



CITY OF CAMPBELL
Community Development Department

January 12, 2018

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, **January 23, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of MBA Architects for a Planned Development Permit (PLN2017-27) to allow the construction of a new two-story commercial building on property located at **2220 S. Winchester Boulevard**. Staff is recommending that this item be deemed Statutorily Exempt under CEQA.

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'.

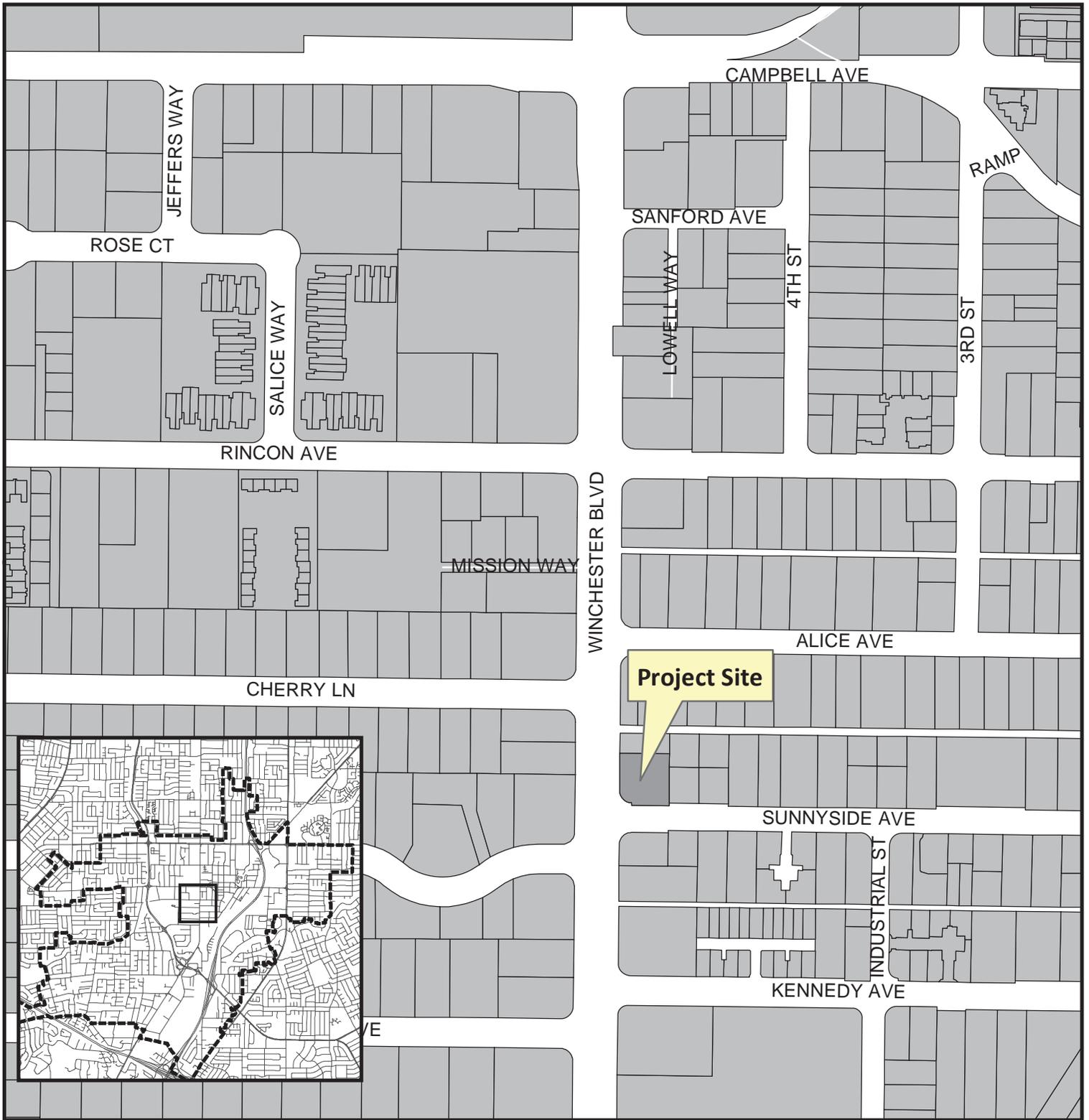
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

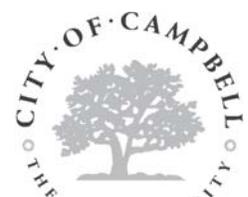
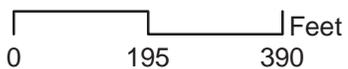
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **2220 S. Winchester Boulevard**

Project Location Map

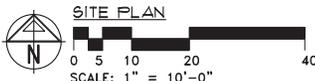
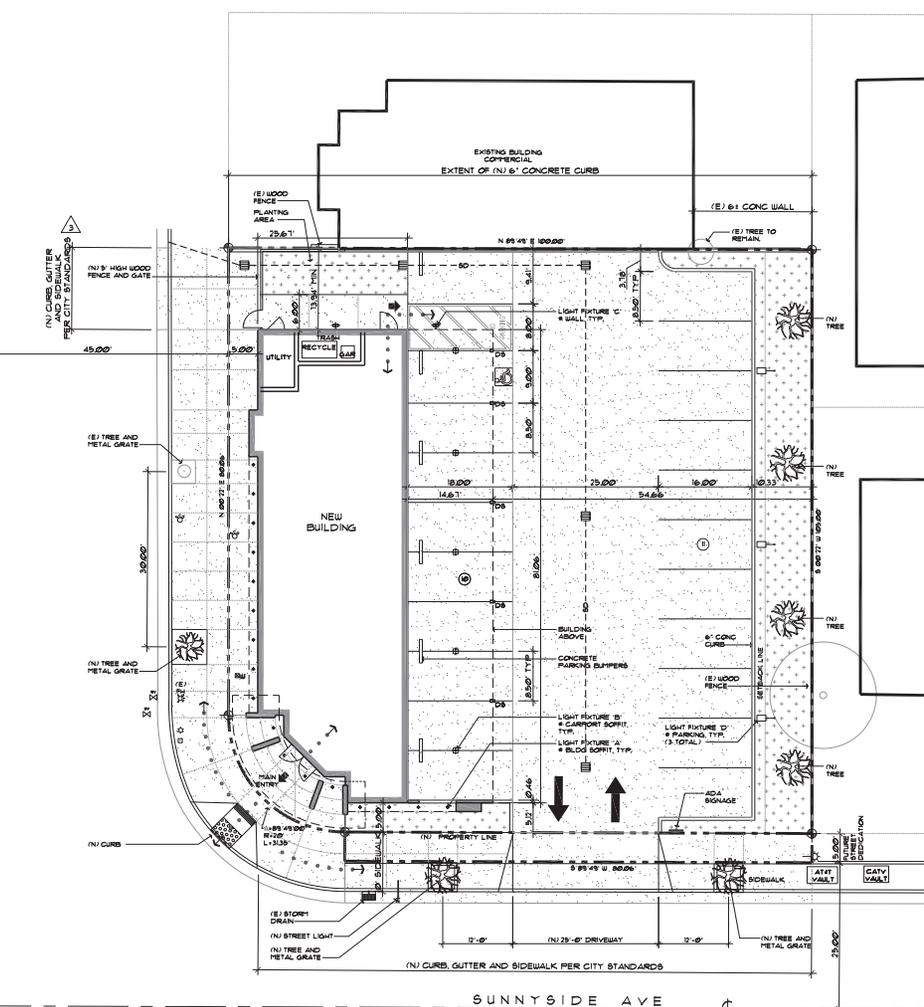


Project Location: 2220 S. Winchester Blvd.
Application Type: Planned Development Permit
Planning File No.: PLN2017-27
Description: New two-story office/retail building



Community Development Department
Planning Division

WINCHESTER BLVD



- LIGHTING LEGEND:**
- ⊕ LIGHTING FIXTURE TYPE 'A'
 - ⊕ LIGHTING FIXTURE TYPE 'B'
 - ⊕ LIGHTING FIXTURE TYPE 'C'
 - ⊕ LIGHTING FIXTURE TYPE 'D'

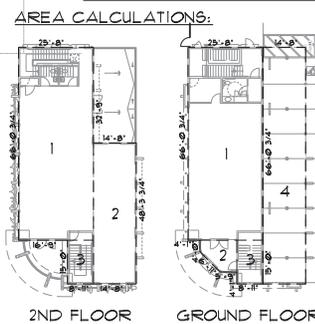
PARKING CALCULATIONS
 PER 2128.040 - NUMBER OF PARKING SPACES REQUIRED, TABLE 3-1: PARKING REQUIREMENTS BY LAND USE

RETAIL: (GROUND FLOOR)
 1 PER 1000 SF GROSS
 1543 SF. / 200 SF. = 9.72 PARKING SPACES

OFFICE: (SECOND FLOOR)
 1 PER 725 SF GROSS
 2,538 SF. / 725 SF. = 1128 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 21 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 21 PARKING SPACES
 (INCLUDES ONE ACCESSIBLE PARKING)

- SITE LEGEND**
- PROPERTY LINE
 - BUILDING OUTLINE
 - (NU) LANDSCAPE
 - (NU) CONCRETE
 - (NU) CATCH BASIN
 - (← →) ACCESSIBLE PATH OF TRAVEL



	AREA BLOCK (SF.)				SUB-TOTAL	LOT COVERAGE
LOCATION	1	2	3	4		
GROUND FLOOR	1695 SF.	114 SF.	134 SF.	1089 SF.	1543 SF.	3132 SF
2ND FLOOR	1695 SF.	108 SF.	134 SF.		2,538 SF.	
	TOTAL				4,481 SF.	

LOT COVERAGE = 3132 SF.
 FLOOR AREA RATIO + GROSS BUILDING AREA (ALL FLOORS) / LOT AREA (NET)
 .45 = 4,481 SF. / 9,959 SF.

LIGHT FIXTURE SCHEDULE

FIXTURE 'A' - RECESSED AT STREETCROSS CORNER

FIXTURE 'B' - RECESSED AT CARPORT PARKING

FIXTURE 'C' - WALL MOUNTED AT NORTH WALL

FIXTURE 'D' - POLE TOP AT PARKING

PROJECT SUMMARY

ADDRESS PARCEL NUMBER: 412 - 05 - 049
 LOT SIZE: Gross sq. ft. Property to center line of street: 23,154 sq. ft.

DEVELOPMENT DATA:

	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	2,439	3,262	24.6	33.4
Landscaping coverage	2,201	1,996	22.2	19.6
Paving coverage	6,278	5,135	63.1	52.0
FLOOR AREA RATIO: Total Bldg. / Lot Area (Net)	2,439	5,497	24.6	54.0

ADJACENT LAND USES: URM, COMMERCIAL OFFICE, COMMERCIAL SERVICE AND RESTAURANT, RESIDENTIAL, COMMERCIAL - MARINA CLUB

PARKING:

# Existing	# Existing Spaces	# Existing Spaces	# Existing Spaces	# Existing Spaces
21	21	21	21	21

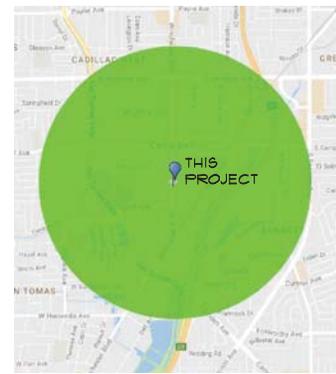
RESTAURANT AND ASSEMBLY USES: Seating Count: N/A

RESIDENTIAL PROJECTS: N/A

UNIT TYPE	UNIT TYPE	UNIT TYPE	UNIT TYPE
A	B	C	D

FIXTURE 'D' - POLE TOP AT PARKING

Post construction: One pole with dual luminaire (1" x 1" x 1")
 Pole: BEKA Product
 Luminaire: BEKA Product
 Voltage: 120V
 Color: Clear
 Mounting: Adjustable



VICINITY MAP
 WITHIN 1/4 MILE RADIUS OF PROJECT AREA

JOB NO. 1555.2
 DATE: JANUARY 19, 2017

DESCRIPTION DATE REV.
 CITY COMMENTS 4/17/2017
 CITY COMMENTS 9/19/2017
 CITY COMMENTS 10/27/17

PLANNED DEVELOPMENT PERMIT
 NEW DEVELOPMENT

220 S. Winchester Boulevard
 Campbell, California

ARCHITECTS
MBA
 1175 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
 PH: 408.279.2288 FAX: 408.279.0384

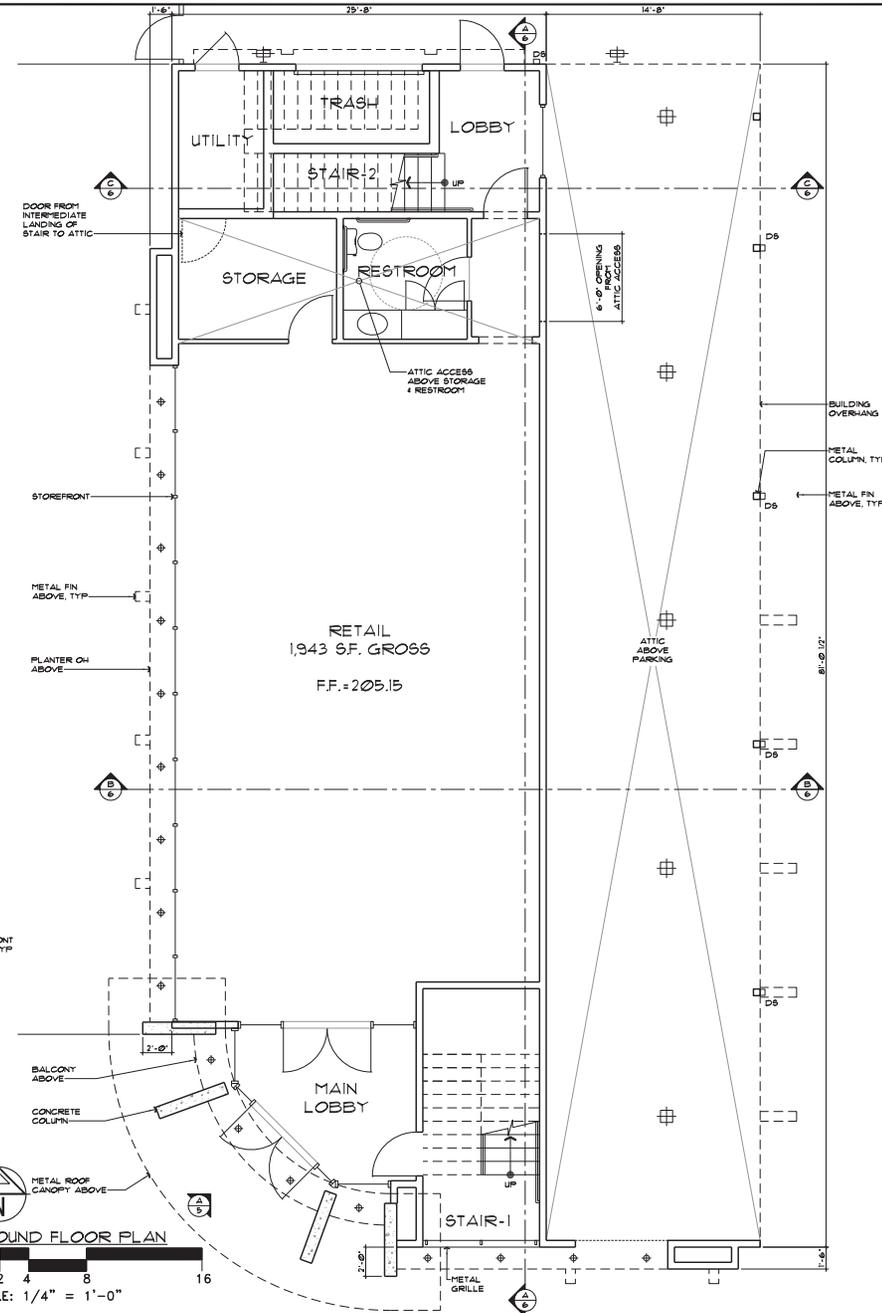
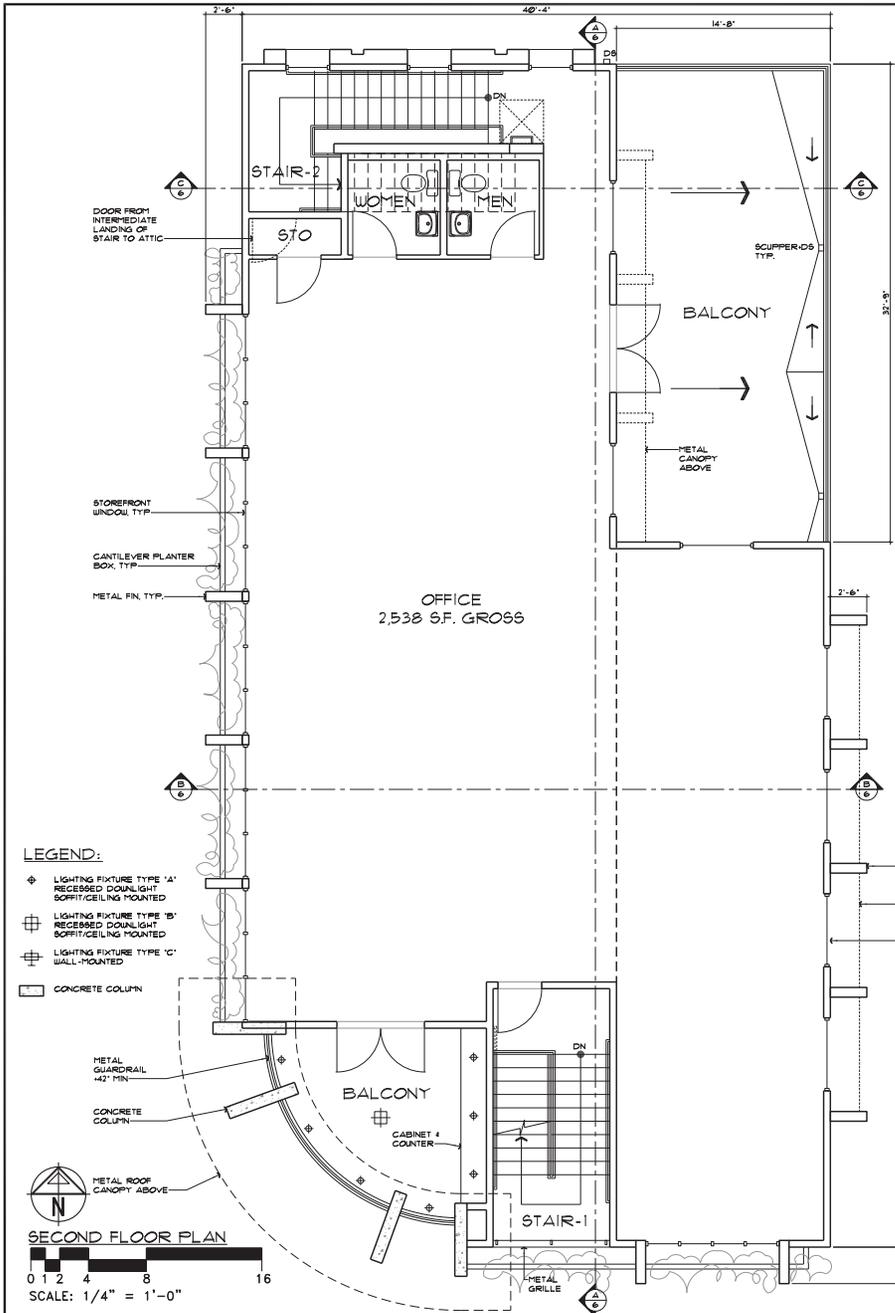
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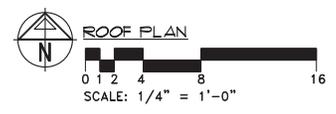
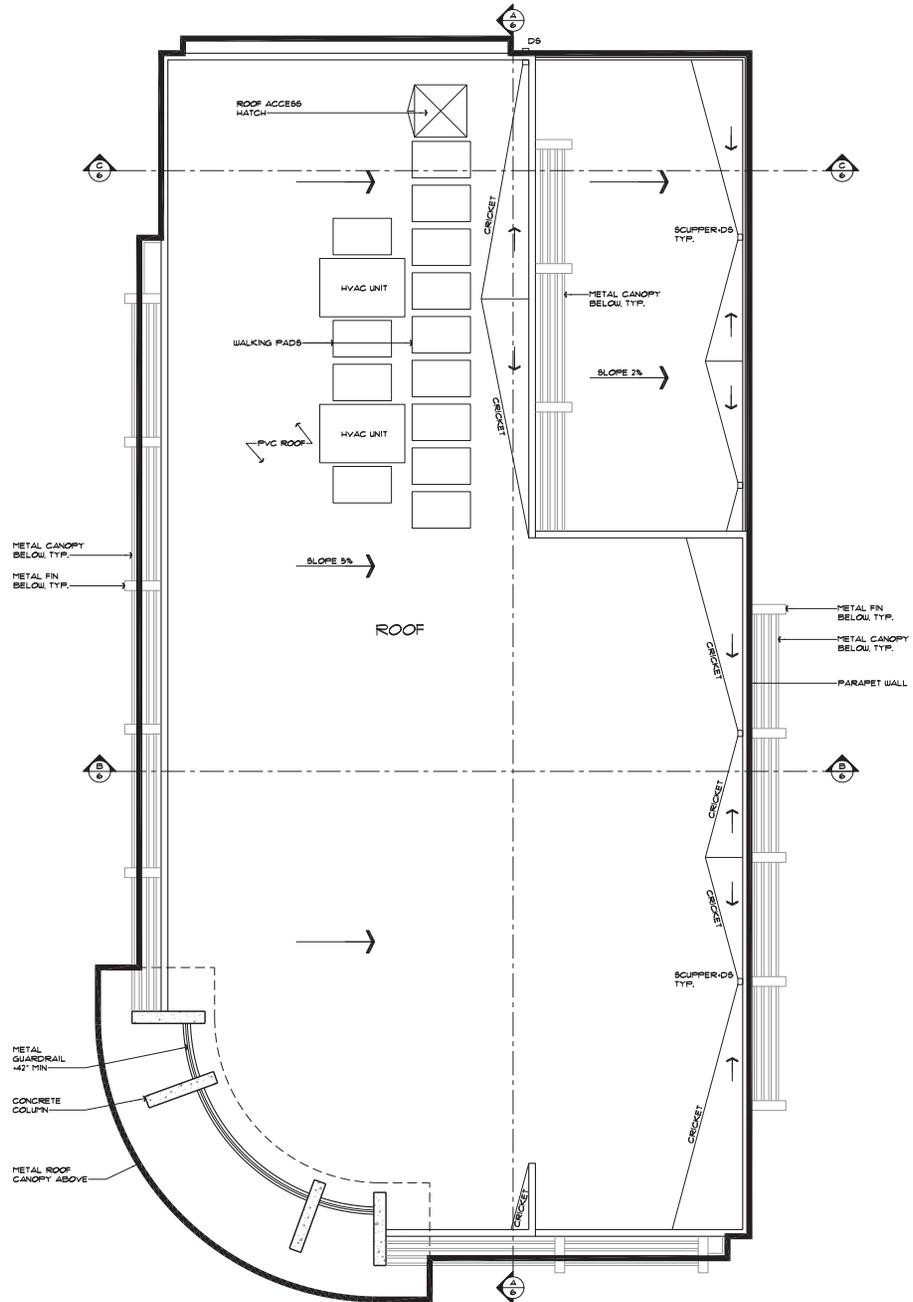
SHEET TITLE
SITE PLAN

SCALE: As Shown
 CAD FILE: 1555.2-POP-2.dwg
 DRAWN BY

SHEET
2
 2 OF SHEETS



JOB No.	1555.2	
DATE	JANUARY 19, 2017	
DESCRIPTION	DATE REV.	
CITY COMMENTS	4/17/2017	1
CITY COMMENTS	10/27/17	2
<p>PLANNED DEVELOPMENT PERMIT NEW DEVELOPMENT</p> <p>RETAIL / OFFICE 2220 S. Winchester Boulevard Campbell, California</p>		
<p>ARCHITECTS</p> <p>MBA 175 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125 PH: 408.279.2588 FAX: 408.957.0384</p>		
<p>LICENSED ARCHITECT Arthur Bernard No. C-4649 REN. 09/19 STATE OF CALIFORNIA</p>		
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<p>SHEET TITLE</p> <p>FIRST FLOOR PLAN SECOND FLOOR PLAN</p>		
<p>SCALE: As Shown CAD FILE: 15552-POP-3.dwg DRAWN BY:</p>		
<p>SHEET</p> <p>3</p> <p>3 OF SHEETS</p>		



JOB No.	1555.2
DATE	JANUARY 19, 2017
DESCRIPTION	
CITY COMMENTS	
DATE	4/17/2017
REV.	△

PLANNED DEVELOPMENT PERMIT
 NEW DEVELOPMENT
RETAIL / OFFICE
2220 S. Winchester Boulevard
 Campbell, California

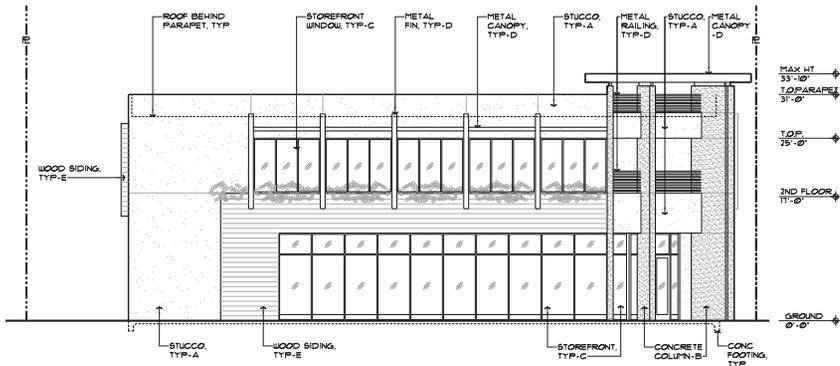
ARCHITECTS
MBA
 178 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
 PH: 408.275.2588 FAX: 408.937.0184

LICENSED ARCHITECT
 Arthur Bernard
 No. C-4649
 REN. 09/19
 STATE OF CALIFORNIA
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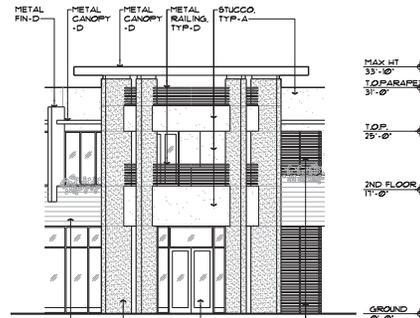
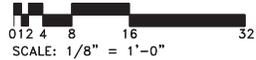
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ROOF PLAN

SCALE 1/4" = 1'-0"
 CAD FILE 15552-PCD-4.rvt
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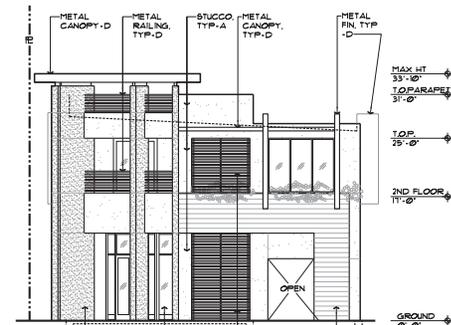
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 4 OF SHEETS



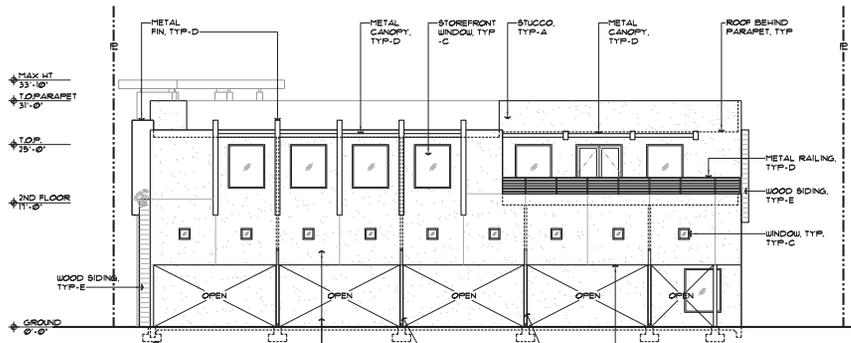
WEST ELEVATION: FACING WINCHESTER BLVD



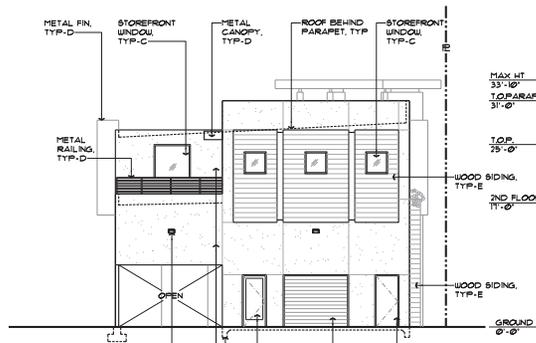
(A) MAIN ENTRY ELEVATION



SOUTH ELEVATION: FACING SUNNYSIDE AVE



EAST ELEVATION



NORTH ELEVATION

COLOR SCHEDULE:
(SEE COLOR BOARD FOR COLOR)

- A - STUCCO: BENJAMIN MOORE, OC-118, SNOWFALL WHITE
- B - EXPOSED CONCRETE: BENJAMIN MOORE, HC-153, MARLBORO BLUE
- C - STOREFRONT WINDOW FRAME: KAIHEER PERMACOAT POWDER COATINGS; MIDNIGHT BLUE
- D - EXPOSED METAL PARTS: MODERN MASTERS INC.; ME655 SAPPHIRE
- E - WOOD SIDING: POLYTRIC; STAIN; 1/4 NATURAL TONE CEDAR

JOB No. 1555.2
DATE JANUARY 19, 2017

DESCRIPTION	DATE	REV.
CITY COMMENTS	4/17/2017	1

PLANNED DEVELOPMENT PERMIT
NEW DEVELOPMENT
RETAIL / OFFICE
2220 S. Winchester Boulevard
Campbell, California

MBA ARCHITECTS
175 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
PH: 408.279.2588 FAX: 408.279.0384

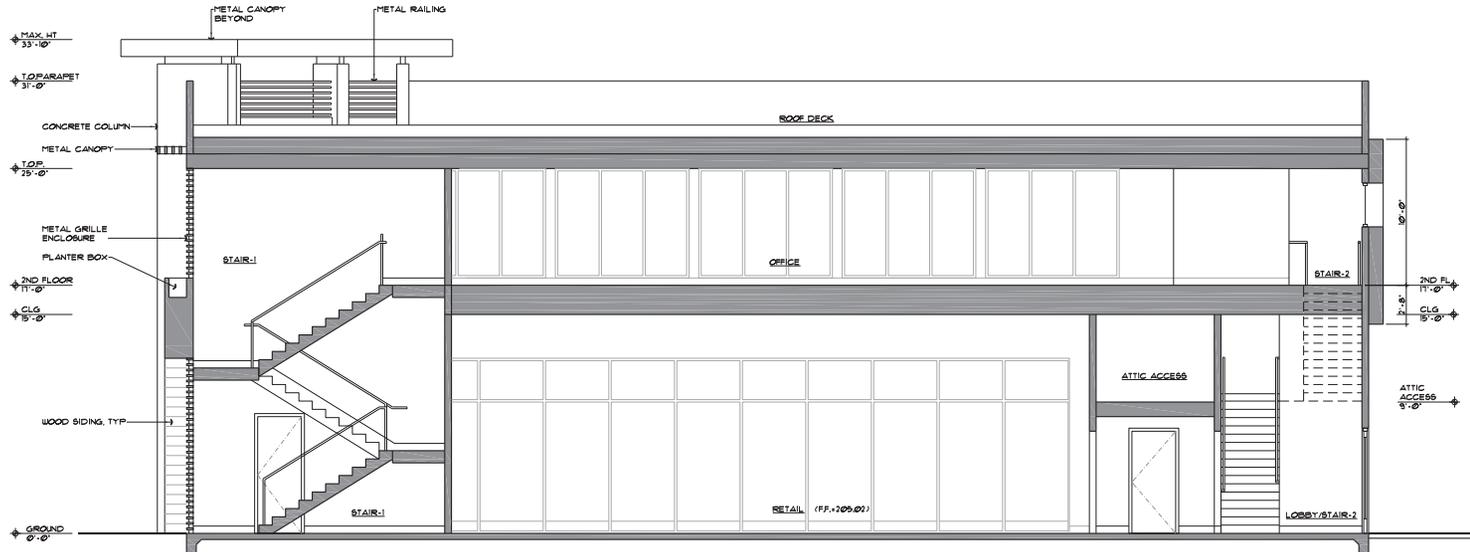
LICENSED ARCHITECT
Arthur Brundage
No. C-4649
REN. 09/17
STATE OF CALIFORNIA

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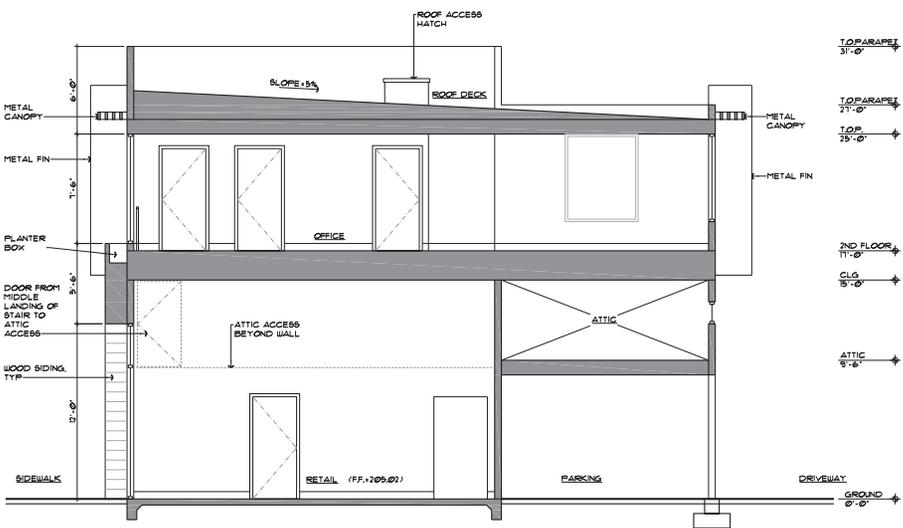
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EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"
CAD FILE 1555.2-POP-5.dwg
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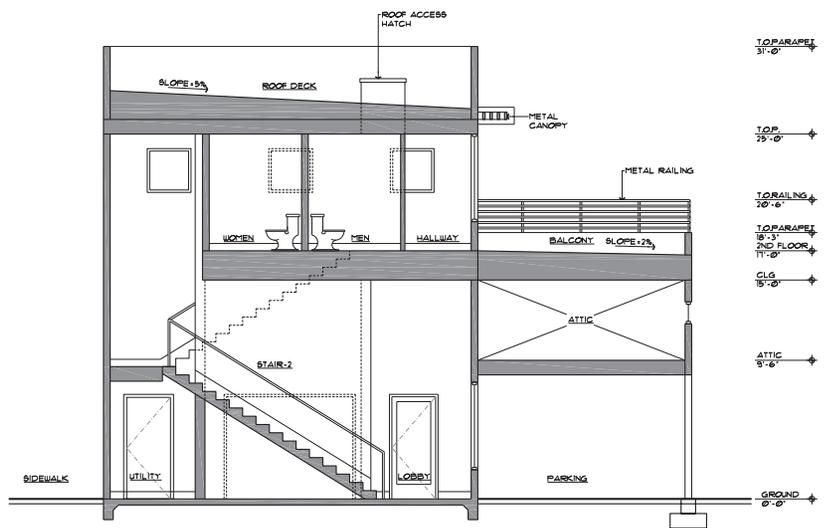
SHEET
5
5 OF SHEETS



BUILDING SECTION A-A
 0 2 4 8 16
 SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B
 0 2 4 8 16
 SCALE: 1/4" = 1'-0"



BUILDING SECTION C-C
 0 2 4 8 16
 SCALE: 1/4" = 1'-0"

JOB No. 1555.2
 DATE JANUARY 19, 2017

DESCRIPTION	DATE	REV.
CITY COMMENTS	4/17/2017	1
CITY COMMENTS	10/18/2017	3

PLANNED DEVELOPMENT PERMIT
 NEW DEVELOPMENT
RETAIL / OFFICE
 2220 S. Winchester Boulevard
 Campbell, California

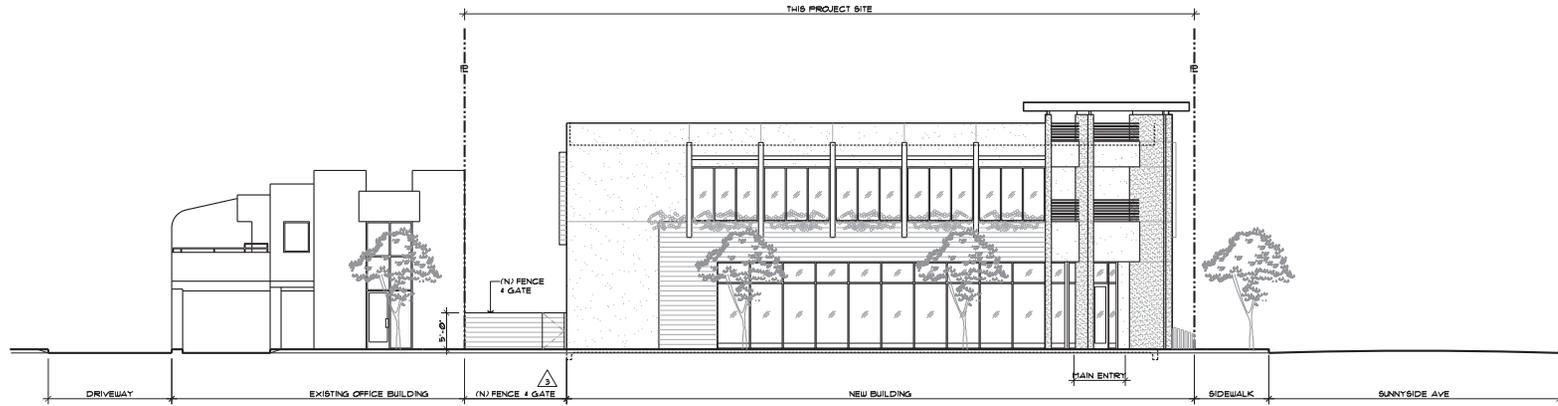
MBA ARCHITECTS
 1178 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
 PH: 408.272.2588 FAX: 408.272.0384

LICENSED ARCHITECT
 Member in Good Standing
 No. C-4649
 REN. 09/19
 STATE OF CALIFORNIA
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SHEET TITLE
BUILDING SECTIONS

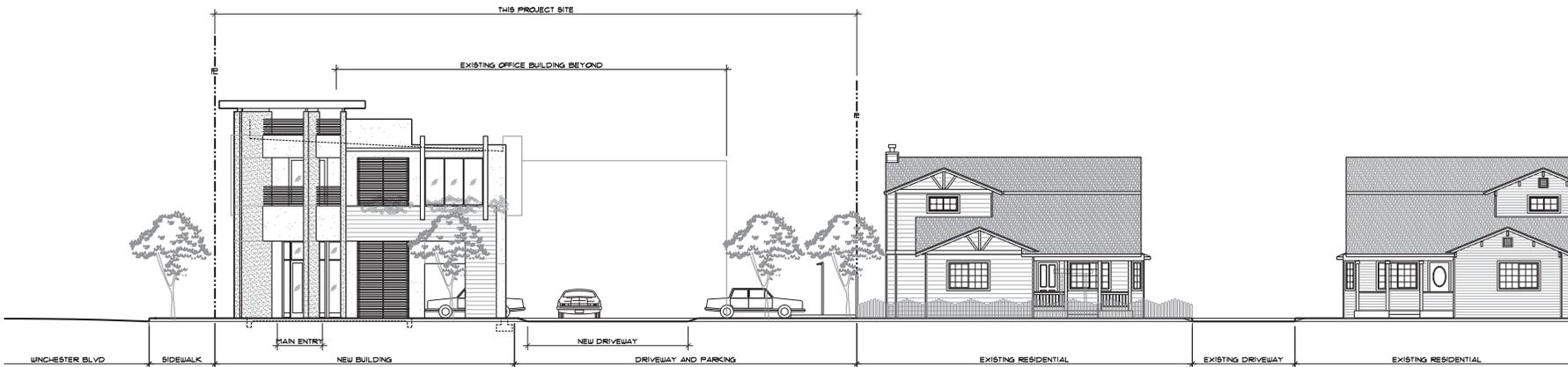
SCALE As Shown
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SHEET
6
 6 OF SHEETS



WEST ELEVATION FACING WINCHESTER BLVD

0 12 4 8 16 32
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION FACING SUNNYSIDE AVE

0 12 4 8 16 32
SCALE: 1/8" = 1'-0"

JOB No. 1555.2

DATE JANUARY 19, 2017

DESCRIPTION	DATE	REV.
CITY COMMENTS	4/17/2017	1
CITY COMMENTS	10/27/17	2

PLANNED DEVELOPMENT PERMIT
NEW DEVELOPMENT

RETAIL / OFFICE
2220 S. Winchester Boulevard
Campbell, California

ARCHITECTS

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175 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
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Member Arthur Berman
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REN. 09/19
STATE OF CALIFORNIA

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SHEET TITLE

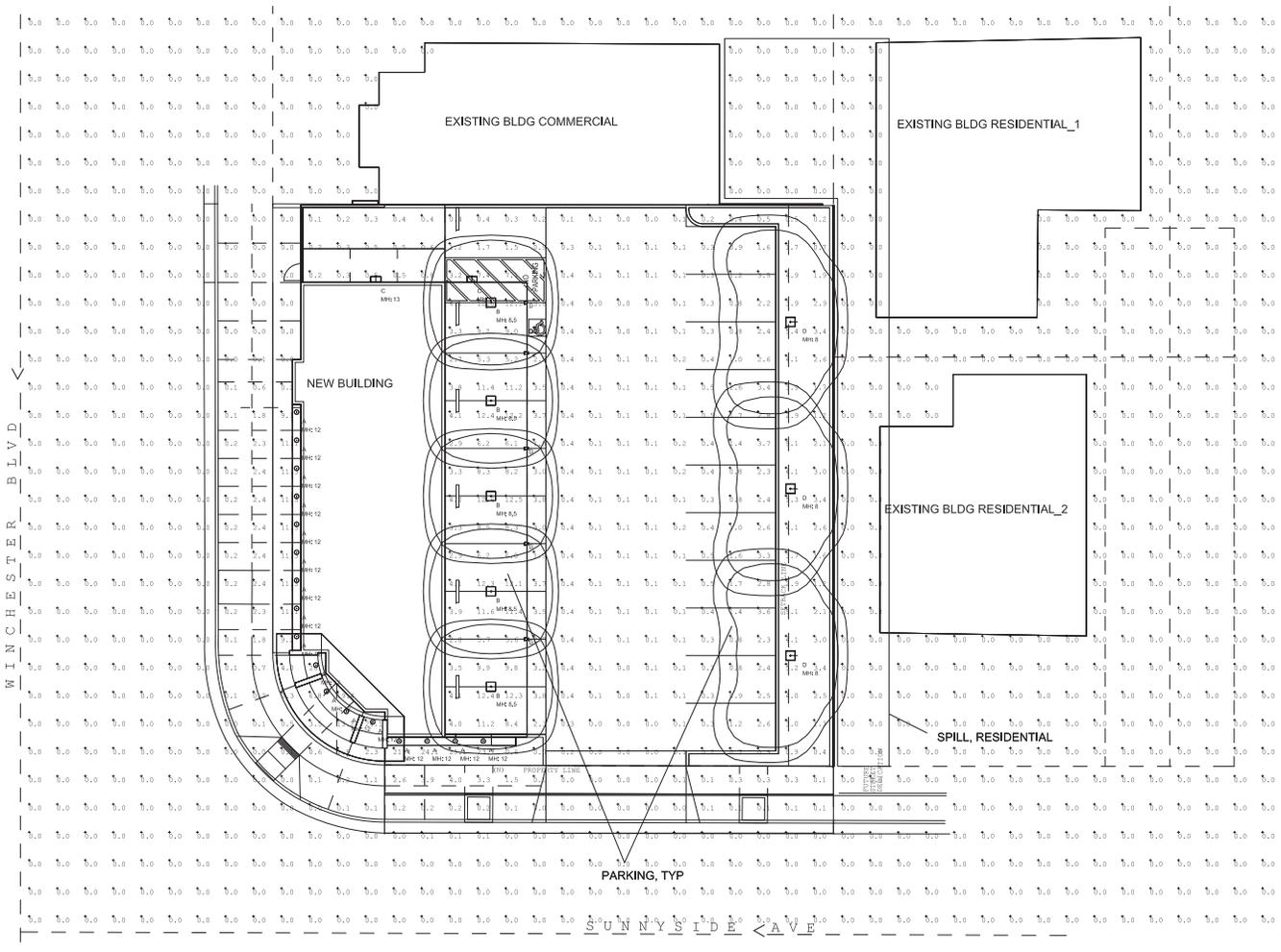
STREETSCAPE

SCALE As Shown
CAD FILE 1555.2-9.dwg
DRAWN BY

SHEET

7

1 OF SHEETS



Qty	Symbol	Tag	Label	Lum. Lumens	L/F	BF	Lum. Watts	Description	Filename
17	A	55823	992	0.900	1.000	15	BEGA - 55 823 - ROUND RECESSED	55823.Ies	
5	B	66936	2486	0.900	1.000	28.9	BEGA - 66 936 - SQUARE RECESSED	66936.Ies	
2	C	22656	365	0.900	1.000	12	BEGA - 22 656 - WALL MOUNT	22656.Ies	
3	D	99878	1980	0.900	1.000	28.9	BEGA - 99 878 - POLE MOUNT	99878.Ies	

Calculation Summary (Illuminance- fc)					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING, TYP	2.28	12.6	0.0	N.A.	N.A.
SPILL, RESIDENTIAL	0.00	0.0	0.0	N.A.	N.A.

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: MBA ARCHITECTS; QING GAN
BY: APPLICATIONS ENGINEERING; HEATHER WAUGH
SALES REPRESENTATIVE: ALR; JD STEPHENS

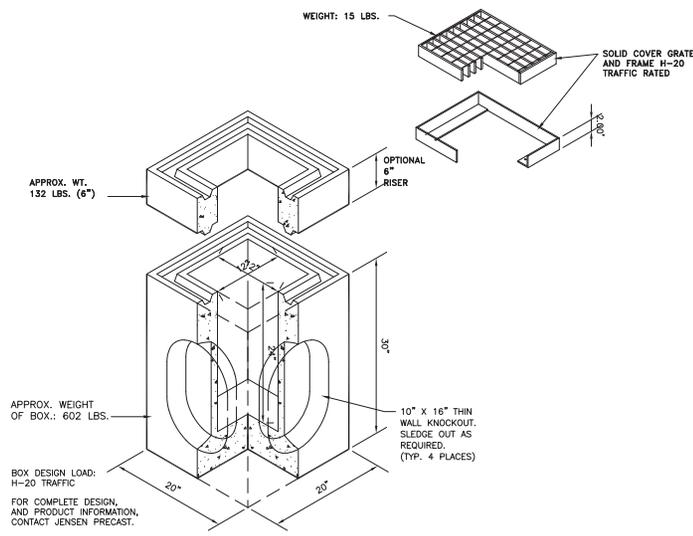
AGI32 lighting software
By Lighting Analysts

AGI32 VERSION 18.3
AGI (C) 1996-2017 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL RD. SUITE 202
LITTLETON, CO 80127

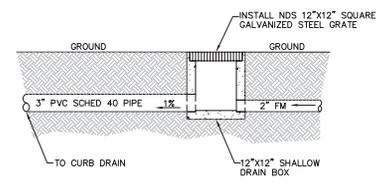
PROJECT DESCRIPTION
RETAIL / OFFICE - SITE
2220 S. WINCHESTER BOULEVARD

DRAWING NO. / INPUT FILE
14994JDS.R00.DWG / A32

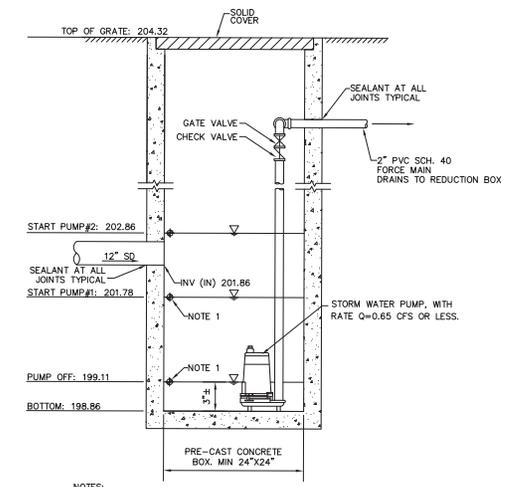
SCALE 1:10	SHEET 8 OF 8	DATE 10,26,2017	SHEET 8
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STORM DRAIN INLET BY JENSEN PRECAST
N.T.S. ① C2

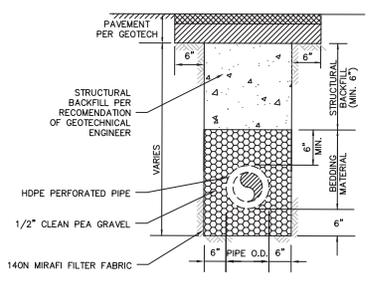


FLOW REDUCTION BOX
N.T.S. ② C2



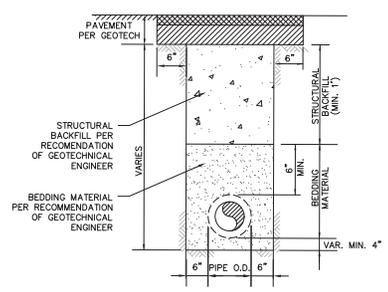
- NOTES:
- MERCURY FLOAT ON-OFF (HIGH OR LOW) SWITCH SENSORS.
 - WATERPROOFING CONCRETE BOX PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL PUMP PER MANUFACTURER RECOMMENDATION.
 - DUAL PUMPS TO BE USED.
 - COVER SHOULD BE TRAFFIC RATED H-20.

STORM DRAIN SUMP PUMP
N.T.S. ③ C2



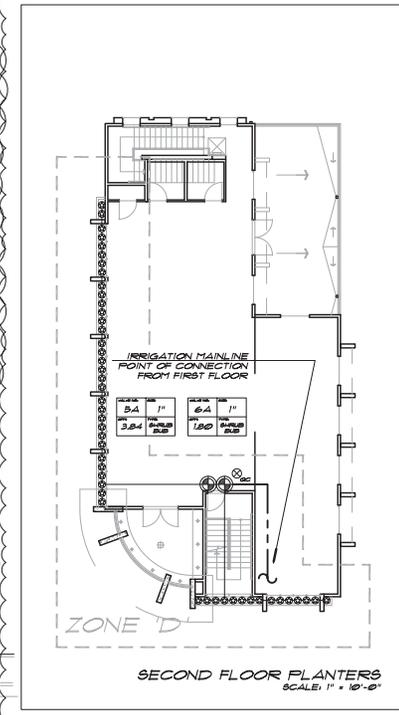
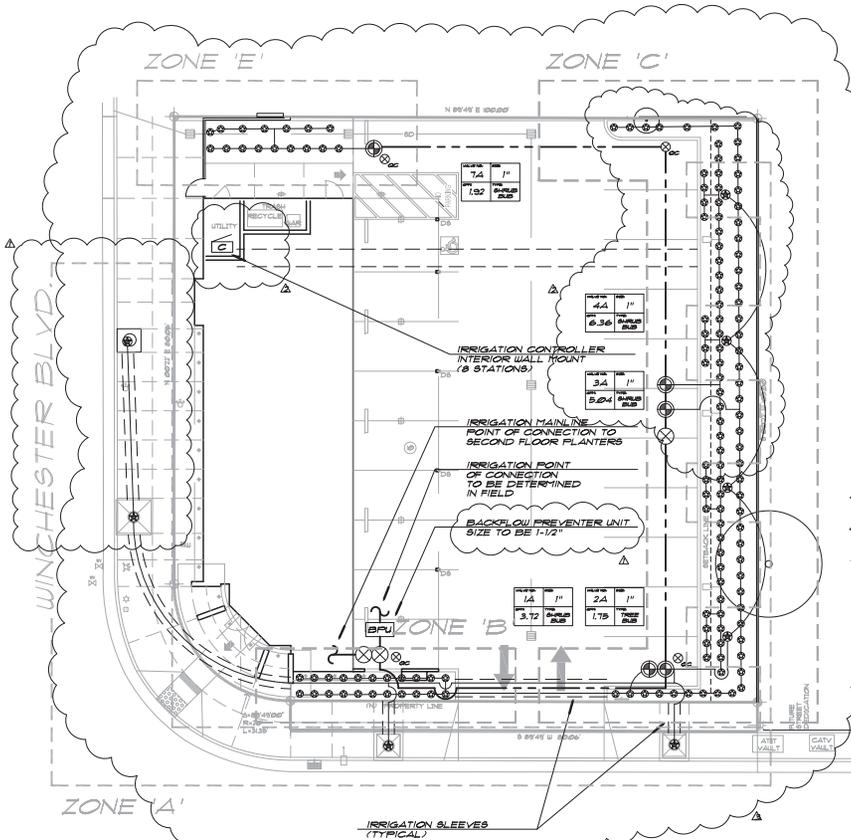
NOTE: STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

PERFORATED PIPE DETAIL
N.T.S. ④ C2



NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

TRENCH DETAIL
N.T.S. ⑤ C2



IRRIGATION NOTES

- THESE NOTES ARE FOR GENERAL REFERENCE AND ARE TO BE USED IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, APPENDIX, AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- PRIOR TO INITIATING ANY CONSTRUCTION, CONTRACTOR TO BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444.
- PROPOSED IRRIGATION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- IRRIGATION SYSTEM DESIGN IS DIAGNOSTIC. WHERE PIPING, VALVES, ETC. ARE SHOWN OUTSIDE OF PLANTING AREAS, THE INTENT IS FOR PIPING, VALVES, ETC. TO BE INSTALLED WITHIN PLANTING AREAS UNLESS NOTED AND DETAILED OTHERWISE.
- CONTRACTOR TO COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. VERIFY ALL SLEEVINGS, PIPING, AND ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
- CONTRACTOR RESPONSIBLE TO ENSURE COMPLETE AND UNIFORM IRRIGATION SPRAY COVERAGE OF ALL PLANTING AND TURF AREAS. CONTRACTOR TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH CIRCUIT. ADJUST SPRAY HEADS AND NOZZLES FOR OPTIMUM COVERAGE WHILE PREVENTING OVER SPRAY ONTO WALKWAYS AND STRUCTURES BY THE USE OF PRESSURE COMPENSATING DEVICES.
- ALL LATERAL LINES TO BE SIZED PER LATERAL PIPE SIZE CHART.
- PROPOSED IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 30 PSI AND 30 GPM FROM THE POINT OF CONNECTION. CONTRACTOR TO VERIFY EXISTING PRESSURE AND FLOW PRIOR TO INITIATING ANY WORK. CONTACT LANDSCAPE ARCHITECT IF ANY CONFLICTS ARISE.
- CONTRACTOR TO MAP "AS-BUILT" CONDITIONS OF THE IRRIGATION SYSTEM. PROVIDE DIMENSIONS FROM MAINLINE FROM NEAREST PAVED SURFACE OR BUILDING. REDUCE PLAN TO A LEGIBLE FORMAT, LAMINATE AND PLACE IN CONTROLLER PER SPECIFICATIONS.
- REFER TO IRRIGATION SPECIAL PROVISIONS SHEETS L5, 4 L6, AND IRRIGATION DETAILS ON SHEET L3.
- CONTRACTOR RESPONSIBLE TO PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM OPERATED BY SPECIFIED IRRIGATION CONTROLLER(S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUFFICIENT WIRING, PLUS FIVE (5) SPARE AND ONE (1) COMMON PER PLANS, DETAILS, AND SPECIFICATIONS FROM THE REMOTE CONTROL VALVES TO CONTROLLER FOR THIS IRRIGATION SYSTEM IS NOT SHOWN ON THE DRAWINGS. WIRING PATH SHALL FOLLOW MAINLINE EXISTING OR NEW TO EACH REMOTE CONTROL VALVE. SPARE WIRES TO BE RUN FROM ASSOCIATED CONTROLLER AND LOOP THROUGH THE ENTIRE SYSTEM OF VALVES ASSOCIATED WITH THE SPECIFIED CONTROLLER. SPARE WIRES TO BE FIVE (5) PER CLOCK FOR A TOTAL OF 5 FOR THIS PROJECT.

IRRIGATION LEGEND

SYMBOL	MFR / MODEL / DESCRIPTION	PSI	GPM
	TORO 8102-FB-100-ADJ PC2.00 PRESSURE COMPENSATING FLOOD BUBBLER	30	0-200
	TREE - TWO (2) PER TREE	30	0.25
	SHRUB - ONE (1) PER SHRUB	30	0.12
CONTROLLER / VALVES			
	BACKFLOW PREVENTER UNIT - 1-1/2" FEBCO 825Y OR APPROVED EQUAL, INSTALL IN LOCKABLE ENCLOSURE		
	RAINBIRD ESP-LX1E IRRIGATION CONTROLLER, MODEL ESP-LX1E-M4 EXTERIOR WALL MOUNT IN LOCKABLE METAL CASE, MODEL LX1M (8 STATIONS) OR APPROVED EQUAL		
	AQUA - 1PS BRONZE BALL VALVE MATCH LINE SIZE		
	RAINBIRD EPB-PC SERIES - BRASS ELECTRIC REMOTE CONTROL VALVE - 9/16" PER PLAN		
	RAINBIRD 44LRC - QUICK COUPLING VALVE W/ RUBBER CAP - PROVIDE KEY (1 PER VALVE)		
IRRIGATION PIPE			
	CLASS 200 PVC NON-PRESSURIZED LATERAL LINE, 1/2" MIN. DEPTH NSF APPROVED, SIZE PER PIPE SIZE CHART		
	8CH 40 (UP TO 2-1/2") CLASS 315 (3" AND LARGER) PVC PRESSURIZED MAINLINE, NSF APPROVED, SIZE PER PLAN, 24" MIN. DEPTH		
	8CH 40 PVC SLEEVES, TWO (2) PER CROSSING, 3" MIN. DIAMETER		

VALVE TAG

SYMBOL	WHERE:
	A = VALVE NUMBER
	B = VALVE SIZE (INCHES)
	C = GALLONS PER MINUTE
	D = TYPE OF CIRCUIT

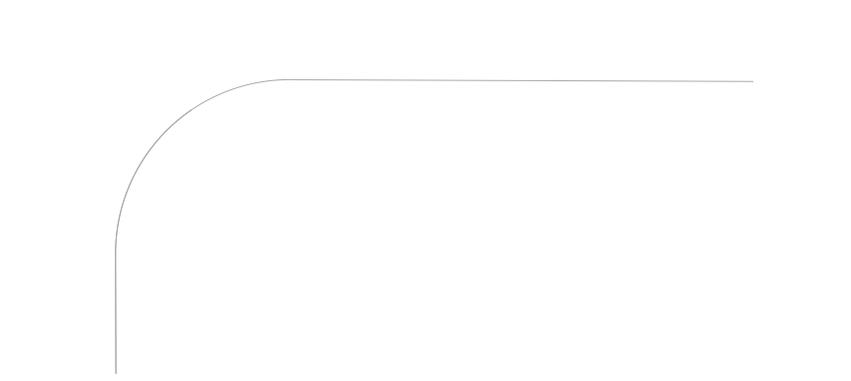
LATERAL PIPE SIZE CHART

GPM	PIPE SIZE
0 - 10	3/4"
11 - 16	1"
17 - 26	1 1/4"
27 - 35	1 1/2"
36 - 55	2"

LANDSCAPE WATER USE ZONES

DESIGNATION	DESCRIPTION	AREA (SF)
ZONE 'A'	TREE PLANTING	128 SF
ZONE 'B'	SHRUB PLANTING	141 SF
ZONE 'C'	SHRUB PLANTING	1047 SF
ZONE 'D'	SHRUB PLANTING	84 SF
ZONE 'E'	SHRUB PLANTING	189 SF
TOTAL		1889 SF

SUNNYSIDE AVE
SUNNYSIDE DRIVE



CITY OF CARPENTERS

LANDSCAPE WATER USE STATEMENT

Project Name: Winchester Commercial Site
Project Address: 2222 Winchester Blvd., Carpenters, CA 95001

Prepared by: JAY C. ATKINSON, LA 90720
Checked by: JAY C. ATKINSON, LA 90720

PART ONE: Landscape Water Allowance

Tree Program Landscape Area: 128 SF
Landscape Water Allowance (2.00 gal per Tree): 256.0

PART TWO: Estimated Landscape Water Use

Landscaping	Area (SF)	Plant Type	Water Use (GPM)	Water Use (GPD)
A	128	Trees	1.00	128.00
B	141	Shrubs	1.00	141.00
C	1047	Shrubs	1.00	1047.00
D	84	Shrubs	1.00	84.00
E	189	Shrubs	1.00	189.00
TOTAL	1589			2589.00



REVISIONS:

DATE	DESCRIPTION
11/28/17	PER COMMENTS
12/15/17	PER COMMENTS
12/15/17	SITE PLAN

PROJECT: COMMERCIAL RETAIL

MBA ARCHITECTS
1176 S. VINCELOAN AVENUE
SAN JOSE, CA 95128

2222 WINCHESTER BLVD.
CARPENTERS, CA 95006



STAMP: IRRIGATION PLAN

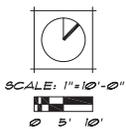
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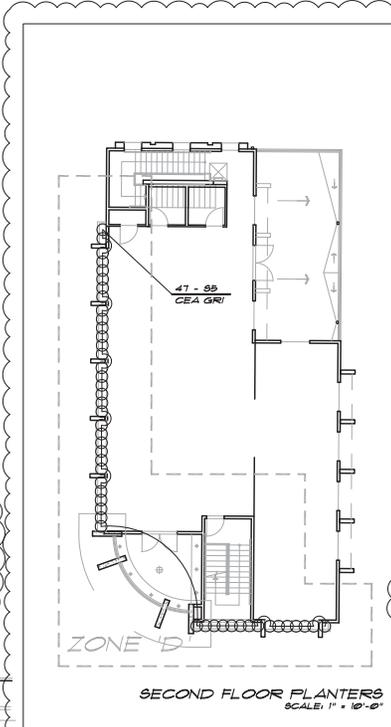
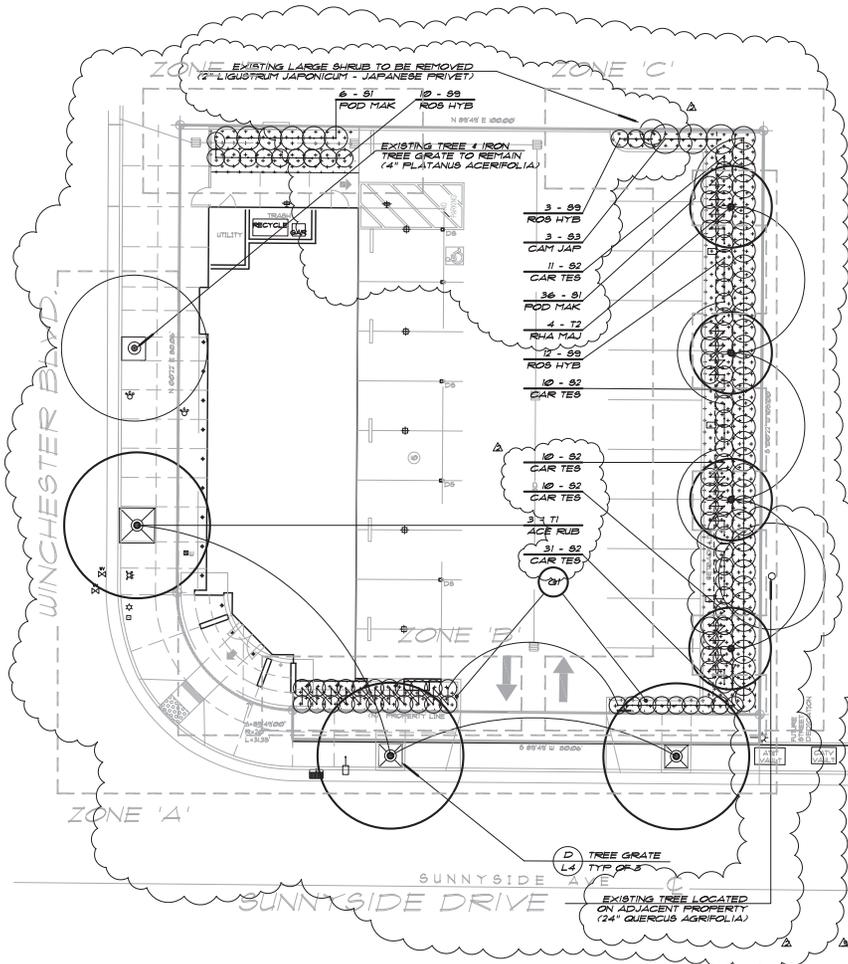
SCALE: AS NOTED

DATE: 11/28/17

JOB #: LOD 16.100

SHEET #: MBA 1555





PLANTING NOTES

- THESE NOTES ARE FOR GENERAL REFERENCE AND ARE TO BE USED IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, APPENDIX, AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- PRIOR TO INITIATING ANY CONSTRUCTION, CONTRACTOR TO BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 18006423444.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO PLANTING INSTALLATION.
- FINE GRADING, HEADERBOARD INSTALLATION AND IRRIGATION COVERAGE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING INSTALLATION.
- CONTRACTOR TO LAY OUT PLANT MATERIAL PER PLAN. FACE PLANT MATERIAL TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL NOT BE INSTALLED IN AREAS WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERNS. CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARISE.
- PLANT LOCATIONS ARE DIAGNOSTIC AND MAY BE ADJUSTED IN FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
- UNLESS NOTED OTHERWISE, FINISH GRADE OF PLANTING AREAS TO BE 2" BELOW ADJACENT PAVING. TAPER 2" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING.
- ALL PLANTING AREAS TO RECEIVE A 2" MINIMUM DEPTH OF BARK MULCH TOP DRESSING.
- GROUND COVERS TO BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN THREE (3) HOURS OF PLANTING.
- PROTECT ALL EXISTING TREES, SHRUBS, AND GROUND COVERS TO REMAIN. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE TO BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE OWNER'S SATISFACTION.
- CONTRACTOR TO RE-STAKE AND STRAIGHTEN TREES AS NECESSARY THIRTY (30) DAYS AFTER PLANTING.
- REFER TO PLANTING SPECIAL PROVISIONS SECTION SHEETS L6 & L7, AND PLANTING DETAILS SHEET L4.

PLANT SCHEDULE - EXISTING TO REMAIN

TAG/QTY	CONTAINER	BOTANICAL NAME	COMMON NAME	WATER USE CLASSIFICATION
TREES:				
17	ACE RUB 24" BOX	ACER RUBRUM	SCARLET MAPLE	M
72	RHA MAJ 24" BOX	RHAPIOLEPIS INDICA	INDIA HAWTHORN	M
SHRUBS:				
91	CAM JAP 5 GAL	CAMELLIA JAPONICA	CAMELLIA	M
92	CAR TES 5 GAL	CAREX TESTACEA	ORANGE SEDGE	M
93	ROD MAK 15 GAL	MACROPHYLLUS MAKI	SHRUBBY YEU FINE	M
94	ROB HYB 2 GAL	ROSA HYBRID	GAUDET ROSE	M
95	CEA GRI 5 GAL	CEANOTHUS GRISBEUS HORIZ	WILD LILAC	L
GROUND COVERS:				
91	BARK	SHREDDED BARK MULCH	BLACK BARK MULCH	-

- WATER USE CLASS SYMBOLS & LEGEND**
- M = HIGH
 - M = MODERATE
 - L = LOW
 - VL = VERY LOW
- TREE PROTECTION NOTES**
- TREE BRANCHES THAT WILL INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED PRIOR TO BEGINNING CONSTRUCTION. PRUNING SHALL BE AS APPROVED BY THE CITY AND SHALL COMPLY WITH CITY APPROVED PRACTICES.
 - A PROTECTIVE FENCE SHALL BE PLACED AT THE DRIFLINE OF THE EXISTING TREES DURING THE ENTIRE CONSTRUCTION PERIOD. NO WORK SHALL OCCUR WITHIN THE DRIFLINE EXCEPT UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST APPROVED BY THE CITY.
 - SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRIFLINE OF THE TREES. MAINTAIN A POSITIVE DRAINAGE AWAY FROM TREE TRUNK. IRRIGATION SHALL BE AVOIDED UNDER NATIVE OAK TREES.
 - NO STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN 25 FEET OF THE DRIFLINE OF THE TREES.
 - ALL ROOTS 1" OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND TREATED WITH A TREE SEALANT. BORING, RATHER THAN TRENCING SHALL BE REQUIRED WHERE IT IS UNAVOIDABLE FOR PIPING TO CROSS THROUGH THE DRIFLINE OF A TREE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENT TREES FOR ANY EXISTING TREES THAT ARE FOUND BY THE CITY TO BE IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.



REVISIONS:

DATE	DESCRIPTION
11/28/16	MBA ARCHITECTS
12/15/17	CITY OF SAN JOSE
12/15/17	SITE PLAN

PROJECT: COMMERCIAL RETAIL

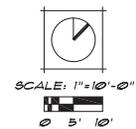
MBA ARCHITECTS
1175 BRANHAM LANE #4600
SAN JOSE, CA 95128

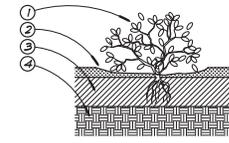
2209 WINCHESTER BLVD.
CAMPELL, CA 95006



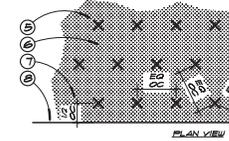
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SCALE	AS NOTED
DATE	11/28/16
JOB #	LOD 16.100 MBA 1553
SHEET #	

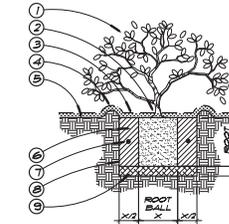




- 1 GROUND COVER PLANT SPECIES
- 2 BARK MULCH - 2" LAYER
- 3 AMENDED SOILS PER SPECIFICATIONS
- 4 SUBGRADE
- 5 GROUND COVER PLANT SPECIES EQUAL TRIANGULAR SPACINGS BETWEEN PLANTS, ON CENTER SPACING PER PLANT LEGEND
- 6 PLANTING AREA W/ BARK MULCH
- 7 SETBACK EQUAL TO 1/2 OC SPACING PER PLANT SPECIES
- 8 BACK OF WALK CURB OR HEADSBOARD

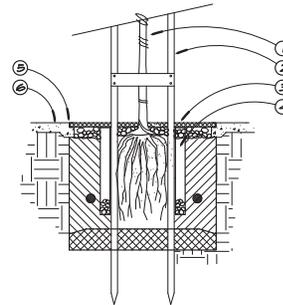


C GROUND COVER PLANTING SCALE: NTS



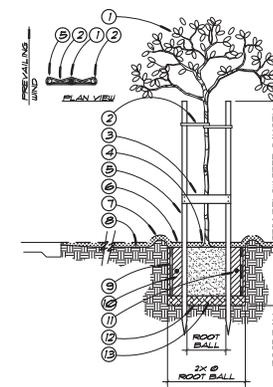
- 1 SHRUB PLANT SPECIES
- 2 SET ROOT BALL 1" ABOVE FINISH GRADE
- 3 BARK MULCH - 2" LAYER
- 4 3" HIGH BERRY
- 5 FINISH GRADE
- 6 BACKFILL MIX PER SPECIFICATIONS
- 7 FERTILIZER TABLETS OSNOCOTE OR EQUAL (1/2 3 GAL. (1) GAL.)
- 8 SCARIFY SIDES AND BOTTOM OF FIT
- 9 LOOSEN BOTTOM 1" OF SOIL ROUND AND ROOT TANK

B SHRUB PLANTING SCALE: NTS



- 1 TREE
 - 2 TREE PLANTING 4 SUPPORT - SEE TREE PLANTING DETAIL
 - 3 TREE GRATE
 - 4 4" DIA. X 36" LENGTH FIVE DRAIN TUBE INSTALL GRATE ON TOP AND 6" DEPTH 3/4" DRAIN ROCK AT BOTTOM
 - 5 TREE GRATE FRAME CAST IN CONCRETE
 - 6 ADJACENT PAVING PER PLAN
- NOTES:
- A. TREE GRATE MODEL TO MATCH EXISTING
 - B. CONTRACTOR TO SUBMIT DRAWINGS AND SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION
 - C. TREE GRATES BY NEENAH FOUNDRY CO. AVAILABLE THROUGH METAL REP. INC. AT 810-332-7131. FINISH TO BE NATURAL.
 - D. TREE GRATE FRAME TO BE 1-3/4" X 1-3/4" X 3/8" STEEL ANGLE FRAME GALVANIZED FRAME AVAILABLE THROUGH BAY SUPPLY 810-843-1019.

D METAL TREE GRATE SCALE: NTS



- 1 TREE
- 2 RUBBER TREE TIE SQUARE 8' PATTERN - ONE PER STAKE
- 3 GALVANIZED NAILS PER CONNECTION
- 4 1/4" RIGID REDWOOD BRACE W/ (2) 3/8" GALVANIZED NAILS EACH CONNECTION
- 5 SET ROOT BALL 1" ABOVE FINISH GRADE
- 6 (2) 2" X 10" MIN. TREATED LOOSE POLE FIVE TREE STAKES INSTALL 6" MIN. INTO UNDISTURBED NATIVE SOIL
- 7 BARK MULCH - 2" LAYER
- 8 3" HIGH TEMPORARY BERRY IN NON-TREE AREAS
- 9 FINISH GRADE
- 10 DEEP ROOT BARRIER WHERE TREE IS IN 8" OR ADJACENT PAVING OR CURBSING - 12' LENGTH
- 11 BACKFILL MIX PER SPECIFICATIONS
- 12 FERTILIZER TABLETS OSNOCOTE OR EQUAL
- 13 SCARIFY SIDES AND BOTTOM OF FIT
- 14 LOOSEN BOTTOM 1" OF SOIL ROUND AND ROOT TANK

- NOTES:
- A. LOOSE POLE TREE STAKES 10' MIN. LENGTH. CONTRACTOR TO DETERMINE USE OF 12' OR 16' LENGTH BASED ON SIZE OF TREE SPECIMEN.
 - B. TRIM CANOPY AS REQUIRED TO REMOVE DAMAGED OR BROKEN LIMBS.
 - C. ROOT BARRIER TO BE DEEP ROOT LB 8-0 OR APPROVED EQUAL. AT BACK OF WALK EXTEND 6" BEYOND TREE EACH WAY.

A TREE PLANTING SCALE: NTS



REVISIONS:

DATE	DESCRIPTION
11/23/17	RELA COSTS
11/23/17	CITY COSTS
11/19/17	SITE PLAN

PROJECT: **COMMERCIAL RETAIL**

MBA ARCHITECTS
1116 LINDCOLN AVENUE
SAN JOSE, CA 95096

2200 WINCHESTER BLVD. #116
SAN JOSE, CA 95128



SHEET TITLE: **PLANTING DETAILS**

SCALE: **AS NOTED**

DATE: **11/28/16**

JOB #: **LOD 16100**

SHEET #: **MBA 1553**

LANDSCAPE CONSTRUCTION SPECIFICATIONS

GENERAL PROVISIONS

A. DESCRIPTION AND SCOPE OF WORK

The Written Contract, general conditions and special conditions shall form a part of the contract. The Contractor shall conform to the specifications and drawings according to the Contract Documents and to the satisfaction of the Owner. This Contract shall consist of construction of improvements as shown on the Plans and as specified herein.

Scope of work for this project shall include clearing, grubbing, removal of debris, and other work necessary to prepare the site for construction of improvements. This includes, but is not limited to, final grading, irrigation planning and maintenance, and miscellaneous apparatus facilities relating to the improvements.

B. LAIS TO BE OBSERVED

The Contractor shall conduct operations as to cause the least possible obstruction and inconvenience to public traffic. The Contractor shall furnish, erect and maintain such fences, barriers, lights and signs and/or provide flagmen as are necessary to give adequate warning and provide safety to the public at all times.

The use of Flash-Lite Model numbers R-2 and R-4, or approved equals, shall be permitted only in specifically approved locations and only to the extent of 50% of the total amount of necessary lighting. Other models of lesser candle power may be permitted in some approved locations at the discretion of the City Engineer.

H. PROTECTION OF WORK

The Contractor shall provide adequate protection of all work until final completion and acceptance. Contractor shall take particular precautions to protect existing site elements and facilities which are to remain. All damaged or disturbed items shall be replaced or repaired prior to acceptance at no additional cost to the Owner.

Required Notice of Operations: Forty-eight (48) hours prior to commencing operations, Contractor shall notify the Owner. After work has started and the Contractor has completed the work, Contractor shall again notify the Owner twenty-four (24) hours prior to resuming operations.

J. PROGRESS SCHEDULE

A written progress schedule shall be required of the Contractor for this project. Changes in the progress or the scheduling are necessitated by weather, supply problems, etc., an up-dated schedule shall be delivered to the Owner, weekly.

K. PURPOSE OF DOCUMENTS

The intent of the documents is to include, unless otherwise stated, the labor, materials, equipment, appliances and transportation for the proper execution of the work as required for complete construction as shown on the Plans and specified herein. Contractor shall be responsible for obtaining all permits and shall remain the Landscape Architect and is not part of the Contract.

L. LAYOUT IMPROVEMENTS

The Contractor will layout the basic controls, including base lines, establish stationings, bench marks and will check configurations and elevations. The Contractor shall be responsible for any possible loss or damaged during the course of construction, at no additional cost to the Owner.

M. ARCHAEOLOGICAL REQUIREMENTS

During the course of construction, should any archaeological or paleontological objects be found, all work shall be halted within a 50 meter radius of the find. The Owner shall be immediately notified of the finds and shall ascertain the nature of the find.

N. WATERING

The Contractor shall be responsible for normal water requirements during construction if water service is or is not available on the project site.

O. SUBMITTALS AND SHOP DRAWINGS

Description: The purpose of this section is to define the submittals and shop drawings required for this Project. Should the Owner have any questions regarding the submittals and shop drawings, they should be directed to the Landscape Architect.

one of these requirements be found elsewhere in the Specifications or on the Plans and not listed herein below, it shall still be the Contractor's responsibility to provide said submittals and shop drawings. The Owner, at his/her option, may request inspection for these materials at the job site upon the Contractor's prior approval of submittal samples.

Submittals and/or Shop Drawings Required on:

- All irrigation materials
- All electrical materials
- Miscellaneous materials and nursery order
- Seed
- Soil test results
- Imported top soil test results
- Site setting

Approval of Submittals and Shop Drawings:

The Owner's Authorized Representative shall review and take appropriate action on specified Contractor submittals, including shop drawings, product data, and samples. Such action shall be taken with respect to the Contractor's submittals only for conformance with the design concept and for compliance with the information given in the Plans and Specifications. The Owner's Authorized Representative review or comment as respects a specific item shall not indicate approval of an assembly of which the item is a component, nor shall it relieve the Contractor of his responsibilities for the means, methods, sequences, or safety of the construction.

F. DUST CONTROL

Dust control shall be the responsibility of the Contractor at no additional cost to the Owner. This must be accomplished by the Contractor whenever so directed by the City Inspector and the method of dust control utilized shall be approved by the Owner and the governing agency having jurisdiction on the Project.

G. EXISTING CONDITIONS AND CONDITIONS AFFECTING THE WORK

It shall be the responsibility of the Contractor to visit the site to familiarize himself/herself with the existing conditions, both surface and subsurface and to verify at the site the locations and depths of existing facilities within the project area. If necessary, the Contractor shall expose underground utilities and/or other matters which may be located by survey. This will be performed at no additional cost to the Owner.

Relevant soil reports and other subsurface data are on file with the Owner. The information is made available in order that the Contractor may have ready access to it before commencing work. The Contractor shall be responsible for obtaining all permits and shall remain the Landscape Architect and is not part of the Contract.

The Contractor shall promptly notify the Owner in writing of subsurface or latent physical conditions at the site differing from those indicated in this Contract and previously approved in writing by the Owner. If such conditions are of a nature, differing materially from those ordinarily encountered and generally recognized as inherent in work and the character provided for in this Contract.

Whenever feasible, said notice shall be submitted to the Owner before such conditions are disturbed and the Owner shall have the right to investigate the conditions and to take such action, if such are found to exist, and will affect the Contract completion time. The completion time will be equitably adjusted (see section J, Progress Schedule).

Changes made to the Plans, Specifications, or to the materials, workmanship, etc., or any other departure from the method and means as described in the Plans, Specifications, or the Contract without the written consent of the Landscape Architect and the Owner's Authorized Representative shall be unauthorized and shall relieve the Landscape Architect and the Owner of liability and responsibilities for all consequences resulting therefrom.

By executing this Contract, the Contractor represents that he has, by examination, satisfied himself as to the nature and location of the work, the character, kind and quality of equipment and facilities needed for the prosecution of and completion of the work, the general and local conditions and all other matters which can in any manner affect the work under this Contract.

R. PUBLIC UTILITIES

The Contractor shall notify in writing all necessary public utility companies of the approximate time that the work set forth in these specifications will start, with a copy forwarded to the Owner.

Unless previously given, such notification shall be made at the time of execution of the agreement.

In order to avoid the removal or disturbance of the proposed improvements, the Contractor shall cooperate with the utility companies and allow such companies sufficient time to construct, reconstruct, or extend their facilities before sub-grades or surfaces are disturbed or constructed.

The Contractor shall be responsible for ascertaining the locations and elevations of existing utilities (Contact: underground utilities at 1-462-3611). The Contractor shall locate and mark prior to any excavation. The Contractor shall also conduct his own investigation of the site to determine the location and marking prior to any excavation. The Contractor shall be fully responsible for any damage done to his or her own equipment and facilities during construction. The Contractor shall completely repair or replace any item damaged with its equivalent at no additional cost to the Owner.

Water, Gas, Electric, Cable TV, and Telephone Services: Caution shall be exercised in the prosecution of the work so that no attempt is made to locate or disturb any utility. The contractor shall notify the appropriate utility companies at least twenty-four (24) hours in advance of such time that excavation or other work is to be done along the location of the work in order that said companies may do such work as required to maintain uninterrupted service to the public.

S. TEMPORARY SUSPENSION OF WORK

The Owner shall have the authority to suspend work wholly or in part for such period as he may deem necessary, due to unfavorable weather, or to such other conditions as are considered unfavorable for the suitable prosecution of work, or for such time as he may deem necessary due to the failure of any part of the work to conform to the specifications. The Contractor shall perform all provisions of the work as Contractor shall immediately obey such orders of the Owner and shall not resume the work until ordered in writing by the Owner.

T. CONTROL OF MATERIALS

Samples and Tests: At the option of the Owner, the sources of

supply of much of the materials shall be approved by the Owner before delivery is started and before such material is used in the work. The Contractor shall provide a representative sample of the material and quality prescribed shall be submitted by the Contractor or producer of all materials to be used in the work for testing or examination as directed by the Owner.

All tests of materials furnished by the Contractor shall be made in accordance with commonly recognized standards of national organizations and methods and tests as first prescribed in these Specifications. The Contractor shall furnish such samples of materials as are requested by the Landscape Architect and shall be responsible for the cost to the Owner. No material shall be used until it has been approved by the Owner. Samples will be removed or tested whenever necessary to determine the quality of material.

Defective Materials: All materials not conforming to the requirements of these Specifications shall be considered as defective and all such materials, whether in place or not, shall be rejected and shall be removed immediately from the site of the work unless otherwise permitted by the Owner. No rejected materials, the defects of which have been subsequently corrected, shall be used until approved by the Owner.

Owner's cost for testing materials furnished in lieu of materials which have failed the initial testing procedure shall be deducted from monies due the Contractor.

Removal of Defective Work: All work which is defective in its construction or deficient in any of the requirements of the Plans and Specifications shall be remedied or removed and replaced by the Contractor in an acceptable manner at no additional cost to the Owner.

Upon failure on the part of the Contractor to comply forthwith with any order of the Owner made under the provisions of this article, the Owner shall have authority to suspend all work until the Contractor has remedied or removed and replaced, and unauthorized work is removed.

U. TERMINATION

The Owner may terminate this Contract without cause upon ten (10) days prior written notice, and in such event, the Owner shall pay to the Contractor the reasonable value of Contractor's prior performance.

V. LIENS

The Contractor shall promptly pay all indebtedness for labor, materials, and equipment used in the performance of the work. The Contractor shall be responsible for any liens or claims which attach to the work, the premises, or the construction loan funds, and shall be responsible to the Contractor shall promptly provide its release. The Contractor hereby agrees to indemnify, defend and hold harmless to the Owner, the Construction Lender, the Landscape Architect and the premises against all liability and expenses incidental thereto, including reasonable attorney's fees connected therewith.

X. LANDSCAPE ARCHITECT

Wherever the term "LANDSCAPE ARCHITECT" is used throughout the Plans and Specifications, it shall mean Land Use Designs, Inc., PO Box 36310, San Jose, CA 95118-6310, 1-408-460-7371.

Y. OWNERSHIP OF DOCUMENTS

The Plans and Specifications, as instruments of service, are and shall remain the property of the Landscape Architect, whether the project for which they are made is executed or not. The Owner shall be permitted to retain copies, including all information and reference in connection with the Owner's use and occupancy. The Plans and Specifications shall not be used by the Owner on other projects. For additions to this Contract or completion of this project by others except by agreement in writing and provided the Landscape Architect is not in default under this Agreement, with appropriate acknowledgment to the Landscape Architect.

SITE PREPARATION SPECIAL PROVISIONS

A. DESCRIPTION

Work under this item consists of:

- Clearing and grubbing
- Removal of debris

The clearing, grubbing and removal of debris from the site shall include the removal of existing site elements as called for on the Plans, but shall not necessarily be limited to those items listed on the Plan documents and specified herein. Should the Contractor encounter any existing site element or appearance during excavation, demolition or another activity, the Contractor shall be notified immediately prior to any excavation or other work to be done on the site by the Owner and the governing agencies having jurisdiction over the work by the Contractor at no additional cost to the Owner.

All modifications as indicated on the Plans will be performed as to minimize the disturbance of all site appearances which are to remain. Any existing site elements which are damaged or disturbed during construction shall be replaced by the Contractor at no additional cost to the Owner.

Clearing and grubbing shall consist of clearing the area within the limit of work of all objectionable plant material, to include roots, snags, brush, grass, weeds, and similar undesirable vegetation and any other debris found at the site not shown on the Plans and Specifications to be included as part of this project. Trees and shrubs include the complete stump, and any roots extending to the adjacent property. The Contractor shall follow this procedure, each area shall be returned to the condition as shown on the Plans and Specifications. All materials shall be removed from the site and disposed of by the Contractor in a manner acceptable to the Owner.

C. CLEARING AND GRUBBING

Clearing and grubbing shall consist of clearing the area within the limit of work of all objectionable plant material, to include roots, snags, brush, grass, weeds, and similar undesirable vegetation and any other debris found at the site not shown on the Plans and Specifications to be included as part of this project. Trees and shrubs include the complete stump, and any roots extending to the adjacent property. The Contractor shall follow this procedure, each area shall be returned to the condition as shown on the Plans and Specifications. All materials shall be removed from the site and disposed of by the Contractor in a manner acceptable to the Owner.

In addition to the clearing of vegetable growth, the area shall

be grubbed to a depth of one (1) inch below finished grade, of debris and rocks over one inch (1") in size. Said material shall be removed from the site and disposed of in a manner acceptable to the Owner. The Contractor may, upon written approval of the Owner, request on-site disposal of rocks or debris. On-site disposal shall not exceed one (1) cubic foot in size and shall be placed a minimum of thirty-six (36) inches from the structure in approved locations.

IRRIGATION SPECIAL PROVISIONS

A. DESCRIPTION

It is the intention of these Specifications to operate in an efficient and satisfactory manner according to the above-listed standards established for sprinkler operation. Notwithstanding the fact that these Specifications may be deficient in setting forth a complete detailed description of the work to be done, it shall be the responsibility of the Contractor to install the irrigation system in such a manner that it shall operate efficiently and with full coverage. Work included under this section shall consist of construction of a complete main and operating irrigation system.

Work includes all elements relating directly to the irrigation system from the point of connection to the main through details of installation and construction shall conform to the Plans and Specifications, and referenced documents found on Page 1 "General Provisions".

Before proceeding with any work, the Contractor shall carefully study the Plans and Specifications and shall report any variations to the Owner's Authorized Representative as called for in Item 2. The Contractor shall be responsible for the design of a static water pressure test at the point of connection prior to installation of any portion of the irrigation work. Should the Contractor encounter any existing site element or appearance during excavation, demolition or another activity, the Contractor shall be notified immediately prior to any excavation or other work to be done on the site by the Owner and the governing agencies having jurisdiction over the work by the Contractor at no additional cost to the Owner.

Included in the work shall be furnishing and installing:

- Tracing and backfilling
- Static pressure mains/pipes
- Branch irrigation lines (laterals)
- Flow pipe (pressure indicator)
- Remote control valves
- Electrical power distribution system to remote control valves
- Quick coupling valves
- Spigots/tees (including adjustments, and reasonable amount of heads as required to give complete coverage)
- Gate valves
- Automatic irrigation controller
- Flushing lines
- Testing lines
- Backflow prevention device
- Irrigation controller housing
- Backflow prevention device

B. MATERIALS

General: All valves and fittings shall be designed for and shall meet the requirements for service at an operating pressure of 100 pounds per square inch, unless otherwise specified.

All valves and fittings shall have connections compatible with the material used as selected by the Contractor. Mechanical joints or slip-type joints are used, the Contractor shall furnish and install necessary Portland Cement Concrete Class 1500 pipe, tees, elbows, and fittings as specified by the Owner's Authorized Representative.

Polyvinylchloride (PVC)

All Plastic pipe shall be continuously and permanently marked with the following information: Manufacturer's name, kind of pipe material, size, NSF approved, and class/grade/type. The manufacturer shall also mark the date of extrusion on the pipe. This dating shall be done in conjunction with records to be held by the Contractor for two years, covering quality control tests, raw material batch numbers and any other information deemed necessary by the manufacturer.

Guarantee shall cover workmanship of materials from the plastic pipe manufacturer for all plastic pipe and fittings. Static pressure irrigation main lines shall be Class 350 PVC Type 150-1200 for 1-1/2" size and larger, Schedule 40 PVC Type 100-1200 for 2" size and smaller. Lateral irrigation lines (non-pressure) shall be class 200 PVC Type 100-1200. PVC pipe and fittings shall be NSF approved. Pipe bearing shall be Schedule 40 PVC Type 100-1200 1-1/4" minimum wall thickness.

Risers

Shall be Schedule 80 PVC (gray) unless otherwise indicated on the Plans.

Pipe Fittings

Pipe fittings shall be of the same materials as pipe where applicable and recommended by the pipe manufacturer for the particular type of pipe to which they are to be connected, unless otherwise indicated on the details. Fittings shall conform to the requirements of one of the following specifications.

PVC joints shall be sealed with materials as provided or recommended by the pipe manufacturer.

All slip-joint PVC fittings shall be Schedule 40 PVC Type 1 Grade 1 solvent weld type fittings or Schedule 80 PVC Type 1 Grade 1 solvent weld fittings as shown on the details.

Connections between risers and remote control valves shall be made with Schedule 80 PVC (gray) (cross-linked both ends) nipples and valves, cocks, stops, etc.

Provide and install all valves as indicated on the piping systems in which they are incorporated. All main shut-off valves

shall be brass or bronze (valves two and one-half (2-1/2) inches and larger shall be bronze or BIRM). A valve box and locking cover of adequate size to allow maintenance needed shall be installed over each main shut-off valve in the system. Valve boxes shall be Cadron, Brooks or approved equal with locking cover. See Plan Details for proper box installation.

Manual Angle Control Valves:

- The Controller Unit
- Installation of the Unit
- Connection of control wires for remote control valves
- All other appearances and tests necessary to complete installation of Unit.

Automatic Controller: The automatic controller will be the brand and model number as indicated on the Plans, and shall include:

- Full automatic operation capable of operating a complete fourteen (14) day minimum irrigation program.
- Switch control on face of control panel for 'on-off' and manual automatic operation.
- Rise or circuit breaker protection for the controller and the electric remote control valve.
- Variable timing to a maximum of sixty (60) minutes at each station.
- Omitting any station by simple adjustment.
- Manual operation of any single adjustment.
- Resetting to start of irrigation system at any time and advancement from one position to another.
- Permit any remote control valve to remain in operation until manually turned off with a controller in manual operation.
- Repeating the entire cycle of operation upon completion of the initial cycle.
- Timing adjustments and clock settings capable of being made in 15 minute increments. The system shall only be operated between the hours specified by City Engineer. Plans and specifications shall be established (within the initial installation maintenance period).

Backflow Prevention Device:

Shall be as indicated on the Plans and shall conform to all applicable codes, rules, regulations and ordinances, as required by governing agencies having jurisdiction.

Remote Control Valves:

Remote control valves will be the brand and model number as indicated on the Plans and shall include housing cover and other appearances, each of which shall conform to the requirements of one of the following specifications:

- Remote control valves shall have a body with globe or angle fitting (as shown on the Plans) and shall be normally closed. Valves shall be completely serviceable from the outside with a union or nut type manual adjustment with packing gland. Automatic operation shall be controlled from the system and the adjustment shall remain in set position when the valve is operated manually or automatically. The adjustment feature shall include automatic resetting to the set point in less than four (4) seconds. Each valve solenoid shall be designed for operation on 120 volt AC circuit, 1/8 watt minimum. Remote control valves and controller components shall be compatible.
- Included as part of this item for each valve will be a bronze 90-degree, Class 150 box, Class 150 box, 3 box (each with lockable lid); or approved equal, gravel bed, applying to control wires and remote control, tee or saddle and all other fittings for connection to main, and as shown on the Plans. Boxes subject to vehicular traffic shall be concrete and have heavy duty steel covers subject to approval prior to installation.

Quick Coupling Valves:

Shall be two (2) piece bronze construction one (1) inch angle slot type with locking metal cap, capable of withstanding working pressure of 100 PSI without leakage. Quick coupling valves to be installed on swing joint assembly (as shown on the Plans).

Sprinkler Heads

Shall be as specified on the Plans.

Underground Control Wire:

Control wire shall be solid copper single conductor, Type UF, 18 AWG, 1/8 inch diameter, with a minimum length of run, as per manufacturer's specifications. Common wire shall be No. 12 gauge minimum and pilot wire shall be No. 14 gauge minimum.

The insulation shall be 4/64 inch thick minimum covering of an approved thermoplastic compound for positive waterproof protection on the Plans. The Contractor will be responsible to coordinate with the General Contractor and/or Owner, the installation of pipe sleeving that is to pass under paving not yet installed.

Underground Control Wire Connectors:

Underground control wire connectors shall be Rain Bird "Snap-Tite" 85-230L for wire sizes #4, #2, #4, #6, and #8, or approved equal for both.

C. CONSTRUCTION METHODS

GENERAL

The Contractor shall install the specified pipe, valves, fittings, wiring, switches, controls and appearances at the locations indicated on the Plans. The Contractor will be responsible to coordinate with the General Contractor and/or Owner, the installation of pipe sleeving that is to pass under paving not yet installed.



NO.	DATE	DESCRIPTION
1	11/28/16	ALIGNED PERA CNTS
2	12/01/16	CITY CNTS
3	12/01/16	SITE PLAN

PROJECT: COMMERCIAL RETAIL
 2200 WILSHIRE BLVD
 SAN JOSE, CA 95131

SCALE: AS NOTED
 DATE: 11/28/16
 JOB #: LOD 16.100
 MDA 1550
 SHEET #



STAMP: ILOYD LANDSCAPE ARCHITECTURE
 123.77
 STATE OF CALIFORNIA

SHEET TITLE: LANDSCAPE SPECIFICATIONS
 L5

REVISIONS	BY

ALVAREZ & ASSOCIATES
 624 CAPITOL AVE
 SAN JOSE, CA 95127
 (408) 272-7929

TOPOGRAPHIC SURVEY
 2220 WINCHESTER BLVD
 CAMPBELL, CA



DECEMBER 07, 2015
 JOB # = 15-148
 MAP SCALE 1"=10'
 DRAWN BY = TP
 FIELD SURVEY BY = HA
 APN = 412-04-049

BASIS OF BEARINGS

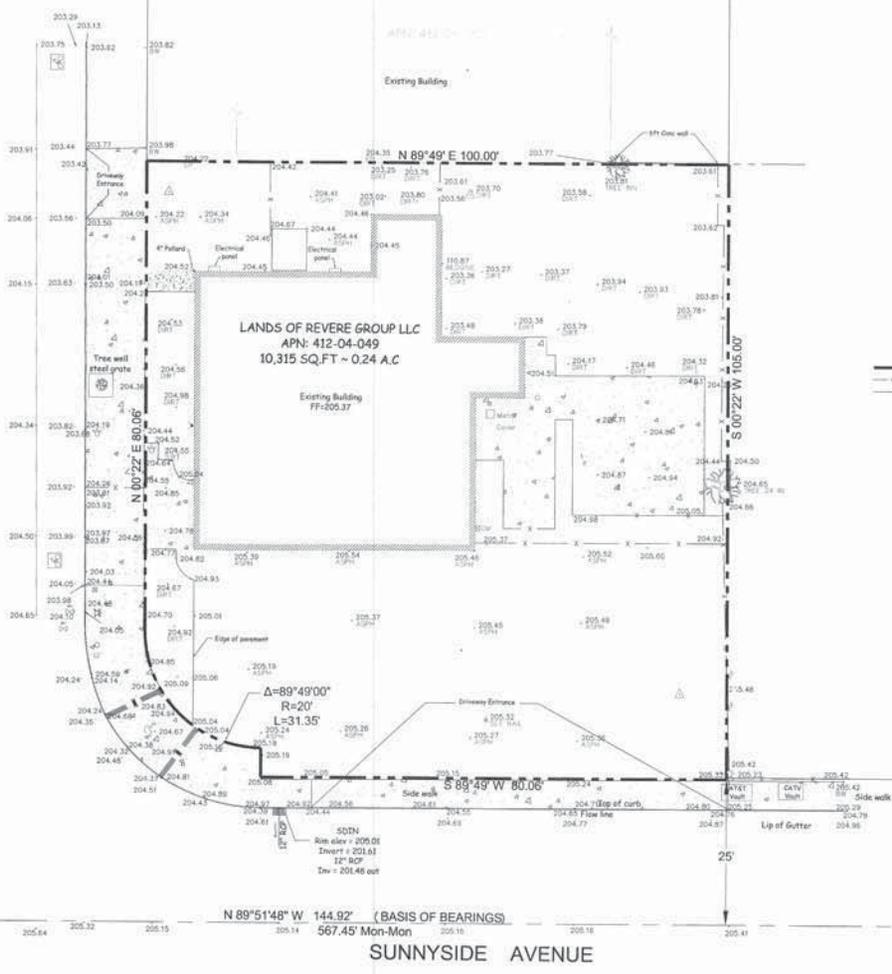
THE BEARING N 89°49'00" E OF THE MONUMENT LINE OF SUNNYSIDE AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 672 OF MAPS AT PAGES 17-19 IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

LEGEND:

- PROPERTY LINE
- - - CENTER LINE
- - - FENCE LINE
- FIELD STANDARD STREET MONUMENT
- △ CONTROL POINT
- ▽ HANDCAP RAMP
- ▭ SIDE LAKE
- ▲ HOSE BIB
- ⊕ OIL WIRE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ SEWER CLEAN OUT
- ⊕ ELECTRICAL
- ⊕ POWER POLE
- ⊕ STREET LIGHT BOX
- ⊕ TREE WITH TRUNK DIAMETER NOTED
- TM TEMPORARY BENCHMARK
- ASPH ASPHALT
- SW SIDE OF WALK
- FL FLOW LINE
- SDN STORM DRAIN INLET



WINCHESTER BLVD
 N 00°22' E 80.06'



Held City of Campbell Vertical Datum
 Benchmark # 39 - 25" Brass Disk
 Elevation = 205.37

SDN
 Rim elev = 205.04
 12" RCP - 201.07 in
 12" RCP - 200.99 out