



CITY OF CAMPBELL
Community Development Department

June 10, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, June 28, 2022**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following item:

Public Hearing to consider the request of John Rovai, Studio Benavente Architects, for property located at **1506 White Oaks Road** to allow for a new motor vehicle—renting use within an existing commercial building. The application under consideration includes a Conditional Use Permit. File No.: PLN-2021-217. Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Tracy Tam, Associate Planner*

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

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

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications

accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

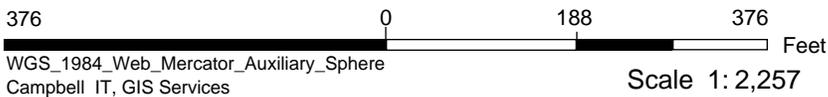
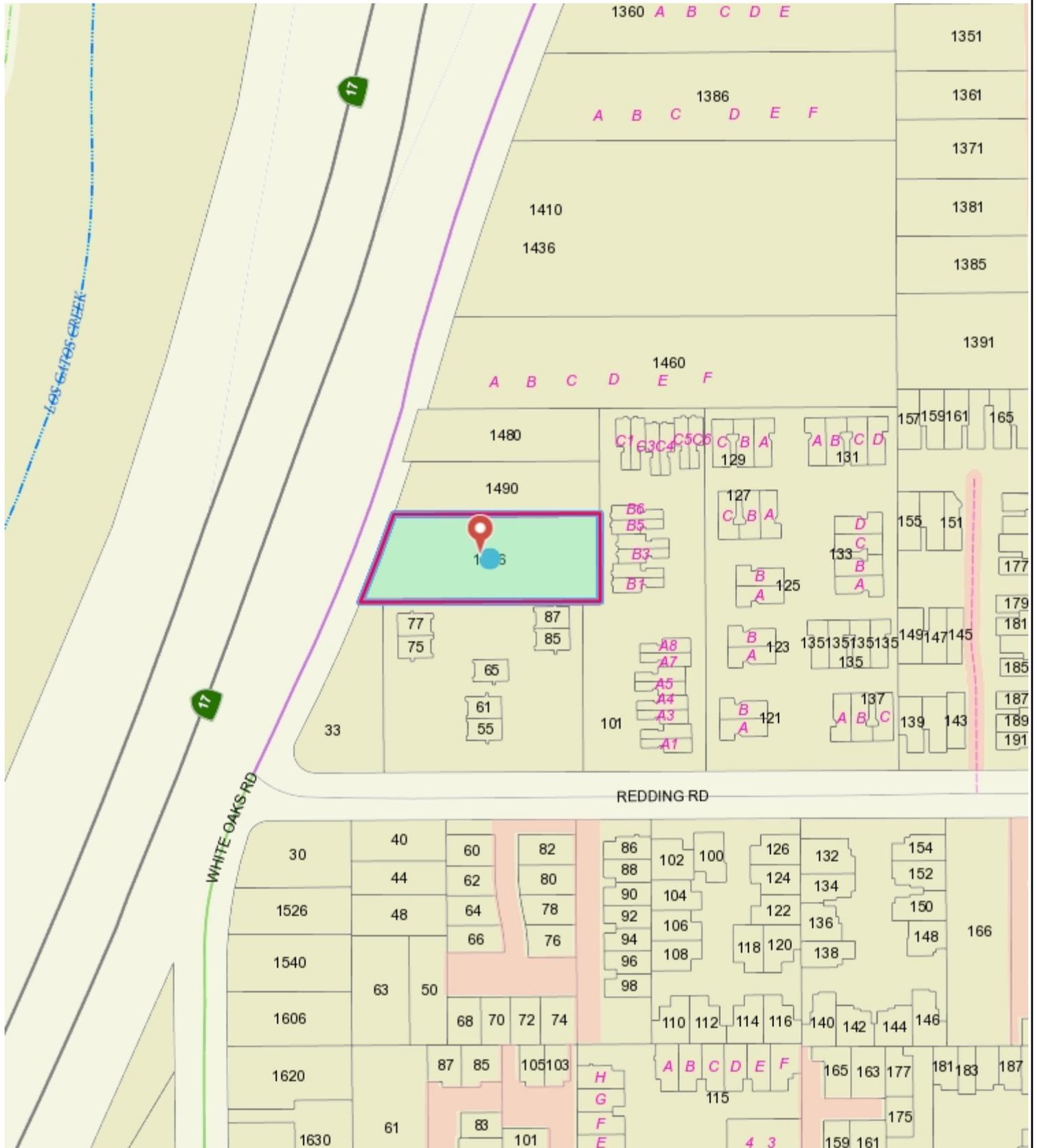
For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

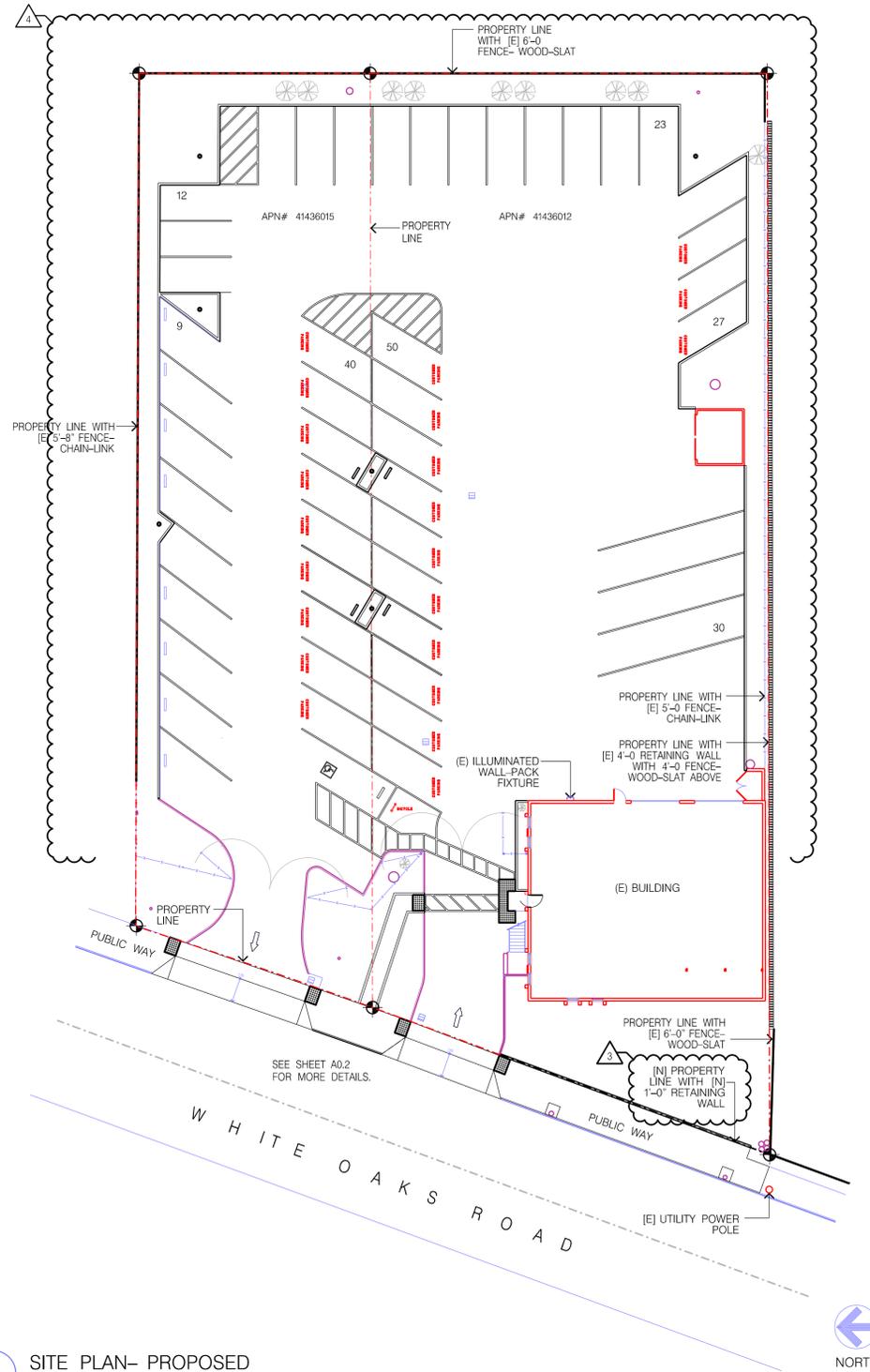
PLEASE NOTE: When calling on this please refer to **1506 White Oaks Road**



Location Map - 1506 White Oaks Rd



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



1 SITE PLAN- PROPOSED
1"=20'-0"



DIRECTORY

OPERATIONS MANAGER: ENTERPRISE HOLDINGS
2633 CAMINO RAMON, SUITE 425
SAN RAMON, CA 94583
BRANDON HELTON, REGIONAL OPERATIONS MGR.
(925) 498-7223
brandon.helton@ehi.com

ARCHITECT: STUDIO BENAVENTE ARCHITECTS INC.
580 LENNON LANE
WALNUT CREEK, CA 94598
JOHN ROVAI, PROJECT MANAGER
(925) 934-7778
FAX 934-7902
studioark@aol.com

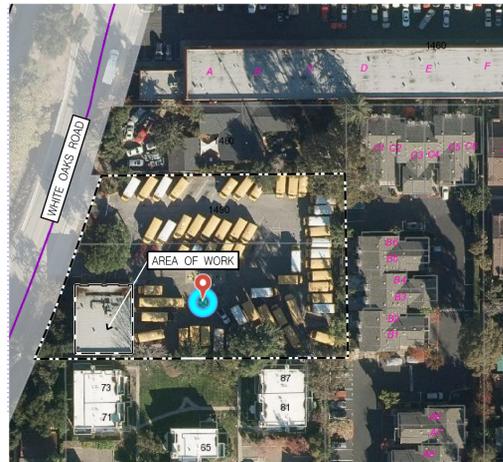
BUILDING DEPARTMENT: CITY OF CAMPBELL
PLANNING DIVISION
70 N FIRST STREET
CAMPBELL, CA 95008
(408) 866-2140
planning@campbellca.gov

FIRE DEPARTMENT: SANTA CLARA COUNTY FIRE DISTRICT
16795 LARK AVENUE
LOS GATOS, CA 95032
(408) 378-4010
prevention@sccfd.org

SCOPE OF WORK:

- STRIPE (N) ADA STALL
- UPGRADE RESTROOM TO HANDICAP ACCESSIBILITY
- REMOVE (E) MILLWORK
- (N) EXTERIOR ENTRY DOOR
- (N) PARKING RESTRIPING
- (N) COVERED DRAIN WITH SAND-OIL INTERCEPTOR
- (N) HOSE BIB
- (N) CONCRETE PATH
- (N) LANDSCAPING AND IRRIGATION
- (N) FRONTAGE IMPROVEMENTS
- NO MECHANICAL WORK

VICINITY MAP



BUILDING INFO

1. BUILDING ADDRESS: 1506 WHITE OAKS ROAD CAMPBELL, CA
2. CONSTRUCTION: TYPE V-B
3. PARCEL: APN#: 41436012 & 41436015
4. ZONING DISTRICT: M-1: LIGHT INDUSTRIAL
5. SPRINKLER SYSTEM: NON SPRINKLERED
6. OVERALL BLDG. HEIGHT: 17'-2"
7. NUMBER OF STORIES: 2
8. OCCUPANCY CLASS.: B
9. ALLOWABLE FLOOR AREA: EXISTING
10. CONSTRUCTION AREA: 1,008 SF

PROJECT DATA:

1. NET LOT SIZE: 39,933 SF
2. FLOOR AREA RATIO (FAR): 10.51 %
3. BUILDING LOT COVERAGE: 8.03 %
4. UNPAVED COVERAGE: 20.67%
5. PAVING COVERAGE: 71.30%
6. BUILDING SF: 4,200 SF
7. FIRE PREVENTION & SUPPRESSION FEATURES: HEAT DETECTORS, SMOKE DETECTORS, MANUAL FIRE ALARM BOX.

DRAWING INDEX

- ARCHITECTURAL
- A0.0 COVER SHEET: VICINITY MAP, SITE PLAN, PROJECT DATA, DIRECTORY, BUILDING INFO
 - A0.1 CITY DIVISION REQUIREMENTS
 - A0.2 SITE PLAN- EXISTING, DEMOLITION, & PROPOSED KEYED NOTES
 - A0.3 SITE PLAN- OUTDOOR DISPLAY & PARKING CALCULATIONS
 - A1.0 1ST FLOOR- DEMOLITION PLAN
 - A1.1 2ND FLOOR-EXISTING
 - A2.0 1ST FLOOR- PROPOSED
 - A3.0 EXISTING PHOTOS & EXISTING DURHAM BUS SITE PLAN
 - A5.0 RETAINING WALL
 - LANDSCAPE
 - L1.0 PLANTING CONCEPT PLAN
 - L1.1 DETAILS + NOTES
 - L3.0 IRRIGATION PLAN
 - L3.1 IRRIGATION NOTES & LEGEND
 - L3.2 IRRIGATION DETAILS
 - L3.3 IRRIGATION DETAILS
 - L3.4 IRRIGATION DETAILS
 - L3.5 IRRIGATION WATER USE CALCULATIONS



580 LENNON LANE, WALNUT CREEK, CA 94598
925.934.7778 studioark@aol.com

ISSUE	DATE	DESCRIPTION
1	113022	ISSUE FOR PERMIT
1	21122	ISSUE FOR REVISION
2	33022	ISSUE FOR REVISION
3	41522	ISSUE FOR REVISION
4	60122	ISSUE FOR REVISION

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CONDITIONAL USE PERMIT FOR:
ENTERPRISE CAR RENTAL
1506 WHITE OAKS ROAD
CAMPBELL, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: JR
CHECKED BY: JOB

SHEET TITLE:
COVER SHEET:
VICINITY MAP,
SITE PLAN, DIRECTORY,
BUILDING INFO

SHEET NO.
A0.0

ISSUE	DATE	DESCRIPTION
1	11/30/22	ISSUE FOR PERMIT
1	2/11/22	ISSUE FOR REVISION
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CITY DIVISION REQUIREMENTS

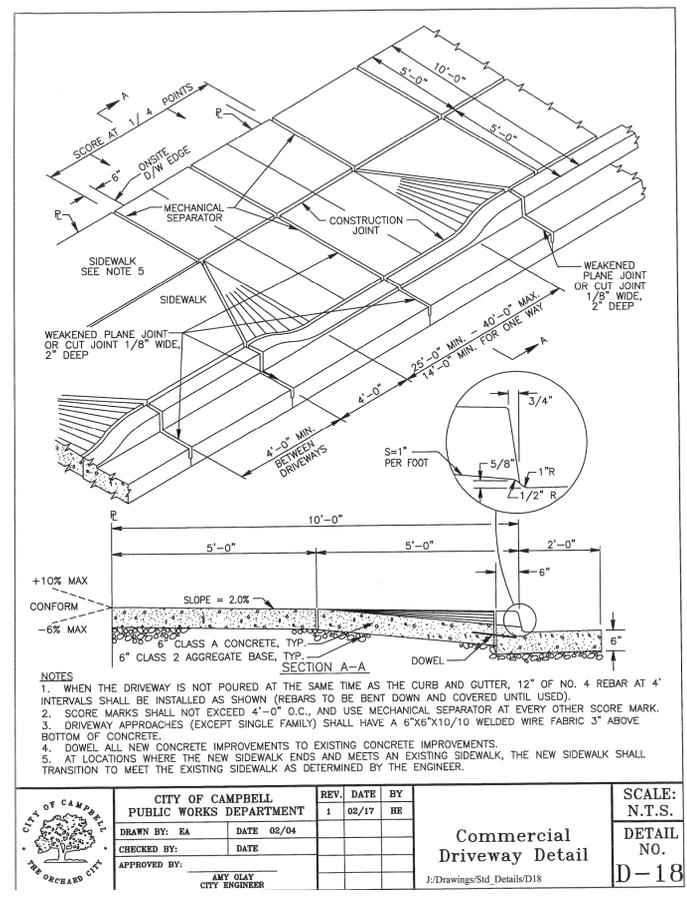
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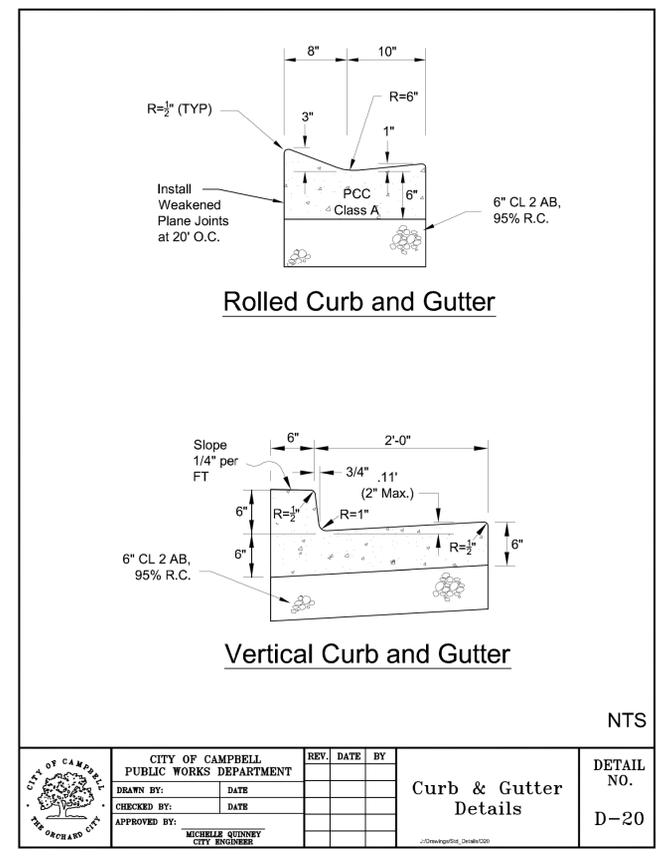
LAND ENGINEERING & PUBLIC WORKS REQUIREMENTS

- ENCROACHMENT PERMIT FOR STREET IMPROVEMENT PLANS: THE FRONTAGE IMPROVEMENTS FOR THE PROJECT SHALL BE SHOWN ON A SEPARATE STREET IMPROVEMENT PLAN AS DETAILED HERE: [HTTPS://WWW.CI.CAMPBELL.CA.GOV/187/STREET-IMPROVEMENT](https://www.ci.campbell.ca.gov/187/STREET-IMPROVEMENT)
- PLANS /ENCROACHMENT PERMIT /FEES /DEPOSITS: PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR THE ABOVE PLANS, THE APPLICANT SHALL CAUSE PLANS FOR PUBLIC STREET IMPROVEMENTS TO BE PREPARED BY A REGISTERED CIVIL ENGINEER, PAY VARIOUS FEES AND DEPOSITS, POST SECURITY AND PROVIDE INSURANCE NECESSARY TO OBTAIN AN ENCROACHMENT PERMIT FOR CONSTRUCTION OF THE STANDARD PUBLIC STREET IMPROVEMENTS, AS REQUIRED BY THE CITY ENGINEER. THE PLANS SHALL INCLUDE THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER:
 - A. SHOW LOCATION OF ALL EXISTING UTILITIES WITHIN THE NEW AND EXISTING PUBLIC RIGHT OF WAY.
 - B. RELOCATION OF ALL EXISTING UTILITIES INCLUDING UTILITY BOXES, COVERS, POLES, ETC. OUTSIDE OF SIDEWALK AREA. NO UTILITY BOXES, COVERS, ETC. WILL BE ALLOWED IN THE SIDEWALK AREA.
 - C. RECONSTRUCTION OF EXISTING DRIVEWAYS TO ADA COMPLIANT DRIVEWAYS.
 - D. REMOVE AND REPLACE BROKEN/UPLIFTED SIDEWALK ALONG PROJECT FRONTAGE.
 - E. REMOVE SIDEWALK SOUTH OF THE SOUTHERNMOST DRIVEWAY AND REPLACE WITH 10'-0" ATTACHED SIDEWALK WITH TREE WELLS.
 - F. CONSTRUCTION OF CONFORMS TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS, AS NECESSARY.
- STREET IMPROVEMENTS COMPLETED FOR OCCUPANCY AND BUILDING PERMIT FINAL: PRIOR TO ALLOWING OCCUPANCY AND/OR FINAL BUILDING PERMIT SIGNOFF FOR ANY AND/OR ALL BUILDINGS, THE APPLICANT SHALL HAVE THE REQUIRED STREET IMPROVEMENTS INSTALLED AND ACCEPTED BY THE CITY, AND THE DESIGN ENGINEER SHALL SUBMIT AS-BUILT DRAWINGS TO THE CITY.
- MAINTENANCE OF LANDSCAPING: OWNER(S), CURRENT AND FUTURE ARE REQUIRED TO MAINTAIN THE LANDSCAPED PARK STRIP AND TREE WELLS IN THE PUBLIC RIGHT OF WAY. THIS INCLUDES, BUT IS NOT LIMITED TO: TREES, LAWN, PLANTINGS, IRRIGATION, ETC. TREES SHALL NOT BE PRUNED IN A MANNER THAT WOULD NOT ALLOW THE TREE TO GROW TO A MATURE HEIGHT.
- STORMWATER ENCROACHMENT PERMIT: SEPARATE ENCROACHMENT PERMITS FOR THE INSTALLATION OF UTILITIES TO SERVE THE DEVELOPMENT (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWER, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK.
- RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES: PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR THE SITE, THE APPLICANT SHALL FULLY COMPLETE THE PROCESS TO CAUSE ADDITIONAL RIGHT-OF-WAY TO BE GRANTED IN FEE FOR PUBLIC STREET PURPOSES ALONG THE PROJECT FRONTAGE TO ACCOMMODATE THE 10' ATTACHED SIDEWALK ALONG PROJECT FRONTAGE, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE APPLICANT SHALL SUBMIT THE NECESSARY DOCUMENTS FOR APPROVAL BY THE CITY ENGINEER, PROCESS THE SUBMITTAL WITH CITY STAFF'S COMMENTS AND FULLY COMPLETE THE RIGHT-OF-WAY PROCESS. THE APPLICANT SHALL CAUSE ALL DOCUMENTS TO BE PREPARED BY A REGISTERED CIVIL ENGINEER/LAND SURVEYOR AS NECESSARY, FOR THE CITY'S REVIEW AND RECORDATION.
- STORMWATER POLLUTION PREVENTION MEASURES: PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS, SANTA CLARA VALLEY WATER DISTRICT REQUIREMENTS, AND THE CAMPBELL MUNICIPAL CODE REGARDING STORMWATER POLLUTION PREVENTION. THE PRIMARY OBJECTIVES ARE TO IMPROVE THE QUALITY AND REDUCE THE QUANTITY OF STORMWATER RUNOFF TO THE BAY.

RESOURCES TO ACHIEVE THESE OBJECTIVES INCLUDE STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK FOR NEW DEVELOPMENT AND REDEVELOPMENT ("CA BMP HANDBOOK") BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CSQA), 2003; START AT THE SOURCE: A DESIGN GUIDANCE MANUAL FOR STORMWATER QUALITY PROTECTION ("START AT THE SOURCE") BY THE BAY AREA STORMWATER MANAGEMENT ASSOCIATION (BASMAA) 1999; AND USING SITE DESIGN TECHNIQUES TO MEET DEVELOPMENT STANDARDS FOR STORMWATER QUALITY: A COMPANION DOCUMENT TO START AT THE SOURCE ("USING SITE DESIGN TECHNIQUES") BY BASMAA, 2003.
- DRAINAGE SYSTEM: PRIOR TO OCCUPANCY CLEARANCE, THE APPLICANT SHALL REFURBISH, REMODEL AND RECONSTRUCT THE ON-SITE DRAINAGE SYSTEM, AS NECESSARY, TO DEMONSTRATE THAT THE FACILITIES ARE FUNCTIONING NORMALLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- TRASH CAPTURE: INSTALL TRASH CAPTURE INSERTS (KRISTAR FLOGARD OR APPROVED EQUAL) IN ALL ON-SITE STORM DRAIN CATCHBASINS, AND A FULL TRASH CAPTURE SCREEN (STORMTEK ST33 OR APPROVED EQUAL) IN THE EXISTING STORM DRAIN CATCHBASIN ALONG THE FRONTAGE.
- UTILITIES: ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND PER SECTION 21.18.140 OF THE CAMPBELL MUNICIPAL CODE FOR ANY NEW OR REMODELED BUILDINGS OR ADDITIONS. APPLICANT SHALL COMPLY WITH ALL PLAN SUBMITTALS, PERMITTING, AND FEE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. UTILITY LOCATIONS SHALL NOT CAUSE DAMAGE TO ANY EXISTING STREET TREES WHERE THERE ARE UTILITY CONFLICTS DUE TO ESTABLISHED TREE ROOTS OR WHERE A NEW TREE WILL BE INSTALLED. ALTERNATE LOCATIONS FOR UTILITIES SHALL BE EXPLORED. INCLUDE UTILITY TRENCH DETAILS WHERE NECESSARY.
- WATER METER(S) AND SEWER CLEANOUT(S): EXISTING AND PROPOSED WATER METER(S) AND SEWER CLEANOUT(S) SHALL BE RELOCATED OR INSTALLED ON PRIVATE PROPERTY BEHIND THE PUBLIC RIGHT-OF-WAY LINE.
- PAVEMENT RESTORATION: THE APPLICANT SHALL RESTORE THE PAVEMENT IN COMPLIANCE WITH CITY STANDARD REQUIREMENTS. IN THE EVENT THAT THE ROADWAY HAS RECENTLY RECEIVED A PAVEMENT TREATMENT OR RECONSTRUCTION THE PROJECT WILL BE SUBJECT TO THE CITY'S STREET CUT MORATORIUM. THE APPLICANT WILL BE REQUIRED TO PERFORM ENHANCED PAVEMENT RESTORATION CONSISTENT WITH THE RESTORATION REQUIREMENTS ASSOCIATED WITH THE STREET CUT MORATORIUM. THE CITY'S PAVEMENT MAINTENANCE PROGRAM WEBSITE ([HTTPS://WWW.CI.CAMPBELL.CA.US/2919](https://www.ci.campbell.ca.us/2919)) HAS DETAILED INFORMATION ON THE STREETS CURRENTLY UNDER MORATORIUM AND THE ENHANCED RESTORATION REQUIREMENTS.
- FIRE ALARM PLANS SHALL BE SUBMITTED TO SCDF FOR REVIEW
- NOTE THAT A PLAN REVIEW IS REQUIRED PRIOR TO ANY PROPOSED TENANT IMPROVEMENT.
- MANUAL SWING GATES SHALL BE EQUIPPED WITH KNOX BOX.
- THIS REVIEW SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE CALIFORNIA FIRE CODE OR OF OTHER LAWS OR REGULATIONS OF THE JURISDICTION. A PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE FIRE CODE OR OTHER SUCH LAWS OR REGULATIONS SHALL NOT BE VALID. ANY ADDITION TO OR ALTERATION OF APPROVED CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN ADVANCE. [CFC, CH.1, 105.3.6]



1 CITY OF CAMPBELL COMMERCIAL DRIVEWAY DETAIL
N.T.S.



3 CITY OF CAMPBELL CURB & GUTTER DETAIL
N.T.S.

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Galvanized

Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge galvanized steel.
- 2 3/8" diameter bar.
- Bike rack mounting hardware included.

More Images

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH	COLOR	IN STOCK SHIPS TODAY
H-2892GALV	1-Loop	22 x 2 1/2 x 34"	3	27	\$190 \$180	<input type="checkbox"/> Galvanized	<input type="checkbox"/> <input type="checkbox"/> ADD

2 BICYCLE RACK SPECIFICATION
N.T.S.



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OWNER /TENANT APPROVAL & DATE:

WET STAMP:

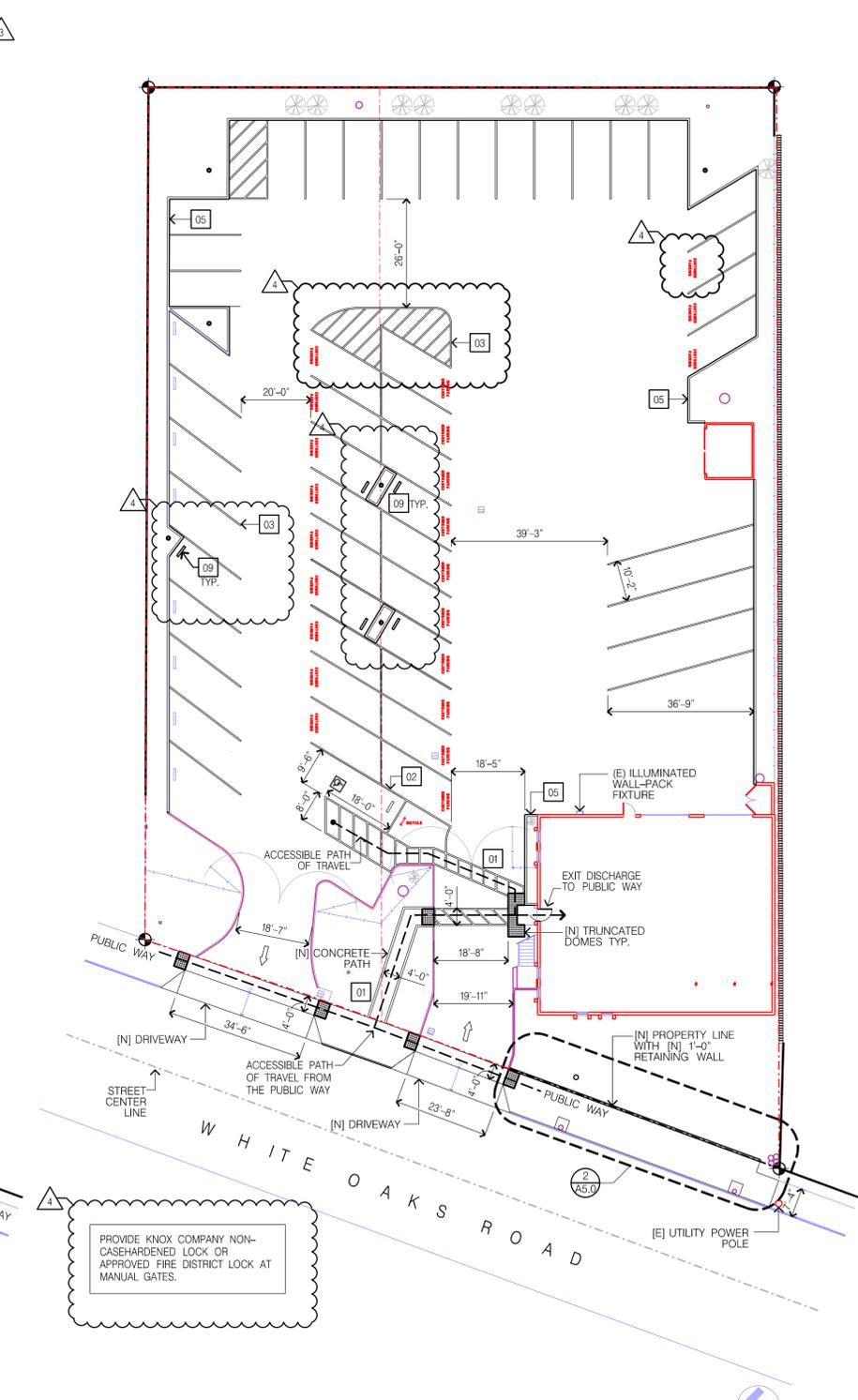
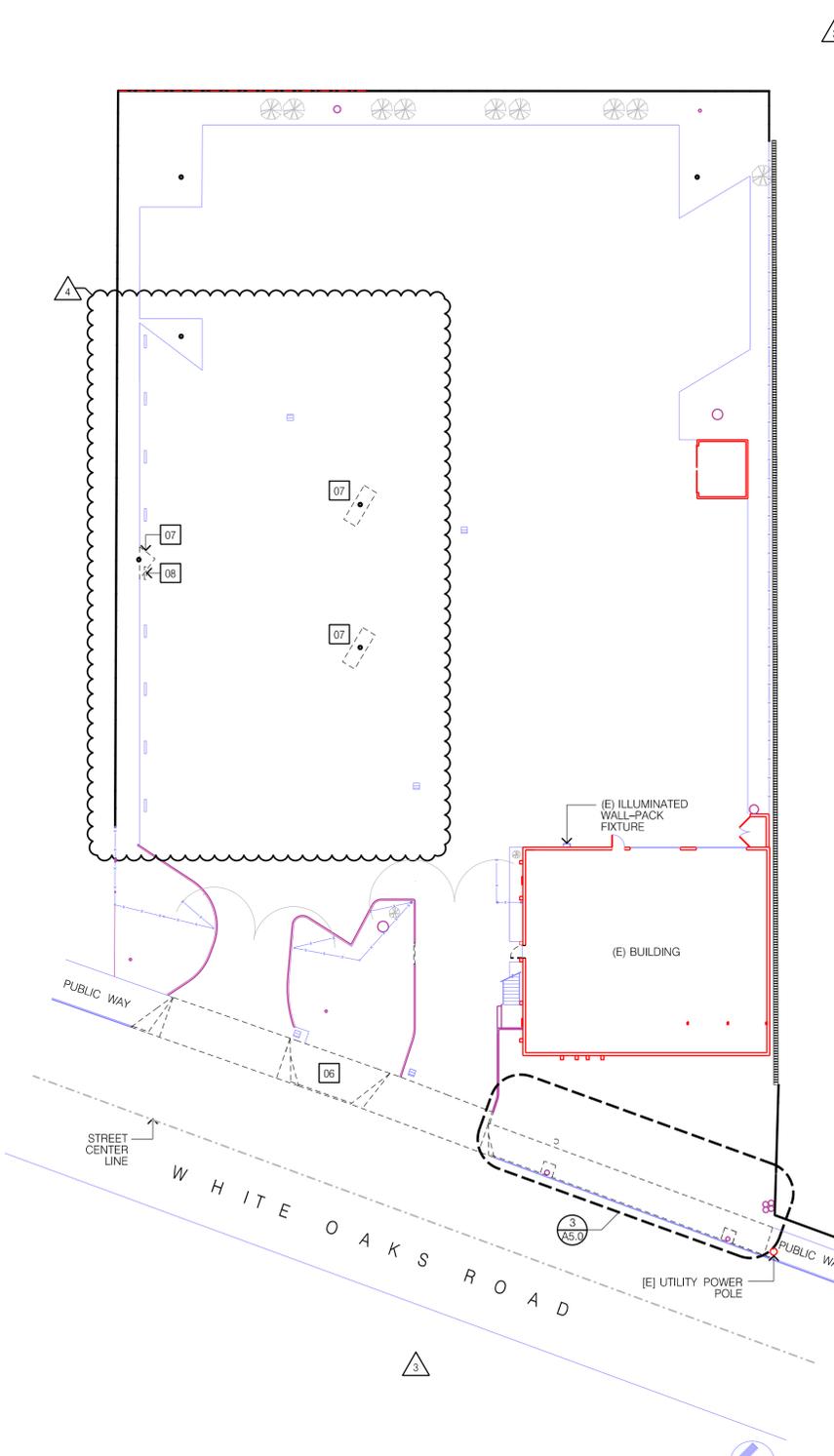
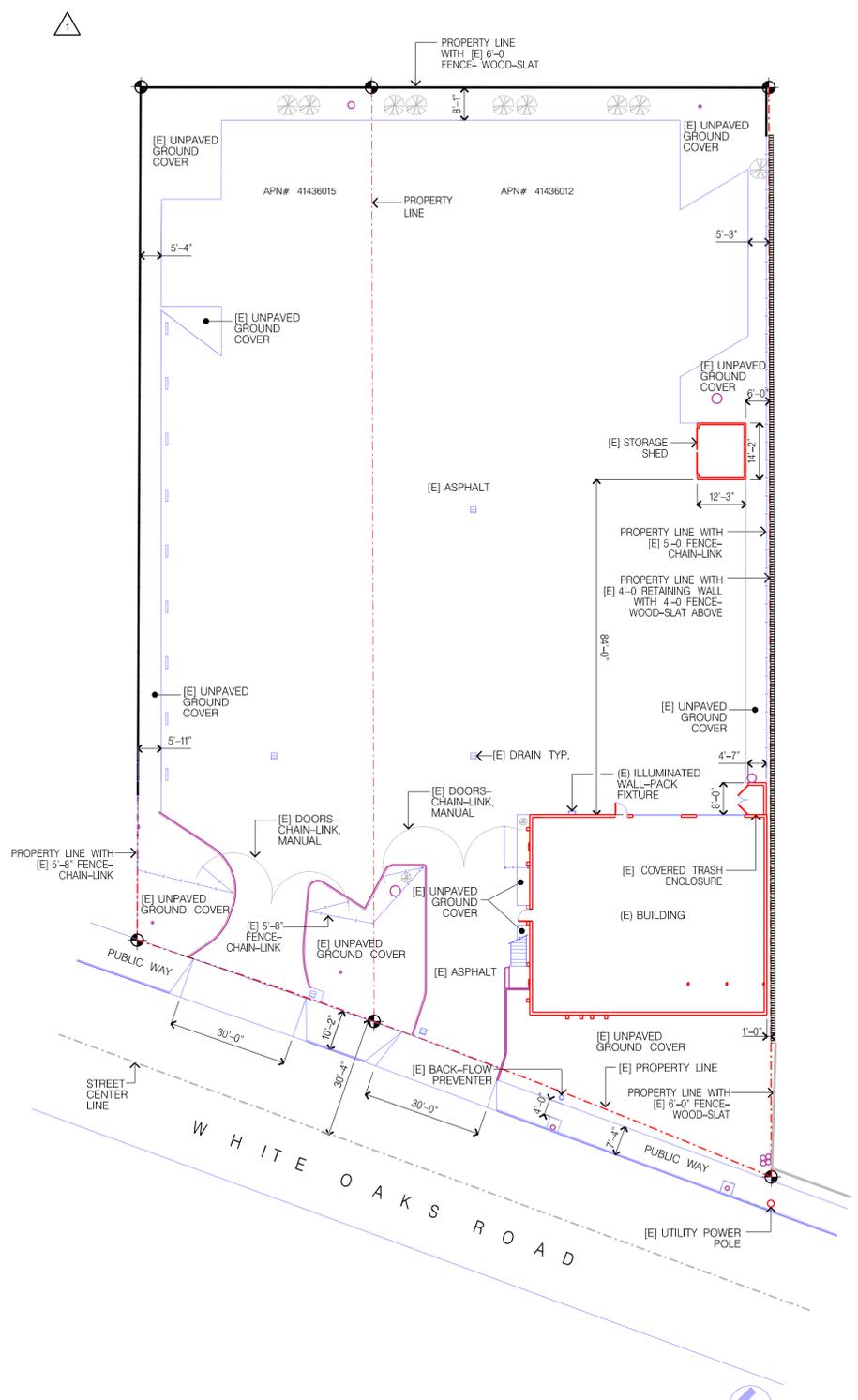
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JR JR

SHEET TITLE:

**SITE PLAN
KEYED NOTES
LEGEND & SYMBOLS**

SHEET NO.

A0.2



- LEGEND:**
- PROPERTY LINE
 - FENCE, CHAIN-LINK
 - FENCE, WOOD-SLAT
 - FENCE, WOOD-SLAT ON CONCRETE BLOCK RETAINING WALL
 - TREE TRUNK (DBH)
 - [E] BUSHES

- KEYED NOTES**
- 01 [N] CONCRETE PATH AND ACCESS AISLES TO THE PUBLIC RIGHT OF WAY TO BE RE-LEVELLED TO 5% MIN SLOPE WITH 2% MIN CROSS SLOPE AS NECESSARY.
 - 02 AREAS WITHIN [N] ACCESSIBLE STALL AND VAN ACCESSIBLE AISLE TO BE RE-LEVELLED TO 2% MIN SLOPE WITH 2% MIN. CROSS SLOPE AS NECESSARY.
 - 03 PARKING LOT LAYOUT TO BE RESTRIPTED TO MATCH FORMER DURHAM BUS PARKING LAYOUT. SEE DETAIL 2A/3.0 FOR REFERENCE.
 - 04 [E] AC UNIT LOCATED ON ROOF OF [E] BUILDING.
 - 05 [N] 6" VERTICAL CURB PROVIDED AROUND PERIMETER OF ALL LANDSCAPED AREAS WITHIN PARKING LOT.
 - 06 REMOVE [E] SIDE WALKS AND DRIVEWAYS IN PREPARATION FOR [N] TITLE 24 ACCESSIBLE DRIVEWAYS & SIDE WALKS.
 - 07 REMOVE [E] ASPHALT IN PREPARATION FOR [N] PLANTER AREA.
 - 08 REMOVE [E] WHEEL STOP.
 - 09 PROVIDE [N] WHEEL STOP.

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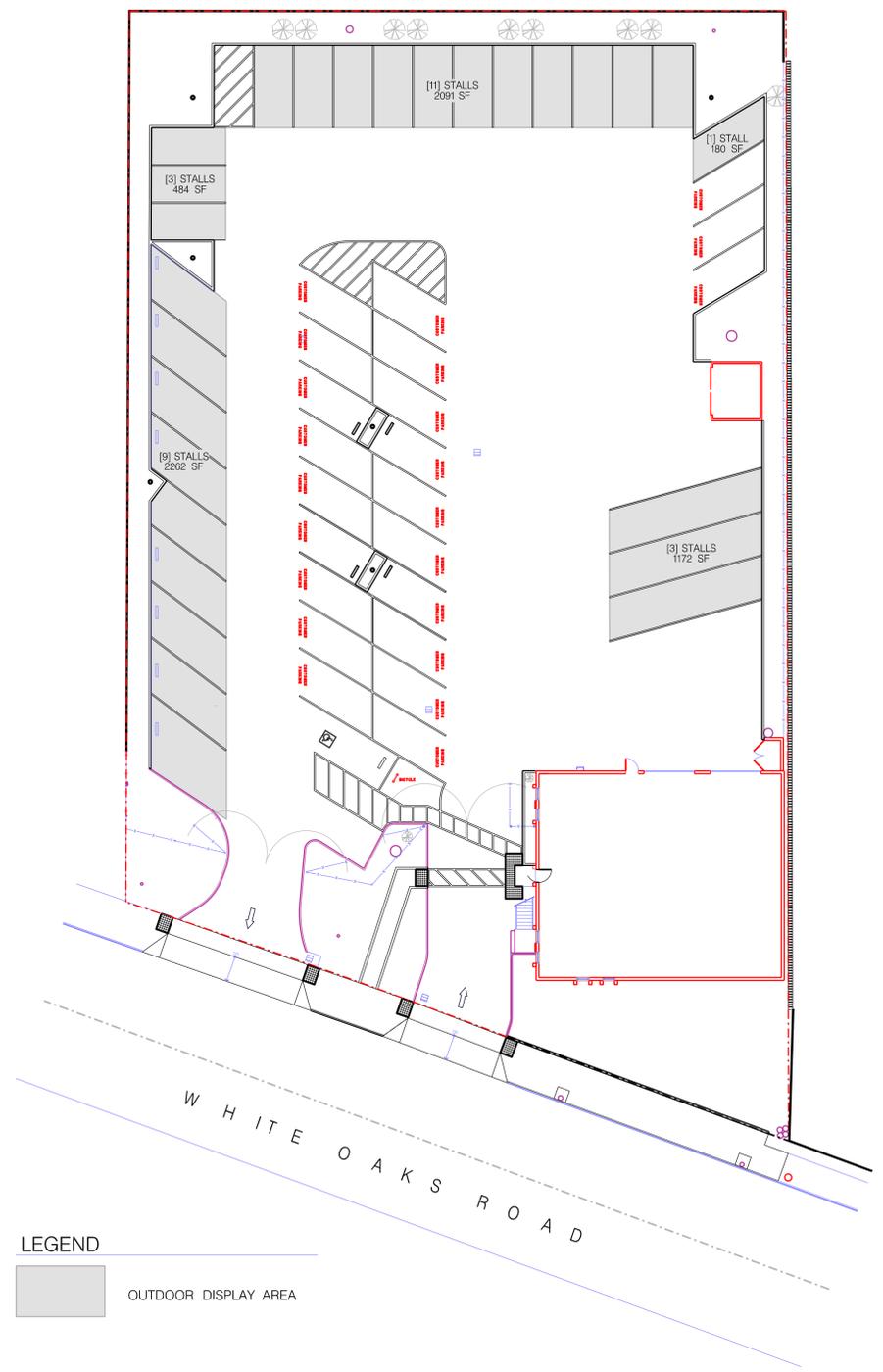
DRAWN BY: CHECKED BY:
JR JR

SHEET TITLE:

OUTDOOR DISPLAY PARKING CALCULATION

SHEET NO.

A0.3

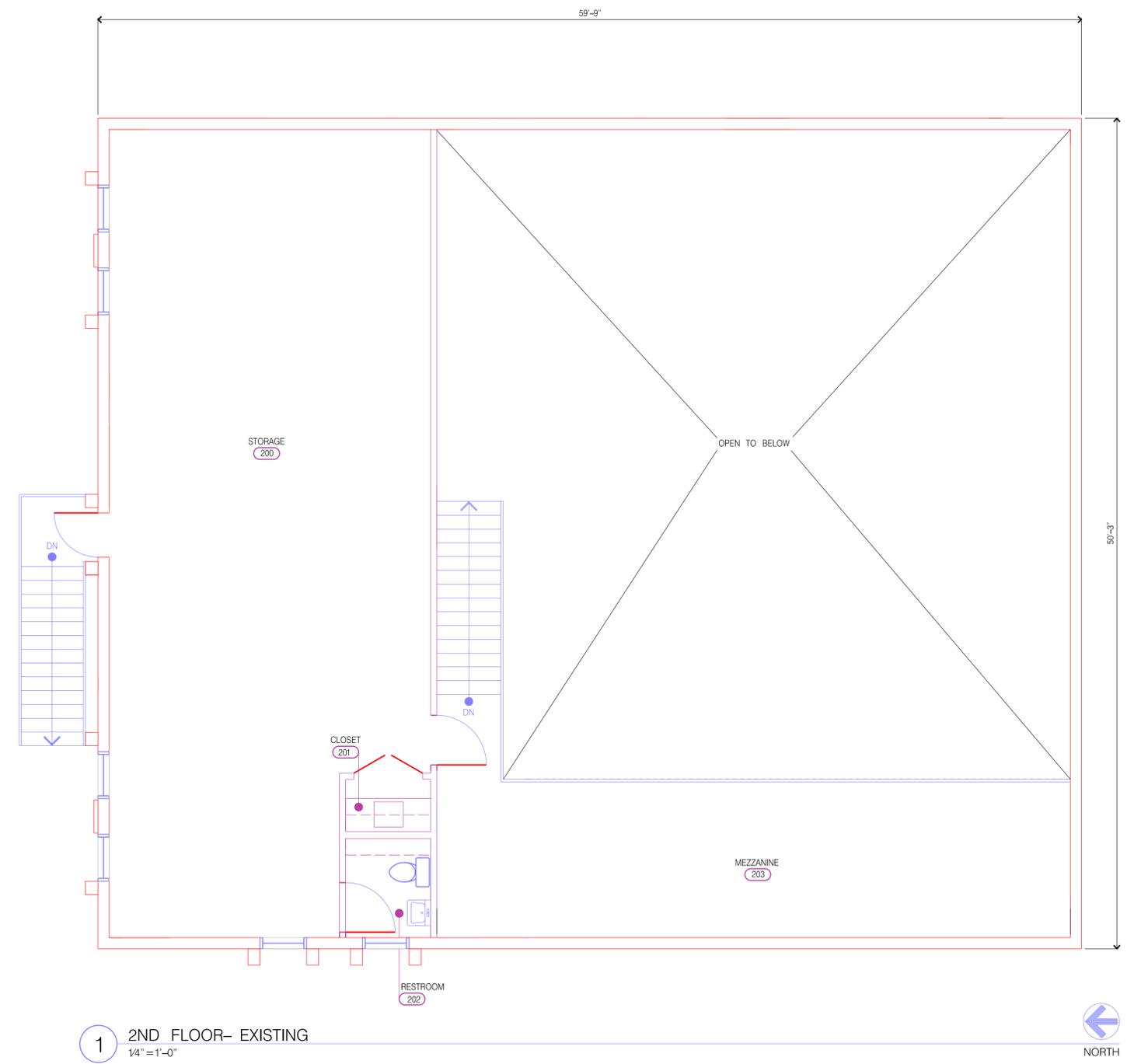


LEGEND
[Shaded Area] OUTDOOR DISPLAY AREA

1 SITE PLAN- OUTDOOR DISPLAY
1" = 20'-0"

OCCUPANCY	USABLE (SF)	USE	LOAD #/SF	STALLS REQUIRED	
OFFICE; 1ST FLOOR (MOTOR VEHICLE LEASING, & RENTING)	1,000 SF	B	1225	4	STALLS PROPOSED
WAREHOUSE; WASH BAY (MOTOR VEHICLE LEASING, & RENTING)	2,000 SF	S-1	1750	3	
STORAGE; 2ND FLOOR & MEZZANINE (MOTOR VEHICLE LEASING, & RENTING)	1,200 SF	S-1	1750	2	
TOTAL	4,200 SF	-	-	-	CUSTOMER/EMPLOYEE
					22 STD
					1 HANDICAP
					23 TOTAL
					OUTDOOR DISPLAY
					27 TOTAL
					50 OVERALL TOTAL
					1 1 1 1





1 2ND FLOOR- EXISTING
1/4" = 1'-0"

KEYED NOTES:

- 01** 2ND FLOOR IS EXISTING TO REMAIN.

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DRAWN BY: JR
CHECKED BY: JOB

SHEET TITLE:

2ND FLOOR- EXISTING

SHEET NO.

A1.1

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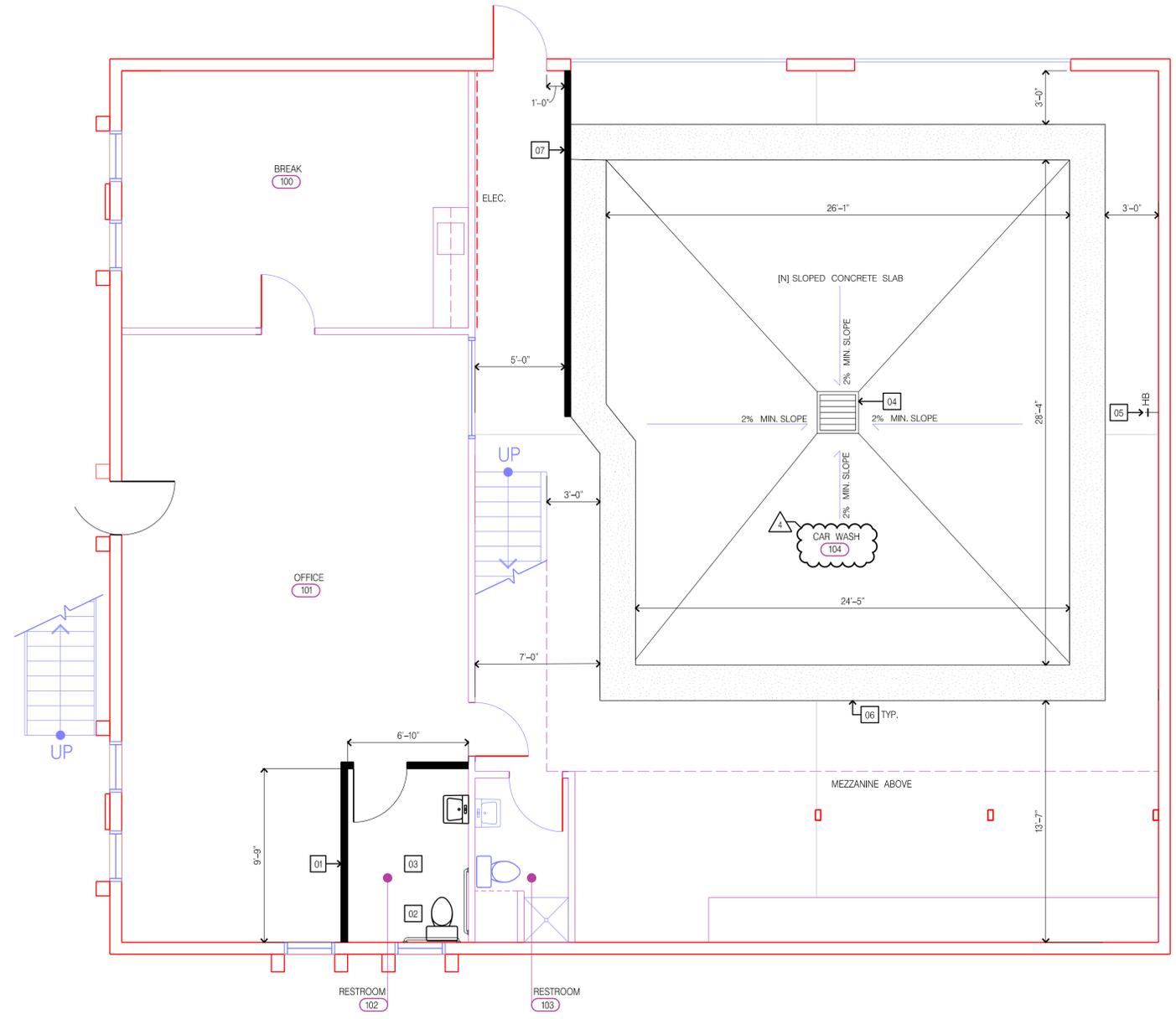
DRAWN BY: JR CHECKED BY: JOB

SHEET TITLE:

1ST FLOOR- PROPOSED

SHEET NO.

A2.0



1 1ST FLOOR- PROPOSED
1/4" = 1'-0"

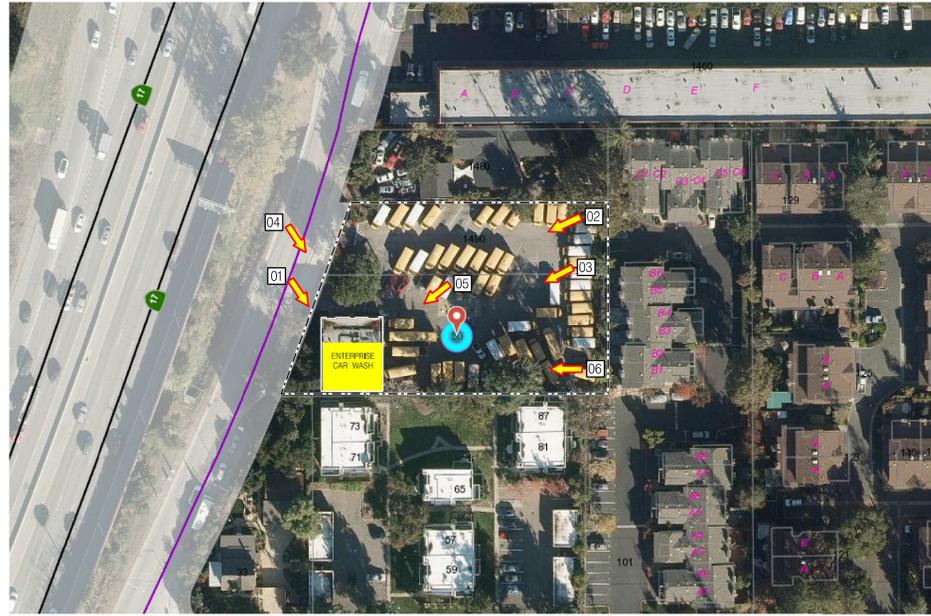


GENERAL NOTES:

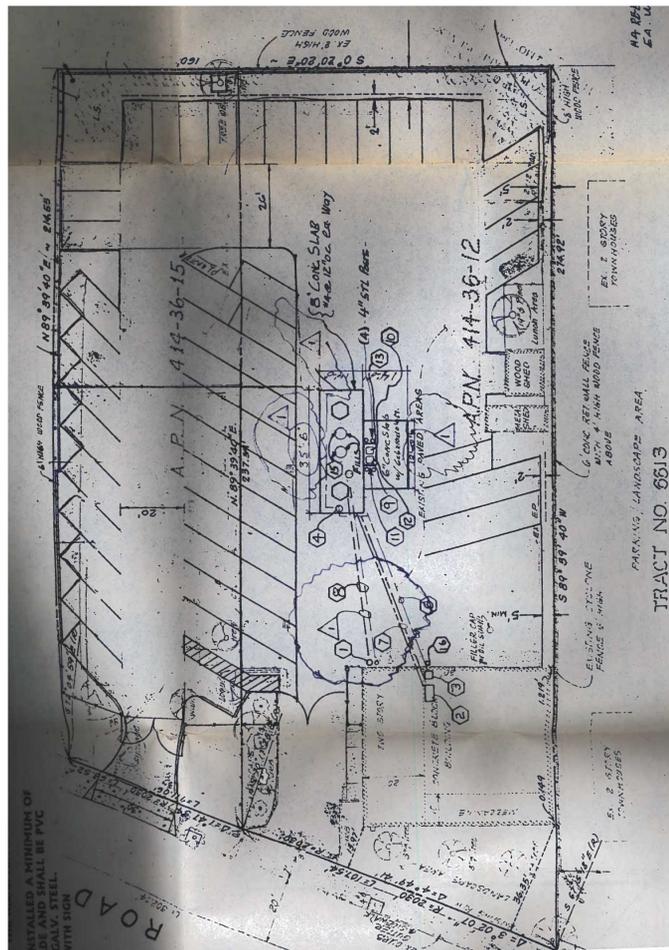
1. WASTEWATER COLLECTED BY [N] DRAIN WITH SAND /OIL INTERCEPTOR WILL BE DISCHARGED TO SANITARY SEWER.

KEYED NOTES:

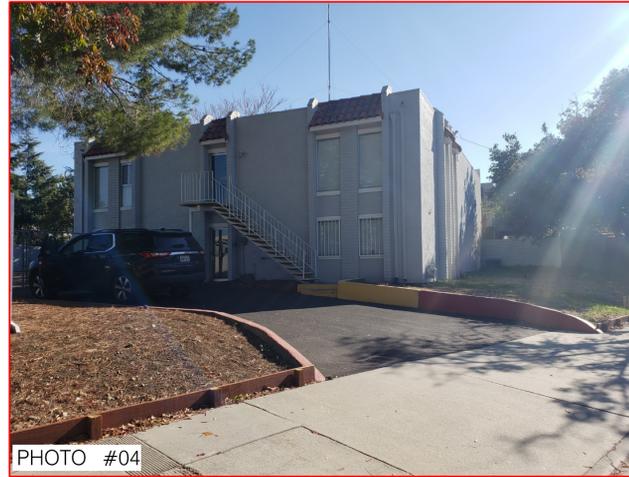
- 01 [N] PARTITIONS AT RESTROOM 102.
- 02 RELOCATE [E] TOILET IN RESTROOM 102 TO LOCATION SHOWN.
- 03 UPGRADE RESTROOM TO MEET CURRENT ACCESSIBILITY REQUIREMENTS.
- 04 [N] COVERED DRAIN WITH SAND-OIL INTERCEPTOR.
- 05 [N] HOSE BIB @ 36" A.F.F.
- 06 [N] 2'-0" CONCRETE BERM.
- 07 [N] PARTITION AT WAREHOUSE 104.
- 08 [E] CONCRETE CONTRACTION LINES.



1 AERIAL VIEW – PHOTO KEY PLAN
N.T.S.



2 FORMER DURHAM BUS PARKING LAYOUT
N.T.S.



ISSUE	DATE	DESCRIPTION
1	11/30/22	ISSUE FOR PERMIT
1	2/1/22	ISSUE FOR REVISION
2	3/30/22	ISSUE FOR REVISION
3	4/15/22	ISSUE FOR REVISION
4	6/01/22	ISSUE FOR REVISION

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CONDITIONAL USE PERMIT FOR:
ENTERPRISE CAR RENTAL
1506 WHITE OAKS ROAD
CAMPBELL, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: CHECKED BY:
JR JR

SHEET TITLE:

EXISTING PHOTOS

SHEET NO.

A3.0

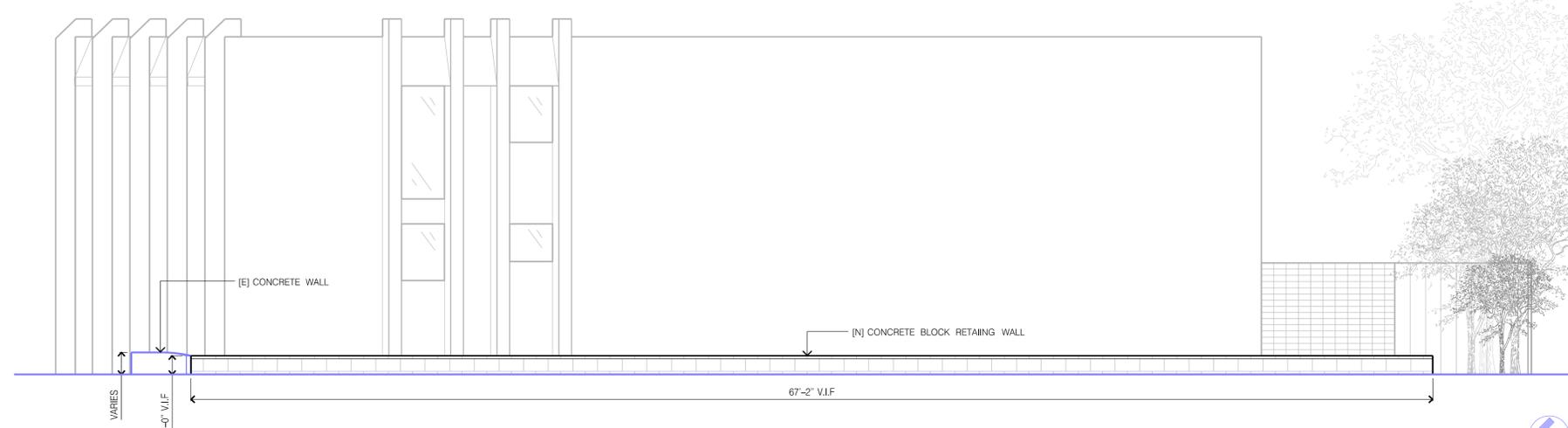
RETAINING WALL FINISHES



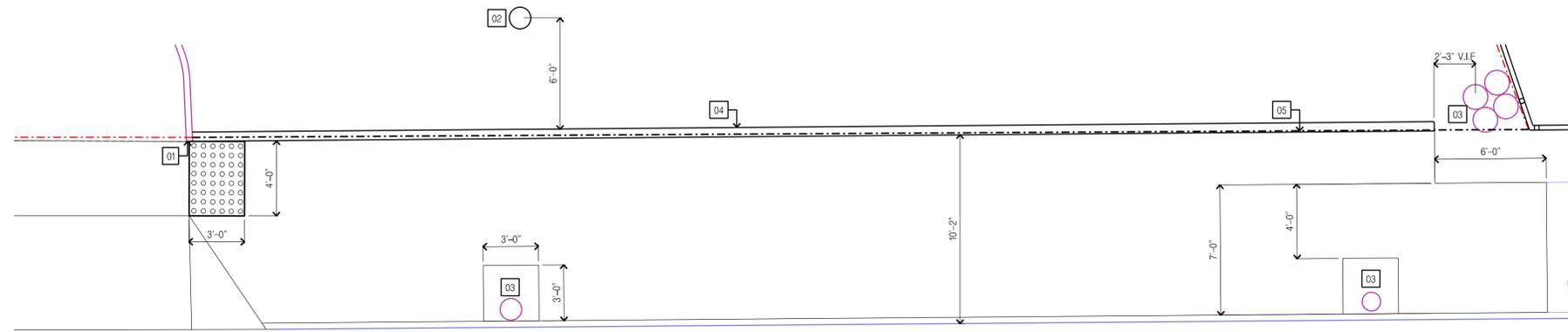
STANDARD CORED CONCRETE BLOCK
 SIZE: 8" X 8" X 16
 MANUFACTURER: LOWES
 ITEM # 10383
 MODEL# 8008
 COLOR: STANDARD GRAY



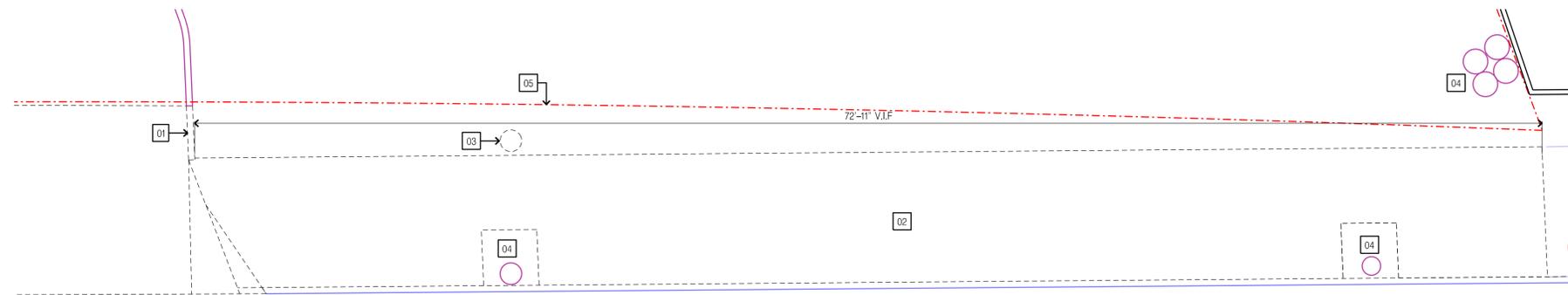
STANDARD CAP CONCRETE BLOCK
 SIZE: 8" X 2" X 16
 MANUFACTURER: LOWES
 ITEM # 10320
 MODEL# 260401999
 COLOR: STANDARD GRAY



1 ELEVATION @ [N] RETAINING WALL
 1/4" = 1'-0"



2 PROPOSED @ FRONT
 1/4" = 1'-0"



3 DEMOLITION @ FRONT
 1/4" = 1'-0"

KEYED NOTES

- 01 PATCH AND REPAIR [E] RETAINING WALL AS NEED FOR CLEAN UNIFORM LOOK.
- 02 RELOCATED UTILITY (BACK-FLOW PREVENTER)
- 03 [E] TREES
- 04 PROVIDE [N] RETAINING WALL- CONCRETE BLOCK
- 05 [N] PROPERTY RESULTING FROM THE REQUIRED RIGHT-OF-WAY DEDICATION.

KEYED NOTES

- 01 REMOVE SECTION OF [E] RETAINING WALL IN PREPARATION FOR [N] CONCRETE SIDEWALK AND [N] RETAINING WALL.
- 02 REMOVE [E] SIDE WALK IN PREPARATION FOR [N] CONCRETE SIDE WALK.
- 03 RELOCATE [E] UTILITY (BACK-FLOW PREVENTER) BEHIND [N] PROPERTY LINE & [N] RETAINING WALL. SEE DETAIL 2 FOR APPROX. LOCATION.
- 04 [E] TREES & TREE WELLS TO REMAIN.
- 05 [E] PROPERTY LINE



ISSUE	DATE	DESCRIPTION
1	113022	ISSUE FOR PERMIT
1	21122	ISSUE FOR REVISION
2	33022	ISSUE FOR REVISION
3	41522	ISSUE FOR REVISION
4	60122	ISSUE FOR REVISION

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CONDITIONAL USE PERMIT FOR:
ENTERPRISE CAR RENTAL
 1506 WHITE OAKS ROAD
 CAMPBELL, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

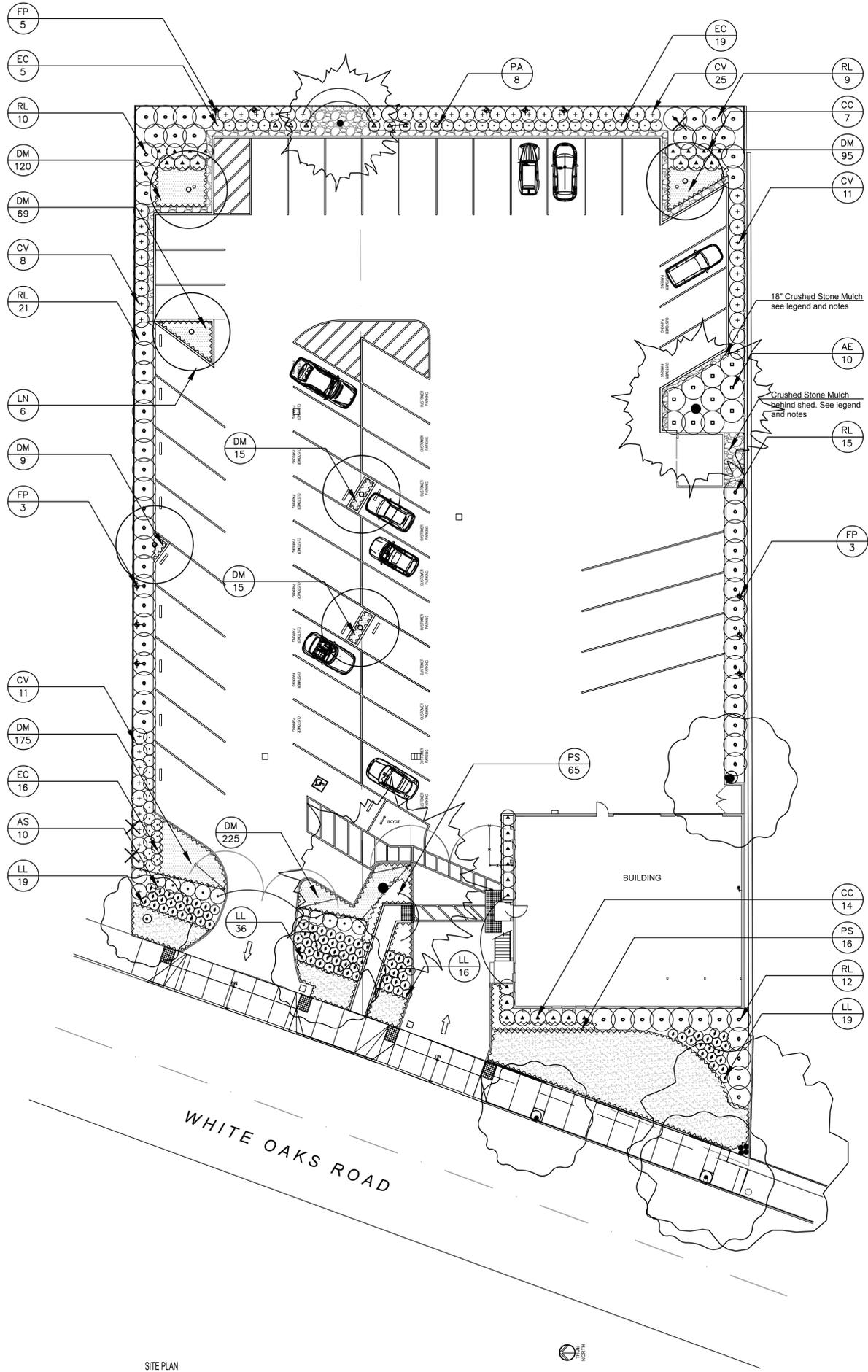
DRAWN BY: JR
 CHECKED BY: JOB

SHEET TITLE:

RETAINING WALL

SHEET NO.

A5.0



LEGEND

- EXISTING TREES TO REMAIN AND TO PROTECT DURING CONSTRUCTION
- PLANTING AREA
SEE ARCHITECTURAL DRAWINGS
- EXISTING CHAIN LINK FENCE
- STONE MULCH:
INSTALL 2" CRUSHED LODI GOLD STONE 3/4"
DIAMETER OVER GEOTEXTILE FABRIC SEE DETAIL
AVAILABLE AT: American Soil & Stone
2121 San Joaquin St, Richmond, CA 94804
(510) 292-3000
- MULCH:
INSTALL 3" FOREST FLOOR BARK AT BASE OF PLANT
MATERIAL, SEE NOTES.
AVAILABLE AT: American Soil & Stone
2121 San Joaquin St, Richmond, CA 94804
(510) 292-3000
- METAL HEADER
CleanLine Black Anodized Landscape Edging 16". Install metal edging at all
mulch (crushed stone) area per plan. Install per manufacturer
recommendations. Metal header available at Ewing Irrigation.
- MOW FREE SOD, DELTA BLUEGRASS CO.
WWW.DELTABLUEGRASS.COM
Available at Site One Landscape
130 S Buchanan Cir, Pacheco, CA 94553
Phone: 925-680-7820

- NOTES:
- TOTAL PLANTING AREA : 7,000 SQ.FEET
 - ASPHALT PARKING LOT AND CONCRETE CURBS, S.A.D.

PLANT LIST

Symbol	Botanical Name	Common Name	Container Size	Spacing	Quantity	Water Use
AS	Arctostaphylos 'Sunset'	Sunset Manzanita	5 gal	4'-0"	10	Low
AE	Arctostaphylos 'John Dourley'	John Dourley Manzanita	5 gal	4'-0"	10	Low
CC	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	5 gal	4'-0"	14	Low
CV	Ceanothus 'Gloire de Versailles'	California Ilac 'Gloire de Versailles'	5 gal.	4'-0"	44	Low
DM	Dymondia margaretae	Silver Carpet	Tray (50/Tray)	12"	723	Low
EC	Elymus condensatus 'Canyon Prince'	Canyon Prince Giant Rye Grass	1 gal	3'-0"	40	Low
FP	Ficus pumila	Climbing Fig	1 gal	10'-0"	11	Average
LN	Lagerstromia Natchez	Natchez Crape Myrtle	24" box	As Shown	6	Low
LL	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal	2'-6"	102	Low
PS	Penstemon 'Stapleford Gem'	Beardtongue	1 gal	2'-0"	81	Low
PA	Perovskia atriplicifolia	Russian Sage	1 gal	4'-0"	8	Low
RL	Rhamnus californica 'Leatherleaf'	Leatherleaf Coffeeberry	1 gal	5'-0"	67	Low



Crushed Lodi Stone mulch, see legend

PLANT IMAGERY



Arctostaphylos 'John Dourley' * Arctostaphylos 'Sunset' * Carpenteria c. 'Elizabeth' *



Ceanothus 'Gloire de Versailles' * Dymondia margaretae Elymus c 'Canyon Prince'



Ficus pumila Lagerstromia 'Natchez' Lomandra longifolia 'Breeze'



Mow Free Sod * Penstemon 'Stapleford Gem' * Perovskia atriplicifolia Rhamnus californica *



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ARCHITECTURAL DESIGN REVIEW

**ENTERPRISE
CAR RENTAL**

1506 White Oaks Road
Campbell, CA 94008

DRAWING NAME:

**PLANTING
CONCEPT PLAN**

DATE : February 9, 2022

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

SHEET NO:

L1.0

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



PLANTING NOTES

GENERAL

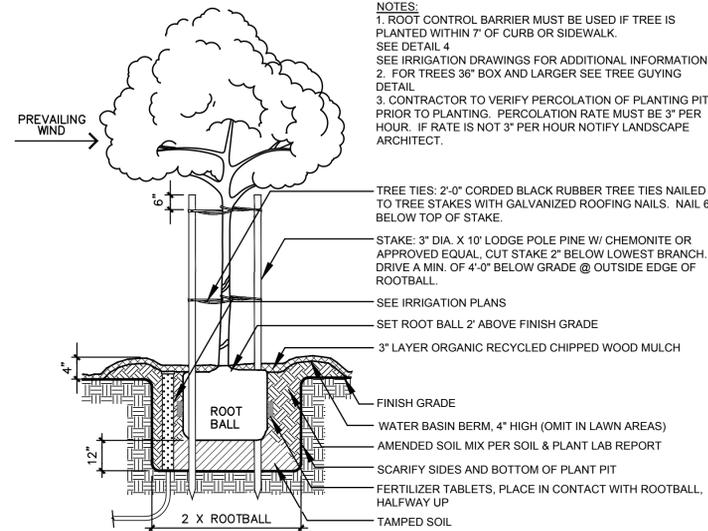
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY AND ADJUST PLANT QUANTITIES PER SITE CONDITIONS. PROPOSED PLANTING OUTSIDE PROPERTY LINES WAS APPROVED BY OWNERS.
- ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, CONTACT THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS, SIGNS NOR IMPEDE ACCESS.
- THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
- ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING. SEE IRRIGATION PLANS.
- INSTALL ALL TREES A MINIMUM OF SEVEN (7) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
- MARK OFF ALL MAJOR SHRUB AND GROUNDCOVER AREAS ON THE GROUND FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLING MATERIALS.
- FORM BERMED WATERING BASIN AROUND ALL TREES INSTALLED IN GROUNDCOVER AREAS. FILL BASIN WITH WOOD CHIP MULCH AS SHOWN ON DETAIL AND AS SPECIFIED. DO NOT INSTALL BERM AT TREES IN LAWN, IN PAVED AREAS OR IN TREE GRATES.
- EXACT PLACEMENT FOR ALL HEADERS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- IN ADDITION TO HEADERS/EDGING SHOWN ON THE DRAWINGS, PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAR FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
- METAL EDGING, SEE LEGEND AVAILABLE AT EWING IRRIGATION OR SIMILAR.
- TREE SHALL BE PLANTED MINIMUM 5 FEET FROM ALL UNDERGROUND UTILITIES INCLUDING WATER, SEWER, STORM DRAIN AND GAS SERVICE LINES. TREE SHALL BE HEALTHY, DISEASE AND INSECT-FREE, WELL ROOTED, AND PROPERLY TRAINED WITH A STRAIGHT TRUNK THAT CAN STAND UPRIGHT WITHOUT SUPPORT. TREE SHALL EXHIBIT A CENTRAL LEADER. ALL FINAL TREE LOCATIONS SHALL BE FIELD VERIFIED BY THE PROJECT MANAGER.
- STONE MULCH: INSTALL 2" OF STONE MULCH OVER GEOTEXTILE BETWEEN METAL HEADER AND CONCRETE CURB AS INDICATED ON PLAN.

SOILS

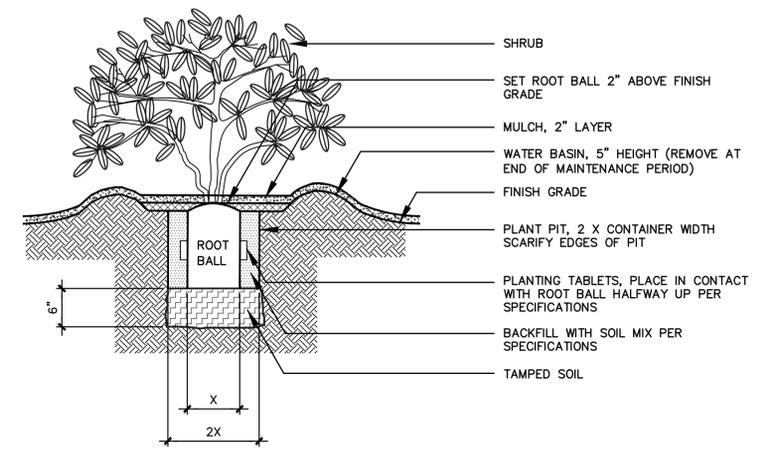
- THE CONTRACTOR MUST PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS FOR ALL SOILS EXISTING AND IMPORTED INCLUDING BUT NOT LIMITED TO: EXISTING ON-SITE SOILS, IMPORTED TOPSOIL, LIME TREATED AREAS, AND ALL AMENDMENTS. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. PROVIDE 2 TESTS AT 6" DEPTH AND 2 TESTS AT 24" DEPTH THROUGHOUT THE SITE. PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). EACH TEST SAMPLE SHALL CONTAIN 3 REPRESENTATIVE SOIL SAMPLES. ALL LIME TREATED PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH IMPORT TOP SOIL AT NO COST TO THE OWNER. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR. FOR BID PURPOSES AMEND ALL SOIL WITH 4 CUBIC YARDS OMRI COMPOST 50LBS GYPSUM AND 100LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF OF LANDSCAPING TILLED TO A DEPTH OF SIX INCHES. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
- ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON -EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
- SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
- ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS ADJACENT TO BUILDINGS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE. PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
- CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE. SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 3" PER HOUR
- MULCH ALL EXPOSED SOILS PER PLAN AND ON SITE WITH 3 INCHES OF MULCH, SEE LEGEND..

SHRUBS, GROUNDCOVER, & VINES

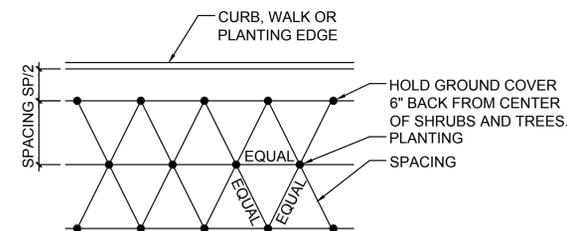
- GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, DO NOT PLANT UNDER SHRUBS AND IN TREE WATERING BASINS.



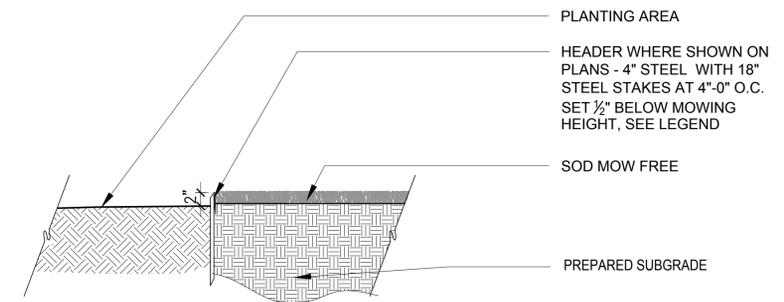
1 TREE STAKING DETAIL
SCALE: 3/8" = 1'-0"



2 SHRUB PLANTING
SCALE: N.T.S.



3 GROUND COVER SPACING
NOT TO SCALE



4 METAL HEADER
SCALE: N.T.S.



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ARCHITECTURAL DESIGN REVIEW

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CAR RENTAL

1506 White Oaks Road
Campbell, CA 94008

DRAWING NAME:

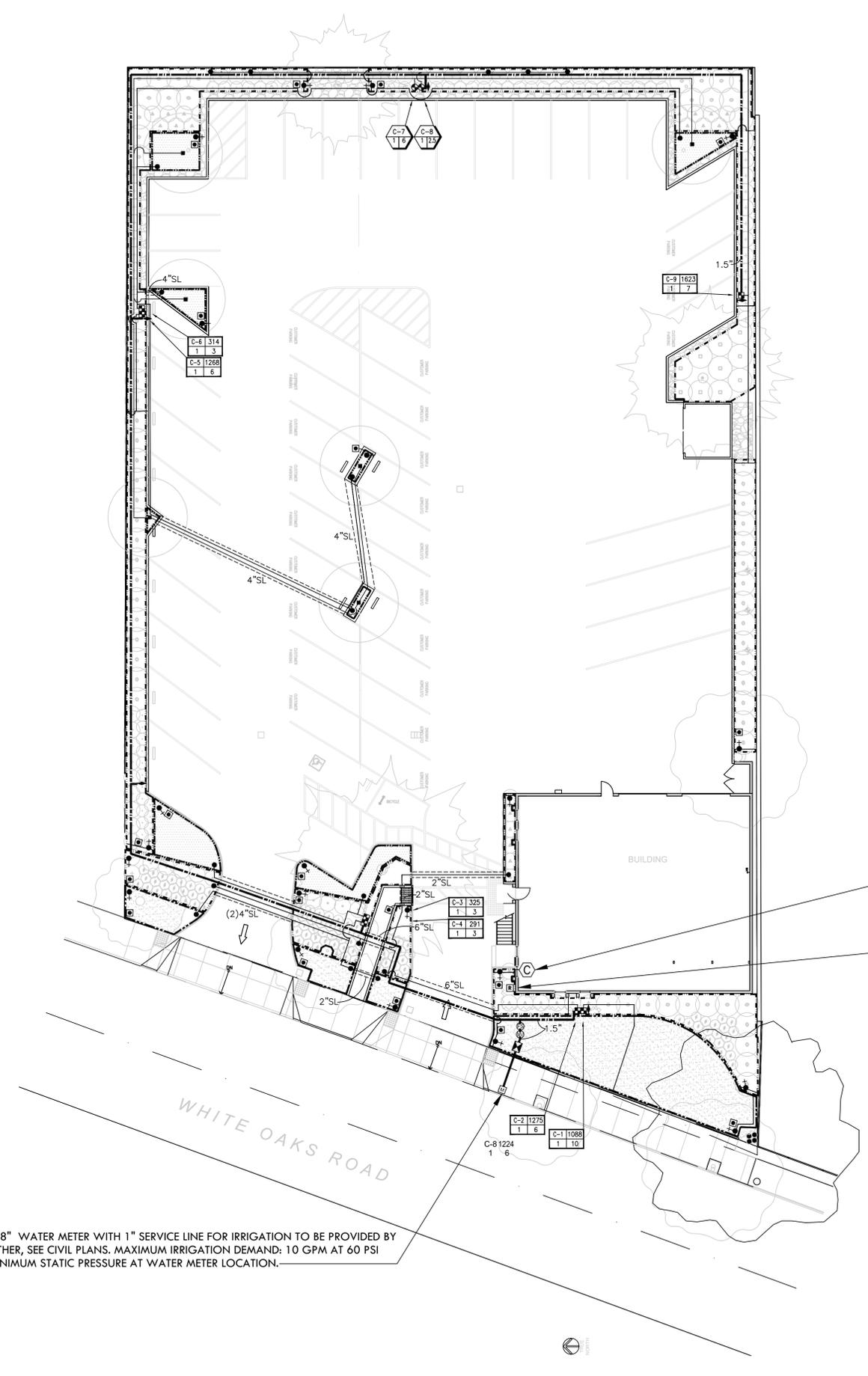
DETAILS +
NOTES

DATE: February 9, 2022

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

SHEET NO:

L1.1



5/8" WATER METER WITH 1" SERVICE LINE FOR IRRIGATION TO BE PROVIDED BY OTHER, SEE CIVIL PLANS. MAXIMUM IRRIGATION DEMAND: 10 GPM AT 60 PSI MINIMUM STATIC PRESSURE AT WATER METER LOCATION.

IRRIGATION CONTROLLER "C". MOUNT ON EXTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.

WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EYE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:

- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
- SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT
- SIZING OF LATERAL PIPE FOR DRIPLINE (18" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOW:

0.75"	0-1100 FT
1"	1101-2200 FT
1.25"	2201-3600 FT
1.5"	3601-4800 FT

DRAWING NAME:

IRRIGATION PLAN

DATE: February 9, 2022

SCALE: 1/8" = 1'

SHEET NO:

L3.0

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS IRRIGATION WATER SYSTEMS.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SPlicing OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
●	PCB-50	HUNTER BUBBLER (SHRUB)	0.5	30	TRICKLE
■	PCB-50	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.5	30	TRICKLE
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
□	ECO-ID	HUNTER ECO-INDICATOR			
⊕	ICV - SERIES	HUNTER REMOTE CONTROL VALVE			
⊕	ICZ-101-40	HUNTER REMOTE CONTROL VALVE WITH A 40 PSI PRESSURE REGULATOR AND A 1" FILTER. (1-20 GPM)			
◀	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⌘	T113-K SERIES	NIBCO BRASS GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
⌘	975XL2SEU-1"/VIT SBBC-22SS/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VIT STRONGBOX STAINLESS STEEL SMOOTH TOUCH ENCLOSURE AND FREEZE BLANKET.			
Ⓜ	ICV-101G	HUNTER MASTER VALVE-1" (NORMALLY CLOSED)			
Ⓧ	HFS/FCT-100	HUNTER 1" FLOW-SYNC FLOW SENSOR (2-17 GPM)			
Ⓨ	IC-600-M/ICM-600	HUNTER I-CORE 12 STATION CONTROLLER IN A METAL WALL MOUNTED ENCLOSURE.			
Ⓡ	WSS-SEN	HUNTER WIRELESS SOLAR SYNC WITH SOLAR SYNC RECEIVER			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER			
		AREA (SQ. FT.)			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE:	1 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.		
		LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
		DRIPLINE LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
		SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.		
		DRIPLINE REMOTE CONTROL VALVE			
		D RIP ZONE:	HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIPLINE ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.		
		DRIPLINE REMOTE CONTROL VALVE			
		D RIP ZONE:	HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-18-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 18" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIPLINE ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.		
		DRIPLINE REMOTE CONTROL VALVE			
		APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIPLINE ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			

120 IRRIGATION CONSULTING
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Issues:

ARCHITECTURAL DESIGN REVIEW

**ENTERPRISE
CAR RENTAL**

1506 White Oaks Road
Campbell, CA 94008

DRAWING NAME:

**IRRIGATION
NOTES AND
LEGEND**

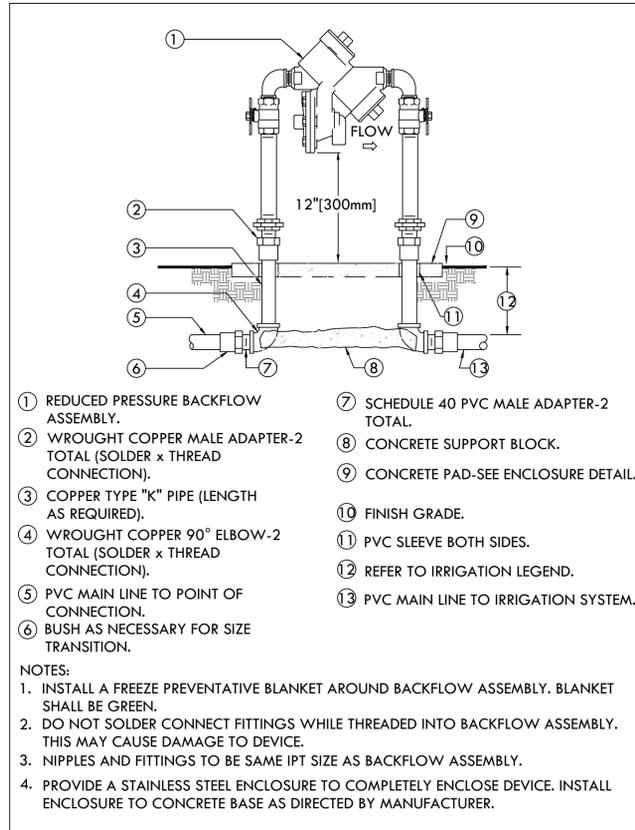
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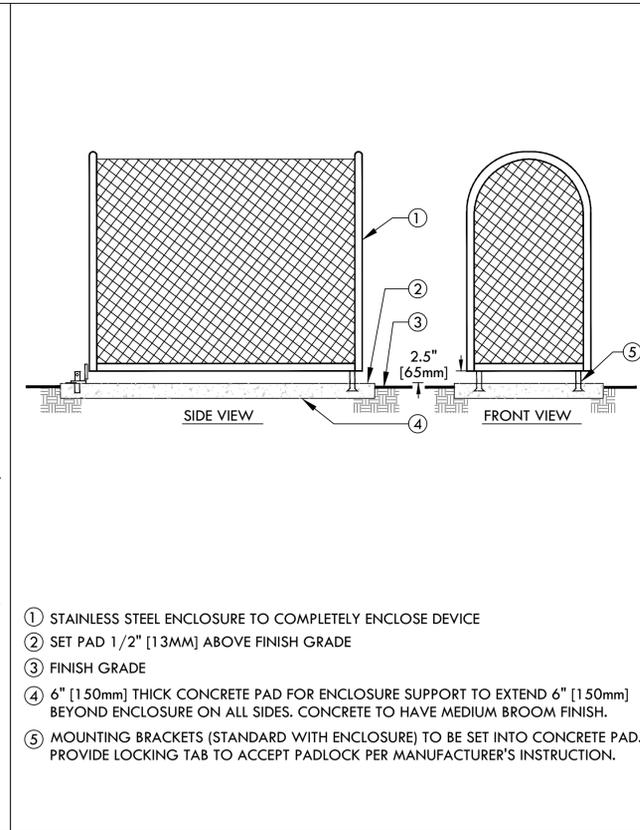
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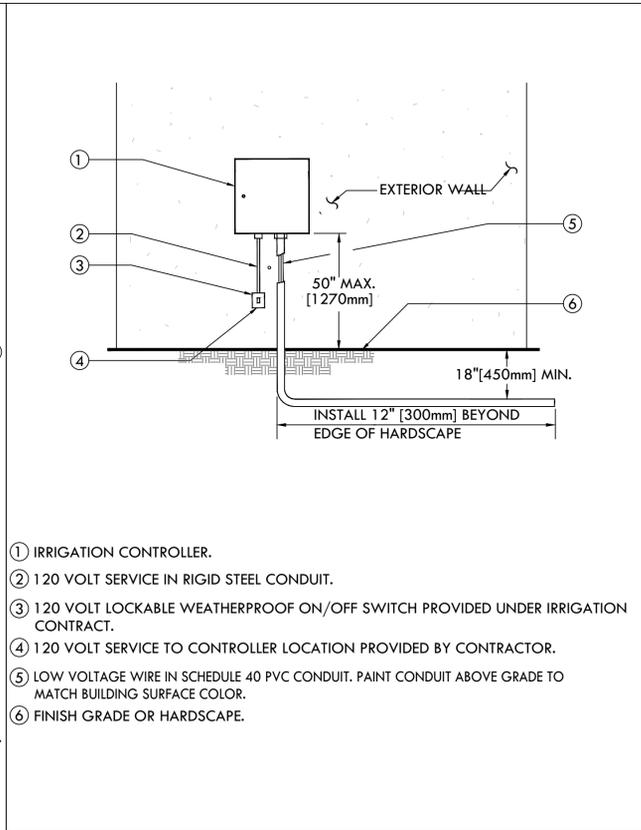
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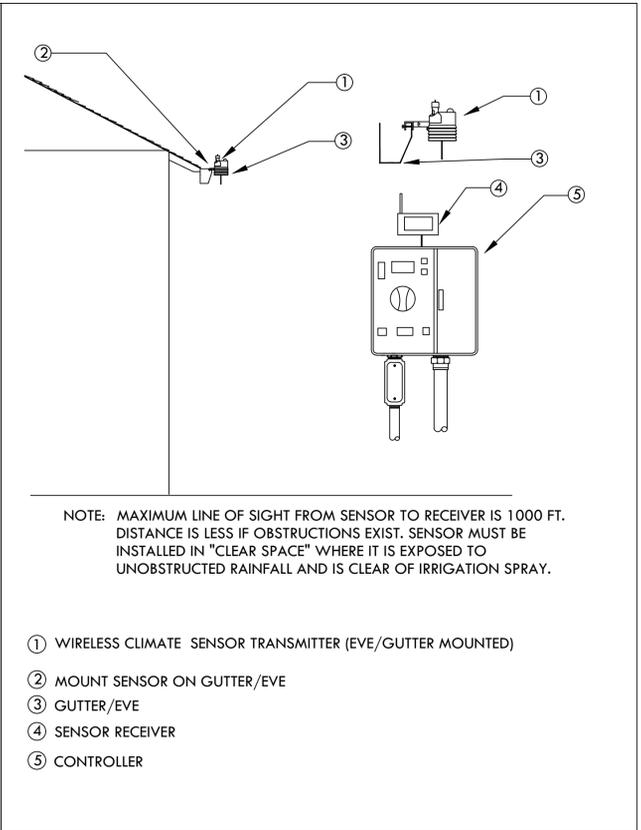
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SCALE: NONE



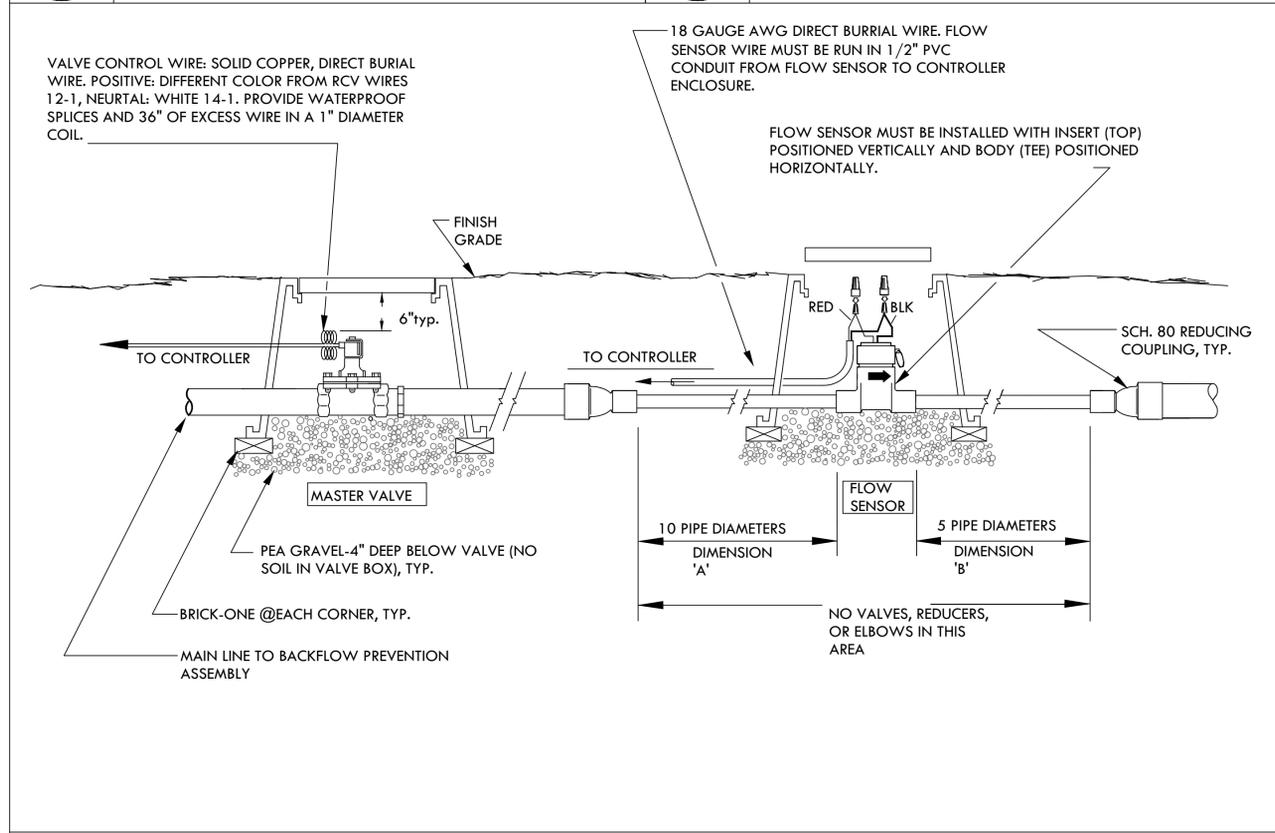
2 BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE



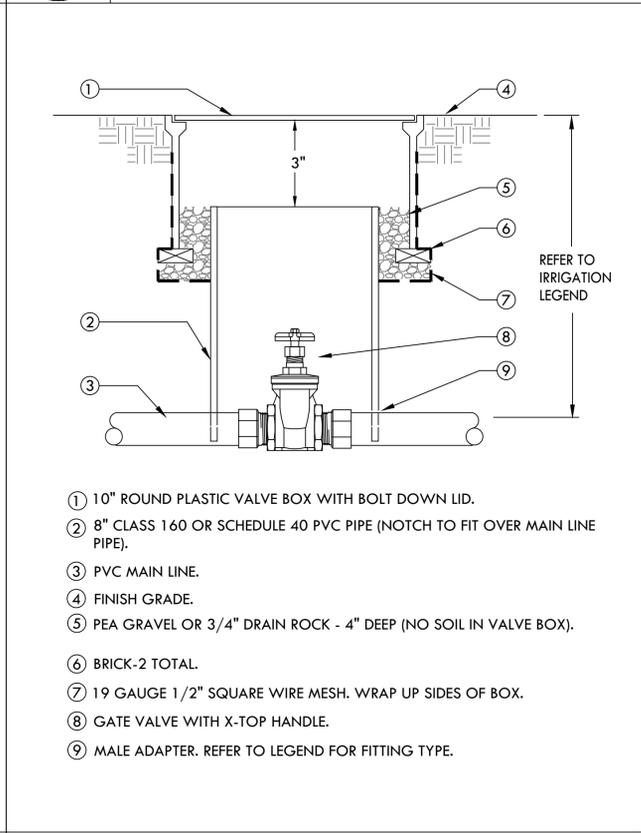
3 CONTROLLER - EXTERIOR WALL MOUNTED
SCALE: NONE



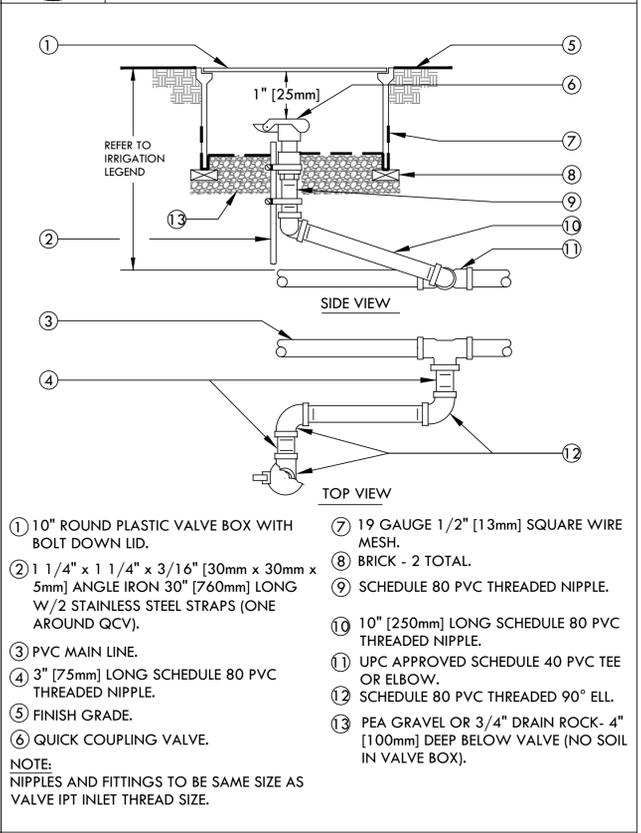
4 WIRELESS WEATHER SENSOR
SCALE: NONE



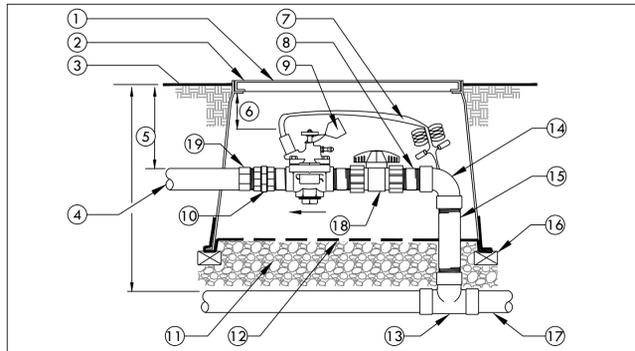
5 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR
SCALE: NONE



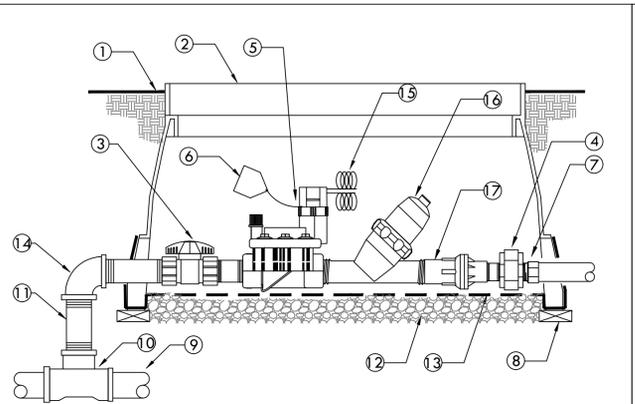
6 GATE VALVE - 3" [75mm] AND SMALLER
SCALE: NONE



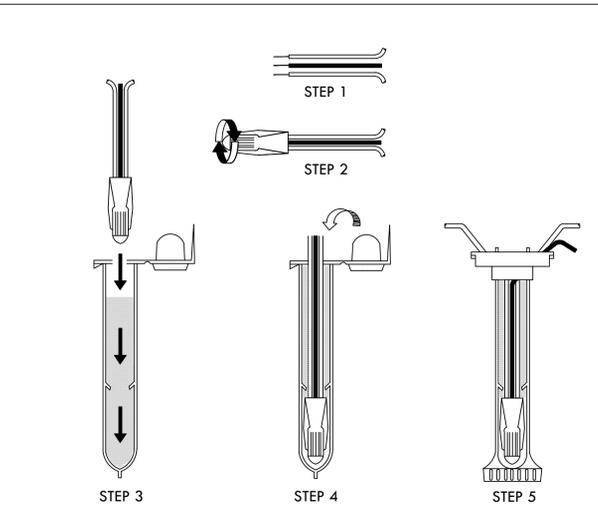
7 QUICK COUPLING VALVE
SCALE: NONE



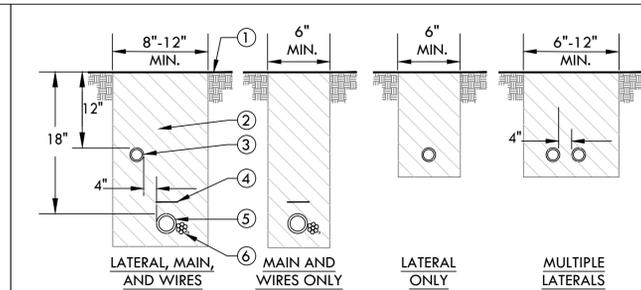
- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
- 2 USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 FINISH GRADE.
- 4 PVC LATERAL LINE.
- 5 REFER TO IRRIGATION SPECS.
- 6 3" [75mm] MIN, 6" [150mm] MAX.
- 7 VALVE CONTROL WIRE. PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- 8 SCHEDULE 80 PVC NIPPLE (3 TOTAL).
- 9 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 10 SCHEDULE 80 PVC THREADED UNION.
- 11 PEA GRAVEL OR 3/4" DRAIN ROCK - 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 12 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
- 13 SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
- 14 SCHEDULE 80 PVC 90° ELBOW (T&T).
- 15 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- 16 BRICK-1 EACH CORNER.
- 17 PVC MAIN LINE.
- 18 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
- 19 SCHEDULE 40 MALE ADAPTER



- 1 FINISH GRADE
- 2 RECTANGULAR JUMBO PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- 4 SCHEDULE 80 PVC THREADED UNION
- 5 REMOTE CONTROL VALVE
- 6 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 7 SCHEDULE 40 MALE ADAPTER
- 8 BRICK-1 EACH CORNER.
- 9 PVC MAIN LINE.
- 10 SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
- 11 SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
- 12 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 13 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 14 SCHEDULE 80 PVC 90° ELBOW (T&T).
- 15 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- 16 DISC FILTER
- 17 PRESSURE REGULATOR (40 PSI)



- NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
• 3-#14 GAUGE
• 2-#12 GAUGE
- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.



- NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.
- 1 FINISH GRADE.
 - 2 CLEAN BACKFILL MATERIAL.
 - 3 LATERAL LINE.
 - 4 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
 - 5 MAIN LINE.
 - 6 LOW VOLTAGE CONTROL WIRES, TWO-WIRE CABLE, OR CONDUIT WITH WIRES. FOR MULTIPLE WIRES, TAPE AND BUNDLE WIRES AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.

1 REMOTE CONTROL VALVE
SCALE: NONE

2 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE

3 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

4 TRENCHING
SCALE: NONE

VALVE IDENTIFICATION

1 CONTROLLER ID.
2 ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
3 RECTANGULAR VALVE BOX.
4 HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
5 EDGE OF LAWN, WALK, FENCE, CURB, ETC.
6 STATION NUMBER.
7 ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
• SHRUBS = 1 BUBBLER
• 15 GAL OR 24" BOX = 2 BUBBLERS
• 36" OR 48" BOX = 4 BUBBLERS

1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
3 6" STAPLE.
4 FINISH GRADE.
5 TREE OR SHRUB ROOTBALL.
6 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8 PVC LATERAL LINE.
9 TREE STAKES.
10 TREE OR SHRUB.
11 EDGE OF ROOTBALL (TYPICAL).

1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
4 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5 PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6 MANIFOLD-TO-TEE CONNECTION.
7 DRIPLINE LATERAL.
8 AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9 AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11 AREA PERIMETER.
12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

1 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2 PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
4 DRIPLINE LATERAL.
5 AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6 AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
8 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9 AREA PERIMETER.
10 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

5 VALVE BOX INSTALLATION
SCALE: NONE

6 TREE AND SHRUB BUBBLER
SCALE: NONE

7 HLD DRIPLINE CENTER FEED LAYOUT
SCALE: NONE

8 HLD DRIPLINE END FEED LAYOUT
SCALE: NONE

Issues:

ARCHITECTURAL DESIGN REVIEW

ENTERPRISE CAR RENTAL

1506 White Oaks Road
Campbell, CA 94008

DRAWING NAME:

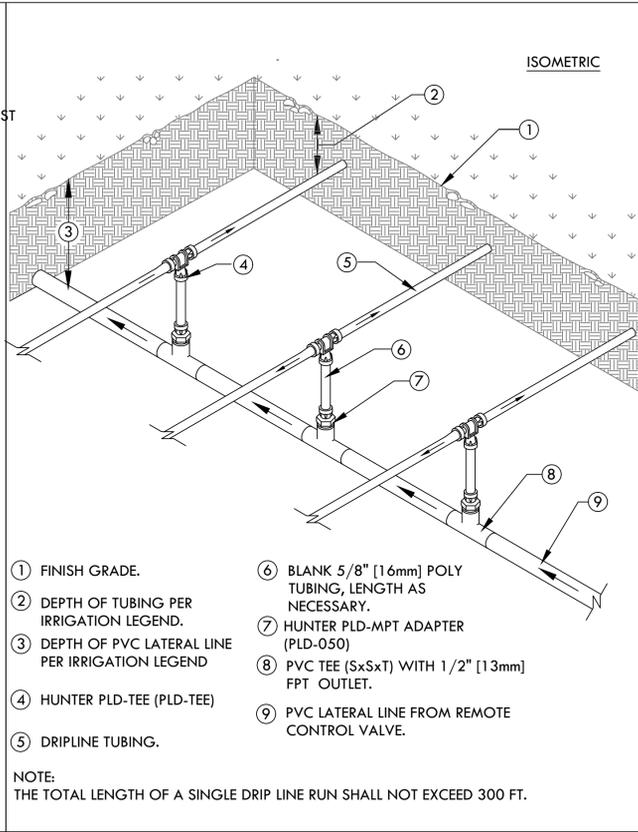
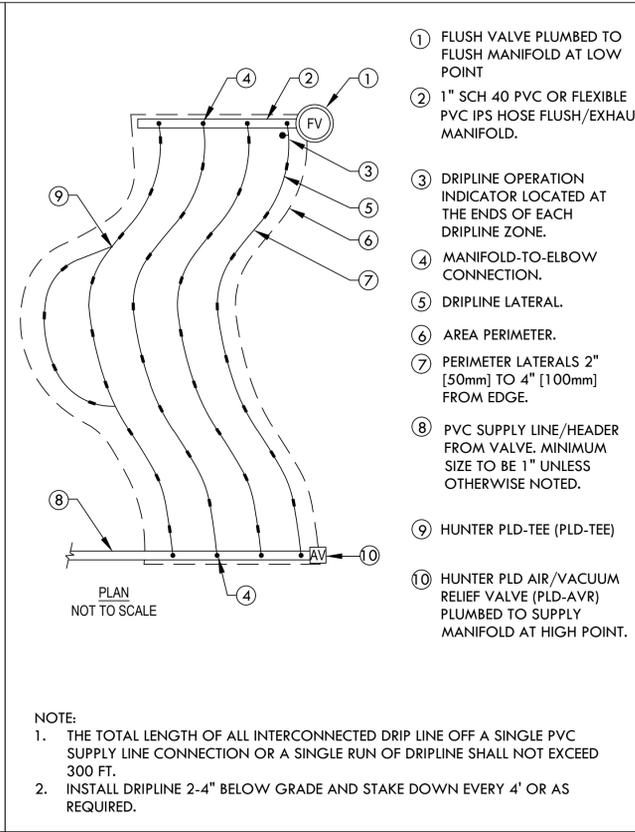
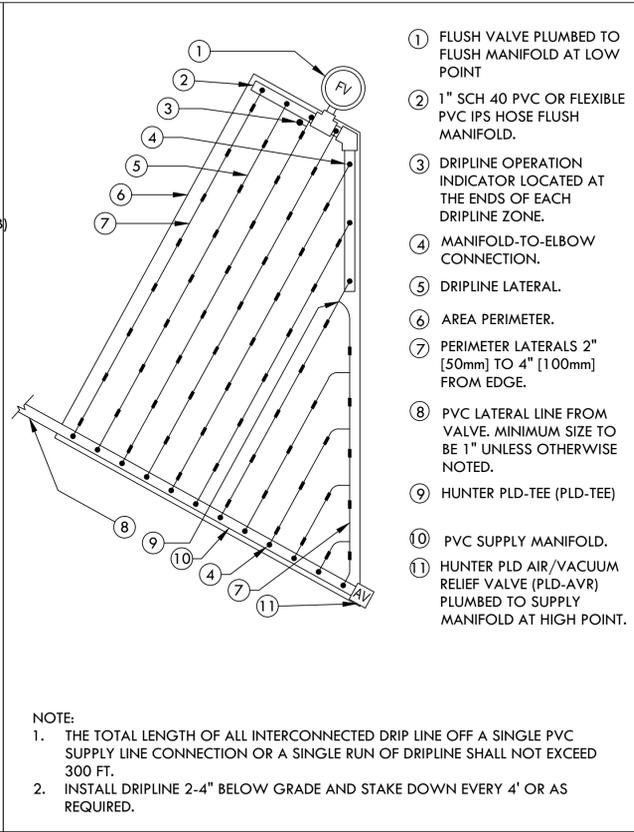
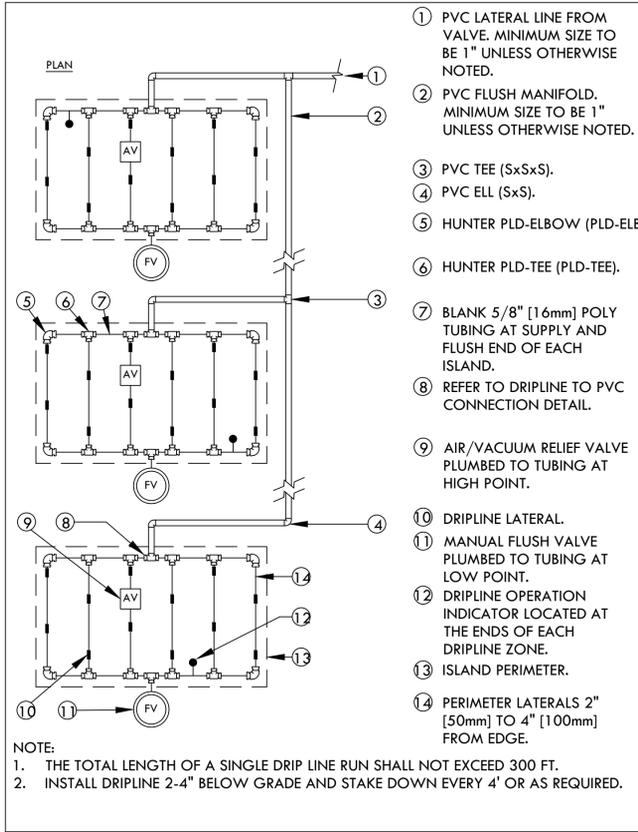
IRRIGATION DETAILS

DATE: February 9, 2022

SCALE: NTS

SHEET NO:

L3.3

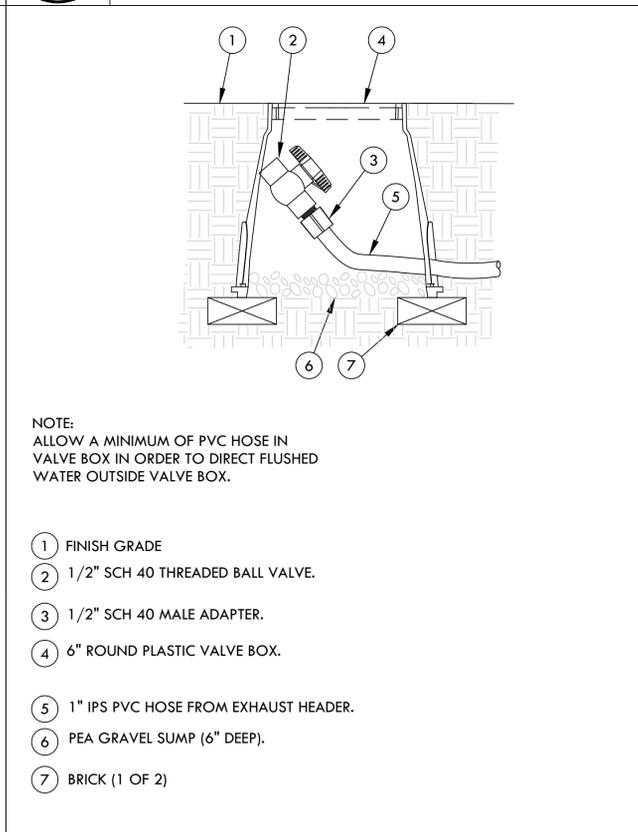
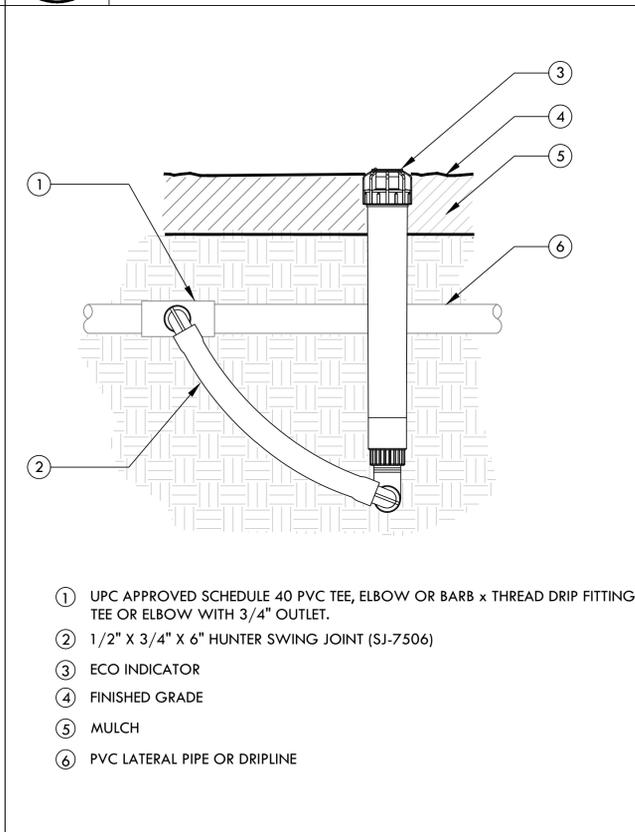
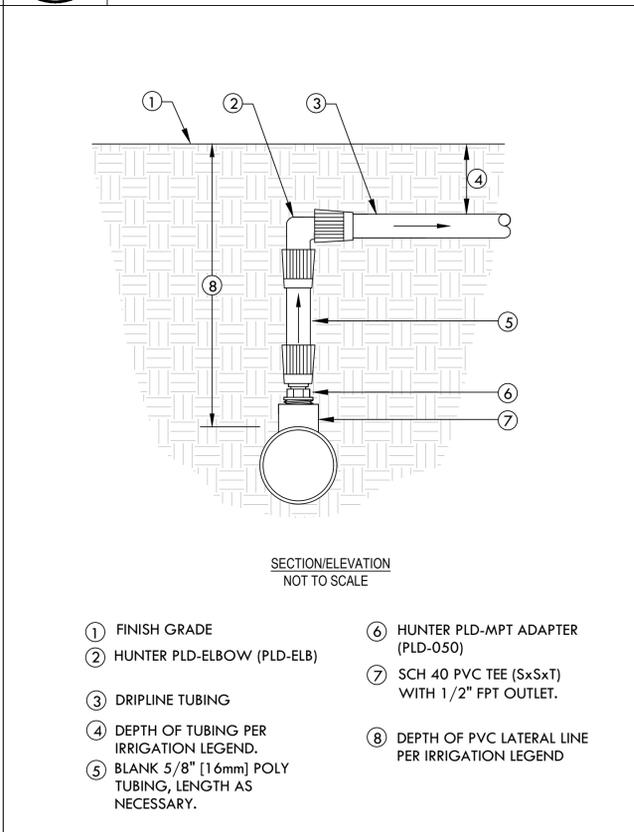
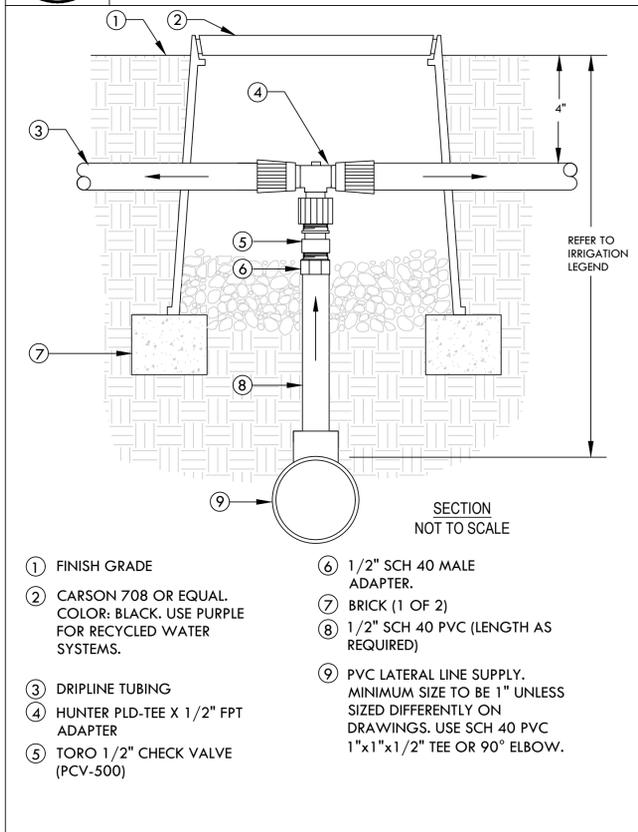


1 HLD DRIPLINE ISLAND LAYOUT
SCALE: NONE

2 HLD DRIPLINE TRIANGULAR LAYOUT
SCALE: NONE

3 HLD DRIPLINE ODD CURVE LAYOUT
SCALE: NONE

4 HLD DRIPLINE CENTER FEED MANIFOLD
SCALE: NONE



5 DRIPLINE TO PVC CONNECTION
SCALE: NONE

6 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE

7 DRIPLINE OPERATION INDICATOR
SCALE: NONE

8 DRIPLINE-FLUSH POINT
SCALE: NONE

WATER USE ESTIMATION & IRRIGATION SCHEDULE -

WATER TYPE	POTABLE	*Nearest City to project with published ET data*
CITY	San Jose	
ETO	45.5	
DATE		

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
												MONTHLY ETO													
												1.5	1.8	3.1	4.1	5.5	5.8	6.5	5.9	5.2	3.3	1.8	1.0		
												TOTAL RUN TIME IN MINUTES PER DAY													
C-1	10	1088	LW	GRASSES LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	2	2	0.0	0.0	9.0	12.0	16.0	17.0	19.0	17.0	15.0	10.0	6.0	0.0	11,368	17%
C-2	6	1275	LW	SHRUB GC LW	DRIP LINE 18"	0.3	0.81	0.4	0.4	3	2	0.0	0.0	20.0	26.0	35.0	37.0	41.0	38.0	33.0	21.0	12.0	1.0	13,321	20%
C-3	3	325	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	4	2	0.0	0.0	9.0	12.0	16.0	17.0	19.0	17.0	15.0	10.0	6.0	2.0	3,396	5%
C-4	3	291	LW	GRASSES LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	5	2	0.0	0.0	9.0	12.0	16.0	17.0	19.0	17.0	15.0	10.0	6.0	3.0	3,040	5%
C-5	6	1268	LW	SHRUB GC LW	DRIP LINE 18"	0.3	0.81	0.4	0.4	6	2	0.0	0.0	20.0	26.0	35.0	37.0	41.0	38.0	33.0	21.0	12.0	4.0	13,248	20%
C-6	3	314	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	7	2	0.0	0.0	9.0	12.0	16.0	17.0	19.0	17.0	15.0	10.0	6.0	5.0	3,281	5%
C-7	6	150	LW	TREE LW	BUBBLER 1.0 GPM	0.3	0.81	0.85	0.4	8	2	0.0	0.0	10.0	13.0	17.0	18.0	20.0	18.0	16.0	10.0	6.0	6.0	1,567	2%
C-8	2.25	25	MW	SHRUB GC MW	BUBBLER 0.5 GPM	0.5	0.81	0.43	0.6	8	3	0.0	0.0	21.0	27.0	36.0	38.0	43.0	39.0	34.0	22.0	12.0	6.0	435	0%
C-9	7	1623	LW	SHRUB GC LW	DRIP LINE 18"	0.3	0.81	0.4	0.4	9	2	0.0	0.0	20.0	26.0	35.0	37.0	41.0	38.0	33.0	21.0	12.0	7.0	16,957	26%
TOTAL																						66,614	100%		

SPECIAL LANDSCAPE AREAS			
HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
			0%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT THE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA	GALLONS/YR	98,663
	ACRE FEET/YR	0.30
	HCF/YR	131.90

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
$MAWA = (ET_o)(0.62)[(LA \times 0.55) + (0.45 \times SLA)]$	

ET_o = REFERENCE EVAPOTRANSPIRATION
 0.45 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
$ETWU = ((ET_o)(.62)(ETAF \times LA))$	

ET_o = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
 IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	66,614
	ACRE FEET/YR	0.20
	HCF/YR	89.06

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.7%	0.30	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,346
TOTAL AREA	6,359
AVG. ETAF	36.89%

I20 IRRIGATION CONSULTING
DESIGN-AUDITS-EVALUATION
 www.jdias4130@gmail.com
 tel 925.899.3045

Issues:

ARCHITECTURAL DESIGN REVIEW

**ENTERPRISE
 CAR RENTAL**

1506 White Oaks Road
 Campbell, CA 94008

DRAWING NAME:

**IRRIGATION
 WATER USE
 CALCULATIONS**

DATE: February 9, 2022

SCALE: NTS

SHEET NO:

L3.5