APPENDIX A

PROJECT PLANS AND SUBMITTAL MATERIALS

File #_____

Encompass #_____

City of Gilroy

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
7351 Rosanna Street, Gilroy CA 95020
(408) 846-0440, main • (408) 846-0429, fax
www.cityofgilroy.org/planning

PLANNING APPLICATION

If you require accommodations or assistance to complete this application, due to a disability as defined by the Americans with Disabilities Act, please notify City staff.

1. TYPE OF APPLICATION

___ Annexation
___ Architectural/Site Remodel
_X_ Architectural/Site Review
_X_ Conditional Use Permit
___ Development Agreement
___ General Plan Amendment
___ Home Occupation Appeal
___ Minor Deviation
___ Minor Modification
___ Performance Agreement Review
_X_ Planned Unit Development
___ RDO Competition
___ RDO Housing Exemption
___ Reasonable Accommodation
_X_ Tentative Map
___ Time Extension
___ Urban Service Area Amendment
___ Variance
___ Zoning Amendment/Zone Change (circle)
___ Other: _____

2. SUBJECT PROPERTY INFORMATION

Address/Location Camino Arroyo and Pacheco Pass APN(s) 841-18-082

Size (SF/acres) 59.7 Existing Use(s) Agriculture

Zoning C3-M2/PUD General Plan General Industry Is property under Williamson Act Contract? Yes ☐ No ■

3. DEVELOPMENT PROPOSAL INFORMATION (attach additional pages if needed)

Detailed project description See attached

Retail Square Footage_____ Office Square Footage_____ Industrial Square Footage 407,580

Total # market-rate units: _____ Single Family_____ Condominium/Townhouse_____ Apartments_____

Total # affordable units: _____ Single Family_____ Condominium/Townhouse_____ Apartments_____

Is the property a Historic Site? Yes ☐ No ■ Is the site located in a Historic District? Yes ☐ No ☐

Does this proposal include a RDO (Residential Development Ordinance) request under Gilroy City Code Section 30.50.60(b)(2)(j) or (l)? If so, please clarify the category and number of RDO units requested:

No

4. PROPERTY OWNER INFORMATION (Signature required unless lawful power of attorney provided.)

Name/Title John B. Machado E-mail John.machado@colliers.com

Address 225 W Santa Clara St #1000 San Jose CA 95113

Home/Office Phone 408-234-2606 Cell Phone 408-234-2606

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein. All property owners of record must sign the application.

Owner Signature* _____ Date 10/12/2020

(For multiple property owners, use additional signature blocks, below.)

**Original (wet) signatures required throughout this application form. Copies will not be accepted.*

8. **Additional Property Owners (To be completed by each property owner of record.)**

Assessor's Parcel Number(s) 841-18-082

Name Kenneth J. Machado Jr.

Address 33 N. San Pedro San Jose, CA 95110

Office Phone 408-280-7577 Cell Phone 408-832-1915

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* [signature] Date 12-19-20

Assessor's Parcel Number(s) 841-18-082

Name Robert A. Machado

Address 3737 Fowler Road San Jose, CA 95135

Office Phone _____ Cell Phone 408-355-5663

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* Robert A. Machado Date 12-19-2020

Assessor's Parcel Number(s) _____

Name _____ E-mail _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* _____ Date _____

Assessor's Parcel Number(s) _____

Name _____ E-mail _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* _____ Date _____

PLANNING DIVISION USE ONLY

Date Filed: _____ Fees: _____ Received by: _____

Notes/Comments _____

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Signature* [signature] Date 12/19/20

Assessor's Parcel Number(s) _____

Name _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* _____ Date _____

Assessor's Parcel Number(s) _____

Name _____ E-mail _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

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Assessor's Parcel Number(s) _____

Name _____ E-mail _____

Address _____

Office Phone _____ Cell Phone _____

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PLANNING DIVISION USE ONLY

Date Filed: _____ Fees: _____ Received by: _____

Notes/Comments _____

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Assessor's Parcel Number(s) _____

Name _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* _____ Date _____

Assessor's Parcel Number(s) 841-18-082

Name James Donald Machado

Address 1710 Little Court, Arroyo Grande, CA 93420

Office Phone 408-436-9090 Cell Phone 408-206-6759

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* James Donald Machado Date 12/17/20

Assessor's Parcel Number(s) _____

Name _____ E-mail _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* _____ Date _____

Assessor's Parcel Number(s) _____

Name _____ E-mail _____

Address _____

Office Phone _____ Cell Phone _____

I hereby certify that I am the owner of record of the subject property(ies) described in this application and that I consent to the filing of the action requested herein.

Signature* _____ Date _____

PLANNING DIVISION USE ONLY

Date Filed: _____ Fees: _____ Received by: _____

Notes/Comments _____

INDEMNIFICATION AGREEMENT FOR DEVELOPMENT APPLICATIONS

Applicant submitted an application to the City of Gilroy Planning Division on October 19, 20 20 for the following development approval(s): Design Review, PUD, CUP and Tentative Parcel Map

(the "Project"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicant hereby expressly agrees in connection with the processing of Applicant's Project application(s) to each and every one of the following terms and conditions:

1. Applicant agrees, as part of and in connection with each and any of the application(s), to defend, indemnify, and hold harmless the City of Gilroy ("City") and its officers, contractors, consultants, attorneys, employees and agents from any and all claim(s), action(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul:
   a. Any approvals issued in connection with any of the above described application(s) by City; and/or
   b. Any action taken to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended ("CEQA") by City's advisory agencies, boards or commissions; appeals boards or commissions; Planning Commission, or City Council.

   Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by City, if any, and costs of suit, claim or litigation, including without limitation attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by Applicant, City, and/or parties initiating or involved in such proceeding.
2. Applicant agrees to indemnify City for all of City's costs, fees, and damages incurred in enforcing the indemnification provisions of this Agreement.
3. Applicant agrees to defend, indemnify and hold harmless City, its officers, contractors, consultants, attorneys, employees and agents from and for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if Applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.
4. In the event that Applicant is required to defend City in connection with such proceeding, City shall have and retain the right to approve:
   a. The counsel to so defend City; and
   b. All significant decisions concerning the manner in which the defense is conducted; and
   c. Any and all settlements, which approval shall not be unreasonably withheld.

   City shall also have and retain the right to not participate in the defense, except that City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If City chooses to have counsel of its own defend any proceeding where Applicant has already retained counsel to defend City in such matters, the fees and expenses of the additional counsel selected by City shall be paid by City. Notwithstanding the immediately preceding sentence, if City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant.
5. Applicant's defense and indemnification of City set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

After review and consideration of all of the foregoing terms and conditions, Applicant, by its signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

Owner Name:

By: _____ Date: 10/15/20
(Signature)

Steve Beauchamp
(Print Name)

Its: Senior Development Manager
(Title, if any)

8775 Folsom Blvd, Suite 200
(Street Address)

cell phone: 916-436-6341

Sacramento, CA 95826
(City and ZIP)

e-mail: sbeauchamp@panattoni.com

City of Gilroy

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7351 Rosanna Street, Gilroy CA 95020
(408) 846-0440, main • (408) 846-0429, fax
www.cityofgilroy.org/planning

ARCHITECTURAL AND SITE REVIEW

APPLICATION SUBMITTAL CHECKLIST

Your success is our success! The application submittal checklist is an essential document towards successful processing of your development request. We want to help you achieve the best project possible, while fulfilling the community's goals and expectations of policies contained in the Gilroy General Plan and other important documents. We understand that processing your application with minimal delay is important, and we will do everything we can to provide an expeditious process for your request.

Why all the details? Each submittal item is important to clearly, entirely, and accurately illustrate and describe your project for city staff, the community, and decision-makers. These details are necessary to demonstrate how your project meets various development standards and regulatory requirements. Unnecessary delays (later in the process) can be avoided with this clear understanding of your request at the beginning. A more detailed application submittal will result in better comprehension of your proposal.

No partial application packages, please! In order to efficiently review your application, planning staff cannot accept partial submittal packages, or poor quality graphics. Detailed information in this packet is provided for your convenience. In addition, staff is available to assist with clarifications on the required submittal items or permit process.

Who can prepare the plans? The plans must be prepared by a professional designer, such as an architect, landscape architect, civil engineer, or a drafting service, unless the applicant can demonstrate an appropriate level of graphic ability. In most cases, plans to be submitted for building and/or engineering permits (after the Planning permit process) must be prepared by specific licensed professionals, and having these professionals prepare plans for the planning permit may save time later.

APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY (call 408-846-0440)

Planner Check off	**Note:** Refer to the Application Submittal Details (ASD) document for clarification and city expectations regarding the below checklist items.	Applicant Checklist: (all electronic in 2020)	New Construction and/or Remodel	New Hillside Residence	Site Improvement Only
	Signed Owner / Applicant Certification	✓ file #1	1	1	1
	Planning Application & Indemnification Agreement (ASD 6)	✓ file #1	1	1	1
	Environmental Questionnaire (ASD 4)	✓ file #2	1	1	1
	Title Report (dated within 6 months of application submittal)	✓ file #3	2	2	2
	Site Plan - Must include 2-ft contour lines (Ex. A)	✓ file #4	6	6	6
	Floor Plan(s) (Ex. B)	✓ file #5	6	6	
	Building Elevations (Ex. B)	✓ file #6	6	6	
	Civil Plans (Ex. C)	✓ file #11	6	6	6
	Roof Plans	✓ file #5	6	6	
	Stormwater Control Plan (documentation and plan details as required) (Ex. D)	✓ file #12	2		2
	Color & Materials Sample Board (ASD 2)	✓ file #7	1	1	1*
	Current photos (ASD 2)	✓ file #8	1	1	1
	Photometric Plan (ASD 4)	✓ file #9	6		6*
	Santa Clara Valley Habitat Plan Coverage Screening Form (ASD 5)	✓ file #15	1	1	1
	Elements of the Landscape Documentation Package (ASD 3)	✓ file #13	6	6	6
	Sign Plan and/or Program - if free-standing or ground signs proposed (ASD 5)	✓ file #10	2*		2*
	Phasing Plan – if project is proposed to be phased (ASD 3)	✓ file #14	6*		6*
	~~Arborist Report (ASD 1)~~	n/a	2*	2	2*
	Prior DRG Submittals – if any, including Pre-Applications (ASD 5)	✓ file #16	1*		1*
	Public Hearing Noticing Requirement Packet (Ex. E) (postpone until requested)	file #17	1*		1*
	Geotechnical Report / Letter (ASD 3)	✓ file #18	3*	3	3*
	~~Homeowners Association (HOA) Documentation (ASD 3)~~	n/a	1*	1	1*
	Statement of Operation (ASD 6)	✓ file #19	1*		
	Electronic Files (ASD 2)	✓ all files	1	1	1
	Planning Application Fees (ASD 4)	wait for City invoice.	1	1	1
	Additional Information – as requested by staff		*	*	*

Example:
(ASD 6) = Page six (6) of the Application Submittal Details document
(Ex. B) = Exhibit B of the Application Submittal Details document

* If applicable (as noted by Planner)

Checklist 1 of 4:
Architectural & Site Review

OWNER / APPLICANT CERTIFICATION

I, STEVE BESUCHAMP (print), owner / applicant (or representative of the applicant) for this planning permit, do hereby state that I have provided the materials listed above, and that these materials have been submitted following the instructions provided by Planning Division in the submittal requirements form for this permit. If, at my request, this application is significantly amended, including but not limited to number of units, stories, height, setbacks, site circulation, site plan layout, or the need for additional discretionary permits, I understand this will require submission of a new application, including fees and checklist items. I understand that my application may be rejected (within 30 days of submittal or resubmittal) due to missing or incomplete information as required. I also understand that additional fees and subsequent information may be required during the course of processing this request as determined by planning staff pursuant to State Government Code Section 65944.

10/15/20
Date

Signature

City of Gilroy

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7351 Rosanna Street, Gilroy CA 95020
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CONDITIONAL USE PERMIT

APPLICATION SUBMITTAL CHECKLIST

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APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY (call 408-846-0440)

Planner Check off	**Note:** Refer to the Application Submittal Details (ASD) document for clarification and city expectations regarding the below checklist items.	Applicant Checklist:	Number of Copies (all electronic in 2020)
	Signed Owner / Applicant Certification	✓ file #1	1
	Planning Application & Indemnification Agreement (ASD 6)	✓ file #1	1
	Environmental Questionnaire (ASD 4)	✓ file #2	1
	Title Report (dated within 6 months of application submittal)	✓ file #3	1
	Site Plan (Ex. A)	✓ file #4	6
	Civil Plans (Ex. C)	✓ file #11	6
	Current photos (ASD 2)	✓ file #8	1
	Electronic Files	✓ all fies	1
	Santa Clara Valley Habitat Plan Coverage Screening Form	✓ file #15	1
	Planning Application Fees	wait for City invoice.	1
	Prior DRG Submittals – if any, including Pre-Applications	✓ file #16	1*
	Floor Plan(s) (Ex. B)	✓ file #5	6*
	Statement of Operation	✓ file #19	1*
	Photometric Plan	✓ file #9	6*
	~~Public Hearing Noticing Requirement Packet~~ (postpone until requested)	✓ file #17	1*
	~~Additional Information – as requested by staff~~		*

Example:
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(Ex. B) = Exhibit B of the Application Submittal Details document

* If applicable (as noted by Planner)

Checklist 2 of 4:
CUP Conditional Use Permit

OWNER / APPLICANT CERTIFICATION

I, STEVE Bisordi (print), owner / applicant (or representative of the applicant) for this planning permit, do hereby state that I have provided the materials listed above, and that these materials have been submitted following the instructions provided by Planning Division in the submittal requirements form for this permit. If, at my request, this application is significantly amended, including but not limited to number of units, stories, height, setbacks, site circulation, site plan layout, or the need for additional discretionary permits, I understand this will require submission of a new application, including fees and checklist items. I understand that my application may be rejected (within 30 days of submittal or resubmittal) due to missing or incomplete information as required. I also understand that additional fees and subsequent information may be required during the course of processing this request as determined by planning staff pursuant to State Government Code Section 65944.

10/15/20
Date

Signature

City of Gilroy

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PLANNED UNIT DEVELOPMENT (ZONING OVERLAY)

APPLICATION SUBMITTAL CHECKLIST

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APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY (call 408-846-0440)

Planner Check Off	**Note:** Refer to the Application Submittal Details (ASD) document for clarification and City expectations regarding the below checklist items.	Applicant Checklist:	Number of Copies (all electronic in 2020)
	Signed Owner / Applicant Certification (this form)	✓ file #1	1
	Planning Application & Indemnification Agreement (ASD 6)	✓ file #1	1
	Environmental Questionnaire (ASD 4)	✓ file #2	1
	Title Report (dated within 6 months of application submittal)	✓ file #3	1
	Site Plan (showing the proposed building footprint and setback information for each parcel) (Ex. A)	✓ file #4	6
	Comparison of Required and Proposed Development Standards	✓ file #20	6
	Written description of planned development objectives, project components, and justification for proposed exceptions/deviations to required development standards	file #21 ✓	6
	Detailed list of proposed project amenities and benefits to the community	✓ file #21	6
	Architectural and Site Review Application (to be processed concurrently)	✓ all files	Refer to A&S Checklist
	Electronic Files (ASD 2)	✓ all files	1
	Planning Application Fees (ASD 4)	wait for City invoice	1
	Phasing Plan – if project is proposed to be phased (ASD 3)	✓ file #14	6*
	Prior DRG Submittals – if any, including Pre-Applications (ASD 5)	✓ file #16	1*
	Public Hearing Noticing Requirement Packet (Ex. D) (postpone until requested)	✓ file #17	1*
	~~Residential Development Ordinance request – if residential~~	n/a	1*
	~~Additional Information – as requested by staff~~		*

Example:

(ASD 6) = Page six (6) of the Application Submittal Details document

(Ex. B) = Exhibit B of the Application Submittal Details document

* If applicable (as noted by planner)

Checklist 3 of 4:
PUD Planned Unit Development

OWNER / APPLICANT CERTIFICATION

I, Stevie Beauchamp (print), owner / applicant (or representative of the applicant) for this planning permit, do hereby state that I have provided the materials listed above, and that these materials have been submitted following the instructions provided by Planning Division in the submittal requirements form for this permit. If, at my request, this application is significantly amended, including but not limited to number of units, stories, height, setbacks, site circulation, site plan layout, or the need for additional discretionary permits, I understand this will require submission of a new application, including fees and checklist items. I understand that my application may be rejected (within 30 days of submittal or resubmittal) due to missing or incomplete information as required. I also understand that additional fees and subsequent information may be required during the course of processing this request as determined by planning staff pursuant to State Government Code Section 65944.

Date 10/15/20

Signature

City of Gilroy

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TENTATIVE SUBDIVISION MAP

APPLICATION SUBMITTAL CHECKLIST

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APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY (call 408-846-0440)

Planner Check Off	**Note:** Refer to the Application Submittal Details (ASD) document for clarification and City expectations regarding the below checklist items. *Initial submittal for review is all electronic in 2020. Please notify Applicant when final prints are required.*	Applicant Checklist:	Number of Copies
	Signed Owner / Applicant Certification	✓ file #1	1
	Planning Application & Indemnification Agreement (ASD 6)	✓ file #1	1
	Environmental Questionnaire (ASD 4)	✓ file #2	1
	Title Report (dated within 6 months of application submittal)	✓ file #3	2
	Tentative Map / Civil Plan set (Ex. C)	✓ file #22	6 full-size & 6 half-size
	Storm-water Control Plan (Planning Level) (Ex. D)	✓ file #12	2
	Current photos (ASD 2)	✓ file #8	1
	Santa Clara Valley Habitat Plan Coverage Screening Form (ASD 5)	✓ file #15	1
	Street Sections and Details (ASD 13) *(no new streets; *see sheet C400 for site sections)*	✓ file #11*	6
	Electronic Files (ASD 2)	✓ all files	1
	Planning Application Fees (ASD 4)	wait for City invoice	1
	~~Proposed Street Names –~~ if any new streets are proposed (ASD 5) *n/a*		2*
	Phasing Plan – if project is proposed to be phased (ASD 3)	✓ file #14	6*
	Prior DRG Submittals – if any, including Pre-Applications (ASD 5)	✓ file #16	1*
	Public Hearing Noticing Requirement Packet (Ex. E) *(postpone until requested)*	✓ file #17	1*
	Geotechnical Report/Letter (ASD 3)	✓ file #18	3*
	~~Residential Development Ordinance (RDO) exemption request –~~ *n/a*		1*
	Additional Information – as requested by staff (Min. 2 copies of any reports or studies)		*

Example:

(ASD 6) = Page six (6) of the Application Submittal Details document

(Ex. B) = Exhibit B of the Application Submittal Details document

* If applicable (as noted by planner)

Checklist 4 of 4:
Tentative Subdivision Map

OWNER / APPLICANT CERTIFICATION

I, STEVE BESUCHAMP (print), owner / applicant (or representative of the applicant) for this planning permit, do hereby state that I have provided the materials listed above, and that these materials have been submitted following the instructions provided by Planning Division in the submittal requirements form for this permit. If, at my request, this application is significantly amended, including but not limited to number of units, stories, height, setbacks, site circulation, site plan layout, or the need for additional discretionary permits, I understand this will require submission of a new application, including fees and checklist items. I understand that my application may be rejected (within 30 days of submittal or resubmittal) due to missing or incomplete information as required. I also understand that additional fees and subsequent information may be required during the course of processing this request as determined by planning staff pursuant to State Government Code Section 65944.

10/15/20
Date

Signature

City of Gilroy
Planning Division
7351 Rosanna St.
Gilroy, CA 95020
(408) 846-0440

PRELIMINARY ENVIRONMENTAL QUESTIONNAIRE

(To be completed by Applicant)

This document is required as part of the application submittal package and will assist in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment and review, and will minimize future requests for additional information. Please contact the Planning Division, 7351 Rosanna Street, Gilroy, CA 95020 (408) 846-0440 if there are any questions concerning environmental issues or zoning.

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

Develop an existing 59.7 acre site at the northeast corner of Pacheco Pass Hwy (Hwy 152) & Camino Arroyo in Gilroy CA. The existing site, currently being used for agricultural purposes, is proposed to be subdivided into three lots and developed in three phases. **Phase 1** will be a shipping and delivery station on 33.7 acres consisting of a one-story 141,360 sf concrete tilt-up building with loading docks, delivery van staging areas, paved parking, underground utilities, stormwater management, and landscaping. **Phase 2** will be a warehouse on 20.4 acres consisting of a one-story 266,220 sf concrete tilt-up building with associated parking, truck docks, stormwater management, and landscaping. The project seeks entitlement for the first two phases. **Phase 3** is not proposed for development at this time, the third parcel will remain undeveloped as a 5.6 acre future Commercial Outparcel.

PROJECT SITE INFORMATION

Property Address or Location: northeast corner of Pacheco Pass Hwy (Hwy 152) & Camino Arroyo
Property Assessor's Parcel Number: 841-18-082 Property Dimensions: _____
Property Area: Square Footage: 2,600,327 SF Acreage: 59.7 ACRES
Site Land Use: Undeveloped/Vacant ☑ Developed ☐
Existing Zoning of Project Site: C3-M2-PUD Proposed Zoning (If Applicable): _____

Describe adjacent land uses within 300 feet of the project site:
North: Miller Slough,
South: Pacheco Pass Highway
East: Existing industrial development
West: Retail development and agricultural land

Describe the existing use of the site: agricultural land

Is the site designated as a historical site? No Are any structures to be moved or demolished? Yes If yes, indicate the age, condition, size and architectural style of the structures? Abandoned agricultural irrigation system consisting of concrete pipes.

(Include photos)

Characteristics of Phase 1: Shipping and Delivery Station

PROPOSED PROJECT CHARACTERISTICS
(As applicable to proposal)

Size of new structure(s) or building addition(s) in gross square feet: 141,360 SF
Building height in feet (measured from ground to highest point): 46'-6"
Project site coverage: Building coverage: 141,360 SF Square Feet 9.62 %
Landscaped area: 417,431 SF Square Feet 28.41 %
Paves surface area: 910,529 SF Square Feet 61.97 %
Total: 1,469,920 SF Square Feet 100%
Total number of off-street parking spaces provided: 1004 Handicap stalls: 10
(If not on the project site, attach a copy of a recorded Reciprocal Parking Agreement)
Exterior building materials: TILT UP CONCRETE PANELS, METAL CANOPIES, STOREFRONT GLAZING
Exterior building colors: GRAY, BLUE, WHITE
Roof materials: TPO MEMBRANE W/ INSULATION OVER METAL CORRUGATED DECK
Building construction type and fire rating: 2B, FULLY SPRINKLERED, NON-RATED
If the proposal is a component of an overall larger project, describe the phases, proposed timelines for each phase and show them on the site plan:
Phase 1: This page describes the proposed Shipping and Delivery Station building. Pending agency approvals, construction is expected to begin approximately Fall 2021.
Phase 2: Spec Warehouse building is described on the following page. Construction in ~2022, TBD.
Phase 3: commercial parcel is not seeking Entitlement approval at this time, no timeline for development.

COMMERCIAL, INDUSTRIAL, MANUFACTURING, INSTITUTIONAL USES ONLY
(As applicable to proposal)

Type of use(s) (Indicate if the project is for a specific use or tenant):
INDUSTRIAL - SHIPPING AND DELIVERY STATION
Expected customer base: Regional ✓ Citywide Neighborhood
Days and hours of operation: 24/7
Total occupancy/capacity of building(s): 251 - Warehouse, 135 - Office
Total number of employees: 197 Anticipated number of employees per shift: 99
If restaurant/food facility, provide total dining area seating: N.A. Fixed seating: N.A.
Square footage of: Office area 16,824 SF Warehouse area 124,536 SF Sales area N.A.
Storage area N.A. Loading area N.A. Manufacturing area N.A.
Total visitors/customers on site at any one time: 8 Other occupants: N.A.
Will the proposed use involve any hazardous materials or waste (explain):
Hazardous material use or waste generation is not anticipated.
List any permits or approvals required for the project by state or federal agencies:
NDPES Construction General Permit, USACE Determination, RWQCB Notice, CDFW Streambed, SCVHCP
Project Impacts:
Describe the extent to which the project will result in an increase in any dust, ash, smoke, fumes, odors, or other emissions: No increase in dust, ash, smoke, or odors is anticipated from the operations of proposed facility. No increase in emissions is anticipated other than from normal operations of a facility of this size form HVAC and vehicle trips.
Describe the extent to which the project will involve, or result in, increased noise levels to surrounding properties: Project will comply with zoning code requirements.

Characteristics of Phase 2: spec Warehouse Building

PROPOSED PROJECT CHARACTERISTICS
(As applicable to proposal)

Size of new structure(s) or building addition(s) in gross square feet: 266,220 SF
Building height in feet (measured from ground to highest point): 46'-6"
Project site coverage: Building coverage: 266,220 Square Feet 29.98 %
Landscaped area: 358,299 Square Feet 40.35 %
Paves surface area: 263,492 Square Feet 29.72 %
Total: 888,011 SF Square Feet 100%
Total number of off-street parking spaces provided: 130 Handicap stalls: 6
(If not on the project site, attach a copy of a recorded Reciprocal Parking Agreement)
Exterior building materials: TILT UP CONCRETE PANELS, METAL CANOPIES, STOREFRONT GLAZING
Exterior building colors: GRAY, BLUE, WHITE
Roof materials: TPO MEMBRANE W/ INSULATION OVER METAL CORRUGATED DECK
Building construction type and fire rating: 2B, FULLY SPRINKLERED, NON-RATED
If the proposal is a component of an overall larger project, describe the phases, proposed timelines for each phase and show them on the site plan:
Phase 1: see previous page for proposed Shipping and Delivery Station building. Construction ~2021.
Phase 2: this page describes the proposed speculative Warehouse building. Construction would not start until 2022 or later pending agency approvals. Tenant and operations are not yet determined.
Phase 3: commercial parcel is not seeking Entitlement approval at this time, no timeline for development.

COMMERCIAL, INDUSTRIAL, MANUFACTURING, INSTITUTIONAL USES ONLY
(As applicable to proposal)

Type of use(s) (Indicate if the project is for a specific use or tenant):
SPECULATIVE WAREHOUSE BUILDING, TENANT OPERATIONS NOT YET DETERMINED.
Expected customer base: Regional TBD Citywide Neighborhood
Days and hours of operation: TBD
Total occupancy/capacity of building(s): 512 - Warehouse, 100 - Office
Total number of employees: TBD Anticipated number of employees per shift: TBD
If restaurant/food facility, provide total dining area seating: N.A. Fixed seating: N.A.
Square footage of: Office area 10,000 SF Warehouse area 256,220 SF Sales area N.A.
Storage area N.A. Loading area N.A. Manufacturing area N.A.
Total visitors/customers on site at any one time: TBD Other occupants: TBD
Will the proposed use involve any hazardous materials or waste (explain):
Hazardous material or waste use is not anticipated.
List any permits or approvals required for the project by state or federal agencies:
NDPES Construction General Permit, USACE Determination, RWQCB Notice, CDFW Streambed, SCVHCP
Project Impacts:
Describe the extent to which the project will result in an increase in any dust, ash, smoke, fumes, odors, or other emissions: No increase in dust, ash, smoke, or odors is anticipated from the operations of proposed facility. No increase in emissions is anticipated other than from normal operations of a facility of this size form HVAC and vehicle trips.
Describe the extent to which the project will involve, or result in, increased noise levels to surrounding properties: Project will comply with zoning code requirements.

ENVIRONMENTAL SETTING

Is the site within 100 feet of a watercourse or water body? Yes
Will the project change water body or ground water quality or quantity, or alter existing drainage patterns? Yes If yes, explain: Existing agricultural ditch present on site will no longer receive runoff from crop irrigation, it will only receive on-site stormwater.
Is the project located within a 100-year flood plain? No.

Are there any trees, bushes or shrubs on the site? Yes Are any to be removed as a result of this project? No If yes, explain

(Show all existing structures, trees, water bodies, flood plain locations and drainage patterns on site plans)

Is the site currently under Williamson Act Contract? No If so, describe the agricultural uses on the property within the last 3 years:

CERTIFICATION

Note: If the project site is on or near a historical site, archaeological site, landfill site, river, floodplain, freeway, or railroad, then specific technical studies may be required. Applicants are encouraged to contact the Planning Division at the earliest possible opportunity to determine the possible need and scope of such studies.

I understand that mitigation measures may be required as a condition of project approval in order to comply with the California Environmental Quality Act (CEQA) and to reduce identified potential environmental impacts to less than significant levels. These mitigations may include, but may not necessarily be limited to, changes in the project, off-site improvements or both.

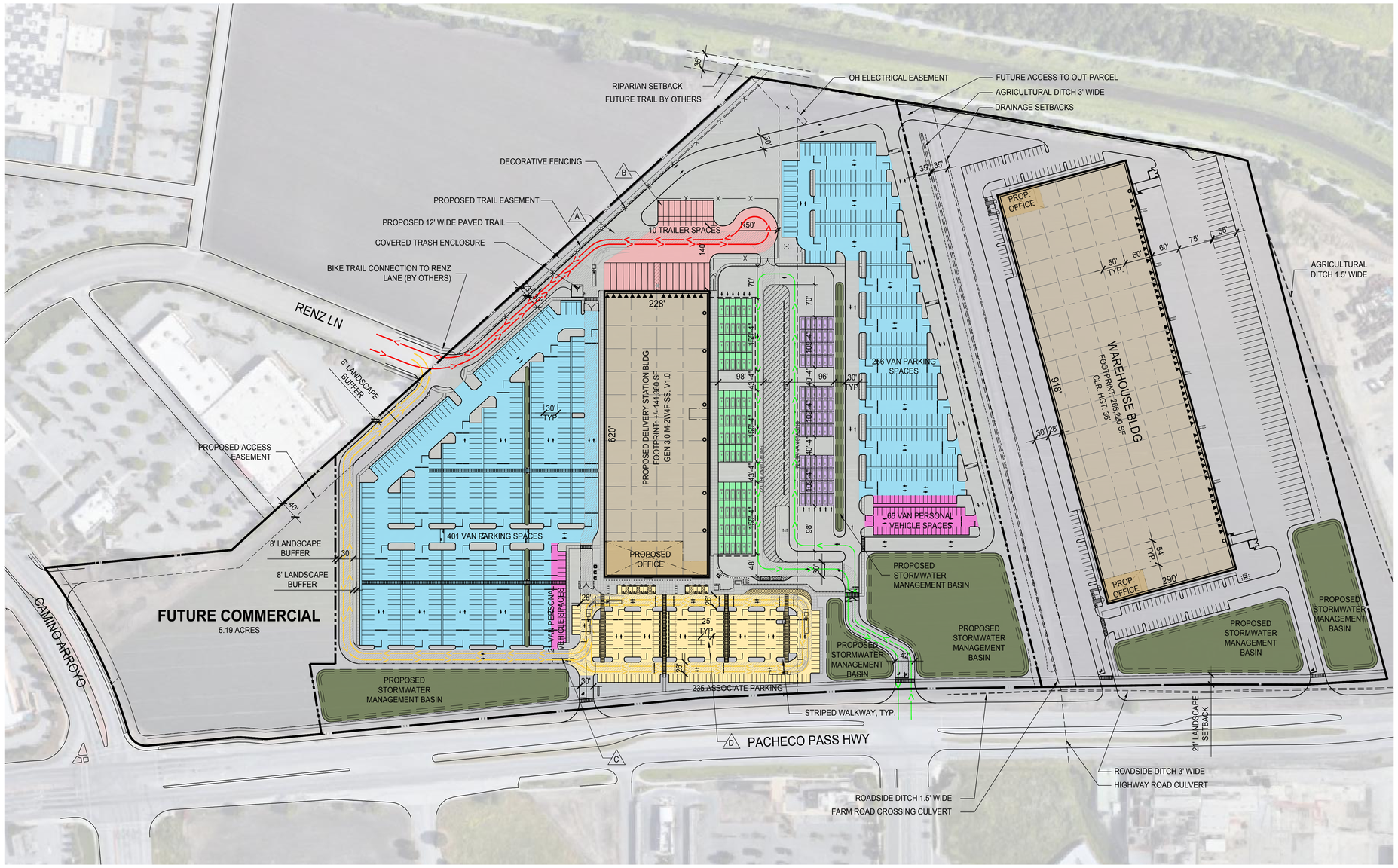
As the Applicant/Agent for this proposal, I hereby state that, to the best of my knowledge the above answers and statements are true and complete.

Signature of Applicant/Agent

10/19/20
Date

8775 Folsom Blvd. Suite 200 Sacramento, CA 95826
Contact Address

Sbeauchamp@rwstitov.com
Email Address



PROJECT DATA:		PROPOSED DELIVERY STATION
SITE AREA:		
GROSS:		33.745 AC
		1,469,920 SF
OUT PARCEL:		226,158 SF
DETENTION BASIN	@ 10%	150,629 SF
NET:		25.09 AC
		1,093,133 SF
DELIVERY STATION BLDG:		141,360 SF
BUILDING USE:		
WAREHOUSE		124,536 SF
OFFICE	@ 12%	16,824 SF
COVERAGE:		
GROSS:		10%
NET:		13%
PARKING REQUIRED:		
WAREHOUSE	1/5000 SF	25 STALLS
OFFICE	1/300 SF	56 STALLS
TOTAL		81 STALLS
PARKING PROVIDED:		
ASSOCIATE STALLS:		230 STALLS
		@1.63/1000 SF
REQ. ACCESSIBLE		*7 STALLS*
PROVIDED ACCESSIBLE		*10 STALLS*
UTR/ VAN LOADING:		72 STALLS
UTR/ VAN STAGING:		72 STALLS
VAN SPACES:		687 STALLS
PERSONAL VAN SPACES:		86 STALLS
TRAILER SPACES		10 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		15
O GRADE-LEVEL DOORS		6

PROJECT DATA:		WAREHOUSE BUILDING
SITE AREA:		
GROSS:		20.386 AC
		888,009 SF
DETENTION BASIN	@ 9%	79,363 SF
NET:		18.56 AC
		808,646 SF
INDUSTRIAL BLDG.		266,220 SF
BUILDING USE:		
INDUSTRIAL		256,220 SF
OFFICE	@ 4%	10,000 SF
COVERAGE:		
GROSS:		30%
NET:		33%
PARKING REQUIRED:		
WAREHOUSE	1/5000 SF	51 STALLS
OFFICE	1/300 SF	33 STALLS
TOTAL		85 STALLS
PARKING PROVIDED:		136 STALLS
		@1.02/2000 SF
REQ. ACCESSIBLE		*5 STALLS*
TRAILER SPACES		68 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		50
O GRADE-LEVEL DOORS		2

DEVELOPMENT STANDARDS:	
ZONING:	M-2
MAX. COVERAGE:	60%
MAX. HEIGHT:	75 FT
BUILDING SETBACKS:	
FRONT:	26 FT
SIDE:	0 FT [1]
REAR:	0 FT
LANDSCAPE SETBACKS:	[3]
FRONT:	21 FT
SIDE:	5 FT [2]
REAR:	5 FT
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	n/a
COMPACT %:	n/a
DRIVE AISLE:	25 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/5000 SF
MANUF.:	1/350 SF
OFFICE:	1/300 SF

NOTES:
1 31 feet when street facing.
2 21 feet when street facing.
3 Minimum 8ft landscape buffer when adjacent to commercial or residential uses.

PARKING BREAKDOWN - GEN3.0 M 2W4F V1.01

PARKING	REQUIRED	PROPOSED	GAP
AUTO PARKING STALLS (18' X 9')			
ASSOCIATE PARKING SPACES	172	173	+1
SUPPORT SPACES	15	15	0
DSP MANAGER SPACES	32	32	0
VAN DRIVER PERSONAL SPACES	72	86	+14
TOTAL AUTO PARKING STALLS	291	312	+15
ACCESSIBLE PARKING STALLS			
ACCESSIBLE AUTO	7	8	+1
ACCESSIBLE VAN	2	2	0
TOTAL ACCESSIBLE PARKING STALLS	9	10	+1
VAN PARKING STALLS (27' X 11')			
STANDARD VAN PARKING SPACES	541	543	+2
VAN PERSONAL VEHICLE SPACES	144	144	0
TOTAL VAN PARKING STALLS	30	30	0
LOADING & STAGING AREA	685	687	+2
VAN LOADING SPACES			
VAN STAGING SPACES	67	72	0
TRUCK YARD	72	72	0
TRAILER / BOX TRUCK LOADING			
TRAILER PARKING SPACES	15	15	0
	13	10	-3

LEGENDS

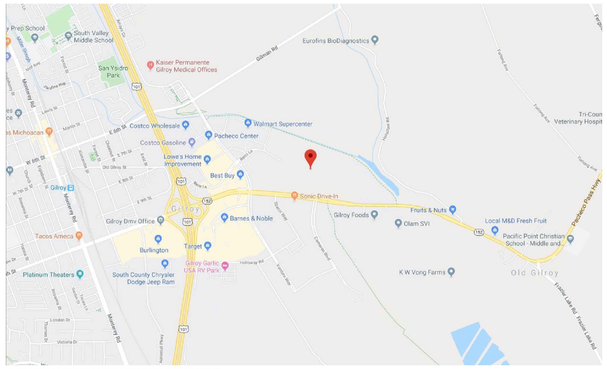
ASSOCIATE TRAFFIC

FLEX TRAFFIC

TRUCK TRAFFIC

SITE DEVIATION TABLE

KEY NOTE	DEVIATION FROM SKETCH/PROTOTYPE	DEVIATION	DESCRIPTION	REASON
A	PROTOTYPE	TRUCK YARD FENCE	NO SECURITY FENCE	VAN ACCESS DRIVE INTERSECTS DOCK ACCESS
B	PROTOTYPE	TRAILER PARKING	REDUCED TRAILER PARKING BY THREE STALLS	SITE GEOMETRY CONSTRAINS STALL LAYOUT
C	PROTOTYPE	ASSOCIATE PARKING ENTRY	INDIRECT ACCESS FROM STREET	CALTRANS COMMENT
D	PROTOTYPE	ASSOCIATE PARKING DRIVE AISLE WIDTH	25' WIDE DRIVE AISLES	CITY PLANNING COMMENT



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.

1" = 100

0 50 100 200 500

NORTH

PANATTONI®

scheme: SSA SITE CONCEPT 13.7d

Conceptual Site Plan

Camino Arroyo & Renz
Gilroy, CA

WARE MALCOMB

DAL20-0001-00
03.25.2021

SHEET
1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

ABBREVIATIONS

∠	ANGLE	G.C.	GENERAL CONTRACTOR	R.C.P.	REFLECTED CEILING PLAN
℄	CENTERLINE	G.F.I.	GROUND FAULT INTERRUPT	R.D.	ROOF DRAIN
#	POUND or NUMBER	GA.	GAUGE	R.O.	ROUGH OPENING
&	AND	GALV.	GALVANIZED	R.O.W.	RIGHT OF WAY
(E)	EXISTING	GL.	GLASS	R.T.U.	ROOF TOP UNIT
@	AT	GND.	GROUND	R.W.L.	RAIN WATER LEADER
~	DIAMETER or ROUND	GR.	GRADE	RAD.	RADIUS
Ø	DIAMETER	GYP.	GYPSUM	REF.	REFERENCE
				REFR.	REFRIGERATOR
A.D.	AREA DRAIN	H.B.	HOSE BIBB	REINF.	REINFORCE(D)
ACOUS.	ACOUSTICAL	H.C.	HOLLOW CORE	REQ.	REQUIRED
ADJ.	ADJUST, ADJUSTABLE or ADJACENT	H.M.	HOLLOW METAL	RESIL.	RESILIENT
		H.P.	HIGH POINT	RGTR.	REGISTER
AGGR.	AGGREGATE	H.V.	HIGH VOLTAGE	RM.	ROOM
AL.	ALUMINUM	HDWD.	HARDWOOD	RWD.	REDWOOD
APPROX.	APPROXIMATE(LY)	HDWE.	HARDWARE		
ARCH.	ARCHITECTURAL	HORIZ.	HORIZONTAL	S.	SOUTH
ASB.	ASBESTOS	HR.	HOUR	S.A.F.	SELF-ADHERED FLASHING
ASPH.	ASPHALT	HT.	HEIGHT	S.C.	SOLID CORE
				S.C.D.	SEAT COVER DISPENSER
B.O.C.	BOTTOM OF CONCRETE	I.D.	INSIDE DIMENSION	S.D.	SOAP DISPENSER
B.O.M.	BOTTOM OF MULLION	I.M.P.	INTERMEDIATE HIGH POINT	S.F.	SQUARE FOOT
B.O.P.	BOTTOM OF PANEL	INSUL.	INSULATION or INSULATED	S.I.	SQUARE INCH
B.O.R.	BOTTOM OF REVEAL	INT.	INTERIOR	S.N.D.	SANITARY NAPKIN DISPENSER
BD.	BOARD			S.N.R.	SANITARY NAPKIN RECEPTACLE
BITUM.	BITUMINOUS	J.B.	JUNCTION BOX		
BLDG.	BUILDING	JAN.	JANITOR	S.S.	STAINLESS STEEL
BLK.	BLOCK	JST.	JOIST	S.SK.	SERVICE SINK
BLKG.	BLOCKING	JT.	JOINT	S.T.C.	SOUND TRANSMISSION COEFFICIENT
BM.	BEAM				
BOT.	BOTTOM	K.O.	KNOCK-OUT	SCHED.	SCHEDULE
		K.P.	KICK PLATE	SCWD.	SOLID CORE WOOD
C.B.	CATCH BASIN	K.W.H.	KILOWATT HOUR	SECT.	SECTION
C.G.	CORNER GUARD	KIT.	KITCHEN	SH.	SHELF
C.I.	CAST IRON			SHR.	SHOWER
C.O.	CASED OPENING	L.P.	LOW POINT	SHT.	SHEET
C.O.M.	CENTER OF MULLION	L.S.	LIMESTONE	SIM.	SIMILAR
C.O.R.	CENTER OF REVEAL	L.V.	LOW VOLTAGE	SPEC.	SPECIFIED or SPECIFICATION
CAB.	CABINET	L.W.C.	LIGHT WEIGHT CONCRETE		
CEM.	CEMENT(ITIOUS)	LAB.	LABORATORY	SQ.	SQUARE
CER.	CERAMIC	LAM.	LAMINATE(D)	STA.	STATION
CLG.	CEILING	LAV.	LAVATORY	STD.	STANDARD
CLKG.	CAULKING	LIN.	LINEAR	STL.	STEEL
CLO.	CLOSET	LIQ.	LIQUID	STOR.	STORAGE
CLR.	CLEAR	LKR.	LOCKER	STRL.	STRUCTURE or STRUCTURAL
CNTR.	COUNTER	LT.	LIGHT		
COL.	COLUMN	LTL.	LINTEL	SUPP.	SUPPLEMENT or SUPPLEMENTARY
CONC.	CONCRETE	LVR.	LOUVER		
CONN.	CONNECTION			SUSP.	SUSPENDED
CONSTR.	CONSTRUCTION	M.B.	MOP BASIN	SYMM.	SYMMETRICAL
CONT.	CONTINUOUS	M.C.	MEDICINE CABINET		
CORR.	CORRIDOR	M.O.	MASONRY OPENING	T&G	TONGUE AND GROOVE
CTR.	CENTER	MAINT.	MAINTENANCE	T.	TREAD
CTSK.	COUNTER-SUNK	MAN.	MANUAL	T.B.	TOWEL BAR
		MAS.	MASONRY	T.C.	TOP OF CURB
D.F.	DRINKING FOUNTAIN	MAX.	MAXIMUM	T.D.	TRENCH DRAIN
D.O.	DOOR OPENING	MECH.	MECHANICAL	T.O.C.	TOP OF CONCRETE
D.S.	DOWNSPOUT	MEMB.	MEMBRANE	T.O.M.	TOP OF MULLION
D.S.P.	DRY STANDPIPE	MET.	METAL	T.O.P.	TOP OF PARAPET
DBL.	DOUBLE	MEZZ.	MEZZANINE	T.O.R.	TOP OF REVEAL
DEPT.	DEPARTMENT	MFR.	MANUFACTURER	T.O.REC.	TOP OF DEEP RECESS
DET.	DETAIL	MH.	MANHOLE	T.O.S.	TOP OF STEEL
DIA.	DIAMETER	MIN.	MINIMUM	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MIR.	MIRROR	T.P.	TOP OF PAVEMENT
DISP.	DISPENSER	MISC.	MISCELLANEOUS	T.P.D.	TOILET PAPER DISPENSER
DN.	DOWN	MTD.	MOUNTED	T.V.	TELEVISION
DR.	DOOR	MUL.	MULLION	TEL.	TELEPHONE
DWG.	DRAWING			TER.	TERRAZZO
DWR.	DRAWER	N.	NORTH	THK.	THICK
		N.I.C.	NOT IN CONTRACT	TOL.	TOLERANCE
E.	EAST	N.R.C.	NOISE REDUCTION COEFFICIENT	TYP.	TYPICAL
E.J.	EXPANSION JOINT			U.C.	UNDERCUT
E.P.	ELECTRIC PANELBOARD	N.T.S.	NOT TO SCALE	U.H.	UNIT HEATER
E.W.C.	ELECTRIC WATER COOLER	NO.	NUMBER	U.L.	UNDERWRITERS' LABORATORIES
EA.	EACH	NOM.	NOMINAL		
EL.	ELEVATION			U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRIC(AL)	O.A.	OVERALL	UNF.	UNFINISHED
ELEV.	ELEVATOR	O.C.	ON CENTER	UR.	URINAL
EMER.	EMERGENCY	O.D.	OUTSIDE DIAMETER		
ENCL.	ENCLOSED or ENCLOSURE	O.F.	OUTSIDE FACE	V.C.T.	VINYL COMPOSITE TILE
EQ.	EQUAL	O.H.	OVERHEAD or OPPOSITE HAND	V.I.F.	VERIFY IN FIELD
EQPT.	EQUIPMENT			V.P.	VISION PANEL
EXP.	EXPANSION	OBS.	OBSCURE	V.R.	VAPOR RETARDER
EXPO.	EXPOSED	OFF.	OFFICE	VAC.	VACUUM
EXST.	EXISTING	OPNG.	OPENING	VERT.	VERTICAL
EXT.	EXTERIOR	OPP.	OPPOSITE	VEST.	VESTIBULE
				VIT.	VITREOUS
F.A.	FIRE ALARM	P.C.	PRECAST		
F.A.R.	FLOOR AREA RATIO	P.J.	PANEL JOINT	W.	WEST
F.B.	FLAT BAR	P.LAM.	PLASTIC LAMINATE	W.C.	WATER CLOSET
F.D.	FLOOR DRAIN	P.S.F.	POUNDS PER SQUARE FOOT	W.I.	WROUGHT IRON
F.E.	FIRE EXTINGUISHER			W.P.	WORKING POINT
F.E.C.	FIRE EXTINGUISHER CABINET	P.T.D.	PAPER TOWEL DISPENSER	W.S.	WEATHER STOP or STRIPPING
F.H.C.	FIRE HOSE CABINET	P.T.R.	PAPER TOWER RECEPTACLE	W.W.F.	WELDED WIRE FABRIC
F.O.C.	FACE OF CONCRETE	PL.	PLATE	W/	WITH
F.O.F.	FACE OF FINISH	PLAS.	PLASTER	W/O	WITHOUT
F.O.M.	FACE OF MULLION	PLYWD.	PLYWOOD	WD.	WOOD
F.O.SH.	FACE OF SHEATHING	POL.	POLISH(ED)	WPM	WATERPROOFING MEMBRANE
F.P.	FIREPROOF	PR.	PAIR		
F.S.	FULL SIZE	PT.	POINT	WRB	WEATHER / WATER RESISTIVE BARRIER
FDN.	FOUNDATION			WSCT.	WAINSCOT
FIN.	FINISH(ED)	Q.T.	QUARRY TILE	WT.	WEIGHT
FL.	FLOOR	QUAL.	QUALITY		
FLASH.	FLASHING	QUAN.	QUANTITY		
FLUOR.	FLUORESCENT				
FT.	FOOT or FEET	R.	RISER		
FTG.	FOOTING	R.B.	RUBBER / RESILIENT BASE		
FURR.	FURRING				
FUT.	FUTURE				
G.B.	GRAB BAR				

PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

INCORP. DESIGN BULLETIN LOG

DESIGN BULLETIN:	ISSUE DATE:	REMARKS:

REVISION LOG

DESIGN STANDARDS

NAME	VERSION	DATE
BUILDING:		

SYMBOLS

ALIGN

OFFICE — ROOM NAME

0000 — ROOM NUMBER

101 — DOOR NUMBER

EXISTING DOOR

X / XX — DETAIL REFERENCE / SHEET NUMBER

X / XX — DETAIL SECTION REFERENCE / SHEET NUMBER

X / XX — SECTION REFERENCE / SHEET NUMBER

X / XX — EXT. ELEVATION REFERENCE / SHEET NUMBER

A / D / XX / B / C — INTERIOR ELEVATION REFERENCE / SHEET NUMBER

P / 1 — WALL MATERIAL TYPE / WALL NOTE

C / 1 — FLOOR MATERIAL TYPE / FLOOR NOTE

PL / 1 — MISC. MATERIAL TYPE / TYPE NUMBER

XXX — KEYNOTE INDICATOR

X — WALL TAG

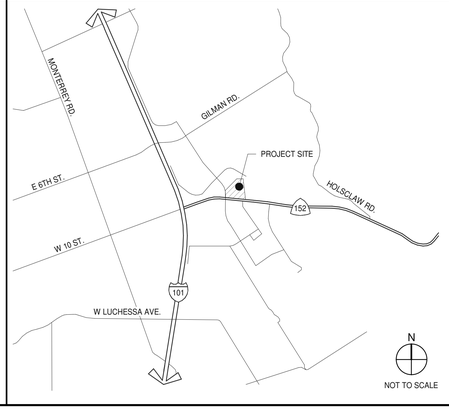
XXX — FINISH INDICATOR

X — REVISION CLOUD & DELTA NUMBER

FEC — FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER

FE — WALL-MOUNTED FIRE EXTINGUISHER

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER

PANATTONI DEVELOPMENT COMPANY, INC.

8775 FOLSOM BLVD, SUITE 200
SACRAMENTO, CA 95826

PH: (916) 479-1109
CELL: (916) 926-2984

ARCHITECT

WARE MALCOMB

3015 112TH AVE NE #205
BELLEVUE, WA 98004

NONY RIVERA
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nrivera@waremalcomb.com

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DALLAS, TX 75287

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FIRE PROTECTION ENGINEER

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LANDSCAPE VISIONS

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GEOTECHNICAL ENGINEER

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TED SCHEPPER
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ENVIRONMENTAL CONSULTANT

HUFFMAN-BROADWAY GROUP,INC.
828 MISSION AVENUE
SAN RAFAEL, CALIFORNIA, 94901

TERRY HUFFMAN
CELL: (415) 385-1045
thuffman@h-bgroup.com

SHEET INDEX

ARCHITECTURAL - CONCEPT SITE PLAN

1	CONCEPTUAL SITE PLAN

ARCHITECTURAL SHEET COUNT: 1

ARCHITECTURAL

A0.0	TITLE SHEET
A0.5	OVERALL SITE PLAN
A0.5a	PARTIAL SITE PLAN
A0.5b	PARTIAL SITE PLAN
A0.5c	PARTIAL SITE PLAN
A0.5d	PARTIAL SITE PLAN
A0.5e	PARTIAL SITE PLAN
A0.5f	PARTIAL SITE PLAN
A0.6	SIGNAGE AND STRIPING DETAILS
A0.7	SITE DETAILS
A1.11	OVERALL FLOOR PLAN
A1.11a	PARTIAL FLOOR PLAN
A1.11b	PARTIAL FLOOR PLAN
A1.13	OVERALL ROOF PLAN
A2.14	CANOPY PLANS
A3.10	BUILDING SECTIONS
A2.2	ENLARGED FLOOR PLAN MAIN OFFICE
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A6.1	WALL SECTIONS

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TITLE SHEET

REMARKS	DATE

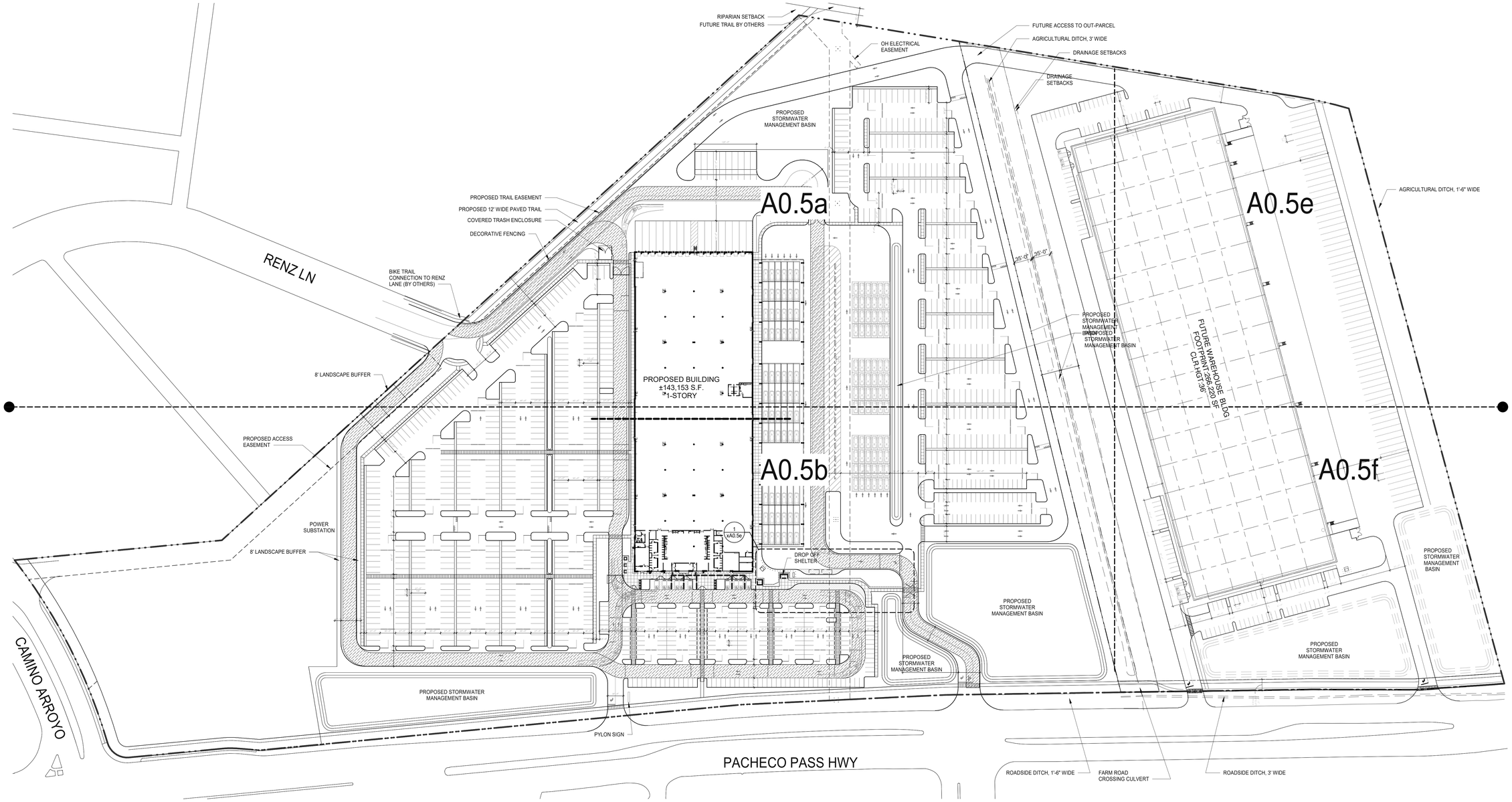
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JOB NO.:	DAL20-0001-00

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1"=80'

0 40' 80' 160' 320'

OVERALL SITE PLAN

SCALE: 1" = 80'-0"

PROJECT NORTH / TRUE NORTH

GENERAL NOTES

SIGNAGE NOTES:

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.

NOTES: -

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

PROJECT DATA

SITE DATA

PROPOSED USE:	INDUSTRIAL	
SITE AREA:	1,380,872	(31.70 ACRES)
BUILDING AREA	141,360	S.F.
BUILDING COVERAGE (F.A.R.)	X	%
BUILDING SETBACKS:		
FRONT: (25 FT MIN, 40 FT AVERAGE)	XXX	FT MIN
SIDE (10 FT MIN)	XXX	FT MIN
REAR (10 FT MIN)	XXX	FT MIN
LANDSCAPE SETBACKS:		
FRONT (25 FT MIN) TO BOONE DRIVE STREET FRONTAGE	XXX	FT MIN
SIDE	XXX	FT MIN
REAR (10 FT MIN)	XXX	FT MIN
LANDSCAPE AREA	XXX,XXX	SF
LANDSCAPE COVERAGE (15% MIN)	XX	%

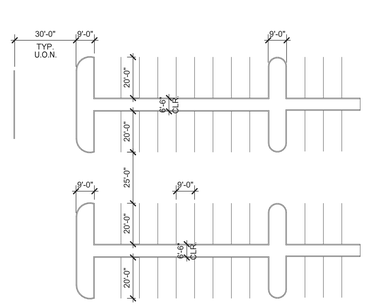
PARKING SUMMARY

PARKING BREAKDOWN - GEN3.0 M 2W4F V1.01:

PARKING	REQUIRED	PROPOSED	GAP
AUTO PARKING STALLS (18' X 9')			
ASSOCIATE PARKING SPACES	172	174	+2
SUPPORT SPACES	15	15	0
DSP MANAGER SPACES	32	32	0
VAN DRIVER PERSONAL SPACES	72	91	+19
TOTAL AUTO PARKING STALLS	291	312	+21
ACCESSIBLE PARKING STALLS			
ACCESSIBLE AUTO	7	8	+1
ACCESSIBLE VAN	2	2	0
TOTAL ACCESSIBLE PARKING STALLS	9	10	+1
VAN PARKING STALLS (27' X 11')			
STANDARD VAN PARKING SPACES	511	514	+3
VAN PERSONAL VEHICLE SPACES	144	144	0
TOTAL VAN PARKING STALLS	655	658	+3
LOADING & STAGING AREA			
VAN LOADING SPACES	67	72	0
VAN STATING SPACES	72	72	0
TRUCK YARD			
TRAILER / BOX TRUCK LOADING	15	15	0
TRAILER PARKING SPACES	13	10	-3

PARKING LEGEND

APPLICABLE TO ALL SITE PARTIAL SHEETS, U.O.N.



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OVERALL SITE PLAN

REMARKS

DATE

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DRAWN BY.:	A.R./S.N.
JOB NO.:	DAL20-0001-00

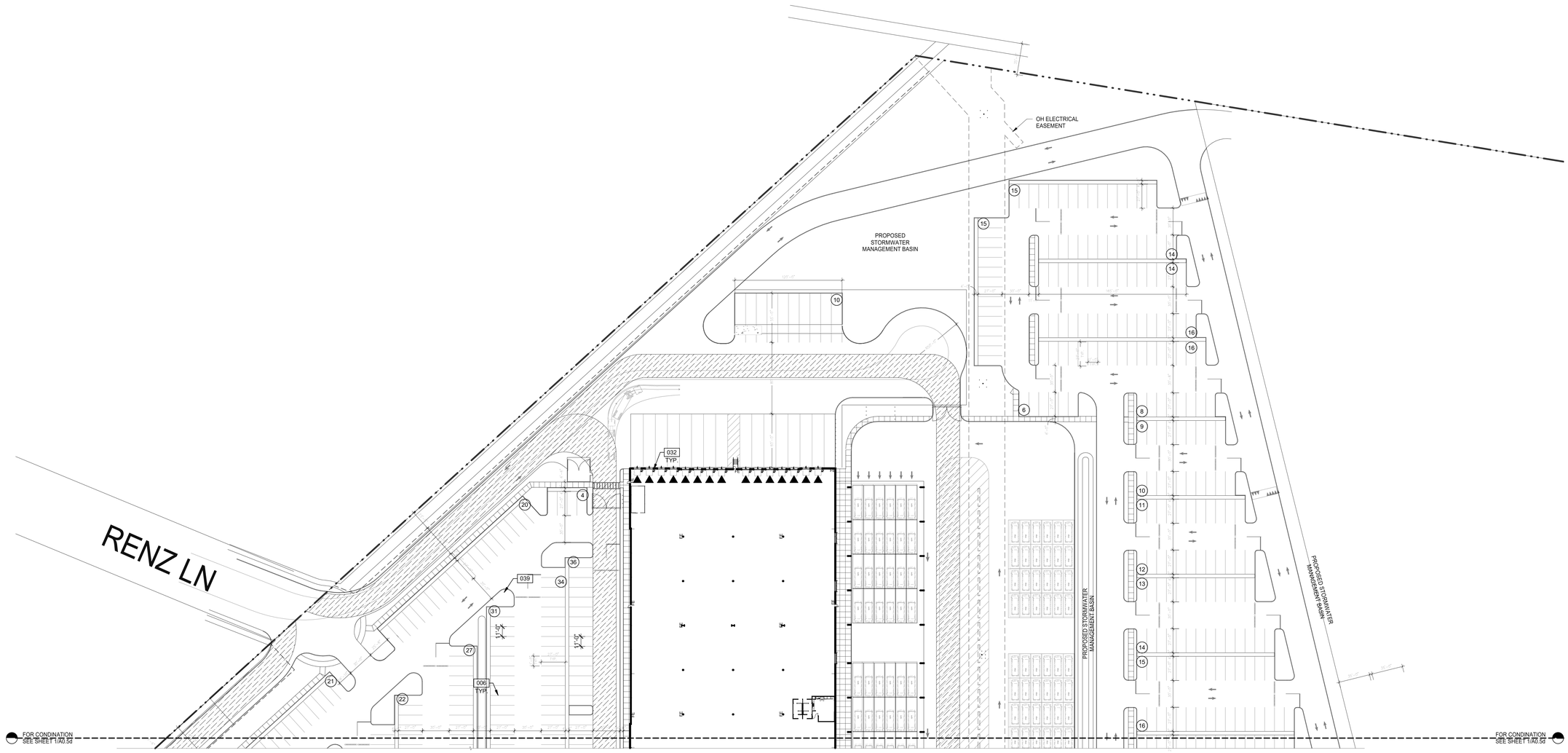
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1"=50'

0 25' 50' 100' 250'

PARTIAL SITE PLAN

SCALE: 1" = 50'-0"

PROJECT NORTH / TRUE NORTH

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- 5' HIGH CHAIN LINK FENCE
- FIRE LANE, DASHED LINE INDICATES EXTENT OF CURB TO BE PAINTED RED OR FIRE LANE STRIPING WHERE NO CURB PRESENT PER DETAIL 20/A12.1. (25 / A5.10)
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- (1) — PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- F.H. — FIRE HYDRANT
- P.I.V. WITH TAMPER
- ACCESSIBLE PARKING
- TRASH OR RECYCLING COMPACTOR
- FE — PROVIDE WALL-MOUNTED FIRE EXTINGUISHER, "MP10" BY LARSEN'S MANUFACTURING CO. 4A:80B:C, WITH WALL HANGING BRACKET & SIGN.
- FEH — PROVIDE 15.5LB HALOTRON WALL-MOUNTED FIRE EXTINGUISHER 2A:10B:C WITH BRACKET & SIGN.
- INDICATES LIGHT DUTY ASPHALT PAVEMENT
- INDICATES HEAVY DUTY ASPHALT PAVEMENT & CAST-IN-PLACE CURB
- INDICATES LIGHT DUTY CONCRETE PADS AND WALK AREAS
- INDICATES STANDARD DUTY CONCRETE AT VAN LOADING AREAS
- INDICATES HEAVY DUTY CONCRETE
- INDICATES CONCRETE PAD, EV CHARGER & BOLLARDS
- INDICATES LANDSCAPE AREA AND IRRIGATION AREA

NOTES:

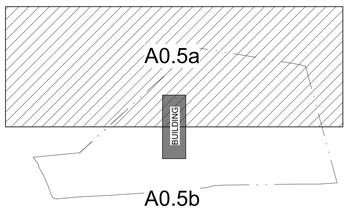
- 006 PROPERTY LINE.
- 032 EACH DOCK SHALL HAVE A DOCK IDENTIFICATION SIGN MOUNTED DIRECTLY TO THE BUILDING FACADE, CENTERED ABOVE DOCK DOOR. COORDINATE WITH TENANT FOR DOCK NUMBER. SEE SIGNAGE PLAN FOR DOCK NUMBERS
- 039 LANDSCAPE ISLAND.

GENERAL NOTES

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

1. REFER TO CIVIL SIGNAGE AND STRIPING DRAWINGS FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS THROUGHOUT SITE.

KEY PLAN



N

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

PARTIAL SITE PLAN

DATE	REMARKS

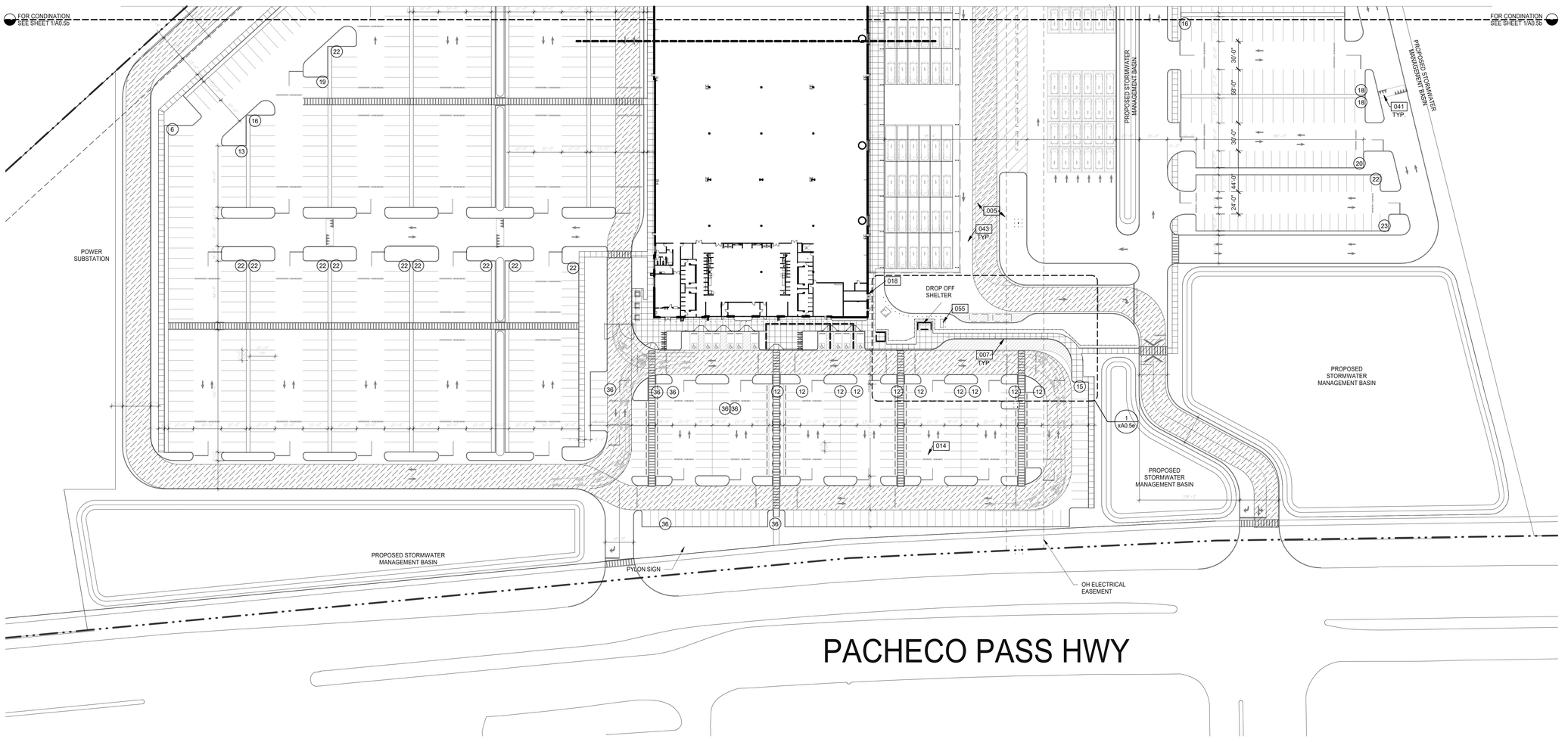
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0 25' 50' 100' 250'

ENLARGED SITE PLAN

SCALE: 1" = 50'-0"

PROJECT NORTH / TRUE NORTH

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- 5' HIGH CHAIN LINK FENCE
- FIRE LANE, DASHED LINE INDICATES EXTENT OF CURB TO BE PAINTED RED OR FIRE LANE STRIPING WHERE NO CURB PRESENT PER DETAIL 20/A12.1. (25 / A5.10)
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- (1) — PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
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- INDICATES CONCRETE PAD, EV CHARGER & BOLLARDS
- INDICATES LANDSCAPE AREA AND IRRIGATION AREA

NOTES: -

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

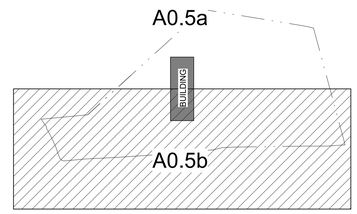
005 LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS.
007 6" HIGH CONCRETE CURB TYP. SEE CIVIL DRAWINGS.
014 PAINTED PARKING STRIPING PER CITY STANDARDS.
018 KNOX BOX. COORDINATE LOCATION WITH FIRE DEPARTMENT.
041 4' WIDE CROSSWALK, 4' WIDE WHITE STRIPING AT 36" ON CENTER MAX.
043 PAINTED TRAFFIC MARKINGS.
055 MONUMENT SIGN, UNDER SEPARATE PERMIT.

GENERAL NOTES

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

1. REFER TO CIVIL SIGNAGE AND STRIPING DRAWINGS FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS THROUGHOUT SITE.

KEY PLAN



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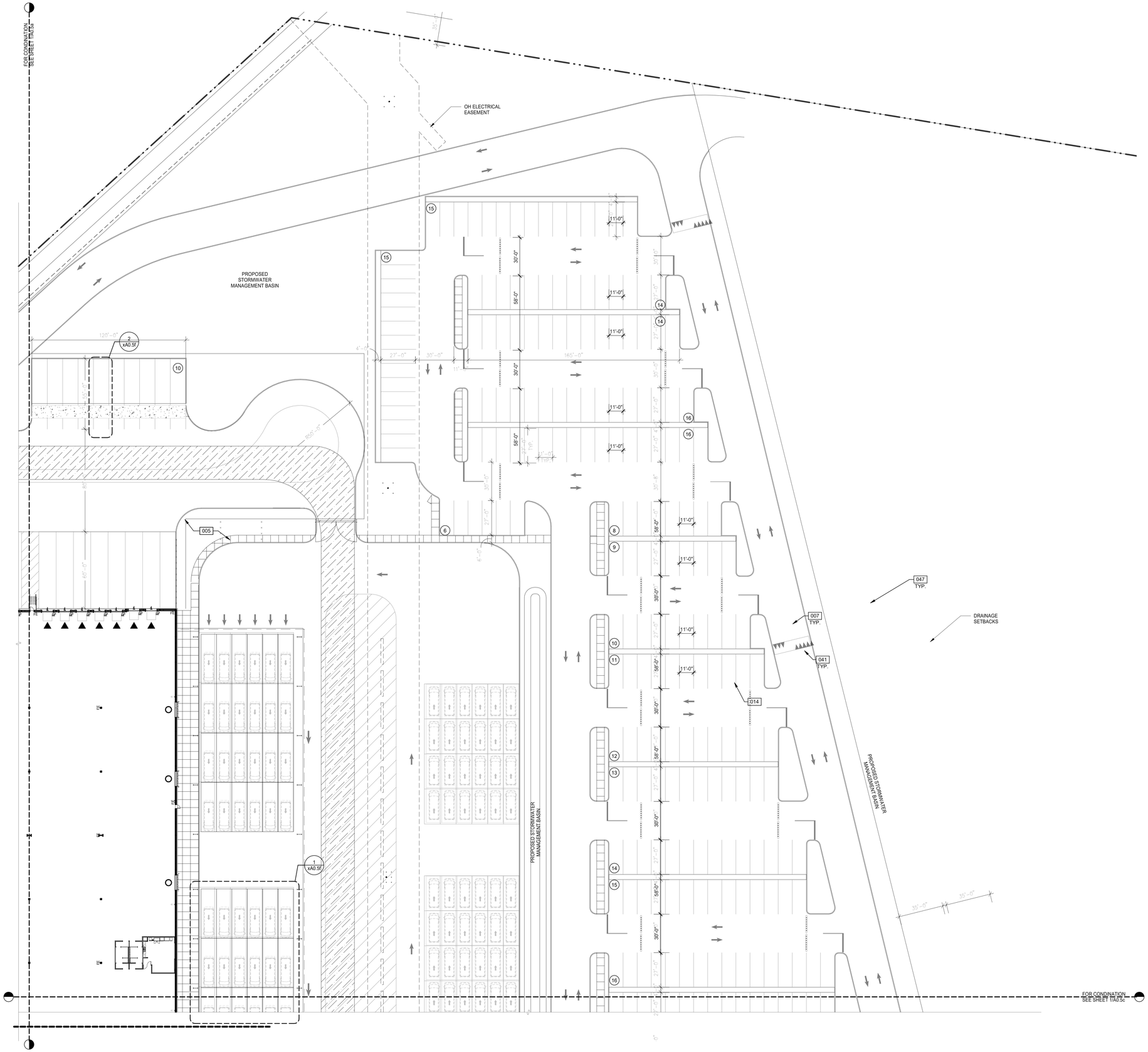
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ENLARGED SITE PLAN

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PROJECT NORTH / TRUE NORTH

NOTES:

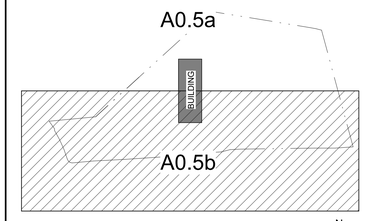
SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

005 LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS.
007 6" HIGH CONCRETE CURB TYP. SEE CIVIL DRAWINGS.
014 PAINTED PARKING STRIPING PER CITY STANDARDS.
041 4" WIDE CROSSWALK, 4' WIDE WHITE STRIPING AT 36" ON CENTER MAX.
047 BIO-RETENTION ZONE, SEE CIVIL DWGS.

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
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- 5' HIGH CHAIN LINK FENCE
- FIRE LANE. DASHED LINE INDICATES EXTENT OF CURB TO BE PAINTED RED OR FIRE LANE STRIPING WHERE NO CURB PRESENT PER DETAIL 20/A12.1. (25 / A5.10)
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- (1) — PARKING STALL COUNT TOTAL
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- GRADE LEVEL TRUCK DOOR
- F.H. — FIRE HYDRANT
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- INDICATES EXISTING ASPHALT PAVEMENT
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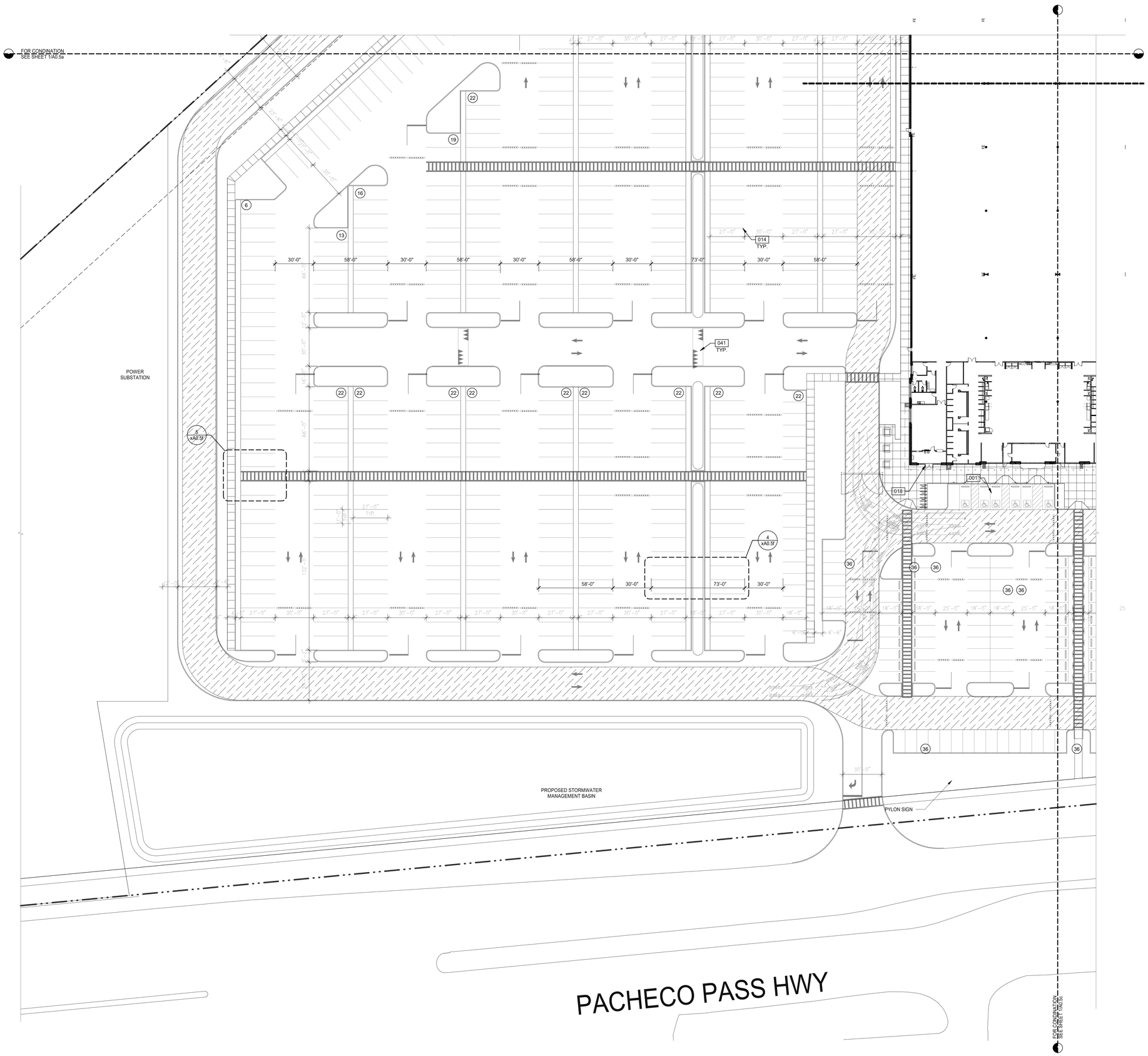
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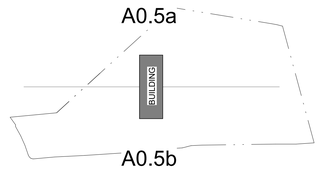
SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

001 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER COUNTY STANDARDS.
014 PAINTED PARKING STRIPING PER CITY STANDARDS.
018 KNOX BOX, COORDINATE LOCATION WITH FIRE DEPARTMENT.
041 4" WIDE CROSSWALK, 4' WIDE WHITE STRIPING AT 36" ON CENTER MAX.

SITE LEGEND

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- PROPERTY LINE.
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- INDICATES CONCRETE PAD, EV CHARGER & BOLLARDS
- INDICATES LANDSCAPE AREA AND IRRIGATION AREA

KEY PLAN



1"=30'
0 15' 30' 60' 150'

ENLARGED SITE PLAN
SCALE: 1" = 30'-0"

PROJECT NORTH / TRUE NORTH

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REMARKS

DATE

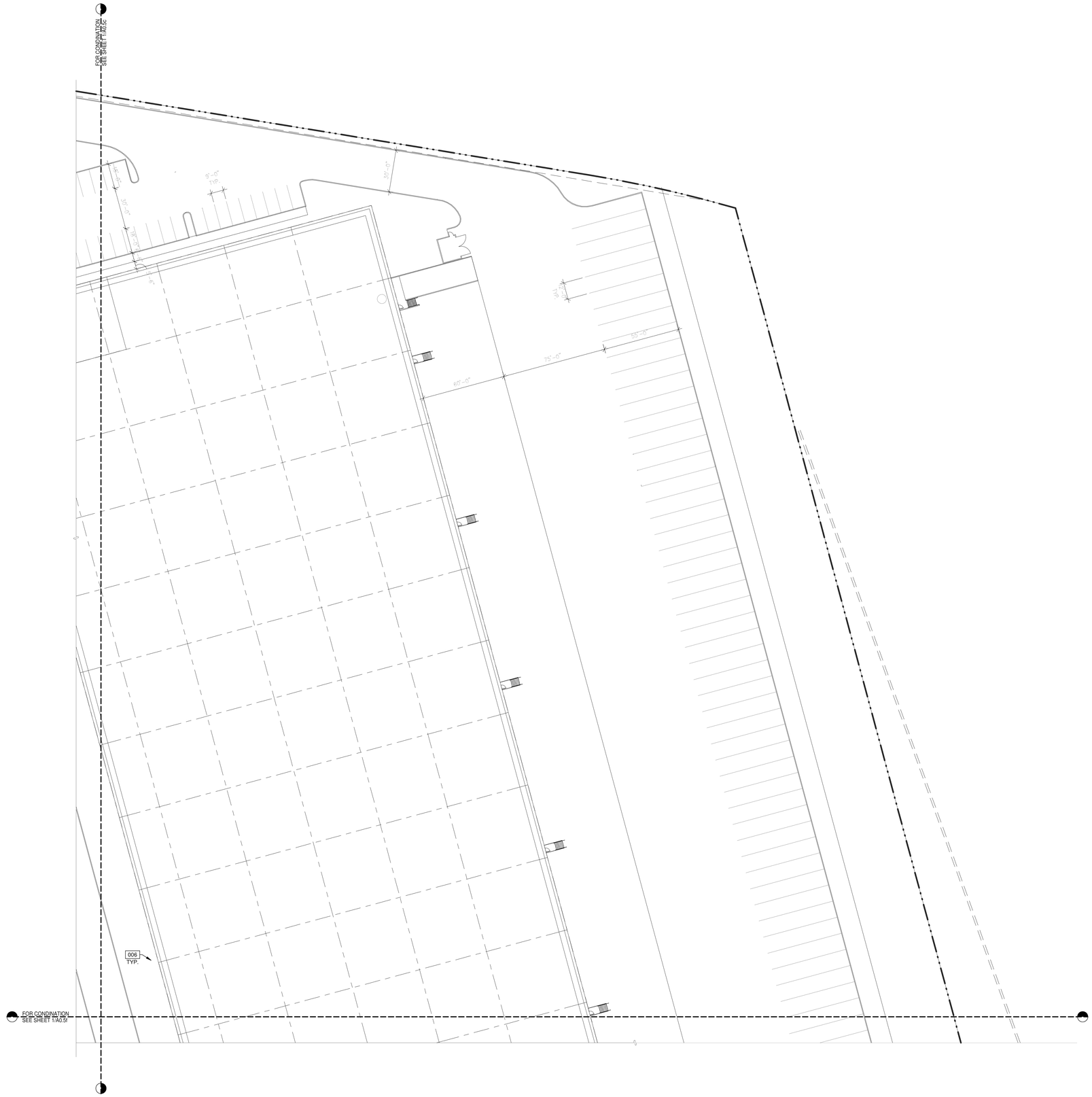
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DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

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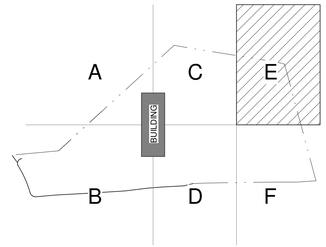
SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

006 PROPERTY LINE.

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- 5' HIGH CHAIN LINK FENCE
- FIRE LANE. DASHED LINE INDICATES EXTENT OF CURB TO BE PAINTED RED OR FIRE LANE STRIPING WHERE NO CURB PRESENT PER DETAIL 20/A12.1.
- PARKING LIGHTING. SEE ELECTRICAL DRAWINGS
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- F.H. — FIRE HYDRANT
- P.I.V. WITH TAMPER
- ACCESSIBLE PARKING
- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- TRASH OR RECYCLING COMPACTOR
- INDICATES LIGHT DUTY ASPHALT PAVEMENT
- INDICATES HEAVY DUTY ASPHALT PAVEMENT & CAST-IN-PLACE CURB
- INDICATES LIGHT DUTY CONCRETE PADS AND WALK AREAS
- INDICATES STANDARD DUTY CONCRETE AT VAN LOADING AREAS
- INDICATES HEAVY DUTY CONCRETE
- INDICATES CONCRETE PAD, EV CHARGER & BOLLARDS
- INDICATES LANDSCAPE AREA

KEY PLAN



N
NOT TO SCALE

PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

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PARTIAL SITE PLAN

REMARKS	DATE
PLANNING RESUBMITTAL	2021-01-13

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DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

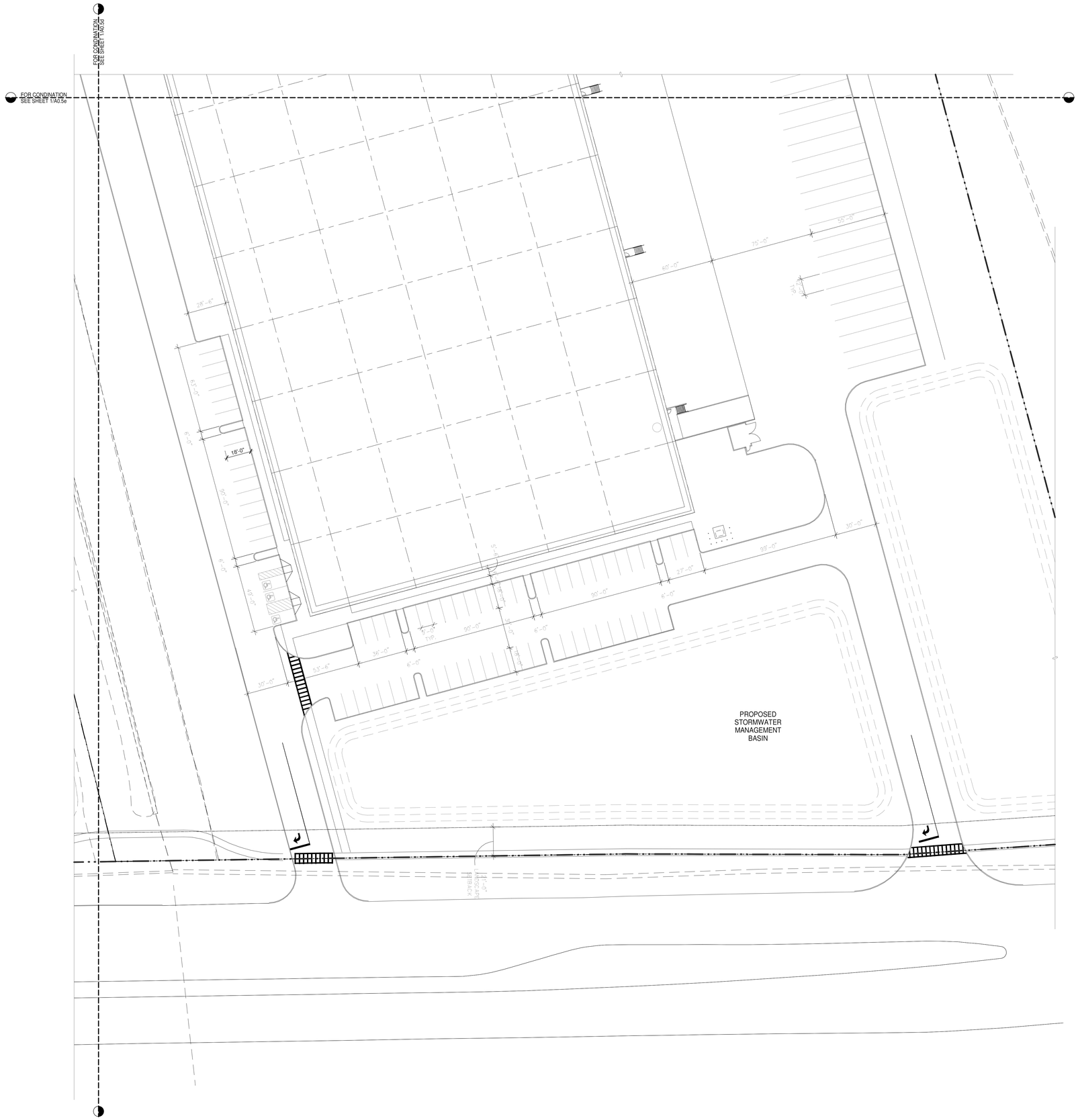
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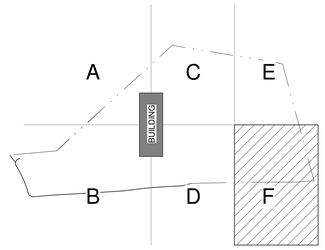
KEYNOTES:

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

SITE LEGEND

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- PROPERTY LINE.
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- INDICATES CONCRETE PAD, EV CHARGER & BOLLARDS
- INDICATES LANDSCAPE AREA

KEY PLAN



PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

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PARTIAL SITE PLAN

DATE	REMARKS
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JOB NO.:	DAL20-0001-00

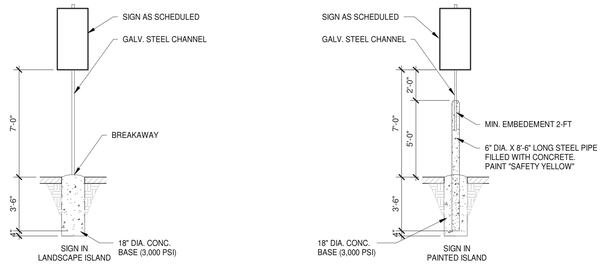
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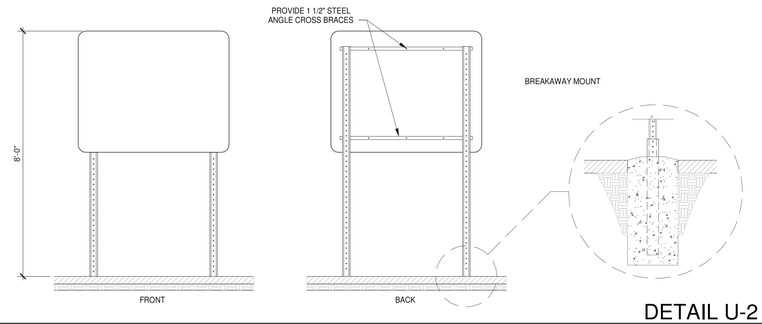
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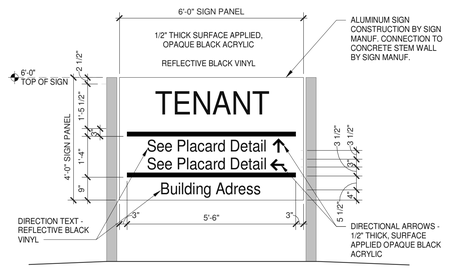
DETAIL U-1c & U-1e 6

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



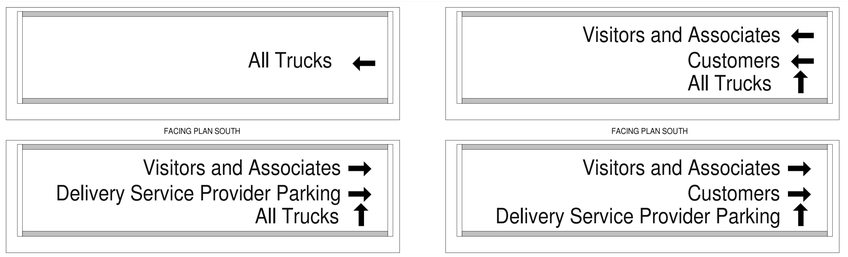
DETAIL U-2 7

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



TYPICAL PYLON SIGN 9

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



NOTES:
PLACARD LAYOUT SHALL BE SITE SPECIFIC. DETAIL SHOWN IS FOR DELIVERY STATION BUILDING 2W4F LARGE DS PROTOTYPE. ORIENTATION OF ARROWS SHALL BE BASED ON PYLON SIGN LOCATION.

PLACARD DETAIL 10

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

POST AND PANEL SIGNS
MOUNTING U-1E, U-1C, U-2

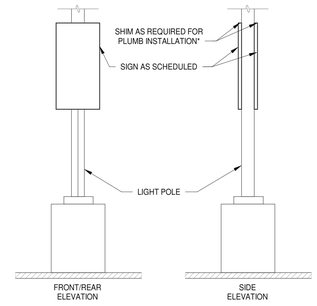
SPECIFICATIONS
ALSO SEE GENERAL CONSTRUCTION AND INSTALLATION INSTRUCTIONS.

DESCRIPTION:
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES.
2. MATERIALS AND CONSTRUCTION
3. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON 2" SQUARE STEEL POST.
4. PANEL TO CONFORM TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM PANEL, 0.08" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
5. POSTS ARE TO BE 2" SQUARE STEEL, 12 GA. 7/16" PERFORATION ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG.
6. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN.
7. ALL HARDWARE SHALL BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN.
8. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY 3M' REFLECTIVE VINYL.
9. CUSTOM GRAPHICS AND TYPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES
10. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.
11. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
12. FROM THE FEDERAL HIGHWAY ADMINISTRATION.

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FILED VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH. MOUNTING U-1c SHALL BE USED FOR SIGNS ON
CONCRETE OR ASPHALTIC PAVING.
3. MOUNTING U-1e PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST DRIVE TO 1" TO 2" ABOVE GRADE. THE MOUNTING TUBE IS PAIRED WITH AN 18" BREAKAWAY SUPPORT TUBE (2 1/4" SQUARE STEEL POST). THE SIGN POST SINKS TO THE BASE OF THE ANCHOR TUBE AND FASTENS TO THE ANCHOR TUBE AND BREAKAWAY SUPPORT WITH AN ANGLE BOLT.
4. INTENTIONALLY OMITTED.
5. TYPICAL SIGN PANEL INSTALLS BOTTOM OF SIGN AT 7'-0" ABOVE FINISHED GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
6. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO THE MOUNTING U-1e. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE.
7. TOP OF U-2 MOUNTED SIGN SHALL BE AT 8'-0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT
8. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON THE SITE BY THE TENANT OR HIS REPRESENTATIVE.
9. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB.

SUBMITTALS:
THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6"X6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS.

SIGNAGE NOTES:
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019.7.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.



LIGHT POLE SIGNS
*ALL POLE MOUNTED SIGNS SHALL BE ATTACHED USING "LOCK BOLTS" TO PREVENT LOOSENING FROM WIND OR OTHER VIBRATON.

LIGHT POLE SIGNS 5

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

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SIGNAGE AND STRIPPING DETAILS

DATE	REMARKS
2021-01-13	PLANNING RESUBMITTAL

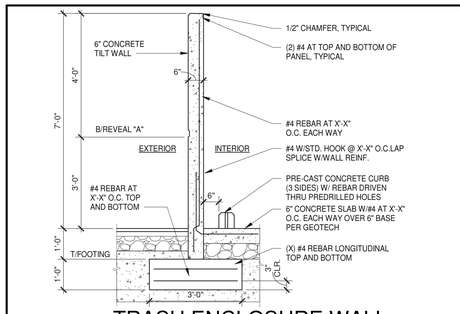
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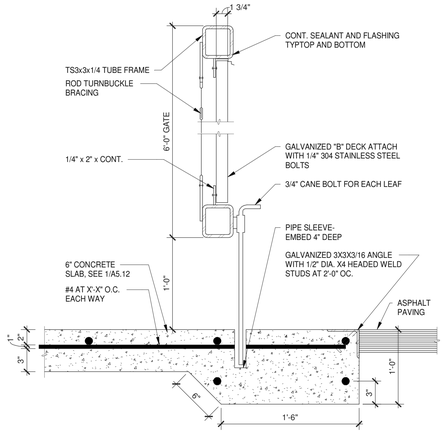
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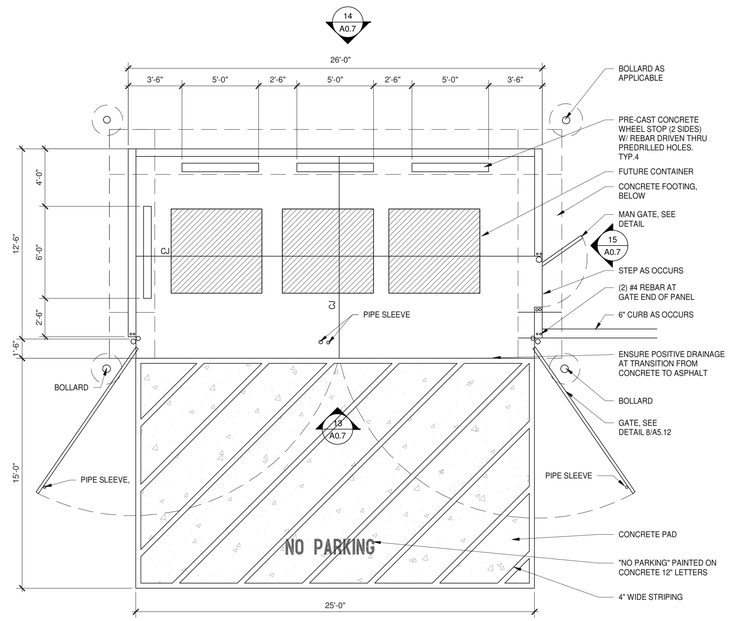
TRASH ENCLOSURE WALL 21

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



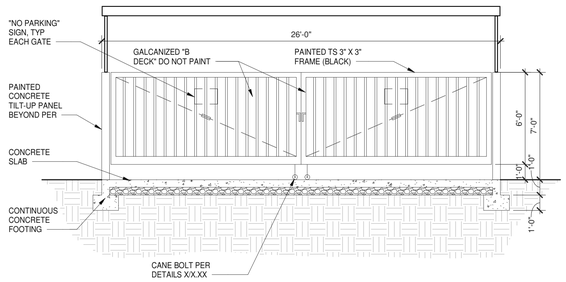
GATE SECTION 17

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



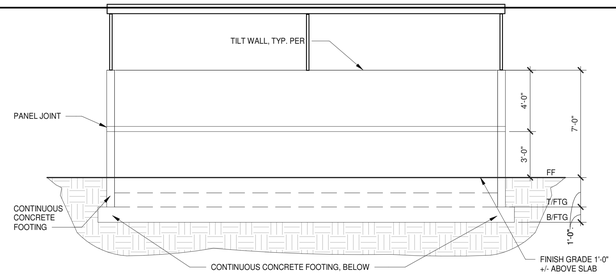
TRASH ENCLOSURE PLAN 7

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



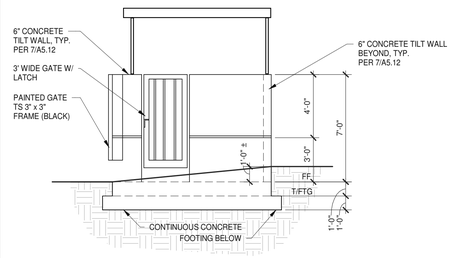
TRASH ENCLOSURE FRONT ELEVATION 13

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



TRASH ENCLOSURE REAR ELEVATION 14

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



TRASH ENCLOSURE SIDE ELEVATION 15

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

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SITE DETAILS

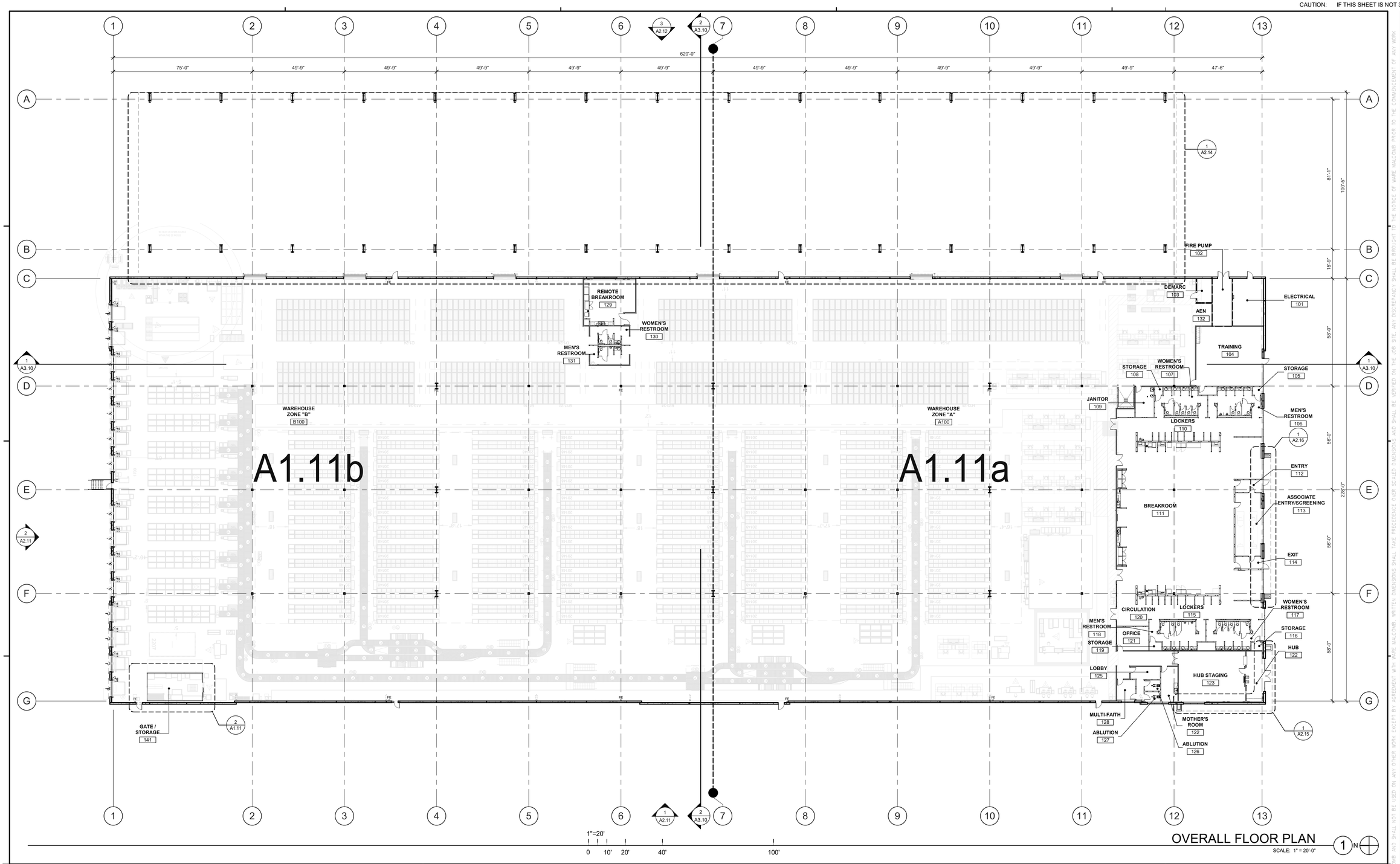
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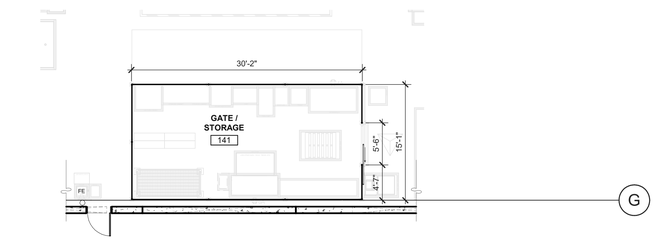
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OVERALL FLOOR PLAN

SCALE: 1" = 20'-0"



ENLARGED CHAIN LINK PLAN

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

NOTES: -

GENERAL NOTES

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

1. SEE SHEET G0.2 & G0.2a FOR ADDITIONAL GENERAL NOTES.
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338.
12. ALL EXTERIOR WALLS TO BE TILT-UP CONCRETE PANEL, UNLESS NOTED OTHERWISE
13. DETAIL REFERENCES SHOULD BE APPLIED TO ALL INSTANCES WHERE THE SAME CONDITIONS OCCUR, UNLESS NOTED OTHERWISE.
14. DIMENSIONS ARE GIVEN TO THE COLUMN GRID, FACE OF STUD, CENTERLINE OF OPENING, OR ROUGH OPENING UNLESS NOTED OTHERWISE, ALIGN FINISHES WHERE INDICATED.
15. REFER TO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION.
16. EXECUTION OF THIS DESIGN, THE OWNER AND TENANT ARE THE SAME ENTITY.

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OVERALL FLOOR PLAN

DATE	REMARKS

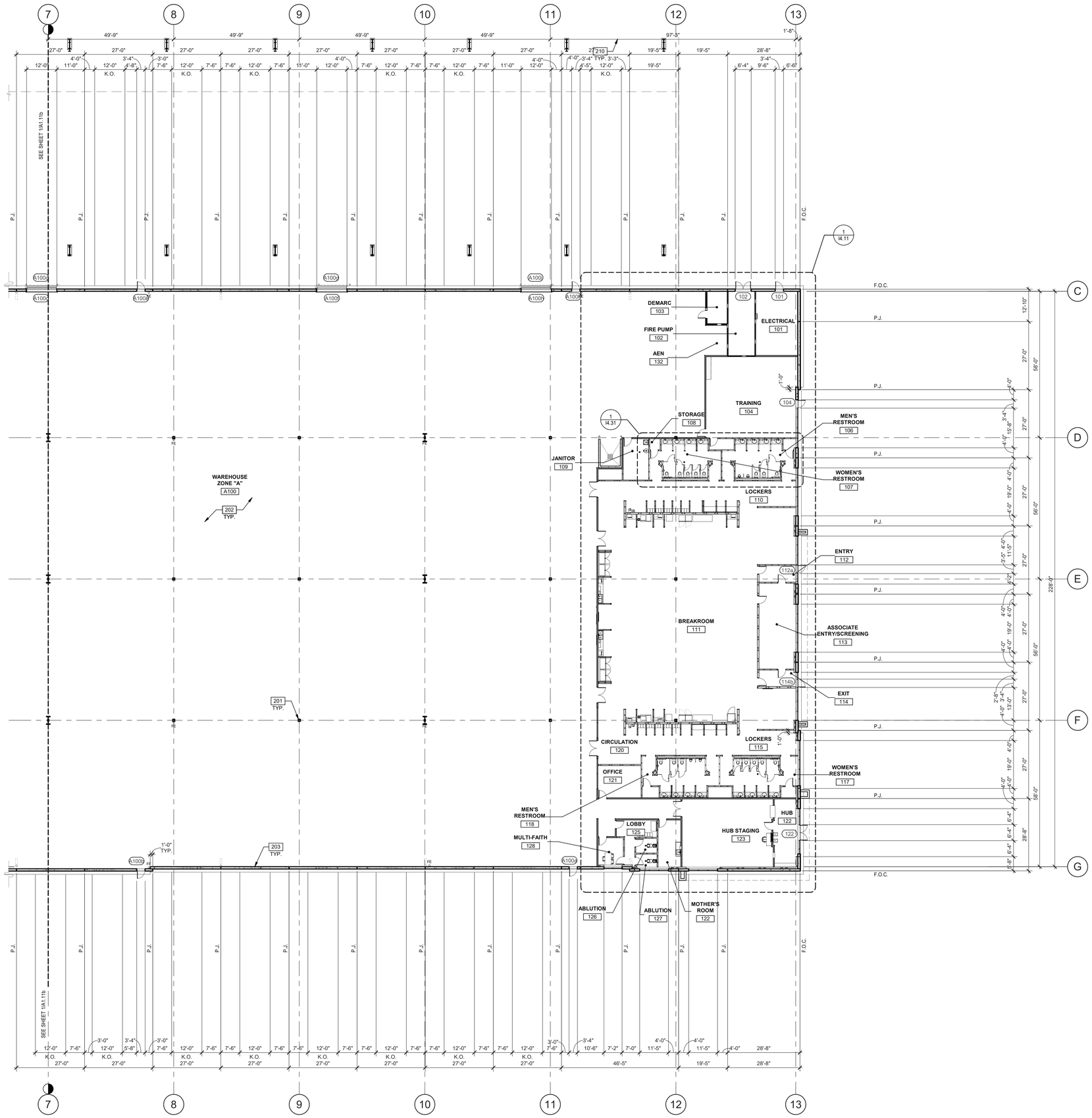
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NOTES:

201 STRUCTURAL STEEL COLUMN PAINT SAFETY YELLOW AT 12' A.F.F.

202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

203 KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.

WALL LEGEND

NOTE: PROVIDE VERTICAL DRYWALL EXPANSION JOINT AT 30' O.C. MAXIMUM

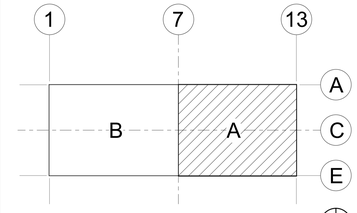
- CON — TILT-UP CONCRETE WALL
- 8 / A5.17 — TILT-UP CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 17 / A5.17, 13 / A5.17 — 1HR RATED CONSTRUCTION
- 10 / A5.17, 9 / A5.17 — FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- 7 / A5.17, 6 / A5.17, 5 / A5.17 — PARTITION TO 6" ABOVE CEILING
- 11 / A5.17 — PLUMBING CHASE WALL TO 6" ABOVE CEILING
- 16 / A5.17, 15 / A5.17, 14 / A5.17 — PARTITION TO UNDERSIDE OF CEILING

LEGEND

NOTE: SEE STRUCTURAL DRAWINGS FOR METAL WALL STUD TABLE TO SELECT APPROPRIATE WALL STUD SIZE GAUGE & SPACING FOR WALL HEIGHT.

- FEC — PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING CO. CABINET TO BE ARCHITECTURAL SERIES VERTICAL DUO, STEEL WITH BAKED WHITE FINISH. EXTINGUISHER TO BE "MP10" 4A:80B:C, U.N.O. SEE 6 / A5.22
- FE — PROVIDE WALL-MOUNTED FIRE EXTINGUISHER, "MP10" BY LARSEN'S MANUFACTURING CO. 4A:80B:C, WITH WALL HANGING BRACKET & SIGN.
- FEH — PROVIDE 15.5LB HALOTRON WALL-MOUNTED FIRE EXTINGUISHER 2A:10B:C WITH BRACKET & SIGN.
- CR — CARD READER LOCATED-BY SECURITY VENDOR. G.C. TO PROVIDE POWER TO ALL LOCATIONS AND CONDUIT PULL STRING AT HARD WALL LOCATIONS FOR SECURITY VENDOR DATA LINES. SEE SPECIFICATIONS AND SECURITY DRAWINGS FOR MORE INFO.
- W — NEW CHILLED WATER COOLER FOR WAREHOUSE. PROVIDE POWER, AND PLUMBING LINE WITH VALVE AS REQUIRED. SEE PLUMBING AND ELECTRICAL DRAWINGS. FINAL NUMBER AND LOCATION TBD.
- EWH — ELECTRIC WATER HEATER - SEE PLUMBING DRAWINGS.
- # — EQUIPMENT TAG - SEE EQUIPMENT SCHEDULE ON THIS SHEET
- ### — DOOR TAG - SEE DOOR SCHEDULE ON SHEETS A11 SERIES
- 7 — WINDOW TAG - SEE WINDOW ELEVATIONS ON SHEET A11.2
- 1 / A12.5 — WALL TAG - SEE PARTITION TYPE LEGEND ON DETAIL 5/A12.5

KEY PLAN



1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL FLOOR PLAN - ZONE A
SCALE: 1/16" = 1'-0"

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PARTIAL FLOOR PLAN - ZONE A

DATE	REMARKS

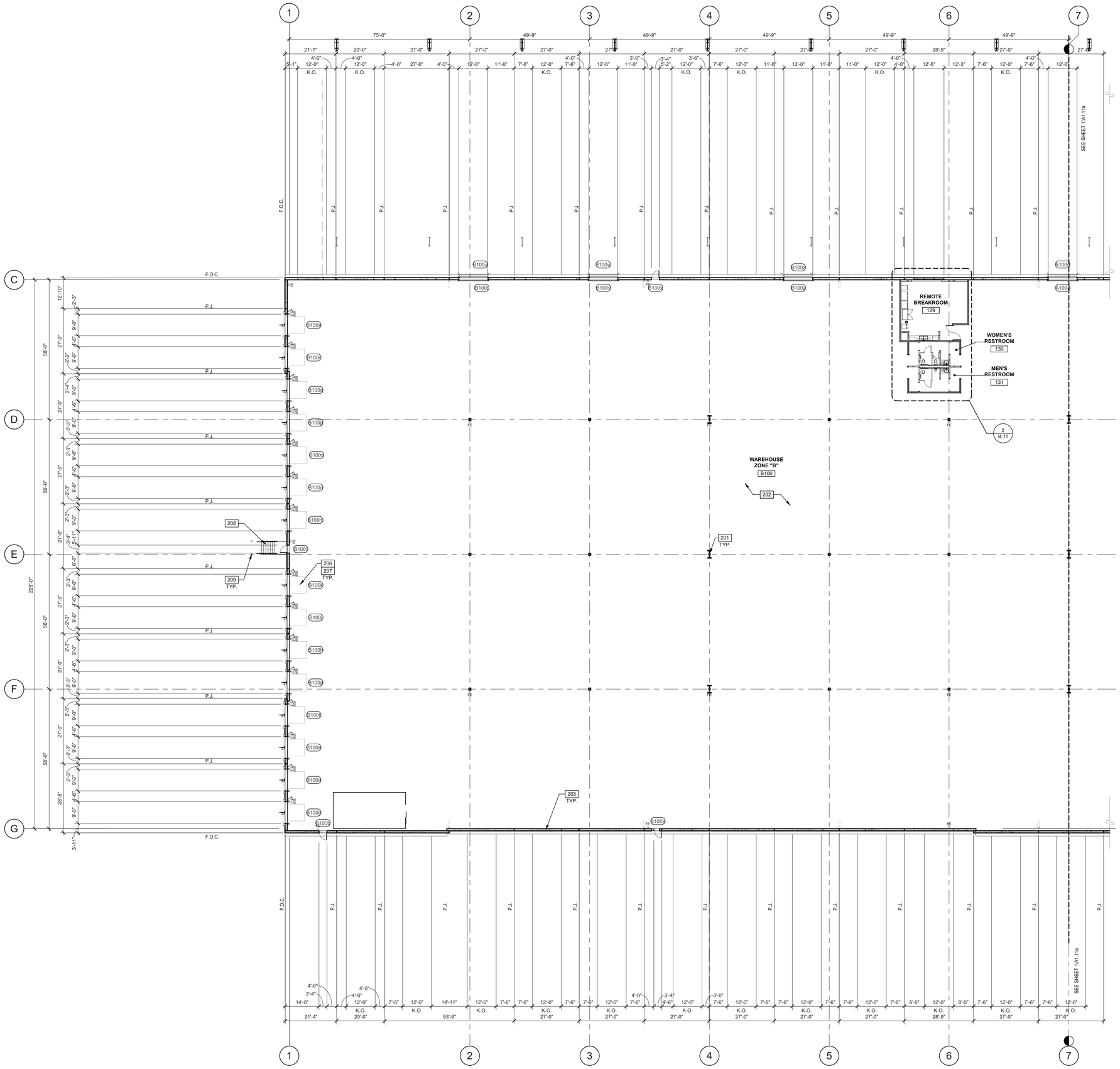
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JOB NO.:	DAL20-0001-00

SHEET
A1.11a

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1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL FLOOR PLAN - ZONE B

SCALE: 1/16" = 1'-0"

1 N

NOTES:

201 STRUCTURAL STEEL COLUMN PAINT SAFETY YELLOW AT 12' A.F.F.
202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
203 KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
206 6X8' HYDRAULIC DOCK LEVELER.
207 DOCK PIT.
208 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
209 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.

WALL LEGEND

NOTE: PROVIDE VERTICAL DRYWALL EXPANSION JOINT AT 30' O.C. MAXIMUM

- CON — TILT-UP CONCRETE WALL
- 8 / A5.17 — TILT-UP CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 17 / A5.17, 13 / A5.17 — 1HR RATED CONSTRUCTION
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- 16 / A5.17, 15 / A5.17, 14 / A5.17 — PARTITION TO UNDERSIDE OF CEILING

LEGEND

NOTE: SEE STRUCTURAL DRAWINGS FOR METAL WALL STUD TABLE TO SELECT APPROPRIATE WALL STUD SIZE GAUGE & SPACING FOR WALL HEIGHT.

FEC — PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING CO. CABINET TO BE ARCHITECTURAL SERIES VERTICAL DUO, STEEL WITH BAKED WHITE FINISH. EXTINGUISHER TO BE "MP10" 4A:80B:C. U.N.O. SEE 6 / A5.22

FE — PROVIDE WALL-MOUNTED FIRE EXTINGUISHER, "MP10" BY LARSEN'S MANUFACTURING CO. 4A:80B:C, WITH WALL HANGING BRACKET & SIGN.

FEH — PROVIDE 15.5LB HALOTRON WALL-MOUNTED FIRE EXTINGUISHER 2A:10B:C WITH BRACKET & SIGN.

CR — CARD READER LOCATED-BY SECURITY VENDOR. G.C. TO PROVIDE POWER TO ALL LOCATIONS AND CONDUIT PULL STRING AT HARD WALL LOCATIONS FOR SECURITY VENDOR DATA LINES. SEE SPECIFICATIONS AND SECURITY DRAWINGS FOR MORE INFO.

W — NEW CHILLED WATER COOLER FOR WAREHOUSE. PROVIDE POWER, AND PLUMBING LINE WITH VALVE AS REQUIRED. SEE PLUMBING AND ELECTRICAL DRAWINGS. FINAL NUMBER AND LOCATION TBD.

EWH — ELECTRIC WATER HEATER - SEE PLUMBING DRAWINGS.

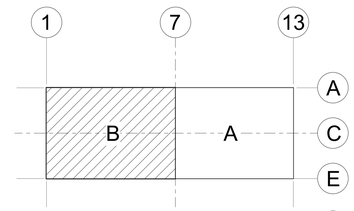
(#) — EQUIPMENT TAG - SEE EQUIPMENT SCHEDULE ON THIS SHEET

(###) — DOOR TAG - SEE DOOR SCHEDULE ON SHEETS A11 SERIES

(7) — WINDOW TAG - SEE WINDOW ELEVATIONS ON SHEET A11.2

(X) — WALL TAG - SEE PARTITION TYPE LEGEND ON DETAIL 5/A12.5

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GILROY, CALIFORNIA 95020

PARTIAL FLOOR PLAN - ZONE B

DATE	REMARKS

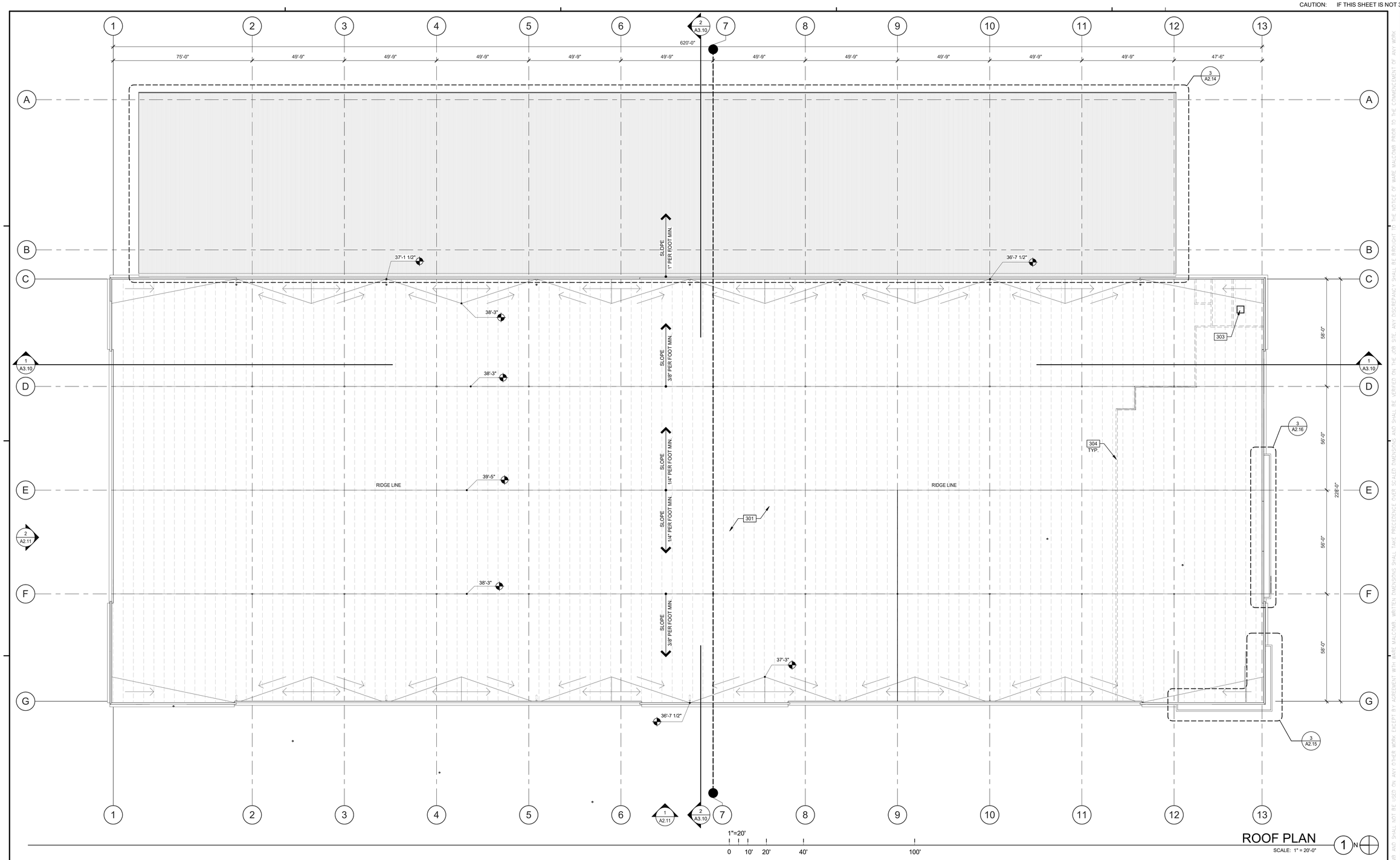
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ROOF PLAN

SCALE: 1" = 20'-0"

LEGEND

FLOW LINE TO DRAIN. SLOPE 1/4" PER FOOT MIN.

STRUCTURAL FRAMINGS BELOW ROOF DECK. SEE STRUCTURAL DRAWINGS

ABBREVIATIONS

B.O.D. = BOTTOM OF DECK
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

NOTES:

301 SINGLE-PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK.
303 ROOF HATCH. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
304 LINE OF WALL BELOW.

GENERAL NOTES

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

A. MAINTAIN ¼"PER FOOT MINIMUM SLOPE THROUGHOUT ROOF.
B. WALKWAY PADS TO BE PROVIDED AT AREAS SHOWN AND TO INCLUDE ALL EQUIPMENT INSTALLATIONS, DOORWAYS, STAIR/LADDER LANDINGS, AND OTHER AREAS REQUIRING REGULAR MAINTENANCE.
C. CONTRACTOR TO PROVIDE COVERS, ENCLOSURES, AND/OR SEALANTS AT ALL ROOF PENETRATIONS, PIPES, CURBS, DUCTS, AND CONNECTIONS. COORDINATE AND REFER TO MECHANICAL/ELECTRICAL DISCIPLINES FOR ADDITIONAL INFORMATION.
D. PROVIDE TAPERED INSULATION ROOF CRICKETS AT MECHANICAL UNITS AS REQUIRED. MIN SLOPE TO BE 1/4" / 1'-0". PROVIDE VALLEY SLOPES AS REQUIRED BY AHJ AND WARRANTY REQUIREMENTS
E. ALL DIMENSIONS ARE FOR GENERAL ARRANGEMENT AND LOCATION ONLY. ACTUAL REQUIREMENTS AND DIMENSIONS SHALL BE VERIFIED AND COORDINATED WITH EQUIPMENT, SHOP DRAWINGS, AND STRUCTURAL FRAMING.
F. SEE STRUCTURAL FRAMING PLAN FOR ROOF DECK HEIGHTS TO ESTABLISH ROOF SLOPES AND ROOF MEMBER LOCATIONS.
G. NO CONDUIT ON ROOF.
H. ALL COMPONENTS FOR THE ROOF DRAINAGE SYSTEM SHALL BE SIZED BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD PER LOCAL BUILDING CODE.
I. ALL ROOF MATERIALS SHALL COMPLY W/ THE STANDARDS AS SPECIFIED BY LOCAL CODE AND SHALL HAVE A FIRE CLASSIFICATION AS REQUIRED
J. ALL ROOF DRAINS SHALL COMPLY WITH LOCAL BUILDING CODE. ALL STORM DRAINS SHALL PROVIDE CLEAN OUTS AND OVERFLOWS AS REQUIRED BY CODE.
K. ALL ROOF TOP EQUIPMENT AND DEVICES REQUIRING MAINTENANCE SHALL BE NO CLOSER THAN 20 FEET FROM THE PARAPET WALL.

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ROOF PLAN

REMARKS	DATE

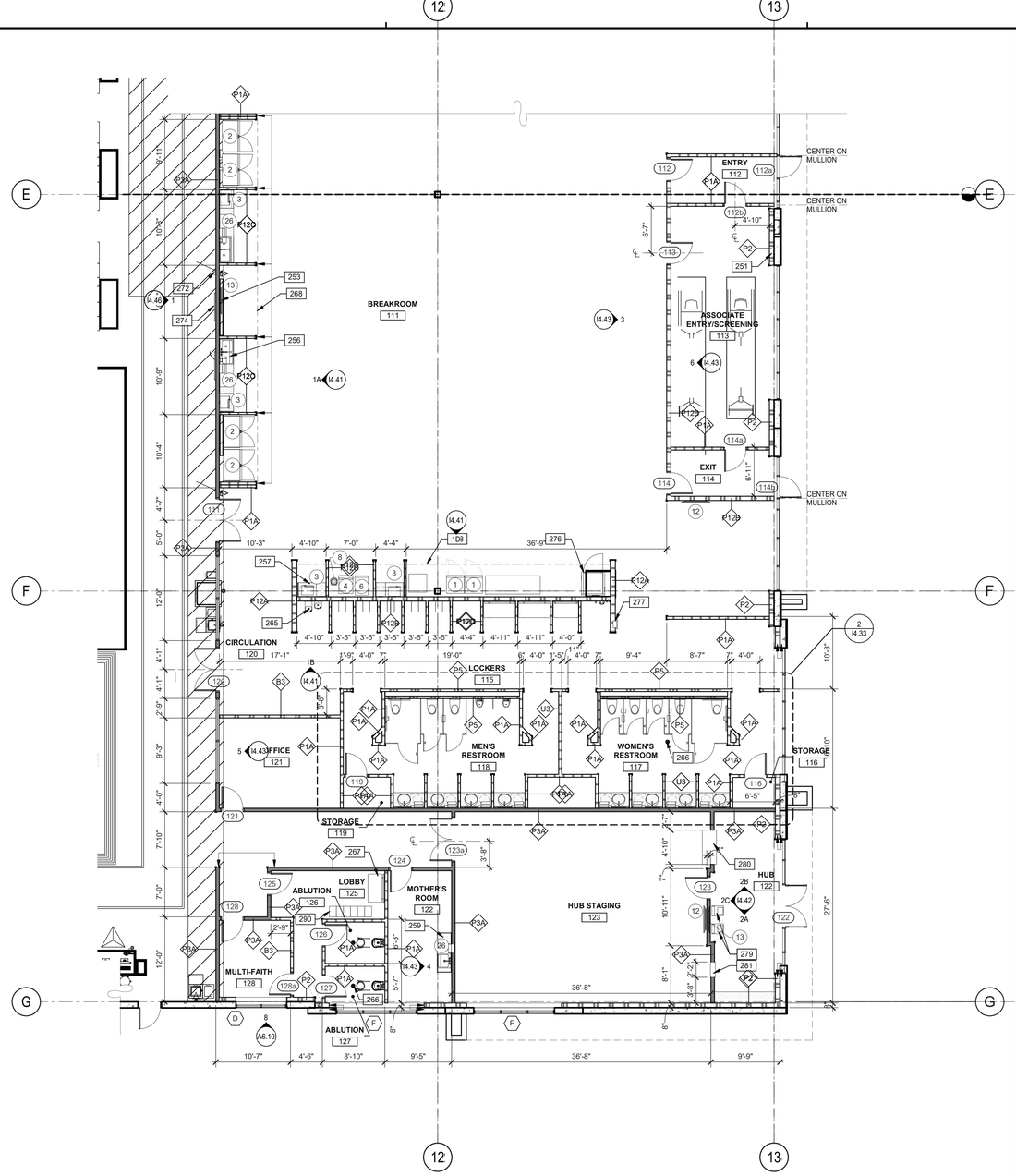
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JOB NO.:	DAL20-0001-00

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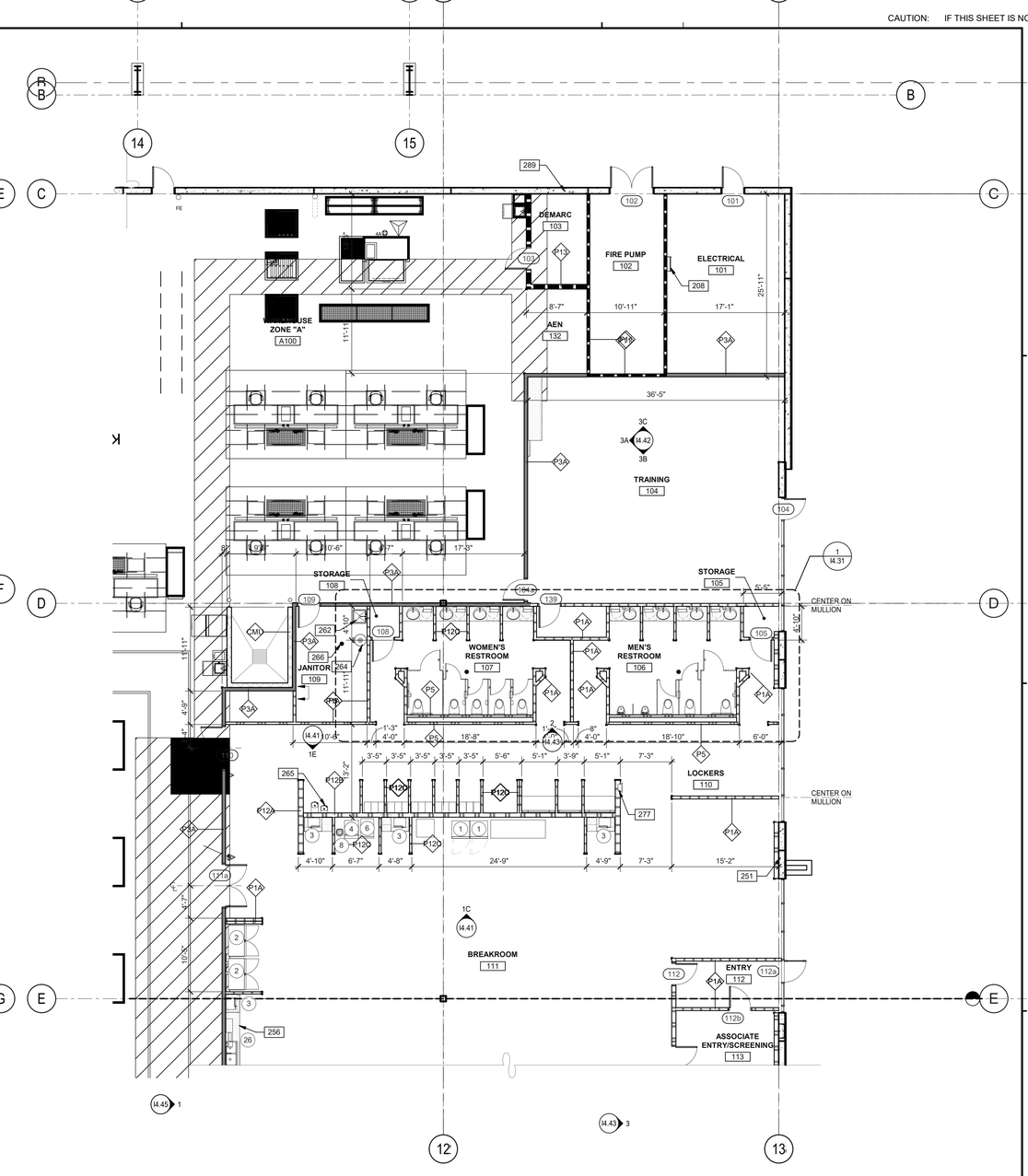
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ENLARGED FLOOR PLAN - MAIN OFFICE 2

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



ENLARGED FLOOR PLAN - MAIN OFFICE 1

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

1/8"=1'-0"

0 4' 8' 16' 32'

EQUIPMENT SCHEDULE

	ITEM:	SUPPLIED BY: TENANT	SUPPLIED BY: GC	INSTALLED BY: TENANT	INSTALLED BY: GC
1	LUNCH STORAGE COOLER	YES		YES	
2	REFRIGERATOR/TOP FREEZER ELEC. BY G.C.	YES		YES	
3	MICROWAVE ELEC. BY G.C.	YES		YES	
4	ICE MACHINE W FLOOR DRAIN ELEC. & WATER LINE BY G.C.	YES			YES
5					
6	VENDING MACHINE SMALL - SNACK ELEC. BY G.C.	YES		YES	
7	COFFEE VENDOR, ELEC. & WATER LINE BY G.C.	YES		YES	
8	WATER COOLER ELEC. & WATERLINE BY G.C.	YES		YES	
11	SOAP DISPENSER				
12					
13	TV-WALL MOUNTED ELEC. & DATA BY G.C.				
16	TRASH BIN	YES		YES	
23					
26	PAPER TOWEL DISPENSER - SURFACE MOUNTED		YES		YES
29					
30	UNDER COUNTER REFRIGERATOR				
36					
37	REFER TO DESIGN CRITERIA PACKAGE FOR ADDITIONAL INFORMATION COORDINATE WITH OWNER FOR DIGITAL CONTENT. CLIENT TO CONFIRM CHOICE OF EQUIPMENT				
48					
49					
95					

LEGEND

NOTE: SEE STRUCTURAL DRAWINGS FOR METAL WALL STUD TABLES TO CERTIFY APPROPRIATE WALL STUD SIZE GAUGES & SPACING FOR WALL HEIGHT.

- FEC — PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING CO. CABINET TO BE SEMI-RECESSED, VERTICAL DUO, STEEL WITH BAKED WHITE ENAMEL FINISH, CLEAR ANODIZED TRIM MODEL "MP10" 4A:80B:C. U.N.O. SEE SPECIFICATIONS.
- FE — PROVIDE 10LB MONOAMMONIUM PHOSPHATE FIRE EXTINGUISHER, "MP10" BY LARSEN'S MANUFACTURING CO. 4A:80B:C, WITH WALL HANGING BRACKET & SIGN.
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- ### — DOOR TAG - SEE DOOR SCHEDULE ON SHEETS A11 SERIES
- ? — WINDOW TAG - SEE WINDOW ELEVATIONS ON SHEET A11.2
- ◇ — WALL TAG - SEE PARTITION TYPE LEGEND ON DETAIL 5/A12.5

WALL TYPES

* ALL WALLS TO BE OF TYPE < A3 > U.O.N.
* SEE SHEET A12.5 FOR WALL TYPES

WALL LEGEND

NOTE: PROVIDE VERTICAL DRYWALL EXPANSION JOINT AT 30' O.C. MAXIMUM

- CON — TILT-UP CONCRETE WALL
- 8 / A5.17 — TILT-UP CONCRETE WALL WITH FURRING
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NOTES

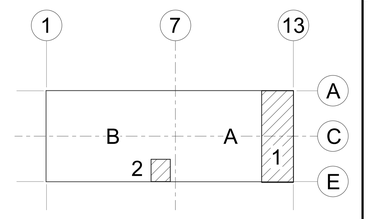
208 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
251 EXTERIOR CONCRETE WALLS/EXTERIOR METAL PANELS TO BE FURRED TO 6" ABOVE CEILING AND CONTINUE INSULATION (IF APPLICABLE) TO DECK ABOVE. AT OPEN CEILING AREAS, FURRING TO BE PROVIDED TO DECK ABOVE. FURRING TO CONTINUE ABOVE AND BELOW WINDOWS WHICH ARE NOT FULL HEIGHT. GYPSUM BOARD TO WRAP WINDOW FRAME AT SILL, JAMB AND HEAD.
253 NICHE WALL FOR FLATSCREEN TV INSTALLATION. PROVIDE 3" AIR CLEARANCE AROUND TOP, BOTTOM AND SIDES OF SCREEN. VERIFY WITH TENANT TV SIZES PRIOR CREATING NICHE.
256 UPPER & LOWER CABINETRY NO DRAWERS, WITH BACK-SPLASH AND DOUBLE-BASIN STAINLESS STEEL SINK WITH FAUCET.
257 UPPER & LOWER CABINETRY NO DRAWERS, WITH BACK-SPLASH.
259 LOWER CABINETRY NO DRAWERS, WITH BACK-SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK WITH FAUCET.
262 MOP SINK. SEE PLUMBING DRAWINGS.
264 ELECTRIC WATER HEATER.
265 HI-LO DRINKING FOUNTAIN WITH CANE APRON.
266 FLOOR DRAIN. SEE PLUMBING DRAWINGS.
267 LOCKER BENCH: FREESTANDING, ACCESSIBLE 42"W X 20"D X 17 14"H GLOBAL INDUSTRIAL (MODEL #T9F2698859).
268 GYPSUM BOARD SOFFIT/HEADER ABOVE.
272 TIME CLOCK (FOIO/FTIT). G.C. TO PROVIDE DATA WIRING (P.O.E) FOR EACH CLOCK. COORDINATE FINAL LOCATION W/ OWNER/TENANT.
274 BULLETIN BOARD.
276 PHONE BOOTH. TO BE PROVIDED BY ROOM ONE. DOOR/FRAME: WHITE, INTERIOR: LIGHT GRAY, EXTERIOR: OAK.
277 SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES #7013-DV, STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEMI-GLOSS) TO MATCH ADJACENT WALL. EXTINGUISHER TO BE #3005, 2A:10B:C.
279 CUSTOMER KIOSKS (2 TOTAL), (FOIO/FTIT).
280 CUSTOMER PICK-UP LOCKERS. (FOIO/FTIT).
281 RETURN SLOT MILLWORK.
289 PATH FOR PORTABLE GENERATOR CABLE LOCATED OUTSIDE TO CONNECT WITH SWITCH LOCATED IN EMERGENCY ELECTRICAL ROOM. 12X12 OPENING IN BOTH INTERIOR AND EXTERIOR WALLS, WITH FIRE RATED, SECURITY ACCESS DOOR, +-36" AFF.
290 SHOE RACK (FOIO/FTIT).

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 & A0.2a FOR ADDITIONAL GENERAL NOTES.
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
12. PLANS HOLDER, G.C. RESPONSIBLE FOR INSTALLATION, PRINTS OF FINAL AS-BUILT DRAWINGS AND LABELING. FINAL PLACEMENT TO BE DETERMINED BY OWNER/TENANT.

KEY PLAN



N

NOT TO SCALE

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ENLARGED FLOOR PLAN - MAIN OFFICE

DATE	REMARKS

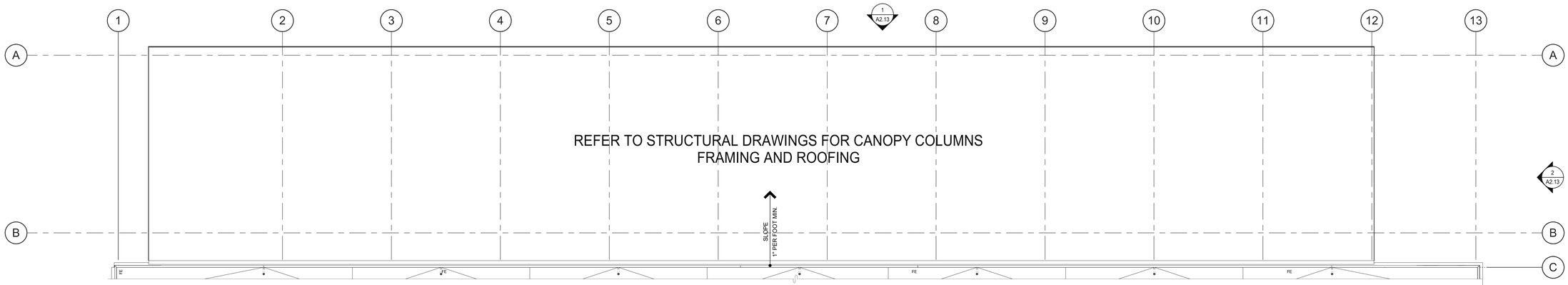
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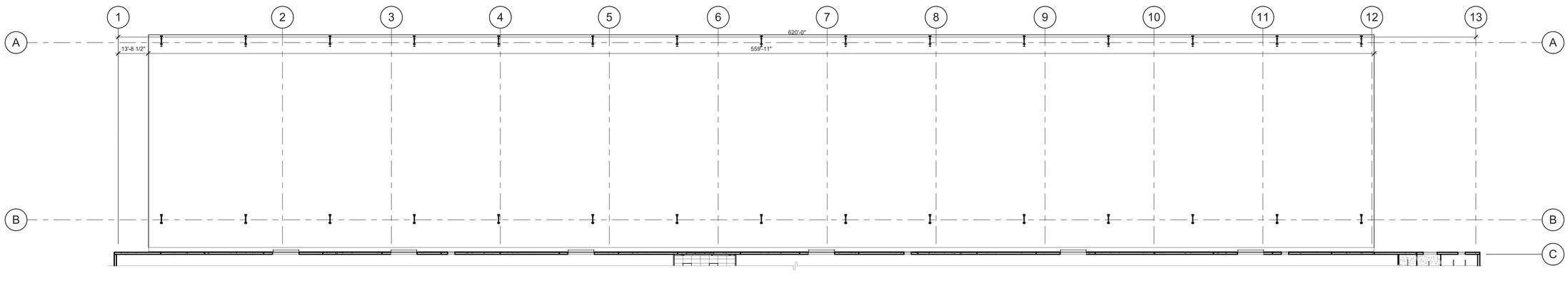
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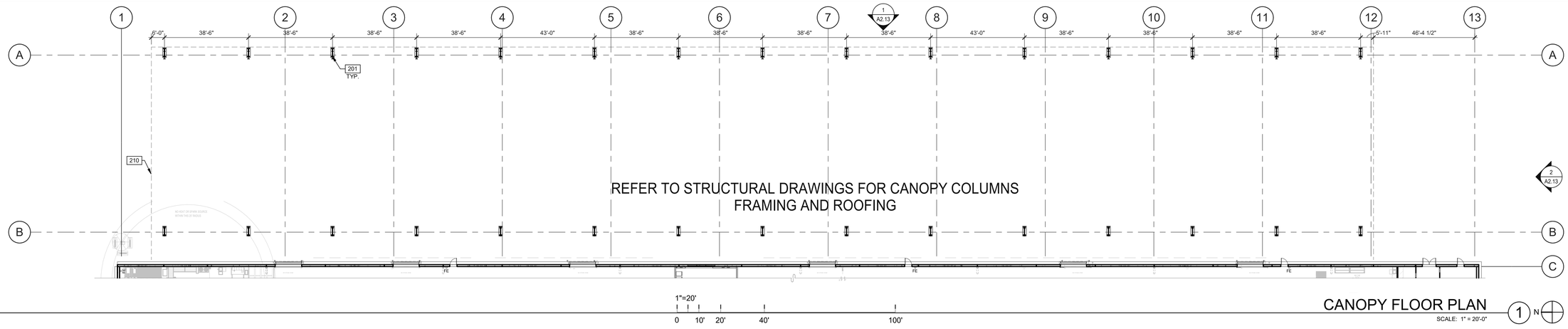
CANOPY ROOF PLAN 3

SCALE: 1" = 20'-0"



CANOPY REFLECTED CEILING PLAN 2

SCALE: 1" = 20'-0"



CANOPY FLOOR PLAN 1

SCALE: 1" = 20'-0"

N

LEGEND

- MANEUVERING CLEAR AREAS
- LOAD OUT CLEAR ZONE
- BIRD NETTING

NOTES:

201 STRUCTURAL STEEL COLUMN PAINT SAFETY YELLOW AT 12' A.F.F.
210 OUTLINE OF CANOPY ABOVE.

GENERAL NOTES

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

1. THIS REFLECTED CEILING PLAN IS PROVIDED TO DOCUMENT CEILING DESIGN INTENT. SEE ALSO MECHANICAL AND ELECTRICAL DOCUMENTATION FOR COMPLETE INFORMATION INCLUDING SWITCH LOCATION, CIRCUITING AND WIRING LAYOUT. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP/FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK.
2. AT AREAS OPEN TO STRUCTURE, PAINT METAL DECK, STRUCTURE, EXPOSED CONDUIT, MECHANICAL DUCT WORK, AND FIRE SPRINKLER COMPONENTS (EXCEPT HEADS) PT-2, UNLESS OTHERWISE NOTED.
3. SEE STRUCTURAL FOR FRAMING INFORMATION.
4. COORDINATE PERIMETER CONDITIONS WITH ARCHITECTURAL DRAWINGS AND SITE ELEMENTS LIGHTING, SPRINKLERS, SIGNAGES AND OTHER MEPF ELEMENTS ARE NOT SHOWN. COORDINATE AS REQUIRED WITH EACH DISCIPLINE.
5. CRITICAL DIMENSIONS ARE DELINEATED AS "CLEAR".
6. REGIONAL WEATHER CONDITION CONSIDERATIONS - REGIONAL DESIGN TEAM TO VERIFY WITH CODES AND ADJUST DESIGN ACCORDINGLY TO ACCOUNT FOR REGIONAL WEATHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO STORMWATER, WIND SPEED, UV EXPOSURE, HOT/COLD TEMPERATURE, HUMIDITY, SNOW LOAD, SNOW DRIFT, AND ICE BUILDUP. CANOPY OVERHANG AS REQUIRED BY SITE SPECIFIC CLIMATIC REQUIREMENTS, TO KEEP LAUNCH AREA CLEAR OF EXCESSIVE RAIN, SNOW AND SUN EXPOSURE.
7. SEE PARKING LEGEND FOR REQUIRED SIZE OF STAGING AND LOADING STALLS. THE CIVIL, ARCHITECTURAL AND STRUCTURAL REVIT/AUTOCAD MODELS MAY NOT REFLECT THE DIMENSIONS INDICATED. SITE SPECIFIC PROJECTS SHALL ADHERE TO REQUIRED DIMENSIONS INDICATED IN PARKING LEGEND.

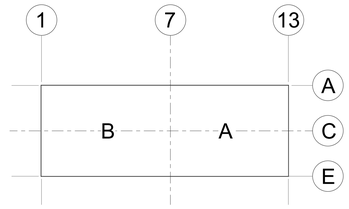
ROOF MATERIAL BASIS OF DESING

A. SINGLE COMPONENT RAISED SEAM METAL PANEL ROOF CLADDING SYSTEM. FORMED WITH INTEGRAL RIBS AT PANEL EDGES AND A FLAT PAN BETWEEN RIBS. DESIGNED FOR SEQUENTIAL INSTALLATION BY MECHANICALLY ATTACHING PANELS TO SUPPORTS USING SCREW FASTENERS LOCATED UNDER CONCEALED SIDE OF PANELS AND LAPPING AND INTERCONNECTING SIDE EDGES OF ADJACENT PANELS. BASIS OF DESIGN AEPSPAN SPAN-LOK OR SIMILIAR. COLOR TO BE PT-4. PROVIDE FINISH ON BOTH SIDES.
B. ALTERNATE. PROVIDE INSULATED METAL PANEL, KINGSPAN KINGSEAM. PANELS TO BE DESIGNED FOR SEQUENTIAL INSTALLATION BY MECHANICALLY ATTACHING PANELS TO SUPPORTS USING SCREW FASTENERS LOCATED UNDER CONCEALED SIDE OF PANELS AND LAPPING AND INTERCONNECTING SIDE EDGES OF ADJACENT PANELS. COLOR TO BE PT-4. PROVIDED FINISH ON BOTH SIDES. THIS ALTERNATE SELECTION WILL RESULT IN A DIFFERENT JOIST LAYOUT REFER STRUCTURAL
C. FASCIA PANEL COLOR TO BE PT-3 OR AS REQUIRED BY SPECIFIC PROJECT'S SIGNAGE AND BRANDING REQUIREMENTS

VAN LOADING CANOPY ROOF MATERIAL BASIS OF DESIGN

A. 45 MIL SINGLE PLY TPO OVER 1.5" RIGID INSULATION OVER METAL DECK.
B. FASCIA PANEL COLOR TO BE PANTONE 2995C.

KEY PLAN



NOT TO SCALE

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CANOPY PLANS

DATE	REMARKS

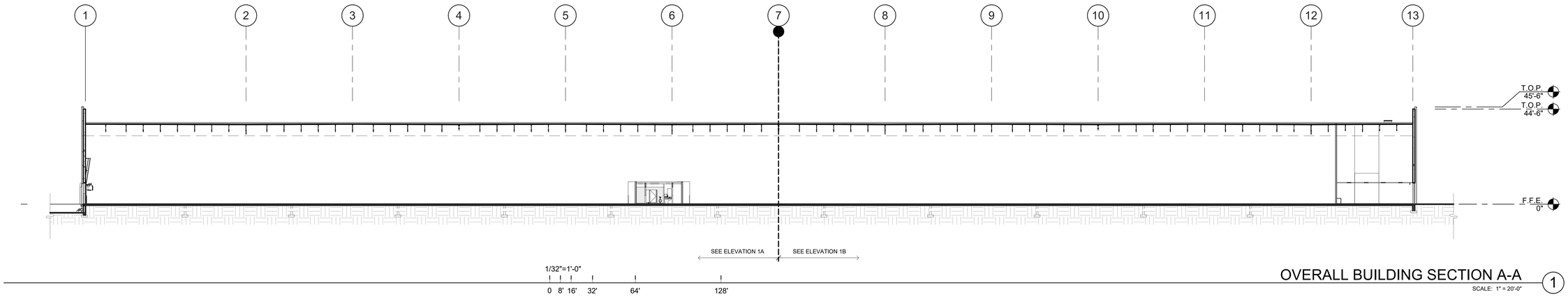
PA/PM:	N. RIVERA
DRAWN BY.:	A.R./S.N.
JOB NO.:	DAL20-0001-00

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A2.14

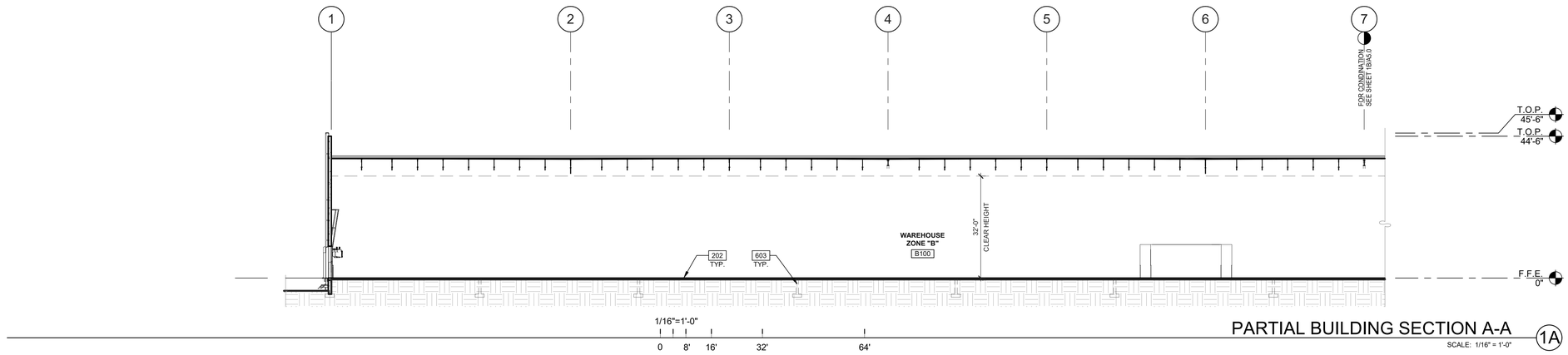
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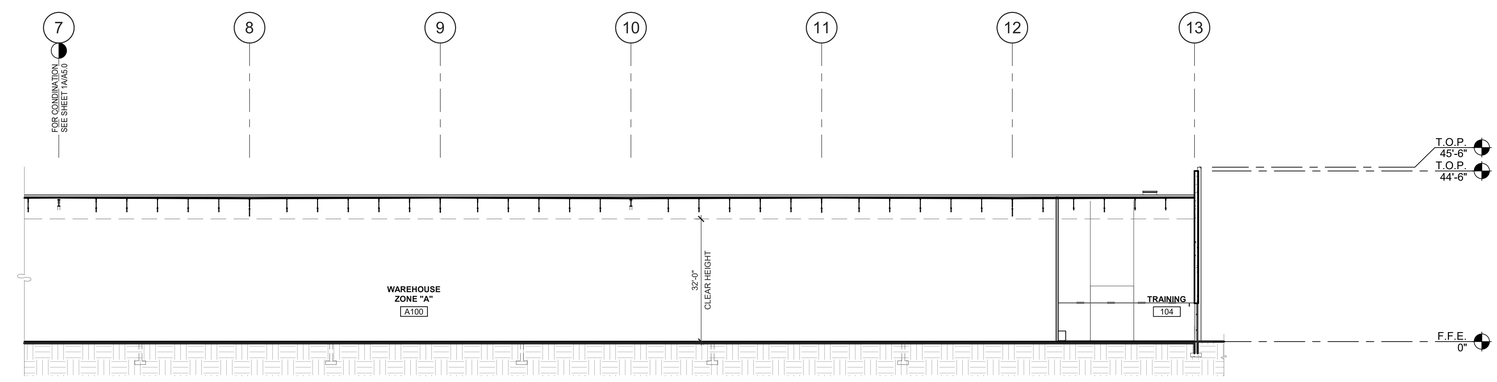
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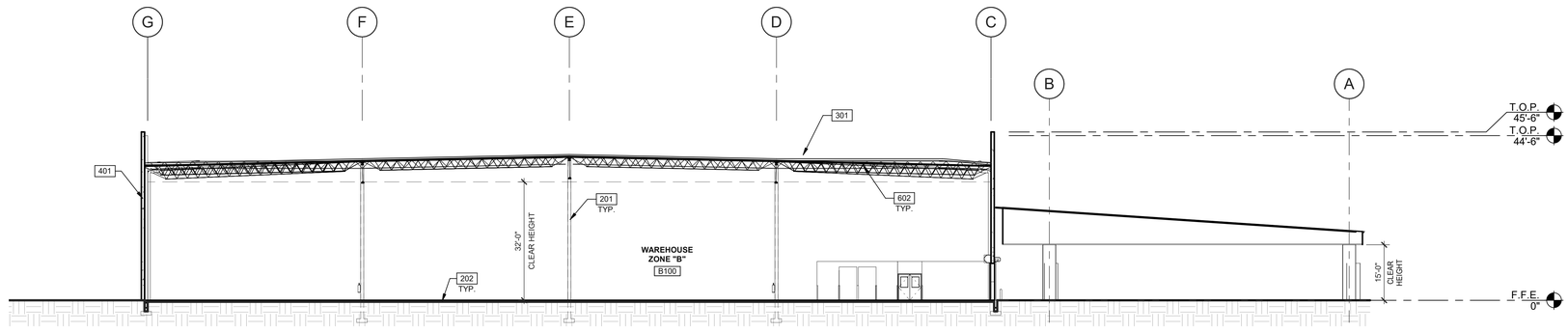
OVERALL BUILDING SECTION A-A (1)
SCALE: 1" = 20'-0"



PARTIAL BUILDING SECTION A-A (1A)
SCALE: 1/16" = 1'-0"



PARTIAL BUILDING SECTION A-A (1B)
SCALE: 1/16" = 1'-0"



OVERALL BUILDING SECTION B-B (2)
SCALE: 1/16" = 1'-0"

GENERAL NOTES

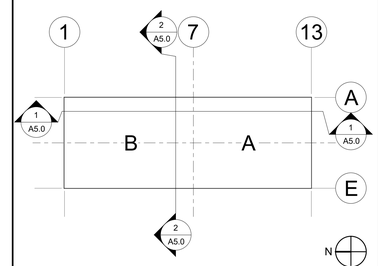
SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

A. ELEVATION 0'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS
B. DO NOT SCALE DRAWINGS
C. REFER TO ENLARGED PLANS AND ELEVATIONS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENCE OVER PLANS OF SMALLER SCALE

NOTES:

201 STRUCTURAL STEEL COLUMN PAINT SAFETY YELLOW AT 12' A.F.F.
202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
301 SINGLE-PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK.
401 CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
602 STRUCTURAL STEEL JOIST. SEE STRUCTURAL DWGS.
603 CONCRETE FOOTING. SEE STRUCTURAL DWGS.

KEY PLAN



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BUILDING SECTIONS

REMARKS	DATE

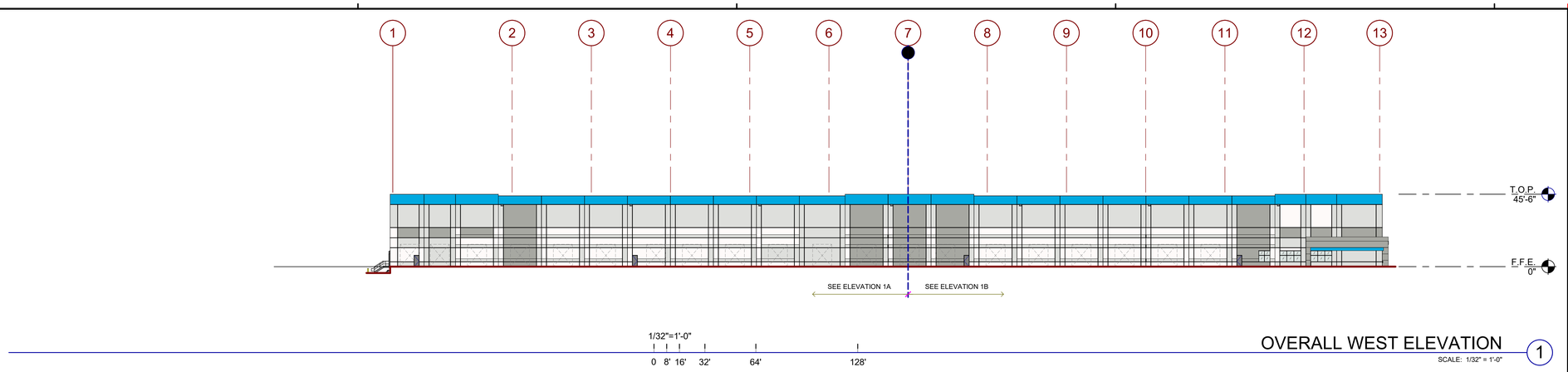
PA/PM:	N. RIVERA
DRAWN BY.:	A.R./S.N.
JOB NO.:	DAL20-0001-00

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A3.10

4/20/2021 11:24:10 AM

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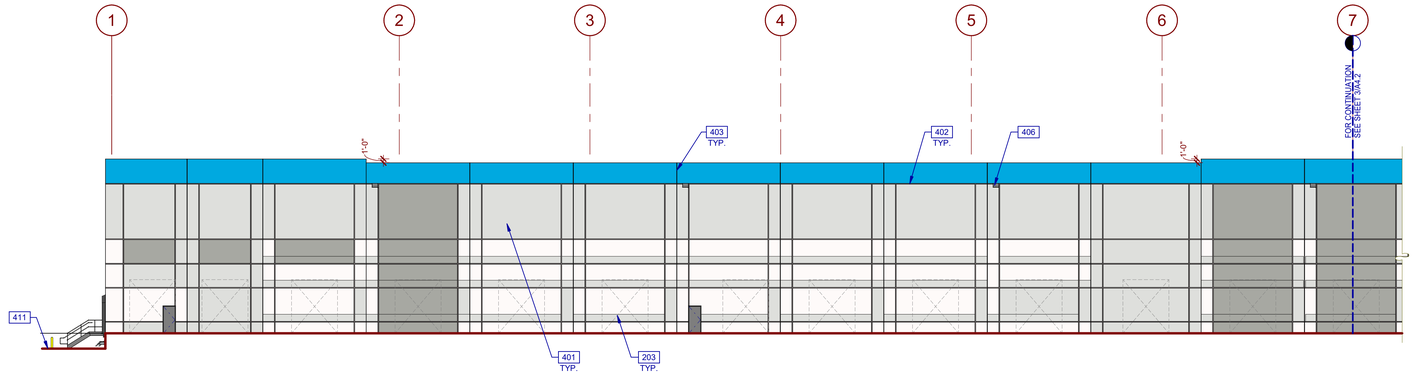
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1/32"=1'-0"
0 8' 16' 32' 64' 128'

OVERALL WEST ELEVATION 1

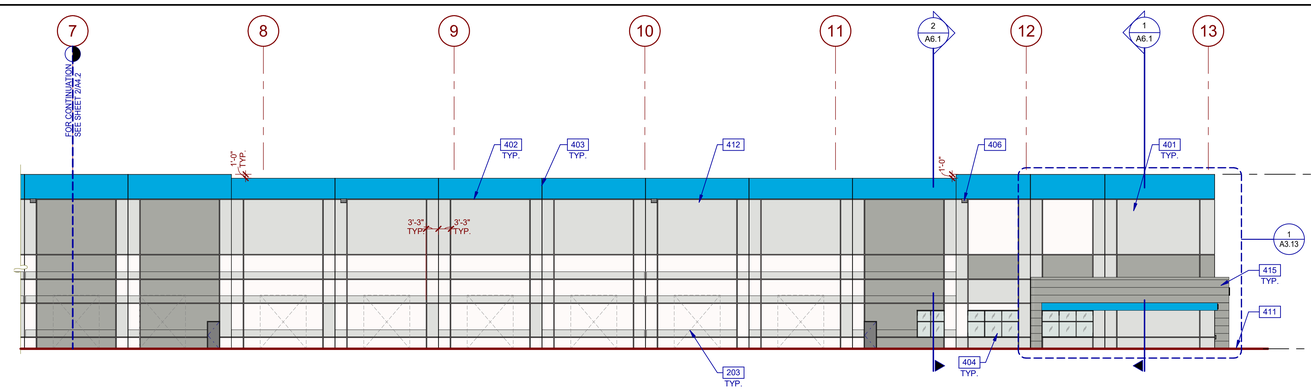
SCALE: 1/32" = 1'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

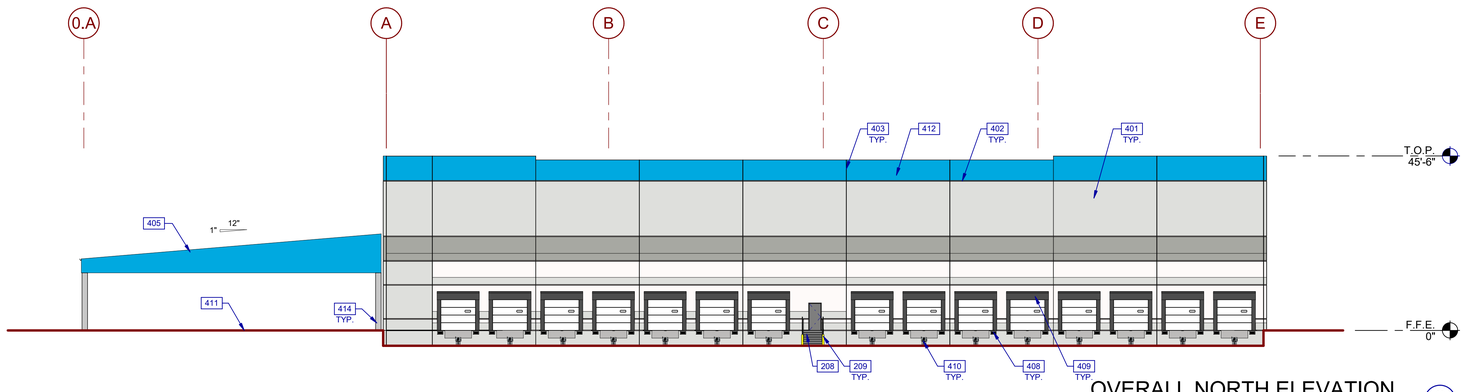
PARTIAL WEST ELEVATION 1A

SCALE: 1/16" = 1'-0"



PARTIAL WEST ELEVATION 1B

SCALE: 1/16" = 1'-0"



OVERALL NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

1. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX. U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED ON SHEET CS.
2. PROVIDE AND COORDINATE "KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.

KEYNOTES:

203	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
208	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
209	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
403	CONCRETE WALL JOINT.
404	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405	METAL CANOPY, PAINTED.
406	OVERFLOW SCUPPER.
408	DOCK BUMPER.
409	DOCK SHELTER.
410	TRAILER RESTRAINT.
411	FINISH GRADE, VARIES.
412	LINE OF ROOF BEYOND.
414	STEEL STRUCTURE PAINT.
415	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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.

- BASE COLOR - PT-1
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: SW 7063 NEBULOUS WHITE
- SECONDARY COLOR - PT-2
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: SW 7066 GRAY MATTERS
- ACCENT COLOR - PT-3
  MANUFACTURER: PANTONE
  COLOR/NO: 2995 C TENANT PRIME BLUE
- ACCENT COLOR - PT-4
  MANUFACTURER: STANDARD
  COLOR/NO: BRIGHT WHITE

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EXTERIOR ELEVATIONS

DATE	REMARKS

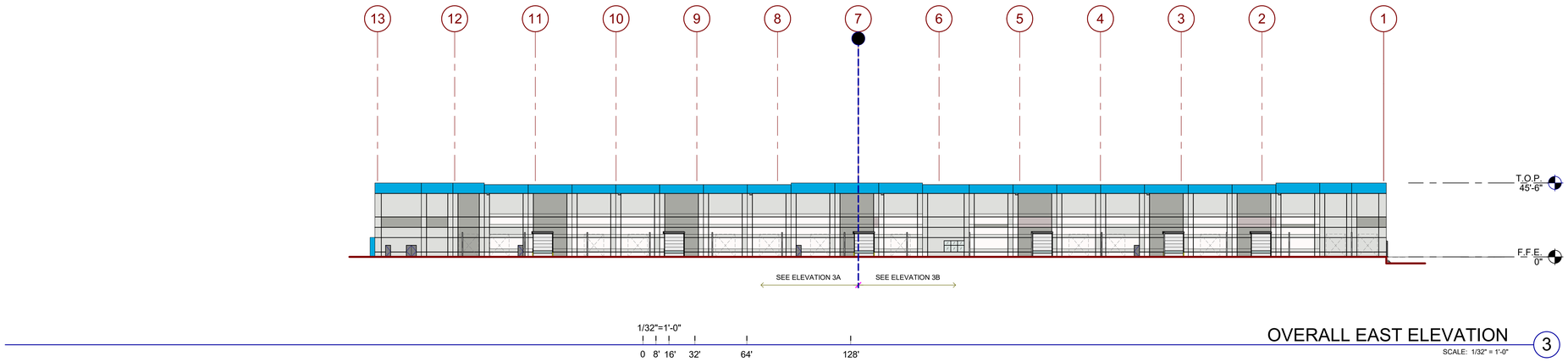
PA/PM:	N. RIVERA
DRAWN BY.:	C.A.T.
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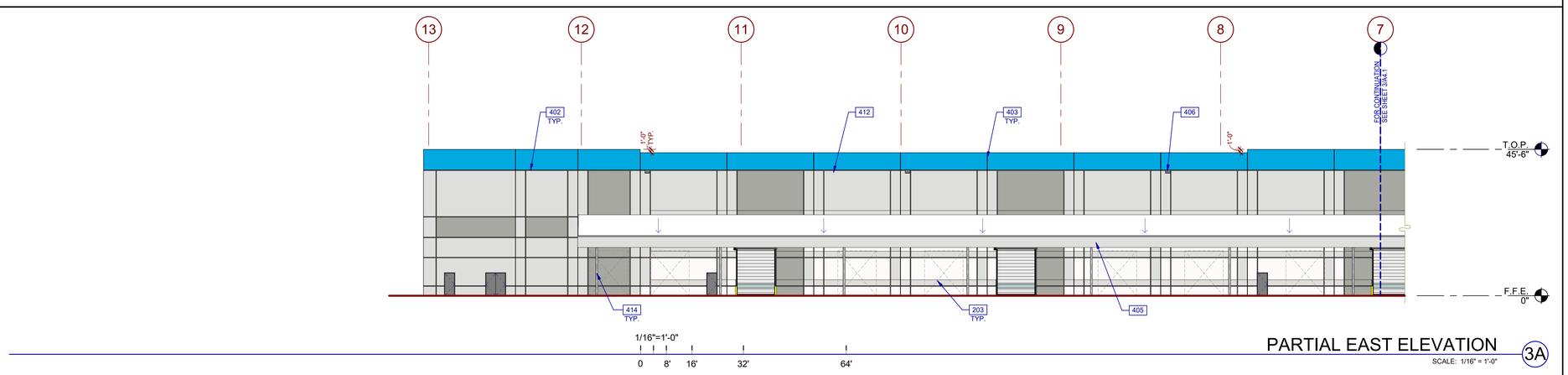


1/32"=1'-0"

0 8' 16' 32' 64' 128'

OVERALL EAST ELEVATION 3

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

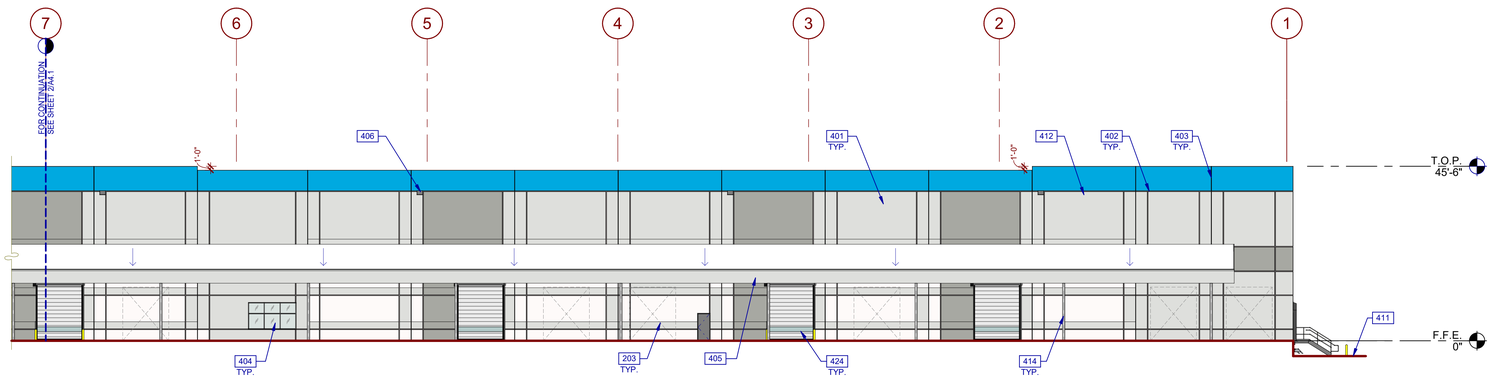


1/16"=1'-0"

0 8' 16' 32' 64'

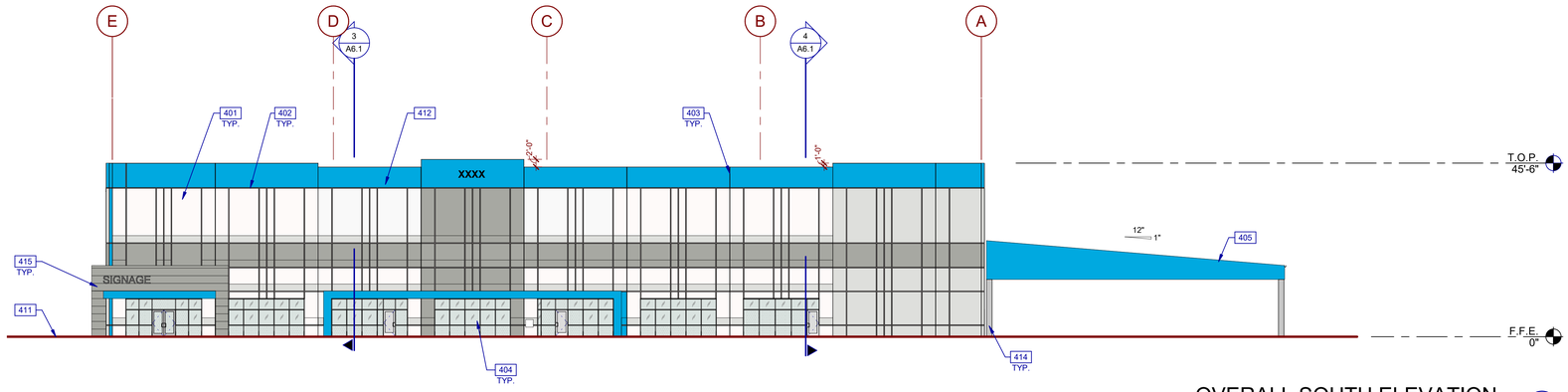
PARTIAL EAST ELEVATION 3A

SCALE: 1/16" = 1'-0"



PARTIAL EAST ELEVATION 3B

SCALE: 1/16" = 1'-0"



OVERALL SOUTH ELEVATION 4

SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

1. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX. U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED ON SHEET CS.
2. PROVIDE AND COORDINATE "KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.

KEYNOTES:

203	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
403	CONCRETE WALL JOINT.
404	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405	METAL CANOPY, PAINTED.
406	OVERFLOW SCUPPER.
411	FINISH GRADE, VARIES.
412	LINE OF ROOF BEYOND.
414	STEEL STRUCTURE PAINT.
415	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
424	COILING OVERHEAD LOAD OUT DOOR (INSULATED), PRIMED AND FIELD PAINTED.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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.

- BASE COLOR - PT-1
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: SW 7063 NEBULOUS WHITE
- SECONDARY COLOR - PT-2
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: SW 7066 GRAY MATTERS
- ACCENT COLOR - PT-3
  MANUFACTURER: PANTONE
  COLOR/NO: 2995 C TENANT PRIME BLUE
- ACCENT COLOR - PT-4
  MANUFACTURER: STANDARD
  COLOR/NO: BRIGHT WHITE

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EXTERIOR ELEVATIONS

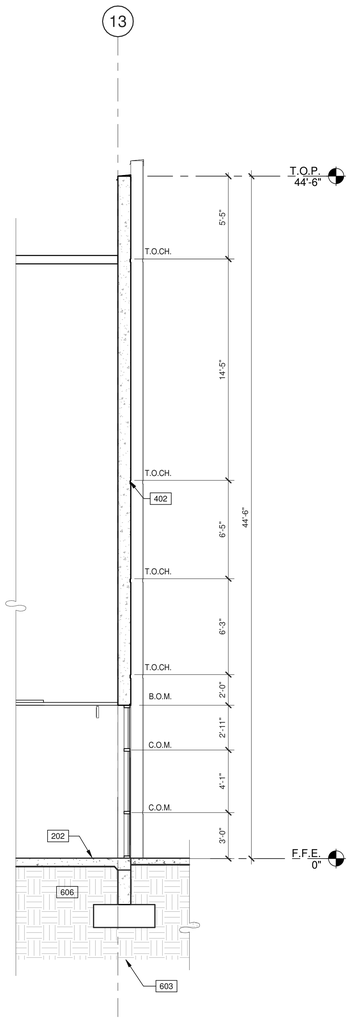
DATE	REMARKS

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DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

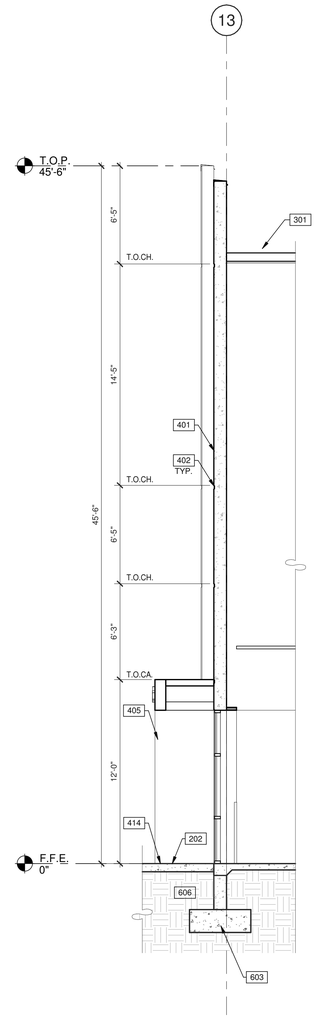
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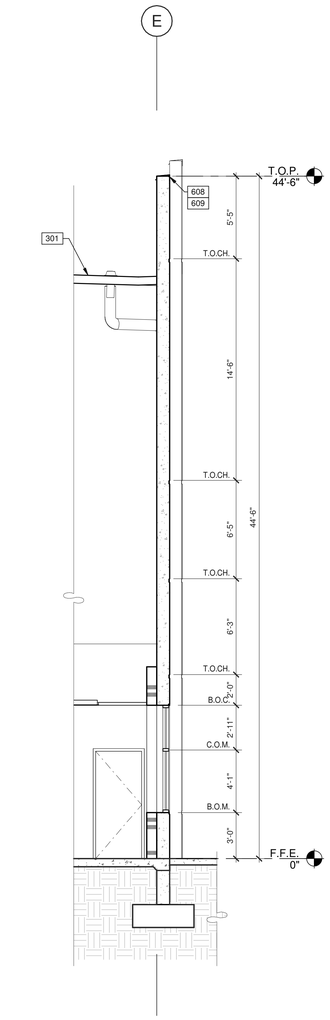
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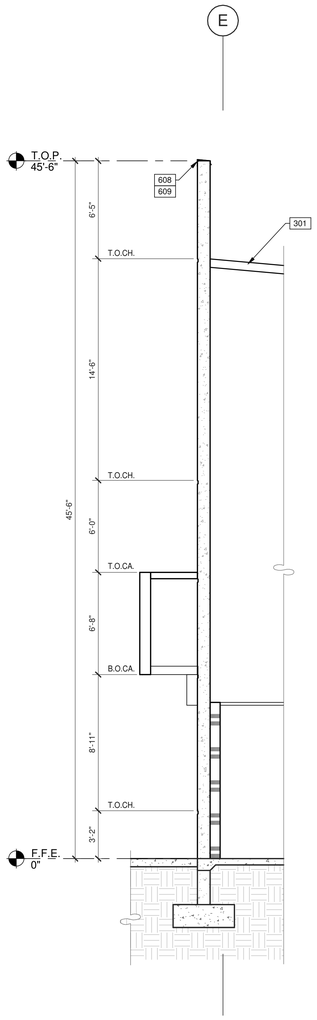
WALL SECTION 4
SCALE: 1/4" = 1'-0"



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

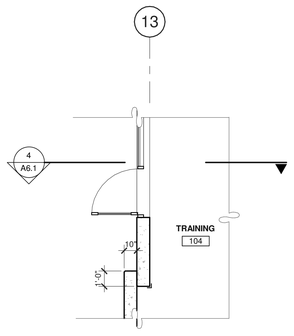


WALL SECTION 2
SCALE: 1/4" = 1'-0"

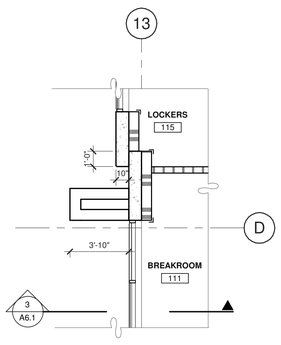


1/4"=1'-0"
0 2' 4' 8' 16'

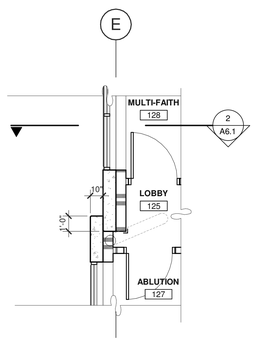
WALL SECTION 1
SCALE: 1/4" = 1'-0"



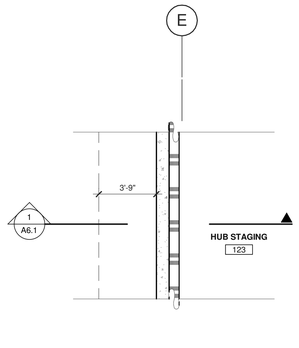
ENLARGED FLOOR PLAN 8
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN 7
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN 6
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN 5
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

KEYNOTES:

202	CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
301	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING. SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
405	METAL CANOPY, PAINTED.
414	STEEL STRUCTURE PAINT.
603	CONCRETE FOOTING. SEE STRUCTURAL DWGS.
606	STRUCTURAL FILL PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.
608	2X WOOD NAILER, PER STRUCTURAL.
609	METAL COPING, PER EXTERIOR ELEVATIONS.

WALL TYPES

* ALL WALLS TO BE OF TYPE < A3 > U.O.N.
* SEE SHEET A12.5 FOR WALL TYPES

WALL LEGEND

NOTE: PROVIDE VERTICAL DRYWALL EXPANSION JOINT AT 30' O.C. MAXIMUM

CON — TILT-UP CONCRETE WALL

TILT-UP CONCRETE WALL WITH FURRING

1HR RATED CONSTRUCTION

FULL HEIGHT NON-RATED PARTITION TO STRUCTURE

PARTITION TO 6" ABOVE CEILING

PLUMBING CHASE WALL TO 6" ABOVE CEILING

PARTITION TO UNDERSIDE OF CEILING

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GILROY, CALIFORNIA 95020

WALL SECTIONS

DATE	REMARKS
2021-01-13	PLANNING RESUBMITTAL

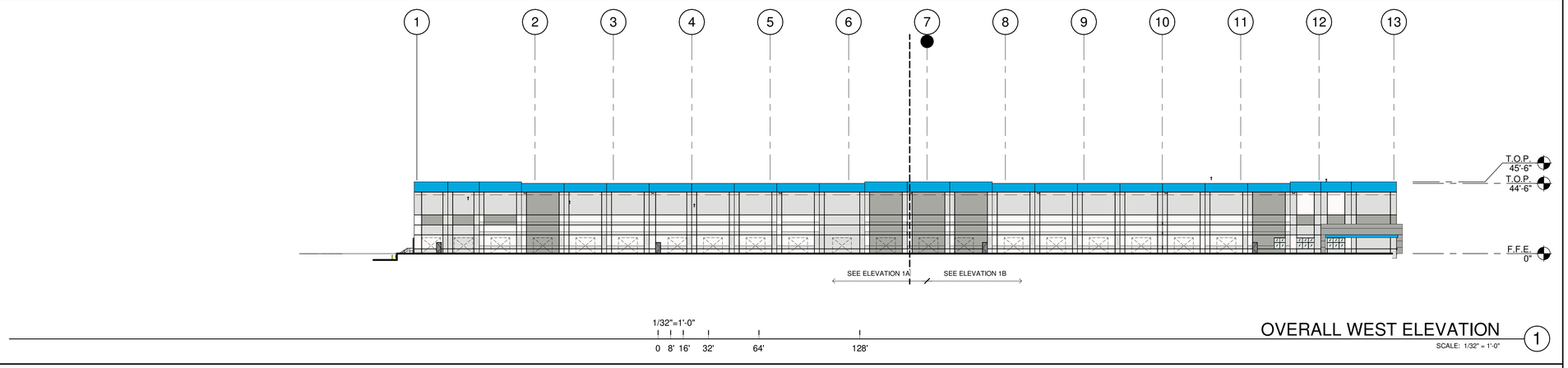
PA/PM:	N. RIVERA
DRAWN BY.:	L.T.V.
JOB NO.:	DAL20-0001-00

SHEET
A6.1

12/23/2024 4:10:32 PM

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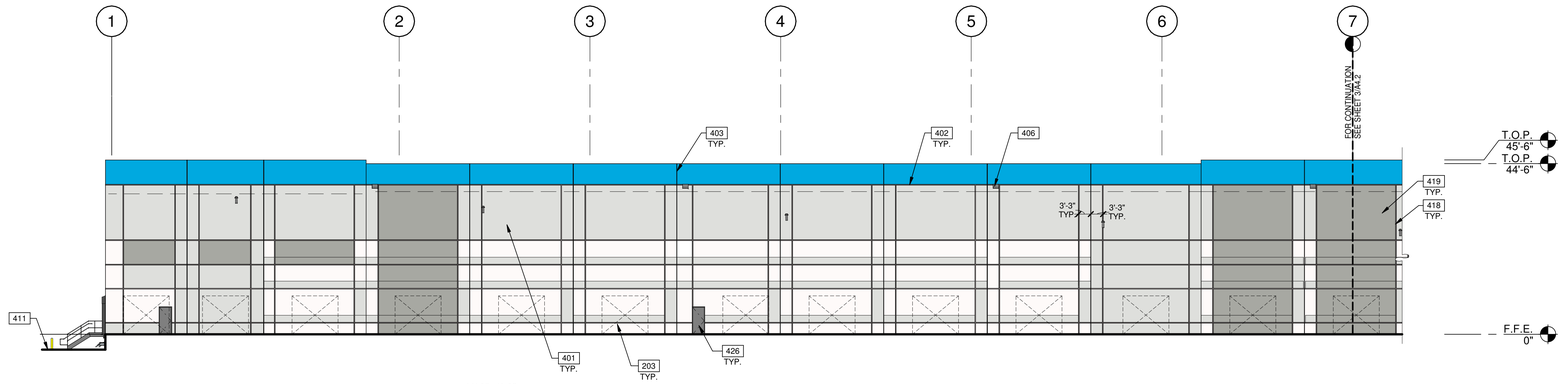
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



1/32"=1'-0"
0 8' 16' 32' 64' 128'

OVERALL WEST ELEVATION 1

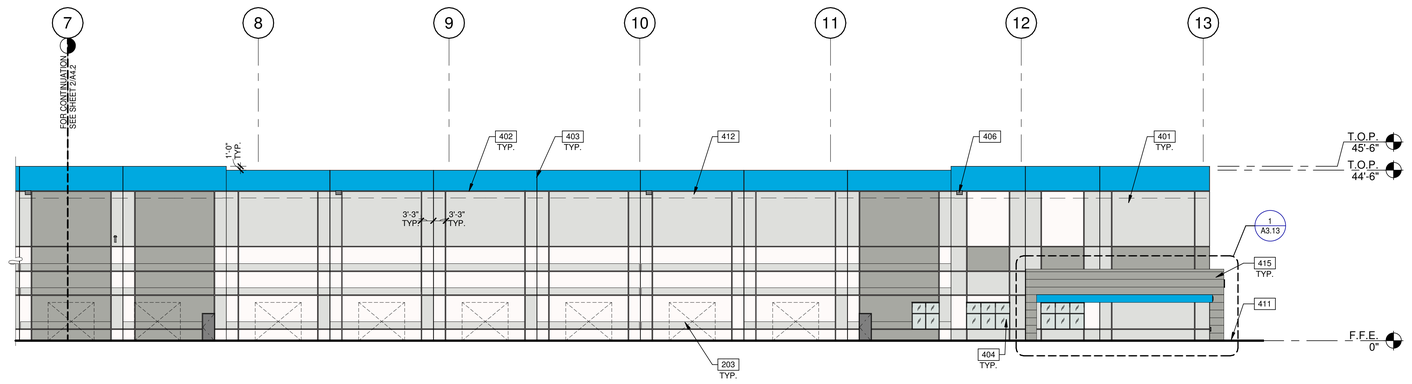
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1/16"=1'-0"
0 8' 16' 32' 64'

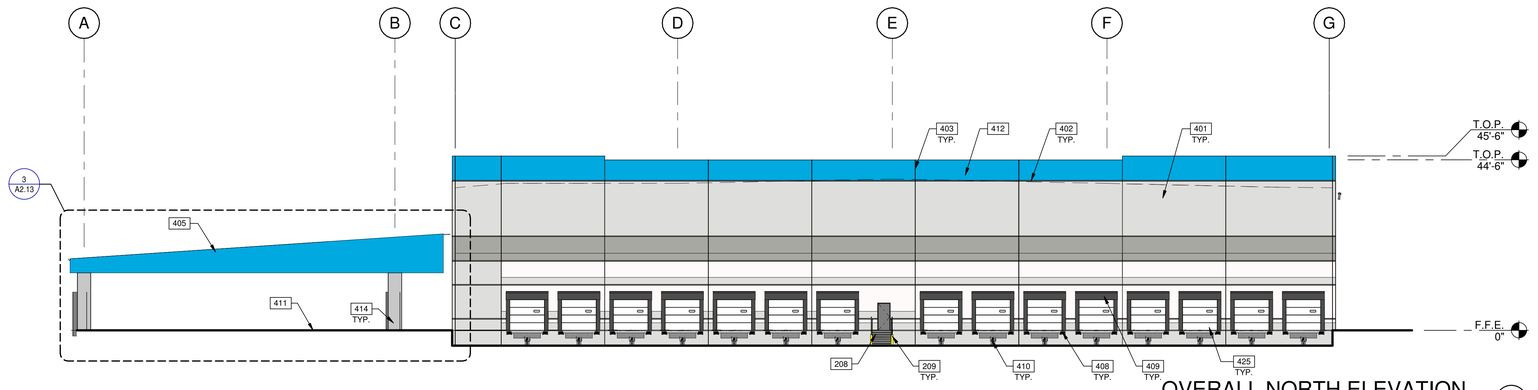
PARTIAL WEST ELEVATION 1A

SCALE: 1/16" = 1'-0"



PARTIAL WEST ELEVATION 1B

SCALE: 1/16" = 1'-0"



OVERALL NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEET G0.2 & G0.2a FOR GENERAL NOTES

A. ELEVATION 0'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS
B. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
C. SEE A6.10 AND A6.11 FOR WINDOW TYPES.
D. ALL STOREFRONT GLAZING TO BE INSULATED GLAZING TYPE, UNLESS NOTED OTHERWISE.
E. VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
F. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX U-FACTOR & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA.
G. PROVIDE AND COORDINATE KNOXBOX LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.
H. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, UNLESS NOTED OTHERWISE.
I. CHANGE IN PAINT COLOR OCCURS AT BACK OF REVEAL, TYP, UNLESS NOTED OTHERWISE.
J. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
K. PAINT ALL SIDES OF SOFFIT PT-3.

NOTES:

203	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
208	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
209	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
403	CONCRETE WALL JOINT.
404	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405	METAL CANOPY, PAINTED.
406	OVERFLOW SCUPPER.
408	DOCK BUMPER.
409	DOCK SHELTER.
410	TRAILER RESTRAINT.
411	FINISH GRADE, VARIES.
412	LINE OF ROOF BEYOND.
414	STEEL STRUCTURE PAINT.
415	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
418	PANEL REVEAL.
419	TILT UP CONCRETE PANEL.
425	SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL, PRE-PRIMED, PAINT PER LEGEND, TYP.
426	HM DOOR AND FRAME, PAINT.

LEGEND

MATERIALS:

- METAL CANOPY, PAINTED

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS
- OBSCURE GLAZING

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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.

- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-1 SECONDARY COLOR - PT-1
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: NEBULOUS WHITE / SW 7063
- PT-2 ACCENT COLOR - PT-2
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: GRAY MATTERS / SW7066
- PT-3 ACCENT COLOR - PT-3
  MANUFACTURED: SHERWIN WILLIAMS
  COLOR/NO: TENANT BLUE. PANTONE /2995 C
- PT-4 BASE COLOR PT-4
  MANUFACTURER: STANDARD
  COLOR/NO: BRIGHT WHITE
- PT-5 OSHA CAUTION YELLOW/ COLUMN BASE AND BLACK DIAGONAL STRIPES COLUMN PROTECTION

NOTE: SEPARATE EXTERIOR PAINT SCHEDULE AND INTERIOR PAINT SCHEDULE IS PROVIDED. REFER TO A4.21 FOR EACH SCHEDULE. REFER TO CRITERIA FOR MORE INFORMATION.

EXTERIOR PAINT COLOR BASIS OF DESIGN IS SHERWIN WILLIAMS. ACCEPTABLE MANUFACTURERS ARE SHERWIN WILLIAMS, BENJAMIN MOORE, OR PPG.

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Dallas, TX 75201
P 281.661.4288

PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

EXTERIOR ELEVATIONS

DATE	REMARKS

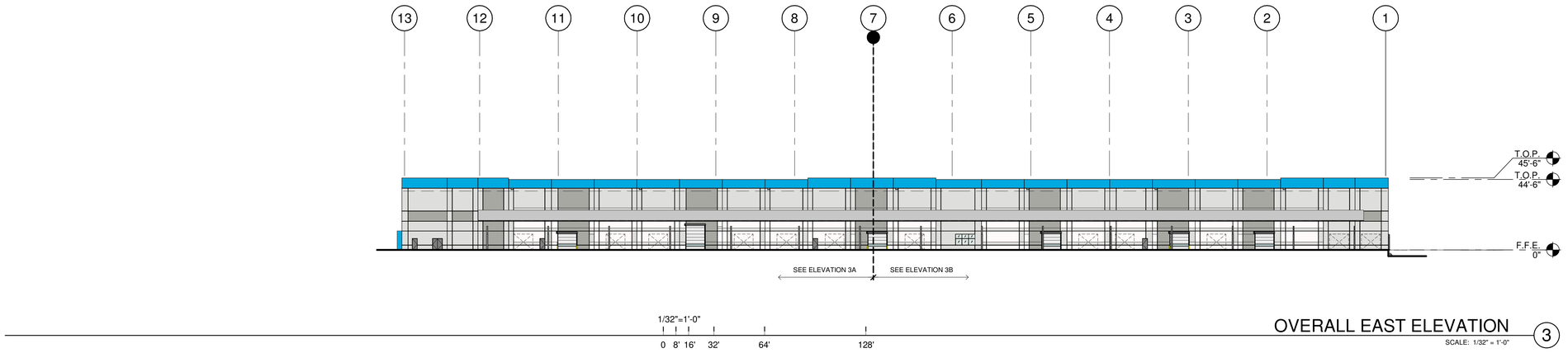
PA/PM:	N. RIVERA
DRAWN BY.:	A.R./S.N.
JOB NO.:	DAL20-0001-00

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A2.11

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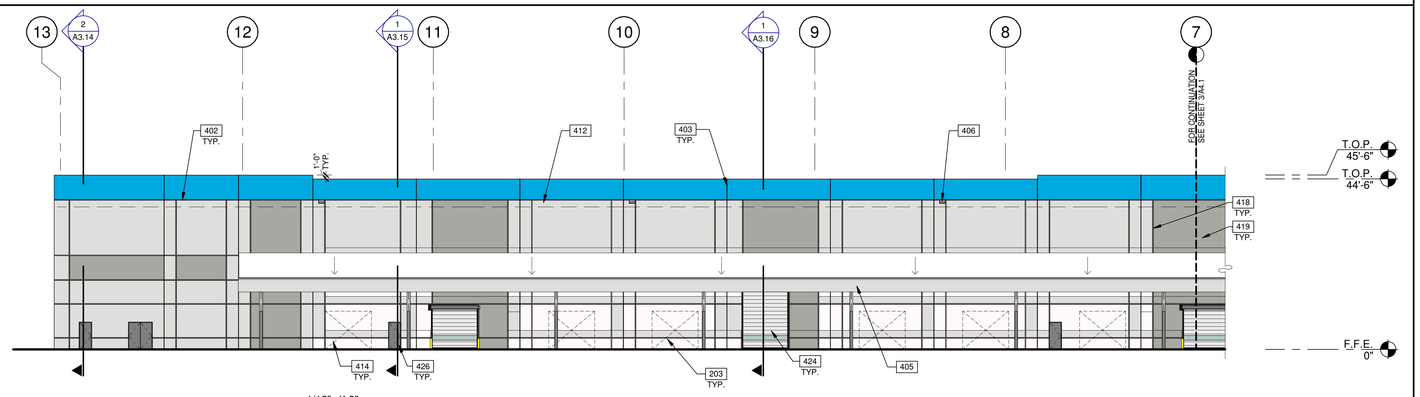
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



1/32"=1'-0"
0 8' 16' 32' 64' 128'

OVERALL EAST ELEVATION 3

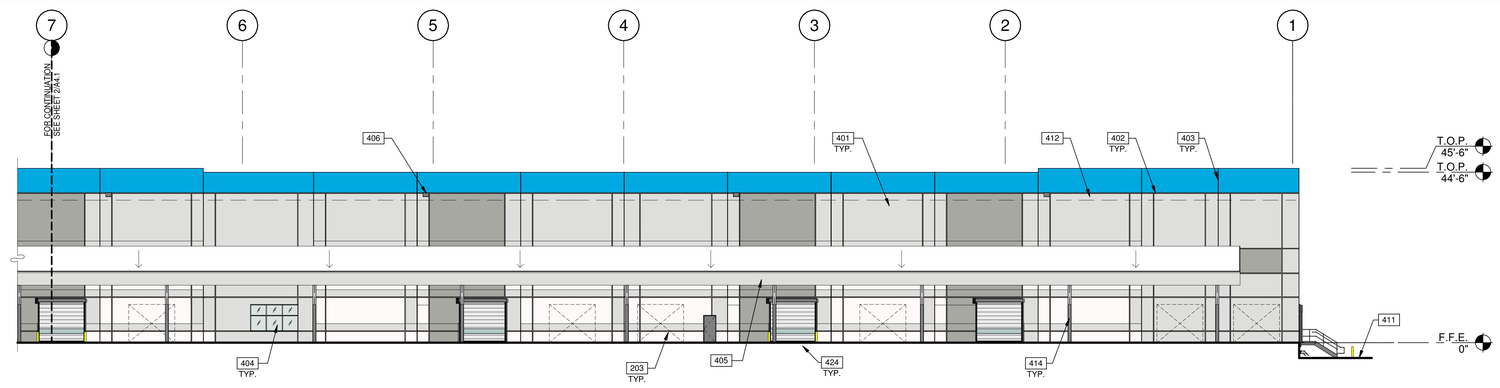
SCALE: 1/32" = 1'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

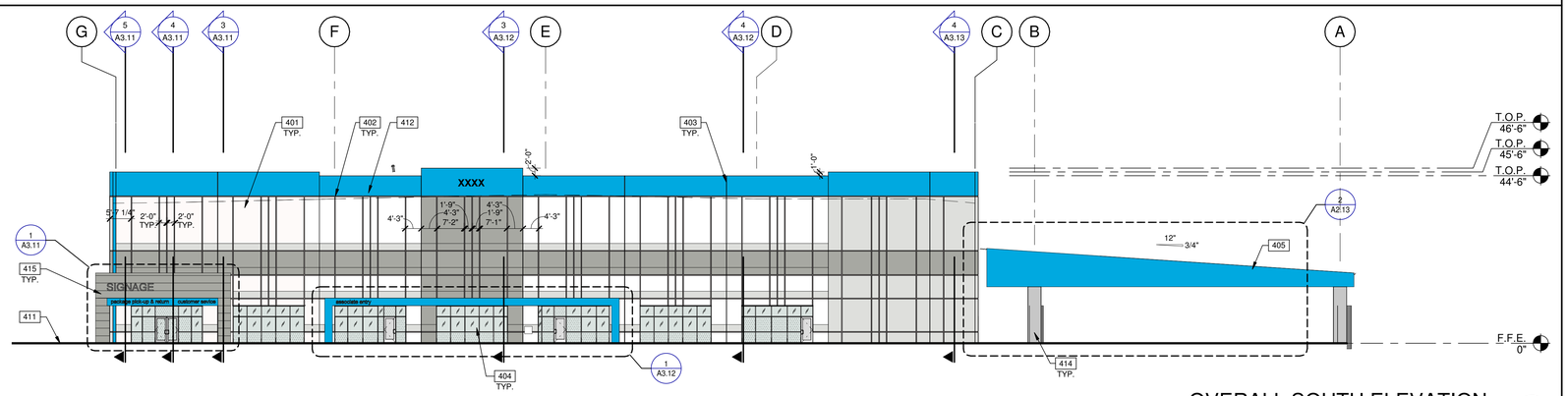
PARTIAL EAST ELEVATION 3A

SCALE: 1/16" = 1'-0"



PARTIAL EAST ELEVATION 3B

SCALE: 1/16" = 1'-0"



OVERALL SOUTH ELEVATION 4

SCALE: 1/16" = 1'-0"

GENERAL NOTES

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J. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
K. PAINT ALL SIDES OF SOFFIT PT-3.

NOTES:

203	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
403	CONCRETE WALL JOINT.
404	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405	METAL CANOPY, PAINTED.
406	OVERFLOW SCUPPER.
411	FINISH GRADE, VARIES.
412	LINE OF ROOF BEYOND.
414	STEEL STRUCTURE PAINT.
415	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
418	PANEL REVEAL.
419	TILT UP CONCRETE PANEL.
424	COILING OVERHEAD LOAD OUT DOOR (INSULATED), PRIMED AND FIELD PAINTED.
426	HM DOOR AND FRAME, PAINT.

LEGEND

MATERIALS:

- METAL CANOPY, PAINTED

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS
- OBSCURE GLAZING

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
U FACTOR = 0.28 AND SHGC = 0.28
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COLORS:

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- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-1: SECONDARY COLOR - PT-1
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: NEBULOUS WHITE / SW 7063
- PT-2: ACCENT COLOR - PT-2
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: GRAY MATTERS / SW7066
- PT-3: ACCENT COLOR - PT-3
  MANUFACTURED: SHERWIN WILLIAMS
  COLOR/NO: TENANT BLUE. PANTONE /2995 C
- PT-4: BASE COLOR PT-4
  MANUFACTURER: STANDARD
  COLOR/NO: BRIGHT WHITE
- PT-5: OSHA CAUTION YELLOW/ COLUMN BASE AND BLACK DIAGONAL STRIPES COLUMN PROTECTION

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GILROY, CALIFORNIA 95020

EXTERIOR ELEVATIONS

DATE	REMARKS

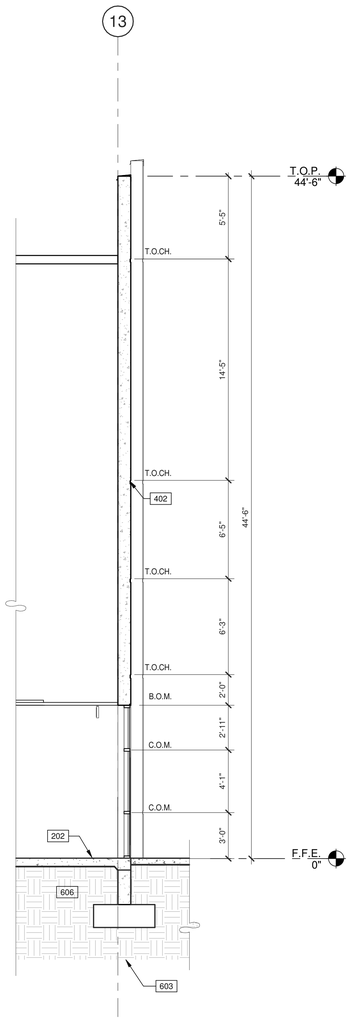
PA/PM:	N. RIVERA
DRAWN BY.:	A.R./S.N.
JOB NO.:	DAL20-0001-00

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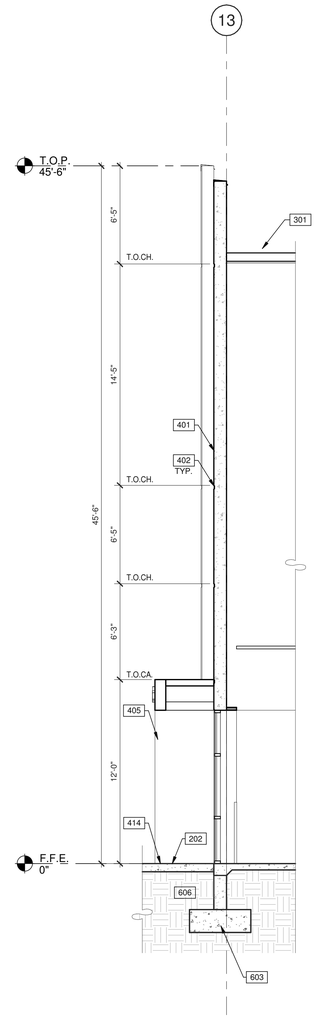
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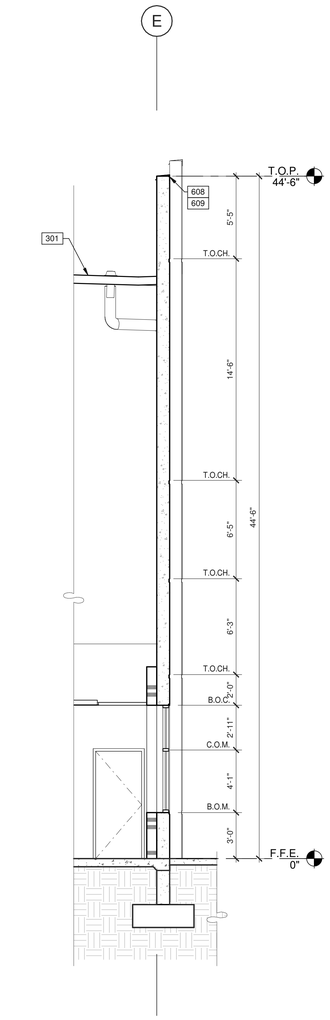
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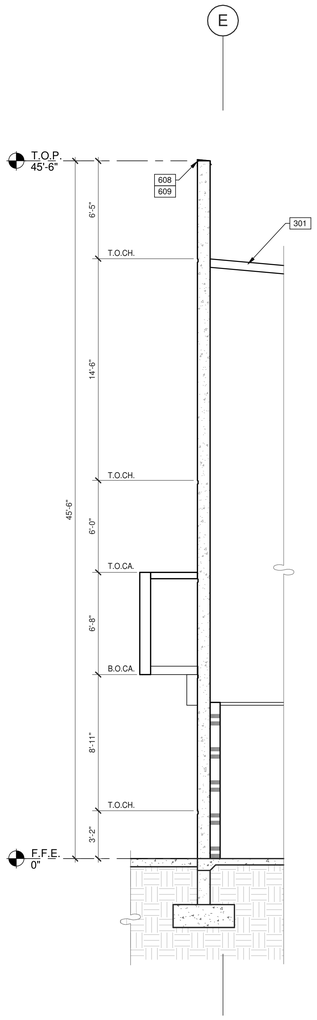
WALL SECTION 4
SCALE: 1/4" = 1'-0"



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

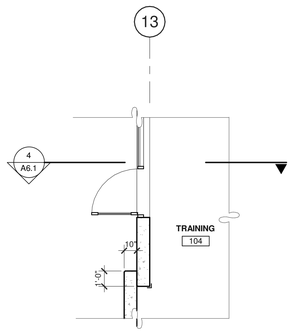


WALL SECTION 2
SCALE: 1/4" = 1'-0"

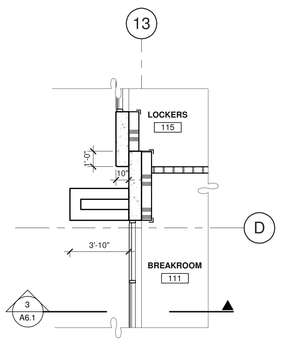


1/4"=1'-0"
0 2' 4' 8' 16'

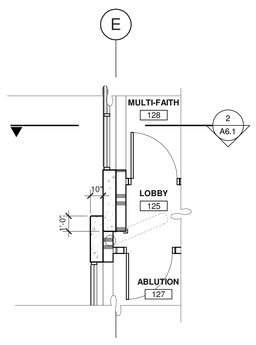
WALL SECTION 1
SCALE: 1/4" = 1'-0"



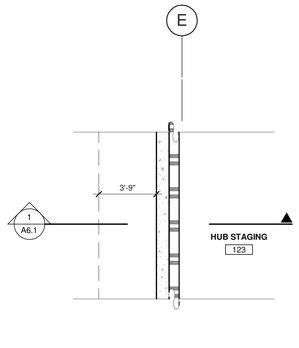
ENLARGED FLOOR PLAN 8
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN 7
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN 6
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN 5
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

KEYNOTES:

202	CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
301	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING. SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
405	METAL CANOPY, PAINTED.
414	STEEL STRUCTURE PAINT.
603	CONCRETE FOOTING. SEE STRUCTURAL DWGS.
606	STRUCTURAL FILL PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.
608	2X WOOD NAILER, PER STRUCTURAL.
609	METAL COPING, PER EXTERIOR ELEVATIONS.

WALL TYPES

* ALL WALLS TO BE OF TYPE < A3 > U.O.N.
* SEE SHEET A12.5 FOR WALL TYPES

WALL LEGEND

NOTE: PROVIDE VERTICAL DRYWALL EXPANSION JOINT AT 30' O.C. MAXIMUM

CON — TILT-UP CONCRETE WALL

TILT-UP CONCRETE WALL WITH FURRING

1HR RATED CONSTRUCTION

FULL HEIGHT NON-RATED PARTITION TO STRUCTURE

PARTITION TO 6" ABOVE CEILING

PLUMBING CHASE WALL TO 6" ABOVE CEILING

PARTITION TO UNDERSIDE OF CEILING

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WALL SECTIONS

DATE	REMARKS
2021-01-13	PLANNING RESUBMITTAL

PA/PM:	N. RIVERA
DRAWN BY.:	L.T.V.
JOB NO.:	DAL20-0001-00

SHEET
A6.1

12/23/2024 4:10:32 PM

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KEYNOTES

1. PAINTED CONCRETE TILT-UP PANEL WITH JOINTS AND REVEALS AS INDICATED-TYP. (U.N.O.)
2. PAINTED FORM-LINED OR RIBBED CONCRETE-TYP.
3. METAL COPING
4. FENESTRATION TO BE COMPRISED OF BLACK ANODIZED VERTICALLY BUTT GLAZED MULLIONS WITH TINTED INSULATED GLAZING-MULLION CAPS AT ENTRY-TYP.
5. OPEN METAL CANOPY AT ENTRY-WITH SUBSTRUCTURE TO SUPPORT STOREFRONT GLASS SYSTEM AT ENTRY
6. ALUMINUM INFILL PANELS AT ENTRY
7. CLERESTORY GLAZING TO WAREHOUSE TO MATCH FENESTRATION-TYP.
8. ALUMINUM PANEL WITH ACCENT COLOR AT PANEL RETURN AND SOFFIT ABOVE

PANATTONI®

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. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

PHSAE 2:
"SPEC WAREHOUSE"

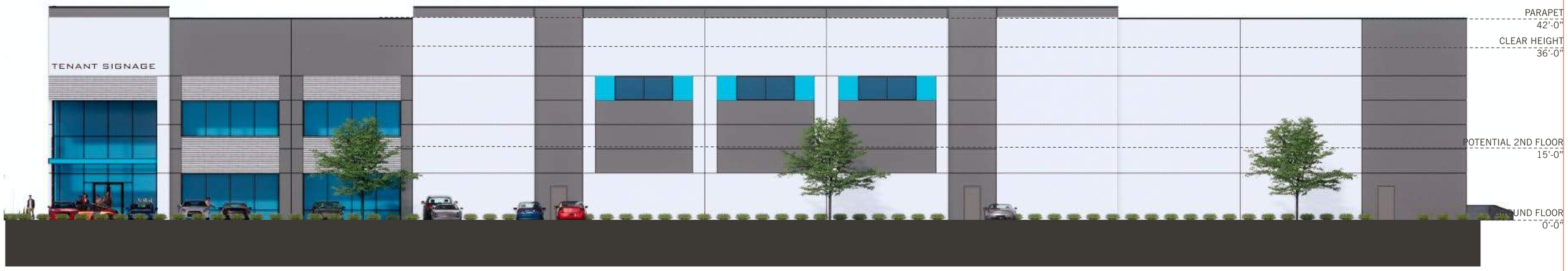
PERSPECTIVE VIEW AT ENTRY

GILROY INDUSTRIAL

GILROY, CALIFORNIA - SEA20-5001-00

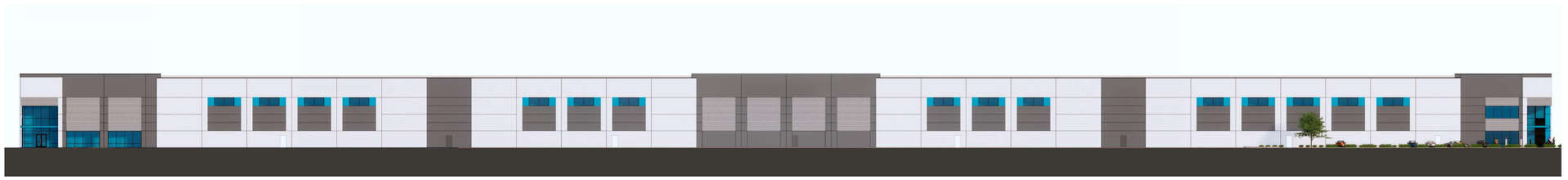
WARE MALCOMB

10.12.2020



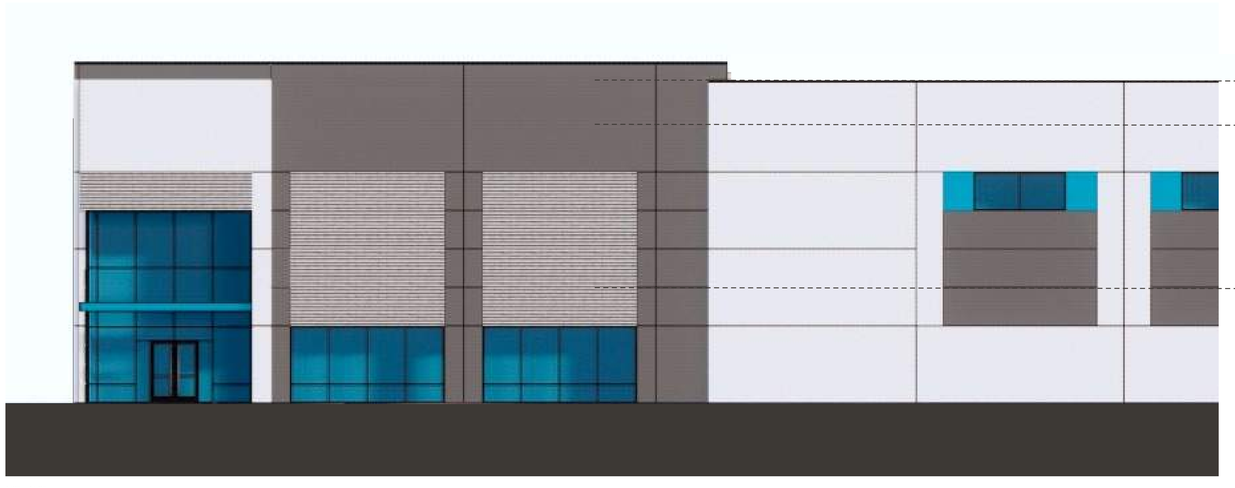
1/8" = 1'-0"
0 4' 8' 16'

South Elevation at Pacheco Pass



1" = 30'
0 15 30 60

West Entry Elevation



1/8" = 1'-0"
0 4' 8' 16'

Partial West Entry Elevation at Secondary Office



1/8" = 1'-0"
0 4' 8' 16'

Partial West Entry Elevation at Primary Office

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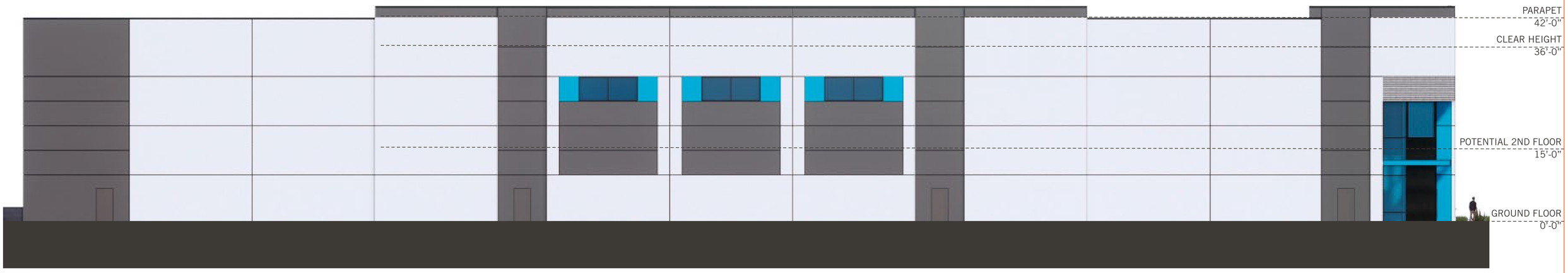
ELEVATIONS

GILROY INDUSTRIAL

GILROY, CALIFORNIA - SEA20-5001-00

WARE MALCOMB

10.12.2020



1/8" = 1'-0"
0 4' 8' 16'

North Elevation



1" = 30'
0 15 30 60

East Elevation at Service Yard



1/8" = 1'-0"
0 4' 8' 16'

Enlarged East Elevation at Service Yard

PANATTONI®

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"SPEC WAREHOUSE"

ELEVATIONS

GILROY INDUSTRIAL

GILROY, CALIFORNIA - SEA20-5001-00

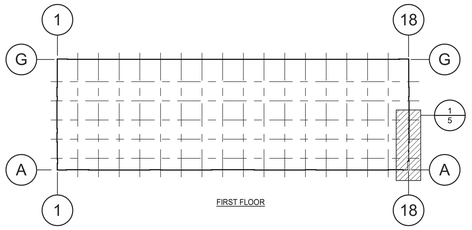
WARE MALCOMB

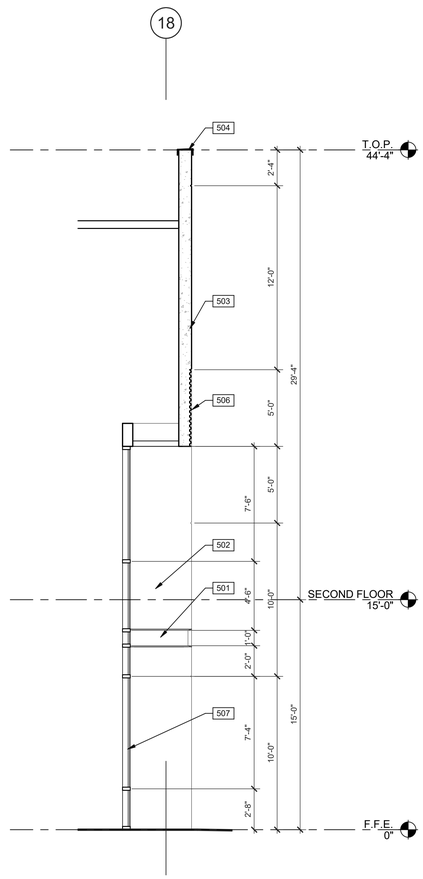
10.12.2020

KEYNOTES:

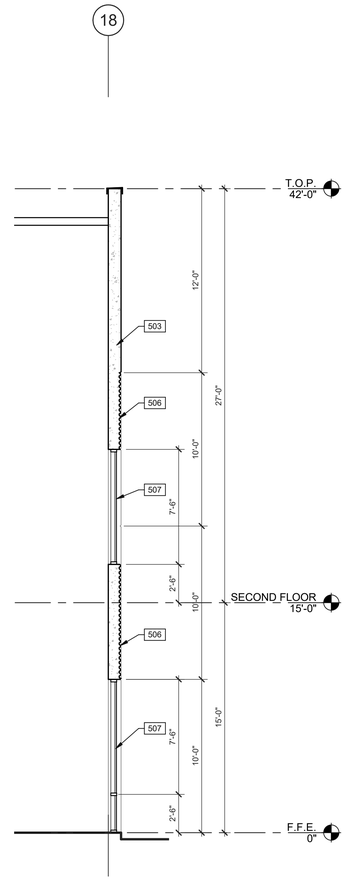
501	OPEN METAL CANOPY AT ENTRY WITH SUBSTRUCTURE TO SUPPORT STOREFRONT GLASS SYSTEM ENTRY
502	ALUMINUM PANEL WITH ACCENT COLOR AT PANEL RETURN AND SOFFIT
503	PAINTED CONCRETE TILT-UP PANEL, TYP.
504	METAL COPING
505	CLERETORY GLAZING TO WAREHOUSE TO MATCH FENESTRATION, TYP.
506	PAINTED FORM-LINED OR RIBBED CONCRETE, TYP.
507	GLAZING SYSTEM

KEY PLAN

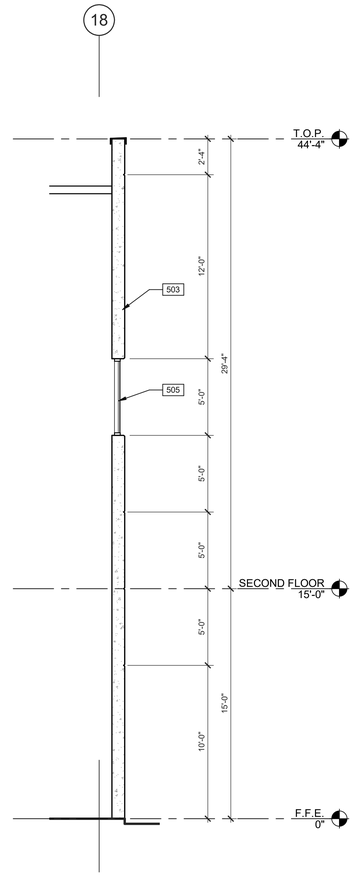




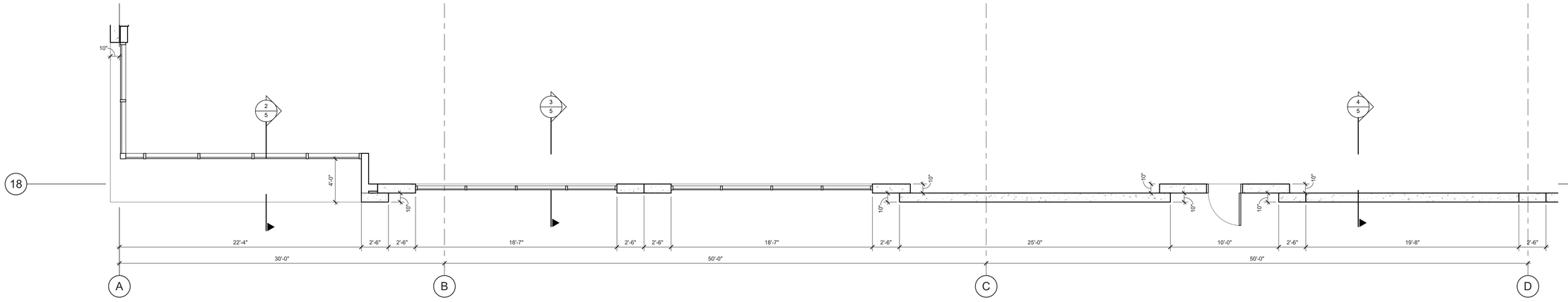
WALL SECTION 2
SCALE: 1/4" = 1'-0"



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



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



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

N

1/4" = 1'-0"
0 2' 4' 8'

PANATTONI®

WALL SECTIONS

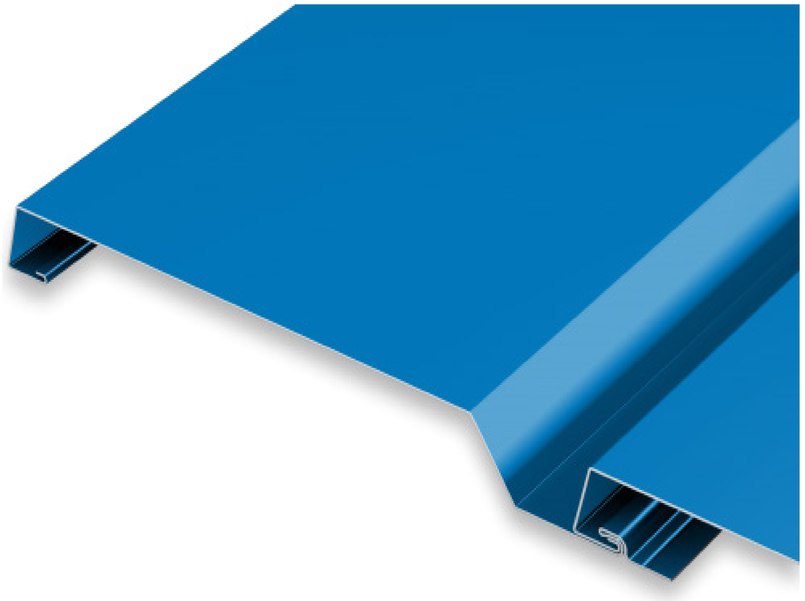
GILROY INDUSTRIAL
GILROY, CALIFORNIA - SEA20-5001-00

WARE MALCOMB

SEA20-5001-00
01/04/21



1 HIGH PERFORMANCE GLAZING
VITRO
SOLARBLUE



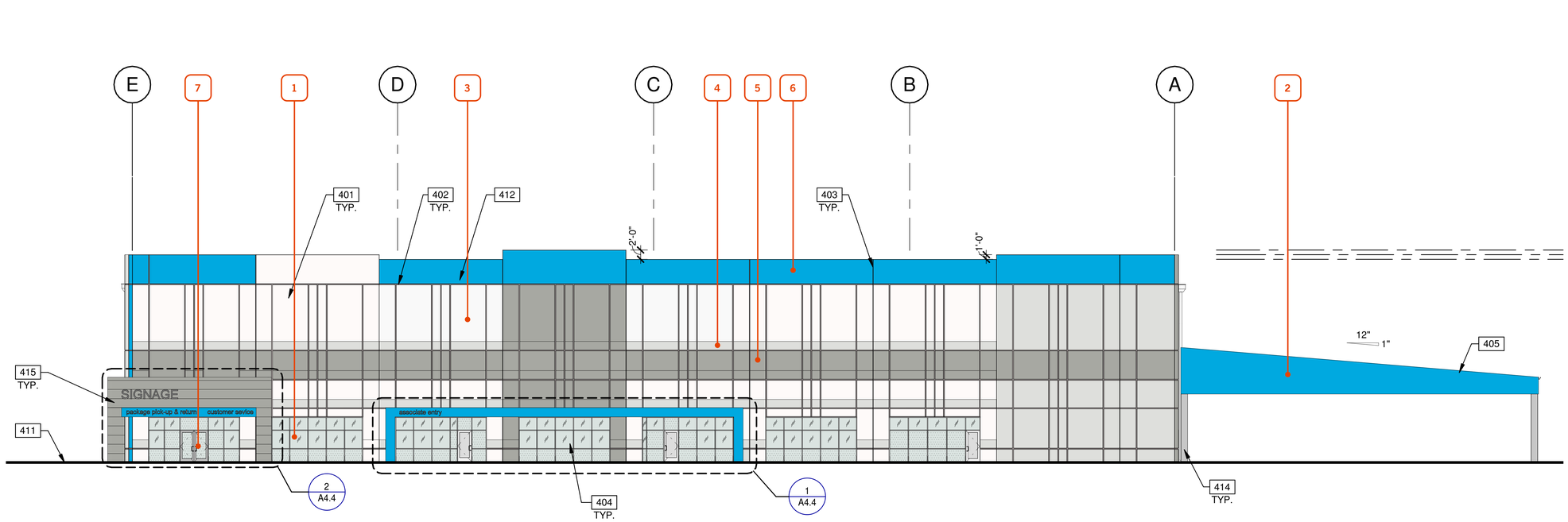
2 PAC-CLAD
HIGHLINE S2

3 BRIGHT WHITE
STANDARD

4 NEBULOUS WHITE
SW 7063
PT-1

5 GRAY MATTERS
SW 7066
PT-2

6 PANTONE 2995 C
TENANT PRIME BLUE
SW TO MATCH
PT-3



NORTH ELEVATION - SCALE: 1/16” = 1’



7 DARK BRONZE ANODIZED
ALUMINUM MULLIONS

PANATTONI®

MATERIAL BOARD

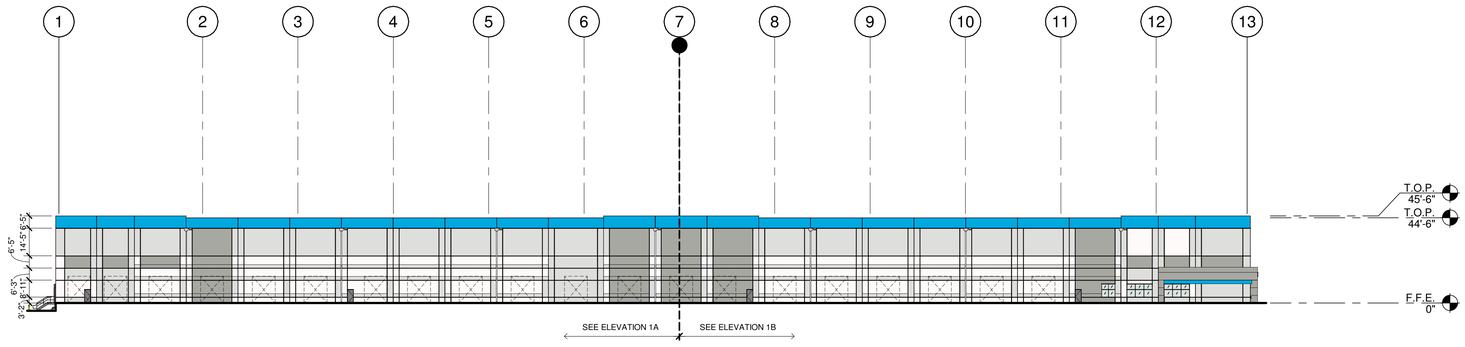
PROJECT GILROY

GILROY, CA - DAL20-0001-00

WARE MALCOMB

10.09.2020

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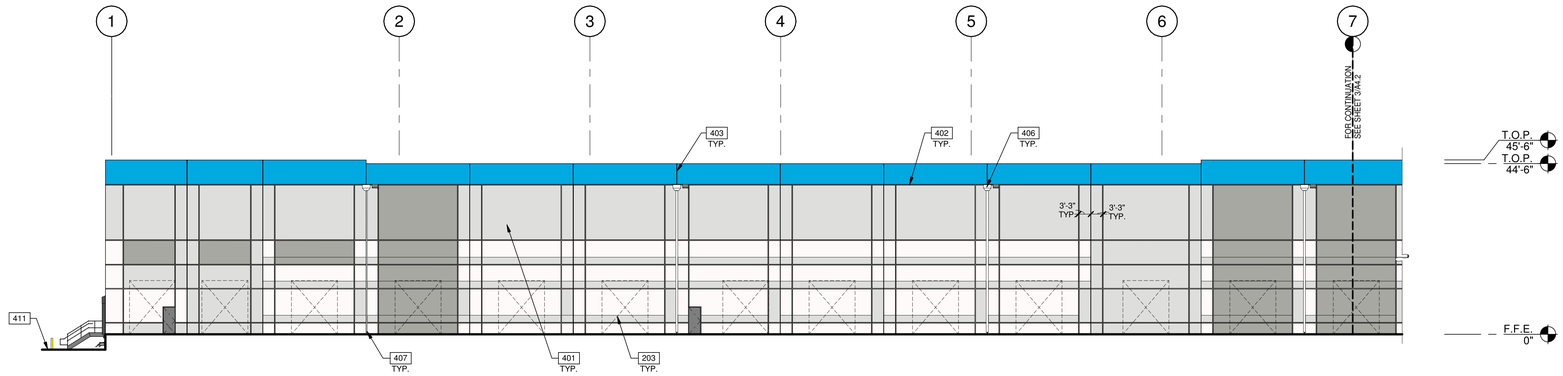


1/32"=1'-0"

0 8' 16' 32' 64' 128'

OVERALL WEST ELEVATION 1

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

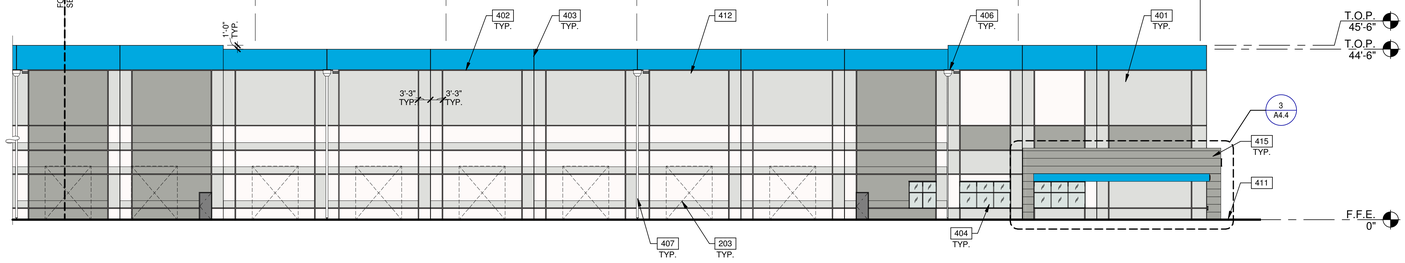


1/16"=1'-0"

0 8' 16' 32' 64'

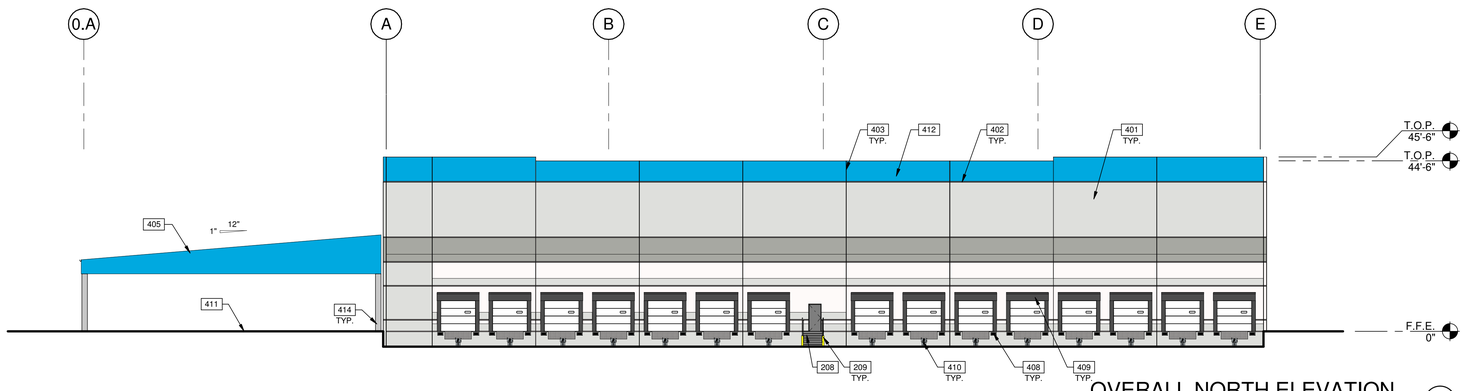
PARTIAL WEST ELEVATION 1A

SCALE: 1/16" = 1'-0"



PARTIAL WEST ELEVATION 1B

SCALE: 1/16" = 1'-0"



OVERALL NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

1. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX. U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC. IN COMPLIANCE WITH THE VALUES LISTED ON SHEET CS.
2. PROVIDE AND COORDINATE "KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.

KEYNOTES:

203	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
208	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
209	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
403	CONCRETE WALL JOINT.
404	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405	METAL CANOPY, PAINTED.
406	PRIMARY AND SECONDARY SCUPPERS.
407	DRAIN LEADER. PAINTED TO MATCH ADJACENT WALL.
408	DOCK BUMPER.
409	DOCK SHELTER.
410	TRAILER RESTRAINT.
411	FINISH GRADE, VARIES.
412	LINE OF ROOF BEYOND.
414	STEEL STRUCTURE PAINT.
415	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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.

- BASE COLOR - PT-1
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: SW 7063 NEBULOUS WHITE
- SECONDARY COLOR - PT-2
  MANUFACTURER: SHERWIN WILLIAMS
  COLOR/NO: SW 7066 GRAY MATTERS
- ACCENT COLOR - PT-3
  MANUFACTURER: PANTONE
  COLOR/NO: 2995 C TENANT PRIME BLUE
- ACCENT COLOR - PT-4
  MANUFACTURER: STANDARD
  COLOR/NO: BRIGHT WHITE

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

EXTERIOR ELEVATIONS

DATE	REMARKS

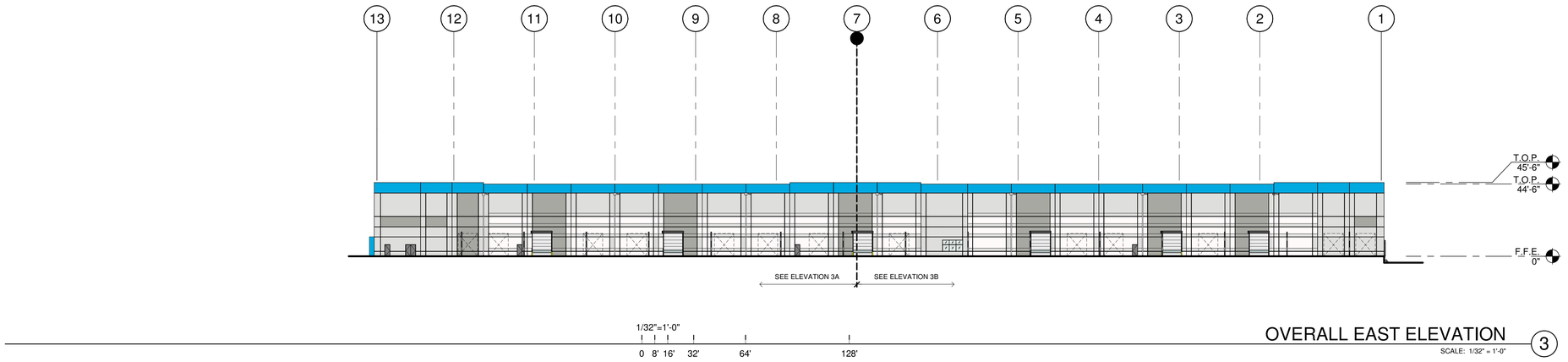
PA/PM:	N. RIVERA
DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

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A4.1

10/8/2020 12:53:32 PM

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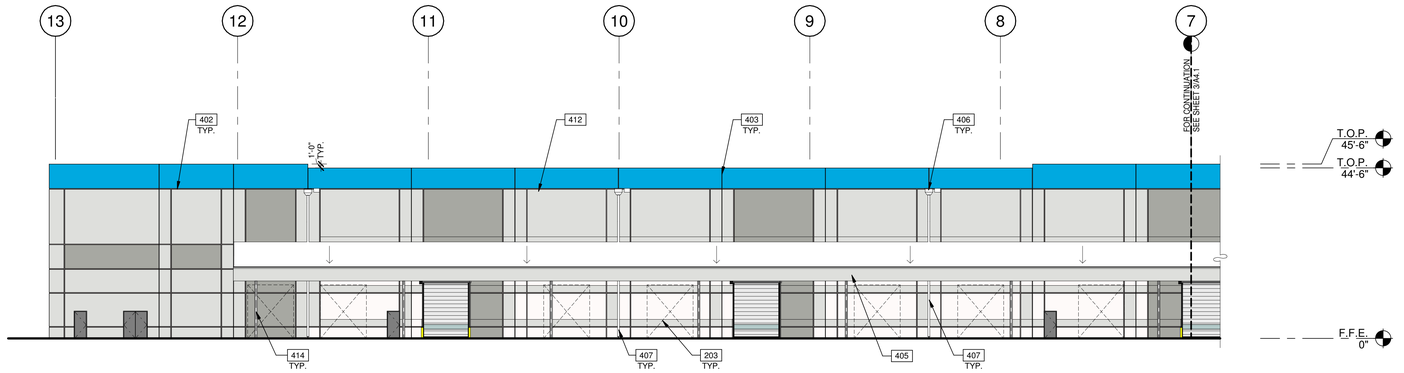


1/32"=1'-0"

0 8' 16' 32' 64' 128'

OVERALL EAST ELEVATION 3

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

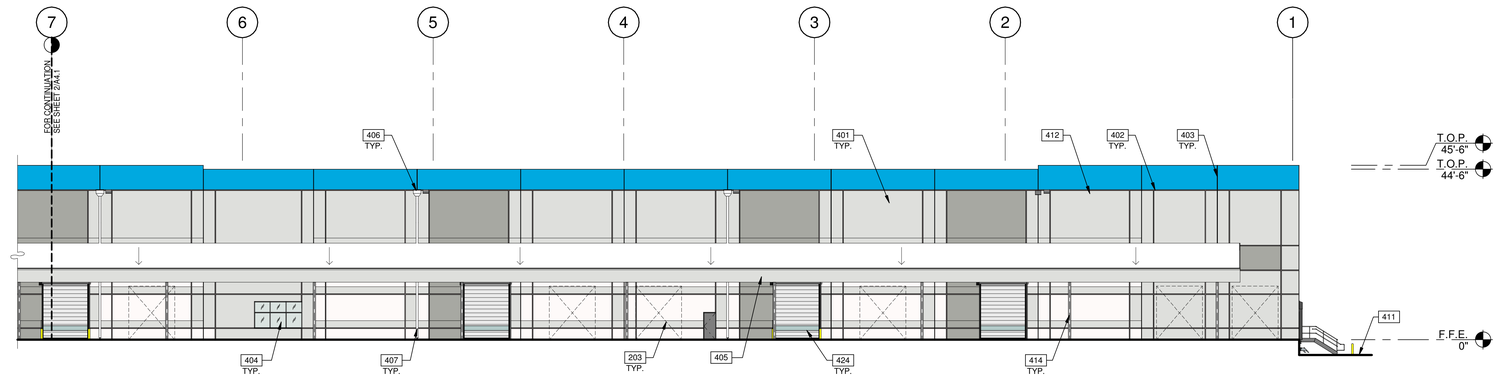


1/16"=1'-0"

0 8' 16' 32' 64'

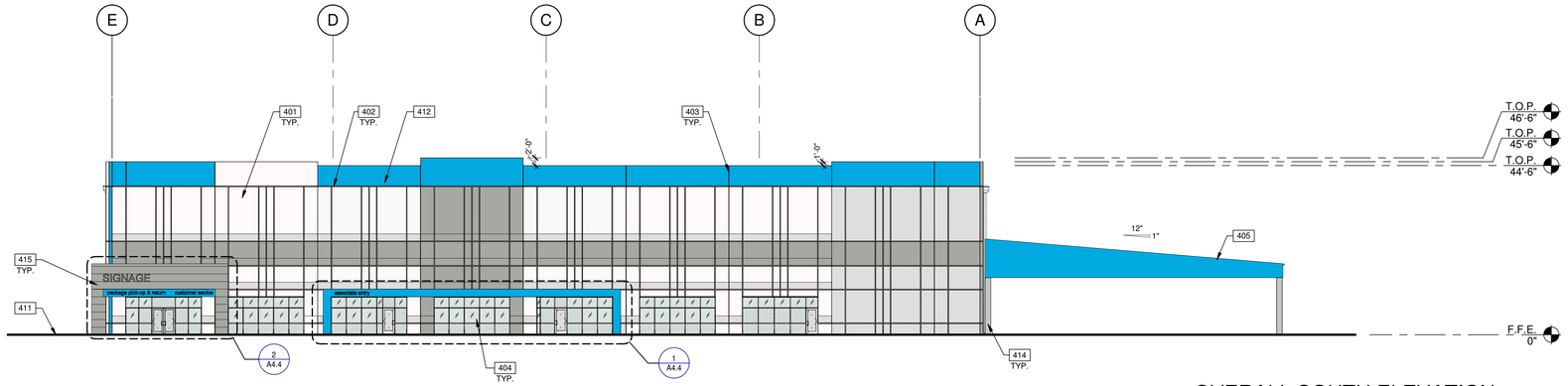
PARTIAL EAST ELEVATION 3A

SCALE: 1/16" = 1'-0"



PARTIAL EAST ELEVATION 3B

SCALE: 1/16" = 1'-0"



OVERALL SOUTH ELEVATION 4

SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEETS A0.2 & A0.2a FOR GENERAL NOTES

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2. PROVIDE AND COORDINATE "KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.

KEYNOTES:

203	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
401	CONCRETE WALL, SLOPE AWAY FROM BUILDING, SUBGRADE AND FOUNDATION PER GEOTECHNICAL AND STRUCTURAL.
402	3" CHAMFER REVEAL.
403	CONCRETE WALL JOINT.
404	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405	METAL CANOPY, PAINTED.
406	PRIMARY AND SECONDARY SCUPPERS.
407	DRAIN LEADER, PAINTED TO MATCH ADJACENT WALL.
411	FINISH GRADE, VARIES.
412	LINE OF ROOF BEYOND.
414	STEEL STRUCTURE PAINT.
415	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
424	COILING OVERHEAD LOAD OUT DOOR (INSULATED), PRIMED AND FIELD PAINTED.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
U FACTOR = 0.28 AND SHGC = 0.28
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  MANUFACTURER: PANTONE
  COLOR/NO: 2995 C TENANT PRIME BLUE
- ACCENT COLOR - PT-4
  MANUFACTURER: STANDARD
  COLOR/NO: BRIGHT WHITE

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	N. RIVERA
DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

SHEET

A4.2

10/8/2020 12:53:37 PM

Project Gilroy CA

Address: NE corner of Pacheco Pass Hwy (Hwy 152) & Camino Arroyo Gilroy, California.

Existing Site photos



Cameron Blvd looking North



Cameron Blvd looking North-East



Cameron Blvd looking North-West



Camino Arroyo looking North-East



Camino Arroyo looking East



Camino Arroyo looking South-East



East side looking North



East side looking West



East side looking South



East side looking South-West



North side looking South



North side looking North-West



North-West Corner looking East



North-West looking South-West



Pacheco-Arroyo Corner looking East



Pacheco-Arroyo Corner looking North-East



Renz Ln looking towards property



Renz Ln Cul de sac looking towards property



Renz Ln Entrance looking North-East



Renz Ln entrance looking South-east



North-East Corner



Pump Station in North-East Corner



Pipe Well inside the property



Culvert north of the property



Culvert entry south of ag ditch



View from culvert looking west



View from culvert looking east



View from culvert looking north at ag ditch



View of Miller Slough from trail looking west



View of Miller Slough from trail looking east

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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
	A	13	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%
	B	17	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%
	C	17	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%
	D	21	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%
	F	11	Lithonia Lighting	DSXW2 LED 30C 700 40K T4M DSXW2BBW	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	8089	1	0.9	71	100%
	F1	78	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%
	I	26	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%

Statistics

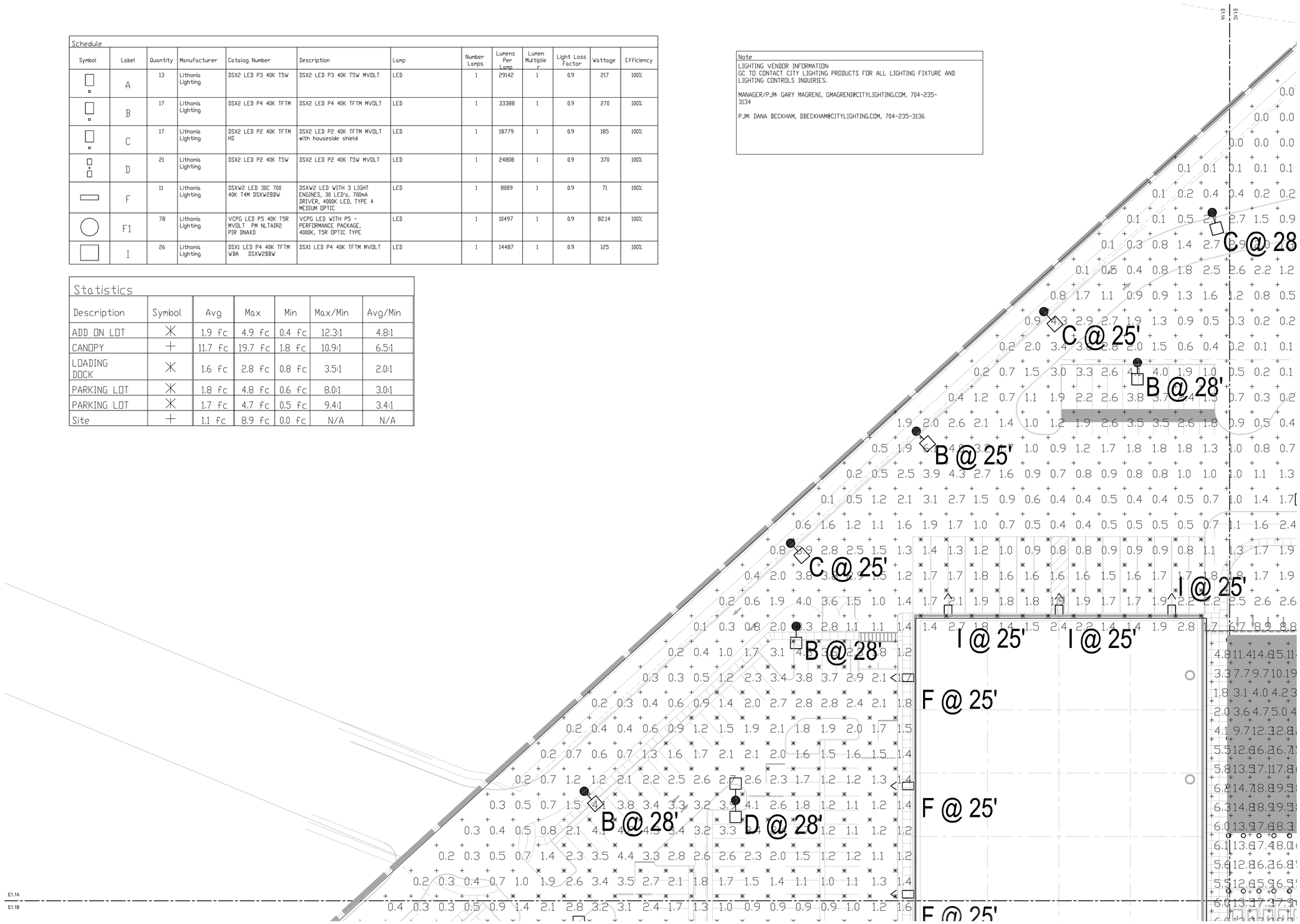
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADD ON LOT	✳	1.9 fc	4.9 fc	0.4 fc	12.3:1	4.8:1
CANOPY	+	11.7 fc	19.7 fc	1.8 fc	10.9:1	6.5:1
LOADING DOCK	✳	1.6 fc	2.8 fc	0.8 fc	3.5:1	2.0:1
PARKING LOT	✳	1.8 fc	4.8 fc	0.6 fc	8.0:1	3.0:1
PARKING LOT	✳	1.7 fc	4.7 fc	0.5 fc	9.4:1	3.4:1
Site	+	1.1 fc	8.9 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



1 SITE PLAN - A - PHOTOMETRIC
SCALE: 1" = 30'-0"

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PROJECT GILROY
CAMINO ARROYO & RENZ
GILROY, CA

SITE PLAN - A - PHOTOMETRIC

DATE	REMARKS

DATE	REMARKS

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PA / PM:	N. RIVERA
DRAWN BY:	J.B.
JOB NO.:	DAL20-0001-00

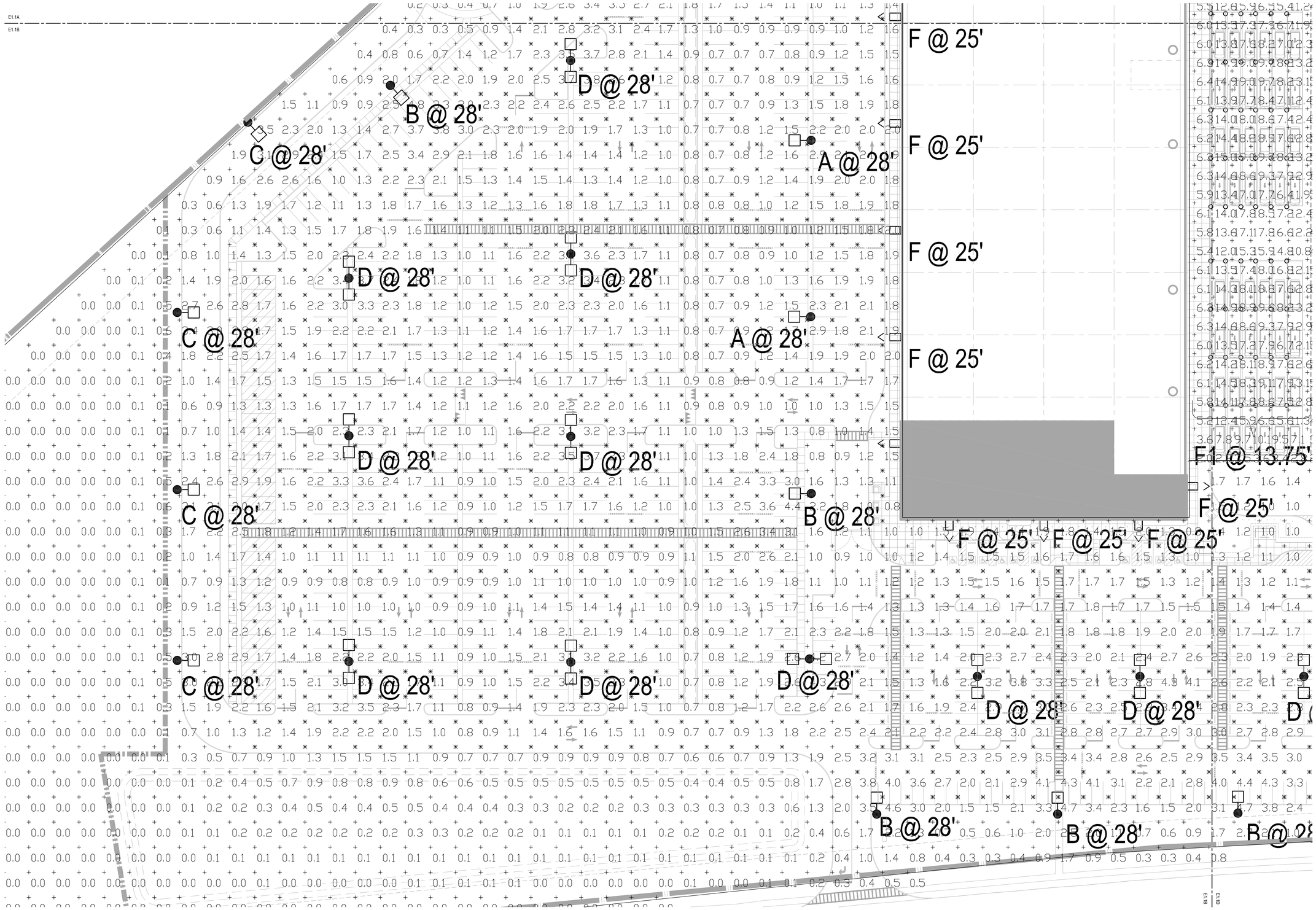
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E1.1A

Jordan & Skala Engineers
17655 North Dallas Parkway, Suite 320 • Dallas, TX. 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990
Project Number: 2030322 Drawn By:SS Checked By:MW

Tue, 12 Jan 2021

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1 SITE PLAN - B - PHOTOMETRIC
SCALE: 1" = 30'-0"
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PROJECT GILROY
CAMINO ARROYO & RENZ
GILROY, CA

SITE PLAN - B - ELECTRICAL

	DATE	REMARKS

PA / PM:	N. RIVERA
DRAWN BY:	J.B.
JOB NO.:	DAL20-0001-00

SHEET
E1.1B

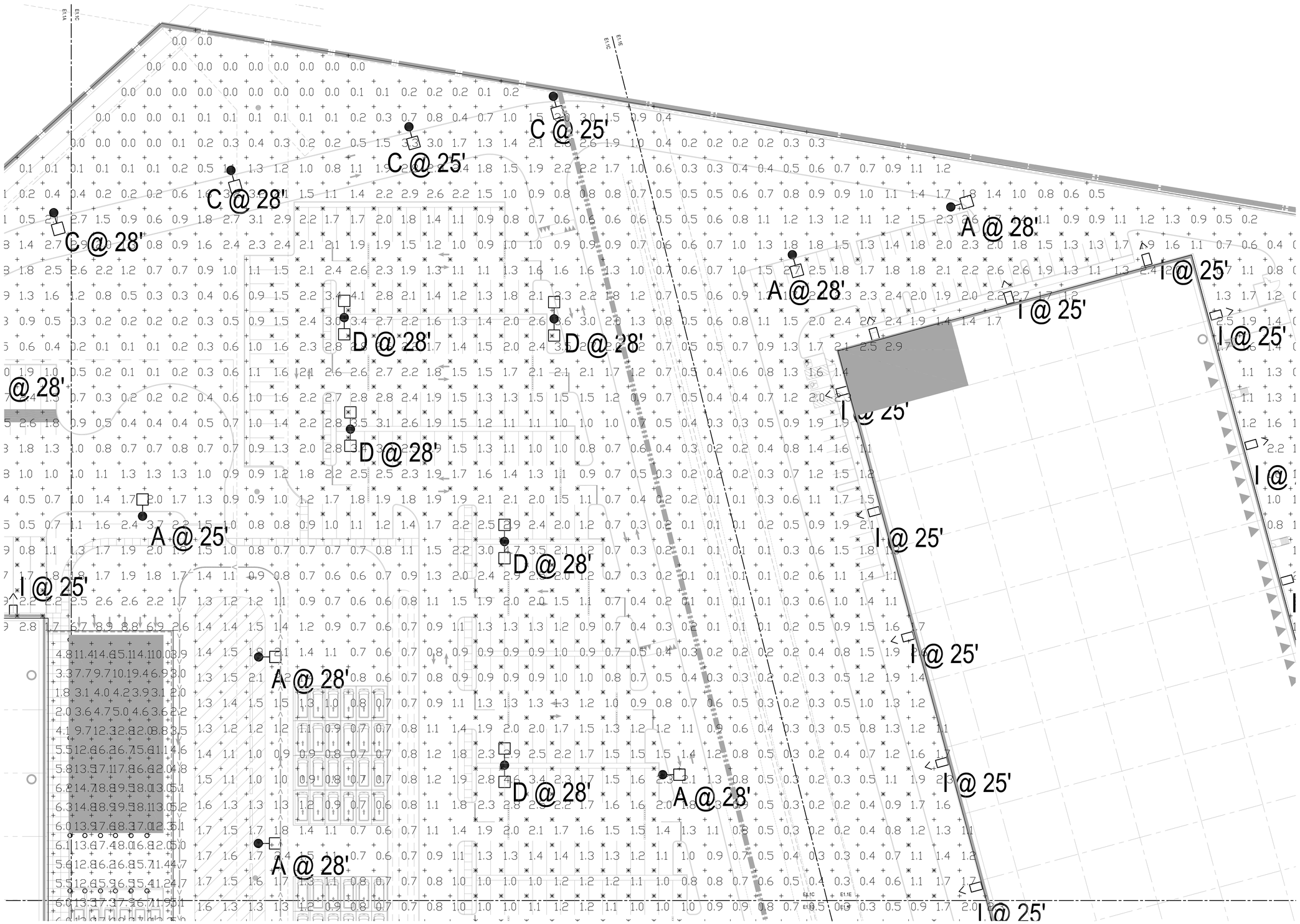
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Jordan & Skala Engineers
17855 North Dallas Parkway, Suite 320 • Dallas, TX. 75287
p: 469.385.1616 • f: 469.385.1615
Texas Registered Engineering Firm F-4950
Project Number: 2030322 Drawn By:SS Checked By:MNB

Date: 12 Jan 2021

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1 SITE PLAN - C - PHOTOMETRIC
SCALE: 1" = 30'-0"

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PROJECT GILROY

CAMINO ARROYO & RENZ
GILROY, CA

SITE PLAN - C - ELECTRICAL

REMARKS	DATE

REMARKS	DATE

PA / PM:	N. RIVERA
DRAWN BY:	J.B.
JOB NO.:	DAL20-0001-00

SHEET
E1.1C

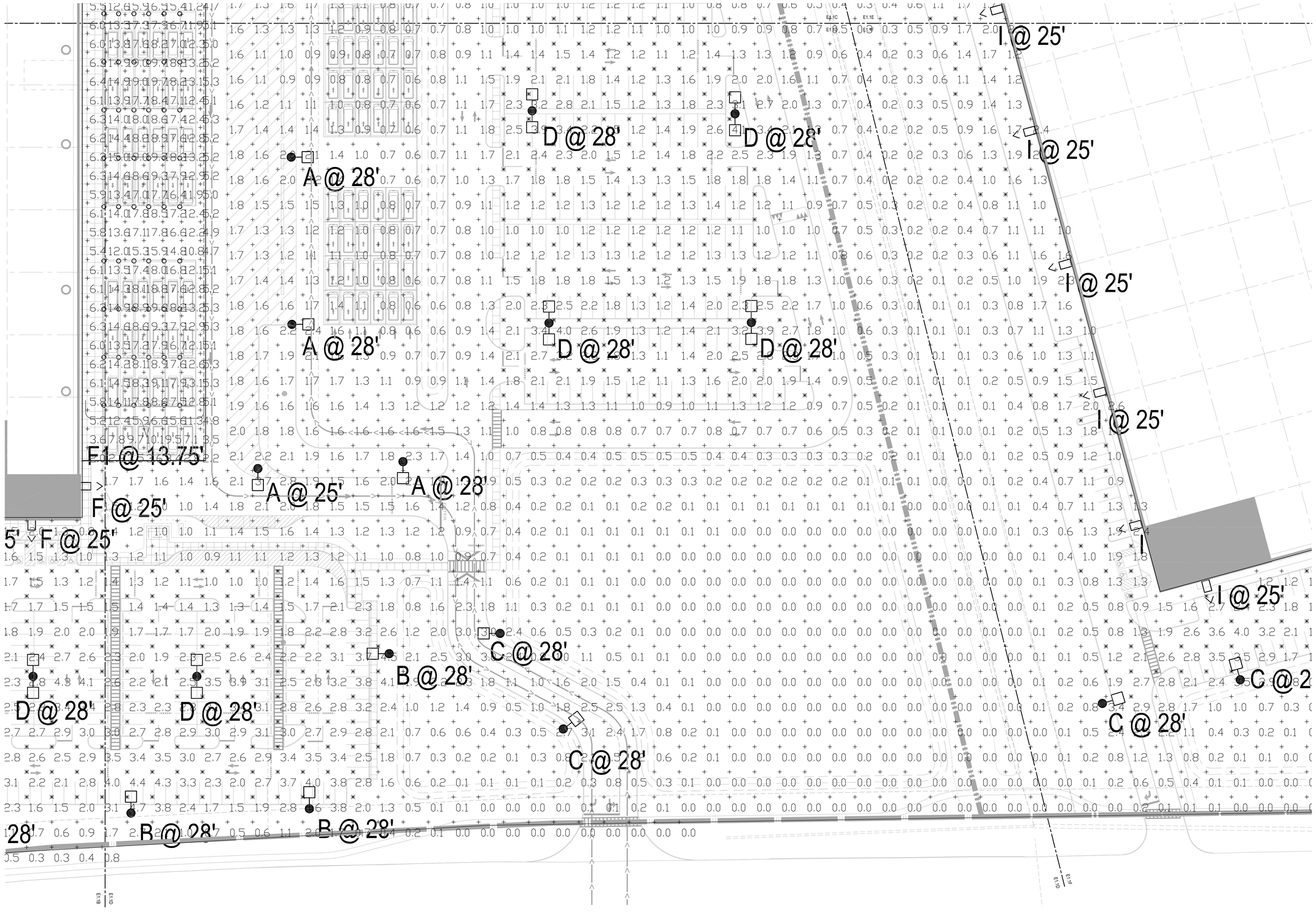
Tue, 12 Jan 2021

Jordan & Skala Engineers
17855 North Dallas Parkway, Suite 320 • Dallas, TX. 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990

Project Number: 2030322 Drawn By:SS Checked By:MNB

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1 SITE PLAN - D - PHOTOMETRIC
SCALE: 1" = 30'-0"

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CAMINO ARROYO & RENZ
GILROY, CA

SITE PLAN - D - ELECTRICAL

	REMARKS	DATE

PA / PM:	N. RIVERA
DRAWN BY:	J.B.
JOB NO.:	DAL20-0001-00

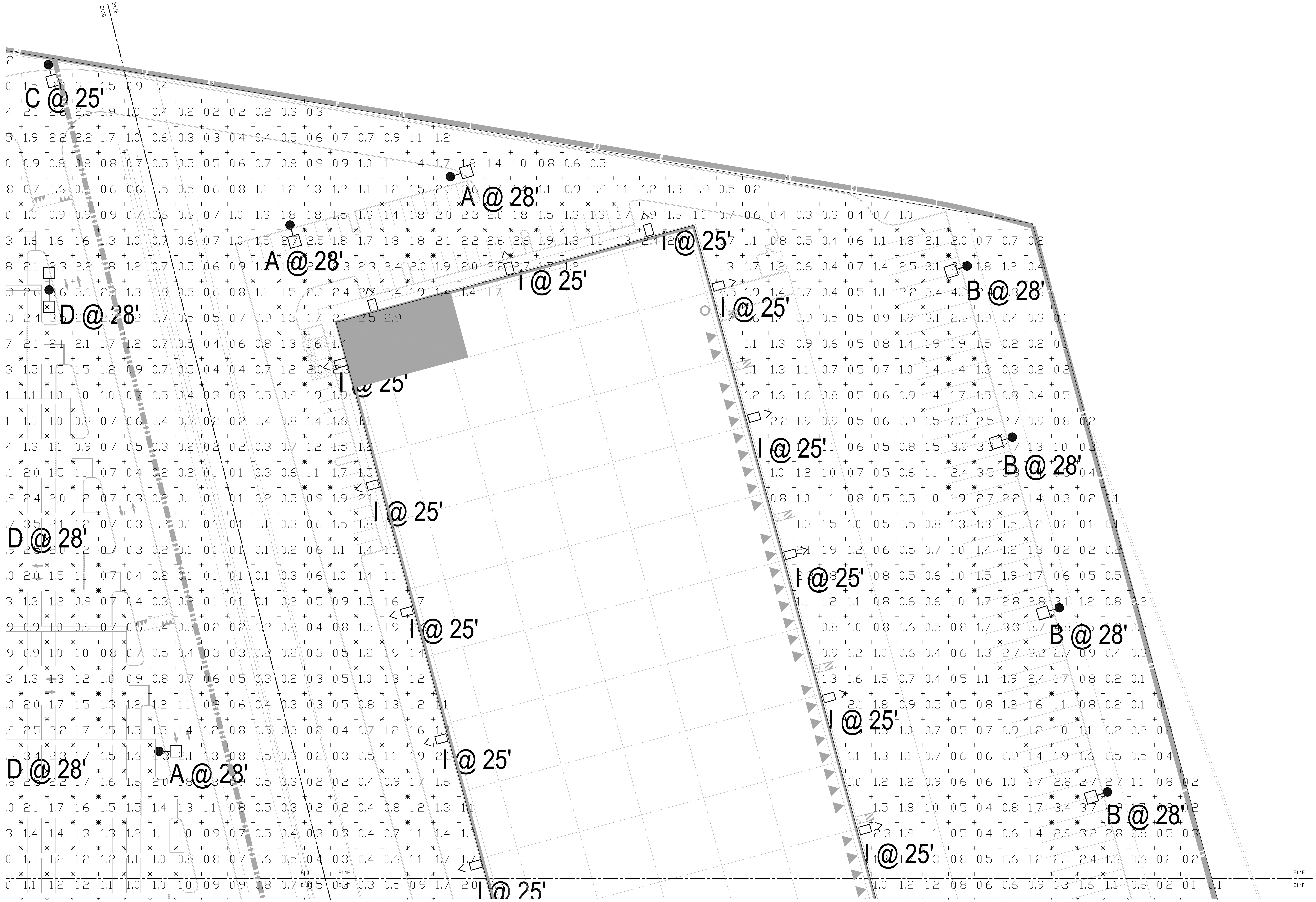
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Texas Registered Engineering Firm F-4990
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1 SITE PLAN - E - PHOTOMETRIC

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1 SITE PLAN - F - PHOTOMETRIC
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DATE	REMARKS

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D-Series Size 1
LED Area Luminaire

Catalog Number

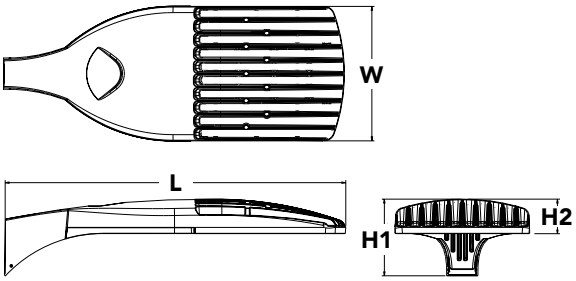
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4 [1], P5 [1], P6 [1], P7 [1], P8, P9 [1]

Rotated optics

P10 [2], P11 [2], P12 [2], P13 [1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short [3]
T5S	Type V short [3]
T5M	Type V medium [3]
T5W	Type V wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

MVOLT [5]
XVOLT (277V-480V) [6,7,8]
120 [9]
208 [9]
240 [9]
277 [9]
347 [9]
480 [9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13]
PIRHN	Network, high/low motion/ambient sensor [14]
PER	NEMA twist-lock receptacle only (controls ordered separate) [15]
PER5	Five-pin receptacle only (controls ordered separate) [15,16]
PER7	Seven-pin receptacle only (controls ordered separate) [15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20,21]
FAO	Field adjustable output [20,21]

Other options

Shipped installed

HS	House-side shield [23]
SF	Single fuse (120, 277, 347V) [9]
DF	Double fuse (208, 240, 480V) [9]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]

Shipped separately

BS	Bird spikes [24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

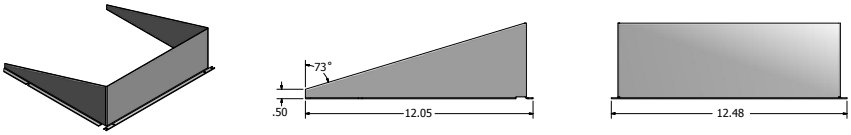
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

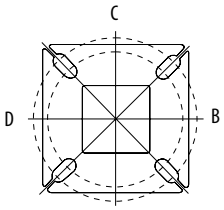
Options

EGS - External Glare Shield

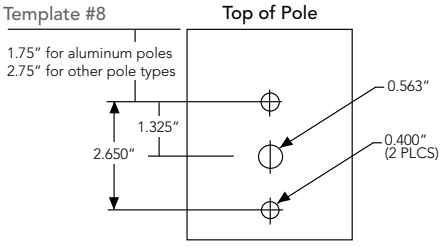


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

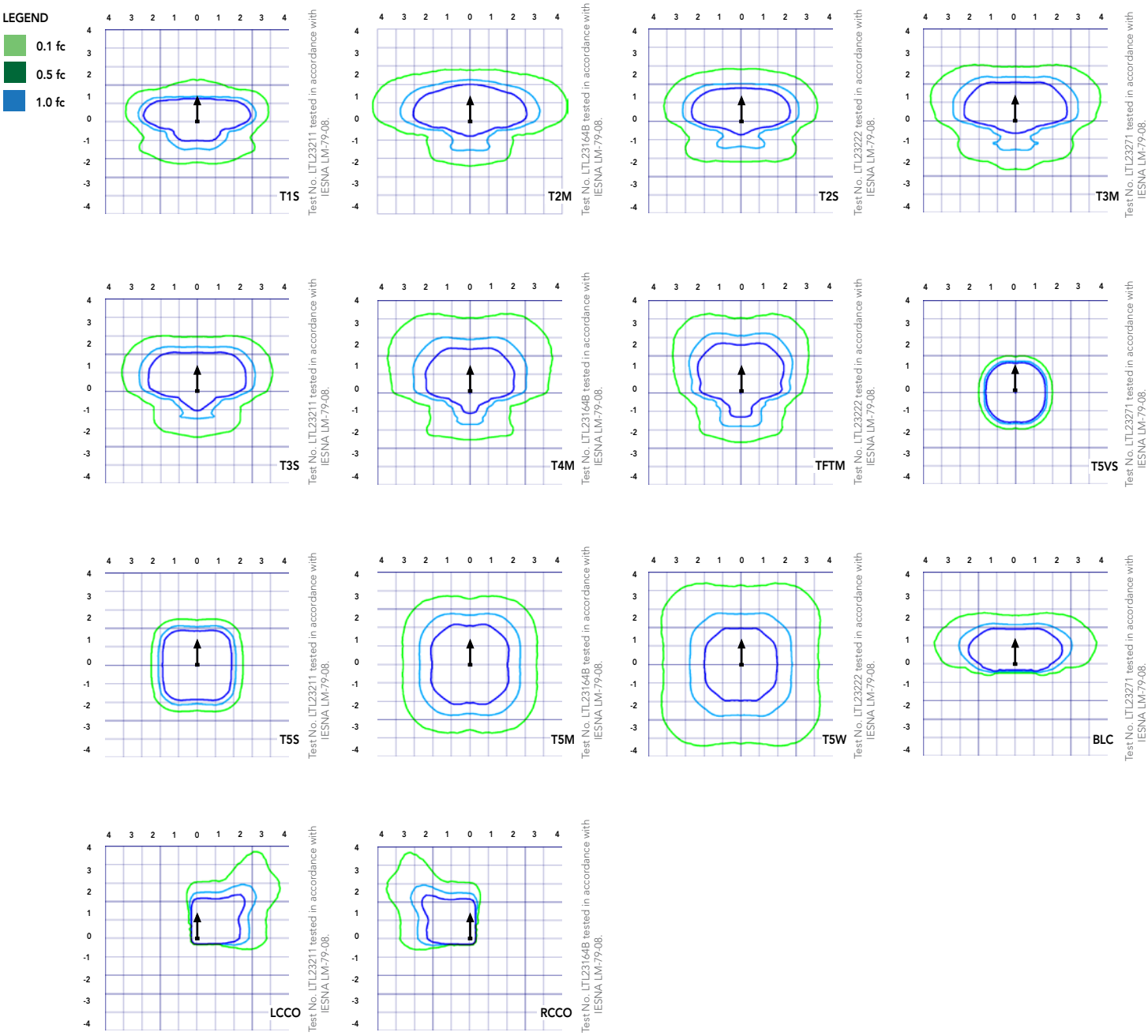
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 2

LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² *(0.10 m²)*

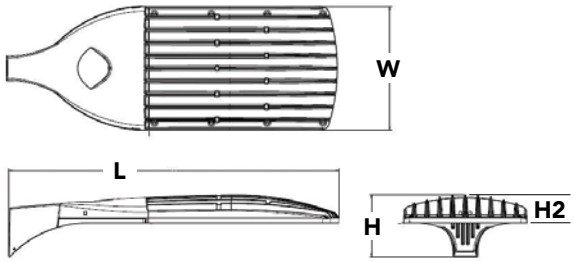
Length: 40″ *(101.6 cm)*

Width: 15″ *(38.1 cm)*

Height 1: 7-1/4″ *(18.4 cm)*

Height 2: (max): 3.5″

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P10[2] P13[1,2] P11[2] P14[1,2] P12[2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short[3] T5S Type V Short[3] T5M Type V Medium[3] T5W Type V Wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[5] XVOLT (277V-480V)[6,7,8] 120[9] 208[9] 240[9] 277[9] 347[9] 480[9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[3] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[10]

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13] PIRHN Network, Bi-Level motion/ambient sensor[14] PER NEMA twist-lock receptacle only (no controls)[15] PER5 Five-wire receptacle only (no controls)[15,16] PER7 Seven-wire receptacle only (no controls)[15,16] DMG 0-10V dimming extend out back of housing for external control (no controls)[17] DS Dual switching[18,19]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[20] PIRH1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20] FAO Field Adjustable Output[23]	**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX2HS 80C U	House-side shield for 80 LED unit [22]
DSX2HS 90C U	House-side shield for 90 LED unit [22]
DSX2HS 100C U	House-side shield for 100 LED unit [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX2EGS (FINISH) U	External glare shield

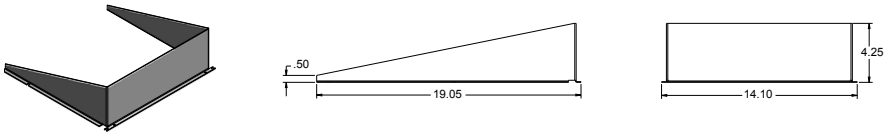
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P5, P7, P8, P13, and P14.
2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA option.Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Requires (2) separately switched circuits with isolated neutrals.
19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
21 Reference controls options table on page 4.
22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

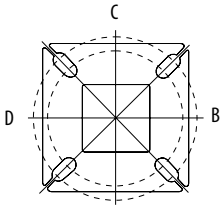
Options

EGS - External Glare Shield

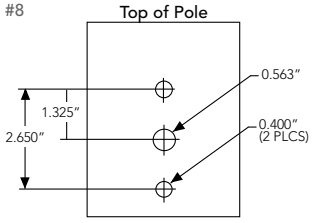


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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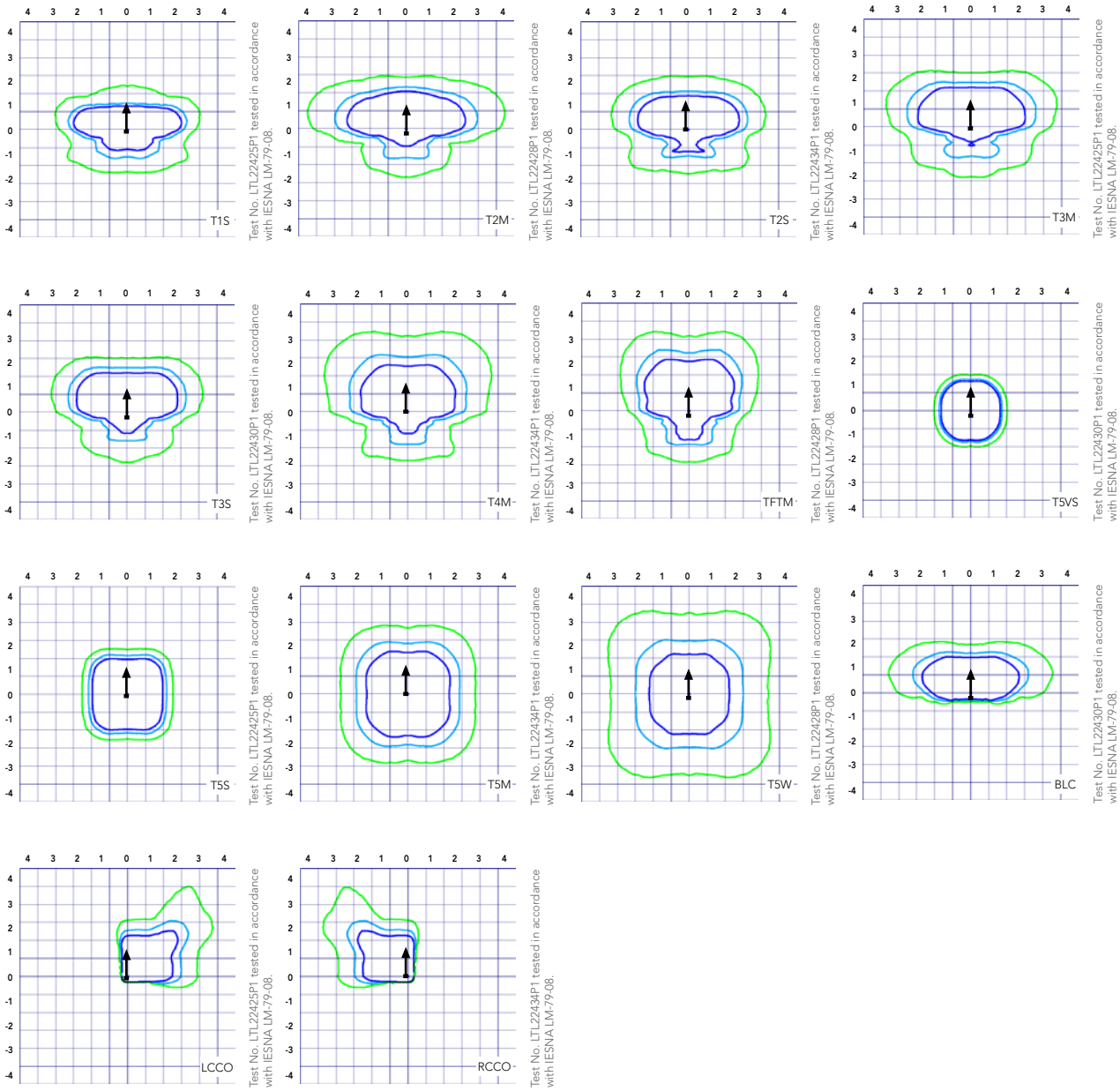
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	**P1**	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	**P2**	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				T5W	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	**P3**	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	**P4**	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	**P5**	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				T5VS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				T5W	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	**P6**	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				T5VS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				T5W	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	**P7**	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				T5VS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	**P8**	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				T5VS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				T5W	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	**P10**	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				T5VS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				T5W	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	**P11**	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				T5VS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				T5W	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	**P12**	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				T5VS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				T5W	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	**P13**	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				T5VS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				T5W	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	**P14**	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				T5VS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				T5W	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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d-series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

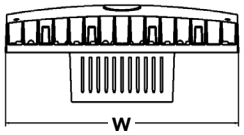
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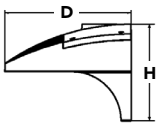
Luminaire

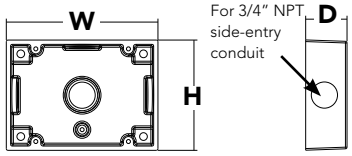
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options			Finish *(required)*					
Shipped installed		**Shipped separately**[13]	DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V)[3]	BSW Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V)[3]	VG Vandal guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield[4]		DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection[13]							

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

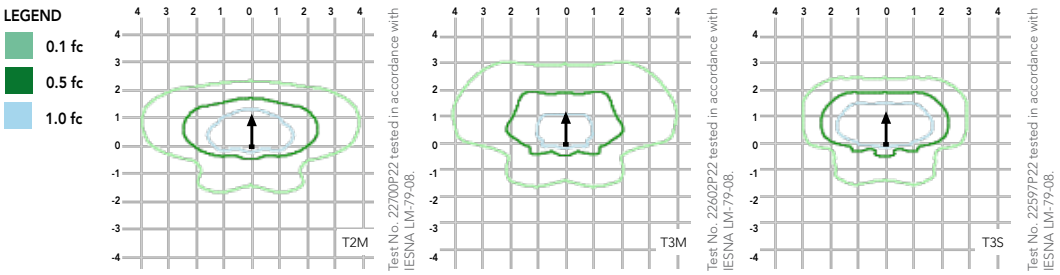
*Futureproof means: Ability to change controls in the future.

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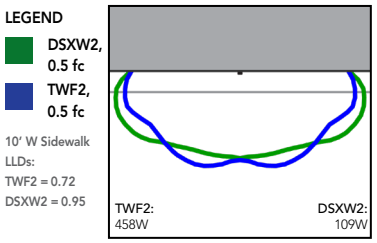
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

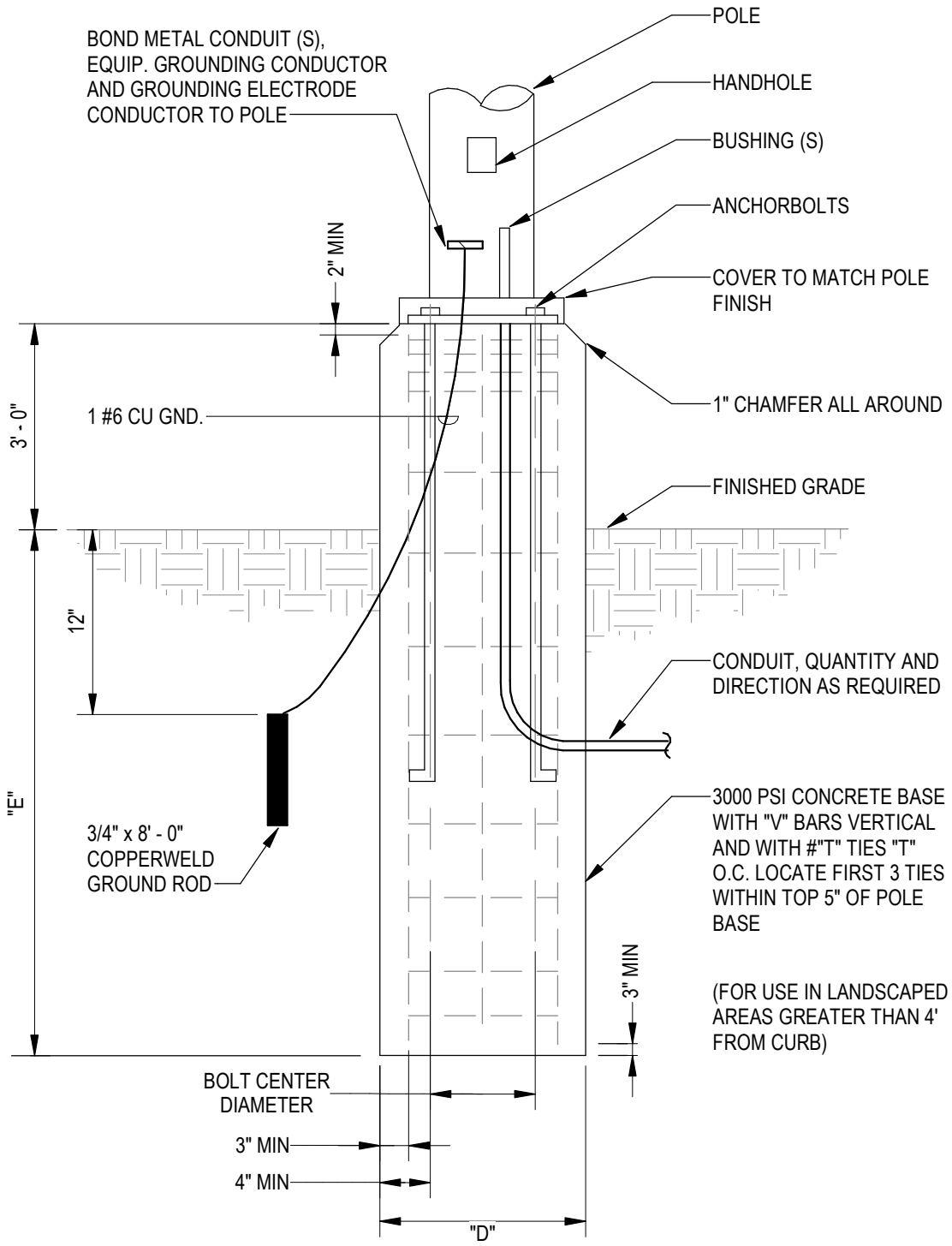
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WIND SPEED OF 101 MPH TO 110 MPH

	≤ 2 LIGHT FIXTURES ON POLE		3 OR 4 LIGHT FIXTURES ON POLE			
POLE HEIGHT	**DIAMETER (D)**	**EMBEDMENT (E)**	**DIAMETER (D)**	**EMBEDMENT (E)**	**"V" BARS**	**"T" BARS**
≤ 15'	1' - 6"	5' - 0"	1' - 6"	5' - 6"	(6) #5	#3@10"
16' ~ 25'	2' - 0"	6' - 0"	2' - 0"	6' - 6"	(6) #6	#3@12"
26' ~ 35'	2' - 6"	6' - 9"	2' - 6"	7' - 3"	(6) #7	#3@14"
36' ~ 40'	3' - 0"	6' - 9"	3' - 0"	7' - 3"	(6) #8	#3@16"





VCPG LED
Parking Garage

Catalog Number

Notes

Type

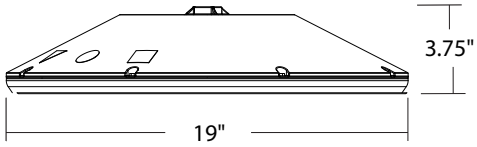
Hit the Tab key or mouse over the page to see all interactive elements.

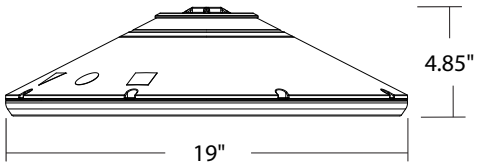
Specifications

Diameter: 19"

Height: 3.75"
(4.85" with Up-Light)

Weight (max, with no options)**:** 18 lbs





A+ Capable options indicated by this color background.

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

VCPG LED

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage		Mounting
VCPG LED	V4[1] 4 Light Engines V8[1] 8 Light Engines	P1[1] P2[1] P3[1] P4[1] P5[1] P6[1] P7[1]	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T5M Type V, medium T5R[2] Type V, rectangular T5W Type V, wide T5E Type V entry LANE[2] Drive lane	MVOLT 347 480	For ordering with fuse 120 208 240 277 347 480	**Shipped included** PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall) **Shipped separately** YK Yoke/trunnion mount[3]

Options

Shipped installed

UPL1	Up-Light: 500 lumens
UPL2	Up-Light: 700 lumens
E8WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min)[4,5,6]
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)[4,5,6]
HA	High ambient (50°C, only P1-P4)
SF	Single fuse (120V, 277V, 347V)
DF	Double fuse (208V, 240V, 480V)
SPD10KV	10KV Surge Pack
LDS36	36in (3ft) lead length
LDS72	72in (6ft) lead length
LDS108	108in (9ft) lead length
DMG	External 0-10V leads (no controls)[7]

Shipped Separately

WG	Wire Guard
BDS	Bird Shroud
HS	House Side Shield

Standalone Sensors/Controls[2]

PIR	Motion/ambient sensor for 8-15' mounting heights
PIRH	Motion/ambient sensor for 15-30' mounting heights
PIR3FC3V	Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output
PIRH3FC3V	Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output
PIR3FC3V924	UL924 Listed motion/ambient sensor for emergency circuit for 8-15' mounting heights, pre programmed to 3fc and 35% light output[8]
PIRH3FC3V924	UL924 Listed motion/ambient sensor for emergency circuit for 15-30' mounting heights, pre programmed to 3fc and 35% light output[8]

Networked Sensors/Controls[2]

NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights
NLTAIR2 PIR924	nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights[9]
NLTAIR2 PIRH924	nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights[9]
XAD	XPoint™ Wireless enabled[10]
XAD924	XPoint™ Wireless enabled, UL 924 Listed for emergency circuit[8,10]
XAD PIR	XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights
XAD PIRH	XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights
XAD924 PIR	XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights[8]
XAD924 PIRH	XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights[8]

Finish *(required)*

DWHXD	White
DNAXD	Natural aluminum
DDBXD	Dark bronze
DBLXD	Black

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Ordering Information Cont.

Accessories

Ordered and shipped separately.

VCPGBDS DWHXD U	Bird shroud for PM (specify finish)
VCPGBDS YK DWHXD U	Bird shroud for YK (specify finish)
VCPGUBDS DWHXD U	Bird shroud for PM with Up-Light (specify finish)
VCPGUBDS YK DWHXD U	Bird shroud for YK with Up-Light (specify finish)
VCPGSRM U	Surface mount kit, with no Up-Light
VCPGUSRM U	Surface mount kit, with Up-Light
VCPGWG U	Wire guard
SLVSQ	Quick mount pendant swivel kit, square
SLVRD	Quick mount pendant swivel kit, round
VCPG YK DWHXD U	Yoke mount kit (specify finish)
RSXWBA DWHXD U	RSX WBA wall bracket (specify finish)

NOTES

1 P1-P6 not available with V8. P7 not available with V4.
2 Not available with P7.
3 Only vertical height adjustment. No angle adjustment. Use PM and SLVSQ or SLVRD for mounting to angled ceiling or canopies.
4 Not available with 347V or 480V.
5 E8WC and E10WH only rated up to 35°C ambient.
6 E8WC & E10WH only available with P1-P4 packages.
7 DMG option not available with standalone or networked sensors/controls.
8 Power interruption delay >30 milliseconds required for operation. Refer sequence of operations on page 4 for more details. BDS not available with UPL1 or UPL2.
9 Not available with P6 & P7. Power interruption delay >200 milliseconds required for operation. Refer sequence of operations on page 4 for more details.
10 XAD & XAD924 not available with PIR3FC3V924 and PIRH3FC3V924.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	Watts	Distribution Type	30K (3000K, 70 CRI)		35K (3500K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	27W	T5E	3,581	135	3,670	138	3,815	144	3,876	146
		T5M	3,620	136	3,710	140	3,856	145	3,917	147
		T5W	3,592	135	3,681	139	3,827	144	3,888	146
		T5R	3,464	130	3,550	134	3,690	139	3,749	141
		LANE	3,507	132	3,594	135	3,736	141	3,796	143
P2	34W	T5E	4,577	135	4,691	138	4,876	144	4,954	146
		T5M	4,626	136	4,741	140	4,928	145	5,007	147
		T5W	4,591	135	4,705	139	4,891	144	4,968	146
		T5R	4,427	130	4,537	134	4,716	139	4,791	141
		LANE	4,482	132	4,594	135	4,775	141	4,851	143
P3	43W	T5E	5,808	134	5,952	137	6,187	143	6,286	145
		T5M	5,870	135	6,015	139	6,253	144	6,353	146
		T5W	5,825	134	5,970	138	6,205	143	6,304	145
		T5R	5,617	130	5,757	133	5,984	138	6,079	140
		LANE	5,688	131	5,829	134	6,059	140	6,155	142
P4	56W	T5E	7,391	131	7,575	135	7,874	140	7,999	142
		T5M	7,470	133	7,656	136	7,958	141	8,085	144
		T5W	7,414	132	7,597	135	7,898	140	8,023	143
		T5R	7,149	127	7,326	130	7,615	135	7,737	137
		LANE	7,238	129	7,418	132	7,711	137	7,834	139
P5	82W	T5E	10,189	124	10,442	127	10,854	132	11,027	134
		T5M	10,298	125	10,553	128	10,970	134	11,145	136
		T5W	10,220	124	10,473	128	10,887	133	11,060	135
		T5R	9,855	120	10,099	123	10,498	128	10,665	130
		LANE	9,978	121	10,226	124	10,629	129	10,799	131
P6	108W	T5E	12,878	120	13,197	123	13,719	127	13,937	129
		T5M	13,015	121	13,338	124	13,865	129	14,086	131
		T5W	12,917	120	13,237	123	13,760	128	13,979	130
		T5R	12,455	116	12,764	119	13,268	123	13,480	125
		LANE	12,611	117	12,924	120	13,435	125	13,649	127
P7	122W	T5E	15,503	125	15,887	128	16,515	133	16,778	135
		T5M	15,668	126	16,057	129	16,691	135	16,957	137
		T5W	15,549	125	15,935	129	16,564	134	16,828	136

Up-light Lumen Output

Up-light Option	Watts	Lumens
UPL1	6.5W	519
UPL2	8.5W	715

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.926
35K	0.945
40K	0.967
50K	0.965

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.94	0.89

Electrical Load

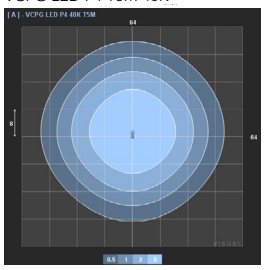
Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	27W	0.22	0.13	0.12	0.10	0.08	0.06
P2	34W	0.28	0.16	0.14	0.13	0.10	0.08
P3	43W	0.37	0.21	0.18	0.16	0.13	0.09
P4	56W	0.48	0.28	0.24	0.21	0.16	0.12
P5	82W	0.68	0.40	0.35	0.30	0.24	0.18
P6	108W	0.91	0.52	0.45	0.39	0.32	0.23
P7	124W	1.03	0.59	0.51	0.44	0.37	0.27

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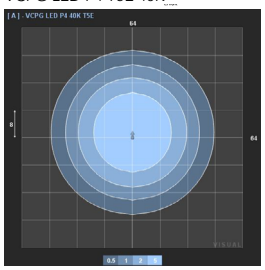
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting VCPG LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards

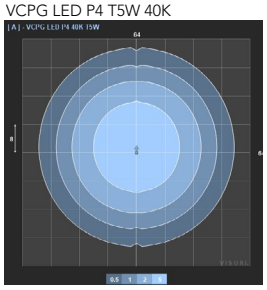
VCPG LED P4 T5M 40K



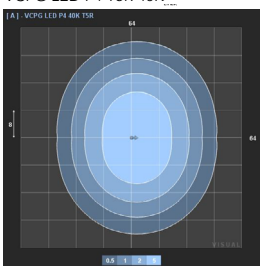
VCPG LED P4 T5E 40K



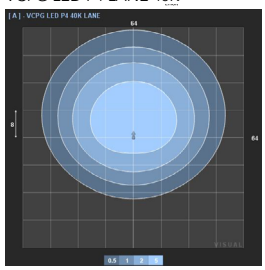
VCPG LED P4 T5W 40K



VCPG LED P4 T5R 40K



VCPG LED P4 LANE 40K



Control/Sensor Options

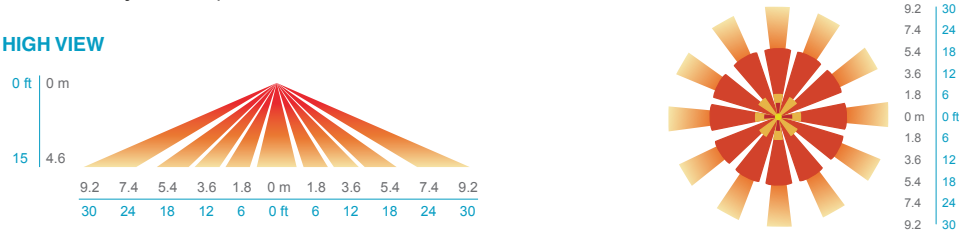
Motion/Ambient Sensor (PIR_, PIRH)

Motion/Ambeint sensor (Sensor Switch MSOD, Xpoint MSOD) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

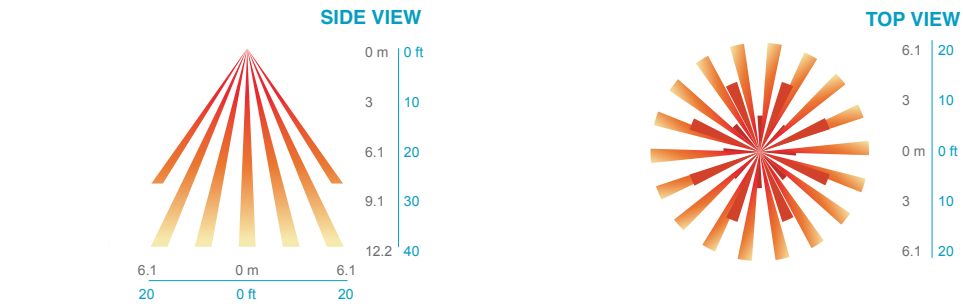
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR



PIRH



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR3FC3V or PIRH3FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 3fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec

Sequence of Operations for UL924 Listed Controls/Sensors (PIR3FC3V924, PIRH3FC3V924, XAD924, NLTAIR2 PIR924, NLTAIR2 PIRH924)

The UL924 listed control/sensor ("device") is designed to provide full light output for 90 minutes following power loss ("Egress Mode"), ignoring both manual and automatic dimming/occupancy/daylight control signals during this time. The sequence of operations is as follows:

- Normal condition: device can dim and turn off the luminaire as normal, in response to automatic and manual control.
- Utility power fails, and luminaire loses power.
- Backup power source activates, transfer switch moves the emergency circuit powering the luminaire onto the backup source, and luminaire regains power.
- The device detects this power interruption, if it is >30ms (for PIR3FC3V924, PIRH3FC3V924, XAD924) or >200ms (for NLTAIR2 PIR924, NLTAIR2 PIRH924).
- The device ignores all dimming commands and controls the driver to full light output for 90 minutes.
- The device resumes normal dimming controls after 90 minutes.

These UL924 listed controls/sensors are not intended for use with Non-interruptible central emergency power systems. The power interruption, when transferring from normal utility power to emergency backup power, is required for the controller to activate its Egress Mode and provide full light output.

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Mounting, Options & Accessories



PM – Pendant Mount
(compatible with ¾ NPT, pendant stem provided by others)

D = 19"
H = 4.1"



SRM – Surface Mount

D = 19"
H = 4.1"



SRM – Surface Mount with Up-Light

D = 19"
H = 5.3"



YK – Yoke/Trunnion Mount

D = 19"
H (Yoke) = 10"-18"



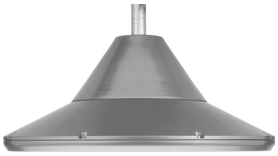
ARM – Arm Mount

L = 28"
W = 19"
H = 8"



PIR & PIRH – Motion/ Ambient sensor

D = 19"
H = 4.6" (no up-light)
or 5.6" (with up-light)



BDS – Bird shroud for pendant mount

D = 19"
H = 8"



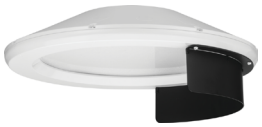
BDS – Bird shroud for yoke mount

D = 19"
H (Yoke) = 10"-18"



WG – Wire guard

D = 19"
H = 4.9" (no uplight)
or 5.9" (with up-light)



HS – House side shield

D = 19"
H = 7.1" (no up-light) or
8.1" (with up-light)

FEATURES & SPECIFICATIONS

INTENDED USE
The visually comfortable optics, energy savings, and long life of the VCPG LED Parking Garage luminaire make it an ideal choice for new commercial installations and retrofit parking garage opportunities. It is designed to meet or exceed recommended illuminance criteria when installed as a direct replacement of most HID parking garage luminaires. Its modern dayform and aesthetics also make it appealing for indoor low-bay applications.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is separated from the heat generating light engines and mounted in direct contact with the casting to promote low operating temperatures, higher lumen maintenance and long life. The housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Light guide technology provides a diffused light source, reducing glare from direct view of the LEDs. The light source is recessed into the luminaire, further reducing the high angle glare from the luminaire. A combination of precision molded micro prismatic acrylic lenses and back reflectors provide five different photometric distributions tailored specifically to parking garage applications. Up-light option comes with a dedicated light engine and custom optic designed to efficiently spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0 KV surge rating. When ordering the SPD10KV option, a separate 10kV (5kA) surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard configuration accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting. The surface mount option attaches to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with set screws. Also, available with a yoke/trunnion mount option with 3/4" NPT provision for flexible conduit entry (conduit by others); height can be adjusted from 10-18". Supply leads are 24" in length as standard. Longer supply leads are available as additional options. Design can withstand up to a 3.0 G vibration load rating per ANSI C136.31.

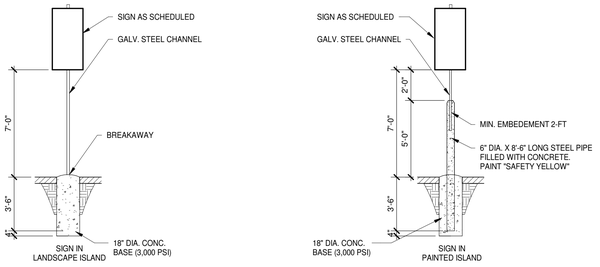
LISTINGS
CSA certified to U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

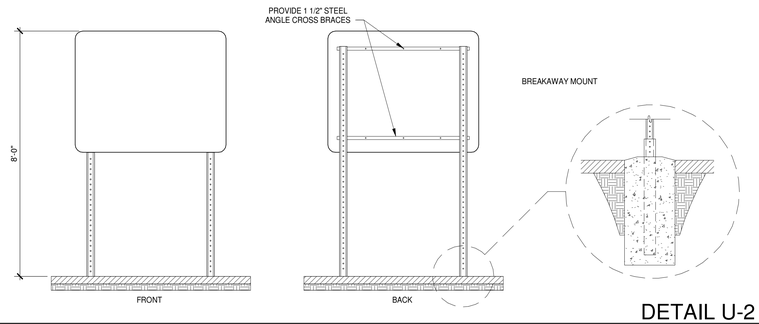
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DETAIL U-1c & U-1e

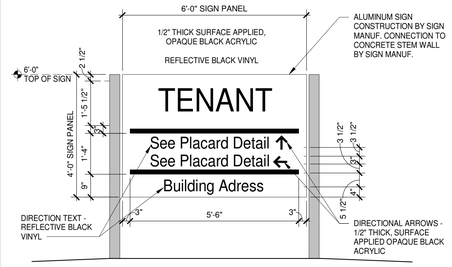
SCALE: 1/4" = 1'-0" (6)



DETAIL U-2

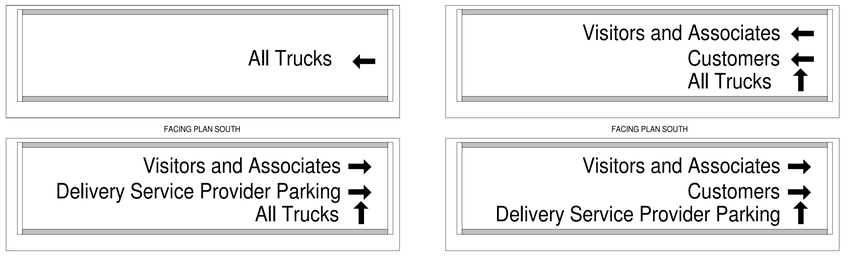
SCALE: 1/2" = 1'-0" (7)

SEE SITE PLAN FOR SIGN LOCATION, NEXT PAGE



TYPICAL PYLON SIGN

SCALE: 1/2" = 1'-0" (9)



NOTES:
PLACARD LAYOUT SHALL BE SITE SPECIFIC. DETAIL SHOWN IS FOR DELIVERY STATION BUILDING 2W4F LARGE DS PROTOTYPE. ORIENTATION OF ARROWS SHALL BE BASED ON PYLON SIGN LOCATION.

PLACARD DETAIL

SCALE: 1/2" = 1'-0" (10)

POST AND PANEL SIGNS
MOUNTING U-1E, U-1C, U-2

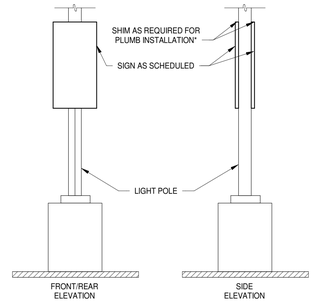
SPECIFICATIONS
ALSO SEE GENERAL CONSTRUCTION AND INSTALLATION INSTRUCTIONS.

DESCRIPTION:
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES.
2. MATERIALS AND CONSTRUCTION
3. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON 2" SQUARE STEEL POST.
4. PANEL TO CONFORM TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM PANEL, 0.08" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
5. POSTS ARE TO BE 2" SQUARE STEEL, 12 GA. 7/16" PERFORATION ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG.
6. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN.
7. ALL HARDWARE SHALL BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN.
8. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY 3M' REFLECTIVE VINYL.
9. CUSTOM GRAPHICS AND TYPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES
10. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.
11. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
12. FROM THE FEDERAL HIGHWAY ADMINISTRATION.

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FILED VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH. MOUNTING U-1c SHALL BE USED FOR SIGNS ON CONCRETE OR ASPHALTIC PAVING.
3. MOUNTING U-1e PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST DRIVE TO 1" TO 2" ABOVE GRADE. THE MOUNTING TUBE IS PAIRED WITH AN 18" BREAKAWAY SUPPORT TUBE (2 1/4" SQUARE STEEL POST). THE SIGN POST SINKS TO THE BASE OF THE ANCHOR TUBE AND FASTENS TO THE ANCHOR TUBE AND BREAKAWAY SUPPORT WITH AN ANGLE BOLT.
4. INTENTIONALLY OMITTED.
5. TYPICAL SIGN PANEL INSTALLS BOTTOM OF SIGN AT 7'-0" ABOVE FINISHED GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
6. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO THE MOUNTING U-1e. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE.
7. TOP OF U-2 MOUNTED SIGN SHALL BE AT 8'-0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT
8. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON THE SITE BY THE TENANT OR HIS REPRESENTATIVE.
9. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB.

SUBMITTALS:
THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6"X6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS.

SIGNAGE NOTES:
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019.7.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.



LIGHT POLE SIGNS
*ALL POLE MOUNTED SIGNS SHALL BE ATTACHED USING "LOCK BOLTS" TO PREVENT LOOSENING FROM WIND OR OTHER VIBRATON.

LIGHT POLE SIGNS

SCALE: 1/2" = 1'-0" (5)

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civil engineering
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P 281.661.4388

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

SIGNAGE AND STRIPPING DETAILS

REMARKS	DATE

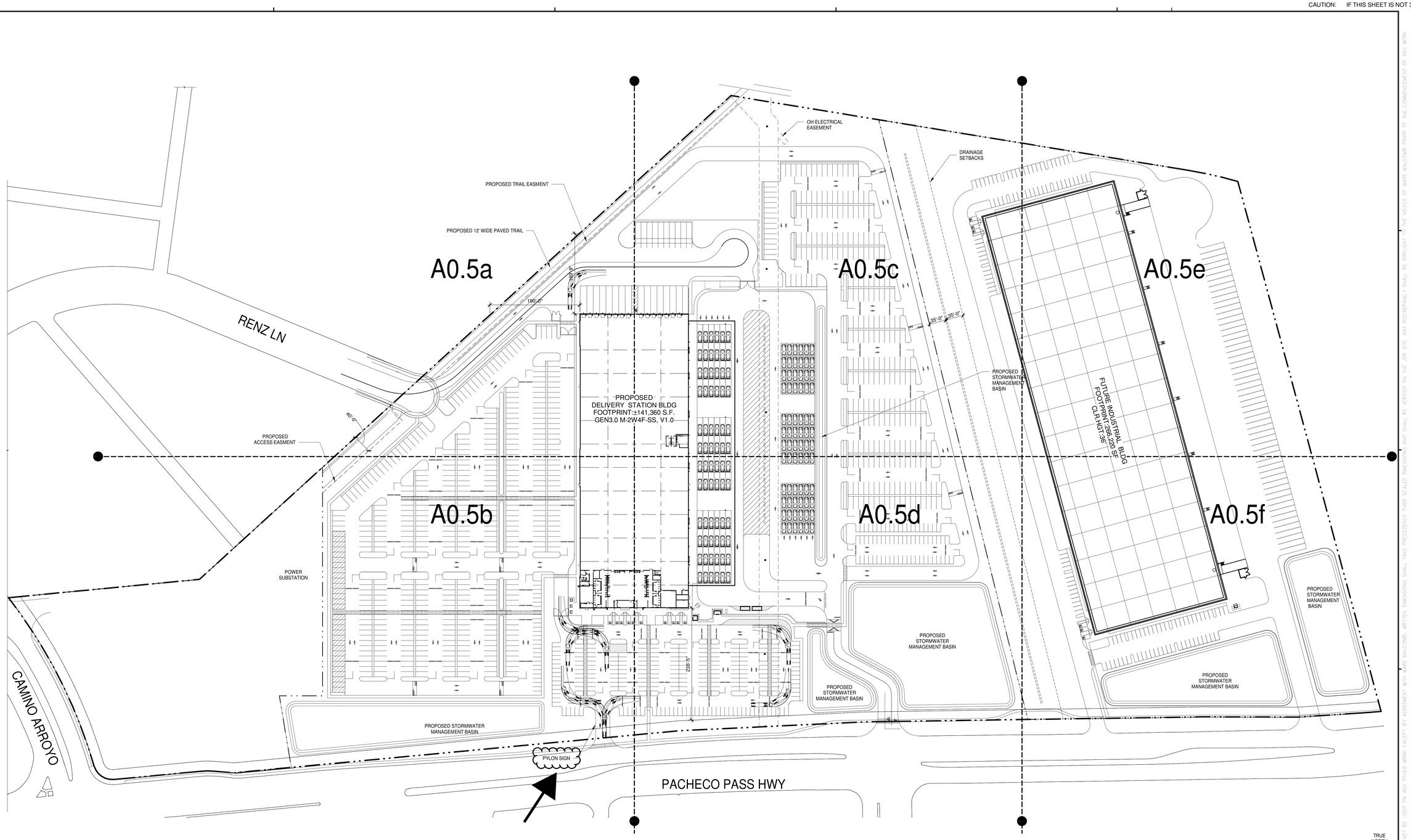
PA/PM:	N. RIVERA
DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

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OVERALL SITE PLAN

SCALE: 1" = 80'-0"

TRUE NORTH

SIGNAGE NOTES:

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.

PROJECT DATA:		PROPOSED DELIVERY STATION
SITE AREA:		
GROSS:		59.695 AC
		2,600,327 SF
OUT PARCEL:		242,995 SF
DETENTION BASIN	@ 6%	150,629 SF
NET:		50.66 AC
		2,206,703 SF
DELIVERY STATION BLDG:		141,360 SF
BUILDING USE:		
WAREHOUSE		124,536 SF
OFFICE	@ 12%	16,824 SF
COVERAGE:		
GROSS:		5%
NET:		6%
PARKING REQUIRED:		
WAREHOUSE	1/5000 SF	25 STALLS
OFFICE	1/300 SF	56 STALLS
TOTAL		81 STALLS
PARKING PROVIDED:		
ASSOCIATE STALLS:		231 STALLS
		@1.63/1000 SF
REQ. ACCESSIBLE		*7 STALLS*
UTR/ VAN LOADING:		72 STALLS
UTR/ VAN STAGING:		72 STALLS
VAN SPACES:		692 STALLS
PERSONAL VAN SPACES:		91 STALLS
TRAILER SPACES		10 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		15
O GRADE-LEVEL DOORS		6

PROJECT DATA:		INDUSTRIAL BUILDING
SITE AREA:		
GROSS:		20.386 AC
		888,009 SF
DETENTION BASIN	@ 9%	79,363 SF
NET:		18.56 AC
		808,646 SF
INDUSTRIAL BLDG.		266,220 SF
BUILDING USE:		
INDUSTRIAL		256,220 SF
OFFICE	@ 4%	10,000 SF
COVERAGE:		
GROSS:		30%
NET:		33%
PARKING REQUIRED:		
WAREHOUSE	1/5000 SF	51 STALLS
OFFICE	1/300 SF	33 STALLS
TOTAL		85 STALLS
PARKING PROVIDED:		136 STALLS
		@1.02/2000 SF
REQ. ACCESSIBLE		*5 STALLS*
TRAILER SPACES		56 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		50
O GRADE-LEVEL DOORS		2

DEVELOPMENT STANDARDS:	
ZONING:	M-2
MAX. COVERAGE:	60%
MAX. HEIGHT:	75 FT
BUILDING SETBACKS:	
FRONT:	26 FT [1]
SIDE:	0 FT [1]
REAR:	0 FT
LANDSCAPE SETBACKS:	[3]
FRONT:	21 FT
SIDE:	5 FT [2]
REAR:	5 FT
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	n/a
COMPACT %:	n/a
DRIVE AISLE:	25 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/5000 SF
MANUF.:	1/350 SF
OFFICE:	1/300 SF

NOTES:
1. 31 feet when street facing.
2. 21 feet when street facing.
3. Minimum 8ft landscape buffer when adjacent to commercial or residential uses.

PARKING SUMMARY

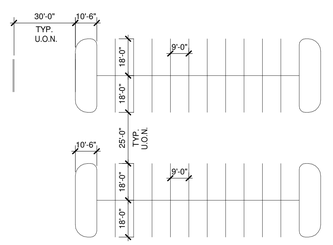
PARKING SPACES REQUIRED:

PARKING BREAKDOWN-GEN3.0 M 2W4F V1.01

PARKING	REQUIRED	PROPOSED	GAP
AUTO PARKING STALL (18' X 9')			
ASSOCIATE PARKING SPACES	172	174	+2
SUPPORT SPACES	15	15	0
DSP MANAGER SPACES	32	32	0
VAN DRIVER PERSONAL SPACES	72	91	+19
TOTAL AUTO PARKING STALLS	291	312	+21
ACCESSIBLE PARKING STALLS			
ACCESSIBLE AUTO	7	8	+1
ACCESSIBLE VAN	2	2	0
TOTAL ACCESSIBLE PARKING STALLS	9	10	+1
VAN PARKING STALL (27' X 11')			
STANDARD VAN PARKING SPACES	511	518	+7
VAN PERSONAL VEHICLE SPACES	144	144	0
VAN BUFFER SPACES	30	30	0
TOTAL VAN PARKING STALLS	685	692	+7
LOADING AND STAGING AREA			
VAN LOADING SPACES	67	72	0
VAN STAGING SPACES	72	72	0
TRUCK YARD			
TRAILER / BOX TRUCK LOADING	15	15	0
TRAILER PARKING SPACES	13	10	-3

PARKING LEGEND

APPLICABLE TO ALL SITE PARTIAL SHEETS, U.O.N.



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Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
civil engineering
1919 McKinney Avenue, Suite 100
Dallas, TX 75201
P 281.661.4288

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

OVERALL SITE PLAN

DATE	REMARKS

PA/PM:	N. RIVERA
DRAWN BY.:	C.A.T.
JOB NO.:	DAL20-0001-00

SHEET
A0.5

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10/15/2020 3:55:31 PM

CIVIL AND LANDSCAPE PLANS

FOR

PROJECT GARLIC

ADDRESS:
NEC CAMINO ARROYO AND PACHECO PASS HWY
GILROY, CA 95054

PROJECT TEAM

OWNER/DEVELOPER
STEVE BEAUCHAMP
PANATONNI DEVELOPMENT COMPANY
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GEOTECHNICAL CONSULTANT
RON SKAGGS
CONDOR EARTH
2941 SUNRISE BLVD.
RANCHO CORDOVA, CA 95742
(916) 783-2060

GEOTECHNICAL REPORT

THE PRELIMINARY GEOTECHNICAL DESKTOP REVIEW DATED JULY 8, 2020 PREPARED BY CONDOR EARTH AND ALL AGENDA SHALL BE CONSIDERED PART OF THESE SCHEMATIC DESIGN DOCUMENTS.

FEMA FLOOD ZONE

FLOOD ZONE: ZONE X – OTHER FLOOD AREAS
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.: 06085C0643H
EFFECTIVE DATE: 05/18/2009

SITE INFORMATION

SITE ADDRESS:	NEC CAMINO ARROYO AND PACHECO PASS HWY GILROY, CA 95054
APN:	814-18-082
TOTAL SITE AREA:	±59.7 AC
TOTAL BUILDING AREA:	±9.4 AC
F.A.R.:	0.16
ZONING CLASSIFICATION:	M-2 (GENERAL INDUSTRIAL)/C-3 (SHOPPING CENTER COMMERCIAL/PD)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	INDUSTRIAL AND COMMERCIAL
TOTAL LOTS:	3

BENCHMARK NOTE

VERTICAL DATUM: NAVD88

BENCHMARK: USCGS BRASS DISK "S148 1933"

AT SIDE OF HOLSCLAW ROAD AT ADDRESS 6650; ABOUT 500 FEET NORTH FROM INTERSECTION OF HOLSCLAW AND HIGHWAY 152; 13 FEET NORTHEAST FROM EDGE OF PAVING; 9 FEET NORTHWEST FROM POWER POLE. UNINCORPORATED SANTA CLARA COUNTY.

BENCHMARK NO. BM1077 ELEVATION=185.42'

PRELIMINARY EARTHWORK

CUT: 14,300 CY

FILL: 283,700 CY

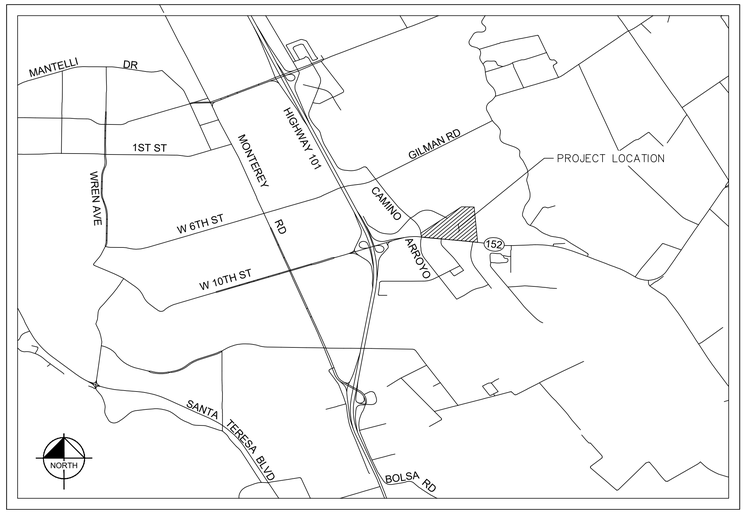
NET: 269,400 CY (FILL)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

ABBREVIATIONS

AB	AGGREGATE BASE	LS	LANDSCAPE
AC	ASPHALT CONCRETE, ACRES	MH	MANHOLE
BB	BOTTOM OF BASIN	MAX	MAXIMUM
BC	BACK OF CURB	MIN	MINIMUM
BFP	BACKFLOW PREVENTER	MON	MONUMENT
BOT	BOTTOM	OFF	OFFSET
BSM	BIORETENTION SOIL MIX	N/A	NOT APPLICABLE
CG	CURB AND GUTTER	NTS	NOT TO SCALE
CL, ℄	CENTER LINE	P	PAVEMENT
CONC	CONCRETE	PL	PROPERTY LINE
CY	CUBIC YARDS	POC	POINT OF CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE	PROP	PROPOSED
DMA	DRAINAGE MANAGEMENT AREA	PSE	PUBLIC SERVICE EASEMENT
DTL	DETAIL	R	RADIUS
EL	ELEVATION	RW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	S	SLOPE, SOUTH
ESMT	EASMENT	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
F.A.R.	FLOOR AREA RATIO	SF	SQUARE FOOT
FC	FACE OF CURB	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSCO	SEWER SERVICE CLEAN OUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	TB	TOP OF BASIN
FW	FIRE WATER	TC	TOP OF CURB
G	GUTTER	TG	TOP OF GRATE
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT	W	WATER, WEST
INV	INVERT	WM	WATER METER
LF	LINEAR FEET	WV	WATER VALVE
LP	LOW POINT		



VICINITY MAP
SCALE: NTS

LEGEND

	PROPERTY LINE
	EASEMENT/SETBACK
	RIGHT OF WAY
	FLOWLINE
SS	PROPOSED SANITARY SEWER PIPE
SD	PROPOSED STORM DRAIN PIPE
W	PROPOSED WATER PIPE
FW	PROPOSED FIRE WATER PIPE
E	PROPOSED ELECTRICAL LINE
SS	EXISTING SANITARY SEWER PIPE
SD	EXISTING STORM DRAIN PIPE
W	EXISTING WATER PIPE
OHU	EXISTING OVERHEAD UTILITY LINE
GB	GRADE BREAK LINE
R	RIDGE LINE
	DIRECTION OF FLOW
617.50 TC 617.00 P	PROPOSED SPOT GRADE
(615.50 TC) (615.00 P)	EXISTING SPOT GRADE
2.2%	PROPOSED FLOW (DIRECTION AND SLOPE)
LP	LOW POINT
HP	HIGH POINT
P	PAVEMENT
FG	FINISHED GRADE
TC	TOP OF CURB
FL	FLOWLINE
(XXX)	EXISTING GRADE
	DROP INLET
	HEADWALL
	BIORETENTION BASIN INLET
	GRADING LIMITS
XX	WALL AND HEIGHT
	DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
	EMPLOYEE ROUTE
	WEST VAN ROUTE
	SOUTH VAN ROUTE
	TRUCK ROUTE
XX	PARKING COUNT
	PRELIMINARY FIRE HYDRANT PLACEMENT
	EXISTING UTILITY POLE
	PROPOSED ASPHALT PAVEMENT (CAR PARKING)
	PROPOSED ASPHALT PAVEMENT (VAN PARKING)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BIKE TRAIL
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED STORMWATER MANAGEMENT BASIN
	PROPOSED STORMWATER BASIN

CIVIL & LANDSCAPE SHEET LIST

SHEET NUMBER	SHEET NAME
C000	COVER SHEET
C100	EXISTING CONDITIONS
C101	PHASING PLAN
C200	CIVIL SITE PLAN
C300	PRELIMINARY GRADING AND DRAINAGE PLAN
C400	GRADING SECTIONS
C500	PRELIMINARY UTILITY PLAN
C600	CONCEPTUAL STORMWATER CONTROL PLAN
C600	ALTERNATE CONCEPTUAL STORMWATER CONTROL PLAN
C700	FIRE TRUCK CIRCULATION PLAN
C700	ALTERNATE FIRE TRUCK CIRCULATION PLAN
C701	SITE DESIGN VEHICLE CIRCULATION PLAN
C800	SOLID WASTE HANDLING PLAN
L100	CONCEPTUAL LANDSCAPE PLAN
L101	CONCEPTUAL LANDSCAPE PALETTE AND ENLARGEMENTS
L102	LANDSCAPE DETAILS
L103	CONCEPTUAL RENDERS

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PHONE: 916-858-5800
WWW.KIMLEY-HORN.COM

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
1	
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COVER SHEET

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C000
1 OF 13

K:\SAC_LDEV\097913007 Project Garlic Gilroy DXCt\08 CADD\PlanSheets\097913007 - C000.dwg
Wed, 21 Apr 2021

NOTES:

1.) VERTICAL DATUM: NAVD88
BENCHMARK: USCGS BRASS DISK "S148 1933"; AT NORTHEASTERLY SIDE OF HOLSCLAW ROAD AT ADDRESS 6650; ABOUT 500 FEET NORTH FROM INTERSECTION OF HOLSCLAW AND HIGHWAY 152; 13 FEET NORTHEAST FROM EDGE OF PAVING; 9 FEET NORTHWEST FROM POWER POLE. UNINCORPORATED SANTA CLARA COUNTY.

BENCHMARK NO. BM1077 ELEVATION = 185.42'

2.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON TITLE REPORT NO. NCS-997735-DC BY FIRST AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARY 22, 2020.

3.) UTILITY LOCATIONS SHOWN ARE PER OBSERVED FIELD EVIDENCE (AND FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS). UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

4.) THE PROPERTY DOES NOT APPEAR TO HAVE AN ADDRESS.

5.) THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN "OTHER FLOOD AREAS - ZONE X" -AREAS DETERMINED TO BE PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE - ON FLOOD INSURANCE RATE MAP NUMBER 06085C0643H, MAP EFFECTIVE DATE MAY 18, 2009.

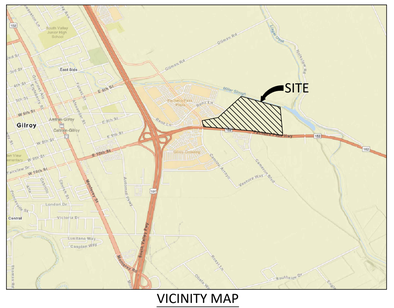
6.) GROSS LAND AREA = 2,600,327 SQ. FT. (59.695 ACRES)

7.) A ZONING REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY.

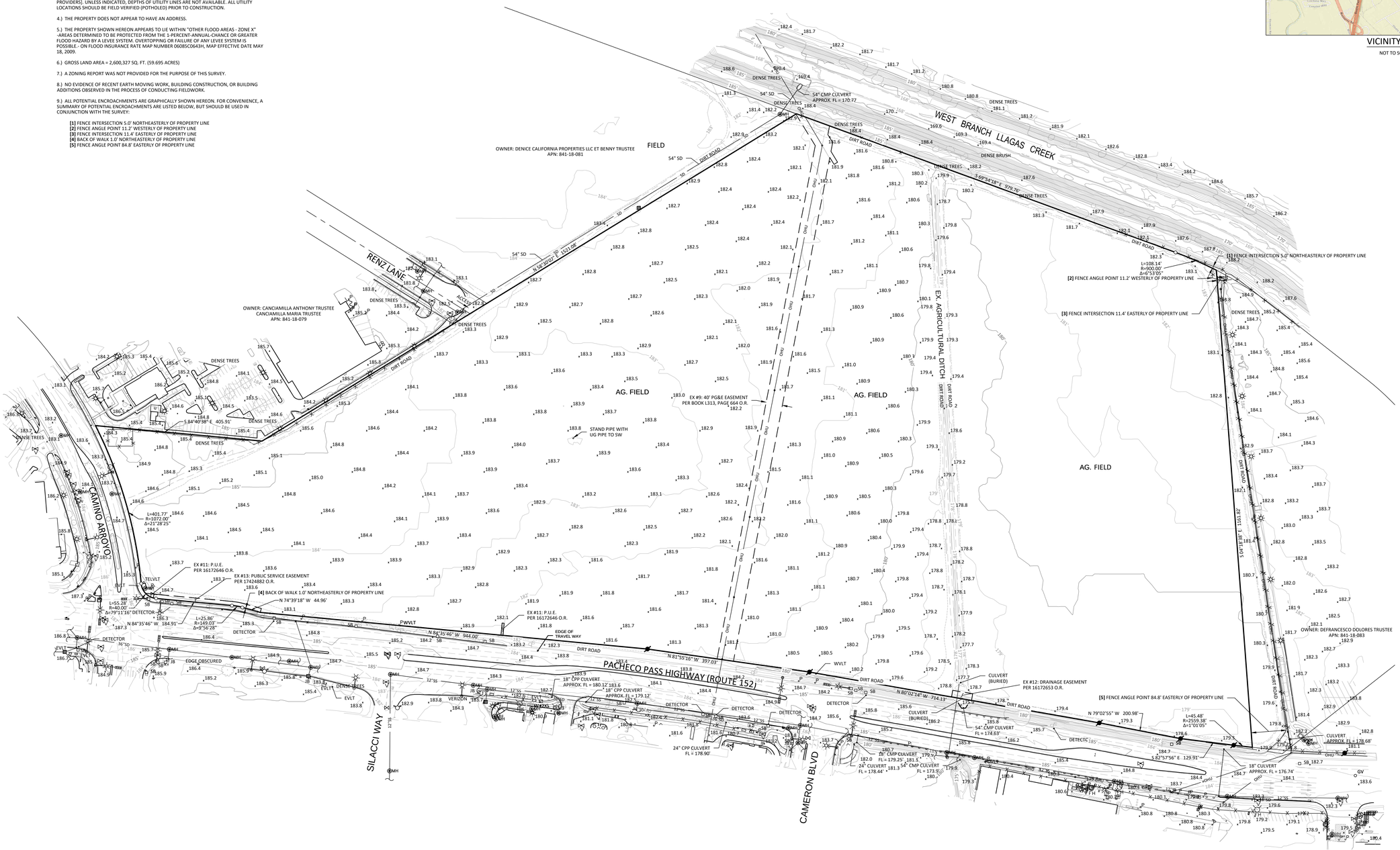
8.) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

9.) ALL POTENTIAL ENCROACHMENTS ARE GRAPHICALLY SHOWN HEREON. FOR CONVENIENCE, A SUMMARY OF POTENTIAL ENCROACHMENTS ARE LISTED BELOW, BUT SHOULD BE USED IN CONJUNCTION WITH THE SURVEY:

[1] FENCE INTERSECTION 5.0' NORTHEASTERLY OF PROPERTY LINE
[2] FENCE ANGLE POINT 11.2' WESTERLY OF PROPERTY LINE
[3] FENCE INTERSECTION 11.4' EASTERLY OF PROPERTY LINE
[4] BACK OF WALK 1.0' NORTHEASTERLY OF PROPERTY LINE
[5] FENCE ANGLE POINT 84.8' EASTERLY OF PROPERTY LINE



VICINITY MAP
NOT TO SCALE



LEGEND:

- AERIAL PANELS
- SPOT ELEVATION
- PALM TREE
- SINGLE TREE
- FLAG
- GATE
- SIGNS
- BILLBOARD
- OVERHEAD SIGNS
- STREET SIGN
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CATCH BASIN
- CULVERT
- UTILITY POLE
- TRANSMISSION
- TV DISH
- LIGHT POLE
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- STREET LIGHT
- STRAIGHT ARROWS
- DIRECTIONAL ARROWS
- BIKE LANE
- HANDICAP
- TRAFFIC PAINT
- TRAFFIC PAINT
- BUILDING
- SWIMMING POOL
- BRIDGE
- CANOPY
- ROCKS
- TRAFFIC LANE PAINT
- PARKING STRIPES
- ROAD / PAVEMENT
- DIRT ROAD / TRAIL
- CURB / GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- GUARD RAIL
- INDEX CONTOUR / TEXT
- INTER CONTOUR
- INDEX DEPRESSION / TEXT
- INTER DEPRESSION
- WASH / WATER
- VEGETATION LINE
- FIELD / GRASS
- FOUND 3/4" IP STAMPED "LS 4526"

NORTH

SCALE
100 0 50 100 200
1 INCH = 100 FEET

PRELIMINARY

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F: 916.773.7699
www.kpff.com

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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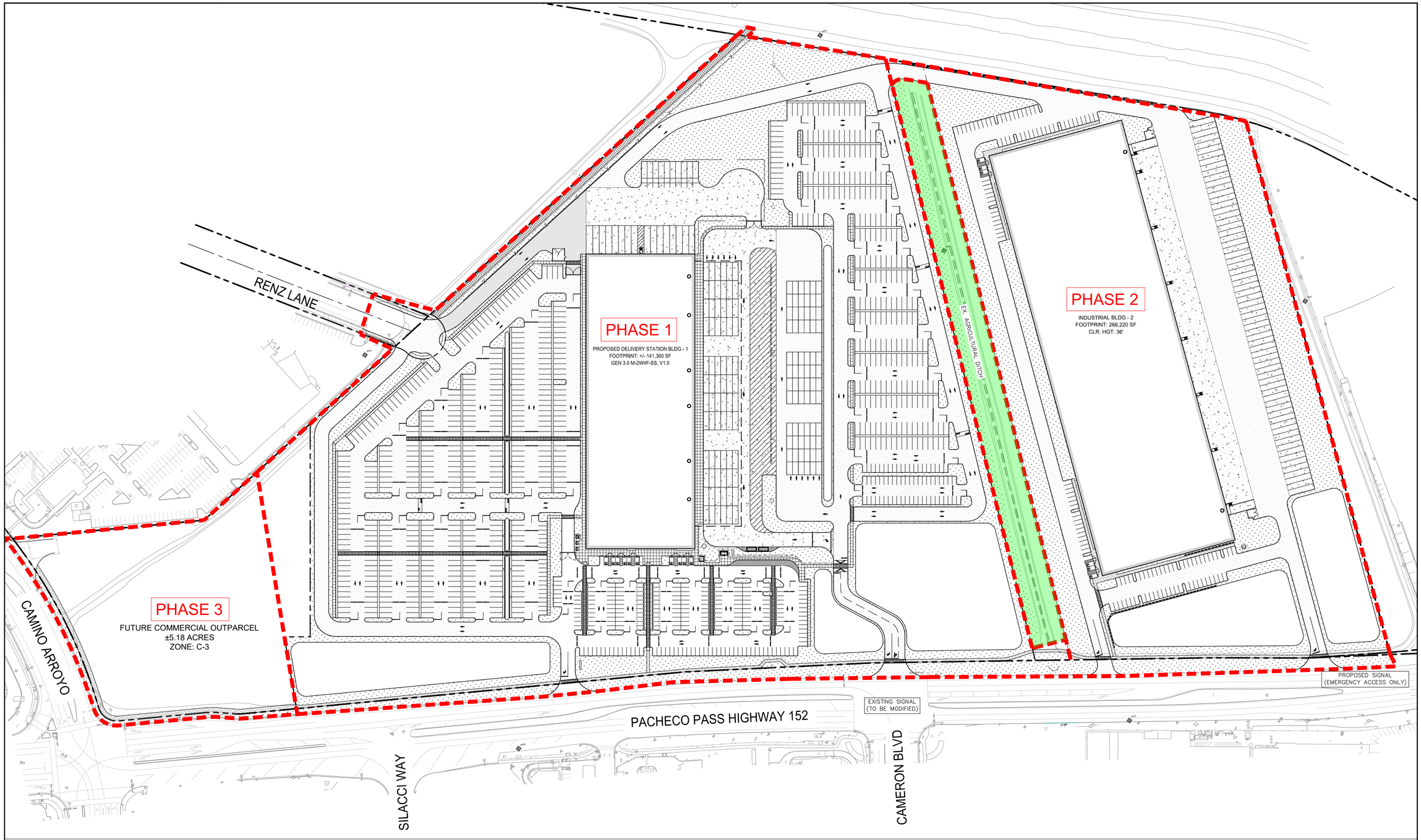
EXISTING CONDITIONS

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C100
2 OF 13

X:\2020-Civil Projects\2000-088 - Camino Arroyo & Renz - Boundary & Topography\SURVEY\EXHIBITS\2020-10-13\2000-088_SB 30x42- KIMLEY HORN TITLE BLOCK.dwg

Tue, 13 Oct 2020



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- PHASE LIMITS
- AREA TO REMAIN AS IS (UNDISTURBED)

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY

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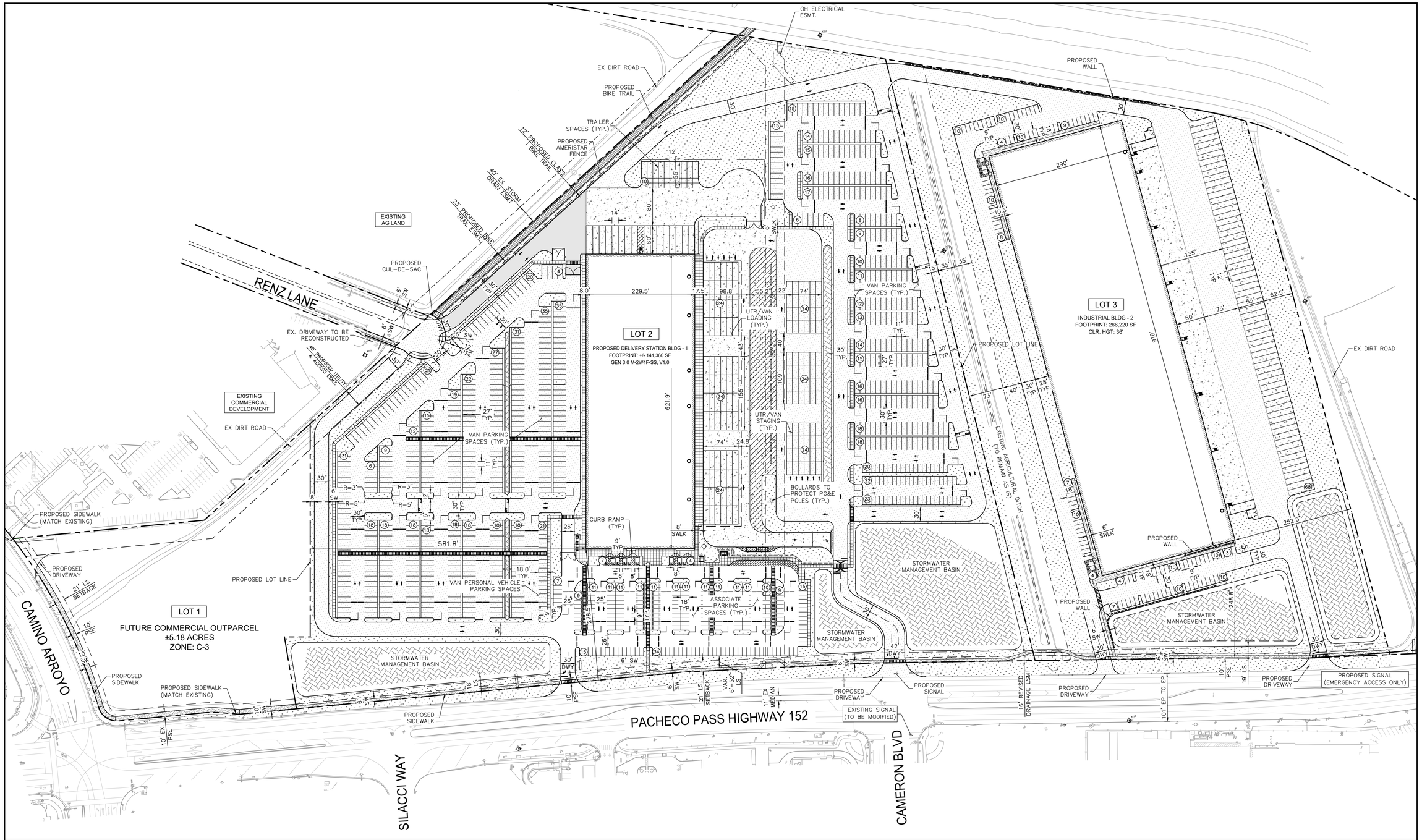
DATE	REMARKS
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PHASING PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C101
3 OF 13

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Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- RIGHT OF WAY
- PROPOSED ASPHALT PAVEMENT (CAR PARKING)
- PROPOSED ASPHALT PAVEMENT (VAN PARKING)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BIKE TRAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER MANAGEMENT BASIN
- (xx) PARKING COUNT

PROPERTY INFORMATION

SITE AREA	PHASE 1	PHASE 2
IN S.F.	1,486,588	888,011
IN ACRES	34.1	20.4
BUILDING AREA		
OFFICE	16,824	10,000
WAREHOUSE	124,536	256,220
TOTAL	141,360	266,220
COVERAGE	13%	33%
AUTO PARKING REQUIRED		
OFFICE: 1/300 SF	56	33
WHSE: 1/5000 SF	25	51
TOTAL	81	85
AUTO PARKING PROVIDED		
STANDARD (9'x18')	231	136
TRAILER PARKING PROVIDED		
TRAILER (12' x 55')	10	68
VAN PARKING PROVIDED		
PERSONAL VAN SPACES (9' x 18')	86	
VAN SPACES (11' x 27')	689	
UTR/VAN LOADING (12' x 38.5')	72	
UTR/VAN STAGING (12' x 27')	72	
TOTAL	919	

ZONING ORDINANCE FOR CITY

ZONING DESIGNATION – GENERAL INDUSTRIAL (M-2)
SHOPPING CENTER COMMERCIAL/PD (C-3)

MAXIMUM BUILDING HEIGHT ALLOWED

HEIGHT – 75'

MAXIMUM FLOOR AREA RATIO

FAR – 0.60

SETBACKS

BUILDING
FRONT – 16'
SIDE – 0'
REAR – 0'

LANDSCAPE
FRONT – 21' FROM PROPERTY LINE ALONG PACHECO PASS HIGHWAY 152
SIDE – 5'
REAR – 5'

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

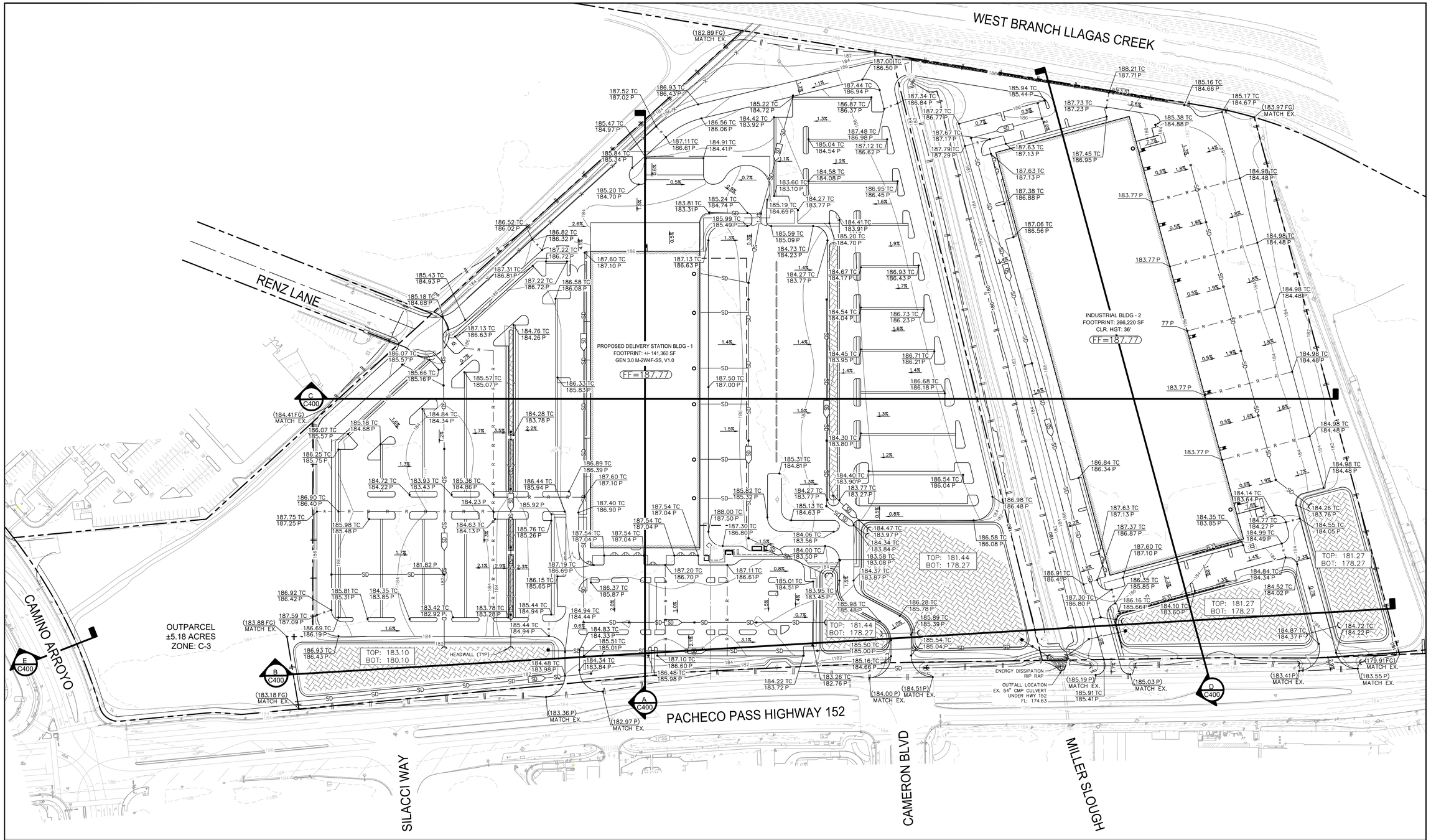
DATE	REMARKS
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CIVIL SITE PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C200
4 OF 13

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Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- FLOWLINE
- GB — GRADE BREAK LINE
- R — R — R — RIDGE LINE
- GRADING LIMITS
- SD — PROPOSED STORM DRAIN
- SD — EXISTING STORM DRAIN
- WALL AND HEIGHT
- LP — LOW POINT
- HP — HIGH POINT
- P — PAVEMENT
- FG — FINISHED GRADE
- TC — TOP OF CURB
- FL — FLOWLINE
- (XXX) — EXISTING GRADE
- DROP INLET
- HEADWALL
- BIORETENTION BASIN INLET
- PROPOSED STORMWATER BASIN
- PROPOSED RIPRAP

GENERAL NOTES

1. REFER TO SHEET C400 FOR TYPICAL GRADING SECTIONS.
2. ALL SPOT ELEVATIONS REFLECT TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
3. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
4. SEE GEOTECHNICAL REPORT PREPARED BY CONDOR EARTH, DATED JULY 8TH, 2020, PROJECT NO. 8198 FOR GRADING RECOMMENDATIONS.

PRELIMINARY EARTHWORK QUANTITIES

CUT: 14,300 CY

FILL: 283,700 CY

NET: 269,400 CY (FILL)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PHONE: 916-858-5800
WWW.KIMLEY-HORN.COM

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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PRELIMINARY GRADING AND DRAINAGE PLAN

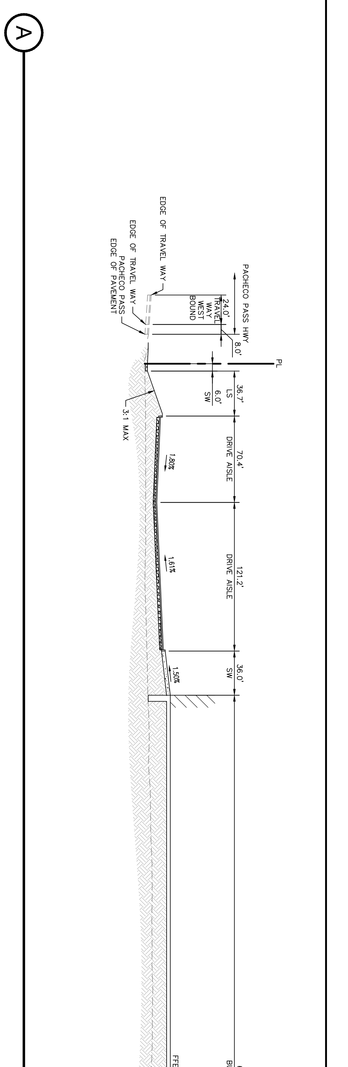
PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C300
5 OF 13

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Wed, 21 Apr 2021

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PM / PM:	SAB
DRAWN BY:	AJP
JOB NO.	097913007
DATE	04/21/2021

SHEET C400
6 OF 13

GRADING SECTIONS

	DATE	REMARKS
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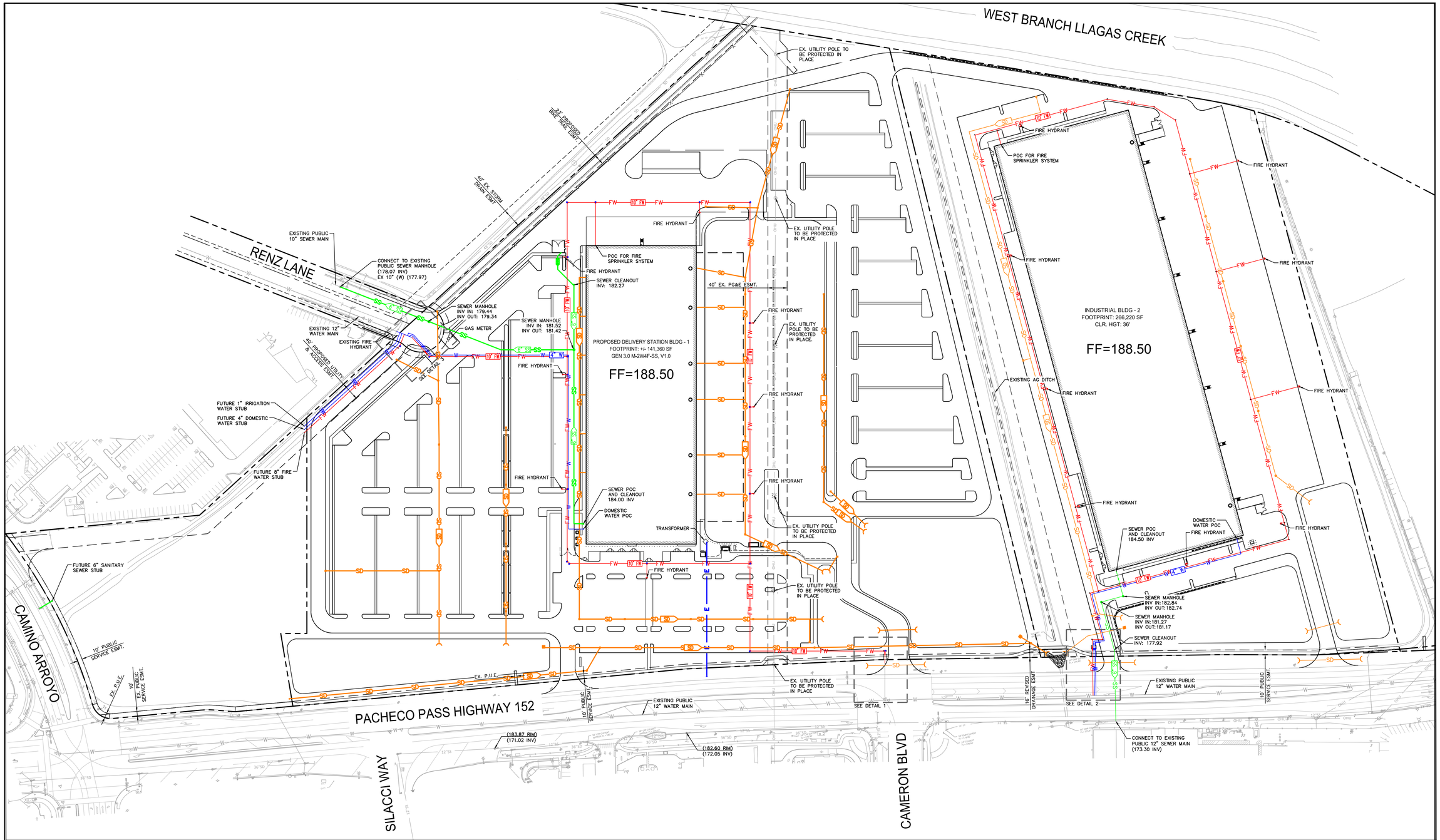
PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

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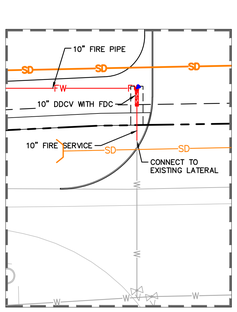


LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- SS — SEWER PIPE
- W — WATER PIPE
- FW — FIRE WATER PIPE
- SD — STORM DRAIN PIPE
- E — ELECTRICAL LINE
- SS — EXISTING SANITARY SEWER PIPE
- SD — EXISTING STORM DRAIN PIPE
- W — EXISTING WATER PIPE
- OHU — EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- PROPOSED RIPRAP
- PROPOSED FIRE HYDRANT

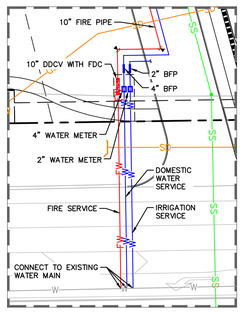
UTILITY NOTES

1. ALL UTILITIES WITHIN PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED.



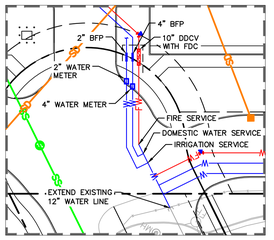
DETAIL 1

SCALE: 1" = 20' (WHEN PRINTED AT 30" X 42")



DETAIL 2

SCALE: 1" = 20' (WHEN PRINTED AT 30" X 42")



DETAIL 3

SCALE: 1" = 20' (WHEN PRINTED AT 30" X 42")

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
1	
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PRELIMINARY UTILITY PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

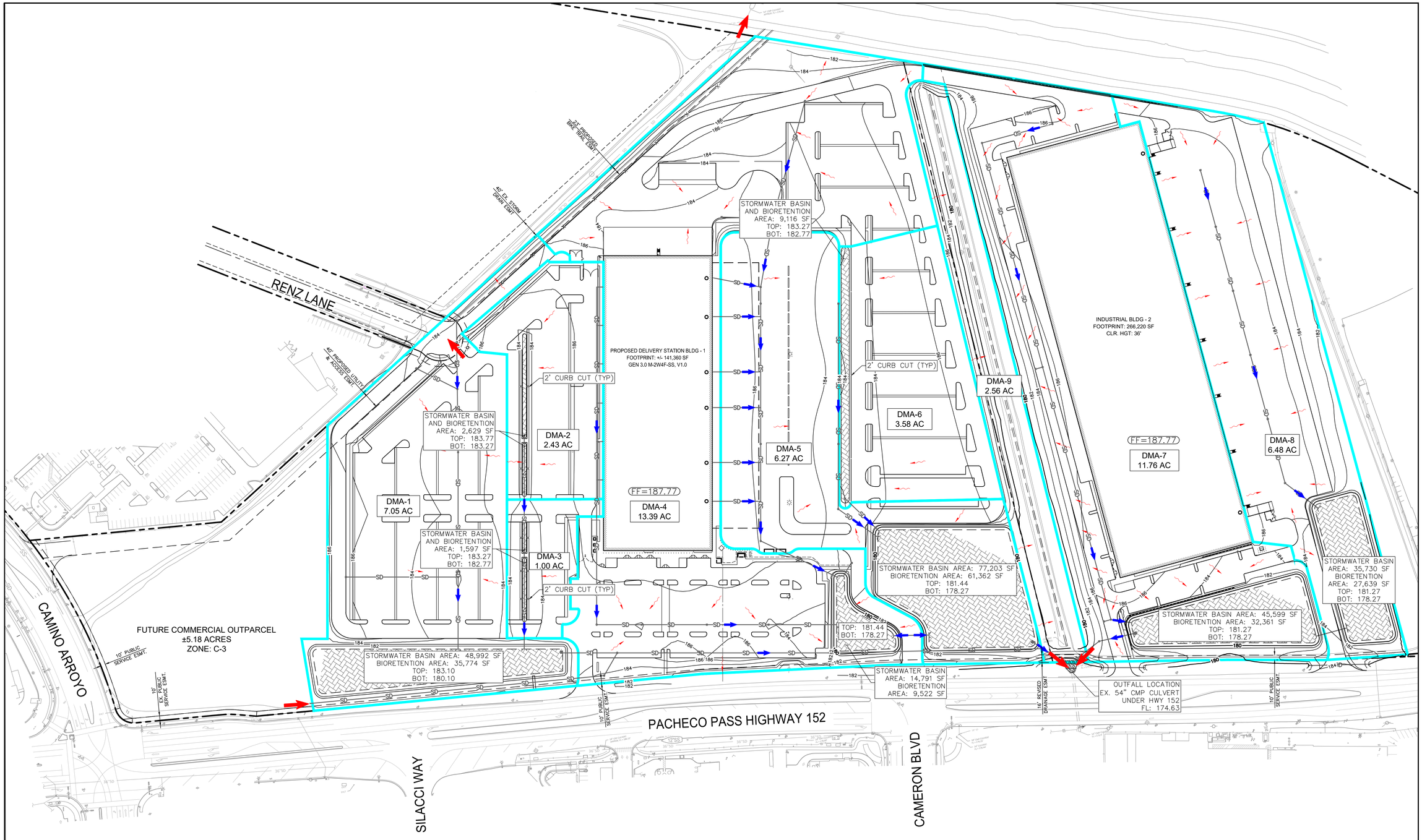
SHEET

C500

7 OF 13

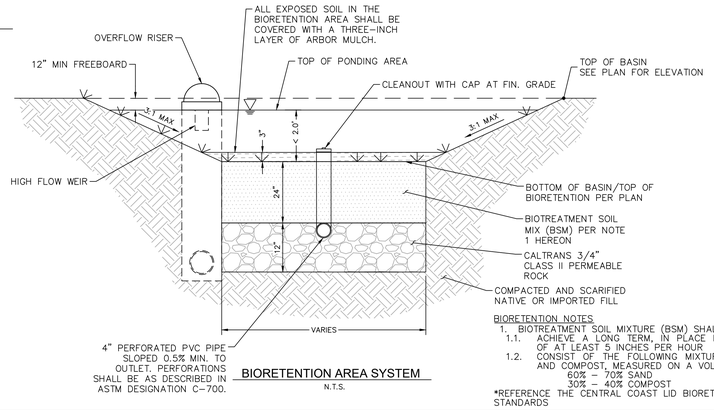
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Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- FLOWLINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- SD — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PROPOSED SURFACE FLOW
- PROPOSED PIPE FLOW DIRECTION
- OVERLAND RELEASE
- BIORETENTION AREA LIMITS
- PROPOSED STORMWATER DETENTION BASIN



BIORETENTION AREA SYSTEM
N.T.S.

BIORETENTION NOTES
1. BIOTREATMENT SOIL MIXTURE (BSM) SHALL:*
   1.1. ACHIEVE A LONG TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR
   1.2. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
        60% – 70% SAND
        30% – 40% COMPOST

*REFERENCE THE CENTRAL COAST LID BIORETENTION TECHNICAL STANDARDS

DMA Summary

Phase	Subarea	Total Area (SF)	Total Area (AC)	Proposed Impervious Area (SF)	Proposed Pervious Area (SF)	Treatment Type	Equivalent Impervious Area (SF)	Required Bioretention Area (SF)	Bioretention Area Provided (SF)
Phase 1	1	306,880	33.71	213,384	93,496	Bioretention	222,733	22,273	40,000
	2	105,688		94,593	11,095	Bioretention	95,703	9,570	
	3	43,551		34,342	9,209	Bioretention	35,263	3,526	
	4	583,094		455,204	127,890	Bioretention	467,993	46,799	80,000
	5	273,270		180,309	92,961	Bioretention	189,606	18,961	
	6	155,940		133,652	22,288	Bioretention	135,881	13,588	
Phase 2	7	512,158	18.24	368,966	143,192	Bioretention	383,285	38,328	60,000
	8	282,188		176,387	105,801	Bioretention	186,967	18,697	
Phase 3	Commercial Outparcel	225,641	5.18	0	-	-	-	-	-
Existing Agricultural Ditch	9	111,620	2.56	0	111,620	Self Treating	11,162	1116	
Total		**2,600,030**	**59.70**	**1,656,838**	**717,551**		**1,728,593**	**172,859**	**180,000**

Biofiltration Area Summary

Drainage Area	Bottom Elevation	Top Elevation	Weir Crest	Weir Dimension (HxL)	Riser Rim Elevation	100-year Water Surface Elevation
	(FT)	(FT)	(FT)	(FT)	(FT)	(FT)
1	180.10	183.10	180.70	1.4 x 3.0	182.10	181.31
2	183.27	183.77	N/A	N/A	183.77	183.74
3	182.77	183.27	N/A	N/A	183.27	183.09
4	178.27	181.44	N/A	N/A	180.44	180.24
5	178.27	181.44	179.09	1.35 x 4.5	180.44	180.24
6	182.77	183.27	N/A	N/A	183.27	183.19
7	178.27	181.27	178.77	1.5 x 3.75	180.27	179.65
8	178.27	181.27	N/A	N/A	180.27	179.71

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
1	
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CONCEPTUAL STORMWATER CONTROL PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C600
8 OF 13

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Wed, 21 Apr 2021

RENZ LANE

CAMINO ARROYO

PACHECO PASS HIGHWAY 152

SILACCI WAY

CAMERON BLVD

24' PROPOSED SHARED ACCESS EASMT.

40' EX. STORM DRAIN ESMT.

40' PROPOSED UTILITY & ACCESS EASMT.

10' PUBLIC SERVICE ESMT.

10' EX. PUBLIC SERVICE ESMT.

FUTURE COMMERCIAL OUTPARCEL
±5.18 ACRES
ZONE: C-3

PROPOSED DELIVERY STATION BLDG - 1
FOOTPRINT: +/- 141,360 SF
GEN 3.0 M-2W4F-SS, V1.0

INDUSTRIAL BLDG - 2
FOOTPRINT: 266,220 SF
CLR. HGT: 36'

STORMWATER BASIN AND BIORETENTION
AREA: 9,116 SF
TOP: 183.27
BOT: 182.77

STORMWATER BASIN AND BIORETENTION
AREA: 2,629 SF
TOP: 183.77
BOT: 183.27

STORMWATER BASIN AND BIORETENTION
AREA: 1,597 SF
TOP: 183.27
BOT: 182.77

STORMWATER BASIN AREA: 48,992 SF
BIORETENTION AREA: 35,774 SF
TOP: 183.10
BOT: 180.10

STORMWATER BASIN AREA: 66,872 SF
BIORETENTION AREA: 61,405 SF
TOP: 181.44
BOT: 178.27

TOP: 181.44
BOT: 178.27

STORMWATER BASIN AREA: 14,791 SF
BIORETENTION AREA: 9,522 SF

STORMWATER BASIN AREA: 45,599 SF
BIORETENTION AREA: 32,361 SF
TOP: 181.27
BOT: 178.27

STORMWATER BASIN AREA: 35,730 SF
BIORETENTION AREA: 27,639 SF
TOP: 181.27
BOT: 178.27

OUTFALL LOCATION
EX. 54" CMP CULVERT
UNDER HWY 152
FL: 174.63

14' REVISED DRAINAGE ESMT.

2" CURB CUT (TYP)

DMA-1
7.05 AC

DMA-2
2.43 AC

DMA-3
1.00 AC

DMA-4
13.39 AC

DMA-5
6.27 AC

DMA-6
3.58 AC

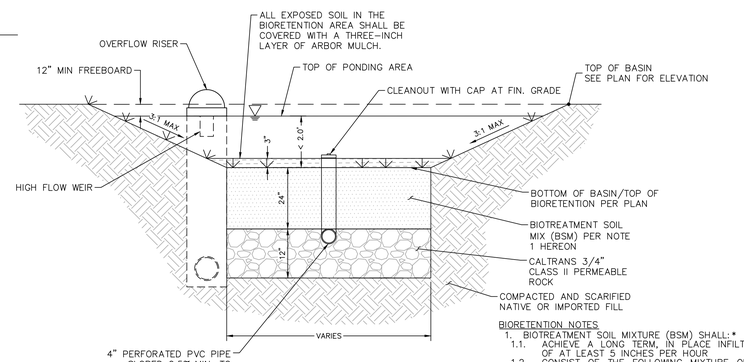
DMA-7
11.76 AC

DMA-8
6.48 AC

DMA-9
2.56 AC

LEGEND

- PROPERTY LINE
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- FLOWLINE
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8	178.27	181.27	N/A	N/A	180.27	179.71

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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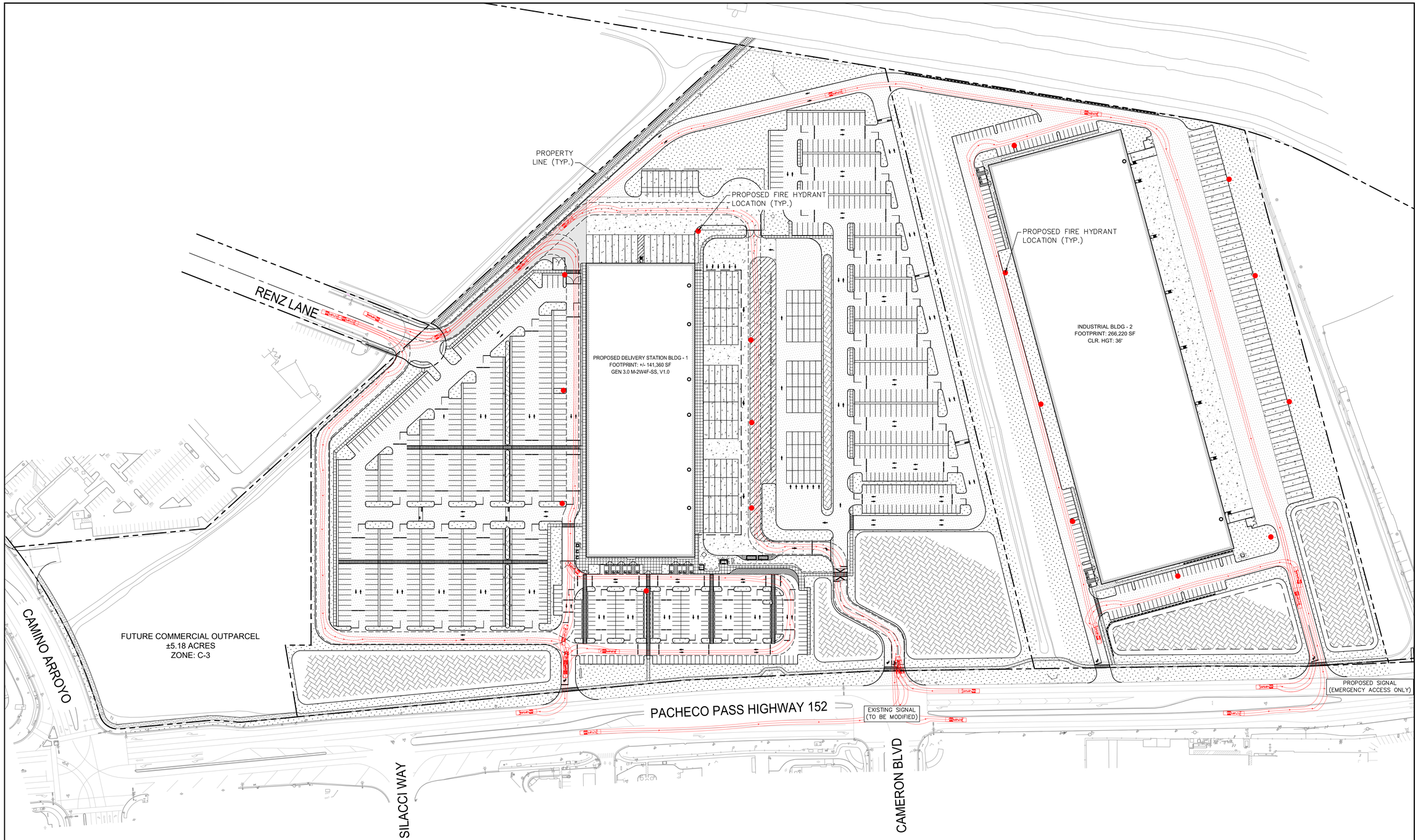
ALTERNATE CONCEPTUAL STORMWATER CONTROL PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C600
8 OF 13

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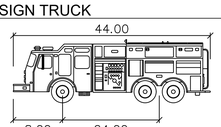
Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- PROPOSED ASPHALT PAVEMENT (CAR PARKING)
- PROPOSED ASPHALT PAVEMENT (VAN PARKING)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BIKE TRAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER BASIN
- PRELIMINARY FIRE HYDRANT PLACEMENT
- AUTOTURN MOVEMENTS OF DESIGN TRUCK
- REQUIRED FIRE 20' WIDE ROUTE WITH INTERNAL AD EXTERNAL RADII OF 32' AND 40'

DESIGN TRUCK



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

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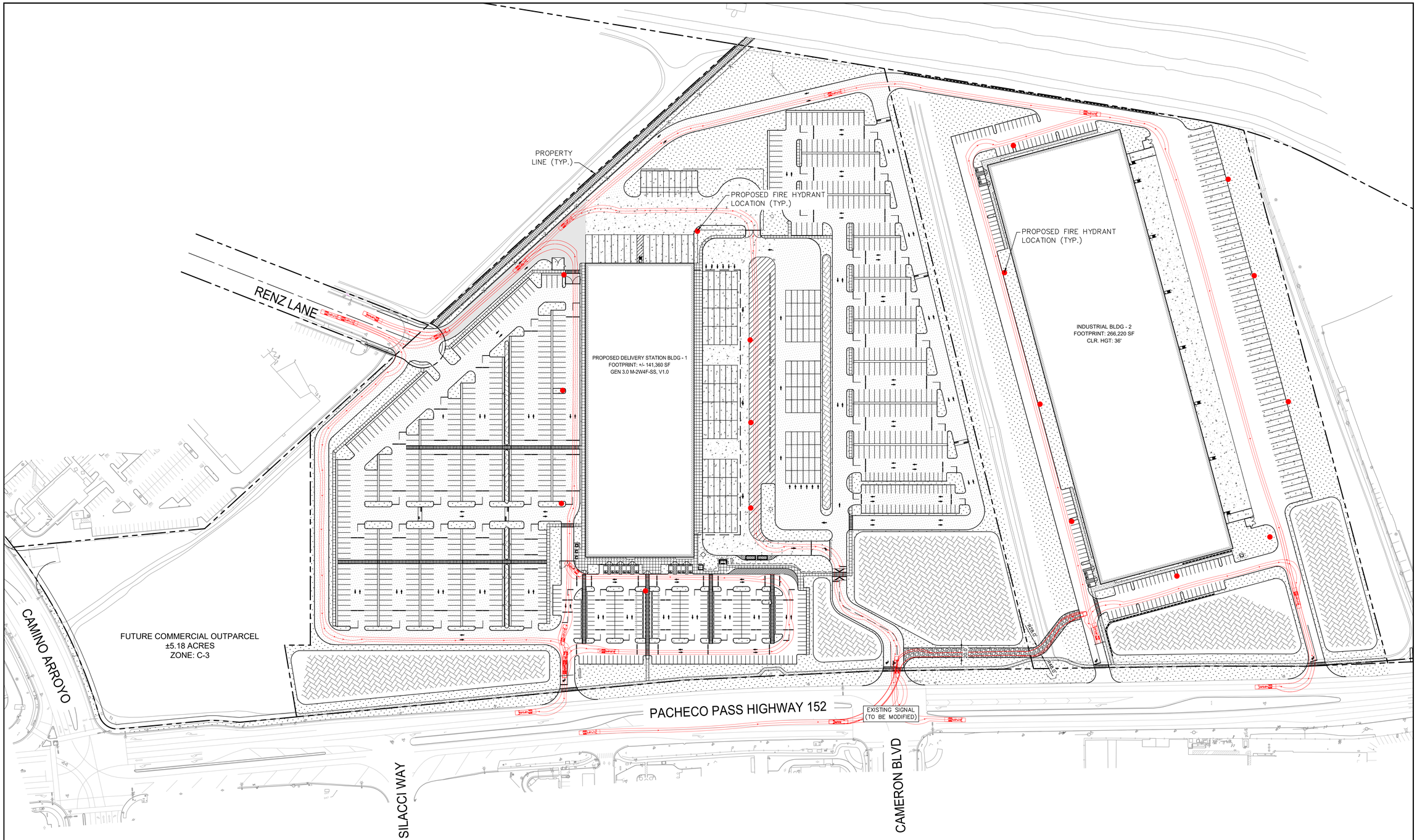
FIRE TRUCK CIRCULATION PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C700
8 OF 13

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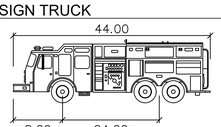
Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- PROPOSED ASPHALT PAVEMENT (CAR PARKING)
- PROPOSED ASPHALT PAVEMENT (VAN PARKING)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BIKE TRAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER BASIN
- PRELIMINARY FIRE HYDRANT PLACEMENT
- AUTOTURN MOVEMENTS OF DESIGN TRUCK
- REQUIRED FIRE 20' WIDE ROUTE WITH INTERNAL AD EXTERNAL RADII OF 32' AND 40'

DESIGN TRUCK



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

NORTH

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

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ALTERNATE FIRE TRUCK CIRCULATION PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C700
8 OF 13

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Wed, 21 Apr 2021



LEGEND

- EMPLOYEE ROUTE
- WEST VAN ROUTE
- SOUTH VAN ROUTE
- TRUCK ROUTE
- PROPOSED ASPHALT PAVEMENT (CAR PARKING)
- PROPOSED ASPHALT PAVEMENT (VAN PARKING)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BIKE TRAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER BASIN

NORTH

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GILROY, CALIFORNIA 95020

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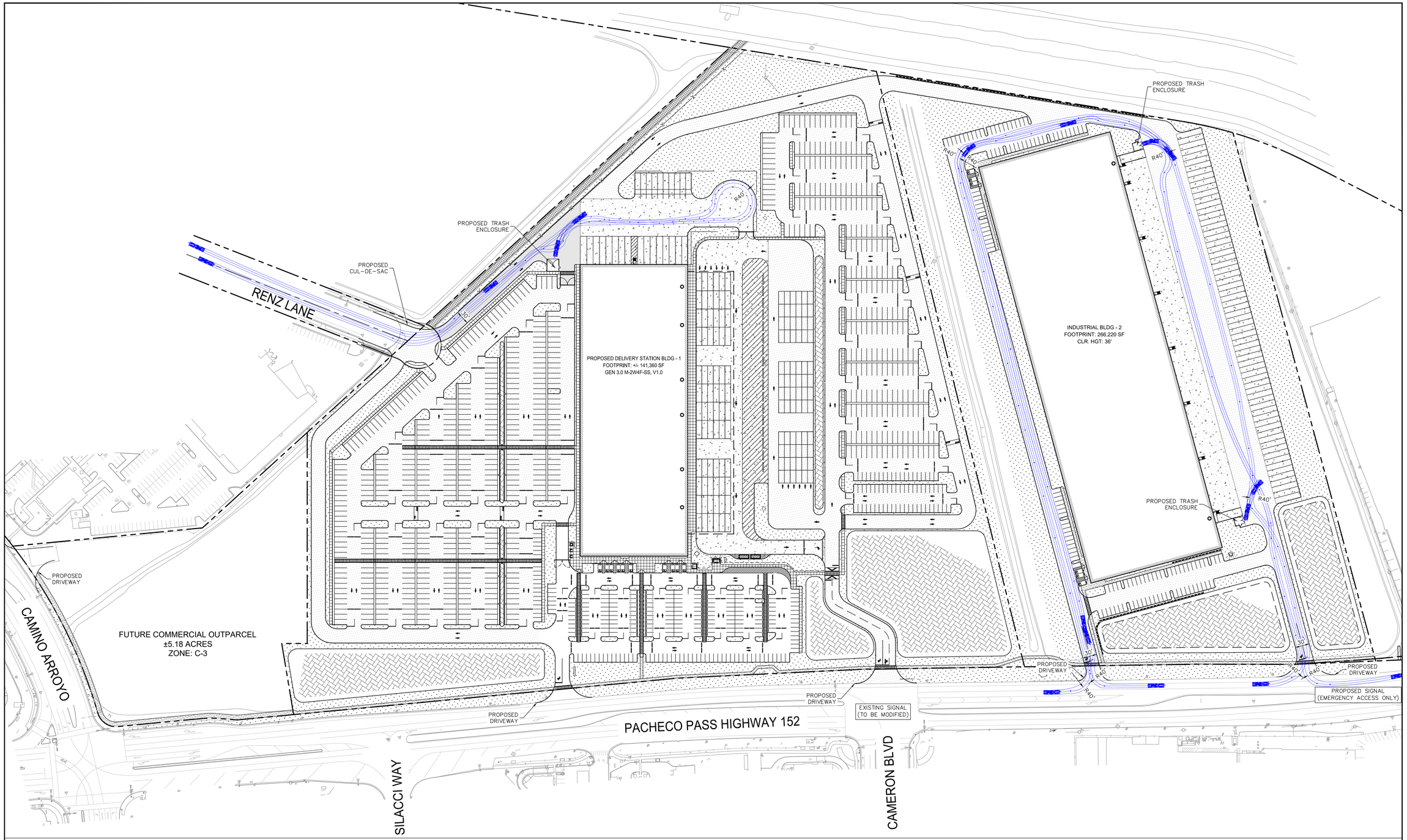
SITE DESIGN VEHICLE CIRCULATION PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C701
10 OF 13

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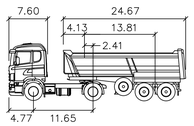
Wed, 21 Apr 2021



LEGEND

- PROPOSED ASPHALT PAVEMENT (CAR PARKING)
- PROPOSED ASPHALT PAVEMENT (VAN PARKING)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BIKE TRAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER MANAGEMENT BASIN

DESIGN TRUCK



Invepe YCHP Tipper

feet

Tractor Width	: 8.37	Lock to Lock Time	: 6.0
Trailer Width	: 8.37	Steering Angle	: 35.5
Tractor Track	: 8.37	Articulating Angle	: 70.0
Trailer Track	: 8.37		

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
PHONE: 916-858-5800
WWW.KIMLEY-HORN.COM

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		

SOLID WASTE HANDLING PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
C800
11 OF 13

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Wed, 21 Apr 2021

3rd Submittal

Stormwater Control Plan, Hydrology, and Hydraulic Report

Project Gilroy – Phase 1 and 2
NEC Camino Arroyo & Pacheco Pass Hwy (Hwy 152)
Gilroy, California

APN: 841-18-082

Date:

April 2021

Prepared for:

Panattoni Development Company, Inc.

8775 Folsom Blvd., Suite 200

Sacramento, CA 958526

Project Gilroy – Phase 1 and 2

Stormwater Control Plan, Hydrology, and Hydraulic Analysis

APRIL | 3RD SUBMITTAL

Prepared By:

Kimley»Horn

This Drainage Report has been prepared by Kimley-Horn and Associates, Inc. under the direct supervision of the following Registered Civil engineer. The undersigned attests to the technical data contained in this study, and to the qualifications of technical specialists providing engineering computations upon which the recommendations and conclusions are based.



04/16/2021

Rich Lucera, CA PE #58089

Date

TABLE OF CONTENTS

1 Introduction 1

1.1 Project Description 1

1.2 Project Setting 2

1.3 Technical Objectives 3

1.4 Summary of Applicable Stormwater Control Plan Performance Requirements 3

2 Drainage System Master Plan Adherence 4

3 Post Construction Requirements Adherence 4

3.1 Site Design and Runoff Reduction Requirements (PR-1) 4

3.2 Water Quality Treatment (PR-2) 4

3.3 Runoff Retention (PR-3) 5

3.4 Peak Management (PR-4) 5

4 PC SWMM Scenario Modeling 6

4.1 Storm Models 6

4.2 Precipitation 6

4.3 Storages 6

4.4 Outlet Structures (Weirs/Orifices) 6

4.5 Subcatchments 7

4.6 Outfalls 7

5 Results and Satisfaction of Technical Objectives 7

6 Design Development 8

FIGURES

Figure 1: Vicinity Map 2

TABLES

Table 1: Summary of Project Areas 3

Table 2: Equivalent Impervious Surface Area 5

Table 3: Pre- and Post-Development Flow Rates in the 2- and 10-Year Storm Event 5

Table 4: Pre and Post Development Flow Rates in the 2-, 10-, 25- and 100-Year Storm Event .. 7

REFERENCES

- *"Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements,"* City of Gilroy, City of Morgan Hill and County of Santa Clara, June 2015
- *"City of Gilroy's Storm Drainage System Master Plan,"* Carrollo Engineers, May 2004

APPENDICES

Appendix A	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)
Appendix B	Stormwater Control Plan Checklists
Appendix C	Rainfall Maps and Watershed Management Zone Map
Appendix D	Excerpts from Geotechnical Report
Appendix E	Drainage Management Area Exhibits
Appendix F	PC SWMM Hydrologic Analysis
Appendix G	Adjustment to Retention Calculations
Appendix H	Preliminary Biofiltration Treatment Detail
Appendix I	Central Coast Region Stormwater Control Measure Sizing Calculator
Appendix J	Operations & Maintenance Plan

1 INTRODUCTION

1.1 PROJECT DESCRIPTION

The parcel is approximately 60 acres in size and is currently in active agricultural production. The site is bordered by active agricultural lands to the north, existing commercial development to the west and south, and existing industrial development to the east. The subject parcel has access to Camino Arroyo to the west and Pacheco Pass Highway (Hwy 152) to the south. The project site proposes to disturb approximately 54.51 acres of the 60-acre parcel, which includes the construction of two industrial buildings totaling approximately 141,360 square feet on the west side of the project side and 266,220 square feet on the east side of the project site.

1.2 PROJECT SETTING

The proposed project site is located in an existing agricultural parcel within the City of Gilroy, CA. The City of Gilroy is a part of Santa Clara County and provides an Accessor's Parcel Number (APN) of 841-18-082 for the project site. **Figure 1** below shows the project location within the city limits of the City of Gilroy, CA. All project information, analysis and exhibits refer Vertical Datum NAVD88.



Figure 1: Vicinity Map

The project site is covered by Map Number 06085C0643H of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Santa Clara County, California and Incorporated Areas. The City of Gilroy, community number 060340 & 060337 is included in this FIRM. The project site is located within a moderate flood hazard area, Zone X (shaded), where levees protect the site from 1% annual chance or greater flooding. Refer to **Appendix A** for the FEMA FIRM Map. The project site is located within a land use designation of General Industrial, and zoning designation M-2. Refer to Figure ES.1 for the City of Gilroy's Land Use Map. Both Hydrologic Soil Group C and D are found in the project site.

The Drainage System Master Plan shows that the City of Gilroy lies within two watersheds, the Llagas watershed and the Uvas watershed. The project site is located within the Llagas watershed. The general topography slopes eastwards and drains towards an existing channel, which is ultimately conveyed to the Llagas Creek. Refer to Figure ES.4 of The Drainage System Master Plan for a Map of the Uvas and Llagas Watershed.

The Drainage Management Areas (DMAs) have been identified by their land use designation and soil type. Overall, the proposed development consists of ten drainage areas. Drainage areas 1 through 6 consists of the area west of the irrigation ditch while drainage areas 7 and 8 consists of the area west of the irrigation ditch. The irrigation ditch makes up drainage area 9 and the 5.59 ac future outparcel makes up the last drainage area. Runoff from drainage areas 1 through 8 will be treated in biofiltration treatment systems prior to discharging to the irrigation ditch. Refer to **Appendix E** for the Pre and Post Development Drainage Exhibit. Approximately 38.04-acres of new impervious surface area will be developed within the projects total 54.51-acre project site. **Table 1** below breaks down the amount of impervious and pervious area developed from the project.

Table 1: Summary of Project Areas

Project Site Component	Area (ac)
Project Site Area	54.51
New Impervious Area	38.04
Replaced Impervious Area	0.0
Pervious Area	16.47
Net Impervious Area	38.04

1.3 TECHNICAL OBJECTIVES

1. Demonstrate Compliance with City's Storm Drainage System Master Plan ("the Drainage System Master Plan")
2. Demonstrate Compliance with the City of Gilroy Stormwater Management Guidance Manual for Low Impact Development and Post Construction Requirements, 2015 ("the Post Construction Requirements")

1.4 SUMMARY OF APPLICABLE STORMWATER CONTROL PLAN PERFORMANCE REQUIREMENTS

The project site is required to meet specific post-construction standards specified by the "Post Construction Requirements for Low Impact Development & Post-Construction Requirements". The post-construction requirements or Performance Requirements (PR) depend on the type and location of the project and amount of impervious surface created and/or replaced. Table 1 provided by the Post Construction Requirements discusses the classifications of each Type of Project and the PR requirements for each classification. The sections below provide a detailed discussion of how each PR requirement is met in the proposed development.

2 DRAINAGE SYSTEM MASTER PLAN ADHERENCE

The hydrologic and hydraulic analysis of the proposed project is consistent with the planning and design criteria summarized in Table 3.4 of The Drainage System Master Plan. The project site, designated as an Industrial Land Use, uses a conservative curve number based on the land use's soil imperviousness and Antecedent Moisture Condition II. Table 3.4 shows that the industrial land use is 70% impervious. The proposed development intends to replace 38.04 acres of the 54.51 acres of existing pervious vegetation into an impervious surface. This is calculated to be 70% impervious demonstrating that the curve numbers used within the PC SWMM Model are conservative and compliant with The Drainage System Master Plan. Refer to **Appendix F** for the PC SWMM Model results of the 100-year storm event.

3 POST CONSTRUCTION REQUIREMENTS ADHERENCE

3.1 SITE DESIGN AND RUNOFF REDUCTION REQUIREMENTS (PR-1)

Projects that create and/or replace ≥ 2,500 square feet (sf) of impervious surface are required to incorporate PR-1 site design strategies to the proposed project. The Distribution Center will implement site design measures to reduce the runoff generated for the proposed industrial site. These site design measures include minimizing runoff by conveying runoff to self-treating areas and limiting disturbances of natural drainage features.

Due to the relatively flat topography of the project site, the proposed development will introduce a series of low points onsite. Runoff will be captured and conveyed into several biofiltration treatment systems located throughout the project site. Refer to **Appendix B** for a full list of all site design and runoff reduction requirements that are proposed to be implemented for the project per the PR-1 certification. Refer to **Appendix H** for a detail of the biofiltration treatment system.

The proposed development will also implement several source controls throughout the site to reduce pollutants generated throughout the site. Refer to **Appendix B** for specific details of each source control measure completed from this development.

3.2 WATER QUALITY TREATMENT (PR-2)

Projects with ≥ 5,000 sf of Net Impervious Area are subject to the PR-2 Water Quality Treatment requirements. PR-2 applicants are required to treat runoff from all post-project impervious surfaces, except those that drain to self-retaining areas. Biofiltration Treatment Systems will be designed to meet the water quality treatment measures required for the proposed development. Table 4 of the Post Construction Requirements provides specific design criteria for a Biofiltration Treatment System. Refer to **Appendix B** for the PR-2 checklist of water quality treatment.

The water quality treatment of the biofiltration treatment system is designed based on a design rain event of 0.2 in/hr intensity. Multiple biofiltration areas are proposed throughout the project as shown in the Post Development Hydrology Map in **Appendix E**. A minimum biofiltration surface area of 168,000 square feet with minimum ponding of 6 inches will be provided. PC SWMM will be used to model the biofiltration treatment systems during the water quality event. Refer to **Appendix F** for the PC SWMM results of the Biofiltration Treatment System.

3.3 RUNOFF RETENTION (PR-3)

Projects that create and/or replace ≥ 15,000 sf of impervious surface are subject to the PR-3 Runoff Retention requirements. PR-3 applicants are required to retain stormwater runoff onsite through Stormwater Control Measures (SCMs). Based on preliminary soil borings, the soil located within the project site has limited infiltration. Refer to **Appendix D** for excerpts from the "Geotechnical Engineering Study" prepared by Condor Earth.

The Post Construction Requirements states that if the proposed project site is technically infeasible to retain the full volume onsite, then the project must dedicate at least 10% of the Equivalent Impervious Surface Area to retention based SCMs. Refer to **Appendix G** for the 10% adjustment to retention requirement and **Appendix B** for the PR-3 checklist of Retention Runoff. **Table 2** below includes a summary of the equivalent impervious surface area requirements for the project

Table 2: Equivalent Impervious Surface Area

Project Site Component	Area (sf)
Total Impervious Area	1,656,838
Total Landscaped Area	717,551
Total Equivalent Impervious Area	1,728,593
10% Retention Adjustment	**172,859**
Provided Biofiltration Area	**180,000**

3.4 PEAK MANAGEMENT (PR-4)

Projects that create and/or replace ≥ 22,500 sf of impervious surface; and are in Watershed Management Zones 1, 2, 3, 6, and 9 are required to meet Peak Management requirements. PR-4 applicants are required to manage post-development peak flows discharged from the project site. Post-development stormwater runoff peak flows must not exceed pre-development peak flows for the 2- through 10-year storm events. Peak flow controls must also meet the flood control standards established by the Santa Clara County Drainage Manual.

The biofiltration treatment systems are proposed to temporarily detain onsite runoff, while discharging a lesser amount in order to mitigate post-development peak flows. The PC SWMM Models performs an event-based simulation of the 2- and 10-year storm, which demonstrate that post-development flows are mitigated to less than pre-development. Refer to Section 4 below and **Appendix F** for the PC SWMM Model results of the 2- and 10-year storm event. **Table 3** below summarizes the pre- and post-development flow rates in the 2- and 10-year storm event.

Table 3: Pre- and Post-Development Flow Rates in the 2- and 10-Year Storm Event

Project Conditions	Q_2 (CFS)	Q_{10} (CFS)
Pre Development	8.43	21.90
Post Development	8.41	21.72

4 PC SWMM SCENARIO MODELING

4.1 STORM MODELS

The following 6 scenarios have been modeled to demonstrate compliance with Post Construction Performance Requirements and adherence with the Drainage System Master Plan. They consist of;

1. 2-Year Pre Development (PR-4)
2. 10-Year Pre Development (PR-4)
3. 25-Year Pre Development (Drainage System Master Plan)
4. 100-Year Pre Development (Drainage System Master Plan)
5. *2-Year Post Development (PR-4)
6. 10-Year Post Development (PR-4)
7. 25-Year Post Development (Drainage System Master Plan)
8. 100-Year Post Development (Drainage System Master Plan)

*The 2-Year Post Development intensity meets/and or exceeds the 0.2 in/hr intensity and serves as a proxy for the 85th Percentile Storm Event.

4.2 PRECIPITATION

Model precipitation time series data is based on Table 3.1 of the City's Storm Drainage System Master Plan and was used for the rain gauge data in the model.

4.3 STORAGES

Each biofiltration treatment system is included in the model as a storage which uses the preliminary site plan information to develop a stage-storage table. Only the above ground portion of the biofiltration system was used to develop these tables. Biofiltration areas have a maximum available depth of 3-feet. Treatment ponding depths will be limited between 0.5-ft and 1-ft through the use of outlet structures as defined in Section 4.4. Biofiltration areas that will be interconnected will be connected using equalizer pipes. Information regarding berm height, soil thickness, storage rock, and underdrains has been based on the preliminary detail found in **Appendix H**.

4.4 OUTLET STRUCTURES (WEIRS/ORIFICES)

The 2-year runoff will be limited to the infiltration capacity of 5 in/hr for the biofiltration soil media which will discharge via an underdrain. The infiltration capacity of the soil media was entered as an outlet rating curve in the model. Runoff exceeding the 2-year storm event will discharge via a weir. Weir crest elevations have been set between 0.5-ft and 1-ft above the bottom of the biofiltration area to meet PR requirements. Additionally, each biofiltration area will be designed to have minimum 1 foot of freeboard above the 100-year water surface elevation. An emergency overflow will also be provided via a riser. Each portion of the outlet structure used to attenuate the peak flows have been included in the model as "weirs" and stage-discharge rating tables.

4.5 SUBCATCHMENTS

Drainage management areas (referred to in PC SWMM as "sub-catchments") have been delineated based upon existing topography and proposed preliminary grading information. Impervious surface percentages have been modeled in the post development scenarios based upon the preliminary site plans. Antecedent Moisture Condition II was used to select the appropriate curve number per Table 3.2 of the City's Storm Drainage System Master Plan. Kinematic wave routing parameters have been modeled based upon Table 3.3 of the City's Storm Drainage System Master Plan. Initial losses for impervious areas are based on Section 3.14 of the City's Storm Drainage System Master Plan. Pervious area curve numbers are based on Table 3.2 of the City's Storm Drainage System Master Plan applied to hydrologic soil group information provided within the site-specific soils information in **Appendix D** of this report.

4.6 OUTFALLS

Outfalls have been provided at each of the project perimeter discharge points for the pre-development and post development scenarios.

Detailed input and output for these and other parameters for all modeling scenarios can be found within **Appendix F** of this report. Graphical depiction of model elements can be found within **Appendix E**.

5 RESULTS AND SATISFACTION OF TECHNICAL OBJECTIVES

The computational results from the PC SWMM Model show that the hydrologic and hydraulic analysis of the proposed development will satisfy all the technical objects stated from The Master Drainage Plan and the Post Construction Requirements.

The components of the PC SWMM Model are consistent with The Master Drainage Plan assumptions regarding Land Use and Soil Type. The curve number for an industrial land use from Table 3.4 of The Master Drainage Plan assumes that all industrial land uses have an imperviousness percentage of 70%. The proposed project site intends on developing 36.94 acres of the 54.51-acre project site, which is proposed to be approximately 68% impervious. This demonstrates that the curve number used for the proposed project site is conservative and satisfies The Master Drainage Plan criteria. Additionally, the computational results from the PC SWMM Model also show that the discharge of the project site in post developed conditions is less than pre-developed conditions. **Table 4** below summarizes the pre and post development flow rates in the 2-, 10-, 25-, and 100-year storm event.

Table 4: Pre and Post Development Flow Rates in the 2-, 10-, 25- and 100-Year Storm Event

Project Conditions	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
Pre Development	8.43	21.90	27.9	43.01
Post Development	8.41	21.72	27.13	39.74

The PC SWMM Model also shows that the proposed project is in compliance with the Post Construction Requirements. The project site is subject to meet all four PR requirements. PR-1 is met through implementing multiple site design measures, minimizing the runoff generated from the project site. PR-2 is met with the proposed biofiltration treatment system which will treat the designed storm event of 0.2 in/hr. PR-3 is technically infeasible due to limited infiltration; Therefore, the project has dedicated at least 10% of the Equivalent Impervious Surface Area to a retention based SCMs. PR-4 is met through the proposed biofiltration treatment system, which has an underdrain located in the subgrade of the proposed system. This will mitigate post development flows in the 2- and 10-year storm event.

6 DESIGN DEVELOPMENT

This report has been prepared to support discretionary approval. Other engineering details and design development information will be added to this report as part of final engineering approval. Such aspects consist of:

1. Hydraulic capacity of proposed on site storm drain inlets
2. Hydraulic capacity of proposed on site storm drain conduits
3. Scour protection

A project Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) shall be filed electronically with the State Water Resource Control Board prior to construction.

APPENDIX A – FEMA FIRM

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.
Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10N. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP). This information was photogrammetrically compiled at a scale of 1:24,000 from aerial photography dated 20005.

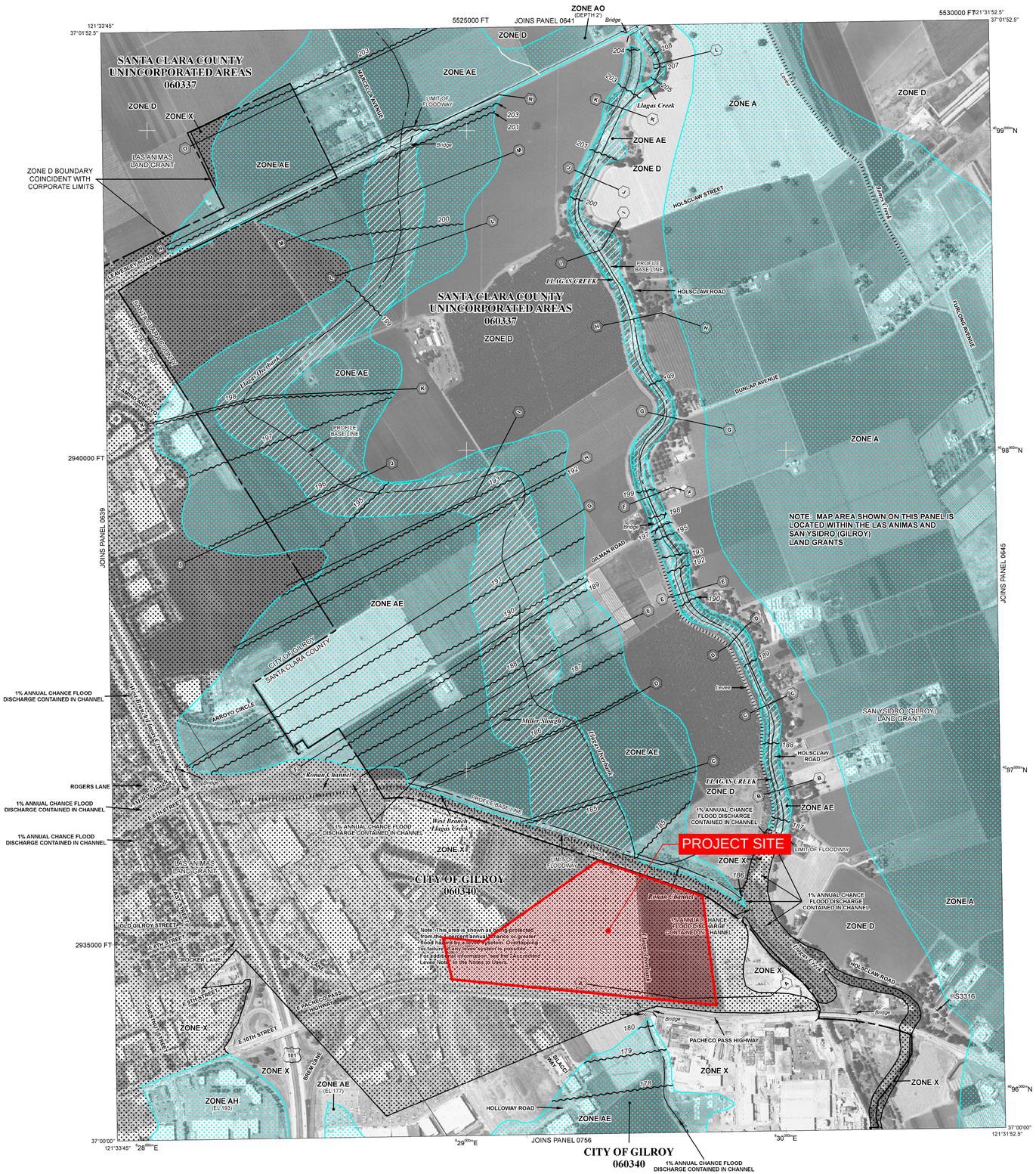
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.
Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at http://www.fema.gov/business/nfip/index.shtm.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	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.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — — — 23 — Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4276000mN — 1000-meter Universal Transverse Mercator grid values, zone 10N
- 600000 FT — 5000-foot grid ticks: California State Plane coordinate system, zone III (FIPSZONE 0403), Lambert Conformal Conic projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- ● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
May 18, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0643H

FIRM

FLOOD INSURANCE RATE MAP

SANTA CLARA COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 643 OF 830
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GILROY, CITY OF	060340	0643	H
SANTA CLARA COUNTY	060337	0643	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06085C0643H

EFFECTIVE DATE
MAY 18, 2009

Federal Emergency Management Agency

APPENDIX B – STORMWATER CONTROL PLAN CHECKLISTS

PERFORMANCE REQUIREMENT NO. 1
SITE DESIGN AND RUNOFF REDUCTION

CERTIFICATION

	DESIGN STRATEGY	INCORPORATED?
1.	Limit disturbance of creeks and natural drainage features.	✓
2.	Minimize compaction of highly permeable soils.	✓
3.	Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	✓
4.	Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	✓
5.	Minimize stormwater runoff by implementing one or more of the following design measures:	
	a) Direct roof runoff into cisterns or rain barrels for reuse.	
	b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	✓
	c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	✓
	d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	✓
	e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	

I, Rich Lucera, acting as the Project Engineer for Project Garlic- Phase 1 and 2 project, located at City of Gilroy, CA, hereby state that the Site Design and Runoff Reduction design strategies indicated above have been incorporated into the design of the project.

Signature

04/16/2021
Date

SOURCE CONTROL CHECKLIST	
ON-SITE SOURCE CONTROL MEASURES	**INCORPORATED?**
Wash area/racks, drain to sanitary sewer[1]	☐
Covered dumpster area, drain to sanitary sewer[1]	☐
Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[1]	☐
Parking garage floor drains plumbed to sanitary sewer[1]	☐
Fire sprinkler test water/condensate drain lines drain to landscape/sanitary sewer[1]	☑
Interior floor drains/boiler drain lines plumbed to sanitary sewer	☑
Beneficial landscaping/IPM (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)	☑
Outdoor material storage protection	☐
Covers, drains for loading docks, maintenance bays, fueling areas	☐
Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)	☑
Storm drain labeling	☑
Other[2] _____	☐

Notes:

[1] Subject to sanitary sewer authority requirements.

[2] See CASQA Stormwater BMP Handbook for New Development and Redevelopment for additional BMPs for vehicle service repair facilities, fuel dispensing areas, industrial processes, rooftop equipment and other pollutant generating activities and sources: https://www.casqa.org/resources/bmp-handbooks/new-development-redevelopment-bmp-handbook

PERFORMANCE REQUIREMENT NO. 2:
WATER QUALITY TREATMENT

CERTIFICATION

	ON-SITE WATER QUALITY TREATMENT MEASURES (IN ORDER OF PRIORITY)	INCORPORATED?
1.	Low Impact Development (LID) Treatment Systems designed to retain stormwater runoff generated by the 85th percentile 24-hour storm. Stormwater Control Measures implemented (circle all that apply, design documentation is required): • Harvesting and Use, • Infiltration, • Evapotranspiration	NO
2.	Biofiltration Treatment Systems – with the following design parameters: a) Maximum surface loading rate appropriate to prevent erosion, scour and channeling within the biofiltration treatment system itself and equal to 5 inches per hour, based on the flow of runoff produced from a rain event equal to or at least: i. 0.2 inches per hour intensity; or ii. Two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depth b) Minimum surface reservoir volume equal to the biofiltration treatment system surface area times a depth of 6 inches c) Minimum planting medium depth of 24 inches. The planting medium must sustain a minimum infiltration rate of 5 inches per hour throughout the life of the project and must maximize runoff retention and pollutant removal. A mixture of sand (60%-70%) meeting the specifications of American Society for Testing and Materials (ASTM) C33 and compost (30%-40%) may be used. A Regulated Project may utilize an alternative planting medium if it demonstrates its planting medium is equal to or more effective at attenuating pollutants than the specified planting medium mixture. d) Proper plant selection[13] e) Subsurface drainage/storage (gravel) layer with an area equal to the biofiltration treatment system surface area and having a minimum depth of 12 inches f) Underdrain with discharge elevation at top of gravel layer g) No compaction of soils beneath the biofiltration facility (ripping/loosening of soils required if compacted) h) No liners or other barriers interfering with infiltration, except for situations where lateral infiltration is not technically feasible	YES

[13] Technical guidance for designing bioretention facilities is available from the Central Coast LID Initiative. The guidance includes design specifications and plant lists appropriate for the Central Coast climate: http://www.centralcoastlidi.org/Central_Coast_LIDI/LID_Structural_BMPs.html

3.	Non-Retention Based Treatment Systems – designed to meet at least one of the following hydraulic sizing criteria:	NO
	(a) Volume Hydraulic Design Basis – Treatment systems whose primary mode of action depends on volume capacity shall be designed to treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event, based on local rainfall data.	
	(b) Flow Hydraulic Design Basis – Treatment systems whose primary mode of action depends on flow capacity shall be sized to treat: (i) The flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths; or (ii) The flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity.	

I, Rich Lucera, acting as the Project Engineer for Project Garlic- Phase 1 and 2 project, located at City of Gilroy, CA, hereby state that the On-Site Water Quality Treatment Measures indicated above have been incorporated into the design of the project.

Signature

04/16/2021

Date

PERFORMANCE REQUIREMENT NO. 3: RUNOFF RETENTION

LID Site Assessment Checklist

ITEMS TO DOCUMENT:	INCLUDED?
1. Site topography	☑
2. Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs	☑
3. Depth to seasonal high groundwater	☑
4. Locations of groundwater wells used for drinking water	☑
5. Depth to an impervious layer such as bedrock	☑
6. Presence of unique geology (e.g., karst)	☑
7. Geotechnical hazards	☑
8. Documented soil and/or groundwater contamination	☑
9. Soil types and hydrologic soil groups	☑
10. Vegetative cover/trees	☑
11. Run-on characteristics (source and estimated runoff from offsite which discharges to the project area)	☑
12. Existing drainage infrastructure for the site and nearby areas including the location of municipal storm drains	☑
13. Structures including retaining walls	☑
14. Utilities	☑
15. Easements	☑
16. Covenants	☑
17. Zoning/Land Use	☑
18. Setbacks	☑
19. Open space requirements	☑
20. Other pertinent overlay(s)	☑

PERFORMANCE REQUIREMENT NO. 3: RUNOFF RETENTION

LID Site Design Measures

	DESIGN MEASURE	INCORPORATED?
1.	Defining the development envelope, identifying the protected areas, and identifying areas that are most suitable for development and areas to be left undisturbed	✓
2.	Identifying conserved natural areas, including existing trees, other vegetation, and soils (shown on the plans)	✓
3.	Limit the overall impervious footprint of the project	✓
4.	Design of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	✓
5.	Set back development from creeks, wetlands, and riparian habitats	✓
6.	Design conforms the site layout along natural landforms	✓
7.	Design avoids excessive grading and disturbance of vegetation and soils	✓

I, Rich Lucera, acting as the Project Engineer for Project Garlic- Phase 1 and 2 project, located at City of Gilroy, CA, hereby state that LID Site Design Measures indicated above have been incorporated into the design of the project.

Signature

04/16/2021

Date

PERFORMANCE REQUIREMENT NO. 3: RUNOFF RETENTION

Technical Infeasibility Checklist

	Site Conditions	Check If Applicable
1.	Depth to seasonal high groundwater limits infiltration and/or prevents construction of subgrade stormwater control measures[14]	☐
2.	Depth to an impervious layer such as bedrock limits infiltration	☐
3.	Sites where soil types significantly limit infiltration	☑
4.	Sites where pollutant mobilization in the soil or groundwater is a documented concern	☐
5.	Space constraints (e.g., infill projects, some redevelopment projects, high density development)	☐
6.	Geotechnical hazards	☐
7.	Stormwater Control Measures located within 100 feet of a groundwater well used for drinking water	☐
8.	Incompatibility with surrounding drainage system (e.g., project drains to an existing stormwater collection system whose elevation or location precludes connection to a properly functioning treatment or flow control facility)	☐

[14] See Santa Clara Valley Water District guidelines for minimum groundwater separation from stormwater infiltration devices (Section 7, Table 6, of this Manual).

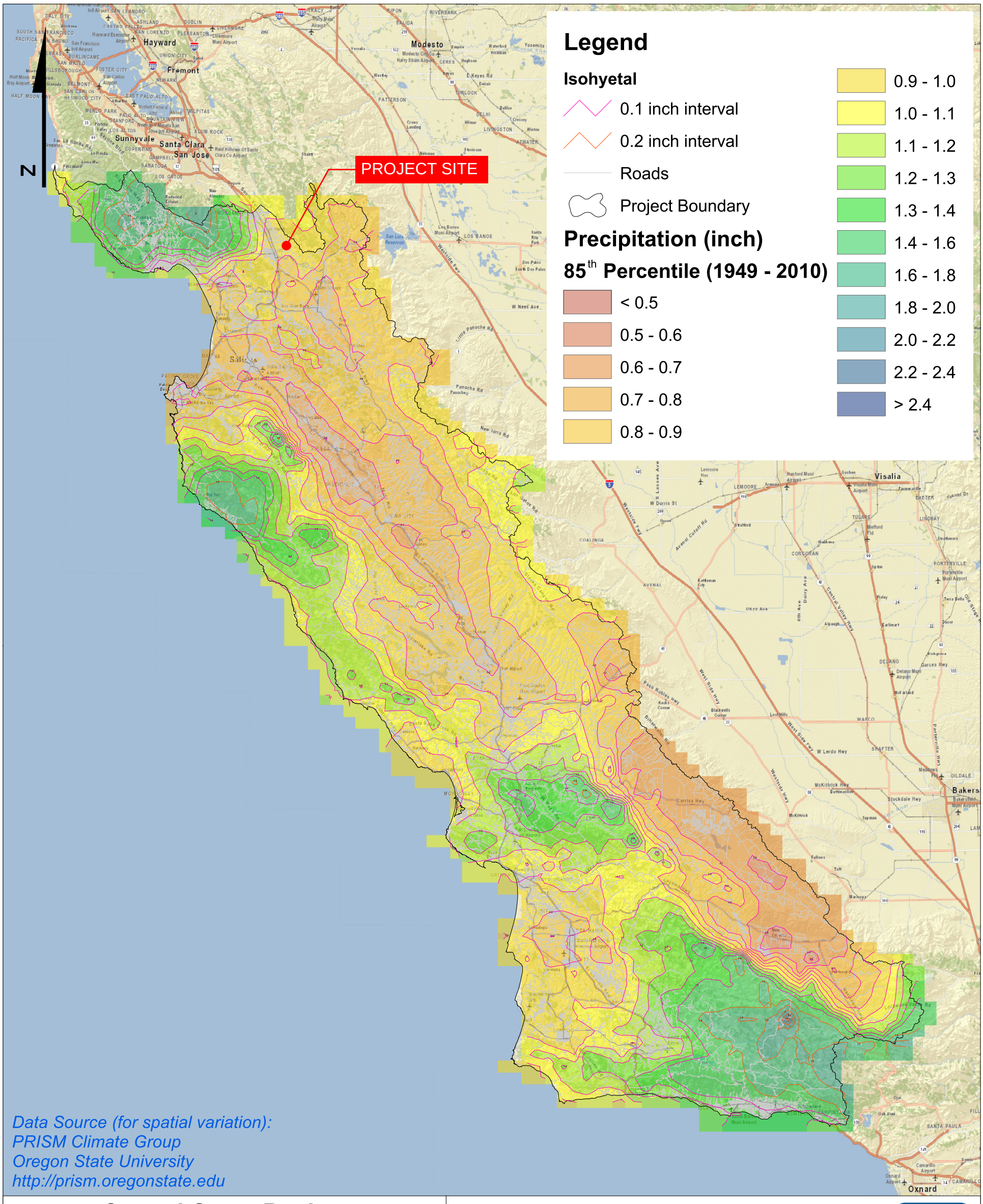
APPENDIX B

Stormwater Control Plan Checklist

Stormwater Control Plan Required Contents	PR Level	Done?
1. Project Information	All	
• Project name		✓
• Application number		✓
• Address and assessor's parcel number		✓
• Name of Applicant		✓
• Project Phase number (if project is being constructed in phases)		✓
• Project Type (e.g., commercial, industrial, multi-unit residential, mixed-use, public), and description		✓
2. Project Areas	All	
• Total project site area		✓
• Total new impervious surface area		✓
• Total replaced impervious surface area		✓
• Total new pervious area		✓
• Calculation of Net Impervious Area		✓
3. Statement of Performance Requirements that apply to the project:	All	
• Performance Requirement No.1 – Site Design and Runoff Reduction		✓
• Performance Requirement No.2 – Water Quality Treatment		✓
• Performance Requirement No. 3 – Runoff Retention		✓
• Performance Requirement No. 4 – Peak Management		✓
4. Delineation of Drainage Management Areas (DMAs)	All	✓
5. Summary of Site Design and Runoff Reduction Performance Requirement measures selected for the project (see PR-1 checklist)	PR-1	✓
6. Description of Runoff Reduction Measures and Structural Stormwater Control Measures, by Drainage Management Area and for entire site	PR-2, 3, and 4	✓
7. Water quality treatment calculations used to comply with the Water Quality Treatment Performance Requirement and any analysis to support infeasibility determination	PR-2	✓
8. Documentation certifying that the selection, sizing, and design of the Stormwater Control Measures meet the full or partial Water Quality Treatment Performance Requirements (see PR-2 checklist)	PR-2	✓

Stormwater Control Plan Required Contents	PR Level	Done?
9. Statement that Water Quality Treatment Performance Requirement has been met on-site, or, if not achievable: • Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements • Statement of intent to comply with Water Quality Treatment Performance Requirement through Alternative Compliance	PR-2	✓
10. LID Site Assessment Summary (see PR-3 checklist)	PR-3	✓
11. LID Site Design Measures Used (see PR-3 checklist)	PR-3	✓
12. Supporting calculations used to comply with the applicable Runoff Retention Performance Requirements	PR-3	✓
13. Documentation demonstrating infeasibility where Site Design and Runoff Reduction measures and retention-based Stormwater Control Measures cannot retain required runoff volume	PR-3	✓
14. Documentation demonstrating percentage of the project's Equivalent Impervious Surface Area dedicated to retention-based Stormwater Control Measures	PR-3	✓
15. Statement that Runoff Reduction Performance Requirement has been met on-site, or, if not achievable: • Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements • Statement of intent to comply with Runoff Retention Performance Requirements through an Alternative Compliance agreement	PR-3	✓
16. Supporting calculations used to comply with the applicable Peak Management Performance Requirements	PR-4	✓
17. Documentation demonstrating infeasibility where on-site compliance with Peak Management Performance Requirements cannot be achieved	PR-4	✓
18. Statement that Peak Management Performance Requirement has been met on-site, or, if not achievable: • Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements • Statement of intent to comply with Peak Management Requirements through an Alternative Compliance agreement		✓
19. O&M Plan for all structural SCMs to ensure long-term performance	PR-2, 3, and 4	✓
20. Owner of facilities and responsible party for conducting O&M	PR-2, 3, and 4	✓

APPENDIX C – RAINFALL MAPS AND WATERSHED MANAGEMENT ZONE MAP

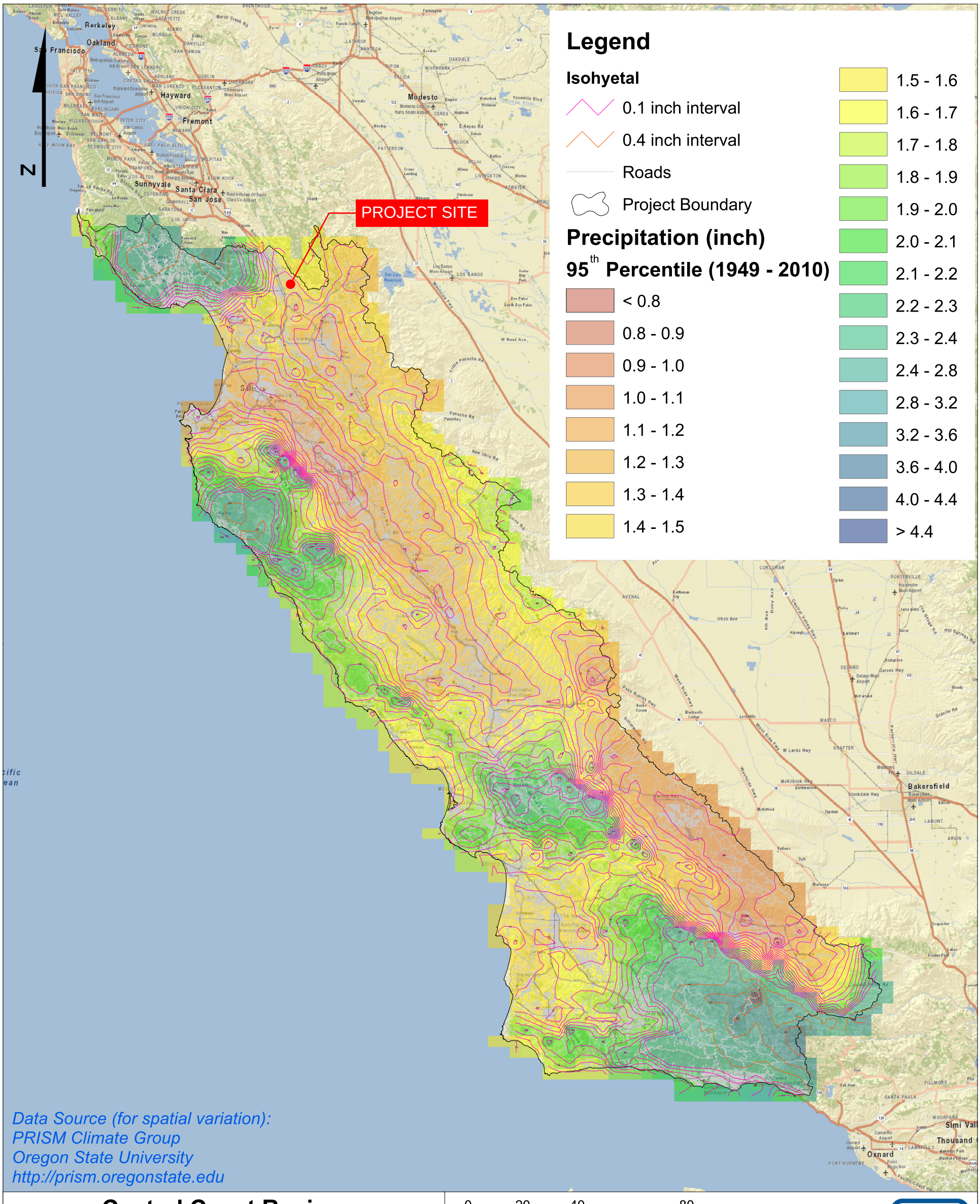


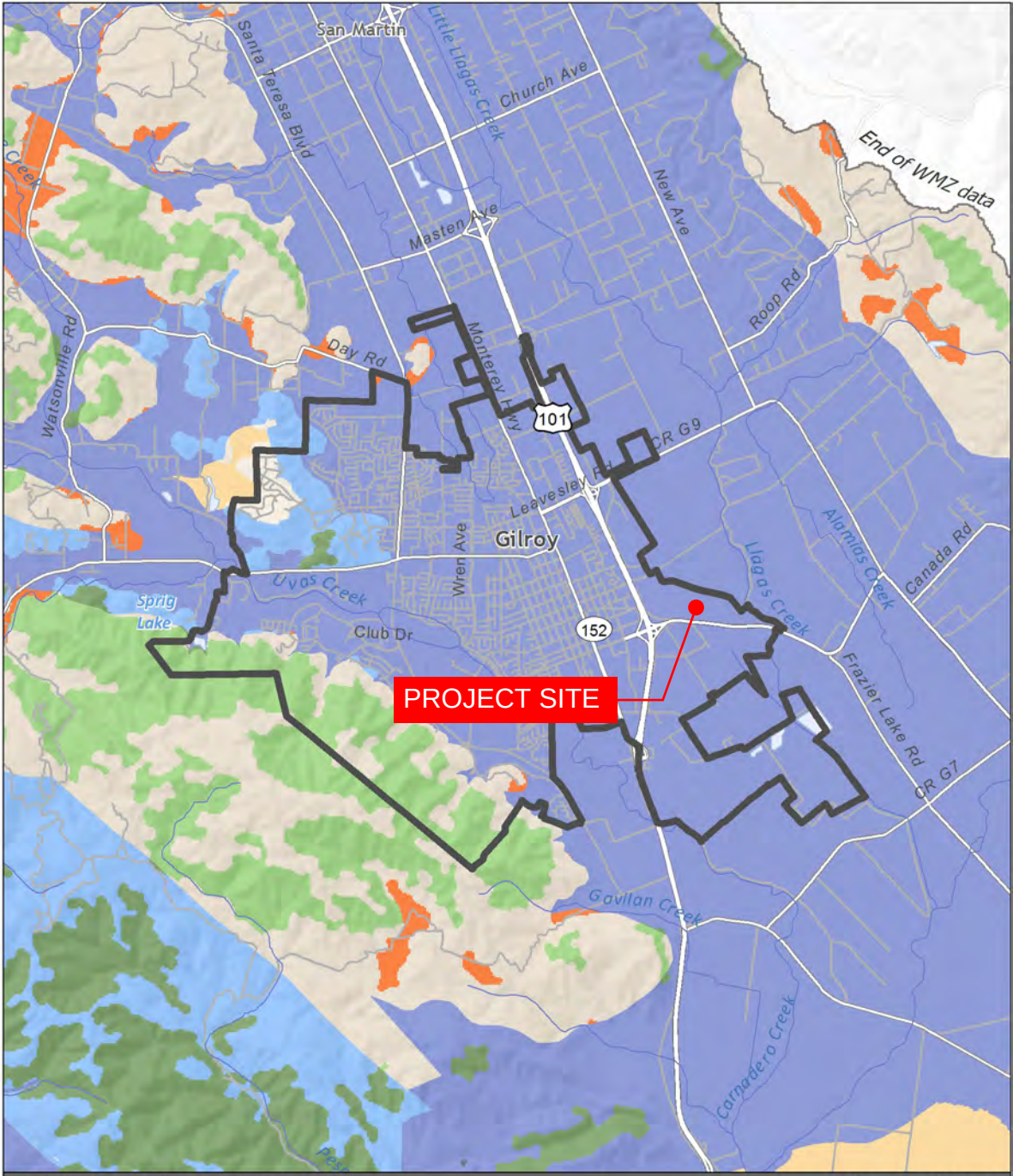
Central Coast Region
85th Percentile 24-hour Rainfall Depth

NAD 1983 California Teale Albers

0 20 40 80 Kilometers

0 15 30 60 Miles


PROJECT SITE
N
Legend
Isohyetal
0.1 inch interval
0.4 inch interval
Roads
Project Boundary
Precipitation (inch)
95th Percentile (1949 - 2010)
< 0.8
0.8 - 0.9
0.9 - 1.0
1.0 - 1.1
1.1 - 1.2
1.2 - 1.3
1.3 - 1.4
1.4 - 1.5
1.5 - 1.6
1.6 - 1.7
1.7 - 1.8
1.8 - 1.9
1.9 - 2.0
2.0 - 2.1
2.1 - 2.2
2.2 - 2.3
2.3 - 2.4
2.4 - 2.8
2.8 - 3.2
3.2 - 3.6
3.6 - 4.0
4.0 - 4.4
> 4.4
Data Source (for spatial variation):
PRISM Climate Group
Oregon State University
http://prism.oregonstate.edu
Central Coast Region
95th Percentile 24-hour Rainfall Depth
NAD 1983 California Teale Albers
0 20 40 80
Kilometers
0 20 40 80
Miles



CENTRAL COAST JOINT EFFORT — **Gilroy, California**

Watershed management zones

1 2 3 4 5 6 7 8 9 10

Urban area boundary

0 0.25 0.5 1 Miles
0 0.5 1 2 km

Data sources
Watershed management zones: Stillwater Sciences, 2012
Base data: ESRI 2010

N

Stillwater Sciences
www.stillwatersci.com

APPENDIX D – EXCERPTS FROM GEOTECHNICAL REPORT

GEOTECHNICAL ENGINEERING STUDY

GILROY SITE – PROPOSED NEW BUILDING AND SITE IMPROVEMENTS, 1445 PACHECO PASS HIGHWAY [APN: 841-18-082] GILROY, CALIFORNIA

Prepared for
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July 8, 2020
Condor Project No. 8198

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TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 GENERAL 1
1.2 PROJECT DESCRIPTION 1
2.0 PURPOSE AND SCOPE 1
3.0 SUBSURFACE EXPLORATION METHODS 2
4.0 SITE DESCRIPTION 2
5.0 GEOLOGIC AND SEISMIC SETTING 2
5.1 REGIONAL GEOLOGY 2
5.2 LOCAL GEOLOGY 3
5.3 FAULTING AND SEISMICITY 3
6.0 SUBSURFACE CONDITIONS 3
6.1 EARTH MATERIALS 3
6.2 LOCAL GROUNDWATER CONDITIONS 3
6.3 GEOLOGIC HAZARDS 4
6.3.1 Faulting 4
7.0 SEISMIC CONSIDERATIONS 4
7.1 SEISMIC DESIGN PARAMETERS 4
7.2 LIQUEFACTION, SEISMIC SETTLEMENT POTENTIAL 5
8.0 CONCLUSIONS AND RECOMMENDATIONS 5
8.1 GENERAL 5
8.2 GRADING AND EARTHWORK RECOMMENDATIONS 5
8.2.1 General Grading Recommendations and Site Preparation 6
8.2.2 Overexcavation 6
8.2.3 Subgrade Preparation 6
8.2.4 Engineered Fill Materials 6
8.2.5 Engineered Fill Placement 7
8.2.6 Lime Treatment 7
8.2.7 Excavations 8
8.2.8 Earthwork Shrinkage 8
8.3 UNDERGROUND UTILITY TRENCHES 8
8.4 SURFACE DRAINAGE CONTROL 9
9.0 FOUNDATION RECOMMENDATIONS 9
9.1 GENERAL FOUNDATION RECOMMENDATIONS 9
9.2 SHALLOW FOUNDATION DESIGN 10
9.3 LATERAL RESISTANCE 10
9.4 CONSTRUCTION CONSIDERATIONS 10
10.0 SLABS-ON-GRADE 11
10.1 INTERIOR CONCRETE SLABS 11
10.2 EXTERIOR CONCRETE SLABS 12

CONDOR

11.0 RETAINING WALLS 12
11.1 LATERAL EARTH PRESSURES 12
11.2 WALL DRAINAGE 13
12.0 PAVEMENTS 13
12.1 PAVED HARDCOURT AREAS AND MISCELLANEOUS LANDSCAPE FEATURES 15
13.0 CORROSION POTENTIAL 15
14.0 ADDITIONAL SERVICES 16
15.0 LIMITATIONS 16
16.0 REFERENCE 18

APPENDICES

APPENDIX A – FIGURES
Figure 1 – Vicinity Map
Figure 2 – Site Map with Boring Locations
Figure 3 – Geologic Map
Figure 4 – Regional Fault Map

APPENDIX B – LOGS OF BORINGS

APPENDIX C – OSHPD U.S. SEISMIC DESIGN MAPS

APPENDIX D – LABORATORY TEST RESULTS

APPENDIX E – CONSTRUCTION STANDARDS
ASTM E1643-18a
ASTM E1745-17

APPENDIX F – CALTRANS LIME TREATMENT STANDARD

GEOTECHNICAL ENGINEERING STUDY

GILROY SITE – PROPOSED NEW BUILDING AND SITE IMPROVEMENTS, 1445 PACHECO PASS HIGHWAY [APN: 841-18-082] GILROY, CALIFORNIA

1.0 INTRODUCTION

1.1 GENERAL

This report includes the results of a Geotechnical Engineering Study (GES) for the proposed site improvements located in Gilroy, California. The general location of the site is shown on the Figure 1 – Vicinity Map, and Figure 2 – Site Plan with Boring Locations in Appendix A. The approximately 54.5-acre site is located at 1445 Pacheco Pass Highway. Condor Earth (Condor) performed this GES at the request of Senior Development Manager, Mr. Steve Beauchamp of Panattoni Development Company, Inc. (Panattoni). The GES was performed as part of the due diligence review process prior to property purchase and to provide design parameters for foundation and structural design, grading recommendations, and general construction recommendations for earthwork.

1.2 PROJECT DESCRIPTION

We understand that the proposed development will consist of an approximately 112,000 square foot one and two-story building supported on shallow foundations with concrete slab-on-grade floor system. Appurtenant improvements will include paved roadways, driveways, carports, concrete exterior flatwork and underground utilities. We anticipate that grading will consist of over-excavation, lime treatment, and recompaction of site soils as engineered fill.

Grading plans were not available at the time of this writing; however, site topography is generally level, cuts and fills during earthwork are anticipated to be minimal (2 feet or less) to provide a level foundation pad with positive site drainage. Excavations for underground utilities are not anticipated to exceed 10 feet below final site grade.

2.0 PURPOSE AND SCOPE

This GES was performed to 1) characterize the geotechnical conditions at the site; 2) identify the geotechnical or geologic conditions that might impact design or construction of the site; 3) provide geotechnical recommendations to mitigate the geotechnical constraints of the site; and 4) provide geotechnical criteria for design of project foundations, slabs-on-grade, pavements, and site improvements.

Condor completed the following work for this GES:

1. Reviewed available maps and documents relevant to the site geology, seismic setting, and geotechnical conditions.
2. Analyzed the findings from the field exploration and laboratory testing to develop geotechnical recommendations for:
    a. General earthwork, including site stripping, subgrade preparation, over-excavation, temporary excavations, permanent slopes, trench backfill, import fill, engineered fill, compaction criteria, and site surface drainage;

b. Foundation design and construction, including foundation type, allowable bearing capacities, lateral resistance, settlement, and foundation depth;
c. 2019 California Building Code (CBC) seismic design criteria;
d. Potential geologic and seismic hazards and recommendations for mitigation;
e. Lateral earth pressures and retaining wall design criteria;
f. Concrete slabs and exterior flatwork;
g. Asphalt and concrete pavements.

3. Prepared this written report summarizing our findings, conclusions, and geotechnical recommendations.

3.0 SUBSURFACE EXPLORATION METHODS

On May 14 and 15, 2020, Condor explored the subsurface soil conditions by means of seven (7) vertical borings to depths ranging from 16.5 to 46.5 feet below ground surface. Borings were advanced by V&W Drilling (C57 License#: 720904) with a truck-mounted drill rig using hollow-stem auger, mud rotary and solid-stem auger drilling methods. Boring locations are shown on Figure 2, Appendix A. Samples were generally collected at 2.5-foot intervals using a 3-inch OD California Modified sampler fitter with 2.5 OD metal liners and a 2-inch OD Standard Penetration Test (SPT) sampler. All samples were collected using a 140-pound auto-hammer falling 30 inches to drive the sampler. Field blow counts were recorded as the number of hammer blows required to drive the sampler the final 12 inches of an 18-inch drive. Recorded blow counts shown on the boring logs for the California Modified sampler have been approximately correlated to SPT blow counts by using a factor of 0.67.

A Condor geologist visually classified soil samples and cuttings at the time of drilling using the Unified Soil Classification System. The boreholes were backfilled with cuttings, and with cement grout by tremie, when groundwater was encountered. Boring locations are presented in Figure 2 – Site Map with Boring Locations, Appendix A. Detailed soil boring logs are presented in Appendix B, and laboratory test results are presented in Appendix D.

4.0 SITE DESCRIPTION

The site is located at 1445 Pacheco Pass Highway, Gilroy, California and is currently being used for and has historically been used for agriculture. The site is bound on the north by Miller Slough, the east by industrial development, the south by Pacheco Pass Highway and on the west by retail development and agricultural land. The site is flat and at an elevation of 180 feet above sea level (USGS Topo).

A concrete irrigation standpipe exists in the western central portion of the site. Per verbal communication with the farmer, an abandoned irrigation system consisting of concrete pipe exists on the property.

5.0 GEOLOGIC AND SEISMIC SETTING

5.1 REGIONAL GEOLOGY

The site is in the southern Santa Clara Valley, a northwest trending valley within the Coast Range geomorphic province. The Coast Range province trends northwest, sub-parallel to the San Andreas Fault and is composed of granitic basement rocks and Mesozoic to Cenozoic age sedimentary rocks.

5.2 LOCAL GEOLOGY

Geologic mapping by Wagner and others (2002) indicates that the site and vicinity are underlain by quaternary alluvium consisting of unconsolidated stream and basin deposits as shown on Figure 3 – Geologic Map, Appendix A.

5.3 FAULTING AND SEISMICITY

The greater San Francisco Bay Area contains several active faults which can cause earthquakes capable of causing structural damage. The faults causing such earthquakes are part of the San Andreas Fault System, a transverse fault system creating the boundary between the North American and Pacific tectonic plates. In the site vicinity the San Andreas Fault System includes the Vergeles, Zayante, San Andreas, Sargent, Carnadero, and Calaveras Faults. These faults are considered active, having had surface displacement within the last 11,000 years. The locations of significant faults relative to the site are shown on Figure 4 – Regional Fault Map, Appendix A.

No known fault crosses the subject site, and the site is not located in a Fault-Rupture Hazard Zone as established by the Alquist-Priolo Earthquake Fault Zoning Act (Hart, 1994 and 2007). Therefore, ground rupture from faulting is not considered a significant hazard. The site is also not in an area covered by the Seismic Hazard Mapping Act which includes landslide and liquefaction hazards. Nevertheless, the site is near several major active faults capable of generating strong earthquakes.

6.0 SUBSURFACE CONDITIONS

6.1 EARTH MATERIALS

The subsurface soils encountered at the project site consist of quaternary alluvium described by Wagner and others as unconsolidated stream and basin deposits with grain sizes ranging from clay to boulders. The alluvial soil encountered in the approximately upper 15 feet of Condor's borings consists clay, with various layers of sands, silts and clays below, to the total depth of the explored of 46.5 feet.

The upper approximately 15 feet of clay consists of moderate to highly plastic, firm to very stiff, fat clay (CH) to lean clay with sand (CL). Fat clay was encountered in some boring locations at the surface and generally grades to lean clay or sandy lean clay in the upper three feet.

Below the upper 15-foot clay layer, granular materials consisted of various beds of clayey gravel, well graded sands, poorly graded sands and silty sands that are medium dense to very dense. Clay encountered at depth is moderate to highly plastic and stiff.

6.2 LOCAL GROUNDWATER CONDITIONS

Groundwater was encountered in B-1 and B-2 at approximately 15 feet below ground surface. These borings were advanced with mud rotary methods: therefore, groundwater could not be precisely determined. Based on review of published well data, groundwater depths in the project vicinity can vary up to 10 feet over a period of years.

While the depth to groundwater is expected to fluctuate in response to both seasonal rainfall and human influenced affects, there is a practical limit to the anticipated temporary rise or fall in groundwater levels at the site. For construction planning, and evaluation purposes, we have used a depth to groundwater of 10 feet.

6.3 GEOLOGIC HAZARDS

6.3.1 Faulting

No known active or potentially active faults cross the site, and the site is not located in a Fault-Rupture Hazard Zone as established by the Alquist-Priolo Earthquake Fault Zoning Act (Hart, 1994). Therefore, ground displacement from surface rupture is not considered a significant hazard at the site. The site location relative to local faults is shown on Figure 4, Appendix A.

7.0 SEISMIC CONSIDERATIONS

7.1 SEISMIC DESIGN PARAMETERS

Probabilistic values of ground motion corresponding to various levels of seismic hazards are available on-line from professional organizations using the USGS data to retrieve the seismic design data and presents the findings in a report format. The USGS uses a probabilistic model to estimate ground motions corresponding to various levels of seismic hazard. Site soils were classified using the procedures specified in the 2019 CBC, which utilizes ASCE 7-16.

The results of the general seismic analysis using the 2019 CBC for Site Class D (stiff soil) are summarized below and provided in Appendix C. The recommended values for design of the proposed structures are:

Risk Category:		III
Site Class:		D
Seismic Coefficient,	S_s:	1.621g
Seismic Coefficient,	S_1:	0.6g
Site Coefficient,	Fa:	1g
Site Coefficient,	Fv:	null – see below
Adjusted Seismic Coefficient ,	S_{MS}:	1.621g
Adjusted Seismic Coefficient ,	S_{M1}:	null – see below
Design Parameter,	S_{DS}:	1.081g
Design Parameter,	S_{D1}:	null – see below

g = acceleration due to gravity

The 2019 CBC incorporates procedures outlined in ASCE 7-16. Section 11.4.8 of ASCE 7-16 and other referenced sections provides options for either developing a ground motion hazard analysis or taking exceptions. The applicable exception for this project is Exception 2 because the design Site Class is D and because S_1 is 0.2 or greater. The exception requires using a 1.5-value to factor-up C_s values for periods (T) greater than $1.5*T_s$ (from equations 12.8-3 and 12.8-4). The intent of the code is to increase the design seismic base shear for longer periods unless a detailed ground motion hazard analysis is performed allowing for lower design base shears for the longer periods.

Condor suggests that taking the exception will be appropriate for this project because:

- The proposed building is relatively low-rise (with a relatively short design period)
- Detailed ground motion hazard analyses require a significant effort and time to complete

Condor can, however, facilitate the ground motion hazard analysis if the structural engineer/owner determine that developing one will significantly reduce construction and design costs.

7.2 LIQUEFACTION, SEISMIC SETTLEMENT POTENTIAL

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, silty soils of low plasticity, and some gravelly soils. Cohesive soils (clays) are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present. The potential for an earthquake with the intensity and duration characteristics capable of promoting liquefaction is a possibility during the design life of the project.

The liquefaction potential of the site soils is calculated to range from 1/2 to 2 inches, with differential settlement on the order of ½ to 1 inch or less across the length of the building. In addition, the upper 15 feet of the site soils consist of stiff clay that will not liquefy. Therefore, the shallow foundations will be supported by a raft of clay that will prevent foundations from experiencing bearing failure and will cause any surface manifestation of deep liquefaction settlement to be spread over large distances (e.g. the length of the building). Therefore, Condor does not recommend specific mitigation for the proposed structures, as the seismically induced settlement is within an acceptable value for shallow and mat foundations.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 GENERAL

Based on our findings, it is our professional opinion that the site should be suitable from a geotechnical standpoint for construction of the proposed site improvements provided the geotechnical recommendations contained herein are incorporated into the project design. Given the site conditions encountered, we conclude that shallow foundations or mats should provide adequate support for the anticipated structural loading. The primary geotechnical considerations from a development standpoint are as follows:

- The near-surface soils underlying the site consist of moderately to highly plastic clays. It has been our experience that these soils can exhibit shrink-swell (expansion) characteristics with variations in moisture content and pose a risk for post-construction heave and cracking of concrete slabs, as well as lightly loaded foundations and pavements.

Specific conclusions and recommendations addressing these geotechnical considerations, as well as general recommendations regarding the geotechnical aspects of design and construction, are presented in the following sections.

8.2 GRADING AND EARTHWORK RECOMMENDATIONS

All grading and site work should be performed in accordance with the 2019 CBC, Title 24, Chapter 18 (Soils and Foundations), and Appendix J (Excavation and Grading), and with the recommendations of the Geotechnical Engineer of Record during construction. Where the recommendations of this report and the cited sections of Title 24 are in conflict, the owner should request clarification from the Geotechnical Engineer of Record. The recommendations of this report should not be waived without the consent of the Geotechnical Engineer of Record for the project. Recommendations for additional work and construction monitoring are contained in later sections of this report.

8.2.1 General Grading Recommendations and Site Preparation

Due to the past agricultural use of the site, we recommend that all building structures be founded on a minimum of 2 feet of engineered fill consisting of compacted site soils meeting the requirements engineered fill. This may require some over-excavation in areas of cut or thin fill thicknesses. This requirement is not intended to require engineered fill below foundations, but is a general requirement to achieve subgrade prior to placement of aggregate base or rock supporting building slab-on-grade concrete. To mitigate the expansive surface clay, concrete slab-on-grade should be supported on non-expansive import fill or lime treated native soil as discussed in Section 10.0.

At the time of our field visits, the site was bare agricultural land. If vegetations is present at the time of construction, areas to support slabs, pavements, foundations, and new engineered fills should be stripped of all vegetation, debris, organic topsoil, or other unsuitable material or soil. Stripping should extend at least 5 feet beyond the limits of the proposed improvements. Soils containing more than 3 percent organic material by dry weight over baseline conditions should be considered organic. Stripping depths should be determined at the time of grading by the Geotechnical Engineer of Record or a qualified representative. Stripping may be waived when discing can be shown to achieve the recommendations of this report, and when approved by the Geotechnical Engineer of Record. For planning, an average stripping depth of 2 inches may be used when discing is not applicable, and vegetation is present. Any organic-laden material which is free from debris may be stockpiled for later use in non-structural areas where approved by the owner, but such material should not be used for engineered fill.

8.2.2 Overexcavation

In areas supporting proposed structures, concrete flatwork, hardcourt areas, and any structural improvements susceptible to vertical movement, we recommend that the upper 1 foot, as measured from existing site grade be removed and replaced with engineered fill in accordance with Section 8.2.5, Engineered Fill Placement. This requirement for the minimum overexcavation may be superseded by the requirement of Section 8.2.1, for the minimum thickness of engineered fill below structures. The zone of overexcavation should extend laterally at least 5 feet beyond the perimeter of the proposed improvements. If soft or yielding soils are exposed by this processing, excavation should continue until stiff, non-yielding soils are encountered. The depth and extent of required overexcavation should be approved in the field by the Geotechnical Engineer of Record prior to placement of fill or improvements.

8.2.3 Subgrade Preparation

After overexcavation has been achieved, the exposed subgrade should be scarified to a depth of 6 inches, uniformly moisture conditioned to between 3 to 5 percent over optimum moisture, and compacted to achieve a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. Field density tests should be taken to verify compaction of the prepared subgrade in these areas.

8.2.4 Engineered Fill Materials

Engineered fill used for the project should be either 1) select import engineered fill, or 2) general on-site soils with less than 3 percent organic content by dry weight.

Select import engineered fill should be inorganic, have an R-value of at least 50, a plastic index less than 7, or an expansion index classification of “very low”. In addition, select import engineered fill should meet the following particle-size gradation:

Sieve Opening	Percent Passing, by Dry Weight
4-inch square	100
3/4-inch square	70 minimum
U.S. No. 4	60 minimum
U.S. No. 200	40 maximum

Fill material that does not meet the above criteria should be tested under the direction of the Geotechnical Engineer of Record to determine if it has engineering properties equivalent to, or better than, the existing site materials. Samples of any proposed imported fill material should be submitted to the Laboratory of Record for testing and approved by the Geotechnical Engineer of Record prior to being brought to the site.

General on-site engineered fill should be inorganic, contain no rocks greater than 4-inches in least dimension, and be free of deleterious materials. Soils containing more than 3 percent by dry weight of organic material should be considered organic. Subsurface data and laboratory test data indicate that the near-surface soil encountered in the borings generally meets the criteria for on-site engineered fill. However, the near-surface soils are also considered potentially expansive and should be addressed as discussed in Section 8.2.6.

8.2.5 Engineered Fill Placement

Engineered fill should be placed in a series of horizontal layers not exceeding 8 inches in loose thickness, uniformly moisture-conditioned, and compacted to achieve a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. Non-expansive fill (select import fill) soils should be uniformly moisture conditioned to between 1 and 3 percentage points above the optimum moisture content. Fill soils composed of the documented native clays should be uniformly moisture conditioned to between 3 and 5 percentage points above the optimum moisture content. Additional fill lifts should not be placed if the previous lift did not meet the required relative compaction or if soil conditions are not stable. Discing, tilling, and/or blending may be required to uniformly moisture-condition soils used for engineered fill. The upper 12 inches of pavement subgrades should be compacted to at least 95 percent relative compaction based on the Caltrans Test Method (CTM) 216 test procedure.

8.2.6 Lime Treatment

Slabs-on-grade and exterior hardscape may be supported on lime treated native soils in lieu of non-expansive, select import. If the lime-treatment option is desired, the subgrade soil should be chemically treated with 5 percent lime (hi-calcium quicklime). Lime-treated R-value results are included in Appendix D. The lime should be spread with a mechanical spreader and mixed with a high-speed rotary mixer. Once the lime is mixed initially, it should mellow, be remixed, and be compacted to at least 93 percent relative compaction based on a CTM 216 test. Lime stabilization mixing and compaction should conform to Section 24 – Lime Stabilization of the Department of Transportation Standard Specification, current edition, included in Appendix F. The mellowing period of 36 hours as required by Section 24 should be adhered to. The treatment should follow after rough grades are achieved and the site is graded per Section 8.2. Curing of the stabilized surface should be performed per the Caltrans specifications, including the application of an emulsion.

The pH of chemically-treated soils will be very high (12+) and will not facilitate plant growth. Therefore, planning the extent of treated areas or removal of treated areas (if necessary) should be considered prior to treatment.

The subgrade soils within the proposed paved areas may also be lime treated to reduce the thickness of aggregate base material. Refer to Section 12.0 for the depth of lime treatment required based on the anticipated traffic index.

8.2.7 Excavations

Excavations will typically encounter compacted engineered fill and unconsolidated silts and clays. These materials can be easily excavated with conventional earthmoving equipment. We anticipate that temporary excavations less than 5 feet deep and above groundwater may be cut as steep as 1½H:1V (horizontal to vertical). Deeper cuts should be considered on a case-by-case basis due to variable conditions and likelihood of shallow groundwater. Refer to Section 6.2 for additional discussion of anticipated groundwater depth and potential mitigations. All open cuts should be in compliance with applicable Occupational Safety Health Administration (OSHA) regulations (California Construction Safety Orders, Title 8) and should be monitored for evidence of incipient instability. The final inclination of both permanent cut and permanent fill slopes above the groundwater level should be made no steeper than 2H:1V.

8.2.8 Earthwork Shrinkage

Earthwork shrinkage should be anticipated in native ground when removed and replaced using engineered fill derived from existing site surficial soils. Shrinkage is difficult to estimate due to the variable conditions of the existing surface and native ground. For planning purposes, a range of 10 to 15 percent shrinkage may be used for estimation as the probable range of shrinkage for the upper two feet of existing site soils, a range of 5 to 10 percent for the soils from a depth of two to four feet, and a range of 0 to 5 percent for ground below four feet of existing grade. The shrinkage values can vary when the effects of ground irregularities and poorly defined surface topography (due to agricultural practices) are also considered.

In addition to shrinkage that occurs when compacting existing ground to a state of engineered fill, swelling will occur when ground that has been prepared to the requirements of engineered fill is then treated with lime stabilization (see Section 8.2.6). In the context of this discussion, swelling is the process of materials bulking or increasing in volume during the stabilization process using lime treatment. Like shrinkage, swelling is difficult to estimate. Based on discussions with experienced lime treatment contractors and previous project experience, swelling of 10% is typical for compacted soils that are then treated with lime stabilization.

When considering the effects of shrinkage due to native ground being compacted to engineered fill and the effects of swelling due to lime treatment, the depth of ground being pre-compacted, depth of fill placement from borrowed sources of native ground in cut areas of the project, the depth of the cuts in native ground, and lime treatment of rough pad grade or pavement subgrade should be considered in the evaluation of overall site grading when balancing cut and fill grading. We recommend that communication between the Geotechnical Engineer of Record, the Civil Engineer, and the Owner occur to determine the preferred range of values discussed above relative to the project site's ability to be used a borrow source if the net effects of the grading result in higher values of shrinkage than anticipated, versus less shrinkage.

8.3 UNDERGROUND UTILITY TRENCHES

Unless concrete bedding is required around utilities, pipe bedding should consist of sand with a sand equivalent of at least 30 or the pipe manufacturer's requirements, whichever is more restrictive. The pipe bedding should extend from 6 inches below the invert of the pipe to 1 foot above the crown of the pipe.

The pipe bedding material should be compacted to a minimum of 90 percent relative compaction or the manufacturer's recommendations if more stringent.

Trench backfill above the pipe bedding zone should be placed in the same manner as required in Section 8.2.5, Engineered Fill Placement. On-site fill soils and "non-organic" native soils may be used as backfill in trenches above the pipe bedding. Utility trench backfill should be placed in layers not exceeding a loose lift thickness of 8 inches, uniformly moisture conditioned, and compacted to a minimum of 90 percent relative compaction.

Compaction criteria for trench backfill above the bedding zone may be decreased to 85 percent relative compaction in landscape areas at least 5 feet beyond structural improvements, except in areas overlain by pavements, sidewalks, or other hardscapes. In landscape areas overlain by pavements, sidewalks, or other hardscapes, we recommend that the trench backfill be compacted to a minimum of 90 percent relative compaction to within 1 foot of the finished subgrade surface. The upper 1 foot should be compacted to 95 percent relative compaction in areas to receive AC pavement.

8.4 SURFACE DRAINAGE CONTROL

Surface drainage should be planned to prevent ponding and to enable water to drain away from building foundations, slabs, and edges of pavements toward suitable collection of discharge facilities. A positive surface drainage of at least five percent should be provided within 10 feet of all building foundations. Elsewhere, positive surface drainage of at least two percent is recommended to allow for rapid removal of surface water. Pavements should also be designed with minimum gradients of about 2 percent in their principal direction of drainage, unless drainage reaches are short. Roof drainage systems should be planned to direct rainwater away from building foundations. A detailed drainage plan is outside the scope of this report but should be included in the preparation of the grading plans for the project.

9.0 FOUNDATION RECOMMENDATIONS

9.1 GENERAL FOUNDATION RECOMMENDATIONS

All foundation improvements should be designed and constructed in accordance with the 2019 California Building Code, Title 24, Chapter 17 (Structural Tests and Special Inspections), Chapter 18 (Soil and Foundations), and all other sections applicable to the proposed structural improvements. Note that all stated preliminary bearing pressures in Section 9.0 are net values, and the weight of concrete in the portion of the foundations that extends below grade can be neglected in proportioning the foundations. Further evaluation of the subsurface may be warranted based on any other specific foundation designs not considered in this report.

Site characteristics considered in selection of appropriate foundation system include the presence of (1) potentially liquefiable deposits at a depth of greater than 15 feet, and (2) expansive surface clays. The major consideration in foundation design at the site is the post-construction swell potential of the near-surface soils. The effect of heaving can be reduced by the choice of a proper foundation system. In order to reduce the effects of the potentially-expansive soils, the foundations should extend below much of the zone of seasonal moisture variation or be constructed sufficiently stiff to move as rigid units with differential movement of foundations from heaving or settlement reduced to a value compatible with the proposed superstructure type and architectural finishes. The project structural engineer should take this into account when designing the foundations. Provided that the site is graded and all building pads are prepared in accordance with the recommendations provided herein, it is our opinion that a conventional shallow foundation system would be appropriate for the proposed building foundations. The Geotechnical Engineer of Record should review final foundation plans when they become available.

9.2 SHALLOW FOUNDATION DESIGN

We recommend that Condor review the landscape plans, as well as general grading plans, to confirm conformance with our design assumptions.

The proposed buildings may be supported by a conventional isolated and continuous spread-footing system provided the concrete slab-on-grade is underlain by 18 inches of nonexpansive select import material or lime-treated soil. Conventional footings should be designed according to the following design criteria:

Maximum Allowable Bearing Pressure:	3,000 psf for dead-plus-live loads. This value can be increased by 30 percent to include seismic or wind loads.
Exterior Minimum Depth of Footing:	At least 30 inches below adjacent lowest soil subgrade.
Interior Minimum Depth of Footing:	At least 24 inches below bottom of concrete slab elevation.

The Geotechnical Engineer of Record should review foundation plans when they become available. Footing trenches should be cleared of all loose materials, and soils exposed in footing excavations should not be allowed to desiccate prior to placing concrete. The Geotechnical Engineer of Record's field representative should observe the condition of the footing trenches for suitability prior to concrete placement.

9.3 LATERAL RESISTANCE

Resistance to lateral loads (including those due to wind or seismic forces) may be determined using the friction between the bottom of concrete foundations and the underlying soil and the passive soil pressure acting against the vertical face of the footings. These two modes of resistance can be combined.

Sliding resistance to lateral forces may be calculated using a coefficient of friction of 0.2. The passive pressures available in engineered fill and undisturbed native soil may be taken as equivalent to pressures exerted by fluids weighing 400 pounds per cubic foot (pcf), assuming that the ground adjacent the foundation is level. These allowable values include a reduction factor of 1.5 to limit the foundation movement required to mobilize the ultimate passive resistance. Both values have an applied factor of safety of 2.0.

Passive resistance contributed by soils within 1 foot of the ground surface should be neglected unless the ground is covered and confined by a slab-on-grade or pavement. To mobilize passive pressure, gaps between the footing and adjacent ground should be completely backfilled using engineered fill, concrete, or lean cement sand slurry with a 28-day unconfined compressive strength of at least 500 pounds per square inch (psi).

9.4 CONSTRUCTION CONSIDERATIONS

It is critical that soils exposed in foundation excavations and slab subgrades be maintained at their as-graded moisture content to limit their potential for volume change. Foundation soils should be protected or wetted to maintain adequate moisture and prevent drying. Where drying has occurred, re-moisturizing to a depth consistent with the final foundation design should be performed. Concrete should not be placed on soil surfaces where desiccation cracks are present.

We recommend that a representative of the Geotechnical Engineer of Record observe all foundation excavations prior to the placing of reinforcing steel. This inspection should be conducted to ensure that the bottoms and sides of all foundation excavations are level or suitably benched and are free of loose or soft

soil, ponded water, and debris. If any loose pockets are encountered in the bottom of the foundation excavations, they should be over-excavated, and the base of the excavation should be recompacted or backfilled with lean concrete. It is important that foundation excavations be clean and free of loose or soft soils, water, or other debris at the time concrete is placed.

Shallow groundwater should be considered when planning and constructing deep utilities or building excavations. A discussion of anticipated groundwater is provided in Section 6.2.

10.0 SLABS-ON-GRADE

10.1 INTERIOR CONCRETE SLABS

As discussed in Section 8.0, our findings indicate the near-surface soils include a range of soils, including moderately to highly plastic clays. It has been our experience that these soils can exhibit significant shrink-swell (expansion) characteristics with variations in moisture content and pose a risk for post-construction heave and cracking of concrete slabs. Concrete floor slabs should be supported on at least 18 inches of lime-treated soil or non-expansive engineered fill. The zone of lime treatment or non-expansive engineered fill should extend at least 5 feet outside the perimeter of the building where practical, and a minimum of 2 feet beyond the exterior line of the building foundation.

Concrete slabs should be constructed on a surface prepared as described in Section 8.2. Where dampness of floor slabs is to be minimized, the slabs should be constructed on a minimum 4-inch-thick layer of capillary break material covered with a high quality vapor retarder. The capillary break material should be free-draining, clean gravel or rock such as No. 4 by ¾-inch gravel or permeable aggregate complying with Caltrans Standard Specifications, Section 68, Class 1, Type B. The vapor retarder should have a minimum thickness of 15 mils, a permeance as tested before and after mandatory conditioning (ASTM E 1745-17, Section 7.1.2 – 7.1.5) of less than 0.01 perms [grains/(ft^2 · hr · inHg)], and comply with the ASTM E 1745-17 Class A requirements. Vapor retarders having these properties are commonly referred to as “vapor barriers”. The vapor retarder should be constructed in accordance with ASTM E 1643-18a using material which meets ASTM E 1745-17. A licensed copy of ASTM E 1643-18a is included in Appendix E.

Slab surfaces to receive moisture sensitive floor coverings should have considerations for maximum vapor emission levels. Most floor coverings require a 3 or 5 pound emission levels for a warranted installation. Emission levels may be controlled by the use of a sub-slab vapor barrier meeting ASTM E 1745-17 Class A, ASTM E 154 resistance to puncture of not less than 3000 grams and ASTM E 154 tensile strength after soaking of not less than 55.5 (MD/TD) average.

Slabs should be cast using concrete with a maximum slump of 4 inches or less. Where concrete is placed directly over a vapor retarder, the water-cement ratio should not exceed 0.45. Excessive water content is the major cause of concrete cracking. To reduce concrete shrinkage, a water reducing agent or plasticizer may be utilized in the concrete to increase slump while maintaining an appropriate water/cement ratio~~n~~. Hot reinforcing steel should be cooled prior to concrete placement to help prevent concrete shrinkage at the bar location. Where there is potential for moisture accumulation under the slab, special consideration should be given to allow gravity drainage of any water that could migrate into the subgrade of the slab or rock cushion.

The following table provides our recommended minimum interior slab-on-grade. The final design interior floor slab thickness and reinforcement should be provided by the Project Structural Engineer.

MINIMUM SLAB-ON-GRADE

Building Pad Subgrade	Minimum Slab Thickness	Minimum Reinforcement
18 inches of non-expansive fill (PI <7) or lime treated native soil compacted to 93 percent (See Note d.)	4 inches PCC	#3 at 24 inches O.C.E.W.

Notes:

a. PCC = Portland Cement Concrete with minimum compressive strength of 4,000 psi, and jointed and reinforced per structural design for shrinkage.
b. All grading recommendations per Section 8.2 are to be followed.
c. All lime treatment per Caltrans Standard Specifications, current edition.
d. Class 2 aggregate based may be substituted for the granular capillary break where permitted by the designer of record in warehouse and non-office areas.

Concrete slab-on-grade floors supporting industrial and mobile equipment should be designed on a case-by-case basis. In general, we recommend that these uses be supported by a minimum slab thickness of 6 inches and be reinforced for the anticipated use and concrete shrinkage by the designer.

10.2 EXTERIOR CONCRETE SLABS

Exterior concrete slabs (i.e., sidewalks, building aprons, etc.) should be constructed over 4 inches of Class 2 Aggregate Base over 12 inches of non-expansive select import engineered fill or lime-treated soil prepared as discussed in Section 8.2, and should be reinforced or jointed and scored to limit cracking from shrinkage. The final design exterior slab thickness and reinforcement should be provided by the Project Engineer.

Replacement of native soil with non-expansive soil will not eliminate all movement associated with changes in moisture content of underlying clay, but will significantly reduce movement. Alternatively, secondary slabs may be designed and reinforced for seasonal movement.

11.0 RETAINING WALLS

11.1 LATERAL EARTH PRESSURES

Active earth pressures may be used for design of unrestrained retaining walls where the top of the wall is free to translate or rotate. To develop active earth pressures, the walls should be capable of deflecting by at least 0.004H (where H is the height of the wall). At-rest earth pressures should be used for design of retaining walls where the wall top is restrained such that the deflections required for development of active soil pressures cannot occur or are undesirable. Cantilever walls retaining engineered fill may be designed for active or at-rest lateral earth pressures for various backfill slopes using the following equivalent fluid unit weights. The lateral earth pressures presented in the table below assume the wall backfill is drained (no hydrostatic forces acting on the wall) and no traffic or other surcharge loads are applied within a distance of one-half the wall height.

Equivalent Fluid Unit Weight (pcf)

Backfill Slope	Active Conditions	At-Rest Conditions
Level	50	75
3H:1V	60	90
2H:1V	70	105

The lateral earth pressures should be applied to a plane extending vertically upward from the base of the heel of the retaining wall to the ground surface. Lateral pressures for backfill slopes other than those given above can be estimated by interpolation.

Where the wall backfill will be subject to traffic loading within a distance of H/2 (where H is the wall height) from the top of the wall, the wall should be designed to resist an additional uniform lateral pressure of 65 psf applied to the back of yielding walls (active conditions), or 110 psf applied to the back of non-yielding walls (at-rest conditions). The surcharge load should extend from the top of the wall down to 10-feet below the top of wall. Surcharge loads imposed by greater loads or unusual loads within a distance of H of the back of the wall should be considered on a case-by-case basis.

In addition to the active or at-rest and surcharge lateral soil pressures, retaining walls should be designed to resist additional seismic earth pressures due to earthquake loading. The additional seismic pressure increment may be calculated using an equivalent fluid pressure of 13 pcf. The resultant force of the seismic increment should act at a distance of 0.33H (where H is the height of the wall) above the base of the wall. Under the combined effects of static and dynamic loading, a factor of safety of 1.1 against sliding or overturning is acceptable. Use of the seismic increment assumes that sufficient wall deformation will occur during seismic loading to develop active earth pressure conditions.

11.2 WALL DRAINAGE

The above lateral earth pressures are based on fully drained conditions. For these conditions, we recommend that the retaining wall backfill be free-draining and provisions are made to collect and dispose of excess water away from the wall. Wall drainage may be provided by either a minimum 1-foot wide layer of clean drain rock/gravel enclosed by geosynthetic filter fabric or by prefabricated drainage panels (such as Miradrain, Enkadrain, or an equivalent substitute) installed per the manufacturer's recommendations. In either case, drainage should be collected by perforated pipes and directed to a sump, storm drain, weep holes, or other suitable location for disposal. The drain rock should conform to Class One, Type B permeable material as specified in Section 68 of the California Department of Transportation (Caltrans) Standard Specifications, current edition. A typical 1 inch x No. 4 concrete coarse aggregate mix approximates this specification. A clean pea-gravel is also acceptable. The geosynthetic filter fabric should conform to the requirement in Section 88, "Engineering Fabrics" of the Caltrans Standard Specifications, current edition. A 4-inch diameter perforated pipe at least Schedule 40 PVC, or similar, should be placed "holes down" near the bottom of the section of permeable material and directed to discharge by gravity to a suitable outlet. The upper 18 inches of engineered backfill above the wall drainage should consist of native material, concrete, asphaltic concrete, or similar backfill to reduce surface drainage into the wall drainage system.

12.0 PAVEMENTS

Based on our exploratory borings, the near-surface soils across the site are generally moderately to highly plastic clays that have a low traffic support capacity when recompacted and used as pavement subgrade. Pavement sections[1] for untreated and lime treated subgrade soils are presented below based on the Caltrans minimum R-value of 5, current Caltrans design procedures, and four traffic index (TI) values for traffic loading (TI = 4.0, 5.0, 6.0 and 7.0). The TI is a measure of traffic wheel loading frequency and intensity of anticipated traffic. For comparison, TI's of between 4 and 5 are often suitable for design of

[1] *Caltrans design procedures for asphalt concrete pavements provide sections in units of inches, rounded up to the nearest 1/2-inch. Sections provided above include no Gravel Equivalent Safety Factor (per County Engineers Association and the League of California Cities criteria). If required a Gravel Equivalent Safety Factor is required, the pavement sections should be reevaluated.*

automobile parking areas, whereas TI's of between 5 and 6 are commonly used for design of fire truck access lanes and areas subject to channelized flow with light delivery trucks. Primary travel lanes for multi-axle trucks should be designed for TI's of 6 to 7. Traffic indices assumed above should be reviewed by the project Owner, Architect, and/or Civil Engineer to evaluate their suitability for this project. Pavement sections for other traffic loading should be designed on a case-by-case basis. The use of rigid concrete pavement is favored where trash pick-up or truck traffic necessitates short radius maneuvering and/or heavy metal bin movement on rollers.

RECOMMENDED UNTREATED SUBGRADE PAVEMENT SECTIONS

Traffic Index	Asphalt-Concrete (inches)	Class 2 Aggregate Base (inches)	LTB* (inches)
4.0	2.5	8.0	-
	2.5	4.0	12.0
5.0	3.0	10.0	-
	3.0	4.0	12.0
6.0	3.5	13.0	-
	3.5	4.0	12.0
7.0	4.0	16.0	-
	4.0	4.0	13.0

*LTB= Lime-Treated Base consisting of 5 percent quick lime treated soil. All trenching in areas to be designed for LTB conditions shall be performed prior to lime treatment.

The above sections have been developed based on an assumed R-value of 5 for untreated subgrade, and a minimum R-value of 50 for lime treated subgrade. For lime treated subgrade, we recommend that the subgrade soil be chemically treated with 5 percent lime. For planning purposes, a lime spread rate of 5.5 pounds per square foot per foot of treated finished depth may be assumed.

The pavement sections provided above are contingent on the following recommendations being implemented during and following construction.

- The subgrade soils in the upper 12 inches below the finished subgrade elevation should be compacted native subgrade soil or lime-treated soil compacted to achieve a minimum relative compaction of 95 percent of the CTM 216 maximum wet density.
- All trench backfill for culverts, utilities and pipes underlying paved areas should be properly placed and compacted to at least 90 percent relative compaction (ASTM D1557) within 1 foot of finished subgrade elevation. The upper 12 inches of trench backfill should be compacted to at least 95 percent relative compaction (CTM 216).
- The subgrade soils should be in a stable, non-pumping condition at the time the aggregate base material is placed and compacted.
- Aggregate base and aggregate subbase materials should conform to the specifications stated in Section 25 and 26 of the current Caltrans specifications and be compacted as engineered fill to at least 95 percent relative compaction.
- Asphalt paving materials and placement methods should meet current Caltrans specifications for asphalt concrete.

- Adequate drainage (both surface and subsurface) should be provided such that the subgrade soils and aggregate base materials are not allowed to become continuously wet.
- All concrete curbs separating pavement and landscaped areas should extend at least 2 inches into the subgrade and below the bottom of the adjacent aggregate base to provide a barrier against lateral migration of landscape water or runoff into the pavement section. For better performance, we recommend that subdrains be considered along edges of roads where there are slopes and especially swales that descend towards pavement
- Periodic maintenance should be performed to repair degraded areas and seal cracks with appropriate filler.

The pavement sections provided above are based on the subsurface conditions encountered during our field investigation, our assumptions regarding final site grades, and limited laboratory testing. Due to grading operations, the actual pavement subgrade materials may vary significantly from those tested for this study. If this is the case, representative subgrade samples should be obtained and additional R-value tests performed. If the results of these tests vary significantly, the pavement sections presented above will need to be revised.

Portland cement concrete pavements may be constructed directly over Class 2 Aggregate Base or lime-treated soils. Concrete pavements that support truck and bus traffic should be a minimum of 8 inches in thickness and should be designed to accommodate temperature expansion/contraction using reinforcement or appropriate joint control. All Portland cement concrete used for driveways and exterior traffic uses should have a minimum compressive strength of 3,000 psi and should contain entrained air to help prevent freeze damage.

12.1 PAVED HARDCOURT AREAS AND MISCELLANEOUS LANDSCAPE FEATURES

For any proposed AC paved hardcourt areas, we recommend that a minimum pavement section of 3 inches of asphaltic concrete over 4 inches of Class 2 Aggregate Base over 12 inches of non-expansive, select import fill or lime-treated soil be used.

All other landscape features that require a base of non-expansive subgrade materials should be constructed over a minimum of 18 inches of non-expansive imported aggregate or lime treated soils prepared in accordance with Section 8.2. The specific foundation and subgrade design for such features should be reviewed by the Geotechnical Engineer of Record prior to bidding.

13.0 CORROSION POTENTIAL

Chemical tests were performed on a composite sample of soil anticipated to be in contact with foundation improvements. Test results yielded a pH of 7.62, chloride ion concentration reflects none detected, sulfate ion concentration reflects none detected, and soil redox potential of 280-mV.

Resistivity test results of 780 ohm-centimeter indicate that the soil is corrosive. A commonly accepted correlation between soil resistivity and corrosivity towards ferrous metals is provided in the following table developed by the National Association of Corrosion Engineers (NACE).

Soil Resistivity	Corrosivity
Less than 500 ohm-cm	Very corrosive
500 to 1,000 ohm-cm	Corrosive
1,000 to 2,000 ohm-cm	Moderately corrosive
2,000 to 10,000 ohm-cm	Mildly corrosive
Over 10,000 ohm-cm	Progressively less corrosive

Appendix D contains the results of the corrosivity tests performed, as well as a brief evaluation letter by our laboratory subcontractor. The brief evaluation provides general recommendations regarding protecting buried metals. If warranted, a corrosion expert should be consulted to develop specific recommendations.

14.0 ADDITIONAL SERVICES

The geotechnical recommendations and design criteria given in this report are sensitive to the location, design details, and any special requirements of the new construction. Condor should review the geotechnical elements of project grading, foundation plans and specifications prior to construction bidding to check that the intent of our recommendations has been incorporated into these project documents. If Condor does not review the geotechnical elements of the plans and specifications, the reviewing Geotechnical Engineer of Record should thoroughly review this report and concur with its conclusions and recommendations or provide alternative recommendations.

Because surface conditions vary across the site, geotechnical recommendations used as a basis for construction contracting are sensitive to the possible need for adjustment in the field. The adjustments are dependent upon conditions revealed during construction that could previously only be assumed based upon site exploration. Since the intent of the recommendations given in this report are best understood by a Condor representative, we recommend that field observations and testing during earthwork and construction be performed by Condor. If Condor does not provide the field observations and testing, the Geotechnical Engineer of Record should thoroughly review this report and concur with its conclusions and recommendations or provide alternative recommendations.

The Geotechnical Engineer of Record or qualified representative should be on-site to observe and advise during site preparation, grading and earthwork, paving, and construction of foundations and slabs-on-grade. These observations should be supplemented with periodic density and compaction testing of subgrade and engineered fills to evaluate conformance with the recommendations contained in this report. It is important that foundation excavations be checked after cleaning and immediately prior to concrete placement to verify their suitability.

15.0 LIMITATIONS

The geotechnical conclusions and recommendations presented in this report are intended for planning, design, and construction of the new Mountain House Campus Project as described in this report. These conclusions and recommendations may be invalid if:

- the design assumptions change;
- the report is used for another site or project;
- the encountered soil or groundwater conditions are different than those anticipated in this report;
- the recommendations contained in this report are not followed; or
- any other change is implemented that materially alters the project.

This report was prepared in accordance with the generally accepted standards of geotechnical engineering practice existing in Santa Clara County at the time it was written. No other warranty, expressed or implied, is made. It is the owner's responsibility to see that all parties to the project, including the designer, contractors, subcontractors, etc., are made aware of this report in its entirety.

The analyses and recommendations submitted herein are based upon subsurface and surface soil data as shown on Figure 2, and on general field observations made during site visits. Subsurface exploration of any site is necessarily confined to selected locations and conditions may, and often do, vary between and around these locations. Should varied conditions come to light during construction on the project site, additional exploration, testing, or analysis may be required. Any person concerned with this project who observes conditions or features of the site or its surrounding areas that are different from those described in this report, should report them immediately to Condor for evaluation.

It should be noted that changes in the standards of practice in the field of geotechnical engineering, changes in site conditions (such as new excavations or fills), new agency regulations, or modifications to the proposed project are grounds for this report to be professionally reviewed. In light of this, there is a practical limit to the usefulness of this report without critical professional review. It is suggested that two years be considered a reasonable time for the usefulness of this report.

We trust this report provides the information required at this time. Please call with any questions.

Respectfully submitted,

CONDOR EARTH



Chad M. Borean
Staff Geologist (CA GIT #289)

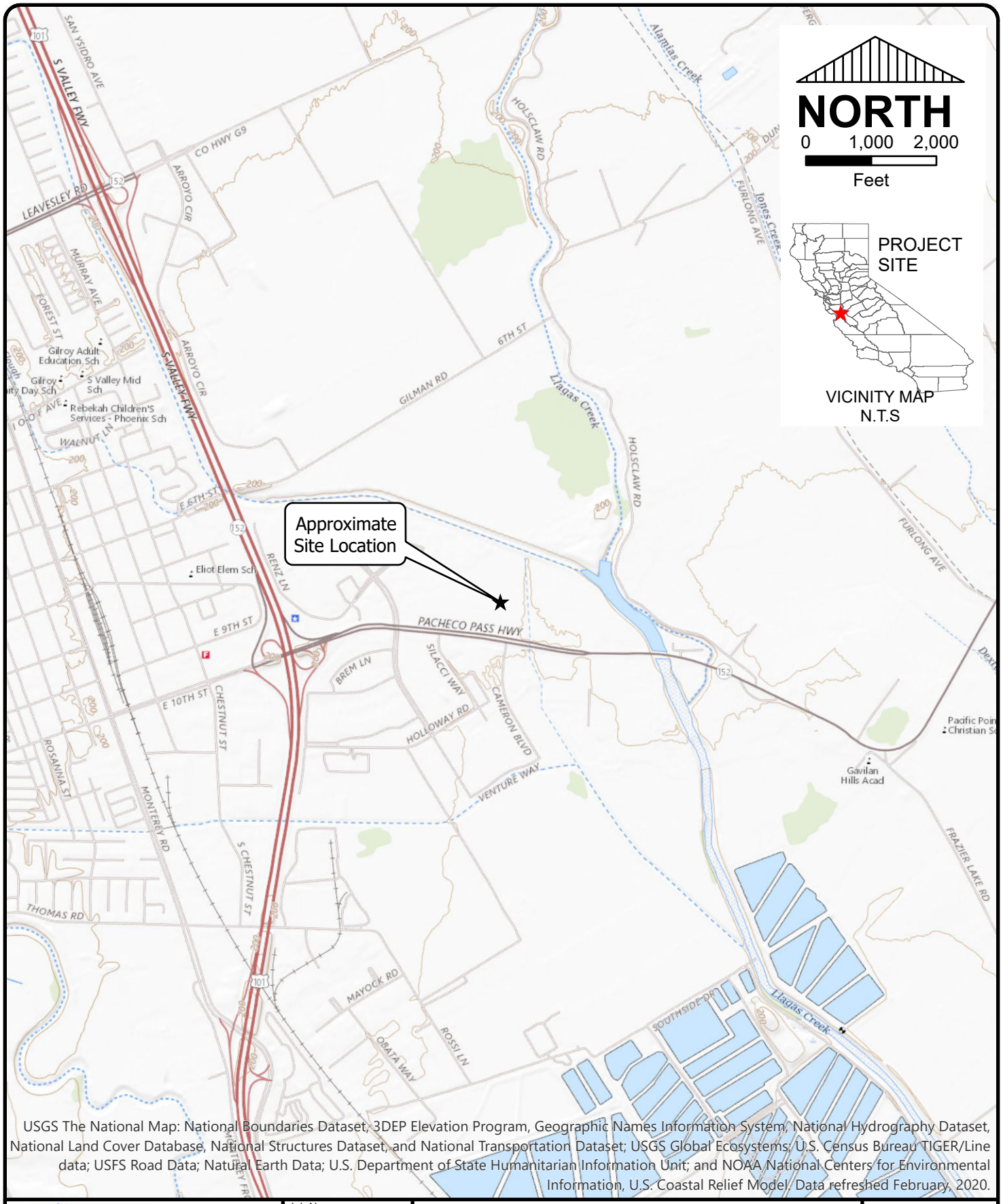
Ronald L. Skaggs
Geotechnical Engineer (CA #2295)
Vice President, Engineering Services

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16.0 REFERENCE

California Building Code, 2019, California Building Standards Commission, and International Conference of Building Officials, 2012.

APPENDIX A
FIGURES



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed February, 2020.

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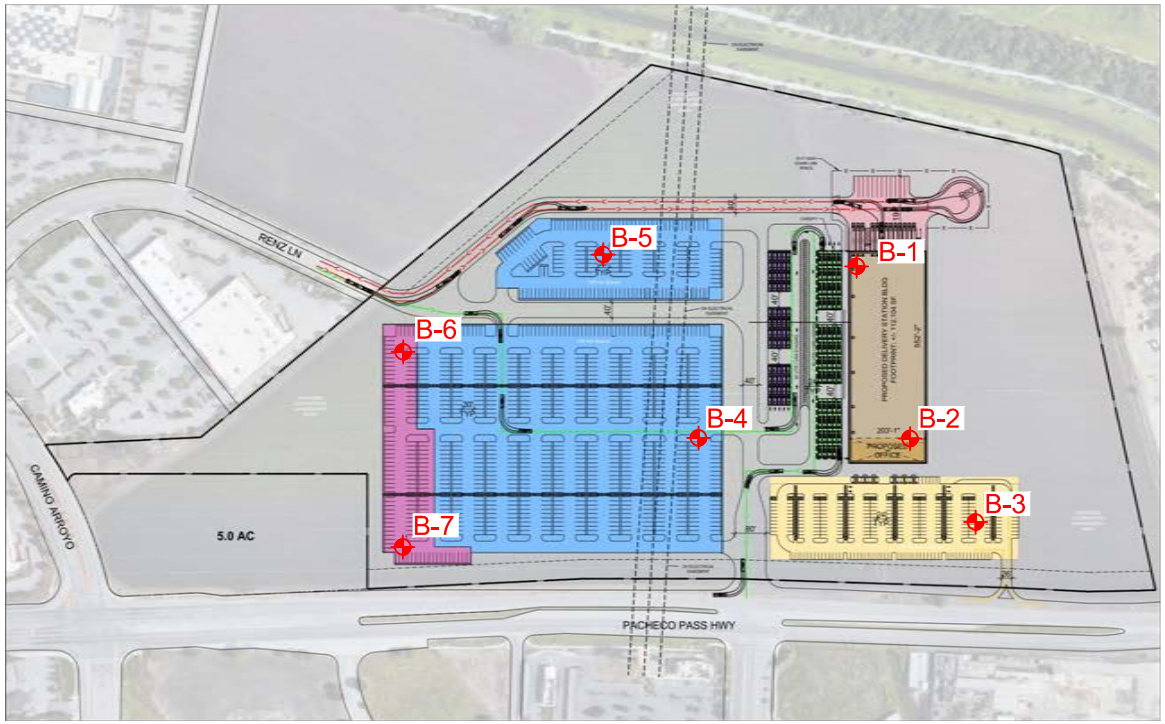
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Date	27 May 2020
Scale	AS SHOWN
Drawn	JW
Chk'd	LA

VICINITY MAP
GEOTECHNICAL ENGINEERING STUDY
PANATTONI DEVELOPMENT COMPANY, INC.
GILROY SITE – PROPOSED NEW BUILDING AND SITE IMPROVEMENTS
1445 PACHECO PASS HWY.
GILROY, CALIFORNIA

FIGURE 1

8198_PanattoniGES.aprx

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PROJECT DATA:

SITE AREA:		
GROSS:		54.52 AC
		2,374,941 SF
STORMWATER:	@ 11%	272,830 SF
NET:		48.26 AC
		2,102,111 SF
BUILDING FOOTPRINT:		112,104 SF
BUILDING USE:		
WAREHOUSE		101,015 SF
OFFICE	@ 10%	11,089 SF
COVERAGE:		
GROSS:		5%
NET:		5%
PARKING REQUIRED:		
WAREHOUSE	1/5000 SF	20 STALLS
OFFICE	1/300 SF	37 STALLS
TOTAL		57 STALLS
PARKING PROVIDED:		
ASSOCIATE STALLS:		290 STALLS
		@2.59/1000 SF
REQ. ACCESSIBLE		*7 STALLS*
UTR/VAN LOADING:		60 STALLS
UTR/VAN STAGING:		60 STALLS
VAN PARKING:		960 STALLS
TRAILER SPACES		12 STALLS
TRUCK DOCKS:		
DOCK-HIGH DOORS		14
GRADE-LEVEL DOORS		6

DEVELOPMENT STANDARDS:

ZONING:	M-2
MAX. F.A.R.:	
MAX. COVERAGE:	60%
MAX. HEIGHT:	75 FT
BUILDING SETBACKS:	
FRONT:	26 FT
SIDE:	0 FT [1]
REAR:	0 FT
LANDSCAPE SETBACKS:	[3]
FRONT:	21 FT
SIDE:	5 FT [2]
REAR:	5 FT
LANDSCAPE REQ.:	
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	n/a
COMPACT %:	n/a
DRIVE AISLE:	25 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/5000 SF
MANUF.:	1/350 SF
OFFICE:	1/300 SF

NOTES:
1. 15 ft when abuts Bailey.
2. 21 ft when abuts Bailey.
3. Minimum 6ft landscape buffer when adjacent to commercial or residential uses.

MEDIUM PROTOTYPE PARKING BREAKDOWN

PARKING	REQUIRED	PROPOSED	GAP
ASSOCIATE SPACES	200	260	+60
MANAGER/PICKUP SPACES	15	15	0
DSP MANAGER SPACES	15	15	0
VAN MAINTENANCE SPACES	21	21	0
VAN PARKING SPACES	357	304	+247
VAN STAGING + VEHICLE SPACES	60	120	60
TOTAL PARKING	938	1,250	+312
UTR/VAN LOADING	60	60	0
VAN STAGING	60	60	0
TRANSIENT TRUCK LOADING	10	10	+0
RAMPS TO STAGING AREA	0	0	0
ROLL-UP DOORS TO STAGING AREA	5	6	+1
TRAILER PARKING		12	-



LEGEND:

= APPROXIMATE BORING LOCATION

PANATTONI

scheme: SSA SITE CONCEPT 2

Conceptual Site Plan

Camino Arroyo & Renz
Gilroy, CA

WARE MALCOMB

DAL20-0001-00
03.20.2020

SHEET
1

DISCLAIMER: THIS PLAN REPRESENTS FEATURES FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT A LEGAL SURVEY AND IS NOT INTENDED FOR USE IN DETERMINING BOUNDARIES OR DIMENSIONS. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN LOCATION OF FEATURES IS DONE SO AT THE USER'S RISK AND WITHOUT THE CONSENT OF CONDOR EARTH.

F2_8198

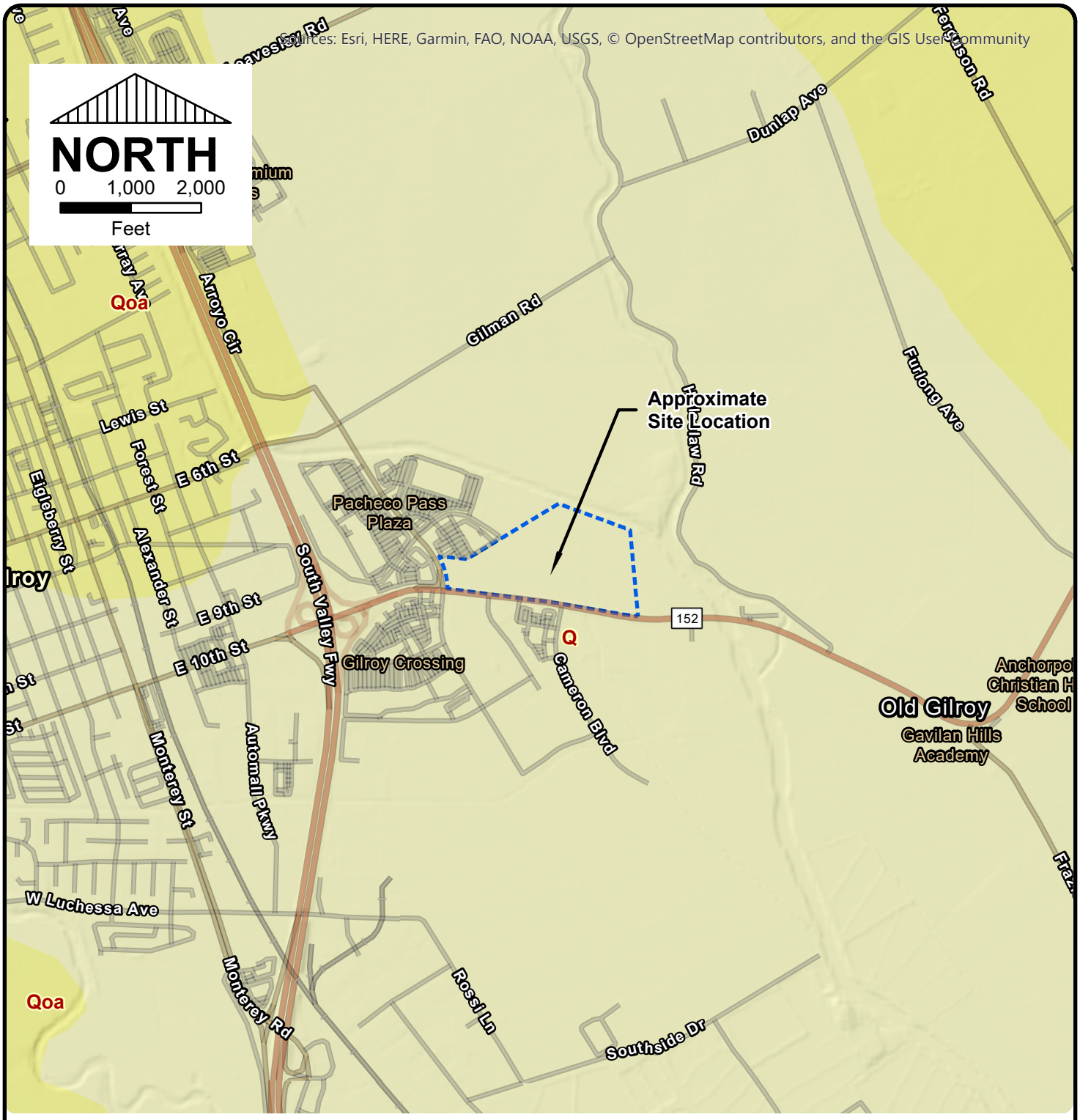
FIGURE 2

CONDOR EARTH
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Job No.	8198
Date	27 MAY 2020
Scale	N.T.S.
Drawn	JW
Chk'd	LA

SITE MAP WITH BORING LOCATIONS
GEOTECHNICAL ENGINEERING STUDY
PANATTONI DEVELOPMENT COMPANY, INC.
GILROY SITE - PROPOSED NEW BUILDINGS & SITE IMPROVEMENTS
GILROY, CALIFORNIA

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LEGEND

- APPROXIMATE SITE BOUNDARY
- Q: ALLUVIUM
- QOA: MARINE AND NONMARINE (CONTINENTAL) SEDIMENTARY ROCKS (OLDER ALLUVIUM)

Source:
California Geological Survey, C.W. Jennings, Carlos Gutierrez, William Bryant, George Saucedo, Chris Wills, 1977

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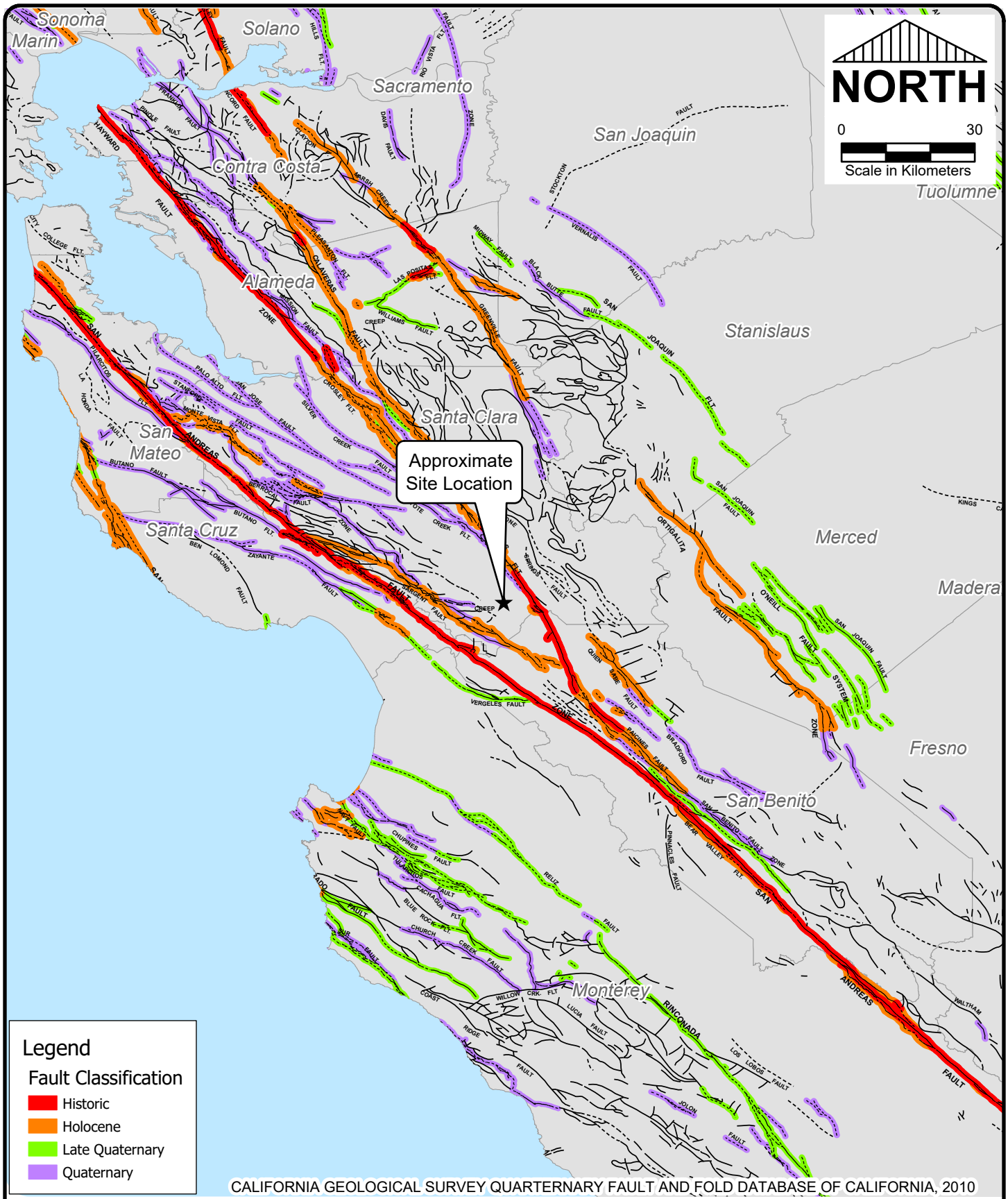
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Date	27 May 2020
Scale	AS SHOWN
Drawn	JW
Chk'd	LA

GEOLOGIC MAP
GEOTECHNICAL ENGINEERING STUDY
PANATTONI DEVELOPMENT COMPANY, INC.
GILROY SITE – PROPOSED NEW BUILDING AND SITE IMPROVEMENTS
1445 PACHECO PASS HWY.
GILROY, CALIFORNIA

FIGURE 3

8198_PanattoniGES.aprx

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CALIFORNIA GEOLOGICAL SURVEY QUARTERNARY FAULT AND FOLD DATABASE OF CALIFORNIA, 2010

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Job No.	8198
Date	27 May 2020
Scale	AS SHOWN
Drawn	JW
Chk'd	ABC

REGIONAL FAULT MAP
GEOTECHNICAL ENGINEERING STUDY
PANATTONI DEVELOPMENT COMPANY, INC.
GILROY SITE – PROPOSED NEW BUILDING AND SITE IMPROVEMENTS
1445 PACHECO PASS HWY.
GILROY, CALIFORNIA

FIGURE 4

8198_PanattoniGES.aprx

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APPENDIX E – DRAINAGE MANAGEMENT AREA EXHIBITS



Legend

- Junctions
- Outfalls
- Conduits
- Subcatchments

GILROY DISTRIBUTION CENTER
PRE DEVELOPMENT
HYDROLOGY MAP

N

500 ft

Kimley»Horn



Legend

- Building
- Storages
- Junctions
- Outfalls
- Outlets
- Conduits
- Weirs
- FG
- Curb
- Basins
- Subcatchments

N

500 ft

GILROY DISTRIBUTION CENTER
POST DEVELOPMENT
HYDROLOGY MAP

Kimley»Horn

APPENDIX F – PC SWMM HYDROLOGIC ANALYSIS

PCSWMM Report

Q2 Pre Development

Model Gilroy Distribution Center Pre.inp

Kimley-Horn and Associates Inc.

October 15, 2020

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 5

Table 3: Outfalls 6

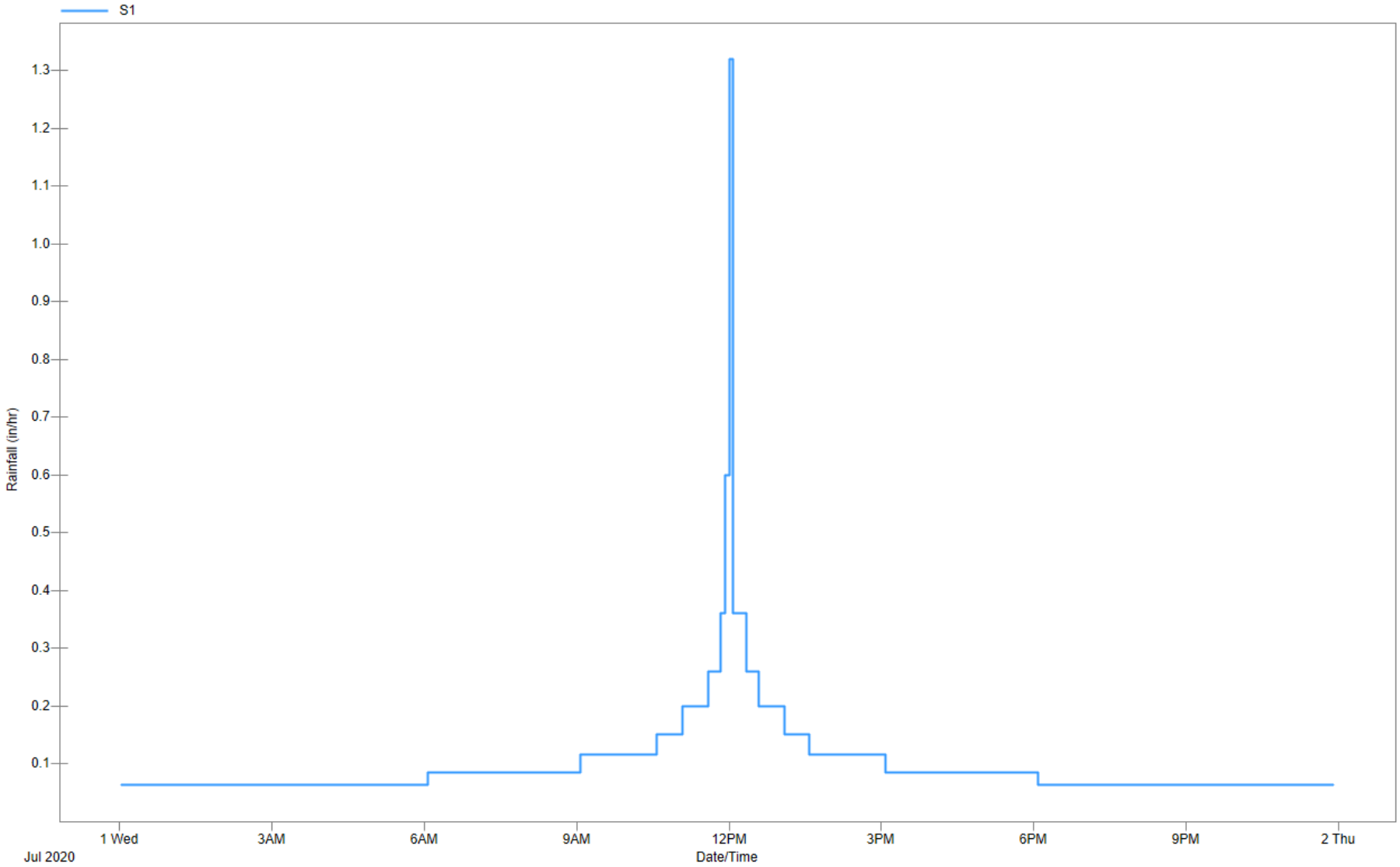


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
S1	Raingage1	J1	40.32	300	0.5	0	0.02	0.2	2.38	1.04	6.11	0.438
S2	Raingage1	J1	4.55	300	0.5	0	0.02	0.2	2.38	0.87	0.54	0.365
S3	Raingage1	J1	14.9	300	0.5	0	0.02	0.2	2.38	0.87	1.78	0.365

Table 2: Junctions

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Max. Ponded Depth (ft)	Contributing Area (ac)	Contributing Imp. Area (ac)
J1	NO	175	184	9	0	175	8.43	8.43	0	0	0	0	59.77	0

Table 3: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)	Total inflow (MG)
OF1	NO	174.63	184		174.63	0	8.43	0	0	59.77	1.6

PCSWMM Report

Q10 Pre Development

Model Gilroy Distribution Center Pre.inp

Kimley-Horn and Associates Inc.

October 15, 2020

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 5

Table 3: Outfalls 6

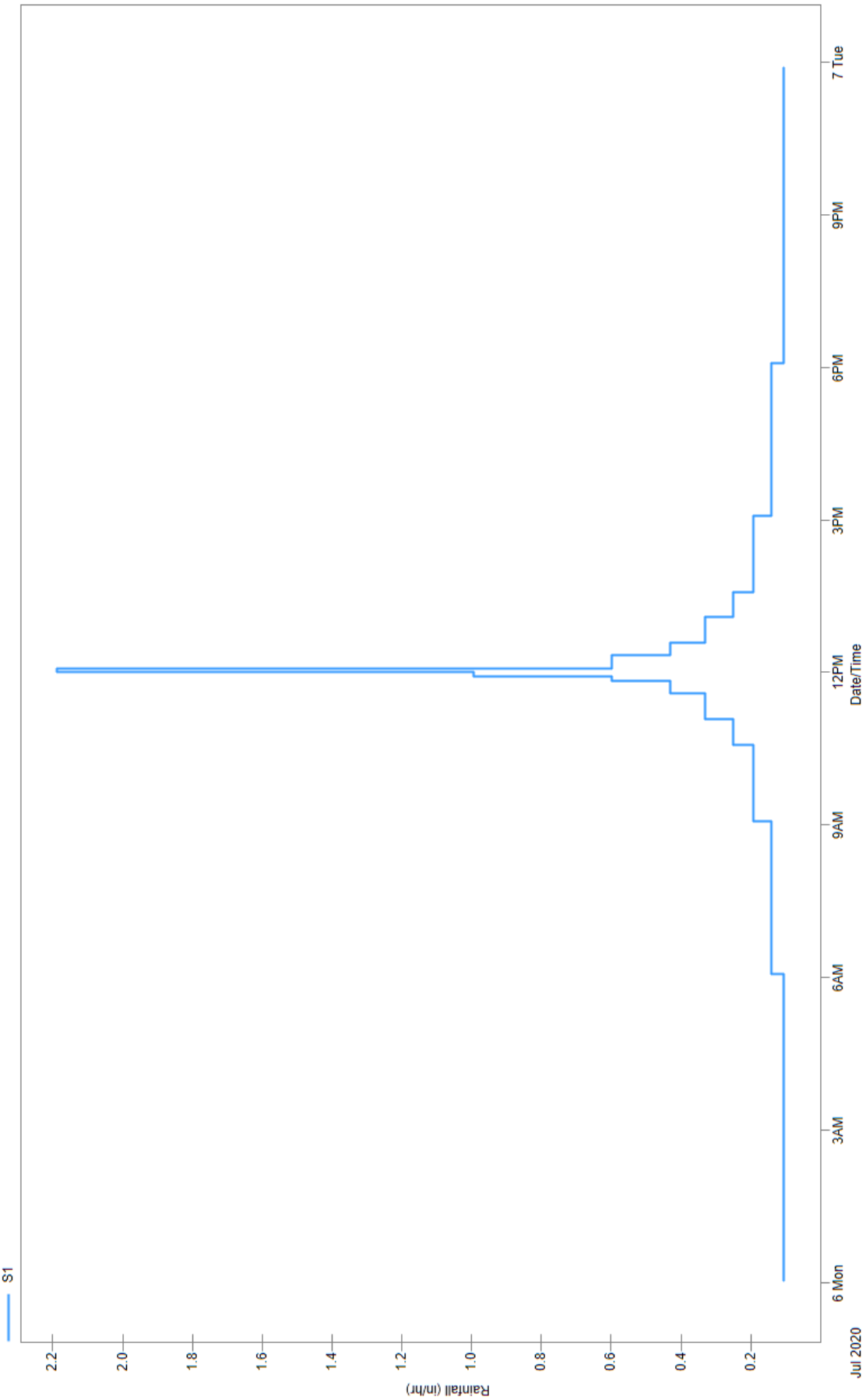


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
S1	Raingage1	J1	40.32	300	0.5	0	0.02	0.2	3.94	2.27	15.55	0.577
S2	Raingage1	J1	4.55	300	0.5	0	0.02	0.2	3.94	1.99	1.48	0.505
S3	Raingage1	J1	14.9	300	0.5	0	0.02	0.2	3.94	1.99	4.86	0.505

Table 2: Junctions

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Max. Ponded Depth (ft)	Contributing Area (ac)	Contributing Imp. Area (ac)
J1	NO	175	184	9	0	175	21.9	21.9	0	0	0	0	59.77	0

Table 3: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)	Total inflow (MG)
OF1	NO	174.63	184		174.63	0	21.9	0	0	59.77	3.53

PCSWMM Report

Q25 Pre Development

Model Gilroy Distribution Center Pre.inp

Kimley-Horn and Associates Inc.

April 8, 2021

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 5

Table 3: Outfalls 6

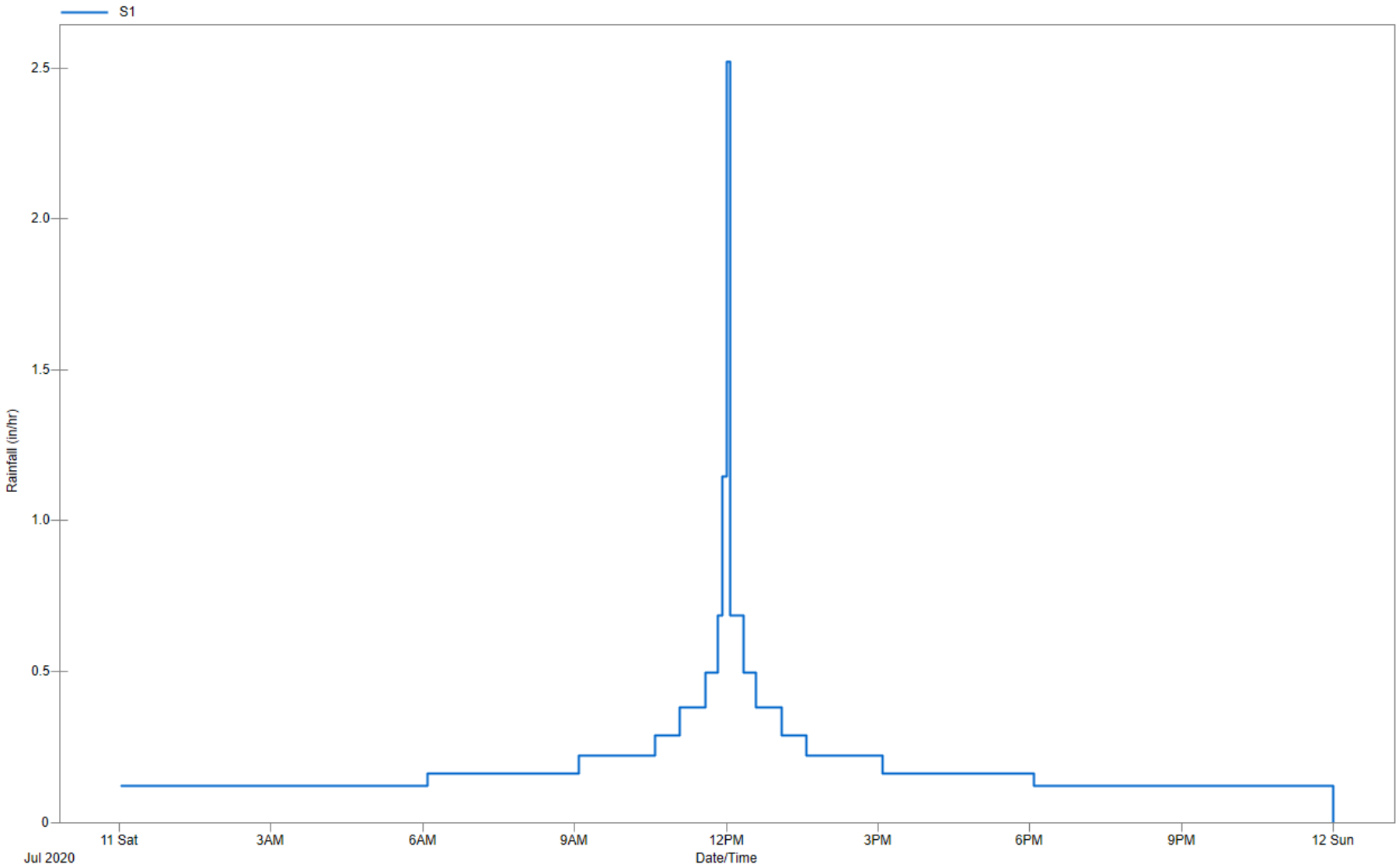


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
S1	Raingage1	J1	40.32	300	0.5	0	0.02	0.2	4.54	2.78	19.7	0.613
S2	Raingage1	J1	4.55	300	0.5	0	0.02	0.2	4.54	2.47	1.92	0.543
S3	Raingage1	J1	14.9	300	0.5	0	0.02	0.2	4.54	2.47	6.28	0.543

Table 2: Junctions

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Max. Ponded Depth (ft)	Contributing Area (ac)	Contributing Imp. Area (ac)
J1	NO	175	184	9	0	175	27.9	27.9	0	0	0	0	59.77	0

Table 3: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)	Total inflow (MG)
OF1	NO	174.63	184		174.63	0	27.9	0	0	59.77	4.34

PCSWMM Report

Q100 Pre Development

Model Gilroy Distribution Center Pre.inp

Kimley-Horn and Associates Inc.

April 8, 2021

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

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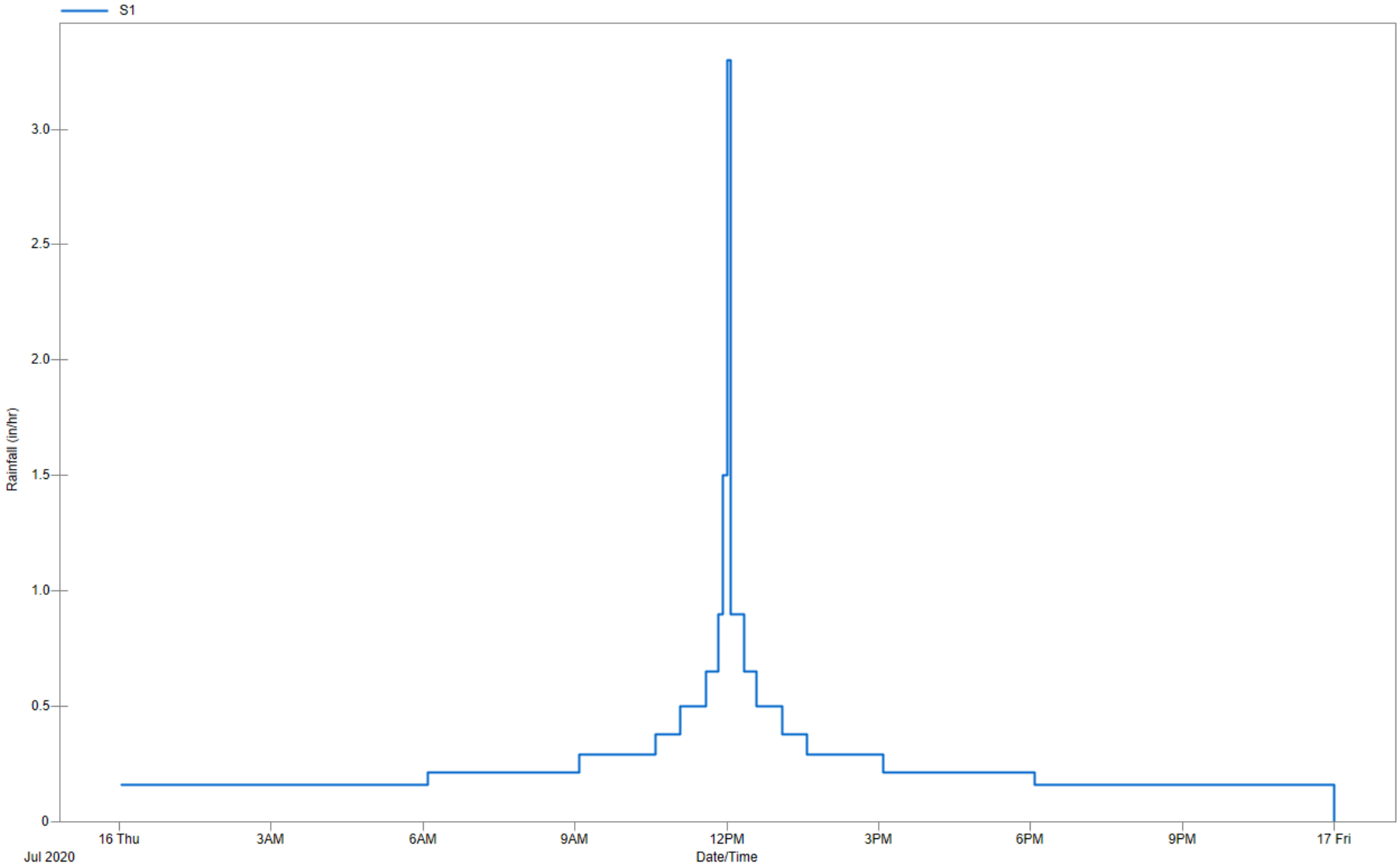


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
S1	Raingage1	J1	40.32	300	0.5	0	0.02	0.2	5.94	4.02	30.08	0.676
S2	Raingage1	J1	4.55	300	0.5	0	0.02	0.2	5.94	3.64	3.03	0.612
S3	Raingage1	J1	14.9	300	0.5	0	0.02	0.2	5.94	3.64	9.91	0.612

Table 2: Junctions

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Max. Ponded Depth (ft)	Contributing Area (ac)	Contributing Imp. Area (ac)
J1	NO	175	184	9	0	175	43.01	43.01	0	0	0	0	59.77	0

Table 3: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)	Total inflow (MG)
OF1	NO	174.63	184		174.63	0	43.01	0	0	59.77	6.31

PCSWMM- Post Development Conditions
Storage Curves

BIO1	
Depth (ft)	Area (ft)
0	36916
0.9	40466
1.9	44483
2.9	48572
3	48991

BIO2	
Depth (ft)	Area (ft)
0	2629
0.5	2629

BIO3	
Depth (ft)	Area (ft)
0	1597
0.5	1597

BIO4	
Depth (ft)	Area (ft)
0	9522
0.73	11006
1.73	12516
2.73	14079
3.17	14791

BIO5	
Depth (ft)	Area (ft)
0	66470
0.73	69564
1.73	72653
2.73	75796
3.17	77203

BIO6	
Depth (ft)	Area (ft)
0	9117
0.5	9117

BIO7	
Depth (ft)	Area (ft)
0	35971
0.73	38243
1.73	41427
2.73	44691
3.17	45598

BIO8	
Depth (ft)	Area (ft)
0	27639
0.73	29534
1.73	32199
2.73	34959
3.17	35730

PCSWMM- Post Development Conditions

Outlet Rating Curves

BIO1_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
1.00	3.08
2.00	3.74
3.00	4.40

BIO2_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.50	0.21

BIO3_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.50	0.13

BIO4_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.73	0.77
1.73	0.94
2.73	1.05
3.17	1.10

BIO5_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.73	2.66
1.73	3.23
2.73	3.61
3.17	3.80

BIO6_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.50	0.74

BIO7_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.73	1.80
1.73	2.19
2.73	2.45
3.00	2.58

BIO8_OUTLET	
Head (ft)	Outflow (cfs)
0.00	0.00
0.73	2.24
1.73	2.72
2.73	3.04
3.17	3.20

PCSWMM Report

DRAFT

Q2 Post Development

Model Gilroy Distribution Center Post.inp

Kimley-Horn and Associates Inc.

April 11, 2021

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 4

Table 3: Conduits 5

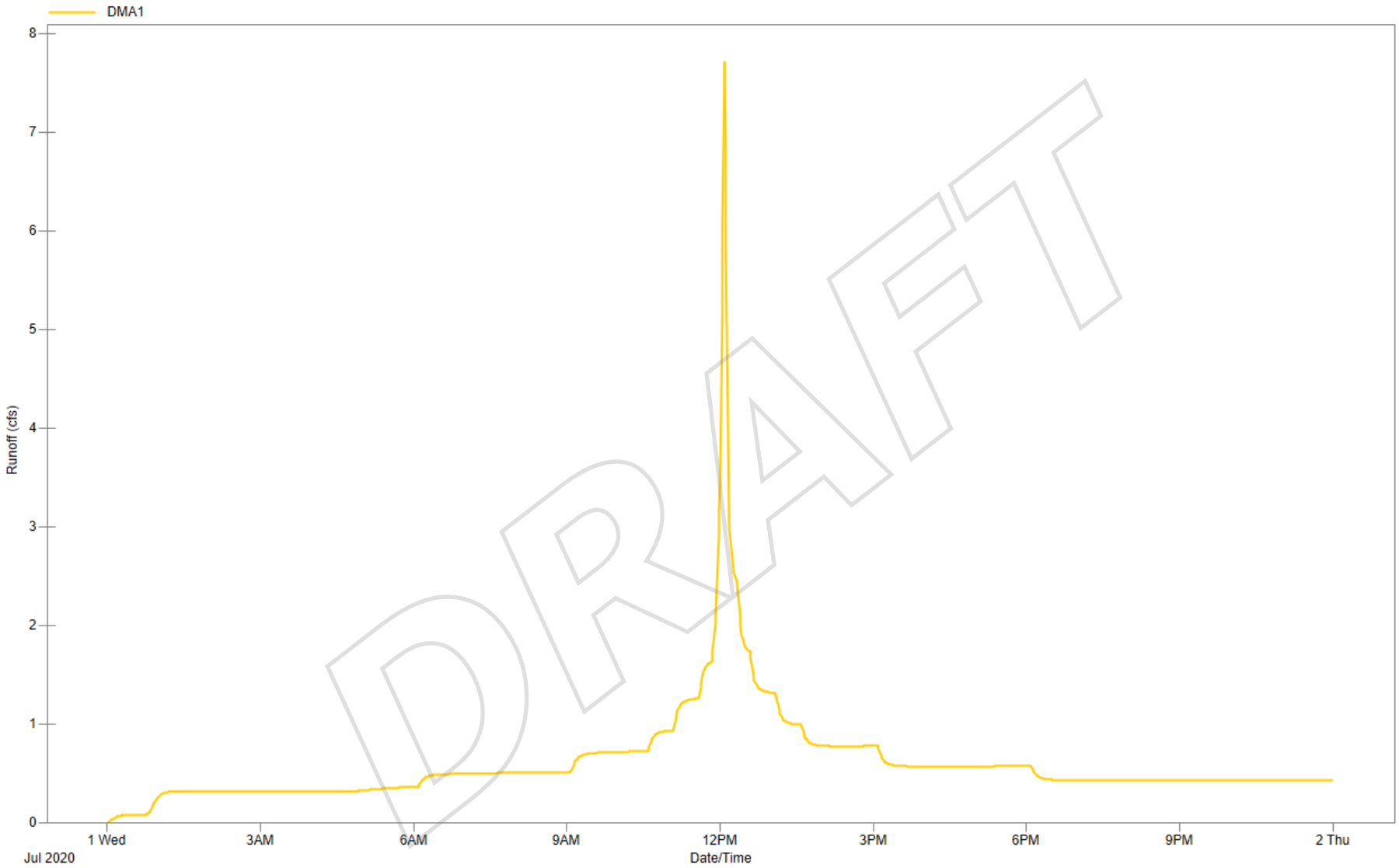
Table 4: Outlets 6

Table 5: Storages 7

Table 6: Weirs 8

Table 7: Outfalls 8

DRAFT



DRAFT

Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
DMA1	Raingage1	BIO1	7.05	50.071	1	70	0.02	0.2	2.38	2.05	7.71	0.862
DMA2	Raingage1	BIO2	2.43	50	1	90	0.02	0.2	2.38	2.24	2.95	0.942
DMA3	Raingage1	BIO3	1	50	1	79	0.02	0.2	2.38	2.14	1.16	0.898
DMA4	Raingage1	BIO4	13.39	50	1	78	0.02	0.2	2.38	2.13	15.39	0.894
DMA5	Raingage1	BIO5	6.27	50	1	66	0.02	0.2	2.38	2.01	6.67	0.845
DMA6	Raingage1	BIO6	3.58	50	1	86	0.02	0.2	2.38	2.2	4.28	0.926
DMA7	Raingage1	BIO7	11.76	50	1	72	0.02	0.2	2.38	2.07	13.04	0.87
DMA8	Raingage1	BIO8	6.48	50	1	63	0.02	0.2	2.38	1.98	6.74	0.833
DMA9	Raingage1	J1	2.56	300	0.5	0	0.02	0.2	2.38	1.24	0.48	0.523
OUTPARCEL	Raingage1	J2	5.58	300	0.5	1	0.02	0.2	2.38	1.26	1.07	0.528

Table 2: Junctions

Name	Inflows	Treatment	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Contributing Area (ac)	Contributing Imp. Area (ac)
J2	NO	NO	182	186	4	0	182.37	1.07	1.07	0	0	0	5.58	0.056
J5	NO	NO	175.27	181.44	6.17	0	175.93	0	4.97	0	0	0	39.3	25.629
J6	NO	NO	175.27	181.27	6	0	175.8	0	3.16	0	0	0	18.24	12.55
J1	NO	NO	174.63	184	9.37	0	174.65	0.48	8.41	0	0	0	60.1	38.179
J4	NO	NO	180.6	183.77	3.17	0	181.12	0	3.26	0	0	0	3.43	2.977

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Table 3: Conduits

Name	Inlet Node	Length (ft)	Roughness	Inlet Offset (ft)	Outlet Offset (ft)	Entry Loss Coeff.	Cross-Section	Geom1 (ft)	Barrels	Slope (ft/ft)	Max. |Flow| (cfs)	Max. |Velocity| (ft/s)	Contributing Area (ac)	Contributing Imp. Area (ac)
C3	J2	1700.614	0.011	0	0	0.5	CIRCULAR	1.5	1	0.00396	1.06	2.18	5.58	0.056
C2	BIO4	75	0.011	0	0	0.5	CIRCULAR	3	4	0	11.7	1.94	23.87	18.356
C5	BIO8	67	0.011	1	1	0.5	CIRCULAR	2	2	0	0	0	6.48	4.082
C6	BIO2	50	0.011	0	0	0.5	CIRCULAR	2	1	0.05348	2.3	5.3	2.43	2.187
C4	J4	50	0.011	0	0	0.5	CIRCULAR	2	1	0.01	3.26	5.52	3.43	2.977
C7	BIO6	50	0.011	0	0	0.5	CIRCULAR	2	1	0.09037	2.31	5.21	3.58	3.079
C8	J5	76.938	0.011	0	0.26	0.5	CIRCULAR	3	1	0.00494	4.97	4.57	39.3	25.629
C9	J6	150.381	0.011	0	0.01	0.5	CIRCULAR	3	1	0.00419	3.16	3.88	18.24	12.55
C1	J1	18.847	0.011	0	0	0.5	DUMMY	0	1	0	8.41	0	60.1	38.179
C10	BIO3	10	0.011	0	0	0.5	CIRCULAR	1	1	0.2223	0.96	4.1	3.43	2.977

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Table 4: Outlets

Name	Inlet Node	Outlet Node	Curve Name	Max. |Flow| (cfs)
OL1	BIO1	BIO4	BIO1_OUTLET	1.78
OL2	BIO2	BIO3	BIO2_OUTLET	0.06
OL3	BIO3	BIO1	BIO3_OUTLET	0.02
OL4	BIO4	BIO5	BIO4_OUTLET	0.82
OL5	BIO5	J5	BIO5_OUTLET	2.83
OL6	BIO6	BIO5	BIO6_OUTLET	0.17
OL7	BIO7	J6	BIO7_OUTLET	1.8
OL8	BIO8	BIO7	BIO8_OUTLET	2.23

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Table 5: Storages

Name	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Storage Curve	Avg. Depth (ft)	Max. Depth (ft)	Max. HGL (ft)	Max. Total Inflow (cfs)	Total Lat. Inflow (MG)	Total inflow (MG)	Min. Freeboard (ft)	Max. Percent Full (%)	Contributing Area (ac)	Contributing Imp. Area (ac)	Max. Unit Flow (cfs/ac)
BIO1	180.1	183.1	3	TABULAR	0.29	0.58	180.68	10.6	0.392	0.596	2.42	17	10.48	7.912	1.011
BIO4	178.27	181.44	3.17	TABULAR	0.65	1.03	179.3	16.72	0.773	1.3	2.14	28	23.87	18.356	0.7
BIO5	178.27	181.44	3.17	TABULAR	0.62	1.03	179.3	20.39	0.342	1.79	2.14	31	33.72	25.573	0.605
BIO2	183.27	183.77	0.5	TABULAR	0.08	0.26	183.53	2.95	0.148	0.148	1.74	53	2.43	2.187	1.214
BIO3	182.77	183.27	0.5	TABULAR	0.05	0.16	182.93	1.21	0.058	0.069	0.84	31	3.43	2.977	0.353
BIO6	182.77	183.27	0.5	TABULAR	0.08	0.23	183	4.28	0.214	0.214	1.77	47	3.58	3.079	1.196
BIO7	178.27	181.27	3	TABULAR	0.42	0.73	179	13.04	0.66	0.87	2.27	22	18.24	12.55	0.715
BIO8	178.27	181.27	3	TABULAR	0.42	0.73	179	8.57	0.348	0.352	2.27	22	6.48	4.082	1.323

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Table 6: Weirs

Name	Inlet Node	Outlet Node	Type	Height (ft)	Length (ft)	Side Slope (ft/ft)	Inlet Offset (ft)	Discharge Coeff. (CFS)	Max. |Flow| (cfs)	Max/Full Depth
W1	BIO1	BIO4	TRANSVERSE	1.4	3	0	0.6	3.33	0	0
W2	BIO5	J5	TRANSVERSE	1.35	4.4	0	0.82	3.33	1.36	0.15
W3	BIO7	J6	TRANSVERSE	1.5	3.75	0	0.5	3.33	1.36	0.15

Table 7: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Total inflow (MG)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)
OF1	NO	174.63	184		174.63	0	8.41	2.42	0	0	60.1

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PCSWMM Report

Q10 Post Development

Model Gilroy Distribution Center Post.inp

Kimley-Horn and Associates Inc.

April 11, 2021

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 4

Table 3: Conduits 5

Table 4: Outlets 6

Table 5: Storages 7

Table 6: Weirs 8

Table 7: Outfalls 8

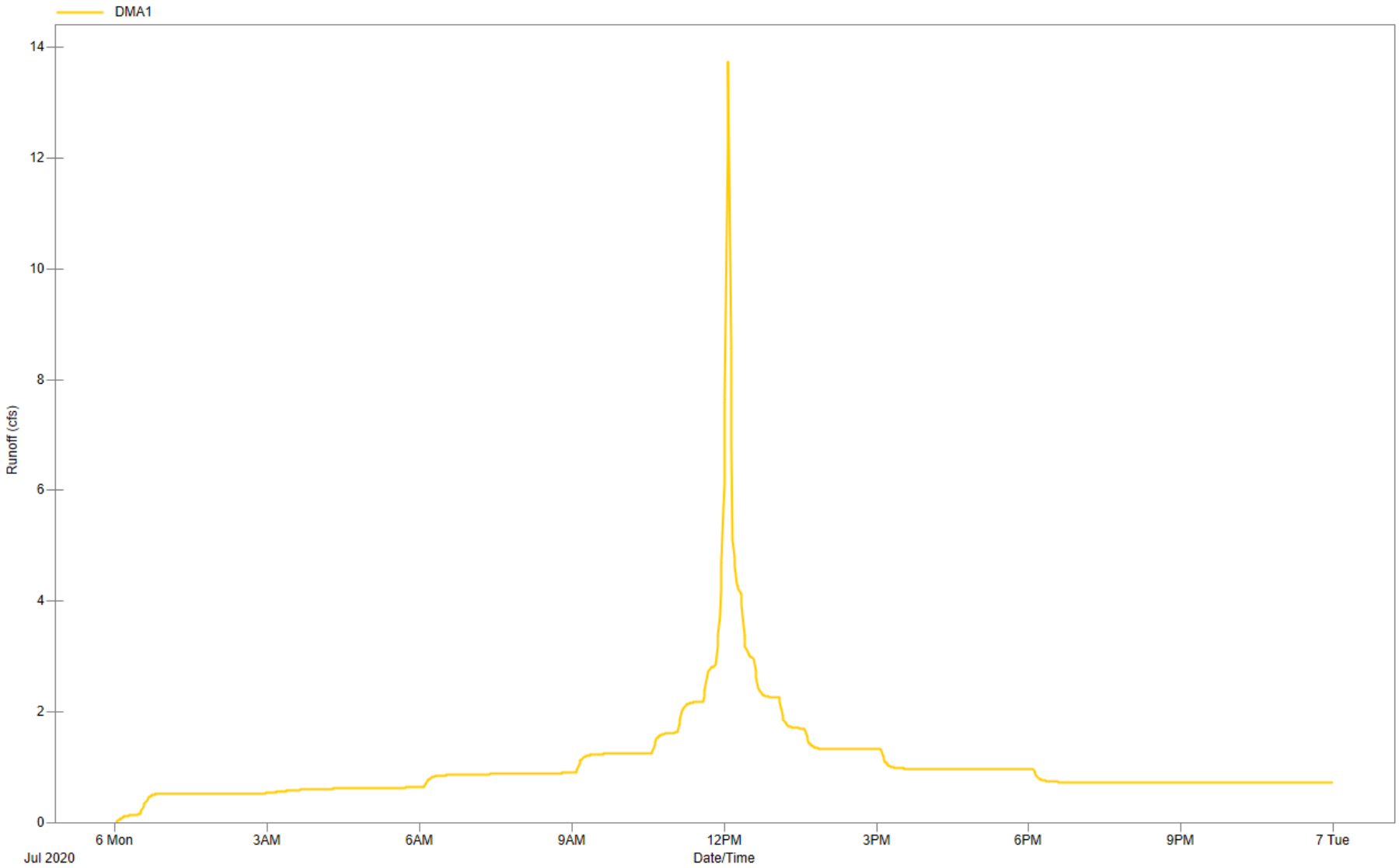


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
DMA1	Raingage1	BIO1	7.05	50.071	1	70	0.02	0.2	3.95	3.56	13.74	0.903
DMA2	Raingage1	BIO2	2.43	50	1	90	0.02	0.2	3.95	3.79	5.1	0.96
DMA3	Raingage1	BIO3	1	50	1	79	0.02	0.2	3.95	3.67	2.03	0.929
DMA4	Raingage1	BIO4	13.39	50	1	78	0.02	0.2	3.95	3.66	27.06	0.926
DMA5	Raingage1	BIO5	6.27	50	1	66	0.02	0.2	3.95	3.52	11.97	0.891
DMA6	Raingage1	BIO6	3.58	50	1	86	0.02	0.2	3.95	3.75	7.44	0.949
DMA7	Raingage1	BIO7	11.76	50	1	72	0.02	0.2	3.95	3.59	23.14	0.909
DMA8	Raingage1	BIO8	6.48	50	1	63	0.02	0.2	3.95	3.48	12.16	0.883
DMA9	Raingage1	J1	2.56	300	0.5	0	0.02	0.2	3.95	2.58	1.15	0.653
OUTPARCEL	Raingage1	J2	5.58	300	0.5	1	0.02	0.2	3.95	2.59	2.52	0.656

Table 2: Junctions

Name	Inflows	Treatment	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Contributing Area (ac)	Contributing Imp. Area (ac)
J2	NO	NO	182	186	4	0	182.58	2.52	2.52	0	0	0	5.58	0.056
J5	NO	NO	175.27	181.44	6.17	0	176.4	0	13.46	0	0	0	39.3	25.629
J6	NO	NO	175.27	181.27	6	0	176.09	0	7.26	0	0	0	18.24	12.55
J1	NO	NO	174.63	184	9.37	0	174.66	1.15	21.72	0	0	0	60.1	38.179
J4	NO	NO	180.6	183.77	3.17	0	181.36	0	5.84	0	0	0	3.43	2.977

Table 3: Conduits

Name	Inlet Node	Length (ft)	Roughness	Inlet Offset (ft)	Outlet Offset (ft)	Entry Loss Coeff.	Cross-Section	Geom1 (ft)	Barrels	Slope (ft/ft)	Max. |Flow| (cfs)	Max. |Velocity| (ft/s)	Contributing Area (ac)	Contributing Imp. Area (ac)
C3	J2	1700.614	0.011	0	0	0.5	CIRCULAR	1.5	1	0.00396	2.5	2.59	5.58	0.056
C2	BIO4	75	0.011	0	0	0.5	CIRCULAR	3	4	0	23.19	2.25	23.87	18.356
C5	BIO8	67	0.011	1	1	0.5	CIRCULAR	2	2	0	0.01	0.23	6.48	4.082
C6	BIO2	50	0.011	0	0	0.5	CIRCULAR	2	1	0.05348	4.17	5.84	2.43	2.187
C4	J4	50	0.011	0	0	0.5	CIRCULAR	2	1	0.01	5.84	5.28	3.43	2.977
C7	BIO6	50	0.011	0	0	0.5	CIRCULAR	2	1	0.09037	4.57	6.21	3.58	3.079
C8	J5	76.938	0.011	0	0.26	0.5	CIRCULAR	3	1	0.00494	13.46	5.96	39.3	25.629
C9	J6	150.381	0.011	0	0.01	0.5	CIRCULAR	3	1	0.00419	7.26	4.88	18.24	12.55
C1	J1	18.847	0.011	0	0	0.5	DUMMY	0	1	0	21.72	0	60.1	38.179
C10	BIO3	10	0.011	0	0	0.5	CIRCULAR	1	1	0.2223	1.68	4.36	3.43	2.977

Table 4: Outlets

Name	Inlet Node	Outlet Node	Curve Name	Max. |Flow| (cfs)
OL1	BIO1	BIO4	BIO1_OUTLET	2.75
OL2	BIO2	BIO3	BIO2_OUTLET	0.08
OL3	BIO3	BIO1	BIO3_OUTLET	0.03
OL4	BIO4	BIO5	BIO4_OUTLET	0.9
OL5	BIO5	J5	BIO5_OUTLET	3.1
OL6	BIO6	BIO5	BIO6_OUTLET	0.24
OL7	BIO7	J6	BIO7_OUTLET	1.93
OL8	BIO8	BIO7	BIO8_OUTLET	2.4

Table 5: Storages

Name	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Storage Curve	Avg. Depth (ft)	Max. Depth (ft)	Max. HGL (ft)	Max. Total Inflow (cfs)	Total Lat. Inflow (MG)	Total inflow (MG)	Min. Freeboard (ft)	Max. Percent Full (%)	Contributing Area (ac)	Contributing Imp. Area (ac)	Max. Unit Flow (cfs/ac)
BIO1	180.1	183.1	3	TABULAR	0.45	0.89	180.99	19.04	0.681	1.03	2.11	27	10.48	7.912	1.817
BIO4	178.27	181.44	3.17	TABULAR	0.88	1.5	179.77	29.9	1.33	2.24	1.67	42	23.87	18.356	1.253
BIO5	178.27	181.44	3.17	TABULAR	0.86	1.5	179.77	39.24	0.598	3.12	1.67	46	33.72	25.573	1.164
BIO2	183.27	183.77	0.5	TABULAR	0.11	0.36	183.63	5.1	0.25	0.25	1.64	71	2.43	2.187	2.099
BIO3	182.77	183.27	0.5	TABULAR	0.07	0.23	183	2.1	0.099	0.113	0.77	45	3.43	2.977	0.612
BIO6	182.77	183.27	0.5	TABULAR	0.11	0.32	183.09	7.44	0.364	0.364	1.68	65	3.58	3.079	2.078
BIO7	178.27	181.27	3	TABULAR	0.58	1.07	179.34	23.14	1.14	1.59	1.93	33	18.24	12.55	1.269
BIO8	178.27	181.27	3	TABULAR	0.58	1.07	179.34	14.5	0.612	0.616	1.93	33	6.48	4.082	2.238

Table 6: Weirs

Name	Inlet Node	Outlet Node	Type	Height (ft)	Length (ft)	Side Slope (ft/ft)	Inlet Offset (ft)	Discharge Coeff. (CFS)	Max. |Flow| (cfs)	Max/Full Depth
W1	BIO1	BIO4	TRANSVERSE	1.4	3	0	0.6	3.33	1.59	0.21
W2	BIO5	J5	TRANSVERSE	1.35	4.4	0	0.82	3.33	8.24	0.5
W3	BIO7	J6	TRANSVERSE	1.5	3.75	0	0.5	3.33	5.33	0.38

Table 7: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Total inflow (MG)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)
OF1	NO	174.63	184		174.63	0	21.72	4.63	0	0	60.1

PCSWMM Report

Q25 Post Development

Model Gilroy Distribution Center Post.inp

Kimley-Horn and Associates Inc.

April 11, 2021

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 4

Table 3: Conduits 5

Table 4: Outlets 6

Table 5: Storages 7

Table 6: Weirs 8

Table 7: Outfalls 8

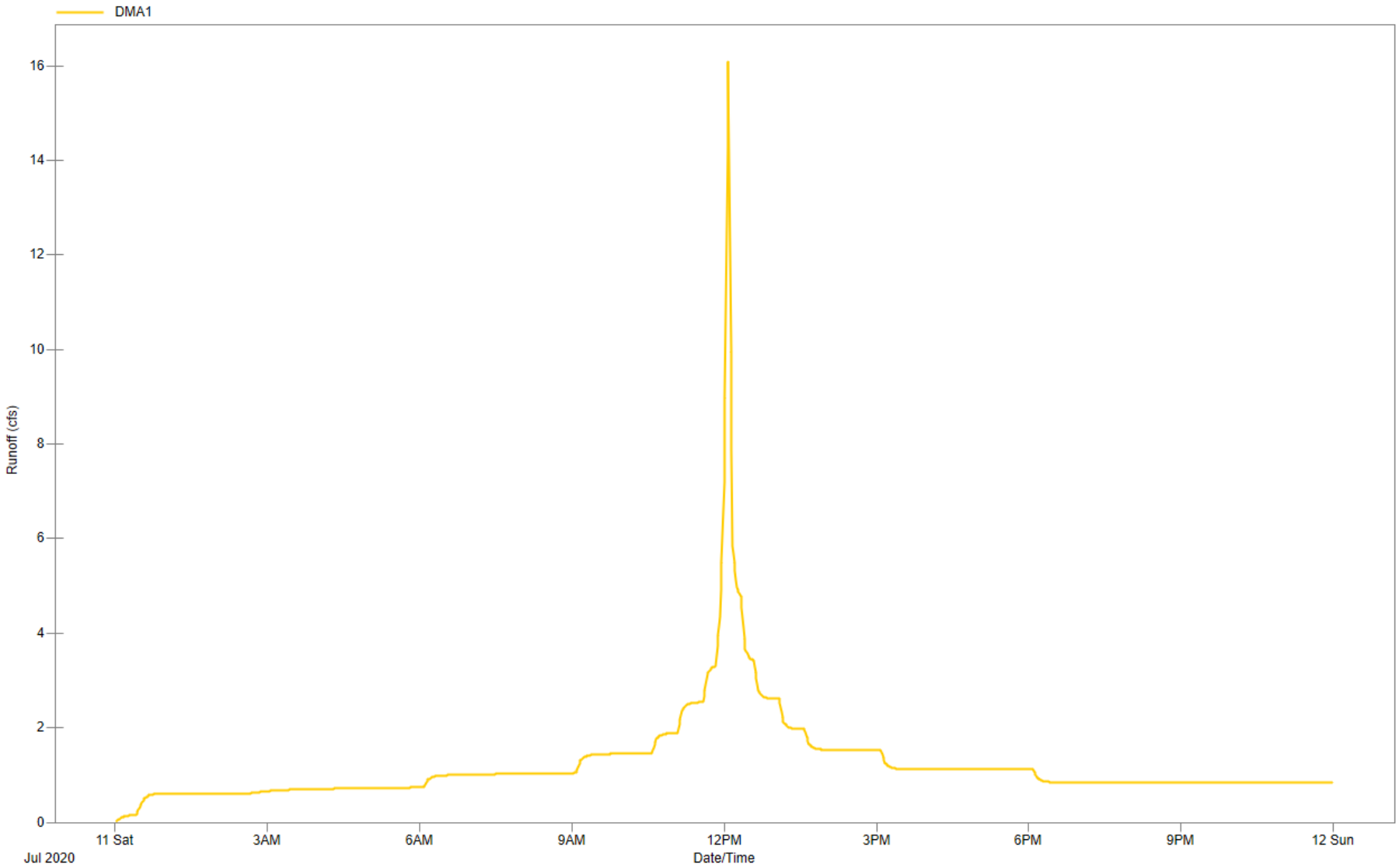


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
DMA1	Raingage1	BIO1	7.05	50.071	1	70	0.02	0.2	4.54	4.15	16.08	0.913
DMA2	Raingage1	BIO2	2.43	50	1	90	0.02	0.2	4.54	4.38	5.94	0.965
DMA3	Raingage1	BIO3	1	50	1	79	0.02	0.2	4.54	4.25	2.37	0.936
DMA4	Raingage1	BIO4	13.39	50	1	78	0.02	0.2	4.54	4.24	31.56	0.934
DMA5	Raingage1	BIO5	6.27	50	1	66	0.02	0.2	4.54	4.1	14.03	0.902
DMA6	Raingage1	BIO6	3.58	50	1	86	0.02	0.2	4.54	4.34	8.65	0.954
DMA7	Raingage1	BIO7	11.76	50	1	72	0.02	0.2	4.54	4.17	27.07	0.918
DMA8	Raingage1	BIO8	6.48	50	1	63	0.02	0.2	4.54	4.06	14.28	0.894
DMA9	Raingage1	J1	2.56	300	0.5	0	0.02	0.2	4.54	3.11	1.42	0.684
OUTPARCEL	Raingage1	J2	5.58	300	0.5	1	0.02	0.2	4.54	3.13	3.14	0.688

Table 2: Junctions

Name	Inflows	Treatment	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Contributing Area (ac)	Contributing Imp. Area (ac)
J2	NO	NO	182	186	4	0	182.66	3.14	3.14	0	0	0	5.58	0.056
J5	NO	NO	175.27	181.44	6.17	0	176.57	0	17.19	0	0	0	39.3	25.629
J6	NO	NO	175.27	181.27	6	0	176.17	0	8.75	0	0	0	18.24	12.55
J1	NO	NO	174.63	184	9.37	0	174.67	1.42	27.13	0	0	0	60.1	38.179
J4	NO	NO	180.6	183.77	3.17	0	181.44	0	6.83	0	0	0	3.43	2.977

Table 3: Conduits

Name	Inlet Node	Length (ft)	Roughness	Inlet Offset (ft)	Outlet Offset (ft)	Entry Loss Coeff.	Cross-Section	Geom1 (ft)	Barrels	Slope (ft/ft)	Max. |Flow| (cfs)	Max. |Velocity| (ft/s)	Contributing Area (ac)	Contributing Imp. Area (ac)
C3	J2	1700.614	0.011	0	0	0.5	CIRCULAR	1.5	1	0.00396	3.11	2.72	5.58	0.056
C2	BIO4	75	0.011	0	0	0.5	CIRCULAR	3	4	0	27.87	2.38	23.87	18.356
C5	BIO8	67	0.011	1	1	0.5	CIRCULAR	2	2	0	0.18	0.8	6.48	4.082
C6	BIO2	50	0.011	0	0	0.5	CIRCULAR	2	1	0.05348	4.88	5.91	2.43	2.187
C4	J4	50	0.011	0	0	0.5	CIRCULAR	2	1	0.01	6.83	5.25	3.43	2.977
C7	BIO6	50	0.011	0	0	0.5	CIRCULAR	2	1	0.09037	5.48	6.51	3.58	3.079
C8	J5	76.938	0.011	0	0.26	0.5	CIRCULAR	3	1	0.00494	17.18	6.35	39.3	25.629
C9	J6	150.381	0.011	0	0.01	0.5	CIRCULAR	3	1	0.00419	8.75	5.13	18.24	12.55
C1	J1	18.847	0.011	0	0	0.5	DUMMY	0	1	0	27.13	0	60.1	38.179
C10	BIO3	10	0.011	0	0	0.5	CIRCULAR	1	1	0.2223	1.96	4.43	3.43	2.977

Table 4: Outlets

Name	Inlet Node	Outlet Node	Curve Name	Max. |Flow| (cfs)
OL1	BIO1	BIO4	BIO1_OUTLET	3.07
OL2	BIO2	BIO3	BIO2_OUTLET	0.08
OL3	BIO3	BIO1	BIO3_OUTLET	0.03
OL4	BIO4	BIO5	BIO4_OUTLET	0.93
OL5	BIO5	J5	BIO5_OUTLET	3.19
OL6	BIO6	BIO5	BIO6_OUTLET	0.26
OL7	BIO7	J6	BIO7_OUTLET	1.97
OL8	BIO8	BIO7	BIO8_OUTLET	2.46

Table 5: Storages

Name	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Storage Curve	Avg. Depth (ft)	Max. Depth (ft)	Max. HGL (ft)	Max. Total Inflow (cfs)	Total Lat. Inflow (MG)	Total inflow (MG)	Min. Freeboard (ft)	Max. Percent Full (%)	Contributing Area (ac)	Contributing Imp. Area (ac)	Max. Unit Flow (cfs/ac)
BIO1	180.1	183.1	3	TABULAR	0.49	1	181.1	22.28	0.793	1.19	2	30	10.48	7.912	2.126
BIO4	178.27	181.44	3.17	TABULAR	0.95	1.66	179.93	35.45	1.54	2.61	1.51	47	23.87	18.356	1.485
BIO5	178.27	181.44	3.17	TABULAR	0.94	1.66	179.93	46.76	0.697	3.64	1.51	50	33.72	25.573	1.387
BIO2	183.27	183.77	0.5	TABULAR	0.12	0.39	183.66	5.94	0.289	0.289	1.61	78	2.43	2.187	2.444
BIO3	182.77	183.27	0.5	TABULAR	0.07	0.25	183.02	2.44	0.115	0.13	0.75	51	3.43	2.977	0.711
BIO6	182.77	183.27	0.5	TABULAR	0.12	0.35	183.12	8.65	0.421	0.421	1.65	71	3.58	3.079	2.416
BIO7	178.27	181.27	3	TABULAR	0.63	1.17	179.44	27.07	1.33	1.87	1.83	36	18.24	12.55	1.484
BIO8	178.27	181.27	3	TABULAR	0.64	1.19	179.46	16.66	0.714	0.718	1.81	37	6.48	4.082	2.571

Table 6: Weirs

Name	Inlet Node	Outlet Node	Type	Height (ft)	Length (ft)	Side Slope (ft/ft)	Inlet Offset (ft)	Discharge Coeff. (CFS)	Max. |Flow| (cfs)	Max/Full Depth
W1	BIO1	BIO4	TRANSVERSE	1.4	3	0	0.6	3.33	2.5	0.28
W2	BIO5	J5	TRANSVERSE	1.35	4.4	0	0.82	3.33	11.18	0.62
W3	BIO7	J6	TRANSVERSE	1.5	3.75	0	0.5	3.33	6.78	0.44

Table 7: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Total inflow (MG)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)
OF1	NO	174.63	184		174.63	0	27.13	5.51	0	0	60.1

PCSWMM Report

Q100 Post Development

Model Gilroy Distribution Center Post.inp

Kimley-Horn and Associates Inc.

April 11, 2021

Table of Contents

Graphs

Figure 1: City of Gilroy Design Storm 3

Tables

Table 1: Subcatchments 4

Table 2: Junctions 4

Table 3: Conduits 5

Table 4: Outlets 6

Table 5: Storages 7

Table 6: Weirs 8

Table 7: Outfalls 8

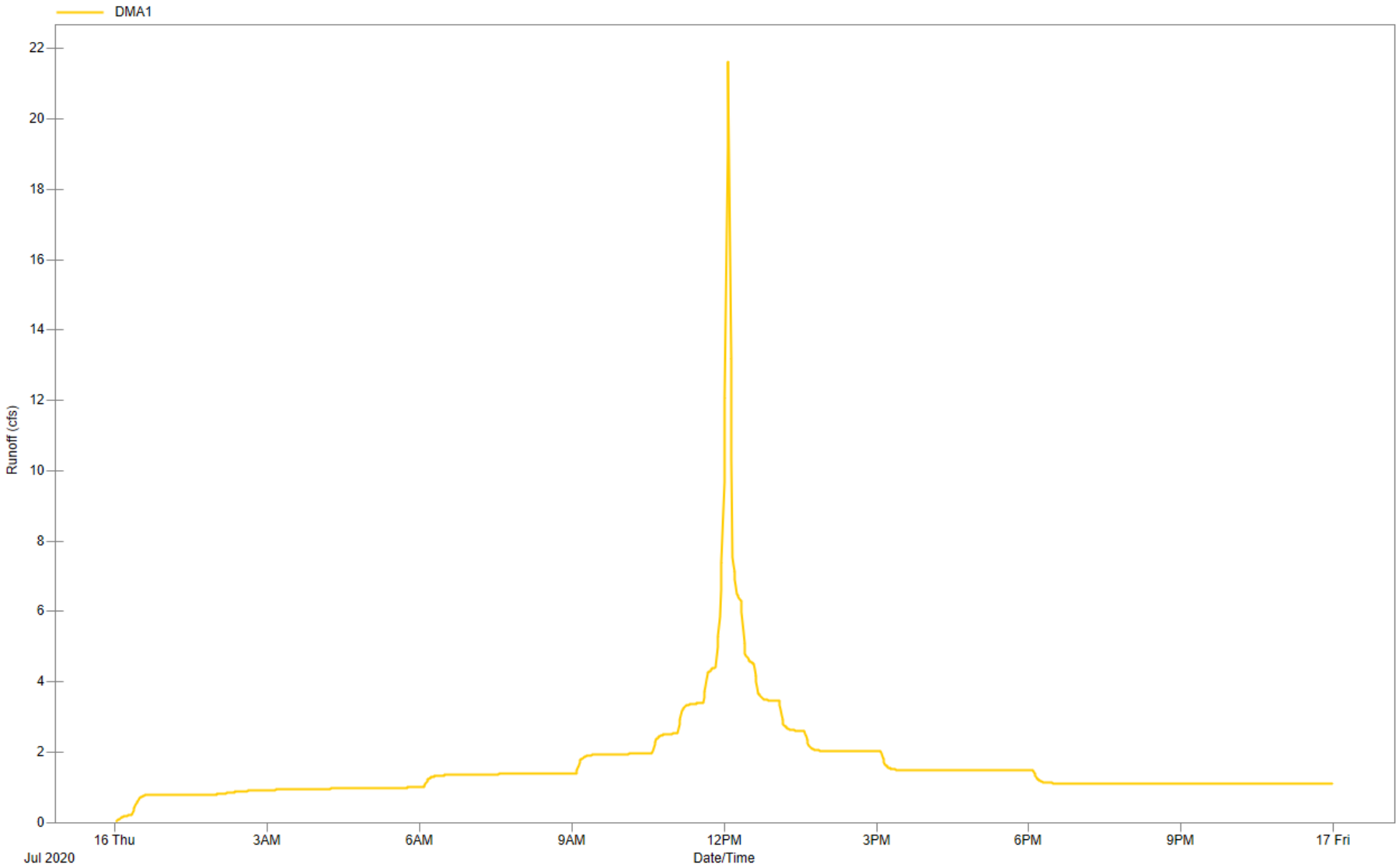


Figure 1: City of Gilroy Design Storm

Table 1: Subcatchments

Name	Rain Gage	Outlet	Area (ac)	Flow Length (ft)	Slope (%)	Imperv. (%)	N Imperv	N Perv	Precipitation (in)	Runoff Depth (in)	Peak Runoff (cfs)	Runoff Coefficient
DMA1	Raingage1	BIO1	7.05	50.071	1	70	0.02	0.2	5.94	5.53	21.62	0.929
DMA2	Raingage1	BIO2	2.43	50	1	90	0.02	0.2	5.94	5.78	7.85	0.972
DMA3	Raingage1	BIO3	1	50	1	79	0.02	0.2	5.94	5.64	3.16	0.949
DMA4	Raingage1	BIO4	13.39	50	1	78	0.02	0.2	5.94	5.63	42.17	0.947
DMA5	Raingage1	BIO5	6.27	50	1	66	0.02	0.2	5.94	5.47	18.93	0.921
DMA6	Raingage1	BIO6	3.58	50	1	86	0.02	0.2	5.94	5.73	11.49	0.963
DMA7	Raingage1	BIO7	11.76	50	1	72	0.02	0.2	5.94	5.55	36.33	0.934
DMA8	Raingage1	BIO8	6.48	50	1	63	0.02	0.2	5.94	5.44	19.31	0.914
DMA9	Raingage1	J1	2.56	300	0.5	0	0.02	0.2	5.94	4.39	2.12	0.739
OUTPARCEL	Raingage1	J2	5.58	300	0.5	1	0.02	0.2	5.94	4.41	4.77	0.742

Table 2: Junctions

Name	Inflows	Treatment	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Surcharge Depth (ft)	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Max. Surcharge (ft)	Max. Flood Rate (cfs)	Total Flood Vol. (MG)	Contributing Area (ac)	Contributing Imp. Area (ac)
J2	NO	NO	182	186	4	0	182.83	4.77	4.77	0	0	0	5.58	0.056
J5	NO	NO	175.27	181.44	6.17	0	176.91	0	25.51	0	0	0	39.3	25.629
J6	NO	NO	175.27	181.27	6	0	176.36	0	12.36	0	0	0	18.24	12.55
J1	NO	NO	174.63	184	9.37	0	174.67	2.12	39.74	0	0	0	60.1	38.179
J4	NO	NO	180.6	183.77	3.17	0	181.64	0	9.11	0	0	0	3.43	2.977

Table 3: Conduits

Name	Inlet Node	Length (ft)	Roughness	Inlet Offset (ft)	Outlet Offset (ft)	Entry Loss Coeff.	Cross-Section	Geom1 (ft)	Barrels	Slope (ft/ft)	Max. |Flow| (cfs)	Max. |Velocity| (ft/s)	Contributing Area (ac)	Contributing Imp. Area (ac)
C3	J2	1700.614	0.011	0	0	0.5	CIRCULAR	1.5	1	0.00396	4.61	3.13	5.58	0.056
C2	BIO4	75	0.011	0	0	0.5	CIRCULAR	3	4	0	38.53	2.66	23.87	18.356
C5	BIO8	67	0.011	1	1	0.5	CIRCULAR	2	2	0	1.23	1.67	6.48	4.082
C6	BIO2	50	0.011	0	0	0.5	CIRCULAR	2	1	0.05348	6.51	6.04	2.43	2.187
C4	J4	50	0.011	0	0	0.5	CIRCULAR	2	1	0.01	9.1	5.48	3.43	2.977
C7	BIO6	50	0.011	0	0	0.5	CIRCULAR	2	1	0.09037	7.7	7.17	3.58	3.079
C8	J5	76.938	0.011	0	0.26	0.5	CIRCULAR	3	1	0.00494	25.51	7.02	39.3	25.629
C9	J6	150.381	0.011	0	0.01	0.5	CIRCULAR	3	1	0.00419	12.36	5.63	18.24	12.55
C1	J1	18.847	0.011	0	0	0.5	DUMMY	0	1	0	39.74	0	60.1	38.179
C10	BIO3	10	0.011	0	0	0.5	CIRCULAR	1	1	0.2223	2.6	4.74	3.43	2.977

Table 4: Outlets

Name	Inlet Node	Outlet Node	Curve Name	Max. |Flow| (cfs)
OL1	BIO1	BIO4	BIO1_OUTLET	3.22
OL2	BIO2	BIO3	BIO2_OUTLET	0.1
OL3	BIO3	BIO1	BIO3_OUTLET	0.04
OL4	BIO4	BIO5	BIO4_OUTLET	0.97
OL5	BIO5	J5	BIO5_OUTLET	3.32
OL6	BIO6	BIO5	BIO6_OUTLET	0.31
OL7	BIO7	J6	BIO7_OUTLET	2.06
OL8	BIO8	BIO7	BIO8_OUTLET	2.58

Table 5: Storages

Name	Invert Elev. (ft)	Rim Elev. (ft)	Depth (ft)	Storage Curve	Avg. Depth (ft)	Max. Depth (ft)	Max. HGL (ft)	Max. Total Inflow (cfs)	Total Lat. Inflow (MG)	Total inflow (MG)	Min. Freeboard (ft)	Max. Percent Full (%)	Contributing Area (ac)	Contributing Imp. Area (ac)	Max. Unit Flow (cfs/ac)
BIO1	180.1	183.1	3	TABULAR	0.59	1.21	181.31	29.93	1.06	1.59	1.79	37	10.48	7.912	2.856
BIO4	178.27	181.44	3.17	TABULAR	1.11	1.97	180.24	48.32	2.04	3.47	1.2	57	23.87	18.356	2.024
BIO5	178.27	181.44	3.17	TABULAR	1.09	1.97	180.24	64.23	0.931	4.86	1.2	60	33.72	25.573	1.905
BIO2	183.27	183.77	0.5	TABULAR	0.13	0.47	183.74	7.85	0.381	0.381	1.53	94	2.43	2.187	3.23
BIO3	182.77	183.27	0.5	TABULAR	0.08	0.32	183.09	3.25	0.153	0.17	0.68	64	3.43	2.977	0.948
BIO6	182.77	183.27	0.5	TABULAR	0.14	0.42	183.19	11.49	0.556	0.556	1.58	91	3.58	3.079	3.209
BIO7	178.27	181.27	3	TABULAR	0.73	1.38	179.65	36.33	1.77	2.54	1.62	43	18.24	12.55	1.992
BIO8	178.27	181.27	3	TABULAR	0.76	1.44	179.71	21.73	0.955	0.96	1.56	45	6.48	4.082	3.353

Table 6: Weirs

Name	Inlet Node	Outlet Node	Type	Height (ft)	Length (ft)	Side Slope (ft/ft)	Inlet Offset (ft)	Discharge Coeff. (CFS)	Max. |Flow| (cfs)	Max/Full Depth
W1	BIO1	BIO4	TRANSVERSE	1.4	3	0	0.6	3.33	4.8	0.44
W2	BIO5	J5	TRANSVERSE	1.35	4.4	0	0.82	3.33	18.04	0.85
W3	BIO7	J6	TRANSVERSE	1.5	3.75	0	0.5	3.33	10.3	0.59

Table 7: Outfalls

Name	Inflows	Invert Elev. (ft)	Rim Elev. (ft)	Outlet	Max. HGL (ft)	Max. Lat. Inflow (cfs)	Max. Total Inflow (cfs)	Total inflow (MG)	Max. Surcharge (ft)	Total Flood Vol. (MG)	Contributing Area (ac)
OF1	NO	174.63	184		174.63	0	39.74	7.61	0	0	60.1

APPENDIX G – ADJUSTMENT TO RETENTION CALCULATIONS

ADJUSTMENT TO RETETION CALCULATIONS

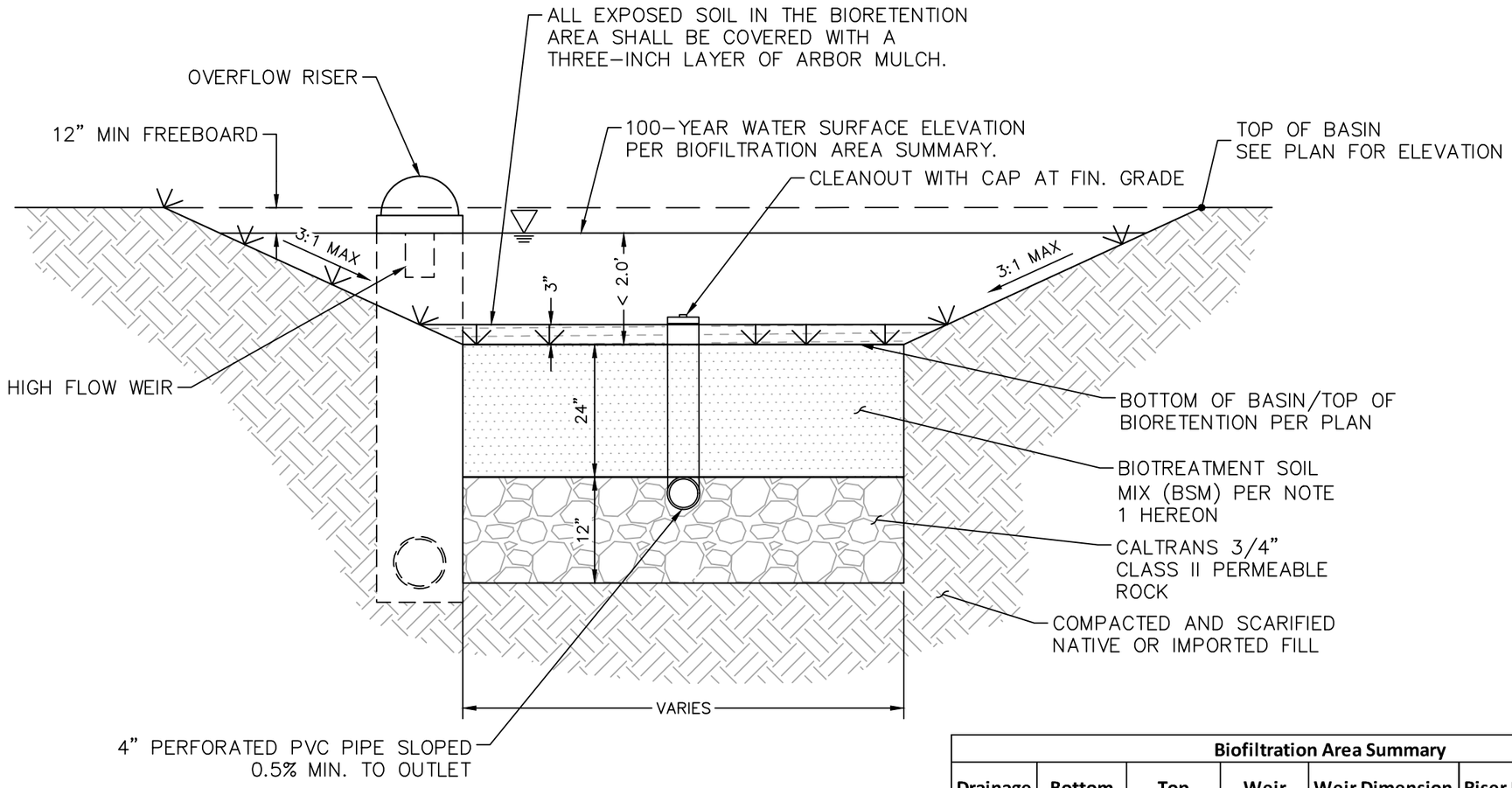
The proposed industrial development has demonstrated that retaining the full retention volume onsite is technically infeasibile due to low infiltration rates. Therefore, the project must decicate at least 10% of the Equivalent Impervious Surface Area to a biofiltration based SCMs (Stormwater Control Measure). The calculations provided below determine the minimum surface area of the biofiltration facility.

$$Equivalent\ Impervious\ Surface\ Area\ (ft2) = (Impervious\ Tributary\ Surface\ Area\ (ft2)\ [(Pervious\ Tributary\ Surface\ Area\ (ft2)) * (Runoff\ Coefficient)]$$

DMA Name	DMA Area (sq ft)	Post-project Surface Type	DMA Runoff Factor	Equivalent Impervious Surface Area (sq ft)	10% Technical Infeasibility Factor	Minimum Facility Size (sq ft)	Area Provided (sf)
1	213,384	Roofs/Paved	1.0	213,384	0.10	22273	40,000
	93,496	Landscape	0.1	9,350	0.10		
2	94,593	Roofs/Paved	1.0	94,593	0.10	9570	
	11,095	Landscape	0.1	1,109	0.10		
3	34,342	Roofs/Paved	1.0	34,342	0.10	3526	
	9,209	Landscape	0.1	921	0.10		
4	455,204	Roofs/Paved	1.0	455,204	0.10	46799	80,000
	127,890	Landscape	0.1	12,789	0.10		
5	180,309	Roofs/Paved	1.0	180,309	0.10	18961	
	92,961	Landscape	0.1	9,296	0.10		
6	133,652	Roofs/Paved	1.0	133,652	0.10	13588	
	22,288	Landscape	0.1	2,229	0.10		
7	368,966	Roofs/Paved	1.0	368,966	0.10	38328	60,000
	143,192	Landscape	0.1	14,319	0.10		
8	176,387	Roofs/Paved	1.0	176,387	0.10	18697	
	105,801	Landscape	0.1	10,580	0.10		
9	111,620	Self-treating	0.1	11,162	0.10	1116	
Total	2,374,389			1,728,593	0.10	**172,859**	**180,000**

Proposed Project Site Bioretention Surface Area:	180,000
Minimum Required Surface Area:	172,859

APPENDIX H – PRELIMINARY BIOFILTRATION TREATMENT DETAIL



BIORETENTION NOTES

1. BIOTREATMENT SOIL MIXTURE (BSM) SHALL:*
   - 1.1. ACHIEVE A LONG TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR
   - 1.2. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
     - 60% – 70% SAND
     - 30% – 40% COMPOST
2. UNDERDRAIN PERFORATIONS PER ASTM DESIGNATION C–700.

*REFERENCE THE CENTRAL COAST LID BIORETENTION TECHNICAL STANDARDS

Biofiltration Area Summary

Drainage Area	Bottom Elevation	Top Elevation	Weir Crest	Weir Dimension (HxL)	Riser Rim Elevation	100-year Water Surface Elevation
	(FT)	(FT)	(FT)	(FT)	(FT)	(FT)
1	180.10	183.10	180.70	1.4 x 3.0	182.10	181.31
2	183.27	183.77	N/A	N/A	183.77	183.74
3	182.77	183.27	N/A	N/A	183.27	183.09
4	178.27	181.44	N/A	N/A	180.44	180.24
5	178.27	181.44	179.09	1.35 x 4.5	180.44	180.24
6	182.77	183.27	N/A	N/A	183.27	183.19
7	178.27	181.27	178.77	1.5 x 3.75	180.27	179.65
8	178.27	181.27	N/A	N/A	180.27	179.71

BIORETENTION AREA SYSTEM

N.T.S.

Kimley»Horn

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660 S. FIGUEROA ST, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213–261–4040

APPENDIX I – CENTRAL COAST REGION SCM SIZING CALCULATOR

Central Coast Region Stormwater Control Measure Sizing Calculator

Version: 7/2/2018

1. Project Information

Project name:	PROJECT GARLIC
Project location:	GILROY, CALIFORNIA
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	1.5
Total project area (ft2):	2374389
Total DMA area (ft2):	2194389
Total new impervious area (ft2):	1656838
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	
Total pervious/landscape area (ft2):	537551
Total SCM area (ft2):	180000

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	213384	Concrete or asphalt	New	POND 1, 6, 7
DMA 2	Drains to SCM	94593	Concrete or asphalt	New	POND 1, 6, 7
DMA 3	Drains to SCM	34342	Concrete or asphalt	New	POND 1, 6, 7
DMA 4	Drains to SCM	455204	Concrete or asphalt	New	POND 2, 3, 8
DMA 5	Drains to SCM	180309	Concrete or asphalt	New	POND 2, 3, 8
DMA 6	Drains to SCM	133652	Concrete or asphalt	New	POND 2, 3, 8
DMA 7	Drains to SCM	368966	Concrete or asphalt	New	POND 4 & 5
DMA 8	Drains to SCM	176387	Concrete or asphalt	New	POND 4 & 5
DMA 1	Self-Treating	57721.7			
DMA 2	Self-Treating	8465.7			
DMA 3	Self-Treating	7612			
DMA 4	Self-Treating	118368			
DMA 5	Self-Treating	31600			
DMA 6	Self-Treating	13171			
DMA 7	Self-Treating	110831			
DMA 8	Self-Treating	78162			
DMA 9	Self-Treating	111620			

DMA Summary Area	
Total assigned DMA area (ft2):	2194388.4
New impervious area (ft2):	1656837
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	537551.4

3. SCM Characterization

						Flow Control	Reservoir
Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)	Orifice?	Depth (in)
POND 1, 6, 7	Bioretention	1	HSG C/D	0.25	40,000	No	
POND 2, 3, 8	Bioretention	1	HSG C/D	0.25	80000	No	
POND 4 & 5	Bioretention	1	HSG C/D	0.25	60000	No	

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
POND 1, 6, 7	24384	1.52	29.0	
POND 2, 3, 8	57109	1.78	34.2	
POND 4 & 5	39698	1.65	31.6	

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

APPENDIX J – OPERATIONS & MAINTENANCE PLAN

Stormwater Treatment Measure Operation and Maintenance Inspection Report to the City of Gilroy, California

This report and attached Inspection and Maintenance Checklists document the inspection and maintenance conducted for the identified stormwater treatment measure(s) subject to the Maintenance Agreement between the City of Gilroy and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address or APN: NEC Camino Arroyo & Pacheco Pass, APN 814-18-082

Property Owner: Panatonni Development Company

II. Contact Information:

Name of person to contact regarding this report: Steve Beauchamp

Phone number of contact person: (916) 436-6341 Email: sbeauchamp@panatonni.com

Address to which correspondence regarding this report should be directed:

8775 Folsom Blvd., Suite 200

Sacramento, CA 95826

III. Reporting Period:

This report, with the attached completed inspection checklists, documents the inspections and maintenance of the identified treatment measures during the time period from _____ _____ to _____.

IV. Stormwater Treatment Measure Information:

The following stormwater treatment measures (identified treatment measures) are located on the property identified above and are subject to the Maintenance Agreement:

Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property
1	Biofiltration Stormwater Basin	SW corner of Delivery Station Site
2	Biofiltration Stormwater Basin	Parking Island west of Delivery Station building
3	Biofiltration Stormwater Basin	Parking Island southwest of Delivery Station building
4	Biofiltration Stormwater Basin	NW corner of Pacheco Pass Hwy 152 and Cameron Blvd
5	Biofiltration Stormwater Basin	NE corner of Pacheco Pass Hwy 152 and Cameron Blvd

6	Biofiltration Stormwater Basin	Parking Island east of Delivery Station building
7	Biofiltration Stormwater Basin	Basin south of Industrial building 2
8	Biofiltration Stormwater Basin	Basin southeast of Industrial building 2

V. Summary of Inspections and Maintenance:

Summarize the following information using the attached Inspection and Maintenance Checklists:

Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments

VI. Sediment Removal:

Total amount of accumulated sediment removed from the stormwater treatment measure(s) during the reporting period: _____ cubic yards.

How was sediment disposed?

- ☐ landfill
- ☐ other location on-site as described in and allowed by the maintenance plan
- ☐ other, explain _____

VII. Inspector Information:

The inspections documented in the attached Inspection and Maintenance Checklists were conducted by the following inspector(s):

Inspector Name and Title	Inspector's Employer and Address

VIII. Certification:

I hereby certify, under penalty of perjury, that the information presented in this report and attachments is true and complete:

_____ _____

Signature of Property Owner or Other Responsible Party Date

_____

Type or Print Name

_____

Company Name

_____

Address

Phone number:_____ Email:_____

Biofiltration Area Maintenance Plan for Project Gilroy - Phase 1 and 2

April 2021

Project Address and Cross Streets: NEC Camino Arroyo & Pacheco Pass

Assessor's Parcel No.: 814-18-082

Property Owner: Panatonni Development Company Phone No.: (916) 436-6341

Designated Contact: Steve Beauchamp Phone No.: (916) 436-6341

Mailing Address: 8775 Folsom Blvd., Suite 200

The property contains eight (8) biofiltration area(s), located as described below and as shown in the attached site plan[1].

Biofiltration Area No. 1 is located on the southwest corner of the Delivery Station site near Silicacci Way
Biofiltration Area No. 2 is located in the parking islands west of the Delivery Station building
Biofiltration Area No. 3 is located in the parking islands southwest of the Delivery Station building
Biofiltration Area No. 4 is located on the northwest corner of Pacheco Pass Highway 152 and Cameron Blvd
Biofiltration Area No. 5 is located on the northeast corner of Pacheco Pass Highway 152 and Cameron Blvd
Biofiltration Area No. 6 is located in the parking islands immediately east of the Delivery Station building
Biofiltration Area No. 7 is located south of the Industrial Building 2
Biofiltration Area No. 8 is located southeast of the Industrial Building 2

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to biofiltration area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Biofiltration Areas

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from biofiltration area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect biofiltration area for standing water. If standing water does not drain within 2-3 days, till and replace the surface biotreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the biofiltration area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins

[1] Site plan exhibit will be provided during Final Design in Maintenance Agreement.

7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before wet season begins. It is recommended that 2" – 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow structures to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect biofiltration area using the attached inspection checklist.	Annually, before the wet season

II. Use of Pesticides

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Vector Control

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Vector Control District (District). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the District, and then only by a licensed professional or contractor. Contact information for the District will be provided during final design.

Vector Control District
[Street]
[City], California [Zip]
Phone:_____ Fax: _____
[website]

IV. Inspections

The attached Biofiltration Area Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Biofiltration Area
Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: ☐ Quarterly ☐ Pre-Wet Season ☐ After heavy runoff ☐ End of Wet Season ☐ Other: _____

Inspector(s): _____

Defect	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	**Results Expected When Maintenance Is Performed**
1. Standing Water	Water stands in the biofiltration area between storms and does not drain within 2-3 days after rainfall.			There should be no areas of standing water once storm event has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of biofiltration area, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the biofiltration area, inlet, or outlet.			Trash and debris removed from biofiltration area and disposed of properly.
3. Sediment	Evidence of sedimentation in biofiltration area.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 2 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 2 – 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the biofiltration area to function as designed.			Meets the design specifications.

LANDSCAPE NOTE:

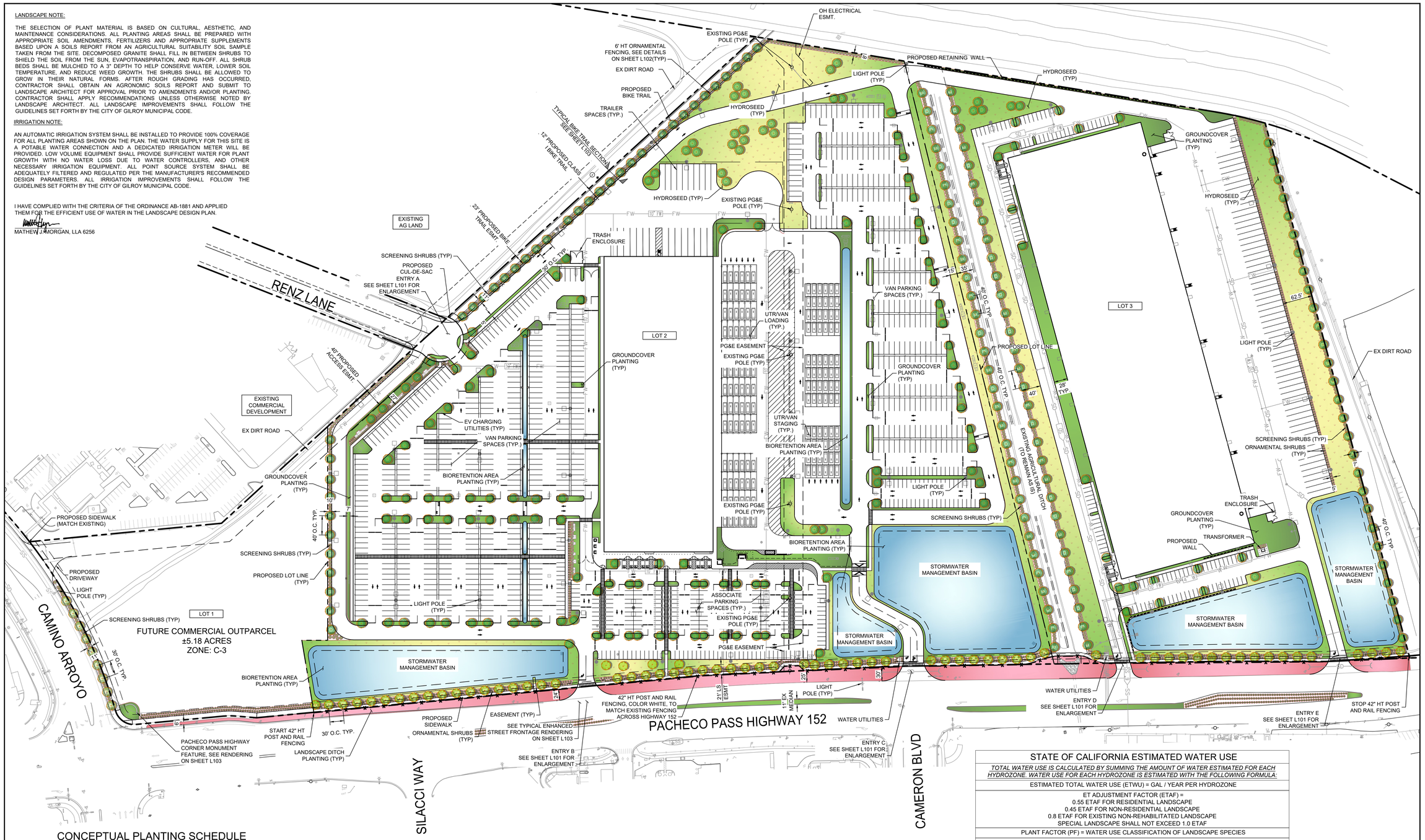
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GILROY MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GILROY MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MATHEW J MORGAN, LLA 6256



CONCEPTUAL PLANTING SCHEDULE

	SHADE TREE	278	
	CINNAMOMUM CAMPHORA / CAMPHOR TREE		24" BOX
	FRAXINUS ANGUSTIFOLIA `RAYWOOD` / NARROW-LEAVED ASH		24" BOX
	LAURUS X `SARATOGA` / SARATOGA HYBRID LAUREL		24" BOX
	OLEA EUROPAEA `FRUITLESS` / FRUITLESS OLIVE		24" BOX
	PODOCARPUS GRACILIOR / FERN PINE		24" BOX
	QUERCUS RUBRA / RED OAK		24" BOX
	RHUS LANCEA / AFRICAN SUMAC		24" BOX
	SCHINUS MOLLE / CALIFORNIA PEPPER		24" BOX
	FRONTAGE TREE A	68	
	ALONG PACHECO PASS HIGHWAY		
	PLATANUS X ACERIFOLIA / LONDON PLANE TREE		24" BOX
	FRONTAGE TREE B	9	
	ALONG CAMINO ARROYO		
	LIQUIDAMBAR ROTUNDILOBA / SWEET GUM		24" BOX
	SCREENING SHRUBS	727	
	LIGUSTRUM JAPONICUM `TEXANUM` / WAX LEAF PRIVET		5 GAL., 48" O.C.
	MYRTUS COMMUNIS / COMMON MYRTLE		5 GAL., 48" O.C.
	OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE		5 GAL., 48" O.C.
	PHOTINIA X FRASERI / RED TIP PHOTINIA		5 GAL., 48" O.C.
	PRUNUS LAUROCERASUS / ENGLISH LAUREL		5 GAL., 48" O.C.
	ORNAMENTAL SHRUBS	1,450	
	DIETES BICOLOR / FORTNIGHT LILY		5 GAL., 48" O.C.
	EUONYMUS JAPONICUS `MICROPHYLLUS VARIEGATUS` / VARIEGATED BOXLEAF EUNONYMUS		5 GAL., 48" O.C.
	PHORMIUM TENAX `AMAZING RED` / DWARF RED FLAX		5 GAL., 48" O.C.
	PITTOSPORUM TOBIRA `CREAM DE MINT` / MOCK ORANGE		5 GAL., 48" O.C.
	RHAPHIOLEPIS INDICA `PINKIE` / PINKIE INDIAN HAWTHORN		5 GAL., 48" O.C.
	WESTRINGIA FRUTICOSA `MORNING LIGHT` / MORNING LIGHT COAST ROSEMARY		5 GAL., 48" O.C.
	BIORETENTION MIX * SEE SHEET L101 FOR FULL LIST	235,628 SF	
	NON IRRIGATED HYDROSEED NATURE`S SEED PACIFIC SOUTHWEST WILDFIRE RESISTANT BLEND -	242,293 SF	
	GROUNDCOVERS	117,827 SF	
	ARCTOSTAPHYLOS X `PACIFIC MIST` / PACIFIC MIST MANZANITA	9,996	1 GAL., 42" O.C.
	BACCHARIS PILULARIS `PIGEON POINT` / COYOTE BRUSH	9,996	1 GAL., 42" O.C.
	CARISSA MACROCARPA `GREEN CARPET` / GREEN CARPET NATAL PLUM	9,996	1 GAL., 42" O.C.
	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT` / YANKEE POINT CALIFORNIA LILAC	9,996	1 GAL., 42" O.C.
	CISTUS SALVIIFOLIUS `PROSTRATUS` / SAGELEAF ROCKROSE	9,996	1 GAL., 42" O.C.
	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	9,996	1 GAL., 42" O.C.
	LANTANA MONTEVIDENSIS / TRAILING LANTANA	9,996	1 GAL., 42" O.C.
	MYOPORUM PARVIFOLIUM `PUTAH CREEK` / PUTAH CREEK MYOPORUM	9,996	1 GAL., 42" O.C.
	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	9,996	1 GAL., 42" O.C.
	LANDSCAPE FRONTAGE DITCH SEE SHEET L101 FOR FULL LIST	57,022 SF	

NOTE: ALL TREES WITHIN 5' OF HARDSCAPE OR UTILITIES TO RECEIVE ROOT BARRIER, SEE DETAIL ON SHEET L102

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (ETAF) =
0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 0.62

IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURS USING RECYCLED WATER

EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPIRED BY PLANTS OVER A SPECIFIED TIME

ETWU = [(ETo) * (PF) * (HA) * (0.62)] / (IE)

MAWA = (ETo) * (0.62) [ETAF) * (SUM OF SLA & HA)] + [(1-ETAF) * (SLA)]

HYDROZONE "A" (MOD WATER BUBBLER)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
43.60	0.40	12,544	0.62	0.81	-	167,451.56

HYDROZONE "B" (LOW WATER ROTARY)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
43.60	0.20	193,751	0.62	0.81	-	1,293,204.21

HYDROZONE "C" (BIORETENTION LOW WATER ROTORS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
43.60	0.20	235,628	0.62	0.81	-	1,572,715.09
			ESTIMATED TOTAL WATER USE (GAL/YEAR)			**3,033,370.85**

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA(GAL/YEAR)
43.60	441,923.00	0.62	0.45	-	5,375,728.14
		MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)			**5,375,728.14**
		MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE			**56.43%**

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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CONCEPTUAL LANDSCAPE PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
L100

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Wed, 21 Apr 2021

TREES

SHADE TREE MATURE HEIGHTS: 30' - 50'
CINNAMOMUM CAMPHORA / CAMPHOR TREE
FRAXINUS ANGUSTIFOLIA `RAYWOOD` / NARROW-LEAVED ASH
LAURUS X `SARATOGA` / SARATOGA HYBRID LAUREL
OLEA EUROPAEA `FRUITLESS` / FRUITLESS OLIVE
PODOCARPUS GRACILIOR / FERN PINE
QUERCUS RUBRA / RED OAK
RHUS LANCEA / AFRICAN SUMAC
SCHINUS MOLLE / CALIFORNIA PEPPER



FRONTAGE TREE A MATURE HEIGHT: 60'
ALONG PACHECO PASS HIGHWAY
PLATANUS X ACERIFOLIA / LONDON PLANE TREE



FRONTAGE TREE B MATURE HEIGHT: 60'
ALONG CAMINO ARROYO
LIQUIDAMBAR ROTUNDILOBA / SWEET GUM







BIORETENTION AREAS *

BIORETENTION MIX SHALL INCLUDE:

BIORETENTION BASIN MATURE HEIGHT: 24" - 48"
SELECT PLANTS MAY INCLUDE:
CAREX DIVULSA / BERKELEY SEDGE
CAREX PANSA / DUNE SEDGE
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON WILD RYE
JUNCUS PATENS / CALIFORNIA GRAY RUSH
SCIRPUS CERNUS / LOW BULRUSH



BIORETENTION BANKS MATURE HEIGHT: 24" - 48"
SELECT PLANTS MAY INCLUDE:
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
JUNCUS PATENS / CALIFORNIA GRAY RUSH
MUHLENBERGIA RIGENS / DEER GRASS
SALVIA ULIGINOSA / BOG SAGE
SISYRINCHIUM BELLUM / BLUE EYED GRASS



BIORETENTION UPLAND MATURE HEIGHT: 24" - 60"
SELECT PLANTS MAY INCLUDE:
BACCHARIS PILULARIS / COYOTE BRUSH
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON WILD RYE
MUHLENBERGIA RIGENS / DEER GRASS
SALVIA ULIGINOSA / BOG SAGE
SISYRINCHIUM BELLUM / BLUE EYED GRASS
ZAUSCHNERIA CALIFORNICA 'CATALINA' / ISLAND CALIFORNIA FUCHSIA

NOTE: FOR BIORETENTION PLANTINGS, THE PROJECT PROPOSES A COMBINATION OF SEED, AND 1-GALLON CONTAINER STOCK. BASINS, BANKS, AND UPLAND AREAS WILL BE SEEDED. ADDITIONALLY, BANKS AND UPLAND AREAS WILL RECEIVE CONTAINER STOCK PLANTINGS SPACED BROADLY FOR IMMEDIATE IMPACT AND NATURALISTIC AESTHETIC. **ALL PLANTS PROPOSED FOR BIORETENTION AREAS SHALL COMPLY WITH CENTRAL COAST LIDI PLANT LIST.**

LANDSCAPE FRONTAGE DITCH

LANDSCAPE FRONTAGE DITCH MIX MAY INCLUDE:

BANKS MATURE HEIGHT: 24" - 36"
SELECT PLANTS MAY INCLUDE:
BACCHARIS PILULARIS - COYOTE BRUSH
ROSA CALIFORNICA - CALIFORNIA WILD ROSE
ROSA GYMNOCARPA - DWARF ROSE



CHANNEL MATURE HEIGHT: 24" - 48"
SELECT PLANTS MAY INCLUDE:
CAREX DENSA - DENSE SEDGE
CAREX PRAEGRACILIS - SLENDER SEDGE
FESTUCA IDAHOENSIS - IDAHOE FESCUE
FESTUCA RUBRA - RED FESCUE
JUNCUS PATENS - CALIFORNIA GRAY RUSH
LEYMUS CONDENSATUS - GIANT WILD RYE
LEYMUS TRITICOIDES - WILD RYE
MUHLENBERGIA RIGENS - DEER GRASS



GROUNDCOVERS MATURE HEIGHTS: 12" - 30"

ARCTOSTAPHYLOS X `PACIFIC MIST` / PACIFIC MIST MANZANITA
BACCHARIS PILULARIS `PIGEON POINT` / COYOTE BRUSH
CARISSA MACROCARPA `GREEN CARPET` / GREEN CARPET NATAL PLUM
CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT` / YANKEE POINT CALIFORNIA LILAC
CISTUS SALVIIFOLIUS `PROSTRATUS` / SAGELEAF ROCKROSE
JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
LANTANA MONTEVIDENSIS / TRAILING LANTANA
MYOPORUM PARVIFOLIUM `PUTAH CREEK` / PUTAH CREEK MYOPORUM
ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY













ORNAMENTAL SHRUBS MATURE HEIGHTS: 36" - 48"

DIETES BICOLOR / FORTNIGHT LILY
EUONYMUS JAPONICUS `MICROPHYLLUS VARIEGATUS` / VARIEGATED BOXLEAF EUONYMUS
PHORMIUM TENAX `AMAZING RED` / DWARF RED FLAX
PITTOSPORUM TOBIRA `CREAM DE MINT` / MOCK ORANGE
RHAPHIOLEPIS INDICA `PINKIE` / PINKIE INDIAN HAWTHORN
WESTRINGIA FRUTICOSA `MORNING LIGHT` / MORNING LIGHT COAST ROSEMARY













SCREENING SHRUBS MATURE HEIGHTS: 48" - 96"

LIGUSTRUM JAPONICUM `TEXANUM` / WAX LEAF PRIVET
MYRTUS COMMUNIS / COMMON MYRTLE
OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE
PHOTINIA X FRASERI / RED TIP PHOTINIA
PRUNUS LAUROCERASUS / ENGLISH LAUREL





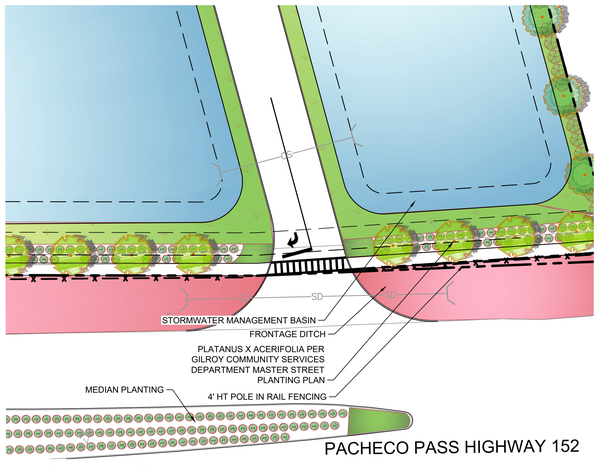




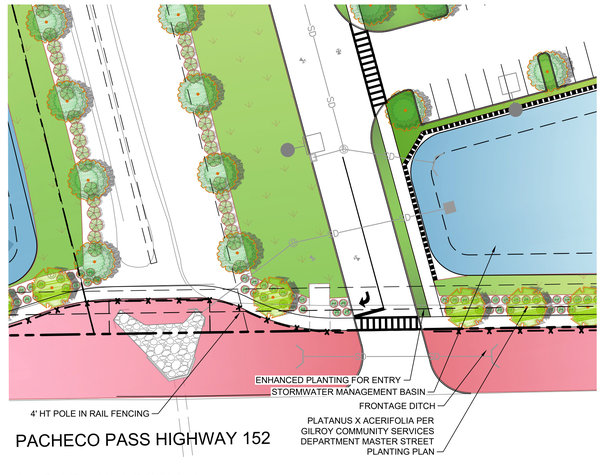
SEEDED OPEN AREAS

NON IRRIGATED HYDROSEED
NATURE`S SEED PACIFIC SOUTHWEST WILDFIRE RESISTANT BLEND
-

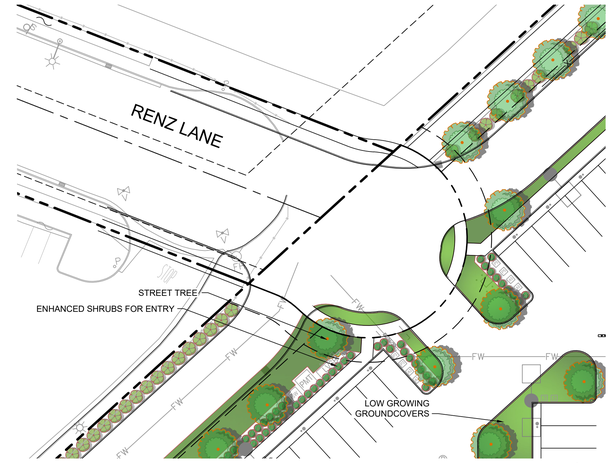




ENTRY E ENLARGEMENT
1" = 30'

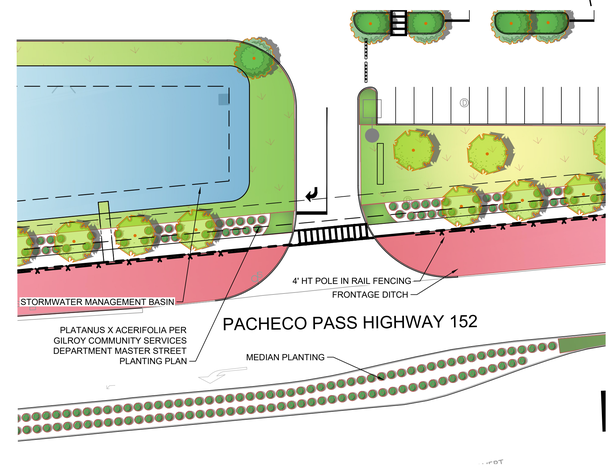


ENTRY D ENLARGEMENT
1" = 30'



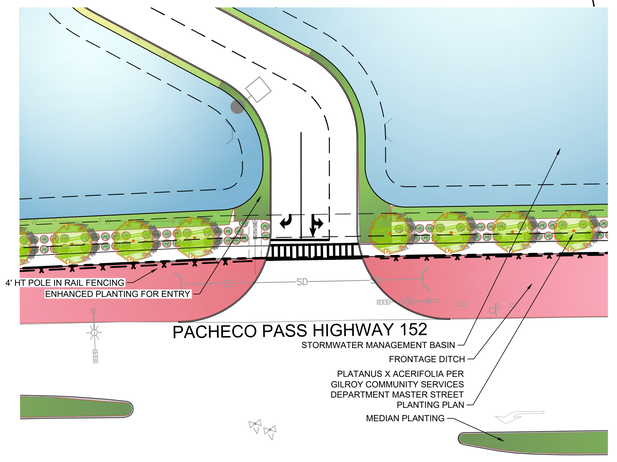
ENTRY A ENLARGEMENT
1" = 30'

NORTH



ENTRY B ENLARGEMENT
1" = 30'

NORTH



ENTRY C ENLARGEMENT
1" = 30'

NORTH

811
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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

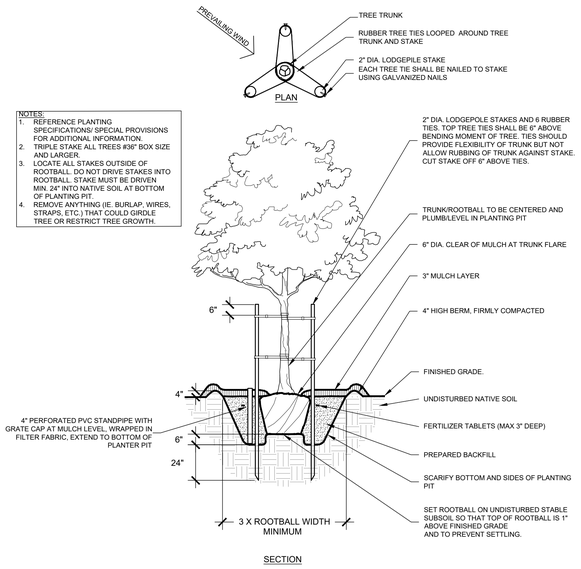
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CONCEPTUAL LANDSCAPE PALETTE AND ENLARGEMENTS

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

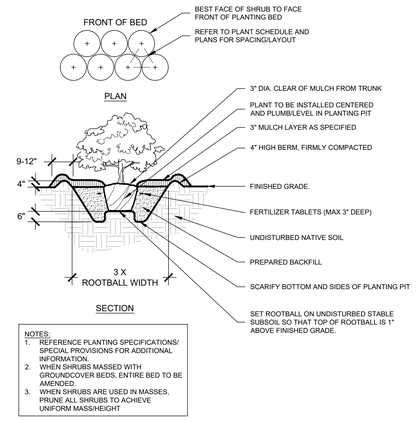
SHEET
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Wed, 21 Apr 2021



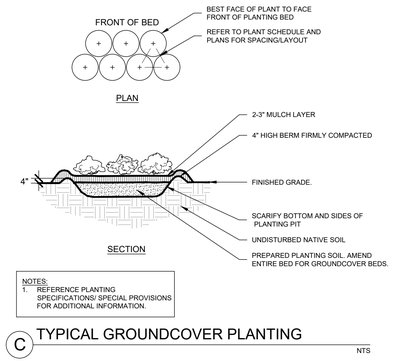
A HIGH WIND TREE PLANTING

NTS



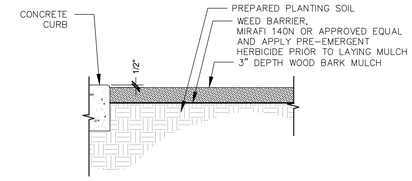
B TYPICAL SHRUB PLANTING

NTS



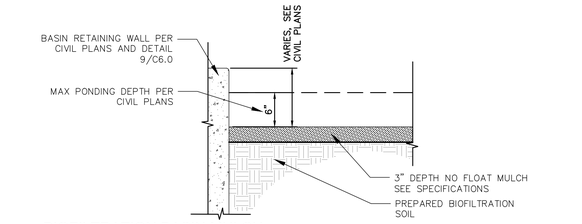
C TYPICAL GROUNDCOVER PLANTING

NTS



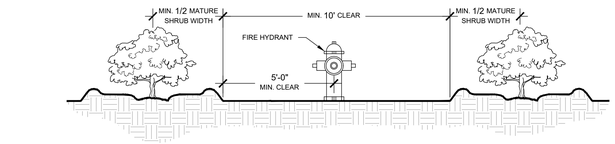
E WOOD BARK MULCH WITH WEED BARRIER

NTS



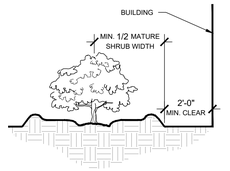
D BIOFILTRATION BASIN MULCH

NTS



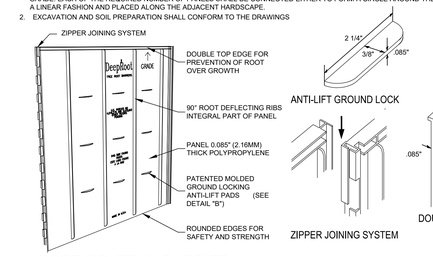
E SHRUB PLANTING AT FIRE HYDRANT

NTS



F SHRUB PLANTING AT BUILDING

NTS



G ROOT CONTROL BARRIER

NTS

NOTES:

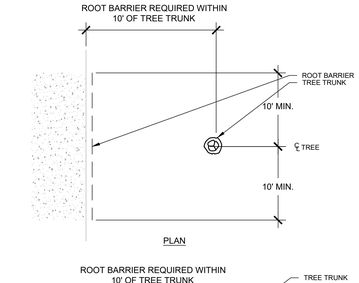
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING ADJACENT PAVING / HARDSCAPE ELEMENTS. ASSEMBLED IN 2' LONG MODULES OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE AN ADJACENT HARDSCAPE AREA TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

MATERIALS:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 530 WASHINGTON STREET, SAN FRANCISCO, CA 94111 (800-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" DEEP. MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.

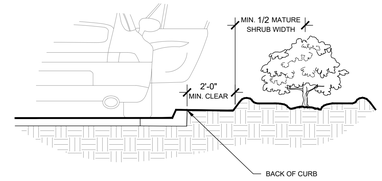
CONSTRUCTION AND INSTALLATION:

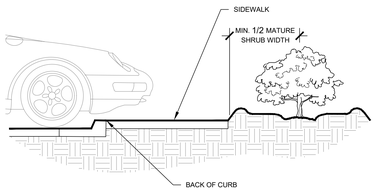
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED EITHER TO FORM A CIRCLE AROUND THE ROOT BALL OR BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE.
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS



NOTES:

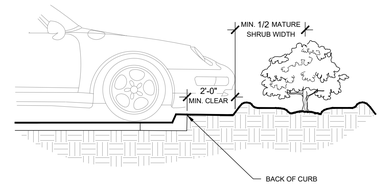
1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS





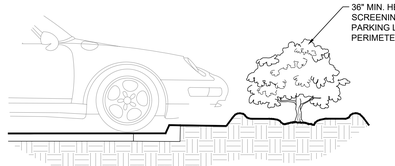
I SHRUB PLANTING AT SIDEWALK

NTS



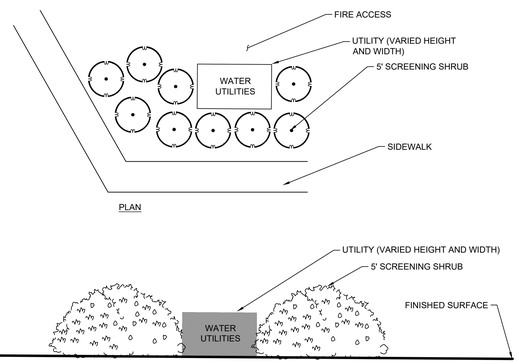
H SHRUB PLANTING AT CURB

NTS



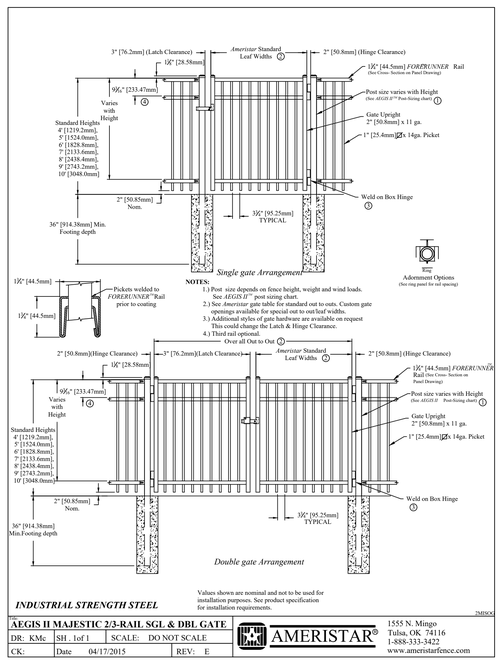
J COMPANY VEHICLE SCREENING

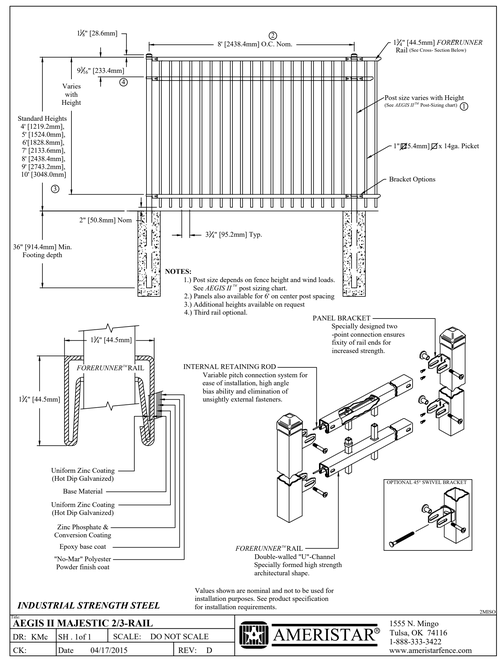
NTS



K UTILITY SCREENING

NTS





L TYPICAL ORNAMENTAL FENCING AND SWING GATE

NTS

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PHONE: 916-858-5800
WWW.KIMLEY-HORN.COM

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
1	
2	
3	
4	
5	
6	
7	
8	

CONCEPTUAL LANDSCAPE DETAILS

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
L102

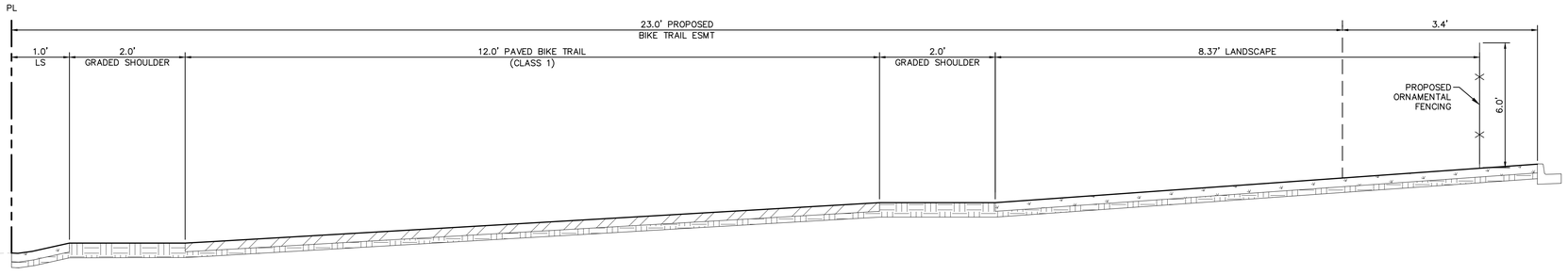
K:\SAC_LDEV\097913007 Project Garlic Gilroy DXCT\08 CADD\PlanSheets\097913007 - L100.dwg
Wed, 21 Apr 2021



1 PACHECO PASS HIGHWAY CORNER MONUMENT FEATURE RENDERING



2 TYPICAL SITE ENTRY RENDERING



3 TYPICAL BIKE TRAIL SECTION

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

	DATE	REMARKS
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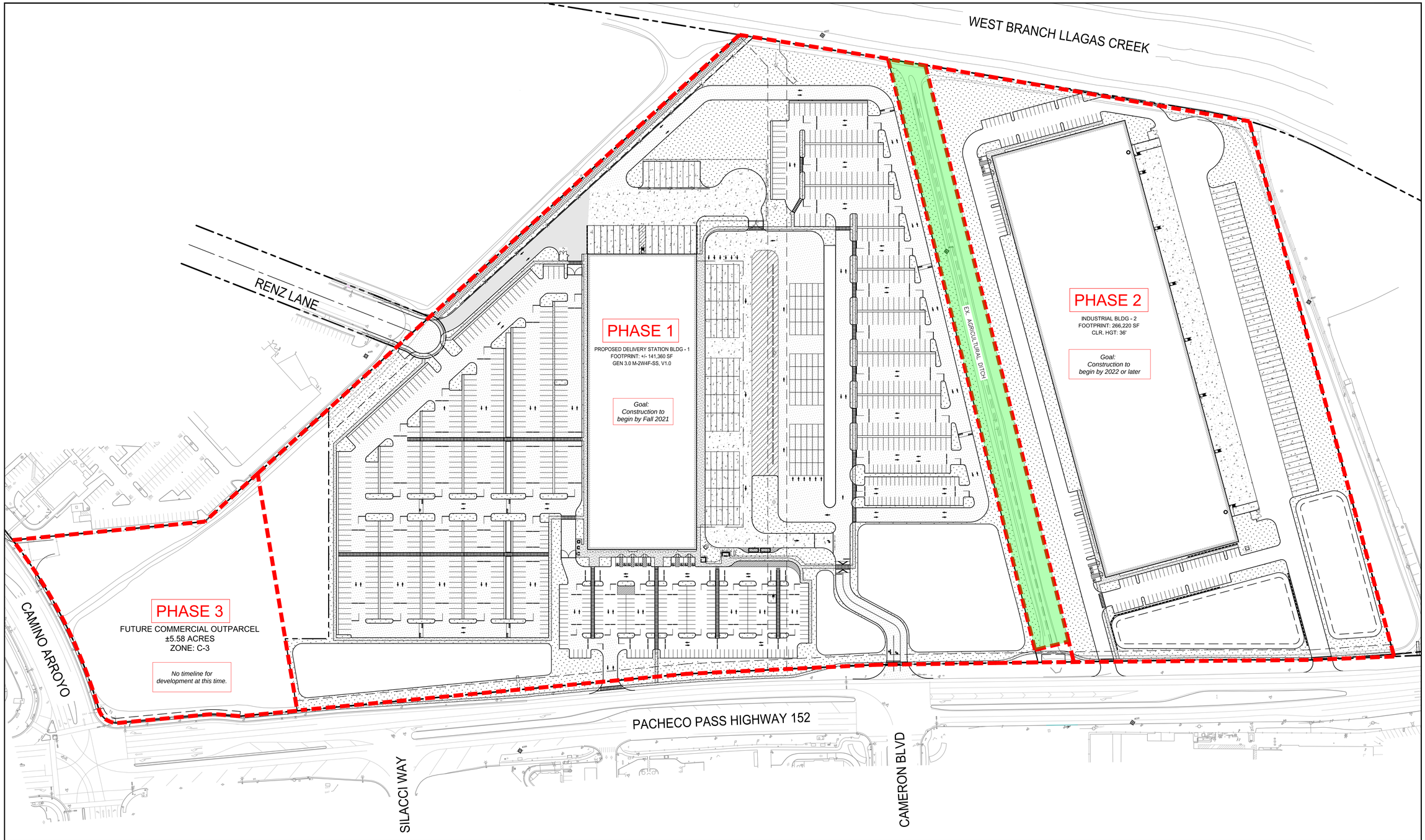
CONCEPTUAL LANDSCAPE DETAILS & RENDERS

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
L103

K:\SAC_LDEV\097913007 Project Garlic Gilroy DXC1\08 CADD\PlanSheets\097913007 – L100.dwg

Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- PHASE LIMITS
- AREA TO REMAIN AS IS (UNDISTURBED)

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
1	
2	
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PHASING PLAN

PA / PM:	SB
DRAWN BY:	AB
JOB NO.:	097913007

SHEET
C101
3 OF 13

K:\SAC_LDEV\097913007 Project Garlic Gilroy DXC\108 CADD\PlanSheets\097913007 - C101.dwg

Mon, 19 Oct 2020

TENTATIVE PARCEL MAP XX-XX

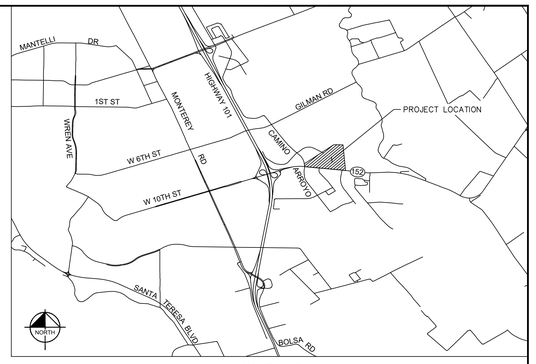
FOR

PROJECT GARLIC

CITY OF GILROY, CALIFORNIA

PROJECT INFORMATION

1.	PROPERTY LOCATION:	NEC CAMINO ARROYO AND PACHECO PASS HWY, GILROY, CA 95054
2.	ASSESSOR'S PARCEL NUMBERS:	814-18-082
3.	PARCELS:	1
4.	PRESENT LAND USE:	AGRICULTURAL
5.	PROPOSED LAND USE:	INDUSTRIAL AND COMMERCIAL
6.	TOTAL EXISTING LOTS:	1
7.	TOTAL PROPOSED DEVELOPABLE LOTS:	3
8.	EXISTING GENERAL PLAN:	CITY OF GILROY GENERAL PLAN – 2020
9.	PROPOSED GENERAL PLAN:	CITY OF GILROY GENERAL PLAN – 2020
10.	EXISTING ZONING DISTRICT:	M-2 (GENERAL INDUSTRIAL)/C-3 (SHOPPING CENTER COMMERCIAL/PD)
11.	PROPOSED ZONING DISTRICT:	M-2 (GENERAL INDUSTRIAL)/C-3 (SHOPPING CENTER COMMERCIAL/PD)
12.	COMBINED BUILDOUT TABULATION:	
	GROSS AREA	59.7±AC
	PROPOSED DEVELOPED LOTS	54.1±AC
	PROPOSED OUTPARCEL	5.6±AC
	TOTAL	59.7±AC
13.	WATER:	CITY OF GILROY (ALL UTILITIES WITHIN PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED)
14.	SANITARY SEWER:	CITY OF GILROY (ALL UTILITIES WITHIN PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED)
15.	STORM DRAIN:	CITY OF GILROY (ALL UTILITIES WITHIN PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED)
16.	GAS & ELECTRIC:	PG&E
17.	TELEPHONE:	VERIZON
18.	CABLE:	CHARTER COMMUNICATION



VICINITY MAP
SCALE: NTS

GENERAL NOTES

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. THE EXISTING TOPOGRAPHY, AS SHOWN, IS BASED ON SURVEY DATED MAY 5, 2020 BY KPFF. VERTICAL DATUM: NAVD88, BENCHMARK NO. BM1077, ELEVATION = 185.42'. THE SPOT ELEVATION ELEVATIONS, AS DETERMINED AT TIME OF SAID SURVEY.
3. ALL FUTURE BUILDINGS SHALL BE SPRINKLERED FOR FIRE SAFETY PER THE CITY OF GILROY FIRE AND BUILDING DEPARTMENT STANDARDS.
4. ALL RETAINING WALLS (IF REQUIRED) SHALL BE MASONRY. WOOD RETAINING WALLS SHALL NOT BE PERMITTED.
5. FINAL PIPE SIZES, ELEVATIONS AND LENGTHS ARE SUBJECT TO CHANGE; TO BE CONFIRMED DURING FINAL DESIGN.
6. THE PROJECT WILL INCORPORATE STORM WATER BMP MEASURES FOR STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT ACCORDING TO THE ADOPTED STANDARDS IN PLACE AT THE TIME OF THE FIRST ENTITLEMENT APPROVALS. THE LAYOUT AND DESIGN OF BMP'S ARE SUBJECT TO FINAL DESIGN; SEE SEPARATE SUBMITTAL AND REPORT FOR PRELIMINARY STORM WATER QUALITY CONTROL PLAN AND SITE CALCULATIONS.
7. ALL WORK IS TO BE DONE IN COMPLIANCE WITH THE CITY OF GILROY SPECIFICATIONS STANDARDS AND DESIGN CRITERIA AND IS SUBJECT TO ALL LAWS OF THIS COMMUNITY.
8. NEW TRANSFORMERS AND SPLICE BOXES SHALL BE UNDERGROUND.
9. THE PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP NO.06085C0643H, EFFECTIVE 05/18/2009. ZONE X IS DEFINED AS, "OTHER FLOOD AREAS", AS IN AREAS DETERMINED TO BE PROTECTED FROM THE 1-PERCENT-ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.
10. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY CONDOR EARTH, DATED JULY 8, 2020, PROJECT NO. 8198.
11. PROPOSED SURFACE GRADES, PAD GRADES AND PIPE INVERT ELEVATION S AS SHOWN ARE PRELIMINARY. ALL GRADES AND INVERT ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
12. MULTIPLE FINAL MAPS MAY BE FILED OF THE LANDS SHOWN OF THIS TENTATIVE MAP.
13. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF GILROY.
14. GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION DURING FINAL DESIGN.
15. IF THE PROJECT REQUIRES ADDITIONAL EARTH TO BE MOVED TO OR FROM A SITE WITHIN THE CITY LIMITS OF GILROY, AN ADDITIONAL PERMIT IS REQUIRED.
16. BENCHMARK: USCGS BRASS DISK "S148 1933", AT SIDE OF HOLSCLAW ROAD AT ADDRESS 6650; ABOUT 500 FEET NORTH FROM INTERSECTION OF HOLSCLAW AND HIGHWAY 152; 13 FEET NORTHEAST FROM EDGE OF PAVING; 9 FEET NORTHWEST FROM POWER POLE. UNINCORPORATED SANTA CLARA COUNTY. ELEV(NAVD88)=185.42'.
17. ALL WELLS ENCOUNTERED ON THIS SITE, IF ANY, SHALL BE SEALED AND DESTROYED IN COMPLIANCE WITH CURRENT STANDARDS OF THE SANTA CLARA VALLEY WATER DISTRICT (SCVWD). A PERMIT FOR WELL DESTRUCTION SHALL BE OBTAINED FROM THE SCVWD AT (408)265-2607, EXTENSION 2060.
18. THE GRADING PLAN SHALL INCLUDE THE REQUIREMENT THAT THE PROJECT APPLICANT INSTALL EROSION CONTROL MEASURES WITHIN 20 FEET OF CONSTRUCTION AND/OR STAGING AREAS IN ORDER TO PREVENT SEDIMENT FROM FILLING THE SLOUGH DURING CONSTRUCTION.
19. ALL FUTURE FINAL MAPS ANDD IMPROVEMENT PLANS THAT ARE LOCATED ADJACENT TO AN OPEN SPACE AREA SHALL INCLUDE A SIGNAGE PLAN WITHIN THE LANDSCAPE PLAN THAT INCLUDES LANGUAGE AND SIGNAGE TO DISCOURAGE PEOPLE FROM STRAYING OFF TRAILS AND PROHIBIT LEASHED PETS IN THE OPEN SPACE AREAS.

CIVIL ENGINEER

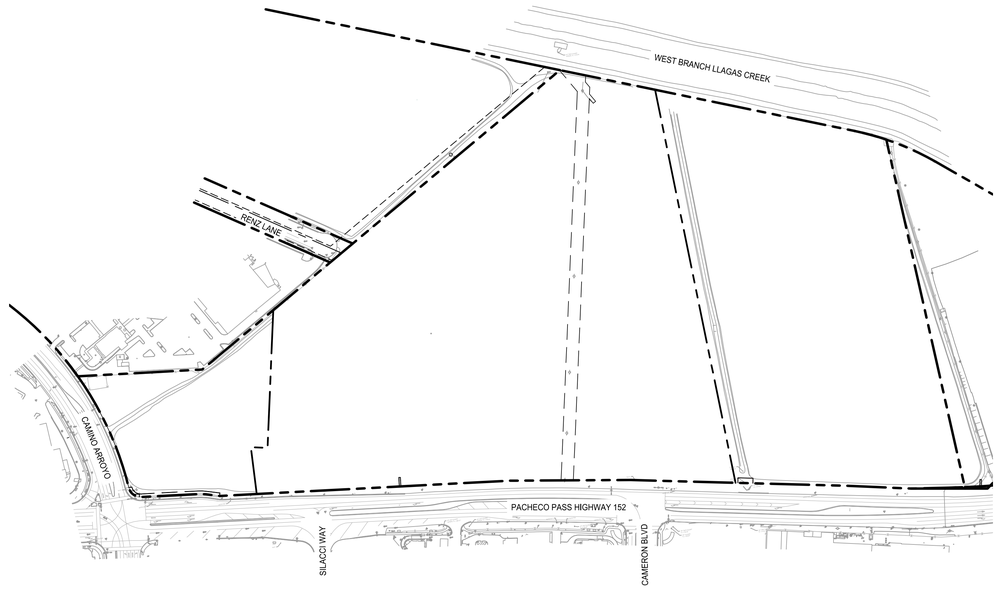
I, SHEETAL BHATT, P.E., CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF GILROY SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

GEOTECHNICAL ENGINEER

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY, CONDOR EARTH, ENTITLED "GILROY SITE-PROPOSED NEW BUILDING AND SITE IMPROVEMENTS" DATED JULY 8, 2020, WHICH HAS BEEN FILED WITH THE CITY OF GILROY.

SURVEYOR

I, DAVID M. GARRETT, PLS NO. 8295, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH CITY OF GILROY SUBDIVISION ORDINANCE AND STATE MAP ACT.



LOCATION MAP
SCALE: NTS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM01	TITLE SHEET
TM02	EXISTING BOUNDARIES AND EASEMENTS
TM03	PRELIMINARY SITE PLAN
TM04	PARCEL MAP
TM05	PRELIMINARY GRADING PLAN
TM06	PRELIMINARY GRADING SECTIONS
TM07	PRELIMINARY UTILITY PLAN
TM08	PRELIMINARY STORMWATER CONTROL PLAN
TM08	ALTERNATE PRELIMINARY STORMWATER CONTROL PLAN

APPLICANT

PANATONNI DEVELOPMENT COMPANY
8775 FOLSOM BLVD., SUITE 200
SACRAMENTO, CA 95826
CONTACT: STEVE BEAUCHAMP
(916) 436-6341, SBEAUCHAMP@PANATONNI.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
CONTACT: SHEETAL BHATT, PE
(916) 859-3609, SHEETAL.BHATT@KIMLEY-HORN.COM

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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

NO.	DATE	REMARKS
1		
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3		
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TITLE SHEET

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM01
1 OF 9

K:\SAC_LDEV\097913007 Project Garlic Gilroy DXC\108 CADD\PlanSheets\Tentative Parcel Map\097913007 - COVER SHEET.dwg

Wed, 21 Apr 2021

NOTES:

1.) VERTICAL DATUM: NAVD88
BENCHMARK: USCGS BRASS DISK "S148 1933"; AT NORTHEASTERLY SIDE OF HOLSCLAW ROAD AT ADDRESS 6650; ABOUT 500 FEET NORTH FROM INTERSECTION OF HOLSCLAW AND HIGHWAY 152; 13 FEET NORTHEAST FROM EDGE OF PAVING; 9 FEET NORTHWEST FROM POWER POLE. UNINCORPORATED SANTA CLARA COUNTY.

BENCHMARK NO. BM1077 ELEVATION = 185.42'

2.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON TITLE REPORT NO. NCS-997735-DC BY FIRST AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARY 22, 2020.

3.) UTILITY LOCATIONS SHOWN ARE PER OBSERVED FIELD EVIDENCE (AND FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS). UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

4.) THE PROPERTY DOES NOT APPEAR TO HAVE AN ADDRESS.

5.) THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN "OTHER FLOOD AREAS - ZONE X" -AREAS DETERMINED TO BE PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE - ON FLOOD INSURANCE RATE MAP NUMBER 06085C0643H, MAP EFFECTIVE DATE MAY 18, 2009.

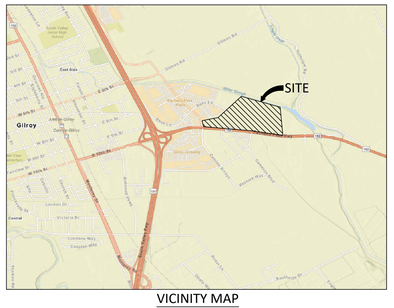
6.) GROSS LAND AREA = 2,600,327 SQ. FT. (59.695 ACRES)

7.) A ZONING REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY.

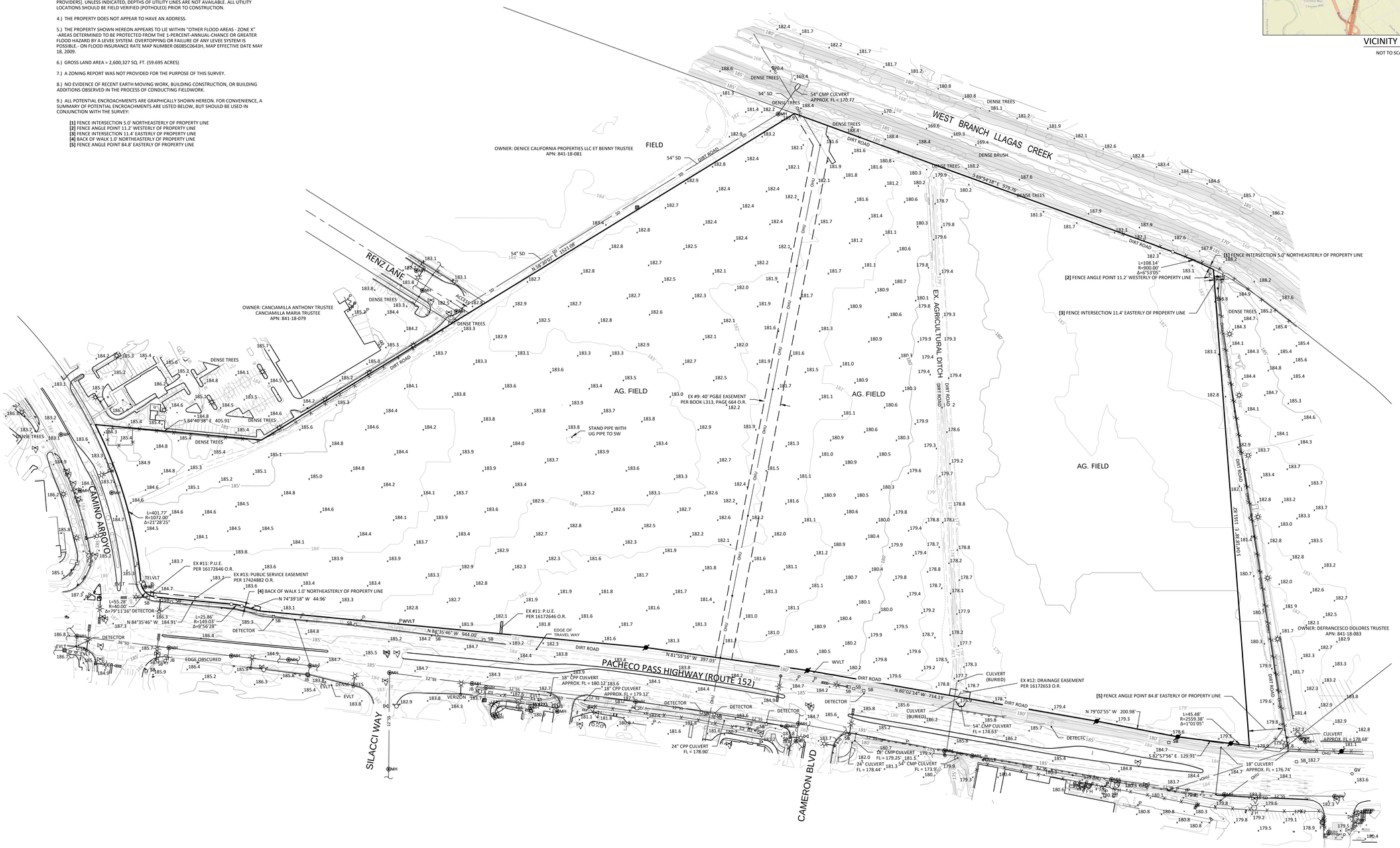
8.) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

9.) ALL POTENTIAL ENCROACHMENTS ARE GRAPHICALLY SHOWN HEREON. FOR CONVENIENCE, A SUMMARY OF POTENTIAL ENCROACHMENTS ARE LISTED BELOW, BUT SHOULD BE USED IN CONJUNCTION WITH THE SURVEY:

[1] FENCE INTERSECTION 5.0' NORTHEASTERLY OF PROPERTY LINE
[2] FENCE ANGLE POINT 11.2' WESTERLY OF PROPERTY LINE
[3] FENCE INTERSECTION 11.4' EASTERLY OF PROPERTY LINE
[4] BACK OF WALK 1.0' NORTHEASTERLY OF PROPERTY LINE
[5] FENCE ANGLE POINT 84.8' EASTERLY OF PROPERTY LINE



VICINITY MAP
NOT TO SCALE



LEGEND:

- AERIAL PANELS
- SPOT ELEVATION
- PALM TREE
- SINGLE TREE
- FLAG
- GATE
- SIGNS
- BILLBOARD
- OVERHEAD SIGNS
- STREET SIGN
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CATCH BASIN
- CULVERT
- UTILITY POLE
- TRANSMISSION
- TV DISH
- LIGHT POLE
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- STREET LIGHT
- STRAIGHT ARROWS
- DIRECTIONAL ARROWS
- BIKE LANE
- HANDICAP
- TRAFFIC PAINT
- TRAFFIC PAINT
- BUILDING
- SWIMMING POOL
- BRIDGE
- CANOPY
- ROCKS
- TRAFFIC LANE PAINT
- PARKING STRIPES
- ROAD / PAVEMENT
- DIRT ROAD / TRAIL
- CURB / GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- GUARD RAIL
- INDEX CONTOUR / TEXT
- INTER CONTOUR
- INDEX DEPRESSION / TEXT
- INTER DEPRESSION
- WASH / WATER
- VEGETATION LINE
- FIELD / GRASS
- FOUND 3/4" IP STAMPED "LS 4526"

NORTH

SCALE
100 0 50 100 200
1 INCH = 100 FEET

PRELIMINARY

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kpff
2250 Douglas Blvd., Suite 200
Roseville, CA 95661
T: 916.773.7600
F: 916.773.7699
www.kpff.com

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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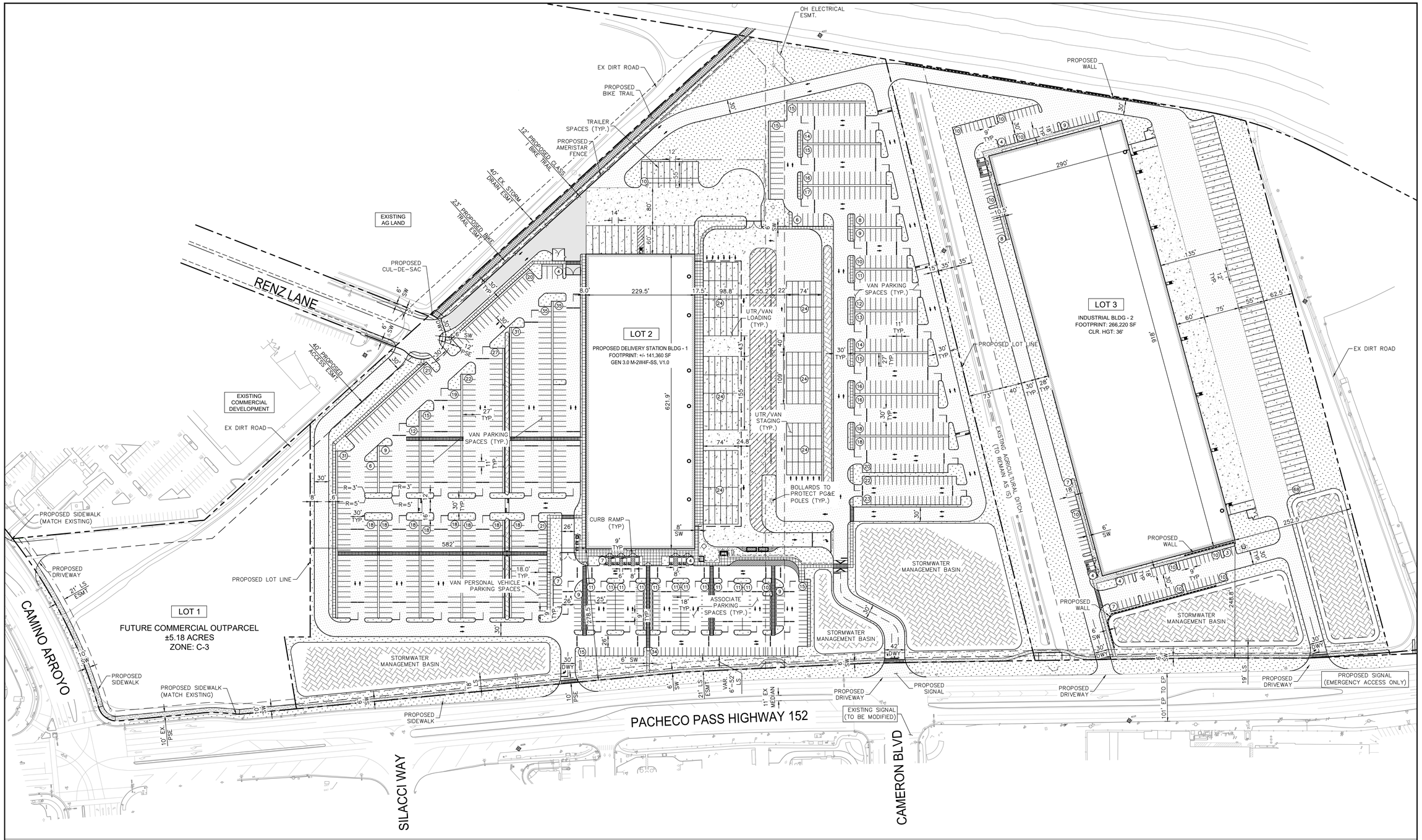
EXISTING BOUNDARIES AND EASEMENTS

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM02
2 OF 9

X:\2020-Civil Projects\2000-088 - Camino Arroyo & Renz - Boundary & Topography\SURVEY\EXHIBITS\2020-10-13\2000-088_SB 30x42- KIMLEY HORN TITLE BLOCK.dwg

Tue, 13 Oct 2020



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- RIGHT OF WAY
- PROPOSED ASPHALT PAVEMENT (CAR PARKING)
- PROPOSED ASPHALT PAVEMENT (VAN PARKING)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TRUCK ROUTE)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BIKE TRAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER MANAGEMENT BASIN
- (XX) PARKING COUNT

PROPERTY INFORMATION

SITE AREA	PHASE 1	PHASE 2
IN S.F.	1,486,588	888,011
IN ACRES	34.1	20.4
BUILDING AREA		
OFFICE	16,824	10,000
WAREHOUSE	124,536	256,220
TOTAL	141,360	266,220
COVERAGE	13%	33%
AUTO PARKING REQUIRED		
OFFICE: 1/300 SF	56	33
WHSE: 1/5000 SF	25	51
TOTAL	81	85
AUTO PARKING PROVIDED		
STANDARD (9'x18')	231	136
TRAILER PARKING PROVIDED		
TRAILER (12' x 55')	10	68
VAN PARKING PROVIDED		
PERSONAL VAN SPACES (9' x 18')	86	
VAN SPACES (11' x 27')	689	
UTR/VAN LOADING (12' x 38.5')	72	
UTR/VAN STAGING (12' x 27')	72	
TOTAL	919	

ZONING ORDINANCE FOR CITY

ZONING DESIGNATION – GENERAL INDUSTRIAL (M-2)
SHOPPING CENTER COMMERCIAL/PD (C-3)

MAXIMUM BUILDING HEIGHT ALLOWED

HEIGHT – 75'

MAXIMUM FLOOR AREA RATIO

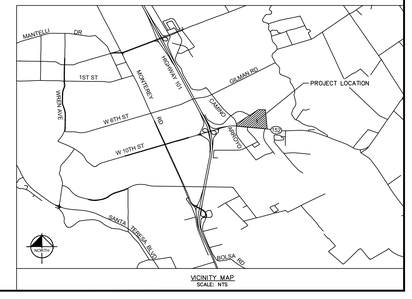
FAR – 0.60

SETBACKS

BUILDING
FRONT – 16'
SIDE – 0'
REAR – 0'

LANDSCAPE
FRONT – 21' FROM PROPERTY LINE ALONG PACHECO PASS HIGHWAY 152
SIDE – 5'
REAR – 5'

GRAPHIC SCALE IN FEET
0 40 80 160



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CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

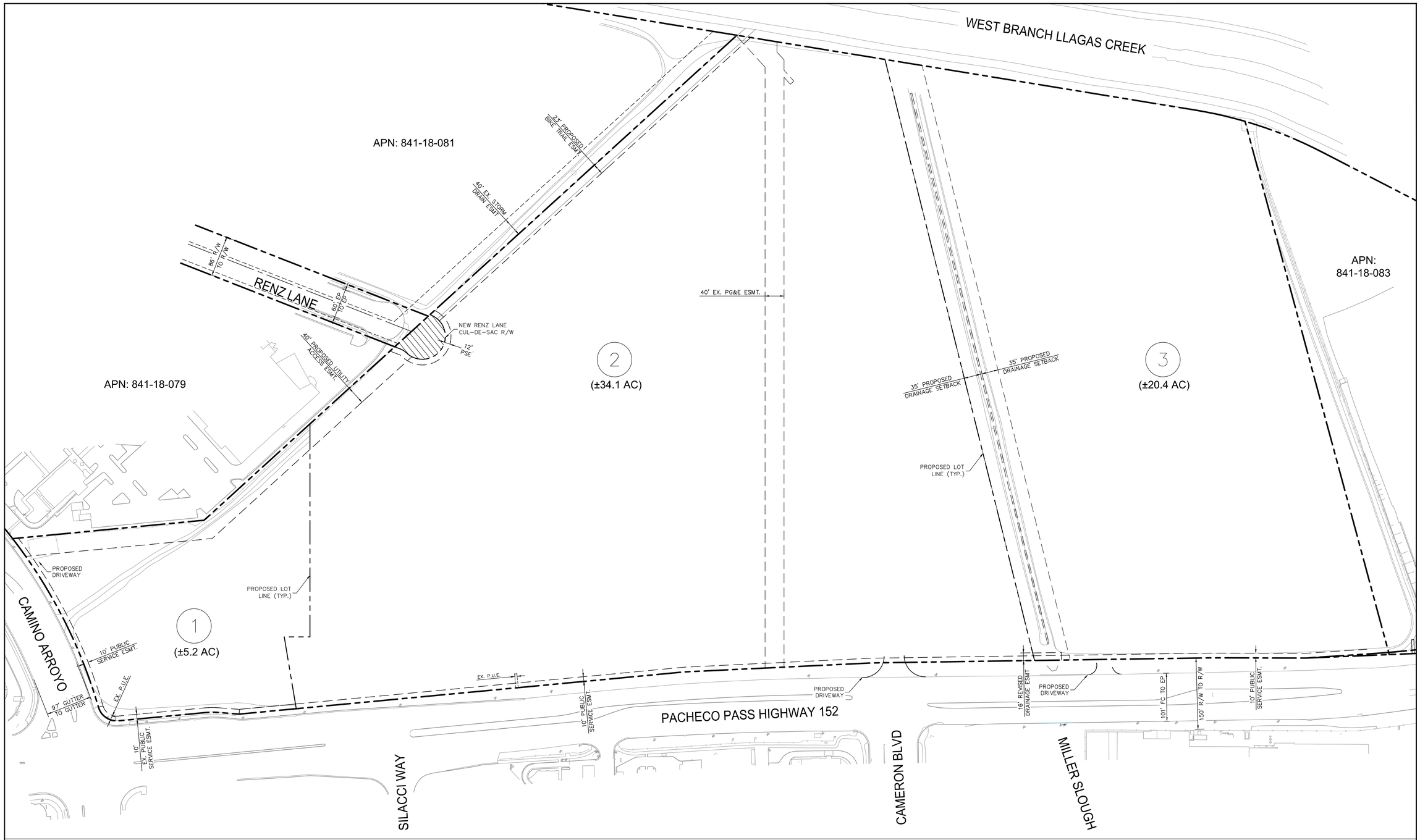
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PRELIMINARY SITE PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM03
3 OF 9

K:\SAC_LDEV\097913007 Project Garlic Gilroy DXCI\08 CADD\PlanSheets\Tentative Parcel Map\097913007 - PRELIMINARY SITE PLAN.dwg
Wed, 21 Apr 2021



LEGEND

- EXISTING PROPERTY LINE/PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- EASEMENT
- P.U.E. — PUBLIC UTILITY EASEMENTS
- R/W — RIGHT OF WAY (R/W)
- ROW DEDICATION

LOT SUMMARY

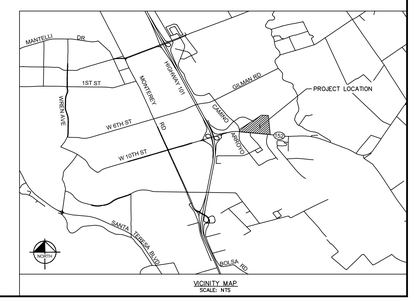
LOT	AREA (AC ±)	USE
1	5.2	COMMERCIAL (FUTURE)
2	34.1	DELIVERY STATION
3	20.4	WAREHOUSE

LOTTING NOTES

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160



VICINITY MAP
SCALE: NTS

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SACRAMENTO, CA 95814
PHONE: 916-858-5800
WWW.KIMLEY-HORN.COM

PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

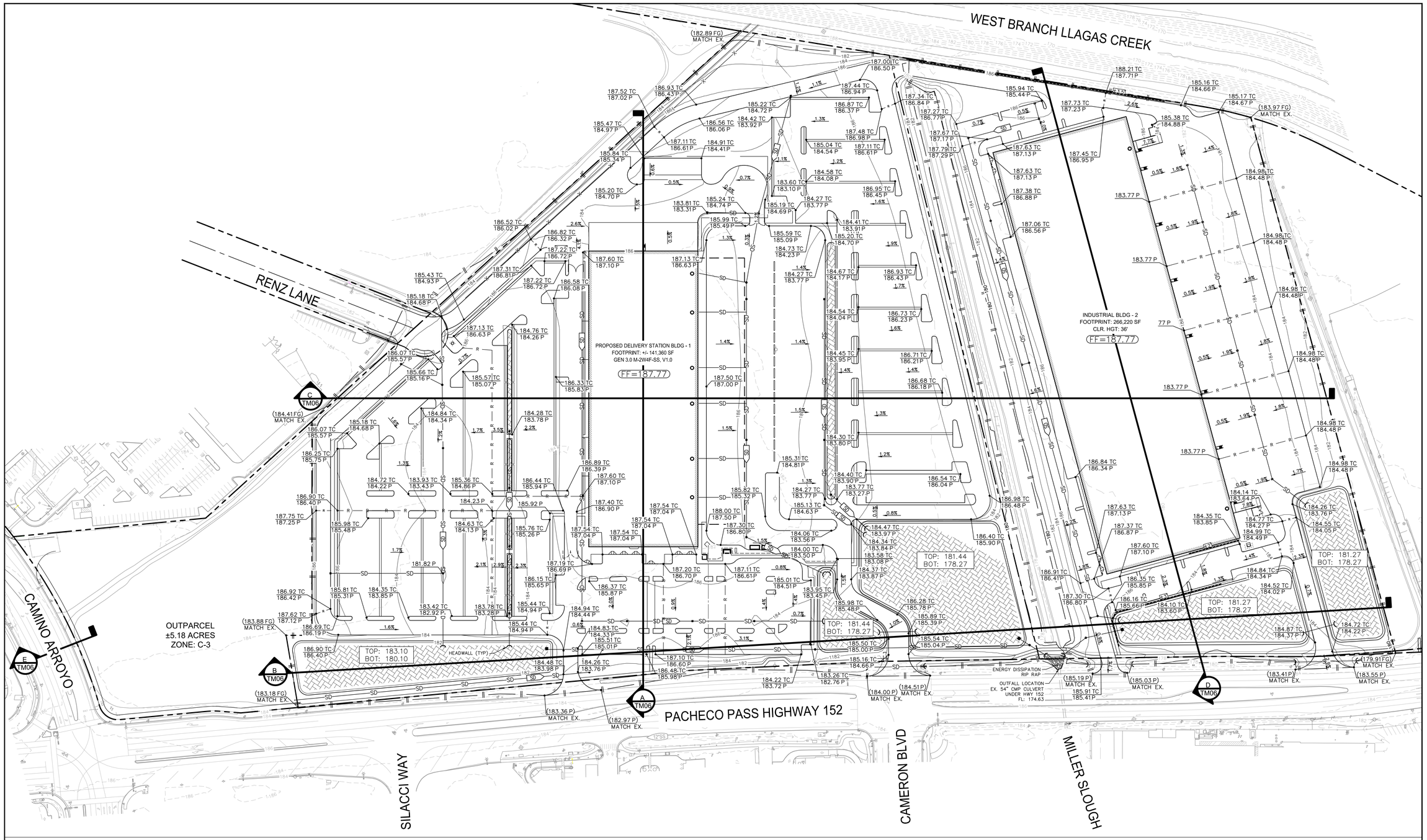
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PARCEL MAP

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM04
4 OF 9

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Wed, 21 Apr 2021



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- FLOWLINE
- GB — GRADE BREAK LINE
- R — R — R — RIDGE LINE
- GRADING LIMITS
- SD — PROPOSED STORM DRAIN
- SD — EXISTING STORM DRAIN
- WALL AND HEIGHT
- LP — LOW POINT
- HP — HIGH POINT
- P — PAVEMENT
- FG — FINISHED GRADE
- TC — TOP OF CURB
- FL — FLOWLINE
- (XXX) — EXISTING GRADE
- DROP INLET
- HEADWALL
- BIORETENTION BASIN INLET
- PROPOSED STORMWATER BASIN
- PROPOSED RIPRAP

GENERAL NOTES

1. REFER TO SHEET TM06 FOR TYPICAL GRADING SECTIONS.
2. ALL SPOT ELEVATIONS REFLECT TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
3. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
4. SEE GEOTECHNICAL REPORT PREPARED BY CONDOR EARTH, DATED JULY 8TH, 2020, PROJECT NO. 8198 FOR GRADING RECOMMENDATIONS.

PRELIMINARY EARTHWORK QUANTITIES

CUT: 14,300 CY

FILL: 283,700 CY

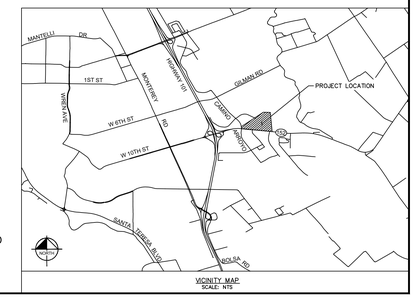
NET: 269,400 CY (FILL)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160



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SACRAMENTO, CA 95814
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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

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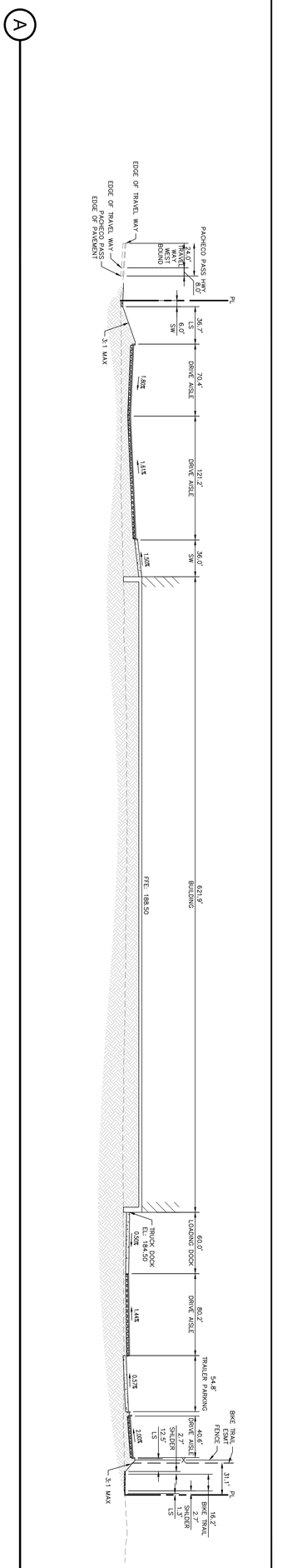
PRELIMINARY GRADING PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM05
5 OF 9

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Wed, 21 Apr 2021

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PM / PIC:	SKB
DRAWN BY:	AJP
JOB NO.	097913007
DATE:	04/27/2021

SHEET
TM06
6 OF 9

PRELIMINARY GRADING SECTIONS

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PROJECT GILROY

CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

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Wed, 21 Apr 2021

WEST BRANCH LLAGAS CREEK

RENZ LANE

CAMINO ARROYO

PACHECO PASS HIGHWAY 152

SILACCI WAY

CAMERON BLVD

EXISTING PUBLIC 10" SEWER MAIN

CONNECT TO EXISTING PUBLIC SEWER MANHOLE (178.07 INV) EX 10" (W) (177.97)

EXISTING 12" WATER MAIN

EXISTING FIRE HYDRANT

40' PROPOSED UTILITY & ACCESS ESMT.

SEE DETAIL 3

FUTURE 1" IRRIGATION WATER STUB

FUTURE 4" DOMESTIC WATER STUB

FUTURE 8" FIRE WATER STUB

FUTURE 6" SANITARY SEWER STUB

42' PROPOSED BIKE TRAIL ESMT.

40' EX. STORM DRAIN ESMT.

EX. UTILITY POLE TO BE PROTECTED IN PLACE

FIRE HYDRANT

POC FOR FIRE SPRINKLER SYSTEM

SEWER CLEANOUT INV: 182.27

SEWER MANHOLE INV IN: 179.44 INV OUT: 179.34

GAS METER

SEWER MANHOLE INV IN: 181.52 INV OUT: 181.42

PROPOSED DELIVERY STATION BLDG - 1
FOOTPRINT: +/- 141,360 SF
GEN 3.0 M-2W4F-SS, V1.0

FF=188.50

SEWER POC AND CLEANOUT 184.00 INV

DOMESTIC WATER POC

TRANSFORMER

40' EX. PG&E ESMT.

INDUSTRIAL BLDG - 2
FOOTPRINT: 266,220 SF
CLR. HGT: 36'

FF=188.50

EXISTING AG DITCH

SEWER POC AND CLEANOUT 184.50 INV

DOMESTIC WATER POC

SEWER MANHOLE INV IN:182.84 INV OUT:182.74

SEWER MANHOLE INV IN:181.27 INV OUT:181.17

SEWER CLEANOUT INV: 177.92

EXISTING PUBLIC 12" WATER MAIN

CONNECT TO EXISTING PUBLIC 12" SEWER MAIN (173.30 INV)

SEE DETAIL 1

SEE DETAIL 2

16' REVISED DRAINAGE ESMT

10' PUBLIC SERVICE ESMT.

EX. P.U.E.

(183.87 RIM) (171.02 INV)

(182.60 RIM) (172.05 INV)

LEGEND

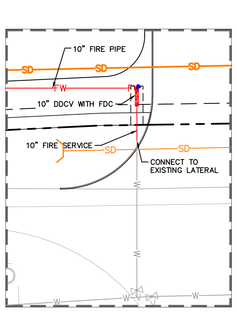
- PROPERTY LINE
- EASEMENT/SETBACK
- SS — SEWER PIPE
- W — WATER PIPE
- FW — FIRE WATER PIPE
- SD — STORM DRAIN PIPE
- E — ELECTRICAL LINE
- SS — EXISTING SANITARY SEWER PIPE
- SD — EXISTING STORM DRAIN PIPE
- W — EXISTING WATER PIPE
- OHU — EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- PROPOSED RIPRAP
- PROPOSED FIRE HYDRANT

NORTH

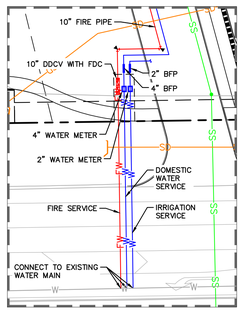
GRAPHIC SCALE IN FEET
0 40 80 160

UTILITY NOTES

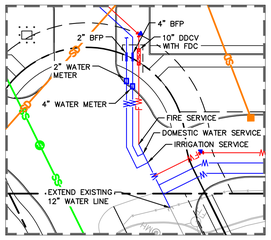
1. ALL UTILITIES WITHIN PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED.



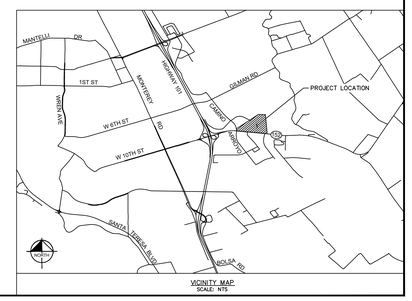
DETAIL 1
SCALE: 1" = 20' (WHEN PRINTED AT 30" X 42")



DETAIL 2
SCALE: 1" = 20' (WHEN PRINTED AT 30" X 42")



DETAIL 3
SCALE: 1" = 20' (WHEN PRINTED AT 30" X 42")



VICINITY MAP
SCALE: NTS

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SACRAMENTO, CA 95814
PHONE: 916-858-5800
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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

REMARKS	DATE
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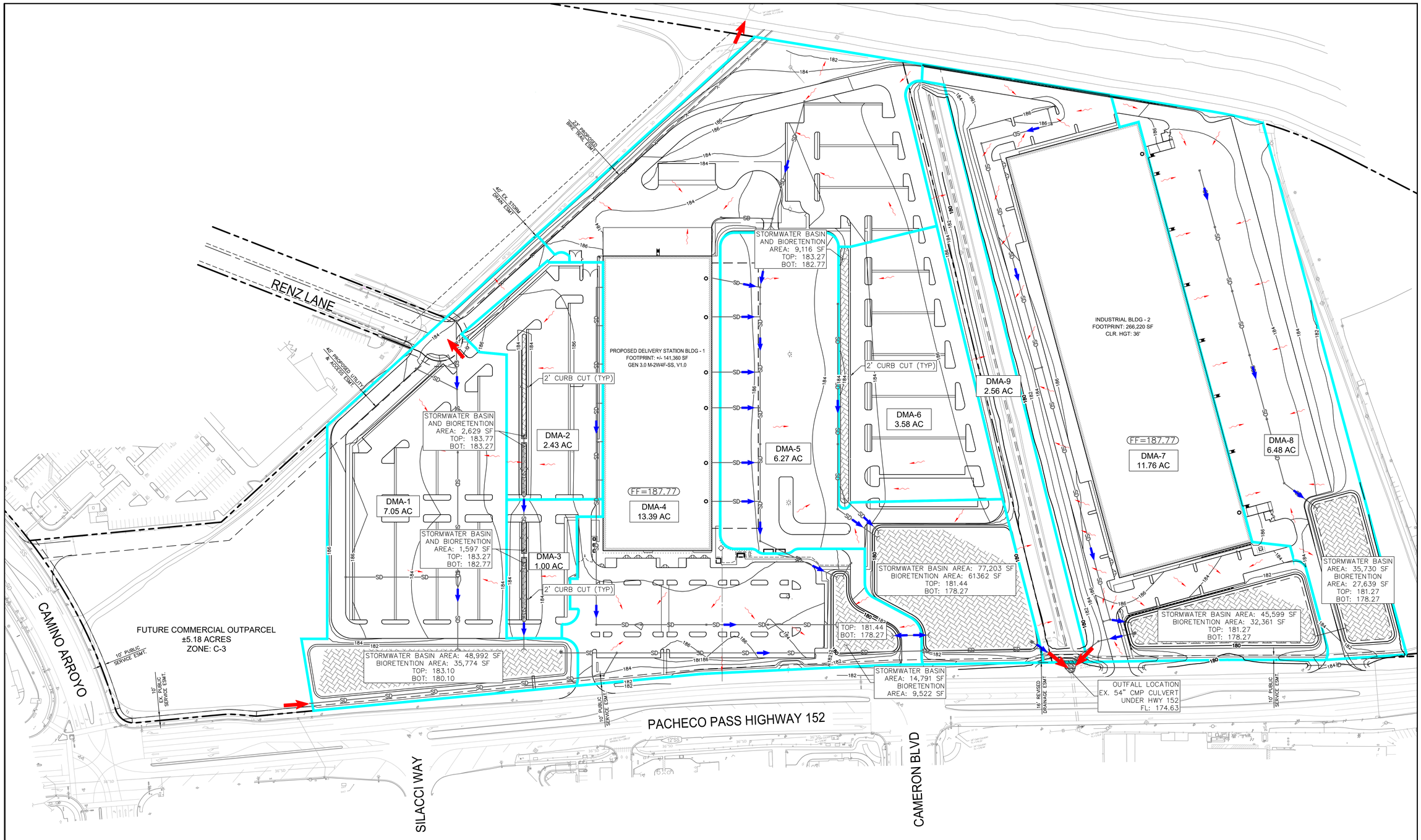
PRELIMINARY UTILITY PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM07
7 OF 9

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Wed, 21 Apr 2021

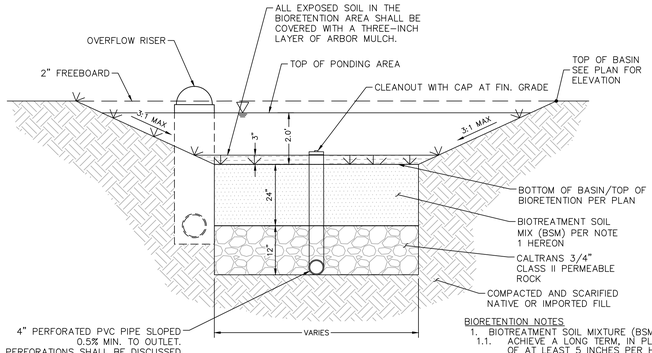


LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK
- FLOWLINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- SD — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PROPOSED SURFACE FLOW
- PROPOSED PIPE FLOW DIRECTION
- OVERLAND RELEASE
- PROPOSED STORMWATER BASIN

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160



BIORETENTION AREA SYSTEM
N.T.S.

BIORETENTION NOTES
1. BIOTREATMENT SOIL MIXTURE (BSM) SHALL:*
   1.1. ACHIEVE A LONG TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR
   1.2. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
   60% – 70% SAND
   30% – 40% COMPOST

*REFERENCE THE CENTRAL COAST LID BIORETENTION TECHNICAL STANDARDS

DMA Summary

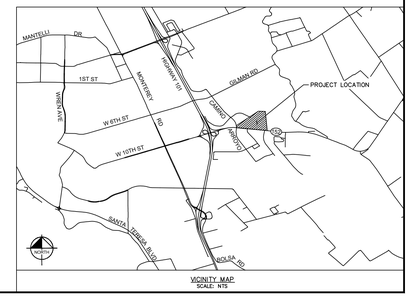
Phase	Subarea	Total Area (SF)	Total Area (AC)	Proposed Impervious Area (SF)	Proposed Pervious Area (SF)	Treatment Type	Equivalent Impervious Area (SF)	Required Bioretention Area (SF)	Bioretention Area Provided (SF)
Phase 1	1	306,880	33.71	213,384	93,496	Bioretention	222,733	22,273	40,000
	2	105,688		94,593	11,095	Bioretention	95,703	9,570	
	3	43,551		34,342	9,209	Bioretention	35,263	3,526	
	4	583,094		455,204	127,890	Bioretention	467,993	46,799	80,000
	5	273,270		180,309	92,961	Bioretention	189,606	18,961	
	6	155,940		133,652	22,288	Bioretention	135,881	13,588	
Phase 2	7	512,158	18.24	368,966	143,192	Bioretention	383,285	38,328	60,000
	8	282,188		176,387	105,801	Bioretention	186,967	18,697	
Phase 3	Commercial Outparcel	225,641	5.18	0	-	-	-	-	-
Existing Agricultural Ditch	9	111,620	2.56	0	111,620	Self Treating	11,162	1116	
Total		**2,600,030**	**59.70**	**1,656,838**	**717,551**		**1,728,593**	**172,859**	**180,000**

Biofiltration Area Summary

Drainage Area	Bottom Elevation	Top Elevation	Weir Crest	Weir Dimension (HxL)	Riser Rim Elevation	100-year Water Surface Elevation
	(FT)	(FT)	(FT)	(FT)	(FT)	(FT)
1	180.10	183.10	180.70	1.4 x 3.0	182.10	181.31
2	183.27	183.77	N/A	N/A	183.77	183.74
3	182.77	183.27	N/A	N/A	183.27	183.09
4	178.27	181.44	N/A	N/A	180.44	180.24
5	178.27	181.44	179.09	1.35 x 4.5	180.44	180.24
6	182.77	183.27	N/A	N/A	183.27	183.19
7	178.27	181.27	178.77	1.5 x 3.75	180.27	179.65
8	178.27	181.27	N/A	N/A	180.27	179.71

GENERAL NOTES

1. THE STORM WATER RUNOFF MANAGEMENT PLAN AND ALL RELATED CALCULATION ARE PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL DESIGN.
2. FINAL LOCATION OF UTILITIES AND STORMWATER CONTROL MEASURES WILL BE COORDINATED DURING FINAL DESIGN TO MINIMIZE CONFLICT.



VICINITY MAP
SCALE: NTS

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PHONE: 916-858-5800
WWW.KIMLEY-HORN.COM

PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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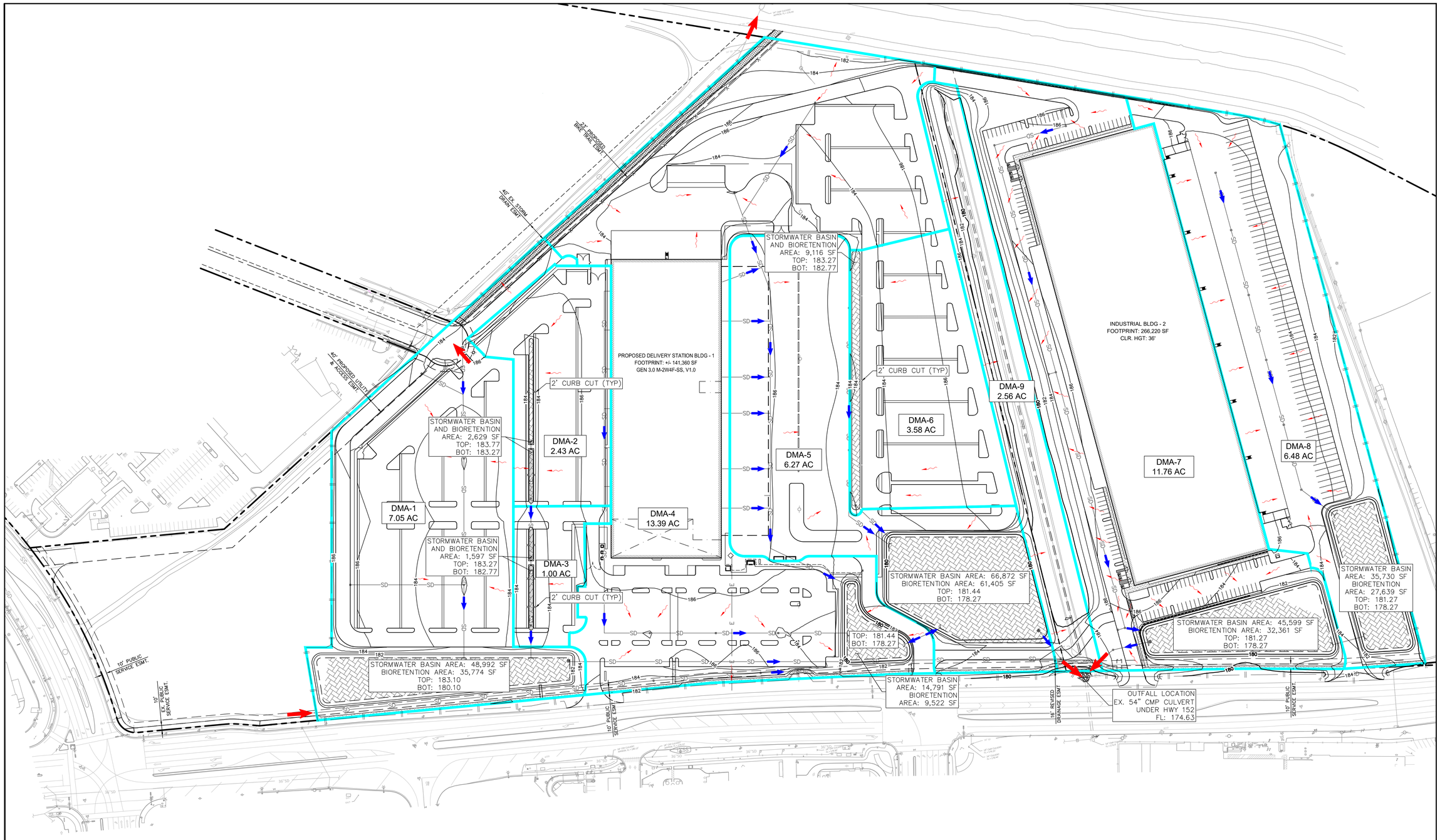
PRELIMINARY STORMWATER CONTROL PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM08
8 OF 9

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Wed, 21 Apr 2021

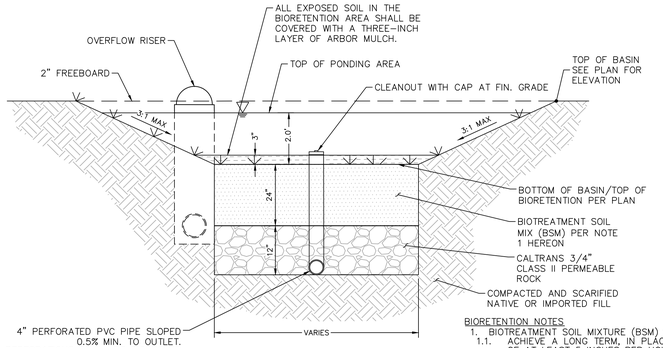


LEGEND

GB
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SD

NORTH

GRAPHIC SCALE IN FEET
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BIORETENTION AREA SYSTEM
N.T.S.

BIORETENTION NOTES
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30% – 40% COMPOST
*REFERENCE THE CENTRAL COAST LID BIORETENTION TECHNICAL STANDARDS

DMA Summary

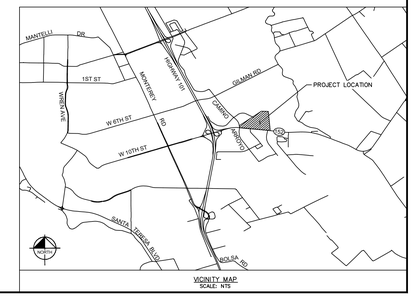
Phase	Subarea	Total Area		Proposed Impervious Area	Proposed Pervious Area	Treatment Type	Equivalent Impervious Area	Required Bioretention Area	Bioretention Area Provided
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3	182.77	183.27	N/A	N/A	183.27	183.09
4	178.27	181.44	N/A	N/A	180.44	180.24
5	178.27	181.44	179.09	1.35 x 4.5	180.44	180.24
6	182.77	183.27	N/A	N/A	183.27	183.19
7	178.27	181.27	178.77	1.5 x 3.75	180.27	179.65
8	178.27	181.27	N/A	N/A	180.27	179.71

GENERAL NOTES

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2. FINAL LOCATION OF UTILITIES AND STORMWATER CONTROL MEASURES WILL BE COORDINATED DURING FINAL DESIGN TO MINIMIZE CONFLICT.



VICINITY MAP
SCALE: NTS

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PHONE: 916-858-5800
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PROJECT GILROY
CAMINO ARROYO & HWY 152
GILROY, CALIFORNIA 95020

DATE	REMARKS
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ALTERNATE PRELIMINARY STORMWATER CONTROL PLAN

PA / PM:	SKB
DRAWN BY:	AJP
JOB NO.:	097913007
DATE:	04/21/2021

SHEET
TM08
9 OF 9

K:\SAC_LDEV\097913007 Project Garlic Gilroy DXC\08 CADD\PlanSheets\Tentative Parcel Map\097913007 – PRELIMINARY STORMWATER CONTROL PLAN_fire alt.dwg

Wed, 21 Apr 2021