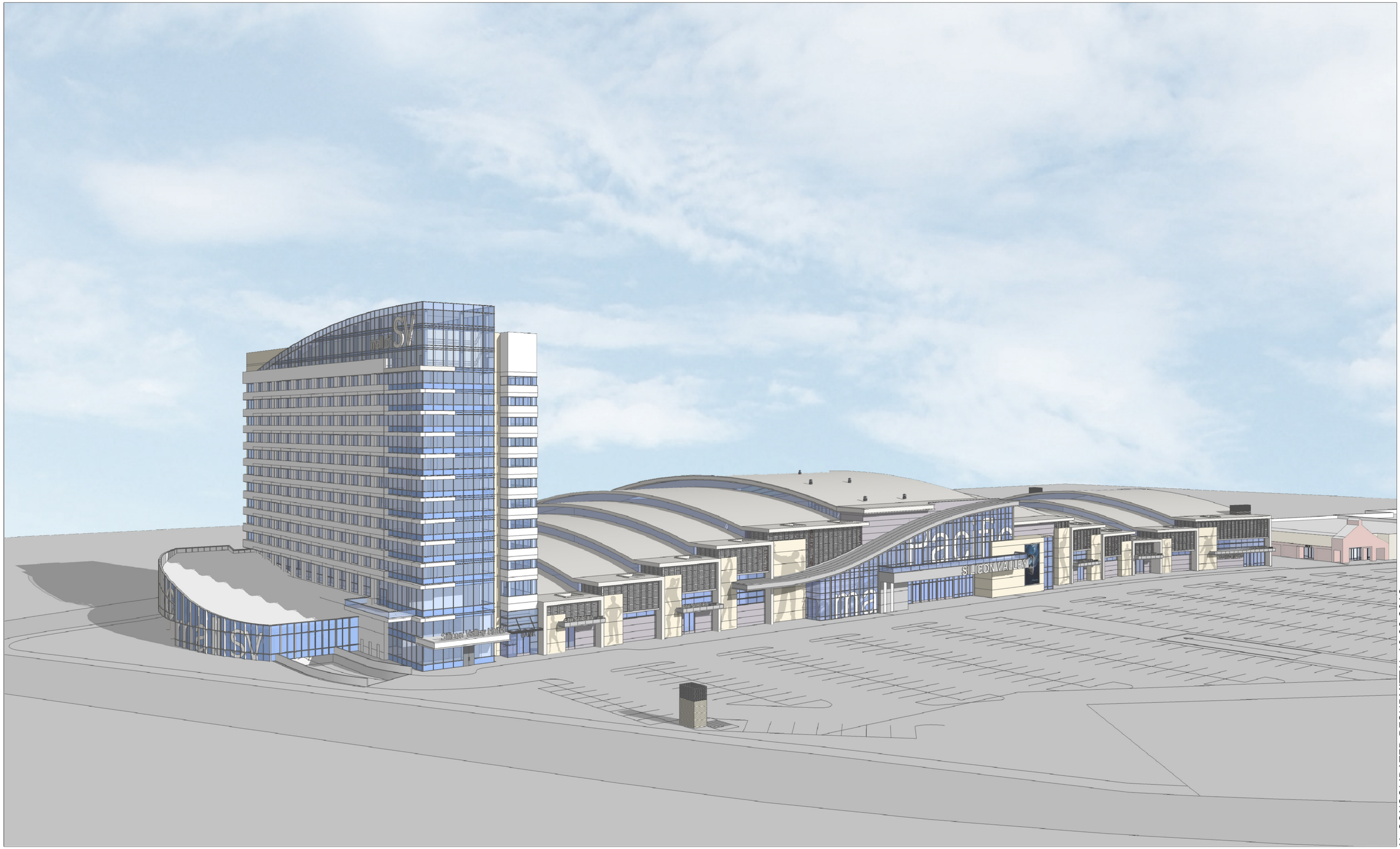

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

APPLICATION FOR:
GENERAL PLAN & ZONING AMENDMENTS
TENTATIVE MAP
CONDITIONAL USE PERMIT
SITE DEVELOPMENT PERMIT

COVER SHEET A0.0

10-08-2013

PROJECT DATA

PROJECT ADDRESS: 182 RANCH DRIVE
MILPITAS, CA 95035
(A.K.A McCARTHY RANCH)

PARCEL NUMBER: APN 022-53-007
APN 022-53-003
APN 022-53-002
APN 022-53-003 (TO BE REMOVED)

EXISTING ZONING: C-2

GROSS SITE AREA: 25.1 A.C. 1,093,374 S.F.

GROSS BUILDING AREA:

MALL: 283,314 S.F.
HOTEL: 171,959 S.F.
GARAGE: 392,928 S.F.

PROPOSED GROSS BUILDING AREA (EXCLUDES EXT WALLS, BASEMENT, STAIRS, ELEV / ESCALATOR, SHAFTS, MECHANICAL MEZZANINE)

	MALL	HOTEL (240 HOTEL UNITS)
BASEMENT (380,700 SF)	0	0
1ST LEVEL	212,816 SF	2,269 SF
2ND LEVEL	70,644 SF	15,360 SF
MEZZANINE	1,127 SF (KIT MEZ)0	
3-12 LEVELS	0	154,330 SF
TOTAL	284,587 SF	171,959 SF

PROPOSED GROSS BUILDING AREA: 456,546 SF

EXISTING BUILDINGS TO REMAIN TOTAL: 114,396 SF

GRAND TOTAL: 570,942 SF

SITE AREA: 1,093,374 SF (25.1 A.C.)

FAR: BUILDING AREAS / SITE AREA = 570,942 / 1,093,374 = 0.52

PROJECT DIRECTORY

OWNER:
TMS McCARTHY INC.
SAM COHEN, B.SC., *GENERAL MANAGER*
MADISON CENTRE
4950 YONGE STREET, SUITE 1010
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CIVIL ENGINEER:
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BUILDING CODE CONSULTANT
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WALNUT CREEK, CA 94598
925 /938-3550
tdusza@rjagroup.com

TRAFFIC:
FEHR & PEERS
DAN RUBINS
160 W. SANTA CLARA STREET, SUITE 675
SAN JOSE, CA 95113
408 /278-1700
d.rubins@fehrandpeers.com

SHEET INDEX

ARCHITECTURAL

A0.0	COVER SHEET
A0.1	PROJECT DATA
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	ENLARGED SITE PLAN
A2.0	GARAGE PLAN
A2.1	CONCEPTUAL 1st LEVEL PLAN
A2.2	CONCEPTUAL 2nd LEVEL PLAN
A2.2.5	CONCEPTUAL MEZZANINE LEVEL PLAN
A2.3	CONCEPTUAL HOTEL PLAN
A2.4	CONCEPTUAL ROOF PLAN
A3.0	CONCEPTUAL ELEVATIONS
A3.1	CONCEPTUAL ELEVATIONS
A3.1.5	CONCEPTUAL ELEVATIONS
A3.2	CONCEPTUAL SECTIONS
A3.3	CONCEPTUAL SECTIONS
A4.0	CONCEPTUAL PERSPECTIVE
A4.1	CONCEPTUAL PERSPECTIVE
A4.2	CONCEPTUAL PERSPECTIVE
A4.3	CONCEPTUAL PERSPECTIVE
A4.4	CONCEPTUAL VIGNETTES
A4.5	VIEW FROM SOUTHWEST
A4.6	VIEW OF SOUTH PLAZA
A4.7	VIEW FROM SOUTHEAST
A4.8	VIEW FROM NORTHEAST
A4.9-A1	VIEW FROM SOUTHEAST - INTERIM PHASE 1A
A4.9-A2	CONCEPTUAL VIGNETTES - INTERIM PHASE 1A
A4.9-B1	VIEW FROM SOUTHEAST - INTERIM PHASE 1B
A4.9-B2	CONCEPTUAL VIGNETTES - INTERIM PHASE 1B
A5.0	DETAILS

LANDSCAPE

L-1	OVERALL LANDSCAPE SITE PLAN
L-2	CORNER PLAZA ENLARGEMENT
L-3	PLAZA ENLARGEMENT
L-4	PLANT PALETTE
L-5	SITE ELEMENTS

CIVIL

TM-1: VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES
TM-2: SITE PLAN AND STREET SECTIONS
TM-3: CONCEPTUAL GRADING AND DRAINAGE PLAN
TM-4: EXISTING UTILITY PLAN
TM-5: CONCEPTUAL UTILTY PLAN
TM-6: CONCEPTUAL STORMWATER CONTROL PLAN
TM-7: CONCEPTUAL STORMWATER CONTROL PLAN DETAILS
TM-8: CONCEPTUAL STORMWATER CONTROL PLAN DETAILS
TM-9: RECYLCE TRUCK ACCESS ROUTE
TM-10: GARBAGE TRUCK ACCESS ROUTE

VICINITY MAP

AERIAL MAP

SITE CONTEXT

1 AT CORNER OF McCARTHY BLVD & RANCH DR

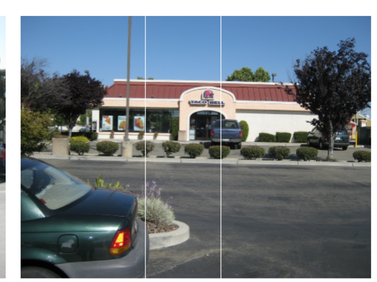
2 PET SMART

3 DAVID'S BRIDAL & ROSS DRESS FOR LESS

4 DOLLAR TREE

5 WELLS FARGO & TOGOS

6 BANK OF AMERICA ATM



7 TACO BELL

8 MCDONALD'S

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013 R1

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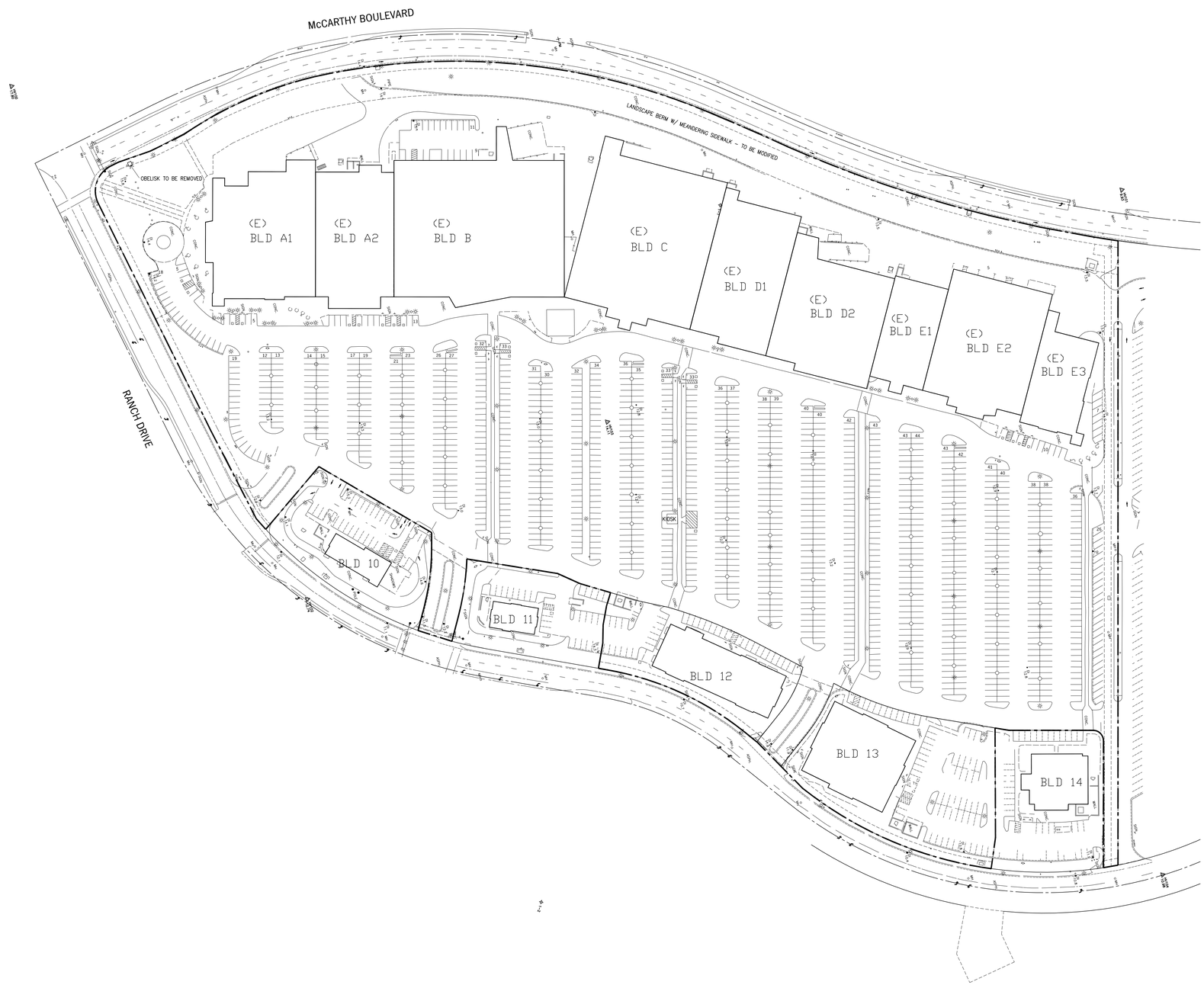
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

PROJECT DATA - A 01

11-26-2013



EXISTING BUILDING AREA & PARKING SUMMARY

BUILDINGS A - Kiosk

BLDG A1	25,000 SF	139 STALLS
BLDG A2	21,000 SF	116 STALLS
BLDG B	51,000 SF	282 STALLS
BLDG C	42,710 SF	236 STALLS
BLDG D1	23,780 SF	131 STALLS
BLDG D2	25,416 SF	141 STALLS
BLDG E1	12,000 SF	66 STALLS
BLDG E2	27,100 SF	151 STALLS
BLDG E3	11,000 SF	61 STALLS
BLDG Kiosk	210 SF	1 STALLS
	239,216 SF	1,324 STALLS PROVIDED (1/181 SF)

BUILDINGS 10 - 14 *

BLDG 10	3,000 SF	31 STALLS (NOT LOCATED ON SITE)
BLDG 11	2,000 SF	27 STALLS (NOT LOCATED ON SITE)
BLDG 12	12,000 SF	40 STALLS
BLDG 13	15,000 SF	73 STALLS
BLDG 14	6,500 SF	53 STALLS (NOT LOCATED ON SITE)
	38,500 SF	224 STALLS PROVIDED (1/172 SF)

* BLDG AREAS & PARKING COUNT FROM MILPITAS ARCHIVES:
BP 2005-497
#66075 5 of 11 (7/94)

EXISTING FLOOR AREA RATIO SUMMARY

(EXCLUDES BUILDINGS 10, 11, AND 14 NOT LOCATED ON SITE)

SITE AREA: 1,093,374 SF
(EXCLUDES PARCELS FOR
BUILDINGS 10, 11, AND 14)

$$\text{FAR: } \frac{\text{GROSS AREA}}{\text{SITE AREA}} \quad \frac{(239,216 + \overset{\text{bldg 12}}{12,000} + \overset{\text{bldg 13}}{15,000})}{\text{SITE AREA}} \quad \frac{266,216}{1,093,374} = .243$$

GRAPHIC SCALE
80' 40' 0 80' 160'

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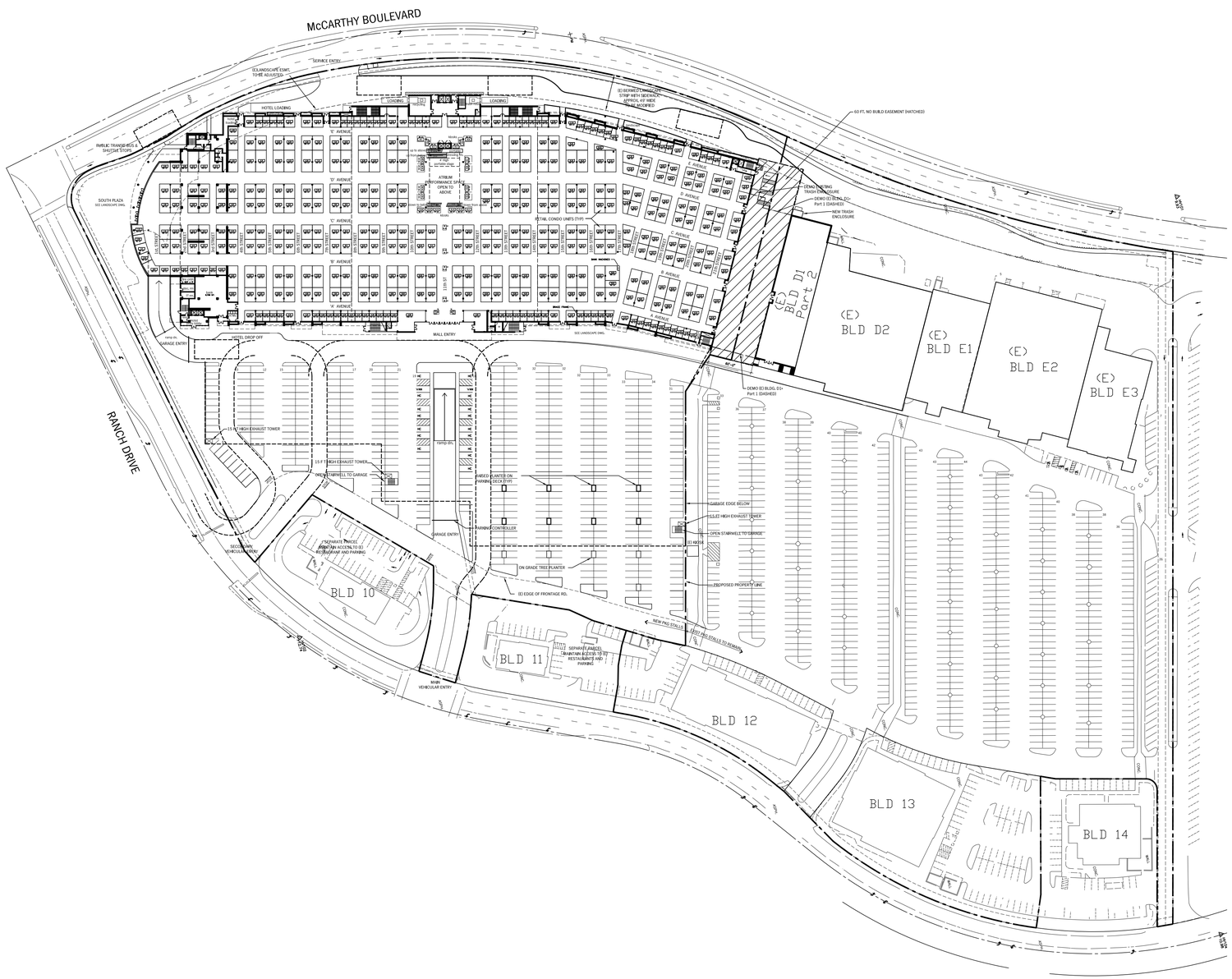
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

EXISTING SITE PLAN A1.0
SCALE: 1"=80'-0"

09-11-2013



PROPOSED CAR PARKING SUMMARY
(EXCLUDES STAND ALONE PARKING ON BUILDING 12 AND 13 PARCELS)

BUILDINGS A - Kiosk

BLDG A1	DEMO	-	
BLDG A2	DEMO	-	
BLDG B	DEMO	-	
BLDG C	DEMO	-	
(E) BLDG D1 - Part 1	DEMO	-	
(E) BLDG D1 - Part 2	11,670 SF	65 STALLS	(1 / 181 SF)
(E) BLDG D2	25,416 SF	141 STALLS	(1 / 181 SF)
(E) BLDG E1	12,000 SF	66 STALLS	(1 / 181 SF)
(E) BLDG E2	27,100 SF	151 STALLS	(1 / 181 SF)
(E) BLDG E3	11,000 SF	61 STALLS	(1 / 181 SF)
(E) BLDG Kiosk	210 SF	1 STALLS	(1 / 181 SF)
		485 STALLS REQ'D FOR EXIST BLDGS	

(N) MALL & HOTEL

1,496 STALLS REQ'D - based on TRAFFIC IMPACT ANALYSIS, SHARED PARKING by Fehr & Peers

TOTAL: 1,981 STALLS REQUIRED - GRAND TOTAL

761 (E) GRADE LEVEL STALLS TO REMAIN
465 (N) GRADE LEVEL STALLS
835 (N) GARAGE LEVEL STALLS

2,061 STALLS PROVIDED - GRAND TOTAL

PROPOSED BIKE PARKING SUMMARY - (BIKE RACKS & LOCKERS SHOWN ON SHT. L-1 & A2.0)

1,496 CAR STALLS REQ'D - based on TRAFFIC IMPACT ANALYSIS SHARED PARKING by Fehr & Peers

1,496 X 5% = 75 TOTAL BIKE STALLS

SUMMARY: 32 (CLASS 1 SECURED) + (43 CLASS 2 RACKS) = 75 TOTAL BIKE STALLS

PROPOSED FLOOR AREA RATIO SUMMARY
(EXCLUDES BUILDINGS 10, 11, AND 14 NOT LOCATED ON SITE)

(N) MALL (1st , 2nd level, & Kitchen Mezz):	284,587 GSF (EXCLUDES EXT WALLS, STAIRS, ELEV, & SHAFTS)
(N) HOTEL (1st to 12th level):	171,959 GSF (EXCLUDS EXT WALLS, STAIRS, ELEV, & SHAFTS
(E) BUILDINGS TO REMAIN:	
(E) BLDG D1 - Part 2	11,670 SF
(E) BLDG D2	25,416 SF
(E) BLDG E1	12,000 SF
(E) BLDG E2	27,100 SF
(E) BLDG E3	11,000 SF
(E) BLDG Kiosk	210 SF
(E) BLDG 12	12,000 SF
(E) BLDG 13	15,000 SF
SUB. TOTAL:	114,396 GSF
TOTAL:	570,942 (GROSS S.F.)
SITE AREA: (EXCLUDES PARCELS FOR BLDGS 10, 11, & 14)	1,093,374 SF

F.A.R: $\frac{\text{(GROSS AREA)}}{\text{(SITE AREA)}}$ $\frac{570{,}942 \text{ SF}}{1{,}093{,}374 \text{ SF}}$ = 0.52

GRAPHIC SCALE
80 0 80 160

N

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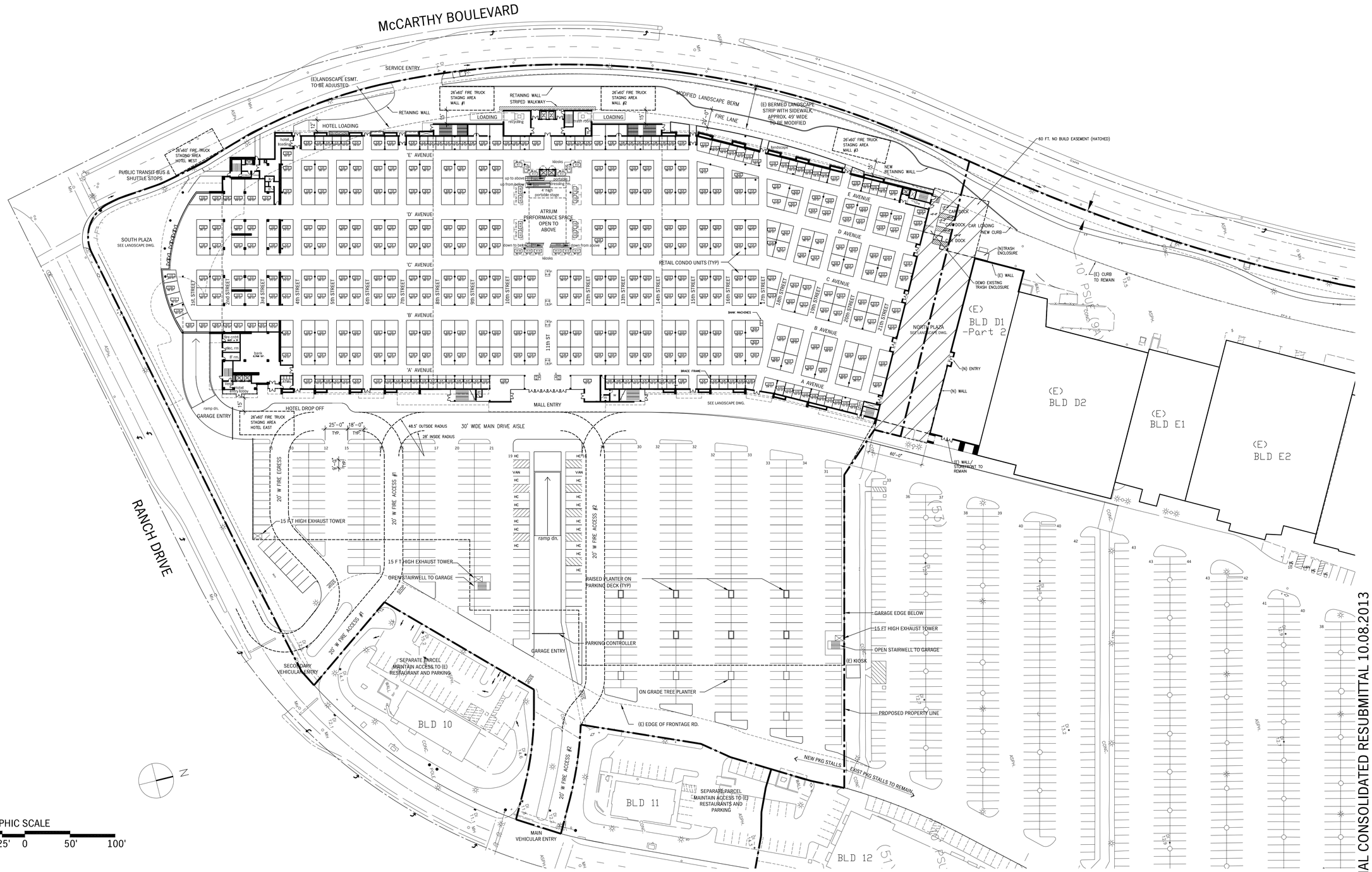
PACIFIC MALL SILICON VALLEY
Milpitas, California
for TMS McCARTHY INC

PROPOSED SITE PLAN A1.1
SCALE: 1"=80'-0"

10-08-2013



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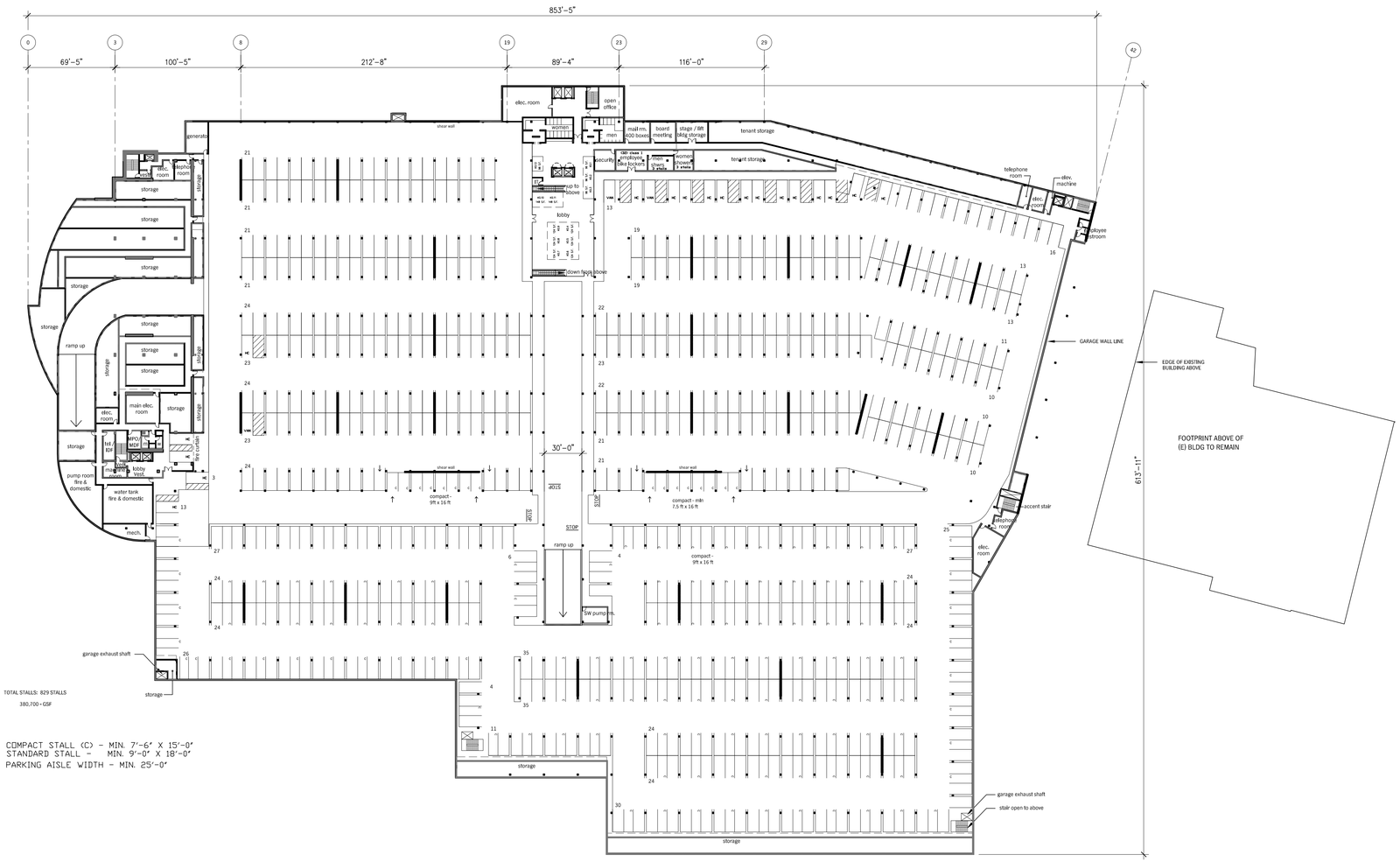
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

ENLARGED SITE PLAN A1.2

SCALE: 1"=50'-0"

10-08-2013



GARAGE SUMMARY:

30,760 SF GROSS (INCL CORRIDORS)	TENANT STORAGE
835 STALLS	STALLS PROVIDED
380,700 SF TOTAL AREA	OVERALL GARAGE (total everything w/in building perimeter)

GRAPHIC SCALE

50' 25' 0 50' 100'

N

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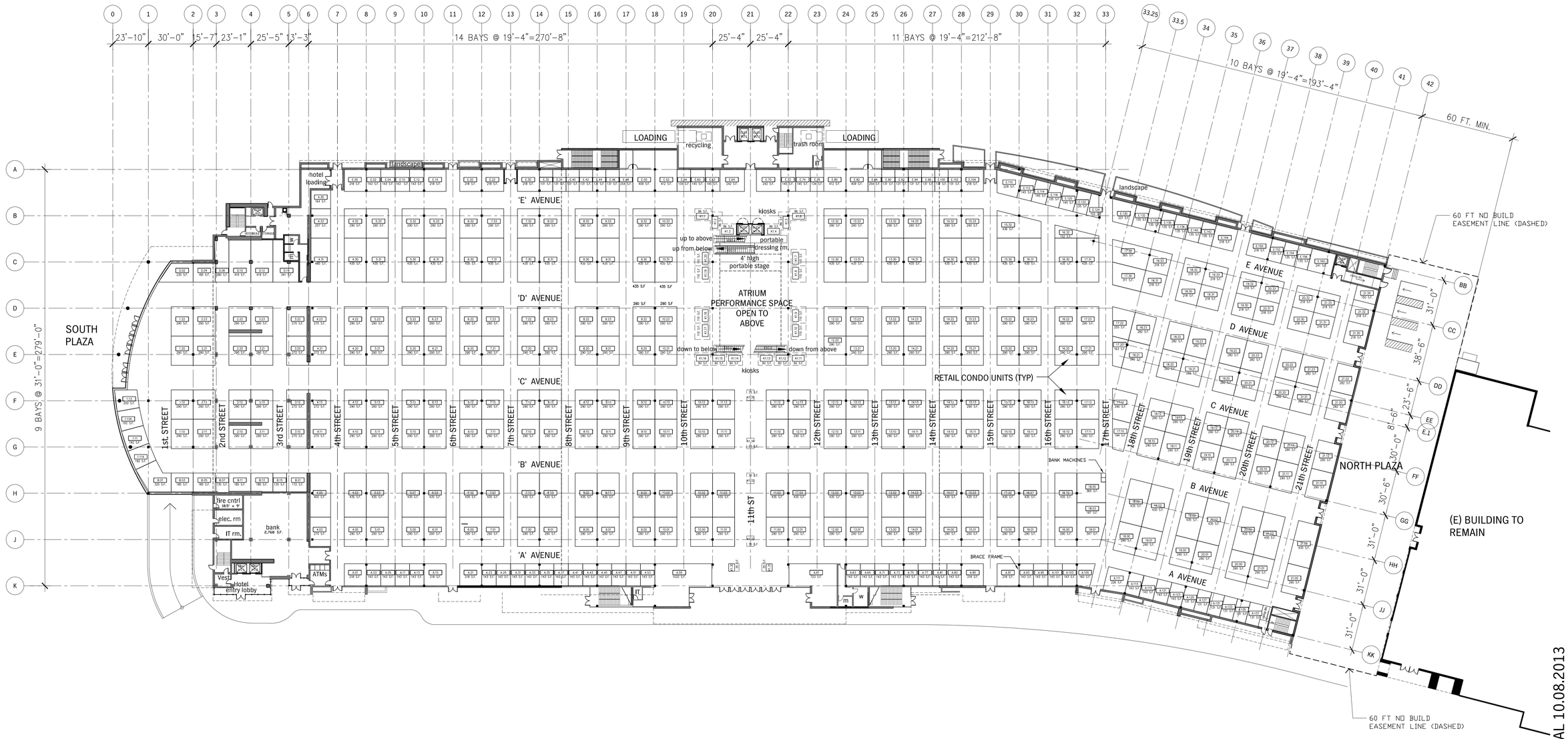
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

GARAGE PLAN A2.0

SCALE: 1"=50'-0"

09-11-2013



GROUND FLOOR AREA SUMMARY:

212,816 SF GROSS	MALL	(EXCLUDES HOTEL AREAS - SEE BELOW) (EXCLUDE EXT WALLS, STAIRS, ELEVATORS, ESCALATORS, AND SHAFTS)
2,269 SF GROSS	HOTEL	(INCLUDE (LOBBY, IT RM, ELEC RM, FIRE CNTRL, AND HOTEL LOADING) (EXCLUDE EXT WALLS, STAIRS AND ELEVATORS)
222,352 SF TOTAL AREA	TOTAL	(INCLUDE EXT. WALL, STAIRS, ELEVATORS, EXCALATORS, AND SHAFTS)

GRAPHIC SCALE

32' 16' 0 32' 64'

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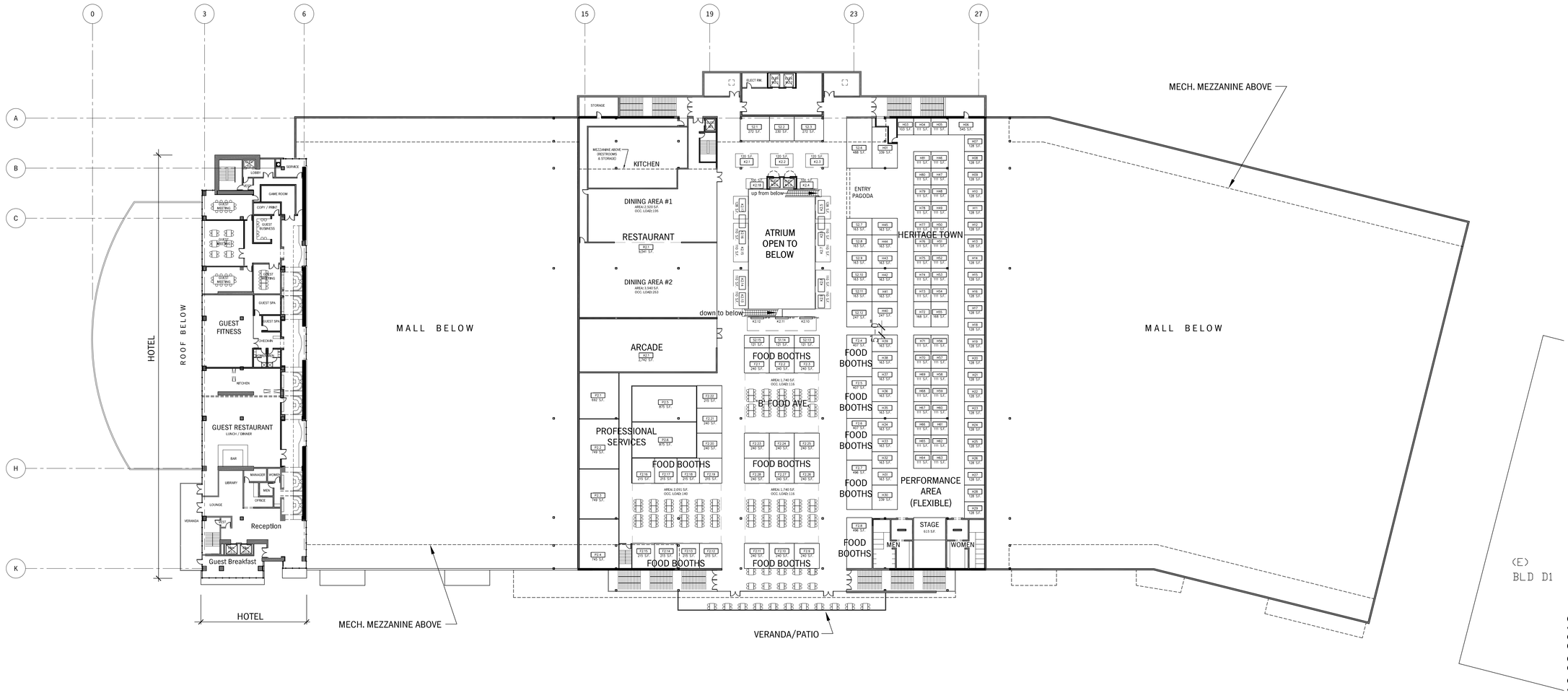
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL 1st LEVEL PLAN A2.1

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

10-08-2013



SECOND FLOOR AREA SUMMARY:

70,644 SF GROSS	MALL (EXCLUDE HOTEL AREAS - SEE BELOW) (EXCLUDE EXT WALLS, STAIRS, ELEVATORS, SHAFTS, VERANDA, OPEN ATRIUM, AND ESCALATORS)
15,360 SF GROSS	HOTEL (EXCLUDE EXT WALLS, STAIR, ELEVATORS, SHAFTS, AND VERANDA)
97,922 SF BLDG. TOTAL AREA	TOTAL (INCLUDE EXT. WALL, STAIRS, ELEVATORS, SHAFTS, VERANDA, AND ESCALATORS)

GRAPHIC SCALE

32' 16' 0 32' 64'

N

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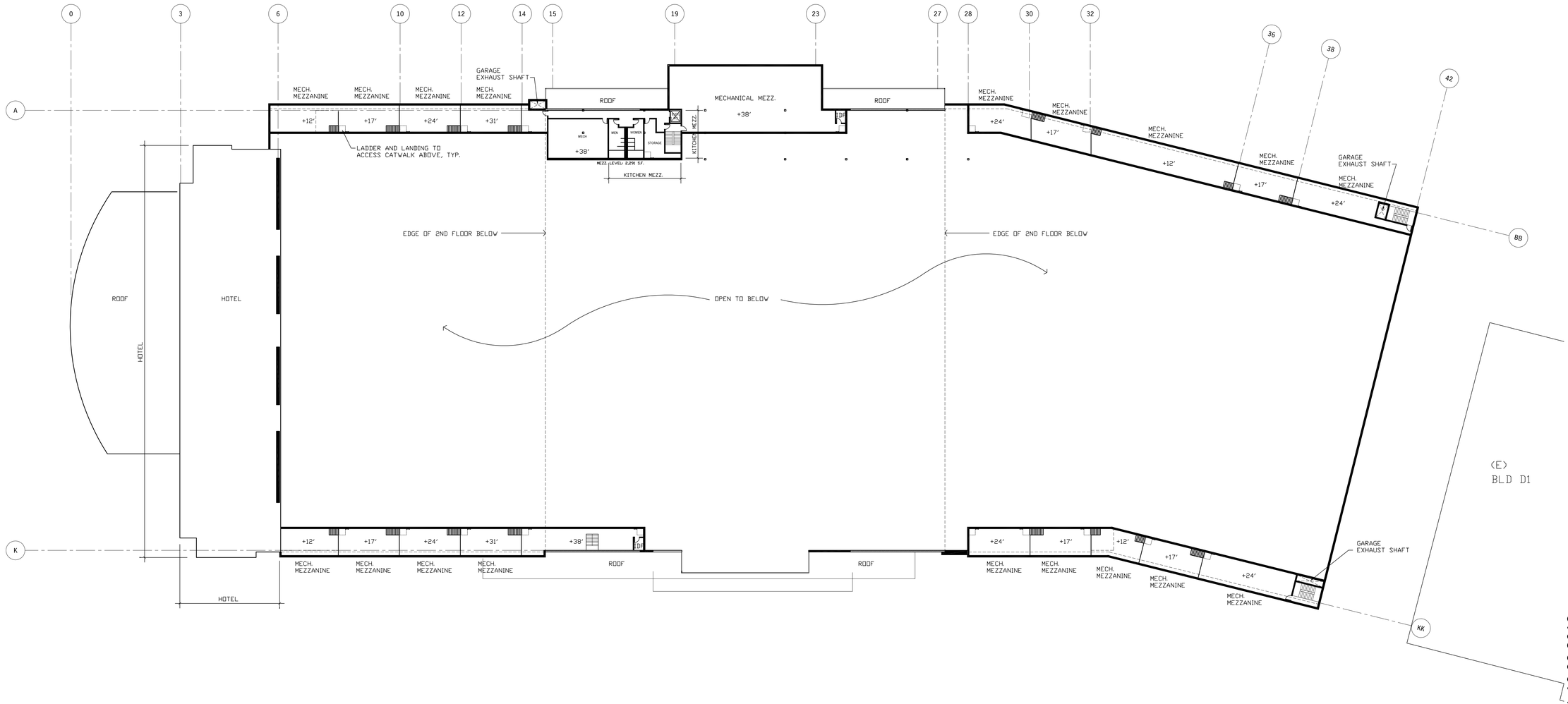
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL 2nd LEVEL PLAN A2.2

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

09-11-2013



MEZZANINE AREA SUMMARY:

1,127 SF GROSS KITCHEN MEZZANINE (EXCLUDES STAIR, ELEVATOR, AND SHAFTS)

24,631 SF TOTAL AREA (TOTAL INCLUDE EXT. WALL, KITCHEN MEZZANINE, STAIRS, ELEVATORS, SHAFTS, AND MECHANICAL MEZZ.)

GRAPHIC SCALE

32' 16' 0 32' 64'

N

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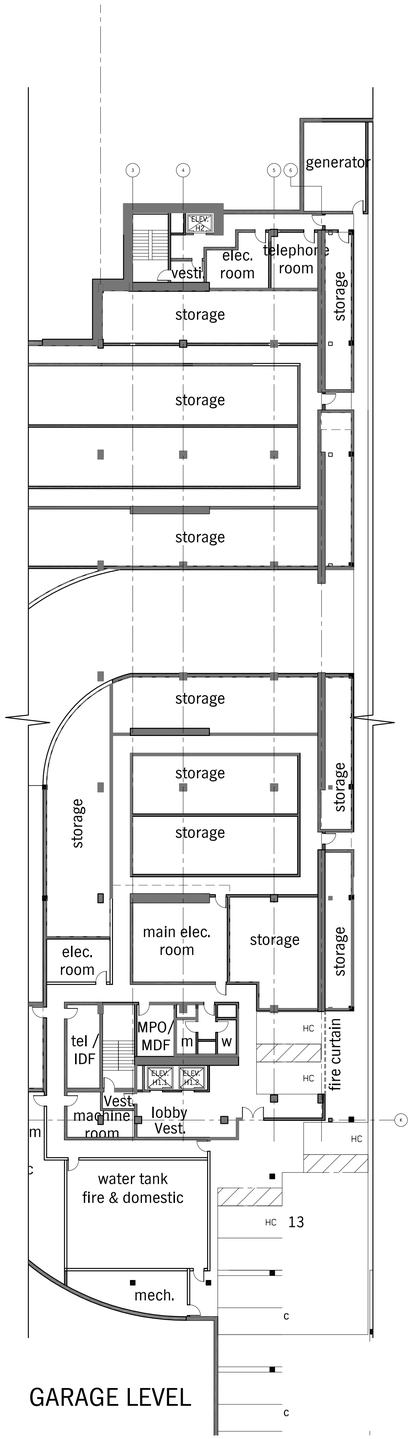
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

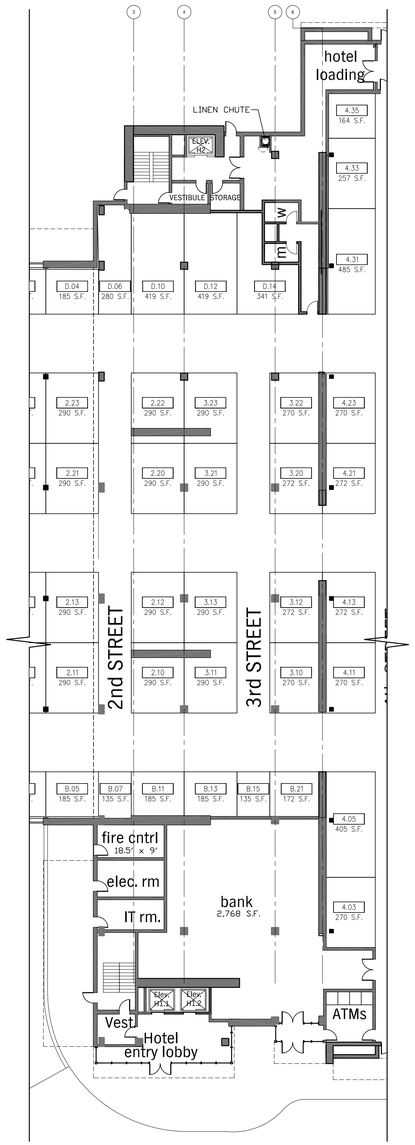
CONCEPTUAL MEZZANINE LEVEL PLAN A2.2.5

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

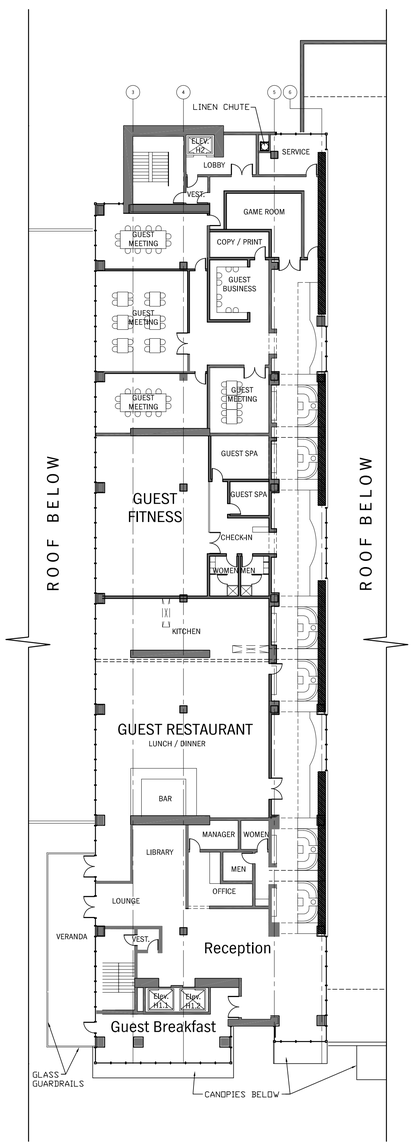
09-11-2013



GARAGE LEVEL

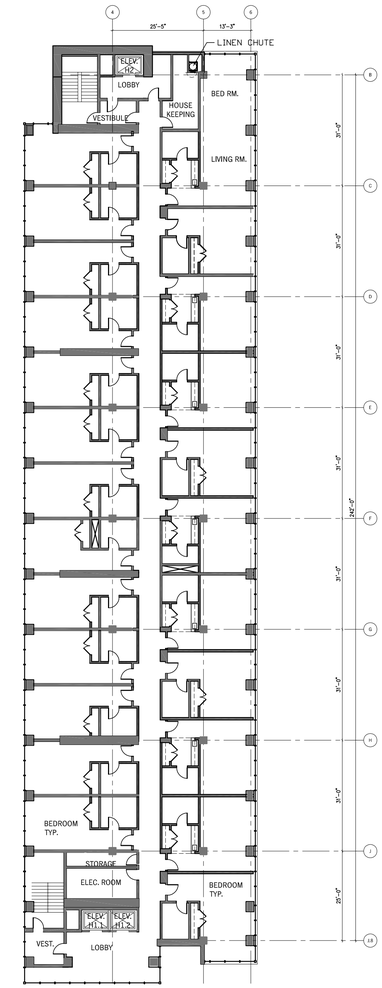


1st LEVEL (SEE A2.1 FOR AREA)



2nd LEVEL 15,360 SF GROSS
(EXCLUDE EXT WALLS, ELEVATORS/STAIRS
VERANDA DINING/PATIO)

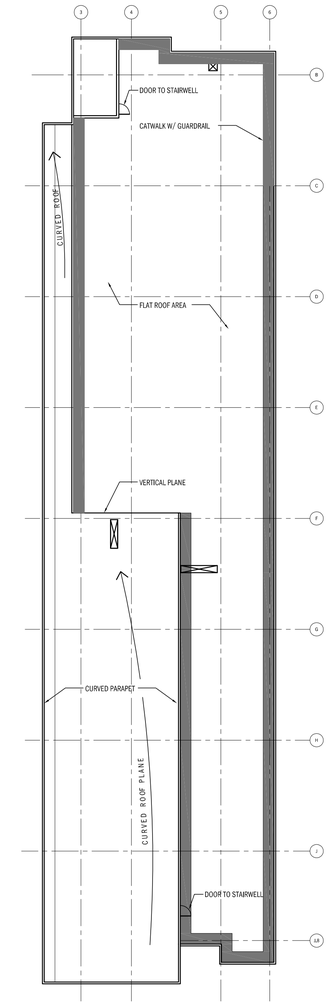
16,191 SF TOTAL AREA (INCLUDE EXT. WALL, ELEVATORS, STAIRS, VERANDA, AND PATIO)



TYP. LEVELS 3 - 12 154,330 SF GROSS IN TOTAL
(EXCLUDE EXT WALLS, ELEV. & STAIRS)

24 UNITES / LEVEL = 240 UNITS TOTAL

166,020 SF TOTAL AREA (INCLUDE EXT. WALL, STAIRS, AND ELEVATORS)



ROOF PLAN

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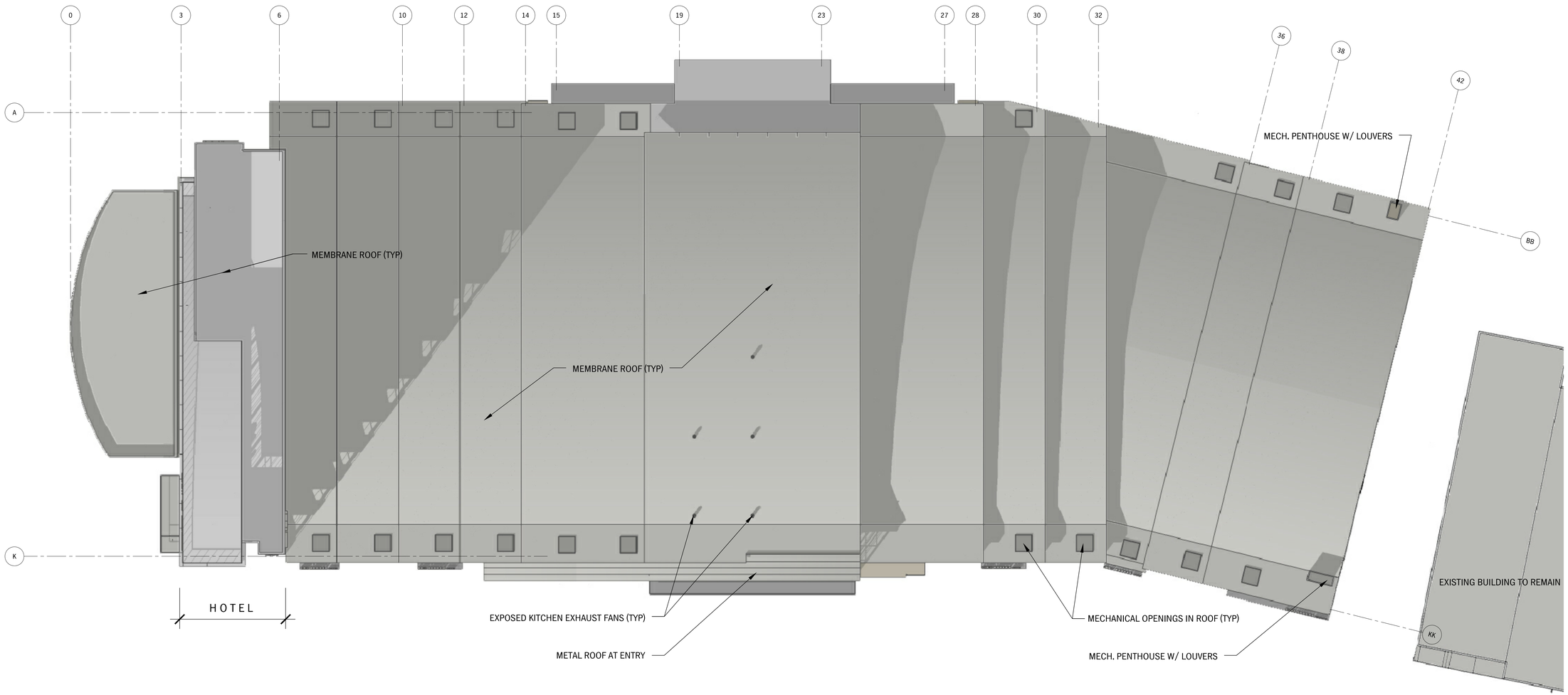
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL HOTEL PLAN A2.3

SCALE: 1" = 20'-0"

09-11-2013



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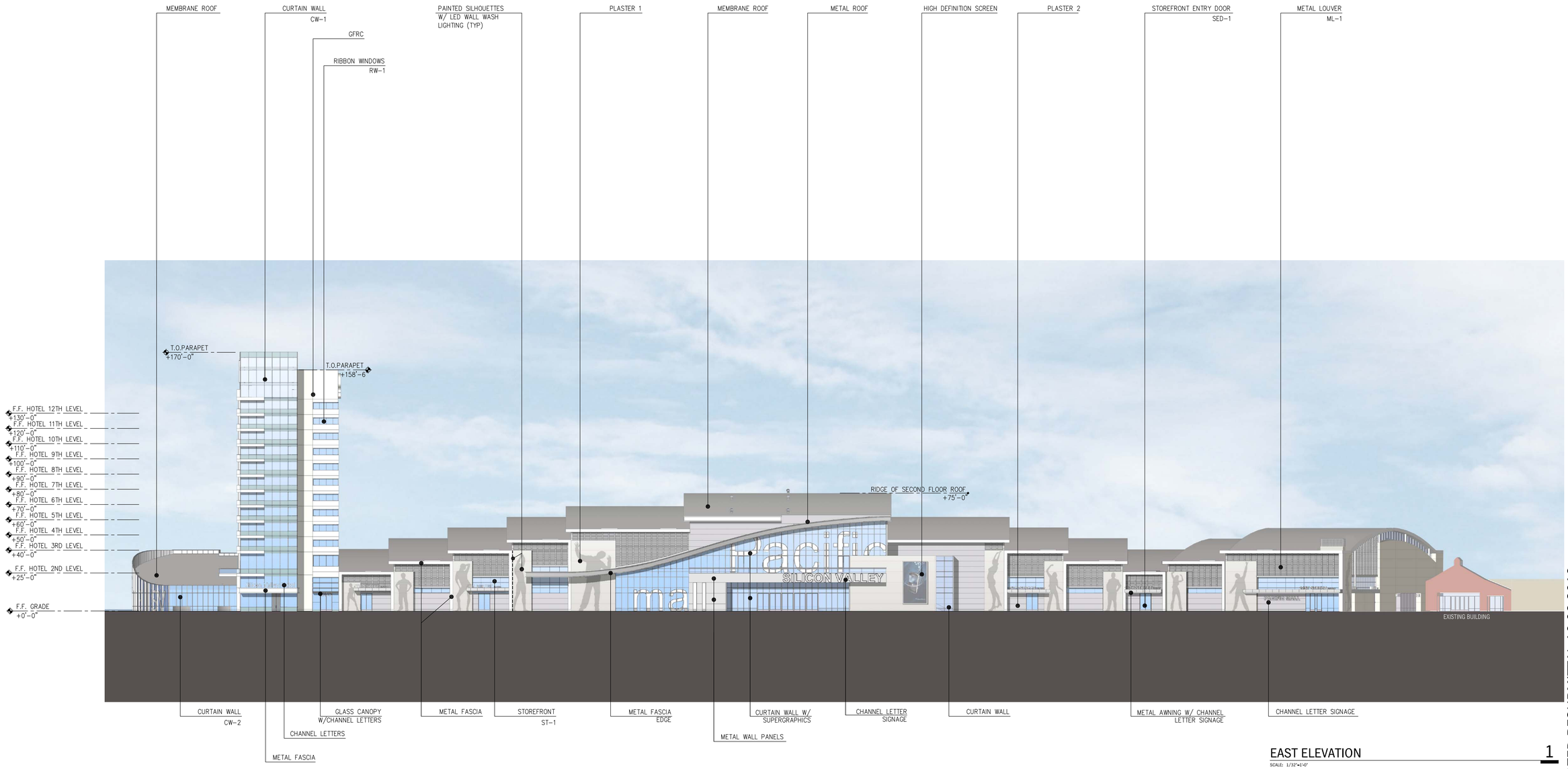
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL ROOF PLAN A2.4

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

10-08-2013



EAST ELEVATION 1

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

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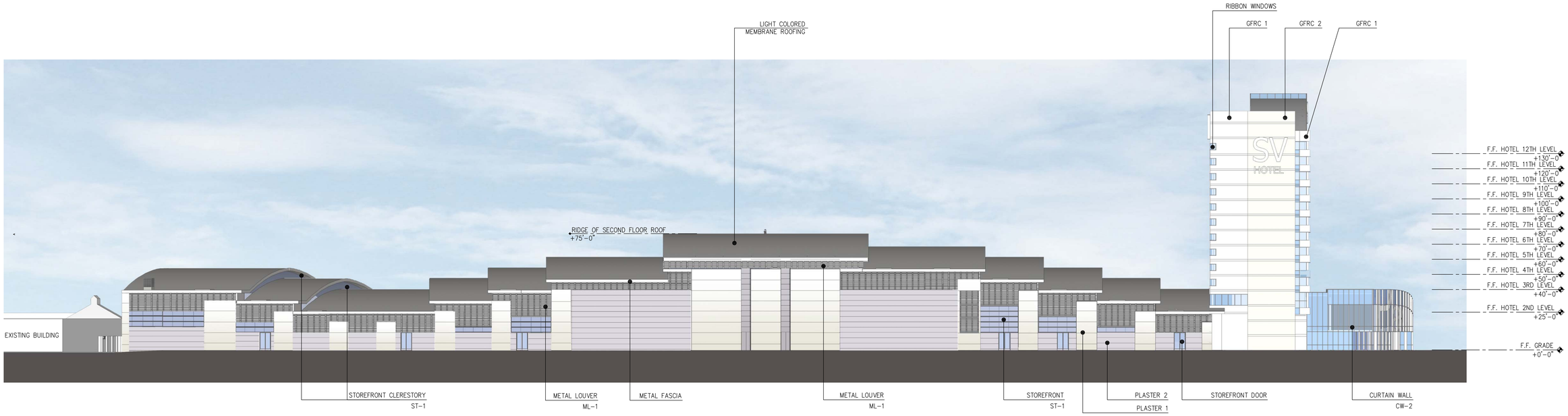
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL ELEVATIONS A3.0

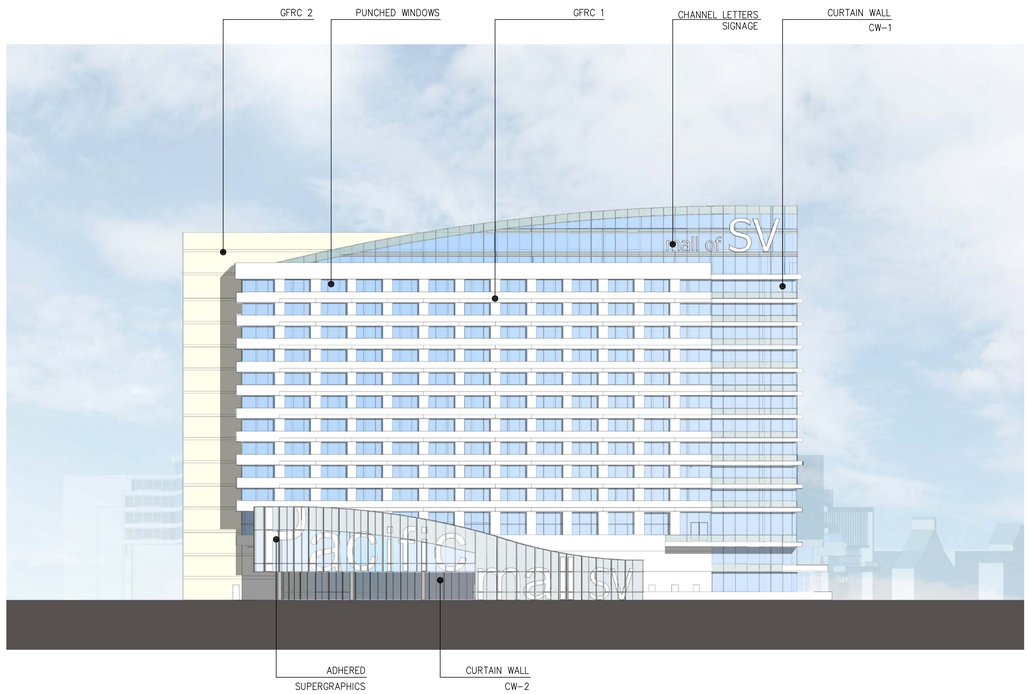
SCALE: 1/32"=1'-0"

10-08-2013



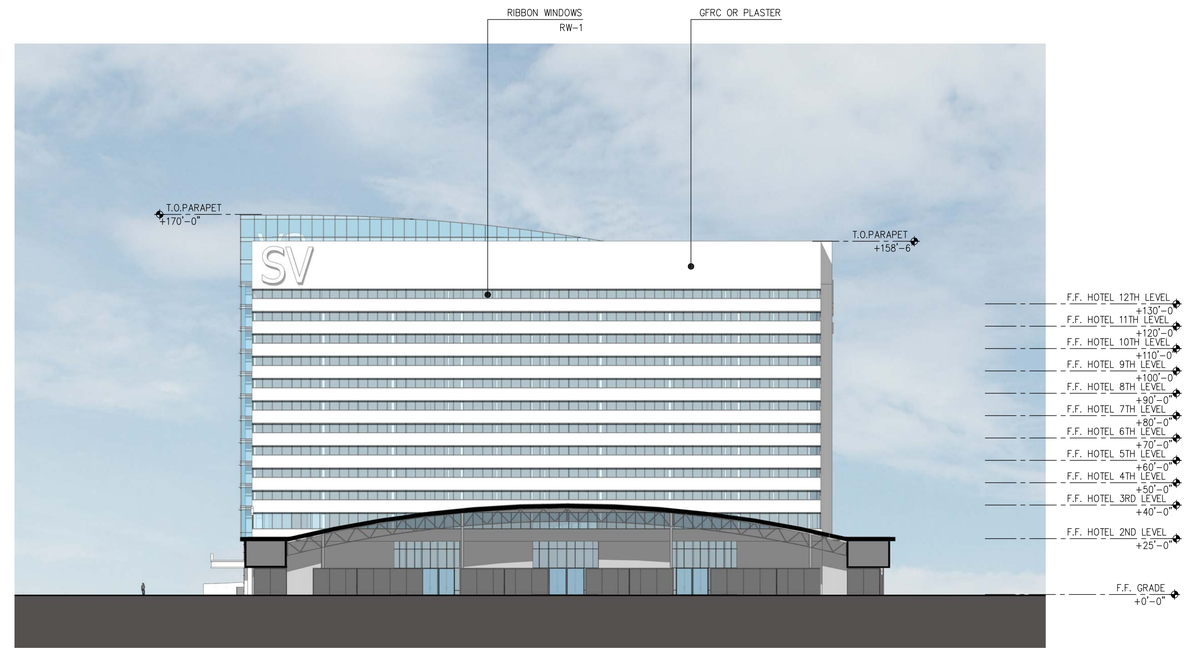
WEST ELEVATION 2

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



SOUTH ELEVATION 3

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



NORTH ELEVATION 4

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

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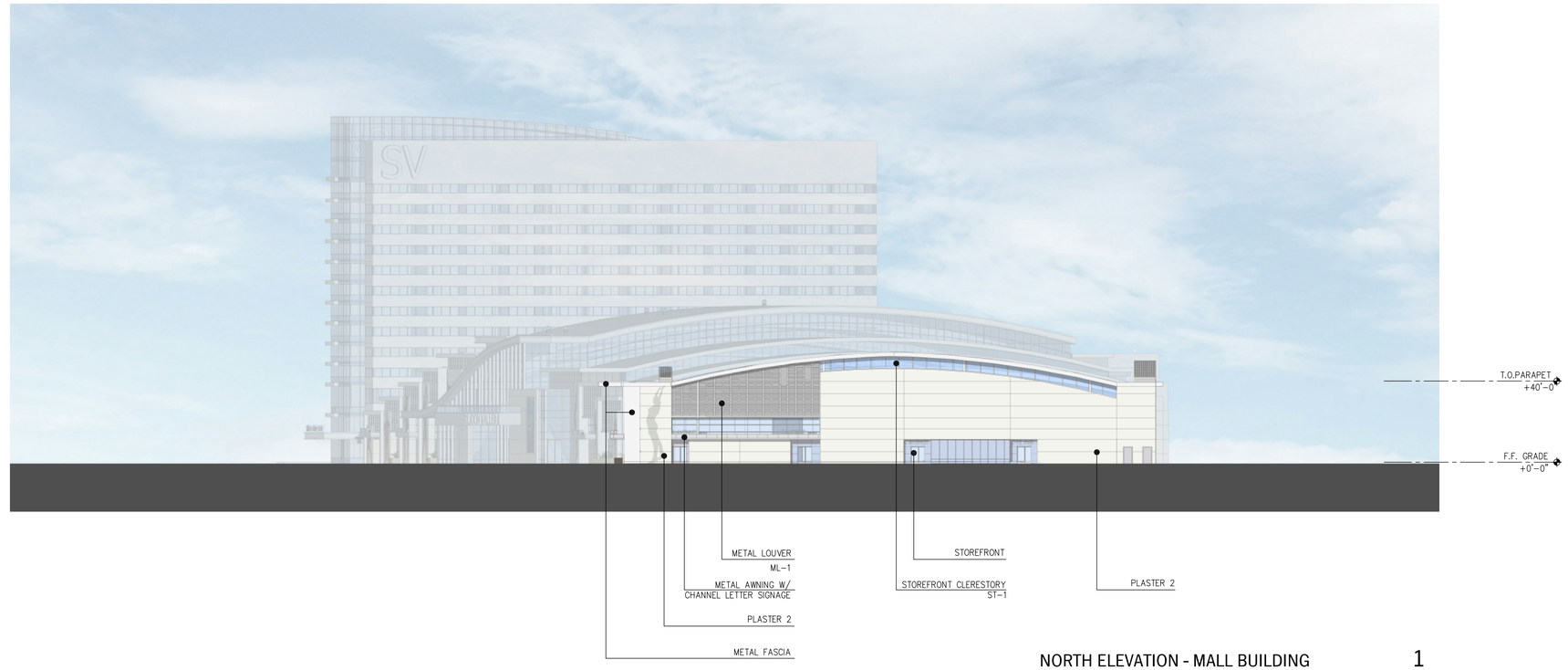
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL ELEVATIONS A3.1

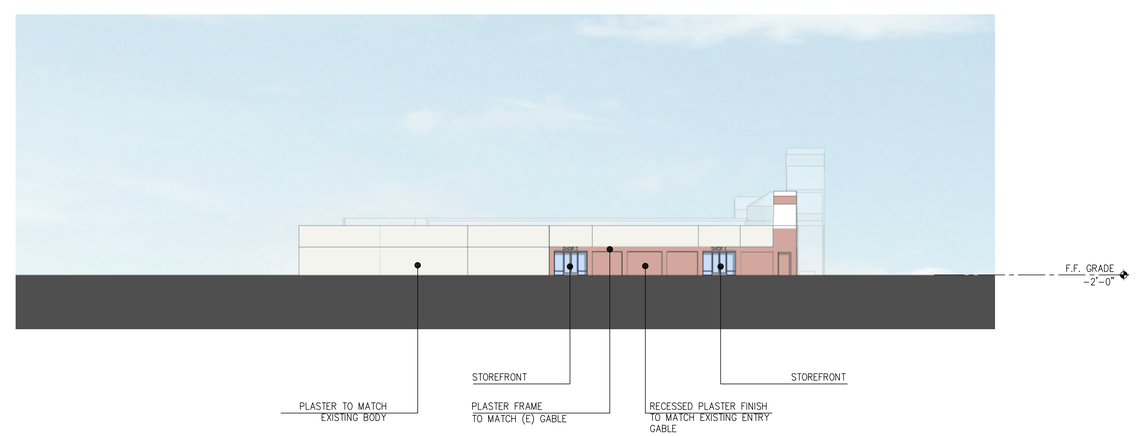
SCALE: 1/32"=1'-0"

10-08-2013



NORTH ELEVATION - MALL BUILDING 1

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



SOUTH ELEVATION - BLDG D1 2

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

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

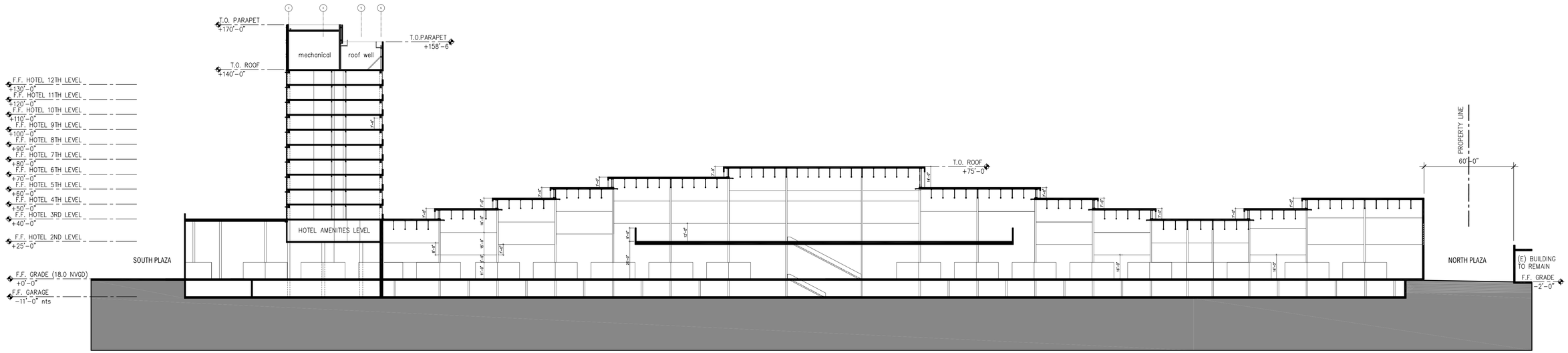
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL ELEVATIONS A3.1.5

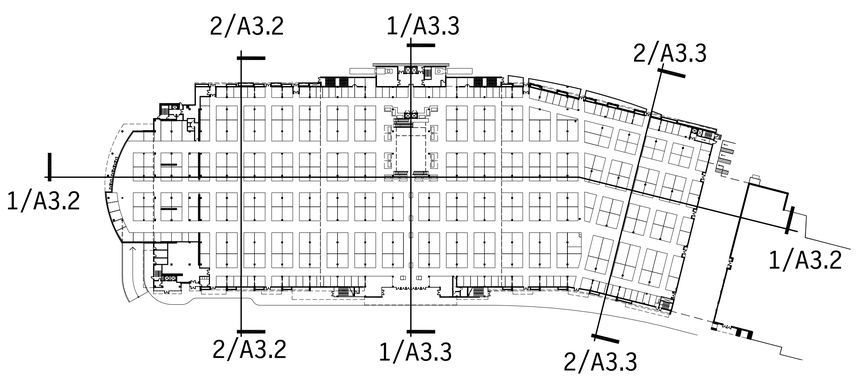
SCALE: 1/32"=1'-0"

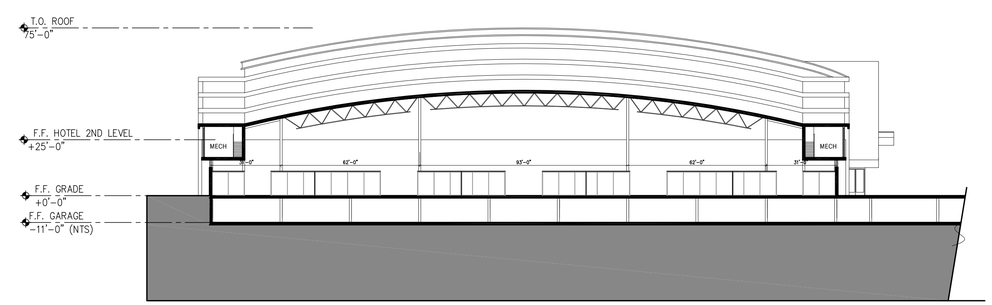
10-08-2013



SECTION-1 1

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





SECTION-2 2

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

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Steinberg Architects

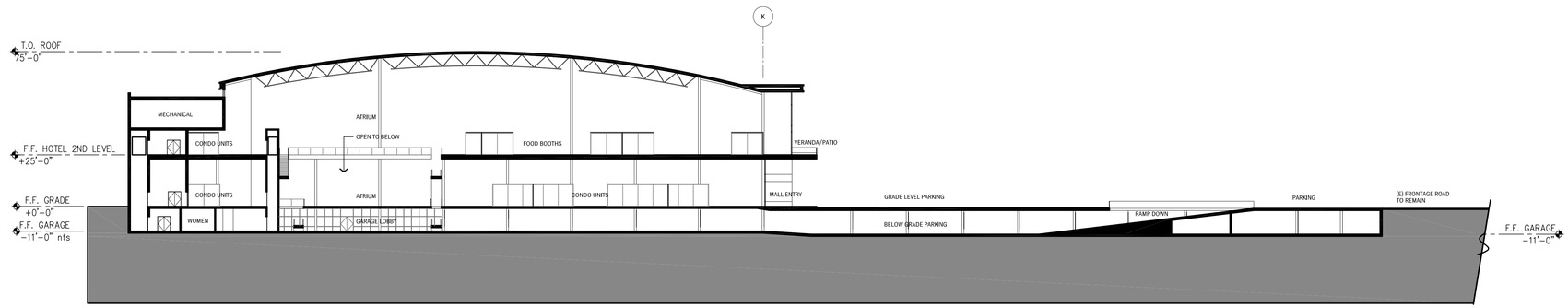
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL SECTIONS A3.2

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

10-08-2013



SECTION-1 1

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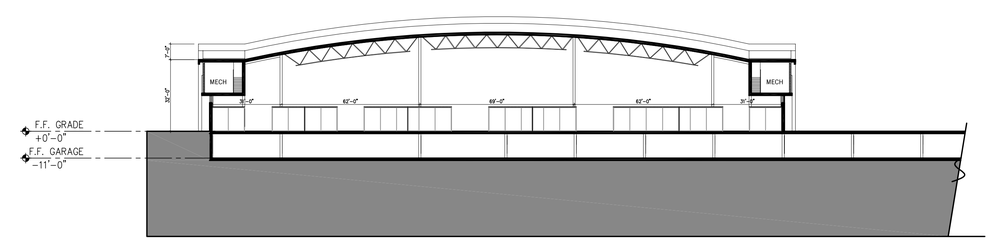

SECTION-2 2

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

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL SECTIONS A3.3

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

09-11-2013

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.0

09-11-2013

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.1

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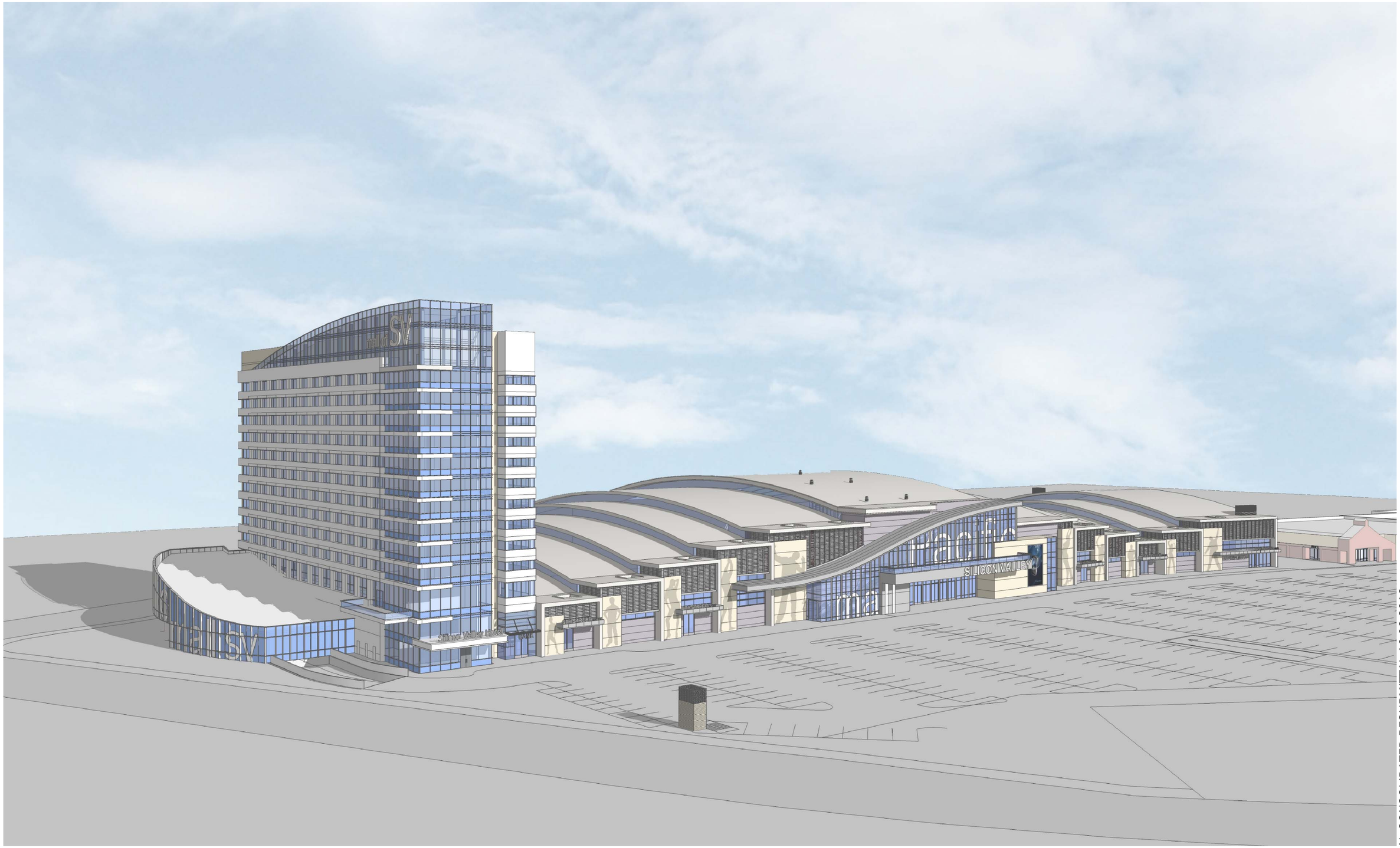
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.2

09-11-2013



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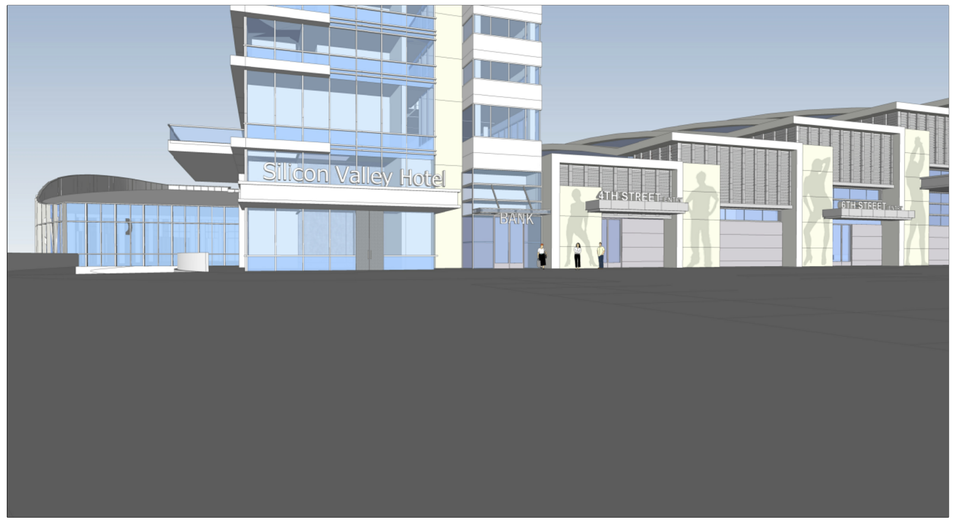
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.3

10-08-2013



view from east of HOTEL - 6TH STREET ENTRIES 1

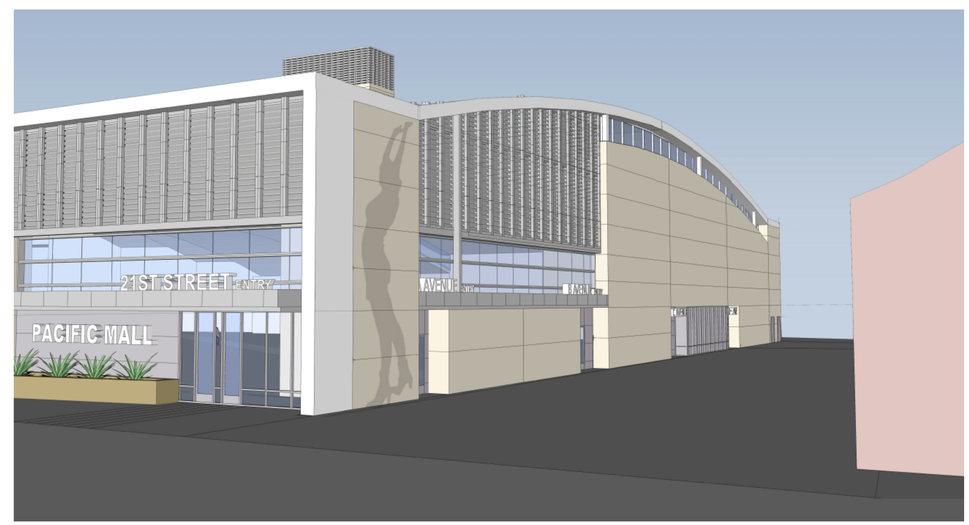
SCALE:

view from east of 15TH - 21 ST ENTRIES 2

SCALE:

view from east of ENLARGED 21ST STREET ENTRY 3

SCALE:



view of North Plaza ELEVATION 4

SCALE:

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL VIGNETTES A4.4

10-08-2013

VIEW FROM SOUTHWEST 1

SCALE:

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

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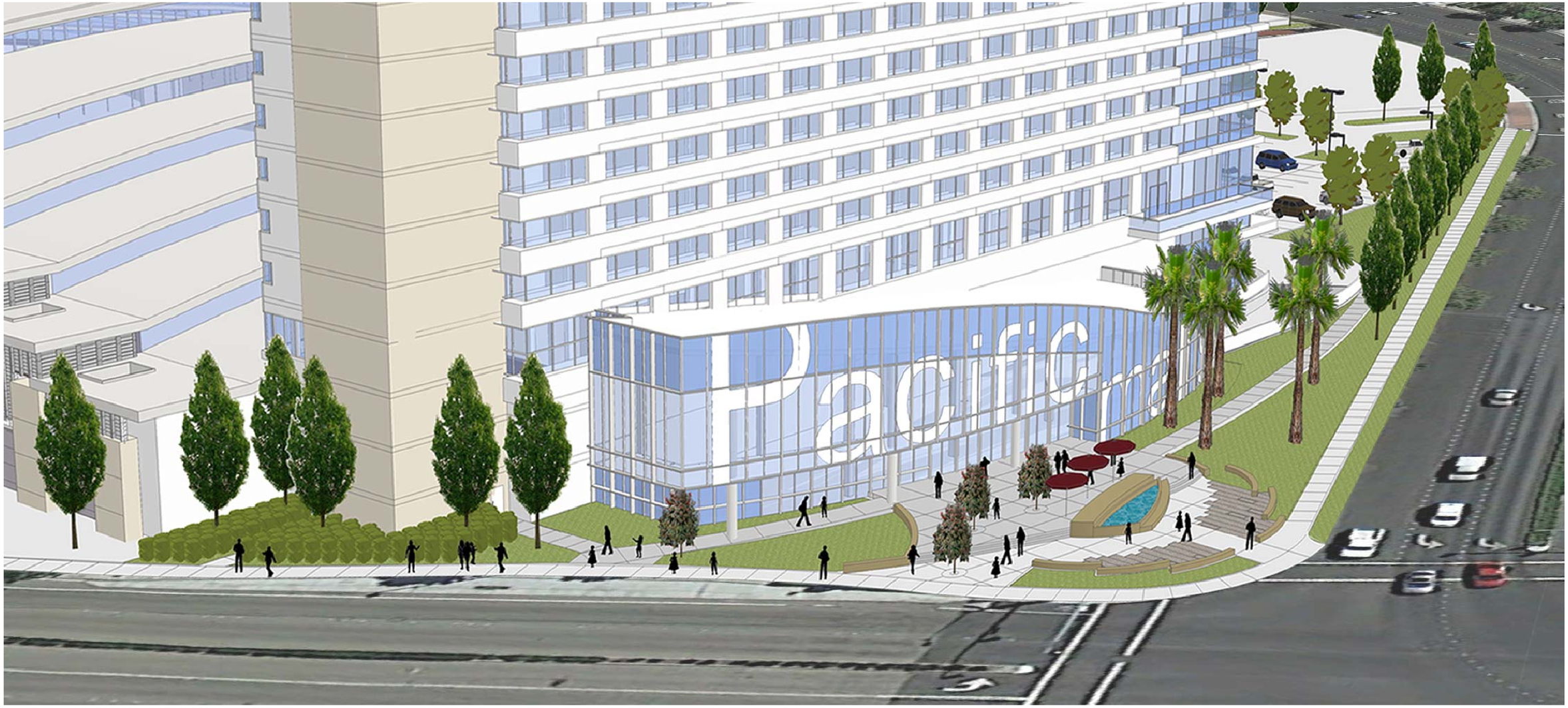
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.5

09-11-2013



VIEW OF SOUTH PLAZA 1

SCALE:

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.6

09-11-2013

VIEW FROM SOUTHEAST 1

SCALE:

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.7

10-08-2013

VIEW FROM NORTHEAST 1

SCALE:

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

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PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.8

10-08-2013

VIEW FROM SOUTH EAST 1

SCALE:

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013 R1

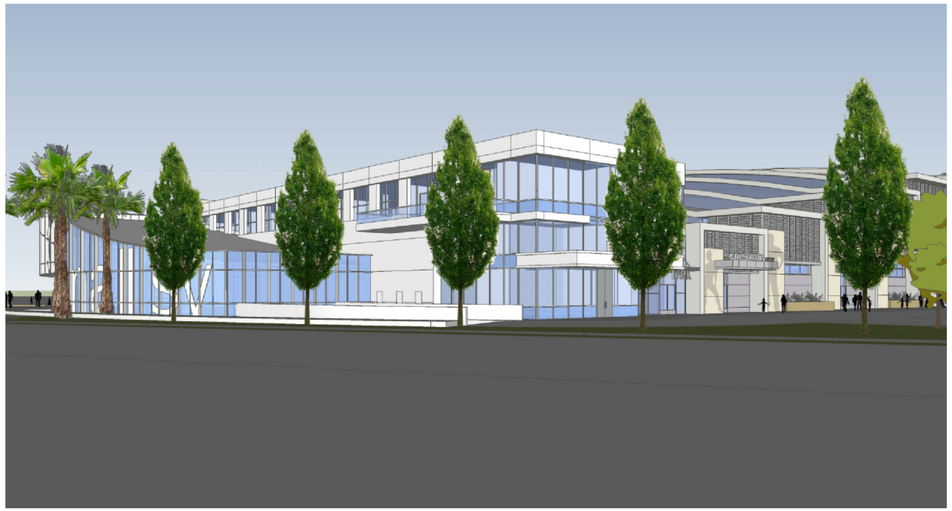
Steinberg Architects

PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.9-A1
FUTURE HOTEL BUILDING INTERIM PHASE 1A
FLAT ROOF LINE

11-26-2013



view from SOUTH EAST 1

SCALE:

view from NORTH EAST 2

SCALE:

view from SOUTH WEST 3

SCALE:

HOTEL BUILDING DATA (INTERIM PHASE 1A - FLAT ROOF LINE)

- EXCLUDES HOTEL LEVELS 3 - 12 (240 UNITS)
- INCLUDES FUTURE HOTEL'S LEVEL 2 AT 15,360 SF AS DESCRIBED IN CONDITONS OF APPROVAL.
- LEVEL 2 - INTERIOR PLAN LAYOUT TO BE SUBMITTED TO PLANNING DEPARTMENT FOR REVIEW ONCE USE IS DETERMINED

SCHEDULE:

- INTERIM PHASE 1A TO BE BUILT IF HOTEL IS NOT CONSTRUCTED CONCURRENTLY WITH MALL. PHASE 1A TO BE FOLLOWED BY EITHER PHASE 1B OR HOTEL AS DESCRIBED IN CONDITIONS OF APPROVAL.

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013 R1

VIEW FROM SOUTH EAST 1

SCALE:

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013 R1

Steinberg Architects

PACIFIC MALL SILICON VALLEY

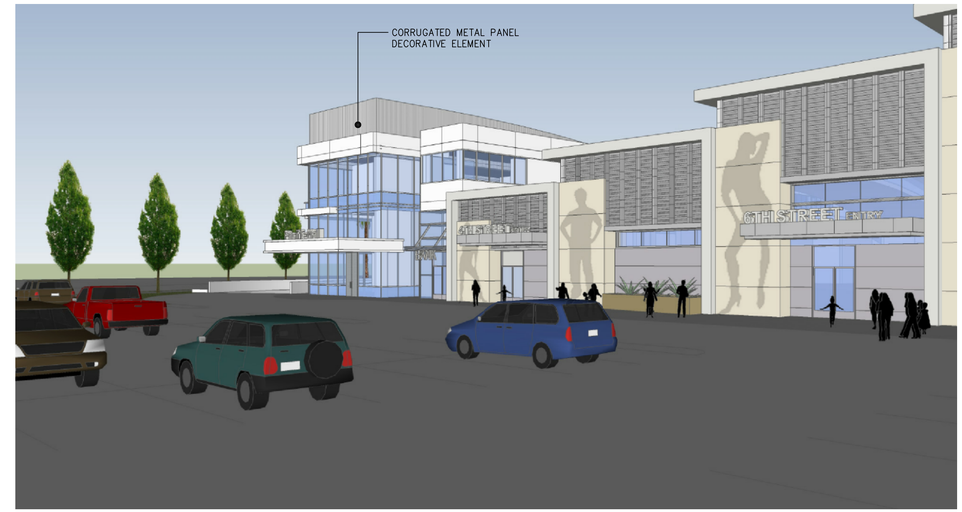
Milpitas, California
for TMS McCARTHY INC

CONCEPTUAL PERSPECTIVE A4.9-B1
FUTURE HOTEL BUILDING INTERIM PHASE 1B
CURVED ROOF LINE

11-26-2013

view from SOUTH EAST 1

SCALE:



view from NORTH EAST 2

SCALE:

view from SOUTH WEST 3

SCALE:

HOTEL BUILDING DATA (PHASE 1B - CURVED ROOF LINE)

- EXCLUDES HOTEL LEVELS 3 - 12 (240 UNITS)
- INCLUDES FUTURE HOTEL'S LEVEL 2 AT 15,360 SF AS DESCRIBED IN CONDITONS OF APPROVAL.
- LEVEL 2 - INTERIOR PLAN LAYOUT TO BE SUBMITTED TO PLANNING DEPARTMENT FOR REVIEW ONCE USE IS DETERMINED

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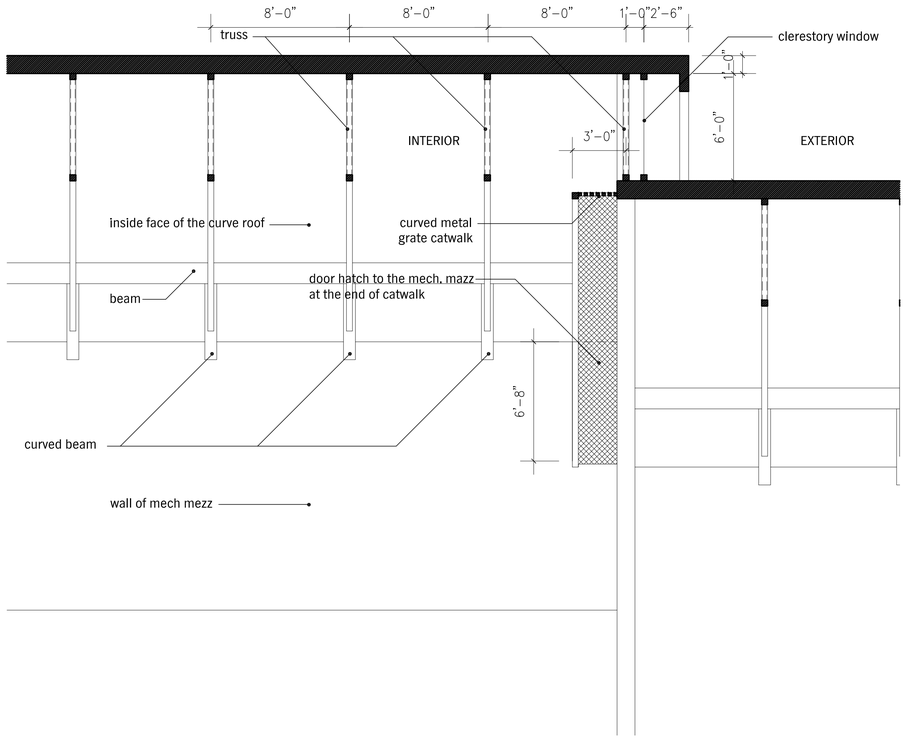
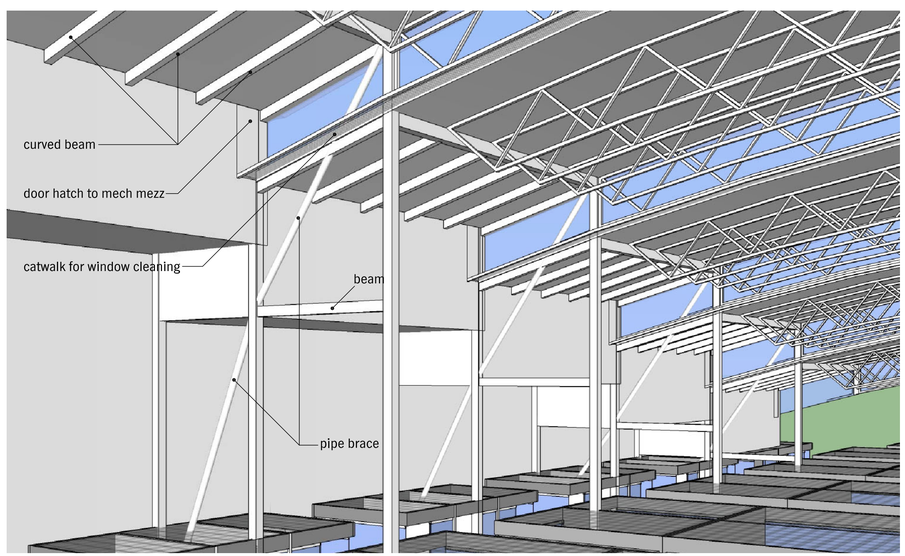
FINAL CONSOLIDATED RESUBMITTAL 10.08.2013 R1



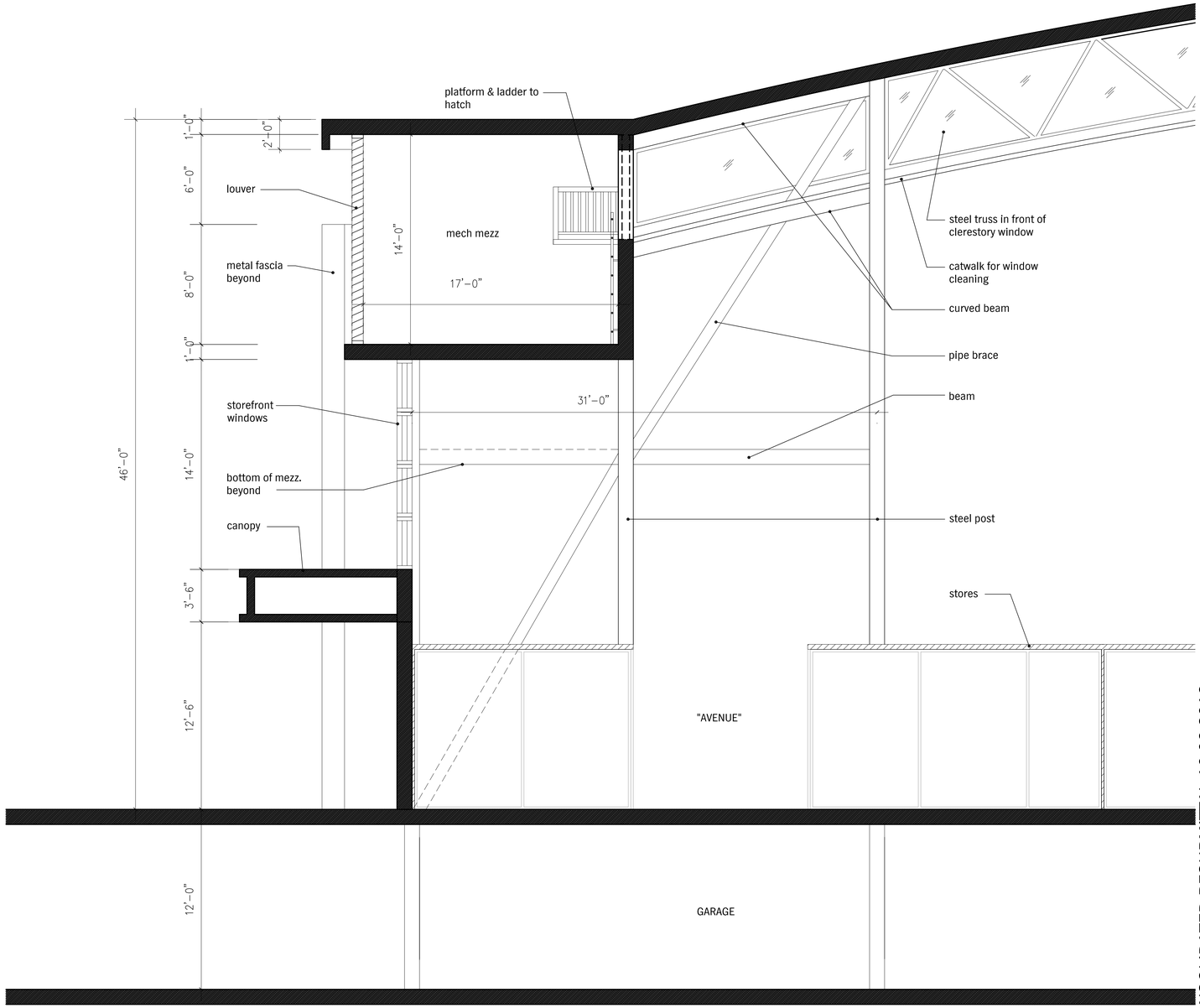
SECTION THROUGH CLERESTORY WINDOW 1

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



INTERIOR VIEW 3

SCALE: N.T.S.



SECTION AT EAST WALL 2

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

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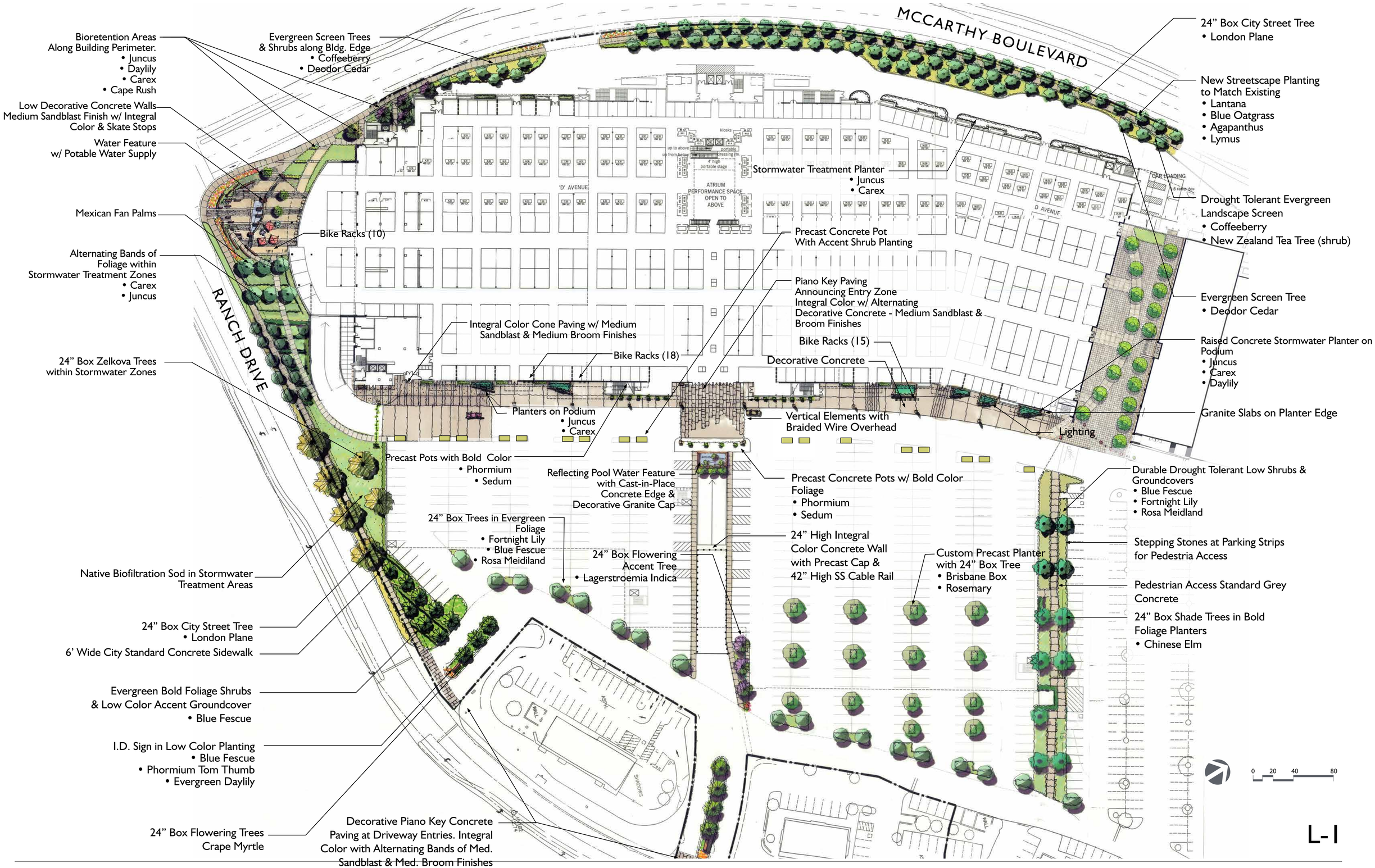
PACIFIC MALL SILICON VALLEY

Milpitas, California
for TMS McCARTHY INC

DETAILS - A 5.0

09-11-2013



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Steinberg Architects

PACIFIC MALL

Milpitas, California

SITE LANDSCAPE PLAN

9.17.13

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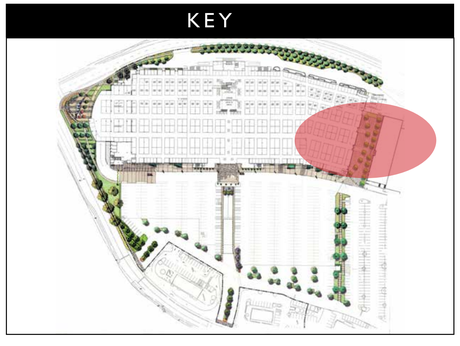
PACIFIC MALL

Milpitas, California

PLAZA ENLARGEMENT

9.11.13



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L-3

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PACIFIC MALL

Milpitas, California

ENLARGEMENT

9.17.13

Plant List

Botanical Name	Common Name	Size	Water Use
Trees			
Arbutus 'Marina'	Strawberry Tree	24" box	Low
Acer campestre	Hedge Maple	24" box	Mod
Cedrus deodora	Deodar Cedar	24" box	Low
Cercis c. 'Forest Pansy'	Purple Leaf Eastern Redbud	24" box	Mod
Chamaerops humilis	Mediterranean Fan Palm	24" box	Low
Cupressus sempervirens	Italian Cypress	24" box	Low
Eriobotrya deflexa	Bronze Loquat	24" box	Mod
Lagerstroemia i. 'Natchez'	Crape Myrtle	24" box	Low
Melaleuca quinquenervia	Cajeput Tree	24" box	Low
Platanus a. 'Columbia'	London Plane Tree	24" box	Mod
Podocarpus g. 'Icee Blue'	Fern Pine	24" box	Mod
Rhaphiolepis 'Majestic Beauty'	Indian Hawthorne Std.	24" Box	Low
Robinia x. A. 'Idahoensis'	Idaho Locust	24" box	Low
Pyrus c. 'Aristocrat'	Flowering Pear	24" box	Mod
Tristania conferta	Brisbane Box	24" box	Mod
Ulmus p. 'Brea'	Chinese Evergreen Elm	24" box	Mod
Washingtonia robusta	Mexican Fan Palm	24" box	Low
Zelkova s. 'Green Vase'	Zelkova	24" box	Mod
Shrubs			
Abelia 'kaliedoscope'	Abelia	5 gal	Mod
Aeonium a. 'Zwartkop'	NCN	5 gal	Low
Anigozanthos 'Bush Ranger'	Kangaroo Paw	5 gal	Low
Callistemon v. 'Little John'	Dwarf Bottle Brush	5 gal	Low
*Ceanothus g. Horizontalis	Carmel Creeper	5 gal	Low
Chondropetalum tectorum	Cape Rush	5 gal	High
Clivia miniata	Clivia	5 gal	Mod
Dasylirion wheeleri	Desert Spoon	5 gal	Low
Dietes irioides	Fortnight Lily	5 gal	Low
Euphorbia 'blackbird'	Blackbird Euphorbia	5 gal	Low
Euonymus j. 'Microphyllus Variegatus'	Box-leaf Euonymus	5 gal	Low
*Frangula 'Mound San Bruno'	Coffeeberry	5gal	Low
*Galvezia s. 'Firecracker'	Island Bush Snapdragon	5 gal	Low
Gaura lindheimeri	Gaura	5 gal	Low
Grevillea 'noellii'	Grevillea	5 gal	Low
Helictotrichon sempervirens	Blue Oat Grass	5 gal	Low
Hemerocallis 'Terra Cotta Baby'	Evergreen Daylily	5 gal	Mod
*Juncus patens	California Gray Rush	5 gal	Mod
Lavandula s. 'Madrid Pink'	Spanish Lavender	5 gal	Low
Leonotis leonurus	Lions Tail	5 gal	Low
Leucodendron 'Safari Sunshine'	NCN	5 gal	Low
Myrtus c. 'Compacta'	Compact Myrtle	5 gal.	Low
Nolina longifolia	Mexican Grass Tree	5 gal	Low
Phormium 'Apricot Queen'	New Zealand Flax	5 gal	Low
Phormium 'Rainbow Warrior'	New Zealand Flax	5 gal	Low
Pittosporum ten. 'Marjorie Channon'	Kohuhu	5 gal	Mod
Rosa meidiland	Meidiland Rose	5 gal	Mod
Rosa 'Knockout Pink'	Pink Knockout Rose	5 gal	Mod
Sarcococca ruscifolia	Sweet Box	5 gal	Low
Strelitzia reginae	Giant Bird Of Paradise	5 gal	Mod
Groundcover			
Carex divulsa	Berkeley Sedge	5 gal	Mod
Coprosma x 'kirkii variegata'	Variegated Coprosma	5 gal	Low
Correa p. 'Mission Bells'	Australian Fuschia	5 gal	Low
Escheveria x imbricata	Hen And Chicks	5 gal	Low
Festuca g. 'Elijah Blue'	Blue Fescue	5 gal	Low
Helleborus orientalis	Lenten Rose	5 gal	Mod
*Heuchera m. 'Purple Palace'	Coral Bells	5 gal	Mod
Lantana montevidensis	Lantana	5 gal	Low
Liriope 'Silvery Sunproof'	Variegated Lily Turf	5 gal	Mod
Lotus m. 'Amazon Sunset'	NCN	5 gal	Low
*Myoporum p. 'Putah Creek'	NCN	5 gal	Low
Ophiopogon p. 'Nigrescens'	Black Mondo Grass	5 gal	Mod
Pachysandra t. 'Green Sheen'	Japanese Spurge	5 gal	Mod
Rosmarinus 'Irene'	Prostrate Rosemary	5 gal	Low
Sedum s. 'Tricolor'	Variegated Stonecrop	5 gal	Low
Senecio mandraliscae	Chalk Sticks	5 gal	Low
Zauchneria s. 'Select Mattole'	California Fuschia	5 gal	Low
Vines			
Bougainvillea s. San Diego red'	Bougainvillea	5 gal	Low
Clematis armandii	Evergreen Clematis	5 gal	Mod
Distictis laxiflora	Vanilla Trumpet Vine	5 gal	Mod
Macfadyena unguis-cati	Cats Claw	5 gal	Low
Solanum jasminiodes	Potato Vine	5 gal	Mod

PLANTING NOTES

--The plant list is preliminary in nature. Species shall be added and subtracted to fulfill the design and horticultural requirements as necessary.

--Irrigation on grade shall be designed for recycled water per City MWELO and SBWR requirements. Irrigation on podium shall be designed for potable water per City MWELO requirements.

--The irrigation system shall be designed with water conservation in mind while achieving the goal of effectively and efficiently providing the landscape with water by means of sub surface, drip, bubbler, and spray irrigation to the shrubs/groundcover areas and bubblers to the trees per AB1881 and MWELO requirements.

--A state-of-the-art irrigation controller shall be specified for this project to control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure).

--Site soil shall be tested by an accredited soils analysis firm. Recommendations for horticultural suitability shall be integrated into soil structure to provide plant growth.

--Plant material locations shown are diagrammatic and may be subject to change in the field by the landscape architect. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows, signs nor impede access.

--The design intent of the planting plan is to establish an attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping, and in some cases removal of trees and shrubs as an on-going maintenance procedure. The contractor shall provide a final maintenance schedule for the owner to properly maintain the landscape in an attractive and healthy condition.

TREES

Zelkova s. 'Green Vase'
Zelkova

Arbutus 'Marina'
Marina Strawberry Tree

Cercis c. 'Forest Pansy'
Purple Leaf Eastern Redbud

Platanus a. 'Columbia'
London Plane Tree

Lagerstroemia i. 'Natchez'
Crape Myrtle

Robinia x. A. 'Idahoensis'
Idaho Locust

Washingtonia robusta
Mexican Fan Palm

SHRUBS

Anigozanthos 'Bush Ranger'
Kangaroo Paw Bush Ranger

Callistemon v. 'Little John'
Dwarf Weeping Bottle Brush

Camellia s. 'Setsugekka'
Camellia

Ceanothus g. Horizontalis
Carmel Creeper

Dasylirion wheeleri
Desert Spoon

Euphorbia 'blackbird'
Blackbird Euphorbia

Sarcococca ruscifolia
Sweet Box

Galvezia s. 'Firecracker'
Dwarf Island Bush Snapdragon

Lavandula s. 'Madrid Pink'
Spanish Lavender

Leucodendron 'Safari Sunshine'
NCN

Phormium 'Apricot Queen'
New Zealand Flax

Myrtus c. 'Compacta'
Compact Myrtle

Rosa meidiland
Meidiland Rose

Strelitzia reginae
Giant Bird Of Paradise

GROUNDCOVERS & VINES

Carex divulsa
Berkeley Sedge

Coprosma x 'kirkii variegata'
Variegated Coprosma

Correa p. 'Mission Bells'
Australian Fuschia

Helleborus orientalis
Lenten Rose

Bougainvillea s. 'San Diego Red'
Bougainvillea

Distictis laxiflora
Vanilla Trumpet Vine

Macfadyena unguis-cati
Cats Claw

L-4

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL
Milpitas, California

PLANT PALETTE
9.11.13

Bike Rack
Mfr: Forms & Surfaces
Model: Capitol

Tables & Chairs
Mfr: Landscape Forms
Model: Charlie

Site Lighting
Mfr: Cooper
Model: Mesa LED

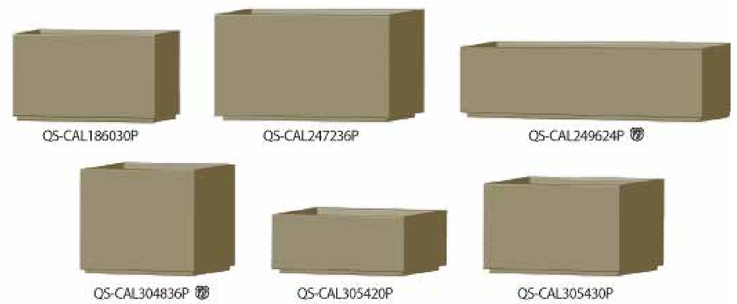
Concrete Seat Wall w/ Skate Strip

Seat Pads

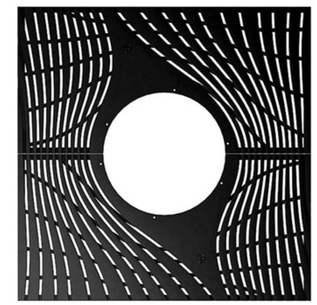
Orsogrill

Decorative Pots
Mfr: Quickrete
Model: Cascade

Decorative Pots
Mfr: Quickrete
Model: Compound



Parking Lot Planters
Mfr: Quickrete
Model: 8' x 6' Custom



Tree Grate
Marino
Hess America

Stainless Steel Cable Rail

Bollard

Concrete Paving

Concrete Paving

Concrete Paving

Pavers on Podium Deck
Mfr: Stepstone
Model: Plank

Waste Receptacle & Recycling Receptacle
Mfr: Equiparc
Model: EP3990

Gateway Plaza Fountain with Granite Fins

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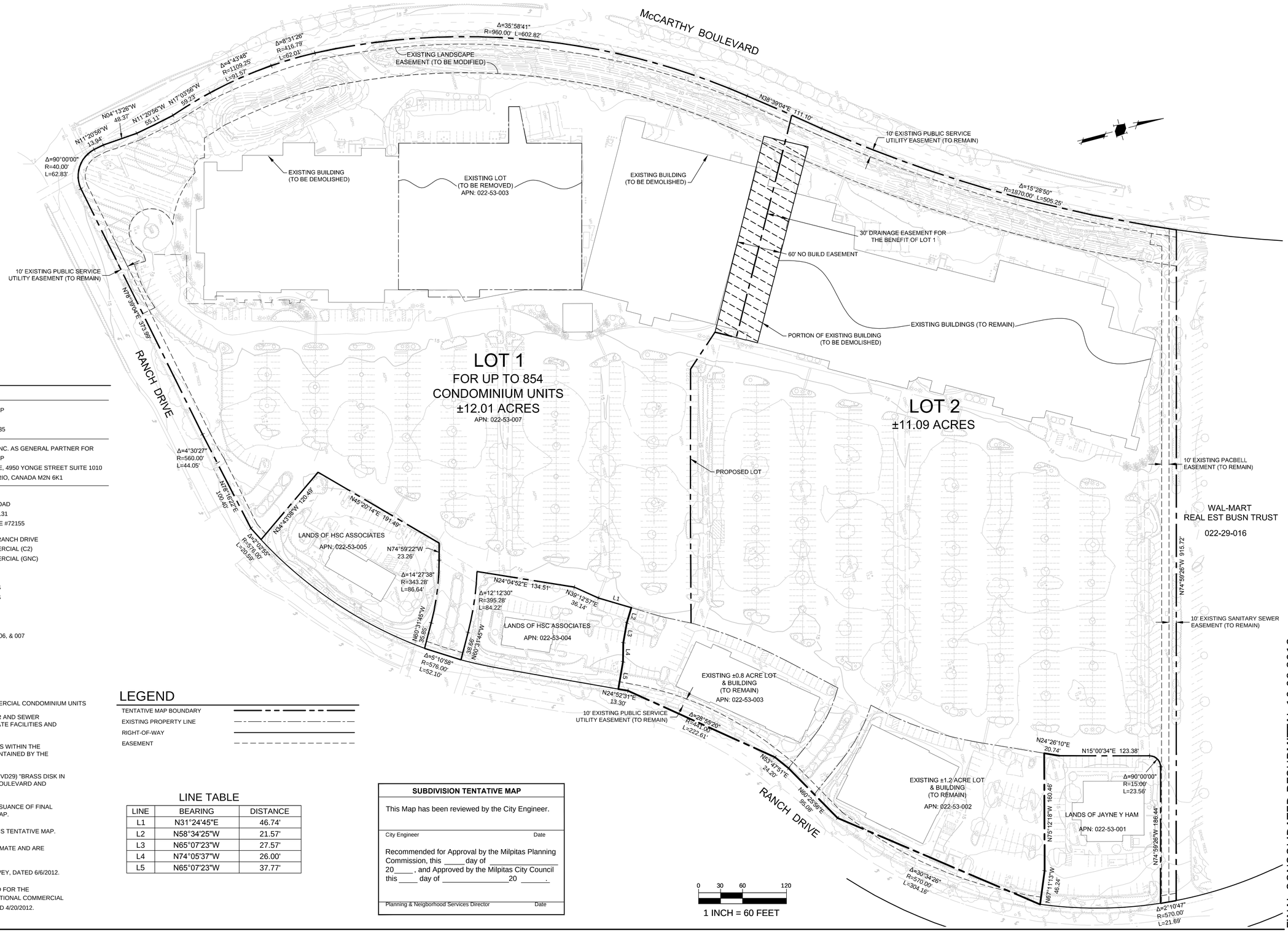


GENERAL NOTES

- PROJECT NAME: PACIFIC MALL
- OWNER: TMS McCARTHY LP
  11 RANCH DRIVE
  MILPITAS, CA 95035
- SUBDIVIDER: TMS McCARTHY INC. AS GENERAL PARTNER FOR
  TMS McCARTHY LP
  MADISON CENTRE, 4950 YONGE STREET SUITE 1010
  TORONTO, ONTARIO, CANADA M2N 6K1
- ENGINEER: HMH
  1570 OAKLAND ROAD
  SAN JOSE, CA 95131
  ZEF JIMENEZ, RCE #72155
- STREET LOCATION: 11, 63, 125 & 179 RANCH DRIVE
- EXISTING ZONING: GENERAL COMMERCIAL (C2)
- EXISTING GP DESIGNATION: GENERAL COMMERCIAL (GNC)
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: COMMERCIAL
- WATER: CITY OF MILPITAS
- SEWER: CITY OF MILPITAS
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- ASSESSOR'S PARCEL #: 022-53-002, 003, 006, & 007
- GROSS SITE AREA: ±25.1 ACRES
- PUBLIC R/W DEDICATION: ±0.0 ACRES
- NET SITE AREA: ±25.1 ACRES
- FLOOD ZONE: X
- EXISTING LOTS: 2 LOTS
- PROPOSED LOTS: 2 LOTS
- TOTAL UNITS: UP TO 854 COMMERCIAL CONDOMINIUM UNITS
- WATER AND SEWER FACILITIES: PROPOSED WATER AND SEWER FACILITIES WITHIN THE SUBDIVISION WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE SHOPPING CENTER.
- STORM DRAIN: PROPOSED STORM DRAIN FACILITIES WITHIN THE SUBDIVISION WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE SHOPPING CENTER.
- DATUM: CITY OF MILPITAS BM, MCC-RAN 17.102' (NGVD29) "BRASS DISK IN MONUMENT WELL AT INTERSECTION, MCCARTHY BOULEVARD AND RANCH ROAD."
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY RADMAN AERIAL SURVEY, DATED 6/6/2012.
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY NATIONAL COMMERCIAL SERVICES, ORDER NUMBER NCS_539531-LA2, DATED 4/20/2012.

LEGEND

- TENTATIVE MAP BOUNDARY
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N31°24'45"E	46.74'
L2	N58°34'25"W	21.57'
L3	N65°07'23"W	27.57'
L4	N74°05'37"W	26.00'
L5	N65°07'23"W	37.77'

SUBDIVISION TENTATIVE MAP

This Map has been reviewed by the City Engineer.

City Engineer Date

Recommended for Approval by the Milpitas Planning Commission, this _____day of _____ 20_____ , and Approved by the Milpitas City Council this _____ day of _____20 _____.

Planning & Neigborhood Services Director Date

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL
Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

HMH
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

REGISTERED PROFESSIONAL ENGINEER
ZEFERINO J. JIMENEZ
No. 72155
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

TM-1
OF 10
SCALE:1"=60'

REVISION 10-18-2013 SCHEMATIC DESIGN 10-08-2013
HMH # 4196.00

McCARTHY BOULEVARD

EXISTING LANDSCAPE EASEMENT (TO BE MODIFIED)

10'

49'

10' EXISTING PUBLIC SERVICE UTILITY EASEMENT (TO REMAIN)

PACIFIC MALL NEW BUILDING

30' DRAINAGE EASEMENT FOR THE BENEFIT OF PROPOSED BUILDING

60' NO BUILD EASEMENT

49'

62'

EXISTING BUILDINGS (TO REMAIN)

PORTION OF BUILDING TO BE DEMOLISHED

NEW PARKING ABOVE PODIUM

RANCH DRIVE

10' EXISTING PACBELL EASEMENT (TO REMAIN)

10' EXISTING PUBLIC SERVICE UTILITY EASEMENT (TO REMAIN)

WAL-MART REAL EST BUSN TRUST

022-29-016

EXISTING PARKING LOT (TO BE REMAIN)

LANDS OF HSC ASSOCIATES

APN: 022-53-005

10' EXISTING SANITARY SEWER EASEMENT (TO REMAIN)

LANDS OF HSC ASSOCIATES

APN: 022-53-005

10' EXISTING PUBLIC SERVICE UTILITY EASEMENT (TO REMAIN)

EXISTING BUILDING (TO REMAIN)

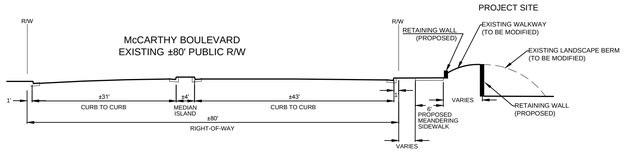
10' EXISTING PUBLIC SERVICE UTILITY EASEMENT (TO REMAIN)

RANCH DRIVE

EXISTING BUILDING (TO REMAIN)

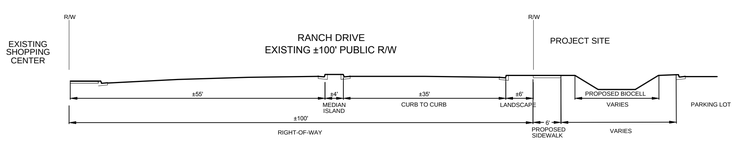
LANDS OF JAYNE Y HAM

APN: 022-53-001



A: EXISTING McCARTHY BOULEVARD SECTION

NOT TO SCALE



B: EXISTING RANCH DRIVE SECTION

NOT TO SCALE

LEGEND

- TENTATIVE MAP BOUNDARY
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- LIMIT OF WORK

NOTES

1. PROJECT TO PROVIDE AC OVERLAY ON PROJECT FRONTAGE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

0 30 60 120

1 INCH = 60 FEET

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL

Milpitas, California

VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

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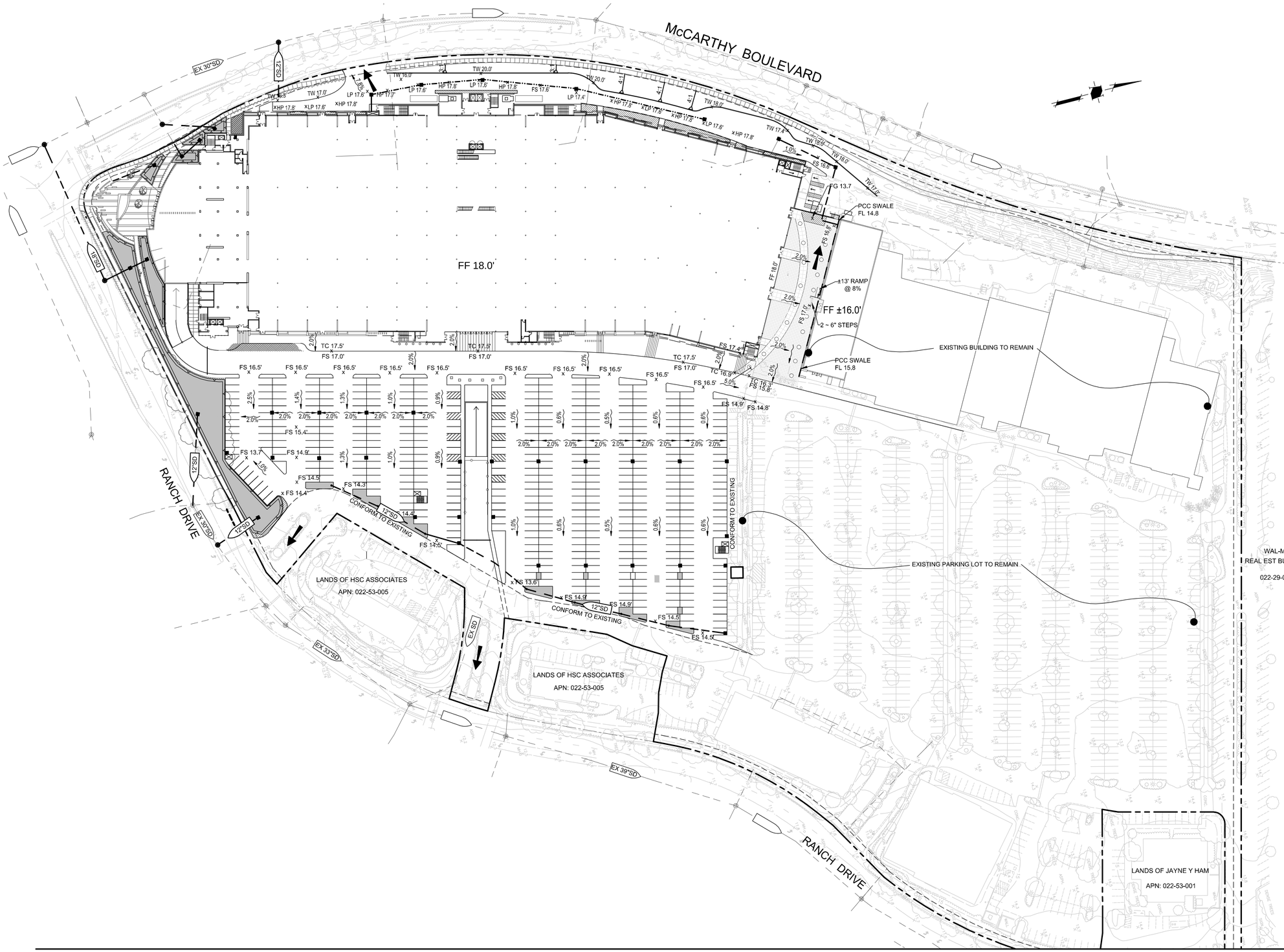
REGISTERED PROFESSIONAL ENGINEER ZENON J. MENDEZ No. 72155 CIVIL STATE OF CALIFORNIA

SITE PLAN & STREET SECTIONS

TM-2
OF 10
SCALE:1"=60'
SCHEMATIC DESIGN 10-08-2013



LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN PIPE	
TRENCH DRAIN	
CONCRETE SWALE (0.5% SLOPE)	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN MANHOLE	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
CURB CUT	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
FINISH GRADE ELEVATION	FG
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
BIOTREATMENT CELL	
FLOW THROUGH PLANTER	

NOTES

1. PROJECT SHALL UPGRADE EXISTING WHEELCHAIR RAMPS AT SOUTHERN INTERSECTION OF MCCARTHY BOULEVARD AND RANCH ROAD TO COMPLY WITH CURRENT ADA REQUIREMENTS.

0 30 60 120

1 INCH = 60 FEET

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

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PACIFIC MALL

Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

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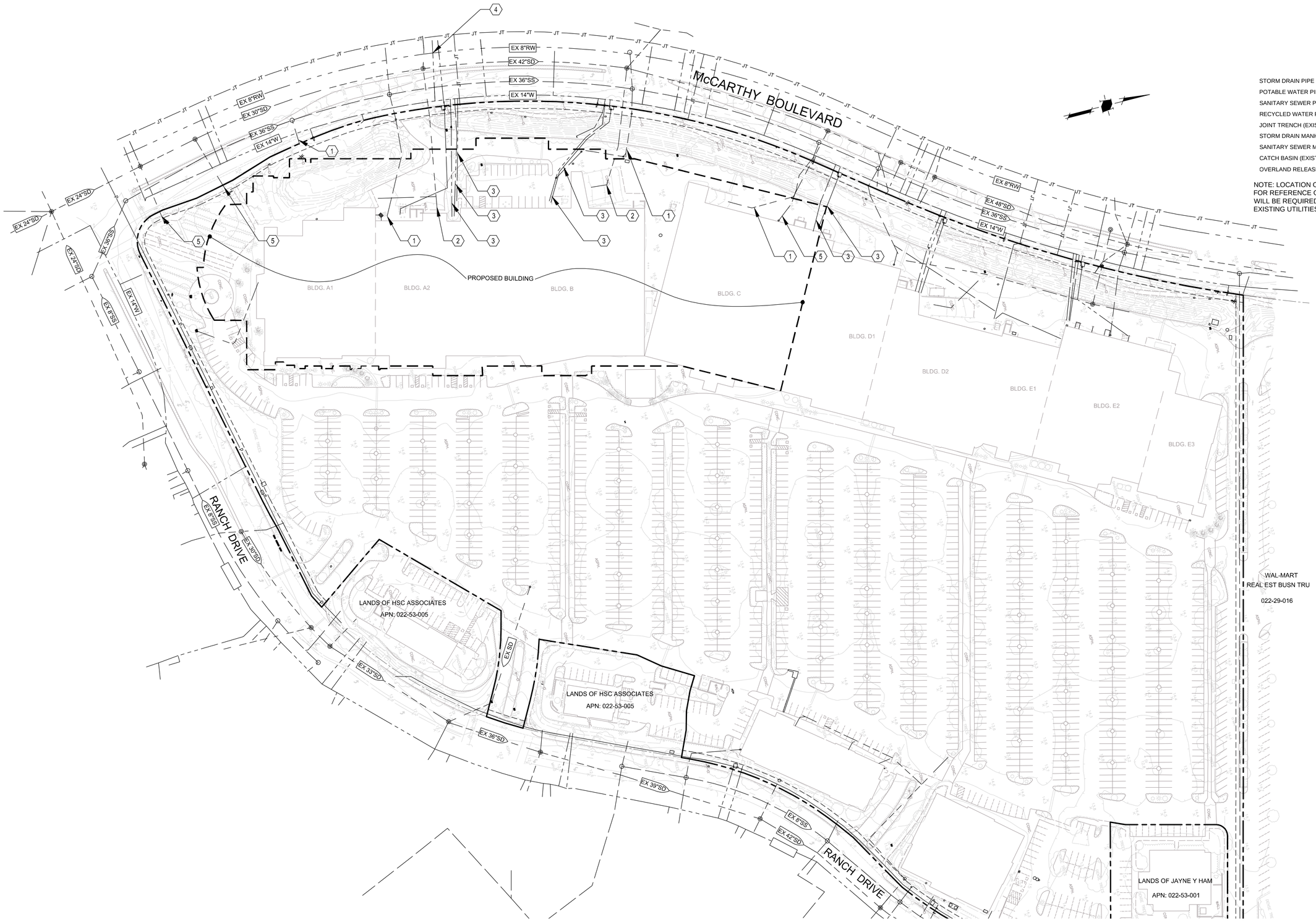
STATE OF CALIFORNIA

CONCEPTUAL GRADING & DRAINAGE PLAN

TM-3
OF 10
SCALE:1"=60'
SCHEMATIC DESIGN 10-01-2013



STORM DRAIN PIPE (EXISTING)
POTABLE WATER PIPE (EXISTING)
SANITARY SEWER PIPE (EXISTING)
RECYCLED WATER PIPE (EXISTING)
JOINT TRENCH (EXISTING)
STORM DRAIN MANHOLE (EXISTING)
SANITARY SEWER MANHOLE (EXISTING)
CATCH BASIN (EXISTING)
OVERLAND RELEASE PATH

NOTE: LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. ADDITIONAL FIELD INVESTIGATION AND POTHOLING WILL BE REQUIRED PRIOR TO CONSTRUCTION TO CONFIRM LOCATION OF EXISTING UTILITIES AND SERVICES.

1. EXISTING SS LATERAL TO REMAIN FOR PROJECT USE
2. ABANDON EXISTING SD LATERAL
3. ABANDON EXISTING WATER SERVICE
4. EXISTING RECYCLED WATER LATERAL TO REMAIN FOR PROJECT USE
5. EXISTING SD LATERAL TO REMAIN FOR PROJECT USE

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

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PACIFIC MALL
Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

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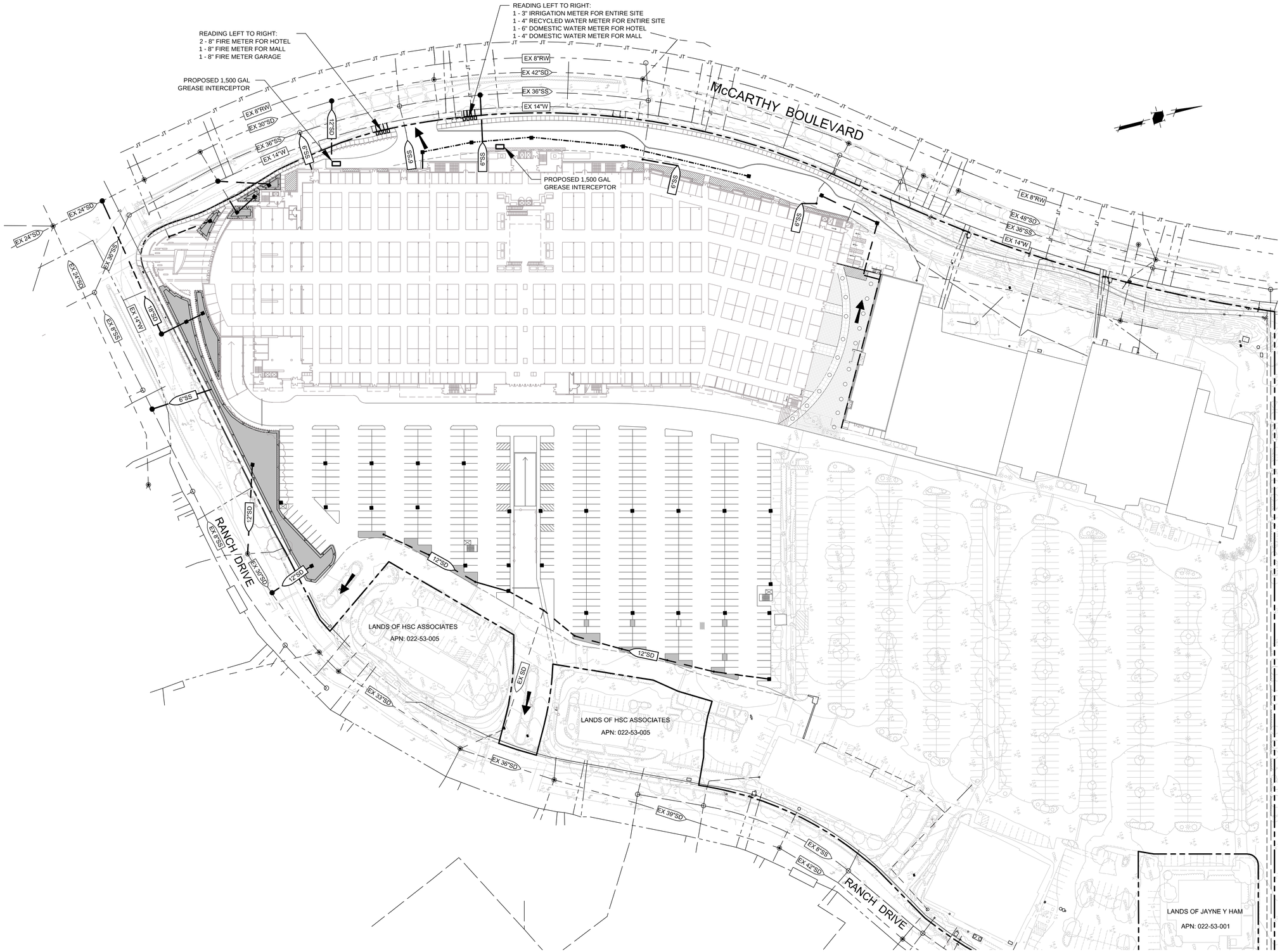
EXISTING UTILITY PLAN

TM-4
OF 10
SCALE:1"=60'
SCHEMATIC DESIGN 10-01-2013



LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE (EXISTING)	
POTABLE WATER PIPE (EXISTING)	
SANITARY SEWER PIPE (EXISTING)	
JOINT TRENCH (EXISTING)	JT JT JT JT
RECYCLED WATER PIPE (EXISTING)	
STORM DRAIN PIPE	
POTABLE WATER PIPE	
SANITARY SEWER PIPE	
CONCRETE SWALE (0.5% SLOPE)	
TRENCH DRAIN	
RECYCLED WATER PIPE (EXISTING)	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
SANITARY SEWER MANHOLE (EXISTING)	
SANITARY SEWER MANHOLE	
OVERLAND RELEASE PATH	
BIOTREATMENT CELL	
FLOW THROUGH PLANTER	

NOTES

1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. ADDITIONAL FIELD INVESTIGATION AND POTHOLING WILL BE REQUIRED PRIOR TO CONSTRUCTION TO CONFIRM LOCATION OF EXISTING UTILITIES AND SERVICES.

0 30 60 120

1 INCH = 60 FEET

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL

Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

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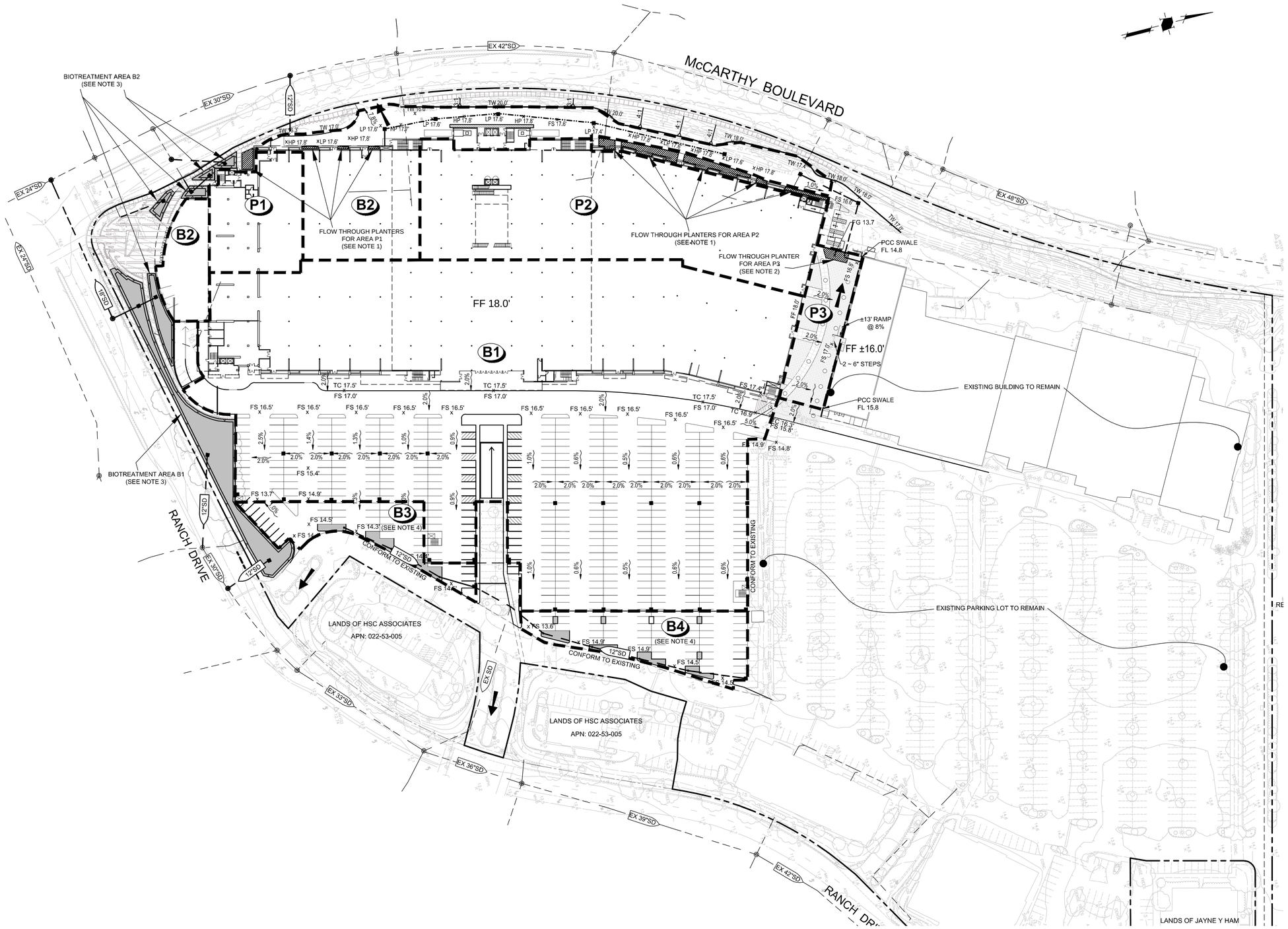
STATE OF CALIFORNIA

CONCEPTUAL UTILITY PLAN

TM-5
OF 10
SCALE:1"=60'
SCHEMATIC DESIGN 10-01-2013



LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
CONCRETE SWALE (0.5% SLOPE)	
TRENCH DRAIN	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
BIOTREATMENT CELL	
FLOW THROUGH PLANTER	
BIOTREATMENT CELL DRAINAGE AREA BOUNDARY	B1
FLOW THROUGH PLANTER DRAINAGE AREA BOUNDARY	P1

NOTES

1. P1 AND P2 RUNOFF WILL BE CONVEYED TO FLOW THROUGH PLANTERS VIA GRAVITY DISCHARGE IN RAIN WATER LEADERS OR PUMPS.
2. P3 RUNOFF WILL SURFACE FLOW ACROSS THE PLAZA AND CONVEYED TO FLOW THROUGH PLANTER VIA CONCRETE SWALE.
3. B1 AND B2 RUNOFF WILL BE CONVEYED TO CORRESPONDING BIOTREATMENT CELLS VIA PUMPS. DETAILED BUILDING PLUMBING PLAN TO BE PROVIDED AT A LATER DATE.
4. B3 AND B4 RUNOFF WILL SURFACE FLOW ACROSS PARKING SPACES AND CONVEYED TO CORRESPONDING BIOTREATMENT CELLS VIA CURB CUTS.

0 30 60 120

1 INCH = 60 FEET

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL

Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

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CIVIL
STATE OF CALIFORNIA

CONCEPTUAL STORMWATER CONTROL PLAN

TM-6
OF 10

SCALE:1"=60'

REVISION 10-18-2013 SCHEMATIC DESIGN 10-08-2013

HMH # 4196.00

Building Roof Area

Total surface area required for the proposed flow through planters within each drainage area is calculated in conformance with the Combination Flow and Volume Design Basis sizing methodology contained in the Santa Clara Valley Urban Runoff Pollution Prevention Program's C.3 Stormwater Handbook.

Drainage Area P1

Water Quality Volume

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 13,462 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*

= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 13,462 ft^2 x (1 ft/12 in.)
= 928 ft^3

Water Quality Design Volume = 928 ft3

Planter Sizing P1

1. Determine WQ Design Volume (VWQ).
   VWQ = 928 ft^3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 13,462 ft^2 = 538 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 538 ft^2 = 366 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   366 ft^2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 595 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   928 ft^3 - 595 ft^3 = 333 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   333 ft^3 / 366 ft^2 = .91 ft = 10.9 in.

Minimum required planter surface area = 366 ft^2

Planter Sizing P2

Water Quality Volume

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 69,000 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*
= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 69,000 ft^2 x (1 ft/12 in.)
= 4,754 ft^3

Water Quality Design Volume = 4,754 ft^3

Planter Sizing P2

1. Determine WQ Design Volume (VWQ).
   VWQ = 4,754 ft^3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 69,000 ft2 = 2,760 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 2,760 ft2 = 1,877 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   1,877 ft^2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 3,050 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   4,754 ft^3 - 3,050 ft^3 = 1,704 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   1,704 ft^3 / 1,877 ft^2 = .91 ft = 10.9 in.

Minimum required planter surface area = 1,877 ft^2

Water Quality Volume - Drainage Area P3

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 11,675 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*
= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 11,675 ft^2 x (1 ft/12 in.)
= 804 ft^3

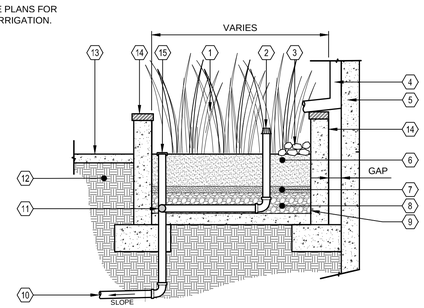
Water Quality Design Volume = 804 ft3

Planter Sizing P3

1. Determine WQ Design Volume (VWQ).
   VWQ = 804 ft^3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 11,675 ft^2 = 467 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 467 ft^2 = 318 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   318 ft2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 517 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   804 ft^3 - 517 ft^3 = 287 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   287 ft^3 / 304 ft^2 = .90 ft = 10.8 in.

Minimum required planter surface area = 318 ft^2

NOTES:
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



1. PLANT MATERIAL (SEE LANDSCAPE PLANS)
2. OVER FLOW PIPE WITH ATRIUM GRATE
3. COBBLE DISSIPATOR
4. DOWNSPOUT
5. BUILDING WALL (SEE STRUCTURAL PLANS)
6. SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MIN. 18" DEPTH), SHALL CONFORM TO TEH SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT
7. PEA GRAVEL (MIN 2" DEPTH)
8. DRAIN ROCK - CALTRANS STANDARD SECTION 68.-1.025 CLASS 2 PERMEABLE MATERIAL OR EQUIVALENT (MIN 12" DEPTH)
9. WATERPROOFING BY OTHERS
10. PERFORATED PVC SUBDRAIN PIPE (MIN. 4" DIA)
11. PVC PIPE TO STORM DRAIN
12. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
13. ADJACENT SIDEWALK (PER LANDSCAPE PLAN)
14. PLANTER WALL
15. CLEANOUT WITH CAP AT FINISHED GRADE

FLOW THROUGH PLANTER
SCALE: N.T.S.

Table 2. Proposed Flow Through Planter Summary

Drainage Area	Size	Impervious Surfaces	Sizing Factor*	Minimum Planter Surface Area	Proposed Planter Surface Area
P1	13,462 sq. ft.	Building roof	.027	366 sq. ft.	484 sq. ft.
P2	69,000 sq. ft.	Building roof	.027	1,877 sq. ft.	1,954 sq. ft.
P3	11,675 sq. ft.	Plaza walkways	0.27	318 sq. ft.	335 sq. ft.
Total	***94,137 sq. ft.***		***.027***	***2,561 sq. ft.***	***2,773 sq. ft.***

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Biotreatment Area Sizing

Surface area of each proposed biotreatment cell is calculated in conformance with the Combination Flow and Volume Design Basis sizing methodology contained in the Santa Clara Valley Urban Runoff Pollution Prevention Program's C.3 Stormwater Handbook.

Drainage Area B1

Water Quality Volume

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 260,880 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*
= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 260,880 ft^2 x (1 ft/12 in.)
= 17,975 ft^3

Water Quality Design Volume = 17,975 ft^3

Biotreatment Area Sizing

1. Determine WQ Design Volume (VWQ).
   VWQ = 17,975 ft^3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 260,880 ft^2 = 10,435 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 10,435 ft^2 = 7,096 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   7,096 ft^2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 11,531 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   17,975 ft^3 - 11,531 ft^3 = 6,444 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   6,444 ft^3 / 7,602 ft^2 = .91 ft = 10.9 in.

Minimum required biotreatment cell surface area = 7,096 ft^2

Drainage Area B2

Water Quality Volume

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 54,032 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*
= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 54,032 ft^2 x (1 ft/12 in.)
= 3,723 ft^3

Water Quality Design Volume = 3,723 ft^3

Biotreatment Area Sizing

1. Determine WQ Design Volume (VWQ).
   VWQ = 3,723 ft^3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 54,032 ft^2 = 2,161 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 2,161 ft^2 = 1,469 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   1,469 ft^2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 2,387 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   3,723 ft^3 - 2,387 ft^3 = 1,336 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   1,336 ft^3 / 1,469 ft^2 = .91 ft = 10.9 in.

Minimum required biotreatment cell surface area = 1,469 ft^2

Drainage Area B3

Water Quality Volume

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 13,500 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*
= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 13,500 ft^2 x (1 ft/12 in.)
= 930 ft^3

Water Quality Design Volume = 930 ft^3

Biotreatment Area Sizing

1. Determine WQ Design Volume (VWQ).
   VWQ = 930 ft3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 13,500 ft^2 = 540 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 540 ft^2 = 367 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   367 ft^2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 596 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   930 ft^3 - 596 ft^3 = 334 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   334 ft^3 / 367 ft^2 = .91 ft = 10.9 in.

Minimum required biotreatment cell surface area = 367 ft^2

Drainage Area B4

Water Quality Volume

Step 1 *Determine drainage area for the BMP*

Total Drainage Area to BMP
= 18,000 ft^2

Step 2 *Determine percent imperviousness of the drainage area*

= 100%

Step 3 *Determine Mean Annual Precipitation*

= 14.7 in.

Step 4 *Identify rain gage closest to the site*

San Jose Airport MAPgage = 13.9 in.

Step 5 *Determine rain gage correction factor*

= 14.7 in. / 13.9 in.
= 1.06

Step 6 *Identify representative soil type for drainage area*

D (Clay)

Step 7 *Determine average slope for the drainage area*

= 1%

Step 8 *Determine unit basin storage from sizing curves (90% Capture, Runoff Coefficient = 1.00, 48-hr Drawdown, San Jose Capture/Treatment Analysis)*
= .78 in.

Step 9 *Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area*

= 1.06 x .78 in. x 18,000 ft^2 x (1 ft/12 in.)
= 1,240 ft^3

Water Quality Design Volume = 1,240 ft^3

Biotreatment Area Sizing

1. Determine WQ Design Volume (VWQ).
   VWQ = 1,240 ft^3 (Unit Basin Storage = .78 in.)
2. Assume rainfall intensity of .20 in/hr (per SCVURPPP C.3 Handbook)
3. Calculate duration of the rain event.
   .78 in / .20 in/hr = 3.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated).
   .04 x 18,000 ft^2 = 720 ft^2
5. Assume surface area that is 32% smaller than calculated in Step 4.
   .68 x 720 ft^2 = 490 ft^2
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event.
   490 ft^2 x 5"/hr x (1 ft/12 in) x 3.9 hr = 796 ft^3
7. Calculate the portion of the VWQ remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   1,240 ft^3 - 796 ft^3 = 444 ft^3
8. Check that average ponding depth is between 6 and 12 inches.
   444 ft^3 / 490 ft^2 = .91 ft = 10.9 in.

Minimum required biotreatment cell surface area = 490 ft^2

Biotreatment Cell Maintenance

The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook - New and Redevelopment.

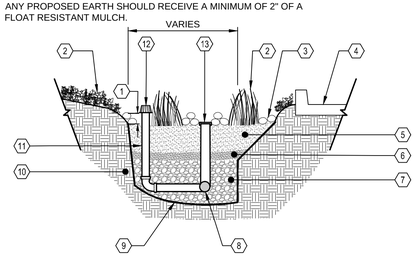
The primary maintenance requirement for biotreatment areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the biotreatment cell. Appropriately selected plants will aid in reducing fertilizer, pesticide, water, and overall maintenance requirements. Biotreatment system components should blend over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, biotreatment BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. Furthermore, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

Accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the under drain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (LID, 2000).

NOTES:
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
2. ANY PROPOSED EARTH SHOULD RECEIVE A MINIMUM OF 2" OF A FLOAT RESISTANT MULCH.



1. PONDING DEPTH FROM INLET OPENING TO GRADE (MIN. 6" DEPTH)
2. VEGETATION (SEE LANDSCAPE PLANS)
3. COBBLE STONE DISSIPATOR ALONG EDGE OF BIORETENTION CELL ADJACENT TO IMPERVIOUS SURFACE, UNDERLAIN BY FILTER FABRIC
4. IMPERVIOUS SURFACE, SEE PLAN FOR LOCATION AND TYPE
5. SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MINIMUM 18" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT.
6. PEA GRAVEL (MIN. 2" DEPTH)
7. DRAIN ROCK - CALTRANS STANDARD SECTION 68-1.025 CLASS 2 PERMEABLE MATERIAL OR EQUIVALENT (MIN. 12" DEPTH)
8. PERFORATED PVC SUBDRAIN PIPE (MIN. 4" DIA WITH MIN. 2" DRAIN ROCK COVER)
9. IMPERMEABLE LINER (TYPICAL)
10. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
11. PROVIDE 1:1 SLOPE AS REQUIRED BY GEOTECHNICAL ENGINEER TO PROVIDE SOLID BASE FOR CURB AND TRAVEL WAY
12. OVERFLOW PIPE WITH ATRIUM GRATE
13. CLEANOUT WITH CAP AT FINISHED GRADE

BIOTREATMENT CELL - TYPICAL
SCALE: N.T.S.

Table 1. Proposed Biotreatment Summary

Drainage Area	Size	Impervious Surfaces	Sizing Factor*	Minimum Biotreatment Cell Surface Area	Proposed Biotreatment Cell Surface Area
B1	260,880 sq. ft.	Parking lot, building roof, walkways	.027	7,096 sq. ft.	7,737 sq. ft.
B2	54,032 sq. ft.	Building roofs, parking and loading areas	.027	1,469 sq. ft.	2,034 sq. ft.
B3	13,500 sq. ft.	Parking lot, walkways	.027	367 sq. ft.	500 sq. ft.
B4	18,000 sq. ft.	Parking lot, walkways	.027	490 sq. ft.	600 sq. ft.
Total	***346,412 sq. ft.***		***.027***	***9,422 sq. ft.***	***10,871 sq. ft.***

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL
Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

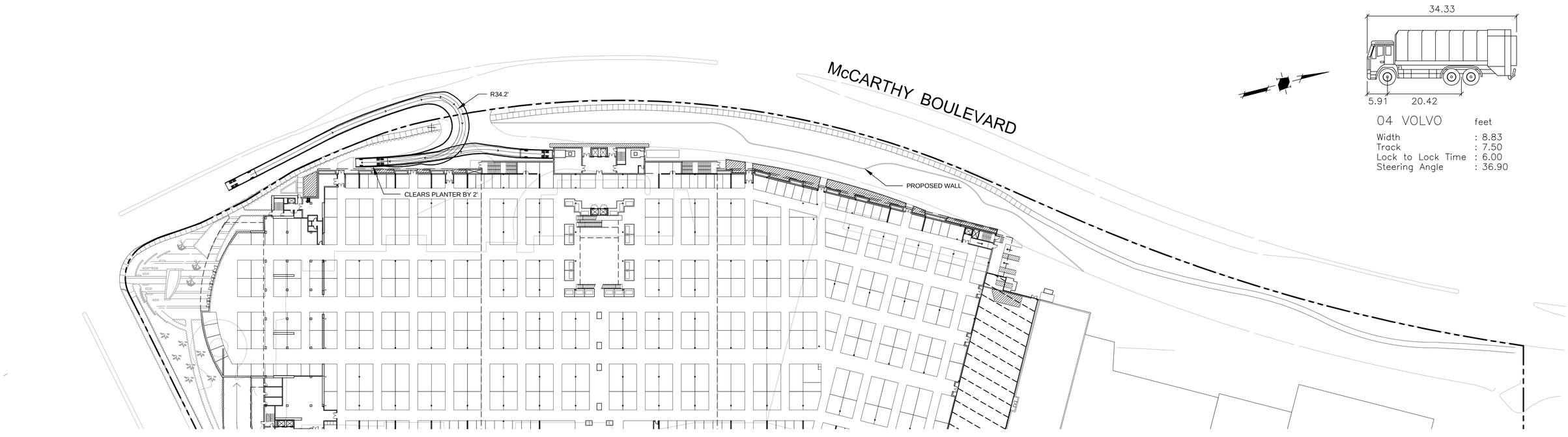
HMH
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

REGISTERED PROFESSIONAL ENGINEER
EDER NO. J. JIMENEZ
No. 72155
CIVIL
STATE OF CALIFORNIA

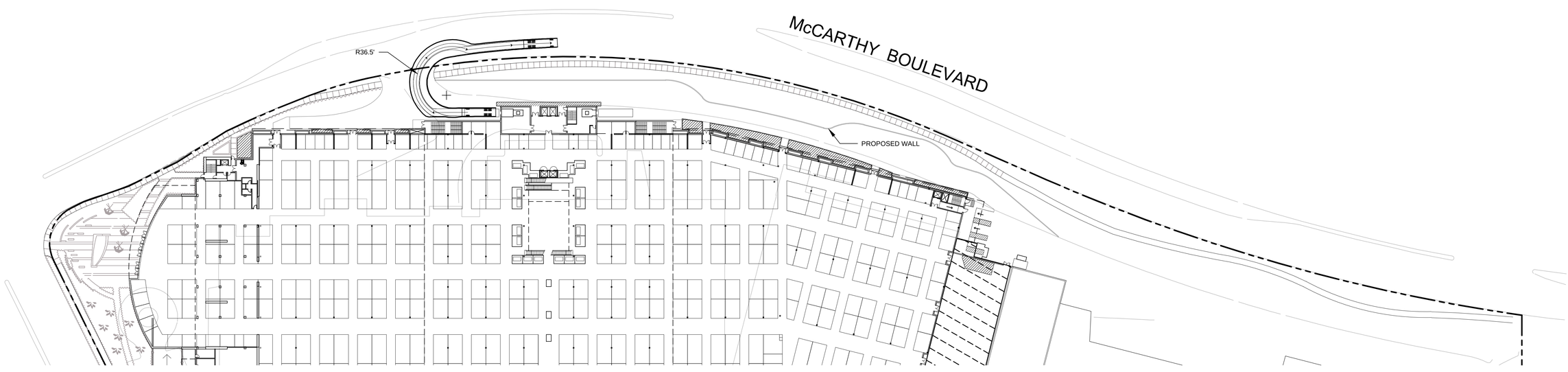
CONCEPTUAL STORMWATER CONTROL PLAN DETAILS

TM-8
OF 10
SCALE:1"=60'

REVISION 10-18-2013 SCHEMATIC DESIGN 10-08-2013
HMH # 4196.00



RECYCLE ENTRANCE ROUTE



RECYCLE EXIT ROUTE

0 25 50 100
1 INCH = 50 FEET

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL
Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

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San Jose, CA 95131
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HMHca.com

REGISTERED PROFESSIONAL ENGINEER
REFERENDO J. JIMENEZ
No. 72155
CIVIL
STATE OF CALIFORNIA

RECYCLE TRUCK ACCESS ROUTE

TM-9
OF 10
SCALE:1"=50'
SCHEMATIC DESIGN 10-01-2013

McCARTHY BOULEVARD

PROPOSED WALL

21.8'

RANCH DRIVE

LANDS OF HSC ASSOCIATES

APN: 022-53-005

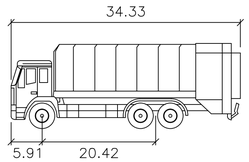
LANDS OF HSC ASSOCIATES

APN: 022-53-005

WAL-MART

REAL EST BUSN TRUST

022-29-016



04 VOLVO feet

Width	: 8.83
Track	: 7.50
Lock to Lock Time	: 6.00
Steering Angle	: 36.90

0 25 50 100

1 INCH = 50 FEET

FINAL CONSOLIDATED RESUBMITTAL 10.08.2013

Steinberg Architects

PACIFIC MALL

Milpitas, California

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

HMH

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REGISTERED PROFESSIONAL ENGINEER
FEDERICO J. JIMENEZ
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CIVIL
STATE OF CALIFORNIA

GARBAGE TRUCK ACCESS ROUTE

TM-10
OF 10

SCALE: 1"=50'

SCHEMATIC DESIGN 10-01-2013