



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: September 11, 2013

APPLICATION: **CONDITIONAL USE PERMIT AMENDMENT NO. UA13-0004 AND SITE DEVELOPMENT PERMIT NO. SD13-0017**

**APPLICATION
SUMMARY:**

A request to amend Conditional Use Permit No. 0138 and approval of a Site Development Permit to allow for the expansion of the existing parking lot for Saint Elizabeth Church.

LOCATION:

750 Sequoia Drive (APN: 088-25-041)

APPLICANT:

Christopher Clancy, 2 North 1st Street 3205, San Jose, CA 95113

OWNER:

Roman Catholic Bishop of San Jose, 750 E Sequoia Drive, Milpitas, CA 95035

RECOMMENDATION:

**Staff recommends that the Planning Commission:
Adopt Resolution No. 13-021 amending Conditional Use Permit No. 0138 and approving the Site Development Permit subject to conditions of approval.**

PROJECT DATA:

General Plan/

Zoning Designation:

Single Family Residential (R1-6)/ Single Family Low Density (SFL)

Overlay District:

None

Related Permit(s):

Conditional Use Permit No. 0138

CEQA Determination:

Categorically Exempt from further environmental review pursuant to, Section 15311(b) (Accessory Structures, Parking lot) of the Guidelines to the California Environmental Quality Act (CEQA).

PLANNER:

Tiffany Brown, Assistant Planner

PJ:

1001

ATTACHMENTS:

- A. Resolution No. 13-021
- B. Site Plans
- C. Parking Lot Lighting
- D. Public Inquiries

BACKGROUND

History

In April 1968, a conditional use permit (UP: 0138) was approved for a new church with parking lot on an 11.5 acre site at 750 Sequoia Drive with the condition to return with site plans and elevations for the architectural review of the new structures. In June 1969, the Planning Commission approved the site plans and elevations for the new 14,600 square foot church, 5,910 square foot rectory with offices and living/visiting quarters, and associated parking lot. The church sold the southeastern corner of the property, creating three residential properties (*Parcels B, C and D as shown on Sheet E3 of the Plans*). The remaining church property is 5.3 acres.

The Application

On Monday, August 26, 2013, Christopher Clancy, representing Saint Elizabeth Church submitted an application pursuant to Section 57 of the Milpitas Zoning Ordinance for an expansion to the existing parking lot at 750 Sequoia Drive. The following is a summary of the requests:

- *Conditional Use Permit Amendment:* to amend the current use permit to allow for an expansion of the existing parking lot (*Table XI-10-4.02-1, Parking Lots and XI-10-57.04(I) modifications to original permit*)
- *Site Development Permit:* To allow for the parking lot, lighting, perimeter masonry wall, and associated landscaping. (*XI-10-57.04.03(C.) 1. (c)*)

PROJECT DESCRIPTION

Overview

The existing Church with Rectory and associated parking lot and landscaping was constructed in 1983 on 3.82 acres out of the 5.3 acre parcel. The applicant requests to expand the parking lot into the undeveloped 1.6 acre portion of the property located at the rear of the site. The new parking will include standard parking stalls with perimeter landscaping planter, and masonry wall.

Location and Land Use

The Church with Rectory has been in operation at this location since the late 1980's. The property is located on the corner of Sequoia Drive and Grand Teton west of Ben Rodgers Park and north of Rancho Middle School. The property is zoned Single Family Residential and is surrounded by single family homes. Vicinity and location maps of the subject site are included on page two.

Development Standards

The table below demonstrates how the project is consistent with the City’s Zoning Code.

Table 1:
Summary of Development Standards

	Zoning Ordinance	Proposed
<u>Parking Lot Location</u>	<p>Within 300 feet of the use. Greater distances allow through approval of a CUP. XI-10-53.13.A.(1)</p>	Consistent. All of parking is within 300 feet of Church or Rectory.
<u>Required Improvements</u>	<p>Smoothly graded, stabilized and dustless surface with adequate drainage. Bumper guards or curbs shall be provided to define parking spaces and /or limits of paved areas. XI-10-53.13.C.</p>	Consistent. Proposing asphalt with concrete curb and landscape planter.
<u>Screening and Landscaping</u>	<p>Each landscaped planter shall be contained with a six inch raised concrete curb. Installation of an irrigation system shall be provided for in each planter area. XI-10-53.13.D.</p>	Consistent as conditioned.
<u>Lighting</u>	<p>All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises. XI-10-53.13. E.</p>	Consistent.
<u>Fencing</u>	<p>A solid masonry wall a minimum height of six feet shall be required on all common property lines when any parking area is established abutting residentially zoned property or property shown on the adopted General plan s being residential. XI-10-53.13.G.</p>	Consistent.

The table below represents the parking stall dimensions required by Section XI-10-53.13(H) of the Municipal Code.

Table 2:
Parking Stall and Drive Aisle Dimensions

90° Angle Parking	Zoning Code	Proposed
Stall Width	9'	9'
Stall Depth	18'	18'-20'
Stall Depth Compact	15'	15'
Aisle width for 2 way	25'	25'
Curb Length per Car	9'	9'

The proposal is consistent with the dimensions required by code.

Landscaping

The parking lot perimeter and center parking islands are landscaped with a variety of ground cover, shrubs, and trees. As conditioned, all planter areas are contained within a six inch raised concrete curb with installation of irrigation. See sheet L1 of site plans for details.

REQUIRED FINDINGS

A finding is a statement of fact relating to the information that the Planning Commission or City Council has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

Conditional Use Permit (Section XI-10-57.4 (F))

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The expanded parking lot will by provide more on-site parking for attendees; which in turn, will reduce demand for vehicular parking for the church on surrounding residential streets. The parking lot perimeter includes a 6' tall masonry wall as a buffer in between the new parking lot and neighboring residence. Therefore, the proposed use at the proposed location will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare.

2. *The proposed use is consistent with the Milpitas General Plan (Policy 2.d-G-2):*

In that the expanded parking lot supports the existing cultural center (church and rectory) for existing and use growth of the establishment. The extended parking lot is conveniently located behind the main building for ease of pedestrian access. The parking lot is designed for neighborhood compatibility with a six foot tall perimeter masonry wall, landscaping and security lighting designed to not input adjacent properties and neighboring residence, and proposes dense landscaping which promotes community beauty.

3. *The proposed use is consistent with the Milpitas Zoning Ordinance:*

As conditioned, the parking lot meets the development standards set forth in the Milpitas Zoning Ordinance as described above.

Site Development Permit (Section XI-10-57-03(F))

1. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The expanded parking lot is purposely located behind the main church building and neighboring residential homes which provides masonry wall and landscape screening of the lot and therefore is compatible with the adjacent and surrounding development. The lot proposes new landscaping along the perimeter and in between the rows of parking which will provide additional compatibility with the residential neighborhood. Therefore, the proposed use at the proposed location is compatible and aesthetically harmonious with adjacent and surrounding development.

2. *The project is consistent with the Milpitas General Plan (Policy 2.d-G-2):*

In that the expanded parking lot supports the existing cultural center (church and rectory) for existing and use growth of the establishment. The extended parking lot is conveniently located behind the main building for ease of pedestrian access. The parking lot is designed for neighborhood compatibility with a six foot tall perimeter masonry wall, landscaping and security lighting designed to not input adjacent properties and neighboring residence, and proposes dense landscaping which promotes community beauty.

3. *The project is consistent with the Milpitas Zoning Ordinance:*

As conditioned, the parking lot meets the development standards set forth in the Milpitas Zoning Ordinance as described above.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The proposed expansion of the parking lot is categorically exempt from further environmental review pursuant to Section 15311(b) (Accessory Structures, Parking lot) of the Guidelines to the California Environmental Quality Act (CEQA).

PERMIT STREAMLINING ACT

The project is subject to the Permit Streamlining Act, requesting the City to deem the application complete or incomplete within 30 calendar days of project submittal and re-submittal.

Project Received:

August 26, 2013

Deemed Complete:

August 30, 2013

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been three inquiries from the public (*See Attachment D*).

The inquiries request information about the parking lot expansion as listed below:

1. Concerns about extra parking increasing the attendance the church as the residential streets are already impacted by parking.

In regards to concerns about providing more parking then what is required, Section XI-10-53.09 (B) states the following:

Nothing in this Section (Chapter 53, Parking) shall prevent the voluntary establishment of off-street parking facilities in excess of the requirements of the Section to serve any existing use of land or buildings, provided that all regulations herein governing the location, size and access design, improvement and operation of such facilities are adhered to.

2. Suggest providing multiple Mass times to help alleviate congestion throughout neighboring residential streets.

The application request is a conditional use permit amendment, which allows the Planning Commission to evaluate the existing use of the church facility and take this comment into consideration. If the Planning Commission wishes to make this a requirement as a part of this conditional use permit amendment, the Commission may add this as a condition of approval with the adoption of the resolution.

3. Questions on types of buffers in between abutting residential fences for safety purposes.

Most of the concerns were about safety from cars accidentally driving into abutting residential backyards. The concerned resident(s) were informed of the proposed six (6) foot tall masonry wall with landscaping buffer and concerns seemed to be alleviated.

4. Support for the parking lot expansion in hopes that by the church providing more onsite parking, it will alleviate congestion throughout neighboring residential streets.
5. Support for the parking lot expansion in that the undeveloped lot will be maintained (no weeds) and no longer become a fire risk during the summers.
6. Uncertainty about existing tree(s) to be removed and existing rear yard fences needing to be replaced.

As conditioned, the property owner or designee is required to work with the residential property owners abutting the new parking lot for the purpose of the new masonry wall.

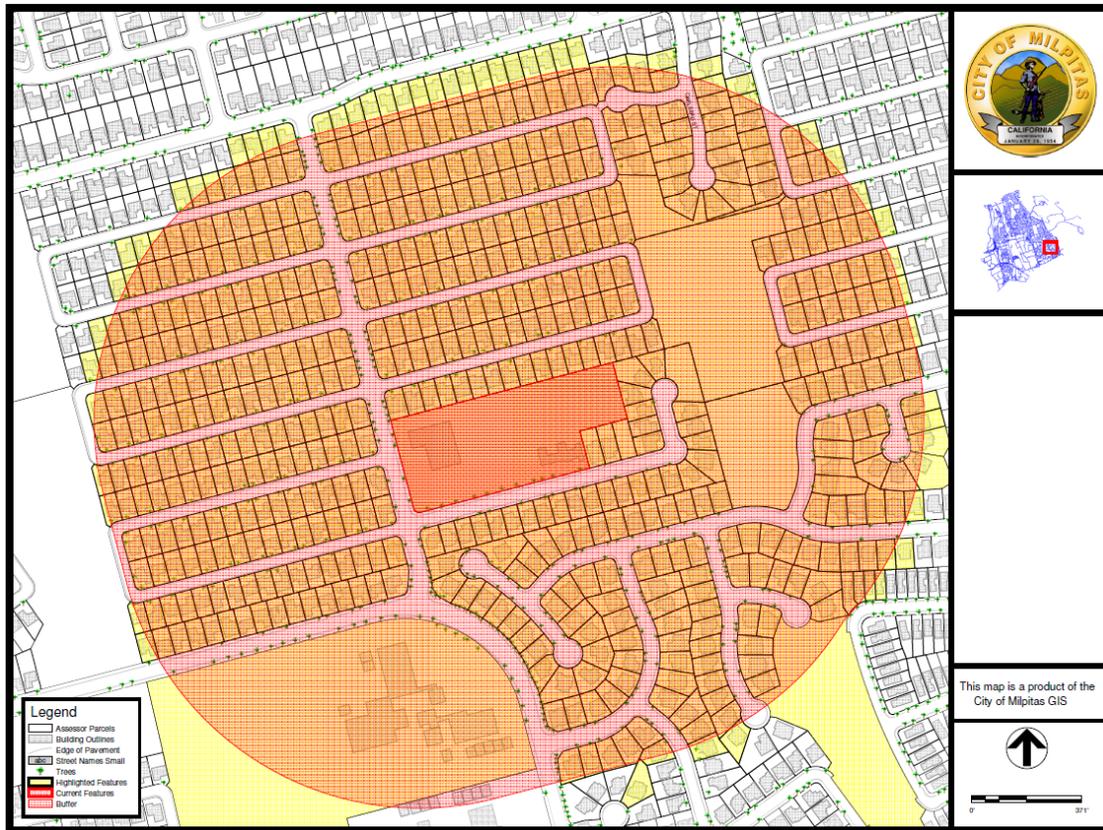
The table below provides a summary of the City’s public noticing efforts for this project.

Table 3
Public Noticing Summary

Notice of Public Hearing	Agenda
<ul style="list-style-type: none"> ▪ Posted on the site (<i>14 days prior to the hearing</i>) ▪ Seven Hundred (700) notices mailed to property owners and residents within 1,000 feet to the project site (<i>10 days prior to the hearing</i>) ▪ Posted on the City's official notice bulletin board (<i>10 days prior to the hearing</i>) 	<ul style="list-style-type: none"> ▪ Posted on the City's official notice bulletin board (<i>5 days prior to the hearing</i>) ▪ Posted on the City of Milpitas’s Web site (<i>one week prior to the hearing</i>)

The map below illustrates the extent of the mailed notices.

Map 3
Public Notice Radius



CONCLUSION

As conditioned, the expanded parking lot is consistent with the General Plan and Zoning Ordinance. The new parking lot supports future growth of the church, alleviates overflow parking on neighboring residential streets, and is designed to be screened from view by the main building and abutting residential homes. The proposed landscaping throughout the parking lot supports community beauty and is aesthetically harmonious with existing church and residential landscaping.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission Adopt Resolution No. 13-021 amending Conditional Use Permit No. 0138 and approving the Site Development Permit subject to conditions of approval.

Attachments:

- A. Resolution No. 13-021
- B. Site Plans
- C. Parking Lot Lighting
- D. Public Inquiries

RESOLUTION NO. 13-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AMENDMENT NO. UA13-0004 AND SITE DEVELOPMENT PERMIT NO. SD13-0017 FOR A PARKING LOT EXPANSION AT SAINT ELIZABETH CHURCH LOCATED AT 750 SEQUOIA DRIVE

WHEREAS, on August 26, 2013, an application was submitted by Christopher Clancy representing Saint Elizabeth Church, 2 North 1st Street 3205, San Jose, CA 95113, to amend Conditional Use Permit No. 0138 and to approve a Site Development Permit to allow for the expansion of the existing parking lot at Saint Elizabeth Church located at 750 Sequoia Drive, Milpitas, CA 95035. The property is owned and operated by Roman Catholic Bishop of San Jose, a California non-profit corporation and is located within the Single Family Residential Zoning District (R1-6) (APN 088-25-041).

WHEREAS, in April 1968, the City of Milpitas approved Conditional Use Permit No. UP: 0138 for construction of a new church with a parking lot on an 11.5 acre site at 750 Sequoia Drive with the condition to return with site plans and elevations for the architectural review of the new structures.

WHEREAS, in June 1969, the Milpitas Planning Commission approved the site plans and elevations for the new 14,600 square foot church, 5,910 square foot rectory with offices and living/visiting quarters, and associated parking lot.

WHEREAS, the existing Church, Rectory with offices, parking lot and landscaping was constructed in 1983 on 3.82 acres out of the 5.3 acre parcel. The applicant has submitted an application to expand the parking lot with 188 parking spaces into the undeveloped 1.6 acre portion of the property located at the rear of the site.

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project exempt under CEQA.

WHEREAS, on September 11, 2013, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the City Council. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The proposed expansion of the parking lot is categorically exempt from further environmental review pursuant to Section 15311(b) (Accessory Structures, Parking lot) of the Guidelines of CEQA since the proposed parking lot expansion is ancillary to the existing parking lot.

Section 3: Any provision of Conditional Use Permit No. 0138 approved by the City of Milpitas in April 1968 not amended by Conditional Use Permit Amendment No. UA13-0004 shall remain in full force and effect. Additionally, Conditional Use Permit Amendment No. UA13-0004 shall govern and control in the event there is any conflict or discrepancies between the two documents.

Section 4: Conditional Use Permit (Section XI-10-57.4(F) - The Planning Commission makes the following findings based on the evidence in the public record in support of Conditional Use Permit Amendment No. UA13-0004:

- a. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The expanded parking lot will provide more on-site parking for attendees; which in turn, will reduce demand for vehicular parking for the church on surrounding residential streets. The parking lot perimeter includes a 6' tall masonry wall as a buffer in between the new parking lot and neighboring residence. Therefore, the proposed use at the proposed location will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare.

- b) *The proposed use is consistent with the Milpitas General Plan, specifically Policy 2.d-G-2:*

Milpitas General Plan Policy 2.d-G-2 states that there should be adequate civic, recreational, and cultural centers in location for the best service in the community. The expanded parking lot supports the existing cultural center (church and rectory) for existing and use growth of the establishment. The extended parking lot is conveniently located behind the main building for ease of pedestrian access. The parking lot is designed for neighborhood compatibility with a six foot tall perimeter masonry wall, landscaping and security lighting designed to not input adjacent properties and neighboring residence, and proposes dense landscaping which promotes community beauty.

- c) *The proposed use is consistent with the Milpitas Zoning Ordinance:*

As conditioned, the parking lot meets the development standards set forth in the Milpitas Zoning Ordinance as further described in staff's report. The parking lot expansion meets all of the development standards in the Zoning Ordinance for

parking lot location, required improvements, screening and landscaping, lighting, and fencing.

Section 5: *Site Development Permit (Section XI-10-57-03(F) - The Planning Commission makes the following findings based on the evidence in the public record in support of Site Development No. SD13-0017:*

- a) *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The expanded parking lot is purposely located behind the main church building and neighboring residential homes which provides masonry wall and landscape screening of the lot and therefore is compatible with the adjacent and surrounding development. The lot proposes new landscaping along the perimeter and in between the rows of parking which will provide additional compatibility with the residential neighborhood. Therefore, the proposed use at the proposed location is compatible and aesthetically harmonious with adjacent and surrounding development.

- b) *The project is consistent with the Milpitas General Plan, specifically Policy 2.d-G-2:*

Milpitas General Plan Policy 2.d-G-2 states that there should be adequate civic, recreational, and cultural centers in location for the best service in the community. In that the expanded parking lot supports the existing cultural center (church and rectory) for existing and use growth of the establishment. The extended parking lot is conveniently located behind the main building for ease of pedestrian access. The parking lot is designed for neighborhood compatibility with a six foot tall perimeter masonry wall, landscaping and security lighting designed to not input adjacent properties and neighboring residence, and proposes dense landscaping which promotes community beauty.

- c) *The project is consistent with the Milpitas Zoning Ordinance:*

As conditioned, the parking lot meets the development standards set forth in the Milpitas Zoning Ordinance as further described in staff's report. The parking lot expansion meets all of the development standards in the Zoning Ordinance for parking lot location, required improvements, screening and landscaping, lighting, and fencing.

Section 6: The Planning Commission of the City of Milpitas hereby adopts **Resolution No. 13-021 amending Conditional Use Permit No. 0138 and approving Site Development Permit SD13-0017 based on the above Findings and subject to the Conditions of Approval attached hereto as Exhibit 1 and incorporated herein.**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on September 11, 2013.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on September 11, 2013, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Garry Barbadillo				
Demetress Morris				

EXHIBIT 1

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT AMENDMENT NO. UA13-0004 AND SITE
DEVELOPMENT PERMIT NO. SD13-0017**

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on **September 11, 2013**, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**

Conditional Use Permit Amendment No. UA13-0004 and Site Development Permit No. SD13-0017 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement shall be:

- a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
2. Pursuant to Section 64.06(1) of the Zoning Code, the owner or designee shall have the right to request an extension of Conditional Use Permit Amendment No. **UA13-0004 and Site Development Permit No. SD13-0017** if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. **(P)**
 3. Prior to the issuance of a building permit, the owner or designee shall pay in full the project account balance and establish a remaining balance of 25% of the initial deposit.
 4. Prior to the issuance of a building permit, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
 5. The perimeter landscaped planter shown on Sheet L1.0 of the site plans dated received September 4, 2013, shall remain a minimum width of five feet of landscape. **(P)**

6. Each landscaped planter shall be contained within a six inch raised concrete curb. Installation of an irrigation system shall be provided for in each planter area. The Planter area irrigation shall be integrated in perpetuity. **(P)**
 7. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available at City's sole discretion. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. **(E)**
 8. At the time of building permit plan check submittal, the owner or designee shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the owner or designee shall satisfy the conclusions and recommendations of the approved drainage study prior to any building permit issuance. **(E)**
 9. The owner or designee shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
 - A. Storm water connection fee of **\$114,063** (based on 5.29 acre @ \$21,562/acre).
 - B. Water Service Agreement(s) for water meter(s) and detector check(s).
 - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.
- Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). *The above fees are preliminary estimates and subject to change.* **(E)**
10. Prior to building permit issuance, owner or designee must pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee schedule adopted by the City Council, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee as approved by City Council Resolution No. 7590. **(E)**
 11. The owner or designee shall comply with Municipal Regional Permit (MRP) Order R2-2009-0074 for post construction C3 provisions for new development and redevelopment regulated projects storm water treatment requirements, and National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009—0009 NPDES No. CAS000002 or as required by the Regional Board at the time Developer submits the NOI for the project for pre construction storm water treatment requirements. **(E)**
 12. Prior to any building permit submittal, owner or designee shall submit the Storm Water Control plan that incorporates best management practices (BMPs) for treatments of stormwater run off from all parcels for review and approval. The Storm Water Control plan

shall incorporate source control, site design and stormwater treatment requirements consistent with MRP requirements with BMPs such as the use of bio-treatment areas into the landscape design elements and the use of permeable pavement BMPs compliant with the current California Stormwater Quality Association (CASQA) BMP handbooks. The site plan shall be consistent with the final Storm Water Control plan to the satisfaction of the City Engineer.

- a. Owner or designee shall have an approved third party reviewer review the plan and certify the plan to the MRP requirements and compliance. List of qualified reviewers can be found at the SCRUPPP site on the following link:
http://www.scvurppp-w2k.com/pdfs/1213/SCVURPPP_HMP_Qualified_Consultants_List_2012.pdf
- b. The Plan shall be prepared by a licensed Civil Engineer qualified and trained professional with storm water treatment process and certifies that measures specified in the report meet the MRP requirements.
- c. Prior to issuance of building permit, the owner or designee shall submit a Storm water Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance procedures needed to insure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the applicant's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.
- d. Owner or designee shall include in the plan language in regard to providing the City with an annual inspection report of the Storm Water Control Plan post construction compliance with the National Pollutant Discharge Elimination System (NPDES) requirements. If the City does receive the report, City will conduct the field inspection and report, and the developer and its successor shall be responsible to pay all associated costs.
- e. Prior to issuance of a building permit, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities.
- f. Property owner or designee shall comply with all "Model Conditions of Approval for Stormwater Quality" as shown in the Stormwater Section of the Engineering Plans and Map Procedures and Guidelines, dated July 15, 2010 and are hereby incorporated as conditions of project approval.
- g. Prior to building, site improvement or landscape permit issuance, the building permit application shall be consistent with the developer's final Storm Water Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. As may be required by the City's Building, Planning or Engineering Divisions, drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and

potential storm water pollutants. Any changes to the final Storm Water Control Plan shall require Site & Architectural (“S” Zone) Amendment application review.

(E)

13. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the developer, and accepted by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
14. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
 - A. Provide separate water meters for domestic water service & irrigation service.
 - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection. (E)
Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)
15. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), the property owner or designee may be required to obtain a permit for removal of any existing tree(s). Contact the Public Works Department at (408) 586-2600, to obtain the requirements and forms. (E)
16. It is the responsibility of the property owner or designee to obtain all necessary encroachment permits from affected agencies and private parties. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
17. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
18. The property owner or designee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
19. Indemnification. To the fullest extent permitted by law, applicant shall indemnify, defend with counsel of the City’s choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines,

penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. City shall notify the project applicant of any claim, action, or proceeding and engage in reasonable efforts to cooperate with applicant in the defense against the claim, demand, obligation, damage, action, or suit. . **(CA)**

20. The use shall comply with all local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**

(P) = Planning

(B) = Building

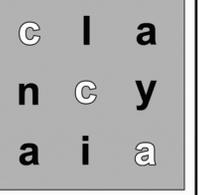
(E) = Engineering

(F) = Fire Prevention

(CA) = City Attorney

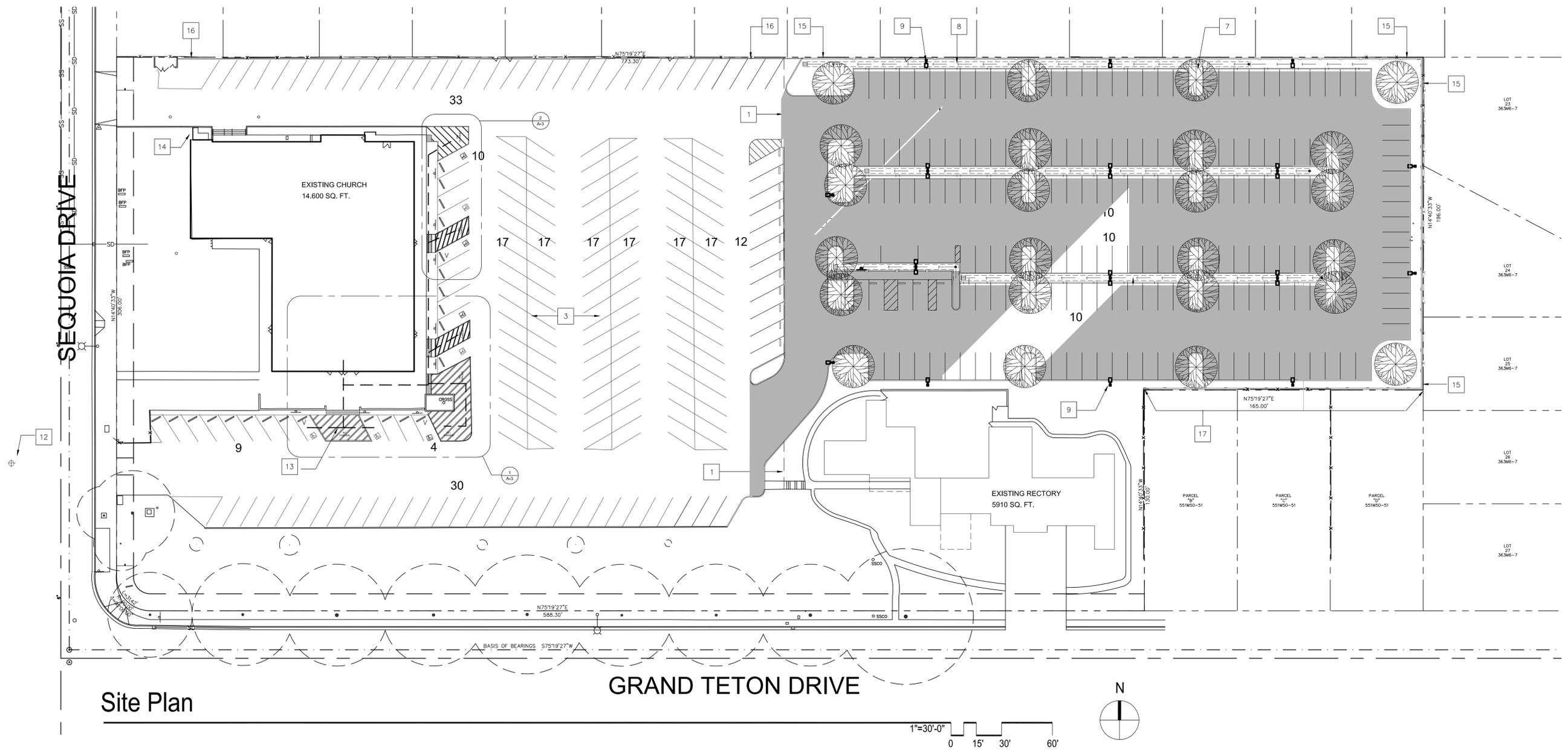


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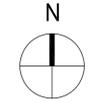
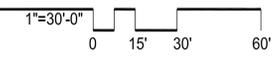
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SAINT ELIZABETH CHURCH
 PARKING LOT EXPANSION
 750 SEQUOIA DRIVE
 MILPITAS, CA 95035



Site Plan

GRAND TETON DRIVE



SITE NOTES

- A. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION (GRADING, STORMWATER MANAGEMENT, PARKING LOT DIMENSIONS, ETC.).
- B. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR ADDITIONAL INFORMATION. (TREES, IRRIGATION, ETC.).
- C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. SEE A2 FOR EXISTING SITE PLAN LAYOUT. PROVIDE SITE DEMOLITION AS REQUIRED.
- E. PROVIDE PARKING LOT BASE PER REQUIREMENTS OF SOILS REPORT AND CIVIL ENGINEERING DRAWINGS.
- F. REFER TO CIVIL DRAWINGS FOR PARKING LOT LAYOUT
- G. ACCESSIBLE ROUTE OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO MAIN ENTRANCE DOOR SHALL HAVE MAXIMUM SLOPE OF 5% IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS-SLOPE
- H. ACCESSIBLE ENTRANCE IS FULLY ACCESSIBLE. THE ACCESSIBLE SYMBOL SHALL BE DISPLAYED ON OR NEAR THE MAIN TENANT DOOR.
- I. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

SITE PLAN KEYNOTES

- 1. LINE OF EDGE OF EXISTING ASPHALT PARKING LOT.
- 2. (N) ASPHALT PARKING LOT. SEE CIVIL DWGS.
- 3. (E) ASPHALT. PATCH, RESEAL, RESTRIPE.
- 4. (N) PARKING STALLS. RECONFIGURE (E) ASPHALT AREA AS REQUIRED.
- 5. NOT USED
- 6. NOT USED
- 7. (N) TREE (TYP.) - SEE LANDSCAPE DWGS.
- 8. BIOSWALE (TYP.) - SEE CIVIL DRAWINGS.
- 9. (N) LIGHT POLE - SEE ELEC. DWGS.
- 10. (N) PAINTED STRIPING ON ASPHALT
- 11. (3) PARALLEL PARKING SPACES (SEE CIVIL FOR LAYOUT)
- 12. (E) FIRE HYDRANT (ACROSS SEQUOIA DRIVE)
- 13. ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO ACCESSIBLE BUILDING ENTRANCE.
- 14. (N) TOW-AWAY SIGN - PER MILPITAS RQMTS. SEE 10/A4
- 15. (N) 6' HIGH CONCRETE MASONRY FENCE. SEE SHEET A-5
- 16. (E) WOOD FENCE TO REMAIN.
- 17. (N) 6' HIGH CONCRETE MASONRY FENCE ALONG PARCEL 'B', 'C', AND 'D'. HAS STUCCO FINISH, PILASTER, DECORATIVE TILE ON BOTH SIDES OF FENCE. SEE A-5 FOR MORE INFO.

PARKING COUNT

EXISTING PARKING SPACES	198
NEW PARKING SPACES	190
TOTAL PARKING SPACES	388

ACCESSIBLE PARKING

8 STALLS PER TABLE 11-B-6 FOR 301-400 STALLS 8 ACCESSIBLE STALLS ARE REQUIRED, WITH 1 BEING REQUIRED FOR VAN PARKING.
 3 VAN PARKING STALLS ARE PROVIDED.

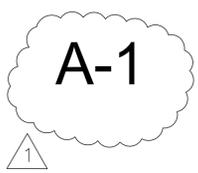
LEGEND

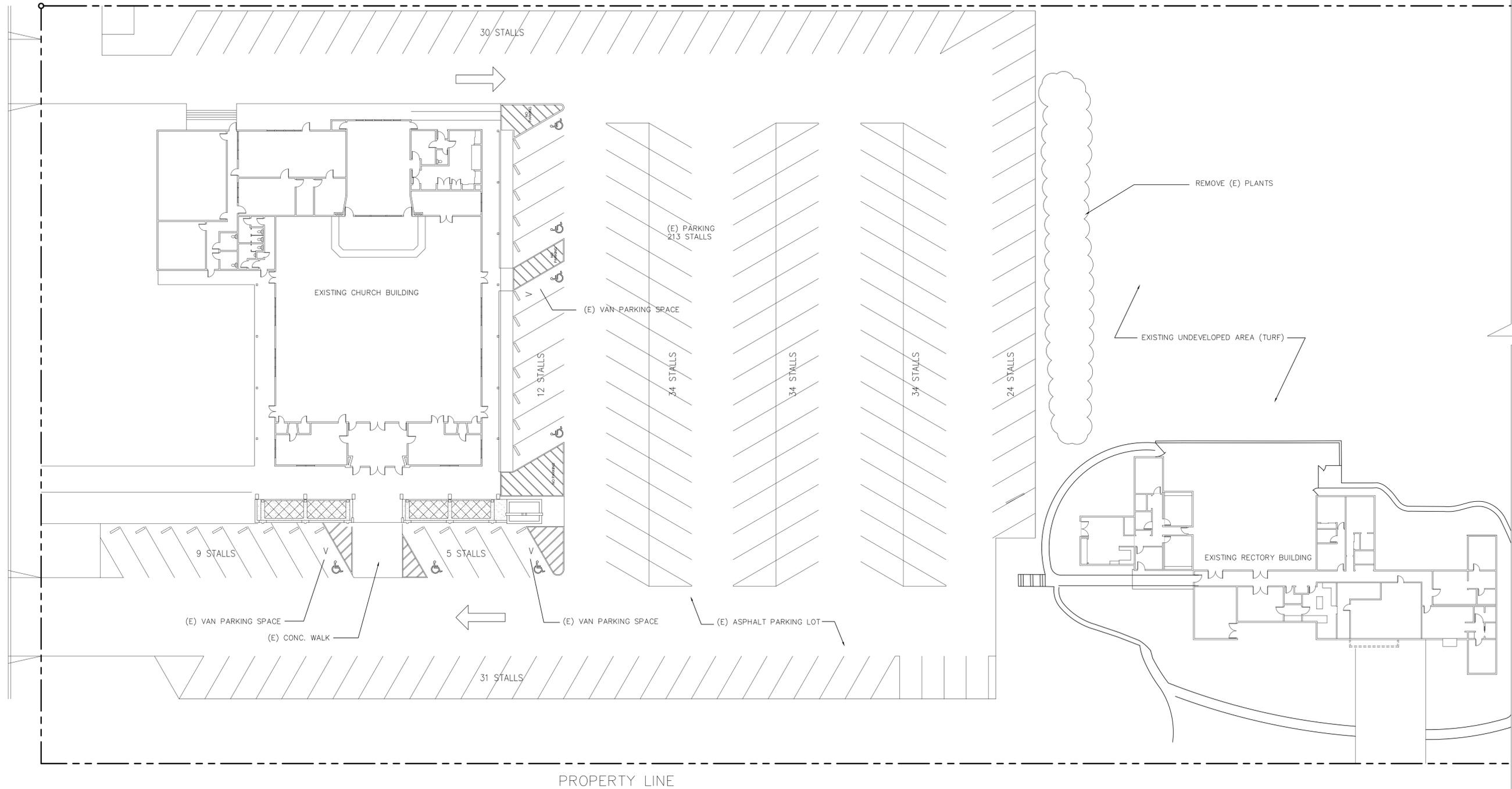
HATCH INDICATES EXTENT OF NEW ASPHALT PARKING AREA.
 V = VAN ACCESSIBLE PARKING SPACE

ISSUE

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BACKCHECK	<input checked="" type="checkbox"/>	SEPT 02, 2013
	<input type="checkbox"/>	

Site Plan





A EXISTING SITE PLAN

1" = 20'-0"
 0 2' 4' 8' 16' 24'

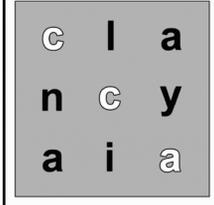


EXISTING SITE PARKING COUNT
 213 PARKING SPACES;
 7 ACCESSIBLE PARKING SPACES
 INCLUDING 3 VAN ACCESSIBLE
 PARKING SPACES.

- SITE DEMOLITION NOTES:**
- A. G.C. TO PERFORM ALL DEMOLITION REQUIRED TO ACCOMPLISH THE WORK.
 - B. COORDINATE SITE DEMOLITION WITH INFORMATION ON CIVIL, ELECTRICAL, LANDSCAPING DRAWINGS.
 - C. PROTECT (E) PROPERTY TO REMAIN DURING DEMOLITION OPERATIONS. TAKE MEASURES AS REQUIRED TO REDUCE DUST INFILTRATION FROM WORK.



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 750 SEQUOIA DRIVE
 MILPITAS, CA 95035

ISSUE

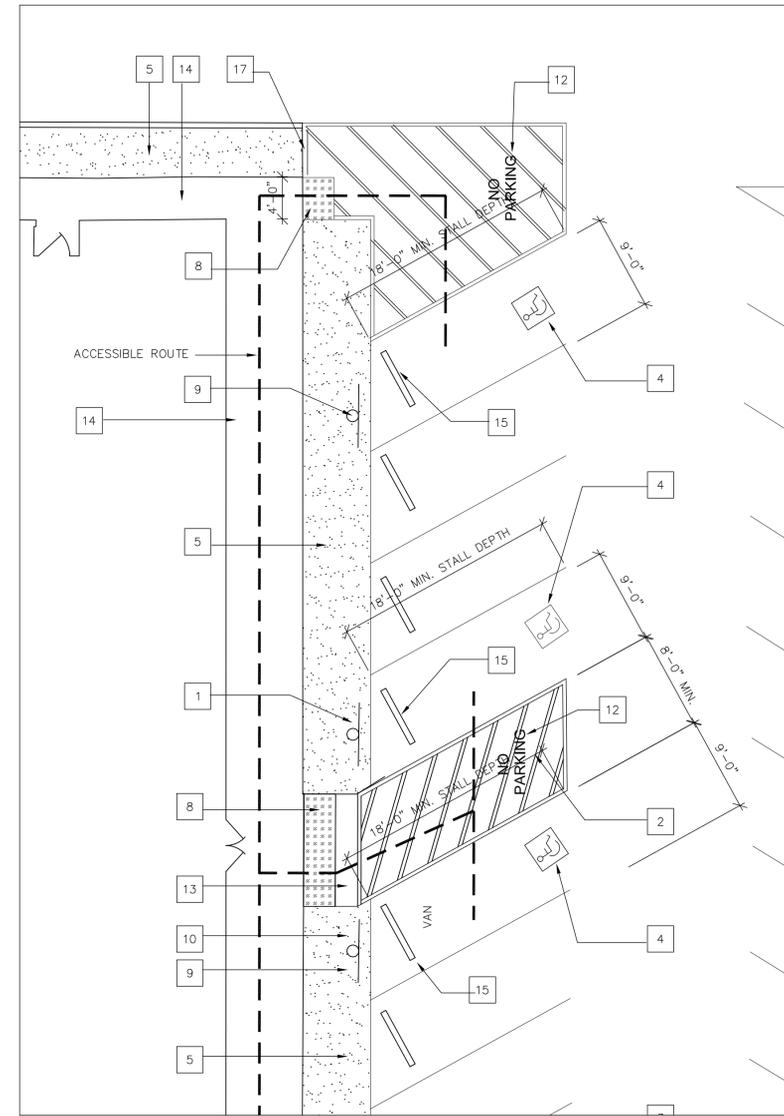
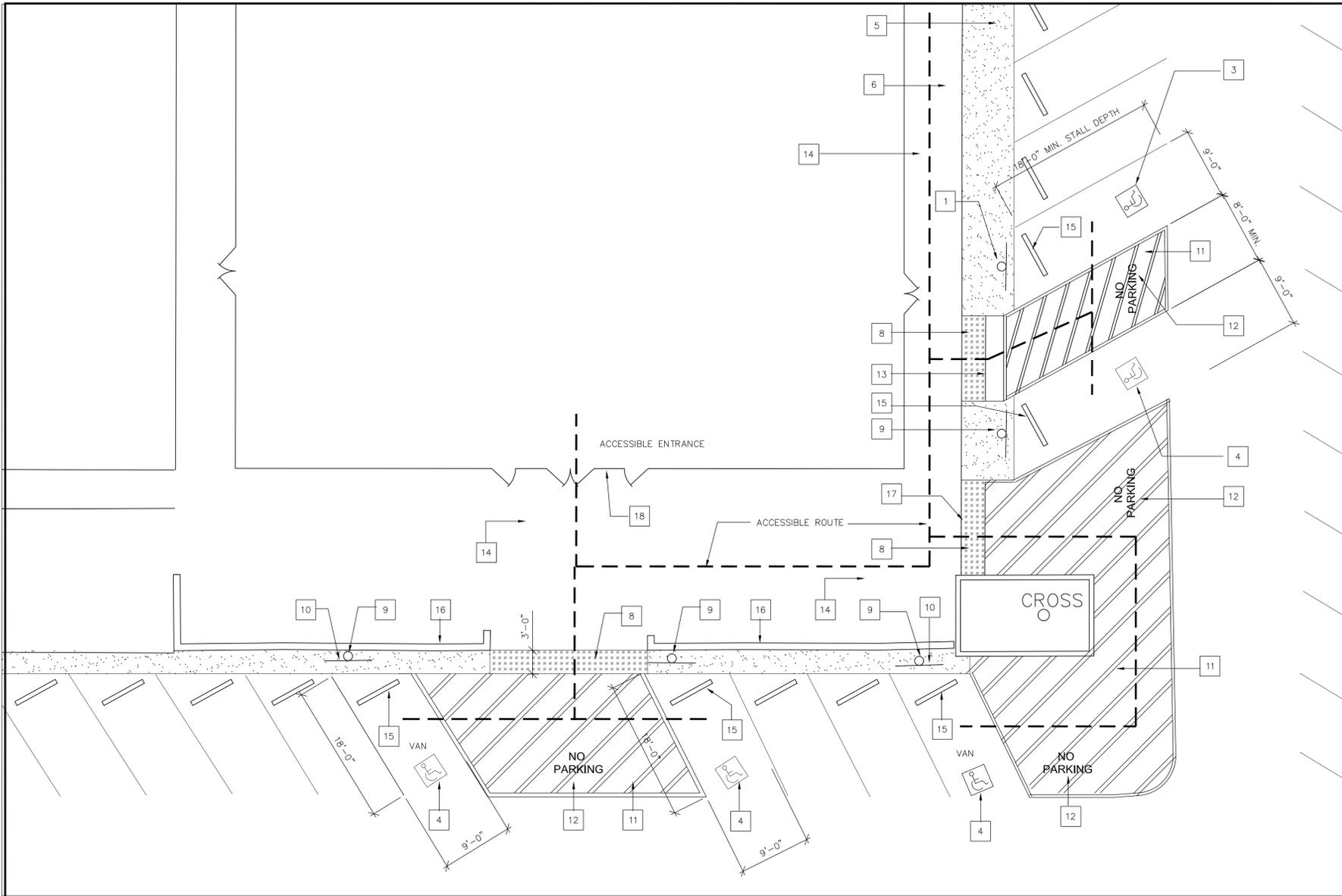
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BACKCHECK	<input checked="" type="checkbox"/>	SEPT 02, 2013
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**EXISTING
 SITE PLAN**

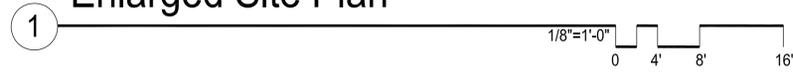
A2

1

1



1 Enlarged Site Plan



SITE PLAN KEYNOTES

1. (N) ACCESSIBLE SIGN. SEE 7/A-4
2. (E) STRIPED ACCESS AISLE.
3. (N) PAINTED ACCESSIBLE SYMBOL. 36" X 36" SEE 6/A-4
4. (E) PAINTED ACCESSIBLE SYMBOL
5. (E) PLANTING AREA
6. (E) SIDEWALK
7. NOT USED
8. (N) TRUNCATED DOMES SEE 8/A4
9. (E) ACCESSIBLE PARKING SIGNAGE
10. (E) VAN PARKING SIGNAGE
11. (N) PAINTED STRIPES AT ACCESS AISLE - MARKED BY A BLUE PAINTED BORDER. WITHIN THE BLUE BORDER HATCHED LINES THAT ARE A MAX OF 36" O.C. PAINTED WITH A COLOR THAT CONTRASTS WITH THE PARKING SURFACE (BLUE OR WHITE)
12. (N) PAINTED NO PARKING LETTERING 12" HIGH MINIMUM.
13. (E) ASPHALT, NO CURB AT ADJACENT PLANTER. SLOPE < 1:20.
14. CONG. WALKWAY. MIN 4'-0" WIDE. LEVEL.
15. CONG. PARKING BUMPER
16. (E) LOW WALL
17. (E) TRANSITION BETWEEN ASPHALT AND CONCRETE WALKING SURFACE HAS SLOPE < 1:20 - CURB RAMP NOT REQUIRED
18. ACCESSIBLE BUILDING ENTRY SIGN - SEE 4/A4

2 Enlarged Site Plan



SITE NOTES

- A. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION (GRADING, STORMWATER MANAGEMENT).
- B. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR ADDITIONAL INFORMATION. (TREES, IRRIGATION, ETC.)
- C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. SEE A2 FOR EXISTING SITE PLAN LAYOUT. PROVIDE SITE DEMOLITION AS REQUIRED.
- E. PROVIDE PARKING LOT BASE PER REQUIREMENTS OF SOILS REPORT AND CIVIL ENGINEERING DRAWINGS.
- F. ACCESSIBLE ROUTE OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO MAIN ENTRANCE DOOR SHALL HAVE MAXIMUM SLOPE OF 5% IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS SLOPE.
- G. VAN ACCESSIBLE PARKING SPACE ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM. (CBC 1129B.3.2) LOCATED ON THE PASSENGER SIDE OF THE VEHICLE.



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750 SEQUOIA DRIVE
MILPITAS, CA 95035

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Enlarged Site Plan

A-3

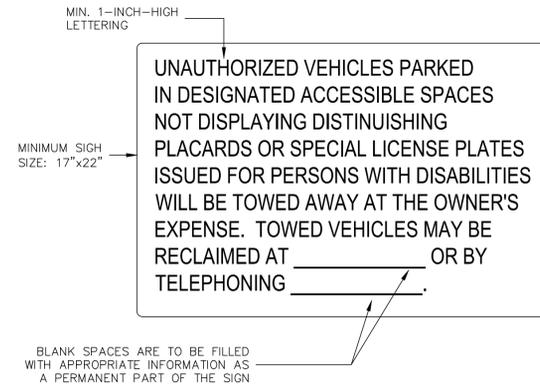
NOTES APPLICABLE TO SIGN DETAILS 7

1. ALL SIGN SUBSTRATES SHALL BE 1/8" THICK REFLECTORIZED ALUMINUM
2. LETTERS AND GRAPHICS SHALL BE SILK SCREENED REFLECTORIZED ALUMINUM
3. ALL SIGNS SHALL BE MOUNTED WITH TAMPER PROOF SCREWS TO GALVANIZED 2" DIAMETER STANDARD STEEL PIPE. PIPE SHALL BE SHOP PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL
4. IN LIEU OF TAMPER PROOF SCREWS, SPOT WELDING END OF BOLT AFTER NUT INSTALLATION IS ACCEPTABLE
5. PROVIDE 3/4" RADIUS AT ALL SIGN CORNERS
6. SIGNS SHALL BE MOUNTED IN A CONSPICUOUS LOCATION

SIGN NOTES 10_07

9 SIGN NOTES

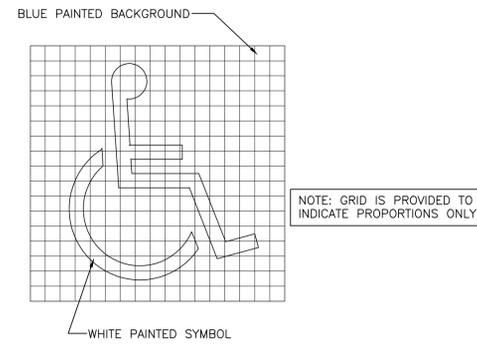
N.T.S.



parking_entrance_sign

10 PARKING ENTRANCE SIGN

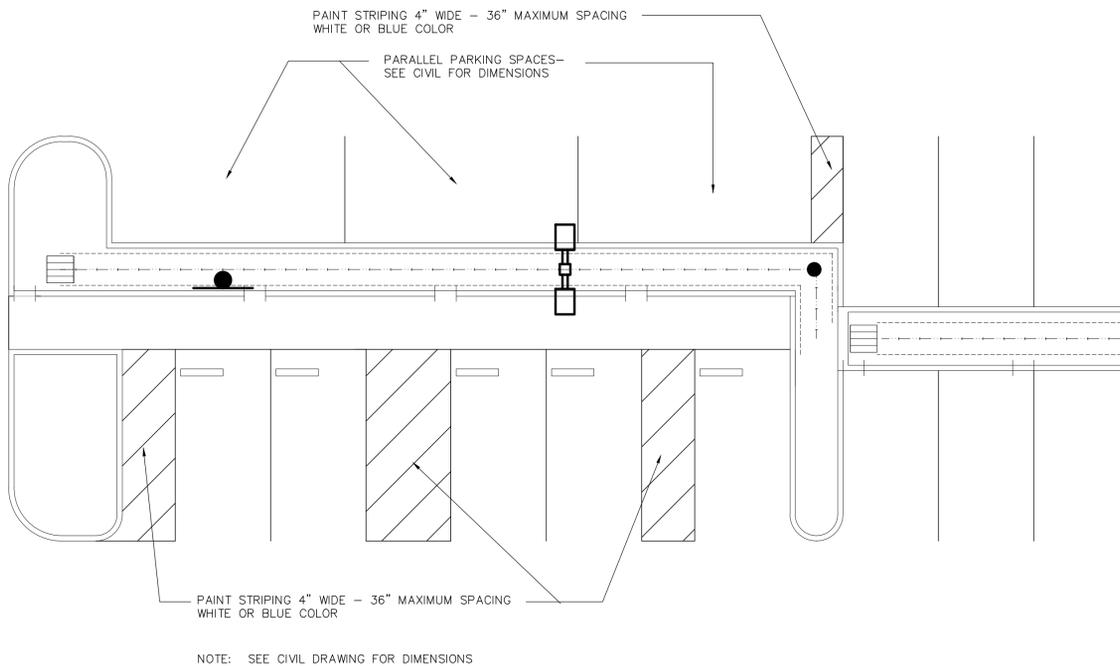
NTS



ACCESS_SYMBOL

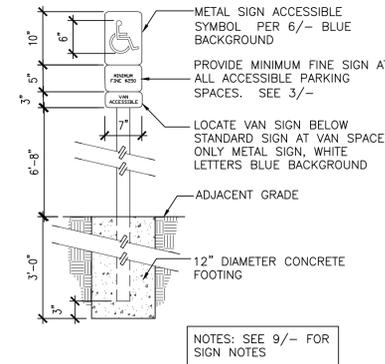
6 ACCESSIBLE SYMBOL

1"=1'-0"



16 ENLARGED SITE PLAN

1/8" = 1'-0"



ACCESS_SIGN

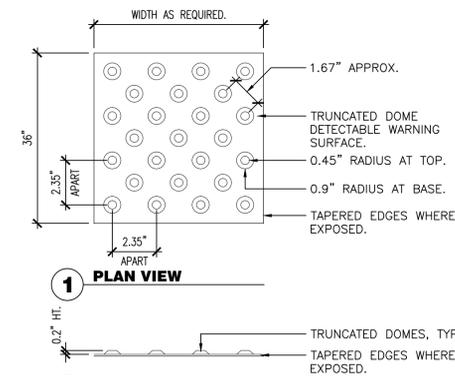
7 ACCESSIBLE SIGN

3/4"=1'-0"



3 ACCESSIBLE PARKING SIGN

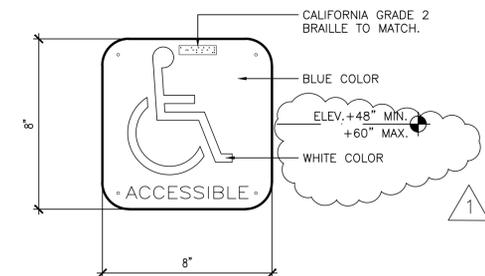
N.T.S.



TRUNC_DOME

8 TRUNCATED DOMES

N.T.S.



4 MAIN ENTRY SIGNAGE

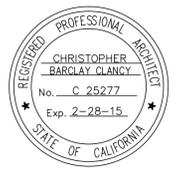
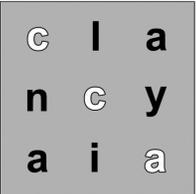
3"=1'-0"



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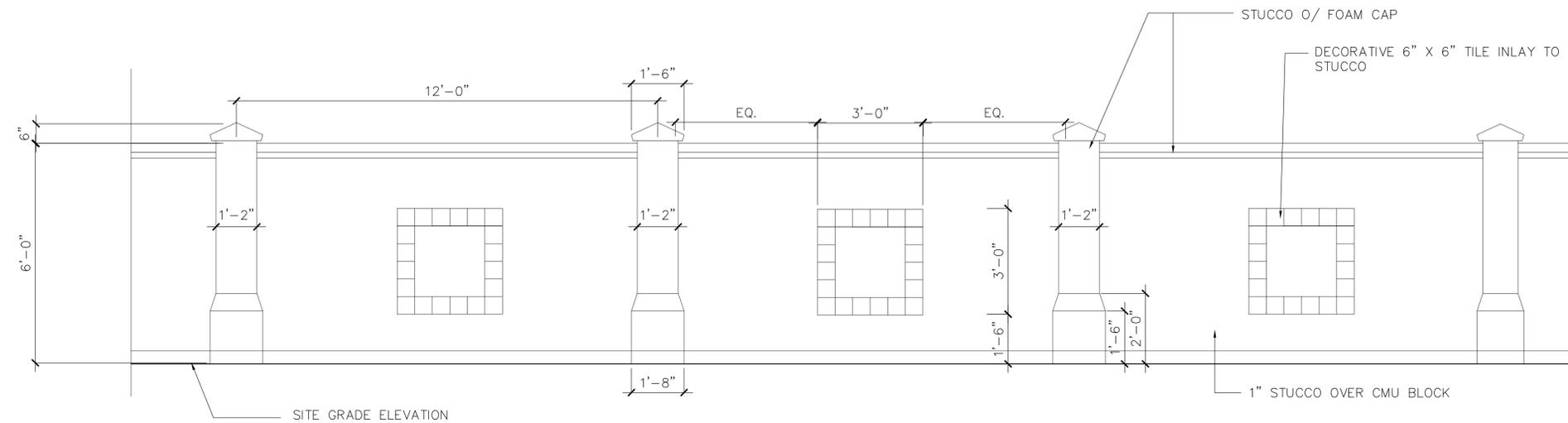
SAINT ELIZABETH CHURCH
PARKING LOT EXPANSION
750 SEQUOIA DRIVE
MILPITAS, CA 95035

ISSUE

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	<input type="checkbox"/>	

Site Details

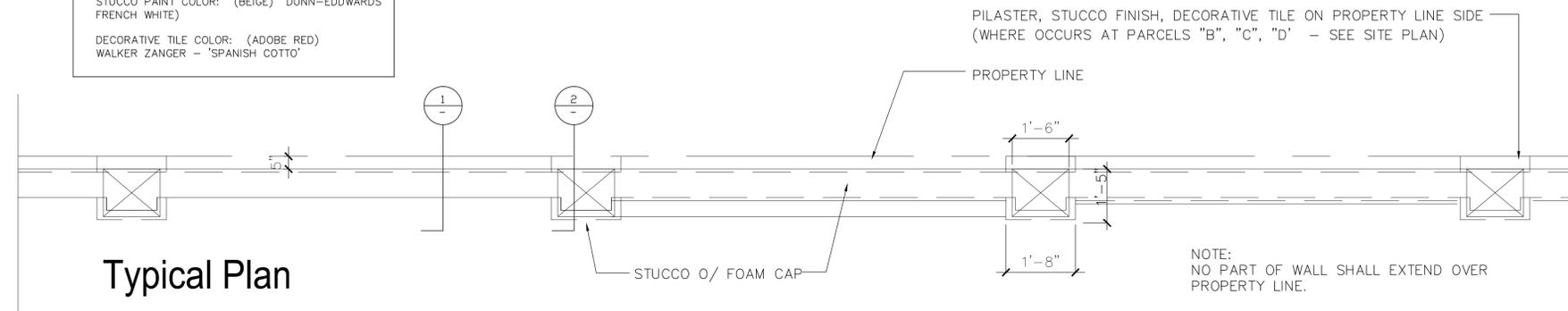




Typical Elevation

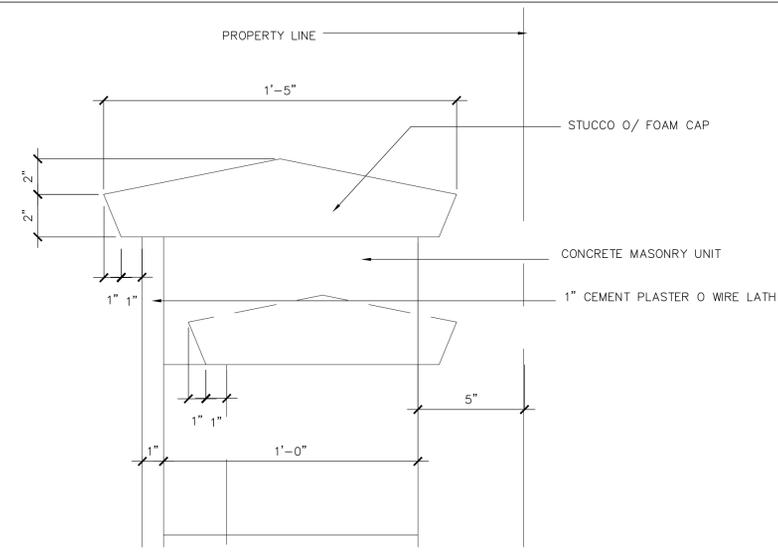
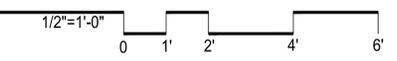
SEE MATERIAL BOARD DRAWING MB-1 FOR COLORS AND FINISHES
 STUCCO PAINT COLOR: (BEIGE) DUNN-EDWARDS FRENCH WHITE
 DECORATIVE TILE COLOR: (ADOBE RED) WALKER ZANGER - "SPANISH COTTO"

NOTE:
 STUCCO, PILASTER, AND TILE OCCURS ON PARKING LOT / CHURCH SIDE OF NEW MASONRY WALL. FOR WALL ADJACENT TO PARCEL "B", "C", "D", STUCCO, PILASTER AND TILE OCCURS ON BOTH SIDES OF NEW MASONRY WALL. SEE SITE PLAN A-1 FOR LOCATION

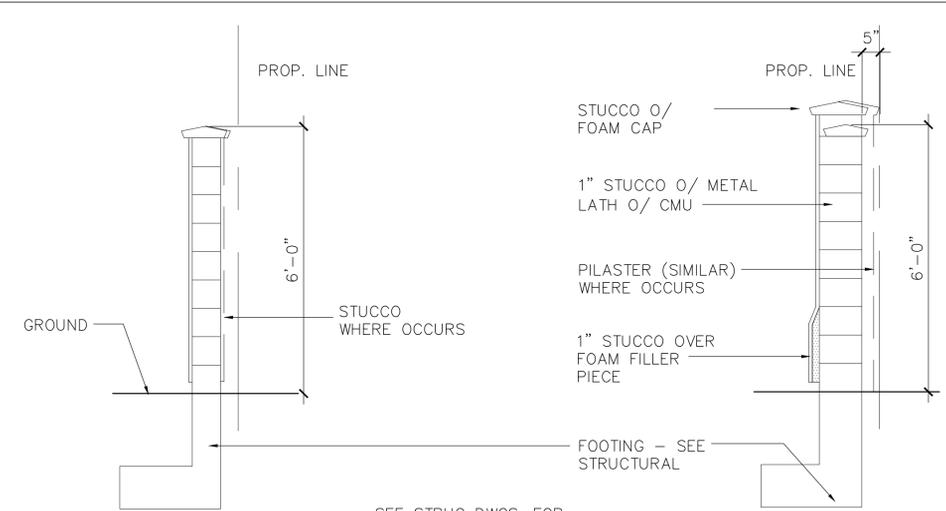
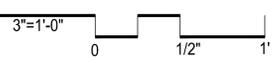


Typical Plan

Solid Masonry Fence Details



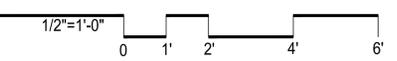
Detail at Precast Cap



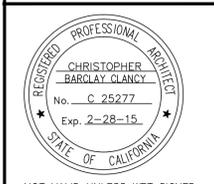
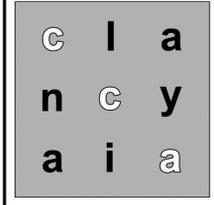
1

Solid Masonry Fence Details

2



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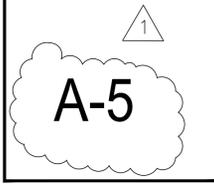
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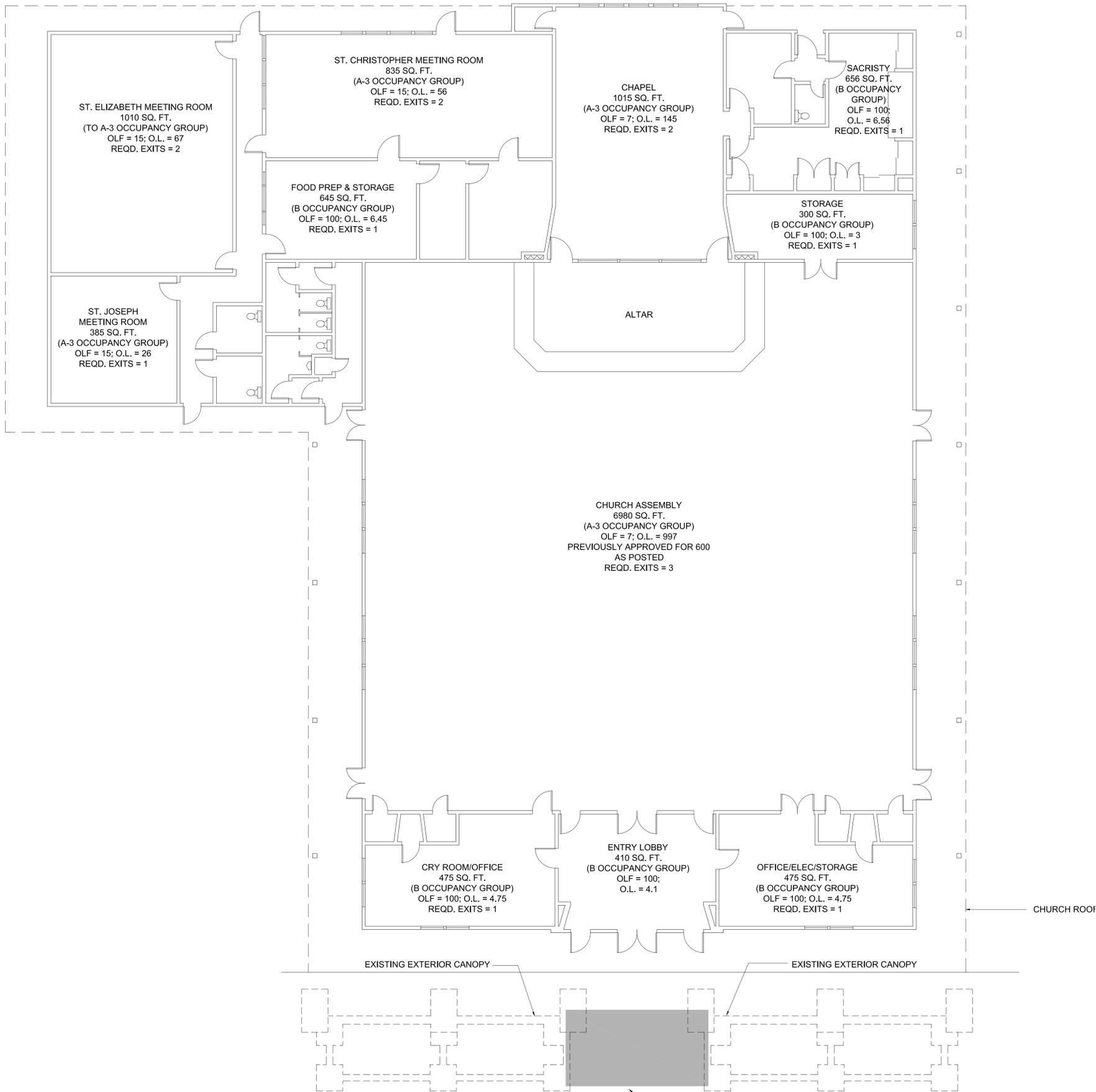
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	<input type="checkbox"/>	

Fence Details





Parking Calculation

EXISTING CHURCH BUILDING

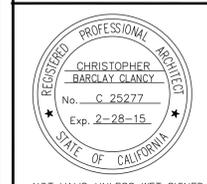
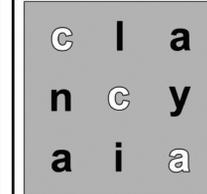
PARKING REQUIREMENT ANALYSIS

1 SPACE PER FIVE PERSONS IN MAIN ASSEMBLY SPACE, PLUS PARKING FOR OFFICES AND CLASSROOMS

MAIN ASSEMBLY SPACE	199 SPACES
NO CLASSROOMS	
MEETING OFFICE ROOMS	13 SPACES
3180 SQ. FT. / 1/240 SQ. FT. = 13.25 STALLS	
TOTAL	212 SPACES



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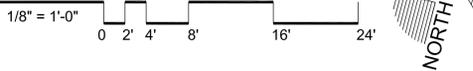
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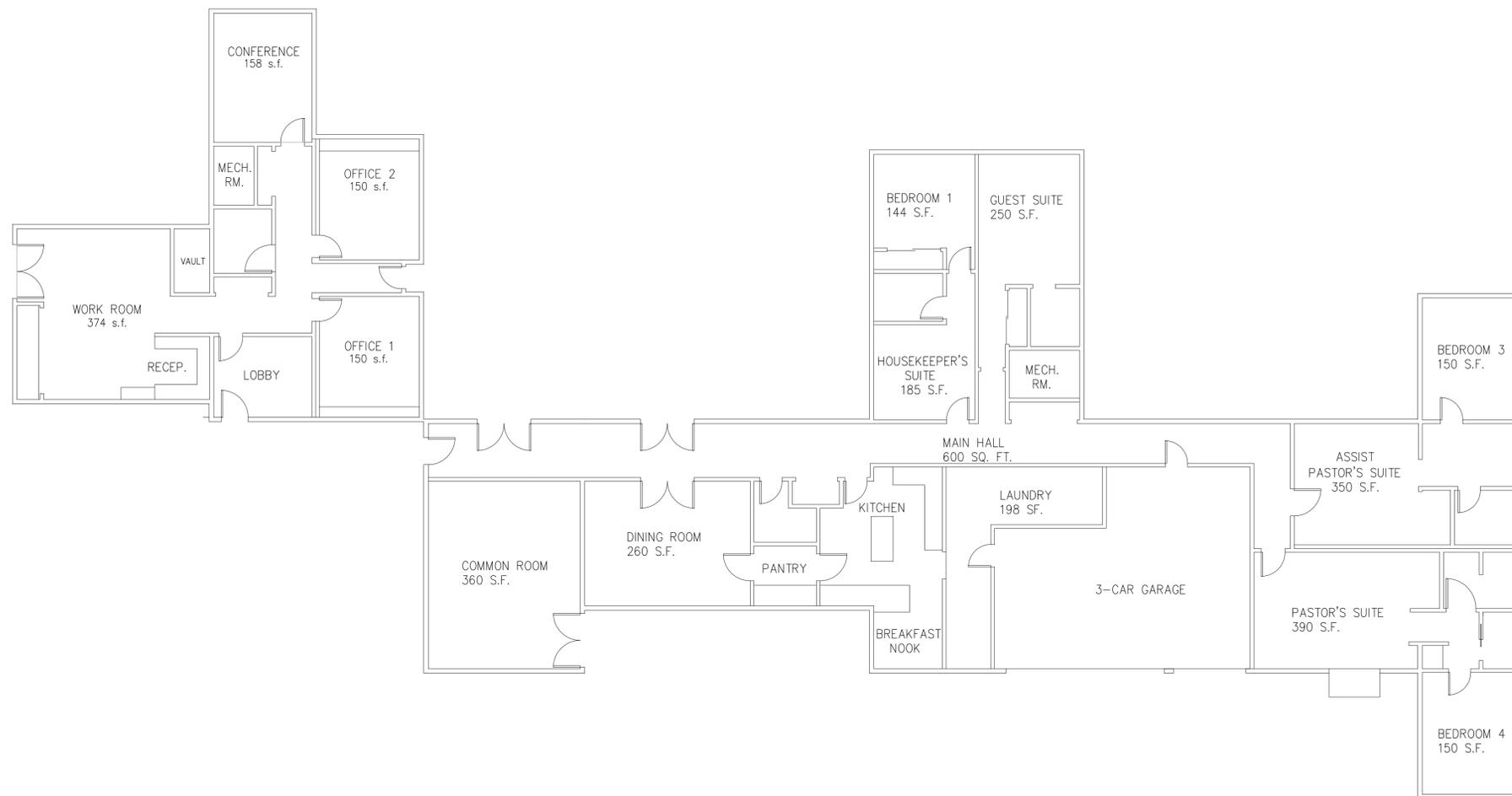
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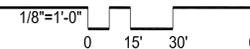
A EXISTING CHURCH FLOOR PLAN



A-P1



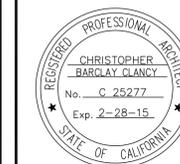
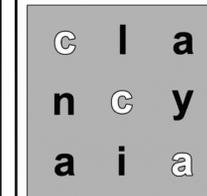
Existing Rectory Building Plan



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RECTORY PLAN

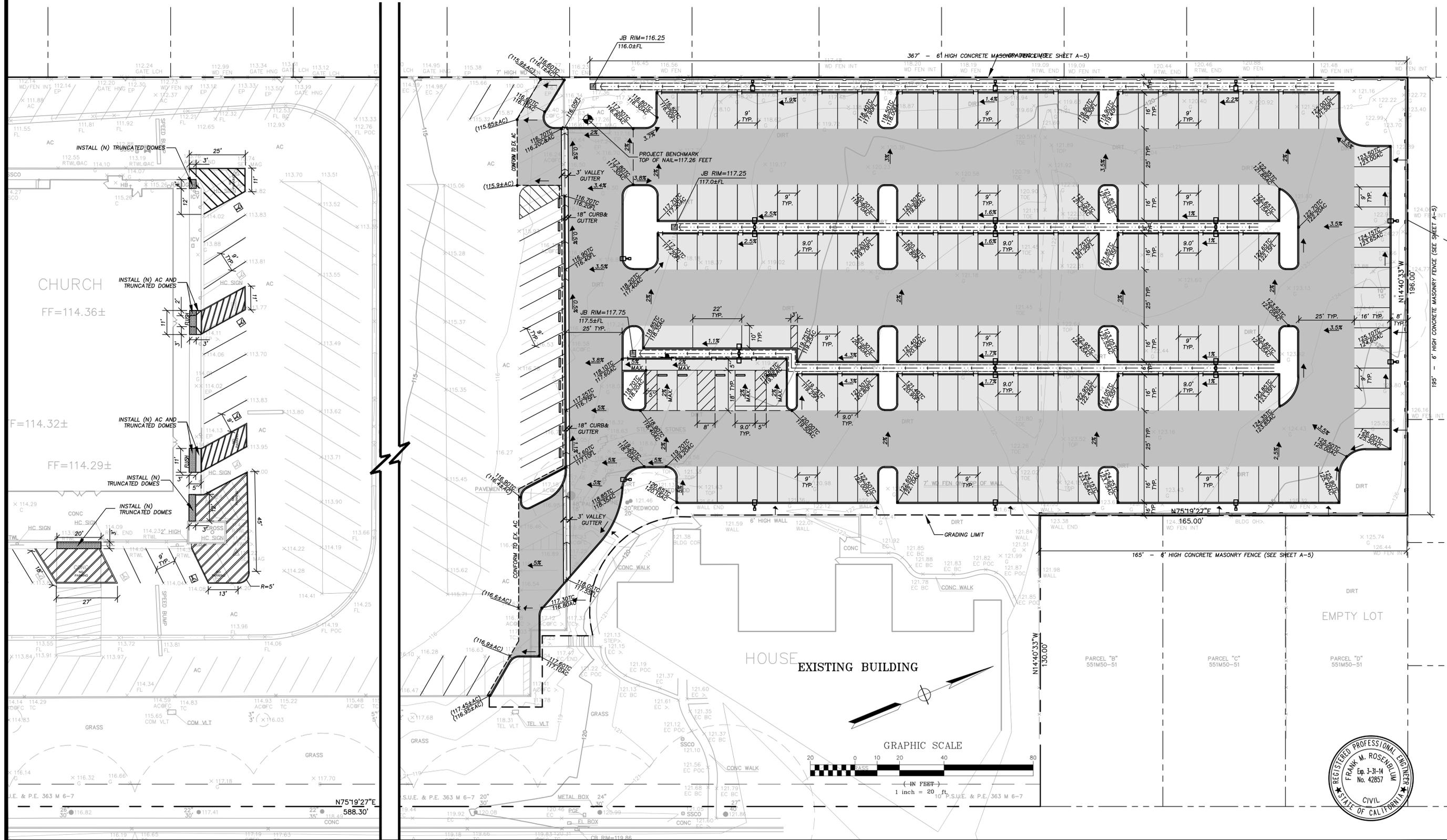
A-P2

GRADING & PAVING LEGEND

2.5" ON 8.5"	NEW AC PAVEMENT - PARKING (2.5" AC ON 8.5" CLASS 2 AB ON 6" RECOMPACTED SUBGRADE (95%) PER SOIL REPORT BY AST JUNE 18, 2012)	AC	ASPHALT CONCRETE
3" ON 10"	NEW AC PAVEMENT - TRAFFIC (3" AC ON 10" CLASS 2 AB ON 6" RECOMPACTED SUBGRADE (95%) PER SOIL REPORT BY AST JUNE 18, 2012)	AD	AREA DRAIN
		C, PCC, CONC.	PORTLAND CEMENT CONCRETE
		CB	CATCH BASIN
		CO/TO/SDCO/SSCO	CLEAN OUT TO GRADE
		EX., EXIST.	EXISTING
		FL	FLOW LINE
		G	GROUND
		GB	GRADE BREAK
		JB	JUNCTION BOX
		SOM/H	STORM DRAIN MAINTENANCE HOLE
		TC	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL
---	LIMIT OF GRADING		
- - -	SAW CUT LINE		
- - -	DRAINAGE FLOW LINE		
- - -	GRADE BREAK LINE		
- - - R - - -	RIDGE LINE		
---	FINISH GRADE CONTOUR		

GENERAL NOTES

1. THE CONTRACTOR SHALL LAY OUT THE WORK, SETTING GRADESTAKES, ESTABLISHING LINES, BASE LINES, ELEVATIONS AND OTHER REFERENCE MARKERS AND INFORMATION NECESSARY TO COMPLETE THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY THEREOF.
2. ANY INCONSISTENCIES IN EXISTING OR PROPOSED ELEVATIONS SHALL BE BROUGHT TO THE NOTICE OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONSTRUCTION OR AS SOON AS DISCOVERED.
3. IN THE EVENT THAT ANY UNKNOWN UNDERGROUND TANKS OR STRUCTURES OR UTILITY LINES ARE DISCOVERED ON THE SITE THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO DETERMINE THE DISPOSITION OF THE STRUCTURE.
4. CONTRACTOR SHALL IMPORT REQUIRED MATERIALS OR EXPORT EXCESS AS REQUIRED TO ESTABLISH PLAN GRADES. EXCESS MATERIAL IF ANY SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.
5. EXISTING WATER, STORM AND SANITARY INVERTS SHALL BE EXPOSED AND VERIFIED PRIOR TO ANY NEW CONSTRUCTION.



#	DESC.	REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1830 Oakland Road, Ste. A114, San Jose, Ca. 95131
Tel. No. (408) 453-1222 Fax No. (408) 453-1207

SAINT ELIZABETH CHURCH
750 SEQUOIA DRIVE
MILPITAS CALIFORNIA

GRADING & PAVING PLAN

Date 09-02-2013
Scale 1"=20'
Design By: DV
Job J13033
Sheet C3

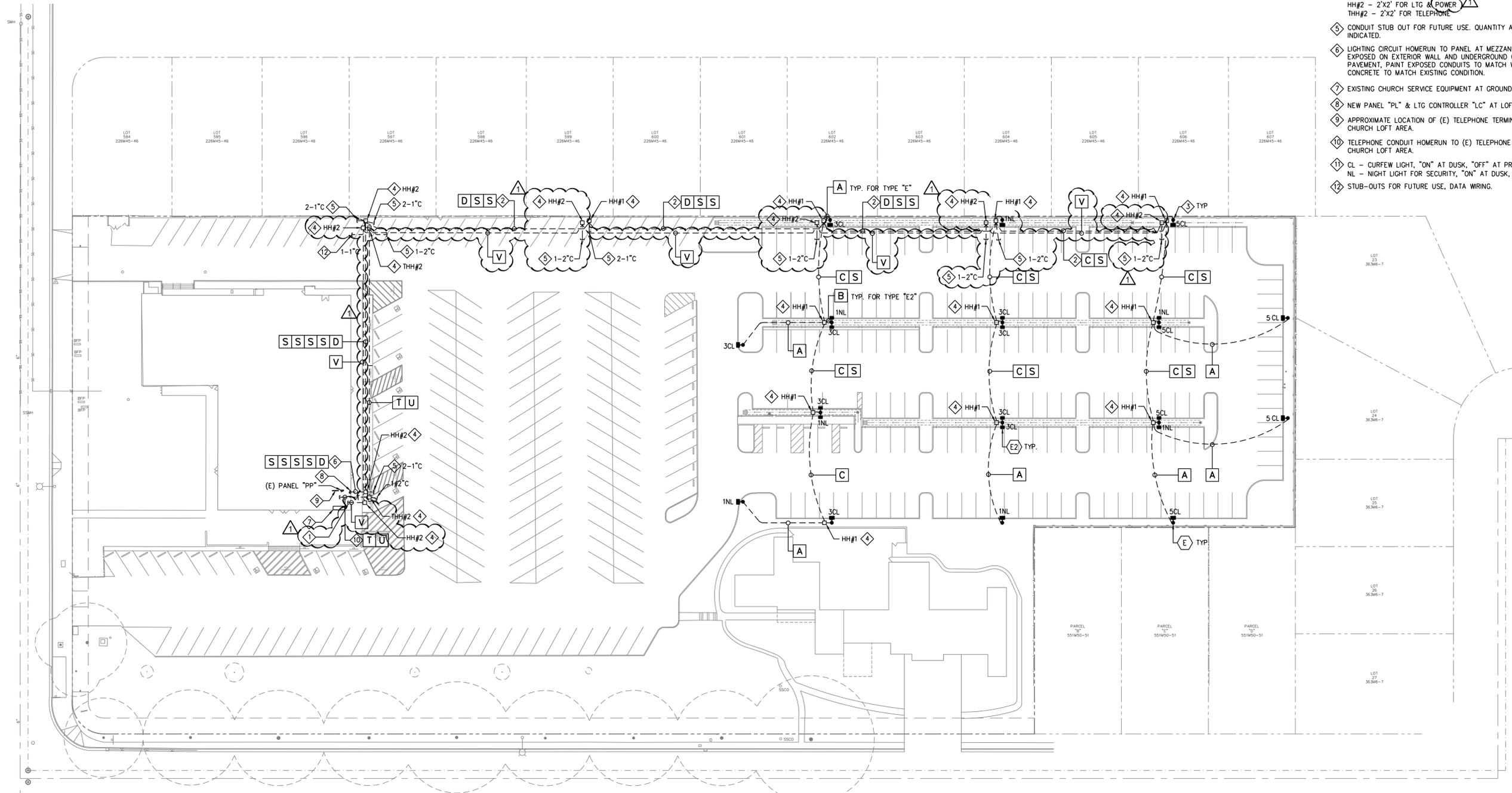


GENERAL LIGHTING NOTES:

- PER MILPITAS MUNICIPAL CODE, XI-10-54.17, EXTERIOR LIGHTING SHALL BE SHIELDED OR RECESSED SO THAT GLARE AND REFLECTIONS ARE CONTAINED WITHIN THE BOUNDARIES OF THE PARCEL. FIXTURE SHALL BE APPROPRIATE IN TERMS OF HEIGHT, STYLE, DESIGN, SCALE AND WATTAGE TO THE USE OF THE PROPERTY.
- PROVIDE PARKING LOT LIGHTING AS FOLLOWS:
MIN. ILLUM - 0.2 FC
UNIFORMITY RATIO - 20:1
MAXIMUM - .01 FC 15 FT BEYOND PROPERTY LINE.

KEY NOTES:

- CONDUIT STUB OUT TO CEILING, NEAR MAIN SWITCHBOARD AT GROUND FLOOR.
- PARKING AREA LIGHTING CIRCUIT IN UNDERGROUND CONDUITS. DO NOT RUN CLOSER THAN 10'-0" FROM THE PROPERTY LINE EXCEPT WHEN ENTERING POST LIGHTS AND HAND HOLES.
- POSTLIGHT ON 2 FEET HIGH FOOTING. SEE DETAIL ON 6/E-1.
- PRE-CAST REINFORCED CONCRETE HANDHOLE WITH CONCRETE LID. RATED FOR "INCIDENTAL" TRAFFIC. SIZE AS FOLLOWS:
HH#1 - 1'x2' FOR LTG
HH#2 - 2'x2' FOR LTG & POWER
THH#2 - 2'x2' FOR TELEPHONE
- CONDUIT STUB OUT FOR FUTURE USE. QUANTITY AND SIZE AS INDICATED.
- LIGHTING CIRCUIT HOMERUN TO PANEL AT MEZZANINE LEVEL. RUN EXPOSED ON EXTERIOR WALL AND UNDERGROUND ON EXISTING PAVEMENT, PAINT EXPOSED CONDUITS TO MATCH WALL. PATCH CONCRETE TO MATCH EXISTING CONDITION.
- EXISTING CHURCH SERVICE EQUIPMENT AT GROUND FLOOR.
- NEW PANEL "PL" & LTG CONTROLLER "LC" AT LOFT AREA.
- APPROXIMATE LOCATION OF (E) TELEPHONE TERMINAL BOARD AT CHURCH LOFT AREA.
- TELEPHONE CONDUIT HOMERUN TO (E) TELEPHONE TERMINAL BOARD AT CHURCH LOFT AREA.
- CL - CURFEW LIGHT, "ON" AT DUSK, "OFF" AT PRE-DETERMINED TIME.
NL - NIGHT LIGHT FOR SECURITY, "ON" AT DUSK, "OFF" AT DAWN.
- STUB-OUTS FOR FUTURE USE, DATA WIRING.



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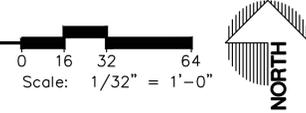
REGISTERED PROFESSIONAL ENGINEER
TOMISLAV Z. GAVIC
No. E15130
Exp. 08/29/14
ELECTRICAL
STATE OF CALIFORNIA

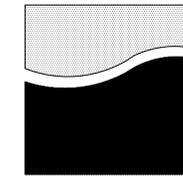
PARKING LOT LIGHTING PLAN
SAINT ELIZABETH CHURCH
750 SEQUOIA DRIVE
MILPITAS, CA 95035

ISSUE

BLDG. DEPT.	<input type="checkbox"/>	JULY 30, 2013
BACKCHECK	<input type="checkbox"/>	09-02-13
	<input type="checkbox"/>	

A PARKING LOT LIGHTING PLAN





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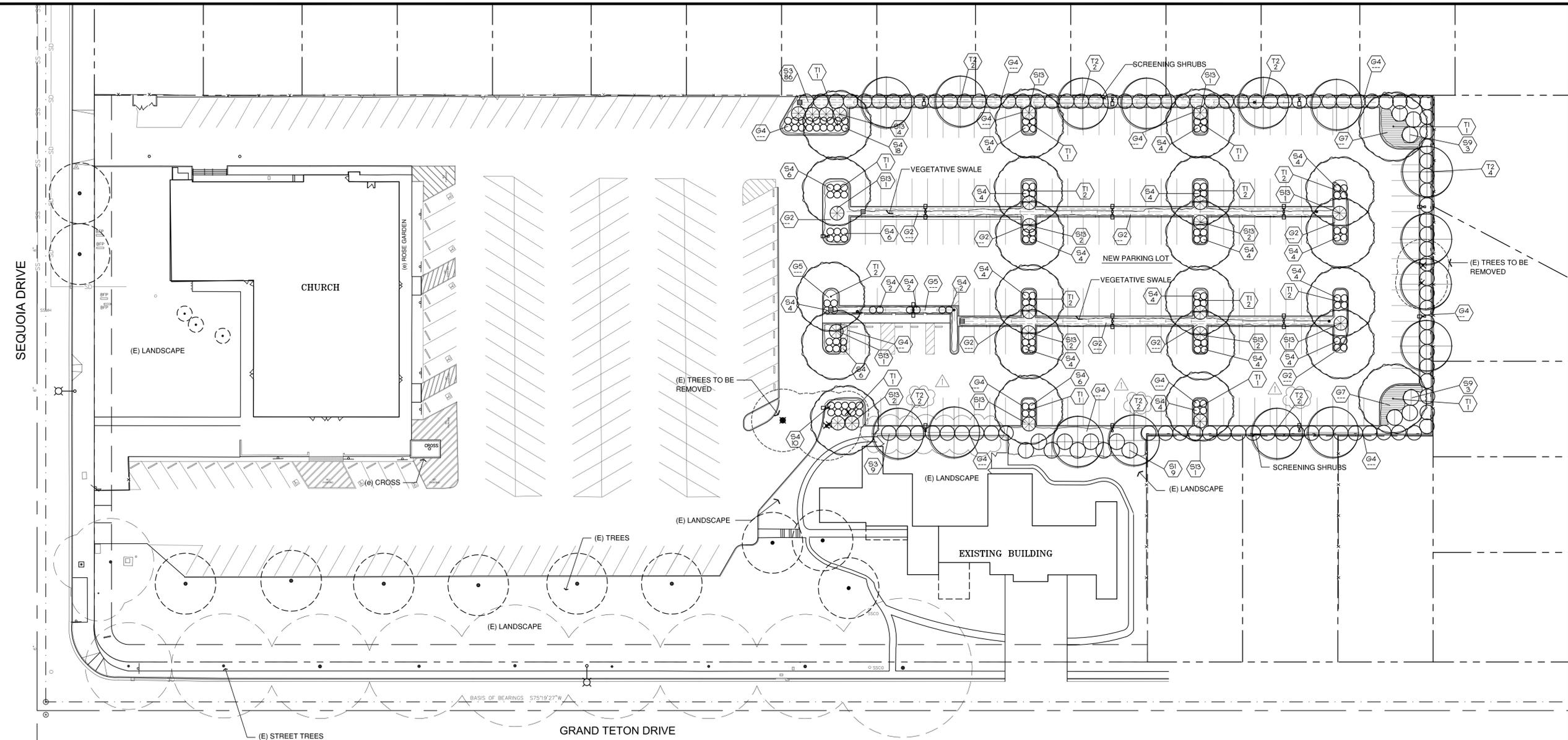
750 SEQUOIA DRIVE
MILPITAS, CA

ISSUE	DATE
BACKCHECK	09.02.13



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Approved	PJR
Drawn	JH
Reviewed	PJR
Project No.	12.19
Scale	Issue Date 06.28.12



PLANT LIST:

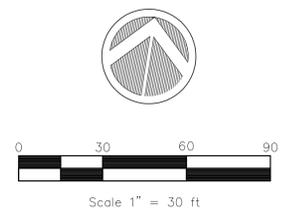
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	23	24"BOX	STANDARD	LOW
T2	CERCIS C. FOREST PANSY'	EASTERN REDBUD	16	24"BOX	STANDARD	LOW
T3	LAGERSTROEMIA L. 'MUSKOGEE'	CRAPE MYRTLE	---	24"BOX	MULTI-TRUNK	LOW
T4	---	---	---	---	---	---
SHRUBS						
S1	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	9	5 GAL		LOW
S2	SESLERIA AUTUMNALIS	MOOR GRASS	-	1 GAL		LOW
S3	EUONYMUS J. 'SILVER QUEEN'	EVERGREEN EUONYMUS	95	5 GAL		MEDIUM
S4	LAVANDULA S. 'OTTO QUAST'	LAVENDER	122	5 GAL		LOW
S5	LEPTOSPERMUM S. 'RUBY GLOW'	TEA TREE	-	5 GAL		LOW
S6	LEPTOSPERMUM S. 'CANTON PRINCE'	CANTON PRINCE RYE	-	1 GAL		LOW
S7	LOROPETALUM C. 'PLUM DELIGHT'	FRINGE FLOWER	-	5 GAL		LOW
S8	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	-	5 GAL		LOW
S9	PITTOSPORUM T. 'VAREGATA'	VARIGATED TOBIRA	6	5 GAL		LOW
S10	RHAPHIOLEPIS U. 'MINOR'	YEDDO HAWTHORN	-	5 GAL		LOW
S11	SALVIA GREGGI 'ALBA'	SAGE	-	5 GAL		LOW
S12	PENSTEMON 'FIREBIRD'	BEARD TONGUE	-	5 GAL		LOW
S13	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE FLAX	22	5 GAL		LOW
S14	JUNIPERUS S. 'PATHFINDER'	PATHFINDER JUNIPER	-	5 GAL		LOW
GROUND COVERS						
G1	CEANOTHUS G.H. 'YANKEE POINT'	WILD LILAC	---	1 GAL	36" O.C.	LOW
G2	CAREX PANSA	CALIFORNIA MEADOW SEDGE	---	SOD	-	LOW
G3	LANTANA MONTEVIDENSIS	LANTANA	---	1 GAL	24" O.C.	LOW
G4	OSTEOSPERMUM F. 'WHITE'	AFRICAN DAISY	---	FLATS	18" O.C.	LOW
G5	ROSA 'WHITE CARPET'	FLOWER CARPET WHITE ROSE	---	2 GAL	36" O.C.	MEDIUM
G6	CENTAUREA CINERARIA	DUSTY MILLER	---	4" POT	18" O.C.	LOW
G7	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	---	1 GAL	24" O.C.	LOW

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT 1-800.227.2600
- PROTECT EXISTING STORM DRAIN INLETS DRAIN INLETS, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

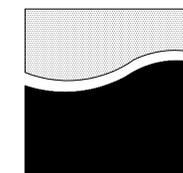
PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



LANDSCAPE PLANTING PLAN

L1.0



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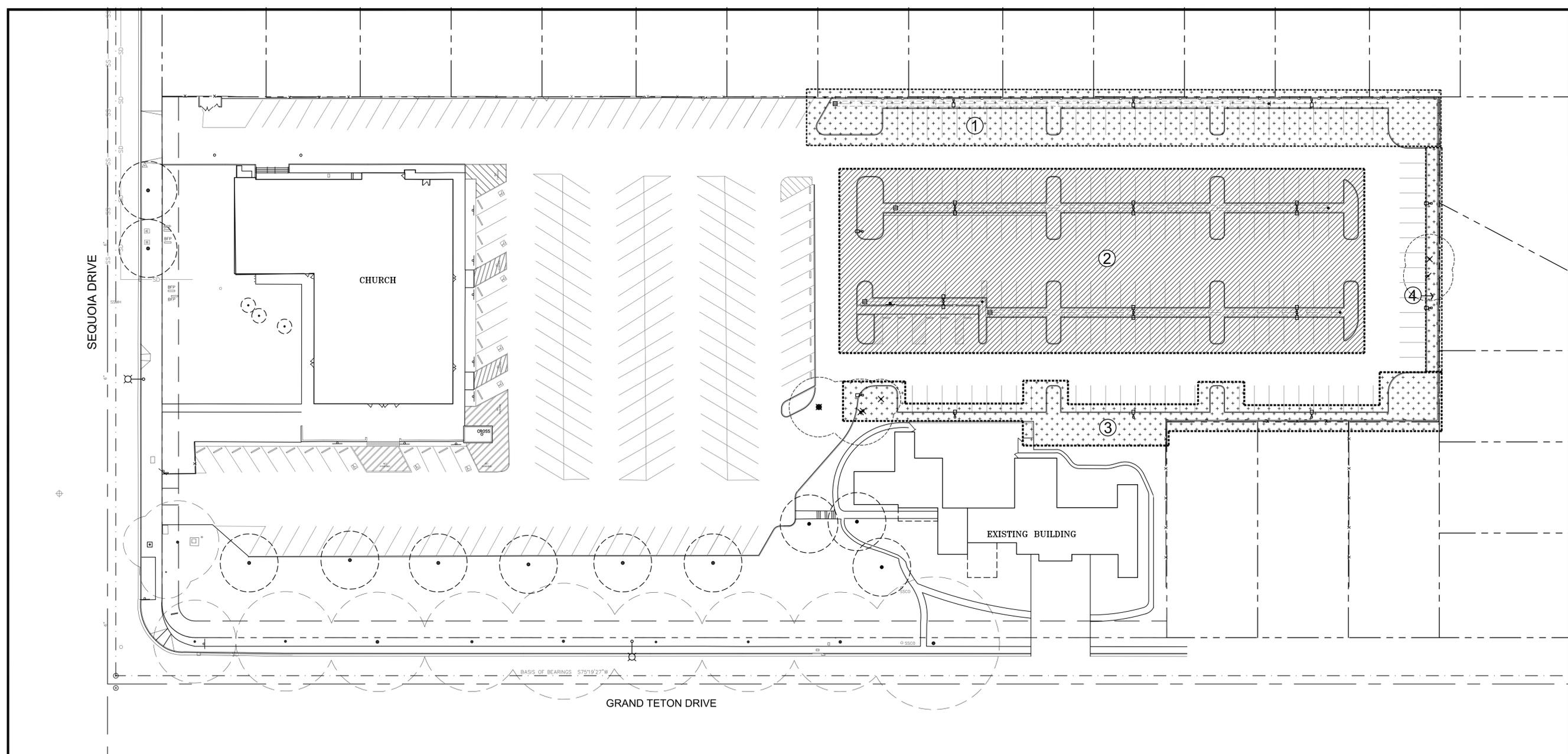
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ISSUE	DATE
BACKCHECK	09.02.13



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Drawn	JH	Project No.	12.19
Scale	1" = 30'	Issue Date	06.28.12



MAWA

$$MAWA = (Eto) \times (\phi 62) \times ((\phi 7 \times LA) + (\phi 3 \times \phi LA))$$

MAWA = 281,554 gallons/year
eto = 45.3

hydro-zone	plant water use	hydro-zone area	ETWU
1	low	3,933	77,324
2	medium	5,237	102,960
3	low	4,131	81,216
4	low	1,020	20,053
		14,321	281,554

ETWU

ESTIMATED WATER USE (ETWU)

$$ETWU = (Eto) \times (\phi 62) \times \left(\frac{PF \times HA}{IE} + \phi LA \right)$$

ETWU = 146,553 gallons/year
eto = 45.3

irrigation valve	plant water use	plant factor	hydro-zone area	PFxHA	irrigation efficiency	ETWU
1	low	0.2	3,933	787	0.85	25,991
2	medium	0.5	5,237	2,619	0.85	86,521
3	low	0.2	4,131	826	0.85	27,300
4	low	0.2	1,020	204	0.85	6,741
		TOTAL	14,321	4,435		146,553

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

- HIGH WATER REQUIREMENT (turf)**
0 - square feet
(over head spray irrigation)
- MEDIUM WATER REQUIREMENT (shrubs/g.c.)**
5,237 - square feet
(drip line emitter irrigation)
- LOW WATER REQUIREMENT (shrubs/g.c.)**
9,084 - square feet
(drip line emitter irrigation)

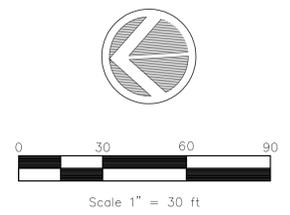
MONTHLY MAINTENANCE SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
IRRIGATION	CHECK COVERAGE WEEKLY. ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○											
IRRIGATION MAINTENANCE	FLUSH FILTERS AND REPLACE DEFECTIVE NOZZLES. + + + + + + + + + + + + + +											
FERTILIZATION	10 LBS. N-6-8 / 1000 SF. EACH 30 DAYS. + + + + + + + + + + + + + +											
WEEDING	BY HAND AS REQUIRED EACH WEEK. + + + + + + + + + + + + + +											
CLEANUP	WEEKLY TRASH AND GENERAL SITE CLEANUP. REMOVE AND REPLACE DEAD PLANTS AS NECESSARY. + + + + + + + + + + + + + +											
MULCHING	MULCH HEAVILY IN EARLY SPRING. REPLACE AS NECESSARY. + + + + + + + + + + + + + +											
PRUNING	REMOVE DEAD BRANCHES AND CROSSING BRANCHES. + + + + + + + + + + + + + +											
MOWING	MOW LAWN WEEKLY AS REQUIRED. + + + + + + + + + + + + + +											

+ ACTION REQUIRED
○ ACTION REQUIRED IF WEATHER REQUIRES/ALLOWES

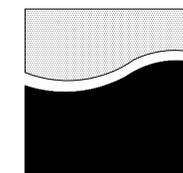
PROJECT DETAILS

RENOVATED LANDSCAPE AREA TOTAL - 14,321 SF.
IRRIGATION WATER SOURCE - MUNICIPAL WATER WITH IRRIGATION WATER METER



LANDSCAPE HYDRO ZONE PLAN

L2.0



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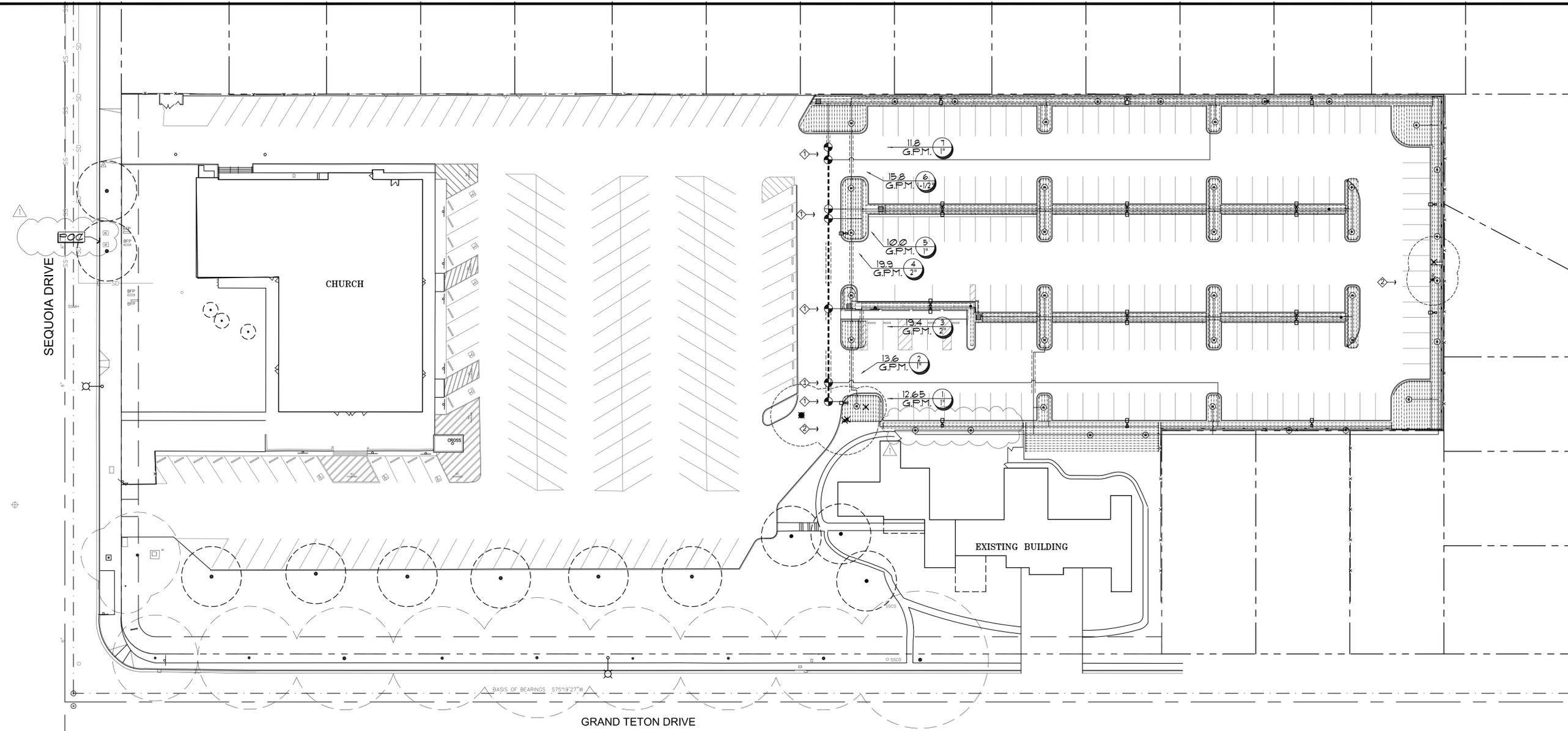
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ISSUE	DATE
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Approved	PJR	Reviewed	PJR
Drawn	JH	Project No.	12.19
Scale	1" = 30'	Issue Date	06.28.12



IRRIGATION LEGEND

KEY	DESCRIPTION
[P.O.C.]	POINT OF CONNECTION (CONNECT TO IRRIGATION WATER METER) IRRIGATION WATER METER - TO BE PROVIDED BY OTHERS IF STATIC PRESSURE AT WATER METER EXCEEDS 120 PSI - USE SCH 40 STEEL PIPE FROM IRRIGATION METER TO IRRIGATION B.F.P. (SIZE AS NOTED ON PLANS)
-----	SCHEDULE 40 - or - CLASS 315 PVC PRESSURE MAIN LINE (SIZE AS NOTED)
====	SCHEDULE 40 PVC NON-PRESSURE SLEEVE UNDER PAVEMENT (2X SIZE/SIDE PIPE)
-----	CLASS 200 PVC NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
[T]	INDICATES CONTROLLER STATION NO.
[V]	INDICATES VALVE SIZE
[C]	TORO - INTELLI-SENSE IRRIGATION CONTROLLER 'A' (T18-36-P-MU) (QTY:1) (VERIFY EXISTING VALVES)
[C]	TORO - INTELLI-SENSE IRRIGATION CONTROLLER 'B' 4' C' (T18-24-P-MU) (QTY:2) (VERIFY EXISTING VALVES)
[C]	(TF8) - TORO FLOW SENSOR
[C]	(ETE-PRO-IT) - ET EVERYWHERE DATA SERVICE
[X]	RAINBIRD - QUICK COUPLER VALVE - 3/4" (33-DLRC)
[V]	'IRRITROL' 1000 SERIES 'ULTRA-FLOW' - ELECTRIC VALVE - (SIZE AS NOTED)
[V]	'IRRITROL' 1000 SERIES 'ULTRA-FLOW' - ELECTRIC VALVE - (SIZE AS NOTED). TREE BUBBLERS ONLY (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
[X]	EXISTING BACKFLOW PREVENTER
KEY	DESCRIPTION
[R]	TORO 3424-12-25-COM-E (R26"-134 GPM) 12" LAWN POP-UP-STREAM ROTOR
[R]	TORO 3408-12-25-COM-E (R26"-26.8 GPM) 12" LAWN POP-UP-STREAM ROTOR
[R]	TORO 3416-12-25-COM-E (R26"-5.35 GPM) 12" LAWN POP-UP-STREAM ROTOR
[R]	TORO 0-T-12-Q-510Z-4P-PRX-COM-E (0.31-GPM) 4" LAWN POP-UP 'PRECISION' SPRAY NOZZLE
[R]	TORO 0-T-12-H-510Z-4P-PRX-COM-E (0.14-GPM) 4" LAWN POP-UP 'PRECISION' SPRAY NOZZLE
[R]	TORO 0-T-12-F-510Z-4P-PRX-COM-E (148-GPM) 4" LAWN POP-UP 'PRECISION' SPRAY NOZZLE
[R]	TORO FB-25-PC (0.25 GPM) FLOOD BUBBLER ON FLEX TUBE - 30PSI
[R]	RAINBIRD XFS-25-18-500 (5UB-SURFACE DRIP) 0.5 GPH DRIFLINE AT 18" SPACING
[R]	XCT-100-PRB-COM CONTROL ZONE/FILTER KIT - 1" (MAX. FLOW OF 20 GPM) (SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION INSTALL PER MANUFACTURER'S SPECIFICATIONS)

IRRIGATION PIPE SIZING CHART

CLASS 200		SCHEDULE 40		CLASS 315	
● INTERMITTENT-PRESSURE LATERAL PIPING		● CONSTANT PRESSURE PIPING 1/2 INCHES AND SMALLER.		● CONSTANT PRESSURE PIPING 2 INCHES AND LARGER.	
1/2"	== 0-4 GPM	1"	== 9-16 GPM	2"	== 31-48 GPM
3/4"	== 5-9 GPM	1 1/4"	== 16-22 GPM	2 1/2"	== 49-65 GPM
1"	== 10-16 GPM	1 1/2"	== 23-30 GPM	3"	== 66-100 GPM
1 1/4"	== 17-26 GPM				
1 1/2"	== 27-35 GPM				
2"	== 36-55 GPM				

MONTHLY MAINTENANCE SCHEDULE

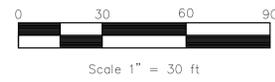
	WINTER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
IRRIGATION WATERING	CHECK COVERAGE WEEKLY.												
IRRIGATION MAINTENANCE	FLUSH FILTERS AND REPLACE DEFECTIVE NOZZLES.												
FERTILIZATION	10 LBS. 8-6-8 / 1000 SF. EACH 30 DAYS.												
WEEDING	BY HAND AS REQUIRED EACH WEEK.												
CLEAN-UP	WEEKLY TRASH AND GENERAL SITE CLEAN-UP.												
MULCHING	MULCH HEAVILY IN EARLY SPRING. REPLACE AS NECESSARY.												
PRUNING	REMOVE DEAD BRANCHES AND CROSSING BRANCHES.												
MOWING	MOW LAWN WEEKLY AS REQUIRED.												

IRRIGATION NOTES LEGEND

- ◇ LOCATE IRRIGATION MAINLINE AND IRRIGATION VALVES IN LANDSCAPE AREAS. ALL IRRIGATION VALVES TO BE LOCATED IN SPECIFIED VALVE BOX IN SH-RUB PLANTING AREAS ONLY.
- ◇ HAND TRENCH ALL IRRIGATION MAINLINE AND LATERAL LINES LOCATED NEAR EXISTING TREE ROOT ZONES.

DRIP IRRIGATION NOTES

- REFER TO DRIP IRRIGATION DETAILS FOR THE LAYOUT AND EXACT DIMENSIONS FOR THE DRIP LINE. THE DRIP LINE SHALL BE A MAXIMUM OF 18" APART AND SHALL BE A MAXIMUM OF 4" FROM ALL WALKS, CURBS AND WALLS. THE NUMBER OF DRIP LINES SHOWN ON PLANS MAY NOT REFLECT THE ACTUAL NUMBER REQUIRED, THE SPACING GUIDE SHALL TAKE PRECEDENCE. DRIP EMITTER LINES SHALL BE ALIGNED TO HAVE A STAGGERED TRIANGULAR EMITTER LAYOUT PATTERN.
- THE SUPPLY HEADER AND EXHAUST HEADER, WHEN PVC, SHALL BE BURIED AT A MINIMUM OF 12" BELOW GRADE.
- INSTALL THE AUTOMATIC AIR RELIEF VALVE AT THE HIGHEST POINT ON EACH CIRCUIT OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

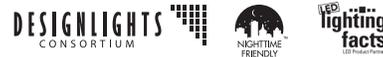


IRRIGATION PLAN

L2.1



D-Series Size 1 LED Area Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

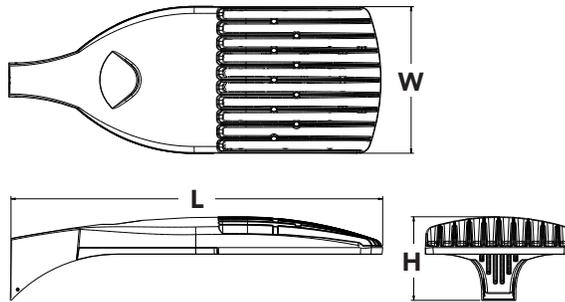
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

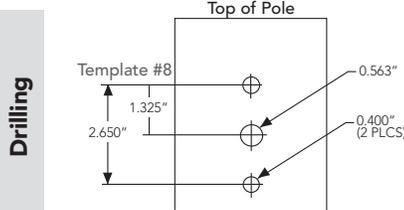
EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 480 ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	Shipped installed PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) ⁴ DCR Dimmable and controllable via ROAM® (no controls) ⁵ DS Dual switching ^{6,7} PIR Motion sensor, 8-15' mounting height ⁸ PIRH Motion sensor, 15-30' mounting height ⁹ BL30 Switched dimming, 30% ^{7,10} BL50 Switched dimming, 50% ^{7,10}	Shipped installed HS House-side shield ¹¹ WTB Utility terminal block ¹² SF Single fuse (120, 277, 347V) ¹³ DF Double fuse (208, 240, 480V) ¹³ TLS Tool-less entry trigger latch L90 Left rotated optics ¹⁴ R90 Right rotated optics ¹⁴	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°
DM28AS	2 at 180°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM32AS	3 at 120°*

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

Tenon Mounting Slipfitter *

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

* For round pole mounting (RPA) only.

NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530).
- Not available with 347 or 480V.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. Not available with PIRH.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, DMG or WTB.
- Requires an additional switched line.
- Specifies the **SensorSwitch SBR-10-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with DCR or WTB.
- Specifies the **SensorSwitch SBR-6-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with DCR or WTB.
- Dimming driver standard. MVOLT only. Not available with DCR or WTB.
- Also available as a separate accessory; see Accessories information.
- WTB not available with BL30, BL50, DS, PIR or PIRH.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Drilling

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁵
SC U	Shorting cap ¹⁵
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
SPA19/MR2 DDBXD U	Square pole DM19 to DM19AS adapter (specify finish)
RPA19/MR2 DDBXD U	Round pole DM19 to DM19AS adapter (specify finish)

For more control options, visit **DTL** and **ROAM** online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K (3000K, 80 minimum CRI)					40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)					
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
30C (30 LEDs)	700 mA	30C 700 --K	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104	
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109	
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105	
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107	
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107	
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107	
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105	
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112	
				T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111	
				T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112	
				T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109	
				T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94	
	T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98				
	T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95				
	T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97				
	T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97				
	T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97				
	TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96				
	TSVS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101				
	T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100				
	T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102				
	T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
	40C (40 LEDs)	700 mA	40C 700 --K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
					T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
T2M					6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106	
T3S					7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109	
T3M					7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108	
T4M					7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108	
TFTM					6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107	
TSVS					7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113	
T5S					7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112	
T5M					7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113	
T5W					7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110	
T1S					9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93	
T2S		9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98				
T2M		9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95				
T3S		9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97				
T3M		9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96				
T4M		9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96				
TFTM		9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95				
TSVS		10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101				
T5S		10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99				
T5M		10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101				
T5W		9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)		700 mA	60C 700 --K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
					T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
	T2M				10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108	
	T3S				10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110	
	T3M				10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110	
	T4M				10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110	
	TFTM				10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108	
	TSVS				11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115	
	T5S				10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113	
	T5M				11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115	
	T5W				10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112	
	T1S				14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91	
	T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95				
	T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92				
	T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94				
	T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94				
	T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94				
	TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92				
	TSVS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98				
	T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97				
	T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98				
	T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	0.18	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

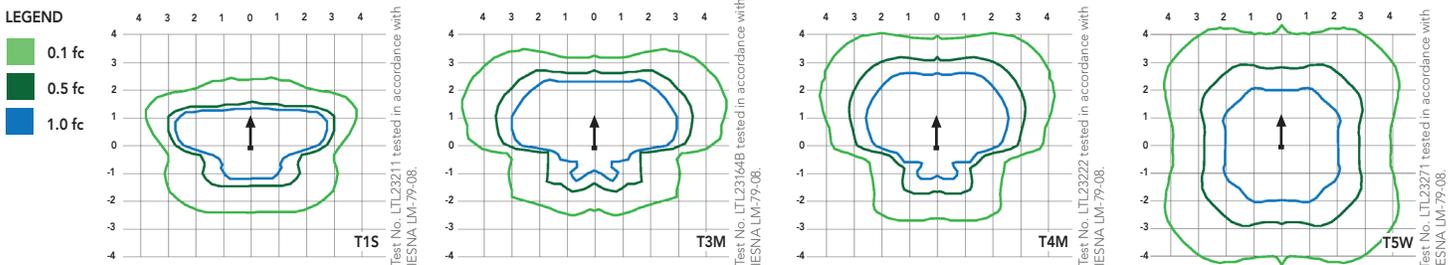
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



FEATURES & SPECIFICATIONS

INTENDED USE — Square straight steel pole for up to 39-foot mounting height.

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .1196" or .1793". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum-yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount and open top "PT" poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

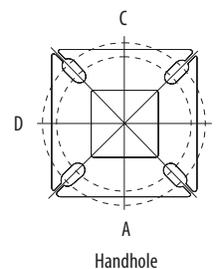
ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDB

SSS Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ¹⁰	
SSS	10 – 39 feet (See back page.)	(See back page.)	<p>Tenon mounting</p> <p>PT Open top (includes top cap)</p> <p>T20 2-3/8" O.D. (2" NPS)</p> <p>T25 2-7/8" O.D. (2-1/2" NPS)</p> <p>T30 3-1/2" O.D. (3" NPS)</p> <p>T35 4" O.D. (3-1/2" NPS)</p> <p>Drill mounting²</p> <p>DM19 1 at 90°</p> <p>DM28 2 at 180°</p> <p>DM28 PL 2 at 180° with one side plugged</p> <p>DM29 2 at 90°</p> <p>DM39 3 at 90°</p> <p>DM49 4 at 90°</p> <p>CSX/DSX/AERIS™/OMERO™ Drill mounting²</p> <p>DM19AS 1 at 90°</p> <p>DM28AS 2 at 180°</p> <p>DM29AS 2 at 90°</p> <p>DM39AS 3 at 90°</p> <p>DM49AS 4 at 90°</p>	<p>AERIS™ Suspend drill mounting^{2,3}</p> <p>DM19AST_ 1 at 90°</p> <p>DM28AST_ 2 at 180°</p> <p>DM29AST_ 2 at 90°</p> <p>DM39AST_ 3 at 90°</p> <p>DM49AST_ 4 at 90°</p> <p>OMERO™ Suspend drill mounting^{2,3}</p> <p>DM19MRT_ 1 at 90°</p> <p>DM28MRT_ 2 at 180°</p> <p>DM29MRT_ 2 at 90°</p> <p>DM39MRT_ 3 at 90°</p> <p>DM49MRT_ 4 at 90°</p>	<p>Shipped installed</p> <p>L/AB Less anchor bolts</p> <p>VD Vibration damper</p> <p>TP Tamper proof</p> <p>H1-18Sxx Horizontal arm bracket (1 fixture)^{4,5}</p> <p>FDLxx Festoon outlet less electrical⁴</p> <p>CPL12xx 1/2" coupling⁴</p> <p>CPL34xx 3/4" coupling⁴</p> <p>CPL1xx 1" coupling⁴</p> <p>NPL12xx 1/2" threaded nipple⁴</p> <p>NPL34xx 3/4" threaded nipple⁴</p> <p>NPL1xx 1" threaded nipple⁴</p> <p>EHHxx Extra handhole^{4,6}</p> <p>MAEX Match existing⁷</p> <p>USPOM United States point of manufacture⁸</p> <p>IC Interior coating⁹</p>	<p>Standard colors</p> <p>DDB Dark bronze</p> <p>DWH White</p> <p>DBL Black</p> <p>DMB Medium bronze</p> <p>DNA Natural aluminum</p> <p>Classic colors</p> <p>DSS Sandstone</p> <p>DGC Charcoal gray</p> <p>DTG Tennis green</p> <p>DBR Bright red</p> <p>DSB Steel blue</p> <p>Architectural colors (powder finish)¹⁰</p>

NOTES:

- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram above.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

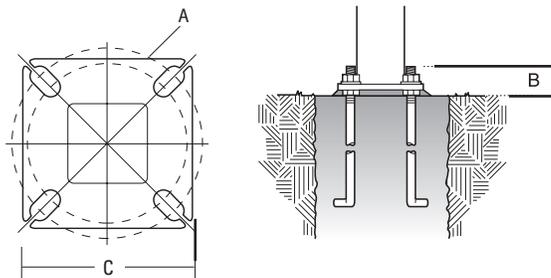
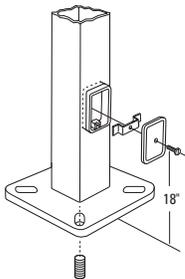
- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSS Square Straight Steel Poles

TECHNICAL INFORMATION

Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thickness (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt Circle (in)	Bolt Size (in x in x in)	Approximate ship (lbs)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

BASE DETAIL



POLE DATA

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10"-12"	3-3/8"-4"	11"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11"-13"	3-3/8"-4"	12-1/2"	ABTEMPLATE PJ50011	AB36-0	N/A

IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

Tiffany Brown

From: Yuvraj Khanna [yuvi123@gmail.com]

Sent: Saturday, August 31, 2013 12:55 PM

To: Tiffany Brown

Subject: Conditional use permit amendment No: UA13-0004 and Site Dev. Permit SD13-0017

Hello Ms. Brown:

I received the notice of Public Hearing and would like to know what this is about?

I understand that the Church wants to expand the parking lot. I believe this is worsen the parking problem as even now the cars are parked on my street crater lake ave bumper to bumper with the over crowding at the church.

They need to either split the church activity time so people come in at two different times rather than choking the streets next to church.

I hope to get some response before the decision is made.

--

-Raj

Tiffany Brown

From: Trish Dixon [trish@trishdixon.com]
Sent: Tuesday, September 03, 2013 11:41 AM
To: Tiffany Brown
Cc: Jose Esteves; Tom Williams
Subject: Use Permit No. SD13-00117

Good morning,

This email is in response to the Notice of Public Hearing for the conditional use permit #SD13-00117. It is a request from St. Elizabeth to amend their Use Permit #0138.

A brief history, in the early 70's the church sold off part of their property on Sequoia and Grand Teton Drive to Standard Pacific to build 27 detached homes and dedicate property to expand Ben Rogers Park. We purchased 1933 Grand Teton Drive in 1975, took ownership in May, 1976.

I have also been a parishioner since 1973 and a former CCD teacher aid in the 80's. The church always had plans to build a school but never followed through because money was not available. During this time the church sold off 3 lots alongside the rectory on Grand Teton Drive, therefore land locking their remaining 5 acres. Before that time there was talk and plans for a possible addition of 5 homes. That fell through. The church has saved money for years to finally build a parking lot expansion and a future school. A couple of months ago I was invited to a casual meeting with the church groundskeeper, the landscape architect and a handful of residents.

My husband and I now respectfully request that St. Elizabeth's parking lot plans incorporate more safety standards up against our fence. Out of the 3 Grand Teton homes effected, we have the longest distance up against their proposed parking lot. You can go to Zillow.com to view the overhead view of the property.

At the informal church meeting we were told that there was only going to be a normal parking curb strip within 12 inches of our fences. I knew from my years on the Milpitas Planning Commission and Council that in circumstances where a business or church abuts next to residential homes special conditions were imposed for safety reasons. An example is the masonry wall between the Park Victoria Christian church and school.

For years the church let a very large tree grow up against our back fence. When it is removed the fence will definitely need to be replaced and an added cost to us. My husband and I are "not" opposing the improvements to the vacant field. We are though requesting the City seriously consider including safety factors such as a masonry wall or at least parking lot bollards to slow down a car from crashing through our fence. The back of our home was remodeled in 1989 and the 2 house extensions come within 10 feet of the fence. Potentially a car could crash through a 6 foot redwood fence into our family room or bedroom. Not to mention a child's play area.

You will also notice not much opposition from some of the residents backing off of Everglades because they all have backyard gates onto the church property. I assume the church authorities never challenged these gates. We were notified back in the 80's that if a gate was used a certain number of weeks during the year that access would be permanent with a liability attached to it.

To sum up our email for consideration for safety purposes I would like to state for the record that several years ago a parishioner went forward instead of reverse through a fence on Everglades right into their pool. You also

ATTACHMENT D.

have the most recent example of the woman who crashed through the Starbucks on the corner of Park Victoria and Calaveras. Accidents happen.

On a positive side the additional parking should improve the parking nightmare we have on our street and nearby streets. The church has increased its parishioners 10 fold over the past decade. Though after speaking to several people they will still use the street parking because they do not want to get stuck in a long line exiting the parking lot out of only one driveway. The trees they are proposing are welcomed and appropriate.

Sincerely,

Trish and Gary Dixon
408-262-6937
trish@trishdixon.com