CITY OF CAMPBELL
Community Development Department

November 1, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **November 12, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Kelly Snider on behalf of Trojan Storage of Campbell, LLC for a Zoning Map Amendment (PLN2018-336) to rezone the project site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of an approximately 156,500 square-foot 3-story self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increased floor area ratio (FAR) of 1.26, an increase to the allowable fence height, and an adjustment to the landscape requirements; a Vesting Tentative Parcel Map (PLN2018-338) to merge existing parcels, abandon existing public and private easements, and to establish a new parcel with associated public and private easements, on property located at **680 and 700 E McGlincy Avenue** and a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159) to eliminate Phases 3 and 4 of the McGlincy Business Center Project affecting property located at **680, 700, 710, and 750 E McGlincy Avenue**. A Mitigated Negative Declaration (PLN2018-339) has been prepared for this project.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (http://www.cityofcampbell.com/501/Public-Notices) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **680, 700, 710, and 750 E McGlincy Ave**

City of Campbell

376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

TROJAN SELF-STORAGE

680 & 700 E. MCGLINCY LANE
CAMPBELL, CA 95008

PROJECT SUMMARY

PROJECT LOCATION:

ADDRESS: 680 & 700 E MCGLINCY LANE, PARCELS 3 & 4
CAMPBELL, CA 95008

ASSESSOR'S PARCEL NUMBER:

PARCEL 3: 412-35-040
PARCEL 4: 412-35-039

GENERAL PLAN:

CITY OF CAMPBELL GENERAL MAP 2013
LIGHT INDUSTRIAL

ZONING:

EXISTING: C-PD (CONDOMINIUM PLANNED DEVELOPMENT)
PROPOSED: M-1 (LIGHT INDUSTRIAL), MIN. PARCEL SIZE = 6000 S.F.

SCOPE OF WORK:

A NEW SELF-STORAGE FACILITY, OFFICE AND MANAGER'S RESIDENCE WITH SITE HARDSCAPE & LANDSCAPE IMPROVEMENTS

OF STORAGE UNITS: 1164

FIRE RESISTANCE

CBC TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE II - B
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NONBEARING WALL AND PARTITIONS - EXTERIOR	0
NONBEARING WALL AND PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBER	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0

PROJECT DATA TABLE

SITE DATA

PARCEL 3 (412-35-040)	45,439	SQ. FT.
PARCEL 4 (412-35-039)	45,838	SQ. FT.
TOTAL LOT SIZE (PARCELS 3 & 4)	91,277	SQ. FT.
	2.1	ACRES
PROPOSED F.A.R. (MAX. 0.40)	1.26	
PARKING SPACES PROVIDED:		
STANDARDS:	39	
ACCESSIBLE	2	
LOADING	9	
TOTAL:	48	

BASIS OF DESIGN

ZONE	M-1 (LIGHT INDUSTRIAL)	
	CODE	PROVIDED
STRUCTURE HEIGHT:	45 FT. MAX.	40 FT.
SETBACKS:		
FRONT	10 FT.	10 FT.
SIDE (EACH)	5 FT. OR ONE-HALF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE SIDE PROPERTY LINE (WHICHEVER IS GREATER)	VARIES (22' MIN.)
REAR	10 FT.	60 FT.
STREET SIDE	10 FT.	10 FT.

BUILDING AREA TABULATIONS (Square Feet)

	SELF STORAGE	OFFICE	RESIDENCE	DRIVE AISLE/COVERED LOADING	TOTAL
BASEMENT	41,585				41,585
1ST LEVEL	34,821	1,162		8,933	44,906
2ND LEVEL	35,329	217	640		36,186
3RD LEVEL	42,713				42,713
TOTAL AREA:	154,448	1,379	640		165,390

EST. NET STORAGE AREA = ± 122,000 S.F.

- BUILDING CONSTRUCTION TYPE: II-B
- OCCUPANCY CLASSIFICATION: S-1
- BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
- PROPOSED ON-SITE EMPLOYEE RESIDENCE TO BE 640 S.F. AS REQUIRED BY CMC SEC. 21.36.040

CODE ANALYSIS

CBC 302.1 GROUPS S-1 STORAGE

CBC 311.2 STORAGE GROUP S
STORAGE GROUP S OCCUPANCY INCLUDES, AMONG OTHER, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR STORAGE THAT IS NOT CLASSIFIED AS A HAZARDOUS OCCUPANCY

CBC 311.2 MODERATE-HAZARD STORAGE, GROUP S-1
BUILDINGS OCCUPIED FOR STORAGE USES THAT ARE NOT CLASSIFIED AS GROUP S-2, INCLUDING, BUT NOT LIMITED TO, STORAGE OF THE FOLLOWING:

CBC 503.1 GENERAL
THE BUILDING HEIGHT AND AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 503 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTIONS 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302 EXCEPT AS MODIFIED HEREAFTER. EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING

CBC TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS

GROUP	S-1 W/ AUTOMATIC SPRINKLER SYSTEM
CONSTRUCTION TYPE	TYPE II-B
HEIGHT (FEET)	75
STORIES	3
AREA	52,000

CBC 504.2
AUTOMATIC SPRINKLER SYSTEM INCREASE

WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1

PROJECT DATA (CONT.)

BUILDING LOT COVERAGE: 44,901 sq. ft./91,277 sq. ft. = ±49%

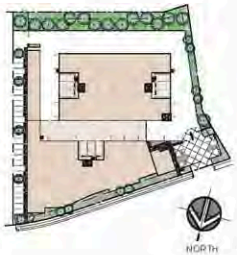
LANDSCAPING COVERAGE: 15,281 sq. ft./91,277 sq. ft. = ±17%

PAVING COVERAGE: 34,697 sq. ft./91,277 sq. ft. = ±38%

IMPERVIOUS COVERAGE: 72,130 sq. ft./91,277 sq. ft. = ±81%

VICINITY MAP

KEYPLAN



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LONNIE ROY (LANDSCAPING)

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REV.	DATE	COMMENT
1	09-13-19	FIRE HYDRANT

BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

COVER SHEET

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KEY NOTES

1. PROPERTY LINE
2. LINE OF SETBACK
3. CONCRETE CURB
4. CONCRETE SIDEWALK
5. METAL SLIDING GATE (ENTRANCE)
6. METAL SLIDING GATE (EMERGENCY VEHICLE ACCESS ONLY)
7. VAN-ACCESSIBLE PARKING SPACE & ACCESS AISLE
8. CONCRETE WHEEL STOP
9. 4" PAINTED PARKING STRIPING WHITE OR COMPLY W/ CITY STANDARDS
10. LINE OF BUILDING COVERED LOADING AREA
11. PAVEMENT DRIVE PER CIVIL DRAWINGS
12. BIKE RACK
13. LANDSCAPE AREA - SEE CIVIL AND LANDSCAPE DWGS
14. ELEVATOR WITH VESTIBULE
15. ORNAMENTAL ENTRY WAY W/ CONCRETE PAVERS
16. NOT USED
17. NOT USED
18. TRASH ENCLOSURE: SEE 1ST FLOOR PLAN
19. EXISTING 8'-0" HT. SITEWALL, BLOCK.
20. PROPOSED 8'-0" HT. WROUGHT IRON FENCE, BLACK
21. (E) FIRE DEPARTMENT CONNECTION
22. FUTURE EV PARKING SPACES
23. ADA PATH OF TRAVEL

REV.	DATE	COMMENT
1	09-16-19	FIRE HYDRANT

NORTH

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DEVELOPMENT SITE PLAN

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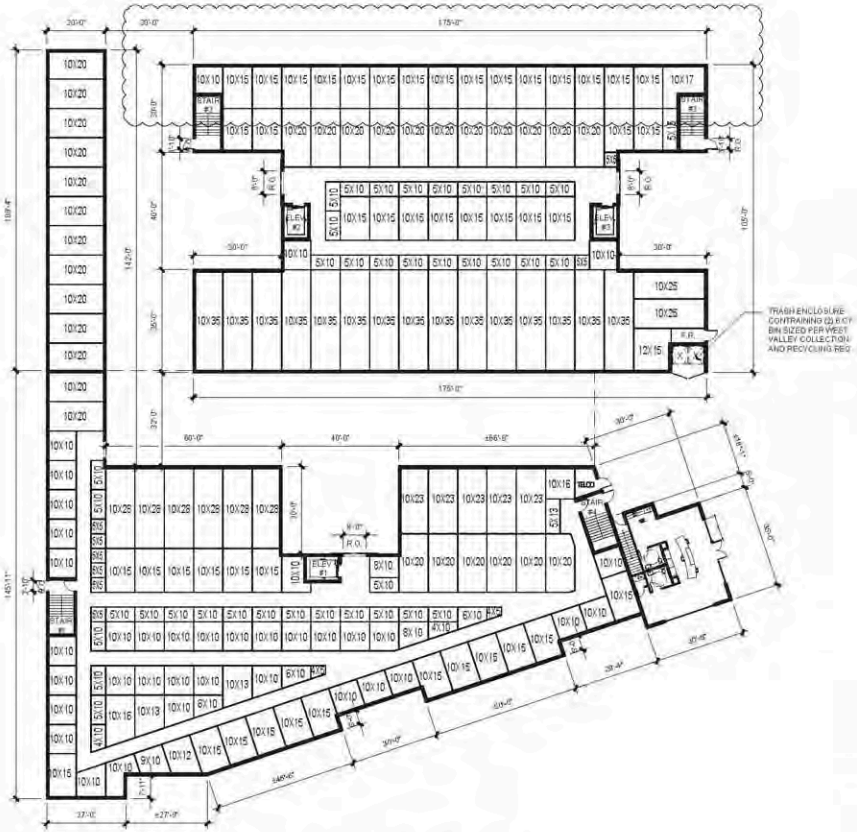
BASEMENT FLOOR PLAN (1)
1"=20'-0"



FIRST FLOOR PLAN (2)
1"=20'-0"

NORTH

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PRELIMINARY FLOOR PLANS

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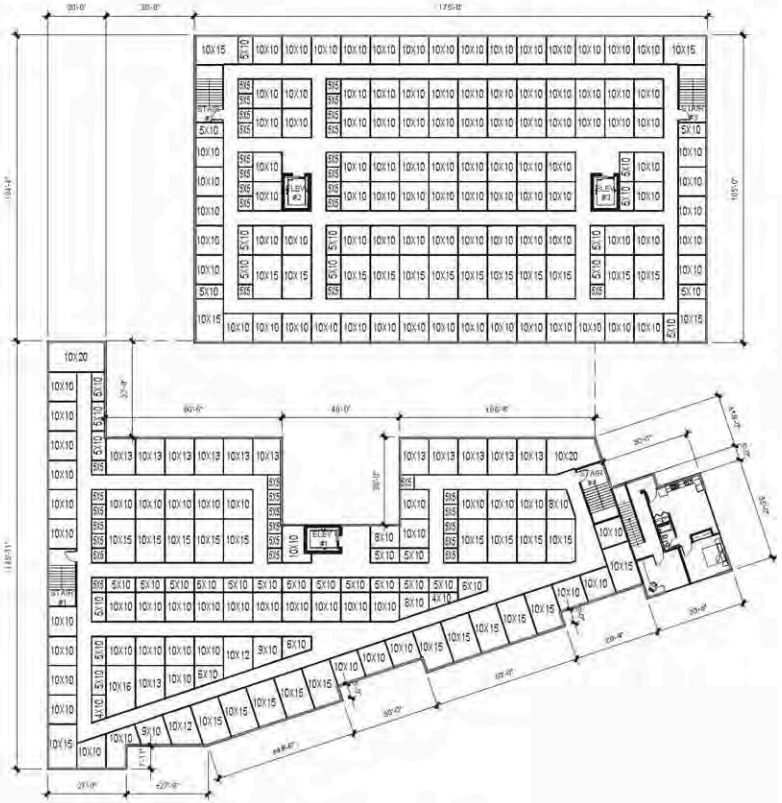
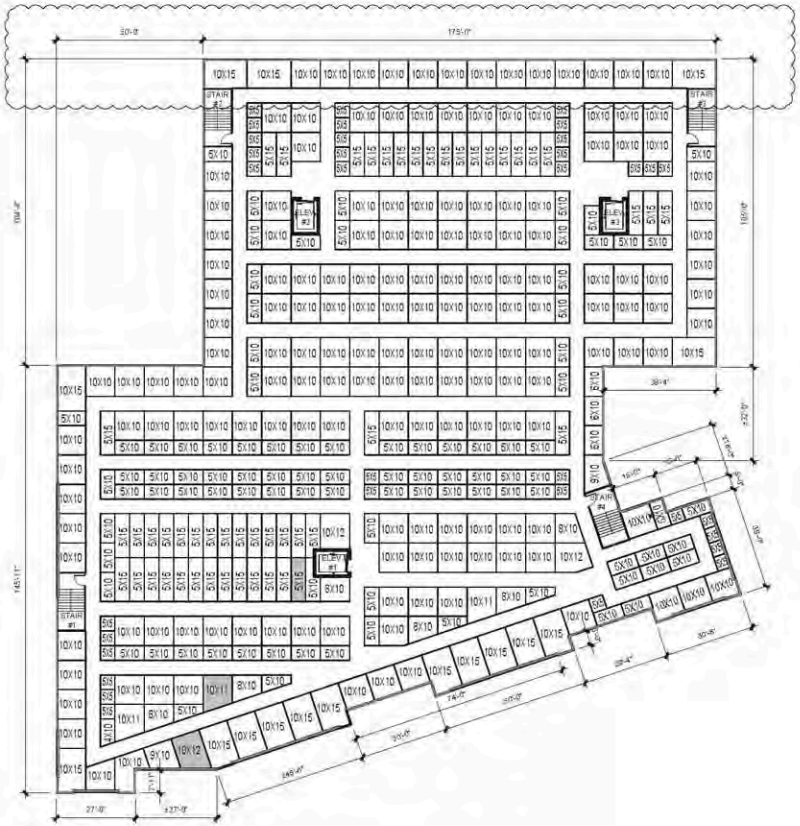


SECOND FLOOR PLAN (1)
1"=20'-0"



THIRD FLOOR PLAN (2)
1"=20'-0"

NORTH

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PRELIMINARY FLOOR PLANS

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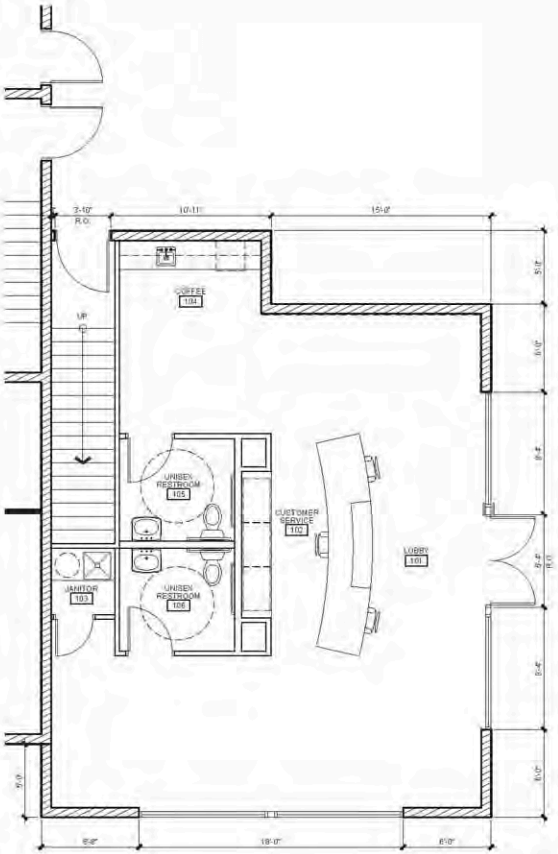
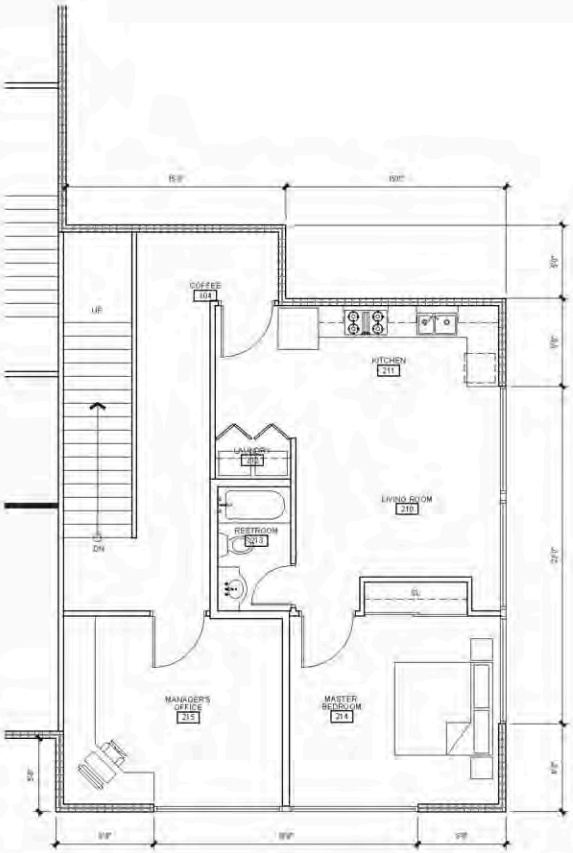


OFFICE FLOOR PLAN 1
1/4"=1'-0"



MANAGER'S RESIDENCE & OFFICE FLOOR PLAN 2
1/4"=1'-0"

NORTH

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PRELIMINARY FLOOR PLANS

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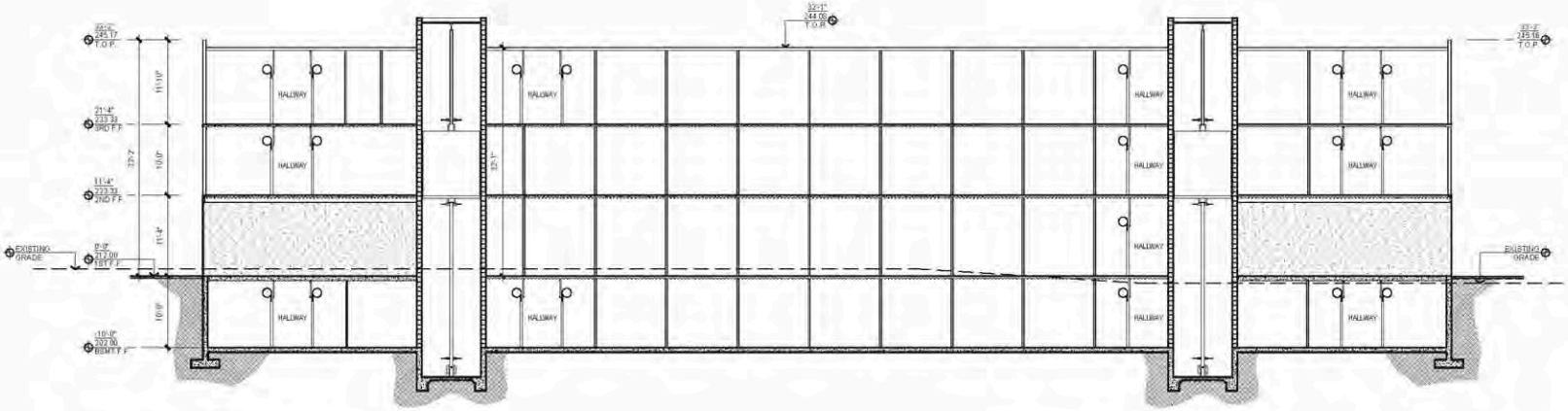
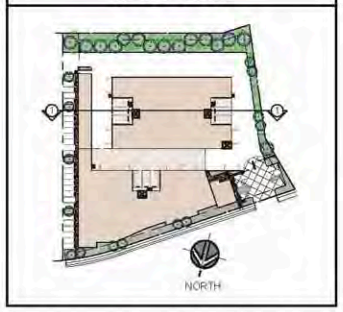


BUILDING SECTION 1
1/8"=1'-0"

KEYPLAN



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PRELIMINARY BUILDING SECTION

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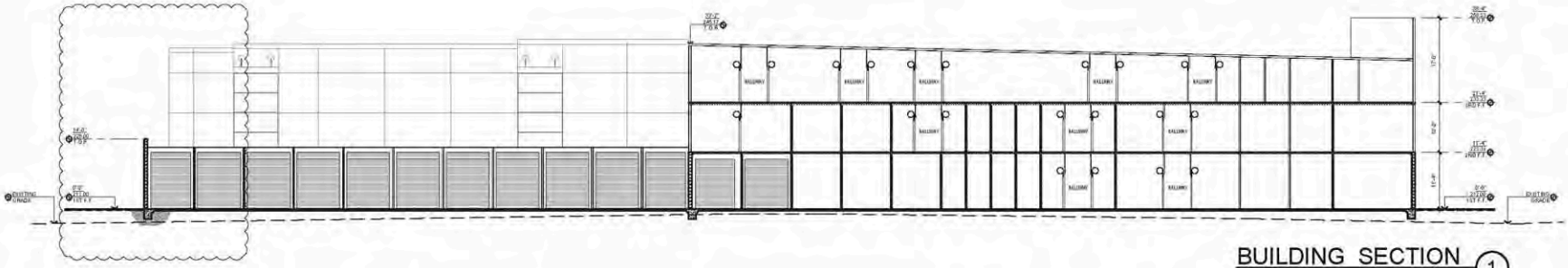
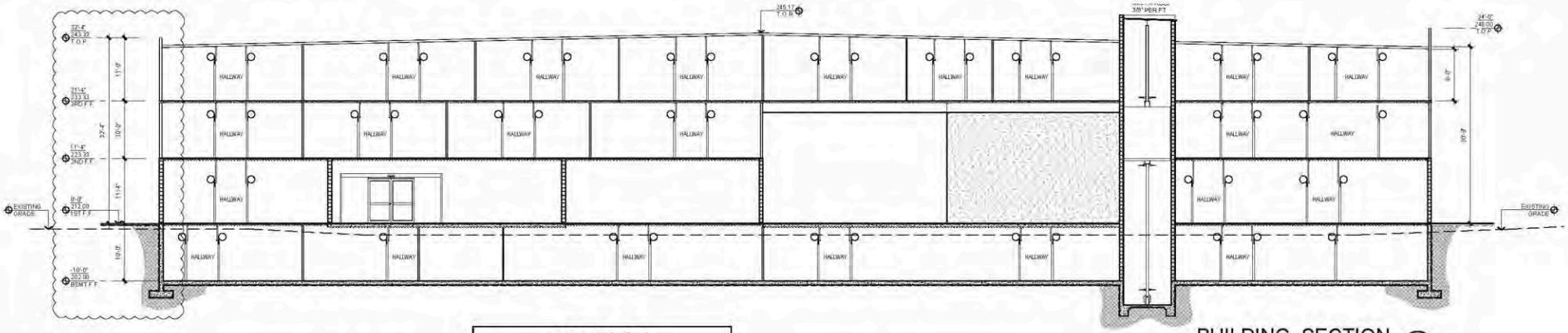


BUILDING SECTION 1
3/32"=1'-0"



BUILDING SECTION 2
1/8"=1'-0"

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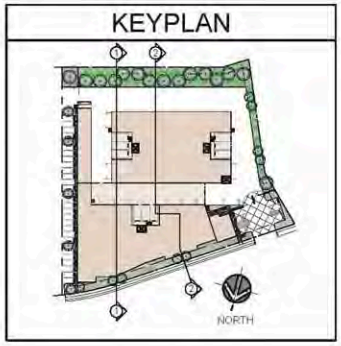

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PRELIMINARY BUILDING SECTION

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JOB NUMBER: 18-411
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DATE: 08/07/2019

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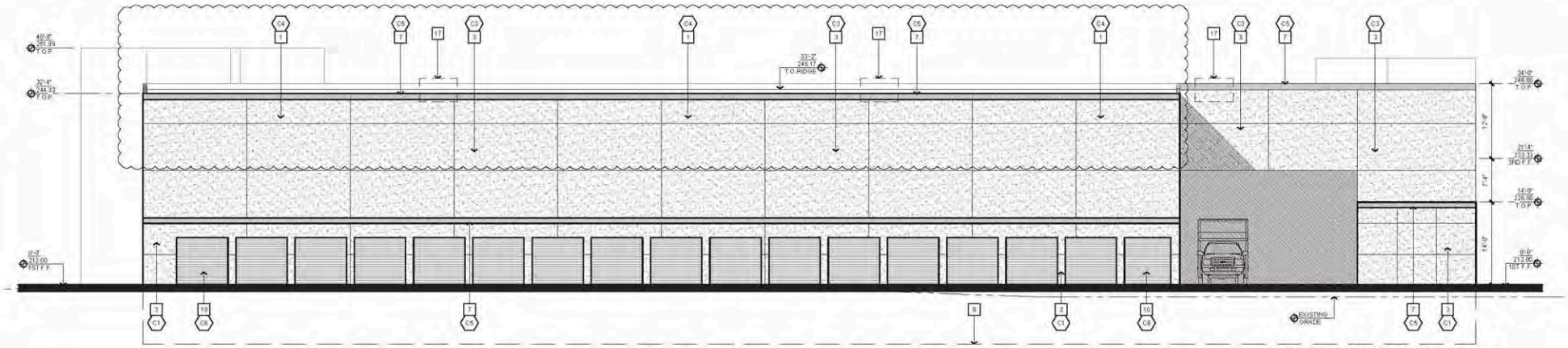
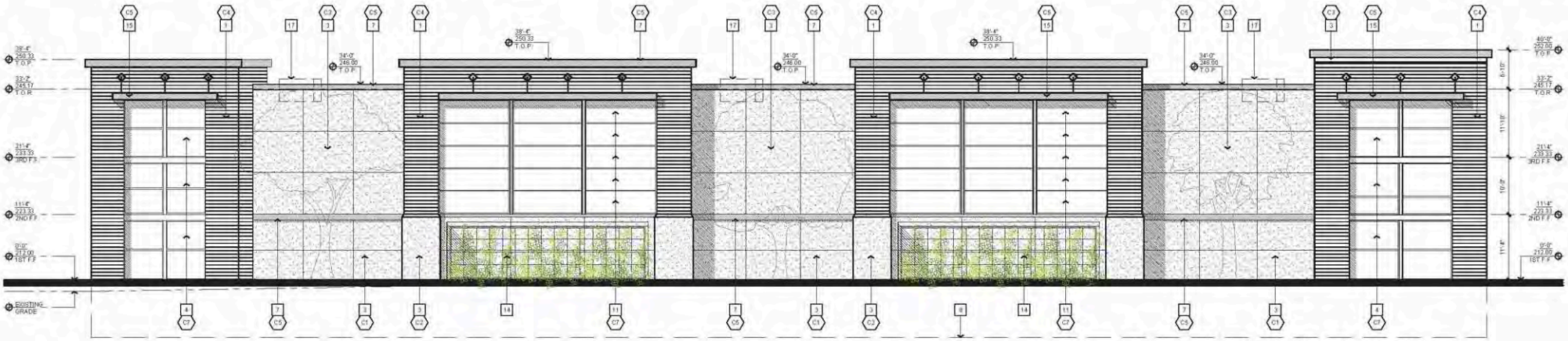


SOUTH ELEVATION 1

1/8" = 1'-0"



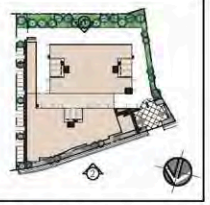
NORTH ELEVATION 2

1/8" = 1'-0"

KEYNOTES

1. ARCHITECTURAL METAL PANEL BY MCELROY METAL
2. ROOF LINE BEYOND.
3. PAINTED STUCCO FINISH. COLOR BY DUNN EDWARDS
4. STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO
5. STUCCO REVEAL CHANNEL
6. WALL MOUNTED SIGN (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)
7. CORNICE / ACCENT BAND
8. EXTENT OF BASEMENT LEVEL.
9. BESAM SL500 BI-PARTING GLASS DOORS
10. STORAGE UNIT ROLL UP DOOR BY JANUS
11. SPANDREL GLASS BY VITRO
12. MAN DOOR.
13. OFFICE ENTRANCE
14. ACCENT TRELLIS
15. PRE-FINISHED METAL AWNING.
16. TRASH ENCLOSURE
17. FUTURE ROOF-MOUNTED HVAC UNIT (APPROXIMATION, ACTUAL PLACEMENT WILL VARY)

KEYPLAN



BRETT HENRY

TROJAN STORAGE

CAMPBELL, CA

PRELIMINARY ELEVATIONS

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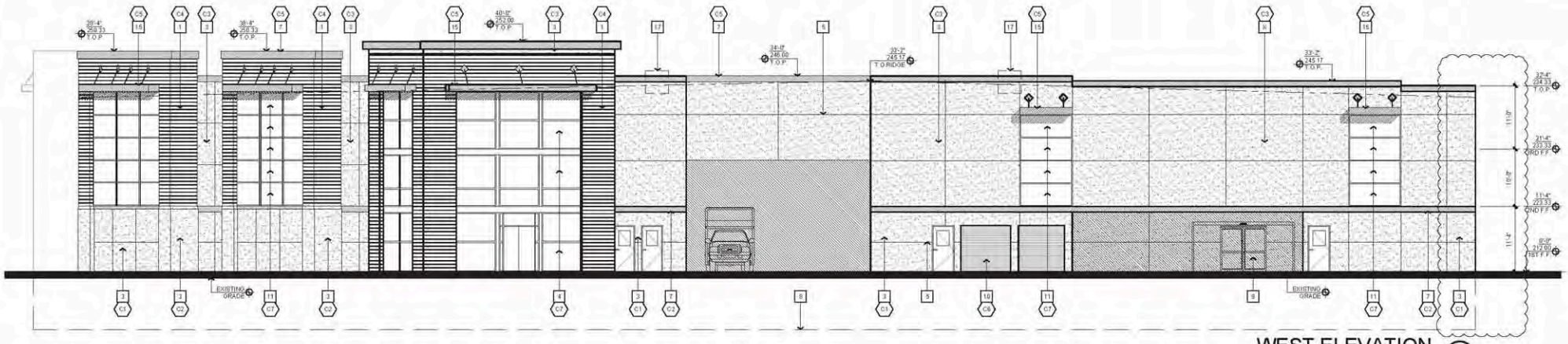
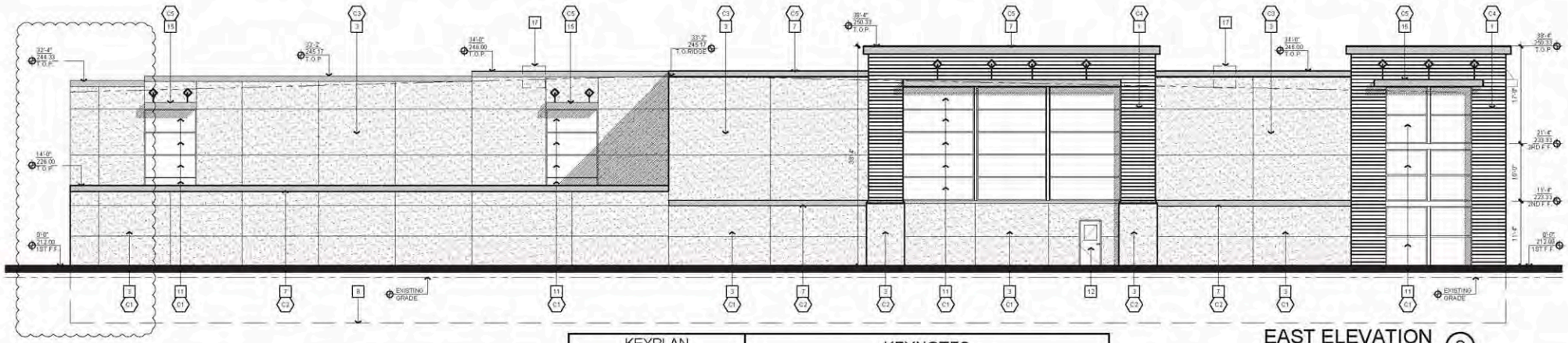
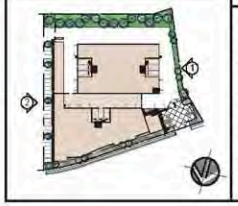


WEST ELEVATION (1)
1/8" = 1'-0"



EAST ELEVATION (2)
1/8" = 1'-0"

KEYPLAN



KEYNOTES

1. ARCHITECTURAL METAL PANEL BY MCELROY METAL
2. ROOF LINE BEYOND.
3. PAINTED STUCCO FINISH. COLOR BY DUNN-EDWARDS
4. STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO
5. STUCCO REVEAL CHANNEL
6. WALL MOUNTED SIGN (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)
7. CORNICE / ACCENT BAND
8. EXTENT OF BASEMENT LEVEL
9. BESAM SL500 BI-PARTING GLASS DOORS.
10. STORAGE UNIT ROLL UP DOOR BY JANUS
11. SPANDREL GLASS BY VITRO
12. MAN DOOR
13. OFFICE ENTRANCE
14. ACCENT TRELLIS
15. PRE-FINISHED METAL AWNING
16. TRASH ENCLOSURE
17. FUTURE ROOF-MOUNTED HVAC UNIT (APPROXIMATION, ACTUAL PLACEMENT WILL VARY)

BRETT HENRY

TROJAN STORAGE

CAMPBELL, CA

PRELIMINARY ELEVATIONS

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JOB NUMBER: 18-411
SCALE: 1/8" = 1'-0"
DATE: 08/07/2019

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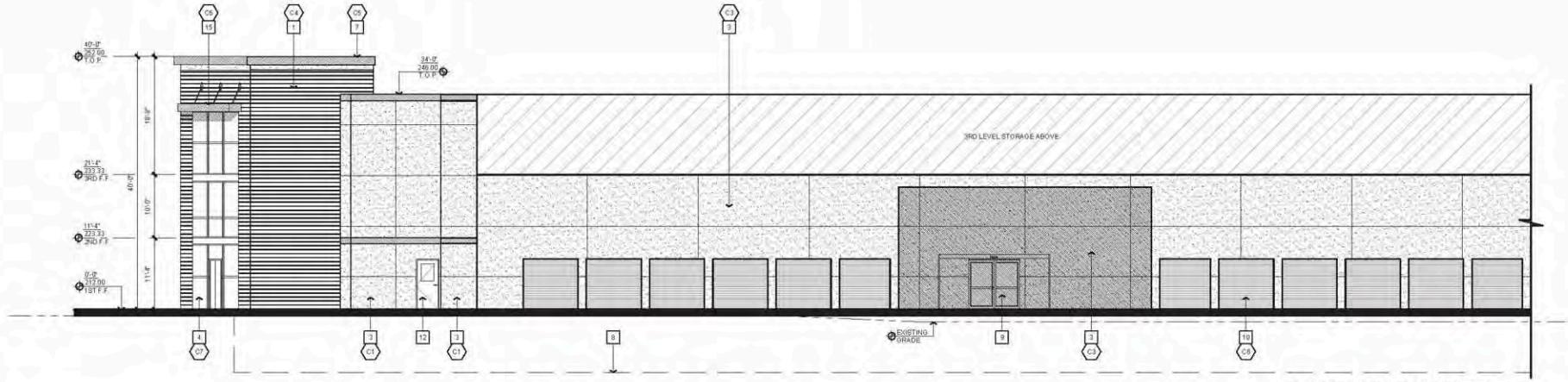
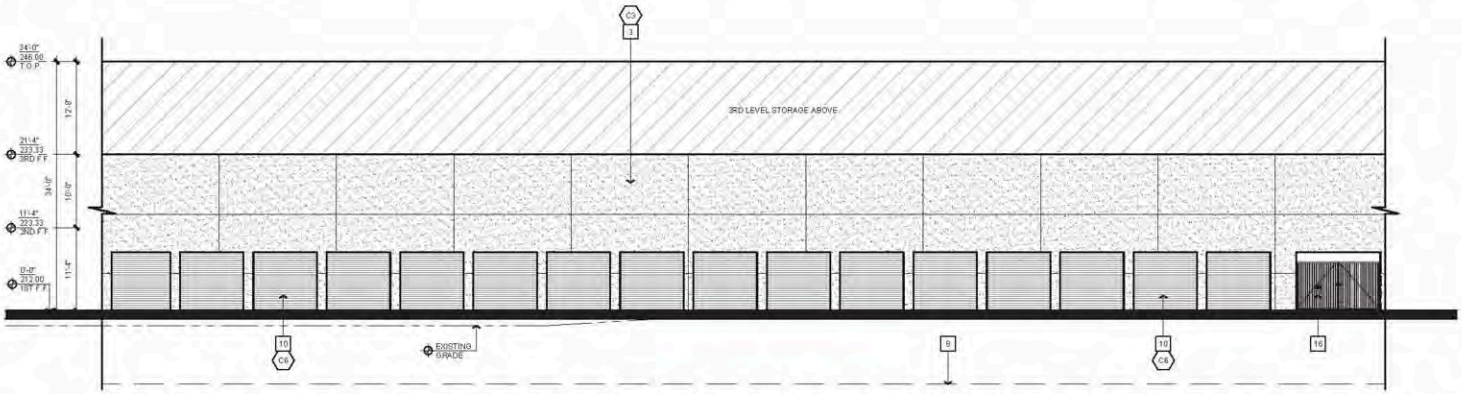
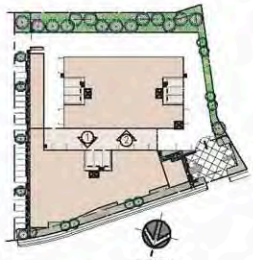


SOUTH ELEVATION (1)
1/8" = 1'-0"



NORTH ELEVATION (2)
1/8" = 1'-0"

KEYPLAN



KEYNOTES

1	ARCHITECTURAL METAL PANEL BY MCELROY METAL	9	BESAM SL500 BI-PARTING GLASS DOORS
2	ROOF LINE BEYOND	10	STORAGE UNIT ROLL UP DOOR BY JANUS
3	PAINTED STUCCO FINISH. COLOR BY DUNN EDWARDS	11	SPANDREL GLASS BY VITRO
4	STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO	12	MAN DOOR
5	STUCCO REVEAL CHANNEL	13	OFFICE ENTRANCE
6	WALL MOUNTED SIGN. (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)	14	ACCENT TRELLIS
7	CORNICE / ACCENT BAND	15	PRE-FINISHED METAL AWNING
8	EXTENT OF BASEMENT LEVEL	16	TRASH ENCLOSURE
		17	FUTURE ROOF-MOUNTED HVAC UNIT (APPROXIMATION, ACTUAL PLACEMENT WILL VARY)

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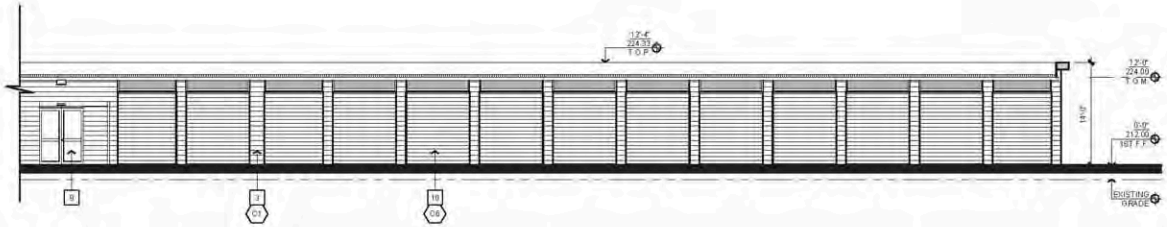
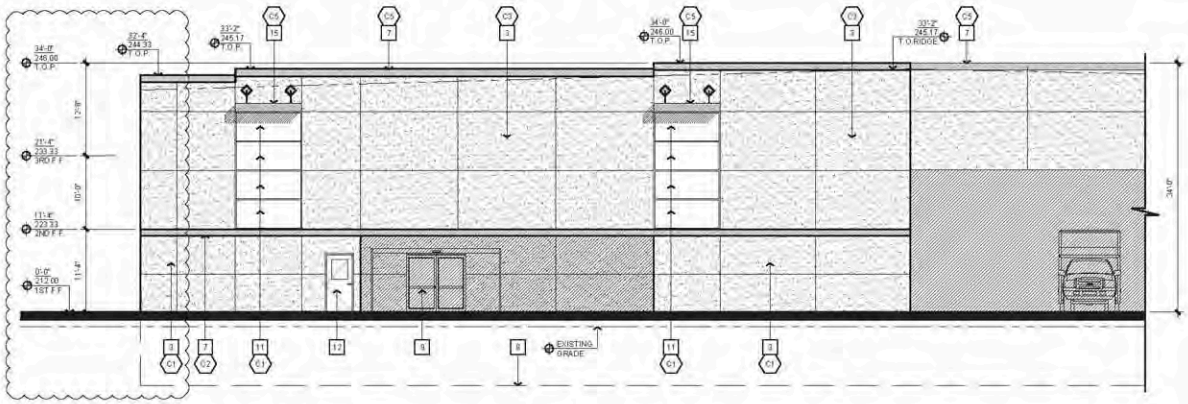


WEST ELEVATION (1)
1/8" = 1'-0"



EAST ELEVATION (2)
1/8" = 1'-0"

KEYNOTES

1. ARCHITECTURAL METAL PANEL BY MCELROY METAL
2. ROOF LINE BEYOND
3. PAINTED STUCCO FINISH, COLOR BY DUNN EDWARDS
4. STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO
5. STUCCO REVEAL CHANNEL
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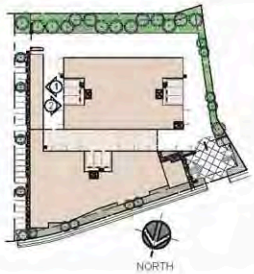
16. TRASH ENCLOSURE
17. FUTURE ROOF-MOUNTED HVAC UNIT (APPROXIMATION; ACTUAL PLACEMENT WILL VARY)

KEYPLAN



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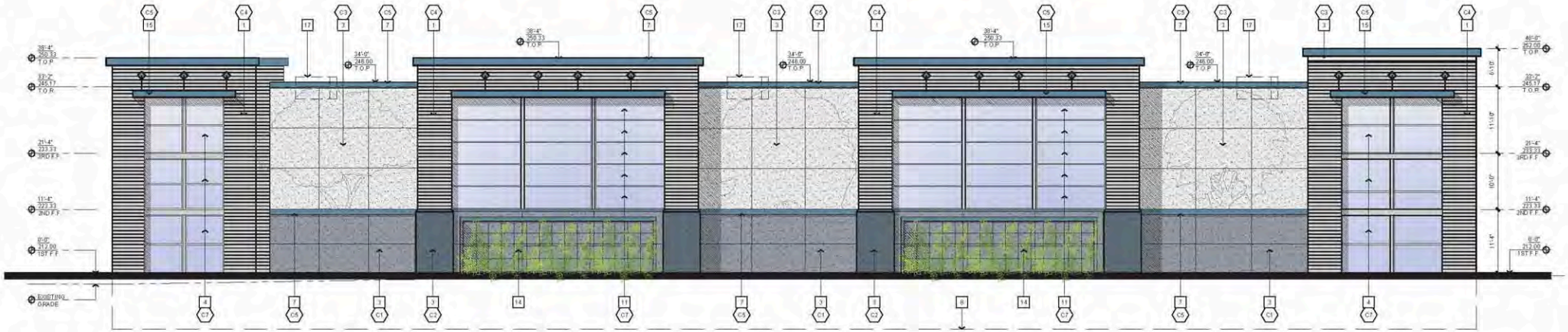

NORTH ELEVATION (1)

1/8" = 1'-0"

KEYNOTES

1. ARCHITECTURAL METAL PANEL BY MCELROY METAL
2. ROOF LINE BEYOND
3. PAINTED STUCCO FINISH. COLOR BY DUNN EDWARDS
4. STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO
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6. WALL MOUNTED SIGN. (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)
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PRELIMINARY COLOR ELEVATIONS

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STREETSCAPE ELEVATION 1
3/32" = 1'-0"

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PRELIMINARY STREETSCAPE ELEVATIONS

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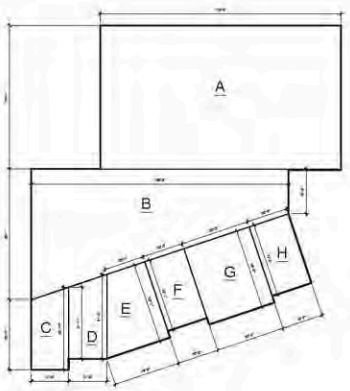

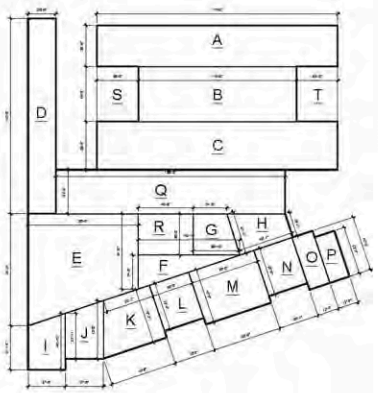

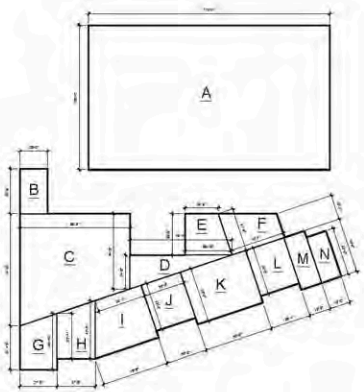

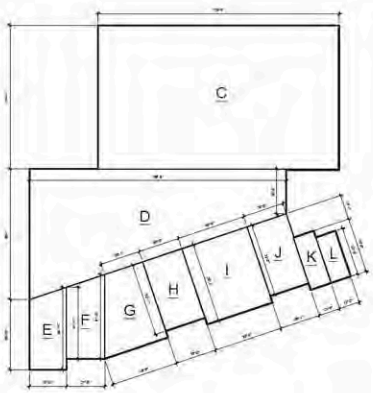

BASEMENT

A: 175'-0" X 104'-4"	= 18,257.88 SQ. FT.
B: 195'-1" + 32'-2 1/2" / 180'-8" / 2	= 11,325.01 SQ. FT.
C: (50'-10" + 59'-10 3/8") 27'-0" / 2	= 1,494.39 SQ. FT.
D: (51'-11 3/8" + 61'-2 5/8") 27'-9" / 2	= 1,570.01 SQ. FT.
E: (29'-1 1/8" + 48'-8 1/4") 58'-3/4" / 2	= 2,253.01 SQ. FT.
F: 30'-0" X 53'-3/4"	= 1,591.69 SQ. FT.
G: 50'-0" X 58'-1/2"	= 2,902.24 SQ. FT.
H: 53'-1/2" X 30'-0"	= 1,591.69 SQ. FT.
TOTAL	= 41,585.23 SQ. FT.

1ST FLOOR

A: 175'-0" X 30'-0"	= 5,250 SQ. FT.
B: 110'-0" X 40'-0"	= 4,000 SQ. FT.
C: 175'-0" X 35'-0"	= 6,125 SQ. FT.
D: 142'-0" X 20'-0"	= 2,840 SQ. FT.
E: (81'-5 1/8" + 54'-8 1/4") 80'-0" / 2	= 5,444.38 SQ. FT.
F: (73'-10 1/8" X 24'-8 1/4") / 2	= 911.44 SQ. FT.
G: (24'-5 1/4" + 33'-10 1/8") 30'-0" / 2	= 674.34 SQ. FT.
H: (18'-5/8" + 31'-5 1/4") 40'-3 5/8" / 2	= 1,000.01 SQ. FT.
I: (31'-9 7/8" + 40'-10 1/4") 27'-0" / 2	= 981.14 SQ. FT.
J: (32'-11 1/4" + 42'-2 1/2") 27'-9" / 2	= 1,042.54 SQ. FT.
K: (35'-1 1/2" + 48'-6 1/4") 40'-3/8" / 2	= 1,674.19 SQ. FT.
L: 35'-3/8" X 30'-0"	= 1,050.83 SQ. FT.
M: 50'-0" X 40'-1/4"	= 2,000.8 SQ. FT.
N: 29'-4" X 35'-1/8"	= 1,026.8 SQ. FT.
O: 40'-0" X 15'-8"	= 626.66 SQ. FT.
P: 35'-0" X 15'-0"	= 525 SQ. FT.
TOTAL	= 35,973.13 SQ. FT.

1ST FLOOR INTERNAL VEHICULAR CORRIDOR AND COVERED PARKING:

Q: 166'-8" X 32'-0"	= 5,333.12 SQ. FT.
R: 40'-0" X 30'-0"	= 1,200 SQ. FT.
S: 40'-0" X 30'-0"	= 1,200 SQ. FT.
T: 40'-0" X 30'-0"	= 1,200 SQ. FT.
TOTAL	= 8,933.12 SQ. FT.

2ND FLOOR

A: 175'-0" X 105'-0"	= 18,375 SQ. FT.
B: 32'-8" X 20'-0"	= 653.3 SQ. FT.
C: (81'-5 1/8" + 54'-8 1/4") 80'-0" / 2	= 5,444.38 SQ. FT.
D: (73'-10 1/8" X 24'-8 1/4") / 2	= 911.4 SQ. FT.
E: (24'-2" + 33'-10 1/8") 30'-0" / 2	= 875.4 SQ. FT.
F: (18'-5/8" + 31'-6 1/4") 40'-3 5/8" / 2	= 999 SQ. FT.
G: (31'-9 7/8" + 40'-10 1/4") 27'-0" / 2	= 981.14 SQ. FT.
H: (32'-11 1/4" + 42'-2 1/2") 27'-9" / 2	= 1,042.54 SQ. FT.
I: (35'-1 1/2" + 48'-6 1/4") 40'-3/8" / 2	= 1,674.19 SQ. FT.
J: 35'-3/8" X 30'-0"	= 1,050.83 SQ. FT.
K: 50'-0" X 40'-1/4"	= 2,000.8 SQ. FT.
L: 29'-4" X 35'-1/8"	= 1026.8 SQ. FT.
M: 40'-0" X 15'-8"	= 626.66 SQ. FT.
N: 35'-0" X 15'-0"	= 525 SQ. FT.
TOTAL	= 36,186.44 SQ. FT.

3RD FLOOR

C: 175'-0" X 104'-4"	= 18,257.88 SQ. FT.
D: 195'-1" + 32'-2 1/2" / 180'-8" / 2	= 11,325.01 SQ. FT.
E: (50'-10" + 59'-10 3/8") 27'-0" / 2	= 1,494.39 SQ. FT.
F: (51'-11 3/8" + 61'-2 5/8") 27'-9" / 2	= 1570.01 SQ. FT.
G: (29'-1 1/8" + 48'-8 1/4") 58'-1" / 2	= 2,253.01 SQ. FT.
H: 30'-0" X 53'-3/4"	= 1591.69 SQ. FT.
I: 50'-0" X 58'-5/8"	= 2,902.24 SQ. FT.
J: 53'-1/2" X 30'-0"	= 1,567.65 SQ. FT.
K: 40'-0" X 15'-8"	= 626.66 SQ. FT.
L: 35'-0" X 15'-0"	= 525 SQ. FT.
TOTAL	= 42,713.54 SQ. FT.

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FLOOR AREA DIAGRAM

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SCALE: 1" = 40'
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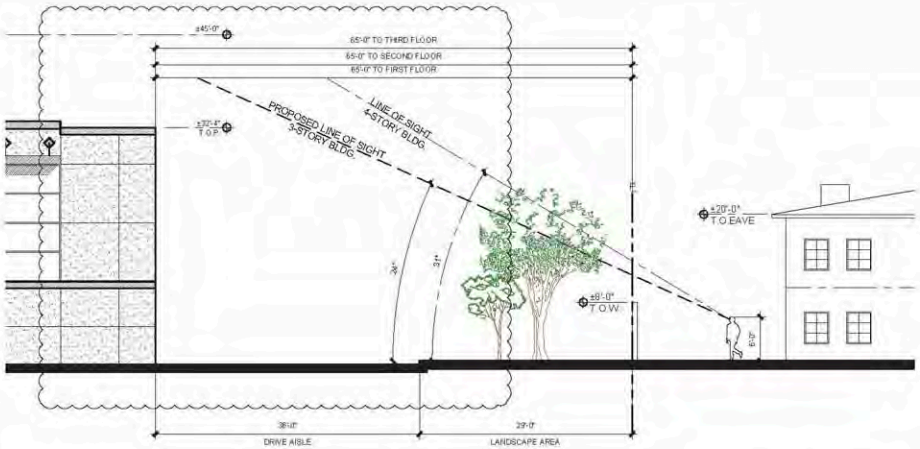

LINE OF SIGHT / PRIVACY PLAN (2)
N.T.S.

LEGEND

- PEDESTRIAN
- VEHICULAR
- BICYCLE

CIRCULATION PLAN (3)
1/32" = 1'-0"

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DIAGRAMS & PLANS

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SCALE: AS NOTED
DATE: 08/07/2019

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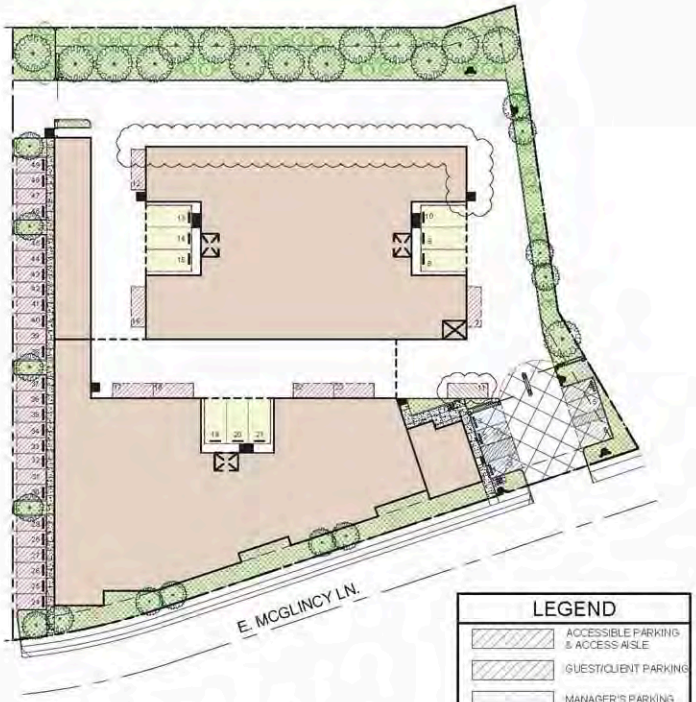

PARKING PLAN (1)
1/32" = 1'-0"

LEGEND
ACCESSIBLE PARKING & ACCESS AISLE
GUEST/CLIENT PARKING
MANAGER'S PARKING
LOADING SPACES
EV CHARGING SPACES

MAIL WILL BE DELIVERED VIA LEASING OFFICE DOOR SLOT

-OPENING IS AT LEAST 1-1/2" X 7"
-THE BOTTOM OF THE SLOT IS 30" ABOVE FLOOR
-HORIZONTAL SLOT WILL HAVE A FLAP HINGED AT THE TOP

LOCATION WILL BE APPROVED BY LOCAL USPS POSTMASTER

MAIL DELIVERY PLAN / TRASH MANAGEMENT PLAN (2)
1/32" = 1'-0"

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ACCESSIBILITY PLAN - 3RD FLR. (1)
1/32" = 1'-0"

ACCESSIBILITY PLAN - 1ST FLR. (1)
1/32" = 1'-0"

LEGEND

PROPOSED ACCESSIBLE STORAGE UNITS

ACCESSIBLE PATH-OF-TRAVEL

TOTAL STORAGE UNITS (ENTIRE FACILITY): 1172
PER CBC TABLE 11B-225.3 MINIMUM NUMBER OF STORAGE UNITS REQUIRED TO BE ACCESSIBLE FOR 1172 UNITS: 10 UNITS PLUS 2% OF UNITS OVER 200

TOTAL REQUIRED ACCESSIBLE STORAGE UNITS:

4 X 5	1 UNIT
4 X 10	1 UNIT
5 X 5	3 UNITS
5 X 10	3 UNITS
5 X 15	1 UNIT
6 X 10	1 UNIT
8 X 10	1 UNIT
8 X 10	1 UNIT
10 X 10	3 UNITS
10 X 11	1 UNIT
10 X 12	1 UNIT
10 X 13	1 UNIT
10 X 15	4 UNITS
10 X 16	1 UNIT
10 X 17	1 UNIT
10 X 20	1 UNIT
10 X 23	1 UNIT
10 X 25	1 UNIT
10 X 26	1 UNIT
10 X 35	1 UNIT
12 X 15	1 UNIT
TOTAL:	30 UNITS

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FIRE DEPARTMENT NOTES

2. **Fire Sprinklers Required:** (Noted on sheet A1) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California(i) licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by CBLMC.

3. **Standpipes Required:** Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for highpiled combustible storage, fire hose protection shall be in accordance with Chapter 32. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47. CFC Sec 905

4. **Public/Private Fire Hydrant(s) Required:** Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 4000 GPM at 20 psi, residual. Fire hydrants shall be provided along inquired fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Identify the location of all existing and new fire hydrants to comply with above mentioned code section. Provide one utility sheet that identify the location of the fire hydrants and all new hydrant to comply with hydrant spacing requirements.

5. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/ or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 cfc sec. 903.3.5 and health and safety code 13114.7

6. **Emergency Radio Responder Coverage:** Emergency responder radio coverage in new buildings. All new buildings shall have a approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. refer to CFC Sec. 510 for further requirements. Emergency radio responder coverage requirements applies to all buildings.

7. **Required Fire Dept. Access:** Commercial and Industrial Developments 1. Buildings exceeding three stories or 30 feet in height Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure. 2. Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. CFC Sec.903 as adopted and amended by CBLMC.

8. **Required Aerial Access:** 1. Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. 2. Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 in height. 3. Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official. CFC Chp. 5 and SCCFD SD&S A-1. Provide additional information on the site access plans to show compliance with above requirements. Include all required measurements and all required turn radiuses on the plans.

9. **Timing of installation:** When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 CFC Sec. 501.4 Fire Alarm Requirements: Refer to CFC Sec. 907 and the currently adopted edition of NFPA72.

10. **Fire Alarm Requirements:** Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72

11. **Two-way Communication System:** Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2016 edition), the California Electrical Code (2013 edition), the California Fire Code (2016 edition), the California Building Code (2016 edition), and the city ordinances where two way system is being installed, policies, and standards. Other standards also contain design / installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.

12. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

13. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

LEGEND

- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR

EMERGENCY ACCESS/ FIRE PLAN (1)

1" = 20'-0"

REV.	DATE	COMMENT
1	09-16-19	FIRE HYDRANT

BRETT HENRY

TROJAN STORAGE

CAMPBELL, CA

FIRE ACCESS PLAN

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JOB NUMBER: 18-411
SCALE: AS NOTED
DATE: 09/13/2019

A18

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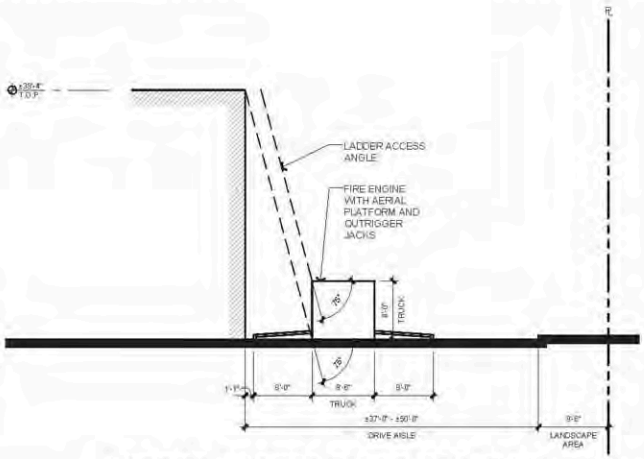

LADDER ACCESS DIAGRAM (WEST) 2
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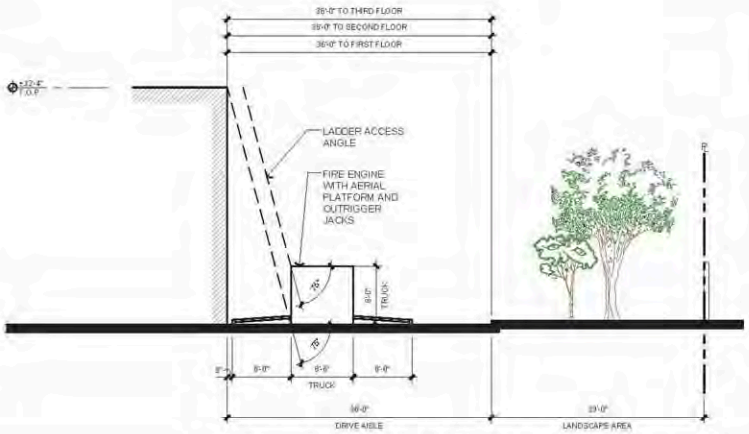

LADDER ACCESS DIAGRAM (SOUTH) 1
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LADDERING DIAGRAM

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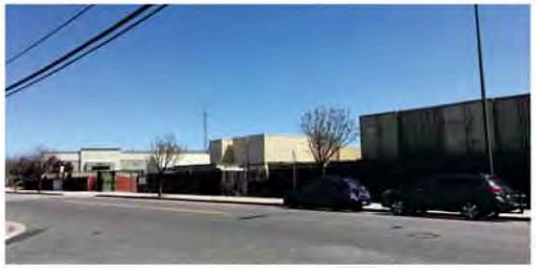

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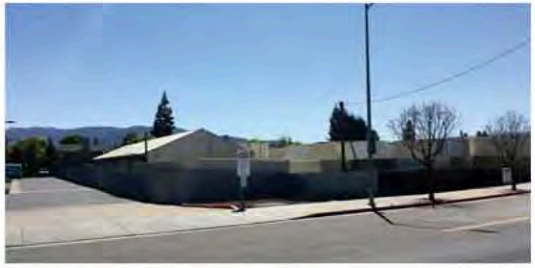
EXISTING PHOTO 3



EXISTING PHOTO 4

EXISTING PHOTO 5

PHOTO KEYPLAN

BRETT HENRY

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CAMPBELL, CA

CURRENT PHOTOS OF SUBJECT PROPERTY

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C1

PAINTED STUCCO FINISH
DUNN EDWARDS
COLOR: DE6347 "SHINING KNIGHT"

C2

PAINTED STUCCO FINISH
DUNN EDWARDS
COLOR: DE6334 "LONG LAKE"

C3

PAINTED STUCCO FINISH
DUNN EDWARDS
COLOR: DE6358 "VAPOR"

C4

METAL PANEL
McELROY METAL - WAVE PANEL
COLOR: "ASH GRAY"

C5

METAL AWNING & CORNICE ACCENT
McELROY METAL
COLOR: "ROMAN BLUE"

C6

METAL ROLL-UP DOORS
JANUS
COLOR: "POLAR BLUE"

C7

STOREFRONT GLAZING
VITRO
COLOR: SOLARCOOL® SOLARBLUE®

BRETT HENRY

TROJAN STORAGE

CAMPBELL, CA

COLOR MATERIAL BOARD

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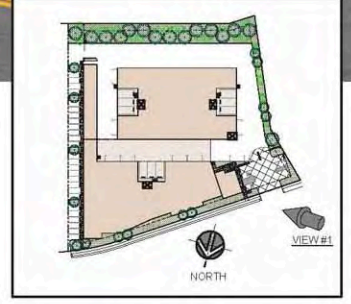
KEYPLAN



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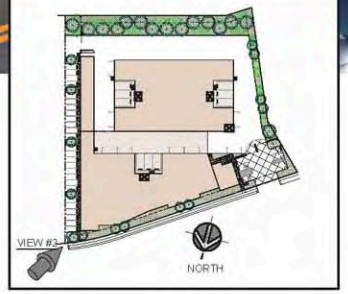
KEYPLAN



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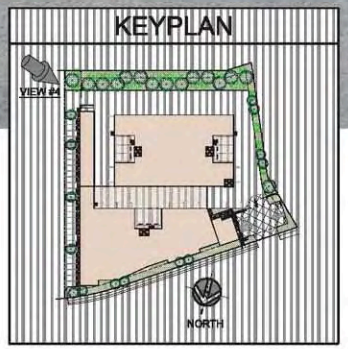

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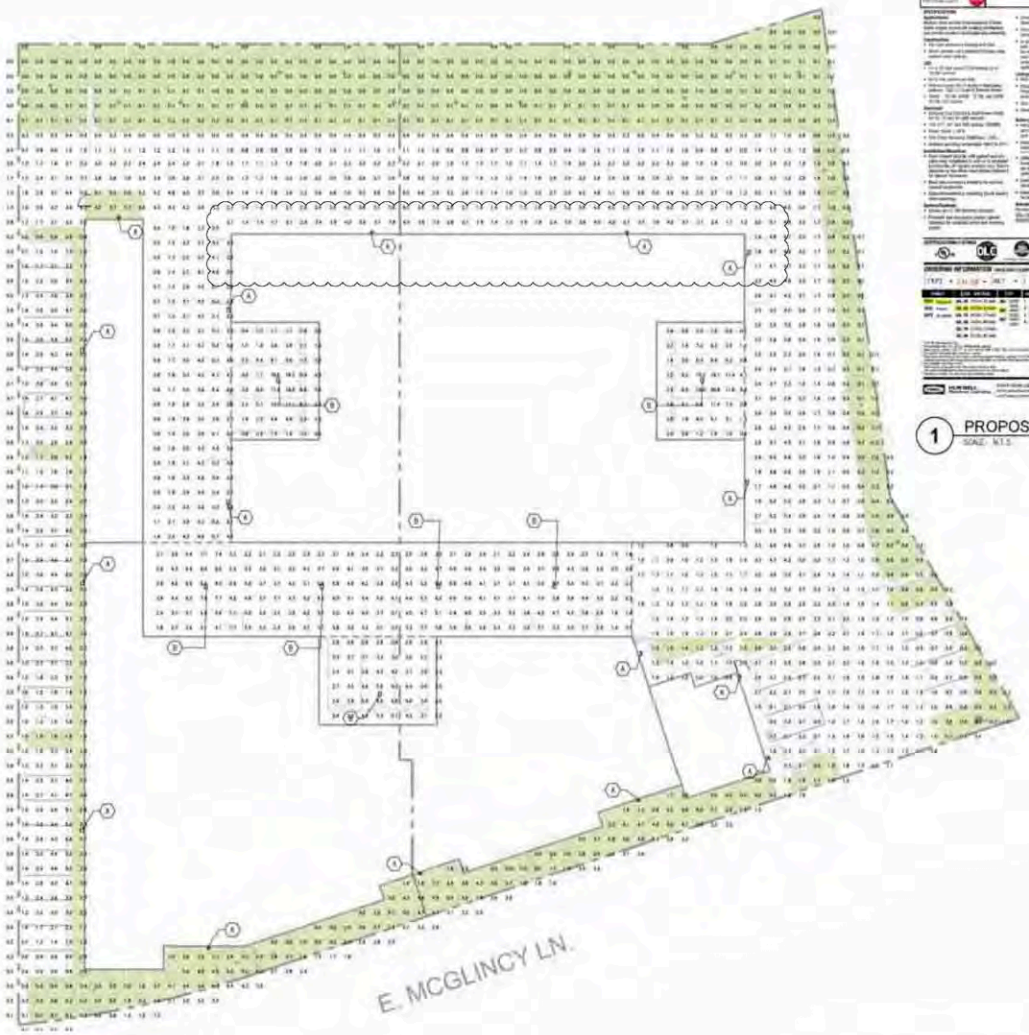

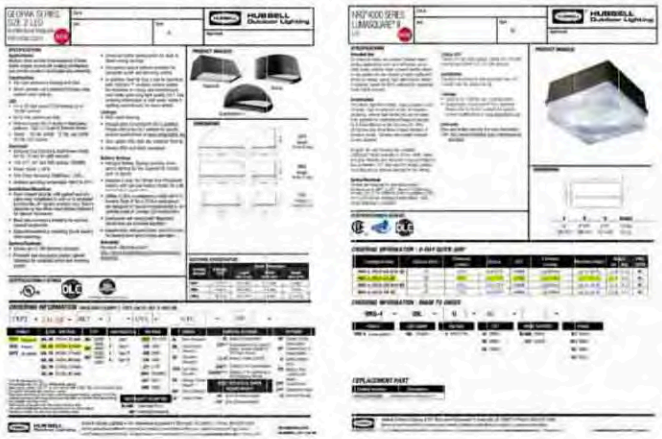

1 PROPOSED EXTERIOR LIGHTING FIXTURES
SCALE: N.T.S.

NORTH

BRETT HENRY

TROJAN STORAGE

CAMPBELL, CA

PHOTOMETRIC PLAN

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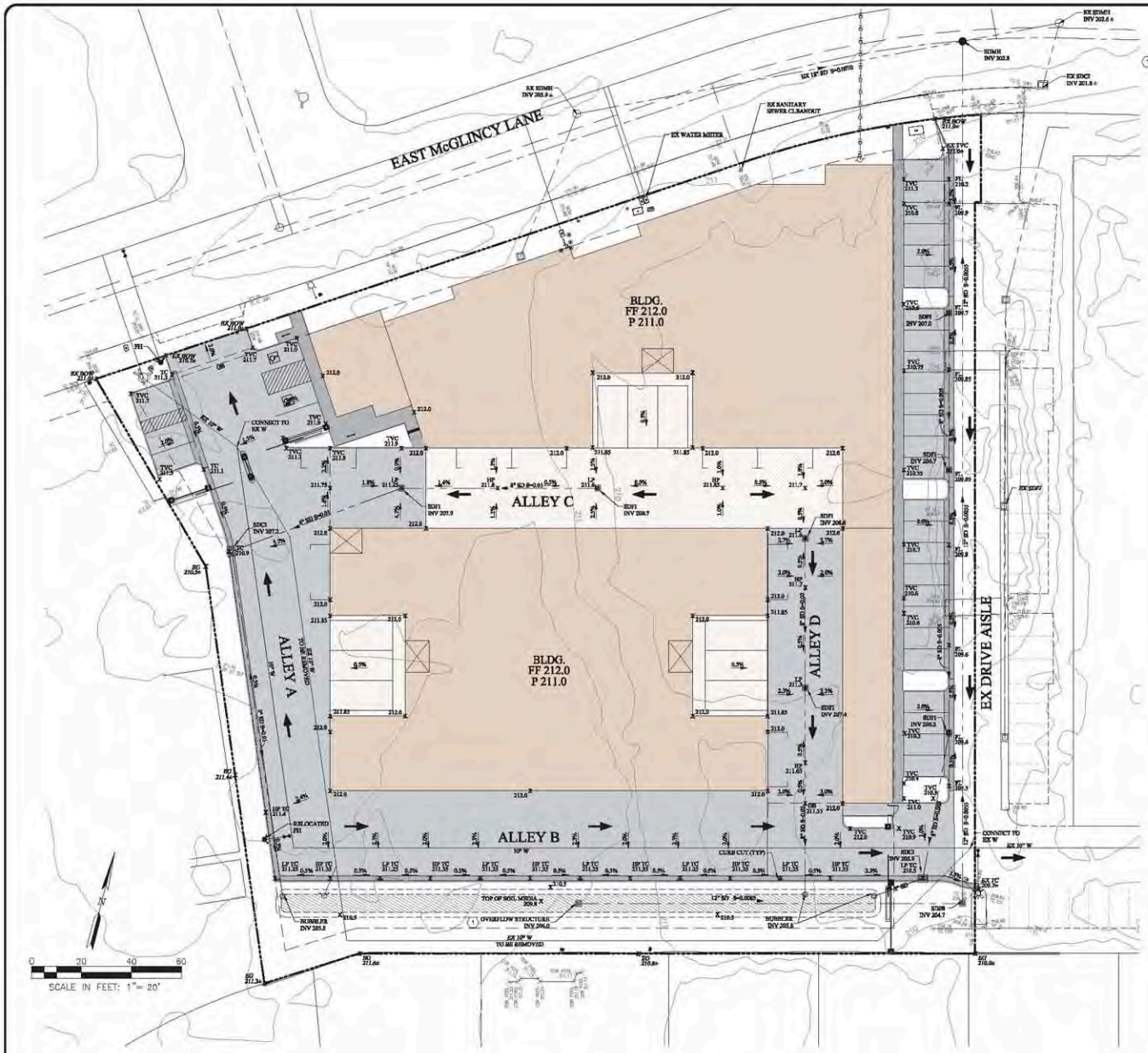


GENERAL NOTES

1. BIORETENTION BASIN OVERFLOW DRAIN INLET

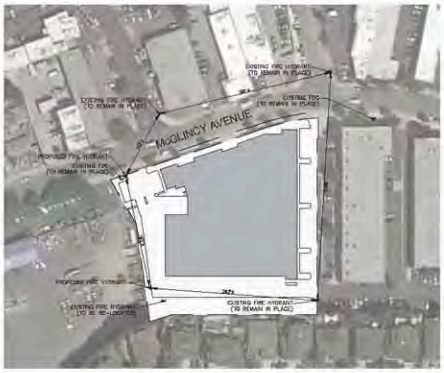
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	FACE OF CURB	
	STORM DRAIN	SD
	SANITARY SEWER	SS
	WATER	W
	CENTERLINE	
	EASEMENT	
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	STORM DRAIN INLET	
FF 210.0	FINISHED FLOOR ELEVATION	
P 209.0	PAD ELEVATION	
x 209.5	SPOT ELEVATION	
0.5%	STREET SLOPE	
	OVERLAND RELEASE	
	STREET LIGHT	
	STORM WATER BMP, SEE DETAILS SHEET	

NOTES
1. CONSTRUCTION HOURS AS PER CITY OF CAMPBELL ORDINANCE

ONE-PHASE CONSTRUCTION PLAN (±12 MONTHS)

NTS



HYDRANT SPACING EXHIBIT

NTS

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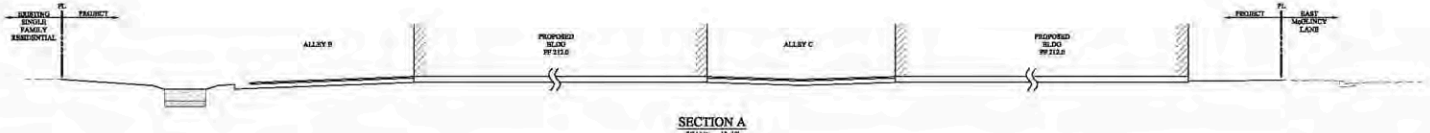
SITE AND ARCHITECTURAL REVIEW
GRADING & UTILITY PLAN
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

SCALE: AS SHOWN
DATE: APR 24, 2019

DATE	MK	SHEET REVISIONS	BY	CK	PL	TS
5/14/2019		AGENCY COMMENTS, ARCHITECTURAL REVIEW				

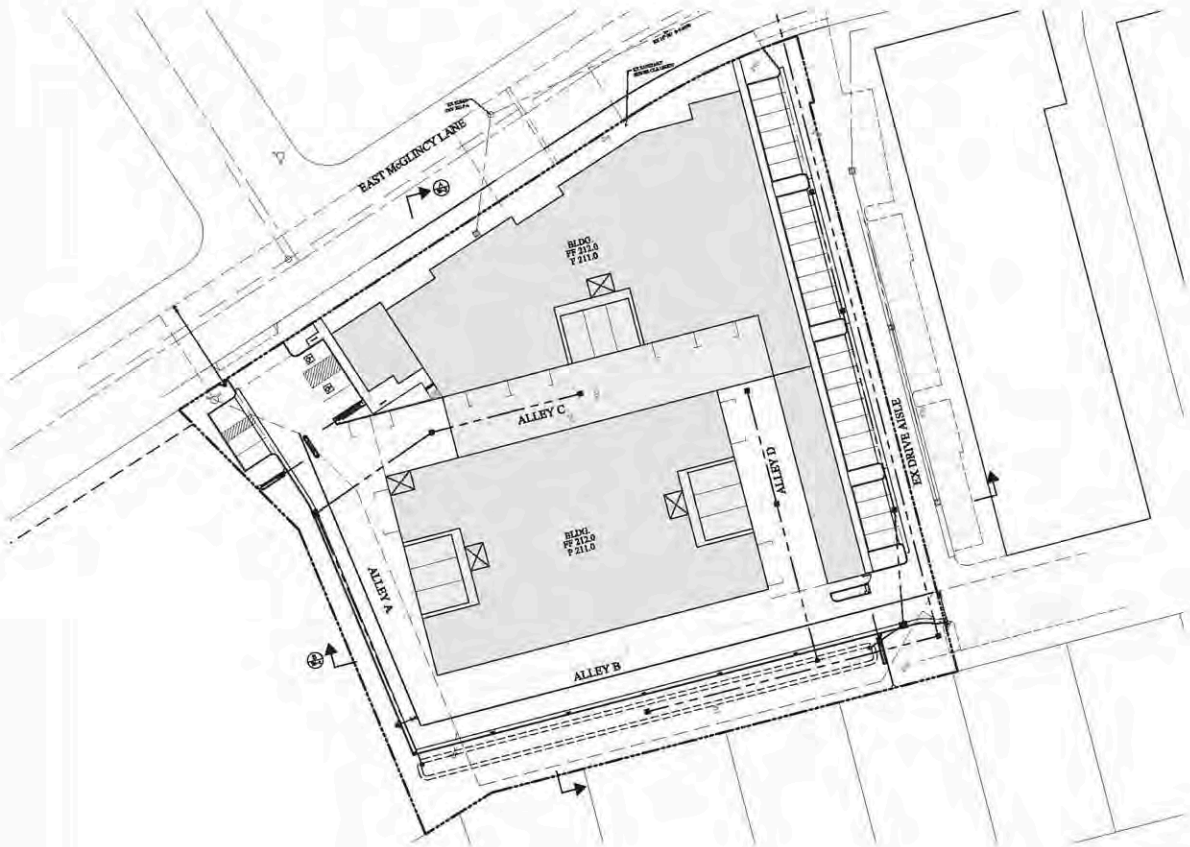
SHEET
C2
OF 38 SHEETS

JOB NO.
182007-001



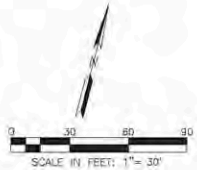
SECTION A
SCALE: 1"=10'

SECTION B
SCALE: 1"=10'



GENERAL NOTES

1. THE EXISTING TOPOGRAPHY AND SPOT ELEVATION, AS SHOWN, IS BASED ON SURVEYS FROM APRIL 2018.
2. CERTIFICATION OF GRADES AND SOIL COMPACTION REQUIRED PRIOR TO BUILDING PERMIT FINAL.
3. ALL RETAINING WALLS (IF REQUIRED) SHALL BE MASONRY. WOOD RETAINING WALLS SHALL NOT BE PERMITTED.
4. FINAL PIPE SIZES, ELEVATIONS AND LENGTHS ARE SUBJECT TO CHANGE; TO BE CONFIRMED DURING FINAL DESIGN.
5. ALL WORK IS TO BE DONE IN COMPLIANCE WITH THE CITY OF CAMPBELL AND GOVERNING AGENCIES SPECIFICATIONS, STANDARDS AND DESIGN CRITERIA.
6. NEW TRANSFORMERS AND SPLICE BOXES SHALL BE UNDERGROUND AND PROVIDED BY THE JOINT TRENCH CONSULTANT DURING FINAL DESIGN.
7. THE PROJECT IS LOCATED IN FLOOD ZONE 'X' (OTHER FLOOD AREAS) OF FER FLOOD INSURANCE RATE MAPS PANEL NO. 06085C0239H EFFECTIVE DATE MAY 18, 2009. ZONE AH IS DEFINED UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
8. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
9. PROPOSED GRADES AND INVERT ELEVATIONS AS SHOWN ARE PRELIMINARY. FINAL GRADES AND INVERT ELEVATIONS ARE SUBJECT TO CHANGE AT FINAL DESIGN.
10. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF CAMPBELL AND GOVERNING AGENCIES.
11. GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION DURING FINAL DESIGN.
12. IF THE PROJECT REQUIRES ADDITIONAL EARTH TO BE MOVED TO OR FROM A SITE WITHIN THE CITY LIMITS OF CAMPBELL, AN ADDITIONAL PERMIT IS REQUIRED.
13. BENCHMARK: SCVWD BM1075, ELEVATION (NAVD88) = 210.23
14. ANY WELLS ENCOUNTERED ON THIS SITE SHALL BE SEALED AND DESTROYED IN COMPLIANCE WITH CURRENT STANDARDS OF THE SANTA CLARA VALLEY WATER DISTRICT (SCVWD). A PERMIT FOR WELL DESTRUCTION SHALL BE OBTAINED FROM THE SCVWD AT (408)265-2607, EXTENSION 2660.
15. PUBLIC INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CAMPBELL AND GOVERNING AGENCIES STANDARDS.



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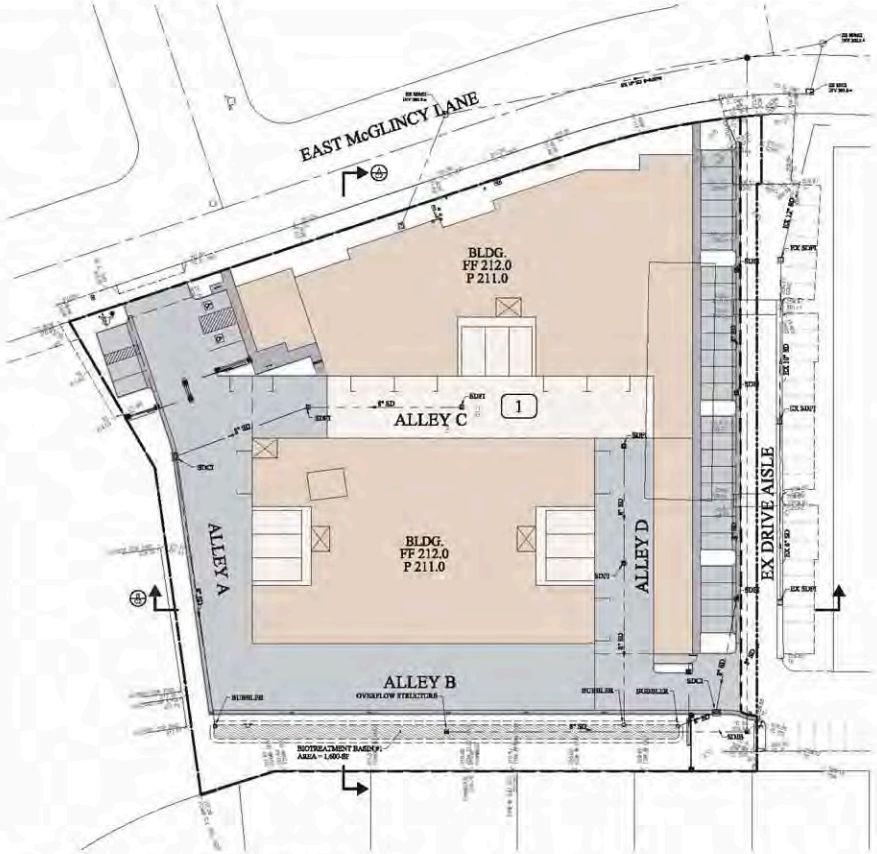
SITE AND ARCHITECTURAL REVIEW
GRADING SECTIONS
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

DATE	MK	SEBERT REVISIONS	BY	CK
8-14-2019	-	AGENCY COMMENTS/ ARCHITECTURAL REVISIONS	TK	W

SCALE: AS SHOWN
DATE: APR 26, 2018

SHEET
C3
OF 38 SHEETS

JOB NO.
182027-001

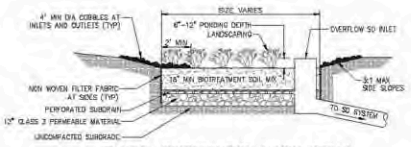


LEGEND

- ROOF
- ASPHALT CONCRETE PAVEMENT
- CONCRETE/HARDSCAPE
- STORMWATER HMP
- DRAINAGE MANAGEMENT AREA BOUNDARY
- STORM DRAIN
- 1 DRAINAGE MANAGEMENT AREA

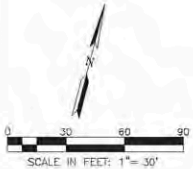
STORM WATER MANAGEMENT NOTES:

1. THE PROJECT IS LOCATED IN THE SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD (SFRWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT IS BASED ON THE CRITERIA IDENTIFIED IN THE CITY OF CAMPBELL STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT AND POST-CONSTRUCTION REQUIREMENTS, DATED MARCH 2014.
2. THIS STORM WATER CONTROL PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
3. FINAL LOCATION OF UTILITIES AND STORMWATER CONTROL MEASURES WILL BE COORDINATED DURING FINAL DESIGN TO MINIMIZE CONFLICT.



TYPICAL BIORETENTION BASIN DETAIL
NO SCALE

PRELIMINARY STORMWATER CALCULATIONS



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1732 Aviation Boulevard, Suite 217
Redondo Beach, CA 92078

SITE AND ARCHITECTURAL REVIEW
STORMWATER CONTROL PLAN
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

DATE	BY	SHEET REVISIONS	B.P.	CK.
8/14/2019		AGENCY COMMENTS, ARCHITECTURAL REVIEWS		

SCALE: AS SHOWN
DATE: APR 24, 2019

SHEET C4 OF 38 SHEETS
JOB NO. 182007-001

NOTES

1. AERIAL INFORMATION DEPICTED HEREON FROM USGS AND SUPPLEMENTED BY FIELD SURVEY
2. THERE ARE NO EXISTING TREES ON SITE
3. PERMANENT STRUCTURES AND PORTABLE STORAGE CONTAINERS WILL BE REMOVED PRIOR TO SITE GRADING
4. ON-SITE IMPROVEMENTS WILL CONFORM TO PUBLIC IMPROVEMENTS WITHIN McGLINCY AVENUE AND PRIVATE IMPROVEMENTS EASTERLY ADJACENT TO THE COMMON PROPERTY LINE

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of Campbell, LLC
TROJAN STORAGE
1732 Aviation Boulevard, Suite 217
Redondo Beach, CA 92078

SITE AND ARCHITECTURAL REVIEW
EXISTING CONDITIONS
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK
3.14.2019		AGENCY COMMENTS, ARCHITECTURAL REVISIONS	EC	R

SCALE: AS SHOWN
DATE: APR.24.2019

SHEET
C5
OF 38 SHEETS

JOB NO.
182007-001

W:\JOBS 18\182007 MCGLINCY AVENUE\DRAWINGS\PRELIM\APPLICATIONS\ARCH & SITE\C4 EXISTING CONDITIONS.DWG

PROJECT INFORMATION

1.	SUBDIVISION NAME	TO BE DETERMINED
2.	PROPERTY LOCATION	680 & 700 EAST McGLINCY LANE, CAMPBELL
3.	ASSESSOR'S PARCEL NUMBER	412-35-039, 040
4.	PROJECT DESCRIPTION	VESTING TENTATIVE PARCEL MAP TO MERGE TWO PARCELS INTO ONE FOR A SELF-STORAGE PROJECT
5.	PRESENT LAND USE	SELF-STORAGE
6.	TOTAL PROPOSED LOTS	ONE
7.	EXISTING GENERAL PLAN	LIGHT INDUSTRIAL
8.	EXISTING ZONING DISTRICT	C-PD (CONDOMINIUM PLANNED DEVELOPMENT)
9.	PROPOSED ZONING DISTRICT	M-1 (LIGHT INDUSTRIAL)
10.	NET DENSITY	N/A
11.	UTILITIES	
	WATER	SAN JOSE WATER COMPANY
	GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
	SANITARY SEWER	WEST VALLEY SANITATION DISTRICT
	STORM DRAIN	CITY OF CAMPBELL

GENERAL NOTES

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.
3. A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF CALIFORNIA STATE WATER RESOURCES BOARD PRIOR TO THE START OF CONSTRUCTION.
4. ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO CONSTRUCTION.
5. ALL EXISTING UTILITY AND ACCESS EASEMENTS WILL BE QUITCLAIMED AND/OR VACATED AND RE-DEDICATED AS PART OF THE FINAL PARCEL MAP, WHICH WILL BE FILED UPON APPROVAL OF THE TENTATIVE PARCEL MAP.
6. FOR ADDITIONAL SITE PLAN AND GRADING INFORMATION, SEE PROJECT DEVELOPMENT PERMIT (PLN2018-336 338)

FEMA NOTE:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER "06085C0239H", COMMUNITY "CITY OF CAMPBELL", COMMUNITY NUMBER "060139", PANEL "0239", SUFFIX "H", EFFECTIVE DATE MAY 18, 2009, AND THE MAP INDICATES THAT THE SUBJECT PROPERTY LIES WITHIN "ZONE X", AS SHOWN ON PANEL 239 OF 830 OF SAID MAPS.

"ZONE X" IS DEFINED UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BASIS OF BEARINGS

THE BEARING OF N56°55'00"E BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF EAST MCGLINCY LANE AS SHOWN ON THE PARCEL MAP FILED SEPTEMBER 15, 2006 IN BOOK 806 OF MAPS, AT PAGES 18 AND 19, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM1075", SCVTA ALUMINUM DISK (1999 126), ON TOP OF CURB AT HANDICAP RAMP, AT ENTRANCE DRIVE TO "AVALON CAMPBELL APARTMENTS" (508 RAILWAY AVENUE), 33 FEET EAST FROM THE CENTERLINE OF RAILWAY AVENUE, 57 FEET NORTH OF EAST PROJECTION OF CENTERLINE OF KENNEDY AVENUE, 27 FEET SOUTH FROM 12 INCH DIAMETER SYCAMORE TREE, 5.5 FEET WEST FROM CENTER OF 0.92 FEET INSIDE DIAMETER OF GAS VALVE BOX. ELEVATION(NAVD88) = 210.23 FEET.

OWNER/APPLICANT:

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1732 AVIATION BOULEVARD, SUITE 217
REDONDO BEACH, CA 92078
BRETT HENRY, bhenry@trojanstorage.com, (310)-372-5600

CIVIL ENGINEER / PLANNER:

RUGGERI-JENSEN-AZAR
3055 CAMINO ARROYO
GILROY, CA 95020
CONTACT ENGINEER: JIM SCHUL, P.E., RCE #49688
(408) 848-0300, jschul@rja-gpc.com
CONTACT PLANNER: JOHN MONIZ
(408) 848-0300, jmoniz@rja-gpc.com

LEGEND

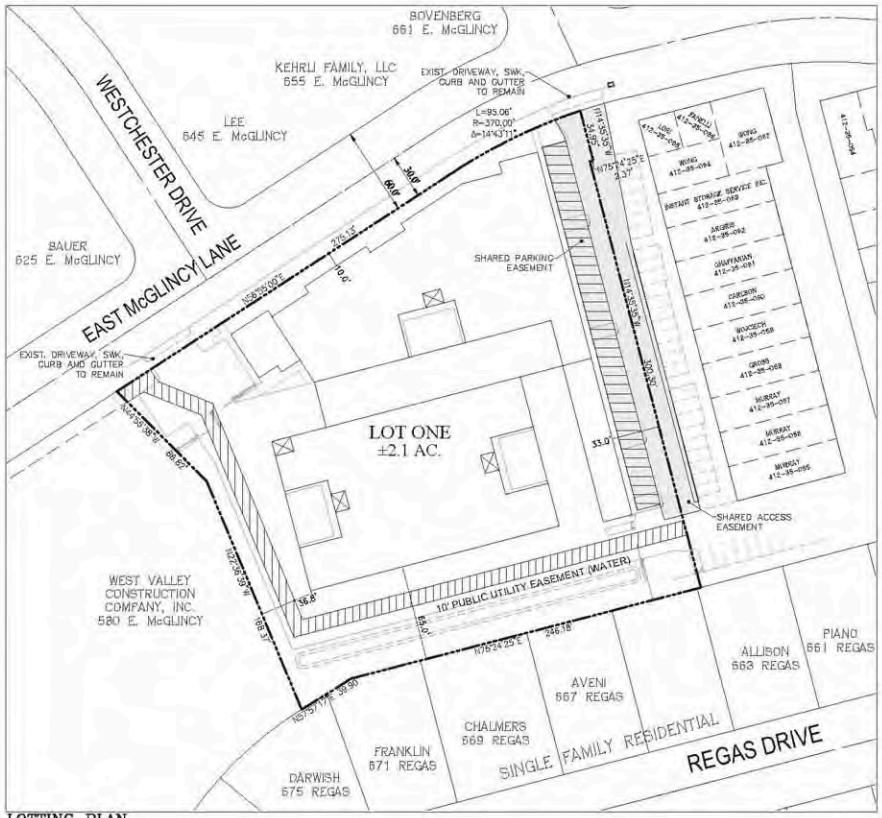
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	LOT LINE	
	EVAE, PIEE	
	CENTER LINE	
	PSE, PIEE, EVAE TO BE VACATED WITH FUTURE PARCEL MAP	

EVAE EMERGENCY VEHICLE ACCESS EASEMENT
PIEE PRIVATE INGRESS & EGRESS EASEMENT
PUE PUBLIC UTILITY EASEMENT

0 40 80 120
SCALE IN FEET: 1"= 40'

VICINITY MAP

EXISTING CONDITINOS
1"=40'



LOTTING PLAN
1"=40'

PLN2018-00338

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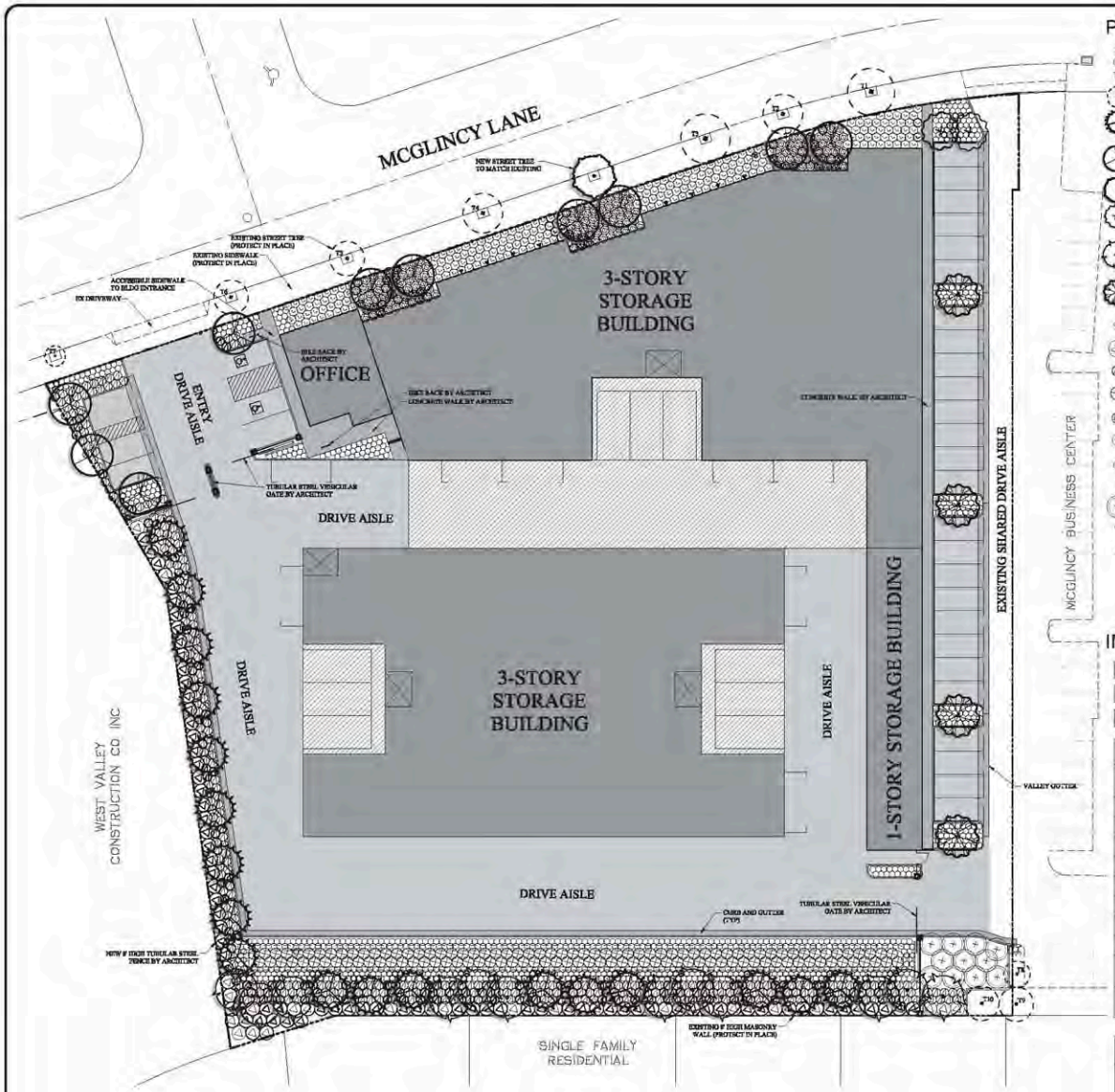
Redondo Beach, CA 92078

VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS & LOTTING PLAN
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

DATE	BY	SHEET REVISIONS
2.6.19	JMM	REVISED PER CITY COMMENTS
2.14.19	JMM	REVISED PER PLANNING REQ

SCALE: AS SHOWN
DATE: FEB. 22, 2019
B.F. CK.
JMM TS
JMM TS

SHEET
C6
OF 33 SHEETS
JOB NO.
182007-001



PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
EX	Existing tree to be protected in place						
LF	Lyonothamnus floribundus var. asplenifolius	Fernleaf Catalina Ironwood	15 Gal	As Shown	Standard	L	18
PH	Podocarpus henkelii	Long Leafed Yellow-wood	15 Gal	As Shown	Standard	M	10
PC	Pistacia chinensis	Chinese Pistachio	24" Box	As Shown	Standard	L	1
PH	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	15 Gal	As Shown	Standard	M	2
SS	Sequoia sempervirens 'Los Altos'	Coast Redwood	36" Box	As Shown	Standard	H	12
PB	Platanus x hispanica 'Bloodgood'	Bloodgood London Plane Tree	24" Box	As Shown	Standard	H	4
SHRUBS							
LG	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal	60" O.C.	-	L	99
RC	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	1 Gal	36" O.C.	-	L	432
CE	Chondropetalum elephantinum	Large Cape Rush	1 Gal	48" O.C.	-	L	118
NC	Nephrolepis cordifolia	Sword Fern	1 Gal	36" O.C.	-	M	160
BA	Berberis aquifolium var. repens	Creeping Barberry	1 Gal	36" O.C.	-	M	217
GROUNDCOVERS							
CD	Carex divulsa	Berkeley Sedge	4" Pot	24" O.C.	-	L	1000
CH	Cotoneaster horizontalis	Rockspray Cotoneaster	5 Gal	96" O.C.	-	L	11
VINES							
TJ	Trachelospermum jasminoides	Star Jasmine	1 Gal	As Shown	-	M	8

NOTE:
Landscaping within stormwater treatment facilities shall comply with Appendix D of the Santa Clara Valley Urban Pollution Prevention Program C.3 Stormwater Handbook.

MULCH NOTE:
Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

IMPERVIOUS SURFACE LEGEND:

- CONCRETE
- ASPHALT
- BUILDING

EXISTING TREE TABLE

TREE ID	COMMON NAME	TREE SPECIES	TRUNK DIAMETER	COMMENTS
T1	Chinese Pistachio	Pistacia chinensis	7"	To remain - protect in place
T2	Chinese Pistachio	Pistacia chinensis	7"	To remain - protect in place
T3	Chinese Pistachio	Pistacia chinensis	7"	To remain - protect in place
T4	Chinese Pistachio	Pistacia chinensis	7"	To remain - protect in place
T5	Chinese Pistachio	Pistacia chinensis	7"	To remain - protect in place
T6	Chinese Pistachio	Pistacia chinensis	7"	To remain - protect in place
T7	Chinese Pistachio	Pistacia chinensis	4.5"	To remain - protect in place
T8	Purple Leaf Plum	Prunus cerasifera	3"	To remain - protect in place
T9	Coast Redwood	Sequoia sempervirens	10"	To remain - protect in place
T10	Coast Redwood	Sequoia sempervirens	10"	To remain - protect in place

LANDSCAPE AREA TABLE

LANDSCAPE AREA CATEGORY	AREA (SQUARE FEET)
EXISTING LANDSCAPE TO REMAIN (INSTALLED & IRRIGATED BY MCGLINCY BUSINESS CENTER)	188 SF
REHABILITATED LANDSCAPE	657 SF
NEW LANDSCAPE AREA	14,235 SF
TOTAL	**15,080 SF**

0 20 40 60
SCALE IN FEET: 1" = 20'

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SITE AND ARCHITECTURAL REVIEW
LANDSCAPE PLAN
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

DATE	BY	SHEET REVISIONS	REV	CK
		AGENCY COMMENTS, ARCHITECTURAL REVIEWS		

SCALE: AS SHOWN
DATE: APR 24, 2009

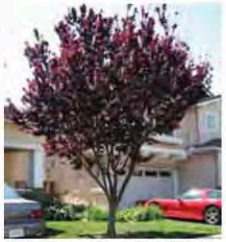
SHEET L1 OF 33 SHEETS
JOB NO. 162007-00

TREES

Lyonothamnus floribundus var. asplenifolius
Fernleaf Catalina Ironwood

Podocarpus henkelii
Long Leafed Yellow-wood

Pistacia chinensis
Chinese Pistachio


Prunus cerasifera 'Krauter Vesuvius'
Krauter Vesuvius Purple Leaf Plum

Sequoia sempervirens 'Los Altos'
Coast Redwood

Platanus x hispanica 'Bloodgood'
Bloodgood London Plane Tree

SHRUBS, GROUNDCOVER & VINES

Ligustrum japonicum 'Texanum'
Waxleaf Privet

Rhamnus californica 'Little Sur'
Little Sur Coffeeberry

Chondropetalum elephantinum
Large Cape Rush

Nephrolepis cordifolia
Sword Fern

Berberis aquifolium var. repens
Creeping Barberry

Carex divulsa
Berkeley Sedge

Trachelospermum jasminoides
Star Jasmine

Cotoneaster horizontalis
Rockspray Cotoneaster

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Redondo Beach, CA 90278

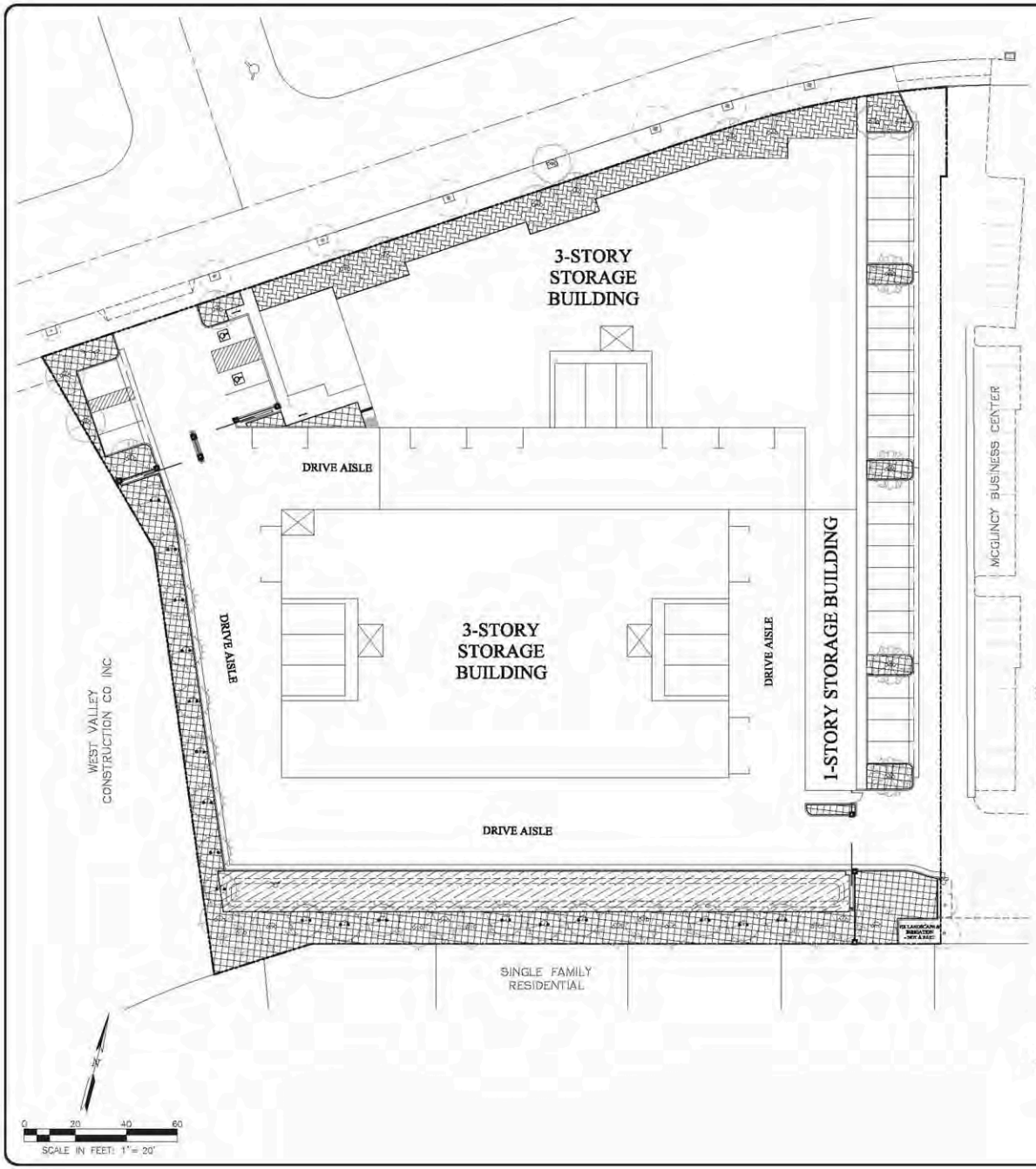
SITE AND ARCHITECTURAL REVIEW
PLANT PALETTE
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

SCALE: AS SHOWN
DATE: APR 24, 2019

DATE	MK	SHEET REVISIONS	BY	CK
5-14-2019		AGENCY COMMENTS, ARCHITECTURAL REVIEW	DL	TS

SHEET
L2
OF 38 SHEETS

JOB NO.
182007-001



HYDROZONE LEGEND

HYDROZONE 1 (HZ1): BIORETENTION BASIN
- WATER USE: Low
- IRRIGATION: Rainbird rotator pop-up spray irrigation

HYDROZONE 2 (HZ2): PLANTER AREA 1
- WATER USE: Low
- IRRIGATION: Hunter HDL-PC dripline

HYDROZONE 3 (HZ3): PLANTER AREA 2
- WATER USE: Medium
- IRRIGATION: Hunter HDL-PC dripline

HYDROZONE 4 (HZ4): TREES 1
- WATER USE: Low
- IRRIGATION: Hunter bubbler on flexible riser

HYDROZONE 5 (HZ5): TREES 2
- WATER USE: Medium/high
- IRRIGATION: Hunter bubbler on flexible riser

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) LA= 14,[illegible]

Total square footage of Special Landscape Area SLA= 0

Hist. ETo (in inches) ETo= 48.2

Maximum Annual Water Allocation (MAWA)

MAWA is calculated using the following formula: (ETo) (.62) ((0.45 x LA) + (1.0 - 0.45) x SLA))

MAWA = 168,216 gallons / yr

Estimated Total Water Use (ETWU)

ETWU is calculated using the following formula: (ETo) (.62) (PF x HA / IE) + SLA)

Hydrozone # 1 Low	Rotator	Plant Factor PF=	0.25	
	square footage of hydrozone HA=	4,[illegible]		
	hydrozone irrigation efficiency IE=	0.75		
	#1 ETWU =	34,123	gallons / yr	
Hydrozone # 2 Low	Drip	Plant Factor PF=	0.25	
	square footage of hydrozone HA=	7,[illegible]		
	hydrozone irrigation efficiency IE=	0.81		
	#2 ETWU =	23,156	gallons / yr	
Hydrozone # 3 Medium	Drip/Bubbler	Plant Factor PF=	0.5	
	square footage of hydrozone HA=	3,172		
	hydrozone irrigation efficiency IE=	0.81		
	#3 ETWU =	34,861	gallons / yr	
Hydrozone # 4 Low	Bubbler	Plant Factor PF=	0.25	
	square footage of hydrozone HA=	75		
	hydrozone irrigation efficiency IE=	0.81		
	#4 ETWU =	624	gallons / yr	
Hydrozone # 5 Medium/High	Bubbler	Plant Factor PF=	0.5	
	square footage of hydrozone HA=	152		
	hydrozone irrigation efficiency IE=	0.81		
	#5 ETWU =	3,507	gallons / yr	

Total ETWU = 101,623 gallons / yr

MAWA - ETWU = 39,592 gallons / yr

PRELIMINARY IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	PSI
	Hunter	HDL-06-12-PC	Dripline w/ hunter PLD-BV flush valves at ends	Drip	0.01	10-60
	Hunter	Eco-Indicator	Drip operation indicator			
	Rainbird	1812-SAM-R-VAN18-90	Pop-up 90° rotator spray	13'-18'	0.51	40
	Rainbird	1812-SAM-R-VAN18-180	Pop-up 180° rotator spray	13'-18'	1.01	40
	Hunter	PCN-25	Tree bubbler w/ Hunter IH Riser	Bubbler	0.25	40
	Hunter	PCN-50	Tree bubbler w/ Hunter IH Riser	Bubbler	0.50	40

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	Nibco	T-585-70	Line size full port bronze ball valve in valve box
	Hunter	ICV Series - 50	Electronic remote control valve, 50 PSI regulator, size as shown
	Hunter	ICZ-101-25	Drip remote control medium/high flow valve
	Hunter	HQ-44LRC	1" quick coupler in round valve box
MV	Superior	3000150	1 1/2" normally closed master valve
	Hunter	HFS-FCT-158	Flow sensor
	Febco	1 1/2 LF825YA-QT RP	1 1/2" reduced pressure backflow devise
	GuardShack	Econo-cage (Size as needed)	Green backflow device cage
	GuardShack	FrostGuard (Size as needed)	Green backflow device frost blanket
ET	Hunter	WSS-SEN	ET, Rain, and freeze sensor. Mount on fence
C	Hunter	ACC-1200-ACM-600	Wall mount mount modular controller w/ expansion module
	Approved	SCH. 40 PVC	Mainline, size as shown, minimum 24" cover
	Approved	SCH. 40 PVC	Lateral line, size as shown, minimum 18" cover
	Approved	SCH. 40 PVC	Sleeves, sized 2X larger than pipe to be inserted, unless otherwise noted. Wire sleeves sized as needed

M New 1 1/2" water meter per Civil Eng.

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SITE AND ARCHITECTURAL REVIEW
HYDROZONE PLAN
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

SCALE: AS SHOWN
DATE: APR 24, 2019

DATE	BY	SHEET REVISIONS	DATE	BY	PC
8/14/2019	MRC	AGENCY COMMENTS, ARCHITECTURAL REVIEW			

SHEET
L3
OF 38 SHEETS

JOB NO.
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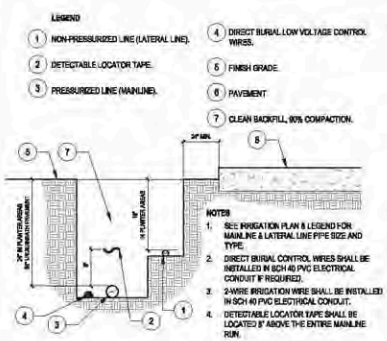

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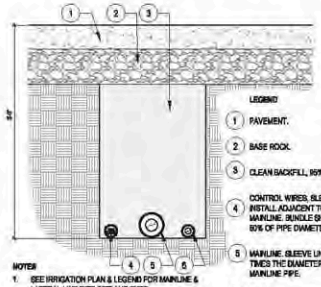

B PIPE @ PAVEMENT
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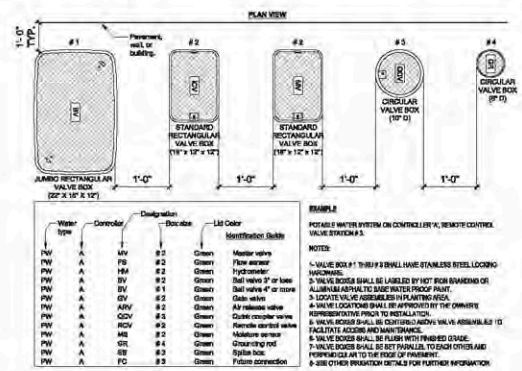
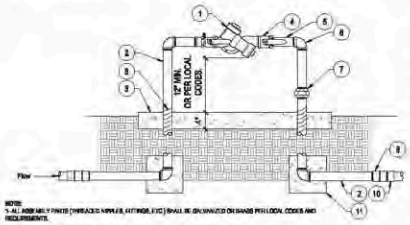


Water type	Controller	Designation	Locator	Lid Color	Identification Guide
PW	A	MV	#2	Green	Master valve
PW	A	FS	#2	Green	Flow sensor
PW	A	HM	#2	Green	Hydrometer
PW	A	BV	#2	Green	Ball valve 3" or less
PW	A	BV	#1	Green	Ball valve 4" or more
PW	A	GV	#2	Green	Gate valve
PW	A	ARV	#2	Green	Air release valve
PW	A	QCV	#3	Green	Quick coupler valve
PW	A	RCV	#2	Green	Remote control valve
PW	A	MS	#2	Green	Moisture sensor
PW	A	GR	#4	Green	Grounding rod
PW	A	SB	#3	Green	Spliice box
PW	A	FC	#3	Green	Future connection

C VALVE BOX LAYOUT
SCALE: N.T.S.



D BACKFLOW DEVICE
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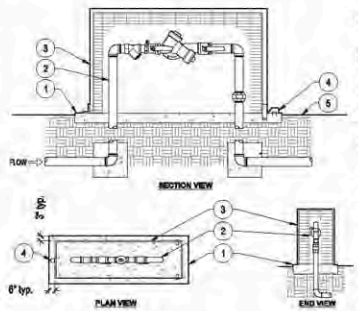
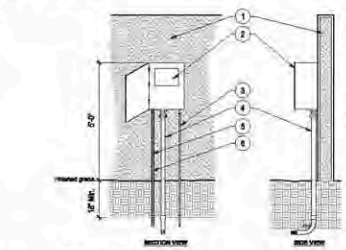
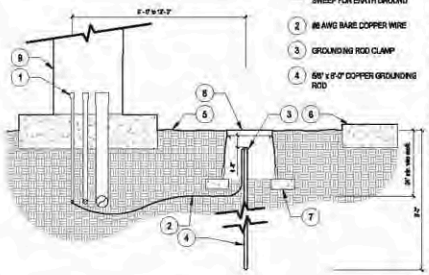


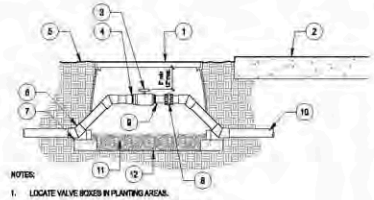
E BACKFLOW CAGE
SCALE: N.T.S.



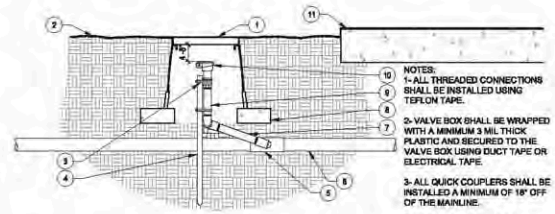
F WALL MOUNT CONTROLLER
SCALE: N.T.S.



G CONTROLLER GROUND ROD
SCALE: N.T.S.



H BALL VALVE
SCALE: N.T.S.



I QUICK COUPLER VALVE
SCALE: N.T.S.

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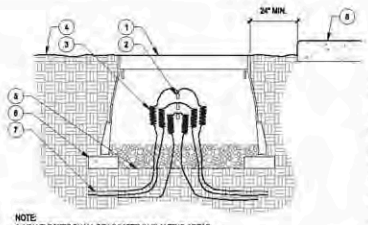
SITE AND ARCHITECTURAL REVIEW
IRRIGATION DETAILS 1
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

SCALE: AS SHOWN
DATE: APR 24, 2015

DATE	PAR.	SHEET REVISIONS	BY	CK.	TE.	PE.
8/14/19		AGENCY COMMENTS, ARCHITECTURAL REVISIONS				

SHEET
L4
OF 33 SHEETS

JOB NO.
16(007-00)



LEGEND
1. RECTANGULAR VALVE BOX
2. WATER PROOF WIRE CONNECTIONS
3. CONTROLLER WIRED WITH 24" MIN. EXPANSION CURLS
4. FINISHED GRADE
5. 3/8" WELDED WIRE MESH
6. FOUR BRICKS
7. DIRECT BURIAL (LOW VOLTAGE) IRRIGATION CONTROLLER WIRES
8. PAVEMENT

NOTE:
1- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

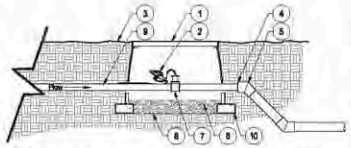
2- SPLICES SHALL ONLY BE MADE AT ELECTRICAL PULL BOXES.

3- LOW VOLTAGE WIRES UNDER ROADWAYS MUST BE IN CONTINUOUS CONDUIT WITH 60" SCH. 40 PVC SWEEP'S TERMINATING IN PULL BOXES.

4- ALL WIRE CONNECTIONS SHALL BE MADE USING DBRY-8 CONNECTORS OR APPROVED EQUAL.

5- VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

A ELECTRICAL PULL BOX
SCALE: N.T.S.



LEGEND
1. RECTANGULAR VALVE BOX
2. IRRIGATION VALVE WIRES WITH 12" MIN. EXPANSION COIL
3. FINISHED GRADE
4. SCH. 40 PVC REDUCER BUSHING
5. SCH. 40 PVC 45° ELBOW
6. 3" THICK LAYER OF PEA GRAVEL
7. FLOW SENSOR PER LEGEND
8. 3/8" WELDED WIRE MESH
9. MAINLINE PIPE FROM MASTER VALVE
10. FOUR BRICKS

NOTES:
1- FLOW SENSOR MAKE AND MODEL NUMBER SHALL BE PER CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. (SEE IRRIGATION PLANS).

2- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

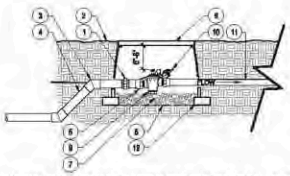
3- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBRY-8 CONNECTORS OR APPROVED EQUAL.

5- VALVE BOX SHALL BE WRAPPED WITH A MIN. OF THREE (3) MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

6- SEE MASTER VALVE/FLOW SENSOR LAYOUT DETAIL FOR LINEAR DIMENSIONS.

B FLOW SENSOR
SCALE: N.T.S.



LEGEND
1. SCH. 80 PVC UNION
2. FINISHED GRADE
3. SCH 40 PVC 45° ELBOW
4. IRRIGATION MAINLINE
5. SCH. 80 PVC MALE ADAPTER
6. MASTER VALVE PER LEGEND
7. 3" THICK LAYER OF PEA GRAVEL
8. 3/8" WELDED WIRE MESH.
9. RECTANGULAR VALVE BOX
10. CONTROL WIRES WITH 12" MIN. EXPANSION COIL
11. MAINLINE TO FLOW SENSOR
12. FOUR BRICKS

NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.

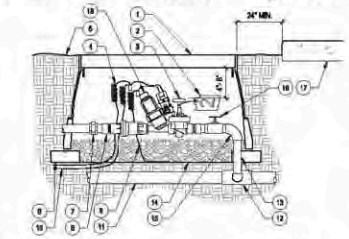
4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-V8 CONNECTORS OR APPROVED EQUAL.

5- WRAP VALVE BOX WITH MIN. 3 MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

6- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

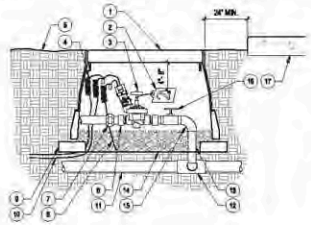
C MASTER VALVE
SCALE: N.T.S.



LEGEND
1. RECTANGULAR VALVE BOX w/ LOCKING LID
2. PLASTIC TAG w/ VALVE STATION NUMBER ID
3. REMOTE CONTROL IRRIGATION VALVE PER IRRIGATION LEGEND
4. CONTROLLER WIRES w/ 12" MIN. EXPANSION CURLS
5. FINISHED GRADE
6. SCH 80 PVC MALE ADAPTER
7. SCH 80 PVC MALE UNION
8. VALVE WIRE.
9. FOUR (4) 4"X8" BRICKS.
10. COMMON WIRES
11. MAINLINE PER PLAN
12. SCH 80 PVC TEE OR ELBOW.
13. SCH 40 PVC PIPE
14. 3/8" WELDED WIRE MESH
15. SCH 40 PVC 90° ELBOW
16. SCH 80 PVC BALL VALVE.
17. PAVEMENT
18. DRIP ZONE KIT

Note:
1- Locate valve box within 24" of pavement edge in planting area where easily accessible wherever possible.
2- Common wire and controller wire shall be direct burial 14 AWG or larger. Color: Common (white), controller wire for turf (blue), and controller wire for shrubs (red).
3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBRY-8 connectors or approved equal.
4-Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape.
5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles).
6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.
7- Valve boxes shall be located in planting areas.

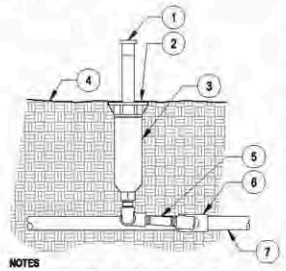
D REMOTE CONTROL VALVE w/ DRIP KIT
SCALE: N.T.S.



LEGEND
1. RECTANGULAR VALVE BOX w/ LOCKING LID
2. PLASTIC TAG w/ VALVE STATION NUMBER ID
3. REMOTE CONTROL IRRIGATION VALVE PER IRRIGATION LEGEND
4. CONTROLLER WIRES w/ 12" MIN. EXPANSION CURLS
5. FINISHED GRADE
6. SCH 80 PVC MALE ADAPTER
7. SCH 80 PVC MALE UNION
8. VALVE WIRE.
9. FOUR (4) 4"X8" BRICKS.
10. COMMON WIRES
11. MAINLINE PER PLAN
12. SCH 80 PVC TEE OR ELBOW.
13. SCH 40 PVC PIPE
14. 3/8" WELDED WIRE MESH
15. SCH 40 PVC 90° ELBOW
16. SCH 80 PVC BALL VALVE.
17. PAVEMENT

Note:
1- Locate valve box within 24" of pavement edge in planting area where easily accessible wherever possible.
2- Common wire and controller wire shall be direct burial 14 AWG or larger. Color: Common (white), controller wire for turf (blue), and controller wire for shrubs (red).
3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBRY-8 connectors or approved equal.
4-Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape.
5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles).
6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.
7- Valve boxes shall be located in planting areas.

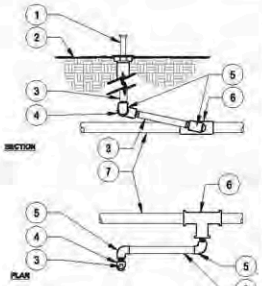
E REMOTE CONTROL VALVE
SCALE: N.T.S.



LEGEND
1. SPRAY NOZZLE OR BUBBLER. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL).
2. TOP OF POP UP SET AT FINISH GRADE.
3. POP UP SPRAY HEAD. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL).
4. FINISH GRADE.
5. SWING JOINT. (SEE SEPARATE DETAIL).
6. SCH 40 PVC TEE OR ELBOW.
7. LATERAL IRRIGATION LINE. (SEE IRRIGATION PLAN FOR SIZE AND TYPE).

NOTES
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH 40 PVC TO SCH 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

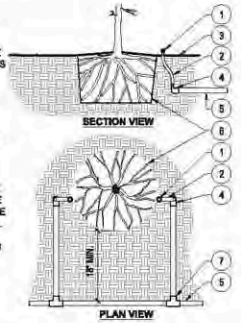
F POP-UP SPRAY HEAD
SCALE: N.T.S.



LEGEND
1. IRRIGATION NOZZLE.
2. FINISH GRADE.
3. SCH 80 PVC NIPPLE.
4. SCH 40 PVC 90° ELBOW.
5. SCH 40 PVC STREET ELBOW.
6. SCH 40 PVC TEE OR ELBOW.
7. LATERAL LINE.

NOTES
1. ALL THREADED CONNECTIONS FROM SCH 40 PVC TO SCH 80 PVC SHALL BE MADE USING TEFLON TAPE.
2. HUNTER SWING JOINTS OR APPROVED EQUAL SHALL BE USED PER APPROVAL BY OWNER'S REPRESENTATIVE.

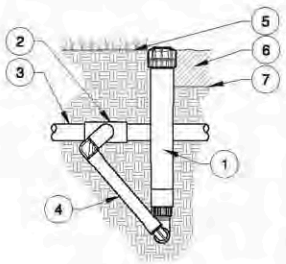
G SWING JOINT
SCALE: N.T.S.



NOTES
1. ALL IRRIGATION FITTINGS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH 40 TO SCH 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

LEGEND
1. BUBBLER NOZZLE PER IRRIGATION LEGEND
2. 24" FLEXIBLE RISER PER IRRIGATION LEGEND
3. FINISH GRADE.
4. SCH 40 PVC 90° ELBOW SLIP TO 1/2" FPT THREAD.
5. LATERAL LINE IRRIGATION. (SEE IRRIGATION PLAN FOR SIZING).
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO THAT IRRIGATION FLOWS THROUGH THE ROOT BALL.
7. SCH 40 PVC TEE OR 90° ELBOW.

H TREE BUBBLER
SCALE: N.T.S.



LEGEND
1. HUNTER DRIP INDICATOR PER PLAN.
2. 1/2" FPT CONNECTION FROM LATERAL.
3. LATERAL PIPE PER PLAN.
4. SWING JOINT, SEE SEPARATE DETAIL.
5. FINISHED GRADE IN TURF.
6. ADJACENT MULCH.
7. FINISHED GRADE IN PLANTER AREA.

I DRIP INDICATOR
SCALE: N.T.S.

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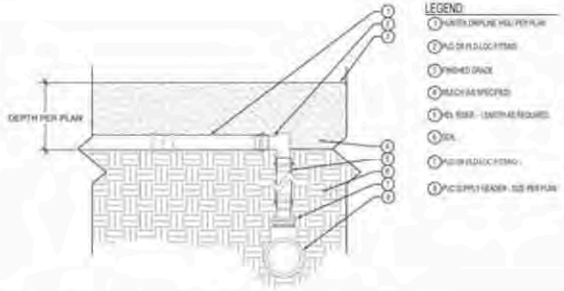
SITE AND ARCHITECTURAL REVIEW
IRRIGATION DETAILS 2
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

SCALE: AS SHOWN
DATE: APR-24-2015

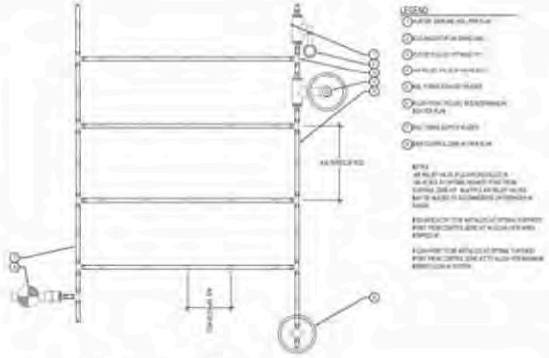
DATE	BY	SHEET REVISIONS	DATE	BY
		AGENCY COMMENTS, ARCHITECTURAL REVIEW		

SHEET
L5
OF 33 SHEETS

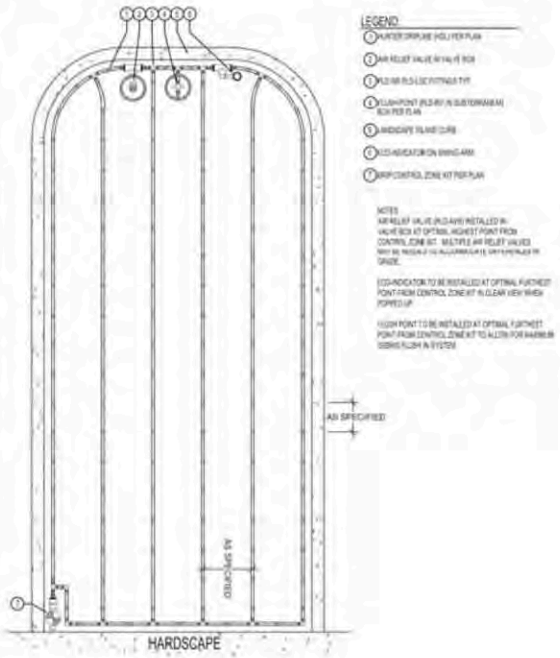
JOB NO.
16(007-00)



A CONNECTION WITH DRIPLINE & ELBOW
SCALE: N.T.S.



B DRIPLINE - PLANTER BED
SCALE: N.T.S.



E DRIPLINE - PARKING LOT ISLAND
SCALE: N.T.S.

C NOT USED
SCALE: N.T.S.

D NOT USED
SCALE: N.T.S.

F NOT USED
SCALE: N.T.S.

G NOT USED
SCALE: N.T.S.

H NOT USED
SCALE: N.T.S.

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SITE AND ARCHITECTURAL REVIEW
IRRIGATION DETAILS 3
680 & 700 East McGlincy Lane
CAMPBELL, CALIFORNIA

DATE	BY	SHEET REVISIONS	BY	CK
8/14/2019		AGENCY COMMENTS, ARCHITECTURAL REVIEW		

SCALE: AS SHOWN
DATE: APR 24, 2019

SHEET
L6
OF 38 SHEETS

JOB NO.
182007-001