EXHIBIT A

VETERANS SUPPORTIVE HOUSING

MARINA , CA 93933

PROJECT TEAM

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LANDSCAPE ARCHITECT
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Phone: 415 864-1921 Fax: 415 864-4796
CONTACT: SHARI VAN DORN
shari@valainc.com

PROJECT DATA

PROJECT INFORMATION				REFERENCE
ZONE				
	PROJECT SITE	R-4		ZONING MAP
	ADJACENT ZONES	SOUTHWEST: OPEN SPACE ACROSS HAYES CIRC: R-4 TO NORTHWEST: R-1 "CYPRESS KNOLLS"		
	GENERAL PLAN AREA			
USES	PERMITTED	25 UNITS / ACRE DWELLINGS		17.20.030
	CONDITIONAL USE PERMIT	SRO, 25+ UNITS/ACRE, PUD		17.20.030
	2013 CBC OCCUPANCY	R-2/S-2/B/A-3		
SITE AREA				
	SQUARE FEET	104,365	S.F.	
	ACRES	2.40	ACRES	
DENSITY				
UNITS / ACRE				
	MINIMUM DENSITY	15	UN/ACRE	17.20.075
	MAX ALLOWABLE (NO BONUS)	35	UN/ACRE	17.20.075
	PROPOSED UNITS / ACRE	30	UN/ACRE	
F.A.R.				
	PROPOSED FAR (CONDITIONED ONLY)	0.52		
HEIGHT				
	CONSTRUCTION	TYPE VA (ONE-HOUR WOOD FRAMED)		
	MAX. ALLOWABLE HEIGHT	42'		17.20.060
	PROPOSED HEIGHT	42'	MAX	
	EXCEPTIONS	MECH EQUIP, ARCH FEATURES		
LOT COVERAGE				
	LOT COVERAGE ALLOWABLE	60%		17.20.100
	LOT COVERAGE PROPOSED - AREA	19,485		
	LOT COVERAGE PROPOSED - PERCENTAGE	19%		
YARDS AND COURTS				
	FRONT - HAYES CIRCLE	12'		17.20.110
	SIDE ADJACENT R-4	5'		17.20.120
	SIDE ADJACENT R-1	17'		17.20.120
	REAR YARDS	10'		17.20.130
OPEN SPACE (S.F.)				
REQUIREMENTS:				
	MAX SLOPE	10%		
	MIN. DIMENSION	6'		
	INDOOR SPACE COUNTED TOWARDS TOTAL	ROOMS 300 S.F. OR MORE		
REQUIRED				
	> PER STUDIO APT: 300 SF PER UNIT	19,200	S.F.	
	> PER 2BR AT 400 S.F. PER UNIT	2,800	S.F.	
	TOTAL REQUIRED AREA	**22,000**	**S.F.**	
	REQUIRED PRIVATE OPEN SPACE PER UNIT:			
	>80 S.F. PATIOS AT GROUND LEVEL	1,840	S.F.	
	> 40 S.F. BALCS AT UPPER LEVEL	1,960	S.F.	
	TOTAL REQUIRED PRIVATE OPEN SPACE	**3,800**	**S.F.**	
PROVIDED - COMMON				
	OUTDOOR COMMON OPEN SPACE	26,352	S.F.	
	INDOOR COMMON OPEN SPACE (300 S.F. MIN)	1,770	S.F.	COMM + FITNESS
	TOTAL COMMON PROVIDED	**28,122**	**S.F.**	
PROVIDED - PRIVATE				
	TYPICAL PATIO AT GROUND FLOOR LEVEL	1,955	S.F.	
	TYPICAL BALCONY AT UPPER FLOOR LEVEL	2,058	S.F.	
	TOTAL PRIVATE OPEN SPACE PROVIDED	**4,013**	**S.F.**	
GRAND TOTAL OPEN SPACE		**32,135**	**S.F.**	
UNITS	STUDIO	64		90%
	TWO-BEDROOM	7		10%
	TOTAL	**71**		
BUILDING AREA (S.F.) - GROSS AREAS				
FLOOR 1				
	CONDITIONED	19,339	S.F.	
	UNCONDITIONED (COVERED WALKWAY)	146	S.F.	
FLOOR 2				
	CONDITIONED	18,387	S.F.	
	UNCONDITIONED (COVERED WALKWAY)	374	S.F.	
FLOOR 3				
	CONDITIONED	16,754	S.F.	
	UNCONDITIONED (COVERED WALKWAY)	374	S.F.	
TOTAL CONDITIONED AREA		**54,480**		
TOTAL UNCONDITIONED AREA		894	S.F.	
TOTAL OVERALL AREA		**55,374**	S.F.	
PARKING				
RESIDENTIAL PER CA A.B. 744 *				
*.3 STALLS / BEDROOM (INCLUSIVE H.C. AND VISITOR PKG)		WHEN MAX. AFFORDABLE + SPECIAL NEEDS + 1/2 MILE TO TRANSIT		
	STUDIO: .3 PER UNIT (1:1 COVERED)	20.0	STALLS	
	TWO BR: .6 PER UNIT (1:1 COVERED)	5.0	STALLS	
TOTAL REQUIRED PARKING		**25**	**STALLS**	
PROVIDED ON-SITE		**60**	**STALLS**	
	MIN. STALL DIMENSIONS	9'x19'		
	AISLE	25'		
BICYCLES				
	SHORT TERM PROVIDED	8	BIKES	
	LONG TERM PROVIDED	18	BIKES	

VIEW FACING NORTHWEST ALONG MILLER

APPLICABLE CODES

UFAS: ACCESSIBLE UNITS
FAIR HOUSING GUIDELINES: COMMON AREAS AND VISITABLE/ADAPTABLE UNITS
2013 CBC, INCLUDING CHAPTER 11B FOR COMMON AREAS AND ACCESSIBLE UNITS
2013 CBC CHAPTER 11A FOR ADAPTABLE UNITS
2013 CA PLUMBING, ELECTRICAL, FIRE CODES
2013 CA ENERGY CODE
2013 GREEN BUILDING STANDARDS - RESIDENTIAL MANDATORY MEASURES
2010 ADA: TITLE III PUBLIC AREAS AND ACCESSIBLE UNITS

VICINITY MAP

SITE

SHEET INDEX

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VETERANS SUPPORTIVE HOUSING
V.T.C / E.A.H

MARINA, CALIFORNIA

JOB NO. 30043
DRAWN .
CHECKED .
JOB CAPTAIN PM
DATE 12/21/2015
DESIGN REVIEW APPLICATION
2/11/2016
DESIGN REVIEW RESUBMITTAL

DRAWING TITLE
PROJECT INFORMATION

SCALE AS NOTED

G0.0

PLOTTED: WEDNESDAY, FEBRUARY 17, 2016 02:54:06 PM BEGIN_LIST DWG_FILE: H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VC_LOG_PROJECT INFORMATION.DWG XREF_FILES: H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VC_LOG_30X42_DATE.DWG H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VC\30043_30X42_TITLE.DWG H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VC\30043_30X42_LOGO.DWG 3 vrefs END_LIST

EXHIBIT A

GENERAL NOTES

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL PERFORMED BE IN CONFORMANCE WITH:
   A. THE PROJECT PLANS AND SPECIFICATIONS
   B. THE 2010 CALIFORNIA BUILDING CODE, WITH LATEST ADOPTED AMENDMENTS
   C. THE 2006 EDITION OF THE CITY OF MARINA STANDARD SPECIFICATIONS, DESIGN STANDARDS, AND STANDARD PLANS, AS AMENDED 01/18/2007
   D. THE 2010 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   E. THE 2010 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL-OSHA)
   G. THE NOVEMBER 2007 MARINA COAST WATER DISTRICT (MCWD) STANDARD PLANS AND SPECIFICATIONS
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF THREE NEW FOUR-STORY STUDENT HOUSING BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS INCLUDING PARKING, DRAINAGE, AND UTILITIES AND RETENTION POND GRADING FOR ON-SITE STORMWATER.
6. THE BUILDING OFFICIAL AND CITY ENGINEER, OR DESIGNATED REPRESENTATIVES, SHALL HAVE THE RIGHT OF ENTRY TO THE JOB SITE.
7. AN ALL-WEATHER SURFACE ROAD AND ALL FIRE HYDRANTS SHALL BE IN PLACE BEFORE VERTICAL CONSTRUCTION BEGINS.
8. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF MARINA PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL REPLACE IN-KIND ANY STRIPING REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING NOTES

1. SITE GRADING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

   GEOTECHNICAL INVESTIGATION; xxx MARINA, CALIFORNIA
   BY MOORE TWINING ASSOCIATES, INC, XXX, 2016
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
4. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
5. FILL SLOPES SHALL BE KEYED INTO NATIVE SLOPES AS DESIGNATED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
6. THE BOTTOMS OF KEYWAYS, BENCHES, AND SURFACES TO RECEIVE FILLS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED AND RECOMPACTED TO AT LEAST 92% RELATIVE COMPACTION AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. CUT/FILL SLOPES SHALL BE NO STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
8. ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM OF 92% OF ITS MAXIMUM DRY DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT ENGINEERED FILL IN BUILDING AREAS AND THE UPPER 8" OF SUBGRADE SOIL BELOW CONCRETE FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY. ALL UTILITY TRENCHES IN PAVEMENT AND CONCRETE FLATWORK AREAS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
9. NATIVE SOIL OR IMPORTED SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
   - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
   - SOIL SHALL BE GRANULAR IN NATURE WITH A VERY LOW EXPANSION POTENTIAL (EXPANSION INDEX OF 20 OR LESS)
   - IMPORT FILL SHALL HAVE A PLASTICITY INDEX LESS THAN 10 AND A MINIMUM "R" VALUE OF 50.
10. PRECAUTION SHOULD BE TAKEN DURING GRADING AND UTILITY REMOVAL ACTIVITIES TO PREVENT BREAKAGE OF ACP OR TRANSITE PIPES, SO AS NOT TO RENDER THE PIPE MATERIAL FRIABLE. WHEN ACP OR TRANSITE PIPE IS ENCOUNTERED, APPROPRIATE ACTION FOR REMOVAL AND DISPOSAL SHOULD BE FOLLOWED.

LEGEND

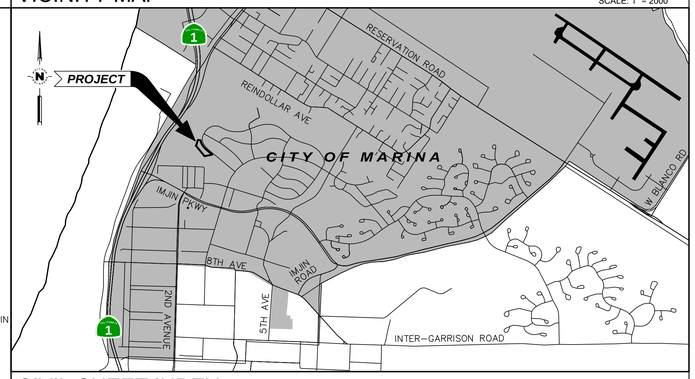
- PROPERTY BOUNDARY
- 100 — EXISTING GRADE CONTOUR
- (100) — FINISHED GRADE CONTOUR
- 51.54 AC — FINISHED GRADE
- (51.54 AC) — EXISTING GRADE
- 18" SD — PROPOSED STORM DRAIN
- PROPOSED RAIN WATER LEADER
- EX 18" SD — EXISTING STORM DRAIN
- 8" SS — PROPOSED SANITARY SEWER LINE
- EX 18" SD — EXISTING SANITARY SEWER LINE
- 16" W — PROPOSED WATER LINE
- EX 16" W — EXISTING WATER LINE
- F — PROPOSED FIRE SERVICE LINE
- PROPOSED FIRE HYDRANT AND GATE VALVE
- GRADE BREAK
- FLOWLINE
- JT — JOINT TRENCH
- DRAIN INLET, TYPE NOTED
  GRATE (GRT) OR TOP OF CURB (TC)
  ELEVATION
  INVERT ELEVATION
- PROPOSED BUILDING AREA
- PROPOSED ASPHALT CONCRETE PAVEMENT
- ROCK RIP RAP OUTFALL
- DECORATIVE PAVEMENT (SEE LANDSCAPE PLANS)
- CURB RAMP PER CALTRANS STD PLAN A88A CASE "A"
- CURB RAMP PER CALTRANS STD PLAN A88A CASE "F"

- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- GRADE AREA TO DRAIN TO INLET/LOW POINT
- BENCHMARK OR UTILITY POINT OF CONNECTION
- STORM DRAIN CLEANOUT (SDCO)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- PIV AND FDC
- STREET LIGHT (SEE ELECTRICAL PLANS)

AC	ASPHALTIC CONCRETE	RC	RELATIVE COMPACTION
AD	AREA DRAIN	RW	RECYCLED WATER
ADL	AREA DRAIN-LANDSCAPE	RWL	RAIN WATER LEADER
ADT	AREA DRAIN-TRAFFIC RATED	SD	STORM DRAIN
AE	ACCESS EASEMENT	SDCO	STORM DRAIN CLEANOUT
BC	BEGINNING OF CURVE	SDE	STORM DRAIN EASEMENT
BS	BOTTOM OF STAIR	SDMH	STORM DRAIN MANHOLE
BW	BACK OF WALK	SS	SANITARY SEWER
CB	CATCH BASIN	SSFM	SANITARY SEWER FORCE MAIN
DI	DRAIN INLET	SSMH	SANITARY SEWER MANHOLE
EC	END OF CURVE	SSE	SANITARY SEWER EASEMENT
ELEC	ELECTRICAL	SW	SIDEWALK
EM	EASEMENT	TBM	TEMPORARY BENCH MARK
EVA	EMERGENCY VEHICLE EASEMENT	TC	TOP OF CURB
EQ.	EQUAL	TFC	TOP OF FLUSH CURB
EX	EXISTING	TG	TOP OF GRADE
F	FIRE LINE	TOP	TOP OF PIPE
FDC	FIRE DEPARTMENT CONNECTION	TS	TOP OF STAIR
FG	FINISHED GRADE	TW	TOP OF WALL
FI	FIELD INLET	TYP.	TYPICAL
FS	FINISHED SURFACE	UE	UTILITY EASEMENT
FR	FIRE RISER	W	WATER
FL	FLOWLINE	WLE	WATER LINE EASEMENT
GM	GAS METER	WM	WATER METER
GB	GRADE BREAK		
GR	GRATE		
HHW	HEATED HOT WATER		
HP	HIGH POINT		
INV	INVERT		
IS	IRRIGATION SERVICE		
LF	LINEAR FEET		
OF	OUTFALL		
PIV	POST INDICATOR VALVE		
POC	POINT OF CONNECTION		

VICINITY MAP

SCALE: 1" = 2000'



CIVIL SHEET INDEX

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GEOTECHNICAL ENGINEER
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2527 FRESNO STREET
FRESNO, CA 93721

(800) 268-7021

GRADING CONTRACTOR
TO BE DETERMINED

GENERAL CONTRACTOR
TO BE DETERMINED

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
FINISH GRADING	5,000	1,500
DEMO AND CLEARING (4")	-1,250	1,250
SHRINKAGE (10%)	-	150
TOTAL	3,750	2,900
NET EXPORT	850 CY	

THE QUANTITIES PRESENTED ARE ESTIMATES ONLY AND ARE BASED ON AN ASSUMED DEMOLITION AND CLEARING VOLUME, STRUCTURAL UNDERCUTS, AND ADJUSTMENTS IN VOLUME DUE TO CHANGES IN SOIL DENSITY (SHRINKAGE).

VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING AND CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

BENCHMARK

LOCAL BENCHMARK: MAG NAIL SET AT THE LOCATION SHOWN ON SHEET C1.0. ELEVATION: 76.18' (ASSUMED DATUM)

CALL BEFORE YOU DIG USA 800-227-2600

MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
(831) 384-6131

REVIEWED BY: _____ DATE
Brian C. Lee, P.E. INTERIM GENERAL MANAGER (DISTRICT ENGINEER)

*For sheets: C0.1, C0.2, C0.4, C0.5, C1.0, C2.0, C2.1, C2.2, C2.3, C2.4, LS-SM-1, LS-SM-2, and LSE01-LSE08 only

Reviewed by:_____ Date: _____

THE GEOTECHNICAL ASPECTS OF THE IMPROVEMENT PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION BY GEOCON.

APPROVED BY CITY OF MARINA FIRE CHIEF:

_____ _____
HAROLD KELLY DATE

APPROVED:

_____ _____
NOURDIN KHAYATA, ACTING CITY ENGINEER DATE

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REGISTERED PROFESSIONAL ENGINEER
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No. 55219
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STATE OF CALIFORNIA

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831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO. 30043 | WE: 3394.01
DRAWN RPW
CHECKED RPW
JOB CAPTAIN PM
DATE 2/10/2016
DESIGN REVIEW APPLICATION

DRAWING TITLE
PRELIMINARY CIVIL TITLE SHEET

SCALE AS NOTED

C0.1

0 1 2 INCHES 3

LAST SAVED: THURSDAY, MAY 23, 2002 12:31:49 PM BEGIN_LIST DWG_FILE F:\WHITCAD\DRAWINGS\TEMPLATES_SHEETS\SHAPROT.DWG XREF_FILES 0 xrefs END_LIST

EXHIBIT A

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
TBM	TEMPORARY BENCHMARK
▲100	CONTROL POINT
◎	FOUND IRON PIPE, TAGGED AS NOTED
+ 928.30	SPOT GRADE
12" OAK	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
X	FENCE
OH	OVERHEAD UTILITY LINE(S)
G	GAS LINE
GV	GAS VALVE
S	SANITARY SEWER LINE (GRAVITY)
	SANITARY SEWER MANHOLE
SSCO	CLEANOUT
	WATER LINE
WV	WATER VALVE
FH	FIRE HYDRANT

ABBREVIATIONS

AC	ASPHALT CONCRETE
CONC	CONCRETE
CLF	CHAINLINK FENCE
ELEC	ELECTRIC
LDG	LANDING
P.T.	PROPANE TANK

NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 11/12/15 & 11/13/15.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. TEMPORARY BENCHMARK TAKEN AS MAG NAIL SET AT THE LOCATION SHOWN ON THIS PLAN. ELEVATION: 76.18' (ASSUMED DATUM)
6. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON FIELD LOCATION OF VISIBLE SURFACE FEATURES IN CONJUNCTION WITH SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY THE UTILITY OWNER. EXACT LOCATIONS AND DEPTHS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

DIGALERT 811

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LICENSED LAND SURVEYOR
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CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO.	30043 | WE: 3394.01
DRAWN	RPW
CHECKED	RPW
JOB CAPTAIN	RM
DATE	12/21/2015 DESIGN REVIEW APPLICATION

DRAWING TITLE

TOPGRAPHIC SURVEY

SCALE AS NOTED

C1.0

0 1 2 INCHES 3

SCALE: 1" = 20'

20 0 20 40 60 Ft.

0 1 2 INCHES 3

EXHIBIT A

KEYNOTES

1. CONSTRUCT NEW DRIVEWAY APRON
2. ACCESSIBLE PARKING WITH DETECTABLE WARNING SURFACE
3. WATER MAIN POINT OF CONNECTION
4. WATER METER AND BACKFLOW DEVICES; TYP.
5. FIRE DEPARTMENT CONNECTION, PIV AND BACKFLOW DEVICE
6. DEMOLISH EX. DRIVEWAY APRON AND REPLACE WITH CONC. SIDEWALK
7. CONSTRUCT SANITARY SEWER MANHOLE AND PIPE PER MCWD STANDARDS
8. FIRE HYDRANT
9. DEMOLISH EX. SANITARY SEWER MANHOLE AND SEWER MAIN
10. PROTECT EXISTING TREE
11. CONSTRUCT RETAINING WALL
12. MOUNTABLE CURB AND FIRE DEPARTMENT TURNOUT
13. PAINT CURB RED "NO PARKING"

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VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO.	30043 | WE: 3394.01
DRAWN	RPW
CHECKED	RPW
JOB CAPTAIN	PM
DATE	2/10/2016 DESIGN REVIEW APPLICATION

DRAWING TITLE

PRELIMINARY CIVIL SITE PLAN

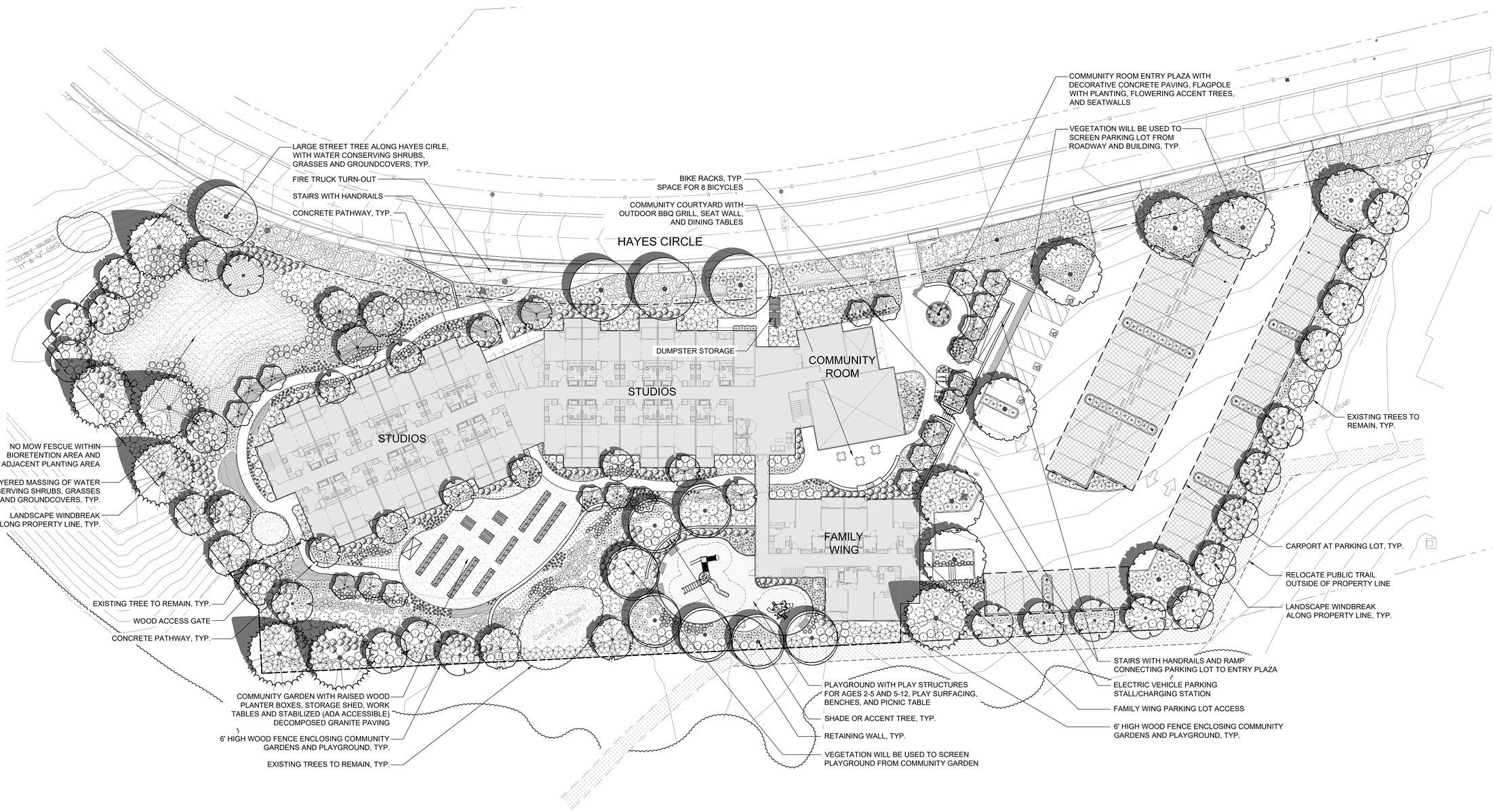
SCALE AS NOTED

C1.1

20 0 20 40 60 Feet
SCALE: 1" = 20'
0 1 2 INCHES 3

LAST SAVED: THURSDAY, MAY 23, 2002 12:31:49 PM BEGPLOST DWG_FILE: F:\HKITCADD\DRAWINGS\TEMPLATES_SHEETS\30439PROT.DWG XREF_FILES: 0 wwls END_LIST

EXHIBIT A



PLANTING DESIGN INTENT STATEMENT

The planting design utilizes a variety of plants to create layers of color and texture to compliment the architecture. Shade tolerant plants will be utilized on the North facing sides of the project and in covered spaces. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software, as well as recommended plant sources from the Marina Coast Water District. See Sheet L2.1 for Plant Palette.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will be a fully automatic, low gallon use drip system. This system will be designed to connect to the city's recycled water supply, when available. The low, medium and high water use hydrozones will be on separate valve circuits. All new trees will have separate drip or bubbler circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

0' 10' 20' 40' 60'

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VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO.	V1552
DRAWN	WM
CHECKED	SVD
JOB CAPTAIN	WM
DATE	12/21/2015 DESIGN REVIEW APPLICATION
	1/26/2016 DR RESUBMITTAL
	2/10/2016 DR RESUBMITTAL

DRAWING TITLE

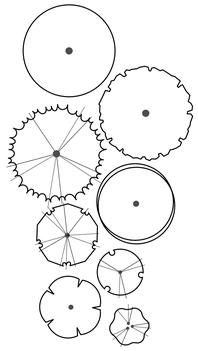
PRELIMINARY LANDSCAPE PLAN

SCALE 1"=20'-0"

L1.1

EXHIBIT A

PLANT PALETTE



TREES	COMMON NAME	CONT
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX
ALBIZIA JULIBRISSIN	SILK TREE	24" BOX
ARBUTUS MENZIESII	MADRONE	24" BOX
ARBUTUS UNEDO	STRAWBERRY TREE	15 GALLON
CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX
CARPINUS BETULUS	EUROPEAN HORNBEAM	24" BOX
CATALPA SPECIOSA	WESTERN CATALPA	24" BOX
CEDRUS DEODARA	DEODAR CEDAR	24" BOX
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON
CRATAEGUS PHAENOPYRUM	WASHINGTON THORN	15 GALLON
CUPRESSUS MACROCARPA	MONTEREY CYPRESS	24" BOX
ERIOBOTRYA JAPONICA	LOQUAT	15 GALLON
GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX
GLEDITSIA TRIACANTHOS	HONEY LOCUST	24" BOX
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX
LAURUS NOBILIS	GRECIAN LAUREL	15 GALLON
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GALLON
MAYTENUS BOARIA	MAYTEN TREE	15 GALLON
MORUS ALBA 'STRIBLING'	WHITE MULBERRY	24" BOX
OLEA EUROPAEA	OLIVE	24" BOX
PINUS COULTERI	COULTER PINE	24" BOX
PINUS RADIATA	MONTEREY PINE	24" BOX
PINUS THUNBERGII	JAPANESE BLACK PINE	24" BOX
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
PODOCARPUS GRACILIOR	FERN PINE	24" BOX
POPULUS FREMONTII	FREMONT COTTONWOOD	24" BOX
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GALLON
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
QUERCUS ILEX	HOLLY OAK	24" BOX
ROBINIA X AMBIGUA `IDAHOENSIS`	IDAHO LOCUST	24" BOX
SCHINUS MOLLE	CALIFORNIA PEPPER TREE	24" BOX
SOPHORA JAPONICA	JAPANESE PAGODA TREE	24" BOX
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	15 GALLON
VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX
X CHITALPA TASKENTENSIS	CHITALPA	24" BOX

SHRUBS, GRASSES & GROUNDCOVERS	COMMON NAME	CONT
AEONIUM SPECIES	CANARY ISLAND ROSE	1 GALLON
AGAVE SPECIES	AGAVE	5 GALLON
ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GALLON
ARCTOTHECA CALENDULA	CAPEWEED	1 GALLON
ARCTOTIS SPECIES	AFRICAN DAISY	1 GALLON
ATRIPLEX LENTIFORMIS BREWERI	SALT BUSH	5 GALLON
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	5 GALLON
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1 GALLON
CEANOTHUS GRISEAUS HORIZONTALIS	CARMEL CREEPER	5 GALLON
CENOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GALLON
CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 GALLON
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON
COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GALLON
CORREA PULCHELLA `PINK FLAMINGO`	AUSTRALIAN FUCHSIA	5 GALLON
COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GALLON
DELOSPERMA ALBA	WHITE TRAILING ICE PLANT	1 GALLON
DIANELLA TASMANICA 'SILVER STREAK'	SILVER STREAK FLAX LILY	1 GALLON
DROSNATHEMUM FLORIBUNDUM	MAGIC CARPET ICE PLANT	1 GALLON
ECHEVERIA AGAVOIDES	WAX AGAVE	1 GALLON
ERIGERON GLAUCUS	SEASIDE DAISY	1 GALLON
ERIGONUM GIGANTEA	GIANT BUCKWHEAT	1 GALLON
ERYSIMUM AMMONPHILUM	COAST WALLFLOWER	1 GALLON
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GALLON
EURYOPS HYRBID	YELLOW BUSH DAISY	1 GALLON
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GALLON
FESTUCA MAIREI	ATLAS FESCUE	5 GALLON
GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 GALLON
GARRYA ELLIPTICA	COAST SILKTASSEL	5 GALLON
GAZANIA SPECIES	GAZANIA	1 GALLON
GREVILLEA ROSMARINIFOLIA	ROSEMARYGREVILLEA	5 GALLON
HAKEA SUAVEOLENS	SWEET HAKEA	1 GALLON
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON
KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON
LANTANA MONTEVIDENSIS	LANTANA	1 GALLON
LAVATERA ASSURGENTIFOLIA	TREE MALLOW	5 GALLON
LEPTOSPERMUM LAEVIGATUM 'COMPACTA'	DWARF TEA TREE	5 GALLON
LIMONIUM PEREZII	STATICE	1 GALLON
MAHONIA REPENS	CREEPING MAHONIA	1 GALLON
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GALLON
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON
NO MOW FINE FESCUE BLEND		SOD
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GALLON
PITTOSPORUM TOBIRA SPECIES	WHEELER`S DWARF	5 GALLON
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GALLON
RHAMNUS CALIFORNICA 'SEAVIEW'	DWARF COFFEE BERRY	5 GALLON
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GALLON
RIBES VIBURNIFOLIUM	CATALINA CURRANT	5 GALLON
ROSMARINUS OFFICINALIS	CREEPING ROSEMARY	5 GALLON
SALVIA SPECIES	SAGE	5 GALLON
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	5 GALLON
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON
SEDUM SPECIES	SEDUM	1 GALLON
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GALLON
TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GALLON
VIBURNUM TINUS	LAURUSTINUS	5 GALLON
WESTRINGIA ROSMARINIFORMIS	COAST ROSEMARY	5 GALLON
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GALLON

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VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO. V1552
DRAWN WM
CHECKED SVD
JOB CAPTAIN WM
DATE 12/21/2015 DESIGN REVIEW APPLICATION
1/26/2016 DR RESUBMITTAL
2/10/2016 DR RESUBMITTAL

DRAWING TITLE

PRELIMINARY PLANT PALETTE

SCALE N/A

L2.1

EXHIBIT A

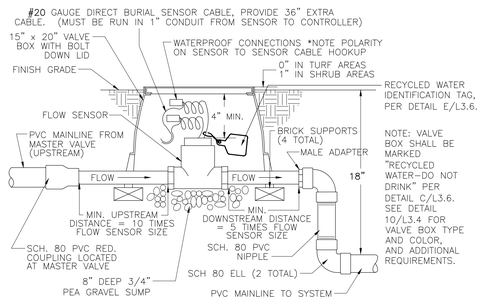
IRRIGATION EQUIPMENT LIST

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
1401 1402 1404 1408	Rain Bird RWS-B-C-P Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, purple grate, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	INSTALL ONE BUBBLER PER TREE.
NOTE: DRIP AREA PATTERNS VARY FOR DESIGN CLARITY A1 A1 A1 A1 A1 A1 A1 A1 CONTROLLER VALVE CIRCUIT NO.	Drip Zone Control from PVC lateral to drip tubing manifold connection	NOTE: LOCATION DIAGRAMMATIC, SEE DRIP DETAILS FOR PVC LATERAL TO DRIP TUBING MANIFOLD CONNECTION.
	Area to Receive Dripline Toro RGP-212-E (12) 5/8" dia. Landscape Dripline with Purple Pipe and Rootguard Protection and 0.53gph emitters at 12" o.c. Dripline lateral rows spaced at 12" apart, with emitters offset for triangular pattern.	NOTE: TUBING INSTALLED BELOW GRADE, SEE DRIP DETAILS. FLUSH VALVE AND AIR RELIEF VALVES NOT SHOW ON PLANS FOR DESIGN CLARITY, SEE DRIP DETAILS FOR TYPICAL INSTALLATION LOCATIONS AT EACH DRIP CIRCUIT.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Irritrol 700 with OMR-100 Electric Remote Control Valve, with Omni-Reg 5-100psi regulator	SET PRESSURE REGULATORS AT 35 PSI.
	Rain Bird 33-DNP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.	
	Nibco T-113-LF Lead Free Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
MV	Griswold 2160MRE 2-1/2" 2-1/2" Solenoid, Normally Open Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	
	500XL-YSBR Lead Free Pressure Reducing Valve,	
BF	Febco LF825Y 2" Lead Free Reduced Pressure Backflow Preventer.	
A	Irritrol MC-24-E 24 Station, Commercial-Grade, Outdoor/Indoor Controller, Equipped in a rugged, lockable, vandal-proof, weather resistant steel cabinet. Install in Irritrol P-6B Pedestal. Install Climate Logic receiver unit in P-6B Pedestal.	
W	Irritrol CL Wireless Weather Sensing System. 100-Receive and Transmitter Kit. Outdoor sensor, and receiver attaches to Irritrol Controller. Compatible with Rain Dial-R, Total Control-R, KwikDial, adn MC-E controllers. Monitors weather data.	FOR MOUNTING INFO, SEE NOTES ON PLANS
FS	Irritrol FS-B150 1-1/2" Flow Sensor	
DF	Dig P Series 2" Y-Filter with 150 mesh stainless steel screen.	Y-FILTER TO BE INSTALLED ON MAIN LINE AS SHOWN.
F	Amiad 150 mesh Y-Filter with flush valve, or approved equivalent. Select filter size with gpm flow rate compatible with valve circuit gpm flow rate.	Y-FILTER TO BE INSTALLED AT ALL CIRCUITS.
M	Water Meter 1-1/2"	NOTE: SEE P.O.C. NOTES ON IRRIGATION PLANS.
	Irrigation Lateral Line: PVC Class 200 SDR 21 Purple colored pipe with continuous wording "Caution - Recycled Water-Do Not Drink" printed on both sides of pipe, install pipe with wording facing upwards, with solvent weld Sch.40 fittings. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. 12" min. bury.	
	Irrigation Mainline: PVC Schedule 40 and Class 315 Purple colored pipe with continuous wording "Caution - Recycled Water-Do Not Drink" printed on both sides of pipe, install pipe with wording facing upwards, with solvent weld Sch.40 fittings. PVC Schedule 40 to 1-1/2", PVC Class 315 SDR 13.5 for pipes 2" and larger. 2-1/2" & smaller: 18" min. bury; 3" & larger 24" min. bury.	
	Pipe Sleeve: PVC Class 315 SDR 13.5 Purple colored pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. 24" min. bury.	NOTE: PURPLE PIPE SLEEVES SHALL HAVE CONTINUOUS WORDING "CAUTION - RECYCLED WATER" PRINTED ON BOTH SIDES OF PIPE, INSTALL PIPE WITH WORDING FACING UPWARDS. FOR SLEEVES UNDER ROADS, SEE SLEEVE AT ROADS DETAIL.
Valve Callout: Valve Number, Valve Flow, Valve Size		
E E E	Sch. 80 Electrical Conduit, 24" min. bury.	

IRRIGATION CONTROLLER NOTES:

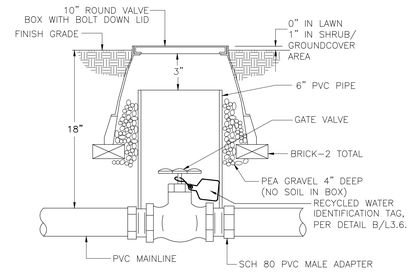
1. IRRIGATION CONTROLLER RUN TIMES ARE NOT INCLUDED ON LANDSCAPE PLANS. IRRIGATION CONTROLLERS ARE ET BASED SMART CONTROLLERS THAT GENERATE OPTIMUM RUN TIME SCHEDULES BASED UPON LOCAL WEATHER CONDITIONS.
2. CONTROLLER IS INITIALLY PROGRAMMED WITH IRRIGATION SYSTEM COMPONENT INFORMATION, PLANT MATERIAL WATER USE REQUIREMENTS, SOIL TYPE, AND LOCAL MICRO CLIMATIC INFORMATION. CONTROLLER AUTOMATICALLY GENERATES RUN TIME SCHEDULES FROM THIS INFORMATION. EACH DAY CONTROLLER RECEIVES LOCAL WEATHER CONDITION DATA (VIA WIRELESS CONNECTION), AND AUTOMATICALLY ADJUST IT'S WATERING SCHEDULE FOR OPTIMUM WATER CONSERVATION.
3. CONTRACTOR SHALL PROGRAM CONTROLLER'S FLOW MONITORING FEATURE TO DETECT FLOWS OF 5 GPM ABOVE PEAK RECORDED GPM FLOW FOR MAIN LINE AND LATERAL LINES/RCVS. CONTROLLER SHALL BE SET TO SHUT MASTER VALVE AND CONTROLLER OFF IN THE EVENT OF AN OVERFLOW CONDITION (MAIN LINE OR LATERAL LINE BREAK).

NOTES:
1. FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



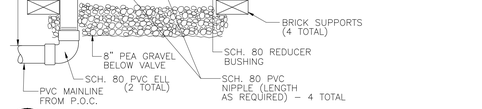
1 FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE

NOTE: VALVE BOX SHALL BE MARKED "RECYCLED WATER-DO NOT DRINK" PER DETAIL C/L3.6. SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.



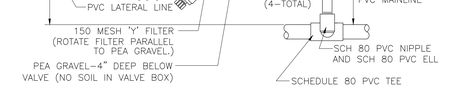
2 GATE VALVE DETAIL
NOT TO SCALE

NOTE: VALVE BOX SHALL BE MARKED "RECYCLED WATER-DO NOT DRINK" PER DETAIL C/L3.6. SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.



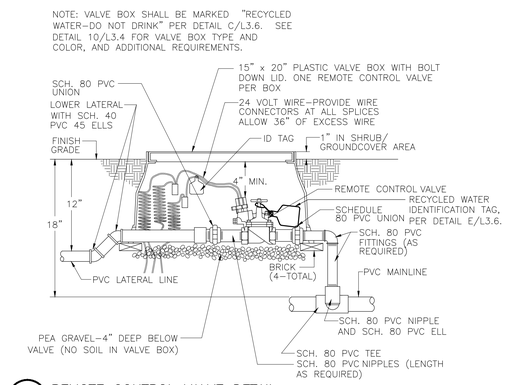
3 MASTER REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

NOTE: VALVE BOX SHALL BE MARKED "RECYCLED WATER-DO NOT DRINK" PER DETAIL C/L3.6. SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.

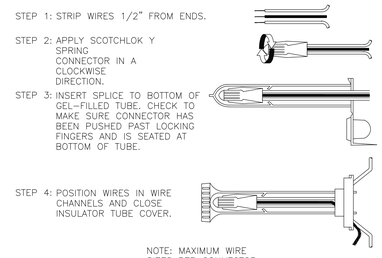


4 REMOTE CONTROL VALVE & 'Y' FILTER DETAIL
NOT TO SCALE

NOTE: VALVE BOX SHALL BE MARKED "RECYCLED WATER-DO NOT DRINK" PER DETAIL C/L3.6. SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.



5 REMOTE CONTROL VALVE DETAIL
NOT TO SCALE



6 WIRE CONNECTION DETAIL
NOT TO SCALE

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VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

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JOB CAPTAIN	WM
DATE	12/21/2015 DESIGN REVIEW APPLICATION 1/26/2016 DR RESUBMITTAL 2/10/2016 DR RESUBMITTAL

DRAWING TITLE

IRRIGATION EQUIPMENT LIST AND DETAILS

SCALE NTS

L3.1

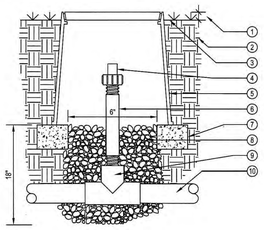
EXHIBIT A

TORO-IRRIGATION DIVISION
5825 JASMINE STREET
RIVERSIDE, CA 92504
TOLL FREE: 1-877-345-8676
PHONE: (951) 785-3152
FAX: (951) 359-1870
www.toro.com

LEGEND

1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO DL2000 FLUSH VALVE (FCH-H-FIPT).
5. 6" ROUND PLASTIC VALVE BOX . HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS.
6. 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
8. PEA GRAVEL SUMP (6" x 18").
9. PVC TEE (6x6xT) WITH 3/4" THREADED OUTLET.
10. PVC PIPING.

NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.



SECTION/ELEVATION
NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-168w.

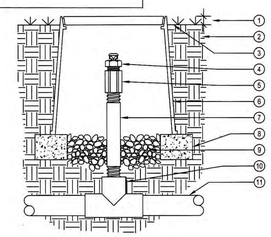
1 DRIP CIRCUIT FLUSH VALVE DETAIL
NOT TO SCALE

TORO-IRRIGATION DIVISION
5825 JASMINE STREET
RIVERSIDE, CA 92504
TOLL FREE: 1-877-345-8676
PHONE: (951) 785-3152
FAX: (951) 359-1870
www.toro.com

LEGEND

1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. 1/2" PVC COUPLING (TxT).
6. 6" ROUND PLASTIC VALVE BOX . HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. PEA GRAVEL SUMP (6" DEEP).
10. PVC ELL (6xT) WITH 1/2" THREADED OUTLET.
11. PVC PIPING.

NOTE:
USE ONE AIRRELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.



SECTION/ELEVATION
NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/Info REFERENCE NUMBER 065-188g.

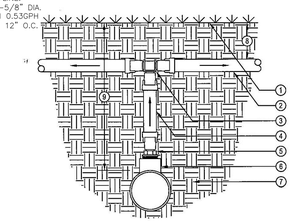
2 DRIP CIRCUIT AIR VACUUM RELIEF VALVE DETAIL
NOT TO SCALE

TORO-IRRIGATION DIVISION
5825 JASMINE STREET
RIVERSIDE, CA 92504
TOLL FREE: 1-877-345-8676
PHONE: (951) 785-3152
FAX: (951) 359-1870
www.toro.com

LEGEND

1. FINISH GRADE.
2. TORO DL2000 DRIPLINE LATERAL .
3. TORO LOC-EZE TEE (FTT16).
4. TORO BLUE STRIPE POLY TUBING
5. TORO LOC-EZE X 1/2" MPT ADAPTER (FAM16).
6. PVC TEE (6x6xT) WITH 1/2" FPT OUTLET.
7. NATIVE SOIL BACKFILL PER SPECIFICATIONS.
8. DEPTH OF TUBING 3"-4"
9. DEPTH OF PVC SUPPLY LINE 12"

DL2000 DRIPLINE:
RPG212(12)-5/8" DIA. TUBING WITH 0.53GPH EMITTERS AT 12" O.C.



SECTION/ELEVATION
NOT TO SCALE

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2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/Info REFERENCE NUMBER 065-188e.

3 DRIP CIRCUIT FEED MANIFOLD CONNECTION DETAIL
NOT TO SCALE

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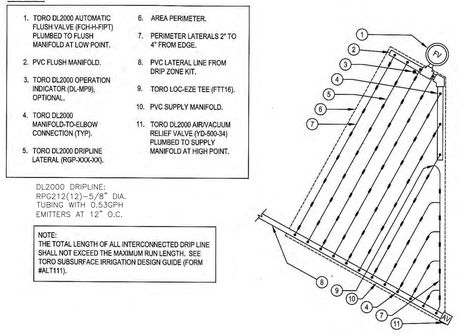
TOLL FREE: 1-877-345-8676
PHONE: (951) 785-3152
FAX: (951) 359-1870
www.toro.com

LEGEND

1. TORO DL2000 AUTOMATIC FLUSH VALVE (FCH-H-FIPT) PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
2. PVC FLUSH MANIFOLD.
3. TORO LOC-EZE TEE (FTT16).
4. TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP).
5. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" TO 4" FROM EDGE.
8. PVC LATERAL LINE FROM DRIP ZONE KIT.
9. TORO LOC-EZE TEE (FTT16).
10. PVC SUPPLY MANIFOLD.
11. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

DL2000 DRIPLINE:
RPG212(12)-5/8" DIA. TUBING WITH 0.53GPH EMITTERS AT 12" O.C.

NOTE:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #ALT111).



PLAN
NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/Info REFERENCE NUMBER 065-188l.

4 DRIP CIRCUIT ODD SHAPE LAYOUT – END FEED DETAIL
NOT TO SCALE

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FAX: (951) 359-1870
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LEGEND

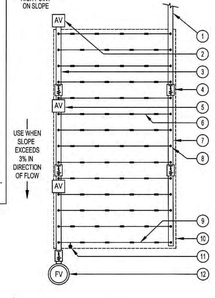
1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO PVC FLUSH MANIFOLD AT HIGH POINT.
3. PVC FLUSH MANIFOLD.
4. INLINE SPRING CHECK VALVE (JV0500-02) TO HELP CONTROL LOW-HEAD DRAINAGE (TYP). INSTALL AT EVERY 10' OF ELEVATION CHANGE.
5. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO PVC FLUSH MANIFOLD JUST BELOW EACH CHECK VALVE (TYP).
6. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
7. PVC SUPPLY MANIFOLD.
8. TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP).
9. PERIMETER LATERALS 2" TO 4" FROM EDGE.
10. AREA PERIMETER.
11. TORO DL2000 OPERATION INDICATOR (DL-MP9), OPTIONAL.
12. TORO DL2000 AUTOMATIC FLUSH VALVE (FCH-H-FIPT) PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

DL2000 DRIPLINE:
RPG212(12)-5/8" DIA. TUBING WITH 0.53GPH EMITTERS AT 12" O.C.

NOTE:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #ALT111).

HIGH POINT ON SLOPE

USE WHEN SLOPE EXCEEDS 3% IN DIRECTION OF FLOW



PLAN
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NOTES:
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5 DRIP CIRCUIT LAYOUT – SLOPE DETAIL

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LEGEND

1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. PVC SUPPLY MANIFOLD.
3. TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
5. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" TO 4" FROM EDGE.
9. AREA PERIMETER.
10. TORO DL2000 OPERATION INDICATOR (DL-MP9), OPTIONAL.
11. TORO DL2000 AUTOMATIC FLUSH VALVE (FCH-H-FIPT) PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

DL2000 DRIPLINE:
RPG212(12)-5/8" DIA. TUBING WITH 0.53GPH EMITTERS AT 12" O.C.

NOTE:
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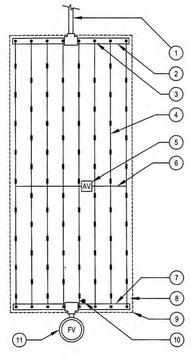

PLAN
NOT TO SCALE

NOTES:
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6 DRIP CIRCUIT LAYOUT – END FEED DETAIL

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LEGEND

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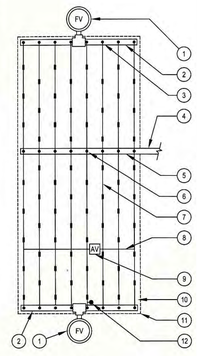
2. PVC FLUSH MANIFOLD.
3. TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM DRIP ZONE KIT.
5. PVC SUPPLY MANIFOLD.
6. TORO DL2000 MANIFOLD-TO-TEE CONNECTION.
7. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
8. AIR/VACUUM RELIEF LATERAL, TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) CENTERED ON MOUND OR BERM.
9. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" TO 4" FROM EDGE.
11. AREA PERIMETER.
12. TORO DL2000 OPERATION INDICATOR (DL-MP9), OPTIONAL.

DL2000 DRIPLINE:
RPG212(12)-5/8" DIA. TUBING WITH 0.53GPH EMITTERS AT 12" O.C.

NOTE:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #ALT111).



PLAN
NOT TO SCALE

NOTES:
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7 DRIP CIRCUIT LAYOUT – CENTER FEED DETAIL

TUBING LAYOUT CHART NOTES:

1. CONTRACTOR SHALL FIELD LAYOUT DRIP TUBING ZONE AREAS AS INDICATED ON THE PLANS, AND FIELD VERIFY/CALCULATE EACH ZONES TOTAL GPM DOES NOT EXCEED THE DRIP ZONE VALVE CIRCUIT GPM'S SHOWN ON THE PLANS. IF DRIP ZONE(S) GPM'S EXCEED GPM'S SHOWN ON PLANS, CONTRACTOR SHALL SPLIT DRIP ZONE(S) INTO TWO OR MORE DRIP ZONE VALVE CIRCUITS AREAS TO REDUCE GPM FLOW RATES AS NECESSARY.
2. PSI AVAILABLE AT EACH DRIP CIRCUIT'S TUBING WILL VARY AND DEPEND UPON PSI AT WATER METER/P.O.C AND PSI LOSSES FROM P.O.C TO DRIP TUBING REMOTE CONTROL VALVE. CONTRACTOR SHALL FIELD VERIFY PSI AVAILABLE AT EACH DRIP CIRCUIT'S VALVE, AND SELECT THE APPROPRIATE MAXIMUM TUBING LENGTH RUN FROM CHART BELOW. DO NOT EXCEED MAXIMUM TUBING RUN LENGTHS.
3. WHERE NECESSARY, INSTALL ADDITIONAL PVC LATERAL SUPPLY MANIFOLDS IN DRIP ZONE AREAS TO KEEP TUBING RUN LENGTHS FROM EXCEEDING MAXIMUM RUN LENGTHS.
4. PVC LATERAL SUPPLY MANIFOLDS SHALL BE SAME SIZE AS LATERAL LINE SIZE THAT FEEDS ENTIRE DRIP ZONE AREA.

TORO DRIP TUBING MAXIMUM LENGHT OF RUN CHART:

TUBING TYPE: TORO RGP-212(12);
5/8" DIA. TUBING WITH 0.53 GPH
EMITTERS AT 12" O.C.

Performance Specifications (continued)

Maximum length of run

- RGP-212-XX:
  - 250' @ 15 psi (76m @ 1,03 Bar)
  - 360' @ 25 psi (110m @ 1,72 Bar)
  - 400' @ 30 psi (122m @ 2,07 Bar)
  - 460' @ 40 psi (140m @ 2.76 Bar)

8 DRIP CIRCUIT MAXIMUM TUBING LENGTH CHART
NOT TO SCALE

DRIP CIRCUIT NOTES (FOR DETAILS 1-7):

1. ALL DRIP TUBING SHALL BE INSTALLED 3"-4" BELOW GRADE.
2. ALL PVC LATERALS LINES, INCLUDING PVC FEED LINES SHALL BE INSTALLED 12" BELOW GRADE.
3. SEE IRRIGATION LEGEND FOR TUBING SPECIFICATIONS.
4. SEE NOTES AT EACH DRIP DETAIL FOR ADDITIONAL REQUIREMENTS.
5. CONTACT CHRIS STEELE, TORO IRRIGATION SPECIFICATION SALES MANAGER, 559-779-8676, PRIOR TO INSTALLATION OF DRIP TUBING TO REVIEW INSTALLATION REQUIREMENTS.

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VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO.	V1552
DRAWN	WM
CHECKED	SVD
JOB CAPTAIN	WM
DATE	12/21/2015 DESIGN REVIEW APPLICATION
	1/26/2016 DR RESUBMITTAL
	2/10/2016 DR RESUBMITTAL

DRAWING TITLE

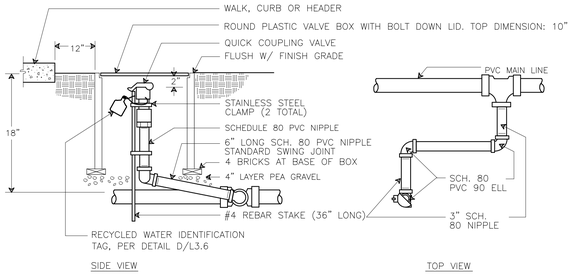
IRRIGATION DETAILS

SCALE NTS

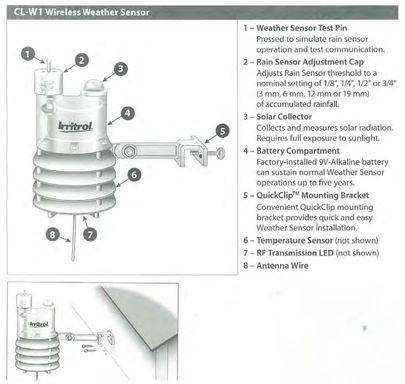
L3.2

NOTES:

1. VALVE BOX SHALL BE MARKED "RECYCLED WATER" PER DETAIL C/L3.6 SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.
2. NIPPLE AND FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE SIZE



1 QUICK COUPLER VALVE DETAIL
NOT TO SCALE

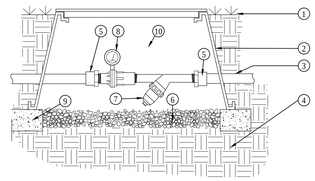


NOTES:

1. INSTALL WEATHER SENSOR PER MANUFACTURERS SPECIFICATIONS.
2. INSTALL AT LOCATION NOTED ON IRRIGATION PLANS, IN AREA WITH FULL SUN EXPOSURE, IN LOCATION APPROVED BY OWNER'S REPRESENTATIVE.
3. DO NOT LOCATE SENSOR WERE THERE IS SHADE, OR UNDER TREES, OR UNDER EVAE OF BLDG.

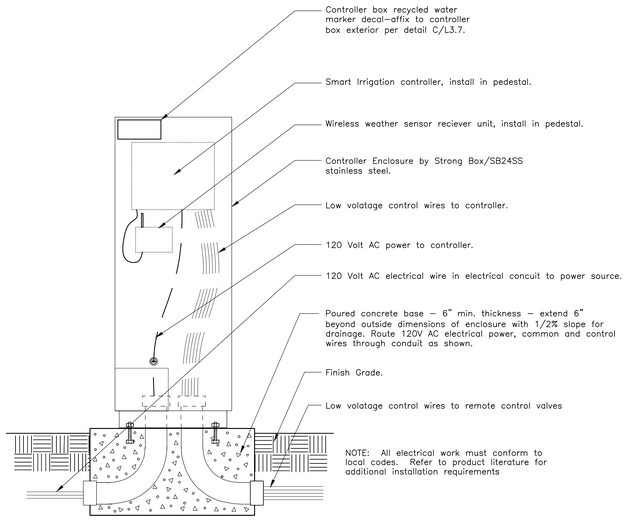
2 WEATHER SENSOR DETAIL
NOT TO SCALE

NOTE: VALVE BOX SHALL BE MARKED "RECYCLED WATER–DO NOT DRINK" PER DETAIL C/L3.6. SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.

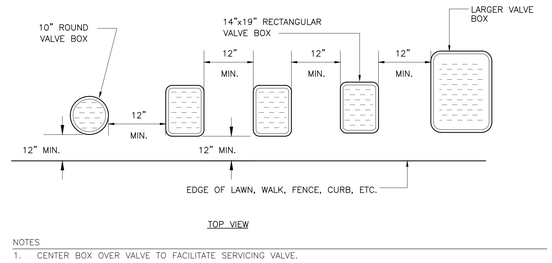


1. FINISH GRADE.
2. 15" x 20" VALVE BOX.
3. PVC MAINLINE, SEE PLANS FOR SIZE, 18" MIN. BURY.
4. COMPACTED SUBGRADE.
5. SCH 80 PVC ADAPTER.
6. PEA GRAVEL SUMP, MINIMUM 6" DEEP
7. Y-FILTER, SEE LEGEND FOR TYPE/SIZE, ROTATE PARALLEL TO PEA GRAVEL FOR EASY MAINTENANCE ACCESS.
8. 5-100 PSI WEATHER PROOF PRESSURE GAUGE, ROTATE PARALLEL TO PEA GRAVEL GRADE TO EASILY READABLE.
9. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
10. RECYCLED WATER IDENTIFICATION TAG, PER DETAIL E/L3.6.

3 MAIN LINE Y–FILTER DETAIL
NOT TO SCALE



4 PEDESTAL MOUNT IRRIGATION CONTROLLER "A" DETAIL
NOT TO SCALE



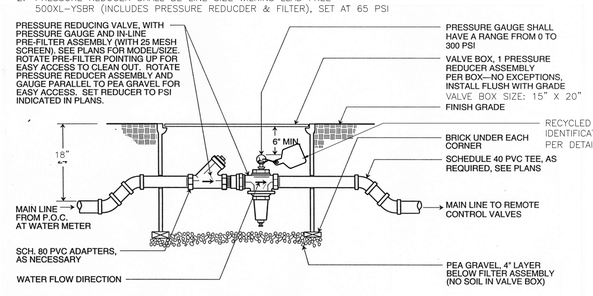
NOTES

1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
4. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
5. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
6. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
7. VALVE BOXES COLOR SHALL BE PURPLE. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
8. VALVE BOXES SHALL BE BY CARSON, OR EQUIVALENT.
9. VALVE BOX SHALL BE MARKED "RECYCLED WATER – DO NOT DRINK", PER DETAIL C/L3.6.

5 VALVE BOX LAYOUT DETAIL
NOT TO SCALE

NOTES:

1. VALVE BOX SHALL BE MARKED "RECYCLED WATER–DO NOT DRINK" PER DETAIL C/L3.6. SEE DETAIL 10/L3.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.
2. PRESSURE REDUCER SHALL BE LINE SIZE WILKINS LEAD FREE 500XL–YSBR (INCLUDES PRESSURE REDUCDER & FILTER), SET AT 65 PSI



6 PRESSURE REDUCER DETAIL
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	2/10/2016 DR RESUBMITTAL

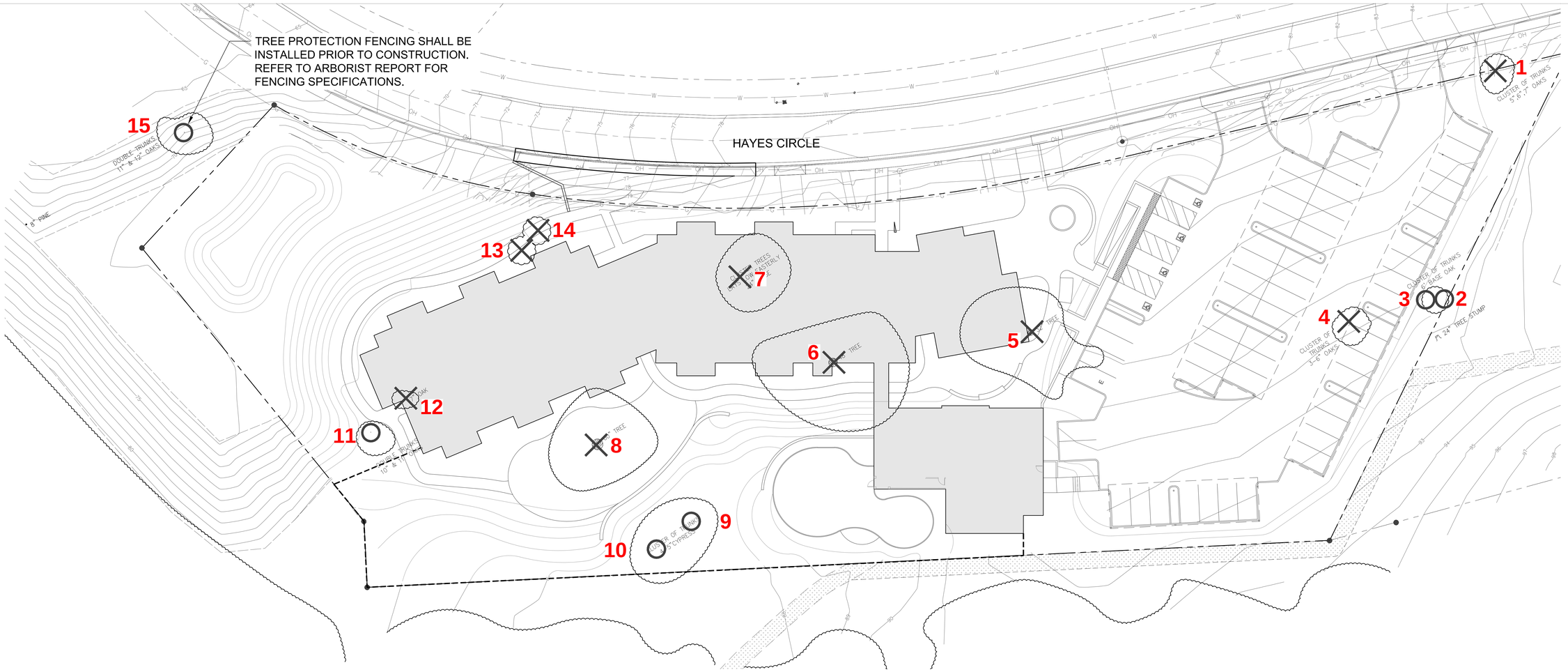
DRAWING TITLE

IRRIGATION DETAILS

SCALE NTS

L3.3

EXHIBIT A



TREE INVENTORY TABLE						
TREE#	SPECIES	TRUNK DIAMETER AT 4.5'	HEALTH RATING	COMMENTS/ OBSERVATIONS	SUITABILITY FOR PRESERVATION (BASED UPON CONDITION)	CONSTRUCTION IMPACT
1	BLACKWOOD ACACIA (ACACIA MELANOXYLON)	4";5.75";6"	1.5	Small tree with three trunks forming at grade. One trunk is prostrate. This tree is in decline with very low vigor and extensive branch and twig dieback.	POOR	REMOVE
2	COAST LIVE OAK (QUERCUS AGRIFOLIA)	3"; 6.5"±	3.0	Part of a two tree cluster. Low, dense structure with asymmetrical crown extending to east. No significant structural defects. Vigor and foliage density are moderate.	GOOD	REMAIN
3	COAST LIVE OAK (QUERCUS AGRIFOLIA)	2"-5"	3.0	Low, multi-trunk tree growing next to tree #2. Trunks form at grade with deep leaf litter covering base. Possibly more than one tree. No significant structural defects. Vigor and foliage density are moderate. Dead, collapsed Monterey pine is leaning on portion of tree.	GOOD	REMAIN
4	COAST LIVE OAK (QUERCUS AGRIFOLIA)	2"-5"	2.0	Dense, multiple trunk trees with trunks forming at grade. Trunk attachments are included at base. Vigor and foliage density are variable with significant branch and twig dieback occurring.	MODERATE	REMOVE
5	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	30.5"	2.5	Mature tree with closely spaced, multiple limb attachments forming at 10'. Contortion in trunk at 10'. Tree has history of pruning with heading cuts locations evident. Tree has history of limb failure. Upper crown has large diameter and extended limbs. Lower trunk appears sound with good radial root distribution. Vigor and foliage density is variable with significant limb and branch dieback occurring in lower crown. Probable Seridium canker infections occurring and boring beetle damage.	MODERATE	REMOVE
6	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	26.5"; 28.0"	2.5	Mature tree with co-dominant trunks forming at 3'. Wide trunk attachment angle. 28" trunk has closely spaced, multiple limb attachments forming at 6'-7' with upright form. 26.5" trunk has three trunks forming at 6'-7' with generally acceptable attachments. The primary trunk is vertical with extended, horizontal limbs. Lower trunk appears sound with good radial root distribution. Vigor and foliage density is variable with significant limb and branch dieback occurring in lower crown on east side.	MODERATE	REMOVE
7	BUSHY YATE (EUCALYPTUS LEHMANII)	10";11";13"	3.0	Low, multiple trunk structure with strong asymmetrical crown extending to east. In addition to the three primary stems there are numerous 3"-4" stems at base of trunk. Tree may have partially collapsed in past, but is now stable. Vigor and foliage density are moderate with limited branch dieback occurring.	MODERATE	REMOVE
8	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	7";8"8"9" 10";11";12"; 12";14";15"	3.0	Multiple trunk structure forming at 3' with limited included attachment. Symmetrical crown form and very dense branch and limb structure. Mostly vertical trunks. One trunk on south side is angled and then ascending. Probably the result of an old limb failure. One large diameter surface root extends to the walkway. Root system is likely extensive. Vigor and foliage density is moderate.	MODERATE	REMOVE
9	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	3"-6"	3.0	Low, dense multiple trunk structure forming at grade. Low, open structure. Sap exudate widely present on trunks, although generally moderate vigor and foliage density.	MODERATE	REMAIN
10	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	2"-3"	3.0	Low, dense multiple trunk structure forming at grade. Low, open structure. Sap exudate widely present on trunks, although generally moderate vigor and foliage density.	MODERATE	REMAIN
11	COAST LIVE OAK (QUERCUS AGRIFOLIA)	11"; 13" (LOW)	3.0	Low, co-dominant trunk structure and then multiple trunks at 3'-5'. Trunks probably originated as basal sprouts. Symmetrical and dense crown form. Vigor is moderate.	GOOD	REMAIN
12	COAST LIVE OAK (QUERCUS AGRIFOLIA)	6.5" (LOW)	1.5	Low, single trunk structure with symmetrical form. Very low vigor and foliage density with significant branch and twig dieback occurring. Possible Diplodia infection.	POOR	REMOVE
13	MYOPORUM (MYOPORUM LAETUM)	1"-3"	1.0	Tree is mostly dead with severe dieback occurring. Myoporum thrip foliage damage.	POOR	REMOVE
14	MYOPORUM (MYOPORUM LAETUM)	1"-4"	1.0	Tree is mostly dead with severe dieback occurring. Myoporum thrip foliage damage.	POOR	REMOVE
15	COAST LIVE OAK (QUERCUS AGRIFOLIA)	6.5"; 8"; 10.5"	3.0	Low, multiple trunk structure with symmetrical crown form. Wide trunk attachments. No significant structural defects. Vigor and foliage density are moderate.	GOOD	OFFSITE

TREE DISPOSITION CHART	
EXISTING TREES TO BE REMOVED	9
NEW PROPOSED TREES	91

LEGEND

X — TREE TO BE REMOVED

O — TREE TO REMAIN

NOTES:

1. HEALTH WAS DETERMINED BY MACNAIR AND ASSOCIATES, CONSULTING ARBORISTS AND HORTICULTURALISTS.
2. REFER TO ARBORIST REPORT, PREPARED BY MACNAIR AND ASSOCIATES, DATED 12/13/15, FOR ADDITIONAL INFORMATION.

0' 10' 20' 40' 60'

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1/26/2016 DR RESUBMITTAL
2/10/2016 DR RESUBMITTAL

DRAWING TITLE

TREE PRESERVATION AND REMOVAL PLAN

SCALE 1" = 20'-0"

L4.1

EXHIBIT A

MAIN ENTRANCE FROM HAYES CIRCLE

AERIAL FROM WEST

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MARINA, CALIFORNIA

JOB NO.	30043
DRAWN	.
CHECKED	.
JOB CAPTAIN	PM
DATE	12/21/2015
	DESIGN REVIEW APPLICATION
	2/11/2016
	DESIGN REVIEW RESUBMITTAL

DRAWING TITLE

CONCEPTUAL RENDERINGS

SCALE AS NOTED

A0.1

PLOTTED: THURSDAY, FEBRUARY 11, 2016 03:55:37 PM BEGIN_LIST DWG_FILE: H:\30043.Exh.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043ExhVTC SUPPORTIVE HOUSING\30043_30042_TITLE.DWG H:\30043.Exh.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043ExhVTC SUPPORTIVE HOUSING\30043_30042_LOGO.DWG 3 xrefs END_LIST
XREF_FILES: H:\30043.Exh.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043ExhVTC SUPPORTIVE HOUSING\30043_30042_TITLE.DWG

VIEW ALONG HAYES CIRCLE LOOKING SOUTH WITH PLANTED TREES @ 1 DAY OLD

VIEW ALONG HAYES CIRCLE LOOKING SOUTH WITH PLANTED TREES @ 5 YEARS OLD

EXHIBIT A

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VETERANS SUPPORTIVE HOUSING
V.T.C / E.A.H

MARINA, CALIFORNIA

JOB NO.	30043
DRAWN	.
CHECKED	.
JOB CAPTAIN	PM
DATE	12/21/2015 DESIGN REVIEW APPLICATION
	2/11/2016 DESIGN REVIEW RESUBMITTAL

DRAWING TITLE

CONCEPTUAL RENDERINGS

SCALE AS NOTED

A0.2

EXHIBIT A

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PROPERTY LINE
12' FRONT SETBACK
FIRE TRUCK PULLOUT
SIDEWALK
17' SIDE SETBACK
HAYES CIRCLE
SERVICE ENTRANCE
TRASH STAGING
UTILITY ROOM ACCESS
BIO-RETENTION
RAMP
MAIN ENTRY COURT
STUDIO APARTMENTS
COMMUNITY ROOM
SHORT-TERM BIKE PARKING
COURTYARD
60 PARKING STALLS (50 COVERED PARKING)
5' SIDE SETBACK
(E) TREES TO REMAIN
(E) TRAIL
(N) CARPORT TYPICAL
2BR APARTMENTS
RESIDENT PATIO, TYP.
COMMUNITY GARDEN
SECONDARY ENTRY
TRAIL
(E)TREE TO REMAIN
(E) TREE TO BE RETAINED
10' REAR SETBACK
PROPERTY LINE
(N) 6' SITE PERIMETER FENCE
SECTION OF (E) TRAIL TO BE RE-ALIGNED
OPEN SPACE

GENERAL NOTES:

1. REFER TO SURVEY FOR PARCEL BOUNDARY DESCRIPTION, UTILITIES AND EXISTING CONDITIONS.
2. ARCHITECTURAL DATUM (0'-0") = +82.0' ABOVE SEA LEVEL. REFER ALSO TO GRADING PLANS.
3. HEIGHTS OF ADJACENT STRUCTURES ARE APPROXIMATE.

SCALE: 3/32"= 1'-0" TRUE NORTH
0 10 20 40 FEET

VETERANS SUPPORTIVE HOUSING V.T.C / E.A.H

MARINA, CALIFORNIA

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SITE PLAN

SCALE AS NOTED

A1.1

PLOTTED: WEDNESDAY, FEBRUARY 17, 2016 03:10:19 PM BEGIN_LIST DWG_FILE: H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043_30042_SITE.DWG H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043SCV\30043_30042_LOGO.DWG H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043SCV\30043_30042_TITLE.DWG H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043SCV\160210_SITE PLAN.DWG H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043SCV\30043_30042 XREF_FILES: H:\30043.EAH.VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043SCV\A1.1.DWG

EXHIBIT A

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PROPERTY LINE
12' FRONT SETBACK
SIDEWALK
2 A3.0
TRASH STAGING
101'-6¾"
40'-0⅜"
12'-0"
DN
29'-10¾"
109'-0½"
ELEC
MECH
MAINT
TRSH
TRSH
COMPUTER LAB
MANAGER OFFICE
ENTRY
•0'-0"
ENTRY COURT
2 A3.1
58'-1"
1.5
21 STUDIO UNITS
60'-0"
LOBBY •0'-0"
MAIL
T
S
K
COMMON ROOM 1,420 SF
ELEV.
COMM COURTYARD
WALKWAY ABOVE
1 A3.2
60'-0"
54'-0½"
1 A3.0
1 A3.1
COMMUNITY GARDEN
82'
83'
84'
85'
321'-9½"
1 X 2BR UNITS
BIKE STORAGE
79'-3"
RESIDENT PRIVATE PATIOS, TYP. (83SF EACH)

SCALE: 3/32"= 1'-0" TRUE NORTH
0 10 20 40 FEET

VETERANS SUPPORTIVE HOUSING V.T.C / E.A.H

MARINA, CALIFORNIA

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DRAWING TITLE

1ST FLOOR PLAN

SCALE AS NOTED

A2.1

PLOTTED: WEDNESDAY, FEBRUARY 17, 2016 11:46:18 AM BEGIN_LIST DWG_FILE: H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS_30042_DATE.DWG H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\30043_30042_LOGO.DWG V:\LOGOS PLANS.DWG H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\30043_30042_TITLE.DWG H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\30043_30042_PROP_LINES.DWG H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\PROP_LINES.DWG H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\30043_30042_TITLE.DWG H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\30043_30042_XREF_FILES H:\30043\DAV\VTC SUPPORTIVE HOUSING\30043DRAWINGS\30043SVS\VA2-1.DWG XREF_FILES:

EXHIBIT A

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2
A3.0

PET WASH

22 STUDIO UNITS

LAUNDRY

TELE

TRSH

SERV. OFF

SERV OFF.

OPEN

LOBBY

+10'-0"

ELEV

OPEN

DN

HC

VA

HC

HC

8

2
A3.1

1
A3.2

WALKWAY

1
A3.1

RESIDENT PRIVATE BALCONY, TYP.

1
A3.0

COMMUNITY GARDEN

82'

83'

84'

85'

86'

87'

88'

89'

TOT LOT

PLAY STRUCTURE

3 X 2BR UNITS

2

SECONDARY ENTRY

7

TRAIL

RESIDENT PRIVATE BALCONY, TYP.

2
A3.2

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

0 10 20 40 FEET

VETERANS SUPPORTIVE HOUSING V.T.C / E.A.H

MARINA, CALIFORNIA

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JOB CAPTAIN	PM
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DRAWING TITLE

2ND FLOOR PLAN

SCALE AS NOTED

A2.2

EXHIBIT A

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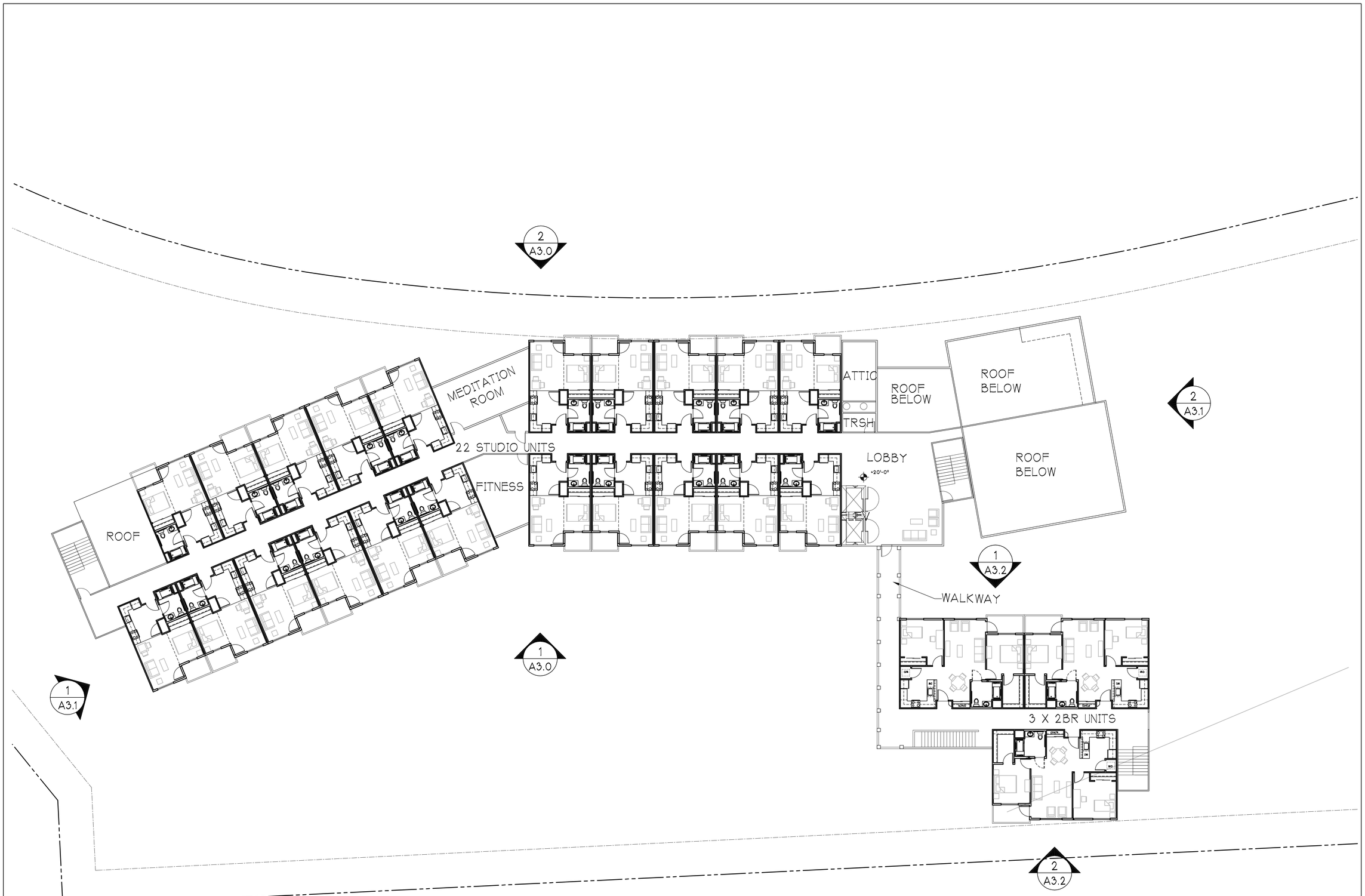

SCALE: 3/32"= 1'-0" TRUE NORTH

0 10 20 40 FEET

VETERANS SUPPORTIVE HOUSING V.T.C / E.A.H

MARINA, CALIFORNIA

JOB NO.	30043
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DRAWING TITLE

3RD FLOOR PLAN

SCALE AS NOTED

A2.3

PLOTTED: WEDNESDAY, FEBRUARY 17, 2016 03:14:30 PM BY:CHRIS_LIST DWG_FILE: H:\30043\DWG\30043_TITLE.DWG H:\30043\DWG\30043VTC SUPPORTIVE HOUSING\30043_30042_DATE.DWG H:\30043\DWG\30043VTC SUPPORTIVE HOUSING\30043VTC\30043_30042_LOGO.DWG XREF_FILES: H:\30043\DWG\30043VTC SUPPORTIVE HOUSING\30043VTC\30043_30042_TITLE.DWG H:\30043\DWG\30043VTC SUPPORTIVE HOUSING\30043VTC\30043_30042_FLOOR PLANS.DWG H:\30043\DWG\30043VTC SUPPORTIVE HOUSING\30043VTC\VPROP_LINES.DWG H:\30043\DWG\30043VTC SUPPORTIVE HOUSING\30043VTC\VA2.3.DWG

EXHIBIT A

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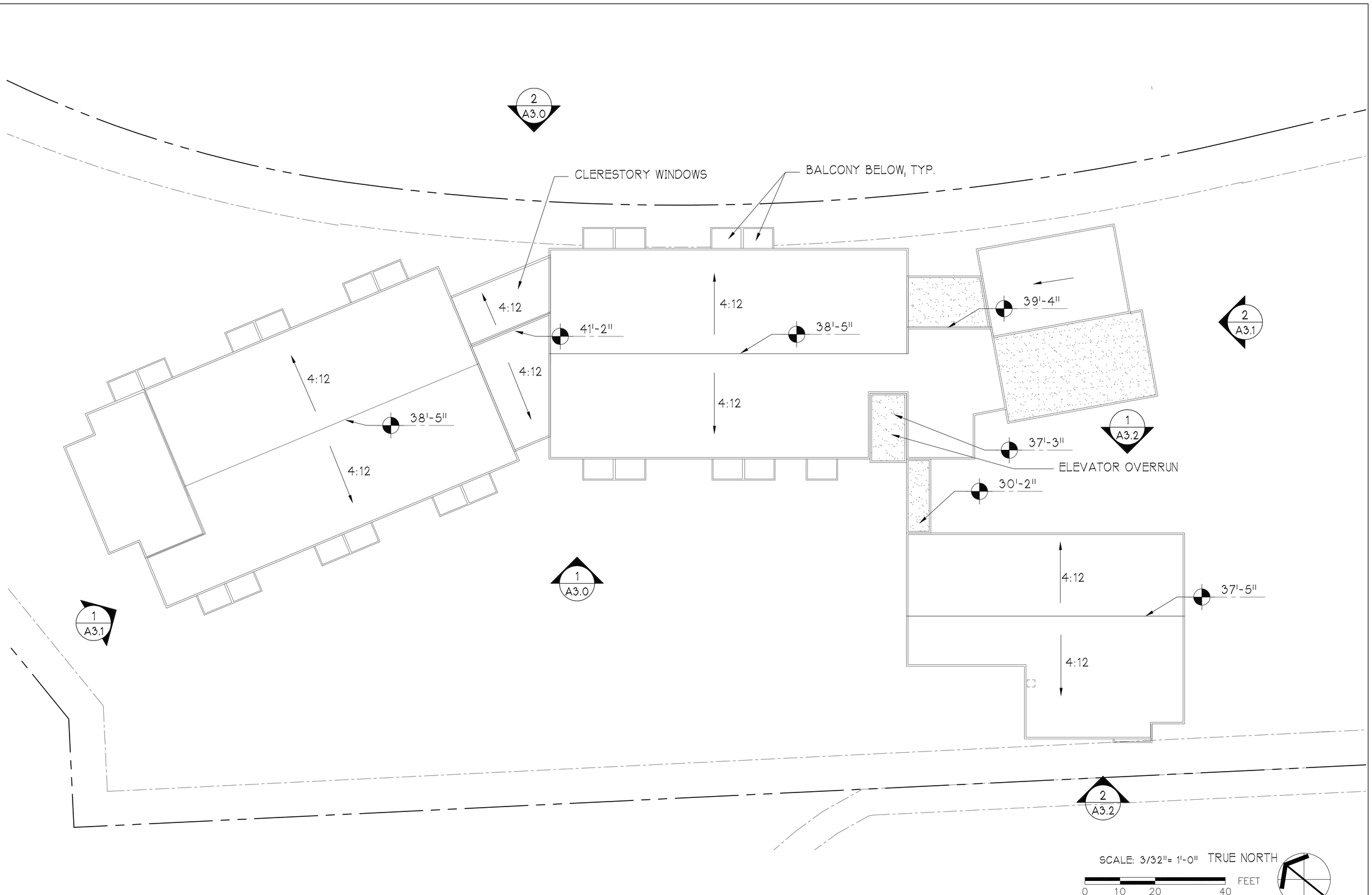

VETERANS SUPPORTIVE HOUSING
V.T.C / E.A.H

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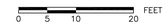
ROOF PLAN

SCALE AS NOTED

A2.4

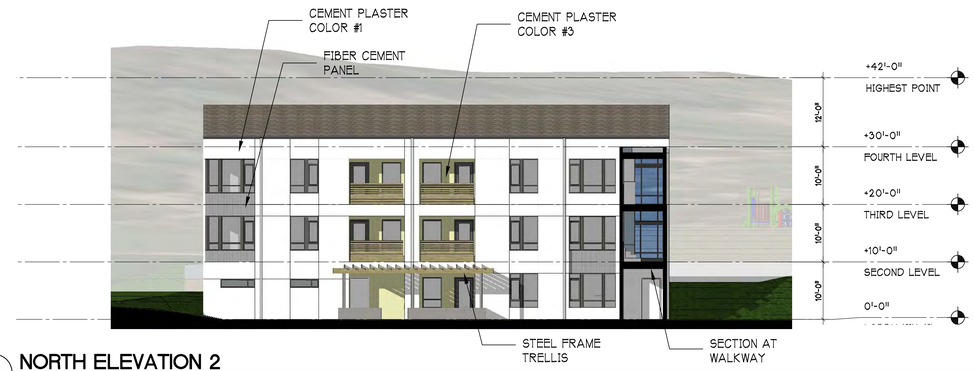
PLOTTED: FRIDAY, FEBRUARY 12, 2016 02:20:10 PM BEGIN_LIST DWG_FILE: H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_DATE.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_TITLE.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\15612_ROOF PLAN.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_LOGO.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_TITLE.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\A2.4.DWG XREF_FILES: H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_DATE.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_TITLE.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\15612_ROOF PLAN.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_LOGO.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\30043_30X42_TITLE.DWG H:\30043.EAH,VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043VTC\A2.4.DWG

1 — **NORTH ELEVATION**
SCALE : 3/32" = 1'-0"



2 — **SOUTH ELEVATION 1**
SCALE : 3/32" = 1'-0"

3 — **SOUTH ELEVATION 2**
SCALE : 3/32" = 1'-0"



4 — **NORTH ELEVATION 2**
SCALE : 3/32" = 1'-0"

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DRAWING TITLE

EXTERIOR ELEVATIONS

SCALE AS NOTED

A3.0

PLOTTED: WEDNESDAY, FEBRUARY 17, 2016 10:28:18 AM BY:DAN_LUST DWG_FILE: H:\30043.DAN\VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043DAN\VTC SUPPORTIVE HOUSING_30043_DAN_X42_DATE.DWG H:\30043.DAN\VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043DAN\VTC SUPPORTIVE HOUSING_30043_30X42_TITLE.DWG H:\30043.DAN\VTC SUPPORTIVE HOUSING\30043.DRAWINGS\30043DAN\VTC SUPPORTIVE HOUSING_30043_30X42_LOGO.DWG 5 xrefs END_LIST
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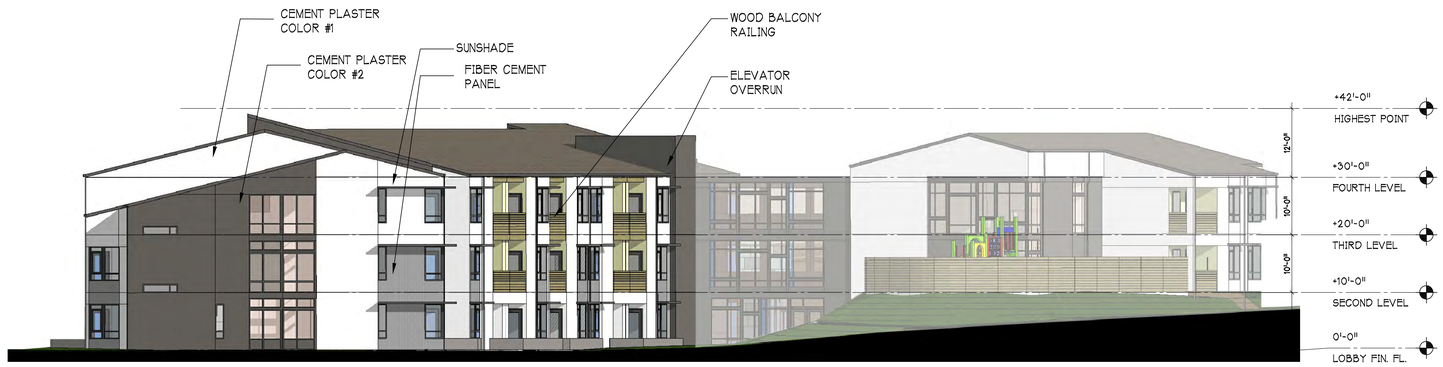
EXHIBIT A



1 — WEST ELEVATION
SCALE : 3/32" = 1'-0"

2 — EAST ELEVATION
SCALE : 3/32" = 1'-0"

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EXTERIOR ELEVATIONS

SCALE AS NOTED

A3.1