



8 LINE OF SIGHT DRAWING (PERSPECTIVE FROM LANDESS AVENUE)
SCALE: N/A

DRAWINGS LIST

- A0.01 VICINITY MAP, PROJECT INFORMATION, SCOPE OF WORK, DRAWINGS LIST, GENERAL INFORMATION, ABBREVIATIONS, DRAWING SYMBOLS, LINE OF SIGHT DRAWING
- A1.01 EXISTING & PROPOSED OVERALL SITE PLANS
- A1.02 ENLARGED PROPOSED SITE PLAN
- C-4 PRELIMINARY GRADING PLAN
- C-5 PRELIMINARY UTILITY PLAN
- C-6 STORMWATER QUALITY CONTROL PLAN
- L1 LANDSCAPE PLAN
- A2.01 PROPOSED GROUND FLOOR AND ROOF PLANS
- A2.02 TRASH ENCLOSURE PLANS AND ELEVATIONS
- A3.01 PROPOSED ELEVATIONS
- A4.01 ROOF SECTION, BUILDING MATERIALS



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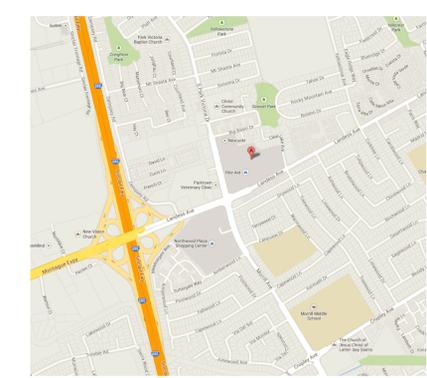
4 DRAWING LIST
SCALE: N/A

NEW 5,400 SQUARE FOOT RETAIL BUILDING LOCATED AT LANDESS AVENUE SIDE OF PROPERTY. BUILDING WILL INCLUDE (3) TENANT SPACES, ONE WITH DRIVE-THRU, OUTDOOR SEATING AREAS AND SIGNAGE ELEMENTS. A SEPARATE TRASH ENCLOSURE IS ALSO PLANNED FOR THESE TENANTS.

3 SCOPE OF WORK
SCALE: N/A

PROJECT INFORMATION
SCOPE OF WORK
LOCATION: 1350 SOUTH PARK VICTORIA DRIVE
MILPITAS, CA 95035
A.P.N.: 088-36-044 & 045
EXISTING BUILDING AREA: 100,322 SF
PROPOSED NEW PAD: 5,400 SF
MEZZANINE AREA: 450 SF
TOTAL BUILDING AREA: 106,172 SF

2 PROJECT INFORMATION
SCALE: N/A



1 VICINITY MAP
SCALE: N/A

issue

no.	date	description
	07/25/13	SITE DEVELOPMENT PERMIT SUBMITTAL
	10/16/13	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL
	01/07/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL

1313 Park Town Plaza

description
VICINITY MAP, PROJECT INFORMATION, SCOPE OF WORK, DRAWINGS LIST, GENERAL NOTES, ABBREVIATIONS, SYMBOLS LEGEND, LINE OF SITE DRAWINGS

A0.01

7 SYMBOLS LEGEND
SCALE: N/A

<ul style="list-style-type: none"> ⚡ LIGHT SWITCH, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ 3 WAY LIGHT SWITCH, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ LIGHT SWITCH WITH DIMMER, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ JAMB ACTIVATED SWITCH ⚡ OCCUPANT SENSOR SWITCH W/ AUTOMATIC OFF AND MANUAL ON ⚡ NEW COMBINED TELEPHONE/DATA LINE, WALL MOUNT AT +18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ NEW CABLE OUTLET, WALL MOUNT AT +18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ EXISTING TELEPHONE LINE ⚡ NEW DUPLEX OUTLET, WALL MOUNT AT +18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ EXISTING DUPLEX OUTLET ⚡ GROUNDED DUPLEX OUTLET, WALL MOUNT AT +18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ FOURPLEX OUTLET, WALL MOUNT AT +18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ⚡ DUPLEX FLOOR OUTLET ⚡ RECESSED LIGHT FIXTURE ⚡ WALL MOUNTED LIGHT FIXTURE ⚡ PENDANT OR SURFACE MOUNTED LIGHT FIXTURE ⚡ PER TITLE 24, FLOURESCENT FIXTURE TO BE CONTROLLED BY FIRST SWITCH UPON ENTERING ROOM (TYP. ALL FIXTURES TAGGED-FL) ⚡ ADJUSTABLE MONPOINT LIGHT FIXTURE ⚡ RECESSED/ BUILDING MTD. STEP TYPE LIGHT FIXTURE ⚡ SMOKE DETECTOR ⚡ TELEVISION CABLE OUTLET ⚡ CHANNEL DRAIN ⚡ FLOOR DRAIN ⚡ HOSE BIB 	<ul style="list-style-type: none"> ⚡ GAS SERVICE ⚡ DUCT ⚡ EXHAUST FAN ⚡ RECESSED FIRE EXTINGUISHER CABINET ⚡ SURFACE MTD. FIRE EXTINGUISHER ⚡ GRIDLINE 1/A3.04 BUILDING SECTION: I.E., DRAWING 1, SHEET A3.04 1/A7.1 DETAIL SECTION: I.E., DRAWING 1, SHEET A7.1 2/A3.01 ELEVATION: I.E., DRAWING 2, SHEET A3.01 ⚡ GROUND FLOOR CONTROL POINT OR DATUM POINT 1/A5.01 LARGE SCALE DETAIL: I.E., DRAWING 1, SHEET A5.01 1/G1 DETAIL (DETAIL BOOK-SEPARATE COVER) I.E., DRAWING 3, GROUP G1 DOOR SYMBOL: RE: DOOR SCHEDULE WINDOW SYMBOL: RE: WINDOW SCHEDULE ROOM NUMBER W/ INTERIOR ELEVATION REFERENCE 105 RE: 1/A7.01 ⚡ PARTITION TYPE ⚡ REVISION NUMBER ⚡ NEW WALL ⚡ EXISTING WALL ⚡ DEMO EXISTING CONSTRUCTION ⚡ DEMO EXISTING WALL
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6 ABBREVIATIONS
SCALE: N/A

<ul style="list-style-type: none"> ADJ. Adjacent A.F.F. Above Finish Floor At At BD. Board BETW. Between BLKG. Blocking BM. Beam C.J. Control Joint C.L. Center Line CLNG. Ceiling CLR. Clear COL. Column CONC. Concrete CONST. Construction CONT. Continuous DBL. Double DIA. Diameter DIM. Dimension DN. Down DR. Door DTL. Detail DWG. Drawing EA. Each EL. Elevation ELEC. Electrical ELEV. Elevator EQ. Equal/Equal To EQUIP. Equipment EXP. Expansion EXT. Exterior (E) Existing FL. Floor FLUOR. Fluorescent FIN. Finish F.O. Face Of F.O.S. Face of Stud F.O.W. Face of Wall GA. Gauge GR. Grade GSM Galvanized Sheet Metal GYP. BD. Gypsum Board H.C. Hollow Core H.M. Hollow Metal H.R. Hour HT. Height INS. Insulation INT. Interior JT. Joint LEV. Level LOC. Location MAX. Maximum MECH. Mechanical MEMB. Membrane MFR. Manufacturer MIN. Minimum MTD. Mounted MTL. Metal MOD. Module N.I.C. (N) Not in Contract NO. New O.C. On Center OPNG. Opening OPP. Opposite P.L. Property Line PLT. Plate PLY. Plywood PT. Point PTD. Painted RAD. Radius, Radii R.D. Roof Drain RES. Resistant RESIL. Resilient REQ'D. Required RM. Room R.O. Rough Opening S.C. Solid Core SCHED. Scheduled SECT. Section SHT. Sheet SIM. Similar SKD.GD. Skid Guard SSD See Structural Dwg's. ST. STL. Structural Steel STRUCT. Structural SUSP. Suspended THK. Thick THRU Through T.O. Top Of TYP. Typical UN. Unless Otherwise Noted VEN. Veneer VEST. Vestibule VER. Verify V.I.F. Verify in Field W. With WD. Wood
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- 5** GENERAL NOTES
SCALE: N/A
1. All construction and details shall be completed in full compliance with 2010 Uniform Building code and all other applicable local and state codes and requirements. The Contractor shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction of the project.
 2. The Contractor and his/her Sub-Contractors shall study and compare the contract documents and shall at once report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instructions of the Architect, the Contractor shall make good at his own cost any resulting error, damage, or defects. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
 3. The intent of these drawings is to provide a complete and finished job in all respects. Contractor to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the Architect of any discrepancies. Extras will not be allowed unless authorized by the Owner and Architect by written change order.
 4. All grid lines and dimensions are to center line of architectural element, center line of stud, or face of finish unless otherwise noted. Only written dimensions on drawings shall be considered for dimensioning purposes. DO NOT SCALE DRAWINGS.
 5. Building code requirements take precedence over the drawings and both to conform with the code, and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the code and the drawings.
 6. Contractor shall check with all equipment and product manufacturers to verify dimensions and details prior to the commencement of work.
 7. The Contractor shall be responsible for initiating, maintaining and supervising all safety precaution programs in connection with work, and for maintaining appropriate insurance to protect the Contractor, the Owner and the Architect.
 8. Contractor shall erect and maintain temporary barricades and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his/her ongoing work and the Owner's property from damage or loss arising in connection with any construction.
 9. Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
 10. Improvements on the job site, work in progress, stored materials and public and private improvements on the premises shall be protected by the Contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the Contractor at no cost to Owner or Architect.
 11. No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other items.
 12. Where specified items are mentioned, the Contractor may submit alternate materials for approval by the Owner and the Architect.
 13. Any change, modification or interpretation of the scope or requirements outlined within these documents, undertaken without consultation with the Architect (or any unforeseen conditions resulting therefrom) shall be the responsibility of the Owner or Contractor respectively. As stipulated within the Owner/Architect agreement, the Architect shall be held harmless from any claims resulting from such activity.
 14. Building approved HVAC mechanical engineer to review drawings and existing system to confirm code compliance, and complete work as necessary to meet building code.

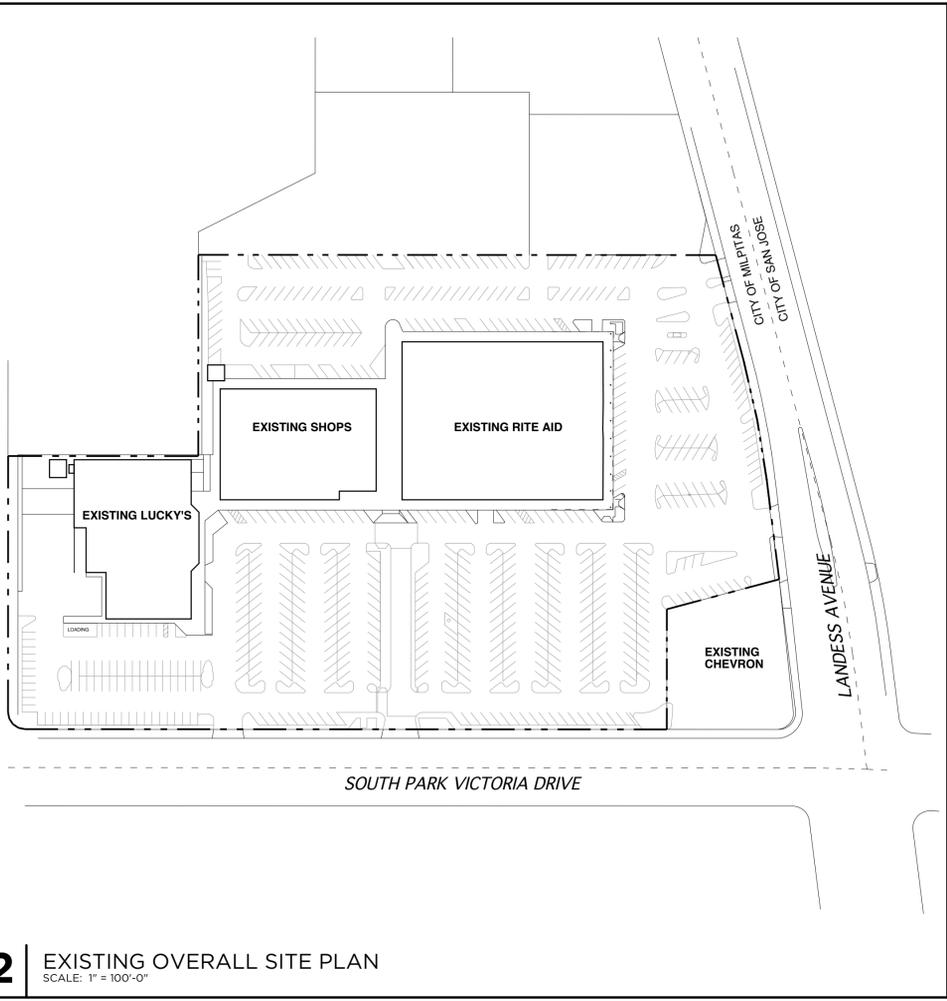
7 SYMBOLS LEGEND
SCALE: N/A

6 ABBREVIATIONS
SCALE: N/A

5 GENERAL NOTES
SCALE: N/A

1 VICINITY MAP
SCALE: N/A

A0.01

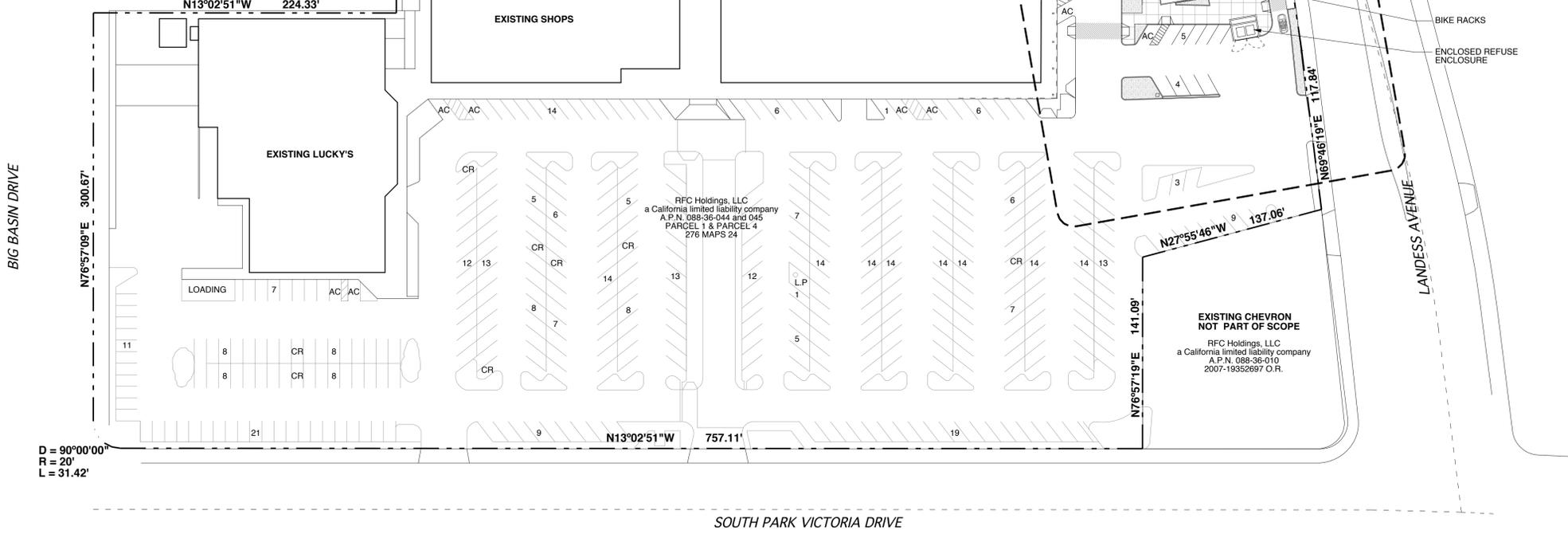


2 EXISTING OVERALL SITE PLAN
SCALE: 1" = 100'-0"

SUITE	TENANT NAME	SQUARE FOOTAGE
1	LUCKY'S	27,724
99WD1	WELLS FARGO	5,643
10	DOLLAR TREE	9,490
20	O'REILY'S/ CSK AUTO INC.	5,334
22	FITNESS 19	8,158
30	QUICKLY	1,954
31	JESSICA'S BEAUTY SALON	1,477
32	WEST COAST TAE KWON DO	2,308
33	ACCESS CORRIDOR	959
34	KIM'S SHOE REPAIR	140
38	VICTORIA'S BEAUTY COLLEGE	3,496
39	MILPITAS LAUNDERLAND	2,400
40	RITE AID	20,045
41	TUYEN NGUYEN DDS	1,000
42	JL JEWELRY AND WATCH REPAIR	660
43	HALF PENNY FISH & GRILL	1,944
45	SHARON'S CANINE CLASSICS	480
46	PARKTOWN PIZZA COMPANY	3,500
50	METRO PCS	140

EXISTING SIGN AREA CALCULATIONS	
EXISTING SQUARE FOOTAGE	YIELDS A TENANT MULTIPLIER OF: .0215
EACH NEW BUILDING TENANT SHALL BE PRORATED A SIGNAGE ALLOWANCE BASED ON SQUARE FOOTAGE MULTIPLIED BY THE TENANT MULTIPLIER AND IS AS FOLLOWS:	
TENANT A:	1900 SF X .0215 = 40.85 SF
TENANT B:	1600 SF X .0215 = 34.40 SF
TENANT C:	1900 SF X .0215 = 40.85 SF
EACH ALLOWABLE STANDARD TENANT SIGN SHOWN ON ELEVATIONS A3.01 IS 12.90 SF	

1 PROPOSED OVERALL SITE PLAN
SCALE: 1" = 50'-0"



EXISTING SITE PARKING DATA		PROPOSED SITE PARKING DATA	
EXISTING BUILDING AREA:	100,322 SF	EXISTING BUILDING AREA:	100,322 SF
PARKING REQ.D (RETAIL):	502 SPACES (1 SPACE/200SF)	PROPOSED NEW BLDG:	5,850 SF
ACCESSIBLE PARKING REQ.D:	10 SPACES (2% OF TOTAL REQ.D) (PER CBC SEC.1129 B, TABLE 11B-6)	TOTAL BUILDING AREA:	106,172 SF
PARKING PROVIDED:	570 STD. PARKING SPACES	PARKING REQ.D (RETAIL):	531 SPACES (1 SPACE/200SF)
ACCESSIBLE PARKING:	11 ACCESSIBLE STALLS	ACCESSIBLE PARKING REQ.D:	11 SPACES (2% OF TOTAL REQ.D) (PER CBC SEC.1129 B, TABLE 11B-6)
	581 TOTAL PARKING SPACES	PARKING PROVIDED:	532 STD. PARKING SPACES
		ACCESSIBLE PARKING:	12 ACCESSIBLE STALLS
			544 TOTAL PARKING SPACES

AREA OF PROPOSED WORK	
EXISTING PARKING STALLS:	74
EXISTING PARKING LOST:	59
EXISTING PARKING REMAINING:	15
PROPOSED STALLS:	10
NET LOSS:	49 STALLS



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01/07/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL
02/06/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL

1313 Park Town Plaza

description
OVERALL SITE PLAN



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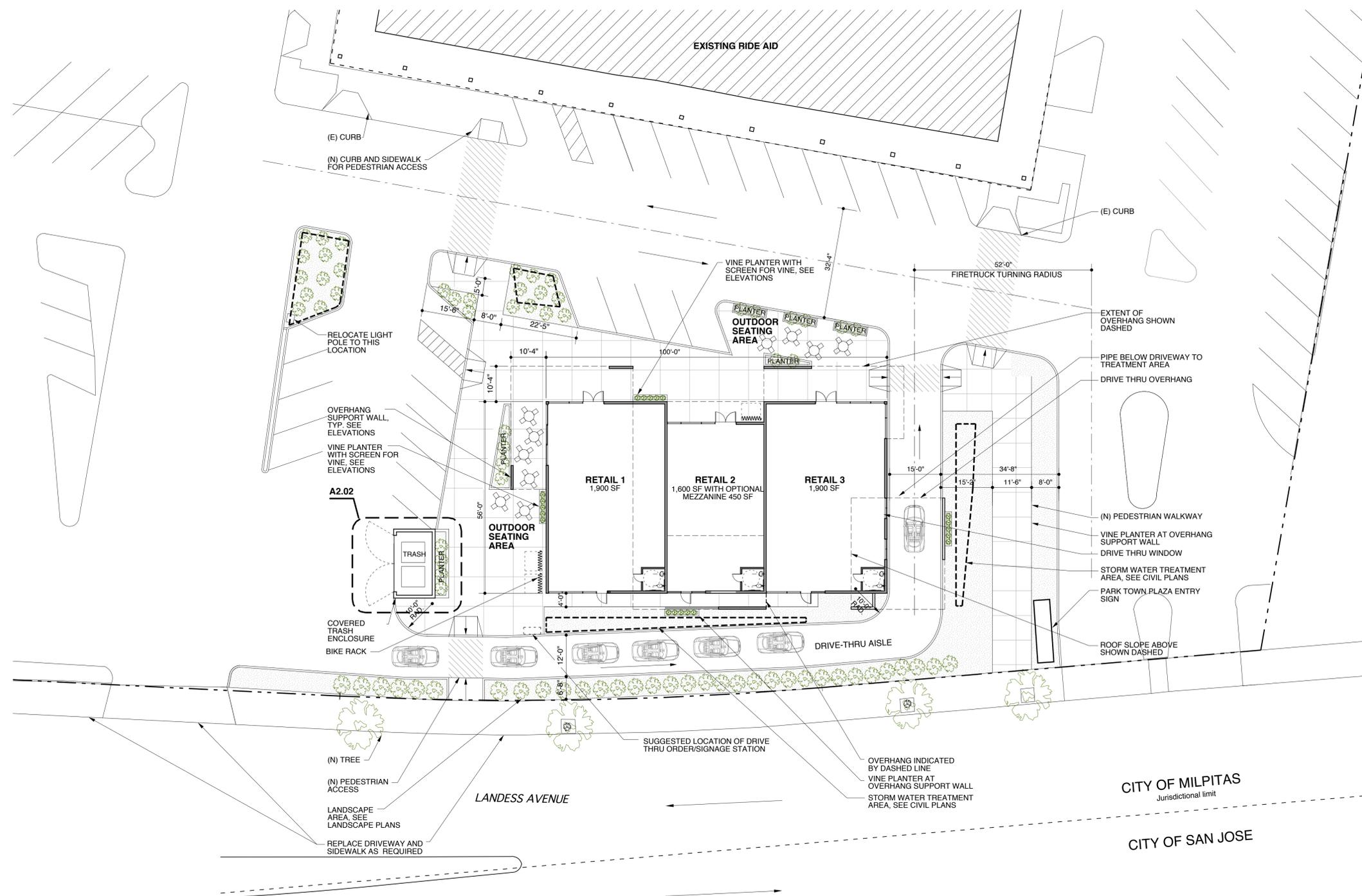
1313 Park Town Plaza

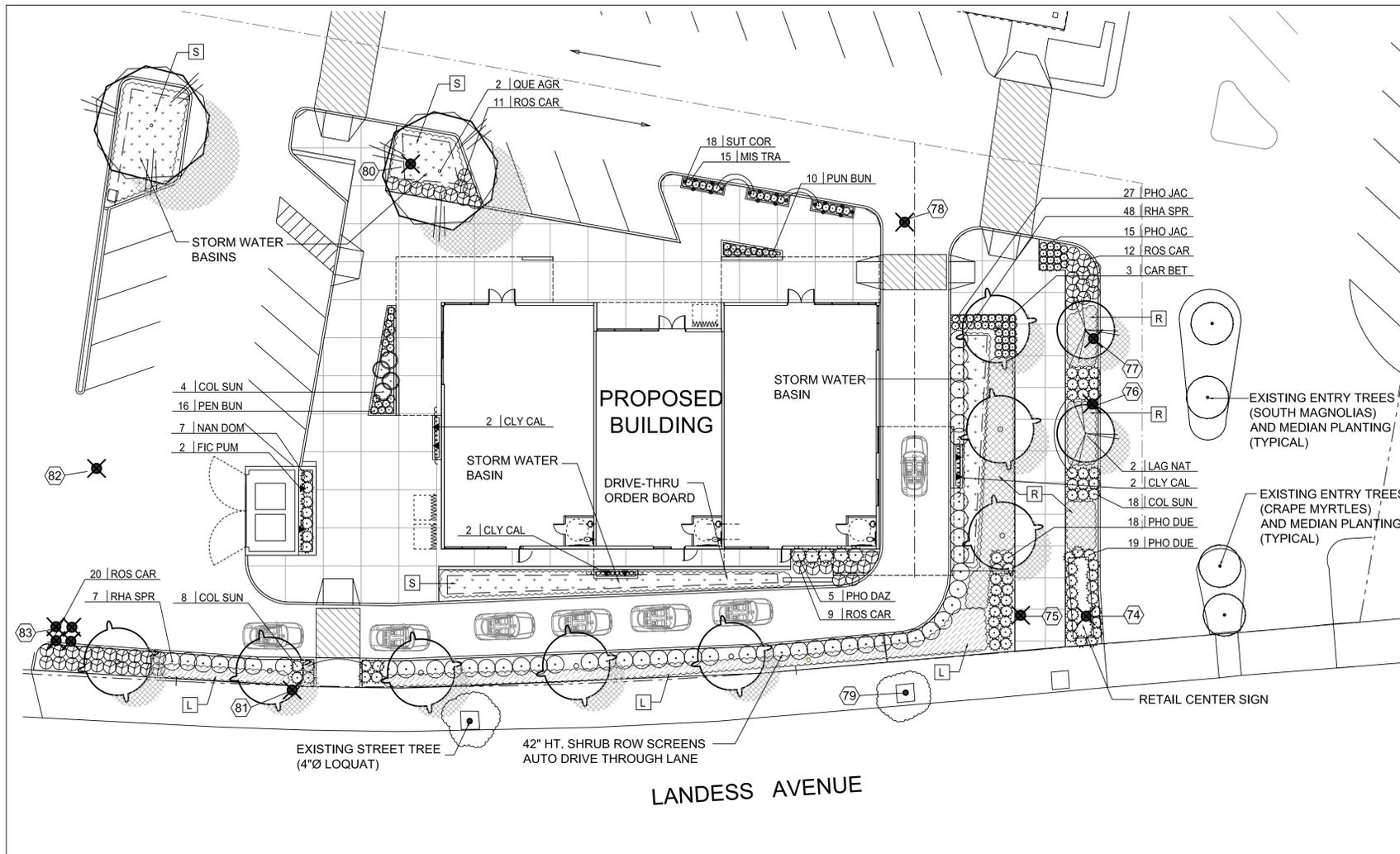
description

PROPOSED SITE PLAN



A1.02





PRELIMINARY LANDSCAPE PLAN

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
TREES:					
CAR BET	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	15 GA	MED	8
LAG NAT	LAGERSTROEMIA INDICA 'NATCHEZ' (STD)	WHITE CRAPE MYRTLE	15 GA	LOW	2
QUE AGR	QUERCUS AGRIFOLIA (STANDARD)	CALIFORNIA LIVE OAK	15 GA	LOW	2
SHRUBS:					
COL SUN	COLEONEMA 'SUNSET GOLD'	PINK BREATH OF HEAVEN	5 GA	MED	30
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GA	LOW	7
PEN BUN	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GA	LOW	26
PHO DAZ	PHOMIUM 'DAZZLER'	FLAX	5 GA	LOW	5
PHO DUE	PHORMIUM 'DUET'	DWARF FLAX	5 GA	LOW	37
PHO JAC	PHORMIUM 'JACK SPRATT'	DWARF FLAX	1 GA	LOW	45
RHA SPR	RHAPHIOLEPIS 'SPRINGTIME'	INDIA HAWTHORN	5 GA	LOW	55
ROS CAR	ROSA 'MAGIC CARPET' RED	RED CARPET ROSE	2 GA	MED	52
VINES:					
CLY CAL	CLYTOSTOMA CALLESTEGIOIDES	LAVENDER TRUMPET VINE	5 GA	MED	6
FIC PUM	FICUS PUMILA	CREeping EVERGREEN FIG	1 GA	MED	2
RAISED PLANTERS AT PLAZA:					
MIS TRA	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS	1 GA	LOW	15
SUT COR	SUTERA CORDATA	BACOPA	1 GA	MED	18
GROUND COVERS:					
L	LANTANA 'LEMON SWIRL'	PROSTRATE YELLOW LANTANA	1 GA @ 36" O.C.	LOW	528 SF
R	ROSMARINUS 'HUNTINGTON BLUE'	PROSTRATE ROSEMARY	1 GA @ 36" O.C.	LOW	585 SF
S	STORM WATER BASIN PLANTING CAREX TUMULICOLA FESTUCA CALIFORNICA MUHLENBERGIA RIGENS	BERKELEY SEDGE FESCUE DEER GRASS	1 GA @ 24" O.C.	LOW	1123 SF

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION DESIGN, CONNECTED TO EXISTING RETAIL CENTER IRRIGATION SYSTEM.
- ALL PLANTING AREAS (EXCEPT STORM DRAIN BASIN AREAS) SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.



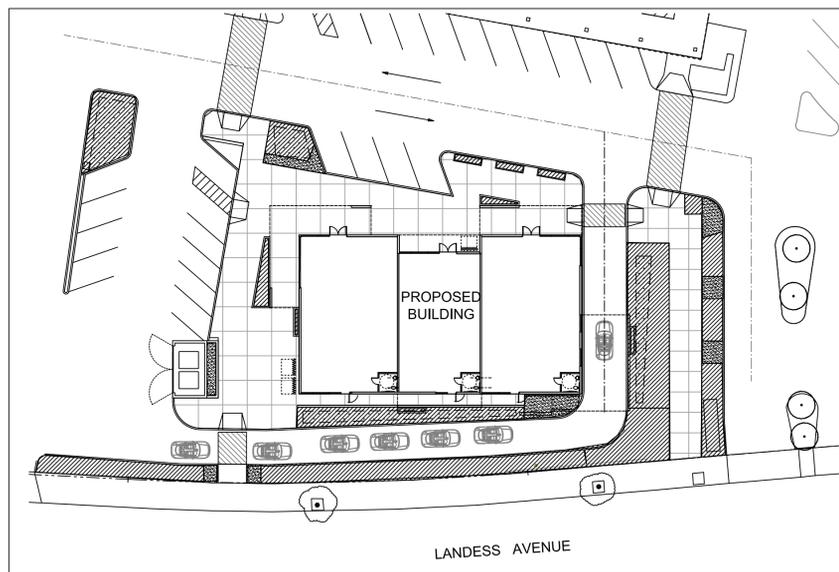
CARPINUS BETULUS 'FRANS FONTAINE'
EUROPEAN HORNBEAM.



QUERCUS AGRIFOLIA
CALIFORNIA LIVE OAK



LAGERSTROEMIA INDICA 'NATCHEZ'
CRAPE MYRTLE



HYDROZONE PLAN

WATER EFFICIENT LANDSCAPE WORKSHEET

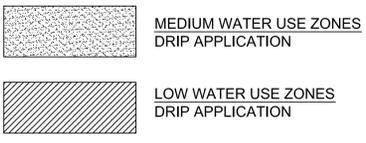
MAXIMUM APPLIED WATER ALLOWANCE:
 $MAWA = (ET_o)(0.62)[(0.7 \times LA) + (0.3 \times SLA)]$
 $MAWA = (47.0)(0.62)[(0.7 \times 4,494) + (0.3 \times 0)]$
 $MAWA = (29.14)[(3,145.8) + (0)]$
 $MAWA = 91,669$ GALLONS PER YEAR

ESTIMATED TOTAL WATER USE:
 $ETWU = (ET_o)(0.62)[(PF \times HA) / (IE + SLA)]$
 $ETWU = (47.0)(0.62)[(1,455.2) / (0.71 + 0)]$
 $ETWU = (29.14)[2,049.5774]$
 $ETWU = 59,725$ GALLONS PER YEAR

$ETWU \leq MAWA$

HYDROZONE INFORMATION TABLE

PLANT WATER USE TYPE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SQUARE FEET)	PF x HA (SQUARE FEET)
LOW	0.3	DRIP	3959	1187.7
MEDIUM	0.5	DRIP	535	267.5
TOTAL:			4494	1455.2

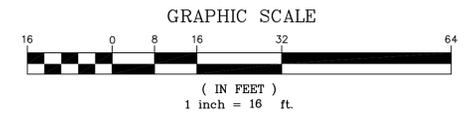


EXISTING TREE INVENTORY:

REFER TO ARBORIST REPORT FOR TREE DETAILS AND HEALTH CONDITION

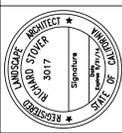
☒ SYMBOL FOR TREE TO BE REMOVED

TREE #	SPECIES	COMMON	CALIPER	ACTION
74	BETULA PENDULA	EURO. BIRCH	10"	REMOVE
75	BETULA PENDULA	EURO. BIRCH	7"	REMOVE
76	MAGNOLIA GRANDIFLORA	SO. MAGNOLIA	7"	REMOVE
77	MAGNOLIA GRANDIFLORA	SO. MAGNOLIA	6"	REMOVE
78	PINUS RADIATA	MONTEREY PINE	13"	REMOVE
79	ERIOBOTRYA DEFLEXA	LOQUAT	10"	REMAIN
80	PINUS RADIATA	MONTEREY PINE	27"	REMOVE
81	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	27"	REMOVE
82	BETULA PENDULA	EURO. BIRCH	21"	REMOVE
83a	BETULA PENDULA	EURO. BIRCH	8"	REMOVE
83b	BETULA PENDULA	EURO. BIRCH	6"	REMOVE
83c	BETULA PENDULA	EURO. BIRCH	5"	REMOVE
83d	BETULA PENDULA	EURO. BIRCH	6", 4"	REMOVE



REVISIONS

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PARK TOWN PLAZA
 1350 S. PARK VICTORIA DRIVE
 MILPITAS, CALIFORNIA

PRELIMINARY
 LANDSCAPE
 PLAN

DESIGNED: RS DRAWN: RS
 CHECKED: JOB NO:
 DATE: 10-8-13
 SCALE: NOTED

SHEET
 L1
 OF SHEETS

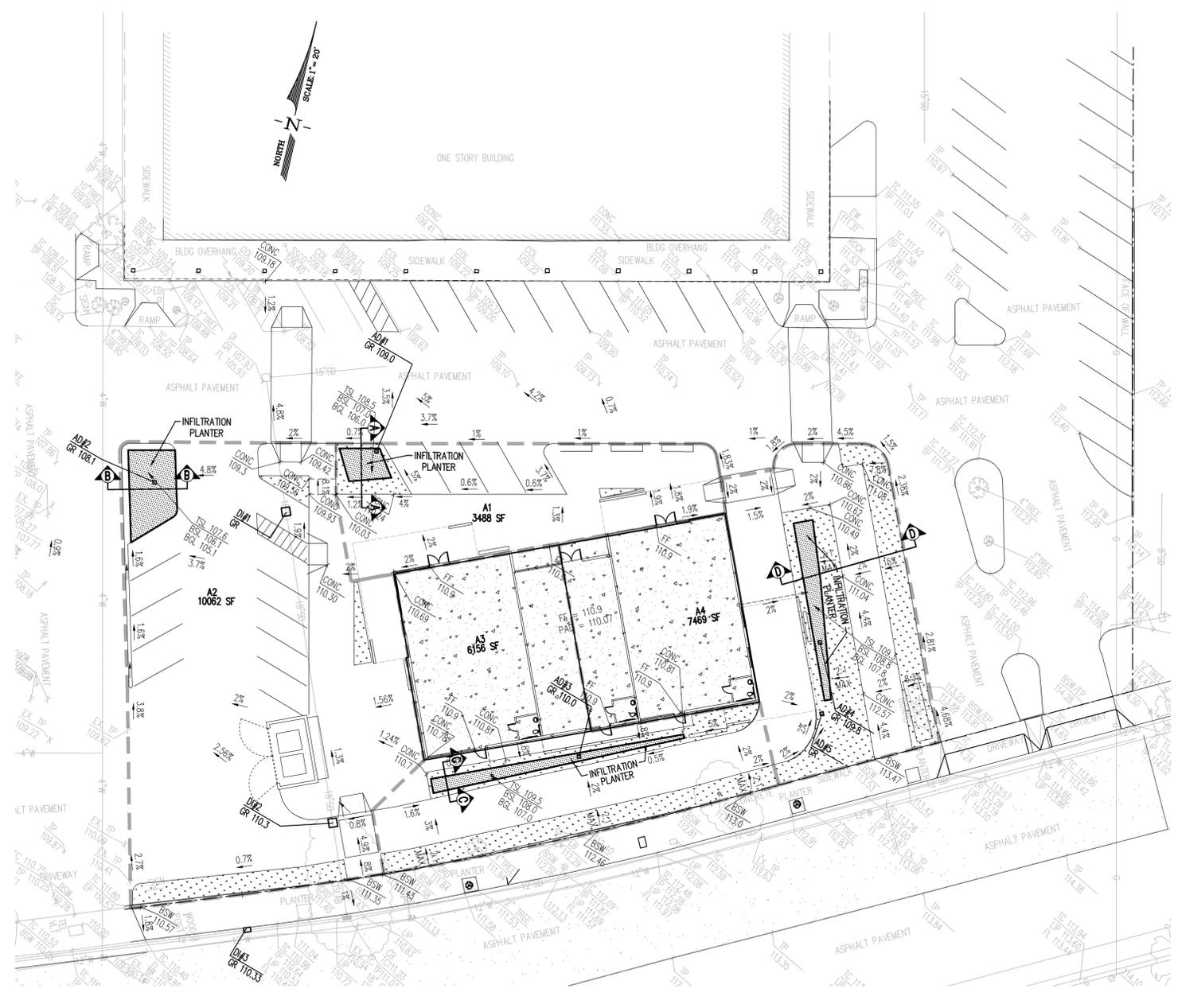
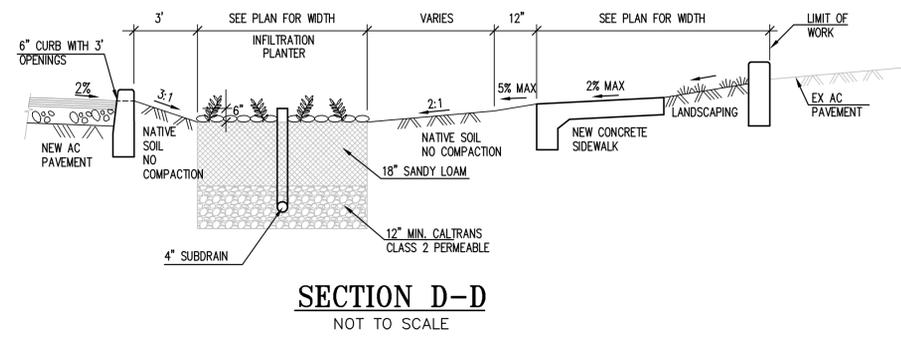
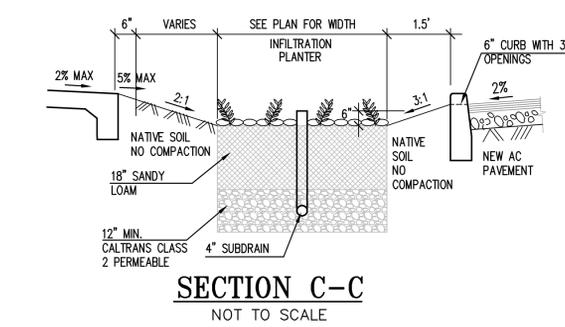
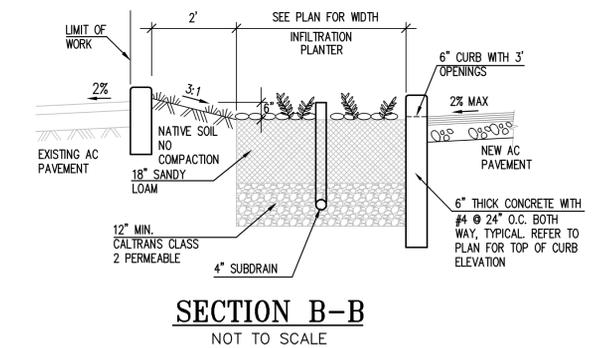
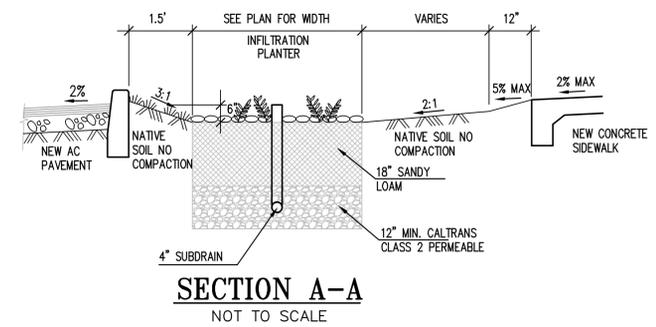
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NO.	DATE	DESCRIPTION

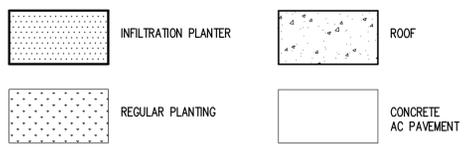
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Date: **SEPTEMBER 2013**
Scale: **1" = 20'**
Drawn By: **D.A.D.**
Checked By: **J.L.**
Job No.: **27053-10**
Drawing No.: **C3-DESIGN-2013.dwg**
Plot Date: **FEBRUARY 4, 2014**
Sheet No.: **C-6**
Of **6** Sheets



STORM WATER TREATMENT AREA CALCULATIONS
COMBINATION FLOW & VOLUME SIZING FOR FLOW-THROUGH PLANTERS

DRAINAGE AREA	TOTAL DRAINAGE AREA S.F.	IMPERVIOUS AREA S.F.	Cf	% IMPERVIOUS (I)	UNIT BASIN STORAGE VOLUME (INCHES)*	REQUIRED STORAGE VOLUME (C.F.)	INFILTRATION PLANTER AREA PROVIDED S.F.	ADJUSTED UNIT BASIN STORAGE VOLUME (IN.)	DURATION OF RAIN EVENT (ADJ. URSV/0.2 IN/HR) (HRS)	VOLUME TREATED IN DURATION (I=5 IN/HR) (C.F.)	REMAINING VOLUME TO BE TREATED (C.F.)	PONDING DEPTH (FT/IN)	PONDING DEPTH LESS THAN 6"? (YES/NO)	MEETS REQUIRED STORAGE VOLUME? (YES/NO)
AD#1	3488	3174	1.12	91%	0.55	178	114	0.61	3.1	145	33	0.29'	3.5"	YES
AD#2	10062	8948	1.12	89%	0.55	514	322	0.61	3.1	411	103	0.32'	3.8"	YES
AD#3	6156	4779	1.12	78%	0.50	286	205	0.56	2.8	238	48	0.23'	2.8"	YES
AD#4	7469	5459	1.12	73%	0.47	326	219	0.52	2.6	239	87	0.40'	4.8"	YES

NOTE: AS SHOWN IN THE TABLE ABOVE, THE PONDING DEPTH IS ADEQUATE FOR TREATING THE REMAINING VOLUME AND MEETS THE REQUIRED STORAGE VOLUME.



PER SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM: "C.3 STORMWATER HANDBOOK", APRIL 2012 EDITION.

CALCULATIONS UTILIZE COMBINATION FLOW AND VOLUME SIZING FOR FLOW-THROUGH PLANTERS - START WITH VOLUME-BASED SIZING PER SECTION II.B: MEAN ANNUAL PRECIPITATION (SITE) = 15.5" MEAN ANNUAL PRECIPITATION (GAGE) = 13.9" (SAN JOSE) CORRECTION FACTOR (Cf) = 1.12 REPRESENTATIVE SOIL TYPE = CLAY LOAM (TYPE D) AVERAGE SITE SLOPE = 1% UNIT BASIN STORAGE VOLUME = SEE APPENDIX B, FIGURE B-2, *UNIT BASIN VOLUME FOR 80% CAPTURE - SAN JOSE AIRPORT RAIN GAGE, ASSUMED SLOPE = 1%

1) THE TOTAL PROPOSED IMPERVIOUS AREA IS 0.6259 ACRES. THE PROPOSED PROJECT CREATES LESS THAN 1 ACRE OF IMPERVIOUS SURFACE, HENCE, HYDROMODIFICATION MANAGEMENT DOES NOT APPLY.

2) FOR CLAY LOAM SOILS, THE TREATMENT METHOD IS CHOSEN TO BE INFILTRATION (FLOW-THROUGH) PLANTERS.

CRITERIA APPLIED TO INFILTRATION PLANTER:
SIZING FACTOR PER SANTA CLARA COUNTY SIZING REQUIREMENTS
SURFACE RESERVOIR DEPTH = 6 INCHES STANDARD
SANDY LOAM LAYER DEPTH = 18 INCHES TYPICAL (5 IN/HR MINIMUM SUSTAINED)
GRAVEL LAYER DEPTH = 12 INCHES STANDARD (0.4 POROSITY VALUE)
UNDERDRAIN = PERFORATED PIPE

EXISTING
TOTAL SITE AREA= 27175
TOTAL PERVIOUS AREA= 3435
TOTAL IMPERVIOUS AREA= 23740
PERCENT EX. SITE IMPERVIOUS = 87%

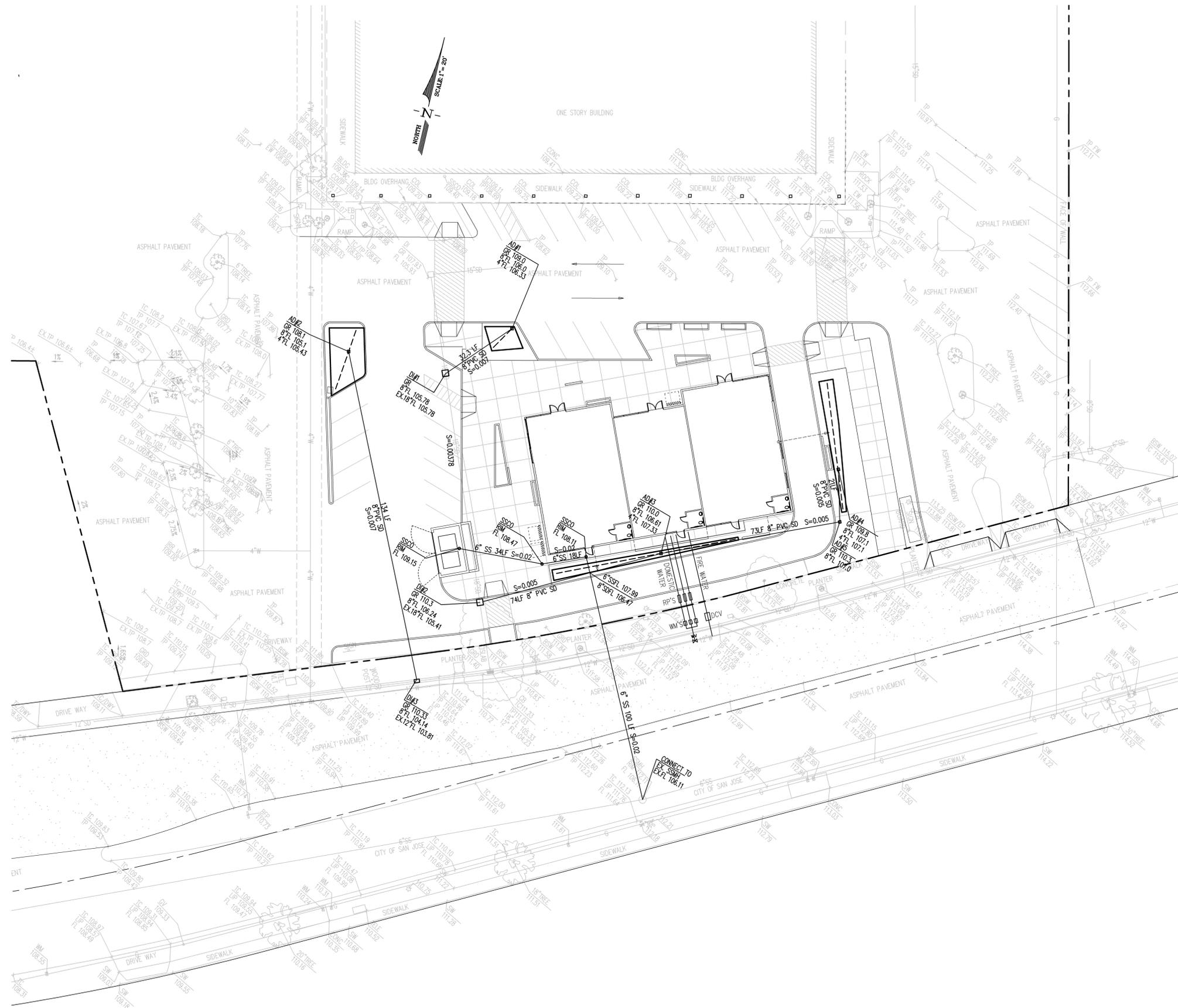
DEVELOPED
TOTAL SITE AREA= 27175 SF
TOTAL PERVIOUS AREA= 4815 SF
TOTAL IMPERVIOUS AREA= 22360 SF
PERCENT PROP. SITE IMPERVIOUS = 82%

NET DECREASE IN SITE IMPERVIOUS AREA
C-existing > C-developed

XREF: BDRY, MASTOPO, SITE-27053
SNAP SHOT: PRE-C3

REF: BDRY, MASTOPO, SITE-210593

SNAP SHOT: PRE-UT-2013



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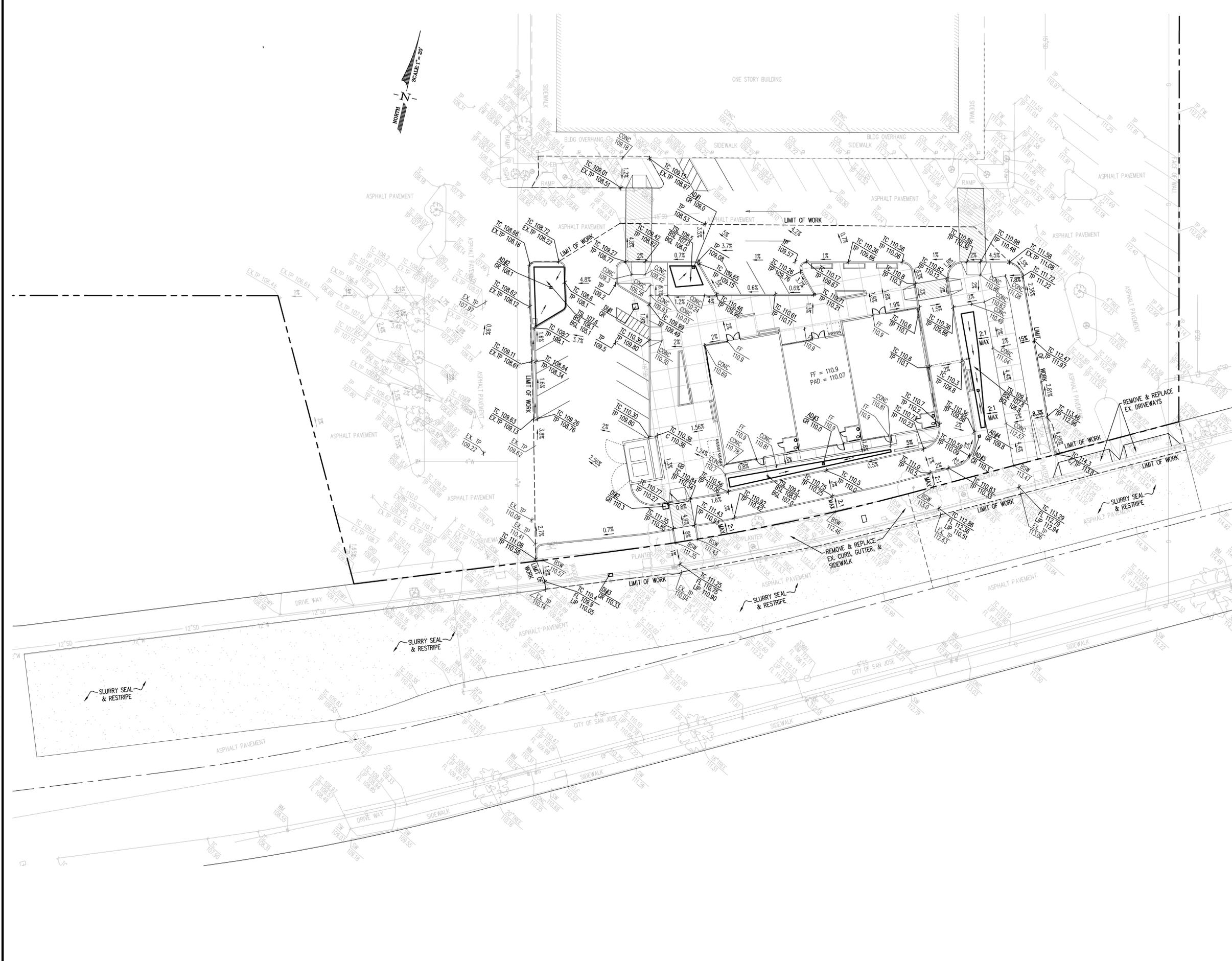


PARKTOWN CENTER
 1350 SOUTHPARK VITORIA DRIVE
 MILPITAS, CALIFORNIA

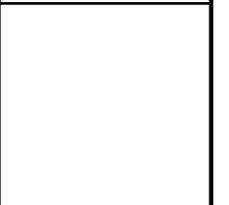
NO.	DATE	DESCRIPTION
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Title:	PRELIMINARY UTILITY PLAN
Date:	SEPTEMBER 2013
Scale:	1" = 20'
Drawn By:	D.A.D.
Checked By:	J.L.
Job No.:	21053-10
Drawing No.:	MASTER-P-21053-2013.dwg
Plot Date:	FEBRUARY 4, 2014
Sheet No.:	C-5
	Of Sheets

XREF: BDRY, MASTOPO, SITE-21053
 SNAP SHOT: PRE-6P-2013



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PARKTOWN CENTER
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 MILPITAS, CALIFORNIA

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

Title: **PRELIMINARY GRADING PLAN**
 Date: **SEPTEMBER 2013**
 Scale: **1" = 20'**
 Drawn By: **D.A.D.**
 Checked By: **J.L.**
 Job No.: **21053-10**
 Drawing No.: **MASTER-P-21053-2013.dwg**
 Plot Date: **FEBRUARY 4, 2014**
 Sheet No.: **C-4**
 Of Sheets



FIBER CEMENT TILE CLADDING
PROBE FACADE SYSTEMS, CUSTOM COLOR AND SIZE PER ELEVATIONS



SITE FURNITURE
POLYWOOD, EURO 5-PIECE OUTDOOR DINING SET



WINDOW STOREFRONT
WESTERN WINDOWS - ANODIZED ALUMINUM FINISH



STUCCO
MERLEX STUCCO, P-1210 FLOAT FINISH, COLOR TO BE DETERMINED



BIKE RACKS
KEHAS TULIP FUN FUN SINGLE BIKE RACK UNITS WITH OPTIONAL MOUNTING DIRECTIONS SHOWN



BUILDING LIGHT FIXTURE
LUCEPLAN, METROPOLI OUTDOOR CEILING FIXTURE FOR USE AT BUILDING COVERED OVERHANG AND ENTRY ALCOVE AREAS, STAINLESS STEEL OR ALUMINUM FINISH



BUILDING LIGHT FIXTURE
PLC LIGHTING TROLL-1 OUTDOOR WALL SCONCE FOR USE ON BUILDING EXTERIOR, STAINLESS STEEL OR ALUMINUM FINISH



SITE PATH LIGHT FIXTURE
ATLANTIS, ONE PATH LIGHT, BRONZE FINISH



SITE POLE LIGHT FIXTURE
ATLANTIS, TWO POST AND LANTERN LIGHT FIXTURE



WALKING AND DINING PATIO
CONCRETE FINISH - BROOM



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issue

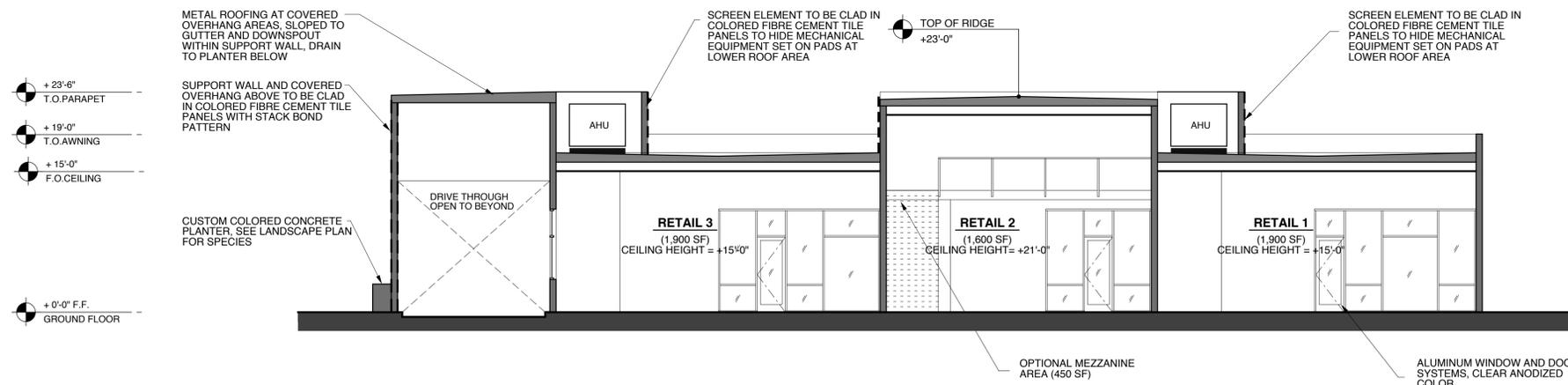
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	10/16/13	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL
	01/07/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL

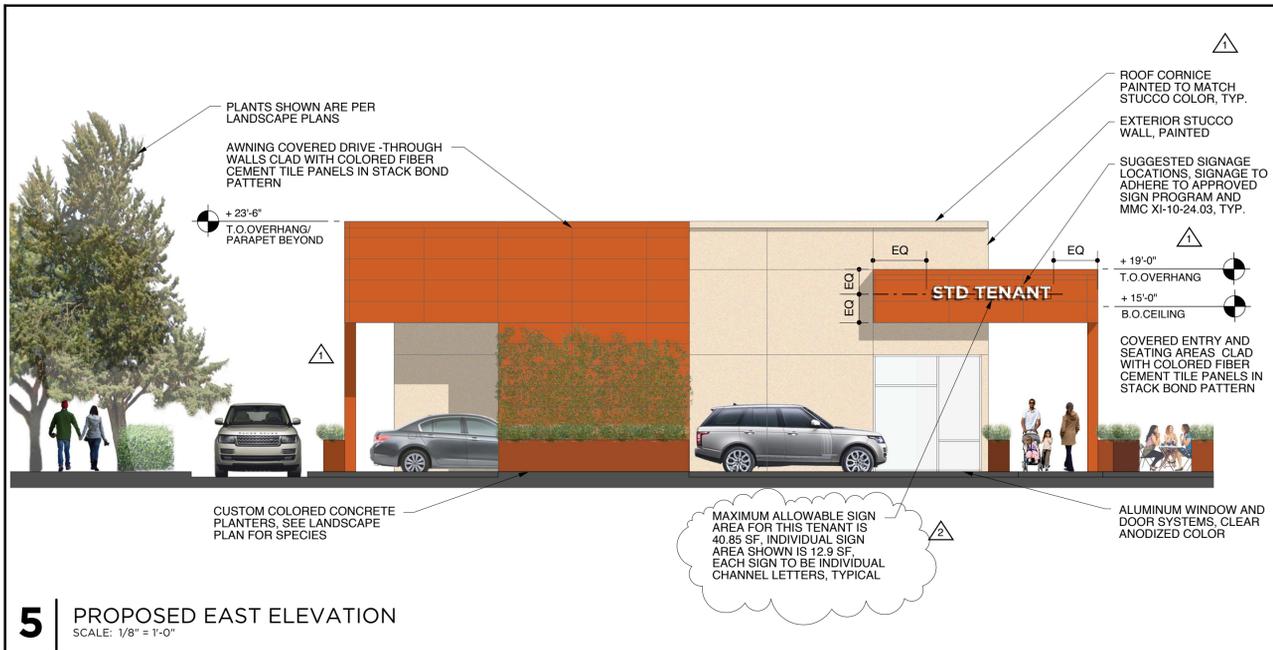
1313 Park Town Plaza

description
PROPOSED SECTION AND BUILDING MATERIALS

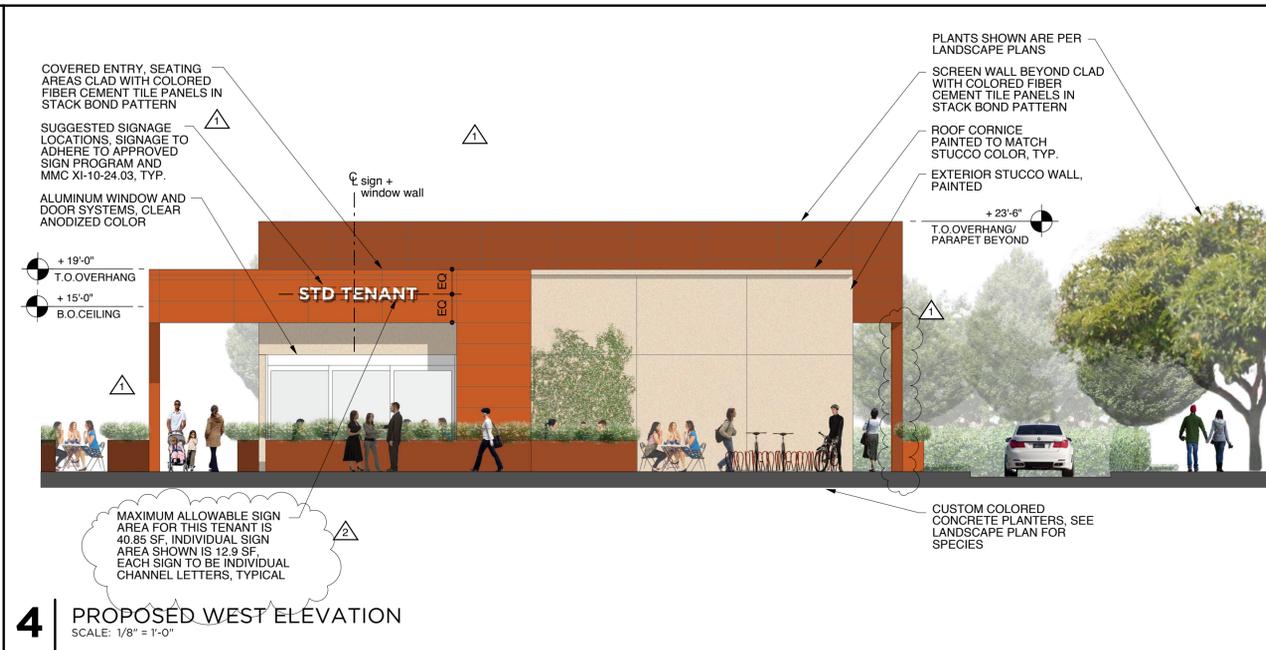
2 BUILDING MATERIALS EXAMPLES AND PHOTOGRAPHS
SCALE: N/A

1 PROPOSED ROOF SECTION
SCALE: 1/8" = 1'-0"

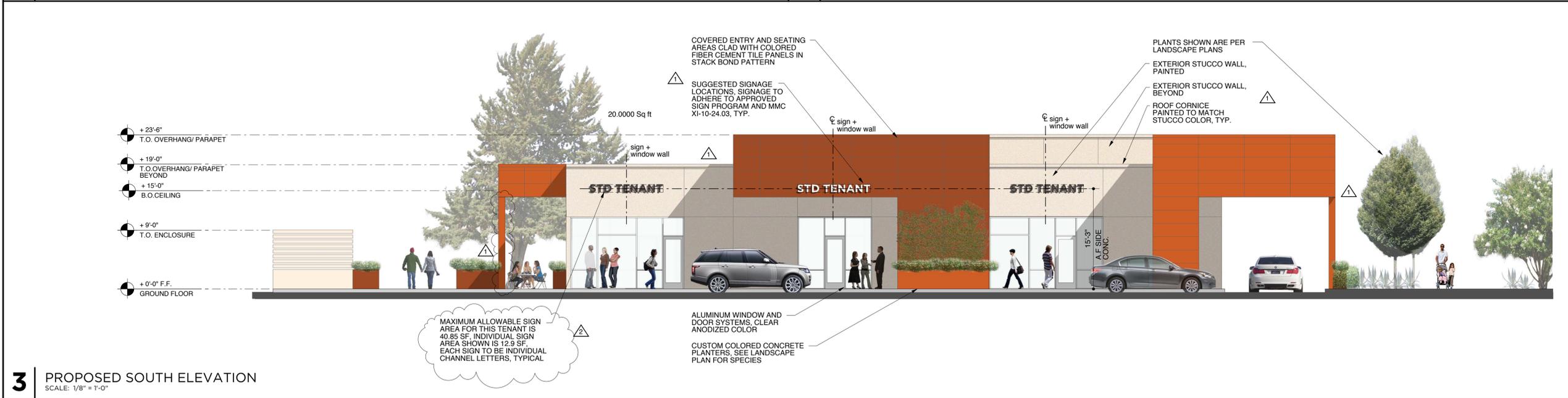




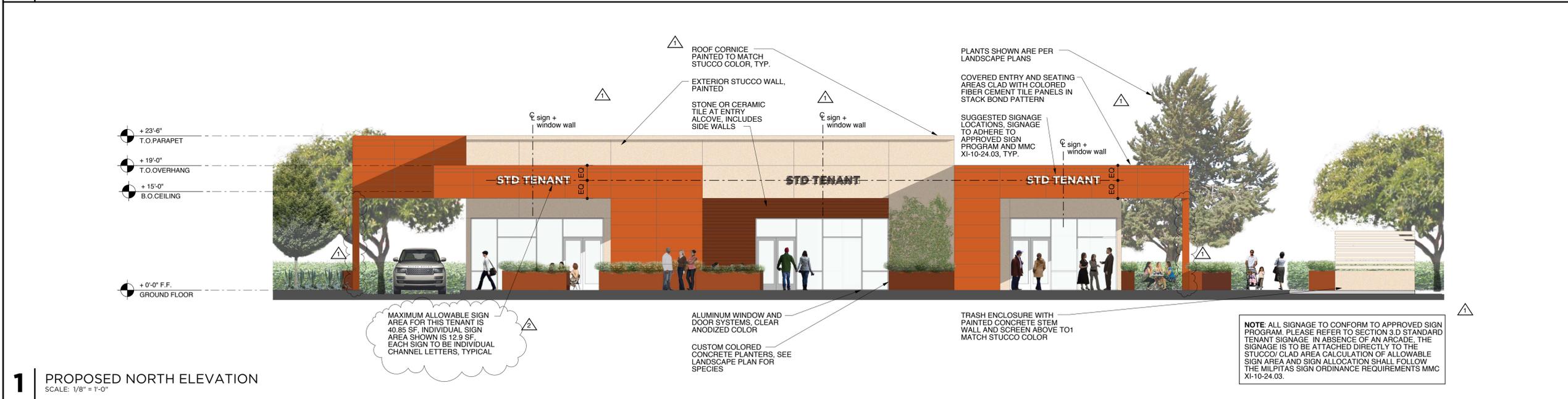
5 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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	10/16/13	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL
1	01/07/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL
2	02/06/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL

1313 Park Town Plaza

description
PROPOSED ELEVATIONS



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	10/16/13	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL

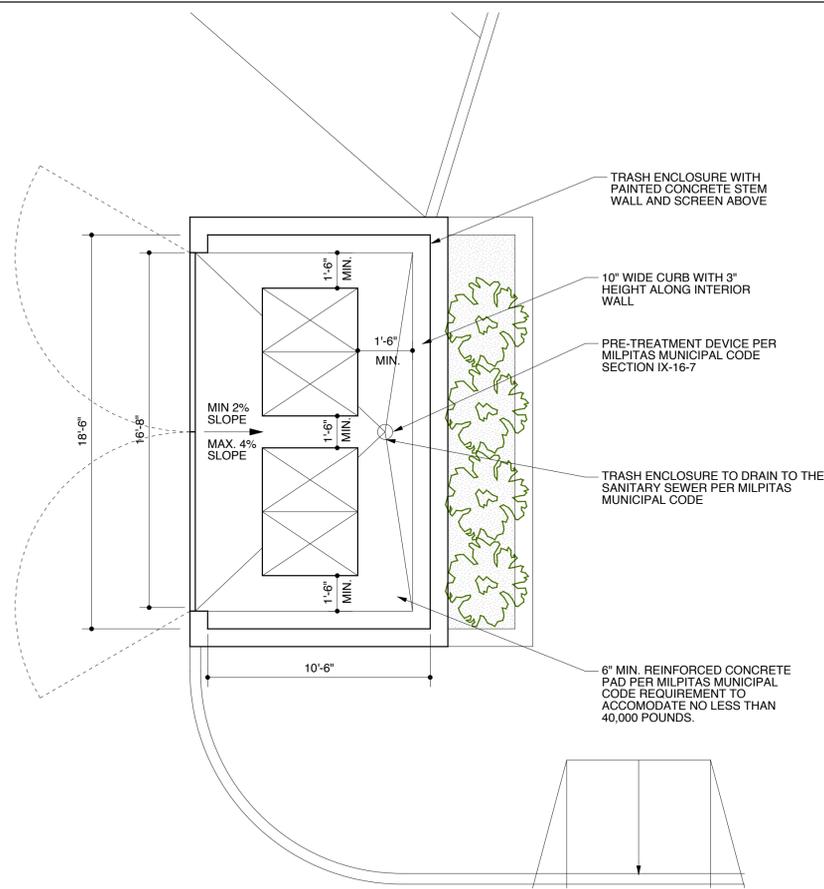
1313 Park Town Plaza

description

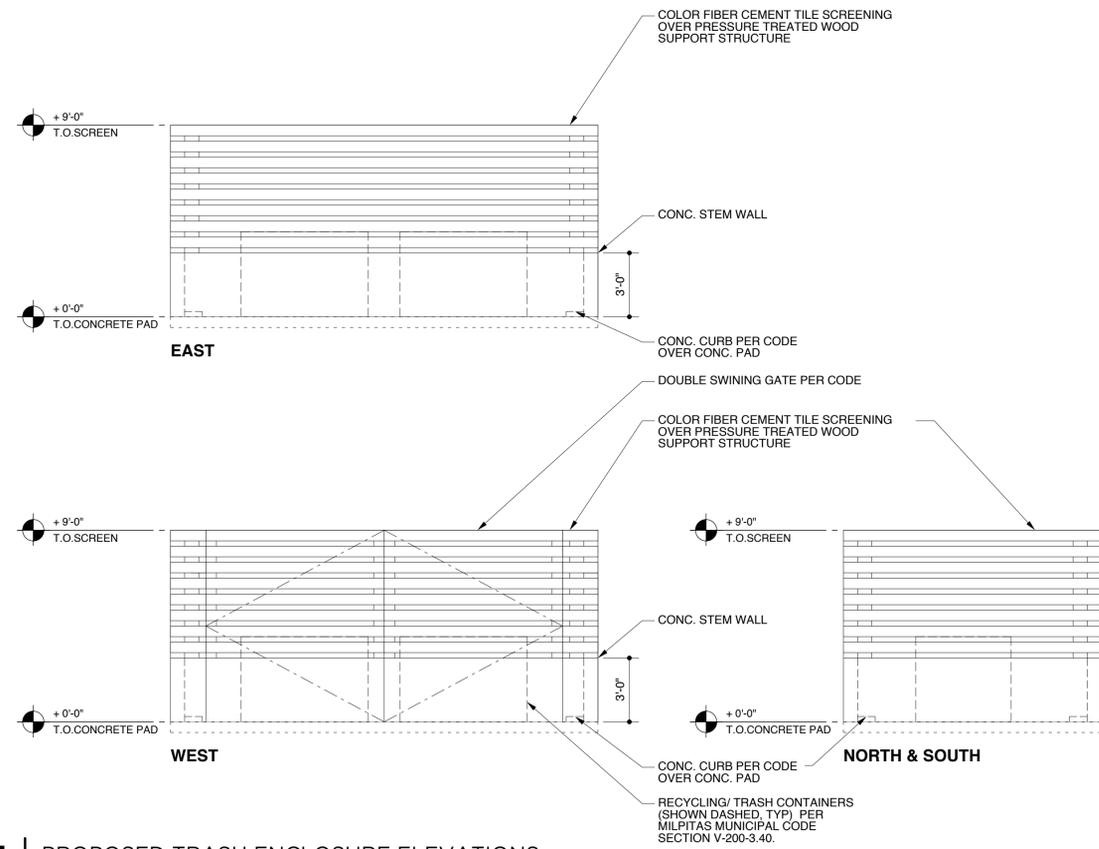
PROPOSED TRASH ENCLOSURE
PLAN AND ELEVATIONS



A2.02



2 PROPOSED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



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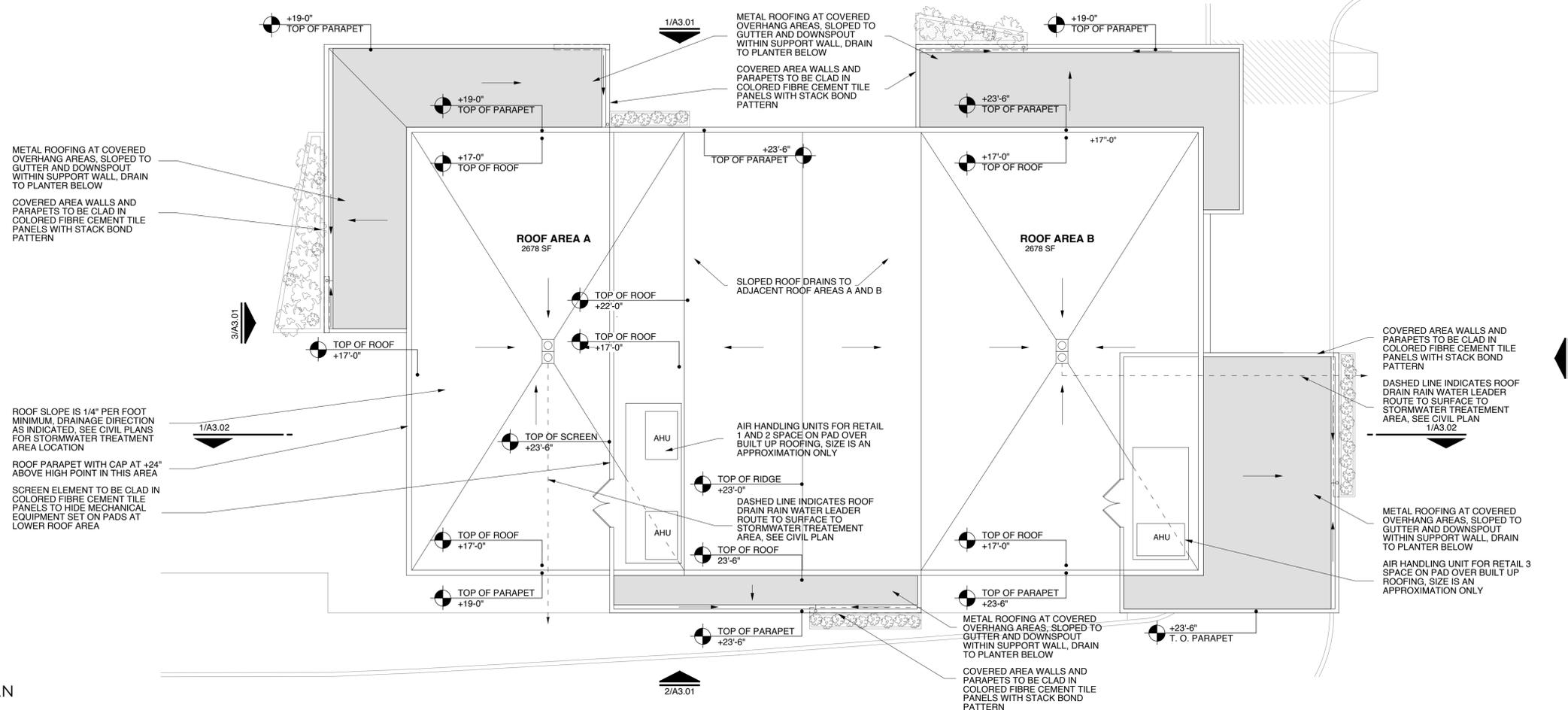
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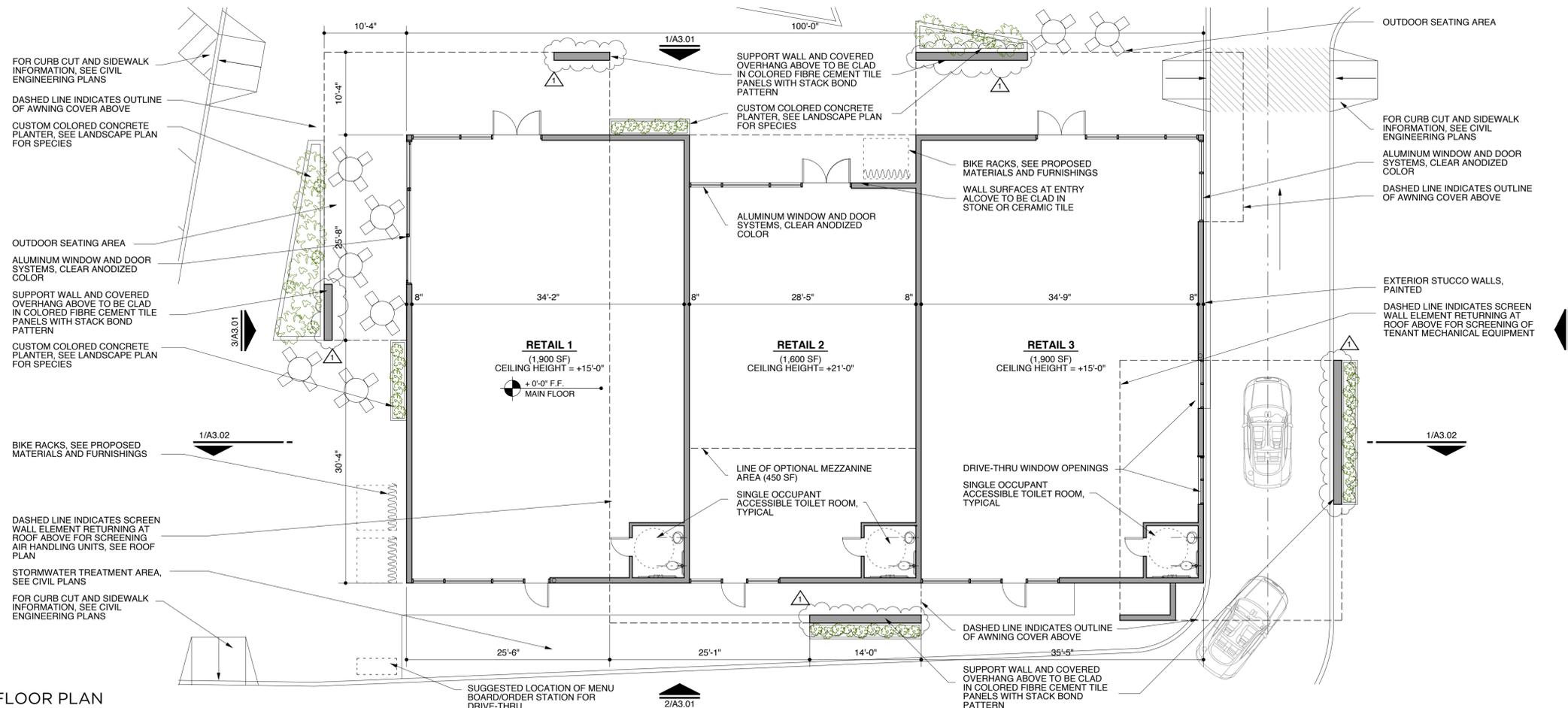
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	01/07/14	SITE DEVELOPMENT COMMENTS RE-SUBMITTAL

1313 Park Town Plaza

description
PROPOSED GROUND FLOOR AND ROOF PLANS



2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"