M E M O R A N D U M

Planning Division

Date: July 27, 2016

To: Planning Commission Subcommittee

From: Bhavani Potharaju, Contract Assistant Planner

Subject: **Minor Site Development Permit No. P-MS16-0050 (888 Tasman Improvements),** a request for a Minor Site Development Permit for façade and landscape improvements. The façade improvements consist of new wood siding, a storefront window system with glazing, and a protruding fin. The landscape improvements include replacing the existing landscape with an outdoor amenity area.

Location: 888 Tasman Drive (APN: 086-02-053)
Zoning/GP: Industrial Park (MP)/ Industrial Park (INP)

Background:

1. The project site is located in the Tasman Technology Park at 888 Tasman Drive on a 7.1 acre site. The subject site is bound by Industrial Park Zoning Designation to the north, south, east, and west and is also located within a ¼ mile proximity of Interstate 880.

Aerial Photo of Project Site

2. In 1984, the Planning Commission approved an "S" Zone application for the construction of the original buildings. On March 30, 1989, the Planning Commission approved an "S" Zone Amendment to allow for architectural modifications and a roof screen. On January 22, 2014, the Planning Commission approved a sign program for the Tasman Technology Park.

3. The project consists of façade improvements to an existing building. The façade improvements include a protruding architectural fin element, solid wood planks, a full height storefront window system, and pedestrian scaled light bollards. The project also proposes to remove floor to ceiling windows located on the rear of the building and replace them with a new floor to ceiling glass folding door. This folding door will open to the improved amenity area.

4. The project also proposes landscape improvements to the outdoor amenity area located towards the rear of the building. The existing amenity area consists of a pond, bridge, and landscape. The landscape improvements proposed include re-constructing the bridge, removing the pond partially and replacing it with interlocking pavers and more seating area.

5. The project proposes to remove eight (8) protected trees and twenty-one (21) non-protected trees, equaling a total of twenty-nine (29) trees to be removed. The protected trees will be mitigated to a 2:1 tree replacement ratio and the non-protected trees will be mitigated to a 1:1 tree replacement ratio. The project proposes a total of forty-five (45) replacement trees.

6. The application is submitted pursuant to MMC XI-10-57.03-1 (Landscaping) which requires Planning Commission Subcommittee review and approval for the removal of landscaping in excess of two hundred square feet and the loss of protected trees.
7. The project is consistent with the General Plan Policy 2.a-I-17 by encouraging beautification for an existing development.
8. The project site is located in the Industrial Park Zoning District with a Site and Architectural Overlay (MP-S). The Industrial Park Zoning District is intended to accommodate, in a park-like setting, a limited group of research, professional, packaging and distribution facilities and uses which may have unusual requirements for space, light, and air, and the operation of which are clean and quiet. The proposed tree removals and replacement plan complies with the City's Zoning Ordinance.
9. In approving any project subject to MMC Section XI-10-57-03-1(G), the Planning Commission Subcommittee shall find all of the following:
    a. *The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;*
        - The site improvements take the surrounding area into consideration by proposing paving and building materials that provide cohesion with the surrounding existing buildings.
    b. *The development assures that modifications satisfy functional requirements, and are screened with appropriate compatible materials; and*
        - The purpose of the site improvements is to prepare the building to be "market ready". The improvements satisfy functional requirements to prepare the building for a new tenant.
    c. *The development assures that the modification will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.*
        - The modifications will not interfere with the privacy, quiet enjoyment or view of the surrounding properties because the outdoor area is located in a private area surrounded by buildings which promotes enjoyment of the office tenants.
10. The project is categorically exempt from further CEQA review pursuant to Section 15304 (Minor Alterations to Land) and Section 15303(c) (New Construction or Conversion of Small Structures) of the CEQA Guidelines in that it involves the removal and replacement of unhealthy trees and minor modifications are made in the exterior of the structure.

Recommendation:

STAFF RECOMMENDS THAT the Planning Commission Subcommittee approve MS16-0050, 888 Tasman Improvements, subject to the attached Conditions of Approval.

Attachments:

A. Conditions of Approval
B. Project Plans

CONDITIONS OF APPROVAL:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Minor Site Development Permit No. MS16-0050 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed.
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
   a. Acceptance of this Permit by Permittee; and
   b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
   a. Completes a foundation associated with the project; or
   b. Dedicates any land or easement as required from the zoning action; or
   c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.
7. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the

Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).

8. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution.

9. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution.

10. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**

11. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.

12. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.

13. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

14. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.

15. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be

inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.

16. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission Subcommittee on July 27, 2016, in accordance with these Conditions of Approval.

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

Project Specific Conditions

17. Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department. **(LD)**

18. The Permitee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. **(LD)**

19. The Permittee shall perform all elements of the best management practices for compliance with the requirements of the National Pollution Elimination Discharge System Permit as regulated by the San Francisco Bay Regional Water Quality Control Board. The Permittee is responsible for the compliance. **(LD)**

20. Prior to building permit submittal, Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal. **(LD)**

21. Prior to building permit submittal, in order to comply with the California Code of Regulations Title 17 and 22, and for timely plan approval by the California State Water Resources Control Board/Division of Drinking Water as well as by the South Bay Water Recycling, Permittee must hire a certified cross-connection specialist for their consultation as to irrigation water system design and construction phasing. The name and contact information of the certified cross-connection specialist shall be provided on all submittal plans. **(LD)**

22. Prior to building permit submittal, the following items need to be submitted and approved:

    a. Title Report not less than 3 months old with supporting documentation. **(LD)**

23. Prior to building permit submittal, the following items need to be submitted and approved:

    Civil Plan Sheets:

    a. Proposed Site Plan: Show post construction site layout with legend and abbreviations. Label new improvements. Show and label horizontal control information such as dimensions, and references to details and sections. Identify detail number and sheet number on all references.

b. Grading and Drainage: Show limits of work at building frontage and between buildings, grades, storm drain system including inlets and placement of fill, proposed grades and slopes, existing finished floor elevations and conforms.

c. Utilities Plan: show all existing and proposed utilities for the project areas including all water, recycled water, sanitary sewer, storm drain, and joint trench information. Identify points of connection to existing systems. Identify size and material of wet utilities. Add a note stating that utility horizontal and vertical separations must meet all CDPH requirements and that waivers will not be issued for these requirement, if applicable. **(LD)**

24. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:

    a. What materials will be salvaged.

    b. How materials will be processed during demolition.

    c. Intended locations or businesses for reuse or recycling.

    d. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

    Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City's demolition and construction debris recycling ordinance. **(LD)**

25. Prior to building permit issuance, Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department. **(LD)**

26. Prior to building permit issuance, Permittee shall use recycled water for landscape irrigation purpose, except for the interior courtyard/podium areas within the building footprint where the potable water shall be used for irrigation. Permittee shall comply with California Code of Regulations (CCR), Title 22, Division 4, Chapter 3, titled *"Water Recycling Criteria"*, CCR, Title 17, Division 1, Chapter 5, Subchapter 1 titled *"Drinking Water Supply"* and all other recycled water regulations as listed under the publication titled *"California Department of Public Health Regulations Related to Recycled Water June 18, 2014*". Permittee shall obtain approval from the California State Water Resources Control Board/Division of Drinking Water, South Bay Water Recycling and the City for recycled water design, including but not limited to on-site irrigation design, based upon South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines. All landscape plants shall be compatible with recycled water. **(LD)**

27. Prior to building permit issuance, Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package. **(LD)**

28. Prior to building permit issuance, the City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply. **(LD)**
29. During construction, Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council. **(LD)**
30. During construction Permittee's cross-connection specialist shall coordinate the phasing of the construction; facilitate the cross-connection testing in order to minimize the impact for occupied buildings during cross-connection testing; sign-off before the water meter set; coordinate on-site construction inspection; complete the site inspection; fill out required paperwork/questionnaire; and provide them to the City for forwarding to South Bay Water Recycling. **(LD)**
31. During construction, if dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system. **(LD)**
32. Prior to occupancy, Permittee shall submit a Certificate of Substantial Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance. **(LD)**
33. Prior to occupancy, Permittee shall ensure that the cross-connection specialist complete the required recycled water construction inspection checklist, cross connection test results and any special inspection checklist as required by the South Bay Recycling Program http://www.sanjoseca.gov/index.aspx?NID=1595 and forward them to the City. **(LD)**

Planning = (P)
Land Development = (LD)

888 TASMAN DRIVE

MARKET READY DEVELOPMENT
MILPITAS, CA 95035

☐ PRELIMINARY (NOT FOR CONSTRUCTION)

☑ PLANNING DEPARTMENT (NOT FOR CONSTRUCTION)

☐ HEALTH DEPARTMENT

☐ BUILDING DEPARTMENT

☐ PRICING PLANS

CONTACT INFORMATION

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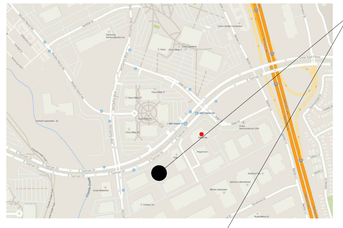
JDERLER@HMHCA.COM

PROJECT DATA

SITE DATA

A.P.N.:	086-02-053
ZONING:	MP - INDUSTRIAL ZONING DISTRICT
FLOOR AREA RATIO (F.A.R.):	50% ALLOWABLE
SETBACKS:	35' FRONT, SIDE 10' (INTERIOR) 35' (STREET), 20' REAR
BUILDING HEIGHT:	8 STORIES ALLOWABLE, 2 STOREY PROVIDED (E)
LOT SIZE:	7.082 ACRES = 308,492 SF
BUILDING AREAS:	52,812 SF - (E)
PROJECT AREA:	52,812 SF
CONSTRUCTION TYPE:	VB - (E)
OCCUPANCY GROUP:	B - (E)
FIRE SPRINKLERS:	YES, FULLY SPRINKLERED - (E)
FIRE ALARM:	YES - (E)
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA FIRE CODE 2013 CALGREEN CODE 2014 MUNICIPAL CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.

VICINITY MAP



PROJECT LOCATION

NORTH REF

TRUE NORTH

PARKING CALCULATION

SEE PARKING SUMMARY ON SHEET AS. I

SCOPE OF WORK

THIS IS A MARKET READY BUILDING SHELL RENOVATION PROJECT WHICH INCLUDES THE FOLLOWING:

DEMOLITION
INTERIOR:
REMOVAL OF NON-LOADBEARING WALLS, ELECTRICAL ITEMS AND FINISHES.

EXTERIOR:
LIMITED DEMOLITION OF STOREFRONT AT NEW ENTRANCE, REMOVE OLD ENTRANCE DOORS, SITE GRADING FOR NEW LANDSCAPING WORK AT NEW ENTRANCE AND AT BACK OF BUILDING.

NEW CONSTRUCTION
INTERIORS:
NEW FINISHES FOR EXISTING RESTROOMS, WOOD PLANKS AT SHEAR WALL NEAR NEW ENTRY, LOBBY, CONFERENCE ROOM, BREAK AREA.

EXTERIOR:
NEW STOREFRONT @ ENTRY, WOOD PLANKS AT SHEAR WALL NEAR ENTRY, METAL PANEL FEATURE WALL, SITE HARDSCAPE & LANDSCAMPE AT ENTRY AND BACK OF BUILDING.

LANDSCAPE:

LANDSCAPE SITE IMPROVEMENTS INCLUDE THE REPLACEMENT OF A POND WITHIN THE COURTYARD BETWEEN BUILDINGS 9 AND 10 WITH AN OUTDOOR AMENITY AREA. THE NEWLY PROPOSED AMENITY SPACE SHALL CONSIST OF NEW PAVING, DROUGHT TOLERANT PLANT MATERIAL, DRIP IRRIGATION AND SITE FURNISHINGS. THE ENTRY ON THE NORTH SIDE OF THE BUILDING WILL BE ENHANCED WITH A NEW ENTRY WALK AND PLANT MATERIAL.

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STUDIO g
ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

STAMP

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REVISIONS

DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

COVER SHEET

SHEET TITLE

SHEET NO. A0.0

PLANNING SET - NOT FOR CONSTRUCTION

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT THE PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS, AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM FOR LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.

3. BIDDERS SHALL MAKE KNOWN TO THE ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS SPECIFICALLY NOTED THEY WILL BE PRESUMED TO BE INCLUDED IN THE BID. NO SUBSEQUENT EXTRAS OF ADDITIONS WILL BE ALLOWED FOR LIMITATION, EXCLUSIONS OR MODIFICATIONS NOT NOTED BY BIDDER.

4. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED ON THE DRAWINGS.

5. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED, AS WELL AS FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS/HER CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY ALL HOURS OF THE DAY (24 HOURS) AND ALL CALENDAR DAYS OF THE WEEK (7 DAYS).

6. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT AND OWNER SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR. INFORMATION MUST BE PROVIDED FROM A MANUFACTURER AND MUST INCLUDE A SIDE-BY-SIDE COMPARISON OF EACH PRODUCT IDENTIFYING THE CRITICAL COMPONENTS FOR COMPARISON (STRUCTURAL, SYSTEM COMPONENTS AND DETAILS, FIRE/LIFE/SAFETY, COLOR OPTIONS, MATERIALS, LEED, WARRANTY, ETC.).

7. THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS, AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF THE WORK. HE/SHE SHALL EXAMINE ALL ADJOINING WORK AND/OR AREAS UPON WHICH THE PERFORMANCE OF THEIR WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE ARCHITECT AND OWNER PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED GENERAL CONTRACTOR WILL RECEIVE ONE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION".

9. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT PRIOR TO BID OR PRIOR TO COMMENCEMENT OF WORK.

10. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL COMMENCE PRIOR TO SUBMITTAL BY CONTRACTOR AND REVIEW AND APPROVAL BY OWNER AND ARCHITECT.

11. SHOULD THE GENERAL CONTRACTOR BY THEIR OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE/SHE SHALL (AT THE DISCRETION OF THE OWNER) PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THE GENERAL CONTRACTOR. IN ADDITION, AT THE TIME OF FAILURE TO CONFORM TO THE CONSTRUCTION SCHEDULE, THE GENERAL CONTRACTOR SHALL SUBMIT A RECOVERY SCHEDULE FOR REVIEW AND APPROVAL BY THE OWNER, INDICATING MILESTONES AND COMPLETION DATES.

12. THE GENERAL CONTRACTOR SHALL SUPPLY A LIST OF ALL SUBCONTRACTORS TO THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK. INFORMATION SHALL INCLUDE THE NAME OF THE PRINCIPLE CONTACT, THE COMPLETE ADDRESS (PHYSICAL BUSINESS AND MAILING), THE TELEPHONE NUMBER, AND THE EMAIL ADDRESS FOR EACH SUBCONTRACTOR RESPONSIBLE FOR ANY PORTION OF THE WORK.

13. THE GENERAL CONTRACTOR SHALL, COMPLY WITH THE RULES AND REGULATIONS OF THE CITY, INCLUDING THE HOURS OF AVAILABILITY, MANNER OF HANDLING MATERIALS, DELIVERIES, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.

14. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISH U.O.N.

15. A WEEKLY REPORT FORM, SIGNED BY THE GENERAL CONTRACTOR OR SUPERINTENDENT SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AND OWNER. THIS REPORT SHALL INDICATED WORK IN PROGRESS AND ITEMS TO BE RESOLVED, AS WELL AS CRITICAL MILESTONES.

16. THE GENERAL CONTRACTOR SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS/HER WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE OWNER. CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSE CAUSED BY EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSE CAUSED BY REMOVAL AND CORRECTION OF SUCH WORK.

17. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.

18. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGE DUE TO WORK OR ACCIDENTS, SHALL BE REPAIRED, REPLACED, OR PATCHED AT THE DISCRETION OF THE OWNER. THE CONTRACTOR SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR DAMAGE AND SUBSEQUENT REPAIRS DUE TO FAILURE OF PROTECTING EXISTING AREAS AND NEW WORK AND/OR ACCIDENTS.

19. THE CONTRACTOR SHALL PROTECT ALL MATERIALS THAT EXIST ON THE JOB SITE FROM DAMAGE AND SHALL MAINTAIN PROTECTION DURING THE EXECUTION OF THE WORK. THIS PROTECTION EXTENDS OUTSIDE OF THE BUILDING TO ALL LOCATIONS ON THE SITE INCLUDING ANY AREAS USED FOR ROUTING MATERIALS TO AREAS OF WORK. THE CONTRACTOR IS RESPONSIBLE TO RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS/HER OPERATIONS FOR THE DURATION OF WORK AND CONTRACT TIME.

20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS & FRAMES, WINDOWS, AND ALL WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS, INCLUDING VERIFICATIONS FROM IN-FIELD AS NECESSARY. WHEN THE ARCHITECT REQUIRES A REVISION AND RESUBMITTAL OF THE SHOP DRAWINGS, SUCH RESUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT AND SHALL NOT BE SUBJECT TO ADDITIONAL COST TO THE OWNER.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OWNER AND ARCHITECT THE INTERFACING OF ANY OWNER WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN/INDICATED IN DRAWINGS, SPECIFICATIONS, AND DOCUMENTS, WITH THE EXCEPTION OF THOSE ITEMS AS NOTED AS "N.I.C." OR AS NOTED TO BE SEPARATE CONTRACTS. HE/SHE SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH THAT OF ALL OTHER TRADES, INCLUDING COORDINATION WITH THOSE TRADES OPERATING UNDER SEPARATE CONTRACTS WITH THE OWNER.

22. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS/CODES, AND/OR GOVERNMENTAL LAWS, STATUES OF ORDINANCES CONCERNING THE USE OF LABOR, AND CONDUCTED IN THE MANNER OF INDUSTRY STANDARD PRACTICE.

23. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

24. ALL WORK SHALL BE INSTALLED AND ERECTED PLUMB, LEVEL, SQUARE AND TRUE, IN PROPER ALIGNMENT.

25. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

26. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM WITH ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE OWNER AND ARCHITECT.

27. TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK PER THE SCHEDULE AND IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICES, AND IN THE BEST INTERESTS OF THE OWNER.

28. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.

29. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.

30. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO THE EXECUTION OF THE CONTRACT.

31. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION AND WORK WILL BE CONSIDERED NON-CONFORMING.

32. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

33. CUTTING, CHASING, DRILLING OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS. THIS PROVISION EXTENDS TO ALL EQUIPMENT USED IN THE WORK.

34. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND BE FREE OF VIBRATIONS TO THE EXTENT POSSIBLE.

35. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP, AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

36. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. CONTRACTOR SHALL CONFINE THEIR OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

37. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT SHALL REVIEW THE WORK AND COMPILE A "PUNCH LIST" OF NEEDED CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.

38. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON WALLS AND CEILINGS MUST COMPLY WITH 2010 CBC CHAPTER 8, AS WELL AS ALL CODE REQUIREMENT FOR FIRE RATING.

39. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF STUDIO:G ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM STUDIO:G ARCHITECTS, INC.

40. IT IS INTENDED THAT THE GENERAL CONTRACTOR WILL PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF THE WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF WORK, EXCEPT ITEMS SPECIFICALLY NOTED.

41. ELECTRICAL CONTRACTORS SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS INDICATED ON THE DRAWINGS. DESIGN INTENT IS THAT ALL FIXTURES ARE TO BE COMPLETE WITH LAMPS AND ACCESSORIES FOR FULLY FUNCTIONAL ELECTRICAL SYSTEMS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

42. HEATING, VENTILATING, AND AIR CONDITIONING: ALL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.

43: ELECTRICAL: ALL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING, BUT NOT LIMITED TO, OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES AS INDICATED ON THE DRAWINGS OR AS REQUIRED FOR THE COMPLETION OF THE WORK.

44. PLUMBING: ALL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE SYSTEM INCLUDING, BUT NOT LIMITED TO, DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINES, AND GAS LINE AS INDICATED ON THE DRAWINGS. ALL EXCAVATION, SAW CUTTING, AND BACKFILL IS REQUIRED AND CONSIDERED PART OF THE CONTRACTOR, AS IS THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.

45. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (LOCAL BUILDING CODES) AND SHALL SUBMIT THOSE SIGNS (LOCATE SIGNS ON PLAN AND PROVIDE CUT SHEETS FOR STYLES) TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.

46. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE, AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREAS WITH THE OWNER/TENANT AND ARCHITECT TO CONFIRM THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS TO OBTAIN OWNER/TENANT APPROVAL PRIOR TO EXECUTION OF FRAMING ANY NEW WALLS. IF THE OWNER/TENANT REQUESTS ANY CHANGE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH ANY CHANGE.

47. FINISHES SHOWN IN ELEVATION SHALL BE ASSUMED TO WRAP ON ADJACENT SURFACE (WHICH MAY NOT NECESSARILY BE SHOWN IN ELEVATION). GENERAL CONTRACTOR SHALL WALK PROJECT WITH THE OWNER/TENANT AND ARCHITECT TO CONFIRM ALL START AND STOP POINTS OF FINISHES.

ANNOTATIONS

A.B.	ANCHOR BOLD
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
A.T.	ACOUSTIC TILE
ADJ.	ADJUSTABLE
A.F.S.	AUTOMATIC FIRE SPRINKLER
ALUM.	ALUMINUM
∠	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOT.	BOTTOM
B.U.	BUILT-UP
CAB.	CABINET
CAD. PL.	CADMIUM PLATED
C.B.	CATCH BASIN (SITE)
C.B.	CHALKBOARD
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
⊏	CHANNEL
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
℄ or C.L.	CENTER LINE
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CTSK.	COUNTERSUNK
C.W.	COLD WATER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA. or ⌀	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DWGS.	DRAWINGS
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
ENAM.	ENAMEL
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST. or (E)	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
F.O.	FINISHED OPENING or FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
F.R.P.	FIBERGLASS REINFORCED PLASTIC
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
GL.	GLASS
GRD.	GROUND or GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INV.	INVERT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK-OUT
K.P.	KICK PLATE
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OFF.	OFFICE
O.H.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P.B.	PANIC BAR
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
ℙ or PL.	PLATE
P/L	PROPERTY LINE
PLAS.	PLASTER
P.LAM	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.	PORCELAIN
POL.	POLISHED
PR.	PAIR
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
P.V.C.	POLY VINYL CHLORIDE
QT.	QUARRY TILE
R.	RISERS
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESISLIENT
R.H.	ROUND HEAD or ROBE HOOK
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R/W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER or SEE CIVIL DRAWINGS
S.D.	STORM DRAIN or SOAP DISPENSER
SEC.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT/FEET
SQ.FT.	SQUARE FOOT/FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHLV.	SHELF/SHELVES
SIM.	SIMILAR
SK.	SINK or SKETCH
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPIKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
S.P.D.	SEE PLUMBING DRAWINGS
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SERVICE SINK or STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STN.	STAIN
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T & B	TOP AND BOTTOM
T.B.	TOWEL BAR
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.W.C.	VINYL WALL COVERING
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WNSCT.	WAINSCOT
W.P.	WATERPROOF or WORK POINT
W.R.	WASTE RECEPTACLE or WATER RESISTANT
W.S.	WEATHER STRIPPING
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WOVEN WIRE MESH

LEGEND

- A — COLUMN OR GRIDLINE
- 1 / A2.1A — SECTION REFERENCE NO. / SECTION REFERENCE SHEET NO.
- 1 / A2.1A — ELEVATION REFERENCE NO. / ELEVATION REFERENCE SHEET NO.
- 1 / A2.1A — DETAIL REFERENCE NO. / DETAIL REFERENCE SHEET NO.
- 1 — REVISION / SEE REVISION PURPOSE AND DATE ON TITLE SHEET
- DATUM / POINT OF REFERENCE
- A, B, C, D / A2.1A — INTERIOR ELEVATION REFERENCE NO. / ELEVATION REFERENCE SHEET NO.
- 1 — KEYNOTE REFERENCE
- OFFICE / 103 — ROOM NAME / ROOM NUMBER
- +9'-0" — CEILING HEIGHT
- 1A — WINDOW TAG

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

STAMP

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REVISIONS

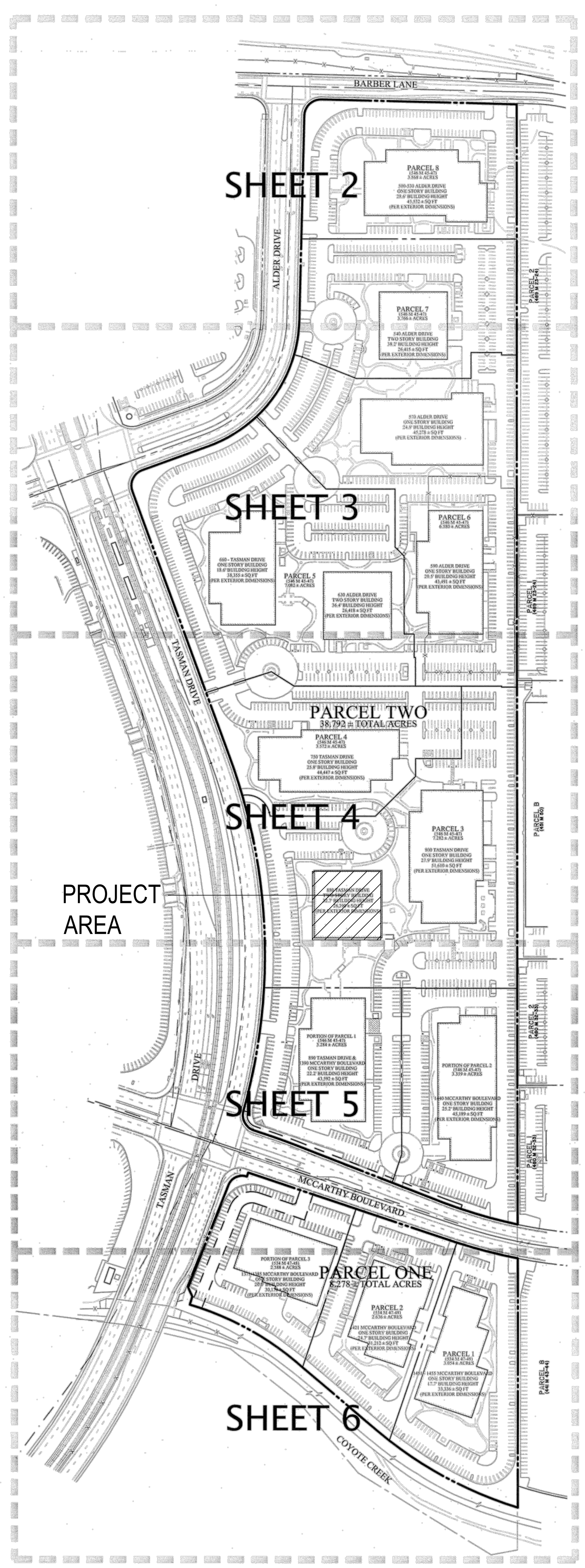
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

GENERAL NOTES

SHEET TITLE

SHEET NO. A0.1



EXCEPTION TABLE

1. General and special taxes and assessments for the fiscal year 2014 -2015, a lien not yet due or payable.
   (NOT A SURVEY MATTER)
2. The lien of special tax assessed pursuant to Chapter2.5 commencing with Section 53311 of the alifornia overnment ode for Community Facilities District No. 2005 -1, as disclosed by Notice of Special Tax Lien recorded June 24 , 2005 as Document No.18438576 of Official Records.
   (NOT A SURVEY MATTER)
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
   (NOT A SURVEY MATTER)
4. An easement for public utilities and incidental purposes, recorded May 07, 1956 as Book 3486, Page 644 of Official Records.
   In Favor of: Pacific Gas and Electric Company, a California corporation
   Affects: as described therein

   (Affects Parcel 1of Parcel One, and Parcels 2, 3, 6, 7, and 8 of Parcel Two)
   (EASEMENT PLOTTED HEREON)
5. An easement for a line of poles and incidental purposes, recorded May 07, 1956 as Book 3486, Page 646 of Official Records.
   In Favor of: Pacific Gas and Electric Company, a California corporation
   Affects: as described therein

   Note: Said easement is shown on the parcel map filed July 29, 1985, Book 546 of Maps, Page 45, as" CL P.G.&E. Pole Line Esm't. (3486 O.R. 646) to be abandoned." No documentation extinguishing said easement of record affecting the land.
   (Affects Parcel 5 and 6 of Parcel Two) (EASEMENT PLOTTED HEREON)
6. An easement for public utilities and incidental purposes, recorded May 07, 1968 as Book 8114, Page 511 of Official Records.
   In Favor of: The Pacific Gas and Electric Company, a California corporation
   Affects: as described therein

   (Affects Parcel 1of Parcel One, and Parcels 2, 3, 6, 7, and 8 of Parcel Two)
   (EASEMENT PLOTTED HEREON)
7. The fact that the land lies within the boundaries of the No.1 Redevelopment Project Area, as disclosed by the document recorded January 12, 1977 as Book C534, Page 1 of Official Records.
   (NOT PLOTTABLE)
8. An easement for roadway and/or public service utility purposes and incidental purposes, recorded August 04, 1983 as Document No.7770101 in Book H780, Page 57 of Official Records.
   In Favor of: City of Milpitas, a municipal corporation
   Affects: as described therein
   (EASEMENT PLOTTED HEREON)
9. An easement shown or dedicated on the map of Amended Parcel Map recorded October 02,1984 and on file in Book 534 , Pages 47-48, of Parcel Maps.
   For: Private storm drain, public service utility and incidental purposes.
   (EASEMENT PLOTTED HEREON)
10. An easement for right of way, ingress, egress to construct, install, inspect, maintain, replace, remove, use of underground facilities and incidental purposes, recorded December 28, 1984 as Document No.8289939, in Book J146, Page 13 of Official Records.
    In Favor of: Pacific Gas and Electric Company, a California corporation
    Affects: as described therein

    (Affects Parcels 2 and 3 of Parcel One) (EASEMENT PLOTTED HEREON)
11. An easement shown or dedicated on the map of Parcel Map recorded July 29, 1985 and on file in Book 546, Pages 45-47, of Parcel Maps.
    For: Ingress and egress, storm drain, sanitary sewer, public service utility and incidental purposes.
    (EASEMENT PLOTTED HEREON)
12. The Terms, Provisions and Easement(s) contained in the document entitled "Final Order of Condemnation Re: Case No. CV767231" recorded February 05, 1998 as Document No.14041373 of Official Records.
    (EASEMENT PLOTTED HEREON)
13. The terms and provisions contained in the document entitled "Resolution No. 7579" recorded May 12, 2006 as Document No.18933361 of Official Records.
    (NOT A SURVEY MATTER)
14. A Deed of Trust to secure an original indebtedness of $300,000,000.00 recorded June 17, 2013 as Instrument No. 22267654 of Official Records.
    Dated: June 7, 2013
    Trustor: Silicon Valley CA-I, LLC , a Delaware limited liability company, Silicon Valley CA-II, LLC , a Delaware limited liability company and Silicon Valley CA-III, LLC , a Delaware limited liability company
    Trustee: First American Title Insurance Company
    Beneficiary: SVP 2013 Finance, L L C

    Affects: The land and other property.

    A document entitled "Assignment of Leases and Rents"recorded June 17, 2013 as Instrument No. 22267655 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust.

    The Deed of Trust/Mortgage was Partially reconveyed as to property described in a Partial Reconveyance by instrument recorded September 13, 2013 underrecording no. 22385999.

    A document entitled "Partial Release of Assignment of Leases and Rents"recorded September 13, 2013 as Instrument No. 22386000 of Official Records.

    The Deed of Trust/Mortgage was Partially reconveyed as to property described in a Partial Reconveyance by instrument recorded November 27, 2013 underrecording no. 22459137.
    (NOT A SURVEY MATTER)
15. A financing statement recorded June 17, 2013 as Instrument No. 22267656 of Official Records.
    Debtor: Silicon Valley CA-I, LLC, a Delaware limited liability company, Silicon Valley CA-II, LLC , a Delaware limited liability company and Silicon Valley CA-III, LLC , a Delaware limited liability company
    Secured party: SVP 2013 Finance, LLC

    Affects: The land and other property.

    The Financing Statement was Partially reconveyed as to property described in a Partial Reconveyance by instrument recorded September13 , 2013 underrecording no. 22386001.

    The Financing Statement was Partially reconveyed as to property described in a Partial Reconveyance by instrument recorded November 27, 2013 underrecording no. 22459139.
    (NOT A SURVEY MATTER)
16. A notice of non responsibility, executed by Silicon Valley CA-I, LLC , a Delaware limited liability company, recorded January 10, 2014 as Instrument No. 22492746 of Official Records.

    (Affects Parcels 6 and 7 of Parcel Two) (NOT A SURVEY MATTER)
17. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded January 10, 2014 as Instrument No. 22492746 of Official Records.

    (Affects Parcels 6 and 7 of Parcel Two) (NOT A SURVEY MATTER)
18. A notice of nonresponsibility, executed by Silicon Valley CA-I, LLC, a Delaware limited liability company, recorded July 01, 2014 as Instrument No. 22635310 of Official Records.

    (Affects Parcel 6 of Parcel Two) (NOT A SURVEY MATTER)
19. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded July 01, 2014 as Instrument No. 22635310 of Official Records.
    (Affects Parcel 6 of Parcel Two) (NOT A SURVEY MATTER)
20. This item has been intentionally deleted.
21. The following matters disclosed by an ALTA/ACSM survey made by Kier & Wright Civil Engineers & Surveyors, Inc. on July 25, 2014, designated Job No. A06053-4:

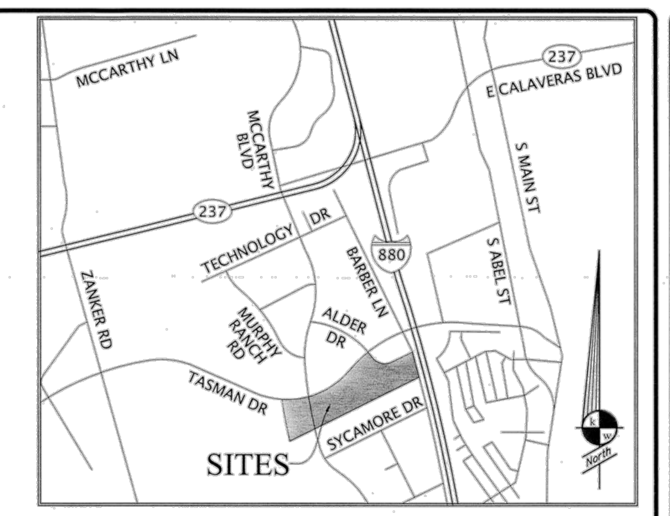
    NONE
22. Rights of parties in possession.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT
- NON-ACCESS
- BUILDING SETBACK LINE
- APPROX. FLOOD ZONE BOUNDARY
- BUILDING LINE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- BOLLARD LIGHT
- LIGHT
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- UTILITY BOX (SIZE VARIES)
- MONITORING WELL
- SIGN
- POST
- FLAG POLE
- TITLE REPORT EXCEPTION NUMBER (1)
- RECORD INFORMATION W/ REFERENCE ( )(1)
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- STANDARD PARKING STALLS (1)
- COMPACT PARKING STALLS (1c)
- ACCESSIBLE PARKING STALLS (1ap)
- MOTORCYCLE PARKING STALLS (1m)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BFP	BACK FLOW PREVENTER
BL	BUILDING
BOL	BOLLARD
BW	BACK OF WALK
CB	CATCH BASIN
CO	CLEAN OUT
COMM	COMMUNICATION BOX
DET	DETECTOR
DI	DROP INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRICAL
EM	ELECTRIC METER
EV	ELECTRIC VAULT
EVCS	ELECTRIC VEHICLE CHARGING STATION
FA	FIRE ALARM BOX
FH	FIRE HYDRANT
FNC	FENCE
FOB	FIBER OPTIC BOX
GEN	GENERATOR
GV	GAS VALVE
I.E.E.	INGRESS/EGRESS EASEMENT
INT	INTERCONNECT BOX
LT	LIGHT
NO.	NUMBER
O.R.	OFFICIAL RECORD
PED	PEDESTAL
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
P.S.U.E.	PUBLIC SERVICE UTILITY EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
PT&T	PACIFIC TELEPHONE & TELEGRAPH
RBOV	RECYCLED WATER BLOW OFF VALVE
RWM	RECYCLED WATER METER
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SQFT	SQAURE FEET
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TE	TRASH ENCLOSURE
TELE	TELEPHONE
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE



VICINITY MAP
NOT TO SCALE

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 First American Title Insurance Company dated July 11, 2014, Order No. NCS-681586-SC, Amended August 4, 2014. 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. 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.: 086-02-044; 086-02-045; 086-02-053; 086-02-054; 086-02-055; 086-02-056; 086-02-057; 086-02-058; 086-02-078; 086-02-079 and 086-02-080
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 "MP" Industrial Park Zoning District;
   The current building setbacks for this zoning designation are:
   Front: 35'
   Side (Interior): 10'
   Side (Street): 35'
   Rear: 20'

   Floor Area Ratio: 0.50
   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 July 16, 2014.
6. Basis of Bearings:
   The bearing of North 65°24'49" East taken on the centerline of Alder Drive as shown on that certain Parcel Map filed for record on July 29, 1985 in Book 546 of Maps at Pages 45-47, 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 0066 J dated February 19, 2014, as being located in Flood Zone "X" and Flood Zone "AH"

   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.

   AH: Areas of the 1% annual flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation of 30'.

   Information was obtained from the FEMA website (www.fema.gov) on July 16, 2014.
8. There was observable evidence of earth moving work, building construction or building additions at the time of the survey.
9. There are no proposed changes in street right of way lines at the time of the survey. There was also no observed evidence of recent street or sidewalk construction or repairs.
10. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
11. As of the date of this survey there was no observable evidence of any wetlands areas within the boundaries of the subject property and the surveyor was not provided with any information or documentation that disclosed that any wetlands may exist. It shall be noted that the undersigned Land Surveyor is not qualified to make an independent judgment determination as to what does or does not constitute a wetlands area. Further review of the California Department of Fish and Game website discloses that it does not show any wetlands areas within the subject property.
12. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

LEGAL DESCRIPTION

Real property in the City of Milpitas, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

ALL OF PARCELS 1, 2 AND 3, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "AMENDED PARCEL MAP BEING ALL LOTS 1, 2, 3, AND 4 AND BEING A PORTION OF THE RANCHO RINCON DE LOS ESTEROS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON OCTOBER 2, 1984 IN BOOK 534 OF MAPS, AT PAGES 47 AND 48.

PARCEL TWO:

ALL OF PARCELS 1, 2, 3, 4, 5, 6, 7 AND 8 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP, BEING ALL OF PARCEL 6 AS SHOWN ON PARCEL MAP RECORDED IN BOOK 534 OF MAPS, AT PAGES 47 AND 48", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JULY 29, 1985 IN BOOK 546 OF MAPS, PAGES 45, 46 AND 47.

EXCEPTING FROM PARCELS ONE AND TWO ABOVE DESCRIBED THOSE PORTIONS THEREOF AS CONVEYED BY FINAL ORDER OF CONDEMNATION TO THE CITY OF MILPITAS, A MUNICIPAL CORPORATION RECORDED FEBRUARY 5, 1998 AS INSTRUMENT NO. 14041373, OF OFFICIAL RECORDS.

PARKING SUMMARY

DESCRIPTION	PARCEL ONE				PARCEL TWO								
	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6	PARCEL 7	PARCEL 8	TOTAL
STANDARD PARKING	127	114	133	374	132	154	353	179	319	328	238	174	1,877
COMPACT PARKING	0	0	0	0	0	0	0	0	44	0	0	0	44
MOTORCYCLE PARKING	0	0	0	0	0	0	1	0	0	0	0	0	1
ACCESSIBLE PARKING	4	5	3	12	8	7	12	5	12	13	7	6	70
TOTAL	131	119	136	386	140	161	366	184	375	341	245	180	1,992

REFERENCES

(1)	PARCEL MAP	(441 M 43-44)
(2)	PARCEL MAP	(451 M 49-51)
(3)	PARCEL MAP	(480 M 32-33)
(4)	PARCEL MAP	(489 M 23-24)
(5)	AMENDED PARCEL MAP	(534 M 47-48)
(6)	PARCEL MAP	(546 M 45-47)
(7)	RECORD OF SURVEY	(723 M 34-35)

North

0 150 300 450
Scale 1" =150ft

SURVEYOR'S CERTIFICATE

TO: Silicon Valley CA-I, LLC, a Delaware limited liability company, Regency Tasman Holdings, LLC, a Delaware limited liability company and Regency Tasman JV, LLC, a Delaware limited liability company;
AND: First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was completed on July, 2014.

7-25-14
DATE

Jimmy R. Vigil
JIMMY R. VIGIL L.S. 6256

LICENSED LAND SURVEYOR
JIMMY R. VIGIL
No. 6256
STATE OF CALIFORNIA

No.	REVISION	BY
1	REVISED PER COMMENTS 8/13/14	CM

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727 6665
Santa Clara, California 95054 • (408) 727 5641

CALIFORNIA

ALTA / ACSM LAND TITLE SURVEY
FOR: LIONSTONE INVESTMENTS
MCCARTHY BOULEVARD, TASMAN DRIVE & ALDER DRIVE

MILPITAS

DATE	JULY, 2014
SCALE	1" = 150'
DESIGNER	JRV
DRAFTER	CM
JOB	A06053-4
SHEET	1 OF 6 SHEETS

USER:cmayfield I:\PROJECTS\A06053-4\DWG\SURVEY\ALTA\C-ALTA.dwg AUGUST 13, 2014 10:22 AM

PLANNING SET - NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

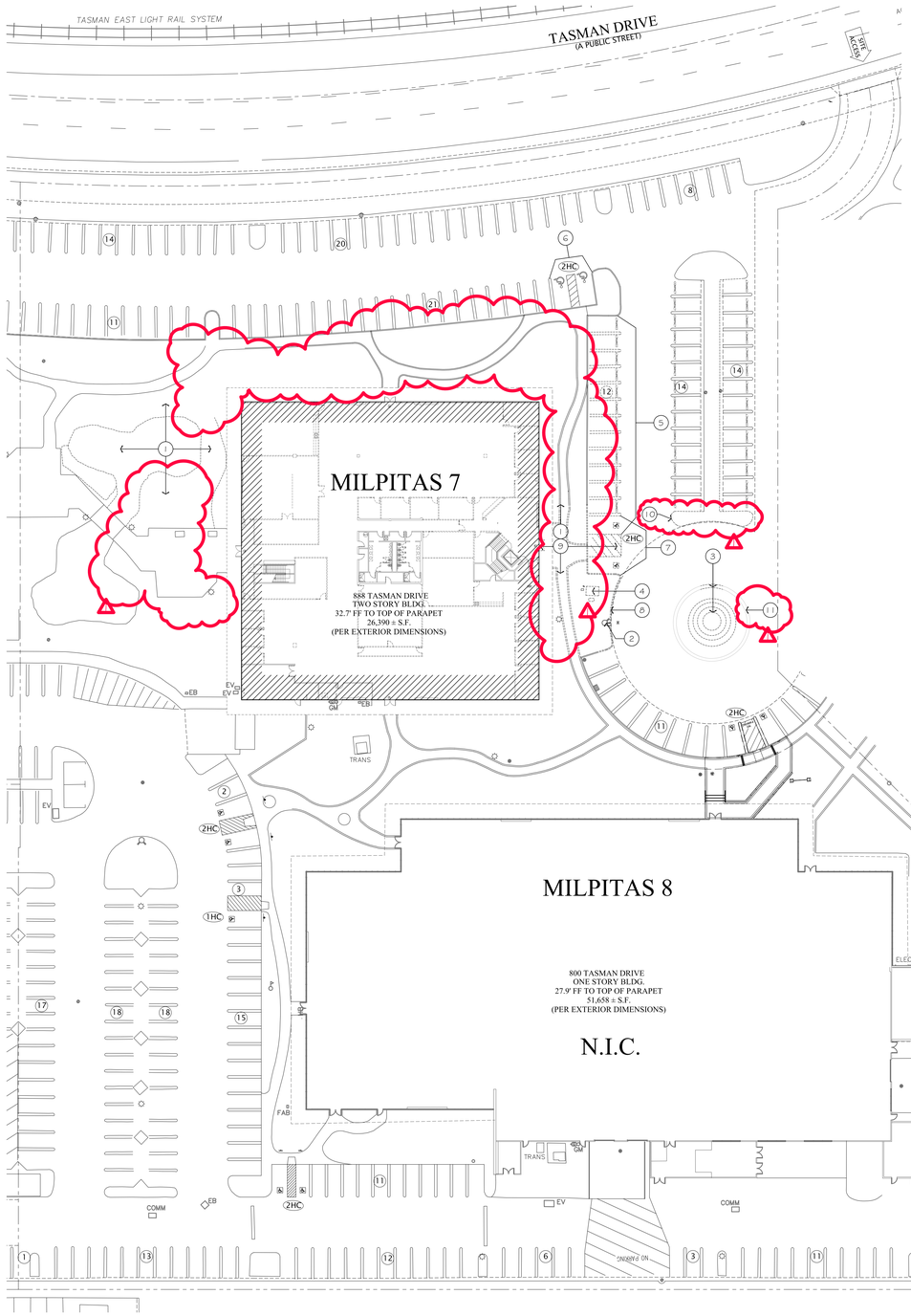
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

OVERALL LAND TITLE SURVEY
(FOR REFERENCE ONLY)

SHEET TITLE

SHEET NO. A0.4



1. OVERALL SITE PLAN - DEMOLITION

SCALE: 1/32" = 1'-0"

NORTH REF.

TRUE NORTH

General Notes

A. ALL ACCESSIBLE STALLS SHALL BE ADA COMPLIANT.

B. CONTRACTOR TO VERIFY EXISTING TOW AWAY SIGN AT THE PARKING ENTRANCE DRIVE FOR COMPLIANCE. PROVIDE NEW AS REQUIRED.

C. THE ACCESSIBLE PARKING STALLS SHALL HAVE A MAXIMUM 2% PERMITTED SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.

D. PATCH & REPAIR ALL AREA DAMAGED DUE TO NEW CONSTRUCTION AS REQUIRED TO MATCH EXISTING OR APPROVED EQUAL.

E. SEE A9.4 FOR REFERENCE TO SITE ADA DETAILS.

F. ALL SITE CONDITIONS ARE EXISTING TO REMAIN, U.N.O.

Keynotes

Indicated by (1) on the plan above.

1. SEE LANDSCAPE AND CIVIL DRAWINGS OF THIS AREA FOR MORE INFORMATION.
2. (E) FIRE HYDRANT TO REMAIN.
3. EXISTING WATER FOUNTAIN TO REMOVE. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
4. REMOVE EXISTING UTILITY RELATED TO WATER FOUNTAIN. SEE LANDSCAPE DWGS FOR MORE INFO.
5. REMOVE EXISTING PARKING STRIPES AND PREP FOR NEW. SEE SHEET A5.1
6. EXISTING COMPLIANT ACCESSIBLE PARKING AND LOADING TO REMAIN.
7. REMOVE EXISTING ACCESSIBLE PARKING AND PROVIDE NEW. SEE SHEET A5.1
8. REMOVE EXISTING CURB AND GUTTER AND PREP FOR NEW CURB AND GUTTER AND ACCESSIBLE PARKING STRIPES AND LOADING AREA. SEE SHEET A5.1.
9. REMOVE EXISTING FLATWORK THIS AREA. PREP FOR NEW FLASTWORK. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.
10. REMOVE EXISTING CURB. SEE LANDSCAPE AND CIVIL DRAWINGS FOR MORE INFORMATION.
11. EXISTING PAVEMENT TO REMAIN.

Site Plan Legend

(E) TREES TO REMAIN. SEE LANDSCAPE PLANS

PROJECT AREA WITH BUILDING.

SEE LANDSCAPE DRAWINGS FOR ALL TREES REMOVAL.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g
ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

STAMP

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REVISIONS

DATE		DESCRIPTION
10.23.2015		PRICING SET (INTERIOR ONLY)
12.18.2015		PRICING SET REVISED (INTERIOR ONLY)
4.18.2016		PLANNING SUBMITTAL
05.26.2016	1	RESPONSE TO CITY COMMENTS #1

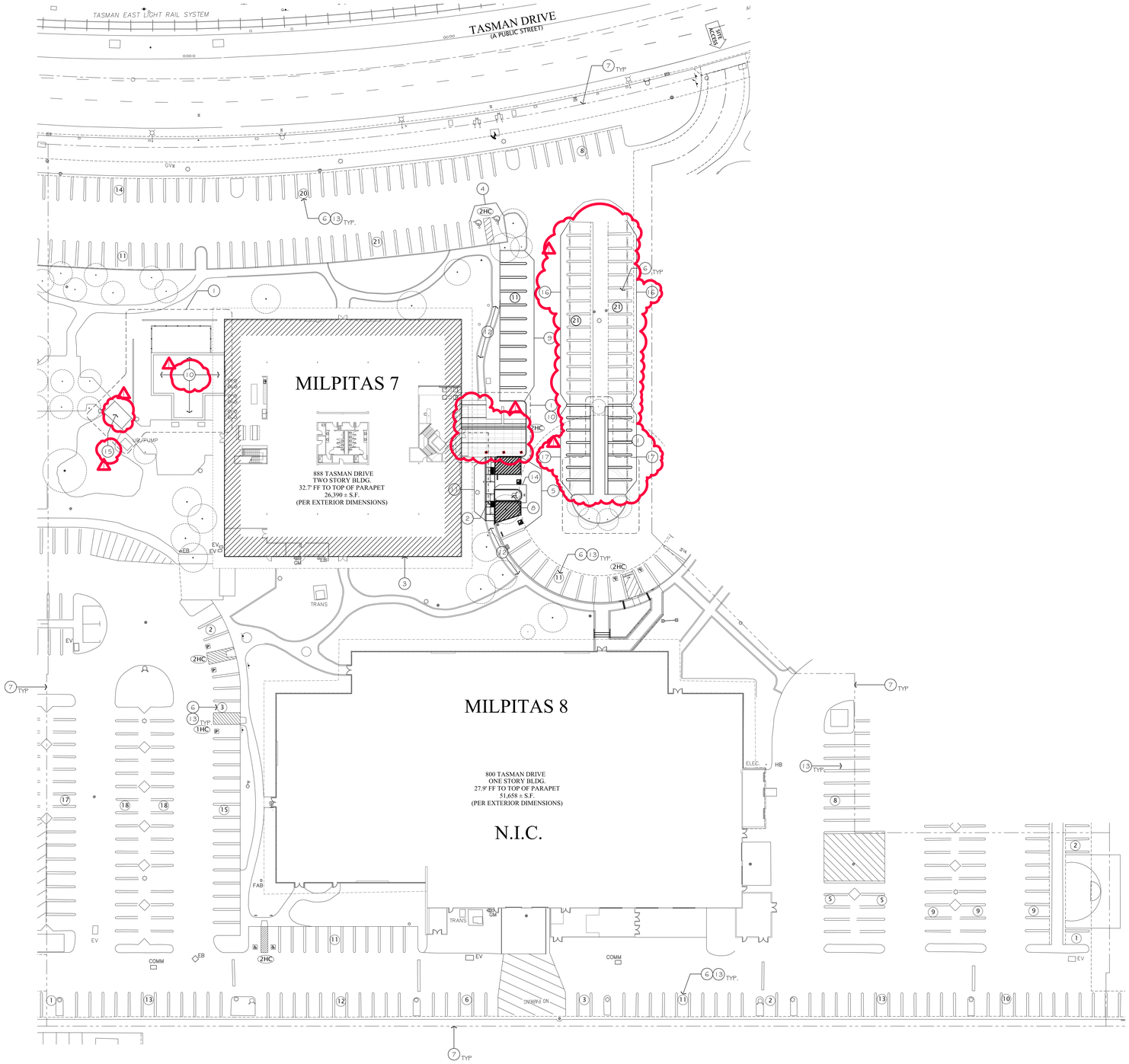
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

DEMOLITION SITE PLAN - OVERALL

SHEET TITLE

SHEET NO. AdS.1

PLANNING SET - NOT FOR CONSTRUCTION



1. OVERALL SITE PLAN - NEW

SCALE: 1/32" = 1'-0"

NORTH REF.

TRUE NORTH

General Notes

A. ALL ACCESSIBLE STALLS SHALL BE ADA COMPLIANT.

B. CONTRACTOR TO VERIFY EXISTING TOW AWAY SIGN AT THE PARKING ENTRANCE DRIVE FOR COMPLIANCE. PROVIDE NEW AS REQUIRED.

C. THE ACCESSIBLE PARKING STALLS SHALL HAVE A MAXIMUM 2% PERMITTED SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.

D. PATCH & REPAIR ALL AREA DAMAGED DUE TO NEW CONSTRUCTION AS REQUIRED TO MATCH EXISTING OR APPROVED EQUAL.

E. SEE A5.4 FOR REFERENCE TO SITE ADA DETAILS.

F. ALL SITE CONDITIONS ARE EXISTING TO REMAIN, U.N.O.

Keynotes

Indicated by (1) on the plan above.

1. SEE LANDSCAPE DRAWINGS OF THIS AREA FOR MORE INFORMATION.
2. (E) ADA PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY.
3. (E) BLDG OUTLINE.
4. (E) ADA PARKING STALLS.
5. NEW ADA PARKING STALLS WITH ACCESS AISLE (SHOWN STRIPED/HATCHED), SEE DETAIL 2/A5.3.
6. NUMBER INDICATES PARKING COUNT.
7. PROPERTY LINE.
8. (E) FIRE HYDRANT TO REMAIN.
9. NEW 9'-0" X 18'-0" PARKING STALLS. STRIPINGS TO MATCH (E) ADJACENT.
10. NEW FLATWORK. SEE LANDSCAPE DWGS.
11. NEW ACCESSIBLE COMPLIANT LEVEL LANDING AND CURB RAMPS.
12. (E) ADA COMPLIANT WALK TO REMAIN. PATCH & REPAIR WHERE AFFECTED BY CONSTRUCTION.
13. EXISTING PARKING STALLS TO REMAIN.
14. NEW CONCRETE CURB.
15. NEW CONCRETE BRIDGE. SEE LANDSCAPE FOR MORE INFORMATION.
16. (E) COMPACT PARKING STALLS TO REMAIN.
17. NEW COMPACT PARKING STALLS TO MATCH EXISTING ADJACENT.

Parking Summary - Before

GROSS FLOOR AREA: 26,390 SF
ZONING DISTRICT: MP (INDUSTRIAL PARK)

REQUIRED PARKING FOR 888 TASMAN AVE (WORK AREA) ONLY:
(PER CITY OF MILPITAS' LOCAL CODE, TABLE 53.09-1 & 2013 C.B.C. TABLE 11B-208.2)

INDUSTRIAL (OFFICE):
REGULAR PARKING: 1 PARKING SPACE / 350 SF = 26,390 / 350 = 76
ACCESSIBLE PARKING: 3 CARS + 1 VAN

PARKING PROVIDED:
IN ENTIRE SITE (MILPITAS 7 + MILPITAS 8) INCLUDING
888 TASMAN AVE (WORK AREA): 295 REGULAR PARKING SPACES
40 COMPACT PARKING SPACES

ACCESSIBLE PARKING FOR 888 TASMAN AVE (WORK AREA) ONLY:
3 CARS + 1 VAN

Parking Summary - After

GROSS FLOOR AREA: 26,390 SF
ZONING DISTRICT: MP (INDUSTRIAL PARK)

REQUIRED PARKING FOR 888 TASMAN AVE (WORK AREA) ONLY:
(PER CITY OF MILPITAS' LOCAL CODE, TABLE 53.09-1 & 2013 C.B.C. TABLE 11B-208.2)

INDUSTRIAL (OFFICE):
REGULAR PARKING: 1 PARKING SPACE / 350 SF = 26,390 / 350 = 76
ACCESSIBLE PARKING: 3 CARS + 1 VAN

PARKING PROVIDED:
IN ENTIRE SITE (MILPITAS 7 + MILPITAS 8) INCLUDING
888 TASMAN AVE (WORK AREA): 295 REGULAR PARKING SPACES
40 COMPACT PARKING SPACES

ACCESSIBLE PARKING FOR 888 TASMAN AVE (WORK AREA) ONLY:
3 CARS + 1 VAN

TOTAL PARKING STALLS REMOVED = 12 COMPACT STALLS + 2 ACCESSIBLE STALLS

TOTAL PARKING STALLS PROVIDED = 11 STANDARD STALLS + 14 COMPACT STALLS + 2 ACCESSIBLE STALLS

NEW TOTAL:
295 STANDARD STALLS + 11 STANDARD STALLS(NEW) = 306 STANDARD STALLS
28 COMPACT STALLS +14 COMPACT STALLS (NEW) = 42 COMPACT STALLS

ACCESSIBLE PARKING FOR 888 TASMAN AVE (WORK AREA) ONLY:
3 CARS +1 VAN

Site Plan Legend

(E) ACCESSIBLE PATH OF TRAVEL SEE CIVIL PLAN (TO BE SUBMITTED UNDER SEPARATE PERMIT)

PROJECT AREA WITH BUILDING.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	(1) RESPONSE TO CITY COMMENTS #1

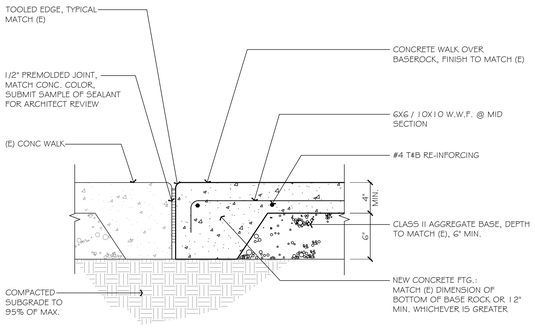
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

NEW SITE PLAN - OVERALL

SHEET TITLE

SHEET NO. AS.1

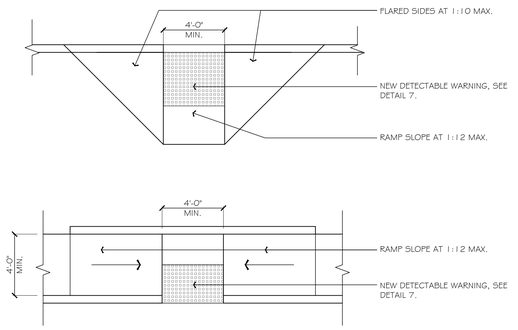
PLANNING SET - NOT FOR CONSTRUCTION



ACCESSIBLE CONCRETE WALK
ADJACENT TO EXISTING CONC WALK

13

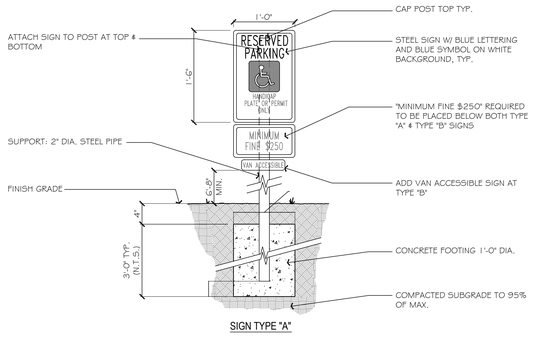
SCALE: 1-1/2" = 1'-0"



CURB RAMPS
W/ DETECTABLE WARNINGS

9

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



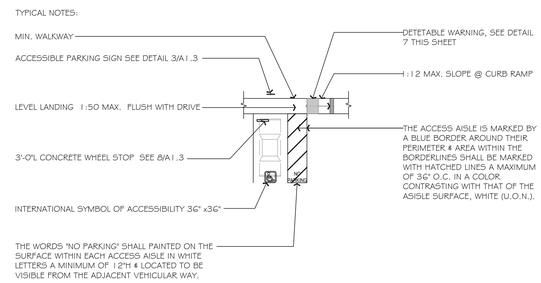
SIGN TYPE "A"

SIGN TYPE A- AS SHOWN, SIGN TYPE B- INCLUDES VAN ACCESSIBLE SIGN

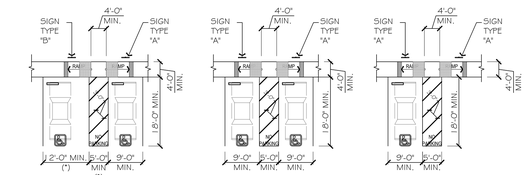
TYPICAL ADA RESERVED PARKING SIGN

5

SCALE: 1" = 1'-0"



1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER CAR DOOR.
2. WHEEL STOP REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. MAX. CROSS SLOPE OF 1:50, ALL WALKS.
5. 12" MIN. BORDER GROOVES TOP OF CURB RAMPS TYP 1/4" X 1/4" @ 3/4" O.C. SEE DETAIL 6/A1.3.
6. PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. MANUFACTURER: WASAU TRUNCATED DOMES, 12"x12" SIZE, CAST IN CONCRETE, COLOR: GREY. SEE "DETECTABLE WARNING" DETAIL THIS SHEET
8. SURFACE OF THE ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES DOES NOT EXCEED 2% GRADIENT IN ANY DIRECTION.



(A) STRIPING FOR VAN ACCESSIBLE PARKING

(B) STRIPING FOR STANDARD ACCESSIBLE PARKING

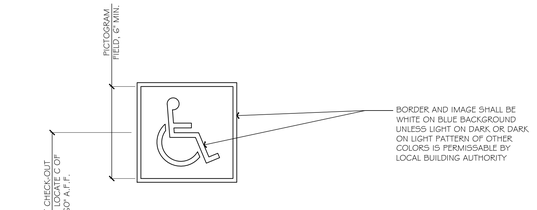
(C) STRIPING FOR SINGLE STANDARD ACCESSIBLE PARKING

(*) EXCEPTION: 12'-0" WIDTH CAN BE REDUCED TO 9'-0" MIN. WIDTH FOR VAN ACCESSIBLE STALL IF ACCESSIBLE AISLE IS 8'-0" WIDE MIN.

TYPICAL ADA PARKING SPACE DESIGN

2

SCALE: N.T.S.



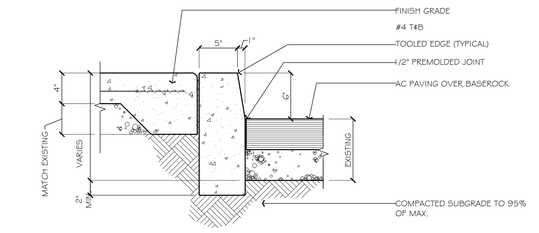
INSTALL INTERNATIONAL ACCESSIBILITY SYMBOL IN LOCATIONS AS REQUIRED BY CODE.

SIGNS SHALL BE MOUNTED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

INTERNATIONAL SYMBOL OF ACCESSIBILITY
SURFACE MOUNTED

10

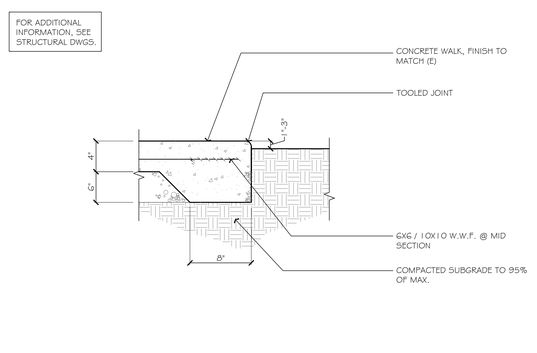
SCALE: 3" = 1'-0"



NOTE: BOTTOM OF NEW CURB EXTENDS 2" BEYOND BOTTOM OF EXISTING BASE ROCK

NEW/EXISTING CONCRETE CURB WITH SIDEWALK

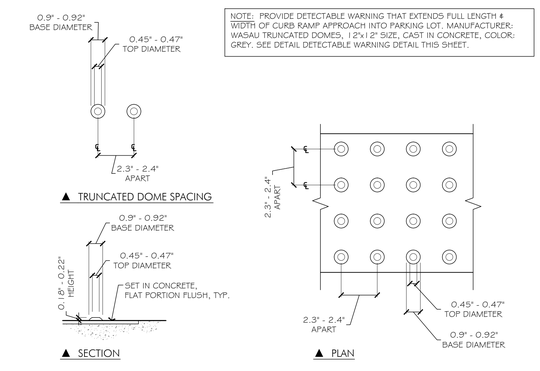
SCALE: 1-1/2" = 1'-0"



TYPICAL PEDESTRIAN WALK

11

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

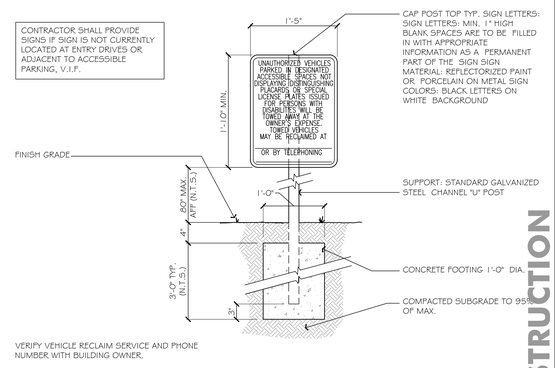


NOTE: PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. MANUFACTURER: WASAU TRUNCATED DOMES, 12"x12" SIZE, CAST IN CONCRETE, COLOR: GREY. SEE DETAIL DETECTABLE WARNING DETAIL THIS SHEET.

TYPICAL ADA DETECTABLE WARNINGS

7

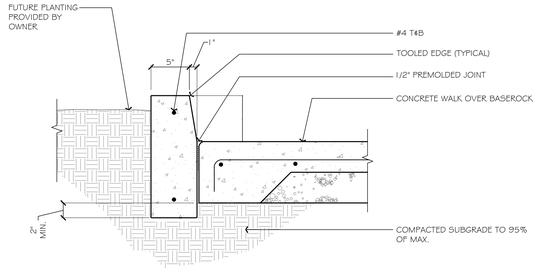
SCALE: N.T.S.



TYPICAL ADA TOW AWAY SIGN

3

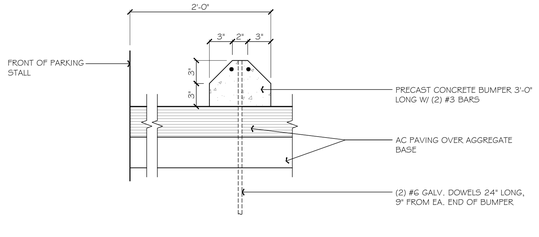
SCALE: 1" = 1'-0"



CONCRETE CURB AT WALKWAY & PLANTER

12

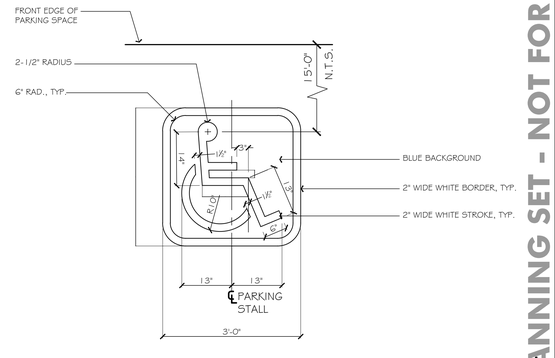
SCALE: 1-1/2" = 1'-0"



WHEEL STOP

8

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



TYPICAL INTERNATIONAL SYMBOL OF ACCESSIBILITY

4

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

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MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

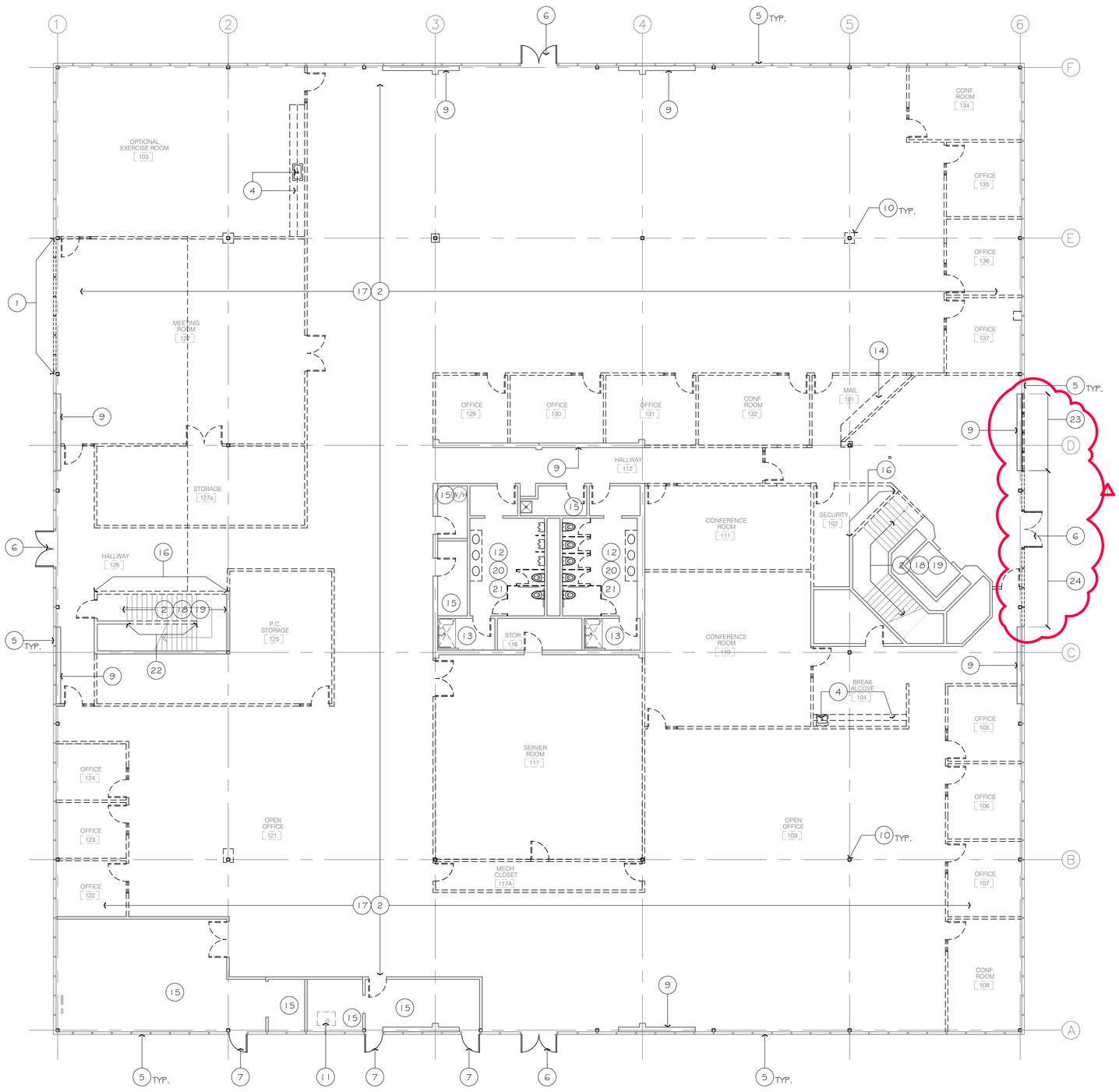
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

SITE DETAILS - ADA
(FOR REFERENCE ONLY)

SHEET TITLE

SHEET NO. AS.3

PLANNING SET - NOT FOR CONSTRUCTION



1. DEMO FIRST FLOOR PLAN

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

NORTH REF.

General Notes

A. REFER TO SHEET AO.1 FOR GENERAL NOTES AND ABBREVIATIONS.

B. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.

C. REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING.

D. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

E. CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING OF BUILDING STRUCTURE DURING DEMOLITION PHASE WHERE REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AND DESIGN BEFORE PROCEEDING WITH ANY DEMOLITION WORK.

F. SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITY FOR DEMOLITION OR CONSTRUCTION STARTED PRIOR TO OBTAINING A BUILDING PERMIT AND / OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE CITY.

Keynotes

Indicated by (1) on the plan above.

1. REMOVE PORTION OF (E) ALUM. STOREFRONT WINDOW SYSTEM AND PREP FOR NEW NANA WALL.
2. REMOVE (E) FLOOR FINISH THROUGHOUT EXCEPT IN THE (E) ELECT. / TEL ROOM(S) (SEE KEYNOTE 15) & (E) JAN. REMOVE ALL GLUE, NO SEAL OR POLISH, U.O.N.. CLEAN & SCUB (E) CONC. SLAB & PREP FLOOR FOR (N) FINISH. U.O.N.
3. CONTRACTOR TO VERIFY IF EXISTING SERVER ROOM AND MECHANICAL CLOSET COULD BE REMOVED, NOTIFY OWNER/ARCHITECT. PRICE ALTERNATE FOR REMOVING SERVER ROOM, MECHANICAL ROOM AND ALL FINISHES. CLEAN (E) CONC. SLAB FOR NEW FINISHES.
4. REMOVE (E) CABINETS, SINK & THEIR ACCESSORIES, & PIPES. CAP PLUMBING BELOW FINISH SLAB FOR ALL UNUSED PLUMBING DRAINS AND CAP WATER LINES ABOVE CEILING GRID. SEE NEW FLOOR PLAN FOR MORE INFO. FOR (E) PLUMBING LINES TO BE REUSED FOR NEW PLUMBING FIXTURES.
5. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN.
6. (E) ALUM. STOREFRONT DOOR(S) TO REMOVE.
7. (E) DOORS TO REMAIN.
8. REMOVE (E) FLOOR MOUNTED ELECT. OUTLETS. SAVE (E) OUTLETS THAT ARE IN GOOD CONDITION FOR FUTURE REUSE. PATCH AND REPAIR FLOOR TO MATCH WITH EXISTING ADJACENT.
9. (E) CONC. SHEAR WALL TO REMAIN. SHEAR WALL TO BE EXPOSED CONC. & SAND BLASTED. CONTRACTOR TO FIELD VERIFY.
10. (E) T.S. COL. TO REMAIN. REMOVE ALL FURRING AROUND EXISTING STRUCTURAL COLUMN. PREP FOR NEW PAINT.
11. (E) FIRE RISER PIPE TO REMAIN.
12. REMOVE ALL EXISTING RESTROOM FIXTURES, ACCESSORIES AND FINISHES. PROVIDE AND PREP FOR NEW.
13. (E) ADA COMPONENT SHOWER TO REMAIN. REMOVE ALL TILE FINISHES AND PREP FOR NEW. CONTRACTOR TO PROVIDE ALT PRICING TO REPLACE WITH NEW ADA SHOWER ACCESSORIES. ALL (E) GYP WALLS TO REMAIN. PATCH & REPAIR IF NECCESARY TO MATCH (E) ADJACENT FINISHES. U.O.N. PREP FOR (N) PAINT.
14. REMOVE (E) CABINET.
15. EXISTING ROOM TO REMAIN, PROVIDE NEW PAINT AT EXISTING WALLS.
16. REMOVE THIS PORTION OF WALL DOWN TO BOTTOM OF EXISTING STEEL STRINGER. PREP (E) STRINGER FOR PAINT AND NEW GUARDRAIL.
17. ALL EXISTING WALLS TO REMAIN, PREP NEW SKIM COAT OVER EXISTING WALLS AND PROVIDE LEVEL 4 FINISH.
18. (E) CONC WITH METAL PAN DECK STAIRS AND LANDINGS TO REMAIN.
19. REMOVE ALL EXISTING HANDRAILS AND PREP FOR NEW. PATCH AND REPAIR AND MATCH WITH EXISTING ADJACENT FINISHES. PREP FOR NEW PAINT.
20. REMOVE (E) FLOOR TILES & CLEAN & SCRUB (E) SLAB & PREP FOR (N) TILES.
21. REMOVE (E) TILE WAINSCOT & GYP. BD. BENEATH DOWN TO (E) STUDS. PREP FOR (N) CEMENT/ GREEN BOARD & NEW TILES.
22. REMOVE THIS PORTION OF WALL DOWN TO (E) 2ND FLIGHT OF STAIR STRINGER.
23. REMOVE (E) EXTERIOR STOREFRONT GLAZING & FRAMES IN FRONT OF SHEAR WALL.
24. REMOVE (E) STOREFRONT GLAZING & FRAMING AND DOUBLE DOORS. PREP. FOR NEW. SEE EXTERIOR ELEVATION.

Legend

(E) INTERIOR GYP. BD. WALL TO REMAIN.

(E) INTERIOR WALL IN ITS ENTIRETY, INCLUDING ITS WALL FINISH,WALL BASE, ELECT. & DATA OUTLETS, & FIRE EXTINGUISHER TO BE REMOVED.

(E) DOOR & FRAME TO BE REMOVED.

(E) DOOR, FRAME & SIDELITE TO BE REMOVED.

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MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

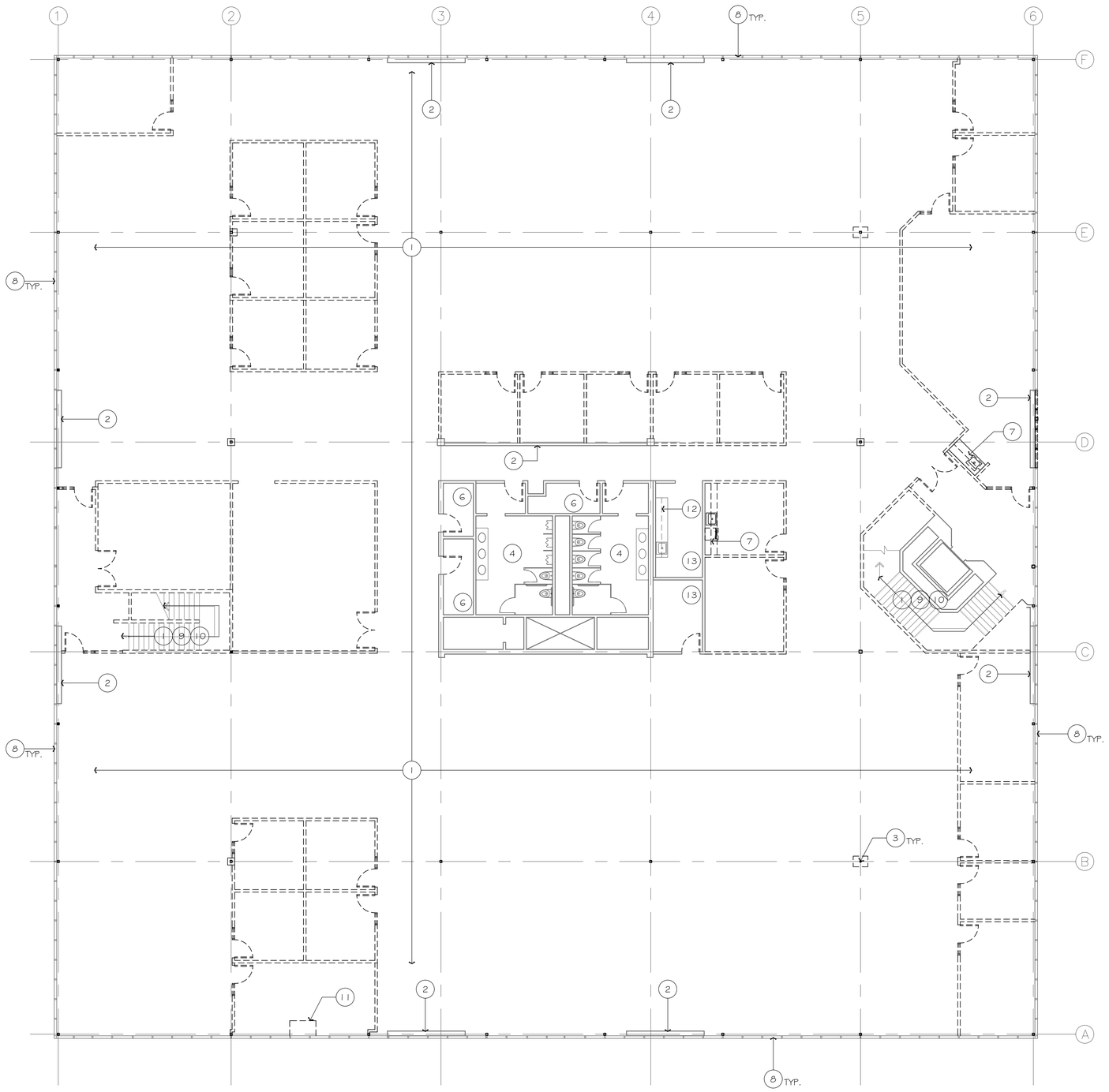
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

DEMOLITION
FIRST FLOOR PLAN

SHEET TITLE

SHEET NO. AD.1

PLANNING SET - NOT FOR CONSTRUCTION



1. DEMO SECOND FLOOR PLAN

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

NORTH REF.

General Notes

A. REFER TO SHEET A0.1 FOR GENERAL NOTES AND ABBREVIATIONS.

B. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.

C. REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING.

D. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

E. CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING OF BUILDING STRUCTURE DURING DEMOLITION PHASE WHERE REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AND DESIGN BEFORE PROCEEDING WITH ANY DEMOLITION WORK.

F. SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITY FOR DEMOLITION OR CONSTRUCTION STARTED PRIOR TO OBTAINING A BUILDING PERMIT AND / OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE CITY.

Keynotes

Indicated by (1) on the plan above.

1. REMOVE (E) FLOOR FINISH THROUGHOUT EXCEPT IN THE (E) ELECT. / TEL ROOM(S) (SEE KEYNOTE 18) & (E) JAN. REMOVE ALL GLUE, NO SEAL OR POLISH. CLEAN (E) CONC. SLAB & PREP FLOOR FOR (N) FINISH. U.O.N.
2. (E) CONC. SHEAR WALL TO REMAIN. SHEAR WALL TO BE EXPOSED CONC. & SAND BLASTED. CONTRACTOR TO FIELD VERIFY.
3. (E) T.S. COL. TO REMAIN. REMOVE ALL EXISTING FURRING AROUND COLUMN AND PREP FOR NEW PAINT.
4. (E) RESTROOM FIXTURES, ACCESORIES AND FINISHES TO REMAIN. PREP FOR NEW PAINT @ (E) GYP BD WALLS AND TOILET PARTITIONS.
5. ALL EXISTING WALLS TO REMAIN, PREP NEW SKIM COAT OVER EXISTING WALLS AND PROVIDE LEVEL 4 SMOOTH FINISH.
6. EXISTING ROOM TO REMAIN. PROVIDE NEW PAINT AT ALL EXISTING WALLS.
7. REMOVE (E) CABINETS, SINK & THEIR ACCESSORIES, & PIPES. CAP PLUMBING BELOW FINISH SLAB FOR ALL UNUSED PLUMBING DRAINS AND CAP WATER LINES ABOVE CEILING GRID.
8. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN.
9. (E) CONC WITH METAL PAN DECK STAIRS AND LANDINGS TO REMAIN.
10. REMOVE ALL EXISTING HANDRAILS AND PREP FOR NEW. PATCH AND REPAIR AND MATCH WITH EXISTING ADJACENT FINISHES. PREP FOR NEW PAINT.
11. CONTRACTOR TO FIELD VERIFY LOCATION OF (E) FIRE RISER PIPE. PROTECT IN PLACE.
12. EXISTING UPPER AND LOWER CASEWORK WITH SINK TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO REMOVE AND PROVIDE NEW UPPER AND LOWER PLAM CASEWORK WITH STAINLESS STEEL SINKS AND FAUCETS, AND SOLID STONE COUNTERTOP AND 4" BACKSPLASH.
13. EXISTING ROOM TO REMAIN. PROVIDE NEW PAINT.

Legend

(E) INTERIOR GYP. BD. WALL TO REMAIN.

(E) INTERIOR WALL IN ITS ENTIRETY, INCLUDING ITS WALL FINISH,WALL BASE, ELECT. & DATA OUTLETS, & FIRE EXTINGUISHER TO BE REMOVED.

(E) DOOR & FRAME TO BE REMOVED.

(E) DOOR, FRAME & SIDELITE TO BE REMOVED.

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MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

DATE	DESCRIPTION
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12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

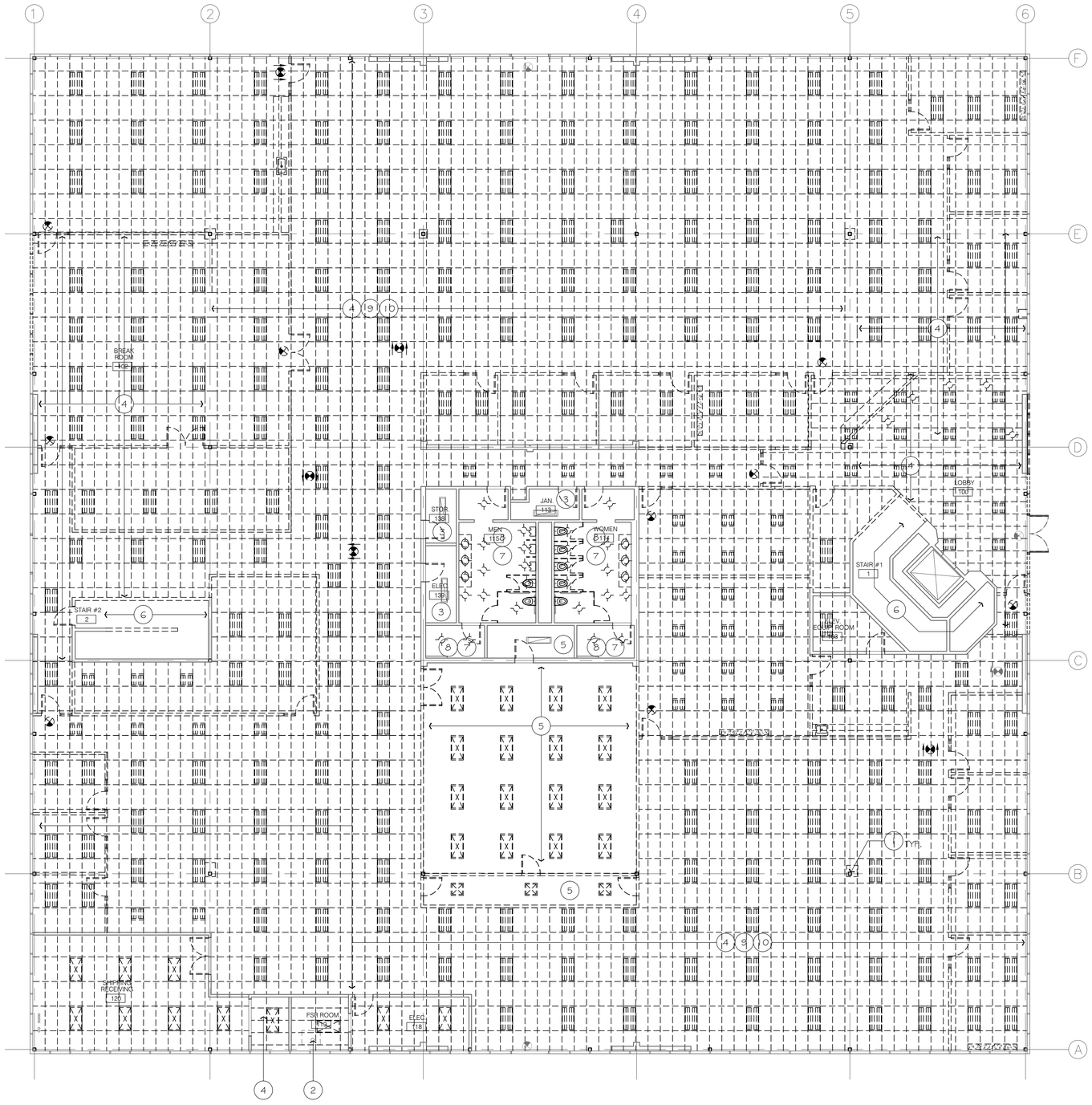
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

DEMOLITION
SECOND FLOOR PLAN

SHEET TITLE

SHEET NO. AD.2

PLANNING SET - NOT FOR CONSTRUCTION



1. DEMO FIRST FLOOR RCP

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

NORTH REF.

General Notes

A. REFER TO SHEET AO.1 FOR GENERAL NOTES & ABBREVIATIONS.

B. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.

C. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN THROUGHOUT CONSTRUCTION.

D. PROTECT EXISTING FIRE PROTECTION MONITORING SYSTEM AND COORDINATE WITH BUILDING OWNER/TENANT FOR FIRE PROTECTION MODIFICATION.

E. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.

F. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQD. FIRE SPRINKLER DESIGN & SUBMITTAL BY OTHERS.

G. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT APPROVAL. NOTE: SUSPENDED T-BAR CEILING TO BE LOCATED AS HIGH AS POSSIBLE.

H. SEE MECHANICAL DRAWINGS FOR HVAC DUCTING.

I. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS.

J. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

K. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL SCOPE OF WORK.

L. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.

Keynotes

Indicated by (1) on the plan above.

1. (E) T.S. COL. TO REMAIN.
2. (E) FIRE SPRINKLER RISER TO REMAIN.
3. (E) GYP. BD. CEILING TO REMAIN.
4. REMOVE (E) SUSPENDED ACOUSTICAL CEILING SYSTEM IN ITS ENTIRETY THOROUGHOUT, INCLUDING ITS LIGHT FIXTURE, MECH. DIFFUSERS, SPRINKLER DROPS, EXIT LIGHTS AND ALL UNUSED CONDUCTS WIRES, ETC. U.O.N. SEE NEW ENLARGED CEILING PLAN.
5. (E) GYP. BD. CEILING AND LIGHT FIXTURES.
6. (E) STAIR WELL, OPEN TO ABOVE.
7. (E) GYP CEILING TO REMAIN. PREP FOR (N) PAINT.
8. REMOVE (E) LIGHT FIXTURES AND PROVIDE (N). PATCH & REPAIR IF NECESSARY TO MATCH WITH (E) ADJACENT FINISHES.
9. KEEP ALL (E) UPRIGHT FIRE SPRINKLER HEADS. CONTRACTOR TO VERIFY IF THERE ARE ADEQUATE AMOUNT OF (E) FIRE SPRINKLER UPRIGHTS PER CODE REQUIREMENTS AT ALL OPEN TO STRUCTURE AREA.
10. REMOVE (E) HVAC DISTRIBUTION DUCT INCLUDING ALL SOFT SPIRAL DUCTS BACK TO EXISTING PLENUMS/VAV BOXES AND CAP.

Legend

EXISTING GYP. BD. CEILING TO REMAIN, U.O.N.
PROVIDE LEVEL 4 SMOOTH FINISH

(E) SUSPENDED CEILING GRID & TILES TO BE REMOVED.

(E) LIGHTS TO BE REMOVED.

(E) EXIT SIGN TO BE REMOVED

PLANNING SET - NOT FOR CONSTRUCTION

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MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

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REVISIONS

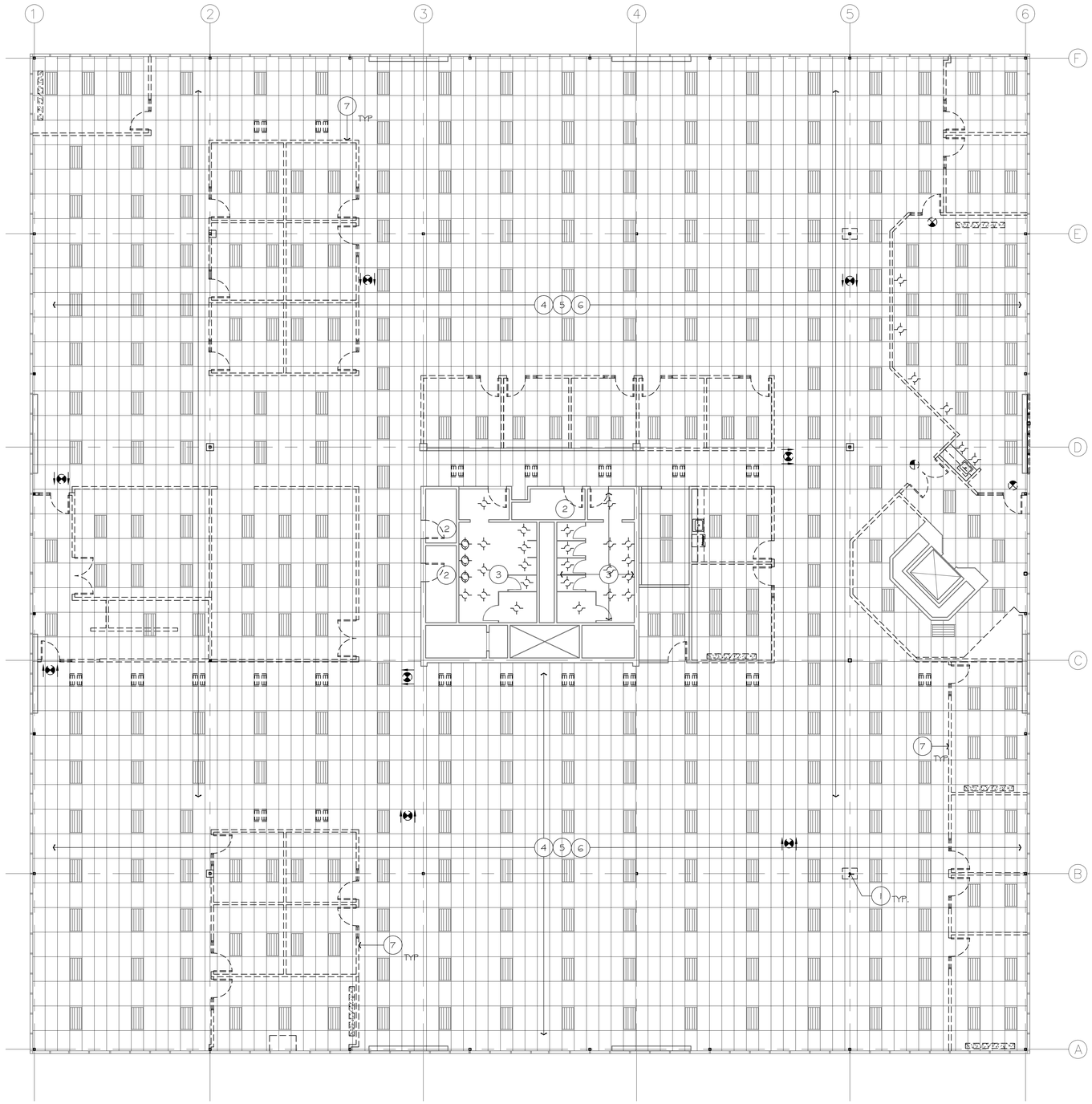
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

DEMOLITION FIRST FLOOR PLAN
REFLECTED CEILING PLAN

SHEET TITLE

SHEET NO. AD.3



1. DEMO SECOND FLOOR RCP

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

NORTH REF.

General Notes

A. REFER TO SHEET A0.1 FOR GENERAL NOTES & ABBREVIATIONS.

B. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.

C. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN THROUGHOUT CONSTRUCTION.

D. PROTECT EXISTING FIRE PROTECTION MONITORING SYSTEM AND COORDINATE WITH BUILDING OWNER/TENANT FOR FIRE PROTECTION MODIFICATION.

E. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.

F. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQD. FIRE SPRINKLER DESIGN & SUBMITTAL BY OTHERS.

G. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT APPROVAL. NOTE: SUSPENDED T-BAR CEILING TO BE LOCATED AS HIGH AS POSSIBLE.

H. SEE MECHANICAL DRAWINGS FOR HVAC DUCTING.

I. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS.

J. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

K. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL SCOPE OF WORK.

L. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.

Keynotes

Indicated by (1) on the plan above.

1. (E) T.S. COL. TO REMAIN.
2. (E) GYP. BD. CEILING TO REMAIN.
3. (E) GYP. BD. CEILING AND LIGHT FIXTURES. PREP CEILING FOR (N) PAINT.
4. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO RAISE CEILING TO 10'-0" A.F.F. WITH NEW CEILING GRID, CEILING TILE AND LIGHTS. SEE CEILING LEGEND. PROVIDE 5'-0" PERIMETER SOFFIT WITH LIGHT FIXTURE TYPE "D" AT EVERY 6'-0" O.C.. CONTRACTOR TO FIELD VERIFY EXISTING PERIMETER KICKER, ADJUST AS NECESSARY TO CONCEAL ABOVE NEW SOFFIT.
5. (E) CEILING GRID, TILES AND LIGHTING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
6. REMOVE (E) EXIT LIGHTS AND SALVAGE FOR FUTURE REUSE.
7. WHERE WALLS ARE TO BE REMOVED. PATCH AND REPAIR GRID AND TILES TO MATCH WITH (E) ADJACENT.

Legend

EXISTING GYP. BD. CEILING TO REMAIN, U.O.N.
PROVIDE LEVEL 4 SMOOTH FINISH

PLANNING SET - NOT FOR CONSTRUCTION

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PROJECT ADDRESS

888 TASMAN DRIVE
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MARKET READY for

Regency Tasman Holdings

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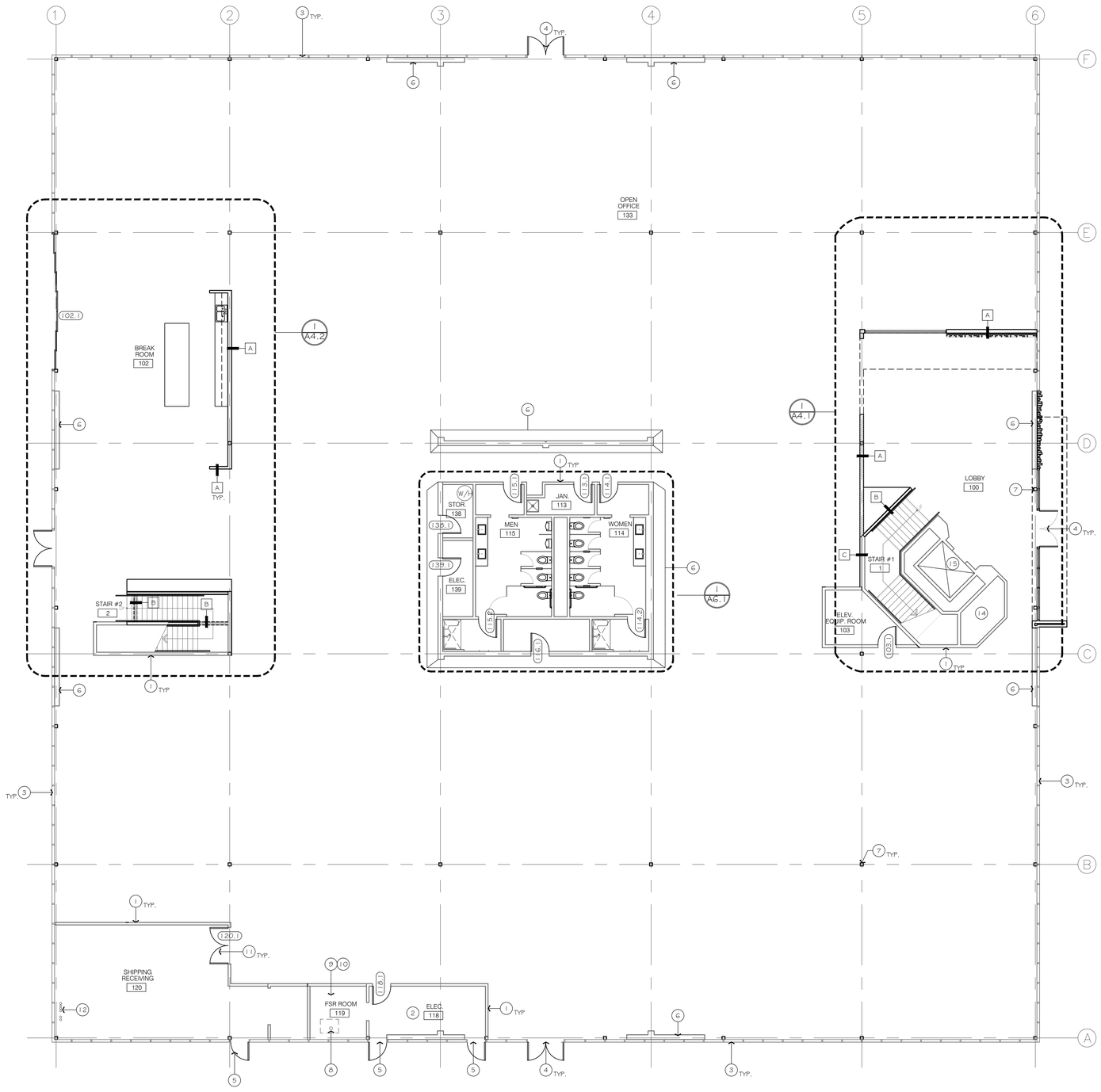
PROJECT ID	2015.176
DRAWN BY	SS

DEMOLITION SECOND FLOOR
REFLECTED CEILING PLAN

SHEET TITLE

SHEET NO. AD.4



1. FIRST FLOOR PLAN

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

NORTH REF.

General Notes

A. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OF ADJACENT WALL, TYPICAL UNLESS NOTED OTHERWISE.
B. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
C. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNERS REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
D. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION AS REQ'D. FOR NEW & FINISHED LOOK.
E. SEE SHEET A1.1 FOR ALL SITE WORK.
F. SEE DEMOLITION SHEETS FOR EXISTING & DEMOLITION FLOOR & SITE INFORMATION.
G. SEE DIMENSION FLOOR PLAN SHEETS FOR DIMENSIONS, U.O.N.
H. ALL WALLS: EXISTING TO REMAIN AND NEW SHALL BE SMOOTH - LEVEL 4 FINISH, TYP. (U.O.N.)
I. CONTRACTOR TO FIELD VERIFY ALL (E) DOORS & LOCKS PRIOR TO ANY CONSTRUCTION, ALL LOCKING DEVICES SHALL BE REPLACED AS REQ'D. TO MATCH TENANT MASTER LOCKING SYSTEM.
J. SEE FINISH PLANS FOR ALL FINISHES & PAINT.
K. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES, EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB- CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT & TENANT PRIOR TO CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ALL SEISMIC ANCHORAGE AND ASSOCIATED STRUCTURAL WORK.
L. ALL NEW WALLS SHALL HAVE SOUND ATTENUATING BATT INSULATION, U.O.N.
M. ALL NEW OFFICE/EXAM ROOM CEILING HEIGHT WALLS SHALL HAVE CEILING SOUND ATTENUATING BATT INSULATION 5'-0" FROM EACH SIDE OF WALL, U.O.N.
N. CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DWGS. FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, MOCK-UPS OF CEILING TILE REMOVAL & LIGHTING ABOVE GRID, IDENTIFY LOCATIONS OF CARPET REMOVAL & CEILING TILE TO BE PAINTED, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.
O. ALL WALLS ARE TYPE 'A', U.O.N.
P. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYPICAL UNLESS NOTED OTHERWISE. STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
Q. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE TENANT AND STUDIO G ARCHITECTS TO CONFIRM THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS MEETS TENANT'S APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF TENANT REQUESTS ANY CHANGE THE GENERAL CONTRACTOR SHALL NOTIFY STUDIO G ARCHITECTS BEFORE PROCEEDING WITH SUCH CHANGE.
R. WHERE " ALIGN" IS NOTED, ALIGN FINISH SURFACES.
S. VERIFY IN FIELD ALL WINDOW & SIDELITES PRIOR TO FABRICATION.

Keynotes

Indicated by (1) on the plan above.

1. PATCH AND REPAIR ALL (E) WALLS TO REMAIN AND PROVIDE NEW SKIM COAT WITH SMOOTH LEVEL 4 FINISH OVER EXISTING WALLS. PROVIDE NEW PAINT.
2. CONTRACTOR TO FIELD VERIFY THAT THE (E) INTERIOR WALLS ARE ONE HR. FIRE-RATED. IF THEY ARE NOT, THESE WALLS ARE TO BE REPLACED W/ ONE HR. FIRE-RATED WALLS PER WALL TYPE 'F'.
3. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN.
4. (N) (3'-0" WIDE PAIR) CLEAR ANODIZED ALUMINUM STOREFRONT DOORS.
5. (E) DOORS TO REMAIN.
6. (E) CONC. SHEAR WALL TO REMAIN. SHEAR WALL TO BE EXPOSED CONC. & SAND BLASTED AT ALL EXPOSED SIDES. CONTRACTOR TO FIELD VERIFY.
7. (E) COLUMN TO REMAIN. PROVIDE NEW PAINT, P1.
8. (E) FIRE RISER TO REMAIN.
9. LOCATION OF (E) FIRE ALARM PANEL TO REMAIN.
10. LOCATION (E) FIRE ALARM ANNUNCIATOR.
11. PROVIDE NEW DOOR, MATCH (E) DOOR WIDTH AND HEIGHT WITH CLEAR ANODIZED FRAME AND SOLID WOOD CORE DOOR WITH PLAIN SLICED WHITE MAPLE VENEER WITH CLEAR COATING. PROVIDE NEW DOOR HARDWARE. SEE DOOR SCHEDULE.
12. (E) ELECTRICAL CONDUITS TO REMAIN.
13. (E) COMPLIANT ELEVATOR TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING FOR NEW CARPET 'C1' AND C2" FINISH, NEW PLAM WALL PANELS, STAINLESS STEEL CEILING WITH 6 LED DOWNLIGHTS AND 1 STAINLESS STEEL WITH BRUSHED #4 HANDRAIL AT BACK WALL.
14. (E) PLANTER. CONTRACTOR TO VERIFY.

Wall Legend

- (E) GYP. BD. WALL TO REMAIN.
- A — TYPE A: (N) INTERIOR NON-RATED FULL HEIGHT MTL STUD WALL. SEE DETAIL 1/A9.1.
- B — TYPE B: (N) INTERIOR LOW WALL WITH ONE SIDED GYP. BD. ON MTL. STUD WALL. SEE DETAIL 5/A9.1.
- C — TYPE C: (N) INTERIOR NON-RATED MTL. STUD FURRING WALL. SEE DETAIL 3/A9.1.
- 100A — (N) DOOR DESIGNATION. SEE DOOR SCHEDULE.
- 3/A2.8 — INTERIOR ELEVATION SYMBOL

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STUDIO g ARCHITECTS

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MILPITAS, CA 95035

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05.26.2016	(1) RESPONSE TO CITY COMMENTS #1

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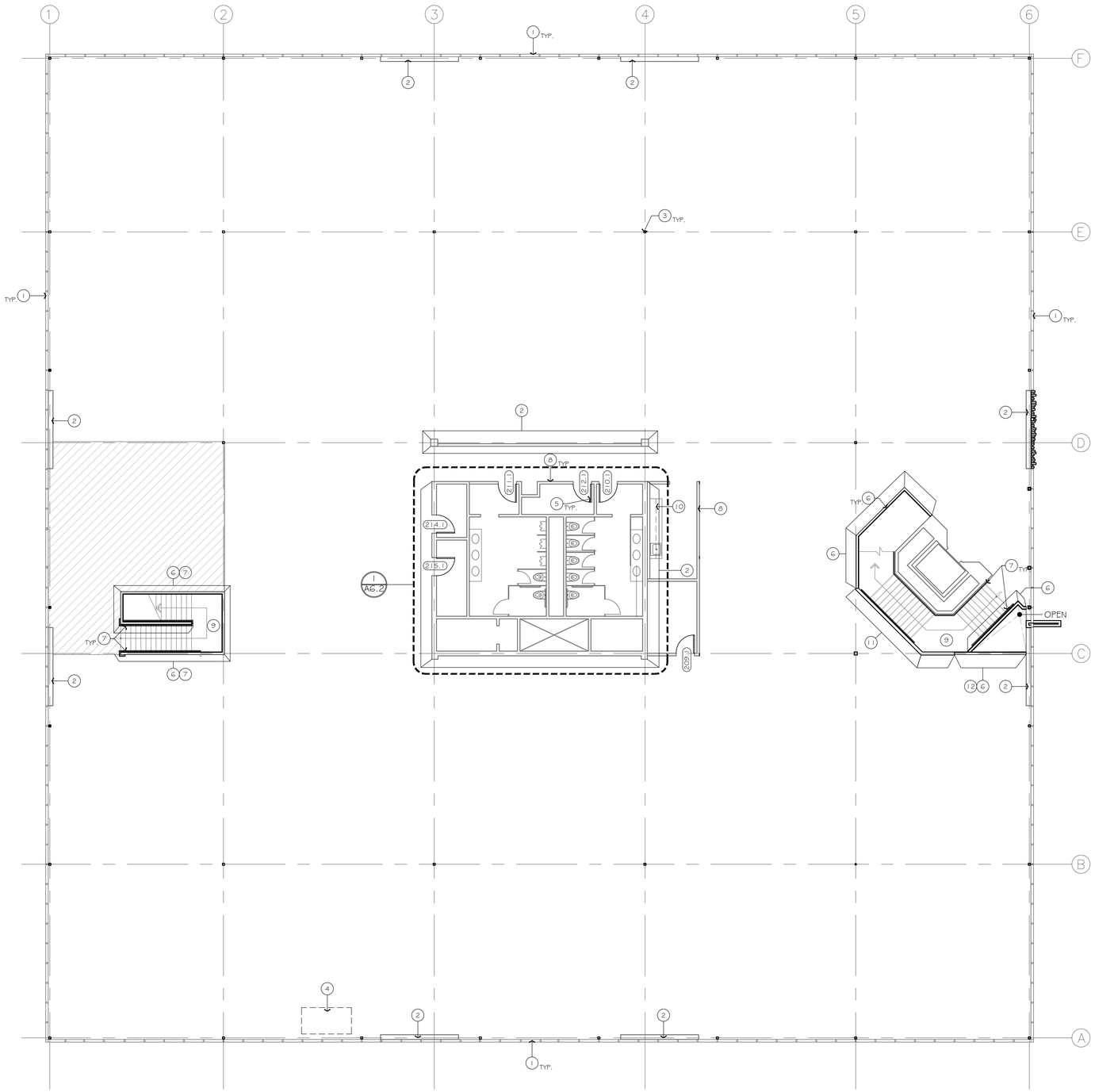
PROJECT ID	2015.176
DRAWN BY	SS

FIRST FLOOR PLAN

SHEET TITLE

SHEET NO. A1.1

PLANNING SET - NOT FOR CONSTRUCTION



1. SECOND FLOOR PLAN

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

NORTH REF.

General Notes

A. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OF ADJACENT WALL, TYPICAL UNLESS NOTED OTHERWISE.
B. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
C. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNERS REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
D. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION AS REQ'D. FOR NEW & FINISHED LOOK.
E. SEE SHEET A1.1 FOR ALL SITE WORK.
F. SEE DEMOLITION SHEETS FOR EXISTING & DEMOLITION FLOOR & SITE INFORMATION.
G. SEE DIMENSION FLOOR PLAN SHEETS FOR DIMENSIONS, U.O.N.
H. ALL WALLS: EXISTING TO REMAIN AND NEW SHALL BE SMOOTH - LEVEL 4 FINISH, TYP. (U.O.N.)
I. CONTRACTOR TO FIELD VERIFY ALL (E) DOORS & LOCKS PRIOR TO ANY CONSTRUCTION, ALL LOCKING DEVICES SHALL BE REPLACED AS REQ'D. TO MATCH TENANT MASTER LOCKING SYSTEM.
J. SEE FINISH PLANS FOR ALL FINISHES & PAINT.
K. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES, EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB- CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT & TENANT PRIOR TO CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ALL SEISMIC ANCHORAGE AND ASSOCIATED STRUCTURAL WORK.
L. ALL NEW WALLS SHALL HAVE SOUND ATTENUATING BATT INSULATION, U.O.N.
M. ALL NEW OFFICE/EXAM ROOM CEILING HEIGHT WALLS SHALL HAVE CEILING SOUND ATTENUATING BATT INSULATION 5'-0" FROM EACH SIDE OF WALL, U.O.N.
N. CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DWGS. FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, MOCK-UPS OF CEILING TILE REMOVAL & LIGHTING ABOVE GRID, IDENTIFY LOCATIONS OF CARPET REMOVAL & CEILING TILE TO BE PAINTED, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.
O. ALL WALLS ARE TYPE 'A', U.O.N.
P. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYPICAL UNLESS NOTED OTHERWISE. STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
Q. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE TENANT AND STUDIO G ARCHITECTS TO CONFIRM THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS MEETS TENANT'S APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF TENANT REQUESTS ANY CHANGE THE GENERAL CONTRACTOR SHALL NOTIFY STUDIO G ARCHITECTS BEFORE PROCEEDING WITH SUCH CHANGE.
R. WHERE " ALIGN" IS NOTED, ALIGN FINISH SURFACES.
S. VERIFY IN FIELD ALL WINDOW & SIDELITES PRIOR TO FABRICATION.

Keynotes

Indicated by (1) on the plan above.

1. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN.
2. (E) CONC. SHEAR WALL TO REMAIN. SHEAR WALL TO BE EXPOSED CONC. & SAND BLASTED. CONTRACTOR TO FIELD VERIFY.
3. (E) COLUMN TO REMAIN. PROVIDE NEW PAINT, P1.
4. CONTRACTOR TO VERIFY LOCATION OF EXISTING FIRE RISER TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION.
5. PROVIDE NEW DOOR(S). MATCH EXISTING DOOR WIDTH AND HEIGHT WITH CLEAR ANODIZED FRAME AND SOLID WOOD CORE DOOR WITH PLAIN SLICED WHITE MAPLE VENEER WITH CLEAR COATING. PROVIDE NEW DOOR HARDWARE. SEE DOOR SCHEDULE.
6. NEW 42" HIGH STEEL GUARDRAILS WITH BASE PLATE , TOP PLATE AND WOOD CAP. PROVIDE 1/4" STEEL ROD BETWEEN VERTICAL POSTS.
7. PROVIDE NEW STAINLESS STEEL BRUSHED #4 HANDRAILS AT 36" HIGH AT STAIRS.
8. PATCH AND REPAIR ALL WALLS TO REMAIN AND PROVIDE NEW SKIM COAT WITH SMOOTH FINISH OVER EXISTING WALLS. PROVIDE NEW PAINT.
9. (E) STAIRS TO REMAIN. PROVIDE NEW CARPET.
10. EXISTING UPPER AND LOWER CASEWORK WITH SINK TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO REMOVE AND PROVIDE NEW UPPER AND LOWER P-LAM CASEWORK WITH STAINLESS STEEL SINKS AND FAUCETS, AND SOLID STONE COUNTERTOP AND 4" BACKSPLASH.
11. NEW 42" A.F.F HIGH LOW WALL GUARDRAIL WITH WOOD CAP TO MATCH WITH (N) STEEL GUARDRAIL WOOD CAP AND PAINT (E) WALLS.
12. CONTRACTOR TO PROVIDE BASE BID FOR THIS PORTION OF (N) GUARDRAIL WITH WOOD CAP TO MATCH WITH (N) STEEL GUARDRAIL WOOD CAP AND PAINT NEW WALLS. PROVIDE ALTERNATE PRICING TO PROVIDE 42" HIGH STEEL GUARDRAIL. SEE NOTE #6. VERIFY IN FIELD.

Wall Legend

- (E) GYP. BD. WALL TO REMAIN.
- A — TYPE A: (N) INTERIOR NON-RATED FULL HEIGHT MTL STUD WALL. SEE DETAIL 1/A9.1 .
- B — TYPE B: (N) INTERIOR LOW WALL WITH ONE SIDED GYP. BD. ON MTL. STUD WALL. SEE DETAIL 5/A9.1 .
- C — TYPE C: (N) INTERIOR NON-RATED MTL. STUD FURRING WALL. SEE DETAIL 3/A9.1 .
- 100A — (N) DOOR DESIGNATION. SEE DOOR SCHEDULE.
- 3/A2.8 — INTERIOR ELEVATION SYMBOL

PLANNING SET - NOT FOR CONSTRUCTION

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DATE	9/16/2015
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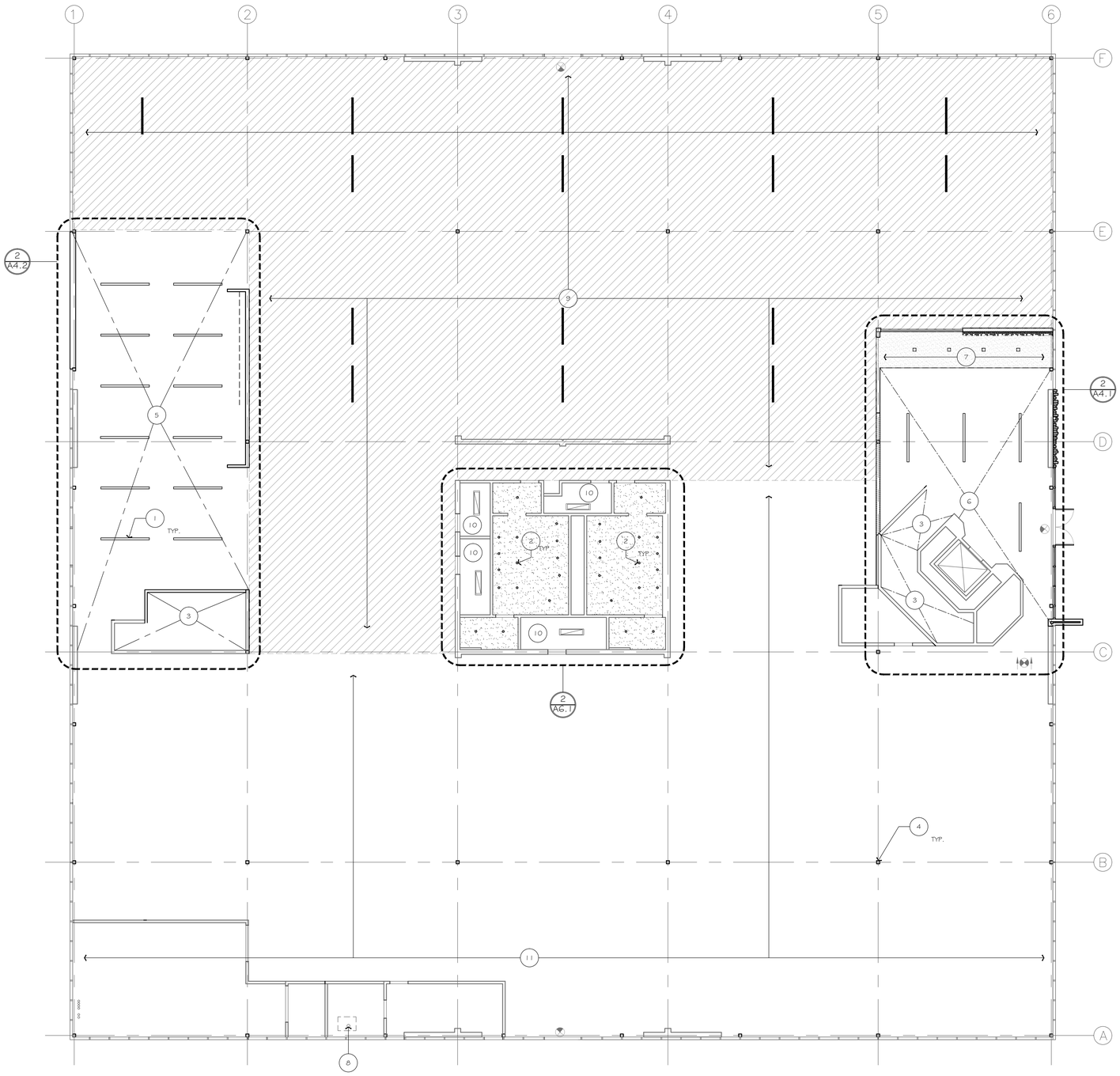
PROJECT ID	2015.176
DRAWN BY	SS

SECOND FLOOR PLAN

SHEET TITLE

SHEET NO. A1.2



1. FIRST FLOOR RCP

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

NORTH REF.

General Notes

A. REFER TO SHEET A0.1 FOR GENERAL NOTES & ABBREVIATIONS.

B. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL RECESSED DOWNLIGHTS/WALL WASHERS SHALL BE CENTERED IN THE VISUAL TILE PATTERN, U.O.N.

C. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT APPROVAL. NOTE: SUSPENDED T-BAR CEILING TO BE LOCATED AS HIGH AS POSSIBLE.

D. EMERGENCY LIGHTING SHALL BE PROVIDED BY SPECIFIED FIXTURES WITH INTEGRAL 'BODINE' TYPE BALLASTS PER 2013 CBC SEC. 1006. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY 2013 C.B.C. SEC. 1011.7 FOR "A" OCCUPANCIES.

E. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.

F. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED PER DETAIL 1/A9.4.

G. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS/FIXTURES.

H. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.

I. HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK AS REQUIRED TO MEET TITLE 24 REQUIREMENTS. LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

J. SEE MECHANICAL DRAWINGS FOR HVAC DUCTING.

K. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. DOUBLE SWITCH EACH FIXTURE SEPARATELY, ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.

L. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED PER NEW PLAN. FIRE SPRINKLERS SHALL BE UNDER SEPARATE SUBMITTAL BY OTHER.

M. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.

N. SEE DEMOLITION SHEETS FOR ADDITIONAL EXISTING INFO.

O. WHERE NEW CEILING TILES REQUIRE TRIMMING OR CUTTING FOR INSTALLATION THE EXPOSED EDGES OF THE CUT TILE SHALL BE PAINTED, PER THE CEILING TILE MANUFACTURES PRINTED DIRECTIONS, TO MATCH THE FACE OF THE CEILING TILE, TYPICAL.

P. (N) SEISMIC RESTRAINT BRACING: IN ALL ROOMS LARGER THAN 144 SF., INSTALL A 12'-0" x 12'-0" BRACING GRID, BEGINNING AT THE PERIMETER GRID MEMBERS, CONSISTING OF (4) NO. 12 GA WIRES SECURED TO THE MAIN RUNNER WITHIN 2'-0" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EA. OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE CEILING PLANE. INSTALL COMPRESSION BRACE AT EA. GRID POINT TO COMPLY W/ ASTM C635 / ASTM C636. SEE DETAIL 3/A9.3. CONTRACTOR TO FIELD VERIFY.

Keynotes

Indicated by (1) on the plan above.

1. (N) LIGHT FIXTURE. SEE LEGEND.
2. (N) RECESSED DOWNLIGHT TO BE INSTALLED WHERE (E) LIGHT FIXTURES IS REMOVED.
3. (E) STAIRWELL. OPEN TO ABOVE.
4. (E) T.S. COL. TO REMAIN.
5. OPEN TO (E) DECK ABOVE. SPRAY ALL (E) STRUCTURE, CONDUITS, PIPING, SPRINKLER PIPES, ETC. AND CAP SHEET P1 - AS MANY COATS AS REQUIRED FOR FULL COVERAGE. PROVIDE (N) ARCHITECTURAL GRADE GALVANIZED SPIRAL DUCT FOR HVAC DISTRIBUTION. BOTTOM OF (N) DUCTS TO BE AT 11'-6" A.F.F. INSTALL SUSPENDED LINEAR LIGHT FIXTURE AND DECORATIVE PENDANTS.
6. OPEN TO (E) DECK ABOVE. SPRAY ALL (E) STRUCTURE, CONDUITS, PIPING, SPRINKLER PIPES, ETC. AND CAP SHEET P1 - AS MANY COATS AS REQUIRED FOR FULL COVERAGE.
7. (N) GYP. BD. CEILING SOFFIT.
8. (E) FIRE SPRINKLER RISER TO REMAIN.
9. HATCHED AREA INDICATES OPEN TO (E) DECK ABOVE. CONTRACTOR TO PROVIDE MINIMUM LIGHTING REQ'D WITH LIGHTING FIXTURE TYPE E (SEE CEILING LEGEND) TO MEET CODE. PROVIDE NONFUNCTIONAL ARCHITECTURAL GRADE SPIRAL DUCTING AT THIS AREA WITH DIFFUSERS AND PROVIDE ALTERNATE PRICING TO PAINT ENTIRE BOTTOM OF FLOOR DECK, CONDUITS, PIPING, SPRINKLER PIPES, ETC., AND MASK OFF (E) G.L.B.
10. (E) GYP. BD. CEILING TO REMAIN WITH (E) LIGHT FIXTURE TO REMAIN.
11. OPEN TO (E) DECK ABOVE. NO NEW LIGHT FIXTURES

Ceiling Legend

(N) GYP. BD. CEILING, 5/8" GYP.BD. WITH LEVEL 4 SMOOTH FINISH. PAINT P1 U.O.N. SEE DETAILS 8, 11 & 12/A9.2.

(N) OR (E) EXIT LIGHT.
TYPE A: EXITRONIX - ACRYLIC EDGELIT EXIT #5902-R-WB-GM-BA (SINGLE FACE, GREEN / CLEAR LETTERING) BRUSHED ALUM. HOUSING (UNV) OR 355903-R-WB-GM-BA (DUAL FACE, GREEN / MIRROR LETTERING) BRUSHED ALUM. HOUSING (UNV). SEE EXITING PLAN. PROVIDE BASE BID: SALVAGE (E) EXIT LIGHT FOR FUTURE REUSE.

LIGHT FIXTURE TYPE B: (N) EXTERIOR LED DOWNLIGHTS. HALO. FIXTURE DIAMETER 6 TRIM TO MATCH (E). SEE ELECT. DWGS.

LIGHT FIXTURE TYPE C: FOR RESTROOMS (N) INTERIOR 4" DIA. LED DOWNLIGHTS. HALO. H4 LED DOWNLIGHTS W/ WHITE TRIM. SEE ELECT. DWGS.

LIGHT FIXTURE TYPE D: (N) 6" X 6" SQUARE LED DOWNLIGHT. SPECTRUM LIGHTING INC., OS SERIES SEE ELECT. DWGS.

LIGHT FIXTURE TYPE E: (N) PENDANT LIGHT FIXTURE. NULITE LIGHTING, THE NULITE - REGOLO SERIES (4), 900 LUMEN VERSION. 12' A.F.F

LIGHT FIXTURE TYPE F: (N) PENDANT LIGHT FIXTURE. FINELITE LIGHTING, HP-2 - INDIRECT (15),

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MARKET READY for

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12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
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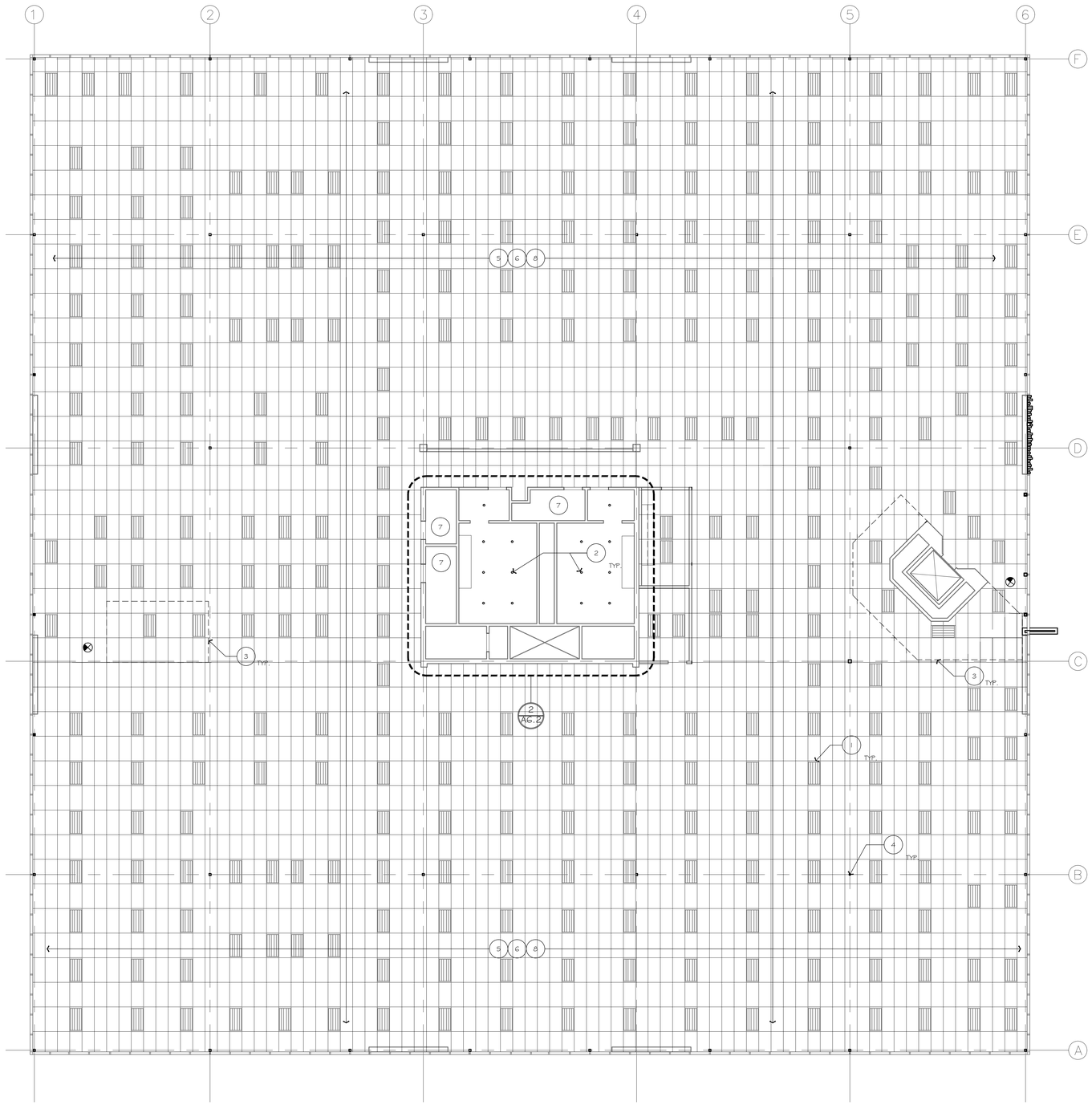
FIRST FLOOR RCP

SHEET TITLE

SHEET NO. AC1.1



1. SECOND FLOOR RCP

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

NORTH REF.

General Notes

A. REFER TO SHEET A0.1 FOR GENERAL NOTES & ABBREVIATIONS.

B. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL RECESSED DOWNLIGHTS/WALL WASHERS SHALL BE CENTERED IN THE VISUAL TILE PATTERN, U.O.N.

C. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT APPROVAL. NOTE: SUSPENDED T-BAR CEILING TO BE LOCATED AS HIGH AS POSSIBLE.

D. EMERGENCY LIGHTING SHALL BE PROVIDED BY SPECIFIED FIXTURES WITH INTEGRAL BODINE TYPE BALLASTS PER 2013 CBC SEC. 1006. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY 2013 C.B.C. SEC. 1011.7 FOR "A" OCCUPANCIES.

E. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.

F. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED PER DETAIL 1/A9.4.

G. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS/FIXTURES.

H. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.

I. HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK AS REQUIRED TO MEET TITLE 24 REQUIREMENTS. LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

J. SEE MECHANICAL DRAWINGS FOR HVAC DUCTING.

K. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. DOUBLE SWITCH EACH FIXTURE SEPARATELY, ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.

L. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED PER NEW PLAN. FIRE SPRINKLERS SHALL BE UNDER SEPARATE SUBMITTAL BY OTHER.

M. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.

N. SEE DEMOLITION SHEETS FOR ADDITIONAL EXISTING INFO.

O. WHERE NEW CEILING TILES REQUIRE TRIMMING OR CUTTING FOR INSTALLATION THE EXPOSED EDGES OF THE CUT TILE SHALL BE PAINTED, PER THE CEILING TILE MANUFACTURES PRINTED DIRECTIONS, TO MATCH THE FACE OF THE CEILING TILE, TYPICAL.

P. (N) SEISMIC RESTRAINT BRACING: IN ALL ROOMS LARGER THAN 144 SF., INSTALL A 12'-0" x 12'-0" BRACING GRID, BEGINNING AT THE PERIMETER GRID MEMBERS, CONSISTING OF (4) NO. 12 GA WIRES SECURED TO THE MAIN RUNNER WITHIN 2'-0" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EA. OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE CEILING PLANE. INSTALL COMPRESSION BRACE AT EA. GRID POINT TO COMPLY W/ ASTM C635 / ASTM C636. SEE DETAIL 3/A9.3. CONTRACTOR TO FIELD VERIFY.

Keynotes

Indicated by (1) on the plan above.

1. (E) LIGHT FIXTURE TO REMAIN.
2. (E) LIGHT FIXTURES TO REMAIN.
3. DASHED LINES DENOTE STAIR OPENING/PERIMETER BELOW.
4. (E) T.S. COL. TO REMAIN.
5. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO RAISE CEILING TO 10'-0" A.F.F. WITH NEW CEILING GRID, CEILING TILE AND LIGHTS. SEE CEILING LEGEND. PROVIDE 5'-0" PERIMETER SOFFIT WITH LIGHT FIXTURE TYPE "D" AT EVERY 6'-0" O.C., CONTRACTOR TO FIELD VERIFY EXISTING PERIMETER KICKER, ADJUST AS NECESSARY TO CONCEAL ABOVE NEW SOFFIT.
6. (E) TBAR GRID, CEILING TILES & LIGHTING TO REMAIN. PATCH AND REPAIR/REPLACE ALL SCARS, AND ANY DAMAGED GRIDS AND TILES AS REQUIRED TO MATCH WITH EXISTING ADJACENT.
7. (E) GYP. BD. CEILING TO REMAIN WITH (E) LIGHT FIXTURE TO REMAIN. PROVIDE NEW PAINT AT EXISTING GYP. BD. CEILING.
8. CLEAN ALL EXISTING HVAC GRILLES. REPLACE IF REQUIRED.

Ceiling Legend

(E) SUSPENDED CEILING SYSTEM GRID TO REMAIN. (N) ARMSTRONG DUNE SECOND LOOK, TEGULAR 2' x 4' CEILING TILES.SEE DETAILS 3,4 & 9/A9.2.

+10'-0" CEILING HEIGHT DESIGNATION

(N) OR (E) EXIT LIGHT. TYPE A: EXITRONIX - ACRYLIC EDGELIT EXIT #5902-R-WB-GM-BA (SINGLE FACE, GREEN / CLEAR LETTERING) BRUSHED ALUM. HOUSING (UNV) OR 5559103-R-WB-GM-BA (DUAL FACE, GREEN / MIRROR LETTERING) BRUSHED ALUM. HOUSING (UNV). SEE EXITING PLAN. PROVIDE BASE BID: SALVAGE (E) EXIT LIGHT FOR FUTURE REUSE.

(E) 2' X 4' LIGHT FIXTURE TO REMAIN.

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MARKET READY for

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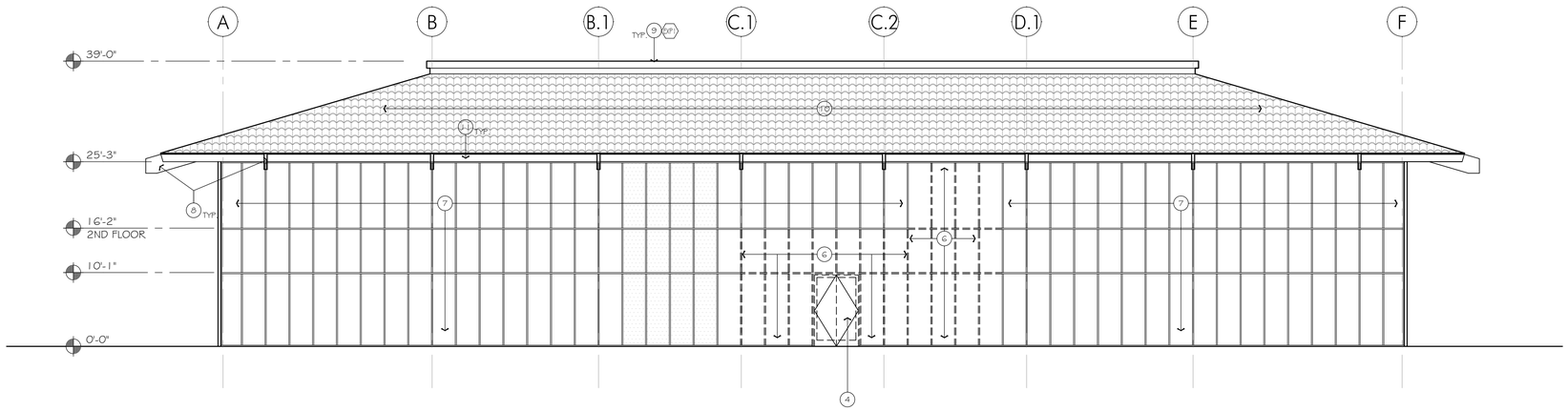
DRAWN BY	SS

SECOND FLOOR RCP

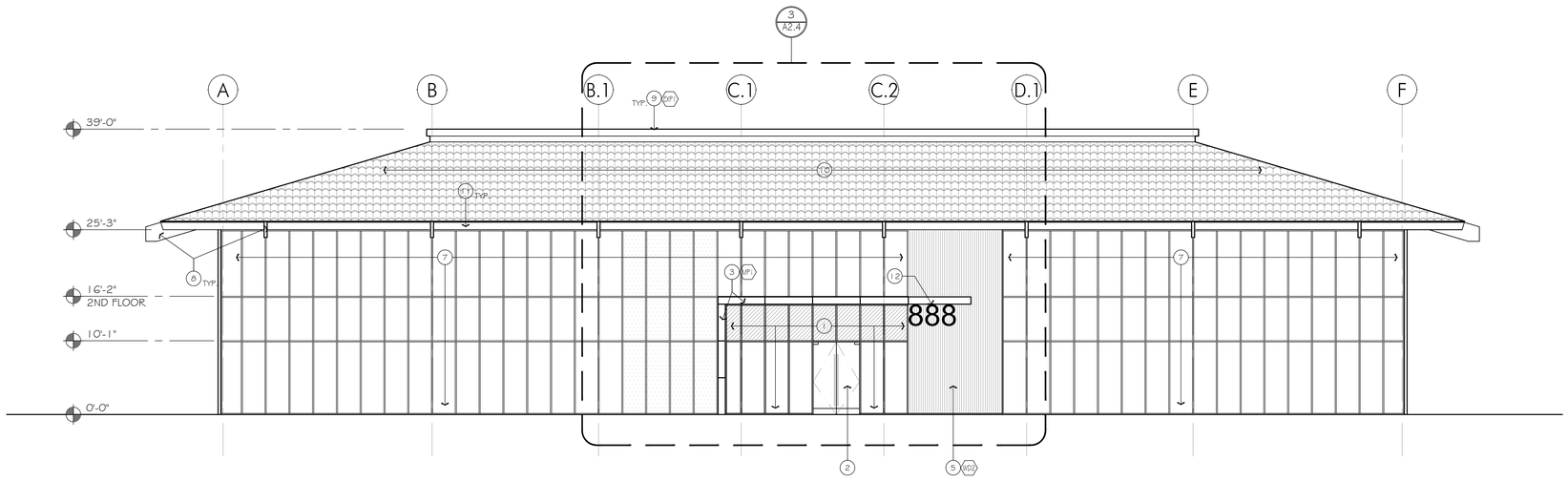
SHEET TITLE

SHEET NO. AC1.2



1. EXTERIOR EAST ELEVATION - DEMOLITION

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



2. EXTERIOR EAST ELEVATION - NEW

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

General Notes

Keynotes

Indicated by (1) on the plan above.

1. (N) ANODIZED ALUM. STOREFRONT WINDOW SYSTEM W/ SOLARBAN INSULATED GLAZING TO MATCH (E).
2. (N) ALUM. STOREFRONT DOORS.
3. (N) ALUM. METAL PANEL CLADDING ON METAL FRAMED WALL.
4. REMOVE (E) STOREFRONT DOORS AND PREP FOR NEW ALUM. STOREFRONT DOORS.
5. (N) IPE WD STUDS OVER METAL STUD FRAMING.
6. REMOVE (E) STOREFRONT WINDOW AND PREP FOR NEW STOREFRONT WINDOW SYSTEM.
7. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PAINT EXISTING MULLIONS AND NEW CAULKING.
8. (E) PORTION OF GLULAM ROOF BEAM TO REMAIN.
9. (E) PARAPET ROOF TO REMAIN. PROVIDE NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA. PROVIDE 4X4 BRUSHOUTS FOR OWNER TO REVIEW AND APPROVAL.
10. (E) CLAY TILE ROOF TO REMAIN.
11. (E) PAINTED GUTTER TO REMAIN.
12. SIGN CONTRACTOR TO PROVIDE CUSTOM CUT OUT OF SHEET ALUMINUM FOR 3'-0" HIGH X 4" THICK ADDRESS NUMBERS. PROVIDE KYNAR METALLIC PAINT. COLOR TO MATCH "MP2". GRIND AND SMOOTH ALL NEEDS. PROVIDE SHOP DRAWINGS FOR ARCHITECT AND OWNER TO REVIEW AND APPROVE.

Finish Legend

WD2 — WD - OUTSIDE LOBBY
TYPE: IPE WD, EXTERIOR PREMIUM GRADE
FINISH: DARK STAINED
SIZE: 2X

MP1 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: MICA MZG GREY 4mm

MP2 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: HYE YELLOW 4mm

EXP1 — EXTERIOR PAINT #1 - PARAPET
NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA

New Storefront Glass Legend

G1 - CLEAR TEMPERED GLAZING - SOLARBAN 70 OR EQUAL

G2 - CLEAR TEMPERED GLAZING W/ FROSTED FILM - OLD CASTLE - WHITE LAMINATE TWG5. WHITE +30. CONTRACTOR TO SUBMIT SAMPLES TO ARCHITECT FOR REVIEW & APPROVAL.

PLANNING SET - NOT FOR CONSTRUCTION

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PROJECT ADDRESS

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MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

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4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

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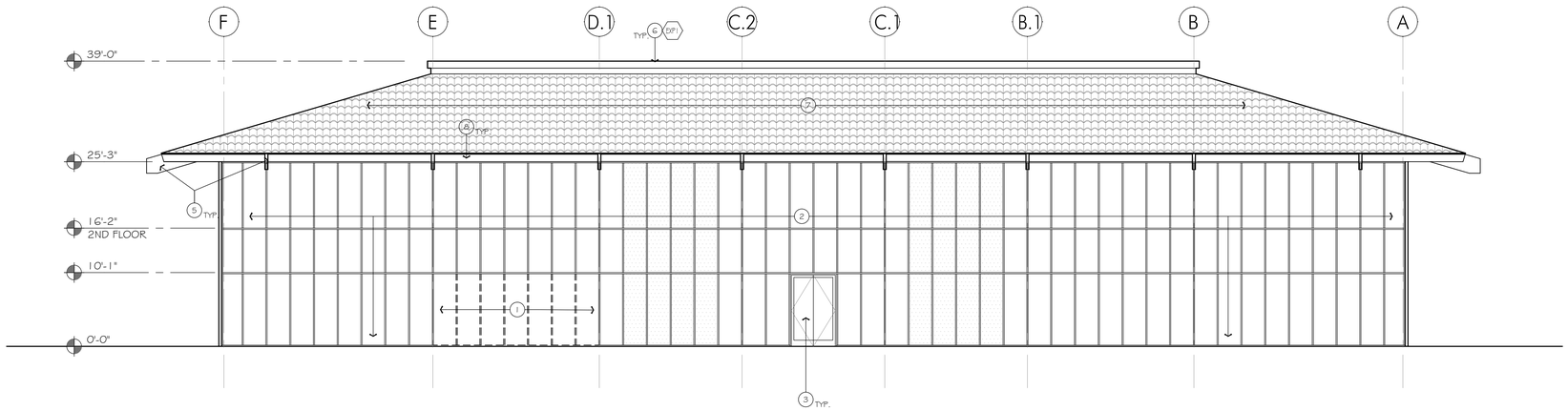
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

EXTERIOR ELEVATIONS

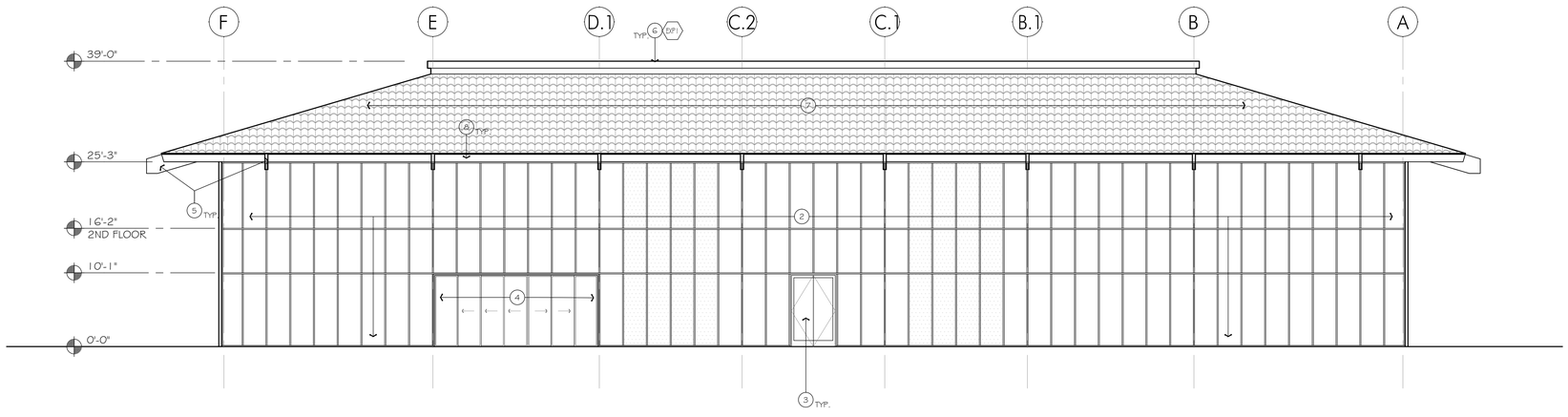
SHEET TITLE

SHEET NO. A2.1



1. EXTERIOR WEST ELEVATION - DEMOLITION

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



2. EXTERIOR WEST ELEVATION - NEW

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

General Notes

Keynotes

Indicated by (1) on the plan above.

1. REMOVE (E) STOREFRONT WINDOW AND PREP FOR NEW CLEAR ANODIZED GLASS SLIDERS.
2. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PAINT EXISTING MULLIONS AND NEW CAULKING.
3. (E) ALUM. STOREFRONT DOOR TO REMAIN.
4. (N) CLEAR ANODIZED GLASS SLIDERS SEE SHEET A1.1 FLOOR PLAN & SHEET A8.1 DOOR & FRAME SCHEDULE.
5. (E) PORTION OF GLULAM ROOF BEAM TO REMAIN.
6. (E) PARAPET ROOF TO REMAIN. PROVIDE NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA. PROVIDE 4X4 BRUSHOUTS FOR OWNER TO REVIEW AND APPROVAL.
7. (E) CLAY TILE ROOF TO REMAIN.
8. (E) PAINTED GUTTER TO REMAIN.

Finish Legend

WD2 — WD - OUTSIDE LOBBY.
TYPE: IPE WD, EXTERIOR PREMIUM GRADE
FINISH: DARK STAINED
SIZE: 2X

MP1 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: MICA MZG GREY 4mm

MP2 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: HYE YELLOW 4mm

EXP1 — EXTERIOR PAINT #1 - PARAPET
NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA

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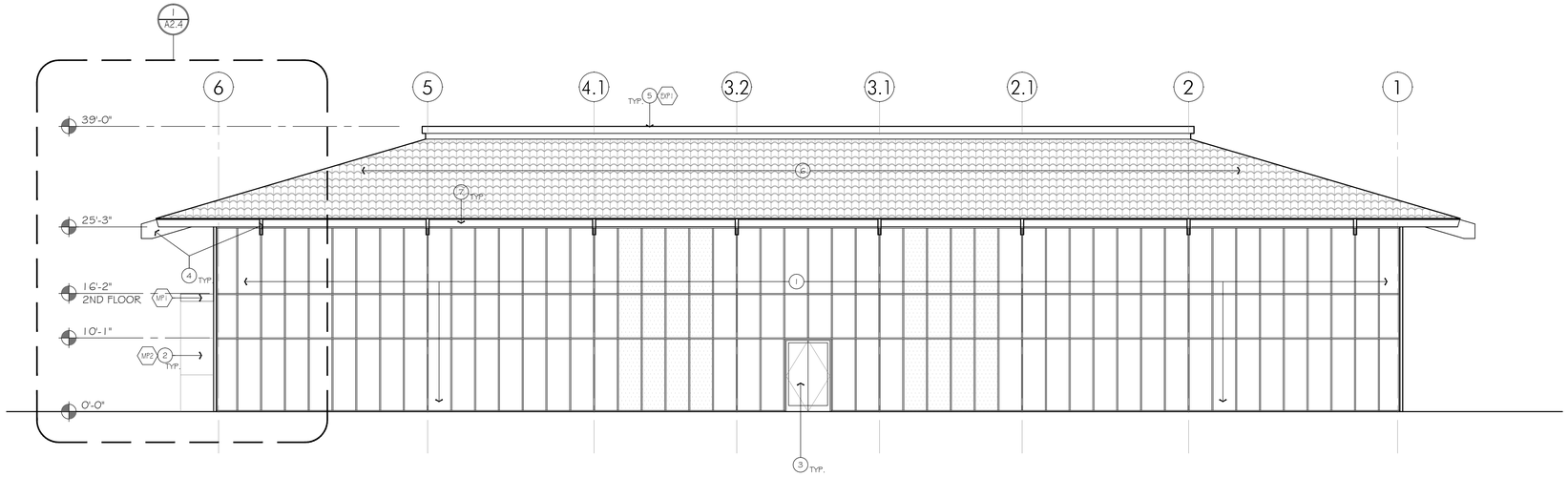
EXTERIOR ELEVATIONS

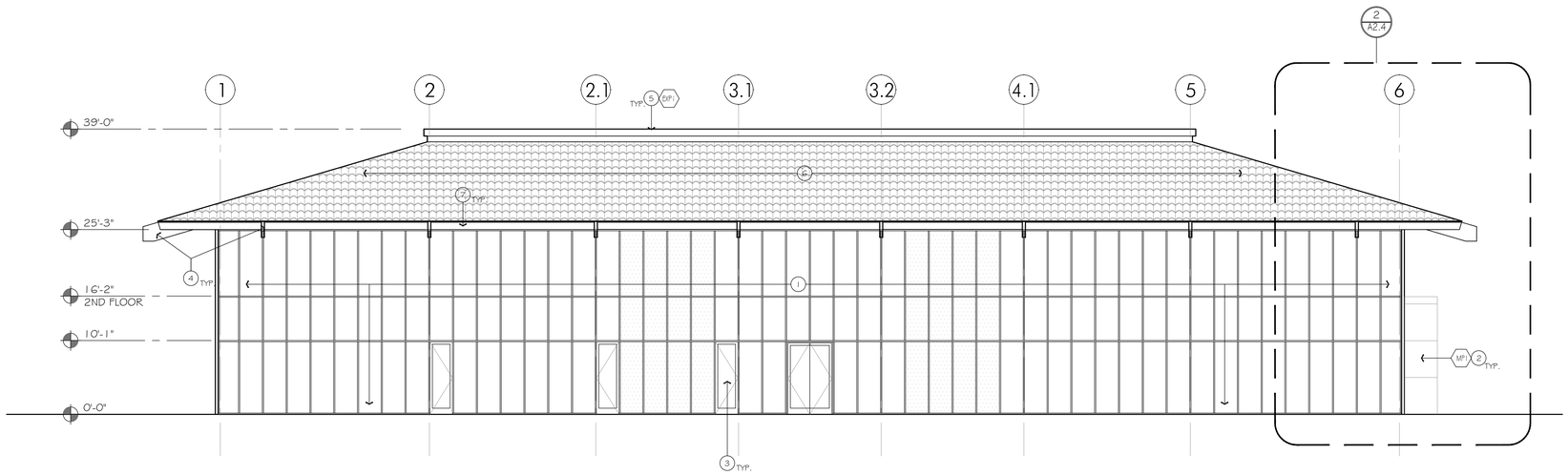
SHEET TITLE

SHEET NO. A2.2



1. EXTERIOR NORTH ELEVATION - EXISTING

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



2. EXTERIOR SOUTH ELEVATION - EXISTING

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

General Notes

Keynotes

Indicated by (1) on the plan above.

1. (E) STOREFRONT WINDOW SYSTEM TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PAINT EXISTING MULLIONS AND NEW CAULKING
2. (N) ALUM. METAL PANEL CLADDING ON METAL FRAMED WALL.
3. (E) ALUM. STOREFRONT DOOR TO REMAIN.
4. (E) PORTION OF GLULAM ROOF BEAM TO REMAIN.
5. (E) PARAPET ROOF TO REMAIN. PROVIDE NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA. PROVIDE 4X4 BRUSHOUTS FOR OWNER TO REVIEW AND APPROVAL.
6. (E) CLAY TILE ROOF TO REMAIN.
7. (E) PAINTED GUTTER TO REMAIN.

Finish Legend

WD2 — WD - OUTSIDE LOBBY:
TYPE: IPE WD, EXTERIOR PREMIUM GRADE
FINISH: DARK STAINED
SIZE: 2X

MP1 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: MICA MZG GREY 4mm

MP2 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: HYE YELLOW 4mm

EXP1 — EXTERIOR PAINT #1 - PARAPET
NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA

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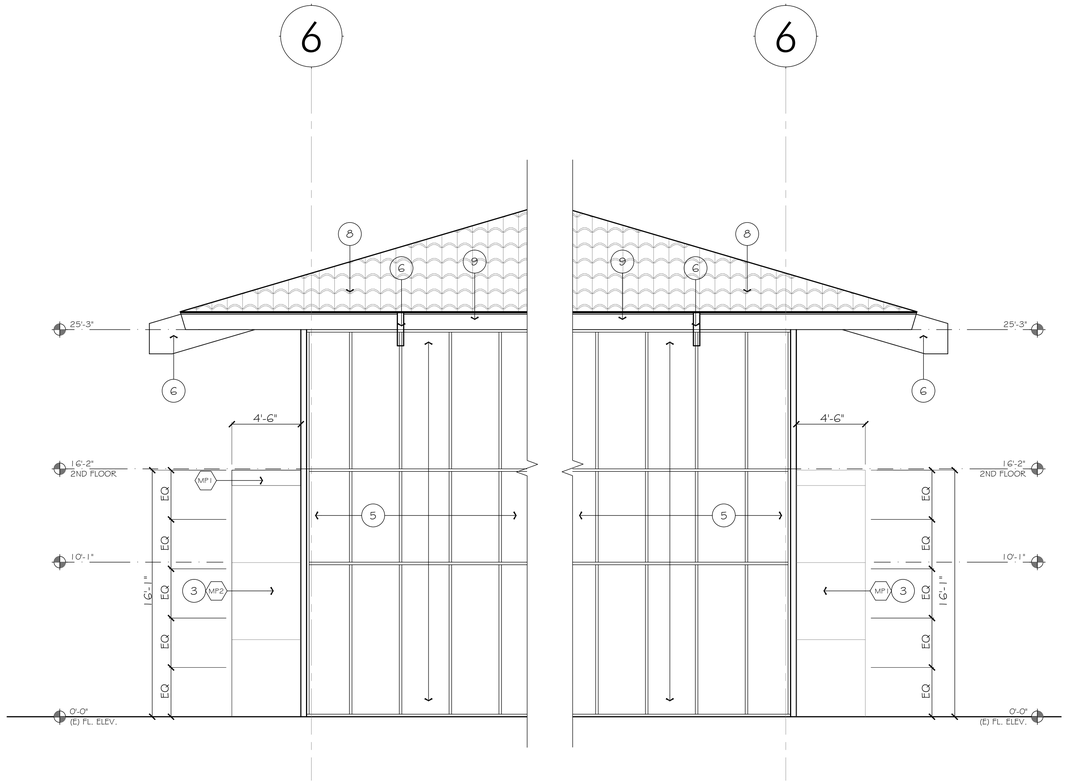
EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO. A2.3

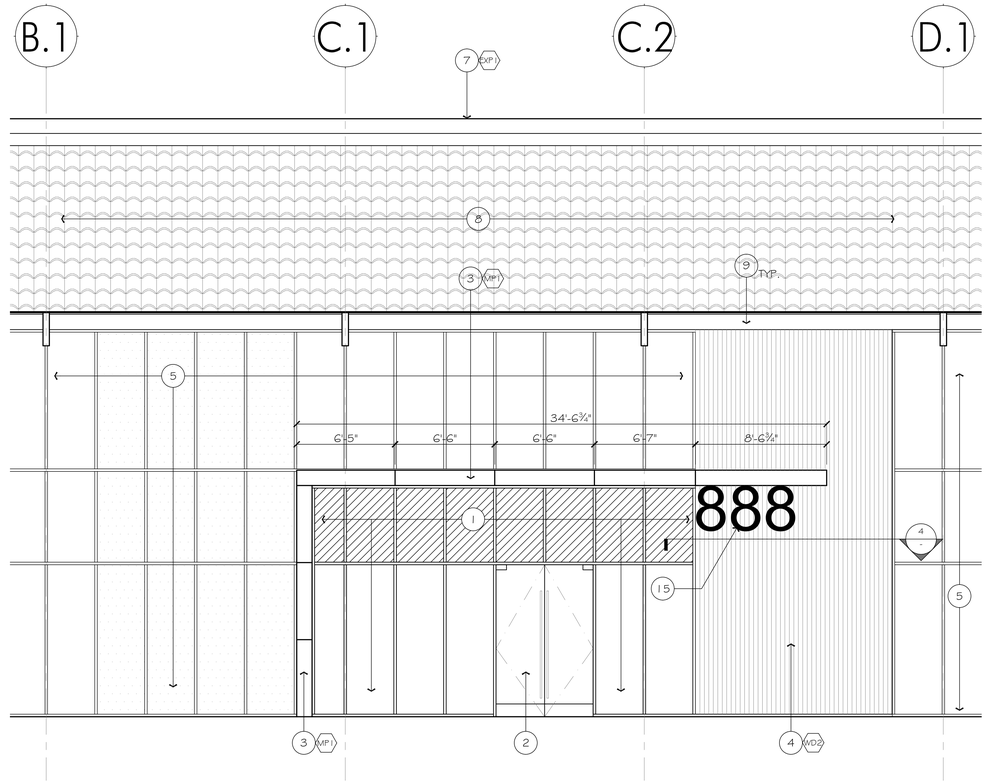


1. ENLARGED PARTIAL NORTH ELEV.

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

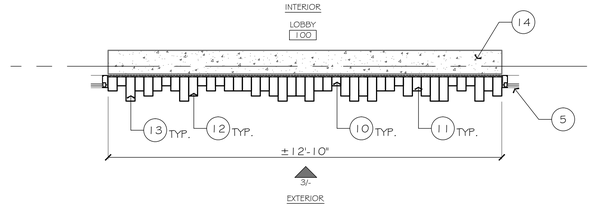
2. ENLARGED PARTIAL SOUTH ELEV.

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



3. ENLARGED PARTIAL EAST ELEV.

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



4. ENLARGED FLOOR PLAN: EXTERIOR 'IPE' WD WALL

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

General Notes

1. REFER TO THE FOLLOWING:
   A.) SHEET A0.1 FOR GENERAL NOTES, SYMBOLS & ABBREVIATIONS.
   B.) SHEET A1.1 & A1.2 FLOOR PLAN & SHEET A8.1 DOOR & WINDOW SCHEDULE FOR DOOR & WINDOW INFORMATION.
   C.) SHEET AC1.1 & AC1.2 REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
   D.) SHEET AF1.1 & AF1.2 FINISH FLOOR PLAN FOR FINISH NOTES.

CONTRACTOR TO COMPLY WITH 2013 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR EXISTING BUILDINGS, SECTIONS: MATERIAL CONSERVATION & RESOURCE EFFICIENCY (5.713), ENVIRONMENTAL QUALITY (5.714). SEE SHEET A0.2

NOTE: CONTRACTOR TO REVIEW FINISH LAYOUT WITH ARCHITECT PRIOR TO ANY CONSTRUCTION.

SUBMIT (3) COPIES OF FINISH SAMPLES OF ALL MATERIALS FOR ARCHITECTS REVIEW.

Keynotes

Indicated by (1) on the plan above.

1. (N) ANODIZED ALUM. STOREFRONT WINDOW SYSTEM W/ SOLARBAN INSULATED GLAZING TO MATCH (E).
2. (N) ALUM. STOREFRONT DOORS.
3. (N) ALUM. METAL PANEL CLADDING ON METAL FRAMED WALL.
4. (N) IPE WD STUDS OVER METAL STUD FRAMING.
5. (E) ALUM. STOREFRONT WINDOW SYSTEM TO REMAIN. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PAINT EXISTING MULLIONS AND NEW CAULKING.
6. (E) PORTION OF GLULAM ROOF BEAM TO REMAIN.
7. (E) PARAPET ROOF TO REMAIN. PROVIDE NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA. PROVIDE 4X4 BRUSHOUTS FOR OWNER TO REVIEW AND APPROVAL.
8. (E) CLAY TILE ROOF TO REMAIN.
9. (E) PAINTED GUTTER TO REMAIN.
10. (N) 3X4 EXTERIOR 'IPE' WD.
11. (N) 3X6 EXTERIOR 'IPE' WD.
12. (N) 3X8 EXTERIOR 'IPE' WD.
13. (N) 3X10 EXTERIOR 'IPE' WD.
14. (E) CONC. SHEAR WALL TO REMAIN.
15. SIGN CONTRACTOR TO PROVIDE CUSTOM CUT OUT OF SHEET ALUMINUM FOR 3'-0" HIGH X 4" THICK ADDRESS NUMBERS. PROVIDE KYNAR METALLIC PAINT. COLOR TO MATCH "MP2". GRIND AND SMOOTH ALL NEEDS. PROVIDE SHOP DRAWINGS FOR ARCHITECT AND OWNER TO REVIEW AND APPROVE.

Finishl Legend

WD2 — WD - OUTSIDE LOBBY.
TYPE: IPE WD, EXTERIOR PREMIUM GRADE
FINISH: DARK, STAINED
SIZE: 2X

MP1 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: MICA MZG GREY 4mm

MP2 — EXTERIOR METAL PANEL
MANUFACTURER: ALPOLIC
STYLE: HYE YELLOW 4mm

EXP — EXTERIOR PAINT #1 - PARAPET
NEW PAINT TO MATCH EXTERIOR EXISTING WOOD BEAMS AND FASCIA

New Storefront Glass Legend

G1 - CLEAR TEMPERED GLAZING - SOLARBAN 70 OR EQUAL

G2 - CLEAR TEMPERED GLAZING W/ FROSTED FILM - OLD CASTLE - WHITE LAMINATE TWG5. WHITE +30. CONTRACTOR TO SUBMIT SAMPLES TO ARCHITECT FOR REVIEW & APPROVAL.

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

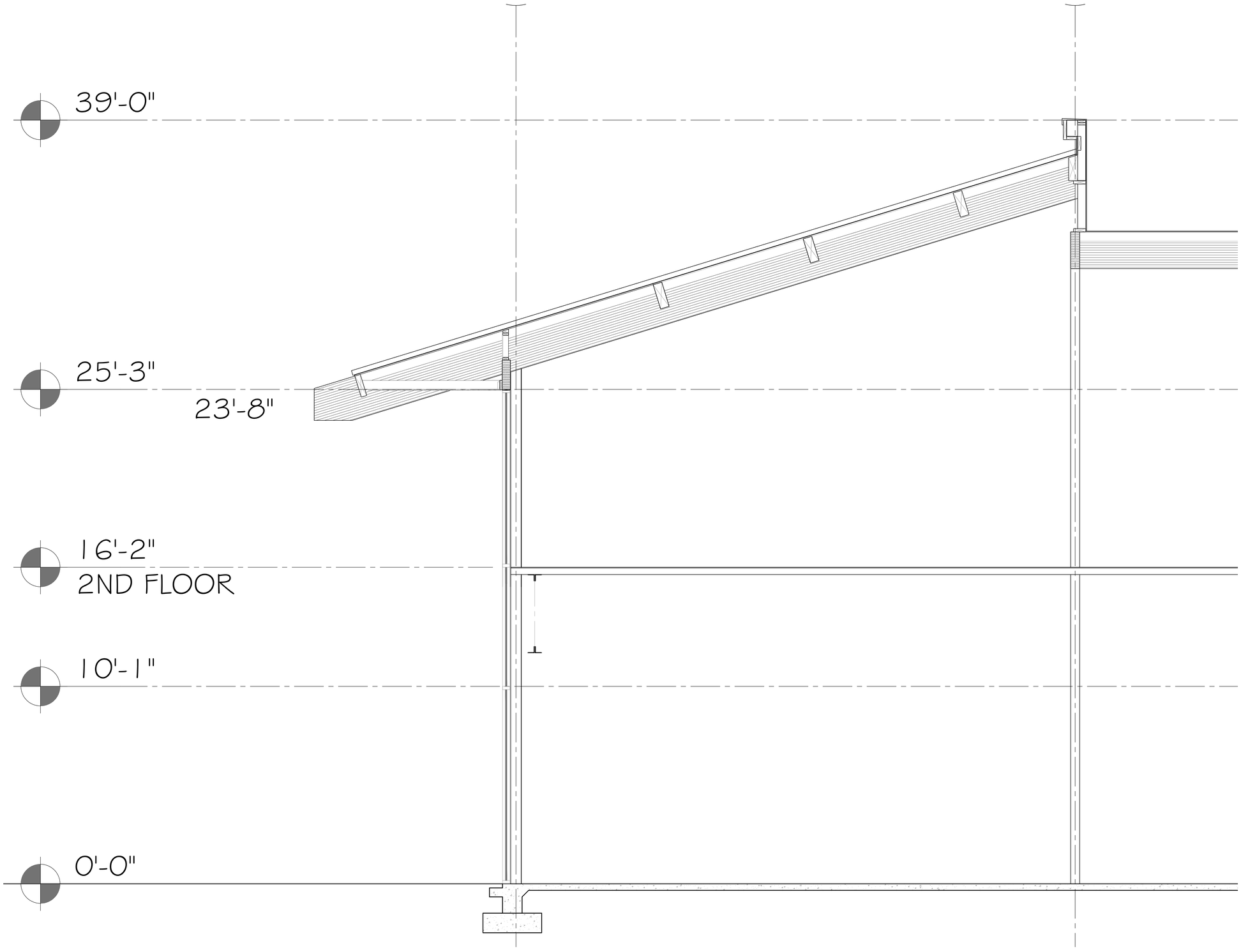
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED LOBBY PLANS

SHEET TITLE

SHEET NO. A2.4



1. SECTION THRU EXTERIOR WALL

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

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g
ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

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05.26.2016	RESPONSE TO CITY COMMENTS #1

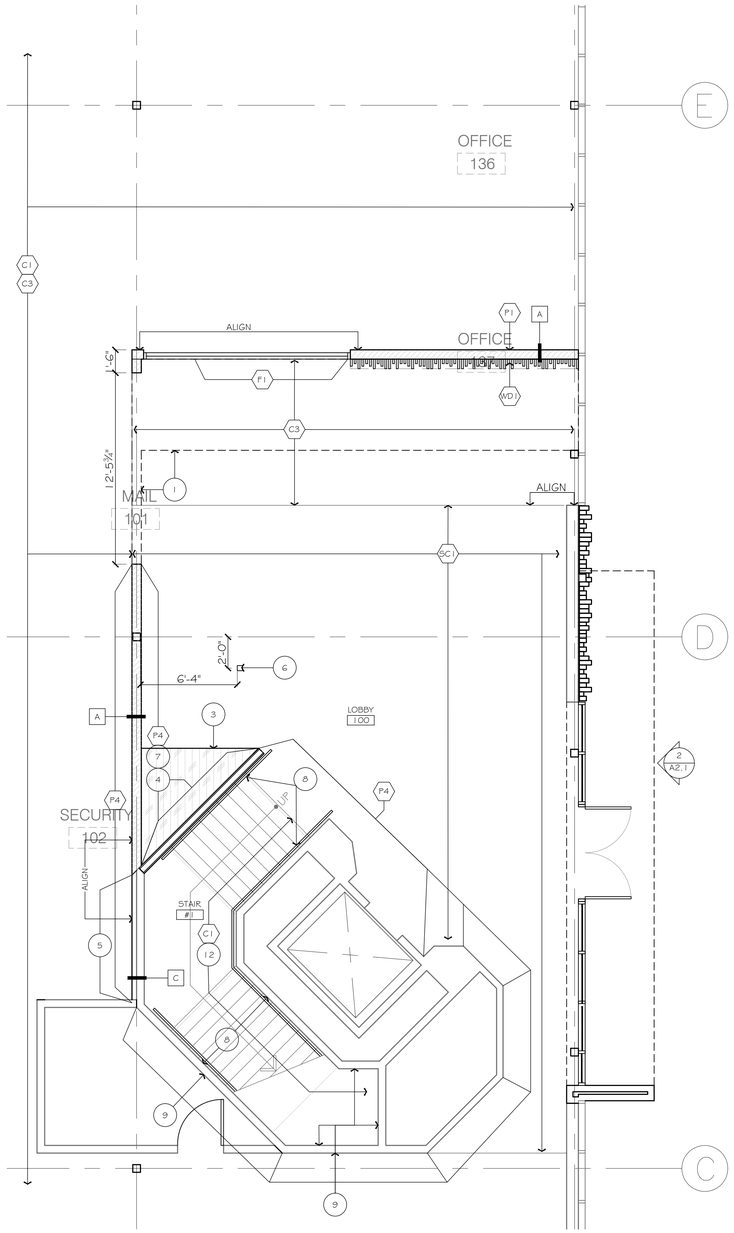
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED
WALL SECTIONS

SHEET TITLE

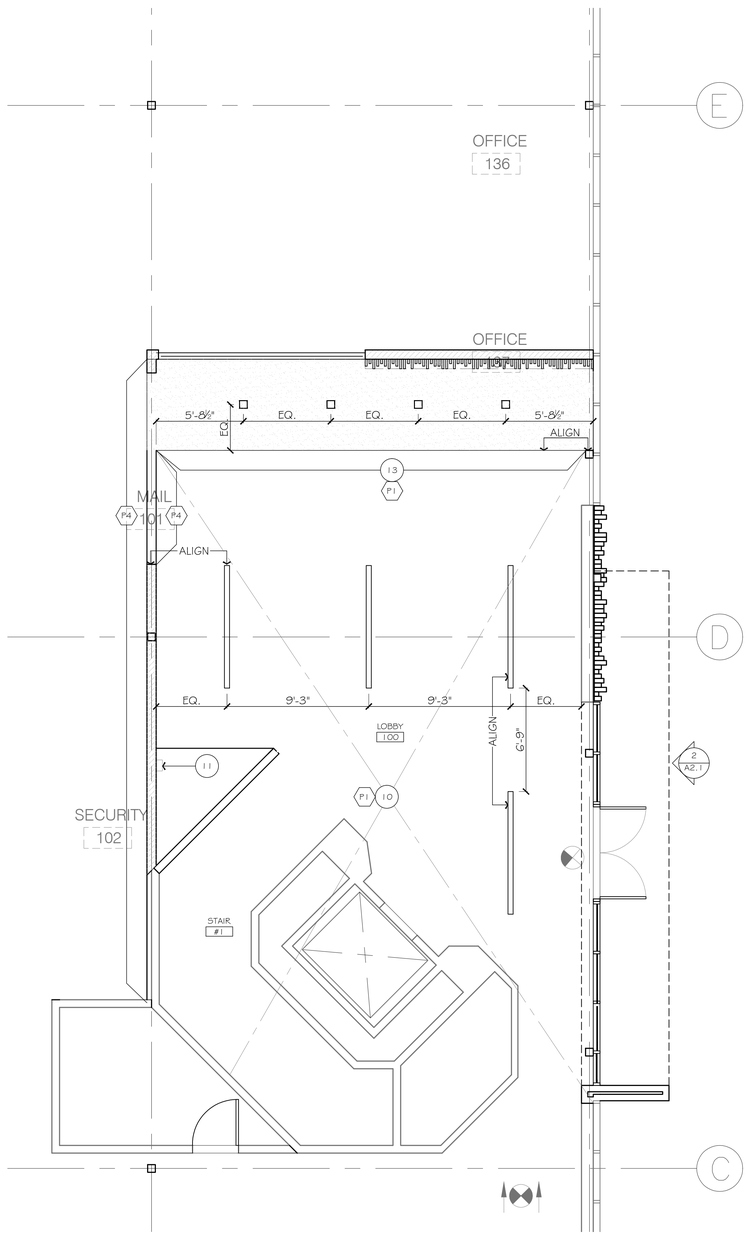
SHEET NO. A3.1

PLANNING SET - NOT FOR CONSTRUCTION



1. ENLARGED LOBBY FLOOR PLAN & FINISH PLAN

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



2. ENLARGED LOBBY RCP

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

Keynotes

Indicated by (1) on the plan above.

1. NEW GYP. BD. SOFFIT ABOVE (SHOWN DASHED).
2. EXISTING TUBE STEEL COLUMN TO REMAIN. PROVIDE P1 GLOSS FINISH.
3. PROVIDE NEW 18" IPE PLATFORM/SEATING OVER 1/2" PLYWOOD OVER METAL FRAMING.
4. PROVIDE 5/8" GYP. BD. TO ENCLOSE OPENING BELOW EXISTING STAIR STRINGER. PROVIDE LEVEL 4 SMOOTH FINISH..
5. NEW FURRED WALL WITH 5/8" GYP. BD. PROVIDE LEVEL 4 SMOOTH FINISH.
6. NOT USED.
7. NEW 42" HIGH GUARDRAILS WITH BASE PLATE AND TOP PLATE AND WOOD CAP. PROVIDE 1/4" STEEL ROD BETWEEN VERTICAL POSTS.
8. PROVIDE NEW STAINLESS STEEL BRUSHED #4 HANDRAILS AT 36" HIGH.
9. PATCH AND REPAIR ALL WALLS TO REMAIN AND PROVIDE NEW SKIM COAT WITH SMOOTH FINISH OVER EXISTING WALLS. PROVIDE NEW PAINT.
10. OPEN TO STRUCTURE ABOVE. PROVIDE P1 FINISH (FULL COVERAGE) AT BOTTOM OF EXISTING DECK ABOVE, CONDUITES SPRINKLER PIPES, ETC. PROVIDE NEW HVAC LINEAR DIFFUSER AT ADJACENT WALLS.
11. (N) REMOTE ANNUNCIATOR PANEL FOR FIRE ALARM SYSTEM SURFACE MOUNTED TO WALL. OPERABLE PART TO BE AT 4'-0" A.F.F. MAX.
12. EXISTING STAIR TO REMAIN.
13. NEW 5/8" GYP. BD. SOFFIT WITH LEVEL 4 SMOOTH FINISH. PROVIDE NEW LINEAR DIFFUSER.
14. NEW WOOD WALL TO MATCH BUILDING 700.

Ceiling Legend

(N) GYP. BD. CEILING, ⅝" GYP.BD. WITH LEVEL 4 SMOOTH FINISH. PAINT P1 U.O.N. SEE DETAILS 8, 11 & 12/A9.2.

LIGHT FIXTURE TYPE D: (N) 6" X 6" SQUARE LED DOWNLIGHT. SPECTRUM LIGHTING INC., O5 SERIES SEE ELECT. DWGS.

LIGHT FIXTURE TYPE E: (N) PENDANT LIGHT FIXTURE. NULITE LIGHTING, THE NULITE - REGOLO SERIES (4), 900 LUMEN VERSION. 12' A.F.F

Finish Legend

P1 PAINT #1 - GENERAL
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-121 MOUNTAIN PEAK WHITE

P4 PAINT #4 - ACCENT
MANUFACTURER: BENJAMIN MOORE
COLOR: DARK GREY

C1 CARPET TILE #1 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL910
COLOR: MICA
SIZE: 25 CM X 1M

C2 CARPET TILE #2 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL920
COLOR: MICA LINE
SIZE: 25 CM X 1M

C3 CARPET TILE #3 - CONF.
MANUFACTURER: INTERFACE
COLLECTION: HUMAN NATURE HN830
STYLE: 126020A00
COLOR: 104242 KIWI
SIZE: 25 CM X 1M

SC1 CONC. - LOBBY & BREAK / EXERCISE
SEALED, GRIND & POLISHED CONC.

F1 COLORED FILM - INTERIOR GLAZING, CONF.
MANUFACTURER: SOLAR GRAPHICS
COLOR: LIME GREEN

WD1 WOOD #1 - LOBBY
TYPE: IPE WD., INTERIOR PREMIUM GRADE
FINISH: DARK STAINED
SIZE: 2X

B1 RUBBER WALL BASE #1 - GENERAL AREA
MANUFACTURER: BURKE
COLOR: TBD
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET

Wall Types

(E) GYP. BD. WALL TO REMAIN.

A — TYPE A: (N) INTERIOR NON-RATED FULL HEIGHT MTL STUD WALL. SEE DETAIL 1/A9.1.

B — TYPE B: (N) INTERIOR LOW WALL WITH ONE SIDED GYP. BD. ON MTL. STUD WALL. SEE DETAIL 5/A9.1.

C — TYPE C: (N) INTERIOR NON-RATED MTL. STUD FURRING WALL. SEE DETAIL 3/A9.1.

Legend

2 / A2.1 — EXTERIOR ELEVATION KEY.

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

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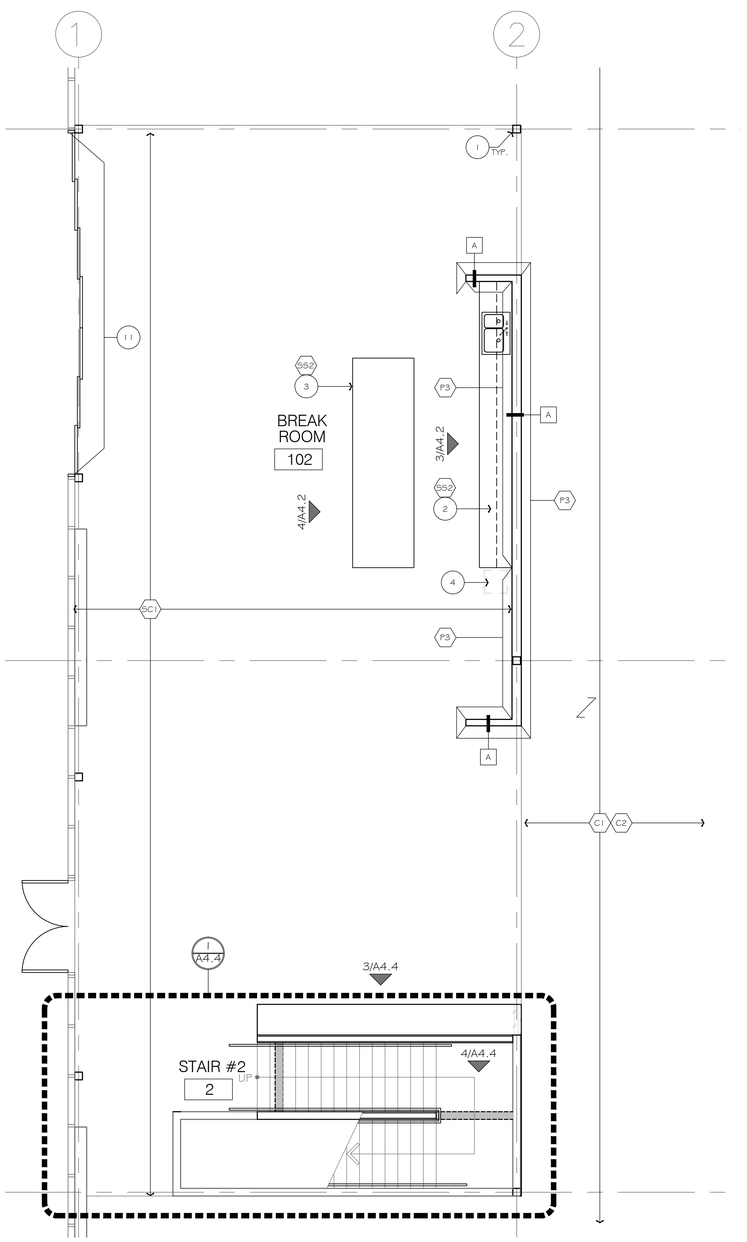
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED LOBBY PLANS

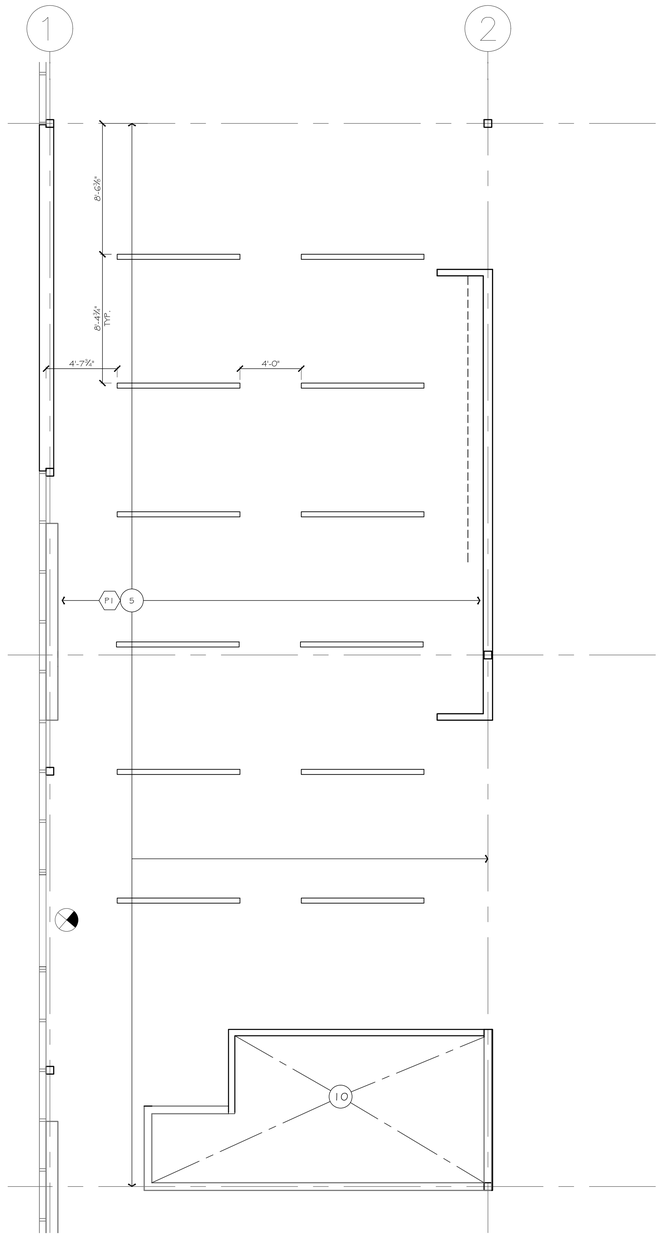
SHEET TITLE

SHEET NO. A4.1



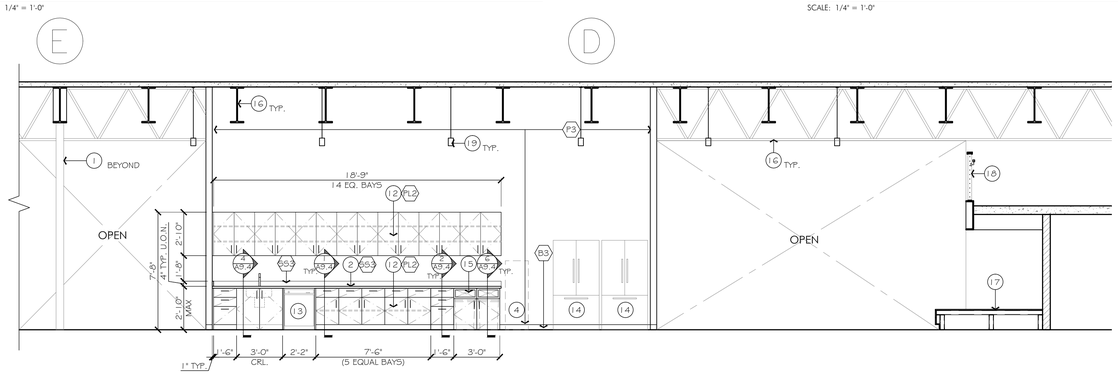
1. ENLARGED BREAKROOM AND STAIR FLOOR PLAN

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



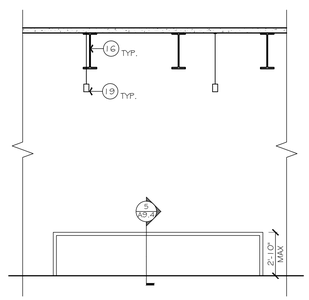
2. ENLARGED BREAKROOM RCP

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



3. BREAKROOM ELEVATION

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



4. BREAKROOM ISLAND

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

Keynotes

Indicated by (1) on the plan above.

1. PROVIDE NEW PAINT, P1 SEMIGLOSS AT (E) COLOUMN.
2. NEW 34" HIGH COUNTERTOP WITH 4" BACKSPLASH, SS3. SEE FINISH LEGEND. SEE CASEWORK DETAILS SHEET A9.4.
3. NEW ISLAND WITH SOLID STONE FINISH. MATCH BUILDING 700 BREAK ROOM ISLAND.
4. FUTURE WATER STATION (DRINKING FACILITY).
5. OPEN TO STRUCTURE ABOVE WITH P1 FINISH (FULL COVERAGE) TO BOTTOM OF (E) DECK ABOVE, CONDUITS, SPRINKLER PIPES, ETC. PROVIDE ARCHITECTURAL GRADE GALVANIZED SPIRAL DUCT FOR HVAC DISTRIBUTION. BOTTOM OF (N) DUCTS TO BE AT 11'6" MIN. A.F.F.
6. PROVIDE NEW 18" IPE PLATFORM/SEATING OVER 1/2" PLYWOOD OVER METAL FRAMING BENEATH FLIGHT OF STAIR AND LANDING AND EXTEND OUT 2'-0" BEYOND THE FACE OF STEEL STRINGER FACING BREAK ROOM.
7. PROVIDE (N) 42" CABLE GUARDRAIL @ SECOND FLIGHT OF STAIRS ATTACHED TO (E) STRINGER.
8. NEW 42" HIGH GUARDRAILS WITH BASE PLATE AND TOP PLATE AND WOOD CAP. PROVIDE 1/4" STEEL ROD BETWEEN VERTICAL POSTS.
9. PROVIDE NEW STAINLESS STEEL BRUSHED #4 HANDRAILS AT 36" HIGH.
10. OPEN TO ABOVE.
11. (N) CLEAR ANODIZED GLASS SLIDERS SEE SHEET A1.1 FLOOR PLAN & SHEET A8.1 DOOR & FRAME SCHEDULE.
12. (N) PLASTIC LAMINATE CASEWORK WITH SOLID STONE COUNTERTOP (MAX 34" A.F.F TO TOP OF COUNTER OR RIM OF SINK), WITH 6" BRUSHED CHROME FINGER PULLS, MOCKETT DPSC-26D OR EQUAL, AND ADJUSTABLE SHELF WHERE SHOWN. RUN GRAIN HORIZONTAL. ALL OPERABLE PARTS SHALL COMPLY WITH CBC 11B-309. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRE TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUUNDS MAX. SEE DETAILS ON SHEET 1/A9.4 & 2/A9.4.
13. (N) ACCESSIBLE DISHWASHER BY ASKO OR APPROVED EQUAL. CONTRACTOR TO INSTALL. PROVIDE POWER AND WATER CONNECTION AS REQUIRED. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFO.
14. (N) STAINLESS STEEL FINISH REFRIGERATOR, CONTRACTOR TO PROVIDE POWER, PLUMBING AND INSTALL. CAP ALL CONNECTIONS.
15. (N) PLASTIC LAMINATE CASEWORK DOORS WITH OPENING FOR TRASH ENCLOSURE WITH INTEGRAL TOE KICK. RUN FLOORING INTO OPENING. CONTRACTOR TO PROVIDE PLASTIC BINS TO FIT IN OPENING. PROVIDE HEAVY DUTY HINGES ON CABINET DOORS. SEE DETAILS ON SHEET 4/A9.4.
16. (E) FLOOR JOIST / JOIST GIRDER TO REMAIN.
17. NEW WOOD BENCH OVER METAL FRAMING.
18. NEW 42" A.F.F. STEEL GUARDRAIL WITH ½" HORIZONTAL RODS WELDED TO VERTICAL STEEL POST AND BRUSHED STAINLESS STEEL HANDRAILS.
19. NEW PENDANT LIGHT FIXTURES. SEE ENLARGED FLOOR PLAN.

Wall Types

- (E) GYP. BD. WALL TO REMAIN.
- A — TYPE A: (N) INTERIOR NON-RATED FULL HEIGHT MTL STUD WALL. SEE DETAIL 1/A9.1.
- B — TYPE B: (N) INTERIOR LOW WALL WITH ONE SIDED GYP. BD. ON MTL. STUD WALL. SEE DETAIL 5/A9.1.
- C — TYPE C: (N) INTERIOR NON-RATED MTL. STUD FURRING WALL. SEE DETAIL 3/A9.1.
- 100A — (N) DOOR DESIGNATION. SEE DOOR SCHEDULE.

Legend

- (R) F.E. — RELOCATE FIRE EXTINGUISHER CABINET

Specification

BREAK ROOM ACCESSORIES:
(SEE DETAIL 3/A9.4 FOR MOUNTING HEIGHT)

SINK:

MANUFACTURER:	KOHLER
MODEL:	VAULT K-3894-4
TYPE:	STAINLESS STEEL
MOUNT TYPE:	UNDERMOUNT

SINK FAUCET:

MANUFACTURER:	MOEN
MODEL:	LEVEL #7, 100 - CLASSIC STAINLESS
FINISH:	CHROME

SOAP DISPENSER:

MANUFACTURER:	MOEN
MODEL:	#3942, CLASSIC STAINLESS

Ceiling Legend

- (E) SUSPENDED CEILING SYSTEM GRID TO REMAIN. (N) ARMSTRONG DUNE SECOND LOOK, TEGULAR 2' x 4' CEILING TILES.SEE DETAILS 3,4 & 8/A9.2.
- 3E — LIGHT FIXTURE TYPE E: (N) PENDANT LIGHT FIXTURE. NULITE LIGHTING, THE NULITE - REGOLO SERIES (4), 900 LUMEN VERSION. 12' A.F.F
- LIGHT FIXTURE TYPE F: (N) PENDANT LIGHT FIXTURE. FINELITE LIGHTING, HF-2 - INDIRECT (15),

Finish Legend

C1 — CARPET TILE #1 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL910
COLOR: MICA
SIZE: 25 CM X 1M

C2 — CARPET TILE #2 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL920
COLOR: MICA LINE
SIZE: 25 CM X 1M

C3 — CARPET TILE #3 - CONF.
MANUFACTURER: INTERFACE
COLLECTION: HUMAN NATURE HN830
STYLE: 126020AKOO
COLOR: 104242 KIWI
SIZE: 25 CM X 1M

EC1 — CONC. - LOBBY & BREAK / EXERCISE
SEALED, GRIND & POLISHED CONC.

P1 — PAINT #1 - GENERAL
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-121 MOUNTAIN PEAK WHITE
TYPE: SATIN

P2 — PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1987N GRASSY SLOPE
TYPE: EGGSHELL

P3 — PAINT #3 - BREAK ROOM
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1477N CHEYENNE PEPPER
TYPE: SATIN

P4 — PAINT #4 - ACCENT - LOBBY & LOBBY MAIN STAIRS
MANUFACTURER: BENJAMIN MOORE
COLOR: DARK GREY
NOTE: PROVIDE SEMI-GLOSS AT STEEL STRINGER

B1 — RUBBER WALL BASE #1
MANUFACTURER: BURKE
COLOR: 137 PEARL
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P1

B3 — RUBBER WALL BASE #3
MANUFACTURER: BURKE
COLOR: 148 PAPRIKA
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P3

B4 — RUBBER WALL BASE #4
MANUFACTURER: BURKE
COLOR: 660 ROCKY
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P4

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

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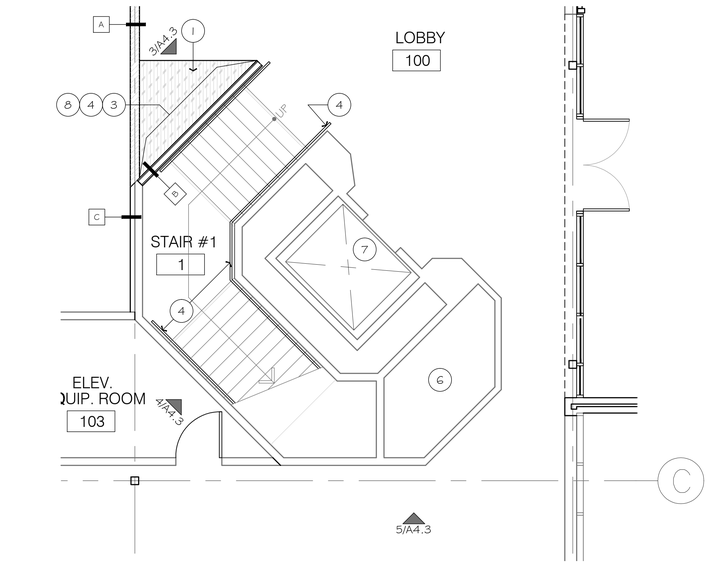
4.18.2016	PLANNING SUBMITTAL
05.26.2016	1 RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED BREAKROOM PLANS & ELEVATIONS

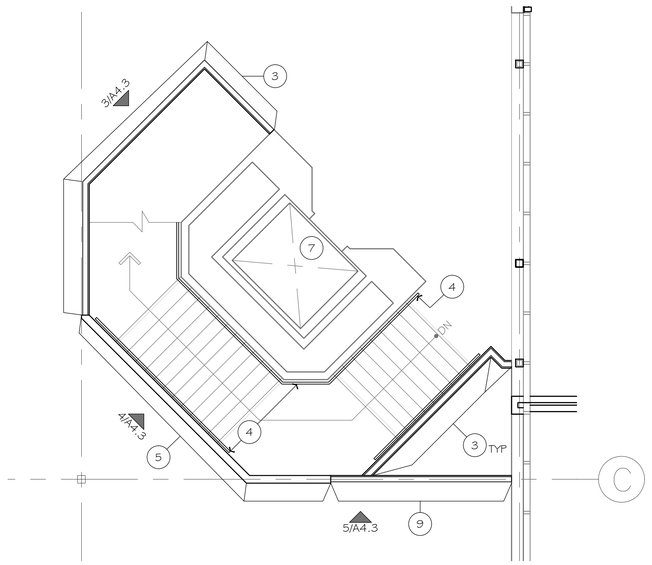
SHEET TITLE

SHEET NO. A4.2



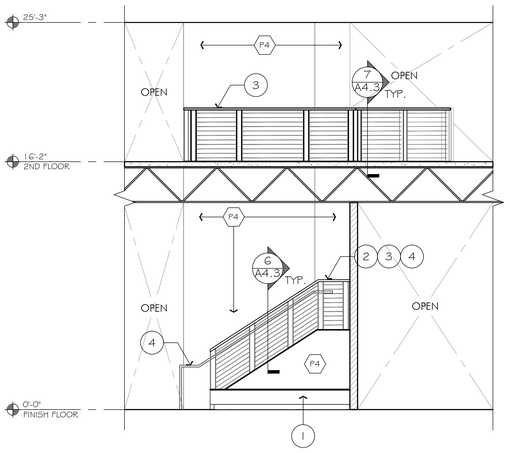
1. ENLARGED STAIR #1 1ST FLOOR PLAN

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



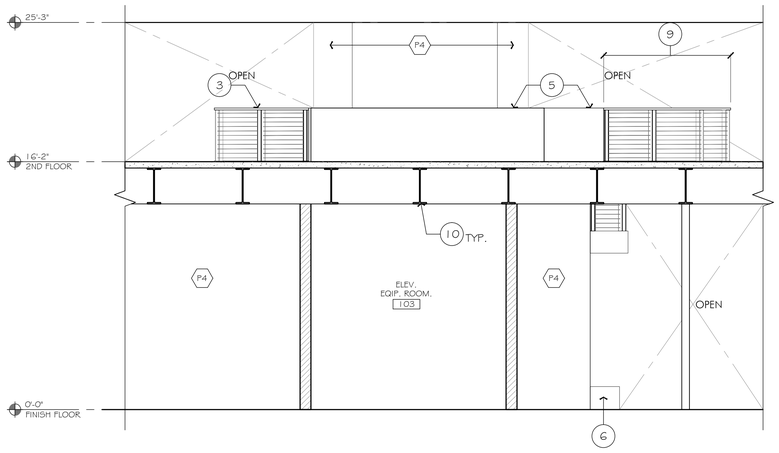
2. ENLARGED STAIR #1 2ND FLOOR PLAN

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



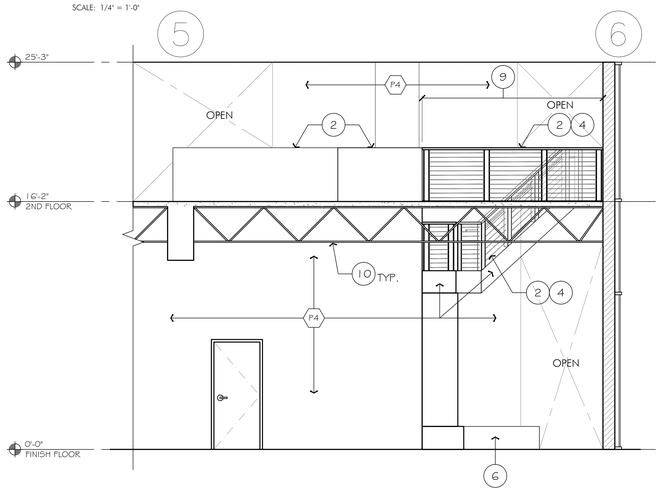
3. STAIR #1 ELEVATION

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



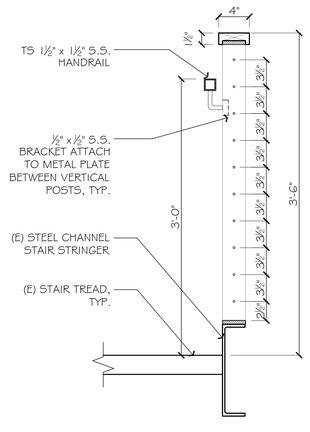
4. STAIR #1 SECTION

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



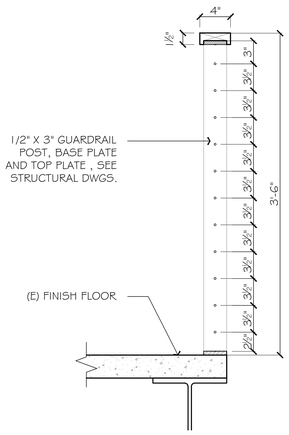
5. STAIR #1 ELEVATION

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



6. GUARDRAIL W/ HANDRAIL

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



7. GUARDRAIL

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

Keynotes

Indicated by (1) on the plan above.

1. PROVIDE NEW 18" IPE PLATFORM/SEATING OVER 1/2" PLYWOOD OVER METAL FRAMING.
2. PROVIDE (N) 42" STEEL GUARDRAIL @ STAIRS ATTACHED TO (E) STRINGER.
3. NEW 42" HIGH GUARDRAILS WITH BASE PLATE AND TOP PLATE AND WOOD CAP. PROVIDE 1/4" HORIZONTAL STEEL ROD BETWEEN VERTICAL POSTS.
4. PROVIDE NEW STAINLESS STEEL BRUSHED #4 HANDRAILS AT 36" HIGH.
5. NEW GYP BD. LOW WALL GUARDRAIL AT 42" A.F.F. PROVIDE PAINT.
6. (E) PLANT TO REMAIN.
7. (E) ELEVATOR CORE TO REMAIN.
8. PROVIDE 5/8" GYP. BD. TO ENCLOSE OPENING BELOW EXISTING STAIR STRINGER. PROVIDE LEVEL 4 SMOOTH FINISH.
9. CONTRACTOR TO PROVIDE BASE BID FOR THIS SECTION AS 42" A.F.F. LOW GYP BD WALL WITH WOOD CAP TO MATCH (N) STEEL GUARDRAIL WOOD CAP. PROVIDE AND ALTERNATE BID FOR 42" A.F.F. STEEL GUARDRAILS WITH ¾" HORIZONTAL STEEL RODS BETWEEN VERTICAL STEEL POSTS.
10. (E) FLOOR JOISTS / JOIST GIRDER TO REMAIN.

Wall Types

(E) GYP. BD. WALL TO REMAIN.

A — TYPE A: (N) INTERIOR NON-RATED FULL HEIGHT MTL STUD WALL. SEE DETAIL 1/A9.1.

B — TYPE B: (N) INTERIOR LOW WALL WITH ONE SIDED GYP. BD. ON MTL. STUD WALL. SEE DETAIL 5/A9.1.

Finish Legend

C1 — CARPET TILE #1 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL910
COLOR: MICA
SIZE: 25 CM X 1M

C2 — CARPET TILE #2 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL920
COLOR: MICA LINE
SIZE: 25 CM X 1M

C3 — CARPET TILE #3 - CONF.
MANUFACTURER: INTERFACE
COLLECTION: HUMAN NATURE HN830
STYLE: 12G02OAK00
COLOR: 104242 KIWI
SIZE: 25 CM X 1M

C(C) — CONC. - LOBBY & BREAK / EXERCISE
SEALED, GRIND & POLISHED CONC.

P1 — PAINT #1 - GENERAL
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-121 MOUNTAIN PEAK WHITE
TYPE: SATIN

P2 — PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1957N GRASSY SLOPE
TYPE: EGGSHELL

P3 — PAINT #3 - BREAK ROOM
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1477N CHEYENNE PEPPER
TYPE: SATIN

P4 — PAINT #4 - ACCENT - LOBBY & LOBBY MAIN STAIRS
MANUFACTURER: BENJAMIN MOORE
COLOR: DARK GREY
NOTE: PROVIDE SEMI-GLOSS AT STEEL STRINGER

B1 — RUBBER WALL BASE #1
MANUFACTURER: BURKE
COLOR: 137 PEARL
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P1

B3 — RUBBER WALL BASE #3
MANUFACTURER: BURKE
COLOR: 146 PAPRIKA
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P3

B4 — RUBBER WALL BASE #4
MANUFACTURER: BURKE
COLOR: 660 ROCKY
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P4

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

STAMP

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REVISIONS

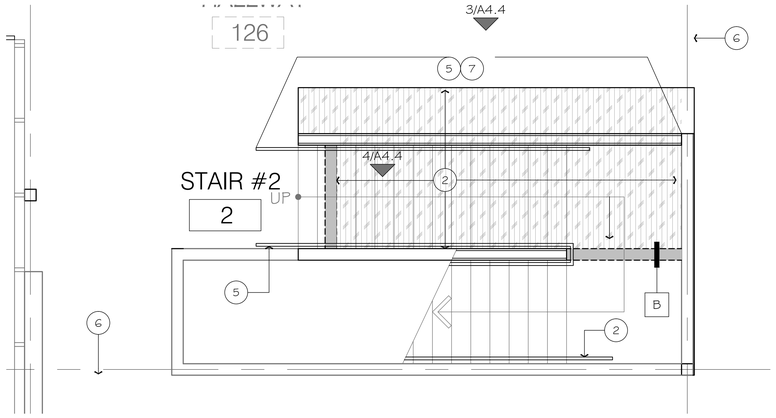
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED
STAIR #1
PLANS AND ELEVATIONS

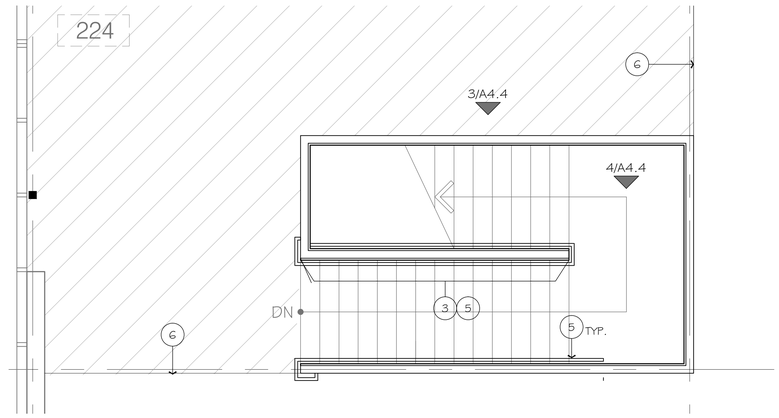
SHEET TITLE

SHEET NO. A4.3



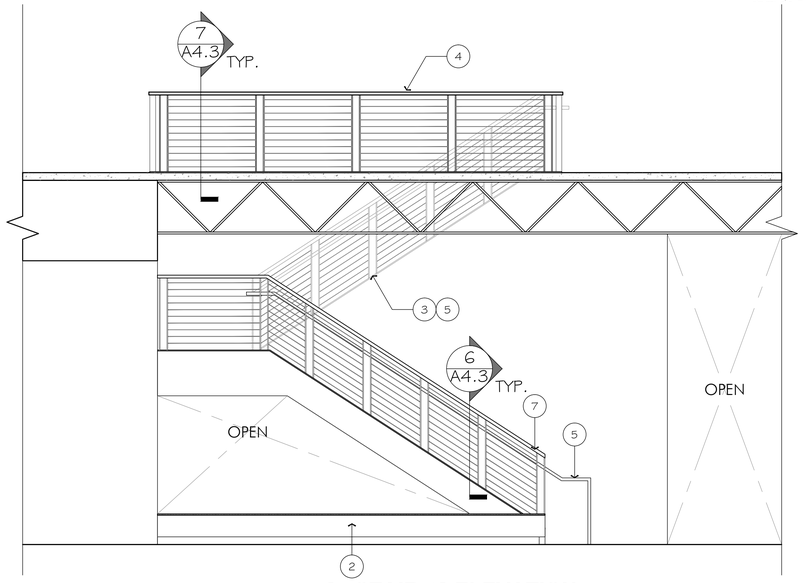
1. ENLARGED STAIR #2 1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"



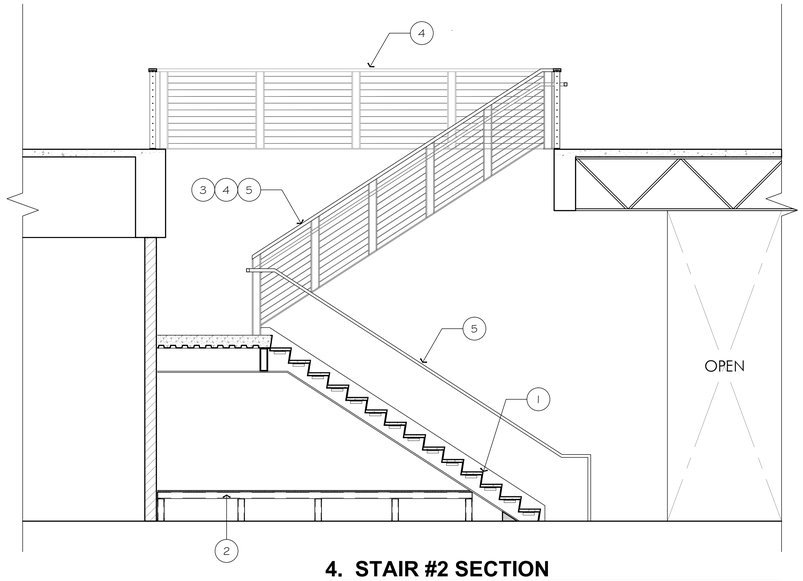
2. ENLARGED STAIR #2 2ND FLOOR PLAN

SCALE: 3/8" = 1'-0"



3. STAIR #2 ELEVATION

SCALE: 3/8" = 1'-0"



4. STAIR #2 SECTION

SCALE: 3/8" = 1'-0"

Keynotes

Indicated by (1) on the plan above.

1. E) ADA COMPLIANT STAIRS
2. PROVIDE NEW 18" A.F.F. IPE PLATFORM/SEATING OVER 1/2" PLYWOOD OVER METAL FRAMING BENEATH FLIGHT OF STAIR AND LANDING AND EXTEND OUT 2'-0" BEYOND THE FACE OF STEEL STRINGER FACING BREAK ROOM.
3. PROVIDE (N) 42" CABLE GUARDRAIL @ SECOND FLIGHT OF STAIRS ATTACHED TO (E) STRINGER.
4. NEW 42" HIGH GUARDRAILS WITH BASE PLATE AND TOP PLATE AND WOOD CAP. PROVIDE 1/4" STEEL ROD BETWEEN VERTICAL POSTS.
5. PROVIDE NEW STAINLESS STEEL BRUSHED #4 HANDRAILS AT 36" HIGH.
6. PROVIDE BRUSH ALUMINUM TRANSITION STRIP BETWEEN CARPET AND CONCRETE.
7. PROVIDE (N) 42" CABLE GUARDRAIL @ FIRST FLIGHT OF STAIRS ATTACHED TO (E) STRINGER.

Wall Types

(E) GYP. BD. WALL TO REMAIN.

TYPE A: (N) INTERIOR NON-RATED FULL HEIGHT MTL STUD WALL. SEE DETAIL 1/A9.1.

A

TYPE B: (N) INTERIOR LOW WALL WITH ONE SIDED GYP. BD. ON MTL. STUD WALL. SEE DETAIL 5/A9.1.

B

Finish Legend

C1 — CARPET TILE #1 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL910
COLOR: MICA
SIZE: 25 CM X 1 M

C2 — CARPET TILE #2 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL920
COLOR: MICA LINE
SIZE: 25 CM X 1 M

C3 — CARPET TILE #3 - CONF.
MANUFACTURER: INTERFACE
COLLECTION: HUMAN NATURE HN830
STYLE: 126020AKOO
COLOR: 104242 KIWI
SIZE: 25 CM X 1 M

C — CONC. - LOBBY & BREAK / EXERCISE
SEALED, GRIND & POLISHED CONC.

P1 — PAINT #1 - GENERAL
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-121 MOUNTAIN PEAK WHITE
TYPE: SATIN

P2 — PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1987N GRASSY SLOPE
TYPE: EGGSHELL

P3 — PAINT #3 - BREAK ROOM
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1477N CHEYENNE PEPPER
TYPE: SATIN

P4 — PAINT #4 - ACCENT - LOBBY & LOBBY MAIN STAIRS
MANUFACTURER: BENJAMIN MOORE
COLOR: DARK GREY
NOTE: PROVIDE SEMI-GLOSS AT STEEL STRINGER

B1 — RUBBER WALL BASE #1
MANUFACTURER: BURKE
COLOR: 137 PEARL
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P1

B3 — RUBBER WALL BASE #3
MANUFACTURER: BURKE
COLOR: 148 PAPRIKA
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P3

B4 — RUBBER WALL BASE #4
MANUFACTURER: BURKE
COLOR: 660 ROCKY
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P4

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

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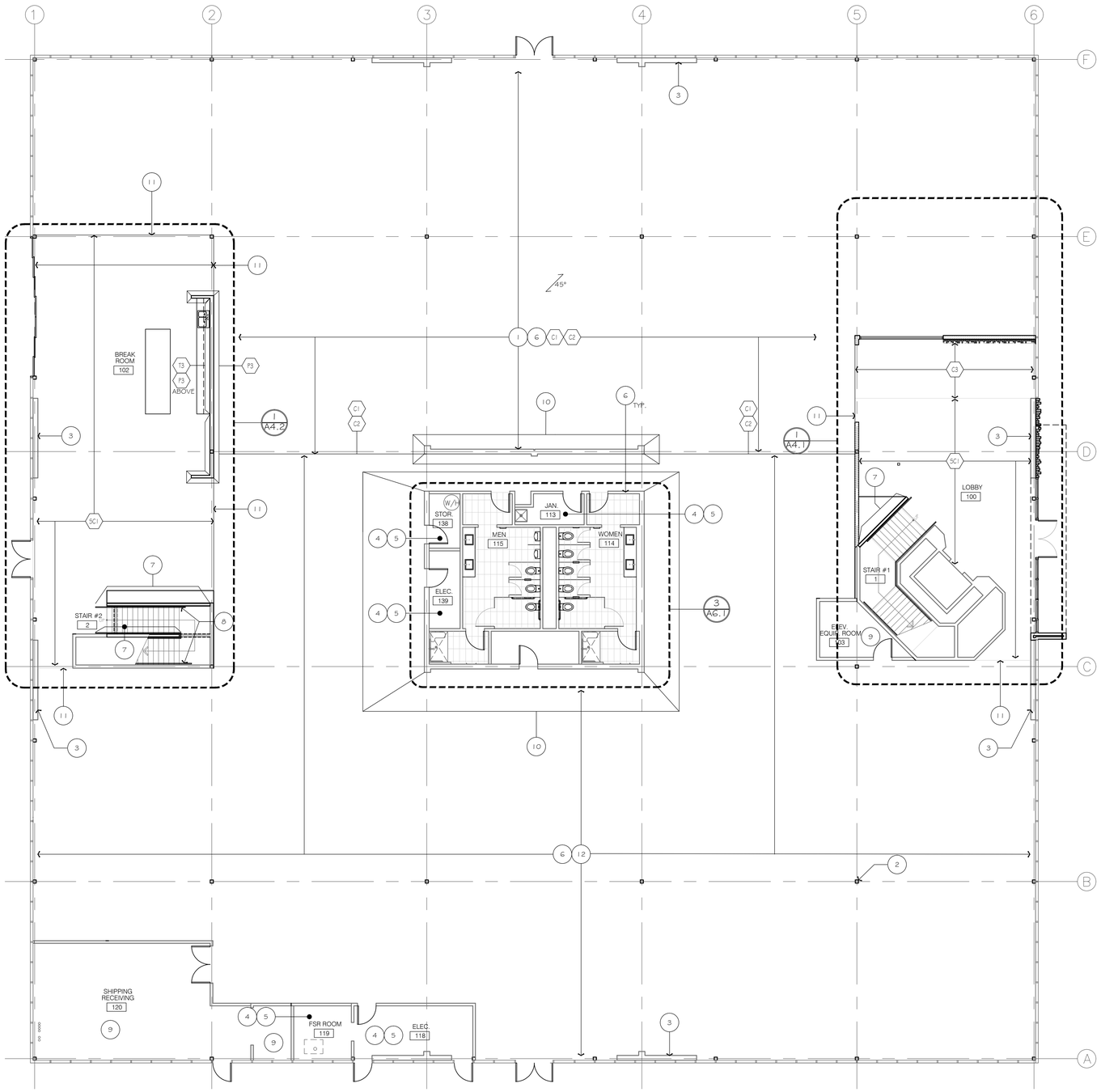
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED
STAIR #2
PLANS AND ELEVATIONS

SHEET TITLE

SHEET NO. A4.4



1. FIRST FLOOR FINISH PLAN

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

NORTH REF.

General Notes

A. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. ALL PAINTED SURFACES SHALL RECEIVE (2) COATS OVER PRIMER, TYPICAL UNLESS NOTED OTHERWISE.

C. ALL AREAS TO RECEIVE PATCH & REPAIR SHALL MATCH ADJACENT FINISHES, TYPICAL UNLESS OTHERWISE NOTED.

D. ALL FLOORING SHALL CONTINUE UNDER TOEKICKS AND COUNTERTOP OVERHANGS OF ALL CASEWORK, TYPICAL THROUGHOUT.

E. CONTRACTOR SHALL PROVIDE 4'X4' WALL SAMPLE BRUSH-OUTS OF PAINT COLOR FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF PAINTING AND PRIOR TO PURCHASE OF PAINT.

F. ALL FINISH MATERIALS, PAINTS, AND CARPETS TO COMPLY W/ CalGREEN 2010.

G. PROVIDE 10% OVERAGE OF ALL FINISHES FOR OWNER.

H. ALL FINISHES TO BE VERIFIED BY OWNER.

Keynotes

Indicated by (1) on the plan above.

1. PROVIDE (N) CARPET AT OPEN OFFICE & STAIRS. INSTALL ON DIAGONAL. ASSUME MIX OF 30% C1, 50% C2, ASSUME 20% C3. C4 TO BE USED ONLY IN SMALL PERCENTAGE AT CONF. ROOM. ARCHITECT WILL PROVIDE INSTALL PATTERN & REUSED QUANTITIES AS PART OF CDS.

   DENOTES DIRECTION OF CARPET INSTALL.

2. ALL EXPOSED (E) & (N) T.S COL. TO BE PAINTED P1, U.O.N., GLOSS FINISH.
3. ALL EXPOSED (E) CONC. SHEAR WALL TO BE SANDBLASTED, U.O.N.
4. NO WORK IN THIS ROOM.
5. (E) FLOORING TO REMAIN. PATCH & REPAIR AS REQUIRED.
6. PROVIDE NEW SKIM COAT WITH SMOOTH FINISH OVER ALL EXISTING WALLS TO REMAIN AND PROVIDE P1 PAINT.
7. NEW 42" HIGH GLASS GUARDRAILS.
8. NEW 36" HIGH STAINLESS STEEL BRUSHED #4 HANDRAILS.
9. EXISTING ROOM TO REMAIN. PROVIDE NEW PAINT.
10. EXPOSE EXISTING CONCRETE SURFACE. CONTRACTOR TO CLEAN UP AND SANDBLAST CONCRETE SHEAR WALL.
11. PROVIDE BRUSH ALUMINUM TRANSITION STRIP BETWEEN CARPET AND CONCRETE.
12. EXISTING FLOOR SLAB TO REMAIN. CONTRACTOR TO CLEAN AND SCRUB FLOOR.

CONTRACTOR TO COMPLY WITH 2013 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR EXISTING BUILDINGS, SECTIONS: MATERIAL CONSERVATION & RESOURCE EFFICIENCY (5.713), ENVIRONMENTAL QUALITY (5.714). SEE SHEET A0.2

NOTE: CONTRACTOR TO REVIEW FINISH LAYOUT WITH ARCHITECT PRIOR TO ANY CONSTRUCTION.

SUBMIT (3) COPIES OF FINISH SAMPLES OF ALL MATERIALS FOR ARCHITECTS REVIEW.

Finish Legend

P1 PAINT #1 - GENERAL
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-121 MOUNTAIN PEAK WHITE
TYPE: SATIN

P2 PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1987N GRASSY SLOPE
TYPE: EGGSHELL

P3 PAINT #3 - BREAK ROOM
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1477N CHEYENNE PEPPER
TYPE: SATIN

P4 PAINT #4 - ACCENT - LOBBY & LOBBY MAIN STAIRS
MANUFACTURER: BENJAMIN MOORE
COLOR: DARK GREY
NOTE: PROVIDE SEMI-GLOSS AT STEEL STRINGER

B1 RUBBER WALL BASE #1
MANUFACTURER: BURKE
COLOR: 137 PEARL
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P1

B3 RUBBER WALL BASE #3
MANUFACTURER: BURKE
COLOR: 146 PAPRIKA
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P3

B4 RUBBER WALL BASE #4
MANUFACTURER: BURKE
COLOR: 660 ROCKY
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P4

T1 TILE #1 - RESTROOM WALL
MANUFACTURER: FIANDRE
COLOR: FRENCH CLAY
SIZE: 4" X 12"
TYPE: FUME, GLOSSY WALL

T2 TILE #2 - RESTROOM FLOOR
MANUFACTURER: EMSER
STYLE: TEXTILE
COLOR: COTTON
SIZE: 12" X 24"

T3 TILE #3 - BREAK ROOM
MANUFACTURER: DALTILE
COLOR: 0790 ARCTIC WHITE
SIZE: 4" X 12"
FINISH: GLOSSY

SS1 SOLID SURFACE #1 - RESTROOM COUNTERTOP
SUPPLIER: IRG
PRODUCT: PENTALQUARTZ
THICKNESS: ¾"
COLOR: BQ200P SUPER WHITE POLISHED

SS2 SOLID SURFACE #2 - BREAK ROOM
SUPPLIER: IRG
PRODUCT: PENTALQUARTZ
THICKNESS: ¾"
COLOR: BS124P COASTAL GREY POLISHED

PL1 P-LAMINATE #1 - RESTROOM PARTITIONS
MANUFACTURER: WILSONART LAMINATE
COLOR: 4939K-18 VAPOR STRANDZ
NOTE: GRAIN TO RUN HORIZONTAL

PL2 P-LAMINATE #2 - CABINETS IN BREAK ROOM
MANUFACTURER: WILSONART LAMINATE
COLOR: 6930-N NATURAL CANE
NOTE: GRAIN TO RUN HORIZONTAL

C1 CARPET TILE #1 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL910
COLOR: MICA
SIZE: 25 CM X 1M

C2 CARPET TILE #2 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL920
COLOR: MICA LINE
SIZE: 25 CM X 1M

C3 CARPET TILE #3 - CONF.
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL930
COLOR: MICA FADE
SIZE: 25 CM X 1M

C4 CARPET TILE #4 - OPEN OFFICE & CONF.
MANUFACTURER: INTERFACE
STYLE: WALK THE PLANK
COLOR: LAUREL
SIZE: 25 CM X 1M

SC1 CONC. - LOBBY & BREAK / EXERCISE
SEALED, GRIND & POLISHED CONC.

F1 COLORED FILM - INTERIOR GLAZING, CONF.
MANUFACTURER: SOLAR GRAPHICS
COLOR: LIME GREEN

WD1 WOOD #1 - LOBBY
TYPE: IPE WD, INTERIOR PREMIUM GRADE
FINISH: DARK STAINED
SIZE: 2X

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

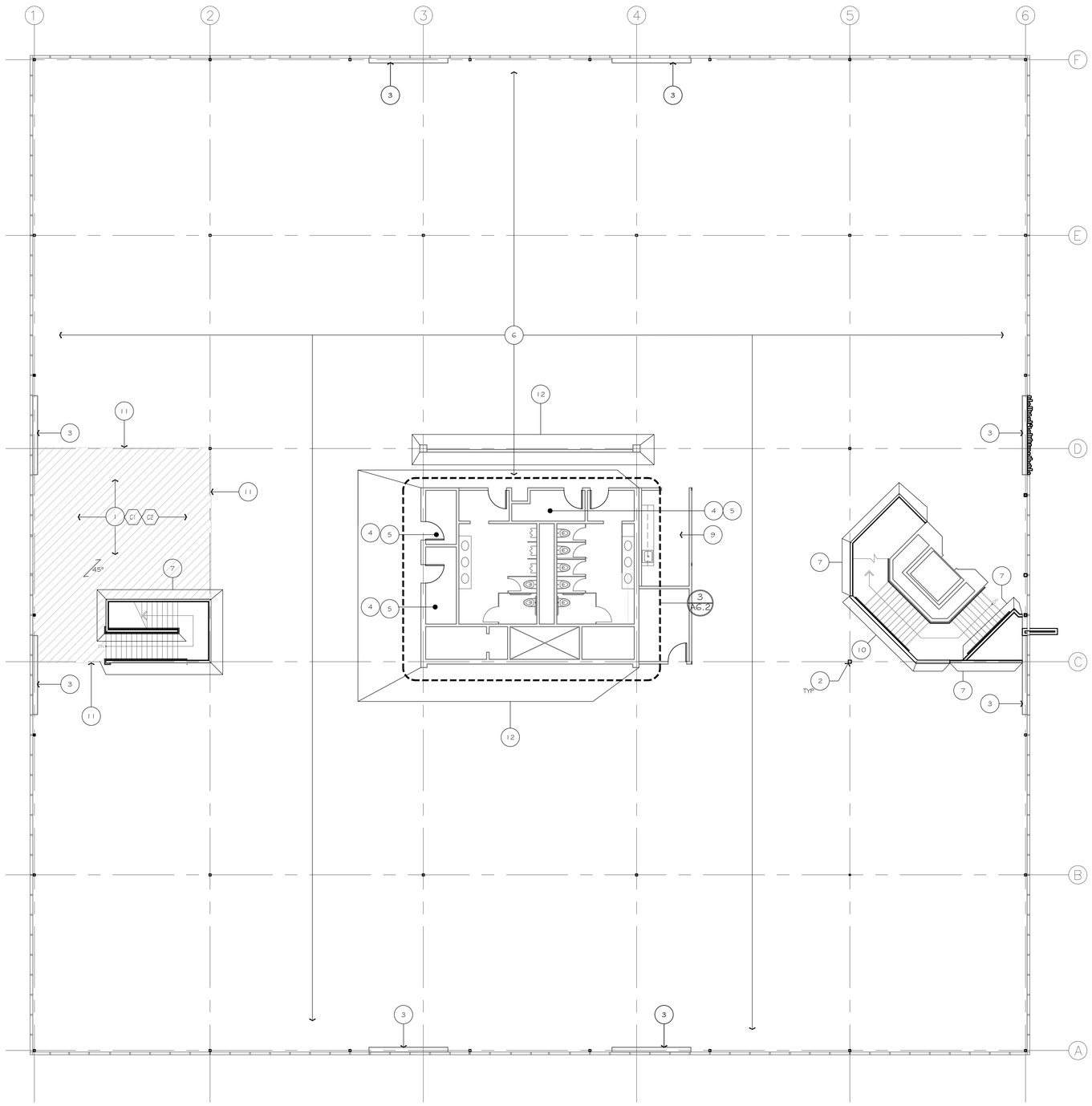
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

FIRST FLOOR FINISH PLAN

SHEET TITLE

SHEET NO. AF1.1



1. SECOND FLOOR FINISH PLAN

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

NORTH REF.

General Notes

A. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. ALL PAINTED SURFACES SHALL RECEIVE (2) COATS OVER PRIMER, TYPICAL UNLESS NOTED OTHERWISE.

C. ALL AREAS TO RECEIVE PATCH & REPAIR SHALL MATCH ADJACENT FINISHES, TYPICAL UNLESS OTHERWISE NOTED.

D. ALL FLOORING SHALL CONTINUE UNDER TOEKICKS AND COUNTERTOP OVERHANGS OF ALL CASEWORK, TYPICAL THROUGHOUT.

E. CONTRACTOR SHALL PROVIDE 4'X4' WALL SAMPLE BRUSH-OUTS OF PAINT COLOR FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF PAINTING AND PRIOR TO PURCHASE OF PAINT.

F. ALL FINISH MATERIALS, PAINTS, AND CARPETS TO COMPLY W/ CalGREEN 2010.

G. PROVIDE 10% OVERAGE OF ALL FINISHES FOR OWNER.

H. ALL FINISHES TO BE VERIFIED BY OWNER.

Keynotes

Indicated by (1) on the plan above.

1. PROVIDE (N) CARPET (SHOWN HATCHED). INSTALL ON DIAGONAL. ASSUME MIX OF 30% C1, 50% C2, ASSUME 20% C3, C4 TO BE USED ONLY IN SMALL PERCENTAGE AT CONF. ROOM. ARCHITECT WILL PROVIDE INSTALL PATTERN & REUSED QUANTITIES AS PART OF CD5.

   DENOTES DIRECTION OF CARPET INSTALL.

2. ALL EXPOSED (E) & (N) T.S COL. TO BE PAINTED P1, U.O.N, GLOSS FINISH.
3. PROVIDE NEW PAINT FOR ALL EXPOSED (E) CONC. SHEAR WALL
4. NO WORK IN THIS ROOM.
5. (E) FLOORING TO REMAIN. PATCH & REPAIR AS REQUIRED.
6. PROVIDE NEW SKIM COAT WITH SMOOTH FINISH OVER ALL EXISTING WALLS TO REMAIN AND PROVIDE P1 PAINT.
7. NEW 42" HIGH GUARDRAILS WITH BASE PLATE AND TOP PLATE AND WOOD CAP. PROVIDE 1/4" STEEL ROD BETWEEN VERTICAL POSTS.
8. NEW 36" HIGH STAINLESS STEEL BRUSHED #4 HANDRAILS.
9. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO REPLACE EXISTING FLOOR FINIISH WITH T1 TILE FLOORING.
10. NEW LOW WALL 42" A.F.F.
11. PROVIDE BRUSH ALUMINUM TRANSITION STRIP BETWEEN CARPET AND CONCRETE.
12. EXPOSE EXISTING CONCRETE SURFACE. CONTRACTOR TO CLEAN UP AND SAND BLAST CONCRETE SHEAR WALL.

CONTRACTOR TO COMPLY WITH 2013 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR EXISTING BUILDINGS, SECTIONS: MATERIAL CONSERVATION & RESOURCE EFFICIENCY (5.713), ENVIRONMENTAL QUALITY (5.714). SEE SHEET A0.2

NOTE: CONTRACTOR TO REVIEW FINISH LAYOUT WITH ARCHITECT PRIOR TO ANY CONSTRUCTION.

SUBMIT (3) COPIES OF FINISH SAMPLES OF ALL MATERIALS FOR ARCHITECTS REVIEW.

Finish Legend

P1 PAINT #1 - GENERAL
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-121 MOUNTAIN PEAK WHITE
TYPE: SATIN

P2 PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1987N GRASSY SLOPE
TYPE: EGGSHELL

P3 PAINT #3 - BREAK ROOM
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1477N CHEYENNE PEPPER
TYPE: SATIN

P4 PAINT #4 - ACCENT - LOBBY & LOBBY MAIN STAIRS
MANUFACTURER: BENJAMIN MOORE
COLOR: DARK GREY
NOTE: PROVIDE SEMI-GLOSS AT STEEL STRINGER

B1 RUBBER WALL BASE #1
MANUFACTURER: BURKE
COLOR: 137 PEARL
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P1

B3 RUBBER WALL BASE #3
MANUFACTURER: BURKE
COLOR: 146 PAPRIKA
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P3

B4 RUBBER WALL BASE #4
MANUFACTURER: BURKE
COLOR: 660 ROCKY
SIZE: 4" HIGH
TYPE: STRAIGHT SET AT CARPET
NOTE: USE WITH P4

T1 TILE #1 - RESTROOM WALL
MANUFACTURER: FIANDRE
COLOR: FRENCH CLAY
SIZE: 4" X 12"
TYPE: FUME, GLOSSY WALL

T2 TILE #2 - RESTROOM FLOOR
MANUFACTURER: EMSER
STYLE: TEXTILE
COLOR: COTTON
SIZE: 12" X 24"

T3 TILE #3 - BREAK ROOM
MANUFACTURER: DALTILE
COLOR: 0790 ARCTIC WHITE
SIZE: 4" X 12"
FINISH: GLOSSY

SS1 SOLID SURFACE #1 - RESTROOM COUNTERTOP
SUPPLIER: IRG
PRODUCT: PENTALQUARTZ
THICKNESS: 3/4"
COLOR: BQ200P SUPER WHITE POLISHED

SS2 SOLID SURFACE #2 - BREAK ROOM
SUPPLIER: IRG
PRODUCT: PENTALQUARTZ
THICKNESS: 3/4"
COLOR: BS124P COASTAL GREY POLISHED

PL1 P-LAMINATE #1 - RESTROOM PARTITIONS
MANUFACTURER: WILSONART LAMINATE
COLOR: 4939K-18 VAPOR STRANDZ
NOTE: GRAIN TO RUN HORIZONTAL

PL2 P-LAMINATE #2 - CABINETS IN BREAK ROOM
MANUFACTURER: WILSONART LAMINATE
COLOR: 6930-N NATURAL CANE
NOTE: GRAIN TO RUN HORIZONTAL

C1 CARPET TILE #1 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL910
COLOR: MICA
SIZE: 25 CM X 1M

C2 CARPET TILE #2 - OPEN OFFICE & STAIRS
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL920
COLOR: MICA LINE
SIZE: 25 CM X 1M

C3 CARPET TILE #3 - CONF.
MANUFACTURER: INTERFACE
COLLECTION: SILVER LININGS
STYLE: SL930
COLOR: MICA FADE
SIZE: 25 CM X 1M

C4 CARPET TILE #4 - OPEN OFFICE & CONF.
MANUFACTURER: INTERFACE
STYLE: WALK THE PLANK
COLOR: LAUREL
SIZE: 25 CM X 1M

CC1 CONC. - LOBBY & BREAK / EXERCISE
SEALED, GRIND & POLISHED CONC.

F1 COLORED FILM - INTERIOR GLAZING, CONF.
MANUFACTURER: SOLAR GRAPHICS
COLOR: LIME GREEN

WD1 WOOD #1 - LOBBY
TYPE: IPE WD, INTERIOR PREMIUM GRADE
FINISH: DARK STAINED
SIZE: 2X

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

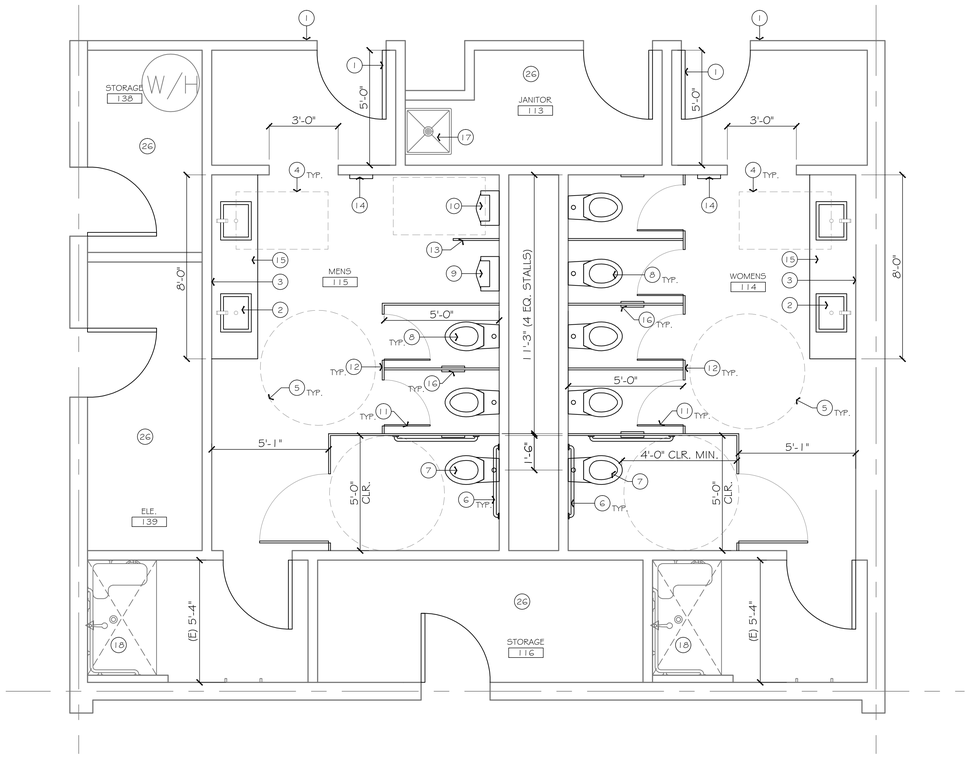
DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

SECOND FLOOR FINISH PLAN

SHEET TITLE

SHEET NO. AF1.2



1. ENLARGED 1ST FLOOR RESTROOMS FLOOR PLAN

3/8" = 1'-0"

Keynotes

Indicated by (X) ⟶ on the plan.

1. (N) ACCESSIBLE SIGNAGE AT WALL & ON DOOR. SEE DETAIL 4/A9.5.
2. (N) ACCESSIBLE UNDERMOUNT SINK- KOHLER VERTICYL K2882-0 WITH FAUCET: DELTA PROXIMITY CHROME & SOAP DISPENSER: DANZE D495944. SEE DETAIL 6/A9.5.
3. (N) MIRROR WITH STAINLESS STEEL FRAME. BOTTOM EDGE AT 40" A.F.F. MAX. (TO VISION PORTION OF MIRROR). SEE DETAIL 6/A9.5.
4. REQUIRED 30"x48" CLEAR AREA AT SINK & URINAL.
5. REQUIRED 5'-0" DIAMETER CLEAR CIRCLE AREA.
6. (N) 1-1/2" DIAMETER STAINLESS STEEL GRAB BAR. SEE DETAIL 1/A9.5 FOR MOUNTING HEIGHT.
7. (N) WALL MOUNTED ACCESSIBLE TOILET. SEE DETAIL 1/A9.5 FOR MOUNTING HEIGHT.
8. (N) WALL MOUNTED TOILET.
9. (N) WALL MOUNTED URINAL.
10. (N) WALL MOUNTED ACCESSIBLE URINAL, MOUNTED PER DETAIL 5/A9.5.
11. (N) COAT HOOK ON INSIDE STALL DOORS. SEE DETAIL 1/A9.5 FOR MOUNTING HEIGHT.
12. (N) FLOOR MOUNTED P-LAM TOILET PARTITION. PROVIDE BLOCKING AT CEILING AS REQUIRED. SEE DETAIL 9/A9.5.
13. (N) WALL MOUNTED P-LAM URINAL PARTITION. PROVIDE BLOCKING AT WALL AS REQUIRED.
14. (N) SEMI-RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE, BOBRICK B-43944. SEE DETAIL 1/A9.5 FOR MOUNTING HEIGHT.
15. (N) SOLID SURFACE COUNTERTOP WITH 4" BACKSPLASH. MAX. 34" AFF.
16. (N) RECESSED SEAT COVER AND TOILET PAPER DISPENSER. WOMEN'S RECESSED: BOBRICK B-3574, WOMEN'S PARTITION MOUNT: BOBRICK B-357. MEN'S RECESSED: BOBRICK B-3474, MEN'S PARTITION MOUNT: BOBRICK B-347. SEE DETAIL 1/A9.5 .
17. (E) MOP SINK TO REMAIN.
18. (E) ACCESSIBLE SHOWER. PROVIDE NEW TILE SEE DETAIL 8/A9.5. CONTRACTOR TO PROVIDE ALTERNATE PRICING FOR NEW ADA COMPLIANT SHOWER ACCESSORIES AND ADA COMPLIANT TILE SHOWER STALL.
19. (E) GYP CEILING TO REMAIN. PATCH AND REPAIR WHERE NECESSARY TO MATCH (W) (E) ADJACENT FINISHES AND PROVIDE NEW PAINT.
20. (N) RECESSED DOWNLIGHT AT LOCATION OF (E) LIGHT FIXTURES TO REMOVE. PATCH & REPAIR IF NECESSARY TO MATCH (E) FINISHES. PROVIDE (N) PAINT.
21. (E) GYP. WALLS TO REMAIN. PATCH & REPAIR AS NEEDED. PAINT ALL GYP. BD. WALLS P1, U.O.N.
22. (N) TILE FLOOR, LEVEL AND PREP (E) SUBFLOOR AS REQUIRED FOR NEW TILE INSTALLATION. REVIEW TILE LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
23. PROVIDE 5.5. TRIM AT END OF ALL VERTICAL TILE.
24. PROVIDE 5.5. SCHLUTER STRIP BETWEEN TILE AND OTHER FLOORING.
25. (E) FLOOR FINISH TO REMAIN.
26. EXISTING WALLS AND CEILING TO REMAIN. PREP FOR NEW PAINT. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PROVIDE SKIM COAT OVER EXISTING WALLS AND CEILING TO SMOOTH AND PAINT.
27. REMOVE (E) TILE AND CEMENT BD. DOWN TO (E) STUD. PROVIDE (N) CEMENT BOARD & WALL TILES AT THE SAME LOCATION. PATCH & REPAIR WHERE NEEDED. PROVIDE SCHLUTER STRIP BETWEEN NEW TILES AND WALLS.

CONTRACTOR TO COMPLY WITH 2013 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR EXISTING BUILDINGS, SECTIONS: MATERIAL CONSERVATION & RESOURCE EFFICIENCY (5.713), ENVIRONMENTAL QUALITY (5.714). SEE SHEET A0.2

Ceiling Legend

(N) GYP. BD. CEILING, ⅝" GYP.BD. WITH LEVEL 4 SMOOTH FINISH. PAINT P1 U.O.N. SEE DETAILS 8, 11 & 12/A9.2.

(E) SUSPENDED CEILING SYSTEM GRID TO REMAIN. (N) ARMSTRONG DUNE SECOND LOOK, TEGULAR 2' x 4' CEILING TILES.SEE DETAILS 3,4 & 8/A9.2.

LIGHT FIXTURE TYPE D: (N) 6" X 6" SQUARE LED DOWNLIGHT, SPECTRUM LIGHTING INC., OS SERIES SEE ELECT. DWGS.

Finish Legend

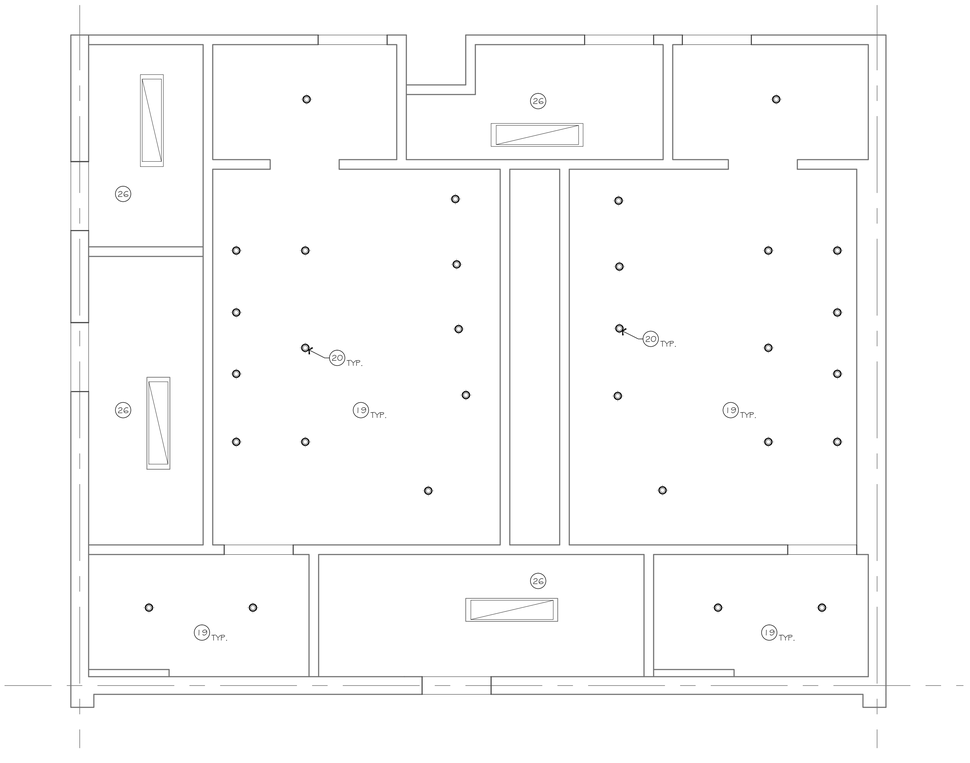
P2 PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1987N GRASSY SLOPE
TYPE: EGGSHELL

T1 TILE #1 - RESTROOM WALLS
MANUFACTURER: FIANDRE
COLOR: FRENCH CLAY
SIZE: 4" X 12" (4'-0" HIGH WAINSCOT TILE WALL)
TYPE: FUME, GLOSSY WALL

T2 TILE #2 - RESTROOM FLOOR
MANUFACTURER: EMSER
COLOR: COTTON
SIZE: 12" X 24"
TYPE: TEXTILE

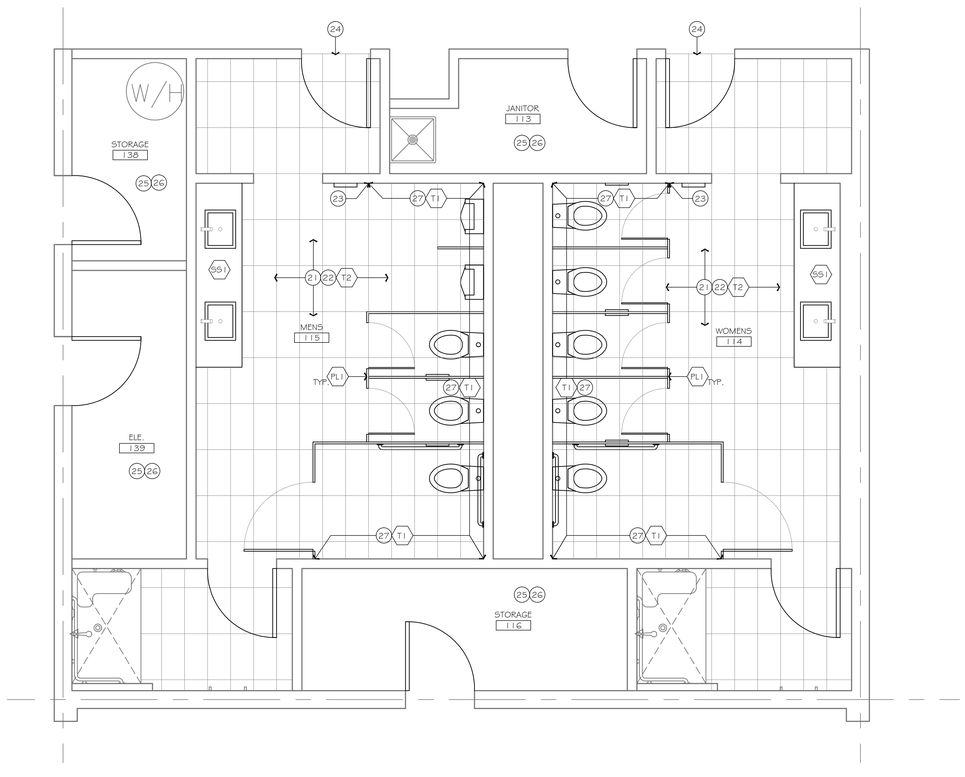
SS1 SOLID SURFACE #1 - RESTROOM COUNTERTOP
SUPPLIER: IRG
PRODUCT: PENTALQUARTZ
THICKNESS: ¾"
COLOR: BQ200P SUPER WHITE POLISHED

PL1 P-LAMINATE #1 - RESTROOM PARTITIONS
MANUFACTURER: WILSONART LAMINATE
COLOR: 4939K-18 VAPOR STRANDZ
NOTE: GRAIN TO RUN HORIZONTAL



2. ENLARGED 1ST FLOOR RESTROOMS RCP

3/8" = 1'-0"



3. ENLARGED 1ST FLOOR RESTROOMS FINISH PLAN

3/8" = 1'-0"

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

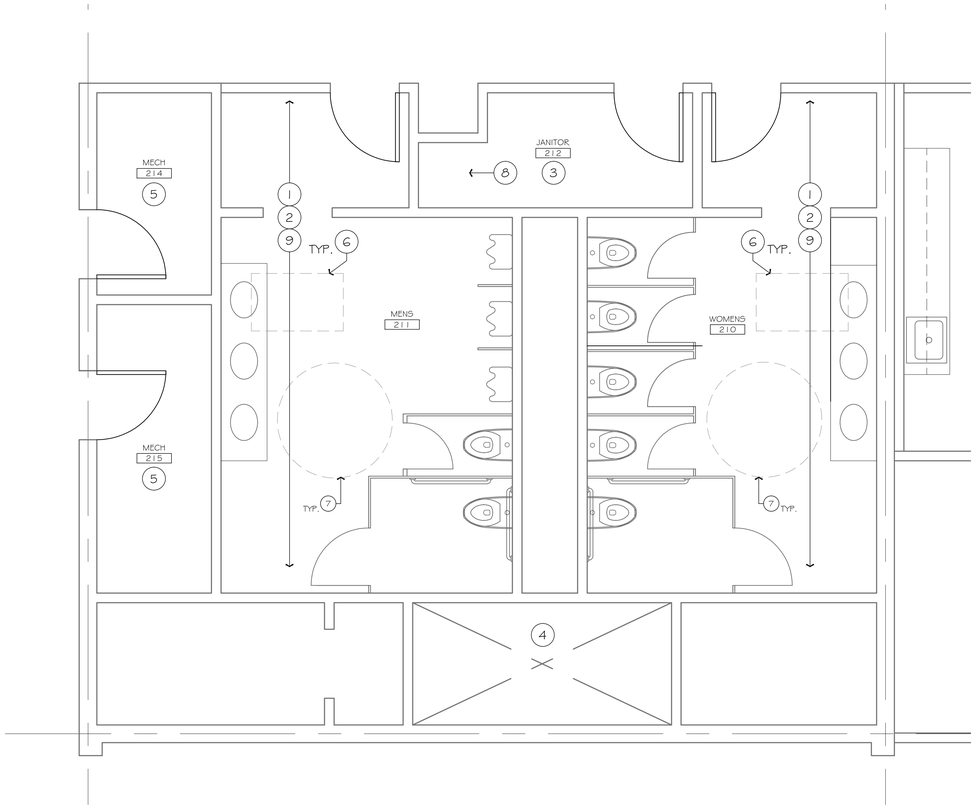
DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED 1ST FLOOR RESTROOMS

SHEET TITLE

SHEET NO. A6.1

PLANNING SET - NOT FOR CONSTRUCTION



1. ENLARGED 2ND FLOOR RESTROOMS FLOOR PLAN

SCALE: 3/8" = 1'-0"

Keynotes

Indicated by (X) ——› on the plan.

1. (E) WALLS, FINISHES, FIXTURES AND ACCESSORIES TO REMAIN. PATCH & REPAIR AS REQ'D. PREP WALLS AND PARTITIONS FOR (N) PAINT. PAINT ALL GYP. BD. WALLS P1, U.O.N.
2. (E) GYP. BD. CEILING TO REMAIN. (E) LIGHT FIXTURES TO REMAIN. PROVIDE (N) PAINT P1 @ CEILING.
3. (E) JANITOR ROOM TO REMAIN.
4. (E) MECH CHASE TO REMAIN.
5. (E) MECH ROOM TO REMAIN.
6. REQUIRED 30"x48" CLEAR AREA AT SINK & URINAL.
7. REQUIRED 5'-0" DIAMETER CLEAR CIRCLE AREA.
8. (E) MOP SINK TO REMAIN.
9. (E) FLOOR FINISH TO REMAIN.

CONTRACTOR TO COMPLY WITH 2013 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR EXISTING BUILDINGS, SECTIONS: MATERIAL CONSERVATION & RESOURCE EFFICIENCY (5.713), ENVIRONMENTAL QUALITY (5.714). SEE SHEET A0.2

Finish Legend

(P2) PAINT #2 - RESTROOMS
MANUFACTURER: BENJAMIN MOORE
COLOR: CL 1987N GRASSY SLOPE
TYPE: EGGSHELL

(T1) TILE #1 - RESTROOM WALLS
MANUFACTURER: FIANDRE
COLOR: FRENCH CLAY
SIZE: 4" X 12" (4'-0" HIGH WAINSCOT TILE WALL)
TYPE: FUME, GLOSSY WALL

(T2) TILE #2 - RESTROOM FLOOR
MANUFACTURER: EMSER
COLOR: COTTON
SIZE: 12" X 24"
TYPE: TEXTILE

(SS1) SOLID SURFACE #1 - RESTROOM COUNTERTOP
SUPPLIER: IRG
PRODUCT: PENTALQUARTZ
THICKNESS: ¾"
COLOR: BQ200P SUPER WHITE POLISHED

(PL1) P-LAMINATE #1 - RESTROOM PARTITIONS
MANUFACTURER: WILSONART LAMINATE
COLOR: 4939K-18 VAPOR STRANDZ
NOTE: GRAIN TO RUN HORIZONTAL

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g
ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for

Regency Tasman Holdings

NOTE: THESE DRAWINGS HAVE NOT BEEN THOROUGHLY COORDINATED WITH LANDSCAPING, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS BIDDING WILL BE RESPONSIBLE FOR ALL FINAL COORDINATION

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REVISIONS

DATE	DESCRIPTION
10.23.2015	PRICING SET (INTERIOR ONLY)
12.18.2015	PRICING SET REVISED (INTERIOR ONLY)
4.18.2016	PLANNING SUBMITTAL
05.26.2016	RESPONSE TO CITY COMMENTS #1

DATE	9/16/2015
SCALE	AS SHOWN
PROJECT ID	2015.176
DRAWN BY	SS

ENLARGED 2ND FLOOR RESTROOMS (FOR REFERENCE ONLY)

SHEET TITLE

SHEET NO. A6.2

LANDSCAPE ARCHITECTURAL DRAWINGS

888 TASMAN DRIVE

CITY OF MILPITAS, CALIFORNIA

PLANS WERE DESIGNED BY REFERENCING:

1. GRADING PLANS PREPARED BY HMH DATED: 06/16/16
2. GEOTECHNICAL REPORTS PREPARED BY N/A DATED: N/A.

NOTES

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. HMH IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HMH IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, HMH WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, HMH WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY HMH FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

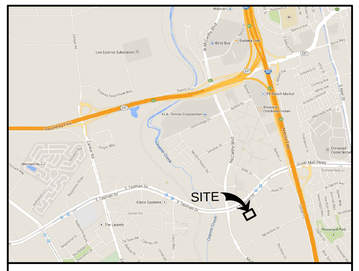
CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY HMH, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF HMH IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HMH HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.



VICINITY MAP

NOT TO SCALE

SCOPE:

THIS PROJECT INCLUDES LANDSCAPE ENHANCEMENTS OF 888 TASMAN DRIVE, INCLUDING REMOVAL OF TREES, PLANTING, RETROFIT IRRIGATION, AN ADDITIONAL OUTDOOR AMENITY SPACE, ENHANCED PAVING, AND ADDITIONAL EXTERIOR LIGHTING.

1 TOTAL AREA OF LANDSCAPE BEING REMOVED AND REPLACED = 17,750 FT²

LANDSCAPE DRAWINGS

SHEET	TITLE
L0.00	TITLE SHEET
L0.01	EXISTING SITE PLAN
L0.02	TREE MITIGATION PLAN
L0.03	TREE INVENTORY, TREE PROTECTION NOTES AND DETAIL
L1.01 - L1.03	LANDSCAPE CONSTRUCTION PLAN
L2.01 - L2.02	CONSTRUCTION DETAILS
L2.03	CONSTRUCTION NOTES, LIGHTING LEGEND, AND MATERIALS LIST
L3.01 - L3.03	IRRIGATION PLAN
L3.04	IRRIGATION LEGEND AND NOTES
L3.05 - L3.07	IRRIGATION DETAILS
L3.08	WATER BUDGET CALCULATIONS
L4.01 - L4.03	PLANTING PLAN
L4.04	PLANTING LEGEND, NOTES, AND DETAILS
L5.01	GENERAL SPECIFICATIONS
L5.02 - L5.03	CONSTRUCTION SPECIFICATIONS
L5.04	IRRIGATION SPECIFICATIONS
L5.05	PLANTING SPECIFICATIONS
L6.01	BLUEPRINT FOR A CLEAN BAY

CIVIL ENGINEERING DRAWINGS

SHEET	TITLE
C0.0	TITLE SHEET
C0.1	BLUEPRINT FOR A CLEAN BAY
C0.2 - C0.3	DEMOLITION PLAN
C1.1 - C1.2	GRADING, DRAINAGE AND UTILITY PLAN

GOVERNING AGENCY

CITY OF MILPITAS:

BUILDING DIVISION
455 EAST CALAVERAS BOULEVARD, 1ST FLOOR
MILPITAS, CA 95035

studio g ARCHITECTS
299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100 F: 408.608.0882

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH LANDSCAPE ARCHITECTURE
1570 Oakland Road , San Jose , CA , 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JOSHUA DORER
NO. 5653
Signature
Joshua Dorer
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE NOT TO SCALE

PROJECT ID 4581.01

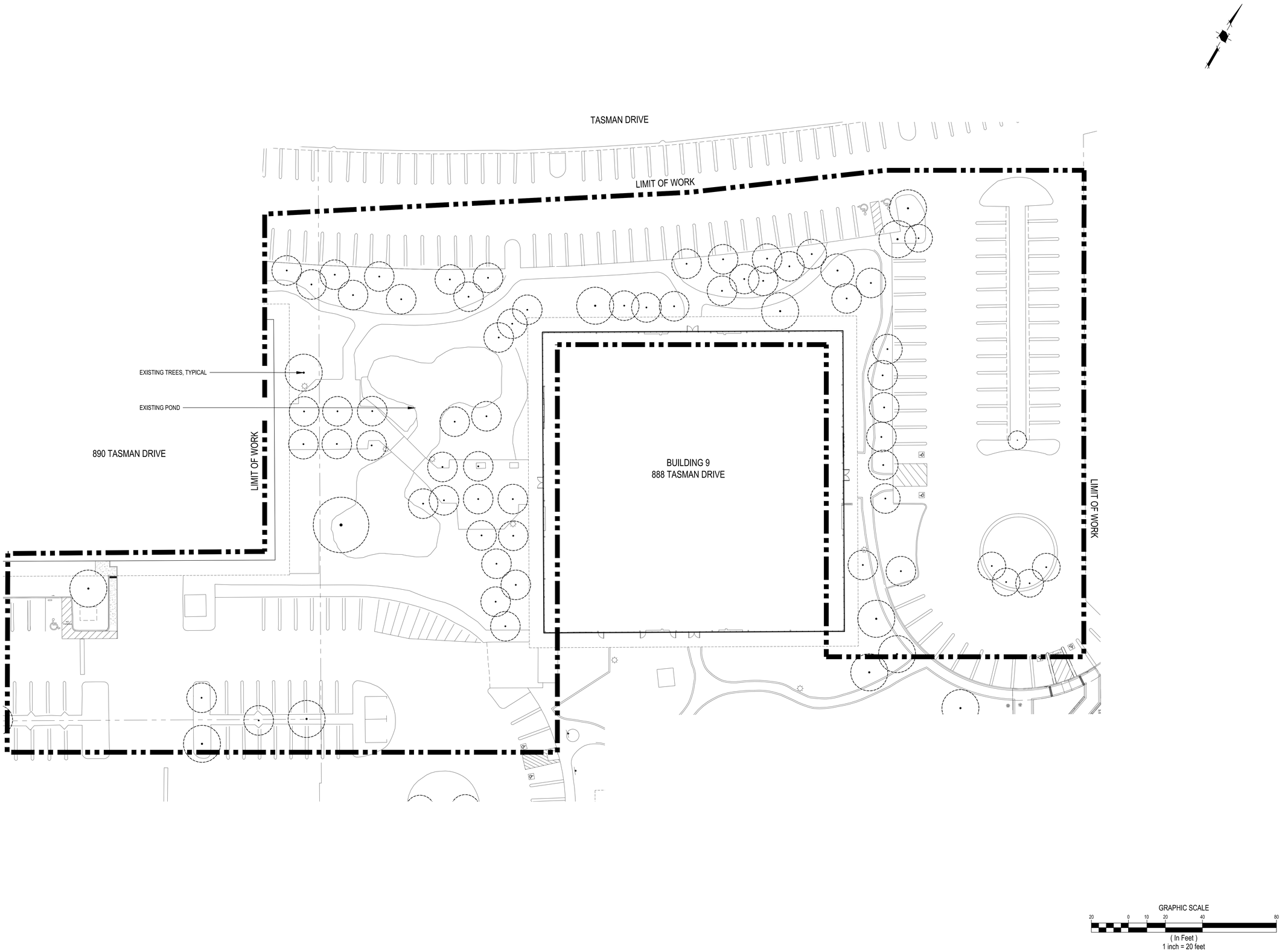
DRAWN BY JRM JM/JD

TITLE SHEET

SHEET TITLE

L0.00

SHEET NO.



299 BASSETT STREET, SUITE 250
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STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH
LANDSCAPE ARCHITECTURE
1570 Oakland Road , San Jose , CA , 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5653
Signature
3/29/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

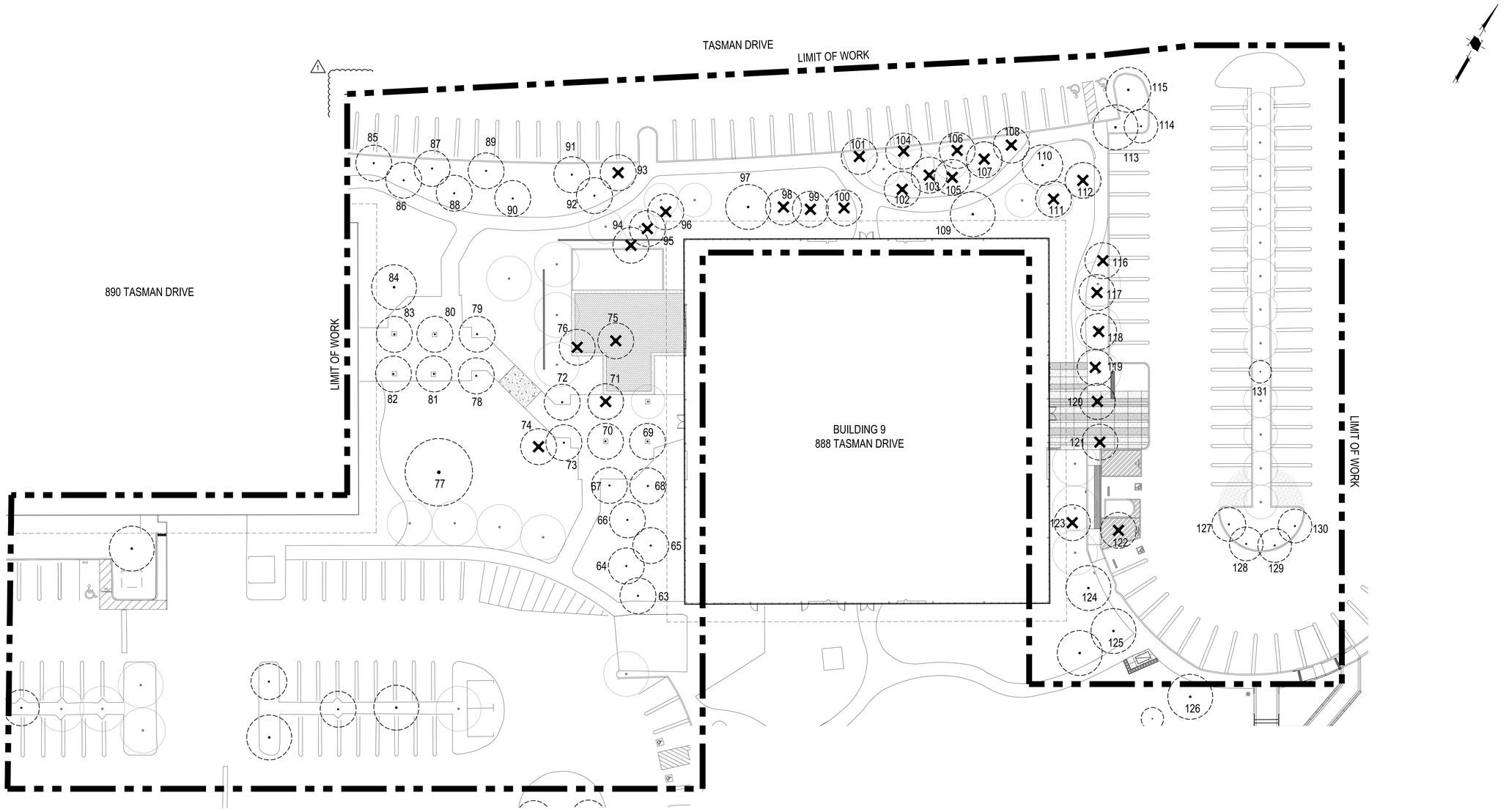
DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE 1" = 20'
PROJECT ID 4581.01
DRAWN BY JRM JM/JD

EXISTING SITE PLAN

SHEET TITLE

SHEET NO. **L0.01**



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

TREE PROTECTION LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	✕#
TREE TO REMAIN PROTECT TREES WITHIN LIMITS OF GRADING	●#
PROPOSED TREE, TYPICAL SEE PLANTING PLAN	·

EXISTING TREE SUMMARY

TOTAL TREES TO REMAIN	42
TOTAL TREES TO BE REMOVED/MITIGATED	29
TOTAL EXISTING TREES ON SITE	71
TOTAL TREES PROPOSED	42 (24" BOX) 3 (48" BOX) TOTAL: 45

ON-SITE TREE MITIGATION TABLE

	CIRCUMFERENCE	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	<37"	18	1:1 - 24" BOX	21
	>37"	8	3:1 - 24" BOX	24
				TOTAL 45

NOTES:
1. SEE SHEET L4.01-L4.03 FOR PROPOSED TREE TYPES, AND LOCATION.
2. SEE SHEET L0.03 FOR TREE EVALUATION SUMMARY.

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LICENSED LANDSCAPE ARCHITECT
JACKSON DEBLER
NO. 5953
Signature
3/29/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE 1" = 20'
PROJECT ID 4581.01
DRAWN BY JRM JM/JD

TREE MITIGATION PLAN

SHEET TITLE

SHEET NO. **L0.02**

TABLE 2 -TREE EVALUATION SUMMARY

Prepared By: Lisa Harris, ISA Certified Arborist #WE-9977A
DBH MEASUREMENT HEIGHT: 54"
Date of Evaluation: 2/26/16

Suitability for Preservation is based on the following:

Good - Trees with good health and structural stability that have the potential for longevity at the site.
Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.
Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment. These trees s

Health Rating

5	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with
2	A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1	A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
0	Tree is dead.

Abbreviations and Definitions

CD	Codominant brai	Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.
CDB	Dieback in Crowi	Condition where branches in the tree crown die from the tips toward the center.
DBH	Diameter at Brea	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
FB	Fireblight	A disease in fruit trees resulting in burnt looking foliage.
H	Hazardous	A tree that in it's current condition, presents a hazard.
HD	Headed	Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB	Included Bark	Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LN	Leaning Tree	Tree leaning, see notes for severity.
ML	Multiple Leaders	More than one upright primary stem
MS	Multi-stem	A tree having 2 or more trunks, either originating at grade or branching after DBH height measurement.
ND	Nitrogen Deficier	Deficiency often resulting in lack of growth and yellow or pale green leaves.
S	Suckers	Shoot arising from the roots.
SC	Soil Compaction	Compaction of soil around tree root system which can damage vitality.
SD	Structural Defect:	Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SR	Surface Roots	Roots visible at finished grade.
SS	Sunscald	Injury to bark tissues on the trunk/branches caused by rapid temperature changes
WC	Weak Crotch	Weak union or fork in tree branching structure.
	Protected Tree	All trees which have a thirty-seven-inch (37") or greater circumference of any trunk measured 4 ½ feet from the ground and located on developed commercial or industrial property.

TREE #	BOTANICAL NAME	COMMON NAME	MS DBH	TOTAL DBH	TOTAL CIRCUMFERENCE	PROTECTED TREE	LOCATION	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS	TREES TO BE REMOVED
63	Sequoia sempervirens	Coast Redwood	-	26.5	83	X	turf mound	2	Poor	Stressed, browning canopy, shot holes with frass	Remove, see below	
General notes and recommendations for Sequoia sempervirens in this report: Trees all display varied levels of drought stress. Dieback typically begins at the top of the tree. Over a period of time, trees thin, foliage turns brown and there is a lack of new growth. Even though these trees appear to be receiving irrigation from adjacent turf spray areas, it is unlikely that sufficient water has likely been able to reach the deeper roots. The drought stress has weakened the trees and made the susceptible to disease, including bark beetles. Frass and shot holes from bark beetles (Cedar or cypress bark beetles) were observed on all of the redwoods. The long-term survivorship of these trees is poor and they are in decline and severely stressed. It could be worthwhile to attempt to preserve a few select trees along the north facing side of the building. However, those trees were planted too close to the building to begin with and have suffered in form as a result of their location. Additionally, the site was recently converted a few years ago to recycled water for irrigation. Excess salts can build up in the soil as a result. Established redwoods are historically intolerant of recycled water and in adddition to the drought, they recycled water application may have contributed to their current condition.												
64	Sequoia sempervirens	Coast Redwood	-	22.9	72	X	turf mound	2	Poor	Stressed, slight LN, S, shot holes	Remove	
65	Sequoia sempervirens	Coast Redwood	-	21.5	68	X	turf mound	2	Poor	Stressed, limbed up due to being planted close to building, flat sided trunk, SR, shot holes	Remove	
66	Sequoia sempervirens	Coast Redwood	-	25.3	79	X	turf mound	2	Poor	Stressed, girdling SR, shot holes	Remove	
67	Celtis occidentalis	Common Hackberry	-	10.8	34		ivy	2	Poor	large 10" diameter SR indicates growing in compacted conditions, poor structure	Remove	
68	Celtis occidentalis	Common Hackberry	-	8.4	26		ivy	2	Poor	galled trunk, SR, poor structure (headed back)	Remove	
69	Celtis occidentalis	Common Hackberry	-	8.6	27		concrete cut out	3	Moderate	Likely growing in compacted conditions, slightly stunted growth	Provide larger growing area if retaining	
70	Celtis occidentalis	Common Hackberry	-	5.1	16		concrete cut out	1	Poor	poor structure, irregular canopy	Remove	
71	Celtis occidentalis	Common Hackberry	-	3.7	12		concrete cut out	1	Poor	poor structure, irregular canopy	Remove	X
72	Celtis occidentalis	Common Hackberry	-	12.0	38	X	turf near concrete	2	Moderate	large SR, flat sided trunk and contained SR indicate possible root issues. Tree is growing in compacted conditions and is root bound due to inadequate soil volume	Preservation is questionable due to possible root/stability issues and removal is recommended.	
73	Celtis occidentalis	Common Hackberry	-	10.5	33		agapanthus near concrete	3	Moderate	SR	Evaluate SR during plant removal.	
74	Prunus species	Flowering Cherry	-	7.9	25		near pond pump	2	Poor	severe LN, large diameter trunk pruned recently likely due to failure, IB, SR	Remove	X
75	Prunus x blireana	Flowering Plum	-	8.0	25		turf	1	Poor	severe decline	Remove	X
76	Prunus x blireana	Flowering Plum	-	7.1	22		turf	1	Poor	severe decline	Remove	X
77	Salix species	Willow	15.9, 10.5	26.4	83		cobble near pond	3	Moderate	low fork, recent limb drop has been pruned. Cracked limb in upper canopy need evaluation/pruning.	Prune cracked limb	
78	Celtis occidentalis	Common Hackberry	-	8.8	28		turf near concrete	3	Moderate	SR, irregular bulge in trunk at ~3'		
79	Celtis occidentalis	Common Hackberry	-	8.1	25		turf near concrete	3	Moderate	weak structure, IB, SR		
80	Celtis occidentalis	Common Hackberry	-	5.7	18		concrete cut out	2	Poor	poor structure, likely root bound due to compaction and inadequate soil volume	Remove	
81	Celtis occidentalis	Common Hackberry	-	9.1	29		concrete cut out	3	Moderate	slight LN, SR extensively lifting concrete patio, irregular branching pattern		
82	Celtis occidentalis	Common Hackberry	-	8.4	26		concrete cut out	2	Poor	poor structure, too close to building	Remove	
83	Celtis occidentalis	Common Hackberry	-	6.4	20		concrete cut out	3	Moderate			
84	Celtis occidentalis	Common Hackberry	-	11.4	36		ivy	4	Good			
85	Liquidambar styraciflua	Sweet Gum	-	10.7	34		turf mound	3	Moderate	measured low, forks at 3.5', SR w/MD		
86	Liquidambar styraciflua	Sweet Gum	-	5.4	17		turf mound	3	Moderate			
87	Liquidambar styraciflua	Sweet Gum	8.7, 7.3	16.0	50		turf mound	3	Moderate	MS, IB, canker		
88	Liquidambar styraciflua	Sweet Gum	-	13.6	43	X	turf mound	2	Poor	wound with secondary pests causing visible decay (extents unknown), slight LN	Remove	
89	Liquidambar styraciflua	Sweet Gum	-	10.6	33		turf mound	3	Moderate			
90	Liquidambar styraciflua	Sweet Gum	-	10.9	34		turf mound	2	Poor	decay and open callus at ~5', elliptical shaped trunk, Slight LN, SR w/MD	Remove	
91	Liquidambar styraciflua	Sweet Gum	-	12.2	38	X	turf mound	3	Moderate			
92	Liquidambar styraciflua	Sweet Gum	-	6.9	22		turf mound	3	Moderate	slight LN		
93	Liquidambar styraciflua	Sweet Gum	-	6.9	22		turf mound	2	Poor	large canker, stressed	Remove	X
94	Sequoia sempervirens	Coast Redwood	-	13.3	42	X	turf	1	Poor	severe decline	Remove	X
95	Sequoia sempervirens	Coast Redwood	-	13.8	43	X	turf	1	Poor	slight LN, sever decline	Remove	X
96	Sequoia sempervirens	Coast Redwood	-	14.6	46	X	turf	1	Poor	severe decline	Remove	X
97	Sequoia sempervirens	Coast Redwood	-	19.5	61	X	turf	3	Moderate	north facing exposure may have partially protected tree from severe decline. With some good horticulture, tree condition may improve. However, tree was planted too close to the building and has a flat canopy on the backside	If to remain, treatment is required. Tree has new growth.	
98	Sequoia sempervirens	Coast Redwood	-	18.2	57	X	turf	2	Poor	limited new growth, flat topped tree planted too close to the building, stressed	Remove	X
99	Sequoia sempervirens	Coast Redwood	-	20.6	65	X	turf	2	Poor	limited new growth, flat topped tree planted too close to the building, stressed	Remove	X
100	Liquidambar styraciflua	Sweet Gum	-	9.4	30		ivy	2	Poor		Remove	X
101	Liquidambar styraciflua	Sweet Gum	-	8.6	27		turf mound	3	Moderate	marcescent leaves		X
102	Liquidambar styraciflua	Sweet Gum	-	8.7	27		turf mound	3	Moderate	marcescent leaves, measured low, forks at 4', cankers		X
103	Liquidambar styraciflua	Sweet Gum	-	7.5	24		turf mound	2	Poor	marcescent leaves, girdling SR w/MD	Remove	X
104	Liquidambar styraciflua	Sweet Gum	-	9.4	30		turf mound	3	Moderate	marcescent leaves		X
105	Liquidambar styraciflua	Sweet Gum	-	9.4	30		turf mound	3	Moderate			X
106	Liquidambar styraciflua	Sweet Gum	-	9.6	30		turf mound	3	Moderate			X
107	Liquidambar styraciflua	Sweet Gum	-	11.4	36		turf mound	3	Moderate			X
108	Liquidambar styraciflua	Sweet Gum	-	9.1	29		turf mound	3	Moderate			X
109	Sequoia sempervirens	Coast Redwood	-	24.6	77	X	ivy at building	2	Moderate	north facing exposure may have partially protected tree from severe decline. With some good horticulture, tree condition may improve. However, tree was planted too close to the building and has a flat canopy on the backside	Requires horticultural treatment	
110	Liquidambar styraciflua	Sweet Gum	-	16.4	51	X	turf mound	2	Moderate	IB, SR		
111	Sequoia sempervirens	Coast Redwood	-	21.5	68	X	turf	2	Poor	shot holes, slight LN, severe decline	Remove	X
112	Sequoia sempervirens	Coast Redwood	-	23.5	74	X	turf	2	Poor	sparse branching, severe decline	Remove	X
113	Quercus agrifolia	Coast Live Oak	-	10.7	34		finger island	4	Moderate	new HC ramp constructed nearby. Extents or methods of root pruning unknown. Planted with trees 114 and 115 in a restricted growing area.	Monitor	
114	Quercus agrifolia	Coast Live Oak	-	5.2	16		finger island	3	Moderate	Struggling to grow in limited soil volume and below the canopy of trees 113 and 115. Assuming is was planted with these trees and is only half the DBH, the tree is stressed and the area is overplanted.		
115	Quercus agrifolia	Coast Live Oak	-	11.6	36		finger island	4	Moderate			
116	Pyrus kawakamii	Evergreen Pear	-	8.1	25		turf	2	Moderate	minor FB, large callus and wound at ~2', poor branching structure. Previously topped	Remove	X
117	Pyrus kawakamii	Evergreen Pear	-	10.4	33		turf	3	Moderate	Previously topped, minor FB		X
118	Pyrus kawakamii	Evergreen Pear	-	9.1	29		ivy	3	Moderate	Previously topped, minor FB		X
119	Pyrus kawakamii	Evergreen Pear	-	7.5	24		ivy	3	Moderate	Previously topped, minor FB		X
120	Lagerstroemia indica	Crape Myrtle	-	3.1	10		planting area near building entry	4	Moderate	recently planted		X
121	Lagerstroemia indica	Crape Myrtle	-	4.3	14		planting area near building entry	4	Moderate	recently planted		X
122	Pyrus kawakamii	Evergreen Pear	-	14.1	44	X	turf		Moderate	large rounded canopy, minor FB		X
123	Prunus x blireana	Flowering Plum	-	9.1	29		ivy	1	Poor	decline	Remove	X
124	Liriodendron tulipifera	Tulip Tree	-	17.6	55	X	turf	3	Moderate	SR, Black sooty mold on limbs (typical of species)		
125	Liriodendron tulipifera	Tulip Tree	-	11.9	37	X	turf	3	Moderate	SR, Black sooty mold on limbs (typical of species)		
126	Liriodendron tulipifera	Tulip Tree	-	12.7	40		turf	3	Moderate	SR, Black sooty mold on limbs (typical of species)		
127	Lagerstroemia indica	Crape Myrtle	-	5.5	17		roundabout	5	Good	young tree		
128	Lagerstroemia indica	Crape Myrtle	-	4.3	14		roundabout	5	Good	young tree		
129	Lagerstroemia indica	Crape Myrtle	-	4.5	14		roundabout	5	Good	young tree		
130	Lagerstroemia indica	Crape Myrtle	-	6.4	20		roundabout	5	Good	young tree		
131	Quercus agrifolia	Coast Live Oak	-	3.2	10		finger island	3	Moderate	canker at base, epicormic growth, still staked	remove staking and prune. Monitor canker	

A TREE PROTECTION DETAIL

SCALE: NONE

NOTES:

1. PROTECTION FOR TREES SHALL BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY FENCING SHALL BE LOCATED PER ARBORIST. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, WATTLE AND SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE PER DETAIL.
2. PRUNING MAY BE NECESSARY TO FACILITATE REMOVAL OF DEAD WOOD, CONFLICT WITH NEW STRUCTURE, OR REDUCE STRESS AND SHALL BE CARRIED OUT BY A QUALIFIED ARBORIST.
3. CONSULT WITH ARBORIST TO DETERMINE FERTILIZING AND WATERING SCHEDULE FOR EXISTING TREES PRIOR TO CONSTRUCTION TO REDUCE SHOCK AND STRESS.

(1) FENCE THE PERIMETER OF DRIP LINE WITH 6' HIGH CHAIN LINK FENCE. SECURE ONE SIGN PER ZONE AS DETAILED BELOW OR APPROVED EQUAL TO FENCE WITH WIRE TIES.

(2) WHERE PROTECTIVE FENCING CAN NOT BE INSTALLED AT THE DRIPLINE OF THE TREE OR WHEN FENCING IS REMOVED FOR CONSTRUCTION, INSTALL LODGE POLE POSTS (4 PER TREE) AROUND TREE AND WRAP TRUNK IN STRAW WADDLE THEN ORANGE SNOW FENCING TO BRANCHING STRUCTURE.

(3) CONTRACTOR SHALL CONSULT WITH ARBORIST FOR METHODS OF TRENCHING FOR INSTALLATION FOR UTILITIES WITHIN ROOTZONE.

SIGN

TREE PROTECTION NOTES

SECTION I

SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN, AT OR OUTSIDE THE DRIP LINE (FOLIAR SPREAD) OF THE TREE USING THE FOLLOWING FORMULA: TWELVE INCHES IN DISTANCE FROM THE TRUNK FOR EVERY INCH IN TRUNK DIAMETER, MEASURED 2.0 FEET ABOVE THE AVERAGE GROUND LEVEL. EXAMPLE: A 24 INCH DIAMETER TREE WOULD HAVE A FENCE ERECTED 24 FEET FROM THE BASE OF THE TREE (24 X 12 = 288 / 12 = 24). THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE OUTSIDE THE DRIPLINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

SECTION II

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

SECTION III

REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

SECTION IV

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

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LICENSED LANDSCAPE ARCHITECT JACKSON DERLER NO. 5953 Signature 3/31/18 Renewal Date Date STATE OF CALIFORNIA

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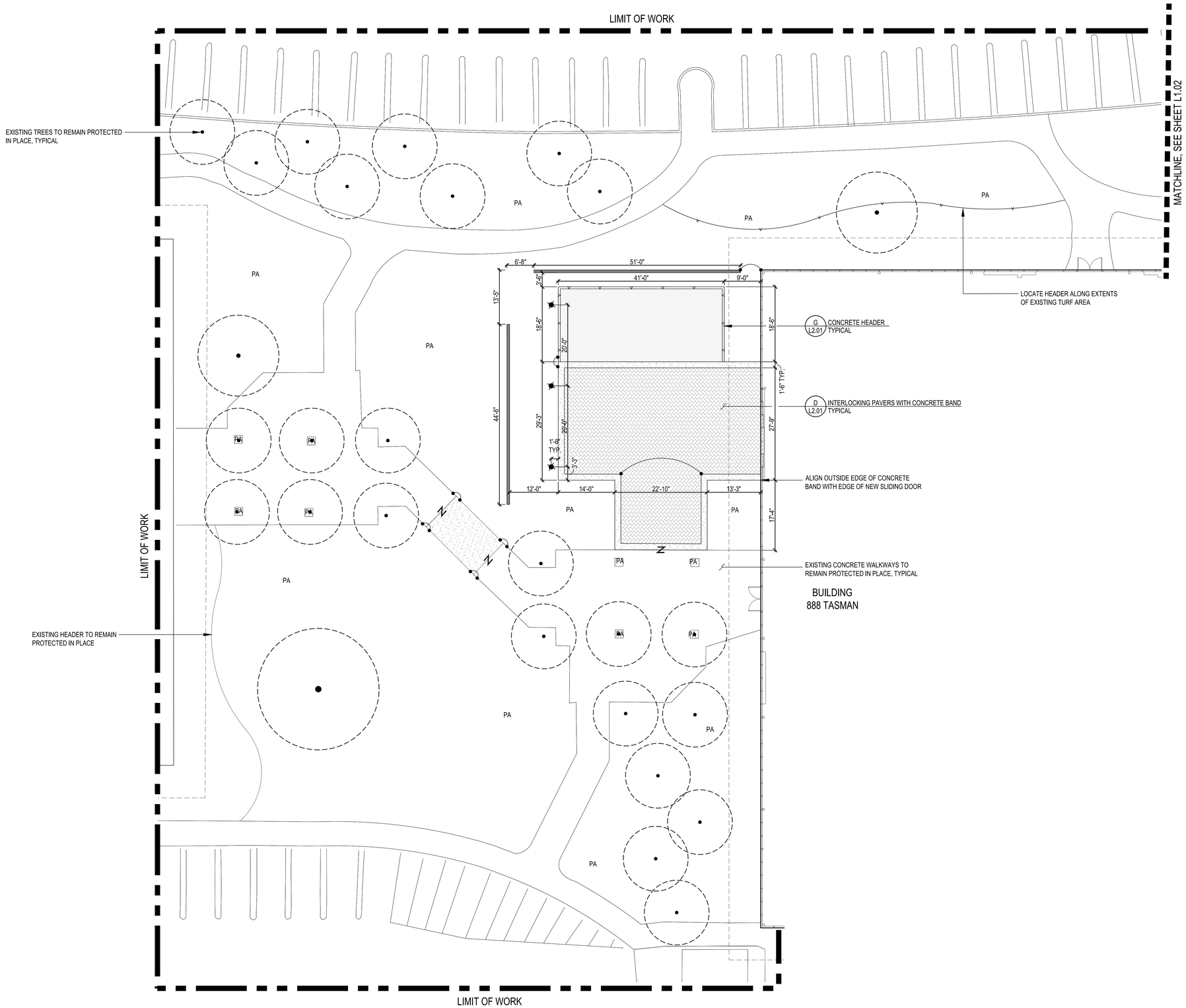
04.14.2016	PLANNING SUBMITTAL
05.26.2016	1 PLANNING RE-SUBMITTAL
06.13.2016	2 BUILDING SUBMITTAL

DATE 06.13.2016
SCALE AS SHOWN
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

TREE INVENTORY, TREE PROTECTION NOTES AND DETAIL

SHEET TITLE

SHEET NO. **L0.03**



GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

CONSTRUCTION LEGEND

DETAIL	DESCRIPTION	SYMBOL
	MEET FLUSH (REFER TO CIVIL PLANS FOR EXISTING GRADES)	Z
	EQUAL	EQ
	PLANTING AREA	PA
	ALIGN	
	CENTER LINE	
	BOLLARD LIGHT	
	BICYCLE LOCKER	
C L2.02	RETAINING WALL	
A L2.02	LANDSCAPE WALL	
E L2.01	CONCRETE HEADER	
C L2.01	ALUMINUM HEADER	
B L2.01	PAVING JOINTS SEE NOTE #3 BELOW	
F L2.01	SYNTHETIC TURF	
A, B L2.01	CONCRETE PAVING	A B
D L2.01	INTERLOCKING PAVERS WITH CONCRETE BAND	
B L2.02	WOOD SCREEN WALL	

NOTES:
1. SEE SHEET L2.01-L2.02 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L2.03 FOR MATERIALS LIST, LIGHTING LEGEND, AND CONSTRUCTION NOTES.
3. LOCATE CONTROL JOINTS AS SHOWN AND DIMENSIONED ON PLANS AND DETAILS. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS AND STEPS) AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO LAYING OUT ALL EXPANSION JOINTS IN FIELD.
4. ALL ON SITE PARKING LOT STRIPING PER ARCHITECTS PLANS. SEE CIVIL PLANS FOR CURBS, RAMPS AND VEHICULAR PAVING.
5. CONTRACTOR TO PROVIDE AND COORDINATE ALL ELECTRICAL SUPPLY AND CONTROLS FOR ALL LIGHTING AND OUTLETS. PULL BOXES SHALL BE LOCATED IN PLANTING AREA 18" MIN. AWAY FROM ADJACENT PAVING.
6. REPAIR EXISTING CONCRETE WITHIN THE SCOPE OF WORK AS NEEDED.

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SCALE 1" = 10'

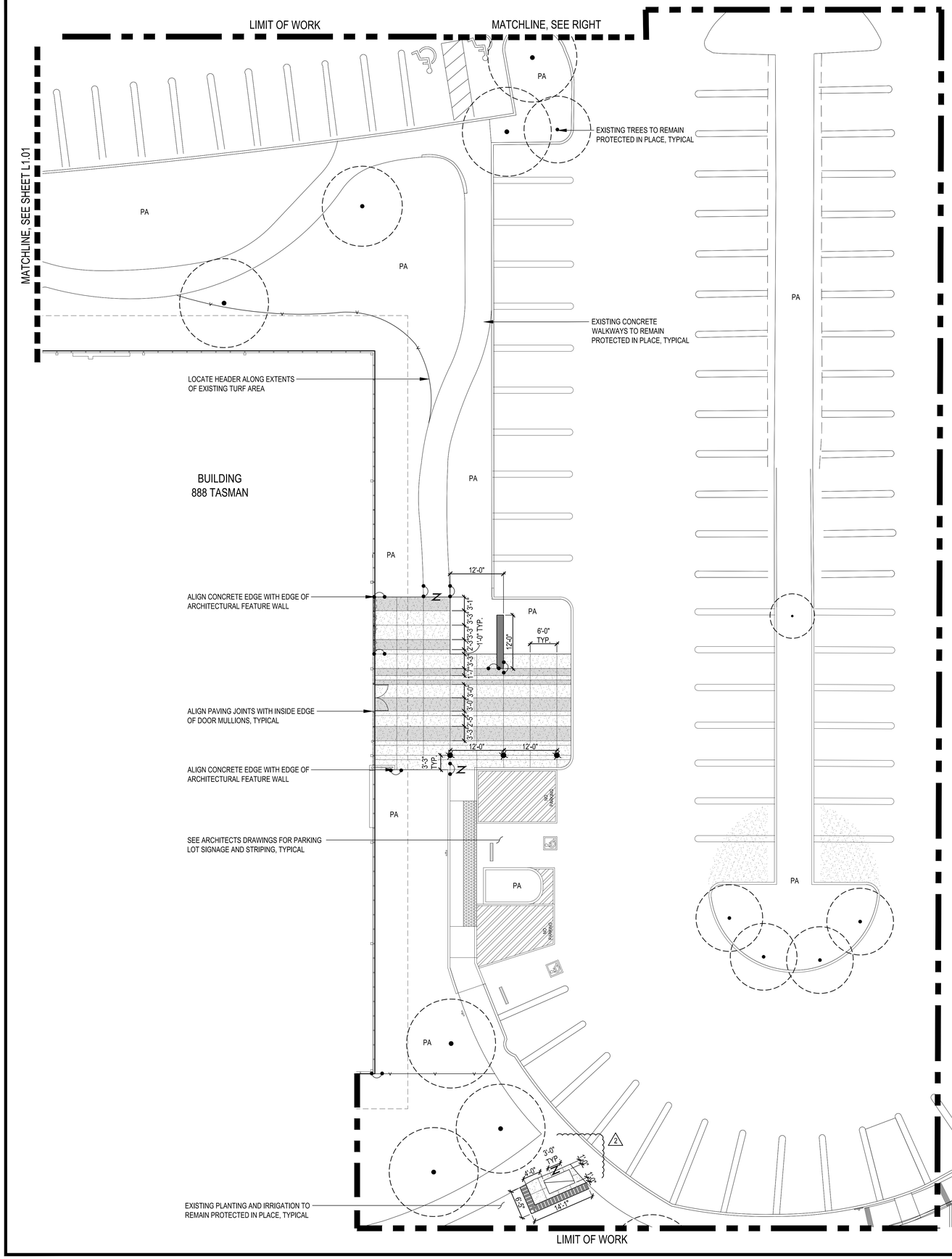
PROJECT ID 4581.01

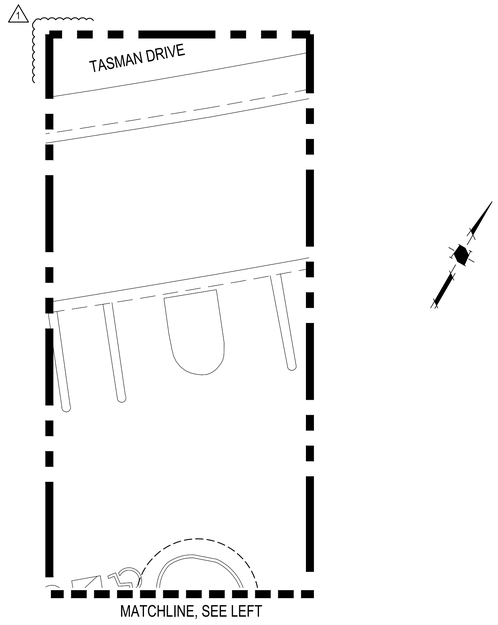
DRAWN BY JRM WA/JD

LANDSCAPE CONSTRUCTION PLAN

SHEET TITLE

SHEET NO. L1.01





GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

CONSTRUCTION LEGEND

DETAIL	DESCRIPTION	SYMBOL
	MEET FLUSH (REFER TO CIVIL PLANS FOR EXISTING GRADES)	Z
	EQUAL	EQ
	PLANTING AREA	PA
	ALIGN	
	CENTER LINE	
	BOLLARD LIGHT	
	BICYCLE LOCKER	
C L2.02	RETAINING WALL	
A L2.02	LANDSCAPE WALL	
E L2.01	CONCRETE HEADER	
C L2.01	ALUMINUM HEADER	
B L2.01	PAVING JOINTS SEE NOTE #3 BELOW	
F L2.01	SYNTHETIC TURF	
A, B L2.01	CONCRETE PAVING	A B
D L2.01	INTERLOCKING PAVERS WITH CONCRETE BAND	
B L2.02	WOOD SCREEN WALL	

NOTES:
1. SEE SHEET L2.01-L2.02 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L2.03 FOR MATERIALS LIST, LIGHTING LEGEND, AND CONSTRUCTION NOTES.
3. LOCATE CONTROL JOINTS AS SHOWN AND DIMENSIONED ON PLANS AND DETAILS. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS AND STEPS) AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO LAYING OUT ALL EXPANSION JOINTS IN FIELD.
4. ALL ON SITE PARKING LOT STRIPING PER ARCHITECTS PLANS. SEE CIVIL PLANS FOR CURBS, RAMPS AND VEHICULAR PAVING.
5. CONTRACTOR TO PROVIDE AND COORDINATE ALL ELECTRICAL SUPPLY AND CONTROLS FOR ALL LIGHTING AND OUTLETS. PULL BOXES SHALL BE LOCATED IN PLANTING AREA 18" MIN. AWAY FROM ADJACENT PAVING.
6. REPAIR EXISTING CONCRETE WITHIN THE SCOPE OF WORK AS NEEDED.

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Regency Tasman Holdings

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LICENSED LANDSCAPE ARCHITECT
JACKSON DERLEY
NO. 5953
Signature
3/29/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

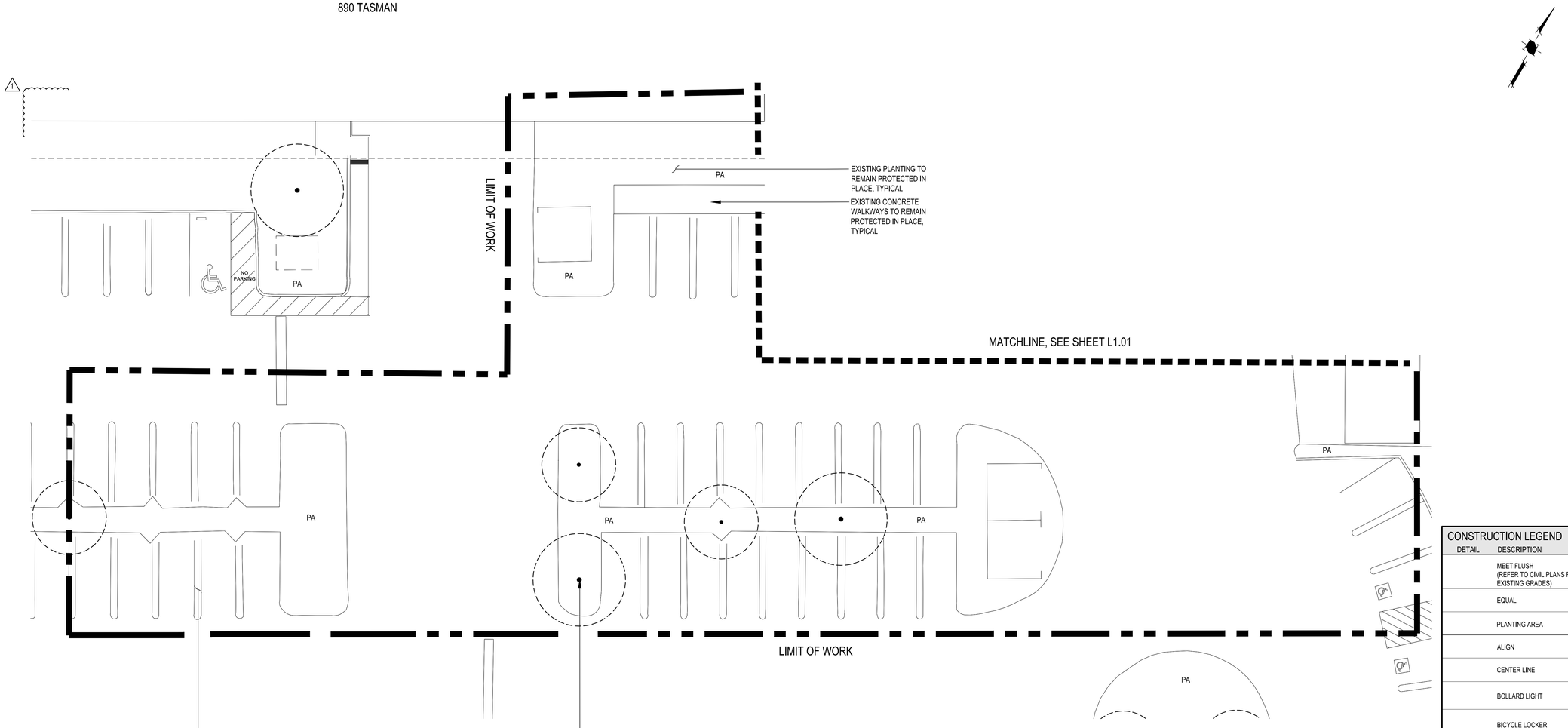
DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE 1" = 10'
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

LANDSCAPE CONSTRUCTION PLAN

SHEET TITLE

SHEET NO. L1.02



GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

CONSTRUCTION LEGEND

DETAIL	DESCRIPTION	SYMBOL
	MEET FLUSH (REFER TO CIVIL PLANS FOR EXISTING GRADES)	
	EQUAL	EQ
	PLANTING AREA	PA
	ALIGN	
	CENTER LINE	
	BOLLARD LIGHT	
	BICYCLE LOCKER	
C L2.02	RETAINING WALL	
A L2.02	LANDSCAPE WALL	
E L2.01	CONCRETE HEADER	
C L2.01	ALUMINUM HEADER	
B L2.01	PAVING JOINTS SEE NOTE #3 BELOW	
F L2.01	SYNTHETIC TURF	
A, B L2.01	CONCRETE PAVING	A B
D L2.01	INTERLOCKING PAVERS WITH CONCRETE BAND	
B L2.02	WOOD SCREEN WALL	

NOTES:

1. SEE SHEET L2.01-L2.02 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L2.03 FOR MATERIALS LIST, LIGHTING LEGEND, AND CONSTRUCTION NOTES.
3. LOCATE CONTROL JOINTS AS SHOWN AND DIMENSIONED ON PLANS AND DETAILS. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS AND STEPS) AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO LAYING OUT ALL EXPANSION JOINTS IN FIELD.
4. ALL ON SITE PARKING LOT STRIPING PER ARCHITECTS PLANS. SEE CIVIL PLANS FOR CURBS, RAMPS AND VEHICULAR PAVING.
5. CONTRACTOR TO PROVIDE AND COORDINATE ALL ELECTRICAL SUPPLY AND CONTROLS FOR ALL LIGHTING AND OUTLETS. PULL BOXES SHALL BE LOCATED IN PLANTING AREA 18" MIN. AWAY FROM ADJACENT PAVING.
6. REPAIR EXISTING CONCRETE WITHIN THE SCOPE OF WORK AS NEEDED.

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DATE 06.13.2016

SCALE 1" = 10'

PROJECT ID 4581.01

DRAWN BY JRM WA/JD

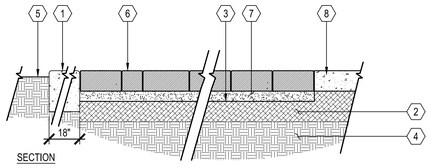
LANDSCAPE CONSTRUCTION PLAN

SHEET TITLE

SHEET NO. L1.03

NOTE:
1. SEE MATERIALS LIST FOR PATTERN, COLOR, TYPE AND FINISH.
2. CONTRACTOR TO MINIMIZE FRACTIONAL PAVERS AT EDGE CONDITIONS WHERE POSSIBLE

1. ADJACENT CONCRETE BAND
2. COMPACTED NON EXPANSIVE FILL PER GEOTECHNICAL REPORT
3. FILTER FABRIC PER MATERIALS LIST
4. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
5. FINISHED GRADE 1" BELOW FOR TURF 2" BELOW FOR SHRUB AREAS
6. MODULAR CONCRETE PAVER
7. 1-1/2" DEEP SAND LEVELING BED
8. ADJACENT PAVING, CONCRETE BAND OR WALL PER PLAN

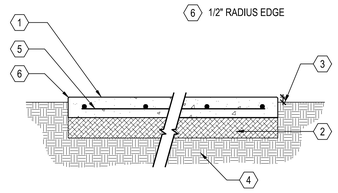


SECTION

D INTERLOCKING PAVERS WITH CONC. BAND
SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR TYPE AND FINISH.

1. PEDESTRIAN CONCRETE PAVING, SEE CIVIL PLANS FOR THICKNESS
2. CLASS 2 AGGREGATE BASE, SEE CIVIL PLANS FOR THICKNESS AND COMPACTION
3. FINISH GRADE TO BE 1" BELOW FOR TURF, 2" FOR SHRUB AREAS
4. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
5. REBAR, SEE CIVIL PLANS FOR SIZE AND SPACING
6. 1/2" RADIUS EDGE

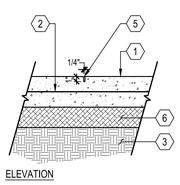


A CONCRETE PAVING (PEDESTRIAN)
SCALE: 1"=1'-0"

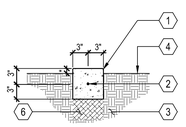
NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE AND FINISH. PITCH TO DRAIN.

1. CONCRETE HEADER, 1/2" RADIUS BOTH SIDES
2. #3 REBAR CONTINUOUS HORIZONTAL
3. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
4. FINISH GRADE
5. TOOLED JOINTS @ 6'-0" O.C. MAX.
6. 4" COMPACTED BASE ROCK

* 1" IN TURF AREAS
* 2" IN SHRUB AREAS



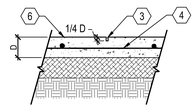
ELEVATION



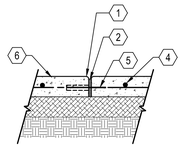
SECTION

E CONCRETE HEADER
SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE AND FINISH.



CONTROL JOINT



EXPANSION JOINT

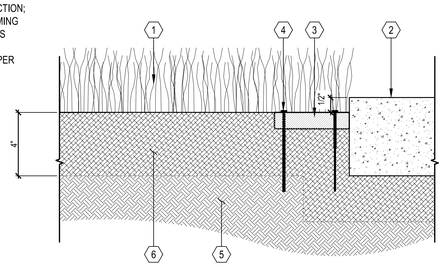
1. 1/2" RADIUS EDGE
2. 1/2"X3" POLYFELT EXPANSION JOINT (TYPICAL). TOP WITH 2 PART SELF-LEVELING SEALER. COLOR TO MATCH ADJACENT HARDSCAPE
3. TOOLED CONTROL JOINT WITH 1/8" RADIUS EDGE
4. REINFORCEMENT PER PAVING DETAIL
5. 12" SMOOTH DOWEL. SLEEVE OR GREASE ONE END. FOR SIDEWALKS UP TO 8' WIDE USE 2 EQUALLY SPACED DOWELS PER EXPANSION JOINT. FOR FLAT WORK GREATER THAN 8' WIDE AND AT CURBS SPACE DOWELS AT 36" O.C. AT EXPANSION JOINT AT 10' MAXIMUM O.C. AND AT BUILDING AND BACK OF CURB, TYPICAL.
6. CONCRETE PAVING, SEE CONCRETE PAVING DETAIL

B PAVING JOINTS (PEDESTRIAN)
SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE AND FINISH. PITCH TO DRAIN.

1. SYNLAWN BL350 SYNTHETIC GRASS
2. ADJACENT PAVING, BAND OR SEAT WALL PER PLAN
3. IF REQUIRED BY MANUFACTURER, PLACE COMPOSITE WOOD BOARD AT PERIMETER AND SEAMS - STAPLE OR NAIL TURF TO COMPOSITE WOOD PER MANUFACTURERS' INSTALLATION RECOMMENDATIONS.
4. IF REQUIRED BY MANUFACTURER, 12" NAILS EVERY 2'-3' TO HOLD THE PERIMETER BOARD. USE 6" GALVANIZED NAILS OR LANDSCAPE ANCHOR PINS WHERE NECESSARY TO KEEP THE LAWN FLAT
5. COMPACTED NATIVE SUBGRADE
6. COMPACTED AGGREGATE BASE, CLASS II ROAD BASE, 1/4" MINUS WITH FINES MIXED IN. SLOPE BOTTOM OF BASE ROCK TOWARD PERFORATED DRAIN PIPE

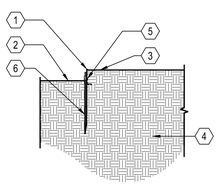
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
2. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH PER MANUFACTURES RECOMMENDATIONS.
3. DIRECTION OF TURF PILE SHALL BE INSTALLED PER MANUFACTURERS DIRECTION.



F SYNTHETIC TURF
SCALE: NOT TO SCALE

PERMALOC PERMASTRIP
NOTES:
1. INSTALL PER MANUFACTURER'S 'INSTALLATION GUIDELINES'
2. 16'-0" SECTIONS TO INCLUDE (8) 12" ALUMINUM STAKES.
3. CORNERS: NOTCH BASE ONLY AND FORM CONTINUOUS CORNER.
4. MILL FINISH - MATTE BLACK ALUMINUM.

1. TOP OF EDGING TO BE MAXIMUM OF 1/4" ABOVE SURFACE MATERIAL
2. FINISHED GRADE 1" ABOVE ADJACENT TURF AREA
3. ADJACENT PLANTING AREA
4. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
5. PERMALOC PERMASTRIP ALUMINUM EDGING
6. 12" ALUMINUM STAKES TO LOCK INTO PREFORMED LOOPS ON THE EDGING



MANUFACTURED BY PERMALOC CORPORATIO, HOLLAND MI.
PHONE: (800) 356-9660

C ALUMINUM HEADER
SCALE: 1"=1'-0"

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JACQUELYN GERBER
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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

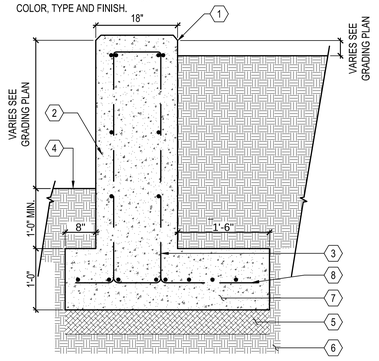
DATE 06.13.2016
SCALE AS SHOWN
PROJECT ID 4581.01
DRAWN BY JRM WAJD

CONSTRUCTION DETAILS

SHEET TITLE

SHEET NO. **L2.01**

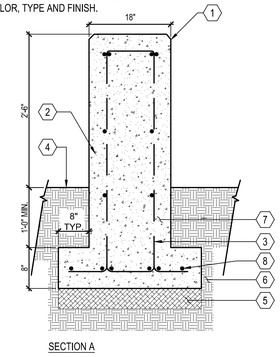
NOTES:
1. REFER TO MATERIALS LIST FOR COLOR, TYPE AND FINISH.



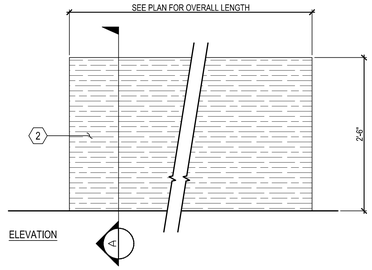
1. 1/2" CHAMFER ALL EDGES, TYPICAL
2. POURED IN PLACE CONCRETE WALL WITH BOARD FORM FINISH
3. REBAR #4 @ 16" O.C. VERTICAL CONTINUOUS 3" CLEAR, ALTERNATE HOOKS INTO FOOTING AS SHOWN
4. ADJACENT SURFACE VARIES, SEE PLAN
5. COMPACTED NON EXPANSIVE FILL, THICKNESS AND COMPACTION PER GEOTECHNICAL RECOMMENDATION
6. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
7. CONCRETE FOOTING
8. REBAR #4 @ 16" O.C. EACH WAY MAINTAIN 3" CLEAR, TYPICAL.

C RETAINING WALL
SCALE: 1"=1'-0"

NOTES:
1. REFER TO MATERIALS LIST FOR COLOR, TYPE AND FINISH.



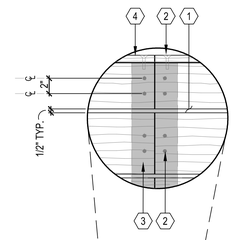
SECTION A



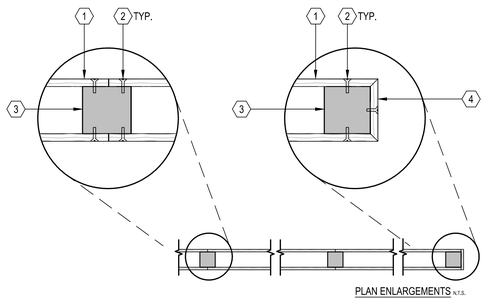
1. 1/2" CHAMFER ALL EDGES, TYPICAL
2. POURED IN PLACE CONCRETE WALL WITH BOARD FORM FINISH
3. REBAR #4 @ 16" O.C. VERTICAL CONTINUOUS 3" CLEAR, ALTERNATE HOOKS INTO FOOTING AS SHOWN
4. ADJACENT SURFACE VARIES, SEE PLAN
5. COMPACTED NON EXPANSIVE FILL, THICKNESS AND COMPACTION PER GEOTECHNICAL RECOMMENDATION
6. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
7. CONCRETE FOOTING
8. REBAR #4 @ 16" O.C. EACH WAY MAINTAIN 3" CLEAR, TYPICAL.

A LANDSCAPE WALL
SCALE: 1"=1'-0"

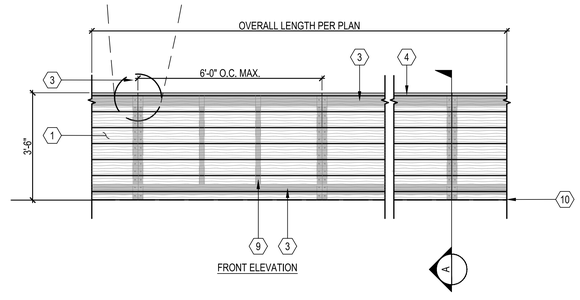
NOTES:
1. SEE MATERIALS LIST FOR COLOR TYPE AND FINISH.



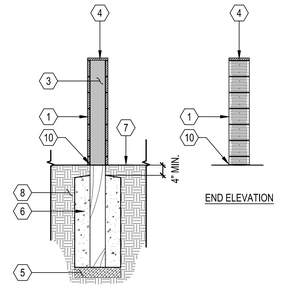
ELEVATION ENLARGEMENT N.T.S.
SLAT CONNECTION, TYP.



PLAN ENLARGEMENTS N.T.S.
POST CONNECTIONS, TYP.
(SHOWN WITHOUT TOP CAP)



FRONT ELEVATION



SECTION A

END ELEVATION

1. 1x6 WOODEN SLATS, BOTH SIDES AND ENDS. MITER AT WRAPPED ENDS, TYPICAL.
2. COUNTER SUNK BLACK OXIDE SQUARE DRIVE SCREWS, PRE-DRILL HOLES, TYPICAL
3. 4x4 PRESSURE TREATED WOODEN POSTS AT 6' ON CENTER MAX. AND CROSS MEMBERS. CROSS MEMBERS SHALL BE HIDDEN BY SLATS
4. CAP SHALL BE FLUSH WITH EDGE OF WOOD SLATS AT SIDES.
5. 4" THICK COMPACTED AGGREGATE BASE
6. CONCRETE FOOTING PER STRUCTURAL RECOMMENDATIONS, TOP OF FOOTING SHALL BE HELD LOW, AND SHALL NOT SHOW
7. FINISH SURFACE OR GRADE
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
9. 2x4 @ 24" O.C. BETWEEN ALL POSTS WITH FASTENERS AT THE TOP AND BOTTOM EACH SIDE
10. HOLD 1" FROM ADJACENT SURFACE, TYPICAL

B WOOD SCREEN WALL
SCALE: 1/2"=1'-0"

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LICENSED LANDSCAPE ARCHITECT
JOHN R. MCDONOUGH
NO. 5853
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DATE 06.13.2016
SCALE AS SHOWN
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

CONSTRUCTION DETAILS

SHEET TITLE

SHEET NO. **L2.02**

LIGHTING/ELECTRICAL LEGEND

SYMBOL	MANUFACTURER	MODEL	COLOR/FINISH	SIZE/ DIMENSIONS	QTY.
BOLLARD LIGHT	BEGA LED WITH ROTATIONALLY SYMMETRICAL LIGHT DISTRIBUTION	8554 LED	BLACK	(6-1/2"WX39-3/8"H)	6

BOLLARD LIGHT FOOTINGS SHALL BE HELD LOW AND SHALL **NOT** SHOW IN PLANTING OR HARDSCAPE.

CONSTRUCTION PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE, CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE FEET (3') OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

MATERIALS LIST:

* CONTRACTOR TO SUBMIT SAMPLES OF ALL FOLLOWING ITEMS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING:
SAMPLES FOR HARDSCAPE SHALL BE A 3'X3' MIN. SQUARE AREA OF THE PAVING TYPE, DEMONSTRATING ALL COLORS, FINISHES AND JOINTING.
SAMPLES OF FENCES SHALL DEMONSTRATE FINISH COLOR AND FASTENER INSTALLATION.

CONCRETE PAVING:
ALL CONCRETE PAVING SHALL HAVE 1/4" TOOLED SCORING PER PLAN. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS AND STEPS) AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS.

-COLOR A SHALL BE DAVIS INTEGRAL COLOR 'PEWTER' CONCRETE WITH LIGHT SANDBLAST FINISH.
-COLOR B SHALL BE DAVIS INTEGRAL COLOR 'DARK GRAY' WITH HEAVY SANDBLAST FINISH.

INTERLOCKING PAVERS: SHALL BE SAND SET NARROW MODULAR PEDESTRIAN PAVERS 4"X18" BY PAVESTONE. CONTACT STEWART CARTER AT PAVESTON 925.765.3178. "BASKETWEAVE" PATTERN SHALL MATCH PATTERN OF INTERLOCKING PAVERS INSTALLED AT 700 TASMAN DRIVE. CONTRACTOR TO PROVIDE 10' SQUARE SAMPLE LAYOUT FOR LANDSCAPE ARCHITECTS' REVIEW AND APPROVAL OF PATTERN PRIOR TO INSTALL. CONCRETE BAND AROUND PAVERS SHALL BE DAVIS INTEGRAL COLOR 'PEWTER' CONCRETE WITH LIGHT SANDBLAST FINISH.

-COLOR A SHALL BE STANDARD FINISH 'PEWTER
-COLOR B SHALL BE 'PEWTER WITH SHOTBLAST"

EXPANSION JOINT: ASPHALTIC FELT MATERIAL WITH MASTIC FILL. MASTIC COLOR TO MATCH CONCRETE. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS AND STEPS) AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS.

ALUMINUM HEADER: SHALL BE BLACK COLOR PERMASTRIP MANUFACTURED BY PERMALOC CORPORATION INSTALLED PER MANUFACTURERS RECOMMENDATIONS, CONTACT 800.356.9660

GEOTEXTILE AND WEED BARRIER FABRIC: SHALL BE MIRAFI N-SERIES OR APPROVED EQUIVALENT

SYNTHETIC TURF: SHALL BE SYNLAWN SL356. CONCRETE BAND AROUND SYNTHETIC TURF SHALL MATCH ADJACENT COLORED CONCRETE PAVING.

WOOD SCREEN WALL :
-ALL SLATS SHALL BE CEDAR , SIZED PER DETAIL. ALL FASTENERS SHALL BE SQUARE DRIVE BLACK OXIDE COATED FINISH WOOD SCREWS, COUNTER SUNK FLUSH WITH THE WOOD SURFACE, ALIGNED IN A STRAIGHT LINE AND SPACED IN EVEN INCREMENTS.
-AFTER INSTALL, ALL CEDAR WOOD SHALL BE SANDED AND STAINED, COLOR TBD.

LANDSCAPE WALL:
-SHALL BE P.I.P. CONCRETE, DAVIS INTEGRAL COLOR 'DARK GRAY' WITH BOARD FORM FINISH CREATED FROM UNDRESSED LUMBER ON ALL VERTICAL FACES. BOARD FORM SHALL BE RANDOM PATTERN CREATED FROM 4X LUMBER. ALL EDGES SHALL HAVE 1/2" CHAMFER.
-WHEN ADJACENT TO CONCRETE, WALL SHALL BE SCORED TO MATCH CONCRETE PATTERN.

2 RETAINING WALL:
-SHALL BE P.I.P. CONCRETE, DAVIS INTEGRAL COLOR 'DARK GRAY' WITH BOARD FORM FINISH CREATED FROM UNDRESSED LUMBER ON ALL VERTICAL FACES. BOARD FORM SHALL BE RANDOM PATTERN CREATED FROM 4X LUMBER. ALL EDGES SHALL HAVE 1/2" CHAMFER.
-WHEN ADJACENT TO CONCRETE, WALL SHALL BE SCORED TO MATCH CONCRETE PATTERN.

BICYCLE LOCKER: ONE (1) CYCLESAFE BRAND ECO PARK STANDARD MODEL #CS-EP-SM-MO2. COLOR SHALL BE TRANSLINE GREY - RAL 7039 OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURERS RECOMMENDED SPECIFICATIONS. SEE WWW.CYCLESAFE.COM FOR ADDITIONAL INFORMATION.

MATERIALS IMAGES

WOOD SCREEN WALL

INTERLOCKING PAVERS

299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T:408.283.0100 F:408.808.0882

STUDIO g ARCHITECTS

PROJECT ADDRESS

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MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH
LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose , CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JACKSON DENISE
NO. 5953
Signature
6/30/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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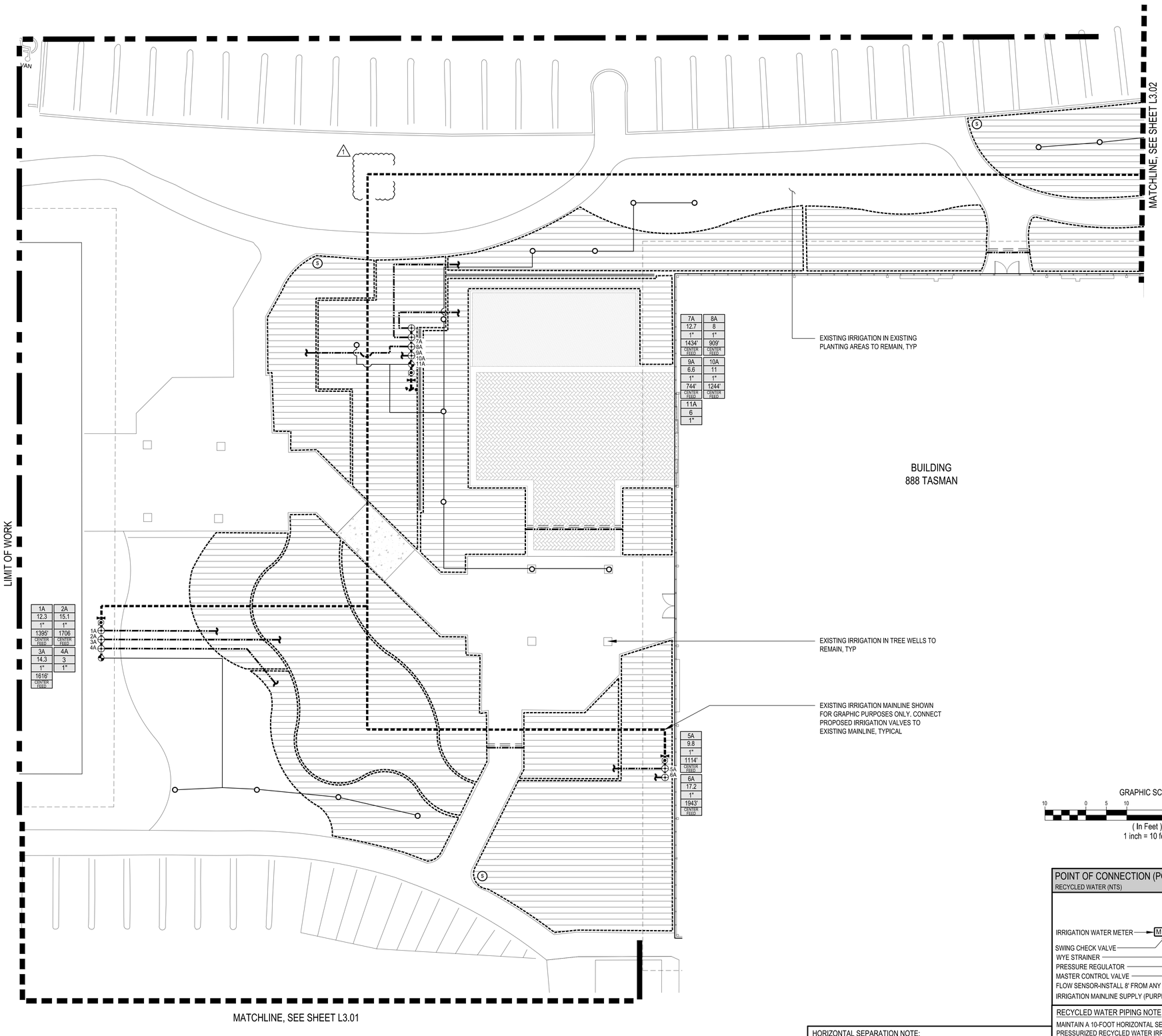
REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE NOT TO SCALE
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

SHEET TITLE
CONSTRUCTION NOTES, LIGHTING LEGEND, AND MATERIALS LIST

SHEET NO. **L2.03**



IRRIGATION LEGEND

DESCRIPTION	SYMBOL
ELECTRIC IRRIGATION CONTROLLER	IA
WIRELESS ET WEATHER SENSOR	R
BALL VALVE	
REMOTE CONTROL VALVE	
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS	
QUICK COUPLER	
ON-GRADE TREE BUBBLER	
RECYCLED WATER SIGN	S
DRIPLINE PVC LATERAL CONNECTOR (PURPLE)	
MAINLINE (1-1/2") (PURPLE)	
NON PRESSURE LATERAL LINE (PURPLE)	
SLEEVE	
DRIP IRRIGATION LINES (PURPLE)	
VALVE TAG	# / GPM / X" — STATION # / GPM / SIZE / APPROX. LENGTH OF DRIP TUBING / ZONE TYPE: # / GPM / X" / XXXX' / CENTER FEED

SITE INFORMATION FOR RECYCLED WATER USE:

MP-000-9002A

1. LANDSCAPE RECYCLED WATER USE AREA: 17,750 SF
2. PUBLIC ACCESS TO SITE GROUND IS: UNRESTRICTED
3. OWNERS: REGENCY TASMAN HOLDINGS, LLC

OWNER CONTACTS:
REGENCY TASMAN HOLDINGS, LLC
615 National Avenue, Suite 200
Mountain View, CA 94043

1. TENANTS: NO
2. ON-SITE WELL LOCATIONS: NONE
3. WELLS ON ADJACENT SITES LOCATED WITHIN 50 FT. OF RECYCLED WATER APPROVED AREA OR WITHIN 100 FT. OF ANY RECYCLED WATER IMPOUNDMENT: NONE
4. WELLS ON ADJACENT SITES LOCATED WITHIN 50 FT. OF RECYCLED WATER APPROVED AREA OR WITHIN 100 FT. OF ANY RECYCLED WATER IMPOUNDMENT: NONE
5. OUTDOOR DRINKING FOUNTAINS IN/NEAR THE RECYCLED WATER APPROVED USE AREA: NONE
6. OUTDOOR EATING AREA(S) IN/NEAR THE RECYCLED WATER USE AREA: NONE
7. WATER FEATURES ON SITE: NONE
8. SEE SBWR STANDARD NOTE 11 ON SHEET L3.05 FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS FOR POTABLE/RECYCLED WATER CROSSINGS.

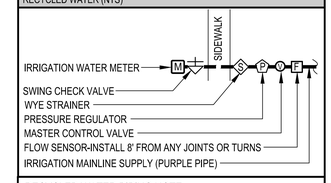
GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

POINT OF CONNECTION (POC) ENLARGEMENT

RECYCLED WATER (NTS)



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 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.

HORIZONTAL SEPARATION NOTE:

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-SOLVENT-WELDED PVC PIPE ON RECYCLED WATER SYSTEM.
-RESTRAINED JOINT PVC PIPE FOR RECYCLED OR POTABLE.
-RESTRAINED JOINT DUCTILE IRON PIPE ON RECYCLED WATER SYSTEM.
-SOLDERED COPPER PIPE ON RECYCLED WATER SYSTEM.
-SLEEVE POTABLE PIPE.
-SLEEVE RECYCLED PIPE.

SWRCB DIVISION OF DRINKING WATER DATE

CITY ENGINEER DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

NOTES:

1. SEE SHEET L3.04 FOR IRRIGATION LEGEND AND NOTES.
2. SEE SHEET L3.05-L3.07 FOR IRRIGATION DETAILS.
3. PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE.
4. ALL LATERALS AND MAINLINE RUNNING UNDER HARDSCAPE SHALL BE SLEEVED.
5. SEE SHEET L3.04 FOR LATERAL SIZING.
6. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OR PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
7. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROL WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.
8. ALL NEW IRRIGATION BOXES, AND ADDITIONAL BOXES NECESSARY FOR RETROFITS SHALL BE LOCATED IN PLANTING AREAS 18" MIN. AWAY FROM ADJACENT PAVING AND 5' MIN. AWAY FROM IMMEDIATE BUILDING ENTRIES.
9. FOR ANY EXISTING VALVE NOT USED, BUNDLE EXTRA CONTROLLER WIRE IN VALVE BOX FOR FUTURE USE.
10. FOR DL2000 AREAS: CONTRACTOR TO INSTALL AIR RELIEF VALVES, OPERATION INDICATORS AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. CONNECT PROPOSED VALVES TO EXISTING CONTROLLER. CONTRACTOR TO VERIFY EXISTING CONTROLLER CAN ACCOMMODATE PROPOSED STATIONS AND SATISFIES ALL CURRENT WATER EFFICIENCY GUIDELINES (WEATHER BASED).
12. THE INSTALLATION SHALL MEET ALL CURRENT STANDARDS SET FORTH BY SOUTH BAY WATER.
13. CONTRACTOR TO CONNECT PROPOSED VALVES TO EXISTING MAINLINE. PROVIDE ADDITIONAL MAINLINE RUNS AS NECESSARY
14. CONTRACTOR SHALL REPAIR AND ADJUST ANY EXISTING IRRIGATION ZONES AND EQUIPMENT AS NECESSARY TO ACCOMMODATE THE IMPROVEMENTS WHILE MAINTAINING IRRIGATION TO EXISTING PLANTINGS.

299 BASSETT STREET, SUITE 250
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www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
GORDON DERDOUR
NO. 5653
Signature
5/31/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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DATE		DESCRIPTION
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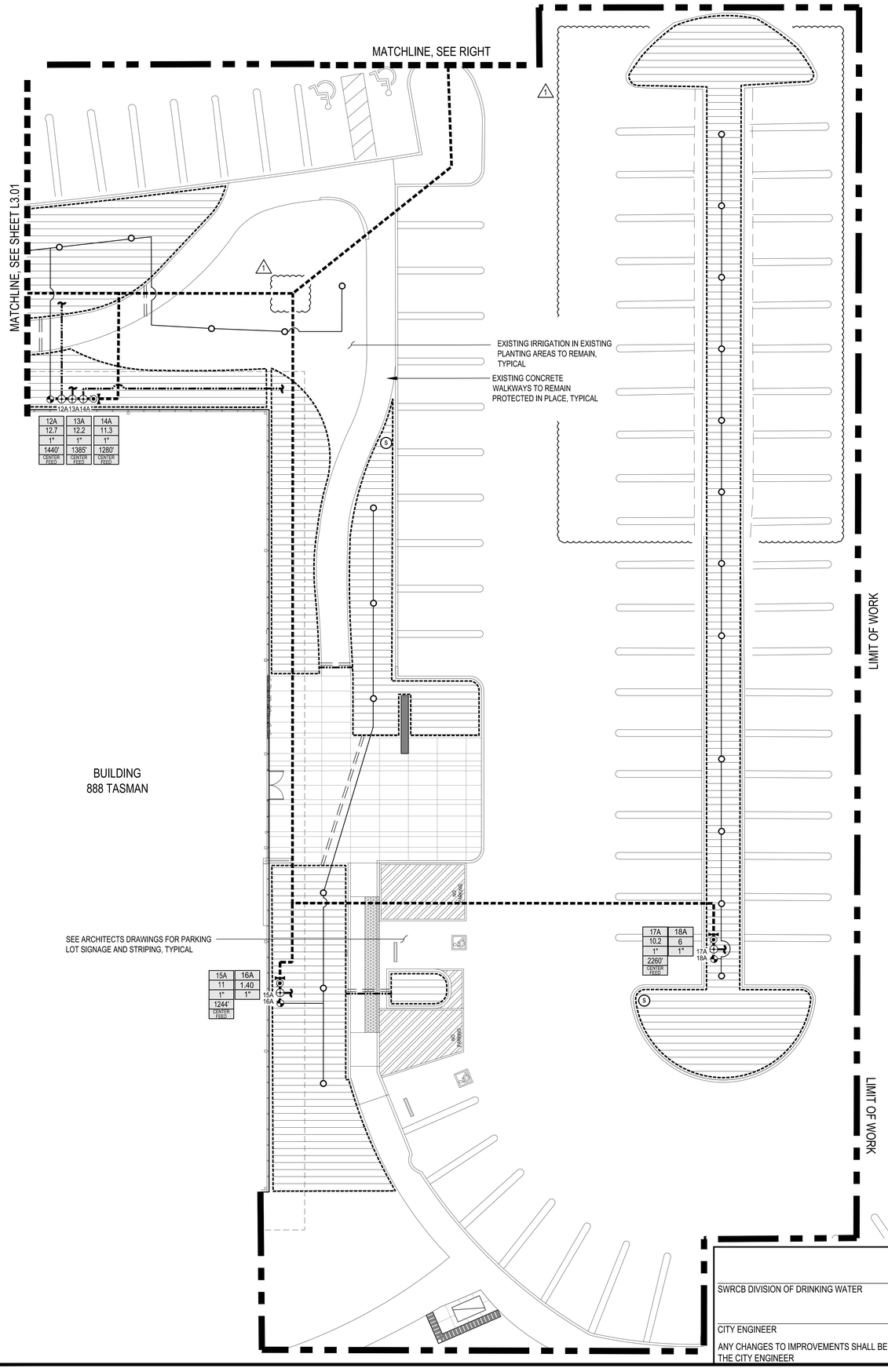
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

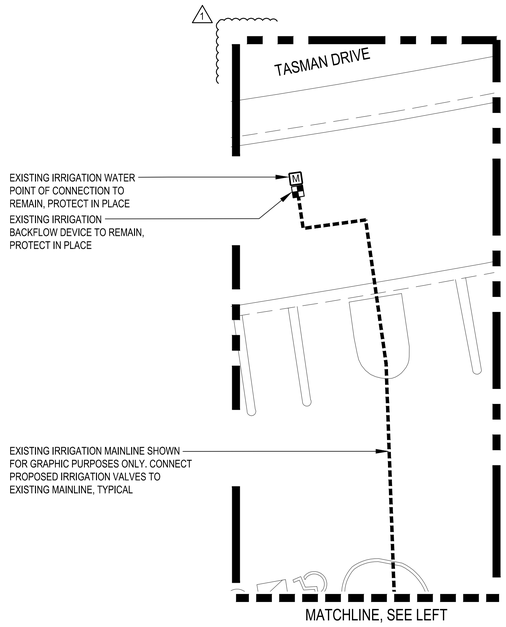
DATE 06.13.2016
SCALE 1" = 10'
PROJECT ID 4581.01
DRAWN BY JRM WAJD

IRRIGATION PLAN

SHEET TITLE

SHEET NO. L3.01





GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

IRRIGATION LEGEND

DESCRIPTION	SYMBOL
ELECTRIC IRRIGATION CONTROLLER	IA
WIRELESS ET WEATHER SENSOR	R
BALL VALVE	
REMOTE CONTROL VALVE	
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS	
QUICK COUPLER	
ON-GRADE TREE BUBBLER	
RECYCLED WATER SIGN	S
DRIPLINE PVC LATERAL CONNECTOR (PURPLE)	
MAINLINE (1-1/2") (PURPLE)	
NON PRESSURE LATERAL LINE (PURPLE)	
SLEEVE	
DRIP IRRIGATION LINES (PURPLE)	

VALVE TAG

#	STATION #	#
GPM	GPM	GPM
X"	SIZE	X"
	APPROX. LENGTH OF DRIP TUBING	XXXX'
	ZONE TYPE	CENTER FEED

SITE INFORMATION FOR RECYCLED WATER USE:
MP-000-9002A

1. LANDSCAPE RECYCLED WATER USE AREA: 17,750 SF
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OWNER CONTACTS:
REGENCY TASMAN HOLDINGS, LLC
615 National Avenue, Suite 200
Mountain View, CA 94043

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2. ON-SITE WELL LOCATIONS: NONE
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6. OUTDOOR EATING AREA(S) IN/NEAR THE RECYCLED WATER USE AREA: NONE
7. WATER FEATURES ON SITE: NONE
8. SEE SBWR STANDARD NOTE 11 ON SHEET L3.05 FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS FOR POTABLE/RECYCLED WATER CROSSINGS.

NOTES:

1. SEE SHEET L3.04 FOR IRRIGATION LEGEND AND NOTES.
2. SEE SHEET L3.05-L3.07 FOR IRRIGATION DETAILS.
3. PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE.
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SWRCB DIVISION OF DRINKING WATER DATE

CITY ENGINEER DATE

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-SLEEVE POTABLE PIPE.
-SLEEVE RECYCLED PIPE.

RECYCLED WATER PIPING NOTE

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PROJECT ADDRESS

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LICENSED LANDSCAPE ARCHITECT
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6/5/16
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REVISIONS

DATE		DESCRIPTION
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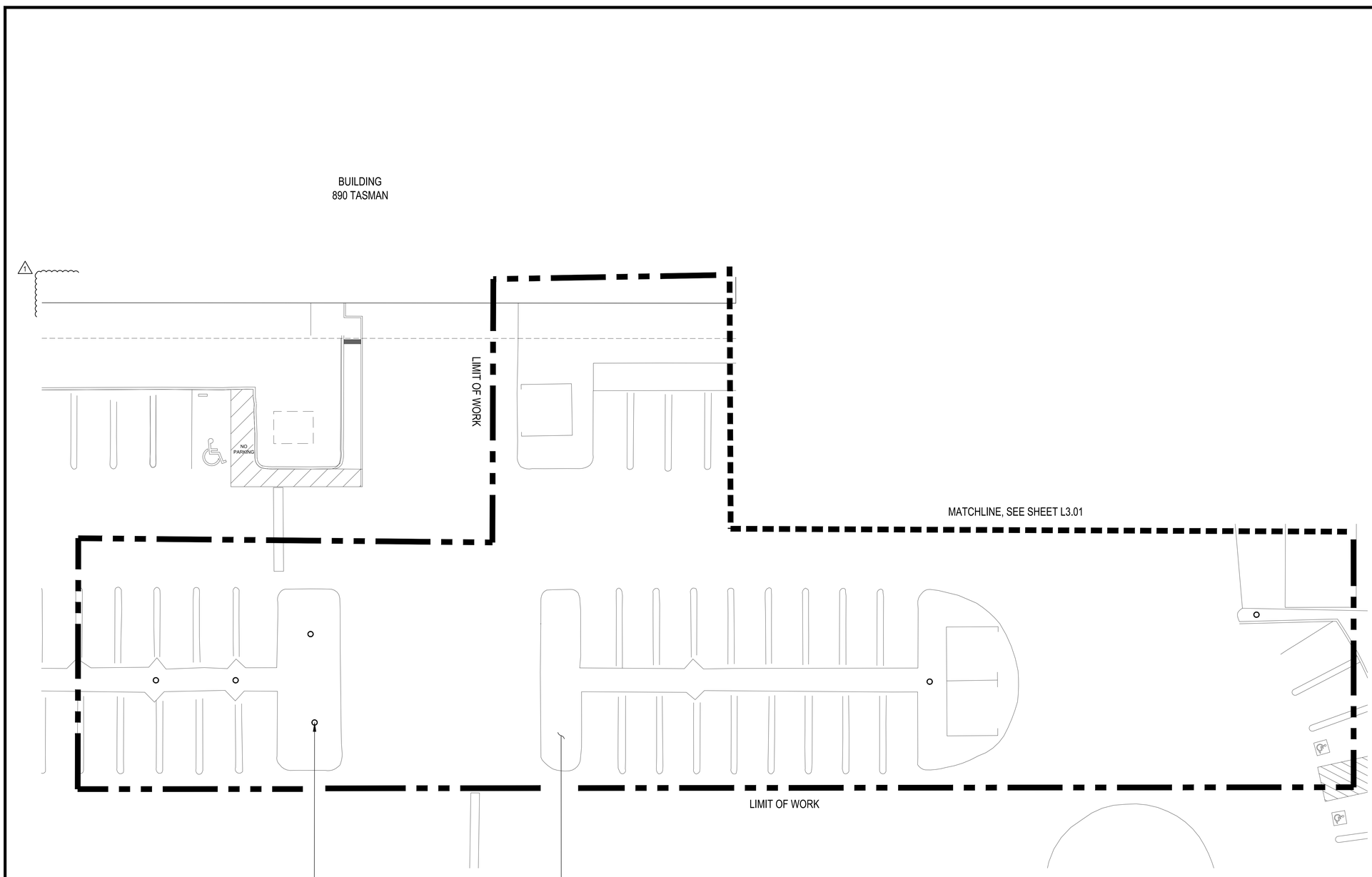
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE 1" = 10'
PROJECT ID 4581.01
DRAWN BY JRM WAJD

IRRIGATION PLAN

SHEET TITLE

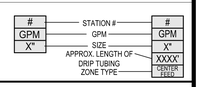
SHEET NO. L3.02



IRRIGATION LEGEND

DESCRIPTION	SYMBOL
ELECTRIC IRRIGATION CONTROLLER	IA
WIRELESS ET WEATHER SENSOR	R
BALL VALVE	
REMOTE CONTROL VALVE	
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS	
QUICK COUPLER	
ON-GRADE TREE BUBBLER	
RECYCLED WATER SIGN	S
DRIPLINE PVC LATERAL CONNECTOR (PURPLE)	
MAINLINE (1-1/2") (PURPLE)	
NON PRESSURE LATERAL LINE (PURPLE)	
SLEEVE	
DRIP IRRIGATION LINES (PURPLE)	

VALVE TAG



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MP-000-9002A

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5. OUTDOOR DRINKING FOUNTAINS IN/NEAR THE RECYCLED WATER APPROVED USE AREA: NONE
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7. WATER FEATURES ON SITE: NONE
8. SEE SBWR STANDARD NOTE 11 ON SHEET L3.05 FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS FOR POTABLE/RECYCLED WATER CROSSINGS.

NOTES:

1. SEE SHEET L3.04 FOR IRRIGATION LEGEND AND NOTES.
2. SEE SHEET L3.05-L3.07 FOR IRRIGATION DETAILS.
3. PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE.
4. ALL LATERALS AND MAINLINE RUNNING UNDER HARDSCAPE SHALL BE SLEEVED.
5. SEE SHEET L3.04 FOR LATERAL SIZING.
6. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OR PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
7. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROL WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.
8. ALL NEW IRRIGATION BOXES, AND ADDITIONAL BOXES NECESSARY FOR RETROFITS SHALL BE LOCATED IN PLANTING AREAS 18" MIN. AWAY FROM ADJACENT PAVING AND 5' MIN. AWAY FROM IMMEDIATE BUILDING ENTRIES.
9. FOR ANY EXISTING VALVE NOT USED, BUNDLE EXTRA CONTROLLER WIRE IN VALVE BOX FOR FUTURE USE.
10. FOR DL2000 AREAS: CONTRACTOR TO INSTALL AIR RELIEF VALVES, OPERATION INDICATORS AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. CONNECT PROPOSED VALVES TO EXISTING CONTROLLER. CONTRACTOR TO VERIFY EXISTING CONTROLLER CAN ACCOMMODATE PROPOSED STATIONS AND SATISFIES ALL CURRENT WATER EFFICIENCY GUIDELINES (WEATHER BASED).
12. THE INSTALLATION SHALL MEET ALL CURRENT STANDARDS SET FORTH BY SOUTH BAY WATER.
13. CONTRACTOR TO CONNECT PROPOSED VALVES TO EXISTING MAINLINE. PROVIDE ADDITIONAL MAINLINE RUNS AS NECESSARY
14. CONTRACTOR SHALL REPAIR AND ADJUST ANY EXISTING IRRIGATION ZONES AND EQUIPMENT AS NECESSARY TO ACCOMMODATE THE IMPROVEMENTS WHILE MAINTAINING IRRIGATION TO EXISTING PLANTINGS.

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

SWRCB DIVISION OF DRINKING WATER DATE

CITY ENGINEER DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

HORIZONTAL SEPARATION NOTE:

MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN ALL PRESSURE RECYCLED WATER MAINLINE PIPING AND ALL POTABLE WATER PIPING UNLESS NOT POSSIBLE AND OTHERWISE NOTED. IN THE CASE WHERE 10 FOOT SEPARATION IS NOT POSSIBLE, MAINTAIN 4 FEET MINIMUM HORIZONTAL SEPARATION FROM ALL POTABLE WATER PIPING. THE PIPING MUST MEET ONE OF THESE REQUIREMENTS:
-SOLVENT-WELDED PVC PIPE ON RECYCLED WATER SYSTEM.
-RESTRAINED JOINT PVC PIPE FOR RECYCLED OR POTABLE.
-RESTRAINED JOINT DUCTILE IRON PIPE ON RECYCLED WATER SYSTEM.
-SOLDERED COPPER PIPE ON RECYCLED WATER SYSTEM.
-SLEEVE POTABLE PIPE.
-SLEEVE RECYCLED PIPE.

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 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.

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LICENSED LANDSCAPE ARCHITECT JAMES R. MEDSKER NO. 5953 Signature 6/30/16 Renewal Date Date STATE OF CALIFORNIA

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE 1" = 10'
PROJECT ID 4581.01
DRAWN BY JRM WAJD

IRRIGATION PLAN

SHEET TITLE

SHEET NO. L3.03

IRRIGATION NOTES

1. THE CONTRACTOR SHALL CONNECT P.O.C. FROM DOWNSTREAM OF WATER METER AND COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL MAINLINE, LATERALS AND WIRE UNDER HARDSCAPE AREAS IN P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATIONS PRIOR TO ANY HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.
5. DESIGN REFLECTS COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 1881 (AB 1881) AND THE STATE'S MODEL ORDINANCE AND/OR THE LOCAL GOVERNING AGENCY'S ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.
6. THE EXISTING WATER PRESSURE AT THE PROPOSED WATER METER LOCATION IS UNAVAILABLE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND WATER PRESSURE. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
7. SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (P.S.I.) AND A MAXIMUM DEMAND (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. BALANCE EACH SYSTEM TO OPTIMUM COVERAGE, AND ADJUST EACH NOZZLE FOR MAXIMUM EFFICIENCY.
9. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS AND TO PREVENT OVERSPRAY ONTO HARDSCAPE AREAS OR STRUCTURAL ELEMENTS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY THE CITY OF MILPITAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.
11. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIAL TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
12. MINIMUM LATERAL SIZE SHALL BE 3/4". SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:UNLESS OTHERWISE NOTED.:
    - 3/4" 0-9GPM
    - 1" 9.1-18 GPM
    - 1-1/4" 18.1-30GPM
    - 1-1/2" 31.1-40GPM
    - 2" 40.1-60GPM
    - 2-1/2" 60.1-70GPM
13. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
15. THE CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
16. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.
17. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
18. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED WITH THE LETTERS R.C.V.
19. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. REFER TO MANUFACTURER'S CERTIFICATION CHECKLIST AND SATISFACTORY START UP TESTING OF CONTROLLER AND COMMUNICATION WITH CITY'S CENTRAL CONTROLLER LOCATED AT 1265 N. MILPITAS BLVD. USE THIN WALL METAL CONDUIT ABOVE GRADE. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
20. CONTRACTOR TO PROVIDE WIRES FOR TWO ADDITIONAL CIRCUITS AT EACH MAINLINE TERMINUS, INSTALLED AND LABELED IN SEPARATE VALVE BOXES. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE) ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
21. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOK-UP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
22. CONTRACTOR SHALL INSTALL ANTI-DRAIN CHECK VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE.
23. ALL IRRIGATION HEADS ADJACENT TO HARDSCAPE SHALL BE POP-UP STYLE.
24. IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
25. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES.
26. ALL WATER TO DRAIN AWAY FROM BUILDING PER LOCAL BUILDING CODE.
27. FOR ADDITIONAL INFORMATION SEE DETAILS AND SPECIFICATIONS.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL/SIZE
IA R	WALL MOUNT ELECTRIC IRRIGATION CONTROLLER "IA" WITH WIRELESS E.T. WEATHER SENSING SYSTEM "R"	TORO EVOLUTION SERIES, OUTDOOR WALL MOUNT CONTROLLER. IA - EVO-OD-16-SC INCLUDE FOR EACH CONTROLLER ACCESSORIES: 1. EVO-WS SMART CONNECT WIRELESS WEATHER SENSOR 2. EVO-HH SMART CONNECT HANDHELD REMOTE
	PVC BALL VALVE	NIBCO PVC BALL VALVE 4660-S OR EQUAL, LINE SIZE
	DRIPZONE CONTROL KIT INCL. REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DL2000 STATIONS	TORO 220-27-04 BRASS SERIES W/ EFF-KIT-60-HZ EFFLUENT WATER SOLONOID ASSEMBLY AND AMIAD TAGLINE MICRON 220 (WHITE) FILTER
FV	FLUSH VALVE FOR DL2000 SYSTEM, REQUIRED BUT NOT SHOWN ON PLANS	TORO FCH-H-FIPT
AV	AIR VACUUM RELIEF VALVE FOR DL2000 SYSTEM, REQUIRED BUT NOT SHOWN	TORO YD-500-34
O	OPERATION INDICATOR FOR DL2000 SYSTEM, REQUIRED BUT NOT SHOWN ON PLANS	TORO DL-MP9
	REMOTE CONTROL VALVE	TORO 220-27-04 BRASS SERIES W/ EFF-KIT-60-HZ EFFLUENT WATER SOLONOID ASSEMBLY AND AMIAD TAGLINE MICRON 220 (WHITE) FILTER
	1" QUICK COUPLER VALVE WITH PURPLE LOCKING VINYL COVER	TORO 100-2SL-LVC (2 PIECE, 1" SINGLE LUG, WITH PURPLE VINYL LOCKING COVER)
V	MASTER VALVE	1-1/4" GRISWOLD 2000J-R, (PURPLE HANDLE FOR RECYCLED WATER) NORMALLY OPEN MASTER VALVE
F	FLOW SENSOR	RAIN MASTER FS-B200
S	WYE STRAINER	WILKINS MODEL SXL (LEAD FREE) 2" BRASS WYE STRAINER
P	PRESSURE REGULATOR	TO BE INSTALLED IF PRESSURE EXCEEDS 80PSI 2" WILKINS MODEL 500-HLR-P INCLUDE PRESSURE GAUGE
S	RECYCLED WATER ADVISORY WARNING SIGN, SEE DETAIL	
	SWING CHECK VALVE	NIBCO T-473-INSTALL IN SMALL ROUND BOX (PURPLE)

SYMBOL	DESCRIPTION	OPERATING PRESSURE	MODEL	NOZZLE GPM
	ON GRADE TREE BUBBLER	5-50 PSI	TORO FB25-PC IN QUANTITIES AS FOLLOWS: 2 PER 15 GALLON OR 24" BOX TREE 4 PER 36" BOX AND LARGER TREE INSTALL BUBBLER ON EFFLUENT 570Z SERIES SHRUB ADAPTER 102-0563, TYPICAL. INSTALL TORO OR IRRITROL PLASTIC Y FILTER WITH 150 MESH STAINLESS STEEL SCREEN AT EACH TREE BUBBLER VALVE.	(0.25 GPM EACH)
LIMIT OF ZONE	TORO 5/8"DRIP IRRIGATION SYSTEM FOR GROUND COVER & SHRUB AREAS: DL2000 DRIPLINE SPACING =12" EMITTER SPACING =12" MAX GPM PER VALVE=20 DRIPPER FLOW =0.53 GPH		TORO DL-2000 SERIES (RGP-2-12-1000-E), PURPLE TUBING DRIPLINE	(0.53) GPH

REQUIRED EQUIPMENT NOT GRAPHICALLY DEPICTED ON PLANS:
(INSTALL PER MANUFACTURER'S RECOMMENDATIONS.)

FLUSH VALVE FOR DL2000 SYSTEM	TORO T-FCH-H-FIPT, MINIMUM ONE PER VALVE
AIR VACUUM RELIEF VALVE FOR DRIP SYSTEM	TORO T-YD-500-34 MINIMUM ONE PER VALVE
OPERATION INDICATOR FOR DRIP SYSTEM	TORO T-DL-MP9 MINIMUM ONE PER VALVE

SYMBOL	DESCRIPTION	MODEL	NOTES
—— OR —··—··—	NONPRESSURE IRRIGATION SUPPLYLINE-3/4" MIN.	CLASS 200 PVC PIPE (PURPLE)	12" COVER
— — — —	PRESSURE SUPPLY MAINLINE	1-1/2" 1120 CLASS 315 PVC PIPE (PURPLE)	24" COVER
= = = =	SLEEVE: 2x ENCLOSED PIPE DIAMETER OR AS INDICATED	1120/SCHEDULE 40 PVC PIPE (PURPLE)	24" COVER

SPRAY, ROTOR, AND BUBBLER VALVES
- # — CONTROLLER STATION NUMBER
- GPM — GALLONS PER MINUTE THROUGH VALVE
- X" — CONTROL VALVE SIZE

LASER CUT TUBING VALVES
- # — CONTROLLER STATION NUMBER
- GPM — GALLONS PER MINUTE THROUGH VALVE
- X" — CONTROL VALVE SIZE
- XXXX' — LENGTH OF DRIP TUBING, IF APPLICABLE
- CENTER FEED — ZONE TYPE, IF APPLICAPBLE

CONDUIT & SLEEVE SIZING GUIDE

MAXIMUM NUMBER OF WIRES	MINIMUM CONDUIT SIZE (SCH 40 PIPE)	MAXIMUM LATERAL OR MAINLINE PIPE SIZE	MINIMUM SLEEVE SIZE REQUIRED (SCH 40 PIPE)
4	1"	1/2"	1-1/2"
8	1-1/4"	3/4"	2"
12	1-1/2"	1" TO 1-1/4"	2-1/2"
17	2"	1-1/2"	3"
25	2-1/2"	2" TO 2-1/2"	4"
35	3"	3"	6"
50	4"	4"-6"	8"
>50	6"		

SWRCB DIVISION OF DRINKING WATER — DATE

CITY ENGINEER — DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

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JACKSON DERLER
NO. 5953
Signature
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Renewal Date
Date
STATE OF CALIFORNIA

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE NOT TO SCALE
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

IRRIGATION LEGEND AND NOTES

SHEET TITLE

SHEET NO. **L3.04**

CITY OF MILPITAS - 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 CITY OF MILPITAS PUBLIC WORKS INSPECTOR HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS (http://www.sanjoseca.gov/DocumentCenter/View/8603);
   B. A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
   C. THE CUSTOMER HAS PROVIDED THE CITY OF MILPITAS 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:
   A. SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
   B. STATE WATER RESOURCES CONTROL BOARD – DIVISION OF DRINKING WATER REGULATIONS

3. CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO 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 PUBLIC WORKS 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:
   A. PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
   B. NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
   C. INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
   D. 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;
   E. SITE PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;
   F. 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:
   A. 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;
   B. 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;
   C. 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; CONSTANTPRESSURE 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:
   A. PRESSURIZED LINES 3 INCHES AND LARGER 24 INCHES
   B. PRESSURIZED LINES 2 1/2 INCHES AND SMALLER 18 INCHES
   C. 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. LIDS SHALL PERMANENTLY READ "RECYCLED WATER." GREEN, BLACK, OR PURPLE-COLORED PLASTIC BOXES AND LIDS, AND CONCRETE BOXES WITH CONCRETE OR METAL LIDS ARE ACCEPTABLE. FOR PLASTIC BOX LIDS, LETTERING SHALL BE IMPRINTED ON LID OR APPLIED USING A NAMEPLATE ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. FOR CONCRETE LIDS, LETTERING SHALL BE IMPRINTED ON LID FROM FACTORY. FOR CAST IRON AND METAL CHECKER PLATE LIDS, LETTERING MUST BE BEAD-WELDED OR PERMANENTLY STAMPED ONTO LID.

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:
   A. A SWING CHECK VALVE INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX (UNLESS OTHERWISE DIRECTED BY SBWR).
   B. A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED IMMEDIATELY DOWNSTREAM OF THE SWING CHECK VALVE (IF NO SWING CHECK VALVE REQUIRED, THEN AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX).
   C. A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY SBWR).
   D. 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.

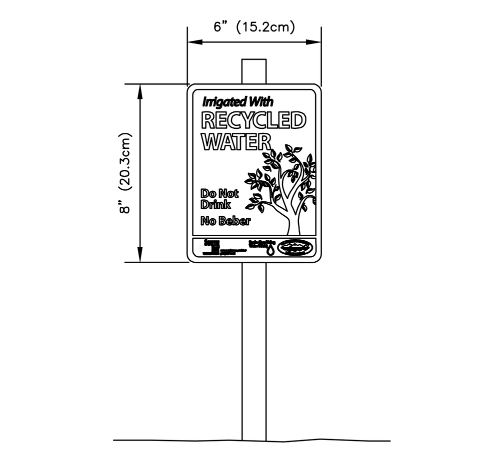
21. ALL RECYCLED WATER METERS WILL BE SET BY THE LOCAL WATER UTILITY AFTER:
   A. THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE LOCAL WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
   B. THE WATER UTILITY 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 ONSITE 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 WITHIN 90 DAYS OF SITE RECEIVING RECYCLED WATER.

CITY OF MILPITAS GENERAL NOTES FOR RECYCLED WATER IRRIGATION SYSTEM:

1. PURPLE PIPE MUST NOT BE STORED WHERE EXPOSED TO SUNLIGHT.
2. RECYCLED WATER METER MUST NOT BE SET UNTIL THE FOLLOWING ITEMS ARE COMPLETED SATISFACTORILY:
   A. CROSS CONNECTION TEST
   B. IDENTIFICATION OF RECYCLED WATER SYSTEM.
   C. INSPECTION CHECKLIST COMPLETED BY THE INSPECTORS.
3. THE IRRIGATION SYSTEM DESIGN PRESSURE IS 60 PSI. THE ULTIMATE PRESSURE OF THE RECYCLED WATER SYSTEM IS ANTICIPATED TO BE 60 PSI MAXIMUM AT THE METER. UNTIL BUILD OUT (ULTIMATE), THE INTERIM PRESSURE IS HIGHER AND A PRESSURE REGULATOR WITH WYE STRAINER IS REQUIRED.
4. IRRIGATION SYSTEM MUST BE INSTALLED TO PREVENT RUNOFF AND PONDING. OVERSPRAY OF RECYCLED WATER TO PUBLIC AREAS IS NOT PERMITTED (SIDEWALK, PARKING AREAS, EATING AREAS, ETC.).
5. ADVISORY SIGNS MUST BE INSTALLED AS SHOWN ON THE PLANS. IF THE IRRIGATION SYSTEM IS BEING INSTALLED IN PREPARATION FOR FUTURE RECYCLED WATER SYSTEM, THEN ALL REQUIREMENTS MUST BE COMPLIED EXCEPT THE ADVISORY SIGNS ARE NOT INSTALLED AND THE RECYCLED WATER METER IS NOT INSTALLED. WHEN THE RECYCLED WATER IS READY TO BE DELIVERED (METER), THE ADVISORY SIGNS MUST BE INSTALLED AND THE CHECKLIST ITEMS MUST BE VERIFIED FOR COMPLIANCE.
6. NOTIFY THE PUBLIC WORKS INSPECTION AT (408) 586-2797 AT LEAST 48 HOURS PRIOR TO:
   A. BACKFILL OF PIPE TRENCHES
   B. PRESSURE TEST
   C. COVERAGE TEST
7. RECORD DRAWINGS (4 SETS FOR ON-SITE IRRIGATION SYSTEM, MYLAR FOR OFF-SITE IRRIGATION SYSTEM- SEE PUBLIC WORKS RECORD DRAWING PROCESS) OF THE COMPLETED RECYCLED IRRIGATION SYSTEM MUST BE SUBMITTED TO ENGINEERING LAND DEVELOPMENT SECTION.
8. ENGINEERING SECTION WILL NOT RELEASE FOR OCCUPANCY (FINAL INSPECTION IF NONRESIDENTIAL) BY BUILDING DEPARTMENT UNTIL ALL REQUIREMENTS ARE COMPLIED. IF OFF-SITE, ENGINEERING SECTION WILL NOT ACCEPT THE PUBLIC IMPROVEMENTS UNTIL ALL REQUIREMENTS ARE COMPLIED.
9. CERTIFICATE OF SUBSTANTIAL COMPLETION (PART OF WATER EFFICIENT ORDINANCE REQUIREMENT) MUST BE SUBMITTED TO THE CITY BUILDING INSPECTOR PRIOR TO FINAL OCCUPANCY.

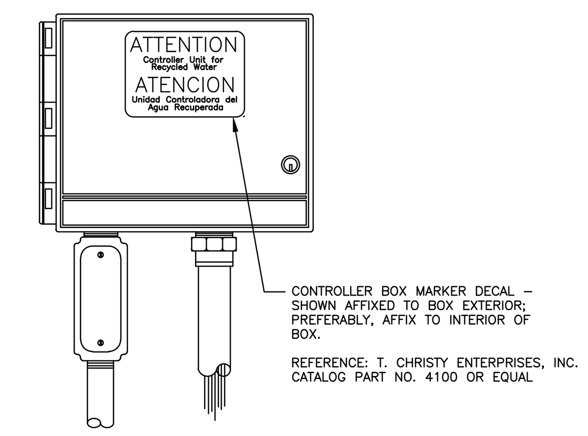


MOUNT SIGN SO THAT IT CLEARS HEIGHT OF SURROUNDING PLANTS WHEN THEY MATURE

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

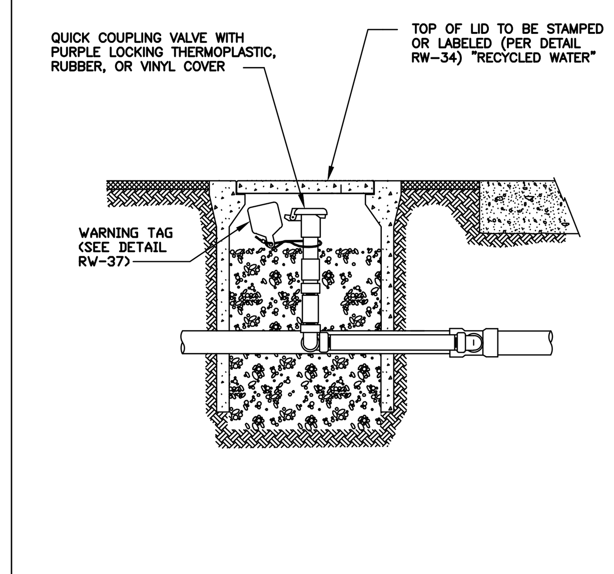
G RECYCLED WATER ADVISORY SIGN

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



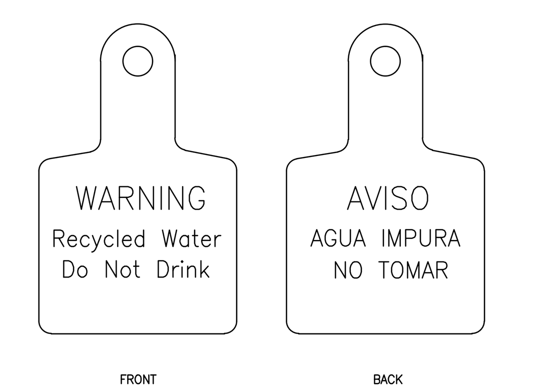
D IDENTIFICATION OF IRRIGATION SYSTEM CONTROLLER WITH ADVISORY WARNING DECAL

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



A IDENTIFICATION OF QUICK COUPLING VALVE WITH WARNING TAG

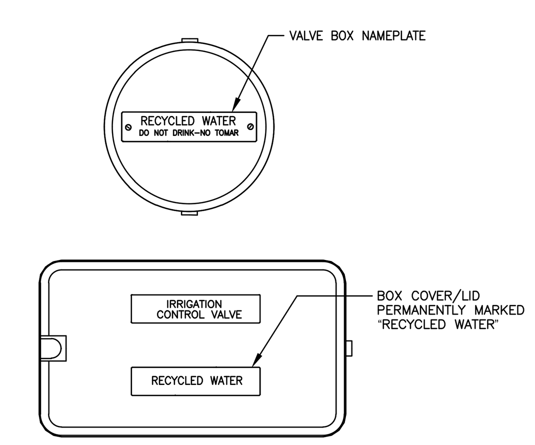
SOUTH BAY | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | SCALE: NTS | RW-22



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

H IDENTIFICATION OF RECYCLED WATER WARNING TAG

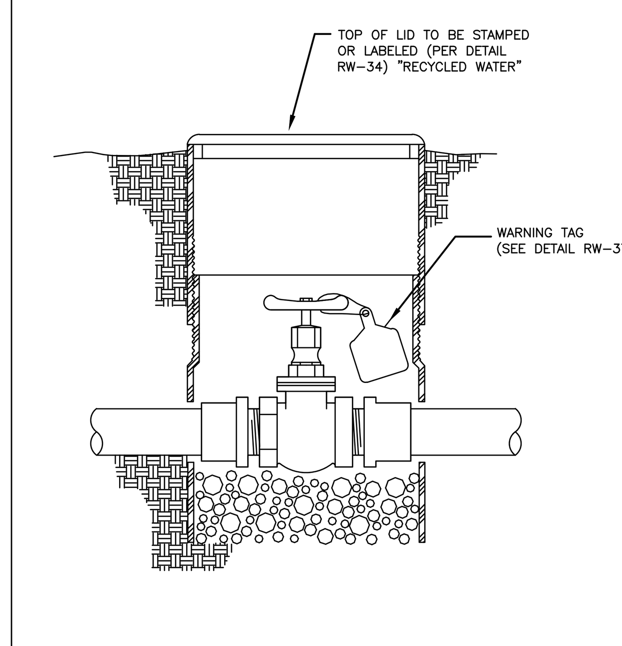
SOUTH BAY | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | SCALE: NTS | RW-37



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.

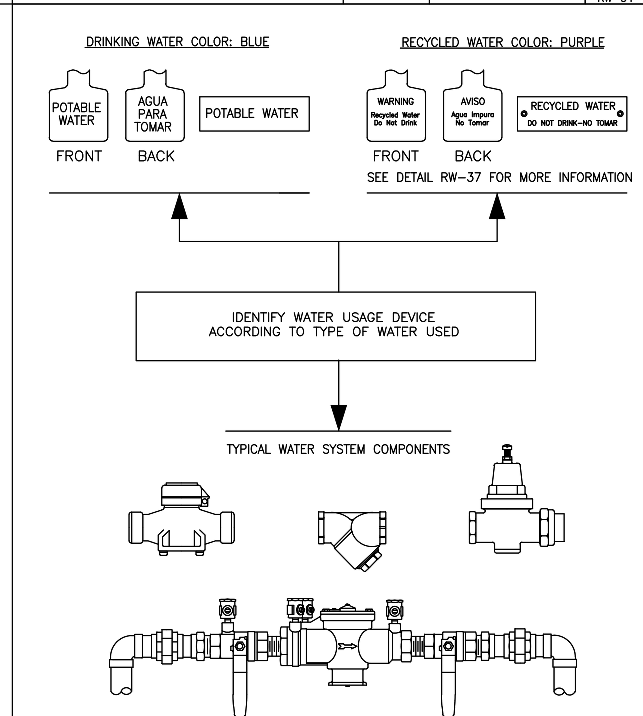
E IDENTIFICATION OF IRRIGATION BOX COVERS/LIDS WITH "RECYCLED WATER"

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



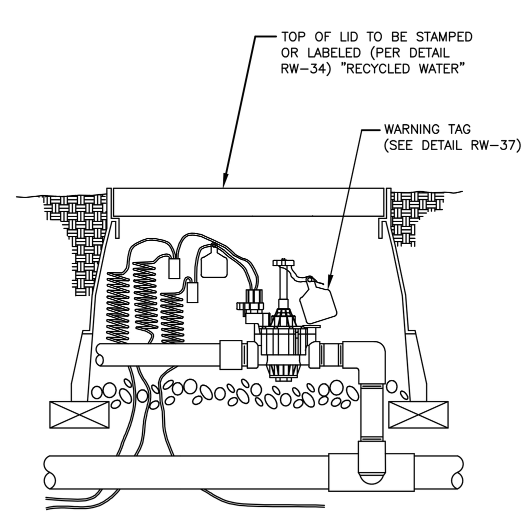
B IDENTIFICATION OF ISOLATION GATE VALVE (3" OR SMALLER) WITH WARNING TAG

SOUTH BAY | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | SCALE: NTS | RW-31



F IDENTIFICATION OF WATER CONTROL DEVICES WITH WARNING TAG

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



C IDENTIFICATION OF REMOTE CONTROL VALVE WITH WARNING TAG

SOUTH BAY | RECYCLED WATER USE SITE IDENTIFICATION DETAILS | SCALE: NTS | RW-32

SWRCB DIVISION OF DRINKING WATER DATE

CITY ENGINEER DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

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SAN JOSE, CA 95110
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STUDIO G ARCHITECTS

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MARKET READY for
Regency Tasman Holdings

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LANDSCAPE ARCHITECTURE
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408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE AS SHOWN

PROJECT ID 4581.01

DRAWN BY JRM WA/JD

IRRIGATION DETAILS

SHEET TITLE

SHEET NO. **L3.05**

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. VALVE BOX (CARSON 910-12B) OR EQUAL. PURPLE IN COLOR AND LABELED PER SBWR DETAIL RW-34 ON SHEET L3.5
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. SERVICE EXPANSION COIL
6. PRESSURE REGULATOR, SEE LEGEND
7. SCH. 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. PEA GRAVEL SUMP, MIN. 6" DEEP
11. VALVE BOX EXTENSION
12. BRICK SUPPORTS-ONE PER CORNER
13. RECYCLED WATER ID TAG. SEE DETAIL RW-37 ON SHEET L3.5

I DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR MODELS.
2. SEE IRRIGATION PLAN(S) FOR ADDITIONAL BALL VALVE LOCATIONS.
3. SEE INSTALLATION DIAGRAMS DETAIL FOR ADDITIONAL INFORMATION REGARDING ACCEPTABLE VALVE BOX LOCATIONS.

1. VALVE BOX (CARSON 910-12B) OR EQUAL. PURPLE IN COLOR AND LABELED PER SBWR DETAIL RW-34 ON SHEET L3.5. CONTRACTOR SHALL GROUP VALVES IN A MANIFOLD WHENEVER POSSIBLE.
2. BALL VALVE: SEE DETAIL. PROVIDE 1 BALL VALVE PER GROUP OF CONTROL VALVES. PROVIDE 1 BALL VALVE PER CONTROL VALVE WHEN NOT GROUPED TOGETHER.
3. MAINLINE
4. CONTROL VALVE

F VALVE LAYOUT
N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

1. VALVE BOX (CARSON 910-12B) OR EQUAL. PURPLE IN COLOR AND LABELED PER SBWR DETAIL RW-34 ON SHEET L3.5
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP
10. RECYCLED WATER ID TAG. SEE DETAIL RW-37 ON SHEET L3.5

C PVC BALL VALVE
N.T.S.

NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH THE SLEEVING TWICE THE DIAMETER OF WIRE BUNDLE CONTAINED IN IT.
SEE IRRIGATION LEGEND FOR MINIMUM COVER.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. NEVER INSTALL VALVE BOX IN HARDSCAPE

1. FINISHED GRADE
2. PROVIDE A MIN. OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
6. INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10 FOOT INTERVALS
7. 16" x 25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY.
8. 14" x 19" RECTANGULAR VALVE BOX.
9. QUICK COUPLING VALVE
10. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR/VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

J DRIPLINE CENTER-FEED LAYOUT
N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE STAPLES ALONG TUBING PER MANUFACTURER'S RECOMMENDATIONS.

1. FINISH GRADE OF MULCH LAYER
2. MULCH TOP DRESSING PER SPECIFICATIONS
3. DRIPLINE
4. FINISH GRADE
5. DRIPLINE STEEL SOIL STAPLE
6. NATIVE SOIL PER SPECIFICATIONS
7. DEPTH OF MULCH PER SPECIFICATIONS AND PLANTING PLAN

G DRIPLINE STEEL SOIL STAPLE - ON GRADE
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE

1. ROUND PLASTIC VALVE BOX WITH BOLT DOWN PURPLE LID. TOP DIMENSION: 10". LABEL PER SBWR DETAIL RW-34 ON SHEET L3.10
2. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV)
3. PVC MAIN LINE
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. QUICK COUPLING VALVE
6. FINISHED GRADE
7. SCH 80 PVC THREADED NIPPLE
8. 10" LONG SCH 80 PVC THREADED NIPPLE
9. UPC APPROVED SCH 40 PVC TEE OR ELBOW
10. SCH 80 PVC THREADED 90 DEGREE ELL
11. RECLAIMED WATER ID TAG. SEE DETAIL RW-37 ON SHEET L3.10

D QUICK COUPLING VALVE
N.T.S.

A INSTALLATION DIAGRAMS
N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

1. FLOW SENSOR
2. RECTANGULAR VALVE BOX W/ PURPLE LID LABELED PER SBWR DETAIL RW-34 ON SHEET L3.5
3. CONDUIT BACK TO DECODER AT CONTROLLER
4. MASTER VALVE
5. TO IRRIGATION POINT OF CONNECTION
6. FINISH GRADE
7. RECYCLED WATER ID TAG, SEE DETAIL RW-37 ON SHEET L3.5

NO PIPE RESTRICTIONS, FITTINGS, COUPLINGS OR OTHER SPLICES TO OCCUR IN THE PIPE RUNS OF LENGTHS GIVEN

K FLOW SENSOR
N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

1. 2" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE

H DRIPLINE INSTALLED ON GRADE
N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. UV RESISTANT 1/2" PVC SCHD 40 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. 1/2" UV RESISITANT FLEXIBLE SCH 40 PVC HOSE (BLACK)
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL
14. INSTALL CHECK VALVE WHERE ELEVATION OF HIGHEST BUBBLER ON THE VALVE IS 4' OR MORE ABOVE THE LOWEST BUBBLER ON THE VALVE.

E ON GRADE TREE BUBBLER
N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. NO SPLICES IN CONTROL WIRE WILL BE ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX (CARSON 910-12B) OR EQUAL WITH PURPLE LID
5. TOP OF MULCH
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND AND PLANS
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S S FITTING
12. PVC MAINLINE PIPE
13. 6" MIN. DEEP PEA GRAVEL SUMP
14. LATERAL LINE CL 200 PVC
15. BRICK-1 PER CORNER
16. RECLAIMED WATER ID TAG

B REMOTE CONTROL VALVE (RECYCLED WATER)
N.T.S.

SWRCB DIVISION OF DRINKING WATER DATE

CITY ENGINEER DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

STUDIO g ARCHITECTS
299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
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PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose . CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE AS SHOWN
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

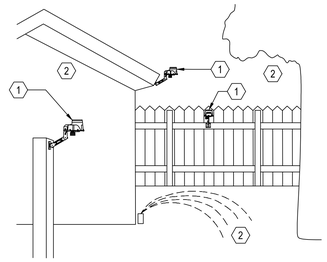
IRRIGATION DETAILS

SHEET TITLE

SHEET NO. **L3.06**

NOTES:
1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST OR ON EAVE OF HOUSE.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE OR ABOVE AC UNITS.

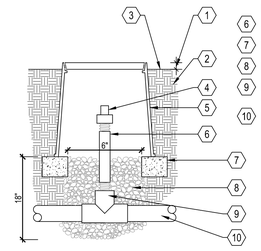
1. SENSOR RECOMMENDED MOUNTING SITE
2. SITES NOT RECOMMENDED FOR MOUNTING SENSOR



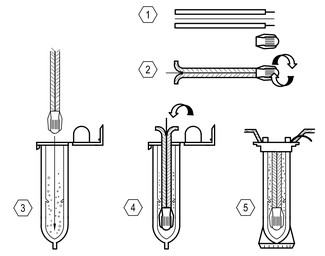
D WEATHER SENSOR LOCATION
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7PM PER ZONE AT LOW POINTS.

1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX WITH PURPLE LID. LABEL PER SBWR DETAIL RW-34 ON SHEET L3.5
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS, 2 TOTAL
8. PEA GRAVEL SUMP, MIN. 6" DEEP
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



A DRIPLINE FLUSH VALVE ON PVC TEE
SCALE: N.T.S.

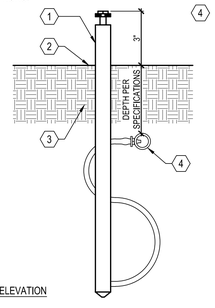


INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

E WEATHERPROOF SPLICE ASSEMBLY
N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

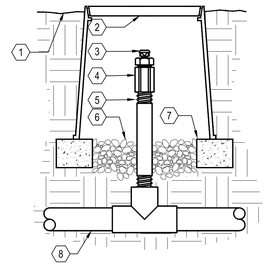


SECTION/ELEVATION

F DRIPLINE OPERATION INDICATOR
N.T.S.

NOTES:
1. AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
2. USE ONE FOR EACH INCREMENT OF 7 GPM.
3. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

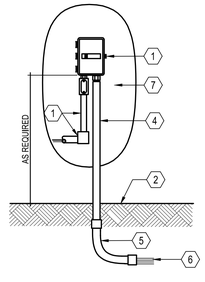
1. FINISHED GRADE
2. 6" ROUND VALVE BOX
3. DRIPLINE AIR/VACUUM RELIEF VALVE
4. 1/2" PVC COUPLING (TxT)
5. 1/2" SCH. 80 NIPPLE (LENGTH AS REQUIRED)
6. PEA GRAVEL SUMP (6")
7. BRICK SUPPORTS
8. PVC PIPING AND FITTING



SECTION/ELEVATION

B DRIPLINE 1/2" AIR/VACUUM RELIEF VALVE
(PLUMBED TO PVC TEE)
N.T.S.

NOTE:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.



1. EXTERIOR WALL MOUNT SPRINKLER CONTROLLER, SEE IRRIGATION LEGEND FPR TYPE AND NUMBER OF STATIONS
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO ELECTRIC VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER

C WALL MOUNT CONTROLLER
N.T.S.

SWRCB DIVISION OF DRINKING WATER DATE

CITY ENGINEER DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

STUDIO g ARCHITECTS
299 BASSETT STREET, SUITE 220
SAN JOSE, CA 95110
T 408.283.0100 F 408.666.0882

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH
LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose . CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JAMES R. MORRISON
NO. 5653
Signature
6/5/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE AS SHOWN
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

IRRIGATION DETAILS

SHEET TITLE

SHEET NO. **L3.07**

CONTROLLER SCHEDULE

LEGEND	C = Number of Cycles		
	T = Minutes per Cycle	**Estimated Total Water Use (ETWU):**	**281910 Gal./Yr.**
	R = Number of Runs Per Week		

	Stat. 1A	GPM =	12.30		Stat. 2A	GPM =	15.10		Stat. 3A	GPM =	14.30		Stat. 4A	GPM =	3.00		Stat. 5A	GPM =	9.80		Stat. 6 6A	GPM =	17.20	
	Description		DRIPLINE		Description		DRIPLINE		Description		DRIPLINE		Description		TREE BUBBLER		Description		DRIPLINE		Description		DRIPLINE	
	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.
Jan.	1	4	1	197	1	4	1	242	1	4	1	229	1	3	2	72	1	4	1	157	1	4	1	275
Feb.	1	5	1	246	1	5	1	302	1	5	1	286	1	4	2	96	1	5	1	196	1	5	1	344
Mar.	2	6	2	1181	2	6	2	1450	2	6	2	1373	1	4	3	144	2	6	2	941	2	6	2	1651
Apr.	2	6	3	1771	2	6	3	2174	2	6	3	2059	2	4	3	288	2	6	3	1411	2	6	3	2477
May	2	7	2	1378	2	7	2	1691	2	7	2	1602	2	5	3	360	2	7	2	1098	2	7	2	1926
Jun.	3	8	3	3542	3	8	3	4349	3	8	3	4118	2	6	4	576	3	8	3	2822	3	8	3	4954
Jul.	3	9	3	3985	3	9	3	4892	3	9	3	4633	3	7	4	1008	3	9	3	3175	3	9	3	5573
Aug.	3	8	3	3542	3	9	3	4892	3	9	3	4633	3	7	4	1008	3	9	3	3175	3	9	3	5573
Sept	2	7	2	1378	2	7	2	1691	2	8	2	1830	2	6	3	432	2	8	2	1254	2	8	2	2202
Oct.	2	6	2	1181	2	6	2	1450	2	6	2	1373	2	5	3	360	2	6	2	941	2	6	2	1651
Nov.	2	4	1	394	2	4	1	483	2	4	1	458	2	3	2	144	2	4	1	314	2	4	1	550
Dec.	1	4	1	197	1	4	1	242	1	4	1	229	1	3	2	72	1	4	1	157	1	4	1	275
		Annual Gallon		**18991**		**Annual Gallon**		**23858**		**Annual Gallons**		**22823**		**Annual Gallon**		**4560**		**Annual Gallon**		**15641**		**Annual Gallon**		**27451**

	Stat. 7A	GPM =	12.70		Stat. 8A	GPM =	8.00		Stat. 9A	GPM =	6.60		Stat. 10A	GPM =	11.00		Stat. 11A	GPM =	6.00		Stat. 2 12A	GPM =	12.70	
	Description		DRIPLINE		Description		DRIPLINE		Description		DRIPLINE		Description		DRIPLINE		Description		TREE BUBBLER		Description		DRIPLINE	
	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.
Jan.	1	4	1	203	1	4	1	128	1	4	1	106	1	4	1	176	1	3	2	144	1	4	1	203
Feb.	1	5	1	254	1	5	1	160	1	5	1	132	1	5	1	220	1	4	2	192	1	5	1	254
Mar.	2	6	2	1219	2	6	2	768	2	6	2	634	2	6	2	1056	1	4	3	288	2	6	2	1219
Apr.	2	6	3	1829	2	6	3	1152	2	6	3	950	2	6	3	1584	2	4	3	576	2	6	3	1829
May	2	7	2	1422	2	7	2	896	2	7	2	739	2	7	2	1232	2	5	3	720	2	7	2	1422
Jun.	3	8	3	3658	3	8	3	2304	3	8	3	1901	3	8	3	3168	2	6	4	1152	3	8	3	3658
Jul.	3	9	3	4115	3	9	3	2592	3	9	3	2138	3	9	3	3564	3	7	4	2016	3	9	3	4115
Aug.	3	9	3	4115	3	9	3	2592	3	9	3	2138	3	9	3	3564	3	7	4	2016	3	9	3	4115
Sept	2	8	2	1626	2	8	2	1024	2	8	2	845	2	8	2	1408	2	6	3	864	2	8	2	1626
Oct.	2	6	2	1219	2	6	2	768	2	6	2	634	2	6	2	1056	2	5	3	720	2	6	2	1219
Nov.	2	4	1	406	2	4	1	256	2	4	1	211	2	4	1	352	2	3	2	288	2	4	1	406
Dec.	1	4	1	203	1	4	1	128	1	4	1	106	1	4	1	176	1	3	2	144	1	4	1	203
		Annual Gallon		**20269**		**Annual Gallon**		**12768**		**Annual Gallons**		**10534**		**Annual Gallon**		**17556**		**Annual Gallon**		**9120**		**Annual Gallon**		**20269**

	Stat. 13A	GPM =	12.20		Stat. 14A	GPM =	11.30		Stat. 15A	GPM =	11.00		Stat. 16A	GPM =	1.40		Stat. 17A	GPM =	10.20		Stat. 18A	GPM =	3.00	
	Description		DRIPLINE		Description		DRIPLINE		Description		DRIPLINE		Description		TREE BUBBLER		Description		DRIPLINE		Description		TREE BUBBLER	
	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.	C	T	R	Monthly Gal.
Jan.	1	4	1	195	1	4	1	181	1	4	1	176	1	3	2	34	1	4	1	163	1	3	2	72
Feb.	1	5	1	244	1	5	1	226	1	5	1	220	1	4	2	45	1	6	1	245	1	4	2	96
Mar.	2	6	2	1171	2	6	2	1085	2	6	2	1056	1	4	3	67	2	6	2	979	1	4	3	144
Apr.	2	6	3	1757	2	6	3	1627	2	6	3	1584	2	4	3	134	2	6	3	1469	2	4	3	288
May	2	7	2	1366	2	7	2	1266	2	7	2	1232	2	5	3	168	2	7	2	1142	2	5	3	360
Jun.	3	8	3	3514	3	8	3	3254	3	8	3	3168	2	6	4	269	3	8	3	2938	2	6	4	576
Jul.	3	9	3	3953	3	9	3	3661	3	9	3	3564	3	7	4	470	3	9	3	3305	3	7	4	1008
Aug.	3	9	3	3953	3	9	3	3661	3	9	3	3564	3	7	4	470	3	9	3	3305	3	7	4	1008
Sept	2	8	2	1562	2	8	2	1446	2	8	2	1408	2	6	3	202	2	8	2	1306	2	6	3	432
Oct.	2	6	2	1171	2	6	2	1085	2	6	2	1056	2	5	3	168	2	6	2	979	2	5	3	360
Nov.	2	4	1	390	2	4	1	362	2	4	1	352	2	3	2	67	2	4	1	326	2	3	2	144
Dec.	1	4	1	195	1	4	1	181	1	4	1	176	1	3	2	34	1	4	1	163	1	3	2	72
		Annual Gallon		**19471**		**Annual Gallon**		**18035**		**Annual Gallons**		**17556**		**Annual Gallon**		**2128**		**Annual Gallon**		**16320**		**Annual Gallon**		**4560**

WATER CONSERVATION CONCEPT STATEMENT

Project Site: 888 E. TASMAN DRIVE — Water Account Number: TBD

Project Location: E. TASMAN DR. @ MCCARTHY BLVD.

Landscape Architect/Irrigation Designer

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

- [X] 1. Maximum Applied Water Allowance: 314,185 Gallons/year
- [X] 2. Estimated Applied Water Use: 282,097 Gallons/year
- [X] 2a. Estimated Amount of Water Expected from Effective Precipitation: 0 Gallons/year
- [X] 3. Estimated Total Water Use: 282,097 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-5-5.00 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).

- [X] 4. Landscape Design Plan
- [X] 5. Irrigation Design Plan
- [X] 6. Irrigation Schedule
- [X] 7. Maintenance Schedule
- [X] 8. Landscape Irrigation Audit Schedule
- [X] 9. Grading Design Plan
- [ ] 10. Soil Analysis (CONTRACTOR TO PROVIDE)

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

HMH HAS SPECIFIED AN ET BASED CONTROLLER AND A RAIN SENSOR. THE MAJORITY OF IRRIGATION APPLICATION WILL BE VIA BUBBLERS AND LASER CUT DRIP TUBING. ADDITIONALLY, A FLOW SENSOR AND MASTER VALVE WILL MINIMIZE THE RISK OF WATER WASTE DUE TO LEAKS, BREAKS AND VALVE MALFUNCTIONS.

Prepared by: JAKE MINNICK, HMH — Date: 04/20/16

MONTHLY MAINTENANCE SCHEDULE

	REMARKS	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
IRRIGATION WATERING	CHECK COVERAGE WEEKLY			X	X	X	X	X	X	X	X	X	
IRRIGATION MAINTENANCE	FLUSH FILTERS AND REPLACE DEFECTIVE EQUIPMENT			X					X				
FERTILIZATION	10 LBS. 16-6-8 PER 1000 SF			X		X		X					
WEEDING	BY HAND AS REQUIRED EACH WEEK			X	X	X	X	X	X	X			
CLEAN-UP	WEEKLY TRASH AND GENERAL SITE CLEAN-UP	X	X	X	X	X	X	X	X	X	X	X	
MULCHING	MULCH HEAVILY IN EARLY SPRING, MAINTAIN 3" MULCH LAYER ANNUALY			X									
PRUNING	PRUNE PER ISA STANDARDS	X	X	X	X								

IRRIGATION AUDIT SCHEDULE

1. AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.
2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR AT THE COST OF THE LAND OWNER.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 49.35

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Shrubs & Groundcovers	0.4	Drip	0.81	0.49	18,670	9,220	282,097
Turf	0.7	Spray	0.75	0.93	-	-	-
Shrubs & Groundcovers	0.3	Drip	0.81	0.37	-	-	-
Shrubs & Groundcovers	0.6	Drip	0.81	0.74	-	-	-
				Totals	(A)	(B)	
					18,670	9,220	
Special Landscape Areas							
none	[redacted]			1		-	-
	[redacted]			1		-	-
	[redacted]			1		-	-
				Totals	(C)	(D)	
					-	-	
						ETWU Total	282,097
						Maximum Allowed Water Allowance (MAWA)[e]	314,185

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method*** — *overhead spray or drip*

[c] ***Irrigation Efficiency*** — *0.75 for spray head*; *0.81 for drip*

[d] ***ETWU* (Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =** (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

SWRCB DIVISION OF DRINKING WATER — DATE

CITY ENGINEER — DATE

ANY CHANGES TO IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER

299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T:408.283.0100 F:408.608.0882

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose . CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT — JACKSON DERLER — NO. 5953 — Signature — 3/31/18 Renewal Date — Date — STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE NOT TO SCALE

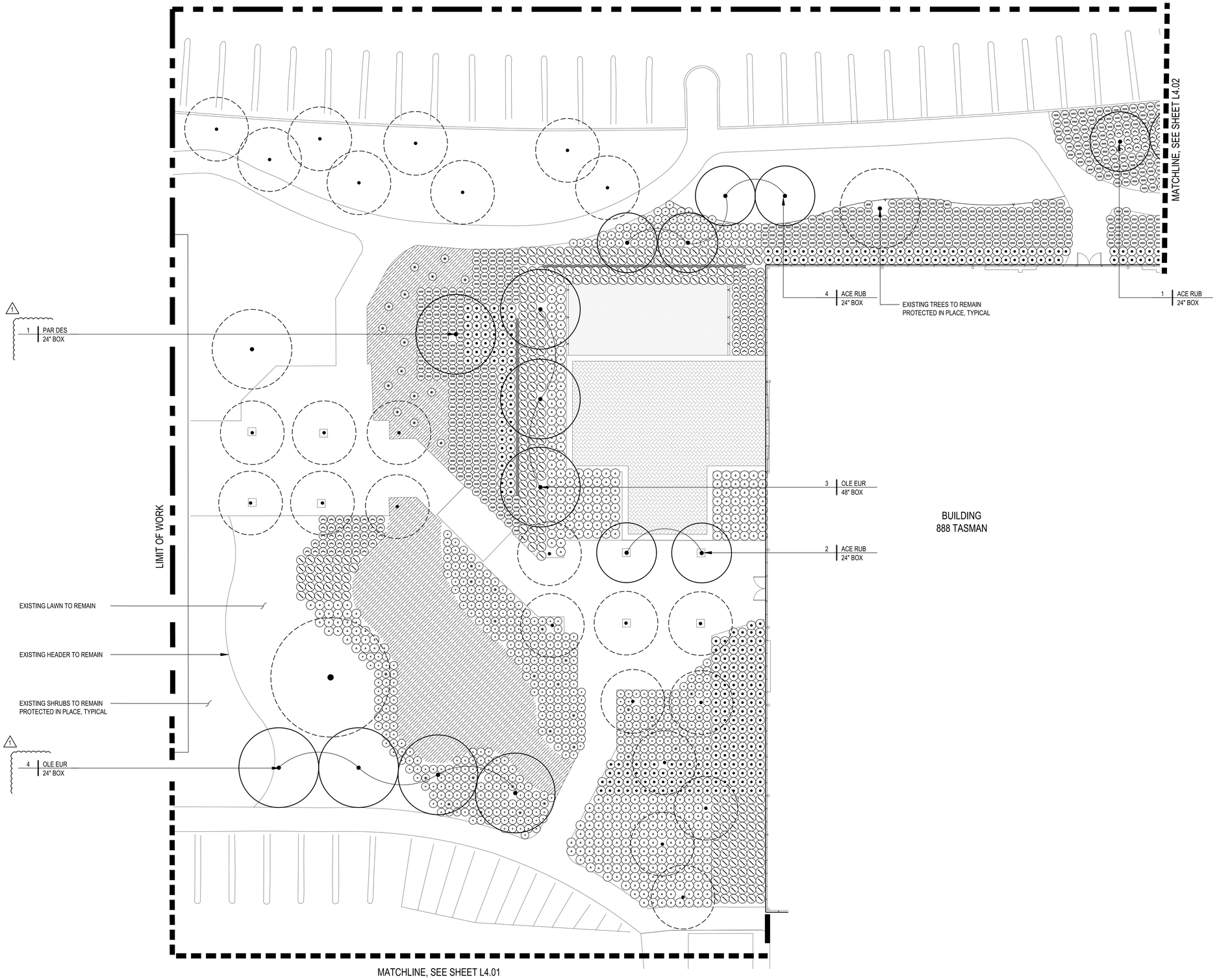
PROJECT ID 4581.01

DRAWN BY JRM WA/JD

WATER BUDGET CALCULATIONS

SHEET TITLE

SHEET NO. **L3.08**



BUILDING
888 TASMAN

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

TREES

ACE RUB	ACER RUBRUM 'ARMSTRONG'
OLE EUR	OLEA EUROPAEA 'WILSONII'
PAR DES	PARKINSONIA 'DESERT MUSEUM'

SHRUBS

	DASYLIRION WHEELERI
	ANIGOZANTHOS 'BIG RED'
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
	CHONDROPETALUM TECTORUM
	LOMANDRA 'BREEZE'
	PENNISETUM SPATHIOLATUM
	SESLERIA AUTUMNALIS
	NO-MOW SOD

NOTES:
1. SEE SHEET L4.04 FOR PLANTING LEGEND, NOTES, AND DETAILS

299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T:408.283.0100 F:408.608.0882

STUDIO g
ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH
LANDSCAPE ARCHITECTURE
1570 Oakland Road , San Jose , CA , 95131
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www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JOSEPH DORER
NO. 5653
Signature
Type or Print Name
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

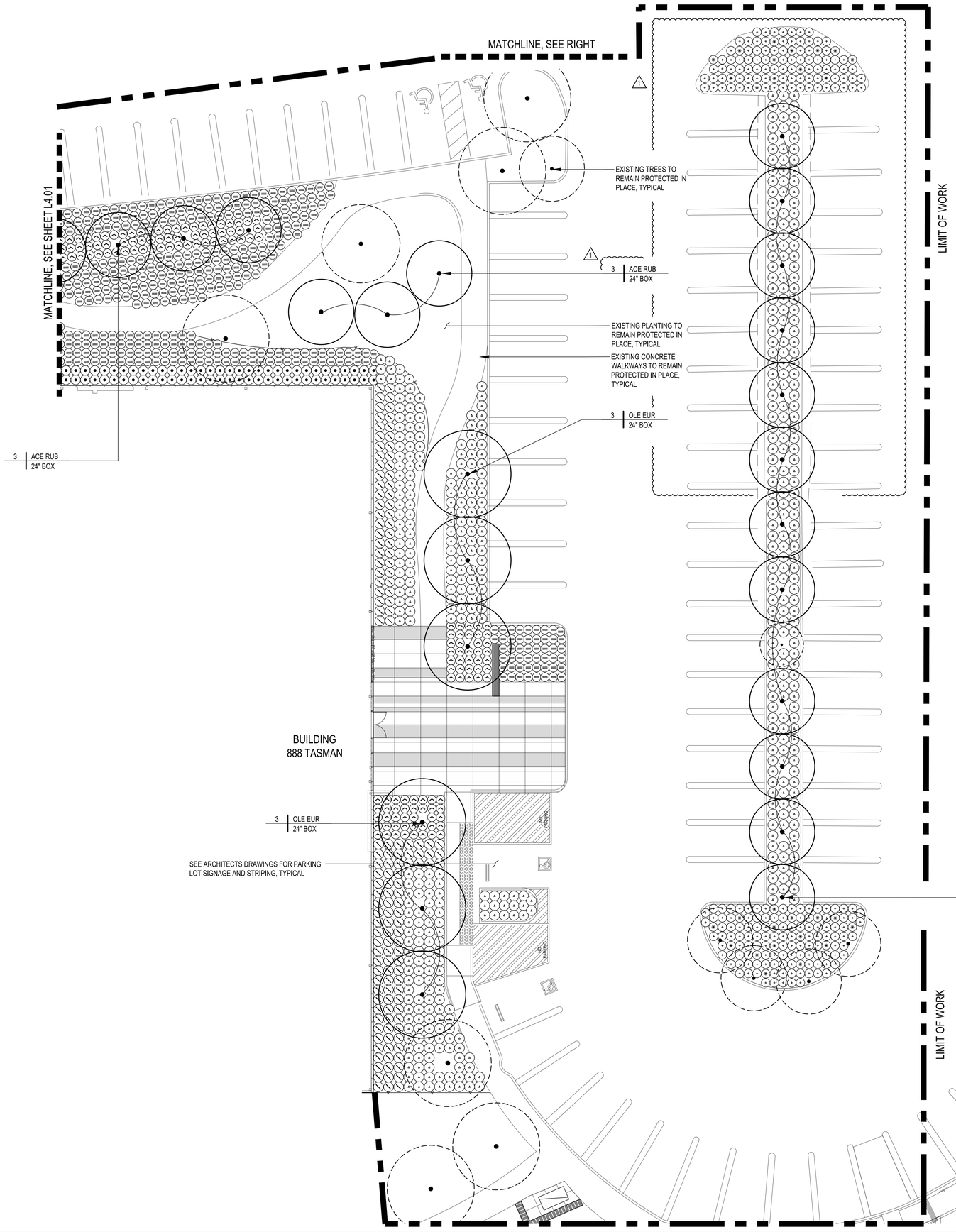
DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

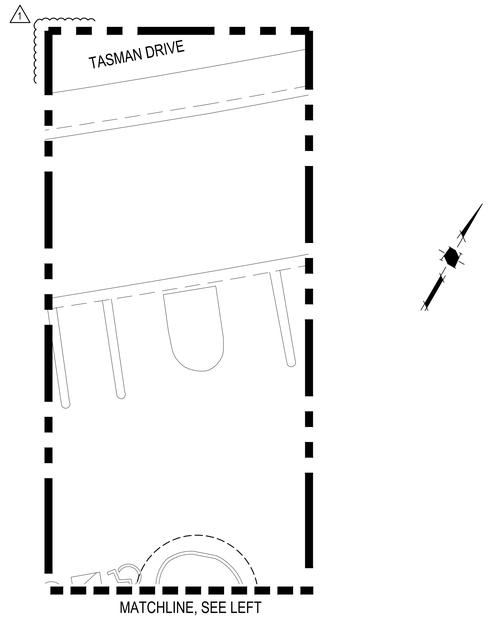
DATE 06.13.2016
SCALE 1" = 10'
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

PLANTING PLAN

SHEET TITLE

SHEET NO. **L4.01**





GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

TREES	
ACE RUB	ACER RUBRUM 'ARMSTRONG'
OLE EUR	OLEA EUROPAEA 'WILSONII'
PAR DES	PARKINSONIA 'DESERT MUSEUM'

SHRUBS	
	DASYLIRION WHEELERI
	ANIGOZANTHOS 'BIG RED'
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
	CHONDROPETALUM TECTORUM
	LOMANDRA 'BREEZE'
	PENNISETUM SPATHIOLATUM
	SESLERIA AUTUMNALIS
	NO-MOW SOD

NOTES:
1.SEE SHEET L4.04 FOR PLANTING LEGEND, NOTES, AND DETAILS

299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T:408.283.0100 F:408.808.0882

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH
LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose . CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JAMES R. MOSER
NO. 5953
Signature
Jul'y'ch
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

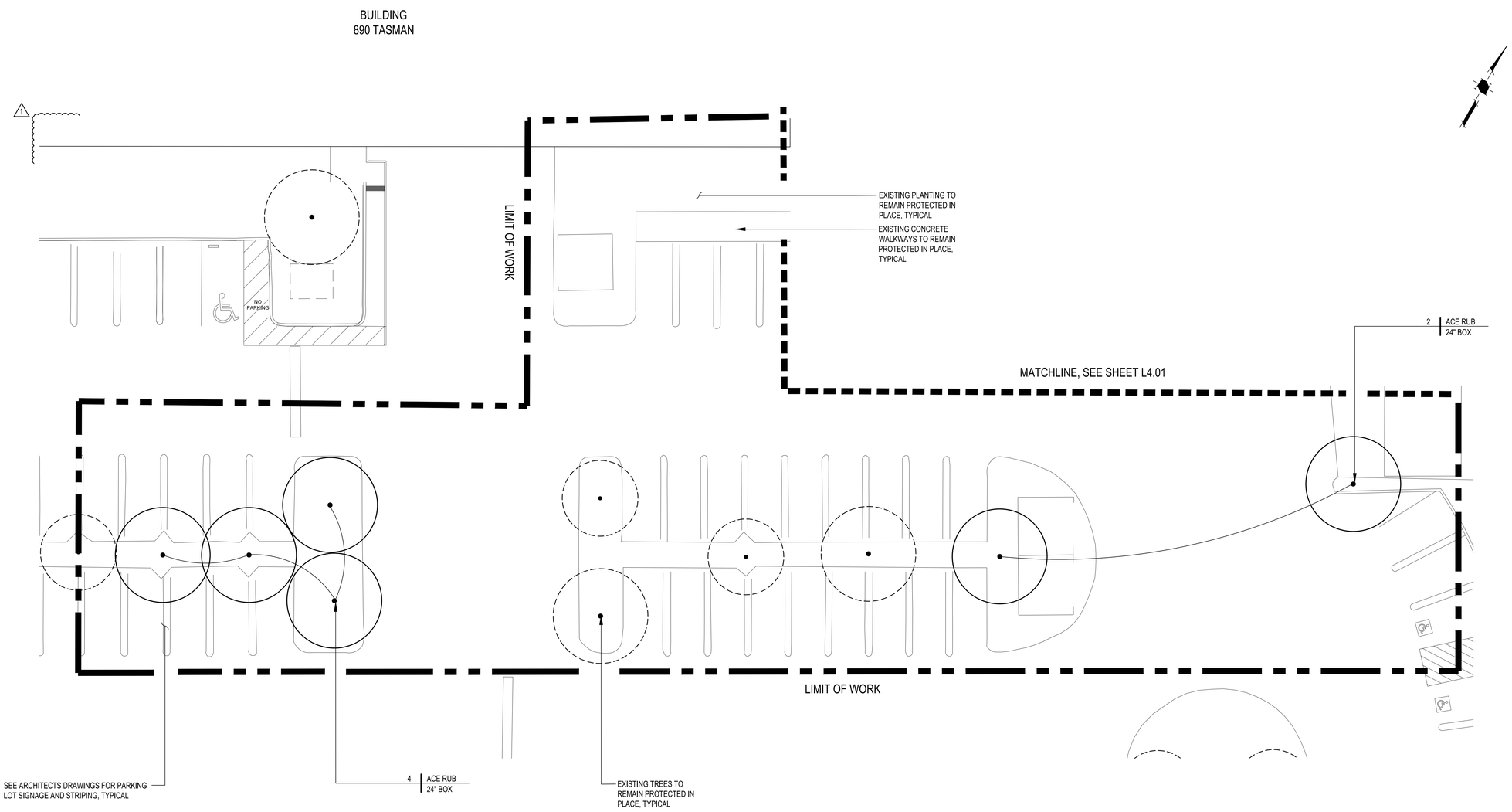
DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE 1" = 10'
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

PLANTING PLAN

SHEET TITLE

SHEET NO. **L4.02**



TREES

ACE RUB	ACER RUBRUM 'ARMSTRONG'
OLE EUR	OLEA EUROPAEA 'WILSONII'
PAR DES	PARKINSONIA 'DESERT MUSEUM'

SHRUBS

- DASYLIRION WHEELERI
- ANIGOZANTHOS 'BIG RED'
- CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
- CHONDROPETALUM TECTORUM
- LOMANDRA 'BREEZE'
- PENNISETUM SPATHIOLATUM
- SESLERIA AUTUMNALIS
- NO-MOW SOD

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

NOTES:
1. SEE SHEET L4.04 FOR PLANTING LEGEND, NOTES, AND DETAILS

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LICENSED LANDSCAPE ARCHITECT
JACKSON DURLER
NO. 5953
Signature
1/29/16
Revised Date
Date
STATE OF CALIFORNIA

STAMP

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DATE	06.13.2016	
SCALE		1" = 10'
PROJECT ID	4581.01	
DRAWN BY	JRM	WA/JD

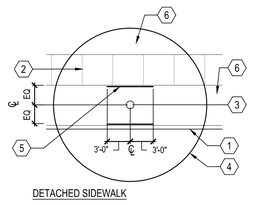
PLANTING PLAN

SHEET TITLE

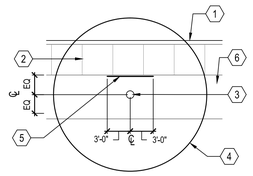
SHEET NO. L4.03

NOTES:
1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.
2. INSTALL AN 18" DEEP 'DEEP ROOT' CONTROL BARRIER AT EDGE OF SIDEWALK.
3. INSTALL A 24" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB OR INSTALL A 36" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 6' FROM WATER AND SEWER LATERAL LINES.
4. NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES.
5. *DEEP ROOT PHONE NUMBER (800) 458-7668

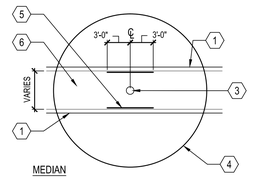
1. CURB
2. SIDEWALK
3. TREE TRUNK
4. TREE CANOPY
5. ROOT BARRIER
6. PLANTING AREA



DETACHED SIDEWALK



MONOLITHIC SIDEWALK

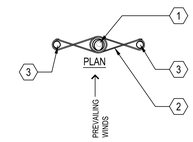


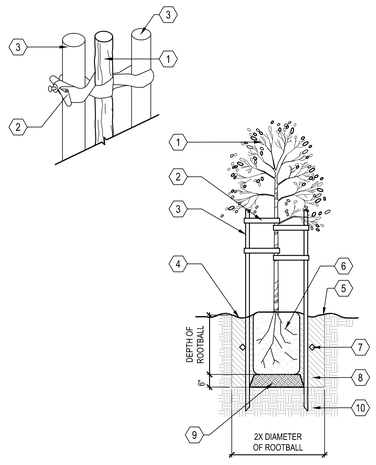
MEDIAN

C ROOT BARRIER
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE

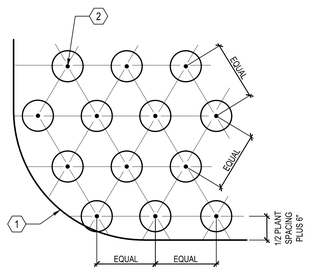




A TREE STAKING (DOUBLE)
SCALE: N.T.S.

NOTES:
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

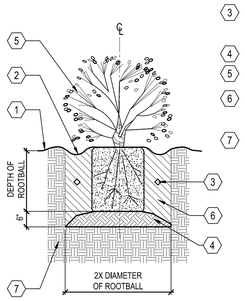
1. EDGE OF PLANTING AREA
2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.



D GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.

1. FINISHED GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. FOOT TAMP BASE
5. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



B SHRUB PLANTING
SCALE: NOT TO SCALE

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	QUANTITY/ SPACING	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE*	REMARKS
TREES							
ACE RUB	ACER RUBRUM 'ARMSTRONG'	31	COLUMNAR RED MAPLE	24" BOX	30'X15'	M	
OLE EUR	OLEA EUROPAEA 'WILSONII'	10	FRUITLESS OLIVE	24" BOX	20'X15'	M	MULTI-TRUNK
OLE EUR	OLEA EUROPAEA 'WILSONII'	3	FRUITLESS OLIVE	48" BOX	20'X15'	M	MULTI-TRUNK
PAR DES	PARKINSONIA 'DESERT MUSEUM'	1	DESERT MUSEUM PALO VERDE	24" BOX	20'X15'	L	MULTI-TRUNK
SHRUBS							
	DASYLIRION WHEELERI	58	DESERT SPOON	15 GALLON	2'X2'	L	
	ANIGOZANTHOS 'BIG RED'	226	RED KANGAROO PAW	5 GALLON	6'X2'	L	
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	433	FEATHER REED GRASS	5 GALLON	3'X2'	M	
	CHONDROPETALUM TECTORUM	374	SMALL CAPE RUSH	5 GALLON	3'X3'	M	
	LOMANDRA 'BREEZE'	739	DWARF MAT RUSH - GREEN	1 GALLON	3'X2'	L	
	PENNISETUM SPATHIOLATUM	860	SLENDER VELDT GRASS	1 GALLON	3'X2'	M	
	SESLERIA AUTUMNALIS	616	AUTUMN MOORE GRASS	1 GALLON	3'X2'	M	
	NO-MOW SOD	782 SF	DELTA BLUEGRASS MOW FREE BLEND			M	

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AFTER GRADING OPERATIONS BUT PRIOR TO PLANT INSTALLATION. SOIL AMENDMENTS SHALL BE INCORPORATED AS RECOMMENDED IN THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ALL PLANTING AREAS TO RECEIVE MINIMUM 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE FIR BARK (3/4" TO 1-1/2"). SEE CONSTRUCTION PLAN FOR AREAS RECEIVING DECORATIVE COBBLE AS MULCH. SEE MATERIALS LIST FOR DECORATIVE COBBLE PRODUCT.

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SAN JOSE, CA 95110
T:408.283.0100 F:408.608.0882

STUDIO g
ARCHITECTS

PROJECT ADDRESS

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MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH
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1570 Oakland Road . San Jose . CA . 95131
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LICENSED LANDSCAPE ARCHITECT
JACKSON GORDON
NO. 5953
Signature
3/31/16
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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DATE 06.13.2016
SCALE NOT TO SCALE
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

PLANTING LEGEND, NOTES AND DETAILS

SHEET TITLE

SHEET NO. **L4.04**

INSTRUCTIONS TO BIDDERS

A. SUBMITTALS

- Bids shall be submitted in sealed envelopes bearing on the outside the name of the bidder, the bidder's address and the name of the project for which the bid is being submitted. Bids shall be delivered to Owner:

REGENCY TASMAN HOLDINGS, LLC
615 National Avenue, Suite 200
Mountain View, CA 94043

A copy of the bid shall be sent to HMH at:
1570 OAKLAND ROAD, SAN JOSE, CA 95131

B. EXAMINATION OF CONSTRUCTION DOCUMENTS AND SITE

- Each bidder shall inspect the construction documents (drawings and specifications) and site of the proposed project. The submission of a bid shall constitute and acknowledge that the bidder is familiar with all conditions which might affect the contemplated project.
- Any discrepancies shall be brought to the immediate attention of the Owner. Contractor shall assume all necessary revisions due to failure to give such notification.

C. REJECTION OF ALL BIDS

- The Owner reserves the right to any time prior to the award, to reject all bids. The Owner also reserves the right to accept other than the lowest bidder, to accept one (1) part of a proposal and to waive any technical informalities in any proposal.

D. WITHDRAWAL OF BID

- A bidder may withdraw the bid without prejudice, provided a written request for such withdrawal is delivered to the Owner prior to the commencement of the opening of bids.

GENERAL CONDITIONS

A. DEFINITIONS

- Words used herein in the masculine gender include the feminine and neuter, and vice versa, the singular number includes the plural, and the plural the singular. The word "person" includes a corporation, association or partnership.
- Unless otherwise specifically defined herein, or unless the context requires a different meaning, all words, abbreviations, symbols, terms and phrases having a well known or technical meaning shall be so construed.
- Whenever in these specifications, or in any documents or instruments where these specifications govern, the following terms are used, the intent and meaning thereof shall be as follows:

CONTRACT - Represents the entire and integrated agreement between the Owner and the Contractor. The contract documents form the Contract for construction.

CONTRACT DOCUMENTS - These specifications, the drawings, addenda issued prior to execution of the Contract, and the Contract between the Owner and the Contractor.

CONTRACTOR - The person or entity whose bid is accepted and to whom the Contract is awarded.

LANDSCAPE ARCHITECT - The professional services firm who prepared the project drawings and specifications for the Owner.

OWNER - Is the person or entity identified as such in the Contract.

WORK - The term "work" or "project" means the construction and services required by the Contract Documents and includes providing all labor, materials, equipment, transportation, tools, and incidentals necessary to complete the work in a satisfactory manner by licensed contractor and experienced workers.

B. CONSTRUCTION PROCEDURE

- Contractor shall not be relieved of obligations to perform the work in accordance with the Contract Documents either by activities or duties of the Owner, Landscape Architect, or by tests, inspections or approvals required or performed by persons other than the Contractor.

C. NON-ASSIGNABILITY

- Neither the Contract that may be awarded, nor any of the monies that may become due to the Contractor under such Contract, may be assigned by said Contractor without the written consent of the Owner.

D. SERVICE OF NOTICE

- The delivery or mailing of any notice, instruction, claim or protest, or other written communications, personally to the Contractor or to the Owner, shall constitute service thereof upon the Contractor, or the Owner, respectively.

E. SUBCONTRACTS

- Contractor shall set forth in the bid the name and the location of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work.
- Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the bid.

F. BONDS AND INSURANCE

- Before execution of the Contract with the Owner, the Contractor shall file with the Owner surety bonds and applicable public liability and property damage insurance satisfactory to the Owner in the amounts and for the purposes specified in the Contract. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the applicable State of the project and secured through an authorized agent. Contractor shall pay all bond premiums, costs and incidentals.
- Changes in the work, or extensions of time, made pursuant to the Contract, shall in no way release the Contractor or surety from their obligations.

G. DRAWINGS AND SPECIFICATIONS

- The contractor shall keep at the project site a copy of the drawings and specifications. In the event a discrepancy exists between figures and/or drawings, the discrepancy shall be immediately submitted to the Owner for clarification. Any adjustment made by the Contractor without obtaining such clarification from the Owner shall be at the Contractor's risk and expense and be subject to removal if said adjustment does not meet the approval of the Owner.
- The Contract documents, as defined herein, are intended to be read together to describe a complete and finished piece of work, including all labor, materials and equipment necessary for the proper execution of the project. Anything in the specifications and not on the drawings, or on the drawings and not in the specifications, shall be as though shown or mentioned in both.

H. SHOP DRAWINGS OR PRODUCT DATA AND SAMPLES

- Shop drawings, product data, samples, and similar submittals are not contract documents. The purpose of their submittals is to demonstrate for those portions of the work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the drawings.
- The Contractor shall review, approve, and submit such submittals required by the contract documents with reasonable promptness and in such sequence or to cause no delay in the work.
- Landscape Architect shall review and approve or take other appropriate action on the contractor submittals, such as shop drawings, product data, samples and other date, which the contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the construction documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. review of a specific item shall not indicate that the landscape architect has reviewed the entire assemble of which the item is a component. Landscape Architect shall not be responsible for any deviations from the construction documents not brought to the attention of the Landscape Architect in writing by the contractor.

I. SUBSURFACE DATA

- Where investigations of site conditions have been made including subsurface conditions in areas where work is to be performed under the Contract, such investigations are made only for the purpose of study and design. All soil and geological test hole data, water table elevations and agricultural suitability soil analyses apply only at the locations of the test and to the depths indicated.

J. CHANGE ORDERS

- The Owner may at any time prior to acceptance of the work, by written order to Contractor and without notice to sureties, increase or decrease the estimated quantity of work or material, make alterations, deviations, additions to or omissions from the drawings and specifications, and make changes in the project as may be deemed necessary or advisable, within the general scope thereof.
- No claim for additional work or material will be allowed unless supported by a written Change Order signed by the Owner and the Contractor stating their agreement upon all of the following:

  - Change in the work.
  - Amount of the adjustment in the Contract sum, and
  - Extent of the adjustment in the Contract time, if any.

K. CONTROL OF MATERIALS

- Materials, parts and equipment to be furnished by the Contractor shall be new, unless otherwise specified in these specifications or noted on the drawings. The materials shall be manufactured, handled, and used in a workmanlike manner.
- All materials shall be subject to rigid inspection and if, in the opinion of the Owner the same do not comply with the contract documents, said materials shall be rejected and immediately removed from the premises at the expense of the Contractor.
- Manufacturers warranties, guaranties, instructions sheets and parts lists, which are furnished with certain articles or materials incorporated in the work, shall be delivered to the Owner prior to acceptance of the work.

L. SAMPLES AND TESTS

- The Contractor shall furnish such samples of all materials as requested by the Owner without charge. Labor and equipment necessary for the furnishing of such samples shall be the responsibility of the Contractor.

M. SUBSTITUTION OR EQUIVALENTS

- For convenience in designation on the drawings or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and catalogue number. Subject to written approval by the Owner or Landscape Architect, an alternative article or material may be utilized.
- The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor.

N. CERTIFICATES OF COMPLIANCE

- When requested, Contractor shall furnish the Owner with a Certificate of Compliance stating that the material substantially meets the specifications

O. SUFFICIENCY OF TIME

- Should the Contractor be obstructed or delayed in the prosecution or completion of the project by the act, neglect, delay or default of the Owner, or as a result of strikes, fire, flood, lighting, storms or earthquakes, or by unavoidable calamity, or other unforeseen causes that in the opinion of the Owner, are beyond the control of the Contractor, then the Owner may consider an extension of time for the completion of the project.

P. STOPPAGE OF WORK AND ANNULMENT OF CONTRACT

- If the construction of the project be abandoned by the Contractor, or if at any time the Owner shall be of the opinion that the performance of the Contract is unnecessarily or unreasonably delayed, or that the Contractor is willfully violating any of the conditions or covenants of the Contract, the Owner may notify the Contractor not to resume or to discontinue, as the case may be, all work or any part thereof contemplated under the Contract by a written notice served upon Contractor. The Owner shall charge the expense of such equipment, labor and materials, plus ten percent (10%) of the cost thereof, for administrative expense against any sums of money due or to become due the Contractor, or against the sureties to the extent of their liability.
- In lieu of the foregoing provisions to suspend the Contract, the Owner may pay the Contractor for the completed portions of the project according to the provisions of the Contract and may treat the portions remaining uncompleted as if said portions had never been included or contemplated by the Contract.

Q. TEMPORARY SUSPENSION OF WORK

- The Owner may order the Contractor to suspend the work on the project wholly or in part for such period of time as may be deemed necessary due to unsuitable weather or to such other conditions as may be considered unfavorable for the suitable prosecution of the work. Work shall be resumed when conditions are favorable or when the methods have been corrected, as directed and approved in writing by the Owner.

R. LAWS TO BE OBSERVED

- The Contractor shall be fully informed of all State and National laws and municipal ordinances or regulations which in any manner affect those engaged or employed in the work, or the materials used in the work, or which in any way affect the conduct of the work, and of all such orders and decrees of bodies or tribunals having any jurisdiction or authority over the same.

S. LABOR CONDITIONS

T. INDEMNIFICATION

- To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Landscape Architect, Landscape Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to reasonable attorneys' fees, and all legal expenses incurred on appeal and all interest thereon arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section.
- In claims against any person or entity indemnified under this Section by an employee of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this section shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a subcontractor under worker's compensation acts, disability benefit acts or other employee benefit acts.
- The obligations of the Contractor under this section shall not extend to the liability of the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

U. SAFETY OF PERSONS AND PROPERTY

- The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: employees on the work and other persons who may be affected thereby, the work and materials and equipment to be incorporated therein,whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's subcontractors, and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.
- The Contractor shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. The Contractor shall have under construction no greater amount of work than can be performed properly with due regard to the rights of the public.

V. PROJECT SITE MAINTENANCE

- Throughout all phases of construction, and until acceptance of the work, the Contractor shall keep the project site clean and free from rubbish and debris.
- Costs incurred due to cleanup operations shall be as included in the prices bid for the various items of work and no separate payment will be made therefor.

W. AIR POLLUTION

- Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Contract and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.

X. NOISE CONTROL

- Contractor shall comply with all local sound control and noise level regulations and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control an undue noise resulting from the construction operation.

Y. PESTICIDES/HERBICIDES

- Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides/herbicides required in the performance of the work.

Z. DUST CONTROL

- The Contractor shall abate dust nuisance by cleaning, sweeping and sprinkling with water, or other means as necessary, and shall save the Owner free and harmless from any claim for loss or damage sustained by others and resulting from operations on the project site.

AA. UTILITIES

- When placing concrete around or contiguous to any utility, the Contractor shall assume responsibility for costs to furnish and install a cushion of expansion joint material, clear opening or sleeve, or by other suitable means shall prevent embedment in or bonding with the concrete.

BB. PATENTS AND ROYALTIES

- The Contractor shall absorb in its bid, the patent fees or royalties on any patented article or process which may be furnished or used in the work. The Contractor shall indemnify and hold the Owner harmless from any legal actions that may be brought from infringement of patents.

CC. PAYMENTS

- The Contract sum is stated in the Contract and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the work under the contract documents.
- Before the first application for payment, the Contractor shall submit to the Owner a schedule of values allocated to various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner shall be used as a basis for reviewing the Contractor's applications for payment.

DD. REPAIRS AND REPLACEMENT

- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the contractor.

EE. BACKFILLING

- Backfilling material, shall be free from large clods, stones, and other objectionable materials, exceeding three inches (3") in diameter.

FF. PROJECT MAINTENANCE

- Project maintenance is required after the project is complete. A lack of maintenance in area such as, but not limited to irrigation and planting operations may result in damage to property and/or persons. Contractor acknowledges and agrees that, as between parties to the contract, the contractor is solely responsible for the results of any lack of or improper maintenance.

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STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE NOT TO SCALE

PROJECT ID 4581.01

DRAWN BY JRM WA/JD

GENERAL SPECIFICATIONS

SHEET TITLE

SHEET NO. **L5.01**

CLEARING and GRUBBING

A. GENERAL

- Contractor shall provide all labor, materials, and equipment for clearing and grubbing operations performed in advance of grading operations.
- Clearing and grubbing shall consist of removing all natural and artificial objectionable materials within the limits of construction.
- Except as indicated on the drawings, materials removed shall not be incorporated in the project.
- Depressions caused by the removal of objectionable materials shall be backfilled and compacted with materials equal to the surrounding soil.

B. PRESERVATION OF PROPERTY

- Costs incurred due to repair of replacement of existing improvements which are not designated for removal and which are damaged as a result of construction operations shall be the responsibility of the Contractor.
- Replacements shall be at least equal to the conditions when Contractor entered upon the work, and shall match them in finish and dimension. Plant material shall be replaced with the same species, size, and in the original location (unless otherwise designated).

C. REMOVAL and DISPOSAL OF MATERIAL

- All materials removed shall be disposed of off-site. Burning shall not be permitted. No accumulation of flammable material shall remain on or adjacent to the project site.
- Abandoned pipes shall be capped or plugged.

D. FUEL MODIFICATIONS ZONES

- Fuel modification zones shall be as indicated on the drawings and as defined by the applicable jurisdictional Fire Marshall serving the project area, including but not limited to, removal of all natural and artificial objectionable materials to soil line within the designated distance from manufactured pads.
- Contractor shall not commence work until a meeting, arranged forty-eight (48) hours prior to the meeting date, has been held with the Owner, Landscape Architect, and applicable jurisdictional Fire Marshall to review designated areas and define objectionable materials.
- On-site dumping and/or spreading of plant material shall not be permitted in "native" areas.

EARTHWORK/FINE GRADING

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform all earthwork operations as indicated on the drawings and specified herein.
- It is the intent of the drawings that the grading be a balanced cut and fill operation. If, during grading operations an excess or deficiency of earth becomes apparent, Contractor shall immediately notify the Owner or Landscape Architect.
- The Contractor shall provide all lines and grades necessary to properly carry on the work. Any work which is not found to comply with the lines and grades shown on the drawings shall be altered or removed and replaced by, and at the expense of, the Contractor.
- All bench marks, monuments and other reference points shall remain undisturbed.

B. PROTECTION OF PROPERTY

- Costs incurred due to repair or replacement of existing improvements which are not designated for removal and which are damaged as a result of construction operations shall be the responsibility of the Contractor.

C. GRADING OPERATIONS

- Finished surfaces in all cases shall conform to the lines, grades, cross sections and dimensions indicated on the drawings.
- Finish grades shall be well compacted, reasonably smooth, insuring positive drainage, free of abrupt grade changes, irregularities, water pockets or discontinuities in surface level. Grades shall flow away from structures and in accordance with local jurisdictional requirements.
- Finish grade adjacent to paved areas, curbs, valve boxes and similar features shall be one inch (1") below the finished surface for turf areas, and two inches (2") below the finished surface for ground cover areas.
- No grading shall be done when the moisture content of the soil is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily.
- Grading shall be completed prior to weed abatement operations and soil preparation.

D. EXCAVATION

- Excavations shall be to the dimensions and elevations indicated on the drawings, of sufficient width to provide clearances for setting of forms and inspection of the various classifications of work.
- Concrete for footings shall be placed against native grade or certified compacted subgrade which has been thoroughly wetted.
- Bottom of excavations shall be level, free from loose material, and free from standing water.

E. COMPACTED FILL

- Fill material shall be composed of satisfactory excavated material or approved imported soil and shall be evenly spread in uniform continuous horizontal layers not more than six inches (6") deep of uncompacted thickness.
- Each uncompacted layer shall be moistened or aerated as necessary to obtain an even moisture distribution within three percent (3%) of optimum moisture content.
- Each lift and the upper six inches (6") of native soil shall be compacted to at least eighty five percent (85%) of maximum density obtainable in areas designated for planting and at least ninety percent (90%) maximum density obtainable in areas designated to receive pavement, structures and site amenities in accordance with ASTM D-1557.

F. BACKFILL

- Excavated material, approved for backfilling, shall be free from large clods, stones and other objectionable materials, exceeding three inches (3") in diameter, and deposited in accordance with the requirements for compacted fill as specified herein.
- Trenches that settle below grade shall be reopened to a depth required for proper compaction, refilled and compacted to indicated surface elevation.
- Compaction of backfill by ponding and jetting will not be permitted.

G. UNSUITABLE MATERIALS

- Unsuitable materials as determined by the Owner shall be removed from the project site. Arrangements for disposal of the material at off-site locations shall be made with the City's/Owner's written consent of the property upon which such material will be disposed.

DRAINAGE

A. GENERAL

- Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein.

G. UNSUITABLE MATERIALS

- Unsuitable materials as determined by the Owner shall be removed from the project site. Arrangements for disposal of the material at off-site locations shall be made with the City's/Owner's written consent of the property upon which such material will be disposed.

DRAINAGE

A. GENERAL

- Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein.

- Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.
- Contractor shall be responsible for all cutting and patching of new or existing walks, curbs and pavements required for proper installation of drainage systems.
- Trench bottom shall be graded and prepared to provide a firm and uniform bearing surface throughout entire length of pipe.
- In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.

B. HORIZONTAL SUBDRAINS

- Catch basins shall be as indicated and installed as detailed on the drawings.
- Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings, with ends of pipe placed flush with the inside face of the catch basin.
- Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.
- Invert of curb drains shall be located a minimum of one inch (1") above the gutter flow line. Drain pipe shall have a minimum clearance of two inches (2") from top of curb and terminate at least one inch (1") back of curb face.

C. BACKFILL

- Backfill material shall be free from large clods, stones, and other objectionable materials, exceeding three inches (3") in diameter.

NON-VEGETATIVE SITE MATERIALS

A. GENERAL

- Contractor shall provide all labor, materials and equipment for furnishing, spreading and compacting subbase materials as indicated on the drawings and as specified herein.
- Contractor shall be responsible for establishing subgrade, providing drainage, and performing weed abatement operations prior to placement of subbase materials.
- Subbase materials shall be spread with a sufficient moisture content to obtain a relative compaction of not less than ninety percent (90%). Moisture content shall be uniformly distributed throughout the material.
- Material shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base that is spread in one (1) operation, free from pockets of large or fine material.

B. WEED ABATEMENT AND SOIL TREATMENT

- Contractor shall apply, in areas to be installed with subbase materials, a selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by manufacturer.
- Visible weeds shall be sprayed with a non-selective, post-emergent herbicide. Application method shall be as recommended by manufacturer.
- Contractor shall apply spray chemicals when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.

C. AGGREGATE SUBBASE MATERIAL

- Aggregate subbase material shall be as specified in the project geotechnical report OR consist of crushed rock and rock dust, uniformly graded with ninety percent (90%) passing three-quarter inch (3/4") sieve size and fifty percent (50%) to eighty percent (80%) passing three-eighths inch (3/8") sieve size, free from vegetable matter and other deleterious material.
- Material shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base that is spread in one (1) operation, free from pockets of large fine material.

D. SAND SUBBASE MATERIAL

- Sand utilized for subbase material shall be as specified in the project geotechnical report OR consist of natural or manufactured granular material free of clay, deleterious amounts of organic material broken glass, cans or other substances not suitable for the purposes intended.

E. SAND FOR SURFACE AREAS

- Sand for surface areas shall consist of natural or manufactured granular material free of clay, deleterious amounts of organic material, broken glass, cans or other substances not suitable for the purposes intended. Washed concrete sand shall be thoroughly and uniformly washed. Plaster sand is unacceptable for play areas.

F. DECOMPOSED GRANITE

- Decomposed granite shall be the product of crushing rock or gravel, clean, hard, sound, durable, uniform in quality, and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, or other deleterious substances. Color shall be as indicated on the drawings or selected by Landscape Architect.
- Geotextile fabric, if applicable, shall be TenCrate Mirifi Type N-Series, nonwoven polypropylene geotextile fabric or equal.

TEMPORARY ASPHALTIC CONCRETE PAVING

A. GENERAL

- Contractor shall provide all labor, materials and equipment for furnishing, spreading, compacting and finishing asphaltic concrete paving as indicated on the drawings and specified herein.
- Prior to placement of asphaltic concrete, Contractor shall be responsible for establishing subgrade and providing drainage in accordance with the Earthwork Section, and performing weed abatement operations as specified herein.
- Surface of finished asphaltic concrete at any point shall not vary more than two one-hundredths foot (.02') from grade specified on drawings.

B. WEED ABATEMENT AND SOIL TREATMENT

- Contractor shall apply an approved selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by the manufacturer.
- Visible weeds shall be sprayed with an approved non-selective, post-emergent herbicide. Rates and application method shall be as recommended by the manufacturer.
- Contractor shall apply spray chemicals when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.

C. MATERIALS

- Asphaltic concrete shall be the product of mixing coarse and fine aggregate with paving asphalt at a central mixing plant until all aggregate particles are uniformly coated.
- Asphaltic concrete shall by Type 1, Class B, viscosity grade AR-4000.
- Paving asphalt shall be steam-refined, produced from crude asphaltic petroleum or a mixture of refined liquid asphalt and refined solid asphalt. Paving asphalt shall be homogeneous and free from water and residues obtained by the artificial distillation of coal, coal tar or paraffin oil.
- Aggregates shall be clean and free from decomposed or organic materials, and other deleterious substances.
- Coarse aggregate shall be crushed mineral rock or crushed air-cooled blast furnace slag.
- Fine aggregate shall be sand, rock dust, mineral filler or a blend of these material. Sand shall consist of natural or manufactured granular material. Mineral filler shall consist of portland cement or finely powdered material mechanically produced by the crushing of rock.

D. PLACING ASPHALTIC CONCRETE

- Contractor shall provide and install headers in accordance with the details on the drawings at the line of termination of asphaltic concrete pavement. Headers shall be "foundation grade" S4S pressure treated Douglas fir. Headers shall remain in place upon completion of improvements.
- At the time of delivery to the project site, the temperature of the mixture shall not be lower than 260°F or higher than 320°F.
- Asphaltic concrete shall not be placed when the atmospheric temperature is below 40° F or during unsuitable weather.
- Asphaltic concrete shall be evenly spread upon the subbase to such a depth that, after rolling, it will be of the specified cross-section and grade of the course as shown on the drawings and specified herein.
- Depositing, distributing and spreading shall be accomplished in a single, continuous operation by means of a self-propelled, mechanical spreading and finishing machine equipped with a screed or strike-off assembly capable of being accurately regulated and adjusted to distribute a layer of asphaltic concrete to a definite pre-determined thickness.
- Asphaltic concrete shall be thoroughly compacted by rolling.
- The completed surface shall be smooth, free from ruts, humps, depressions or irregularities. Any ridges, indentations or other objectionable marks shall be eliminated.

E. REPAIR AND REPLACEMENT

- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the Contractor.

CHAINLINK FENCING

A. GENERAL

- Contractor shall provide all labor, materials and equipment to furnish and assemble chainlink fencing as indicated on the drawings and specified herein.

B. MATERIALS

- All materials and fittings shall be new, commercial quality steel and galvanized. Minimum weight of coatings shall conform to ASTM A-120 for standard pipe, ASTM A-392 for chainlink fabric and ASTM A-153 for fittings and hardware.
- Posts and rails shall be Schedule 40, sized as noted in the details on the drawings. Posts shall be fitted with rainproof tops.
- Chainlink fabric shall be zinc-coated, 9-gauge, woven into two inch (2") mesh with knuckled finish top and bottom edges.
- Horizontal tension wires shall be 7-gauge coil spring steel of good commercial quality and galvanized in accordance with ASTM A-116, Coating Class 3.
- Truss rods shall be three-eighths inch (3/8") diameter steel rod with turnbuckle or truss tightener fabricated of commercial quality steel or malleable iron.

C. INSTALLATION

- Posts shall be set in concrete footings conforming to the details shown on the drawings and in accordance with the requirements as specified in the Concrete Paving and Walls Section. Posts shall be spaced at a maximum of ten foot (10') intervals, measured from center to center of posts.
- Steel truss rod and suitable tightening device shall extend from the nearest line post to the bottom of the end or corner post.
- Fabric shall be stretched taut and securely fastened on the outward facing side of the posts, installed so that the top edge projects over the rail and extends to within two inches (2") of finish grade or finished surface.
- Fabric shall be fastened to end and corner posts with a high carbon steel tension bar, and 12-gauge bands at intervals of sixteen inches (16"), and to line posts, top rail and bottom tension wire with 9-gauge tie wires at intervals of twenty-four inches (24").

CONCRETE

A. GENERAL

- Contractor shall provide all labor, materials and equipment to construct concrete items as indicated on the drawings and specified herein.
- Concrete shall consist of portland cement, fine aggregate (sand), coarse aggregate and water, proportioned and mixed to attain a twenty-eight (28) day compressive strength of at least 2,500 pounds per square inch with a slump not to exceed three inches (3"). Concrete shall not contain reactive aggregate or calcium chloride.
- In addition to complying with all pertinent codes and regulations of local governing agencies, Contractor shall comply with all pertinent recommendations contained in "Recommended Practice for Concrete Formwork", publication #347-78 of the American Concrete Institute.

B. MATERIALS

- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam, clay, and other substances not suitable for portland cement concrete. Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel containing no more than fifty (50) percent of crushed rock particles having all faces fractured and not less than twenty-five percent (25%) of gravel. Aggregates shall not exceed a diameter of one and one-half inches (1 1/2"). Blending shall produce a uniform, consistent percentage of each. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali, or other deleterious substances.
- Water shall not contain deleterious substances or any amount of impurities that will cause a change in the time of setting. The amount of water used in the mixture shall not exceed the amount necessary to permit material placement and consolidation.

C. FORMS

- Forms shall be free of warp, set plumb and true to line and grade with upper edges flush with specified grade or finished surface of the constructed improvement, and not more than one-half inch (1/2") less in depth than the specified thickness of the edge of the concrete to be placed.
- Wooden forms shall have a net thickness of at least one and one-half inches (1 1/2") and shall be free of imperfections which would impair the strength for the use intended. Forms shall be secured by nailing to side stakes of sufficient length and cross-sectional area to adequately resist lateral displacement during placement of concrete. Forms shall be clean and shall receive a coat of light oil immediately prior to placing concrete. Benders or thin plank forms may be used on curves.
- Metal forms shall have sufficient rigidity to resist springing during placement of concrete. Forms shall be secured by means of metal stakes designed so as to be driven below the top of the forms through openings, locking them into position.

D. REINFORCEMENT

- Reinforcement shall conform to the dimensions and details shown on the drawings and shall be cleaned thoroughly of all rust, mill scale, mortar, oil, dirt, or coating of any character which would be likely to destroy or impair its proper bonding with the concrete.
- Reinforcing steel, where indicated on the drawings, shall be Grade 40 or Grade 60 billet steel, conforming to ASTM A-615.
- Wire mesh reinforcement, where indicated on the drawings, shall conform to ASTM A-185.

E. TRANSIT MIXERS

- Mixing shall be commenced as soon as possible after the cement is placed in contact with aggregates but in no event shall the intervening time period exceed thirty (30) minutes.
- Mixing and delivery of ready-mixed concrete shall conform to ASTM C-94.
- Adequate control of ready-mixed concrete shall provide for additional water to be added and mixed into the batch at the project site. Amount withheld shall not exceed two and one-half (2 1/2) gallons of water per cubic yard of mix.
- The total elapsed time between the addition of water at the batch plant and discharging at project site shall not exceed ninety (90) minutes.

F. PLACING CONCRETE

- Install embedded items accurately in their proper locations, secured against displacement, prior to placing concrete.
- Concrete shall be placed on native grade, certified compacted subgrade, or subbase material, free of all loose and extraneous material, sufficiently dampened to ensure that no moisture will be absorbed from the fresh concrete.
- Concrete shall be distributed uniformly and thoroughly vibrated in a manner that will encase the reinforcement, fill the forms and bring the surface true to grade and cross-section.
- Equipment used shall not have any aluminum components coming into direct contact with the concrete.

G. FINISHING

- Concrete surfaces shall be floated prior to steel troweling. Formed edges shall be rounded to a radius of one-half inch (1/2"). Edges at expansion joints shall be rounded to a radius of one-eighth inch (1/8").
- Concrete finishes shall be as indicated on the drawings and specified herein.
- No advertising impressions, stamp or mark of any description will be permitted on surface of concrete.
- Concrete shall not be covered with plastic sheeting.
- Broom finish, where indicated on the drawings, shall be performed after finish troweling by drawing the following broom types across the narrowest width of the concrete or in the direction as indicated on the drawings.
  - Fine Broom - Push with fine or soft textured bristles.
  - Medium Broom - Push with medium or medium stiff bristles.
  - Heavy Broom - Push with coarse or stiff bristles.
- Rock salt finish, where indicated on the drawings, shall be performed by applying rock salt evenly over entire surface just prior to the finish troweling. Press salt crystals into the surface with sufficient trowel pressure so that salt is embedded just barely below surface leaving the tops of the crystals exposed. Cure finished surface in accordance with generally accepted practice.
- Colored concrete, where indicated on the drawings, shall be colored with the proper proportion of Chromix Admixture, as manufactured by L.M. Scofield Company, Los Angeles, California. Surfaces shall be finished uniformly with the specified finish or texture and cured with Lithochrome Colorwax (or Colorcure Concrete Sealer) in the matching color. All batching, placing finishing and curing shall be in accordance with Scofield's Technical Data Bulletins.
- Retardant finish, where indicated on the drawings, shall be "exposed" using Lithochrome Concrete Surface Retarder by L.M. Scofield Company and applied in accordance with Scofield's Application Instructions D-203.
- Stamped concrete, where indicated on the drawings, shall be performed by applying special forming tools while concrete is still in the plastic stage of set. Desired pattern shall be as indicated on the drawings. Contractor shall be licensed, tooled, and trained by Bomanite Corporation, or approved equal.
- Exposed aggregate, where indicated on the drawings, shall be 'exposed' using lithochrome concrete surface retarder by L.M. Scofield company and applied in accordance with Scofield's application instructions D-203.
- Sandblasted Finish, where indicated on the drawings, shall be performed after finish troweling by lightly blowing the surface granules with an air-pressure hose and fine grain silicon sand. Contractor shall do a test sample for approval prior to completing entire area to be sandblasted.

H. JOINTS

- Expansion joints shall be as indicated on the drawings and at corners, radius points and at regular intervals not to exceed ten feet (10') on center. Set premolded expansion joint strip below finished surface, temporarily secured to top of expansion strip or use a removable plastic filler strip. Expansion joints shall be sealed with a polysulfide water-proof caulking.
- Scored control joints shall be tooled to a minimum depth of three-quarters inch (3/4") and a radius of one-eighths inch (1/8") at five foot (5') intervals.
- Saw cut joints, where specified shall be as indicated on the drawings or at intervals not to exceed ten feet (10') on center, and shall be cut to a minimum depth of one inch (1") and a width not to exceed one-quarter inch (1/4").

I. CURING

- Curing compound shall form an impervious membrane and shall be a blend of pure waxes and alkali-resistant pigments in a solvent emulsion, manufactured by L.M. Scofield, or approved equal.
- Spraying of curing compound shall commence as soon as free water leaves the surface but no later than three (3) hours following placement of concrete.

ELECTRICAL

A. ELECTRICAL

- Contractor shall provide all labor, materials, and equipment to furnish and install all electrical hookups and fixtures for an operable electrical system as indicated on the drawings and specified herein.
- Contractor shall apply and pay for all permits, inspections and examinations, and shall include same in bid.
- Equipment and materials shall be new, complying with the requirements of the governing code, serving utility, Institute of Electrical and Electronics Engineer, National Electrical Manufacturers Association, and be approved and identified by the Underwriter's Laboratory, Inc. (U.L.).
- Materials and workmanship shall conform to the requirements of the latest edition of the National Electrical Code, National Life Safety Code, California Administrative Code, Title 8, Subchapter 5, Electrical Safety Orders, Rules for Overhead Electrical Line Construction, General Order No. 95 of the Public Utilities Commission, Standards of the American Society for Testing and Materials, American National Standards Institute, and applicable local ordinances.

B. INTENT OF DRAWINGS AND SPECIFICATIONS

- The drawings and specifications are diagrammatic only and are intended to cover a complete installation. The omission of expressed reference to any item of labor or material for the proper execution of the work in accordance with present practice of the trade shall not relieve the Contractor from providing such labor and materials.
- If there are omissions or conflicts between the drawings and specifications or applicable codes, Contractor shall notify the Owner in writing prior to submitting bid.

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LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
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DATE 06.13.2016

SCALE NOT TO SCALE

PROJECT ID 4581.01

DRAWN BY JRM WA/JD

CONSTRUCTION SPECIFICATIONS

SHEET TITLE

SHEET NO. L5.02

C. SHOP DRAWINGS AND MATERIAL LIST

- Contractor shall submit, within fifteen (15) calendar days after award of contract and prior to installation, the shop drawings and material list to the City. Catalog cuts and full descriptive literature must be submitted whenever the use of items differ from those specified.

D. RIGID CONDUIT

- Conduit and conduit fittings shall be galvanized, conforming to standards of rigid steel conduit as specified by Underwriter's Laboratory Inc., and shall bear the U.L. label on each length. Interior of conduit shall be zinc or enamel. Rigid conduit shall be of the size as indicated on the drawings and used when installed in or under concrete or roadways, in masonry walls, or exposed on buildings. No reducing fittings will be permitted.
- The ends of the conduits shall be free of burrs and rough edges.
- Maximum bend of any conduit shall be 90o and the minimum radius of a factory bend shall be twelve inches (12").
- All threads shall be treated with approved joint compound before fittings are placed thereon.
- Ends of rigid steel conduit shall be properly coupled. Running threads, threadless connectors or threadless couplings will not be permitted.
- Rigid conduit in contact with earth shall be wrapped with Hunts Wrap Process #3, or approved equal.

E. FLEXIBLE METAL CONDUIT

- Flexible metal conduit, where indicated on the drawings, shall be liquid-tight with U.L. label and may be used where permitted by code. Fittings shall be "jake" and "squeeze" type. Seal-tight flexible conduit shall be used for all final connections.

F. PVC CONDUIT

- PVC Schedule 40 conduit, where indicated on the drawings or permitted by code, may be used in lieu of rigid steel conduit for conduits below grade. Install a code sized insulated (green) copper conductor ground wire in conduit for continuity of equipment ground. Conduits shall be separated by a minimum of three inches (3") between identical systems and twelve inches (12") between power or telephone systems. All elbows and risers shall be rigid galvanized steel, wrapped with Hunts Wrap Process #3, or approved equal.

G. CONDUCTORS

- Copper wire shall conform to the applicable portions of ASTM B-3 and B-8. Wire sizes shall be based on American Wire Gauge (AWG).
- Conductor shall be solid copper, minimum #12 AWG, unless specifically noted otherwise on drawings. Conductors #8 AWG and larger shall be stranded copper wire. Type of wire shall be as follows:

  Type THWN, 600 volt insulation shall be used for wet or damp locations.

  Type THHN, 600 volt insulation shall be used for dry locations.

- Low voltage controller conductors for the irrigation system shall be Type UF, sized in accordance with the controller equipment manufacturer's recommendation and shall be U.L. approved for direct burial installation as specified in the Irrigation System Section herein.
- Connector aid, Burndy Pentrox A., NO-OX-ID, Grade "A", or approved equal, shall be used for all terminations and connections.

H. PULL BOXES

- Pull boxes, covers and extensions shall be precast reinforced concrete or of a fire-resistant plastic material. Materials shall be dense and free of voids or porosity. Extensions shall be of the same material as the pull box. Covers shall be bolt-on, tamper-proof type.

I. JUNCTION BOXES AND OUTLETS

- Junction boxes and outlets shall be cast aluminum as manufactured by Course-Hinds, Type "FS", or approved equal, with conduit hubs as required.

J. PANEL/METER

- Panel/meter shall be provided by others, unless otherwise noted on the drawings.

K. FIXTURES AND LAMPS

- Lighting fixtures and lamps shall be as indicated on the drawings, or approved equal.

L. INSTALLATION

- Provide junction or pull boxes for pulling conductors, where required due to excessive number of bends or on long runs, at intervals not to exceed one-hundred feet (100').
- Bury underground conduit to a depth of not less than twenty-four inches (24") below finish grade. Irrigation control wiring shall be installed as specified in the Irrigation System Section.
- Provide expansion couplings where conduits cross expansion joints or for continuous runs in excess of one-hundred feet (100') except when embedded in concrete.
- For runs in excess on one-hundred feet (100') in underground service conduits, install long radius bends (nine (9) times the diameter of conduit).
- Cut and patch concrete as required for proper installation of electrical work. All patching shall match the surrounding work.
- Ground all equipment and services in accordance with applicable codes and as indicated on the drawings.
- Conductors shall be continuous between outlets or junction boxes and no splices shall be made except in outlet boxes, pull boxes or handholes.
- All joints, splices and taps #10 and smaller (including fixture pigtails) shall be connected with "Ideal" wing nuts or Scotch-Lok Connector Sealing Packs #8, or approved equal. No. 8 and larger shall be connected with solderless connector or 100% electrolytic copper.
- Use only approved cable lubricants when pulling conductors.
- Install a polyvinyl rope pull wire in all empty conduits.

M. GUARANTEE

- Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.

N. INSPECTION AND TESTS

- Perform all tests as requested by the Owner.

O. BACKFILLING

- Backfill material shall be deposited in accordance with the requirements as specified in the Earthwork Section.

MASONRY

A. GENERAL

- Contractor shall provide all labor, materials and equipment to construct masonry structures conforming to the dimensions and details indicated on the drawings and specified herein.

B. MATERIALS

- Hollow load bearing (CMU) masonry units shall be made with sand-gravel aggregate and shall conform to ASTM C-90 for Grade N-1 units, free of cracks or defects. Net size of units shall be shown on the drawings.
- Brick shall be whole, sound, hard burned, give a clear ringing sound when struck together, and be uniform in quality. Brick shall be clean and free of dust or other foreign materials. Net size, color and texture of units shall be as shown on the drawings.
- Stone shall be uniform in quality, clean and free of dust or other foreign materials.
- Mortar used in masonry construction shall be one (1) part portland cement to two and one-half (2 1/2) parts of sand, to which one-quarter (1/4) to one-half (1/2) part hydrated lime or lime putty has been added. Color shall be as indicated on the drawings or as selected by Landscape Architect.
- Grout for use in spaces less than two inches (2") clear in dimension shall be one (1) part portland cement and two and one-quarter (2 1/4) to three (3) parts sand. For spaces four inches (4") or larger add one and one-quarter (1 1/4) to two (2) parts of aggregate.
- Water shall be free of any amount of impurities that will cause change in the time of setting of portland cement. Quantity of water shall be the minimum required to produce a mixture sufficiently workable for the purpose intended.
- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam or clay, conforming to ASTM G-404 for grout and ASTM C-144 for mortar. Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali or other deleterious substance.
- Reinforcing steel shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615. Varying grades shall not be used interchangeably in any one wall.

C. INSTALLATION

- All work shall be performed in compliance with applicable local building ordinances and Uniform Building Code and Masonry Design Manual.
- All walls shall be laid true, level, and plumb, and unless otherwise indicated on the drawings. Brick and concrete block shall be laid in a running bond pattern.
- Brick and stone shall be clean, wetted immediately before laying and shall be laid on a full mortar bed with "push joints".
- Concrete block which becomes wet shall be permitted to dry before commencing work.
- Mortar joints for brick and concrete block shall be straight, clean, uniform in thickness of not less than three-eighths of an inch (3/8"), tooled to produce a slightly concave surface, and well bonded at edges.
- Mortar joints for stone shall be tooled to produce a slightly concave surface, and well-bonded to stone at edges.
- Contractor shall provide expansion joints at corners and at thirty feet (30') on center or as required by local code.
- All bolts and anchors to be inserted in the wall shall be solidly grouted in place.
- Contractor shall provide weep holes in first or second layer of brick as indicated in details on drawings or as required.

D. REINFORCEMENT

- Reinforcement shall be placed as indicated on the drawings and as required by building codes.
- Horizontal steel for concrete block walls shall be laid in a course of bond beam block filled with grout.
- For concrete block walls, a vertical dowel shall be provided in the foundation for each vertical bar. Vertical cores containing steel shall be filled solid with grout.

E. LAYING PAVERS

- Spread and screed setting bed to a uniform thickness, except for minor variations required to produce a true surface, level in plane or uniformly spread for drainage as shown on drawings.
- Setting bed shall be three-quarter inch (3/4") minimum and one and one-quarter inch (1 1/4") maximum.
- Apply a thin layer of cement paste (1/32" to 1/16") by brushing or troweling over setting bed or to bottom of brick. Set and level each brick.

F. BELOW GRADE WATERPROOFING

- Elastomeric waterproofing membrane shall be Multicoat MULASTICOAT as manufactured by Multicoat Corporation or an approved equal.
- Deliver materials in manufacturer's original unopened containers.
- Rates and application method shall be as recommended by the manufacturer.

G. GRAFFITI CONTROL

- Product shall be Graffiti Control as manufactured by Sure Klean or an approved equal.
- Deliver materials in manufacturer's original unopened containers.
- Rates and application method shall be as recommended by the manufacturer.

ROUGH CARPENTRY

A. GENERAL

- Contractor shall provide all labor, materials and equipment to construct wooden structures conforming to the dimensions and details indicated on the drawings and as specified herein.

B. MATERIALS

- Lumber shall be straight, free from large, loose or unsound knots or knot clusters, scars, decay, holes, insect damage, and other defects or imperfections that would materially impair the strength or durability. Splits shall be no longer than the butt dimension. No cracks will be permitted. No nails, spikes, or other metal shall be present.
- Douglas fir, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for Western Lumber published by the Western Wood Products Association.
- Cedar, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for West Coast Lumber.
- Redwood, where indicated on the drawings, shall conform in all particulars to the Standard Specifications for Grades of California Redwood of the Redwood Inspection Service.
- Plywood, where indicated on the drawings, shall be manufactured and graded in accordance with the rules of the American Plywood Association and the latest Product Standard for Softwood Plywood, Construction and Industrial, of the National Bureau of Standards. Each sheet of plywood shall bear the official stamp of a quality control agency stating the grade of the sheet.
- Poles, where indicated on the drawings, shall be cut from sound, live, close-grained trees, machine peeled with all branch stubs and overgrown knots trimmed flush with the surface.
- Hardware shall conform to Miscellaneous Metals Section.

C. TREATMENTS AND PRESERVATIVES

- Type of pressure treatment or preservative shall be as indicated on the drawings and shall conform with the applicable standards contained in the Manual of Recommended Practice of the American Wood Preservers Association. Contractor shall furnish a Certificate of Compliance for each load of pressure treated lumber to Owner.
- Where a particular method of pressure treatment is not indicated on the drawings, the lumber shall be conditioned, seasoned, prepared and treated by the empty cell pressure process with pentachlorophenol with six-tenths (0.60) pounds per cubic foot retention. Penetration shall be determined by the pentor check method.
- Where practical, treated wood shall be cut to final size and trimmed prior to treatment. If site sawing or drilling is necessary, cut surfaces shall be thoroughly brushed with two (2) coats of the same kind of preservative in conformance with AWPA Specification M-4.
- Portions of posts which are to be embedded in earth or concrete shall be brushed before installation with two (2) coats of coal tar bitumen, or approved equal. Applications shall extend a minimum of one inch (1") above finish grade or surface. Spraying will not be permitted.

D. WORKMANSHIP

- Framing shall be true and exact. All lumber shall be cut and framed to a close fit and shall have even bearing over the entire contact surface. Shimming will not be permitted.
- Lumber shall be well nailed or bolted together as indicated on the drawings. Nails shall not be driven closer together than one-half (1/2) their length. Care shall be taken to avoid hammer marks, moons, or saw cuts.
- Lumber shall be stored neatly in piles on skids in such manner that they may be readily inspected, and shall be handled in a manner that will avoid injury or breakage.

E. ABOVE GRADE WATERPROOFING FOR PLYWOOD DECKS

- Plywood deck surfaces shall be protected with a cementitious coating, Multicoat KRETE KOTE, as manufactured by Multicoat Corporation or an approved equal.
- Deliver materials in manufacturer's original unopened containers.
- Rates and application method shall be as recommended by the manufacturer.

PAINTING and STAINING

A. GENERAL

- Contractor shall provide all labor, material, tools, equipment and incidentals for sanding, priming, painting and staining of improvements as indicated on the drawings and specified herein.
- Contractor shall be responsible for the location, alignment, layout, dimensions and application of paint and stains.
- Costs incurred for repair or replacement of defective or damaged work, rejected materials or workmanship shall be the responsibility of the Contractor.

B. MATERIALS

- Paints and stains shall be of colors and tints as indicated on the drawings, and shall be applied in accordance with the manufacturer's recommendations and these specifications. Contractor shall submit color samples to the City for approval before applying any paint materials.
- Paint shall be homogeneous, free of contaminants and of a consistency suitable for use in the capacity for which it is specified. Finished paint shall be well ground and the pigment shall be properly dispersed in the vehicle according to the requirements of the paint. The dispersion shall be of such nature that the pigment does not settle appreciably, does not cake or thicken in the container or become granular or curdled. Paints shall possess properties which in all respects effect satisfactory application, adhesion and curing. Thinning will not be permitted.
- Paint shall be delivered to the project site in new, unopened, round, airtight containers, appropriately identified with the manufacturer's name, date of manufacture, type of material and lot or batch number.

C. WORKMANSHIP AND PROTECTION

- Paint shall be applied on thoroughly dry surfaces and during periods of favorable weather.
- Surfaces being covered shall be free from moisture, dust, grease or other deleterious substance which would prevent bonding.
- Painting shall be done in a neat and workmanlike manner, applied by brush, roller or spray methods. Finished surfaces shall be uniform, free of brush marks, roller stipple texture, runs or skips. Each application of paint shall be thoroughly cured and any skips, holidays, thin areas or other deficiencies corrected before the succeeding application.
- Contractor shall protect all adjacent improvements against disfigurement as a result of painting operations.

D. PAINTING GALVANIZED SURFACES

- Galvanized surfaces which are to be painted shall be prepared by hand-scraping, brushing with stiff fiber or wire brushes or cleaning with alkaline solution followed by a fresh water rinse. After washing, surfaces shall be roughened by abrasive blasting. Galvanizing shall not be removed during preparation operations.
- After preparation, apply one (1) coat of zinc dust-zinc oxide primer followed by a vinyl wash pre-treatment and two (2) finish enamel paint coats.

E. PAINTING CONCRETE

- Prior to painting concrete surfaces, a brush coat or surface film of thin cement mortar shall be applied. When the film has set sufficiently the surface shall be rubbed by hand or mechanical means necessary to remove excess mortar and produce a smooth surface of even texture. Finished surfaces shall be washed with water and then with a ten percent (10%) to fifteen percent (15%) muriatic acid wash. Concrete surfaces shall be thoroughly dry and free of dust at time of painting.
- Paint for concrete surfaces shall be of either epoxy enamel type or acrylic emulsion type applied in not less than two (2) applications producing a uniform appearance.

F. PAINTING WOOD SURFACES

- Wood surfaces shall be prepared for painting by removing any foreign matter by wire brushing, scraping or sanding. All surfaces shall be wiped or dry brushed to remove any dust or chalky residue resulting from preparation operations.
- Paints, stains, or sealers shall be applied prior to assembling.

MISCELLANEOUS METAL

A. GENERAL

- Contractor shall provide all labor, materials, and equipment to furnish and install miscellaneous metal items as indicated on the drawings and as specified herein.
- This section does not include reinforcing steel for concrete and masonry or items required in connection with irrigation or electrical work.

B. WORKMANSHIP

- Workmanship and finish shall be equal to the best general practice in steel fabricating shops.
- Portions of work exposed to view shall be finished neatly. All sharp corners and edges that are marred, cut or roughened during erection shall be slightly rounded.

C. WELDING

- Welding, welder qualifications and inspection of welding operations shall conform to the requirements of the American Welding Society and these specifications.
- Field welds shall be cleaned and treated with cold-galvanized compound.

D. MATERIALS

- All materials, prior to fabrications, shall be thoroughly wire brushed and cleaned of all scale and rust. Finished members shall be free from twists, bends or open joints.
- Miscellaneous metal items shall conform to the dimensions and details as indicated on the drawings. Steel bars, plates and shapes shall conform to ASTM A-36.

E. BOLTS, NUTS AND FASTENERS

- Unless specified otherwise in the details on the drawings, nails and spikes shall be galvanized flat common.
- Bolts shall be long enough to extend entirely through the nut but not more than one-quarter inch (1/4") beyond. Unless otherwise specified on the drawings, bolts, nuts and lag screws shall be galvanized square head. Carriage bolts shall have truss heads with square shoulder. Washers shall be over-sized of "cut" type. Holes shall be either punched full size, drilled full size, or sub-punched and reamed.
- Anchor bolts, where applicable, shall be carefully installed to permit true positioning of the bearing assemblies.
- Framing anchors, where applicable, shall be sixteen (16) gauge, zinc-coated, corrosion resistant sheet steel.

F. GALVANIZING

- Galvanizing shall be performed after fabrication and prior to assembling component parts.
- Zinc used for galvanizing shall be grade Prime Western conforming to ASTM B-6. Materials shall be galvanized by the hot-dip method or electrodepositing process.
- Galvanized surfaces that are abraded or damaged after zinc coating application shall be thoroughly stripped and cleaned and repaired by a coating of "galvalloy", or approved equal. Finish coat to match existing finish.

G. WROUGHT IRON OR TUBULAR STEEL FENCING

- Material shall be manufactured from coil steel having a minimum yield strength of 50,000 psi. Steel shall be galvanized to meet the requirements of ASTM A-526 with a minimum zinc coating weight of nine-tenths (.90) ounces per square foot hot-dip process.
- Contractor shall submit detail shop drawings indicating material thickness, type grade, and class, dimension, construction details, and other pertinent data for review and approval by engineer prior to fabrication. drawings shall include catalog cuts, erection details, manufacturer's descriptive data and installation instructions and templates.
- Contractor shall verify al measurements and shall take all field measurements necessary before fabrication. Exposed fastenings shall be compatible materials, shall generally batch in color and finish, and shall harmonize with the material to which fastenings are applied. Materials and parts necessary to complete each item, even though such work is not definitely shown or specified, shall be included. Poor matching of holes for fasteners shall be cause for rejection. Fastenings shall be concealed where practical. Thickness of metal and details of assembley and supports shall provide strength and stiffness. Joints exposed to weather shall be formed to exclude water.
- Anchorage shall be provided where necessary for fastening miscellaneous metal items securely in place. Anchorage not otherwise specified or indicated shall include slotted inserts made to engage with the anchor, expansion shields, and power-driven fasteners when approved for concrete, toggle bolts and through bolts for masonry, machine and carriage bolts for steel, and lag bolts and screws for wood.

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Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE NOT TO SCALE

PROJECT ID 4581.01

DRAWN BY JRM WA/JD

CONSTRUCTION SPECIFICATIONS

SHEET TITLE

SHEET NO. L5.03

IRRIGATION SYSTEM

A. GENERAL

Contractor shall provide all labor, materials, and equipment necessary to furnish and install the irrigation system as indicated on the drawings and as specified herein.

Coordinate the installation of all irrigation materials with the construction of site amenities and planting.

All work on the irrigation system, including hydrostatic, coverage, and operational tests and the backfilling and compaction of trenches shall be performed before planting operations.

Drawings are diagrammatic and shall be adjusted as necessary to conform to actual field conditions. Costs incurred due to any adjustment for coverage, including those requested by the Owner relative to the location of irrigation heads as shown on the drawings shall be the responsibility of the Contractor.

Point of connection (P.O.C.) and operating pressure (P.S.I.) shall be as indicated on the drawings. Contractor shall verify the location and size of water source, PSI, and electrical supply prior to commencing installation. In case of discrepancy, Contractor shall immediately notify the Owner.

B. QUALITY ASSURANCE

All local and state laws, rules and regulations governing or relating to any portion of the irrigation system are hereby incorporated into and made a part of these specifications. However, if these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size than is required by the above rules, regulations or requirements, these specifications and the drawings shall take precedence.

In the event any equipment or methods indicated on the drawings or specified herein conflict with applicable regulations, Contractor shall immediately notify the Owner or Landscape Architect in writing prior to installation. In case of discrepancy, Contractor shall immediately notify the Owner.

Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, and related other equipment, which may be required. Contractor shall carefully investigate the structural and finished conditions affecting the work and install a complete irrigation system within the intent of the drawings and specifications.

Manufacturer's warranties shall not relieve the Contractor of liability under the provisions for guarantees.

C. MATERIALS LIST

Within fifteen (15) calendar days after award of Contract and prior to installation, the Contractor shall submit to the Owner a list of materials including the manufacturer, description, model number and installation data.

Equipment or materials installed or furnished without prior written acceptance may be rejected and such materials removed from the site at the Contractor's expense.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

Contractor shall exercise care in handling, loading, unloading and storing of irrigation materials and equipment.

E. PLASTIC PIPE

Plastic pipe, where indicated on the drawings, shall be injection molded, rigid, unplasticized polyvinyl chloride (PVC), NSF approved, of high tensile strength, chemical resistant and impact strength, and depending on class and grade, conform to ASTM 2241 or ASTM D-1785.

Fittings and couplings shall be threaded PVC Schedule 80 conforming to ASTM D-2464, or slip-fitting, tapered socket, solvent-weld type, PVC Schedule 40 conforming to ASTM D-2466 or PVC Schedule 80 conforming to ASTM D-2467.

Solvent cement and primer for rigid PVC solvent-weld pipe and fittings shall be of commercial quality, IAPMO approved, conforming to ASTM D-2564.

F. BRASS PIPE

Brass pipe, where indicated on the drawings, shall be 86% red brass, American National Standards Institute, Schedule 40 screwed pipe, conforming to Federal Specifications WW-P-351.

Fittings shall be medium brass, screwed 125 pound class, conforming to Federal Specifications WW-P-460.

G. GALVANIZED PIPE

Galvanized steel pipe, where indicated on the drawings, shall be ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beaded malleable iron.

All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 Bitumastic, or approved equal. Pipes may be wrapped with an approved asphaltic tape.

UVR-PVC PIPE

UVR-PVC pipe, where indicated on the drawings, shall be ultra-violet resistant, Schedule 40 PVC pipe. Fittings shall be UVR-PVC fittings.

H. BACKFLOW PREVENTION UNIT

Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

J. VALVE BOXES

Gate valves and remote control valves, except for anti-siphon valves, shall be installed below grade as indicated in the details on the drawings, in lockable valve boxes manufactured by Carson, Brooks, Fraser, Ametek, or approved equal.

Valve box lids shall be green in color. Gate valves shall be identified by stamping "CV" on the valve box cover. Remote control valves shall be identified by stamping "RCV" and station number on the valve box cover.

Valve boxes shall be set one inch (1") above finish grade, with valves set at sufficient depth to provide appropriate clearance between the cover and valve.

K. ISOLATION VALVES

- Isolation valves (ball) shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install isolation valves as indicated in the details on the drawings and in accordance with manufacturer's recommendation.
- The operating unit shall be line-sized and have any arrow cast in the metal indicating the direction of opening. Valve shall conform to American Water Works Standards.
- Isolation valves shall be designed to permit dismantling to replace sealing components without removal of the valve body from the pipeline.
- Isolation valves shall be installed with operating nuts.

L. QUICK COUPLING VALVES

- Quick coupling valves shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install quick coupler valves as indicated in the details on the drawings and in accordance with manufacturer's recommendations, with a molded vinyl or thermoplastic rubber locking yellow cover. Coupler keys and hose ells shall be of the same manufacturer as the valve.

M. ANTI-DRAIN VALVES

- Where indicated on the drawings, and as needed for field conditions, anti-drain valves shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Anti-drain valves shall be line-sized and installed on the riser directly under the irrigation heads in accordance with manufacturer's recommendations.

N. REMOTE CONTROL VALVES

- Remote control valves shall be solenoid activated, of the type, manufacturer and size as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install remote control valves as indicated in the details on the drawings and in accordance with manufacturer's recommendations.

O. CONTROLLERS AND WIRING

- Controller shall be of the type and manufacturer as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install controller as indicated in the details on the drawings and in accordance with manufacturer's recommendations.
- For traditional wire systems connections between the controller and the remote control valves shall be made with direct burial solid copper wire. Control wire shall be #14 AWG, Type U.F., 600 volt. Common wire shall be #12 AWG. Wire shall be PVC insulated of single conductor type, underground feeder cable, U.L. approved.
- For traditional wire systems, as practical, pilot wires shall be a different color for each valve. Common wires shall be white with a different color stripe for each automatic controller. For 2wire systems, each controller shall have a different wire color.
- Wire shall be buried a minimum of eighteen inches (18") in depth and whenever possible shall occupy the same trench as the mainline, bundled and secured to irrigation pipelines at ten foot (10') intervals with plastic electrical tape, providing sufficient slack for expansion and contraction.
- Wire for slope systems shall be installed in a UVR PVC sleeve laid adjacent to the on-grade pipes.
- Provide a separate ground wire for each controller.
- An expansion curl shall be provided within three feet (3') of each wire connection and change of direction, and at least every 100 feet of wire length on longer runs.
- For traditional wire systems, all splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rain Bird Pen-Tite, Sears DS-400 wire connectors, 3M DBY wire sealing packs, or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.
- For 2wire systems, all splices shall be made with 3M DBY-6 direct bury splice kits or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.
- Field splices between the controller and remote control valves will not be permitted.
- For traditional wire systems, install a spare control wire of a different color along entire mainline. Loop thirty-six inches (36") excess wire into each single box and into one valve box in each group of valves.
- All controller wires installed within the garage shall be run in corrosion resistant thin metal wall electrical conduit and labeled as "Irrigation Control Wires."
- For 2wire systems, surge protection against surge damage due to lightening or other electrical surge events is required. All installations shall conform to manufacturer's instructions, and must meet or exceed the American Society of Irrigation Consultants (ASIC) Earth Grounding Guideline 100-2002. In all cases where it does not conflict with appropriate grounding grid design for the project, Ground Rods or Plates as referred to in this specification shall conform to the following standards:
  1. All grounding rods shall be bare copper of 5/8" diameter or greater, and 8' length or greater.
  2. All grounding plates shall be 5 square feet, typically 4" by 96", as outlined in ASIC Earth Grounding Guideline 100-2002.
  3. A measured resistance reading of no more than 25 ohms is necessary at each TW-LA-1 (Lightning Arrestor). ASIC Spec: Section 7.0 – Measuring resistance, item A.

  Ground rods and plates shall be located at a minimum distance to assure that the two-wire path is outside of the electrode sphere of influence for the grounding rod. For an 8' grounding rod, this means that the grounding rod must be connected at least 8' away from the two-wire path, at a right angle to the two-wire path. See the section below for details on connecting the grounding rod or plate to the device or lightning arrestor. (Under no circumstance should a ground rod or ground plate be installed in or under a valve box, meter box or electrical box.)

P. IRRIGATION HEADS

- Irrigation heads shall be of the manufacturer, size, type, and rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as specified in the Irrigation Legend on the drawings, or approved equal, and installed as indicated in the details on the drawings and in accordance with manufacturer's recommendations.
- Riser units shall be oriented perpendicular to the finish grade with nipples of the same size as the riser opening in the irrigation head.
- Spacing of heads shall not exceed the maximum shown on the drawings and in no case exceed the maximum spacing recommended by the manufacturer. Contractor responsible to insure complete coverage.

Q. INSTALLATION

- Pipe shall be cut square and the ends reamed out to the full inside diameter of the pipe and thoroughly cleaned of dirt, dust and moisture before installation.
- PVC pipe shall be protected from tool damage during assembly. Plastic pipe which has been nicked, scarred or damaged shall be removed and replaced at the Contractor's expense.
- PVC solvent-weld joints shall be made in accordance with ASTM D-2855. Pipe shall not be exposed to water for twenty-four (24) hours after solvent-weld joints are completed.
- Trenches shall be of open vertical construction to appropriate depths as indicated on the drawings and specified herein. PVC pipe shall be laid on native grade or certified compacted subgrade, free of rocks or sharp-edged objects and snaked from side to side in the trench to allow for expansion and contraction.
- Teflon tape shall be used on all threaded PVC to PVC and on all threaded PVC to metal joints.
- Brass pipe and fittings shall be assembled using Teflon dope, applied to the male threads only.
- Galvanized pipe threads shall be cut with clean, sharp dies, conforming to American Standards Association Specification. Male pipe threads shall be coated with a non-toxic, non-hardening, non-corrosive joint compound.
- Galvanized pipe or ultra-violet resistant (UVR) PVC installed on grade shall be anchored at intervals not to exceed ten feet (10'), with #4 rebar, with a "J" hooked radius.
- Rubber Ring Seal Joint:
  - Use factory-made male end or prepare field-cut male end to exact specifications of factory-made end.
  - Carefully clean bell or coupling and insert rubber ring without lubricant. Position ring carefully according to manufacturers recommendations.
  - Lubricate male end according to manufacturers recommendations and insert male end to specified depth. Use hands only when inserting PVC pipe.
  - Thrust blocks shall be provided where necessary to resist system pressure on ring-tite pipe and fittings. Blocks shall be concrete and the size shall be based on an average soil safe bearing load of 1000 pounds per square foot.
  - Form thrust blocks in such a manner that concrete comes in contact only with the fittings. Thrust blocks shall be between solid soil and the fitting.
- Irrigation lines and control wiring shall be installed under paving in separate PVC Schedule 40 sleeves. Sleeves shall be installed with the coverage depths as specified herein.
- Piping under existing pavement may be installed by jacking, boring or hydraulic driving, except that no hydraulic driving will be permitted under asphaltic concrete pavement. Where cutting or breaking of existing pavement is necessary, obtain permission from the Owner before cutting or breaking pavement and then make all necessary repairs and replacements to the satisfaction of the Owner, and at no additional cost to the Owner.
- All lines shall have a minimum horizontal clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
- Provide the following minimum coverage (where lines occur under paved areas, these coverage depths shall be considered below subgrade):

Pressure mainline	18"
Non-pressure lateral lines	12"
Control wiring	18"

R. ADJUSTING AND TESTING THE SYSTEM

- Contractor shall furnish all equipment, materials and labor to conduct pipeline pressure tests, coverage tests and operational tests. All tests shall be made in the presence of the Owner prior to planting operations. Trenches shall not be backfilled until the pipeline pressure tests have been performed to the satisfaction of the Owner.
- After completion of pipeline assembly, prior to installation of terminal fittings, including but not limited to remote control valves and quick coupler valves, entire system shall be thoroughly flushed to remove dirt, scale or other deleterious material.
- With open ends capped, prior to installing valves, test pressure supply lines for six (6) hours at 125 PSI. Center load PVC pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Contractor shall be responsible for correcting any portions of the work twenty (24) hours in advance for the following inspections,
  - system layout
  - pressure pipeline tests
  - coverage tests
  - operational tests (prior to commencing planting operations)
- Coverage test shall demonstrate that each station area is balanced to provide uniform and adequate coverage.
- Operational test shall demonstrate the performance and operation of all components of the controller system. Remote control valves shall be properly balanced, heads adjusted for coverage and system shall be workable, clean and efficient.
- Contractor shall be responsible for correcting any portions of the work that are not properly installed and retesting until installation has been accepted by the Owner.

S. BACKFILLING

- Trenches located under areas where paving or concrete will be installed shall be backfilled with a six inch (6") layer of sand below the pipe and three inches (3") above the pipe, and compacted in accordance with the requirements of the Earthwork Section.

T. MATERIALS TO BE FURNISHED

- Contractor shall furnish the Owner the following materials at the end of construction, prior to the Post-Installation Maintenance Period:

  Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on the project.

  Two (2) five foot (5') valve keys for operating isolation valves.

  Two (2) keys for each controller.

  One (1) quick coupler key and matching hose swivels for each quick coupler valve installed.

  One (1) set each approved as-built and record drawings.

  Two (2) sets each approved controller charts.

U. AS-BUILT AND RECORD DRAWINGS

- Contractor shall maintain and keep up to date one (1) set of bluelines showing the "as-built" location of major features of the project and indicating changes that may occur during installation.
- Prior to acceptance of the work, Contractor shall furnish the Owner with one (1) set of reproducible transparencies as the Record Set showing the as-built data, of a quality satisfactory to the Owner. Transfer as-built data in ink (no ball point pen) and eradicate outdated items.
- Dimension from two (2) permanent points of reference (buildings, monuments, sidewalks, curbs, pavement) the location of the following items:

  Point of connection to existing water lines.
  Point of connection to existing electrical power.
  Irrigation valves.
  Routing of irrigation pressure lines (dimensions, maximum 100' along route).

  Remote control valves.
  Routing of control valves.
  Quick coupling valves.
  Other related equipment as requested by the Owner.
- Contractor shall submit As-built/Record Drawings to Owner for review prior to completing Controller Charts.

V. CONTROLLER CHARTS

- Contractor shall provide two (2) controller charts for each controller supplied. The controller charts shall show the area controlled and shall be the maximum size which the controller door will allow. The controller charts shall be a photographic print with a different color indicating the area of coverage for each station. When completed and approved, the controller charts shall be hermetically sealed between two (2) pieces of transparent plastic, each being a minimum of twenty (20) mils thick.

W. OPERATION AND MAINTENANCE MANUALS

- Prepare and deliver four (4) individually bound copies of the Operation and Maintenance Manual to the Owner at least ten (10) calendar days prior to acceptance of the work. The Manual shall include descriptive material of equipment installed and shall be in sufficient detail for maintenance personnel to understand, operate and maintain all equipment. Each complete, bound manual shall include the following:

  Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturers representatives.

  Catalog and parts sheets on all material and equipment installed.

  Guarantee statement.

  Complete operating and maintenance instructions.

X. GUARANTEE

- Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.

IRRIGATION SUPPLEMENT - RECLAIMED WATER SYSTEMS

A. GENERAL

- This section is supplemental to the Irrigation Section for use when installing reclaimed water systems. Where applicable, installation shall be in accordance with conditions therein.
- Current Water District, County and/or State Health Department regulations for reclaimed water systems shall take precedent over these specifications.

B. PLASTIC PIPE

- Plastic pipe for reclaimed water systems shall be purple-colored PVC conforming with ASTM 2241 or ASTM D-1784.
- Fittings and couplings for reclaimed water systems shall be purple-colored PVC.

C. CONSTANT PRESSURE RECLAIMED WATER PIPE

- Pipe shall be purple-colored PVC as manufactured by Alertline, or approved equal, marked continuously on two (2) sides of the pipe with the following: "CAUTION RECLAIMED WATER".
- Where reclaimed and potable water pressure main line piping cross, the reclaimed water piping shall be installed below the potable water piping in a Class 200 purple-colored PVC sleeve which extends a minimum of five feet (5') on either side of the potable water piping. Contractor shall provide a minimum vertical clearance of six inches (6"). Conventional (white) PVC pipe may be used for sleeving material if it is taped with a three inch (3") side red warning tape which reads: "CAUTION-RECLAIMED WATER".

D. VALVES

- Remote control valves for reclaimed water shall be marked with three inch (3") by four inch (4") purple colored waterproof tags marked in black on one side with the words: "WARNING-RECLAIMED WATER-DO NOT DRINK" and on the reverse side with the words: "AVISA-AQUA IMPURA-TO TOMAR". Tags shall be as manufactured by T. Christy Enterprises or approved equal. Tags shall be attached to the valve stem or solenoid wire directly or with a plastic tie wrap or attached to the valve with existing valve cover bolt.
- Quick coupling valves for reclaimed water systems shall be constructed of brass with a purple rubber or vinyl cover with a permanently stamped or molded warning into the cover reading: "RECLAIMED WATER-DO NOT DRINK" in English and Spanish and the international "do not drink" symbol. Tags shall be as manufactured by T. Christy Enterprises or approved equal.

E. VALVE BOXES

- Warning labels for lockable valve boxes for reclaimed water systems shall be constructed of a purple waterproof material with the warning permanently stamped or molded in the cover reading: "RECLAIMED WATER -DO NOT DRINK" in English and Spanish with the international "do not drink" symbol.

F. CONTROLLERS

- Contractor shall post the use of reclaimed water at each controller. At least one (1) purple sign shall be posted on the inside of the door, bearing the words "ATTENTION-CONTROLLER UNIT FOR RECLAIMED WATER" in English and Spanish, as manufactured by T. Christy Enterprises or approved equal.

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MARKET READY for
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LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016
SCALE NOT TO SCALE
PROJECT ID 4581.01
DRAWN BY JRM WA/JD

IRRIGATION SPECIFICATIONS

SHEET TITLE

SHEET NO. **L5.04**

GENERAL PLANTING

A. GENERAL

- Contractor shall provide all labor, materials and equipment for the installation of plant material as indicated on the drawings and as specified herein.
- Contractor shall coordinate planting with other site improvements. Unless otherwise specified, structural improvements shall be installed prior to planting operations.
- Contractor shall be responsible for locating and staking existing sewer, water and utility lines above or below grade that might be damaged as a result of planting operations. Contractor shall assume sole responsibility for any cost incurred due to damage and for replacement of aforementioned utilities.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests, and the backfilling and compaction of trenches shall be performed prior to planting operations.
- Samples of fertilizers, soil conditioners, seed, or other materials shall be submitted to Owner forty-eight (48) hours prior to incorporation in the work.
- An agricultural suitability and fertility analysis soils report shall take precedence over these specifications.

PLANT MATERIAL QUALITY

- Plant material shall be in accordance with the State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants shall be of No. 1 Grade and have a normal habit of growth, and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh bark abrasions or other objectionable disfigurements. All plants shall have a normal, well-developed branch system and vigorous and fibrous root system which is not root bound and is free of kinked or girdling roots.
- Nursery growth stock shall be selected from high quality, well-shaped stock, grown under climatic conditions similar to those in the project locale. Minimum acceptable size of plants as indicated in the drawings shall correspond with that normally expected for the species and variety of commercially available nursery stock.
- Where applicable, caliper shall be the diameter of the trunk one foot (1') above the ground surface.
- Oversize plants may be used if not root bound, but shall not increase the Contract price. Up to ten percent (10%) of undersized plants in any one (1) variety and grade may be used, provided they are larger than the average size of the next smallest grade.
- Scientific and common names conform to customary nursery usage.
- Types and sizes of plant materials shall be as indicated on the drawings. Quantities shown are a guide only, Contractor shall verify quantities by plan check.
- The Owner reserves the right to refuse or reject any unsuitable plant material. Unsuitable plants shall be removed from the project site and replaced at the Contractor's expense. Replacement plants shall be the same species, variety, size and conditions as specified.
- Pruning of plant materials shall not be done prior to delivery. After planting, pruning shall be limited to the minimum necessary to remove injured twigs and branches, dead wood and suckers.
- Plant material is subject to substitution based upon availability. Substituted material shall be approved in writing in advance by the Owner.
- Seed shall be fresh, clean, pure new crop seed. Seed shall be delivered to the site, unmixed, in separate sealed containers. Each sealed container shall bear the seed suppliers tag indicating the container weight, seed type, seed purity and germination, and certificate of release by a County agricultural commissioner.
- Stolons shall be fresh cut living sections of runners and stems between two inches (2") and four inches (4") in length, free from weeds, diseases, and insects, grown from high quality true-to-type vegetative stock an meet or exceed the standards for regulation for nursery inspection of the applicable State of the project.
- Sod shall be grown from high quality propagative material, free from weeds, diseases, and insects, and shall be in accordance with the standards for regulation for nursery inspection of the applicable State of the project. Sod shall be machine cut at a uniform thickness of 5-eighths of an inch (5/8") (excluuding top growth and thatch). Individual pieces shall be cut to the supplier's standard width and length with an allowable deviation of two percent (2%). Broken rolls or uneven installed within a twenty-four (24) hour period.

C. FERTILIZERS

- Fertilizers shall comply with applicable requirements of the State Agricultural Code and shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis. Fertilizers shall not contain toxic ingredients in quantities harmful to human, animal, or plant life. When requested, Contractor shall furnish the Owner with Certificate of Compliance stating that the material substantially meets the specifications.
- Commercial fertilizer shall be a pelleted, beaded, or granular product having the chemical analysis specified herein and shall be free-flowing material delivered in original unopened containers. Use of material which becomes caked or otherwise damaged shall not be permitted.
- Organic base fertilizer shall be comprised of decomposed animal, fish and vegetable matter with humic acids and a bacterial stimulant, manufactured as Gro-Power by Southern California Organic Fertilizer Co., Glendale, California, or approved equal.

D. AMENDMENTS

- Nitrogen stabilized organic amendment shall be a ground or processed wood product derived from wood of redwood, fir or cedar, treated with a non-toxic agent to absorb water quickly. Nitrogen content, based on dry weight, shall be 0.5% for redwood and 0.7% for fir and cedar. Iron content, based on dry weight, shall be 0.1%. Pine sawdust is not acceptable.
- When requested, Contractor shall furnish the Owner with a delivery receipt and Certificate of Compliance stating that the material substantially meets the specifications.

TOPSOIL

- Topsoil shall consist of fertile, friable soil of loamy character, and shall contain an amount of organic matter normal to the area. It shall be reasonably free from weeds, refuse, roots, heavy or stiff clay, stones larger than one inch (1") in diameter, sticks, brush, litter and other deleterious substances. Topsoil may be obtained from the site if approved by the Owner.
- When required, imported topsoil shall be subject to inspection and testing at the source of supply prior to delivery to the project.

MATERIAL DELIVERY AND INSPECTION

- Plant material shall be delivered with legible identification labels, handled and stored adequately to maintain a healthy condition, protecting them from drying out, windburn or any other injury.
- Inspection of plant materials required by Owner, County, State or Federal authorities shall be the responsibility of the Contractor. When requested, Contractor shall furnish copies of such permits or certificates to Owner.

G. SOIL PREPARATION

- Areas to receive "soil preparation" include turf, groundcover from rooted cuttings and non-slope hydroseeded areas.
- Fertilizing and conditioning materials shall be as specified in the project agricultural suitability report. Wash off fertilizer from plant.
- If an agricultural suitability report is not available, the following amendments, or approved equal, shall be mechanically spread and uniformly cultivated into the upper six inches (6") per 1,000 square feet of soil by suitable equipment operated at approximately right angles in at least two (2) directions:

  3 CY — Nitrogen stabilized organic amendment
  125 LBS — Gro-Power Plus soil conditioner/fertilizer
  30 LBS — Agricultural gypsum
- Resulting soil shall be clean, in a friable condition and suitable for planting.

WEED ABATEMENT OPERATIONS

- The irrigation system and finish grade shall be completed prior to weed abatement operations.
- Contractor shall operate the irrigation system to keep planting areas uniformly moist for a period of three (3) weeks (21 consecutive calendar days). At the end of the three (3) week period, Contractor shall spray all visible weeds with a contact herbicide. Application method shall be as recommended by manufacturer. After spraying, planting areas shall remain unwatered for a minimum of forty-eight (48) hours. Remove weeds from site.
- Water seven (7) additional consecutive calendar days from the first application, and apply a contact herbicide as may be necessary. After second spraying, water shall not be applied for an additional forty-eight (48) hour period. Applications shall continue at seven (7) day intervals as determined by the Owner.
- Contractor shall apply spray chemicals when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in or near the project.
- Weeds and debris shall be disposed of off-site.

BACKFILL

- Backfill shall be as specified in the project agricultural suitability report, machine-mixed and approved by the Owner prior to incorporation in planting pits.
- If a agricultural suitability report is not available, the following amendments or approved equal, shall be incorporated:

  7 parts by volume — On-site soil
  3 parts by volume — Nitrogen stabilized organic amendment
  16 LBS per CY of mix — Gro-Power Plus soil conditioner/fertilizer
  1 LB per CY of mix — Iron sulfate
  2 LBS per CY of mix — Agricultural gypsum

J. INSTALLATION -SHRUBS, VINES, AND TREES

- Stake plant locations and secure approval from the Owner before excavating pits. Excavated pits shall be as indicated in the details on the drawings. Dust sides of pits with gypsum before backfilling.
- Containers shall be opened and removed such that the rootball is not injured.
- Water all planting areas thoroughly after installation of plant materials. Additional backfill shall be added to fill voids caused by water settlement.
- Trees shall be staked at time of planting as indicated in the details on the drawings.
- All nursery stakes shall be removed after tree has been planted and staked according to construction details.

K. GUARANTEE

- Contractor shall guarantee plant material through one (1) full year after the date of acceptance of the work.
- Replacement plant material shall be of the same species, variety, & size as originally planted and shall be guaranteed for one (1) full year from the date of re-planting.
- Cost incurred due to replacement of dead or dying plant material shall be the responsibility of the Contractor.

I. INSTALLATION - HYDROSEEDING

- An agricultural suitability report that has been prepared for the specific site shall take precedent over the following materials. If such report is not available, the following materials shall be of such a character that when dispersed in a uniform slurry shall form an absorbent porous mat:

3000 gallons per acre	Fresh water
1500 to 3000 pounds per acre, depending on slope	Wood cellulose fiber, Conwed 2000 or approved equal
5 to 15 pounds per acre, depending on slope	Organic stabilizer, ECO E-Tac or approved equal
1000 pounds per acre	Grow-Power Plus, or approved equal

- Seed mixture shall be as indicated on the legend.
- Water shall be fresh, free of impurities, excess chlorine and salts.
- Fiber shall be clean, weed-free mulch of wood cellulose containing no germination or growth-inhibiting factors. Fiber shall contain a harmless, temporary green dye.
- Mixing shall be performed in a tank, with a built-in continuous agitation and reticulation system, of sufficient operating capacity to produce a homogeneous slurry and a discharge system which will apply the slurry to the designated areas at a continuous and uniform rate.
- The slurry preparation shall take place at the project site and shall begin by adding water to the tank when the engine is at halt throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established, and at this time the seed shall be added. Fertilization shall then be added followed by the wood cellulose fiber, when the tank is at least one-third (1/3) filled with water. Spraying shall commence immediately when the tank is full.
- Contractor shall spray designated areas with the slurry in a sweeping motion, in an arched stream, until a uniform coat is achieved and the material is spread at the required rate per acre.
- A slurry mixture which has not been applied within four (4) hours after mixing shall be rejected and replaced at the Contractor's expense.
- Slopes shall be hydroseeded after weed abatement operations and planting of trees and shrubs.
- Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.

M. INSTALLATION - STOLONS

- Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Rake, cultivate, float and roll until areas to receive turf are in a smooth and uniform condition.
- Finished grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
- Prior to stolonizing, soil shall be moist to a minimum depth of one inch (1").
- Stolons shall be as indicated on the drawings.
- Stolons shall be hydroseeded in accordance with the Hydroseeding Section.

N. INSTALLATION - SOD

- Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Rake, cultivate, float and roll until areas to receive turf are in a smooth and uniform condition.
- Finished grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
- Prior to sodding, soil shall be moist to a minimum depth of one inch (1").
- Prior to installation, area to be sodded shall receive sulphate of ammonia at the rate of one (1) pound per 200 square feet.
- Sod shall be laid and tamped with butt joint in a staggered "running bond" pattern.
- After installation, sod shall be rolled with a 200-pound water-filled lawn roller.
- Sod shall be as indicated on the drawings.

O. INSTALLATION - PALMS

- Palm trunk condition shall be free of any scarring or blemishes. Trunks shall be single and straight with a uniform diameter unless otherwise specified. Size shall be as specified with an allowable variation of plus or minus one foot OR ten percent (10%) above or below the average height of the entire palm planting, as measured from the bottom of the crown bud to finished grade after installation, whichever is greater.
- Pruning shall be done with sterilized reciprocal saws. Chain saws will not be allowed. Saw blades shall be sterilized before and between pruning each frond by immersing the blade in a solution of fifty percent (50%) household bleach and fifty percent (50%) domestic water for five (5) minutes. Solution shall be kept up to strength by the regular addition of more bleach.
- Contractor shall remove dead fronds and skin the entire trunk clean to the height of the green fronds. The minimum number of fronds shall be removed. Do not cut or top off any green healthy fronds.
- All foliage and head area shall be sprayed following pruning and prior to shipping with a preventative fungicide, Cleary's 3336 or equal to inhibit the establishment of Gliocladium blight disease.
- Remaining fronds and shall be lifted up and tied together in two (2) locations in an upright position with a natural hemp cord or untreated 2 ply twine of not less than one-quarter inch (1/4"). Wire will not be permitted. Fronds shall remain tied until installation is complete. Wrap fronds in burlap and keep moist.
- "Pineapple" shall be formed for Pheonix species only to the satisfaction of the Owner.
- For field grown palms, pruning and tying work shall be completed prior to digging the root ball.
- Excavation shall extend below the major root system to minimum depth of four feet (4'). The bottom of the rootball shall be cut off square and perpendicular to the trunk below the major root system.
- No excavation shall be done closer than twenty-four inches (24") to the trunk at ground level.
- Rootball shall be wrapped in burlap and kept moist. Rootball shall not be left exposed to direct sunlight or air.
- Contractor shall not free-fall, drag, roll, or abuse the palm or put a strain on the crown at any time. A protective device shall be used around the trunk of the palm while lifting.
- Palms shall be laid in a single layer on a flat surface. Avoid storing on a concrete or asphaltic concrete surface.
- Palms shall be installed in prepared plant pits upon delivery to the site. Contractor shall protect the crowns and rootballs from the sun and reflected heat from the ground during transport and storage. If delays beyond twenty-four (24) hours are necessary, palms shall be 'healed in' at an approved storage facility in a perpendicular position. Backfill, as specified below, shall be provided to completey cover root balls. Root balls shall be thoroughly watered and maintained in a moist condition at all times. 'Healing In' period shall not exceed four (4) weeks.
- Backfill for palms shall be 100% river sand as follows:

% Passing	Class	Sieve Description		% Retained
100	gravel	4.76mm	No.4	0
95-100	fine gravel	2.0mm	No.10	0-10
90-100	v. coarse sand	1.0mm No.18		10-30
65-100	coarse sand	500micron	No.35	15-40
0-50	medium sand	250micron	No.60	20-55
0-20	fine sand	105micron	No.140	5-20
0-5	v. fine sand	53micron	No.270	0-10
	silt and clay	pan		0-5

  Ph of saturated sand shall be between 6.0-8.0, Salinity: 0-3.0 dS/m,
  Boron: 0-1.0 ppm, Sodium: 0-20 meq/l
- Covering material shall be equivalent to a 70% shade cloth or burlap. Plastic or rubberized tarpaulins shall not be permitted.
- Store palms with protection from weather or other conditions which would damage or impair their vigor.
- Palms shall be installed when weather and soil conditions are suitable in accordance with accepted arbor practice and during the season of active root growth, preferably between mid April and mid August.
- Backfill shall be applied in 12" lifts and thoroughly settled with water jetting to eliminate air pockets.
  - Top of the rootball shall have the same elevation to adjacent grades that it had in the original growing field. Trees shall be installed plumb. Any adjustment necessary to straighten palms due to settling or shifting shall be made by the contractor at no charge within 12 months after final acceptance of the project.
- Two U-shaped perforated PVC drain pipes shall be installed in the planting pit to monitor drainage needs during establishment. UV resistant grates shall cover each of the four opening at grade. Contractor to monitor water level weekly during establishment period to ensure root ball is not in standing water.
- Establishment period is the eighteen (18) months following installation.
- Palms shall be deep watered immediately upon planting. Soil moisture levels and frequency of irrigation shall be determined from field tests. Do not use reclaimed water during the establishment period.
- Within 24 hours of planting, a 20 gallon application of the following combination of fungicides (or approved equal) shall be applied to the root ball of each palm. The application shall be made to the upper 6 inches of of the root ball by means of a soil drench. Application to the remainder of the root ball below 6 inches shall be made by soil injection.
  - Subdue Max: 2 ounces per 100 gallons
  - Cleary's 3336: 8 ounces per 100 gallons OR Fungo Flo: 20 ounces per 100 gallons
  - All label recommendations, instruction and precautions should be followed carefully. If the above materials and rates conflict with label recommendations, always follow the manufacturers recommendations.
- Contractor shall not trim palms for thirty (30) calendar days after installation.
- Staking of palms is not necessary under most circumstances. On very windy sites or under unique conditions, palms may be temporarily staked for up to six (6) months using a palm bracing system such as ArborBrace, installed per manufacturer's specifications.
- Fertilization during the establishment period shall be at the rate of three (3) pounds per palm beginning three (3) months after installation beginning in the nearest month of March, June or September with the following granular fertilizer (or equal):
  - Scott's Landscape Palm Fertilizer 14-5-14.

  Continue fertilization every three (3) months thereafter during the establishment period. Do not apply fertilize directly against the trunks or root initiation zones.

POST-INSTALLATION MAINTENANCE PERIOD

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform work during the Post-Installation Maintenance Period, as specified herein, including but not limited to, adequate watering of plant material, replacing unsuitable plant material and controlling weeds, rodents and other pests.
- Contractor shall maintain the project on a continuous basis from the first day after planting is completed, until acceptance of the work.
- Costs incurred due to damage or replacement during Post-Installation Maintenance Period shall be the responsibility of the Contractor.
- Unless stipulated otherwise by the Owner, the Post-Installation Maintenance Period shall consist of a minimum of ninety (90) consecutive calendar days.
- Post-Installation Maintenance Period may be extended by the Owner if the project is improperly maintained, appreciable replacement is required, or other corrective work becomes necessary.

B. EXECUTION

- All areas including, but not limited to, turf, ground cover, and concrete flatwork, shall be kept clean and free of weeds, litter and debris.
- Subsurface drains and catch basin grates shall be kept clear of leaves, litter and debris to ensure unimpeded passage of water. Drainlines shall be periodically flushed with clear water to avoid build-up of silt and debris.
- Before weeds exceed two inches (2") in height, they shall be removed and disposed of off-site. All weeds shall be spot sprayed and left in place for seven (7) calendar days. Areas sprayed shall remain unwatered for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) calendar days after application and disposed of off-site.
- If the Owner notifies the Contractor of failure to control weeds as specified herein, the Contractor shall kill all weeds within ten (10) calendar days of such notification. The Post-Installation Maintenance Period will be extended for every day after the ten (10) calendar days until such weeds have been killed.
- Contractor shall take appropriate steps to eliminate rodents.

C. IRRIGATION SYSTEM

- Contractor shall operate the irrigation system automatically and shall properly and completely maintain all parts of the irrigation system.
- Contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions and shall ensure full and complete coverage.
- Costs incurred due to repair or replacement of equipment shall be the responsibility of the Contractor. Replacement parts shall be identical to the material and as indicated on the drawings and specified herein.

D. TURF

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (2") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, turf areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

  First mowing of turf shall be performed when the grass is two and one-half inches (2-1/2") in height. After initial mowing, turf shall be cut as often as necessary to maintain the turf at a height of two inches (2") for bluegrass and fescues and one inch (1") for bermuda.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

E. SPECIALTY SODS INCLUDING NATIVE, MOW FREE, AND BIOFILTRATION SOD

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (4") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, specialty sod areas shall be fertilized with Gro Power Plus or approved equal two or three times per year in early spring, late spring, or fall depending on grower reccomendations and sod type and sod health. Specialty sods do not require as much fertilization as tradional fescue sod.
- Mow free and specialty sods shall be allowed to grow without regular mowing or line trimming. No more than 1/3 of the leaf blade shall be removed, mowed or trimmed in any trim or mow cycle. Specialty sod shall never be mowed or trimmed to a height less than 4". Mowing or trimming shall be done once a year in the late spring to remove florets or seed heads.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

F. GROUND COVER AREAS

- If an agricultural suitability soils report is not available, ground cover areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

G. TREES

- If required, or at the direction of the Owner, trees planted as part of the Contract shall be pruned or headed back, to eliminate diseased or damaged growth, reduce toppling or wind damage, maintain growth within space limitations, maintain natural appearance, due to vandalism, and to balance the crown with the root structure.
- Staking of trees shall be checked frequently for damage, and to prevent chaffing or girdling. Costs incurred due to damage or replacement due to improper staking materials shall be the responsibility of the Contractor.
- At the request of the Owner, wounds over one and one-half inch (1-1/2") in diameter may be sealed with an approved tree seal.
- Dead or dying trees shall be immediately replaced at the Contractor's expense with material of the same species and size and guaranteed as described in these specifications.
- Contractor shall exercise preventive measures when using stringline trimmers near tree trunks. Costs incurred due to damage or replacement of trees due to improper measures shall be the responsibility of the Contractor.

H. SLOPES

- Prior to acceptance of the project and maintenance period, slopes shall be established with a uniform 80% coverage, healthy vigorous growth. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- Seed for replacement shall be of the same type and quantity ratio as specified in the Plant List on the drawings.
- If a soils report is not available, slopes shall be fertilized with Tri-C 6-2-4 or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

I. PALM TREES

- Maintenance shall include, but not limited to, spraying to control or prevent disease and weekly water management including soil probing, observation of soil moisture sensing devices (where applicable), and palm tree pruning.
- Pruning shall be done with sterilized reciprocal saws (not chain saws) to prevent transmission of disease causing agents from tree to tree. Saw blades shall be sterilized before and between pruning of each frond by immersing the blade in a solution of fifty percent (50%) household bleach and fifty percent (50%) water for five (5) minutes. The solution should be kept up to strength by the regular addition of more bleach.

H. FINAL OBSERVATION

- Upon completion of the Post-Installation Maintenance Period, Contractor shall request a final observation and letter of acceptance of the work performed in accordance with the Contract Documents. The request shall be made to the Owner, a minimum of seven (7) calendar days prior to the date for inspection.

299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T:408.283.0100 F:408.608.0882

STUDIO g ARCHITECTS

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose . CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE NOT TO SCALE

PROJECT ID 4581.01

DRAWN BY JRM WA/JD

PLANTING SPECIFICATIONS

SHEET TITLE

SHEET NO. L5.05

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs) for stormwater pollution prevention.

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service Warning Center (24 hours) 1-800-852-7550

Santa Clara County Environmental Health Sevices . . . .(408) 299-6930

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies:

County of Santa Clara Pollution Prevention Program . . . . (408) 441-1195

County of Santa Clara Integrated Waste Management Program . . . . (408) 441-1198

Santa Clara County Hazardous Waste Program . . . . (408) 299-7300
For information on the disposal of hazardous waste

County of Santa Clara District Attorney Environmental Crimes Hotline . . . . (408) 299-TIPS

Santa Clara Valley Water District . . . . (408) 265-2600

Santa Clara Valley Water District Pollution Hotline 1-888-510-5151

Santa Clara County Recycling Hotline 1-800-533-8414

Regional Water Quality Control Board . . . . (510) 622-2300
Serving San Francisco Bay Region

Sunnyvale Water Pollution Control Plant . . . . **(408) 730-7270**

Sunnyvale Recycling Program . . . . (408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle

SMaRT Station®
(GreenTeam/Zanker of Sunnyvale)
Recycling Drop-Off Center,
Garbage Disposal . . . . (408) 752-8530

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right
General Principles

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available form the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the stormwater requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- ❑ Never hose down "dirty" pavement or surfaces where materials have spilled.
- ❑ Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ❑ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ❑ In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right
General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)
- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations
Check for Toxic Pollutants

- ❑ Check for odors, discoloration, or an oily sheen on groundwater.
- ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ❑ If contamination is suspected, have the water tested by a certified laboratory.
- ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforate pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ❑ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

1. Unusual soil conditions, discoloration or odor.
2. Abandoned underground tanks.
3. Abandoned wells.
4. Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right
General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- ❑ Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

During Construction

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- ❑ Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right
Handling Paint Products

- ❑ Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- ❑ Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector cam see that they are empty. Empty, dry paint cans also may be recycled as metal.
- ❑ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- ❑ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Landscaping,Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing the Job Right
General Business Practices

- ❑ Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- ❑ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- ❑ Dispose of unused pesticides as hazardous waste.
- ❑ Curbside pickup of yard waste is provided for Sunnyvale residences. Place yard waste in approved containers at curbside for pickup on waste collection days. Commercial entities may take yard waste to the Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance
Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. OR
- ❑ Contact the Sunnyvale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Doing the Job Right
General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing the Job Right
Site Planning and Preventive Vehicle Maintenance

- ❑ Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- ❑ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- ❑ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.

STUDIO g ARCHITECTS
299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
T:408.283.0100 F:408.608.0882

PROJECT ADDRESS

888 TASMAN DRIVE
MILPITAS, CA 95035

MARKET READY for
Regency Tasman Holdings

HMH LANDSCAPE ARCHITECTURE
1570 Oakland Road . San Jose . CA . 95131
408.487.2200
www.hmhlandscapearchitecture.com

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/18
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE		DESCRIPTION
04.14.2016		PLANNING SUBMITTAL
05.26.2016	1	PLANNING RE-SUBMITTAL
06.13.2016	2	BUILDING SUBMITTAL

DATE 06.13.2016

SCALE

PROJECT ID 4581.01

DRAWN BY JRM

BLUEPRINT FOR A CLEAN BAY

SHEET TITLE

SHEET NO. **L6.01**

GRADING AND DRAINAGE PLAN - ON SITE

PROJECT NAME: **888 TASMAN DRIVE**

BUILDING PERMIT NO B-GR200X - _____

ASSESSOR PARCEL NO. _____

LOT NO._____PARCEL MAP/TRACT NO. _____ BK _____PG _____

CITY OF MILPITAS GRADING PLAN NOTES

1. A GRADING PERMIT FROM THE BUILDING DIVISION IS REQUIRED. ALL GRADING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MILPITAS GRADING MUNICIPAL CODE, THESE PLANS, SPECIAL INSTRUCTION ON THE PERMIT, AND THE PRELIMINARY SOILS REPORT DATE _____ AND ALL SUBSEQUENT ADDENDUMS.
2. SOURCE OF TOPOGRAPHY IS PROVIDED BY HMH BY DATED FEBRUARY 25, 2016.
3. A PRE-GRADING MEETING AT THE SITE IS REQUIRED AMONG THE CITY INSPECTOR, THE CIVIL ENGINEER, THE SOILS ENGINEER AND THE GRADING CONTRACTOR.
4. HOURS OF OPERATION ARE 7:00 A.M. TO 7:00 P.M. - WEEKDAYS AND WEEKEND, EXCEPT HOLIDAYS.
5. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT-OF-WAY.
6. CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT OCCUPY ANY PORTION OF THE PUBLIC RIGHT-OF-WAY, SUCH AS STREET, ALLEY OR PUBLIC SIDEWALK AT ANY TIME. TEMPORARY USE OF PUBLIC RIGHT-OF-WAY, WHENEVER REQUESTED, SHOULD BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
7. REPAIR OR REPLACE ALL EXISTING DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND OR PERPETUATION OF ALL EXISTING MONUMENTS AND STAKES WITHIN THE CONTRACTOR'S AREA OF WORK. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY MONUMENTS OR STAKES WITHOUT THE PERMISSION OF THE CITY ENGINEER, AND HE SHALL BEAR THE EXPENSE OF RESETTING ANY MONUMENTS OR STAKES WHICH MAY BE DISTURBED OR REMOVED WITH OR WITHOUT PERMISSION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 15 WORKING DAYS NOTICE TO THE CITY ENGINEER PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS OR STAKES. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF A CALIFORNIA LICENSED LAND SURVEYOR TO RESET ALL DISTURBED OR REMOVED MONUMENTS AND STAKES OR PROVIDE WITNESS MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO THE BUSINESS AND PROFESSIONS CODE SECTION 8771.
9. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY'S FINANCE DEPARTMENT TO OBTAIN A FIRE HYDRANT WATER METER. METER LOCATION MAY NOT BE ALTERED WITHOUT UTILITY SERVICES' APPROVAL.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE LOCATION, DEPTH AND EXISTENCE OF UNDERGROUND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE POSITIONS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL EXCAVATE INSPECTION HOLES "POT HOLES" AND DETERMINE THE LOCATION AND DEPTH OF ALL UNDERGROUND STRUCTURES AND UTILITIES THAT ARE IN THE VICINITY OF AND/OR MAY BE AFFECTED BY THE PROPOSED IMPROVEMENT WORK PRIOR TO ANY CONSTRUCTION WORK WHICH COULD DAMAGE OR CONFLICT WITH SAID STRUCTURES AND/OR UTILITIES.
11. STRICT ADHERENCE TO DUST CONTROL REQUIREMENTS SHALL BE ENFORCED AND ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS THAT IS THE RESULT OF THIS OPERATION.
12. SEPARATE PERMITS FROM THE BUILDING DIVISION SHALL BE REQUIRED FOR ALL WALLS.
13. AN APPROVED PRECISE GRADING PLAN WILL BE REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED.
14. THE DESIGN CIVIL ENGINEER/SOILS ENGINEER/ENGINEERING GEOLOGIST OF RECORD SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE REQUIREMENTS WITHIN HIS PURVIEW. THE ENGINEERS SHALL SUBMIT ACKNOWLEDGMENT CONCERNING EMPLOYMENT FORM TO THE CITY PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
15. REVISIONS TO THE PLANS ARE TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
16. THE CIVIL ENGINEER SHALL SUBMIT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND CERTIFICATION OF BUILDING PAD ELEVATION PRIOR TO ISSUANCE OF THE BUILDING PERMIT. PAD ELEVATION GRADING TOLERANCE SHALL NOT EXCEED ±0.10'.
17. AN "AS-BUILT" GRADING PLAN SHALL BE SUBMITTED AT THE COMPLETION OF WORK.
18. ALL GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
19. THE SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
20. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND INSPECTED BY THE SOILS ENGINEER PRIOR TO THE PLACING OF FILL.
21. ALL DELETERIOUS MATERIALS, I.E., LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
22. UNSUITABLE MATERIALS, SUCH AS TOPSOIL, WEATHERED BEDROCK, ETC., SHALL BE REMOVED AS REQUIRED BY SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURE.
23. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE CITY ENGINEER PRIOR TO CONSTRUCTION. THE SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
24. ALL CUT SLOPES SHALL BE INVESTIGATED, BOTH DURING AND AFTER GRADING BY THE SOILS ENGINEERING, TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS, THE SOILS ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CITY ENGINEER FOR APPROVAL. ALL APPROVALS TO BE GRANTED ON THE BASIS OF DETAILED GEOLOGICAL MAPPING AND WRITTEN FIELD MEMO.
25. STABILITY CALCULATIONS WITH A SAFETY FACTOR OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE ENGINEERING DIVISION FOR CUT AND FILL SLOPES STEEPER THAN 2 TO 1 OR OVER 30' IN VERTICAL HEIGHT.
26. MAXIMUM CUT AND FILL SLOPES = 2 TO 1.
27. PROVIDE 4' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH, EXCEPT WHERE SHOWN OTHERWISE ON PLANS.
28. ALL SLOPES SHALL BE VEGETATED/PLANTED FOR EROSION CONTROL.
29. TERRACE DRAINS, INTERCEPTOR DRAINS AND DOWN DRAINS SHALL BE CONSTRUCTED OF 4" P.C.C. (OR GUNITE) REINFORCED WITH 6" X 6" - 2 1.4 X 1.4 W.W.M. REBAR SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A615.
30. GROUND SHALL BE PRE-WETTED PRIOR TO THE PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY THE SOILS ENGINEER/CITY ENGINEER.
31. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM HIS/HER RESPONSIBILITY TO CORRECT ERRORS AND/OR OMISSIONS DISCOVERED DURING CONSTRUCTION. ANY PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
32. ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
33. ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED OR ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MILPITAS BUILDING DIVISION.
34. IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
35. THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
36. ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.
37. ALL PLANS SHALL BE PREPARED ON CITY'S GRADING AND DRAINAGE TITLE BLOCK, ALSO INCLUDE BLUEPRINT FOR A CLEAN BAY

ABBREVIATIONS

@	AT
AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C / CL	CENTERLINE
DIA.	DIAMETER
DR.	DRIVE
EC	END CURVE
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
PA	PLANTING AREA
PCC	POINT OF COMPOUND CURVATURE
P.C.C.	PORTLAND CEMENT CONCRETE
P / PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DROP INLET
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB AND GUTTER
TVC	TOP OF VERTICAL CURB
TDC	TOP OF DEPRESSED CURB
TG	TOP OF GRATE
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
TYP	TYPICAL

HORIZONTAL CONTROL

ASSUMED

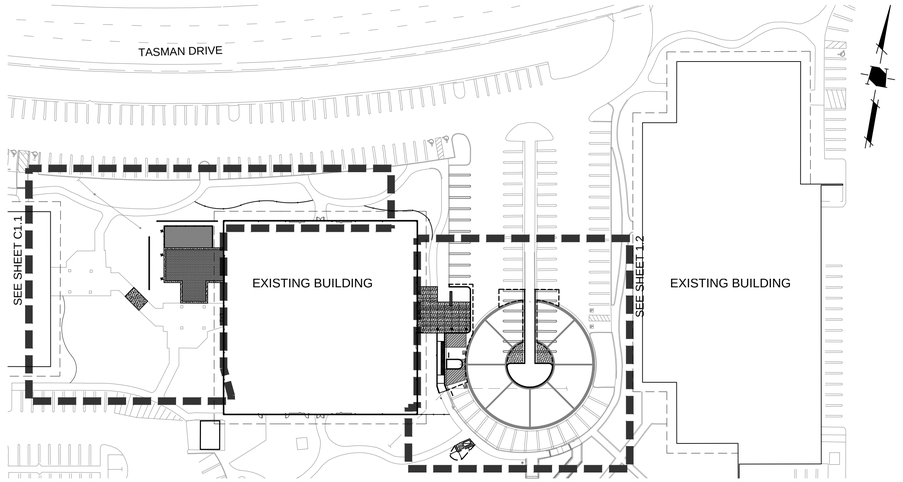
BENCHMARK

ASSUMED

AGENCY INDEX

COMCAST CABLE TELEVISION	1-800-266-2278
PACIFIC GAS & ELECTRIC	1-800-743-5000
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
SBC TELEPHONE	1-800-310-2355

CITY OF MILPITAS
ENGINEERING DIVISION



SITE MAP

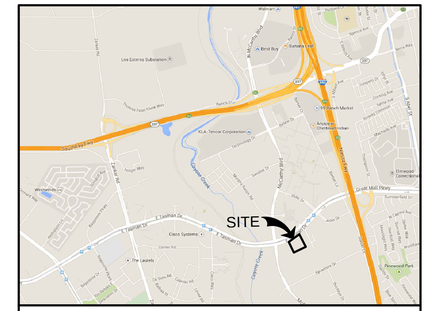
SCALE: 1"=60'

SHEET INDEX

C0.0	TITLE SHEET
C0.1	BLUEPRINT FOR A CLEANBAY
C0.2	DEMOLITION PLAN
C0.3	DEMOLITION PLAN
C1.1	GRADING, DRAINAGE AND UTILITY PLAN
C1.2	GRADING, DRAINAGE AND UTILITY PLAN

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE		◎
STANDARD CURB INLET		△
AREA DRAIN CLEAN OUT	○	
AREA DRAIN PLANTING AREA		
DIRECTION OF SURFACE DRAINAGE		
SAWCUT LINE		
CURB AND GUTTER		
SIDEWALK		
GRADE BREAK		
STORM DRAIN PIPE		



VICINITY MAP

NOT TO SCALE

ENGINEER'S STATEMENT

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

REGISTERED PROFESSIONAL ENGINEER — MARTIN L. DEFORGE — No. 68876 — CIVIL — STATE OF CALIFORNIA

NAME: MARTIN DEFORGE
TITLE: SENIOR CIVIL ENGINEER
COMPANY: HMH
P.E. No. 68876

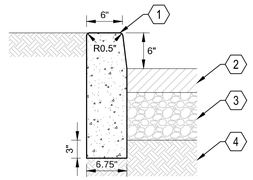
DATE

REGISTERED PROFESSIONAL ENGINEER — STEPHAN KUEHN — No. 57808 — CIVIL — STATE OF CALIFORNIA

NAME: STEPHAN KUEHN
TITLE: PRINCIPAL ENGINEER
COMPANY: HMH
P.E. No. 57808

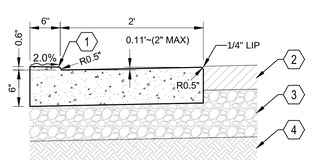
DATE

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



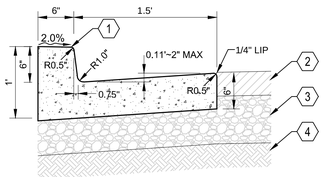
1 TOP OF VERTICAL CURB (TVC)
2 AC PAVING
3 COMPACTED AGGREGATE BASE ROCK
4 COMPACTED SUBGRADE

2 VERTICAL CURB
NTS



1 TOP OF DEPRESSED CURB (TDC)
2 AC PAVING
3 COMPACTED AGGREGATE BASE ROCK
4 COMPACTED SUBGRADE

3 DEPRESSED CURB & GUTTER
NTS



1 TOP OF CURB (TC)
2 AC PAVING
3 COMPACTED AGGREGATE BASE ROCK
4 COMPACTED SUBGRADE

1 CURB & GUTTER
NTS

CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — CA: 811

TITLE SHEET

SOILS ENGINEER: These plans have reviewed and found to be in substantial conformance with the intent and purpose of the geotechnical exploration report dated _____, prepared by _____.

_____ (Name) Date
Firm: _____
Address: _____
Telephone: _____ SEAL

CIVIL ENGINEER: I hereby declare that I am the engineer of work for this project, that I have exercised responsible charge over the design of the project as defined in section 6703 of the business and professions codes, and that the design is consistent with current standards. The design shown hereon is necessary and reasonable and does not restrict any historic drainage flows from adjacent properties nor increase drainage to adjacent properties. The design includes principles and techniques to reduce quantity and improve the quality of storm water runoff, as required by NPDES. I understand that the check of project drawings and specifications by the City of Milpitas is confined to a review only and does not relieve me, as engineer of work, of my responsibilities for project design.

68876
SIGNATURE P.E.
Firm: HMH
Address: 1570 OAKLAND ROAD SAN JOSE, CA 95131
Telephone: 408-487-2200

RECOMMENDED FOR APPROVAL:

Planning _____ Date _____
Fire _____ Date _____
Building _____ Date _____

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

_____
Signature & Seal Date
P.E. No. ____ Exp. ____
Public Works Inspector: _____

Revisions					
Num.	Date	By	Description	City Engr. Aprv.	Date
	04/14/2016		PLANNING SUBMITTAL		
1	05/26/2016		PLANNING RE-SUBMITTAL		
2	06/13/2016		BUILDING SUBMITTAL		

CITY OF MILPITAS
ENGINEERING DIVISION

Approved: _____
Engineering Date

Any changes to this plan shall be approved by the City Engineer

Project No.
File No.
C0.0
Sheet 1 of 6

DWG NAME: S:\Projects\458100\LD\GRADING AND DRAINAGE PLAN\PLOT DRAWINGS\458100GP01.dwg, LAST EDITED: Tue, Jun 14, 2016 3:19pm
USER: juriu, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)

BLUEPRINT FOR A CLEAN BAY

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Santa Clara Valley Urban Runoff Pollution Prevention Program

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices "(BMPs) for stormwater pollution prevention.

Spill Response Agencies:

1. Dial 911
2. Santa Clara County Environmental Health Services (408) 299-6930
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 265-2600

San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Milpitas, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Doing the Job Right
General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing the Job Right
Site Planning and Preventive Vehicle Maintenance

- ❑ Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop clot hs to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- ❑ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. In Milpitas, dial 9-1-1 if hazardous materials might enter the storm drain.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right
General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manua l for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)
- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations
Check for Toxic Pollutants

- ❑ Check for odors, discoloration, or an oily sheen on groundwater.
- ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ❑ If contamination is suspected, have the water tested by a certified laboratory.
- ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforate pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ❑ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

1. Unusual soil conditions, discoloration or odor.
2. Abandoned underground tanks.
3. Abandoned wells.
4. Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right
General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- ❑ Never wash excess material fr om exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pave ment, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are ha rmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right
Handling Paint Products

- ❑ Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- ❑ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Donate excess water-based (latex) paint for reuse.
- ❑ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right
General Principles

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Field Manual , available form the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these brochures available to everyone who works on the construction site. Inform subcontractors about the stormwater requirements and their own responsibilities.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- ❑ Never hose down "dirty" pavement or surfaces where materials have spilled.
- ❑ Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks .

Materials/Waste Handling

- ❑ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled.
  Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste.
  Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ❑ In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Landscaping,Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing the Job Right
General Business Practices

- ❑ Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- ❑ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- ❑ Dispose of unused pesticides as hazardous waste.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance
Draining pools or spas

- ❑ When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.
- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/ reuse water by draining it gradually onto a landscaped area. OR
- ❑ San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- ❑ Do not use copper-based algaecides Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt call San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Milpitas Municipal Code (MMC) 2014

XI-16-11 Accidental Discharge - Notification of Discharge

(a) All persons shall notify the City by telephone immediately by dialling 911 upon accidentally discharging any material other than an acceptable discharge into a storm drain or watercourse to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Prohibited discharges include but are not limited to:
(1) Sewage;
(2) Discharges of wash water resulting from the cleaning of exterior surfaces and pavement, or the equipment and other facilities of any commercial business, or any other public or private facility;
(3) Discharges of runoff from material storage areas, including containing chemicals, fuels, or other potentially polluting or hazardous materials;
(4) Discharges of pool or fountain water containing chlorine, biocides, or other chemicals; discharges of pool or fountain filter backwash water;
(5) Discharges of sediment, pet waste, vegetation clippings, or other landscape or construction-related wastes; and
(6) Discharges of food-related wastes (e.g., grease, fish processing, and restaurant kitchen mat and trash bin wash water, etc.).
The City, at its sole option, may direct the person or persons responsible for the discharge to perform cleanup activities when it is deemed by the City that the person or persons have the capability to perform such activities. All violations shall be corrected in a timely manner before the next rain event, but no longer than ten (10) business days after the violations are discovered.
(b) The person deemed by the City responsible for the discharge shall, within five (5) days of the date of occurrence, provide a detailed written statement to the City Manager or his or her designee describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this Chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or federal law.
(c) Persons deemed by the City responsible for the discharge are responsible for all expenses resulting from the discharge, including, but not limited to, damages, fines, and costs of clean-up, whether performed by their own efforts, City efforts, or the efforts of a third party. Reimbursement of City efforts shall be determined by the number of personnel required and amount of time necessary for the coordination of City efforts and actual clean-up. All personnel costs shall be charged at their current fully-burdened rate, including overtime, plus any and all other direct costs.

XI-16-14 Enforcement and Penalties

(a) Criminal Penalties. Violations of the provisions of this Chapter shall be subject to criminal penalties as provided in Section I-1-4.09-1 of this Code.

(b) Judicial Civil Penalties. Any person who intentionally or negligently violates any provision of this Chapter or any provision of any permit or certificate issued pursuant to this Chapter shall be civilly liable to the city in a sum not to exceed twenty-five thousand dollars per day for each day in which such violation occurs.

(c) Administrative Citations. When the City Manager and/or his or her designee determines that one or more violations of this Chapter have occurred an administrative citation may be issued pursuant to the procedures set forth in Sections V-500-8.00 through V-500-8.06. The schedule of fines for administrative citations issued for violations of this Chapter shall be set forth in the schedule of fines established by resolution of the City Council.

(d) Notice of Noncompliance. If the severity of the violation warrants immediate action, a Notice of Noncompliance or Stop Work Notice shall be issued, permits may be suspended or revoked, Stormwater Pollution Prevention Plans may be found in noncompliance, and corrective actions may be implemented in accordance with Section 11 of this Chapter. For all other cases, including those sites or projects where a stormwater pollution prevention plan is not required, the City Manager or his or her designee shall issue a Notice of Noncompliance that shall enumerate the violations found. The City Manager or his or her designee shall order compliance by a date or hour certain at his or her discretion. If the violations are not abated in the time period identified in the Notice of Noncompliance, the site shall be deemed to be in noncompliance with federal, State and local laws and the City Manager or his or her designee shall have the authority to issue a Stop Work Notice and/or deem the Stormwater Pollution Prevention Plan inadequate. If a Stop Work Notice is issued, corrective actions must be performed until the site has achieved compliance. Corrective actions may include revision and resubmission of any Plan, including, but not limited to, Stormwater Pollution Prevention Plan, Erosion Control Plan or Grading Plan. The City Manager or his or her designee may also require a discharger that has violated any discharge limits contained in this Chapter to install a temporary system for the capture, testing, and release of stormwater.

(e) Suspension of Utility Service. The City may, without prior notice, suspend water service, sanitary sewer service, and/or storm drain discharge access to a person discharging to the storm drain system when such suspension is necessary to stop an actual or threatened discharge which presents, or may present, imminent and substantial danger to the environment or to the health or welfare of persons; or presents, or may present, imminent and substantial danger to the storm drain system.

(f) For construction projects where a total of three or more Stop Work Notices and Notices of Noncompliance for urban runoff violations have been issued, the City Manager or his or her designee may require the contractor to hire a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) within three business days. The QSD/QSP shall establish effective BMPs, provide guidance for improvement for the duration of the project, and certify compliance. A Stop Work Notice shall be issued for failure to comply.

(g) Remedies Cumulative. The remedies provided in this section are cumulative and not exclusive, and shall be in addition to any other penalty provided for in this Chapter and shall be in addition to all other remedies available to the City under State and federal law.

PROJECT ADDRESS:

PROJECT NAME:

BLUEPRINT FOR A CLEAN BAY
BUILDING & SAFETY DEPARTMENT

SHEET
CB-1

BLUEPRINT FOR A CLEANBAY

CIVIL ENGINEER: I hereby declare that I am the engineer of work for this project, that I have exercised responsible charge over the design of the project as defined in section 6703 of the business and professions codes, and that the design is consistent with current standards. The design shown hereon is necessary and reasonable and does not restrict any historic drainage flows from adjacent properties nor increase drainage to adjacent properties. The design includes principles and techniques to reduce quantity and improve the quality of storm water runoff, as required by NPDES. I understand that the check of project drawings and specifications by the City of Milpitas is confined to a review only and does not relieve me, as engineer of work, of my responsibilities for project design.

68876
SIGNATURE P.E.

HMH
Firm:
1570 OAKLAND ROAD SAN JOSE, CA 95131
Address:
408-487-2200
Telephone:

REGISTERED PROFESSIONAL ENGINEER
MARTIN L. DEPPE
No. 68876
CIVIL
STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL:

Planning _____ Date _____

Fire _____ Date

Building _____ Date

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

Signature & Seal Date

P.E. No. Exp.

Public Works Inspector:

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date
	04/14/2016		PLANNING SUBMITTAL		
1	05/26/2016		PLANNING RE-SUBMITTAL		
2	06/13/2016		BUILDING SUBMITTAL		

CITY OF MILPITAS
ENGINEERING DIVISION

Approved:

Engineering Date

Any changes to this plan shall be approved by the City Engineer

Project No.

File No.

C0.1

Sheet 2 of 6

DWG NAME: S:\Projects\458100\LD\GRADING AND DRAINAGE PLAN\PLOT DRAWINGS\458100GP01.dwg, LAST EDITED: Tue, Jun 14, 2016 3:20pm
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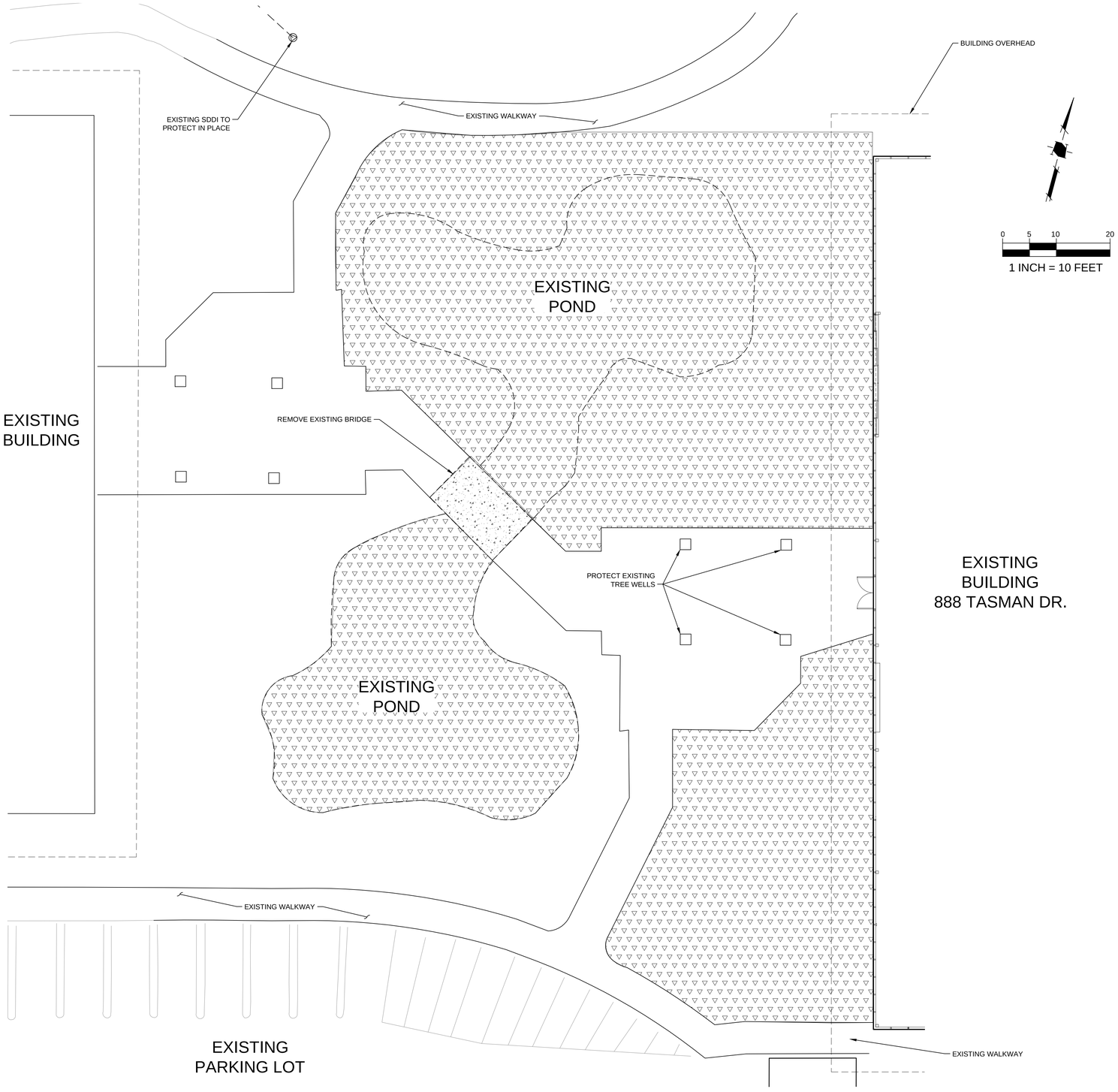

DEMOLITION LEGEND:

- REMOVE LANDSCAPE
- REMOVE AC PAVEMENT
- REMOVE CONCRETE
- VERTICAL CURB TO BE REMOVED
- REMOVE BRICK

DEMOLITION NOTES:

1. ALL DEMOLITION ACTIVITIES ARE SUBJECT TO REQUIREMENTS CONTAINED IN THE DEMOLITION PERMIT, AND ARE SUBJECT TO BAY AREA AIR QUALITY MANAGEMENT DISTRICT REQUIREMENTS.
2. ALL WORK SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO PG&E AND THE PUBLIC WORKS DEPARTMENT. ALL WORK SHALL COMPLY WITH THE CITY'S STANDARD SPECIFICATIONS, LATEST EDITION.
3. INFORMATION SHOWN ON THESE DRAWINGS REFLECT FIELD OBSERVATIONS AND/OR UTILITY AGENCY RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS OF ALL UTILITY COMPONENTS, USING HAND TOOLS TO CONFIRM ACTUAL CONDITIONS IF NECESSARY. CONTRACTOR SHALL UTILIZE THE SERVICES OF AN UNDERGROUND UTILITIES LOCATION CONTRACTOR (USA, ETC.) TO DETERMINE LOCATIONS OF ACTIVE UNDERGROUND UTILITIES. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).
4. CONTRACTOR SHALL COORDINATE WITH PG&E TO DE-ENERGIZE THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DEMOLITION WORK FROM THE METER TO THE MAIN SOURCE IN CONFORMANCE WITH CITY AND UTILITY COMPANY STANDARDS.
5. CONTRACTOR SHALL COORDINATE WITH PG&E BEFORE STARTING ANY WORK NEAR NATURAL GAS LINES.
6. CONTRACTOR SHALL REMOVE ALL SURFACE ITEMS WITHIN THE LIMIT OF WORK, WHETHER SHOWN ON THE PLANS OR NOT, UNLESS OTHERWISE NOTED TO REMAIN.
7. CONTRACTOR SHALL REMOVE ALL UTILITIES WITHIN THE LIMIT OF WORK ONCE ALL UTILITIES ARE DISCONNECTED FROM THE MAIN FEEDERS IN THE PUBLIC RIGHT-OF-WAY. LOCATIONS SHOWN ON PLANS SUBJECT TO VERIFICATION BY CONTRACTOR.
8. UPON DISCOVERY OF ANY UNKNOWN EX. UNDERGROUND UTILITY ON THIS SITE, CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANY AND NOTIFY THE ENGINEER.
9. CONTRACTOR TO VERIFY AND REMOVE ANY ELECTRICAL PANELS FROM SIDE OF BUILDINGS ONCE ELECTRICAL OVERHEAD SERVICE IS REMOVED BY OTHERS. CONTRACTOR SHALL PROTECT EXISTING GUY WIRES, IF ANY.
10. CONTRACTOR SHALL VERIFY THAT TELEPHONE AND CABLE SERVICES ARE REMOVED (BY OTHERS) PRIOR TO BUILDING DEMOLITION.
11. CONTRACTOR SHALL PROTECT THE EXISTING SIDEWALK. IF THE SIDEWALK IS DAMAGED BY REASON OF CONTRACTOR'S OPERATIONS, IT SHALL BE REPAIRED.
12. CONTRACTOR SHALL NOTIFY THE PROJECT INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK.
13. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LOCATION SUITABLE TO THE CLASSIFICATION OF THE MATERIAL REMOVED.
14. UPON DISCOVERY OF HAZARDOUS MATERIAL THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY IN WRITING OF ANY MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE MATERIAL THAT IS HAZARDOUS WASTE AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I OR CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAWS.
15. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE CORONER IMMEDIATELY.
16. CONTRACTOR SHALL REMOVE ALL U.S.A MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED.
17. CITY SURVEY MONUMENTS SHALL BE PRESERVED. IN THE EVENT THAT A CITY MONUMENT IS LOST TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL, AT THE CONTRACTOR'S SOLE EXPENSE, BE RESPONSIBLE FOR ITS RE-ESTABLISHMENT AND THE FILING OF A CORNER RECORD WITH THE COUNTY'S SURVEYOR'S OFFICE. A RECORD OF SURVEY SHALL BE FILED FOR ALL NEW CITY MONUMENTS SET IN CONJUNCTION WITH THIS IMPROVEMENT PLAN, UNLESS A FINAL OR PARCEL MAP REQUIRING SAID MONUMENTS IS RECORDED AS PART OF THIS PROJECT.
18. TREE PROTECTION MEASURES SHALL BE PROVIDED BEFORE EQUIPMENT IS ALLOWED ON THE PROPERTY AND ANY DEMOLITION ACTIVITY. PRIOR TO REMOVAL, CONTRACTOR SHALL VERIFY ANY REQUIRED TREE REMOVAL PERMIT HAS BEEN OBTAINED AND IS AVAILABLE ON-SITE.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY AND TRAFFIC CONTROL REQUIRED ON EXISTING STREETS DURING CONSTRUCTION. COMPENSATION FOR THESE ITEMS SHALL BE INCLUDED IN THE PRICES OF THE VARIOUS ITEMS OF WORK.
20. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES UNTIL FINAL COMPLETION.
21. PRIOR TO MOVING ANY MATERIALS TO OR FROM THE SITE, THE CONTRACTOR SHALL OBTAIN APPROVAL FOR HAUL ROUTE FROM THE CITY.
22. PRACTICAL EROSION CONTROL MEASURES SHALL BE IN PLACE DURING DEMOLITION.
23. THIS PLAN DOES NOT AUTHORIZE ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
24. ALL ASPHALT SHALL BE REMOVED WITHIN THE LIMIT OF DEMOLITION BOUNDARY AND BE DISPOSED OF OR RECYCLED TO THE SATISFACTION OF THE GOVERNING AGENCY AND CLIENT.

DEMOLITION PLAN

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No. 68876
CIVIL
STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL:

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Revisions

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1	05/26/2016		PLANNING RE-SUBMITTAL		
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CITY OF MILPITAS
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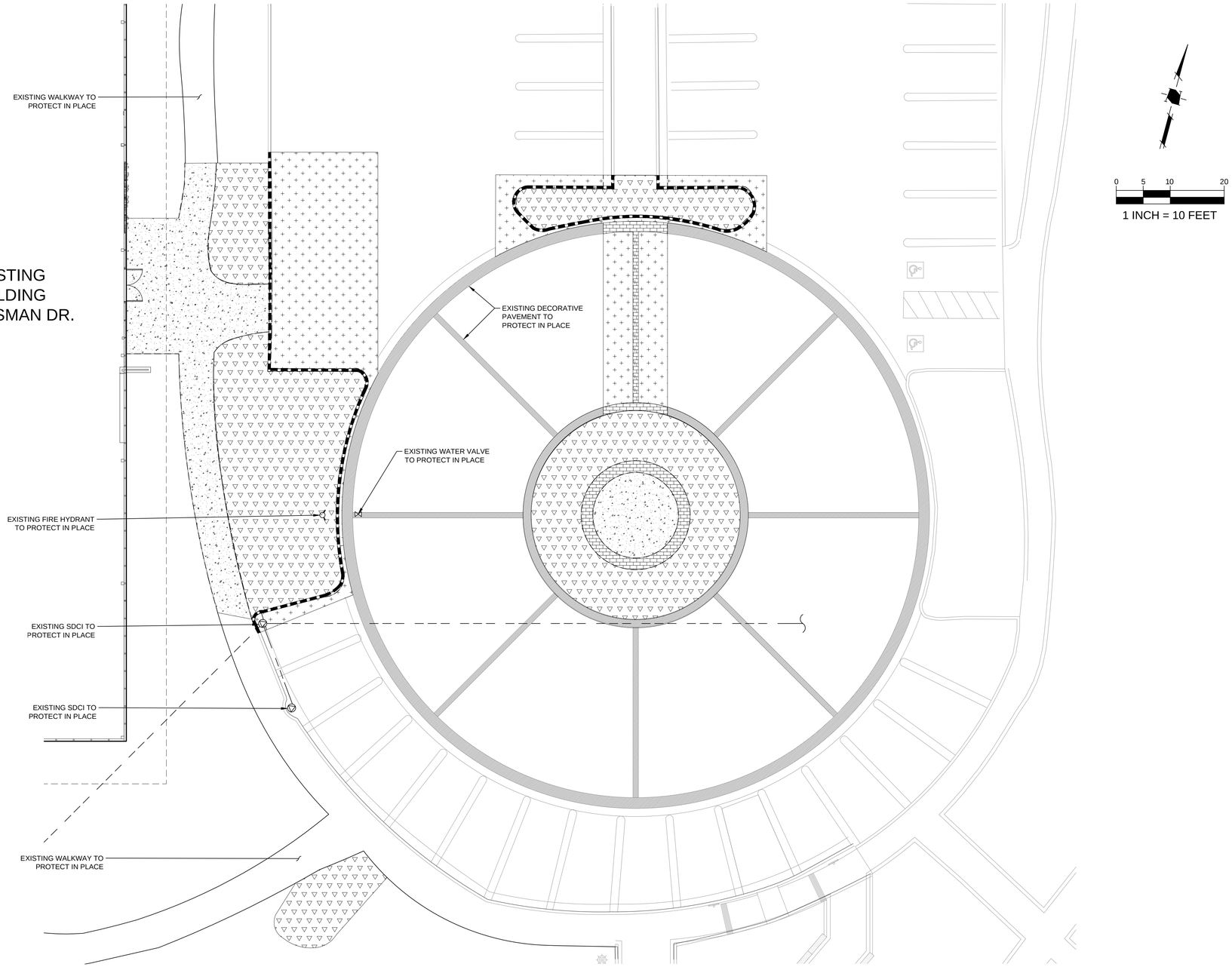
Sheet 3 of 6



0 5 10 20

1 INCH = 10 FEET

DEMOLITION LEGEND:

- REMOVE LANDSCAPE
- REMOVE AC PAVEMENT
- REMOVE CONCRETE
- VERTICAL CURB TO BE REMOVED
- REMOVE BRICK

DEMOLITION NOTES:

1. ALL DEMOLITION ACTIVITIES ARE SUBJECT TO REQUIREMENTS CONTAINED IN THE DEMOLITION PERMIT, AND ARE SUBJECT TO BAY AREA AIR QUALITY MANAGEMENT DISTRICT REQUIREMENTS.
2. ALL WORK SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO PG&E AND THE PUBLIC WORKS DEPARTMENT. ALL WORK SHALL COMPLY WITH THE CITY'S STANDARD SPECIFICATIONS, LATEST EDITION.
3. INFORMATION SHOWN ON THESE DRAWINGS REFLECT FIELD OBSERVATIONS AND/OR UTILITY AGENCY RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS OF ALL UTILITY COMPONENTS, USING HAND TOOLS TO CONFIRM ACTUAL CONDITIONS IF NECESSARY. CONTRACTOR SHALL UTILIZE THE SERVICES OF AN UNDERGROUND UTILITIES LOCATION CONTRACTOR (USA, ETC.) TO DETERMINE LOCATIONS OF ACTIVE UNDERGROUND UTILITIES. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).
4. CONTRACTOR SHALL COORDINATE WITH PG&E TO DE-ENERGIZE THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DEMOLITION WORK FROM THE METER TO THE MAIN SOURCE IN CONFORMANCE WITH CITY AND UTILITY COMPANY STANDARDS.
5. CONTRACTOR SHALL COORDINATE WITH PG&E BEFORE STARTING ANY WORK NEAR NATURAL GAS LINES.
6. CONTRACTOR SHALL REMOVE ALL UTILITIES WITHIN THE LIMIT OF WORK ONCE ALL UTILITIES ARE DISCONNECTED FROM THE MAIN FEEDERS IN THE PUBLIC RIGHT-OF-WAY. LOCATIONS SHOWN ON PLANS SUBJECT TO VERIFICATION BY CONTRACTOR.
7. UPON DISCOVERY OF ANY UNKNOWN EX. UNDERGROUND UTILITY ON THIS SITE, CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANY AND NOTIFY THE ENGINEER.
8. CONTRACTOR TO VERIFY AND REMOVE ANY ELECTRICAL PANELS FROM SIDE OF BUILDINGS ONCE ELECTRICAL OVERHEAD SERVICE IS REMOVED BY OTHERS. CONTRACTOR SHALL PROTECT EXISTING GUY WIRES, IF ANY.
9. CONTRACTOR SHALL VERIFY THAT TELEPHONE AND CABLE SERVICES ARE REMOVED (BY OTHERS) PRIOR TO BUILDING DEMOLITION.
10. CONTRACTOR SHALL PROTECT THE EXISTING SIDEWALK. IF THE SIDEWALK IS DAMAGED BY REASON OF CONTRACTOR'S OPERATIONS, IT SHALL BE REPAIRED.
11. CONTRACTOR SHALL NOTIFY THE PROJECT INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK.
12. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LOCATION SUITABLE TO THE CLASSIFICATION OF THE MATERIAL REMOVED.
13. UPON DISCOVERY OF HAZARDOUS MATERIAL THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY IN WRITING OF ANY MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE MATERIAL THAT IS HAZARDOUS WASTE AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I OR CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAWS.
14. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE CORONER IMMEDIATELY.
15. CONTRACTOR SHALL REMOVE ALL U.S.A MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED.
16. CITY SURVEY MONUMENTS SHALL BE PRESERVED. IN THE EVENT THAT A CITY MONUMENT IS LOST TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL, AT THE CONTRACTOR'S SOLE EXPENSE, BE RESPONSIBLE FOR ITS RE-ESTABLISHMENT AND THE FILING OF A CORNER RECORD WITH THE COUNTY'S SURVEYOR'S OFFICE. A RECORD OF SURVEY SHALL BE FILED FOR ALL NEW CITY MONUMENTS SET IN CONJUNCTION WITH THIS IMPROVEMENT PLAN, UNLESS A FINAL OR PARCEL MAP REQUIRING SAID MONUMENTS IS RECORDED AS PART OF THIS PROJECT.
17. TREE PROTECTION MEASURES SHALL BE PROVIDED BEFORE EQUIPMENT IS ALLOWED ON THE PROPERTY AND ANY DEMOLITION ACTIVITY. PRIOR TO REMOVAL, CONTRACTOR SHALL VERIFY ANY REQUIRED TREE REMOVAL PERMIT HAS BEEN OBTAINED AND IS AVAILABLE ON-SITE.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY AND TRAFFIC CONTROL REQUIRED ON EXISTING STREETS DURING CONSTRUCTION. COMPENSATION FOR THESE ITEMS SHALL BE INCLUDED IN THE PRICES OF THE VARIOUS ITEMS OF WORK.
19. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES UNTIL FINAL COMPLETION.
20. PRACTICAL EROSION CONTROL MEASURES SHALL BE IN PLACE DURING DEMOLITION.
21. THIS PLAN DOES NOT AUTHORIZE ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
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CITY OF MILPITAS
ENGINEERING DIVISION

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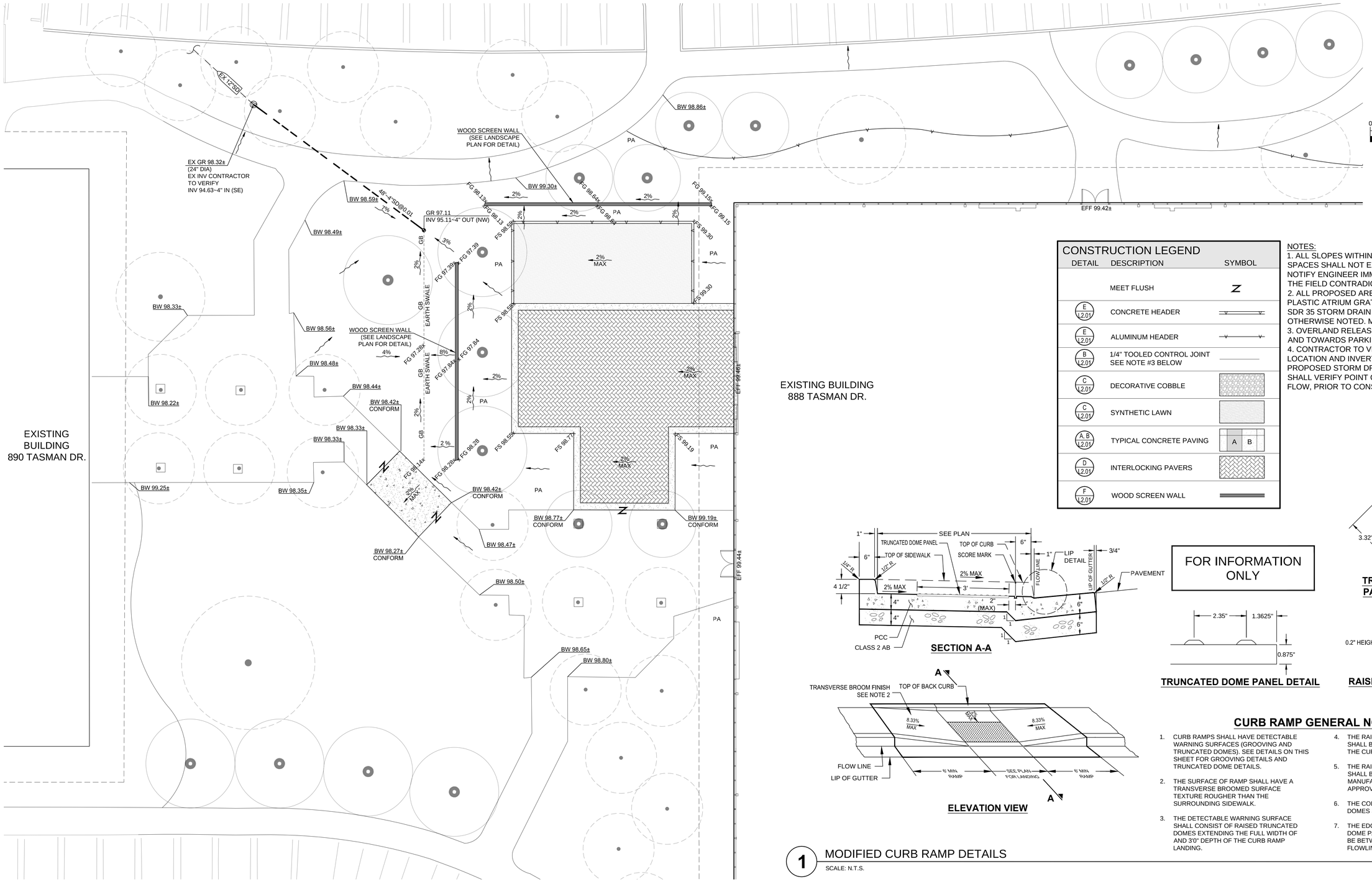
Project No.
File No.
C0.3
Sheet 4 of 6



CONSTRUCTION LEGEND

DETAIL	DESCRIPTION	SYMBOL
	MEET FLUSH	Z
E / L2.01	CONCRETE HEADER	
E / L2.01	ALUMINUM HEADER	
B / L2.01	1/4" TOOLED CONTROL JOINT SEE NOTE #3 BELOW	
C / L2.01	DECORATIVE COBBLE	
C / L2.01	SYNTHETIC LAWN	
A, B / L2.01	TYPICAL CONCRETE PAVING	A B
D / L2.01	INTERLOCKING PAVERS	
F / L2.01	WOOD SCREEN WALL	

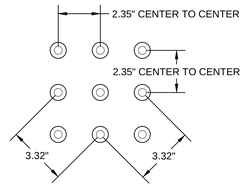
NOTES:
1. ALL SLOPES WITHIN LIMITS OF THE ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. NOTIFY ENGINEER IMMEDIATELY IF ANY GRADES IN THE FIELD CONTRADICT THOSE SHOWN.
2. ALL PROPOSED AREA DRAINS SHALL BE 6" WITH PLASTIC ATRIUM GRATES, CONNECTED WITH 4" PVC - SDR 35 STORM DRAIN LINES AT 2% SLOPE, UNLESS OTHERWISE NOTED. MAINTAIN 18" MIN. COVER.
3. OVERLAND RELEASE IS AWAY FROM STRUCTURES AND TOWARDS PARKING LOT DRAINAGE.
4. CONTRACTOR TO VERIFY THE EXISTING AREA DRAIN LOCATION AND INVERT ON SITE TO TIE IN WITH THE PROPOSED STORM DRAIN PROPERLY. CONTRACTOR SHALL VERIFY POINT OF CONNECTION AND POSITIVE FLOW, PRIOR TO CONSTRUCTION.

SECTION A-A

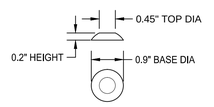
ELEVATION VIEW

FOR INFORMATION ONLY

TRUNCATED DOME PANEL DETAIL



RAISED TRUNCATED DOME PATTERN (IN-LINE)



RAISED TRUNCATED DOME

CURB RAMP GENERAL NOTES:

1. CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES (GROOVING AND TRUNCATED DOMES). SEE DETAILS ON THIS SHEET FOR GROOVING DETAILS AND TRUNCATED DOME DETAILS.
2. THE SURFACE OF RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
3. THE DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES EXTENDING THE FULL WIDTH OF AND 3'0" DEPTH OF THE CURB RAMP LANDING.
4. THE RAISED TRUNCATED DOME PANELS SHALL BE CENTERED AND SQUARED ON THE CURB RAMP.
5. THE RAISED TRUNCATED DOME PANELS SHALL BE CONCRETE, CASTinTACT™ MANUFACTURED BY MASCO, OR APPROVED EQUAL.
6. THE COLOR OF THE RAISED TRUNCATED DOMES SHALL BE "SAFETY YELLOW".
7. THE EDGE OF THE RAISED TRUNCATED DOME PANEL NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.

1 MODIFIED CURB RAMP DETAILS

SCALE: N.T.S.

GRADING, DRAINAGE AND UTILITY PLAN

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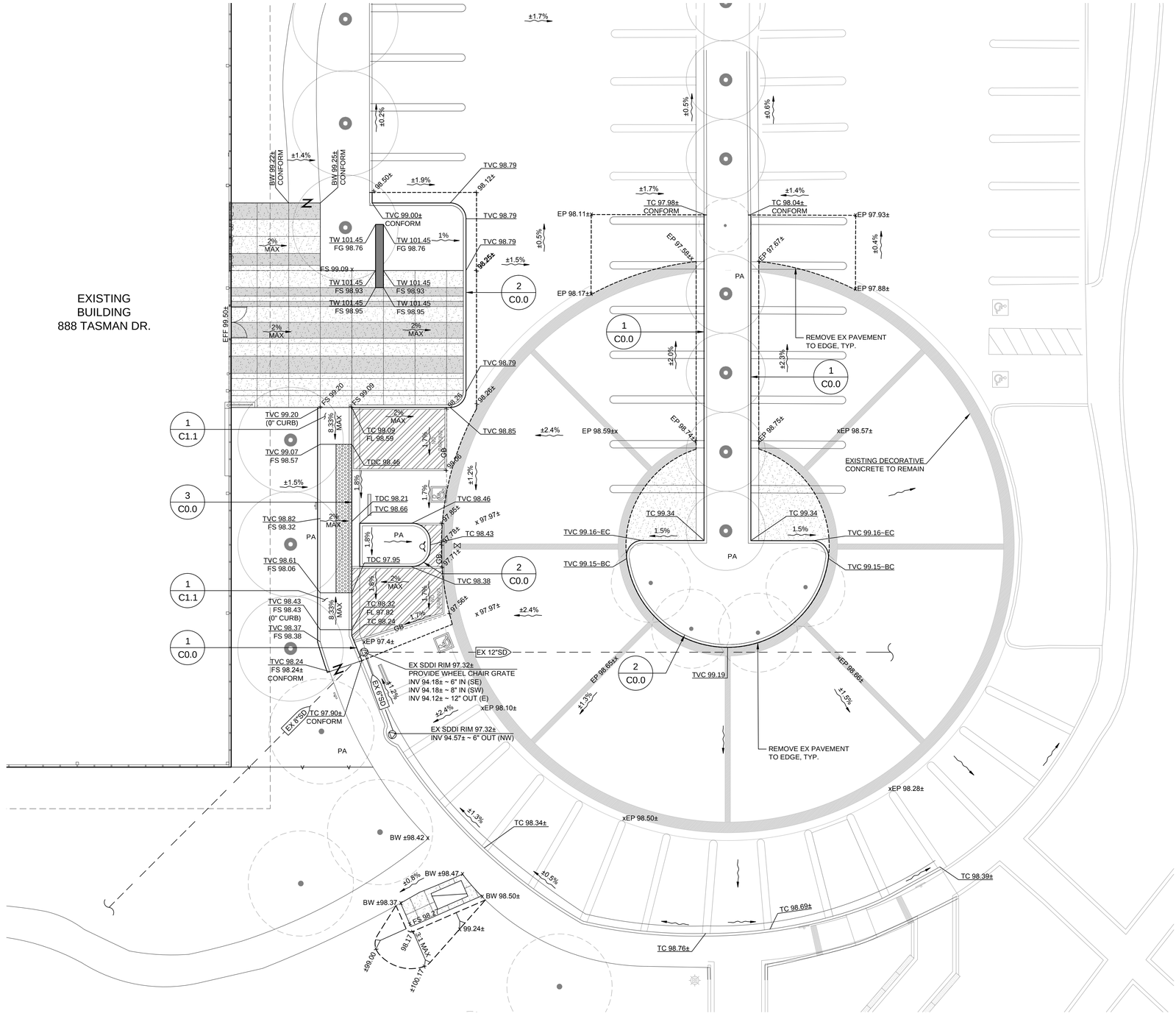
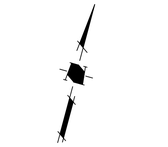
C1.1
Sheet 5 of 6

DWG NAME: S:\Projects\458100\LD\GRADING AND DRAINAGE PLAN\PLOT DRAWINGS\458100GP02.dwg, LAST EDITED: Tue, Jun 14, 2016 3:24pm
USER: juriu, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)

EXISTING
BUILDING
888 TASMAN DR.





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USER: juriu, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)