Storage Units

Interior Access Storage Units - Ground Level

Size	Target Mix %	Target Mix #	Bldg A1	Bldg B	Bldg C	Proposed Bldg D-1	Proposed Bldg D-2	Total	Percent	Area
5 x 5	2.79%	8	15		5		8	28	8.78%	700
5 x 7.5	0.00%	0	1		2			3	0.94%	113
5 x10	10.24%	30	40		4		13	57	17.87%	2,850
7.5 x10	15.02%	44	24		19			43	13.48%	3,225
10 x 10	29.35%	86	43		4		30	77	24.14%	7,700
10 x 15	20.48%	60	37		4	1	10	52	16.30%	7,800
10 x 20	17.06%	50	33		2		14	49	15.36%	9,800
10 x 25	0.00%	0	3					3	0.94%	750
10 x 30	5.12%	15	7					7	2.19%	2,100
Total	100.00%	293	203	0	40	1	75	319	100.00%	35,038

Interior Access Storage Units - Upper Levels

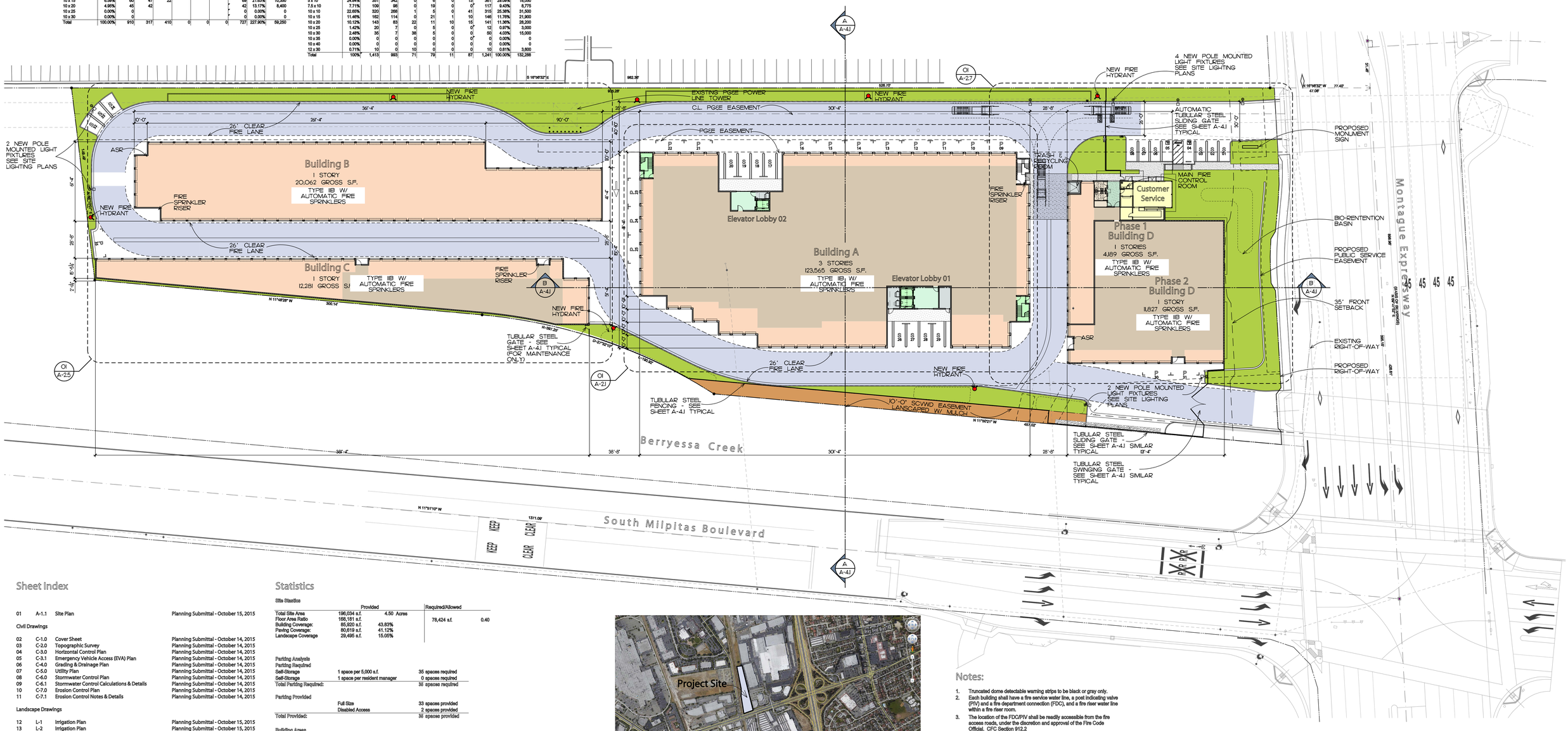
Size	Target Mix %	Target Mix #	Bldg A2	Bldg A3	Proposed	Total	Percent	Area
5 x 5	28.02%	255	27	31		58	16.18%	1,450
5 x 7.5	0.00%	0	0			0	0.00%	0
5 x10	33.52%	305	99	199		298	83.42%	14,900
7.5 x10	7.14%	65	73	1		74	23.20%	5,550
10 x 10	19.78%	180	29	157		186	58.31%	18,600
10 x 15	6.59%	60	47	22		69	21.63%	10,350
10 x 20	4.95%	45	42			42	13.17%	8,400
10 x 25	0.00%	0				0	0.00%	0
10 x 30	0.00%	0				0	0.00%	0
Total	100.00%	910	317	410	0 0 0	727	227.90%	59,250

Exterior Access Storage Units

Size	Target Mix %	Target Mix #	Bldg A	Bldg B	Bldg C	Proposed Bldg D-1	Proposed Bldg D-2	Total	Percent	Area
5 x 5	0.00%	0						0	0.00%	0
5 x 7.5	0.00%	0						0	0.00%	0
5 x10	7.62%	16	4		2			6	3.08%	300
7.5 x10	0.00%	0						0	0.00%	0
10 x 10	25.71%	54	39	1	1		11	52	26.67%	5,200
10 x 15	20.00%	42	8		17			25	12.82%	3,750
10 x 20	22.86%	48	8	22	9	10	1	50	25.64%	10,000
10 x 25	9.52%	20	4		5			9	2.62%	2,250
10 x 30	9.52%	20		38	5			43	22.05%	12,900
10 x 35	0.00%	0						0	0.00%	0
10 x 40	0.00%	0						0	0.00%	0
12 x 30	4.76%	10		10				10	5.13%	3,600
Total	100.00%	210	63	71	39	10	12	195	98.21%	38,000

Combined Storage Units

Size	Target Mix %	Target Mix #	Bldg A	Bldg B	Bldg C	Proposed Bldg D-1	Proposed Bldg D-2	Total	Percent	Area
5 x 5	18.61%	263	73	0	5	0	8	86	6.93%	2,150
5 x 7.5	0.00%	0	1	0	2	0	0	3	0.24%	113
5 x 10	24.84%	351	342	0	6	0	13	361	29.09%	16,050
7.5 x 10	7.71%	109	98	0	19	0	0	117	9.43%	8,775
10 x 10	22.65%	320	266	1	5	0	41	315	25.38%	31,500
10 x 15	11.46%	162	114	0	21	1	10	146	11.76%	21,900
10 x 20	10.12%	143	83	22	11	10	15	141	11.36%	28,200
10 x 25	1.42%	20	7	0	5	0	0	12	0.97%	3,000
10 x 30	2.48%	35	7	38	5	0	0	50	4.03%	15,000
10 x 35	0.00%	0	0	0	0	0	0	0	0.00%	0
10 x 40	0.00%	0	0	0	0	0	0	0	0.00%	0
12 x 30	0.71%	10	0	10	0	0	0	10	0.81%	3,600
Total	100%	1,413	993	71	79	11	87	1,241	100.00%	132,288



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Statistics

Site Statics

	Provided		Required/Allowed	
Total Site Area	196,034 s.f.	4.50 Acres		
Floor Area Ratio	168,181 s.f.		78,424 s.f.	0.40
Building Coverage:	85,920 s.f.	43.83%		
Paving Coverage:	80,619 s.f.	41.12%		
Landscape Coverage	29,495 s.f.	15.05%		

Parking Analysis

Parking Required		
Self-Storage	1 space per 5,000 s.f.	35 spaces required
Self-Storage	1 space per resident manager	0 spaces required
Total Parking Required:		36 spaces required

Parking Provided		
	Full Size	33 spaces provided
	Disabled Access	2 spaces provided
Total Provided:		36 spaces provided

Building Areas

Phase 1

	Customer Service	Caretaker Unit	Lobby & Toilets	Mech & Elect	Stairs & Elevators	Interior Storage	Exterior Storage	CBC Total	Ext Walls	Gross Total
Building A1			602	391	860	29,838	7,635	39,326	889	40,215
Building A2					860	38,677		39,537	678	40,215
Building A3					860	41,864		42,724	411	43,135
Total Building A	0	0	602	391	2,580	110,379	7,635	121,587	1,978	123,565
Building B						0	19,500	19,500	562	20,062
Building C						4,421	7,206	11,627	654	12,281
Building D, Phase 1	1,144		399			205	2,205	3,953	236	4,189
Total Phase 1	1,144	0	1,001	391	2,580	115,005	36,546	156,667	3,430	160,097

Phase 2

	Customer Service	Caretaker Unit	Lobby & Toilets	Mech & Elect	Stairs & Elevators	Interior Storage	Exterior Storage	CBC Total	Ext Walls	Gross Total
Building D, Phase 2						10,250	1,264	11,514	313	11827
Total Phase 2						10,250	1,264	11,514	313	11,827
Total Project	1,144	0	1,001	391	2,580	125,255	37,810	168,181	3,743	171,924

Site Plan

Project North

0 30 90 Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - December 16, 2015

1501s207

Notes:

1. Truncated dome detectable warning stripe to be black or gray only.
2. Each building shall have a fire service water line, a post indicating valve (PIV) and a fire department connection (FDC), and a fire riser water line within a fire riser room.
3. The location of the FDC/PIV shall be readily accessible from the fire access roads, under the discretion and approval of the Fire Code Official. CFC Section 912.2
4. The 10' x 10' storage unit in Building D has an exterior roll-up doors in which the two 1-yard bins will be located. All walls of the unit will be constructed of concrete masonry units with curbs to prevent the bins from contacting the walls. This unit will be behind the automatic security gate. An access code will be provided to Republic Services staff who will be able to roll the bins out of the solid waste room, into the driveway. Per Republic Services, front-loading direct access to the bins will not be required.
5. "S" designates standard 9'-0" wide x 18'-0" deep parking spaces. "P" designates 9'-0" x 18'-0" parallel parking spaces
6. 26'-0" wide fire lane w/ 28'-0" minimum inside radius and 46'-6" outside radius show shaded.

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects

26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Kier & Wright, Inc. • Civil Engineering

Thomas Baak & Associates, LLP • Landscape Architecture

California Lighting Sales • Site Lighting

A-1.1

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
ADJACENT PROPERTY LINE		
CENTERLINE		
EASEMENT		
MONUMENT LINE		
BUILDING LINE		
APPROX. FLOOD ZONE BOUNDARY		
FOUND MONUMENT AS NOTED		
FOUND IRON PIPE OR AS NOTED		
LIGHT		
TRANSFORMER		
FIRE HYDRANT		
STORM DRAIN MANHOLE		
MANHOLE		
CLEAN OUT		
VALVE		
CATCH BASIN / DROP INLET		
AREA DRAIN		
WATER METER		
UTILITY POLE W/ GUY WIRE		
WATER VALVE		
BACKFLOW		
CHECK VALVE		
POST INDICATOR VALVE		
UTILITY BOX (SIZE VARIES)		
SIGN		
BOLLARD		
TREE W/ SIZE AND ELEVATION		18" 100.00
SPOT ELEVATION	100.0	× 100.00
AERIAL SPOT ELEVATION		× 32.1
BOREHOLE LOCATION		
CONTOUR		
INDEX CONTOUR		15
CURB		
CURB & GUTTER		
VALLEY GUTTER		
CONCRETE		
FENCE		
RETAINING WALL		
EDGE OF PAVEMENT		
SANITARY SEWER		SS
STORM DRAIN		SD
WATER		W
FIRE SERVICE		
GAS		G
ELECTRIC		E
TELEPHONE		T
OVERHEAD		OH
FIBER OPTIC CABLE		FO
FIRE/WATER CALCULATION NODE		

ABBREVIATIONS

%	PERCENT	INV	INVERT ELEVATION
AB	AGGREGATE BASE	I.P.	IRON PIPE
AC	ASPHALTIC CONCRETE	JT	JOINT TRENCH
AD	AREA DRAIN	LIP	LIP OF GUTTER
ADA	AMERICAN DISABILITIES ACT	LOW	LIMIT OF WORK
AN	ANODE	LS	LICENSED SURVEYOR
BFP	BACK FLOW PREVENTER	MAX	MAXIMUM
BL	BUILDING	MIN	MINIMUM
BSM	BIOTREATMENT SOIL MIX	(MT)	MULTI TRUNK
BW/BOW	BACK OF WALK	N/A	NOT AVAILABLE
C	CONCRETE	O.C.	ON CENTER
CB	CATCH BASIN	OH	OVERHEAD
CL	CENTERLINE	O.R.	OFFICIAL RECORD
CO	CLEAN OUT	PCC	POINT OF COMPOUND CURVE
COMM	COMMUNICATION	PG&E	PACIFIC GAS & ELECTRIC
DET	DETECTOR	PV	PAVEMENT
DI	DROP INLET	RIM	RIM ELEVATION
DIA	DIAMETER	RCE	REGISTERED CIVIL ENGINEER
DMA	DRAINAGE MANAGEMENT AREA	(R)	RADIAL LINE
DTL	DETAIL	RW	RECYCLED WATER
DS	DOWNSPOUT	SD	STORM DRAIN
DWY	DRIVEWAY	SDJB	STORM DRAIN JUNCTION BOX
EB	ELECTRIC BOX	SDMH	STORM DRAIN MANHOLE
ECAB	ELECTRIC CABINET	SCCS	SANTA CLARA COUNTY SURVEY
EM	ELECTRIC METER	S.C.V.W.D.	SANTA CLARA COUNTY VALLEY WATER DISTRICT
ETC	ET CETERA	SF	SQUARE FEET
EV	ELECTRIC VAULT	SS	SANITARY SEWER
EX.	EXISTING	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	S/W	SIDEWALK
FL	FLOW LINE	TB	TELEPHONE BOX
FM	FORCE MAIN	TC	TOP OF CURB
FO	FIBER OPTIC	TCM	TREATMENT CONTROL MEASURE
FOC	FACE OF CURB	TE	TRASH ENCLOSURE
FS	FIRE SERVICE	TOP	TOP OF SLOPE
FND	FOUND	TSB	TRAFFIC SIGNAL BOX
GB	GRADE BREAK	TW	TOP OF WALL
GRN	GROUND	TYP	TYPICAL
GUY	GUY WIRE	UB	UTILITY BOX
GWE	GROUND WATER EXTRACTION BOX	W	WATER
HP	HIGH POINT	W/	WITH

KIER & WRIGHT STANDARD NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE SOIL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE BY CORNERSTONE EARTH GROUP, DATED OCTOBER 15, 2014, PROJECT NO. 726-1-3.

2. THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS, TO WITHIN 0.1' OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE GRADING CONTRACTOR.

3. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

4. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.

5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

6. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.

7. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC., AT (408) 727-6665 BEFORE ADJUSTING UTILITY DESIGN.

8. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC. AT 408/727-6665 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.

9. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.

10. STORM DRAIN PIPES DESIGNATED AS "SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 P.V.C. (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL). CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL) OR DUCTILE IRON PIPE (D.I.P.). IF SPECIFIED ON PLANS, NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (R.C.P.). HDPE AND P.V.C. PIPE SHALL ONLY BE USED WHEN THE MANUFACTURER RECOMMENDATION REQUIREMENTS ARE MET. PIPE MADE OF ANY OTHER MATERIAL MAY BE USED ONLY AFTER APPROVAL OF THE ENGINEER.

11. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES THAT LIE WITHIN AREAS EFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY, THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.

12. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN.

13. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

14. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.

15. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY KIER & WRIGHT, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. KIER & WRIGHT ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.

16. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE. AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.

17. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

19. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

20. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

21. ALL PIPES SHALL HAVE A MINIMUM COVER OF 3' FROM FINISH GRADE UNLESS OTHERWISE SPECIFIED ON THE PLANS.

SITE ACCESSIBILITY NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE 2013 CALIFORNIA BUILDING CODE AND ANY LOCAL OR STATE AMENDMENTS THEREOF.

2. ALL PEDESTRIAN SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACES WITH A SLOPE OF LESS THAN 6% SLOPE SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACES WITH GREATER THAN A 6% SLOPE SHALL BE SLIP RESISTANT.

3. A LEVEL AREA IS DEFINED AS A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1:50 (2% SLOPE). SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1:50 (2% SLOPE) IN ANY DIRECTION.

WALKS AND SIDEWALKS:

4. A WALK IS DEFINED AS A SURFACED PEDESTRIAN WAY NOT LOCATED CONTIGUOUS TO A STREET USED BY THE PUBLIC. A SIDEWALK IS DEFINED AS A SURFACED PEDESTRIAN WAY CONTIGUOUS TO A STREET USED BY THE PUBLIC.

5. WALKS AND SIDEWALKS SHALL HAVE A CROSS SLOPE THAT DOES NOT EXCEED 1:50 (2% SLOPE). THE SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 1:20 (5% SLOPE). UNLESS OTHERWISE INDICATED AND SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.

6. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

CURB RAMPS:

7. A CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE, AS DIFFERENTIATED FROM A RAMP.

8. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET WIDE WITH A SLOPE NOT EXCEEDING 1:12 (8.33% SLOPE). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAXIMUM SLOPES OF AN ADJOINING GUTTER, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5% SLOPE) WITHIN 4 FEET OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10 (10% SLOPE).

9. A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1:12 (8.33% SLOPE).

10. TRANSITIONS FROM RAMPS AND LANDING TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

11. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTES SHALL NOT EXCEED 5 PERCENT WITHIN 4'-0" OF THE TOP AND BOTTOM OF THE CURB RAMP.

12. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.

13. ACCESSIBLE RAMPS SHALL HAVE A 1/2" WIDE BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" O.C.. SEE GROOVING DETAIL. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.

14. IF LOCATED ON A CURVE, THE SIDES OF THE RAMP NEED NOT BE PARALLEL, BUT THE MINIMUM WIDTH OF THE RAMP SHALL BE 4'-0".

15. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND MIN. DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND CALIFORNIA BUILDING CODE. DIMENSIONS AND PLACEMENT OF DOMES SHALL COMPLY WITH THE MOST CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS, AS MANDATED BY THE LOCAL JURISDICATION.

16. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP SHOULD BE RELOCATED OR ADJUSTED TO GRADE BY PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.

RAMPS:

17. A RAMP IS DEFINED AS A WALKING SURFACE WHICH HAS A RUNNING SLOPE GREATER THAN 1:20 (5% SLOPE) INTENDED FOR PEDESTRIAN TRAFFIC AND AS DIFFERENTIATED FROM A CURB RAMP. ANY ACCESSIBLE ROUTE OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1:20 (5% SLOPE).

18. RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48 INCHES, UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THE CODES IN EFFECT. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 (8.33% SLOPE), THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50 (2% SLOPE).

19. LEVEL RAMP LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMPS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE	PLANNING SUBMITTAL DATE: 10.13.15	PLANNING RESUBMITTAL DATE: 08.03.15	PLANNING RESUBMITTAL DATE: 08.19.15	PLANNING RESUBMITTAL DATE: 10.14.15	
C1.0	COVER SHEET	●	●	●	●	
C2.0	TOPOGRAPHIC SURVEY	●	●	●	●	
C3.0	HORIZONTAL CONTROL PLAN	●	●	●	●	
C3.1	EMERGENCY VEHICLE ACCESS (EVA) PLAN	●	●	●	●	
C4.0	GRADING PLAN	●	●	●	●	
C5.0	UTILITY PLAN	●	●	●	●	
C6.0	STORMWATER CONTROL PLAN	●	●	●	●	
C6.1	STORMWATER CONTROL CALCULATIONS & DETAILS	●	●	●	●	
C7.0	EROSION CONTROL PLAN	●	●	●	●	
C7.1	EROSION CONTROL NOTES & DETAILS	●	●	●	●	

APPLICABLE CODES

- **2013 CALIFORNIA BUILDING CODE**
- **2013 CALIFORNIA PLUMBING CODE**
- **2013 CALIFORNIA ELECTRICAL CODE**
- **2013 CALIFORNIA FIRE CODE**
- **2013 TITLE 24**
- **ALL LOCAL & STATE AMENDMENTS**

AS-BUILT INFORMATION NOTE

THE INFORMATION SHOWN ON THE TOPOGRAPHIC SURVEY IS BASED ON MULTIPLE SOURCES INCLUDING FIELD SURVEY, AS-BUILT RECORDS AND DESIGN DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION SHOWN ON THESE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER IMMEDIATELY IF CONFLICTS ARISE BETWEEN FIELD CONDITIONS AND THE DESIGN DRAWINGS.

FIRE PROTECTION SYSTEM NOTES

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND ARE NOT INTENDED TO BE INSTALLATION DRAWINGS. THESE DRAWINGS SHALL NOT BE USED AS BASE SHEETS FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARER.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY NFPA 13, 24 AND THE LOCAL FIRE MARSHALL. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHALL. THE RATING AGENCY, THE ARCHITECT, AND THE ENGINEER, PROVISIONS SHALL BE MADE IN THE SHOP DRAWINGS FOR MONITORING ALL VALVES AS REQUIRED BY THE LOCAL FIRE MARSHALL.

3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS PRIOR TO STARTING WORK. CONTRACTOR MUST OBTAIN PERMIT FROM THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

4. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS.

TOPOGRAPHIC SURVEY NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY DATED SEPTEMBER 19, 2014, TITLE NO. FPWS-2995141297MC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.

3. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN WITH THE EXCEPTION OF UNDERGROUND UTILITY LINES. THE LOCATIONS OF THESE UNDERGROUND UTILITY LINES HAVE BEEN COMPILED FROM AVAILABLE PLANS AND NO WARRANTY IS IMPLIED AS TO THE EXACT LOCATION OF THESE LINES. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

4. A.P.N.: 086-32-020

5. ZONING NOTE:
THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING AND BUILDING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED "M2"; HEAVY INDUSTRIAL DISTRICT;

THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
FRONT: ALONG MAJOR STREET: 35 FT. FROM FACE OF CURB.
ALONG NON-MAJOR STREET: 25 FT. FROM FACE OF CURB.
SIDE: NONE
REAR: NONE
FLOOR AREA RATIO: 0.40
BUILDING HEIGHT: NONE. HOWEVER, PRIOR TO CONSTRUCTION OF ANY STRUCTURE THAT EXCEEDS THREE (3) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT, THE PLANNING COMMISSION MUST MAKE THE FOLLOWING FINDING: THAT ANY SUCH EXCESS HEIGHT WILL NOT BE DETRIMENTAL TO THE LIGHT, AIR OR PRIVACY OF ANY OTHER STRUCTURE OR USE CURRENTLY EXISTING OR ANTICIPATED.

INFORMATION WAS OBTAINED FROM THE CITY OF MILPITAS PLANNING DEPARTMENT WEBSITE ON JANUARY 15, 2015.

6. BASIS OF BEARINGS:
THE BEARING OF NORTH 69°47'52" EAST TAKEN ON THE CENTERLINE OF MONTAGUE EXPRESSWAY AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 11, 2004 IN BOOK 783 OF MAPS AT PAGES 35 AND 36, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

7. FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060344 0067 J DATED FEBRUARY 19, 2014, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JANUARY 15, 2015.

811
Know what's **below.**
Call 811 before you dig.

C-1.0 - Cover Sheet

0 30 90 Feet
USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - Oct 14, 2015

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects

26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgala.com

Kier & Wright, Inc. • Civil Engineering
Thomas Baak & Associates, LLP • Landscape Architecture
California Lighting Sales • Site Lighting

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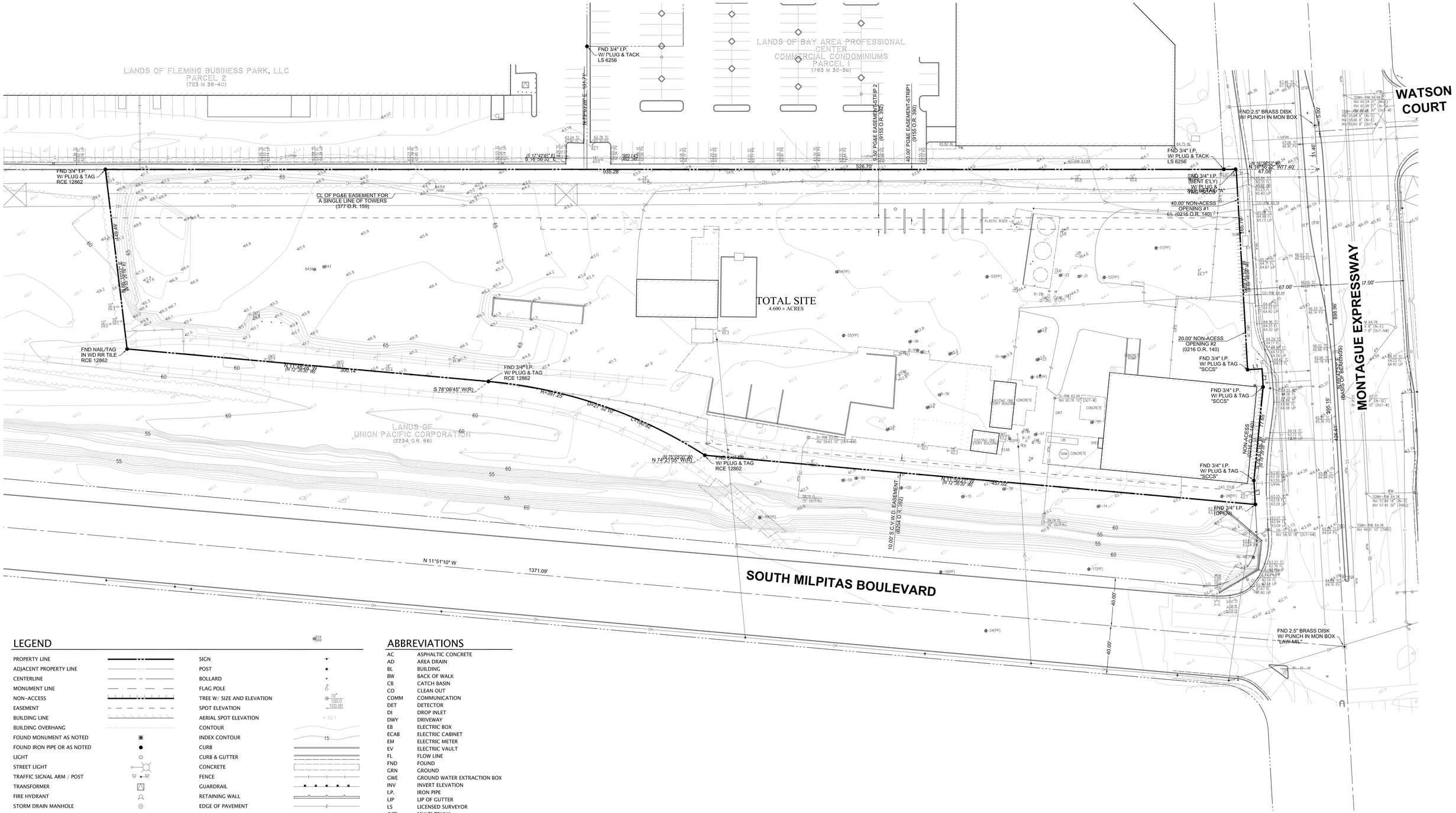

LEGEND

PROPERTY LINE	SIGN
ADJACENT PROPERTY LINE	POST
CENTERLINE	BOLLARD
MONUMENT LINE	FLAG POLE
NON-ACCESS	TREE W/ SIZE AND ELEVATION
EASEMENT	SPOT ELEVATION
BUILDING LINE	AERIAL SPOT ELEVATION
BUILDING OVERHANG	CONTOUR
FOUND MONUMENT AS NOTED	INDEX CONTOUR
FOUND IRON PIPE OR AS NOTED	CURB
LIGHT	CURB & GUTTER
STREET LIGHT	CONCRETE
TRAFFIC SIGNAL ARM / POST	FENCE
TRANSFORMER	GUARDRAIL
FIRE HYDRANT	RETAINING WALL
STORM DRAIN MANHOLE	EDGE OF PAVEMENT
MANHOLE	SINGLE TREE
CLEAN OUT	TREES AND BRUSH
GAS METER	SANITARY SEWER
UTILITY POLE W/ GUY WIRE	STORM DRAIN
VALVE	WATER
CATCH BASIN / DROP INLET	GAS
WATER METER	UNDERGROUND ELECTRIC
FIRE DEPARTMENT CONNECTION	TELEPHONE
BACK FLOW PREVENTER	OVERHEAD
POST INDICATOR VALVE	JOINT TRENCH
AUTOMATIC SPRINKLER RISER	LIGHTING CONDUIT
MONITORING WELL	FIBER OPTIC CABLE
UTILITY BOX (SIZE VARIES)	

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BL	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CO	CLEAN OUT
COMM	COMMUNICATION
DET	DETECTOR
DI	DROP INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
ECAB	ELECTRIC CABINET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FL	FLOW LINE
FND	FOUND
GRN	GROUND
GWE	GROUND WATER EXTRACTION BOX
INV	INVERT ELEVATION
I.P.	IRON PIPE
LIP	LIP OF GUTTER
LS	LICENSED SURVEYOR
(MT)	MULTI TRUNK
PV	PAVEMENT
RIM	RIM ELEVATION
RCE	REGISTERED CIVIL ENGINEER
(R)	RADIAL LINE
SDMH	STORM DRAIN MANHOLE
SCCS	SANTA CLARA COUNTY SURVEY
S.C.V.W.D.	SANTA CLARA COUNTY VALLEY WATER DISTRICT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
UB	UTILITY BOX
W/	WITH

C-2.0 - Topographic Survey

NORTH

0 30 90 Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

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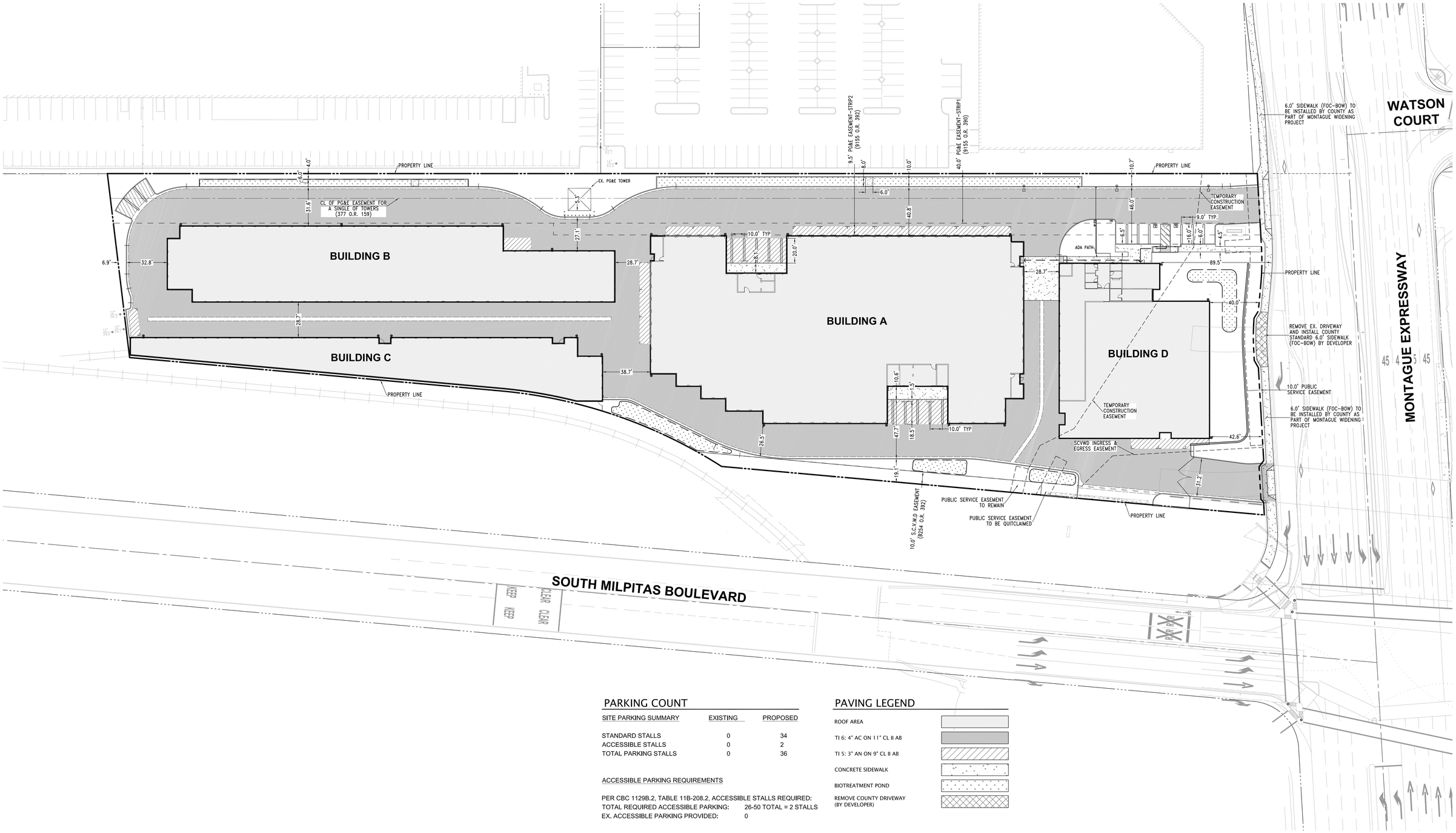

PARKING COUNT

SITE PARKING SUMMARY	EXISTING	PROPOSED
STANDARD STALLS	0	34
ACCESSIBLE STALLS	0	2
TOTAL PARKING STALLS	0	36

ACCESSIBLE PARKING REQUIREMENTS

PER CBC 1129B.2, TABLE 11B-208.2, ACCESSIBLE STALLS REQUIRED:
TOTAL REQUIRED ACCESSIBLE PARKING: 26-50 TOTAL = 2 STALLS
EX. ACCESSIBLE PARKING PROVIDED: 0

PAVING LEGEND

- ROOF AREA
- TI 6: 4" AC ON 11" CL II AB
- TI 5: 3" AN ON 9" CL II AB
- CONCRETE SIDEWALK
- BIOTREATMENT POND
- REMOVE COUNTY DRIVEWAY (BY DEVELOPER)

C-3.0 - Horizontal Control Plan

NORTH

0 30 90 Feet

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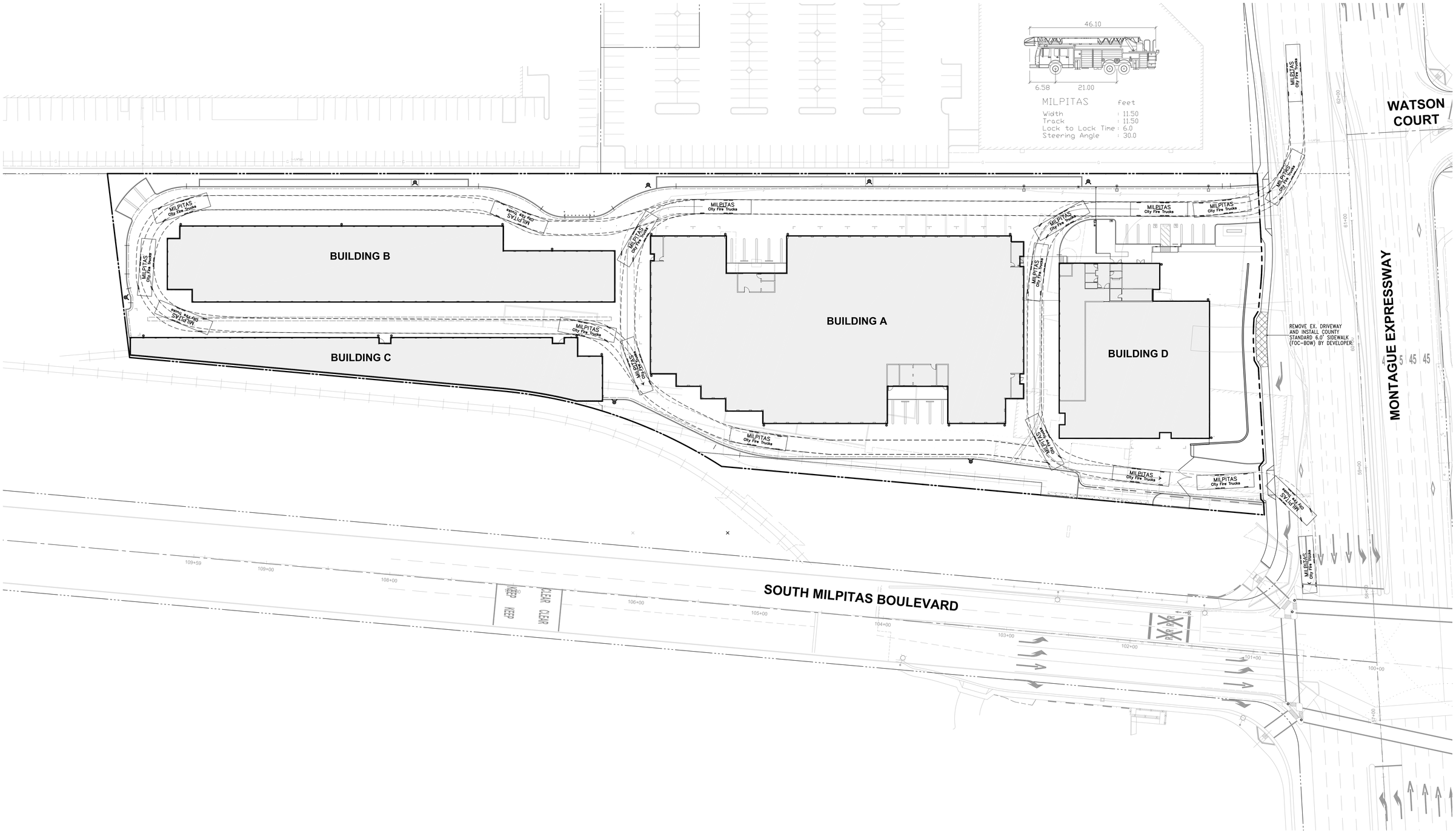

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C-3.1 - Emergency Vehicle Access (EVA) Plan

NORTH

0 30 90 Feet

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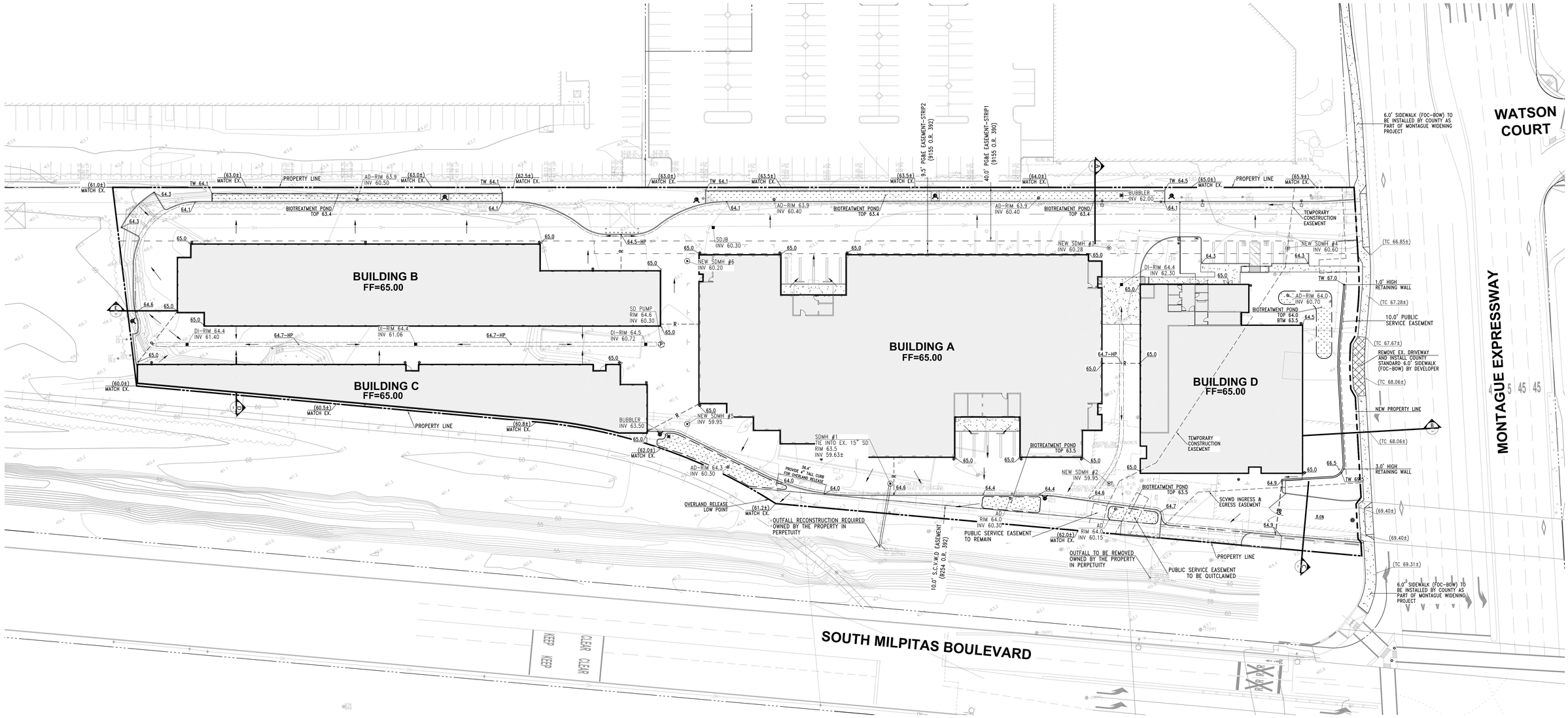

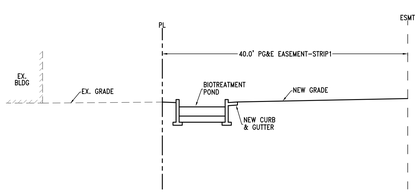

SECTION A
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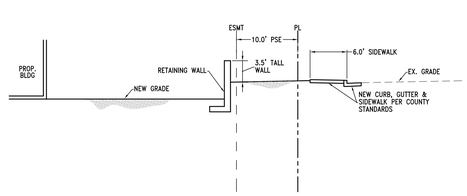

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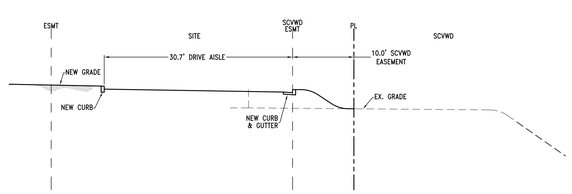

SECTION C
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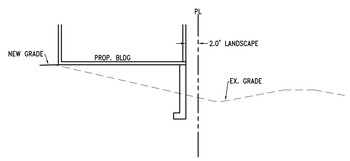

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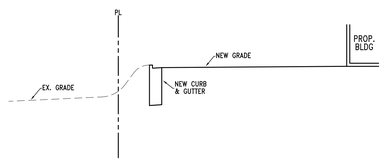

SECTION E
SCALE: 1" = 10'

C-4.0 - Grading and Drainage Plan

NORTH

0 30 90 Feet

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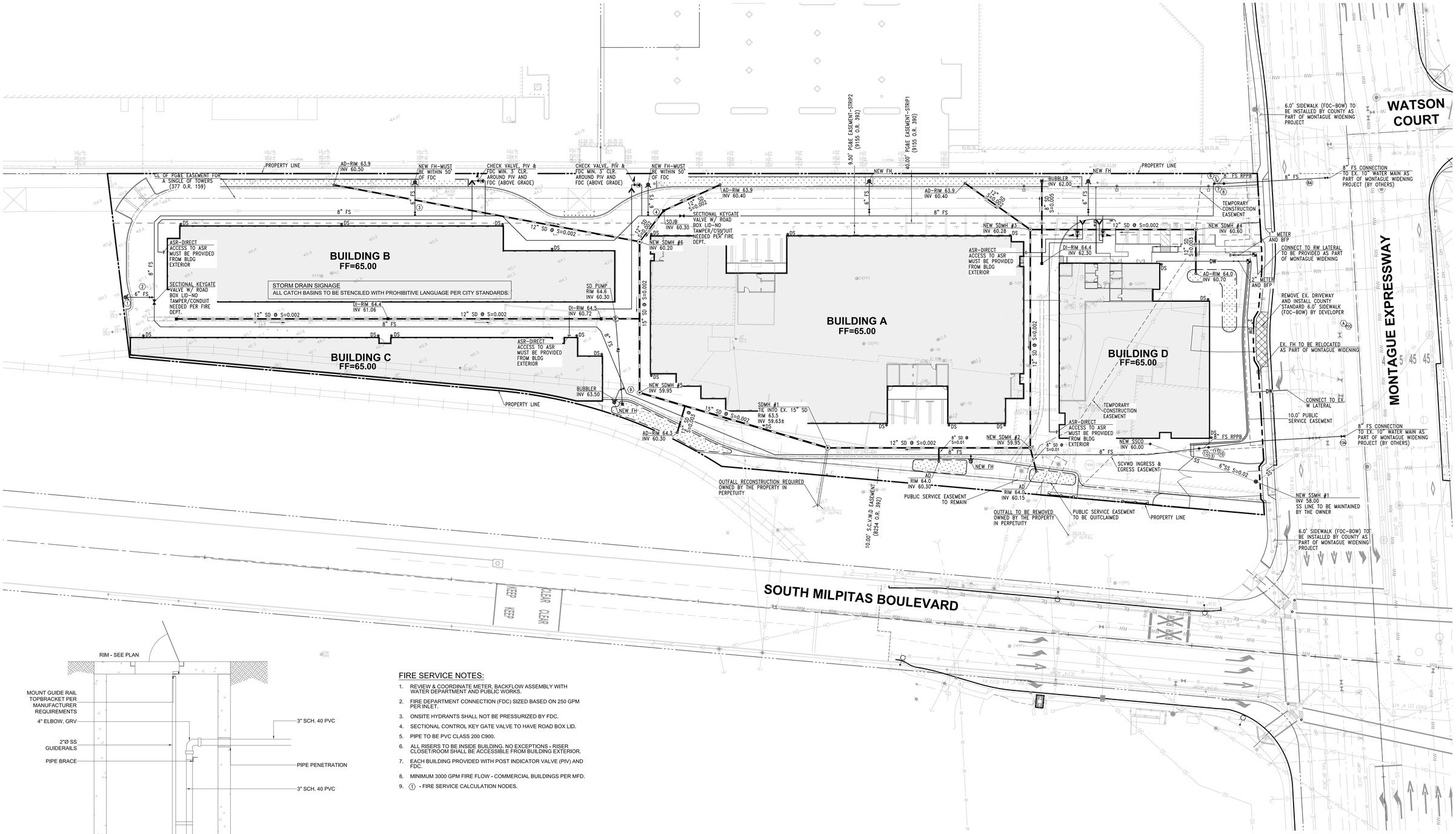

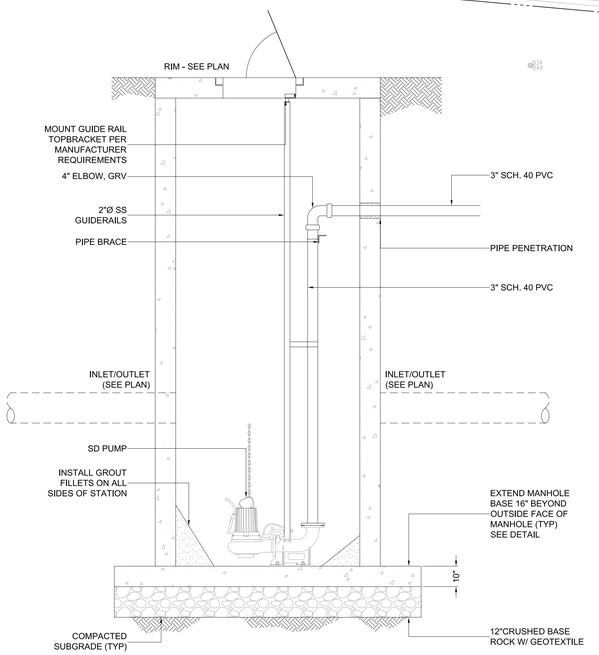

CONCEPTUAL STORM DRAIN PUMP (IF NEEDED)

NTS

FIRE SERVICE NOTES:

1. REVIEW & COORDINATE METER, BACKFLOW ASSEMBLY WITH WATER DEPARTMENT AND PUBLIC WORKS.
2. FIRE DEPARTMENT CONNECTION (FDC) SIZED BASED ON 250 GPM PER INLET.
3. ONSITE HYDRANTS SHALL NOT BE PRESSURIZED BY FDC.
4. SECTIONAL CONTROL KEY GATE VALVE TO HAVE ROAD BOX LID.
5. PIPE TO BE PVC CLASS 200 C900.
6. ALL RISERS TO BE INSIDE BUILDING. NO EXCEPTIONS - RISER CLOSET/ROOM SHALL BE ACCESSIBLE FROM BUILDING EXTERIOR.
7. EACH BUILDING PROVIDED WITH POST INDICATOR VALVE (PIV) AND FDC.
8. MINIMUM 3000 GPM FIRE FLOW - COMMERCIAL BUILDINGS PER MFD.
9. (1) - FIRE SERVICE CALCULATION NODES.

C-5.0 - Utility Plan

NORTH

0 30 90 Feet

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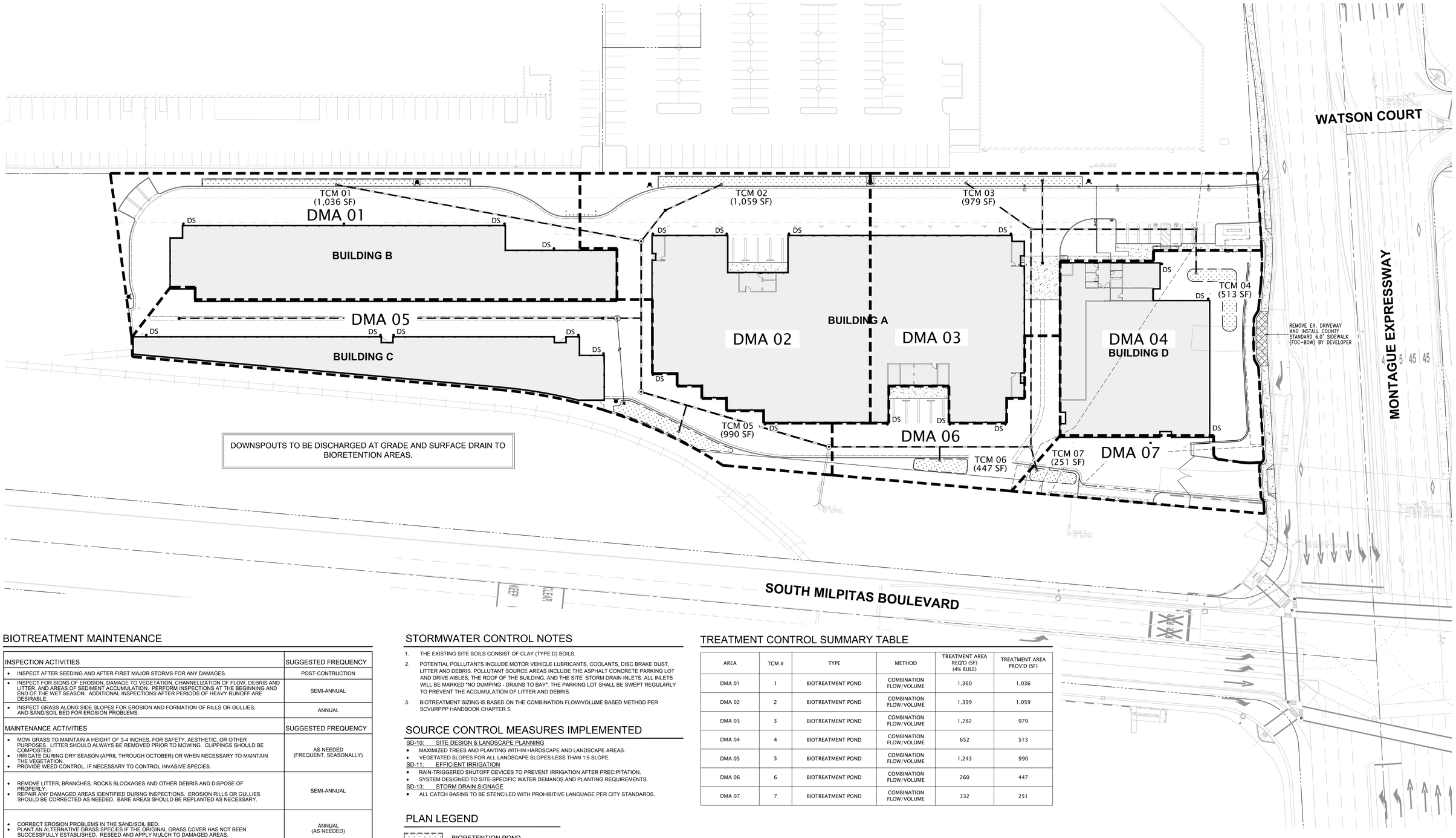

BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
• REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

STORMWATER CONTROL NOTES

1. THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
2. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
3. BIOTREATMENT SIZING IS BASED ON THE COMBINATION FLOW/VOLUME BASED METHOD PER SCVURPPP HANDBOOK CHAPTER 5.

SOURCE CONTROL MEASURES IMPLEMENTED

SD-10: SITE DESIGN & LANDSCAPE PLANNING
- MAXIMIZED TREES AND PLANTING WITHIN HARDSCAPE AND LANDSCAPE AREAS.
- VEGETATED SLOPES FOR ALL LANDSCAPE SLOPES LESS THAN 1:5 SLOPE.

SD-11: EFFICIENT IRRIGATION
- RAIN-TRIGGERED SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
- SYSTEM DESIGNED TO SITE-SPECIFIC WATER DEMANDS AND PLANTING REQUIREMENTS.

SD-13: STORM DRAIN SIGNAGE
- ALL CATCH BASINS TO BE STENCILED WITH PROHIBITIVE LANGUAGE PER CITY STANDARDS.

PLAN LEGEND

BIORETENTION POND

TREATMENT AREA LIMITS

DMA DRAINAGE MANAGEMENT AREA

TCM TREATMENT CONTROL MEASURE

TREATMENT CONTROL SUMMARY TABLE

AREA	TCM #	TYPE	METHOD	TREATMENT AREA REQ'D (SF) (4% RULE)	TREATMENT AREA PROV'D (SF)
DMA 01	1	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	1,360	1,036
DMA 02	2	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	1,399	1,059
DMA 03	3	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	1,282	979
DMA 04	4	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	652	513
DMA 05	5	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	1,243	990
DMA 06	6	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	260	447
DMA 07	7	BIOTREATMENT POND	COMBINATION FLOW/VOLUME	332	251

C-6.0 - Stormwater Control Plan

NORTH

0 30 90 Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - Oct 14, 2015

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Kier & Wright, Inc. ° Civil Engineering
Thomas Baak & Associates, LLP ° Landscape Architecture
California Lighting Sales ° Site Lighting

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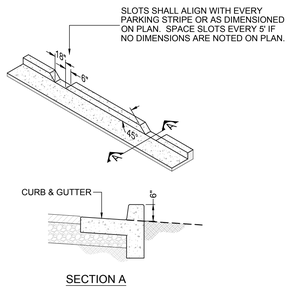
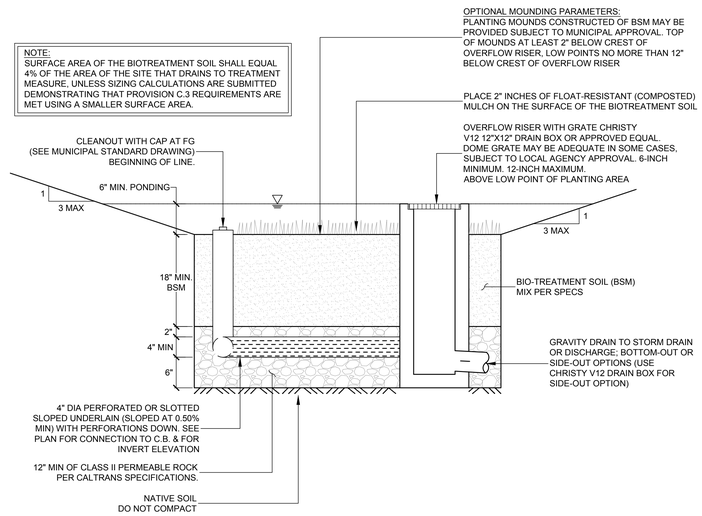


SLOTTED CURB & GUTTER

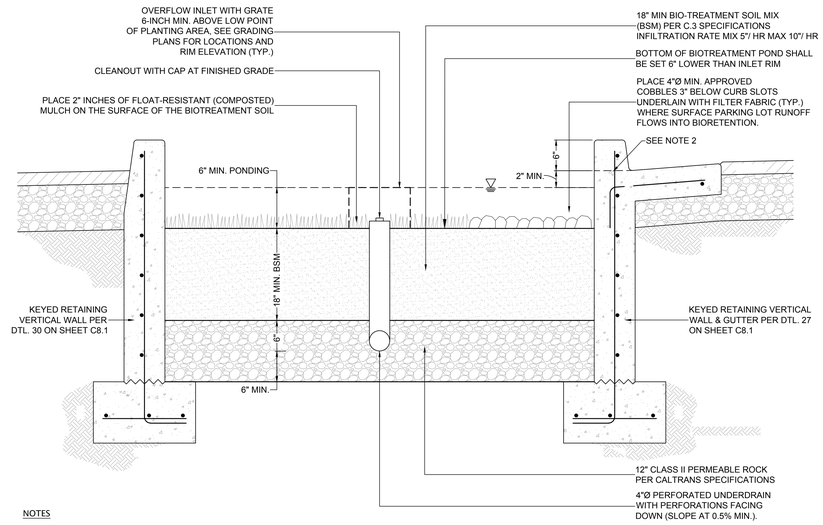
N.T.S

NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.



BIOTREATMENT POND DETAIL #2 (DMA 04, 05, 06 & 07)

N.T.S



NOTES

1. SEE SOILS REPORT FOR COMPACTION REQUIREMENTS BENEATH ROADWAY AND CURB. SUBGRADE CONSTRUCTION AND COMPACTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER OF RECORD.
2. REFER TO PLAN FOR LOCATIONS OF CURB SLOTS.
3. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
4. BIORTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
5. IN-SITU TESTING OF SOIL MIX SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

BIOTREATMENT POND DETAIL #1 (DMA 01, 02 & 03)

N.T.S

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 02)

STEP 1 **Contributing drainage area to the treatment measure:** 39,574

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 33,980 sq. ft.
Pervious area draining to the treatment measure: 5,594 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 559 sq. ft.
Total equivalent impervious area: 34,539 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 1,802 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 34,539 sq. ft. x 0.03 = 1,036 sq. ft.
Assume the modified surface area is 100% of the preliminary estimate above, or 1,036 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 1,357 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 450 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.43 ft
or 5.2 inches
Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 02)

STEP 1 **Contributing drainage area to the treatment measure:** 38,293

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 34,961 sq. ft.
Pervious area draining to the treatment measure: 3,332 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 333 sq. ft.
Total equivalent impervious area: 35,294 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 1,841 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 35,294 sq. ft. x 0.03 = 1,059 sq. ft.
Assume the modified surface area is 100% of the preliminary estimate above, or 1,059 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 1,377 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 426 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.43 ft
or 5.2 inches
Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 03)

STEP 1 **Contributing drainage area to the treatment measure:** 38,012

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 32,037 sq. ft.
Pervious area draining to the treatment measure: 5,975 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 598 sq. ft.
Total equivalent impervious area: 32,635 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 1,702 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 32,635 sq. ft. x 0.03 = 979 sq. ft.
Assume the modified surface area is 100% of the preliminary estimate above, or 979 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 1,359 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 423 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.43 ft
or 5.2 inches
Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 04)

STEP 1 **Contributing drainage area to the treatment measure:** 24,242

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 16,294 sq. ft.
Pervious area draining to the treatment measure: 7,948 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 795 sq. ft.
Total equivalent impervious area: 17,089 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 891 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 17,089 sq. ft. x 0.03 = 513 sq. ft.
Assume the modified surface area is 100% of the preliminary estimate above, or 513 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 668 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 223 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.43 ft
or 5.2 inches
Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 05)

STEP 1 **Contributing drainage area to the treatment measure:** 34,597

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 31,059 sq. ft.
Pervious area draining to the treatment measure: 3,538 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 354 sq. ft.
Total equivalent impervious area: 31,413 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 1,638 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 31,413 sq. ft. x 0.03 = 942 sq. ft.
Assume the modified surface area is 105% of the preliminary estimate above, or 990 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 1,290 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 348 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.35 ft
or 4.2 inches
Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 06)

STEP 1 **Contributing drainage area to the treatment measure:** 12,095

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 8,678 sq. ft.
Pervious area draining to the treatment measure: 3,417 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 342 sq. ft.
Total equivalent impervious area: 9,020 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 470 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 9,020 sq. ft. x 0.03 = 271 sq. ft.
Assume the modified surface area is 96% of the preliminary estimate above, or 260 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 338 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 132 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.51 ft
or 6.1 inches
Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD
SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES
985 MONTAGUE EXPRESSWAY (DMA 07)

STEP 1 **Contributing drainage area to the treatment measure:** 9,221

STEP 2 Determine the equivalent impervious area draining to the treatment measure:
Impervious area draining to the treatment measure: 8,279 sq. ft.
Pervious area draining to the treatment measure: 942 sq. ft.
For grass, landscapeing or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area.
Equivalent impervious area = pervious area x 0.10 = 94 sq. ft.
Total equivalent impervious area: 8,372 sq. ft.

STEP 3 Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach
Volume Calculation:
Mean Annual Precipitation$_{(Site)}$ $Map_{(Site)}$= 15.0 inches
Mean Annual Precipitation$_{(Gage)}$ $Map_{(gage)}$= 13.9 inches
Correction Factor 1.08
Soil Type Type D Sandy Clay
Average Slope of Site s= 1.0%
Unit Basin Storage $UBS_{(75)}$= 0.58 inches
Unit Basin Storage $UBS_{(10)}$= 0.60 inches
Adjusted Unit Basin Storage (UBS) Volume: $UBS_{(adj)}$= 0.5800 inches
Water Quality Design (WQD) Volume: 437 cu. ft.

STEP 4 Determine the design rainfall intensity (Section III.B, Step 7, or Section III.C, Step 3):
Design Rainfall Intensity: 0.2 in/hr

STEP 5 Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to
Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour)
Duration = (Step 3) / (Step 4) = 3.13

STEP 6 Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of 0.03.
Estimated Surface Area = 8,372 sq. ft. x 0.03 = 251 sq. ft.
Assume the modified surface area is 100% of the preliminary estimate above, or 251 sq. ft.

STEP 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loadig rate for the bioretention facilities), for
Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (1ft/12in) x Duration
Volume of Treated Runoff = 314 cu. ft.

STEP 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil. The result is the amount that Step 6.
Volume in ponding area = WQD Volume - Volume of Treated Runoff
Volume in ponding area = 109 cu. ft.

STEP 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of ponding = Volume in Ponding Area / Estimated Survey Area
Depth of ponding = 0.43 ft
or 5.2 inches
Ponding shall be between 0.5' and 1.0'

Planning Submittal - Oct 14, 2015

A New Self-Storage Facility for:

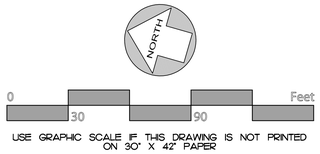
El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jjgaia.com

Kier & Wright, Inc. ° Civil Engineering
Thomas Baak & Associates, LLP ° Landscape Architecture
California Lighting Sales ° Site Lighting

C-6.1 - Stormwater Control Calculations and Details



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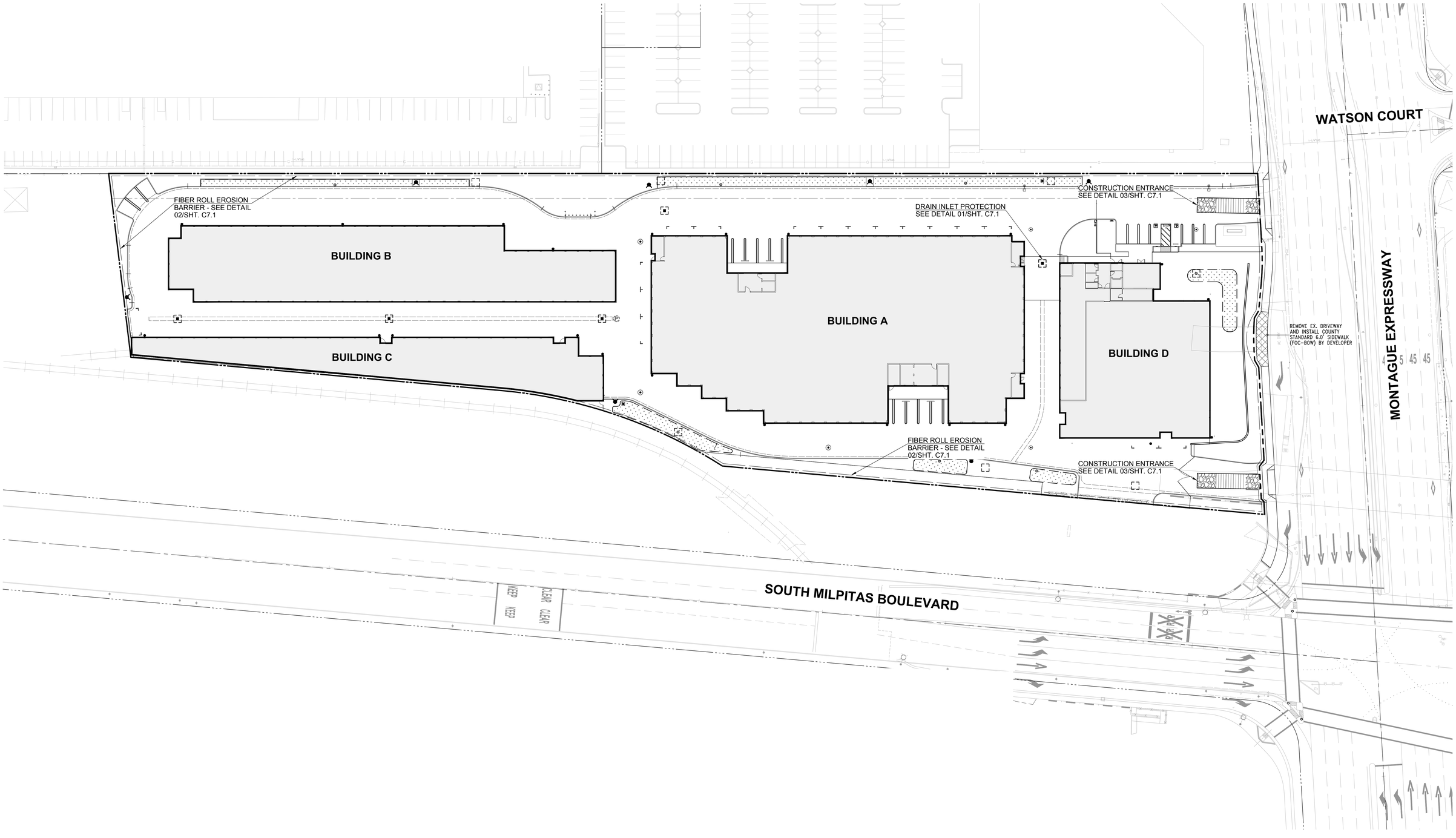

C-7.0 - Erosion Control Plan

NORTH

0 30 90 Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - Oct 14, 2015

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects

26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Kier & Wright, Inc. ° Civil Engineering
Thomas Baak & Associates, LLP ° Landscape Architecture
California Lighting Sales ° Site Lighting

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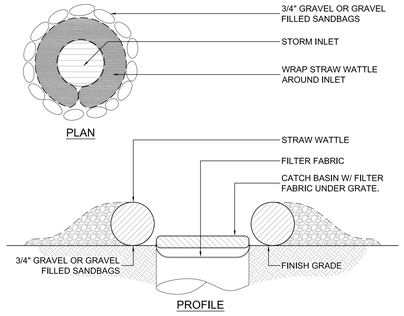
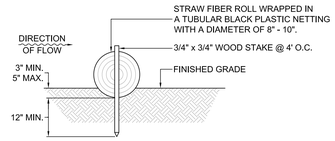


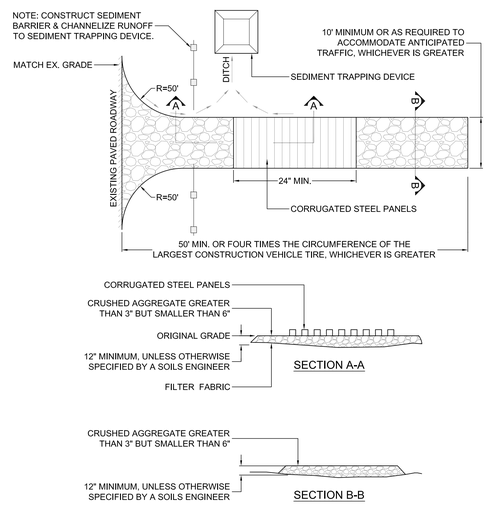
DRAIN INLET PROTECTION | 01



FOR FLAT AREAS

1. FIBER ROLL COMPOSED OF BIO-DEGRADEABLE FIBERS STUFFED INTO A PHOTO- DEGRADEABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSION BY REDUCING SLOPE GRADIENT. IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

FIBER ROLL EROSION BARRIER | 02



STABILIZED CONSTRUCTION ENTRANCE | 03

EROSION CONTROL NOTES

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE AT THE COMMENCEMENT OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
3. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (3"-5" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND EACH STORM INLET AS INDICATED ON THE EROSION CONTROL PLAN. SEE THE "DRAIN INLET PROTECTION" DETAIL ON THIS SHEET. THESE SEDIMENT TRAPS SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND THE INSTALLATION OF PERMANENT LANDSCAPING SQUARE FEET PER TRIBUTARY ACRE. ALL INLETS WHICH ARE NOT PROTECTED BY SEDIMENT TRAPS SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM OR ADJACENT PROPERTIES.
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
7. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
8. PROVISION SHALL BE MADE TO ASSURE THAT BORROW AREAS AND STOCKPILED SOILS ARE PROTECTED FROM EROSION. THIS SHALL CONSIST AS A MINIMUM, OF COVERING WITH PLASTIC SHEETING, OR BY SEEDING, MULCHING AND FERTILIZING.
9. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET SEDIMENT TRAP TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE, ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
10. AS SOON AS PRACTICABLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAP BASIN AND SHALL CLEAR THE OUTLET PIPE OF ANY BLOCKAGE.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.

C-7.1 - Erosion Control Notes & Details

0 30 90 Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - October 14, 2015

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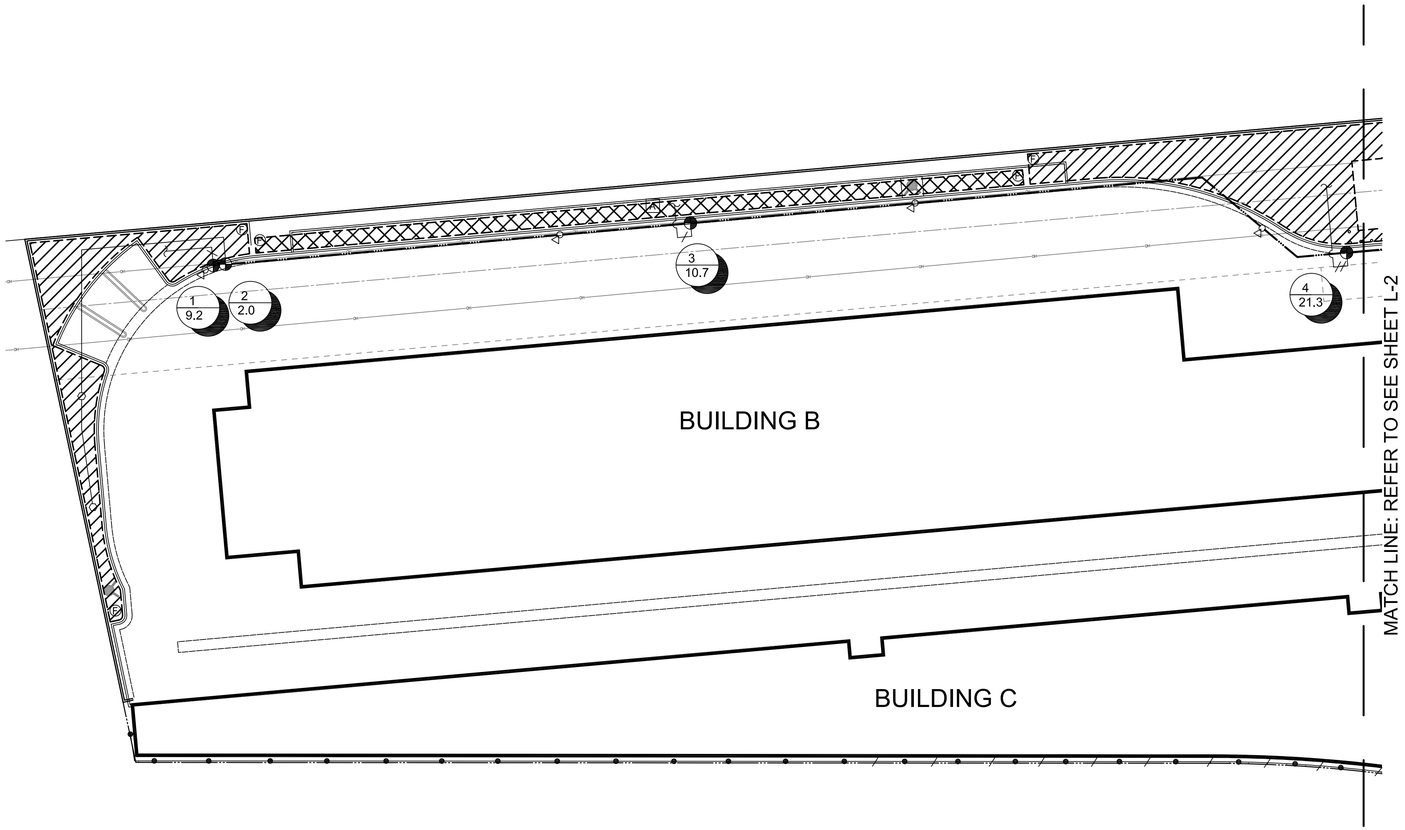
I:\PROJECTS\A14196\DWG\CIVIL\PLANNING\ C7.0 EROS.dwg USER: jespartero DATE: 10/14/2015 – 3:19pm



IRRIGATION LEGEND:

- 'RAINBIRD' #ESP-LXME 24 STATION EXTERIOR PEDESTAL-MOUNT SMART CONTROLLER WITH #ESP12LXME TWELVE STATION BASE, (1) #ESPLXMSM12 TWELVE STATION MODULE, AND #ETC-LX ET MANAGER CARTRIDGE
- 'FEBCO' #825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY; INSTALL IN 'LEMEUR' ENCLOSURE ON CONC. PAD. PROVIDE R-19 INSULATION BAG
- 'KING BROS' SCHEDULE 80 PVC NON-POTABLE SWING CHECK VALVE; LINE SIZE. INSTALL WITH NON-POTABLE TAGS IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- 'UNITED GREEN TECH' #FSAV-150B 1-1/2" FLOW SENSOR (5-100 GPM WITH SUPERIOR 1-1/2" 3100 SERIES NORMALLY OPEN MASTER CONTROL VALVE. FLOW SENSOR SHALL BE WIRED TO CONTROLLER WITH #EV-CAB-SEN COMMUNICATION CABLE INSIDE 1" PVC CONDUIT
- 'WILKINS' #500YSBR PRESSURE REDUCING VALVE WITH IN-LINE 'Y' TYPE STRAINER WITH 20 MESH STAINLESS STEEL SCREEN. MOUNT WITH-IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS. PROVIDE NON-POTABLE TAG ON VALVE.
- 'KING BROS' SCHEDULE 80 PVC BALL VALVE; LINE SIZE; INSTALL WITH NON-POTABLE TAGS IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- RECYCLED WATER WARNING SIGN LOCATION, REFER TO DETAIL RW-36, SHEET L-4
- 'RAINBIRD' #44-NP NON-POTABLE QUICK COUPLER VALVE; PROVIDE (1) #44K KEY AND HOSE SWIVEL PER (5) Q.C.V.'S. INSTALL WITH NON-POTABLE TAGS IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- 'RAINBIRD' #PESB-R SERIES REMOTE CONTROL SCRUBBER VALVE, SIZE SHOWN ON PLAN; MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS. PROVIDE NON-POTABLE TAG ON VALVE
- 'RAINBIRD' #PESB-R SERIES REMOTE CONTROL SCRUBBER VALVE AND 'AMIAD' FILTER WITH #150 MESH SCREEN, SIZE SHOWN ON PLAN; MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS. PROVIDE NON-POTABLE TAG ON VALVE

- MAIN LINE: 1-1/2" CLASS 315 PURPLE PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; ALL CUTS TO BE SQUARE, PRIMER TO BE USED. PROVIDE 18" (MIN.) COVER
- LATERAL LINE: CLASS 200 PURPLE PVC PIPE WITH 3/4" SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; SEE 1" PLAN FOR LINE SIZE. ALL CUTS TO BE SQUARE, 1-1/4" PRIMER TO BE USED. PROVIDE 12" (MIN.) COVER
- 4" SCHEDULE 40 PVC PIPE SLEEVES UNDER PAVING (6" FOR SHARED PIPES GROUPED IN SLEEVES); PROVIDE 24" (MIN.) COVER BELOW FINISH BASE ROCK GRADE
- SAND TRENCH WITH 4" OF CLEAN SAND ON ALL SIDES; PROVIDE ADEQUATE PIPE COVERAGE AS SPECIFIED ABOVE. BACKFILL AND COMPACT TRENCH PRIOR TO FORMING FOR PAVING
- XX / 0.00 — CONTROLLER STATION NUMBER / GALLONS PER MINUTE
- A — 'RAINBIRD' AR VALVE KIT AIR VACUUM RELIEF VALVE IN LOCKING PLASTIC VALVE BOX. PLUMB TO DRIPLINE WITH XF SERIES BLANK TUBING AT VALVE CIRCUIT HIGH POINT
- F — 'RAINBIRD' FLUSH VALVE; #MDCFCAP REMOVABLE FLUSH CAP WITH #MDCFCOUP COUPLING
- 'RAINBIRD' XFS SERIES SUB-SURFACE DRIPLINE #XFS-09-12-500 PIPE WITH #LD16STK PLASTIC STAKES (OR EQUAL) AT 36" O.C. AND EASY FIT COMPRESSION FITTINGS, 4" COVER. INSTALL DRIPLINE AT 12" O.C. PER INSTALLATION DETAILS.
- 'RAINBIRD' XFD SERIES ON-SURFACE PURPLE DRIPLINE #XFDP-09-18-500 PIPE WITH #LD16STK PLASTIC STAKES (OR EQUAL) AT 36" O.C. EMITTERS AT 18" SPACING, 0.90 GPH FLOW. PROVIDE EASY FIT COMPRESSION FITTINGS AND ADAPTERS PER MANUFACTURER'S SPECIFICATIONS. INSTALL DRIPLINE AT 18" O.C. PER INSTALLATION DETAILS. DO NOT EXCEED 300' IN ANY SINGLE LENGTH OF TUBING.
- 'RAINBIRD' #1402 FULL CIRCLE BUBBLER (0.50 GPM) ON POLY FLEX RISER; (1) PER VINE AS SHOWN ON PLAN
- 'RAINBIRD' #1401 FULL CIRCLE BUBBLER (0.25 GPM) IN PERF. TUBE FILLED WITH GRAVEL; (2) PER PROPOSED TREE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-2 FOR POINT-OF-CONNECTION AND CONTROLLER
REFER TO SHEETS L-3 - L-5 FOR IRRIGATION NOTES AND DETAILS

RECYCLED WATER PIPING NOTE:

MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12" BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.

GRAPHIC NOTE:

IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

NOTE:

THIS PROJECT IS PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. RECLAIMED WATER WILL BE USED FOR IRRIGATION. IRRIGATION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH LOCAL HEALTH CODES.

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT
JAMES A. SWANSON
2720
Signature
10-15-15
Date
Exp. 12-31-17
Renewal
STATE OF CALIFORNIA

South Bay Water Recycling
Recommendation for Approval — Date

SWRCB Division of Drinking Water — Date

City of Milpitas — Date

On Site Landscaping When Recycled Water Is Used

Record Drawings
To be completed with submission of Record Drawings

Signature Date
(Landscape Architect/Contractor)

License No. Exp.

CITY OF MILPITAS- ENGINEERING DIVISION

Approved:
City of Milpitas, Land Development Engineer

Review and approval of these plans by the City of Milpitas is limited to compliance with the recycled water requirements and subject to SWRCB Division of Drinking Water review and approval. The applicant is responsible for compliance with any additions or modifications required as the result of field conditions or SWRCB review.

Recommended for approval: Engineering Date:

Landscape Package No.

Customer No.

985 MONTAGUE EXPRESSWAY

Record Drawings
To be completed prior to acceptance of work by the City

Signature + Seal Date
P.E. No. Exp.

Public Works Inspector:
Public Improvements initially Accepted by the City Council on:

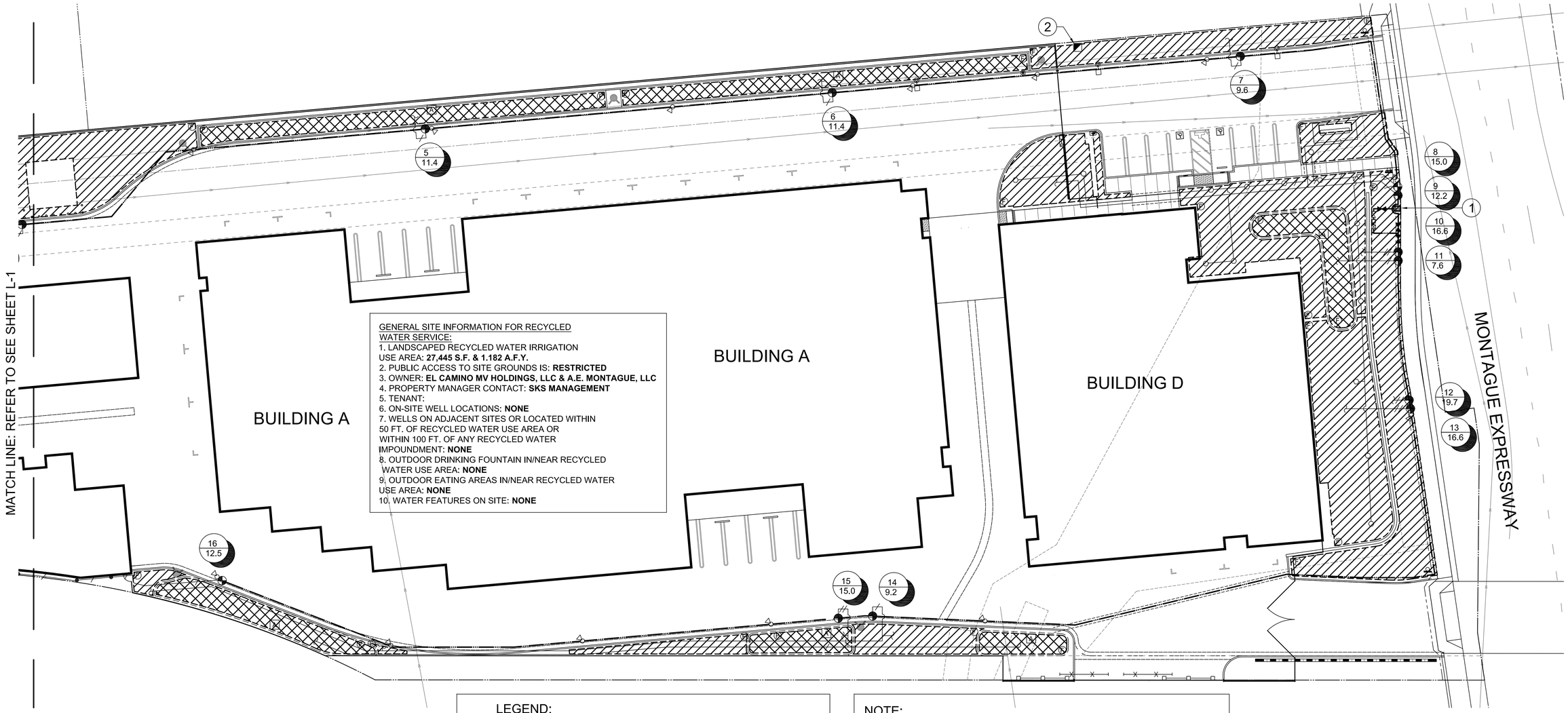
Revisions

Num.	Date	By	Description	City Engr.	Date
	9/11/15		SCVWD comments		
	10/15/15		Planning submittal		

IRRIGATION PLAN

Approved:
Engineering
Date:

Project No. PJ1104
Drawing No. L-1
E.P. No.
Sheet 12 of 37



GENERAL SITE INFORMATION FOR RECYCLED WATER SERVICE:

1. LANDSCAPED RECYCLED WATER IRRIGATION USE AREA: **27,445 S.F. & 1.182 A.F.Y.**
2. PUBLIC ACCESS TO SITE GROUNDS IS: **RESTRICTED**
3. OWNER: **EL CAMINO MV HOLDINGS, LLC & A.E. MONTAGUE, LLC**
4. PROPERTY MANAGER CONTACT: **SKS MANAGEMENT**
5. TENANT:
6. ON-SITE WELL LOCATIONS: **NONE**
7. WELLS ON ADJACENT SITES OR LOCATED WITHIN 50 FT. OF RECYCLED WATER USE AREA OR WITHIN 100 FT. OF ANY RECYCLED WATER IMPOUNDMENT: **NONE**
8. OUTDOOR DRINKING FOUNTAIN IN/NEAR RECYCLED WATER USE AREA: **NONE**
9. OUTDOOR EATING AREAS IN/NEAR RECYCLED WATER USE AREA: **NONE**
10. WATER FEATURES ON SITE: **NONE**

GRAPHIC NOTE:

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LEGEND:

1. POINT-OF-CONNECTION TO WATER SUPPLY: PROVIDE CONNECTION TO DISCHARGE SIDE OF NEW 1" SIZE RECLAIMED WATER METER; VERIFY EXACT LOCATION IN FIELD. ADAPT TO NEW 1-1/2" PVC MAIN LINE, INSTALL SHUT-OFF VALVE AT P.O.C. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 50 PSI. INSTALL PRESSURE REGULATOR PER IRRIGATION LEGEND IN 10" ROUND PLASTIC VALVE BOX. VERIFY A MINIMUM AVAILABLE FLOW OF 22 GPM.
2. EXTERIOR PEDESTAL-MOUNT CONTROLLER: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO PEDESTAL WALL.

NOTE:

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

REGISTERED LANDSCAPE ARCHITECT
VANESSA SWANCOTT
2730
Signature
10-15-15
Date
5-22-17
Renewal
STATE OF CALIFORNIA

REFER TO SHEET L-1 FOR IRRIGATION LEGEND
REFER TO SHEETS L-3 - L-5 FOR IRRIGATION NOTES AND DETAILS

South Bay Water Recycling Recommendation for Approval — Date

SWRCB Division of Drinking Water — Date

City of Milpitas — Date

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On Site Landscaping When Recycled Water Is Used

Record Drawings

To be completed with submission of Record Drawings

Signature Date
(Landscape Architect/Contractor)

License No. Exp.

CITY OF MILPITAS- ENGINEERING DIVISION

Approved:

City of Milpitas, Land Development Engineer

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985 MONTAGUE EXPRESSWAY

Record Drawings

To be completed prior to acceptance of work by the City

Signature + Seal Date
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Revisions

Num.	Date	By	Description	City Engr.	Date
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IRRIGATION PLAN

Approved:

Engineering

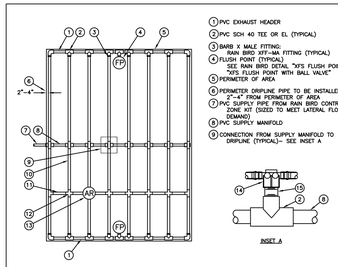
Date:

Project No. PJ1104

Drawing No. L-2

E.P. No.

Sheet 13 of 37



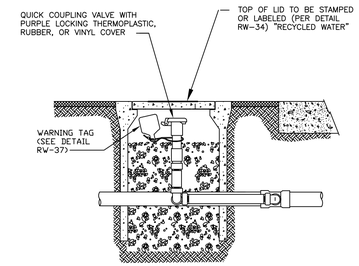
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL): SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. SUB–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON–POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFT–TEE OR RAIN BIRD XFD–CROSS (TYPICAL)
13. ¾" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
14. BARB X FEMALE FITTING: RAIN BIRD XFD–TFA–075 FITTING
15. ¾" PVC NIPPLE, LENGTH AS NECESSARY

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF–SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

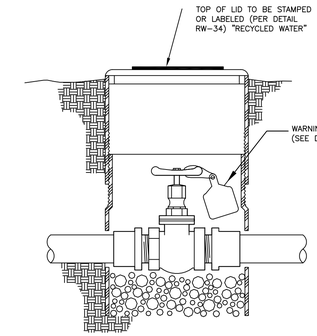
XFS Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	315	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

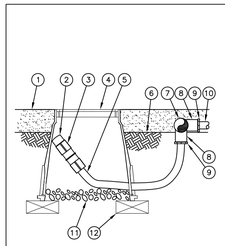
D XFS SUB-SURFACE DRIPLINE CENTER FEED LAYOUT
N.T.S.



RW 22 IDENTIFICATION OF QUICK COUPLING VALVE WITH WARNING TAG



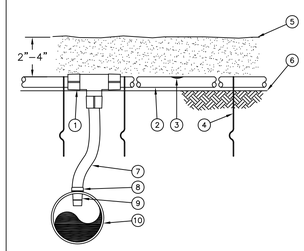
RW 31 IDENTIFICATION OF ISOLATION GATE VALVE (3" OR SMALLER) WITH WARNING TAG



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
10. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3–INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

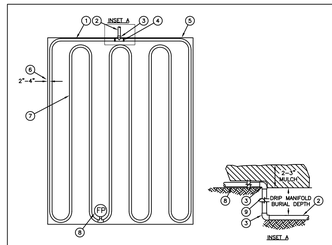
XFCV ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS
N.T.S. 02–18–2013
TBA:IRRG 9–11–15



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDDFTEE
2. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS–050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE
7. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING
8. RATCHET CLAMP (INCLUDED WITH ADAPTER)
9. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD–INVPC
10. PVC LATERAL PIPE MINIMUM 1" IN DIAMETER

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFCV ON-SURFACE DRIPLINE INSERT ADAPTER FOR 1" OR LARGER PVC
N.T.S. 02–18–2013
TBA:IRRG 9–11–15



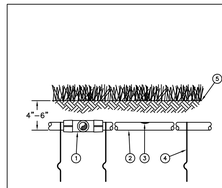
1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL): SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFCV Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

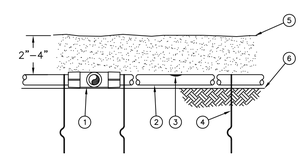
XFCV ON-SURFACE DRIPLINE QUICK LAYOUT
N.T.S. 02–18–2013
TBA:IRRG 9–11–15



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON–POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS–050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

D XFS SUB-SURFACE DRIPLINE BURIAL
N.T.S.



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON–POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS–050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFD ON-SURFACE DRIPLINE AT GRADE
N.T.S. 12–18–2012
TBA:IRRG 9–11–15

REGISTERED LANDSCAPE ARCHITECT
JAMES A. SWANSON
2720
Signature
10-15-15
Date
Renewal 5-12-17
STATE OF CALIFORNIA

South Bay Water Recycling
Recommendation for Approval

Date

SWRCB Division of Drinking Water

Date

City of Milpitas

Date

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

On Site Landscaping When Recycled Water Is Used

Record Drawings
To be completed with submission of Record Drawings

Signature Date
(Landscape Architect/Contractor)

License No. Exp.

CITY OF MILPITAS- ENGINEERING DIVISION

Approved:
City of Milpitas, Land Development Engineer

Review and approval of these plans by the City of Milpitas is limited to compliance with the recycled water requirements and subject to SWRCB Division of Drinking Water review and approval. The applicant is responsible for compliance with any additions or modifications required as the result of field conditions or SWRCB review.

Recommended for approval: Engineering Date:

Landscape Package No.

Customer No.

985 MONTAGUE EXPRESSWAY

Record Drawings
To be completed prior to acceptance of work by the City

Signature + Seal Date
P.E. No. Exp.

Public Works Inspector:

Public Improvements initially Accepted by the City Council on:

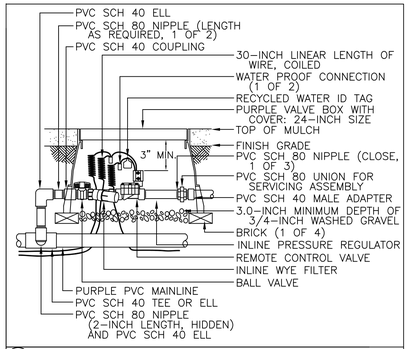
Revisions

Num.	Date	By	Description	City Engr.	Date
	9/11/15		SCVWD comments		
	10/15/15		Planning submittal		

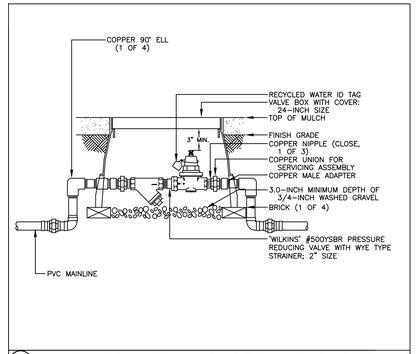
IRRIGATION DETAILS

Approved:
Engineering
Date:

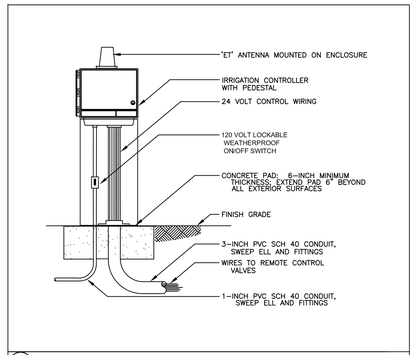
Project No. PJ1104
Drawing No. L-3
E.P. No.
Sheet 14 of 37



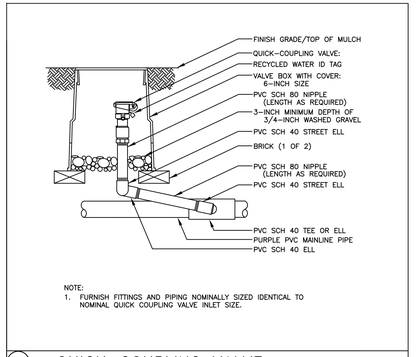
REMOTE CONTROL VALVE (DRIP)



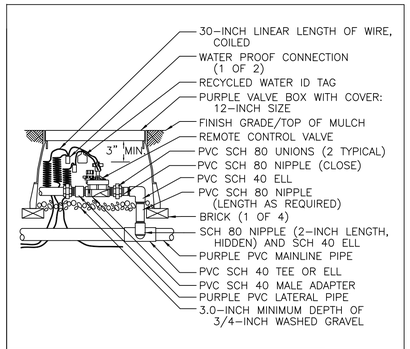
WYE STRAINER AND REGULATOR DETAIL



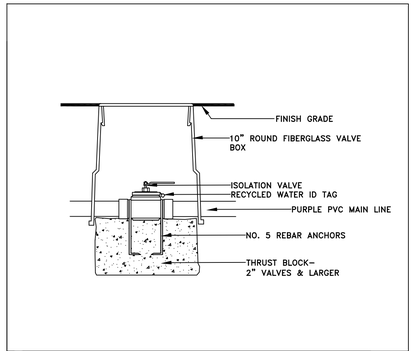
PEDESTAL-MOUNT CONTROLLER



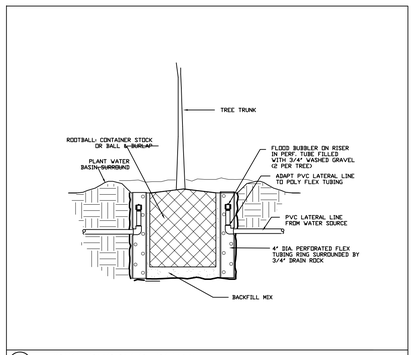
QUICK-COUPLING VALVE



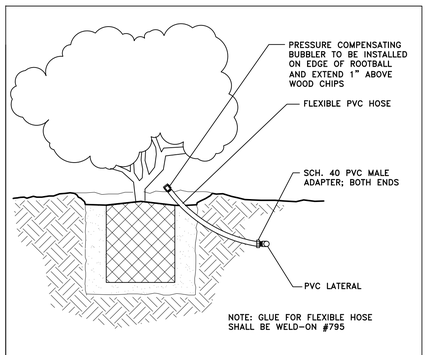
REMOTE CONTROL VALVE



ISOLATION/ BALL VALVE



TREE BUBBLER DETAIL



SHRUB BUBBLER DETAIL

IRRIGATION SCHEDULE OF POINT-OF-CONNECTION

NOTE: *Irrigation flow calculations reflect no irrigation water applied during the months of December, January or February*

CYCLES / WEEK			1	1	2	2	2	3	3	3	3	2	2	1		
MINUTES / CYCLE			10	10	10	12	18	20	20	20	18	18	12	10		
WEEKS / MONTH			4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3		
VALVE NO.	GPM	SYSTEM	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Gallon total	
1	9.2	SHRUB DRIP	396	396	791	949	1424	2374	2374	2374	2136	1424	949	396	15,982	
3	10.7	SHRUB DRIP	460	460	920	1104	1656	2761	2761	2761	2485	1656	1104	460	18,588	
4	21.3	SHRUB DRIP	916	916	1832	2198	3297	5495	5495	5495	4946	3297	2198	916	37,002	
5	11.4	SHRUB DRIP	490	490	980	1176	1765	2941	2941	2941	2647	1765	1176	490	19,804	
6	11.4	SHRUB DRIP	490	490	980	1176	1765	2941	2941	2941	2647	1765	1176	490	19,804	
7	9.6	SHRUB DRIP	413	413	826	991	1486	2477	2477	2477	2229	1486	991	413	16,677	
9	12.2	SHRUB DRIP	525	525	1049	1259	1889	3148	3148	3148	2833	1889	1259	525	21,194	
10	16.6	SHRUB DRIP	714	714	1428	1713	2570	4283	4283	4283	3855	2570	1713	714	28,838	
11	7.6	SHRUB DRIP	327	327	654	784	1176	1961	1961	1961	1765	1176	784	327	13,203	
13	19.7	SHRUB DRIP	847	847	1694	2033	3050	5083	5083	5083	4574	3050	2033	847	34,223	
14	16.6	SHRUB DRIP	714	714	1428	1713	2570	4283	4283	4283	3855	2570	1713	714	28,838	
15	9.2	SHRUB DRIP	396	396	791	949	1424	2374	2374	2374	2136	1424	949	396	15,982	
16	15.0	SHRUB DRIP	645	645	1290	1548	2322	3870	3870	3870	3483	2322	1548	645	26,058	
TOTAL GALLONS			7332	7332	14663	17596	26393	43989	43989	43989	39590	26393	17596	7332	**296,193**	

CYCLES / WEEK			1	1	1	1	2	3	3	3	3	1	1	1	
MINUTES / CYCLE			8	8	8	10	12	15	15	15	12	12	10	8	
WEEKS / MONTH			4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	
VALVE NO.	GPM	SYSTEM	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Gallon total
17	12.5	SHRUB BUBBLER	430	430	430	538	1290	2419	2419	2419	1935	645	538	430	13,921
TOTAL GALLONS			430	430	430	538	1290	2419	2419	2419	1935	645	538	430	**13,921**

CYCLES / WEEK			1	1	1	1	2	3	3	3	3	1	1	1	
MINUTES / CYCLE			10	10	10	12	18	20	20	20	18	18	12	10	
WEEKS / MONTH			4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	
VALVE NO.	GPM	SYSTEM	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Gallon total
2	2.0	TREE BUBBLER	86	86	86	103	310	516	516	516	464	155	103	86	3,027
8	15.0	TREE BUBBLER	645	645	645	774	2322	3870	3870	3870	3483	1161	774	645	22,704
12	5.0	TREE BUBBLER	215	215	215	258	774	1290	1290	1290	1161	387	258	215	7,568
TOTAL GALLONS			731	731	731	877	2632	4386	4386	4386	3947	1316	877	731	**33,299**
TOTAL GALLONS):															**343,413**

South Bay Water Recycling
Recommendation for Approval — Date

SWRCB Division of Drinking Water — Date

City of Milpitas — Date

REGISTERED LANDSCAPE ARCHITECT
LAMPICA SWICEGOOD
2720
Date 10-15-15
Renewal 5-31-17
STATE OF CALIFORNIA

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

On Site Landscaping When Recycled Water Is Used

Record Drawings
To be completed with submission of Record Drawings

Signature Date
(Landscape Architect/Contractor)

License No. Exp.

CITY OF MILPITAS- ENGINEERING DIVISION

Approved:
City of Milpitas, Land Development Engineer

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Recommended for approval: Engineering Date:

Landscape Package No.

Customer No.

985 MONTAGUE EXPRESSWAY

Record Drawings
To be completed prior to acceptance of work by the City

Signature + Seal Date
P.E. No. Exp.

Public Works Inspector:
Public Improvements initially Accepted by the City Council on:

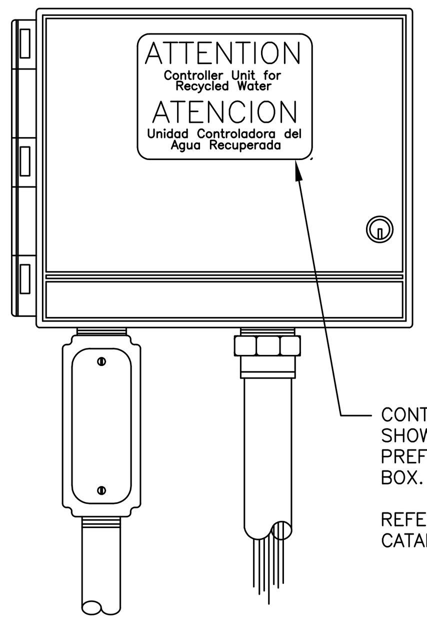
Revisions

Num.	Date	By	Description	City Engr.	Date
	9/11/15		SCVWD comments		
	10/15/15		Planning submittal		

IRRIGATION DETAILS AND SCHEDULE

Approved:
Engineering
Date:

Project No. PJ1104
Drawing No. L-4
E.P. No.
Sheet 15 of 37

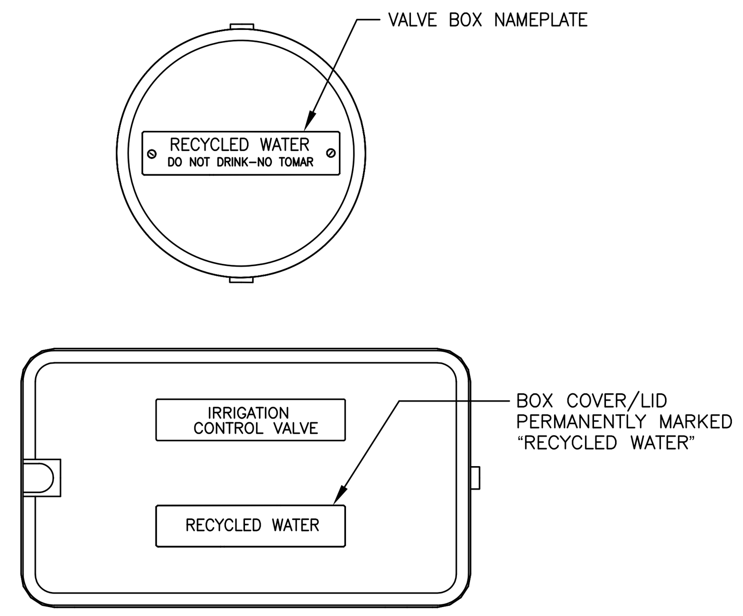


CONTROLLER BOX MARKER DECAL – SHOWN AFFIXED TO BOX EXTERIOR; PREFERABLY, AFFIX TO INTERIOR OF BOX.

REFERENCE: T. CHRISTY ENTERPRISES, INC. CATALOG PART NO. 4100 OR EQUAL

IDENTIFICATION OF IRRIGATION SYSTEM CONTROLLER WITH ADVISORY WARNING DECAL

SOUTH BAY WATER RECYCLING | SCALE: NTS | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | RW–33



IRRIGATION BOX COVERS/LIDS SHALL PERMANENTLY READ "RECYCLED WATER." FOR PLASTIC BOX COVERS/LIDS, LETTERING SHALL BE IMPRINTED ON LID OR APPLIED USING A NAMEPLATE ATTACHED ONTO THE COVER/LID WITH RIVETS, SCREWS, OR BOLTS. FOR CONCRETE COVERS/LIDS, LETTERING SHALL BE IMPRINTED ON LID FROM FACTORY. FOR CAST IRON AND METAL CHECKER PLATE COVERS/LIDS, LETTERING MUST BE BEAD–WELDED OR PERMANENTLY STAMPED ONTO LID.

IDENTIFICATION OF IRRIGATION BOX COVERS/LIDS WITH "RECYCLED WATER"

SOUTH BAY WATER RECYCLING | SCALE: NTS | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | RW–34

SOUTH BAY WATER RECYCLING (SBWR) STANDARD NOTES FOR ON-SITE RECYCLED WATER IRRIGATION SYSTEMS:

1. PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SOUTH BAY WATER RECYCLING (SBWR). A PERMIT WILL BE GRANTED AFTER:
   A. INSPECTION BY SBWR HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS;
   B. A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
   C. THE CUSTOMER HAS PROVIDED THE SBWR INSPECTOR WITH THE MOST CURRENT BACKFLOW PREVENTION DEVICE TEST REPORTS FOR ALL OF THE SITE'S POTABLE WATER AND FIRE SERVICE CONNECTIONS (AND ANY AUXILIARY WATER SOURCES).
   D. SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;

   THE OWNER'S OR TENANT'S REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A PERMANENT PERMIT. IN THE INTERIM BETWEEN CONNECTION AND TRAINING, THE TENANT OR OWNER WILL RECEIVE A TEMPORARY RECYCLED WATER PERMIT.

   CONTACT SBWR AT (408) 277-3671 FOR FURTHER INFORMATION.

2. ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
   E. SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
   F. SWRCB DIVISION OF DRINKING WATER REGULATIONS

3. CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY OF MILPITAS FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.

4. AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND CITY OF MILPITAS INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT PUBLIC WORKS INSPECTION AT (408) 586-2884.

5. NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. PUBLIC WORKS INSPECTOR MUST INSPECT AND/OR VERIFY:
   G. PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
   H. NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
   I. INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
   J. REQUIRED TEMPORARY CONNECTION TO POTABLE WATER SERVICE; IN MOST CASES, THE SITE'S IRRIGATION SYSTEM MUST BE CONNECTED TO A TEMPORARY SOURCE OF POTABLE WATER IN ORDER TO CONDUCT REQUIRED CROSS-CONNECTION TEST;
   K. SITE PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;
   L. NEW METER INSTALLATION - PRIOR TO RECEIVING RECYCLED WATER, PUBLIC WORKS INSPECTOR MUST INSPECT THE DISCONNECTION OF THE SITE'S IRRIGATION SYSTEM FROM THE TEMPORARY POTABLE WATER SUPPLY, AND THEN INSPECT THE CONNECTION OF THE SYSTEM TO THE RECYCLED WATER METER.

6. NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.

7. ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
   M. USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION - RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE; PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
   N. WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION - RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
   O. BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBSCURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER METHODS APPROVED BY SBWR.

8. PVC PIPE: CONSTANT-PRESSURE MAINLINE PIPING 1 1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40; CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315 OR C900 CLASS 200 DR 14; INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE SCHEDULE 40 OR CLASS 200. BURIED COPPER PIPE SHALL BE TYPE "K".

9. ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) OF:
   P. PRESSURIZED LINES 3 INCHES AND LARGER 24 INCHES
   Q. PRESSURIZED LINES 2 1/2 INCHES AND SMALLER 18 INCHES
   R. INTERMITTENT-PRESSURE LINES 12 INCHES

10. ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SBWR DETAILS.

11. MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING, OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.

12. ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. GREEN, BLACK, OR PURPLE-COLORED BOXES AND LIDS ARE ACCEPTABLE. VALVE BOXES SHALL HAVE A WARNING LABEL OR NAMEPLATE PERMANENTLY MOLDED INTO OR ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. WARNING LABELS SHALL BE PER SBWR STANDARD DETAILS.

13. QUICK COUPLING VALVES SHALL HAVE PURPLE COVERS AND SHALL BE PER SBWR STANDARD DETAILS.

14. NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER SBWR STANDARD DETAILS.

15. ALL RECYCLED WATER METERS, DEVICES, AND VALVES - E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. - SHALL BE TAGGED PER SBWR STANDARD DETAILS.

16. LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES/ DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING: "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER SBWR DETAILS.

17. ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
   S. A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX.
   T. A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY SBWR).
   U. THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.

18. RECYCLED WATER ADVISORY SIGNS SHALL BE PER SBWR STANDARD DETAILS AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.

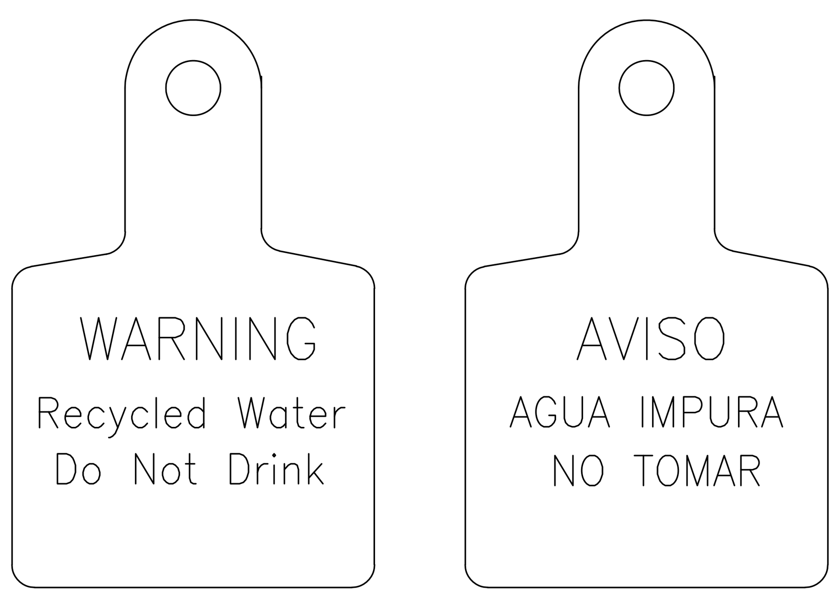
19. INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.

20. NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.

21. ALL RECYCLED WATER METERS WILL BE SET BY THE LOCAL WATER UTILITY AFTER:
   V. THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE LOCAL WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
   W. THE WATER UTILITY HAS RECEIVED AUTHORIZATION FROM SBWR TO SET RECYCLED WATER METERS.

22. NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SBWR INSPECTOR.

23. CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO PUBLIC WORKS INSPECTOR.

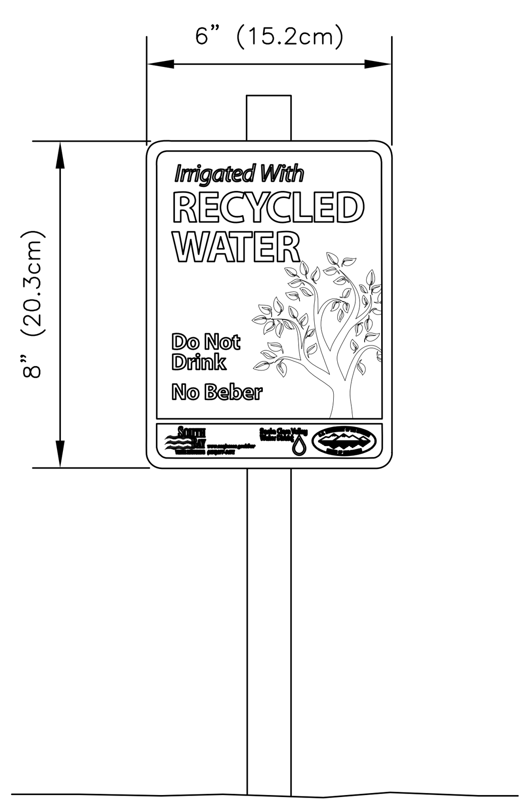


FRONT BACK

SAMPLE WARNING TAG. BACKGROUND PURPLE (PANTONE 512) WITH BLACK LETTERING.

IDENTIFICATION OF RECYCLED WATER WARNING TAG

SOUTH BAY WATER RECYCLING | SCALE: NTS | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | RW–37

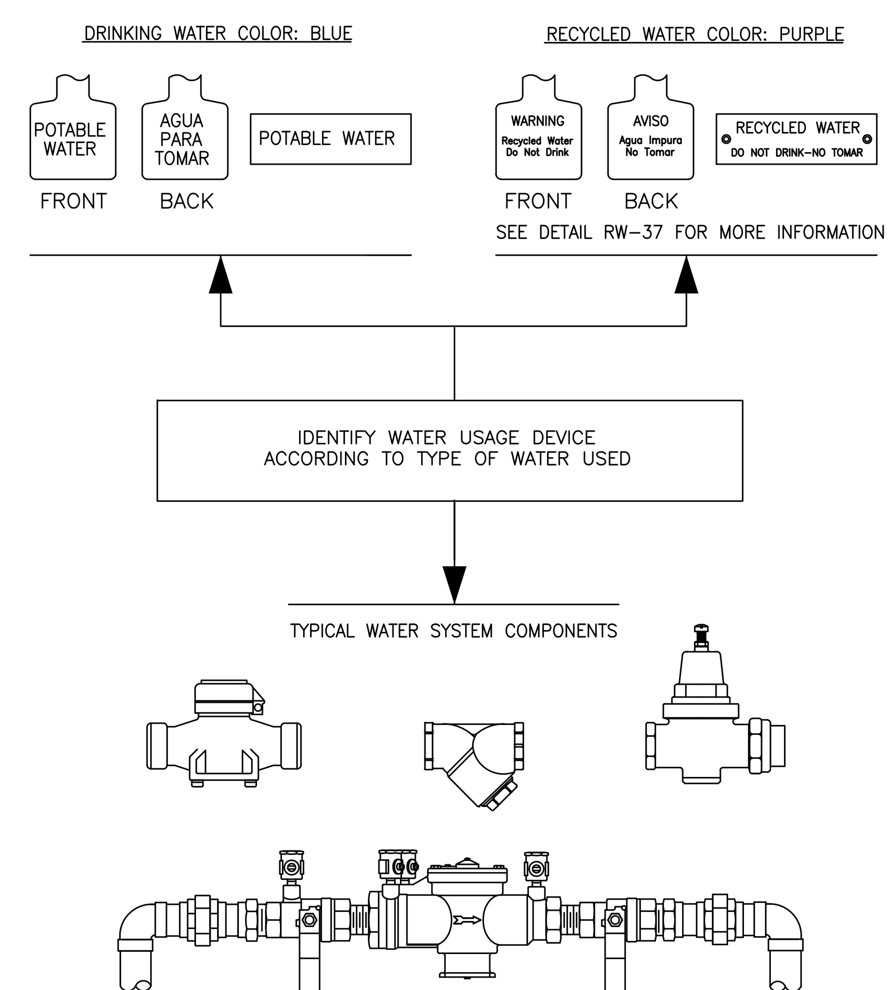


MOUNT SIGN SO THAT IT CLEARS HEIGHT OF SURROUNDING PLANTS WHEN THEY MATURE

APPROVED SIGNS MAY BE OBTAINED FROM SOUTH BAY WATER RECYCLING CONTACT (408) 277–3671 FOR MORE INFORMATION

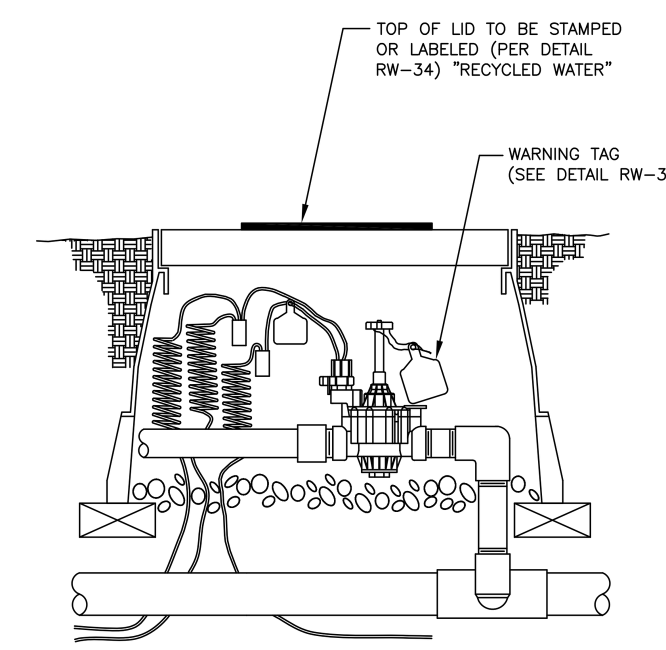
RECYCLED WATER ADVISORY SIGN

SOUTH BAY WATER RECYCLING | SCALE: NTS | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | RW–36



IDENTIFICATION OF WATER CONTROL DEVICES WITH WARNING TAG

SOUTH BAY WATER RECYCLING | SCALE: NTS | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | RW–35



RW 32 IDENTIFICATION OF REMOTE CONTROL VALVE WITH WARNING TAG

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT – ANDREA SWANSON – 2720 – Signature 10-15-15 – Date 5-12-17 Renewal – STATE OF CALIFORNIA

South Bay Water Recycling Recommendation for Approval	Date
SWRCB Division of Drinking Water	Date
City of Milpitas	Date

On Site Landscaping When Recycled Water Is Used

Record Drawings
To be completed with submission of Record Drawings

Signature Date
(Landscape Architect/Contractor)

License No. Exp.

CITY OF MILPITAS- ENGINEERING DIVISION

Approved:
City of Milpitas, Land Development Engineer

Review and approval of these plans by the City of Milpitas is limited to compliance with the recycled water requirements and subject to SWRCB Division of Drinking Water review and approval. The applicant is responsible for compliance with any additions or modifications required as the result of field conditions or SWRCB review.

Recommended for approval: Engineering Date:

Landscape Package No.

Customer No.

985 MONTAGUE EXPRESSWAY

Record Drawings
To be completed prior to acceptance of work by the City

Signature + Seal Date
P.E. No. Exp.

Public Works Inspector:
Public Improvements initially Accepted by the City Council on:

Revisions

Num.	Date	By	Description	City Engr.	Date
	9/11/15		SCVWD comments		
	10/15/15		Planning submittal		

IRRIGATION NOTES AND DETAILS

Approved:
Engineering
Date:

Project No. PJ1104
Drawing No. L-5
E.P. No.
Sheet 16 of 37

POINT OF CONNECTION

LANDSCAPE PACKET # _____

CITY OF MILPITAS
WATER CONSERVATION CONCEPT STATEMENT

Project Name: SELF-STORAGE FACILITY

Project Address/Location: 985 MONTAGUE EXPRESSWAY

Water Meter Serial Number (Provide existing or later with certificate of completion):

Landscape Architect/Irrigation Designer - Separate Water Conservation Concept Statements shall be submitted for each irrigation meter.

Included in this project submittal package are (Check (4) to indicate completion):

[X] total area 27,445 square feet

[X] 1. Maximum Applied Water Allowance (MAWA):
- New/Rehabilitated Landscapes 579,608 Gallons/year
- •• Existing Landscapes, if applicable N/A Gallons/year
- TOTAL MAWA 579,608 Gallons/year

[X] 2. Estimated Applied Water Use (EAWU):
- New/Rehabilitated Landscapes 343,413 Gallons/year
- •• Existing Landscapes, if applicable N/A Gallons/year
- TOTAL EAWU 343,413 Gallons/year

[ ] 2a. Estimated Amount of Water Expected from Effective Precipitation •: _____ Gallons/year

[X] 3. Estimated Total Water Use (ETWU):
- New/Rehabilitated Landscapes 298,044 Gallons/year
- •• Existing Landscapes, if applicable N/A Gallons/year
- TOTAL ETWU 298,044 Gallons/year

NOTES:
- • If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation, the Effective Precipitation Disclosure Statement in VIII-5-5.00 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average rainfall).
- •• To determine gallons/year for existing landscaping, contact the Public Works Department, Land Development Engineering Section. This value shall be the same in items 1, 2, and 3 above.

[X] 4. Landscape Design Plan Sheet L-7 - L-8
[X] 5. Irrigation Design Plan Sheet L-1 - L-2
[X] 6. Irrigation Schedule Sheet L-5
[X] 7. Maintenance Schedule Sheet L-6
[X] 8. Landscape Irrigation Audit Schedule Sheet L-6
[ ] 9. Grading Design Plan Sheet SEE CIVIL PLANS
[X] 10. Soil Specification Sheet L-6

Description of Project: Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use.

DOUGHT TOLERANT PLANT SPECIES ARE UTILIZED THROUGHOUT THE DESIGN. IRRIGATION HAS BEEN OPTIMALLY ZONED FOR PLANT TYPE AND EXPOSURE.

Prepared by: ANDREA SWANSON Date: 9/15/15

CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO OCCUPANCY.

EFFECTIVE PRECIPITATION DISCLOSURE STATEMENT

I certify that I have informed the project owner and developer that this project depends on _____ gallons of effective precipitation per year. This represents_____ percent of the local mean precipitation of _____ inches per year.

I have based my assumptions about the amount of precipitation that is effective upon:

_____

_____

_____

_____

_____

_____

I certify that I have informed the project owner and developer that in times of drought, there may not be enough water available to keep the entire landscape alive.

Licensed or Certified Landscape Professional _____ Date _____

I certify that I have been informed that in times of drought, there may not be enough water available to keep the entire landscape alive.

Owner/Developer _____ Date _____

CITY OF MILPITAS - WATER EFFICIENT LANDSCAPES
CERTIFICATE OF SUBSTANTIAL COMPLETION

Project Name:

Project Address/Location: | ** Water Meter Register # (Enter When Meter Is Set): | Bldg. Permit # (if applicable):

Preliminary Project Documentation Submitted: (Check (4) to indicate completion):

[ ] total area _____ square feet

[ ] 1. Total Maximum Applied Water Allowance (MAWA): _____ Gallons/year
[ ] 2. Total Estimated Applied Water Use (EAWU): _____ Gallons/year
[ ] 2a. Estimated Amount of Water Expected from Effective Precipitation: _____ Gallons/year
[ ] 3. Total Estimated Total Water Use (ETWU): _____ Gallons/year

NOTE: * If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation, the Effective Precipitation Disclosure Statement in VIII-5-5 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average rainfall).

[ ] 4. Landscape Design Plan
[ ] 5. Irrigation Design Plan
[ ] 6. Irrigation Schedule
[ ] 7. Maintenance Schedule
[ ] 8. Landscape Irrigation Audit Schedule
[ ] 9. Grading Design Plan
[ ] 10. Soil Analysis

Post-Installation Inspection: (Check (4) to indicate completion):

[ ] A. Plants installed as specified
[ ] B. Irrigation system installed as designed
- [ ] dual distribution system for recycled water
- [ ] minimal runoff or overspray

[ ] C. Landscape Irrigation Audit performed

Project submittal package and a copy of this certification has been provided to property owner/manager and local water agency.
Comments:

I/we certify that work has been installed in accordance with the contract documents.

Contractor

è Signature Date State License Number

I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the Water Efficient Landscape Ordinance and that the landscape planting and irrigation conform with the approved plans and specifications.

Landscape Architect, Irrigation Designer or Licensed or Certified Professional in Horticulture or in a field related to Horticulture.

è Signature Date State License Number

I/we certify that I/we have received all of the contract documents and that it is our responsibility to see that the project is maintained in accordance with the contract documents.

Owner

è Signature Date

è **Must sign in order for City to accept certificate.**
** **Must fill: Inspector & contractor to verify register #, this must be done before occupancy**

Landscape Maintenance Schedule

(schedule is number of times a month functions performed)

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Shrub and Turf													
Fertilization	*	*	1	*	*	*	*	*	*	*	1	*	2
Mowing	1	1	2	2	3	3	3	3	2	2	1	1	24
Insect control	*	*	1	*	*	*	1	*	*	*	*	*	2
Disease control	*	*	1	*	*	*	1	*	*	*	*	*	2
Weed control	2	3	3	4	4	4	4	4	4	4	2	2	40
Debris Removal	2	3	3	4	4	4	4	4	4	4	2	2	40
Pruning	1	*	*	*	*	*	*	*	*	*	*	*	1
Trees													
Fertilization	*	*	1	*	*	*	*	*	*	*	*	*	1
Insect control	*	*	1	*	*	*	*	*	*	*	*	*	1
Disease control	*	*	1	*	*	*	*	*	*	*	*	*	1
Pruning	*	1	*	*	*	*	*	*	*	*	*	*	1
Irrigation													
Check/adjust/repair	*	*	1	*	*	*	1	*	*	*	*	*	2
Review/Adjust run times	*	*	1	*	1	*	1	*	1	*	1	*	5

Note: Repair of all irrigation equipment shall be done with the originally installed components or equivalent. Project shall be irrigated so that the total annual water applied is less than or equal to the Maximum Applied Water Allowance as applicable.

LANDSCAPE IRRIGATION AUDIT SCHEDULE:

WATER AUDITS FOR THE LANDSCAPE IRRIGATION SYSTEM SHALL BE CONDUCTED ONCE EVERY FIVE YEARS (60 MONTHS) AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPE INSTALLATION. THE AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.

SOIL SPECIFICATION / ANALYSIS:

LANDSCAPE CONTRACTOR TO PROVIDE SOIL SPECIFICATIONS IF IMPORTING SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), pH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT
ANDREA SWANSON
2720
Date 10-15-15
Date 5-12-17 Renewal
STATE OF CALIFORNIA

South Bay Water Recycling Recommendation for Approval _____ Date _____

SWRCB Division of Drinking Water _____ Date _____

City of Milpitas _____ Date _____

On Site Landscaping When Recycled Water Is Used

Record Drawings

To be completed with submission of Record Drawings

Signature Date
(Landscape Architect/Contractor)

License No. Exp.

CITY OF MILPITAS- ENGINEERING DIVISION

Approved: _____
City of Milpitas, Land Development Engineer

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Recommended for approval: Engineering Date:

Landscape Package No.

Customer No.

985 MONTAGUE EXPRESSWAY

Record Drawings

To be completed prior to acceptance of work by the City

Signature + Seal Date
P.E. No. Exp.

Public Works Inspector:

Public Improvements initially Accepted by the City Council on:

Revisions

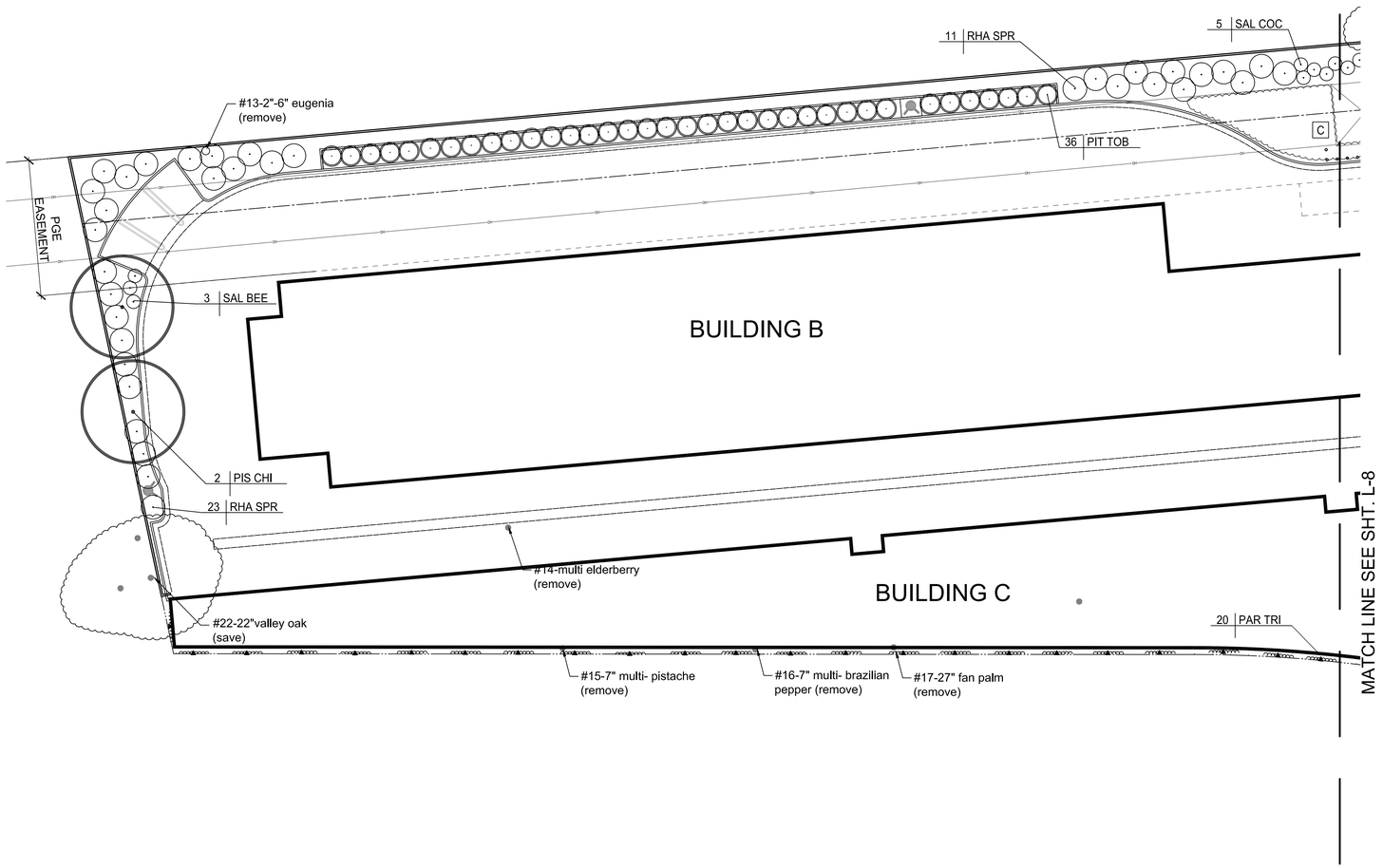
Num.	Date	By	Description	City Engr.	Date
	9/11/15		SCVWD comments		
	10/15/15		Planning submittal		

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

Approved: _____
Engineering

Date:

Project No. PJ1104
Drawing No. L-6
E.P. No.



PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NUMBER
TREES:					
ARB MAR	ARBUTUS MARINA	ARBUTUS	24" BOX	LOW	5
LAG TON	LAGERSTROMEIA F. 'TONTO'	CRAPE MYRTLE	24"BOX	LOW	7
PIS CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW	5
SHRUBS:					
ACA RED	ACACIA REDOLENS	DWARF ACACIA	1 GA	LOW	61
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	1 GA	LOW	63
MAH GOL	MAHONIA 'GOLDEN ABUNDANCE'*	MAHONIA	5 GA	LOW	53
MYR COM	MYRTUS COMMUNIS	TRUE MYRTLE	5 GA	LOW	54
MUH RIG	MUHLENBERGIA RIGENS*	DEER GRASS*	1 GA	LOW	343
PIT TOB	PITTOSPORUM TOBIRA*	MOCK ORANGE	5 GA	LOW	110
RHA SPR	RHAPHIOLEPIS 'SPRINGTIME'	PINK INDIA HAWTHORN	5 GA	LOW	100
SAL COC	SALVIA COCCINEA 'RED FLAG'	TEXAS SAGE	5 GA	LOW	39
SAL BEE	SALVIA 'BEE'S DELIGHT'	SAGE	1 GA	LOW	32
PAR TRI	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GA	LOW	25
GROUND COVERS:					
C	COPROSMA 'VISTA VERDE'	COPROSMA	1 GA @ 30" O.C.	LOW	

ALL PLANT MATERIALS APPEAR IN SANTA CLARA VALLEY WATER DISTRICT PLANT MATERIALS LIST
AND BASIN PLANT MATERIALS ARE LISTED IN THE SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX D.
* INDICATES NATIVE CALIFORNIA DROUGHT TOLERANT PLANT MATERIALS

FOR PLANT IMAGES SEE SHT. L-9

NOTE: LANDSCAPE CONTRACTOR RESPONSIBLE FOR FINAL PLANT
MATERIAL TAKE-OFF FOR BIDDING AND INSTALLATION PURPOSES.

TOTAL TREES REMOVED-15

#1	FRUITLESS MULBERRY	17"
#3	FRUITLESS MULBERRY	9"
#5	FRUITLESS MULBERRY	12"
#8	FRUITLESS MULBERRY	27"
#9	OLIVE	7"-5"
#10	OLIVE	6"
#13	EUGENIA	6"
#14	COAST RED ELDERBERRY	7"-6"
#15	CHINESE PISTACHE	7"-6"
#16	BRAZILIAN PEPPER	7"-6"
#17	MEXICAN FAN PALM	27"
#18	COAST RED ELDERBERRY	10"-8"
#19	MEXICAN FAN PALM	11"
#20	MEXICAN FAN PALM	21"
#21	COAST RED ELDERBERRY	10,8,8,6"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO SHEET L-9 FOR PLANTING NOTES AND DETAILS
REFER TO SHEET L-10 FOR PLANT IMAGES

REVISIONS
1 SCVWD COMMENTS 8-11-15
2 10-15-15 planning submittal
3
4
5
6
7

Thomas Baak & Associates, LLP.
Landscape Architects
1990 Ygnacio Valley Road, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

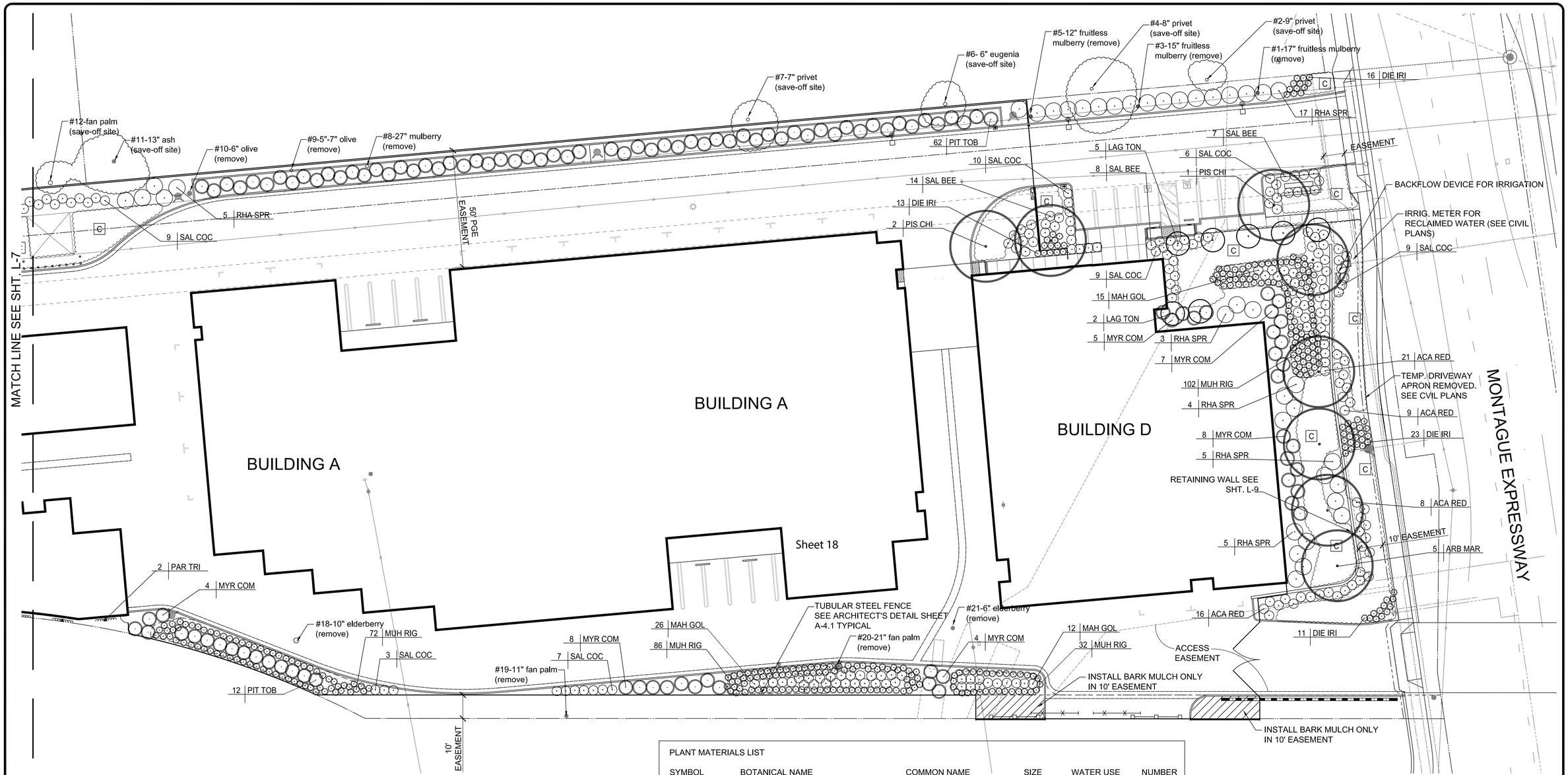
LANDSCAPE ARCHITECT
STEVEN M. SCHMIDT
No. 3293
10-15-15
5-22-17
REGISTERED
STATE OF CALIFORNIA

SELF STORAGE FACILITY
985 MONTAGUE EXPRESSWAY
MILPITAS, CALIFORNIA
EL CAMINO MV HOLDINGS,LLC A.E. MONTAGUE LLC

PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO: PJ1104
DATE 07-22-15	
SCALE	

SHEET
L-7
Sheet 18
OF 37 SHEETS



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SAL COC	SALVIA COCCINEA 'RED FLAG'	TEXAS SAGE	5 GA	LOW	46
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PAR TRI	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GA	LOW	25
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C	COPROSMA 'VISTA VERDE'	COPROSMA	1 GA @ 30" O.C.	LOW	

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NOTE: LANDSCAPE CONTRACTOR RESPONSIBLE FOR FINAL PLANT MATERIAL TAKE-OFF FOR BIDDING AND INSTALLATION PURPOSES.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO SHEET L-9 FOR PLANTING NOTES AND DETAILS
REFER TO SHEET L-10 FOR PLANT IMAGES

REVISIONS

1	SCVWD COMMENTS 8-11-15
2	10-15-15 planning submittal
3	
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7	

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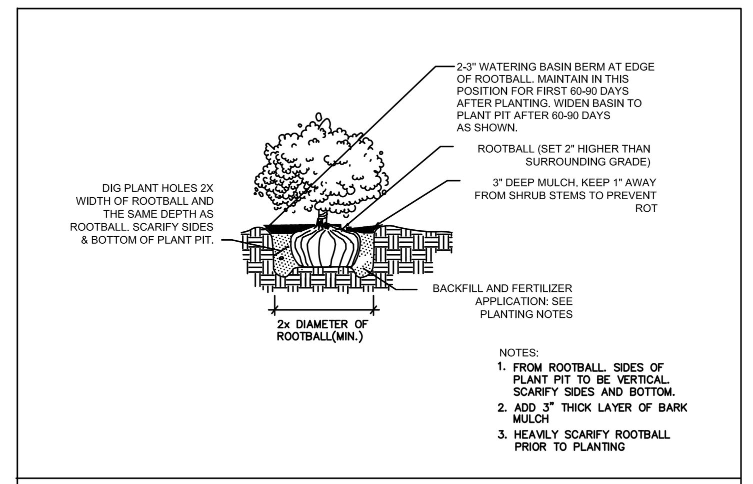
LANDSCAPE ARCHITECT
THOMAS BAAK
No. 2583
10-15-15
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

SELF STORAGE FACILITY
985 MONTAGUE EXPRESSWAY
MILPITAS, CALIFORNIA
EL CAMINO M/V HOLDINGS,LLC. A.E. MONTAGUE LLC

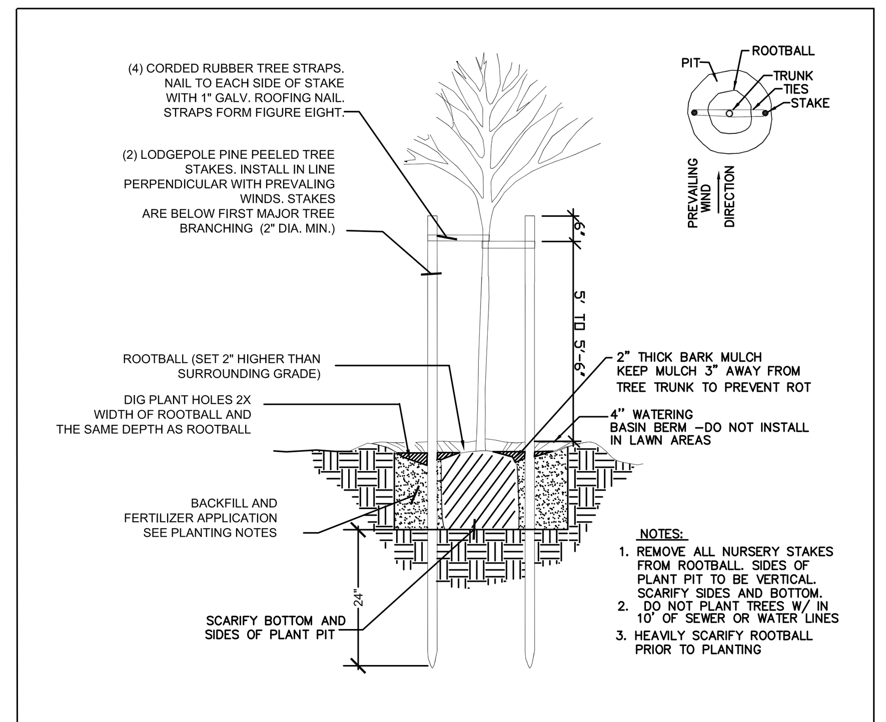
PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO: PJ1104
DATE 07-22-15	
SCALE	

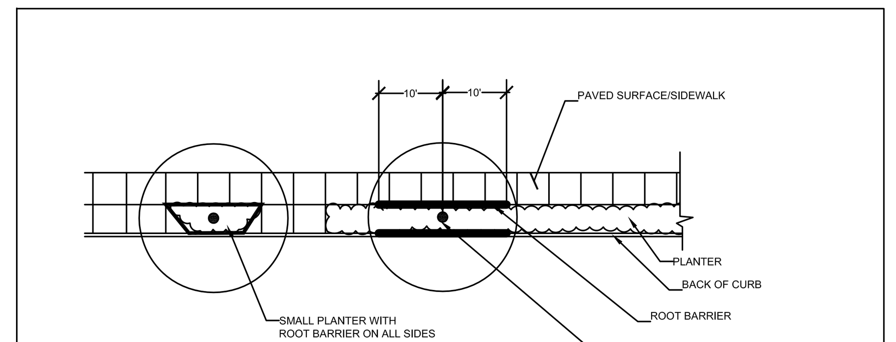
SHEET
L-8
Sheet 19
OF 37 SHEETS



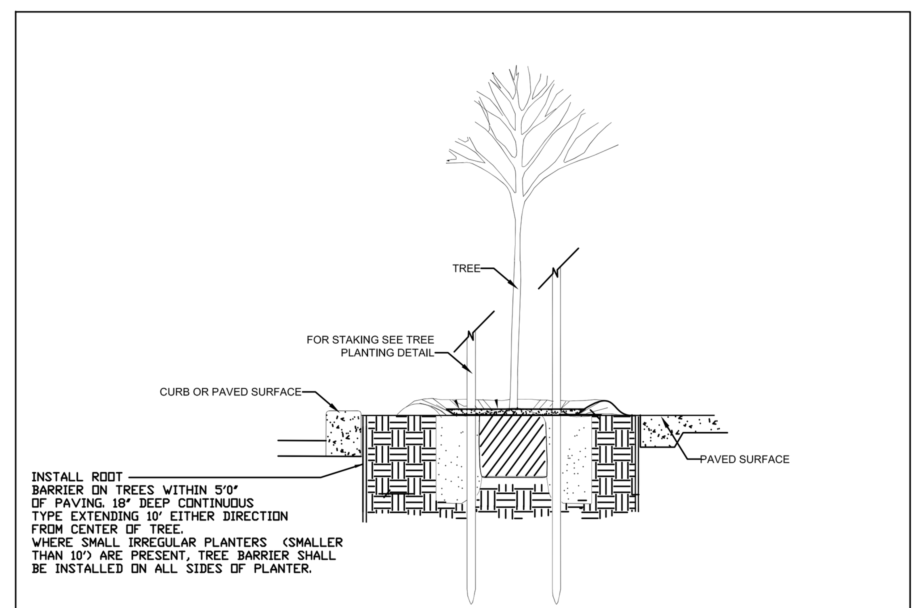
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

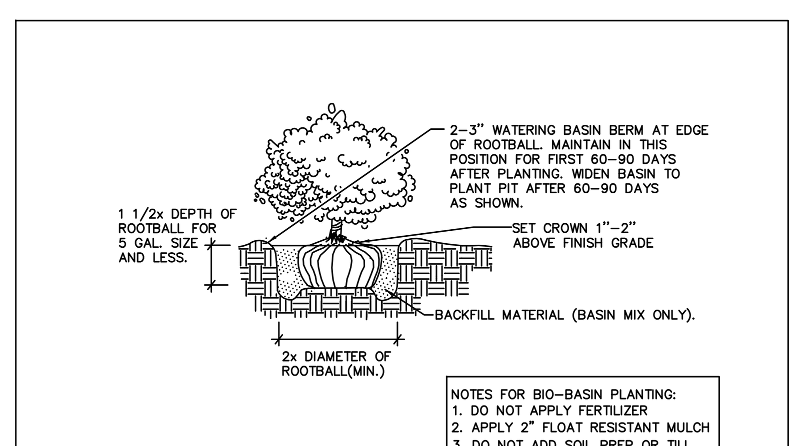


PLAN VIEW



ELEVATION

ROOT BARRIER INSTALLATION



SHRUB PLANTING IN BIO-INFILTRATION BASIN

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI 'Super Humus' compost and 15 lbs. organic balanced fertilizer 'Phyta-Grow' Pre-Plant Plus 7-5-7 per 1,000 sq. ft .available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Grow' Pre-Plant Plus 7-5-7 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 8' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Grow' Pre-Plant Plus 7-5-7 organic fertilzer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized,dyed-colorfast black with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal. Apply 2" of 'float-resistant' mulch in bio-infiltration basins.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com www.californiaorganicfertilizers.com. Compost available from BFI Waste Management: www.BFI.com

TREE NOTES:Locations of plant materials shall be reviewed on-site by the Owner's authorized representative prior to installation. Trees shall be planted no closer than (10') ten feet from utilities.

TRANSFORMERS: All above ground transformers and vaults shall be screened with plant materials while still respecting required working setbacks.

REVISIONS

△	SCVWD COMMENTS 9-11-15
△	10-15-15 planning submittal
△	
△	
△	
△	
△	

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT ★ ANDREA SWANSON 2720 Signature 10-15-15 Date 5-12-17 Renewal STATE OF CALIFORNIA

SELF STORAGE FACILITY
985 MONTAGUE EXPRESSWAY
MILPITAS, CALIFORNIA
EL CAMINO MV HOLDINGS,LLC ,A.E, MONTAGUE LLC

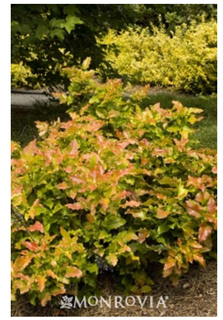
PLANTING NOTES AND DETAILS

DESIGNED:	DRAWN:
CHECKED:	JOB NO: PJ1104
DATE 07-22-15	
SCALE	

SHEET
L-9
Sheet 20
OF 37 SHEETS

ACACIA REDOLENS 'DESERT'
(ACACIA)

DIETES IRIDIODES
(FORTNIGHT LILY)



MAHONIA 'GOLDEN ABUNDANCE
(MAHONIA)

MUHLENBERGIA RIGENS
(DEERGRASS)

MYRTUS COMMUNIS
(TRUE MYRTLE)

RHAPHIOLEPIS 'SPRINGTIME'
(PINK INDIA HAWTHORN)

PITTOSPORUM TOBIRA
(MOCK ORANGE)

SALVIA COCCINEA
(TEXAS SAGE)

SALVIA 'BEES BLISS'
(BEE'S BLISS SAGE)

PARTHENCISSUS TRICUSPIDATA
(BOSTON IVY)

COPROSMA K. 'VISTA VERDE'
(COPROSMA)

ARBUTUS MARINA
(ARBUTUS)

LAGERSTROMEIA FAURII
(CRAPE MYRTLE)

PISTACHIA CHINENSIS
(PISTACHE)

REVISIONS
- SCVWD COMMENTS 8-11-15
- 10-15-15 planning submittal

Thomas Baak & Associates, LLP.
Landscape Architects
1777 Oakland Blvd. Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT
THOMAS BAAK
10-15-15
5-22-17
STATE OF CALIFORNIA

SELF STORAGE FACILITY
985 MONTAGUE EXPRESSWAY
MILPITAS, CALIFORNIA
EL CAMINO MV HOLDINGS,LLC ,A.E. MONTAGUE LLC

PLANT IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO: PJ1104
DATE 07-22-15	
SCALE	

SHEET
L-10
Sheet 21
OF 37 SHEETS

SEE SHEET A-5.1 FOR LIGHTING SCHEDULE AND PHOTOMETRICS

Building A
Ground Floor Plan

Project North

0 8' 24' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - October 15, 2015

1501s213

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects

26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

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A-2.1

Building A
Second Floor Plan

Project North

0 8' 24' Feet

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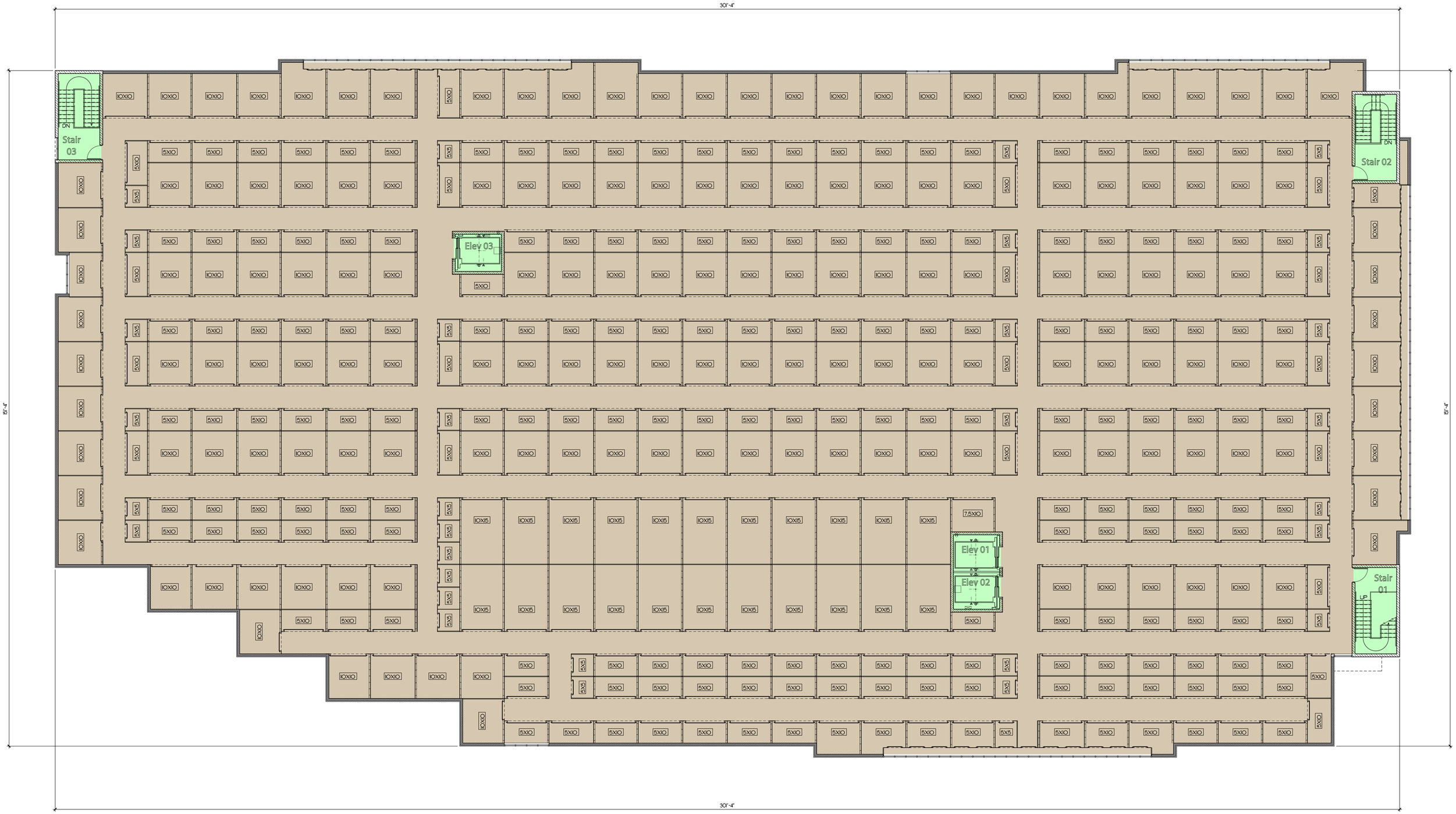
A-2.2



Building A
Third Floor Plan

Project North

0 8' 24' Feet

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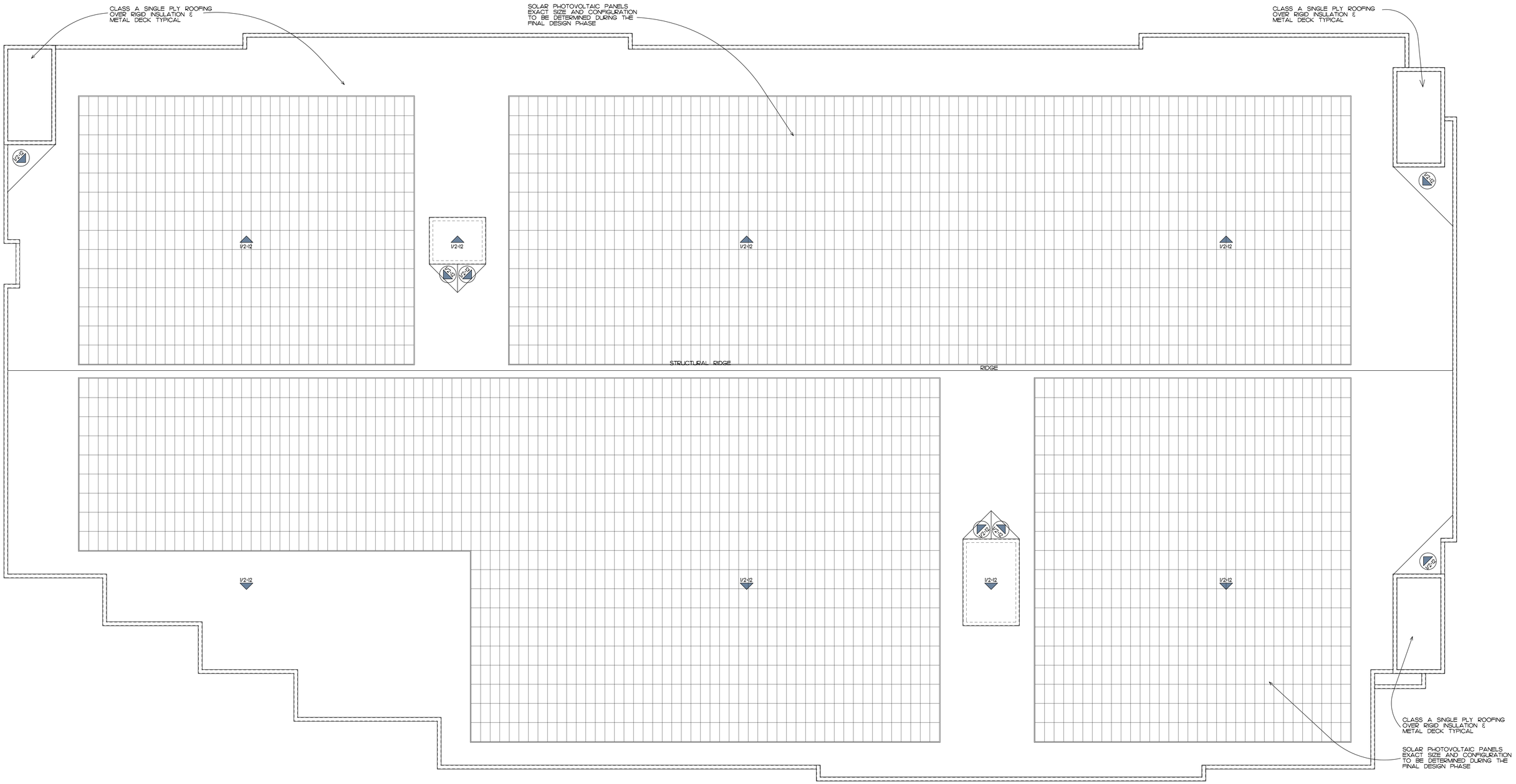
A-2.3



Building A
Roof Plan

Project North

0 8' 24' Feet

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A-2.4

SEE SHEET A-5.2 FOR LIGHTING SCHEDULE AND PHOTOMETRICS

Buildings B & C
Ground Floor Plan

Project North

0 10' 30' Feet

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Planning Submittal - August 19, 2015

1501s223

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James Goodman ARCHITECTURE
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26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

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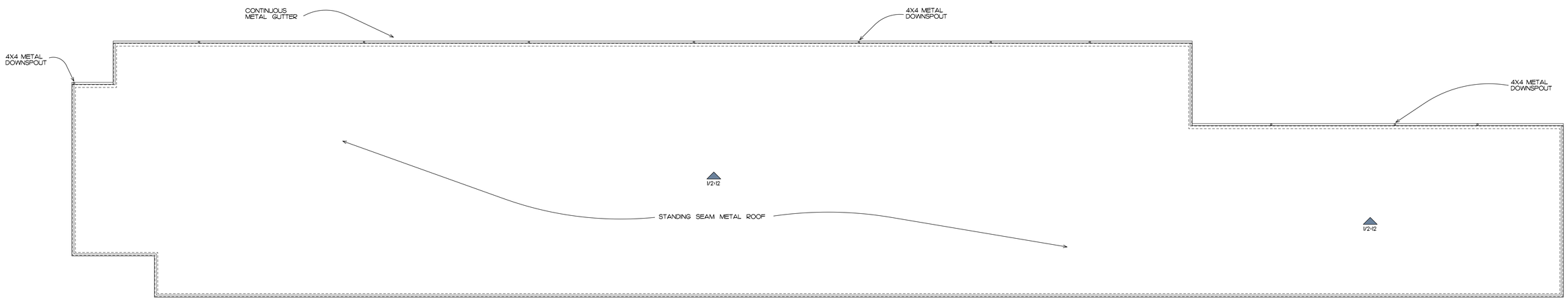
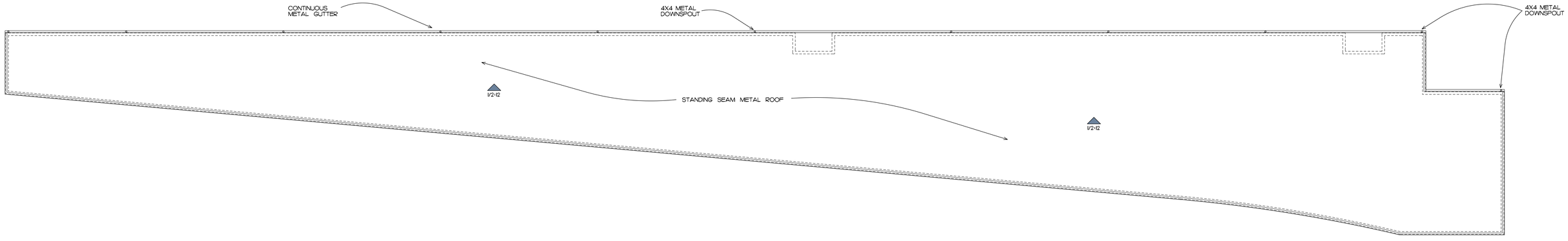
A-2.5





Buildings B & C
Roof Plan

Project North

0 10' 30' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - August 19, 2015

1501s223

A New Self-Storage Facility for:

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A-2.6

Solid Waste Handling Plan

SOLID WASTE FOR THIS PROJECT IS LIMITED TO THAT WHICH IS GENERATED BY THE 2-3 PERSON, CUSTOMER SERVICE OFFICE AND GROUNDS MAINTENANCE STAFF.
SOLID WASTE DISPOSAL SERVICES ARE NOT PROVIDED TO STORAGE UNIT TENANTS.
THE TRASH ROOM IS LOCATED BEHIND THE SECURITY GATE WITH AN ACCESS CODE PROVIDED TO THE SOLID WASTE VENDOR AND IS TOTALLY ENCLOSED TO PREVENT RAIN WATER CONTAMINATION AND RUN-OFF.
GIVEN THE LIGHT TRAFFIC ON THE SITE, THE BINS CAN BE ROLLED INTO THE DRIVE AISLE FOR COLLECTION WITHOUT CAUSING TRAFFIC CONGESTION.
STORAGE FACILITY OPERATING STAFF WILL MOVE THE BINS TO THE STAGING AREA, BEFORE THE REFUSE COLLECTION VENDOR ARRIVES, SO THE VENDOR DOES NOT HAVE TO WAIT FOR OPERATING STAFF.

MODEL WASTE COLLECTION VEHICLE DIMENSIONS:
8'-10" WIDE
13'-5" HIGH W/ APPROXIMATELY 5'-0" LIFT
20'-0" OVERHEAD CLEARANCE REQUIRED AT LOADING POINT
35'-0" LENGTH

FRONT END LOAD BIN SERVICE:
ONE 1 YARD BIN EACH WILL BE PROVIDED FOR TRASH AND RECYCLING.

WASTE GENERATION RATES BASED ON BUSINESS SIC GROUPING NUMBER 15:
0.9 TONS PER EMPLOYEE PER YEAR.
3 EMPLOYEES = 2.7 TONS PER YEAR
USING SINGLE STREAM REFUSE TYPE @ 15.46 CUBIC YARDS PER TON, 41.74 CUBIC YARDS GENERATED PER YEAR.
1 COLLECTION PER WEEK FOR TWO, 1 CUBIC YARD BINS = 104 CUBIC YARDS PER YEAR.

WASTE VOLUME DATA DERIVED FROM:
http://www.recyclemaniacs.org/sites/default/files/documents/Volume-weight-conversions.pdf

SEE SHEET A-5.3 FOR LIGHTING SCHEDULE AND PHOTOMETRICS

Building D
Ground Floor Plan

Project North

0 10' 30' Feet

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Planning Submittal - October 15, 2015

1501s232

A New Self-Storage Facility for:

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Milpitas, California

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26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

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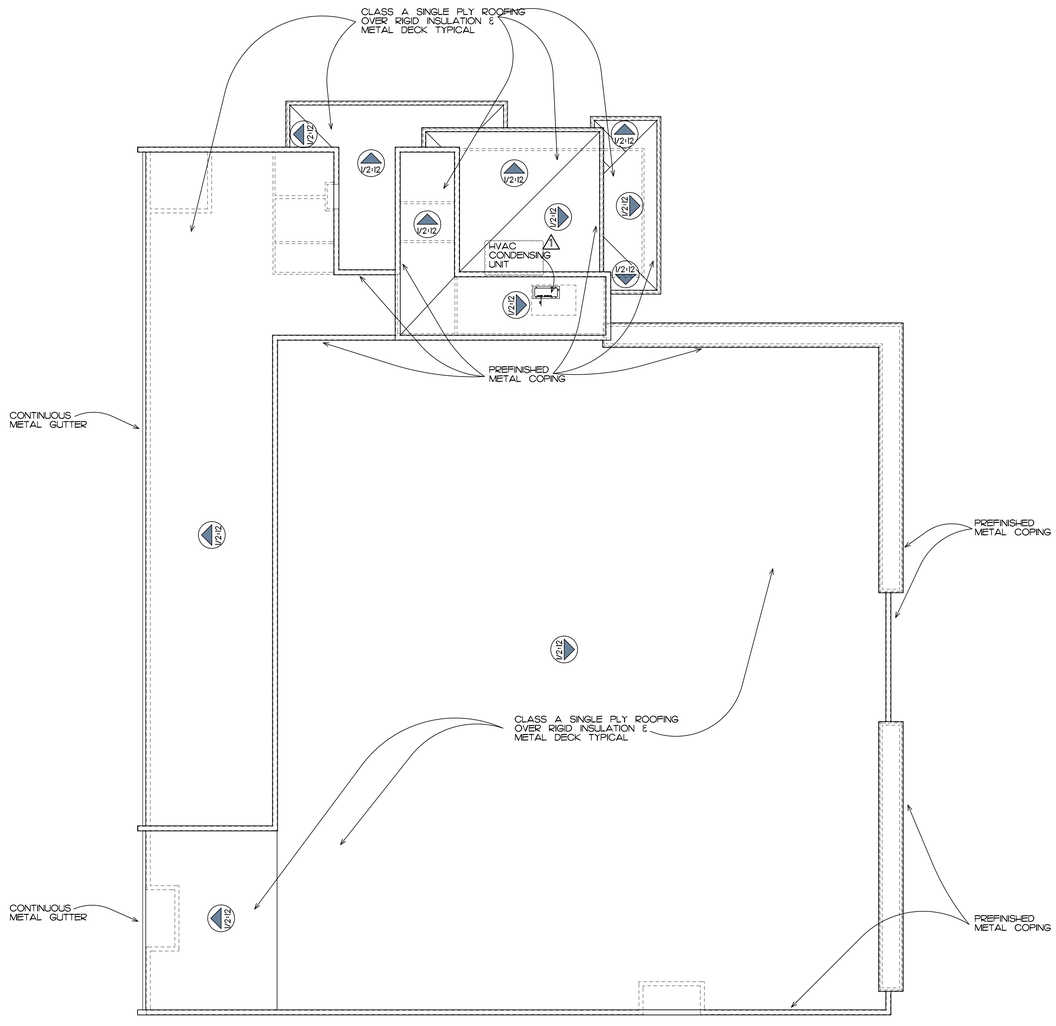
A-2.7



Building D
Roof Plan

Project North

0 10' 30' Feet

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Planning Submittal - October 15, 2015

1501s232

A New Self-Storage Facility for:

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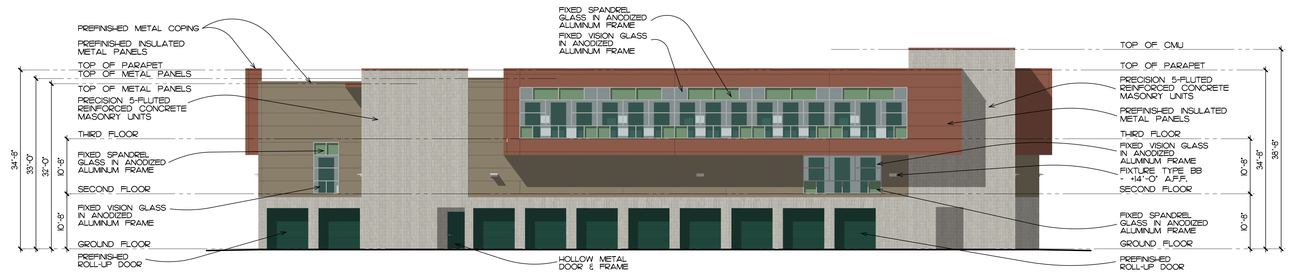
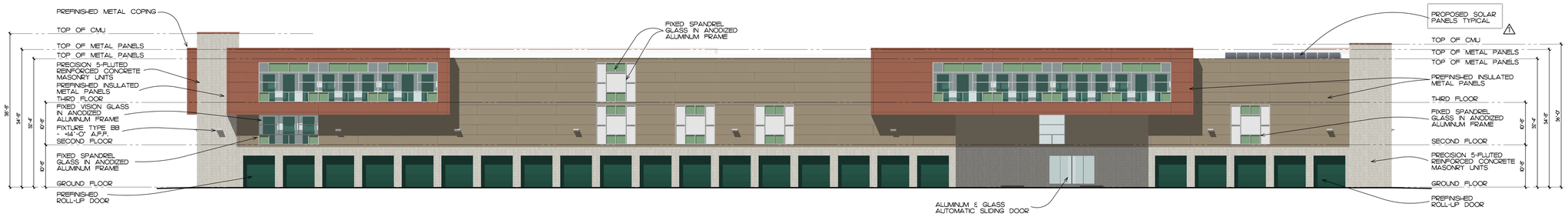
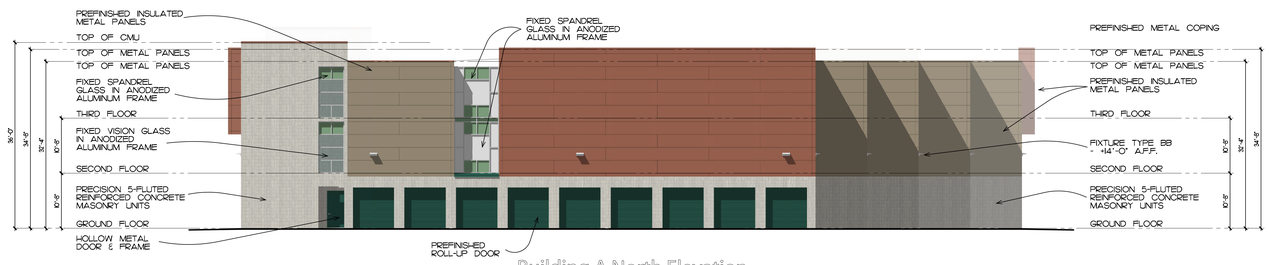
A-2.8



Building A South Elevation



Building A East Elevation



Building A North Elevation

Building A West Elevation

A New Self-Storage Facility for:

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Exterior Elevations

0 10' 30' Feet

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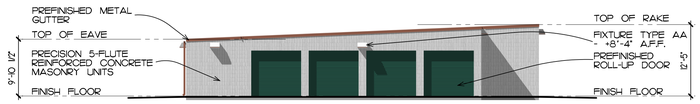
Planning Submittal - October 15, 2015

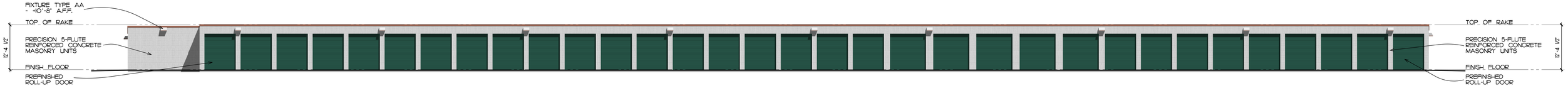
1501s301

A-3.1

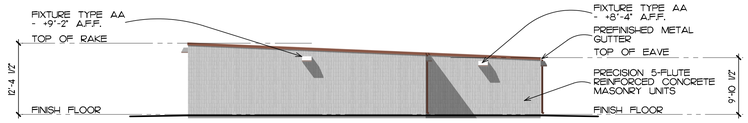
Building B East Elevation



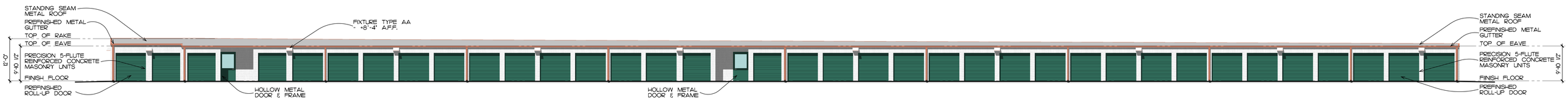
Building B North Elevation



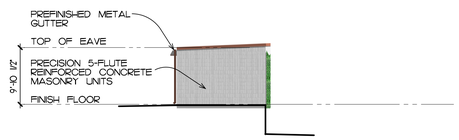
Building B West Elevation



Building B South Elevation

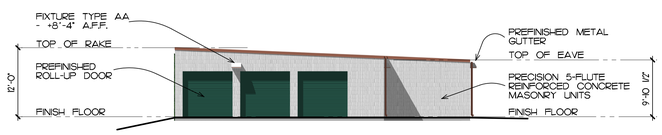


Building C East Elevation



Building C North Elevation

Building C West Elevation



Building C South Elevation

Exterior Elevations

0 10' 30' Feet

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Planning Submittal - August 19, 2015

1501s311

A New Self-Storage Facility for:

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26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

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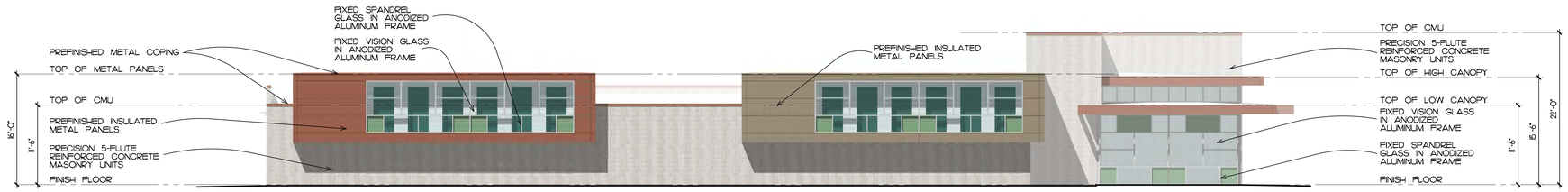
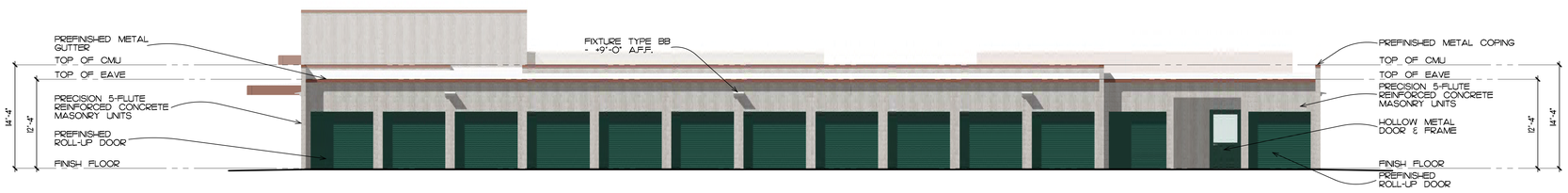
A-3.2

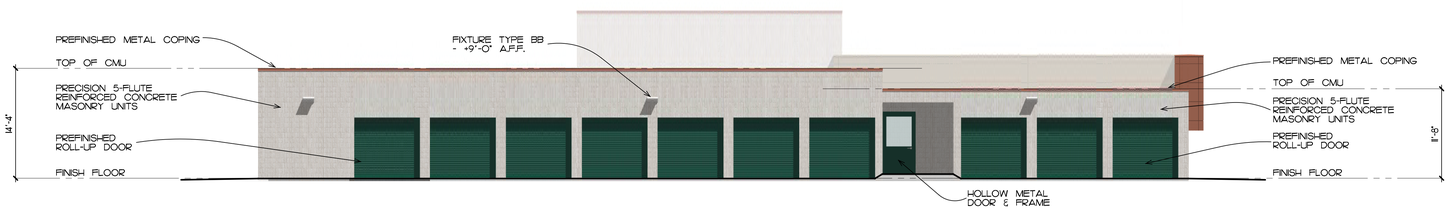


Building D South Elevation

Building D East Elevation



Building D North Elevation



Building D West Elevation

Exterior Elevations

0 8' 24' Feet

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Planning Submittal - August 19, 2015

1501s331

A New Self-Storage Facility for:

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James Goodman ARCHITECTURE
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California Lighting Sales ° Site Lighting

A-3.3

From Montague Expressway looking North

From Montague Expressway looking Northeast

Project Branding Colors

THE OWNER OF THE PROJECT HAS NOT FINALIZED BRANDING FOR THE FACILITY AND REQUESTS THAT SUBMITTAL AND REVIEW OF THE SIGN PROGRAM BE DEFERRED.

ALSO, SINCE THE DESIGN OF THE FACILITY CONTEMPLATES USING COLORS DERIVED FROM THE BRANDING CONCEPT, WE REQUEST THAT FINAL APPROVAL OF THE COLORS OF THE PRE-FINISHED INSULATED METAL PANELS AND TRIM BE SUBJECT TO REFINEMENT ONCE THE BRANDING PROGRAM HAS BEEN FINALIZED. WE SUGGEST THAT THE FINAL COLORS OF THESE ELEMENTS BE INCLUDED IN THE SIGN PROGRAM AND REVIEWED AS AN INTEGRATED PACKAGE.

THE COLORS & MATERIALS TO BE INCLUDED ARE INDICATED ON THE COLOR & MATERIAL BOARD:

1. SURREY BEIGE INSULATED WALL PANELS
2. REDWOOD INSULATED WALL PANELS
3. REDWOOD METAL COPING AND GUTTERS.

Project Views

A New Self-Storage Facility for:

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Planning Submittal - August 19, 2015
1501 Project Views 02

South Retaining Wall Elevation

South Retaining Wall Detail

Retaining Wall Design

THE RETAINING WALL IS CONSTRUCTED OF THE SAME REINFORCED SPLIT FACE 6 TAPER SCORE CONCRETE MASONRY AS USED FOR THE BUILDINGS. THE WALL IS A MAXIMUM OF 3'-6" ABOVE THE SOUTHERLY FINISH GRADE WHICH PROVIDES FALL PROTECTION FOR THE GRADE CHANGE TO THE NORTH SIDE OF THE WALL AND ALSO INTEGRATES WITH BUILDING D TO PROVIDE VISUAL INTEREST FROM THE STREET. LANDSCAPE AND VINES WILL EVENTUALLY SERVE TO ENHANCE BOTH THE RETAINING AND BUILDING WALLS.

THE DESIGN OF THE WALL IS INTENTIONALLY KEPT VERY SIMPLE SO NOT TO ATTRACT ATTENTION AND DETRACT FROM THE OVERALL PROJECT LOOK. THE SPLIT FACE, SCORED MASONRY WILL PROVIDE TEXTURE AND VISUAL INTEREST.

Project Views

Planning Submittal - October 15, 2015
1501 Project Views 02

A New Self-Storage Facility for:

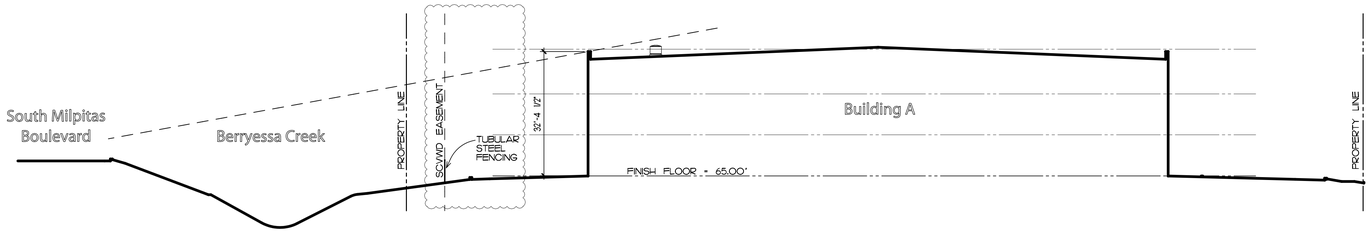
El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

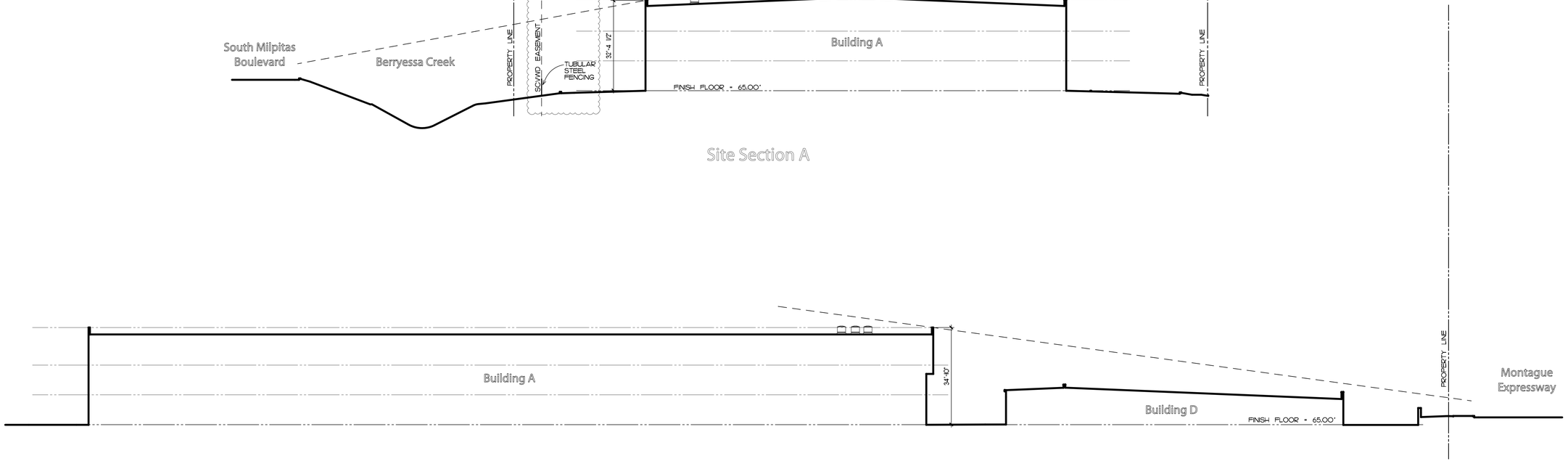
James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects

26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

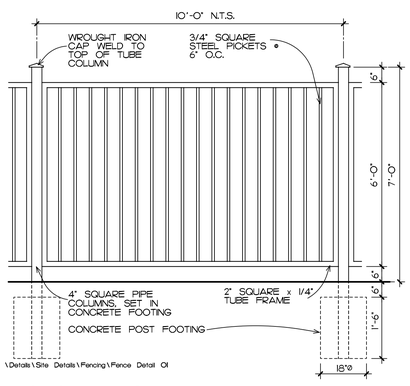
Kier & Wright, Inc. • Civil Engineering
Thomas Baak & Associates, LLP • Landscape Architecture
California Lighting Sales • Site Lighting



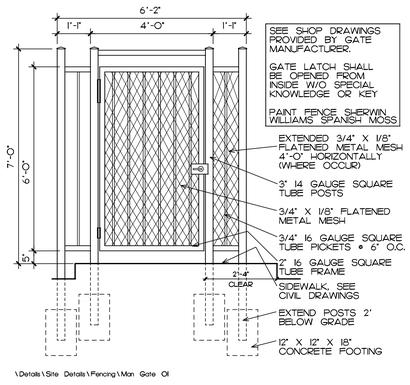
Site Section A



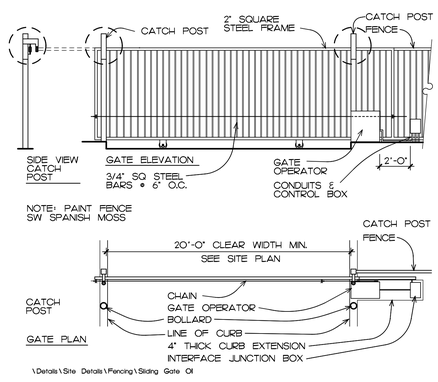
Site Section B



Tubular Steel Fence 1/2" = 1'-0"



Tubular Steel Gate 1/2" = 1'-0"



Tubular Steel Sliding Gate 1/4" = 1'-0"

Site Sections & Fence Details

0 8' 24' Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - October 15, 2015

1501s341

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Kier & Wright, Inc. ° Civil Engineering
Thomas Baak & Associates, LLP ° Landscape Architecture
California Lighting Sales ° Site Lighting

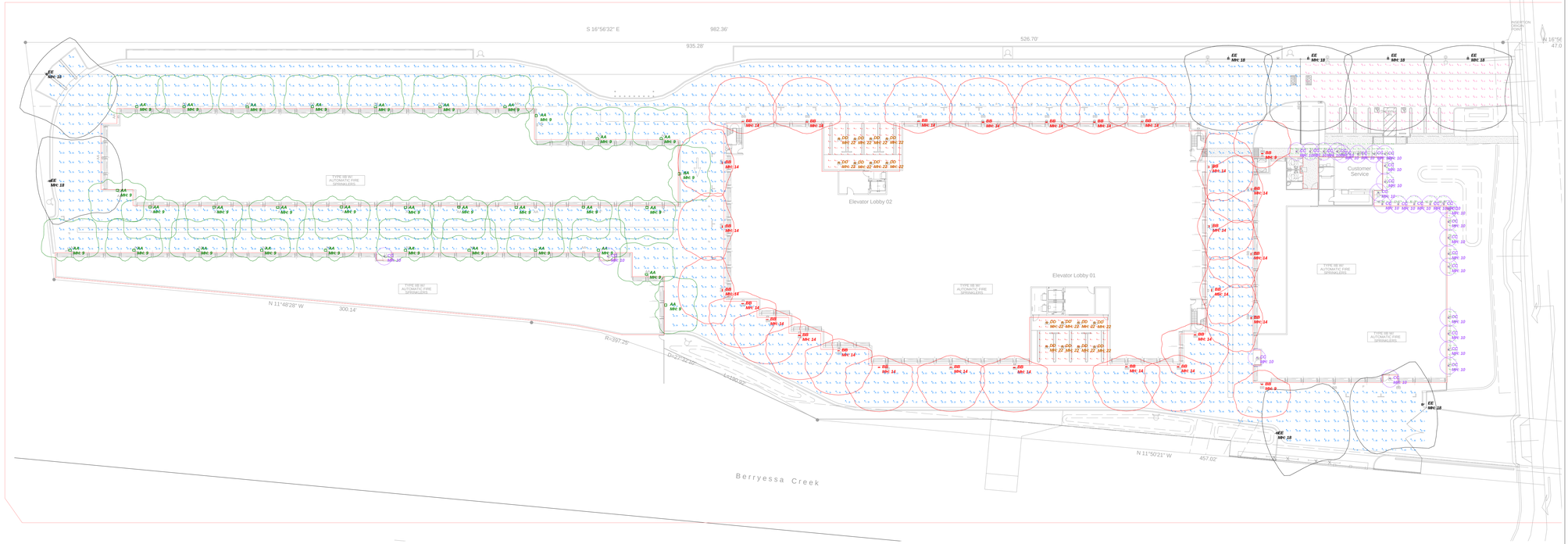
A-4.1

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	BUG Rating
	32	AA	SINGLE	0.900	LSI INDUSTRIES: XGBWM3-FT-LED-28-450-NW-UE	44	3377	B1-U0-G1
	28	BB	SINGLE	0.900	LSI INDUSTRIES: XLCW-FT-LED-HO-CW-UE	56.1	5113	B1-U0-G1
	29	CC	SINGLE	0.900	LITON: LRLD402	11.83	493	B1-U0-G0
	16	DD	SINGLE	0.900	LSI INDUSTRIES: XPG3-5-LED-50-350-NW-UE	56	4245	B2-U0-G1
	8	EE	SINGLE	0.900	LSI INDUSTRIES: XLCS-FT-LED-SS-CW	96.2	11383	B2-U0-G2

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING AREAS	5.85	7.2	4.2	1.39	1.71
SOUTH - TOP RIGHT - PARKING LOT	3.28	11.4	1.0	3.28	11.40
STORAGE DRIVEWAYS	3.57	17.7	0.2	17.85	88.50
TYPE CC - CALCULATION	4.71	17.6	1.0	4.71	17.60



EXTERIOR SITE LIGHTING STUDY
SCALE: 1 INCH= 30 FT.

DISCLAIMER

THIS LIGHTING CALCULATION IS BASED ON THE BEST INFORMATION PROVIDED TO CLS BY THE ARCHITECT, ENGINEER, LIGHTING DESIGNER OR INTERIOR DESIGNER. THESE FINDINGS SHOULD BE VERIFIED BY A CERTIFIED ELECTRICAL ENGINEER AS TO THEIR ACCURACY. DESIGN CHANGES SUCH AS CEILING HEIGHTS, CEILING, WALL AND FLOOR REFLECTANCES OF ALL INTERIOR SURFACES INCLUDING PARTITION WALLS MAY ADVERSELY AFFECT THE OVERALL LIGHT LEVELS. CLS IS IN NO WAY RESPONSIBLE AS TO THE VERACITY OF THESE CALCULATIONS, AND THEY SHOULD BE USED AS A DESIGN REFERENCE TOOL.

PROJECT: **Milpitas Self Storage**

1 OF 1

CLIENT:
DATE: 08-18-2015
DESIGNER:
JOB:
SALESPERSON: Rich Molinero

californialightingsales

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

Site Photometric Plan

Project North

0 40 120 Feet

USE GRAPHIC SCALE IF THIS DRAWING IS NOT PRINTED ON 30" X 42" PAPER

Planning Submittal - August 19, 2015

1501s207

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Kier & Wright, Inc. ° Civil Engineering
Thomas Baak & Associates, LLP ° Landscape Architecture
California Lighting Sales ° Site Lighting

A-5.1

LED GREENBRIAR® WALL SCONCE (XGBWM3)

Crossover® LED LIGHTING TECHNOLOGY

US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 31 lbs./14Kg

LISTING - ETL listed to ANSI/UL 1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XGBWM3

	Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts
			Distribution/Lumens (Nominal)			
Cool White	350 mA	28	2876	2902	3032	34
		48	4855	4931	5038	55
	450 mA	28	3522	3542	3720	44
		48	5900	5972	6115	72
Neutral White	350 mA	28	2787	2792	2898	34
		48	4553	4660	4580	55
	450 mA	28	3377	3369	3517	44
		48	5453	5562	5452	72

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · RoHS Compliant · CE · wet location · ARRA Funding Compliant · IP65

LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 04/29/15 ©2015 LSI INDUSTRIES INC.

LED SLICE WALL SCONCE (XLCW)

Crossover® LED LIGHTING TECHNOLOGY

US patents 8,480,264 8,567,983 7,828,456 and US & Int'l patents pending

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High light level is activated when passersby enter target zone and increased to full brightness in 1-2 seconds. Low light level (30% of maximum) is activated when target zone is absent of motion activity for 2 minutes and is gradually ramped down (15 seconds) to low light level. Sensor detection range is 160° horizontal x 90° vertical x 30' maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 75 (for SS output) or 105 (for HO output) select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 65 CRI minimum.

DISTRIBUTION/PERFORMANCE - Forward Throw (FT) or Symmetrical (S) distribution available. Ultra-high efficiency reflector provided with FT distribution.

HOUSING - Fabricated aluminum housing with distinctive rectangular shape. Mounting hardware is stainless steel or electro-zinc plated. Supply conductors sealed with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated optical assembly. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. The galvanized-steel universal plate allows the fixture to be suspended while making wire connections.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input). Prewired leads extended out the back of the unit through a rubber grommet eliminating the need to open the fixture to make wiring connections.

DRIVER - Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

OPERATING TEMPERATURE - -40°C to +40°C (-40°F to +104°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 10 lbs./4.5Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations.

LIGHT OUTPUT - XLCW

	Output	Type FT	Type S	Watts
		Distribution/Lumens (Nominal)		
Cool White	SS	3760	3810	41
	HO	5120	5250	56
Neutral White	SS	3450	3520	41
	HO	4800	4860	56

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · ARRA Funding Compliant · c UL us Listed wet location · RoHS Compliant · FC · IP65 Optical · IP65 Driver

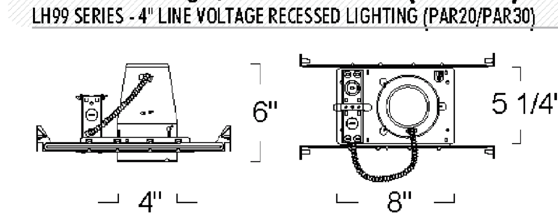
LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 05/20/15 ©2015 LSI INDUSTRIES INC.

LITON LIGHTING

PROJECT INFORMATION TYPE: PROJECT: CATALOG#:

Standard Housing w/ Reflector Flat Lens (Dimmable)

LH99 SERIES - 4" LINE VOLTAGE RECESSED LIGHTING (PAR20/PAR30)



SPECIFICATION

Ceiling cut-out: 4 1/2"

Application: General purpose recessed downlight housing for low to medium height ceilings for residential and light commercial applications. A variety of trims, compatible styles and finishes are available to achieve the desired décor and illumination.

Housing: Pre-wired housing adjusts up to a 1 1/4" ceiling thickness. Integral thermal protector to guard against improper lamping and installation. Housing provides an adjustable socket plate which allows for use of different lamp types. Trim is secured with torsion wing springs.

Mounting: Housing suitable for new construction installations only, supplied with (2) 24" adjustable hanger bars with 90 degrees repositioning ability. Hanger bars equipped with nail-less install 3/4" serrated barbed studs and with captive nails, for faster and easier secure mounting in wood joists. Set-screws lock into position and prevent shifting after installation. Earthquake structural cable compatible for drop panel ceiling or any other mounting that requires direct support from structural ceilings.

Socket: Standard porcelain medium screw base socket with high temperature leads.

Junction Box: 16 gauge pre-wired galvanized steel Junction Box, 32 cubic-inch for a maximum of (8) #12 AWG wires. Furnished with (7) 3/4" and (4) Romex knock-outs. Strain clamps to install or remove covers for easy access and ground wire. Equipped with safety standard fitting for flex-conduit.

Insulation Contact: Non IC rated housing must be kept 3" from insulation.

Airflow: Airtight option is designed to restrict air flow from room into plenums in compliance to the WSEC - Washington State Energy Code, (Less than 2.0 CFM -Cubic Feet per Minute). Complies to Title24 air flow requirements (Air-tight).

Safety Labels: UL/CUL listed for through-branch wiring (8) No.12 AWG 90°C and suitable for damp locations. NYC approved Calendar #41937.

Label: UL Listed, cETL Listed

FEATURE:

Application: 4" Economy 550+ LUMEN LED Downlight Fixture for Retrofit and New construction applications. Qualified as "High Efficacy" for Title 24 by California Energy

Mounting: Mounts into standard 4" General Purpose Recessed housing cans with Steel pressure springs mounted on trim to ensure positive retention inside housing. Alternate mounting methods available, consult factory.

Power Connection: Comes standard with GU24 socket mounted to top of fixture. Meets CA Title 24 Requirements and other standards restricting the use of Medium Base or Bi-Pin Sockets.

Lumen Maintenance: Minimum 35,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.

Thermal Management: Effective thermal dissipation facilitated by integral cast-aluminum, finned heat sink design for maximum heat rejection to provide long LED life.

Driver: Electronic Direct Current driver mounted on fixture. Comes standard with Incandescent dimming. Smoothly dims down to 5% with standard Incandescent and Low Voltage dimmers.

Color Temperature: Comes with 3,000K Warm White LED's binned according to ANSIC78 377A for color temperature and chromaticity ranges. Available with other color temperatures with ANSI binning between 2700K and 6500K. To order use "-T" Suffix followed by color temperature, consult factory as extended lead times apply. Example: 4,000K = -T40

Safety Labels: ETL/CETL listed. Suitable for damp locations. NYC approved Calendar#41937.

Warranty: Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Recommended for applications where ambient temperatures do not exceed 35°C, installations exceeding this temperature will result in reduced LED lamp life and a voided warranty.

Certification: This LED product is certified as compliant with California's Title 24 Energy Efficiency Standards by the California Energy Commission.

Label: cETL Listed

Made in USA

2015.3.18

STANDARD HOUSING
LH99 120V 75W Max PAR30/PAR20 MED E26, 40W A19

RATING
LH99A: Airtight

REFLECTOR FLAT LENS (DIMMABLE)
LRELD402 120V LED

FINISH	COLOR TEMP	LUMENS
LRELD402C : Clear Reflector/White Ring	Blank : 3000K	Blank : 550 Lumen (13W)
LRELD402N : Natural	-T27 : 2700K	-L10 : 900 Lumen (16W)
LRELD402W : White		

Ordering example: LH99A/LRELD402N

Tel: 323.934.0200 Product specifications subject to change without notice. www.liton.com

A DIVISION OF EEMA LIGHTING GROUP

File Located online www.liton.com/spec ID#: 100_2480

Light Fixture Type 'CC'

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)

Crossover® LED LIGHTING TECHNOLOGY

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. Available with High Output (HO) drive current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, FT-L, FT-R and 5. FT-L and FT-R allow for D180 mounting configurations with factory set optics for applications such as automotive front row. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution. Consult factory for internal louver for FT-L and FT-R applications.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-*-CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 25.25 lbs. (11.5 kg). Packed two per carton: 43.5 lbs. (19.7 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCM

		Type 3	Type FT	Type 5	Watts (Nominal)
		Lumens (Nominal)			
Cool White	SS	19800	22800	22900	193
	HO	27100	30900	31100	278
Neutral White	SS	19000	18400	18500	193
	HO	26300	24100	23900	278

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · ARRA Funding Compliant · DLC · c UL us Listed wet location · RoHS Compliant · CE · FC · IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 06/08/15 ©2015 LSI INDUSTRIES INC.

LED GREENBRIAR® WALL SCONCE (XGBWM3)

Crossover® LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBWM3 FT LED 48 450 CW UE WHT BB**

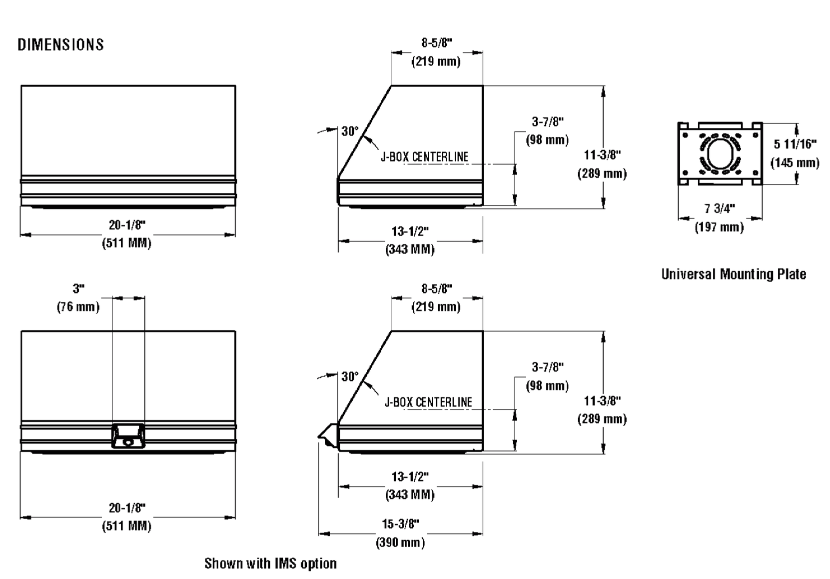
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGBWM3 - LED Greenbriar Wall Sconce	WT - Wide Throw FT- Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480 120[1]	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up[2] CWBB - Cold Weather Battery Back-up[2] IMS - Integral Motion Sensor PCI120 - 120V Button Type Photocell PCI208 - 208V Button Type Photocell PCI240 - 240V Button Type Photocell PCI277 - 277V Button Type Photocell PCI347 - 347V Button Type Photocell XPMA - Pole Mount Adaptor for use with Square Pole (for single or D180 mounting configuration only)[3] XPMAR4 - Pole Mount Adaptor w/fixture backplate for use with 4" O.D. round poles[3] XPMAR5 - Pole Mount Adaptor w/fixture backplate for use with 5" O.D. round poles[3] TP - Tamper Proof[4] **Color Decals** 45 - Light Gold Metallic · 55 - Black 20 - Charcoal Metallic · 50 - White 94 - Blue Metallic · 51 - Dark Red 21 - Tomato Red · 59 - Dark Green 700 - Aztec Silver Metallic

NOTES:
1- On 28 LED Luminaires, 120 Volt only is DLC qualified. Specify 120 in place of UE.
2- Available with UE voltage only.
3- Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
4- Tamper-proof Screwdriver must be ordered separately (See Accessory Ordering Information).
5- SW BLK not compatible with XPMA or XPMAR option. Available in black only.
6- Fusing to be installed in a compatible junction box supplied by contractor.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XGBWM3 PLS - Polycarbonate Shield	172787
XGBWM3 SW BLK - Surface Wiring Box	173156BLK[5]
SCD - Tamper-proof Screwdriver	477974
FK120 - Single Fusing	FK120[6]
FK277 - Single Fusing	FK277[6]
DFK208, 240 - Double Fusing	DFK208,240[6]
DFK480 - Double Fusing	DFK480[6]
FK347 - Single Fusing	FK347[6]

DIMENSIONS



LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 04/29/15 ©2015 LSI INDUSTRIES INC.

Light Fixture Type 'AA'

LED SLICE WALL SCONCE (XLCW)

Crossover® LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCW FT LED HO CW UE WHT PCI 120**

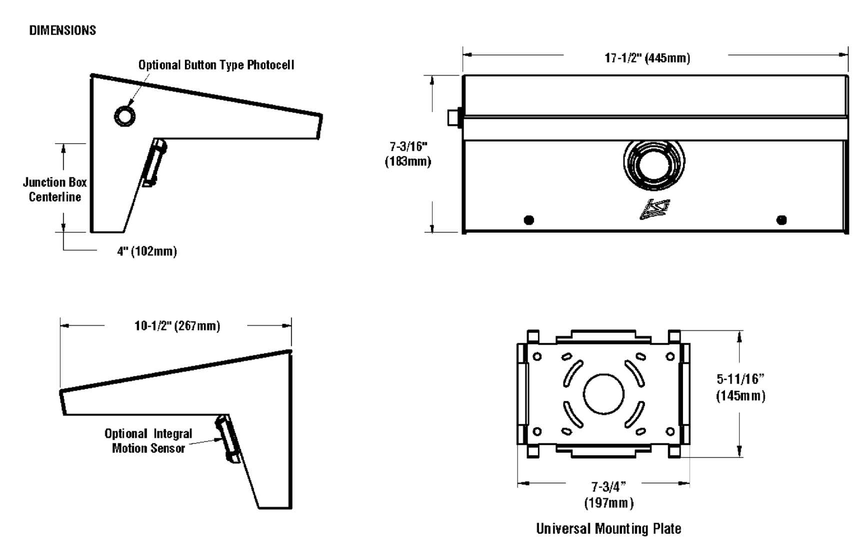
Prefix	Distribution	Light Source	Output	Color Temperature	Input Voltage	Finish	Options
XLCW - LED Slice Wall Sconce	FT - Forward Throw S - Symmetrical	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277)	BLK - Black BRZ - Bronze WHT - White	DIM - 0-10V Dimming (from External Signal)[1] IMS - Integral Motion Sensor[1] PCI120 - 120V Button Type Photocell PCI208-277 - 208-277V Button Type Photocell

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XLCW SW BLK - Surface Wiring Box (available in black only)	356915BLK[2]
FK120 - Single Fusing	FK120[3]
FK277 - Single Fusing	FK277[3]
DFK208,240 - Double Fusing	DFK208,240[3]

FOOTNOTES:
1- DIM and IMS cannot be ordered together.
2- Available in black only.
3- Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 05/20/15 ©2015 LSI INDUSTRIES INC.

Light Fixture Type 'BB'

LED GEN3 PARKING GARAGE LIGHT (XPG3)

Crossover® LED LIGHTING TECHNOLOGY

US patent D603081 & D611188 & 7828456 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (IMS) - Optional internal passive infrared motion sensor activated switching of luminaire light levels. High level light is activated when automobile or passerby enters sensor target zone. High light level is increased to full bright in 1-2 seconds upon detection. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for ~ 2 minutes. Upon inactivity, light level is gradually ramped down (10-15 sec.) to low level to allow eyes time to adjust. Two sensor detection optics are available. The wide optic has a coverage range of 40 feet diameter at mounting heights of 8 feet to 12 feet. The narrow optic has a coverage range of 20 feet diameter at a mounting height of 8 feet to 12 feet.

DIMMING (DIM) - Optional 0-10 volt dimming enabled, with controls by others.

BI-LEVEL SWITCHING (BLS) - Optional bi-level switching responds to external line voltage signal from separate controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Two LED array choices; 50 and 68. Each feature high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DRIVER CURRENT OPTIONS - Available in 350mA, 450mA or 550mA drive currents.

DISTRIBUTION/PERFORMANCE - Ultra-high efficiency reflectors provide solid performance for typical spacings and heights, exceptional uniformity with vertical illumination and full cutoff. Ideal when maximum spacing is desired without sacrificing desired lumen levels. Meets RP20 recommendations while delivering unique control of distribution to minimize glare. Optional diffused lens available to reduce visibility of diodes.

HOUSING/OPTICAL UNIT - The XPG3 features a slim 7-1/8" profile. Housing is die-formed aluminum with a gasketed clear flat tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry and to eliminate need to open fixture completely. Optical unit is IP67 rated.

MOUNTING - Not intended for recessed mounting in enclosed ceilings. Standard mounting is rigid 3/4" pendant mount or direct surface mount to 4" (102mm) octagon box (box by others). Pendant and direct mount standard with 48" leads and 8" leads respectively. Direct mount features standard quick mount plate with elongated key hole slots to allow alignment of fixtures.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C. Emergency LED battery back-up/driver operates 10 LEDs for a minimum of 90 minutes when primary AC power failure occurs.

DRIVER - Proprietary, state-of-the-art SmartTec driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120V thru 277V (50/60 Hz). LSI components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - Limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT - Standard fixture 21 lbs. (9.5 kg). Fixtures with battery back-up 28 lbs. (13 kg)

LISTING - ETL listed to U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPG3

		# of LEDS	Type 5	Type 3	Watts
			Lumens (Nominal)		
Cool White	350 mA	50	4718	6187	56
		68	5814	7512	75
	450 mA	50	5743	7606	73
		68	7082	9580	98
	550 mA	50	6656	8952	90
		68	8397	10712	125
Neutral White	350 mA	50	4245	5998	56
		68	5895	7051	75
	450 mA	50	5137	7313	73
		68	6919	8584	98
	550 mA	50	5950	8456	90
		68	7875	9880	125

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · RoHS Compliant · CE · wet location · ARRA Funding Compliant · DLC · IP65 IP67

LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 04/29/15 ©2015 LSI INDUSTRIES INC.

Light Fixture Type 'DD'

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)

Crossover® LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCM 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCM	3 - Type III 5 - Type V FT - Forward Throw FT-L - Forward Optic Rotated for D180 Mount (Left Side) FT-R - Forward Optic Rotated for D180 Mount (Right Side)	LED	SS - Super Saver HO -High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	DIM - 0-10V Dimming (from external signal) available with High Output (HO) drive current only Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V IL - Internal Louver (available with FT distribution only)

LUMINAIRE EPA CHART - XLCM

Configuration	EPA
Single	0.5
D180°	1.0
D90°	0.8
T90°	1.7
TN120°	1.7
Q90°	1.9

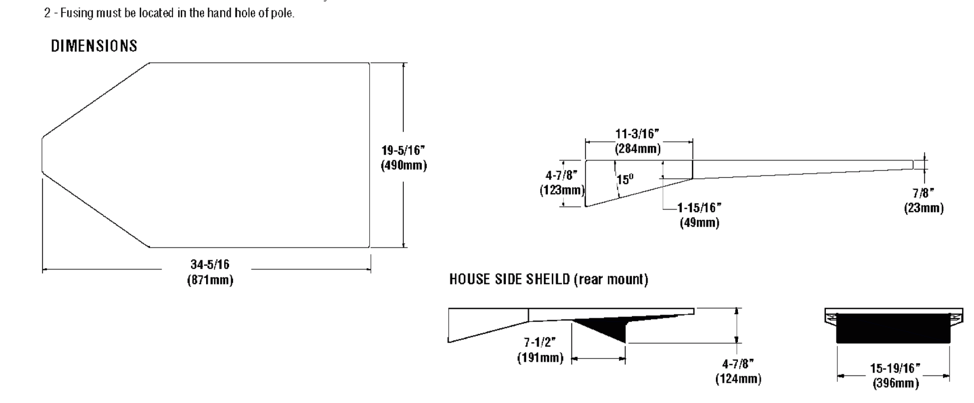
Note: House Side Shield adds to fixture EPA. Consult Factory.

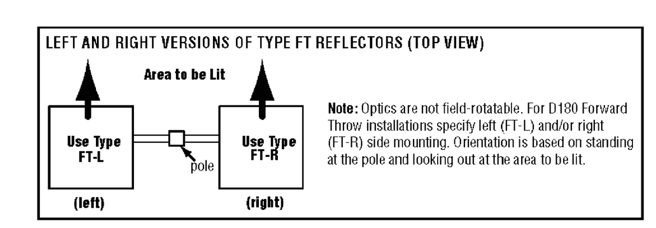
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
BKS-XBO-WM-*-CLR Wall Mount Bracket	382132CLR	FK120 Single Fusing (120V)	FK120[2]
XLCM-3/FT-HSS RM External House Side Shield (Black only - rear mounted)	603159BLK[1]	FK277 Single Fusing (277V)	FK277[2]
		DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[2]
XLCM-FT-L/FT-R-HSS SM External House Side Shield (Black only - side mounted)	603161BLK[1]	DFK480 Double Fusing (480V)	DFK480[2]
		FK347 Single Fusing (347V)	FK347[2]
X4RPP Round Pole Plate for 4" Poles	379967CLR	PQMH-KIT-CLR Square Pole Quick Mount Horizontal Bracket	582328CLR
X5RPP Round Pole Plate for 5" Poles	379968CLR	PQM15-KIT-CLR Square Pole Quick Mount Bracket w/fixed 15° Angle	582329CLR

FOOTNOTES:
1 - House Side Shields add to fixture EPA. Consult factory.
2 - Fusing must be located in the hand hole of pole.

DIMENSIONS





LSI Industries™ Project Name ____ Fixture Type ____ Catalog # ____ 06/08/15 ©2015 LSI INDUSTRIES INC.

Light Fixture Type 'EE' - 18'-0" High ⚠1

Light Fixture Cut Sheets

Planning Submittal - October 15, 2015
1501 Light Fixtures 02

A New Self-Storage Facility for:

El Camino MV Holdings, LLC
AE Montague, LLC

985 Montague Expressway
Milpitas, California

James Goodman ARCHITECTURE
An Architectural Corporation · Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

Kier & Wright, Inc. ◦ Civil Engineering
Thomas Baak & Associates, LLP ◦ Landscape Architecture
California Lighting Sales ◦ Site Lighting

A-5.2
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