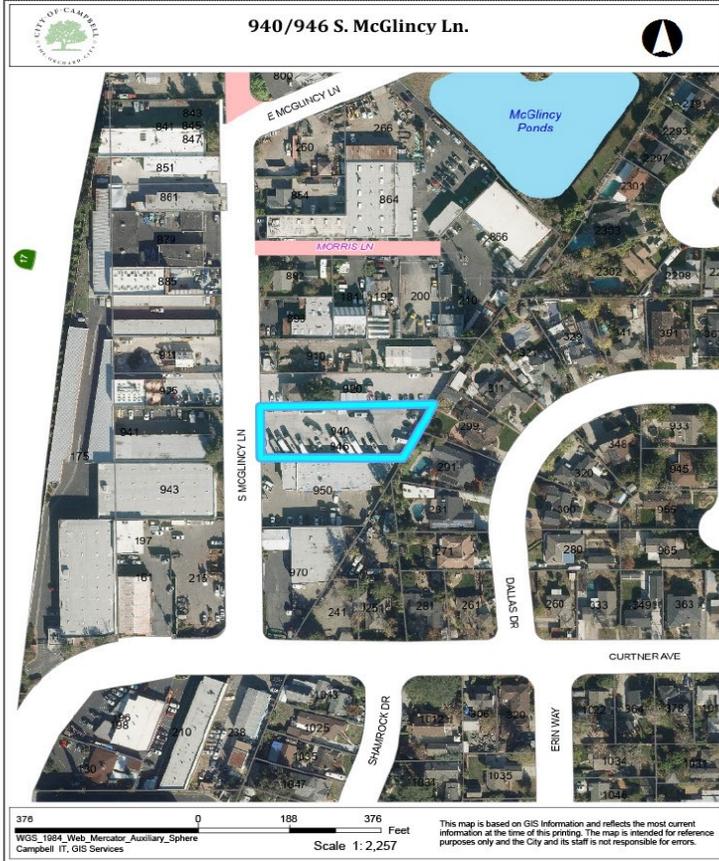


## Location of Proposed Project



City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

## Project Image



# Notice of Public Hearing

Dear Campbell Resident,

December 16, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday January 9, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 940/946 S. McGlincy Ln.  
**Zoning | Area Plan:** LI | N/A  
**Neighborhood Association(s):** N/A  
**Council District:** 2  
**File No:** PLN-2021-215  
**APN:** 412-34-003  
**Applicant:** Terra Firma Development & Holdings LLC  
**Property Owner:** Terra Firma Development & Holdings LLC  
**Application Type:** Site and Architectural Review Permit  
**Project Planner:** Daniel Fama, Senior Planner  
**Email Contact:** DanielF@campbellca.gov  
**Phone Contact:** (408) 866-2193

**Project Description:**

Construction of an approximately 10,250 square-foot warehouse building, with an exception to the side setback requirement,

**You may participate virtually or watch online:**

- ◇ Register online to speak via Zoom:  
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:  
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS ) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**\*\*Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**



# NEW WAREHOUSE BLDG.

946 S. McGLINCY LANE, CAMPBELL, CA

## PLANNING SET: 10-05-2019

### VICINITY MAP



Attachment A - Items to be Provided on Plans Page 3

PROJECT SUMMARY  
412-34-003

ASSESSORS PARCEL NUMBER: 412-34-003

LOT SIZE: Gross sq. ft. (Property to center line of street) ±24,424 Net sq. ft.

DEVELOPMENT DATA:	Square Foot		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	0	±10,255	0	42%
Landscape coverage	0	±3,402	0	14%
Paving coverage	0	±10,767	0	44%
FLOOR AREA RATIO: Total Bldg s.f. divided by net lot size	0	±10,255	0	42%

ADJACENT LAND USES:

INDUSTRIAL  
INDUSTRIAL  
INDUSTRIAL  
STREET

PARKING:

# Standard Spaces	# Compact Spaces	# Disabled Spaces	# TOTAL PARKING
18	0	0	18

RESTAURANT AND ASSEMBLY USES:

Seating Count

RESIDENTIAL PROJECTS:

Living Area (square footage)	UNIT TYPE			
	A	B	C	D
Garage Area (square footage)				
Total Area (square footage)				
Number of Bedrooms				
Total Number of Units per Type				

### SHEET INDEX

ARCHITECTURAL	
COVER SHEET	T
SITE DEVELOPMENT PLAN & STREET SCAPE	A-1
SITE DETAILS	A-1
FLOOR PLAN, SOFFIT/ REF. CEILING PLAN & ROOF PLAN	A-2
EXTERIOR ELEVATIONS & BUILDING SECTION	A-3
SITE PHOTOS, FLOOR AREA DIAGRAM & BLDG. COLOR SCHEDULE	A-4
CIVIL	
COVER SHEET	C-1
DEMOLITION PLAN	C-2
GRADING & DRAINAGE PLAN	C-3
STORM WATER MANAGEMENT PLAN	C-4
LANDSCAPE	
LANDSCAPE PLANTING PLAN	L1.0
LANDSCAPE HYDROZONE PLAN	L2.0
LANDSCAPE IRRIGATION PLAN	L2.1
LANDSCAPE CONSTRUCTION DETAILS	L3.0
LANDSCAPE CONSTRUCTION DETAILS	L3.1
LANDSCAPE SPECIFICATIONS	L4.0
ELECTRICAL	
ELECTRICAL SINGLE LINE & SCHEDULES	E-1
ELECTRICAL SPECIFICATIONS & SCHEDULES	E-2
ELECTRICAL SPECIFICATIONS	E-3
SITE PHOTOMETRICS PLAN	EP-1
SITE POWER PLAN	ES-1
SITE LIGHTING PLAN	ES-2

### GENERAL NOTES:

- TRASH ENCLOSURE:** Trash enclosure need to comply with 2022 CFC Section 304. If trash size exceeds 1.5 cubic yards than either a sprinkler system is required or the enclosure will need to be type IA or IIA construction.
- BUILDINGS AND FACILITIES ACCESS:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portion of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (CFC, Section 503.1.1).
- FIRE APPARATUS TURNAROUND REQUIRED:** Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Installations shall conform with Fire Department Standard Details and Specifications D-1.
- REQUIRED FIRE FLOW:** The minimum required fire flow for this project is 2,250 gallons per minute (GPM) at 20 psi residual pressure. Provide fire flow letter from SAN JOSE WATER confirming the required fire flow of 1,125 GPM at 20 psi residual from a fire hydrant located within 400' of the farthest exterior corner of the structure. Contact San Jose Water for details on how to obtain the fire flow letter.
- FIRE ALARM REQUIREMENTS:** Refer to CFC Sec. 907 and the currently adopted of NFPA 72 for fire alarm requirements. (DEFERRED SUBMITTAL - Fire Alarm System)
- FIRE APPARATUS ACCESS ROADWAY REQUIRED:** Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications Sheet A-1, CFC Sec. 503.
  - 20 foot roadway to be unobstructed and maintained.
  - Truck loading zone cannot obstruct fire department access while trucks are loading and unloading.
- FIRE SPRINKLERS REQUIRED:** 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 Sec. 903.2.18.
- FIRE DEPARTMENT CONNECTION (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-two-half (2-1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC shall's shall be painted safety yellow (SCCFD, SP-2 Standard). FDC location approved.**
- CONSTRUCTION SITE FIRE SAFETY:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
- WATER SUPPLY REQUIREMENTS:** Portable 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. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or causing contamination of the portable 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). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
- ADDRESS IDENTIFICATION:** New or 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. 905.1.

**DEFERRED SUBMITTAL:**  
1. FIRE ALARM SYSTEM.

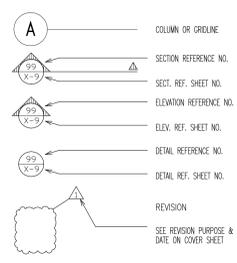
### SCOPE OF WORK

NEW 1-STORY WAREHOUSE BUILDING (± 10,255 S.F.)

### ABBREVIATIONS

&	And	CONST.	Construction	F.S.	Full Size	M.O.	Masonry Opening	S	South
Z	Angle	CONT.	Continuous	FT.	Foot or Feet	M.D.	Moulding	S.C.	Solid Core
∅	All	CORR.	Corridor	FTG.	Footing	M.D.	Mounted	S.C.D.	Seat Cover Dispenser
⊕	Centerline	CTR.	Center	FUR.	Furred (ing)	M.L.	Material	SCH.	Screen
∅	Diameter or Round	FUT	Future	FUR.	Future	MUL.	Millwork	SCN.	Screen
⊥	Perpendicular	GA.	Gauge	S.D.	Sop Dispenser	N	North	S.E.	Shelf, Shelving
#	Round or Number	DEPT.	Department	SHT.	Sheet	N.I.C.	Not In Contract	SHR.	Shower
(E)	Existing	DEMO.	Demolish, Demolition	SHT.	Sheet	NO. of #	Number	SHS.	Sheathing
A.B.	Anchor Bolts	D.F.	Drinking Fountain	SIM.	Similar	NOM.	Nominal	S.M.	Sanitary Napkin Dispenser
ABV	Above	D.I.A.	Diameter	S.N.D.	Sanitary Napkin Dispenser	N.T.S.	Not To Scale	S.N.R.	Sanitary Napkin Receptacle
A.C.	Asphaltic concrete	DIAC.	Diagonal	SNT.	Sealant	O/	Over	SP.	Specification (s)
ACOUS.	Acoustical	DM.	Dimension(s)	SP.	Square	O.A.	Over All	SS.	Stainless Steel
A/C	Air Conditioning	DSP.	Dispenser	SS.	Service Sink	OFF.	Office	ST.	Standard
A.D.	Area Drain	D.S.P.	Dry Stand Pipe	ST.	Slotion	OPG.	Opening	STL.	Steel
AFF	Above Finished Floor	DTL.	Detail	STD.	Standard	OPH.	Opposite Hand	STR.	Structure (s)
ADJ.	Adjustable	DN.	Down	OPP.	Opposite	STL.	Steel	SUSP.	Suspended
ADJA.	Adjacent	D.O.	Door Opening	HT	Height	STOR.	Storage	SYM.	Symmetrical
AGGR.	Aggregate	DR.	Door	HW	Hardwood	STR.	Structure (s)	SYN.	Synthetic
ALT.	Alternate	DWR.	Drawer	HVAC.	Heating / Ventilating / Air Conditioning	PCC.	Pre-Cast Concrete	T.	Tread
ALUM.	Aluminum	D.S.P.	Dry Stand Pipe	INSU.	Insulation	PF.	Pre-Finished	T.B.	Towel Bar
ANDD.	And/or	D.T.L.	Detail	INT.	Interior	PNT.	Point (ed)	T.C.	Terra Cotta
APPROX.	Approximate	DWG.	Drawing(s)	INT.	Interior	PR.	Pair	TEL.	Telephone
ARCH.	Architect (ure) (ural)	E.	East	KIT.	Kitchen	PT.	Point	T&G	Tongue and Groove
ASPH.	Asphalt	EA.	Each	LAB.	Laboratory	P.T.D.	Paper Towel Dispenser	THR.	Threshold
BD.	Board	E.B.	Expansion Bolt	LAM.	Laminate	P.T.R.	Paper Towel Receptacle	T.P.D.	Toilet Paper Dispenser
BEL.	Below	E.J.	Expansion Joint	LAV.	Lavatory	P.W.D.	Plow (ing) (ed)	TPN	Toilet Partition
BET.	Between	EL.	Elevation	LAV.	Lavatory	P.V.C.	Polyvinyl Chloride	T.V.	Top Of
BITUM.	Bituminous	ELEC.	Electrical	LCKR.	Locker	Q.T.	Quarry Tile	T.O.C.	Top Of Curb
BLDG.	Building	ELEV.	Elevator	LIT	Light	R	Riser	T.O.P.	Top Of Pavement
BLK.	Block	EMER.	Emergency	LITL	Lintel	RAO.	Radius	T.O.R.	Top Of Roof
BLKG.	Blocking	ENCL.	Enclosure	LVR.	Louver	R.B.	Rubber Base	T.P.	Top Of
BM.	Beam	E.P.	Electrical Panelboard	M (m)	Meter	R.D.	Roof Drain	T.P.	Toilet Paper
BM.	Bench Mark	EQ.	Equal	MAS.	Masonry	REF.	Reference	TR.	Truss
BRS.	Bearing	EDPT.	Equipment	MAX.	Maximum	REF.	Reference	TR.	Truss
BRZ.	Bronze	E.W.C.	Electric Water Cooler	MGR.	Member	REC.	Register	TR.	Truss
BOT.	Bottom	EXG.	Existing	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
B.S.	Both Sides	EXP.	Expansion	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
B.W.	Both Ways	EXT.	Exterior	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
BUR.	Built Up Roofing	F.A.	Fire Alarm	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CAB.	Cabinet	F.B.	Flat Bar	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
C.B.	Catch Basin	F.D.	Fire Alarm	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CEN.	Cement	F.F.	Fire Extinguisher	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CER.	Ceramic	F.E.C.	Fire Extinguisher Cabinet	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
C.I.	Cast Iron	F.FE	Finished Floor Elevation	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
C.J.	Control Joint	FFL	Finished Floor	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CK.	Caulking	F.H.C.	Fire Hose Cabinet	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CLO.	Closet	FN.	Finished	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CLR.	Clear (ance)	FL.	Floor	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CLR.	Clear (ance)	FLC.	Fluorescent	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CM (cm)	Concrete Masonry Unit	FLUR.	Fluorescent	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
C.M.U.	Concrete Masonry Unit	FND.	Foundation	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CNTR.	Counter	F.O.C.	Face Of Concrete	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
COL.	Column	F.O.F.	Face Of Finish	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
COMP.	Composite (tion)	F.O.S.	Face Of Studs	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CONC.	Concrete	FP.	Fireproof	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss
CONN.	Connection	FP.	Fireproof	MISC.	Miscellaneous	REIN.	Reinforced (ing)	TR.	Truss

### SYMBOLS



### MATERIALS

DETAIL SECTIONS	PLAN SECTIONS
CONCRETE	CONCRETE
FINISHED WOOD	CONCRETE BLOCK
PLYWOOD	METAL STUDS
RIGID INSULATION	WOOD STUDS
BLANKET INSULATION	SOUND INSUL. PTN.
ACOUSTICAL TILE	
GYPSON BOARD	
METAL	
PLASTER	
MASONRY	
GLASS	
EARTH	

### PROJECT ANALYSIS

(E) LAND AREA: ± .560 ACRES  
± 24,424 SQ. FT.

(N) BUILDING AREA: 1-STORY BLDG. (WAREHOUSE) ± 10,255 SQ. FT.

(N) BUILDING COVERAGE FLOOR AREA RATIO (F.A.R.): 42 %

(N) PARKING STALLS: TOTAL 13 STANDARD 13 ACCESSIBLE 1 VAN RATIO 1 / 733 PER S.F.

(N) PAVING AREA: TOTAL ± 10,767 SQ. FT. COVERAGE 44 %

(N) LANDSCAPE AREA: TOTAL ± 3,402 SQ. FT. COVERAGE 14 %

CONSTRUCTION TYPE: 4-HR. F.R. CM WALL

ZONING: M-1 Light Industrial

BLDG. OCCUPANCY: S-1

FIRE SPRINKLER SYSTEM: YES

- APPLICABLE CODES:**
- 2022 California Building Code
  - 2022 California Residential Code
  - 2022 California Electrical Code
  - 2022 California Historical Building Code
  - 2022 California Mechanical Code
  - 2022 California Plumbing Code
  - 2022 California Fire Code
  - 2022 California Existing Building Code
  - 2022 California Green Building Standards Code
- City of CAMPBELL LOCAL CODES and ORDINANCES:

### GENERAL NOTES

- SITE**
- SEE SITE PLAN PREPARED BY MISSION ENGINEERS, INC. FOR EXISTING AND FINISH GRADES, STORM LINES, FINISH FLOOR ELEVATION, AND OFF-SITE STORM LINES.
  - PAINT ALL DIRECTIONAL ARROWS AND STRIPES WITH HEAVY DUTY TRAFFIC PAINT (WHITE).
  - LICENSED ENGINEER TO LAY OUT ALL BUILDING, PARKING, WALKS, ETC. AT CONTRACTOR'S EXPENSE.
  - SEE ARCHITECTURAL DRAWINGS FOR ACCESSIBLE PATHS
- PLUMBING**
- WATER SERVICE IS EXISTING (VERIFY).
  - DOMESTIC WATER METERS ARE EXISTING (VERIFY).
  - SANITARY SEWER IS EXISTING AS SHOWN ON PLANS.
  - EXTERIOR SANITARY CLEANOUTS TO TOP OF FINISH GRADE.
  - CONTRACTOR'S WORK SHALL INCLUDE ALL PIPE, VALVES, FITTINGS, REDUCERS, STOPS, SADDLES, ETC. REQUIRED FOR COMPLETE OPERABLE SANITARY, WATER, AND FIRE SPRINKLER SYSTEMS.
- FIRE PROTECTION**
- G.C. SHALL PROVIDE STANDARD DETECTOR CHECK VALVE AND VAULT AT OWNER'S EXPENSE. CONTRACTOR SHALL CONNECT WATER MAIN TO CHECK VALVE. CONTRACTOR TO PROVIDE P.I.V. AND FIRE DEPARTMENT CONNECTION. SPRINKLER LINE SHALL BE BLUE BRUTE AND BE INSTALLED IN TRENCH AND BACKFILLED. RISER UNDER BUILDING SHALL BE C.I.P. SPRINKLER CONTRACTOR SHALL DESIGN AND INSTALL NFPA #13 AND PROVIDE 1" FLOODED TEE AT ALL UPRIGHT HEAD SPRINKLER RISER NIPPLES IN WAREHOUSE. ENTRY SOFFITS SHALL ALSO BE SPRINKLERED. SPRINKLER SYSTEM SHALL COMPLY WITH NFPA #13, THE CITY OF CAMPBELL AND FIRE DEPARTMENT. SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT AND THE ARCHITECT PRIOR TO FABRICATION. SPRINKLER SYSTEM SHALL BE CAPABLE OF SUPPLYING 0.60 GPM PER 3.000 S.F. OF BUILDING MINIMUM.
- ELECTRICAL**
- ELECTRICAL SEE ELECTRICAL ENGINEERS DRAWINGS.
  - SITE LIGHTING SHALL BE WIRED IN APPROVED CONDUIT. SEE ELECTRICAL DRAWINGS.
  - EXIT SIGNS AND EXIT ILLUMINATION SHALL BE SUPPLIED BY TWO SEPARATE CIRCUITS, ONE OF WHICH SHALL BE SEPARATED FROM ALL OTHER CIRCUITS IN THE BUILDING AND INDEPENDENTLY CONTROLLED OR PROVIDED SELF-ILLUMINATING EXIT SIGN APPROVED BY A RECOGNIZED AGENCY.
  - EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE AS DIRECTED BY THE FIRE MARSHAL.
- PERMITS & FEES**
- OWNER SHALL PAY FOR PLAN CHECK FEES, AND ALL OTHER CITY, COUNTY, OR STATE FEES.
  - OWNER SHALL PAY FOR BUILDING PERMIT AND SPECIAL INSPECTIONS.
  - OWNER SHALL PAY ANY UTILITY COMPANY FEES.
- FIRE ALARM REQUIREMENTS:**
- ELECTRICAL SEE ELECTRICAL ENGINEERS DRAWINGS.

**APN: 412-34-003**

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of KOBZA and were created, evolved and developed for use on, and in connection with, the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of KOBZA. Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations to the dimensions and conditions shown by these drawings; shop details must be submitted to this office for review before proceeding with fabrication.

**KOBZA**  
2083 OLD MIDDLEFIELD WAY  
PHONE - 650-961-6103  
E-MAIL - thebushman@kobza.com

MOUNTAIN VIEW, CA 94043  
FAX - 650-961-4839  
WEB - www.kobza.com

ARCHITECT  
C 22123  
Rev. 03/31/25

REVISION 1  
REVISION 2  
REVISION 3  
REVISION 4  
REVISION 5  
REVISION 6  
REVISION 7  
REVISION 8  
REVISION 9

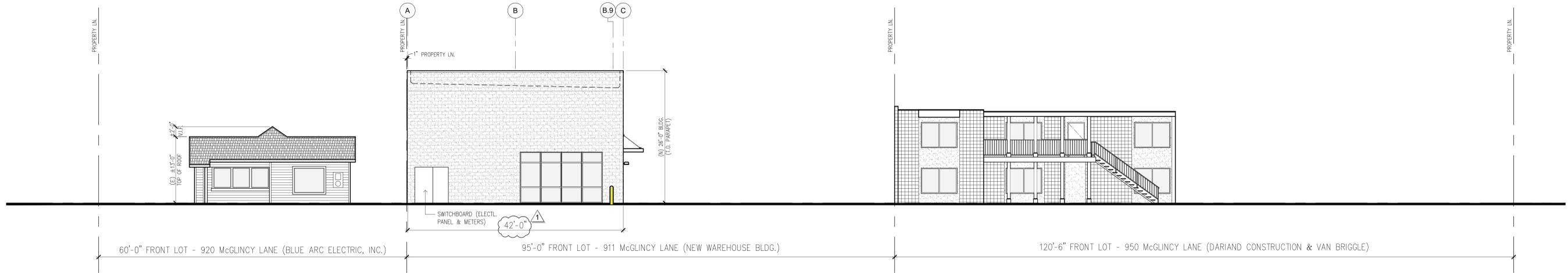
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REVISION 5  
REVISION 6  
REVISION 7  
REVISION 8  
REVISION 9

**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK, SAN JOSE, CA

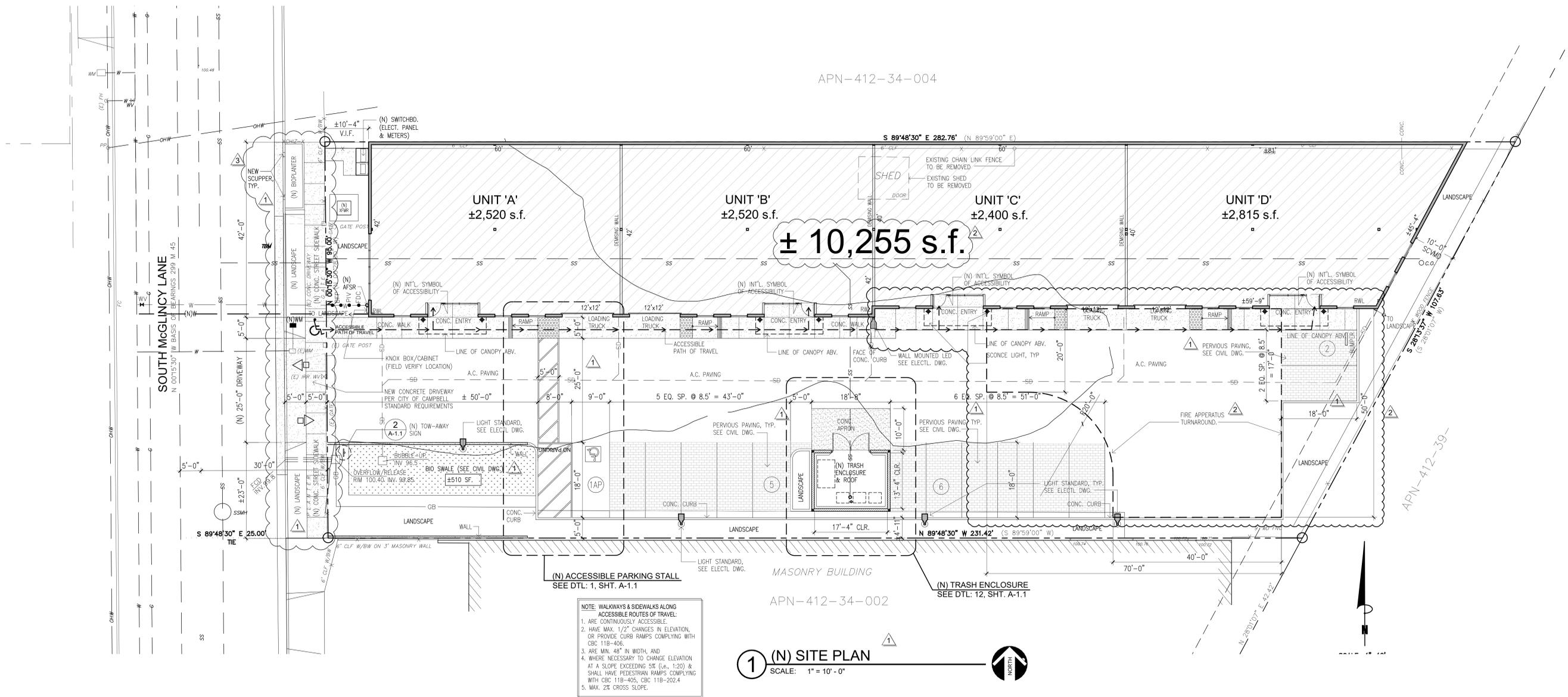
SHEET TITLE  
**COVER SHEET**

JOB NO. 189138  
DATE 03.02.2023  
DRAWN BY BUD/JSS

SHEET NO. T



**2 (N) WEST ELEVATION with ADJ. (E) BLDG. ALONG McGLINCY LANE**  
 SCALE: 1/8" = 1' - 0"  
**STREET SCAPE**



**NOTE: WALKWAYS & SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL:**

1. ARE CONTINUOUSLY ACCESSIBLE.
2. HAVE MAX. 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMP COMPLIING WITH CBC 11B-406.
3. ARE MIN. 48" IN WIDTH, AND
4. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (i.e., 1:20) & SHALL HAVE PEDESTRIAN RAMP COMPLIING WITH CBC 11B-405, CBC 11B-202.4
5. MAX. 2% CROSS SLOPE.

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**KOBZA<sup>2</sup>**  
 2083 OLD MIDDLEFIELD WAY MOUNTAIN VIEW, CA 94043  
 PHONE - 650-961-6103 FAX - 650-961-4839  
 E-MAIL - thebuddman@kobza.com WEB - www.kobza.com

**REGISTERED ARCHITECT**  
 C 22123  
 Exp. 03/31/25  
 STATE OF CALIFORNIA

REVISION 1	REVISION 4	REVISION 7
PLANNING COMMENTS (03-06-2023)	REVISION 5	REVISION 8
REVISION 2	REVISION 6	REVISION 9
PLANNING COMMENTS (05-26-2023)		
REVISION 3		
PLANNING COMMENTS (10-10-2023)		

**WAREHOUSE BUILDING**  
 946 S. McGLINCY LANE, CAMPBELL, CA  
 FOR BRANDON PASEK SAN JOSE, CA

SHEET TITLE **(N) SITE PLAN & STREET SCAPE**

JOB NO. 189138  
 DATE 03.02.2023  
 DRAWN BY BUD/JSS

SHEET NO. **A-1**

# ACCESSIBLE ROUTES:

**11B-401 General:**

11B-401.1 Scope. The provisions of Division 4 shall apply where required by Division 2 or where referenced by a requirement in this chapter.

11B-402 Accessible routes

11B-402.1 General. Accessible routes shall comply with 11B-402.

11B-402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Division 4.

11B-403 Walking surfaces

11B-403.1 General. Walking surfaces that are a part of an accessible route shall comply with Section 11B-403.

11B-403.2 Floor or ground surface. floor or ground surfaces shall comply with Section 11B-403.2.

11B-403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Exception: The running slope of sidewalks shall not exceed the general grade established for the adjacent street or highway.

11B-403.4 Changes in level. Changes in level shall comply with Section 11B-403.4.

11B-403.5 Clearances. Walking surfaces shall provide clearances complying with Section 11B-403.5.

Exception: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

11B-403.5.1 Clear width. Except as provided in Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum.

Exception:

- The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum, when, because of right-of-way restrictions, natural barriers or existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

**CLEAR WIDTH OF AN ACCESSIBLE ROUTE**

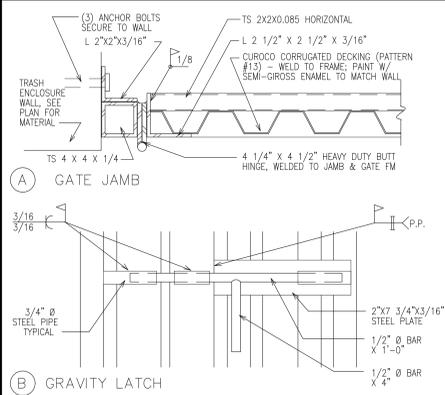
11B-403.5.2 Clear width at turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1219 mm) wide, clear width shall be 42 inches (1067 mm) minimum approaching the turn, 48 inches (1219 mm) minimum at the turn and 42 inches (1067 mm) minimum leaving the turn.

Exception: Where the clear width at the turn is 60 inches (1524 mm) minimum compliance with Section 11B-403.5.2 shall not be required.

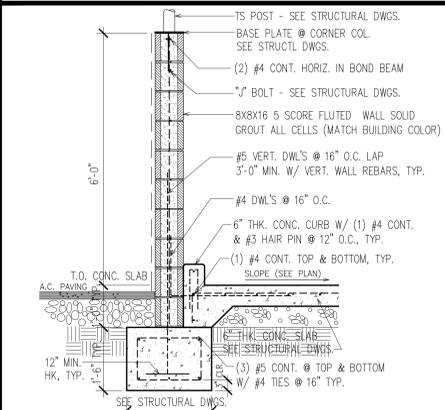
11B-403.5.3 Passing spaces. An accessible route with a clear width less than 60 inches (1524 mm) shall provide passing spaces at intervals of 200 feet (60960 mm) maximum. Passing spaces shall be either: a space 60 inches (1524 mm) minimum by 60 inches (1524 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with Section 11B-304.3.2 where the base and arms of the T-shaped space extend 48 inches (1219 mm) minimum beyond the intersection.

11B-403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with Section 11B-505.

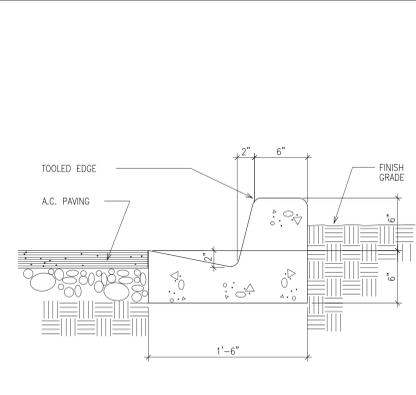
11B-403.7 Continuous gradient. All walks with continuous gradients shall have resting areas, 60 inches (1524 mm) in length, at intervals of 400 feet (121,920 mm) maximum. The resting area shall be at least as wide as the walk. The slope of the resting area in all directions shall be 1:48 maximum.



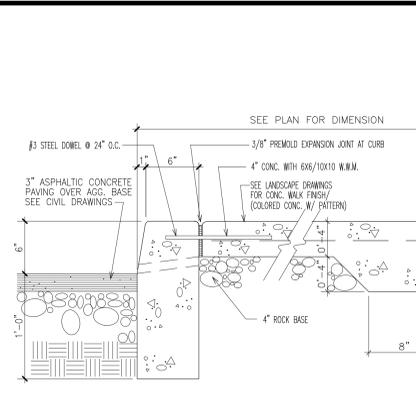
**14 (N) TRASH ENCLOSURE GATE DETAIL**  
SCALE: NTS



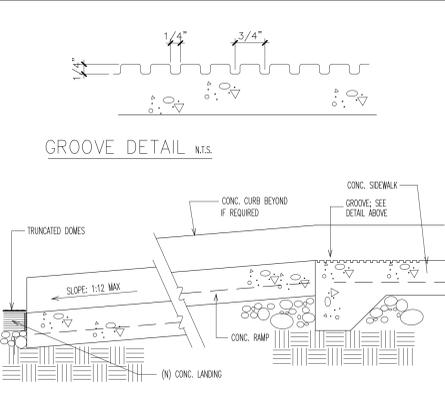
**15 (N) TRASH ENCLOSURE SECTION**  
SCALE: NTS



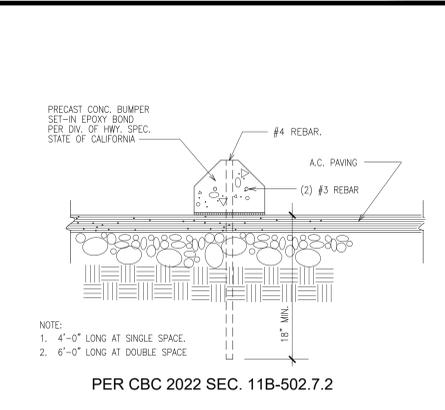
**10 (N) CONC. CURB & GUTTER DETAIL**  
SCALE: 1 1/2" = 1'-0"



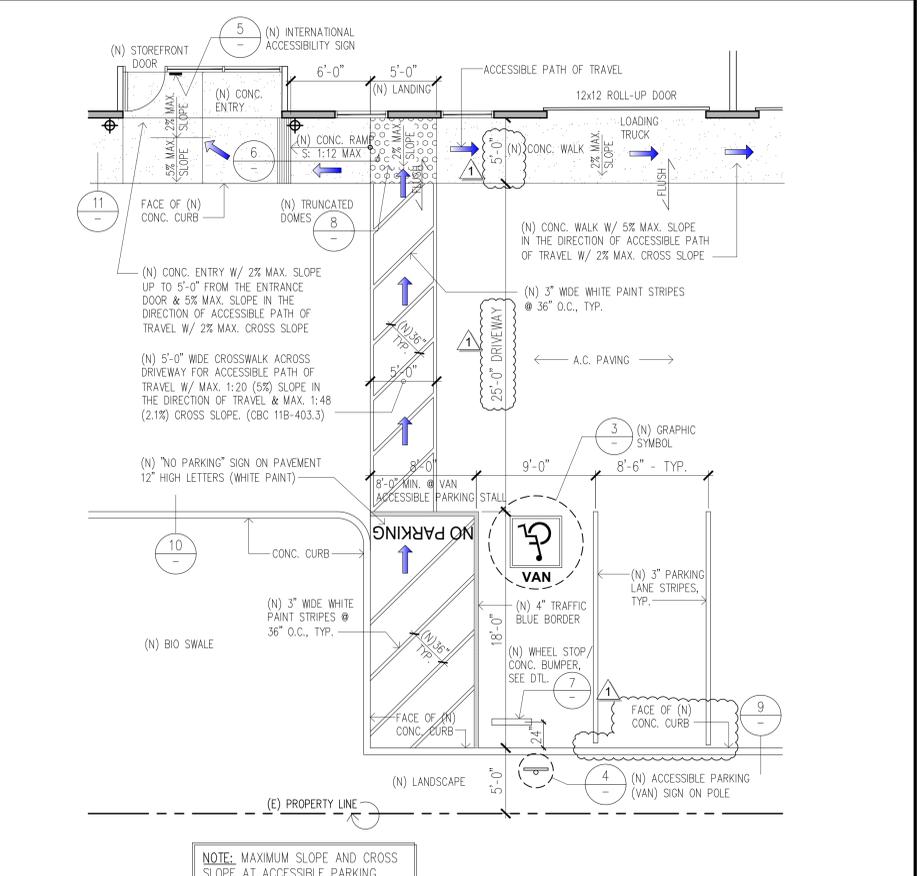
**11 (N) CONCRETE WALK DETAIL**  
SCALE: AS SHOWN



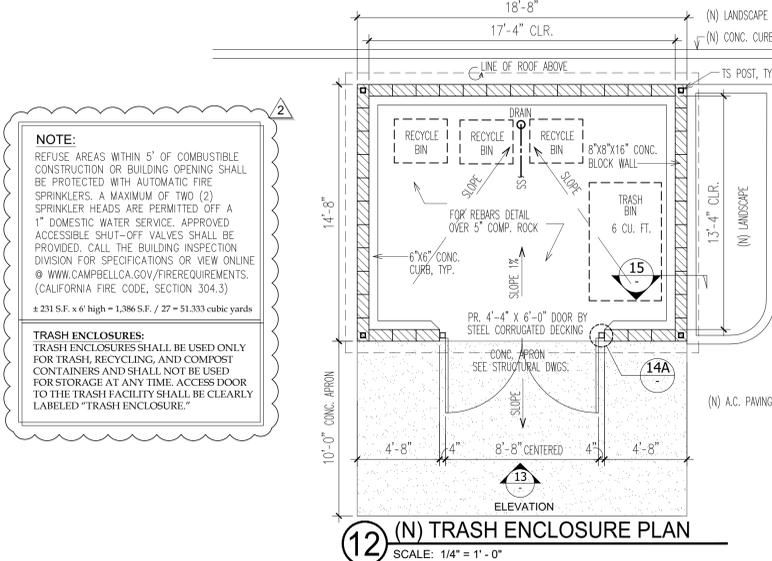
**6 (N) CURB RAMP SECTION**  
SCALE: 1 1/2" = 1'-0"



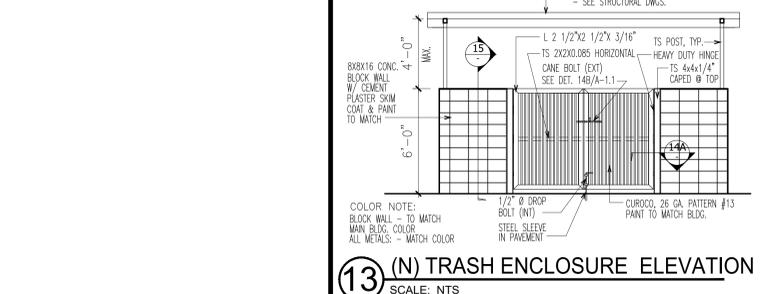
**7 (N) PRECAST CONC. PARKING BUMPER**  
SCALE: 1 1/2" = 1'-0"



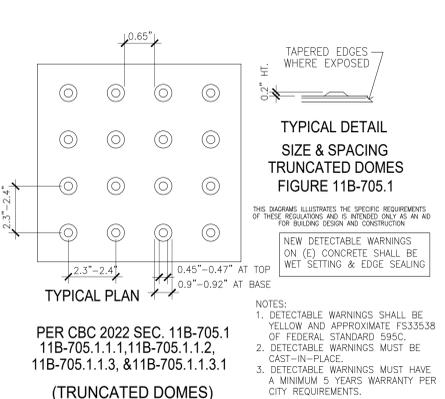
**1 (N) ACCESSIBLE PARKING STALL**  
SCALE: 3/16" = 1'-0"



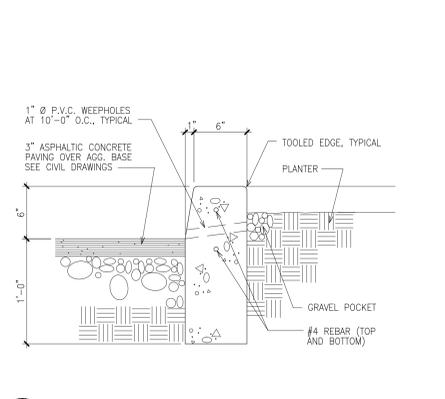
**12 (N) TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



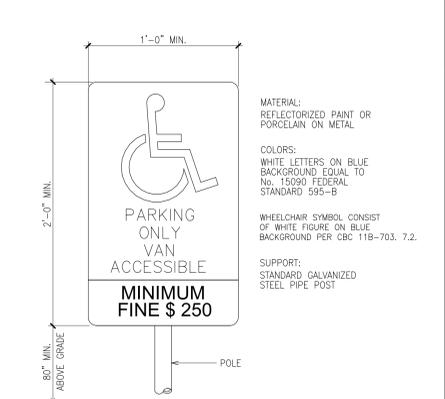
**13 (N) TRASH ENCLOSURE ELEVATION**  
SCALE: NTS



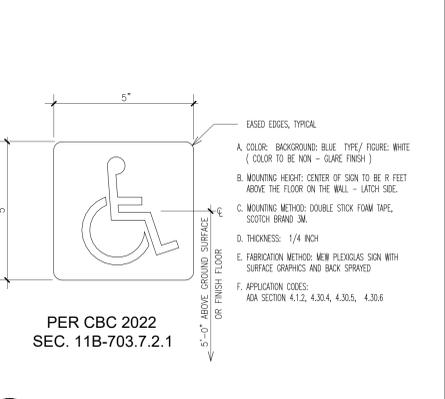
**8 (N) DETECTABLE WARNINGS**  
SCALE: NTS



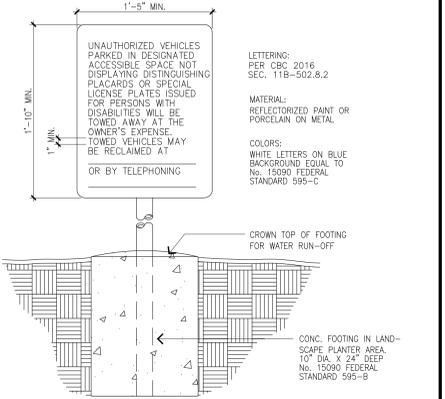
**9 (N) CONCRETE CURB DETAIL**  
SCALE: AS SHOWN



**4 (N) ACCESSIBLE PARKING VAN SIGN**  
SCALE: NTS



**5 (N) BUILDING EXTERIOR SIGN**  
SCALE: AS SHOWN



**2 (N) TOW-AWAY SIGN**  
SCALE: NONE



**3 (N) ACCESSIBLE PARKING SYMBOL**  
SCALE: NONE

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REVISION 1  
REVISION 2  
REVISION 3  
REVISION 4  
REVISION 5  
REVISION 6  
REVISION 7  
REVISION 8  
REVISION 9

**WAREHOUSE BUILDING**  
946 S. MCGILGILY LANE,  
FOR BRANDON PASEK

**CAMPBELL, CA**  
SAN JOSE, CA

SHEET TITLE  
**SITE DETAILS**

JOB NO.  
189138  
DATE  
03.02.2023  
DRAWN BY  
BUD/JSS

SHEET NO.  
**A-1.1**

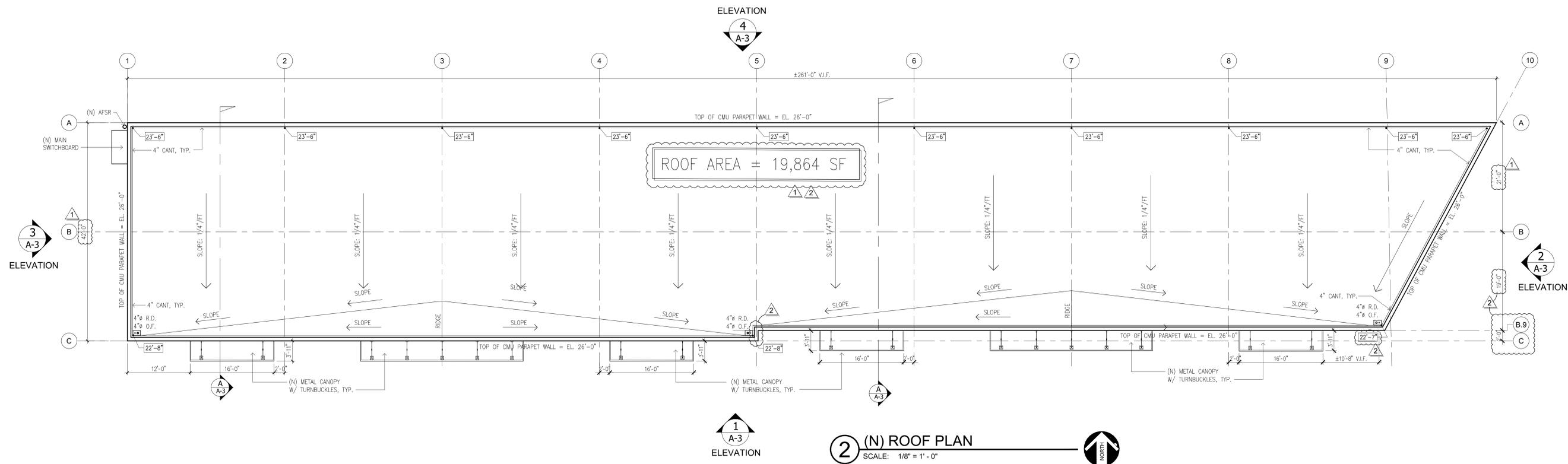
2083 OLD MIDDLEFIELD WAY  
PHONE - 650-961-6103  
E-MAIL - thebushman@kobza.com

MOUNTAIN VIEW, CA 94043  
FAX - 650-961-4839  
WEB - www.kobza.com

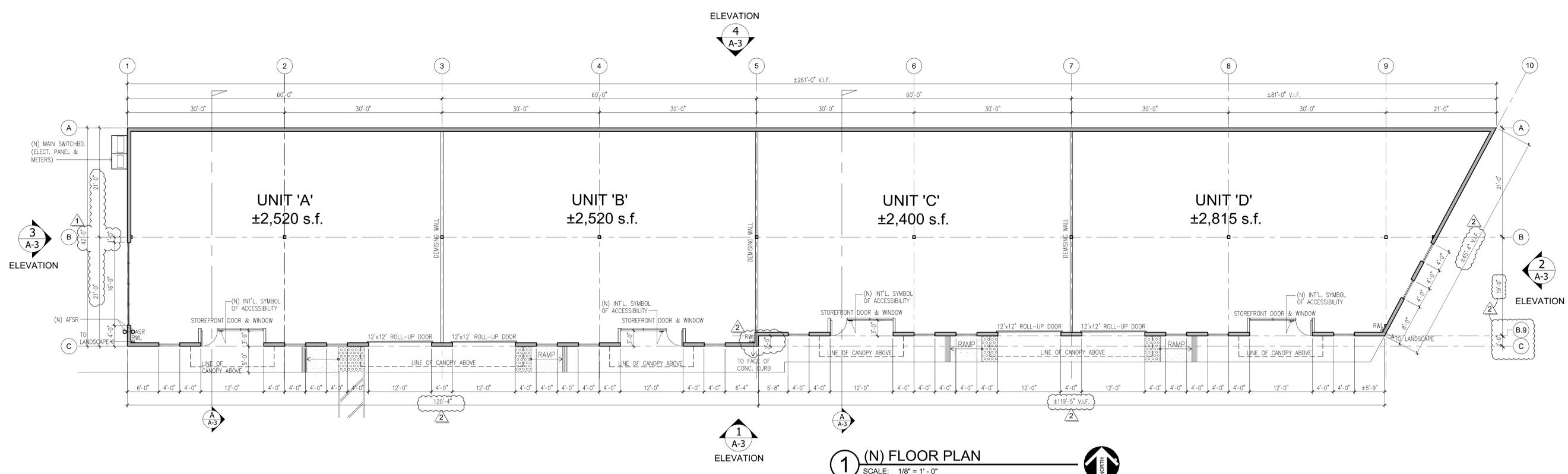
REVISION 1  
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REVISION 9

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REVISION 1  
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REVISION 7  
REVISION 8  
REVISION 9



**2 (N) ROOF PLAN**  
SCALE: 1/8" = 1' - 0"



**1 (N) FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"

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**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK, SAN JOSE, CA

**KOBZA<sup>2</sup>**  
2083 OLD MIDDLEFIELD WAY MOUNTAIN VIEW, CA 94043  
PHONE - 650-961-6103 FAX - 650-961-4839  
E-MAIL - thebushman@kobza.com WEB - www.kobza.com

REGISTERED ARCHITECT  
C 22123  
Exp. 03/31/25  
JACQUELINE M. MENDOZA  
STATE OF CALIFORNIA

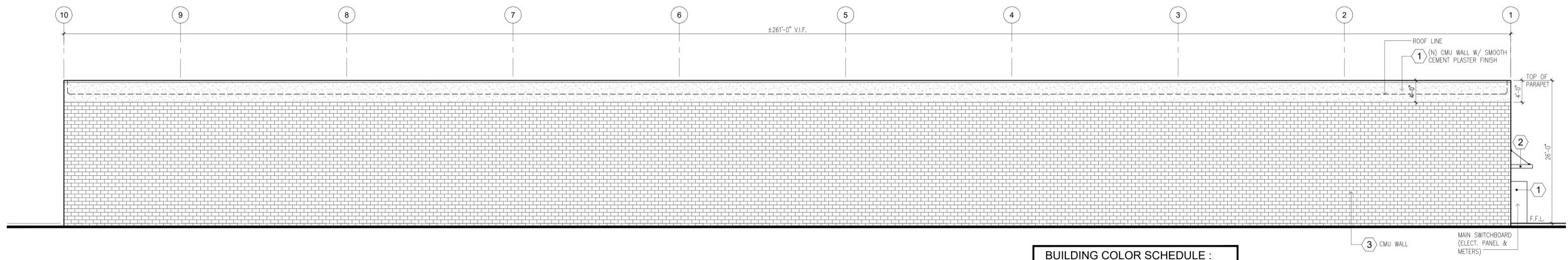
REVISION 1 PLANNING COMMENTS 03-06-2023	REVISION 4	REVISION 7
REVISION 2 PLANNING COMMENTS 05-28-2023	REVISION 5	REVISION 8
REVISION 3 PLANNING COMMENTS 10-10-2023	REVISION 6	REVISION 9

**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE **(N) FLR. PLAN & ROOF PLAN**

JOB NO. 189138  
DATE 03.02.2023  
DRAWN BY BUD/JRSS

SHEET NO. **A-2**



**BUILDING COLOR SCHEDULE :**

WAREHOUSE: 911 McGLINCY, CAMPBELL, CA

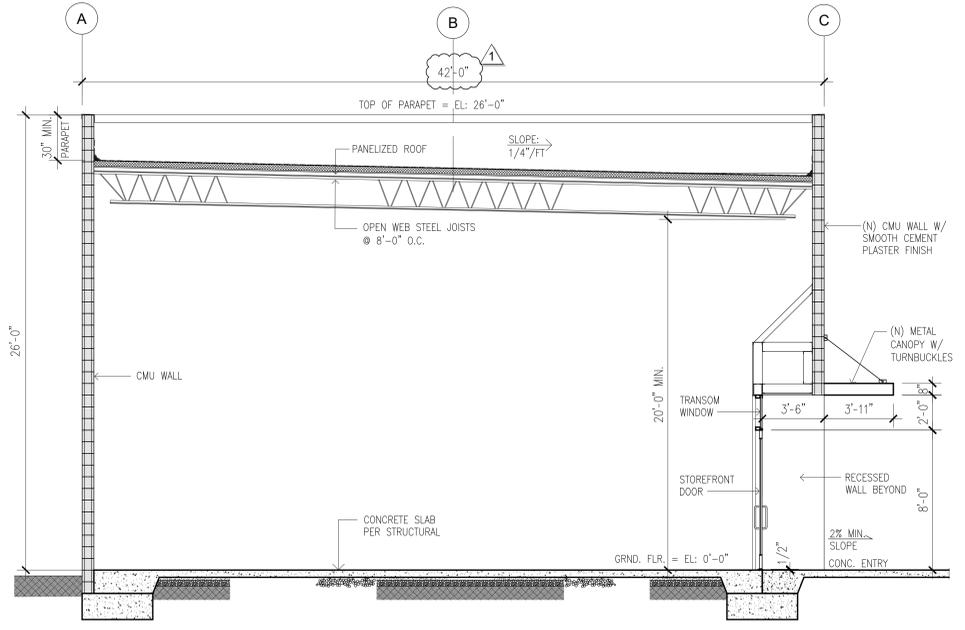
PAINT:

- ① SHERWIN WILLIAMS #SW7053 ADAPTIVE SHADE
- ①A SHERWIN WILLIAMS #SW7039 VIRTUAL TAUPE
- ② DUNN EDWARDS #DEC779 WOODLAWN GREEN
- ③ CALSTONE CONCRETE MASONRY UNITS SPLIT FACE TEXTURE COLOR #1344LC

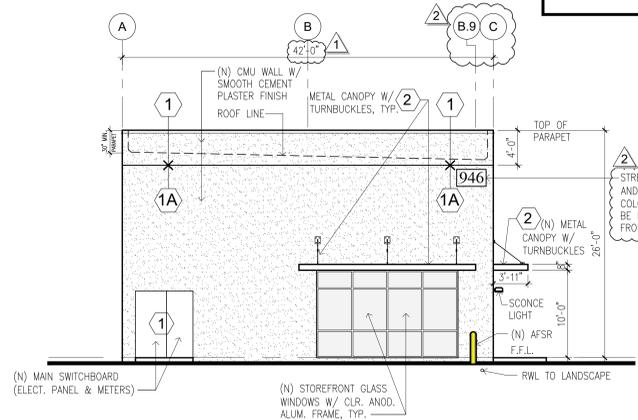
LIGHTING: Exterior Sconces

- ④ PHILIP GARDCO LED MINI SCONCE LED 111L WALL MOUNT COLOR: COOL WHITE - 12.6" X 7"

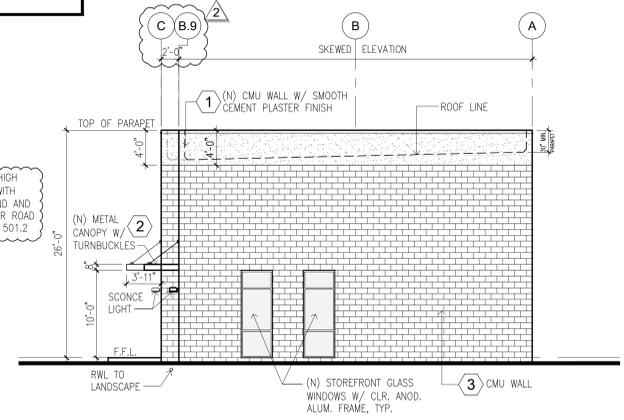
**4 NORTH ELEVATION**  
SCALE: 1/8" = 1' - 0"



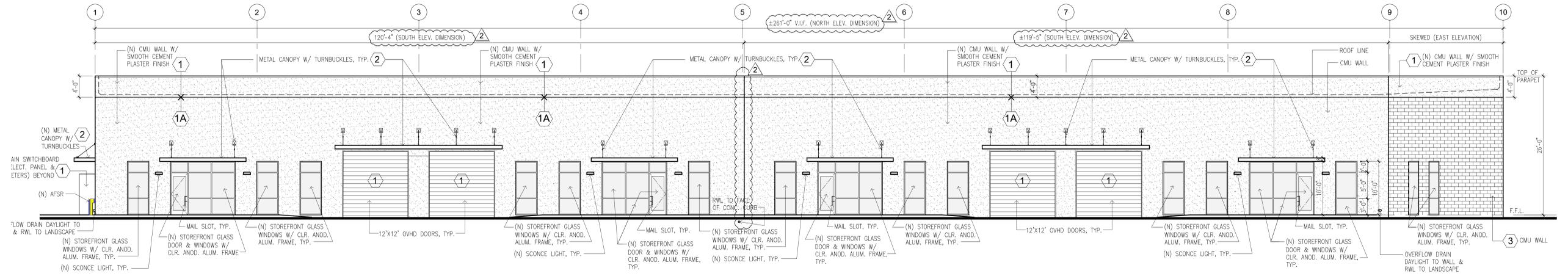
**A BUILDING SECTION**  
SCALE: 1/4" = 1' - 0"



**3 WEST ELEVATION (along McGLINCY LANE)**  
SCALE: 1/8" = 1' - 0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1' - 0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1' - 0"

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**KOBZA<sup>2</sup>**

2083 OLD MIDDLEFIELD WAY  
PHONE - 650-961-6103  
E-MAIL - thebudman@kobza.com

MOUNTAIN VIEW, CA 94043  
FAX - 650-961-4839  
WEB - www.kobza.com

REGISTERED ARCHITECT

C 22123  
Ren. 03/31/25

STATE OF CALIFORNIA

REVISION 1 PLANNING COMMENTS 03-26-2023	REVISION 4	REVISION 7
REVISION 2 PLANNING COMMENTS 05-28-2023	REVISION 5	REVISION 8
REVISION 3 PLANNING COMMENTS 10-10-2023	REVISION 6	REVISION 9

**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE (N) EXT. ELEVS. & BLDG. SECT.

JOB NO. 189138  
DATE 03.02.2023  
DRAWN BY BUDWISS

SHEET NO. **A-3**



**C** 920 McGLINCY LANE  
BLUE ARC ELECTRIC, INC

**B** 946 McGLINCY LANE  
PROPOSED NEW WAREHOUSE BUILDING

**A** 950 McGLINCY LANE  
DARIAND CONSTRUCTION & VAN BRIGGLE

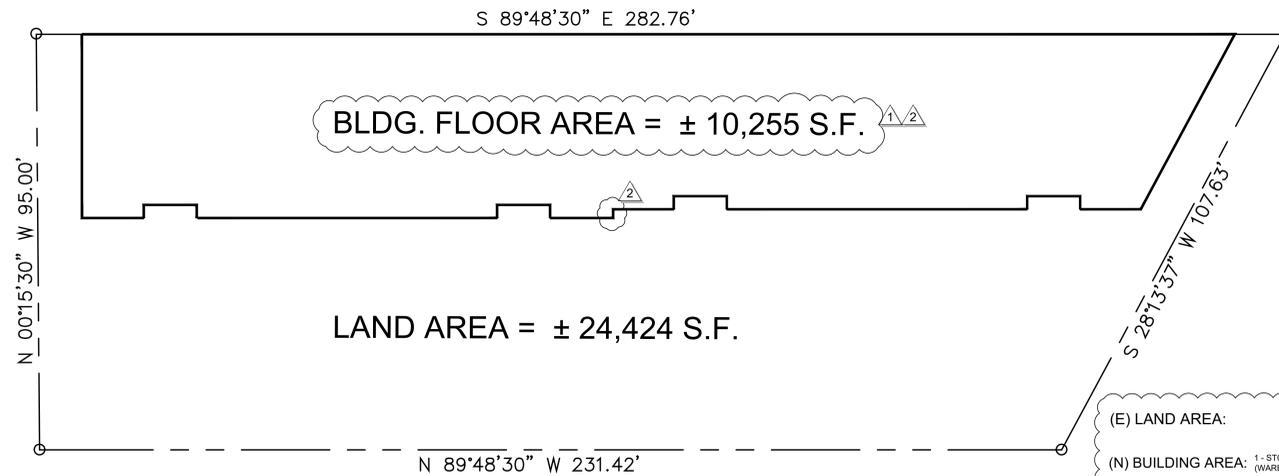


PARTIAL SOUTH ELEVATION

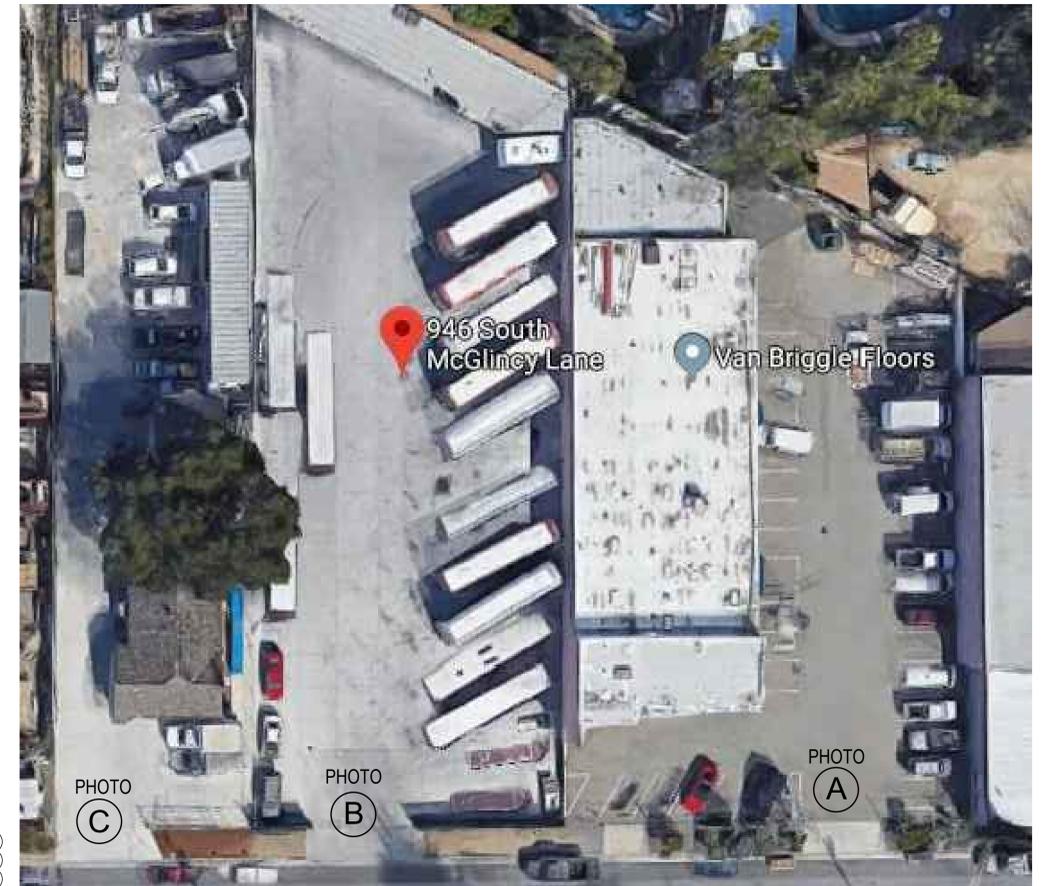
946 McGLINCY LANE, CAMPBELL, CA - WAREHOUSE

BUILDING COLOR SCHEDULE :	
WAREHOUSE: 946 McGLINCY, CAMPBELL, CA	
PAINT:	
① SHERWIN WILLIAMS #SW7053 ADAPTIVE SHADE	
①A SHERWIN WILLIAMS #SW7039 VIRTUAL TAUPE	
② DUNN EDWARDS #DEC779 WOODLAWN GREEN	
③ CALSTONE CONCRETE MASONRY UNITS SPLIT FACE TEXTURE COLOR #1344LC	
LIGHTING: Exterior Scones	
④ PHILIP GARDCO LED MINI SCONCE LED 111L WALL MOUNT COLOR: COOL WHITE - 12.6" X 7"	

**3** BUILDING COLOR SCHEDULE  
SCALE: NTS



**2** FLOOR AREA DIAGRAM  
SCALE: 1/16" = 1' - 0"



**1** SITE PLAN VIEW  
SCALE: NONE

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**KOBZA<sup>2</sup>**  
2083 OLD MIDDLEFIELD WAY MOUNTAIN VIEW, CA 94043  
PHONE - 650-961-6103 FAX - 650-961-4839  
E-MAIL - thebudman@kobza.com WEB - www.kobza.com

REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
C 22123  
Ren. 03/31/25

REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE SITE PHOTOS, F.A.D. & BLDG. SCHED.

JOB NO. 189138  
DATE 03.02.2023  
DRAWN BY BUD/JSS

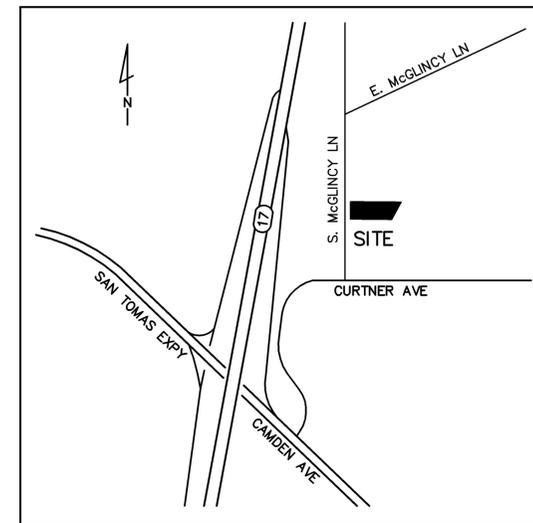
SHEET NO. A-4

**NOTES**

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- DATE OF SURVEY: 4-30-19
- BASIS OF BEARINGS:  
THE MONUMENT LINE OF N 0°15'30" W OF S. McGLINCY LANE.  
AS SHOWN ON RECORD OF SURVEY, BOOK 299 PG 45,  
RECORDED APRIL 19, 1972, SANTA CLARA COUNTY RECORDS.
- ( ) PER PRELIMINARY REPORT BY OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0616014294-SL
- TEMPORARY BENCHMARK  
NAIL IN FRONT OF THE DRIVEWAY.  
ASSUMED ELEVATION: 100.03

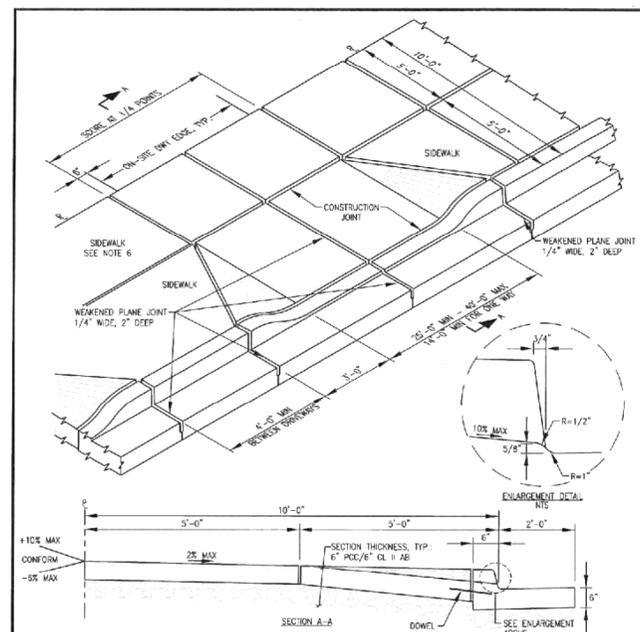
**ABBREVIATIONS**

- |      |                            |
|------|----------------------------|
| APN  | ASSESSORS PARCEL NUMBER    |
| AD   | AREA DRAIN                 |
| BFP  | BACK FLOW PREVENTOR        |
| CLF  | CHAIN LINK FENCE           |
| CONC | CONCRETE                   |
| FC   | FACE OF CURB </td          |
| FDC  | FIRE DEPARTMENT CONNECTION |
| FH   | FIRE HYDRANT               |
| FL   | FLOWLINE                   |
| IRR  | IRRIGATION                 |
| LG   | LIP OF GUTTER              |
| MON  | MONUMENT                   |
| OHW  | OVERHEAD WIRE              |
| PP   | POWER POLE                 |
| PIV  | POST INDICATOR VALVE       |
| SS   | SANITARY SEWER             |
| SSCO | SANITARY SEWER CLEANOUT    |
| TC   | TOP OF CURB                |
| VLT  | VAULT                      |
| W    | WATER                      |
| WM   | WATER METER                |
| WD   | WOOD                       |
| WV   | WATER VALVE                |



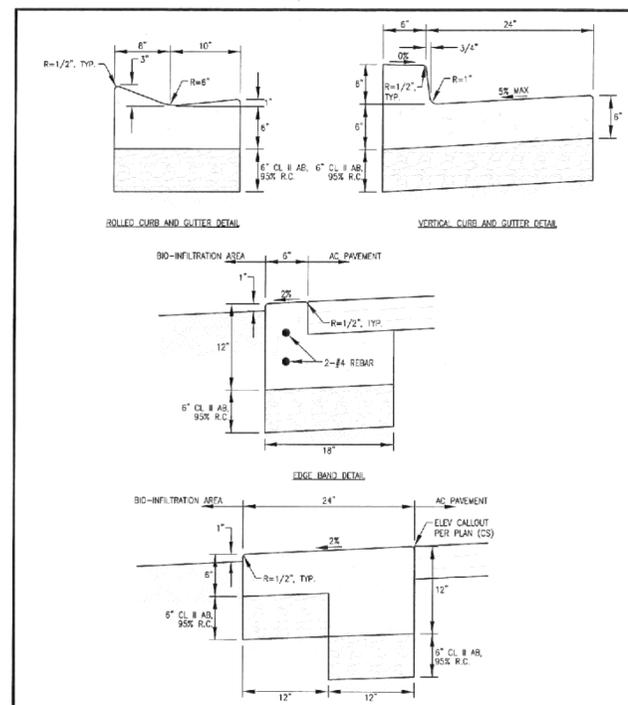
**VICINITY MAP**

SCALE: 1"=500'



- NOTES:**
- POC SHALL BE CLASS A (CONCRETE SHALL CONTAIN APPROX. 564 LBS OF PORTLAND CEMENT PER CY AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI).
  - WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 12" OF #4 REBAR AT 4" INTERVALS SHALL BE INSTALLED AS SHOWN (REBAR TO BE BENT DOWN AND COVERED UNTIL USED).
  - SCORE MARKS SHALL NOT EXCEED 4'-0" O.C.; USE MECHANICAL SEPARATOR AT EVERY OTHER SCORE MARK.
  - DRIVEWAY APPROACHES SHALL HAVE A 6"x6"x10" WELDED WIRE FABRIC 3" ABOVE BOTTOM OF CONCRETE.
  - DOWEL ALL NEW CONCRETE IMPROVEMENTS TO EXISTING CONCRETE IMPROVEMENTS WITH #4 REBAR AT 12" INTERVALS AND 6" EMBEDMENT.
  - AT LOCATIONS WHERE NEW SIDEWALK ENDS AND MEETS AN EXISTING SIDEWALK, THE NEW SIDEWALK SHALL TRANSITION TO MEET THE EXISTING SIDEWALK AS DETERMINED BY THE ENGINEER.
  - ALL CONCRETE SURFACES SHALL BE FINISHED WITH A LIGHT BROOM FINISH.
  - COMPACT SUBGRADE TO 95% RELATIVE COMPACTION.

	CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	COMMERCIAL DRIVEWAY	DETAIL NO. <b>C-19</b>
	APPROVED BY: <i>AD</i> AMY OLAY, P.E. CITY ENGINEER		DATE: <i>3/14/22</i>

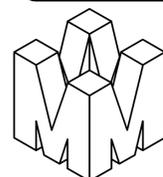


- NOTES:**
- POC SHALL BE CLASS A (CONCRETE SHALL CONTAIN APPROX. 564 LBS OF PORTLAND CEMENT PER CY AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI).
  - INSTALL WEAKENED PLANE JOINTS AT 20' O.C.
  - COMPACT SUBGRADE TO 95% RELATIVE COMPACTION.

	CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	CURB AND GUTTER DETAILS	DETAIL NO. <b>C-2</b>
	APPROVED BY: <i>AD</i> AMY OLAY, P.E. CITY ENGINEER		DATE: <i>3/14/22</i>

**SHEET INDEX**

- C1 COVER SHEET
- C2 DEMOLITION PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 STORM WATER MANAGEMENT PLAN



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

**MISSION ENGINEERS, INC.**

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd. Santa Clara, California 95050  
 Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

PRELIMINARY  
 COVER SHEET  
 APN 412-34-003  
 946 SOUTH McGLINCY LANE  
 IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

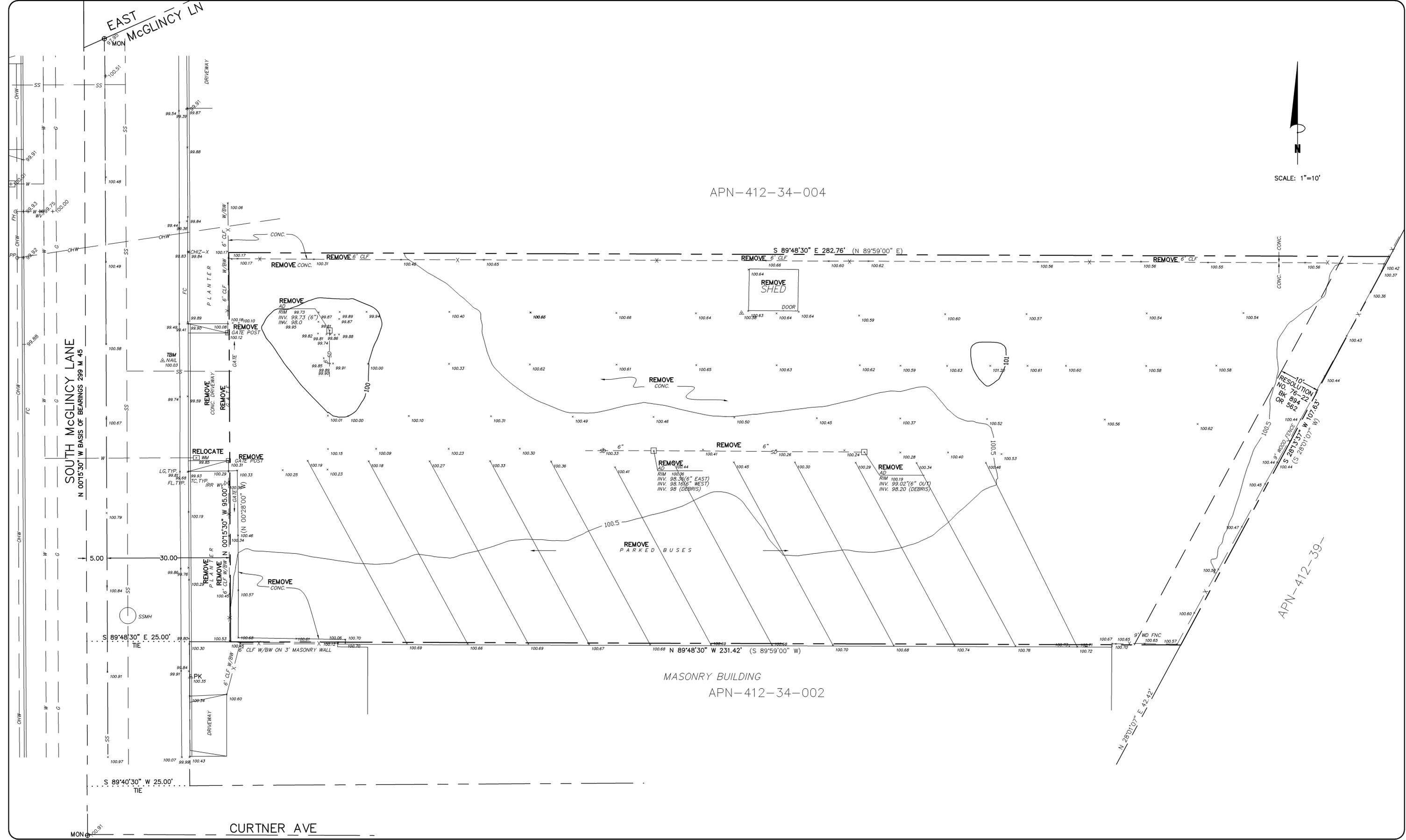
SCALE: AS SHOWN  
 DATE: 3/29/2023  
 DWN: SS ME30  
 CHKD:  
 JOB NO. 19010  
 DWG NO. L14522

SHEET  
**C1**  
 OF 4 SHEETS



SCALE: 1"=10'

APN-412-34-004



RESOLUTION NO. 76-22 BK 894 OR 562

APN-412-39

MASONRY BUILDING  
APN-412-34-002

CURTNER AVE

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

**MISSION ENGINEERS, INC.**

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd. Santa Clara, California 95050  
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

PRELIMINARY  
DEMOLITION PLAN  
APN 412-34-003  
946 SOUTH McGLINCY LANE  
IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

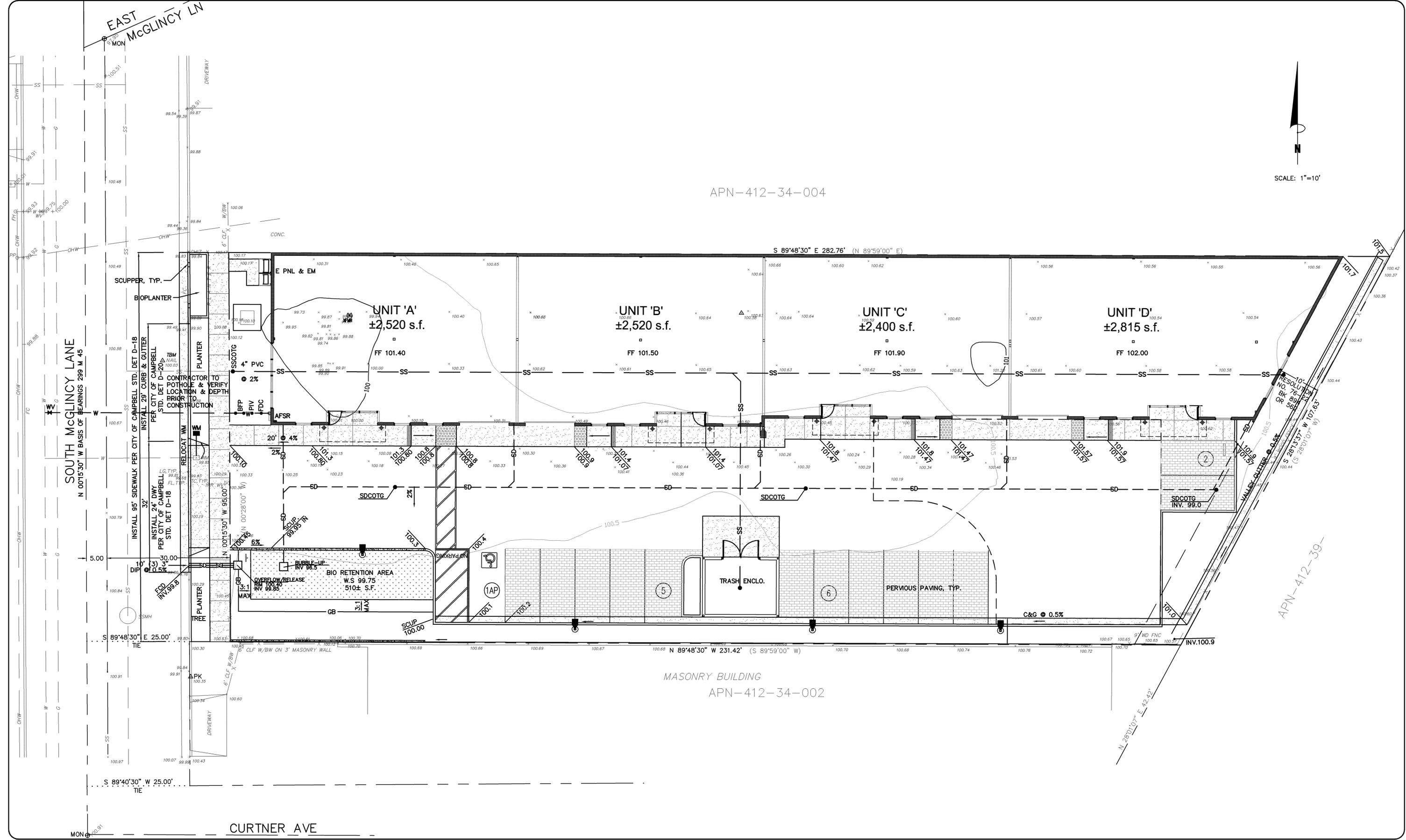
SCALE: 1"=10'  
DATE: 3/29/2023  
DWN: SS ME30  
CHKD:  
JOB NO. 19010  
DWG NO. L14522-2

SHEET  
C2  
OF 4 SHEETS



SCALE: 1"=10'

APN-412-34-004



MASONRY BUILDING  
APN-412-34-002

APN-412-39

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

**MISSION ENGINEERS, INC.**

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd. Santa Clara, California 95050  
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

PRELIMINARY  
GRADING & DRAINAGE PLAN  
APN 412-34-003  
946 SOUTH McGLINCY LANE  
IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD
6/8/23	SS	△ MODIFY PARKING AND ADD FIRE TRUCK TURNAROUND	
9/27/23	SS	△ ADD OFFSITE BIORETENSION	

SCALE: 1"=10'  
DATE: 3/29/2023  
DWN: SS ME30  
CHKD:  
JOB NO. 19010  
DWG NO. L14522-3

SHEET  
**C3**  
OF 4 SHEETS

I. PROJECT SETTING

A. PROJECT DESCRIPTION:

THE PROPOSED REDEVELOPMENT WILL CONSIST OF A NEW 10,348± SQ. FT. OFFICE/INDUSTRIAL WAREHOUSE BUILDING AND PARKING.

B. SITE CONDITIONS:

THE SITE IS A NEW OFFICE/INDUSTRIAL WAREHOUSE LOCATED AT 946 SOUTH McGLINCY LANE IN CAMPBELL, CALIFORNIA. SITE TOPOGRAPHY IS GENERALLY FLAT WITH SLOPES UP TO 1%.

RECEIVING WATER BODY: LOS GATOS CREEK  
 POLLUTANTS OF CONCERN: SEDIMENTS, OIL, GREASE, LITTER.  
 POLLUTANT SOURCE: PARKING AREA AND ROOF.

C. DRAINAGE AREAS

ALL STORM WATER RUNOFF IS DIRECTED TO THE BIORETENTION AREA LOCATED IN THE SOUTHEASTERLY CORNER OF THE SITE.

II. SELECTION AND DESIGN OF STORMWATER TREATMENT BMPs

LANDSCAPE BASED STORM WATER TREATMENT IS PROPOSED FOR THIS SITE. ALL RUNOFF IS CAPTURED AND DIRECTED TO AND TREATED WITH THE BIO-RETENTION PLANTER LOCATED IN THE SOUTHWESTERLY CORNER OF THE SITE.

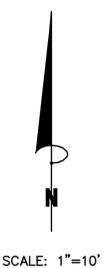
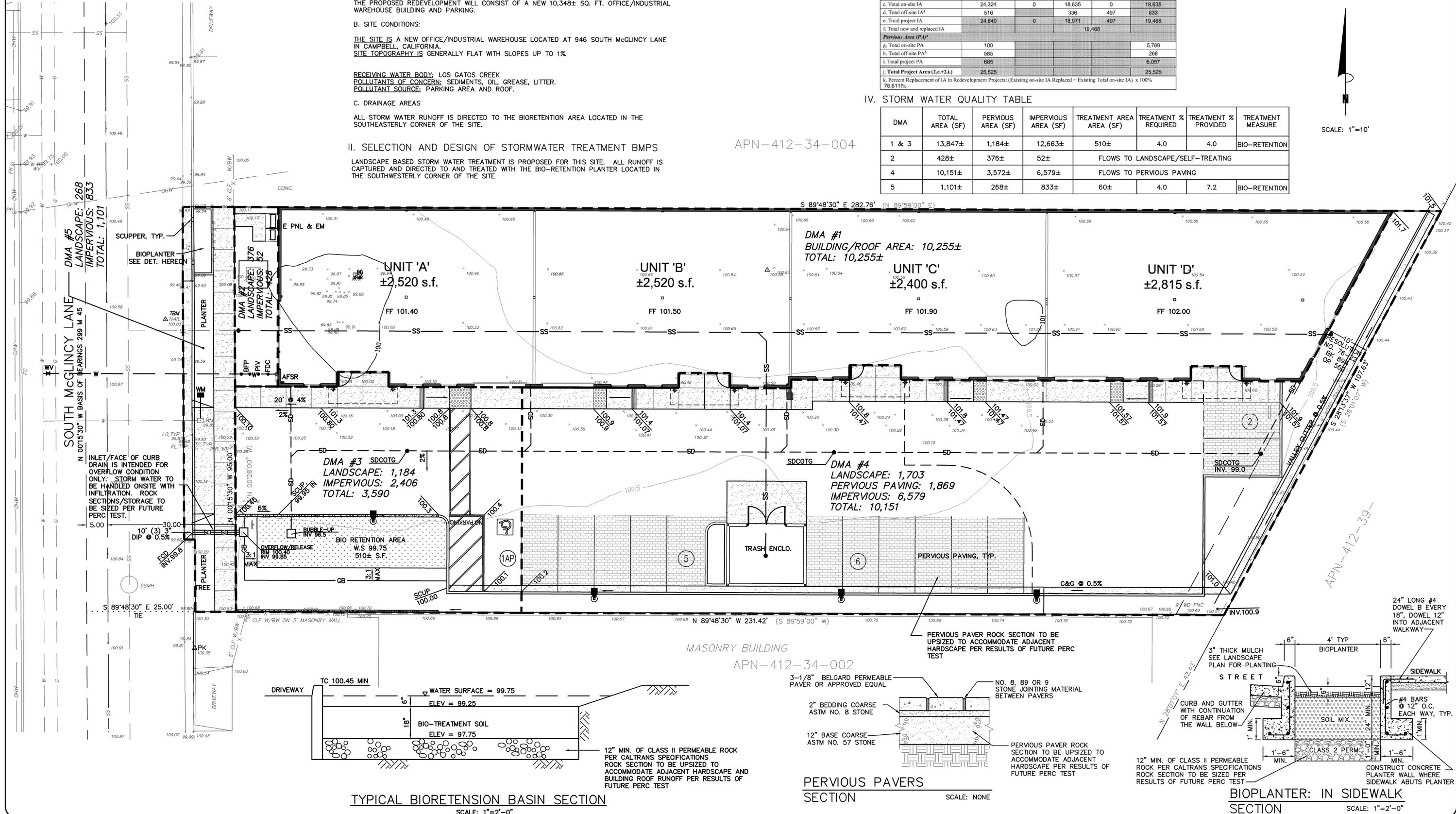
III. PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

Project Totals	a. Total Site Area: 24,424 (ft <sup>2</sup> )		b. Total Land Area Disturbed During Construction: 24,424 (ft <sup>2</sup> ) (including clearing, grading, stockpiling, or excavating)		
	Total Existing (Pre-project) Area (ft <sup>2</sup> )	Existing Area Retained (ft <sup>2</sup> )	Existing Area Replaced (ft <sup>2</sup> )	New Area Created (ft <sup>2</sup> )	Total Post-Project Area (ft <sup>2</sup> )
<b>Impervious Area (IA)</b>					
c. Total on-site IA	24,324	0	18,635	0	18,635
d. Total off-site IA <sup>3</sup>	516		336	497	833
e. Total project IA	24,840	0	18,971	497	19,468
f. Total new and replaced IA				19,468	
<b>Pervious Area (PA)</b>					
g. Total on-site PA	100				5,789
h. Total off-site PA <sup>3</sup>	585				268
i. Total project PA	685				6,057
j. Total Project Area (2.c.+2.i.)	25,525				25,525
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced + Existing Total on-site IA) x 100% = 76.811%					

IV. STORM WATER QUALITY TABLE

DMA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA (SF)	TREATMENT % REQUIRED	TREATMENT % PROVIDED	TREATMENT MEASURE
1 & 3	13,847±	1,184±	12,663±	510±	4.0	4.0	BIO-RETENTION
2	428±	376±	52±				FLOWS TO LANDSCAPE/SELF-TREATING
4	10,151±	3,572±	6,579±				FLOWS TO PERVIOUS PAVING
5	1,101±	268±	833±	60±	4.0	7.2	BIO-RETENTION

APN-412-34-004



TYPICAL BIORETENSION BASIN SECTION  
 SCALE: 1"=2'-0"

PERVIOUS PAVERS SECTION  
 SCALE: NONE

BIOPLANTER: IN SIDEWALK SECTION  
 SCALE: 1"=2'-0"

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

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PRELIMINARY

STORM WATER MANAGEMENT PLAN

APN 412-34-003

946 SOUTH McGLINCY LANE

IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CHK'D
6/8/23	SS	UPDATE AREAS PER NEW PARKING LOT LAYOUT	
9/27/23	SS	ADD OFFSITE BIORETENSION	

SCALE: 1"=10'

DATE: 3/29/2023

DWN: SS ME30

CHKD:

JOB NO. 19010

DWG NO. L14522-4

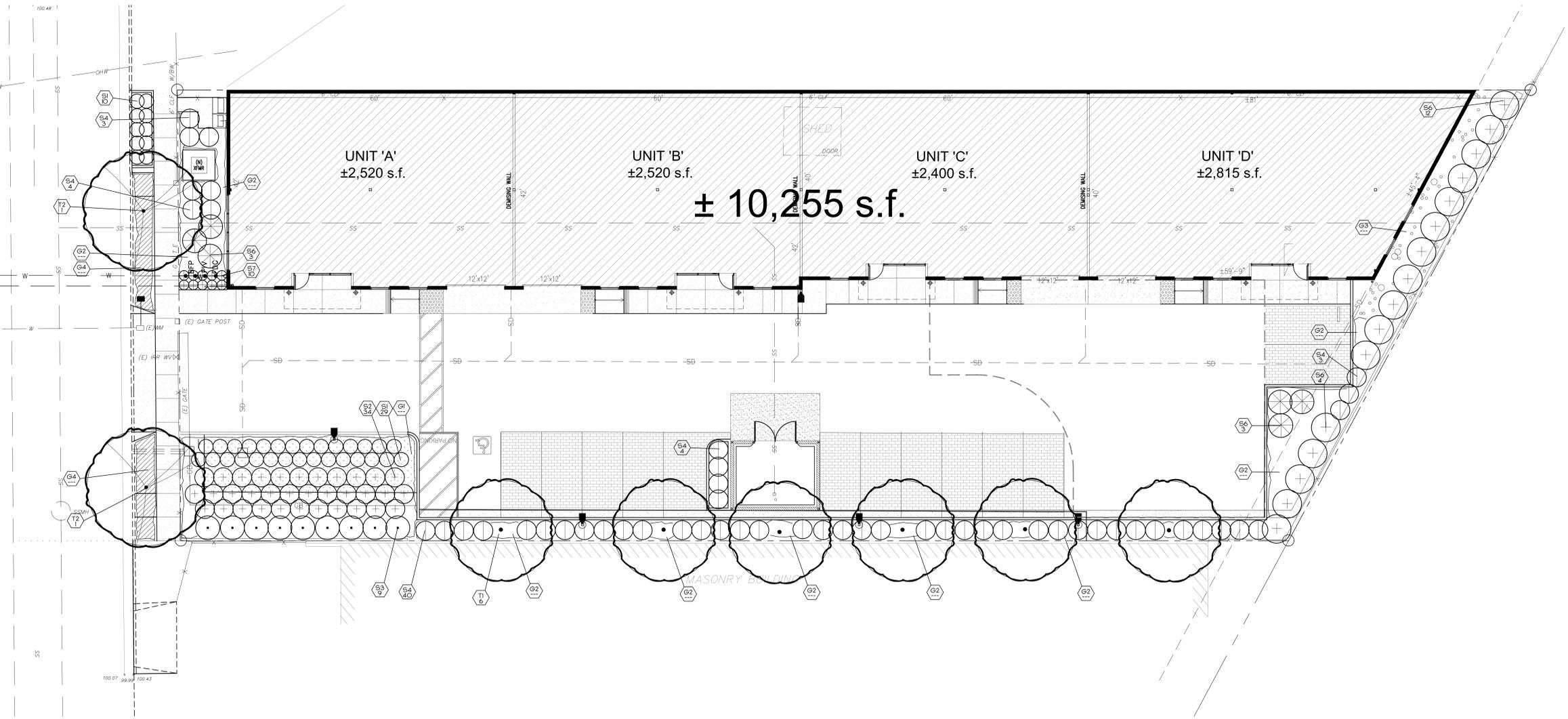
XREF. TOPO, ARCH

SHEET

**C4**

OF 4 SHEETS

SOUTH MCGLINCY LANE



**PLANT SYMBOLS**

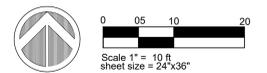
- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

**PLANT NOTES:**

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (5% MIN).
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT: 1-800-227-2600
13. ALL NON-TUFF PLANTING AREAS TO RECEIVE 3 INCH LAYER OF BARK MULCH AS SPECIFIED IN THE LANDSCAPE SPECIFICATION NOTES/SHEET.

**PLANT LIST:**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
<b>TREES</b>						
T1	BRACHYCHITON POPULNEUS	KURRAJONG TREE	---	15 GAL	STANDARD	LOW
T2	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	---	24" BOX	STANDARD	MEDIUM
<b>SHRUBS</b>						
S1	JUNCUS PATENS	CALIFORNIA GRAY BUSH	5	5 GAL		LOW
S2	CHONDROPETALUM TECTORUM	EVERGREEN DAYLILY YELLOW	5	5 GAL		LOW
S3	PITIOSPORUM 'VAREGATA'	VARGATED TOBIRA	5	5 GAL		LOW
S4	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	5	5 GAL		LOW
S5	PHORMIUM 'JESTER'	NEW ZEALAND FLAX	5	5 GAL		LOW
S6	ELAEAGNUS P. 'MACULATA'	ELAEAGNUS	5	5 GAL		LOW
S7	TULBAGHA V. 'TRICOLOR'	VAREGATED SOCIETY GARLIC	1	1 GAL		LOW
<b>GROUND COVERS</b>						
G1	IRIO-SWAILE SOD	---	---	FLATS	12" O.C.	LOW
G2	OSTEOSPERMUM F. 'WHITE'	FREEWAY DAISY	---	1 GAL	18" O.C.	LOW
G3	ROCK MULCH	---	---	1/2" DIA.	3" DEPTH	LOW



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



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**REED ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
1345 Pauline Dr., Sunnyvale, CA 94087  
408.560.1519 Cell  
www.reed-associates.com / email: paul@ra.com

**KOBZA<sup>2</sup>**  
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PHONE 650-961-6103 FAX 650-961-4839  
E-MAIL: THEBUDMAN@KOBZA.COM WEB: WWW.KOBZA.COM

**LANDSCAPE ARCHITECT**  
JAY REED  
No. 2002  
EXP. 9/30/25  
STATE OF CALIFORNIA

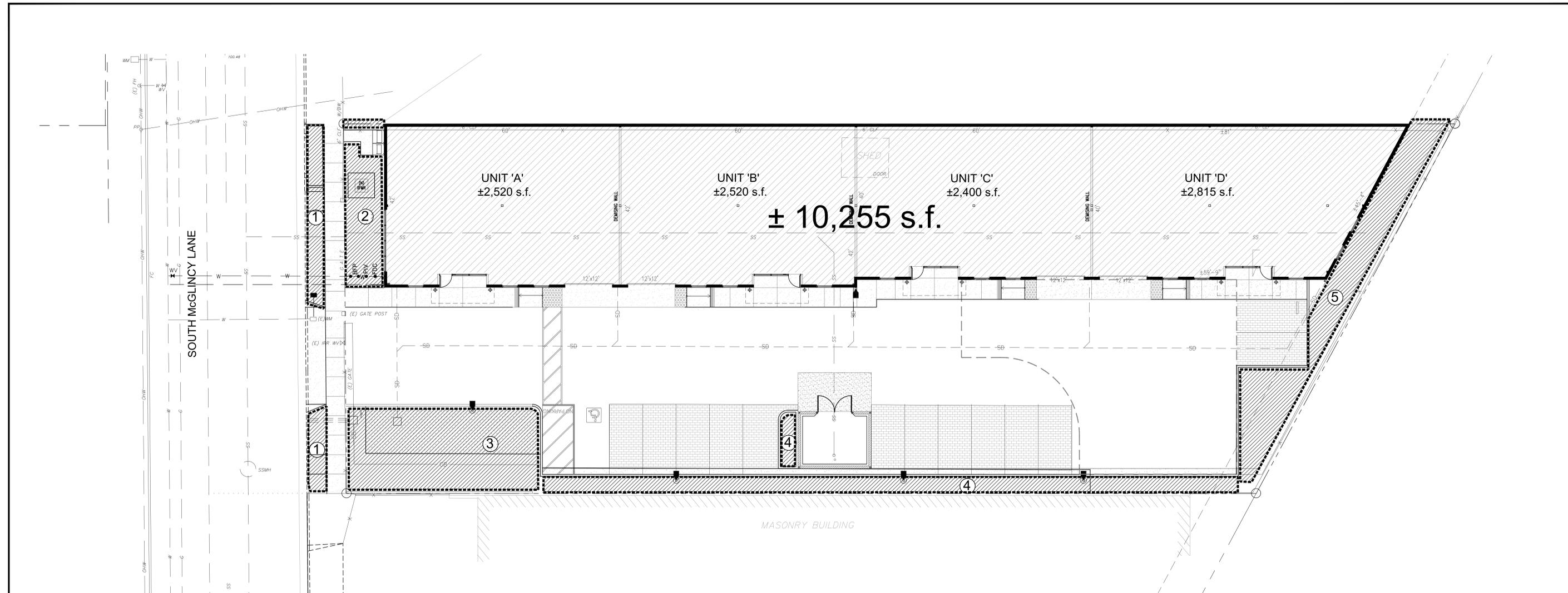
REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

**WAREHOUSE BUILDING**  
946 S. MCGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK SAN JOSE, CA

**JOB NO. 189138**  
DATE: 03/03/23  
DRAWN BY: pjr / ds

SHEET TITLE: **Landscape Planting Plan**

SHEET NO. **L1.0**



**Appendix B - Water Efficient Landscape Worksheet**

Reference Evapotranspiration (ET<sub>o</sub>) 43.0

MAWA - Regular Landscape Areas

MAWA = (ET<sub>o</sub>) x (0.62) x ((ETAF x LA)+(1-ETAF x SLA))

landscape area 3,397 s.f.  
 SLA 0 s.f.  
 ETAF 0.45 average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.  
 total area with SLA 3,397  
 mawa total 40,754 gallons per year

ETWU - Regular Landscape Areas

ETWU = (ET<sub>o</sub>) x (0.62) x ((ETAF x LA)+SLA))

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	high	0.2	stream rotor	0.81	0.247	325	80.2	2,139
2	low	0.2	drip	0.81	0.247	381	94.1	2,508
3	low	0.2	drip	0.81	0.247	972	240	6,398
4	low	0.2	drip	0.81	0.247	748	185	4,924
5	low	0.2	drip	0.81	0.247	971	240	6,392
SLA	--	1.0	--	1.00	1.000	0	0	0

ETWU total (with SLA) 3,397 838.77 22,361  
 Total with all zones and SLA 3,397

ETAF calculations

total ETAF x area 838.77  
 total area 3,397 s.f.  
 average ETAF 0.247 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS

MAWA total 40,754 gallons per year  
 ETWU total 22,361 gallons per year

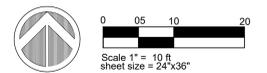
45.1 Percentage reduction of Potable Irrigation Water

**IRRIGATION HYDRO-ZONE LEGEND**

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

- HIGH WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

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



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**LANDSCAPE ARCHITECT**  
 PAUL JAY REED  
 No. 2002  
 EXP. 9/30/25  
 STATE OF CALIFORNIA

REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

**WAREHOUSE BUILDING**  
 946 S. McGLINCHY LANE, CAMPBELL, CA  
 FOR BRANDON PASEK SAN JOSE, CA

SHEET TITLE **Landscape Hydrozone Plan**

JOB NO. 189138  
 DATE: 03/03/23  
 DRAWN BY pjr / ds

SHEET NO. **L2.0**







**LANDSCAPE SPECIFICATIONS**  
**IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING**

**1.0 GENERAL**

- A. THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- C. PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.
- D. CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.
- E. VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.
- F. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES. WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.
- G. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- H. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES. IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.
- I. DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFSETS, FITTINGS, SLEEVES, ETC., REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.

**1.1 SUBSTITUTIONS**

- A. FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.
- B. FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS.
  - 1. WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.
  - 2. WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS.
- C. SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPARISON OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND SAMPLES AS APPLICABLE.
- D. MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE, ONLY SUPPLEMENT THE GUARANTEE.

**1.2 RECORD DRAWINGS**

- A. FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION.
  - 1. OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.
- B. INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.

**1.3 EXTRA MATERIALS**

- A. FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM.
  - 1. VALVE KEYS.
  - 2. SERVICE WRENCHES.
  - 3. QUICK COUPLER VALVE KEYS.
  - 4. HOSE SWIVELS COMPATIBLE WITH QUICK COUPLER VALVES.
  - 5. KEYS TO OPEN AUTOMATIC CONTROL CABINET.

**1.4 WARRANTY**

- A. FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR NEGLECT ACCEPTED.
- B. PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP, SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO OWNER.
- C. MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEIPT OF WRITTEN NOTICE.
- D. IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN TEN DAYS AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.
- E. WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.

**1.5 LANDSCAPE MAINTENANCE AND GUARANTEE**

- A. PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.
  - 1. WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTIVATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.
  - 2. IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.
  - 3. PRIOR TO END OF MAINTENANCE PERIOD, APPLY FERTILIZED 'D' (15-2-6) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.
  - 4. UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION.
- B. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.
  - 1. FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.

**2.0 PRODUCTS**

**2.1 IRRIGATION SPRINKLER MATERIALS**

- A. PVC PLASTIC PIPE AND FITTINGS
  - 1. MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
  - 2. MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.
  - 3. LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
  - 4. LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
  - 5. SOLVENT, TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.
  - 6. USE ONLY PVC PLASTIC PIPE FREE FROM BLISTERS, INTERNAL STRIATIONS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.
    - A. CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.
- B. GALVANIZED PIPE AND FITTINGS
  - 1. WHERE INDICATED IN DRAWINGS, USE A5A SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED COULPED BEADED MALLEABLE IRON FITTINGS.
    - A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

**C. CONTROL WIRE**

- 1. DIRECT BURIAL. REMOTE CONTROL WIRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.
- 2. COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.
- 3. MAKE SPLICES WITH "SCOTCH LOCK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.

**D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER**

- 1. TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.
- 2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.

**E. BACKFLOW PREVENTION**

- 1. BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.
- 2. DO NOT LOCATE IN LAWN AREAS.
- 3. SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.
- 4. AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.

**F. VALVE BOXES**

- 1. CONTROL VALVE BOXES, AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.

**2.2 LANDSCAPE PLANTING MATERIALS**

- A. SOIL
  - 1. EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.
  - 2. NATIVE SOIL MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.
  - 3. IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.
    - A. SUBMIT SOIL SAMPLES AND ANALYSIS OF IMPORTED SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.
    - B. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL FOR ANY REASON, SELECT SOIL MATERIAL FROM A DIFFERENT SOURCE AND RESUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL WITHOUT ADDITIONAL COST TO OWNER.
- B. ORGANIC FERTILIZERS AND SOIL AMENDMENTS
  - 1. COMMERCIAL GRADE ORGANIC FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
    - 2. MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.
  - A. FERTILIZER 'A': ORGANIC FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURF AND PLANTING AREAS SHALL BE GRANULATED/PELLETIZED TYPE HAVING A N6-P20-K20 FORMULA.
  - B. FERTILIZER 'B': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SOODING SHALL BE GRANULATED/PELLETIZED TYPE HAVING N6-P2-K0 (WITH 1% IRON).
  - C. FERTILIZER 'C': ORGANIC FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS GRO-POWER.
  - D. FERTILIZER 'D': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS DURING THE MAINTENANCE PERIOD SHALL BE PELLETED TYPE COMBINATION CHEMICAL ORGANIC FORMULA N15-P2-K5.
- E. SOIL AMENDMENT:
  - 1. IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST.
    - "OPTION 1" - REQUIRE IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT.
    - "OPTION 2" - SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER OF CONTENT OF 3.5% BY DRY WEIGHT OR GREATER. RECYCLED COMPOST MATERIAL FROM A PROCESSOR THAT PARTICIPATES IN THE U.S. COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE PROGRAM

- F. IRON SULFATE: STANDARD COMMERCIAL BRAND.

**C. WOOD CHIP MULCH**

- 1. ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, NON-DYED WOOD CHIPS OR FIR CHIPS, MEDIAN GRIND 3/8 TO 3/4" DIAMETER. SHREDDED BARK IS UNACCEPTABLE.

**D. PLANT MATERIAL**

- 1. CONFORM PLANT MATERIAL, INDICATED IN DRAWINGS BY THE LISTED NAMES, TO STANDARD PLANT NAMES\*, SECOND EDITION, EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.
- 2. ALL PLANTS SHALL BE TRUE TO NAME. TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERMEN.
- 3. ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTATIONS.
- 4. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, WOODRUS, FREE FROM PLANT DISEASES, INSECT PESTS OR OTHER EGGS, WITH HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.
- 5. USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS.
- 6. PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED IN DRAWINGS.
- 7. THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.
- 8. PLANTS THAT HAVE ENCIRCLING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED OR A MINIMUM OF 3 DAYS TO STOP ENCIRCLING ROOT GROWTH.
- 9. THE HEIGHT AND SPREAD OF PLANT MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.
  - A. 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN THE CONTAINER SO AS TO HAVE BECOME ROOT BOUND.
  - B. 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 1 INCH CALIPER TRUNK.

**2.3 SOURCE QUALITY CONTROL**

- A. PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:
  - 1. INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM.
  - 2. INSPECTION OF PLANTS PRIOR TO LAYOUT.
  - 3. LAYOUT INSPECTION OF SPOTTED PLANTS.
  - 4. INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.
  - 5. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD.
- B. LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.
  - 1. REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.

**3.0 EXECUTION**

**3.1 IRRIGATION SPRINKLER SYSTEM**

**A. PREPARATION**

- 1. COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH, OR DIFFICULTY IN PLANTING SHRUBS, TREES, GROUND COVER, EXISTING OR PROPOSED UTILITIES, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.

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**B. INSTALLATION**

- 1. PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.
  - A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.
- 2. CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.
  - A. MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.
  - B. ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.
- C. TRENCHING & BACKFILLING
  - 1. EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.
  - 2. REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.
  - 3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.
    - A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.
  - 4. COVERAGES
    - A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.
    - B. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.
    - C. PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.
    - D. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.
    - E. PROVIDE 3 INCH SAND BACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.
- D. COMPACTION
  - 1. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO SOIL IN PAVED AREAS.
  - 2. CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
  - 3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.
  - 4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.
  - 5. IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.
- E. HANDLING OF PIPE
  - 1. INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.
    - A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.
  - 2. HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.
    - A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT ENTRY OF FOREIGN MATERIALS.
    - B. BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.
  - 3. PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.
    - A. TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.
    - B. JOINTING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING MATERIAL USED.

C. CUT PIPE CUT STRAIGHT AND TRUE.

D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.

E. IN CHANGING PIPE DEPTHS, USE 450 ELBOWS.

**F. SPRINKLER HEADS**

- 1. INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT CUTTING.
- 2. LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.

**G. CONTROL VALVES**

- 1. INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.
- 2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE, WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.

**H. ELECTRICAL WORK**

- 1. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- 2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.

**I. FIELD QUALITY CONTROL**

- 1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.
  - A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.
- 2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.
- 3. INSPECT PIPE FOR LEAKS.
  - A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.
- 4. REPEAT TESTS UNTIL SATISFACTORY.
- 5. TEST SPRINKLER HEADS:
  - A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND
  - B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.
- 6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED. MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.

**3.2 LANDSCAPE PLANTING PROCEDURES**

- A. CLEARING & GRUBBING
  - 1. PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.
  - 2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.
  - 3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.
    - A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.
  - 4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.
  - 5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.

**B. SOIL CONDITIONS**

- 1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRIABLE CONSISTENCY. UNIFORMLY TILL THE FOLLOWING MATERIAL, PER 1,000 SQUARE FEET, INTO THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.
  - 6 CU. YDS. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
  - 25 LBS. - ORGANIC FERTILIZER 'A'
  - 15 LBS. - SOIL SULPHUR
- 2. CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.
- 3. PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:
  - 1/3 YD. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
  - 2/3 YD. - NATIVE SOIL
  - 1 LB. - IRON SULPHATE
 AND ORGANIC FERTILIZER 'C' AS FOLLOWS (GRO-POWER TABS OR EQUAL)
  - 1 GAL: 1-TAB
  - 5 GAL: 2-TABS
  - 15 GAL: 4-TABS
  - 6-8 TABS FOR BOXED MATERIAL
- 4. CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.
  - A. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.

**C. PLANTING TREES, SHRUBS, & VINES**

- 1. DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.
  - A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL AND ONE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.
  - B. SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENEED BY SCARIFYING TO ENSURE ROOT PENETRATION. AVOID SMOOTH CIRCULAR SIDES.
- 2. BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.
  - A. WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO-THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETELY TO THE GRADE OF THE SURROUNDING AREA.
  - B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.
- 3. PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER.
  - A. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
  - B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.

**D. PLANTING GROUND COVERS**

- 1. PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRIABLE SOIL. NEVER DRY OR WET AND SOGGY.
  - A. THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.
- 2. SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.
- 3. PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND SHRUBS AND TREES TO WITHIN ONE FOOT.
- 4. NO GROUND COVER SHALL BE PLANTED LESS THAN ONE-HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.

**E. WEED CONTROL, PEST CONTROL, & MULCHING**

- 1. WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLURUOLIN (TRIFLAN) OR DIPHENAMID (DYMD OR ENDE) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS DON'T APPLY TO TURF DEVELOPED AREAS.
  - NOTE: IN CITIES AND FOR PROJECTS THAT DO NOT ALLOW FOR SYNTHETIC PRE-EMERGENTS USE A CORN GLUTEN MEAL PRODUCT.
- 2. CONSIDER IF PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.
- 3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.
- 4. REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.
- 5. SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 3".

**F. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE**

- 1. UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.
- 2. UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.
- 3. IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE WORK.
- 4. STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.
- 5. THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.

**3.3 CLEANING**

- A. UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.
- B. FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.

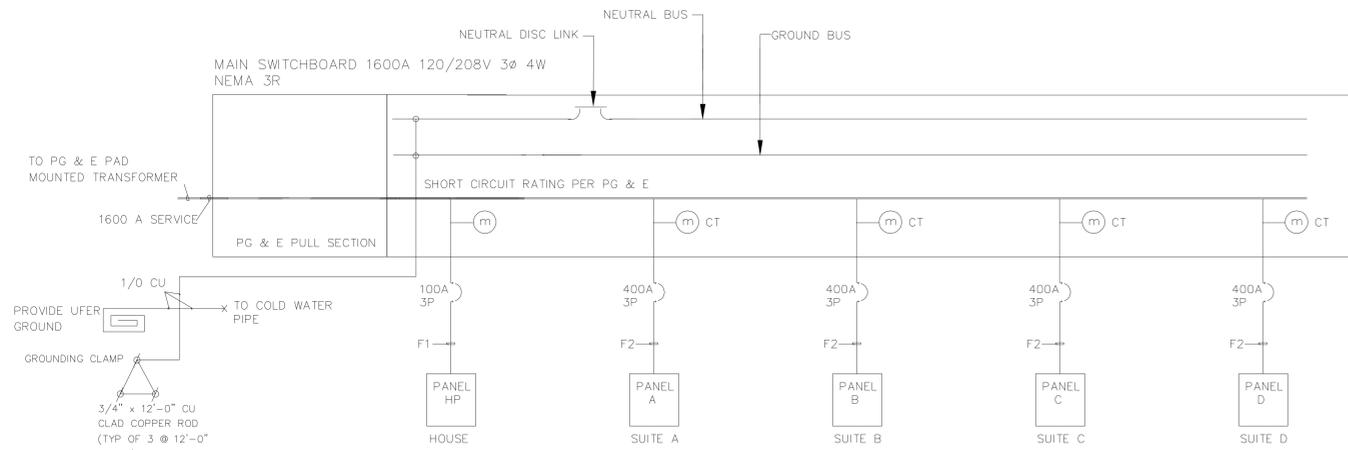
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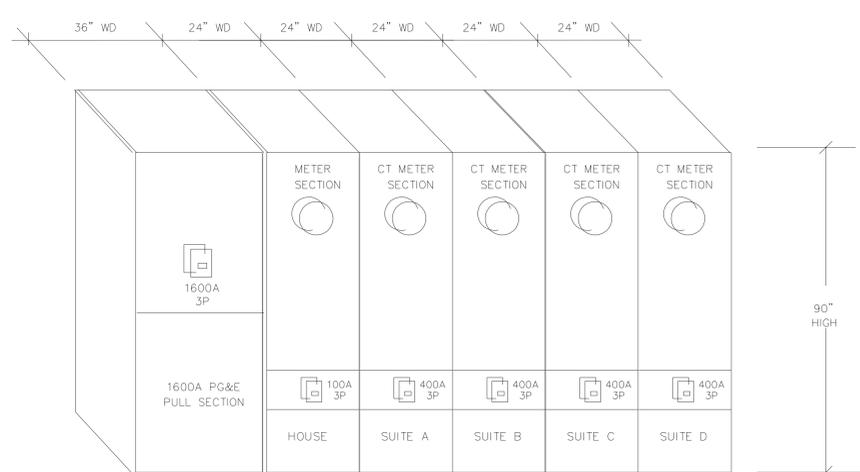


REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9



FEEDER SCHEDULE  
 F1 2"C-4 # 1 & 1 # 8 GND  
 F2 4"C-4 # 500 NCM & 1 # 3 GND

SINGLE LINE DRAWING



MAIN SWITCHBOARD

ELECTRICAL LOAD TABULATION						
ITEM	LOAD TYPE	CONNECTED WATTS	% DEMAND	DEMAND WATTS	FUTURE WATTS	REMARKS
1	INTERIOR LIGHTING	12400	125%	15500		
2	RECEPTACLES	34000	100%	34000		
3						
4						
5	WATER HEATER	28800	125%	36000		
6	FUTUR TI LOAD	480000	100%	480000		
7						
8						
9						
10						
GRAND TOTAL		555200		565500		

SERVICE REQUIRED:  $\frac{555200}{208 \times 1.73} = 1570.8$  AMPS  
 USE 1600 A 100% RATED 120/208V, 3Ø, 4W SERVICE.

- NOTE:
- ALL CIRCUIT BREAKER RATED 1000 AMP OR MORE WILL BE GFI PROTECTED PER 2016 NEC ARTICLE 215.10 AND 230.95 AND TESTING AGENT RESULTS PRESENTED TO FIELD INSPECTION STAFF.
  - TRANSFORMERS EQUAL TO OR GREATER THAN 15 KVA SHALL BE NEMA TP-1-2000 TO COMPLY WITH CEC SECTION 161(d)(4)A.
  - TRANSFORMER SEPARATELY DERIVED SYSTEM SHALL TERMINATE TO BUILDING STEEL AND WATER LINE PER NEC 2016 ARTICLE 250.30(A) AND 250.130(A)(4). CLEARLY INDICATE ELECTRODE CONDUCTOR SIZE PER NEC ART 250.6.
  - DOCUMENTATION REGARDING SERIES RATED CIRCUIT BREAKERS TO BE USED ON THIS PROJECT WILL BE AVAILABLE FOR THE FIELD INSPECTOR UPON REQUEST. SERIES RATED COMBINATIONS SHALL BE HIGHLIGHTED AND TABBED FOR INSPECTORS USE. OR PROVIDE SHORT CIRCUIT AMPERE RATING FOR EACH PANEL AND AVAILABLE CURRENTS AT EACH PANEL OR EQUIPMENT TERMINATIONS.

PANEL "HP" SCHEDULE (NEW)

TYPE OF LOAD AND LOCATION		VOLT	AMPS	BRKR	CKT	BRKR	VOLT	AMPS	TYPE OF LOAD	W	V	W
A/B	C/E	A/B	C/E	A/P	A/P	A/B	C/E	A/B	L	R	P	W
LIGHTING	1.4	20	1	2	20	1.4	SIGN					
RECEPTACLES	1.2	20	3	4	20	1.4	SHOW					
ROOF REC	1.2	20	5	6	20	1.4	ROLL UP DR					
SPACE			7	8	40	3.2	AC-1					
			9	10		3.2						
			11	12		3.2						
			13	14								
			15	16								
			17	18								
			19	20								
			21	22								
			23	24								
TOTAL LOAD PER PHASE		1.4	1.4	1.0		1.4	1.4		TOTAL LOAD PER PHASE			
TOTAL CONNECTED LOAD		6.6		KVA		HIGH PHASE LOAD		23.3				

NOTE: ALL LIGHTING CIRCUITS VIA 7 DAY PROGRAMMABLE TIMECLOCK PROVIDE OVERRIDE SWITCH NEAR ENTRY WAY.  
 CONFIRM EQUIPMENT CIRCUIT BREAKER SIZE WITH FINAL SHOP DRAWINGS.

PANEL "A" SCHEDULE

TYPE OF LOAD AND LOCATION		VOLT	AMPS	BRKR	CKT	BRKR	VOLT	AMPS	TYPE OF LOAD	W	V	W
A/B	C/E	A/B	C/E	A/P	A/P	A/B	C/E	A/B	L	R	P	W
LIGHTING	1.4	20	1	2	20	1.4	SIGN					
RECEPTACLES	1.2	20	3	4	20	1.4	SHOW					
ROOF REC	1.2	20	5	6	20	1.4	ROLL UP DR					
SPACE			7	8	40	3.2	AC-1					
			9	10		3.2						
			11	12		3.2						
			13	14								
			15	16								
			17	18								
			19	20								
			21	22								
			23	24								
			25	26								
			27	28								
			29	30								
			31	32								
			33	34								
			35	36								
			37	38								
			39	40								
			41	42								
TOTAL LOAD PER PHASE		1.4	1.2	1.2		4.6	4.6	4.6	TOTAL LOAD PER PHASE			
TOTAL CONNECTED LOAD		16.4		KVA		HIGH PHASE LOAD		50.0				

NOTE: ALL LIGHTING CIRCUITS VIA 7 DAY PROGRAMMABLE TIMECLOCK PROVIDE OVERRIDE SWITCH NEAR ENTRY WAY.  
 CONFIRM EQUIPMENT CIRCUIT BREAKER SIZE WITH FINAL SHOP DRAWINGS.

PANEL "B" SCHEDULE

TYPE OF LOAD AND LOCATION		VOLT	AMPS	BRKR	CKT	BRKR	VOLT	AMPS	TYPE OF LOAD	W	V	W
A/B	C/E	A/B	C/E	A/P	A/P	A/B	C/E	A/B	L	R	P	W
LIGHTING	1.4	20	1	2	20	1.4	SIGN					
RECEPTACLES	1.2	20	3	4	20	1.4	SHOW					
ROOF REC	1.2	20	5	6	20	1.4	ROLL UP DR					
SPACE			7	8	40	3.2	AC-1					
			9	10		3.2						
			11	12		3.2						
			13	14								
			15	16								
			17	18								
			19	20								
			21	22								
			23	24								
			25	26								
			27	28								
			29	30								
			31	32								
			33	34								
			35	36								
			37	38								
			39	40								
			41	42								
TOTAL LOAD PER PHASE		1.4	1.2	1.2		4.6	4.6	4.6	TOTAL LOAD PER PHASE			
TOTAL CONNECTED LOAD		16.4		KVA		HIGH PHASE LOAD		50.0				

NOTE: ALL LIGHTING CIRCUITS VIA 7 DAY PROGRAMMABLE TIMECLOCK PROVIDE OVERRIDE SWITCH NEAR ENTRY WAY.  
 CONFIRM EQUIPMENT CIRCUIT BREAKER SIZE WITH FINAL SHOP DRAWINGS.

PANEL "C" SCHEDULE

TYPE OF LOAD AND LOCATION		VOLT	AMPS	BRKR	CKT	BRKR	VOLT	AMPS	TYPE OF LOAD	W	V	W
A/B	C/E	A/B	C/E	A/P	A/P	A/B	C/E	A/B	L	R	P	W
LIGHTING	1.4	20	1	2	20	1.4	SIGN					
RECEPTACLES	1.2	20	3	4	20	1.4	SHOW					
ROOF REC	1.2	20	5	6	20	1.4	ROLL UP DR					
SPACE			7	8	40	3.2	AC-1					
			9	10		3.2						
			11	12		3.2						
			13	14								
			15	16								
			17	18								
			19	20								
			21	22								
			23	24								
			25	26								
			27	28								
			29	30								
			31	32								
			33	34								
			35	36								
			37	38								
			39	40								
			41	42								
TOTAL LOAD PER PHASE		1.4	1.2	1.2		4.6	4.6	4.6	TOTAL LOAD PER PHASE			
TOTAL CONNECTED LOAD		16.4		KVA		HIGH PHASE LOAD		50.0				

NOTE: ALL LIGHTING CIRCUITS VIA 7 DAY PROGRAMMABLE TIMECLOCK PROVIDE OVERRIDE SWITCH NEAR ENTRY WAY.  
 CONFIRM EQUIPMENT CIRCUIT BREAKER SIZE WITH FINAL SHOP DRAWINGS.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SINGLE POLE DISCONNECT SWITCH		DIMMER SWITCH
	2 POLE OR 3W SWITCH - AS INDICATED		DIGITAL WALL SWITCH - AS INDICATED
	DISCONNECT SWITCH		MOTION SENSOR SWITCH - AS INDICATED
	FUSED DISCONNECT SWITCH		WEATHERPROOF
	COMBINATION MAGNETIC STARTER		ABOVE FINISH FLOOR
	JUNCTION BOX - F = FLOOR		TELEPHONE TERMINAL CABINET
	DUPLEX CONVENIENCE RECEPTACLE		GROUND FAULT INTERRUPTER
	4-PLEX CONVENIENCE RECEPTACLE		HORSEPOWER
	FLOOR MOUNTED DUPLEX RECEPTACLE		FLOOR OR WALL
	SPECIAL DUPLEX RECEPTACLE		ELECTRIC WATER COOLER
	SPECIAL RECEPTACLE 208V, 1PH		CEILING
	CLOCK RECEPTACLE - 7"-6" A.F.F.		DRAWING
	TELE. BOX & 3/4" C. UP TO CEILING		CIRCUIT
	T-STAT BOX & 1/2" C. UP TO CEILING		FULL LOAD AMPERES
	MOTOR - HP AS INDICATED INSIDE		BUILDING
	BREAKER - SIZE AS INDICATED		MOUNTING
	MOTOR OPERATING SWITCH		NOT TO SCALE
	PANEL - PNL		LIGHTING
	MAIN DISTRIBUTION PANEL		DOWN
	EXIT SIGNS		FIXTURE
	NIGHT LIGHT		EXHAUST FAN
	SOUND VOLUME CONTROL		ROOF-TOP UNIT
	BELL OR ALARM ASSEMBLY		AIR HANDLING UNIT
	WIREMOLD - OUTLETS AS SPECIFIED		CONDENSING UNIT
	ELECTRIC BASEBOARD		INDICATES CONDUIT UP OR DOWN
	EMERGENCY BATTERY LIGHTS		TELEPHONE CONDUIT
	FLEXIBLE CONDUIT- APPROVED TYPE		EMERGENCY CONDUIT
	SPEAKER		UNDERFL. COND., RIGID STL HEAVY WALL
	CONDUIT		INDICATES NUMBER OF HOME RUNS
	EMERGENCY PANEL, CIRCUIT OR SYSTEM		2#10 COPPER WIRES IN 3/4" CONDUIT
	NATIONAL ELECTRIC CODE		3#10 COPPER WIRES IN 3/4" CONDUIT
	LIGHTING PANEL		4#10 COPPER WIRES IN 3/4" CONDUIT
	POWER PANEL		SEP. ISOL'D INSUL'D COPPER GRND COND.
	NIGHT LIGHT		SOUND SYSTEM RACEWAY
	GROUNDING		DOOR CONTRACTOR
	AMPERES		MOTION SENSOR
			PHOTO SENSOR

PANEL "D" SCHEDULE

TYPE OF LOAD AND LOCATION		VOLT	AMPS	BRKR	CKT	BRKR	VOLT	AMPS	TYPE OF LOAD	W	V	W
A/B	C/E	A/B	C/E	A/P	A/P	A/B	C/E	A/B	L	R	P	W
LIGHTING	1.4	20	1	2	20	1.4	SIGN					
RECEPTACLES	1.2	20	3	4	20	1.4	SHOW					
ROOF REC	1.2	20	5	6	20	1.4	ROLL UP DR					
SPACE			7	8	40	3.2	AC-1					

LIGHTING FIXTURE SCHEDULE						
1. LED FIXTURES HEREINAFTER INDICATED WITH "SEE NOTED 1" SHALL BE FACTORY PREWIRED STEP SWITCHING IN ACCORDANCE WITH SPECIFICATIONS. 2. ALL RECESSED LED FIXTURE IN INSULATED CEILINGS SHALL CONTAIN INTEGRAL THERMAL PROTECTION AND SHALL BE U.L. LISTED FOR SUCH INSTALLATIONS. 3. ALL FIXTURE FINISHES SHALL BE THE MANUFACTURER'S STANDARD U.N.O. 4. LED FIXTURES, LAMPS AND BALLAST SHALL BE CERTIFIED BY THE STATE OF CALIFORNIA IN ACCORDANCE WITH TITLE 24.						
TYPE	DESCRIPTION	CATALOG NO.	MANUFACTURER	VOLT.	LAMP WATT	LAMPS
(A)	LED 6 FT STRIP PENDENT LENSED	ZLIN L96 6000LM FST 40K	LITHONIA	120	48	--
(B)	LED WALL SCONCE	XTOR CROSSTOUR LED	DESIGN LIGHTS	120	20	1
(X1)	WALL MOUNTED EMERGENCY/EXIT LIGHT	COMBINATION W/ BATTERY BACK UP	SURE-LITES	120	--	--
(X2)	WALL MOUNTED EMERGENCY LIGHT	W/ BATTERY BACK UP	SURE-LITES	120	--	--
(X3)	WALL MOUNTED EXTERIOR EM LIGHT	W/ BATTERY BACK UP	LITHONIA AFNW EXT	120	--	--

NOTE: ALL FIXTURES TO BE APPROVED BY TENANT

### MANDATORY MEASURES

- 3. **BUILDING LIGHTING SHUT-OFF**  
THE BUILDING LIGHTING SHUT-OFF SYSTEM CONSIST OF AN AUTOMATIC TIME SWITCH
  - 4. **VERRIDE FOR BUILDING LIGHTING SHUT-OFF**  
THE AUTOMATIC BUILDING SHUT-OFF SYSTEM IS PROVIDED WITH A MANUAL, ACCESSIBLE OVERRIDE SWITCH IN SIGHT OF THE LIGHTS.
  - 5. **MULTILEVEL LIGHTING CONTROL**  
LIGHTING SHALL HAVE THE REQUIRED NUMBER OF CONTROL STEPS AND SHALL MEET THE UNIFORMITY REQUIREMENTS IN ACCORDANCE WITH TABLE 5-2. MULTILEVEL LIGHTING CONTROLS SHALL NOT OVERRIDE THE FUNCTIONALITY OF OTHER LIGHTING CONTROLS REQUIRED FOR COMPLIANCE.
  - 6. **AREA LIGHTING CONTROLS**  
ALL LUMINAIRES IN EACH AREA ENCLOSED BY CEILING HEIGHT PARTITIONS SHALL BE INDEPENDENTLY ON/OFF CONTROLLED FROM LUMINAIRES IN OTHER AREAS.
  - 7. **UNIFORM REDUCTION FOR INDIVIDUAL ROOMS**  
ALL ROOMS AND AREAS GREATER THAN 100 SQUARE FEET AND MORE THAN 0.5 WATTS PER SQUARE FOOT OF LIGHTING LOAD SHALL BE CONTROLLED WITH MULTILEVEL LIGHTING CONTROL WITHIN THE ROOM.
  - 8. **CONTROLS FOR OUTDOOR LIGHTING**  
LUMINAIRES PROVIDING GENERAL LIGHTING THAT ARE IN, OR AT LEAST 50% IN THE SKYLIT DAYLIT ZONES OR THE PRIMARY SDELT DAYLIT ZONES SHALL BE CONTROLLED INDEPENDENTLY BY FULLY FUNCTIONAL AUTOMATIC DAYLIGHTING CONTROLS.
- CONTROL OF EXTERIOR LIGHTS**  
ALL INSTALLED OUTDOOR LIGHTING MUST BE CONTROLLED BY A PHOTOCCELL OR ASTRONOMICAL TIME SWITCH THAT AUTOMATICALLY TURNS OFF THE OUTDOOR LIGHTING WHEN DAY LIGHT IS AVAILABLE. ADDITIONALLY OUTDOOR LIGHTING MUST BE CONTROLLED BY AN AUTOMATIC SCHEDULED CONTROL.

### OUTLET HEIGHT SCHEDULE

DESCRIPTION	HEIGHT
1. WALL RECEPTACLES- GENERAL (BOTTOM OF RECEPTACLE)	1'-3"
2. RECEPTACLES OVER COUNTER, TABLES, WORKBENCHES EXCEPT AS INDICATED ON DRAWINGS.	4'-2"
3. TELEPHONE OUTLETS (BOTTOM OF RECEPTACLE)	1'-3"
4. TELEPHONE OUTLETS OVER COUNTER, TABLES, WORKBENCHES- EXCEPT AS INDICATED ON DRAWINGS.	4'-2"
5. WALL SWITCHES- GENERAL (TOP OF SWITCH)	4'-0"
6. WALL PUSHBUTTONS	4'-0"
7. MOTOR CONTROLLERS	4'-2"
8. BELLS, BUZZERS	8'-0"
9. CLOCK OUTLETS	8'-0"
10. WALL LAMP RECEPTACLES AND WALL FIXTURE OUTLETS	6'-10"

NOTE: ALL HEIGHTS SHALL BE VERIFIED IN FIELD WITH OWNER AND SATISFY "ADA" REQUIREMENTS PRIOR TO FINAL INSTALLATION.

### ACCESSIBILITY REQUIREMENTS:

THE BOTTOM OF THE RECEPTACLE BOX SHALL NOT BE LESS THAN FIFTEEN INCHES ABOVE THE FINISHED FLOOR AND THE TOP OF THE OUTLET FOR CONTROLS AND SWITCHES SHALL NOT BE MORE THAN FORTY EIGHT INCHES ABOVE FINISHED FLOOR.

### EXIT LIGHTS NOTES

- EXIT LIGHTS AND MEANS OF EGRESS LIGHTING ARE NOT CONTROLLED OR SHUT/OFF DIMMED BY OCCUPANCY SENSORS OR OTHER DEVICES. THESE LIGHTS SHALL REMAIN ON AT ALL TIMES.

### B. MATERIAL AND INSTALLATION

ALL WORK AND MATERIAL SHALL CONFORM TO THE LATEST RULES OF THE GOVERNING ELECTRICAL CODE AND INSTALLATION SHALL BE OF THE LATEST INDUSTRY STANDARDS OF WORKMANSHIP.

ALL MATERIALS SHALL BE NEW AND LISTED BY UNDERWRITERS LABORATORY (U.L.), OR ANOTHER ACCEPTABLE INDEPENDENT TESTING LABORATORY.

1. **CONDUITS**  
CONDUITS SHALL BE EMT, RIGID OR REDUCED WALL FLEXIBLE TYPE. FLEXIBLE CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH UL-1, USED ONLY FOR LIGHTING FIXTURE CONNECTION, SHORT NOTICE CONNECTION OR FOR THE EQUIPMENT REQUIRING VIBRATION ISOLATION OR WHERE THE USE OF EMT IS IMPRACTICAL DUE TO STRUCTURAL CONDITIONS. A GROUND WIRE IS REQUIRED IN ALL FLEXIBLE CONDUIT. CONCEAL ALL CONDUITS, UNLESS OTHERWISE NOTED.

2. **SWITCHES AND RECEPTACLES**  
PROVIDE 20 AMP NEMA RATED SWITCHES OF SPECIFICATION GRADE. ALL SWITCHES SHALL BE RATED FOR 120 VOLT, UNLESS OTHERWISE NOTED.  
THE EXACT LOCATION OF ALL CONDUIT DROPS SHALL BE ADJUSTED TO CLEAR LIGHTS, DIFFUSERS, DUCTS, ETC. COORDINATE LOCATION WITH USER.

3. **WIRE AND CABLE IDENTIFICATION**  
IDENTIFY FEEDERS WITH THE CORRESPONDING CIRCUIT DESIGNATION AT THE OVERCURRENT DEVICE, LOAD END, AND IN PULLBOXES.  
IDENTIFY BRANCH CIRCUITS WITH CORRESPONDING CIRCUIT DESIGNATION AT THE OVERCURRENT DEVICE, AT ALL SPLICES, AND IN JUNCTION BOXES.  
MARK CIRCUIT DESIGNATION ON ALL JUNCTION BOX COVERS. CIRCUIT DESIGNATION MEANS PANEL DESIGNATION AND CIRCUIT NUMBER, I.E., D-1.  
IDENTIFY DATA & COMMUNICATION PULL ROPE OR CABLE AT BOTH ENDS MAINTAINING CORRECT TERMINALS.  
USE PLASTIC COATED SELF-STICKING MARKERS SUCH AS THOMAS & BETTS E-2 CODE FOR IDENTIFICATION OF CONDUCTORS AND METAL EDGE BANDED PAPER TAGS ON PULL ROPES.

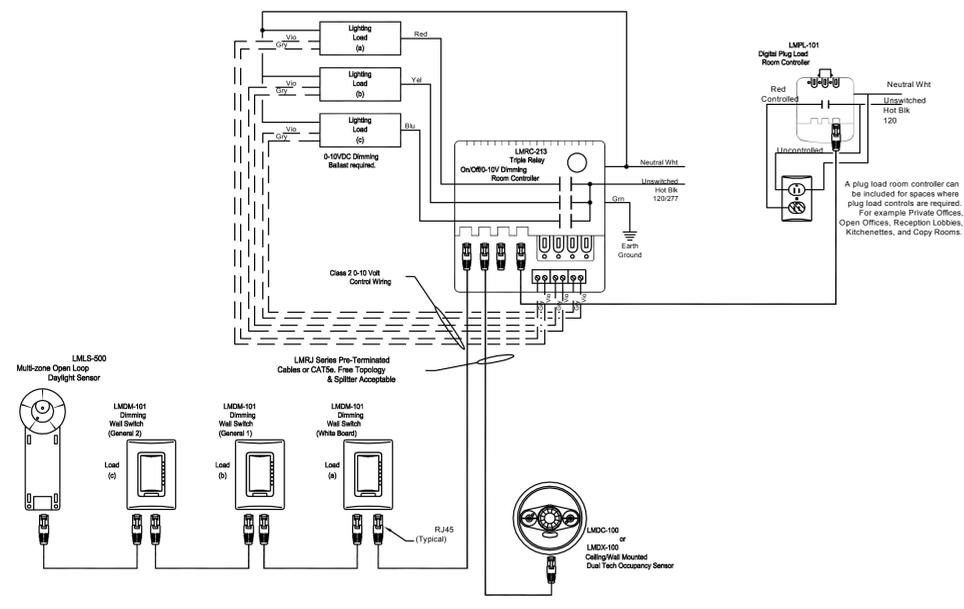
4. **CONDUCTORS**  
DELIVER ALL CONDUCTORS TO THE JOB SITE IN ORIGINAL UNBROKEN CARTON OR REEL, PROPERLY TAGGED WITH U.L. LABEL SIZE, TYPE, MANUFACTURER'S TRADE NAME AND THE DATE MANUFACTURED (MUST BE MANUFACTURED WITHIN 6 MONTHS).  
PROVIDE COPPER CONDUCTORS. #12 AWG MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. PROVIDE SOLID CONDUCTORS, #10 AWG AND SMALLER UNLESS OTHERWISE NOTED. PROVIDE STRANDED CONDUCTORS, #8 AWG AND LARGER UNLESS OTHERWISE NOTED. AT EQUIPMENT SUBJECT TO VIBRATION, USE STRANDED CONDUCTORS. #12 AND #10 STRANDED CONDUCTORS SHALL BE TERMINATED WITH CRIMP TYPE TERMINALS, T&B STA-KON, OR EQUAL.  
USE CONDUCTORS WITH THHN/THWN 600 VOLTS INSULATION.  
INSTALLATION OF 600 VOLT CONDUCTORS. CONDUCTORS SHALL BE CONTINUOUS BETWEEN OUTLETS OR JUNCTION BOXES. MAKE SPLICES IN OUTLET BOXES, PULLBOXES OR PANELBOARD GUTTERS. DO NOT SPLICE PANELBOARD FEEDERS.

5. **LIGHTING FIXTURES**  
FURNISH AND INSTALL LIGHTING FIXTURES OF THE TYPE SPECIFIED ON THE DRAWINGS. PROVIDE APPROPRIATE MOUNTING HARDWARE FOR THE CEILING TYPE INDICATED ON THE ARCHITECT'S DRAWINGS. FIELD VERIFY EXISTING CEILING ENERGY SAVING LAMPS AND BALLASTS OF THE TYPE INDICATED BY THE FIXTURE SCHEDULE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. (BALLASTS AND FLUORESCENT LUMINAIRES SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION).  
PROVIDE FIXTURES FOR TANDEM WIRING WHERE REQUIRED BY THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24. ALL PRE-MANUFACTURED WIRING COLOR SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. CONDUCTOR INSULATION SHALL BE GREATER THAN THE BALLAST OPEN CIRCUIT VOLTAGE.  
PROVIDE AN INVERTER BALLAST FOR THE BATTERY POWERED FIXTURE.  
THE INVERTER SHALL TRANSFER THE POWER SOURCE TO BATTERY UPON THE LOSS OF BUILDING POWER. THE BATTERY SHALL LAST A MINIMUM OF 90 MINUTES FOR TWO 4 FOOT T-8 LAMPS.

6. **EXECUTION**  
CAREFULLY PROTECT ALL WALLS, TRIM, FLOORS, EQUIPMENT, UTILITY LINES AND MATERIALS. WHEN WORKING ON FINISHED SURFACES, LIMIT DAMAGE TO THE CONTAINED SPACE AND RESTORE TO THE ORIGINAL CONDITION ALL SURFACES WHICH ARE DAMAGED BECAUSE OF THE INSTALLATION OF THIS WORK.  
EQUIPMENT, MATERIALS AND SUPPLIES REMOVED FOR PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS. ANY MATERIALS DAMAGED SHALL BE REPLACED WITH NEW MATERIALS OF LIKE KIND AND QUALITY AT NO COST TO OWNER.  
DO ALL CUTTING AND PATCHING OF FLOORS, WALLS, CEILING, ETC., TO MATCH EXISTING. SCHEDULE CUTTING AND PATCHING OF FLOORS WITH THE OWNER. CORE DRILLING FOR CONCRETE TO BE THE ONLY METHOD PERMITTED.  
ANY EXISTING CONDUITS, PIPING, ETC. DAMAGED DURING THE PROCESS OF CONSTRUCTION SHALL BE INSTALLED AND/OR RECONNECTED AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. NO ADDITIONAL CHARGES WILL BE ALLOWED FOR ANY EQUIPMENT WHICH IS DAMAGED BY THIS CONTRACTOR DUE TO THE INSTALLATION OF THE WORK OR FOR PUTTING EXISTING SYSTEMS BACK INTO A COMPLETE OPERATING CONDITION.  
PAINT ALL NEW EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTINGS TO MATCH ADJACENT SURFACES IN FINISHED AREAS.  
SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILING, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENT PENETRATING INTO FIRE RATED ENVELOPES, SPACES, ETC.

### SPECIFICATIONS AND GENERAL NOTES

- A. **GENERAL**
1. **SCOPE**  
THE DRAWINGS AND THESE SPECIFICATIONS DESCRIBE THE SYSTEMS. FURNISH ALL MATERIALS AND DO ALL WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. UNLESS SPECIFICALLY NOTED TO THE CONTRARY, FURNISH AND INSTALL ALL NEW MATERIAL AND EQUIPMENT AS REQUIRED TO PRODUCE A COMPLETE OPERATING SYSTEM.
2. **PERMITS AND CHARGES**  
OBTAIN AND PAY FOR ALL NECESSARY CONSTRUCTION PERMITS, INSPECTION FEES, AND OTHER CHARGES BY AGENCIES HAVING JURISDICTION.
3. **REGULATIONS AND CODES**  
PROVIDE AND INSTALL ALL MATERIALS IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE, CALIFORNIA ADMINISTRATIVE CODE TITLE 8 AND TITLE 24, AND OTHER CODES AND REGULATIONS HAVING JURISDICTION. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INSPECTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.
4. **VERIFYING EXISTING CONDITIONS**  
BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID DUE TO FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST.
5. **COORDINATION**  
COORDINATE ALL WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.  
REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES, CEILING DIFFUSERS, ETC.  
LOCATIONS OF ELECTRICAL EQUIPMENT, J-BOXES, AND CONDUIT RUNS SHOWN ON THE DRAWINGS ARE APPROXIMATE. FIELD VERIFY FOR EXACT LOCATION AND ROUTING OF EXISTING EQUIPMENT AND COORDINATE ALL NEW WORK WITH THE OTHER DISCIPLINES TO AVOID CONFLICTS.  
THIS CONTRACTOR IS TO OBTAIN AND REFER TO H.V.A.C., PLUMBING AND OTHER DRAWINGS AND PROVIDE ALL CONTROL WIRING, RELAYS, STARTERS, TIME SWITCHES, CONDUITS, ETC. INDICATED THEREON AS BEING PROVIDED UNDER THE ELECTRICAL WORK.
6. **SERVICE CONTINUITY**  
UNINTERRUPTED SERVICES, INCLUDING LIFE SAFETY SYSTEMS WHERE APPLICABLE, SHALL BE MAINTAINED TO ALL PARTS OF THE BUILDING OTHER THAN WORK AREAS. SCHEDULE SHUTDOWNS WITH THE OWNER, TO MAKE ALTERATIONS AND/OR ADDITIONS TO MAIN SWITCHGEAR ASSEMBLIES, FEEDERS, PROVIDE ANY TEMPORARY SERVICES AS MAY BE REQUIRED. REQUESTS FOR SHUTDOWN SHALL BE MADE AT LEAST 72 HOURS IN ADVANCE TO THE OWNER AT WHICH TIME THE OWNER SHALL SCHEDULE THE EXACT TIME AND DATE. IDENTITY AT BID TIME, ALL WORK TO BE DONE ON PREMIUM TIME AND TOTAL OVERTIME MAN-HOURS REQUIRED FOR COMPLETION.
7. **AS-BUILT**  
PROVIDE RECORD DRAWINGS TO THE OWNER WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED AND DATED BY CONTRACTOR.
8. **GUARANTEE**  
CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR, EXCEPT FOR LIGHTING FIXTURE LAMPS.
9. **SHOP DRAWINGS**  
SUBMIT REQUIRED SHOP DRAWINGS FOR REVIEW WITHIN ONE WEEK OF BID AWARD. ALL EQUIPMENT TO BEAR U.L. LABEL OR THAT OF ANOTHER ACCEPTABLE TESTING LABORATORY. SHOP DRAWINGS MUST BE STAMPED BY THE CONTRACTOR FOR CONFORMANCE PRIOR TO SUBMITTING.  
SUBMITTALS SHALL INCLUDE THE PROJECT NAME AND CONTRACTORS NAME. SUBMIT SIX SETS OF SHOP DRAWINGS AND AWAIT ENGINEERING REVIEW COMMENTS PRIOR TO PURCHASING ALL PANELBOARDS, LIGHTING FIXTURES AND LENSES, CONTRACTORS, AND DISCONNECT SWITCHES.  
SUBMITTALS ARE REQUIRED FOR THE FOLLOWING LIGHT FIXTURES AND LAMPS. LIGHTING CONTROL SYSTEMS AND COMPONENTS OCCUPANT SENSING DEVICES, PANELBOARDS AND CIRCUIT BREAKERS, UNDERLOOR DUCT SYSTEMS.
10. **CONTRACTOR BID**  
CONTRACTOR'S BID SHALL BE BASED ON ALL WORK SHOWN ON THE PLANS AND AS SPECIFIED. ALL PREMIUM TIME COSTS REQUIRED SHALL BE INCLUDED IN THE BID. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGES RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.



Note 1:  
Three zone 0-10v dimmed application with ceiling mounted occupancy sensor for shut off and manual dimming. Lights will turn on automatically from the occupancy sensor upon entering the space, and can be dimmed manually from the device on the wall. Lights will be turned off automatically by the ceiling mounted occupancy sensor. Time-out of sensor to be set at 20 minutes. A network bridge can be included in this room if Demand Response is required.  
This application is for spaces greater than 100 Sq. Feet, more than 50 watts a Sq. Foot, or more than one luminaire).

Note 2:  
Multi-zone 0-10v dimmed application with ceiling mounted occupancy sensors for Partial Off w/ Auto Off and manual dimming. Lights will turn on automatically from the occupancy sensor upon entering the space, and can be dimmed manually from the device on the wall. Lights will dim down to a 50% light level when the space is un-occupied during the buildings "Occupied Hours". Upon entering the "After-Hours" mode, the same occupancy sensors will automatically turn the lights off when the space is unoccupied. Time-out of sensor to be set at 20 minutes. A network bridge can be included in this room if Demand Response is required. This application is for spaces greater than 100 Sq. Feet, more than 50 watts a Sq. Foot, and more than one luminaire.

Room type examples: Corridors, Hallways, Stairwells  
Room type examples: 3 Zone Class Room, Large Conference Room, Auditorium, Lecture Hall

## ELECTRICAL LIGHTING CONTROLS



CODES RULES AND REGULATIONS  
ALL MATERIAL AND WORK SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHAL, TITLE 24, UPLIFT COMPANY, OSHA AND STATE AND LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE STANDARDS.

TITLE 24 COMPLIANCE DOCUMENTATION  
CALIFORNIA CONVENTION STANDARDS TITLE 24 FOR NON-RESIDENTIAL BUILDING HAVE BEEN REVIEWED AND THE BUILDING DESIGN DESCRIBED ON THIS DRAWING IS IN SUBSTANTIAL COMPLIANCE.

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REGISTERED ARCHITECT  
No. 03123  
Exp. 03/31/23  
State of California

REVISION 1	REVISION 4	REVISION 7
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10.12.23		

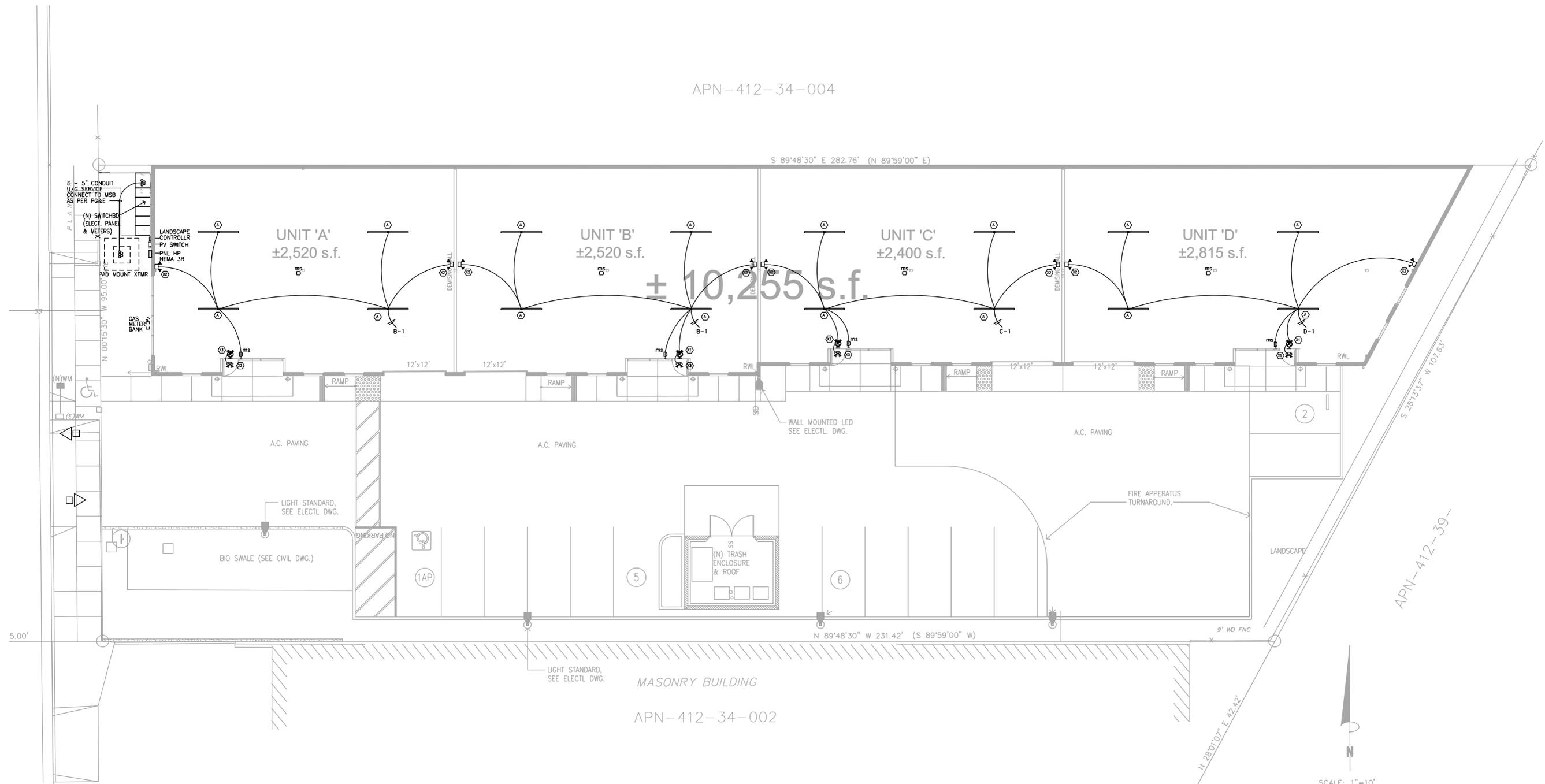
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REVISION 9

SHEET TITLE: **WAREHOUSE BUILDING**  
946 S. MCGILINCY LANE, SAN JOSE, CA  
FOR BRANDON PASEK

JOB NO. 9110-19  
DATE 03.02.2023  
DRAWN BY FSJ/AP

SHEET NO. **E-2**

APN-412-34-004



**1 ELECTRICAL LIGHTING PLAN**  
SCALE: 1" = 8'-0"



**CODES RULES AND REGULATIONS**  
ALL MATERIAL AND WORK SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHAL, TITLE 24, UTILITY COMPANY, OSHA AND STATE AND LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE STANDARDS.

**TITLE 24 COMPLIANCE DOCUMENTATION**  
CALIFORNIA ENERGY CONSERVATION STANDARDS TITLE 24 FOR NON-RESIDENTIAL BUILDING HAVE BEEN REVIEWED AND THE BUILDING DESIGN DESCRIBED ON THIS DRAWING IS IN SUBSTANTIAL COMPLIANCE.

**AMCON CONSULTANTS, INC.**  
Mechanical & Electrical Engineers  
940 HAMLIN COURT, SUNNYVALE, CA 94089  
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www.amconconsultants.com

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of, KOBZA<sup>2</sup> and were created, evolved and developed for use on, and in connection with, the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of KOBZA<sup>2</sup>. Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations to the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

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**REVISION 1** 07.07.23  
**REVISION 2** 10.12.23  
**REVISION 3**

**REVISION 4**  
**REVISION 5**  
**REVISION 6**  
**REVISION 7**  
**REVISION 8**  
**REVISION 9**



**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK SAN JOSE, CA

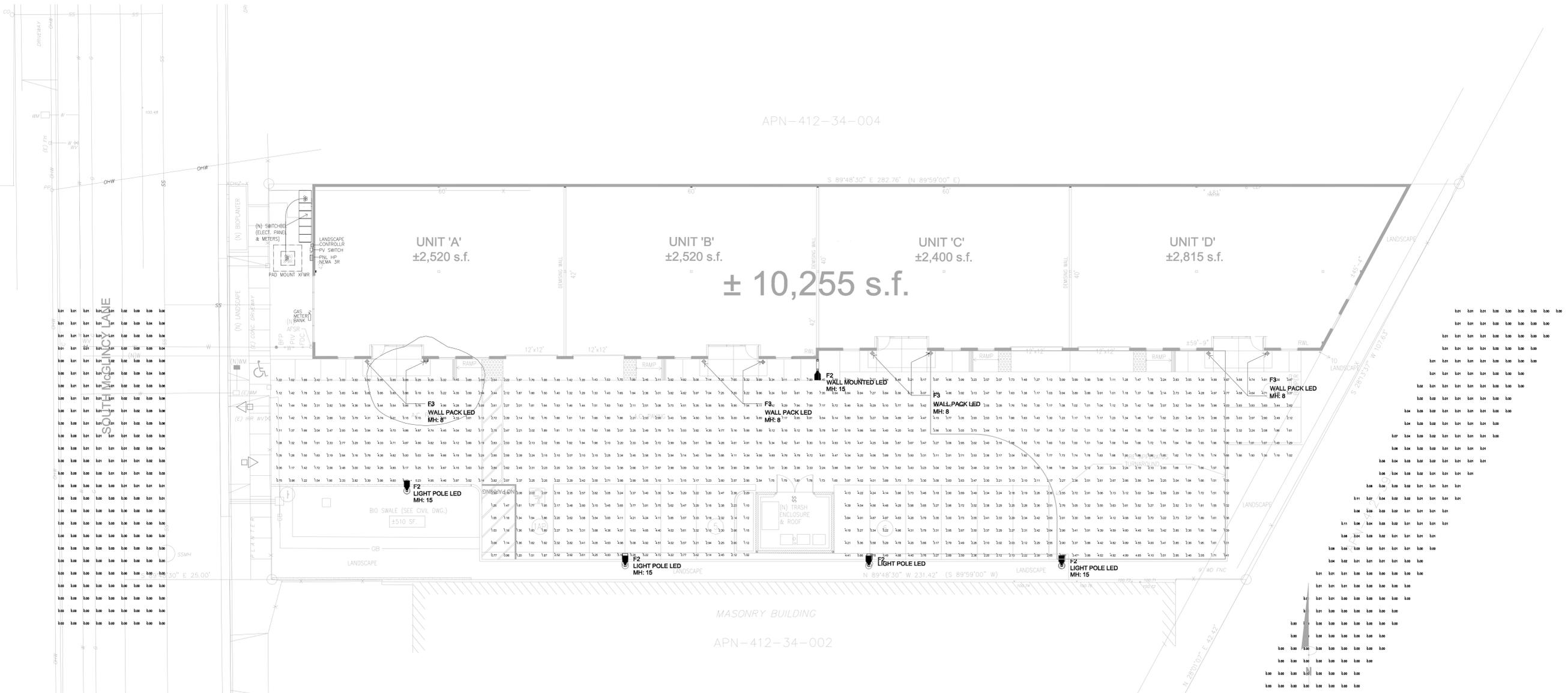
**ELECTRICAL LIGHTING PLAN**

JOB NO. 9110-19  
DATE 03.02.2023  
DRAWN BY FS/AP

**E-3**

Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
F2	4	POLE MT 1 WALL MT	GARDCO - P26-48L-400-NW-G2-4-HIS	60.07694	7200	0.944	0.900	1.000	0.850	P26-48L-400-NW-G2-4-HIS.ies
F3	8		GARDCO - 111L-16L-350-NW-G2-4	18	1768	0.944	0.900	1.000	0.850	111L-16L-350-NW-G2-4.IES

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking Area	ILLUMINANCE	Fc	3.13	9.24	0.75	4.17	12.32	Target: 0.75fc Min, 3fc Avg
Spill Light East	ILLUMINANCE	Fc	0.01	0.11	0.00	N.A.	N.A.	Target: Light Escape 15FT Beyond Site < 0.01FC Avg
Spill Light West	ILLUMINANCE	Fc	0.01	0.06	0.00	N.A.	N.A.	Target: Light Escape 15FT Beyond Site < 0.01FC Avg



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.

1 SITE PHOTOMETRIC PLAN  
SCALE: 1" = 10' - 0"



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FOR BRANDON PASEK, SAN JOSE, CA

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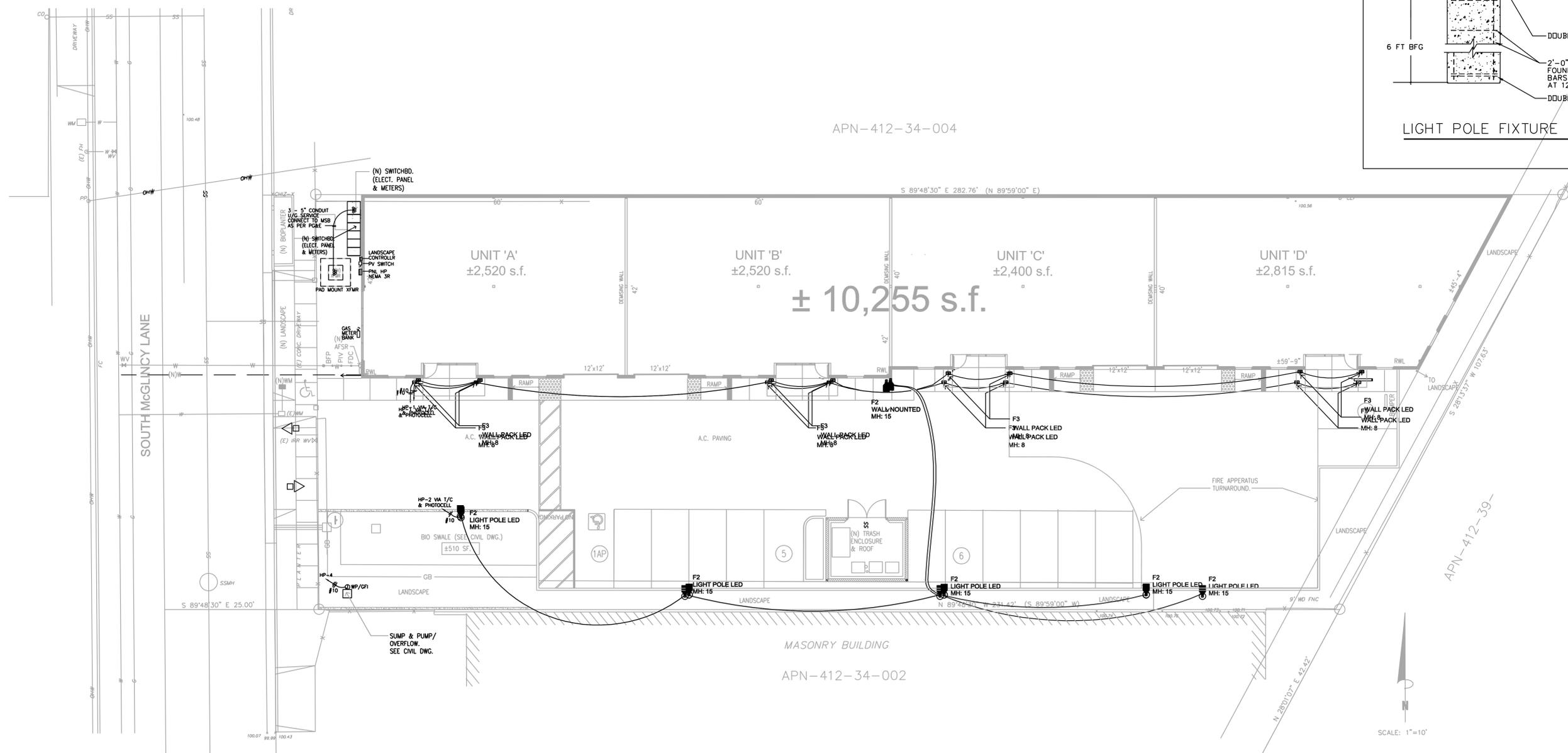
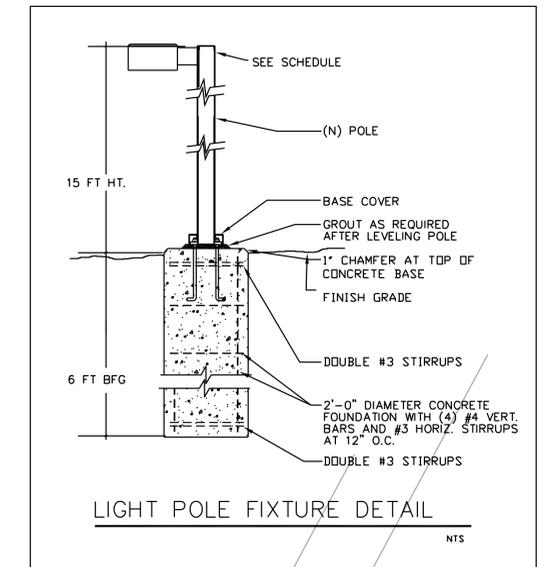


REVISION 1 07.07.23	REVISION 4	REVISION 7
REVISION 2 10.12.23	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

SHEET TITLE  
**SITE PHOTOMETRICS PLAN**

JOB NO. 9110-19  
DATE 03.02.2023  
DRAWN BY FS/AP  
SHEET NO. EP-1





**1 SITE LIGHTING PLAN**  
SCALE: 1" = 10' - 0"



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**WAREHOUSE BUILDING**  
946 S. McGLINCY LANE, CAMPBELL, CA  
FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE  
**SITE LIGHTING PLAN**

JOB NO. 9110-19  
DATE 03.02.2023  
DRAWN BY FS/AP  
SHEET NO. **ES-2**