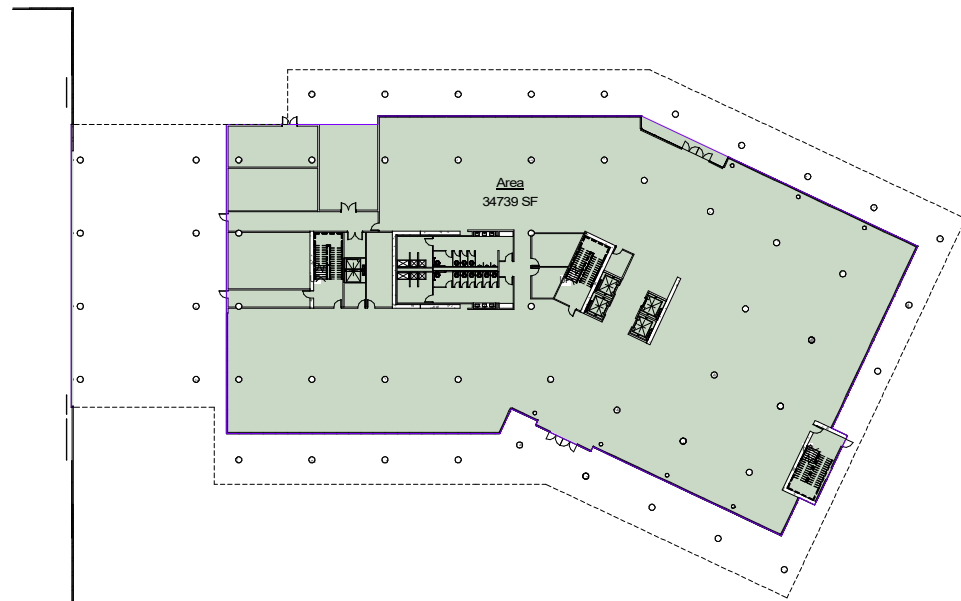


600 ELLIS (465 FAIRCHILD DRIVE) THE SOBRATO ORGANIZATION

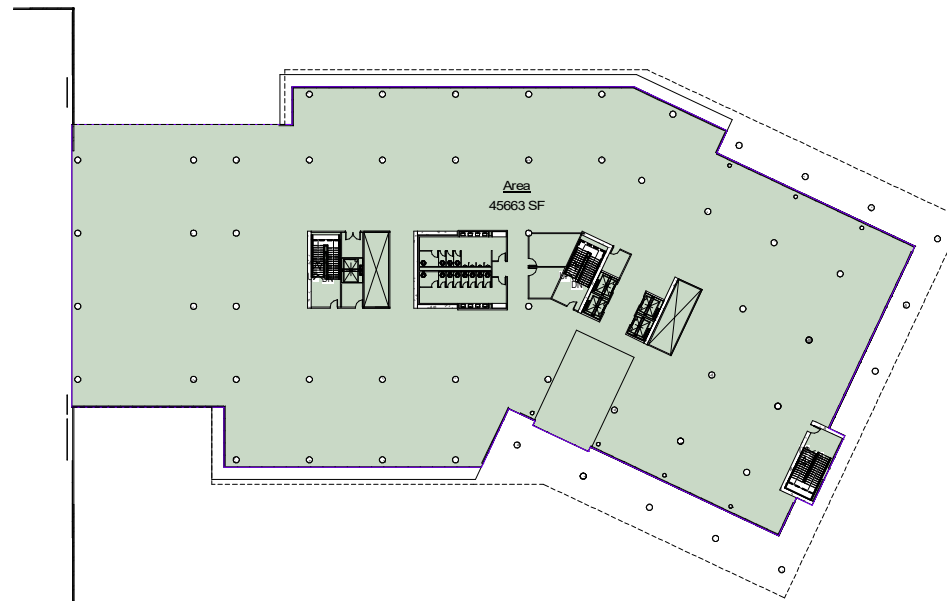
FORMAL APPLICATION REV 02 - SEPTEMBER 01, 2020



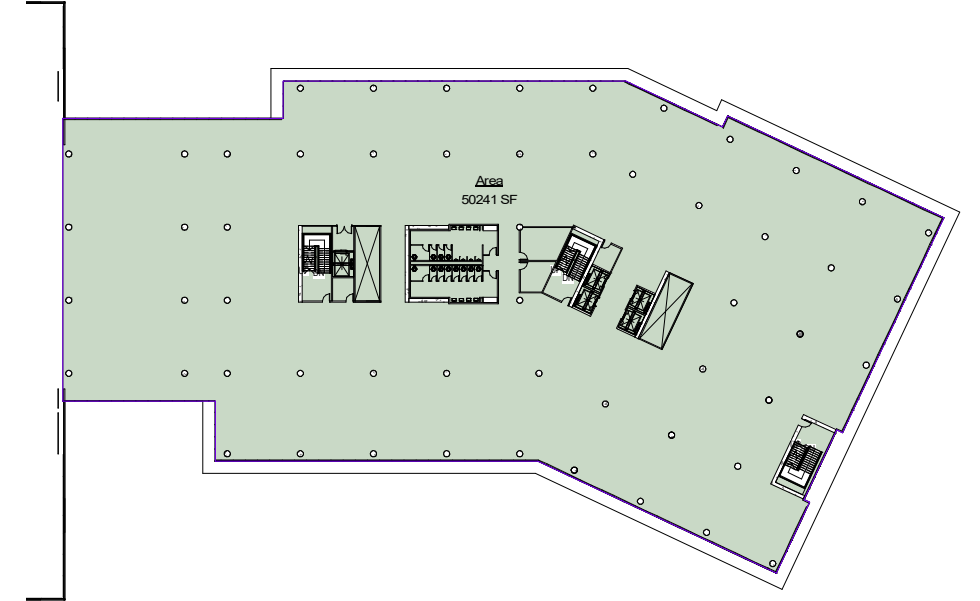
VIEW FROM THE NORTHEAST



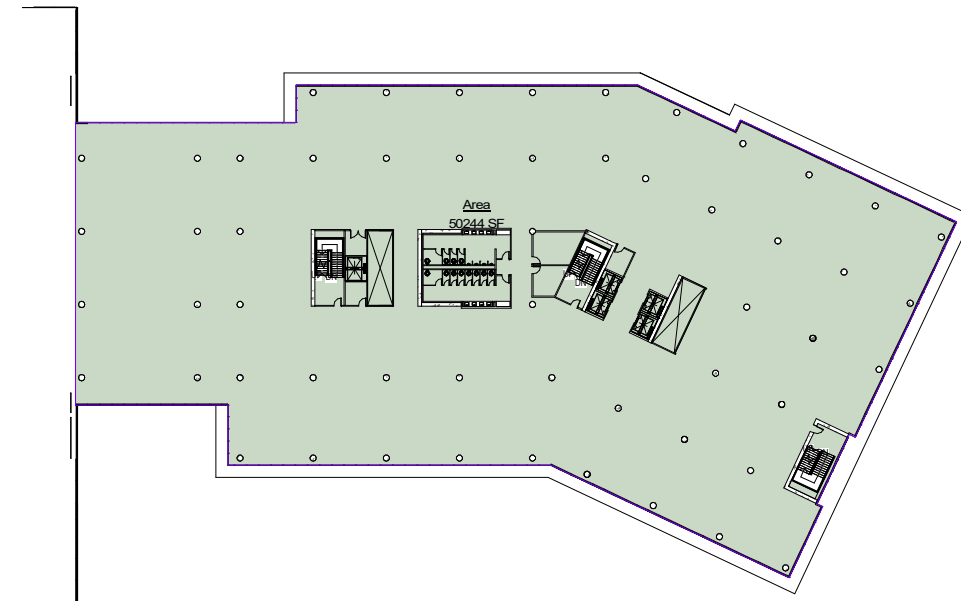
BLDG LEVEL 1



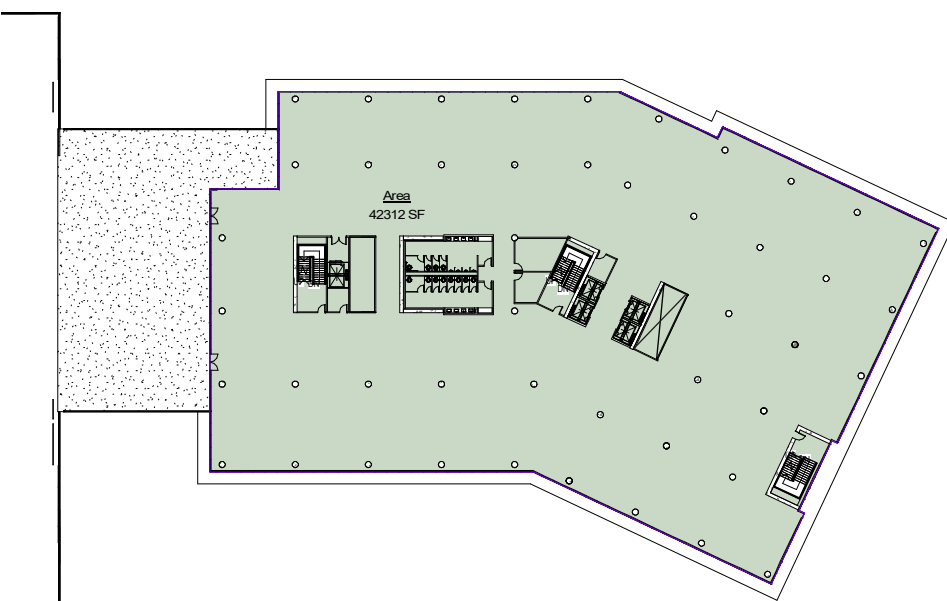
BLDG LEVEL 2



BLDG LEVEL 3



BLDG LEVEL 4



BLDG LEVEL 5



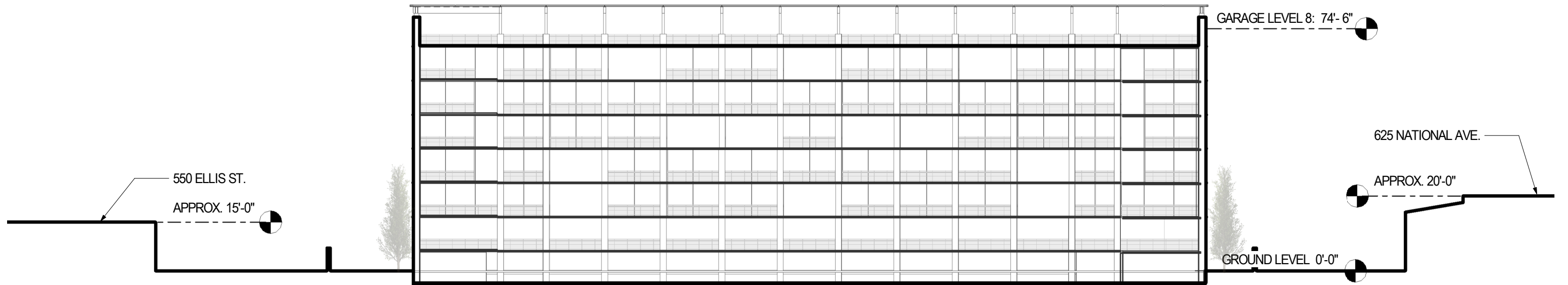
BLDG LEVEL 6

BUILDING GROSS SQUARE FOOTAGE

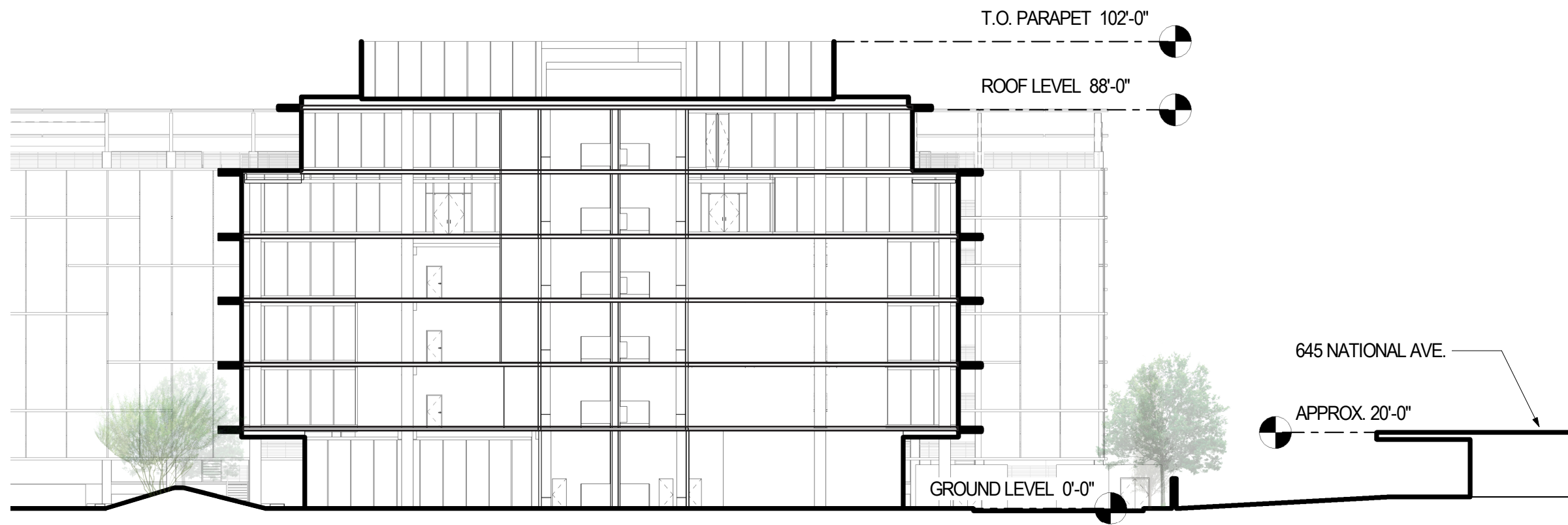
LEVEL 1	34,739 SF
LEVEL 2	45,663 SF
LEVEL 3	50,241 SF
LEVEL 4	50,244 SF
LEVEL 5	42,312 SF
LEVEL 6	35,896 SF

PROPOSED BUILDING 1 TOTAL AREA: 259,095 SF

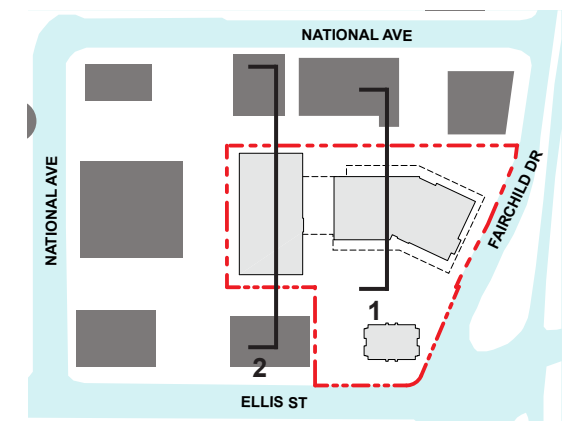
GROSS FLOOR AREAS

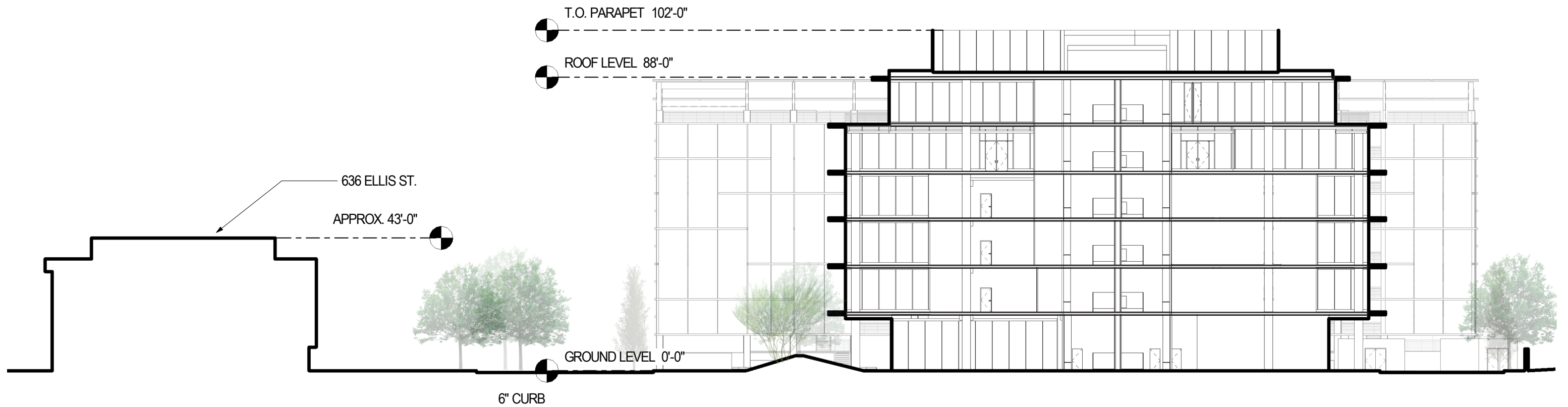


2 - PARKING GARAGE



1 - 645 NATIONAL AVE.

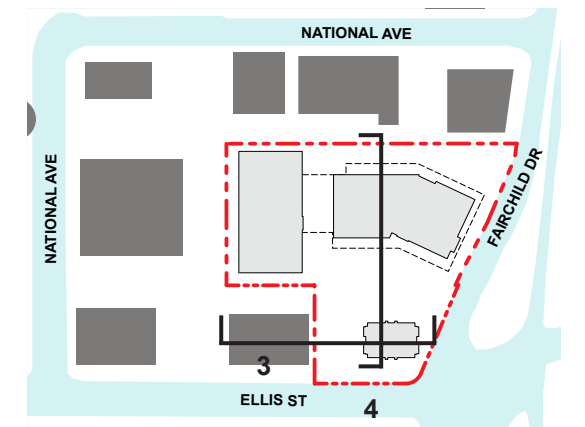


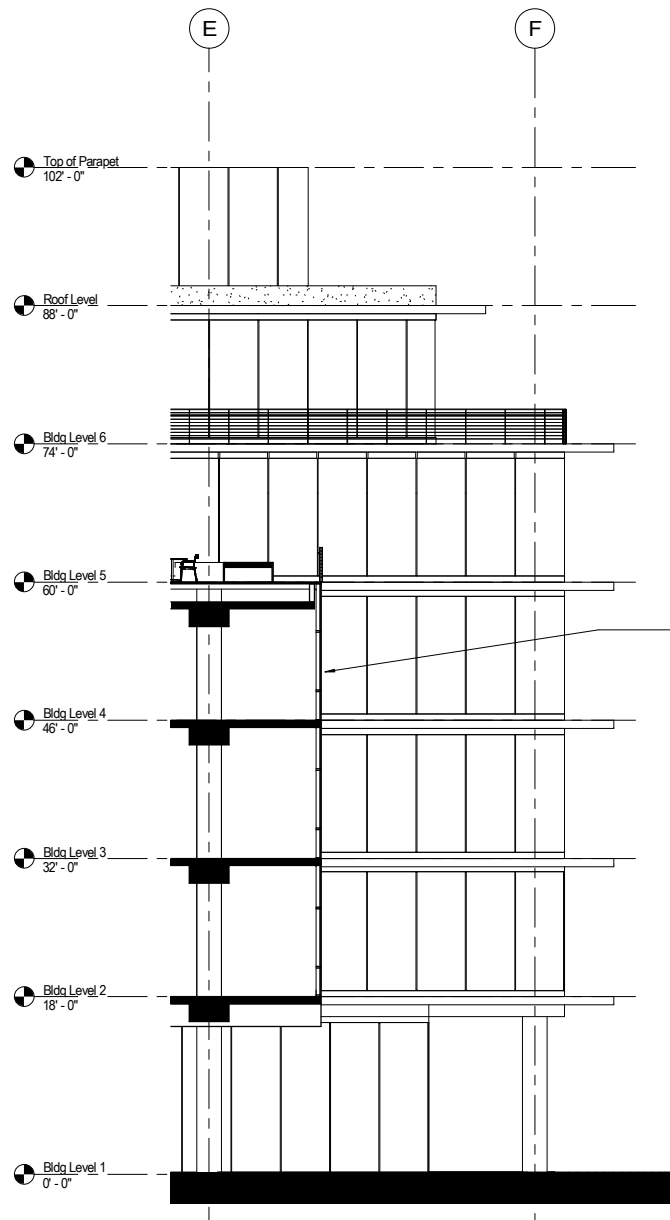


4 - 636 ELLIS ST.



3 - ELLIS ST. ENTRANCE





ENCLOSURE SYSTEM E1 CURTAIN WALL DESCRIPTION:

STANDARD UNITIZED CURTAIN WALL, STRUCTURALLY GLAZED SYSTEM WITH MINIMUM JOINT.

GLAZING TO BE LOW-E INSULATED UNIT, WITH 1" VNE 24-53 AS A BASELINE

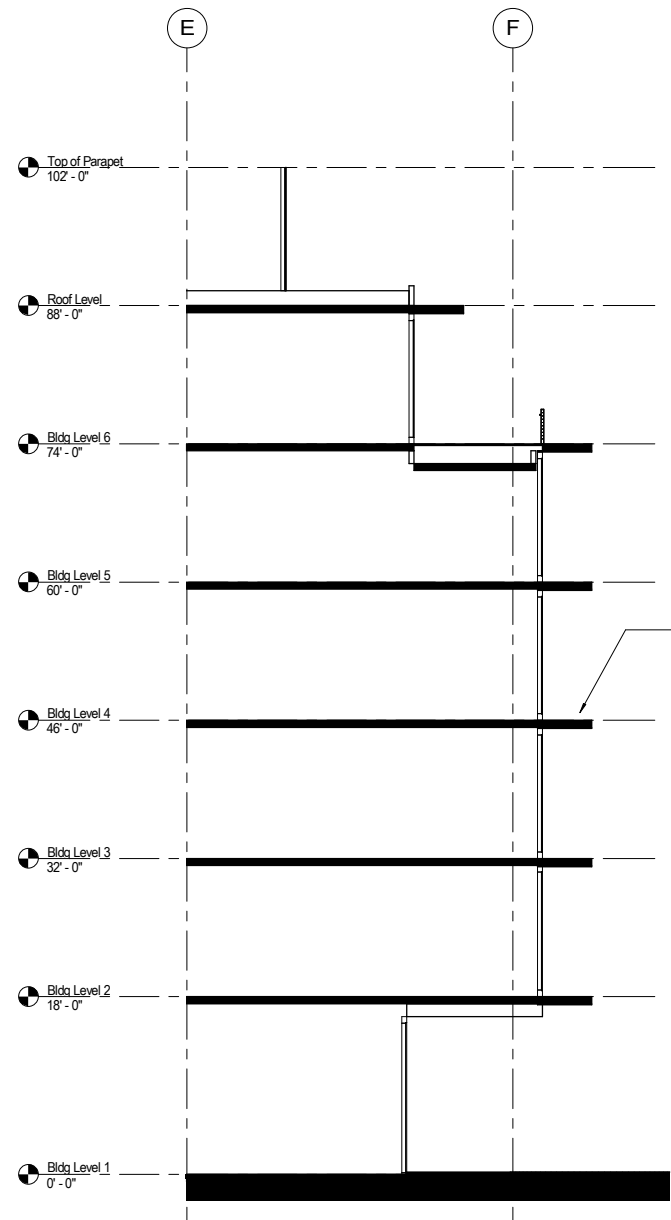
FOG GREY 1/8" STRIPE FRIT PATTERN ON SECOND SURFACE TO BE 40% TO 60% COVERAGE FROM 10'-0" TO TOP OF CURTAIN WALL.

BIRD SAFE (6%) 3'-0" TO 10'-0" ABOVE FINISHED FLOOR WHERE REQUIRED, 40% TO 60% COVERAGE FROM FLOOR TO 3'-0" AFF.

ALL MULLIONS, REVEAL PANELS, CAPS AND ASSOCIATED CLOSURE ASSEMBLIES TO BE STANDARD COLOR FLUOROPOLYMER COATING.

PROVIDE ALUMINUM INTERIOR BASEBOARD ASSEMBLY AT FLOOR, TYPICAL.

3 - E1 ENCLOSURE SYSTEM



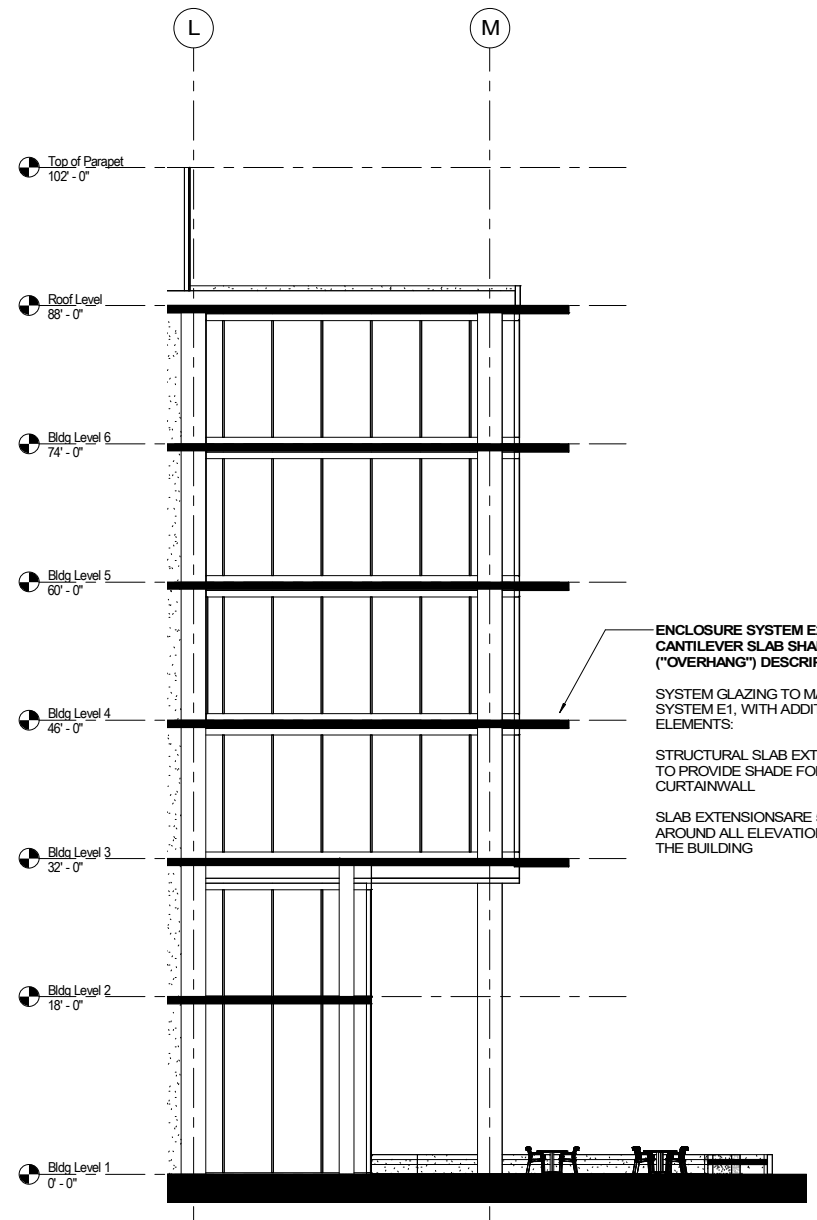
ENCLOSURE SYSTEM E2 CANTILEVER SLAB SHADE ("OVERHANG") DESCRIPTION:

SYSTEM GLAZING TO MATCH SYSTEM E1, WITH ADDITIONAL ELEMENTS:

STRUCTURAL SLAB EXTENSION TO PROVIDE SHADE FOR CURTAINWALL.

SLAB EXTENSIONS ARE 5' AROUND ALL ELEVATIONS OF THE BUILDING.

2 - E2 ENCLOSURE SYSTEM



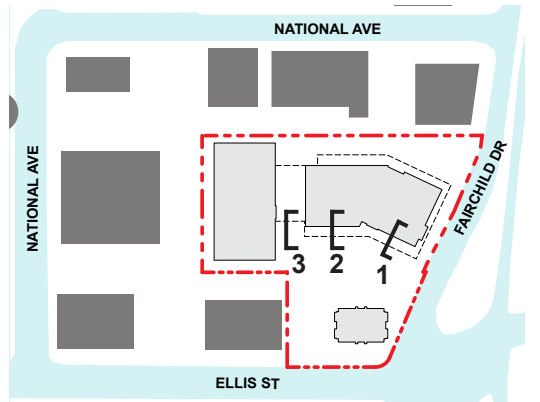
ENCLOSURE SYSTEM E2 CANTILEVER SLAB SHADE ("OVERHANG") DESCRIPTION:

SYSTEM GLAZING TO MATCH SYSTEM E1, WITH ADDITIONAL ELEMENTS:

STRUCTURAL SLAB EXTENSION TO PROVIDE SHADE FOR CURTAINWALL.

SLAB EXTENSIONS ARE 5' AROUND ALL ELEVATIONS OF THE BUILDING.

1 - E3 ENCLOSURE SYSTEM



ENCLOSURE DESCRIPTIONS

APPLICABLE CODES

- THE 2019 CALIFORNIA BUILDING CODE (CBC) WITH MOUNTAIN VIEW AMENDMENTS
- THE 2019 CALIFORNIA FIRE CODE (CFC) WITH MOUNTAIN VIEW AMENDMENTS
- THE 2019 CALIFORNIA ELECTRICAL CODE
- THE 2019 CALIFORNIA MECHANICAL CODE
- THE CALIFORNIA ENERGY CODE (2019 EDITION)
- CALIFORNIA ELEVATOR SAFETY ORDERS, INCLUDING ASME A17.1 – 13, AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA.
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AS REFERENCED BY THE ABOVE CODES AND STANDARDS, INCLUDING, BUT NOT LIMITED TO:
- NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2019 EDITION.
- NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2019 EDITION.
- NFPA 17, STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS, 2021 EDITION.
- NFPA 20, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2019 EDITION.
- NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2019 EDITION.
- NFPA 30, FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE, 2018 EDITION.
- NFPA 70, ELECTRICAL CODE, 2020 EDITION.
- NFPA 72, NATIONAL FIRE ALARM CODE, 2019 EDITION.
- NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES, 2019 EDITION.
- NFPA 110, STANDARD FOR EMERGENCY AND POWER SYSTEMS, 2019 EDITION.

OCCUPANCY CLASSIFICATION (CBC CHAPTER 3)

CLASSIFICATION	OCCUPANCIES
B	OFFICE AND MEETING/CONFERENCE ROOMS WITH OCCUPANT LOAD LESS THAN 50
A-3	MEETING/CONFERENCE ROOMS WITH AN OCCUPANT LOAD OF 50 OR MORE
S-2	PARKING GARAGE
ACCESSORY	SMALL MECHANICAL AND ELECTRICAL ROOMS
ACCESSORY	STORAGE ROOMS <100 SF

CONSTRUCTION TYPE (503 AND 504)

THE PROPOSED CONSTRUCTION TYPE OF THE OFFICE AND PARKING STRUCTURES WILL BE TYPE IB.

AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT ALL BUILDINGS IN ACCORDANCE WITH NFPA 13, 2019 EDITION AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.

ALLOWABLE AREA

REQUIRED:
FOR THE OCCUPANCY GROUPS IN THE PROJECT, A TYPE IB CONSTRUCTION PERMITS UNLIMITED AREAS.

PROPOSED:
BUILDING: 259,095 GSF
PARKING GARAGE: 247,904 SF

NOTE: OPEN PARKING GARAGE AND OFFICE BUILDING TO BE CONSIDERED A SINGLE BUILDING

ALLOWABLE HEIGHT (NOT A HIGH-RISE BUILDING)

OCCUPANCY	ALLOWABLE HEIGHT (FEET)	PROPOSED HEIGHT (FEET)
GROUP B	180	88
GROUP A	160	88
GROUP S-2	180	74.5

OCCUPANCY	ALLOWABLE STORIES	PROPOSED STORIES
GROUP B	12	6
GROUP A	11	6
GROUP S-2	12	8

OCCUPANCY SEPARATION

GROUP B AND GROUP S-2:1 HOUR
GROUP A AND GROUP S-2:NO SEPARATION REQUIREMENT

STRUCTURAL FRAME (CBC 602)

THE REQUIRED FIRE-RESISTANCE RATING OF THE COLUMNS SUPPORTING FLOORS IS REQUIRED TO BE 2 HOURS.

THE REQUIRED FIRE-RESISTANCE RATING OF THE COLUMNS SUPPORTING ROOFS IS REQUIRED TO BE 1 HOUR.

LOAD-BEARING WALLS ARE TO COMPLY WITH THE REQUIREMENTS FOR PRIMARY STRUCTURAL FRAMES.

STRUCTURE THAT SUPPORTS ONLY STAIR TREADS AND STAIR LANDINGS WITHIN A 2-HOUR FIRE-RESISTANCE-RATED SHAFT ENCLOSURE ARE NOT REQUIRED TO HAVE FIRE-RESISTANCE-RATING.

EXTERIOR WALLS (CBC 705)

EXTERIOR WALLS ARE REQUIRED TO BE OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IF THE FIRE SEPARATION DISTANCE (MEASURED FROM THE BUILDING FACE TO THE CLOSEST INTERIOR LOT LINE OR CENTERLINE OF ADJACENT STREET) IS LESS THAN 20 FEET.

MAXIMUM AREA OF PROTECTED AND UNPROTECTED EXTERIOR WALL OPENINGS IN PERCENTAGE OF THE EXTERIOR WALL IN ANY STORY ARE LIMITED PER TABLE 2.

FIRE SEPARATION DISTANCE	UNPROTECTED OPENING
< 3 FEET	NOT PERMITTED
3 ≤ X < 5 FEET	15 PERCENT
5 ≤ X < 10 FEET	25 PERCENT
10 ≤ X < 15 FEET	45 PERCENT
15 ≤ X < 20 FEET	75 PERCENT
≥ 20 FEET	NO LIMIT

IF THE EXTERIOR WALL IS NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE, THERE IS NO LIMIT ON OPENINGS.

FLOOR CONSTRUCTION AND FLOOR OPENINGS (CBC 602 AND CBC 712-713)

SUPPORTING BEAMS AND JOISTS, OTHER THAN THE PRIMARY STRUCTURAL FRAME, ARE CONSIDERED PART OF THE FLOOR CONSTRUCTION AND REQUIRE A 2-HOUR FIRE-RESISTANCE RATING

OPENINGS THE FLOOR ASSEMBLIES ARE REQUIRED TO BE PROTECTED BY SHAFTS OR FIRE DAMPERS EXCEPT AS PERMITTED FOR:

- TWO STORY OPENINGS WITH OR WITHOUT A CIRCULATION STAIR.
- MEZZANINES
- DRIVEWAYS AND ELEVATORS IN PARKING GARAGES.
- DUCTED EXHAUST AND SUPPLY SYSTEMS IN PARKING GARAGES.
- EXIT ACCESS STAIRWAYS AND ESCALATOR FLOOR OPENINGS RESTRICTED IN SIZE PER CBC 712 AND PROTECTED IN ACCORDANCE WITH NFPA 13. (IF SERVING OTHER THAN GROUP B, THE FLOOR OPENINGS ARE LIMITED TO 4 STORIES.)

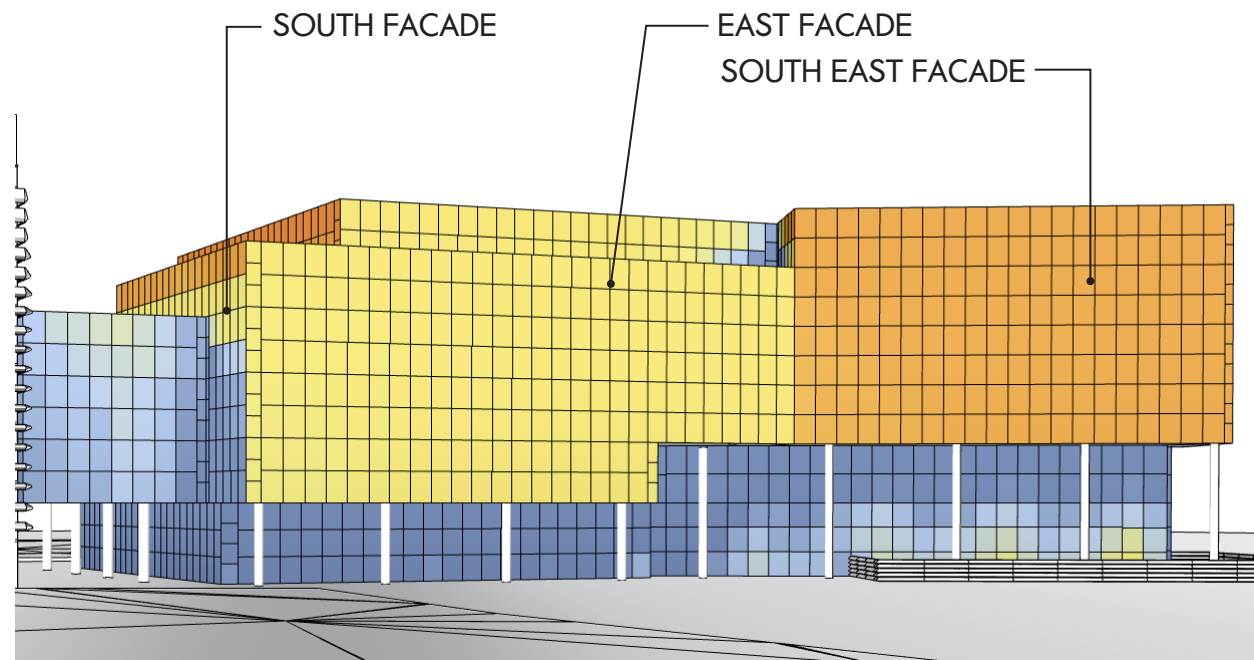
OPENINGS IN THE FLOOR ASSEMBLIES ARE OTHERWISE REQUIRED TO BE PROTECTED BY SHAFTS OR FIRE DAMPERS.

ROOF CONSTRUCTION (CBC 602)

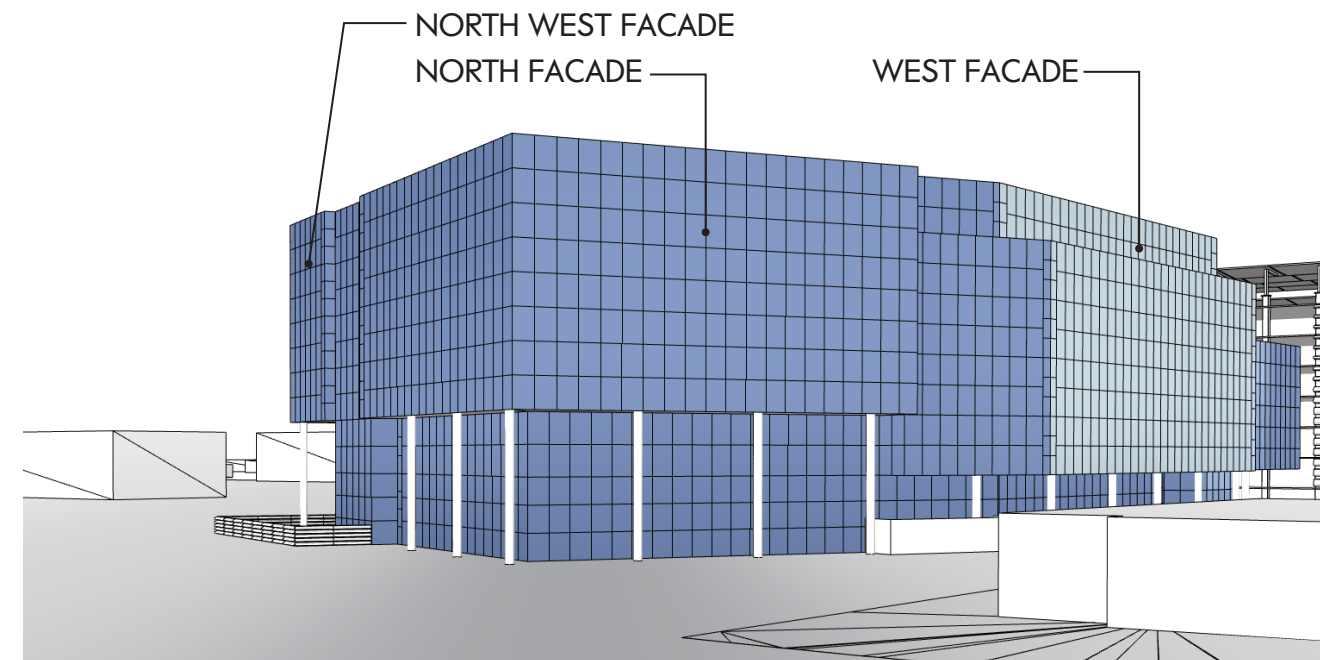
BEAMS AND JOISTS SUPPORTING THE ROOF, OTHER THAN THE PRIMARY STRUCTURAL FRAME, ARE CONSIDERED PART OF THE ROOF CONSTRUCTION.

REQUIRED FIRE-RESISTANCE RATING OF THE ROOF IS 1-HOUR.

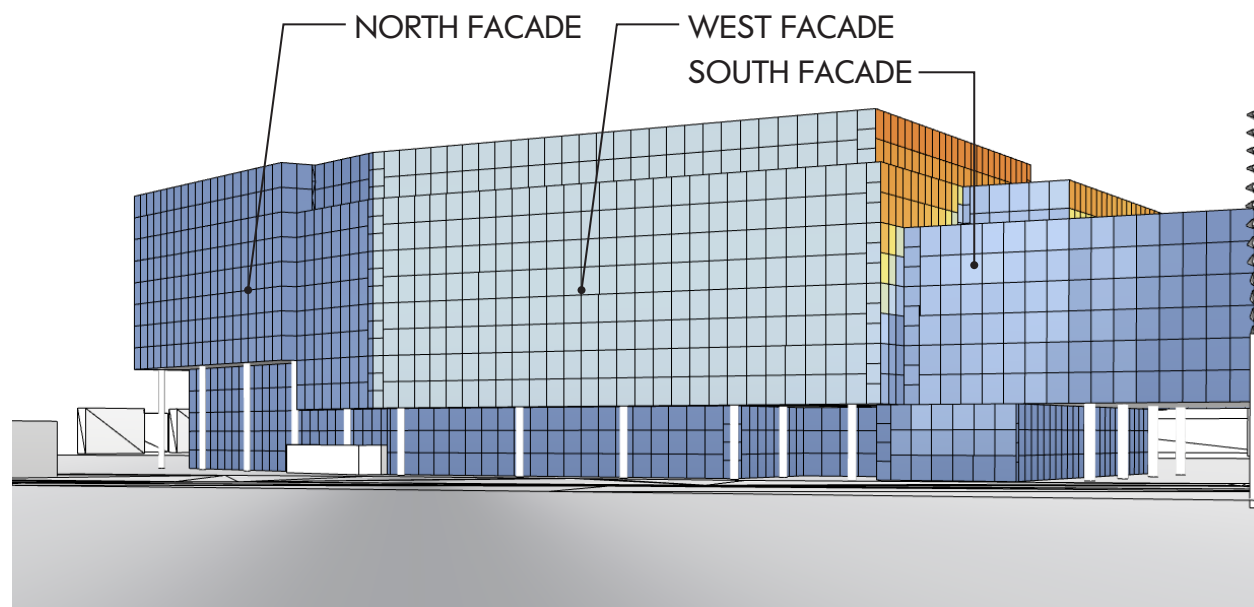
SKYLIGHTS AND OTHER PENETRATIONS THROUGH THE ROOF DECK ARE PERMITTED TO BE UNPROTECTED, PROVIDED THAT THE STRUCTURAL INTEGRITY OF THE ROOF CONSTRUCTION IS MAINTAINED.



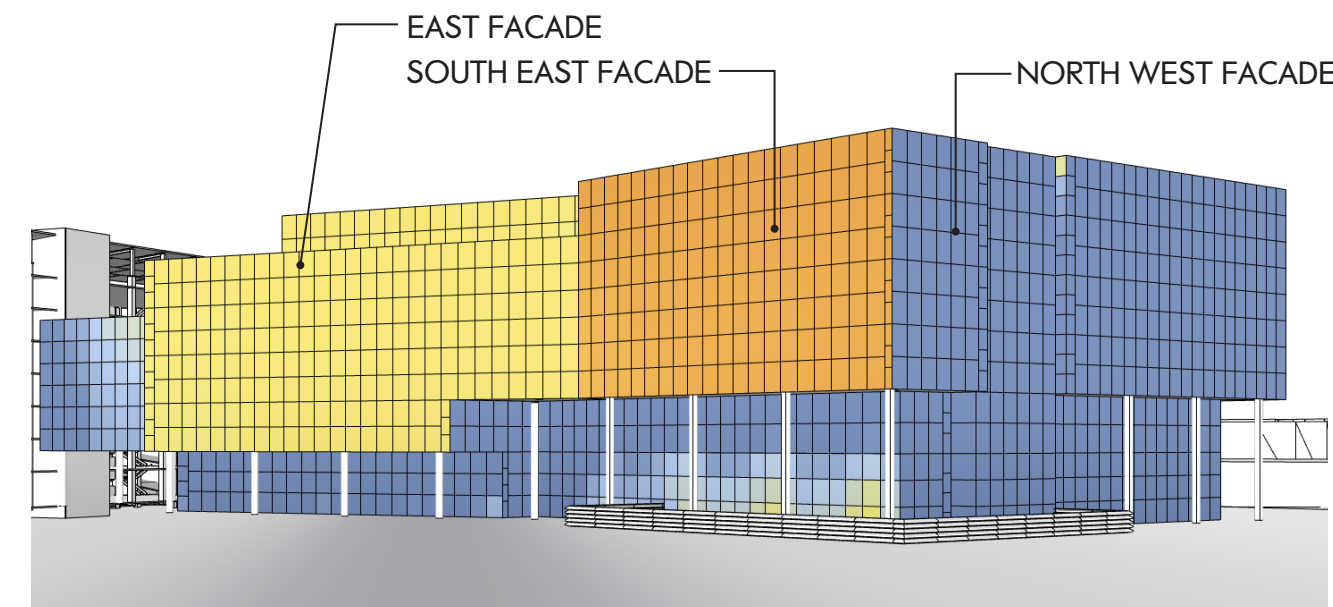
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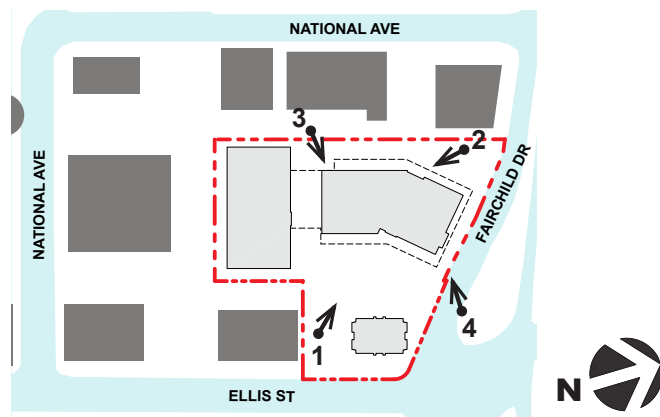
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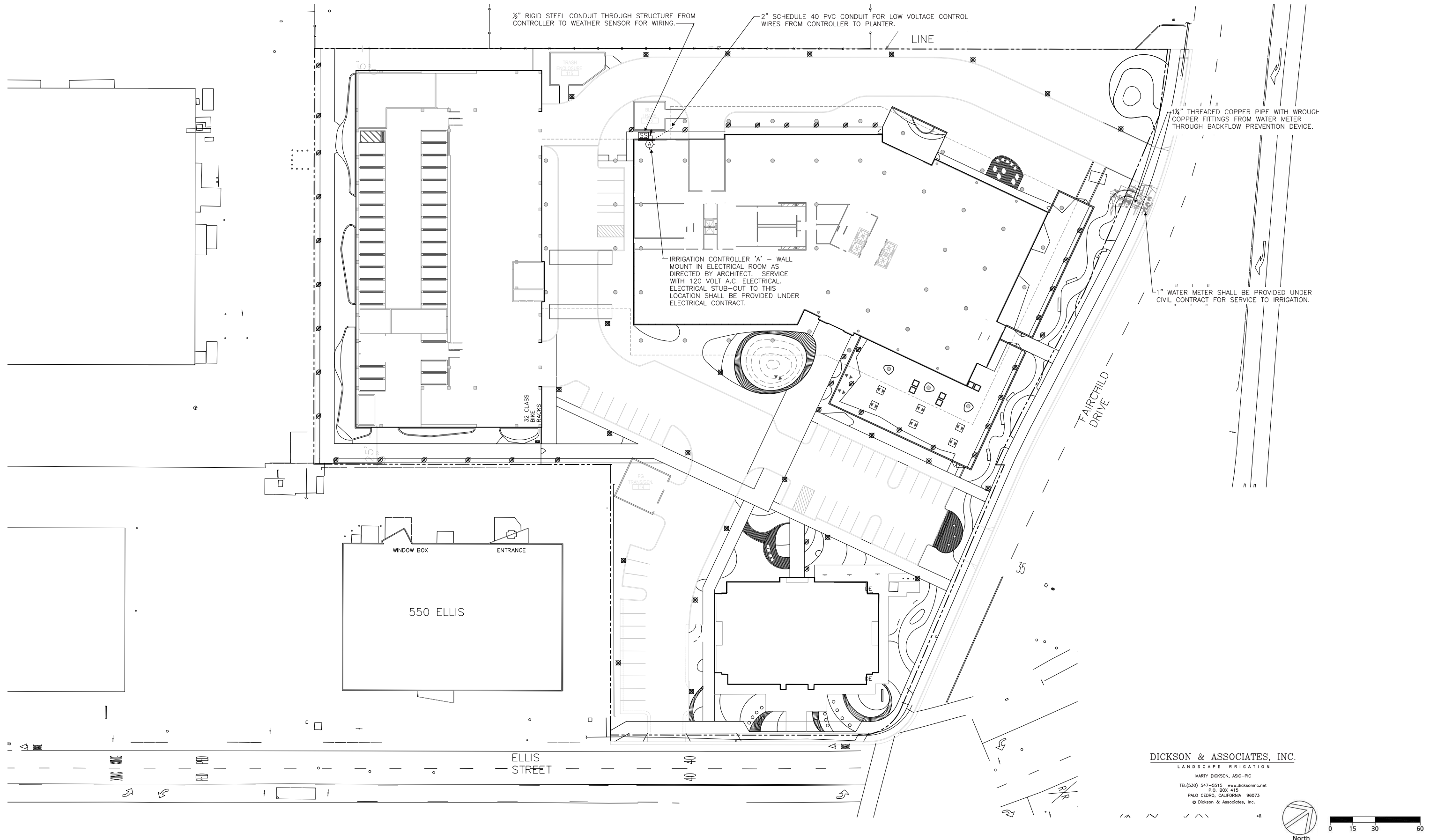
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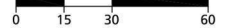
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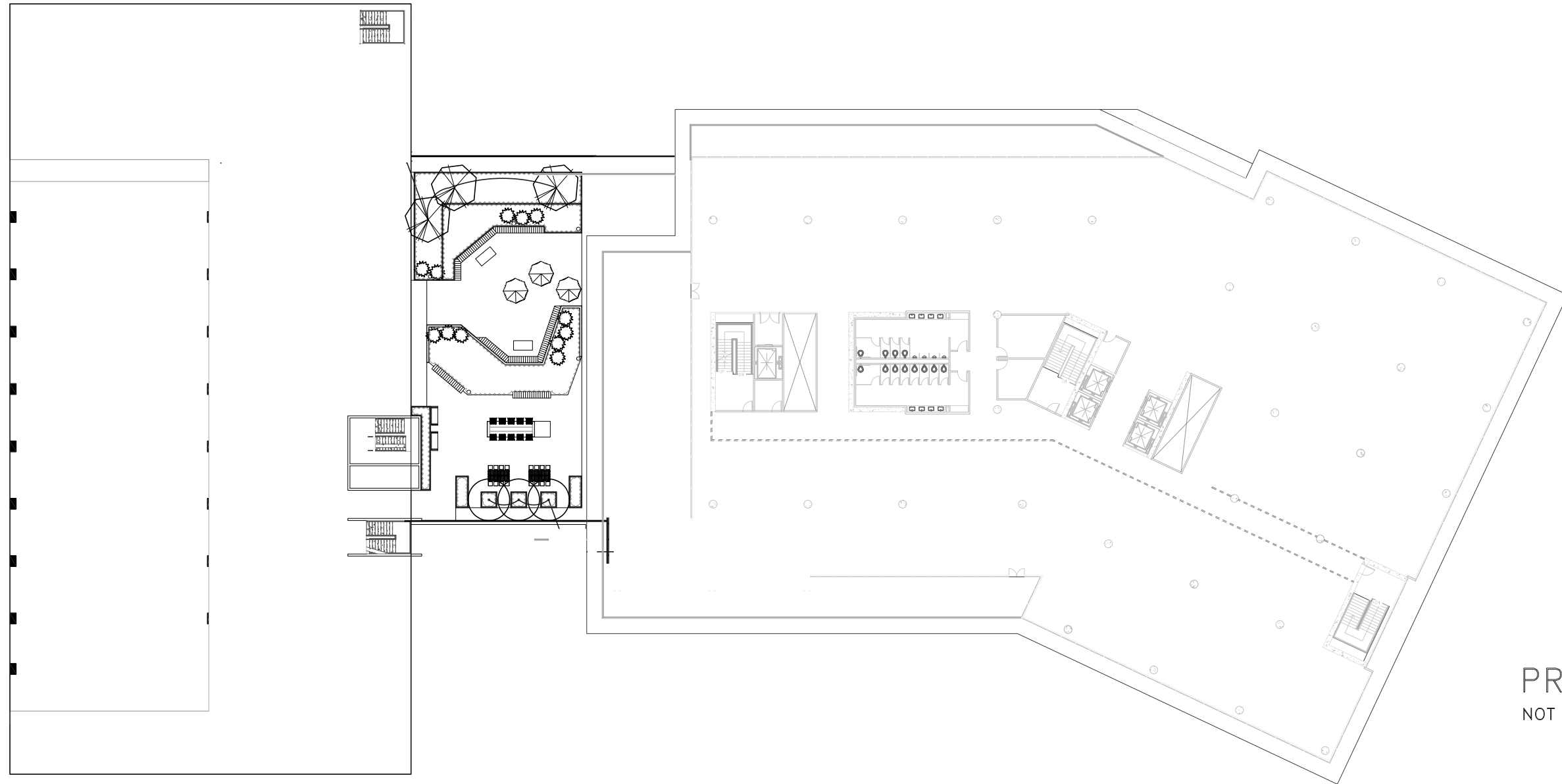
CUMULATIVE HEAT MAP



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 LANDSCAPE IRRIGATION
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 P.O. BOX 415
 PALO CEDRO, CALIFORNIA 96073
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IRRIGATION PLAN - GROUND LEVEL



PRELIMINARY
NOT FOR CONSTRUCTION

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LANDSCAPE IRRIGATION

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IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
- 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
- CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
- IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
- FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.
- INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.
- SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
- PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
- LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.
- INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
 - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
 - PERFORM TESTING AT HIS OWN EXPENSE.
 - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
 - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
 - TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
 - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: --- GPM AT --- PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
- SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.
- RECORD DRAWINGS:
 - THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
 - ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
 - UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
- FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.
- WARRANTY:
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
 - THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

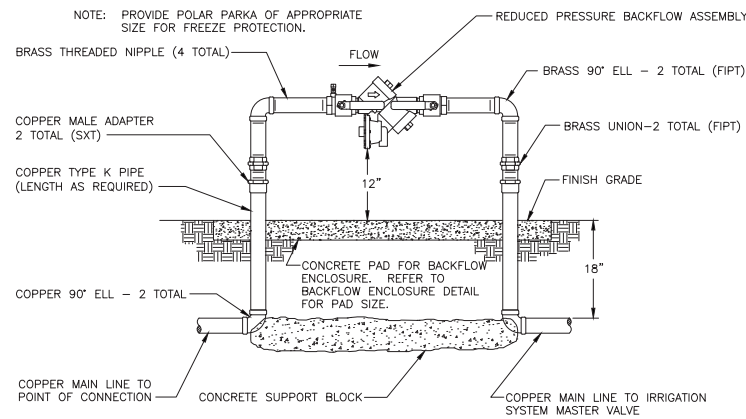
IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
▲	XBT-10-6	RAIN BIRD MULTI-OUTLET EMITTER (1 GPH PER OUTLET)
■	1401	RAIN BIRD BUBBLER (TREE)
Ⓜ	2030-1"	GRISWOLD NORMALLY CLOSED MASTER CONTROL VALVE
☒	FSI-T10-001-1"/P7162D-A (PART OF CONTROLLER EQUIPMENT PACKAGE)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE (SEE CONTROLLER DESCRIPTION)
⊕	PESB-SERIES	RAIN BIRD REMOTE CONTROL VALVE
⊙	XCZ-100-PRB-COM	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
◆	33DRC	RAIN BIRD QUICK COUPLING VALVE
⋈	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
△	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
⊕	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
⊕	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
⊕	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
⊕	CA16-HU6-12/HSE-200X/LPP/CTFS-100/P7162D-A	SIREOne GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER -CORE CONTROLLER, PRIMARY LINE PROTECTION, (HOUSED IN A WALL MOUNT STAINLESS STEEL STRONG BOX ENCLOSURE), CST FLOW SENSOR, SENSOR CABLE (P7162D-A), AND SOLAR SYNC SENSOR ASSEMBLY WITH 200' OF WIRE. CONTACT JIM WELLSER SIREOne GREEN TECH REPRESENTATIVE FOR ORDER, PURCHASE AND WARRANTY. (925.451.1610)
⊕	SOLAR SYNC-SEN (PART OF CONTROLLER EQUIPMENT PACKAGE)	HUNTER SOLAR SYNC SENSOR
○		PRECIPITATION RATE
○		CONTROLLER & STATION NUMBER
○		APPROXIMATE FLOW (GPM)
○		REMOTE CONTROL VALVE SIZE
○		PLANT TYPE/WATER REQUIREMENT/HYDROZONE LH - LAWN/HIGH WATER LM - LAWN/MODERATE WATER LL - LAWN/LOW WATER SH - SHRUB & GROUNDCOVER/HIGH WATER SM - SHRUB & GROUNDCOVER/MODERATE WATER SL - SHRUB & GROUNDCOVER/LOW WATER TH - TREE/HIGH WATER TM - TREE/MODERATE WATER TL - TREE/LOW WATER
○		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
○		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
○		COPPER PIPE: TYPE "K" COPPER PIPE WITH WROUGHT COPPER SOLDER JOINT FITTINGS. ROUTING AND INSTALLATION SHALL BE PROVIDED UNDER PLUMBING CONTRACT.
○		SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.
○		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

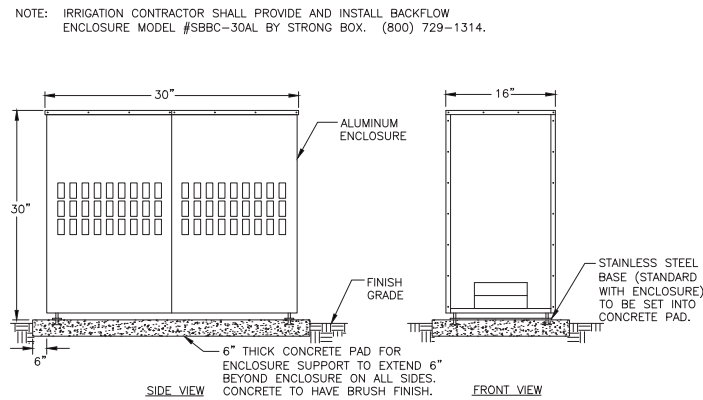
PRELIMINARY
NOT FOR CONSTRUCTION

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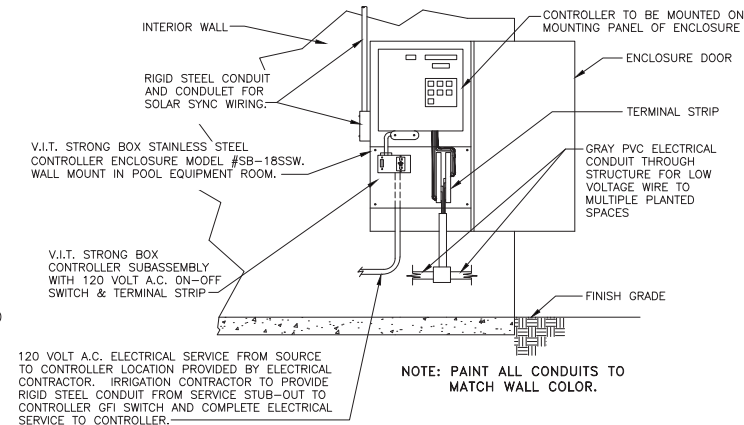
LANDSCAPE IRRIGATION
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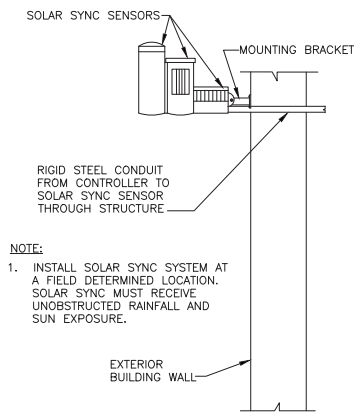
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



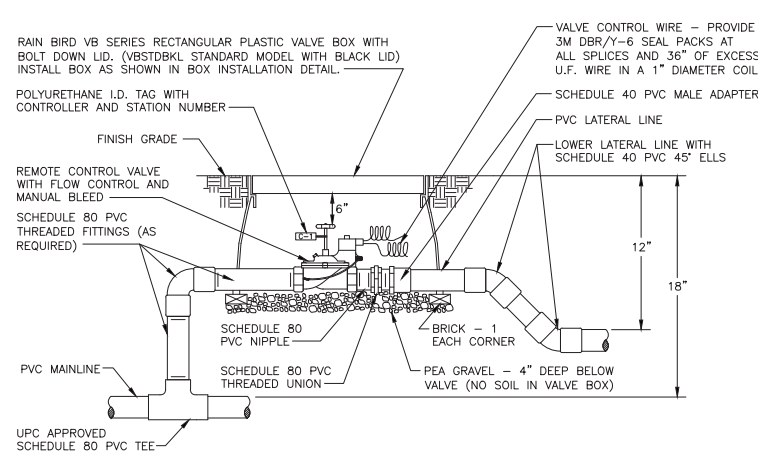
BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



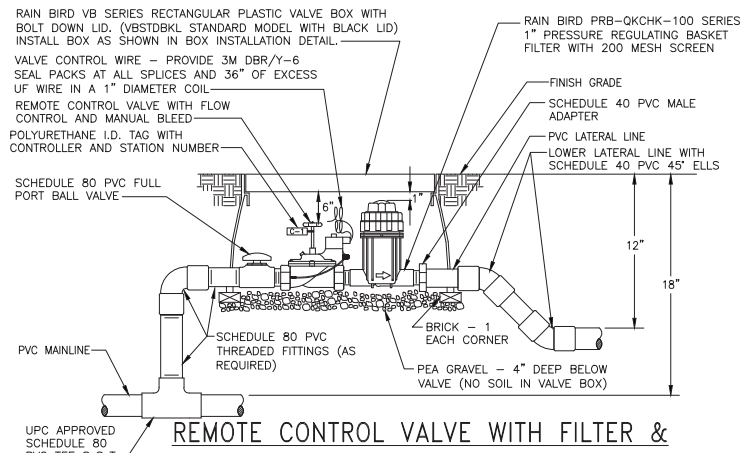
INTERIOR WALL MOUNT CONTROLLER
NOT TO SCALE



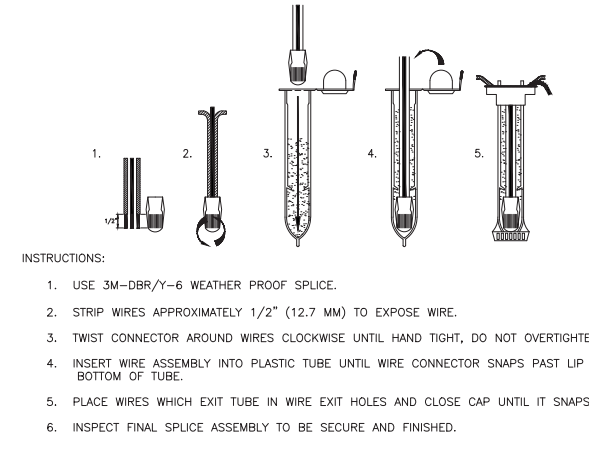
SOLAR SYNC SENSOR
NOT TO SCALE



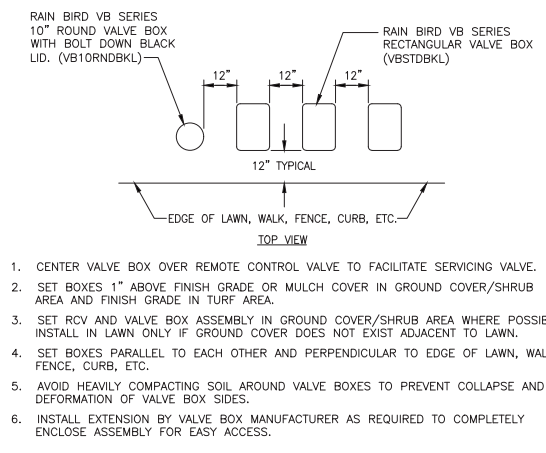
REMOTE CONTROL VALVE FOR BUBBLERS
NOT TO SCALE



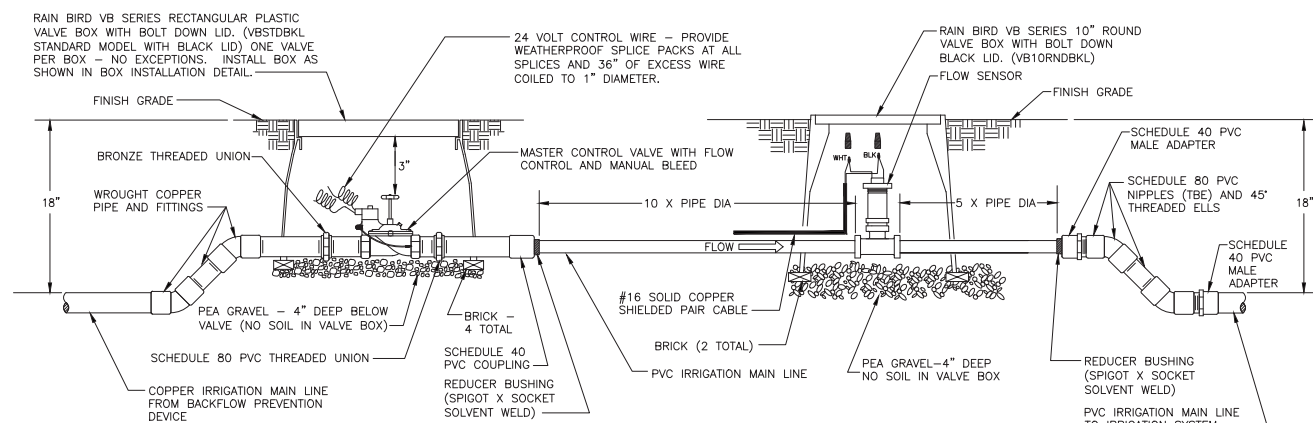
REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



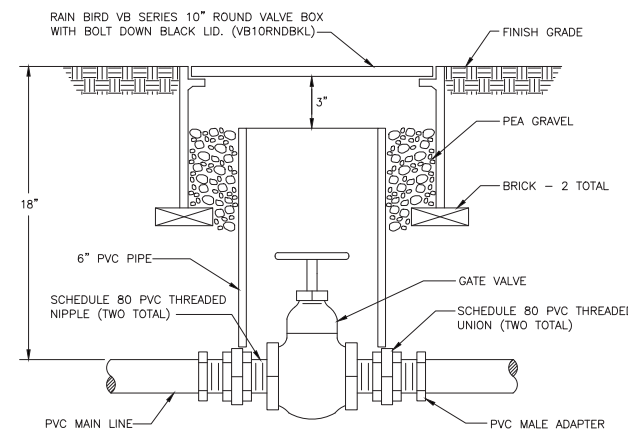
WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE



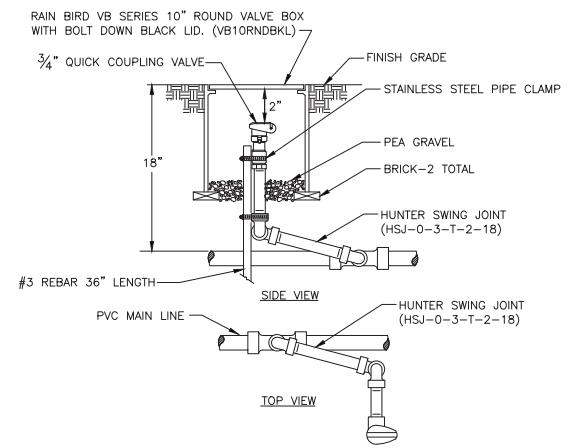
VALVE BOX INSTALLATION
NOT TO SCALE



MASTER VALVE / FLOW SENSOR
NOT TO SCALE



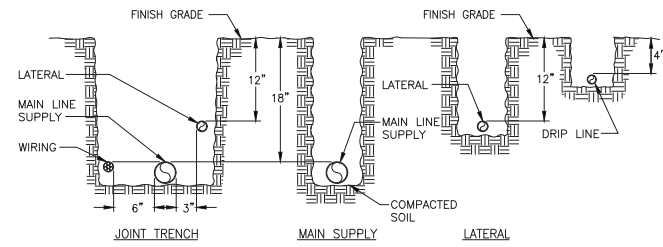
GATE VALVE
NOT TO SCALE



QUICK COUPLING VALVE
NOT TO SCALE

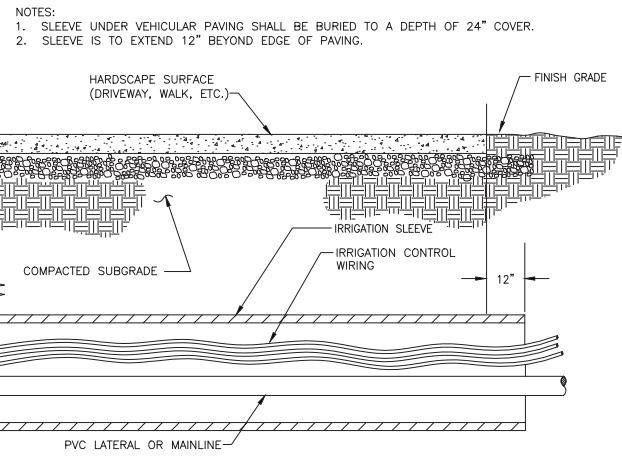
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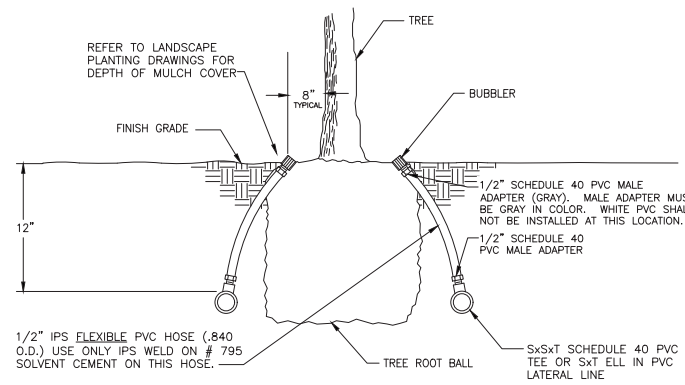


- NOTES:
1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
 2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
 4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

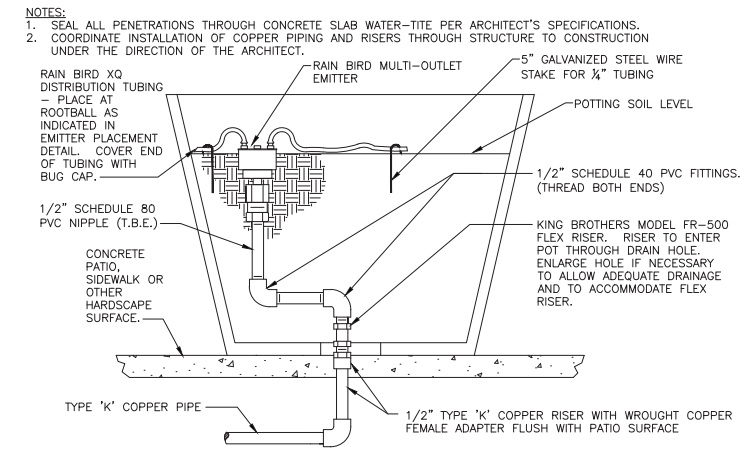
TRENCHING DETAIL
NOT TO SCALE



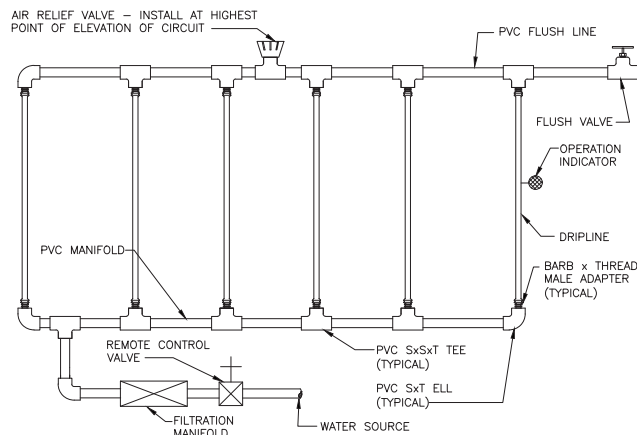
- NOTES:
1. SLEEVE UNDER VEHICULAR PAVING SHALL BE BURIED TO A DEPTH OF 24" COVER.
 2. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.



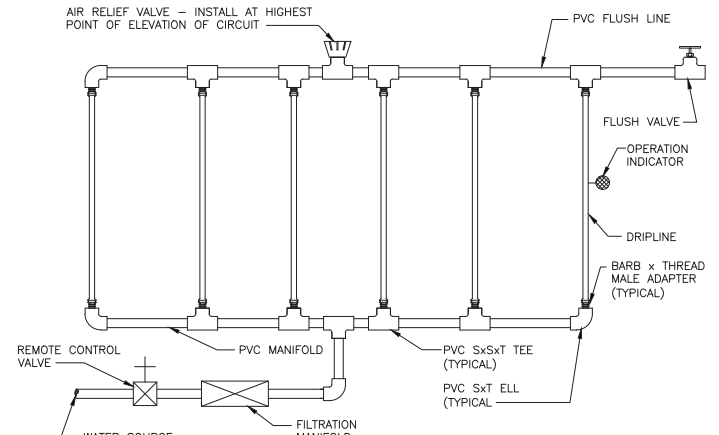
TREE BUBBLERS
NOT TO SCALE



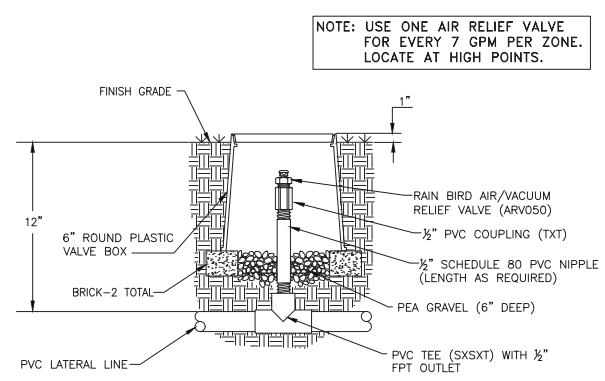
PLANTER POT IRRIGATION
NOT TO SCALE



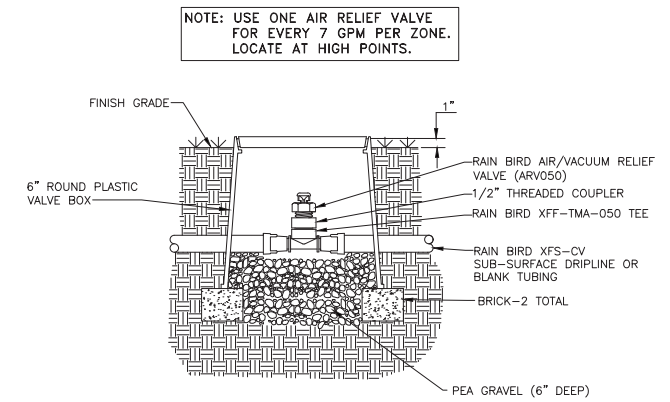
SUB-SURFACE INSTALLATION LAYOUT-ENDFEED
NOT TO SCALE



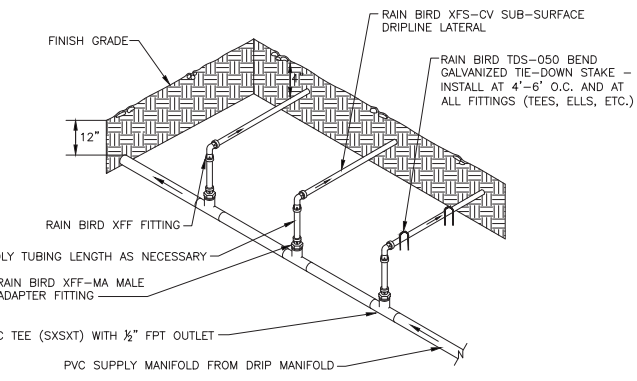
SUB-SURFACE INSTALLATION LAYOUT
NOT TO SCALE



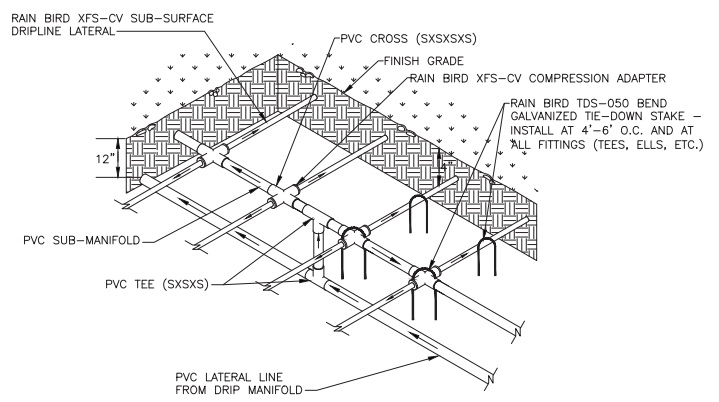
AIR/VACUUM RELIEF VALVE AT PVC LATERAL
NOT TO SCALE



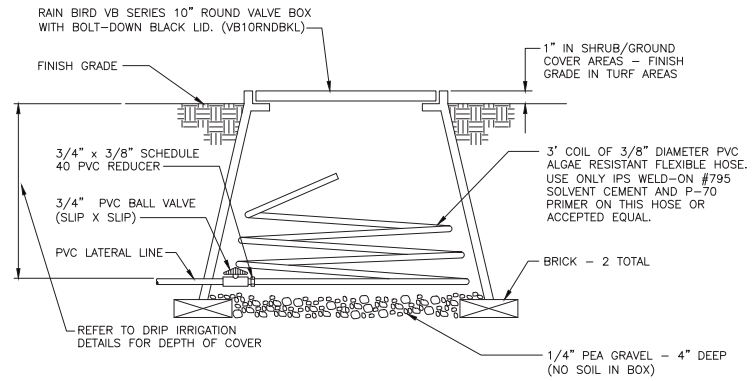
AIR RELIEF VALVE AT DRIPLINE PIPE
NOT TO SCALE



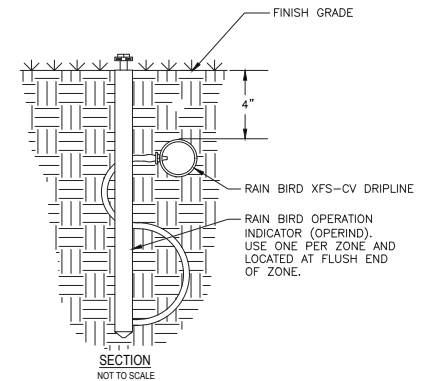
MANIFOLD END FEED
NOT TO SCALE



SUB-MANIFOLD CENTER FEED
NOT TO SCALE



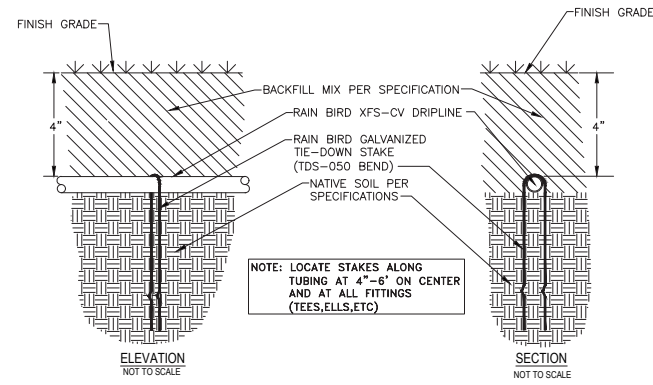
DRIPLINE FLUSH VALVE
NOT TO SCALE



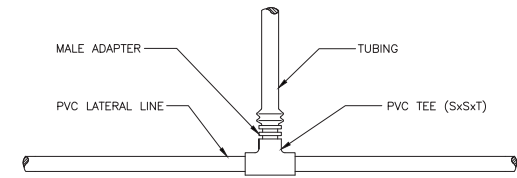
POP-UP OPERATION INDICATOR
NOT TO SCALE

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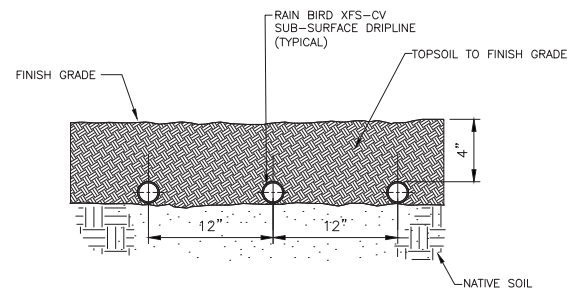


GALVANIZED TIE-DOWN STAKE
NOT TO SCALE

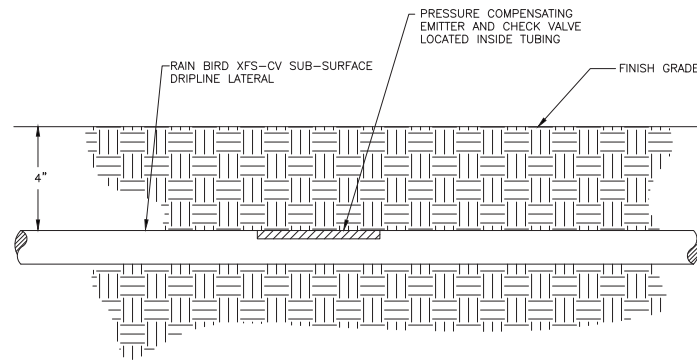


TUBING TO PVC CONNECTION
NOT TO SCALE

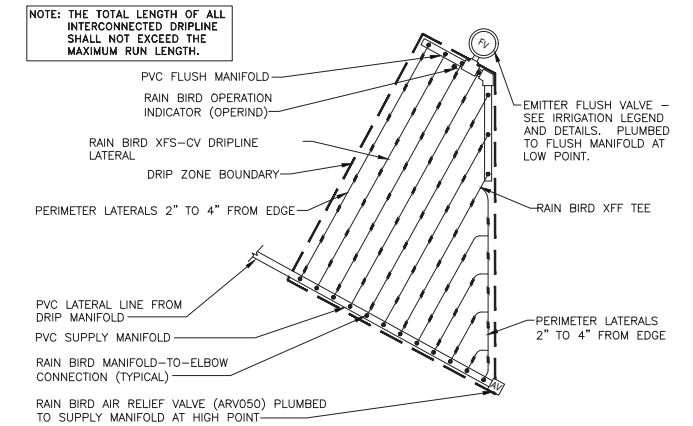
PRELIMINARY
NOT FOR CONSTRUCTION



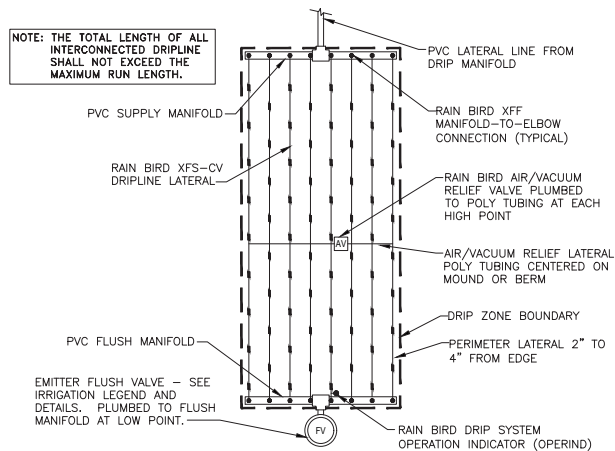
DRIPLINE SUB-SURFACE INSTALLATION 12" O.C.
NOT TO SCALE



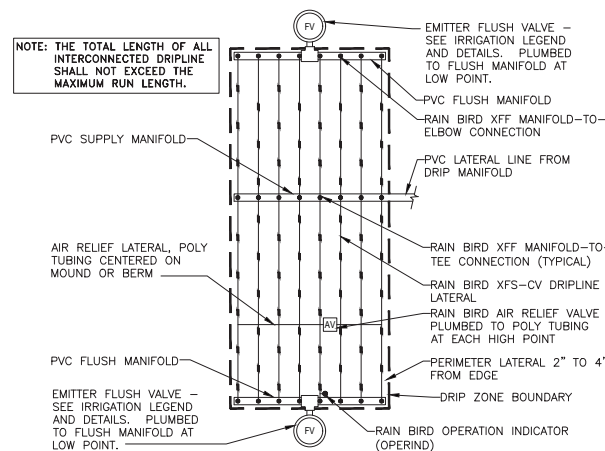
DRIPLINE DETAIL
NOT TO SCALE



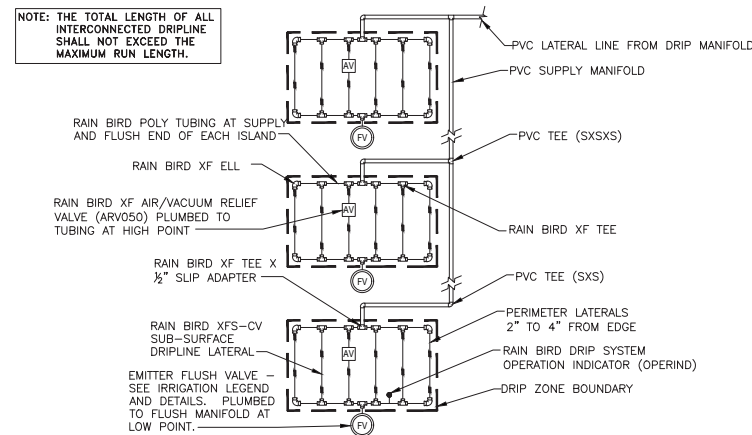
TRIANGULAR LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



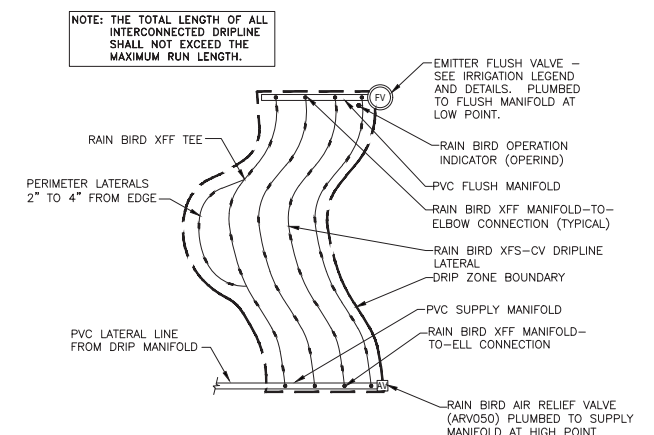
END FEED LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



CENTER FEED LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE

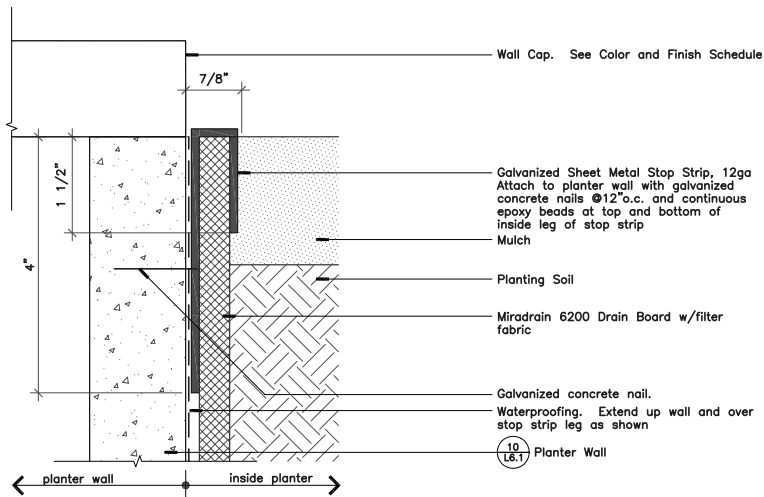


ISLAND LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



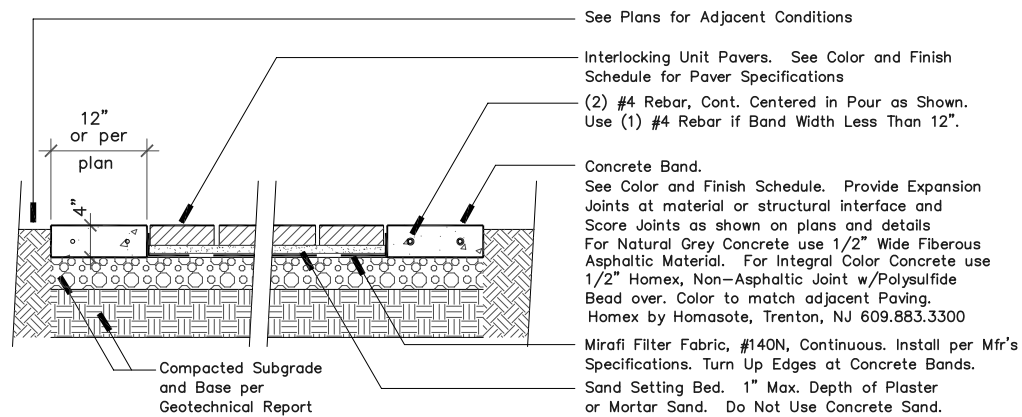
ODD CURVES LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE

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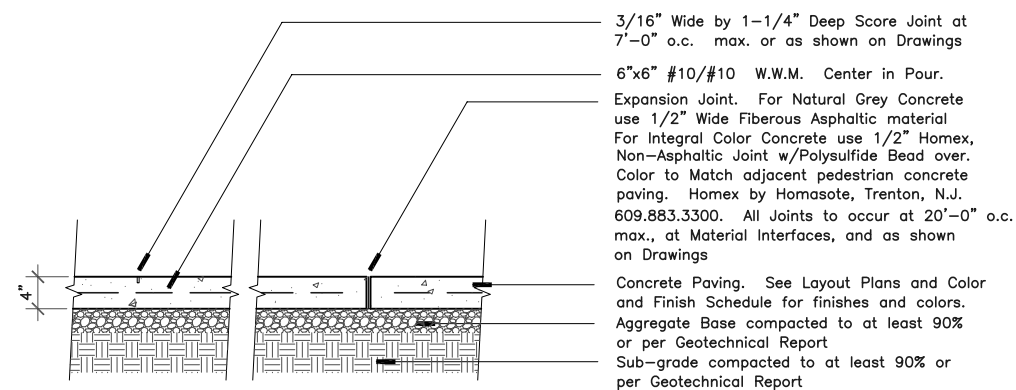


Planter Wall: Drain Board Stop Strip

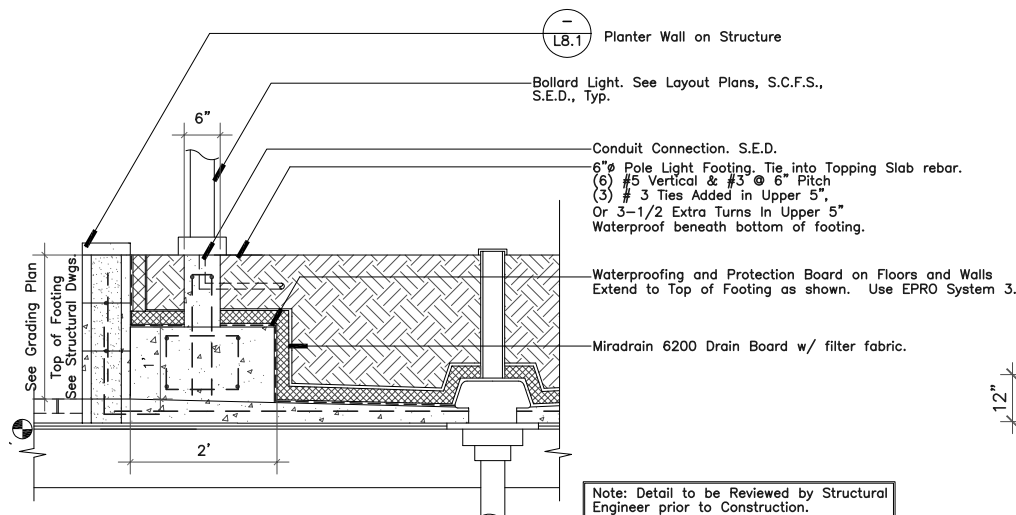
Scale: nts



Pedestrian Accent Paving On Grade

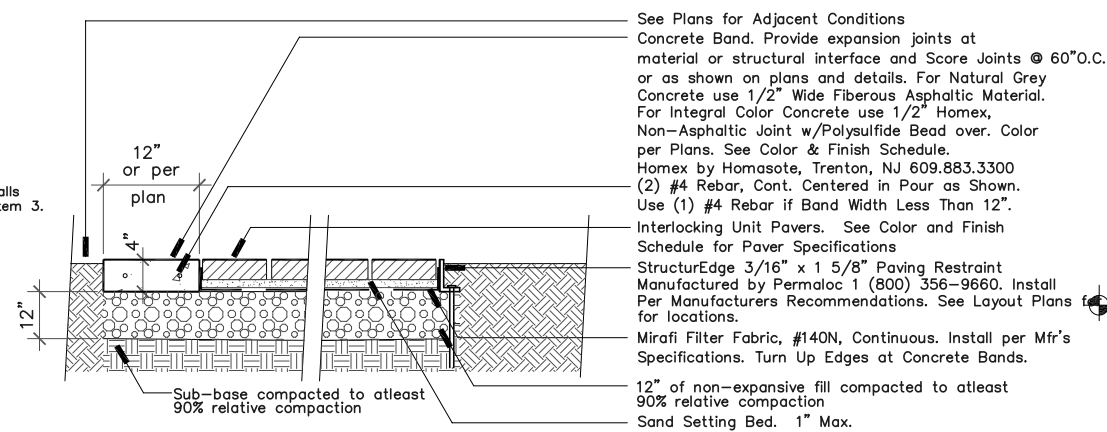


Pedestrian Concrete Paving

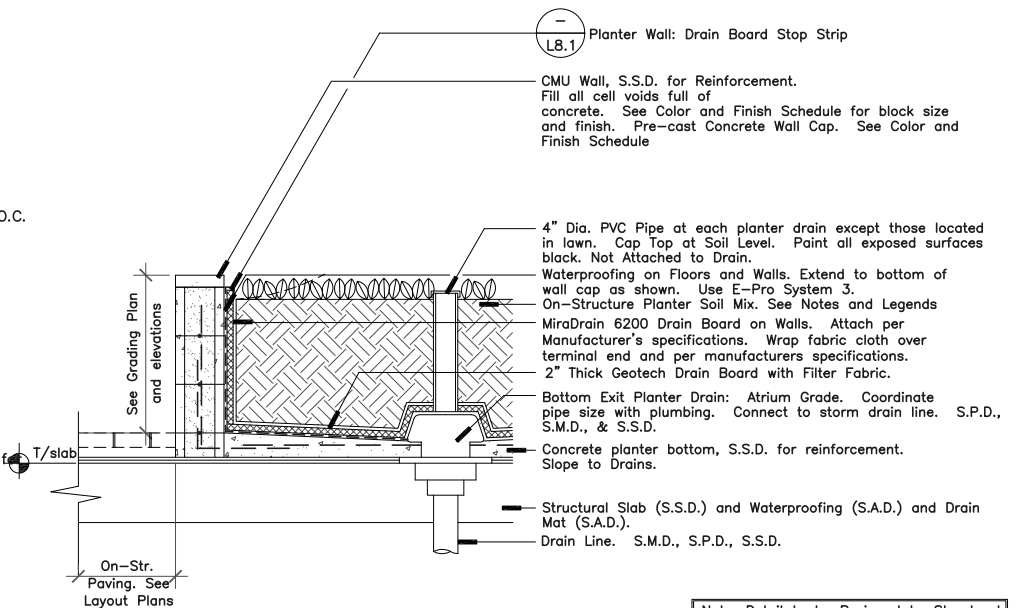


Bollard Light in Raised Planter

Note: Detail to be Reviewed by Structural Engineer prior to Construction.

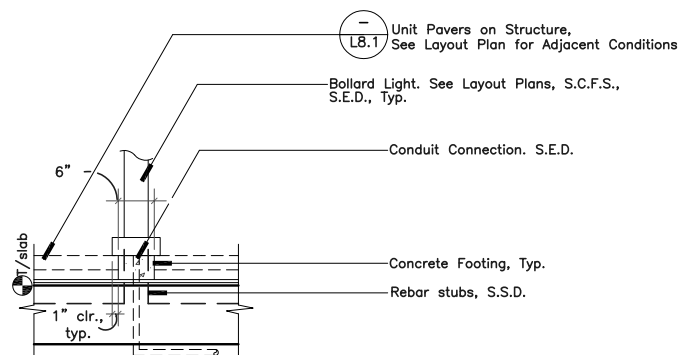


Unit Pavers on Grade



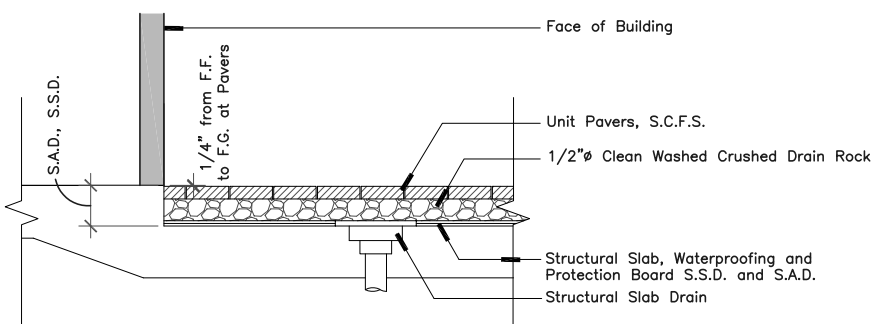
Planter Wall On-Structure

Note: Detail to be Reviewed by Structural Engineer prior to Construction.



Bollard Light on Structure

Note: Detail to be Reviewed by Structural Engineer prior to Construction.

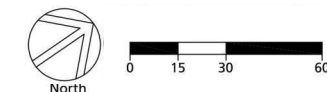
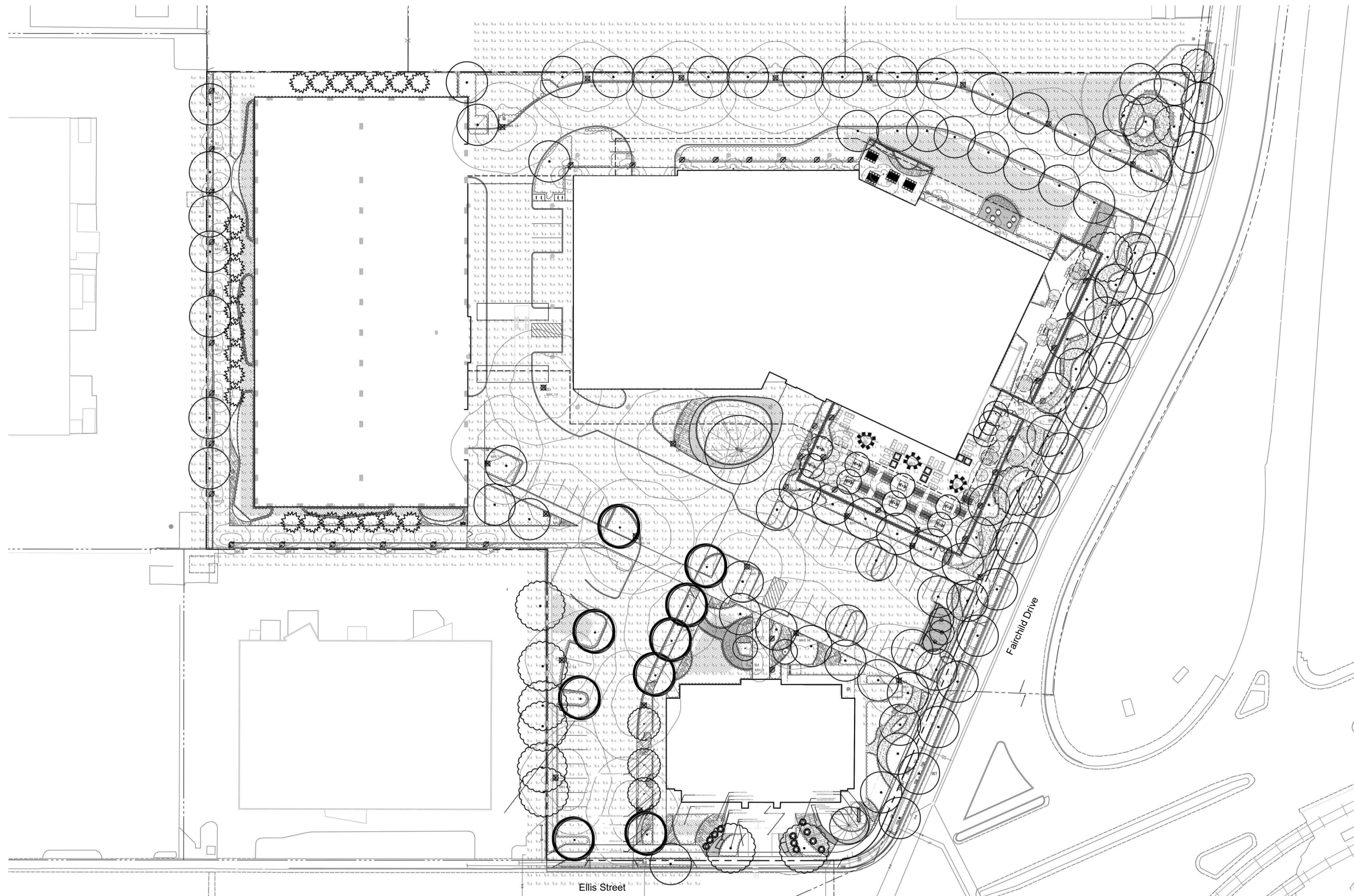


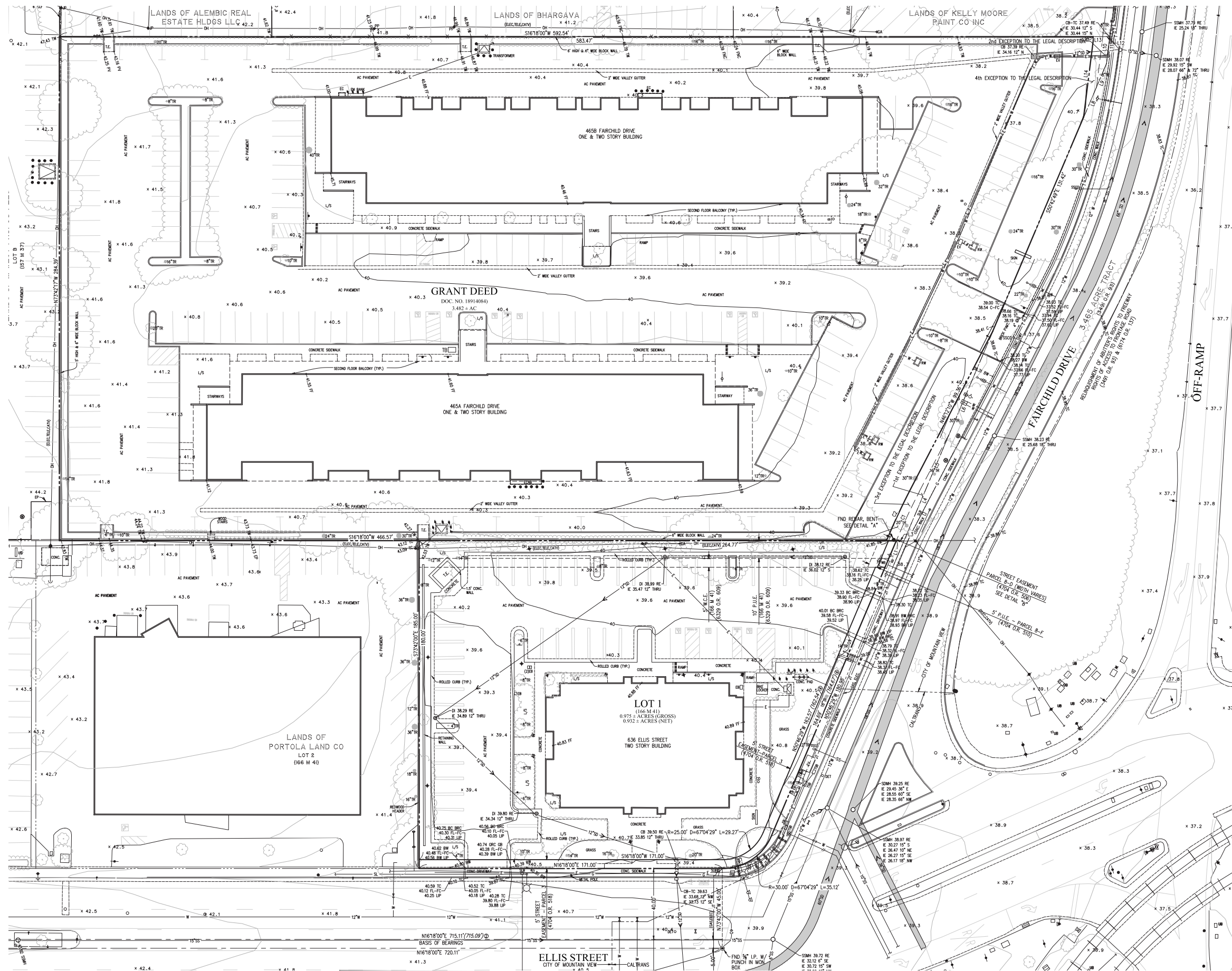
Pedestrian Unit Paving on Structure

Symbol	Qty	Label	[MANUFAC]	CAT#	Description	Lum. Watts	Lum. Lumens	LLF	Filename
∅	38	S1	Landscape Forms	AG-400L4-035F-35K-UV1	FGP Path Light, Type IV, 3500K, 120-277VAC	7.644	336	0.950	LF_FGP_PathLight_AG400L4-35K.ies
⊗	19	S2	Landscape Forms	AG-500L3-046F-35K-UV1-14-TW1	FGP Area Light, Type III, 3500K, 120-277VAC, 14ft Lens Height, with Twist Lock Receptacle	47.74	2769	0.950	LF_FGP_AreaLight_AG500L3-35K.ies
⊗	4	S3	Landscape Forms	AG-500L5-056F-35K-UV1-14-TW1	FGP Area Light, Type V, 3500K, 120-277VAC, 14ft Lens Height, with Twist Lock Receptacle	56.26	3933	0.950	LF_FGP_AreaLight_AG500L5-35K.ies

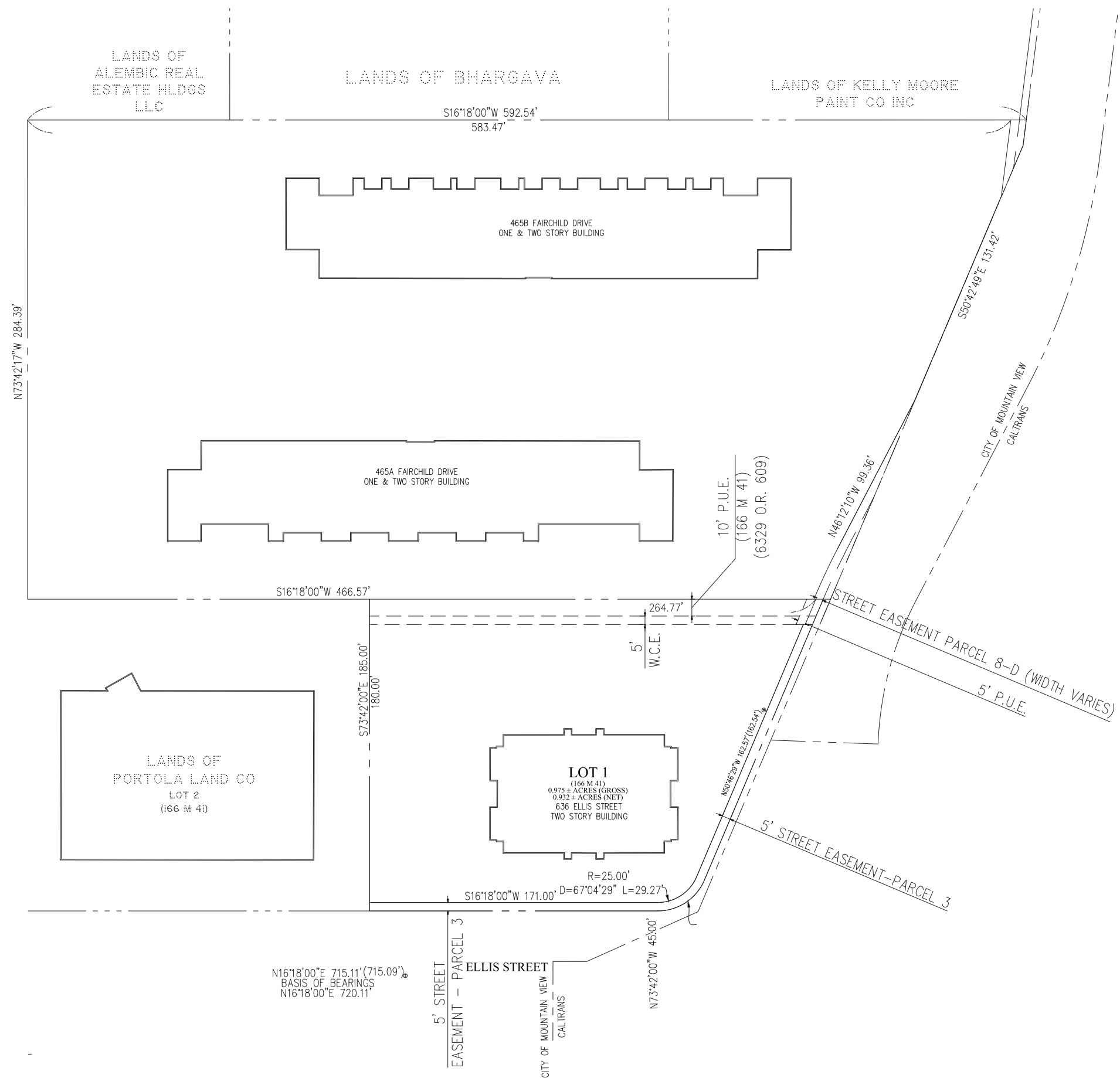
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
MIDDLE DRIVE & SIDEWALK	Illuminance	Fc	0.92	3.8	0.1	9.20	38.00
N_DRIVE	Illuminance	Fc	0.99	3.8	0.1	9.90	38.00
N_PATHWAY	Illuminance	Fc	1.25	3.2	0.1	12.50	32.00
OUTDOOR SEATING	Illuminance	Fc	0.56	3.6	0.1	5.60	36.00
S_DRIVE	Illuminance	Fc	1.07	3.8	0.1	10.70	38.00
W_PATHWAY	Illuminance	Fc	0.78	3.0	0.1	7.80	30.00

SITE LIGHTING KEY AND SUMMARY

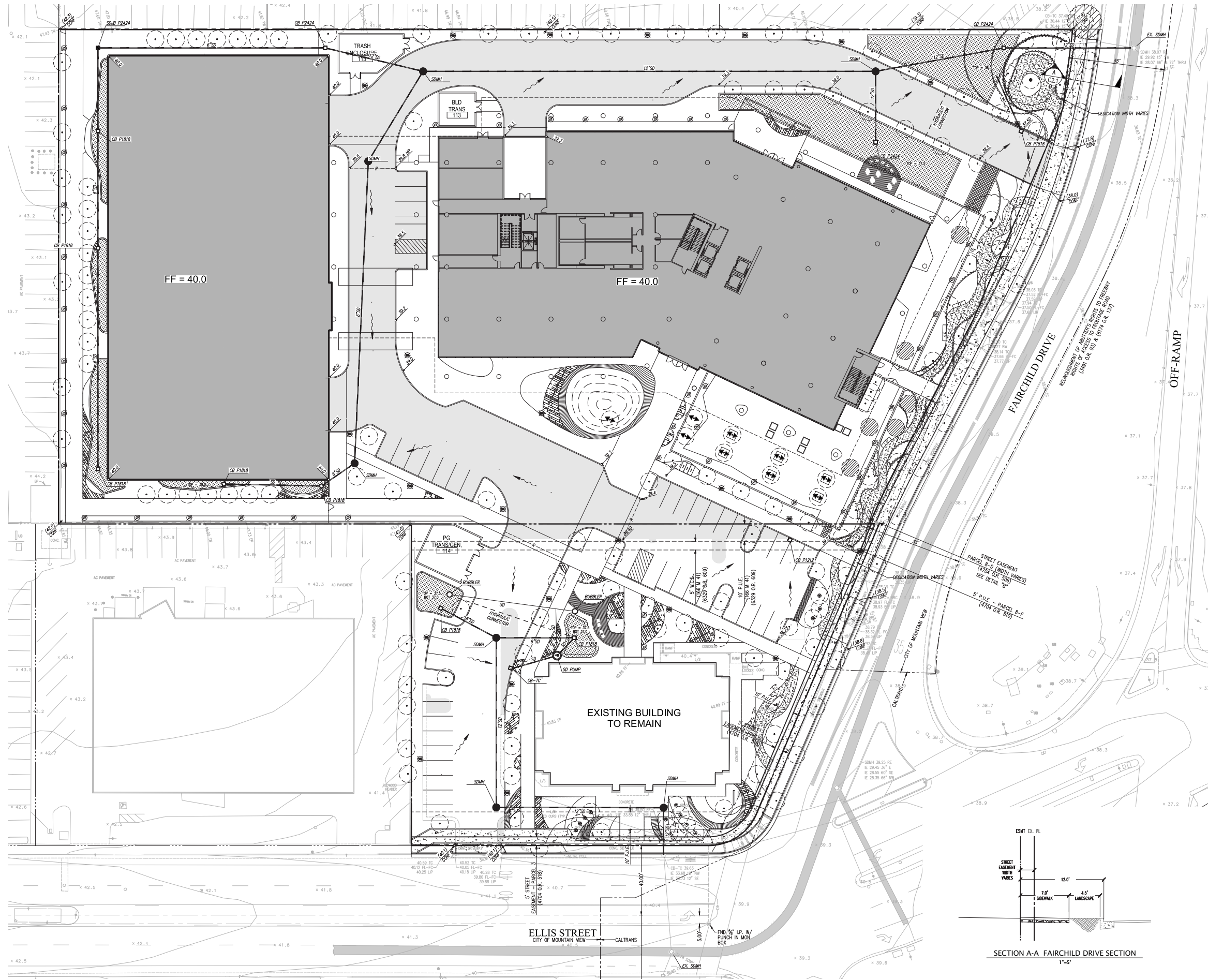




TOPOGRAPHIC SURVEY



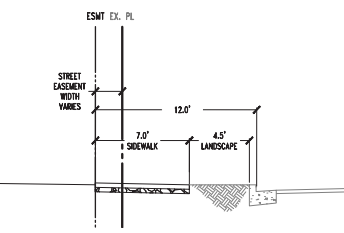
EXISTING EASEMENT PLAN



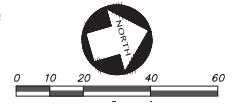
LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- STORM DRAIN LINE
- TC TOP OF CURB

- NOTES**
1. ALL STREET PARKING TO BE REMOVED & FRONTAGE CURBS SHALL BE PAINTED RED.
 2. PROVIDE FULL STREET OVERLAY (MINIMUM 2" CRND AND OVERLAY) ALONG PROJECT STREET FRONTAGE ON FAIRCHILD DRIVE.
 3. FIRE LANE MARKING: "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED AT DRIVEWAY ENTRANCES TO THE SITE; AND CURBS ALONG FIRE LANES SHALL BE PAINTED RED WITH THE WORDS: "NO PARKING-FIRE LANE" STENCILED IN WHITE ON THE TOP AND SIDE OF THE CURB EACH 50 FT. FIRE ACCESS LANES NOT HAVING CURBS SHALL HAVE A 6 INCHES (152.4 MM) RED STRIPE PAINTED ALONG THE EDGE(S).



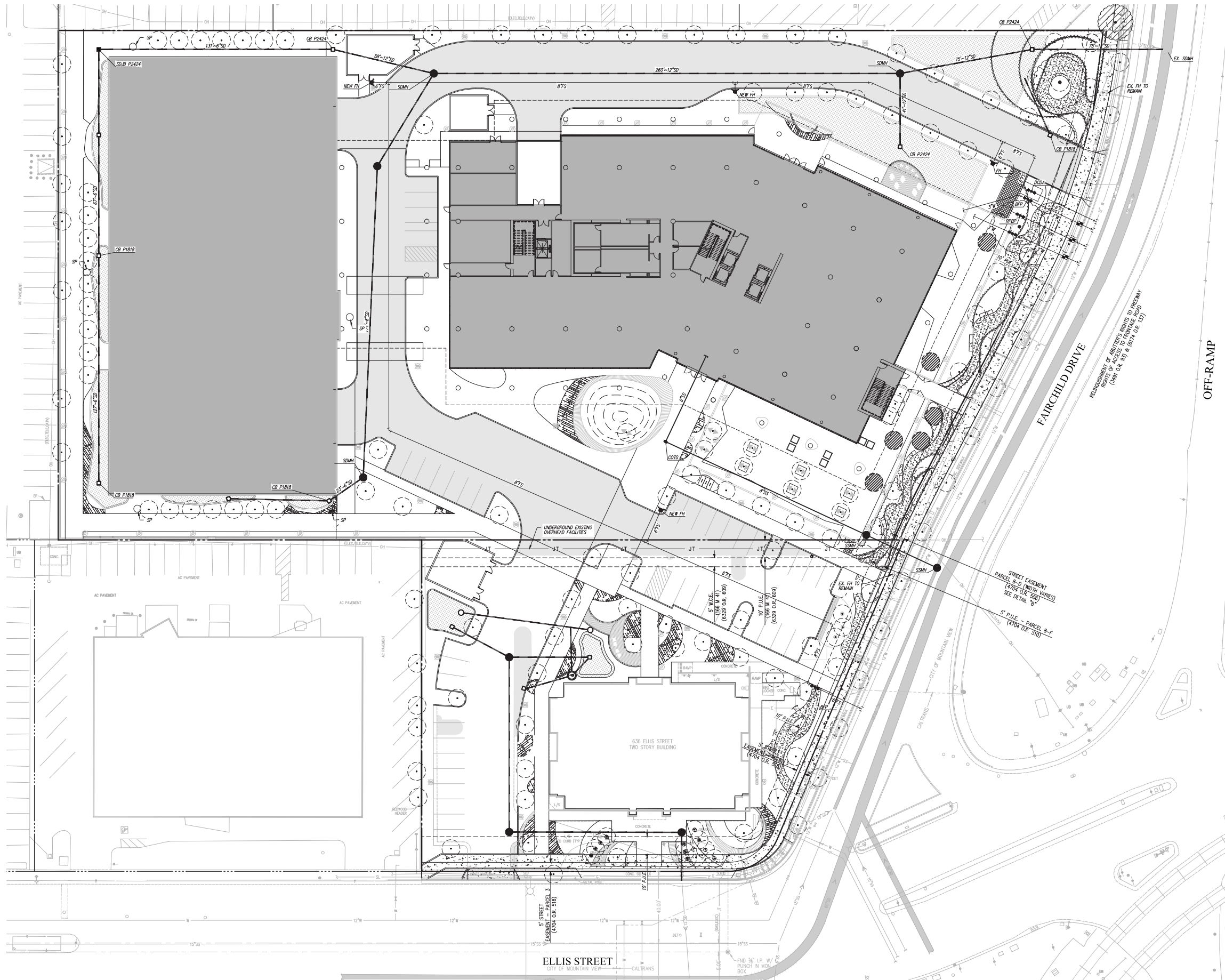
SECTION A-A FAIRCHILD DRIVE SECTION
1"=5'



GRADING AND DRAINAGE PLAN

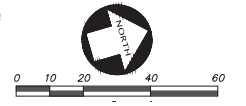
465 FAIRCHILD DRIVE FORMAL APP. REV 01 - FEBRUARY 20, 2019
THE SOBRATO ORGANIZATION

C03

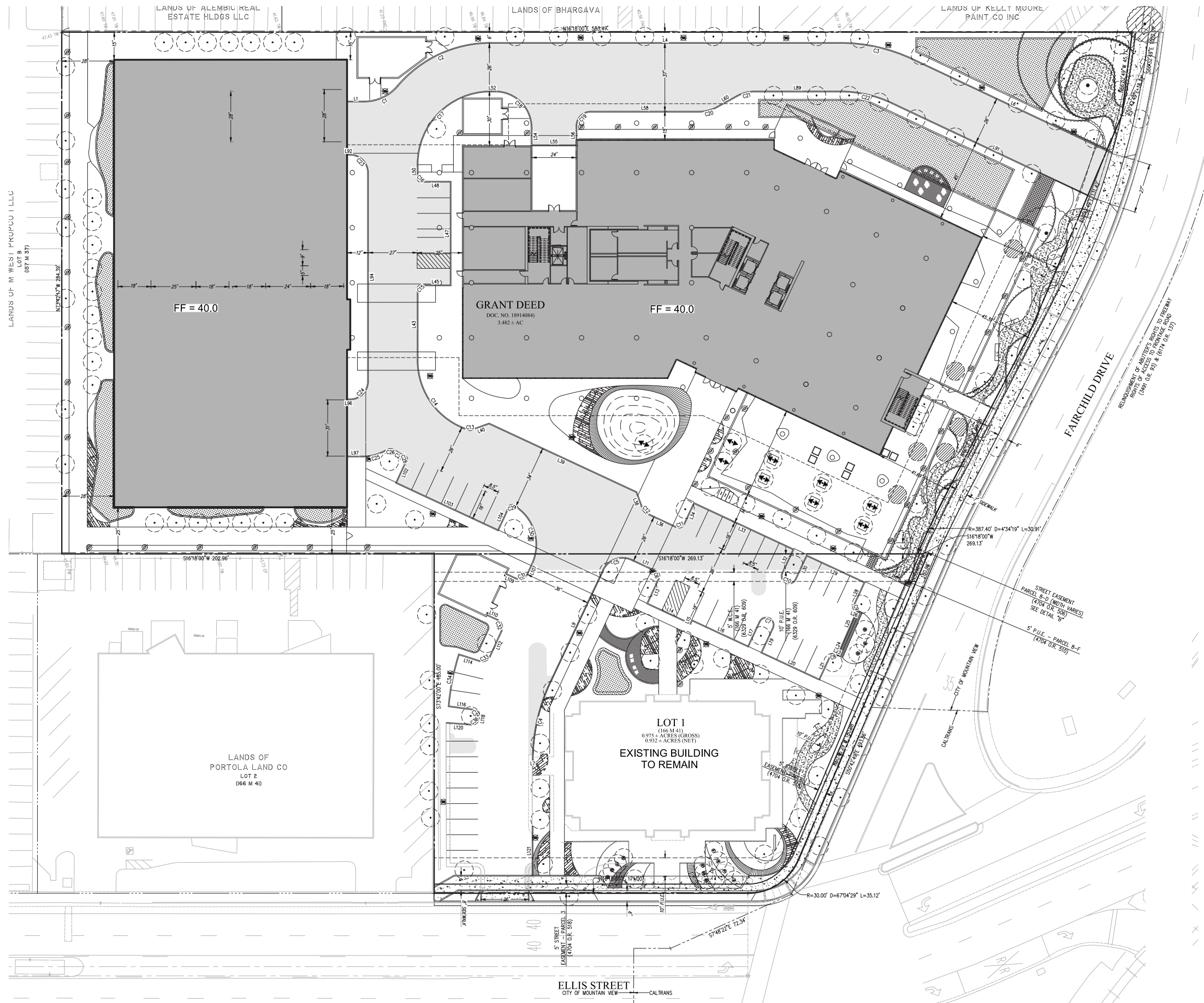


LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
---	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
---	STORM DRAIN LINE
▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
○	STORM DRAIN MANHOLE
●	BACK FLOW PREVENTION DEVICE
◆	FIRE DEPARTMENT CONNECTION
⊕	FIRE HYDRANT & VALVE
⊙	POST INDICATOR VALVE
⊗	SANITARY SEWER MANHOLE
⊘	SINGLE CHECK VALVE
⊙	STORM DRAIN MANHOLE
⊙	WATER METER



UTILITY PLAN



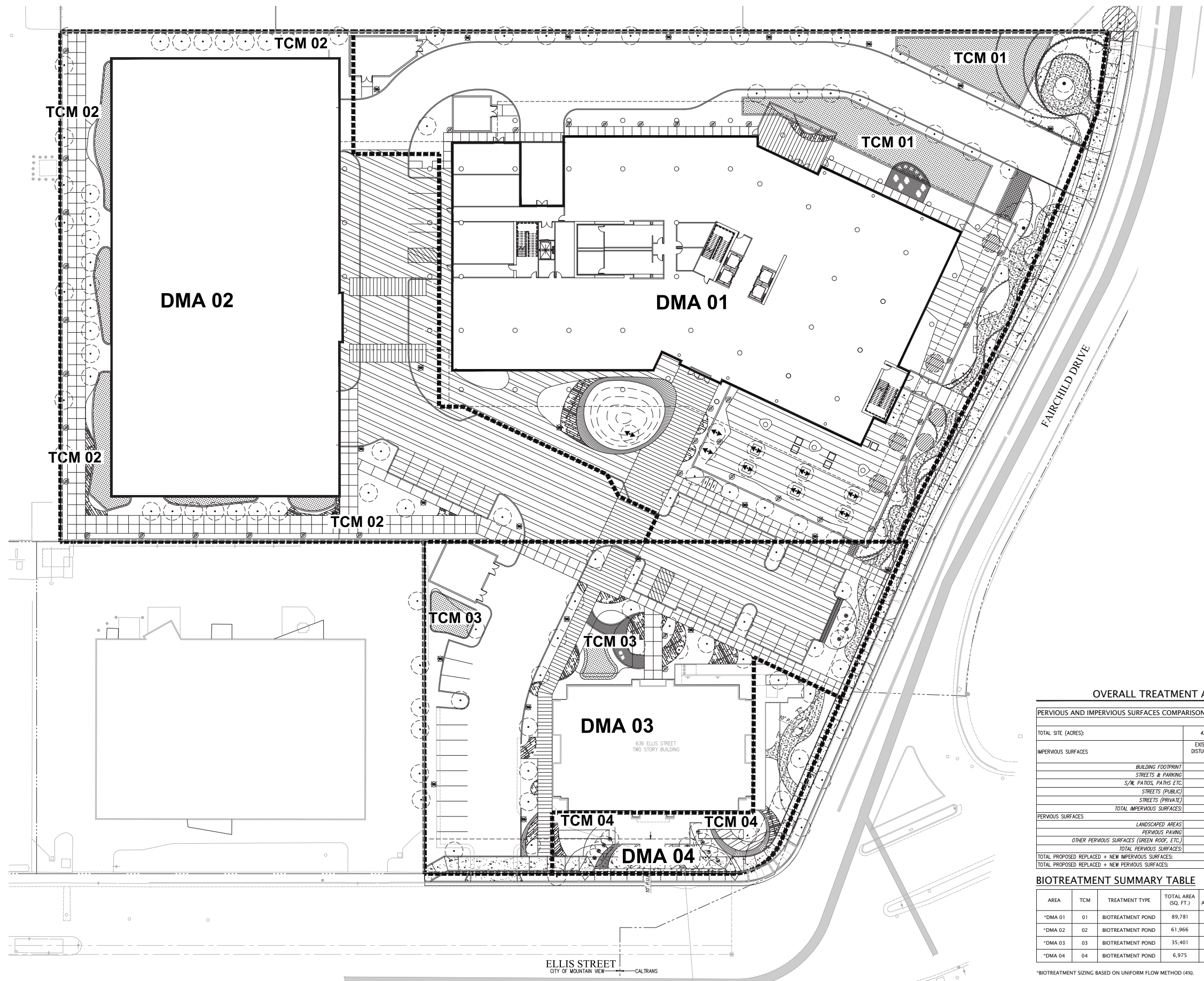
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	24.00'	49°51'11"	20.88'
C2	66.00'	49°51'11"	57.43'
C3	92.00'	25°13'15"	40.50'
C4	100.00'	25°05'32"	43.79'
C5	12.00'	89°43'48"	18.79'
C6	3.00'	89°59'55"	4.71'
C7	4.25'	180°00'00"	13.35'
C8	2.00'	88°29'31"	3.09'
C9	2.00'	91°33'01"	3.20'
C10	4.25'	180°00'00"	13.35'
C11	3.50'	89°56'17"	5.49'
C12	5.00'	45°00'19"	3.93'
C13	2.00'	37°03'21"	1.29'
C14	40.00'	72°59'39"	50.96'
C15	2.00'	90°00'00"	3.14'
C16	2.00'	90°00'00"	3.14'
C17	40.00'	89°06'17"	62.21'
C18	20.00'	90°00'00"	31.42'
C19	8.00'	90°00'00"	12.57'
C20	20.00'	28°46'44"	10.05'
C21	20.00'	28°46'44"	10.05'
C22	66.00'	25°13'15"	29.05'
C23	10.00'	90°00'00"	15.71'
C24	10.00'	90°00'00"	15.71'
C25	24.00'	30°46'17"	12.88'
C26	5.00'	65°57'12"	5.76'
C27	35.21'	10°33'49"	6.49'
C28	1.50'	90°56'23"	2.38'
C29	2.00'	94°59'40"	3.32'
C30	25.00'	84°29'30"	36.87'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N16°18'00"E	9.42'
L4	N16°18'00"E	190.59'
L6	N41°31'15"E	120.41'
L7	S16°25'45"W	0.50'
L9	N48°28'43"W	67.63'
L11	N41°15'05"E	14.98'
L13	S48°45'00"E	15.00'
L14	N41°14'59"E	25.50'
L15	N48°45'00"W	2.00'
L16	N41°14'59"E	33.73'
L17	N48°42'34"W	14.59'
L19	S48°42'34"E	14.59'
L20	N41°14'59"E	34.27'
L21	N48°45'00"W	14.05'
L23	N39°44'31"E	1.58'
L24	N50°15'29"W	9.91'
L25	N50°18'01"W	15.98'
L26	S39°41'59"W	0.76'
L28	N48°45'00"W	13.95'
L29	S41°15'00"W	34.23'
L30	S48°42'34"E	13.98'
L32	N48°42'34"W	13.97'
L33	S41°15'00"W	59.27'
L34	S48°41'23"E	12.46'
L36	S41°14'52"W	17.55'
L38	S86°15'14"W	9.49'
L39	S41°15'00"W	88.42'
L40	S3°45'00"E	10.22'
L43	N73°42'00"W	39.12'
L45	N16°18'00"E	16.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L47	N73°42'00"W	56.00'
L48	S16°18'00"W	16.00'
L50	N73°42'00"W	7.67'
L52	N16°18'00"E	3.23'
L54	S73°42'00"E	9.30'
L55	N16°18'00"E	24.00'
L56	N73°42'00"W	10.31'
L58	N16°18'00"E	59.05'
L60	N12°28'44"W	12.59'
L89	N16°18'00"E	46.64'
L91	N41°31'15"E	123.91'
L92	N16°18'00"E	1.65'
L94	S73°42'00"E	113.83'
L96	S16°18'00"W	1.65'
L97	N16°18'00"E	8.78'
L102	S48°45'00"E	13.69'
L103	N41°14'57"E	60.81'
L104	N48°45'00"W	13.91'
L107	S49°15'51"E	6.39'
L109	S40°44'09"W	5.59'
L110	N40°44'09"E	5.92'
L112	S49°15'51"E	15.06'
L114	S34°05'47"W	11.48'
L116	N23°58'04"E	13.22'
L118	S63°49'16"E	0.75'
L120	S20°13'59"W	13.90'
L121	S73°42'00"E	27.30'



HORIZONTAL CONTROL PLAN



OVERALL TREATMENT AREA TOTALS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
	PROJECT PHASE NUMBER: (N/A, 1, 2, 3)		N/A
TOTAL SITE (ACRES):	4.46 [194,147 SF]	TOTAL AREA OF SITE DISTURBED (ACRES):	4.46
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	
		REPLACED	NEW
BUILDING FOOTPRINT	40,890	40,890	23,827
STREETS & PARKING	108,495	46,142	0
S/W PATIOS, PATHS ETC.	15,267	11,724	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	164,652	98,756	23,827
PERVIOUS SURFACES			
LANDSCAPED AREAS	29,495	29,688	26,507
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	29,495	29,688	26,507
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			122,583
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			56,195

BIOTREATMENT SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
*DMA 01	01	BIOTREATMENT POND	89,781	51,334	2,053	4,528	6
*DMA 02	02	BIOTREATMENT POND	61,966	52,134	2,085	2,085	6
*DMA 03	03	BIOTREATMENT POND	35,401	28,321	1,113	1,254	6
*DMA 04	04	BIOTREATMENT POND	6,975	6,277	251	257	6

*BIOTREATMENT SIZING BASED ON UNIFORM FLOW METHOD (410).