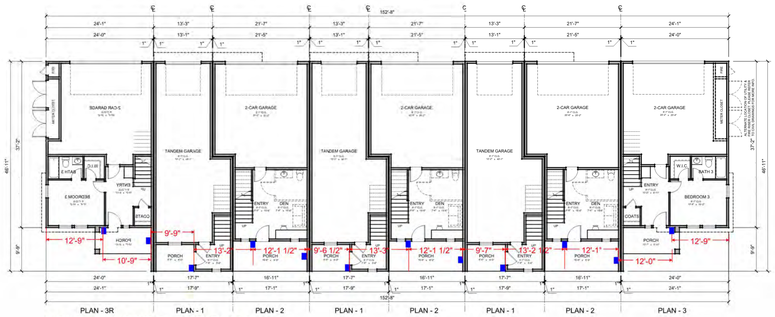
OBJECTIVE DESIGN STANDARD : B.4.3 Sconce Lighting

Façade sconce lighting at a minimum of one light fixture per 15 linear feet.

Sconce locations



7 PLEX - FIRST FLOOR PLAN



8 PLEX - FIRST FLOOR PLAN

OBJECTIVE DESIGN STANDARD : B.3.3

The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.

All roofs are gable roofs or shed roofs , no dormers used in design.



8 PLEX - FRONT ELEVATION A



8 PLEX - FRONT ELEVATION B

OBJECTIVE DESIGN STANDARD : B.4.1.d

The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade.

Note: Material totals listed above only shows facade materials highlighted in the elevation below to meet the min. 20% requirement. Actual % of material on the facade may be higher.



7 PLEX - FRONT ELEVATION

Total facade area: +/- 4139 sf
Siding: 913 sf (22%)
Stucco: 1240 sf (30%)



8 PLEX - FRONT ELEVATION A

Total facade area: +/- 4826 sf
Siding: 1014 sf (21%)
Stucco: 1463 sf (30%)



8 PLEX - FRONT ELEVATION B

Total facade area: +/- 5013 sf
Siding: 1234 sf (21%)
Stucco: 1597 sf (32%)

OBJECTIVE DESIGN STANDARD EXHIBIT

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OBJECTIVE DESIGN STANDARD : B.4.3 Eaves

Eaves that overhang a minimum of two feet from the facade with supporting brackets.

Eaves overhang two feet from the facade with supporting brackets.



7PLEX - STYLE A - FRONT ELEVATION



7PLEX - STYLE A - RIGHT ELEVATION



7PLEX - STYLE A - LEFT ELEVATION



7PLEX - STYLE A - REAR ELEVATION



8PLEX - STYLE A - FRONT ELEVATION



8PLEX - STYLE A - RIGHT ELEVATION



8PLEX - STYLE A - LEFT ELEVATION



8PLEX - STYLE A - REAR ELEVATION



8PLEX - STYLE B - FRONT ELEVATION



8PLEX - STYLE B - RIGHT ELEVATION



8PLEX - STYLE B - LEFT ELEVATION

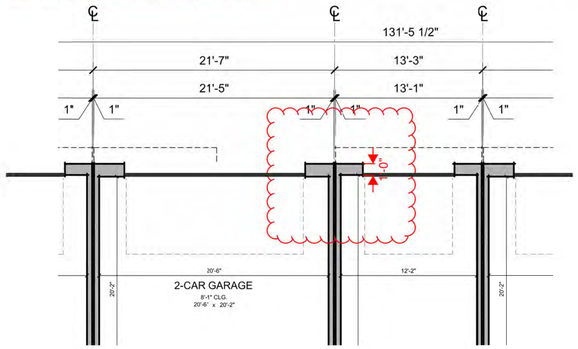


8PLEX - STYLE B - REAR ELEVATION

OBJECTIVE DESIGN STANDARD : B.4.4

Garage doors shall be recessed a minimum of 12 inches from the façade plane, and along the street-facing façade shall not exceed 40 percent of the length of the building façade.

Garage doors are recessed 12 inches from the facade plane and there's no garage door located on the street-facing facade.
Note: Walls have been furred out to create 1' recess.



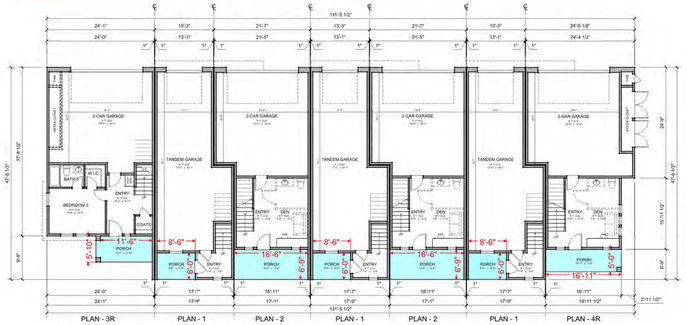
OBJECTIVE DESIGN STANDARD : B.4.6.i

The entrance shall be recessed in the façade plane at least three feet in depth.

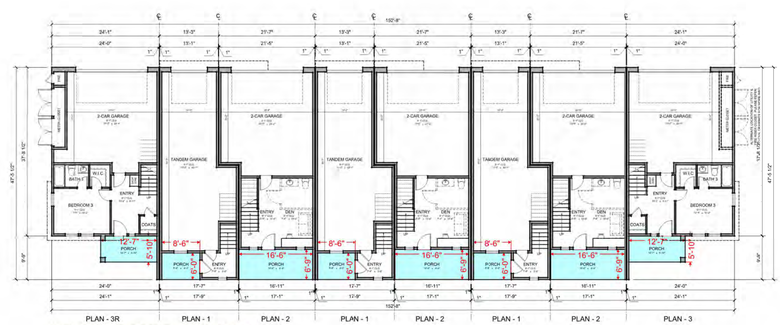
OBJECTIVE DESIGN STANDARD : B.4.7.a

Individual residential entries: five feet in width.

All entrances are recessed in the facade plane more than 3' in depth, and all entry porches are at least 5' in width.



7 PLEX - FIRST FLOOR PLAN



8 PLEX - FIRST FLOOR PLAN

OBJECTIVE DESIGN STANDARD EXHIBIT

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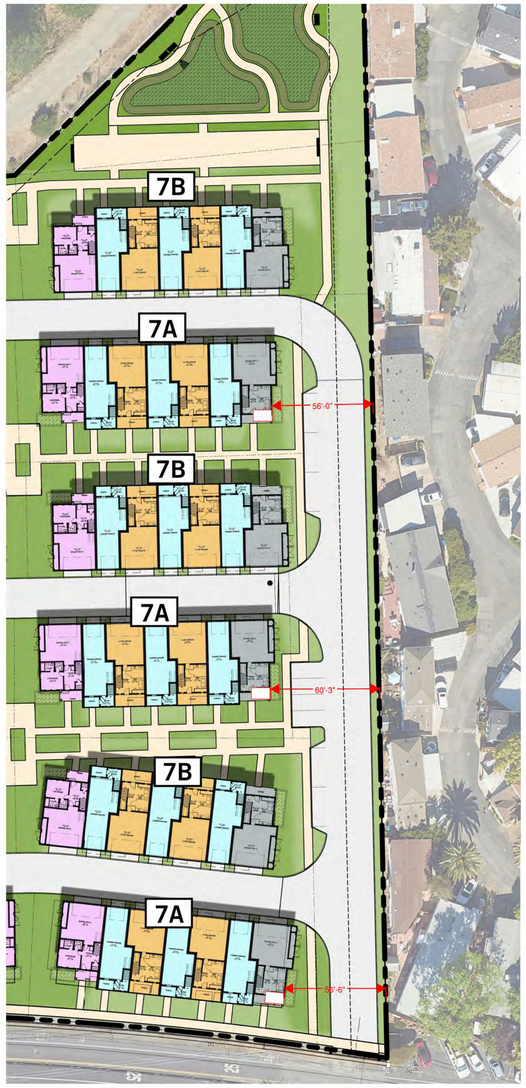
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OBJECTIVE DESIGN STANDARD : B.4.10

For buildings abutting a single-family zoning district or existing single- family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.

Deck Locations

No part of a rooftop or upper floor terrace or deck is closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.



OBJECTIVE DESIGN STANDARD : B.1.2

Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor facade.

Extents of ground floor facade

Line set back by 5' from ground line

Areas after 5' set back

7 Plex: If we offset 5' from 1st floor ground line, we will lose 814 sq.ft per building.

We have 6 numbers of 7plex buildings on site, which means we will lose 4884 sq.ft which would be equal to 2.7 number of unit plans on an average on the site.



7 PLEX - THIRD FLOOR PLAN

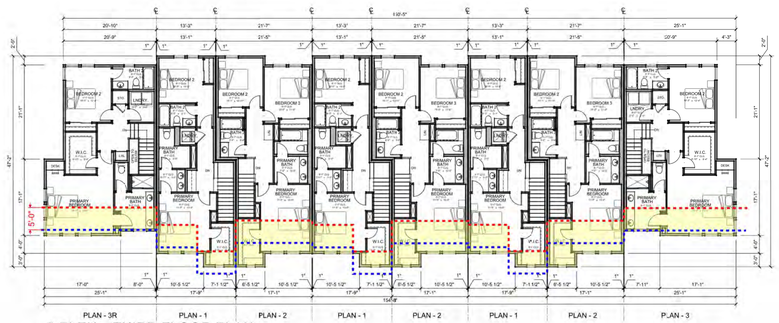
Extents of ground floor facade

Line set back by 5' from ground line

Areas after 5' set back

8 Plex: If we offset 5' from 1st floor ground line, we will lose 988.3 sq.ft per building.

We have 12 numbers of 8plex buildings on site, which means we will lose 11859.6 sq.ft which would be equal to 6.58 number of unit plans on an average on the site.



8 PLEX - THIRD FLOOR PLAN

OBJECTIVE DESIGN STANDARD : B.4.3 Balconies

Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade.

Total length of balcony provided is greater than 40% of the total length of fenestrations on the second floor.



7 PLEX - SECOND FLOOR PLAN

Total fenestration length: 85'-8"
40% of total fenestration length: 85'-8"x40%=34'-3"
Total length of balcony: 61'-8"



8 PLEX - SECOND FLOOR PLAN

Total fenestration length: 97'-3"
40% of total fenestration length: 97'-3"x40%=38'-11"
Total length of balcony: 61'-3"

OBJECTIVE DESIGN STANDARD EXHIBIT

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OBJECTIVE DESIGN STANDARD : B.4.1.a

Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet.



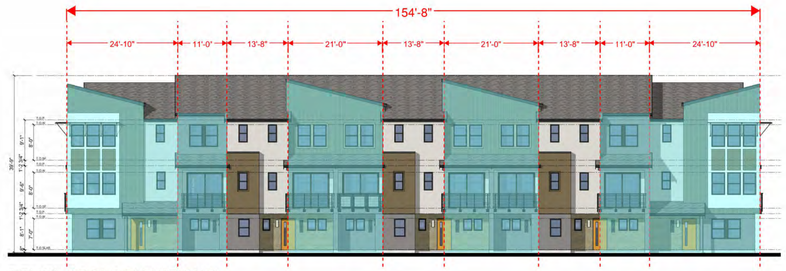
7 PLEX - FRONT ELEVATION A

Total length = 132'-5 1/2"
Variation in building mass (more than 2' recess): 24'10"+11'+21'+21'+10'8"= 88'-3"
Percentage variation in building mass: 88'-3"/132'-5 1/2"=66%



8 PLEX - FRONT ELEVATION A

Total length = 154'-8"
Variation in building mass (more than 2' recess): 24'10"+11'+21'+21'+11'+24'10"=113'-5"
Percentage variation in building mass: 113'-5"/154'-8"=73%



8 PLEX - FRONT ELEVATION B

Total length = 154'-8"
Variation in building mass (more than 2' recess): 24'10"+11'+21'+21'+11'+24'10"=113'-5"
Percentage variation in building mass: 113'-5"/154'-8"=73%

OBJECTIVE DESIGN STANDARD : B.4.11

Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.

Building 8A and 8B are street facing as well as existing non-residential neighboring parcel facing.
Building 7A is street facing
Decks do not protrude beyond the building footprint.

Extents of Ground level building footprint

Street facing deck locations



7 PLEX - SECOND FLOOR PLAN



8 PLEX - SECOND FLOOR PLAN

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OBJECTIVE DESIGN STANDARD : B.4.13

Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

There are no continuous blank facades on any floor level that exceed 25 percent of the entire facade length.



7PLEX - STYLE A - FRONT ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



7PLEX - STYLE A - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - REAR ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



7PLEX - STYLE A - FRONT ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



7PLEX - STYLE A - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - REAR ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



8PLEX - STYLE A - FRONT ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building



8PLEX - STYLE A - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE A - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE A - REAR ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building



8PLEX - STYLE B - FRONT ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building



8PLEX - STYLE B - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE B - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE B - REAR ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building

OBJECTIVE DESIGN STANDARD EXHIBIT

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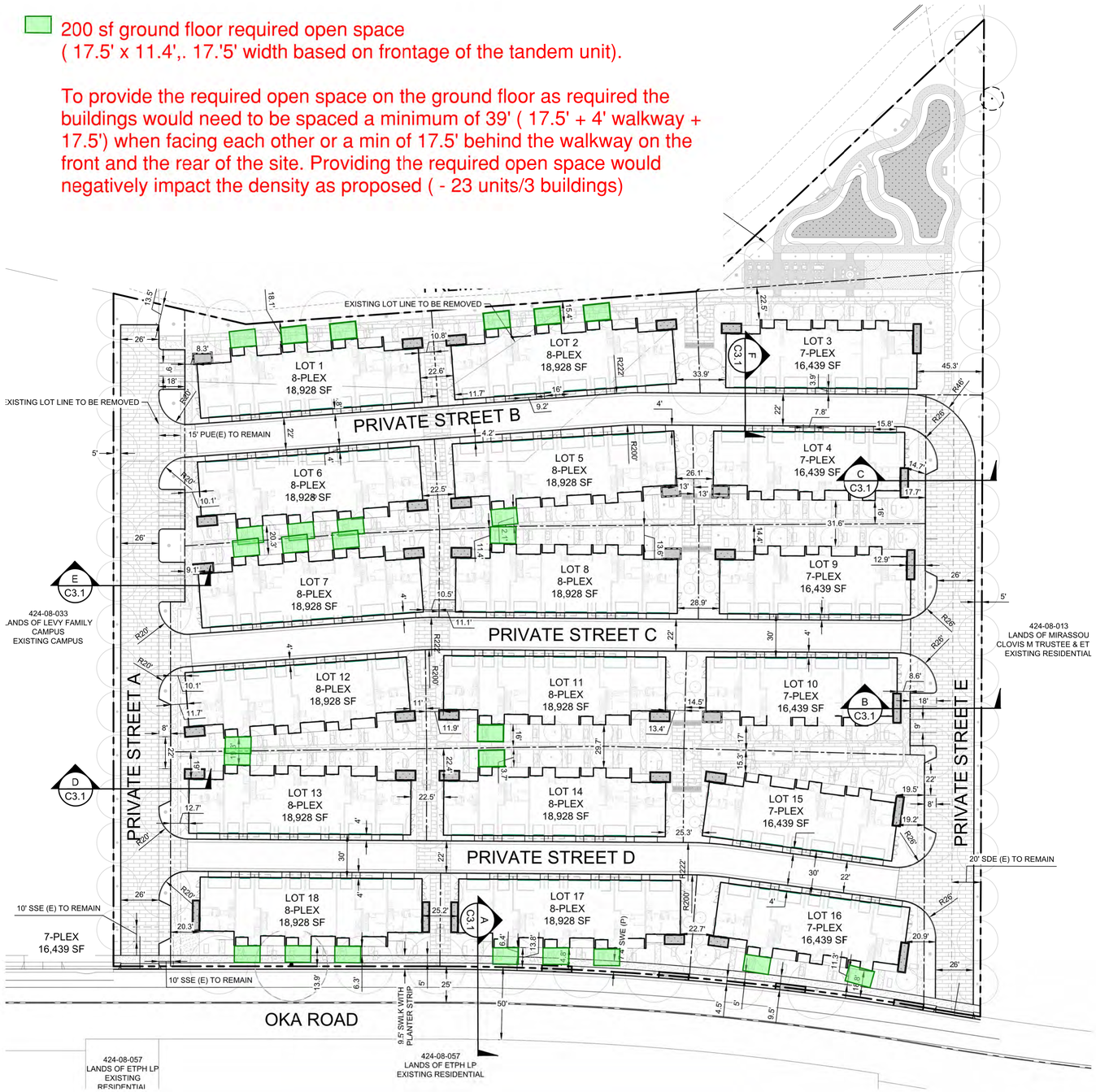
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OBJECTIVE DESIGN STANDARD : A.11.1.i

Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.

200 sf ground floor required open space
(17.5' x 11.4',. 17.'5' width based on frontage of the tandem unit).

To provide the required open space on the ground floor as required the buildings would need to be spaced a minimum of 39' (17.5' + 4' walkway + 17.5') when facing each other or a min of 17.5' behind the walkway on the front and the rear of the site. Providing the required open space would negatively impact the density as proposed (- 23 units/3 buildings)



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8 PLEX - FRONT ELEVATION



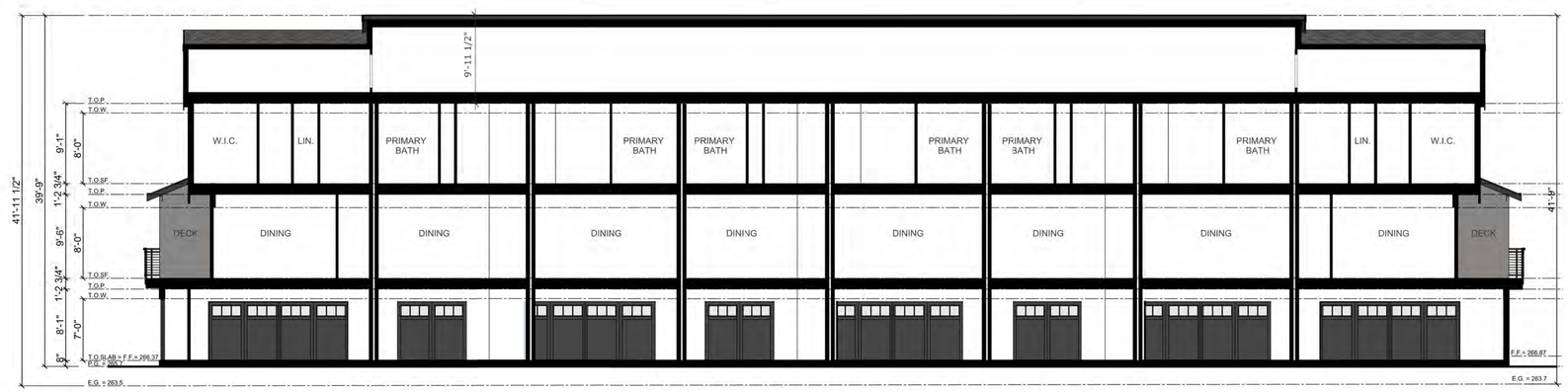
8 PLEX - RIGHT ELEVATION



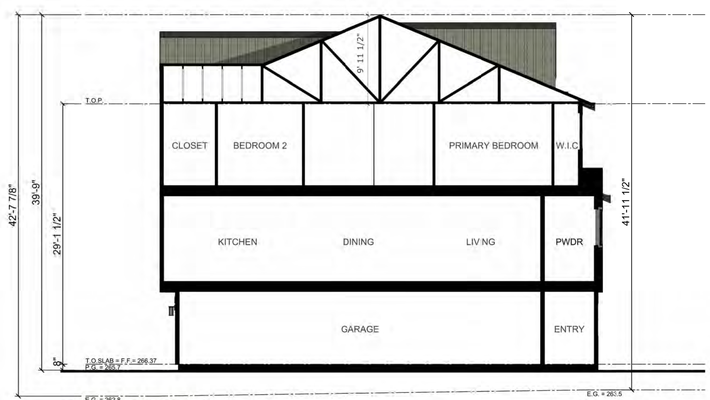
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 1

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



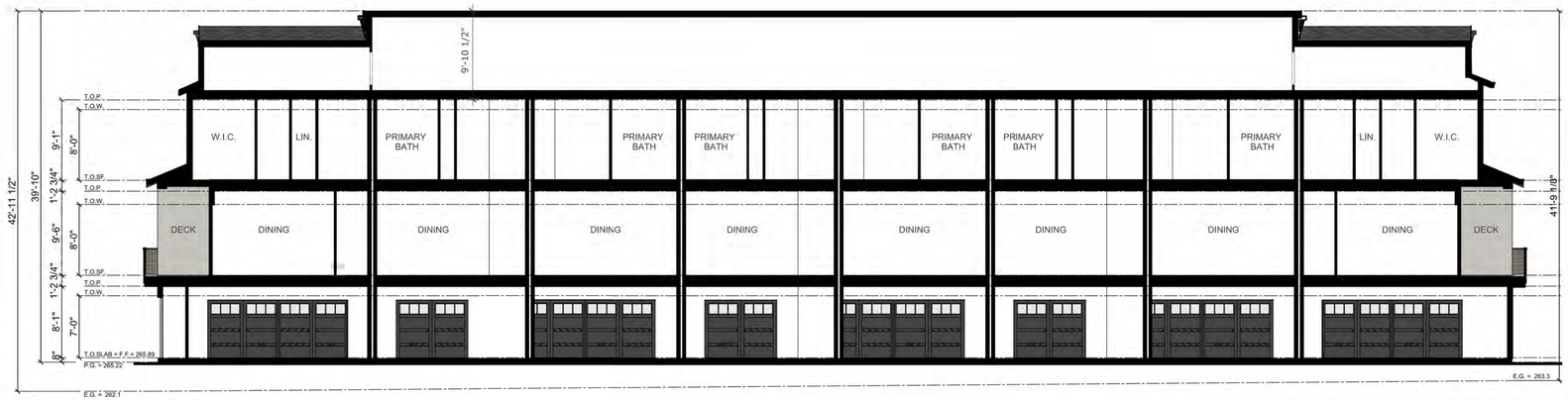
8 PLEX - RIGHT ELEVATION



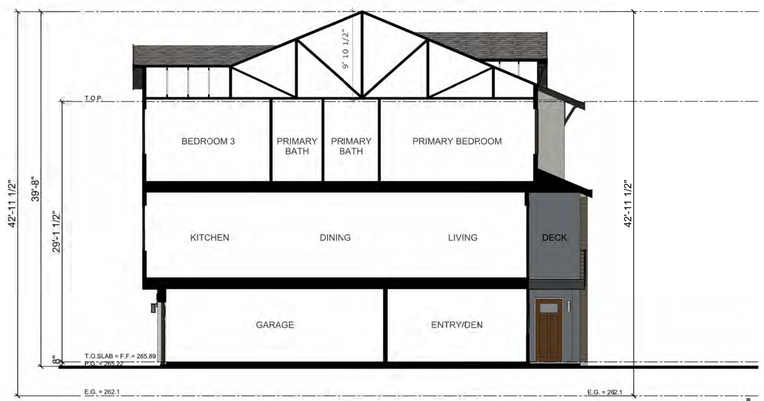
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 2

8-PLEX-ELEVATION A

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7 PLEX - FRONT ELEVATION



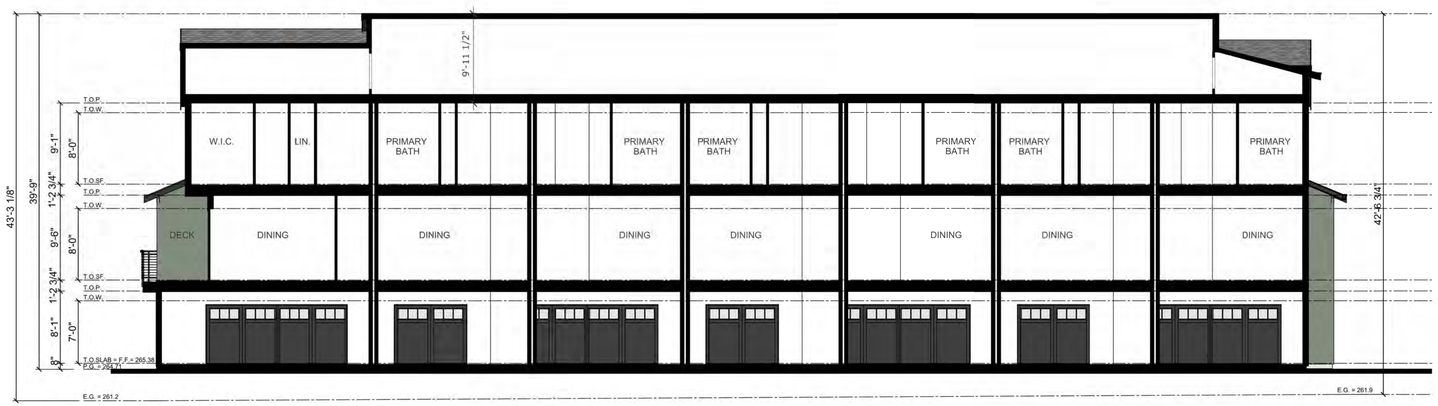
7 PLEX - RIGHT ELEVATION



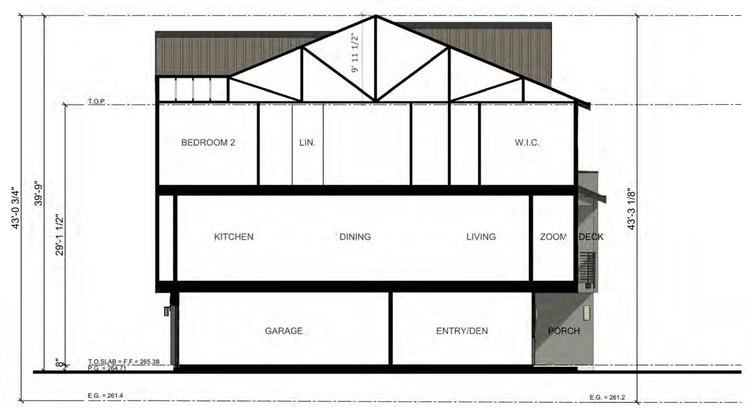
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 3

7-PLEX-ELEVATION B

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7 PLEX - FRONT ELEVATION



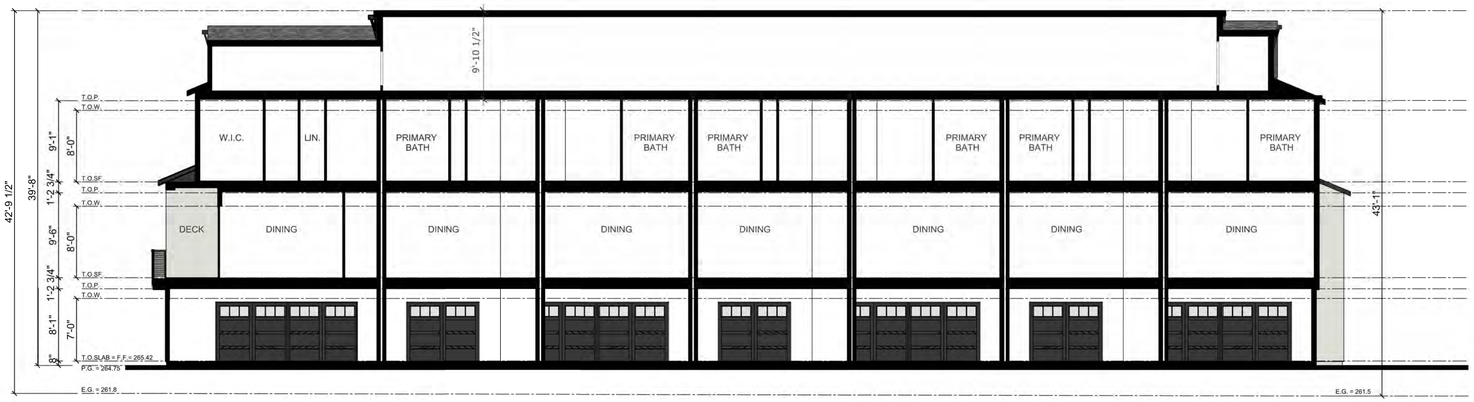
7 PLEX - RIGHT ELEVATION



7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 4

7-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



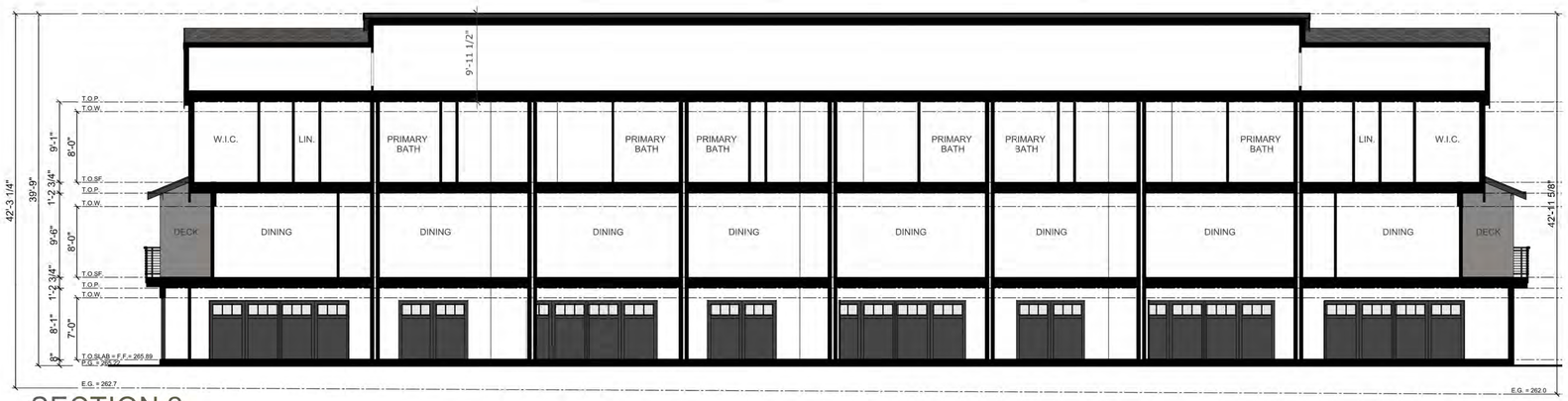
8 PLEX - RIGHT ELEVATION



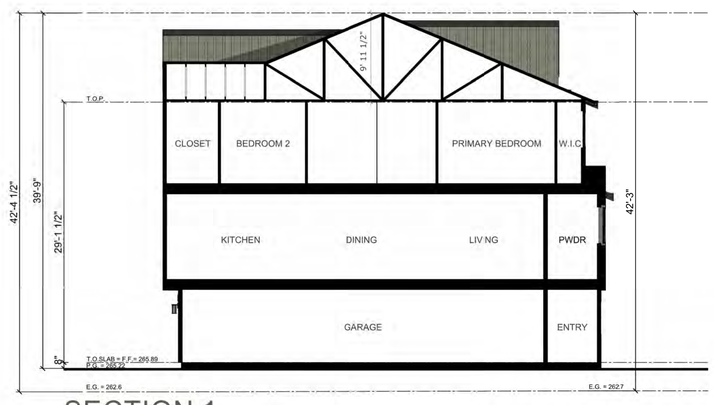
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 5

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



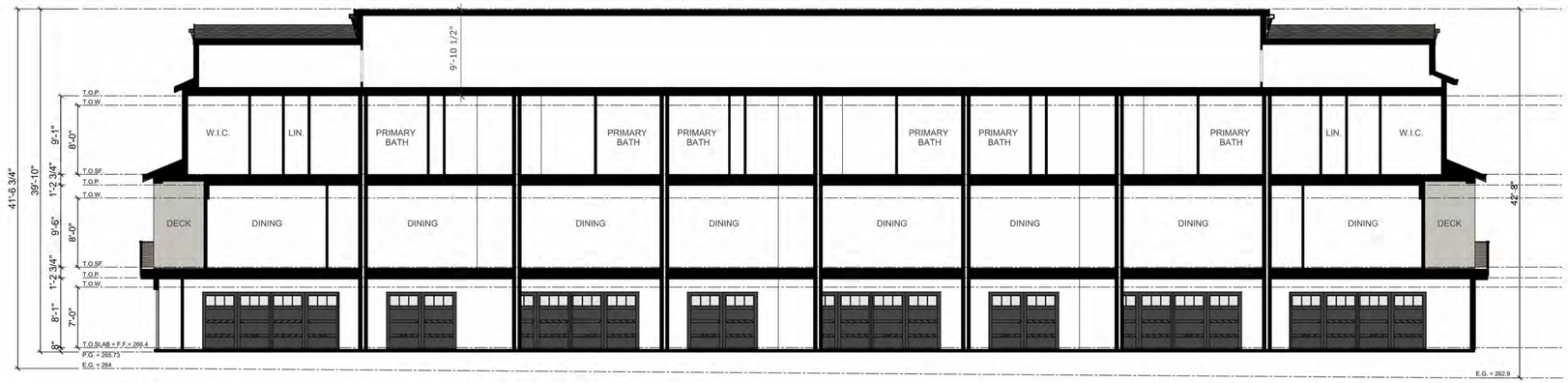
8 PLEX - RIGHT ELEVATION



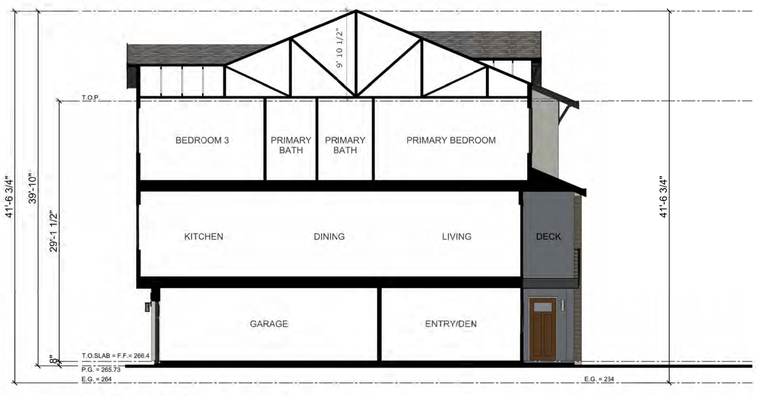
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 6

8-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



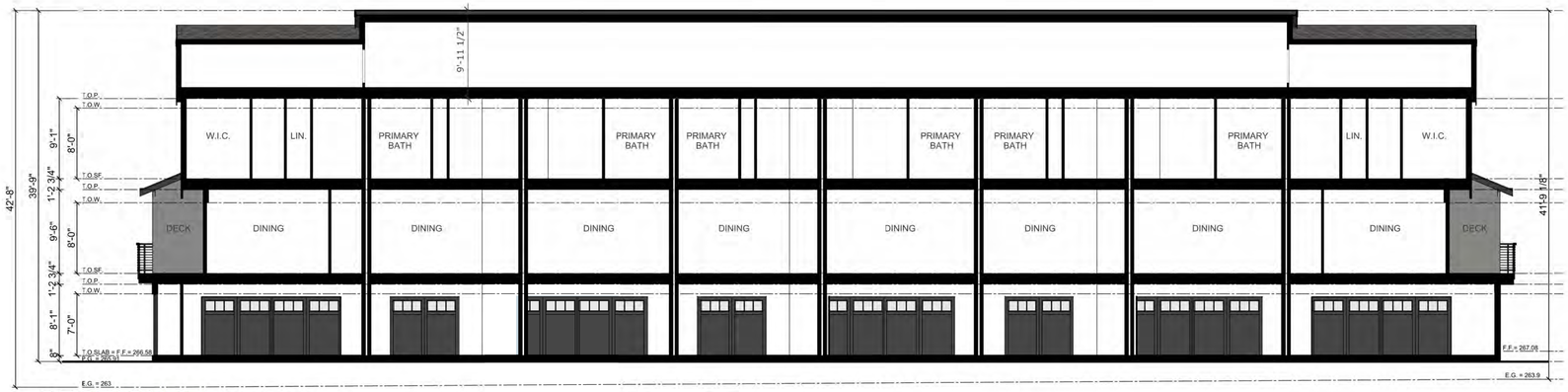
8 PLEX - RIGHT ELEVATION



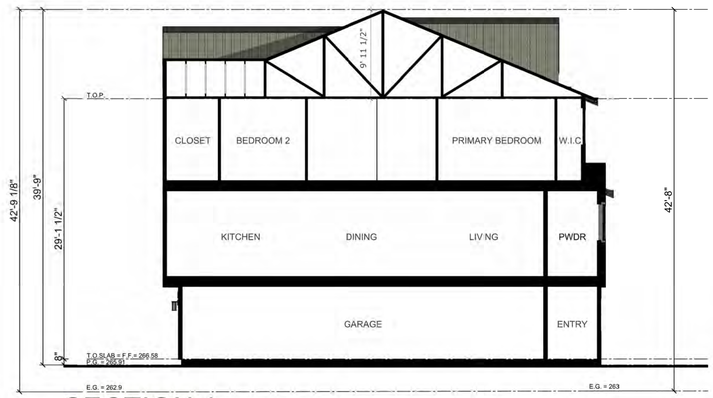
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 7

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



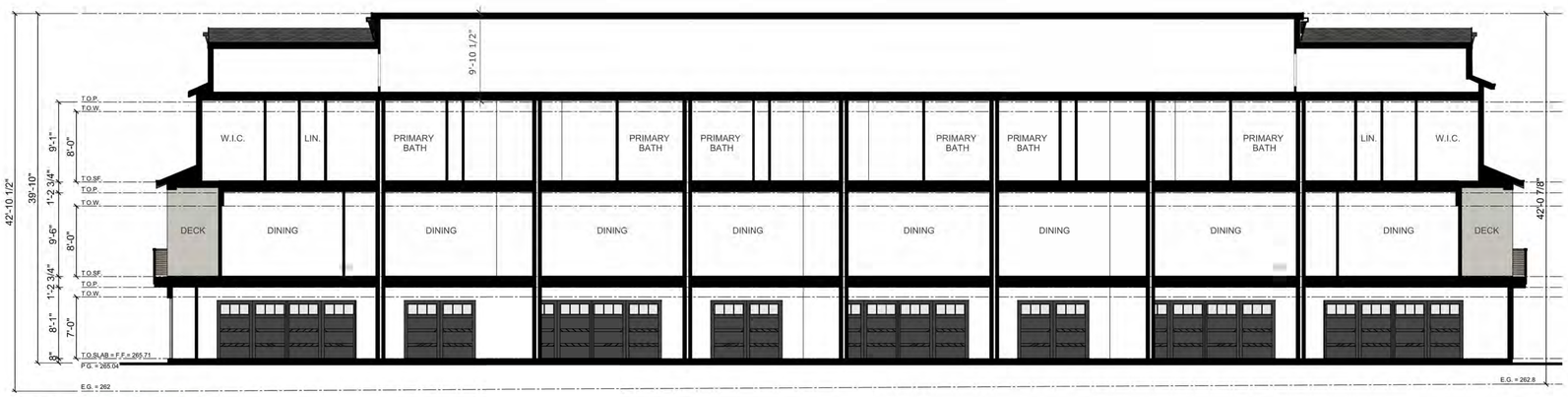
8 PLEX - RIGHT ELEVATION



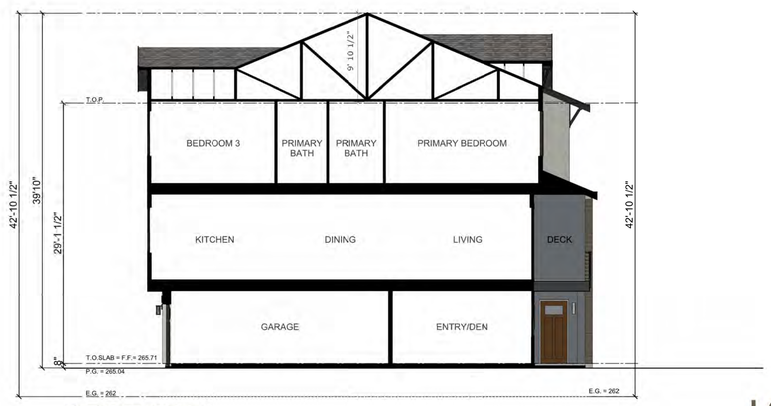
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 8

8-PLEX-ELEVATION A

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7 PLEX - FRONT ELEVATION



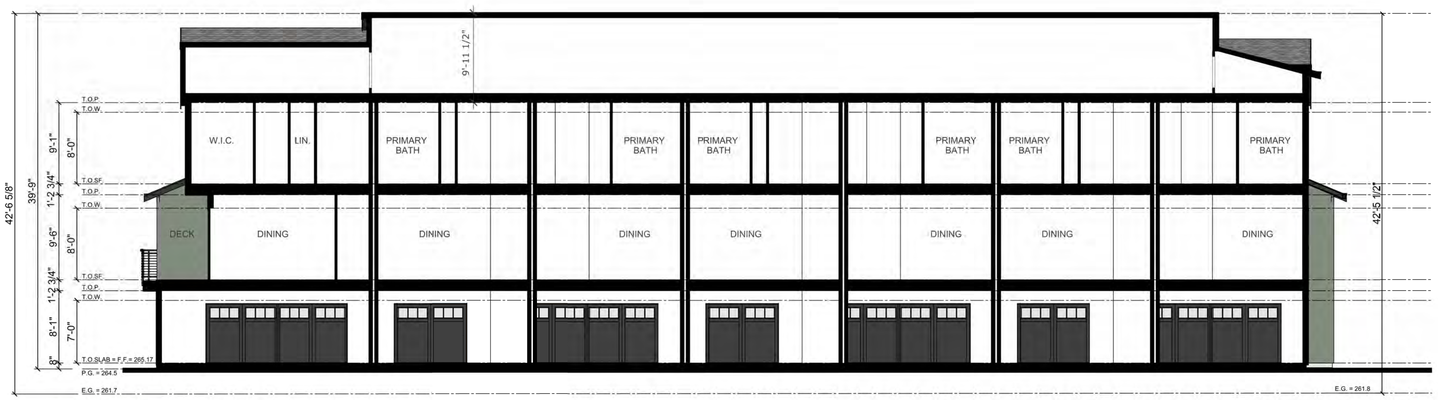
7 PLEX - RIGHT ELEVATION



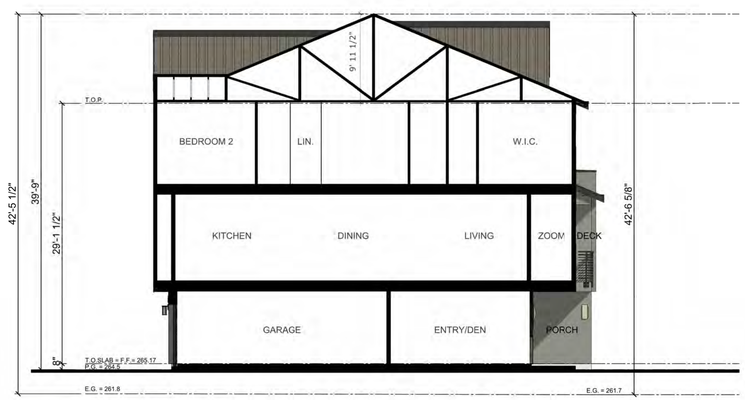
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 9

7-PLEX-ELEVATION B

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7 PLEX - FRONT ELEVATION



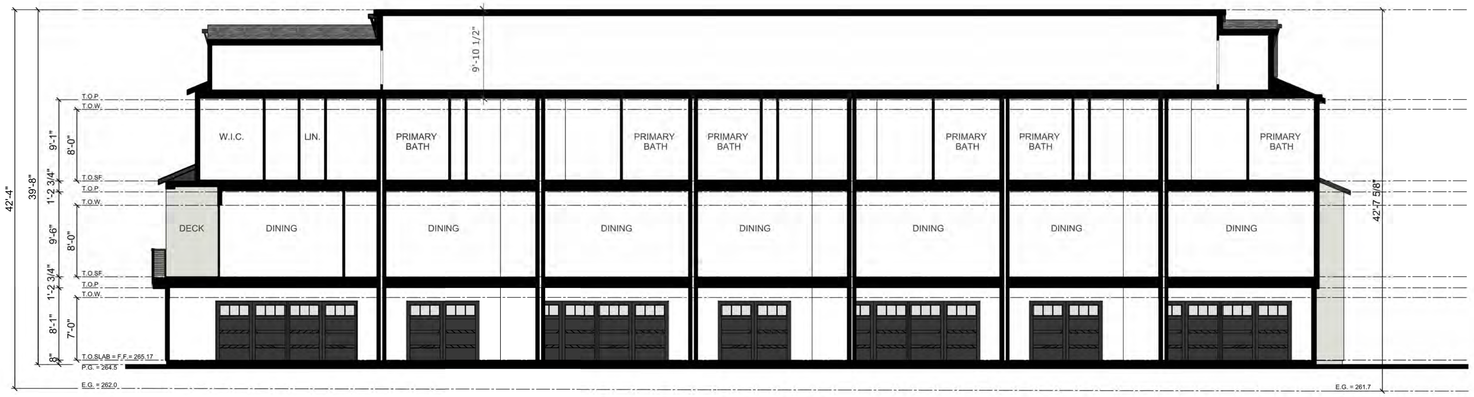
7 PLEX - RIGHT ELEVATION



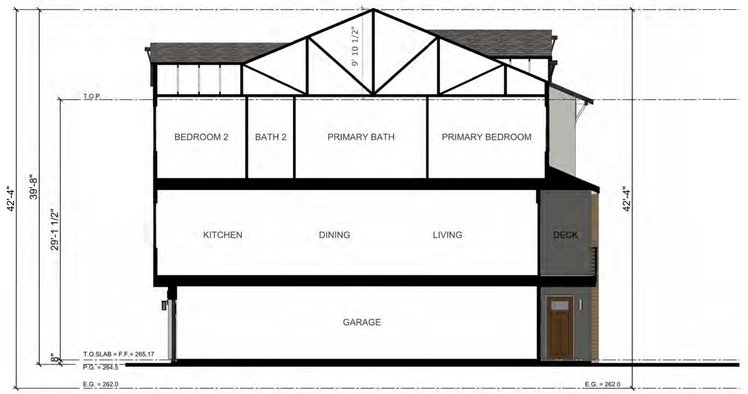
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 10

7-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



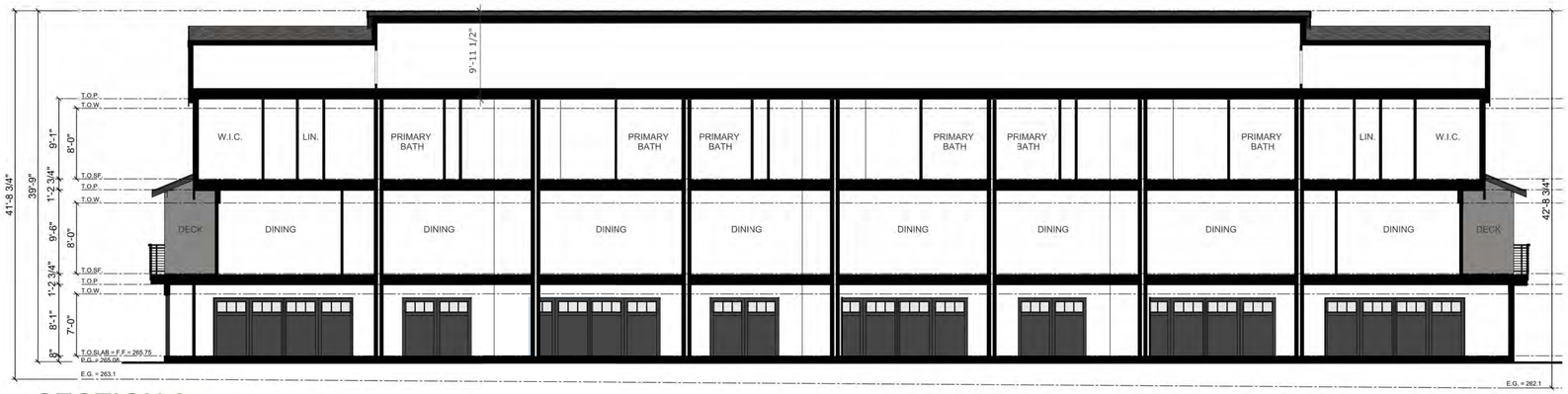
8 PLEX - RIGHT ELEVATION



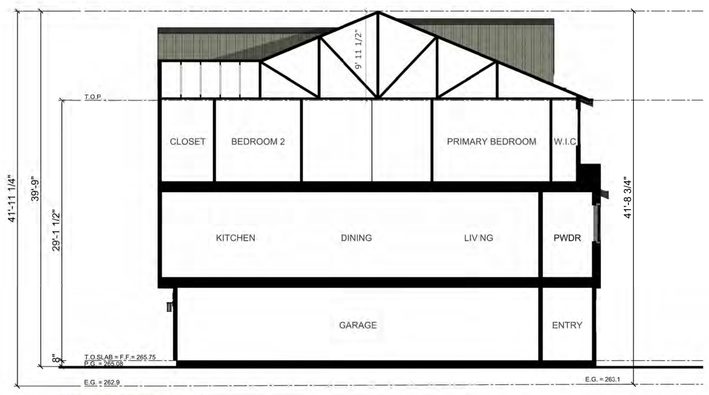
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 11

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



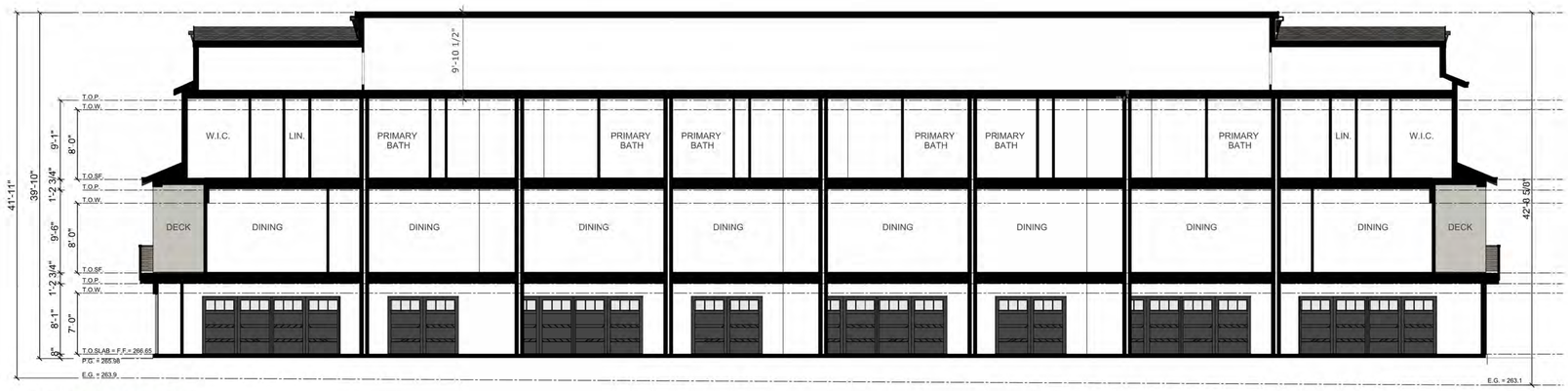
8 PLEX - RIGHT ELEVATION



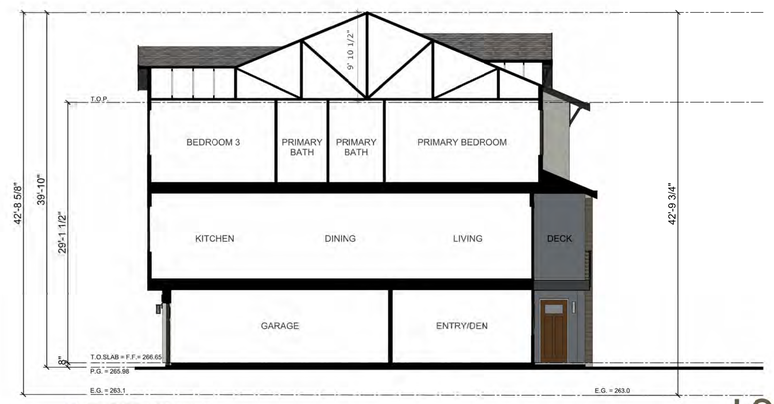
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 12

8-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



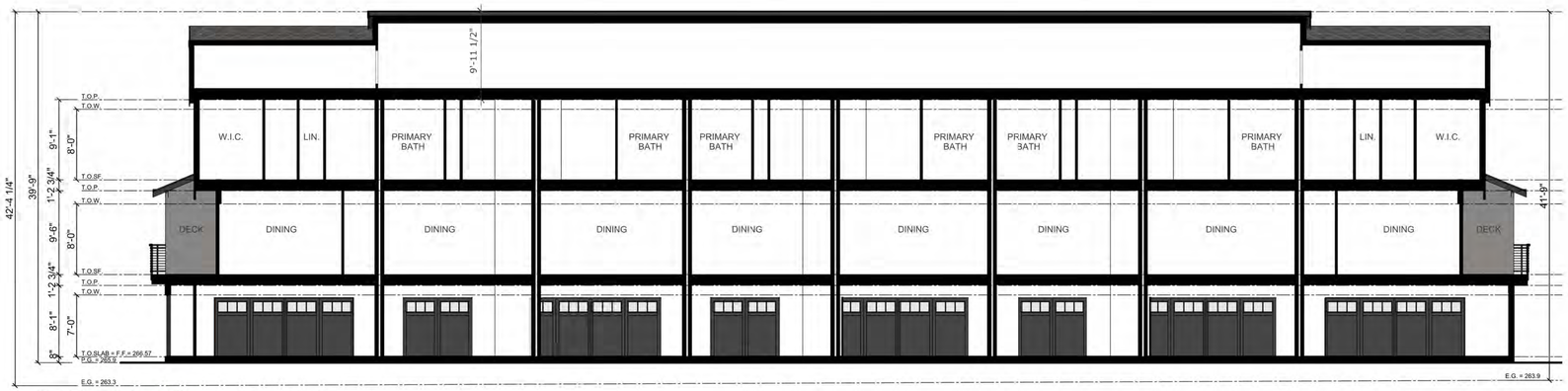
8 PLEX - RIGHT ELEVATION



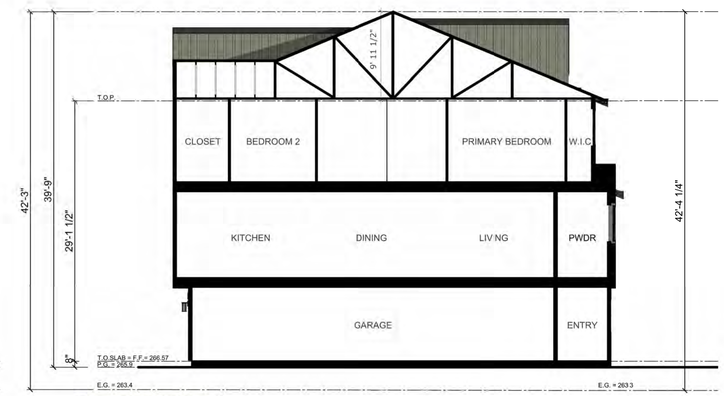
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 13

8-PLEX-ELEVATION B

14789 Oka Road

LOS GATOS, CA | URBAN CATALYST, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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GIACALONE DESIGN SERVICES, INC.

SHEET A.51

0 8 16 32

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8 PLEX - FRONT ELEVATION



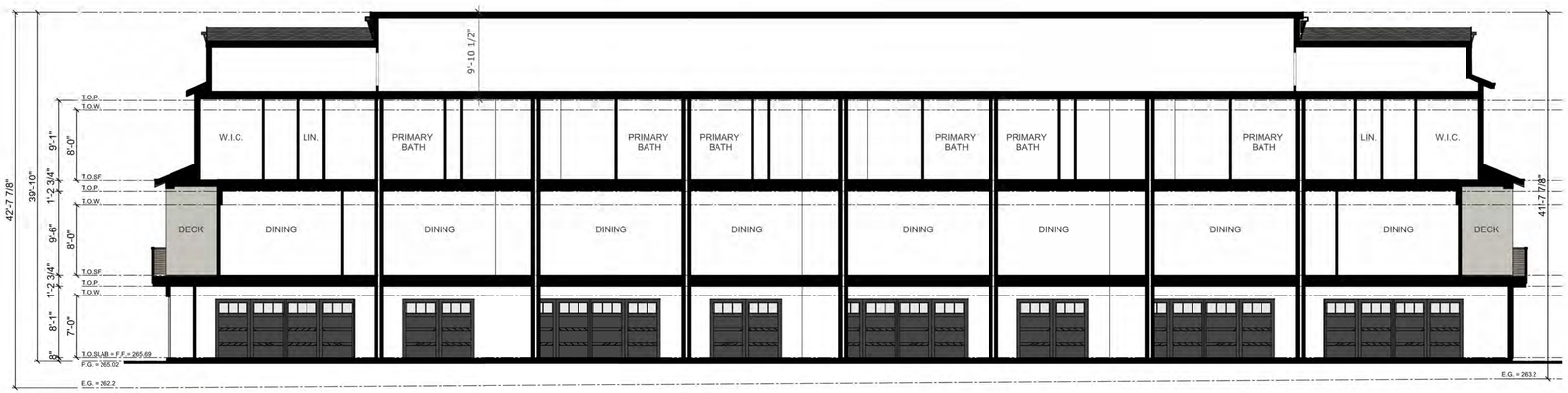
8 PLEX - RIGHT ELEVATION



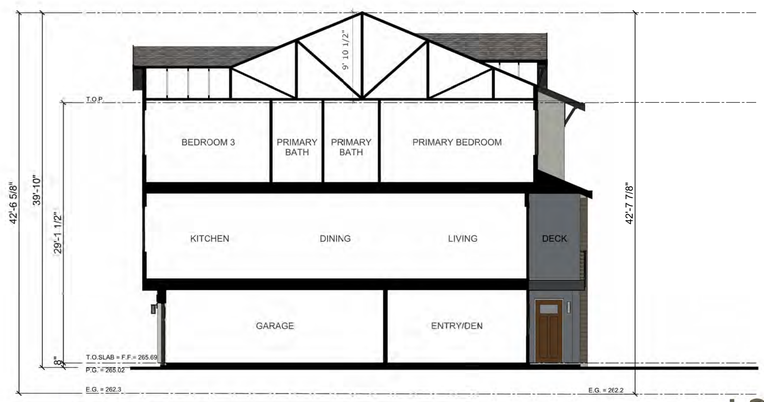
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 14

8-PLEX-ELEVATION A

14789 Oka Road

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7 PLEX - FRONT ELEVATION



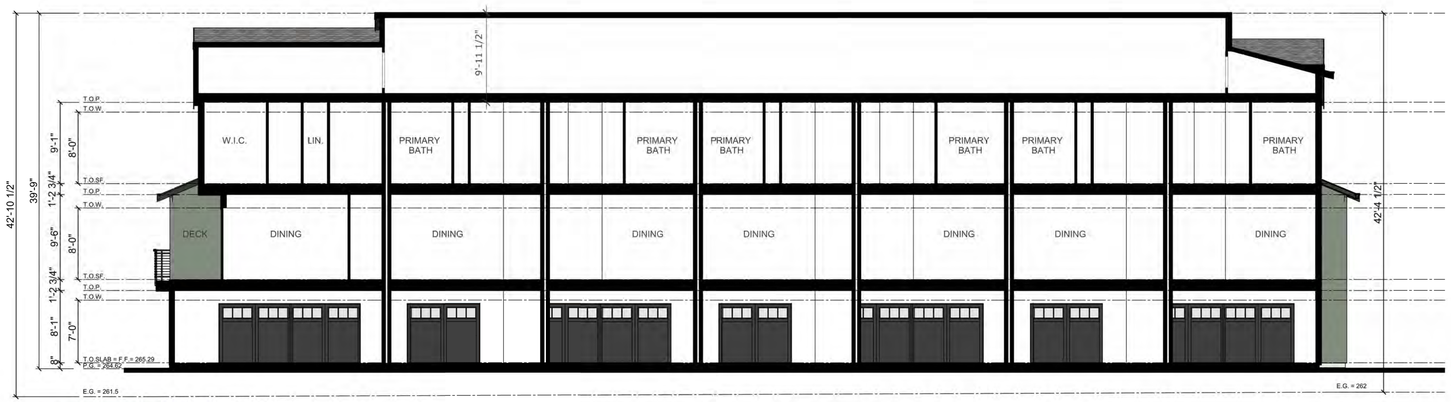
7 PLEX - RIGHT ELEVATION



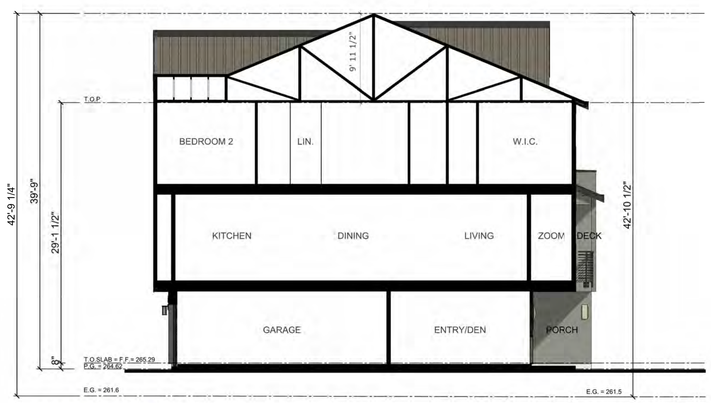
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 15

7-PLEX-ELEVATION B

14789 Oka Road

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7 PLEX - FRONT ELEVATION



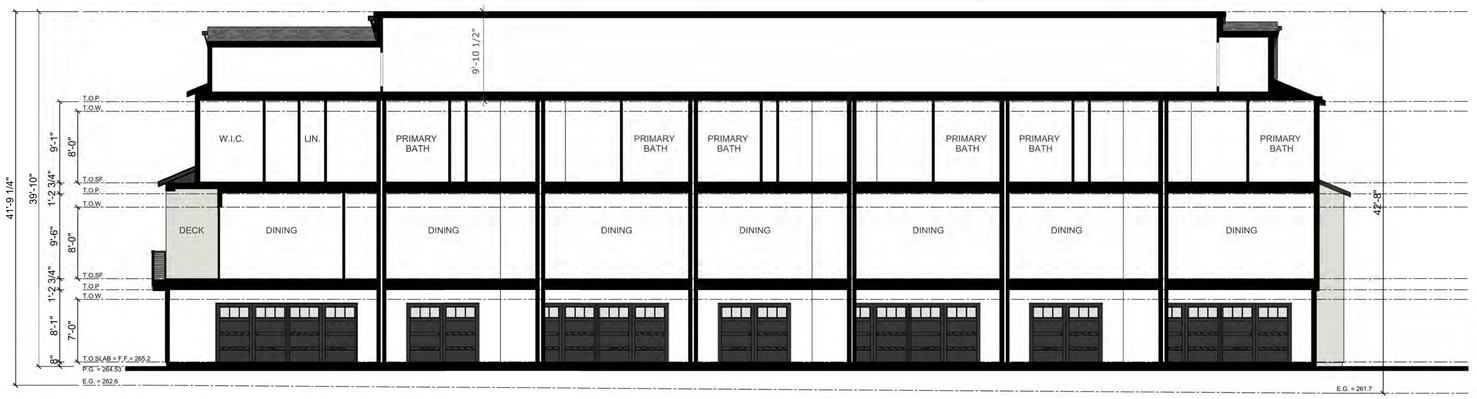
7 PLEX - RIGHT ELEVATION



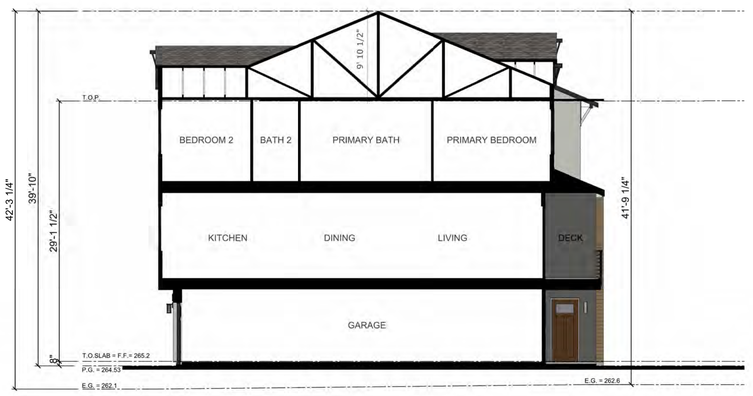
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 16

7-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



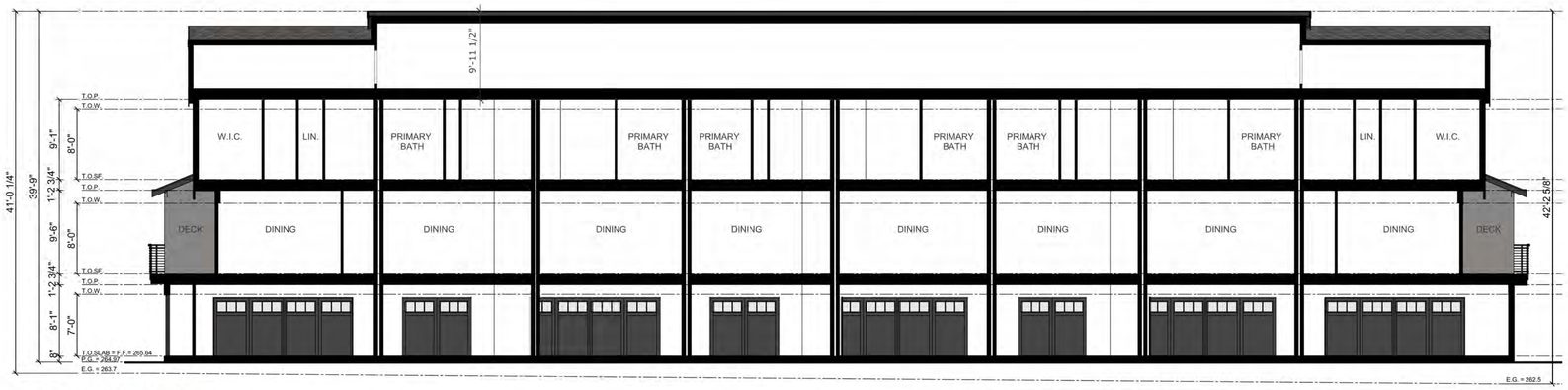
8 PLEX - RIGHT ELEVATION



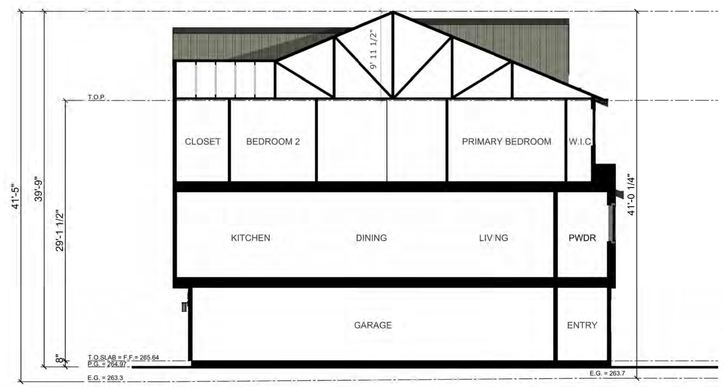
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 17

8-PLEX-ELEVATION B

14789 Oka Road

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8 PLEX - FRONT ELEVATION



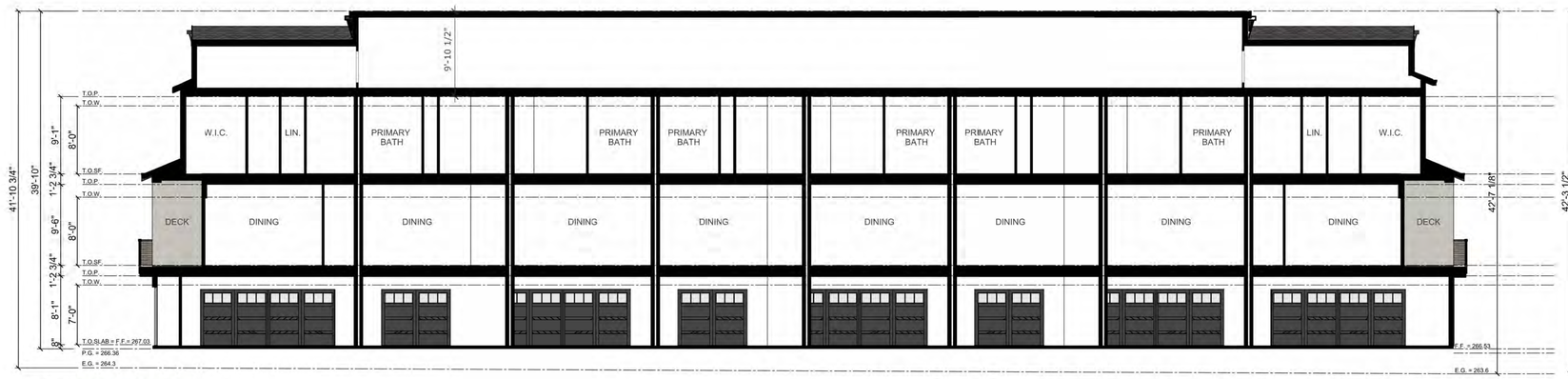
8 PLEX - RIGHT ELEVATION



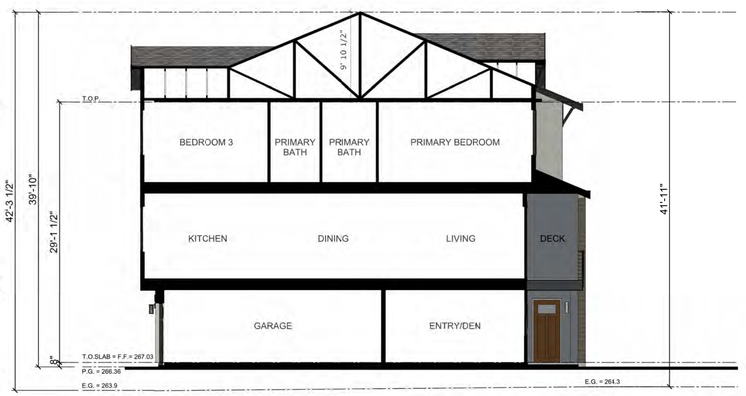
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 18

8-PLEX-ELEVATION A

14789 Oka Road

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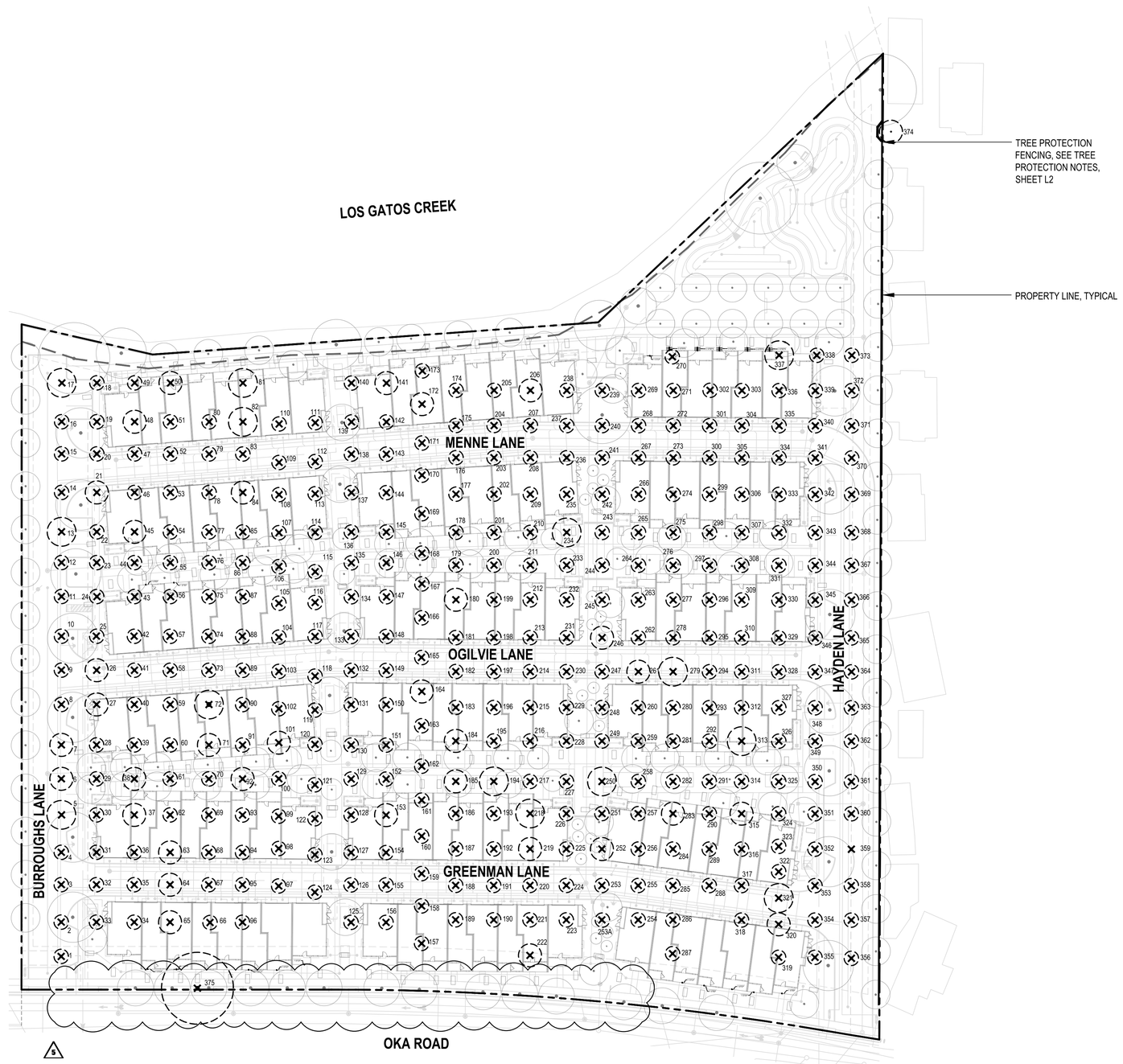
GIACALONE DESIGN SERVICES, INC.

SHEET A.56

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EXISTING TREE LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×
TREE TO REMAIN AND PROTECT	•
TREE PROTECTION FENCING	—
PROPOSED TREE, SIZE AND SPECIES VARIES, SEE LANDSCAPE PLAN	•

EXISTING TREE SUMMARY

DESCRIPTION	QUANTITY
TREES IN ARBORIST REPORT	376
TREES TO REMAIN AND PROTECT	1
PROTECTED TREES TO BE REMOVED	3
NON-PROTECTED TREES TO BE REMOVED	372

TREE REPLACEMENT RATIOS

TREE TYPE	CANOPY SIZE	QTY REMOVED	RATIO	QTY REQUIRED
NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	1	6:1	6 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
NON-NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	0	6:1	0 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
	TRUNK DIA	QTY REMOVED	RATIO	QTY REQUIRED
ORCHARD	<18"	372	NONE	0
	≥18"	2	3:1	6 - 24" BOX

TREE MITIGATION SUMMARY

DESCRIPTION	QUANTITY	SIZE
MITIGATION TREES REQUIRED	12	24" BOX
	0	36" BOX
PROPOSED ON-SITE TREES	203	15 GALLON
	0	24" BOX
PROPOSED STREET TREES	14	15 GALLON
	0	24" BOX

NOTES:

1. SEE SHEET L2 - L3 FOR TREE EVALUATION SUMMARY.
2. TRUNK DIAMETER IS MEASURED AT 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF THE TREE.
3. IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
4. SEE ARBORIST REPORT BY DAVID BECKHAM, CERTIFIED ARBORIST WE-10724A, DATED JUNE 28, 2024.
5. THERE ARE NO STREET TREES PROPOSED TO BE REMOVED.
6. 100 PERCENT OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION AND SOIL RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST.
7. TREE PROTECTION WARNING SIGN SHALL BE ON EACH TREE PROTECTION FENCING. WARNING SIGN SHALL BE 8 1/2" X 11" SIGN STATING "WARNING- TREE PROTECTION ZONE- THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

© HMH

TREE PROTECTION AND MITIGATION PLAN

L1

S:\PROJECTS\684300\LA\PLANNING\684300LPD.DWG

PLOTTED: 8/8/2025 10:36 AM

Arborist Report & Tree Protection Plan

KIELTY
ARBORISTS SERVICES LLC

EVALUATION FIELDS

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (H.) / Canopy Spread (S.):	**Trunk (ts.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	**# .D. 15 Times the Diameter (D.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	**Tree Health Ratings:**
Poor: Major unconcretable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some unconcretable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset, likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:
Very Poor — 1-29
Poor — 30-49
Fair — 50-69
Good — 70-89
Excellent — 90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (ts.)	If more than 1 Trunk, Total Diameter	Height (H.) / Canopy Spread (S.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Recommended Trees (24" box)	Summary
1	(R)	-	**English walnut**	*Juglans regia*	1-1	2	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
2	(R)	-	**English walnut**	*Juglans regia*	2.1	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
3	(R)	-	**English walnut**	*Juglans regia*	5-4.2-4	11.2	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
4	(R)	-	**English walnut**	*Juglans regia*	3.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
5	(R)	-	**English walnut**	*Juglans regia*	6-8	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
6	(R)	-	**English walnut**	*Juglans regia*	3-3	8	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
7	(R)	-	**English walnut**	*Juglans regia*	7-5.3	12.3	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
8	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
9	(R)	-	**English walnut**	*Juglans regia*	3.8	-	12/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
10	(R)	-	**English walnut**	*Juglans regia*	5.8	-	14/12	Poor	Poor	Poor	0%	-	**DEAD.**
11	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Poor	Poor	Fair	30%	-	Decay at root crown.
12	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10.8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
13	(R)	-	**English walnut**	*Juglans regia*	6-5	11	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
14	(R)	-	**English walnut**	*Juglans regia*	6.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
15	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
16	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
17	(R)	(P)	**English walnut**	*Juglans regia*	8-4.8-7.2	20	15/20	Fair	Good	Good	70%	3	Orchard tree, well maintained for walnut production
18	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
19	(R)	-	**English walnut**	*Juglans regia*	9.0	-	14/12	Fair	Fair	Fair	50%	-	Limb at 3' removed in the past with associated decay.
20	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/10	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
21	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Poor	Fair	30%	-	A large scar on a limb.
22	(R)	-	**English walnut**	*Juglans regia*	5.0	-	10/10	Poor	Fair	Fair	30%	-	Poor vigor.
23	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
24	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
25	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
26	(R)	-	**English walnut**	*Juglans regia*	8.0	-	12/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
27	(R)	-	**English walnut**	*Juglans regia*	7.5	-	12/14	Fair-poor	Poor	Fair	30%	-	Decay at grade.
28	(R)	-	**English walnut**	*Juglans regia*	7.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
29	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
30	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
31	(R)	-	**English walnut**	*Juglans regia*	3.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
32	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
33	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
34	(R)	-	**English walnut**	*Juglans regia*	5.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
35	(R)	-	**English walnut**	*Juglans regia*	4-3	7	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
36	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
37	(R)	-	**English walnut**	*Juglans regia*	7.4	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
38	(R)	-	**English walnut**	*Juglans regia*	4-5	9	12./14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
39	(R)	-	**English walnut**	*Juglans regia*	6.5	-	10/8	Poor	Poor	Poor	0%	-	**DEAD**
40	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
41	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
42	(R)	-	**English walnut**	*Juglans regia*	6.4	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
43	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
44	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
45	(R)	-	**English walnut**	*Juglans regia*	8.1	-	15/16	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
46	(R)	-	**English walnut**	*Juglans regia*	5.6	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
47	(R)	-	**English walnut**	*Juglans regia*	5.8	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
48	(R)	-	**English walnut**	*Juglans regia*	9.2	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
49	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
50	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
51	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
52	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
53	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
54	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
55	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
56	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
57	(R)	-	**English walnut**	*Juglans regia*	3.8	-	4/0	Poor	Poor	Poor	0%	-	**DEAD, Standing stump.**
58	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
59	(R)	-	**English walnut**	*Juglans regia*	3-3	6	8/5	Poor	Poor	Poor	0%	-	**DEAD**
60	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
61	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/10	Poor	Poor	Poor	20%	-	Poor vigor, lit decline.
62	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
63	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
64	(R)	(P)	**English walnut**	*Juglans regia*	18.3	-	16/16	Poor	Poor	Poor	20%	3	Poor vigor, abundance of dead wood, in severe decline, history of limb loss.
65	(R)	-	**English walnut**	*Juglans regia*	9.7	-	15/15	Fair	Fair	Poor	50%	-	Suppressed by oak.
66	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
67	(R)	-	**English walnut**	*Juglans regia*	5.1	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
68	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
69	(R)	-	**English walnut**	*Juglans regia*	4.3-3.7	8	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
70	(R)	-	**English walnut**	*Juglans regia*	5.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
71	(R)	-	**English walnut**	*Juglans regia*	8.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
72	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
73	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
74	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
75	(R)	-	**English walnut**	*Juglans regia*	3-2	5	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
76	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
77	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
78	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
79	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
80	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
81	(R)	-	**English walnut**	*Juglans regia*	12.1	-	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
82	(R)	-	**English walnut**	*Juglans regia*	6.5-6.5	13	18/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
83	(R)	-	**English walnut**	*Juglans regia*	2.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
84	(R)	-	**English walnut**	*Juglans regia*	16.1	-	18/15	Fair-poor	Poor	Fair	30%	-	Root rot observed.
85	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
86	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
87	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
88	(R)	-	**English walnut**	*Juglans regia*	2-2	4	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
89	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
90	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10.7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
91	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
92	(R)	-	**English walnut**	*Juglans regia*	7-6	13	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
93	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
94	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Poor	Poor	Fair	30%	-	History of limb loss, dead wood observed.
95	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
96	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
97	(R)	-	**English walnut**	*Juglans regia*	7.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
98	(R)	-	**English walnut**	*Juglans regia*	5.2-4.5	9.7	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
99	(R)	-	**English walnut**	*Juglans regia*	2.3	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
100	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
101	(R)	-	**English walnut**	*Juglans regia*	7.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
102	(R)	-	**English walnut**	*Juglans regia*	6.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
103	(R)	-	**English walnut**	*Juglans regia*	5.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
104	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
105	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
106	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
107	(R)	-	**English walnut**	*Juglans regia*	3.6	-	10/6	Poor	Poor	Poor	0%	-	**DEAD**
108	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Fair	Fair	50%	-	Damage to trunk.
109	(R)	-	**English walnut**	*Juglans regia*	5.7	-	10/10	Poor	Poor	Fair	30%	-	Dead wood, limb loss, in decline.
110	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
111	(R)	-	**English walnut**	*Juglans regia*	9.1	-	14/12	Poor	Poor	Poor	30%	-	Codominant at 6' with actively splitting union.
112	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
113	(R)	-	**English walnut**	*Juglans regia*	6.5	-	12/10	Poor	Poor	Fair	30%	-	Failed limbs with associated decay
114	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
115	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
116	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
117	(R)	-	**English walnut**	*Juglans regia*	0.5	-	4/1	Poor	Poor	Poor	30%	-	In decline
118	(R)	-	**English walnut**	*Juglans regia*	4-4	8	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
119	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
120	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
121	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
122	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
123	(R)	-	**English walnut**	*Juglans regia*	1.5	-	4-Jun	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
124	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
125	(R)	-	**English walnut**	*Juglans regia*	1.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
126	(R)	-	**English walnut**	*Juglans regia*	5.8	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
127	(R)	-	**English walnut**	*Juglans regia*	2-3	5	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
128	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
129	(R)	-	**English walnut**	*Juglans regia*	3.5-2.5	6	10/10	Poor	Poor	Poor	30%	-	In decline.
130	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
131	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
132	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
133	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
134	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
135	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
136	(R)	-	**English walnut**	*Juglans regia*	1.5	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
137	(R)	-	**English walnut**	*Juglans regia*	2.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
138	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
139	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
140	(R)	-	**English walnut**	*Juglans regia*	2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
141	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
142	(R)	-	**English walnut**	*Juglans regia*	6.9	-	12/12	Poor	Poor	Poor	10%	-	Nearly dead.
143	(R)	-	**English walnut**	*Juglans regia*	4.1	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
144	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
145	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
146	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
147	(R)	-	**English walnut**	*Juglans regia*	4.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
148	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
149	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
150	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
151	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
152	(R)	-	**English walnut**	*Juglans regia*	2.5	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
153	(R)	-	**English walnut**	*Juglans regia*	8.2	-	13/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
154	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
155	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/12	Fair	Poor	Fair	45%	-	Decay at root crown
156	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
157	(R)	-	**English walnut**	*Juglans regia*	1.2	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
158	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
159	(R)	-	**English walnut**	*Juglans regia*	3.5	-	3/0	Poor	Poor	Poor	0%	-	**DEAD, standing stump**
160	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
161	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/12	Poor	Poor	Poor	0%	-	**DEAD**
162	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
163	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
164	(R)	-	**English walnut**	*Juglans regia*	9.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
165	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
166	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
167	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
168	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
169	(R)	-	**English walnut**	*Juglans regia*	5.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
170	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
171	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
172	(R)	-	**English walnut**	*Juglans regia*	8.2	-	14/14	Fair-poor	Fair	Fair	50%	-	Dead wood.
173	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
174	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
175	(R)	-	**English walnut**	*Juglans regia*	4.0	-	14/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
176	(R)	-	**English walnut**	*Juglans regia*	1.0	-	10/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
177	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
178	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
179	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
180	(R)	-	**English walnut**	*Juglans regia*	8.6	-	15/15	Poor	Fair	Fair	40%	-	Dead wood.
181	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
182	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
183	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
184	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
185	(R)	-	**English walnut**	*Juglans regia*	7.7	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
186	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
187	(R)	-	**English walnut**	*Juglans regia*	4.9	-	12/10	Poor	Poor	Fair	30%	-	Decay at root crown, dead wood.
188	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
189	(R)	-	**English walnut**	*Juglans regia*	5.3	-	10/10	Poor	Poor	Poor	0%	-	**DEAD**
190	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
191	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
192	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
193	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
194	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
195	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
196	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
197	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

(Ord. No. 2240, § I(Exh. B), 6-2-15)

Tree Protection

Typically there are three different tree protection schemes which are called Type I, Type II and Type III trunk protection only (Figures 1, 2, and 3). Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K. and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Figure 3).

Both the ISA *Best Management Practices: Root Management*, 2017 and ISA *Best Management Practices: Managing trees during construction, second edition*, 2016 indicate linear cuts should be beyond six times the trunk diameter distance when affected on only one side.

Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve.

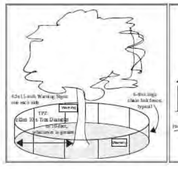


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter.

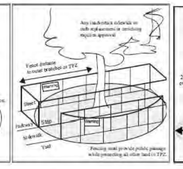


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree.

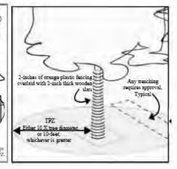


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If other than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition Rating (%)	Number of Replacement Trees per Tree	Summary
288	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
289	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
290	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
291	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
292	(R)	-	**English walnut**	*Juglans regia*	4.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
293	(R)	-	**English walnut**	*Juglans regia*	4.2	-	10/10	Fair	Poor	Fair	45%	-	Decay at root crown
294	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
295	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
296	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
297	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
298	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
299	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
300	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
301	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
302	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
303	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
304	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
305	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
306	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
307	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
308	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
309	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
310	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
311	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
312	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
313	(R)	-	**English walnut**	*Juglans regia*	6-6.5	12.5	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
314	(R)	-	**English walnut**	*Juglans regia*	4.3	-	14/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
315	(R)	-	**English walnut**	*Juglans regia*	4-4-4	12	14/14	Poor	Fair	Fair	45%	-	Dead wood
316	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
317	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
318	(R)	-	**English walnut**	*Juglans regia*	7.3	-	15/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
319	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
320	(R)	-	**English walnut**	*Juglans regia*	6.7	-	14/14	Fair	Good	Good	69%	-	Undermined by ground squirrels
321	(R)	-	**English walnut**	*Juglans regia*	13.2	-	20/20	Poor	Poor	Fair	45%	-	Large codominant leader failure in past
322	(R)	-	**English walnut**	*Juglans regia*	6.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
323	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
324	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
325	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
326	(R)	-	**English walnut**	*Juglans regia*	4.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
327	(R)	-	**English walnut**	*Juglans regia*	4.2	-	8/6	Poor	Poor	Fair	30%	-	In decline, decay at root crown.
328	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
329	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
330	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
331	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
332	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
333	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
334	(R)	-	**English walnut**	*Juglans regia*	6.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
335	(R)	-	**English walnut**	*Juglans regia*	5.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
336	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
337	(R)	-	**English walnut**	*Juglans regia*	13.3	-	15/20	Fair	Poor	Poor	20%	-	Decay at root crown
338	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
339	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
340	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
341	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
342	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
343	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
344	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
345	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
346	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
347	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
348	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
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350	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
351	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
352	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
353	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
354	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
355	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
356	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
357	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
358	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
359	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
360	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
361	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
362	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
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364	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
365	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
366	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
367	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
368	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
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370	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
371	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
372	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
373	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
374*	(P)	(P)	**Mulberry**	*Morus alba*	10.0	-	18/15	Fair	Poor	Fair	50%	-	Topped in past. 4' from property line.
375	(R)	(P)	**Coast live oak**	*Quercus agrifolia*	52.0	-	40/50	Good	Fair	Good	70%	6	Codominant at 10' with fair attachments, 10' from road, dense canopy, recommended minor crown reduction pruning. **LARGE PROTECTED TREE**

* - **Indicates a neighboring tree**

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
4	8/15/25	PER CITY COMMENTS
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	NONE

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TREE EVALUATION TABLE AND NOTES

L3

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COMMUNITY RECREATIONAL OPEN SPACE BOUNDARY, TYPICAL

REQUIRED COMMUNITY RECREATIONAL OPEN SPACE: 13,800 SF

RECREATIONAL OPEN SPACE:

NATURE WALK AREA:	10,664 SF
COMMUNITY OPEN SPACE AREAS:	4,165 SF
PASEO SEATING AREAS:	7,468 SF
SUBTOTAL (COMMON):	22,297 SF

TOTAL COMMUNITY RECREATIONAL OPEN SPACE PROVIDED: 22,297 SF

PROPOSED PERCENTAGE OF LANDSCAPING IN THE 25' FRONT SETBACK: 42.5%

LANDSCAPE AREA:	6,375 SF
TOTAL AREA:	15,000 SF



LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
LOW WALL AND BUILT IN-BENCH	
SITE FURNISHING	
FIRE PIT	
SPECIMEN BOULDER	
PERVIOUS SYNTHETIC LAWN	
CONCRETE PAVING	
DECOMPOSED GRANITE	
PERVIOUS PAVERS	
WOOD BOARDWALK	
PLANTING AREA	
BIOTREATMENT AREA	

TREE LEGEND

BOTANICAL NAME	SYMBOL
ARBUTUS MENZIESII	
CERCIS OCCIDENTALIS	
GINKGO BILOBA 'PRINCETON SENTRY'	
MORELLA CALIFORNICA	
PARKINSONIA MICROPHYLLA	
PRUNUS ILICIFOLIA	
QUERCUS AGRIFOLIA	
QUERCUS KELLOGGII	
QUERCUS LOBATA	

NOTES:
1. SEE SHEET L5 FOR PLANTING LEGEND AND NOTES.
2. SEE SHEET L6 FOR CONCEPTUAL FURNISHINGS, MATERIALS LIST, AND DETAIL.
3. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
4. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER.
5. BIOTREATMENT PLANTING AREAS SHALL RECEIVE 3" NONFLOTABLE MULCH.
6. PLANTS WITHIN BIOTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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Land Planning
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Utility Design
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Stormwater Compliance

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14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
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1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

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LANDSCAPE PLAN

L4

S:\PROJECTS\6843\00\LA\PLANNING\684300LPD.DWG

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PLANTING NOTES

1. TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1,400 CUBIC FEET FOR MEDIUM TREES, 2,100 CUBIC FEET FOR LARGE TREES.
2. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.
3. ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4. PLANTS WITHIN BIORTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDICX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7. PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
9. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
10. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
11. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12. TREES TO BE PLANTED MINIMUM 6' FROM UNDERGROUND UTILITIES.
13. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. CONTRACTOR MUST CONTACT THE TOWN ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
15. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.
17. THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES OR BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNELS/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-TROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIOTREATMENT AREAS.

PLANTING LEGEND

TREE LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES
	8	ARBUTUS MENZIESII	PACIFIC MADRONE	15 GALLON	60' x 30'	L	
	10	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	15' x 15'	L	
	110	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GALLON	45' x 25'	M	
	24	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	15 GALLON	20' x 10'	M	
	16	PARKINSONIA MICROPHYLLA	YELLOW PALOVERDE	15 GALLON	30' x 20'	VL	
	14	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GALLON	30' x 25'	L	
	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	70' x 40'	VL	
	17	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GALLON	80' x 35'	L	
	3	QUERCUS LOBATA	VALLE OAK	15 GALLON	70' x 60'	L	

PLANTING LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GALLON	2' x 2'	L	
		ARTEMISIA CALIFORNICA 'MONTARA'	MONTARA SAGEBRUSH	1 GALLON	2' X 4'	L	
		ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	1' x 4'	L	
		BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	2' x 6'	L	
		ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GALLON	4' X 4'	L	
		ERIGONUM GRANDE VAR. RUBESCENS	RED-FLOWERED BUCKWHEAT	1 GALLON	1.5' x 3'	L	
		IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	3' X 3'	L	
		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' x 3'	L	
		MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3' X 3'	L	
		NEPETA X FAASSENII	CATMINT	1 GALLON	1' X 2'	L	
		PENSTEMON 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GALLON	2' X 2'	L	
		PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GALLON	3' X 3'	L	
		SALVIA CLEVELANDII	CELEVELAND SAGE	1 GALLON	4' X 8'	L	
		SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GALLON	2' x 3'	L	

BIOTREATMENT LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	
		CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3' x 4'	L	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' x 2'	L	
		MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	3' x 3'	VL	

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5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
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2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	NONE

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PLANTING LEGEND AND NOTES

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FURNITURE LIST

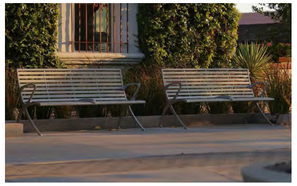
LOUNGE SEATING:



FOCAL FEATURE:



BENCH:



DINING TABLE:



MAILBOX CLUSTER:



MATERIALS LIST

LOW WALL AND BUILT IN BENCH:



LOW SEAT WALL:



SPECIMEN BOULDER:



WOOD FENCE:

- HEIGHT: 6' - 0"
- MATERIAL: CONSTRUCTION GRADE REDWOOD
- ON RETAINING WALL, SEE CIVIL DRAWINGS



LOW FENCE:

- HEIGHT: 3' - 6"
- ON RETAINING WALL, SEE CIVIL DRAWINGS



TEMPORARY TREE PROTECTION FENCING:

- HEIGHT: 6' - 0"
- MATERIAL: CHAIN LINK FENCE



CONCRETE PAVING:

- COLOR: NATURAL GRAY
- FINISH: LIGHT BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL



DECOMPOSED GRANITE:

- SHALL BE CALIFORNIA GOLD FINES WITH POLYPAVEMENT STABILIZER.



PERVIOUS PAVERS:



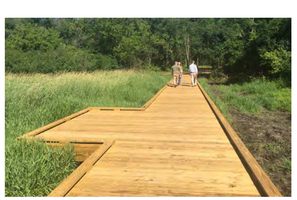
PERVIOUS SYNTHETIC LAWN:



VEHICULAR PERVIOUS PAVER:



WOOD BOARDWALK:



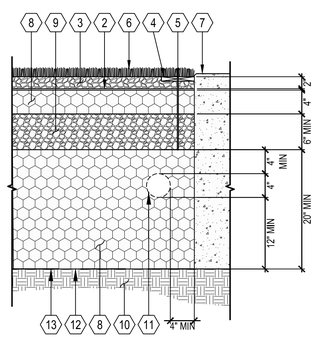
CONCRETE MASONRY WALL:

- HEIGHT: 6' - 0"
- WITH RETAINING WALL, SEE CIVIL DRAWINGS



NOTES:

1. SYNTHETIC LAWN SHALL BE SYNAUGUSTINE 347 BY SYNLAWN.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL INFORMATION CONTAINED HEREIN MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
4. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION.
5. SEAMS MUST BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
6. INFILL GRASS FIBERS PER MANUFACTURER'S SPECIFICATIONS.



SECTION
SYNTHETIC LAWN AT ADJACENT PAVING

1. SOIL SUBGRADE, COMPACTED PER MANUFACTURERS RECOMMENDATIONS
2. WEED BARRIER FABRIC
3. NO. 8 AGGREGATE BEDDING COURSE
4. 1x6 COMPOSITE WOOD BOARD, PLACE AT PERIMETER AND SEAMS, STAPLE OR NAIL TURF TO BOARD
5. 12" NAIL, EVERY 2'-0" ON CENTER
6. SYNTHETIC LAWN
7. ADJACENT CONCRETE HEADER, SEE CONCRETE HEADER DETAIL
8. NO. 57 STONE
9. NO. 2 STONE SUBBASE
10. FINISH GRADE, TO BE 1" BELOW SYNTHETIC LAWN
11. 4" UNDERDRAIN
12. OPTIONAL GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE
13. FLAT BOTTOM TOS ELEVATION

PERVIOUS SYNTHETIC LAWN

SCALE: 1" = 1'-0"

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SCALE:	NONE

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CONCEPTUAL FURNISHINGS, MATERIALS LIST, AND DETAIL

L6

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WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)	43.3

Hydrozone # / Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[D]
Regular Landscape Areas							
Low Water Use Shrubs and Groundcover	0.3	Drip	0.81	0.37	72,433	26,827.04	720,198.64
Low Water Use Trees	0.3	Bubblers	0.81	0.37	690	255.56	6,860.64
Medium Water Use Trees	0.6	Bubblers	0.81	0.74	1,340	992.59	26,647.14
					(A)	(B)	
				Total:	74,463.00	28,075.19	
Special Landscape Areas							
None	-	-	-	-	-	-	-
					(C)	(D)	
				Total:	-	-	

Estimated Total Water Use (ETWU):	753,706.42
Maximum Applied Water Allowance (MAWA):	1,099,468.53

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Regular Landscape Areas	
Total ETAF x Area	28,075.19
Total Area	74,463.00
Average ETAF	0.38

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)

All Landscape Areas	
Total ETAF x Area	28,075.19
Total Area	74,463.00

5

HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES	
DRIP IRRIGATION FOR BIOTREATMENT AREAS	
DRIP IRRIGATION FOR PUBLIC BIOTREATMENT AREAS	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR TOWN ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE, SHRUB, AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE, SHRUB, AND GROUNDCOVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. TWO NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

AGGREGATE IRRIGATED LANDSCAPE AREA:

DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES:	65,440 SF
DRIP IRRIGATION FOR BIOTREATMENT AREAS:	9,023 SF
TOTAL IRRIGATED LANDSCAPE AREA:	74,463 SF

PERCENTAGE OF LANDSCAPE AREA:

TOTAL IRRIGATED LANDSCAPE AREA:	74,463 SF
TOTAL SITE AREA:	295,266 SF
PERCENTAGE OF LANDSCAPE AREA:	25%

5

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

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HYDROZONE PLAN AND WATER USE CALCULATIONS

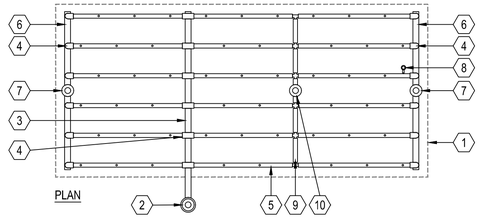
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NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

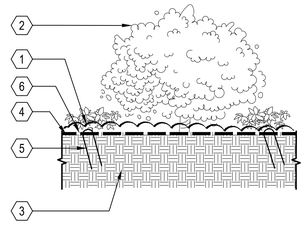
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



K DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

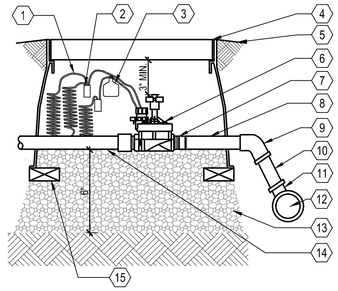
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



H DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

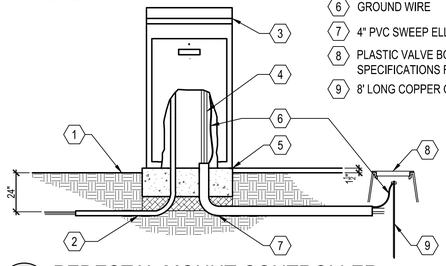
1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX: CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
5. TOP OF MOUNTAIN
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. PEA GRAVEL SUMP, MIN. 6" DEEP
14. LATERAL LINE
15. BRICK SUPPORT-1 PER CORNER



E REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

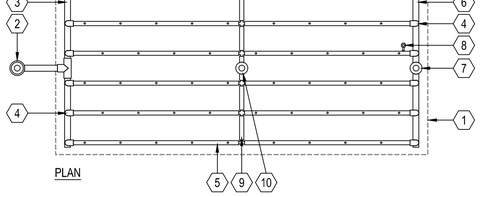
1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD



B PEDESTAL MOUNT CONTROLLER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



J DRIPLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)

G DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

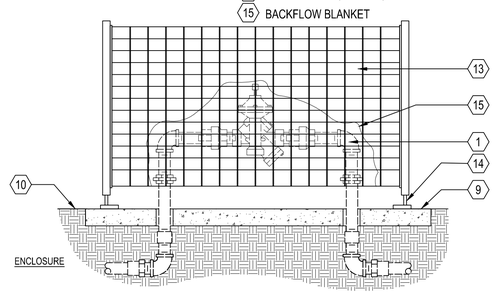
NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

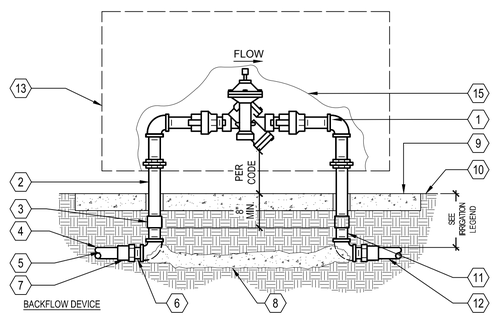
1. NATIVE SOIL
2. IRRIGATION MAINLINE, MINIMUM 18" DEEP
3. PVC ELBOW, 45 DEGREES, SCH 40
4. PVC, SCH 40
5. PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
6. BALL VALVE
7. PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
8. BRICK SUPPORTS
9. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS

D BALL VALVE
SCALE: 2" = 1'-0"

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

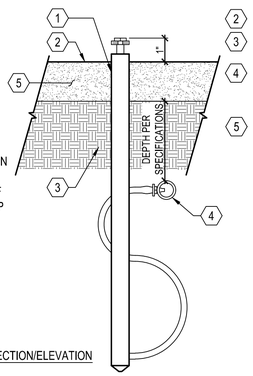




A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. LOCATE INDICATORS IN ADJACENT PLANTING AREAS OUTSIDE TURF AREAS WITH SUB-DRIP SYSTEMS (OUTSIDE TURF).

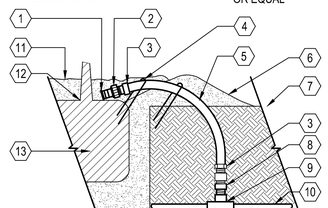
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
5. MULCH LAYER



I DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

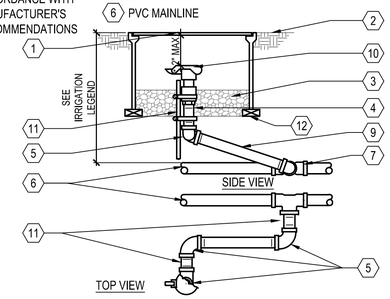
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



C QUICK COUPLING VALVE
SCALE: N.T.S.

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1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	AS NOTED

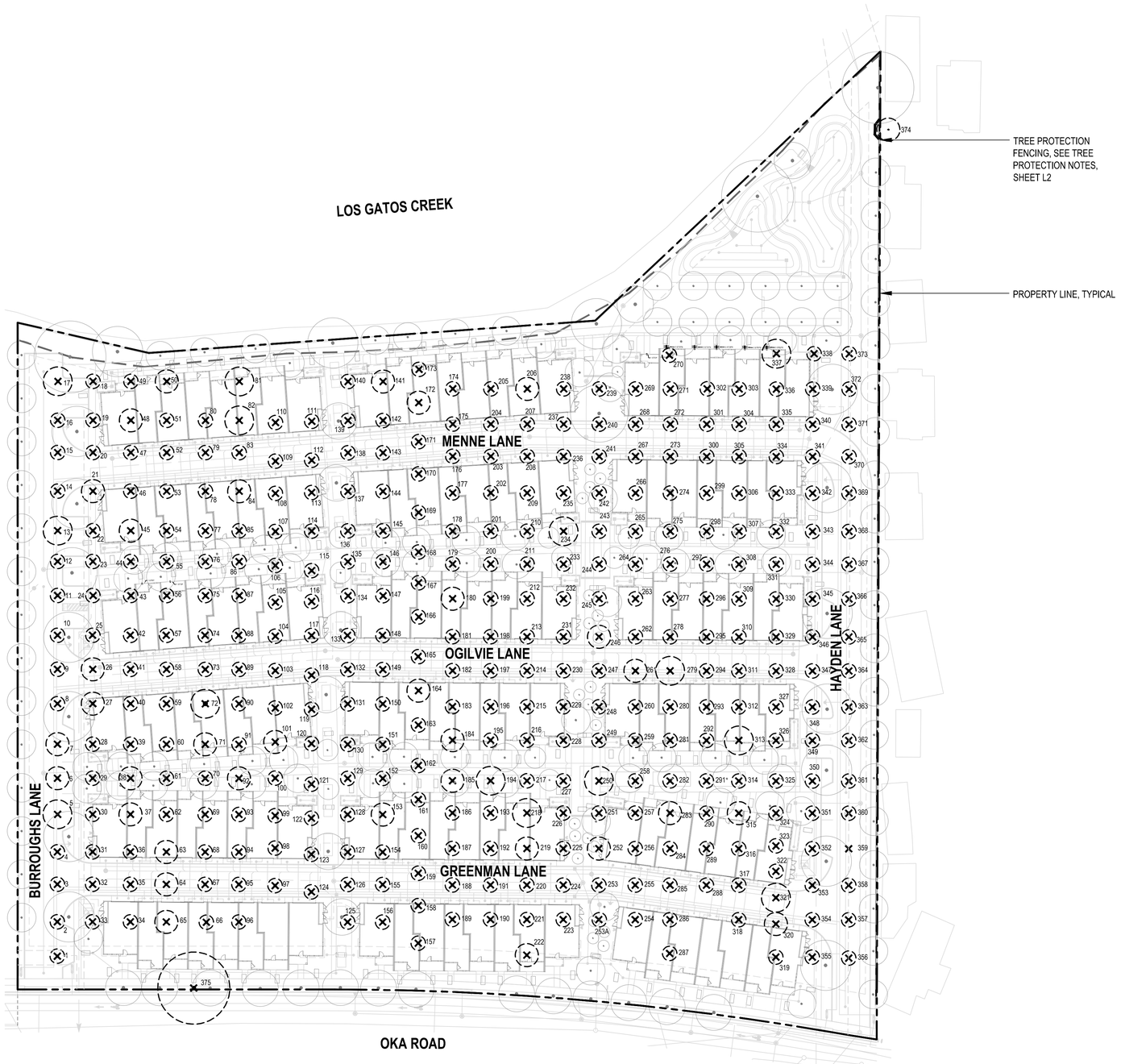
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IRRIGATION PLAN

L8

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EXISTING TREE LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×
TREE TO REMAIN AND PROTECT	•
TREE PROTECTION FENCING	—
PROPOSED TREE, SIZE AND SPECIES VARIES, SEE LANDSCAPE PLAN	•

EXISTING TREE SUMMARY

DESCRIPTION	QUANTITY
TREES IN ARBORIST REPORT	376
TREES TO REMAIN AND PROTECT	1
PROTECTED TREES TO BE REMOVED	3
NON-PROTECTED TREES TO BE REMOVED	372

TREE REPLACEMENT RATIOS

TREE TYPE	CANOPY SIZE	QTY REMOVED	RATIO	QTY REQUIRED
NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	1	6:1	6 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
NON-NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	0	6:1	0 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
	TRUNK DIA	QTY REMOVED	RATIO	QTY REQUIRED
ORCHARD	<18"	372	NONE	0
	≥18"	2	3:1	6 - 24" BOX

TREE MITIGATION SUMMARY

DESCRIPTION	QUANTITY	SIZE
MITIGATION TREES REQUIRED	12	24" BOX
	0	36" BOX
PROPOSED ON-SITE TREES	203	15 GALLON
	0	24" BOX
PROPOSED STREET TREES	14	15 GALLON
	0	24" BOX

NOTES:

1. SEE SHEET L2 - L3 FOR TREE EVALUATION SUMMARY.
2. TRUNK DIAMETER IS MEASURED AT 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF THE TREE.
3. IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
4. SEE ARBORIST REPORT BY DAVID BECKHAM, CERTIFIED ARBORIST WE-10724A, DATED JUNE 28, 2024.
5. THERE ARE NO STREET TREES PROPOSED TO BE REMOVED.
6. 100 PERCENT OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION AND SOIL RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST.
7. TREE PROTECTION WARNING SIGN SHALL BE ON EACH TREE PROTECTION FENCING. WARNING SIGN SHALL BE 8 1/2" X 11" SIGN STATING "WARNING- TREE PROTECTION ZONE- THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

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TREE PROTECTION AND MITIGATION PLAN

L1

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Arborist Report & Tree Protection Plan

KIELTY
ARBORISTS SERVICES LLC

EVALUATION FIELDS

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (H.) / Canopy Spread (S.):	**Trunk (ts.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	**# .D. 15 Times the Diameter (D.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	**Tree Health Ratings:**
Poor: Major unconcretable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some unconcretable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset, likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:
Very Poor 1-29
Poor 30-49
Fair 50-69
Good 70-89
Excellent 90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (ts.)	If more than 1 Trunk, Total Diameter	Height (H.) / Canopy Spread (S.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Recommended Trees (24" box)	Summary
1	(R)	-	**English walnut**	*Juglans regia*	1-1	2	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
2	(R)	-	**English walnut**	*Juglans regia*	2.1	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
3	(R)	-	**English walnut**	*Juglans regia*	5-4.2-4	11.2	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
4	(R)	-	**English walnut**	*Juglans regia*	3.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
5	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
6	(R)	-	**English walnut**	*Juglans regia*	3-3	8	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
7	(R)	-	**English walnut**	*Juglans regia*	7-5.3	12.3	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
8	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
9	(R)	-	**English walnut**	*Juglans regia*	3.8	-	12/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
10	(R)	-	**English walnut**	*Juglans regia*	5.8	-	14/12	Poor	Poor	Poor	0%	-	**DEAD.**
11	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Poor	Poor	Fair	30%	-	Decay at root crown.
12	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10.8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
13	(R)	-	**English walnut**	*Juglans regia*	6-5	11	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
14	(R)	-	**English walnut**	*Juglans regia*	6.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
15	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
16	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
17	(R)	(P)	**English walnut**	*Juglans regia*	8-4.8-7.2	20	15/20	Fair	Good	Good	70%	3	Orchard tree, well maintained for walnut production
18	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
19	(R)	-	**English walnut**	*Juglans regia*	9.0	-	14/12	Fair	Fair	Fair	50%	-	Limb at 3' removed in the past with associated decay.
20	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/10	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
21	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Poor	Fair	30%	-	A large scar on a limb.
22	(R)	-	**English walnut**	*Juglans regia*	5.0	-	10/10	Poor	Fair	Fair	30%	-	Poor vigor.
23	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
24	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
25	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
26	(R)	-	**English walnut**	*Juglans regia*	8.0	-	12/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
27	(R)	-	**English walnut**	*Juglans regia*	7.5	-	12/14	Fair-poor	Poor	Fair	30%	-	Decay at grade.
28	(R)	-	**English walnut**	*Juglans regia*	7.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
29	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
30	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
31	(R)	-	**English walnut**	*Juglans regia*	3.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
32	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
33	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
34	(R)	-	**English walnut**	*Juglans regia*	5.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
35	(R)	-	**English walnut**	*Juglans regia*	4-3	7	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
36	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
37	(R)	-	**English walnut**	*Juglans regia*	7.4	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
38	(R)	-	**English walnut**	*Juglans regia*	4-5	9	12./14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
39	(R)	-	**English walnut**	*Juglans regia*	6.5	-	10/8	Poor	Poor	Poor	0%	-	**DEAD**
40	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
41	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
42	(R)	-	**English walnut**	*Juglans regia*	6.4	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
43	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
44	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
45	(R)	-	**English walnut**	*Juglans regia*	8.1	-	15/16	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
46	(R)	-	**English walnut**	*Juglans regia*	5.6	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
47	(R)	-	**English walnut**	*Juglans regia*	5.8	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
48	(R)	-	**English walnut**	*Juglans regia*	9.2	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
49	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
50	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
51	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
52	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
53	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
54	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
55	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
56	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
57	(R)	-	**English walnut**	*Juglans regia*	3.8	-	4/0	Poor	Poor	Poor	0%	-	**DEAD, Standing stump.**
58	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
59	(R)	-	**English walnut**	*Juglans regia*	3-3	6	8/5	Poor	Poor	Poor	0%	-	**DEAD**
60	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
61	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/10	Poor	Poor	Poor	20%	-	Poor vigor, lit decline.
62	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
63	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
64	(R)	(P)	**English walnut**	*Juglans regia*	18.3	-	16/16	Poor	Poor	Poor	20%	3	Poor vigor, abundance of dead wood, in severe decline, history of limb loss.
65	(R)	-	**English walnut**	*Juglans regia*	9.7	-	15/15	Fair	Fair	Poor	50%	-	Suppressed by oak.
66	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
67	(R)	-	**English walnut**	*Juglans regia*	5.1	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
68	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
69	(R)	-	**English walnut**	*Juglans regia*	4.3-3.7	8	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
70	(R)	-	**English walnut**	*Juglans regia*	5.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
71	(R)	-	**English walnut**	*Juglans regia*	8.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
72	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
73	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
74	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
75	(R)	-	**English walnut**	*Juglans regia*	3-2	5	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
76	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
77	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
78	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
79	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
80	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
81	(R)	-	**English walnut**	*Juglans regia*	12.1	-	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
82	(R)	-	**English walnut**	*Juglans regia*	6.5-6.5	13	18/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
83	(R)	-	**English walnut**	*Juglans regia*	2.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
84	(R)	-	**English walnut**	*Juglans regia*	16.1	-	18/15	Fair-poor	Poor	Fair	30%	-	Root rot observed.
85	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
86	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
87	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
88	(R)	-	**English walnut**	*Juglans regia*	2-2	4	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
89	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
90	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10.7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
91	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
92	(R)	-	**English walnut**	*Juglans regia*	7-6	13	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
93	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
94	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Poor	Poor	Fair	30%	-	History of limb loss, dead wood observed.
95	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
96	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
97	(R)	-	**English walnut**	*Juglans regia*	7.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
98	(R)	-	**English walnut**	*Juglans regia*	5.2-4.5	9.7	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
99	(R)	-	**English walnut**	*Juglans regia*	2.3	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
100	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
101	(R)	-	**English walnut**	*Juglans regia*	7.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
102	(R)	-	**English walnut**	*Juglans regia*	6.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
103	(R)	-	**English walnut**	*Juglans regia*	5.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
104	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
105	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
106	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
107	(R)	-	**English walnut**	*Juglans regia*	3.6	-	10/6	Poor	Poor	Poor	0%	-	**DEAD**
108	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Fair	Fair	50%	-	Damage to trunk.
109	(R)	-	**English walnut**	*Juglans regia*	5.7	-	10/10	Poor	Poor	Fair	30%	-	Dead wood, limb loss, in decline.
110	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
111	(R)	-	**English walnut**	*Juglans regia*	9.1	-	14/12	Poor	Poor	Poor	30%	-	Codominant at 4' with actively splitting union.
112	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
113	(R)	-	**English walnut**	*Juglans regia*	6.5	-	12/10	Poor	Poor	Fair	30%	-	Failed limbs with associated decay
114	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
115	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
116	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
117	(R)	-	**English walnut**	*Juglans regia*	0.5	-	4/1	Poor	Poor	Poor	30%	-	In decline
118	(R)	-	**English walnut**	*Juglans regia*	4-4	8	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
119	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
120	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
121	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
122	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
123	(R)	-	**English walnut**	*Juglans regia*	1.5	-	4-Jun	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
124	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
125	(R)	-	**English walnut**	*Juglans regia*	1.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
126	(R)	-	**English walnut**	*Juglans regia*	5.8	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
127	(R)	-	**English walnut**	*Juglans regia*	2-3	5	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
128	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
129	(R)	-	**English walnut**	*Juglans regia*	3.5-2.5	6	10/10	Poor	Poor	Poor	30%	-	In decline.
130	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
131	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
132	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
133	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
134	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
135	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
136	(R)	-	**English walnut**	*Juglans regia*	1.5	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
137	(R)	-	**English walnut**	*Juglans regia*	2.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
138	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
139	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
140	(R)	-	**English walnut**	*Juglans regia*	2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
141	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
142	(R)	-	**English walnut**	*Juglans regia*	6.9	-	12/12	Poor	Poor	Poor	10%	-	Nearly dead.
143	(R)	-	**English walnut**	*Juglans regia*	4.1	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
144	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
145	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
146	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
147	(R)	-	**English walnut**	*Juglans regia*	4.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
148	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
149	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
150	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
151	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
152	(R)	-	**English walnut**	*Juglans regia*	2.5	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
153	(R)	-	**English walnut**	*Juglans regia*	8.2	-	13/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
154	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
155	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/12	Fair	Poor	Fair	45%	-	Decay at root crown
156	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
157	(R)	-	**English walnut**	*Juglans regia*	1.2	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
158	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
159	(R)	-	**English walnut**	*Juglans regia*	3.5	-	3/0	Poor	Poor	Poor	0%	-	**DEAD, standing stump**
160	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
161	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/12	Poor	Poor	Poor	0%	-	**DEAD**
162	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
163	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
164	(R)	-	**English walnut**	*Juglans regia*	9.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
165	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
166	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
167	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
168	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
169	(R)	-	**English walnut**	*Juglans regia*	5.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
170	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
171	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
172	(R)	-	**English walnut**	*Juglans regia*	8.2	-	14/14	Fair-poor	Fair	Fair	50%	-	Dead wood.
173	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
174	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
175	(R)	-	**English walnut**	*Juglans regia*	4.0	-	14/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
176	(R)	-	**English walnut**	*Juglans regia*	1.0	-	10/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
177	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
178	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
179	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
180	(R)	-	**English walnut**	*Juglans regia*	8.6	-	15/15	Poor	Fair	Fair	40%	-	Dead wood.
181	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
182	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
183	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
184	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
185	(R)	-	**English walnut**	*Juglans regia*	7.7	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
186	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
187	(R)	-	**English walnut**	*Juglans regia*	4.9	-	12/10	Poor	Poor	Fair	30%	-	Decay at root crown, dead wood.
188	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
189	(R)	-	**English walnut**	*Juglans regia*	5.3	-	10/10	Poor	Poor	Poor	0%	-	**DEAD**
190	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
191	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
192	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
193	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
194	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
195	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
196	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
197	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

(Ord. No. 2240, § I(Exh. B), 6-2-15)

Tree Protection

Typically there are three different tree protection schemes which are called Type I, Type II and Type III trunk protection only (Figures 1, 2, and 3). Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K. and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Figure 3).

Both the ISA *Best Management Practices: Root Management*, 2017 and ISA *Best Management Practices: Managing trees during construction, second edition*, 2016 indicate linear cuts should be beyond six times the trunk diameter distance when affected on only one side.

Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve.

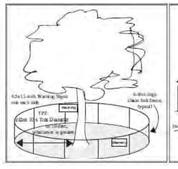


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter.

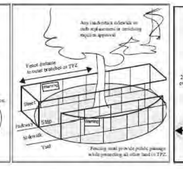


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree.

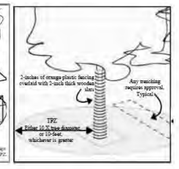


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If other than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition Rating (%)	Number of Replacement Trees per Tree	Summary
288	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
289	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
290	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
291	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
292	(R)	-	**English walnut**	*Juglans regia*	4.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
293	(R)	-	**English walnut**	*Juglans regia*	4.2	-	10/10	Fair	Poor	Fair	45%	-	Decay at root crown
294	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
295	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
296	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
297	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
298	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
299	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
300	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
301	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
302	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
303	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
304	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
305	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
306	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
307	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
308	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
309	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
310	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
311	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
312	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
313	(R)	-	**English walnut**	*Juglans regia*	6-6.5	12.5	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
314	(R)	-	**English walnut**	*Juglans regia*	4.3	-	14/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
315	(R)	-	**English walnut**	*Juglans regia*	4-4-4	12	14/14	Poor	Fair	Fair	45%	-	Dead wood
316	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
317	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
318	(R)	-	**English walnut**	*Juglans regia*	7.3	-	15/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
319	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
320	(R)	-	**English walnut**	*Juglans regia*	6.7	-	14/14	Fair	Good	Good	69%	-	Undermined by ground squirrels
321	(R)	-	**English walnut**	*Juglans regia*	13.2	-	20/20	Poor	Poor	Fair	45%	-	Large codominant leader failure in past
322	(R)	-	**English walnut**	*Juglans regia*	6.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
323	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
324	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
325	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
326	(R)	-	**English walnut**	*Juglans regia*	4.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
327	(R)	-	**English walnut**	*Juglans regia*	4.2	-	8/6	Poor	Poor	Fair	30%	-	In decline, decay at root crown.
328	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
329	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
330	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
331	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
332	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
333	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
334	(R)	-	**English walnut**	*Juglans regia*	6.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
335	(R)	-	**English walnut**	*Juglans regia*	5.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
336	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
337	(R)	-	**English walnut**	*Juglans regia*	13.3	-	15/20	Fair	Poor	Poor	20%	-	Decay at root crown
338	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
339	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
340	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
341	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
342	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
343	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
344	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
345	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
346	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
347	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
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350	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
351	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
352	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
353	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
354	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
355	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
356	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
357	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
358	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
359	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
360	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
361	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
362	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
363	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
364	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
365	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
366	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
367	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
368	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
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370	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
371	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
372	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
373	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
374*	(P)	(P)	**Mulberry**	*Morus alba*	10.0	-	18/15	Fair	Poor	Fair	50%	-	Topped in past. 4' from property line.
375	(R)	(P)	**Coast live oak**	*Quercus agrifolia*	52.0	-	40/50	Good	Fair	Good	70%	6	Codominant at 10' with fair attachments, 10' from road, dense canopy, recommended minor crown reduction pruning. **LARGE PROTECTED TREE**

* - **Indicates a neighboring tree**

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1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	NONE

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TREE EVALUATION TABLE AND NOTES

L3

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COMMUNITY RECREATIONAL OPEN SPACE BOUNDARY, TYPICAL

REQUIRED COMMUNITY RECREATIONAL OPEN SPACE: 13,800 SF

RECREATIONAL OPEN SPACE:

NATURE WALK AREA:	10,664 SF
COMMUNITY OPEN SPACE AREAS:	4,165 SF
PASEO SEATING AREAS:	7,468 SF
SUBTOTAL (COMMON):	22,297 SF

TOTAL COMMUNITY RECREATIONAL OPEN SPACE PROVIDED: 22,297 SF

PROPOSED PERCENTAGE OF LANDSCAPING IN THE 25' FRONT SETBACK: 42.5%

LANDSCAPE AREA:	6,375 SF
TOTAL AREA:	15,000 SF



LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
LOW WALL AND BUILT IN-BENCH	
SITE FURNISHING	
FIRE PIT	
SPECIMEN BOULDER	
ARTIFICIAL TURF	
CONCRETE PAVING	
DECOMPOSED GRANITE	
PERVIOUS PAVERS	
WOOD BOARDWALK	
PLANTING AREA	
BIOTREATMENT AREA	

TREE LEGEND

BOTANICAL NAME	SYMBOL
ARBUTUS MENZIESII	
CERCIS OCCIDENTALIS	
GINKGO BILOBA 'PRINCETON SENTRY'	
MORELLA CALIFORNICA	
PARKINSONIA MICROPHYLLA	
PRUNUS ILICIFOLIA	
QUERCUS AGRIFOLIA	
QUERCUS KELLOGGII	
QUERCUS LOBATA	

NOTES:
1. SEE SHEET L5 FOR PLANTING LEGEND AND NOTES.
2. SEE SHEET L6 FOR FURNISHINGS AND MATERIALS.
3. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
4. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER.
5. BIOTREATMENT PLANTING AREAS SHALL RECEIVE 3" NONFLOTABLE MULCH.
6. PLANTS WITHIN BIOTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
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2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

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LANDSCAPE PLAN

L4

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PLANTING NOTES

1. TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1,400 CUBIC FEET FOR MEDIUM TREES, 2,100 CUBIC FEET FOR LARGE TREES.
2. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.
3. ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4. PLANTS WITHIN BIORTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDICX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7. PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
9. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
10. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
11. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12. TREES TO BE PLANTED MINIMUM 6' FROM UNDERGROUND UTILITIES.
13. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. CONTRACTOR MUST CONTACT THE TOWN ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
15. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.
17. THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES OR BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNELS/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-TROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIOTREATMENT AREAS.

PLANTING LEGEND

TREE LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES
	8	ARBUTUS MENZIESII	PACIFIC MADRONE	15 GALLON	60' x 30'	L	
	10	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	15' x 15'	L	
	110	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GALLON	45' x 25'	M	
	24	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	15 GALLON	20' x 10'	M	
	16	PARKINSONIA MICROPHYLLA	YELLOW PALOVERDE	15 GALLON	30' x 20'	VL	
	14	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GALLON	30' x 25'	L	
	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	70' x 40'	VL	
	17	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GALLON	80' x 35'	L	
	3	QUERCUS LOBATA	VALLE OAK	15 GALLON	70' x 60'	L	

PLANTING LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GALLON	2' x 2'	L	
		ARTEMISIA CALIFORNICA 'MONTARA'	MONTARA SAGEBRUSH	1 GALLON	2' X 4'	L	
		ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	1' x 4'	L	
		BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	2' x 6'	L	
		ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GALLON	4' X 4'	L	
		ERIGONUM GRANDE VAR. RUBESCENS	RED-FLOWERED BUCKWHEAT	1 GALLON	1.5' x 3'	L	
		IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	3' X 3'	L	
		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' x 3'	L	
		MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3' X 3'	L	
		NEPETA X FAASSENII	CATMINT	1 GALLON	1' X 2'	L	
		PENSTEMON 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GALLON	2' X 2'	L	
		PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GALLON	3' X 3'	L	
		SALVIA CLEVELANDII	CELEVELAND SAGE	1 GALLON	4' X 8'	L	
		SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GALLON	2' x 3'	L	

BIOTREATMENT LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	
		CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3' x 4'	L	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' x 2'	L	
		MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	3' x 3'	VL	

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ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	NONE

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PLANTING LEGEND AND NOTES

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MATERIALS LIST

ARTIFICIAL TURF:



CONCRETE PAVING:

- COLOR: NATURAL GRAY
- FINISH: LIGHT BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL



DECOMPOSED GRANITE:

- SHALL BE CALIFORNIA GOLD FINES WITH POLYPAVEMENT STABILIZER.



PERVIOUS PAVERS:



VEHICULAR PERVIOUS PAVER:



WOOD BOARDWALK:



LOW WALL AND BUILT IN BENCH:



LOW SEAT WALL:



SPECIMEN BOULDER:



WOOD FENCE:

- HEIGHT: 6' - 0"
- MATERIAL: CONSTRUCTION GRADE REDWOOD
- ON RETAINING WALL, SEE CIVIL DRAWINGS



LOW FENCE:

- HEIGHT: 3' - 6"
- ON RETAINING WALL, SEE CIVIL DRAWINGS



TEMPORARY TREE PROTECTION FENCING:

- HEIGHT: 6' - 0"
- MATERIAL: CHAIN LINK FENCE

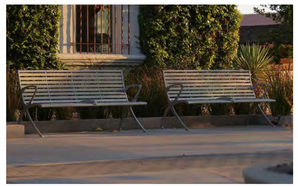


FURNITURE LIST

LOUNGE SEATING:



BENCH:



MAILBOX CLUSTER:



CONCRETE MASONRY WALL:

- HEIGHT: 6' - 0"
- WITH RETAINING WALL, SEE CIVIL DRAWINGS



FOCAL FEATURE:



DINING TABLE:



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CONCEPTUAL FURNISHINGS AND MATERIALS LIST

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WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)	43.3

Hydrozone # / Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[D]
Regular Landscape Areas							
Low Water Use Shrubs and Groundcover	0.3	Drip	0.81	0.37	72,571	26,878.15	721,570.77
Low Water Use Trees	0.3	Bubblers	0.81	0.37	690	255.56	6,860.64
Medium Water Use Trees	0.6	Bubblers	0.81	0.74	1,340	992.59	26,647.14
					(A)	(B)	
				Total:	74,601.00	28,126.30	
Special Landscape Areas							
None	-	-	-	-	-	-	-
					(C)	(D)	
				Total:	-	-	
					Estimated Total Water Use (ETWU):		755,078.55
					Maximum Applied Water Allowance (MAWA):		1,101,506.15

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Regular Landscape Areas	
Total ETAF x Area	28,126.30
Total Area	74,601.00
Average ETAF	0.38

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)

All Landscape Areas	
Total ETAF x Area	28,126.30
Total Area	74,601.00

HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES	
DRIP IRRIGATION FOR BIOTREATMENT AREAS	
DRIP IRRIGATION FOR PUBLIC BIOTREATMENT AREAS	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR TOWN ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE, SHRUB, AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE, SHRUB, AND GROUNDCOVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. TWO NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

AGGREGATE IRRIGATED LANDSCAPE AREA:

DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES:	65,688 SF
DRIP IRRIGATION FOR BIOTREATMENT AREAS:	8,813 SF
TOTAL IRRIGATED LANDSCAPE AREA:	74,501 SF

PERCENTAGE OF LANDSCAPE AREA:

TOTAL IRRIGATED LANDSCAPE AREA:	74,501 SF
TOTAL SITE AREA:	295,266 SF
PERCENTAGE OF LANDSCAPE AREA:	25%

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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SCALE:	1" = 40'

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HYDROZONE PLAN AND WATER USE CALCULATIONS

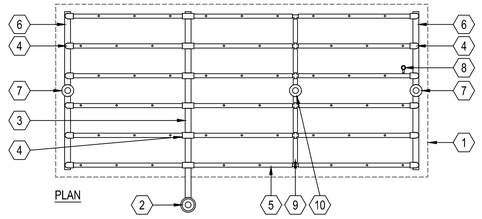
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NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

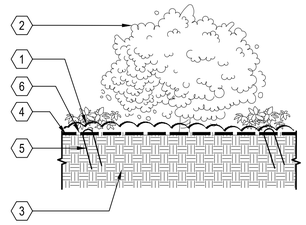
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



K DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

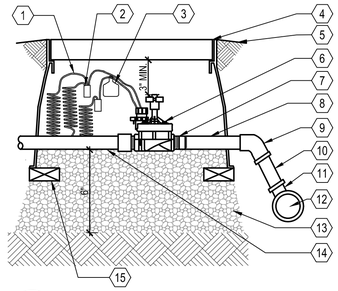
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



H DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

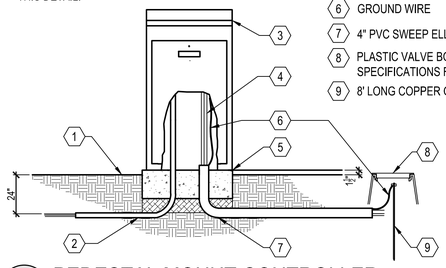
1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX: CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
5. TOP OF MOUNDED
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. PEA GRAVEL SUMP, MIN. 6" DEEP
14. LATERAL LINE
15. BRICK SUPPORT-1 PER CORNER



E REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

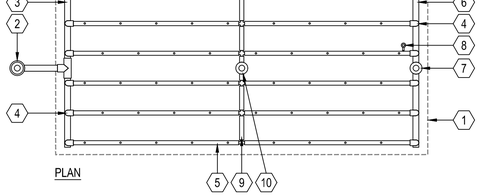
1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD



B PEDESTAL MOUNT CONTROLLER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



J DRIPLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)

G DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

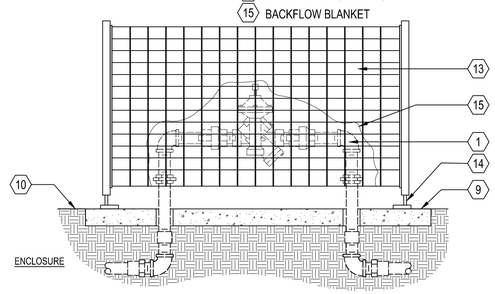
NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

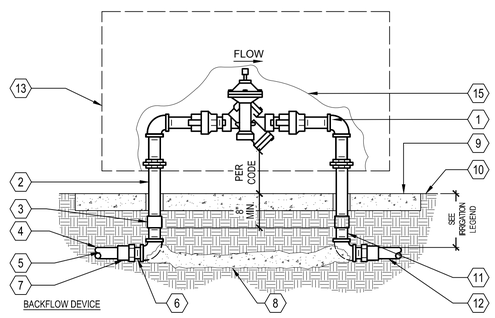
1. NATIVE SOIL
2. IRRIGATION MAINLINE, MINIMUM 18" DEEP
3. PVC ELBOW, 45 DEGREES, SCH 40
4. PVC, SCH 40
5. PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
6. BALL VALVE
7. PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
8. BRICK SUPPORTS
9. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS

D BALL VALVE
SCALE: 2" = 1'-0"

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

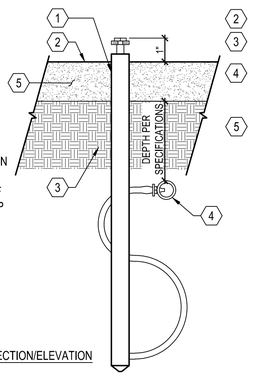




A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. LOCATE INDICATORS IN ADJACENT PLANTING AREAS OUTSIDE TURF AREAS WITH SUB-DRIP SYSTEMS (OUTSIDE TURF).

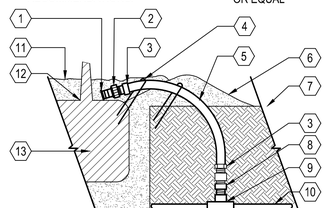
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
5. MULCH LAYER



I DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

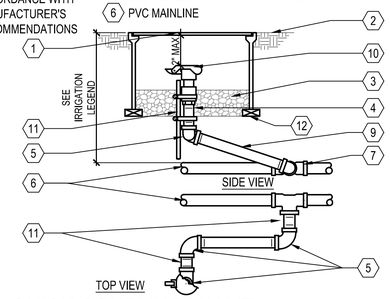
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



C QUICK COUPLING VALVE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	AS NOTED

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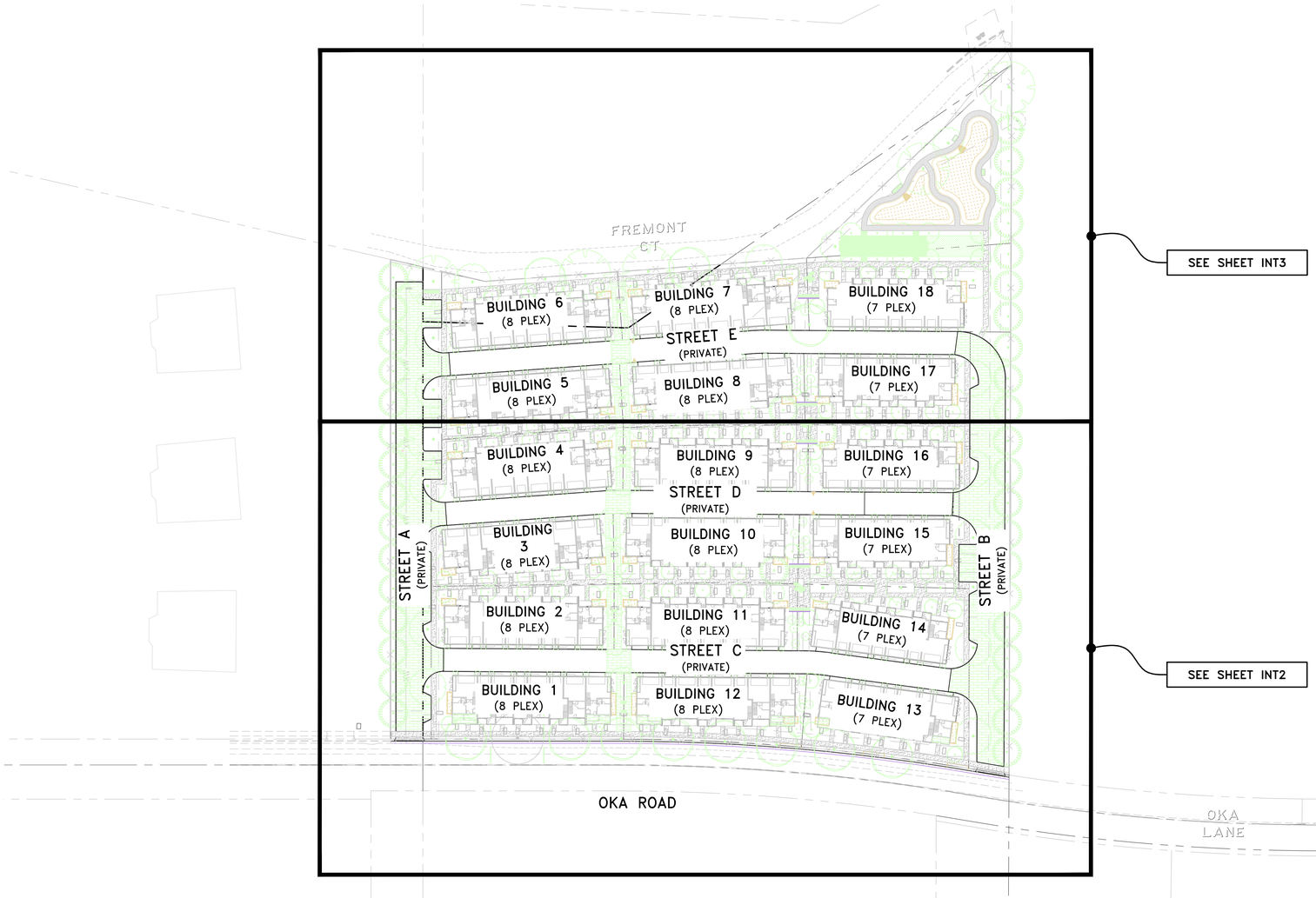
IRRIGATION PLAN

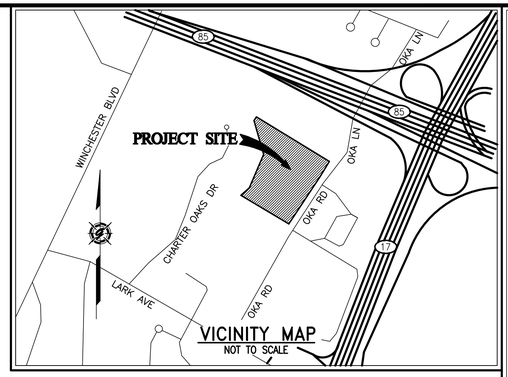
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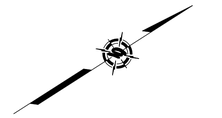
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URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)





VICINITY MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET
URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: A. VERNER
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=60'
JOB NUMBER: 24-174
DATE LAST MODIFIED: 08-15-25
SHEET INT1 OF 3 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
URBAN CATALYST, LLC	MALLORY MENNE	MMENNE@URBANCATALYST.COM	408-348-5679
HMH ENGINEERS	DEENA MORSILLI	DMORSILLI@HMHca.COM	669-221-7817
PG&E	TBD		
FRONTIER	ROBERT SANCHEZ	SNACHEZ.ROBERT@FTR.COM	408-354-6372
QUANTA TELECOMS	BEN LOPEZ	BLOPEZ@FIBERTELLLC.COM	408-691-8428
MEP	TBD		
GIACALONE DESIGN SERVICES, INC	ANDREW CUMMINS	ANDREWC@DryUtilitDesign.com	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN	–	–	–
ELECTRIC DESIGN	GDSI		
TELEPHONE LAYOUT	FRONTIER		
CATV LAYOUT	QUANTA		
STREET LIGHT PLANS – PUBLIC			
STREET LIGHT PLANS – PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	HMH	09-06-24	–

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

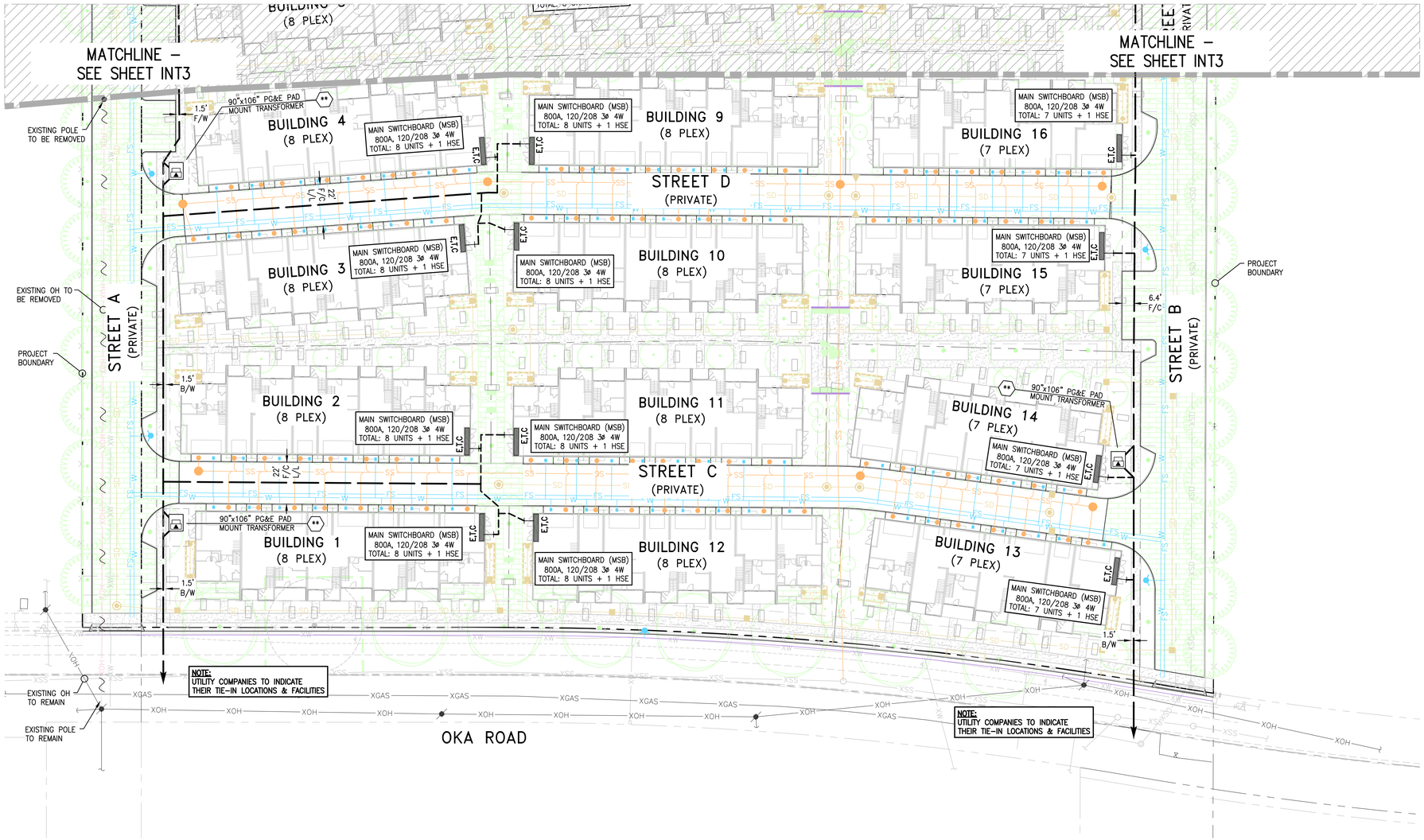
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- PHOTOMETRIC REPORT & LIGHTING (PRIVATE & PUBLIC)
-
-
-
-

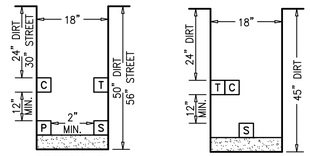
SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT3	JOINT TRENCH INTENT

LEGEND

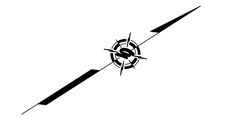
- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 90"x106" PG&E PAD MOUNT TRANSFORMER





SECTION D
0 LF–TOTAL
0 LF–R&R
GENERAL DISTRIBUTION TRENCH

SECTION P2
0 LF–TOTAL
0 LF–TOTAL
GENERAL SERVICE TRENCH



INDEX MAP
NOT TO SCALE

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTE

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NOTE TO UTILITIES:

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

REVISIONS

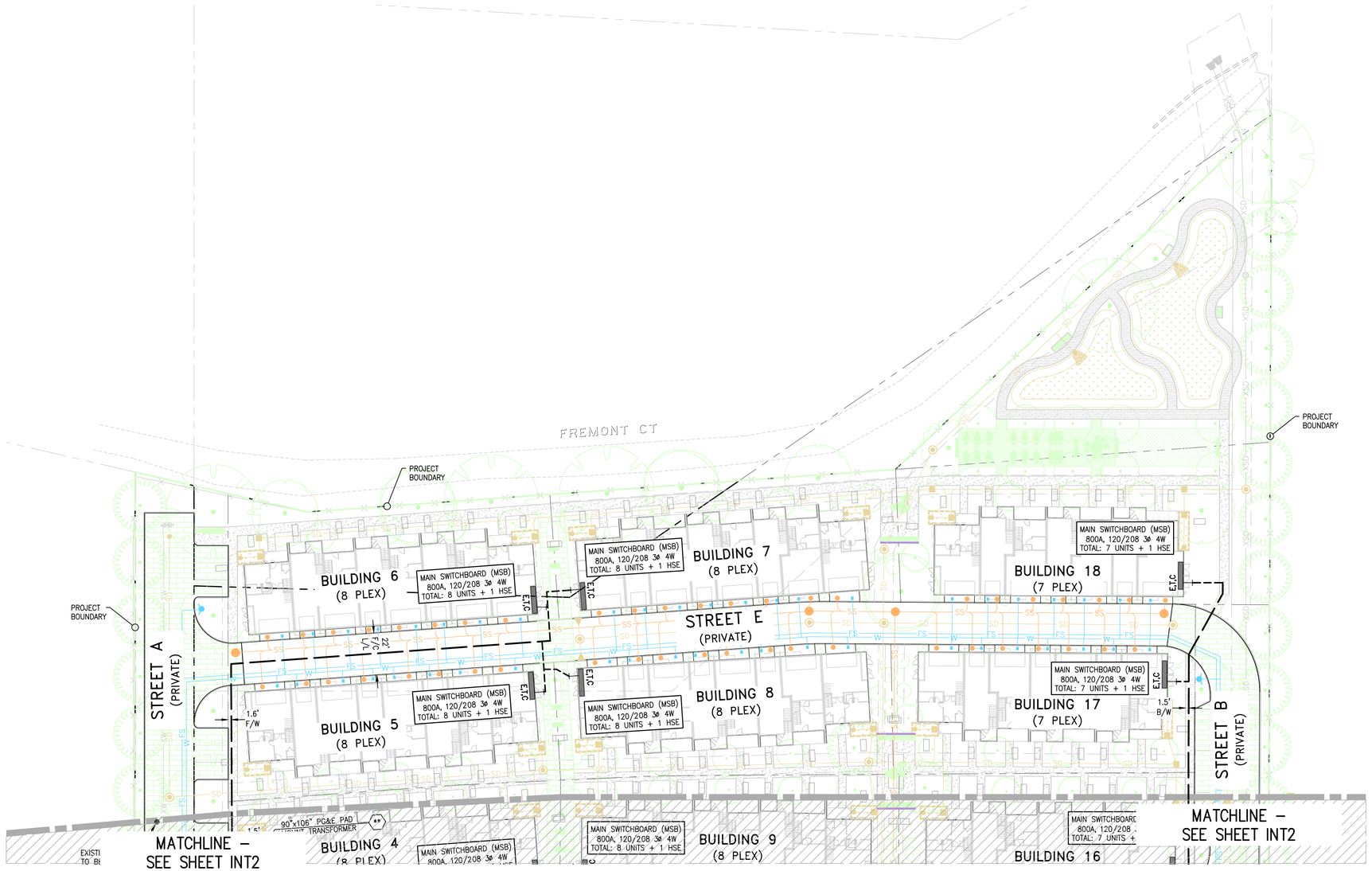
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

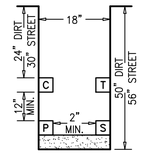
URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS CALIFORNIA

PROJECT MANAGER:	A. CUMMINS
DRAWN BY:	A. VERNER
CHECKED BY:	D. CROWFOOT (P.E.)
SCALE:	1"=30'
JOB NUMBER:	24–174
DATE LAST MODIFIED:	08–15–25
SHEET	INT2
OF	3 SHEETS

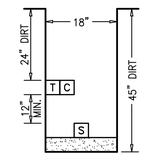


LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 90"x106" PG&E PAD MOUNT TRANSFORMER



SECTION D
0 LF–TOTAL
0 LF–R&R
GENERAL DISTRIBUTION TRENCH



SECTION P2
0 LF–TOTAL
0 LF–TOTAL
GENERAL SERVICE TRENCH



INDEX MAP
NOT TO SCALE

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

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CALL BEFORE YOU DIG

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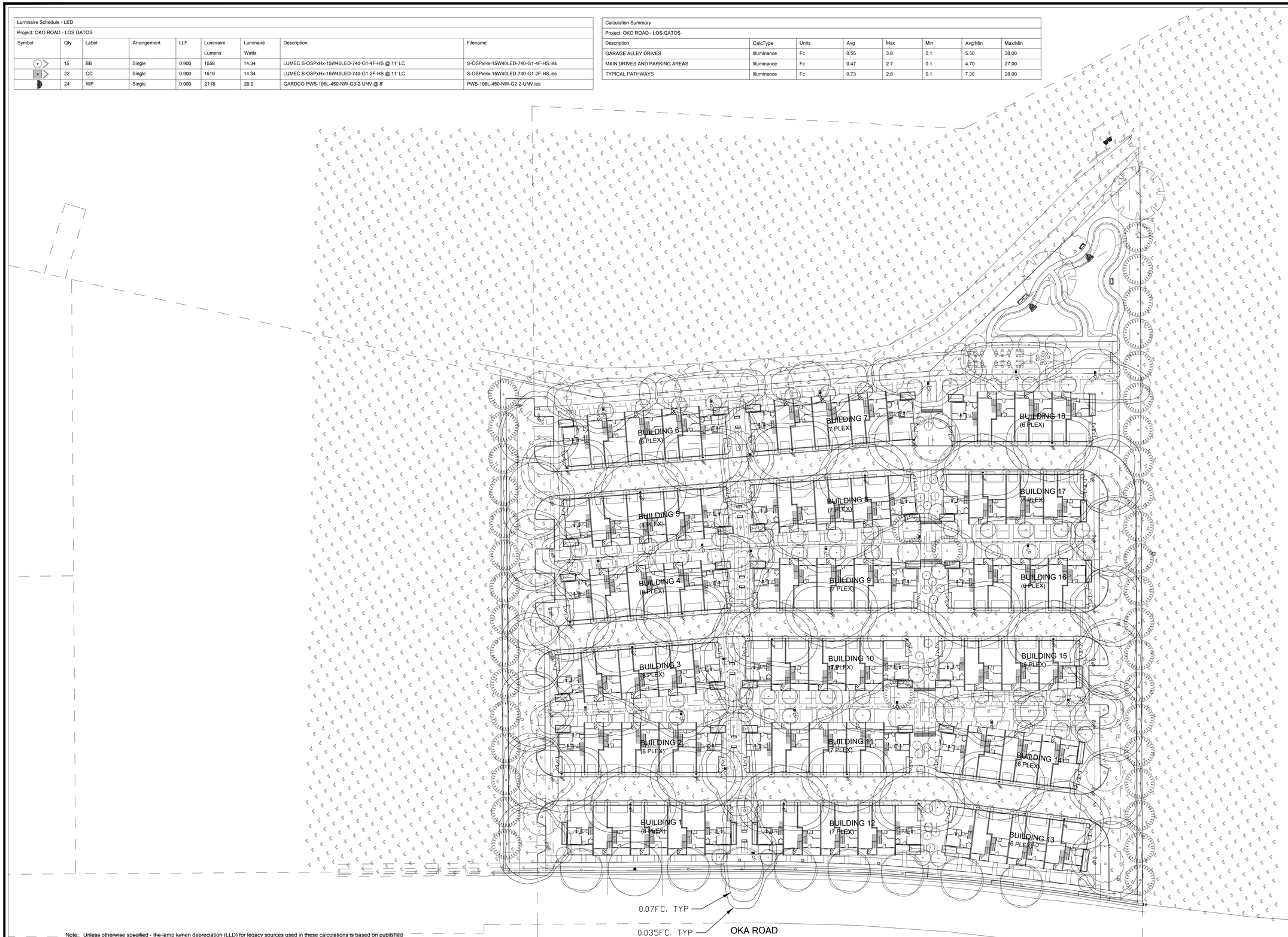
JOINT TRENCH INTENT

URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS CALIFORNIA

PROJECT MANAGER:	A. CUMMINS
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SCALE:	1"=30'
JOB NUMBER:	24–174
DATE LAST MODIFIED:	08–15–25
SHEET	INT3
OF	3 SHEETS

Luminaire Schedule - LED								
Project: OKO ROAD - LOS GATOS								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	15	BB	Single	0.900	1558	14.34	LUMEC S-OSPxHx-15W40LED-740-G1-4F-HS @ 11' LC	S-OSPxHx-15W40LED-740-G1-4F-HS.ies
	22	CC	Single	0.900	1519	14.34	LUMEC S-OSPxHx-15W40LED-740-G1-2F-HS @ 11' LC	S-OSPxHx-15W40LED-740-G1-2F-HS.ies
	24	WP	Single	0.900	2118	20.9	GARDCO PWS-196L-450-NW-G3-2-UNV @ 8'	PWS-196L-450-NW-G2-2-UNV.ies

Calculation Summary							
Project: OKO ROAD - LOS GATOS							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE ALLEY DRIVES	Illuminance	Fc	0.55	3.8	0.1	5.50	38.00
MAIN DRIVES AND PARKING AREAS	Illuminance	Fc	0.47	2.7	0.1	4.70	27.00
TYPICAL PATHWAYS	Illuminance	Fc	0.73	2.8	0.1	7.30	28.00



Note:. Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

PLAN LIGHTING - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Oregon 134 Washington
Bend, Or
97701
541-388-4774
Nevada
Reno, NV
5190 Neil Road Suite 111
89502
775-847-7770
Sacramento, CA.
2450 Venture Oaks Way
Suite 100
95833
916-646-4454
Fresno, CA
7130 N. Sharon Ave
93721
559-431-0444
Oakland, CA
1333 Broadway
Suite 430
94612
510-839-3600
Washington
Vancouver WA
98660
855-984-7690

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON LDT-BASED IESNA TESTING PROCEDURES AND MANUFACTURER SUPPLIED DATA. ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Actual performance of any manufacturer's luminaire may vary due to variation in the electrical voltage characteristics, lamp and ballast manufacturer's variance, and field measurement techniques. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations, dirt accumulation, lamp depreciation, surface reflectance characteristics, obstructions, and architectural elements significantly affect the performance of lighting systems. Calculations do not guarantee measured values. Small differences will occur between measured values and calculated values.

Lighting Analysts
Lighting Quality Software
www.agi32.com
AGI32 VERSION 22.1 REVALUE SOFTWARE
AGI_IC-2004 LIGHTING ANALYSTS, INCORPORATED
8000 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE FL 32256

REPORT FOR:
GIACALONE DESIGN SERVICES

SALES REPRESENTATIVE:
KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PREPARED BY:
RAMON ZAPATA
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
OKA ROAD
CITY OF LOS GATOS

DRAWING NO. / INPUT FILE:
23246REY-R2DWG / 23246REY-R2.A32

DATE: 08.13.2025

SCALE: 1 - 40

SHEET: 1 OF 1

REV: 2