APPENDIX A
Preliminary Project Plans

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JOBY

3200 IMJIN ROAD
MARINA, CA 93933

ABREVIATIONS

&	AND	F.O.	FACE OF	R	RISER
∠	ANGLE	F.O.B.	FACE OF BLOCK	R.A.	RETURN AIR
@	AT	F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
℄	CENTERLINE	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
⌀	DIAMETER OR ROUND	F.O.M.	FACE OF MASONRY	REG.	REGISTER
⊥	PERPENDICULAR	F.O.S.	FACE OF STUD	REF.	REFRIGERATOR
℄	PROPERTY LINE	F.P.	FIREPLACE	REINF.	REINFORCED
#	POUND OR NUMBER	F.R.P.	FIBERGLASS REINF. PANEL	REQ'D.	REQUIRED
A.B.	ANCHOR BOLT	F.S.	FULL SIZE	REQMT.	REQUIREMENT
A.B.S.	ACRYLONITRILE BUTADIENE	FT., '	FOOT/FEET	RESIL.	RESILIENT
ABV.	ABOVE	FURR.	FURR(ED)(ING)	REV.	REVERSED
A.C.	ASPHALTIC CONCRETE	FUT.	FUTURE	R.H.M.S.	ROUNDHEAD MACHINE SCREW
A/C	AIR CONDITIONING			R.H.W.S.	ROUNDHEAD WOOD SCREW
ACOUS.	ACOUSTICAL	GA.	GAUGE/GAGE	RM.	ROOM
ADJ.	ADJUSTABLE	GALV.	GALVANIZED	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	G.B.	GRAB BAR	R.O.W.	RIGHT OF WAY
AGGR.	AGGREGATE	G.I.	GALVANIZED IRON	R.S.	RESAWN
ALUM.	ALUMINUM	GL.	GLASS/GLAZING	RUB.	RUBBER
ANOD.	ANODIZED	G.L.B.	GLUE-LAM BEAM	RWD.	REDWOOD
A.P.A	AMERICAN PLYWOOD ASSOCIATION	GR.	GRADE(ING)	R.W.L.	RAIN WATER LEADER
		G.W.B.	GYPSUM WALLBOARD		
APPROX.	APPROXIMATE			S.	SOUTH
ARCH.	ARCHITECTURAL	H.B.	HOSE BIB	S.B.	SOLID BLOCKING
A.S.	ADJUSTABLE SHELF	HBD.	HARDBOARD	S.C.	SOLID CORE
		H.A.	HOLLOW CORE	SCHED.	SCHEDULE
BD.	BOARD	HDR.	HEADER	S.A.	STORM DRAIN
BIT.	BITUMINOUS	HDWR.	HARDWARE	SECT.	SECTION
BLDG.	BUILDING	H.M.	HOLLOW METAL	SERV.	SERVICE
BLK.	BLOCK	HORZ.	HORIZONTAL	SF.	SQUARE FOOT
BLKG.	BLOCKING	H.S.	HEAVY SHEET	S.G.	STAIN GRADE
BM.	BEAM	HT.	HEIGHT	SH.	SHELF/SHELVING
B.M.	BENCH MARK	HTG.	HEATING	SHWR.	SHOWER
BOT.	BOTTOM	H.W.	HOT WATER	SHT.	SHEET
BRG.	BEARING	HWD.	HARDWOOD	SHTG.	SHEATHING
BTWN.	BETWEEN	HVAC	HEATING/VENTILATING/AIR CONDITIONING	SIM.	SIMILAR
B.U.R.	BUILD-UP ROOFING			S.S.	STAINLESS STEEL SERVICE SINK
B.W.	BOTH WAYS	I.C.C.	INTERNATIONAL CODE COUNCIL	S.S.D.	SEE STRUCTURAL DRAWINGS
CAB.	CABINET	ID.	INSIDE DIAMETER	S.M.	SHEET METAL
C.B.	CATCH BASIN	INCL.	INCLUDE(D) (ING)	S.M.S.	SHEET METAL SCREW
CBC	CALIFORNIA BUILDING CODE	INSUL.	INSULATE(D) (ING)	SPEC.	SPECIFICATION
CEM.	CEMENT	INT.	INTERIOR	SQ.	SQUARE
CER.	CERAMIC	INV.	INVERT	STL.	STEEL
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED			STD.	STANDARD
		JAN.	JANITOR	STAG.	STAGGERED
C.F.	CUBIC FEET	J.H.	JOIST HANGER	STOR.	STORAGE
C.I.	CAST IRON	JT.	JOINT	STRUCT.	STRUCTURAL
C.J.	CONTROL JOINT			SUSP.	SUSPENDED
CL.	CLOSET			SYM.	SYMMETRY(ICAL)
CLG.	CEILING	KIT.	KITCHEN	SYS.	SYSTEM
CLKG.	CAULKING				
CLR.	CLEAR(ANCE)	L.	LENGTH	T.	TREAD
C.M.U.	CONCRETE MASONRY UNIT	LAM.	LAMINATE	T.B.	TOWEL BAR
COL.	COLUMN	LAV.	LAVATORY	T.B.D.	TO BE DETERMINED
COMP.	COMPOSITION	L.B.	LAG BOLT	T.C.	TOP OF CURB
CONC.	CONCRETE	LOC.	LOCATE(ION)	TEL.	TELEPHONE
CONN.	CONNECTION	L.V.L.	LAMINATED VENEER LUMBER	TEMP.	TEMPERED
CONSTR.	CONSTRUCTION	LW.	LIGHTWEIGHT	T.E.N.	TYPICAL EDGE NAILING
CONT.	CONTINUOUS			T & G	TONGUE & GROOVE
COR.	CORRUGATED	MAS.	MASONRY	THK.	THICK(NESS)
C.O.T.G.	CLEAN-OUT TO GRADE	MAT.	MATERIAL(S)	THRESH.	THRESHOLD
CSMT.	CASEMENT	MAX.	MAXIMUM	T.J.I.	TRUSS JOIST INTERNATIONAL
CSWK.	CASEWORK	M.B.	MACHINE BOLT	T.O.	TOP OF
C.T.	CERAMIC TILE	MED. CAB.	MEDICINE CABINET	T.P.H.	TOILET PAPER HOLDER
CTR.	COUNTER	M.C.	MOISTURE CONTENT	T.Q.	TOP OF PAVEMENT
CTSK.	COUNTERSINK	MECH.	MECHANICAL	TV.	TELEVISION
C.Y.	CUBIC YARD	MEMB.	MEMBRANE	T.W.	TOP OF WALL
		MEZZ.	MEZZANINE	TYP.	TYPICAL
DBL.	DOUBLE	MFR.	MANUFACTURE(ER)		
DEPT.	DEPARTMENT	MIN.	MINIMUM	U/L	UNDERWRITER'S LABORATORY
DET.	DETAIL	MIR.	MIRROR	U.N.O.	UNLESS NOTED OTHERWISE
DF.	DRINKING FOUNTAIN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
D.F.	DOUGLAS FIR	MLDG.	MOLDING/MOLDING	UR.	URINAL
D.G.	DECOMPOSED GRANITE	M.I.W.	MALLEABLE IRON WASHER		
D.H.	DOUBLE HUNG	M.O.	MASONRY OPENING	V.I.F.	VERIFY IN FIELD
DIAG.	DIAGONAL	MTD.	MOUNTED		
DIA.	DIAMETER	MET.	METAL	W.	WEST/WIDTH/WIDE
DIMEN.	DIMENSION	MULL.	MULLION	W/	WITH
DISP	DISPENSER/DISPOSER			W.C.	WATER CLOSET
DN.	DOWN	N.	NORTH	WD.	WOOD
DR.	DOOR	(N)	NEW	WDW.	WINDOW
DRWG.	DRAWING	NAT.	NATURAL	W.H.	WATER HEATER
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	N.I.C.	NOT IN CONTRACT	WI.	WOODWORK INSTITUTE
		NOM.	NOMINAL	W/O	WITHOUT
D.S.	DOWNSPOUT	N.T.S.	NOT TO SCALE	W.P.	WATERPROOF(ING)
DWR.	DRAWER			W.R.	WATER RESISTANT
D.W.	DISH WASHER	O/	OVER	W.S.	WOOD SCREW
		OBS.	OBSCURE	WSCT.	WAINSCOT
E.	EAST	O.C.	ON CENTER(S)	WT.	WEIGHT
EA.	EACH	O.D.	OUTSIDE DIAMETER	W.W.M.	WELDED WIRE MESH
E.J.	EXPANSION JOINT	OFF.	OFFICE		
ELEV.	ELEVATION, ELEVATOR	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED		
ELEC.	ELECTRICAL)	OFOI.	OWNER FURNISHED, OWNER INSTALLED		
EMER.	EMERGENCY				
ENCL.	ENCLOSURE	O.H.	OVER HANG		
EQUIP.	EQUIPMENT N.I.C. W/ WITH	O.H.M.S.	OVALHEAD MACHINE SCREW		
EWC.	ELECTRIC WATER COOLER	O.H.W.S.	OVALHEAD WOOD SCREW		
(E)	EXISTING	OPNG.	OPENING		
EXH.	EXHAUST	OPP.	OPPOSITE		
EXP.	EXPOSED/EXPANSION				
EXT.	EXTERIOR	P.A.F.	POWDER ACTUATED FASTENER		
F.A.	FIRE ALARM	P.B.	PANIC BAR		
FAST.	FASTEN(ER)	PART. TBD.	PARTICLE BOARD		
F.A.	FLAT BAR	PCF.	POUNDS PER CUBIC FOOT		
F.D.	FLOOR DRAIN	P.D.	POWDER DRIVEN		
FEC.	FIRE EXTINGUISHER CABINET	P.G.	PAINT GRADE		
F.F.	FINISH FLOOR	PERF.	PERFORATE		
F.G.	FINISH GRADE	PLF.	POUNDS PER LINEAR FOOT		
FND.	FOUNDATION	PLAS. LAM.	PLASTIC LAMINATE		
F.E.	FIRE EXTINGUISHER	PLAS.	PLASTER		
F.	FIBERGLASS	PLYWD.	PLYWOOD		
FIN.	FINISH(ED)	PR.	PAIR		
F.H.M.S.	FLATHEAD MECHANICAL SCREW	PSF	POUNDS PER SQUARE FOOT		
		PSI	POUNDS PER SQUARE INCH		
F.H.W.S.	FLATHEAD WOOD SCREW	P.T.	PRESSURE TREATED		
FLASH.	FLASHING	PART.	PARTITION		
FLR.	FLOOR(ING)	P.T. DISP.	PAPER TOWEL DISPENSER		
FLUOR.	FLUORESCENT	P.V.C.	POLYVINYL CHLORIDE		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

SYMBOLS

- XXX — DOOR SYMBOL
- XX — WINDOW SYMBOL
- X — KEY TAG
- XX — DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- SECTION — SECTION IDENTIFICATION / SHEET WHERE SECTION IS DRAWN
- DETAIL — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN
- +XXX.X / +XXX.X — FINISH GRADE (SPOT) ELEVATION / SURFACE
- +XXX.X / +XXX.X — EXISTING GRADE (SPOT) ELEVATION / SURFACE
- PROPERTY LINE
- REVISION

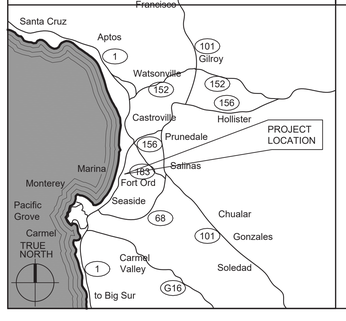
FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ROAD ACCESS: ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM WIDTH OF 20 FEET WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS).
2. FIRE FLOW: WATER SYSTEM DESIGN SHALL BE DETERMINED UPON FURTHER ANALYSIS AND DISCUSSION WITH THE APPLICANT AND PROPERTY OWNER. ADDITIONAL INFORMATION IS REQUIRED REGARDING EXISTING WATER SYSTEM INCLUDING: STORAGE CAPACITY, LOCATIONS OF ANY EXISTING FIRE HYDRANTS, WELL PUMP CAPACITY FOR REFILL OF STORAGE TANK(S).
3. FIRE PROTECTION EQUIPMENT & FIRE SPRINKLER SYSTEM(S): THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A CONSTRUCTION PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
4. FIRE ALARM SYSTEM (COMMERCIAL): THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AN APPROVED CENTRAL STATION, PROPRIETARY STATION, OR REMOTE STATION AUTOMATIC FIRE ALARM SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO REQUESTING A ROUGH SPRINKLER AND FRAMING INSPECTION.
5. DEFENSIBLE SPACE REQUIREMENTS: MANAGE COMBUSTIBLE VEGETATION FROM WITHIN 100 FEET OF STRUCTURE, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM OF 6 FEET FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND / OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND THE DIRECTOR OF THE RESOURCE MANAGEMENT AGENCY.
6. ADDRESSES FOR BUILDINGS: ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
7. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER CALIFORNIA FIRE CODE SECTION 906. THE PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE GREENHOUSES AND IN THE METAL BUILDING.
8. EMERGENCY KEY BOX:
   a. EMERGENCY ACCESS PRODUCTS FROM THE KNOX COMPANY ARE REQUIRED AS FOLLOWS:
      - KNOX KEY SWITCH AT ALL ELECTRIC EMERGENCY ACCESS GATES;
      - KNOX KEY BOX ON THE LOCATION TO BE APPROVED BY THE FIRE DISTRICT FOR STORING KEYS TO THE BUILDINGS. ONE SUCH LOCATION COULD BE THE SECURITY GUARD'S KIOSK AT THE MAIN ENTRANCE TO THE PROPERTY.

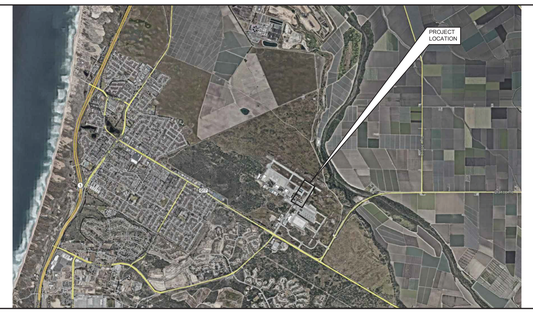
   ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

   EMERGENCY ACCESS KEY BOX - EMERGENCY ACCESS KEY BOX ("KNOX BOX") SHALL BE INSTALLED AND MAINTAINED. THE TYPE AND LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN LOCKS ARE CHANGED SO THAT THE EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.
9. FIRE PROTECTION FOR EACH BUILDING IS TO INCLUDE THE FOLLOWING, ALL OF WHICH ARE PERMITTED TO BE DEFERRED SUBMITTALS:
   a. FIRE SPRINKLER SYSTEM MEETING MINIMUM REQUIREMENTS OF NFPA 13 (2016) AS AMENDED BY THE CITY OF MARINA FIRE CODE.
   b. FIRE ALARM SYSTEM TO MEET MINIMUM REQUIREMENTS OF NFPA 72 (2016) AS MODIFIED BY THE CITY OF MARINA FIRE CODE, TO INCLUDE COMPLETE NOTIFICATION AS REQUIRED BY THE CITY OF MARINA FIRE CODE.
   c. FIRE EXTINGUISHERS TO BE LOCATED IN CONSULTATION WITH THE PROJECT FIRE MARSHAL.

LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

PROJECT:	JOBY AVIATION MANUFACTURING SITE PACKAGE
LOCATION:	3200 IMJIN ROAD MARINA, CA 93933
APN:	031-111-037-000
USE:	AIRPORT DISTRICT A-1
LEASE AREA:	30.7 ACRES = 1,337,838.2 S.F.
OCCUPANCY:	F (MANUFACTURING FACILITY) H-1 (MATERIAL STORAGE)
CONSTRUCTION TYPE:	I-B (MANUFACTURING FACILITY) III-B (MATERIAL STORAGE)

FLOOR TO AREA RATIO:

MIN. FAR REQUIRED:	7 FAR (MARINA 17.28.030 TABLE 2)
PROVIDED:	PROPOSED MANUFACTURING BUILDING AREA = 580,000 S.F. N-1 STORAGE BUILDING = 2,210 S.F. TOTAL SQUARE FOOTAGE OF BUILDINGS: = 636,010 S.F. FAR = 636,010 S.F. / 1,362,273 S.F. =0.47

REQUIRED PARKING:

OFFICE:	1 SPACE / 350 S.F. OF AREA	(229 SPACES, 80,000 S.F.)
MANUFACTURING, ASSEMBLAGE, RESEARCH:	1 SPACE / 500 S.F. OF AREA	(1,000 SPACES, 500,000 S.F.)
TOTAL REQUIRED PARKING:		(1,229 SPACES, 580,000 S.F.)

PROVIDED PARKING:

PHASE 1:

STANDARD SPACES:	296
COMPACT SPACES:	0
ACCESSIBLE SPACES:	8
TOTAL CAR SPACES PROVIDE:	304
CLEAN AIR VEHICLE:	30 (10% INCLUDES)
FUTURE ELECTRIC VEHICLE:	30 (10% OF TOTAL)
TOTAL TRUCK PARKING PROVIDED:	7 TRUCK LOADING DOCKS PROVIDED

PHASE 2:

STANDARD SPACES:	319
COMPACT SPACES:	0
ACCESSIBLE SPACES:	4
TOTAL CAR SPACES PROVIDE:	323
CLEAN AIR VEHICLE:	32 (10% INCLUDES)
FUTURE ELECTRIC VEHICLE:	35 (10% OF TOTAL)

TOTAL:

STANDARD SPACES:	615
COMPACT SPACES:	0
ACCESSIBLE SPACES:	12
TOTAL CAR SPACES PROVIDE:	627
CLEAN AIR VEHICLE:	65 (10% INCLUDES)
FUTURE ELECTRIC VEHICLE:	32 (10% OF TOTAL)

HEIGHT, SETBACKS, COMMON OPEN SPACE:

MAXIMUM HEIGHT:	56'-0"
MAXIMUM HEIGHT AT APRON FACE:	24'-0"
FRONT SETBACK:	10'-0"
SIDE SETBACK:	10'-0" OR 0'-0" FOR COORDINATED DEVELOPMENT ACROSS PROP. LINES
REAR SETBACK:	10'-0"
COMMON OPEN SPACE:	N/A

OWNER

JOBY AVIATION
340 WOODPECKER RIDGE
SANTA CRUZ, CA 95060
831-247-0662
Email: amy.gross@joby.aero
Contact: AMY GROSS

ARCHITECT

WALD, RUHNKE & DOST ARCHITECTS, LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CA 93940
ph: (831) 649-4642 fax: (831) 649-3530
Email: Henry@wrdarch.com
Contact: HENRY RUHNKE

CIVIL ENGINEERING

C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
ph: (831) 647-1192 fax: (831) 647-1194
Email: fcampo@c3engineering.net
Contact: FRANK CAMPO

EXTERIOR LIGHTING/PHOTOMETRICS

MIRACLES UNLIMITED
P.O. BOX 1808
APTOS, CA 95001
ph: (831) 688-8013 fax: (831) 688-0201
Email: mills@miraclesunlimited.com
Contact: MILLS MIRACLE

LANDSCAPE ARCHITECT

MICHAEL ARNONE AND ASSOCIATES
3370 SAMUEL PLACE
SANTA CRUZ, CALIFORNIA 95062
ph: (831) 462-4988
Email: rknown1@hotmail.com
Contact: MICHAEL ARNONE

APPLICABLE BUILDING CODES & STANDARDS

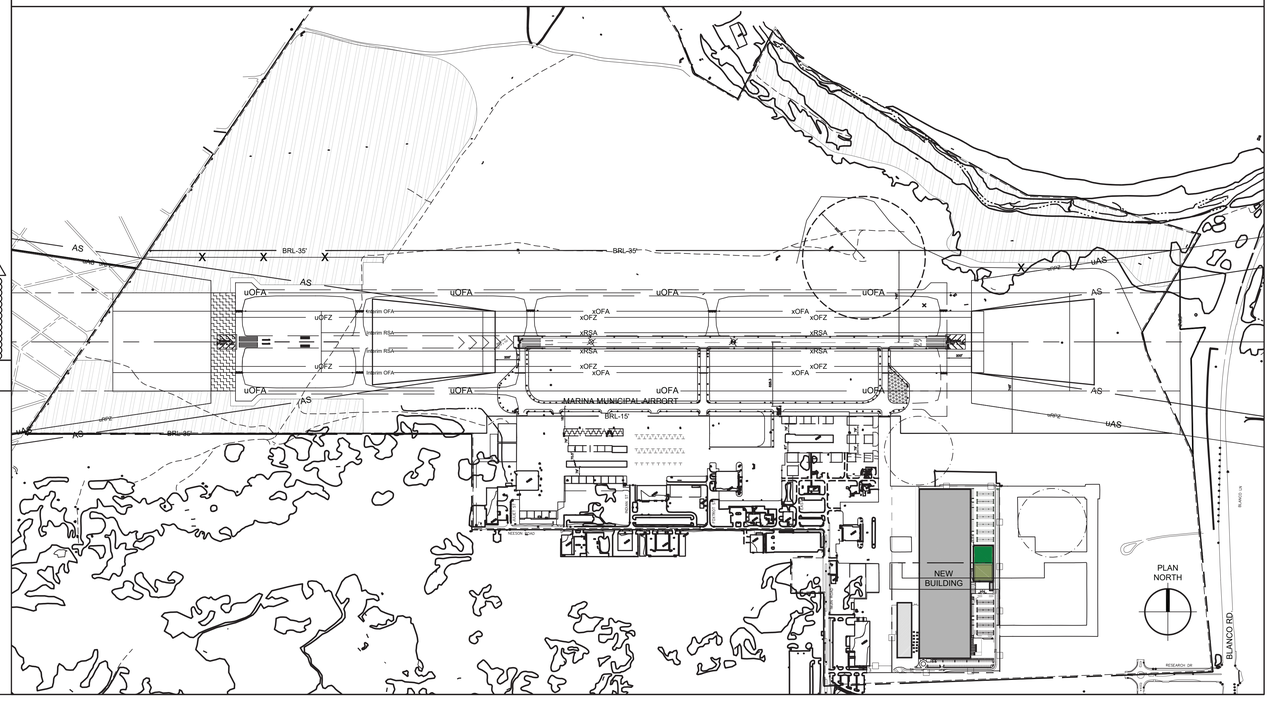
2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2016 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2016 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2016 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2016 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2016 EDITION

EXISTING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

PROJECT LOCATION / ACCESS



SHEET INDEX

SHT. #	SHEET TITLE
TITLE	
A001	COVER SHEET
CIVIL	
C1	GRADING PLAN
C2	UTILITY PLAN
ARCHITECTURAL	
A100	OVERALL SITE PLAN
A101	ENLARGED FLOOR PLAN
A102	FENCE PLAN
A110	SITE DETAILS
A111	ENLARGED PARKING AREAS
A112	SITE DETAILS
A113	EXTERIOR SIGNAGE
A201	FRIST FLOOR PLAN
A230	ROOF PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A403	BUILDING RENDERINGS
A404	H-1 BUILDING
ELECTRICAL	
E1.0	PHOTOMETRIC SITE PLAN
E1.1	PARTIAL PHOTOMETRIC SITE PLAN
E1.2	PARTIAL PHOTOMETRIC SITE PLAN
E1.3	PARTIAL PHOTOMETRIC SITE PLAN
E1.4	PARTIAL PHOTOMETRIC SITE PLAN
E3.1	DETAILS CUT SHEETS
LANDSCAPE	
L-1.0	PLANTING PLAN NORTH
L-1.1	PLANTING PLAN SOUTH
L-1.2	PLANT IMAGES
L-2.0	PRELIMINARY IRRIGATION & WATER USE

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES. AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 708 OF THE CURRENT ADOPTED EDITION OF C.B.C.

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JOBY AVIATION

JOBY AVIATION SITE PACKAGE

JOBY AVIATION
3200 IMJIN ROAD
MARINA, CA 93933

A.P.N. NO.: 031-111-037-000

JOB NO.
18068

PRINT DATE:

PLOT DATE: 11.27.2019

DRAWN BY: -

CHECKED BY: -

SET ISSUED:

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11/27/2019 RESPONSE & RESUBMITTAL TO PLANNING

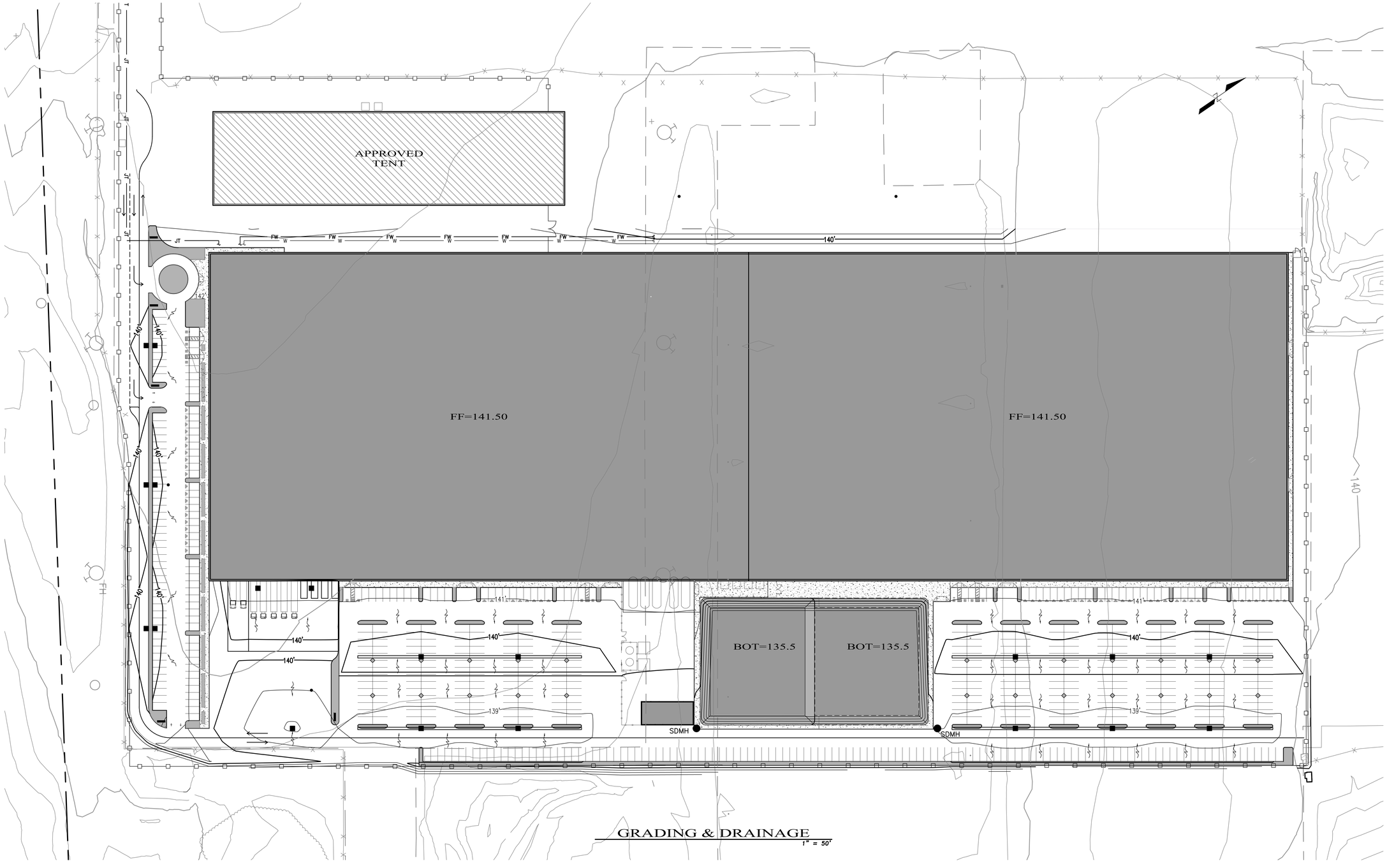
SHEET NAME:

COVER SHEET

SHEET NO.:

A001

FILE NAME.: 18068-A001



GRADING & DRAINAGE

1" = 50'

HATCH LEGEND

- AC PAVEMENT, (SEE A/C4)
- CONCRETE PAVEMENT, (SEE B/C4)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)

EARTHWORK

CUT = 28,500 CY
FILL = 28,500 CY
NET = 0 CY FILL
MAXIMUM HEIGHT OF EXCAVATION 2'
MAXIMUM HEIGHT OF EMBANKMENT 3.25'

EARTHWORK QUANTITIES ARE PRELIMINARY. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

50 0 50 100 150

Scale 1" = 50'

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mail@C3Engineering.net

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781 NEESON RD.
MARINA, CA 93933

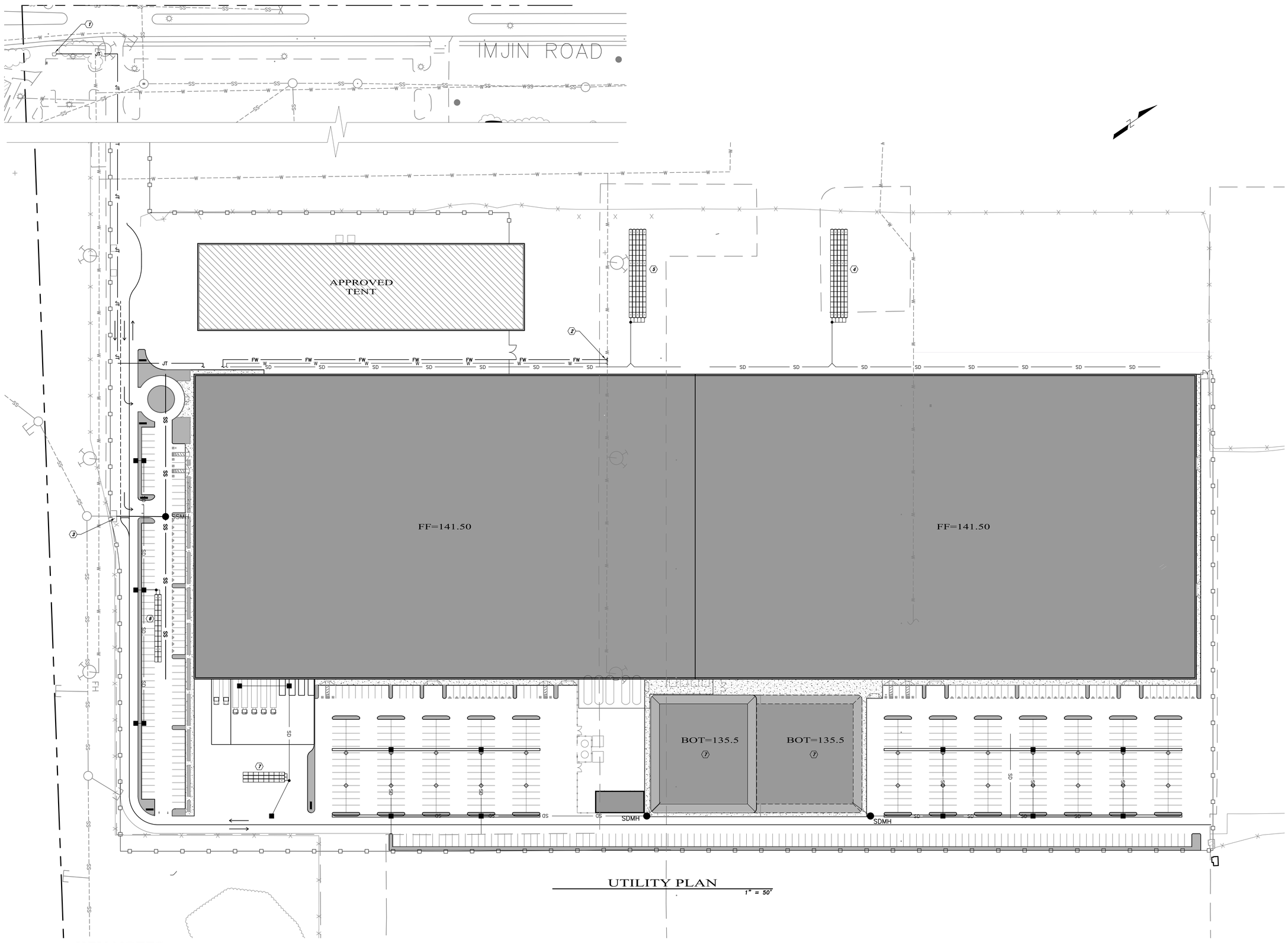
A.P.N. NO.: 031-111-037-000

JOB NO. 18068
PRINT DATE:
PLOT DATE:
DRAWN BY: ECH
CHECKED BY: FJC
SET ISSUED:
10/21/2019 SUBMITTAL TO PLANNING

SHEET NAME: GRADING PLAN

SHEET NO.: C1

FILE NAME.:



UTILITY PLAN

1" = 50'

KEY NOTES

1. ELECTRIC POINT OF CONNECTION
2. DOMESTIC WATER AND FIRE PROTECTION SERVICE POINT OF CONNECTION
3. SANITARY SEWER POINT OF CONNECTION (EXISTING STUB)
4. UNDERGROUND INFILTRATION CHAMBERS (SERVES NORTHWEST QUADRANT OF BUILDING)
5. UNDERGROUND INFILTRATION CHAMBERS (SERVES SOUTHWEST QUADRANT OF BUILDING)
6. UNDERGROUND INFILTRATION CHAMBERS (SERVES SOUTHERLY PARKING LOT)
7. UNDERGROUND INFILTRATION CHAMBERS (SERVES TRUCK DOCK)
8. RETENTION POND (SERVES SOUTHEAST QUADRANT OF BUILDING AND SOUTHEAST PARKING)
9. RETENTION POND (SERVES NORTHEAST QUADRANT OF BUILDING AND NORTHEAST PARKING)

50 0 50 100 150

Scale 1" = 50'

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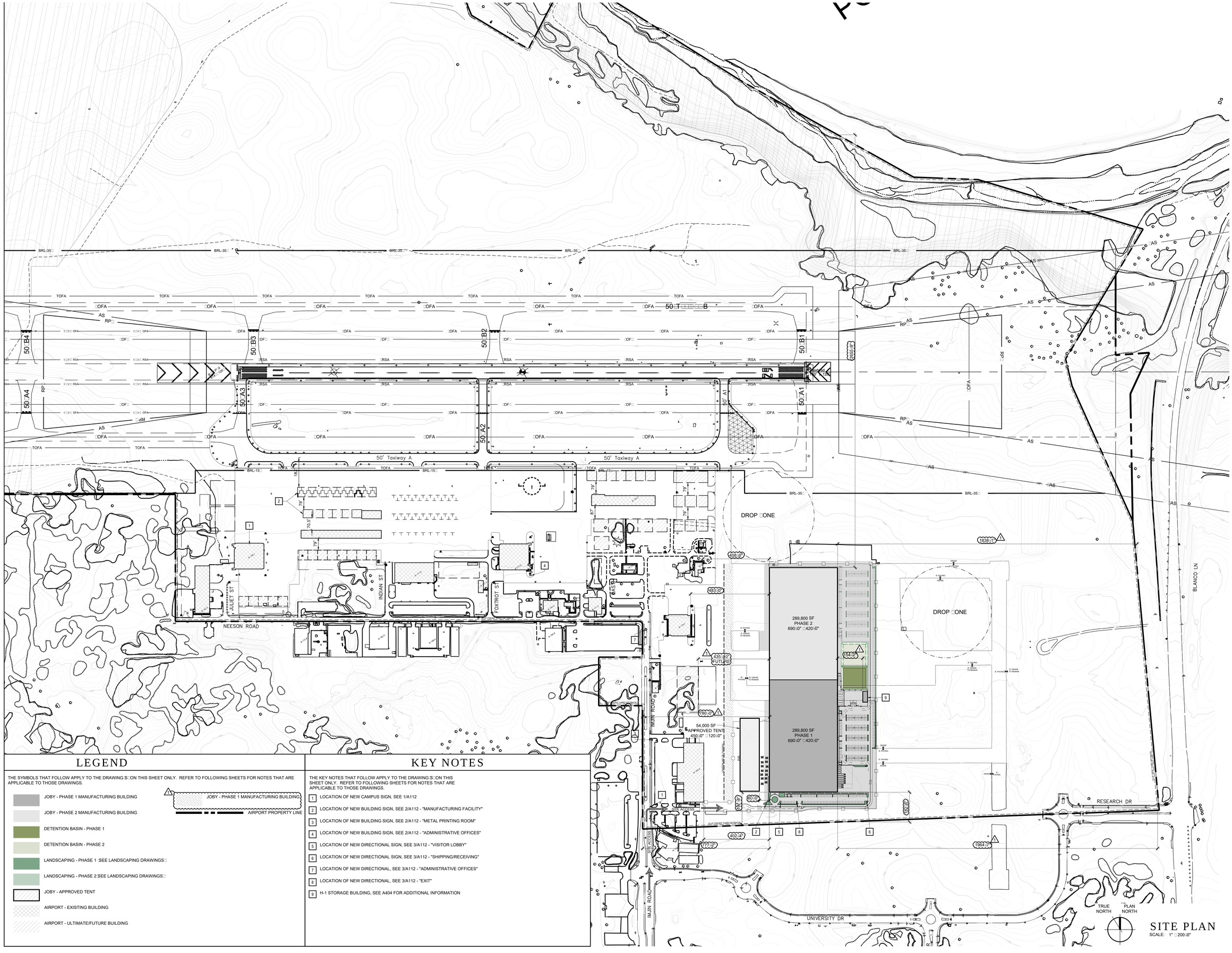
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SHEET NAME: UTILITY PLAN

SHEET NO.: C2

FILE NAME.:



LEGEND

THE SYMBOLS THAT FOLLOW APPLY TO THE DRAWING'S ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- JOBY - PHASE 1 MANUFACTURING BUILDING
- JOBY - PHASE 2 MANUFACTURING BUILDING
- DETENTION BASIN - PHASE 1
- DETENTION BASIN - PHASE 2
- LANDSCAPING - PHASE 1 .SEE LANDSCAPING DRAWINGS
- LANDSCAPING - PHASE 2.SEE LANDSCAPING DRAWINGS
- JOBY - APPROVED TENT
- AIRPORT - EXISTING BUILDING
- AIRPORT - ULTIMATE/FUTURE BUILDING

1 JOBY - PHASE 1 MANUFACTURING BUILDING

AIRPORT PROPERTY LINE

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING'S ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. LOCATION OF NEW CAMPUS SIGN, SEE 1/A112
2. LOCATION OF NEW BUILDING SIGN, SEE 2/A112 - "MANUFACTURING FACILITY"
3. LOCATION OF NEW BUILDING SIGN, SEE 2/A112 - "METAL PRINTING ROOM"
4. LOCATION OF NEW BUILDING SIGN, SEE 2/A112 - "ADMINISTRATIVE OFFICES"
5. LOCATION OF NEW DIRECTIONAL SIGN, SEE 3/A112 - "VISITOR LOBBY"
6. LOCATION OF NEW DIRECTIONAL SIGN, SEE 3/A112 - "SHIPPING/RECEIVING"
7. LOCATION OF NEW DIRECTIONAL, SEE 3/A112 - "ADMINISTRATIVE OFFICES"
8. LOCATION OF NEW DIRECTIONAL, SEE 3/A112 - "EXIT"
9. H-1 STORAGE BUILDING, SEE A404 FOR ADDITIONAL INFORMATION

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A.P.N. NO.: 031-111-037-000

JOB NO. 18068

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PLOT DATE: 12.5.2019

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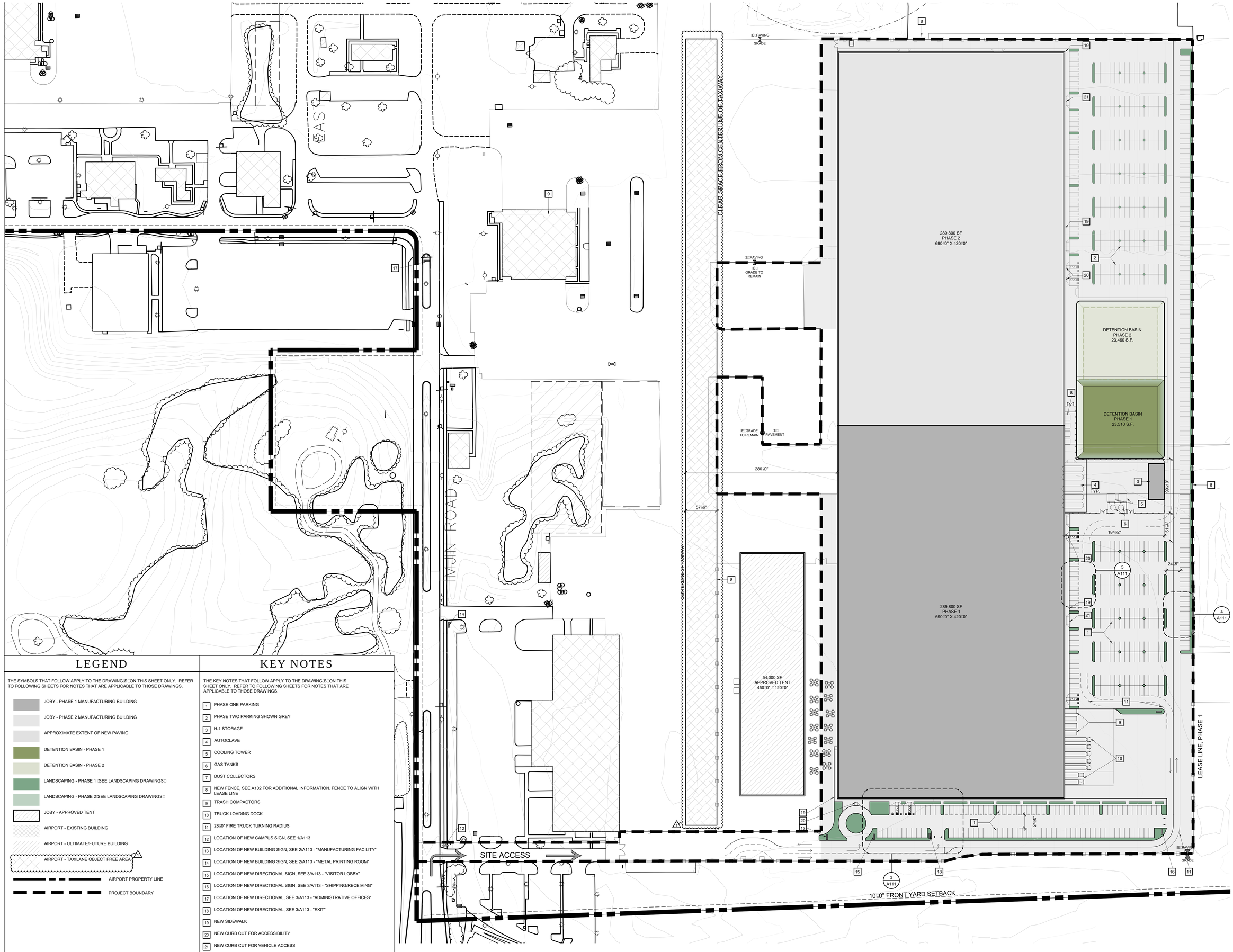
SHEET NAME:

OVERALL SITE PLAN

SHEET NO.:

A100

FILE NAME.: 18068-A100



LEGEND

THE SYMBOLS THAT FOLLOW APPLY TO THE DRAWING:S□ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- JOBY - PHASE 1 MANUFACTURING BUILDING
- JOBY - PHASE 2 MANUFACTURING BUILDING
- APPROXIMATE EXTENT OF NEW PAVING
- DETENTION BASIN - PHASE 1
- DETENTION BASIN - PHASE 2
- LANDSCAPING - PHASE 1 □SEE LANDSCAPING DRAWINGS□
- LANDSCAPING - PHASE 2□SEE LANDSCAPING DRAWINGS□
- JOBY - APPROVED TENT
- AIRPORT - EXISTING BUILDING
- AIRPORT - ULTIMATE/FUTURE BUILDING
- AIRPORT - TAXILANE OBJECT FREE AREA
- AIRPORT PROPERTY LINE
- PROJECT BOUNDARY

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING:S□ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. PHASE ONE PARKING
2. PHASE TWO PARKING SHOWN GREY
3. H-1 STORAGE
4. AUTOCLAVE
5. COOLING TOWER
6. GAS TANKS
7. DUST COLLECTORS
8. NEW FENCE, SEE A102 FOR ADDITIONAL INFORMATION. FENCE TO ALIGN WITH LEASE LINE
9. TRASH COMPACTORS
10. TRUCK LOADING DOCK
11. 28□0" FIRE TRUCK TURNING RADIUS
12. LOCATION OF NEW CAMPUS SIGN, SEE 1/A113
13. LOCATION OF NEW BUILDING SIGN, SEE 2/A113 - "MANUFACTURING FACILITY"
14. LOCATION OF NEW BUILDING SIGN, SEE 2/A113 - "METAL PRINTING ROOM"
15. LOCATION OF NEW DIRECTIONAL SIGN, SEE 3/A113 - "VISITOR LOBBY"
16. LOCATION OF NEW DIRECTIONAL SIGN, SEE 3/A113 - "SHIPPING/RECEIVING"
17. LOCATION OF NEW DIRECTIONAL, SEE 3/A113 - "ADMINISTRATIVE OFFICES"
18. LOCATION OF NEW DIRECTIONAL, SEE 3/A113 - "EXIT"
19. NEW SIDEWALK
20. NEW CURB CUT FOR ACCESSIBILITY
21. NEW CURB CUT FOR VEHICLE ACCESS

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11/27/2019	RESPONSE □ RESUBMITTAL TO PLANNING

SHEET NAME:

ENLARGED SITE PLAN

SHEET NO.:

A101

FILE NAME.: 18068-A101



LEGEND

- NEW 10'-0" TALL PERIMETER CHAIN LINK FENCE
- NEW 10'-0" UTILITY YARD CHAIN LINK FENCE WITH SLATS
- STRUCTURES WITHIN LEASE AREA

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11/27/2019	RESPONSE TO PLANNING : RESUBMITTAL

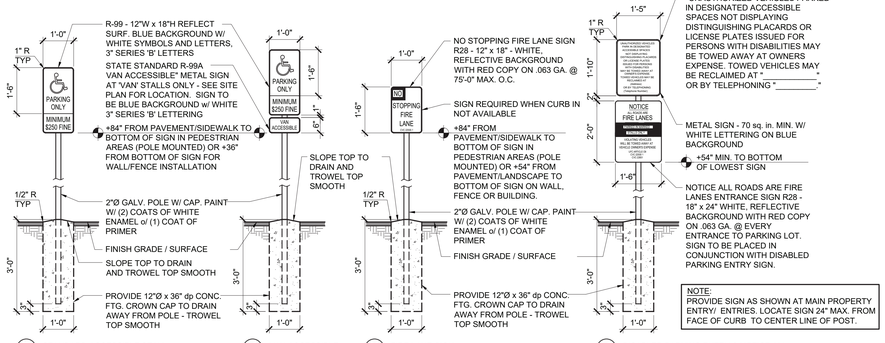
SHEET NAME:

FENCE PLAN

SHEET NO.:

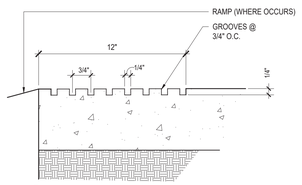
A102

FILE NAME.: 18068-A102

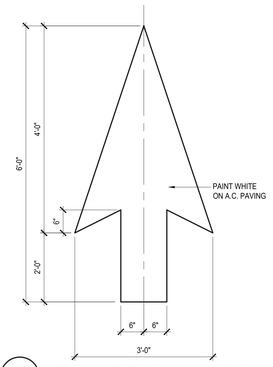


GENERAL SIGN NOTE:
1. VERIFY ALL WORDING AND CONFIGURATION OF SIGNAGE WITH CITY OF MARINA PUBLIC WORKS AND FIRE DEPARTMENTS PRIOR TO INSTALLATION
2. SIGNS MAY BE MOUNTED ON WALL, WHERE OCCURS - SEE SITE PLAN A101.

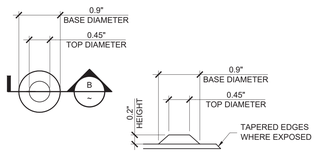
11 MISC. ACCESSIBLE & PARKING SIGNAGE
SCALE: 1/2" = 1'-0"



6 GROOVE
SCALE: NONE



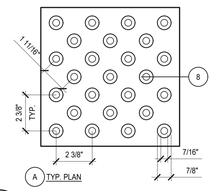
7 TRAFFIC ARROW
SCALE: 1 1/2"=1'-0"



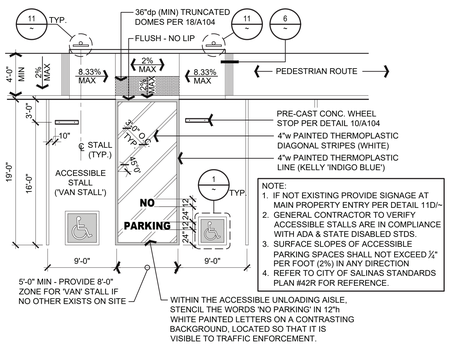
A TRUNCATED DOME PLAN
B TRUNCATED DOME SECTION

NOTES:
1. ONLY APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH CBC SECTION 1133B.8.5.
2. TRUNCATED DOMES (DETECTABLE WARNINGS) SHALL BE SUPPLIED BY: SAFETY STEP TD, INC.; PH: (866) 723-3883; EMAIL: www.safetystepld.com
3. INSTALLER SHALL BE CERTIFIED BY MANUFACTURER.
4. TRUNCATED DOMES (DETECTABLE WARNINGS) SHALL BE SLIP RESISTANT & SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON- DARK OR DARK-ON-LIGHT; CONTRACTOR SHALL VERIFY ACCEPTABLE COLOR WITH THE LOCAL BLDG. OFFICIAL OR PUBLIC WORKS DEPT.
5. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
6. CONTRACTOR SHALL PROVIDE A 6" X 6" MIN. SAMPLE OF THE TRUNCATED DOMES TO THE ARCHITECT / CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.

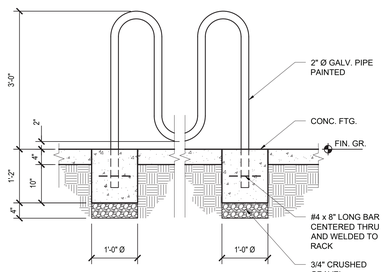
8 TRUNCATED DOMES
SCALE: N.T.S.



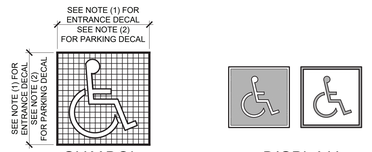
9 TRUNCATED DOMES
SCALE: 3" = 1'-0"



10 ACCESSIBLE PARKING STALL
SCALE: 1/8" = 1'-0"



12 BICYCLE RACK
SCALE: 3/4" = 1'-0"

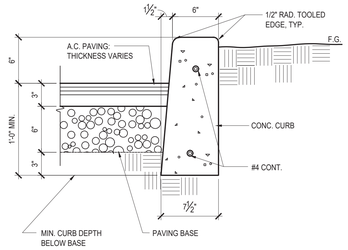


SYMBOL PROPORTIONS

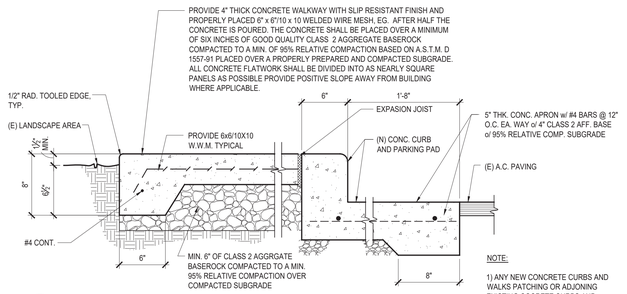
DISPLAY CONDITIONS

1. MINIMUM 5"x5" DECAL TO BE LOCATED BY PRIMARY ENTRANCE.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT BEYOND ACCESSIBLE PARKING STALL(S).
3. CENTER EMBLEM AT ENTRANCE TO PARKING STALL
4. EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN VEHICLE IS PROPERLY PARKED IN STALL
5. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).
6. USE 2 COATS OF "TRAFFIC LINE" PAINT U.O.N.
7. PAINT COLORS SHALL BE AS REQUIRED BY THE ACCESSIBILITY REGULATIONS

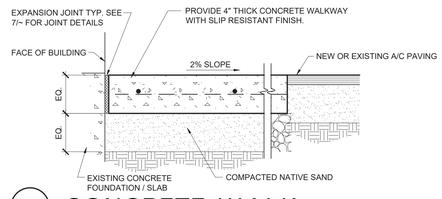
1 ACCESSIBILITY SYMBOL
SCALE: N.T.S.
COORDINATE W/ CIVIL DETAILS



2 CURB AT GRADE
SCALE: 1 1/2"=1'-0"



3 CONCRETE WALK @ CURB
SCALE: 1 1/2"=1'-0"



4 CONCRETE WALK
SCALE: 1 1/2" = 1'-0"

NOTES:

CONTROL JOINTS (CONTRACTION)

CONCRETE FLATWORK SHALL BE DIVIDED INTO AS NEARLY SQUARE PANELS AS POSSIBLE, I.E., 8' WIDE CONCRETE WALK WOULD HAVE (CONTRACTION) JOINTS AT 8' O.C. PROVIDE (CONTRACTION) JOINTS, SECTIONING CONCRETE FOR DEPTH EQUAL TO AT LEAST ¼ CONCRETE THICKNESS, AS FOLLOWS:

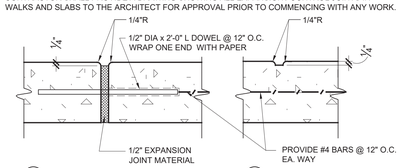
TOOLED JOINTS / SCORED JOINTS (S.J.)

FORM WEAKENED - PLANE JOINTS IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

EXPANSION JOINTS (E.J.)

PROVIDE EXPANSION JOINTS AT MINIMUM 15' O.C. TO MAXIMUM 20' O.C. TO MATCH EQUAL SPACING SECTIONS OF (CONTRACTION) JOINTS TO PROVIDE A UNIFORM PATTERN.

CONTRACTOR SHALL PROVIDE A DRAWING SHOWING ALL EXPANSION / CONTROL JOINTS IN WALKS AND SLABS TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WITH ANY WORK.



A EXPANSION JOINT (EJ)
B SCORED JOINT (SJ)

5 CONCRETE JOINTS
SCALE: 3" = 1'-0"

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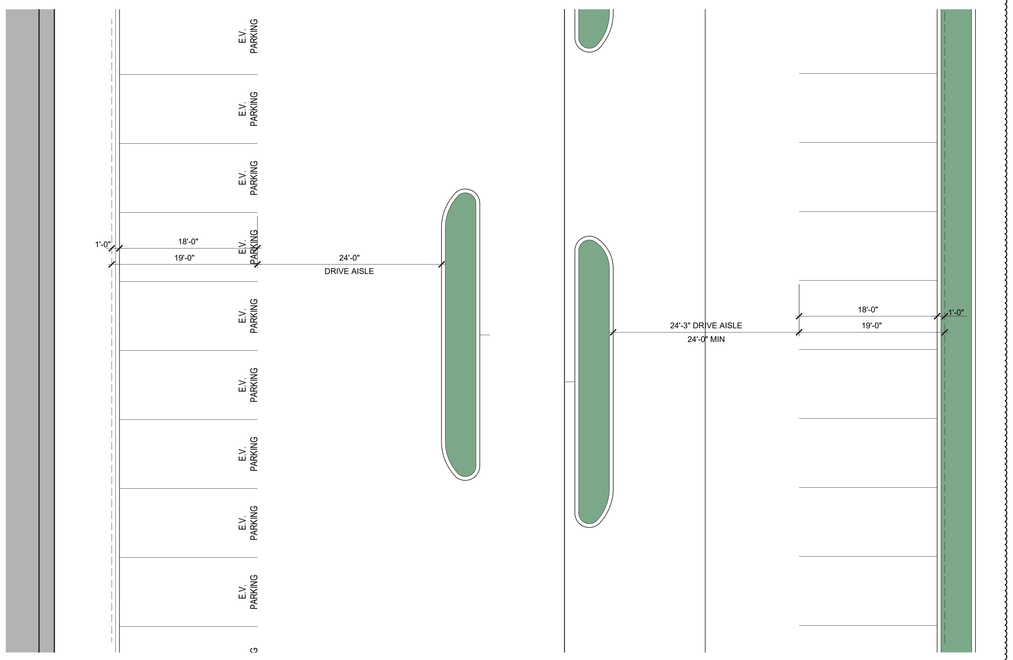
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SHEET NO.:

A110

FILE NAME.: 18068-A110

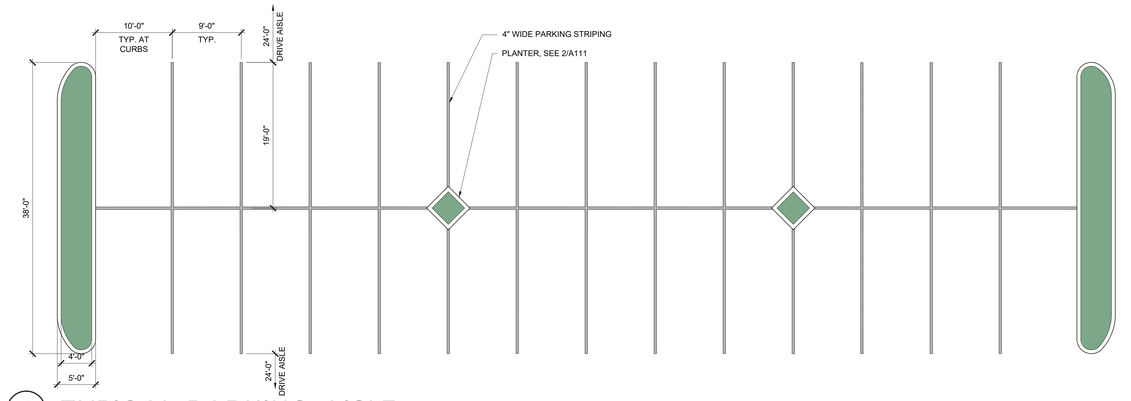


5 TYPICAL PARKING AT WEST END OF PARKING LOT

SCALE: 1/8" = 1'-0

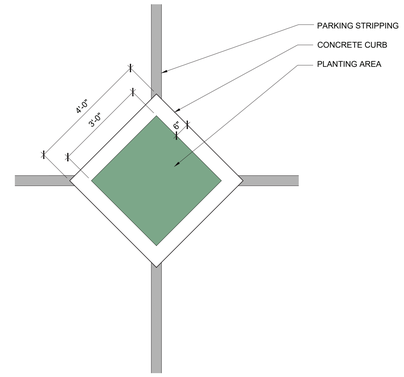
4 TYPICAL PARKING AT EAST END OF PARKING LOT

SCALE: 1/8" = 1'-0



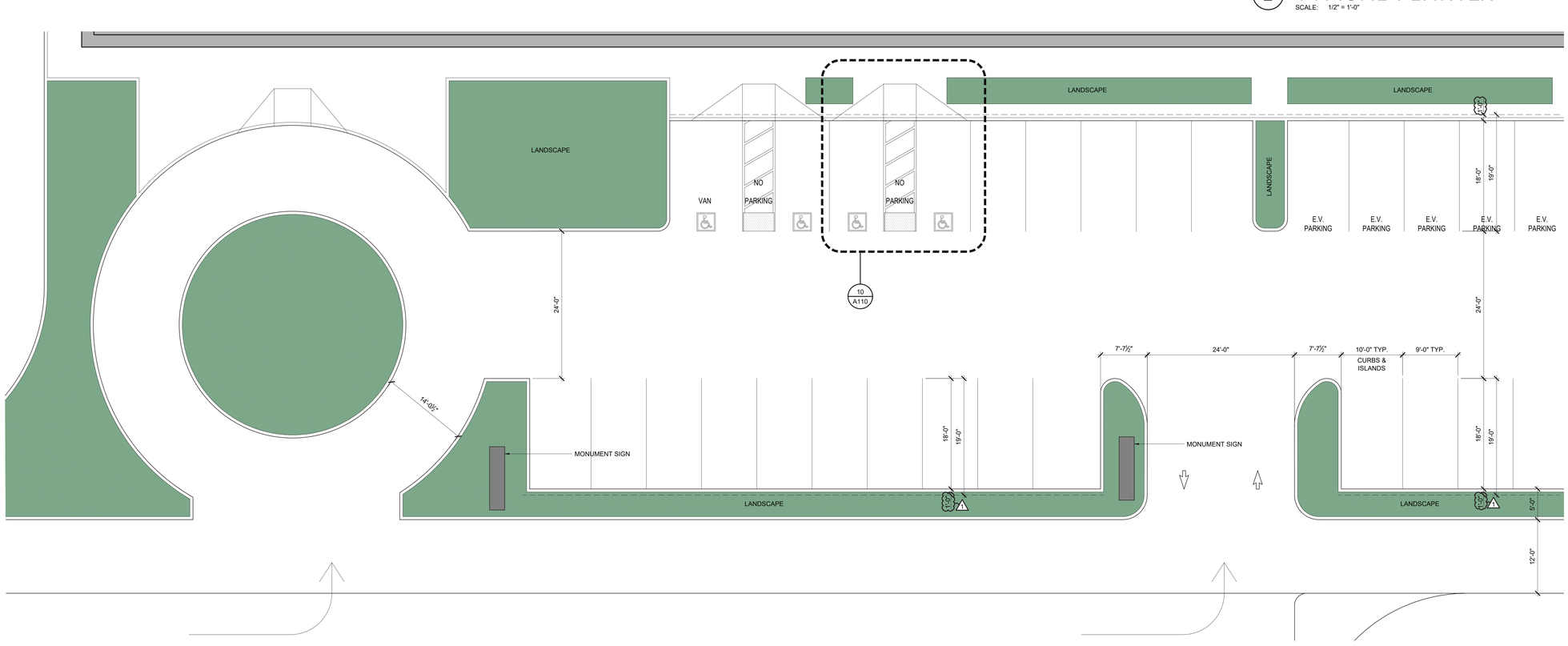
1 TYPICAL PARKING AISLE

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



2 TYPICAL PLANTER

SCALE: 1/2" = 1'-0"



TRUE NORTH
PLAN NORTH

3 SITE PLAN

SCALE: 1/8" = 1'-0

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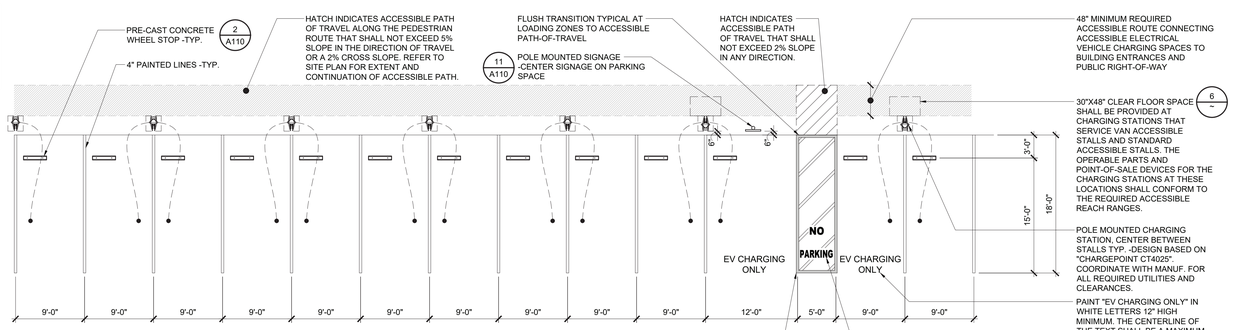
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ELARGED SITE PLAN

SHEET NO.:
A111

FILE NAME.: 18068-A111

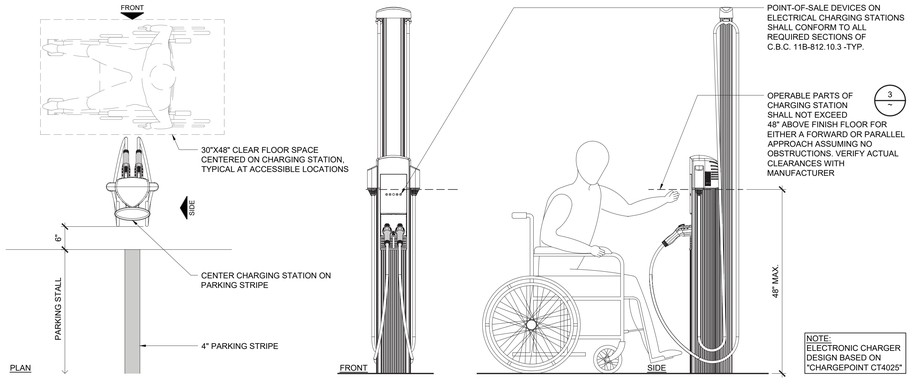
NOTE:
PLACED A SIGN IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE CHARGING STATION STALL OR SPACE, OR AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY.



NOTE:
1. GENERAL CONTRACTOR TO VERIFY ACCESSIBLE STALLS ARE IN COMPLIANCE WITH ADA & STATE DISABLED STANDARDS.
2. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED ¼" PER FOOT (2%) IN ANY DIRECTION.
3. REFER TO CITY OF GONZALES STANDARDS FOR REFERENCE.

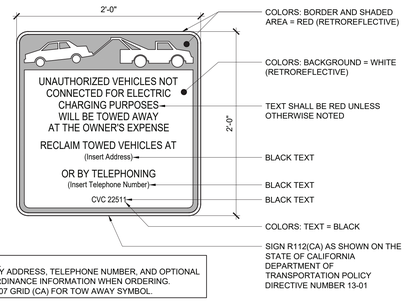
ACCESS AISLES AT VEHICLE SPACES SHALL BE MARKED WITH A 4" PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED 4" LINES A MAXIMUM OF 36" ON CENTER. THE COLOR OF THE BORDERLINES, HATCHED LINES, AND LETTERS SHALL CONTRAST WITH THAT OF THE SURFACE OF THE ACCESS AISLE. THE BLUE COLOR REQUIRED FOR IDENTIFICATION OF ACCESS AISLES FOR ACCESSIBLE PARKING SHALL NOT BE USED. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.

9 ELECTRIC VEHICLE CHARGING STATIONS
SCALE: 1/8" = 1'-0"



NOTE:
ELECTRONIC CHARGER DESIGN BASED ON "CHARGEPOINT CT4025"

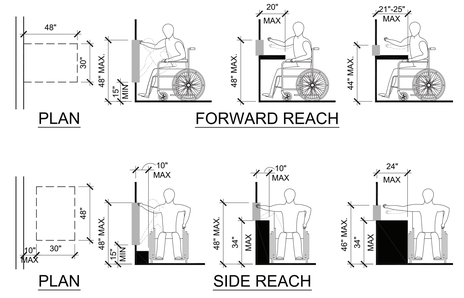
6 ACCESSIBLE CHARGING STATION REQUIREMENTS
SCALE: 3/4" = 1'-0"



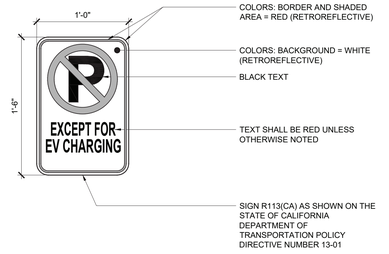
NOTES:
SPECIFY ADDRESS, TELEPHONE NUMBER, AND OPTIONAL CVC/ORDINANCE INFORMATION WHEN ORDERING.
USE R107 GRID (CA) FOR TOW AWAY SYMBOL.

THE ELECTRIC VEHICLE CHARGING STATION TOW-AWAY (R112(CA)) SIGN SHALL BE PLACED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE CHARGING STATION STALL OR SPACE, OR AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY TO INFORM MOTORISTS THAT THEIR VEHICLES WILL BE TOWED AWAY IF PARKED IN DESIGNATED STALLS OR SPACES WITHOUT BEING CONNECTED FOR ELECTRIC CHARGING PURPOSES. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE CAN BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY. REFER TO CVC 22511.

7 TOW AWAY ELECTRIC VEHICLE SIGNAGE
SCALE: 1 1/2" = 1'-0"



3 ACCESSIBLE COMPLIANT REACH RANGES
SCALE: 1/4" = 1'-0"



NOTES:
THE NO PARKING (SYMBOL) EXCEPT FOR EV CHARGING (R113(CA)) SIGN SHALL BE PLACED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, EACH CHARGING STATION STALL OR SPACE. REFER TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION POLICY DIRECTIVE NUMBER 13-01

4 NO PARKING EXCEPT FOR EV CHARGING SIGNAGE
SCALE: 1 1/2" = 1'-0"

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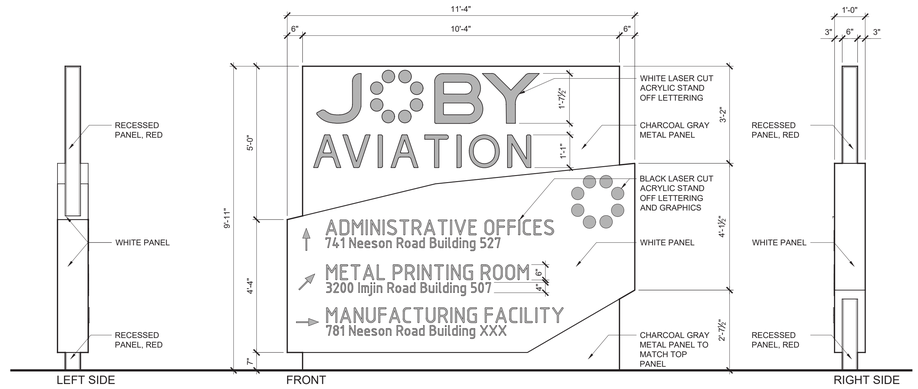
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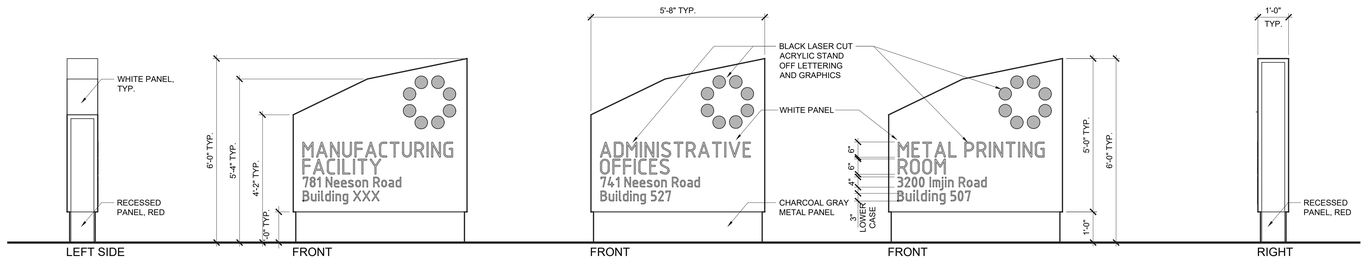
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SITE DETAILS

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A112

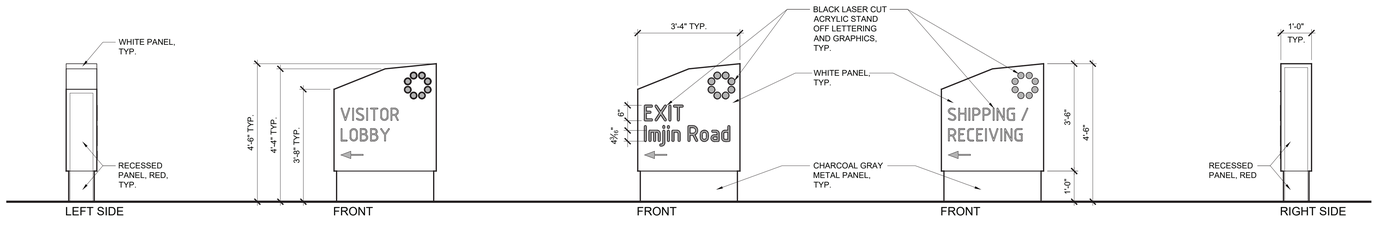
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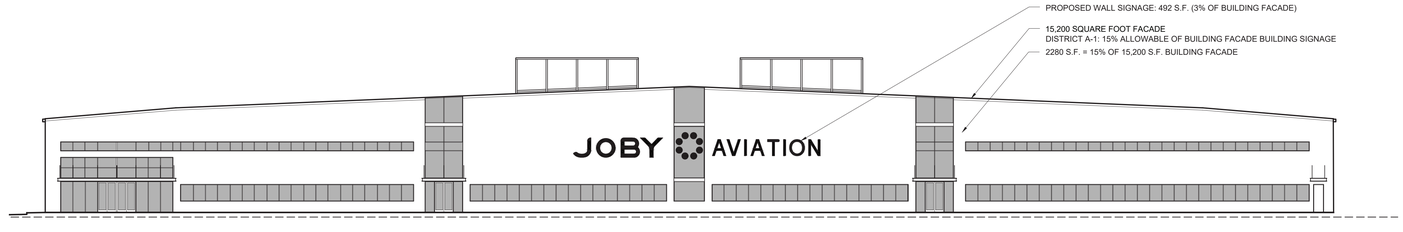
5 CAMPUS SIGN
SCALE: 1/2" = 1'-0"



10 TYPICAL BUILDING SIGN
SCALE: 1/2" =1'-0"



11 DIRECTIONAL SIGNS
SCALE: 1/2" = 1'-0"



12 **SOUTH ELEVATION WALL SIGNAGE**
NORTH ELEVATION WALL SIGNAGE (SIM)
SCALE: 1" = 20'-0"

*SEE A401 AND A402 FOR ADDITIONAL INFORMATION OF THE EXTERIOR ELEVATIONS

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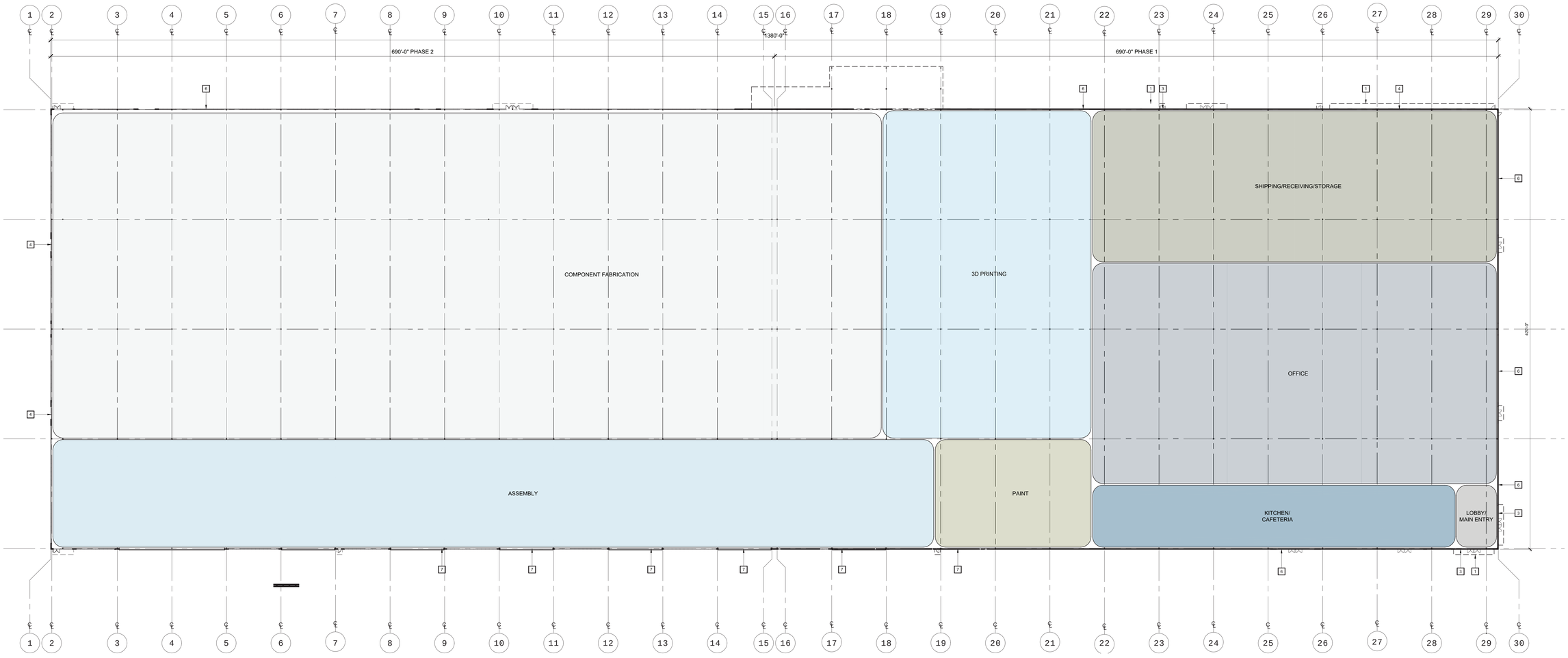
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EXTERIOR SIGNAGE

SHEET NO.:
A113

FILE NAME.: 18068-A113



PLAN NORTH
TRUE NORTH

FIRST FLOOR PLAN

SCALE: 1" = 40' - 0"

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. DASHED LINE INDICATES AWNING ABOVE.
2. NOT USED
3. INDICATES NEW STOREFRONT ASSEMBLY.
4. INDICATES NEW OVERHEAD DOOR.
5. INDICATES NEW DOOR.
6. INDICATES NEW WINDOW.
7. INDICATES NEW BI-FOLD AIRCRAFT HANGAR DOORS.

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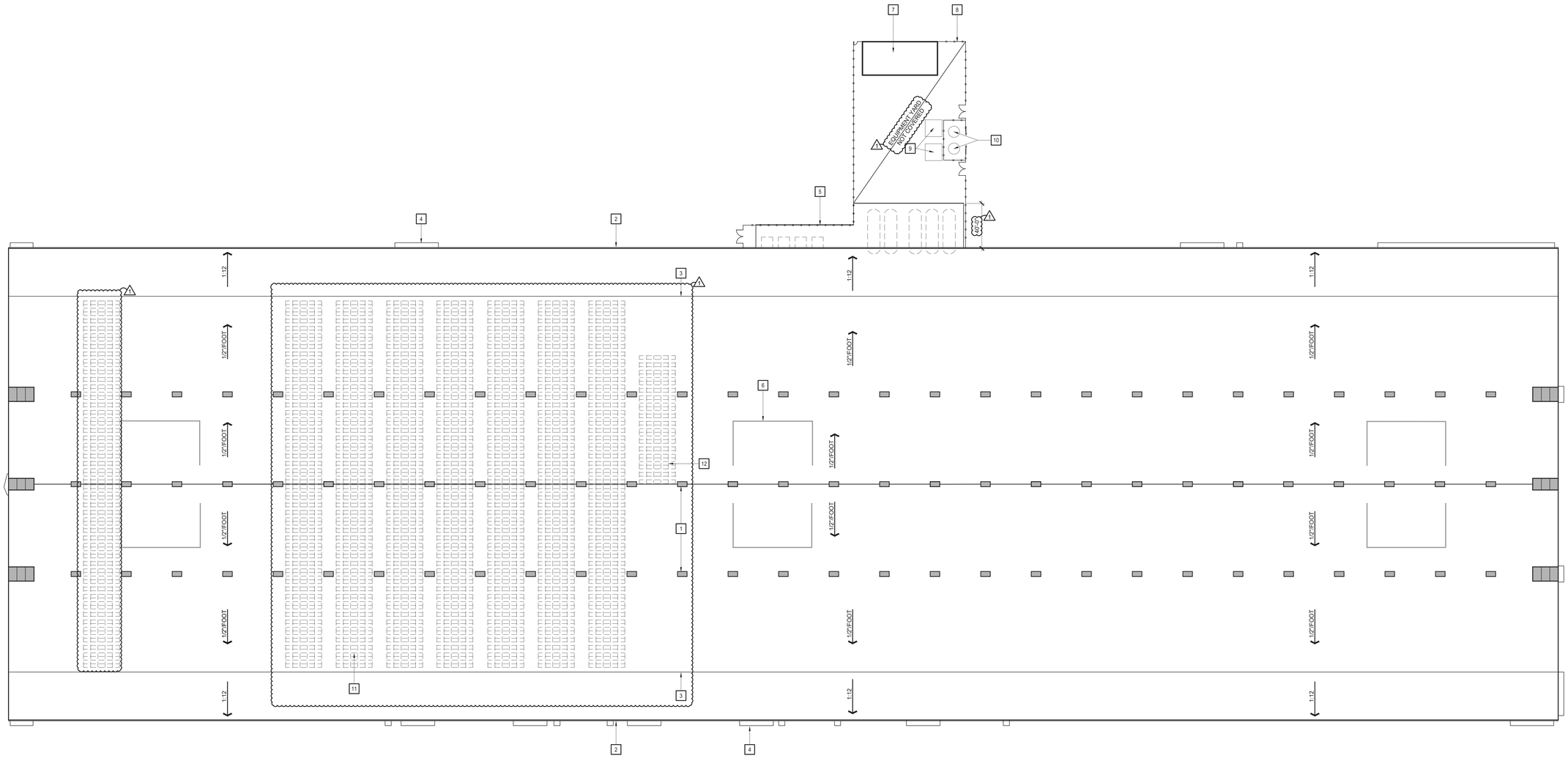
SHEET NAME:

FIRST FLOOR PLAN

SHEET NO.:

A201

FILE NAME.: 18068-A201



PLAN NORTH

TRUE NORTH

ROOF PLAN

SCALE: 1" = 40' - 0"

SOLAR READY CALCULATION

580,000 SQUARE FEET OF ROOF

580,000 (.15) = 87,000 SQUARE FEET REQUIRED TO BE SOLAR READY

SOLAR READY AREAS:
16 AREAS AT 5213.5 SQUARE FEET = 83,416 SQUARE FEET
1 AREA AT 3649.5 SQUARE FEET

TOTAL AREA PROVIDED = 87,065.5 SQUARE FEET

KEY NOTES

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1 SKYLIGHT

2 GUTTER

3 INDICATES PITCH BREAK

4 AWNING BELOW

5 CANOPY OVER AUTOCLAVES AND DUST COLLECTORS

6 MECHANICAL SCREENS

H-1 STORAGE BUILDING, SEE A404 FOR ADDITIONAL INFORMATION

FENCE AT GRADE, SEE A103 FOR ADDITIONAL INFORMATION

COOLING TOWER

GAS TANKS

11 INDICATES SOLAR READY AREAS, TYP 5213.5 SQUARE FEET

12 INDICATES SOLAR READY AREAS, 3649.5 SQUARE FEET

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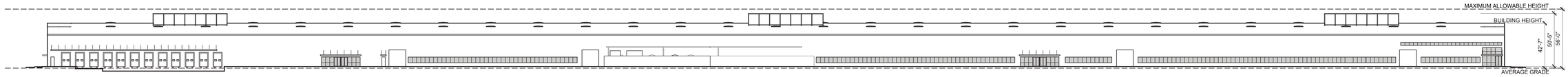
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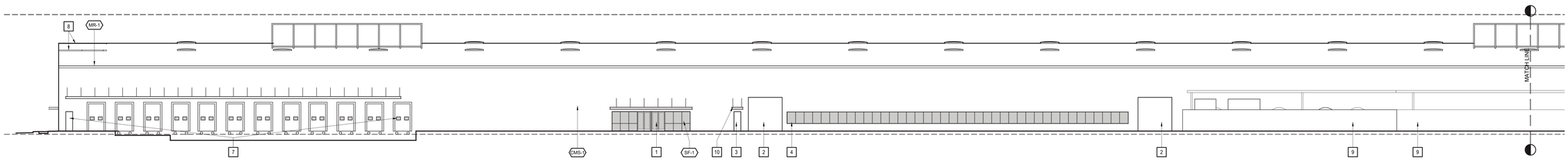
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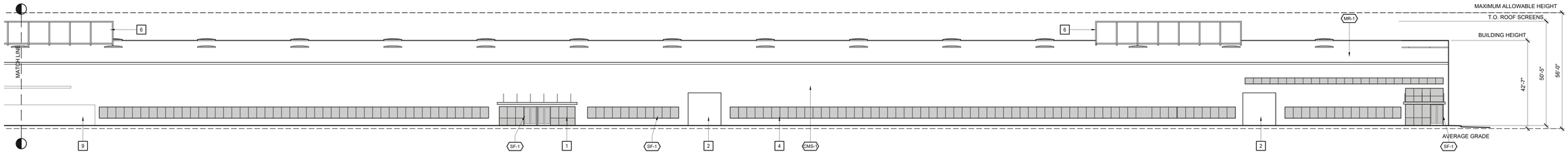
1 OVERALL EAST ELEVATION

SCALE: 1" = 40'-0"



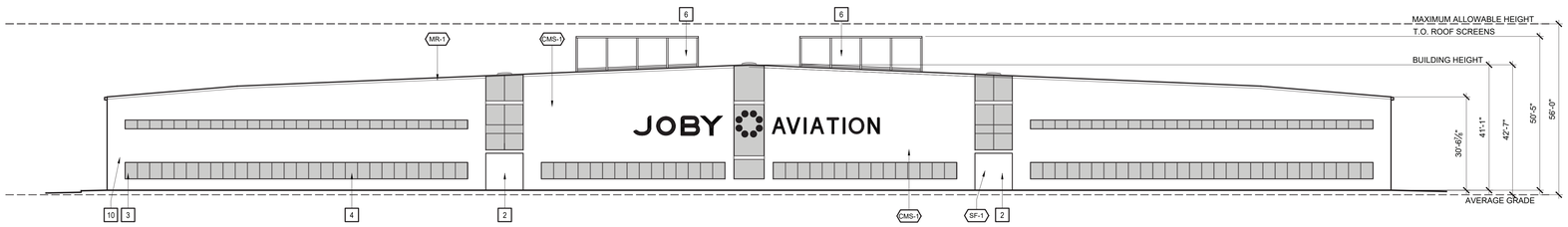
2 PARTIAL ENLARGED EAST ELEVATION

SCALE: 1" = 20'-0"



3 PARTIAL ENLARGED EAST ELEVATION

SCALE: 1" = 20'-0"



4 NORTH ELEVATION

SCALE: 1" = 20'-0"

EXTERIOR FINISH LEGEND

MR-1	TYPE:	METAL ROOF
	MANUFACTURER:	MBCI
	STYLE/FINISH:	SIGNATURE 300 / LOW GLOSS
	COLOR/PATTERN:	SLATE GRAY
	SIZE:	-
	NOTE:	-
	CONTACT:	JEFF STOPPER 209.769.7013
CMS-1	TYPE:	CORRUGATED METAL SIDING
	MANUFACTURER:	PAC-CLAD
	STYLE/FINISH:	KYNAR 500 OR HYLAR 5000
	COLOR/PATTERN:	BONE WHITE
	SIZE:	-
	NOTE:	-
	CONTACT:	ROB BENNETT 916.801.7866
SF-1	TYPE:	STORE FRONT
	MANUFACTURER:	KAWNEER
	STYLE/FINISH:	PERMANODIC ANODIZED FINISHES
	COLOR/PATTERN:	BLACK 29
	SIZE:	-
	NOTE:	-
	CONTACT:	CRAIG GAUGER 916.716.7396

KEY NOTES

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1 INDICATES NEW STOREFRONT ASSEMBLY.
2 INDICATES NEW OVERHEAD DOOR.
3 INDICATES NEW DOOR.
4 INDICATES NEW WINDOW.
5 INDICATES NEW BI-FOLD AIRCRAFT HANGAR DOORS.
6 INDICATES MECHANICAL SCREENS
7 SHIPPING AND RECEIVING DOCK
8 INDICATES SKYLIGHT
9 FENCED IN EQUIPMENT YARD
10 INDICATES AWNING
11 INDICATES FUTURE DOOR EXPANSION

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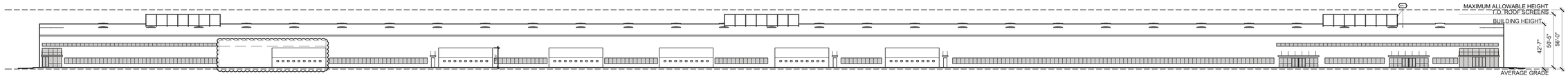
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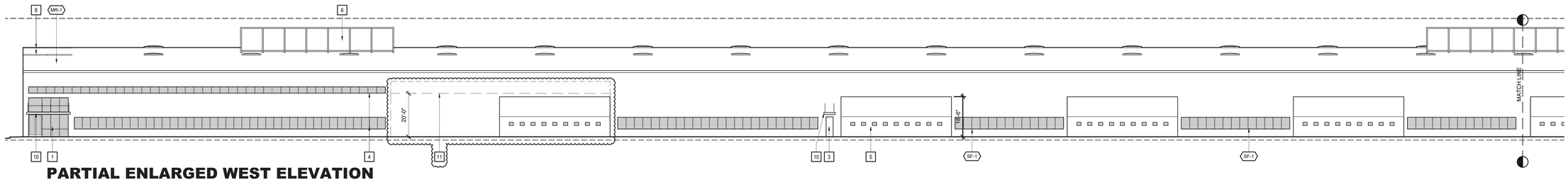
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SHEET NO.: A401

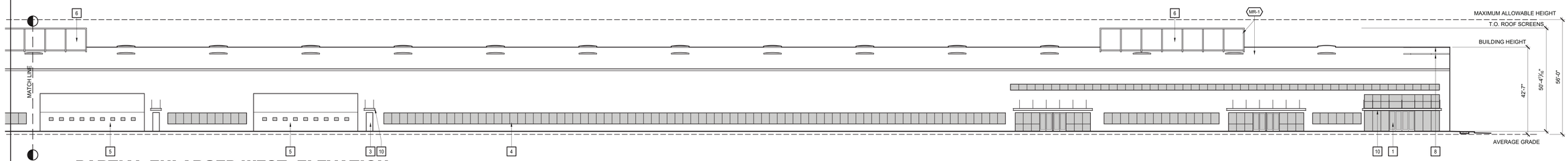
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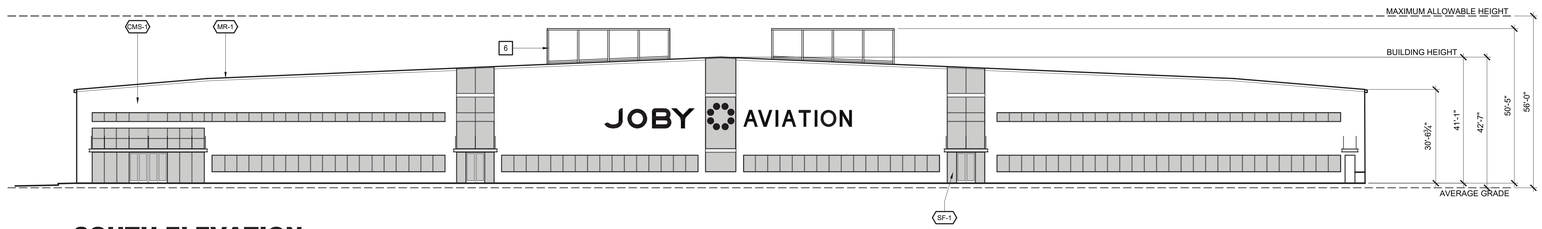
OVERALL WEST ELEVATION
SCALE: 1" = 40' - 0"



PARTIAL ENLARGED WEST ELEVATION
SCALE: 1" = 20' - 0"



PARTIAL ENLARGED WEST ELEVATION
SCALE: 1" = 20' - 0"



SOUTH ELEVATION
SCALE: 1" = 20' - 0"

EXTERIOR FINISH LEGEND

MR-1	TYPE:	METAL ROOF
	MANUFACTURER:	MBCI
	STYLE/FINISH:	SIGNATURE 300 / LOW GLOSS
	COLOR/PATTERN:	SLATE GRAY
	SIZE:	-
	NOTE:	-
	CONTACT:	JEFF STOPPER 209.769.7013
CMS-1	TYPE:	CORRUGATED METAL SIDING
	MANUFACTURER:	PAC-CLAD
	STYLE/FINISH:	KYNAR 500 OR HYLAR 5000
	COLOR/PATTERN:	BONE WHITE
	SIZE:	-
	NOTE:	-
	CONTACT:	ROB BENNETT 916.801.7866
SF-1	TYPE:	STORE FRONT
	MANUFACTURER:	KAWNEER
	STYLE/FINISH:	PERMANODIC ANODIZED FINISHES
	COLOR/PATTERN:	BLACK 29
	SIZE:	-
	NOTE:	-
	CONTACT:	CRAIG GAUGER 916.716.7396

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES NEW STOREFRONT ASSEMBLY.
2. INDICATES NEW OVERHEAD DOOR.
3. INDICATES NEW DOOR.
4. INDICATES NEW WINDOW.
5. INDICATES NEW BI-FOLD AIRCRAFT HANGAR DOORS.
6. INDICATES MECHANICAL SCREENS
7. SHIPPING AND RECEIVING DOCK
8. INDICATES SKYLIGHT
9. FENCED IN EQUIPMENT YARD
10. INDICATES AWNING
11. INDICATES FUTURE DOOR EXPANSION

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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO.:
A402

FILE NAME.: 18068-A402



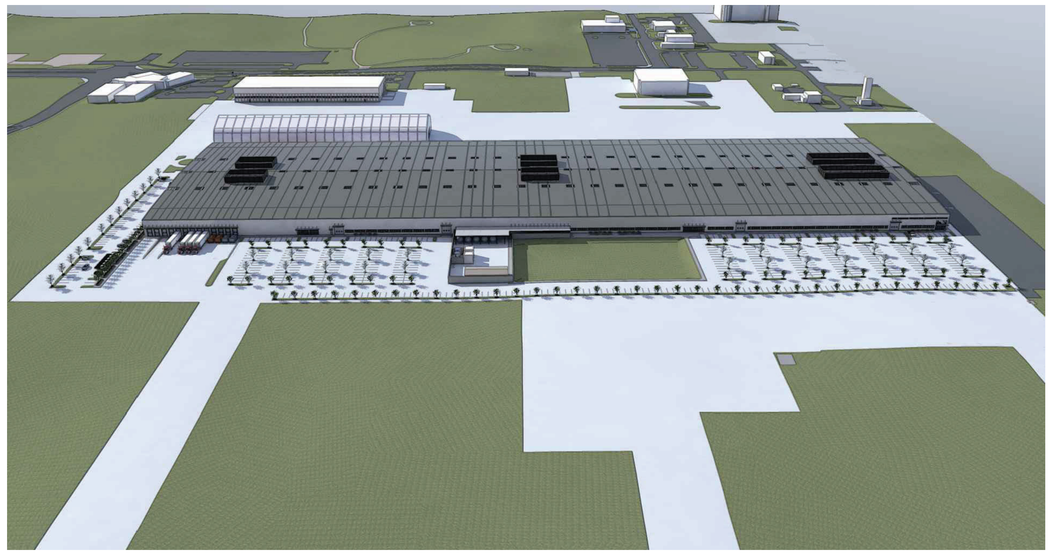
3 **SOUTH FACADE - SOUTH EAST**
SCALE: NA



1 **ENTRY - SOUTH WEST CORNER**
SCALE: NA



4 **BIRDSEYE VIEW - NORTH EAST**
SCALE: NA



2 **BIRDSEYE VIEW - EAST**
SCALE: NA

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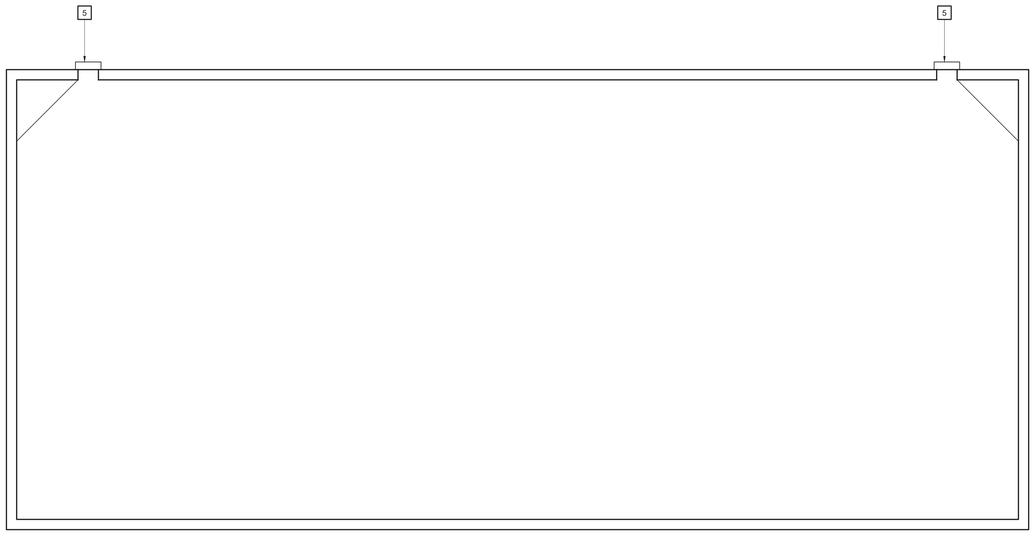
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SHEET NAME:
EXTERIOR RENDERINGS

SHEET NO.:
A403

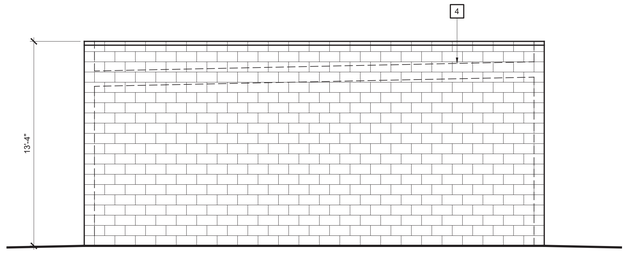
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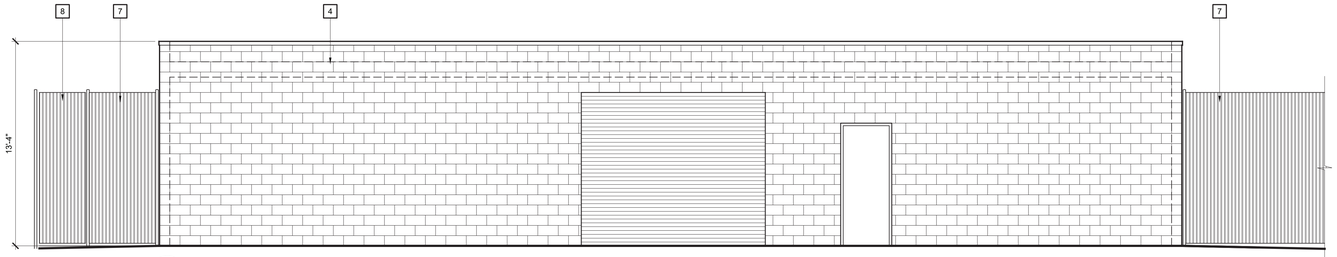
4 ROOF PLAN
SCALE: 1/4" = 1'-0"



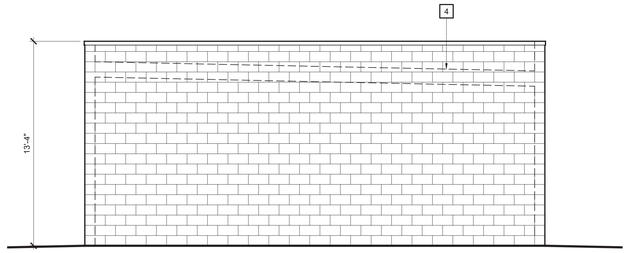
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



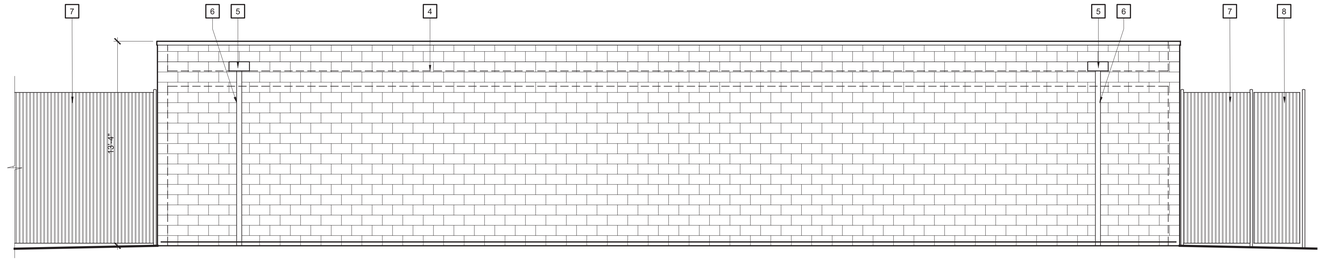
5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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1. CONCRETE MASONRY UNIT BUILDING, PAINTED TO MATCH MANUFACTURING FACILITY
2. INDICATES NEW OVERHEAD DOOR.
3. INDICATES NEW MAN DOOR.
4. LINE OF ROOF
5. SCUPPER
6. 24 GA. GALVANIZED DOWNSPOUT PAINTED
7. CHAIN LINK FENCE WITH SLATS, SEE A102 FOR FENCE LAYOUT
8. CHAIN LINK GATE

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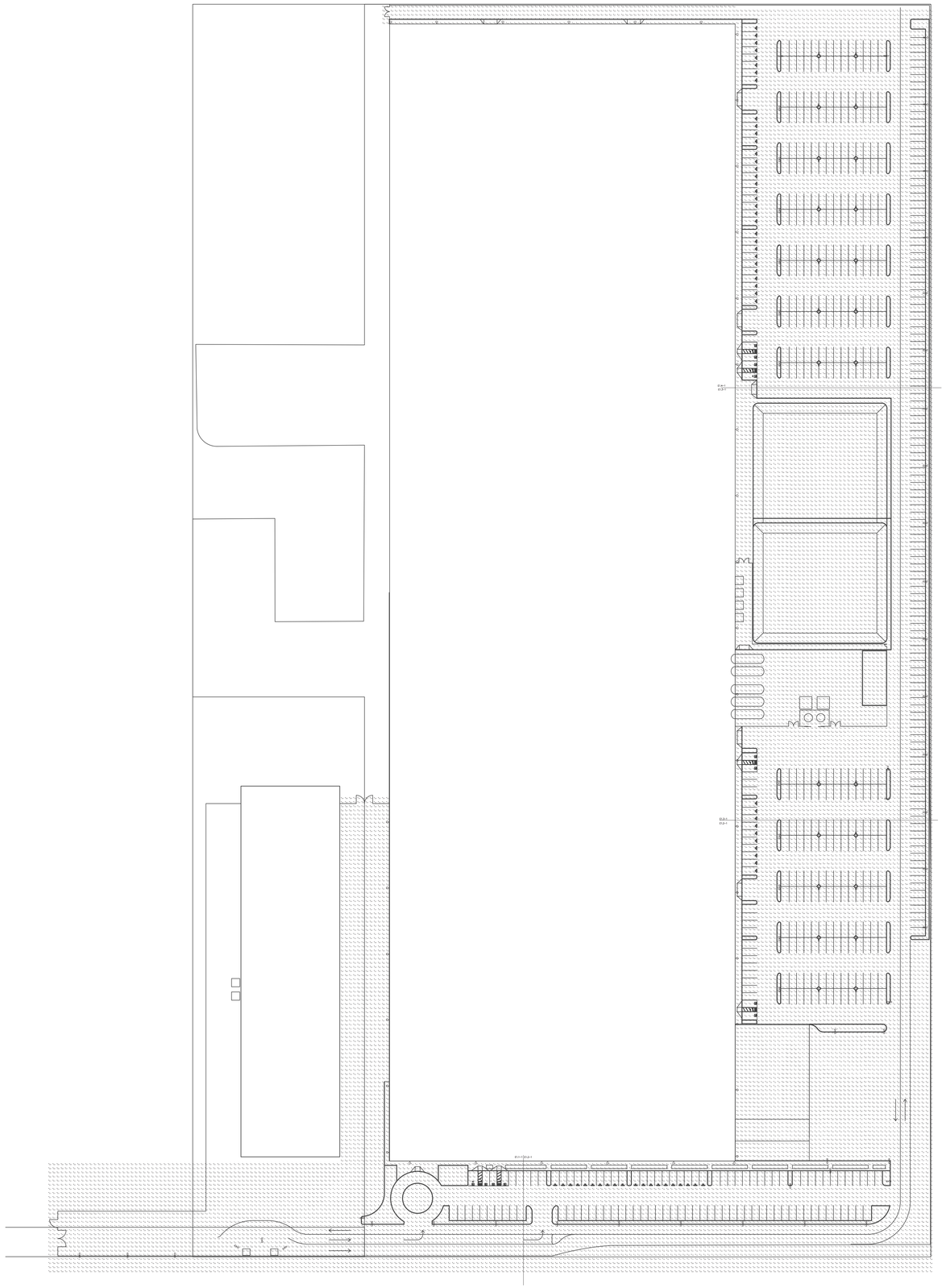
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H-1 STORAGE PLANS & ELEVATIONS

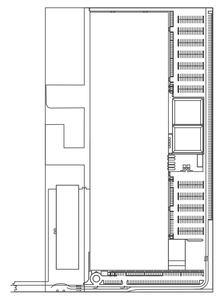
SHEET NO.:
A404

FILE NAME.: 18068-A404



01 PHOTOMETRIC SITE PLAN
SCALE: 1" = 60' - 0"

FOOT CANDLE AVERAGE 2.3 FC



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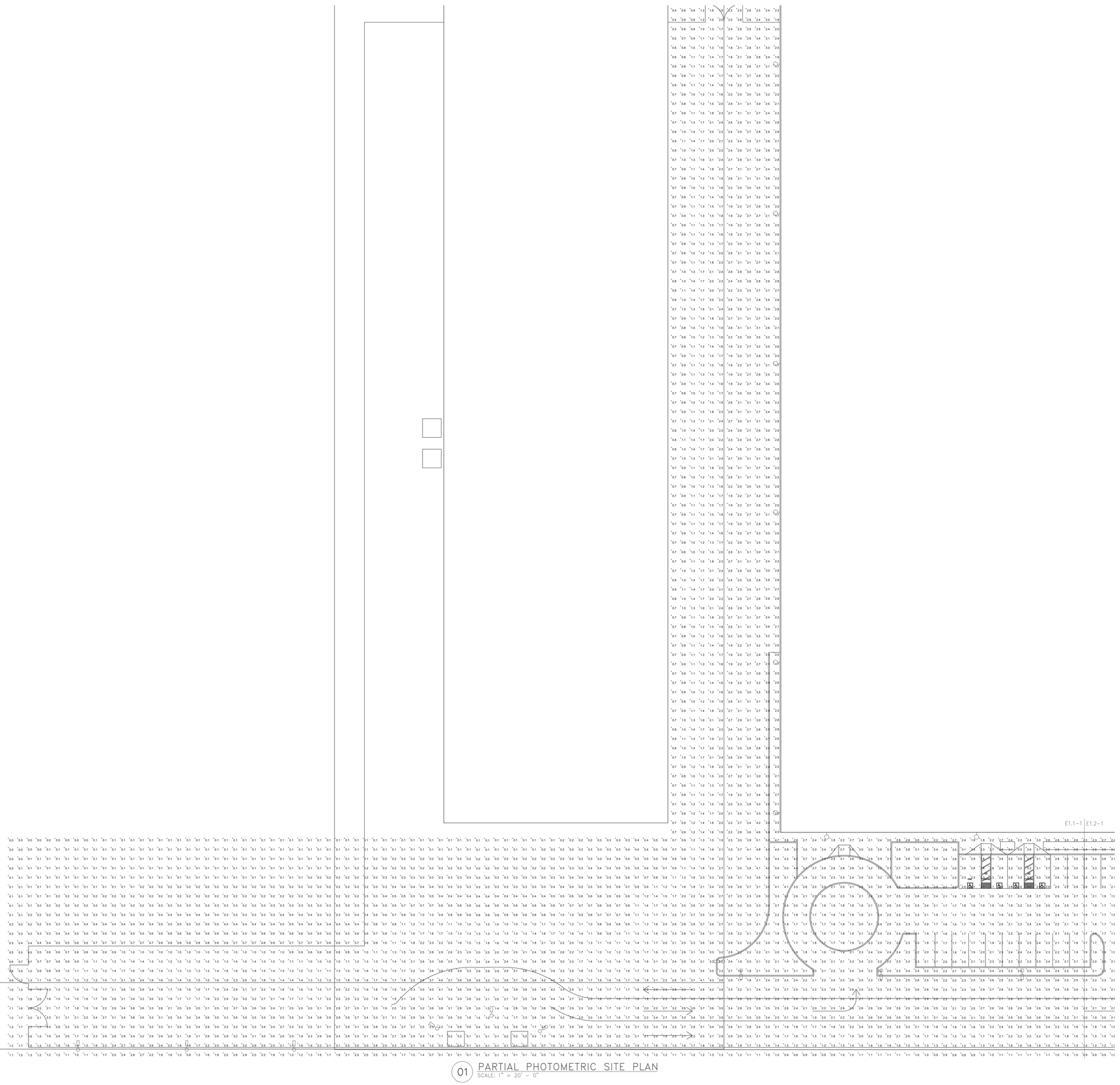
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PHOTOMETRIC SITE PLAN

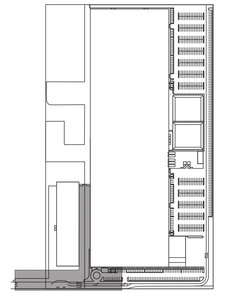
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E1.0

FILE NAME.:

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(831) 688-8013
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01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' – 0"



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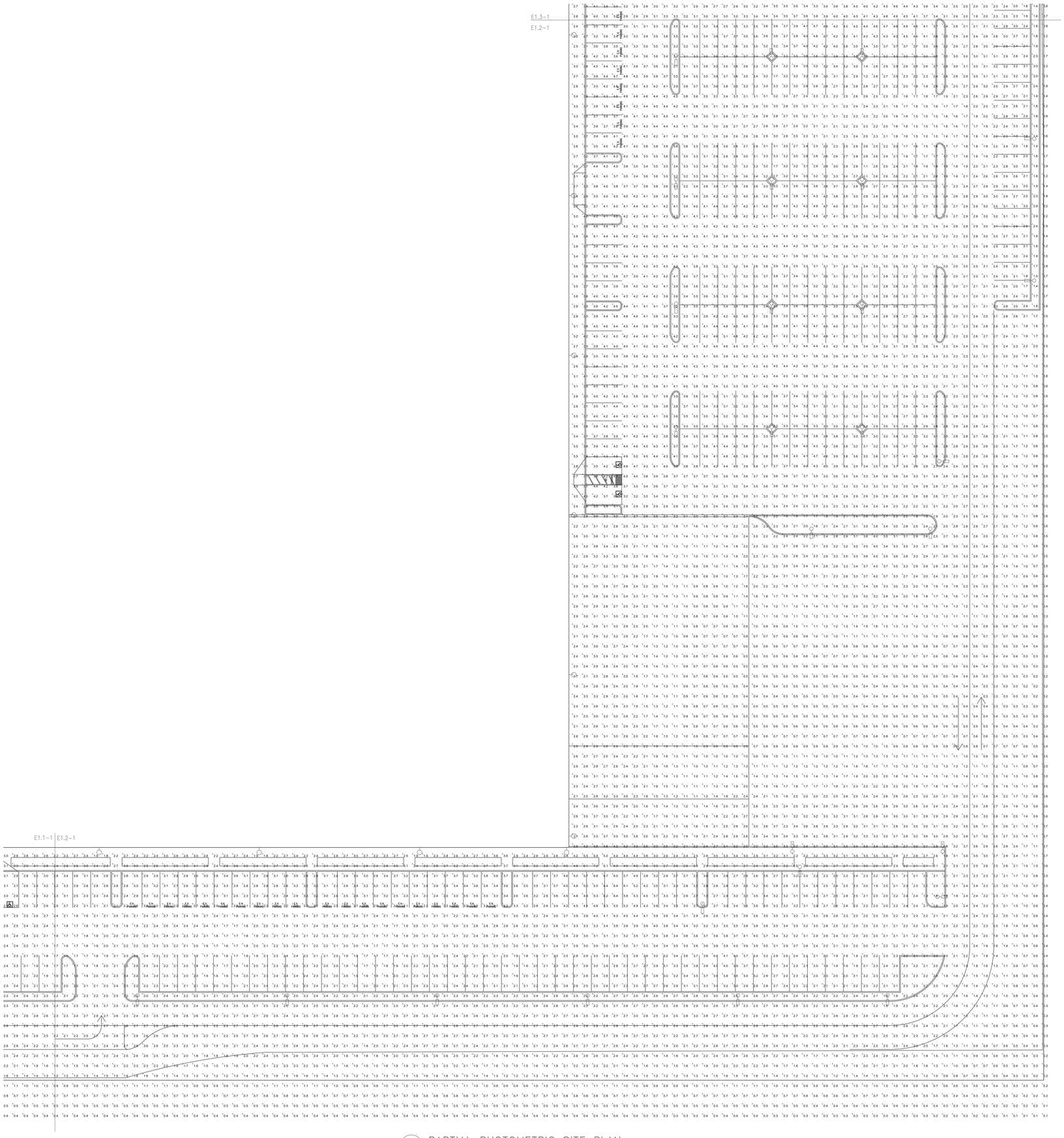
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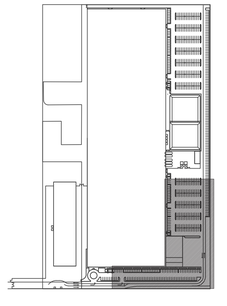
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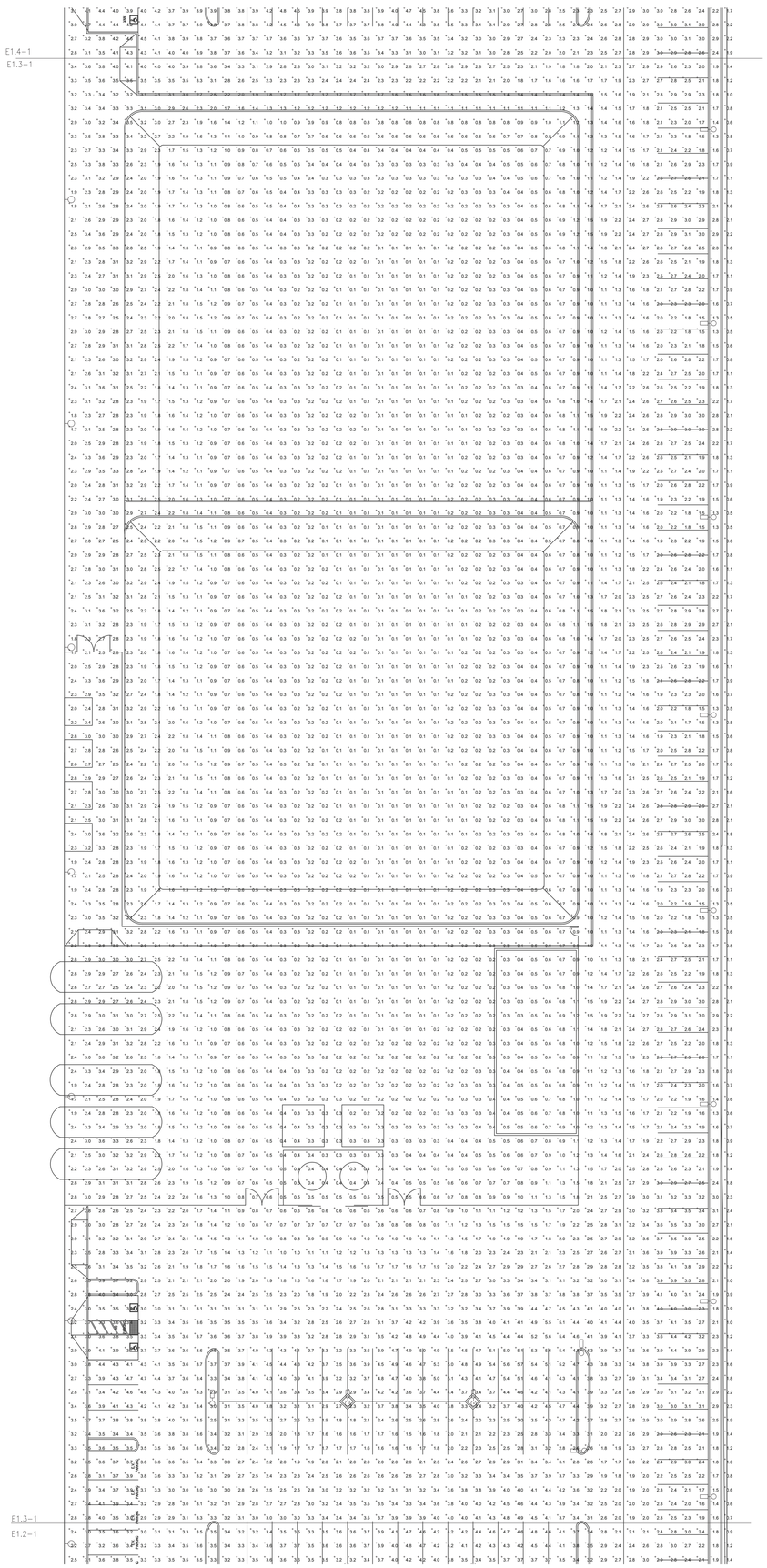
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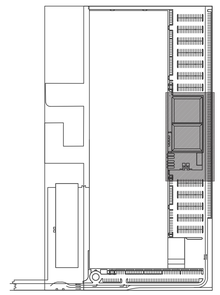
SHEET NAME:
PARTIAL PHOTOMETRIC SITE PLAN

SHEET NO.:
E1.2

FILE NAME.:



01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' – 0"



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SHEET NO.:
E1.3

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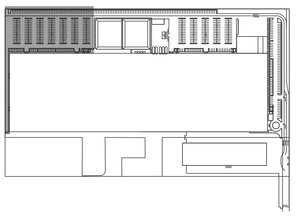
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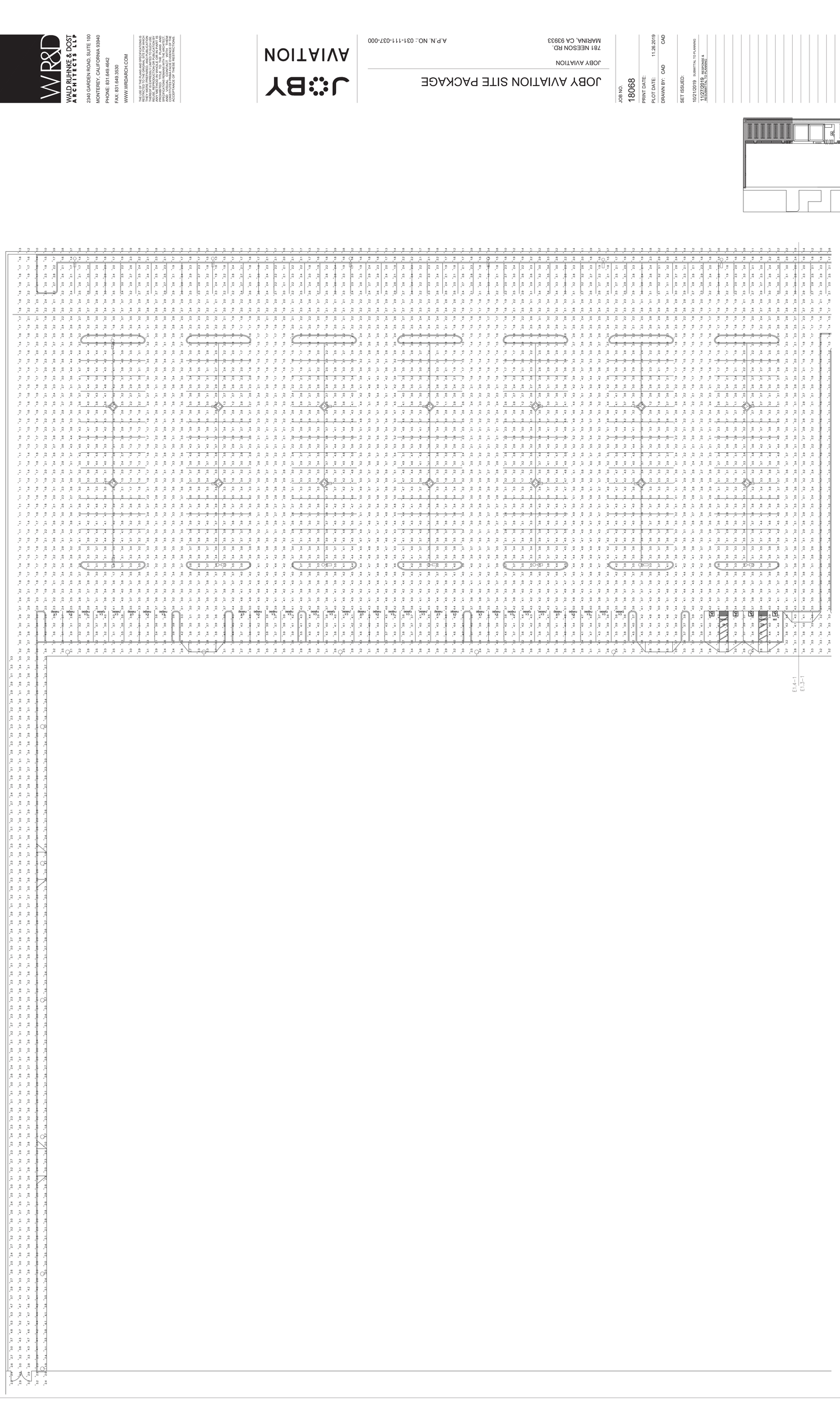
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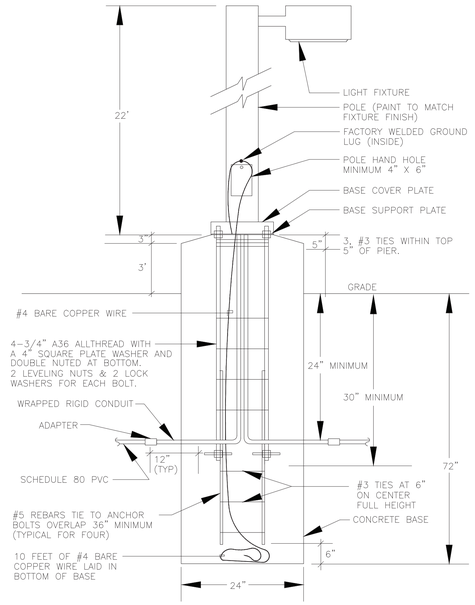


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SHEET NAME: PARTIAL PHOTOMETRIC SITE PLAN
SHEET NO.: E1.4
FILE NAME:



01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"



VERIFY POLE MANUFACTURERS BOLT DOWN SPACING PRIOR TO CONSTRUCTION OF POLE BASE.

02 POLE BASE SUPPORT DETAIL
SCALE: NOT TO SCALE

Cree Edge™ Series

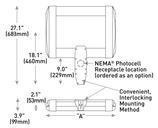
LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount





Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

LED Count (x10)	Dim. "A"	Weight
C2	12.1" (306mm)	21 lbs. (10kg)
C4	12.1" (306mm)	24 lbs. (11kg)
C6	14.1" (357mm)	27 lbs. (12kg)
C8	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/EL/SA Mount - see page 22 for weight & dimensions

Accessories

Field-Installed	
Bird Spikes XA-BIRDSPK	**Backlight Control Shields** XA-2GBLS-4 - Four-pack - Unpainted stainless steel
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

						E				
Product	**Optic**			**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4MP** Type IV Medium w/Partial BLS **5V** Type V Square **5S** Type V Short		**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-20' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® (Control) Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for details on ML/L work options **40K 4000K Color Temperature** - Minimum 75 CRI - Color temperature per luminaire
FLD-EDG	**2S** 25° Fixed **6D** 60° Flood	**7D** 70° Fixed **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

PARKING LOT FIXTURE

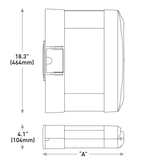
Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting





Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
13	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Accessories

Field-Installed	
Bird Spikes XA-BIRDSPK	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		**WM**		**E**				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **3V** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available with 20-80 LEDs **700** 700mA - Available with 20-40 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Must specify UL or 3V voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

PARKING LOT FIXTURE, BUILDING MOUNTED

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781 NEESON RD.
MARINA, CA 93933

JOB NO.
18068

PRINT DATE:

PLOT DATE: 11.26.2019

DRAWN BY: CAD CAD

SET ISSUED:

10/21/2019 SUBMITTAL TO PLANNING

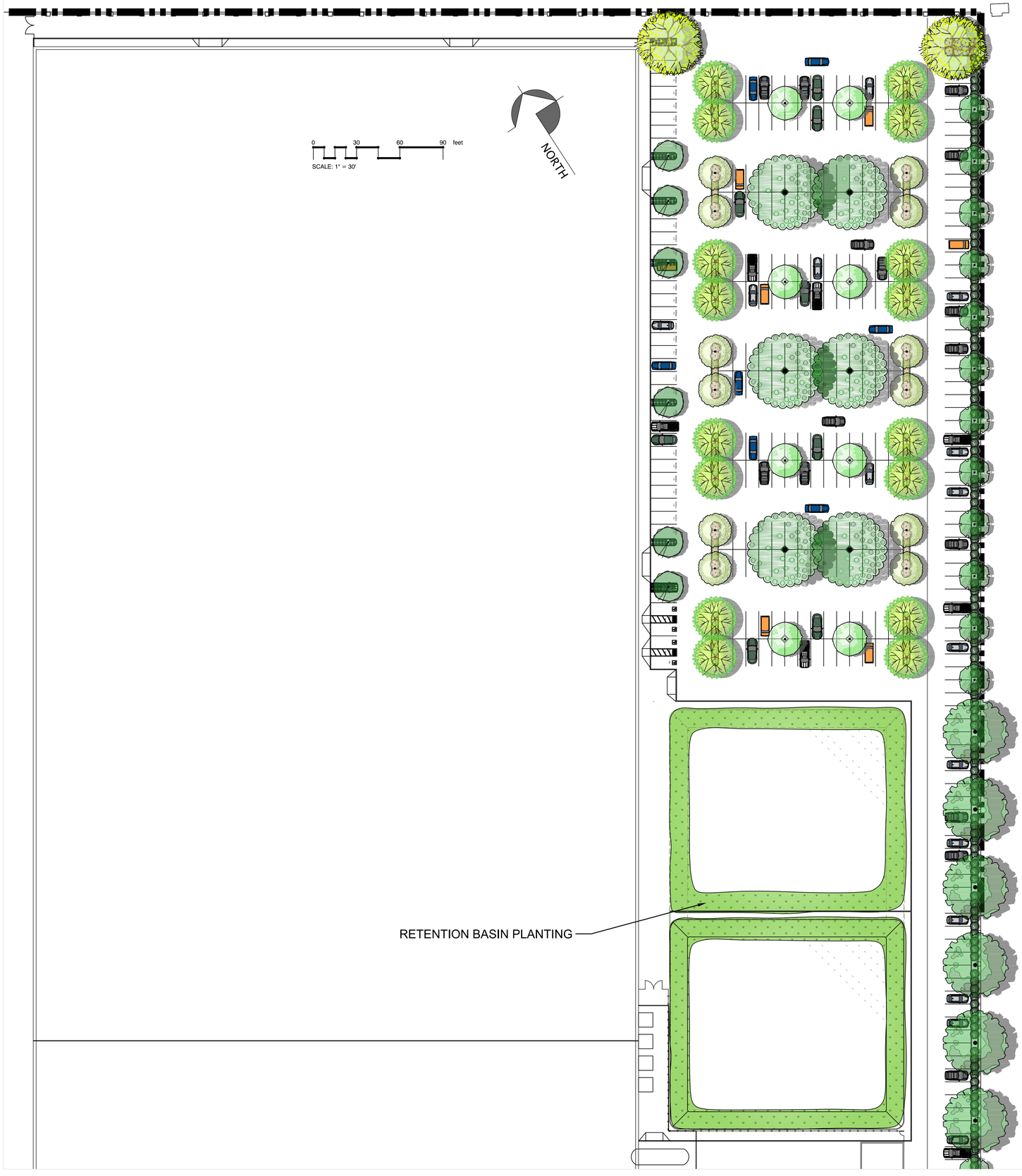
11/27/2019 RESPONSE & RESUBMITTAL TO PLANNING

SHEET NAME:
DETAILS
CUT SHEETS

SHEET NO.:
E3.1

FILE NAME.:

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013
JOB NO.: 19069



CONCEPT TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Arbutus x `Marina` / Arbutus Standard	24" box	14
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	24" box	15
	Celtis occidentalis / Common Hackberry	24" box	28
	Cupressus macrocarpa / Monterey Cypress	36" box	1
	Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood	24" box	21
	Olea europaea `Fruitless` / Fruitless Olive	15 gal	6
	Platanus racemosa / California Sycamore	24" box	5
	Prunus ilicifolia / Holly Leaf Cherry	24" box	24
	Pyrus calleryana `Bradford` / Bradford Flowering Pear	24" box	12
	Quercus agrifolia / Coast Live Oak	24" box	15
	Rhaphiolepis indica `Majestic Beauty` TM / Majestic Beauty Indian Hawthorne Standard	15 gal	7
	Umbellularia californica / California Laurel	24" box	10

CONCEPT PLANT SCHEDULE

LARGE SHRUBS
Ceanothus x `Concha` / California Lilac
Cotinus coggygria `Pink Champagne` / Pink Champagne Smoke Tree
Loropetalum chinense `Emerald Snow` / Emerald Snow Loropetalum
Ribes sanguineum glutinosum / Red Flowering Currant

MEDIUM SHRUBS
Ceanothus griseus horizontalis `Carmel Creeper` / Carmel Creeper
Cistus ladanifer / Crimson Spot Rockrose
Cistus salviifolius / Rockrose Sageleaf
Loropetalum chinense rubrum / Chinese Fringe Flower

SMALL SHRUBS
Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita
Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven
Cordyline australis `Red Sensation` / Red Sensation Dracaena
Cordyline x `Festival Grass` / Dracaena
Correa alba / White Correa
Correa x `Wyn`s Wonder` / Variegated Australian Fuchsia

LARGE ORNAMENTAL GRASSES
Muhlenbergia lindheimeri / Lindheimer`s Muhly
Muhlenbergia rigens / Deer Grass
Phormium tenax `Fiesta` / Fiesta Dwarf Red Flax
Phormium tenax `Jubilee` / New Zealand Flax
Phormium tenax `Maori Maiden/Sunrise` / Tricolor New Zealand Flax
Phormium tenax `Wings of Gold` / New Zealand Flax

SMALL ORNAMENTAL GRASSES
Festuca ovina glauca `Elijah Blue` / Blue Fescue
Koeleria glauca / Large Blue Hair Grass
Nassella tenuissima `Pony Tails` / Mexican Feathergrass

VINES
Ficus pumila / Creeping Fig
Hydrangea anomala `Skylands` / Climbing Hydrangea
Jasminum polyanthum / Pink Jasmine
Trachelospermum jasminoides / Chinese Star Jasmine

HEDGES
Dodonaea viscosa `Green` / Green Hopseed Bush
Pittosporum eugenioides / Tarata Pittosporum

CONCEPT GROUND COVER SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos hookeri `Monterey Carpet` / Hooker`s Manzanita
	Juncus patens / California Gray Rush

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Michael Arnone & Associates
LANDSCAPE ARCHITECTURE

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A.P.N. NO.: 031-111-037-000

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MARINA, CA 93933

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18068

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SET ISSUED:

SHEET NAME:
PLANTING PLAN NORTH

SHEET NO.:
L-1.0

FILE NAME.:

CONCEPT TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Arbutus x `Marina` / Arbutus Standard	24" box	14
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	24" box	15
	Celtis occidentalis / Common Hackberry	24" box	28
	Cupressus macrocarpa / Monterey Cypress	36" box	1
	Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood	24" box	21
	Olea europaea `Fruitless` / Fruitless Olive	15 gal	6
	Platanus racemosa / California Sycamore	24" box	5
	Prunus ilicifolia / Holly Leaf Cherry	24" box	24
	Pyrus calleryana `Bradford` / Bradford Flowering Pear	24" box	12
	Quercus agrifolia / Coast Live Oak	24" box	15
	Rhaphiolepis indica `Majestic Beauty` TM / Majestic Beauty Indian Hawthorne Standard	15 gal	7
	Umbellularia californica / California Laurel	24" box	10

CONCEPT PLANT SCHEDULE

LARGE SHRUBS
Ceanothus x `Concha` / California Lilac
Cotinus coggygria `Pink Champagne` / Pink Champagne Smoke Tree
Loropetalum chinense `Emerald Snow` / Emerald Snow Loropetalum
Ribes sanguineum glutinosum / Red Flowering Currant

MEDIUM SHRUBS
Ceanothus griseus horizontalis `Carmel Creeper` / Carmel Creeper
Cistus ladanifer / Crimson Spot Rockrose
Cistus salviifolius / Rockrose Sageleaf
Loropetalum chinense rubrum / Chinese Fringe Flower

SMALL SHRUBS
Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita
Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven
Cordyline australis `Red Sensation` / Red Sensation Dracaena
Cordyline x `Festival Grass` / Dracaena
Correa alba / White Correa
Correa x `Wyn`s Wonder` / Variegated Australian Fuchsia

LARGE ORNAMENTAL GRASSES
Muhlenbergia lindheimeri / Lindheimer`s Muhly
Muhlenbergia rigens / Deer Grass
Phormium tenax `Fiesta` / Fiesta Dwarf Red Flax
Phormium tenax `Jubilee` / New Zealand Flax
Phormium tenax `Maori Maiden/Sunrise` / Tricolor New Zealand Flax
Phormium tenax `Wings of Gold` / New Zealand Flax

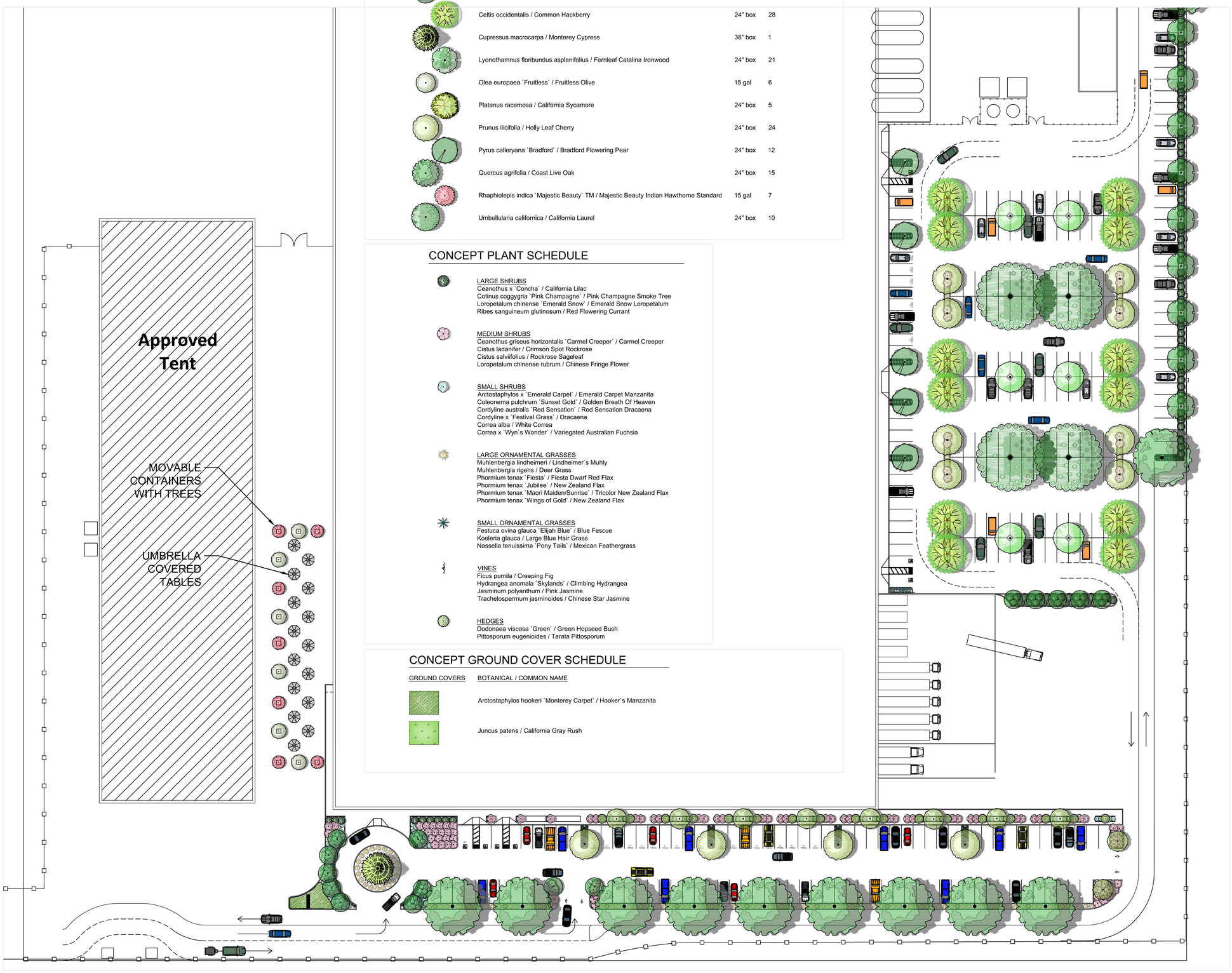
SMALL ORNAMENTAL GRASSES
Festuca ovina glauca `Elijah Blue` / Blue Fescue
Koeleria glauca / Large Blue Hair Grass
Nassella tenuissima `Pony Tails` / Mexican Feathergrass

VINES
Ficus pumila / Creeping Fig
Hydrangea anomala `Skylands` / Climbing Hydrangea
Jasminum polyanthum / Pink Jasmine
Trachelospermum jasminoides / Chinese Star Jasmine

HEDGES
Dodonaea viscosa `Green` / Green Hopseed Bush
Pittosporum eugenioides / Tarata Pittosporum

CONCEPT GROUND COVER SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos hookeri `Monterey Carpet` / Hooker`s Manzanita
	Juncus patens / California Gray Rush



0 30 60 90 feet
SCALE: 1" = 30'

NORTH

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SHEET NO.:
L-1.1

FILE NAME.:



Arbutus 'Marina'
Marina Strawberry Tree



Carpinus berulus 'Franz Fontaine'
Franz Fontaine Hornbeam



Celtis occidentalis
Common Hackberry



Cupressus macrocarpa
Monterey Cypress



Lyonthamnus floribundus
Catalina Ironwood



Olea europea 'Swan Hill'
Fruitless European Olive



Platanus x acerifolia 'Columbia'
Columbia Sycamore



Prunus illicifolia
Holly Leaf Cherry



Pyrus calleryana "Bradford'
BradfordFlowering Pear



Quercus agrifolia
Coast Live Oak



Rhaphiolepis indica 'Majestic Beauty'
Majextic Beauty Indian Hawthorn Standard



Quercus agrifolia
Coast Live Oak

Ceanothus x 'Concha'
California Lilac

Cottinus coggigria 'Pink Champaigne'
Pink Champaign Smoke Tree



Loropetalum chinese 'Emerald Snow'
Emerald Snow Loropetalum

Ribes sanguineum glutinosum
Red Flowering Currant

LARGE SHRUBS



Ceanothus griseus horizontalis 'Carmel Creeper'
Carmel Creeper



Cistis ladanifer
Crimson Spot Rockrose



Cistis salvifolius
Sageleaf Rockrose



Loropetalum chinese rubrum
Chinese Fringe Flower

MEDIUM SHRUBS



Arctostaphylos x 'Emerald Carpet'
Emerald Carpet Manzanita



Coleonema 'Sunset Gold'
Golden Breath of Heaven



Cordyline 'Festival Grass'
Dracena



Correa x Wyn's Wonder
Variegated Australian Fuchsia

SMALL SHRUBS



Muhlenbergia rigens
Deer Grass



Phormium tenax
New Zealand Flax



Phormium tenax 'Jubilee'
New Zealand Flax



Phormium tenax 'Wings of Gold'
New Zealand Flax

LARGE ORNAMENTAL GRASSES



Festuca ovina glauca 'Eliah Blue'
Blue Fescue



Koleria glauca
Blue Hair Grass



Nassella tenuissima 'Pony Tails'
Mexican Feathergrass

SMALL ORNAMENTAL GRASSES

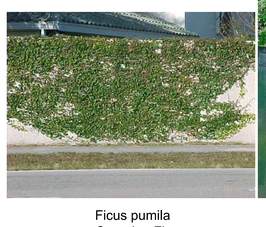


Carex tumulicola
Berkeley Sedge



Juncus patens
California Gray Rush

BIO RETENTION PLANTS



Ficus pumila
Creeping Fig



Hydrangia anomala 'Skylands'
Climbing Hydrangea



Jasminum polyanthum
Pink Jasmine



Trachelospermum jasminoides
Chinese Star Jasmine

VINES



Dodonea viscosa 'Green'
Green Hopseed Bush



Pittosporum eugenoides
Pittosporum

HEDGES

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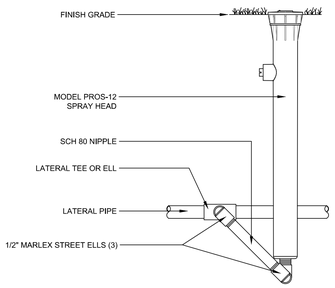
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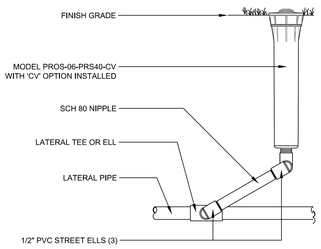
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FILE NAME.:



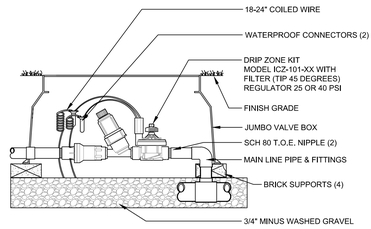
1 PROS-12 SPRAY HEAD WITH MARLEX STREET ELLS

3" = 1'-0" FX-IR-HUNT-SPRA-46



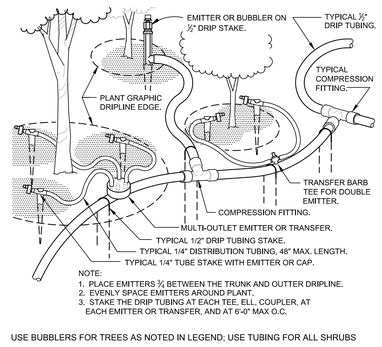
2 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)

3" = 1'-0" FX-IR-HUNT-SPRA-77



3 ICZ-101 DRIP CONTROL ZONE

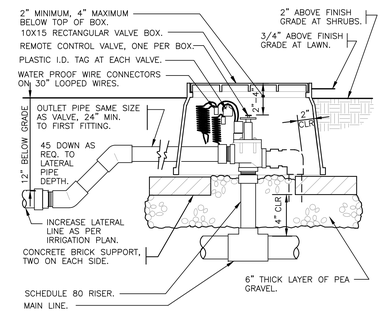
1 1/2" = 1'-0" FX-IR-HUNT-DRIP-18



USE BUBBLERS FOR TREES AS NOTED IN LEGEND; USE TUBING FOR ALL SHRUBS

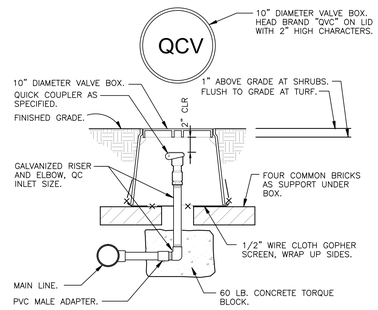
4 TYPICAL DRIP TUBING

1 1/2" = 1'-0" FX-IR-FX-DRIP-01



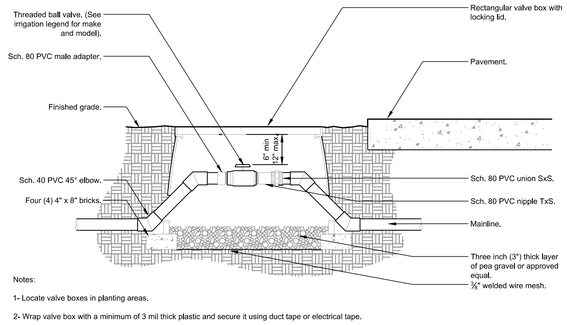
5 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-04



6 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" FX-IR-FX-QUIC-04



Notes:

1- Locate valve boxes in planting areas.

2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.

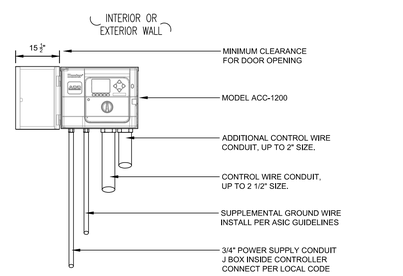
3- All threaded connection to be made using teflon tape.

4- All changes in elevation shall be made using Sch. 40 PVC 45° elbows.

7 BALL VALVE - 3" AND SMALLER

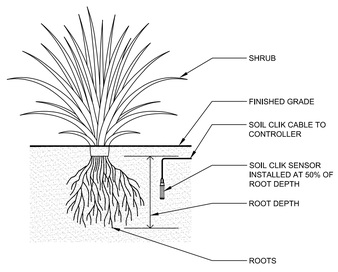
1 1/2" = 1'-0" FX-IR-FX-SHUT-01

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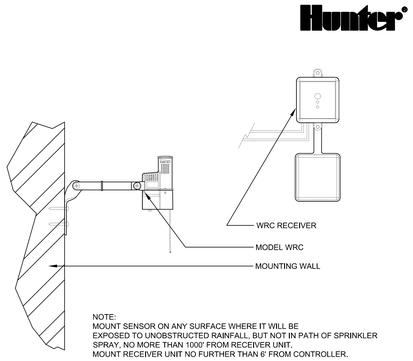
9 ACC CONTROLLER WALL MOUNT

1" = 1'-0" FX-IR-HUNT-CONT-05



10 SOIL CLIK SENSOR INSTALLED IN SHRUB AREA

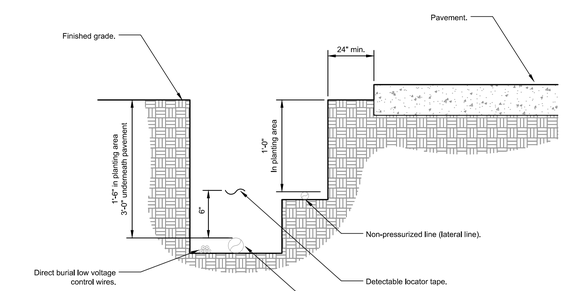
NOT TO SCALE FX-IR-HUNT-SENS-09



NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

11 WIRELESS RAIN-CLIK

3" = 1'-0" FX-IR-HUNT-SENS-17



NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

12 IRRIGATION TRENCHING

1 1/2" = 1'-0" FX-IR-FX-AUXEQ-08

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IRRIGATION_EQUIPMENT

EQUIPMENT	MANUFACTURER/MODEL/DESCRIPTION
Shrub Spray pop-up	Hunter PROS-12-CV 10` radius Shrub Spray, 12.0" Pop-Up. With Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
Turf Spray pop-up	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
Turf Spray pop-up	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)
Drip Valve	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
Drip Emitter	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 GAL plant) 1.0 GPH emitters (1 assigned to each 1 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant) 2.0 GPH emitters (6 assigned to each 24" box plant) 2.0 GPH emitters (10 assigned to each 36" box plant) 2.0 GPH emitters (2 assigned to each 5 gal plant)
Remote Control Valve	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.
Quick Coupler Valve	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
Shut Off Valve	Shut Off Valve Model to be selected
Backflow Device	Febco 825Y 2" Reduced Pressure Backflow Preventer
Controller	Hunter ACC-2400-SS 24 Station Outdoor Modular Controller. With two ACM-600 module. High-End Commercial Use. Stainless Steel Cabinet.
Moisture Sensor	Hunter SOIL-CLIK The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
Rain Sensor	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
Lateral Pipe	Irrigation Lateral Line: PVC Class 315 SDR
Mainline Pipe	Irrigation Mainline: PVC Schedule 40
Sleeve Pipe	Pipe Sleeve: PVC Schedule 80

IRRIGATION DESIGN INTENT

1. The irrigation system shall be designed to best meet the needs of the plants selected for the project. The irrigation design,equipment and installation shall provide an efficient means of watering all new plants. The system shall use all water conserving techniques including a weather based controller, soil moisture sensor, rain sensor, rotator spray heads, check valves and drip emitters. The irrigation design shall meet or exceed current city and state guidelines for water conservation.
2. An irrigation plan shall be prepared for the building department submission.
3. All trees to be irrigated using low flow bubblers or drip emitters (TBD).
4. All shrubs, vines, ground covers and ornamental grasses shall be moderate or low water using plants and irrigated using low flow drip emitters.
5. Lawn grass if used shall be irrigated with overhead MP Rotator spray heads. Turf areas shall not exceed 20% of total landscape areas and shall not be less than 10' wide at any point. No overhead spray will be used within 24" of paving that does drains on to a street or sidewalk.
6. The irrigation list below represents suitable products. Not all equipment shown will be needed. The final equipment will be chosen to best suit the needs of the plant material selected for the project.

Preliminary Water Use Calculations

Reference Evapotranspiration (ETo)			36.0	Monterey			
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) medium water use plants	0.4	Drip	0.81	0.494	16,976	8,383.21	187,113
2) low water use plants	0.2	Drip	0.81	0.247	15,691	3,874.32	86,475
3) medium water use plants	0.6	Overhead Spray	0.75	0.800	2,500	2,000.00	44,640
							0
			Totals		35,167	14,257.53	318,228
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	318,228
						Maximum Allowed Water Allowance (MAWA)	353,217

ETWU must be less than MAWA

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

ETWU will be "0" for 100% for recycled water systems

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	14,258	Average ETAF for regular landscape areas must be 0.55 or below for
Total Area	35,167	residential areas, and 0.45 or below for non-residential areas. ***Caltrans**
Average ETAF	**0.41**	**projects must be .45 or below**

All Landscape Areas

Total ETAF x Area	14,258
Total Area	35,167
Sitewide ETAF	**0.41**

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