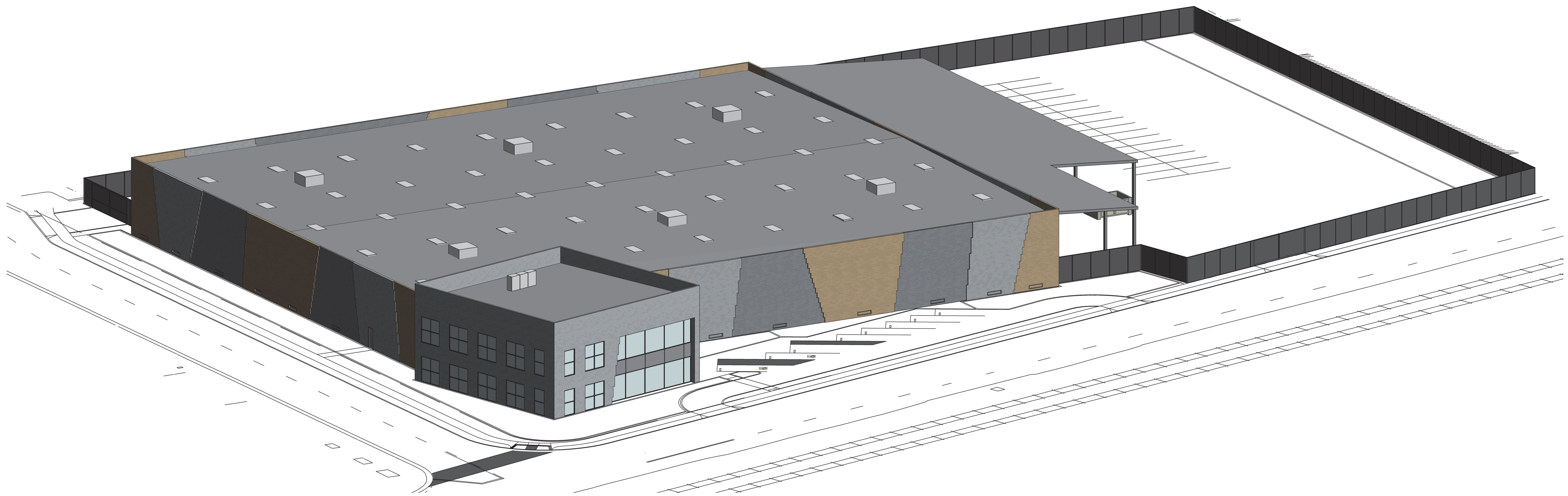
LEVEL 10 CORPORATION YARD
PLANNING PACKAGE

16290 RAILROAD AVE
MORGAN HILL, CA 95037

VICINITY MAP



PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF AN APPROXIMATELY 60,500 SF SINGLE-STORY HIGH-BAY WAREHOUSE BUILDING COUPLED WITH AN APPROXIMATELY 9,500 SF TWO-STORY OFFICE BUILDING.

THE CURRENT PROPERTY IS 95% UNDEVELOPED, WITH A SMALL EXISTING SINGLE-STORY OFFICE SHACK THAT IS PROPOSED TO BE DEMOLISHED.

PROPOSED EXTERIOR WORK INCLUDES THE CREATION OF A MATERIAL HANDLING YARD INCLUDING AN APPROXIMATELY 15,000 SF EXTERIOR COVERED STORAGE AREA AND A WALLED-IN TRASH ENCLOSURE, ALL ENCLOSED IN A SCREENED LINK FENCE.

THE PROPOSED EXTERIOR WORK ALSO INCLUDES ALL REQUIRED ON-SITE PARKING, WALKS, STORMWATER HANDLING, AND LANDSCAPING.

THE EXISTING SITE ACCESS DRIVEWAYS ARE PROPOSED TO BE RELOCATED, WITH NEW ON-STREET PARKING LANES, CURBS, AND SIDEWALKS BEING PROVIDED TO MEET CITY REQUIREMENTS AND GUIDELINES.

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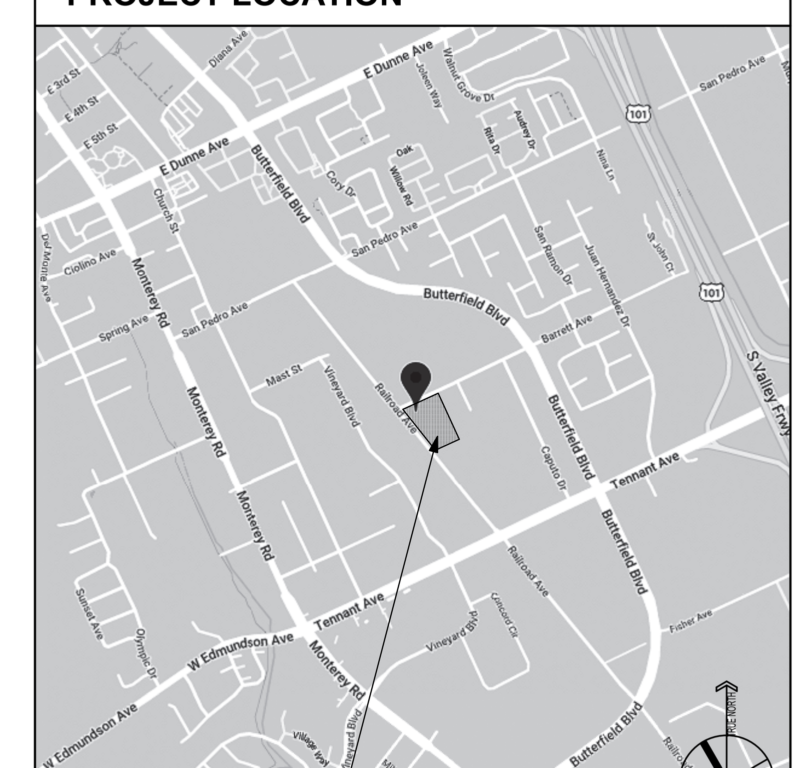
E-1 SITE LIGHTING & PHOTOMETRIC PLAN

PROJECT DATA

SITE AREA:	3.67 ACRES 159,691 SF
BUILDING AREA:	
FIRST FLOOR:	65,859 SF
SECOND FLOOR:	4,367 SF
TOTAL:	70,226 SF
EXTERIOR COVERED AREA:	14,800 SF
CONSTRUCTION TYPE:	IIIB
STORIES:	2
OCCUPANCY:	B, S-1
BUILDING CODE:	2016 CBC
FIRE CODE:	2016 CFC
MECHANICAL CODE:	2016 CMC
ELECTRICAL CODE:	2016 CEC
PLUMBING CODE:	2016 CPC
ENERGY CODE:	2016 CA ENERGY CODE
GREEN CODE:	2016 CAL GREEN BLDG CODE
SPRINKLERED:	FULLY SPRINKLERED
PARKING:	REFER TO SHEET PA0.1
PARCEL NUMBER:	817-32-057
ZONING CLASSIFICATION:	IG
GENERAL PLAN:	INDUSTRIAL
ALLOWABLE AREA:	UNLIMITED AREA BUILDING W/ 60'-0" SIDEYARDS REFER TO SHEET PA0.1

PROJECT LOCATION



PROJECT LOCATION

2019_038

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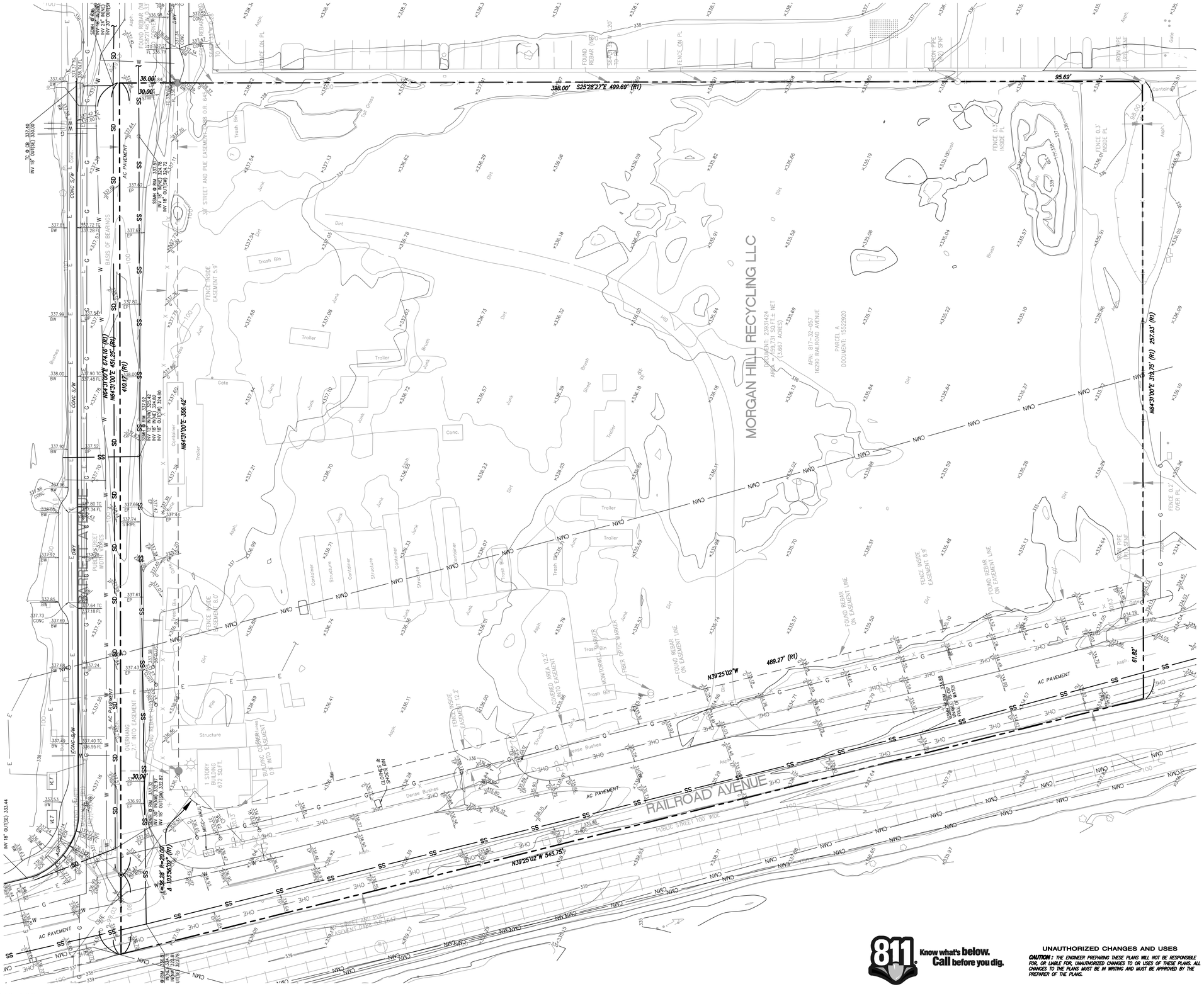
TITLE SHEET

PT0.1



SANDIS
SILICON VALLEY
SCALE: 1"=20'

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 8/09/2019

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK, BM 1049, DESCRIBED AS STEEL ROD WITH PUNCH MARK; IN ALUMINUM ROUND MONUMENT BOX WITH ACCESS COVER RIM STAMPED "N1448 1988"; STEEL ROD, DOWN 0.35 FEET FROM TOP OF LID; NORTHERLY SIDE OF SAN PEDRO AVENUE; 50 FEET WESTERLY OF CENTERLINE OF RAILROAD TRACK; 1.3 FEET SOUTHERLY OF CHAIN LINK FENCE; STATION'S LOCATION IS ALSO ABOUT 100 FEET WEST FROM RAILROAD AVENUE. CITY OF MORGAN HILL.

ELEV=342.09 FEET (NAVD 88 DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BASIS OF BEARINGS

THE BEARING SOUTH 64°31'00" WEST BEING THE BEARING BETWEEN THE TWO FOUND MONUMENTS ON THE CENTERLINE OF BARRETT AVENUE AS SHOWN HEREON, AND AS SHOWN ON THAT CERTAIN PARCEL MAP FILED ON JULY 13, 1977 IN BOOK 400 OF MAPS, AT PAGE 21, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT EVIDENCED BY DOCUMENT RECORDED JUNE 3, 2008 AS DOCUMENT NO. 19873084 OF OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

BEING ALL OF PARCEL 1 AND A PORTION OF PARCEL 2 AS SAID PARCELS ARE DESCRIBED AND DELINEATED IN THAT "CERTIFICATE OF COMPLIANCE – LOT LINE ADJUSTMENT, RECORDED JANUARY 10, 2001 AS DOCUMENT NO. 15522920, SANTA CLARA COUNTY RECORDS AND MORE SPECIFICALLY BEING ALL OF PARCEL B AS SHOWN UPON THAT PARCEL MAP FILED JULY 13TH, 1977 IN BOOK 400 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF THAT ABOVE REFERRED TO PARCEL B AT THE SOUTHERN MOST CORNER OF PARCEL C AS SAID PARCEL C IS SHOWN UPON THAT PARCEL MAP FILED AUGUST 19TH, 1986 IN BOOK 563 OF MAPS AT PAGE 35, SANTA CLARA COUNTY RECORDS AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID EASTERLY BOUNDARY LINE OF PARCEL B,
SOUTH 25° 28' 27" EAST, 95.69 FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL B, SOUTH 64° 31' 00" WEST, 319.75 FEET TO THE SOUTHWESTERN CORNER OF SAID PARCEL B ON THE SOUTHWESTERLY RIGHT-OFWAY LINE OF RAILROAD AVENUE, AS SAID AVENUE IS SHOWN UPON THAT ABOVE REFERRED TO PARCEL MAP FILED IN BOOK 400 OF MAPS AT PAGE 21; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL B, NORTH 39° 25' 02" WEST, 545.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B AT THE POINT OF INTERSECTION OF THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAILROAD AVENUE WITH THE CENTERLINE OF BARRETT AVENUE, AS SAID BARRETT AVENUE IS SHOWN UPON THAT LAST MENTIONED PARCEL MAP; THENCE ALONG SAID CENTERLINE, NORTH 64° 31' 00" EAST, 451.25 FEET TO THE NORTHERN MOST CORNER OF SAID PARCEL B; THENCE LEAVING SAID CENTERLINE AND RUNNING ALONG THE SAID EASTERLY BOUNDARY LINE OF PARCEL B, SOUTH 25° 28' 27" EAST, 434.00 FEET TO THE POINT OF BEGINNING.

APN: 817-32-057
ARB NO. 817-9-6.01, 6.01.01

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED DECEMBER 27, 2018, TITLE NO. FWPS-3022181263-SD.

REFERENCES

(R1) 400 MAPS 21
(R2) 563 MAPS 35
(R3) 838 MAPS 22
(R4) 514 MAPS 20
(R5) 463 MAPS 29

LOT INFORMATION

APN 817-32-057
LOT COVERAGE:
- 4.69 ACRE GROSS
- 3.67 ACRE NET

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

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

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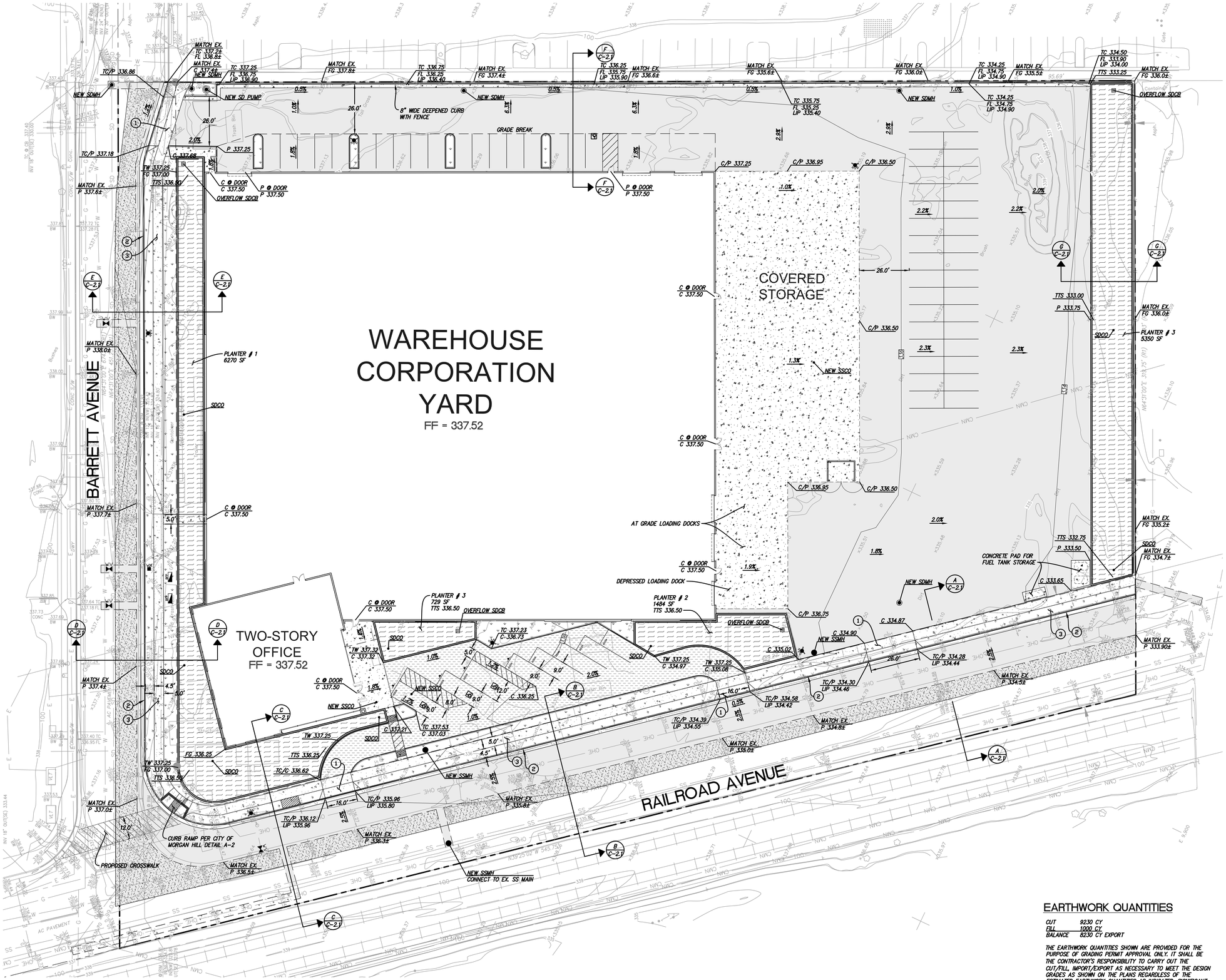
TOPOGRAPHIC SURVEY

C-1.0



SANDIS SILICON VALLEY

SCALE: 1"=20'

GRADING PLAN LEGEND

- ASPHALT CONCRETE PAVING (9 / C-6.0)
- CONCRETE PAVING (8 / C-6.0)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS
- FLOW THROUGH PLANTER (1 / C-6.0)
- PERVIOUS CONCRETE (4 / C-6.0)
- LIMIT OF WORK LINE
- GRADE BREAK

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY TRC DATED AUGUST 12, 2019, PROJECT NUMBER 347263
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
11. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
12. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
13. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

ADA NOTES

1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.

SHEET NOTES

1. DRIVEWAY PER CITY OF MORGAN HILL STANDARD DETAIL A-9
2. DETACHED SIDEWALK PER CITY OF MORGAN HILL STANDARD DETAIL A-4
3. CURB & GUTTER PER CITY OF MORGAN HILL STANDARD DETAIL A-3

EARTHWORK QUANTITIES

CUT	9230 CY
FILL	1000 CY
BALANCE	8230 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

DATA TABLE

APN	817-32-057
SITE AREA (GROSS)	4.69 ACRE
SITE AREA (NET)	3.67 ACRE
STRUCTURE SIZE	88,415 SF
ZONING	GENERAL INDUSTRIAL
GENERAL DESIGNATION	INDUSTRIAL

2019_038

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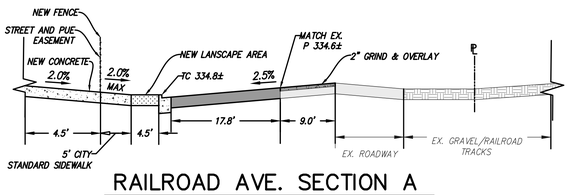
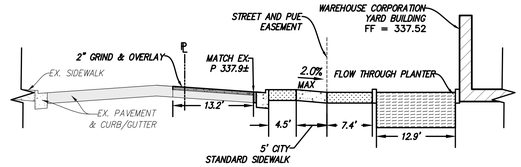
GRADING PLAN

C-2.0



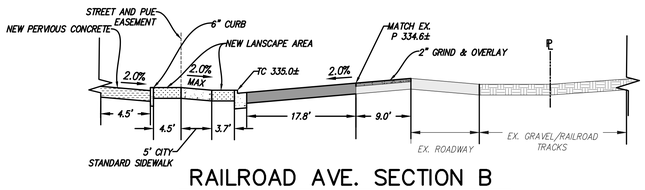
RAILROAD AVE. SECTION A

N.T.S.



BARRETT AVE. SECTION E

N.T.S.



RAILROAD AVE. SECTION B

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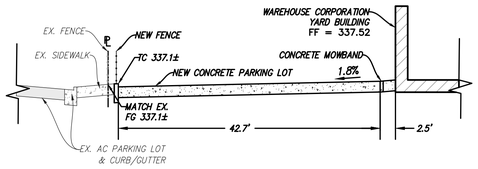
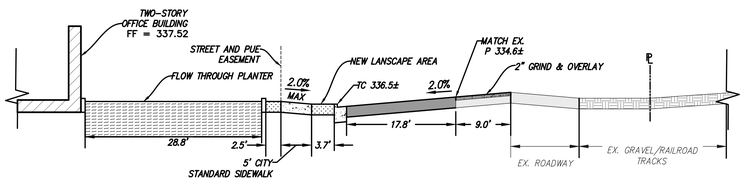


SECTION F

N.T.S.



RAILROAD AVE. SECTION C

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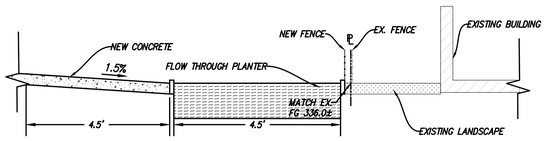

SECTION G

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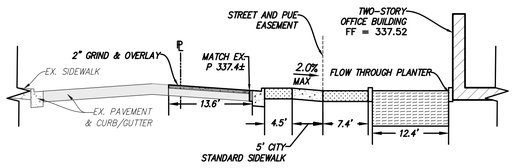

BARRETT AVE. SECTION D

N.T.S.

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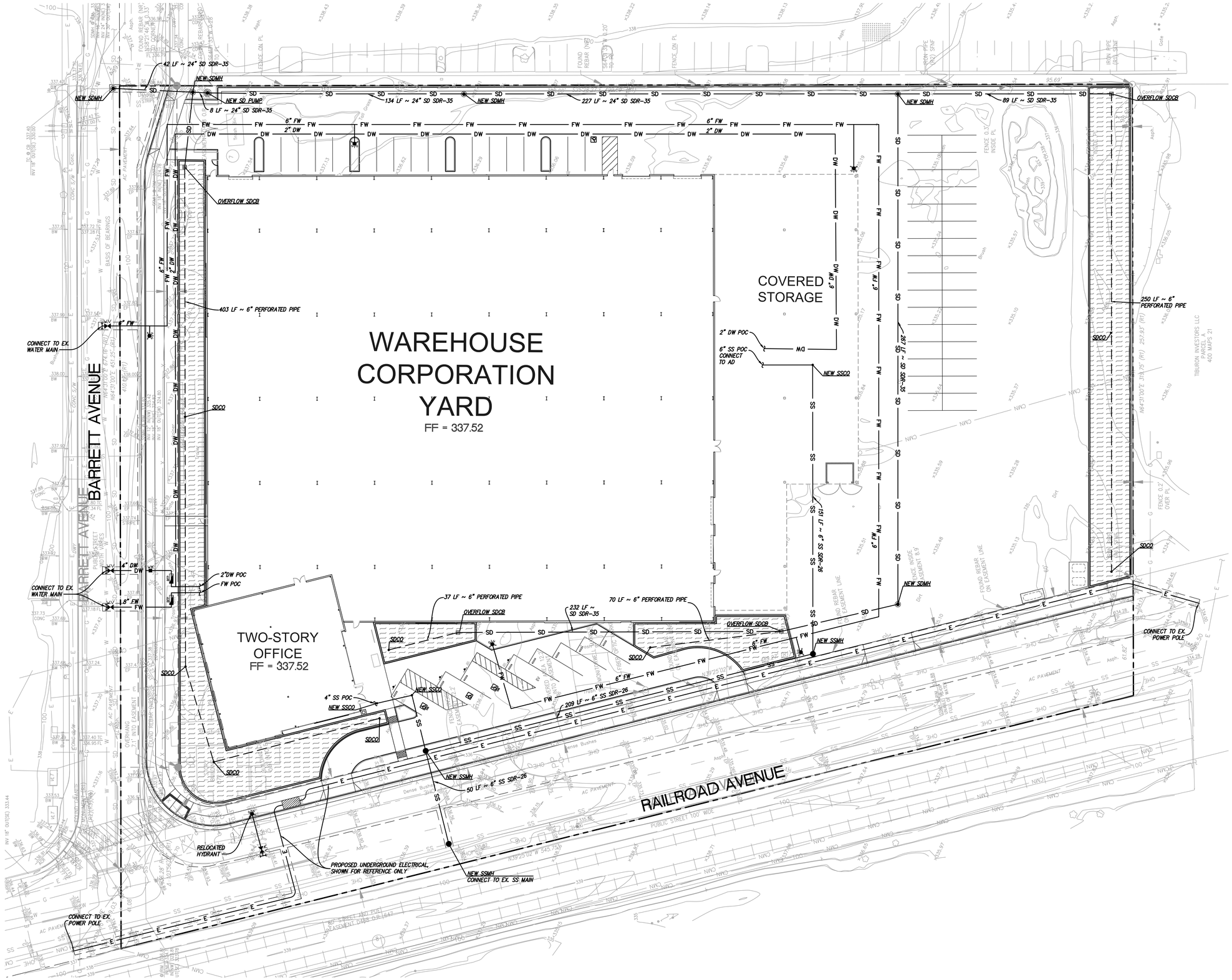
CROSS SECTIONS

C-2.1



SANDIS SILICON VALLEY

SCALE: 1"=20'

UTILITY

PROPERTY LINE

FLOW THROUGH PLANTER (1 / P-6.0)

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45°. ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

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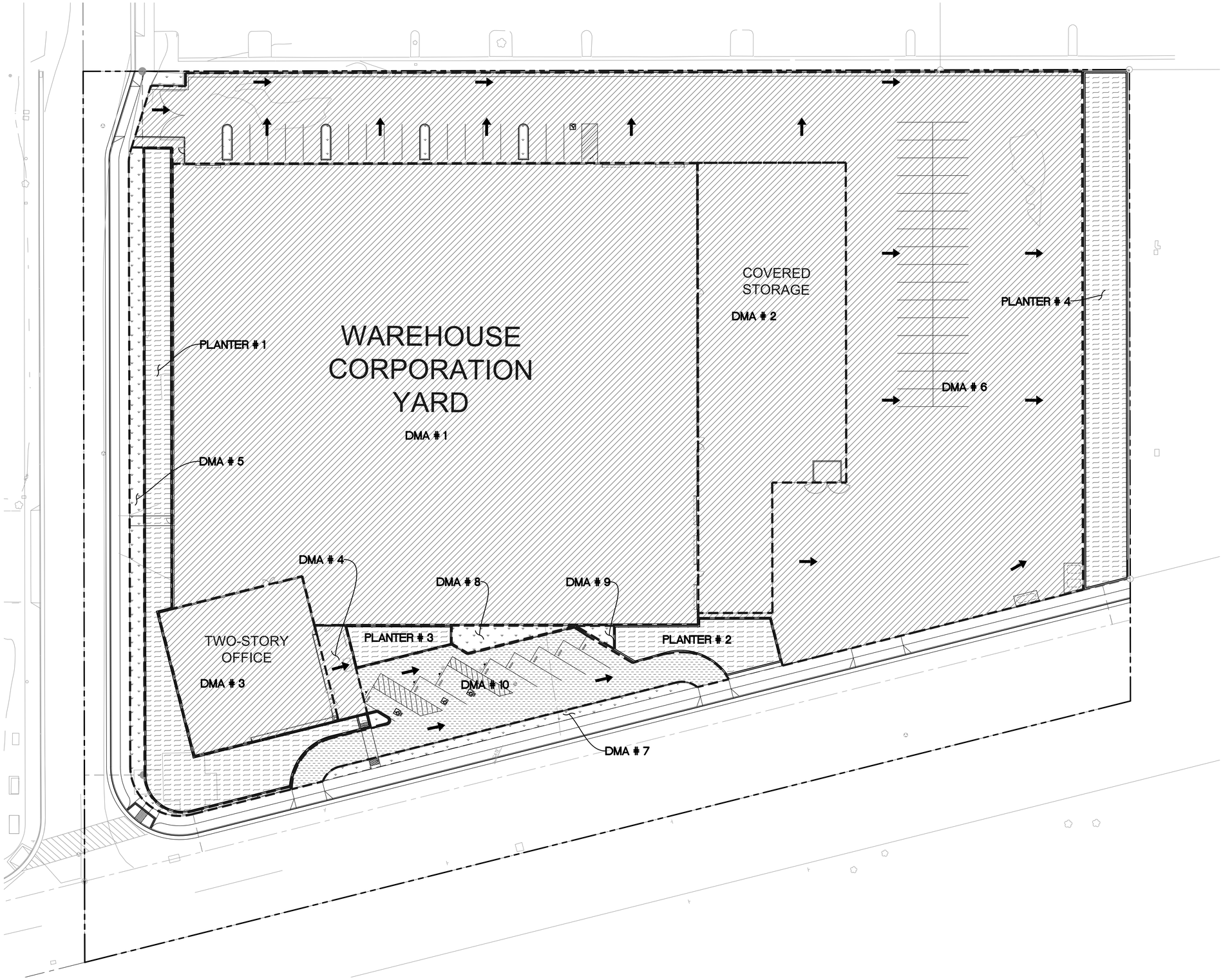
UTILITY PLAN

C-3.0



SANDIS
SILICON VALLEY
SCALE: 1"=20'

STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- SELF RETAINING AREA
- FLOW THROUGH PLANTER
- PERVIOUS CONCRETE
- DRAINAGE AREA BOUNDARY
- FLOW LINE
- FLOW DIRECTION

HYDROMODIFICATION NOTE:

THE PROJECT IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS SUBJECT TO HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING MORE THAN 22,500 SF.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE THAT IS REDEVELOPED.

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF MORGAN HILL REQUIREMENTS.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE
   - 2.1. SELF-TREATING AREA – RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED
   - 2.2. BIO-RETENTION AREA – RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL
   - 2.3. PERVIOUS PAVEMENTS – RUNOFF IN THIS AREA EITHER ORIGINATES OR IS DIRECTED TO PERVIOUS PAVEMENT MATERIALS, SEE SIZING CRITERIA FOR BASEROCK SECTIONS AND DRAINAGE REQUIREMENTS.

10% TREATMENT CALCULATION

C.3 Stormwater Control Measures - 10% Sizing Calcuation					
DMA NAME	Post project runoff surface type	Total Area	Correction Factor	DMA x Correction Factor	10% Rule Min. Facility Size (sf)
1	Roof	61,168	1.00	61,168	6,117
2	Roof	14,625	1.00	14,625	1,462
3	Roof	5,675	1.00	5,675	568
4	Paved	715	1.00	715	72
5	Landscape	2,684	0.10	268	27
6	Paved	52,359	1.00	52,359	5,236
7	Landscape	855	0.10	86	9
8	Landscape	478	0.10	48	5
9	Landscape	112	0.10	11	1
10	Pervious Concrete	6,684	Self Treating		
Total			Total Treatment Required =		13,495
			Total Treatment Provided =		13,629

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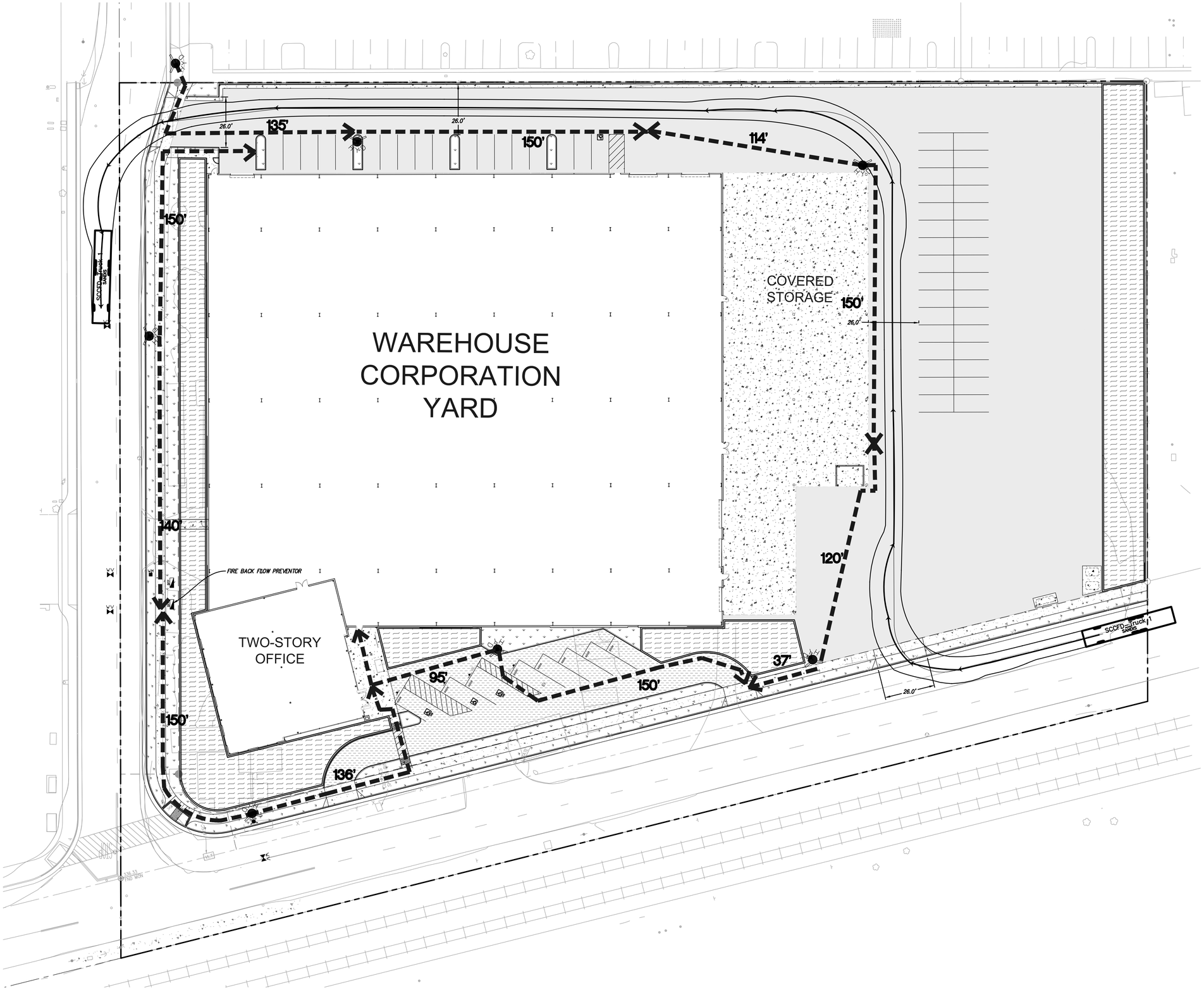
STORMWATER PLAN

C-4.0



SANDIS
SILICON VALLEY
SCALE: 1"=20'

LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- PIV — PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- HOSE PULL LENGTH
- FIRE LANE STRIPING PER CITY OF MORGAN HILL POLICY GUIDELINES

FIRE FLOW REQUIREMENTS

BUILDING 1

CONSTRUCTION TYPE:	**[FROM ARCHITECT]**	
GROSS BUILDING FLOOR AREA:	**[FROM ARCHITECT]** SF	
FULLY SPRINKLERED:	**[FROM PLUMBER]**	
ALLOWED FIRE FLOW REDUCTION	**XX%**	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	**X,XXX** GPM	(CFC TABLE B105.1(2))
REQUIRED FIRE FLOW DURATION:	**X** HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	**X**	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	**XXX** FT	(CFC TABLE C102.1)

NOTES:

1. VALUES LISTED PER 2016 CALIFORNIA FIRE CODE APPENDIX B AND C.
2. **ADDITIONAL FIRE FLOW NOTE(S) PER LOCAL DISTRICT**

FIRE PROTECTION NOTES

1. FIRE APPARATUS ROADWAYS, INCLUDING PULIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO BUILDING CONSTRUCTION, OR TEMPORARY FIRE ACCESS AND WATER PROVIDED DURING CONSTRUCTION PER THE APPROVED FIRE AGENCY'S REQUIREMENTS. CONTRACTOR TO SUBMIT A CONSTRUCTION LOGISTICS PLAN TO BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO STARTING WORK.
2. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
3. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE CITY OF MORGAN HILL TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2016.

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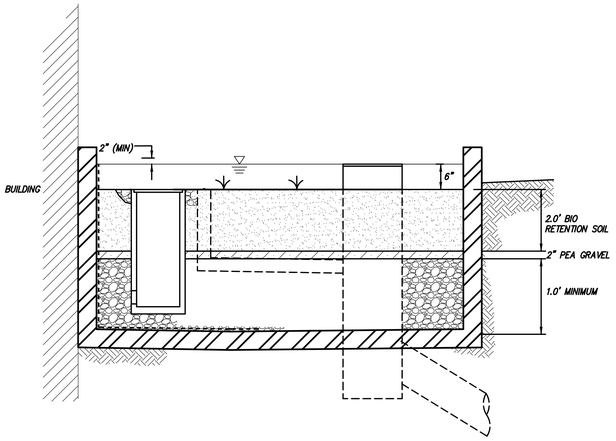
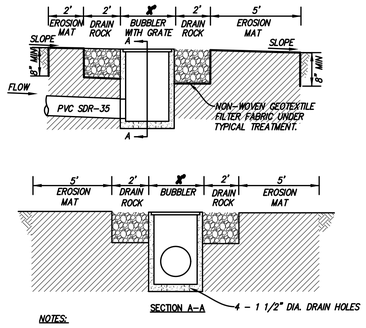
FIRE ACCESS PLAN

C-5.0



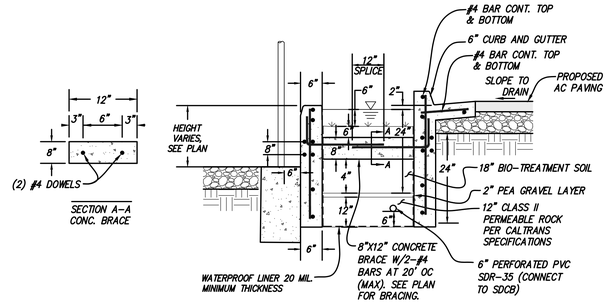
FLOW THROUGH PLANTER
OPTION 1 – 10% TREATMENT
N.T.S.
1



NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

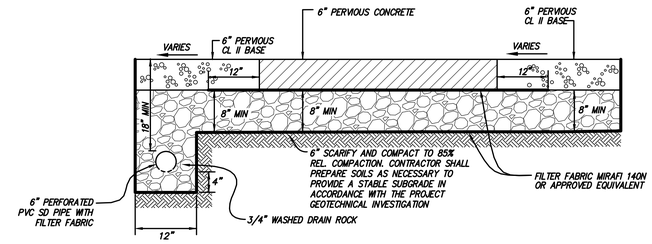
BUBBLER/ENERGY DISSIPATOR
N.T.S.
2



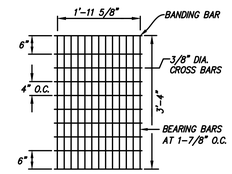
NOTES:

1. SIDE OF BRACE SHALL BE FORMED
2. SMOOTH TROWEL FINISH ON TOP OF BRACE
3. PROVIDE BRACES AS SHOWN ON PLAN.

CONCRETE BRACE AT BIO-RETENTION MEDIANS
N.T.S.
3



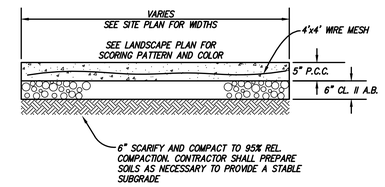
PERVIOUS CONCRETE
N.T.S.
4



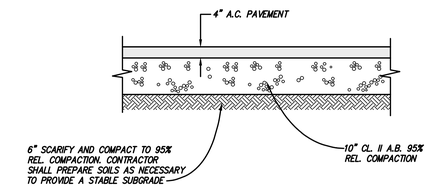
GRATE: (24-13)
13 BEARING BARS 3 1/2"x1/4"
2 BANDING BARS 2 1/2"x1/4"

FRAME
4" X 3" X 1/4" ANGLES
3 1/2" X 1/4" SIDE BARS

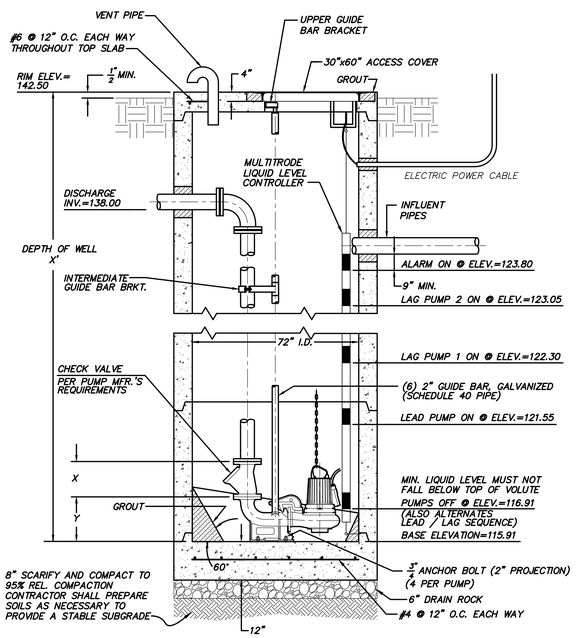
GRATE



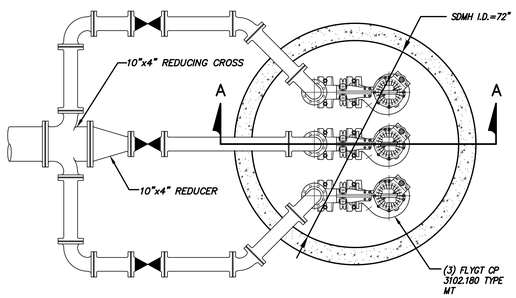
CONCRETE SIDEWALK
N.T.S.
8



ASPHALT PAVEMENT SECTION
N.T.S.
9

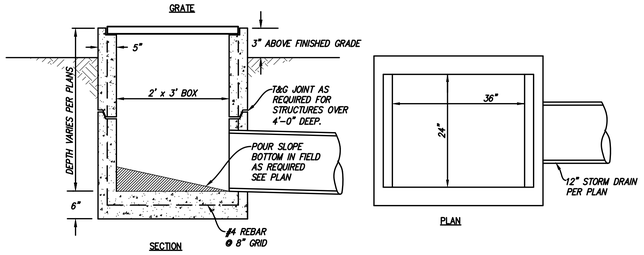


SECTION A–A

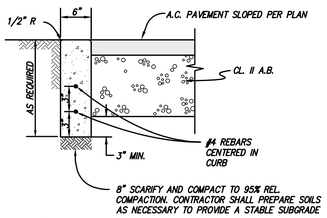


PLAN VIEW
NOTE: INLET PIPES NOT SHOWN.

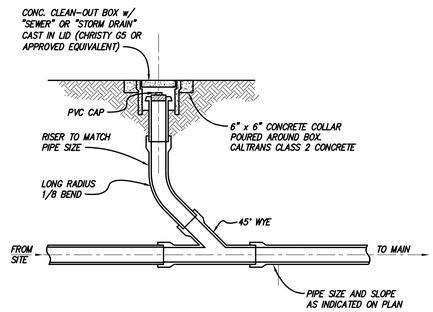
3 PUMP SEWER LIFT STATION
N.T.S.
5



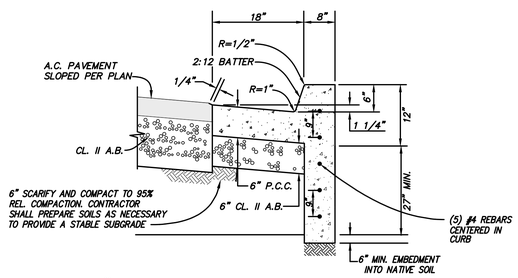
OVERFLOW DRAIN DETAIL
N.T.S.
6



6" FLUSH CURB
N.T.S.
10



CLEANOUT WITH LATERAL STUB
N.T.S.
7



6" DEEPENDED CURB AND GUTTER
N.T.S.
11

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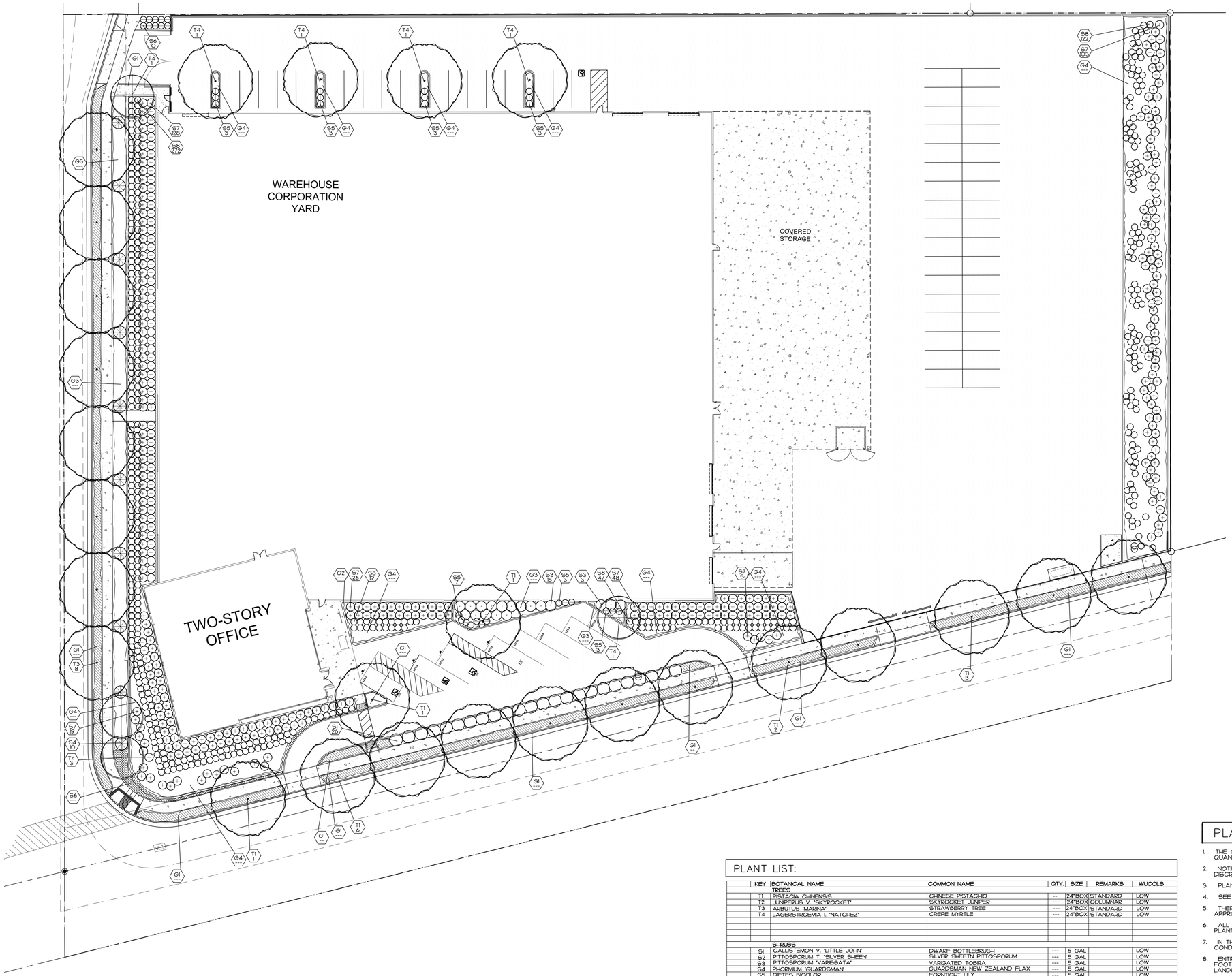
CONSTRUCTION DETAILS

C-6.0



PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
T1	PISTACIA CHINENSIS	CHINESE PISTACHIO	--	24"BOX	STANDARD	LOW
T2	JUNIPERUS V. "SKYROCKET"	SKYROCKET JUNIPER	---	24"BOX	COLUMNAR	LOW
T3	ARBUTUS "MARINA"	STRAWBERRY TREE	---	24"BOX	STANDARD	LOW
T4	LAGERSTROEMIA I. "NATCHEZ"	CREPE MYRTLE	---	24"BOX	STANDARD	LOW
	SHRUBS					
S1	CALLISTEMON V. "LITTLE JOHN"	DWARF BOTTLEBRUSH	---	5 GAL		LOW
S2	PITTOSPORUM T. "SILVER SHEEN"	SILVER SHEEN PITTOSPORUM	---	5 GAL		LOW
S3	PITTOSPORUM "VAREGATA"	VARIGATED TOBIRA	---	5 GAL		LOW
S4	PHORMIUM "GUARDSMAN"	GUARDSMAN NEW ZEALAND FLAX	---	5 GAL		LOW
S5	DIETES BICOLOR	FORNTIGHT LILY	---	5 GAL		LOW
S6	LANTANA C. "RADIATION"	RADIATION BUSH LANTANA	---	5 GAL		LOW
	GROUND COVERS					
G1	BULBINE F. "ORANGE"	ORANGE STALKED BULBINE	---	1 GAL	24" O.C.	LOW
G2	OSTEOSPERMUM F. "WHITE"	FREEWAY DAISY	---	1 GAL	24" O.C.	LOW
G3	ROSMARINUS O. "HUNTINGTON CARPET"	HUNTINGTON CARPET ROSEMARY	---	1 GAL	36" O.C.	LOW
	VINES					
V1	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	---	5 GAL	--	MEDIUM

PLANT SYMBOLS

SXX — INDICATES PLANT KEY
XX — INDICATES PLANT QUANTITY

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
8. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN $\frac{1}{10}$ FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
9. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
11. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1.800.227.2600
12. ALL NEW PLANTED AREAS TO RECEIVE 3" MIN. LAYER OF BARK MULCH. SEE PLANTING SPECIFICATIONS.

0 10 20 40
Scale 1" = 20 ft
sheet size = 30"x42"

BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS

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

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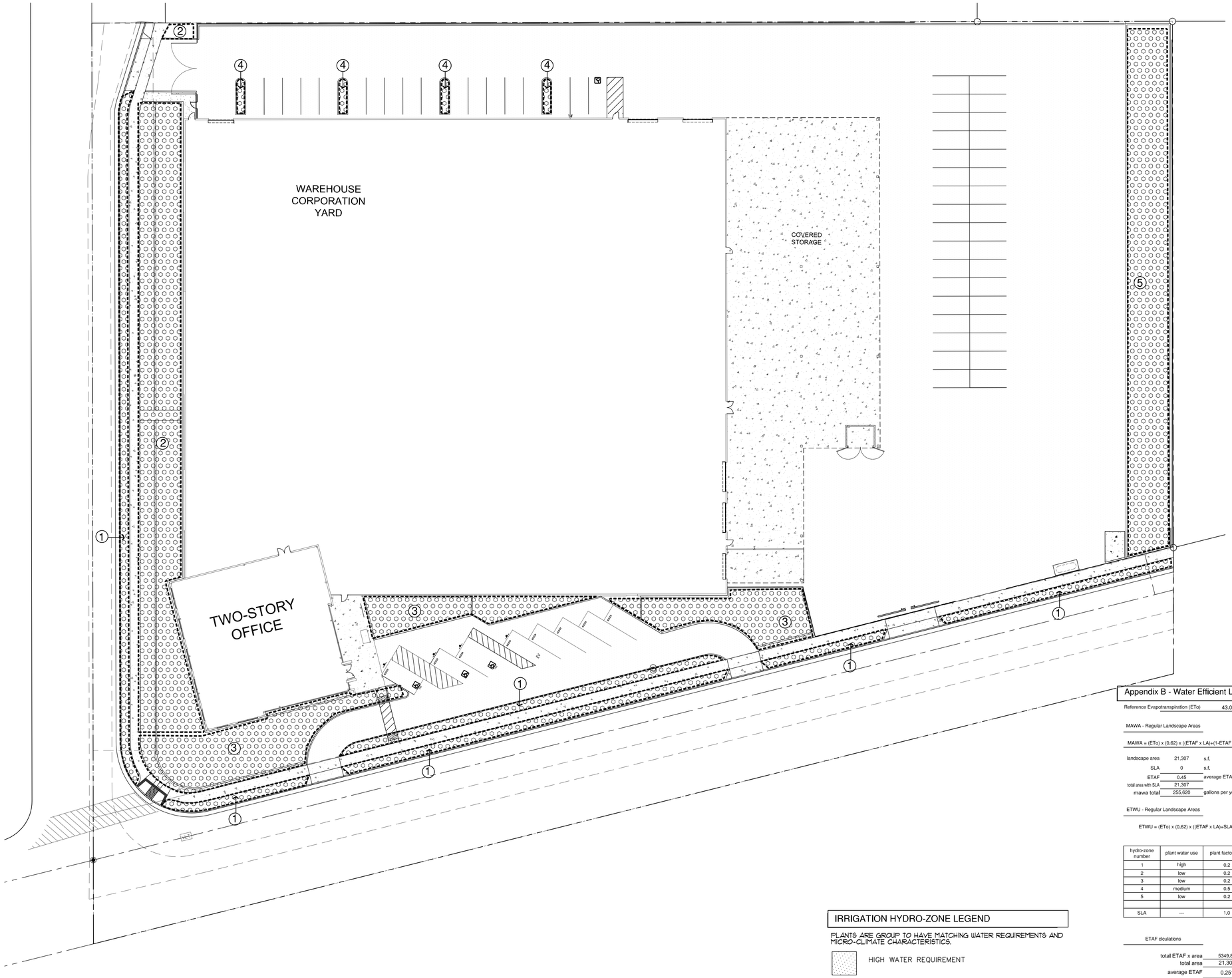
10-23-19 Planning Submittal

Landscape Planting Plan

L1.0



Appendix B - Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 43.0

MAWA - Regular Landscape Areas

MAWA = (ETo) x (0.62) x ((ETAF x LA)+(1-ETAF x SLA)

landscape area	21,307	s.f.
SLA	0	s.f.
ETAF	0.45	average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.
total area with SLA	21,307	
mawa total	255,620	gallons per year

ETWU - Regular Landscape Areas

ETWU = (ETo) x (0.62) x ((ETAF x LA)+SLA))

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	high	0.2	drip	0.81	0.247	4,307	1,063.5	28,352
2	low	0.2	drip	0.81	0.247	6,829	1,686.2	44,953
3	low	0.2	drip	0.81	0.247	5,201	1,284	34,237
4	medium	0.5	drip	0.81	0.617	240	148	3,950
5	low	0.2	drip	0.81	0.247	4,730	1,168	31,136
SLA	---	1.0	---	1.00	1.000	0	0	0
					ETWU total (with SLA)	21,307	5349.88	142,628

ETAF clculations

total ETAF x area	5349.88	
total area	21,307	s.f.
average ETAF	0.251	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS

MAWA total	255,620	gallons per year
ETWU total	142,628	gallons per year
	44.2	Percentage reduction of Potable Irrigation Water

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

HIGH WATER REQUIREMENT

MEDIUM WATER REQUIREMENT

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

0 10 20 40

Scale 1" = 20 ft
sheet size = 30"x42"

BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS

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

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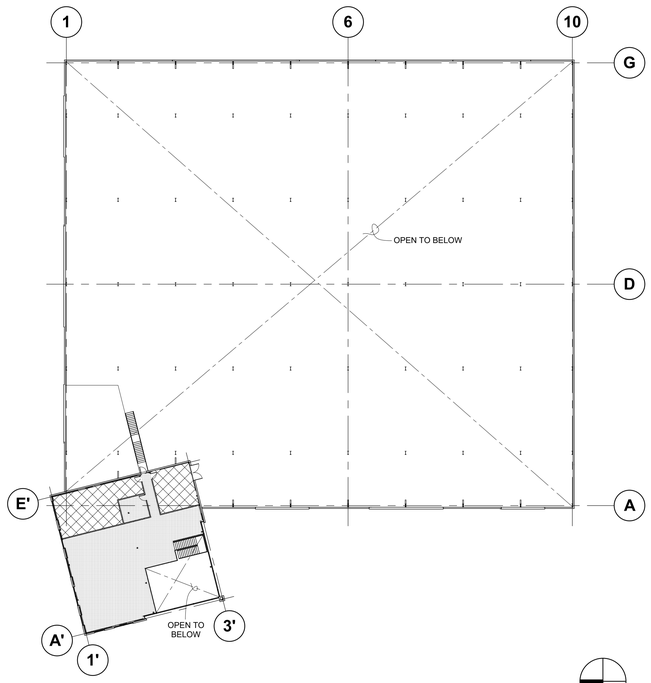
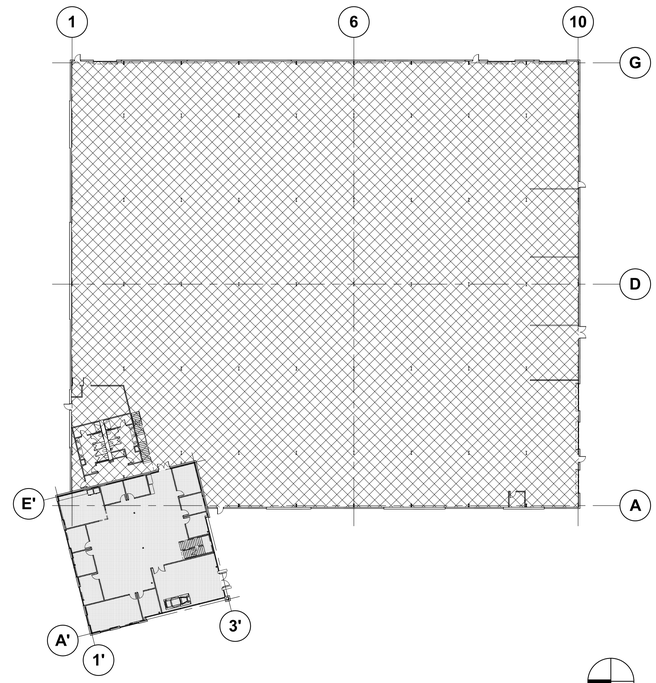
Landscape Hydrozone Plan

L2.0



B **SECOND FLOOR OCCUPANCY PLAN**
1/32" = 1'-0"
0 8 16 32 64



A **FIRST FLOOR OCCUPANCY PLAN**
1/32" = 1'-0"
0 8 16 32 64

OCCUPANCY LEGEND

LEGEND

B OCCUPANCY

S-1 OCCUPANCY

BUILDING ALLOWABLE AREAS

(PER 2016 CBC 507)

CONSTRUCTION TYPE: IIIB FIRE SPRINKLERS: YES USING HEIGHT INCREASE: NO

UNLIMITED AREA

507.5 Sprinklered, two-story buildings. The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width.

507.2.1 Reduced open space. The public ways or yards of 60 feet in width required in Section 507.5 shall be permitted to be reduced to not less than 40 feet in width provided all of the following requirements are met: 1. The reduced width shall not be allowed for more than 75 percent of the perimeter of the building. 2. The exterior walls facing the reduced width shall have a fire-resistance rating of not less than 3 hours. 3. Openings in the exterior walls facing the reduced width shall have opening protectives with a fire protection rating of not less than 3 hours.

REDUCED OPEN SPACE		
MINIMUM DISTANCE	46.92	> 40.00 ✓ ok
LENGTH OF REDUCED PERIMETER	266.00	
TOTAL BUILDING PERIMETER	1078.00	
	[1078/266]	
REDUCED PERCENTAGE	0.2468	< 0.75 ✓ ok

PROJECT SIDE YARDS ≥ TO 60'-0" REFER TO SHEET PA0.2 & REDUCED OPEN SPACE CALCULATION

TOTAL BUILDING AREA

BUILDING TOTAL 85,026 SF

TOTAL BUILDING AREA PER OCCUPANCY	77,053	7,973	0	0	0	"S-1" OCCUPANCY INCLUDES 1ST FLOOR PROJECTED AREA(S)

FIRST FLOOR CALCULATION

FLOOR TOTAL 80,659 SF

2016 CBC EQUATION 5-2: Aa = At + (NS x If)

	OCCUPANCY	S-1	B				
At	TABULAR AREA	UNLIMITED	UNLIMITED				2016 CBC SECTION 507
	TOTAL ALLOWABLE AREA	UNLIMITED	UNLIMITED				
	FIRST FLOOR AREA PER OCCUPANCY	75,334	5,325				"S-1" OCCUPANCY INCLUDES 1ST FLOOR PROJECTED AREA(S)
	ALLOWABLE AREA RATIO	N/A	N/A				✓ ok

SECOND FLOOR CALCULATION

FLOOR TOTAL 4,367 SF

2016 CBC EQUATION 5-2: Aa = At + (NS x If)

	OCCUPANCY	S-1	B				
At	TABULAR AREA	UNLIMITED	UNLIMITED				2016 CBC SECTION 507
	TOTAL ALLOWABLE AREA	UNLIMITED	UNLIMITED				
	SECOND FLOOR AREA PER OCCUPANCY	1,719	2,648				
	ALLOWABLE AREA RATIO	N/A	N/A				✓ ok

BUILDING HEIGHT CALCULATION

USING AREA INCREASE: NO

	OCCUPANCY	S-1	B				
	ALLOWABLE HEIGHT	75	75				2016 CBC TABLE 504.3: S W/O AREA INCREASE
	ALLOWABLE NUMBER OF STORIES	3	4				2016 CBC TABLE 504.4 S W/O AREA INCREASE
	MAXIMUM HEIGHT OF OCC IN BUILDING	37.33 FEET	37.33 FEET				
	TOP STORY FOR OCC IN BUILDING	2 STORIES	2 STORIES				
	ALLOWABLE BUILDING HEIGHT & STORIES	✓ ok	✓ ok				

PLUMBING FIXTURE CALCULATIONS

(PER 2016 CPC TABLE 422.1)

TO DETERMINE NUMBER OF WATER CLOSETS AND LAVATORIES PER GENDER, NUMBER OF OCCUPANTS SHOULD BE 50% MALE AND 50% FEMALE

TABLE A					TABLE 422.1					
TYPE OF OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS (AREA/OCC LOAD)		WATER CLOSETS	URINALS	LAVATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
B	929 SF 7,044 SF	30 200	67	MALE: 34 FEMALE: 34	MALE: 1 FEMALE: 3	MALE: 1	MALE: 1 FEMALE: 1	-	1	1
S	62,253 SF	5,000	13	MALE: 7 FEMALE: 7	MALE: 1 FEMALE: 1	MALE: 0	MALE: 1 FEMALE: 1	-	1	1
TOTAL BLDG AREA	70,226 SF		80							
TOTAL PLUMBING FIXTURES REQUIRED					MALE: 2 FEMALE: 4	MALE: 1	MALE: 2 FEMALE: 2	-	1	1
TOTAL PLUMBING FIXTURES PROVIDED					MALE: 2 FEMALE: 4	MALE: 1	MALE: 3 FEMALE: 3	MALE: 1 FEMALE: 1	1	1
NOTES					ADJUSTED TO 50/50 RATIO MEN TO WOMEN			USE HIGHEST SINGLE COUNT PER FACILITY		

* PER 2016 CPC 415.2, DRINKING FOUNTAINS ARE NOT REQUIRED IF OCCUPANT LOAD IS LESS THAN 30.

** PER 2016 CPC 415.2 WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. BOTTLE FILLING STATIONS SHALL BE PERMITTED TO SUBSTITUTED FOR DRINKING FOUNTAINS UP TO 50% OF THE REQUIREMENTS FOR DRINKING FOUNTAINS. WATER AND BOTTLE FILLING STATIONS SHALL BE ACCESSIBLE AND COMPLY WITH CBC SECTION 11B - 309.1 - 11B 309.4 (OPERABLE PARTS, CLEAR FLOOR SPACE, HEIGHT AND OPERATION)

*** PER 2016 CPC SECTION 422.2 EXCEPTION (3). IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONCE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

**** ACCESSORY AREAS, INCLUDING RESTROOM AND AISLES, ARE EXCLUDED PER 2016 CPC TABLE A.

FAR CALCULATION & SITE ANALYSIS

(PER MH 18.26.030)

SITE AREA:	3.67 ACRES	x	43,560 SF	=	159,691 SF
FAR ALLOWED:					.60
SITE COVERAGE ALLOWED:					.60

BUILDING AREA TABULATION

	BUILDING 'A'			
OPEN COVERED	14,800 SF			
GROUND FLOOR	65,859 SF			
SECOND FLOOR	4,367 SF			
THIRD FLOOR				
FOURTH FLOOR				
SUBTOTAL	**85,026 SF**			
TOTAL BUILDING AREA	**85,026 SF**			

FAR CALCULATION

$$\frac{\text{BUILDING AREA}}{\text{SITE AREA}} = \frac{85{,}026\ \text{SF}}{159{,}691\ \text{SF}} = 0.53 \quad < .60\ ✓\ \text{ok}$$

SITE COVERAGE CALCULATION

$$\frac{\text{COVERED + GR FL}}{\text{SITE AREA}} = \frac{80{,}659\ \text{SF}}{159{,}691\ \text{SF}} = 0.51 \quad < .60\ ✓\ \text{ok}$$

PARKING CALCULATIONS

(PER CITY OF MORGAN HILL ZONING ORDINANCE 17.82)

USE	AREA	VEHICLE PARKING SPACE REQUIREMENT	VEHICLE PARKING SPACES	BICYCLE PARKING SPACE REQUIREMENT	BICYCLE PARKING SPACES
OFFICE	7,973 SF	1 PER 250 SF	32	1 PER 2,500 SF	4
CONSTRUCTION/MAT'L YARD	62,253 SF	1 PER 2,500 SF	25	1 PER 25,000 SF	3
					(+2 LONG TERM)
TOTAL BUILDING AREA	70,226 SF				
TOTAL PARKING SPACES REQUIRED			**57**		**7**

ACCESSIBLE PARKING

(PER 2016 CBC 11B-208.2)

TOTAL PARKING SPACES REQUIRED:	57	
MINIMUM ACCESSIBLE SPACES REQUIRED:	3	
PARKING SPACES PROVIDED:		
STANDARD	55	
COMPACT	N/A	
ACCESSIBLE CAR	2	
ACCESSIBLE VAN	1	(PER CBC 11B-208.2.4)
TOTAL PARKING SPACES PROVIDED	58	SPACES ✓ ok
SHORT TERM BICYCLE SPACES PROVIDED	7	SPACES ✓ ok
LONG TERM BICYCLE SPACES PROVIDED	2	SPACES ✓ ok

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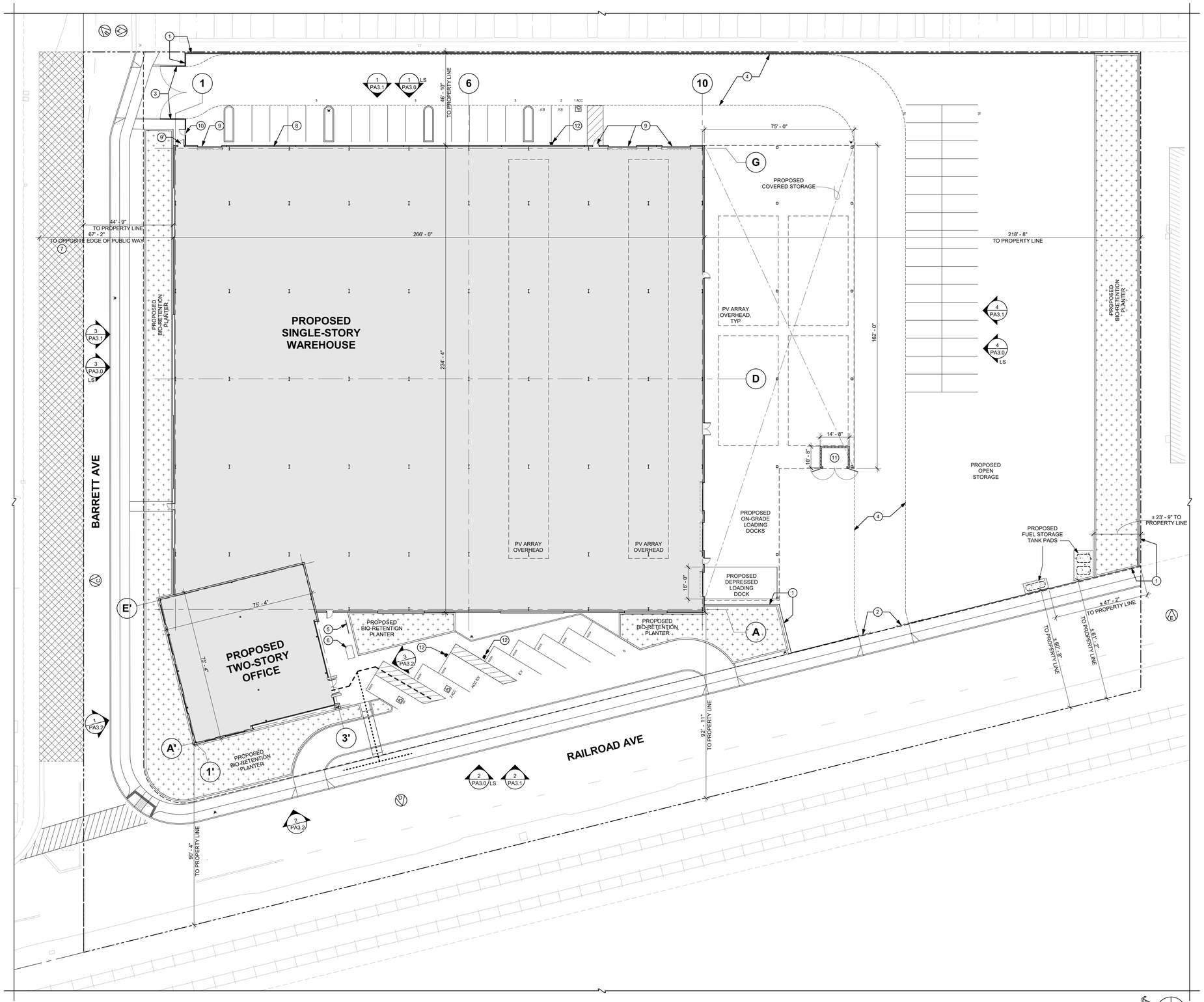
CODE SUMMARY

PA0.1



SITE PLAN

1" = 20'-0"

SITE PLAN LEGEND

DRAWING CONVENTIONS

- <E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)
- NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

- PROPERTY LINE
- EASEMENT OR SETBACK
- CHAIN LINK FENCING (REFER TO REMARKS FOR TYPE)
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY TO BUILDING
- ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCE
- CONCRETE PAD
- BIO-RETENTION PLANTER (REFER TO SHEET C-4.0)
- VIEW DIRECTION / EXTERIOR ELEVATION NUMBER / SHEET WHERE OCCURS
- VIEW DIRECTION / LINE OF SIGHT ELEVATION NUMBER / LINE OF SIGHT / SHEET WHERE OCCURS
- PHOTOGRAPH LOCATION (REFER TO SHEET PRA2.0)
- ELECTRIC VEHICLE CHARGING STATION
- FIRE HYDRANT (REFER TO SHEET C-5.0)

SITE PLAN NOTES

1. FOR PROPOSED PERIMETER CURBS, PARKING, AND SIDEWALKS, REFER TO CIVIL DRAWINGS.
2. FOR PROPOSED DRIVEWAYS, PARKING, AND SITE ACCESS POINTS, REFER TO CIVIL DRAWING C-2.0
3. FOR PROPOSED GRADING AND STORMWATER PLANS, REFER TO CIVIL DRAWINGS C-2.0 AND C-4.0
4. FOR PROPOSED SITE ACCESSIBILITY, REFER TO THIS SHEET AND CIVIL DRAWING C-2.0
5. FOR PROPOSED PLANTING AND LANDSCAPE, REFER TO LANDSCAPE DRAWING L1.0
6. FOR PROPOSED SITE LIGHTING, REFER TO ELECTRICAL DRAWING E-1
7. FOR EXISTING SITE AND CONTEXT PHOTOGRAPHS, REFER TO SHEET PRA0.2

SITE PLAN REMARKS

1. PROPOSED PERIMETER FENCING: 10' HIGH CHAIN LINK FENCE W/ VISION SLATS & RAZOR WIRE TOP.
2. PROPOSED ROLLING ACCESS GATE.
3. PROPOSED SWING ACCESS GATES.
4. PROPOSED FIRE APARATUS ACCESS SHOWN DASHED; REFER TO SHEET C-5.0
5. PROPOSED 7-SPACE BIKE RACK.
6. PROPOSED 2-SPACE BIKE STORAGE LOCKER.
7. FULL WIDTH OF PUBLIC WAY USED FOR ALLOWABLE AREAS SEPARATION MEASUREMENT PER CBC 507.2, SHOWN HATCHED.
8. PROPOSED 3 HOUR FIRE RATED WALL.
9. PROPOSED 3 HOUR FIRE RATED OPENING.
10. PROPOSED PERSONEL GATE.
11. PROPOSED CMU TRASH ENCLOSURE TO MATCH BUILDING FINISH W/ METAL SWING GATES PAINTED TO MATCH BUILDING FINISH.
12. PROPOSED EV CHARGING STATION (TOTAL OF 3).

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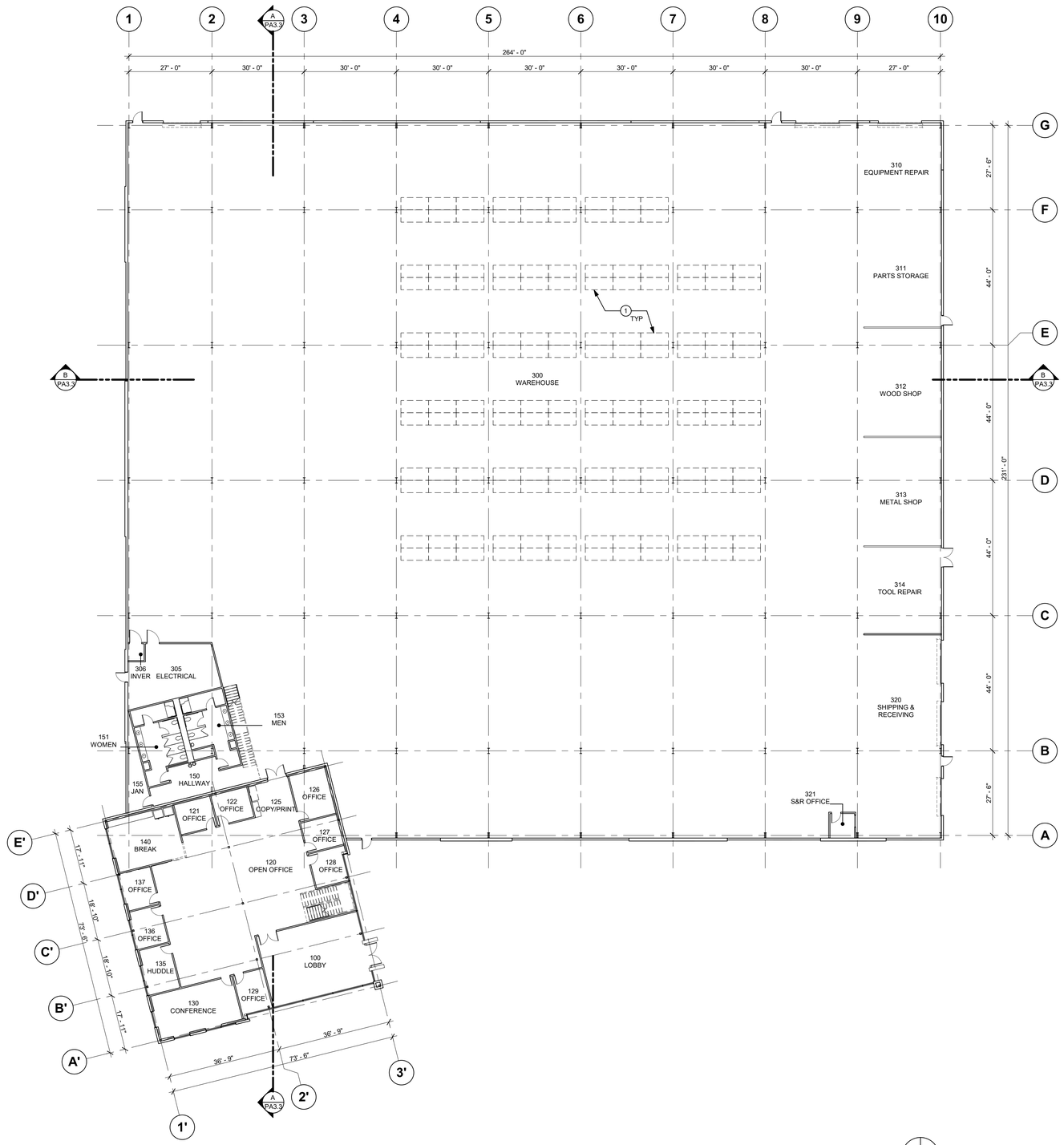
PROPOSED SITE PLAN

PA0.2



PROPOSED FIRST FLOOR PLAN

1/16" = 1'-0"

0 4 8 16 32

FLOOR PLAN LEGEND

DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)

NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

101 ROOM NUMBER

VIEW DIRECTION

SECTION NUMBER

SHEET WHERE OCCURS

FLOOR PLAN REMARKS

1 PROPOSED HIGH-PILE RACK STORAGE.

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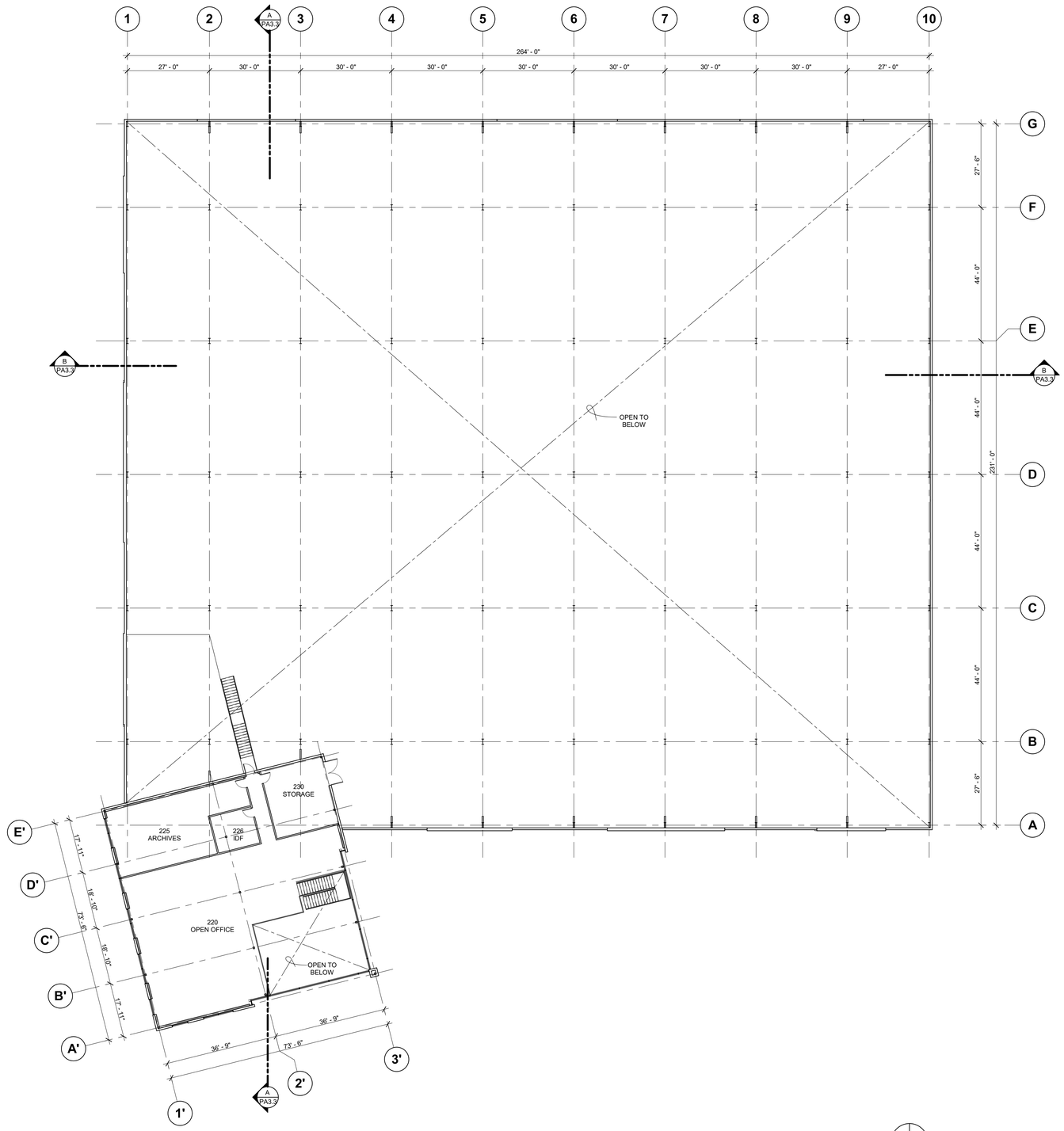
PROPOSED FIRST FLOOR PLAN

PA2.1



PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"

0 4 8 16 32

FLOOR PLAN LEGEND

DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)

NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

101 ROOM NUMBER

VIEW DIRECTION

SECTION NUMBER

SHEET WHERE OCCURS

FLOOR PLAN REMARKS

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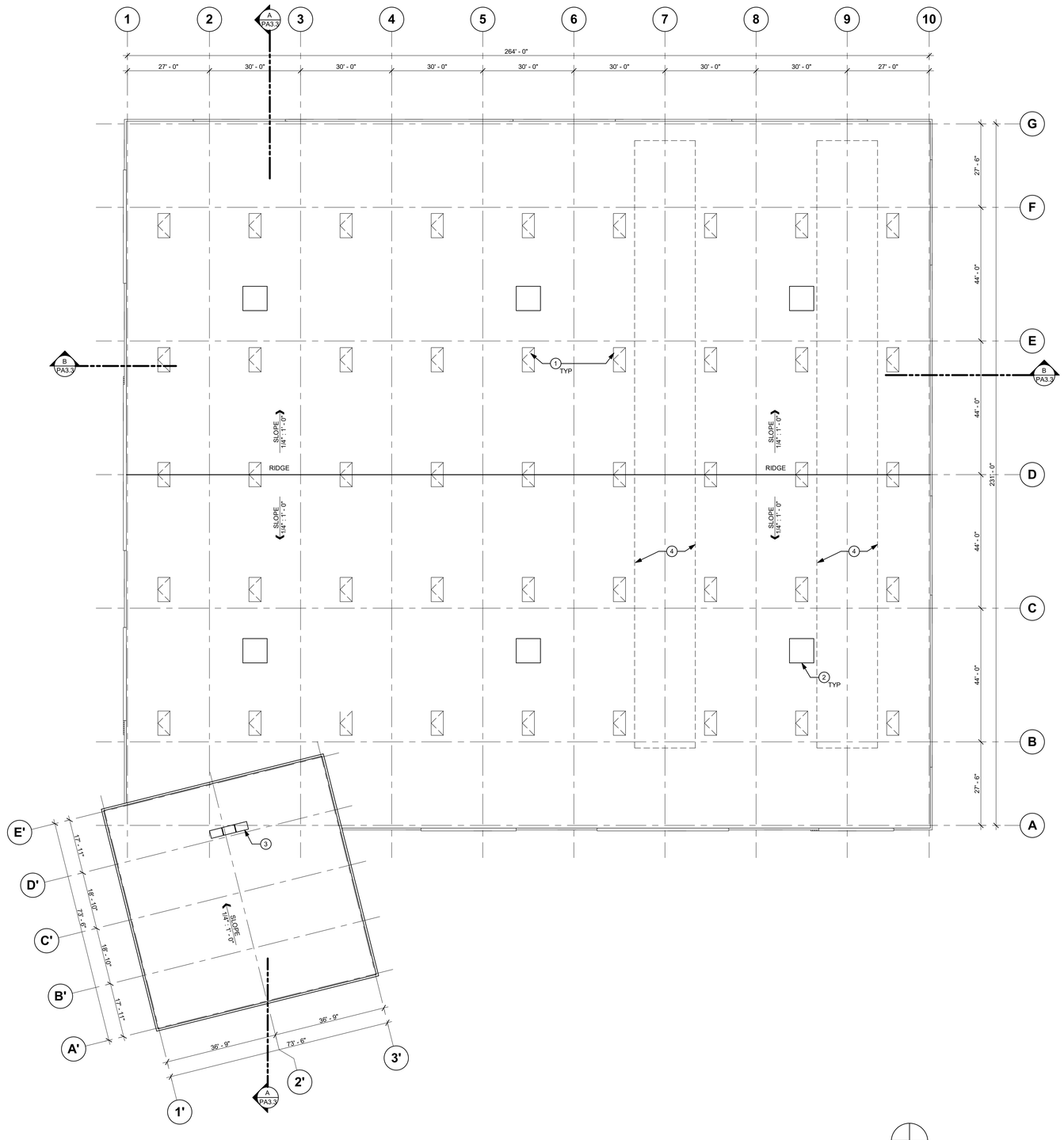
PROPOSED SECOND FLOOR PLAN

PA2.2



PROPOSED ROOF PLAN
1/16" = 1'-0"

ROOF PLAN LEGEND

DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)

NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

101 ROOM NUMBER

VIEW DIRECTION

SECTION NUMBER

SHEET WHERE OCCURS

ROOF PLAN REMARKS

1. COMBINATION SKYLIGHT / SMOKE VENT.
2. EXHAUST FAN.
3. OFFICE MECHANICAL EQUIPMENT.
4. PROPOSED PV ARRAY SHOWN DASHED.

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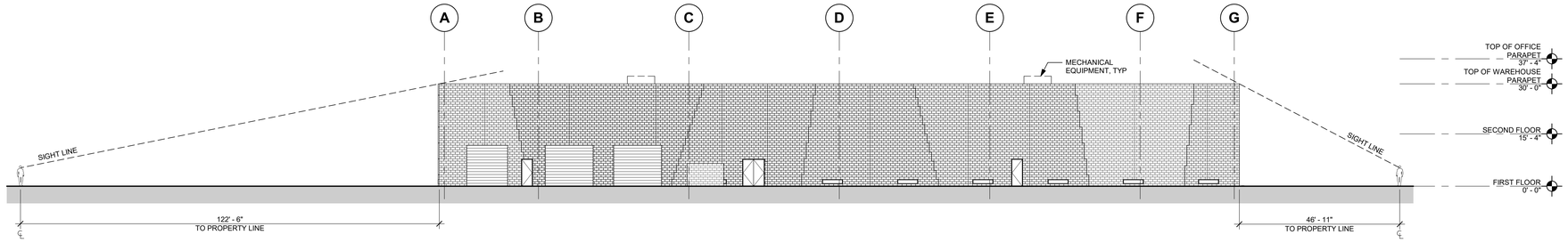
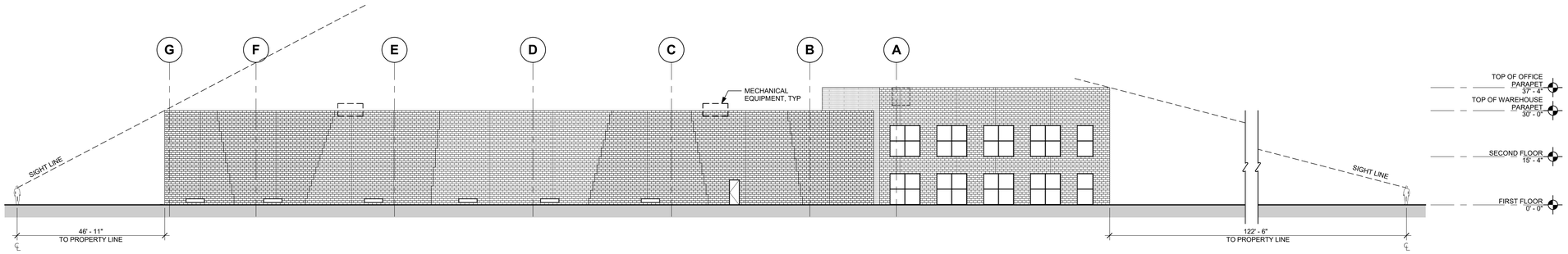
PROPOSED ROOF PLAN

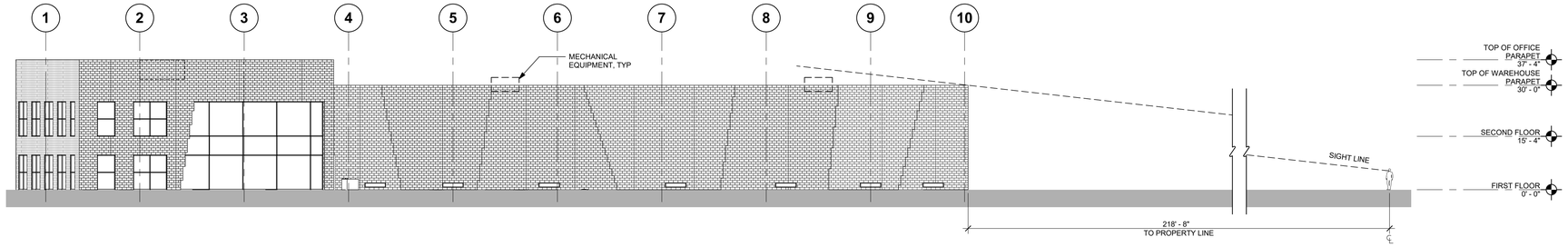
PA2.3



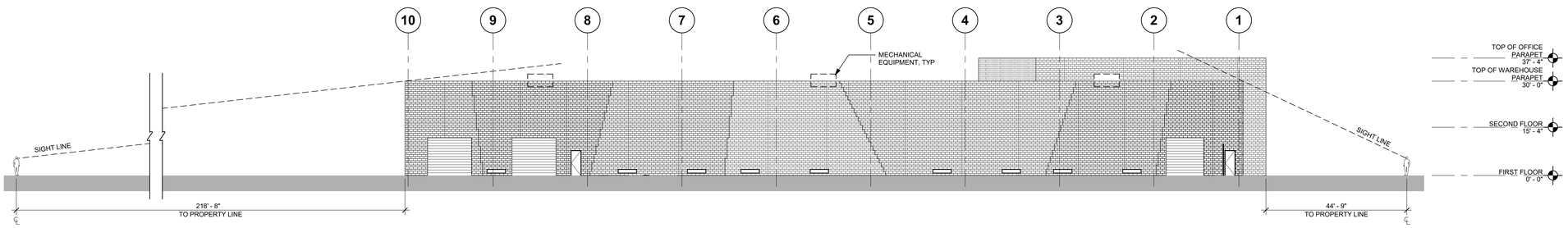
NORTH LINE OF SIGHT
4 1/16" = 1'-0"



SOUTH LINE OF SIGHT
3 1/16" = 1'-0"



EAST LINE OF SIGHT
2 1/16" = 1'-0"



WEST LINE OF SIGHT
1 1/16" = 1'-0"

LINE OF SIGHT LEGEND

DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)

NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

1 / A9.1 TYP — DETAIL NUMBER / SHEET WHERE OCCURS

ALIGN FACE OF FINISH W/ FACE OF FINISH

LINE OF SIGHT REMARKS

2019_038

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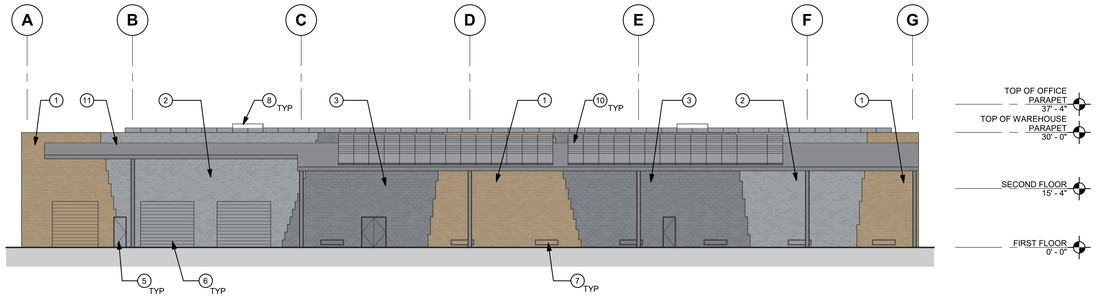
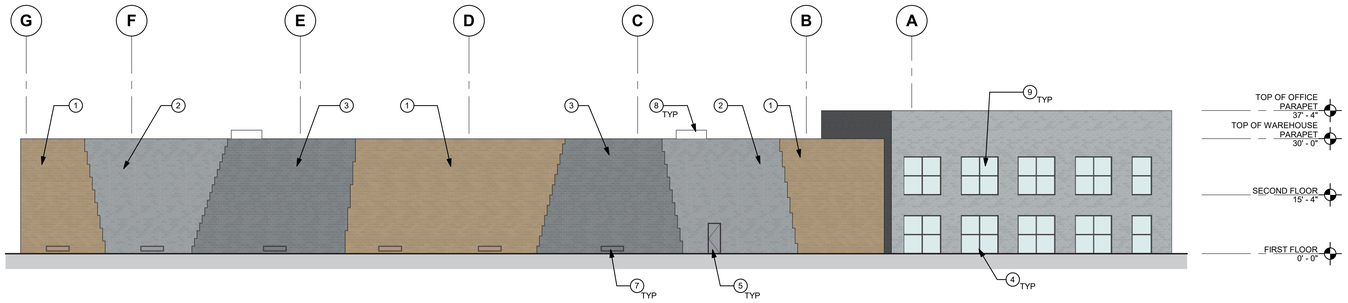
LINE OF SIGHT STUDIES

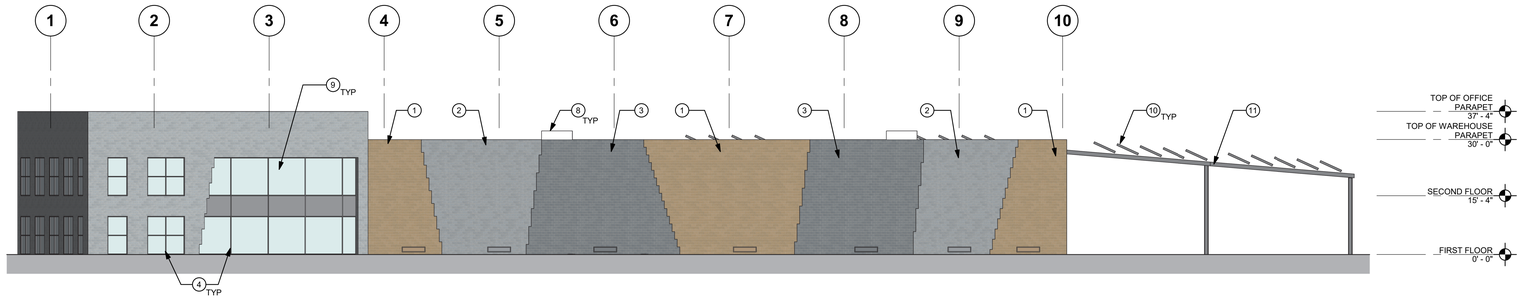
PA3.0



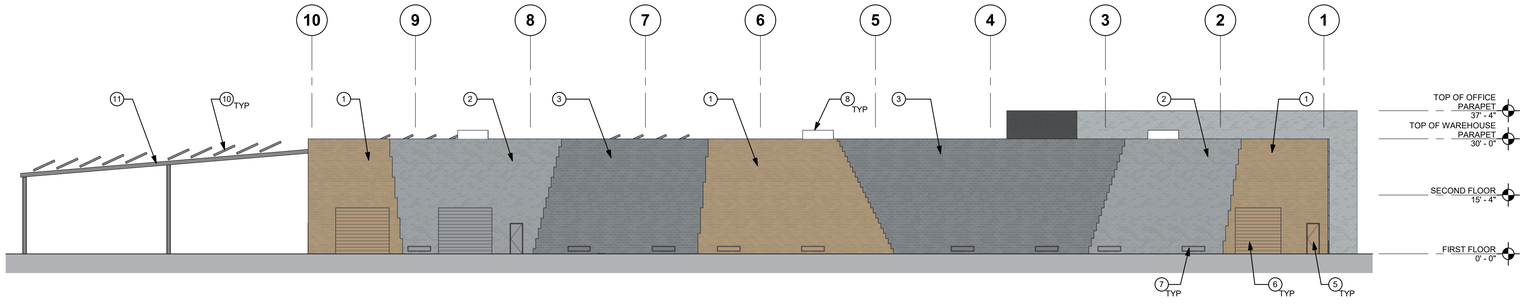
NORTH EXTERIOR ELEVATION
4 1/16" = 1'-0"



SOUTH EXTERIOR ELEVATION
3 1/16" = 1'-0"



EAST EXTERIOR ELEVATION
2 1/16" = 1'-0"



WEST EXTERIOR ELEVATION
1 1/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)

NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

1 / A9.1 TYP — DETAIL NUMBER / SHEET WHERE OCCURS

ALIGN FACE OF FINISH W/ FACE OF FINISH

EXTERIOR ELEVATION REMARKS

1. CONCRETE BLOCK 1.
2. CONCRETE BLOCK 2.
3. CONCRETE BLOCK 3.
4. ALUMINUM STOREFRONT SYSTEM.
5. PERSONNEL DOOR, PAINT TO MATCH ADJACENT WALL COLOR.
6. INSULATED ROLL UP DOOR, PAINT TO MATCH ADJACENT WALL COLOR.
7. LOUVER, PAINT TO MATCH ADJACENT WALL COLOR.
8. MECHANICAL EQUIPMENT.
9. GLAZING.
10. PROPOSED PV ARRAY.
11. PROPOSED EXTERIOR CANOPY; PAINT TO MATCH CONCRETE BLOCK 3.

NOTE: FOR FINISH INFORMATION, REFER TO SHEET PA3.2

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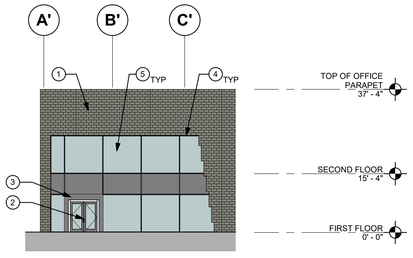
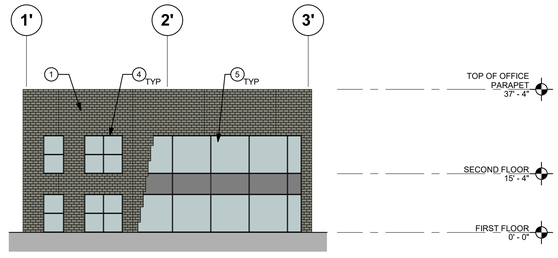
PROPOSED EXTERIOR ELEVATIONS

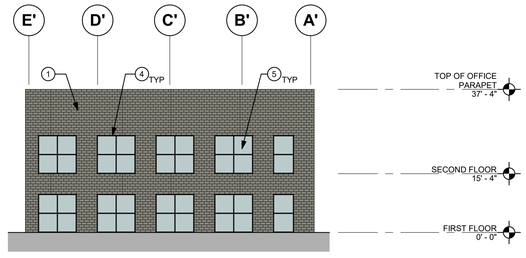
PA3.1



EAST
3 EXTERIOR OFFICE ELEVATION
1/16" = 1'-0"



SOUTH
2 EXTERIOR OFFICE ELEVATION
1/16" = 1'-0"



WEST
1 EXTERIOR OFFICE ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN (SCREENED LINEWORK)

NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

1 / A9.1 TYP — DETAIL NUMBER / SHEET WHERE OCCURS

ALIGN FACE OF FINISH W/ FACE OF FINISH

PROPOSED FINISHES

CONCRETE BLOCK 1

MFR: BASALITE
COLOR: 745
TEXTURE: PRECISION
DENSITY: NORMAL WEIGHT

CONCRETE BLOCK 2

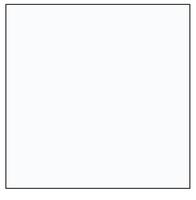
MFR: BASALITE
COLOR: 389
TEXTURE: PRECISION
DENSITY: NORMAL WEIGHT

CONCRETE BLOCK 3

MFR: BASALITE
COLOR: 390
TEXTURE: PRECISION
DENSITY: NORMAL WEIGHT

ALUMINUM WINDOW FRAME

MFR: OLDCASTLE
FINISH: 204 CLEAR CLASS II CLEAR ANODIZED



GLASS

MFR: PPG
TYPE: SOLARBAN 60
COLOR: STARPHIRE

EXTERIOR ELEVATION REMARKS

1. CONCRETE BLOCK 2.
2. ALUMINIUM STOREFRONT DOOR.
3. ALUMINUM ENTRY CANOPY.
4. ALUMINUM STOREFRONT.
5. GLAZING.

NOTE: FOR FINISH INFORMATION, REFER TO PROPOSED FINISHES.

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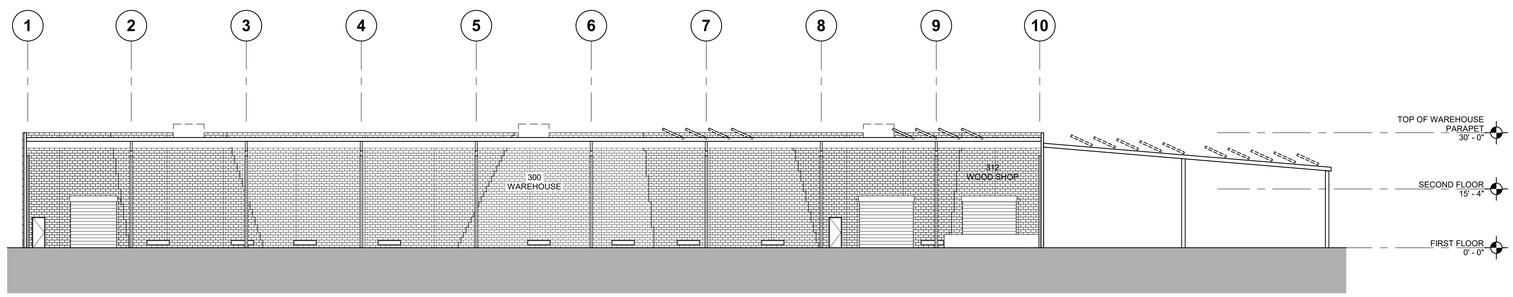
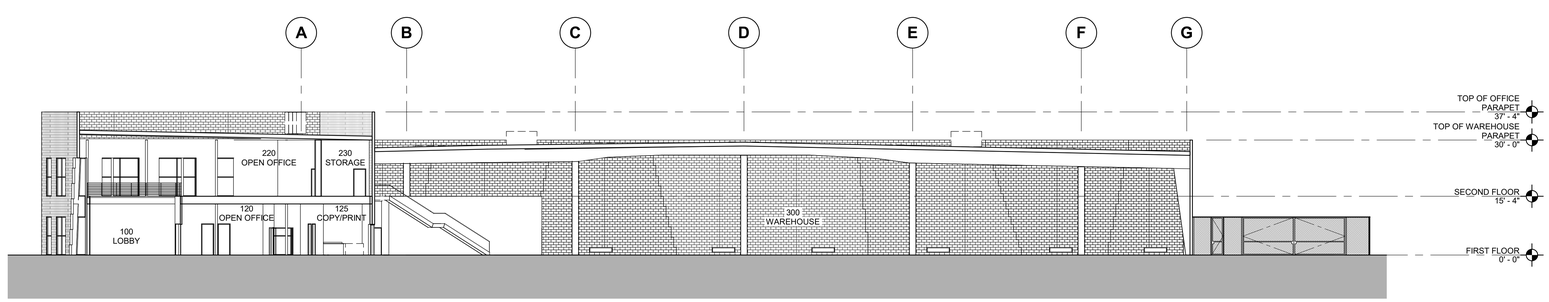
PROPOSED EXTERIOR OFFICE ELEVATIONS & FINISHES

PA3.2



B **NORTH BUILDING SECTION**
1/16" = 1'-0"



A **WEST BUILDING SECTION**
1/16" = 1'-0"

SECTION LEGEND

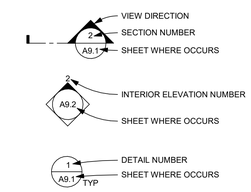
DRAWING CONVENTIONS

<E> CONSTRUCTION TO REMAIN
(SCREENED LINEWORK)

NEW CONSTRUCTION
(SOLID LINEWORK)

LEGEND

101 ROOM NUMBER



SECTION REMARKS

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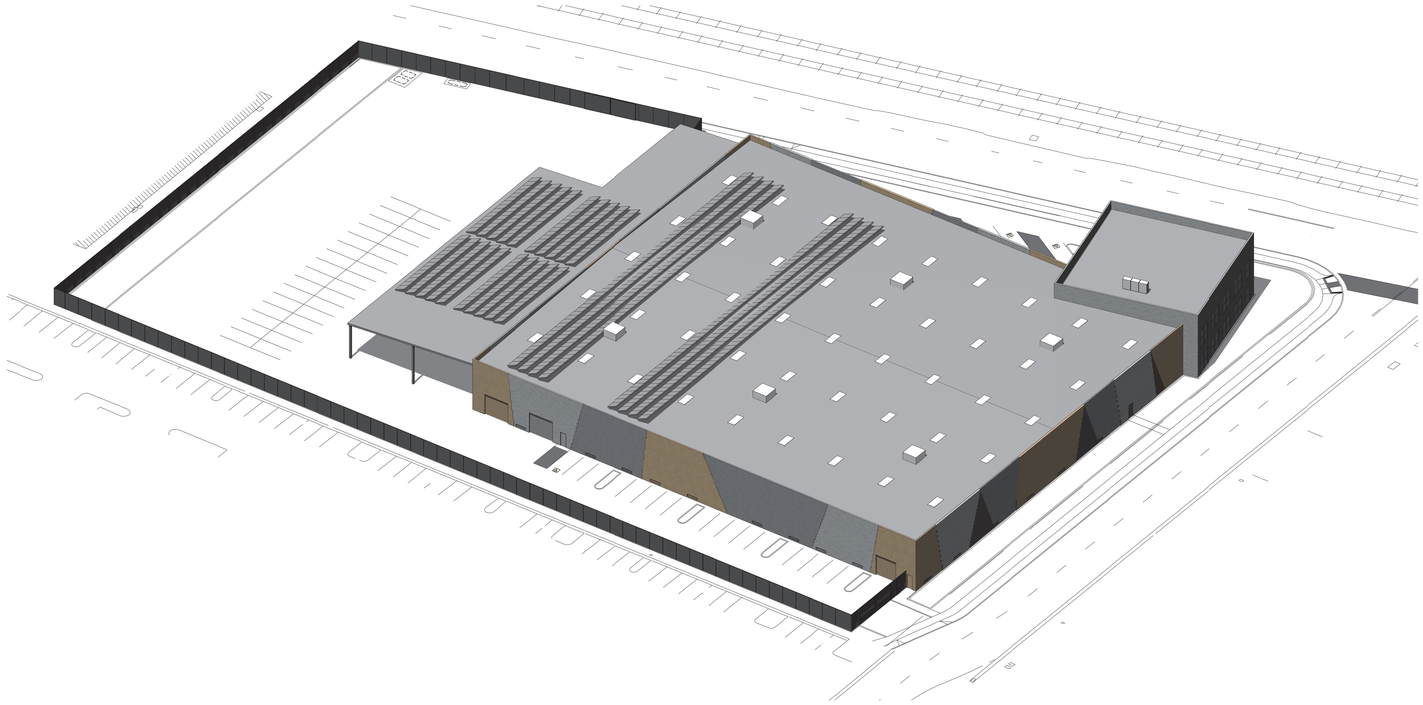
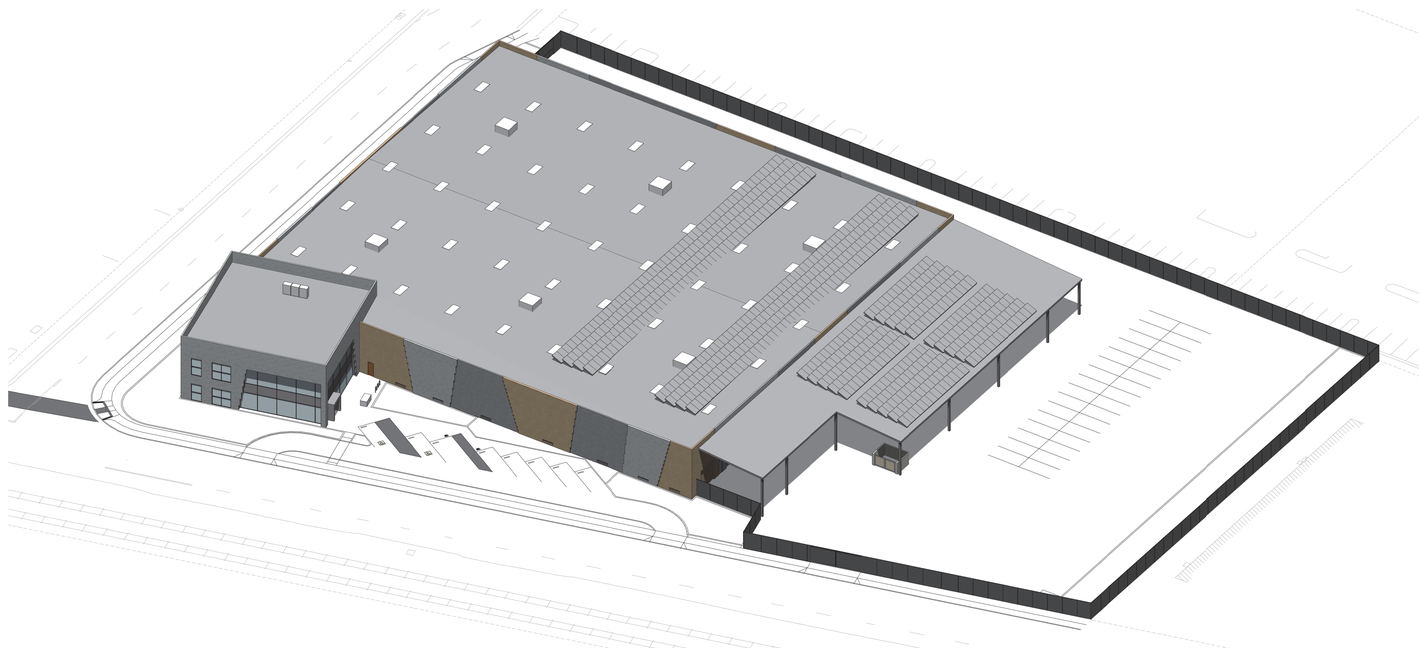
PROPOSED SECTIONS

PA3.3



2 NORTHEAST AXONOMETRIC



1 SOUTHWEST AXONOMETRIC

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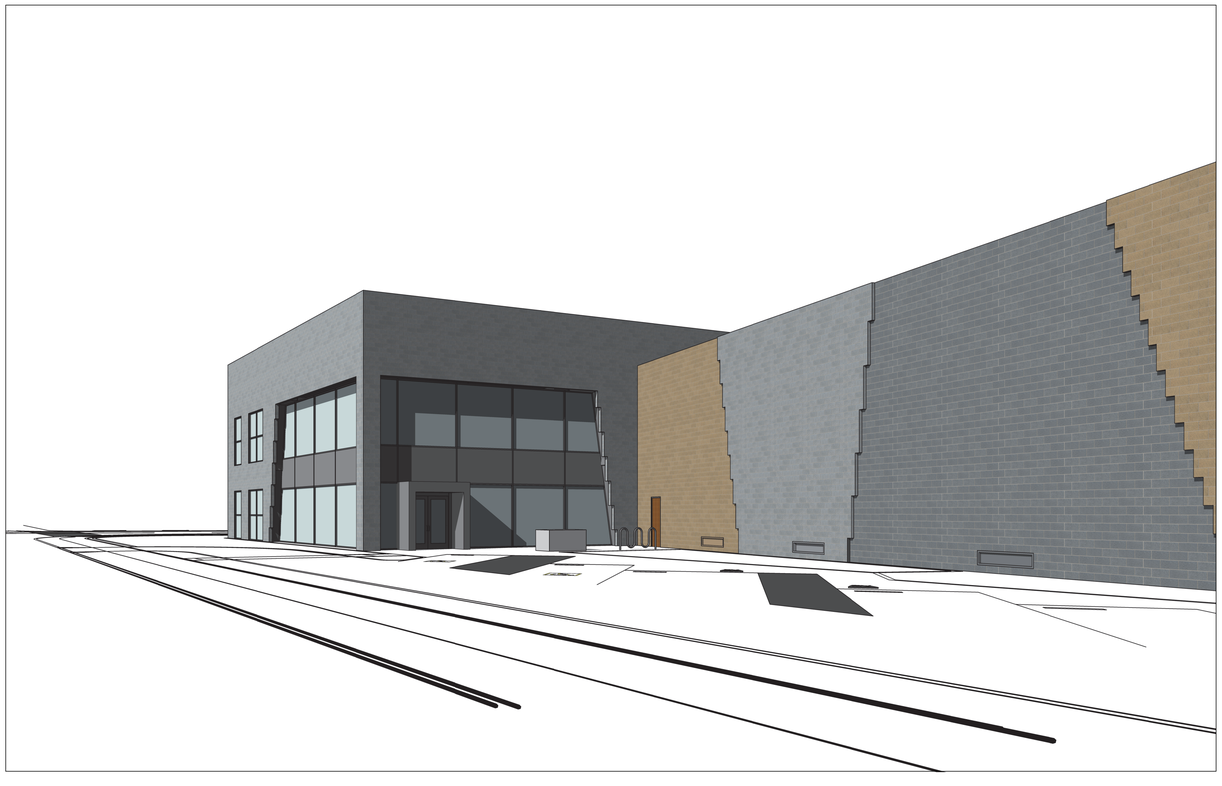
EXTERIOR AXONOMETRICS

PA3.4

2 SOUTH
EXTERIOR PERSPECTIVE FROM RAILROAD AVENUE



1 NORTH
EXTERIOR PERSPECTIVE FROM RAILROAD AVENUE

2019_038

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EXTERIOR PERSPECTIVES

PA3.5

EAST
(E) VIEW OF ADJACENT PROPERTY ON RAILROAD AVENUE
1 1/2" = 1'-0"

WEST
(D) VIEW OF OPPOSITE PROPERTY ON RAILROAD AVENUE
1 1/2" = 1'-0"

NORTH
(C) VIEW OF OPPOSITE PROPERTY ON BARRETT AVENUE
1 1/2" = 1'-0"

NORTH EAST
(B) VIEW OF OPPOSITE CORNER PROPERTY AT BARRETT AVENUE
1 1/2" = 1'-0"

SOUTH
(A) VIEW OF ADJACENT PROPERTY ON BARRETT AVENUE
1 1/2" = 1'-0"

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EXISTING
REFERENCE SITE
PHOTOS
PRA0.2

SYMBOL LIST
(USE AS APPLICABLE)

Symbol	Description
	ELECTROLIER ON A POLE
	FLUORESCENT FIXTURE – SHOWN APPROXIMATELY TO SCALE
	EMERGENCY FLUORESCENT FIXTURE, CONNECTED TO UNSWITCHED CIRCUIT
	FLUORESCENT STRIP LIGHT – SHOWN APPROXIMATELY TO SCALE
D, 3,a	INCANDESCENT OR HID FIXTURE U.O.N. WALL OR CEILING MOUNTED, D INDICATES FIXTURE TYPE "3" INDICATES CIRCUIT, "a" INDICATES SWITCH CONTROL
	WALL WASHING FIXTURE
	LIGHT TRACK AND FIXTURES
	EMERGENCY LIGHT WITH BUILT–IN BATTERY AND 2 LIGHT HEADS
	EXIT LIGHT – CEILING OR WALL MOUNTED. SHADED AREA(S) INICATES FACE(S). ARROW(S) INDICATES DIRECTION
	LOW LEVEL EXIT LIGHT
A	LIGHTING FIXTURE TYPE "A". SEE LIGHTING FIXTURE SCHEDULE
S	SPST TOGGLE WALL SWITCH – 20A, 120/277V, "a" INDICATES CONTROL
S_2	DPST TOGGLE WALL SWITCH – 20A, 120/277V
S_3	3–WAY TOGGLE WALL SWITCH – 20A, 120/277V
S_4	4–WAY TOGGLE WALL SWITCH – 20A, 120/277V
S_M	SPDT MOMENTARY CONTACT TOGGLE SWITCH – 20A, 120/277V
S_T	MANUAL MOTOR STARTER WITH PILOT AND OVER LOAD PROTECTION FOR EACH PHASE. FLUSH AT FINISHED AREAS AND SURFACE AT UNFINISHED AREAS.
S_P	SPST TOGGLE SWITCH WITH LIGHTING HANDLE – 20A, 120/277V
S_K	SPST KEYED SWITCH WITH LIGHTING HANDLE – 20A, 120/277V
S_L	LOW VOLTAGE SWITCH
S	SENTRY SWITCH
	SHUNT TRIP PUSHBUTTON WITH MUSHROOM HEAD LABELED "EMERGENCY POWER OFF" AND RED PILOT. PLATE TO BE ENGRAVED PER DETAILS AND/OR ENGINEER'S DIRECTION
	ARCHITECTURAL WALL BOX INCANDESCENT DIMMER SWITCH. "F" DENOTES FLUORESCENT DIMMER SIZE FOR LOAD SERVED UNLESS OTHERWISE SHOWN
	OCCUPANCY SENSOR, CEILING MOUNTED
	OCCUPANCY SENSOR, WALL MOUNTED WITH INTEGRAL OVERRIDE SWITCH(ES)
OS	OCCUPANCY SENSOR (FOR CONTROL SYSTEM SPECIFIED BY SHEET NOTES)
P	POWER PACK
PC	PHOTO CELL / DAYLIGHT SENSOR
	THERMOSTAT – FURNISHED, INSTALLED AND CONNECTED BY MECHANICAL CONTRACTOR – OUTLET AND CONDUIT BY ELECTRICAL CONTRACTOR
	JUNCTION BOX – CEILING OR WALL MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES. PROVIDE FLEX AND/OR RECEPTACLE AS REQUIRED TO CONNECT EQUIPMENT
	SINGLE RECEPTACLE, 20A, 120V, GRD
	RECEPTACLE, DUPLEX – 15A, 120V, GRD
	RECEPTACLE, DOUBLE DUPLEX – (2) 15A, 120V, GRD
	RECEPTACLE, DUPLEX – WITH ONE–HALF SWITCHED
GFI WP	RECEPTACLE, DUPLEX WITH CLASS "A" GFCI PROTECTION (CAUTION – HOUSING REQUIRES SPECIAL INSTALLATION COORDINATION), WP: WEATHERPROOF TYPE
	RECEPTACLE, 20A, 3–WIRE, 250V
	RECEPTACLE, 30A, 3–WIRE, 250V
	RECEPTACLE, 50A, 3–WIRE, 250V
A	SPECIAL RECEPTACLE – 50A, 208V 3POLE/4WIRE
PP	TELEPHONE POWER POLE
	PLUG–IN STRIP WITH 20A, 125V GROUNDED RECEPTACLES AT 18" O.C. UNLESS NOTED OTHERWISE ON DRAWING
	HORIZONTAL WIREMOLD
WM	VERTICAL WIREMOLD
R	OVERHEAD CORD REEL WITH 30' OF RETRACTABLE 3/C "SO" CORD – SEE PLANS FOR ADDITIONAL REQUIREMENTS
	DATA WALL OUTLET – PROVIDE RING WITH PULL WIRE UP TO ACCESSIBLE CEILING SPACE U.O.N.
	TELEPHONE WALL OUTLET – PROVIDE RING WITH PULL WIRE UP TO ACCESSIBLE CEILING SPACE U.O.N.
TV	TELEVISION WALL OUTLET – DOUBLE GANG BOX WITH SINGLE GANG RING AND TELEPHONE PLATE. PROVIDE RING WITH PULL WIRE UP TO ACCESSIBLE CEILING SPACE U.O.N.
	FLUSH FLOOR RECEPTACLE – CARPET PLATE WHERE REQUIRED
J	FLOOR FLUSH MOUNTED JUNCTION BOX – CARPET PLATE WHERE REQUIRED.
	TELEPHONE FLUSH FLOOR OUTLET – CARPET PLATE WHERE REQUIRED. PROVIDE 3/4"C.O. AND PULL WIRE FROM OUTLET UP TO ACCESSIBLE CEILING SPACE U.O.N.
	DATA FLUSH FLOOR OUTLET – CARPET PLATE WHERE REQUIRED. PROVIDE 3/4"C.O. AND PULL WIRE FROM OUTLET UP TO ACCESSIBLE CEILING SPACE U.O.N.
	DATA/TELEPHONE WALL OUTLET – PROVIDE RING WITH PULL WIRE UP TO ACCESSIBLE CELIING SPACE U.O.N.
	DATA/TELEPHONE FLOOR OUTLET – CARPET PLATE WHERE REQUIRED
	COMBINATION FOURPLEX RECEPTACLE AND TELEPHONE FLOOR OUTLET
PT	FOURPLEX RECEPTACLE POKE THRU – CARPET PLATE WHERE REQUIRED.
PT	COMBINATION FOURPLEX RECETACLE AND DATA POKE THRU – CARPET PLATE WHERE REQUIRED.
C	CLOCK HANGER RECEPTACLE
	SPEAKER – CEILING OR WALL MOUNTED
	BUZZER
CH	CHIME
DH	DOOR HOLDER
CR	CARD READER
E.O.L.	END–OF–LINE DEVICE AT THE LAST F.A. DEVICE IN THE CIRCUIT
F	FIRE ALARM MANUAL PULL STATION AT +48" A.F.F.
HS	FIRE ALARM HORN AND STROBE LIGHT AT +80" A.F.F.
S	FIRE ALARM STROBE LIGHT – AT +80" AFF.
B	BELL – CEILING OR WALL MOUNTED
H	HORN – CEILING OR WALL MOUNTED. SINGLE OR DOUBLE PROTECTION
SD	SMOKE DETECTOR
DD	AIR DUCT MOUNTED SMOKE DETECTOR, SUPPLIED AND INSTALLED BY DIVISION 15, WIRING BY DIVISION 16
FSD	FIRE SMOKE DAMPER
W	SPRINKLER RISER FLOW SWITCH
	SPRINKLER RISER TAMPER SWITCH
	POST INDICATOR VALVE
FCP	FIRE ALARM CONTROL PANEL
	TERMINAL CABINET – SURFACE OR FLUSH MOUNTED WITH VARNISHED PLYWOOD BACKBOARD
	PANELBOARD – SURFACE OR FLUSH MOUNTED
	PUSH BUTTON
	START/STOP PUSHBUTTON STATION WITH PILOT LIGHT – FLUSH IN FINISHED AREAS, SURFACE IN UNFINISHED AREAS
F WP	DISCONNECT SWITCH – MOTOR RATED, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. "F" INDICATES SWITCHES TO BE FURNISHED WITH DUAL ELEMENT FUSES SIZED ACCORDING TO NAMEPLATE DATA ON EQUIPMENT INSTALLED. "WP" INDICATED WEATHERPROOF.
	MAGNETIC MOTOR STARTER FURNISHED, INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED
M	MOTOR FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR
	CONDUIT – CONCEALED IN CEILING OR WALL. WITH (2) #12 & (1) #12G HASH MARKS INDICATE NUMBER PHASE (SHORT) AND NEUTRAL (LONG) WIRES.
	CONDUIT – UNDERGROUND OR IN/BELOW FLOOR: 3/4" WITH (2) #12 & 1#12G WIRES U.O.N. HASH MARKS INDICATE NUMBER OF WIRES. "#10" INDICATES WIRE SIZE. SIZE CONDUIT PER N.E.C. U.O.N.
	ISOLATED GROUND WIRE
	GROUND WIRE WIRE, GREEN INSULATION. SIZE PER NEC U.O.N.
	FLEX CONDUIT WITH CONNECTION
#10	CONDUIT – HOME RUN TO PANEL, TERMINAL CABINET, ETC.: HASH MARKS INDICATE NUMBER OF WIRES. "#10" INDICATES WIRE SIZE, SIZE CONDUIT PER NEC U.O.N. PROVIDE J–BOX(ES)/SPLICE BOXES AS REQUIRED.
UP / DN	CONDUIT – STUB–UP OR DOWN AS NOTED
E	EMERGENCY SYSTEM CONDUIT
LV	LOW VOLTAGE CABLE
	ELECTRO–CONNECT TANDEM FIXTURE INTER–TIE BETWEEN MASTER–SLAVE LIGHTING FIXTURE
R	RELAY
	GROUND ROD, 3/4" DIA. x 10" L COPPER CLAD
CB	CIRCUIT BREAKER IN NEMA 1 ENCLOSURE, WALL MOUNTED, U.O.N.
30A/3P	CIRCUIT BREAKER (A: AMPACITY, P: No. OF POLE)
T	TRANSFORMER
M	SERVICE METERING DEVICE
GFI	GROUND FAULT INTERRUPTING RELAY
	GROUND
1003	FEEDER SIZE SEE FEEDER SCHEDULE
123	DENOTES ROOM NUMBER "123" – SEE SCHEDULE FOR ROOM NAME
1	SHEET NOTE #1 – SEE ASSOCIATED NOTE ON SAME SHEET
1	REVISION #1 – SEE ASSOCIATED REVISION NOTE
1 / E–3	REFERENCE TO PLAN/DETAIL/DIAGRAM #1 ON SHEET E–3
S	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
WAP	WIRELESS SYSTEM ACCESS POINT WITH (1) CAT 6 CABLE
PP	PUSH PLATE
CR	CARD READER
T	THERMOSTAT

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	VOLTAGE	LAMPS	WATTS	B.U.G.
B1		LED BOLLARD H.E. WILLIAMS OSA6R–L20–FT–BLK–AB–DRV–277V	120–277	LED	27	B1–U3–G1
H1		SURFACE MOUNT LED FIXTURE WITH DIMMABLE DRIVER METALUX TB–LD1–11–W–UNV–L840–CD–1–BLK–DIMRF–LW	120–277	LED	108	N/A
P1		25'–0" LED POLE FIXTURE GARDCO P26–80L–700–NW–G2–AR–BLC–UNV–BK	120–277	LED	169	B1–U0–G3
P2		22'–0" LED SURFACE WALL MOUNT FIXTURE WITH DIMMABLE DRIVER GARDCO P26–80L–700–NW–G2–AR–BLC–UNV–BK	120–277	LED	169	B1–U0–G3
P3		25'–0" LED POLE FIXTURE GARDCO P26–48L–500–NW–G2–AR–4–UNV–BK	120–277	LED	74	B2–U0–G2
W1		WATERPROOF LED DOWNLIGHT W/ DIMMABLE DRIVER WAC LIGHTING HAWK WP–LED22–50–aGH	120–277	LED	27	B2–U0–G1

ABBREVIATIONS (USE AS APPLICABLE)

@	AT
A, AMPS	AMPERES
A.C.	ABOVE COUNTER
AF	AMPERE FRAME
A.F.F.	ABOVE FINISH FLOOR
AL	ALUMINUM CONDUCTOR OR BUS
ARCH	ARCHITECT
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CKT	CIRCUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CO	CONDUIT ONLY (EMPTY CONDUIT) WITH PULL WIRE
CU	COPPER CONDUCTOR OR BUS
D	DEDICATED CIRCUIT
DN	DOWN
DPST	DOUBLE POLE SINGLE THROWN
DIA	DIAMETER
EMT	ELECTRIC METALLIC TUBING
EWC	ELECTRIC WATER COOLER
EM	EMERGENCY
(E)	EXISTING
E.O.L.	END–OF–LINE DEVICE
F	FUSE
FS	FLOW SWITCH
F.A.	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
F.B.O	FURNISHED BY OTHERS/FURNISHED BY OWNER
FLA	FULL LOAD AMP
G	GREEN GROUND WIRE
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM (LAMP)
ILCP	INDOOR LIGHTING CONTROL PANEL
I.B.O.	INSTALLED BY OTHERS
I.B.E.	INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR
JB	JUNCTION BOX
KV	KILOVOLTS
KVA	KILOVOLT–AMPERES
KW	KILOWATTS
LV	LOW VOLTAGE
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MTG	MOUNTING
MLO	MAIN LUG ONLY
N	NEUTRAL
NEC	NATIONAL ELEC. CODE
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OLCP	OUTDOOR LIGHTING CONTROL PANEL
O.C.	ON CENTER
ø	PHASE
P	POLE
P.A.	PUBLIC ADDRESS SYSTEM
PB	PULL BOX
PNL	PANEL
RS	RAPID START
REC	RECEPTACLE
RM	ROOM
SPST	SINGLE POLE SINGLE THROWN
S.L.	SECURITY LIGHT, ON/OFF BY PHOTO–ELECTRIC CELL
SW	SWITCH
TS	TAMPER SWITCH
TEL	TELEPHONE
TYP	TYPICAL
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
U.C.	UNDER COUNTER
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLTS/VOLTAGE
VA	VOLT–AMPERE
W	WATTS
WP	WEATHERPROOF
WM	WIREMOLD
XP	EXPLOSION PROOF

GENERAL NOTES

G1. ALL RECEPTACLES ARE INSTALLED AT LEAST +15" A.F.F. AS PER 2016 CEC.

G2. ELECTRICAL SWITCHES AND THERMOSTATS IN ACCESSIBLE AREAS SHALL BE INSTALLED BETWEEN 36" AND 46" ABOVE THE FLOOR. VERIFY MOUNTING HEIGHT WITH ARCHITECT.

G3. ALL EQUIPMENT SHALL BE UL LISTED OR TESTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND PROPERLY LABELED AS PER 2016 CEC.

G4. ALL ELECTRICAL PENETRATIONS OF FIRE RATED WALLS AND FIRE RATED CEILING/FLOOR SHALL BE FIRE SEALED AS PER 2016 UBC.

G5. ALL WIRING IN RETURN AIR PLENUM SHALL BE APPROVED FOR PLENUM USE.

G6. ALL WORK SHALL BE COMPLIED WITH 2016 CEC.

G7. FIRE ALARM SYSTEM SHALL BE DEFERRED SUBMITTAL.

COMMISSIONING MEASURES

C1. WHERE APPLICABLE, THE FOLLOWING LIGHTING CONTROL DEVICE FUNCTIONS SHALL BE COMMISSIONED: OCCUPANCY SENSORS COVERAGE, LUMEN REDUCTION RELATED TO PHOTOCELL SENSITIVITY, DIMMING AND ON/OFF LUMINAIRE SWITCHES, CONTROLLED RECEPTACLES, AND EMERGENCY OPERATIONS. VERIFY ALL DEVICE FUNCTIONS COMPLY WITH T24 PART 6 C.E.C. § 130 (2016)

C2. ELECTRICAL CONTRACTOR SHALL PROVIDE THE COMMISSIONING AGENT WITH SUPPORTING DOCUMENTATION RELATED TO THE FOLLOWING:

	T24 PART 6 C.E.C. (2016)	T24 PART 11 CALGREEN (2016)
BASIS OF DESIGN	§ 120.8(c)	§ 5.410.2.2
FUNCTIONAL PERFORMANCE TEST	§ 120.8(g), § 130.4(a), § 10–103(a)4	§ 5.410.2.4, § 5.410.4, § 5.410.4.2 – § 5.410.4.4
DOCUMENTATION, TRAINING, OPERATION, AND MAINTENANCE	§ 120.8(h), § 10–103(b)2, § 10–103(b)3	§ 5.410.2.5, § 5.410.4.5

ELECTRICAL DRAWING INDEX

SHEET NO.	TITLE
E-0	SYMBOL LIST, FIXTURE SCHEDULE
E-1	SITE LIGHTING & PHOTOMETRIC PLAN

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2019_038

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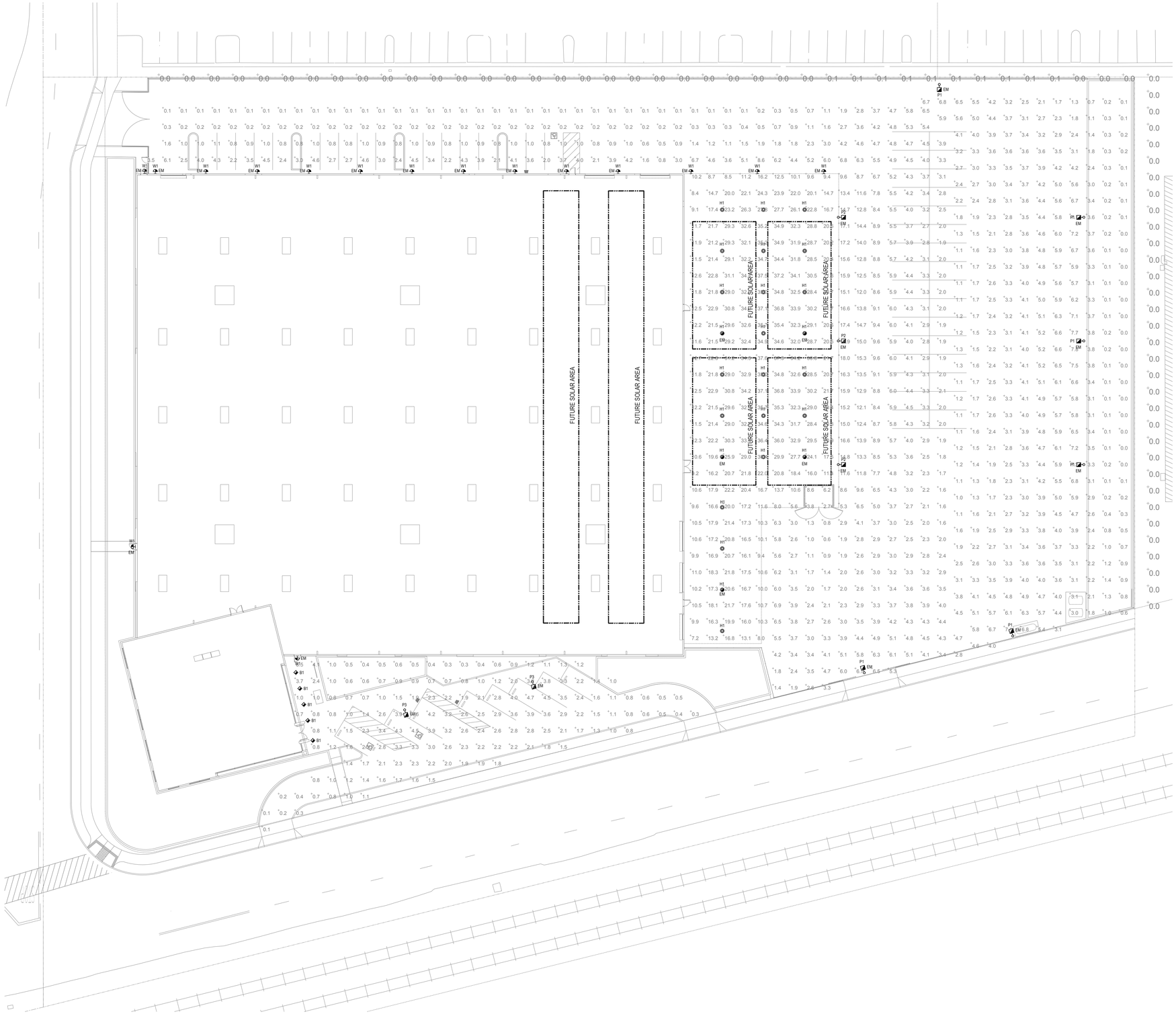
10.24.19 Planning Submittal

SYMBOL LIST & LIGHT FIXTURE SCHEDULE

E-0



1 SITE PLAN
SCALE 1"= 20'-0"

0 20' 40'

GENERAL NOTES:

G1. ALL 277V EMERGENCY LIGHTING FIXTURES SHALL BE CONNECTED TO INVERTER "EM1", U.O.N.

G2. ALL LUMINAIRES SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. TYPES P2 & H1 SHALL BE CONTROLLED VIA OCCUPANCY SENSOR AND DIM 50% WHILE VACANCY IS DETECTED.

PHOTOMETRIC STATISTICS:

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entrance & Parking	+	1.8 fc	8.5 fc	0.1 fc	85.0:1	18.0:1
Loading & Driveway	+	10.2 fc	37.6 fc	0.1 fc	376.0:1	102.0:1
Open Yard	+	3.0 fc	7.8 fc	0.0 fc	N/A	N/A
Separate Property	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

LIGHT FIXTURE DESCRIPTIONS:

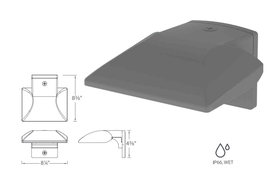
TYPE B1: 3' SURFACE MOUNTED ROUND LED BOLLARD FIXTURE

TYPE H1: CEILING SURFACE MOUNTED LED FIXTURE

TYPE P1: 25' POLE MOUNTED LED TYPE 4 MODIFIED TO REDUCE BACKLIGHT

TYPE P2: 16-22' WALL MOUNTED LED TYPE 4 MODIFIED TO REDUCE BACKLIGHT

TYPE P3: 18' POLE MOUNTED LED TYPE 3



TYPE W1: 12' WALL MOUNTED LED WALL PACK TYPE 4

2019_038

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SITE LIGHTING & PHOTOMETRIC PLAN

E-1

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