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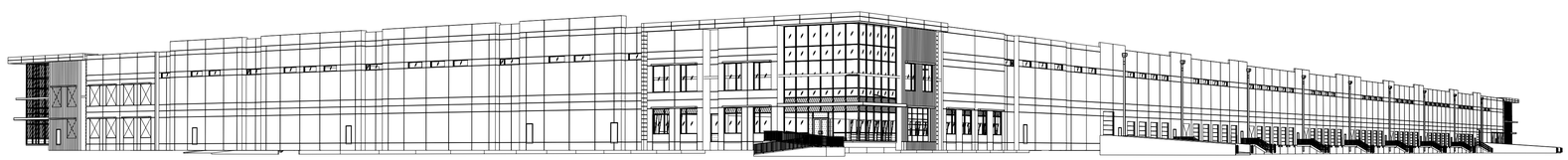

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A2.0 FIRST FLOOR PLAN
A3.1 ROOF PLAN
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A4.3 EXTERIOR ELEVATIONS
A5.1 LINE OF SIGHT
A8.1 SITE DETAILS
A8.1a SITE DETAILS
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C2.1 TOPOGRAPHIC SURVEY
C3.0 PRELIMINARY DEMOLITION PLAN
C4.0 PRELIMINARY GRADING & DRAINAGE PLAN
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R-3 GREEN WALL - VIEW FROM GIBRALTAR DRIVE
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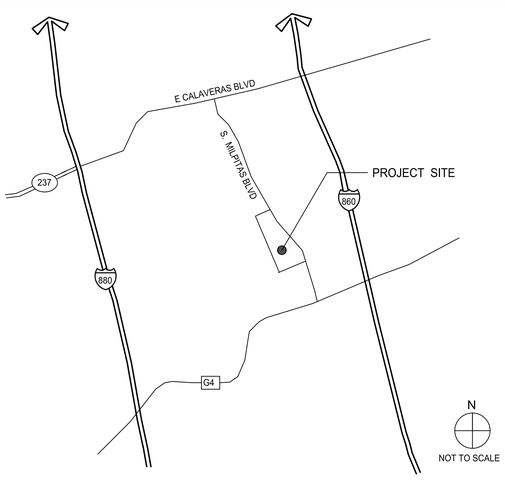
RENDERING SHEET COUNT: 4

VICINITY MAP



OWNER

OVERTON MOORE PROPERTIES

OVERTON MOORE PROPERTIES
19300 S. HAMILTON AVE, SUITE 200
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MICHAEL JOHNSON
PH: (310)-354-2477
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GENERAL CONTRACTOR

T.B.D.

ARCHITECT

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CIVIL ENGINEER

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2850 COLLIER CANYON ROAD
LIVERMORE, CALIFORNIA, 94551

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MEP ENGINEER

ACIES ENGINEERING
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LANDSCAPE ARCHITECT

THOMAS BAAK & ASSOCIATES, LLP
1620 N. MAIN STREET, SUITE 4
WALNUT CREEK, CA 94546

ANDREA SWANSON
PH: (925) 933-2583

PROJECT INFORMATION

APN: 086-42-033.

SITE AREA: 28.96 ACRES (1,261,301 SQ. FT.)

BUILDING AREA: 491,040 SQ. FT.

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TITLE SHEET

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	J.BABINE
DRAWN BY.:	S.Z.
JOB NO.:	SNR18-0111-00

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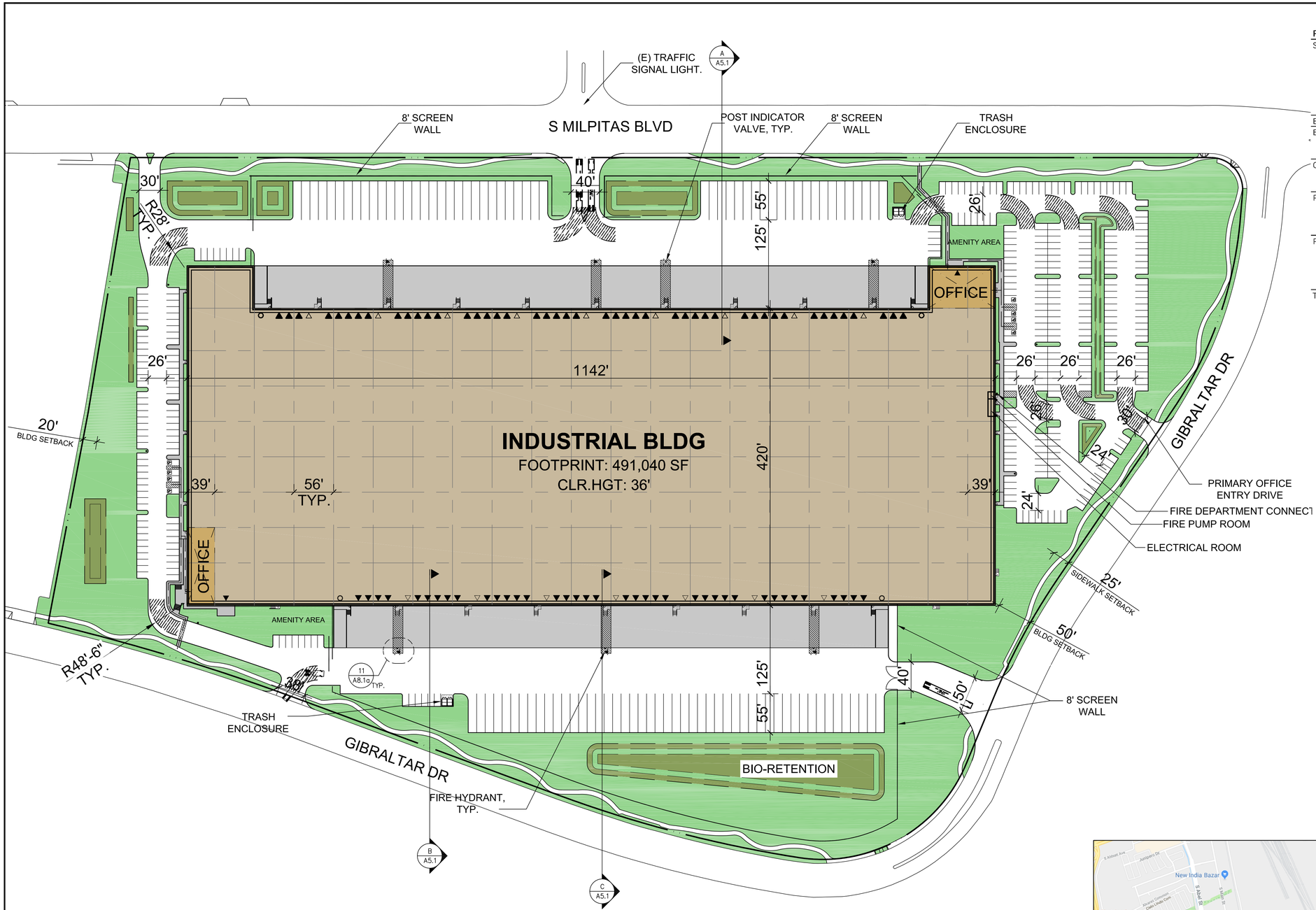


PROJECT DATA:	APN: 086-42-033	
SITE AREA:		
GROSS:		28.96 AC
		1,261,301 SF
DETENTION:	@ 6%	73,481 SF
NET:		27.27 AC
		1,187,820 SF
BUILDING FOOTPRINT:		491,040 SF
BUILDING USE:		
WAREHOUSE		486,130 SF
OFFICE	@ 1%	4,910 SF
COVERAGE:		
GROSS:		39%
NET:		41%
PARKING REQUIRED:		
WAREHOUSE	1/1500 SF	324 STALLS
OFFICE	1/350 SF	14 STALLS
TOTAL		338 STALLS
PARKING PROVIDED:		
AUTO:	*Standard Stalls:*	346 STALLS
		@1.06/1500 SF
	Req Accessible:	*8 STALLS*
TRAILER:		101 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		84
△ KNOCK-OUTS OR RATED		16
O GRADE-LEVEL DOORS		4

DEVELOPMENT STANDARDS:

ZONING:		M2
MAX. F.A.R.:		0.40
MAX. COVERAGE:		n/a
MAX. HEIGHT:		n/a [2]
BUILDING SETBACKS:		
FRONT:		35 FT [1]
SIDE:		0 FT
REAR:		0 FT
LANDSCAPE SETBACKS:		
FRONT:		10 FT
SIDE:		0 FT
REAR:		0 FT
LANDSCAPE REQ.:		[3]
OFF-STREET PARKING:		
STANDARD:		9X18
COMPACT:		7.5X15
COMPACT %:		40%
DRIVE AISLE:		24 FT
FIRE LANE:		20 FT
OVERHANG:		2 FT
TREE WELL:		6 FT
REQ. PARKING RATIO BY USE:		
WAREHOUSE:		1/1500 SF
OFFICE:		1/350 SF

NOTES:

1 Along major street: 35 ft; Along non-major street: 25 ft.

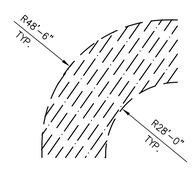
2 However, prior to construction of any structure thax exceeds 3 stories of 35 feet, the Planning Comission must make the following finding: That any such excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

3 Required front yard area and street side yard areas shall be landscaped.

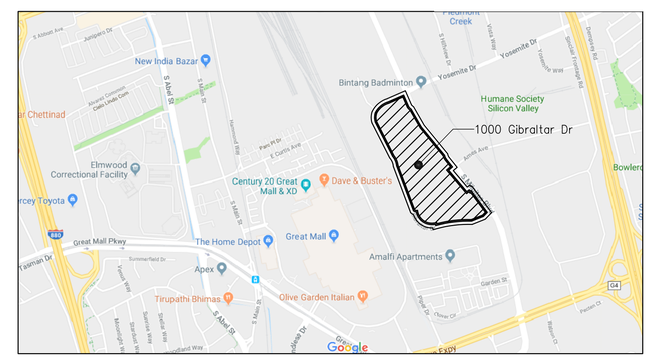
4 Solid waste trash enclosure shall be designed per the Development Guidelines for Solid Wastr Services and the design standards for Milpitas sanitation.

OMP

KEY MAP



NOTE: FIRE APPARATUS ACCESS ROADS SHALL MEET THE MILPITAS FIRE DEPARTMENT TURNING RADII GUIDELINES AND SHALL PROVIDE CONTINUOUS APPARATUS TRAVEL. TURNING RADII FOR FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM NET CLEARANCE OF 48 FEET 6 INCHES FOR THE OUTSIDE RADIUS AND 28 FEET 0 INCHES FOR THE INSIDE RADIUS. THE LAYOUT FOR THE OUTSIDE AND THE INSIDE RADIUS SHALL BE FROM THE SAME REFERENCE POINT (CENTER). FIRE CODE SECTION 503.2.4



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SITE PLAN

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA / PM:	J. BABINE
DRAWN BY:	S.Z.
JOB NO.:	SNR18-0111-00

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A1.1

Wed, 25 Sep 2019

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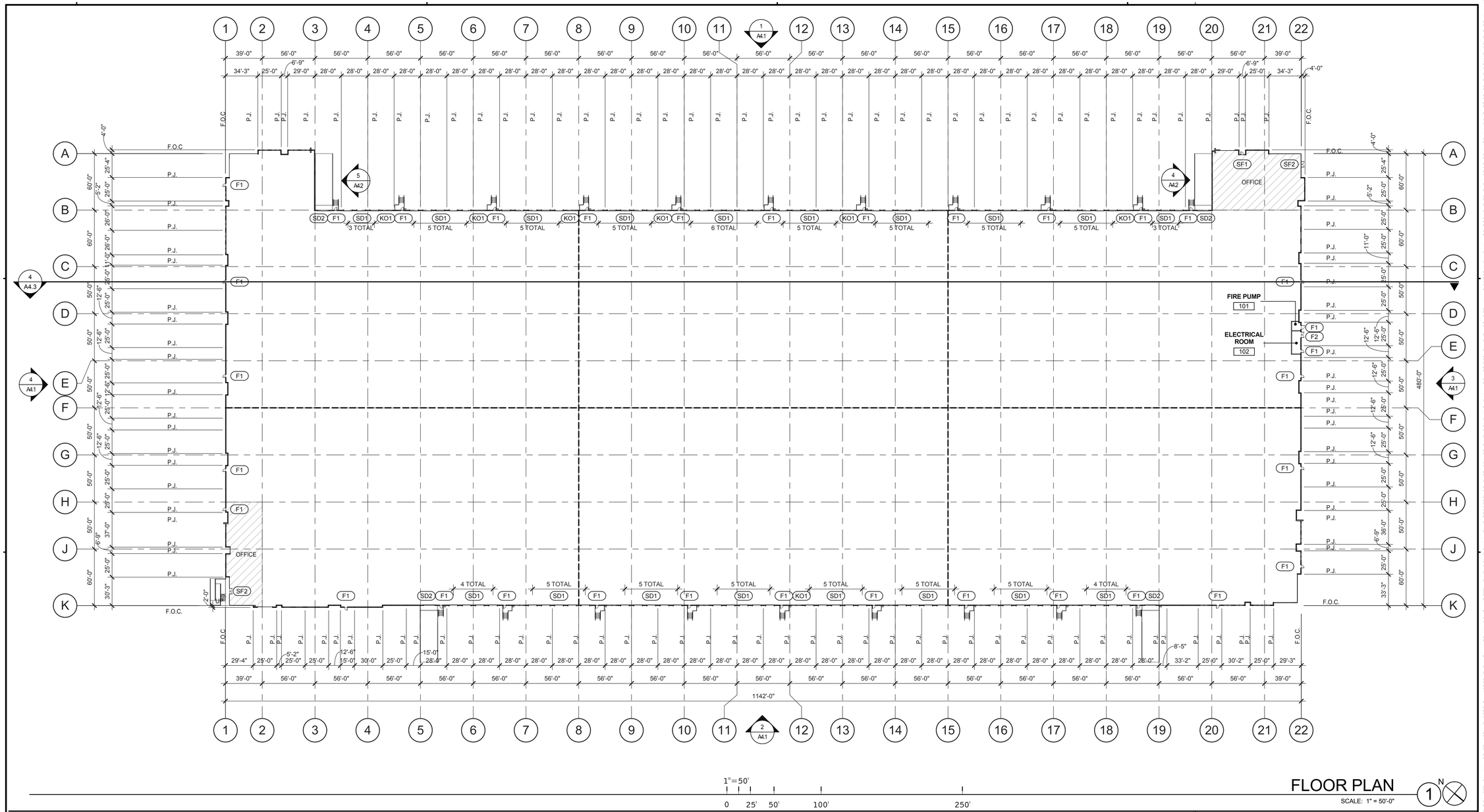


FLOOR PLAN

SCALE: 1" = 50'-0"

DOOR TYPES

SF1 3'-0" x 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

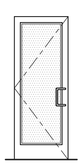
SF2 6'-0" x 8'-0" (PAIR)
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:

2 SETS	PIVOT SET
2 SETS	INTER PIVOT
1 EA	EXIT DEVICE
1 EA	MORTISE CYLINDER
2 SETS	OFFSET PULL
2 EA	OH CLOSER
1 EA	THRESHOLD
1 EA	DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER



F1 3'-0" x 7'-0"
PAINTED INSULATED HOLLOW METAL DOOR

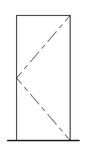
F1* 4'-0" x 7'-0"
PAINTED INSULATED HOLLOW METAL DOOR

F2 6'-0" x 7'-0"
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA	HINGES
1 EA	EXIT DEVICE
1 EA	CYLINDER
1 EA	CLOSER
1 EA	PERIMETER SEAL
1 EA	BOTTOM DRIP
1 EA	THRESHOLD
1 EA	LOCK GUARD
1 EA	HVY DUTY FLOOR STOP

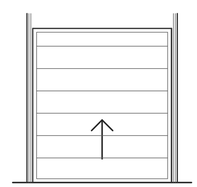


SD1 9'-0" x 10'-0"
DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 12'-0" x 14'-0"
SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH

HARDWARE:

1 EA	SLIDE BOLT
1 EA	PAD LOCK



LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

CONCRETE WALL

1HR FIRE-RESISTANCE RATED

NOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

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FIRST FLOOR PLAN

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	J.BABINE
DRAWN BY.:	S.Z.
JOB NO.:	SNR18-0111-00

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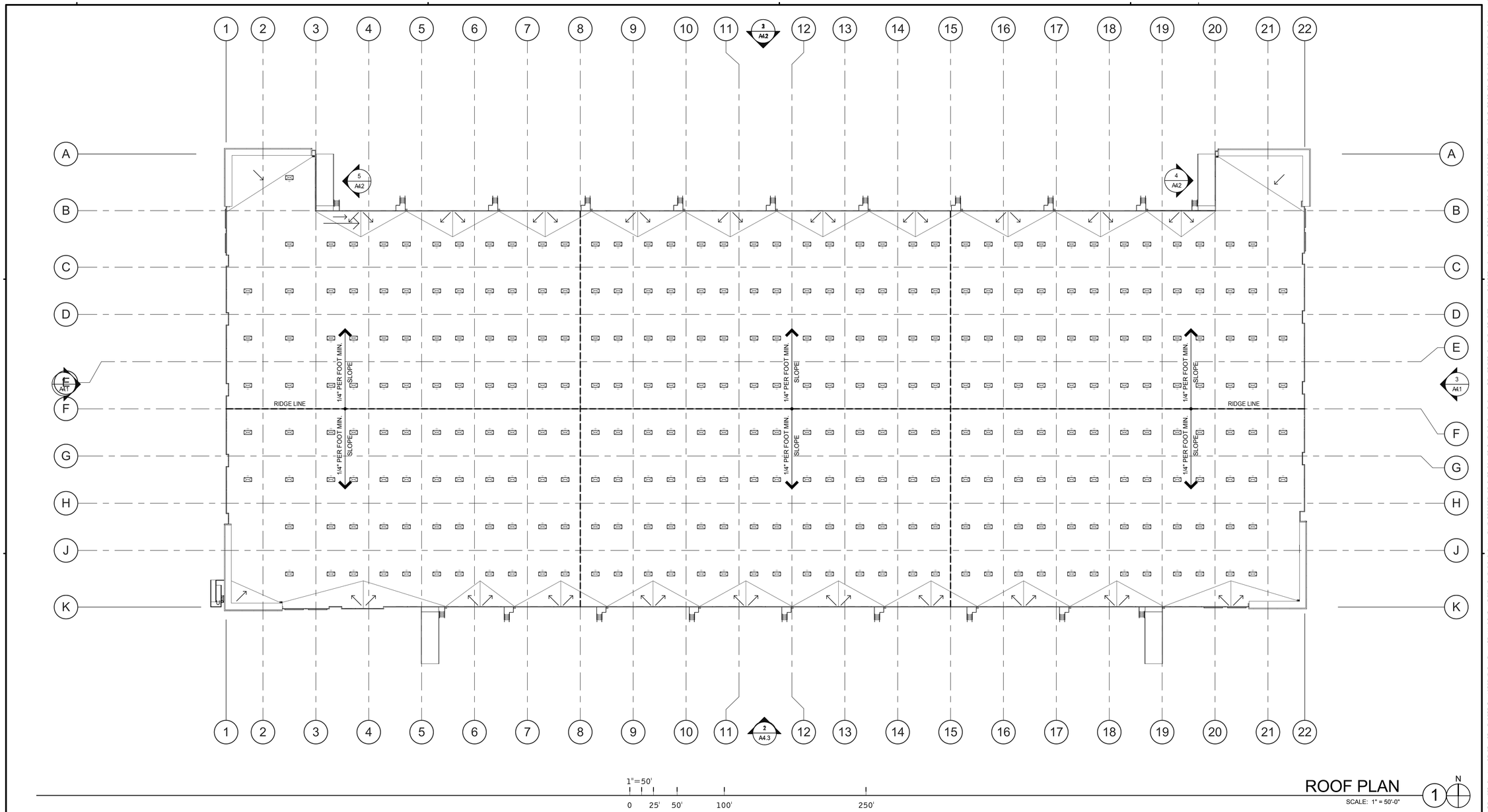

ROOF PLAN

SCALE: 1" = 50'-0"

LEGEND

SKYLIGHT: (2%)
COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT

CALCULATIONS

SKYLIGHTS:

SKYLIGHT SIZE: 48"x96"=32 S.F.

$$\frac{\text{(WAREHOUSE AREA S.F.) x 2.0\%}}{\text{(SKYLIGHT SIZE)}} = \frac{491{,}080 \times .02}{32}$$

DESIRED: 307 SKYLIGHTS
PROVIDED: 307 SKYLIGHTS

FUTURE SOLAR:

ROOF AREA:	491,080 S.F.
SKYLIGHT AREA:	9,920 S.F.
ROOF AREA LESS SKYLIGHT:	481,160 S.F.
15% OF ROOF AREA (LESS SKYLIGHTS):	72,174 S.F.
TOTAL AREA FOR FUTURE SOLAR REQUIRED:	XXX,XXX S.F.*
TOTAL AREA FOR FUTURE SOLAR PROVIDED:	XXX,XXX S.F.

* CEC SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

NOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

NOT TO SCALE

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ROOF PLAN

	DATE	REMARKS
1.	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	J.BABINE
DRAWN BY.:	S.Z.
JOB NO.:	SNR18-0111-00

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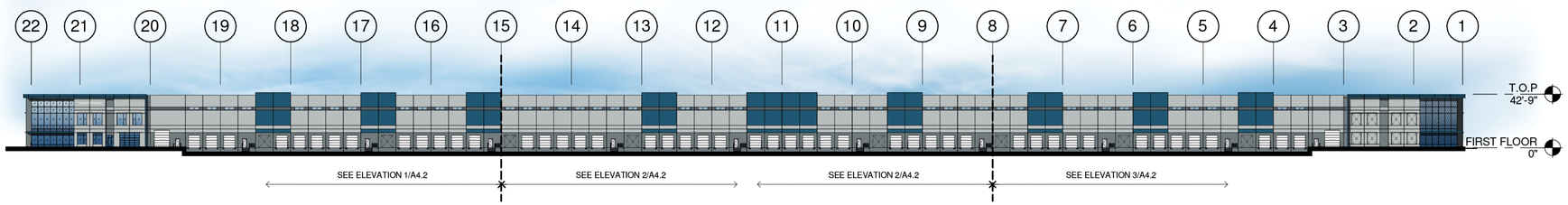
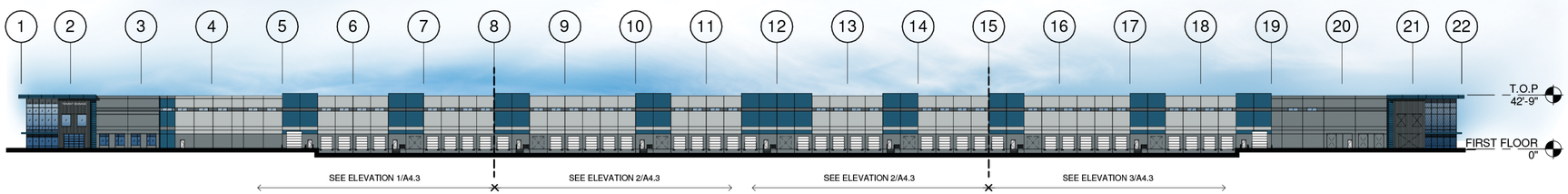


OVERALL EXTERIOR NORTH ELEVATION (1)

SCALE: 1" = 50'-0"

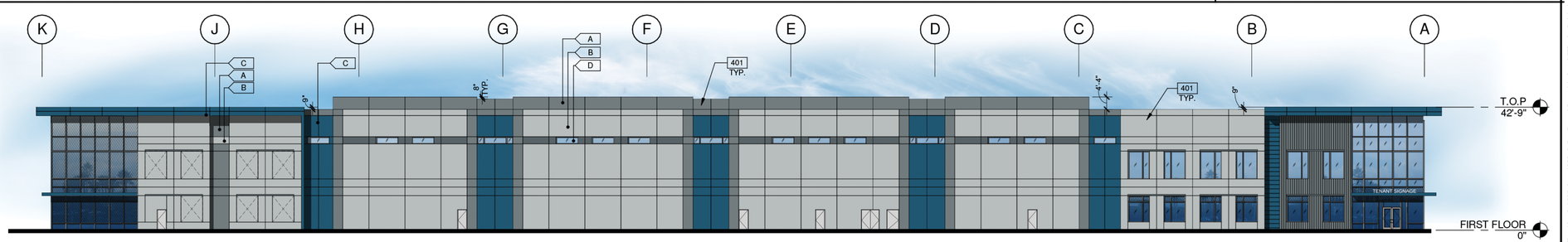


1"=50'

0 25' 50' 100' 250'

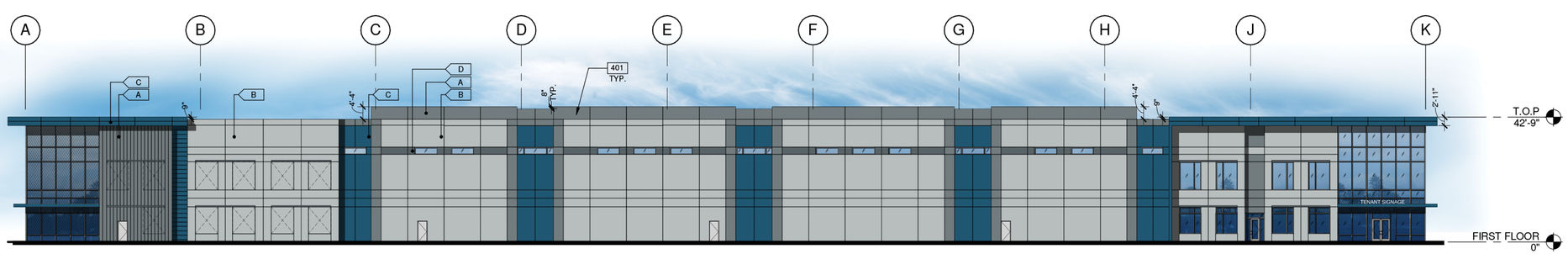
OVERALL EXTERIOR SOUTH ELEVATION (2)

SCALE: 1" = 50'-0"



OVERALL EXTERIOR EAST ELEVATION (3)

SCALE: 1" = 20'-0"



1"=20'

0 10' 20' 40' 100'

OVERALL EXTERIOR WEST ELEVATION (4)

SCALE: 1" = 20'-0"

NOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.

FUTURE TENANT SIGNAGE TO BE A DEFERRED SUBMITTAL. SIGNAGE IS TO BE MADE OF METAL LETTERING. WALL-MOUNTED SIGNAGE TO RECEIVE SCONCE LIGHTING OR BACKLIGHTING PER CITY APPROVAL. CANOPY-MOUNTED LIGHTING TO BE BACKLIT PER CITY APPROVAL.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SHERWIN WILLAMS-FOGGY DAY-SW 6235
- B — SECONDARY COLOR: SHERWIN WILLAMS -SAMOVAR SILVER-SW 6233
- C — ACCENT COLOR: SHERWIN WILLAMS-REGATTA-SW 6517
- D — ACCENT COLOR: SHERWIN WILLAMS-GRAYS HARBOR-SW 6236

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EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	J.BABINE
DRAWN BY.:	S.Z.
JOB NO.:	SNR18-0111-00

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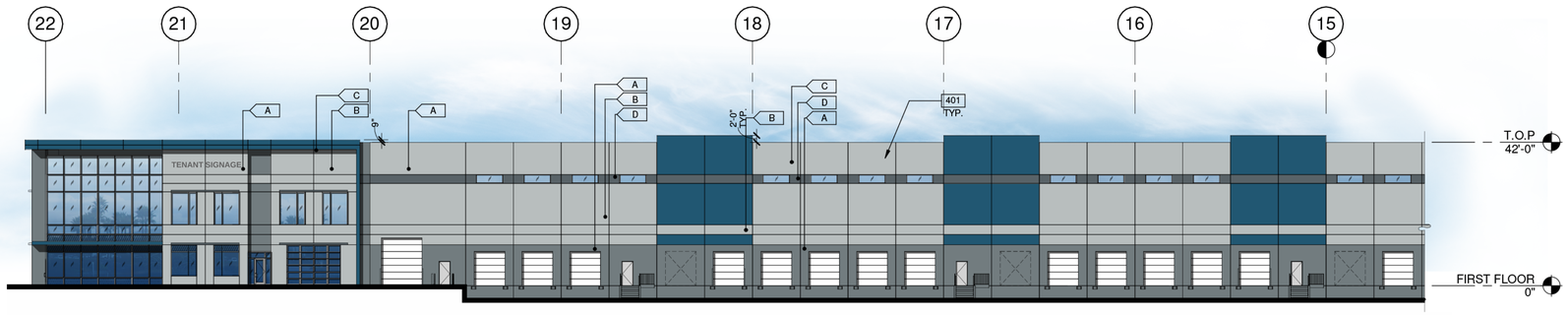
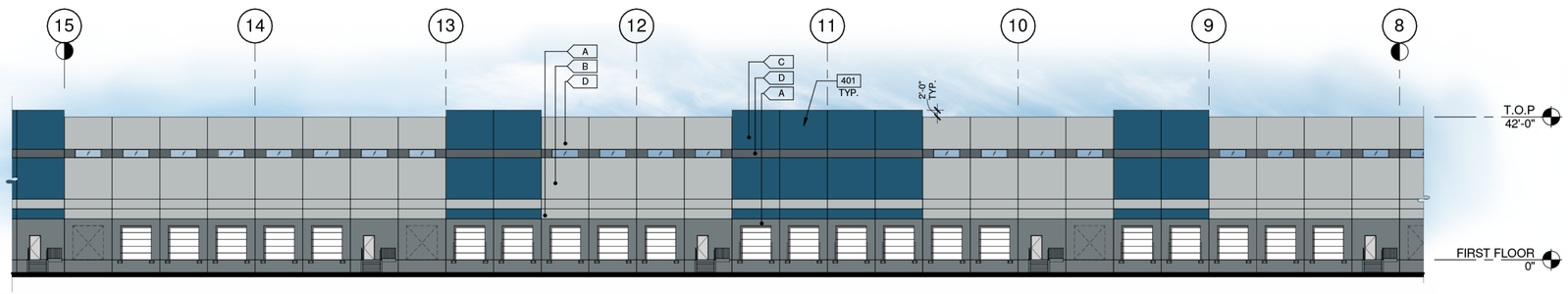


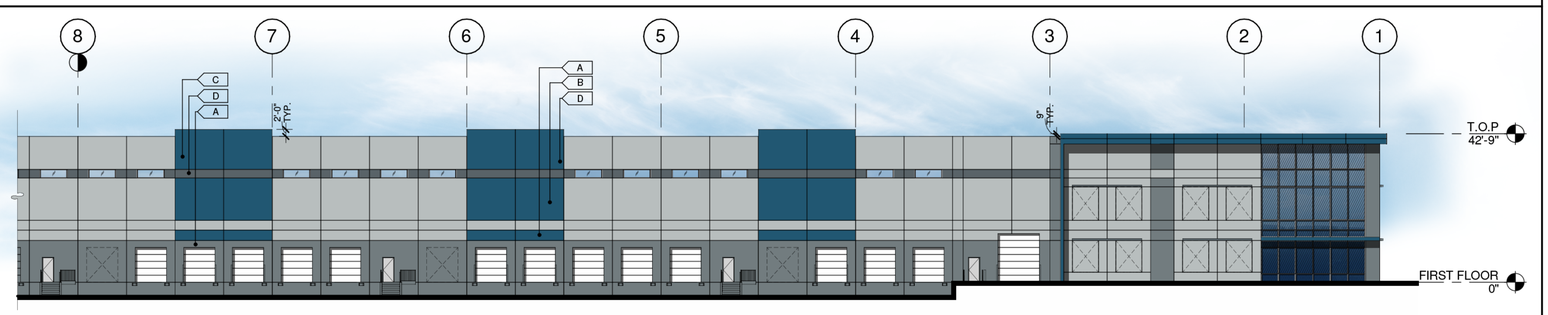
PARTIAL EXTERIOR NORTH ELEVATION 1

SCALE: 1" = 20'-0"



PARTIAL EXTERIOR NORTH ELEVATION 2

SCALE: 1" = 20'-0"

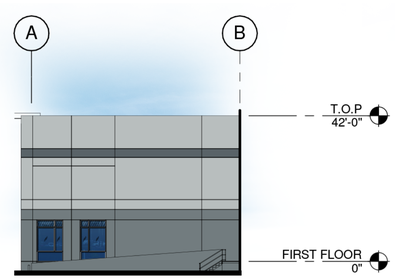


1" = 20'

0 10' 20' 40' 100'

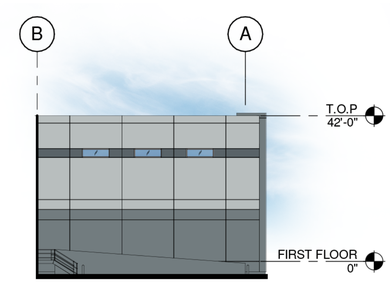
PARTIAL EXTERIOR NORTH ELEVATION 3

SCALE: 1" = 20'-0"



EXTERIOR ELEVATION 4

SCALE: 1" = 20'-0"



EXTERIOR ELEVATION 5

SCALE: 1" = 20'-0"

NOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.

FUTURE TENANT SIGNAGE TO BE A DEFERRED SUBMITTAL. SIGNAGE IS TO BE MADE OF METAL LETTERING. WALL-MOUNTED SIGNAGE TO RECEIVE SCONCE LIGHTING OR BACKLIGHTING PER CITY APPROVAL. CANOPY-MOUNTED LIGHTING TO BE BACKLIT PER CITY APPROVAL.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOR: SHERWIN WILLAMS-FOGGY DAY-SW 6235
- B SECONDARY COLOR: SHERWIN WILLAMS -SAMOVAR SILVER-SW 6233
- C ACCENT COLOR: SHERWIN WILLAMS-REGATTA-SW 6517
- D ACCENT COLOR: SHERWIN WILLAMS-GRAYS HARBOR-SW 6236

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F 925.244.9621

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1001 GIBRALTAR DRIVE
MILPITAS, CALIFORNIA 95035

EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	J.BABINE
DRAWN BY.:	S.Z.
JOB NO.:	SNR18-0111-00

SHEET
A4.2

5/22/2019 11:35:12 AM

BIM 360://SNR18-0111-WL Oxer Sq_1001 Gibraltar Dr_Milpit/0111_ARCH.rvt

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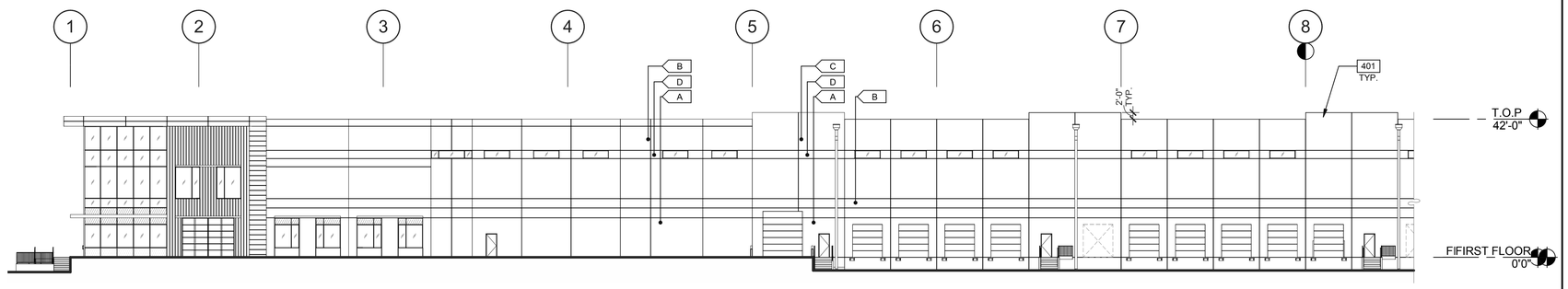
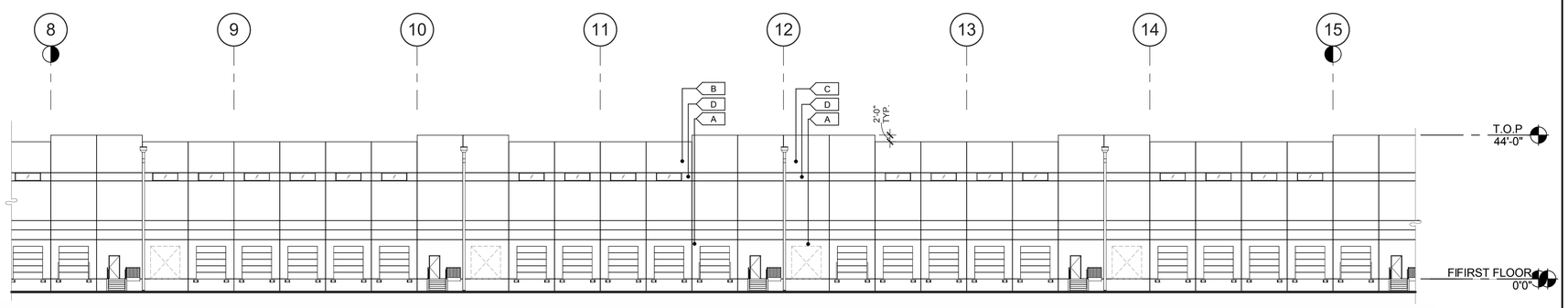


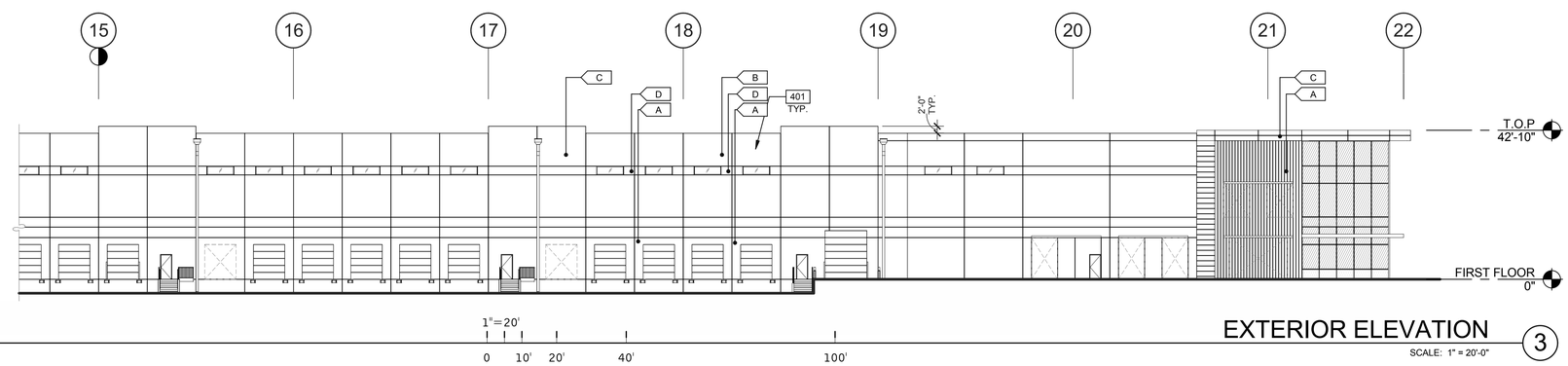
EXTERIOR ELEVATION 1

SCALE: 1" = 20'-0"



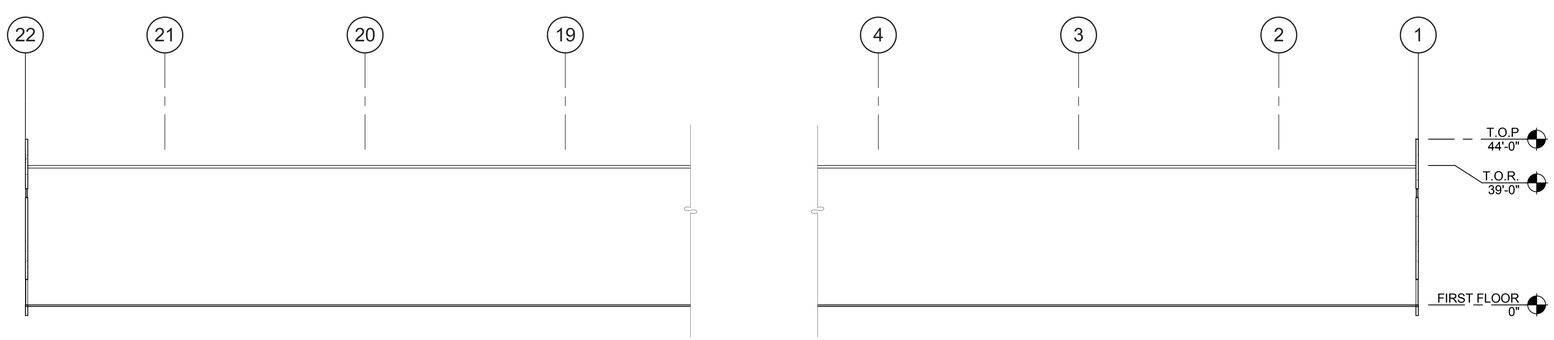
EXTERIOR ELEVATION 2

SCALE: 1" = 20'-0"



EXTERIOR ELEVATION 3

SCALE: 1" = 20'-0"



BUILDING SECTION 4

SCALE: 1" = 20'-0"

NOTES:

401 CONCRETE WALL, PAINTED.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
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EXTERIOR ELEVATIONS

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	J.BABINE
DRAWN BY.:	S.Z.
JOB NO.:	SNR18-0111-00

SHEET

A4.3

9/23/2019 2:19:24 PM

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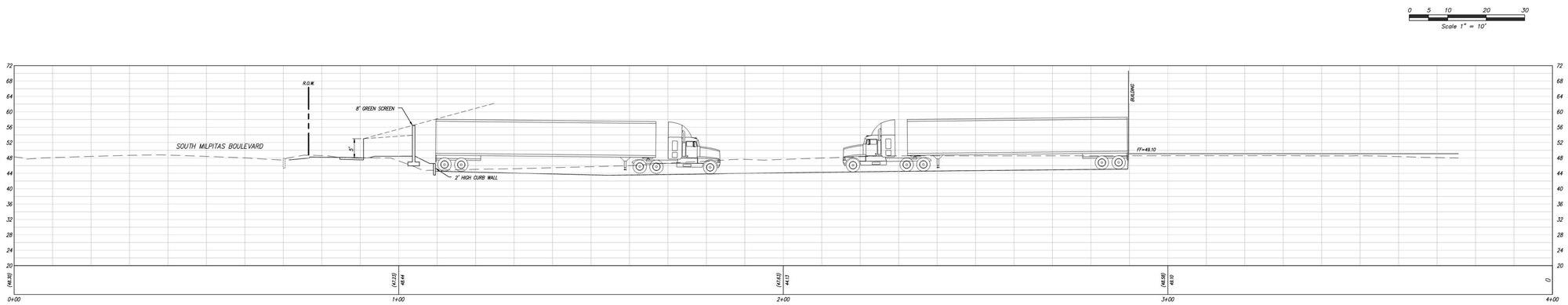
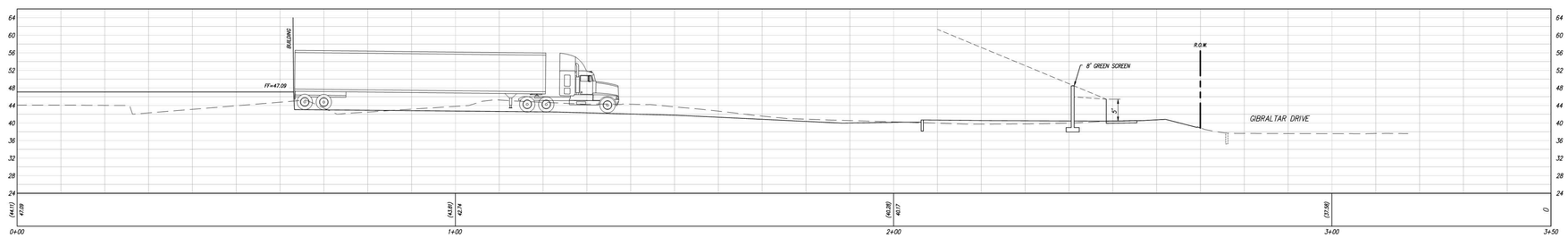


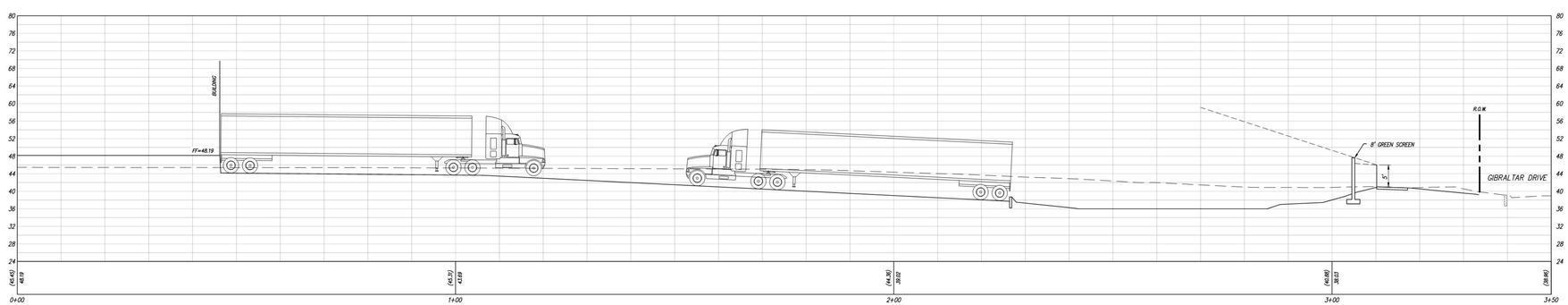
PROFILE
SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

Alignment – A



PROFILE
SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

Alignment – B



PROFILE
SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

Alignment – C

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MILPITAS, CALIFORNIA 95035

LINE OF SIGHT

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0111-00

SHEET
A5.1

9/19/2019 8:08:31 PM

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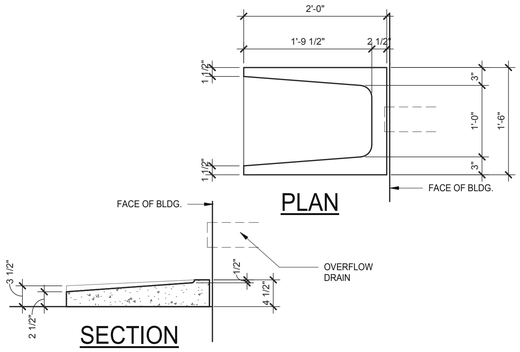
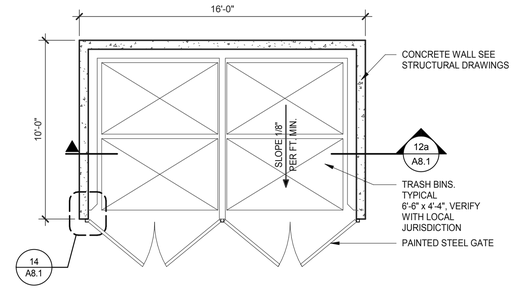


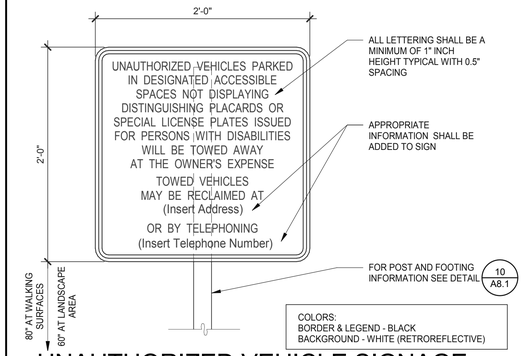
SPLASH BLOCK (16)

SCALE: 1" = 1'-0"



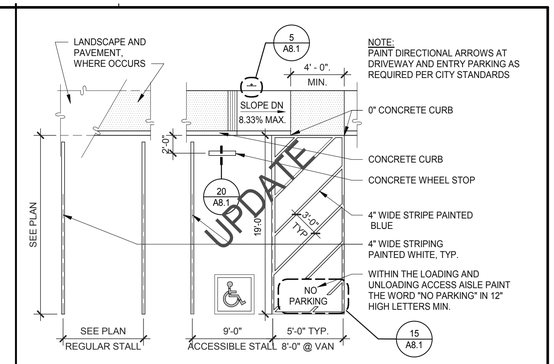
TRASH ENCLOSURE PLAN (11aa)

SCALE: 1/4" = 1'-0"



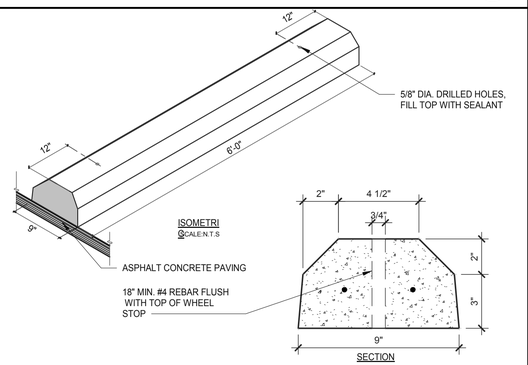
UNAUTHORIZED VEHICLE SIGNAGE (6)

SCALE: 1 1/2" = 1'-0"



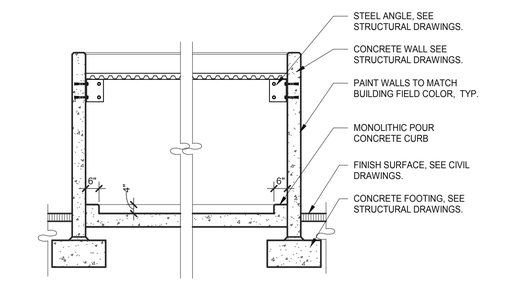
TYPICAL PARKING STALLS (1)

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



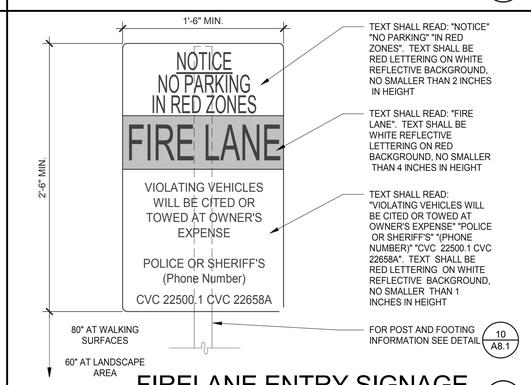
PRECAST CONCRETE WHEELSTOP (20)

SCALE: 3" = 1'-0"



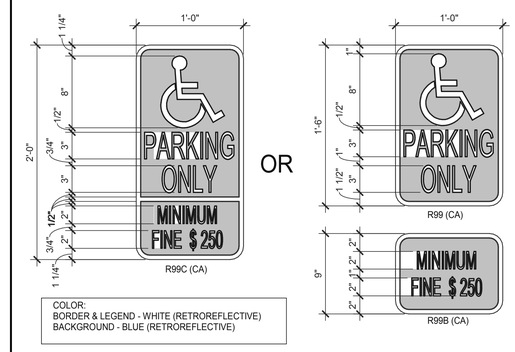
TRASH ENCLOSURE SECTION (12a)

SCALE: 3/8" = 1'-0"



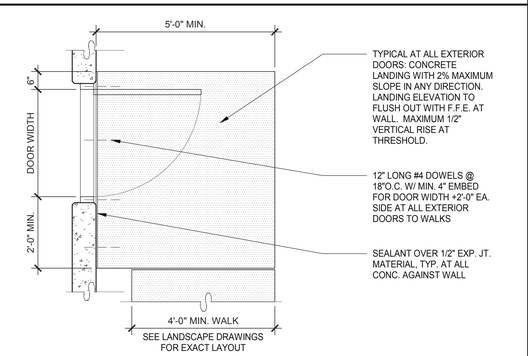
FIRELANE ENTRY SIGNAGE (7)

SCALE: 1 1/2" = 1'-0"



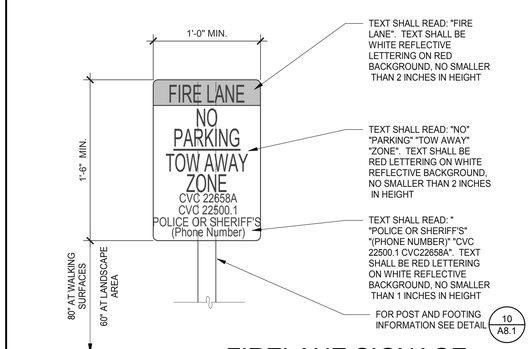
ACCESSIBLE SIGNS (4)

SCALE: 1 1/2" = 1'-0"



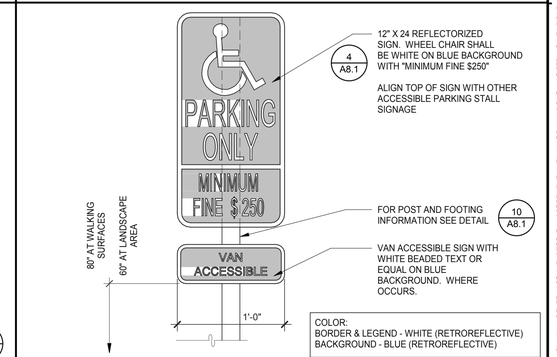
CONCRETE LANDING (19)

SCALE: 1/2" = 1'-0"



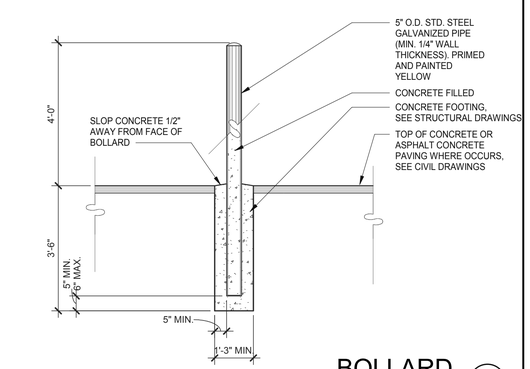
FIRELANE SIGNAGE (8)

SCALE: 1 1/2" = 1'-0"



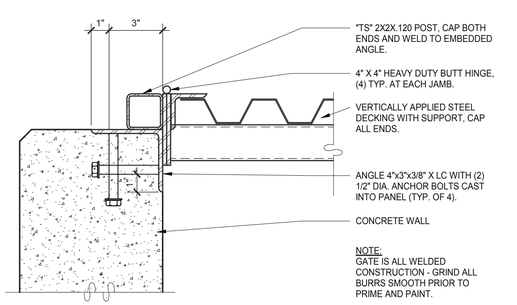
VAN ACCESSIBLE SIGNAGE (5)

SCALE: 1 1/2" = 1'-0"



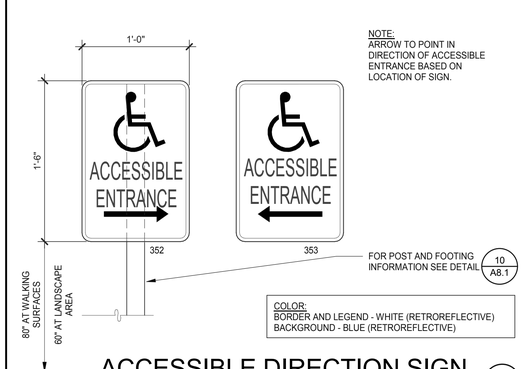
BOLLARD (24)

SCALE: 1/2" = 1'-0"



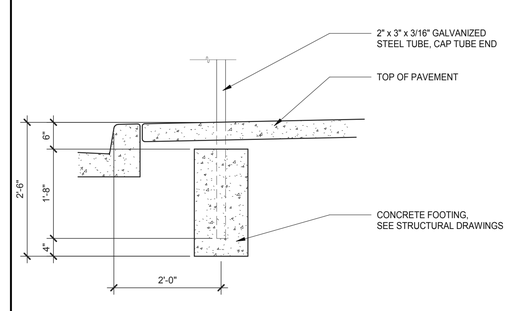
TRASH GATE JAMB AT CONCRETE (14)

SCALE: 3" = 1'-0"



ACCESSIBLE DIRECTION SIGN (9)

SCALE: 1 1/2" = 1'-0"



TYPICAL SIGN FOUNDATION (10)

SCALE: 3/4" = 1'-0"

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SITE DETAILS

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	J.BABINE
DRAWN BY.:	A.K.
JOB NO.:	SNR18-0111-00

SHEET

A8.1

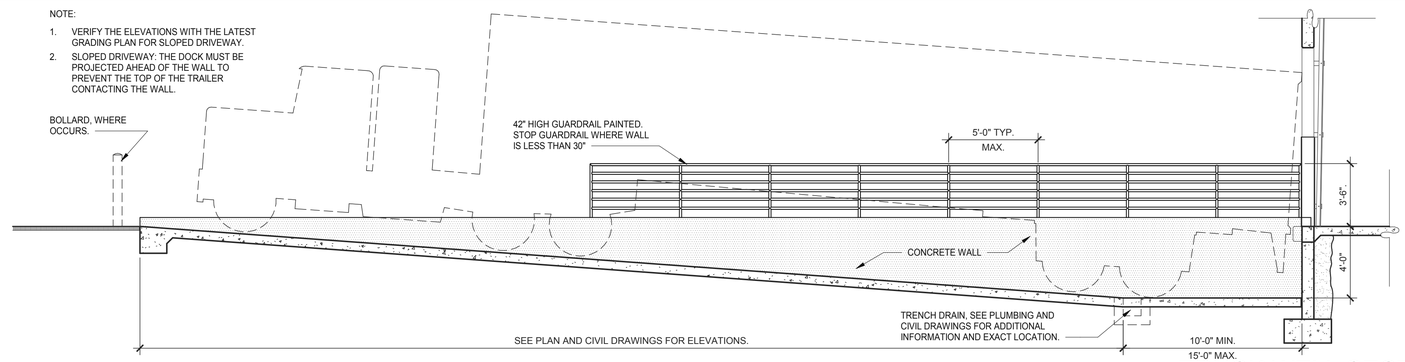
9/19/2019 8:08:32 PM

C:_Revit\0111_ARCH_Baljpura.rvt

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

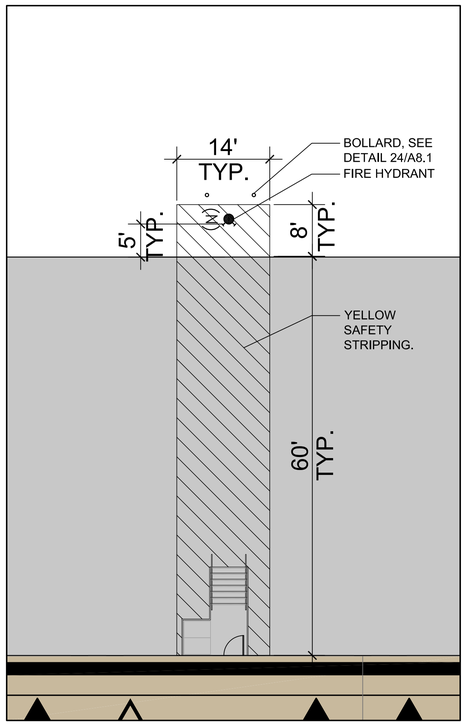
NOTE:

1. VERIFY THE ELEVATIONS WITH THE LATEST GRADING PLAN FOR SLOPED DRIVEWAY.
2. SLOPED DRIVEWAY: THE DOCK MUST BE PROJECTED AHEAD OF THE WALL TO PREVENT THE TOP OF THE TRAILER CONTACTING THE WALL.



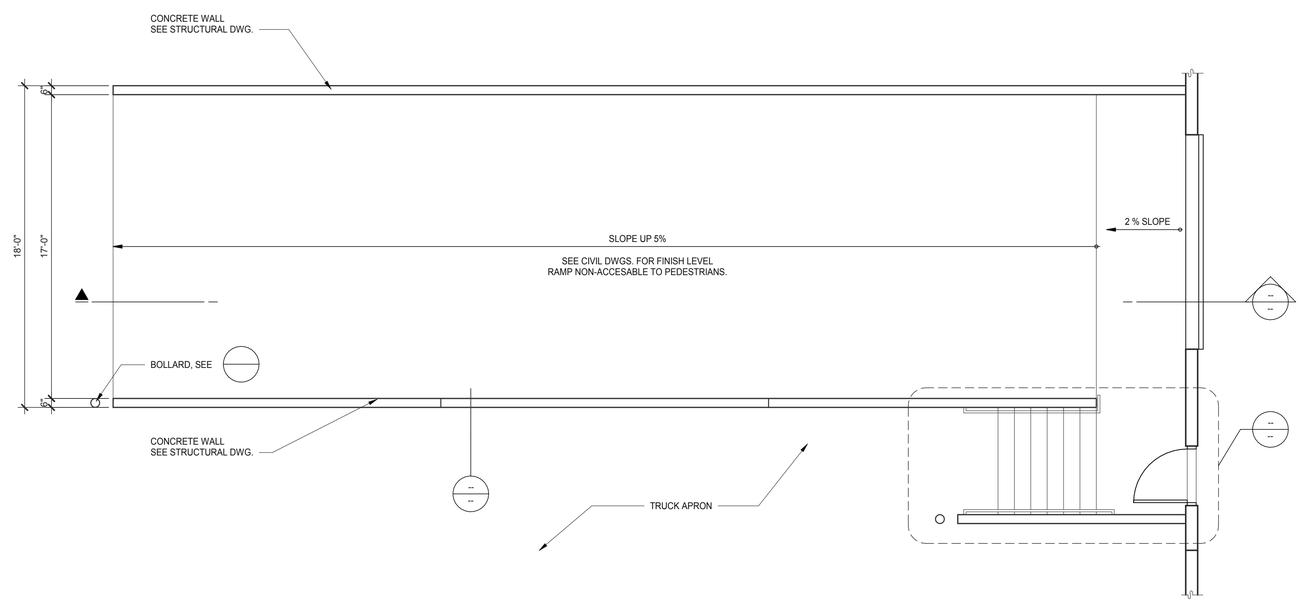
TRUCK WELL SECTION (8)

SCALE: 1/4" = 1'-0"



TRUCK WELL SECTION (11)

SCALE: 3/32" = 1'-0"



DOCK RAMP - PLAN (10)

SCALE: 1/4" = 1'-0"

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1001 GIBRALTAR DRIVE
MILPITAS, CALIFORNIA 95035

SITE DETAILS

	DATE	REMARKS
1	09/20/2019	PLANNING RESUBMITTAL

PA/PM:	J.BABINE
DRAWN BY.:	A.K.
JOB NO.:	SNR18-0111-00

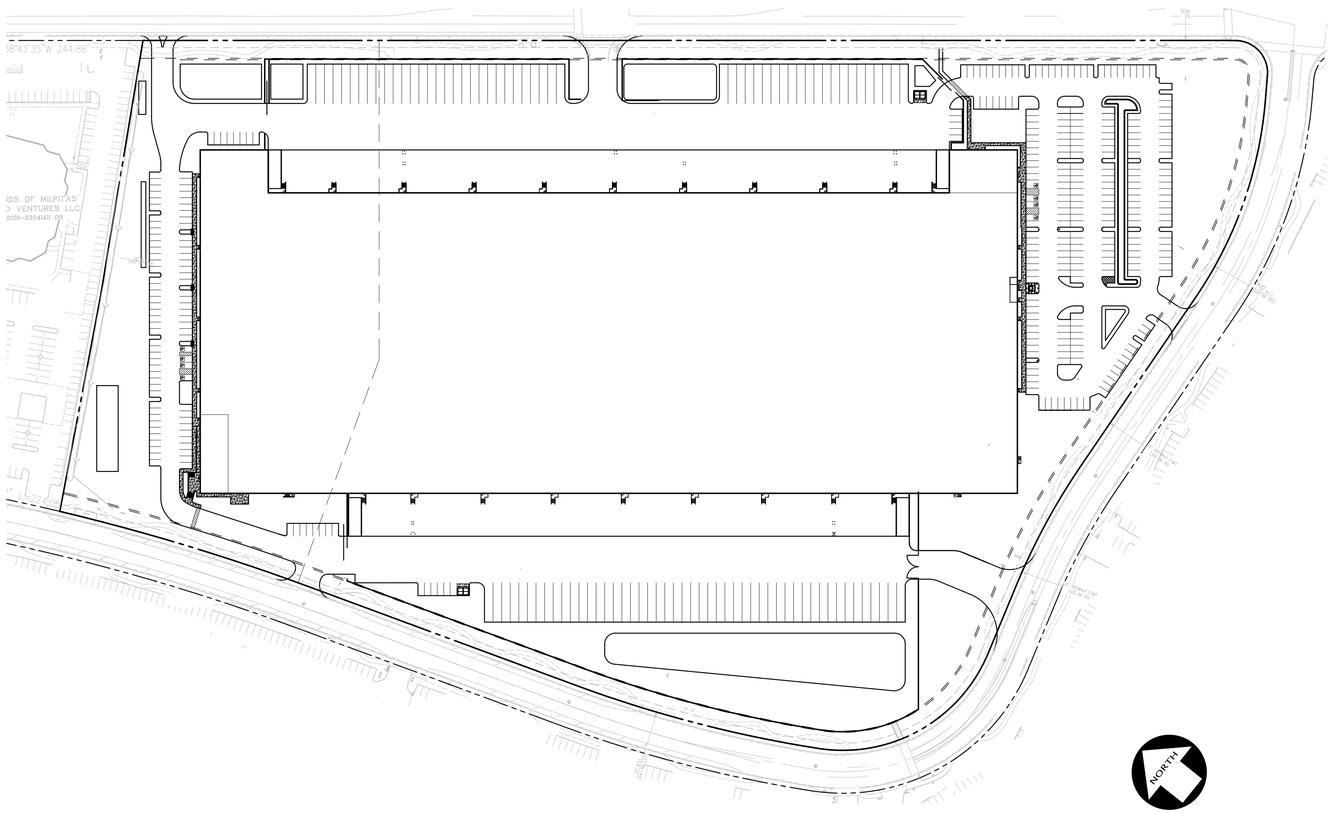
SHEET

A8.1a

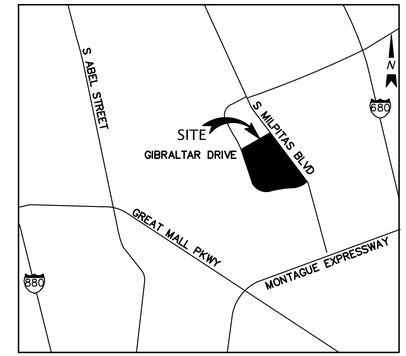
9/19/2019 8:08:33 PM

C:_Revit\0111_ARCH_Dwlgarist.rvt

PRELIMINARY SITE IMPROVEMENT PLANS
OF
100 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA



VICINITY MAP
1"= 100'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C2.1	TOPOGRAPHIC SURVEY
C3.0	PRELIMINARY DEMOLITION PLAN
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C5.1	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORM WATER QUALITY CONTROL PLAN
C7.0	PRELIMINARY TRUCK TURNING PLAN
C7.1	PRELIMINARY TRUCK TURNING PLAN
C7.2	TRUCK SIGHT LINES

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NO.	REVISION	BY

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Irvine, CA 92620
Phone: (949) 508-0202
www.kierwright.com

COVER SHEET
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C1.0
OF	SHEETS

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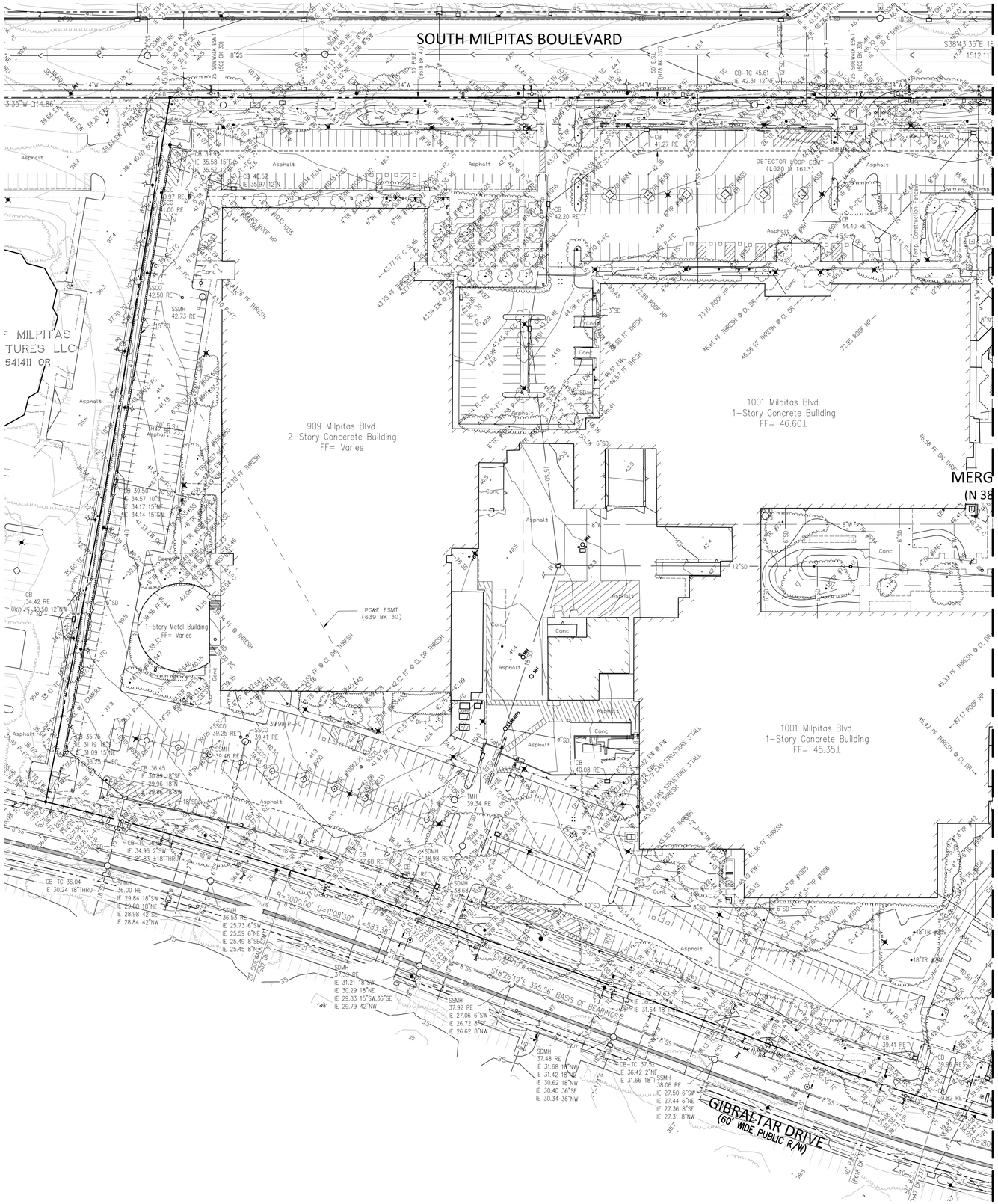

LINE TABLE		
LINE #	DIRECTION	LENGTH

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C4	900.00'	11°44'41"	184.49'

NORTH

0 25 50 100 150

Scale 1" = 50'

LEGEND

BUILDING LINE
CENTERLINE
CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
OBSCURED CONTOUR LINE
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF WATER-FLOWLINE
EDGE OF ROCK
ELECTRIC LINE
FENCE LINE
FIBER OPTICS LINE
GAS LINE-VALVE & METER
JOINT TRENCH
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
RECLAIMED WATER LINE & VALVE
SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK
SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN
STORM DRAIN OVER 24"DIAMETER
STREET LIGHT CONDUIT LINE
TELEPHONE LINE
TELEVISION LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
BACKFLOW PREVENTION DEVICE
DOUBLE DETECTOR CHECK VALVE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
MAIL BOX
POST INDICATOR VALVE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TREE
UTILITY BOX
UTILITY LINE MARKER
WATER VALVE
FLUSH LIGHT
LIGHT BOLLARD

ABBREVIATIONS

AD	AREA DRAIN	IE	INVERT ELEVATION		
BC	BACK OF CURB	LIP	LIP OF GUTTER		
BEG	BEGIN	MH	MANHOLE		
BFP	BACK FLOW PREVENTER	MON	MONUMENT		
BL	BUILDING LINE	N	NORTH		
BW	BACK OF WALK	PLNTR	PLANTER		
C-FC	CONCRTET AT FACE OF CURB	P-FC			
CB	CATCH BASIN	PED	PEDESTRIAN		
CL	CENTER LINE	PGE			
COM	COMMUNICATION	PIV			
CONC	CONCRETE	RE	RIM ELEVATION		
CP	CATHODIC PROTECTION	RSR	RISER		
CTV	CABLE TV LINE	RW			
CTVB	CABLE TV BOX	S	SOUTH		
DDCV	DOUBLE DETECTOR CHECK VALVE	SDCO			
DR	DOOR	SDMH			
DWY	DRIVEWAY	SL	STREET LIGHT		
E	EAST	SLB	STREET LIGHT BOX		
EB	ELECTRIC BOX	SSCO			
EP	EDGE OF PAVEMENT	SSMH			
EV	ELECTRICAL VAULT	TB	TELEPHONE BOX		
EVCS	ELECTRIC VEHICLE CHARGING STATION	TC	TOP OF CURB		
EW	EDGE OF WALK	TD	TRAFFIC DETECTOR		
FC	FACE OF CURB	TELE	TELEPHONE LINE		
FD	FOUND	TMH			
FDC	FIRE DEPARTMENT CONNECTION	TOE			
FF	FINISH FLOOR	TOP			
FGH	FRISBEE GOLF HOLE	TRN	TRANSFORMER		
FH	FIRE HYDRANT	TSB			
FW	FACE OF WALL	TSP			
GAS	GAS LINE	TW	TOP OF WALL		
GB	GRADE BREAK	UB			
GM	GAS MARKER/METER	UNK	UNKNOWN		
GRN	GROUND	VLV	VALVE		
GV	GAS VALVE	W	WEST		
HP	HIGH POINT	WB	WATER BOX		
HT	HEIGHT	WL	WALK LIGHT		
IB	IRRIGATION BOX	WM	WATER METER		
		WV	WATER VALVE		

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AS OF JANUARY 2, 2019, ORDER NUMBER 991-30023915-MP, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY OVERTON MOORE PROPERTIES ON JANUARY 15, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

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

4. UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 1/28/19, COMCAST HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.

5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0067J FOR COMMUNITY NUMBER 060344 (CITY OF MILPITAS), WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2014, AS BEING LOCATED IN FLOOD ZONE "X-SHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   INFORMATION WAS OBTAINED FROM THE CITY OF MILPITAS, ENGINEERING DEPARTMENT ON JANUARY 24, 2019.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

7. BENCHMARK:
   BENCHMARK ID: BM043
   DATUM: NAVD 1988 (SCVWD 3/4/17)
   ELEVATION: 55.47 FEET.

   A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK, BRASS DISK ON TOP AND CENTER OF NORTH HEADWALL FOR AMES AVENUE BRIDGE OVER BERRYESA CREEK IN THE CITY OF MILPITAS.

8. BASIS OF BEARINGS:
   THE BEARING OF SOUTH 18° 26' 19" EAST TAKEN ON THE MONUMENT LINE OF GIBRALTAR DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 9, 1983, IN BOOK 513 OF MAPS AT PAGE 36, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

9. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

10. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1812021. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY DEC. 18, 2018, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

1/28/19
PREPARED BY OR UNDER THE SUPERVISION OF DATE
RODNEY A. STEWART II, P.L.S. 9225

LICENSED LAND SURVEYOR
RODNEY A. STEWART II
No. 9225
STATE OF CALIFORNIA

NO.	REVISION	BY

NO.	REVISION	BY

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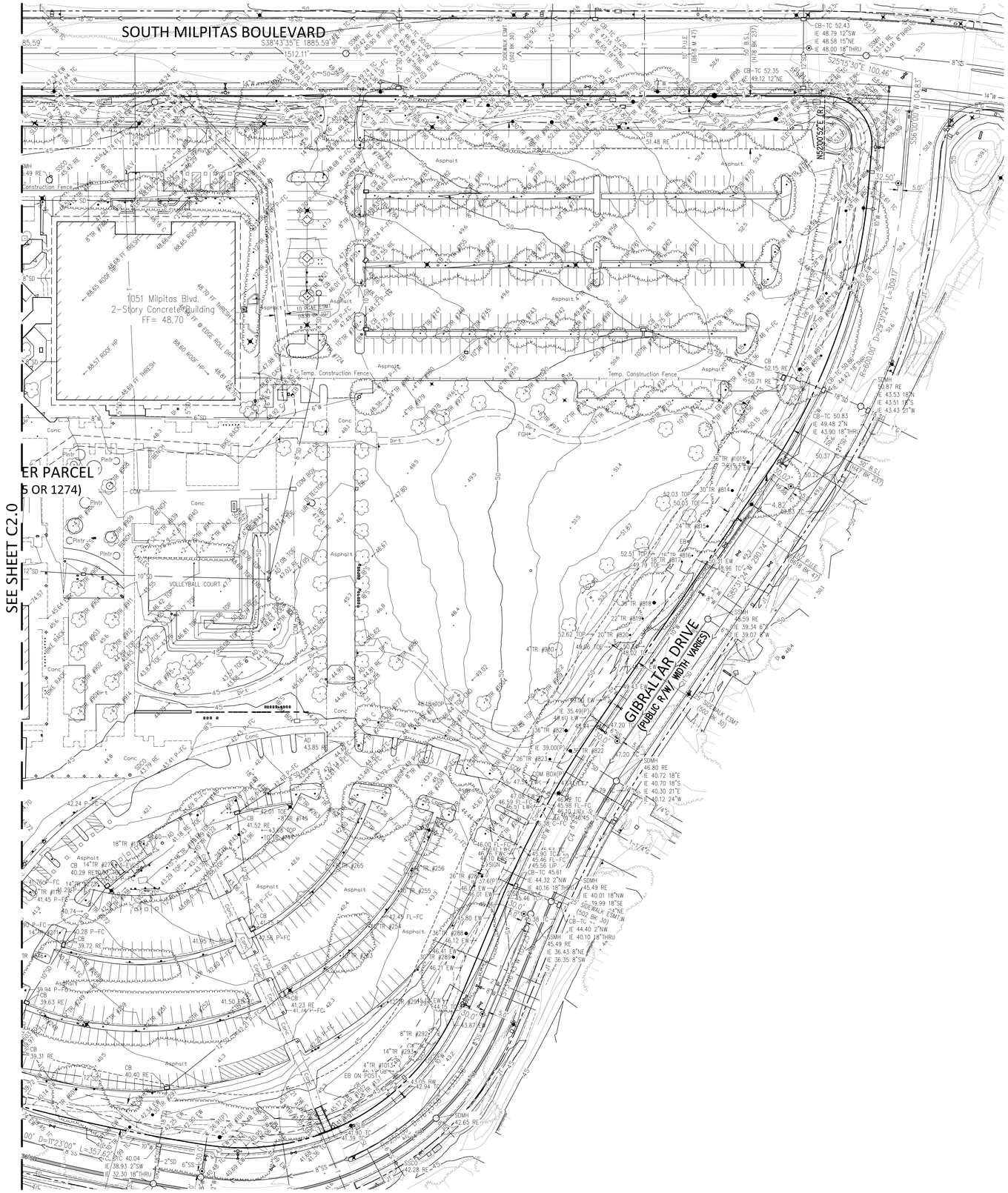
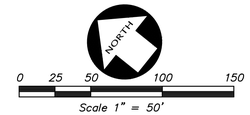
TOPOGRAPHIC SURVEY OF 1001 GIBRALTAR DRIVE FOR OVERTON MOORE PROPERTIES

MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C2.0
OF	_ SHEETS





LINE TABLE		
LINE #	DIRECTION	LENGTH

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C4	900.00'	11°44'41"	184.49'

LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- OBSCURED CONTOUR LINE
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF WATER-FLOWLINE
- EDGE OF ROCK
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- GAS LINE-VALVE & METER
- JOINT TRENCH
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- RECLAIMED WATER LINE & VALVE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- STORM DRAIN OVER 24"DIAMETER
- STREET LIGHT CONDUIT LINE
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- UNKNOWN UTILITY LINE
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- DOUBLE DETECTOR CHECK VALVE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- MAIL BOX
- POST INDICATOR VALVE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- UTILITY LINE MARKER
- WATER VALVE
- FLUSH LIGHT
- LIGHT BOLLARD

ABBREVIATIONS

AD	AREA DRAIN	IE	INVERT ELEVATION
BC	BACK OF CURB	LIP	LIP OF GUTTER
BEG	BEGIN	MH	MANHOLE
BFP	BACK FLOW PREVENTER	MON	MONUMENT
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C-FC	CONCRTIET AT FACE OF CURB	P-FC	
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CL	CENTER LINE	PGE	
COM	COMMUNICATION	PIV	
CONC	CONCRETE	RE	RIM ELEVATION
CP	CATHODIC PROTECTION	RSR	RISER
CTV	CABLE TV LINE	RW	
CTVB	CABLE TV BOX	S	SOUTH
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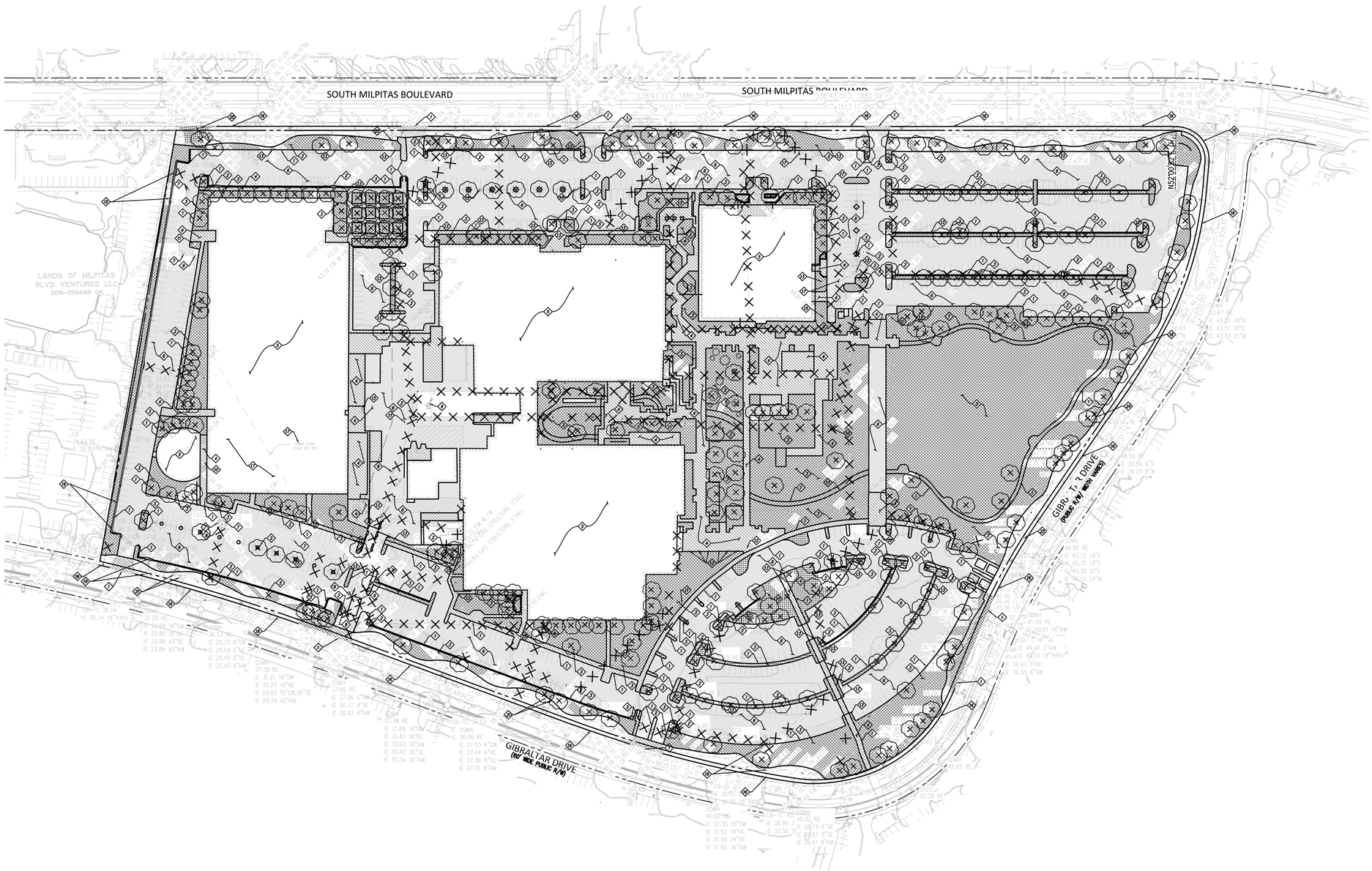
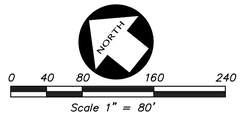
TOPOGRAPHIC SURVEY.
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C2.1
OF	SHEETS





LEGEND

- EXISTING CURB & LANDSCAPE TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING LANDSCAPING TO BE REMOVED
- SAWCUT LINE
- EXISTING TREE (TO BE REMOVED)
- UNDERGROUND UTILITIES (TO BE REMOVED)
- UNDERGROUND UTILITIES (TO BE ABANDONED)
- PLUG AND CAP END
- 1 EXISTING CONCRETE CURB AND/OR GUTTER (TO BE REMOVED)
- 2 EXISTING STORM DRAIN CB OR SD JUNCTION BOX (TO BE REMOVED)
- 3 EXISTING IRRIGATION-LANDSCAPING/AND PARKING ISLAND (TO BE REMOVED)
- 4 EXISTING CONCRETE SIDEWALKS/FLATWORK OR CONC STEPS (TO BE REMOVED)
- 5 EXISTING BUILDING (TO BE REMOVED)
- 6 EXISTING ASPHALT (TO BE REMOVED)
- 7 LOCATE AND REMOVE ALL EXISTING SANITARY SEWER CLEANOUTS (SSCO)
- 8 LOCATE AND REMOVE ALL EXISTING SANITARY SEWER MAN HOLES (SSMH)
- 9 LOCATE AND REMOVE ALL EXISTING STORM DRAIN MAN HOLES (SDMH)
- 10 EXISTING AREA DRAINS (TO BE REMOVED)
- 11 EXISTING FIRE HYDRANT TO BE REMOVED & SALVAGED
- 12 LOCATE AND REMOVE ALL EXISTING STORM DRAIN CLEAN OUTS (SDCO)
- 13 LOCATE AND REMOVE ALL EXISTING STREET LIGHTING
- 14 LOCATE AND REMOVE ALL EXISTING STOP SIGNS
- 15 LOCATE & REMOVE ALL EXISTING GAS STRUCTURES
- 16 EXISTING CURB TO REMAIN
- 17 PG&E EASEMENT TO BE QUICK CLAIMED PRIOR TO BUILDING OCCUPANCY
- 18 EXISTING TELECOM TO BE DEMOLISHED WITHIN DEMOLITION LIMITS AND ABANDONED IN PLACE BELOW EXISTING WALK
- 19 EXISTING CATCH BASIN AND STORM DRAIN LINE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- 20 EXISTING SANITARY SEWER LATERAL LINE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- 21 EXISTING WATER LATERAL TO REMAIN IN PLACE AND BE CAPPED AT SIDEWALK PORTION BELOW SIDEWALK TO BE ABANDONED.
- 22 EXISTING STORM DRAIN LATERAL TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- 23 EXISTING WATER LATERAL TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- 24 EXISTING ELECTRICAL LINE BE REMOVED UP TO SIDEWALK. PORTION BELOW SIDEWALK TO BE ABANDONED.
- 25 EXISTING PUBLIC FIRE HYDRANT TO BE RELOCATED

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PRELIMINARY DEMOLITION PLAN
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C3.0
OF	_ SHEETS

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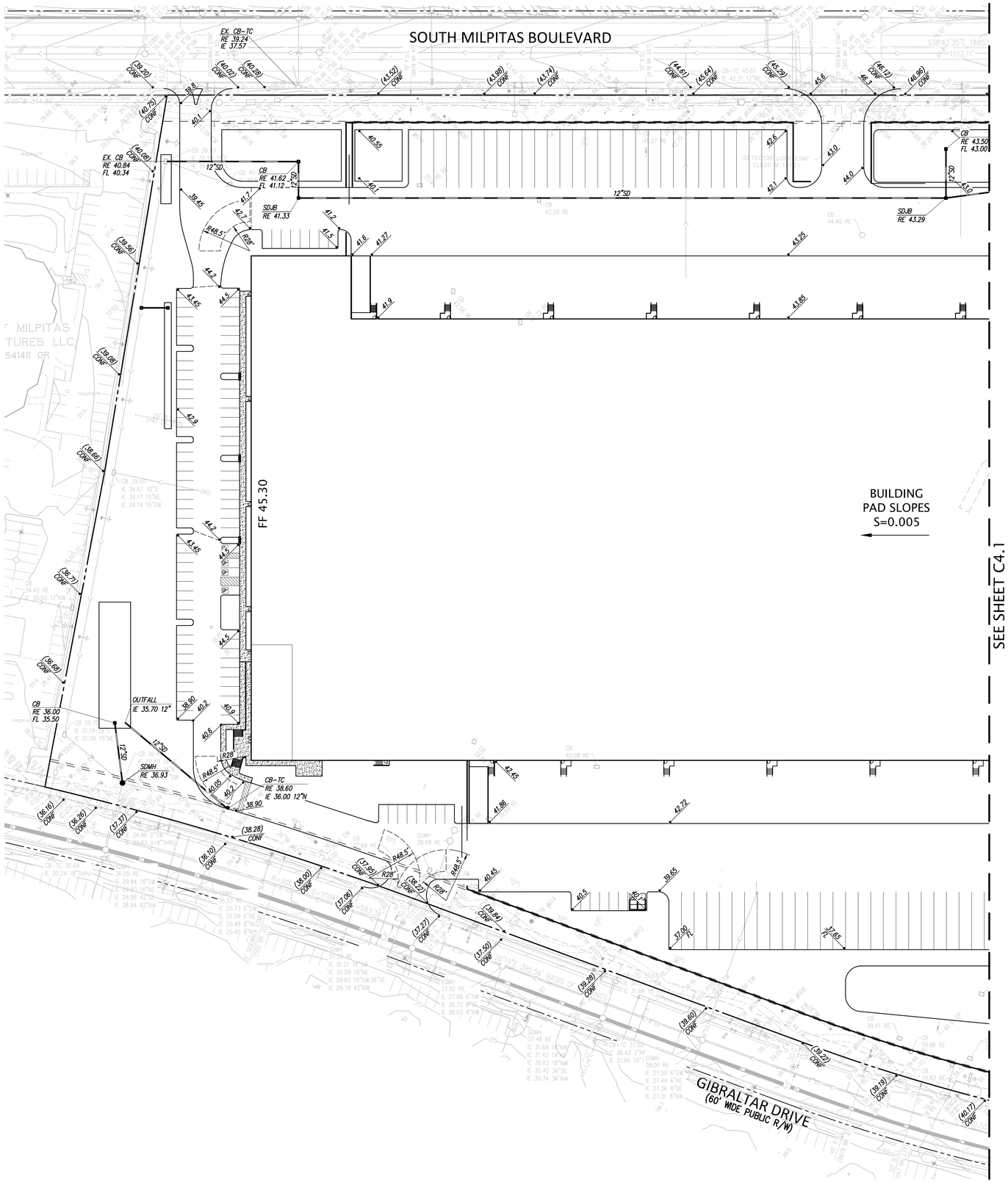

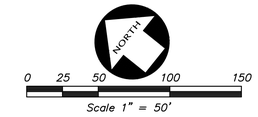

LEGEND

▲	AREA DRAIN
◻	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB

KEY NOTES

1. THE TRAFFIC SIGNAL AT THE INTERSECTION OF S. MILPITAS BLVD AND AMES AVENUE MAY REQUIRE MODIFICATIONS AS THE EXISTING DRIVEWAY WILL NEED TO BE WIDENED TO ACCOMMODATE THE PROPOSED TRUCK TRAFFIC IN AND OUT OF THE SITE.

NO.	REVISION	BY

NO.	REVISION	BY

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PRELIMINARY GRADING & DRAINAGE PLAN
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C4.0
OF	_ SHEETS

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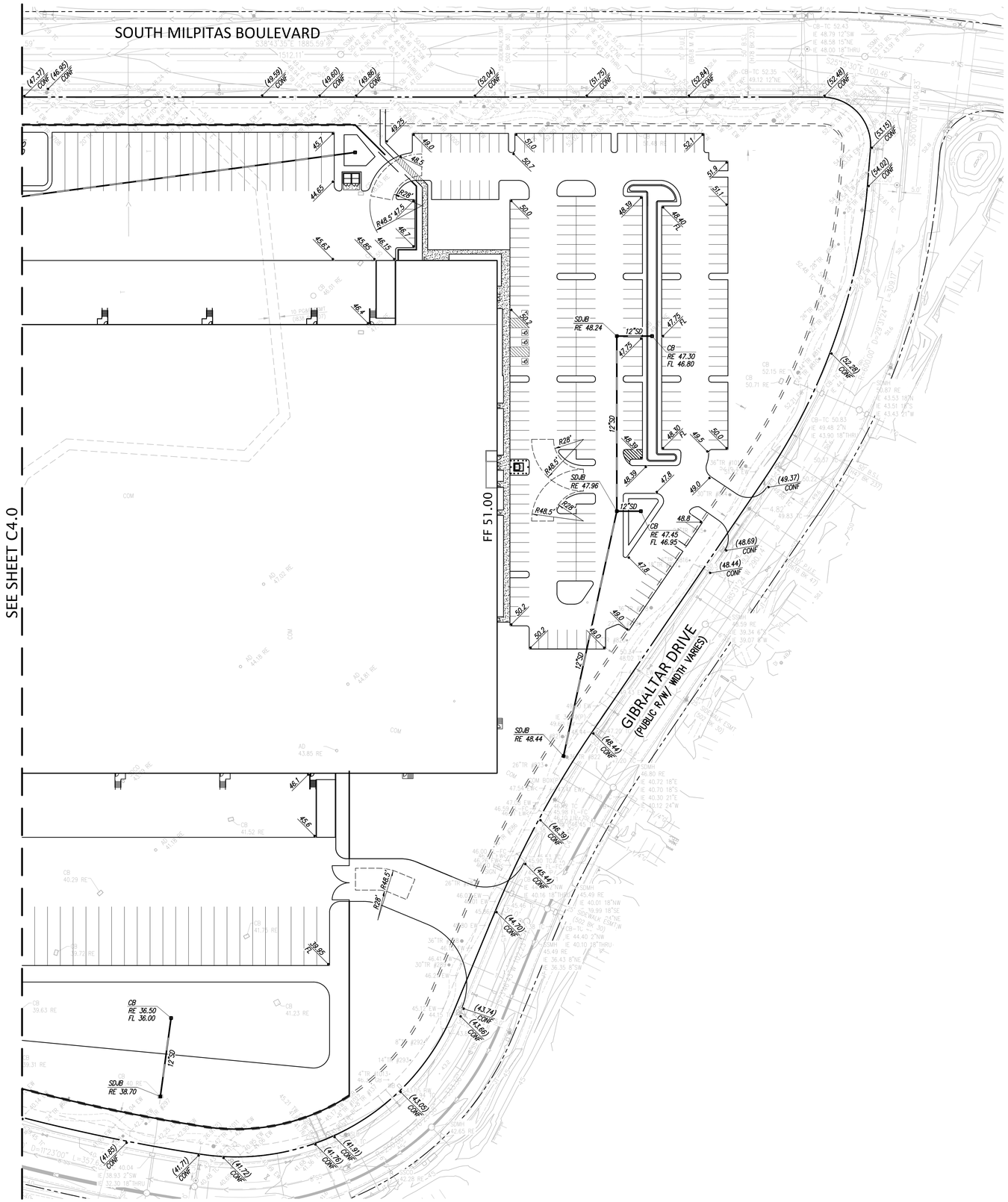

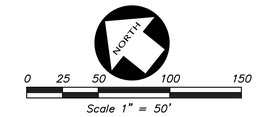

LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
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DATE	06/12/19
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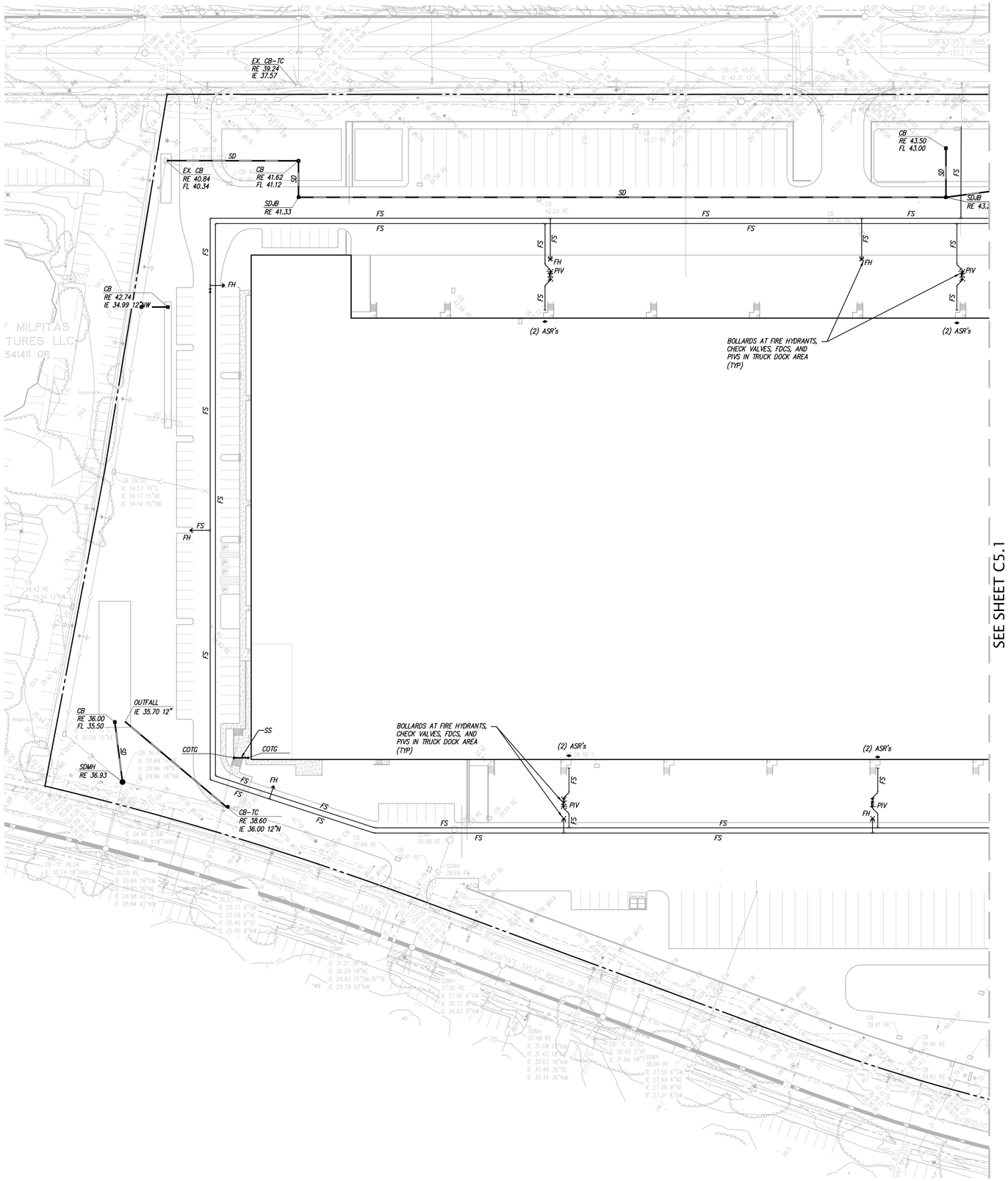

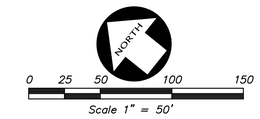

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

NOTE

FIRE FLOW REQUIREMENTS FOR INDUSTRIAL AREAS SHALL BE NOT LESS 5,000 GPM WITH RESIDUAL PRESSURE OF 20 PSI. CITY STANDARD DESIGN REGULATIONS.

NO.	REVISION	BY

NO.	REVISION	BY

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PRELIMINARY UTILITY PLAN
OF
1001 GIBRALTAR DRIVE
FOR
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MILPITAS, CALIFORNIA

DATE	06/12/19
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SHEET	C5.0
OF	_ SHEETS

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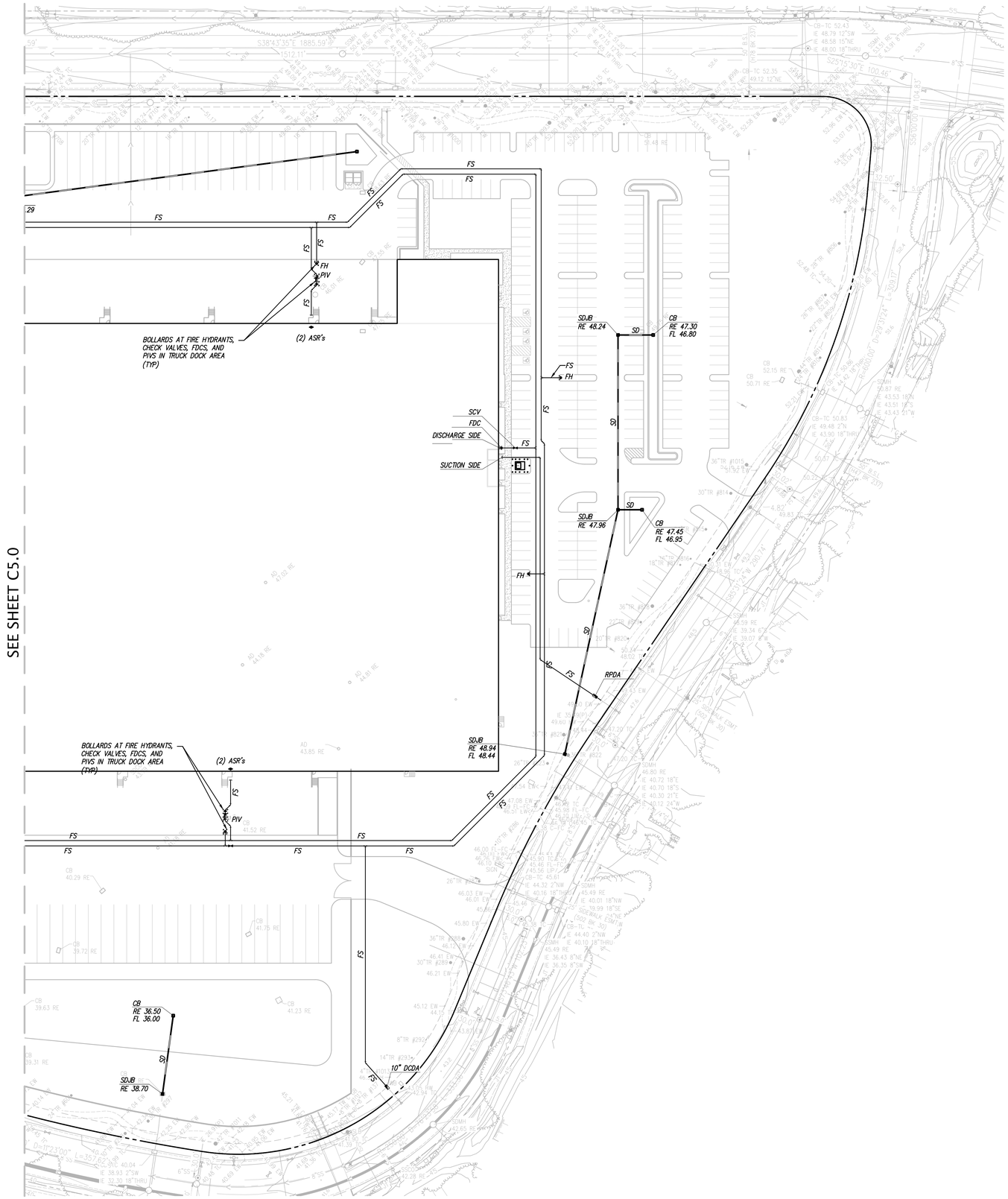

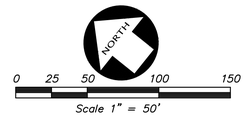

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COTG	CLEANOUT TO GRADE
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	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

NOTE

FIRE FLOW REQUIREMENTS FOR INDUSTRIAL AREAS SHALL BE NOT LESS 5,000 GPM WITH RESIDUAL PRESSURE OF 20 PSI. CITY STANDARD DESIGN REGULATIONS.

NO.	REVISION	BY

NO.	REVISION	BY

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Phone: (949) 508-0202
www.kierwright.com

PRELIMINARY UTILITY PLAN
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C5.1
OF	_ SHEETS

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BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imper. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	231,593	5.317	20,921	0.480	210,672	4.836	212,764	7,689	0.036	Bio-Retention Planter
2	201,860	4.634	13,584	0.312	188,276	4.322	189,634	6,451	0.034	Bio-Retention Planter
3	21,468	0.493	11,756	0.270	9,712	0.223	10,888	630	0.058	Bio-Retention Planter
4	115,136	2.643	46,360	1.064	68,776	1.579	73,412	2,941	0.040	Bio-Retention Planter
5	26,961	0.619	6,763	0.155	20,198	0.464	20,874	643	0.031	Bio-Retention Planter
6	499,576	11.469	102,094	2.344	397,482	9.125	407,691	25,844	0.063	Bio-Retention Planter
7	131,410	3.017	44,187	1.014	87,223	2.002	91,642	3,600	0.039	Bio-Retention Planter
8	13,686	0.314	5,260	0.121	8,426	0.193	8,952	458	0.051	Bio-Retention Planter
9	19,688	0.452	9,509	0.218	10,179	0.234	11,130	780	0.070	Bio-Retention Planter

*: Total Treatment Area is equal to Impverious Area + 0.10 * Landscape Area.

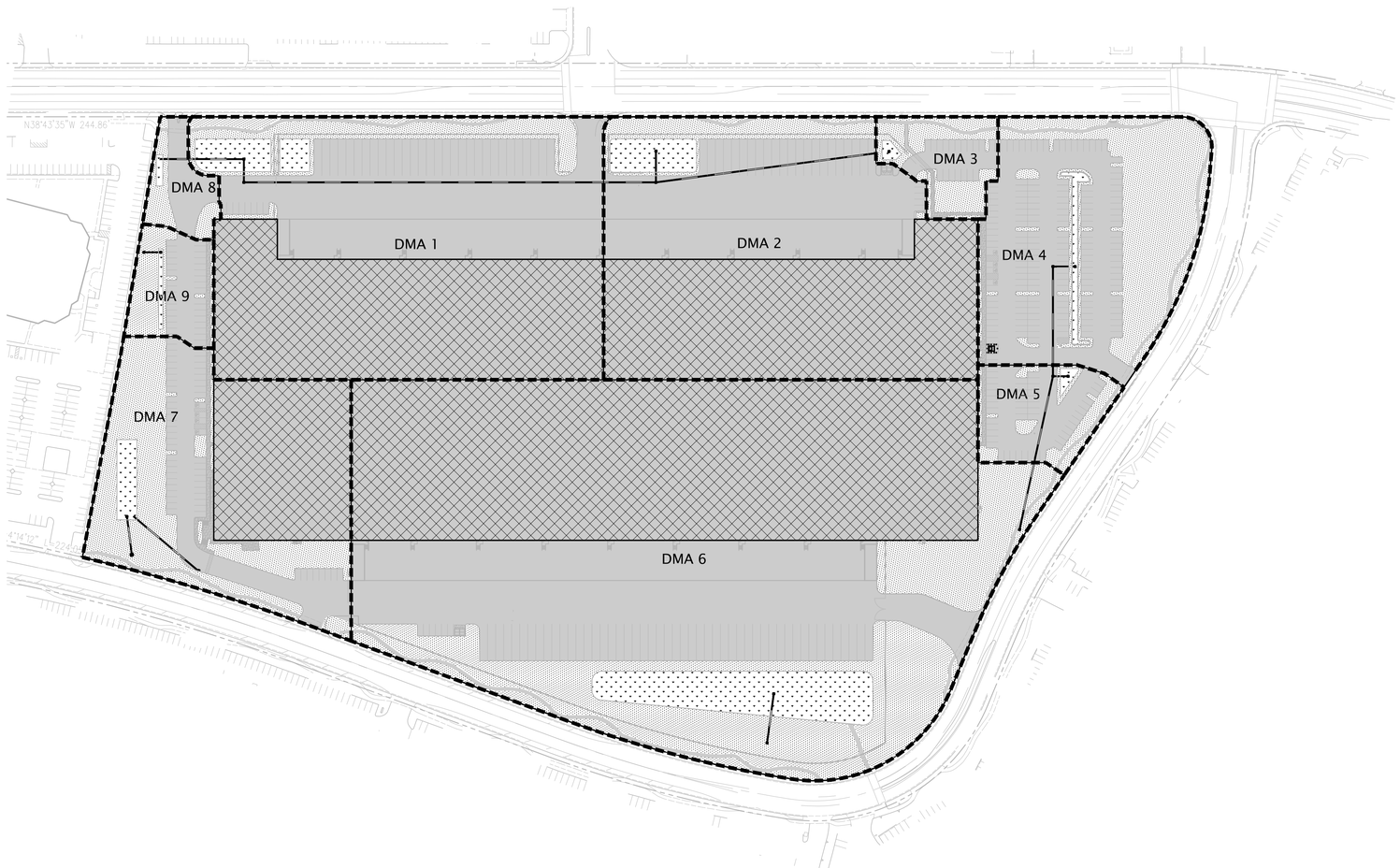
LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT
- BIO-RETENTION TREATMENT AREA

NORTH

0 50 100 200 300

Scale 1" = 100'



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NO.	REVISION	BY

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STORM WATER QUALITY CONTROL PLAN
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681

SHEET C6.0 OF _ SHEETS

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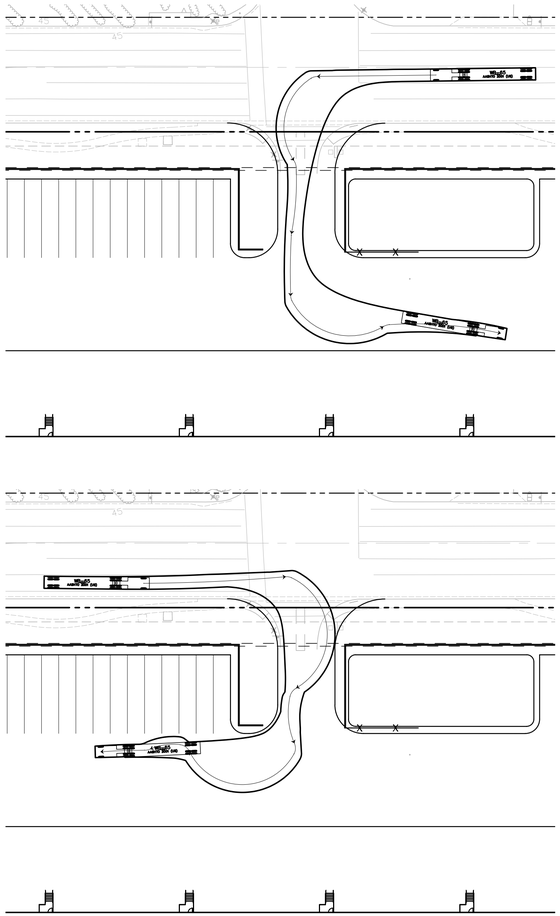

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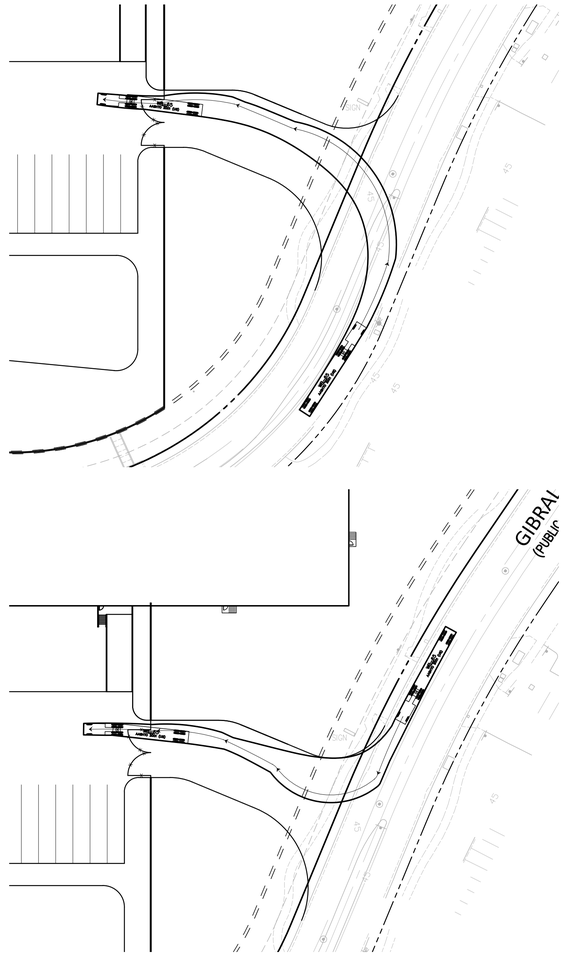
NOT TO SCALE
A



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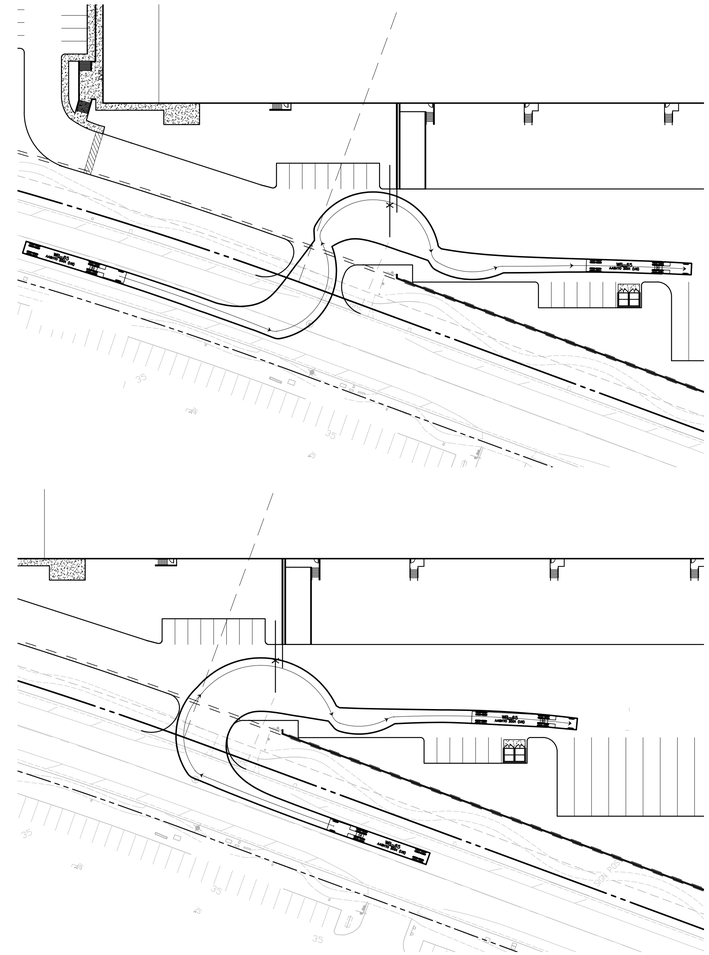

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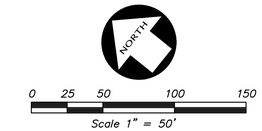
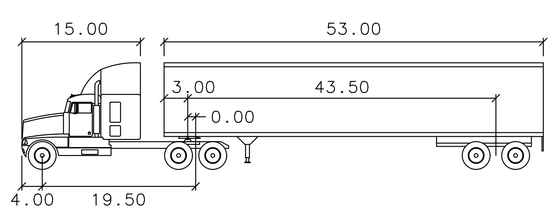
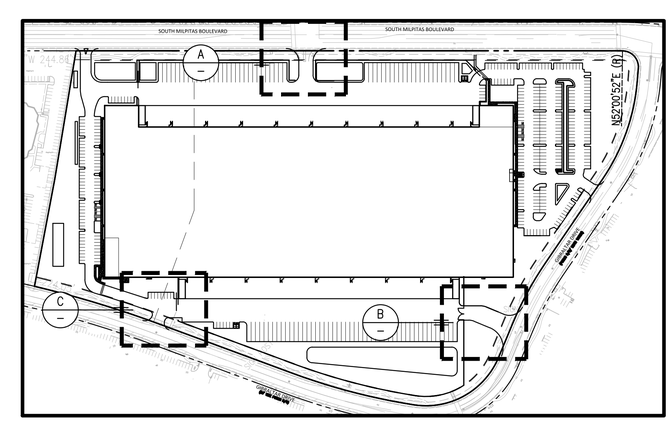




WB-65

	feet		
Tractor Width	:8.00	Lock to Lock Time	:6.0
Trailer Width	:8.50	Steering Angle	:28.4
Tractor Track	:8.00	Articulating Angle	:70.0
Trailer Track	:8.50		



NO.	REVISION	BY

NO.	REVISION	BY

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PRELIMINARY TRUCK TURNING PLAN
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C7.0
OF	SHEETS

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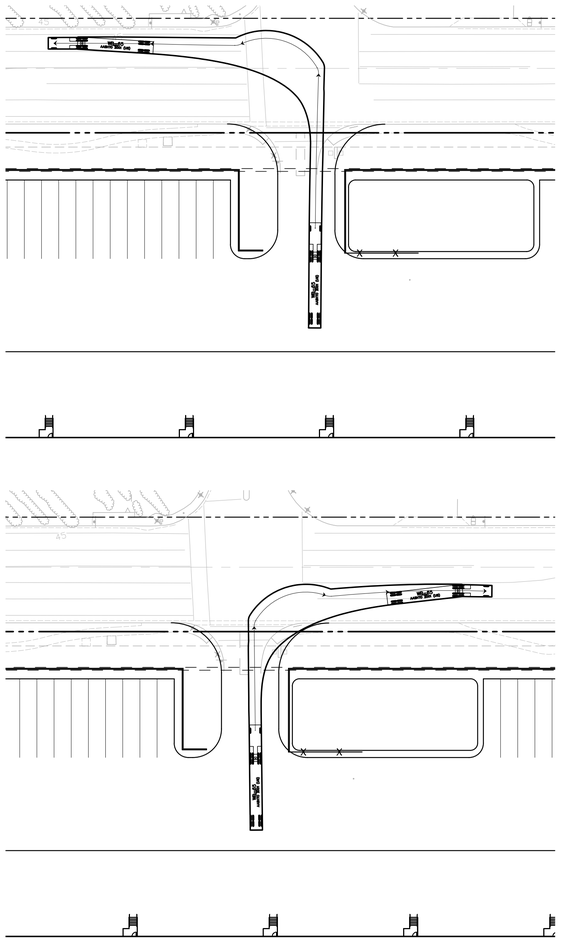

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NOT TO SCALE
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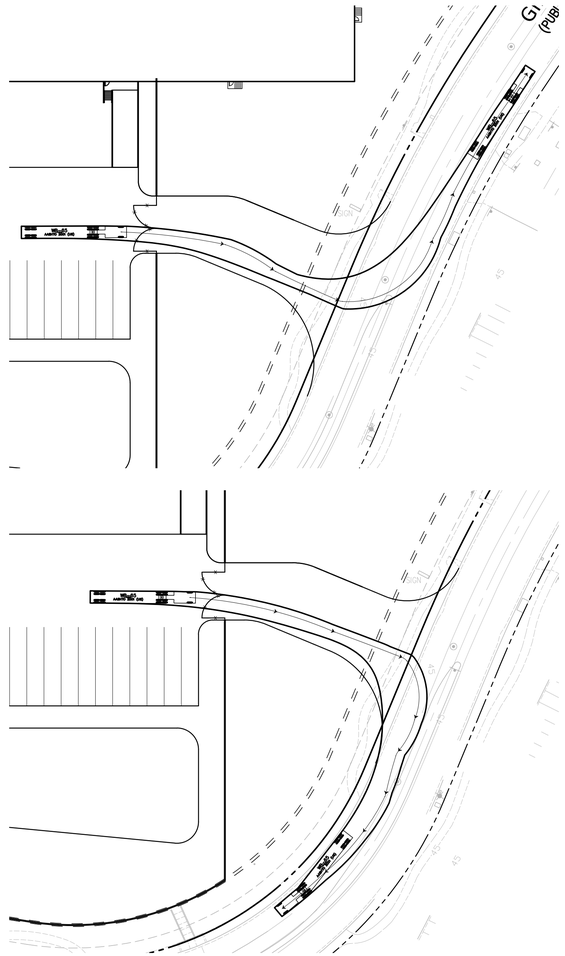

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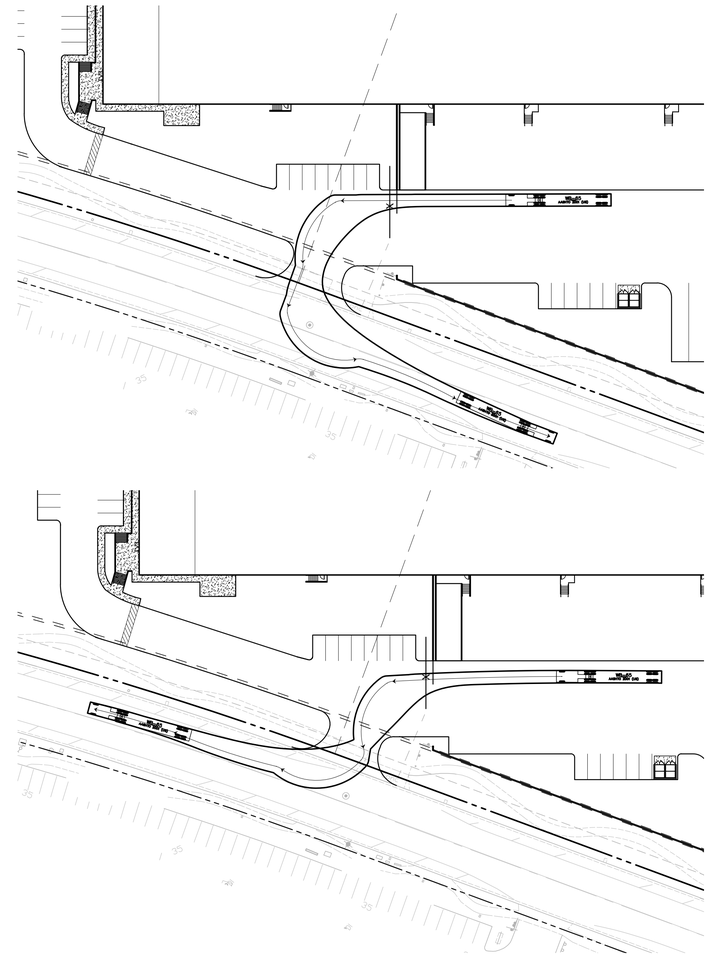

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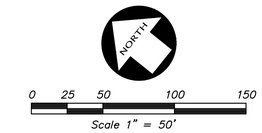
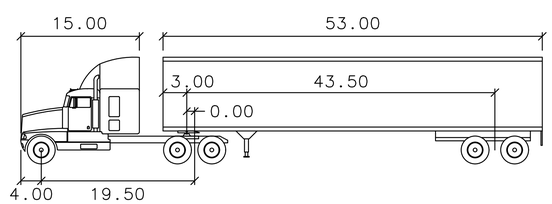
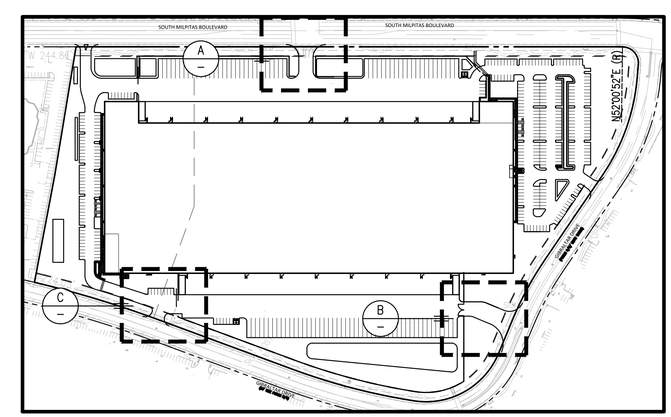




WB-65

	feet		
Tractor Width	:8.00	Lock to Lock Time	:6.0
Trailer Width	:8.50	Steering Angle	:28.4
Tractor Track	:8.00	Articulating Angle	:70.0
Trailer Track	:8.50		



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PRELIMINARY TRUCK TURNING PLAN
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C7.1
OF	SHEETS

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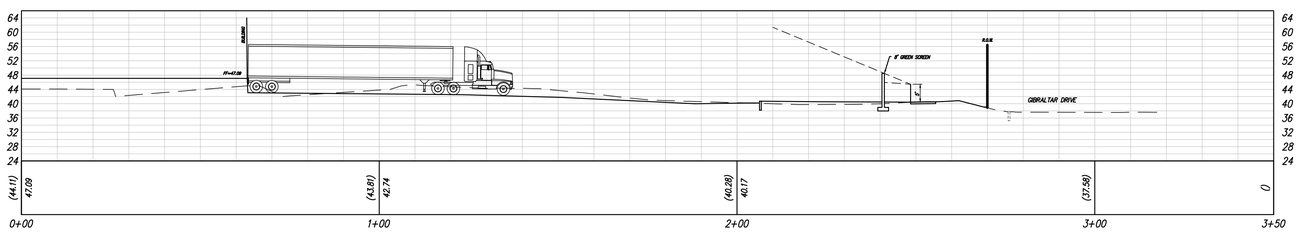
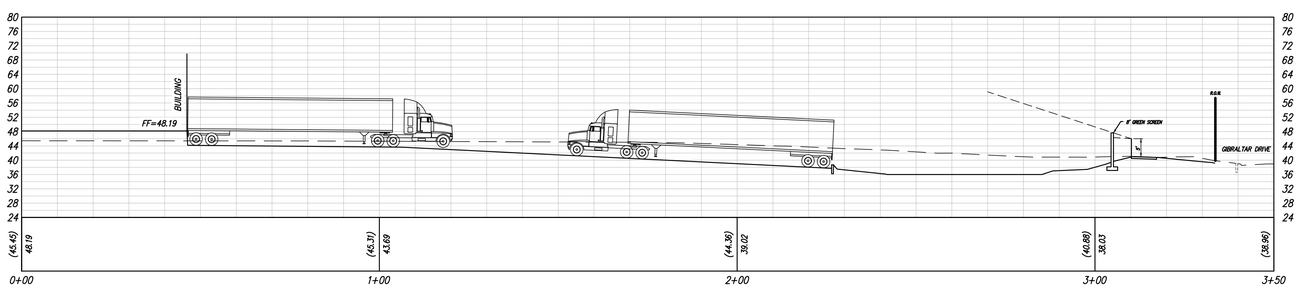
PROFILE A

SCALE: 1" = 20' HORIZ.
1" = 20' VERT.



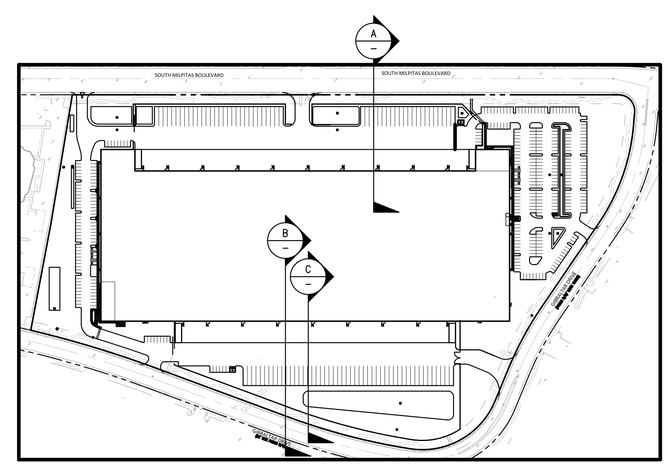
PROFILE B

SCALE: 1" = 20' HORIZ.
1" = 20' VERT.



PROFILE C

SCALE: 1" = 20' HORIZ.
1" = 20' VERT.



NO.	REVISION	BY

NO.	REVISION	BY

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TRUCK SIGHT LINES
OF
1001 GIBRALTAR DRIVE
FOR
OVERTON MOORE PROPERTIES
MILPITAS, CALIFORNIA

DATE	06/12/19
SCALE	AS SHOWN
DESIGNER	KR
DRAFTER	MRF
JOB NO.	A18681
SHEET	C7.2
OF	_ SHEETS

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TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1–6, AND 15–23.

(7) THE EFFECTS OF AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC, AS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED ON JANUARY 10, 1933 IN BOOK 639, AT PAGE 30, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO SUBJECT DOCUMENT FOR PARTICULARS.

(8) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF MILPITAS, AS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 17, 1975 IN BOOK B618, AT PAGE 47, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO SUBJECT DOCUMENT FOR PARTICULARS.

(9) THE EFFECTS OF AN EASEMENT FOR PUBLIC SERVICE UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON JULY 7, 1982 IN BOOK 502 OF MAPS AT PAGE 30 (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO SUBJECT MAP FOR PARTICULARS.

(10) THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF TOWN CENTER BUSINESS AREA", RECORDED ON AUGUST 8, 1983, IN BOOK H787, AT PAGE 237, OFFICIAL RECORDS OF SANTA CLARA COUNTY.

SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, THE FOLLOWING:

A. THE FACT THAT NO STRUCTURES, AND NO PART THEREOF, SHALL BE PLACED CLOSER THAN FIFTY (50) FEET FROM A PROPERTY LINE FRONTING ANY STREET ("FRONTAGE SETBACK AREA"); PROVIDED, HOWEVER, NO STRUCTURE SHALL BE PLACED CLOSER THAN TWENTY FEET (20') FROM ANY PROPERTY LINE NOT FRONTING ON ANY STREET ("INTERIOR SETBACK AREA").

(BUILDING SETBACKS LINES CONTAINED IN SAID DOCUMENT HAVE BEEN PLOTTED HEREON.)

SAID DOCUMENT WAS MODIFIED AND/OR AMENDED BY THAT CERTAIN DOCUMENT ENTITLED "FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOWN CENTER BUSINESS PARK ("FIRST AMENDMENT")", RECORDED ON APRIL 8, 1988 IN BOOK K496, AT PAGE 381, OFFICIAL RECORDS OF SANTA CLARA COUNTY.

SAID DOCUMENT WAS FURTHER MODIFIED AND/OR AMENDED BY THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOWN CENTER BUSINESS PARK ("SECOND AMENDMENT")", RECORDED ON MAY 31, 1989 IN BOOK K968, AT PAGE 65, OFFICIAL RECORDS OF SANTA CLARA COUNTY.

REFERENCE IS MADE TO SUBJECT DOCUMENTS FOR PARTICULARS.

(11) THE EFFECTS OF AN EASEMENT FOR UTILITIES AND INGRESS AND EGRESS PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC, AS CONTAINED IN THAT CERTAIN DOCUMENT, RECORDED ON AUGUST 30, 1984 IN BOOK I838, AT PAGE 107, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO SUBJECT DOCUMENT FOR PARTICULARS.

(12) THE EFFECTS OF AN EASEMENT FOR VEHICULAR DETECTOR LOOP PURPOSES IN FAVOR OF THE CITY OF MILPITAS, AS CONTAINED IN THAT CERTAIN DOCUMENT, RECORDED ON FEBRUARY 15, 1991 IN BOOK L620, AT PAGE 1613, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO SUBJECT DOCUMENT FOR PARTICULARS.

(13) THE EFFECTS OF AN EASEMENT FOR SIDEWALK PURPOSES, IN FAVOR OF THE CITY OF MILPITAS, AS CONTAINED IN THAT CERTAIN DOCUMENT, RECORDED ON JUNE 25, 2003 AS INSTRUMENT NO 17135879. OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO SUBJECT DOCUMENT FOR PARTICULARS.

THE EFFECTS OF THE FOLLOWING STATEMENT AS CONTAINED IN THE HEREON REFERENCED PRELIMINARY TITLE REPORT:

(14)

"ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
JOB NO.: 1401358
DATED: JANUARY 19, 2015
PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC.
MATTERS SHOWN: A/ THE FACT THAT AN ECISTING EQUIPMENT ROOM ENCROASHES ONTO THE EASEMENTS SHOWN AS EXCEPTION NO. 11 (MAP BOOK 502, PAGE 30)"

GENERAL NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN: 086-42-033
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AS OF JANUARY 2, 2019, ORDER NUMBER 991-30023915-1MP, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY OVERTON MOORE PROPERTIES ON JANUARY 15, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
4. BASIS OF BEARINGS:
THE BEARING OF SOUTH 18° 26' 19" EAST TAKEN ON THE MONUMENT LINE OF GIBRALTAR DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 9, 1983, IN BOOK 513 OF MAPS AT PAGE 36, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB & GUTTER
- EASEMENT LINE
- FENCE LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SIDEWALK
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- ACCESSIBLE SYMBOL
- MAIL BOX
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- WELL
- ANGLE POINT
- (4) ITEM NO. IN TITLE REPORT
- (1A) NO. OF PARKING SPACES (ACCESSIBLE)
- (1C) NO. OF PARKING SPACES (COMPACT)
- (1EV) NO. OF PARKING SPACES (ELECTRIC VEHICLE)
- (1S) NO. OF PARKING SPACES (STANDARD)

ABBREVIATIONS

AD	AREA DRAIN
BC	BACK OF CURB
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BK	BOOK
BL	BUILDING LINE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTER LINE
CTV	CABLE TV LINE
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
DR	DOOR
DWY	DRIVEWAY
E	EAST
EB	ELECTRIC BOX
ELEC	ELECTRICAL LINE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRICAL VAULT
EW	EDGE OF WALK
FAB	FACE OF ASPHALT BERM
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FGH	FRISBEE GOLF HOLE
FH	FIRE HYDRANT
FO	FIBER OPTICS
FW	FACE OF WALL
GM	GAS MARKER/METER
GV	GAS VALVE
IB	IRRIGATION BOX
MH	MANHOLE
N	NORTH
NE	NORTH EAST
NW	NORTH WEST
P.U.E.	PUBLIC UTILITY EASEMENT
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
RW	RECLAIMED WATER LINE
RWB	RECLAIMED WATER BOX
RWM	RECLAIMED WATER METER
S	SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTH EAST
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SOUTH WEST
TB	TELEPHONE BOX
TC	TOP OF CURB
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TS	TOP OF STAIR
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UB	UNKNOWN UTILITY BOX
W	WEST
WB	WATER BOX
WL	WALK LIGHT
WM	WATER METER
WV	WATER VALVE

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

2 THE SUBJECT PROPERTY ADDRESSES IS KNOWN AS: 909, 1001, AND 1051 SOUTH MILPITAS BLVD, MILPITAS, CALIFORNIA

3 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0067J FOR COMMUNITY NUMBER 060344 (CITY OF MILPITAS), WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2014, AS BEING LOCATED IN FLOOD ZONE "X-SHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE CITY OF MILPITAS, ENGINEERING DEPARTMENT ON JANUARY 24, 2019.

4 GROSS LAND AREA: 1,261,301± SQ. FT. OR 28.9555± ACRES

6(A) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED: M2 (HEAVY INDUSTRIAL)

SETBACKS:
FRONT/STREET:ALONG MAJOR STREET: 35 FEET FROM FACE OF CURB.
ALONG NON-MAJOR STREET: 25 FEET FROM FACE OF CURB

MAXIMUM BUILDING HEIGHT: NONE, HOWEVER, PRIOR TO CONSTRUCTION OF ANY STRUCTURE THAT EXCEEDS THREE (3) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT, THE PLANNING COMMISSION MUST MAKE THE FOLLOWING FINDING: THAT ANY SUCH EXCESS HEIGHT WILL NOT BE DETRIMENTAL TO THE LIGHT, AIR OR PRIVACY OF ANY OTHER STRUCTURE OR USE CURRENTLY EXISTING OR ANTICIPATED
FLOOR AREA RATIO:.40

PARKING REQUIREMENTS:
RESEARCH AND DEVELOPMENT, MEDICAL LABORATORIES AND HIGH EMPLOYEE DEMAND USES:
1 PER 300 SQ. FT.
OFFICE SPACE WITHIN AN INDUSTRIAL BUILDING (TO BE COMBINED WITH CATEGORIES ABOVE):
1 PER 350 SQ. FT.

6(B) THE BUILDING SETBACK LINES HAVE BEEN PLOTTED HEREON

INFORMATION WAS OBTAINED FROM THE CITY OF MILPITAS, PLANNING DEPARTMENT ON JANUARY 25, 2019.

8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.

9 PARKING SUMMARY:
STANDARD PARKING STALLS:999
COMPACT PARKING STALLS:268
ACCESSIBLE PARKING STALLS:31
ELECTRIC PARKING STALLS:6
TOTAL PARKING STALLS:1304

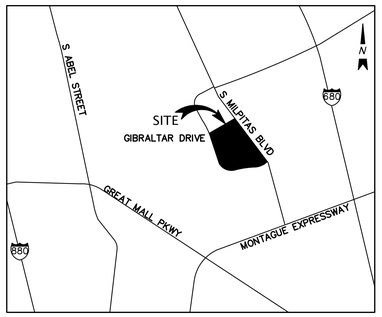
13 NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. SHOWN HEREON.

14 DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. SHOWN HEREON.

16 AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

18 AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF WETLANDS MARKERS WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY.



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

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

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 15, 1991 IN BOOK 624 OF MAPS AT PAGES 11 AND 12, AND PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 24, 1992 IN BOOK 634 OF MAPS AT PAGES 26 AND 27, AS SAME ARE CONTAINED IN THAT CERTAIN DECLARATION OF MERGER, RECORDED APRIL 7, 1994 IN BOOK N385, PAGE 1274, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY MONUMENT 100.46 FEET NORTH OF THE INTERSECTION OF SOUTH MILPITAS BOULEVARD AND GIBRALTAR DRIVE, SAID MONUMENT BEING ON THE MONUMENT LINE OF SOUTH MILPITAS BOULEVARD; THENCE SOUTH 51°16' 25" WEST 45.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY ON THE ARC OF A TANGENT 1,160 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 15.00 FEET THROUGH A DELTA OF 0° 44' 27" ALONG THE WESTERLY LINE OF MILPITAS BOULEVARD; THENCE ALONG A TANGENT CURVE 45.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 73.82 FEET THROUGH A DELTA OF 93° 59' 08" ALONG THE WESTERLY LINE OF MILPITAS BOULEVARD; THENCE ALONG THE NORTHERLY LINE OF GIBRALTAR DRIVE, SOUTH 56° 00' 00" WEST 35.91 FEET; THENCE ALONG A TANGENT CURVE WITH A 570.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 293.71 FEET AND DELTA OF 29° 31' 24"; THENCE CONTINUING ALONG THE NORTHERLY LINE OF GIBRALTAR DRIVE, SOUTH 85° 31' 24" WEST 285.67 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF GIBRALTAR DRIVE ALONG A TANGENT CURVE WITH A 930.00 FOOT RADIUS CURVING TO THE LEFT HAVING AN ARC LENGTH OF 190.64 FEET THROUGH A DELTA OF 11° 44' 41"; THENCE CONTINUING ALONG THE NORTHERLY LINE OF GIBRALTAR DRIVE, SOUTH 73° 46' 43" WEST 102.23 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF GIBRALTAR DRIVE THROUGH A 220.00 FOOT RADIUS TANGENT CURVING TO THE RIGHT HAVING AN ARC LENGTH OF 293.35 FEET THROUGH A DELTA OF 76° 23' 58"; THENCE CONTINUING ALONG THE EASTERLY LINE OF GIBRALTAR DRIVE THROUGH A TANGENT CURVE WITH A 1,770.00 FOOT RADIUS CURVING TO THE RIGHT HAVING AN ARC LENGTH OF 351.66 FEET THROUGH A DELTA OF 11° 23' 00"; THENCE CONTINUING ALONG THE EASTERLY LINE OF GIBRALTAR DRIVE, NORTH 18° 26' 19" WEST 395.56 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF GIBRALTAR DRIVE THROUGH A TANGENT CURVE TO THE LEFT WITH A 3,030.00 FOOT RADIUS HAVING AN ARC LENGTH OF 365.16 FEET THROUGH A DELTA OF 06° 54' 18"; THENCE ALONG THE NORTHERLY LINE OF PARCEL 2, AS RECORDED IN BOOK 634 OF MAPS, PAGES 26 AND 27, NORTH 61° 59' 31" EAST 304.58 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 60° 41' 38" EAST 363.89 FEET TO THE WESTERLY LINE OF MILPITAS BOULEVARD; THENCE CONTINUING ALONG THE WESTERLY LINE OF MILPITAS BOULEVARD, SOUTH 38° 43' 35" EAST 1,512.11 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID REAL PROPERTY; PROVIDED, HOWEVER, GRANTOR SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER, UPON, INTO OR THROUGH THE SURFACE OF SAID REAL PROPERTY OR ANY PART THEREOF BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE; AS CONTAINED IN THE DEED FROM STANDARD REALTY AND DEVELOPMENT COMPANY, RECORDED SEPTEMBER 30, 1981 IN BOOK G366, PAGE 82, OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

TO: OVERTON MOORE PROPERTIES

AND: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 8, 9, 13, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2019

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

RODNEY A. STEWART II, P.L.S. 9225
RSTEWART@KIERWRIGHT.COM

LICENSED LAND SURVEYOR RODNEY A. STEWART No. 9225 STATE OF CALIFORNIA

1/28/2019
DATE

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796
www.kierwright.com

ALTA/NSPS LAND TITLE SURVEY
OF
909, 1001, & 1051 SOUTH MILPITAS BOULEVARD
FOR
OVERTON MOORE PROPERTIES

MILPITAS CALIFORNIA

DATE	JAN., 2019
SCALE	AS SHOWN
SURVEYOR	RAS II
DRAWN BY	CSW
JOB NO.	A18681
SHEET	1
OF	2 SHEETS

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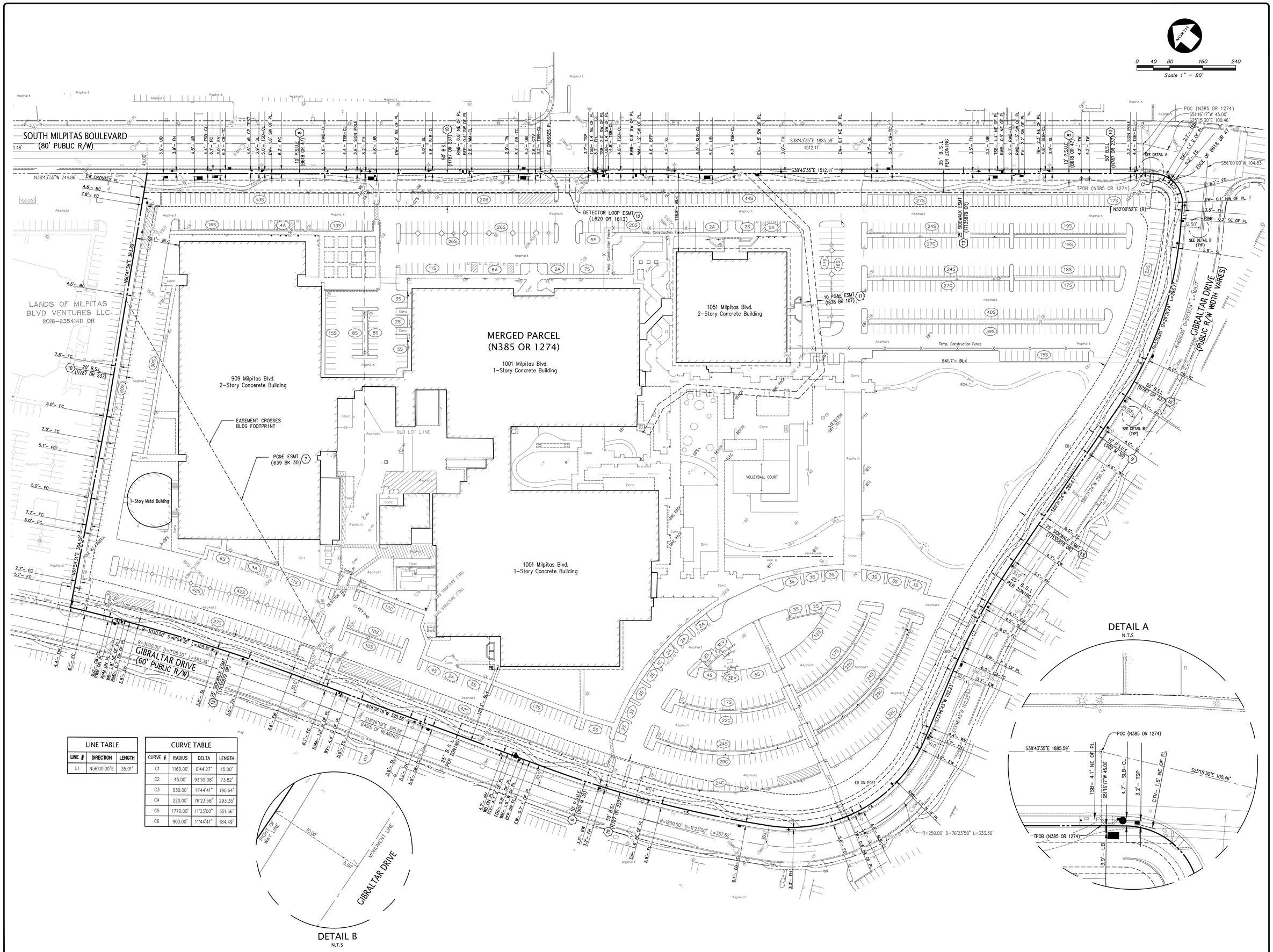

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°00'00"E	35.91'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1160.00'	0°44'27"	15.00'
C2	45.00'	93°59'08"	73.82'
C3	930.00'	11°44'41"	190.64'
C4	220.00'	76°23'58"	293.35'
C5	1770.00'	11°23'00"	351.66'
C6	900.00'	11°44'41"	184.49'

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DATE	JAN., 2019
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DRAWN BY	CSW
JOB NO.	A18681
SHEET	2
OF	2 SHEETS

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PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL MANAGEMENT REPORT:

A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.

1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
   - a. Soil texture
   - b. Infiltration rate determined by laboratory test or soil infiltration rate table
   - c. pH
   - d. Total soluble salts
   - e. Sodium
   - f. Percent organic matter
   - g. Recommendations

B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.

C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans and if required, submitted to the City prior to application.

D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS) The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft . into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/ 2 lb.for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost 7-1-2 organic fertilzer-pelleted.(or equal) at the following rates: For 5 gallon shrubs:1/2 lb. for, 1 gallon shrubs:1/4 lb. Mix fertilizerl with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized, non-dyed with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. From 'Re-User Inc.' or approved equal. Keep 1" away from stems of shrubs and trees to avoid rot.

MULCHING IN BIO-INFILTRATION BASINS: Provide 3" deep non-floating shredded fir-bark non-dyed and without fines to basin bottoms and sides. Available from 'ReUser Inc.' Keep 1" away from stems of shrubs and grasses to avoid rot. Provide sample prior to installation.

SOD LAWN: Sod shall be as specified on drawings and installed as per suppliers specifications. Remove from all turf areas, stones (1" or larger), mortar, concrete, asphalt, rubbish, debris and any materials harmfull to plant life. Remove noxious weed growth and roots. Thoroughly mix and pulverize the following proportions of materials (lightly compacted measurements) to a minimum depth of 6-8 inches while in a moist, friable condition: 6 cu yards of CCW 'super humus' compost per 1000 sq ft. of lawn area and 20 lbs per 1000 SF organic fertilizer 'Phyta-Boost' 7-1-2.- turf grade (or equal)

LAWN MAINTENANCE: Protect an maintain each area by watering, mowing, resodding or seeding as necessary for a minimum of 60 days after turf installation or to the end of the 90 day maintenance period (which ever is latest). Establish a thick, weed free uniform stand of grass. Mow grass at 1 1/2 inches in height when it attains a height of 2 inches. Apply 10 lbs per 1000 sq ft. of 'Phyta Green' Organic Lawn Fertilizer- turf grade at end of maintenance period.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Organics Fertilizers 1-800-269-5690 www.organicag.com
Compost available from BFI Wast Management www.BFI.com

TREE NOTES:Locations of plant materials shall be reviewed on-site by the Owner's authorized representative prior to installation. Trees shall be planted no closer than (10') ten feet from utilities.

TRANSFORMERS: All above ground transformers and vaults shall be screened with plant materials while still respecting required working setbacks.

PRELIMINARY PLANT MATERIALS LIST

BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS WATER USE	SIZE
TREES: (TO BE 15 GA. SIZE)				
CEDRUS DEODARA	DEODAR CEDAR	64	MED.	100'Hx35'W
LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	43	LOW	25'Hx25'W
LOPHOSTEMON CONFERTUS	BRISBANE BOX	60	MED.	30'Hx25'W
OLEA EUROPAEA	OLIVE	35	LOW	35'Hx35'W
PISTACIA CHINENSIS	CHINESE PISTACHE	16	LOW	30'Hx30'W
QUERCUS AGRIFOLIA	COAST LIVE OAK	32	LOW	50'Hx50'W
SHRUBS:				
LARGE SCREENING SHRUBS:				
CALLISTEMON CITRINUS	BOTTLEBRUSH	5 GA	MED	10'Hx10'W
CEANOTHUS 'BLUE JEANS'	WILD LILAC	5 GA	LOW	6'Hx6'W
ELEAGNUS PUNGENS	SILVERBERRY	5 GA	LOW	10'Hx10'W
HETERMELES ARBUTIFOLIA	TOYON	5 GA	LOW	10'Hx10'W
NERIUM OLEANDER	OLEANDER	5 GA	LOW	10'Hx10'W
MEDIUM SHRUBS:				
ARTEMISIA 'SILVER MOUND'	DWARF ARTEMISIA	1 GA	LOW	2'Hx4'W
CISTUS PURPUREUS	ROCKROSE	5 GA	LOW	4'Hx6'W
RHAMNUS 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GA	LOW	4'Hx5'W
RHAPHIOLEPIS 'JACK EVANS'	DWARF PINK INDIA HAWTHORN	5 GA	LOW	4'Hx4'W
ROSEMARINUS 'TUSCAN BLUE'	TUSCAN ROSEMARY	5 GA	LOW	5'Hx5'W
SALVIA GREGII	AUTUMN SAGE	5 GA	LOW	4'Hx4'W
SALVIA CLEVELANDII 'ALAN CHICKERING'	CLEVELAND SAGE	5 GA	LOW	4'Hx4'W
TEUCRIUM FRUTICANS	BLUE GERMANDER	5 GA	LOW	5'Hx5'W
SPREADING SHRUBS:				
CEANOTHUS 'ANCHOR BAY'	CARMEL CREEPER	5 GA	LOW	3'HX6'W
CISTUS SALVIFOLIUS	SPREADING ROCKROSE	5 GA	LOW	3'HX6'W
JUNIPERUS 'BROADMOOR'	SPREADING JUNIPER	5 GA	LOW	2'Hx6'W
ROSA MEIDLANDII	MEIDLAND ROSE	5 GA	MED	4'Hx6'W
ROSEMARINUS 'HUNTINGTON CARPET'	ROSEMARY	5 GA	LOW	2'Hx6'W
ACCENT SHRUBS/GRASSES				
CALAMAGROSTIS 'KARL FOERSTER'	REED GRASS	1 GA	LOW	3'H3'W
DIETES IRIDIODES	FORTNIGHT LILY	1 GA	LOW	3'Hx3W'
FESTUCA IDAHOENSIS	BLUE FESCUE	1 GA	LOW	2'Hx2'W
LAVANDULA 'THUMBELINA'	DWARF LAVENDER	1 GA	LOW	2'Hx2'W
MUHLENBERGIA CAPILARIS	PINK MUHLY	1 GA	LOW	2'Hx3'W
PHORMIUM 'BRONZE BABY'	DWARF FLAX	1 GA	LOW	3'Hx3'W
PHORMIUM 'YELLOW WAVE'	FLAX	5 GA	LOW	5'Hx6'W
GROUND COVER:				
ACACIA REDOLENS	ACACIA GROUND COVER	1 GA @ 4' O.C.	LOW	3'Hx8'W
COPROSMA 'VISTA VERDE'	COPROSMA	1 GA @ 36" O.C.	LOW	2'Hx7'W
EUONYMUS 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GA @ 36" O.C.	LOW	2'Hx8'W
LANTANA MONTEVIDENSIS	LAVENDER SWIRL	1 GA @ 36" O.C.	LOW	2'Hx4'W
TURF	DWARF TALL FESCUE SOD		HIGH	1315 S.F.
BIO-BASIN PLANT MATERIALS:				
ARCTOSTAPHYLOS 'EMERALD CARPET'	PROSTRATE MANZANITA	1 GA @ 36" O.C.	LOW	1'Hx5'W
BACHARRIS 'PIEGON POINT'	COYOTE BUSH	1 GA @36" O.C.	LOW	2'Hx6'W
ECHIUM CANICANS	TOWER OF JEWELS	5 GA	LOW	5'Hx5'W
FESTUCA CALIFIORNICA	CALIFORNIA FESCUE	1 GA	LOW	2'Hx2'W
LIMONIUM CALIFORNICUM	STATICE	1 GA	LOW	2'Hx3'H
MAHONIA REPENS	MAHONIA	5 GA	LOW	3'Hx3'W
MUHLENBERGIA RIGENS	DEER GRASS	1 GA	LOW	3'Hx3'W
VINES FOR 'GREENSCREEN' FENCING:				
CLYTOSTOMA CALLISTEGIODES	LAVENDER TRUMPET VINE	5 GA (10' O.C.)	MED	
CAMPSIS RADICANS	COMMON TRUMPET VINE	5 GA. (10' O.C.)	MED	
PASSIFLORA ALATOCAERULEA	EVERGREEN PASSION FLOWER	5 GA (10' O.C.)	MED	

PROTECTED TREE REMOVALS:
NUMBER OF PROTECTED TREES REMOVED: 100 TREES

NUMBER OF REPLACEMENT TREES REQUIRED: 200 TREES
NUMBER OF REPLACEMENT TREES PROVIDED: 250 TREES (15 GALLON)

NOTE:
PROTECTED TREES ARE DEFINED AS HAVING A MINIMUM TRUNK CALIPER OF 12 INCHES. (37" CIRCUMFERENCE)

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

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graphics
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4683 chabot dr. suite 300
pleasanton, california 94588
p 925.244.9620
f 925.244.9621

1001 GIBRALTAR DR.
1001 GIBRALTAR DRIVE
MILPITAS, CALIFORNIA 95035

PRELIMINARY LANDSCAPE PLAN

DATE	REMARKS
09-19-19	Planning Resubmittal

PA / PM:	J. BABINE
DRAWN BY:	
JOB NO.:	SNR18-0111-00

SHEET
L1.1

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MATCH LINE SEE SHT. L1.8

SOUTH MILPITAS BLVD.

EXISTING ENTRY WALL

EXISTING LANDSCAPE

BIO-BASIN (SEE CIVIL PLANS)

TURF

EMPLOYEE OUTDOOR SITTING AREA

NEW BUILDING

BIO-BASIN (SEE CIVIL PLAN)

GROUNDCOVER AND SHRUBS

TYPICAL PARKING LOT LIGHT (SEE LIGHTING PLAN)

TYPICAL PARKING LOT LIGHT (SEE LIGHTING PLAN)

EXISTING LANDSCAPE

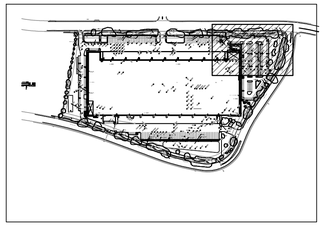
GIBRALTAR DRIVE

MATCH LINE SEE SHT. L1.3

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



REFER TO SHT. L1.1 FOR PLANT LIST

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1620 North Main Street, Suite 4
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MILPITAS, CALIFORNIA 95035

PRELIMINARY LANDSCAPE PLAN

DATE	REMARKS
09-19-19	Planning Resubmittal

PA / PM:	J. BABINE
DRAWN BY:	
JOB NO.:	SNR18-0111-00

SHEET

L1.2

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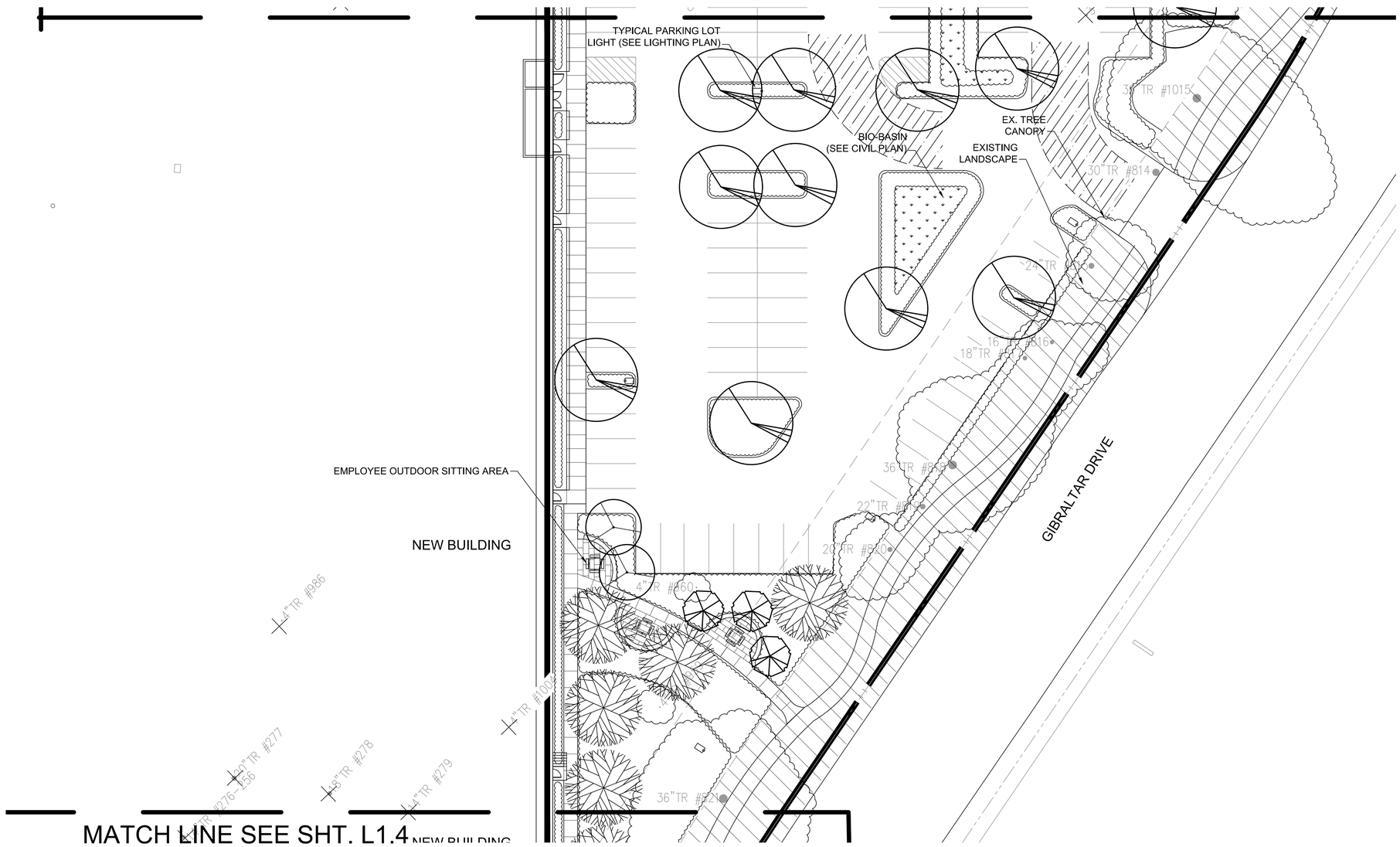
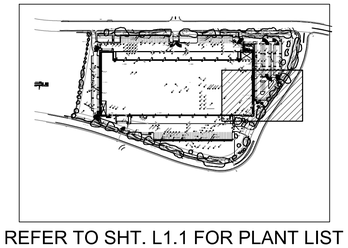
MATCH LINE SEE SHT. L1.2





REFER TO SHT. L1.1 FOR PLANT LIST

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PRELIMINARY LANDSCAPE PLAN

DATE	REMARKS
09-19-19	Planning Resubmittal

PA / PM:	J. BABINE
DRAWN BY:	
JOB NO.:	SNR18-0111-00

SHEET

L1.3

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MATCH LINE SEE SHT. L1.3

MATCH LINE SEE SHT. L1.5

NEW BUILDING

GIBRALTAR DRIVE

GIBRALTAR DRIVE

GIBRALTAR DRIVE

'GREENSCREEN' WITH VINES

BIO-BASIN
(SEE CIVIL PLANS)

PARKING LOT LIGHTING
(SEE LIGHTING PLAN)

10' WIDE COBBLE BACK-UP
SPACE FOR TRAILERS

EXISTING
LANDSCAPE

'GREENSCREEN' WITH VINES

GRAPHIC SCALE

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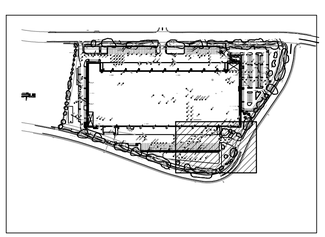

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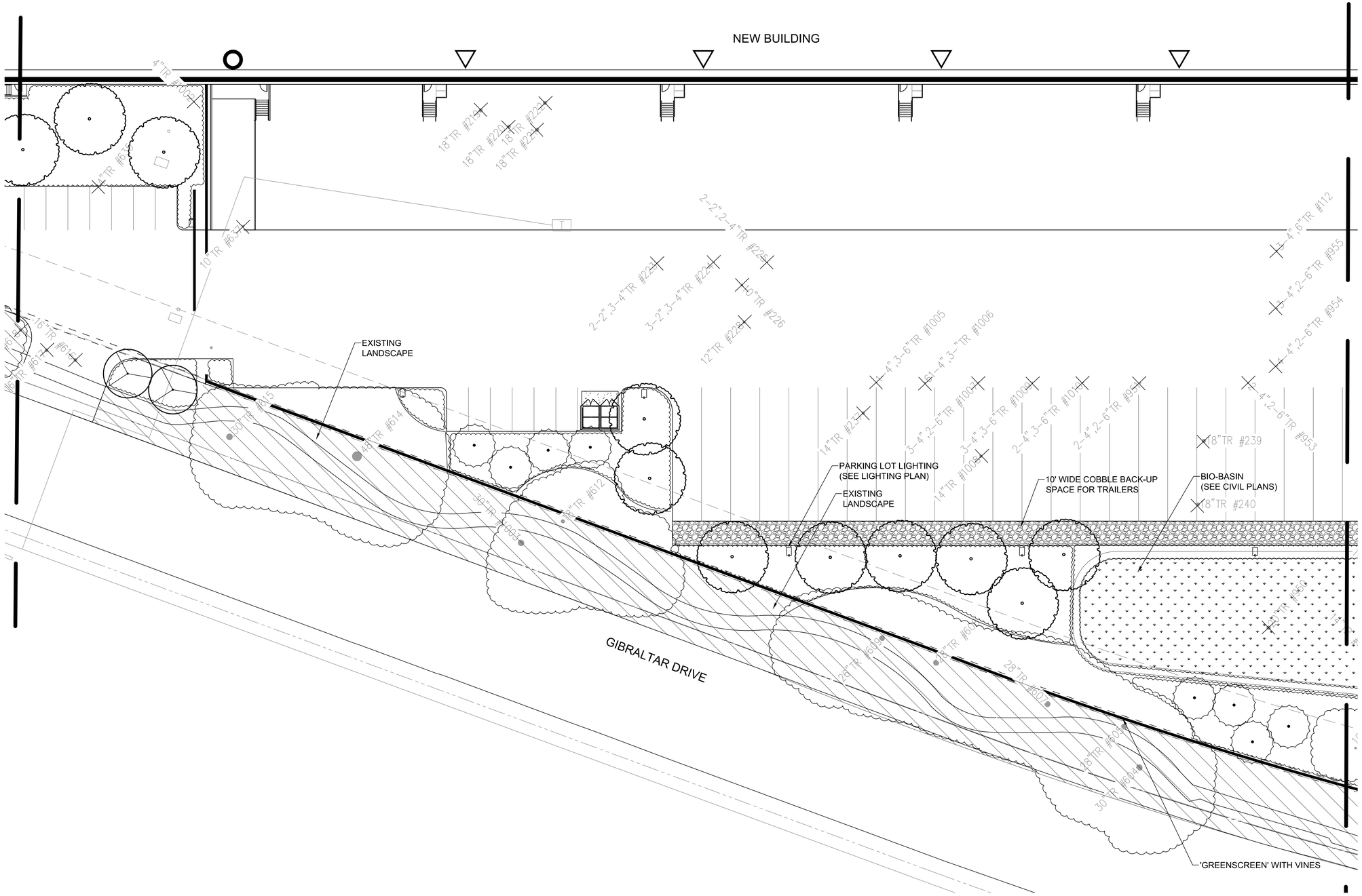

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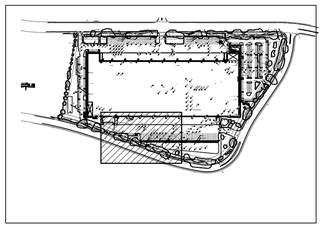

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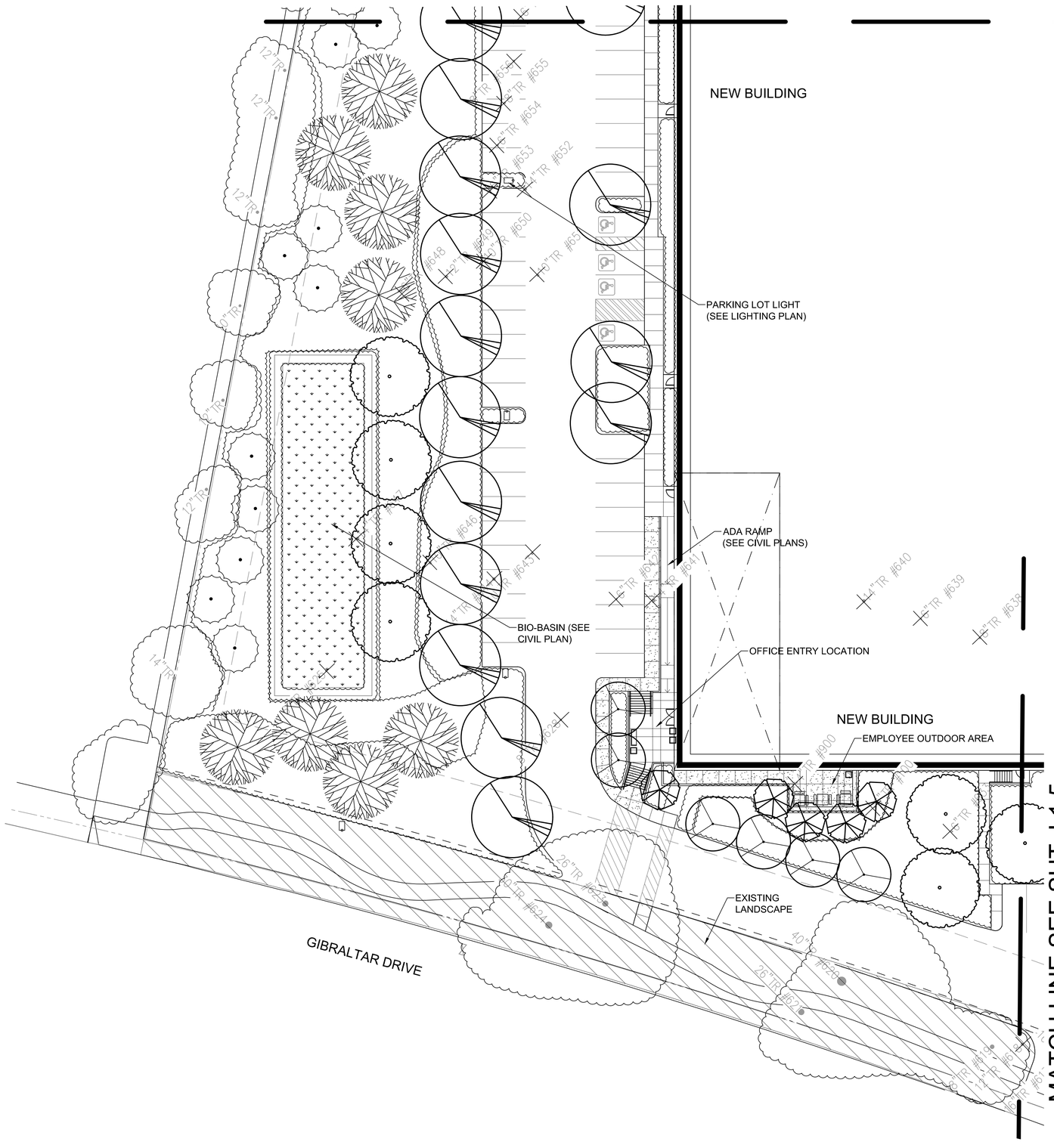

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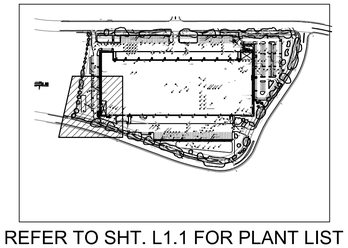

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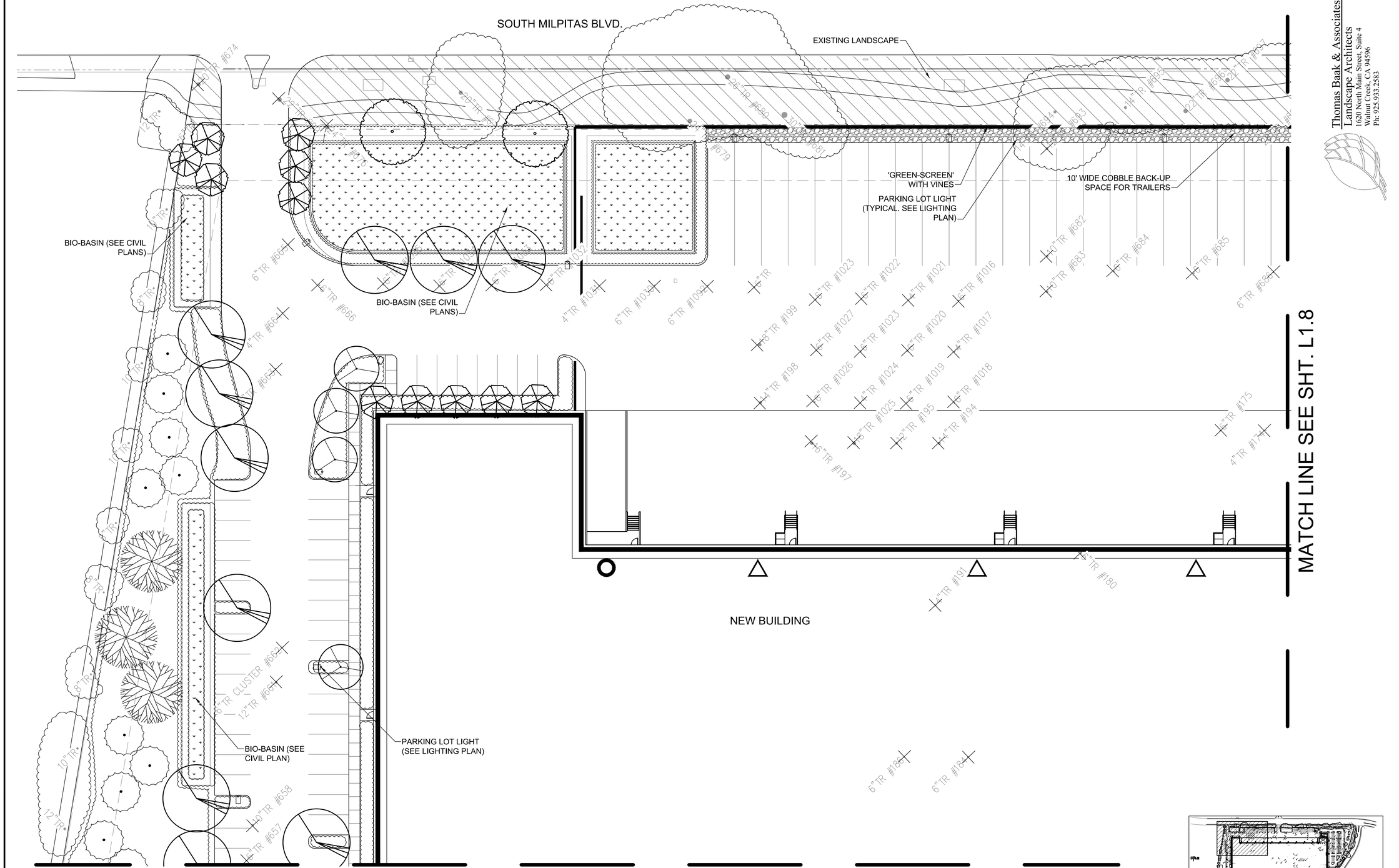

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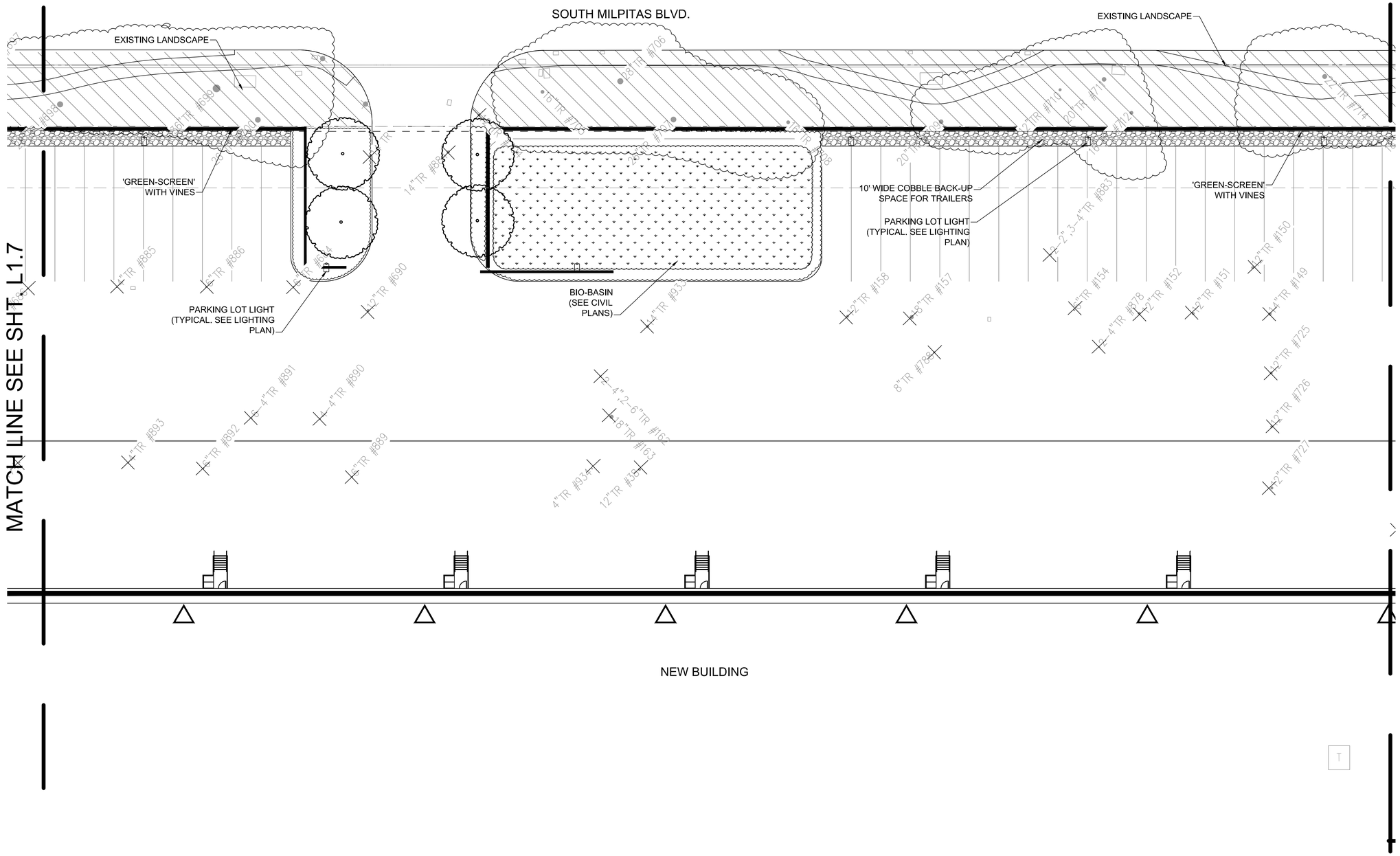

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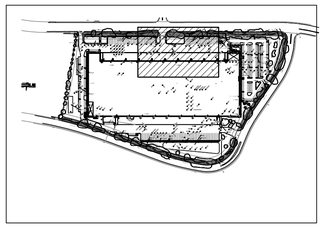

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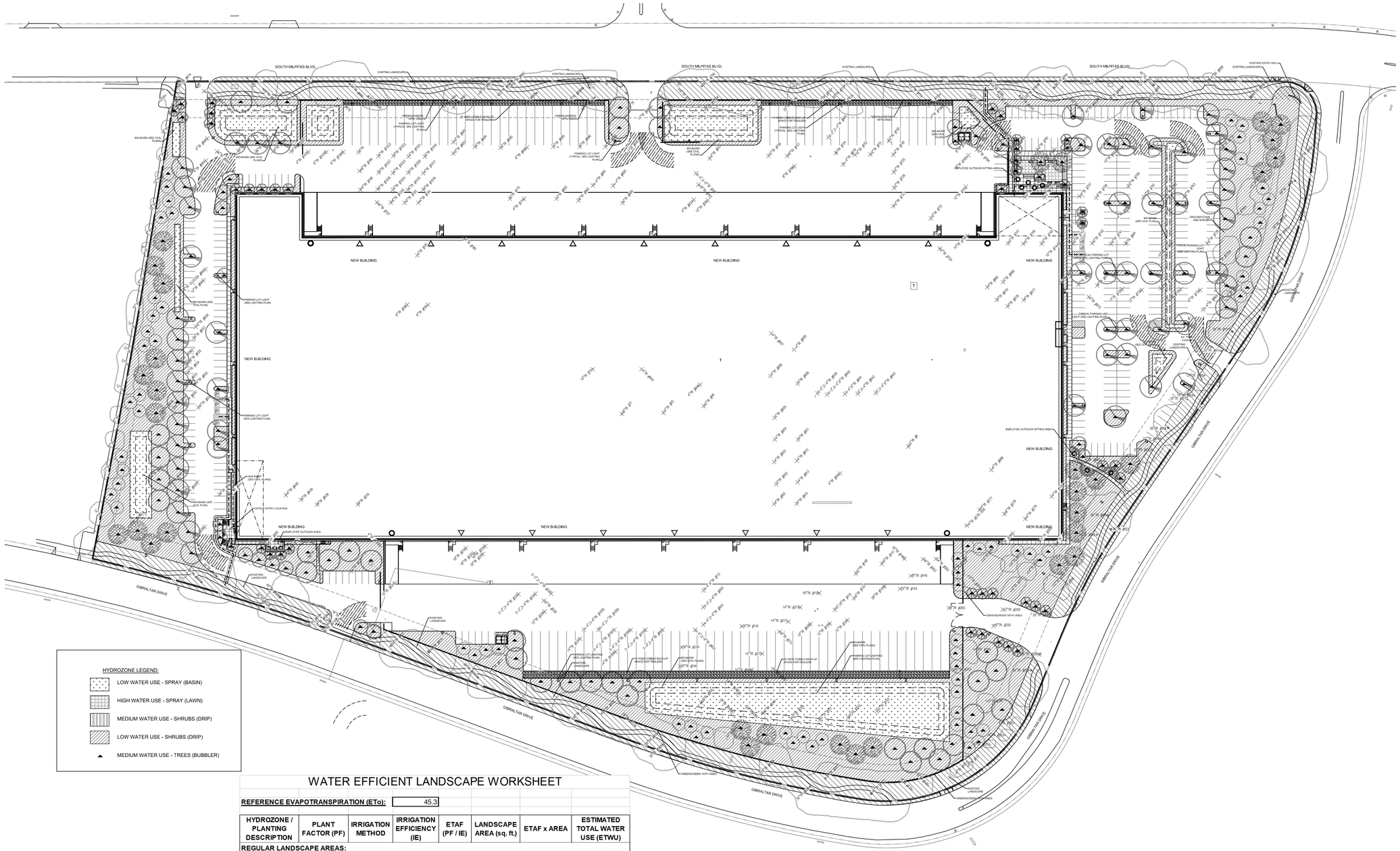

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo): 45.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	172432	63863.69157	1793675.6
LOW WATER USE	0.3	SPRAY	0.75	0.4	48925	19570	0.0
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	2250	1388.888775	0.0
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	1025	632.7159975	17770.5
HIGH WATER USE	0.7	SPRAY	0.75	0.9333333	1315	1227.33329	34470.9
				TOTALS:	225947	86683	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	0	0	0
WATER FEATURE 1				1	0	0	0
WATER FEATURE 2				1	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	1,845,917
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	3,490,271

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	86,683
TOTAL LANDSCAPE AREA	225,947
AVERAGE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	86,683
TOTAL LANDSCAPE AREA	225,947
SITEWIDE ETAF	0.38

GENERAL RECYCLED WATER IRRIGATION NOTE:

ALL PROPOSED PLANTING TO BE IRRIGATED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM OPERATED BY A WEATHER-BASED CONTROLLER, AND SUPPLIED BY RECYCLED WATER. ALL BACKFLOW PREVENTERS TO BE RPDA TYPE. COMPLETE IRRIGATION PLANS TO BE SUBMITTED AT THE PERMIT APPLICATION PHASE. FINAL REVIEW AND APPROVAL WILL BE DONE BY THE STATE DIVISION OF DRINKING WATER.

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HYRDOZONE PLAN

DATE	REMARKS
09-19-19	Planning Resubmittal

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SHEET
L2.1

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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

CAL GREEN BUILDING CODE REQUIREMENTS

BUILDING COMMISSIONING

CONTRACTOR SHALL PROVIDE, AND INCLUDE IN BID:

A. TESTING AND ADJUSTING - TESTING AND ADJUSTING OF SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE STANDARDS OF EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL. PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

TESTING AND ADJUSMENT PROCEDURE FOR LIGHTING CONTROLS:

WALL AND CEILING MOUNTED OCCUPANCY SENSOR:
TESTER SHALL MANUALLY TURN ON LIGHT FIXTURE VIA THE SWITCH PROVIDED. ONCE LIGHT FIXTURE IS TURNED ON, TESTER SHALL INITIATE TIMER, SET TO MAXIMUM 30 MINUTES, AFTER WHICH THE LIGHT FIXTURES SHALL BE AUTOMATICALLY TURNED OFF EITHER AT THE END OF THE MAXIMUM ALLOWED 30 MINUTES OR EARLIER. IF FIXTURE DO NOT TURN OFF AFTER THE MAXIMUM ALLOWED TIME, TESTER TO OPEN OCCUPANCY SENSOR COVER AND CHECK TIMER SETTING AND ADJUST AUTOMATIC OFF TIMER TO 30 MINUTES OR LESS AND REPEAT PROCEDURE.

TESTER TO FOLLOW MANUFACTURER'S INSTRUCTION ON HOW TO SETUP OCCUPANCY SENSOR TO ENSURE SENSOR IS WORKING AND SETUP PROPERLY.

WALL SWITCH FOR MANUAL ON/OFF AND DIMMING:
TESTER SHALL MANUALLY TURN ON LIGHT FIXTURE VIA THE SWITCH PROVIDED. ONCE LIGHT FIXTURE IS TUNED ON, TESTER SHALL DIM FIXTURE VIA THE DIMMING FUNCTION AND BUTTONS/SLIDER ON THE SWITCH AND OBSERVE FIXTURE TO ENSURE THAT LIGHT FIXTURES LIGHT LEVEL IS REDUCED UNIFORMLY AS THE FIXTURE IS DIMMED DOWN AND RAISED UP.

IF LIGHT FIXTURE IS NOT TURNED ON/OFF OR DIMMED, TESTER TO CHECK CONNECTION BETWEEN SWITCH, POWER PACK AND SENSOR IF APPLICABLE TO ENSURE ALL WIRING IS DONE CORRECTLY PER MANUFACTURER'S INSTALLATION INSTRUCTION AND REPEAT TESTING PROCEDURE.

AUTOMATIC OFF VIA TIMECLOCK AND CONTACTOR:
TESTER SHALL INSPECT TIEMCLOCK TO ENSURE THAT THE AUTOMATIC ON/OFF SCHEDULE IS SET PROPERLY PER TENANT CRITERIA. ONCE SCHEDULING IS SETUP, TESTER CAN ADJUST THE INTERNAL CLOCK OF THE TIMECLOCK TO ADVANCE TO WITHIN 1 MINUTE OF THE AUTOMATIC SHUT OFF TIME AND SEE IF ALL LIGHTS SET TO TURN OFF AUTOMATICALLY BY THE TIMECLOCK IS SHUT OFF AS IT SHOULD BE.

IF LIGHTS DO NOT TURN OFF AT THE SET SCHEDULE, CHECK TO ENSURE THAT TIMECLOCK IS SETUP PROPERLY AND ALL CONTACTOR ARE CONNECTED PROPERLY TO THE TIMECLOCK AND CHECK AGAIN.

TESTING AND ACCEPTANCE PER TITLE-24:
ALL TESTING AND ADJUSTMENT SHALL BE PROVIDED BY A PERSON/COMPANY THAT IS CERTIFIED TO PROVIDE TESTING, ADJUSTING AND PROVIDING ACCEPTANCE FORM NRCA PER TITLE-24 REQUIREMENT. THIS IS REQUIRED FOR ALL LIGHTING CONTROL DEVICES AND SYSTEM.

A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. (5.410.4.4)

AN OPERATION & SYSTEMS MANUAL SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION. (5.410.4.5)

B. OPERATION AND MAINTENANCE (O&M) MANUAL - PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

C. INSPECTIONS AND REPORTS - INCLUDE A COPY OF ALL INSPECTIONS, VERIFICATIONS, AND REPORTS, REQUIRED BY THE ENFORCING AGENCY.

DEMOLITION NOTES

1. WHERE REMOVAL OF AN EXISTING WORK (I.E., OUTLET, CONDUIT, WIRING ETC.) WILL RESULT IN LOSS OF CIRCUIT CONTINUITY, THE REMAINING ISOLATED PORTIONS OF THE CIRCUIT SHALL BE RECONNECTED TO THE NEAREST AVAILABLE AND APPROPRIATE EXISTING OUTLETS.
2. WHERE EXISTING WIRING OR EQUIPMENT IS TO BE ABANDONED, IT SHALL BE REMOVED AND THIS WORK SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
   A. REMOVE WIRES AND CABLES BACK TO SOURCE
   B. REMOVE AND RELOCATE LIGHTING FIXTURES
   C. REMOVE DEVICES AND EQUIPMENT
   D. REMOVE EXPOSED CONDUITS
   E. CUT OFF & CAP ABANDONED CONDUIT; STUBS SHALL NOT EXTEND ABOVE FLOOR
   F. REMOVE OTHER ITEMS NOT INCLUDED IN ITEMS (A) THRU (D)
3. WHERE EXISTING WIRING, DEVICES AND EQUIPMENT ARE REMOVED, SUCH ITEMS SHALL NOT BE RE-USED UNLESS SPECIFICALLY DIRECTED AND APPROVED BY OWNER.
4. REFER TO DEMOLITION NOTES ON ARCHITECTURAL DRAWINGS, REGARDING EXISTING LIGHT FIXTURES.
5. REROUTE ALL CONDUITS THAT ARE TO REMAIN IN SERVICE AND WHICH CONFLICT WITH EQUIPMENT INSTALLATION.
6. WHEREVER EXISTING ELECTRICAL DEVICES, CONDUITS, CABLES, OR OTHER ITEMS CONFLICT WITH REMODEL WORK, WHETHER SHOWN OR NOT, RELOCATE THESE ITEMS.
7. PATCH AND PAINT TO MATCH EXISTING, IN ALL AREAS AFFECTED BY REMOVAL OF ELECTRICAL EQUIPMENT AND DEVICES.
8. DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL DEVICES IN EXISTING CEILINGS AND WALLS WHICH ARE REQUIRED TO BE DEMOLISHED, WHETHER SHOWN OR NOT. MAINTAIN CIRCUITS TO ALL REMAINING DEVICES.
9. ALL LIGHT FIXTURES, WIRING METHODS, ETC. WITHIN A PLENUM CEILING MUST BE "PLENUM RATED" AS PER LOCAL ORDINANCES.
10. REMOVE ALL EQUIPMENT, DEVICES, WIRING AND EXPOSED CONDUIT NOT BEING USED.
11. VERIFY ALL DEMOLITION WORK REQUIRED BY THE LANDLORD WITH LANDLORD'S REPRESENTATIVE PRIOR TO BID.

SHEET INDEX

DWG NO.	DRAWING TITLE
E0.0	ELECTRICAL GENERAL INFORMATION
EP1.0	ELECTRICAL SITE PHOTOMETRIC PLAN

GENERAL NOTES

1. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWINGS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST RULES, CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   A. 2016 CALIFORNIA ELECTRICAL CODE
   B. 2016 CALIFORNIA BUILDING CODE
   C. 2016 CALIFORNIA MECHANICAL CODE
   D. 2016 CALIFORNIA PLUMBING CODE
   E. 2016 CALIFORNIA FIRE CODE
   F. 2016 CALIFORNIA ENERGY CODE, PART 6
   G. LOCAL UTILITY COMPANIES
   ANY OTHER LOCAL CODES, ORDINANCES AND JURISDICTIONS
2. ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION.
3. ALL SINGLE AND GANGED PLATES SHALL BE THERMOPLASTIC AND SHALL MATCH THE DEVICE IN COLOR. COORDINATE DEVICE COLOR WITH THE ARCHITECT PRIOR TO INSTALLATION. GANG DEVICES AT GROUP LOCATIONS UNDER A SINGLE COVER PLATE.
4. THE ELECTRICAL PLANS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL OF THE ARCHITECTURAL DETAIL OR SPECIFICS OF ELECTRICAL CONSTRUCTION. TAKE ALL DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. PRIOR TO ROUGH-IN, CONTRACTOR TO REVIEW ALL SUBMITTALS OF EQUIPMENT PROVIDED BY OTHER TRADE AND MAKE NECESSARY ADJUSTMENTS.
5. ALL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE MADE WITH A MINIMUM OF 24" OF WEATHERPROOF FLEXIBLE CONDUIT TO PREVENT SOUND AND VIBRATION TRANSMISSION TO THE STRUCTURE.
6. COORDINATE ALL MOTOR OVERLOADS AND/OR FUSES FURNISHED BY THIS CONTRACT WITH THE ACTUAL EQUIPMENT INSTALLED. SIZE OVERLOADS BASED ON MOTOR NAMEPLATE FULL LOAD CURRENT AND SERVICE FACTOR. FUSES FOR MOTOR AND TRANSFORMER CIRCUITS SHALL BE DUAL ELEMENT. FUSES FOR OTHER "NON-INRUSH" LOADS SHALL BE FAST ACTING. ALL FUSES SHALL BE CURRENT LIMITING CLASS RK5 OR CLASS L UNLESS OTHERWISE NOTED.
   FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
7. GROUNDING CONDUCTORS ARE GENERALLY NOT SHOWN. GROUND AND BOND TOGETHER ALL EQUIPMENT, RACEWAYS, MOTORS, PANELBOARDS AND SWITCHBOARDS, ETC. IN ACCORDANCE WITH NEC ARTICLE 250. BONDING OF ALL INTERIOR METAL PIPING SHALL BE IN ACCORDANCE WITH NEC ARTICLE 250 AS FOLLOWS:
   A. ALL INTERIOR METAL WATER PIPING SHALL BE BONDED TO ONE OR MORE GROUNDING ELECTRODES USED. THE BONDING JUMPER SHALL BE SIZED IN ACCORDANCE WITH NEC ARTICLE 250.
   B. INTERIOR METAL PIPING THAT MAY BECOME ENERGIZED (i.e. GAS PIPING, ETC.), SHALL BE BONDED TO ONE OR MORE GROUNDING ELECTRODES USED. THE BONDING JUMPER SHALL BE SIZED IN ACCORDANCE WITH NEC ARTICLE 250, USING THE RATING OF THE CIRCUIT THAT MAY ENERGIZE THE PIPING SYSTEM.
   C. INTERIOR METAL PIPING SYSTEM SEPARATED BY A PLUMBING EQUIPMENT (I.E. METER, WATER HEATER) SHALL BE PROVIDED WITH A BONDING JUMPER SIZED PER NEC ARTICLE 250. ALL GROUNDING ELECTRODE INSTALLED IN THE BUILDING (SINGLE OR MULTIPLE SERVICES) SHALL BE BONDED TOGETHER TO FORM A SINGLE GROUNDING ELECTRODE SYSTEM
8. INSTALL ALL WALL MOUNTED POWER, TELEPHONE AND DATA OUTLETS AT +15" A.F.F. TO BOTTOM OF THE BOX, UNLESS OTHERWISE NOTED. INSTALL ALL LIGHTING CONTROL SWITCHES, FIRE ALARM PULLSTATIONS, AND WALL TELEPHONE JACKS AT +48" A.F.F. TO TOP OF THE BOX, UNLESS OTHERWISE NOTED.
9. CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF THE PENETRATION, OR OTHER APPLIED METHODS.
10. FIRE ALARM CABLE SHALL BE INSTALLED IN CONDUIT WHERE REQUIRED BY CODE.
11. RECESSED LIGHT FIXTURES INSTALLED WHERE THERE ARE INSULATION IS REQUIRED TO BE I.C. RATED. ALL LIGHT SWITCHES NOT WITHIN SIGHT OF THE LUMINAIRES SHALL BE EQUIPPED WITH A PILOT LIGHT, EVEN IF NOT SHOWN IN THE DRAWINGS. CONTRACTOR TO PROVIDE ALL REQUIRED SEISMIC SUPPORT WIRES FOR THE LIGHTING FIXTURES. PENDANT FIXTURES SHALL BE PROVIDED WITH SEISMIC SUPPORT WIRES SO AS NOT TO HIT ANYTHING ON A 45 DEGREE SWING AND AS REQUIRED NY THE AHJ.
12. ALL EQUIPMENT SHALL BE UL LISTED AND SHALL BE INSTALLED AS PER THEIR LISTINGS. INSTALLATION INSTRUCTION FOR ALL UL LISTED EQUIPMENT SHALL BE MADE AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION. ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION. ALL RECEPTACLES SHALL COMPLY WITH THE LATEST EDITION OF THE N.E.C., EVEN IF NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS (GFCI, AFCI, TAMPER RESISTANT, HOSPITAL GRADE, ETC.)
13. CONTRACTOR TO SUBMIT LOAD SUMMARY (SERVICE CARE SHEET) TO THE ELECTRIC UTILITY COMPANY FOR COORDINATION TO THE EXISTING SERVICE LATERAL/ENTRANCE CONDUCTOR AND ASSOCIATED UTILITY TRANSFORMER.
14. STRUCTURAL STEEL FIREPROOFING THAT WERE DAMAGED DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED BY THIS CONTRACTOR.
15. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE SUBMITTING BID.
16. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, ETC. REQUIRED.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL UNDER-WRITERS OR OTHER APPROVED INSPECTION AGENCY CERTIFICATES "ELECTRICAL INSPECTION". THESE CERTIFICATES SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
18. IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE OPERATING ELECTRICAL SYSTEM. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, EQUIPMENT, MATERIAL. ETC. REQUIRED, EXCEPT WHERE SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THEY SHALL BE ADDRESSED TO ARCHITECT PRIOR TO BID. NO EXTRA CHARGES WILL BE ALLOWED.
19. ELECTRICAL SERVICE SHALL BE COORDINATED WITH THE EXISTING FIELD CONDITIONS.
20. CONSULT WITH CONTRACTORS FURNISHING HVAC EQUIPMENT TO VERIFY LOADS AND SECURE EXACT LOCATIONS (REFER TO HVAC DRAWINGS). WIRE AND CONNECT TO ALL HVAC EQUIPMENT. INCLUDING CONTROLS AND THERMOSTATS.
21. CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL CONTROLS, OWNER-SUPPLIED EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AS REQUIRED.
22. CIRCUIT NUMBER ON THE DRAWINGS ARE FOR IDENTIFICATION ONLY AND DO NOT INDICATE THE POSITION ON THE PANEL BOARD. CONNECT THE CIRCUITS WITH THE LIGHTEST LOADS AND THE RECEPTACLE CIRCUITS NEAR THE TOP OF THE PANEL, AND THE MORE HEAVILY LOADED CIRCUITS NEAR THE BOTTOM. BALANCE ALL CIRCUITS EVENLY BETWEEN PHASE SO THAT FEEDER WIRES CARRY APPROXIMATELY EQUAL CURRENT. ALL PHASES MUST BE BALANCED WITHIN 10% OR LESS. CONTRACTOR SHALL REBALANCE IF NECESSARY.
23. BRANCH CIRCUIT CONDUCTORS SHALL NOT BE LESS THAN NO. 12AWG. THE INSULATION SHALL BE COLOR CODED. AND SHALL BE 600 VOLT. TYPE THHN/THWN COPPER.
24. CABLES IN HIGH TEMPERATURE AREAS SHALL HAVE INSULATION TYPE SUITABLE FOR THE TEMPERATURE. CABLES USED IN SPACES FOR ENVIRONMENTAL AIR SHALL CONFORM WITH APPLICABLE NEC REQUIREMENTS.
25. ALL WIRING USED IN RETURN OR DISCHARGE AIR PLENUMS SHALL BE PLENUM RATED OR INSTALLED PER METHODS APPROVED BY THE LATEST EDITION OF THE NEC FOR SUCH APPLICATION.
26. BRANCH CIRCUITS FOR POWER AND LIGHTING SHALL NOT BE LESS THAN #12 AWG. OR AS NOTED. WIRES ARE TO BE SIZED FOR THE APPROPRIATE VOLTAGE DROPS.
27. ALL EQUIPMENT AND LIGHT FIXTURES WIRING SHALL NOT BE LESS THAN #12 AWG TYPE SFF-2. AND FLEXIBLE CORDS SHALL NOT BE LESS THAN #12 AWG TYPE S.
28. CONTROL WIRING SHALL NOT BE LESS THAN #14 AWG UNLESS OTHERWISE NOTED.
29. HOMERUNS SHOWN ARE SCHEMATIC. CONTRACTOR MAY ORIGINATE HOMERUNS FROM DIFFERENT LOCATIONS. ALL WIRE INCLUDING HOMERUNS SHALL BE DELINEATED ON AS-BUILT DRAWINGS.
30. ALL CONDUITS PASSING THROUGH PARTITIONS ARE TO BE APPROPRIATELY SLEEVED AND SEALED.
31. ALL SLAB PENETRATIONS SHALL BE INSTALLED AND FIRE RATED PER NATIONAL STATE AND LOCAL CODES.
32. DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER.
33. GUARANTEE ALL WORK, MATERIAL AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
34. THIS DESIGN IS BASED ON INITIAL DESIGN DATA. GENERAL CONTRACTOR TO SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAMEPLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND NO EXTRAS SHALL BE ENTERTAINED.
35. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT. MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL WORK IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH GOOD COMMERCIAL PRACTICE INCLUDING THE INSTALLATION OF ALL THE EQUIPMENT MATERIALS AND SYSTEMS AND THE FINAL CONNECTIONS TO THE OWNER'S EQUIPMENT AND FIXTURES AS REQUIRED BY THE OWNER. THE CONTRACTOR SHALL ALSO FURNISH TEMPORARY WIRING AND LIGHTING T0 PROVIDE A MINIMUM OF 25 FC IN WORK AREAS FOR USE OF ALL THE TRADES DURING CONSTRUCTION AND THE INSTALLATION OF THE OWNERS FIXTURES. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL TEMPORARY WIRING UPON COMPLETION OF CONSTRUCTION OF ALL TRADES.
36. CONTRACTOR SHALL LABEL ALL JUNCTION BOX, OUTLETS, LIGHT SWITCH, ETC. WITH CIRCUIT NUMBER ON INTERIOR OF COVER PLATE.
37. CONTRACTOR SHALL PROVIDE SEISMIC RESTRAINTS AND SUPPORTS FOR ALL FLOOR AND CEILING MOUNTED ELECTRICAL EQUIPMENT TO RESIST EARTHQUAKE EFFECTS DETERMINED IN ACCORDANCE WITH THE BUILDING CODE.
38. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL SUPPLEMENTARY SUPPORT, INCLUDING SUPPORT STEEL AS REQUIRED TO HANG ALL EQUIPMENT AND LIGHTING FROM THE EXISTING STRUCTURE IN ACCORDANCE WITH THE ARCHITECTURAL/STRUCTURAL SUPPORT AND LOADING CRITERIA.
39. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE FULLY DIMENSIONED COORDINATION DRAWINGS FOR ALL OF HIS RESPECTIVE WORK. THESE DRAWINGS MUST BE FULLY COORDINATED WITH ALL EXISTING CONDITIONS. ALL HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, LIGHTING, STRUCTURAL AND ARCHITECTURAL SYSTEMS PRIOR TO PREPARING COMPOSITE MULTI DISCIPLINE COORDINATION DRAWINGS.
40. ALL DISCONNECTING MEANS AND EQUIPMENT INDICATED ON THE DRAWING SHALL BE IDENTIFIED BY NAMEPLATE IN COMPLIANCE WITH THE NEC 110-22.
41. ALL WIRING FOR THE EMERGENCY LIGHTING AND EMERGENCY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 700.
42. THE WIRING METHODS AND MATERIALS INDICTED IN THE SPECIFICATIONS AND ON THE DRAWINGS SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 300.
43. THE ELECTRICAL SERVICE AND DISTRIBUTION SYSTEM AS INDICATED ON THE RISER DIAGRAM AND MATERIALS INDICATED IN THE SPECIFICATIONS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 230.
44. ALL OVER CURRENT PROTECTION SHALL BE IN COMPLIANCE WITH THE NEC SECTION 240.
45. PRIOR TO ANY REQUIRED CUTTING AND PATCHING OF CONCRETE FLOOR AND/OR CUTTING OF ROOF CONTRACTOR SHALL COORDINATE WITH BUILDING ENGINEER. SEAL ALL EXTERIOR AND FIREWALL PENETRATIONS.
46. FOR ALL LIGHTING FIXTURES MOUNTED IN HUNG CEILING THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL INDIVIDUAL SUPPORT AT EACH CORNER OF RECESSED LIGHTING TROFFER CONNECTED TO BUILDING STEEL ABOVE ALL CONDUIT AND MC CABLE MOUNTED ABOVE HUNG CEILING SHALL BE INDIVIDUALLY SUPPORTED IN THE SAME FASHION AS PER NEC REQUIREMENTS.
47. NO "DOUBLING UP" ON CIRCUIT BREAKERS OR CONDUCTOR SPLICES WITH IN PANEL BOARDS SHALL BE PERMITTED. THE CONTRACTOR SHALL PROVIDE JUNCTION BOXES ADJACENT TO PANELBOARDS AS REQUIRED TO SPLICE COMMON CIRCUITS CONNECTORS.
48. DO NOT SCALE FROM THESE DRAWINGS.
49. PLANS ARE PREPARED WITH REQUIRED BRANCH CIRCUITS INDICATED BY CIRCUITS NUMBERS. PROVIDE AND INSTALL ALL CONDUITS. CONDUCTORS, BOXES, MISCELLANEOUS FITTINGS, ETC. FOR A COMPLETE AND OPERABLE SYSTEM (HOME RUN SHOWN). BRANCH CIRCUIT INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND NEC.
50. NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH 02 NEC ART. 110.3.
51. ALL CONDUITS SHALL MAINTAIN FIVE (5) FEET CLEARANCE IN FRONT OF HVAC SUPPLY AND RETURN.
52. CONTRACTOR TO PROVIDE CONDUIT EXPANSION COUPLINGS AND BONDING JUMPERS WHERE REQUIRED . REFER TO STRUCTURAL DRAWINGS FOR EXPANSION JOINT LOCATION.
53. PROVIDE IDENTIFIED HANDLE TIES FOR ALL MULTI-WIRE BRANCH CIRCUITS PER NEC 210.4(B).
54. THE WORKING SPACES ABOUT THE ELECTRICAL EQUIPMENT SHALL BE MAINTAINED PER NEC 110.26(A). THE DEDICATED EQUIPMENT SPACE SHALL BE MAINTAINED PER NEC 110.26(E).
55. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS OF ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF ALL SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.

LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
$o		20A, 120/277V, SPST SWITCH. LOWER CASE LETTER INDICATES SWITCHLEG CONTROLLED BY SWITCH. PROVIDE ONE PER SWITCHLEG.
$3		20A, 120/277V, THREE WAY SWITCH.
$p		20A, 120/277V, SPST SWITCH WITH PILOT LIGHT.
$BP		20A, 120/277V BY-PASS SWITCH, N.O. MOMENTARY SPST SWITCH.
$TM		TIMER SWITCH, DIGITAL, 20A, 120V.
$T		HORSEPOWER RATED TOGGLE SWITCH WITH THERMAL OVERLOADS.
$D		DIMMER SWITCH, VA RATING AS SHOWN AND AS REQUIRED.
$ob		15A, 120/277V DUAL TECH (U.N.O.) VACANCY SWITCH SENSOR. LOWER CASE LETTER INDICATES SWITCHLEG CONTROLLED BY SWITCH.
OS		CEILING MOUNTED DUAL TECH OCCUPANCY SENSOR (UNO). H = HALLWAY COVERAGE TYPE. LOWER CASE LETTER INDICATES SWITCHLEG CONTROLLED BY SENSOR.
RC		ROOM CONTROLLER. LOWER CASE LETTER INDICATES SWITCHLEG CONTROLLED BY CONTROLLER.
PL		PLUG LOAD CONTROLLER. COMPATIBLE WITH ROOM CONTROLLER.
PR		20A POWER/RELAY PACK FOR OCCUPANCY SENSOR. LOWER CASE LETTER INDICATES SWITCHLEG CONTROLLED BY SWITCH.
ETC		EMERGENCY LIGHTING TRANSFER CONTROL DEVICE.
		DUPLEX RECEPTACLE, 120V, 20A. (WP= WEATHERPROOF, D=DEDICATED)
		DUPLEX RECEPTACLE, 20A, 120V, GFCI.
		DUPLEX RECEPTACLE, 20A, 120V, ABOVE COUNTER.
		DUPLEX RECEPTACLE, 20A, 120V, ISOLATED GROUND.
		QUADRUPLEX RECEPTACLE, 20A, 120V.
		CORD DROP RECEPTACLE, 20A, 120V.
		CEILING MOUNTED RECEPTACLE, 20A, 120V
		SPLIT-WIRED DUPLEX RECEPTACLE OUTLET, 15A, 120V.
		SPLIT-WIRED DOUBLE DUPLEX RECEPTACLE OUTLET, 15A, 120V.
		FLOOR BOX WITH DUPLEX RECEPTACLE, 20A, 120V
		SINGLE RECEPTACLE. SEE EQUIPMENT SCHEDULE FOR NEMA CONFIG.
		USB CHARGER AND TAMPER RESISTANT RECEPTACLE, 20A, 120V. ABOVE COUNTER OR GFI AS REQUIRED.
P		POWER POLE. SEE DETAIL FOR MORE INFORMATION.
		FUSED DISCONNECT SWITCH WITH DUAL ELEMENT FUSES PER EQUIPMENT NAME PLATE RATING.
		FUSED DISCONNECT SWITCH WITH MOTOR STARTER AND DUAL ELEMENT FUSES PER EQUIPMENT NAME PLATE RATING.
		NON-FUSIBLE DISCONNECT SWITCH.
M		MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
M		METER, METER SOCKET.
		CIRCUIT BREAKER.
		GROUNDING ELECTRODE SYSTEM: UFER, GROUND ROD, U.G. WATER PIPE, STRUCTURAL STEEL.
		PANELBOARD.
J		JUNCTION BOX: WALL MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES.
J		JUNCTION BOX: CEILING MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES.
S		SECURITY OUTLET: BOX + 1/2"C STUB TO CEILING SPACE.
FB		FIRE BELL. S.A.D. FOR MOUNTING HEIGHT.
		CABLE OUTLET.
		TELEPHONE / DATA / COMBINATION DATA AND TELEPHONE OUTLET.
		HVAC SMOKE DUCT DETECTOR, S.M.D.
FSD		FIRE SMOKE DAMPER.
	A	AMPERE
	AIC	AMPERE INTERRUPTING CAPACITY
	AFF	ABOVE FINISHED FLOOR
	AWG	AMERICAN WIRE GAUGE
	C	CONDUIT
	CU	COPPER
	D	ONE WAY DISTANCE OF FEEDER OR BRANCH CIRCUIT
	(E) / (N) / (RL)	EXISTING / NEW / RELOCATED
	EF	EXHAUST FAN
	EM	EMERGENCY
	FV	FIELD VERIFY
	GFI	GROUND FAULT INTERRUPTER
	G, GND	GROUND
	HP	HORSEPOWER
	ISC	SHORT CIRCUIT CURRENT
	MCB	MAIN CIRCUIT BREAKER
	MLO	MAIN LUG ONLY
	NEC	NATIONAL ELECTRICAL CODE
	P	POLE
	PH	PHASE
	PROVIDE	FURNISH, INSTALL, CONNECT
	(R) / (RR)	REMOVE / REMOVE AND RELOCATE
	RMC	RIGID METAL CONDUIT
	S.A.D.	SEE ARCHITECTURAL DRAWINGS
	S.M.D.	SEE MECHANICAL DRAWINGS
	S.P.D.	SEE PLUMBING DRAWINGS
	UON	UNLESS OTHERWISE NOTED
	V	VOLTS
	VA	VOLT AMPERE
	VD	VOLTAGE DROP
	VFD	VARIABLE FREQUENCY DRIVE
	WP	WEATHERPROOF
	+42	SUBSCRIPT LOCATED NEXT TO THE DEVICE MEANS 42"AFF TO CENTER OF DEVICE

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1001 GIBRALTAR DRIVE
MILPITAS, CALIFORNIA 95035

DATE	REMARKS
1 09/20/2019	PLANNING RESUBMITTAL

PA / PM:	J. BABINE
DRAWN BY:	
JOB NO.:	SNR18-0111-00

SHEET
E0.0

Mon, 13 May 2019

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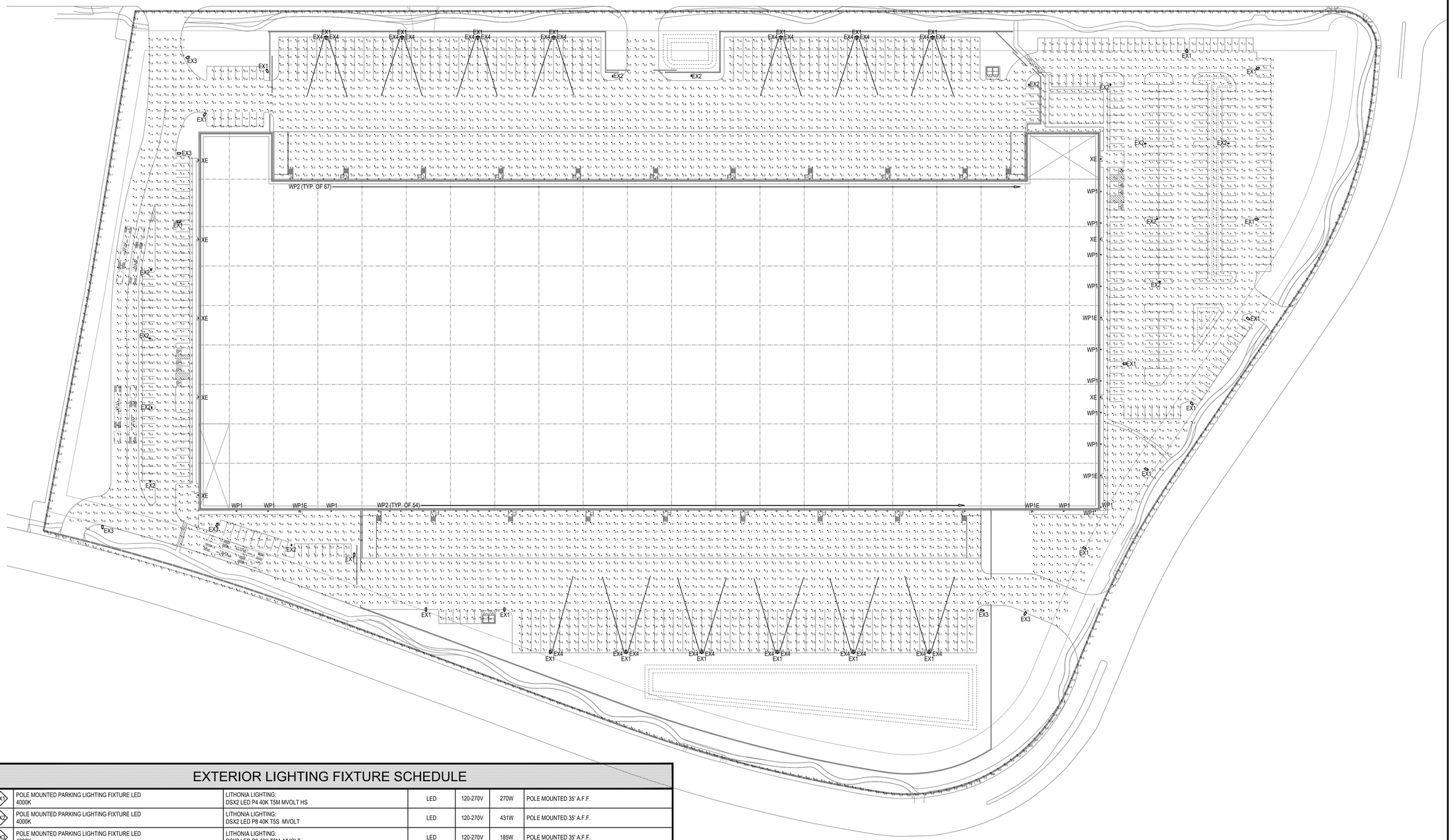
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



EXTERIOR LIGHTING FIXTURE SCHEDULE

EX1	POLE MOUNTED PARKING LIGHTING FIXTURE LED 4000K	LITHONIA LIGHTING: DSX2 LED P4 40K T5M MVOLT HS	LED	120-270V	270W	POLE MOUNTED 35' A.F.F.
EX2	POLE MOUNTED PARKING LIGHTING FIXTURE LED 4000K	LITHONIA LIGHTING: DSX2 LED P8 40K T5S MVOLT	LED	120-270V	431W	POLE MOUNTED 35' A.F.F.
EX3	POLE MOUNTED PARKING LIGHTING FIXTURE LED 4000K	LITHONIA LIGHTING: DSX2 LED P2 40K T3M MVOLT	LED	120-270V	185W	POLE MOUNTED 35' A.F.F.
EX4	POLE MOUNTED PARKING FLOOD LIGHTING FIXTURE LED 4000K	LITHONIA LIGHTING: DSXF2 LED P3 40K MFL MVOLT	LED	120-270V	102W	POLE MOUNTED 30' A.F.F.
WP1	WALL-PACK LIGHTING FIXTURE LED 4000K	LITHONIA LIGHTING: WST LED P1 40K VF MVOLT	LED	120-270V	12W	WALL MOUNTED 16' A.F.F.
WP1E	WALL-PACK LIGHTING FIXTURE LED 4000K WITH BATTERY BACK UP	LITHONIA LIGHTING: WST LED P1 40K VF MVOLT E20WH	LED	120-270V	12W	WITH MINIMUM 90 MINUTES BATTERY BACK-UP. WALL MOUNTED 16' A.F.F.
WP2	WALL-PACK LIGHTING FIXTURE LED 4000K	LITHONIA LIGHTING: DSXW1 LED 20C 700 40K T4M MVOLT HS	LED	120-270V	45.7W	WALL MOUNTED 35' A.F.F. ABOVE LOADING DOCKS.
XE	OUTDOOR EMERGENCY LIGHT LED	SIGNTEX INC, LIGHTING: MUEBB 10 A W	LED	120-270V	10W	WITH MINIMUM 90 MINUTES BATTERY BACK-UP. WALL MOUNTED ABOVE EGRESS DOORS.

NOTES:

1. EC TO FURNISH AND INSTALL ALL LIGHT FIXTURES AND LAMPS, UNLESS NOTED OTHERWISE.
ALTERNATES ARE ACCEPTABLE ON AN "OR EQUAL" BASIS, VERIFY WITH OWNER AND PROVIDE SUBMITTALS FOR ENGINEER'S REVIEW.
2. ALL LIGHTING FIXTURES SHALL BE PROVIDED WITH DISCONNECT PER NEC REQUIREMENTS.
3. VERIFY WITH ARCHITECT ALL COLOR AND FINISH PRIOR TO ORDERING FIXTURES.
4. VERIFY WITH ARCHITECTURAL DRAWINGS FOR SPECIFIC MOUNTING HEIGHT REQUIREMENTS. ALL LIGHTING FIXTURES SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND OTHER TRADES PRIOR TO ROUGH-IN.
5. PROVIDE ALL REQUIRED MOUNTING HARDWARE FOR PROPER INSTALLATION OF LIGHTING FIXTURES.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Amenity Area	+	2.1 fc	3.4 fc	1.2 fc	2.8:1	1.8:1
East parking	+	3.0 fc	6.4 fc	1.1 fc	5.8:1	2.7:1
East Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
North parking and Loading Lock	+	2.7 fc	6.7 fc	1.0 fc	6.7:1	2.7:1
North Property Line	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
South Amenity Area	+	3.2 fc	6.2 fc	1.1 fc	5.6:1	2.9:1
South parking	+	2.6 fc	6.4 fc	1.1 fc	5.8:1	2.4:1
South Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
West Office Entrance	+	2.3 fc	3.3 fc	1.3 fc	2.5:1	1.8:1
West Parking and Driveway	+	3.2 fc	6.5 fc	1.0 fc	6.5:1	3.2:1
West Property Line	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

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PA / PM:	J. BABINE
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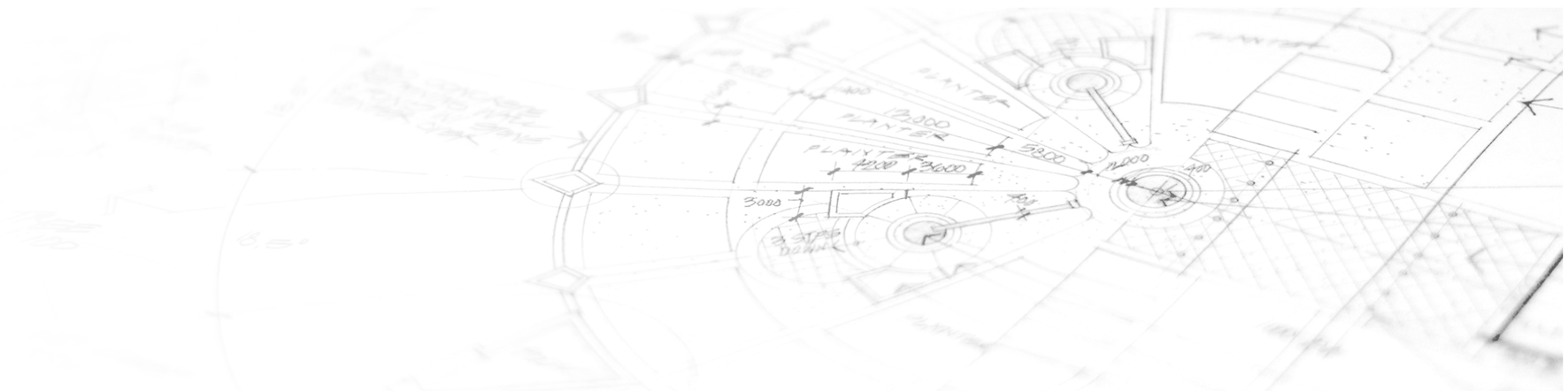
SHEET
EP1.0

Mon, 13 May 2019

OMP
OVERTON MOORE PROPERTIES



GIBRALTAR INDUSTRIAL SCREENING EXHIBIT

1001 GIBRALTAR DRIVE
MILPITAS, CA

CONCEPTUAL DESIGN
SNR18-0111-00
04.24.2019

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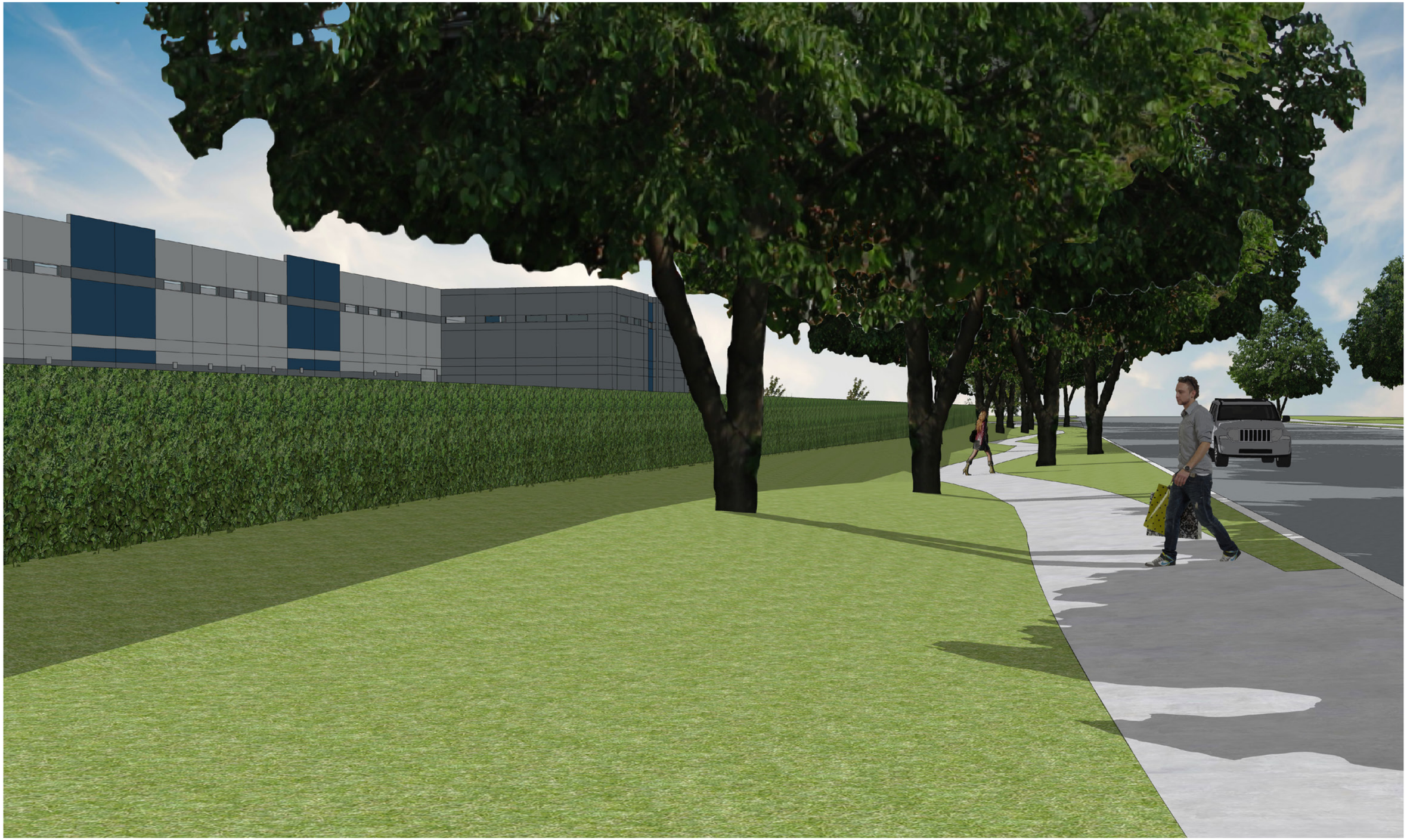
BRANDING | CIVIL ENGINEERING



OMP
OVERTON MOORE PROPERTIES

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

VIEW FROM MILPITAS BLVD

GIBRALTAR INDUSTRIAL

MILPITAS, CA - SNR18-0111-00

WARE MALCOMB

04.24.2019

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VIEW FROM GIBRALTAR DRIVE

GIBRALTAR INDUSTRIAL

MILPITAS, CA - SNR18-0111-00

WARE MALCOMB

04.24.2019

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VIEW FROM GIBRALTAR DRIVE

GIBRALTAR INDUSTRIAL

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