75 SOUTH MILPITAS BOULEVARD

VESTING TENTATIVE MAP & SITE DEVELOPMENT PLAN

DEVELOPMENT SUMMARY:

SITE:	**+/- 1.26 ACRES**
LIVE-WORK UNITS:	5 UNITS
TOWNHOME UNITS:	20 UNITS
TOTAL:	**25 UNITS**
DENSITY:	**19.8 UNITS/ACRES**
PARKING:	
PARKING PROVIDED:	68 SPACES
- TANDEM GARAGES:	18 SPACES
- 2 CAR SIDE-BY-SIDE GARAGES:	32 SPACES
- ON-SITE PARKING:	18 SPACES
BUILDING HEIGHT:	3 STORIES

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L-13 PROPOSED PLANT PALETTE & MATERIALS LEGEND

PROJECT TEAM INFO:

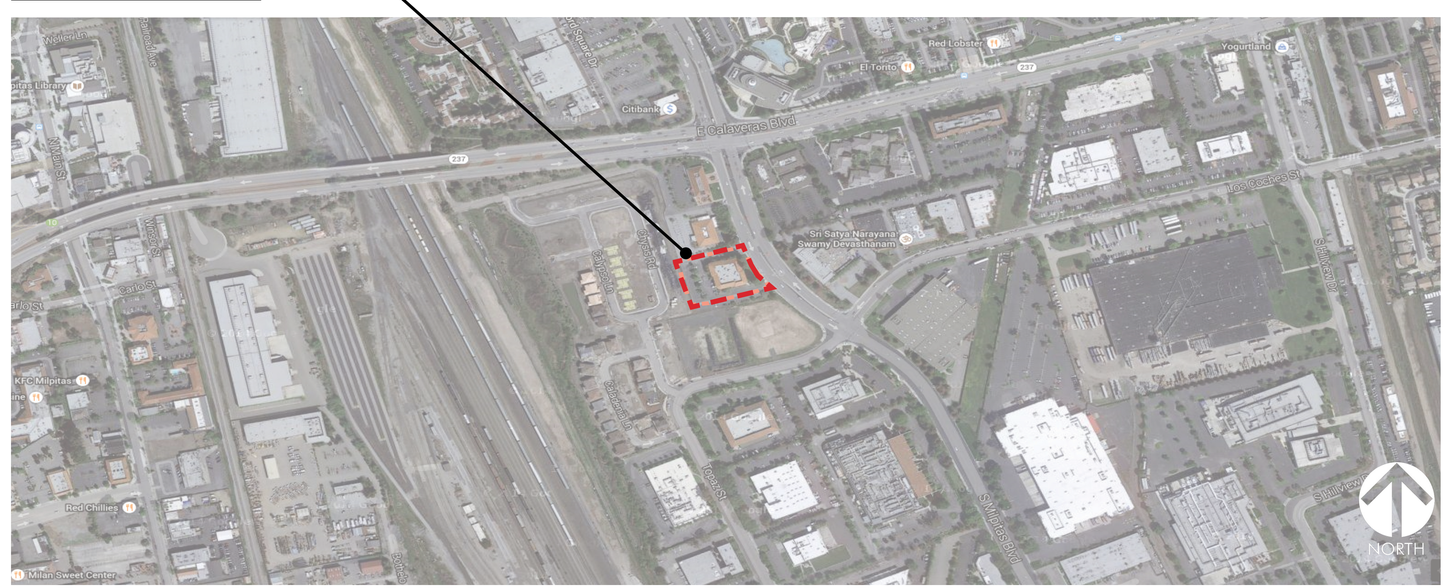
Applicant:
SRE Development Company
Tel: (408) 628-4280
Contact: Michael Sullivan
Email: mike@srecompany.com

Land Planner/Architect
Dahlin Group
5865 Owens Drive,
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Lauri Moffet- Fehlberg

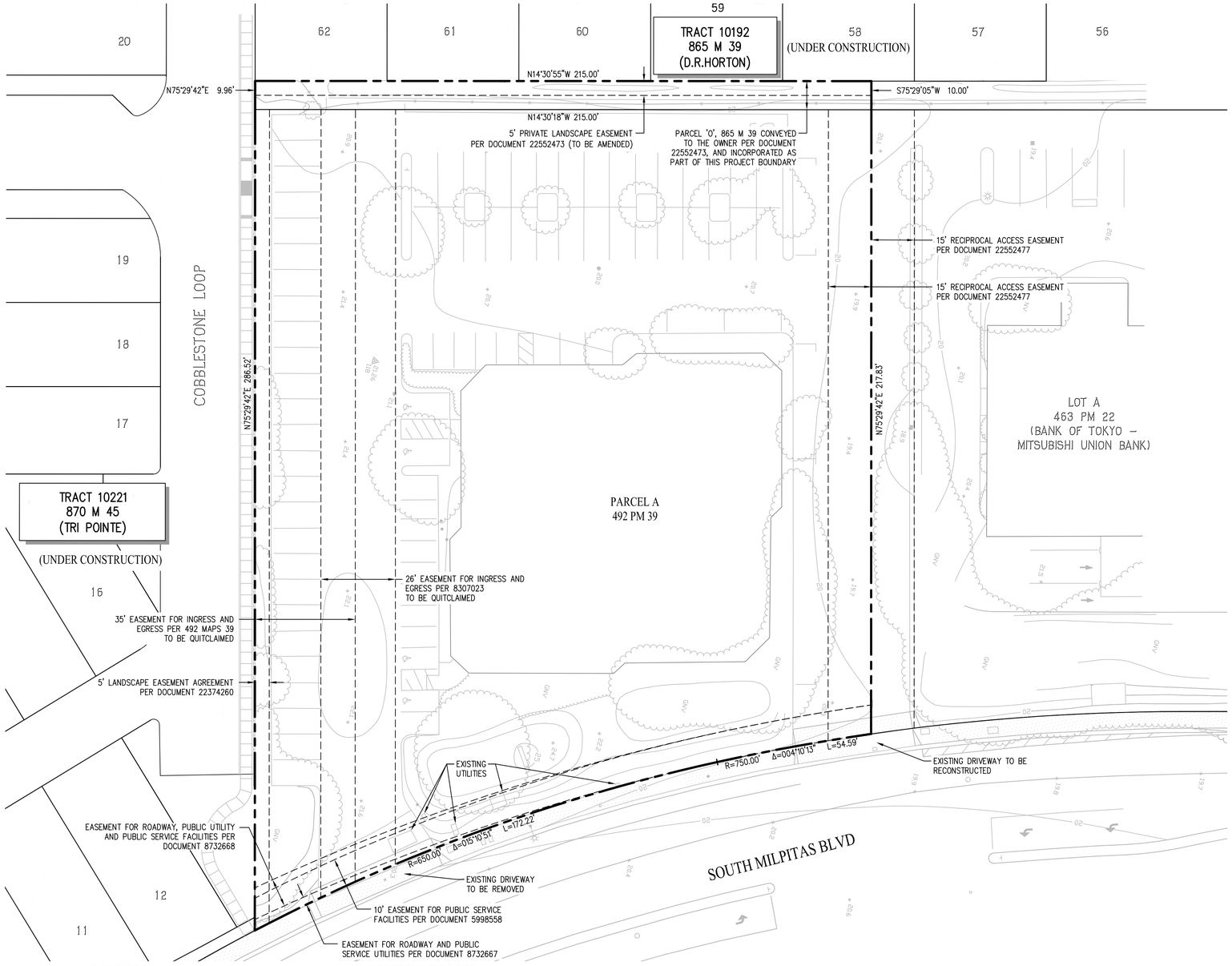
Civil Engineer
Carlson, Barbee & Gibson, Inc.
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Tel: (925) 866-0322
Contact: Lee Rosenblatt

Landscape Architect
R3 Studios
201 4th Street, Suite 101B
Oakland, CA 94607
Tel: (510) 452-4190
Contact: Roman DeSota

SITE LOCATION MAP:



TITLE SHEET

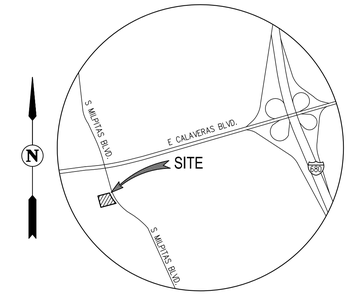


CONTACTS

1. OWNER/SUBDIVIDER: SRE DEVELOPMENT COMPANY
(408) 628-4280
MICHAEL SULLIVAN

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

3. SOILS ENGINEER: STEVENS FERRONE & BAILEY
1600 WILLOW PASS COURT,
CONCORD, CA 94520
(925) 688-1005
KENNETH C. FERRONE



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. ASSESSORS PARCEL NO: 086-28-050 AND A PORTION OF 086-28-041
2. SITE ADDRESS: 75 SOUTH MILPITAS BOULEVARD, MILPITAS, CA 95035
3. SITE AREA: 1.26± ACRES GROSS
4. MINIMUM LOT SIZE: SEE SHEET C-2
5. ZONING: TC (TOWN CENTER)
6. EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
7. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N14°30'18"W PER TRACT NO. 10192 (865 MAPS 39).
8. BENCHMARK: CITY OF MILPITAS BENCHMARK MIL-LCO: BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF SOUTH MILPITAS BOULEVARD AND LOS COCHES STREET
EL: 18.365 FEET
9. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED.
10. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
11. STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS WILL BE IN PSUE'S (MINIMUM LONGITUDINAL SLOPE=0.5%)
12. STREETS TREES: STREET TREES ALONG PUBLIC STREETS SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE MAINTAINED BY THE CITY OF MILPITAS. STREET TREES ALONG PRIVATE STREETS SHALL BE INSTALLED PER CITY STANDARD NO. 448 AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER CITY OF MILPITAS STANDARDS.
STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
STREET LIGHTS ON PUBLIC STREETS WILL BE PUBLICLY MAINTAINED.
14. WALLS: ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. PUBLIC UTILITIES: PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PUBLIC ROADWAYS WILL BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY.
16. PRIVATE UTILITIES: PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS AND SUBDIVISION WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, EXCEPT AS NOTED.
17. LANDSCAPING: ALL LANDSCAPING TO BE PRIVATELY OWNED AND MAINTAINED ON PRIVATE ROADWAYS AND PRIVATE PARCELS.
18. FLOOD ZONE: ZONE AH
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 06085C0067H (MAY 18, 2009)
BASE FLOOD ELEVATION = 23.0
19. WELLS ONSITE: NONE
20. GAS & ELECTRIC: PG&E
21. TELEPHONE: AT&T
22. CABLE TV: AT&T BROADBAND
23. WATER: CITY OF MILPITAS
24. SEWER: CITY OF MILPITAS
25. STORM: CITY OF MILPITAS
26. UNITS: 25 UNITS (CONDOMINIUMS)
27. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR PARCELS 1-3. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 25 UNITS.
28. PHASING: THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. ONE FINAL MAP WILL BE FILED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS

ABBREVIATIONS

BD	BOUNDARY
BFE	BASE FLOOD ELEVATION
BFP	BACK FLOW PREVENTER
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
GLIP	GARAGE LIP ELEVATION
INV	INVERT
LF	LINEAL FEET
LS	LANDSCAPE STRIP
MIN	MINIMUM
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PL	PROPERTY LINE
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PUE	PRIVATE UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TRC	TOP OF ROLL CURB
W	WATER

SHEET INDEX

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C-2 SITE PLAN
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C-4 GRADING PLAN
C-5 UTILITY PLAN
C-6 TRUCK TURNING EXHIBIT
C-7 SOLID WASTE MANAGEMENT PLAN
C-8 PRELIMINARY STORMWATER CONTROL PLAN
C-9 CITY NOTES AND CONDITIONS

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 and Neighborhood Services Director **Date**

VESTING TENTATIVE MAP
EXISTING PROPERTY
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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SHEET NO.
C-1
1 OF 9 SHEETS

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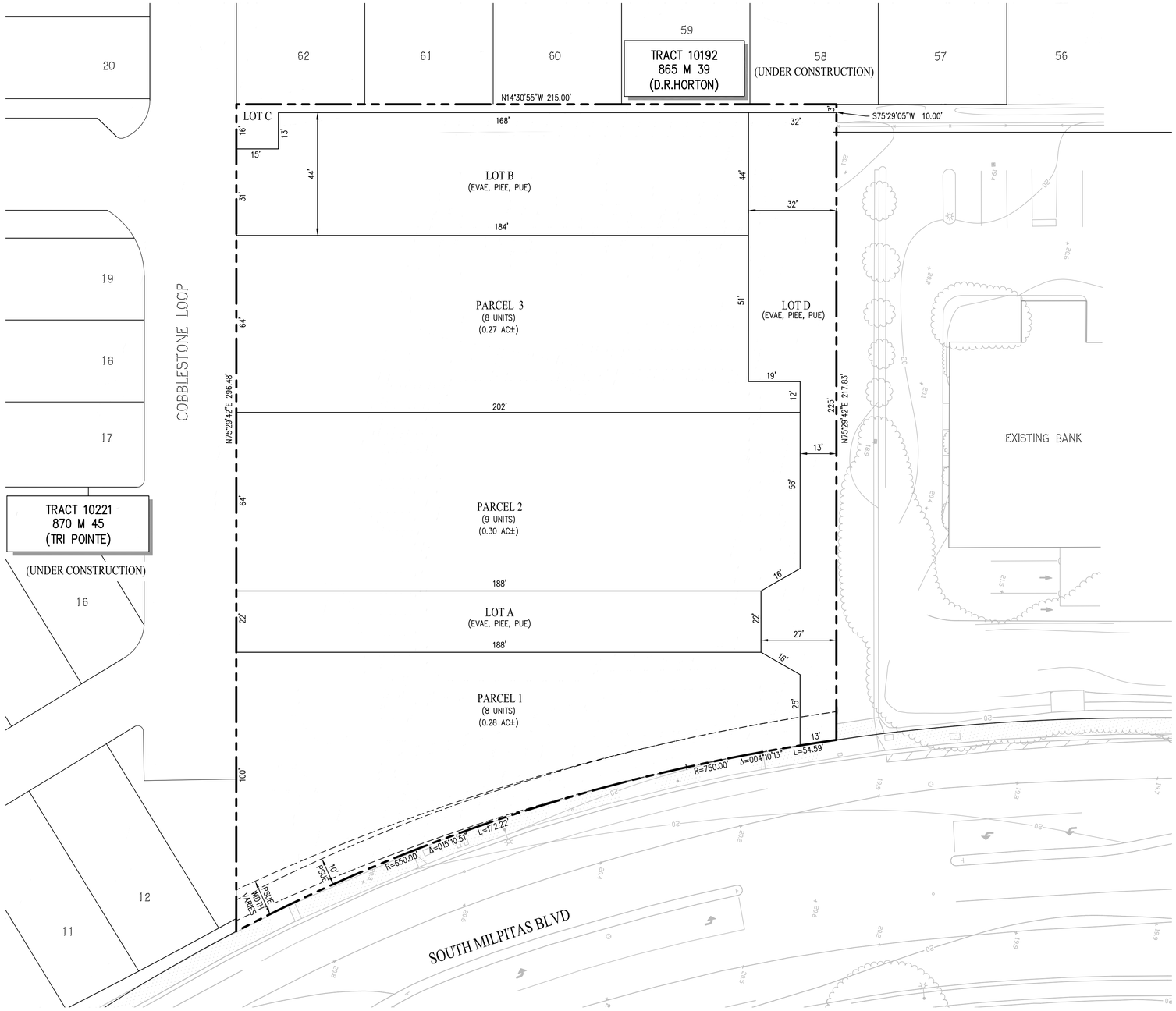

GENERAL NOTES:

DESCRIPTION	VESTING TENTATIVE MAP
1. EXISTING ZONING:	TC (TOWNCENTER)
2. PROPOSED ZONING:	R3 (MULTI-FAMILY RESIDENTIAL)
3. EXISTING LAND USE:	COMMERCIAL
4. PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
5. TOTAL SITE AREA:	1.26± ACRES GROSS; 1.20± ACRES NET
6. TOTAL NUMBER OF LOTS:	3 PARCELS; 4 LOTS
7. DENSITY:	19.84 DU/ACRE GROSS; 20.83 DU/ACRE NET
8. PARKING:	SEE SHEET C-3

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS

VESTING TENTATIVE MAP
SITE PLAN
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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SHEET NO.
C-2
2 OF 9 SHEETS

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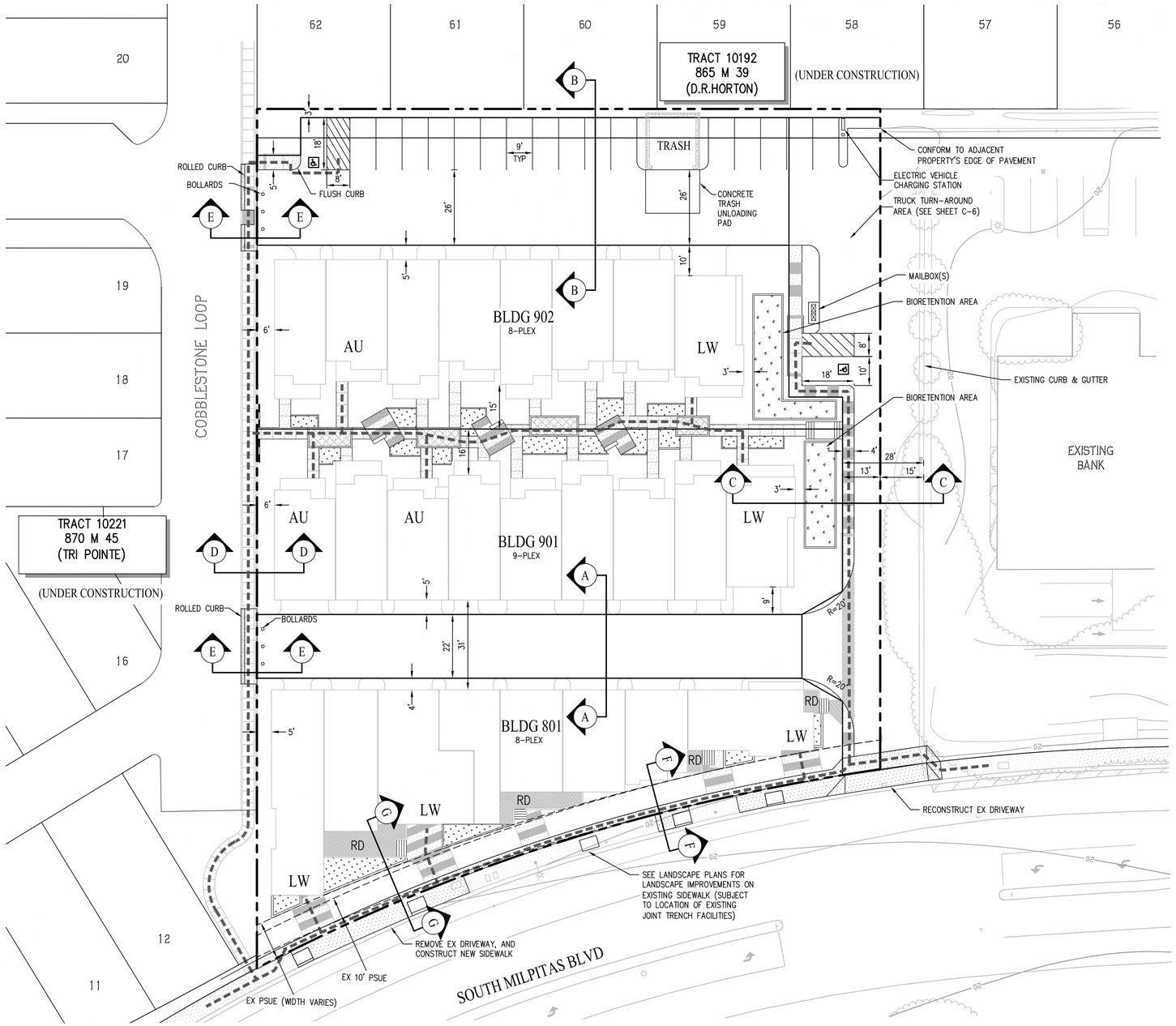

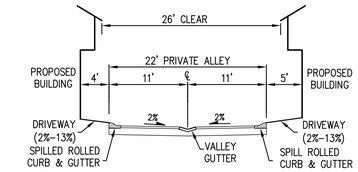

PRIVATE DRIVE (SECTION A-A)

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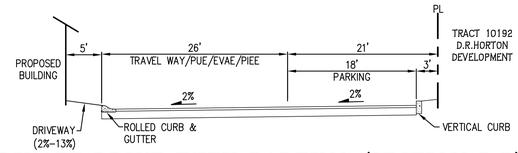
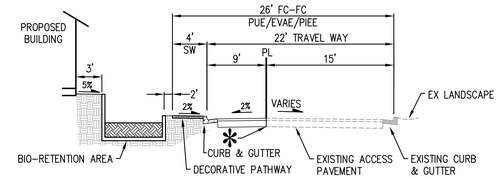


PRIVATE DRIVE WITH PARKING (SECTION B-B)

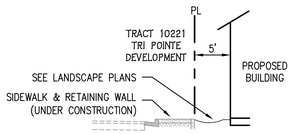
(NOT TO SCALE)



PRIVATE DRIVE (SECTION C-C)

(NOT TO SCALE)

* EXISTING PAVEMENT TO BE SAWCUT AT PROPERTY BOUNDARY AND REMOVED. NEW PAVEMENT INSTALLED PER NEW SITE LAYOUT.



SECTION D-D

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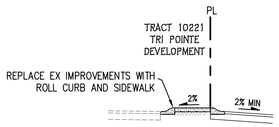

SECTION E-E

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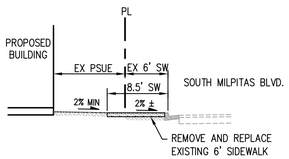

SECTION F-F

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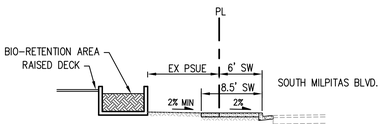

SECTION G-G

(NOT TO SCALE)

PARKING SUMMARY

BUILDING TYPE	UNIT TYPE	UNITS	SPACES REQUIRED		SPACES PROVIDED			TANDEM SUMMARY	
			REQUIRED RATIO	SPACES REQUIRED	GARAGE SPACES PROVIDED	SURFACE SPACES PROVIDED	TOTAL SPACES PROVIDED	TANDEM SPACES ALLOWABLE	TANDEM SPACES PROVIDED
CONDO	RESIDENT	25	2	50	50	0	50	0.50 OF PROVIDED	18
	GUEST	–	0.2 OF REQ'D	10	0	10	10		0
TOTAL (CONDO)		25	–	60	50	10	60*	–	18**
TOTAL (WORK UNITS)		5	1.5	8	–	8	8		

*PARKING RATIO PROVIDED: 2.4 SPACES/UNIT
**TANDEM PARKING RATIO PROVIDED: 26%

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		ENHANCED PAVING/CONCRETE PER LANDSCAPE PLANS
		ADA PATH OF TRAVEL
	RD	RAISED DECK
	AU	ACCESSIBLE UNIT
	LW	LIVEWORK UNIT

DEVELOPMENT PLAN
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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SHEET NO.
C-3
3 OF 9 SHEETS

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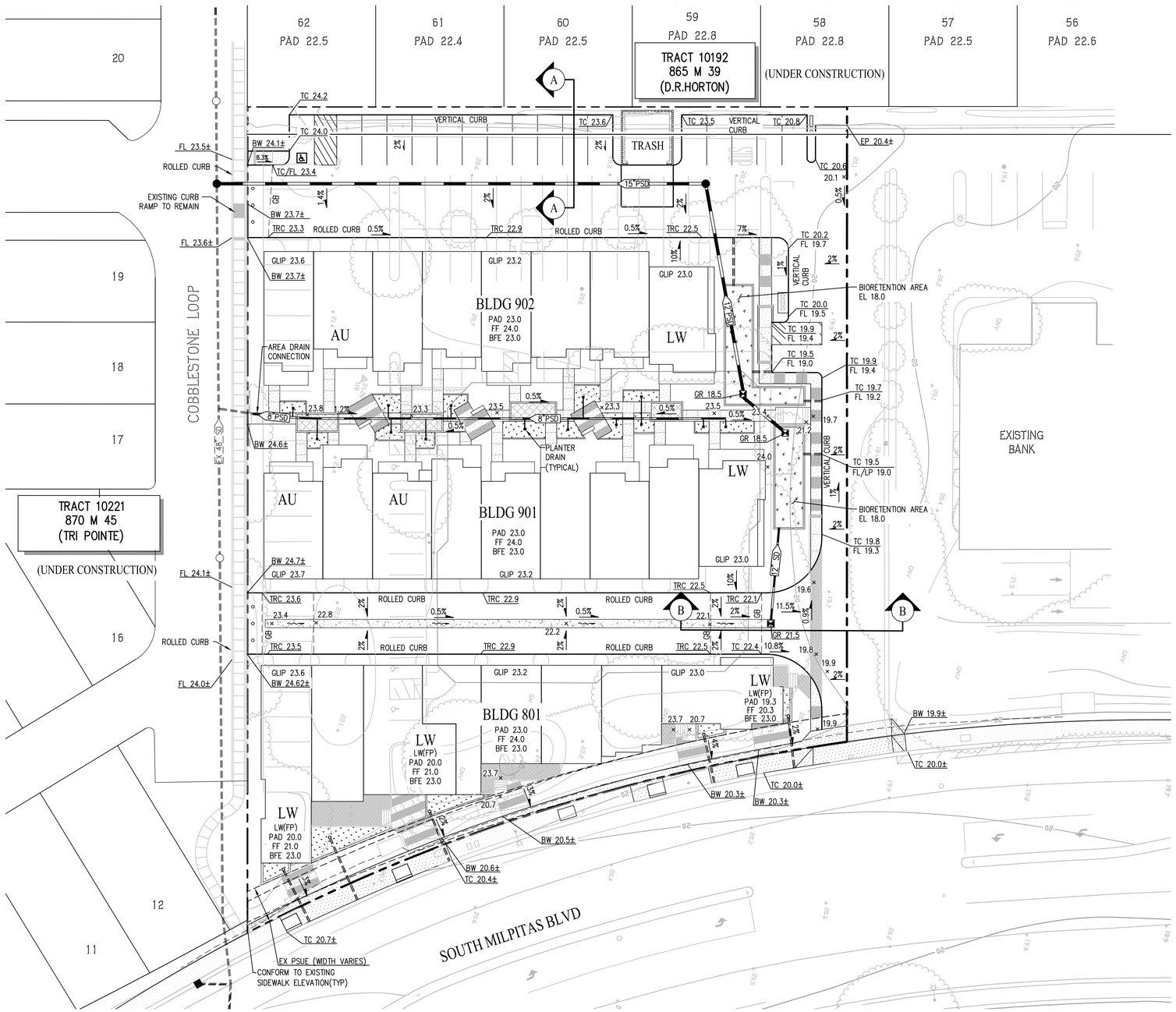

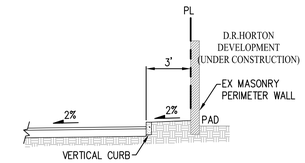

SECTION A-A

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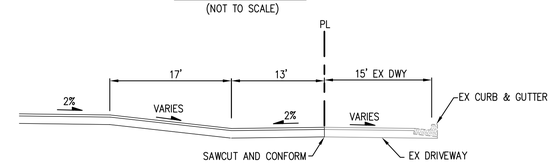

SECTION B-B

(NOT TO SCALE)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
x 100.0	x 100.0	SPOT ELEVATIONS
EX SD		STORM DRAIN (PUBLIC)
	PSD	STORM DRAIN (PRIVATE)
		BIO-RETENTION AREA/FLOW THROUGH PLANTERS
		SIDEWALK DRAIN
		THROUGH-CURB DRAIN
	AU	ACCESSIBLE UNIT
	LW	LIVEWORK UNIT
	LW(FP)	FLOOD PROTECTED LIVEWORK UNIT

GRADING NOTES:

1. GRADING WILL BE DONE AS A PART OF THIS TRACT.
2. THE LIMIT OF GRADING OF THE PROJECT IS THE PROPOSED SUBDIVISION BOUNDARY OR AS SHOWN ON THIS PLAN.
3. ELEMENTS OF GRADING ARE IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT.
4. SEE UTILITY PLAN SHEET C-5 FOR STORM DRAIN PIPE SIZES & CONNECTION INFORMATION.

FLOODPLAIN NOTES:

1. SEE SHEET C-1 FOR BASE FLOOD ELEVATION ("BFE").
2. RESIDENTIAL UNITS SHALL HAVE FINISH FLOOR ELEVATIONS AT LEAST 1.0' ABOVE THE BFE AS SHOWN ON THIS SHEET.
3. WORK UNITS IN BUILDING 801 SHALL BE FLOOD-PROOFED. ALL OTHER WORK UNITS SHALL HAVE FINISH FLOOR ELEVATIONS AT LEAST 1.0' ABOVE THE BFE AS SHOWN ON THIS SHEET.
4. SEE SECTIONS ON SHEET C-3 FOR ADDITIONAL INFORMATION.

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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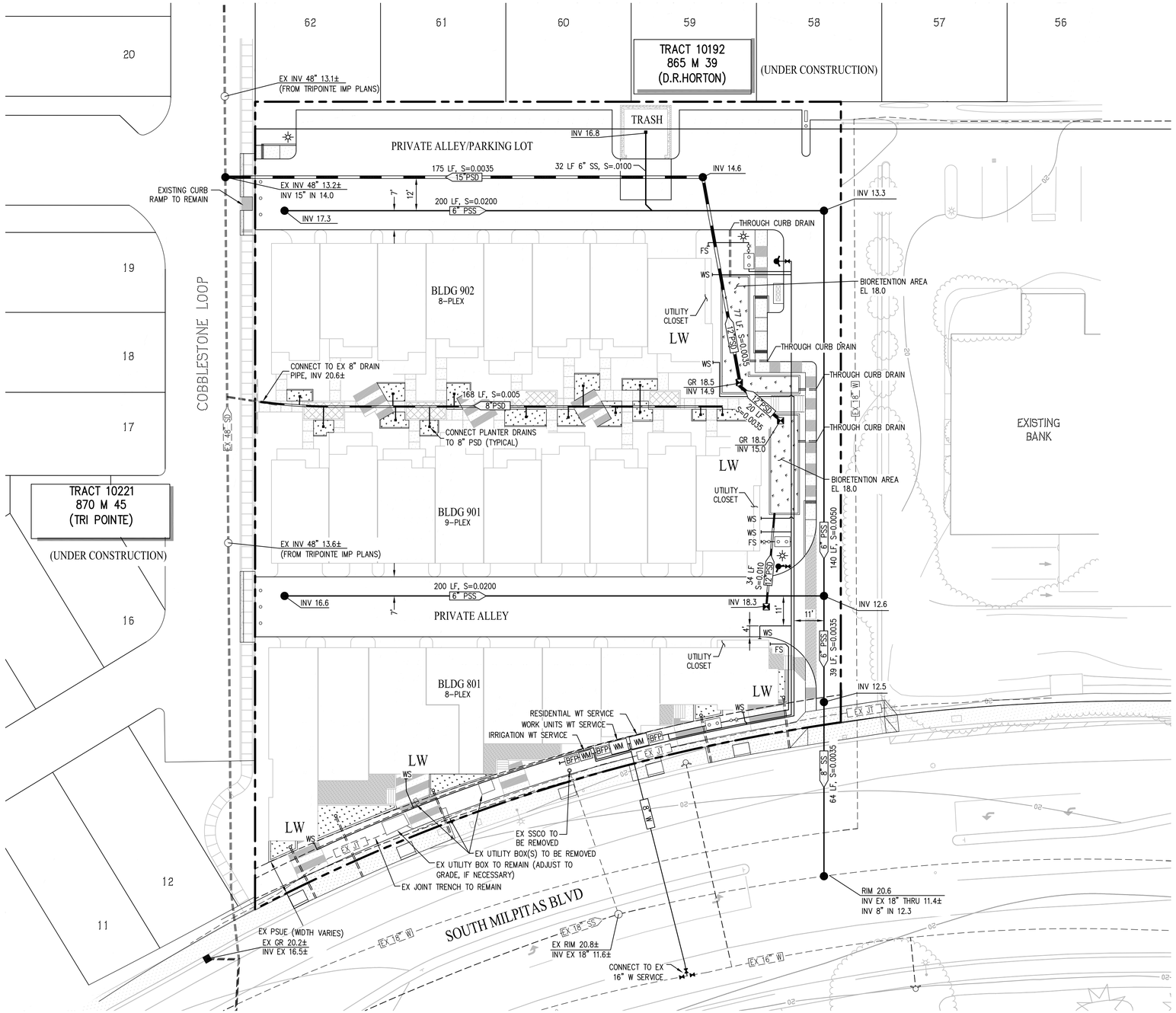
SHEET NO.
C-4
4 OF 9 SHEETS

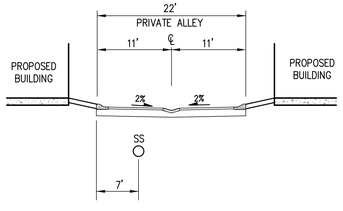


UTILITY NOTES

1. PRIVATE UTILITIES: PROPOSED SEWER, STORM & WATER WITHIN THE PRIVATE ROADS & PARCELS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. PRIVATE STORM DRAIN: MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035
   MINIMUM SIZE OF PROPOSED STORM DRAIN PIPE IS 8"
   STORM DRAIN FACILITIES MAY BE RCP OR HDPE N-12 PIPE.
3. PRIVATE SANITARY SEWER: MINIMUM SLOPE OF PROPOSED SEWER PIPE = 0.0035
   MINIMUM SIZE OF PROPOSED SEWER MAIN IS 6"
4. GAS & ELECTRIC: PG&E
5. TELEPHONE: ATT
6. CABLE TV: COMCAST
7. FIRE HYDRANT AND FIRE SERVICE LATERAL LAYOUT TO BE COORDINATED WITH CITY OF MILPITAS FIRE DEPARTMENT.
8. UNLESS OTHERWISE NOTED, THE SIZE OF ALL WATER METERS, BACKFLOW DEVICES, VAULTS, AND ASSOCIATED APPURTENANCES SHALL BE PER CITY OF MILPITAS STANDARDS.
9. UNLESS OTHERWISE NOTED, ALL EXISTING ONSITE UTILITIES SHALL BE REMOVED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
x 100.0	x 100.0	SPOT ELEVATIONS
EX_JT		JOINT TRENCH
EX_SD	SD	STORM DRAIN (PUBLIC)
EX_SS	SS	SANITARY SEWER (PUBLIC)
	PSD	STORM DRAIN (PRIVATE)
	PSS	SANITARY SEWER (PRIVATE)
EX_W	W	WATER LINE
		THROUGH-CURB DRAIN
		FIRE HYDRANT
		UTILITY BOX
		ELECTROLIER
	WM	WATER METER (CITY OF MILPITAS STD 728)
	BFP	REDUCED PRESSURE BACKFLOW PREVENTER (CITY OF MILPITAS STD 734)
		BIO-RETENTION AREA/FLOW THROUGH PLANTERS
		DETECTOR CHECK VALVE (CITY OF MILPITAS STD 730)
		FIRE DEPT CONNECTION & POST INDICATOR VALVE
	FS	FIRE SERVICE WITH DETECTOR CHECK VALVE (PER CITY OF MILPITAS STD 730), POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION
	WS	WATER SERVICE



TYPICAL PRIVATE ALLEY UTILITY LOCATION
(NOT TO SCALE)

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'
SCALE: 1" = 20'
DATE: OCTOBER 28, 2014

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5 OF 9 SHEETS

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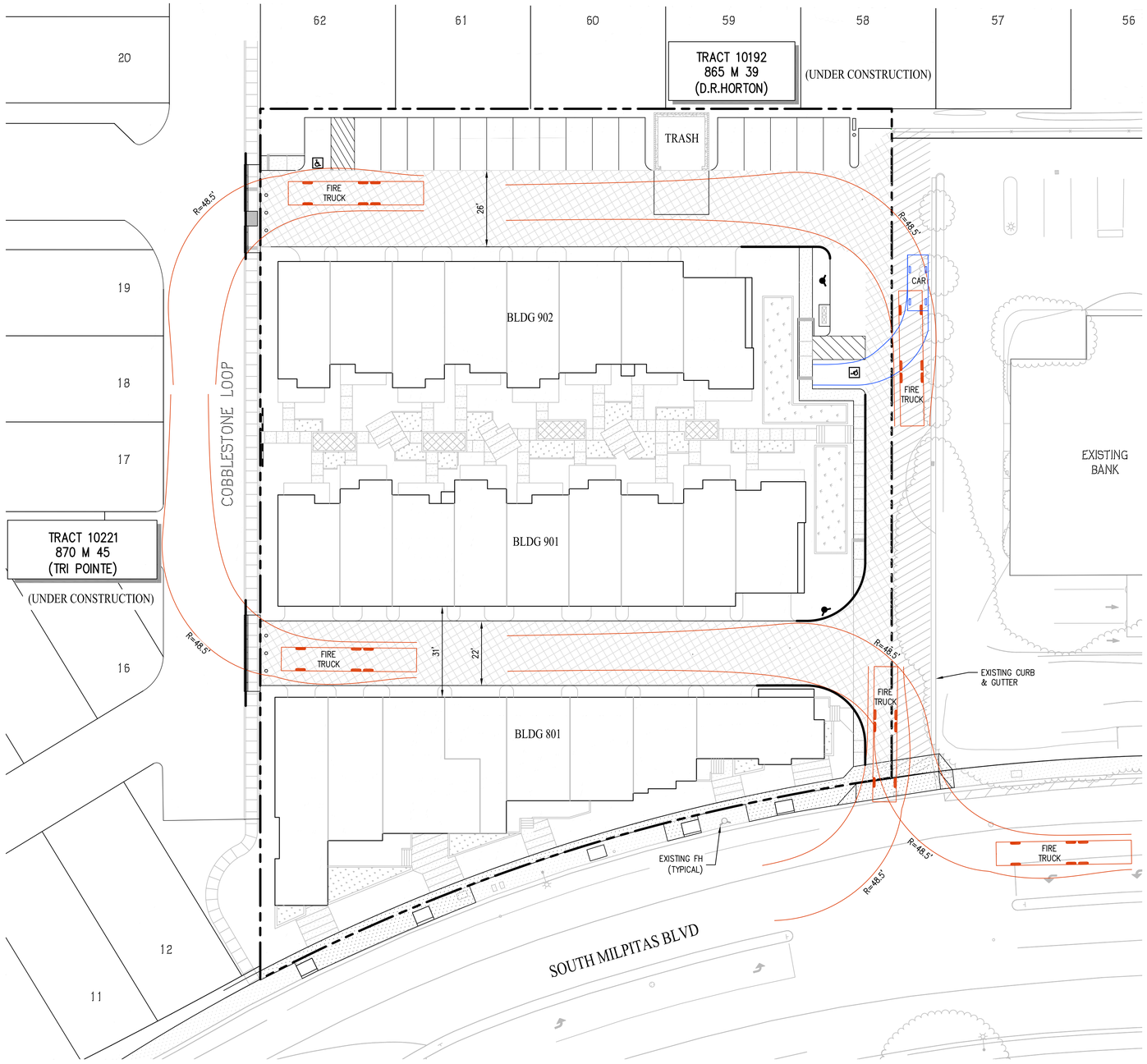
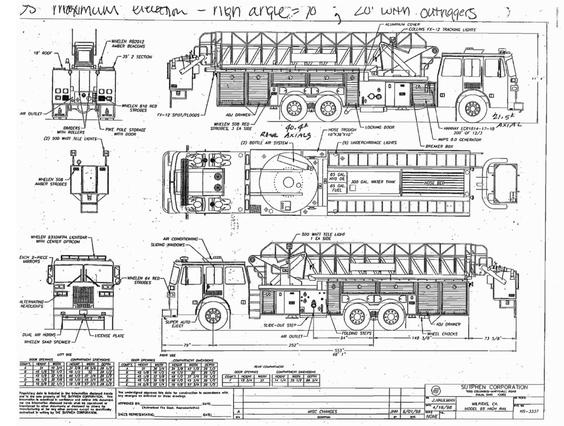
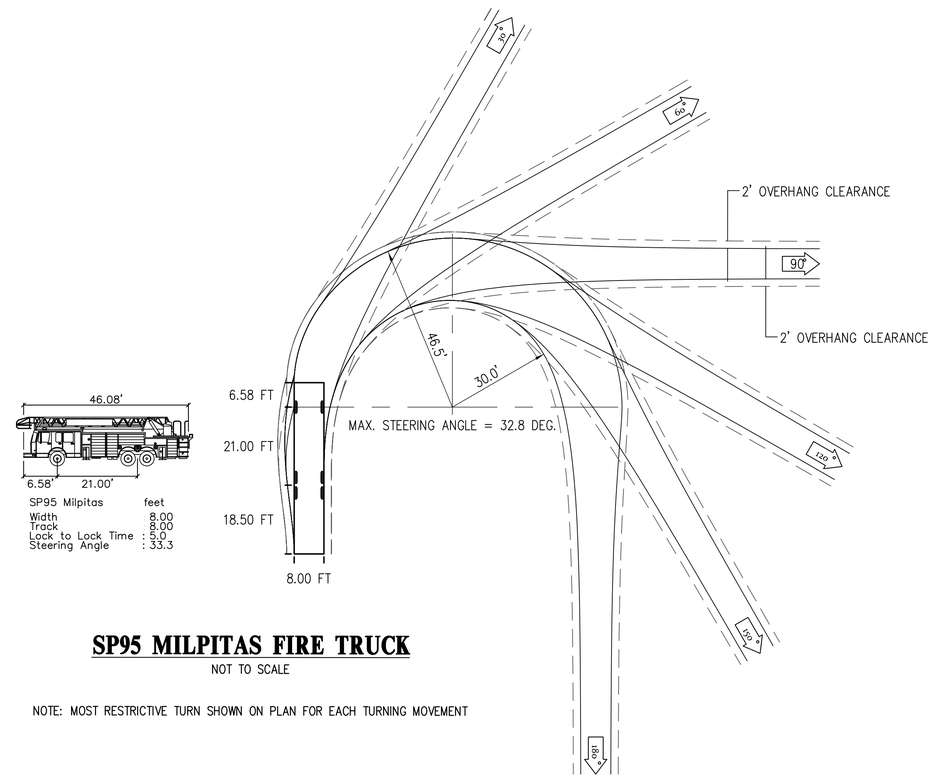




* FIRE TRUCK DETAILS PROVIDED BY THE CITY OF MILPITAS FIRE DEPARTMENT



SP95 MILPITAS FIRE TRUCK

NOT TO SCALE

NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

LEGEND

- FIRE APPARATUS ACCESS ROADS (PAVED – WITHIN PROJECT)
- FIRE APPARATUS ACCESS ROADS (PAVED – OUTSIDE OF PROJECT)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- CURBS TO BE PAINTED RED AND STENCILED "NO PARKING FIRE LANE"

VESTING TENTATIVE MAP
TRUCK TURNING EXHIBIT
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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C-6
6 OF 9 SHEETS

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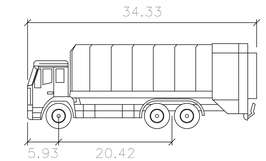
LEGEND

•• WASTE AND RECYCLING TRASH BAGS
WASTE BAG: BLACK
RECYCLING BAG: BLUE

NOTES:
1. ALL TRASH BAGS PLACED ON DRIVEWAY FOR PICK UP TO COMPLY WITH SECTION V-200-3.30 OF MILPITAS MUNICIPAL CODE.
2. TURNING MOVEMENTS SHOWN REPRESENT REPUBLIC SERVICES COLLECTION VEHICLE TO AND FROM TRASH ENCLOSURE.
3. SEE SOLID WASTE HANDLING PLAN BY AMERICAN TRASH MANAGEMENT GROUP FOR DETAILED WASTE GENERATION CALCULATIONS.

WASTE COLLECTION PROCESS

1. RESIDENTS TO PLACE TRASH BAGS OUTSIDE GARAGE DOORS ON INDIVIDUAL DRIVEWAYS ON DESIGNATED TRASH DAY (ONE DAY PER WEEK).
2. INDEPENDENT CONTRACTOR TO TRANSPORT TRASH BAGS FROM INDIVIDUAL DRIVEWAYS TO THE TRASH ENCLOSURE USING STANDARD UTILITY VEHICLE OR PICK-UP TRUCK TOWING TRAILER OR CARTS. INDEPENDENT CONTRACTOR SERVICES TO BE COORDINATED BY PROJECT HOMEOWNERS ASSOCIATION.
3. REPUBLIC SERVICES TO PICK UP TRASH FROM ENCLOSURE ONCE PER WEEK.



Garbage feet
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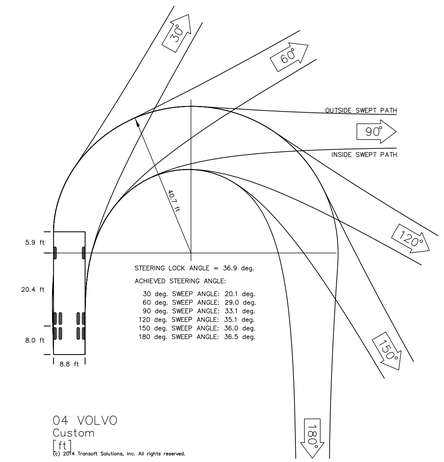
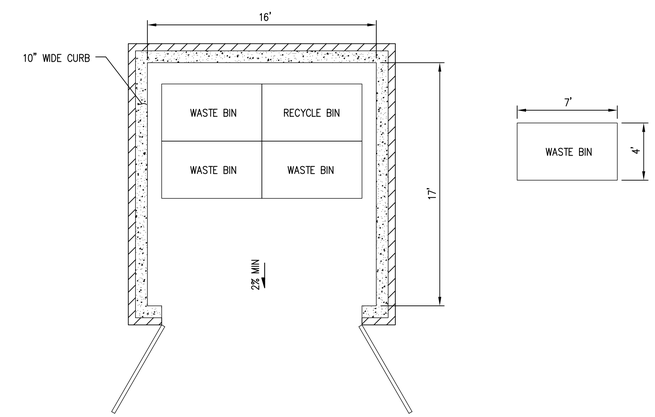
Track : 8.83
Lock to Lock Time : 6.0
Steering Angle : 36.9





TRASH ENCLOSURE DETAIL
NOT TO SCALE

VESTING TENTATIVE MAP
SOLID WASTE MANAGEMENT PLAN
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'
SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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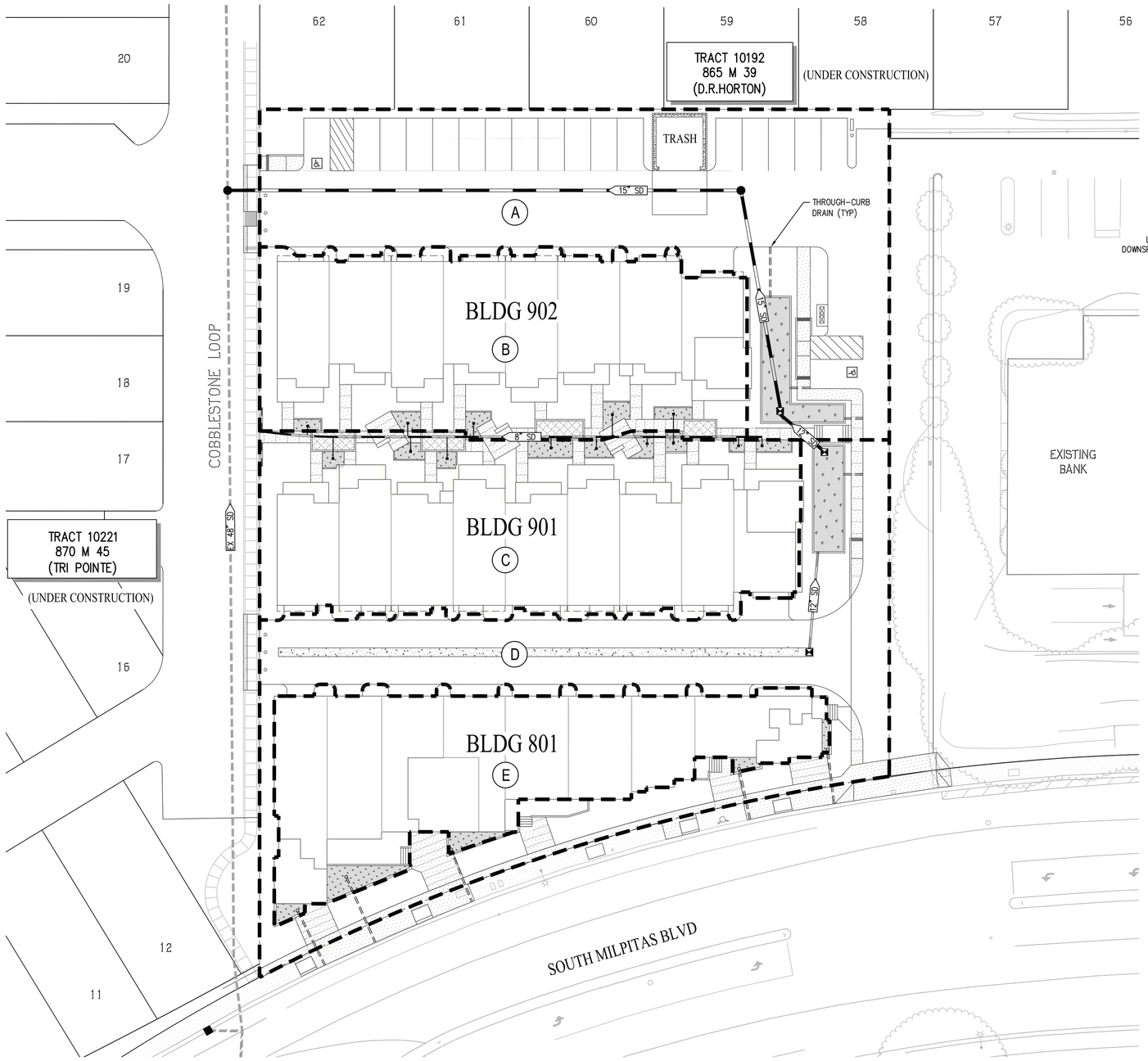


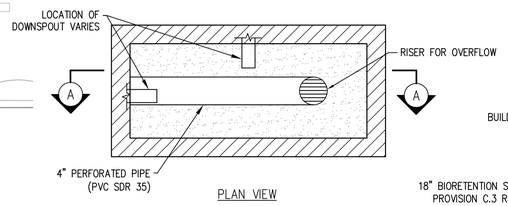
LEGEND

EXISTING	PROPOSED	
		CURB, GUTTER & SIDEWALK
EX SD	SD	STORM DRAIN PIPE
		BIORETENTION RAISED PLANTER
		DRAINAGE AREA BOUNDARY
	A	DRAINAGE AREA ID
		THROUGH-CURB DRAIN

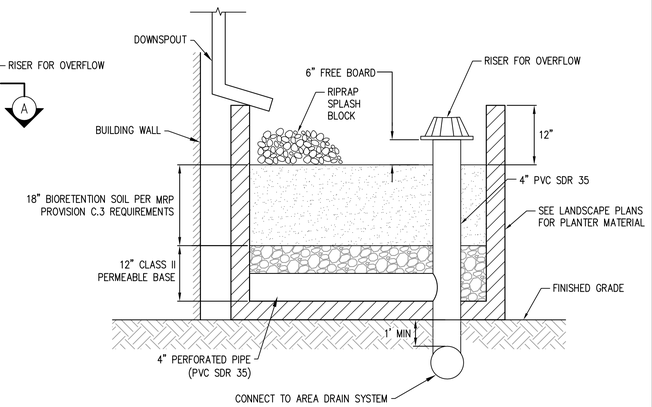
NOTES:

ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED UPON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK DATED APRIL 2012.

1. REQUIRED SURFACE AREA OF THE BIORETENTION TREATMENT AREA IS EQUAL TO 4% OF THE CONTRIBUTING IMPERVIOUS SURFACE AREA. THIS CALCULATION IS BASED UPON THE UNIFORM INTENSITY METHOD ASSUMING RAINFALL INTENSITY OF 0.2 INCHES/HR AND A BIORETENTION SOIL MIX WITH A 5 INCHES/HR INFILTRATION RATE.
2. REQUIRED SURFACE AREA OF LANDSCAPE WITHIN SELF-RETAINING AREAS IS EQUAL TO 50% OF THE TRIBUTARY IMPERVIOUS SURFACE.
3. HYDROMODIFICATION IS NOT REQUIRED BECAUSE PROPOSED PROJECT IMPERVIOUS SURFACE IS LESS THAN EXISTING IMPERVIOUS SURFACE ON THE SITE.
4. ALL STORMWATER TREATMENT MEASURES AND SIZING SHOWN ON THIS EXHIBIT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
5. SEE STORMWATER CONTROL PLAN BY CARLSON, BARBEE & GIBSON FOR DETAILED SIZING CALCULATIONS.



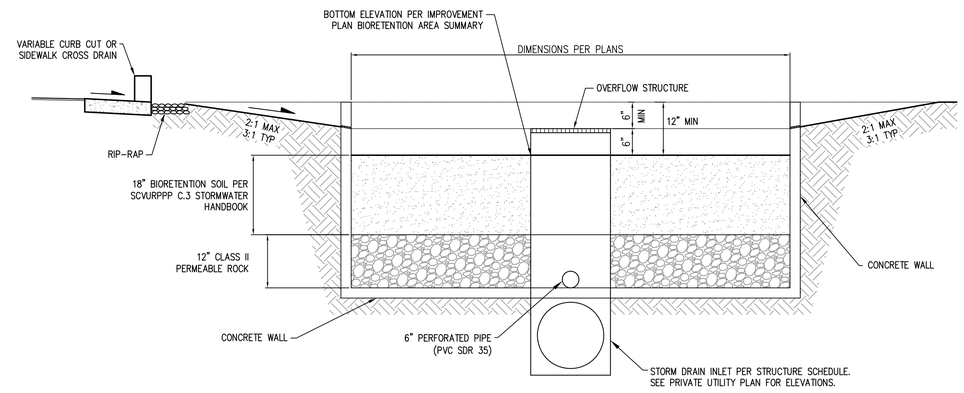
PLAN VIEW



SECTION A-A

TYPICAL RAISED PLANTER

NOT TO SCALE



TYPICAL BIORETENTION AREA

NOT TO SCALE

PRELIMINARY STORMWATER TREATMENT SUMMARY

AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
A	BIORETENTION	11,400	456	500
B	BIORETENTION	8,000	320	330
C	BIORETENTION	9,250	370	370
D	BIORETENTION/SELF-RETAINING	8,300	332	360
E	RAISED PLANTER	7,200	288	300

PRELIMINARY
STORMWATER CONTROL PLAN
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 28, 2014

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CITY NOTES AND CONDITIONS OF APPROVAL

VESTING TENTATIVE MAP
CITY NOTES AND CONDITIONS
75 SOUTH MILPITAS BLVD

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: OCTOBER 28, 2014

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ILLUSTRATIVE SITE PLAN

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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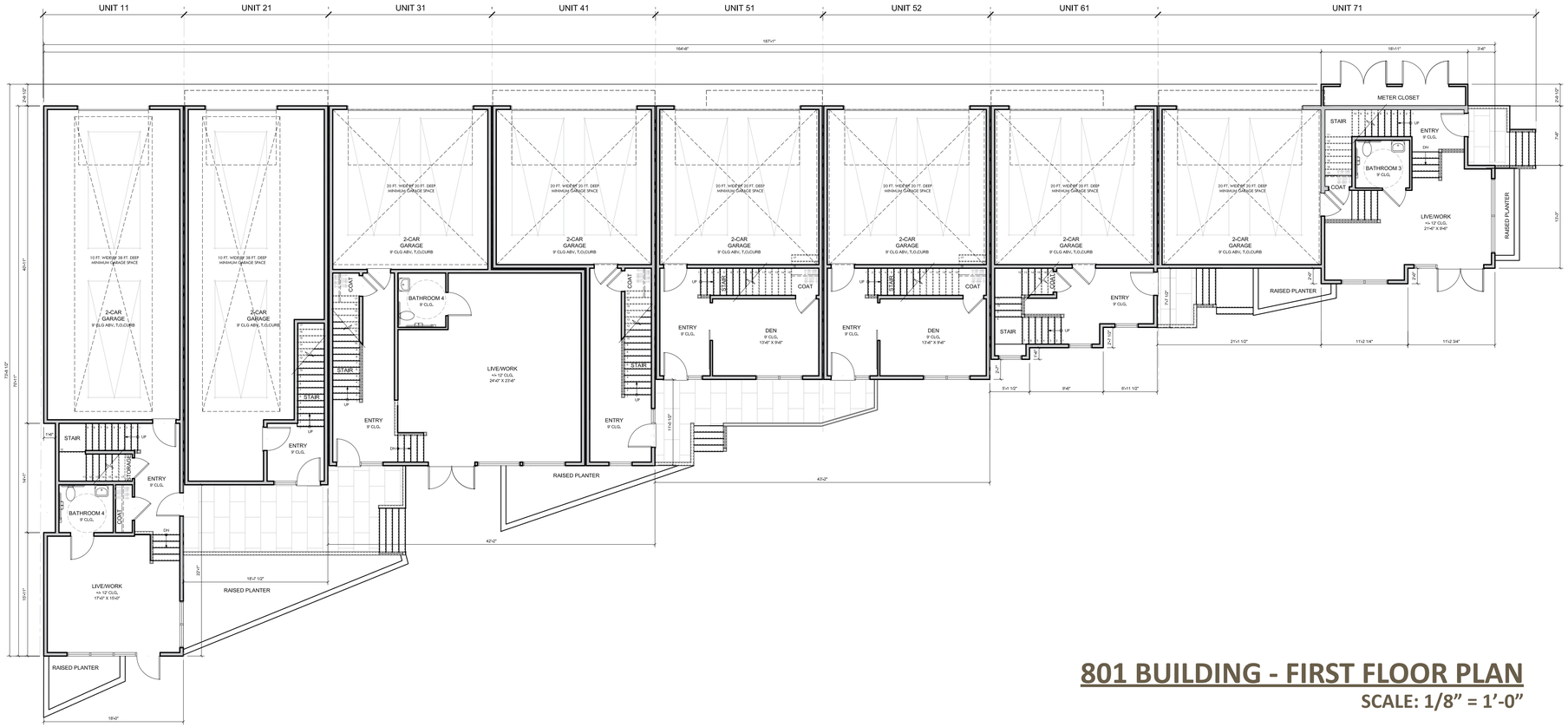
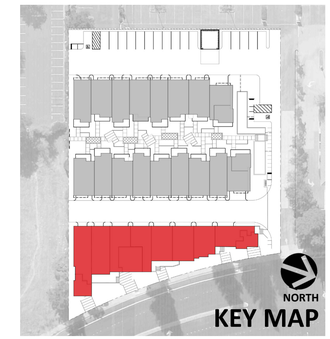
A-1





801 BUILDING - FIRST FLOOR PLAN

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

BUILDING 801
FLOOR PLANS

75 SOUTH MILPITAS BOULEVARD

MILPITAS, CALIFORNIA

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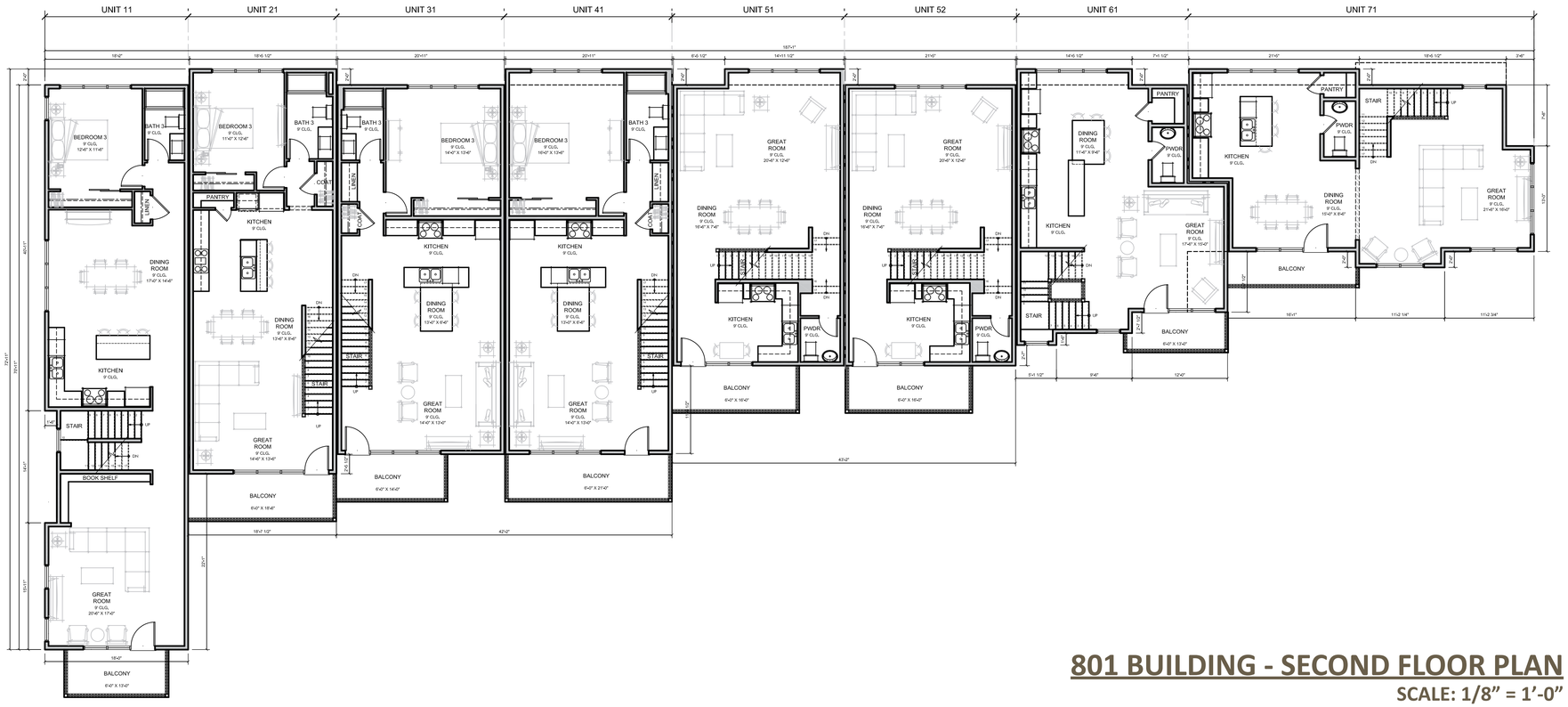
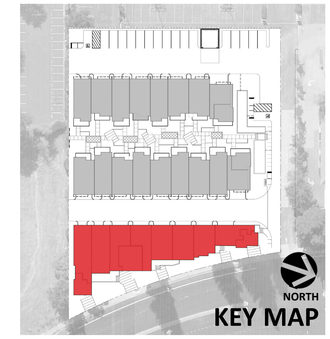
A-2





801 BUILDING - SECOND FLOOR PLAN

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

BUILDING 801
FLOOR PLANS

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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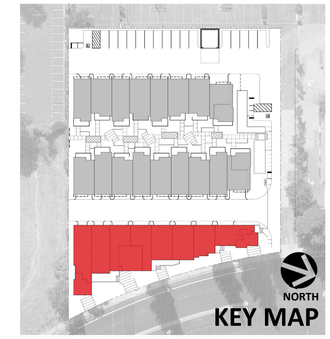

801 BUILDING - THIRD FLOOR PLAN

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

BUILDING 801
FLOOR PLANS

75 SOUTH MILPITAS BOULEVARD

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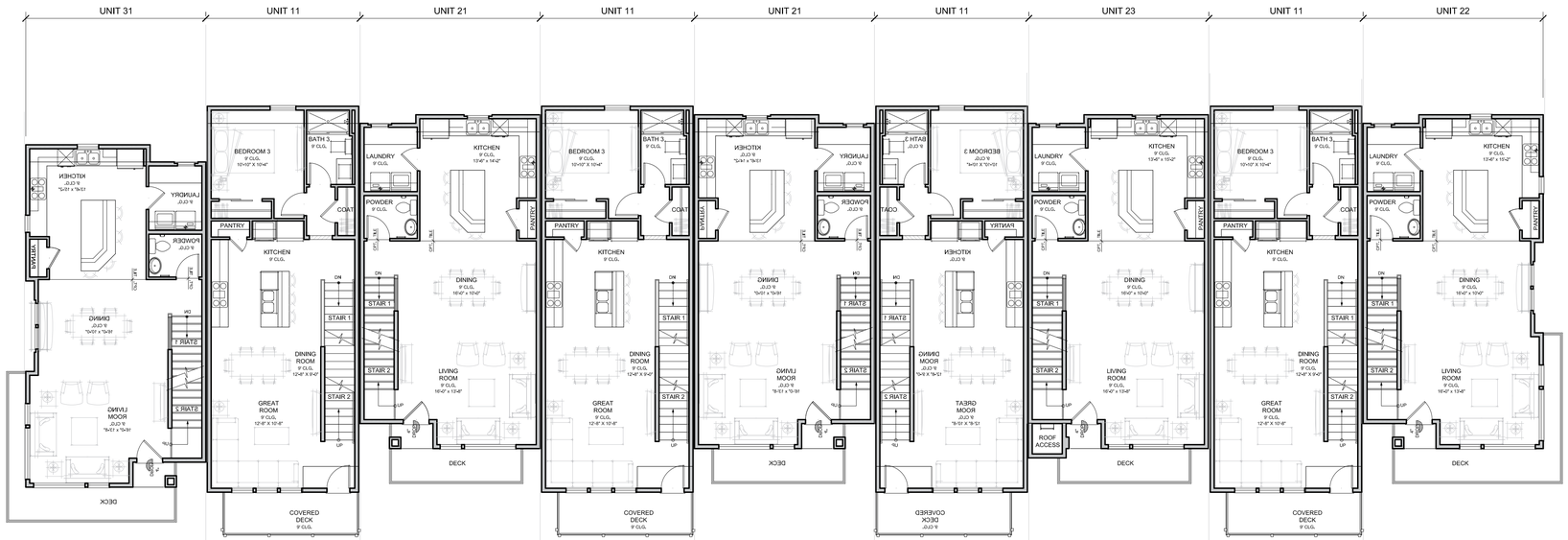

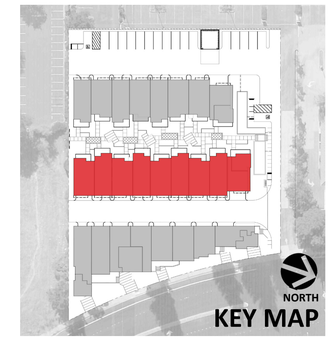

901 BUILDING - SECOND FLOOR PLAN

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

901 BUILDING - FIRST FLOOR PLAN

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

BUILDING 901
FLOOR PLANS

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MILPITAS, CALIFORNIA

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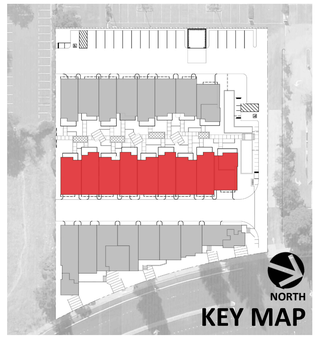

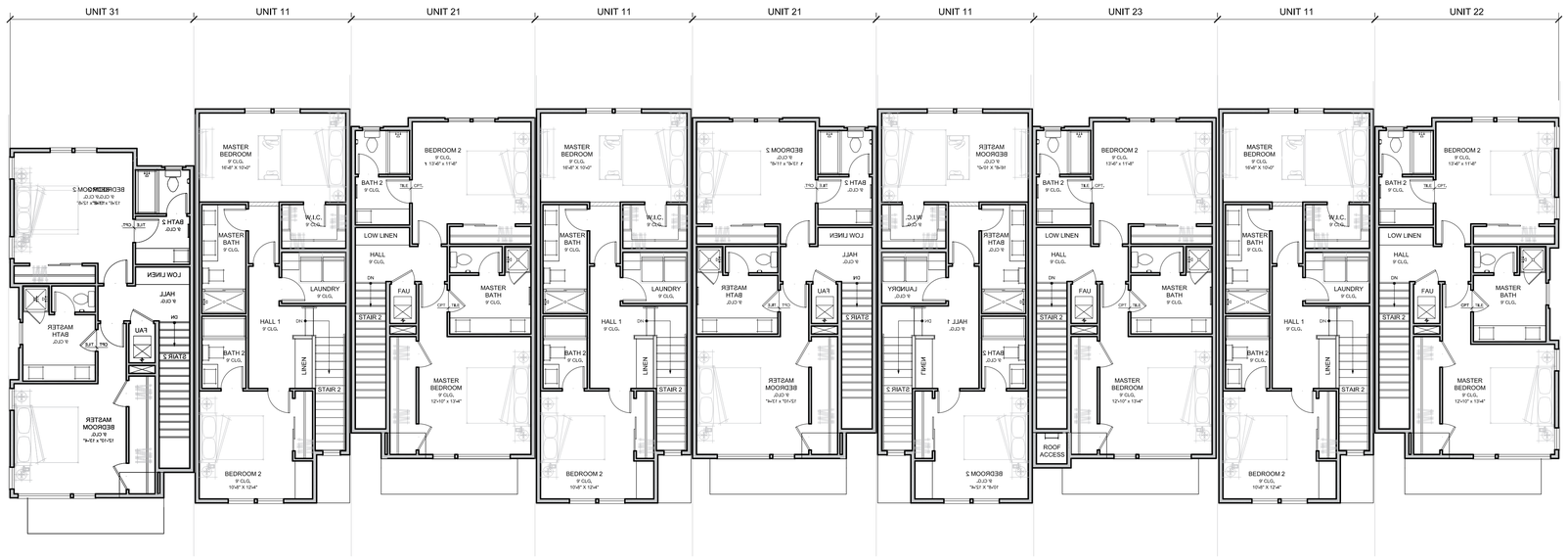

901 BUILDING - THIRD FLOOR PLAN

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

BUILDING 901
FLOOR PLANS

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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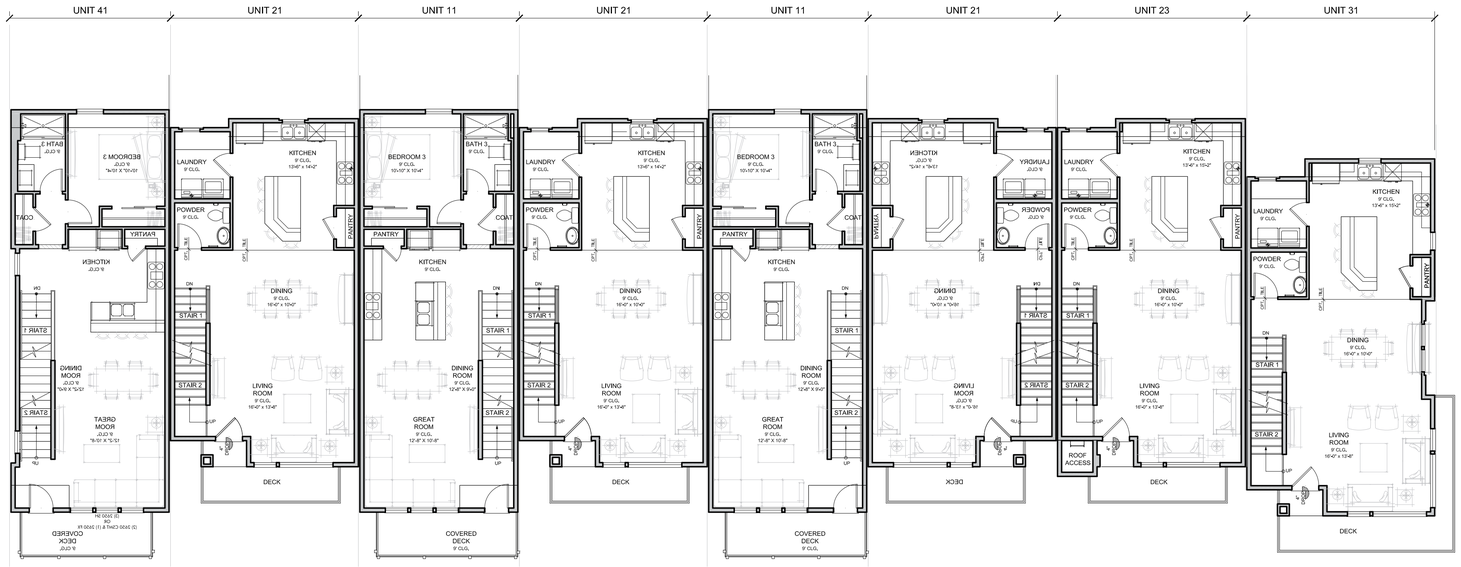
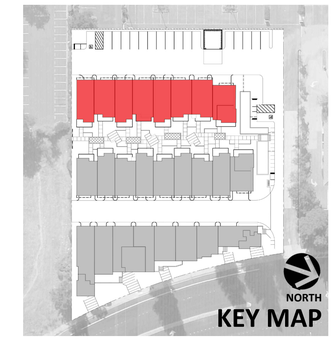
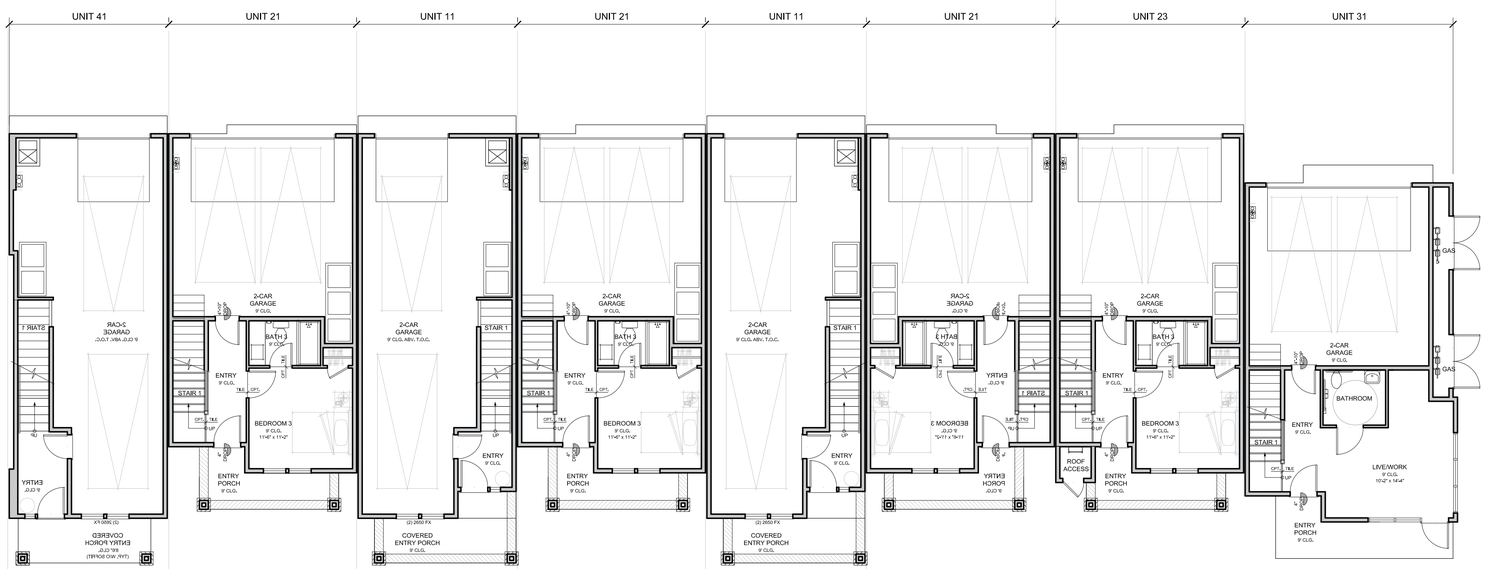




802 BUILDING - SECOND FLOOR PLAN

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



802 BUILDING - FIRST FLOOR PLAN

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

BUILDING 802
FLOOR PLANS

75 SOUTH MILPITAS BOULEVARD

MILPITAS, CALIFORNIA

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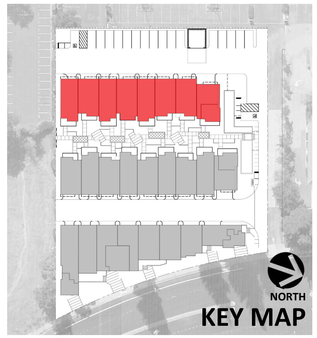

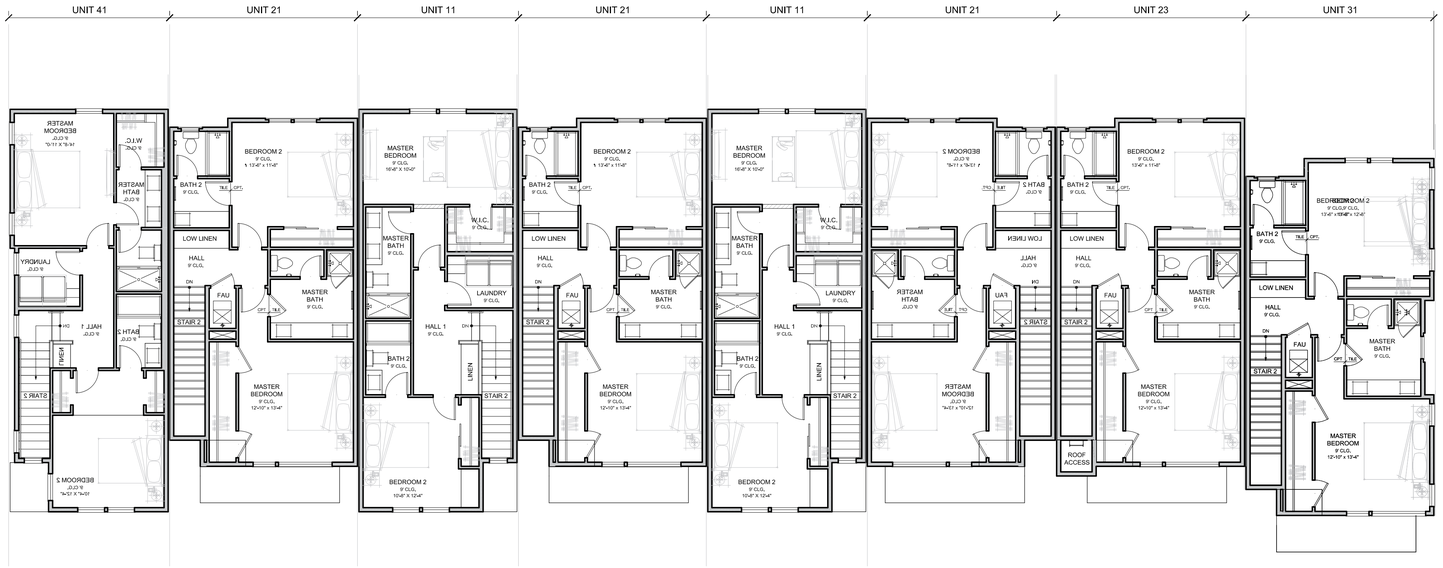

802 BUILDING - THIRD FLOOR PLAN

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

BUILDING 802
FLOOR PLANS

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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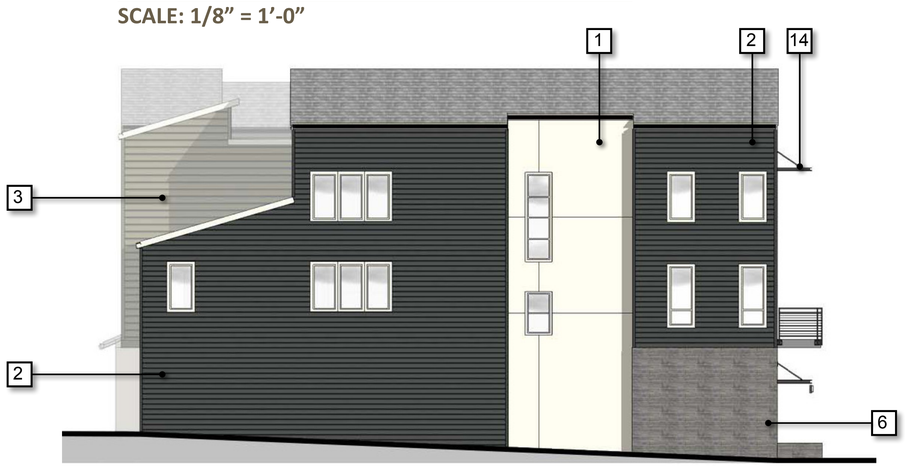
A-8

801 BUILDING - FRONT ELEVATION A

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

801 BUILDING - REAR ELEVATION B

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

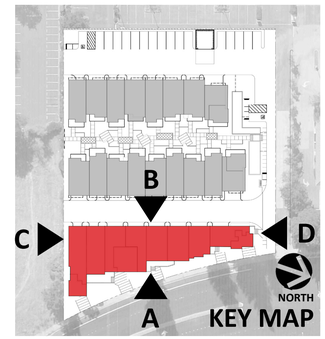


801 BUILDING - LEFT SIDE ELEVATION C

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

801 BUILDING - RIGHT SIDE ELEVATION D

SCALE: 1/8" = 1'-0



Building Color

1	BODY 1 (STUCCO) PPG 1092-1 Queen Anne's Lace	
2	BODY 2 (SIDING 6") PPG 1001-6 Knight's Armor	
3	BODY 3 (SIDING 10") PPG 1115-5 Pine Trail	
4	TRIM 1 (Trim Throughout) PPG 1092-1 Queen Anne's Lace	
5	ACCENT 1 (Doors, Brackets) PPG 1077-5 Chocolate Moment	

Building Materials

6	BOARDFORM TILE Creative Mines Grayscale Craft Boardform	
7	ASPHALT COMP. ROOFING Timberline Ultra HD Birchwood	
8	VINYL WINDOWS	
9	STUCCO FINISH (BODY 1)	
10	6" EXPOSURE HORIZONTAL SIDING (BODY 2)	
11	10" EXPOSURE HORIZONTAL SIDING (BODY 3)	
12	BOARDFORM CONCRETE (PLANTERS)	
13	METAL RAILING	
14	STEEL AWNING	
15	STOREFRONT GLAZING	
16	BUILDING SIGNAGE	

801 BUILDING ELEVATIONS

75 SOUTH MILPITAS BOULEVARD

MILPITAS, CALIFORNIA

R3 STUDIOS

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JOB NO. 1189.002
DATE 11-04-14

A-9

901 BUILDING - FRONT ELEVATION E

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

901 BUILDING - REAR ELEVATION F

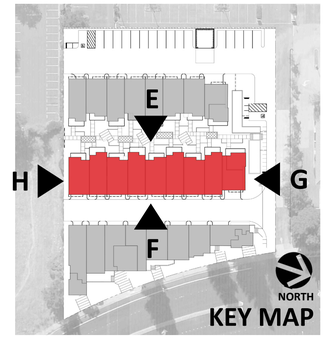
SCALE: 1/8" = 1'-0"

901 BUILDING - LEFT SIDE ELEVATION G

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

901 BUILDING - RIGHT SIDE ELEVATION H

SCALE: 1/8" = 1'-0



Building Color

1	BODY 1 (STUCCO) PPG 1092-1 Queen Anne's Lace	
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Building Materials

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10	6" EXPOSURE HORIZONTAL SIDING (BODY 2)	
11	10" EXPOSURE HORIZONTAL SIDING (BODY 3)	
12	BOARDFORM CONCRETE (PLANTERS)	
13	METAL RAILING	
14	STEEL AWNING	
15	STOREFRONT GLAZING	
16	BUILDING SIGNAGE	

901 BUILDING ELEVATIONS

75 SOUTH MILPITAS BOULEVARD

MILPITAS, CALIFORNIA

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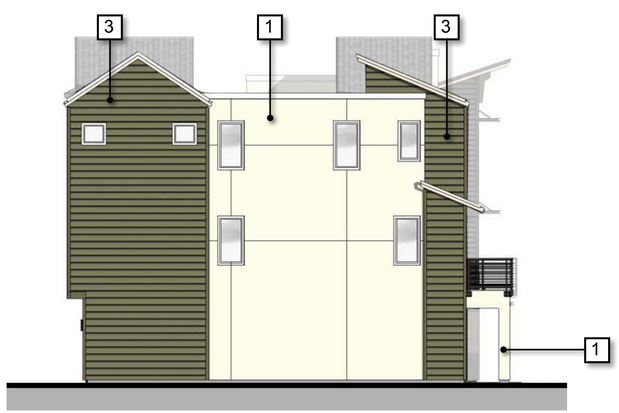
A-10

802 BUILDING - FRONT ELEVATION I

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

802 BUILDING - REAR ELEVATION J

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

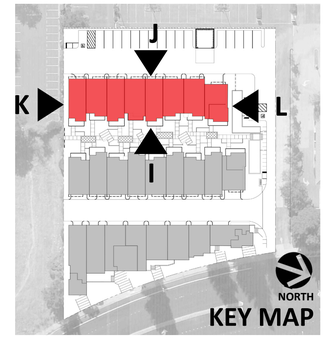


802 BUILDING - LEFT SIDE ELEVATION K

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

802 BUILDING - RIGHT SIDE ELEVATION L

SCALE: 1/8" = 1'-0



Building Color

1 BODY 1 (STUCCO)
PPG 1092-1
Queen Anne's Lace

2 BODY 2 (SIDING 6")
PPG 1001-6
Knight's Armor

3 BODY 3 (SIDING 10")
PPG 1115-5
Pine Trail

4 TRIM 1 (Trim Throughout)
PPG 1092-1
Queen Anne's Lace

5 ACCENT 1 (Doors, Brackets)
PPG 1077-5
Chocolate Moment

Building Materials

6 BOARDFORM TILE
Creative Mines
Grayscale Craft Boardform

7 ASPHALT COMP. ROOFING
Timberline Ultra HD
Birchwood

8 VINYL WINDOWS

9 STUCCO FINISH (BODY 1)

10 6" EXPOSURE HORIZONTAL SIDING (BODY 2)

11 10" EXPOSURE HORIZONTAL SIDING (BODY 3)

12 BOARDFORM CONCRETE (PLANTERS)

13 METAL RAILING

14 STEEL AWNING

15 STOREFRONT GLAZING

16 BUILDING SIGNAGE

802 BUILDING ELEVATIONS

75 SOUTH MILPITAS BOULEVARD

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DATE 11-04-14

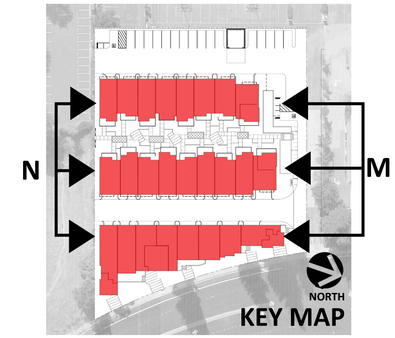
A-11

SITE - NORTH ELEVATION M

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

SITE - SOUTH ELEVATION N

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



OVERALL SITE ELEVATIONS

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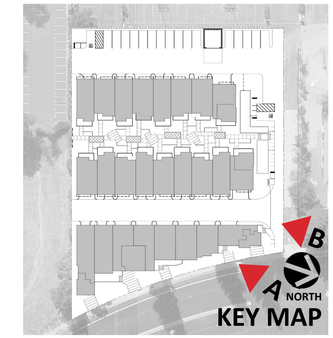

VIEW A: SITE - TOWER CORNER

VIEW B: SITE EXPANDED - TOWER CORNER

SITE PERSPECTIVES

75 SOUTH MILPITAS BOULEVARD
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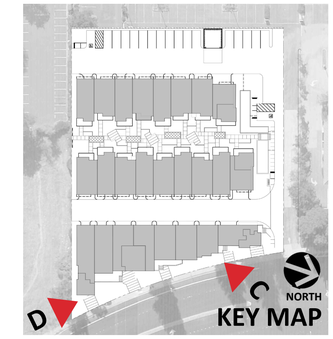
A-13

VIEW C: NORTH EAST



VIEW D: GABLE CORNER

BUILDING 801
PERSPECTIVES

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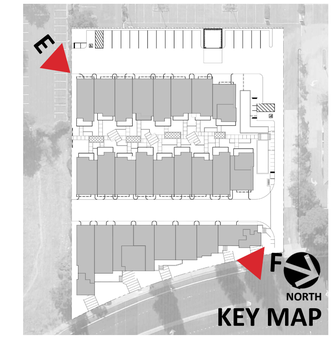

VIEW E: SITE - SOUTHWEST CORNER

VIEW F: S. MILPITAS BLVD. PEDESTRIAN SIDEWALK

SITE PERSPECTIVES

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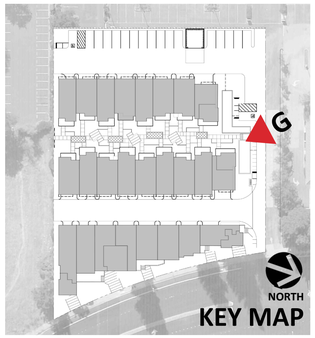

VIEW G: LIVE-WORK AND PASEO

PASEO PERSPECTIVE

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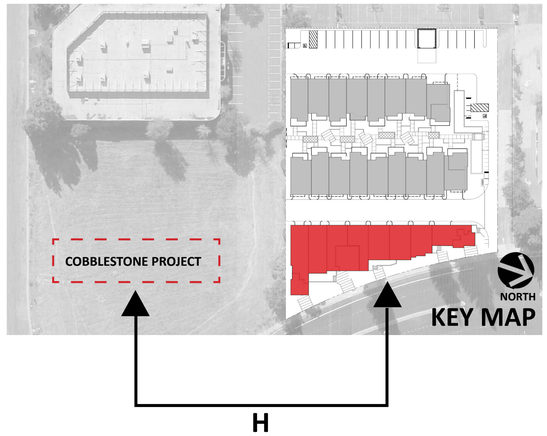

VIEW H: STREETSCAPE ELEVATION

SCALE: 1/16" = 1'-0"

STREETSCAPE ELEVATION

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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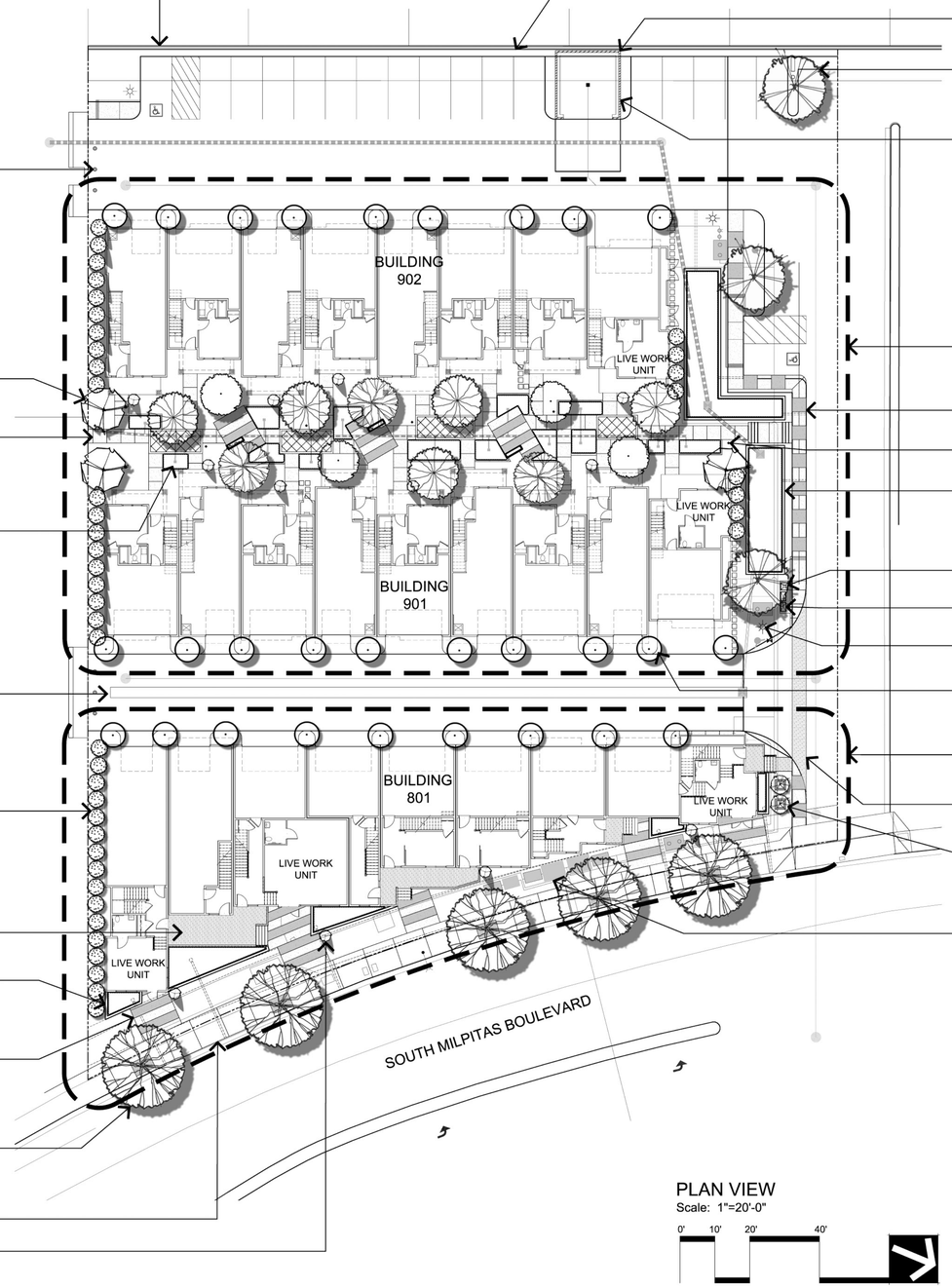

Existing soundwall

Removable EVA Bollards:
Refer to image sheet L-4

Arbutus 'Marina' or Pinus canariensis:
Refer to Proposed Plant Palette sheet L-13

4' wide concrete walkway

Storm water treatment facility:
Refer to Proposed Plant Palette sheet L-13

Removable EVA Bollards:
Refer to image sheet L-4

Tall clumping timber bamboo at building ends:
Refer to Proposed Plant Palette sheet L-13

Raised patio, railing, and steps:
Refer to plans prepared by Dahlin Group

Raised form board concrete planter (3'-6") for storm water treatment:
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Concrete paving with alternating finish:
Refer to image sheet L-5

Ulmus parvifolia (street tree spacing to match existing along South Milpitas Boulevard) in 4'x6' tree grate:
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Public sidewalk

Cupresses sempervirens 'Glauca':
Refer to Proposed Plant Palette sheet L-13

Enhanced landscape at soundwall, including flowering and evergreen vines:
Refer to Proposed Plant Palette sheet L-13

Trash enclosure:
Refer to plans prepared by Dahlin Group

Pyrus calleryana 'Redspire':
Refer to Proposed Plant Palette sheet L-13

Evergreen and deciduous vines on trash enclosure:
Refer to Proposed Plant Palette sheet L-13

PASEO ENLARGEMENT:
Refer to sheet L-2

4' wide concrete sidewalk with alternating concrete finish:
Refer to plans prepared by Carlson, Barbee & Gibson, Inc.

Illuminated Bollard:
Refer to image sheet L-4

Storm water treatment facility in raised form board concrete planter wall (+6" curb at walkway):
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Waste Receptacle:
Refer to image sheet L-4

Mailbox Station:
Refer to image sheet L-4

Street Light:
Refer to image sheet L-4

Podocarpus 'Maki' with shrubs and groundcover in alley planter pocket:
Refer to Proposed Plant Palette sheet L-13

STREETSCAPE ENLARGEMENT:
Refer to sheet L-3

Concrete pavers:
Refer to image sheet L-5

Magnolia grandiflora 'Teddy Bear' or Prunus sargentii 'Columnaris' in decorative square planter:
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Proposed potable irrigation point of connection

NOTE:
Tree placement is pending location of existing joint trench

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

REFER TO SHEET L-13 FOR PROPOSED PLANT PALETTE & MATERIALS LEGEND

INDEX PLAN

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

R3 STUDIOS

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L-1

Removable EVA Bollards:
Refer to image sheet L-4

Form board concrete seatwall:
Refer to image sheet L-5

Cupresses sempervirens 'Glauca':
Refer to Proposed Plant Palette sheet L-13

Tall clumping timber bamboo hedge:
Refer to Proposed Plant Palette sheet L-13

Acer rubrum 'New World' :
Refer to Proposed Plant Palette sheet L-13

4' wide concrete walkway

Foreground Shrubs:
Refer to Proposed Plant Palette sheet L-13

Foundation Shrubs:
Refer to Proposed Plant Palette sheet L-13

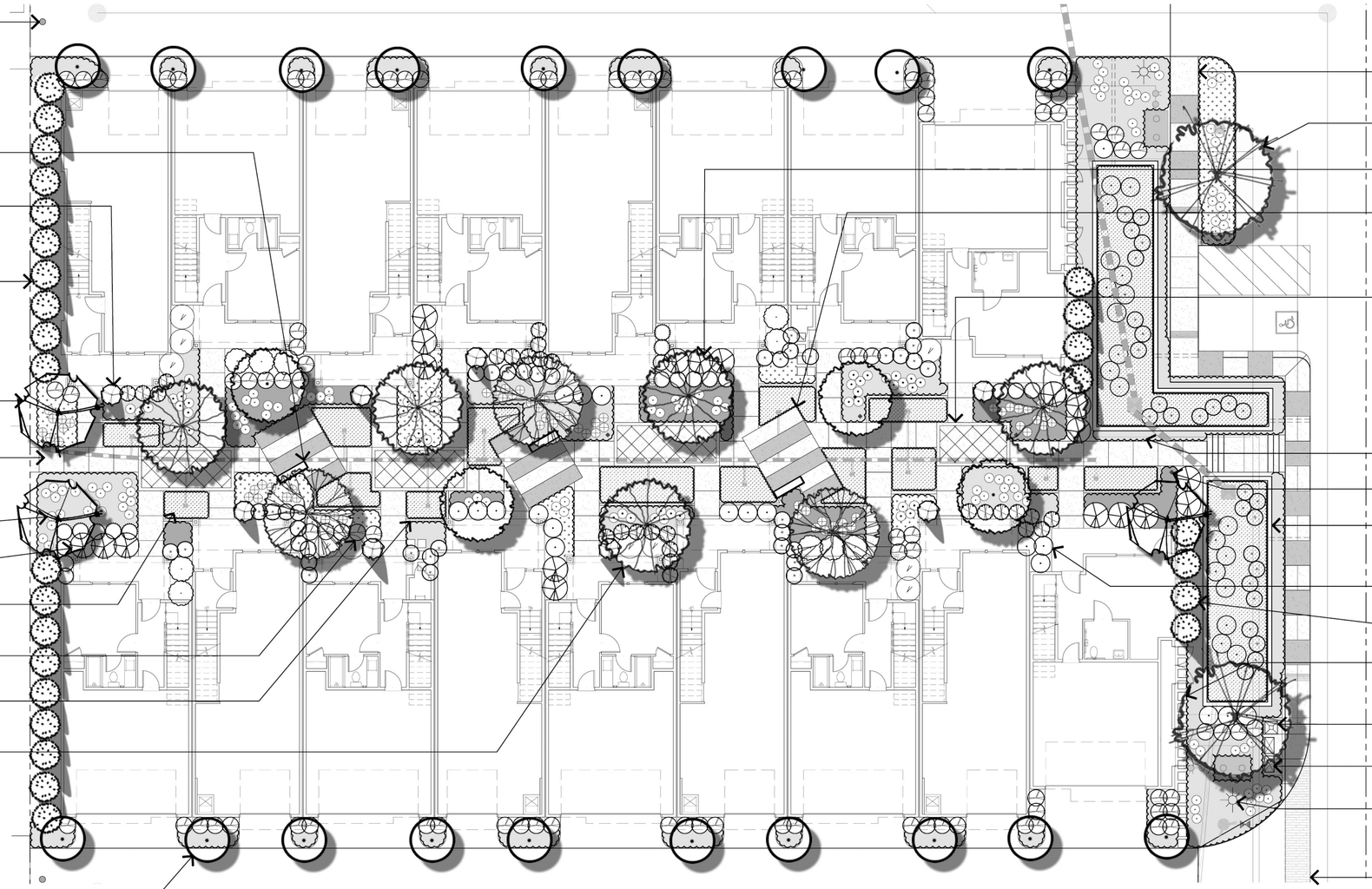
Storm water treatment facility:
Refer to Proposed Plant Palette sheet L-13

Intermediate Shrubs:
Refer to Proposed Plant Palette sheet L-13

4" wide concrete mowband:
Refer to Materials Legend sheet L-13

Cercis canandensis or Tristania laurina:
Refer to Proposed Plant Palette sheet L-13

Podocarpus 'Maki' with shrubs and groundcover in alley planter pocket:
Refer to Proposed Plant Palette sheet L-13



4' wide concrete sidewalk with alternating concrete finish:
Refer to plans prepared by Carlson, Barbee & Gibson, Inc.

Pyrus calleryana 'Redspire':
Refer to Proposed Plant Palette sheet L-13

Betula pendula or Chionanthus retusus:
Refer to Proposed Plant Palette sheet L-13

Concrete paving with alternating concrete finish:
Refer to image sheet L-5

Scored concrete paving with concrete band:
Refer to Materials Legend sheet L-13

Groundcover:
Refer to Proposed Plant Palette sheet L-13

Illuminated Bollard:
Refer to image sheet L-4

Storm water treatment facility in raised form board concrete planter wall (+6" curb at walkway):
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Grasses:
Refer to Proposed Plant Palette sheet L-13

Tall clumping timber bamboo hedge:
Refer to Proposed Plant Palette sheet L-13

Precast Pavers:
Refer to Materials Legend sheet L-13

Waste Receptacle:
Refer to image sheet L-4

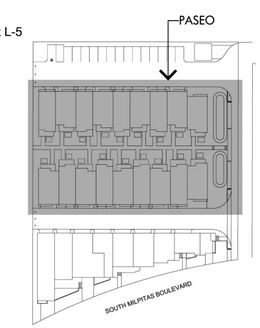
Mailbox Station:
Refer to image sheet L-4

Street Light:
Refer to image sheet L-4

Concrete pavers:
Refer to image sheet L-5

PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'



PASEO ENLARGEMENT

REFER TO SHEET L-13 FOR PROPOSED PLANT PALETTE & MATERIALS LEGEND

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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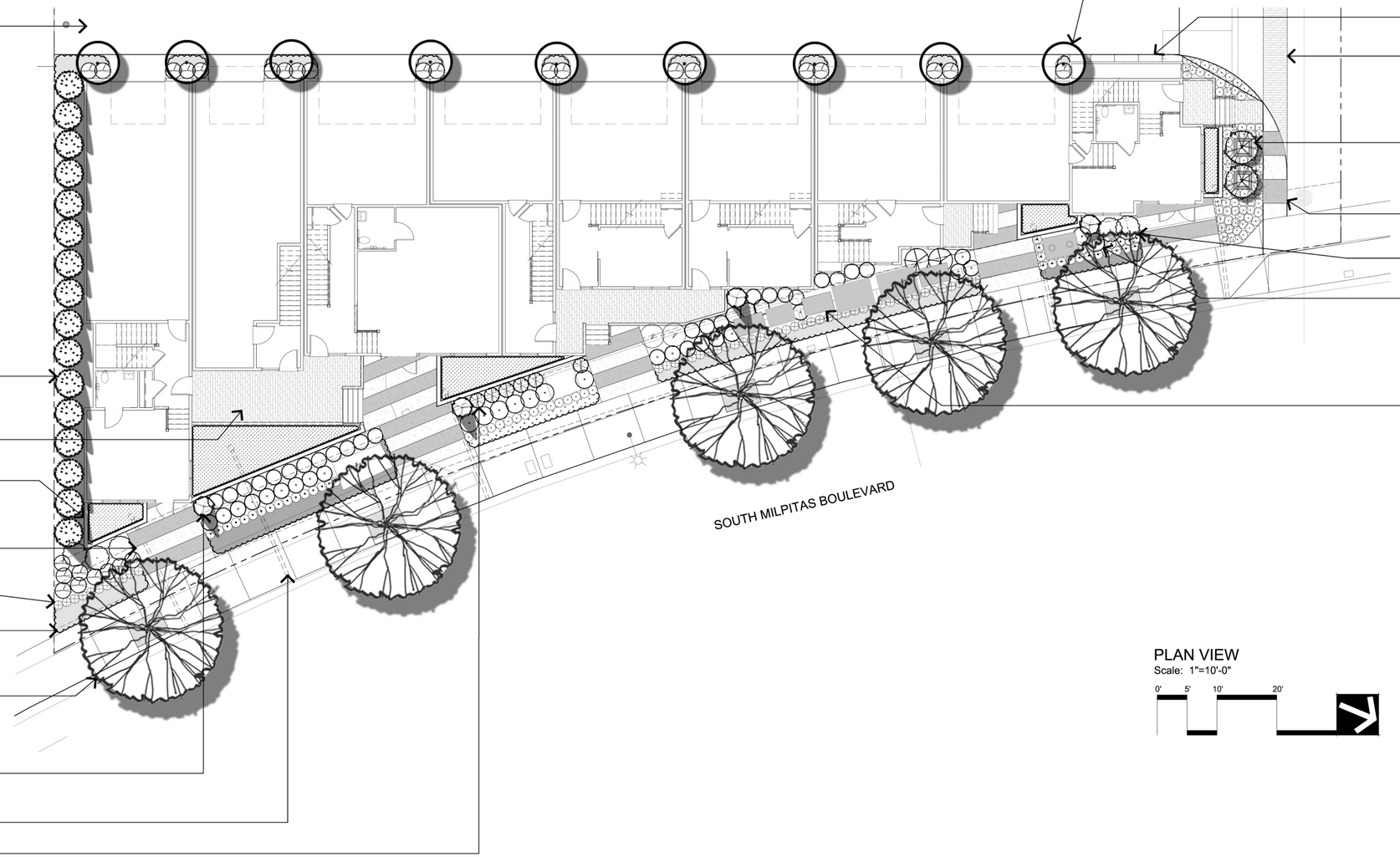
L-2



Removable EVA Bollards:
Refer to image sheet L-4

Tall clumping timber bamboo hedge:
Refer to Proposed Plant Palette sheet L-13

Raised patio, railing, and steps:
Refer to plans prepared by Dahlin Group

Raised form board concrete planter (3'-6") for storm water treatment:
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Concrete paving with alternating finish:
Refer to image sheet L-5

Foreground Shrubs:
Refer to Proposed Plant Palette sheet L-13

Groundcover:
Refer to Proposed Plant Palette sheet L-13

Ulmus parvifolia (street tree spacing to match existing along South Milpitas Boulevard) in 4'x6' tree grate. Final locations of street trees subject to joint trench:
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

Cupresses sempervirens 'Glauca':
Refer to Proposed Plant Palette sheet L-13

8'-6" Public sidewalk

Intermediate Shrubs:
Refer to Proposed Plant Palette sheet L-13

Podocarpus 'Maki' with shrubs and groundcover in alley planter pocket:
Refer to Proposed Plant Palette sheet L-13

Concrete paving:
Refer to Materials Legend sheet L-13

Concrete pavers:
Refer to image sheet L-5

Magnolia grandiflora 'Teddy Bear' or Prunus sargentii 'Columnaris' in decorative square planter:
Refer to image sheet L-5 and
Proposed Plant Palette sheet L-13

4' wide concrete sidewalk with alternating concrete finish:
Refer to plans prepared by Carlson, Barbee & Gibson, Inc.

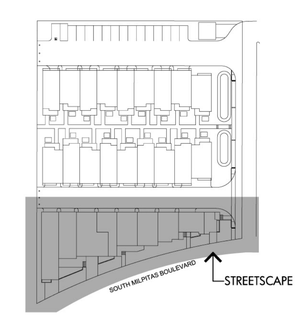
Foundation Shrubs:
Refer to Proposed Plant Palette sheet L-13

Grasses:
Refer to Proposed Plant Palette sheet L-13

Proposed potable irrigation point of connection

PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'



KEY MAP n.t.s.

REFER TO SHEET L-13 FOR PROPOSED PLANT PALETTE & MATERIALS LEGEND

STREETSCAPE ENLARGEMENT

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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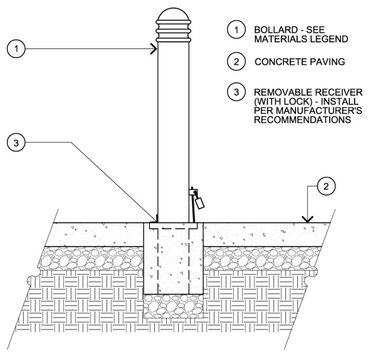
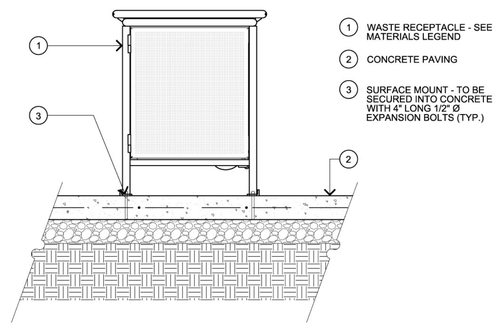
L-3

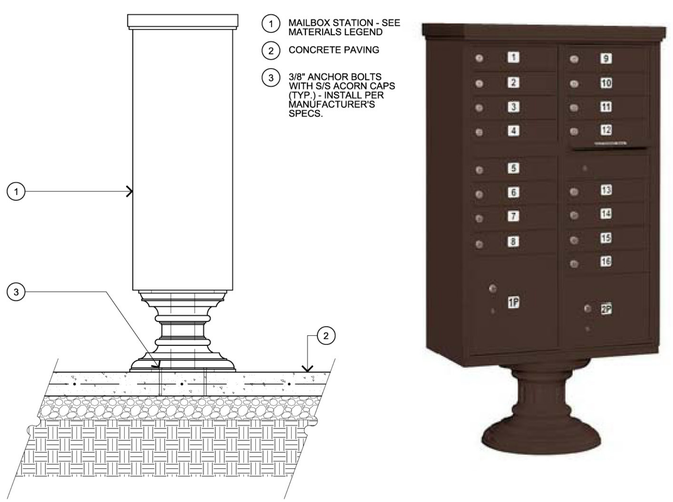


Removable EVA Bollards - to meet city requirements, finish to be dark bronze



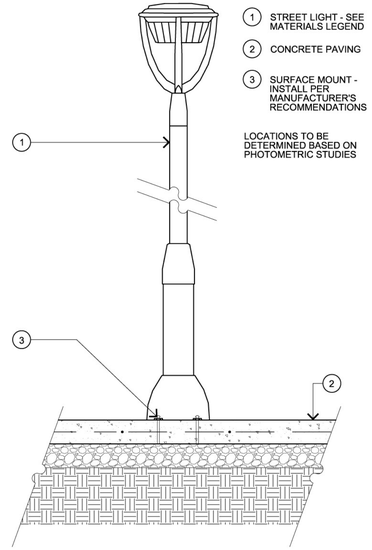
Waste Receptacle - finish to be dark bronze

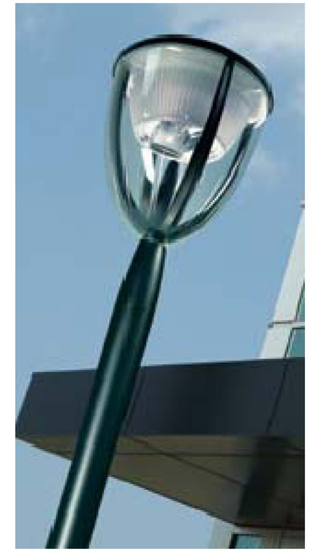
SCALE: 1"= 1'-0"



Mailbox Stations - finish to be dark bronze

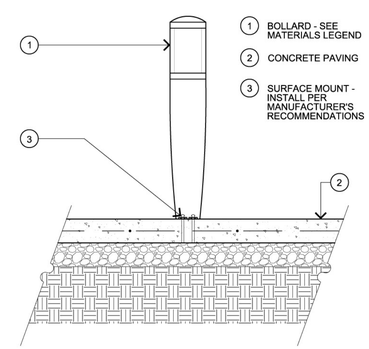
SCALE: 1"= 1'-0"





Street Light - finish to be dark bronze

SCALE: 1"= 1'-0"



Illuminated Bollard (paseo) - finish to be dark bronze

SCALE: 1"= 1'-0"

SITE AMENITIES

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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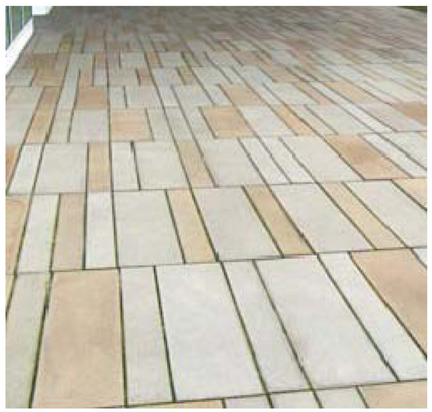
L-4

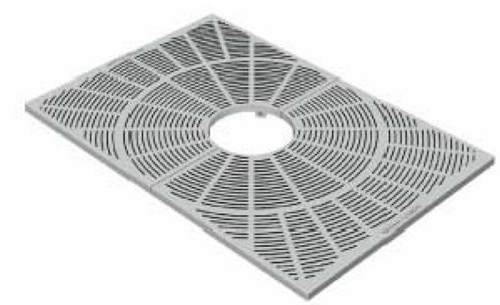
Concrete Paving with Alternating Concrete Finish



Concrete Pavers - finish to be charcoal, brown, tan blend

Form Board Concrete Print

To be used on Seat Wall and Planter Wall



4' x 6' Tree Grate (South Milpitas Boulevard)

Concept

Concept

Decorative Square Planters (5'x5'x4') - finish to be bronze

Located at project entry from South Milpitas Boulevard

SITE AMENITIES

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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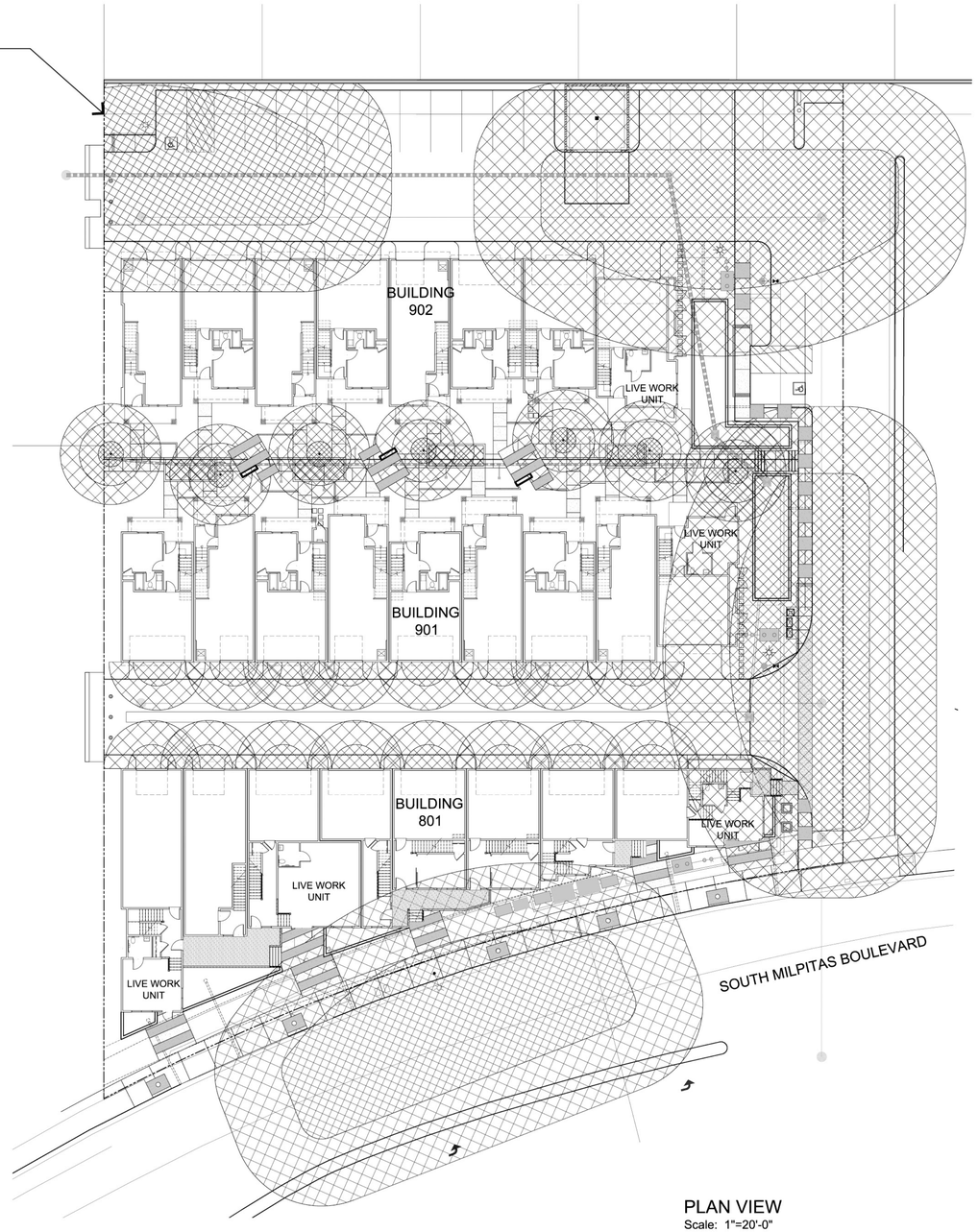
L-5



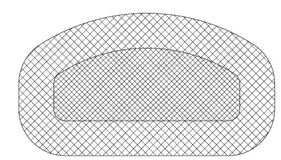
PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

LIGHTING LEGEND

ILLUMINATED BOLLARD -
REFER TO IMAGE SHEET L-4

PACK LIGHT -
REFER TO PLANS PREPARED BY
DAHLIN GROUP



STREET LIGHT -
REFER TO IMAGE SHEET L-4

LANDSCAPE LIGHTING NOTES

1. BOLLARD LOCATIONS SHOWN ARE FOR REFERENCE ONLY. A COMPREHENSIVE LIGHTING PLAN SHALL BE DONE BY A QUALIFIED LIGHTING CONSULTANT
2. PHOTOMETRIC DATA IS FOR REFERENCE ONLY AND IS INTENDED ONLY TO SHOW ESTIMATED COVERAGE
3. ANY ADDITIONAL STREET AND ALLEY LIGHTING SHALL BE DONE BY A QUALIFIED LIGHTING CONSULTANT AND SHALL CONFORM TO CITY OF MILPITAS STANDARDS
4. TREE LOCATIONS SHOWN ON SHEETS L-1 THRU L-3 SHALL BE ADJUSTED AS NECESSARY PENDING LOCATIONS OF STREET AND/OR ALLEY LIGHTING

PHOTOMETRIC PLAN

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

R3 STUDIOS

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JOB NO. 1189.002
DATE 11-04-14

L-6

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. 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. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

8. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

10. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

11. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

12. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

13. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

15. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

16. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

18. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

19. INSTALL NON POP-UP ROTARY SPRINKLERS 24" FROM WALKS AND CURBS.

20. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

21. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

22. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

23. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

24. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

25. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

26. IRRIGATION DEMAND: REFER TO PLANS.

27. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

28. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

30. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	570Z-6P-PRX-COM/ O-T-15-F,H,Q	TORO POP-UP SPRAY SPRINKLER (TURF)	2.3,1.16, 0.58	30	12-15
	570Z-6P-PRX-COM/ O-T-12-F,H,Q	TORO POP-UP SPRAY SPRINKLER (TURF)	1.5,0.75,.37	30	10-12
	570Z-6P-PRX-COM/ O-T-10-F,H,Q	TORO POP-UP SPRAY SPRINKLER (TURF)	1.03,0.51, 0.23	30	8-10
	570Z-12P-PRX-COM/ O-T-15-F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	2.3,1.16, 0.58	30	12-15
	570Z-12P-PRX-COM/ O-T-12-F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	1.5,0.75,.37	30	10-12
	570Z-12P-PRX-COM/ O-T-10-F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	1.03,0.51, 0.23	30	8-10
	570S/FB-25-PC	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
	570S/FB-50-PC	TORO BUBBLER, 2 PER TREE	0.5	30	TRICKLE
	T-YD-500-34	TORO AIR RELIEF VALVE			
	FCH-H-FIPT	TORO FLUSH VALVE			
	T-DL-MP9	TORO DRIP ZONE INDICATOR			
	P-220-26-6	TORO MASTER VALVE (NORMALLY CLOSED)			
	TFS-150	TORO FLOW SENSOR			
	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
	P220-27-04/ T-ALFD10150-L	TORO REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (SET TO 45 PSI) AND A 1" DISC FILTER			
	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
	T113-K	NIBCO GATE VALVE (LINE SIZE)-2.5" AND SMALLER.			
	975XLSEU-2"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
	MC-30E/CL-R1	IRRITROL MC-E CONTROLLER IN A PEDESTAL ENCLOSURE WITH MAINTENANCE REMOTE. USE IN CONJUNCTION WITH CLIMATE LOGIC WEATHER SENSING SYSTEM.			
	CL-100-WIRELESS	IRRITROL CLIMATE LOGIC WEATHER SENSING SYSTEM. AUTOMATICALLY GATHERS ON-SITE WEATHER INFORMATION AND CALCULATES WATER REQUIREMENTS AND WATERING SCHEDULES.			

	CONTROLLER AND STATION NUMBER FLOW (GPM) REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE
	CONTROLLER AND STATION NUMBER AREA (SQ. FT.) FLOW (GPM) REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE
MAIN LINE:	2 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.
DRIP ZONE:	TORO DL2000 SERIES DRIPLINE WITH LOC-EZE FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.
DRIP ZONE:	TORO BLUE STRIPE POLYETHYLENE HOSE. INSTALL ON-GRADE AS DETAILED. SEE DETAILS FOR INSTALLATION AND PART NUMBERS. INSTALL A END CLAMP AT THE END OF EACH DRIP ZONE REGION.
FS FS FS FS FS	FLOW SENSOR/ MASTER CABLE: APPROXIMATE ROUTING OF FLOW SENSOR AND MASTER VALVE WIRES IN SEPARATE 1" CONDUITS. REFER TO DETAILS FOR MORE INFORMATION.

IRRIGATION NOTES & LEGEND
(PRIVATELY MAINTAINED LANDSCAPE AREAS)

75 SOUTH MILPITAS BOULEVARD
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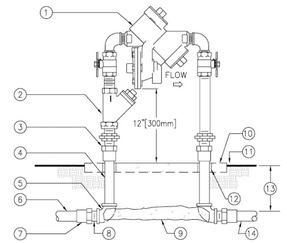
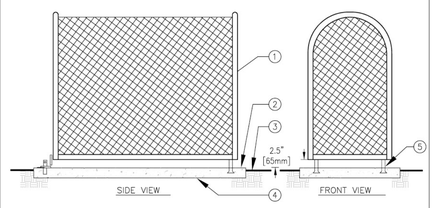
L-7



1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. YB "Y" STRAINER SYSTEM (AS REQUIRED).
3. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
4. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
6. PVC MAIN LINE TO POINT OF CONNECTION.
7. BUSH AS NECESSARY FOR SIZE TRANSITION.
8. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
9. CONCRETE SUPPORT BLOCK.
10. CONCRETE PAD-SEE ENCLOSURE DETAIL.
11. FINISH GRADE.
12. PVC SLEEVE BOTH SIDES.
13. REFER TO IRRIGATION LEGEND
14. PVC MAIN LINE TO IRRIGATION SYSTEM.

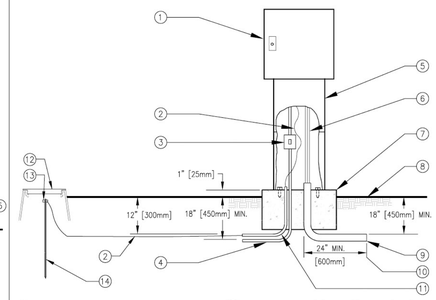
NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE
DET: RPB-1



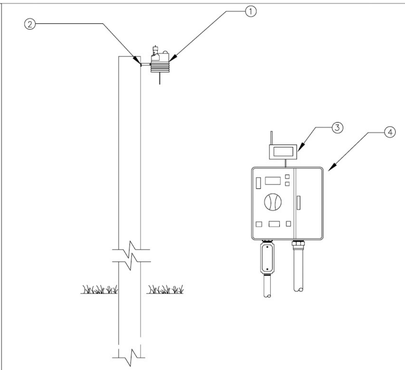
1. STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
2. SET PAD 1/2" [13MM] ABOVE FINISH GRADE
3. FINISH GRADE
4. 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
5. MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

2 BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE
DET: ENC-SMOOTH



1. IRRIGATION CONTROLLER.
2. #6 BARE COPPER GROUND WIRE.
3. 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
4. 120 VOLT A.C. ELECTRICAL SERVICE FROM SOURCE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR. IRRIGATION CONTRACTOR TO PROVIDE RIGID STEEL CONDUIT FROM SERVICE STUB-OUT TO CONTROLLER GCFI SWITCH AND COMPLETE ELECTRICAL SERVICE TO CONTROLLER.
5. PEDESTAL ENCLOSURE.
6. LOW VOLTAGE CONTROL WIRING.
7. CONCRETE PAD-6" [150mm] THICK (MIN.) EXTEND 6" [150mm] BEYOND EACH SIDE AND BACK, 24" [600mm] IN FRONT AND 1" [25mm] ABOVE FINISH GRADE.
8. FINISH GRADE.
9. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT WITH SWEEP ELL FOR LOW VOLTAGE WIRE.
10. 24" MIN. [600mm] AND OR 12" [300mm] BEYOND HARDSCAPE.
11. 1 1/2" [40mm] PVC SWEEP ELL FOR GROUND WIRE.
12. 6" ROUND BLACK PLASTIC BOX WITH T-LID FOR GROUND ROD.
13. CADWELD CONNECTIONS
14. 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 10' AWAY FROM CONTROLLER.

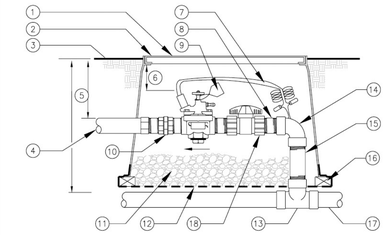
3 CONTROLLER – PEDESTAL MOUNT
SCALE: NONE
DET: PED-CONT



NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

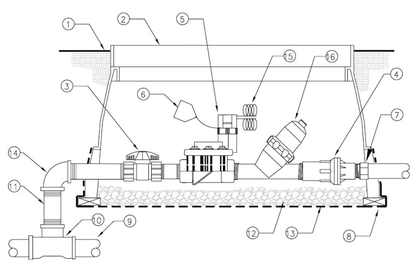
1. WIRELESS CLIMATE SENSOR TRANSMITTER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. SENSOR RECEIVER
4. CONTROLLER

4 WIRELESS WEATHER SENSOR
SCALE: NONE
DET: CL-W



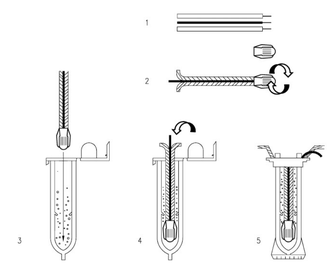
1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. PVC LATERAL LINE.
5. REFER TO IRRIGATION SPECS.
6. 3" [75mm] MIN, 6" [150mm] MAX.
7. VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
8. SCHEDULE 80 PVC NIPPLE (4 TOTAL).
9. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
10. SCHEDULE 80 PVC THREADED UNION.
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
13. UPC APPROVED SCHEDULE 40 PVC TEE.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
16. BRICK-1 EACH CORNER.
17. PVC MAIN LINE.
18. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).

5 REMOTE CONTROL VALVE
SCALE: NONE
DET: RCV-UN-BV



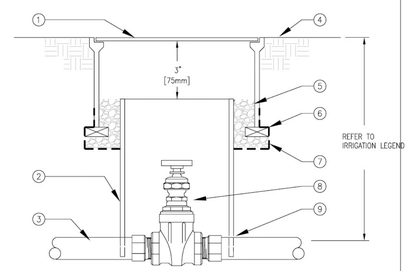
1. FINISH GRADE
2. JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
4. PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
5. REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
6. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
7. SCHEDULE 40 MALE ADAPTER
8. BRICK-1 EACH CORNER.
9. PVC MAIN LINE.
10. UPC APPROVED SCHEDULE 40 PVC TEE.
11. SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
12. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK – 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
13. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
14. SCHEDULE 80 PVC 90° ELBOW (1xT).
15. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
16. Y-FILTER (INCLUDED IN DRIP ZONE KIT)

6 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE
DET: RCV-FILTER4



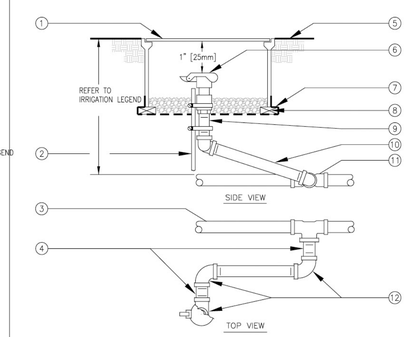
INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

7 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE
DET: WIRE-SPL



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. PVC MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK – 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. GATE VALVE.
9. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

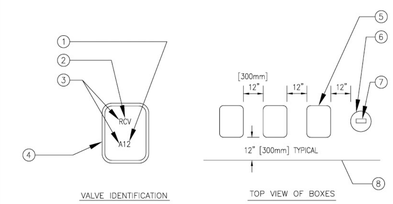
8 GATE VALVE
SCALE: NONE
DET: SGVD



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK – 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
12. SCHEDULE 80 PVC THREADED 90° ELL.

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

9 QUICK COUPLING VALVE
SCALE: NONE
DET: QUICK-C2



1. CONTROLLER AND STATION
2. VALVE TYPE
3. HEAT BRAND LETTERS AND NUMBERS INTO LID.
4. VALVE BOX COVER
5. RECTANGULAR VALVE BOX
6. ROUND VALVE BOX FOR QCV AND GATE VALVE.
7. HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
8. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" [25mm] 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.

10 VALVE BOX INSTALLATION
SCALE: NONE
DET: VALVE-B1

IRRIGATION DETAILS
(PRIVATELY MAINTAINED LANDSCAPE AREAS)

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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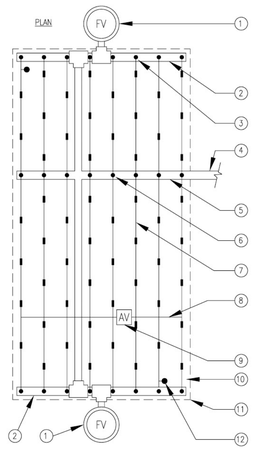
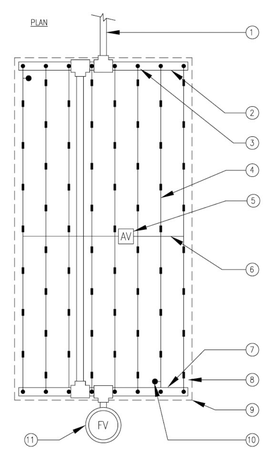


1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

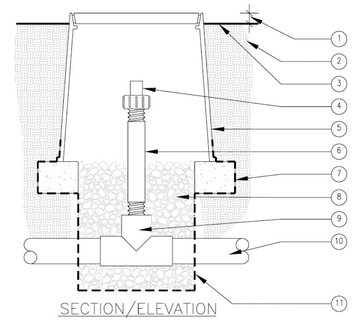
1 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

2 TORO DL 2000 END FEED LAYOUT
SCALE: NONE

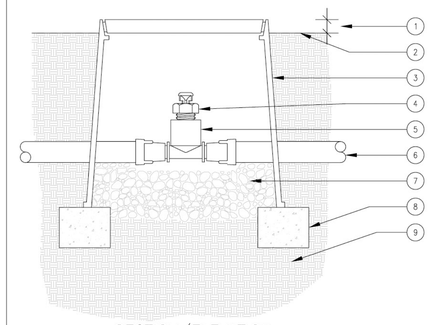


SECTION/ELEVATION

1. 1" [25mm] ABOVE FINISH GRADE.
2. NATIVE SOIL.
3. FINISH GRADE.
4. FLUSH VALVE.
5. ROUND PLASTIC VALVE BOX. REFER TO IRRIGATION SPECS FOR BOX SIZE. HEAT BRAND "TV" ON LID IN 2" [50mm] HIGH CHARACTERS.
6. 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK – 2 TOTAL
8. PEA GRAVEL 18" (450mm) DEEP.
9. PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
10. PVC PIPING.
11. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.

NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

3 TORO DL 2000 FLUSH VALVE (PVC TEE)
SCALE: NONE

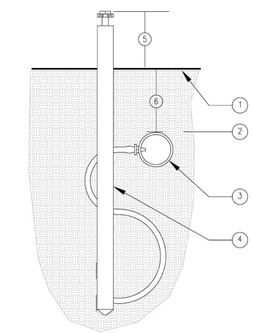


SECTION/ELEVATION

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. TORO LOC-EZE X 1/2" FPT TEE (FTF16).
6. TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
7. PEA GRAVEL SUMP (6" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

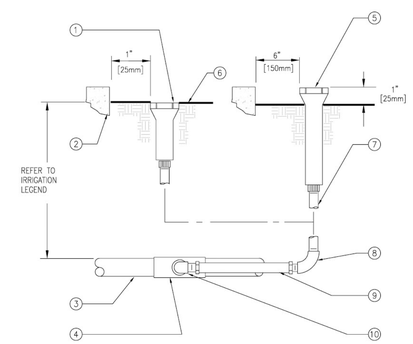
4 TORO DL 2000 AIR VACUUM RELIEF VALVE
SCALE: NONE



SECTION/ELEVATION

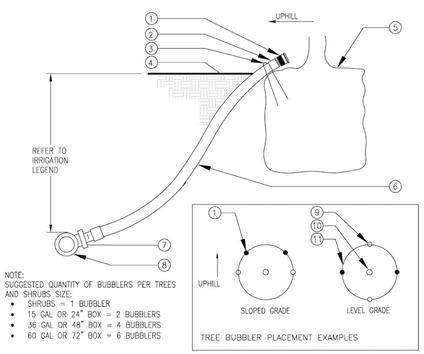
1. FINISH GRADE.
2. SOIL BACKFILL.
3. DRIPLINE.
4. OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
5. 2"-3" [50mm – 75mm] ABOVE FINISH GRADE.
6. REFER TO IRRIGATION LEGEND.

5 TORO DL 2000 OPERATION INDICATOR
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER
2. WALL, WALK, CURB OR BUILDING
3. PVC LATERAL LINE
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
5. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
6. FINISH GRADE
7. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
8. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
9. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" [13mm] FLEXIBLE SWING JOINT (1/2" x 6") [13mm x 150mm] WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa].
10. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

6 POP-UP SPRAY SPRINKLER RISER
SCALE: NONE
DET: SH/LW-POPSP

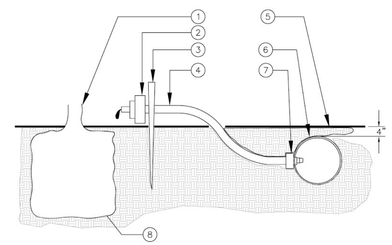


TREE BUBBLER PLACEMENT EXAMPLES

NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" [13mm] SCH. 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

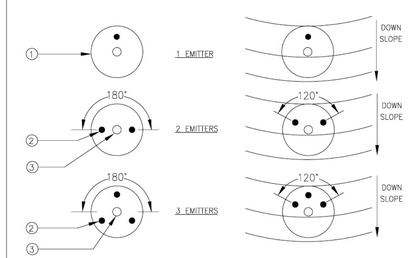
7 TREE AND SHRUB BUBBLER
SCALE: NONE
DET: TREE-SBUB



NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE INSERTION TOOL. WHERE POLYETHYENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL, A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYENE TUBING AND DISTRIBUTION TUBING ELIMINATED. POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

1. SHRUB STEM.
2. EMITTER REFER TO EMITTER SCHEDULE FOR QUANTITY OF EMITTERS PER PLANT.
3. TUBING SUPPORT STAKE (SALCO DTS-200-400)
4. 1/4" TUBING DO NOT EXCEED 3' [1m] IN LENGTH.
5. FINISH GRADE.
6. SALCO PVC FLEX HOSE. INSTALL 4" [100mm] BELOW FINISH GRADE.
7. BARBED MALE ADAPTER.
8. EDGE OF ROOTBALL.

8 SALCO FLEX TUBING EMITTER PLACEMENT
SCALE: NONE
DET: SALCO-BELOW



1. EDGE OF ROOTBALL (TYPICAL)
2. EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
3. SHRUB STEM (TYPICAL)

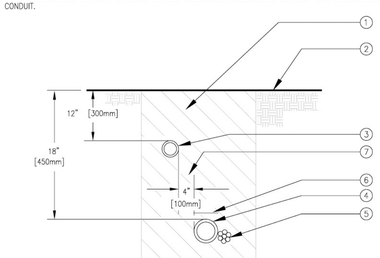
EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFACATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	USE SLV-PS-CV-1	1 GPH	2
5 GALLON SHRUBS	USE SLV-PS-CV-2	2 GPH	2
15 GALLON	USE SLV-PS-CV-2	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

9 SALCO EMITTER PLACEMENT AND SCHEDULE
DET: EMITTER-PL/SCH

NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. LOW VOLTAGE CONTROL WIRE. TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. DETECTABLE WARNING TAPE OVER MAIN LINE – 3" [75mm] ABOVE PIPE.
7. TYPICAL DISTANCE BETWEEN PIPES.

10 TRENCHING
SCALE: NONE
DET: TRENCH

IRRIGATION DETAILS
(PRIVATELY MAINTAINED LANDSCAPE AREAS)

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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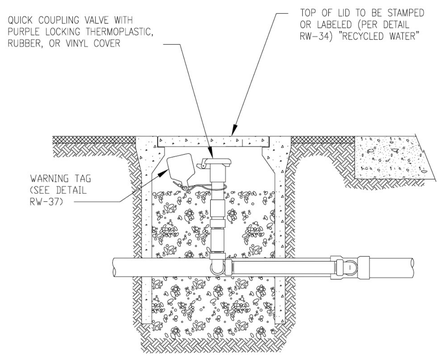
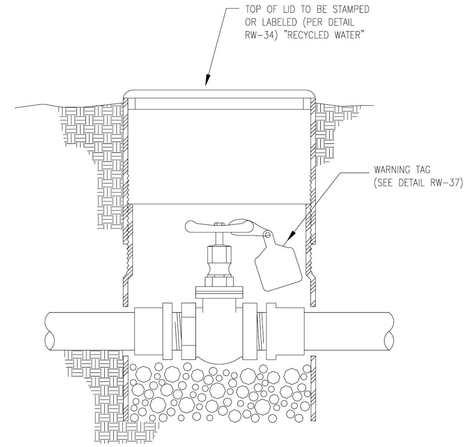


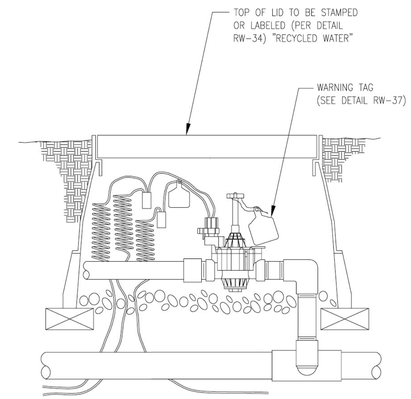
IDENTIFICATION OF QUICK COUPLING VALVE WITH WARNING TAG

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



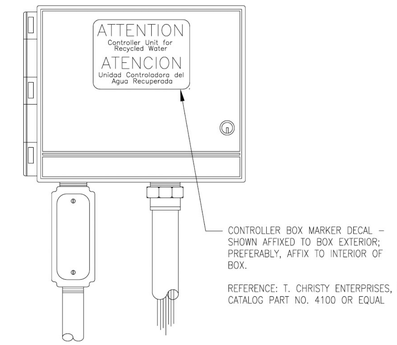
IDENTIFICATION OF ISOLATION GATE VALVE (3" OR SMALLER) WITH WARNING TAG

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



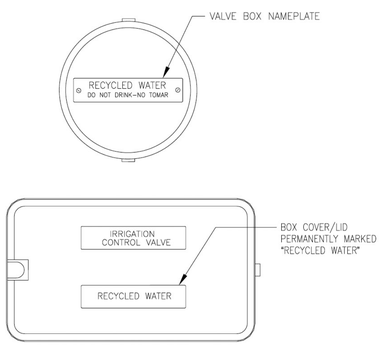
IDENTIFICATION OF REMOTE CONTROL VALVE WITH WARNING TAG

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



IDENTIFICATION OF IRRIGATION SYSTEM CONTROLLER WITH ADVISORY WARNING DECAL

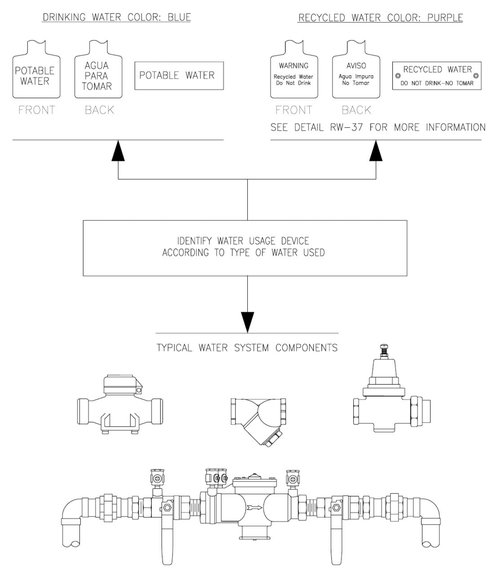
SOUTH BAY WATER RECYCLING | RECYCLED WATER USE SITE IDENTIFICATION DETAILS
SCALE: NTS | RW-33



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

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

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



IDENTIFICATION OF WATER CONTROL DEVICES WITH WARNING TAG

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

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

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

RECYCLED WATER ADVISORY SIGN

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

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

IDENTIFICATION OF RECYCLED WATER WARNING TAG

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

IRRIGATION DETAILS
(PUBLICLY MAINTAINED LANDSCAPE AREAS)

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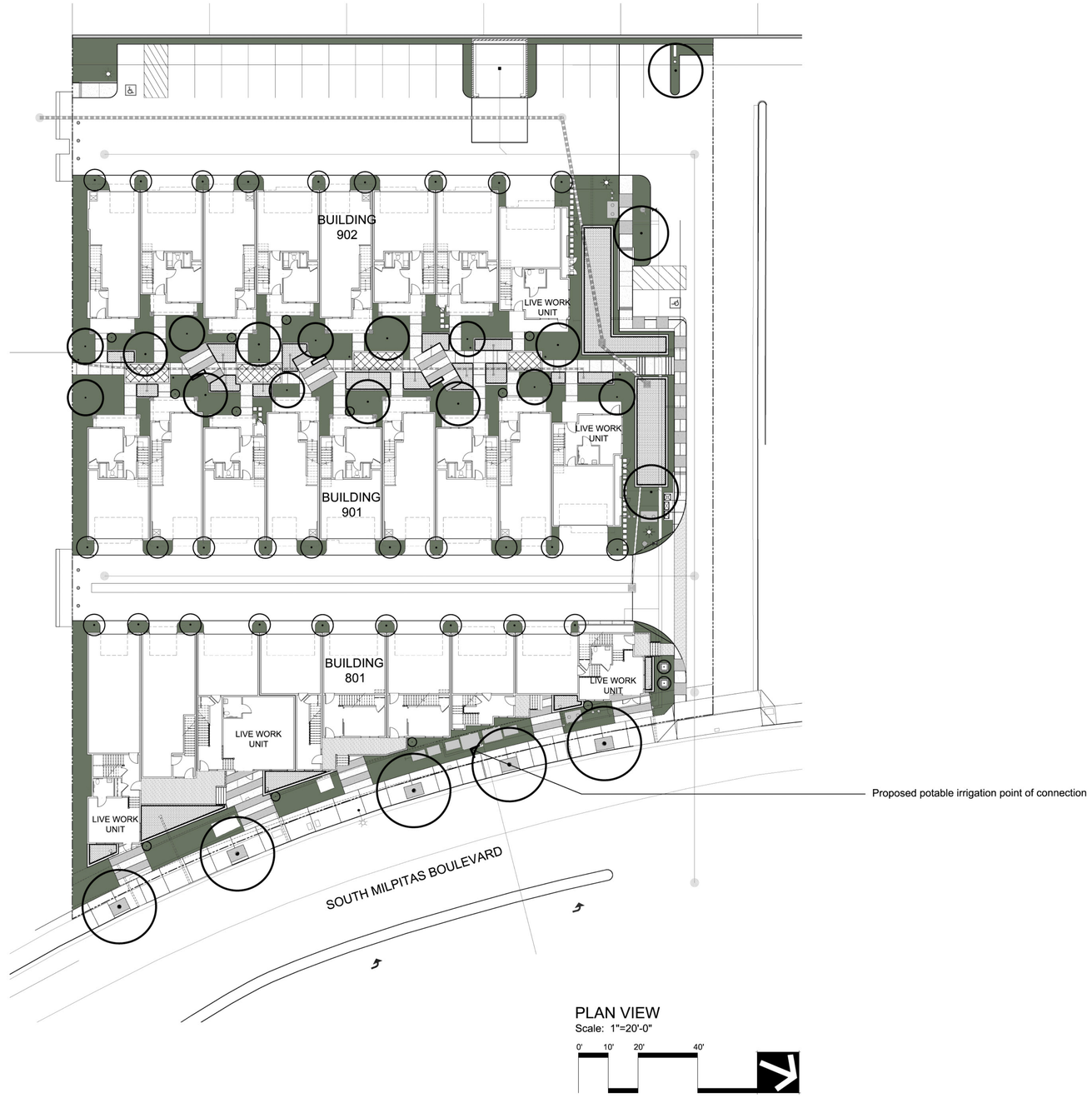
TREES:

PYRUS CALLERYANA
ARBUTUS MARINA
CHIONANTHUS RETUSUS
CYPRESS
LAGERSTROEMIA INDICA
PODCARPUS MAKI
PYRUS CALLERYANA REDSPIRE
TRISTANIA LAURINA
CERICIC CANANDENSIS - REDBUD
BAMBOO

— IRRIGATED BY TREE BUBBLERS

PLANTING AREAS — SHRUBS: IRRIGATED BY SHRUB BUBBLERS
— GROUNDCOVER: IRRIGATED BY SUBSURFACE DRIP LINE

WATER QUALITY AREAS — IRRIGATED BY SUBSURFACE DRIP LINE



IRRIGATION PLAN

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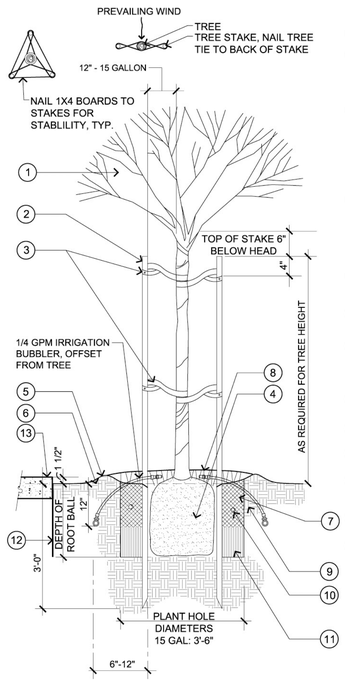
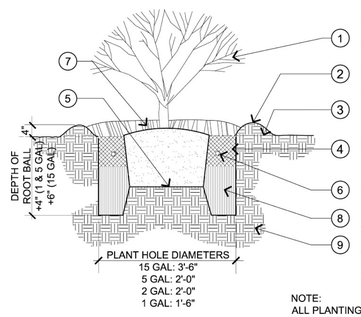


1. TREE: SEE PROPOSED PLANT PALETTE FOR SIZE AND TYPE
2. LODGE POLE PINE TREE STAKES: 3"X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
3. TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3 INCHES OF MOVEMENT OF TREE IN ALL DIRECTIONS.
4. TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
5. 4 INCH TALL EARTH BERM FOR WATER BASIN:
6. FINISH GRADE, SET 3" BELOW FINISH SURFACE.
7. BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
8. BARK MULCH: 3 INCH DEPTH, KEEP CLEAR FROM TRUNK OF TREE
9. NATIVE SOIL
10. FERTILIZER TABS (21 GRAM, 20-10-5): 15 GALLON - 4 TABS
11. PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12 INCHES FROM FINISHED GRADE; SCARIFY WALLS
12. ROOT BARRIER
13. PAVING - SEE PLAN

PLANTING NOTES:
1. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

Tree Staking

NOT TO SCALE

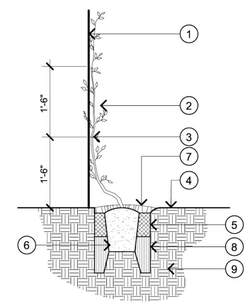


1. SHRUB: SEE PROPOSED PLANT PALETTE FOR SIZE AND TYPE
2. 4 INCH TALL EARTH BERM FOR WATER BASIN
3. FINISH GRADE
4. BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HT.): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
5. SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
6. FERTILIZER TABS (21 GRAM, 20-10-5): 1 GAL. - 1 TAB, 2 GAL. - 2 TABS 5 GAL - 3 TABS, 15 GAL - 5 TABS
7. BARK MULCH: 3 INCH DEPTH, KEEP CLEAR FROM BASE OF PLANT
8. PULVERIZED NATIVE SOIL
9. COMPACTED SUBGRADE OR ENGINEERED FILL

NOTE:
ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

Shrub Planting

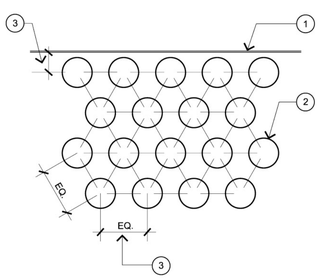
NOT TO SCALE



1. SOUND WALL OR TRASH ENCLOSURE
2. VINE: SEE PROPOSED PLANT PALETTE FOR SIZE AND TYPE
3. VINE TIES AT 1'-6" INTERVALS AS SHOWN
4. FINISH GRADE
5. BACK FILL MIX
6. VINE ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE
7. BARK MULCH: 3 INCH DEPTH, KEEP CLEAR FROM BASE OF PLANT
8. PULVERIZED NATIVE SOIL
9. COMPACTED SUBGRADE OR ENGINEERED FILL

Vine Planting/Staking

NOT TO SCALE



1. EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
2. GROUNDCOVER OR SHRUB
3. GROUNDCOVER AND SHRUB SPACING AS PER PLAN AND PROPOSED PLANT PALETTE

NOTES:
1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING(TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. KEEP MULCH CLEAR OF PLANT BASE.
5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

Groundcover Planting

NOT TO SCALE

PLANTING DETAILS
(PRIVATELY MAINTAINED LANDSCAPE AREAS)

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JOB NO. 1189.002
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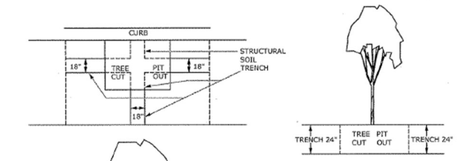
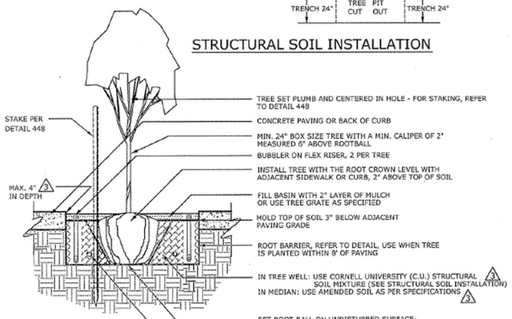
L-11



STRUCTURAL SOIL INSTALLATION



SECTION

Notes:

1. TREES SHALL NOT BE ROOT-BOUND. CAREFULLY SCARIFY ROOTBALL BEFORE PLANTING, IF DIRECTED.
2. REMOVE ANY SPROUTS/SHOOTS WITHIN 6" OF SOIL.
3. CONFIRM POSITIVE DRAINAGE OF PLANT PIT PRIOR TO PLANTING TREE. INSTALL DRAIN AS PER TREEWELL DETAIL 448. DRAINAGE RATE OF ALL MATERIALS, INCLUDING MULCH, SHOULD BE NO LESS THAN 1/4" PER HOUR AND NOT EXCEED 2" PER HOUR.
4. WHEN TREE GRATES ARE USED, LOWER ALL FEATURES SHOWN WITHIN THE TREE PIT BY 3".

NOT TO SCALE

CITY OF MILPITAS, ENGINEERING DIVISION

REVISION	DATE
1	1991
2	2001
3	2010

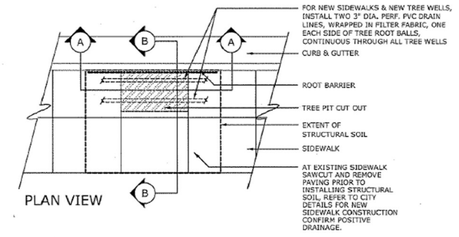
STREET TREE PLANTING AT TREE WELLS & MEDIANS

APPROVED BY: 3 PUBLIC WORKS DIRECTOR / CITY ENGINEER RCE No. 40283

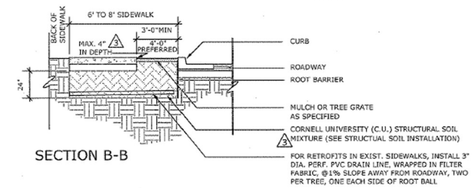
STANDARD DRAWING NO. 448

DATE : 6/15/10

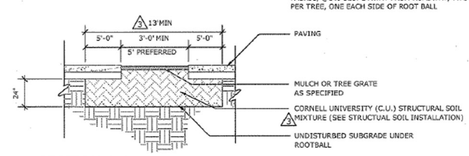
SHEET 1 OF 5



PLAN VIEW



SECTION B-B



SECTION A-A

NOT TO SCALE

CITY OF MILPITAS, ENGINEERING DIVISION

REVISION	DATE
1	1991
2	2001
3	2010

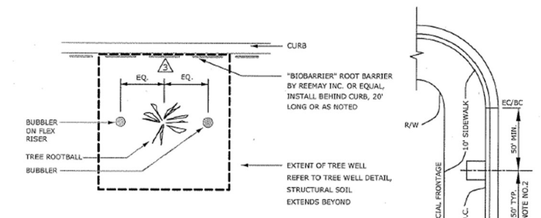
STREET TREE PLANTING IN TREE WELL

APPROVED BY: 3 PUBLIC WORKS DIRECTOR / CITY ENGINEER RCE No. 40283

STANDARD DRAWING NO. 448

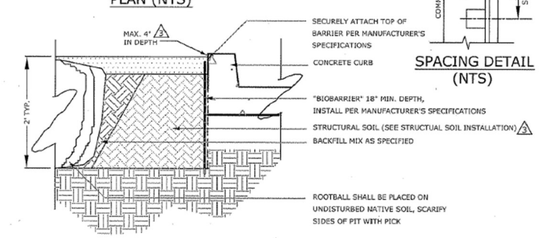
DATE : 6/15/10

SHEET 4 OF 5



PLAN (NTS)

SPACING DETAIL (NTS)



SECTION (NTS)

Notes:

1. ROOT BARRIER IS REQUIRED WHEN THE CENTERLINE OF THE TREE IS WITHIN EIGHT FEET OF STREET CURB OR PAVING.
2. ONE STREET TREE SHALL BE PROVIDED PER RESIDENTIAL LOT PER STREET, OR AS SHOWN ON PLANS APPROVED BY THE CITY ENGINEER. SPACING WILL VARY DEPENDING ON TREE SPECIES, IN GENERAL, THE SPACING SHALL BE EQUAL TO THE MATURE CANOPY DIAMETER.

NOT TO SCALE

CITY OF MILPITAS, ENGINEERING DIVISION

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STREET TREE PLANTING

APPROVED BY: 3 PUBLIC WORKS DIRECTOR / CITY ENGINEER RCE No. 40283

STANDARD DRAWING NO. 448

DATE : 6/15/10

SHEET 5 OF 5

PLANTING DETAILS
(PUBLICLY MAINTAINED LANDSCAPE AREAS)

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L-12

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	EXPOSURE	COMMENTS	WUCOLS
	STREET TREES (South Milpitas Boulevard):					
	ULMUS PARVIFOLIA	ELM	24" BOX	N/A	STANDARD	M
	TREES:					
	ARBUTUS 'MARINA'	NCN	24" BOX	N/A	STANDARD	M
	ACER RUBRUM 'NEW WORLD'	MAPLE	24" BOX	N/A	STANDARD	M
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	N/A	STANDARD	L
	BETULA PENDULA	BIRCH	24" BOX	SUN/SHADE	STANDARD	H
	CHIONANTHUS RETUSUS	NCN	24" BOX	SUN/SHADE	STANDARD	L
	CUPRESSES SEMPERVIRENS 'GLAUCA'	ITALIAN CYPRESS	24" BOX	SUN/SHADE	STANDARD	L
	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	SUN/SHADE	STANDARD	L
	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	MAGNOLIA	36" BOX	SUN/SHADE	STANDARD	M
	PRUNUS SARGENTII 'COLUMNARIS'	NARROW FLOWERING CHERRY	36" BOX	SUN/SHADE	STANDARD	M
	PODOCARPUS 'MAKI'	COLUMN FERN PINE	24" BOX	SUN/SHADE	STANDARD	M
	PYRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24" BOX	N/A	STANDARD	M
	CERCIS CANANDENSIS	REDBUD	24" BOX	N/A	STANDARD	M
	TRISTANIA LAURINA	NCN	24" BOX	N/A	STANDARD	L
	FOUNDATION SHRUBS:					
	ARBUTUS UNEDO 'COMPAKTA'	STRAWBERRY TREE	5 GALLON	SUN		L
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GALLON	SUN		
	BAMBOO OLDHAMII	CLUMPING TIMBER BAMBOO	5 GALLON	SUN/ PART SHADE		L
	CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	SUN/ PART SHADE		L
	LOROPETALUM CHINESE	NCN	5 GALLON	PART SHADE		M
	RAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIAN HAWTHORN	5 GALLON	SUN/ PART SHADE		L
	ROSMARINUS 'BLUE SPIRES'	UPRIGHT ROSEMARY	5 GALLON	SUN/ PART SHADE		L
	INTERMEDIATE SHRUBS:					
	CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	SHADE/SUN		L
	DIETES VEGETA	FORTNIGHT LILY	5 GALLON	SHADE/SUN		L
	LIROPE GIGANTEA	LIRIOPE	5 GALLON	SHADE/SUN		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	SHADE/SUN		M
	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GALLON	SUN		L
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	PITTOSPORUM	5 GALLON	SUN/SHADE		L
	ROSA SPECIES	SHRUB ROSE	5 GALLON	SUN		M
	FOREGROUND SHRUBS:					
	AGAPANTHUS ORIENTALIS 'STORM CLOUD'	LILY OF THE NILE	1 GALLON	SHADE/SUN		M
	ALOE SPECIES	ALOE	1 GALLON	SUN		L
	HEMEROCALLIS HYBRIDS 'ORANGE/YELLOW MIX 50/50'	EVERGREEN DAYLILY	1 GALLON	SUN		M
	KNIPHOFIA	RED-HOT POKER	1 GALLON	SUN		L
	LAVANDULA 'MUNSTEAD'	ENGLISH LAVENDER	1 GALLON	SUN		M
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY	1 GALLON	SHADE		M
	PHORMIUM SPECIES (DWARF)	NEW ZEALAND FLAX	1 GALLON	SUN		L
	SEDUM SPECIES	NCN	1 GALLON	SUN		L
	SENECIO SPECIES	NCN	1 GALLON	SUN		L
	GROUNDCOVERS:					
	CORREA REFLEXA 'CAPE CARPET'	AUSTRALIAN FUSCHIA	1 GALLON	SUN/SHADE		L
	GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	SUN/SHADE		L
	LANTANA 'GOLD RUSH'	YELLOW LANTANA	1 GALLON	SUN		L
	LANTANA MONTEVIDENSIS 'PURPLE'	PURPLE LANTANA	1 GALLON	SUN		L
	ROSA 'PEACH DRIFT'	PEACH DRIFT	2 GALLON	SUN		M
	ROSA 'PINK DRIFT'	PINK GROUNDCOVER ROSE	2 GALLON	SUN		L
	ZAUSCHNERIA SPECIES	CALIFORNIA FUCHSIA	1 GALLON	SUN		L
	GRASSES:					
	CALOMOGROTIS FOLIOSA	REED GRASS	1 GALLON	SUN		L
	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON	SUN		L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	SUN		L
	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GALLON	SUN		L
	VINES:					
	FICUS PUMILA	CREEPING FIG	5 GALLON	SUN/SHADE		M
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	SUN/SHADE		M
	STORM WATER TREATMENT SHRUBS AND GRASSES:		1 GALLON	MIX EVENLY		

SPECIES/COMMON NAME

ARISTIDA PURPUREA - PURPLE THREE-AWN
BOUTELOUA GRACIS - BLUE GRAMA
CAREX TEMULICOLA - BERKELEY SEDGE
CHONDROPETALUM TECTORUM - CAPE RUSH
FESTUCA CALIFORNICA - CALIFORNIA FESCUE
JUNCUS SPECIES - REED
LEYMUS CONDENSATUS - GIANT WILD RYE
MELICA CALIFORNICA - CALIFORNIA MELIC
MIMULUS SPECIES - MONKEY FLOWER
ZAUSCHNERIA SPECIES - CALIFORNIA FUCHSIA

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 15' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.

WATER CONSERVATION CONCEPT STATEMENT:
THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE FOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURN AND GROUNDCOVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE EITHER CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

IRRIGATION SYSTEMS FOR LANDSCAPES GREATER THAN 5,000 S.F. SHALL HAVE A DEDICATED WATER METER FOR IRRIGATION.

A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS AND IRRIGATION OPERATION SCHEDULES.

A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL, HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.

TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.

SPRAY IRRIGATION SYSTEMS FOR GROUNDCOVER AREAS GREATER THAN 8' WIDE IN ANY DIRECTION SHALL BE DESIGNED WITH COMMERCIAL SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES THAT INCLUDE INTERNAL CHECK VALVES AND RPESSURE COMPENSATION DEVICES. THE HEADS SHALL BE DESIGNED IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM. THE NOZZLES DELIVER WATER AT A MINIMUM 70% EFFICIENCY WITH A LOW PRECIPITATION RATE THAT MATCHES THE INFILTRATION RATE OF THE SOIL.

THE DRIP SYSTEM SHALL INCORPORATE PRESSURE COMPESATING DRIP BUBBLERS WITH 1/4" DRIP TUBES TO EACH PLANT WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.

WATER USE RATING LEGEND:
EBMUD CATEGORIES OF WATER NEEDS FROM:
PLANTS & LANDSCAPES FOR SUMMER DRY CLIMATES OF THE SAN FRANCISCO BAY REGION BY THE EAST BAY MUNICIPAL UTILITY DISTRICT, 2004

MOD	MODERATE WATER
OCC	OCCASIONAL WATER
INF	INFREQUENT WATER
NONE	NO ADDITIONAL WATER

WUCOLS III CATEGORIES OF WATER NEEDS FROM:
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, UNITED STATES BUREAU OF RECLAIMATION

H	HIGH
M	MODERATE
L	LOW
VL	VERY LOW

CALIFORNIA NATIVE PLANTS (CNP) FOR THE GARDEN BY CAROL BORNSTEIN, DAVID FROSS, BART O'BRIEN

MOD	MODERATE WATER
OCC	OCCASIONAL WATER
INF	INFREQUENT WATER

ON-SITE	TOTAL PLANTS	SUBTOTAL PLANTS WITH OCC/INF/NONE/ LOW/VERY LOW WATER REQUIREMENTS
PERCENTAGE OF PLANTS MEETING LOW WATER REQUIREMENTS: 94.7% MORE THAN 75% REQUIRED		

MATERIALS LEGEND

SYMBOL	DESCRIPTION
CONCRETE PAVING:	
	NATURAL GREY CONCRETE PAVING WITH VARYING SCORE LINES PER PLAN
CONCRETE PAVING WITH ALTERNATING CONCRETE FINISH:	
	NATURAL GREY CONCRETE PAVING WITH 30" SPACED SCORE LINES AND ALTERNATING FINISH PER PLAN - REFER TO IMAGE SHEET L-5
SCORED CONCRETE PAVING WITH CONCRETE BAND:	
	NATURAL GREY CONCRETE PAVING WITH 24" SPACED SCORE LINES AND 6" CONCRETE BAND PER PLAN
CONCRETE PAVERS:	
	CONCRETE PAVERS - REFER TO IMAGE SHEET L-5
CONCRETE MOWBAND:	
	4" WIDE CONCRETE MOWBAND
PRECAST PAVERS:	
	16"X16" PRECAST CONCRETE STEPPING PAVERS
SEAT WALL:	
	CAST-IN-PLACE NATURAL GREY CONCRETE WITH FORM BOARD PRINT - REFER TO IMAGE SHEET L-5
PLANTER WALL:	
	CAST-IN-PLACE NATURAL GREY CONCRETE WITH FORM BOARD PRINT - REFER TO IMAGE SHEET L-5
WASTE RECEPTACLE:	
	WASHINGTON SQUARE (TOP OPENING) IN STORMCLOUD PERFORATED METAL IN BRONZE FROM LANDSCAPE FORMS (WWW.LANDSCAPEFORMS.COM) - REFER TO IMAGE SHEET L-4
MAILBOX STATIONS:	
	ONE TYPE II REGENCY DECORATIVE CBU WITH "A" SIZE DOORS (MODEL #3312R) AND ONE TYPE III REGENCY DECORATIVE CBU WITH "A" SIZE DOORS (MODEL #3316R). CBU TOPS #3350 WITH FLAT FINIALS AND REGENCY PEDESTALS (TALL OPTION) IN BRONZE FROM MAILBOXES.COM (WWW.MAILBOXES.COM) - REFER TO IMAGE SHEET L-4
STREET LIGHT:	
	CALISTO SERIES IN BRONZE FROM LUMEC (WWW.LUMEC.COM) - REFER TO SITE AMENITIES SHEET L-4
ILLUMINATED BOLLARD:	
	CALISTO SERIES CALB1 IN BRONZE FROM LUMEC (WWW.LUMEC.COM) - REFER TO IMAGE SHEET L-4
REMOVABLE EVA BOLLARDS:	
	R-7901 IN BRONZE FROM RELIANCE FOUNDRY (WWW.RELIANCE-FOUNDRY.COM) - REFER TO IMAGE SHEET L-4
TREE GRATE:	
	R-8811 BOULEVARD COLLECTION TREE GRATE IN BRONZE FROM NEENAH FOUNDRY (WWW.NFCO.COM). - REFER TO IMAGE SHEET L-5
DECORATIVE SQUARE PLANTER:	
	REFER TO IMAGE SHEET L-5

PROPOSED PLANT PALETTE & MATERIALS LEGEND

75 SOUTH MILPITAS BOULEVARD
MILPITAS, CALIFORNIA

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