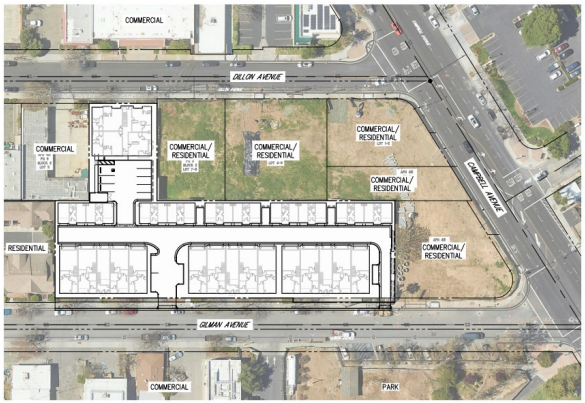
## Location of Proposed Project

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

## Project Image



# Courtesy Notice

**Dear Campbell Resident,** **July 14, 2023**

**We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:**

**Project Address:** 57 – 101 Gilman Ave, 60 Dillon Ave

Zoning | Area Plan: CC-MU

**Neighborhood Association(s):** Downtown Campbell Neighborhood Association

**Council District:** 2

**File No.:** PLN-2023-125

**APN:** 412-09-026, 412-09-032, 412-09-036

**Applicant:** Robson Homes, LLC (Richard Yee)

**Property Owner:** Robson Homes, LLC (Richard Yee)

**Application Type:** Planned Development Permit

**Project Planner:** Nishant Seoni, Contract Associate Planner

**Email Contact**: nishants@campbellca.gov

**Phone Contact:** (415) 755-1254

**Project Description:**

To allow the demolition of existing buildings and homes and construction of 25 townhomes, including 12 JADUs and one 10-unit apartment building.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

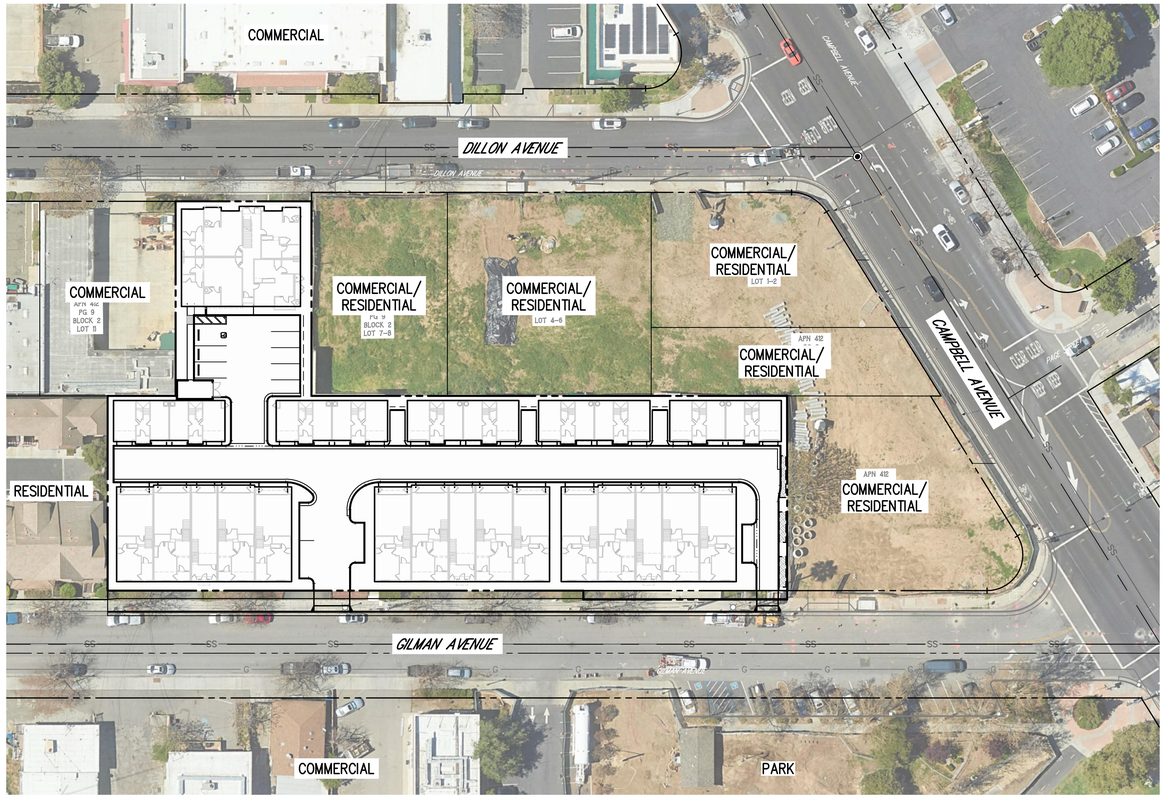
Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

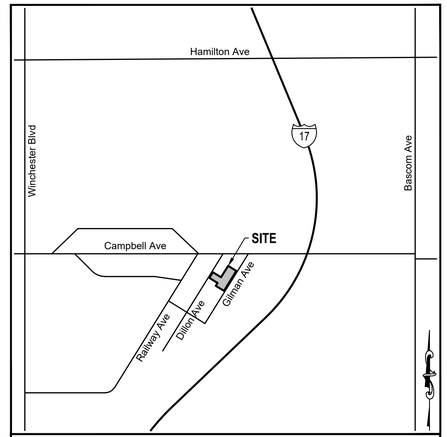
**- City of Campbell -**
**Community Development Department**
**70 N. First Street, Campbell CA 95008**
**(408)866-2140 I planning@campbellca.gov**

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

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

# PLANNED DEVELOPMENT
# GILMAN AVENUE
## CAMPBELL CALIFORNIA




**VICINITY MAP**
NOT TO SCALE

**DEVELOPMENT SUMMARY TABLE**

1. PROPERTY ADDRESS: 60 DILLON AVENUE & 57, 63, 71, 85, 101 GILMAN AVENUE, CAMPBELL, CALIFORNIA
2. ASSESSOR'S PARCEL NUMBER: 412-09-026, 032, 033, 034, 035, 036
3. GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (14-27 UNITS/GROSS ACRE)
4. EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
5. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
6. GROSS PROJECT SIZE: 1.152 ACRES
7. NET PROJECT SIZE: 1.139 ACRES
8. FLOOR AREA RATIO: 1.32 (65,518 SF GROSS FLOOR AREA / 49,571 SF NET LOT AREA)
9. BUILDING LOT COVERAGE: 27,006 SF
10. LANDSCAPE COVERAGE: 8,334 SF
11. PAVING COVERAGE: 14,611 SF
12. PARKING:
    PROVIDED – 65 STALLS TOTAL
    TOWNHOMES AND DUETS – 57 STALLS PROVIDED – 50 COVERED STALLS (2 PER UNIT)
    7 SURFACE STALLS
    APARTMENT HOMES – 8 STALLS PROVIDED – 7 SURFACE STALLS
    1 SURFACE STALL, VAN ACCESSIBLE

    REQUIRED – NONE
    PER AB 2097, PUBLIC AGENCIES SHALL NOT IMPOSE OR ENFORCE MINIMUM PARKING REQUIREMENTS ON PROJECTS THAT ARE WITHIN ONE-HALF MILE OF PUBLIC TRANSIT. THE SUBJECT SITE IS WITHIN ONE-HALF MILE OF THE CAMPBELL VTA LIGHT RAIL STATION (SEE SHEET C3).
13. BASIS OF BEARINGS: THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS PLANS.
14. BENCHMARK: CITY OF CAMPBELL BENCHMARK NO. 73, 2¼" BRASS DISK IN TOP OF CURB AT THE NORTHWESTERN CORNER OF EAST CAMPBELL AVENUE AND PAGE STREET.
    ELEVATION = 192.275
15. PROPOSED ONSITE IMPERVIOUS AREA = 42,749 SF (0.98 AC); PROPOSED ONSITE PERVIOUS AREA = 7,414 SF (0.17 AC) – SEE SHEET C9 FOR ADDITIONAL INFORMATION
16. FIRE NOTE: THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SANTA CLARA COUNTY FIRE DEPARTMENT AS SPECIFIED IN THEIR "DEVELOPMENT REVIEW COMMENTS" LETTER, DATED MARCH 1, 2019 FOR 16179 MOZART AVENUE, CAMPBELL; PLAN REVIEW NO. 19 0576; BLDG PERMIT NO PRE2018-11; AND CITING THE FOLLOWING CODES: THE CALIFORNIA FIRE CODE (CFC) & BUILDING CODE (CBC), 2016 EDITION AS ADOPTED BY THE CITY OF CAMPBELL MUNICIPAL CODE (CMC) AND CALIFORNIA CODE OF REGULATIONS (CCR).

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C8 GRADING AND DRAINAGE PLAN
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STREET LIGHTING
PE PHOTOMETRIC EXHIBIT


**APPLICANT:**

ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

**CONSULTANTS:**

**CIVIL ENGINEER:**

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

**LANDSCAPE ARCHITECTURE:**

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

**ARCHITECTURE:**

RHA
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE | SUITE 170 | IRVINE, CA 92612
949.655.1550 | WWW.ROBERTHIDEY.COM

**JOINT TRENCH:**

TARRAR UTILITY CONSULTANTS
813 FIRST STREET
BRENTWOOD, CA 94513
(925) 240-2595
WWW.TARRAR.COM

*FLOOR AREA TABULATION TABLE*
*TOWNHOME BUILDING 1*

| Plan Type | Plan 1 | Plan 2 | Plan 3 |
|---|---|---|---|
| First Floor SF * | 161 | 118 | 144 |
| Second Floor SF | 700 | 909 | 860 |
| Third Floor SF | 716 | 952 | 970 |
| Total Area SF | 1,577 | 1,979 | 1,974 |
| Garage SF | 580 | 505 | 472 |
| Covered Deck SF | 92 | 137 | 102 |
| JADU SF | | 329 | 328 |
| * Number of Bedrooms | 3 | 3 | 3 |
| Total # Per Floor Plan Type | 3 | 6 | 6 |

* Excludes JADU

*FLOOR AREA TABULATION TABLE*
*TOWNHOME BUILDING 2 (DUET)*

| Plan Type | Plan 4 |
|---|---|
| First Floor SF * | 168 |
| Second Floor SF | 650 |
| Third Floor SF | 617 |
| Total Area SF | 1,435 |
| Garage SF | 511 |
| Covered Deck SF | 86 |
| Covered Porch SF | 35 |
| Number of Bedrooms | 2 |
| Total # Per Floor Plan Type | 10 |

*FLOOR AREA TABULATION TABLE*
*BUILDING 3 (APARTMENT)*

| Plan Type | Plan 100 | Plan 101 | Plan 102 | Plan 103 | Plan 200 | Plan 201 | Plan 202 | Plan 300 | Plan 301 | Plan 302 | Circulation |
|---|---|---|---|---|---|---|---|---|---|---|---|
| First Floor SF | 814 | 852 | 577 | 537 | | | | | | | 432 |
| Second Floor SF | | | | | 817 | 805 | 1,235 | | | | 301 |
| Third Floor SF | | | | | | | | 829 | 870 | 1,273 | 247 |
| Fourth Floor/ Mezzanine SF | | | | | | | | 209 | 209 | 233 | 240 |
| Total Area SF | 814 | 852 | 577 | 537 | 817 | 805 | 1,235 | 1,038 | 1,079 | 1,506 | 1,220 |
| Covered Deck SF | 98 | 97 | 70 | 78 | 60 | 75 | 62 | 60 | 75 | 62 | |
| | | | | | | | | | | | |
| Number of Bedrooms | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 2 | 0 |
| Total # Per Floor Plan Type | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

*BUILDING HEIGHTS*

| Plan Type | Building 1A | Building 1B | Building 2A | Building 2B |
|---|---|---|---|---|
| Building Height | 35'-9" | 35'-9" | 33'-1" | 32'-2" |

*BUILDING HEIGHTS*

| Plan Type | Building 3A |
|---|---|
| Building Height | 43'-8" |

*BUILDING SETBACK TABLE*

| | Bldg # | North | South | East | West |
|---|---|---|---|---|---|
| Apartment Bldg | 1 | *2.83' | - | 3.25' | 6.19' |
| Duets | 2 | 2.5' | - | - | 3.25' |
| | 3 | 2.5' | - | - | - |
| | 4 | 2.5' | - | - | - |
| | 5 | 2.5' | - | - | - |
| | 6 | 2.5' | - | 3.25 | - |
| Townhomes | 7 | - | 5' | - | **5' |
| | 8 | - | 5' | - | - |
| | 9 | - | 5' | - | - |

*Apartment Bldg - 2.83' setback at building entry to property line, 7.83' to back of public sidewalk
** Bldg #7 - 4' setback on the 3rd floor

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |


Civil Engineering Associates
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PREPARED FOR:
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A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

GILMAN AVENUE
COVER SHEET
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | N/A |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22-139 |
| SHEET | C1 |
| OF | SHEETS |

## LEGEND

| TO BE CONSTRUCTED | EXISTING | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | PROPERTY LINE |
| | | RIGHT OF WAY |
| | | CENTER LINE |
| | | EDGE OF PAVEMENT |
| | | CURB, GUTTER, SIDEWALK & DRIVEWAY |
| SS SS | EXSS SS | SANITARY SEWER PIPE & MANHOLE |
| SD SD | EXSD SD | STORM DRAIN PIPE & MANHOLE |
| WT W | EXWT W | WATER LINE |
| JT | JT | JOINT TRENCH |
| | OH | OVERHEAD LINE |
| | G | GAS LINE |
| | | WOODEN FENCE |
| | X X | CHAINLINK FENCE |
| SD SD | SD SD | AREA DRAIN PIPE & AREA DRAIN |
| | | CURB INLET |
| | | FIELD INLET |
| | | FIRE HYDRANT |
| W | W | WATER METER |
| | | POWER POLE |
| | | ELECTROLIER |
| | | DECORATIVE ELECTROLIER |
| | | SIGN |
| | | GRADE TO DRAIN |
| 0.5% | 0.5% | DIRECTION OF FLOW & GRADIENT |
| | | OVERLAND RELEASE |
| | | CURB RAMP |
| T5 6 5 T7 C1 3 3E 2E 2 | | UTILITY BOXES & VAULTS |
| | | HYDRODYNAMIC SEPARATOR (CDS2015-4+C WITH CURB INLET OR APPROVED EQUIVALENT - SEE DETAIL C10) |
| | | BELOW GRADE TRANSFORMER |
| | | INFILTRATION CHAMBER (STORMCAPTURE OR APPROVED EQUIVALENT - SEE DETAIL C10) |
| | | PERVIOUS PAVING |
| | | PROPOSED DECKING |

## ABBREVIATIONS

| | |
|---|---|
| AB | AGGREGATE BASE |
| ABND | ABANDON |
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| ADU | ACCESSORY DWELLING UNIT |
| AP | ANGLE POINT |
| APN | ASSESSORS PARCEL NUMBER |
| ARV | AIR RELEASE VALVE |
| ASB | AGGREGATE SUBBASE |
| AU | ACCESSIBLE UNIT |
| BC | BEGIN CURVE |
| BK | BOOK |
| BW | BOTTOM OF WALL |
| B/W | BACK OF WALK |
| BFP | BACK FLOW PREVENTOR |
| BOL | BOLLARD |
| BLDG | BUILDING |
| BRK | BRICK |
| BS | BOTTOM OF STEP |
| C&G | CURB & GUTTER |
| CB | CATCH BASIN |
| CEN | CENTER |
| CL | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| CONST | CONSTRUCT |
| COR | CORNER |
| CR | CURB RAMP |
| DC | DEPRESSED CURB |
| DI | DRAINAGE INLET |
| DIAM | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| DBL | DOUBLE |
| DS | DOWNSPOUT |
| DW | DRIVEWAY |
| EC | END CURVE |
| ESMT | EASEMENT |
| ELEC | ELECTRICAL |
| ELECT | ELECTROLIER |
| ENCL | ENCLOSURE |
| ENCR | ENCROACHING |
| EP | EDGE OF PAVEMENT |
| ER | END OF RETURN |
| EX | EXISTING |
| FB | FLUSH BAND |
| FD | FOUND |
| FDC | FIRE DEPARTMENT CONNECTION |
| FC | FACE OF CURB |
| FEN | FENCE |
| FF | FINISH FLOOR |
| FFG | FINISH FLOOR GARAGE |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOWLINE |
| FS | FIRE SERVICE |
| F/W | FRONT OF WALK |
| GB | GRADE BREAK |
| GFF | GARAGE FINISH FLOOR |
| GL | GARAGE LIP |
| GRT | GRATE |
| GV | GAS VALVE |
| HP | HIGH POINT |
| IM | IMAGE |
| INT | INTERSECTION |
| INV | INVERT |
| IP | IRON PIPE |
| JP | JOINT POLE |
| JT | JOINT TRENCH |
| LAT | LATERAL |
| LP | LOW POINT |
| LS | LANDSCAPE |
| MH | MANHOLE |
| M | MAPS |
| MEAS | MEASURED |
| MON | MONUMENT |
| OR | OFFICIAL RECORDS |
| P | PAD |
| PG | PAGE |
| PLNT | PLANTER |
| PT | POINT |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PS | PROTECTIVE SLOPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RC | ROLLED CURB |
| RCE | REGISTERED CIVIL ENGINEER |
| RCP | REINFORCED CONCRETE PIPE |
| RE | REEL |
| R&R | REMOVE AND REPLACE |
| RW | RECYCLED WATER |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SER | SERVICE |
| SS | SANITARY SEWER |
| SLB | STREET LIGHT BOX |
| STD | STANDARD |
| SQ | SQUARE |
| S/W | SIDEWALK |
| TC | TOP OF CURB |
| TDC | TOP OF DEPRESSED CURB |
| TEL | TELEPHONE |
| TG | TOP OF GUTTER |
| TRC | TOP OF ROLLED CURB |
| TS | TOP STEP |
| TSB | TRAFFIC SIGNAL BOX |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UB | UTILITY BOX |
| UTIL | UTILITY |
| VCP | VITRIFIED CLAY PIPE |
| VLT | VAULT |
| WB | WATER BOX |
| WM | WATER METER |
| WT | WATER |
| WV | WATER VALVE |
| WD | WOOD |
| XING | CROSSING |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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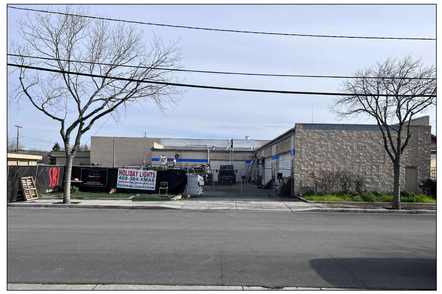
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

# GILMAN AVENUE
# ABBREVIATIONS & LEGEND

CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | N/A |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET **C2** OF SHEETS



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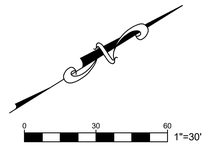
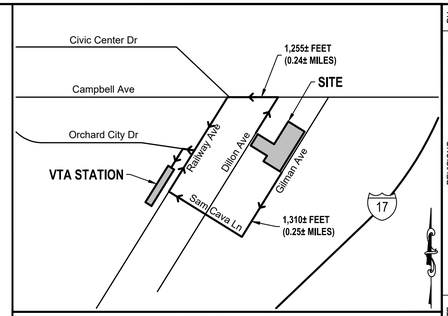
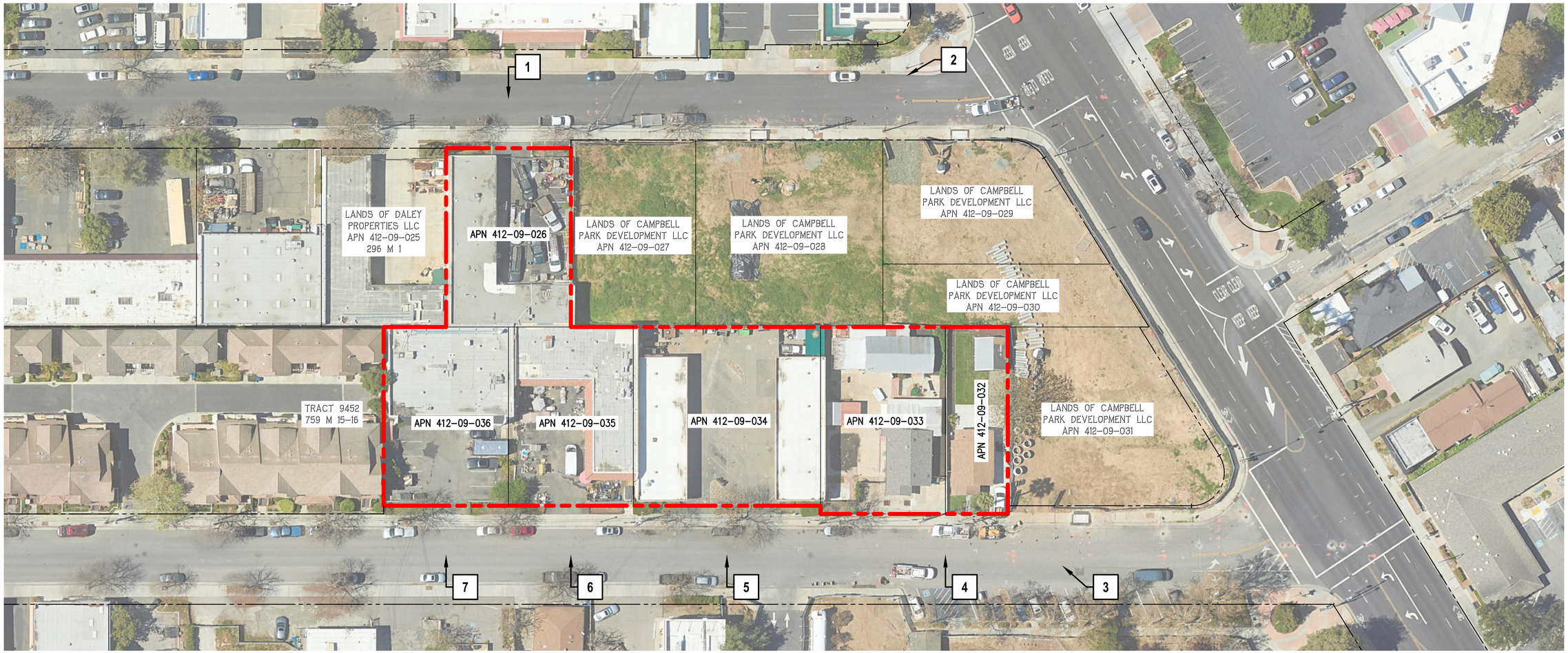
3




VICINITY MAP
NOT TO SCALE



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6

5

4

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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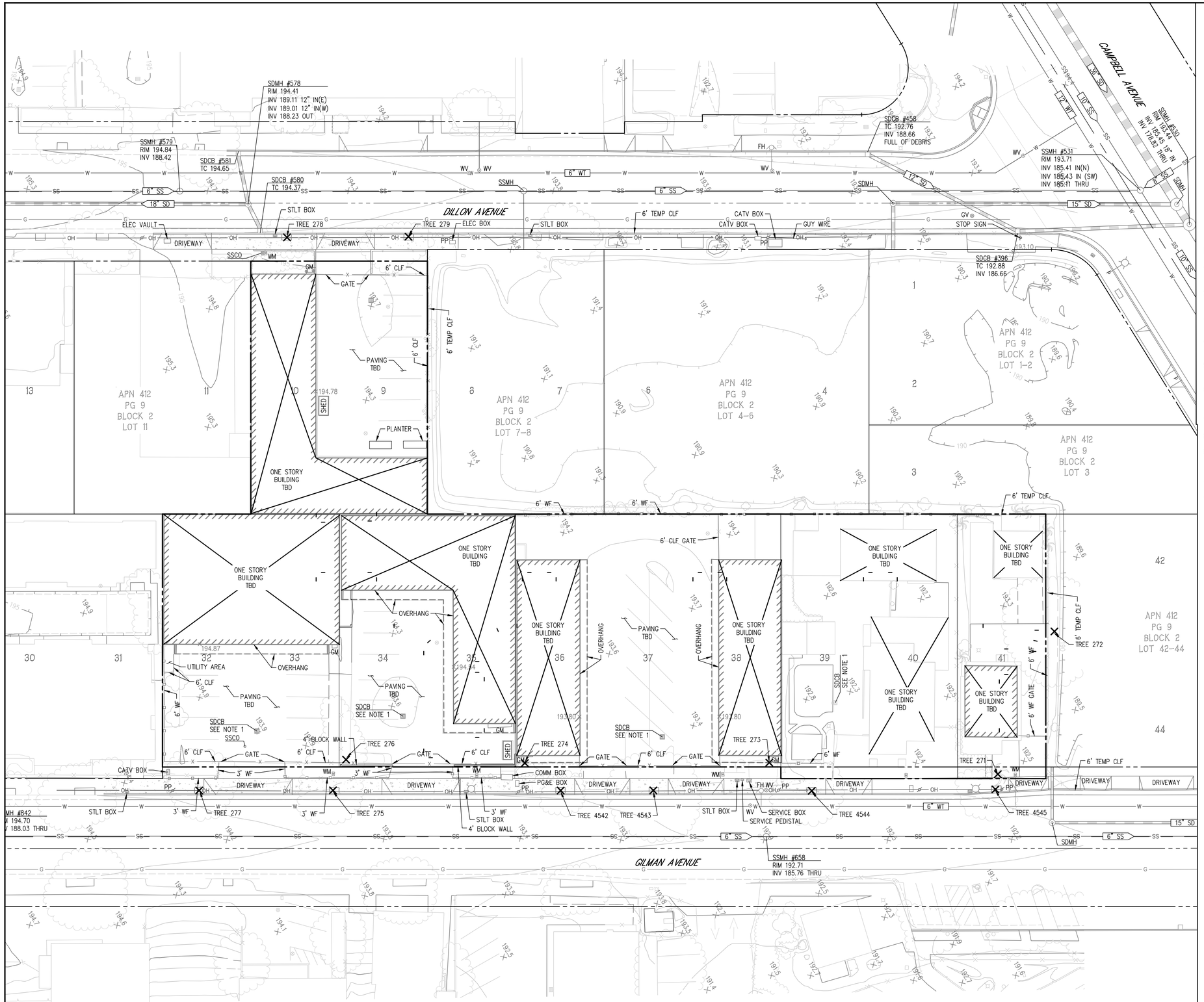
SAN JOSE, CA 95126

# GILMAN AVENUE
# C2 SITE PHOTOGRAPHY SHEET

CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/29/2023 |
| SCALE | SEE PLAN |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |
| SHEET | ---- |
| OF | SHEETS |

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C3 SITE PHOTOGRAPHY SHEET.dwg Jun 30, 2023




0 20 40 Feet

**LEGEND**

TREE 739 — EXISTING TREE TO BE REMOVED

## NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF SUNNYVALE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. ALL TREE INFORMATION AND PROTECTION SHOWN PER PROJECT TREE INVENTORY, ASSESSMENT, AND PROTECTION REPORT FOR GILLMAN/DILLON AVENUE BY MONARCH CONSULTING ARBORISTS, DATED FEBRUARY 17, 2023
10. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.

| NO. | DATE | REVISIONS | BY |
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A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

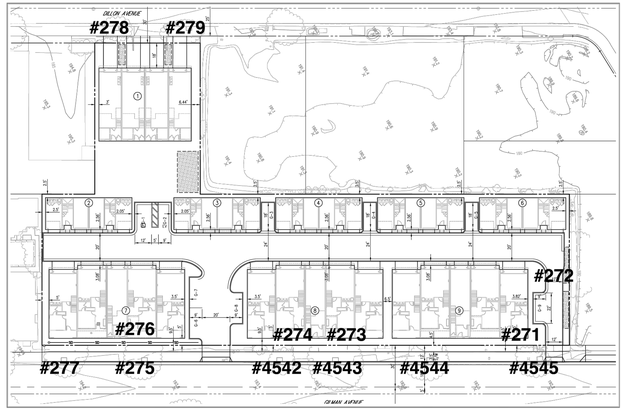
**GILMAN AVENUE**
**EXISTING CONDITIONS, DEMOLITION & TREE DISPOSITION PLAN**
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22-139 |
| SHEET | C4 |
| OF | SHEETS |

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C4 EXISTING CONDITIONS, DEMOLITION & TREE DISPOSITION PLAN.dwg Jun 30, 2023

## Appendix A: Tree Inventory and Site Plan

Site plan snapshot from C5 Civil Engineering & Associates








## Appendix B: Tree Inventory Summary Table

Table 4: Tree Inventory Summary

| Tree Species | I.D. # | Trunk Diameter (in.) | Condition | Suitability | Expected Impact | Status |
|---|---|---|---|---|---|---|
| Chinese pistache (*Pistacia chinensis*) | 4545 | 14 | Fair | Fair | High | Street Tree |
| fan palm (*Washingtonia robusta*) | 271 | 21 | Good | Poor | High | Protected |
| tree of heaven (*Ailanthus altissima*) | 272 | 14, 9, 6, 8, 8, 4, 7, 13 | Fair | Poor | High | Protected |
| Chinese pistache (*Pistacia chinensis*) | 4544 | 12 | Good | Fair | High | Street Tree |
| Hollywood juniper (*Juniperus chinensis* 'Torulosa') | 273 | 8 | Fair | Poor | High | Not-Protected |
| Chinese pistache (*Pistacia chinensis*) | 4543 | 17 | Fair | Fair | High | Street Tree |
| Chinese pistache (*Pistacia chinensis*) | 4542 | 15 | Fair | Fair | High | Street Tree |
| Hollywood juniper (*Juniperus chinensis* 'Torulosa') | 274 | 7, 8, 5, 5 | Fair | Poor | High | Protected |
| Chinese pistache (*Pistacia chinensis*) | 275 | 14 | Good | Fair | High | Street Tree |
| Almond (*Prunus dulcis*) | 276 | 6, 6, 4, 4 | Good | Poor | High | Protected |
| Chinese pistache (*Pistacia chinensis*) | 277 | 13 | Fair | Fair | High | Street Tree |
| Chinese pistache (*Pistacia chinensis*) | 278 | 10 | Good | Fair | High | Street Tree |
| Chinese pistache (*Pistacia chinensis*) | 279 | 10 | Good | Fair | High | Street Tree |



**CITY OF CAMPBELL**
**STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION**

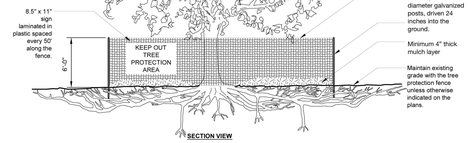
CONSTRUCTION OF PRIVATE PROPERTY WHERE PROTECTED TREES ARE DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWED:
   A. THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE.
   B. THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
   C. THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER THE PROTECTIVE FENCING IS INSTALLED.
   D. THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE DRIPLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
3. DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
5. TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY. UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH "PRUNING STANDARDS" OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
6. SOIL COMPACTION OF THE AREA UNDER THE DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
7. NO SOIL STERILANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE'S GROWTH MAY BE APPLIED IN THE ROOT AREA.
8. NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
9. ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
10. THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

Notes:
The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Crown diameter drip line distance equal to the outer most limit of foliage.

Notes:
- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.




SECTION VIEW

S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2019

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

| NO. | DATE | REVISIONS | BY |
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PREPARED FOR:
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A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

**GILMAN AVENUE**
**TREE DISPOSITION NOTES AND DETAILS**
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | N/A |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |
| SHEET | C5 |
| OF | SHEETS |

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C5 TREE DISPOSITION NOTES AND DETAILS.dwg Jun 30, 2023

**NOTE:**
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

0 20 40 Feet

**LEGEND**
(SEE SHEET C2 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CONCRETE WALKWAY
- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- MONUMENT LINE
- BIO-RETENTION BASIN
- FIRE TRUCK TURN RADIUS (R=23', R=23', R=36')
- (2) BUILDING NUMBER
- BMR BELOW MARKET RATE
- G- GUEST PARKING
- EXISTING TREE W/ SURVEYED DRIP LINES

DILLON AVENUE

CAMPBELL AVENUE

GILMAN AVENUE

APN 412 PG 9 BLOCK 2 LOT 11

APN 412 PG 9 BLOCK 2 LOT 7-8

APN 412 PG 9 BLOCK 2 LOT 4-6

APN 412 PG 9 BLOCK 2 LOT 1-2

APN 412 PG 9 BLOCK 2 LOT 3

**NOTE:**
SEE SHEET C13 FOR PROJECT AREA CALCULATIONS.

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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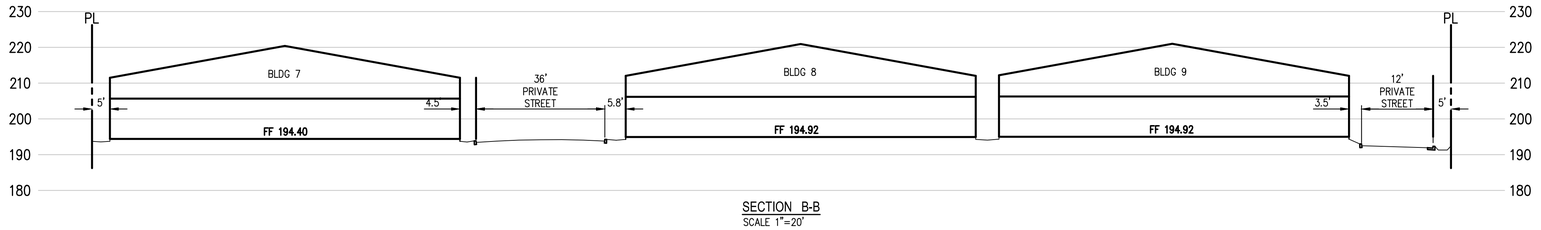
SAN JOSE, CA 95126

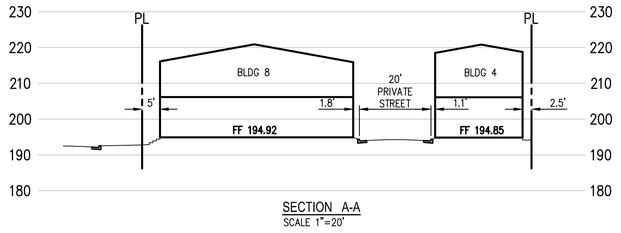
**GILMAN AVENUE SITE PLAN**
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22-139 |
| SHEET | C6 |
| OF | SHEETS |

R: \PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C6 SITE PLAN.dwg Jun 30, 2023




SECTION B-B
SCALE 1"=20'




SECTION A-A
SCALE 1"=20'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**GILMAN AVENUE**
**SITE SECTIONS**

| |
|---|
| 6/30/2023 |
| N/A |
| JG |
| CH |
| 22-139 |

**C7**

**NOTE:**
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

0 20 40 Feet

| EARTHWORK QUANTITIES | | | |
|---|---|---|---|
| CUT (CY) | FILL (CY) | NET (CY) | |
| 622 | 1,006 | 384 | FILL |
| | | 384 | IMPORT |

CURB LEGEND

1. VERTICAL CURB (DEPRESSED AT DRIVEWAYS) SEE DETAIL ON THIS SHEET
2. CURB AND GUTTER (DEPRESSED AT DRIVEWAYS) SEE DETAIL ON THIS SHEET
3. VALLEY GUTTER SEE DETAIL ON THIS SHEET

DILLON AVENUE

CAMPBELL AVENUE

GILMAN AVENUE

APN 412 PG 9 BLOCK 2 LOT 11

APN 412 PG 9 BLOCK 2 LOT 7–8

APN 412 PG 9 BLOCK 2 LOT 4–6

APN 412 PG 9 BLOCK 2 LOT 1–2

APN 412 PG 9 BLOCK 2 LOT 3

APN 412 PG 9 BLOCK 2 LOT 42–44

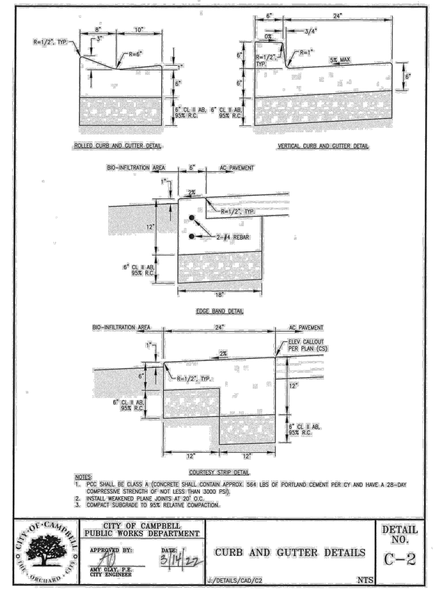
FF=194.52 (1) | FF=194.74 (2) | FF=194.60 (3) | FF=194.85 (4) | FF=195.22 (5) | FF=194.85 (6) | FF=194.40 (7) | FF=194.92 (8) | FF=194.92 (9)

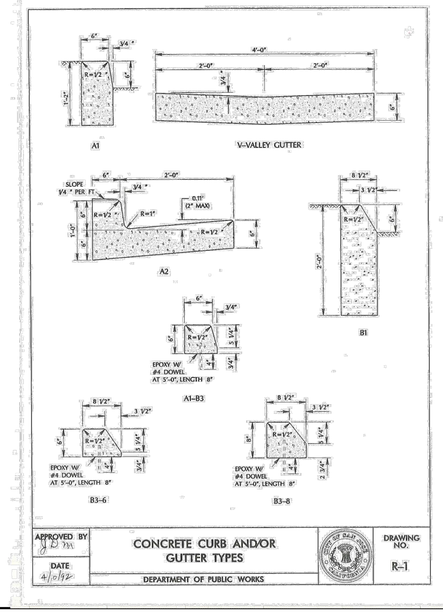
PERK FILTER STORMVAULT SEE STORMWATER PLAN FOR DETAILS

SILVA CELLS SEE STORMWATER PLAN FOR DETAILS

PROPOSED FG ON ADJ PROJECT 192.50

FG ON ADJ PROJECT 192.60





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SAN JOSE, CA 95126

# GILMAN AVENUE
# GRADING AND DRAINAGE PLAN

CAMPBELL CALIFORNIA

| NO. | DATE | REVISIONS | BY |
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|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET **C8** OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C8 GRADING AND DRAINAGE PLAN.dwg Jun 30, 2023

**NOTE:**
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

0 20 40 Feet

DILLON AVENUE

CAMPBELL AVENUE

GILMAN AVENUE

EX SDCB #1
TC 194.65

EX SDCB #2
TC 194.37

EX SDCB #3
TC 192.76
INV 188.66
FULL OF DEBRIS

EX SDMH #1
RIM 194.41
INV 189.11 12" IN(E)
INV 189.01 12" IN(W)
INV 188.23 OUT

EX SDMH #2

SDCB #4
TC 192.88
INV 186.66

GRT 193.87
INV 190.2 THRU

GRT 193.70
INV 190.70

GRT 193.70
INV 190.34

FF=194.52

4" LAT
INV 191.23

SSMH
RIM 193.90
INV 189.61 6" OUT (NE)

SSMH
RIM 193.70
INV 188.24 6" OUT (SE)
INV 188.34 6" IN (NE)
INV 188.64 6" IN (SW)

APN 412
PG 9
BLOCK 2
LOT 11

APN 412
PG 9
BLOCK 2
LOT 7–8

APN 412
PG 9
BLOCK 2
LOT 4–6

APN 412
PG 9
BLOCK 2
LOT 1–2

APN 412
PG 9
BLOCK 2
LOT 3

APN
PG
BLOC
LOT 4

FF=194.85 | FF=194.60 | FF=194.85 | FF=195.22 | FF=194.85

122 LF–6" SS S=0.008

239 LF–6" SS S=0.008

GRT 192.27
INV 189.75

SSMH
RIM 193.70
INV 190.25 6" OUT (SW)

FF=194.85 | FF=194.92 | FF=195

24" SDCB
GRT 193.00
INV 188.96 10" OUT (NE)

SDJS
RIM 193.90
INV 186.64 10" OUT (NE)
INV 186.85 10" IN (NW)

24" SDCB
GRT 193.60
INV 188.83 12" OUT (E)
INV 188.83 10" IN (SW)
INV 189.53 10" IN (NW)

MEDIA FILTER
INV 188.75 IN
INV 188.00 OUT

106 LF–6" SS S=0.008

SDJS
RIM 192.75
INV 183.99 12" OUT (E)
INV 187.50 10" IN (NE)
INV 185.61 12" IN (SW)

24" SDFI
GRT 192.10
INV 187.70 10" OUT (SW)

SSMH
RIM 193.50
INV 187.40 6" IN (NW)
INV 187.20 6" IN (SW)
INV 187.20 6" OUT (NE)

SDJS
RIM 193.60
INV 186.48 12" OUT (NE)
INV 187.68 12" IN (W)
INV 186.48 10" IN (SW)

EXSSMH
RIM 192.71
INV 185.76 6" IN (SW)
INV 185.76 6" OUT (NE)

SDMH
RIM 191.90
INV 183.65 12" IN (W)
INV 183.40 15" OUT (NE)

EX SDMH #10

CATV BOX
COMM BOX
PG&E BOX
STLT BOX
ELEC VAULT
ELEC BOX
GUY WIRE
SERVICE BOX
SERVICE PEDISTAL
FH WV

| NO. | DATE | REVISIONS | BY |
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2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

# GILMAN AVENUE UTILITY PLAN

CAMPBELL CALIFORNIA

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|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22–139 |

SHEET
**C9**
OF SHEETS

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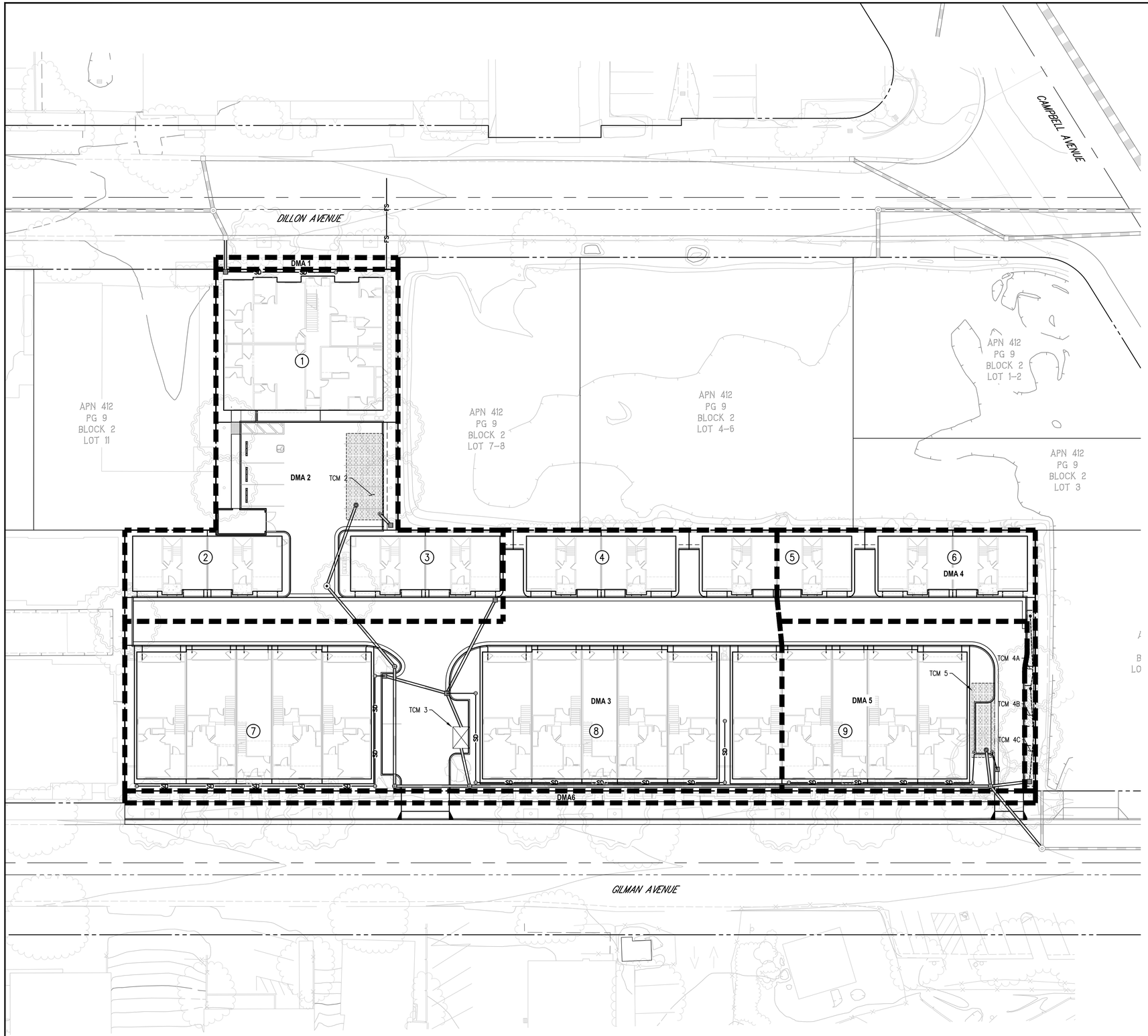


## LEGEND

- OLD CASTLE 6' WIDE CONCRETE VAULT PERKFILTER
- SILVA CELL SYSTEM
- BIO-RETENTION BASINS
- WATERSHED BOUNDARY

0 20 40 Feet

## NOTES

1. PROPERTY INFORMATION
   60 DILLON AVENUE & 57, 63, 71, 85, 101 GILMAN AVENUE, CAMPBELL, CALIFORNIA
   APN NO. 412-09-026, 032, 033, 034, 035, 036
   GROSS SITE AREA = 50,163 SF (1.152 AC)
   NET SITE AREA = 49,593 SF (1.139 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 47,112 SF. (1.08 AC)
3. EXISTING ONSITE PERVIOUS AREA = 3,051 SF (0.07 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 42,749 SF (0.98 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 7,414 SF (0.17 AC)
6. OFF-SITE STREET DEDICATION = 570 SF (0.01 AC)
7. THERE IS 9% DECREASE (4,363 SF) IN IMPERVIOUS SURFACE FOR THIS PROJECT
8. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
9. 23,738 SF (48%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO A SIZED "OLDCASTLE 6' CONCRETE VAULT" OR APPROVED EQUAL.
10. 21,456 SF (43%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SILVA CELLS FOR TREATMENT.
11. 4,396 SF (8%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
12. 570 SF (1%) OF THE SITE WILL BE DEDICATED TO THE CITY AND IS EXEMPT FROM REQUIRED TREATMENT.
13. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
14. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
15. A SWPPP PERMIT WILL REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
16. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERMS DESCRIBED IN THE PROJECT'S CC&R'S.
17. SPECIAL PROJECT EXEMPTIONS: WITH THE 60% EXEMPTION CREDIT BASED ON THE SPECIAL PROJECT CRITERIA, THE PROJECT WOULD BE REQUIRED TO TREAT 20,065 SF OF THE SITE WITH LID METHODS. THE CURRENT DESIGN PROPOSES 4,396 SF OF BIO-TREATMENT TREATED IMPERVIOUS SURFACES AND 21,456 SF OF SILVA CELLS TREATED IMPERVIOUS SURFACES WHICH EXCEEDS THESE REQUIREMENTS. THESE PLANS HAVE INCORPORATED ADDITIONAL OPPORTUNITIES ABOVE THE PERMIT REQUIREMENTS.

| NO. | DATE | REVISIONS | BY |
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A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

# GILMAN AVENUE STORMWATER MANAGEMENT PLAN

CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET **C10** OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C10 STORMWATER MANAGEMENT PLAN.dwg Jun 30, 2023

## TYPICAL MEDIA FILTER UNIT CALCULATIONS

CALCULATION/ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD: Q=C*I*A
Q = DISCHARGE FLOW (CFS)
C = RUNOFF COEFFICIENT (NON-DIMENSIONAL)
I = RAINFALL INTENSITY (0.2 INCHES/HR) PER THE STORMWATER BMP HANDBOOK – UNIFORM INTENSITY APPROACH
A = CATCHMENT AREA (ACRES)

## WATERSHED "3" CALCULATIONS

C = 0.90
I = 0.2 IN/HR
A = 0.544 ACRES (23,710 SF)
Q = C*I*A = 0.10 TOTAL CFS (44 GPM)

TREATMENT RATES PER OLDCASTLE INFRASTRUCTURE 6' WIDE CONCRETE VAULT DETAIL DATED 10/3/14. SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE:

FROM TABLE = 8 CARTRIDGE STACK OF 12" FILTERS PROVIDES 54 GPM OF TREATMENT CAPACITY

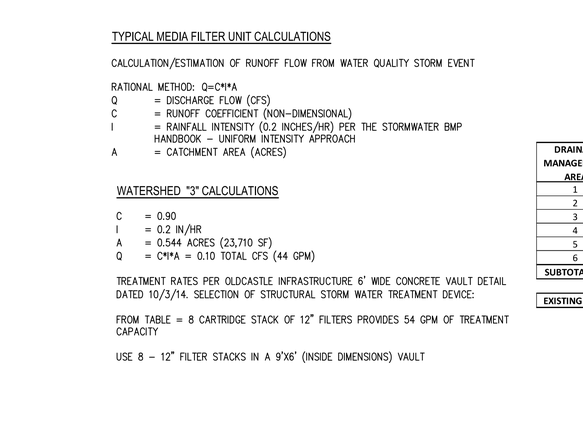
USE 8 – 12" FILTER STACKS IN A 9'X6' (INSIDE DIMENSIONS) VAULT

**STORMWATER TREATMENT SUMMARY TABLE**

| | | IMPERVIOUS SURFACES | | | | | | PERVIOUS SURFACES | | | | | TREATMENT MEASURES | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DRAINAGE MANAGEMENT AREA | TOTAL WATERSHED AREA (SF) | STREETS (SF) | SIDEWALKS (SF) | PARKING LOTS (SF) | DRIVEWAYS / HARDSCAPE (SF) | BUILDINGS (SF) | TOTAL (SF) | STREETS (SF) | SIDEWALKS (SF) | PARKING LOTS (SF) | LANDSCAPE (SF) | TOTAL (SF) | PROVIDED TREATMENT | REQUIRED TREATMENT | TREATMENT CONTROL MEASURE | CALCULATION METHOD | TREATMENT METHOD |
| 1 | 387 | - | 33 | - | - | - | **33** | - | - | - | 354 | **354** | N/A | N/A | N/A | N/A | ROADWAY PROJECT |
| 2 | 14,271 | 4,860 | 334 | - | 106 | 6,835 | **12,135** | - | - | - | 2,136 | **2,136** | 551 | 485 | TCM1 | 4% | SILVA CELLS |
| 3 | 23,738 | 6,269 | 232 | - | 347 | 13,798 | **20,646** | - | - | - | 3,092 | **3,092** | N/A | N/A | TCM2 | Q=CIA | PERKFILTER VAULT |
| 4 | 4,396 | 1,263 | 8 | - | 80 | 2,225 | **3,576** | - | - | - | 820 | **820** | 194 | 143 | TCM3 | 4% | BIOTREATMENT |
| 5 | 7,185 | 2,066 | 89 | - | 89 | 4,148 | **6,392** | - | - | - | 793 | **793** | 294 | 256 | TCM4 | 4% | SILVA CELLS |
| 6 | 1,903 | 153 | 611 | - | - | - | **764** | - | - | - | 1,139 | **1,139** | N/A | N/A | N/A | N/A | ROADWAY PROJECT |
| **SUBTOTAL (SF)** | **51,880** | **14,611** | **1,307** | **-** | **622** | **27,006** | **43,546** | **-** | **-** | **-** | **8,334** | **8,334** | | | | | |
| **EXISTING AREA** | **51,880** | | | | | | **48,829** | | | | | **3051** | | | | | |

PF-V-6-WA-0001

## Washington GULD*




Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
3. Inlet & outlet pipe(s) (Ø 24" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
5. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

*** Treatment Flow Rates shown conform to Washington State GULD Specifications**

**Perk Filter™**
*6' Wide Concrete Vault*
*Washington State GULD*
*Four to Eleven Cartridges / Stacks*
Media Filtration

**Oldcastle® Stormwater Solutions**
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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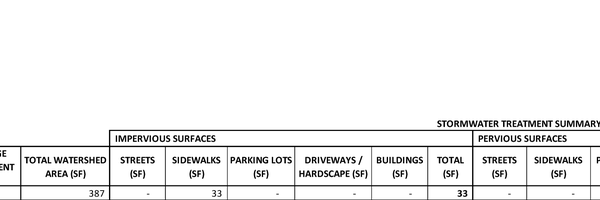
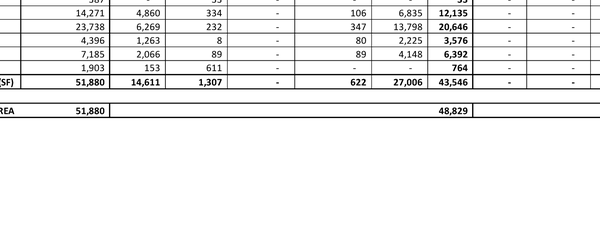
| DRAWING NO. | REV. | ECO | DATE | |
|---|---|---|---|---|
| PF-V-6-WA-0001 | E | ECO-0122 JPR 10/3/14 | JPR 3/2/11 | SHEET 1 OF 2 |

PF-V-6-WA-0001




DETAIL A
INLET WEIR/BYPASS ASSEMBLY & DRAIN-DOWN.
SCALE: NONE




SECTION A-A

## Washington GULD*

**MINIMUM DEPTH**
- RIM TO OUTLET INVERT -

| CARTRIDGE STACK CONFIGURATION | | | |
|---|---|---|---|
| 12" | 18" | 12" + 12" | 12" + 18" |
| 4.25" [51.00"] | 5.00" [60.00"] | 5.92" [71.00"] | 6.67" [80.00"] |

**6' VAULT**
**TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS**

| CARTRIDGE STACK QUANTITY | A DIMENSION - LENGTH - (ID-FEET) | CARTRIDGE STACK CONFIGURATION | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 12" | | 18" | | 12" & 12" | | 12" & 18" | |
| | | TREATMENT FLOW RATE (GPM / CFS) | TOTAL FLOW CAPACITY (CFS) | TREATMENT FLOW RATE (GPM / CFS) | TOTAL FLOW CAPACITY (CFS) | TREATMENT FLOW RATE (GPM / CFS) | TOTAL FLOW CAPACITY (CFS) | TREATMENT FLOW RATE (GPM / CFS) | TOTAL FLOW CAPACITY (CFS) |
| 4 | 7 | 27.2 / 0.061 | 5.7 | 40.8 / 0.091 | 8.5 | 54.4 / 0.121 | 9.7 | 68.0 / 0.152 | 13.0 |
| 5 | 7 | 34.0 / 0.076 | 5.7 | 51.0 / 0.114 | 8.6 | 68.0 / 0.152 | 9.7 | 85.0 / 0.190 | 13.0 |
| 6 | 9 | 40.8 / 0.091 | 5.8 | 61.2 / 0.136 | 8.6 | 81.6 / 0.182 | 9.8 | 102.0 / 0.227 | 13.1 |
| 7 | 9 | 47.6 / 0.106 | 5.8 | 71.4 / 0.159 | 8.6 | 95.2 / 0.212 | 9.9 | 119.0 / 0.265 | 13.2 |
| 8 | 9 | 54.5 / 0.121 | 5.8 | 81.6 / 0.182 | 8.7 | 108.8 / 0.243 | 9.9 | 136.0 / 0.303 | 13.2 |
| 9 | 11 | 61.2 / 0.136 | 5.8 | 91.8 / 0.205 | 8.7 | 122.4 / 0.273 | 10.0 | 153.0 / 0.341 | 13.3 |
| 10 | 11 | 68.0 / 0.152 | 5.9 | 102.0 / 0.227 | 8.8 | 136.0 / 0.303 | 10.0 | 170.0 / 0.379 | 13.4 |
| 11 | 11 | 74.8 / 0.167 | 5.9 | 112.2 / 0.250 | 8.8 | 149.6 / 0.334 | 10.1 | 187.0 / 0.417 | 13.4 |
| MAXIMUM HEAD LOSS | | 1.7 FEET | | 2.3 FEET | | 2.9 FEET | | 3.5 FEET | |

*** Treatment Flow Rates shown conform to Washington State GULD Specifications.**

**Perk Filter™**
*6' Wide Concrete Vault*
*Washington State GULD*
*Four to Eleven Cartridges / Stacks*
Media Filtration

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| DRAWING NO. | REV. | ECO | DATE | |
|---|---|---|---|---|
| PF-V-6-WA-0001 | E | ECO-0122 JPR 10/3/14 | JPR 3/2/11 | SHEET 2 OF 2 |

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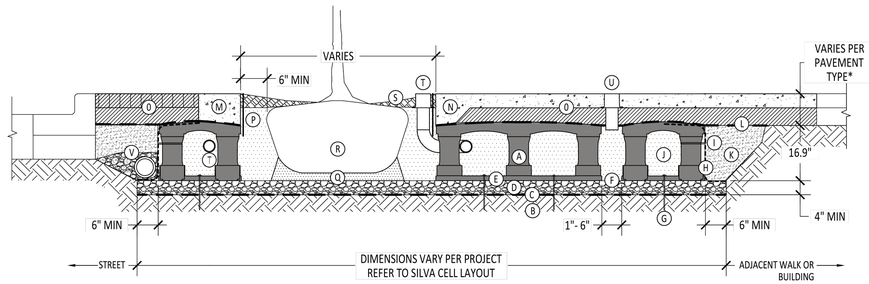


## SILVA CELL SYSTEM 1X

NOT TO SCALE

KEY PLAN

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) SILVA CELL BASE SLOPE, 10% MAX
(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
(R) ROOT BALL
(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
(T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

| PAVEMENT | + AGGREGATE BASE COURSE |
|---|---|
| 4" CONCRETE | + 4" AGGREGATE |
| 3" PAVER | + 12" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVER | + 5" CONCRETE |

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

NOT TO SCALE
FEET

SILVA CELL SYSTEM 1X

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
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| 4 | | | |
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deeproot
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www.deeproot.com
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F 415 781 0191

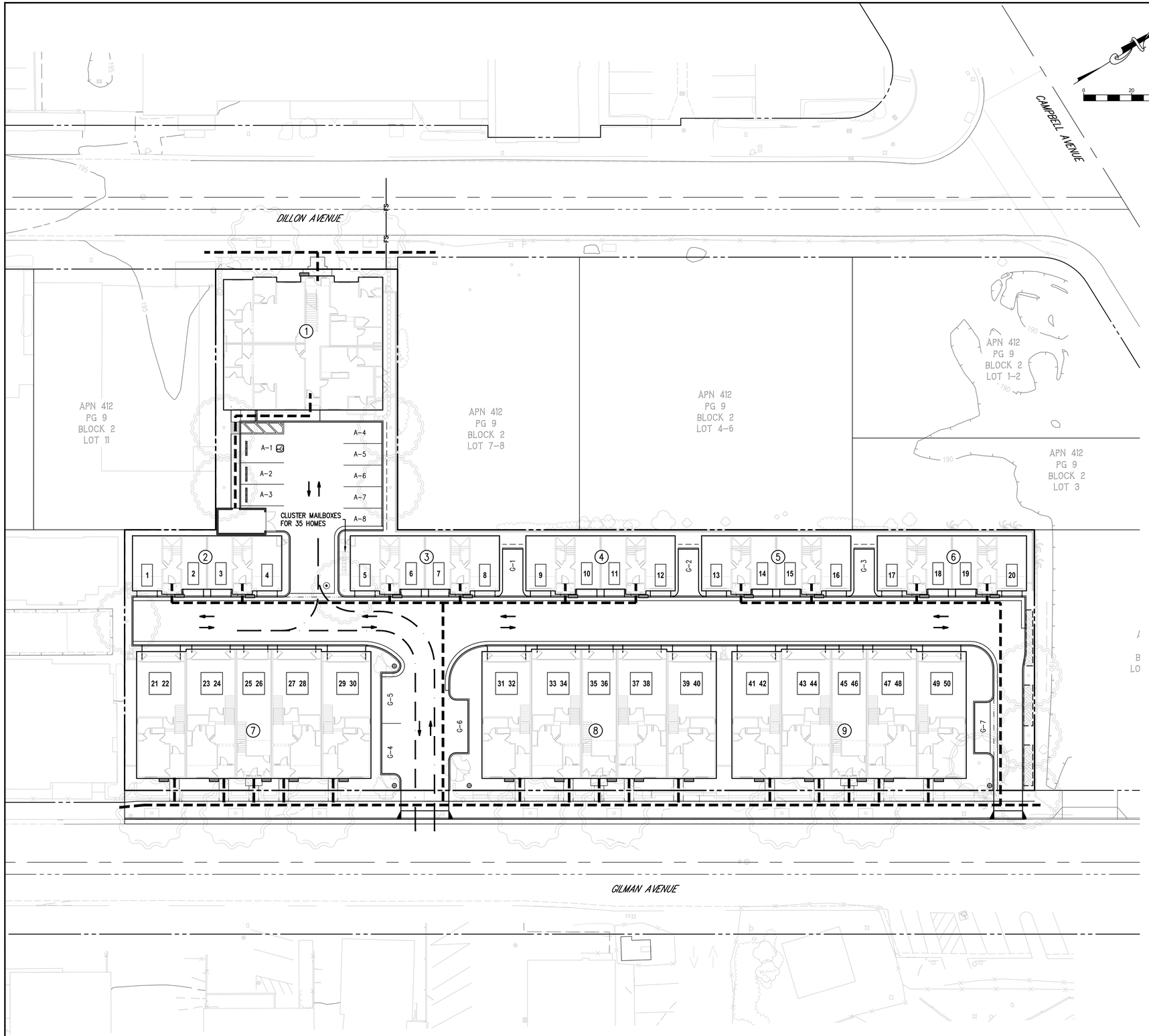
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

**GILMAN AVENUE**
**STORMWATER NOTES AND DETAILS**
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | N/A |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET **C11** OF SHEETS

R: \PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C11 STORMWATER NOTES AND DETAILS.dwg Jun 30, 2023




**LEGEND**

- PEDESTRIAN ROUTE
- VEHICULAR ROUTE
- POSTAL ROUTE
- G-1 GUEST PARKING STALL
- A-1 APARTMENT PARKING STALL
- 10 11 COVERED PARKING
- BUILDING ADDRESS LOCATION

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | | | |
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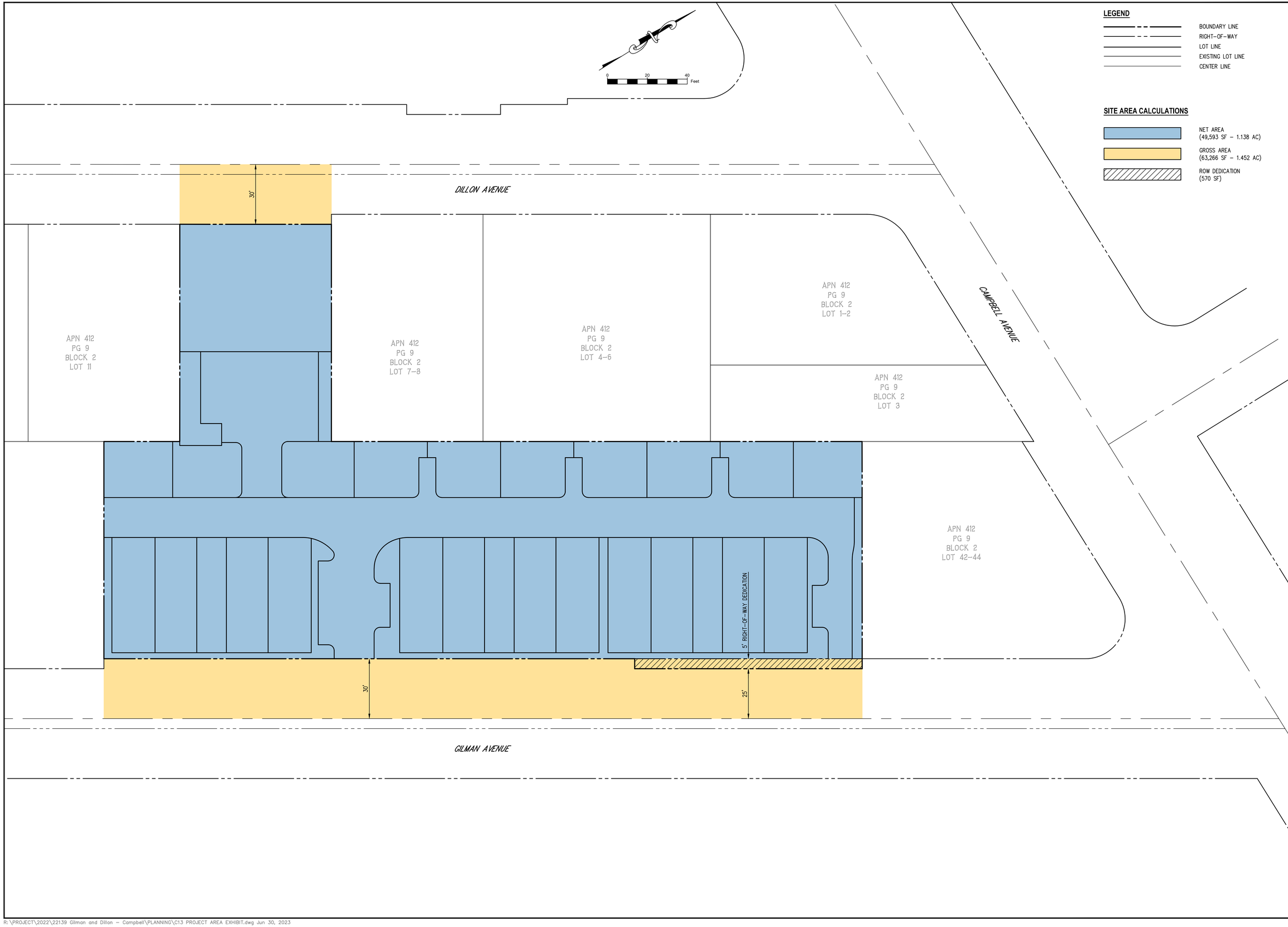
# GILMAN AVENUE
# CIRCULATION, PARKING AND MAIL DELIVERY PLAN

CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22-139 |

SHEET **C12** OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C12 CIRCULATION, PARKING AND MAIL DELIVERY PLAN.dwg Jun 30, 2023




| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |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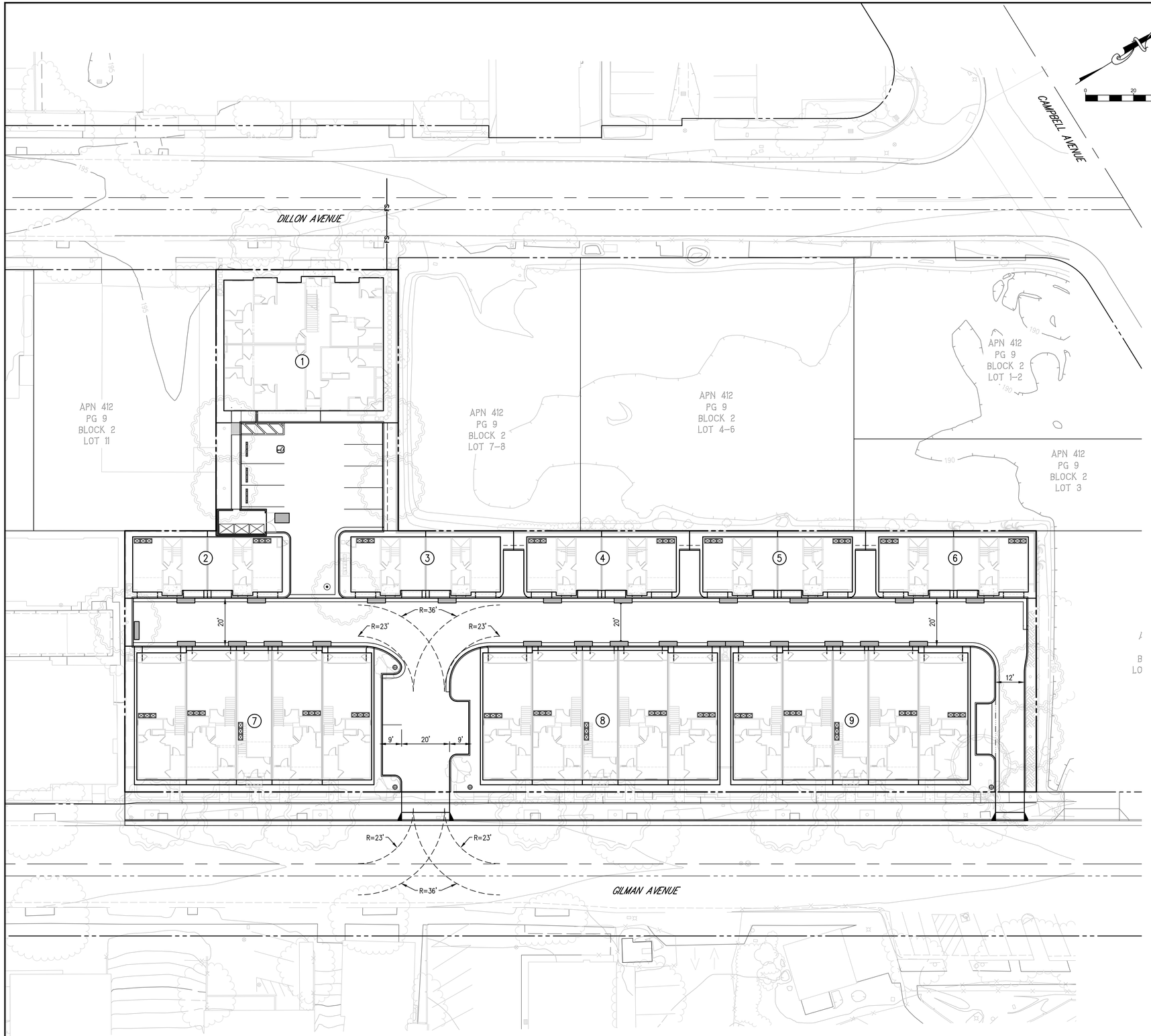
# GILMAN AVENUE PROJECT AREA EXHIBIT

CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22-139 |

SHEET
**C13**
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C13 PROJECT AREA EXHIBIT.dwg Jun 30, 2023




**LEGEND**

DENOTES LOCATION OF BINS FOR PICK-UP

DENOTES LOCATION OF BINS STORED

R=23' R=23' R=36'

TRUCK TURN RADIUS

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |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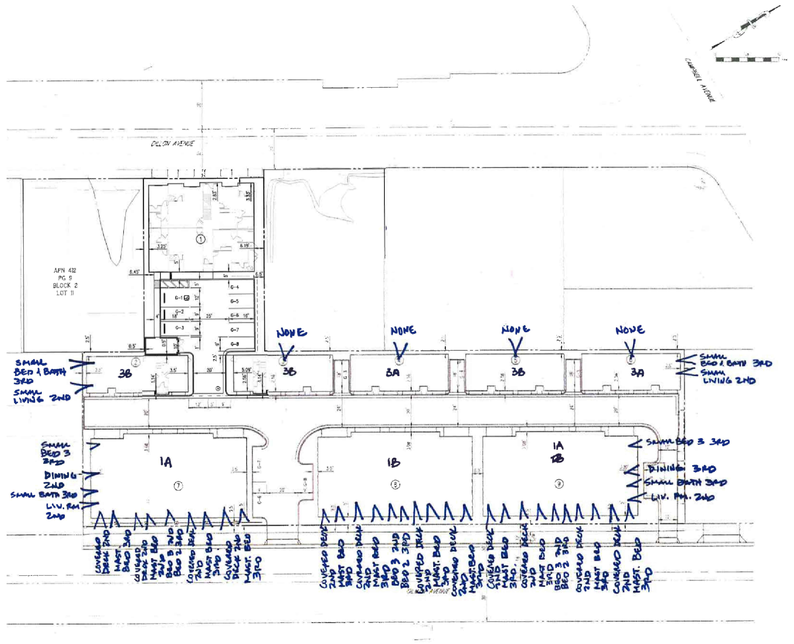
# GILMAN AVENUE
# TRASH MANAGEMENT PLAN

CAMPBELL CALIFORNIA

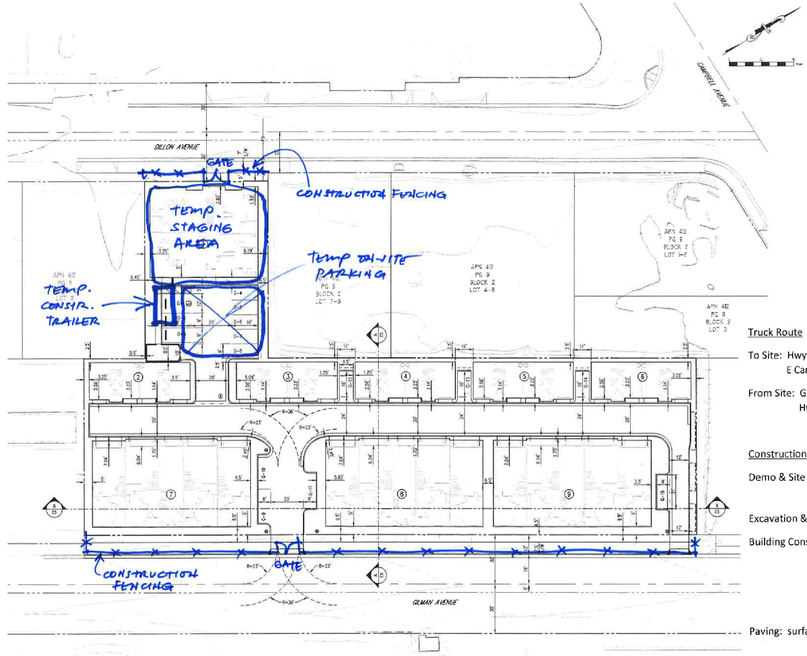
| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET **C14** OF SHEETS

R: \PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C14 TRASH MANAGEMENT PLAN.dwg Jun 30, 2023




PRIVACY STUDY




CONSTRUCTION STAGING PLAN

NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS

LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CONCRETE WALKWAY
- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- MONUMENT LINE
- BIO-RETENTION BASIN
- FIRE TRUCK TURN RADIUS
- BUILDING NUMBER
- BICYCLE MARKET RATE
- GUEST PARKING
- EXISTING TREE W/ SURVEYED DRIP LINES

Truck Route

To Site: Hwy 17 South, Hamilton Avenue, South Bascom, E Campbell Ave, Gilman or Dillon

From Site: Gilman or Dillon, E Campbell Ave, South Bascom, Hwy 17

Construction Equipment List

Demo & Site Preparation: tractors, loaders, backhoe, excavator

Excavation & Grading: excavator, rubber tired dozers, scrapers

Building Construction: aerial lifts, bore/drill rigs, concrete/ Industrial saws, dumpers, excavator, forklifts, plate compactors, pressure washers, pumps, sweepers and scrubbers

Paving: surfacing equipment, paving equipment

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
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| 6 | | | |

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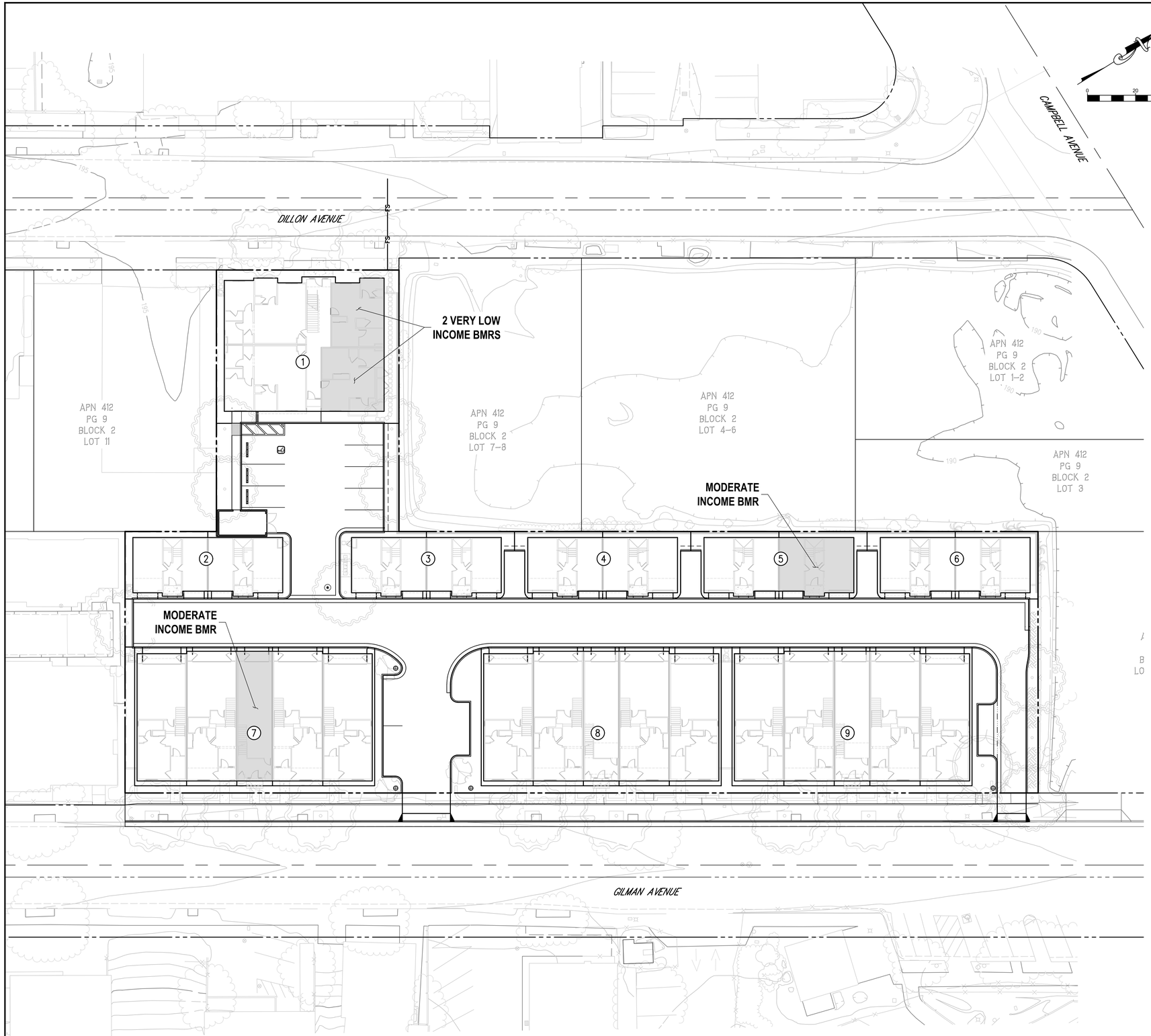
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

GILMAN AVENUE
CONSTRUCTION STAGING PLAN & PRIVACY PLAN
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | N/A |
| DESIGNED | JC |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET
C15
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C15 CONSTRUCTION STAGING PLAN & PRIVACY PLAN.dwg Jun 30, 2023




**LEGEND**

(1) BUILDING NUMBER

BELOW MARKET RATE HOUSING

**NOTE:**

PER CMC 21.20.120.2, THE BMR UNITS MUST ALSO BE REASONABLY DISPERSED THROUGHOUT THE RESIDENTIAL PROJECT AND SHALL BE COMPARABLE TO THE DESIGN OF THE MARKET RATE UNITS IN TERMS OF DISTRIBUTION OF MODEL TYPES, NUMBER OF BEDROOMS, APPEARANCE, MATERIALS AND FINISHED QUALITY OF THE MARKET RATE UNITS IN THE DEVELOPMENT. THERE SHALL NOT BE SIGNIFICANT IDENTIFIABLE DIFFERENCES BETWEEN BMR AND MARKET RATE UNITS VISIBLE FROM THE EXTERIOR, AND THE SIZE AND DESIGN OF THE TARGET UNITS SHALL BE REASONABLY CONSISTENT WITH THE MARKET-RATE UNITS IN THE DEVELOPMENT. THE BMR UNITS SHALL HAVE THE SAME ACCESS TO PROJECT AMENITIES AND RECREATIONAL FACILITIES AS MARKET RATE UNITS.

| NO. | DATE | REVISIONS | BY |
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| 1 | | | |
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| 6 | | | |


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SAN JOSE, CA 95126

**GILMAN AVENUE**
**BELOW MARKET RATE HOUSING PLAN**
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | JR |
| JOB NO. | 22-139 |

SHEET
**C16**
OF SHEETS

# VESTING TENTATIVE MAP
# GILMAN AVENUE
## CAMPBELL CALIFORNIA

### ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| BK | BOOK |
| CL | CENTERLINE |
| E | EAST |
| FD | FOUND |
| IP | IRON PIPE |
| MON | MONUMENT |
| N | NORTH |
| O.R. | OFFICIAL RECORDS |
| ROW | RIGHT-OF-WAY |
| SFNF | SEARCHED FOR NOT FOUND |
| S | SOUTH |
| W | WEST |

### LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- HISTORIC LOT LINSHOWN PER MAP ENTITLED "MAP OF RUCKER'S ADDITION IN THE TOWN OF CAMPBELL" BOOK F OF MAPS PAGE 39
- CENTER LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY TIE
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- CL-CL — CENTER LINE TO CENTER LINE
- M-CL — MONUMENT TO CENTER LINE
- M-M — MONUMENT TO MONUMENT
- (23.23') — RECORD DATA
- [1] — REFERENCE NUMBER
- (R) — RADIAL
- (T) — TOTAL

### BASIS OF BEARINGS

THE BEARING NORTH 57°52'51" WEST ON THE CENTERLINE OF KILMER AVENUE, AS SHOWN ON THAT CERTAIN TRACT MAP FILED FOR RECORDED IN BOOK 791 OF MAPS AT PAGES 1-6, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

### BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 53. LOCATED AT NORTHWEST CORNER WHITE OAKS ROAD & POPE COURT AT CENTER OF CURB RETURN, 2¼" BRASS DISK IN TOP OF CURB. ELEVATION: 251.440

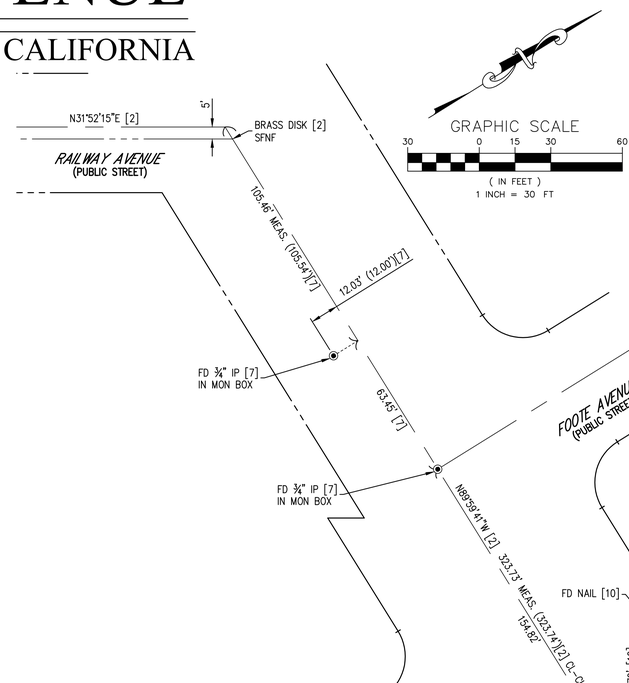
### NOTES

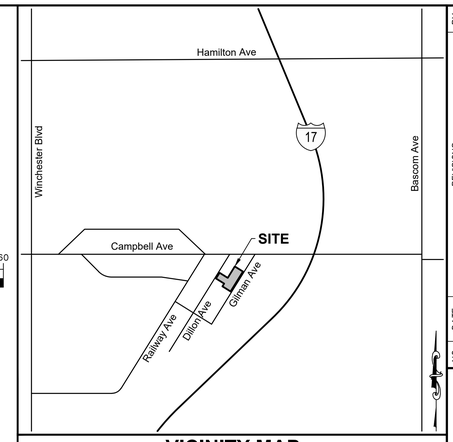
1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSORS PARCEL NUMBER: 412-09-026, 032, 033, 034, 035, 036
4. EXISTING USE: RESIDENTIAL AND COMMERCIAL
5. PROPOSED USE: 29 RESIDENTIAL UNITS
6. EXISTING ZONING: P-D (PLANNED DEVELOPMENT), A PORTION OF THE SUBJECT PROPERTY IS ALSO LOCATED IN THE EAST CAMPBELL AVENUE MASTER PLAN AREA AND A PORTION OF THE SUBJECT PROPERTY IS ALSO LOCATED IN THE SOUTH OF CAMPBELL AVENUE (SOCA) AREA PLAN.
7. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
8. GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (14-27 UNITS/GR. ACRE)
9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
10. STORM CONDUIT: CITY OF CAMPBELL
11. WATER SYSTEM: SAN JOSE WATER COMPANY
12. NUMBER OF LOTS: 34
13. TOTAL AREA: 1.152 ACRES GROSS
    −0.013 RIGHT-OF-WAY DEDICATION
    1.139 ACRES NET
14. NO NEW STREET NAME REQUIRED
15. LOTS 1 THROUGH 29 ARE RESIDENTIAL LOTS
16. LOT A IS PRIVATE STREET (0.266 ACRES)
17. LOTS B THROUGH E ARE COMMON OPEN SPACE (0.157 ACRES)
18. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL

### OWNER
ROBSON HOMES, LLC
2185 THE ALAMEDA #150
SAN JOSE, CA 95126
(408) 345-1767

### DEVELOPER
ROBSON HOMES, LLC
2185 THE ALAMEDA #150
SAN JOSE, CA 95126
(408) 345-1767

### ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

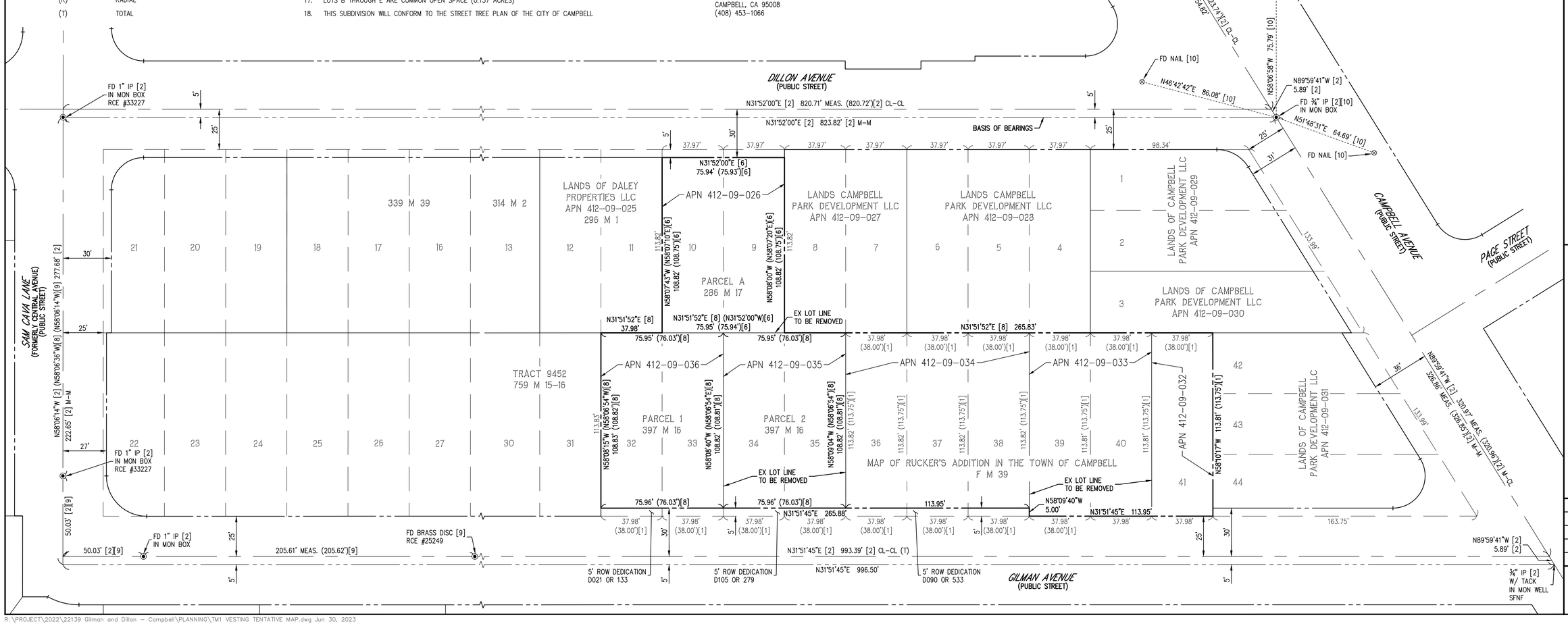



**VICINITY MAP**
NOT TO SCALE

### MAP REFERENCES

[1] F M 39
[2] 655 M 35-37
[3] 339 M 39
[4] 314 M 2
[5] 296 M 1
[6] 286 M 17
[7] 461 M 47-54
[8] 397 M 16
[9] 759 M 15-16 & CERTIFICATE OF CORRECTION DOCUMENT 17661043
[10] CORNER RECORD – 4030





Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

GILMAN AVENUE
VESTING TENTATIVE MAP
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=30' |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET
**TM1**
OF SHEETS

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\TM1 VESTING TENTATIVE MAP.dwg Jun 30, 2023

GRAPHIC SCALE
20 0 20 20 40
( IN FEET )
1 INCH = 20 FT

**ABBREVIATIONS**

| | |
|---|---|
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| PIEE | PRIVATE INGRESS AND EGRESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| SF | SQUARE FEET |

**LEGEND**

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE

CAMPBELL AVENUE (PUBLIC STREET)

DILLON AVENUE (PUBLIC STREET)

N31°52'00"E 75.94'

LANDS OF DALEY PROPERTIES LLC APN 412-09-025 296 M 1

314 M 2

LANDS CAMPBELL PARK DEVELOPMENT LLC APN 412-09-027

LANDS CAMPBELL PARK DEVELOPMENT LLC APN 412-09-028

LANDS OF CAMPBELL PARK DEVELOPMENT LLC APN 412-09-029

LANDS OF CAMPBELL PARK DEVELOPMENT LLC APN 412-09-030

LANDS OF CAMPBELL PARK DEVELOPMENT LLC APN 412-09-031

TRACT 9452 759 M 15-16

LOT 1 4,848 SF

LOT G 607 SF

LOT B 3,134 SF EVAE, PIEE, PSE, PSSE, PSDE

LOT F 292 SF

LOT 2 966 SF | LOT 3 922 SF | LOT 4 1,014 SF | LOT 5 942 SF | LOT 6 942 SF | LOT 7 942 SF | LOT 8 942 SF | LOT 9 942 SF | LOT 10 942 SF | LOT 11 966 SF

EVAE, PIEE, PSE, PSSE, PSDE

STREET A (PRIVATE STREET)

LOT 12 1,246 SF | LOT 13 1,208 SF | LOT 14 857 SF | LOT 15 1,208 SF | LOT 16 1,246 SF | LOT 17 1,246 SF | LOT 18 1,208 SF | LOT 19 857 SF | LOT 20 1,208 SF | LOT 21 1,246 SF | LOT 22 1,246 SF | LOT 23 1,208 SF | LOT 24 857 SF | LOT 25 1,208 SF | LOT 26 1,246 SF

LOT C 865 SF

LOT A 10,794 SF

LOT D 1,862 SF

LOT E 374 SF

PIEE & PSDE

EVAE, PIEE, PSE, PSSE, PSDE

GILMAN AVENUE (PUBLIC STREET)

DEDICATION TO THE CITY OF CAMPBELL AREA = 570 SF

N58°09'40"W 5.00'

N31°51'45"E 113.95'

N31°51'45"E 265.88'

N58°10'17"W 113.81'

N58°08'15"W 108.83'

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


Civil Engineering Associates
Civil Engineers • Planners • Surveyors
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Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

# GILMAN AVENUE VESTING TENTATIVE MAP

CALIFORNIA

CAMPBELL

| | |
|---|---|
| DATE | 6/30/2023 |
| SCALE | 1"=20' |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 22-139 |

SHEET
**TM2**
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\TM2 VESTING TENTATIVE MAP.dwg Jun 30, 2023

R H A

ROBERT HIDEY ARCHITECTS

# GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

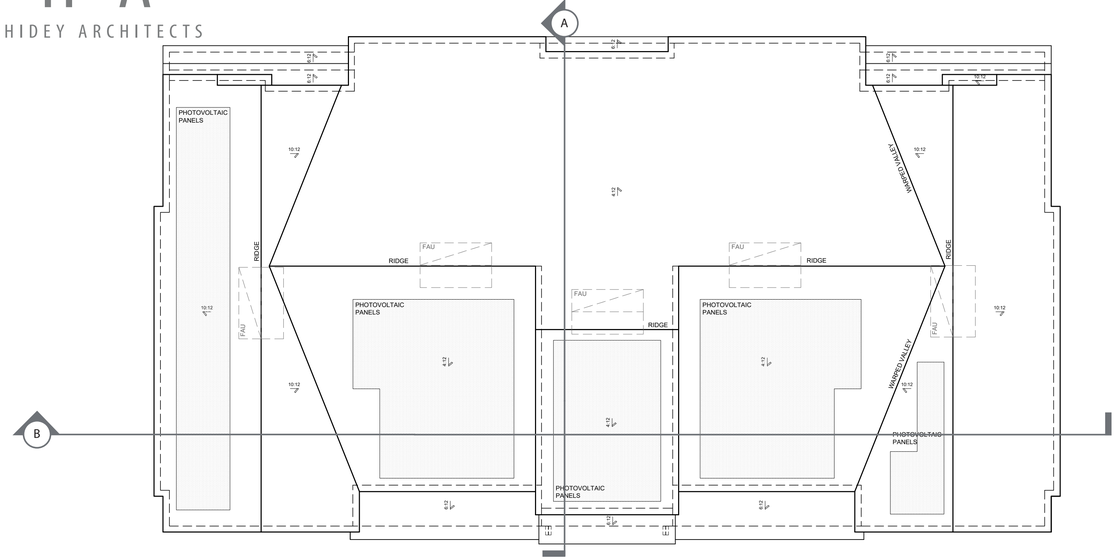
ROBSON HOMES

PROJECT NUMBER 22094.01 06/30/23

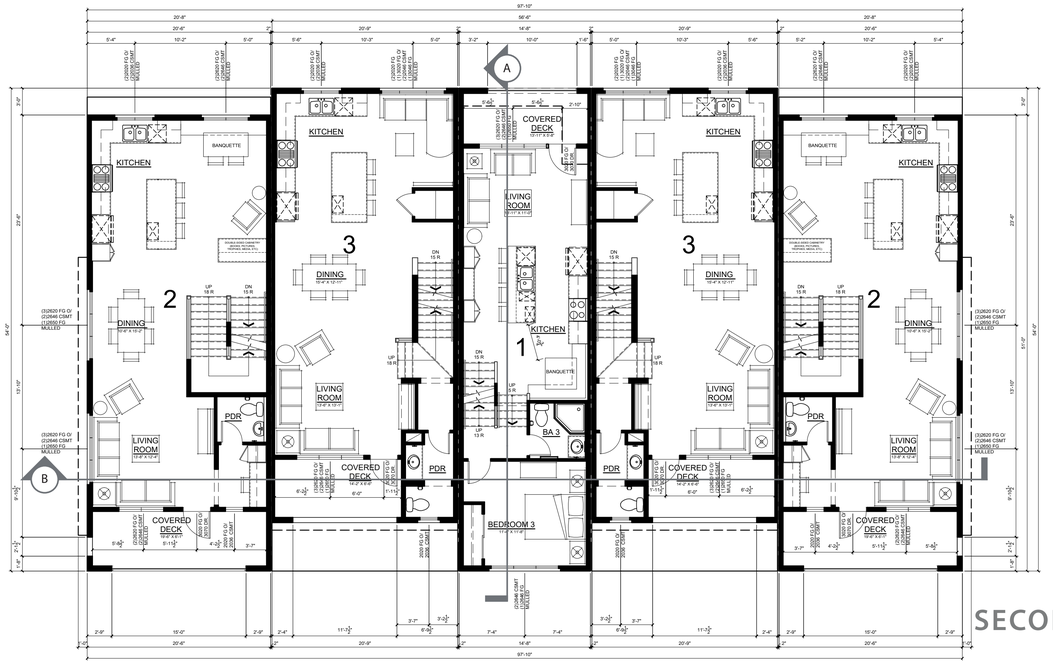

A-1 BUILDING 1A FLOOR PLANS & ROOF PLAN
A-2 BUILDING 1B FLOOR PLANS & ROOF PLAN
A-3 BUILDING 1A FRONT ELEVATION
A-4 BUILDING 1A ELEVATIONS
A-5 BUILDING 1B FRONT ELEVATION
A-6 BUILDING 1B ELEVATIONS
A-7 BUILDING 1A SECTIONS
A-8 BUILDING 1B SECTIONS
A-9 BUILDING 2A FLOOR PLANS & ROOF PLAN
A-10 BUILDING 2B FLOOR PLANS & ROOF PLAN
A-11 BUILDING 2A FRONT ELEVATION
A-12 BUILDING 2A ELEVATIONS
A-13 BUILDING 2B FRONT ELEVATION
A-14 BUILDING 2B ELEVATIONS
A-15 BUILDING 2A SECTIONS
A-16 BUILDING 2B SECTIONS
A-17 BUILDING 3 FLOOR PLANS
A-18 BUILDING 3 FRONT ELEVATION
A-19 BUILDING 3 ELEVATIONS
A-20 BUILDING 3 SECTIONS AND ROOF PLAN
A-21 BUILDING 1A FIRE LADDER EXHIBIT
A-22 BUILDING 1B FIRE LADDER EXHIBIT
A-23 BUILDING 2A FIRE LADDER EXHIBIT
A-24 BUILDING 2B FIRE LADDER EXHIBIT
A-25 BUILDING 3 FIRE LADDER EXHIBIT
A-26 UNIT 1A FLOOR AREA DIAGRAM
A-27 UNIT 1A FLOOR AREA DIAGRAM
A-28 UNIT 2A FLOOR AREA DIAGRAM
A-29 UNIT 2B FLOOR AREA DIAGRAM
A-30 UNIT 3A FLOOR AREA DIAGRAM
A-31 UNIT 3B FLOOR AREA DIAGRAM
A-32 UNIT 4A FLOOR AREA DIAGRAM
A-33 UNIT 4AX FLOOR AREA DIAGRAM
A-34 UNIT 4B FLOOR AREA DIAGRAM
A-35 UNIT 4BX FLOOR AREA DIAGRAM
A-36 UNIT 100 FLOOR AREA DIAGRAM
A-37 UNIT 101 FLOOR AREA DIAGRAM
A-38 UNIT 102 FLOOR AREA DIAGRAM
A-39 UNIT 103 FLOOR AREA DIAGRAM
A-40 UNIT 200 FLOOR AREA DIAGRAM
A-41 UNIT 201 FLOOR AREA DIAGRAM
A-42 UNIT 202 FLOOR AREA DIAGRAM
A-43 UNIT 300 FLOOR AREA DIAGRAM
A-44 UNIT 301 FLOOR AREA DIAGRAM
A-45 UNIT 302 FLOOR AREA DIAGRAM
A-46 BUILDING 3 CORRIDOR AREA DIAGRAM
A-47 BUILDING 3 CORRIDOR AREA DIAGRAM
A-48 STREET SCENE
A-49 STREET SCENE

R H A

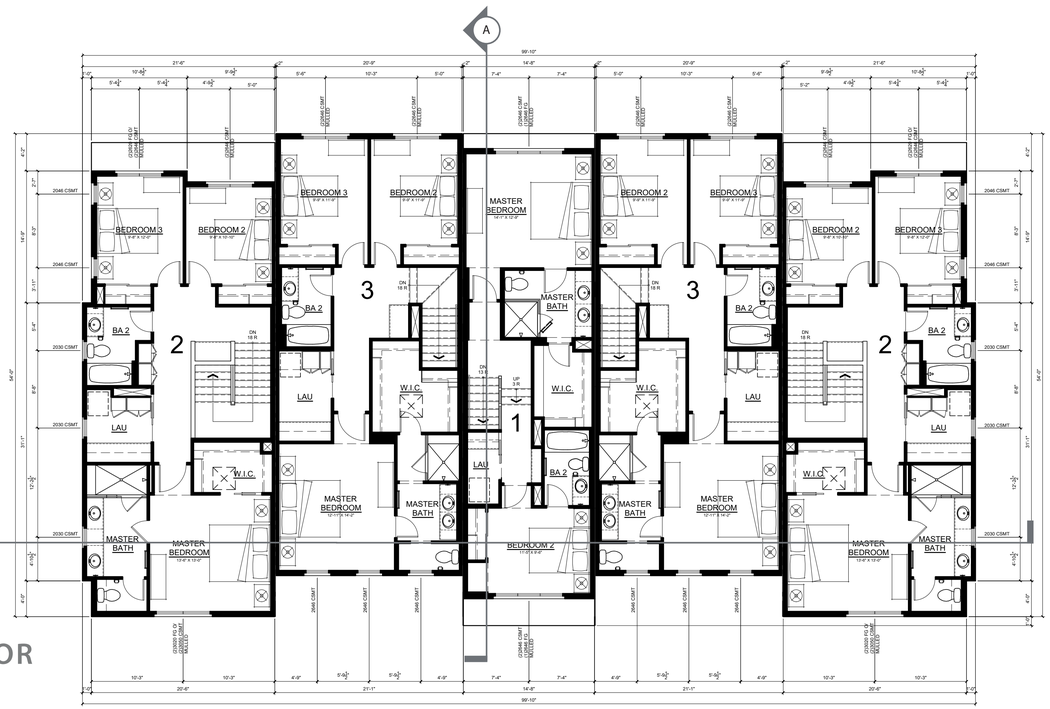
ROBERT HIDEY ARCHITECTS




ROOF




SECOND FLOOR

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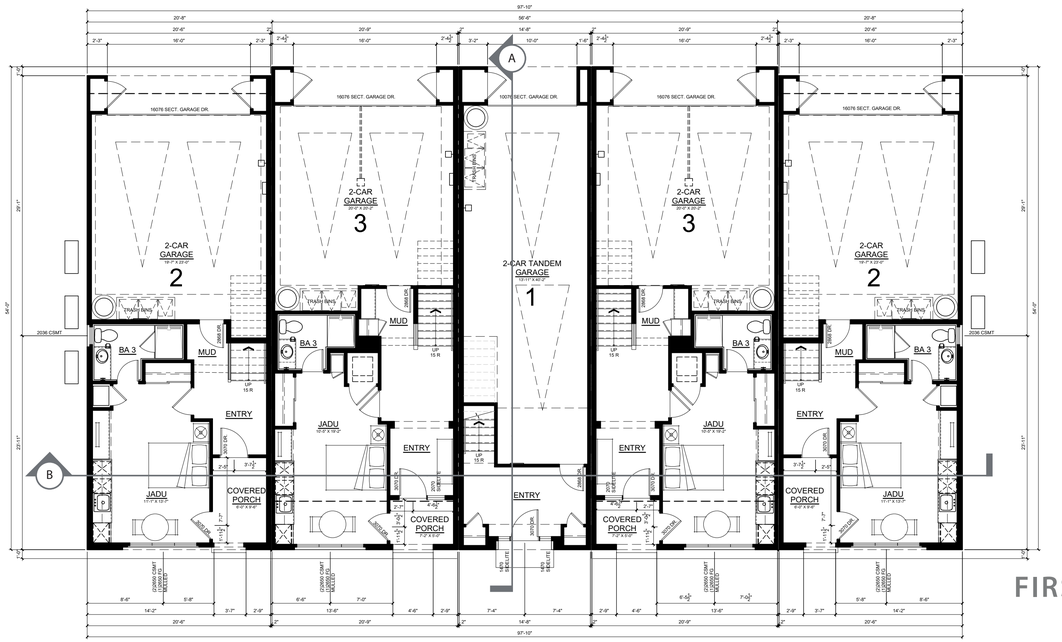



FIRST FLOOR

# BUILDING 1A FLOOR PLANS & ROOF PLAN

| BUILDING 1 GROSS AREA | |
|---|---|
| FIRST FLOOR | 4,896 SF |
| SECOND FLOOR | 4,900 SF |
| THIRD FLOOR | 4,870 SF |
| TOTAL | 14,666 SF |

REFER TO SHEETS A-26 TO A-47 FOR PLAN FLOOR AREA DIAGRAMS.

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

**INCLUDED IN UNIT SF*

0 2' 4' 8' 16'

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

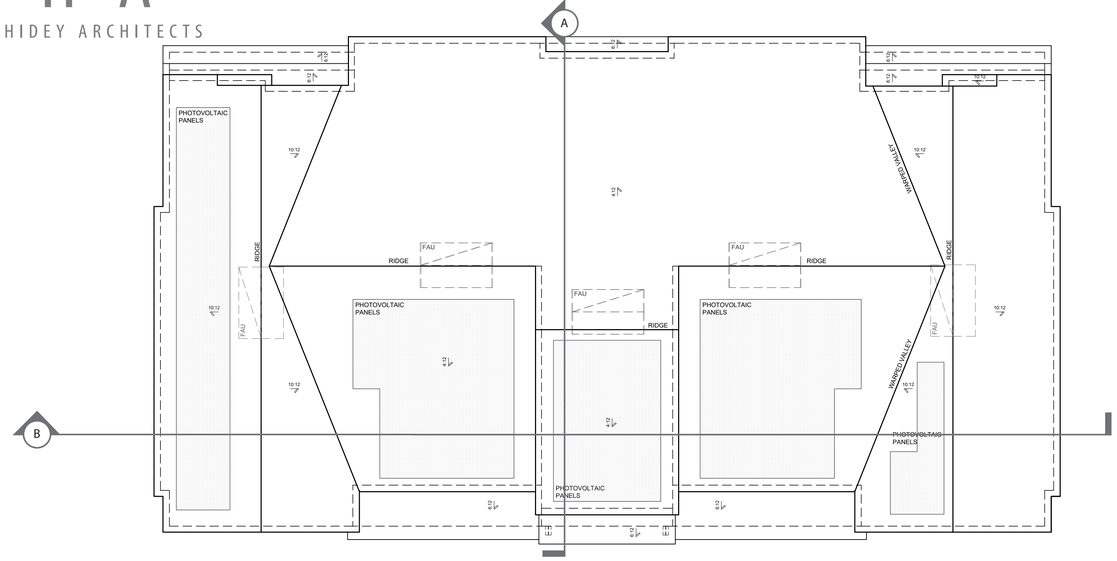
ROBSON HOMES

22094.02 06/30/23

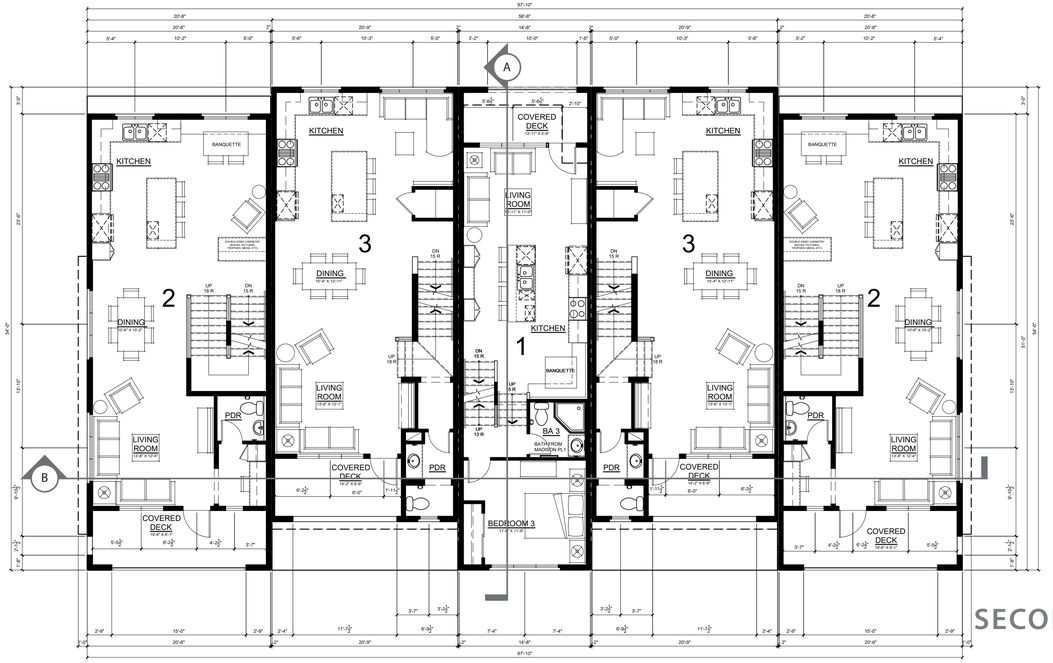
A-1

R H A

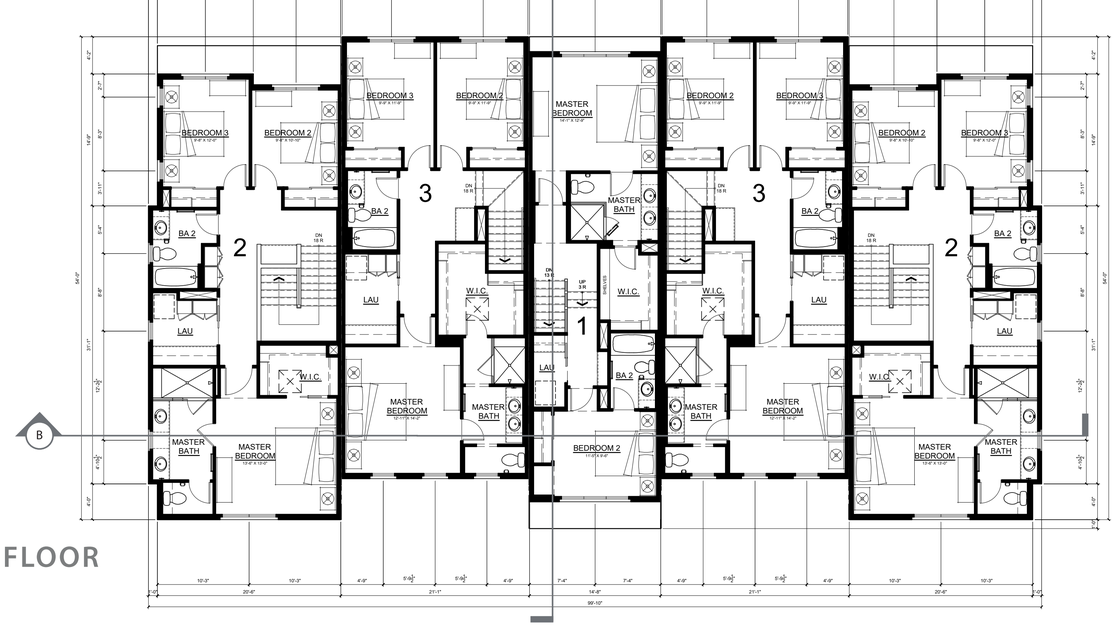
ROBERT HIDEY ARCHITECTS




ROOF




SECOND FLOOR

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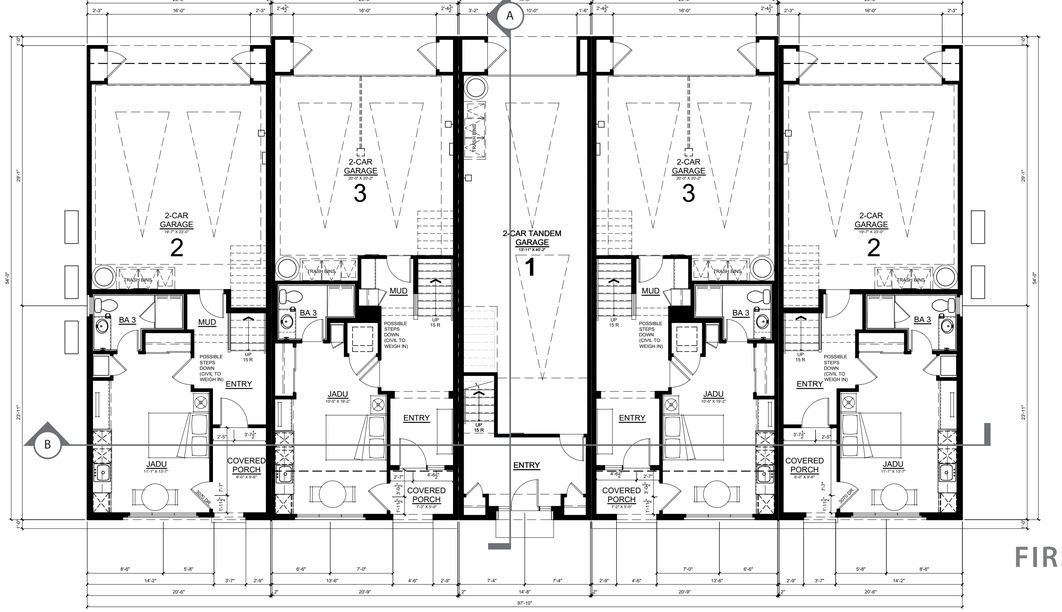



FIRST FLOOR

# BUILDING 1B FLOOR PLANS & ROOF PLAN

| BUILDING 1 GROSS AREA | |
|---|---|
| FIRST FLOOR | 4,896 SF |
| SECOND FLOOR | 4,900 SF |
| THIRD FLOOR | 4,870 SF |
| TOTAL | 14,666 SF |

REFER TO SHEETS A-26 TO A-47 FOR PLAN FLOOR AREA DIAGRAMS.

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

0 2' 4' 8' 16'

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

RHA
ROBERT HIDEY ARCHITECTS

# BUILDING 1A FRONT ELEVATION

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

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

ROBSON HOMES

22094.02 06/30/23
A-3

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

| AMSL BENCHMARK REFERENCES | | | |
|---|---|---|---|
| LOT# | EXISTING GRADE | FINISHED GRADE | FINISHED FLOOR |
| LOT 7* | 193.8 | 193.73 | 194.40 |
| LOT 9 | 192.5 | 194.25 | 194.92 |

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

# BUILDING 1A ELEVATIONS

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

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

ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

# BUILDING 1B FRONT ELEVATION

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

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

ROBSON HOMES

22094.02 06/30/23
A-5

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT ELEVATION

COMPOSITION ROOF SHINGLES
PABCO PREMIER PEWTER GRAY

WOOD BARGE
PRATT & LAMBERT 32-17 ANUBIS

STANDING SEAM METAL ROOF
STEELSCAPE NATURAL MATTE SHALE

CEMENTITIOUS SIDING
DUNN-EDWARDS DEC 750 BISON BEIGE

PRIMARY STUCCO BODY
DUNN-EDWARDS DEW 338 WHITE HEAT

METAL RAILING

VINYL WINDOWS
MILGARD BRONZE

WOOD ENTRY DOOR
KELLY MOORE KM 47 HEIRLOOM TOMATO

RIGHT ELEVATION

GARAGE DOOR
PRATT & LAMBERT 32-17 ANUBIS

REAR ELEVATION

| AMSL BENCHMARK REFERENCES | | | |
|---|---|---|---|
| LOT# | EXISTING GRADE | FINISHED GRADE | FINISHED FLOOR |
| LOT 8* | 193.1 | 194.25 | 194.92 |

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

# BUILDING 1B ELEVATIONS

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

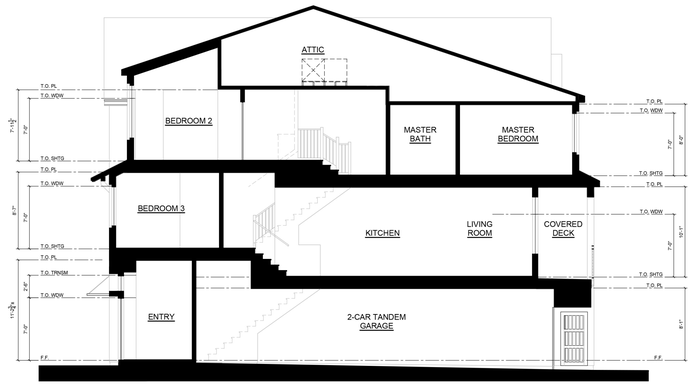
SCALE: 1/8"=1'-0"

ROBSON HOMES

22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS




SECTION A

SECTION B

# BUILDING 1A SECTIONS

0 2' 4' 8' 16'

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

## GILMAN AND DILLON SITE

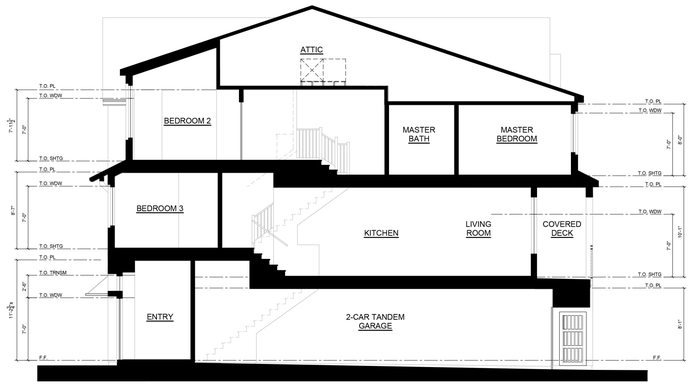
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS




SECTION A

SECTION B

# BUILDING 1B SECTIONS

0 2' 4' 8' 16'

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

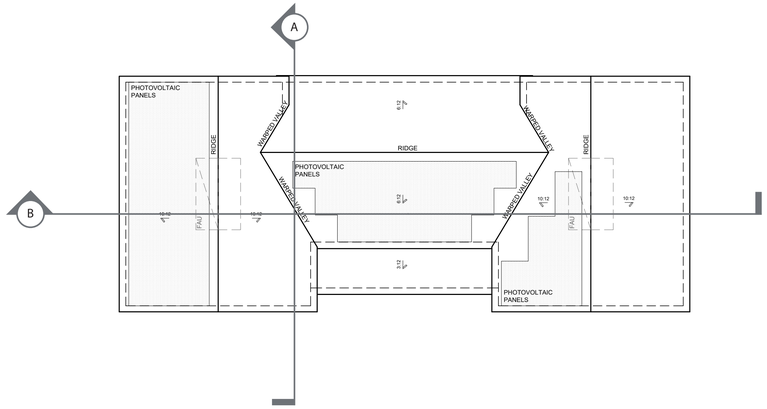
**GILMAN AND DILLON SITE**

CAMPBELL, CALIFORNIA

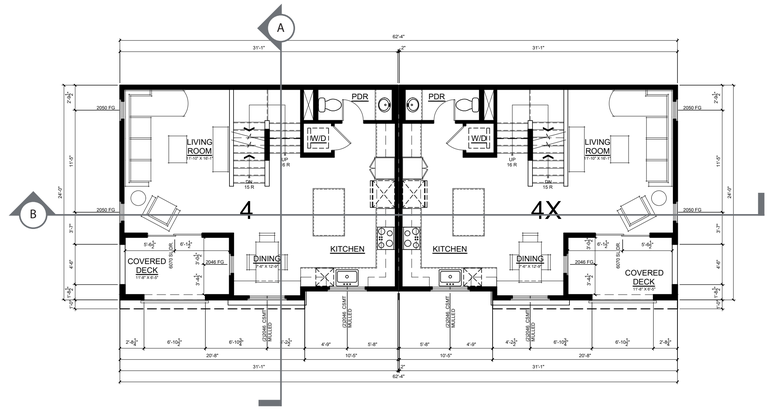
ROBSON HOMES

22094.02 06/30/23

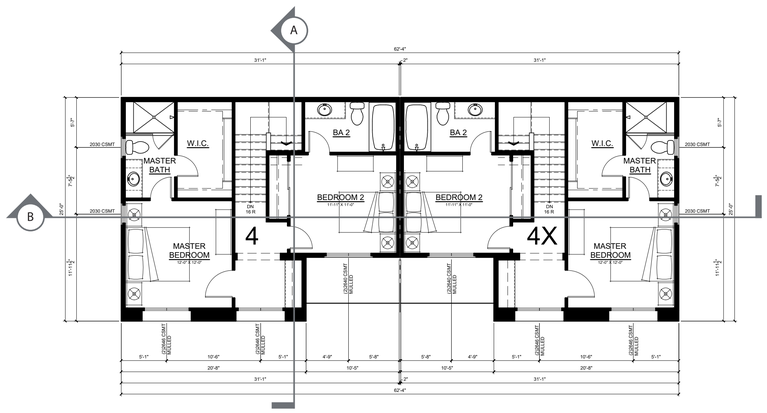
R H A
ROBERT HIDEY ARCHITECTS



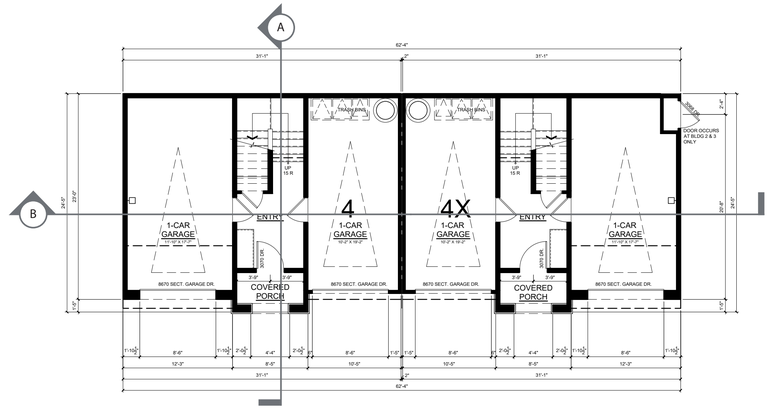

ROOF




SECOND FLOOR




THIRD FLOOR




FIRST FLOOR

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

# BUILDING 2A FLOOR PLANS & ROOF PLAN

| BUILDING 2 GROSS AREA | |
|---|---|
| FIRST FLOOR | 1,426 SF |
| SECOND FLOOR | 1,472 SF |
| THIRD FLOOR | 1,406 SF |
| TOTAL | 4,304 SF |

REFER TO SHEETS A-26 TO A-47 FOR PLAN FLOOR AREA DIAGRAMS.

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

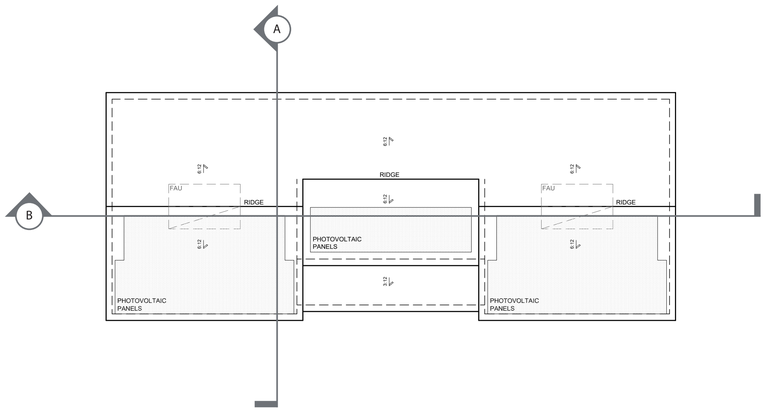
0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

ROBSON HOMES

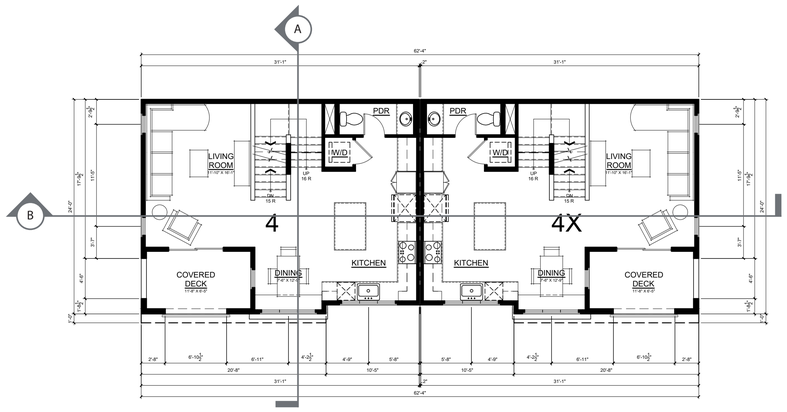
22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS




ROOF

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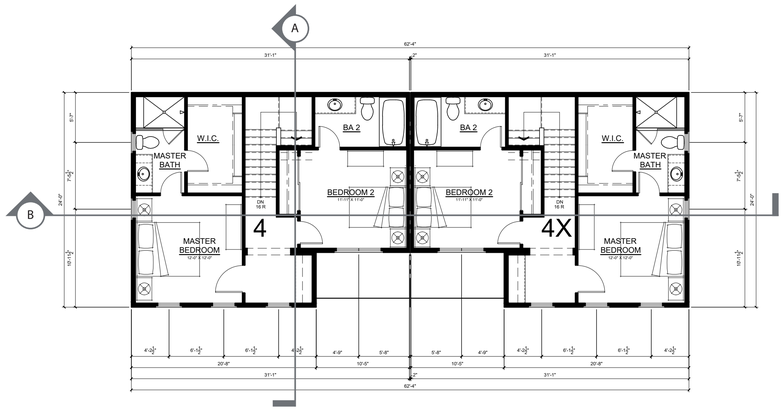


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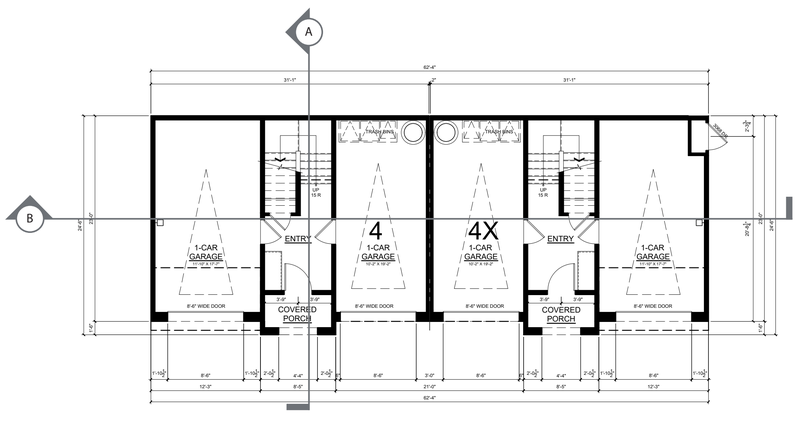



FIRST FLOOR

# GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

# BUILDING 2B FLOOR PLANS & ROOF PLAN

| BUILDING 2 GROSS AREA | |
|---|---|
| FIRST FLOOR | 1,426 SF |
| SECOND FLOOR | 1,472 SF |
| THIRD FLOOR | 1,406 SF |
| TOTAL | 4,304 SF |

REFER TO SHEETS A-26 TO A-47 FOR PLAN FLOOR AREA DIAGRAMS.

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

0 2' 4' 8' 16'

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

ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

# BUILDING 2A FRONT ELEVATION

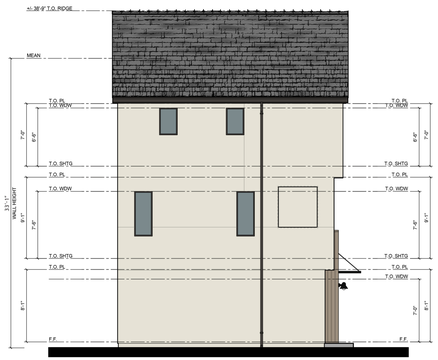
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23
A-11

R H A
ROBERT HIDEY ARCHITECTS




LEFT ELEVATION

FRONT ELEVATION

COMPOSITION ROOF SHINGLES
PABCO PREMIER PEWTER GRAY

WOOD TRIM
PRATT & LAMBERT 32-17 ANUBIS

PRIMARY STUCCO BODY
DUNN-EDWARDS DEW 338 WHITE HEAT

STANDING SEAM METAL ROOF
STEELSCAPE NATURAL MATTE SHALE

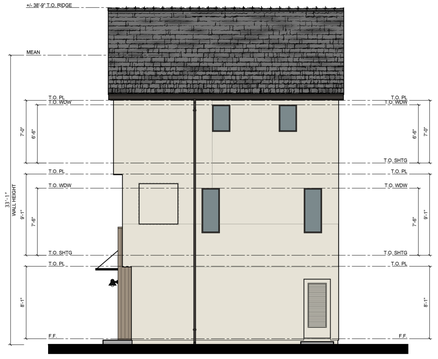
VINYL WINDOWS
MILGARD BRONZE

METAL RAILING

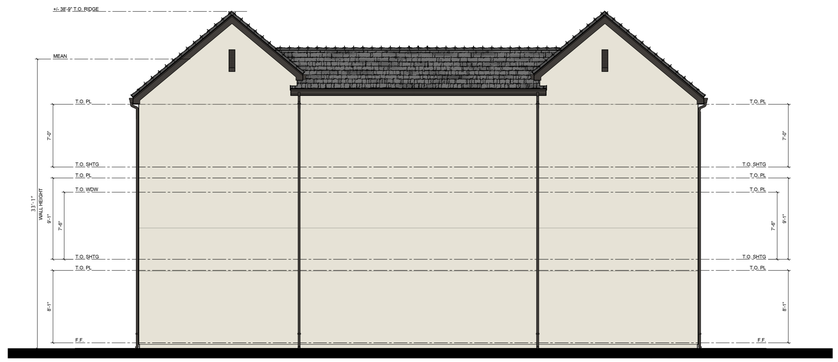
CEMENTITIOUS SIDING
DUNN-EDWARDS DEC 750 BISON BEIGE

GARAGE DOOR
PRATT & LAMBERT 32-17 ANUBIS

WOOD ENTRY DOOR
KELLY MOORE KM 47 HEIRLOOM TOMATO




RIGHT ELEVATION




REAR ELEVATION

| AMSL BENCHMARK REFERENCES | | | |
|---|---|---|---|
| LOT# | EXISTING GRADE | FINISHED GRADE | FINISHED FLOOR |
| LOT 2 | 195.3 | 194.07 | 194.74 |
| LOT 3* | 191.4 | 193.93 | 194.60 |
| LOT 5 | 190.3 | 194.55 | 195.22 |

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

# BUILDING 2A ELEVATIONS

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

# BUILDING 2B FRONT ELEVATION

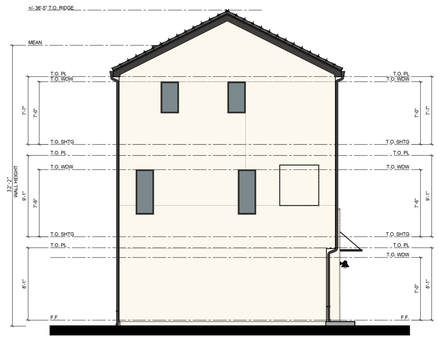
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23
A-13

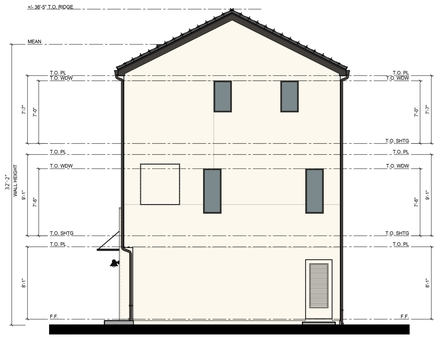
R H A
ROBERT HIDEY ARCHITECTS



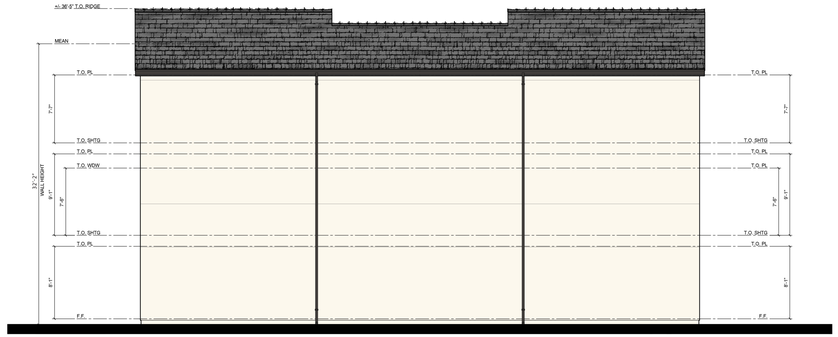

LEFT ELEVATION

FRONT ELEVATION

- COMPOSITION ROOF SHINGLES
  PABCO PREMIER PEWTER GRAY
- WOOD TRIM
  PRATT & LAMBERT 32-17 ANUBIS
- PRIMARY STUCCO BODY
  DUNN-EDWARDS DEW 338 WHITE HEAT
- STANDING SEAM METAL ROOF
  STEELSCAPE NATURAL MATTE SHALE
- VINYL WINDOWS
  MILGARD BRONZE
- METAL RAILING
- CEMENTITIOUS SIDING
  DUNN-EDWARDS DEC 750 BISON BEIGE
- GARAGE DOOR
  PRATT & LAMBERT 32-17 ANUBIS
- WOOD ENTRY DOOR
  KELLY MOORE KM 47 HEIRLOOM TOMATO




RIGHT ELEVATION




REAR ELEVATION

| AMSL BENCHMARK REFERENCES | | | |
|---|---|---|---|
| LOT# | EXISTING GRADE | FINISHED GRADE | FINISHED FLOOR |
| LOT 4* | 191.3 | 194.18 | 194.85 |
| LOT 6 | 190.2 | 194.18 | 194.85 |

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

# BUILDING 2B ELEVATIONS

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

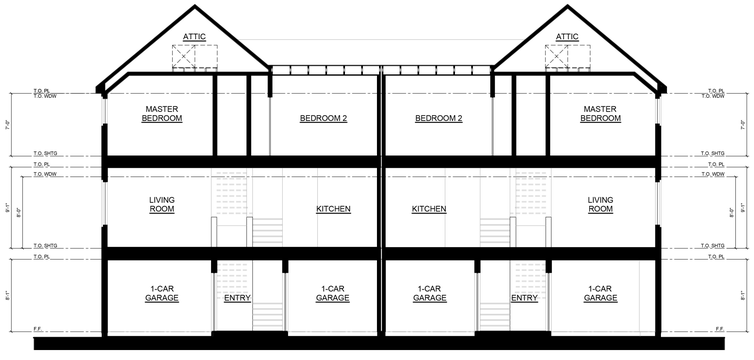
0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

ROBSON HOMES

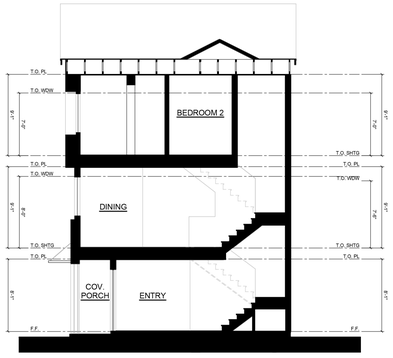
22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS




SECTION A




SECTION B

# BUILDING 2A SECTIONS

0 2' 4' 8' 16'

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

## GILMAN AND DILLON SITE

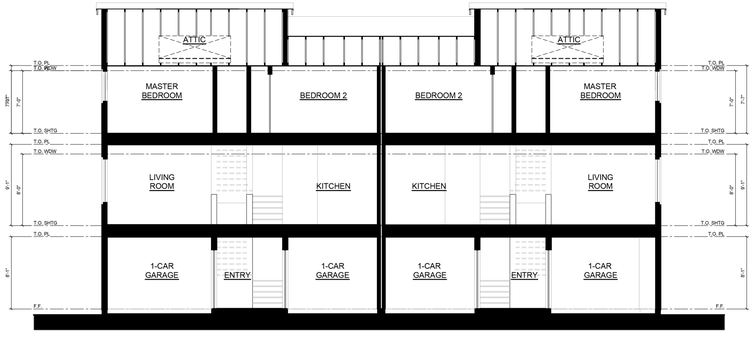
CAMPBELL, CALIFORNIA

ROBSON HOMES

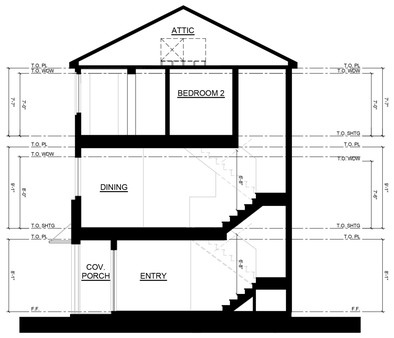
22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS




SECTION A




SECTION B

# BUILDING 2B SECTIONS

0 2' 4' 8' 16'

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

## GILMAN AND DILLON SITE

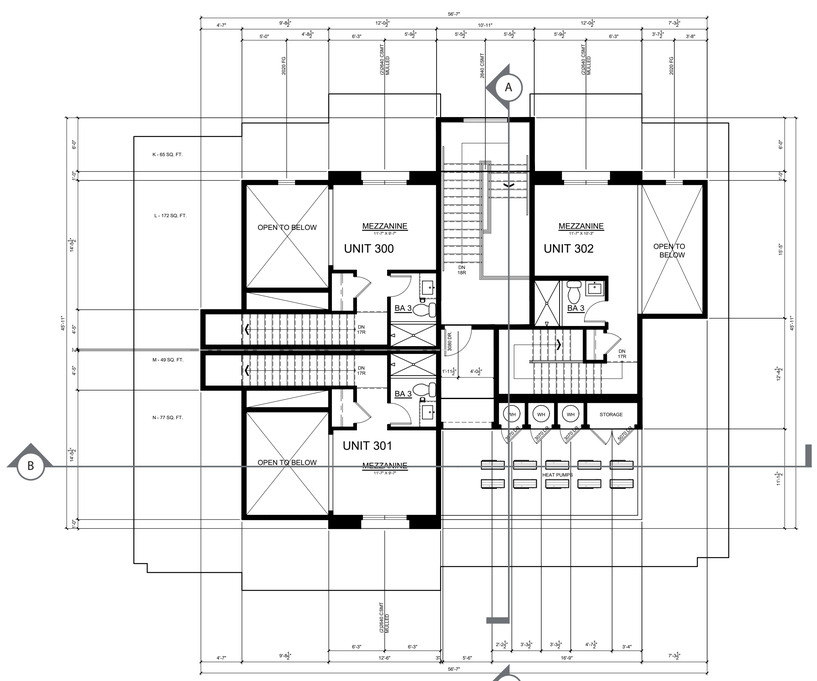
CAMPBELL, CALIFORNIA

ROBSON HOMES

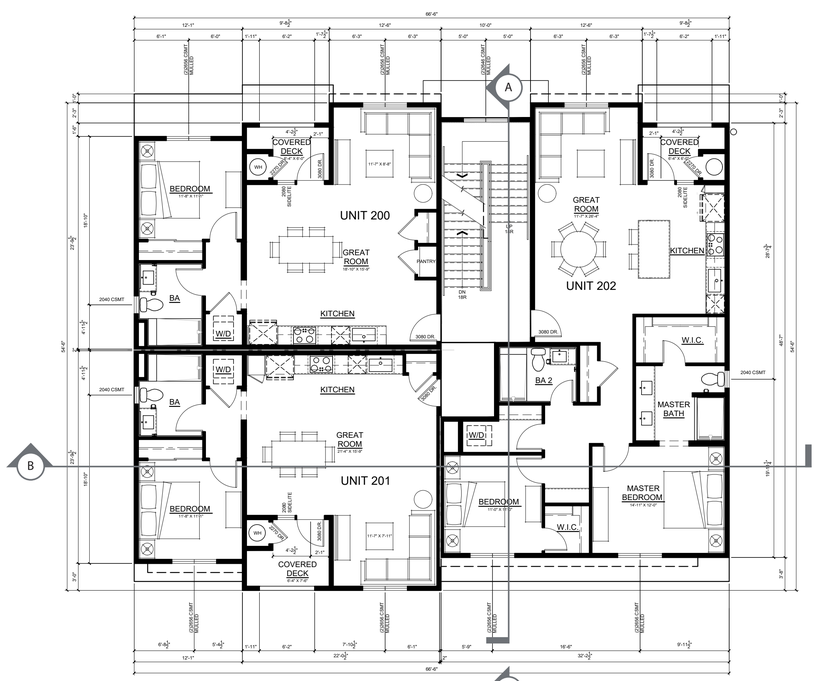
22094.02 06/30/23

R H A

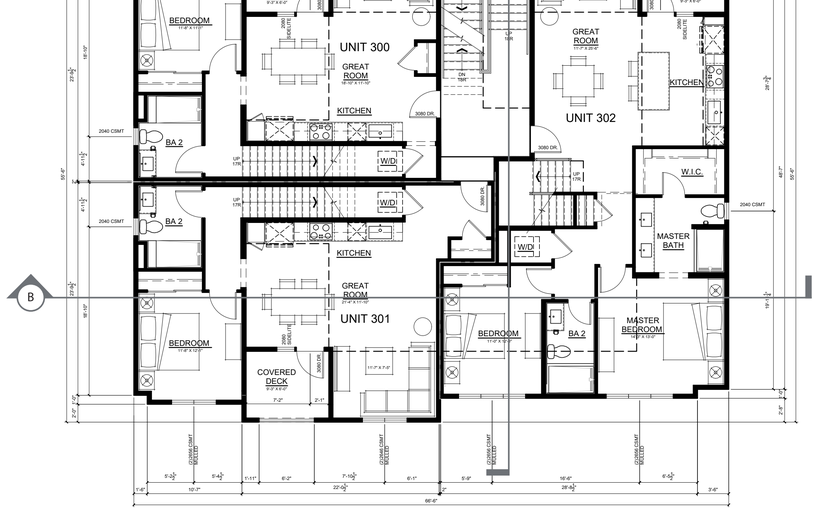
ROBERT HIDEY ARCHITECTS



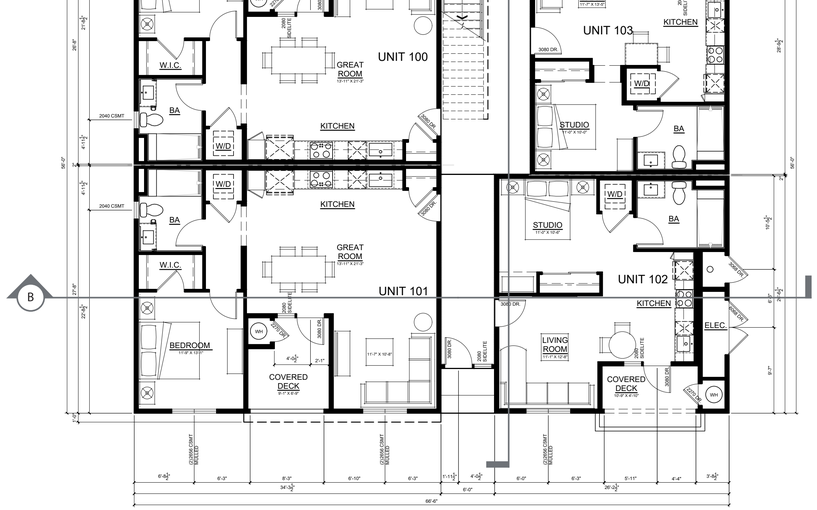

MEZZANINE FLOOR




SECOND FLOOR




THIRD FLOOR




FIRST FLOOR

# BUILDING 3 FLOOR PLANS & ROOF PLAN

| BUILDING 3 GROSS AREA | |
|---|---|
| FIRST FLOOR | 3,616 SF |
| SECOND FLOOR | 3,364 SF |
| THIRD FLOOR | 3,428 SF |
| FOURTH FLOOR | 1,734 SF |
| TOTAL | 12,142 SF |

REFER TO SHEETS A-26 TO A-47 FOR PLAN FLOOR AREA DIAGRAMS.

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

0 2' 4' 8' 16'

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

# BUILDING 3A FRONT ELEVATION

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

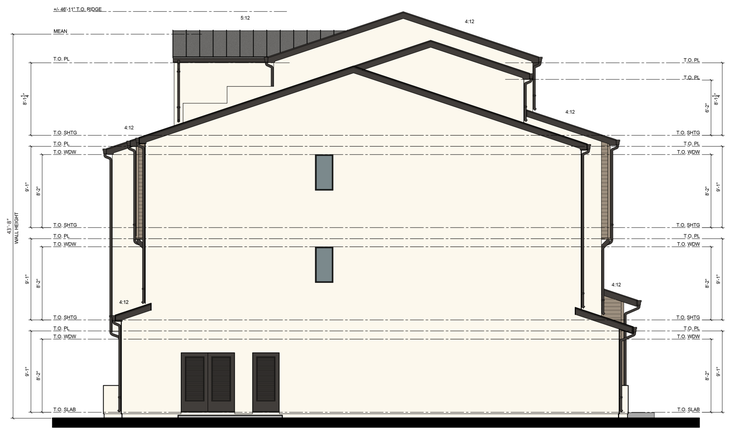
**GILMAN AND DILLON SITE**
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23
A-18

R H A

ROBERT HIDEY ARCHITECTS

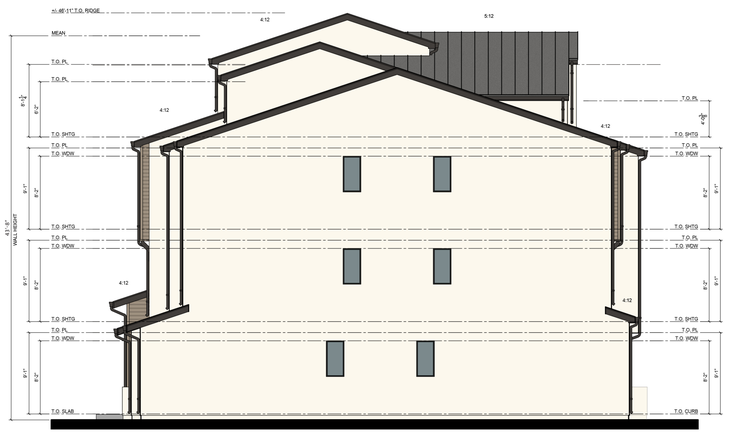



## LEFT ELEVATION

## FRONT ELEVATION

| AMSL BENCHMARK REFERENCES | | | |
|---|---|---|---|
| LOT# | EXISTING GRADE | FINISHED GRADE | FINISHED FLOOR |
| LOT 1* | 194.3 | 193.85 | 194.52 |

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW




## RIGHT ELEVATION

## REAR ELEVATION

# BUILDING 3A ELEVATIONS

0 2' 4' 8' 16'

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

**GILMAN AND DILLON SITE**

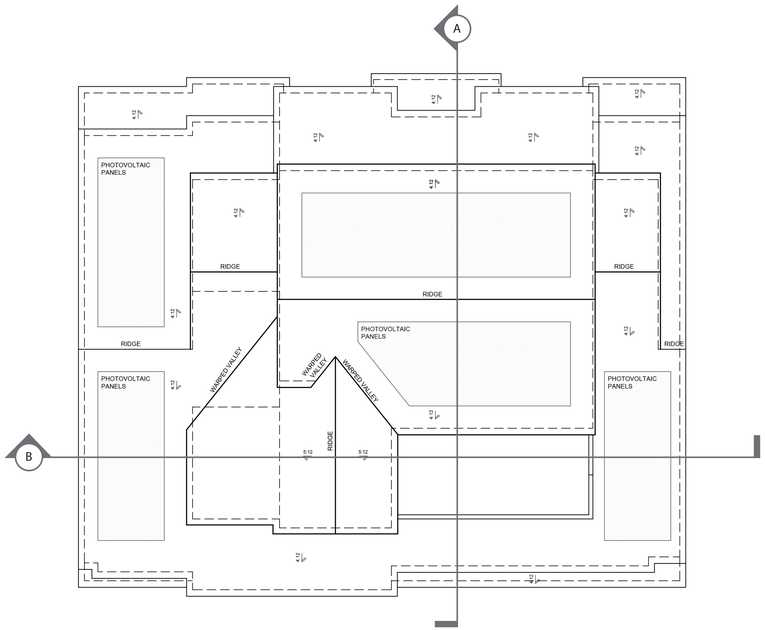
CAMPBELL, CALIFORNIA

ROBSON HOMES

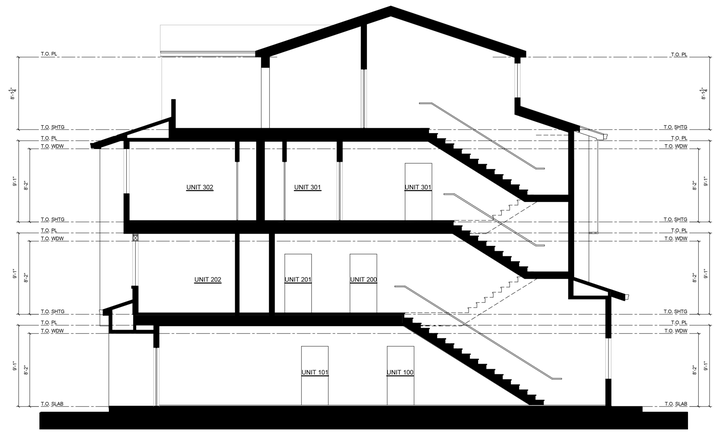
22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS




ROOF PLAN




SECTION A

SECTION B

# BUILDING 3A SECTIONS & ROOF PLAN

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

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

ROBSON HOMES

22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

# BUILDING 1A FIRE LADDER EXHIBIT

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

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

ROBSON HOMES

22094.02 06/30/23

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

# BUILDING 1B FIRE LADDER EXHIBIT

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

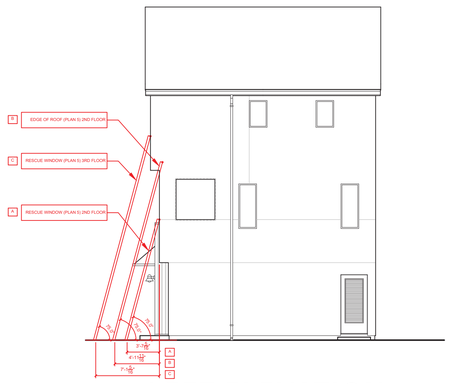
SCALE: 1/8"=1'-0"

ROBSON HOMES

22094.02 06/30/23

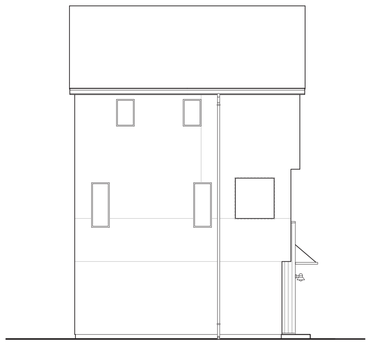
R H A

ROBERT HIDEY ARCHITECTS

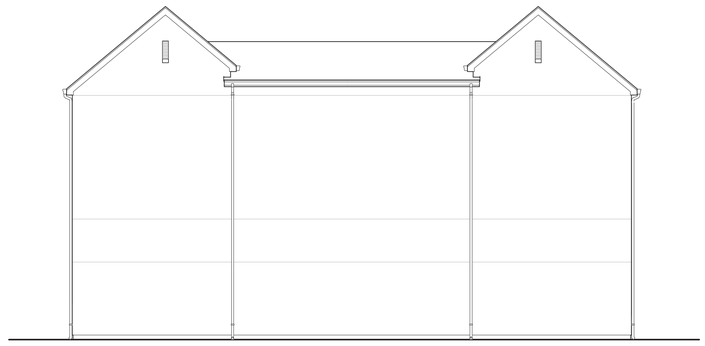



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

# BUILDING 2A FIRE LADDER EXHIBIT

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

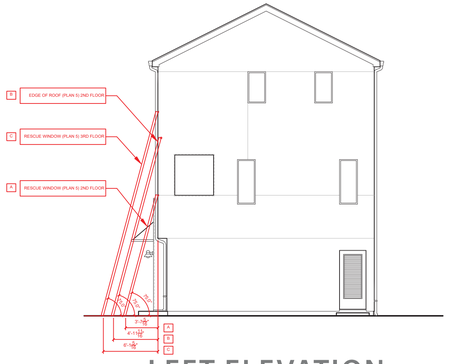
0 2' 4' 8' 16'

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

ROBSON HOMES

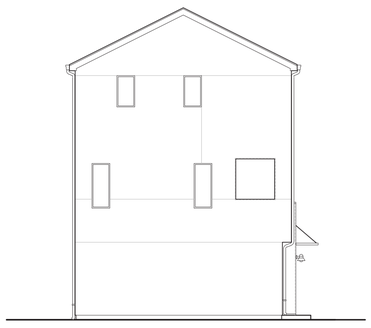
22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

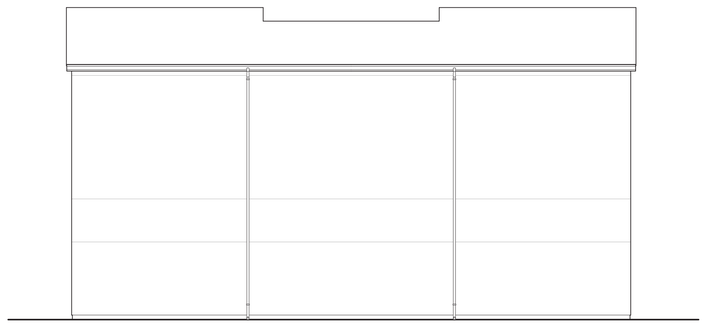



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

# BUILDING 2B FIRE LADDER EXHIBIT

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

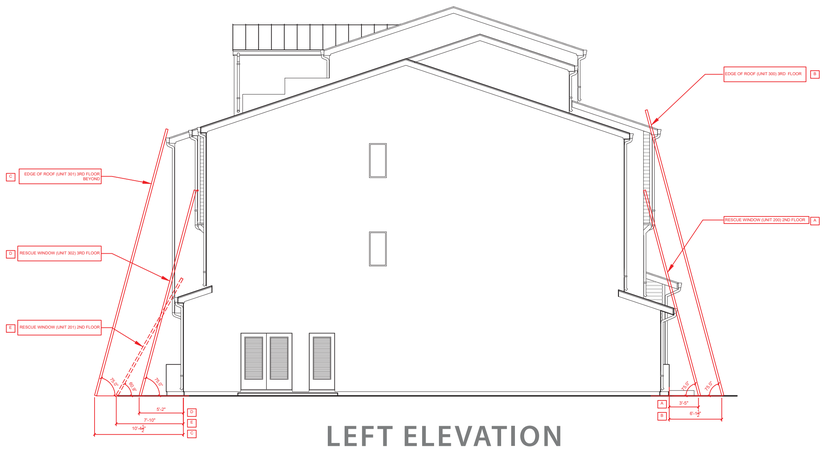
0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

ROBSON HOMES

22094.02 06/30/23

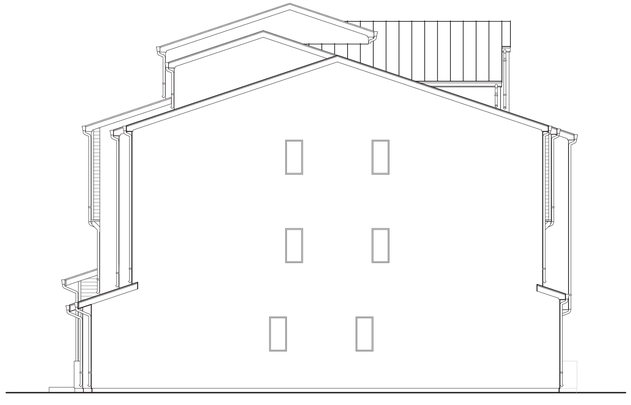
R H A

ROBERT HIDEY ARCHITECTS




## LEFT ELEVATION

LEFT



## RIGHT ELEVATION

## FRONT ELEVATION

## REAR ELEVATION

# BUILDING 3 FIRE LADDER EXHIBIT

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

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

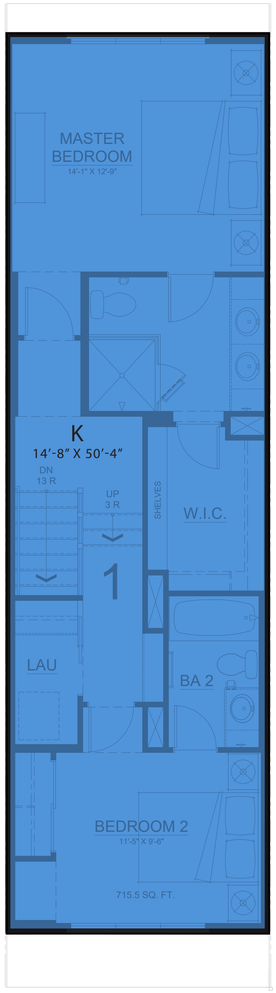
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

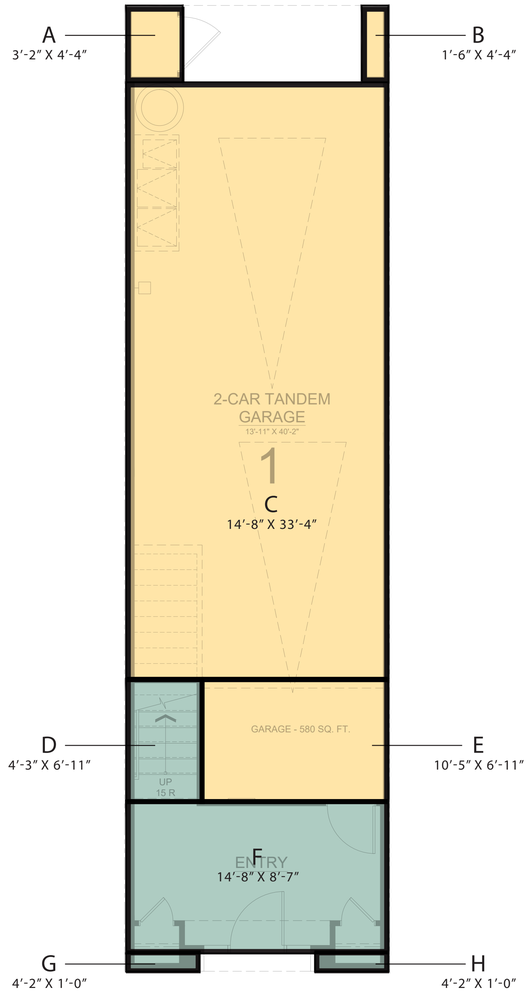
| PLAN 1A GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 742 | SF |
| SECOND FLOOR | 792 | SF |
| THIRD FLOOR | 738 | SF |
| TOTAL | 2272 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 14 | SF |
| AREA - B | 6 | SF |
| AREA - C | 488 | SF |
| AREA - D | 29 | SF |
| AREA - E | 72 | SF |
| AREA - F | 125 | SF |
| AREA - G | 4 | SF |
| AREA - H | 4 | SF |
| AREA - I | 92 | SF |
| AREA - J | 700 | SF |
| AREA - K | 738 | SF |
| TOTAL | 2272 | SF |

# PLAN 1A FLOOR AREA DIAGRAM

## 2,272 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

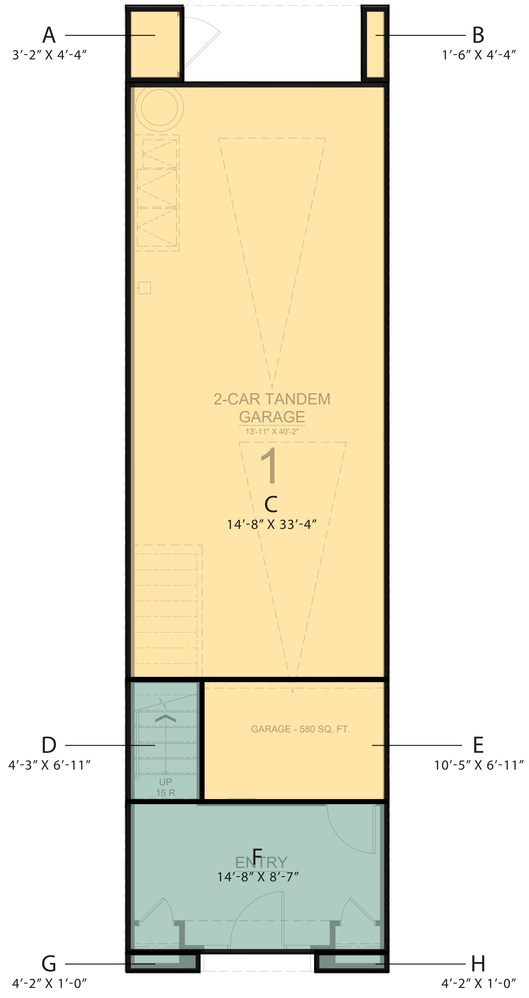
R H A
ROBERT HIDEY ARCHITECTS

| PLAN 1B GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 742 | SF |
| SECOND FLOOR | 792 | SF |
| THIRD FLOOR | 738 | SF |
| TOTAL | 2272 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 14 | SF |
| AREA - B | 6 | SF |
| AREA - C | 488 | SF |
| AREA - D | 29 | SF |
| AREA - E | 72 | SF |
| AREA - F | 125 | SF |
| AREA - G | 4 | SF |
| AREA - H | 4 | SF |
| AREA - I | 92 | SF |
| AREA - J | 700 | SF |
| AREA - K | 738 | SF |
| TOTAL | 2272 | SF |

# PLAN 1B FLOOR AREA DIAGRAM

## 2,272 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

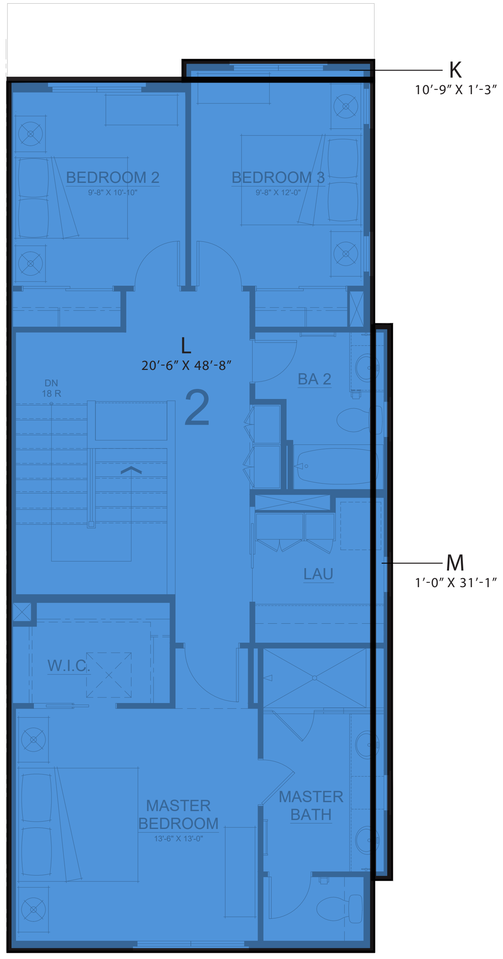
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

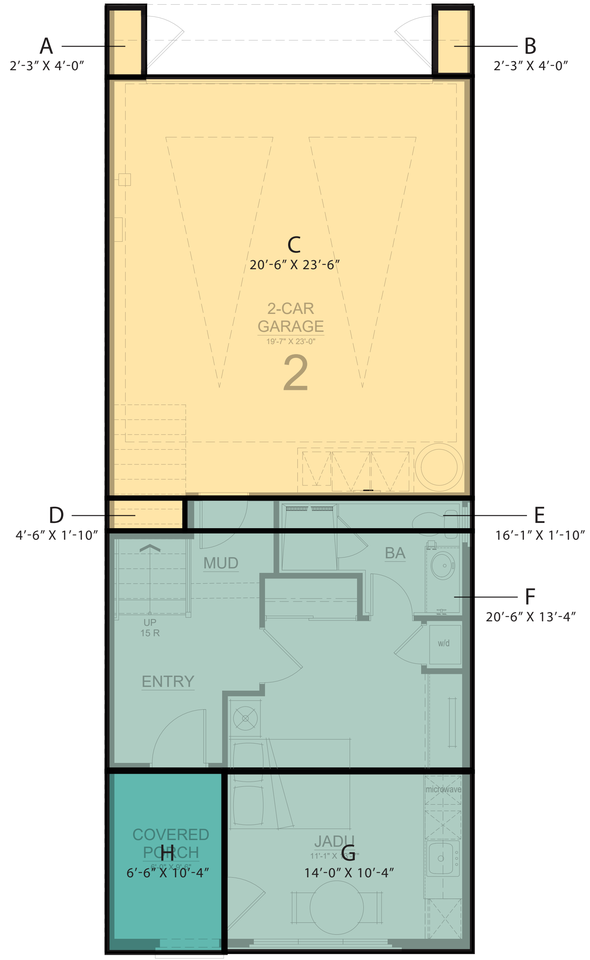
| PLAN 2A GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 1022 | SF |
| SECOND FLOOR | 1046 | SF |
| THIRD FLOOR | 1041 | SF |
| TOTAL | 3109 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 9 | SF |
| AREA - B | 9 | SF |
| AREA - C | 482 | SF |
| AREA - D | 8 | SF |
| AREA - E | 29 | SF |
| AREA - F | 274 | SF |
| AREA - G | 144 | SF |
| AREA - H | 67 | SF |
| AREA - I | 909 | SF |
| AREA - J | 137 | SF |
| AREA - K | 13 | SF |
| AREA - L | 997 | SF |
| AREA - M | 31 | SF |
| TOTAL | 3109 | SF |

# PLAN 2A FLOOR AREA DIAGRAM

## 3,109 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

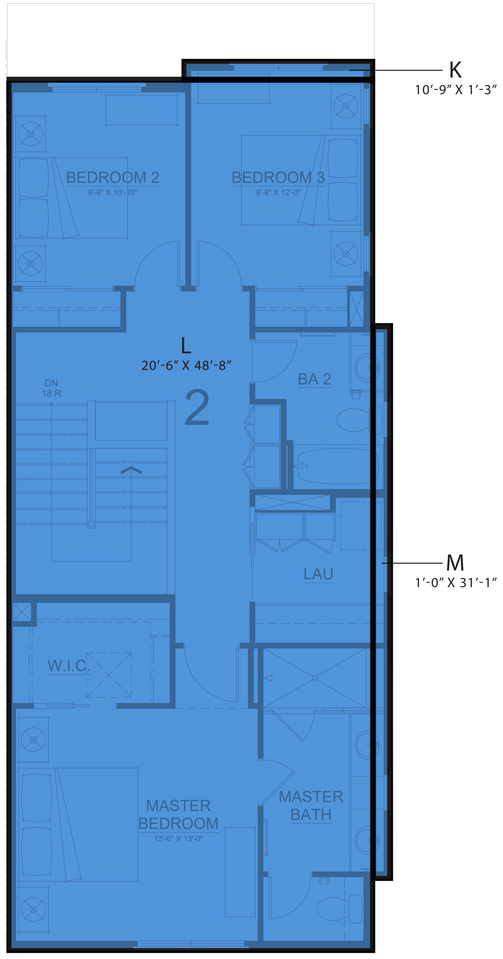
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

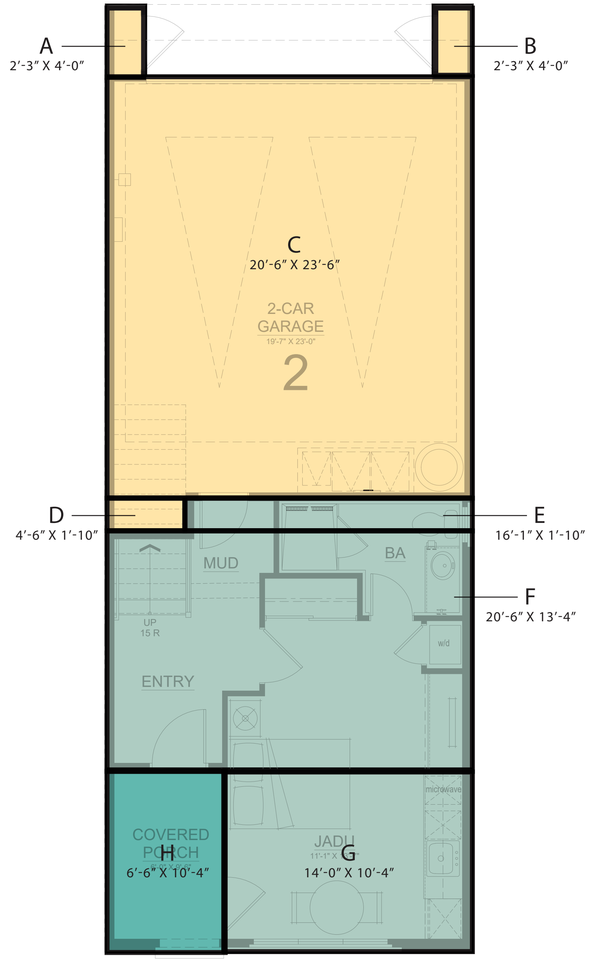
| PLAN 2B GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 1022 | SF |
| SECOND FLOOR | 1046 | SF |
| THIRD FLOOR | 1041 | SF |
| TOTAL | 3109 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 9 | SF |
| AREA - B | 9 | SF |
| AREA - C | 482 | SF |
| AREA - D | 8 | SF |
| AREA - E | 29 | SF |
| AREA - F | 274 | SF |
| AREA - G | 144 | SF |
| AREA - H | 67 | SF |
| AREA - I | 909 | SF |
| AREA - J | 137 | SF |
| AREA - K | 13 | SF |
| AREA - L | 997 | SF |
| AREA - M | 31 | SF |
| TOTAL | 3109 | SF |

# PLAN 2B FLOOR AREA DIAGRAM

## 3,109 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

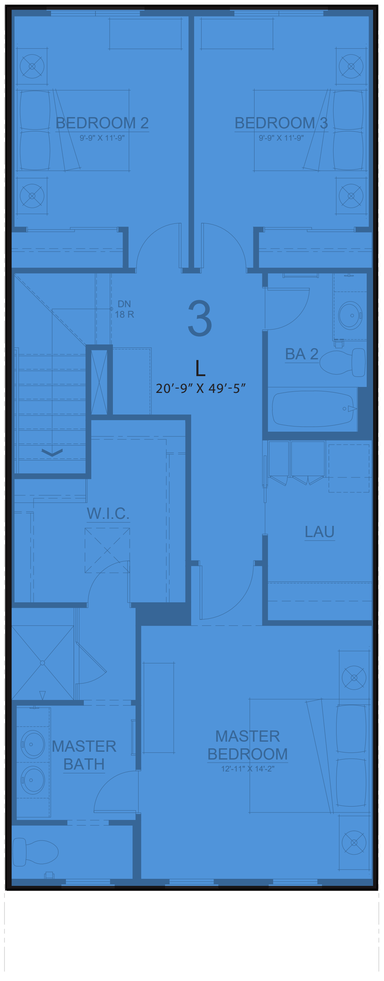
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

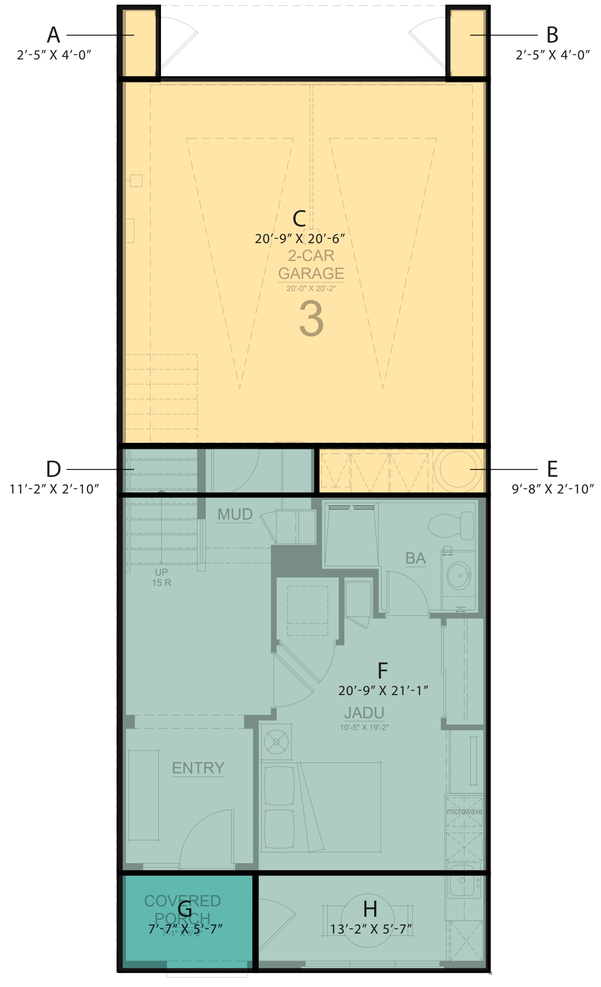
| PLAN 3A GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 1055 | SF |
| SECOND FLOOR | 1008 | SF |
| THIRD FLOOR | 1025 | SF |
| TOTAL | 3088 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 9 | SF |
| AREA - B | 9 | SF |
| AREA - C | 425 | SF |
| AREA - D | 32 | SF |
| AREA - E | 27 | SF |
| AREA - F | 437 | SF |
| AREA - G | 42 | SF |
| AREA - H | 74 | SF |
| AREA - I | 861 | SF |
| AREA - J | 102 | SF |
| AREA - K | 45 | SF |
| AREA - L | 1025 | SF |
| TOTAL | 3088 | SF |

# PLAN 3A FLOOR AREA DIAGRAM

## 3,088 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

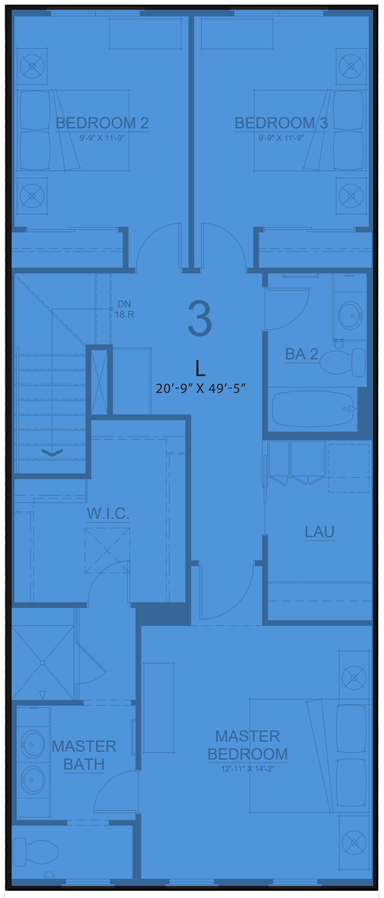
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

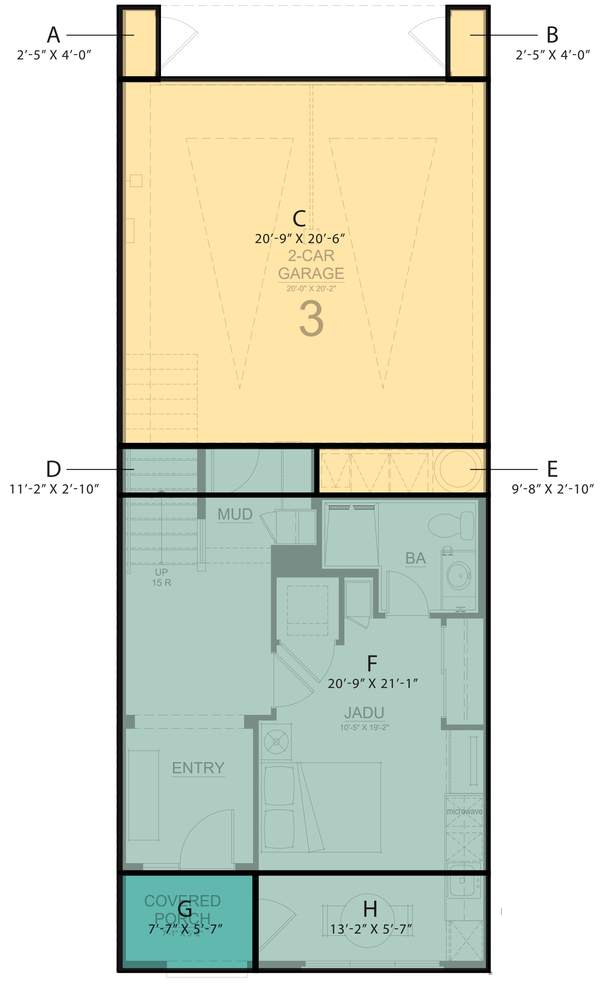
| PLAN 3B GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 1055 | SF |
| SECOND FLOOR | 1008 | SF |
| THIRD FLOOR | 1025 | SF |
| TOTAL | 3088 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 9 | SF |
| AREA - B | 9 | SF |
| AREA - C | 425 | SF |
| AREA - D | 32 | SF |
| AREA - E | 27 | SF |
| AREA - F | 437 | SF |
| AREA - G | 42 | SF |
| AREA - H | 74 | SF |
| AREA - I | 861 | SF |
| AREA - J | 102 | SF |
| AREA - K | 45 | SF |
| AREA - L | 1025 | SF |
| TOTAL | 3088 | SF |

# PLAN 3B FLOOR AREA DIAGRAM

## 3,088 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

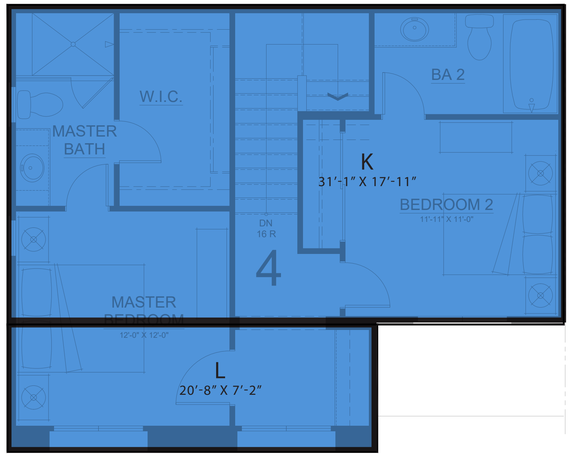
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

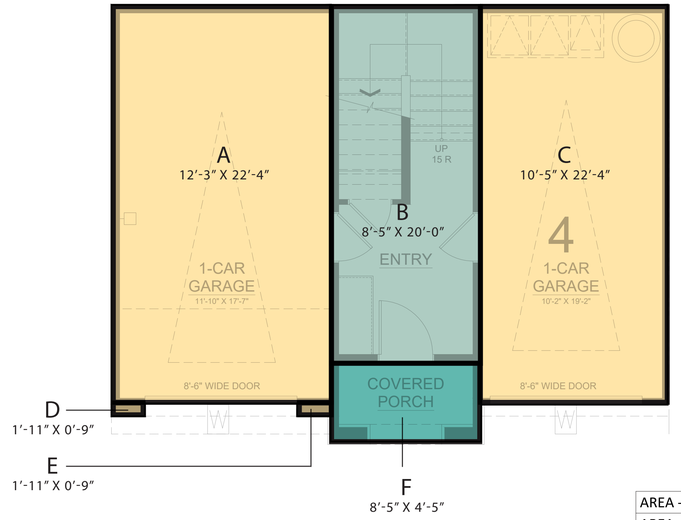
| PLAN 4A GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 713 | SF |
| SECOND FLOOR | 736 | SF |
| THIRD FLOOR | 703 | SF |
| TOTAL | 2152 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 273 | SF |
| AREA - B | 168 | SF |
| AREA - C | 233 | SF |
| AREA - D | 1 | SF |
| AREA - E | 1 | SF |
| AREA - F | 37 | SF |
| AREA - G | 528 | SF |
| AREA - H | 86 | SF |
| AREA - I | 59 | SF |
| AREA - J | 63 | SF |
| AREA - K | 556 | SF |
| AREA - L | 147 | SF |
| TOTAL | 2152 | SF |

# PLAN 4A FLOOR AREA DIAGRAM

## 2,152 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

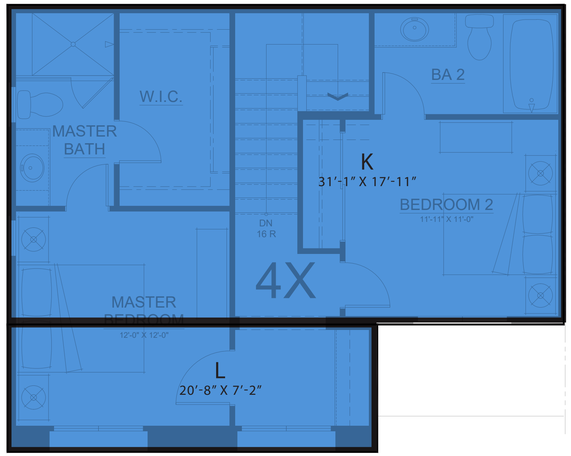
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

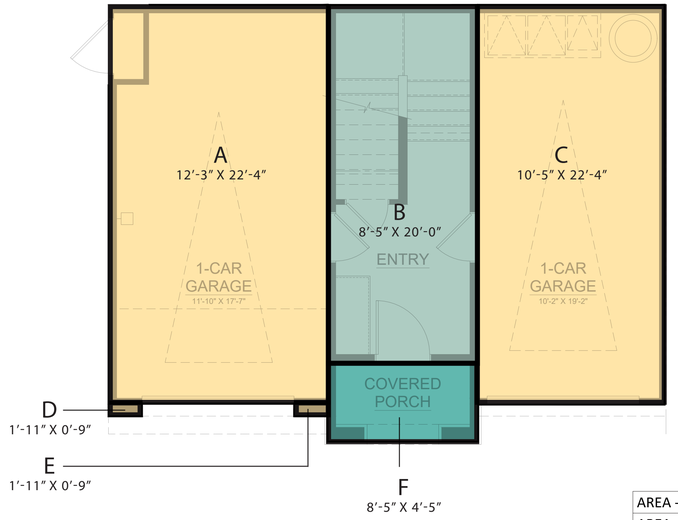
| PLAN 4AX GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 713 | SF |
| SECOND FLOOR | 736 | SF |
| THIRD FLOOR | 703 | SF |
| TOTAL | 2152 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 273 | SF |
| AREA - B | 168 | SF |
| AREA - C | 233 | SF |
| AREA - D | 1 | SF |
| AREA - E | 1 | SF |
| AREA - F | 37 | SF |
| AREA - G | 528 | SF |
| AREA - H | 86 | SF |
| AREA - I | 59 | SF |
| AREA - J | 63 | SF |
| AREA - K | 556 | SF |
| AREA - L | 147 | SF |
| TOTAL | 2152 | SF |

# PLAN 4XA FLOOR AREA DIAGRAM

## 2,152 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

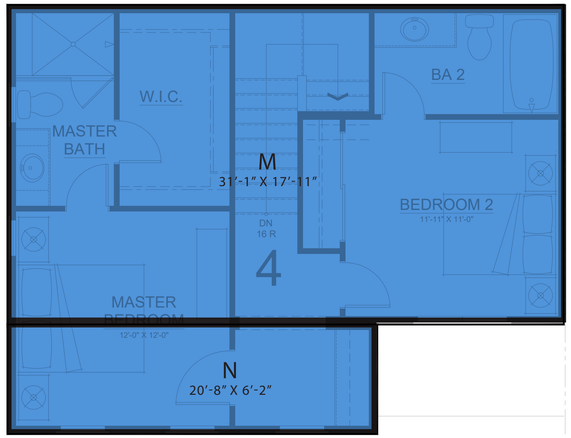
ROBSON HOMES

22094.02 06/30/23

RHA
ROBERT HIDEY ARCHITECTS

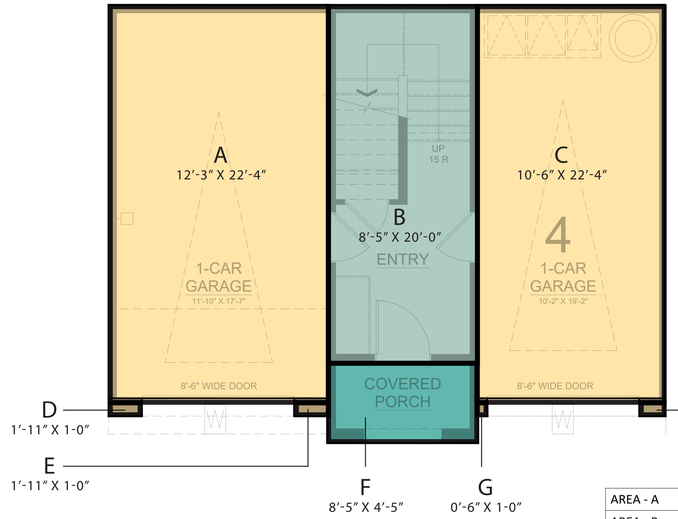
| PLAN 4B GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 713 | SF |
| SECOND FLOOR | 736 | SF |
| THIRD FLOOR | 703 | SF |
| TOTAL | 2152 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 269 | SF |
| AREA - B | 168 | SF |
| AREA - C | 229 | SF |
| AREA - D | 2 | SF |
| AREA - E | 2 | SF |
| AREA - F | 38 | SF |
| AREA - G | 0.5 | SF |
| AREA - H | 1 | SF |
| AREA - I | 528 | SF |
| AREA - J | 86 | SF |
| AREA - K | 59 | SF |
| AREA - L | 63 | SF |
| AREA - M | 556 | SF |
| AREA - N | 127 | SF |
| TOTAL | 2128.5 | SF |

# PLAN 4B FLOOR AREA DIAGRAM

## 2,152 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

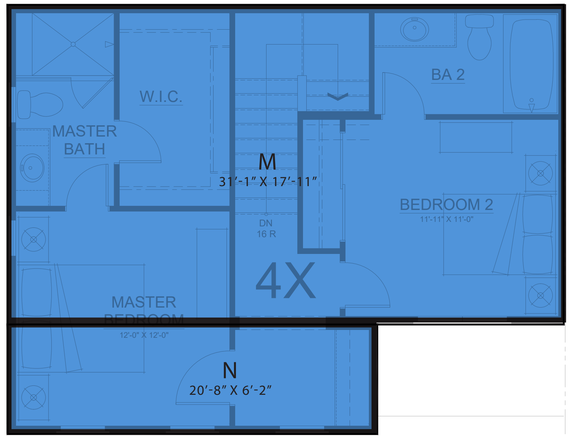
ROBSON HOMES

22094.02 06/30/23

RHA
ROBERT HIDEY ARCHITECTS

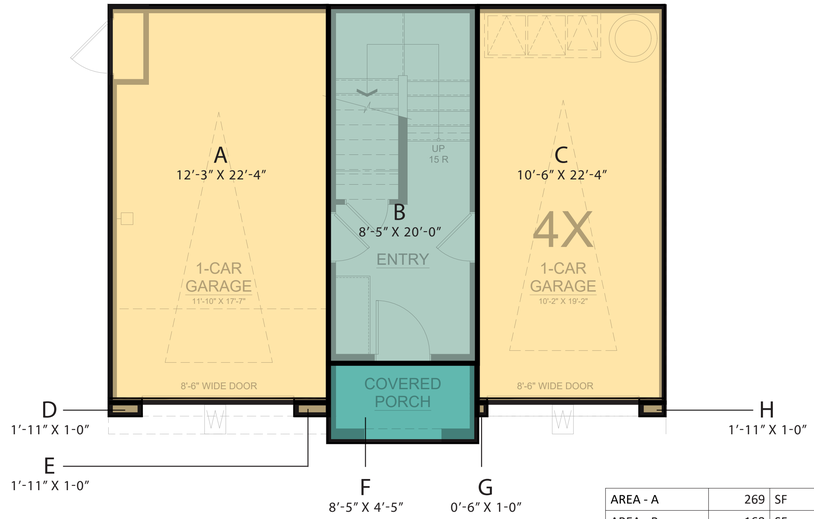
| PLAN 4BX GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 713 | SF |
| SECOND FLOOR | 736 | SF |
| THIRD FLOOR | 703 | SF |
| TOTAL | 2152 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




THIRD FLOOR

SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 269 | SF |
| AREA - B | 168 | SF |
| AREA - C | 229 | SF |
| AREA - D | 2 | SF |
| AREA - E | 2 | SF |
| AREA - F | 38 | SF |
| AREA - G | 0.5 | SF |
| AREA - H | 1 | SF |
| AREA - I | 528 | SF |
| AREA - J | 86 | SF |
| AREA - K | 59 | SF |
| AREA - L | 63 | SF |
| AREA - M | 556 | SF |
| AREA - N | 127 | SF |
| TOTAL | 2128.5 | SF |

# PLAN 4BX FLOOR AREA DIAGRAM

## 2,152 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 100 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 912 | SF |
| TOTAL | 912 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.

| | | |
|---|---|---|
| AREA - A | 118 | SF |
| AREA - B | 107 | SF |
| AREA - C | 104 | SF |
| AREA - D | 583 | SF |
| TOTAL | 912 | SF |

# PLAN 100 FLOOR AREA DIAGRAM
## 912 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

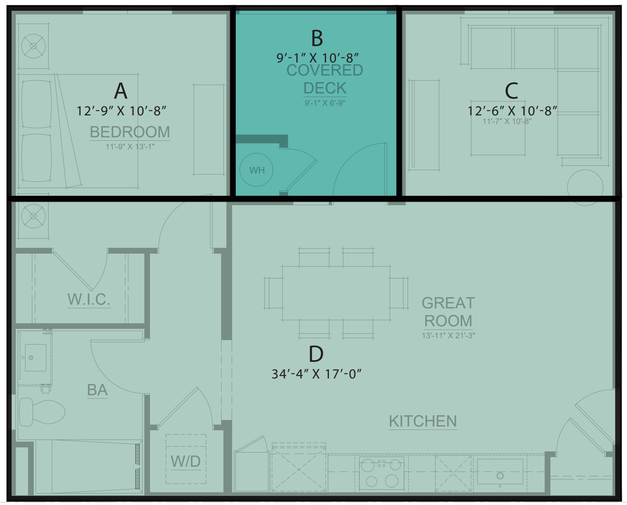
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 101 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 949 | SF |
| TOTAL | 949 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




| | | |
|---|---|---|
| AREA - A | 136 | SF |
| AREA - B | 97 | SF |
| AREA - C | 133 | SF |
| AREA - D | 583 | SF |
| TOTAL | 949 | SF |

# PLAN 101 FLOOR AREA DIAGRAM
## 949 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

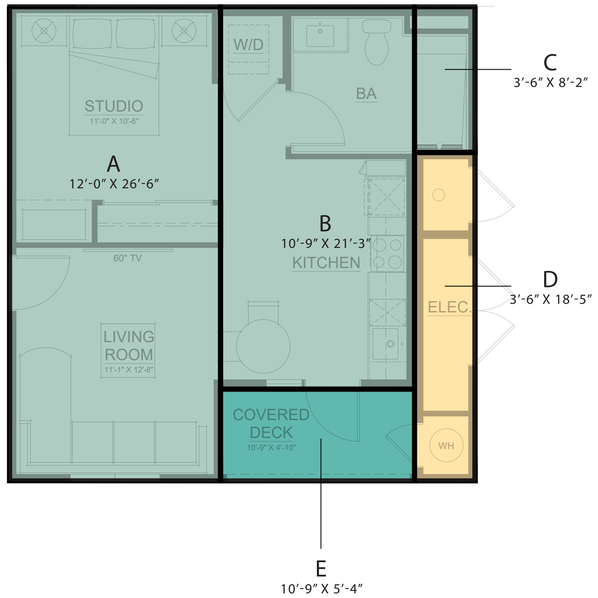
ROBSON HOMES

22094.02 06/30/23
A-37

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 102 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 632 | SF |
| TOTAL | 632 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




| | | |
|---|---|---|
| AREA - A | 318 | SF |
| AREA - B | 229 | SF |
| AREA - C | 28 | SF |
| AREA - D | 64 | SF |
| AREA - E | 57 | SF |
| TOTAL | 696 | SF |

# PLAN 102 FLOOR AREA DIAGRAM
## 696 SF (TOTAL - GROSS FLOOR AREA)

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

**GILMAN AND DILLON SITE**
CAMPBELL, CALIFORNIA

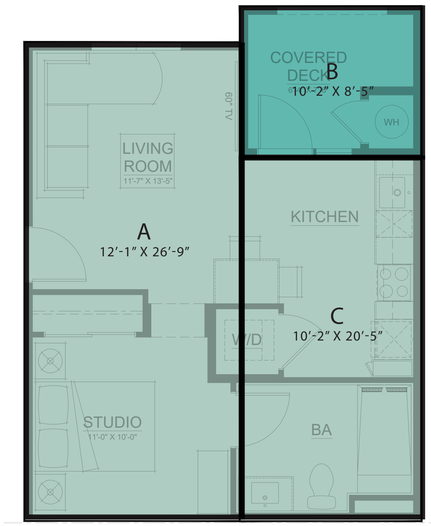
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 103 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 615 | SF |
| TOTAL | 615 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




| | | |
|---|---|---|
| AREA - A | 322 | SF |
| AREA - B | 86 | SF |
| AREA - C | 207 | SF |
| TOTAL | 615 | SF |

# PLAN 103 FLOOR AREA DIAGRAM
## 615 SF (TOTAL - GROSS FLOOR AREA)

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

**GILMAN AND DILLON SITE**
CAMPBELL, CALIFORNIA

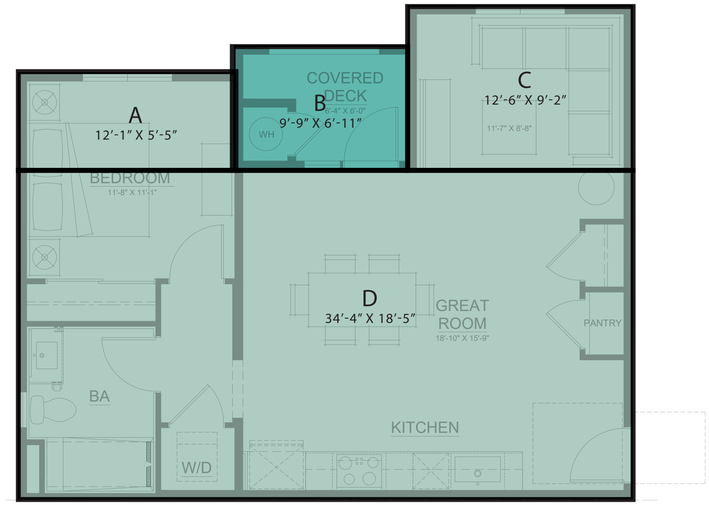
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 200 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 877 | SF |
| TOTAL | 877 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




| | | |
|---|---|---|
| AREA - A | 65 | SF |
| AREA - B | 67 | SF |
| AREA - C | 114 | SF |
| AREA - D | 631 | SF |
| TOTAL | 877 | SF |

# PLAN 200 FLOOR AREA DIAGRAM
## 877 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

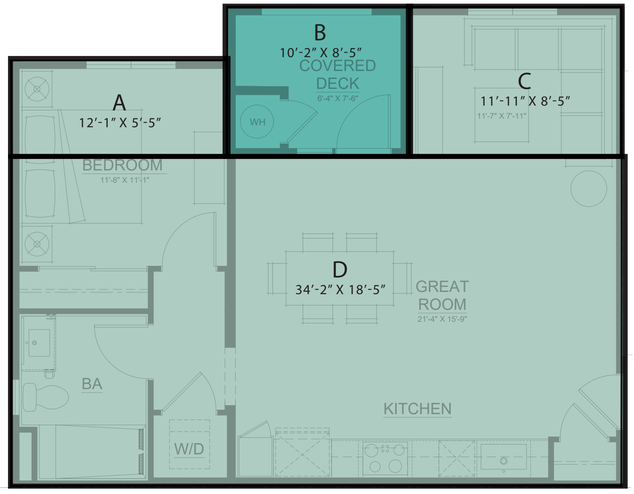
ROBSON HOMES

22094.02 06/30/23
A-40

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 201 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 877 | SF |
| TOTAL | 877 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




| | | |
|---|---|---|
| AREA - A | 65 | SF |
| AREA - B | 85 | SF |
| AREA - C | 99 | SF |
| AREA - D | 628 | SF |
| TOTAL | 877 | SF |

# PLAN 201 FLOOR AREA DIAGRAM
## 877 SF (TOTAL - GROSS FLOOR AREA)

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

**GILMAN AND DILLON SITE**
CAMPBELL, CALIFORNIA

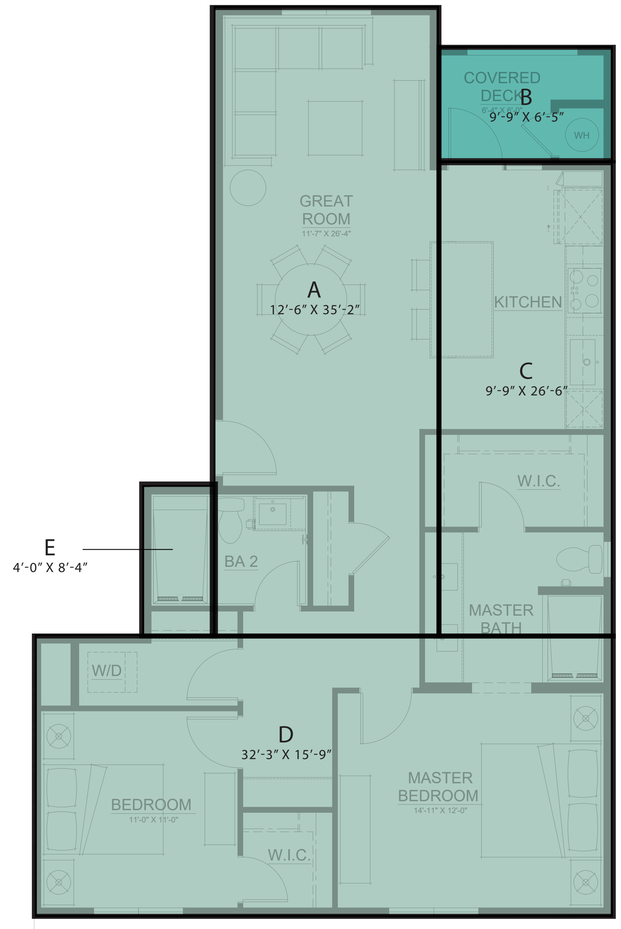
ROBSON HOMES

22094.02 06/30/23
A-41

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 202 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 1297 | SF |
| TOTAL | 1297 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




| | | |
|---|---|---|
| AREA - A | 439 | SF |
| AREA - B | 62 | SF |
| AREA - C | 257 | SF |
| AREA - D | 506 | SF |
| AREA - E | 33 | SF |
| TOTAL | 1297 | SF |

# PLAN 202 FLOOR AREA DIAGRAM
## 1,297 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

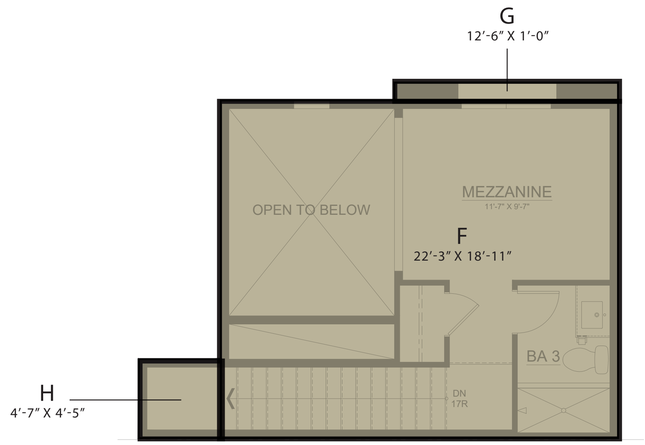
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 300 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 889 | SF |
| MEZZANINE FLOOR | 451 | SF |
| TOTAL | 1340 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




MEZZANINE FLOOR

FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 65 | SF |
| AREA - B | 67 | SF |
| AREA - C | 12 | SF |
| AREA - D | 114 | SF |
| AREA - E | 631 | SF |
| AREA - F | 419 | SF |
| AREA - G | 12 | SF |
| AREA - H | 20 | SF |
| TOTAL | 1340 | SF |

# PLAN 300 FLOOR AREA DIAGRAM

## 1,340 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

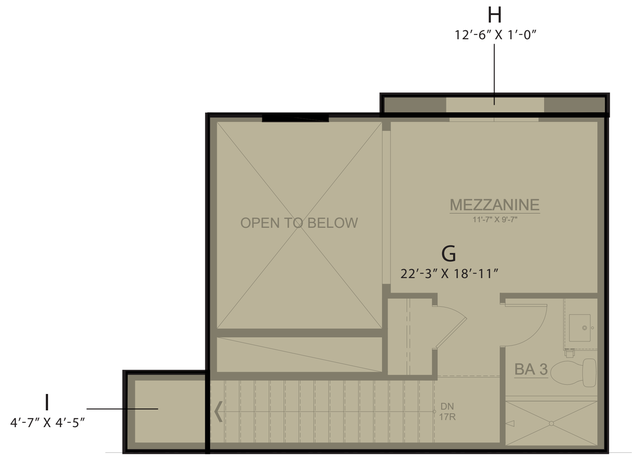
ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

| PLAN 301 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 944 | SF |
| MEZZANINE FLOOR | 453 | SF |
| TOTAL | 1397 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




MEZZANINE FLOOR

FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 11 | SF |
| AREA - B | 65 | SF |
| AREA - C | 81 | SF |
| AREA - D | 11 | SF |
| AREA - E | 628 | SF |
| AREA - F | 55 | SF |
| AREA - G | 419 | SF |
| AREA - H | 12 | SF |
| AREA - I | 20 | SF |
| TOTAL | 1302 | SF |

# PLAN 301 FLOOR AREA DIAGRAM
## 1,397 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

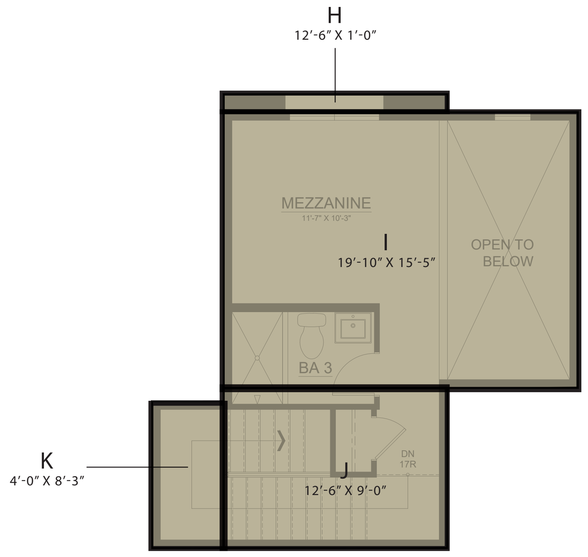
ROBSON HOMES

22094.02 06/30/23

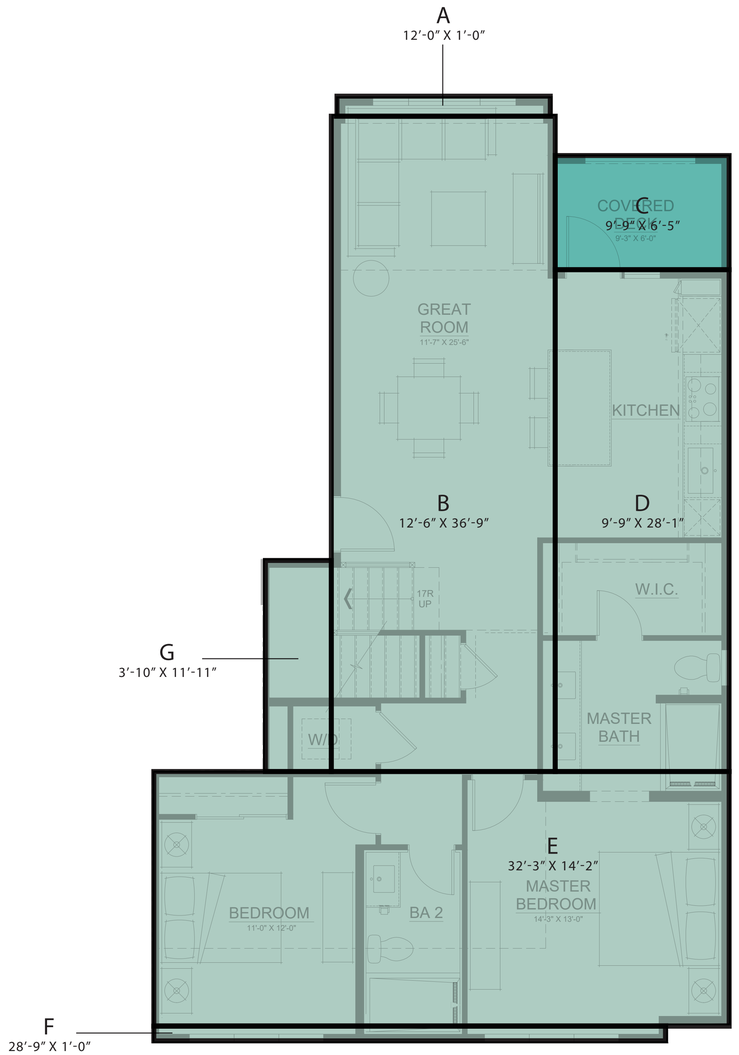
R H A
ROBERT HIDEY ARCHITECTS

| PLAN 302 GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 1335 | SF |
| MEZZANINE FLOOR | 462 | SF |
| TOTAL | 1797 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




MEZZANINE FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 12 | SF |
| AREA - B | 459 | SF |
| AREA - C | 62 | SF |
| AREA - D | 272 | SF |
| AREA - E | 455 | SF |
| AREA - F | 29 | SF |
| AREA - G | 46 | SF |
| AREA - H | 12 | SF |
| AREA - I | 305 | SF |
| AREA - J | 112 | SF |
| AREA - K | 33 | SF |
| TOTAL | 1797 | SF |

# PLAN 302 FLOOR AREA DIAGRAM

## 1,797 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

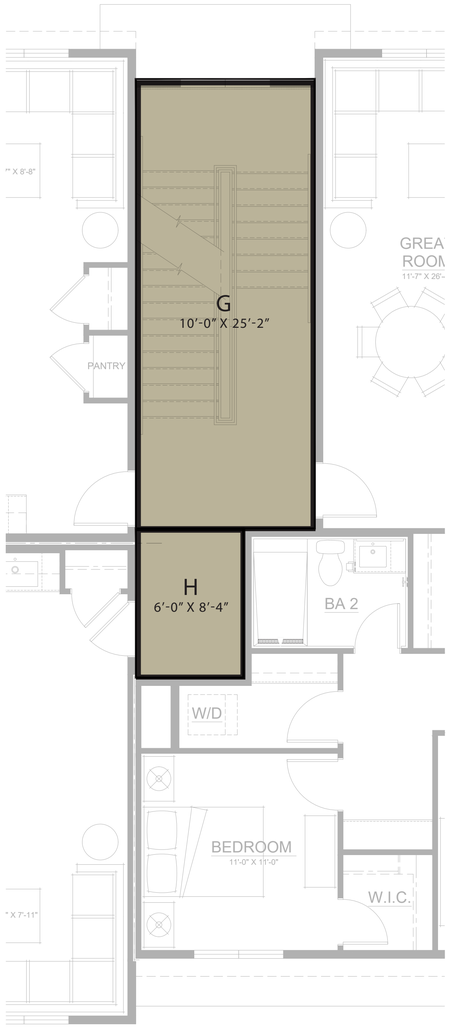
22094.02 06/30/23

R H A

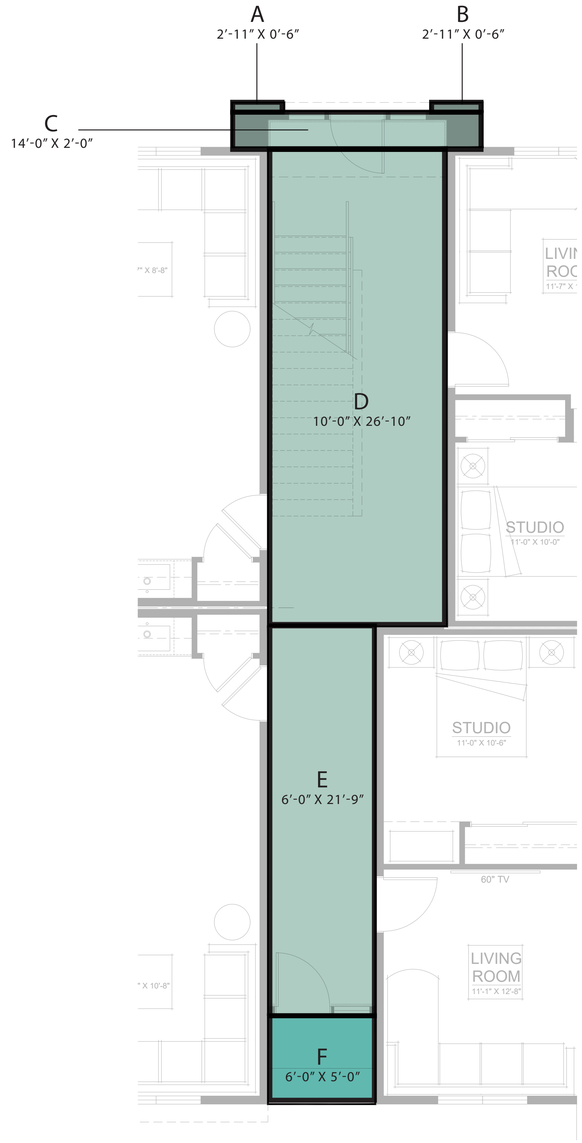
ROBERT HIDEY ARCHITECTS

| BUILDING 3 CORRIDOR GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 458 | SF |
| SECOND FLOOR | 301 | SF |
| THIRD FLOOR | 248 | SF |
| MEZZANINE FLOOR | 363 | SF |
| TOTAL | 1370 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




SECOND FLOOR




FIRST FLOOR

| | | |
|---|---|---|
| AREA - A | 1 | SF |
| AREA - B | 1 | SF |
| AREA - C | 28 | SF |
| AREA - D | 268 | SF |
| AREA - E | 130 | SF |
| AREA - F | 30 | SF |
| AREA - G | 251 | SF |
| AREA - H | 50 | SF |
| AREA - I | 232 | SF |
| AREA - J | 16 | SF |
| AREA - K | 65 | SF |
| AREA - L | 172 | SF |
| AREA - M | 49 | SF |
| AREA - N | 77 | SF |
| TOTAL | 1370 | SF |

# BUILDING 3 CORRIDOR AREA DIAGRAM

## 1,370 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

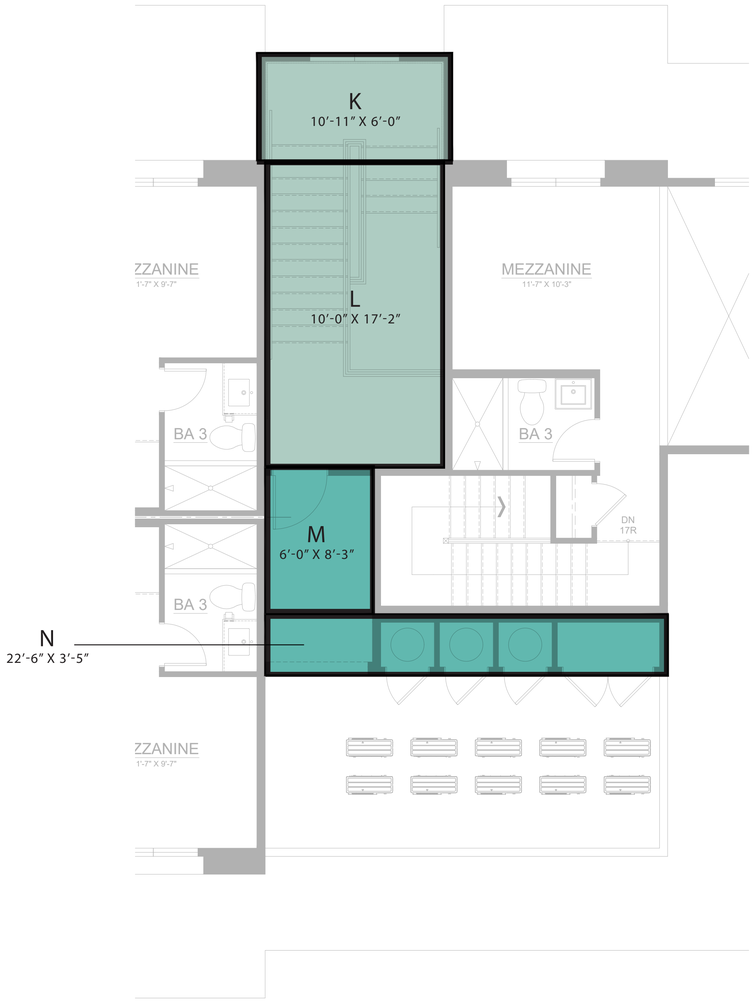
ROBSON HOMES

22094.02 06/30/23

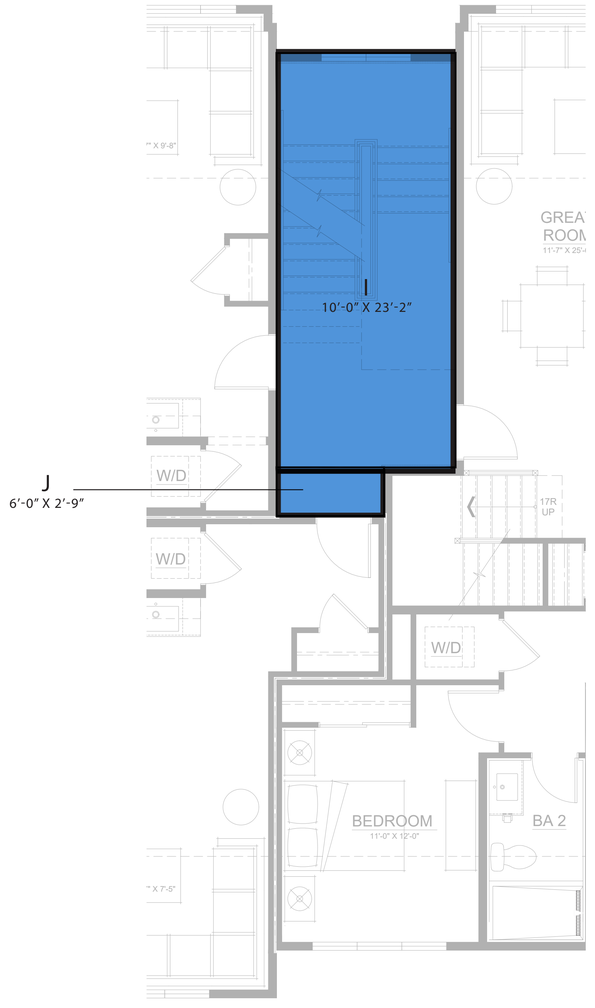
R H A
ROBERT HIDEY ARCHITECTS

| BUILDING 3 CORRIDOR GROSS FLOOR AREA | | |
|---|---|---|
| FIRST FLOOR | 458 | SF |
| SECOND FLOOR | 301 | SF |
| THIRD FLOOR | 248 | SF |
| MEZZANINE FLOOR | 363 | SF |
| TOTAL | 1370 | SF |

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.




MEZZANINE FLOOR




THIRD FLOOR

| | | |
|---|---|---|
| AREA - A | 1 | SF |
| AREA - B | 1 | SF |
| AREA - C | 28 | SF |
| AREA - D | 268 | SF |
| AREA - E | 130 | SF |
| AREA - F | 30 | SF |
| AREA - G | 251 | SF |
| AREA - H | 50 | SF |
| AREA - I | 232 | SF |
| AREA - J | 16 | SF |
| AREA - K | 65 | SF |
| AREA - L | 172 | SF |
| AREA - M | 49 | SF |
| AREA - N | 77 | SF |
| TOTAL | 1370 | SF |

# BUILDING 3 CORRIDOR AREA DIAGRAM

## 1,370 SF (TOTAL - GROSS FLOOR AREA)

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

## GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

BUILDING 1A (LOT 7) | BUILDING 2A (LOT 3) | BUILDING 1B (LOT 8) | BUILDING 1A (LOT 9) | BUILDING 2B (LOT 6)

## GILMAN AVENUE ELEVATION

KEY MAP

# STREET SCENE

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 06/30/23

R H A
ROBERT HIDEY ARCHITECTS

BUILDING 2A
(LOT 3)

BUILDING 3A
(LOT 1)

BUILDING 2B
(LOT 2)

**DILLON AVENUE ELEVATION**

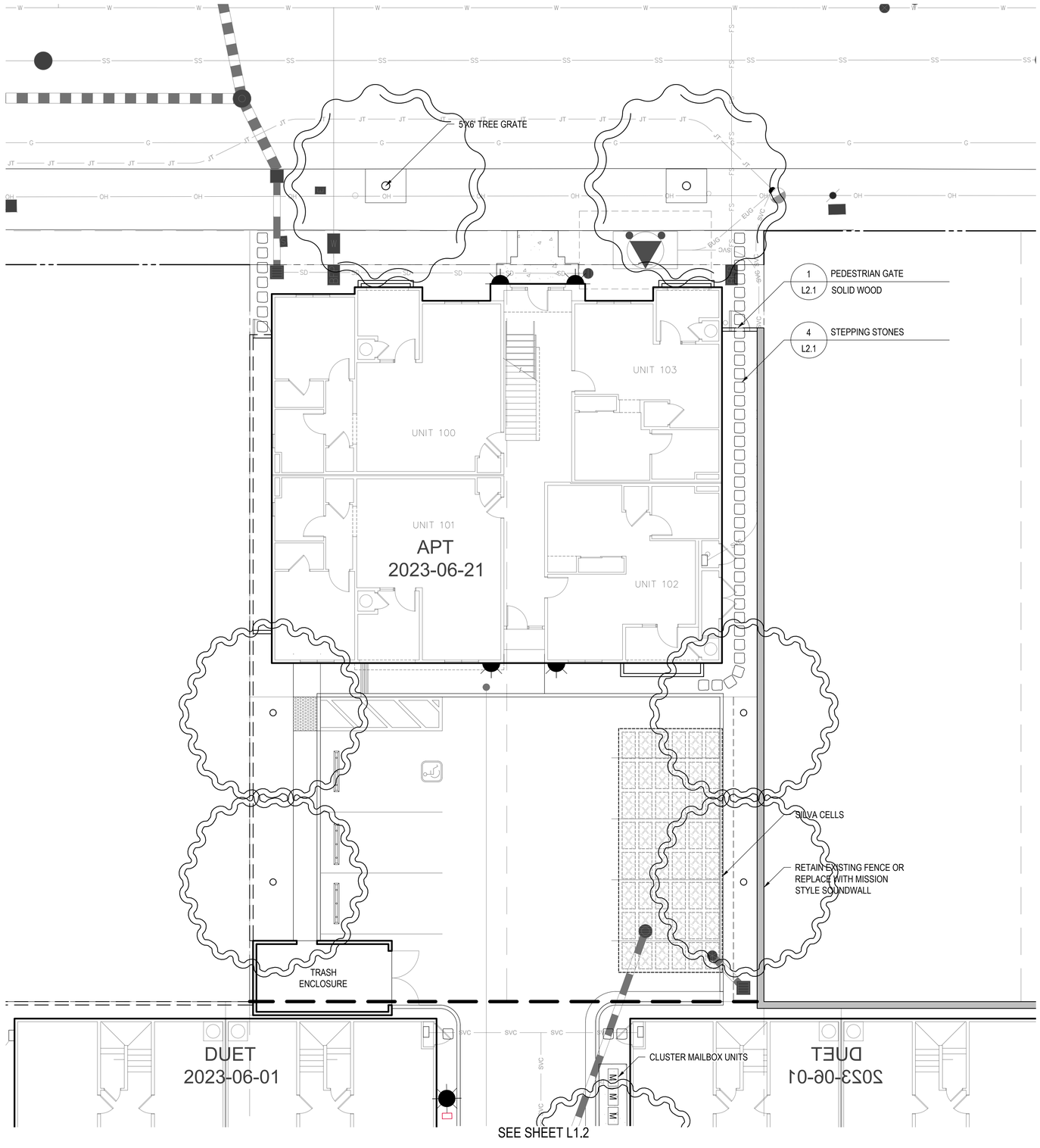
KEY MAP

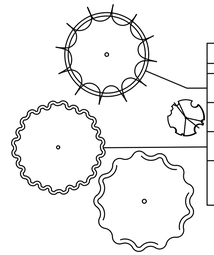
# STREET SCENE

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

## GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES



| SITE TREES | | | | |
|---|---|---|---|---|
| NAME | COUNT | WUCOLS | SIZE | NOTES |
| ACER NEGUNDO | 1 | M | 15G | |
| LAGERSTROEMIA X 'MUSKOGEE' | 3 | L | 24" | |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | 9 | M | 24" | |
| QUERCUS AGRIFOLIA | 9 | L | 24" | STREET TREES TO BE OAK SPECIES UNLESS OTHERWISE SPECIFIED BY CITY ARBORIST |

| LEGEND | | |
|---|---|---|
| | FENCE | GOOD NEIGHBOR FENCE, SOIL WOOD. SEE DETAIL #2 ON SHEET L2.1 |
| | GATE | PEDESTRIAN GATE, SOLID WOOD. SEE DETAIL #1 ON SHEET L2.1 |
| M M M | MAILBOX | CLUSTER MAIL BOX UNITS. 2 #3316SAN-U (16 DOORS AND 2 PARCEL LOCKERS) AND 1 #3306SAN-U (8 DOORS AND 4 PARCEL LOCKERS) |
| | STEPPING STONE | SEE DETAIL #4 ON SHEET L2.1 |
| | WALL | LOW BRICK RETAINING WALL. SEE DETAIL #3 ON SHEET L2.1 |
| | WALL | MISSION STYLE SOUNDWALL |

GILMAN & DILLON

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

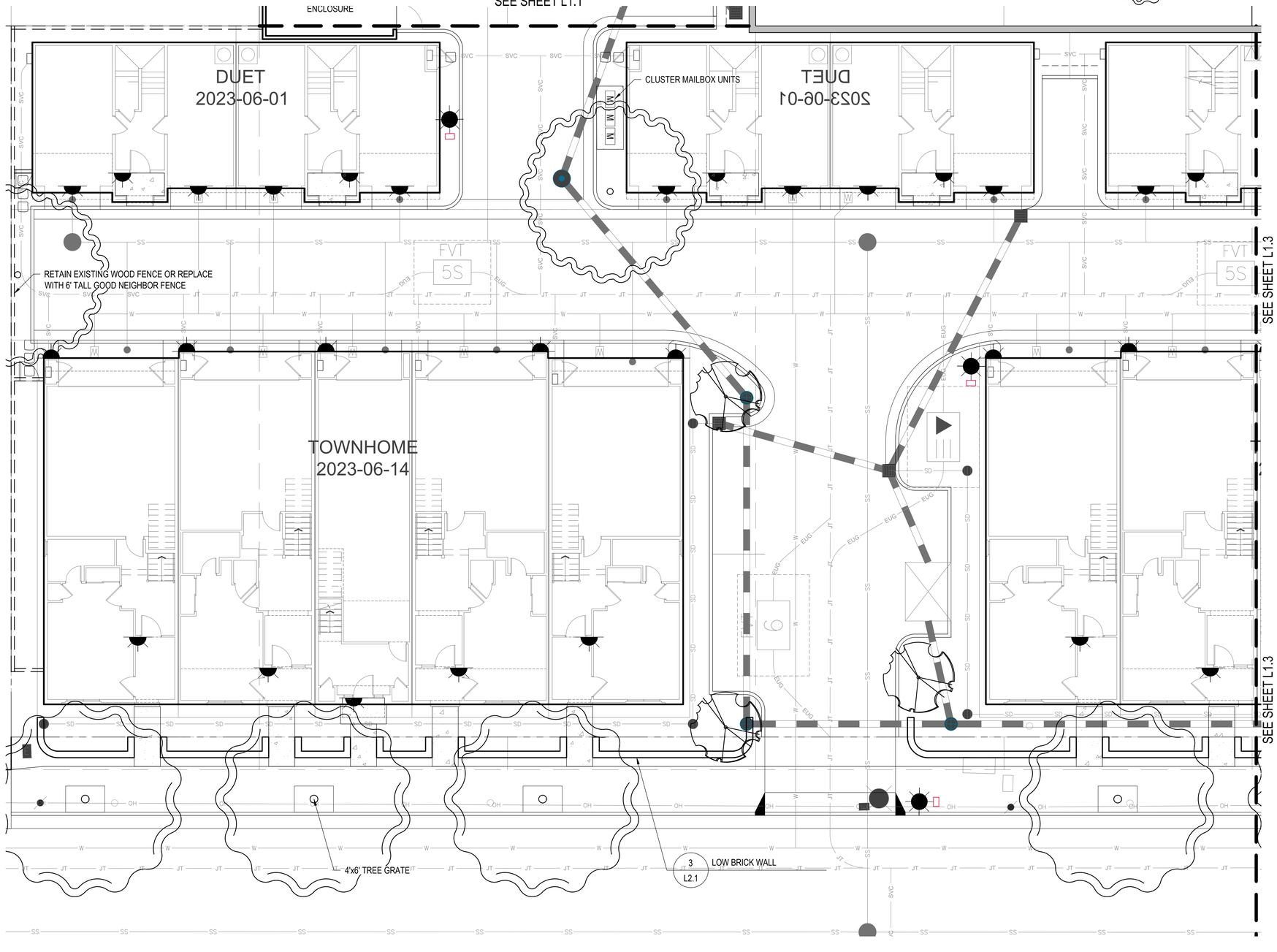
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REVISED: 6/30/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.1

| SITE TREES | | | | |
|---|---|---|---|---|
| NAME | COUNT | WUCOLS | SIZE | NOTES |
| ACER NEGUNDO | 1 | M | 15G | |
| LAGERSTROEMIA X 'MUSKOGEE' | 3 | L | 24" | |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | 9 | M | 24" | |
| QUERCUS AGRIFOLIA | 9 | L | 24" | STREET TREES TO BE OAK SPECIES UNLESS OTHERWISE SPECIFIED BY CITY ARBORIST |




GILMAN & DILLON

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2022
STATE OF CALIFORNIA

REVISED: 6/30/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.2

| SITE TREES | | | | |
|---|---|---|---|---|
| NAME | COUNT | WUCOLS | SIZE | NOTES |
| ACER NEGUNDO | 1 | M | 15G | |
| LAGERSTROEMIA X 'MUSKOGEE' | 3 | L | 24" | |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | 9 | M | 24" | |
| QUERCUS AGRIFOLIA | 9 | L | 24" | STREET TREES TO BE OAK SPECIES UNLESS OTHERWISE SPECIFIED BY CITY ARBORIST |

RETAIN EXISTING FENCE OR REPLACE WITH MISSION STYLE SOUNDWALL

DUET
2023-05-23

DUET
2023-05-23

DUET
2023-05-23

MATCHLINE, SEE SHEET L1.2

1-2 L2.1 GOOD NEIGHBOR FENCE AND PEDESTRAIN GATE

4 L2.1 STEPPING STONES

BIORETENTION

TOWNHOME
2023-06-14

TOWNHOME
2023-06-14

SILVA CELLS

MATCHLINE, SEE SHEET L1.2

4'x6' TREE GRATE

3 L2.1 LOW BRICK WALL

TREE GRATE

GILMAN & DILLON

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

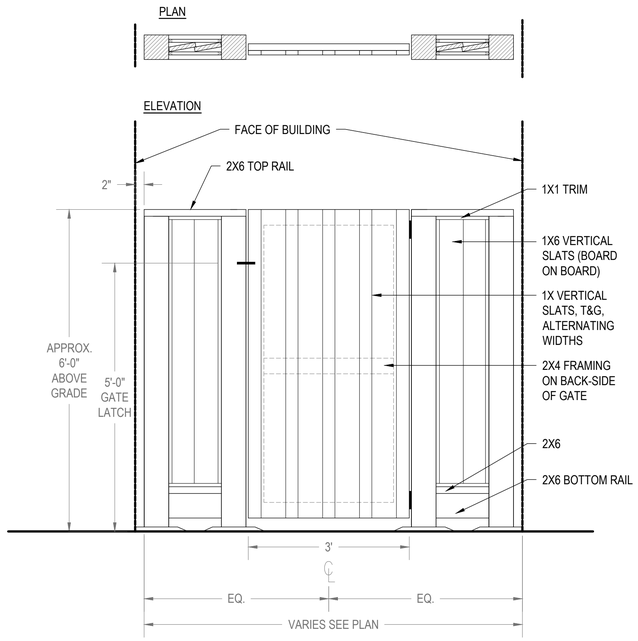
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIFOCUS
No. 3763
10/31/2022
STATE OF CALIFORNIA

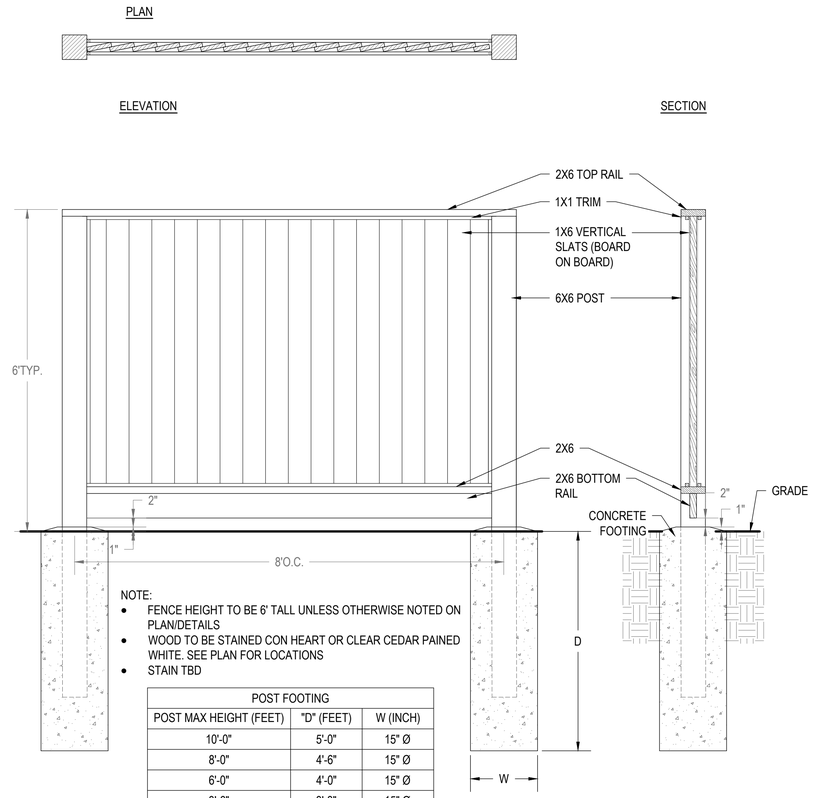
REVISED: 6/30/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.3




1 PEDESTRAIN GATE
SOLID WOOD

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

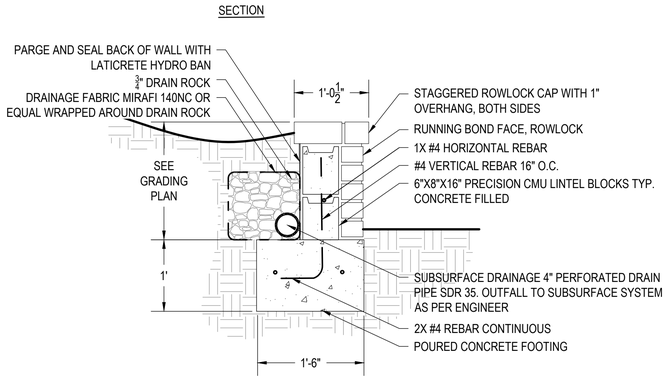


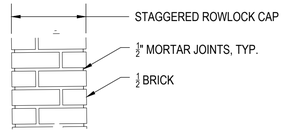

NOTE:
- FENCE HEIGHT TO BE 6' TALL UNLESS OTHERWISE NOTED ON PLAN/DETAILS
- WOOD TO BE STAINED CON HEART OR CLEAR CEDAR PAINED WHITE. SEE PLAN FOR LOCATIONS
- STAIN TBD

| POST FOOTING | | |
|---|---|---|
| POST MAX HEIGHT (FEET) | "D" (FEET) | W (INCH) |
| 10'-0" | 5'-0" | 15" Ø |
| 8'-0" | 4'-6" | 15" Ø |
| 6'-0" | 4'-0" | 15" Ø |
| 3'-6" | 3'-3" | 15" Ø |

2 GOOD NEIGHBOR FENCE
SOLID WOOD

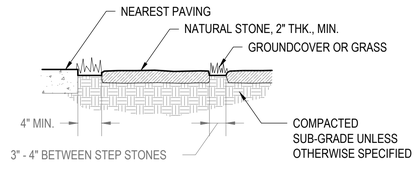
SCALE: 3/4"=1'-0"




3 LOW BRICK WALL

SCALE: 1"=1'-0"




4 STEPPING STONES

SCALE: 1"=1'-0"

GILMAN & DILLON

LANDSCAPE DETAILS

DESIGN
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

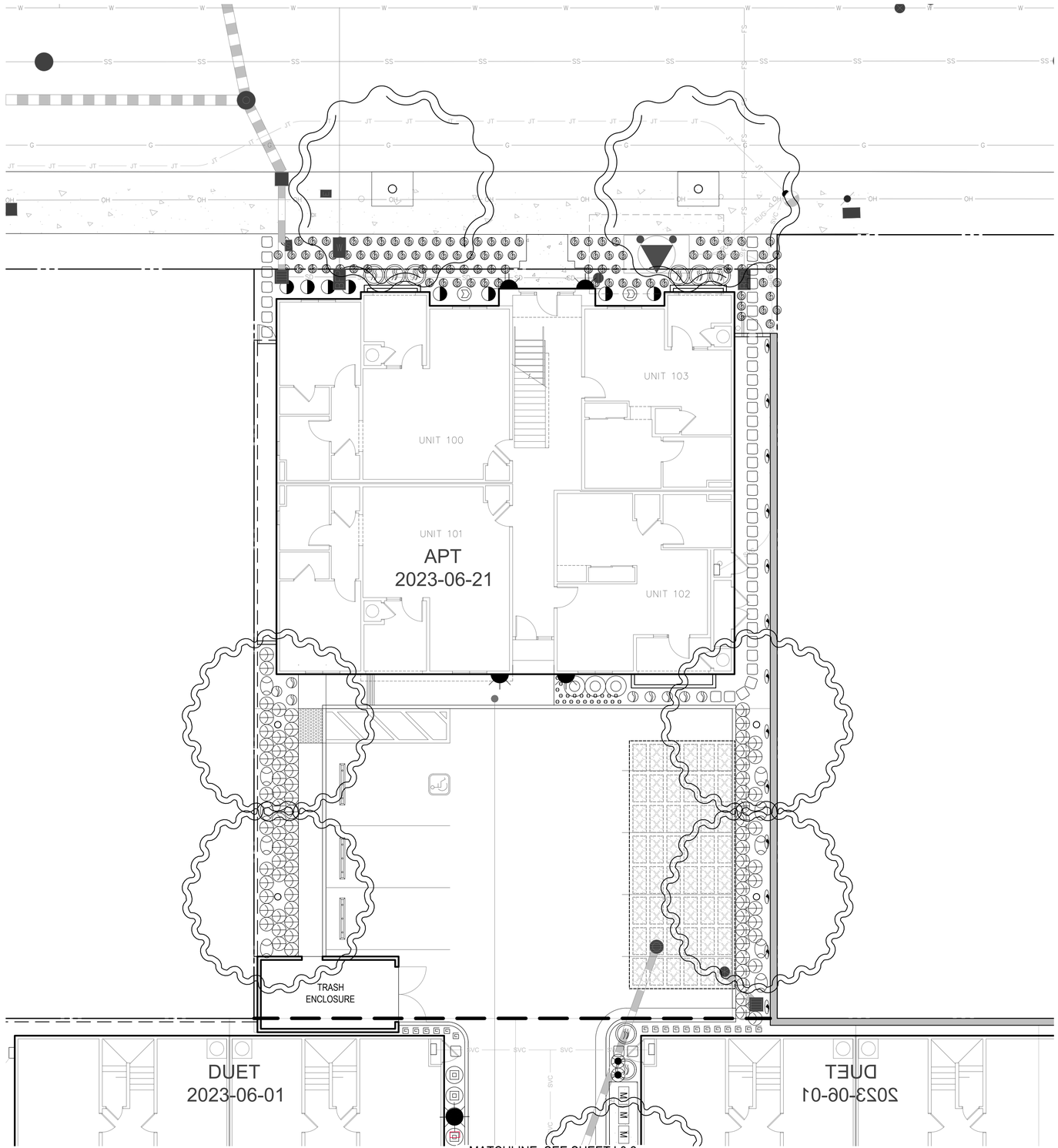
FOCUS

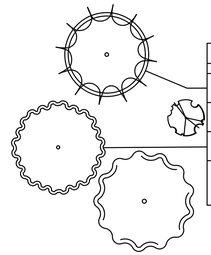
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT REBECCA J. DYER No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 6/29/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.1



| SITE TREES | | | | |
|---|---|---|---|---|
| NAME | COUNT | WUCOLS | SIZE | NOTES |
| ACER NEGUNDO | 1 | M | 15G | |
| LAGERSTROEMIA X 'MUSKOGEE' | 3 | L | 24" | |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | 9 | M | 24" | |
| QUERCUS AGRIFOLIA | 9 | L | 24" | STREET TREES TO BE OAK SPECIES UNLESS OTHERWISE SPECIFIED BY CITY ARBORIST |

| SITE PLANTING | | | | |
|---|---|---|---|---|
| NAME | COUNT | SIZE | WUCOLS | NOTES |
| AGAPANTHUS HYBRID 'MP003' EVER AMETHYST | 479 | 5G | L | LOW WATER PER UCDAVIS PLANT IRRIGATION TRAILS |
| ANIGOZANTHOS FLAVIDUS - DARK RED | 10 | 5G | L | |
| BUXUS 'GREEN BEAUTY' 15G | 12 | 15G | M | |
| CAMELLIA JAPONICA 'NUCCIO'S PEARL' | 10 | 15G | M | |
| CAREX DIVULSA | 18 | 1G | L | |
| CHONDROPETALUM TECTORUM 'EL CAMPO' | 8 | 5G | L | |
| DISTICTIS BUCCINATORIA | 17 | 5G | M | BLOOD RED TRUMPET VINE, LOW WATER ACCORDING TO L.A. EXPERIENCE |
| ECHEVERIA ELEGANS 1G | 72 | 1G | L | 8" O.C. |
| ERIGERON KARVINSKIANUS 'MOERHEIMII' | 40 | 1G | L | |
| HELLEBORUS ANGUSTIFOLIUS | 100 | 1G | L | 24" O.C. |
| HYDRANGEA ARBORESCENS 'ANNABELLE' | 2 | 5G | M | LOW WATER ACCORDING TO L.A. EXPERIENCE |
| HYDRANGEA MACROPHYLLA 'BAILMER' | 23 | 5G | M | |
| IRIS DOUGLASIANA | 245 | 1G | L | |
| IRIS GERMANICA 'PURPLE' | 77 | 1G | L | |
| KNIPHOFIA 'CHRISTMAS CHEER' | 20 | 5G | L | |
| LIMONIUM PEREZII | 8 | 1G | L | |
| LOMANDRA LONGIFOLIA 'ROMA13' | 9 | 15G | L | |
| OSMANTHUS HETEROPHYLLUS | 4 | 15G | M | LOW WATER ACCORDING TO L.A. EXPERIENCE |
| PENSTEMON X GLOXINIOIDES 'MIDNIGHT' | 3 | 1G | M | LOW WATER ACCORDING TO L.A. EXPERIENCE |
| PLUMBAGO AURICULATA | 11 | 5G | L | |
| PRUNUS CAROLINIANA 'COMPACTA' | 9 | 15G | L | |
| ROSA 'CECILE BRUNNER' ESPALIER' | 1 | 15G | L | |
| ROSA 'ICEBERG' 5 | 3 | 5G | L | |
| SARCOCOCCA RUSCIFOLIA | 39 | 5G | L | |
| SYRINGA VULGARIS 15 | 1 | 15G | L | |
| TULBAGHIA VIOLACEA 'VARIEGATA' | 21 | 1G | L | |

| BIORETENTION PLANTING | | | | |
|---|---|---|---|---|
| NAME | COUNT | SIZE | WUCOLS | NOTES |
| CHONDROPETALUM TECTORUM 'EL CAMPO' | 9 | 5G | L | |
| IRIS DOUGLASIANA | 11 | 1G | L | |
| PENSTEMON X GLOXINIOIDES 'MIDNIGHT' | 7 | 1G | M | LOW WATER ACCORDING TO L.A. EXPERIENCE |

PLANT BIORETENTION SOD BETWEEN ALL PLANTS WITHIN THE BIORETENTION

GILMAN & DILLON

PLANTING PLAN

DESIGN
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REVISED: 6/30/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L3.1

| SITE TREES | | | | |
|---|---|---|---|---|
| NAME | COUNT | WUCOLS | SIZE | NOTES |
| ACER NEGUNDO | 1 | M | 15G | |
| LAGERSTROEMIA X 'MUSKOGEE' | 3 | L | 24" | |
| PLATANUS X ACERIFOLIA 'COLUMBIA' | 9 | M | 24" | |
| QUERCUS AGRIFOLIA | 9 | L | 24" | STREET TREES TO BE OAK SPECIES UNLESS OTHERWISE SPECIFIED BY CITY ARBORIST |

SEE L3.1 FOR PLANTING LEGEND

MATCHLINE, SEE SHEET L3.1

DUET
2023-06-01

DUET
2023-06-01

TOWNHOME
2023-06-14

FVT
5S

FVT
5S

LOW BRICK WALL

MATCHLINE, SEE SHEET L3.3

MATCHLINE, SEE SHEET L3.3

GILMAN & DILLON

PLANTING PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

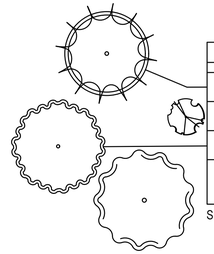
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIFO
No. 3763
6/30/2023
STATE OF CALIFORNIA

REVISED: 6/30/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L3.2



| SITE TREES | | | | |
|---|---|---|---|---|
| NAME | COUNT | WUCOLS | SIZE | NOTES |
| ACER NEGUNDO | 1 | M | 15G | |
| LAGERSTROEMIA X 'MUSKOGEE' | 3 | L | 24" | |
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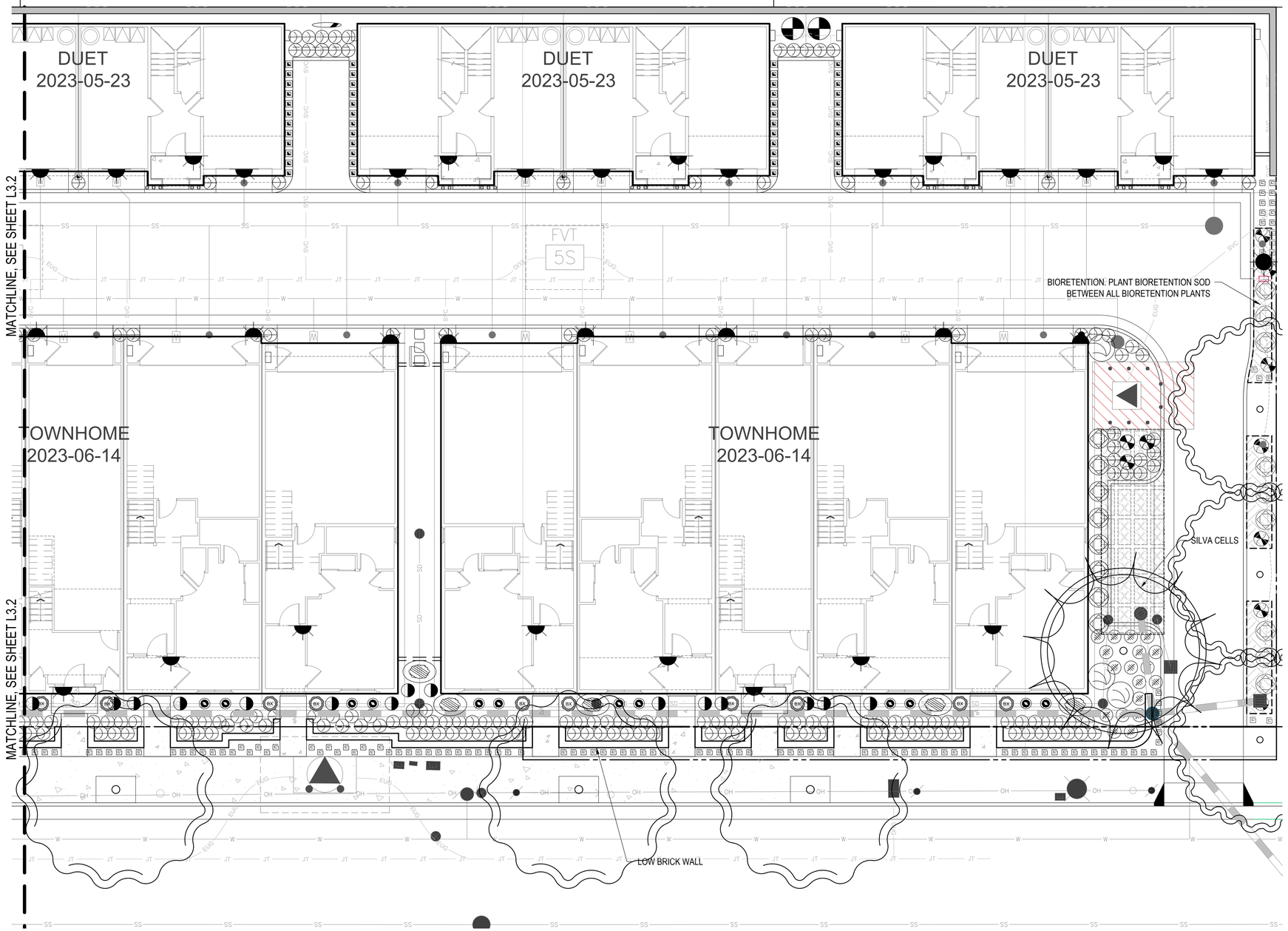
| QUERCUS AGRIFOLIA | 9 | L | 24" | STREET TREES TO BE OAK SPECIES UNLESS OTHERWISE SPECIFIED BY CITY ARBORIST |

SEE L3.1 FOR PLANTING LEGEND




GILMAN & DILLON

PLANTING PLAN

DESIGN

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LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3767
10/31/22
STATE OF CALIFORNIA

REVISED: 6/30/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L3.3

## SITE PLANTING:

AGAPANTHUS HYBRID 'MP003' EVER AMETHYST

ANIGOZANTHOS FLAVIDUS - DARK RED

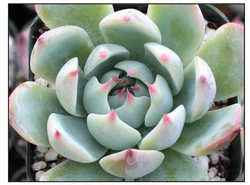
BUXUS 'GREEN BEAUTY' 15G

CAMELLIA JAPONICA 'NUCCIO'S PEARL'

CAREX DIVULSA

CHONDROPETALUM TECTORUM 'EL CAMPO'

DISTICTIS BUCCINATORIA


ECHEVERIA ELEGANS

ERIGERON KARVINSKIANUS 'MOERHEIMII'

HELLEBORUS ANGUSTIFOLIUS

HYDRANGEA ARBORESCENS 'ANNABELLE'

HYDRANGEA MACROPHYLLA 'BAILMER'

IRIS DOUGLASIANA

IRIS GERMANICA 'PURPLE'

KNIPHOFIA 'CHRISTMAS CHEER'

LIMONIUM PEREZII

LOMANDRA LONGIFOLIA 'ROMA13'

OSMANTHUS HETEROPHYLLUS

PENSTEMON X GLOXINIOIDES 'MIDNIGHT'

PLUMBAGO AURICULATA

PRUNUS CAROLINIANA 'COMPACTA'

ROSA 'CECILE BRUNNER' ESPALIER'

ROSA 'ICEBERG'

SARCOCOCCA RUSCIFOLIA

SYRINGA VULGARIS

TULBAGHIA VIOLACEA 'VARIEGATA'

## BIORETENTION PLANTING:

CHONDROPETALUM TECTORUM 'EL CAMPO'

IRIS DOUGLASIANA

PENSTEMON X GLOXINIOIDES 'MIDNIGHT'

## SITE TREES:

ACER NEGUNDO

LAGERSTROEMIA X 'MUSKOGEE'

PLATANUS X ACERIFOLIA 'COLOMBIA'

QUERCUS AGRIFOLIA

GILMAN & DILLON

PLANT PALETTE

DESIGN

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BEN LOMOND, CA 95005
(831) 336-3100

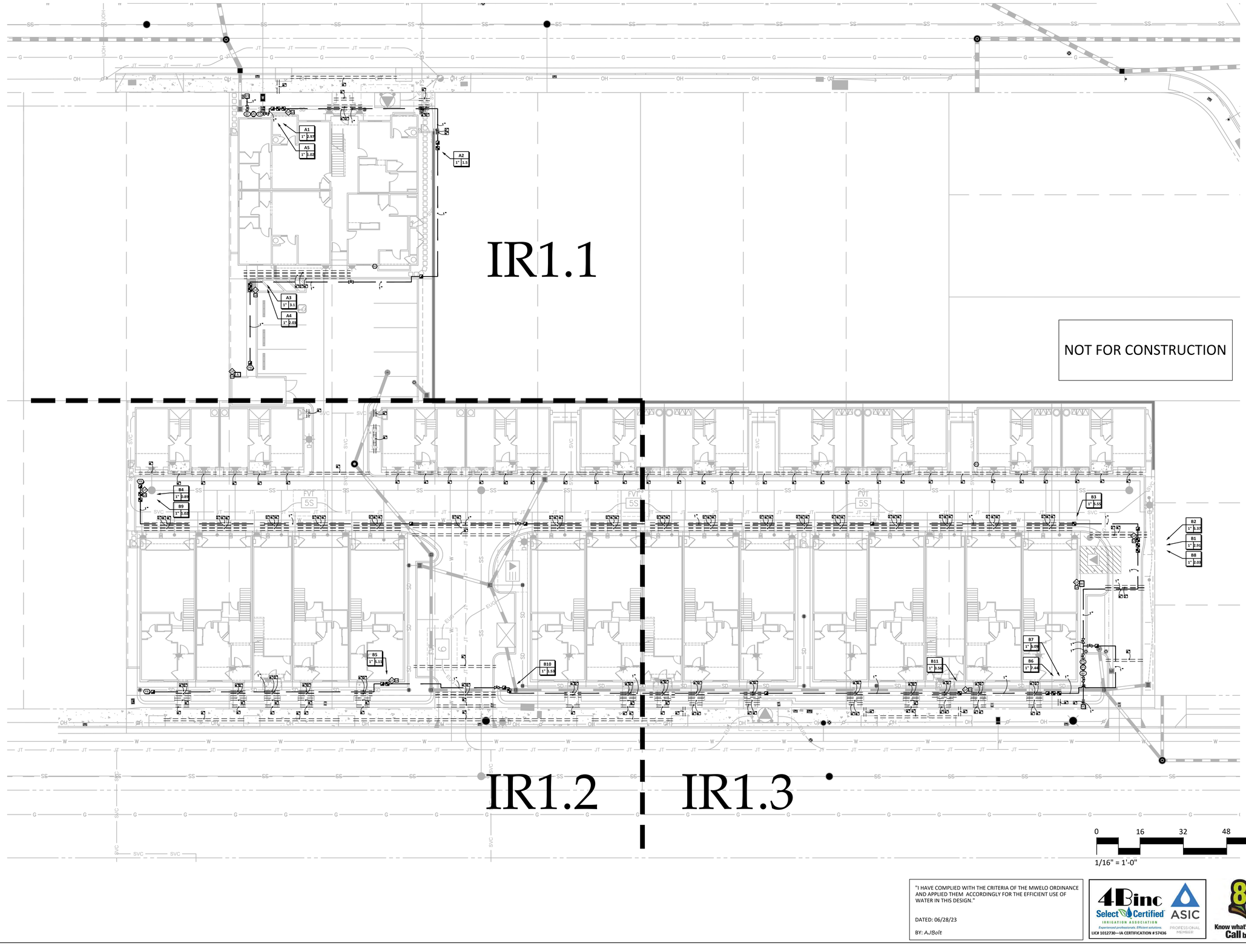
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIFFENDAL
No. 3763
10/31/2022
STATE OF CALIFORNIA

REVISED: 6/30/2023
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.4




"I HAVE COMPLIED WITH THE CRITERIA OF THE MWELO ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS DESIGN."

DATED: 06/28/23

BY: *AJBolt*

4Binc Select Certified IRRIGATION ASSOCIATION — Experienced professionals. Efficient solutions.
LIC# 1012730—IA CERTIFICATION # 57436
ASIC PROFESSIONAL MEMBER

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

GILMAN & DILLON

# OVERALL IRRIGATION PLAN

DESIGN

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BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIFFEE
No. 3763
10/31/2022
STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 1/16" = 1-0"

IR1.0

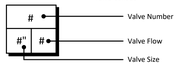
## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI |
|---|---|---|
| | TORO DZK-700<br>LOW FLOW DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, PRESSURE REGULATOR AND FITTINGS. 0.10GPM-30GPM. REGULATED PRESSURE AT 40PSI | |
| | PIPE TRANSITION POINT<br>PVC-PLOY PIPE TRANSITION POINT. | |
| P | TORO T-FCH-H-FIPT FLUSH VALVE<br>FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT. INSTALL IN 6" VALVE BOX WITH LOCKING LID. | |
| A | TORO T-YD-500-34<br>1/2" AIR VENT- MIPT AIR RELEASE AND VACUUM RELIEF VALVE RAIN BIRD OPERIND<br>DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED. INSTALL MINIMUM TWO PER DRIP ZONE, PLACE NEXT TO FLUSH VALVE. | 30 |
| 04 09 15 30 | TORO DB-PC BUBBLER DB-04<br>PRESSURE COMPENSATING DRIP BUBBLER EASILY THREADS ON A 1/2IN. THREADED RISER. FLOW RATE AS NOTED. INSTALL TWO PER TREE. INSTALL ALL BUBBLERS ON THE UPHILL SIDE OF PLANT AND ON EDGE OF ROOT BALL. INSTALL (2) ROOTWELL 318-C EVENLY AROUND THE ROOT BALL OF EVERY PROPOSED TREE. | 30 |
| | AREA TO RECEIVE DRIPLINE<br>TORO RGP-218<br>SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. | 30 |
| | AREA TO RECEIVE DRIPLINE<br>TORO RGP-418<br>SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 1.00 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | TORO 100-2SLVC<br>TWO-PIECE, 1" SINGLE LUG QUICK COUPLER VALVE WITH VINYL COVER. |
| | NIBCO T-113<br>CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3" |
| MV | BUCKNER-SUPERIOR 3200 1"<br>NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. RAIN MASTER DECODER TO BE USED WITH MASTER VALVE AND WIRED TO THE CONTROLLER. |
| BF | FEBCO 825Y 1"<br>REDUCED PRESSURE BACKFLOW PREVENTER |
| A | RAIN MASTER - EGP8I-S EGP<br>CONV. STAINLESS WALL MOUNT CONTROLLER. CONTROLLER IS FOR HOA/COMMON AREA. RAIN MASTER EAGLE PLUS -CONV. CONTROLLER. STAINLESS STEEL WALL MOUNT. WEB ENABLED; CONTROLLER HAS CELL MODEM INSTALLED. WITH RAIN MASTER PROMAX REMOTE KIT. |
| B | RAIN MASTER - EGPI-SPED-TW-PROMAX<br>2-WIRE STAINLESS PEDESTAL CONTROLLER.CONTROLLER IS FOR HOA/COMMON AREA. RAIN MASTER EAGLE PLUS - 2-WIRE CONTROLLER. SERIAL TWO-WIRE CONNECTION FOR UP TO 200 STATIONS (100 DECODERS MAXIMUM). WEB ENABLED; CONTROLLER HAS CELL MODEM INSTALLED. WITH RAIN MASTER PROMAX REMOTE KIT. |
| RS | IRRITROL RFS1000<br>WIRELESS RAIN/FREEZE SENSOR. MOUNT AS NOTED OR APPROVED, USE CONTROLLER POWER OR OPTIONAL TRANSFORMER. |
| D | RAIN MASTER DECODER<br>TW-D-1: FOR SINGLE VALVE CONTROL<br>TW-D-2: FOR DUAL VALVE CONTROL<br>TW-D-4: FOR QUAD VALVE CONTROL |
| SA | TWICE LINE SURGE PROTECTION<br>RAIN MASTER TWO-WIRE LIGHTNING ARRESTOR. INSTALL EVERY 600 LF OF TWO WIRE PATH RUN AND AT END OF ALL TWO PATH RUNS. CONNECT TO TWO WIRE PATH AND GROUNDING PLATE. CONTACT RAIN MASTER FOR ADDITIONAL INFORMATION AT (951) 785-3734 |
| FS | CREATIVE SENSOR TECHNOLOGY FSI-T10-001<br>1" (25MM) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM. |
| PB | 10" ROUND VALVE BOX - 2 WIRE<br>PULL BOX LOCATION FOR 3`-4` OF 2 WIRE, CONTROL VALVE WIRE - CONTRACTOR TO COIL IN VALVE BOX. TREAT WIRE ENDS PER MANUFACTURERS RECOMMENDATIONS. |
| GP | 36" GROUNDING PLATE<br>INSTALL GROUNDING PLATE AS PER MANUFACTURERS RECOMMENDATIONS 10` FROM CONTROLLER AND EVERY 600 LF ALONG TWO WIRE PATH AND AT END OF ALL TWO WIRE PATH RUNS. CONNECT RAIN MASTER LIGHTENING ARRESTOR TWICE LINE SURGE PROECTION AT EVERY GROUNDING PLATE LOCATION. CONTACT RAIN MASTER FOR ADDITIONAL INFORMATION. |
| M2 | WATER METER 1"<br>HOA POC 2 - LOCATED FOR CLARITY ONLY. EXISTING CITY INSTALLED WATER METER. VERIFY LOCATION IN FIELD. |
| M1 | WATER METER 3/4"<br>HOA POC 1 - LOCATED FOR CLARITY ONLY. EXISTING CITY INSTALLED WATER METER. VERIFY LOCATION IN FIELD. |
| | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21<br>INSTALL ALL LATERAL LINES TO A DEPTH OF 12" BELOW FINISH GRADE. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI |
|---|---|---|
| | IRRIGATION MAINLINE: PVC SCHEDULE 40<br>INSTALL ALL MAINLINE TO A DEPTH OF 18" UNLESS OTHERWISE NOTED. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE. NOTE ALL MAINLINE LOCATION ON AS-BUILT PLANS. | |
| | PIPE SLEEVE: PVC SCHEDULE 40<br>INSTALL 2 EACH 2" SLEEVES 12" PAST EDGE OF HARDSCAPE TO A DEPTH OF 24" FOR MAINLINE AND 18" FOR LATERAL LINES. ALL<br>OTHER SLEEVING INSTALL TO A DEPTH OF 12". | |

Valve Callout




## CRITICAL ANALYSIS

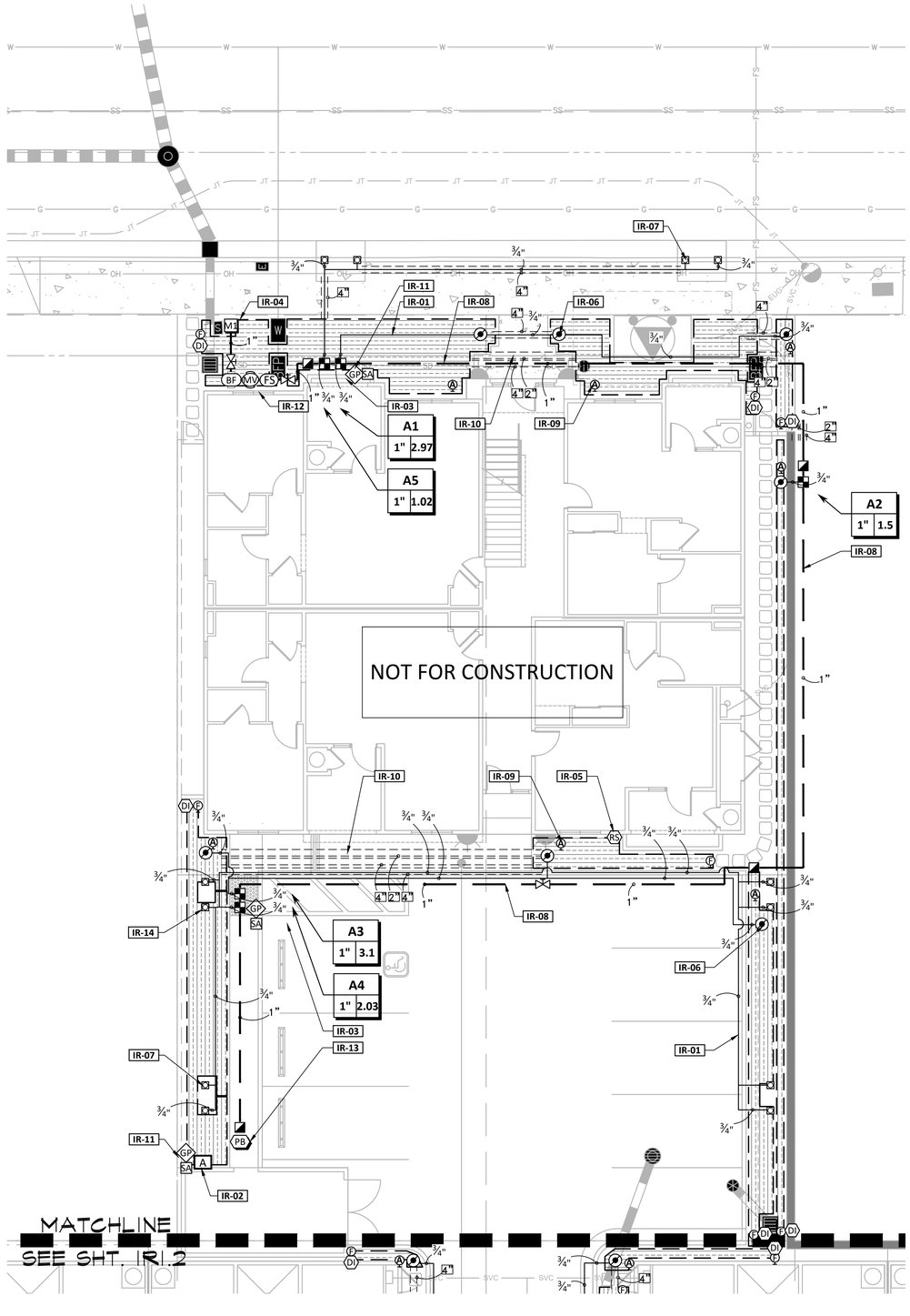
Generated: 2023-06-28 19:47

P.O.C. NUMBER: 01
Water Source Information: HOA POC 1 - Located for clarity only.
Existing City installed Water Meter. Verify Location in field.

| | |
|---|---|
| FLOW AVAILABLE | |
| Water Meter Size: | 3/4" |
| Flow Available | 19.62 GPM |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 67 PSI |
| Elevation Change: | 5.00 ft |
| Service Line Size: | 1" |
| Length of Service Line: | 20 ft |
| Pressure Available: | 63 PSI |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 3.1 GPM |
| Flow Available at POC: | 19.62 GPM |
| Residual Flow Available: | 16.52 GPM |
| Critical Station: | A3 |
| Design Pressure: | 30 PSI |
| Friction Loss: | 0.11 PSI |
| Fittings Loss: | 0.01 PSI |
| Elevation Loss: | 0 PSI |
| Loss through Valve: | 7.46 PSI |
| Pressure Req. at Critical Station: | 37.6 PSI |
| Loss for Fittings: | 0 PSI |
| Loss for Main Line: | 0.63 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 11.8 PSI |
| Loss for Master Valve: | 0.07 PSI |
| Loss for Water Meter: | 0.5 PSI |
| Critical Station Pressure at POC: | 50.6 PSI |
| Pressure Available: | 63 PSI |
| Residual Pressure Available: | 12.4 PSI |

## REFERENCE NOTES

| SYMBOL | IRRIGATION DESCRIPTION |
|---|---|
| IR-01 | LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED. |
| IR-02 | CONTROLLER LOCATION- CONTRACTOR TO CONFIRM LOCATION WITH OWNER OR GENERAL CONTRACTOR. PREFERENCE IS TO INSTALL ON EXTERIOR WALL FOR FULL MAINTENANCE ACCESS. |
| IR-03 | SCHEMATIC VALVE BOX LOCATION- INSTALL ALL VALVE BOXES IN PLANTER AREAS AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. |
| IR-04 | POINT OF CONNECTION- CONTRACTOR TO CONFIRM POC LOCATION, SIZE OF EXISTING WATER METER AND BACKFLOW DEVICE, STATIC PRESSURE AND FLOWS AVAILABLE. IF LOCATION IS DIFFERENT INDICATE ON AS BUILT PLANS. IF METER SIZE IS DIFFERENT OR STATIC PRESSURE AVAILABLE IS UNDER 55 PSI NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH IRRIGATION INSTALLATION. |
| IR-05 | WEATHER BASED SENSOR LOCATION- INSTALL WEATHER SENSOR PER PLAN LOCATION, INSTALL ON SIDE OF BUIDLING FASCIA OR GUTTER WITH NO OVERHANG OBSTRUCTIONS. |
| IR-06 | INLINE DRIP SUPPLY AND EXHAUST HEADERS- CONTRACTOR MUST INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL DRIP SYSTEMS PER DETALS ON THE IRRIGAITON DETAIL SHEET(S). ALL SUBSURFACE DRIP MUST TERMINATE IN A PVC EXHAUST HEADER. PLANS ONLY SHOW SUPPLY TAP-IN LOCAITON. |
| IR-07 | TREE BUBBLER- FOR PROPOSED TREES |
| IR-08 | MAIN LINE- INSTALL MAIN LINE IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDARIES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. THE PROPOSED MAIN LINE LOCATION(S) IS DIAGRAMMATIC. |
| IR-09 | AIR RELIEF VALVE- FOR ALL INLINE DRIP AREAS. TO BE INSTALLED WITHIN THE ZONES HIGHEST ELEVATION SPOT, TYPICAL. |
| IR-10 | CONDUIT- FOR 2 WIRE CONTROL WIRE RUN TO CONTROLLER, SIZE PER PLAN. HOA/COMMON AREA TWO WIRE TO BE RED IN COLOR. HOA/INDIVIDUAL LOTS TWO WIRE TO BE BLUE IN COLOR. |
| IR-11 | TWO WIRE GROUNDING - INSTALL GROUNDING PLATE AS PER MANUFACTURERS RECOMMENDATIONS: 10` FROM CONTROLLER AND EVERY 600 LF ALONG TWO WIRE PATH AND AT END OF ALL TWO WIRE PATH RUNS. |
| IR-12 | FLOW SENSOR & MASTER VALVE - INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING FLOW SENSOR AND MASTER VALLVE AT THE IRRIGATION CONTROLLER. CONTACT MANUFACTURER FOR ASSISTANCE WITH SET-UP. |
| IR-13 | PULL BOX- PULL BOX LOCATION FOR 3`-4` OF 2 WIRE, CONTROL VALVE WIRE - CONTRACTOR TO COIL IN 10" ROUND VALVE BOX. TREAT WIRE ENDS PER MANUFACTURERS RECOMMENDATIONS. |
| IR-14 | SHRUB SUBSURFACE DRIPLINE AT TREE LOCATIONS- CONTRACTOR TO ENSURE ALL SHRUB AND GROUND COVER PLANT MATERIAL HAS SUBSURFACE DRIPLINE INSTALLED FOR PROPER PLANT IRRIGATION NEEDS PER PLANS, TYPICAL. |




0 8 16 24 32 feet

1/8" = 1'-0"

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IRRIGATION PLAN

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT REBECCA J. DIFC No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 1/8" = 1-0"

IR1.1

## IRRIGATION NOTES:

**POINT OF CONNECTION (P.O.C).**

1. CONNECT IRRIGATION MAINLINE TO MAIN WATER SUPPLY ( SEE CIVIL OR ARCHITECTURAL DRAWINGS FOR LOCATION). LANDSCAPE CONTRACTOR TO VERIFY LOCATION, SIZE, FLOW AND PRESSURES AVAILABLE AND TO NOTIFY LANDSCAPE ARCHITECT OF ANY NECESSARY CHANGES NEEDED TO BE MADE SO THAT THE IRRIGATION SYSTEM PERFORMS TO AN IRRIGATION EFFICIENCY OF A MINIMUM OF 81 PERCENT.
2. SYSTEM MAXIMUM OPERATING PRESSURE: 80 PSI ( AT P.O.C) INSTALL PRESSURE REDUCER IF PRESSURES EXCEED EQUIPMENT MANUFACTURERS SUGGESTED MAXIMUM OPERATING PRESSURES.
3. SYSTEM MINIMUM OPERATING PRESSURE: 67 PSI (AT P.O.C)

**MWELO NOTES**

## CERTIFICATION OF COMPLETION REQUIREMENTS

UPON COMPLETION OF LANDSCAPE AND IRRIGATION INSTALLATION THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE FOLLOWING AS REQUIRED BY CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. (MWELO)

1. PROJECT INFORMATION SHEET.
2. CERTIFICATION FROM LANDSCAPE ARCHITECT FOR INSTALLATION ACCORDING TO THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
3. SOIL MANAGEMENT REPORT AND RECEIPTS FOR SOIL IMPROVE PRODUCTS.
4. LANDSCAPE MAINTENANCE MANAGEMENT REPORT.
5. IRRIGATION MAINTENANCE MANAGEMENT REPORT.
6. IRRIGATION SCHEDULE FOR NEW AND ESTABLISHED PLANT MATERIALS
7. IRRIGATION AUDIT REPORT INDICATING SITE IRRIGATION EFFICIENCY,
8. IRRIGATION DISTRIBUTION UNIFORMITY, ALL INSTALLED EQUIPMENT COMPLIES WITH APPROVED MWELO GUIDELINES.
9. CERTIFICATE OF COMPLETION (COC) FORM.

CONTACT LOCAL ENFORCING AGENCY FOR APPROVED SUBMITTAL FORMS AND PROCEDURES.

"I HAVE FOLLOWED THE DESIGN CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM TO THIS DESIGN."

ANDREW BOLT 06/28/2023

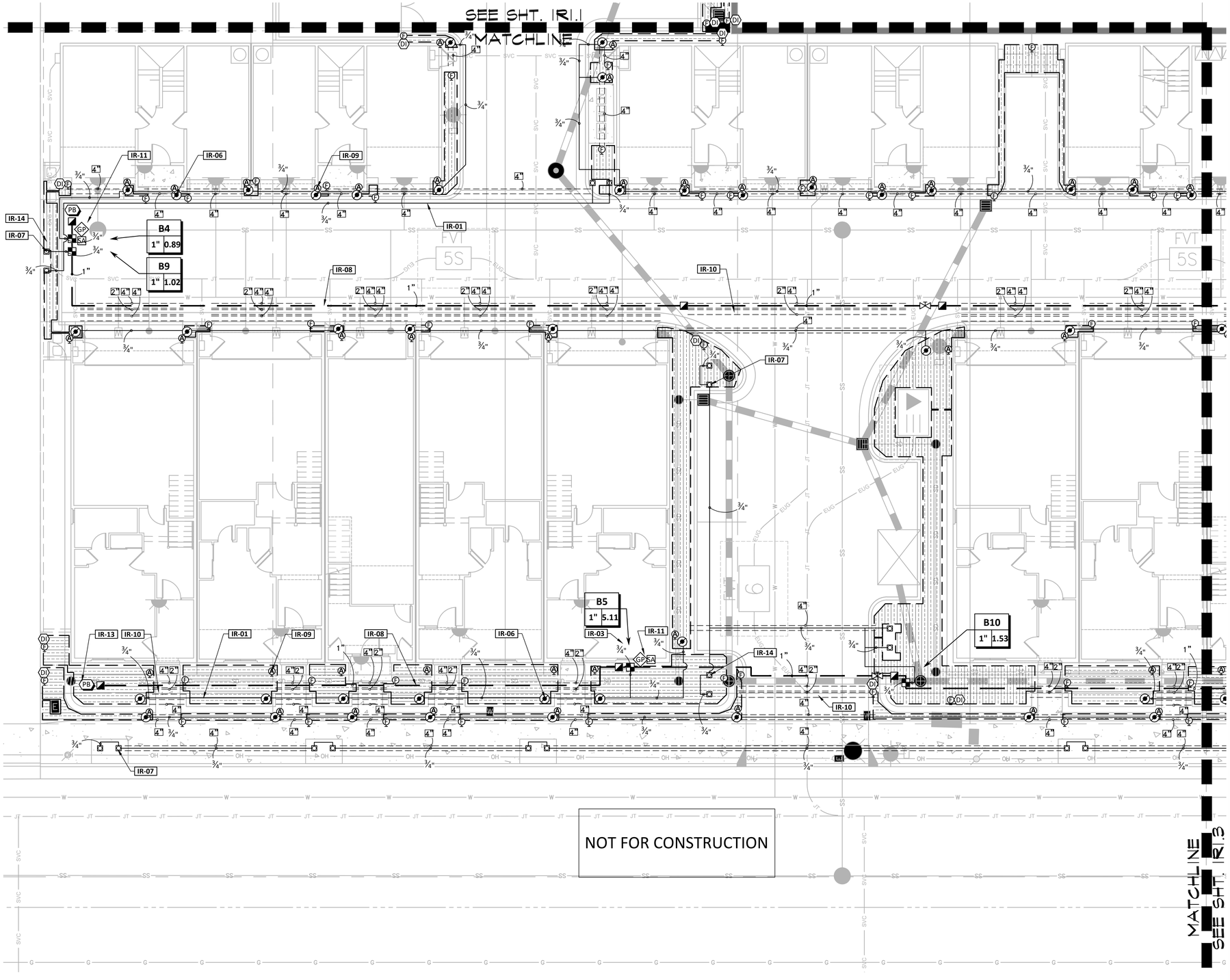
### MWELO GENERAL NOTES:

- A CERTIFICATE OF COMPLETION SHALL BE COMPLETED BY EITHER THE OWNER, THE DESIGNER OF THE LANDSCAPE PLANS OR BY THE LICENSED INSTALLING CONTRACTOR.
- AN AS BUILT DIAGRAM OF THE INSTALLED IRRIGATION SHOWING NUMBERED ZONES, VALVE LOCATION, MAINLINE LOCATION, IRRIGATION CONTROLLER AND P.O.C LOCATION SHALL BE KEPT WITH THE CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- CHECK VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW HEAD DRAINAGE COULD OCCUR.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER OPTIMUM PRESSURE OF THE SPECIFIED IRRIGATION DEVICE PRESSURE EXCEEDS THE OPERATING RECOMMENDATIONS.
- NO OVERHEAD IRRIGATION IS PERMITTED IN LANDSCAPE AREAS THAT ARE LESS THAN 10' WIDE. DRIP OR LOW FLOW BUBBLER IRRIGATION MUST BE USED AS AN ALTERNATIVE.
- INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING ALL SELF ADJUSTING WEATHER/SOIL MOISTURE SENSING BASED CONTROLLERS. RAIN SENSORS ARE TO BE INSTALLED WITH ANY CONTROLLER WHERE AN OFFSITE WEATHER STATION IS USED.
- ALL SPECIFIED FLOW SENSORS AND MASTER VALVES MUST BE INSTALLED AND PROGRAMMED AS PER MANUFACTURERS REQUIREMENTS.
- AN IRRIGATION AUDIT AND COMMISSIONING IS REQUIRED ON ALL PROJECTS. CONTACT ANDREW BOLT 209-404-1746 TO SET UP.
- THESE PLANS HAVE BEEN PREPARED BY A CERTIFIED PROFESSIONAL AND ARE MEANT AS A GUIDE ONLY. PIPING AND VALVE PLACEMENT ARE DIAGRAMTIC ONLY. ALL PIPING UNDER HARDSCAPES MUST BE SLEEVED WITH SPECIFIED SLEEVING MATERIALS.
- PROTECT ALL EXISTING TREES DURING IRRIGATION TRENCHING AND PIPE INSTALLATION. CONSULT WITH LANDSCAPE ARCHITECT BEFORE CUTTING ANY ROOTS.
- NOTE TO CONTRACTOR: ALL IRRIGATION ZONES HAVE BEEN LAYED OUT AND APPROVED BY THE CITY OR COUNTY BASED ON PLANT WATER USE. SHOULD THE INSTALLING CONTRACTOR CHANGE OR MODIFY THE APPROVED IRRIGATION LAYOUT IN ANYWAY WITHOUT PRIOR AUTHORIZATION THE CONTRACTOR WILL ASSUME ALL LIABILITY AND COST OF ALL CHANGES TO THE IRRIGATION LAYOUT AND ALL ADDITIONAL WATER USAGE OVER AND ABOVE FOR THE LIFE OF THE IRRIGATION SYSTEM(S) AND ALL COSTS THAT ARE ASSOCIATED WITH OVER WATER USAGE.

WATER EFFICIENT LANDSCAPE ORDINANCE
NOTIFICATION OF COMPLIANCE
REQUIRED OF IRRIGATION CONTRACTORS

THE IRRIGATION CONTRACTOR IS REQUIRED TO FULLY COMPLY WITH THE IRRIGATION PLANS DURING INSTALLATION OF THE IRRIGATION SYSTEM. ALL FIELD CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/LANDSCAPE IRRIGATION AUDITOR. ANY WORK NOT INSTALLED IN STRICT CONFORMANCE WITH THE LANDSCAPE IRRIGATION AUDITORS REQUIREMENTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR AND OWNER SHALL REFER TO THE IRRIGATION NOTES SHEET FOR IRRIGATION CONTRACTOR'S WORK RESPONSIBILITIES AND THE LANDSCAPE ARCHITECT'S REQUIRED FIELD OBSERVATION SCHEDULE.

"A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT."




0 8 16 24 32 feet

1/8" = 1'-0"

GILMAN & DILLON

IRRIGATION PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

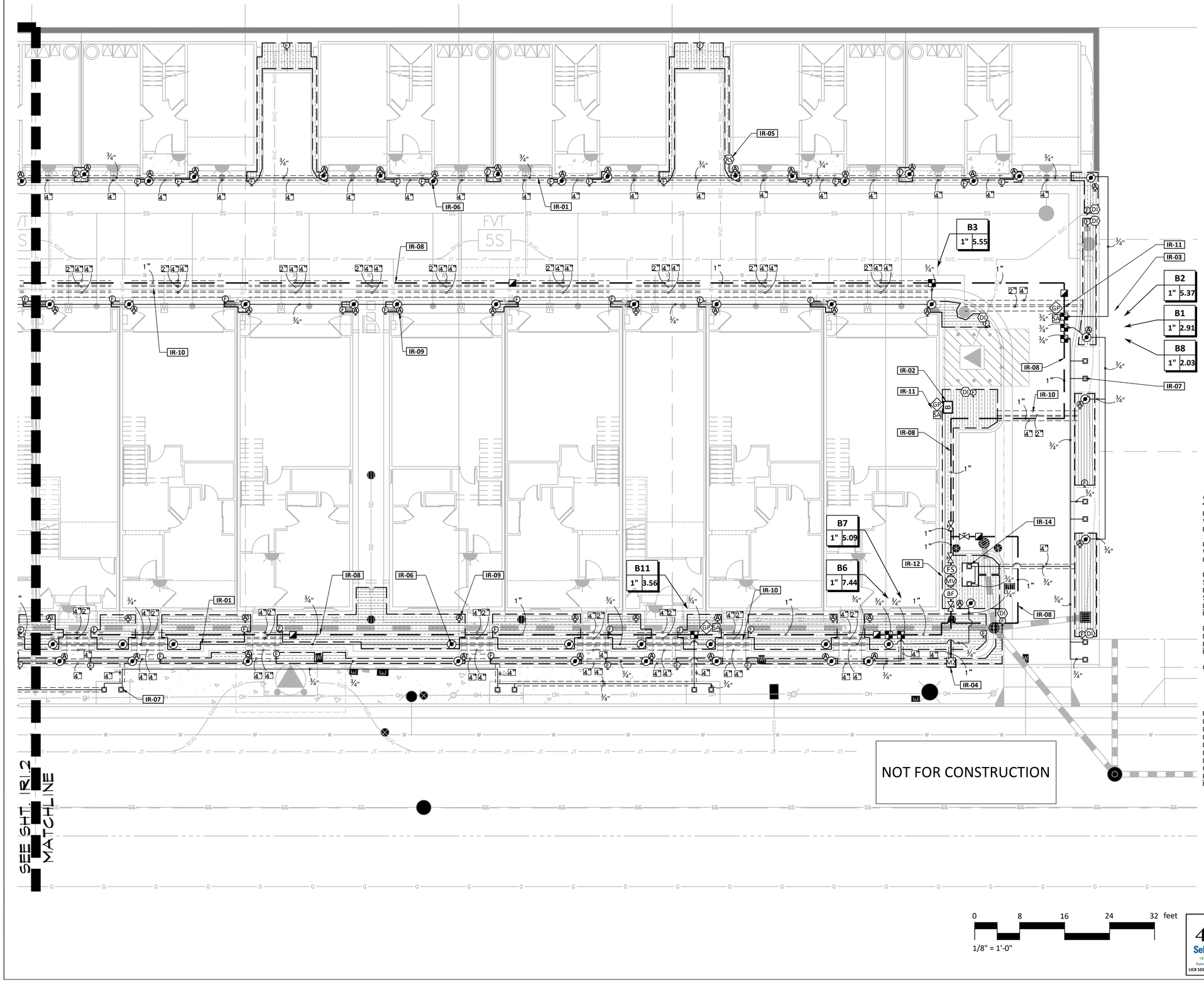
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3763
10/31/2022
STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 1/8" = 1-0"

IR1.2

4Binc Select Certified IRRIGATION ASSOCIATION Experienced professionals. Efficient solutions. LIC# 1012730—IA CERTIFICATION # 57436
ASIC PROFESSIONAL MEMBER

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




CRITICAL ANALYSIS

P.O.C. NUMBER: 02
Water Source Information: HOA POC 2 - Located for clarity only.
Existing City installed Water Meter. Verify Location in field.

| | |
|---|---|
| FLOW AVAILABLE | |
| Water Meter Size: | 1" |
| Flow Available | 19.62 GPM |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 67 PSI |
| Elevation Change: | 5.00 ft |
| Service Line Size: | 1" |
| Length of Service Line: | 20 ft |
| Pressure Available: | 63 PSI |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 7.44 GPM |
| Flow Available at POC: | 19.62 GPM |
| Residual Flow Available: | 12.18 GPM |
| Critical Station: | B3 |
| Design Pressure: | 30 PSI |
| Friction Loss: | 2.69 PSI |
| Fittings Loss: | 0.27 PSI |
| Elevation Loss: | 0 PSI |
| Loss through Valve: | 8.8 PSI |
| Pressure Req. at Critical Station: | 41.8 PSI |
| Loss for Fittings: | 0 PSI |
| Loss for Main Line: | 0.97 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 11.9 PSI |
| Loss for Master Valve: | 0.23 PSI |
| Loss for Water Meter: | 0.26 PSI |
| Critical Station Pressure at POC: | 55.1 PSI |
| Pressure Available: | 63 PSI |
| Residual Pressure Available: | 7.93 PSI |

0 8 16 24 32 feet
1/8" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT REBECCA J. DYE No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
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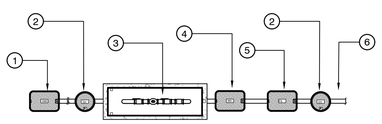
SCALE: 1/8" = 1-0"

IR1.3

LEGEND

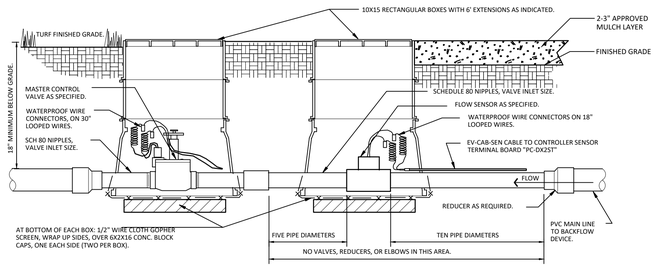
1. WATER METER. REFER TO CIVIL AND/OR IRRIGATION PLANS FOR SIZE & LOCATION
2. BALL VALVE OR GATE VALVE, REFER TO PLANS
3. BACKFLOW PREVENTER
4. MASTER VALVE
5. FLOW SENSOR
6. MAIN LINE TO IRRIGATION VALVES

NOTE: REFER TO IRRIGATION LAYOUT AND EQUIPMENT SCHEDULE FOR ALL EQUIPMENT LOCATION, TYPE AND SIZES.



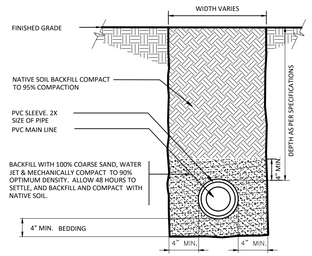
## 4 POC & IRRIGATION EQUIPMENT LAYOUT

NTS - NO FI



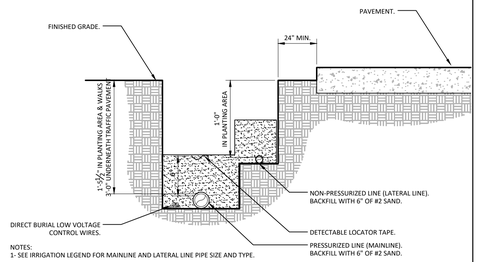

## 3 MASTER VALVE/FLOW SENSOR ASSEMBLY

NTS




## 2 MAINLINE & SLEEVING

1 1/2" = 1'-0"




NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

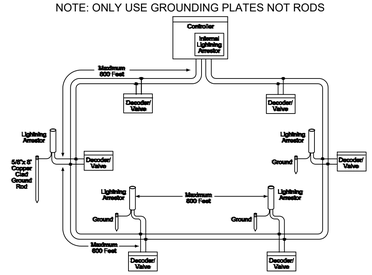
3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

## 1 IRRIGATION TRENCHING

NTS

NOTE: ONLY USE GROUNDING PLATES NOT RODS



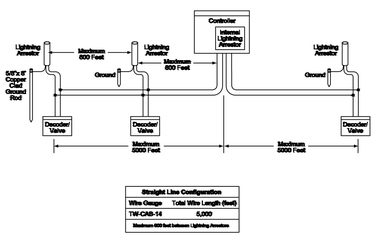

| Loop Configurations | | |
|---|---|---|
| Wire Gauge | Total Loop Length (feet) | Distance to furthest valve (ft) |
| TW-CAB-14 | 10,000 | 5,000 |

Maximum 600 feet between Lightning Arrestors

## 9 RAIN MASTER TWO WIRE LOOP WIRING LAYOUT

NTS — DETAIL-FILE

NOTE: ONLY USE GROUNDING PLATES NOT RODS



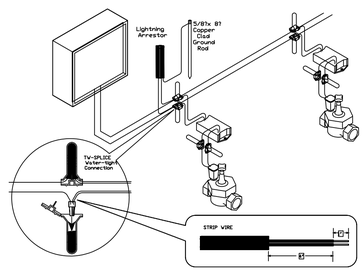

| Straight Line Configuration | |
|---|---|
| Wire Gauge | Total Wire Length (feet) |
| TW-CAB-14 | 5,000 |

Maximum 600 feet between Lightning Arrestors

## 8 RAINMASTER TWO WIRE STRAIGHT LINE GROUNDING

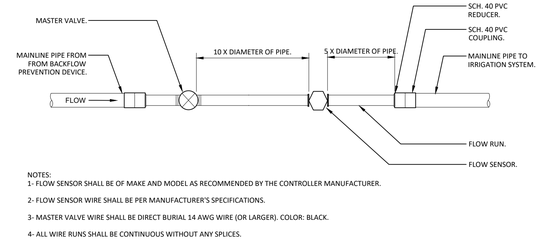
NTS — DETAIL-FILE

NOTE: ONLY USE GROUNDING PLATES NOT RODS




## 7 RAIN MASTER TWO WIRE SPLICING

NTS — DETAIL-FILE




NOTES:
1- FLOW SENSOR SHALL BE OF MAKE AND MODEL AS RECOMMENDED BY THE CONTROLLER MANUFACTURER.

2- FLOW SENSOR WIRE SHALL BE PER MANUFACTURER'S SPECIFICATIONS.

3- MASTER VALVE WIRE SHALL BE DIRECT BURIAL 14 AWG WIRE (OR LARGER). COLOR: BLACK.

4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES.

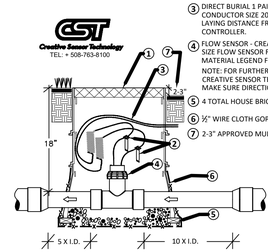
5- SEE MASTER VALVE DETAIL AND FLOW SENSOR DETAIL FOR FURTHER INFORMATION.

6- FLOW RUN PIPE SHALL BE REDUCED DOWN ONE (1) PIPE SIZE AS INDICATED.
EXAMPLE
3" MAINLINE = 2-1/2" FLOW RUN
2-1/2" MAINLINE = 2" FLOW RUN
2" MAINLINE = 1-1/2" FLOW RUN

## 6 MASTER VALVE AND FLOW SENSOR LAYOUT

DO NOT SCALE

1. 10" VALVE BOX TO PROVIDE ACCESS. PURPLE LID ON ALL NON POTABLE WATER PROJECTS
2. WATERPROOF WIRE SPLICE, 3M DBYR OR EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
4. FLOW SENSOR - CREATIVE SENSOR TECHNOLOGY SERIES FSI-TXX SIZE FLOW SENSOR FOR GPM REQUIREMENTS OF SYSTEM. SEE MATERIAL LEGEND FOR SIZE SPECIFIED.
   NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNOLOGY INSTALLATION LITERATURE. MAKE SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW.
5. 4 TOTAL HOUSE BRICKS FOR SUPPORT
6. ½" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
7. 2-3" APPROVED MULCH LAYER

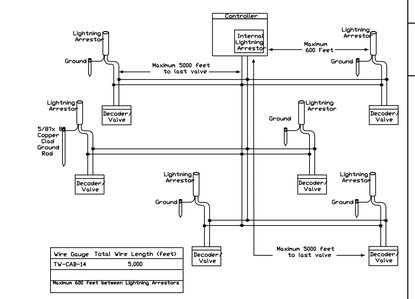



| SIZING CHART: MODELS | SIZE | OPERATING RANGE-GPM |
|---|---|---|
| FSI-T10 | 1" | 0.8 - 50 |
| FSI-T10 | 1" | 1.8 -108 |
| FSI-T10 | 2" | 2.8 -170 |

INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR.

## 5 CST TEE MOUNT FLOW SENSOR INSTALLATION

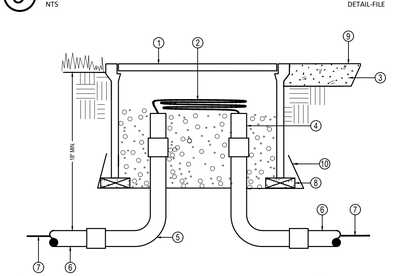
NTS




NOTE: ONLY USE GROUNDING PLATES NOT RODS

## 10 RAIN MASTER TWO WIRE GRID LAYOUT

NTS — DETAIL-FILE

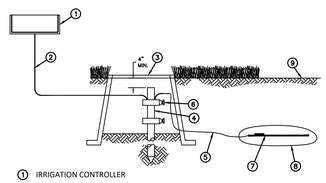



1. CARSON 10" VALVE BOX EVERY 150' MAXIMUM. SET 3" ABOVE FINISH GRADE
2. 36" LOOP OF TWO WIRE CABLE IN PULL BOX
3. FINISH GRADE
4. ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE (IF REQUIRED)
5. 90 DEGREE SWEEP ELL (IF REQUIRED)
6. 1-1/2" CONDUIT (MIMIMUM)
7. SPECIFIED MANUFACTURER CABLE
8. BRICK (1 OF 4)
9. 3" MULCH LAYER
10. 1/2" GALVANIZED WIRE GOPHER MESH

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

## 14 TWO WIRE PULL BOX

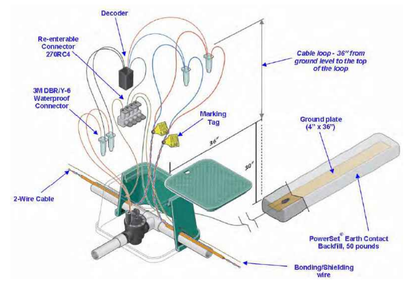
NTS




1. IRRIGATION CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

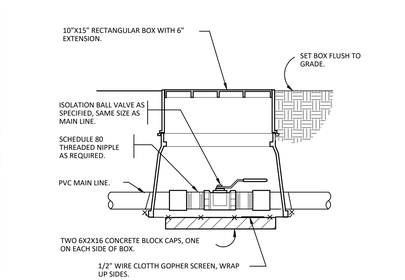
## 13 CONTROLLER TWO WIRE GROUNDING PLATE

NTS



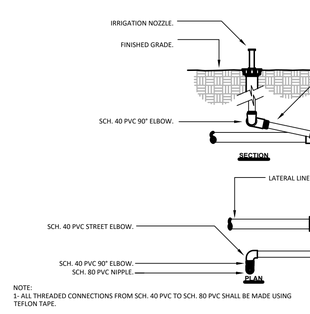

## 12 TW GROUNDING PLATE

NTS




## 11 BRASS BALL ISOLATION VALVE

NTS — AB-IR-VAL-ISOL-328406-67

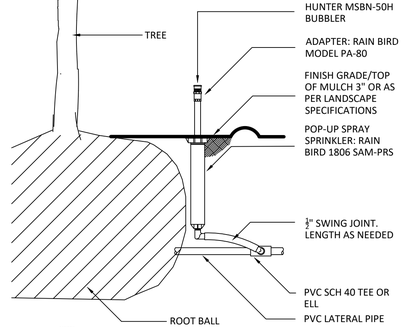



NOTE:
1- ALL THREADED CONNECTIONS FROM SCH. 40 PVC TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.

2- HUNTER SWING JOINTS OR APPROVED EQUAL SHALL BE USED PER APPROVAL BY THE OWNER'S REPRESENTATIVE.

## 16 TYPICAL SWING JOINT

1" = 1"




NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

## 15 TREE BUBBLER ON 6" POP UP

1" = 1"

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT REBECCA J. DIFO No. 3763 10/31/2022 STATE OF CALIFORNIA

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

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IRRIGATION DETAILS

DESIGN


PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100


FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

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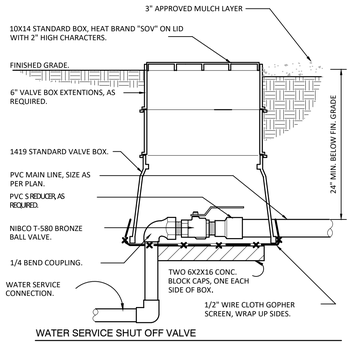
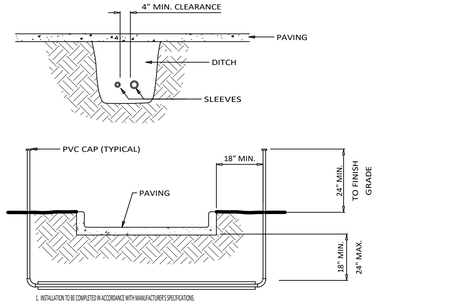



## 4 WATER SERVICE CONNECTION

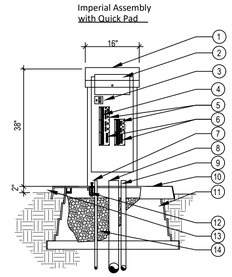
NTS AB-IR-POC-10




1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE
4. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
6. MECHANICALLY TAMP TO 95% PROCTOR.

## 3 SLEEVING DETAIL

NTS AB-IR-MAI-328409-06

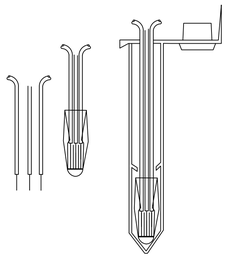



* Note all grounding requirements for controller assemblies shall conform to local electrical codes.

1. Imperial Assemblies 16" top entry Controller Assembly NEMA 3R rainproof enclosure (UL listed)
2. Controller
3. Power switch/GFI receptacle
4. Master valve relay assembly or pump start relay assembly (optional)
5. Terminal Board
6. Remote Access Connector (optional)
7. 1" PVC conduit for 120 VAC from metered power supply
8. PVC conduit for control wires, size as required
9. 1" PVC conduit for flow sensor cable PAIGE CABLE P - 7162 - D (if applicable)
10. Mounting pad aluminum powercoated performed pad 20" x 30".
11. Mounting pad base
12. Mounting pad mounting brace
13. Finish grade 2" below top of mounting pad
14. Fill voids with 3/8" Pea Gravel

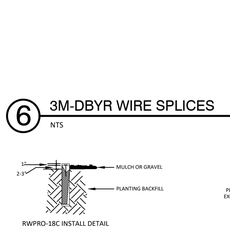
*Quick pad pedestal install for HOA controller 'B' - HOA controller 'A' to be installed in stainless steel cabinet on trash enclosure wall/ wall mount.

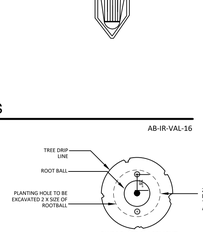
NOT FOR CONSTRUCTION

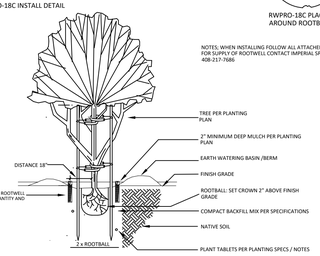



## 6 3M-DBYR WIRE SPLICES

NTS AB-IR-VAL-16



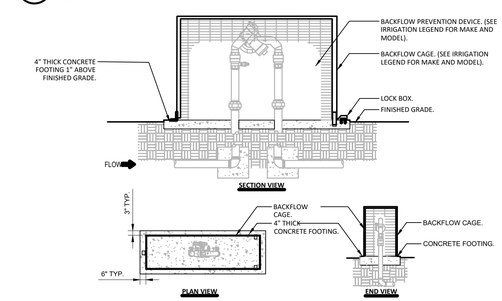




NOTES; WHEN INSTALLING FOLLOW ALL ATTACHED INSTALLATION SPECIFICATIONS FOR SUPPLY OF ROOTWELL CONTACT IMPERIAL SPRINKLER SERVICES 925-667-1290 OR 408-217-7686

## 10 ROOTWELL PLACEMENT - 15 GALLON TREE

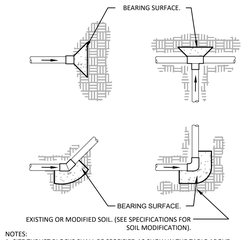
NTS




NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
3- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
4- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

## 5 FEBCO 825YA BACKFLOW PREVENTER IN CAGE

1/2" = 1'-0"




MINIMUM BEARING SURFACE AREA

| PIPE SIZE | TEE AND PLUG | 90° BEND | 45° BEND |
|---|---|---|---|
| 1-1/2" | 0.45 FEET ² | 0.63 FEET ² | 0.34 FEET ² |
| 2" | 0.69 FEET ² | 0.97 FEET ² | 0.53 FEET ² |
| 2-1/2" | 1.0 FEET ² | 1.41 FEET ² | 0.77 FEET ² |
| 3" | 1.48 FEET ² | 2.10 FEET ² | 1.14 FEET ² |
| 4" | 2.43 FEET ² | 3.45 FEET ² | 1.87 FEET ² |
| 6" | 5.25 FEET ² | 7.41 FEET ² | 4.02 FEET ² |
| 8" | 9.08 FEET ² | 12.83 FEET ² | 6.96 FEET ² |
| 10" | 14.93 FEET ² | 21.07 FEET ² | 11.44 FEET ² |

NOTES:
1- SIZE THRUST BLOCKS SHALL BE SPECIFIED AS SHOW IN THE TABLE ABOVE.

2- CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.

3- ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS OR BOLTS.

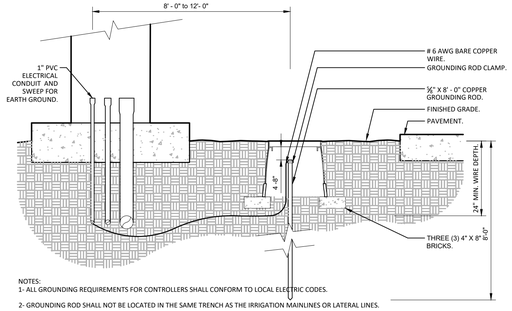
4- JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

5- THRUST BLOCKS SHALL BE A MINIMUM OF 6" THICK.

6- ONE 80 LBS. SACK OF CONCRETE SHALL COVER .6 FT.³

## 9 THRUST BLOCK (2)

NTS




NOTES:
1- ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.

2- GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.

3- VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

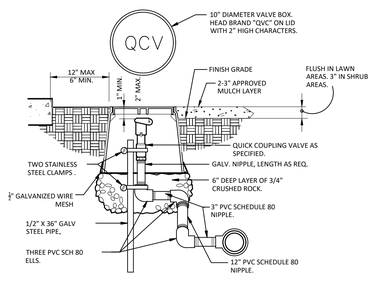
4- INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

## 13 CONTROLLER GROUNDING ROD

1 1/2" = 1'-0"

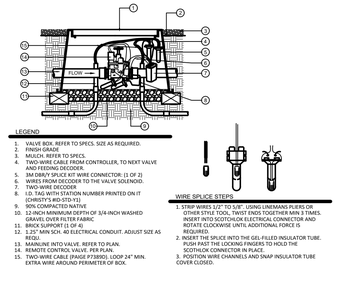
## 2 TOP ENTRY STAINLESS STEEL CONTROLLER ENCLOSURE

NTS




## 8 QUICK COUPLING VALVE IN BOX

NTS

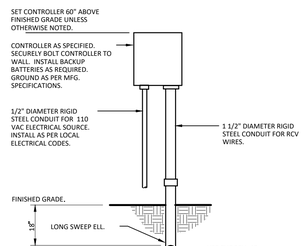



## 12 TWO WIRE DECODER (GENERAL)

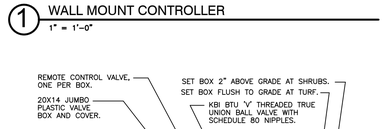
NTS DETAIL-FILE

## 1 WALL MOUNT CONTROLLER

1" = 1'-0"

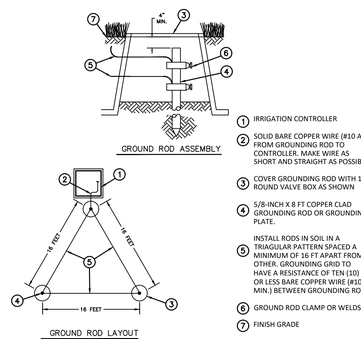



NOTE:
AS PER MWELO GUIDELINES IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND PROPERTY OWNER TO MAINTAIN THIS CONTROLLER IN A SELF ADJUSTING WEATHER OR SOIL MOISTURE SENSING MODE.




## 7 RCV WITH UNION S.O.V.

1 1/2" = 1'-0"




1. IRRIGATION CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE.
5. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS BARE COPPER WIRE (#10 AWG MIN.) BETWEEN GROUNDING RODS
6. GROUND ROD CLAMP OR WELDS
7. FINISH GRADE

## 11 CONTROLLER GROUNDING GRID Y LAYOUT

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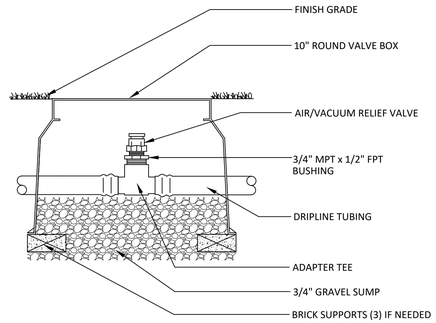
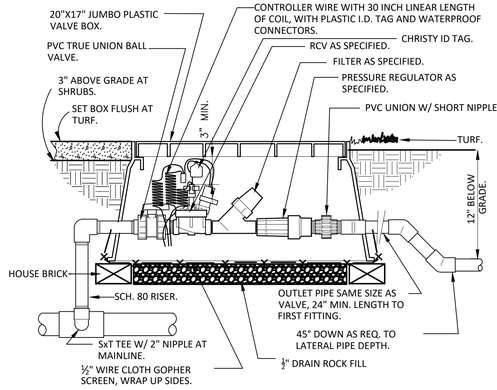


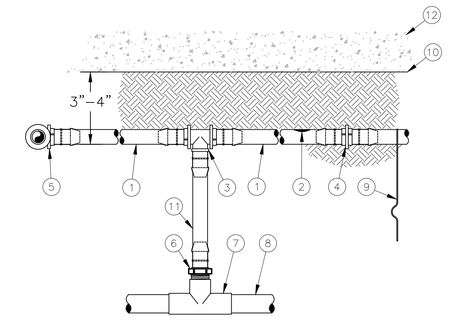

## 3 AIR RELIEF VALVE

1 1/2" = 1'–0"




## 2 1" DRIP VALVE AND FILTER

1 1/2" = 1'–0"



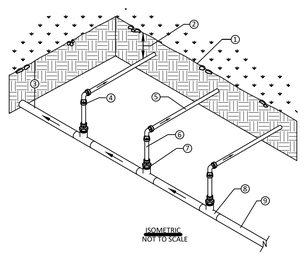

1. ON–SURFACE DRIPLINE:
2. INLINE DRIP EMITTER OUTLET, SEE IRRIGATION LEGEND FOR DRIPLINE OUTLET SPACING.
3. BARB OR TWIST TEE
4. BARB OR TWIST LOCK COUPLING
5. BARB OR TWIST LOCK ELBOW
6. BARB OR TWIST LOCK MALE ADAPTER
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
10. FINISH GRADE
11. BLANK TUBING LENGTH AS REQUIRED
12. 3" LAYER OF MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY TWO FEET IN SAND, THREE FEET IN LOAM, AND FOUR FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## 1 PVC SUPPLY LINE TO DRIP LINE TRANSITION DETAIL

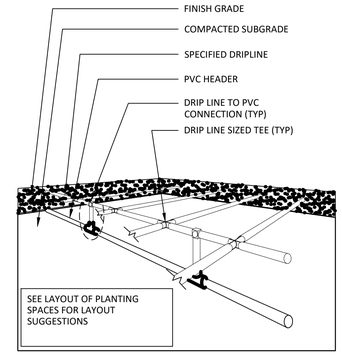
NTS

NOT FOR CONSTRUCTION

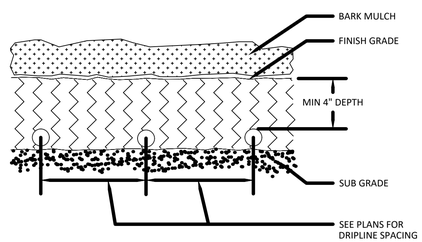



1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER - 12"
4. TORO LOC-EZE TEE.
5. DRIPLINE LATERAL
6. POLY TUBING, LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR'S NOTE: CONSULT MANUFACTURER FOR INSTALLATION RECOMMENDATIONS

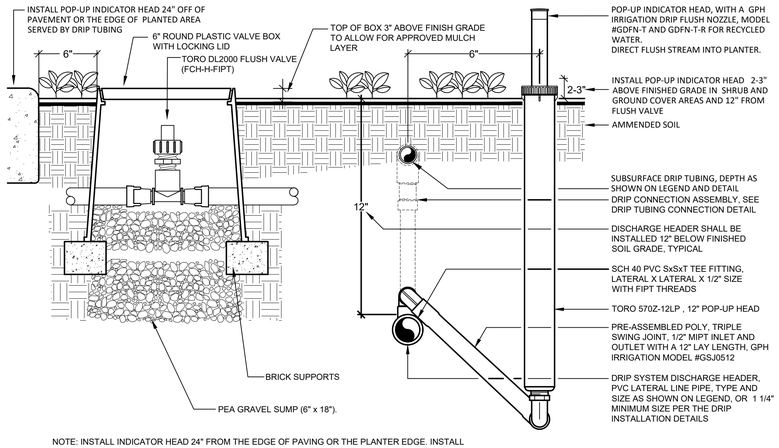



NOTE:
1. SEE PLANS AND LEGEND FOR ALL DIMENSIONS AND DRIPLINE SPACING.
2. RATIO OF DRIPLINES TO START CONNECTIONS IS SHOWN AT 2:1, BUT MAY VARY PER HYDRAULIC DEMAND ON START CONNECTIONS. SEE PLANS AND LEGEND.




## 6 DRIP END FEED HEADER

MANIFOLD END FEED
NTS




NOTE: INSTALL INDICATOR HEAD 24" FROM THE EDGE OF PAVING OR THE PLANTER EDGE. INSTALL ORANGE COLORED INDICATOR NOZZLE GDFN-T ON POP-UP HEAD. FOR RECYCLED WATER USE A GDFN-T-R IRRIGATION NOZZLE PURPLE COLOR CODED FLUSH NOZZLE. NOZZLES BY GPH IRRIGATION PRODUCTS

## 5 SUB SURFACE HEADER INSTALLATION

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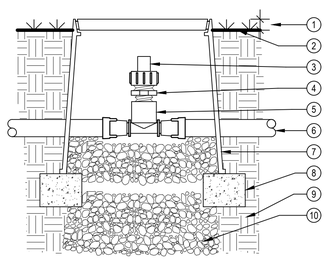



SECTION/ELEVATION

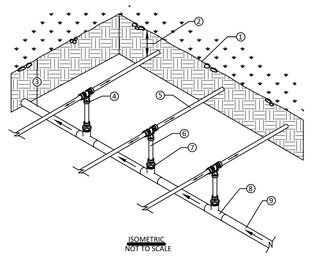
NOTES:
1. USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.

## 4 DRIP LINE GRID BELOW GRADE

NTS

**LEGEND**

1. 3" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. TORO DL2000 FLUSH VALVE (FCH-H-FIPT).
4. PVC SCH 40 REDUCING NIPPLE, 3/4"-1/2" (TxT).
5. TORO LOC-EZE X 1/2" FPT TEE (FTF16).
6. DRIP TUBING
7. 6" ROUND PLASTIC VALVE BOX .
8. BRICK SUPPORTS
9. NATIVE SOIL PER SPECIFICATIONS.
10. PEA GRAVEL SUMP (6" x 18").




NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR'S NOTE: CONSULT MANUFACTURER FOR INSTALLATION RECOMMENDATIONS

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. DEPTH OF PVC SUPPLY MANIFOLD -12"
4. TORO LOC-EZE TEE.
5. DRIPLINE LATERAL.
6. POLY TUBING LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

## 9 TORO 12" DRIP INDICATOR OFF LATERAL LINE

1" = 1"

## 8 TORO DRIP FLUSH VALVE

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## 7 CENTER FEED DRIP HEADER

MANIFOLD CENTER FEED
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REGISTERED LANDSCAPE ARCHITECT REBECCA J. DYE No. 3763 10/31/2022 STATE OF CALIFORNIA

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DRAWN BY: 4Binc.
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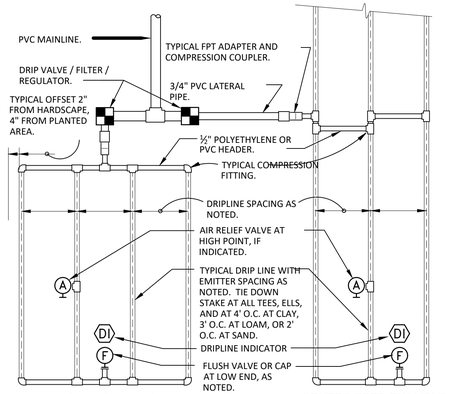


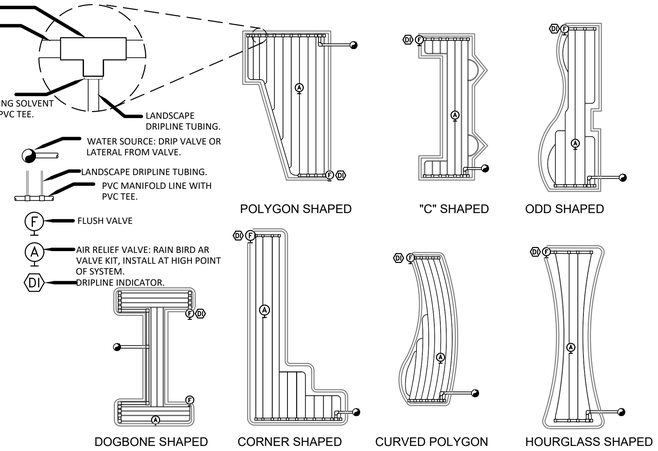

| MAXIMUM LATERAL LENGTH (FEET) | | | |
|---|---|---|---|
| | EMITTER FLOW RATE GPH | | |
| PSI | 12" SPACING 0.6 0.9 | 18" SPACING 0.6 0.9 | 24" SPACING 0.6 0.9 |
| 10 | 125 96 | 175 135 | 218 171 |
| 20 | 249 191 | 350 171 | 442 340 |
| 30 | 307 236 | 434 333 | 550 422 |
| 40 | 350 268 | 495 380 | 627 171 |
| 50 | 125 96 | 175 135 | 218 171 |
| 60 | 125 96 | 175 135 | 218 171 |

| GRID PRECIPITATION RATES (IN/HR) | | | |
|---|---|---|---|
| EMITTER SPACING | LATERAL SPACING | EMITTER FLOW RATE 0.6 | 0.9 |
| 12 | 12 | 0.96 | 1.44 |
| 18 | 18 | 0.69 | 1.03 |
| 24 | 24 | 0.28 | 0.41 |

| LATERAL FLOW PER 100 FT (GPM) | | | |
|---|---|---|---|
| EMITTER FLOW | 12" SPACING | 18" SPACING | 24" SPACING |
| 0.6 GPH | 1.0 GPM | 0.67 GPM | 0.50 GPM |
| 0.9 GPH | 1.5 GPM | 1.0 GPM | 0.75 GPM |

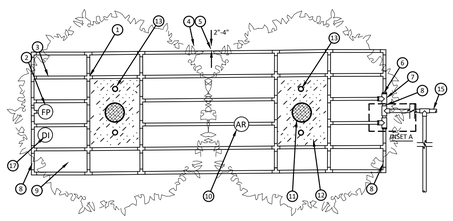
| MAXIMUM FLOW PER ZONE | |
|---|---|
| MAX GPM | PSI LOSS |
| SCHEDULE 40 PVC HEADER SIZE | |
| 1/2" | 4.7 GPM 7.7 PSI |
| 3/4" | 8.3 GPM 5.6 PSI |
| 1" | 13.5 GPM 4.2 PSI |
| 1-1/2" | 33.9 GPM 2.9 PSI |
| 2" | 52.4 GPM 1.9 PSI |
| POLY PIPE HEADER SIZE | |
| 1/2" | 4.7 GPM 8.8 PSI |
| 3/4" | 8.3 GPM 6.3 PSI |
| 1" | 13.5 GPM 4.8 PSI |
| 1-1/2" | 31.8 GPM 2.9 PSI |
| 2" | 52.4 GPM 2.2 PSI |

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



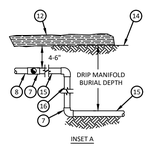

## 1 TYPICAL DRIPLINE REQUIREMENTS

NTS

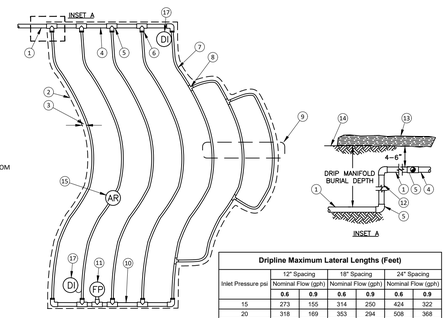



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP ZONE.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

| Dripline Maximum Lateral Lengths (Feet) | | | | | | |
|---|---|---|---|---|---|---|
| | 12" Spacing | | 18" Spacing | | 24" Spacing | |
| Inlet Pressure psi | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 586 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |



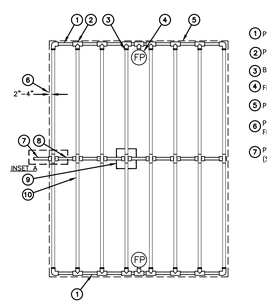

1. BARB X BARB INSERT EL, TEE OR CROSS
2. FLUSH POINT (TYPICAL) SEE DETAILS FOR FLUSH POINT INSTALLATION
3. SUB-SURFACE DRIPLINE PIPE:
4. PARKING ISLAND CURB
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PARKING ISLAND CURB
6. BARB X MALE FITTING
7. PVC SCH 40 TEE OR EL (TYPICAL)
8. PVC SUPPLY MANIFOLD
9. PLANTER
10. ¾" AIR RELIEF VALVE: SEE DETAILS FOR AIR RELIEF INSTALLATION
11. TREE (TYPICAL) SEE IRRIGATION LEGEND FOR TREE IRRIGATION SPECIFICATIONS
12. MULCH BED FOR TREE
13. TREE BUBBLER(S)
14. FINISH GRADE
15. PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
16. PVC RISER PIPE
17. DRIP INDICATOR



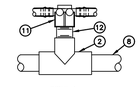

| Dripline Maximum Lateral Lengths (Feet) | | | | | | |
|---|---|---|---|---|---|---|
| | 12" Spacing | | 18" Spacing | | 24" Spacing | |
| Inlet Pressure psi | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 586 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN USING BARBED INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING
7. SUB–SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATION
8. BARB X BARB INSERT TEE
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT: SEE DETAILS FOR FLUSH POINT INSTALLATION
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: SEE DETAILS FOR AIR RELIEF INSTALLATION
16. DRIP INDICATOR




1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. FLUSH POINT (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. ON-SURFACE DRIPLINE:
11. BARB X FEMALE FITTING:
12. ¾" PVC NIPPLE, LENGTH AS NECESSARY

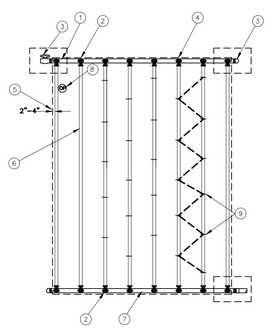



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

| Dripline Maximum Lateral Lengths (Feet) | | | | | | |
|---|---|---|---|---|---|---|
| | 12" Spacing | | 18" Spacing | | 24" Spacing | |
| Inlet Pressure psi | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 586 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

## 4 DRIP LINE LAYOUT AROUND TREE

1" = 1'-0"

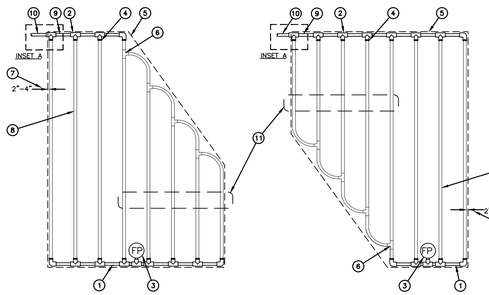



1. QF-FLUSH HEADER/PVC OR ½" BLANK DRIP PIPE
2. PRE-INSTALLED BARB FITTING IF USING QF HEADER
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
4. PERIMETER OF AREA
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
6. SPECIFIED DRIPLINE (TYPICAL)
7. QF-SUPPLY HEADER/PVC OR BLANK DRIP TUBING
8. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
9. SPECIFIED DRIP LINE GRID PATTERN WITH STAGGERED EMITTERS.

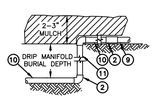
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.

## 7 STAGGERED DRIP LINE EMITTER PATTERN

NTS




1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
4. PERIMETER OF AREA
5. BARB X BARB INSERT TEE OR CROSS:
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE:
8. PVC SUPPLY MANIFOLD
9. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
11. PVC SCH 40 RISER PIPE




NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

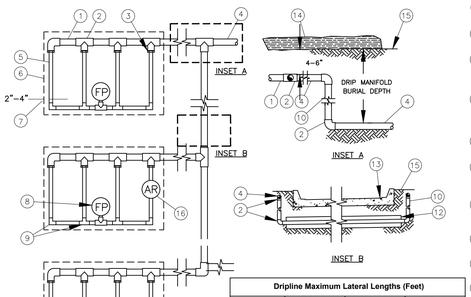
| XFD Dripline Maximum Lateral Lengths (Feet) | | | | | | |
|---|---|---|---|---|---|---|
| | 12" Spacing | | 18" Spacing | | 24" Spacing | |
| Inlet Pressure psi | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 586 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

## 6 IRREGULAR SHAPED PLANTER

6" = 1'-0"

## 3 DRIP LAYOUT IN ODD SHAPED PLANTER

NTS




| Dripline Maximum Lateral Lengths (Feet) | | | | | | |
|---|---|---|---|---|---|---|
| | 12" Spacing | | 18" Spacing | | 24" Spacing | |
| Inlet Pressure psi | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 586 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
5. SUB–SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATIONS
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
8. FLUSH POINT (TYPICAL) – SEE DETAILS FOR FLUSH POINT INSTALLATION
9. BARB X BARB INSERT TEE OR ELBOW:
10. PVC RISER PIPE
11. PVC SUPPLY MANIFOLD
12. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
13. PAVEMENT AND CURB
14. TURF OR MULCH
15. FINISH GRADE
16. ½" AIR RELIEF VALVE:

## 2 CENTER FEED DRIP LINE

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LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT REBECCA J. DIC No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

IR1.7

## GENERAL IRRIGATION NOTES

EQUIPMENT

1. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 2" ABOVE FINISH GRADE.
2. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
4. ALL SPRINKLERS SHALL BE INSTALLED WITH A 'CHECK VALVE' TO PREVENT DRAINAGE FROM SPRINKLER HEAD WHEN THE SPRINKLER IS OFF. DRAINAGE OF IRRIGATION WATER THROUGH SPRINKLER HEADS WILL NOT BE ALLOWED.
5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM EQUIPMENT OPERATING PRESSURE OF 55 PSI AND THE MAXIMUM FLOW OF 7.5 GPM AS SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
7. WHERE APPLICABLE-TWO WIRE SYSTEM - ALL TWO WIRE DECODERS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND GROUNDED AS PER MANUFACTURER REQUIREMENTS. CONTACT MANUFACTURER REPRESENTATIVE FOR APPROVAL OF GROUNDING AND DECODER INSTALLATION AND SIGN OFF.
8. WHERE APPLICABLE-INSTALL ADDITIONAL TWO WIRE IN EACH VALVE BOX SO THAT WIRE CAN BE PULLED OUT OF VALVE BOX (A MINIMUM OF 24") FOR SPLICE AND DECODER SERVICING.
9. ALL MASTER VALVES/FLOW SENSORS MUST BE SET UP PRIOR TO IRRIGATION CONTROLLER CERTIFICATION.
10. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
11. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
12. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
13. INSTALL ALL DRIP FLUSH VALVES AND DRIP INDICATORS AT HIGHEST POINT IN DRIP SYSTEM TO AVOID LOW HEAD DRAINAGE.
14. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
15. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB- CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
16. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.
17. CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER TO OPERATE AS FOLLOWS POST-CONSTRUCTION: SPRAY VALVES SHALL ONLY BE TURNED ON BETWEEN THE HOURS OF 08:00 P.M. AND 6:00 A.M. BUBBLER AND DRIP VALVES CAN OPERATE AT ANY TIME.

SYSTEM PERFORMANCE VERIFICATION

1. PRE SOD/SEED INSTALLATION - CONTRACTOR TO HIRE AN IRRIGATION AUDITOR TO CONDUCT A CATCH CAN TEST OF ALL ROTOR ZONES OF SPORTSFIELD/PARK AREAS. TEST RESULTS TO BE NOTED AND RECORDED AT EACH CATCH CAN. BASED ON IRRIGATION AUDITORS REPORT, ADJUSTMENTS TO HEAD LAYOUT OR NOZZLING MUST BE MADE PRIOR TO THE INSTALLATION OF SOD OR SEED. ALL FINDINGS MUST BE SENT TO THE LANDSCAPE ARCHITECT.
2. PER MWELO, IRRIGATION HEADS MUST BE PLACED SO THAT HARDSCAPED AREAS DRAIN TOWARD LANDSCAPED AREAS, AND WITH NO OVERSPRAY. OTHERWISE A SETBACK FROM HARDSCAPE OF 24" MINIMUM IS REQUIRED.
3. ALL LANDSCAPE AUDITS SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
4. THE PROJECT APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE RESPONSIBLE LOCAL AGENCY PER MWELO REQUIREMENTS.

SUBMITTALS

A. SEE THE CONTRACT GENERAL CONDITIONS FOR POLICY AND PROCEDURES RELATED TO SUBMITTALS.
B. PRODUCT DATA
1. SUBMIT A MINIMUM OF (3) COMPLETE LISTS OF ALL IRRIGATION EQUIPMENT TO BE USED, MANUFACTURER'S BROCHURES, MAINTENANCE MANUALS, WARRANTEES AND OPERATING INSTRUCTIONS, WITHIN 15 DAYS AFTER THE NOTICE TO PROCEED.
A. THIS SUBMISSION MAY BE DONE DIGITALLY AND ALL DOCUMENTS SHALL BE SUBMITTED IN ONE PDF DOCUMENT.
2. THE SUBMITTALS SHALL BE PACKAGED AND PRESENTED IN AN ORGANIZED MANNER, IN THE QUANTITY DESCRIBED IN DIVISION 1 OF THE SPECIFICATIONS. PROVIDE A TABLE OF CONTENTS OF ALL SUBMITTED ITEMS.
3. CLEARLY IDENTIFY ON EACH SUBMITTED SHEET BY UNDERLINING OR HIGHLIGHTING (ON EACH COPY) THE SPECIFIC PRODUCT BEING SUBMITTED FOR APPROVAL. FAILURE TO CLEARLY IDENTIFY THE SPECIFIC PRODUCT BEING SUBMITTED WILL RESULT IN A REJECTION FOR THE ENTIRE SUBMITTAL. NO SUBSTITUTIONS OF MATERIAL OR PROCEDURES SHALL BE MADE CONCERNING THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF AN ACCEPTED EQUIVALENT BY THE OWNER'S REPRESENTATIVE.
4. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE, MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL BE REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT THEIR OWN EXPENSE.

AS BUILT RECORD SET OF DRAWINGS

A. IMMEDIATELY UPON THE INSTALLATION OF ANY BURIED PIPE OR EQUIPMENT, THE CONTRACTOR SHALL INDICATE ON THE PROGRESS RECORD DRAWINGS THE LOCATIONS OF SAID PIPE OR EQUIPMENT. THE PROGRESS RECORD DRAWINGS SHALL BE MADE AVAILABLE AT ANY TIME FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
B. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL PROVIDE AN AS BUILT RECORD SET OF DRAWINGS SHOWING THE IRRIGATION SYSTEM WORK AS BUILT. THE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER'S REPRESENTATIVE IN PAPER FORMAT AND AS A PDF FILE OF EACH DOCUMENT ON COMPACT DISK OR FLASH DRIVE. THE DRAWINGS SHALL INCLUDE ALL INFORMATION SHOWN ON THE ORIGINAL CONTRACT DOCUMENT AND REVISED TO REFLECT ALL CHANGES IN THE WORK. THE DRAWINGS SHALL INCLUDE THE FOLLOWING ADDITIONAL INFORMATION

1. ALL VALVES SHALL BE NUMBERED BY STATION AND CORRESPONDING NUMBERS SHALL BE SHOWN ON THE AS BUILT RECORD SET OF DRAWINGS.
2. ALL MAIN LINE PIPE OR IRRIGATION EQUIPMENT INCLUDING SLEEVES, VALVES, CONTROLLERS, IRRIGATION WIRE RUNS WHICH DEVIATE FROM THE MAINLINE LOCATION, BACKFLOW PREVENTERS, REMOTE CONTROL VALVES, GROUNDING RODS, SHUT-OFF VALVES, RAIN SENSORS, WIRE SPLICE LOCATIONS, AND QUICK COUPLING VALVES SHALL BE LOCATED BY TWO (2) MEASURED DIMENSIONS, TO THE NEAREST ONE-HALF FOOT. DIMENSIONS SHALL BE GIVEN FROM PERMANENT OBJECTS SUCH AS BUILDINGS, SIDEWALKS, CURBS, WALLS, STRUCTURES AND DRIVEWAYS. ALL CHANGES IN DIRECTION AND DEPTH OF MAIN LINE PIPE SHALL BE NOTED EXACTLY AS INSTALLED. DIMENSIONS FOR PIPES SHALL BE SHOWN AT NO GREATER THAN A 50 FT. MAXIMUM INTERVAL.
3. AS BUILT RECORD SET OF DRAWINGS SHALL BE SIGNED AND DATED BY THE CONTRACTOR ATTESTING TO AND CERTIFYING THE ACCURACY OF THE AS BUILT RECORD SET OF DRAWINGS. AS BUILT RECORD SET OF DRAWINGS SHALL HAVE "AS BUILT RECORD SET OF DRAWINGS", COMPANY NAME, ADDRESS, PHONE NUMBER AND THE NAME OF THE PERSON WHO CREATED THE DRAWING AND THE CONTACT NAME (IF DIFFERENT).

C. THE OWNER SHALL MAKE THE ORIGINAL CONTRACT DRAWING FILES AVAILABLE TO THE CONTRACTOR.

CONTROLLER CHARTS:

A. PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER INSTALLED.
1. ON THE INSIDE SURFACE OF THE COVER OF EACH AUTOMATIC CONTROLLER, PREPARE AND MOUNT A COLOR-CODED CHART SHOWING THE VALVES, MAIN LINE, AND SYSTEMS SERVICED BY THAT PARTICULAR CONTROLLER. ALL VALVES SHALL BE NUMBERED TO MATCH THE OPERATION SCHEDULE AND THE DRAWINGS. ONLY THOSE AREAS CONTROLLED BY THAT CONTROLLER SHALL BE SHOWN. THIS CHART SHALL BE A PLOT PLAN, ENTIRE OR PARTIAL, SHOWING BUILDING, WALKS, ROADS AND WALLS. THE PLAN, REDUCED AS NECESSARY AND LEGIBLE IN ALL DETAILS, SHALL BE MADE TO A SIZE THAT WILL FIT INTO THE CONTROLLER COVER. THIS PRINT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND SHALL BE PROTECTED IN LAMINATED IN A PLASTIC COVER AND BE SECURED TO THE INSIDE BACK OF THE CONTROLLER CABINET DOOR.
2. THE CONTROLLER CHART SHALL BE COMPLETED AND APPROVED PRIOR TO ACCEPTANCE OF THE WORK.

NOT FOR CONSTRUCTION

IRRIGATION/WATERING RESPONSIBILITY

1. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR TO OPERATE THE IRRIGATION SYSTEM IN AN EFFICIENT MANNER AND TO MINIMIZE WATER WASTE. IT IS THE MAINTENANCE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE SYSTEM TO APPLY WATER IN ACCORDANCE WITH PLANT REQUIREMENTS BASED ON WEATHER, SOIL, AND SITE CONDITIONS. THE IRRIGATION PROGRAM SHALL BE SCHEDULED TO MINIMIZE WATER WASTE THROUGH RUNOFF, EXCESSIVE IRRIGATION RUN TIMES, UTILIZE CYCLE SOAK SCHEDULING WHEN APPLICABLE. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR TO OPERATE THE IRRIGATION SYSTEM BASED ON LOCAL MUNICIPAL GUIDELINES.

IRRIGATION ACTIVATION

1. ACTIVATE IRRIGATION SYSTEM IN SPRING (OR WHEN WEATHER PERMITS). CHARGE MAINLINE IN FEBRUARY OR MARCH TO CHECK FOR LEAKS AND/OR MALFUNCTIONING VALVES.
2. TURN ON BACKFLOW PREVENTERS, OPEN GATE VALVES AND ACTIVATE BOOSTER PUMPS IF INSTALLED.
3. THE IRRIGATION CONTROLLER TO RUN MODE AND VERIFY THAT ALL PROGRAMS ARE ACTIVATED AND SET UP TO BE RUN IN SELF ADJUSTED MODE.
4. VERIFICATION AND ADJUSTMENTS. THIS INCLUDES TURNING ON EACH ZONE, MONITORING FOR LEAKS OR MALFUNCTIONING PARTS, CUTTING GRASS AWAY FROM SPRINKLER HEADS AND ADJUSTING SPRINKLERS FOR PROPER ARC AND MAXIMUM EFFICIENCY.
5. VERIFY THAT DRIP IRRIGATION IS FUNCTIONAL AND THAT DISTRIBUTION TUBING HAS NOT BEEN CUT OR BROKEN DURING NON OPERATIONAL PERIOD.
6. SERVICE, CLEAN AND ADJUST AND WEATHER SENSOR SYSTEM. THIS IS CRITICAL FOR ALL SELF ADJUSTING CONTROLLERS.
7. IF APPLICABLE SERVICE IRRIGATION BOOSTER PUMP, THIS NEED TO BE COMPLETED BY THE MANUFACTURERS CERTIFIED TECHNICIAN.
8. IRRIGATION MONITORING/LANDSCAPE WATERING
9. CHECK THE ET/WEATHER BASED SELF ADJUSTING SYSTEM PROGRAMMING, FLOW SENSOR AND MASTER VALVE OPERATION AND PROGRAMMING; ADJUST AS REQUIRED TO ENSURE PROPER OPERATION.
10. ALL BACKFLOW PREVENTION DEVICES ARE TO BE MAINTAINED AS PER LOCAL CITY OR COUNTY CODES.
11. ALL TURF AREAS SHALL BE MONITORED TO DETERMINE THE NEED FOR SUPPLEMENTAL IRRIGATION. FREQUENCY AND DURATION OF EACH WATERING WILL BE DEPENDENT ON LOCAL WEATHER CONDITIONS. TO DETERMINE THE NEED FOR WATERING, LANDSCAPE MAINTENANCE CONTRACTOR SHALL USE A SOIL PROBE TO EXAMINE THE FIRST 6-12" OF THE SOIL PROFILE. IF THE SOIL IS COOL, DAMP AND HOLDS ITS SHAPE, WATERING IS NOT NECESSARY. PLANT MATERIAL ROOTS SHOULD BE ENCOURAGE TO ROOT AS DEEP AS POSSIBLE, THIS IS ACCOMPLISHED BY DEEP ROOT WATERING, LONGER IRRIGATION RUN TIMES AND UTILIZING CYCLE SOAK METHOD. FREQUENT SHALLOW IRRIGATION SCHEDULING IS INEFFECTIVE AND WILL ONLY PROMOTE SHALLOW ROOTING AND REQUIRE EXCESSIVE WATER WASTE.
12. GROUNDCOVER AND SHRUB BEDS SHALL BE WATERED USING AN AUTOMATIC IRRIGATION SYSTEM. THE ENTIRE GROUNDCOVER/SHRUB BED SHALL BE SOAKED TO A DEPTH TO MAXIMIZE HEALTHY PLANT ROOT GROWTH. IRRIGATION RUN TIME TO BE BASED ON IRRIGATION DEVICE PRECIPITATION RATE (NOT FLOW RATE) AND PLANT MATERIAL IRRIGATION DEMAND. (USE WUCOLS REFERENCE FOR PLANT WATERING NEEDS). IN THE EVENT OF ESTABLISHING PLANTS, OR COMPROMISED SOIL PROFILE, WATERING FREQUENCIES MAY BE ADJUSTED.
13. ESTABLISH TIME SETTINGS AND INTERVALS OF IRRIGATION WATER APPLICATION FOR EACH VALVE OF ALL IRRIGATION ZONES. MAKE ADJUSTMENTS WHEN NECESSARY TO CORRESPOND TO VARIABLE WATERING REQUIREMENTS. CHECK FOR COVERAGE AND PLUGGED EMISSION/NOZZLE DEVICES. CLEAN DEVICES AND ADJUST DEVICES WHILE MAINTAINING THE SYSTEM IN PROPER WORKING ORDER.
14. ALL AUTOMATIC CONTROLLERS WILL BE PROGRAMMED TO APPLY WATER DURING HOURS AS PERMITTED BY LOCAL TOWN, CITY OR COUNTY ORDINANCES.

IRRIGATION SYSTEM REPAIR

1. CLEANING AND ADJUSTING THE SPRINKLERS HEADS ARE THE MAINTENANCE CONTRACTOR'S RESPONSIBILITY. REPAIR AND/OR REPLACEMENT OF ANY VANDALIZED OR MALFUNCTIONING COMPONENT BEYOND MAINTENANCE CONTRACTOR'S CONTROL IS THE RESPONSIBILITY OF THE OWNER/AGENT. ANY DAMAGE CAUSED BY MAINTENANCE CONTRACTOR WILL BE REPAIRED BY MAINTENANCE CONTRACTOR AT NO COST TO THE OWNER/AGENT.
2. ALL IRRIGATION REPAIRED OR REPLACED MUST BE IN ACCORDANCE WITH THE ORIGINAL IRRIGATION DESIGN, LOCAL CITY OR COUNTY GUIDELINES AND MUST PROVIDE THE MAXIMUM EFFICIENCY AS POSSIBLE SO AS NOT TO WASTE WATER.
3. ALL DRIP SYSTEMS ARE TO BE MANUALLY FLUSHED A MINIMUM ONE TIME PER YEAR AND FILTERS TO BE CLEANED ON A REGULAR BASIS.
4. ALL DAMAGED AND REPAIRED PIPE MUST BE FLUSHED OF ALL DEBRIS. MAINTENANCE CONTRACTOR TO GUARANTEE FULL OPERATIONAL AND EFFICIENT PERFORMANCE OF REPAIRED SYSTEMS.
5. OREPAIRS TO BACKFLOW PREVENTION DEVICES MUST BE CONDUCTED BY A TRAINED CERTIFIED BACKFLOW TECHNICIAN.
6. OIT IS RECOMMENDED THAT ALL IRRIGATION MAINTENANCE AND REPAIR BE PERFORMED BY CALIFORNIA LICENSED AND/OR CERTIFIED CONTRACTOR. NOT MAINTAINING IRRIGATION SYSTEMS IN AN EFFICIENT MANNER WILL RESULT IN PLANT AND LANDSCAPE DEGRADATION AND ADDITIONAL MAINTENANCE COSTS.
7. IRRIGATION SYSTEM WINTERIZATION
8. WHERE APPLICABLE, SHUT OFF AND DRAIN IRRIGATION SYSTEM(S) AT THE END OF THE IRRIGATION SEASON. TURN OFF ALL MAIN SUPPLY VALVES, OPEN ALL MANUAL DRAIN VALVES, AND BLEED VALVES ON BACKFLOW PREVENTION DEVICES. PERFORM WINTERIZATION PRIOR TO NOVEMBER 1ST.
9. IRRIGATION START UP
10. FLUSH ALL DRIP LINES AT FLUSH POINTS.
11. REMOVE AND CLEAN ALL FILTERS AND REPLACE ANY DAMAGED FILTERS.
12. CHECK THAT ALL WEATHERS SENSORS ARE FUNCTIONING AND REPLACE BATTERIES AS NEEDED.

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IRRIGATION NOTES

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION


REGISTERED LANDSCAPE ARCHITECT REBECCA J. DIEC No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

IR1.8

- Irrigation/Watering Responsibility
  - It is the responsibility of the Maintenance Contractor to operate the irrigation system in an efficient manner and to minimize water waste. It is the Maintenance Contractor's responsibility to adjust the system to apply water in accordance with plant requirements based on weather, soil, and site conditions. The irrigation program shall be scheduled to minimize water waste through runoff, excessive irrigation run times, utilize CYCLE SOAK scheduling when applicable. It is the responsibility of the Maintenance Contractor to operate the irrigation system based on local municipal guidelines.
- Irrigation Activation
  - Activate irrigation system in spring (or when weather permits). Charge mainline in February or March to check for leaks and/or malfunctioning valves.
  - Turn on backflow preventers, open gate valves and activate booster pumps if installed.
  - Set the irrigation controller to RUN MODE and verify that all programs are activated and set up to be run in Self Adjusted mode.
  - Site verification and adjustments. This includes turning on each zone, monitoring for leaks or malfunctioning parts, cutting grass away from sprinkler heads and adjusting sprinklers for proper arc and maximum efficiency.
  - Verify that drip irrigation is functional and that distribution tubing has not been cut or broken during non operational period.
  - Service, clean and adjust and weather sensor system. This is critical for ALL self adjusting controllers.
  - If applicable service irrigation booster pump, this need to be completed by the manufacturers certified technician.
- Irrigation Monitoring/Landscape Watering
  - Check the ET/Weather Based self adjusting system programming, Flow Sensor and Master Valve operation and programming; adjust as required to ensure proper operation.
  - ALL Backflow Prevention Devices are to be maintained as per Local city or county codes.
  - All turf areas shall be monitored to determine the need for supplemental irrigation. Frequency and duration of each watering will be dependent on local weather conditions. To determine the need for watering, Landscape Maintenance Contractor shall use a soil probe to examine the first 6-12" of the soil profile. If the soil is cool, damp and holds its shape, watering is not necessary. Plant material roots should be encourage to root as deep as possible, this is accomplished by deep root watering, longer irrigation run times and utilizing CYLCE SOAK method. Frequent shallow irrigation scheduling is ineffective and will only promote shallow rooting and require excessive water waste.
  - Groundcover and shrub beds shall be watered using an automatic irrigation system. The entire groundcover/shrub bed shall be soaked to a depth to maximize healthy plant root growth. Irrigation run time to be based on irrigation device precipitation rate (not flow rate) and plant material irrigation demand. (Use WUCOLS reference for plant watering needs). In the event of establishing plants, or compromised soil profile, watering frequencies may be adjusted.
  - Establish time settings and intervals of irrigation water application for each valve of all irrigation zones. Make adjustments when necessary to correspond to variable watering requirements. Check for coverage and plugged emission/nozzle devices. Clean devices and adjust devices while maintaining the system in proper working order.
  - ALL automatic controllers will be programmed to apply water during hours as permitted by local town, city or county ordinances.
- Irrigation System Repair
  - Cleaning and adjusting the sprinklers heads are the Maintenance Contractor's responsibility. Repair and/or replacement of any vandalized or malfunctioning component beyond Maintenance Contractor's control is the responsibility of the Owner/Agent. Any damage caused by Maintenance Contractor will be repaired by Maintenance Contractor at no cost to the Owner/Agent.
  - All irrigation repaired or replaced MUST be in accordance with the original irrigation design, local city or county guidelines and must provide the maximum efficiency as possible so as NOT to waste water.
  - ALL Drip systems are to be manually flushed a minimum one time per year and filters to be cleaned on a regular basis.
  - All damaged and repaired pipe MUST be flushed of all debris. Maintenance Contractor to guarantee full operational and efficient performance of repaired systems.
  - Repairs to Backflow Prevention Devices must be conducted by a trained certified backflow technician.
  - It is recommended that ALL irrigation maintenance and repair be performed by California Licensed and/or Certified contractor. Not maintaining irrigation systems in an efficient manner will result in plant and landscape degradation and additional maintenance costs.
- Irrigation System Winterization
  - Where applicable, shut off and drain irrigation system(s) at the end of the irrigation season. Turn off all main supply valves, open all manual drain valves, and bleed valves on backflow prevention devices. Perform winterization prior to November 1st.
- Irrigation Start up
  - Flush all drip lines at flush points.
  - Remove and clean all filters and replace any damaged filters.
  - Check that all weathers sensors are functioning and replace batteries as needed.

# IRRIGATION MAINTENANCE

**EMITTER COUNT FOR 1" VALVE**

| GPM | GPH | GPH | GPM | DEVICES / 1" VALVE | FLOW GPM |
|---|---|---|---|---|---|
| 0.25 | 15 | 0.5 | 0.01 | 1700 | 14.2 |
| 0.5 | 30 | 1 | 0.02 | 850 | 14.2 |
| 1 | 60 | 5 | 0.08 | 180 | 15.0 |
| 2 | 120 | 7 | 0.12 | 100 | 11.7 |
| 4 | 240 | 10 | 0.17 | 90 | 15.0 |
| 6 | 360 | 12 | 0.2 | 75 | 15.0 |
| 8 | 480 | 18 | 0.3 | 50 | 15.0 |
| 10 | 600 | 24 | 0.4 | 37 | 14.8 |
| | | 30 | 0.5 | 30 | 15.0 |
| | | 60 | 1 | 15 | 15.0 |
| | | | | 1" VALVE BASED ON 15 GPM MAX | |

**DRIP LINE CHART**

| GPH | GPM | SPACING | SQUARE FOOTAGE | FLOW GPM | PRECIP RATE |
|---|---|---|---|---|---|
| 0.27 | 0.0045 | 12x12 | 100 | 0.44 | 0.42 |
| 0.27 | 0.0045 | 12x18 | 100 | 0.29 | 0.28 |
| 0.27 | 0.0045 | 12x24 | 100 | 0.22 | 0.21 |
| 0.27 | 0.0045 | 18x18 | 100 | 0.19 | 0.19 |
| 0.27 | 0.0045 | 18x24 | 100 | 0.13 | 0.14 |
| 0.27 | 0.0045 | 24x24 | 100 | 0.11 | 0.1 |
| 0.4 | 0.066 | 12x12 | 100 | 0.65 | 0.64 |
| 0.4 | 0.066 | 12x18 | 100 | 0.43 | 0.43 |
| 0.4 | 0.066 | 12x24 | 100 | 0.33 | 0.32 |
| 0.4 | 0.066 | 18x18 | 100 | 0.29 | 0.29 |
| 0.4 | 0.066 | 18x24 | 100 | 0.20 | 0.21 |
| 0.4 | 0.066 | 24x24 | 100 | 0.16 | 0.16 |
| 0.6 | 0.01 | 12X12 | 100 | 0.99 | 0.96 |
| 0.6 | 0.01 | 12X18 | 100 | 0.66 | 0.64 |
| 0.6 | 0.01 | 12X24 | 100 | 0.50 | 0.48 |
| 0.6 | 0.01 | 18X18 | 100 | 0.44 | 0.43 |
| 0.6 | 0.01 | 18X24 | 100 | 0.33 | 0.32 |
| 0.6 | 0.01 | 24x24 | 100 | 0.25 | 0.24 |
| 0.9 | 0.015 | 12X12 | 100 | 1.48 | 1.44 |
| 0.9 | 0.015 | 12X18 | 100 | 0.99 | 0.96 |
| 0.9 | 0.015 | 12X24 | 100 | 0.75 | 0.72 |
| 0.9 | 0.015 | 18X18 | 100 | 0.66 | 0.64 |
| 0.9 | 0.015 | 18X24 | 100 | 0.50 | 0.48 |
| 0.9 | 0.015 | 24X24 | 100 | 0.38 | 0.36 |

**INLINE FORMULA**
**PR= 231.1 x Emitter Flow /Emitter Spacing x Row Spacing**

**DRIP PRECIPITATION RATES**

| GPH | GPM | Wr | Cr | # Devices | WA | Precip Rate |
|---|---|---|---|---|---|---|
| 1 | 0.017 | 1 | 1 | 1 | 3.1 | 0.51 |
| 2 | 0.033 | 1.5 | 1 | 1 | 7.1 | 0.45 |
| 5 | 0.083 | 2 | 1 | 1 | 12.6 | 0.64 |
| 7 | 0.117 | 2.5 | 1 | 1 | 19.6 | 0.57 |
| 10 | 0.167 | 3 | 1 | 1 | 28.3 | 0.57 |
| 12 | 0.2 | 3.5 | 1 | 1 | 38.5 | 0.50 |
| 18 | 0.3 | 4 | 1 | 1 | 50.2 | 0.58 |
| 24 | 0.4 | 4.5 | 1 | 1 | 63.6 | 0.61 |
| 30 | 0.5 | 5 | 1 | 1 | 78.5 | 0.61 |
| 60 | 1 | 7 | 1 | 1 | 153.9 | 0.63 |

**WETTED AREA OF SOIL TYPES**

| SOIL TYPE | Cr (FT) | SOIL TYPE | Cr (FT) |
|---|---|---|---|
| CLAY | 1.0 | LOAM | 0.7 |
| CLAY LOAM | 1.0 | LOAMY SAND | 0.4 |
| COURSE SAND | 0.2 | SANDY LOAM | 0.6 |
| FINE SAND | 0.3 | SILT LOAM | 0.9 |

**LEGEND**

| | |
|---|---|
| Cr | Soil Coefficient |
| TWr | Total Wetted Area |
| WA | Wetted Area |

**BASIC INTAKE RATE**

| SOIL TYPE | BASIC INFILTRATION RATE |
|---|---|
| SANDY | Less than 1.5"/hr |
| SANDY LOAM | .75 - 1.25"/hr |
| LOAM | .75"/hr |
| CLAY LOAM | .40"/hr |
| CLAY | .20"/hr |

**TREE RINGS 12" O.C EMITTER SPACING. MIN 3 RINGS PER TREE**

| RADIUS | CIRCUMF | TOTAL LF | FLOW RATE | TOTAL FLOW | PRECIP RATE | TOTAL FLOW/RING COUNT |
|---|---|---|---|---|---|---|
| 18" | 3.14*DIA | 9.42 | 0.6 GPH | 5 GPH | 0.96"/HR | 3 RINGS@ .6 GPH = 29 GPH |
| 30" | 3.14*DIA | 15.7 | 0.6 GPH | 9 GPH | 0.96"/HR | 4 RINGS@ .6 GPH = 47 GPH |
| 48" | 3.14*DIA | 25.12 | 0.6 GPH | 15 GPH | 0.96"/HR | |
| 60" | 3.14*DIA | 31.4 | 0.6 GPH | 18 GPH | 0.96"/HR | |
| 18" | 3.14*DIA | 9.42 | 0.9 GPH | 7.5 GPH | 1.44"/HR | 3 RINGS@ .9 GPH = 42.5 GPH |
| 30" | 3.14*DIA | 15.7 | 0.9 GPH | 13 GPH | 1.44"/HR | 4 RINGS@ .9 GPH = 69.5 GPH |
| 48" | 3.14*DIA | 25.12 | 0.9 GPH | 22 GPH | 1.44"/HR | |
| 60" | 3.14*DIA | 31.4 | 0.9 GPH | 27 GPH | 1.44"/HR | |

**Formula A** 96.25 x GPH / 60 /Wetted Area*Cr
**Formula B** 1.605 x GPH / Wetted Area *Cr

# PRECIPITATION RATES & SOIL INTAKE RATES

**Job Name: Gilman Dillion - Controller A**
**Date: 6/28/23**

**California Water Efficient Landscape Worksheet**

Reference Evapotranspiration ($ET_o$): 45.3 | Project Type: Residential | 0.55
Rain Fall (Inches) | Usable Rain Fall (Inches): 0

| Zone# | Hydrozone # / Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] | Gallons Per Minute GPM | % Landscape Area |
|---|---|---|---|---|---|---|---|---|---|---|
| | **Regular Landscape Areas** | | | | | | | | | |
| A1 | SHRUBS- LOW | 0.3 | Drip | 0.81 | 0.37 | 400 | 148 | 4,161 | 2.97 | 9.57% |
| A2 | VINES- MED | 0.5 | Drip | 0.81 | 0.62 | 86 | 53 | 1,491 | 1.50 | 2.06% |
| A3 | SHRUBS- LOW | 0.2 | Drip | 0.81 | 0.25 | 370 | 91 | 2,566 | 3.10 | 8.85% |
| A4 | TREES- MED | 0.5 | Bubblers | 0.75 | 0.67 | 2,075 | 1383 | 38,852 | 2.03 | 49.63% |
| A5 | TREES- LOW | 0.3 | Bubblers | 0.75 | 0.40 | 1,250 | 500 | 14,043 | 1.02 | 29.90% |
| | | | | | Totals | **4,181** | **2,176** | **61,113** | **10.62** | **100.00%** |
| | **Special Landscape Areas** | | | | | | | | | |
| | [redacted] | | | | | 0 | 0 | 0 | | 0.00% |
| | | | | | | | 0 | 0 | | 0.00% |
| | | | | | | | 0 | 0 | | 0.00% |
| | | | | | | | 0 | 0 | | 0.00% |
| | | | | | Totals | 0 | 0 | 0 | | |
| | | | | | | | | ETWU Total | 61,113 | |
| | | | | | | | | Maximum Allowed Water Allowance (MAWA)[e] | 64,585 | |

**ETAF Calculations**

Regular Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 2,176 |
| Total Area | 4,181 |
| Average ETAF | 0.52 |

All Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 2,176 |
| Total Area | 4,181 |
| Average ETAF | 0.52 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

| | |
|---|---|
| ETWU ACRE FEET | 0.187549 |
| MAWA ACRE FEET | 0.198205 |
| % ETWU OF MAWA | 0.95 |
| PASS: | YES |

| SUMMARY HYDROZONE | |
|---|---|
| HYDROZONE | AREA SQ FEET |
| HIGH WATER USE | |
| MODERATE WATER USE | 2,161 |
| LOW WATER USE | 2,020 |

**Job Name: Gilman Dillion - Controller B**
**Date: 6/28/23**

**California Water Efficient Landscape Worksheet**

Reference Evapotranspiration ($ET_o$): 45.3 | Project Type: Residential | 0.55
Rain Fall (Inches) | Usable Rain Fall (Inches): 0

| Zone# | Hydrozone # / Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] | Gallons Per Minute GPM | % Landscape Area |
|---|---|---|---|---|---|---|---|---|---|---|
| | **Regular Landscape Areas** | | | | | | | | | |
| B1 | BIO SWALE- MED | 0.5 | Drip | 0.81 | 0.62 | 185 | 114 | 3,207 | 2.91 | 1.66% |
| B2 | SHRUBS- LOW | 0.3 | Drip | 0.81 | 0.37 | 400 | 148 | 4,161 | 5.37 | 3.60% |
| B3 | SHRUBS- LOW | 0.3 | Drip | 0.81 | 0.37 | 635 | 235 | 6,605 | 5.55 | 5.71% |
| B4 | SHRUBS- LOW | 0.3 | Drip | 0.81 | 0.37 | 68 | 25 | 707 | 0.89 | 0.61% |
| B5 | SHRUBS- MED | 0.5 | Drip | 0.81 | 0.62 | 727 | 449 | 12,604 | 5.11 | 6.54% |
| B6 | SHRUBS- MED | 0.5 | Drip | 0.81 | 0.62 | 1,050 | 648 | 18,204 | 7.44 | 9.44% |
| B7 | SHRUBS- LOW | 0.3 | Drip | 0.81 | 0.37 | 330 | 122 | 3,433 | 5.09 | 2.97% |
| B8 | TREES- MED | 0.5 | Bubblers | 0.75 | 0.67 | 1,920 | 1280 | 35,950 | 2.03 | 17.26% |
| B9 | TREES- MED | 0.5 | Bubblers | 0.75 | 0.67 | 1,080 | 720 | 20,222 | 1.02 | 9.71% |
| B10 | TREES- LOW | 0.3 | Bubblers | 0.75 | 0.40 | 297 | 119 | 3,337 | 1.53 | 2.67% |
| B11 | TREES- LOW | 0.3 | Bubblers | 0.75 | 0.40 | 4,432 | 1773 | 49,791 | 3.56 | 39.84% |
| | | | | | Totals | **11,124** | **5,633** | **158,221** | **40.50** | **100.00%** |
| | **Special Landscape Areas** | | | | | | | | | |
| | [redacted] | | | | | 0 | 0 | 0 | | 0.00% |
| | | | | | | | 0 | 0 | | 0.00% |
| | | | | | | | 0 | 0 | | 0.00% |
| | | | | | | | 0 | 0 | | 0.00% |
| | | | | | Totals | 0 | 0 | 0 | | |
| | | | | | | | | ETWU Total | 158,221 | |
| | | | | | | | | Maximum Allowed Water Allowance (MAWA)[e] | 171,836 | |

**ETAF Calculations**

Regular Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 5,633 |
| Total Area | 11,124 |
| Average ETAF | 0.51 |

All Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 5,633 |
| Total Area | 11,124 |
| Average ETAF | 0.51 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

| | |
|---|---|
| ETWU ACRE FEET | 0.485563 |
| MAWA ACRE FEET | 0.527345 |
| % ETWU OF MAWA | 0.92 |
| PASS: | YES |

| SUMMARY HYDROZONE | |
|---|---|
| HYDROZONE | AREA SQ FEET |
| HIGH WATER USE | |
| MODERATE WATER USE | 4,962 |
| LOW WATER USE | 6,162 |

# MWELO CALCULATIONS

NOT FOR CONSTRUCTION

**ESTABLISHED PLANT IRRIGATION SCHEDULE**

**CLIENT:** Gilman Dillion - Controller A & B | **July Eto:** 6.50 | **Site Annual Eto:** 45.3 | **Avg Plant Factor Et:** 0.4 | **% Site Irrigation Effic:** 0.81

| Controller | | Rain Master | | Eagle Plus | | | | | ET SOURCE | WiFi & Rain Sensor | | | Soil Type | CLAY LOAM 0.4 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone # | Program | Plant Type | Plant Factor | ET Plant Factor | Plant Factor x Eto | Root Depth " | Shade Factor | Density Factor | Irrigation Equipment | Inches Precip Rate | % Dist Unif | Irri Water Requirement Inches | Total Period Run Time | Valve Cycle Time | Cycles | Totals Days Per July | Zone GPM | Total GPM | Total Run Days/Yr | Total Gallons/Yr |
| A1 | A | Shrub | Low | 0.3 | 2.0 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.33 | 43 | 14 | 3 | 8 | 2.97 | 127 | 51 | 6,497.66 |
| A2 | A | Shrub | Medium | 0.5 | 3.3 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.56 | 71 | 18 | 4 | 8 | 1.50 | 107 | 76 | 8,125.00 |
| A3 | A | Shrub | Low | 0.3 | 2.0 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.33 | 43 | 11 | 4 | 8 | 3.10 | 133 | 76 | 10,075.00 |
| A4 | C | Tree | Medium | 0.5 | 3.3 | 18 | 1 | 1 | Bubbler | 1.5 | 0.85 | 0.59 | 19 | 10 | 2 | 8 | 2.03 | 39 | 76 | 2,949.47 |
| A5 | C | Tree | Low | 0.3 | 2.0 | 18 | 1 | 1 | Bubbler | 1.5 | 0.85 | 0.35 | 11 | 11 | 1 | 8 | 1.02 | 12 | 76 | 889.20 |
| B1 | B | Bio Ret Basin | Medium | 0.5 | 3.3 | 12 | 1 | 1 | Inline Drip | 0.71 | 0.9 | 0.56 | 25 | 13 | 2 | 12 | 2.91 | 74 | 76 | 5,624.18 |
| B2 | A | Shrub | Low | 0.3 | 2.0 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.33 | 43 | 11 | 4 | 8 | 5.37 | 230 | 76 | 17,452.50 |
| B3 | A | Shrub | Low | 0.3 | 2.0 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.33 | 43 | 11 | 4 | 8 | 5.55 | 237 | 76 | 18,037.50 |
| B4 | A | Shrub | Low | 0.3 | 2.0 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.33 | 43 | 11 | 4 | 8 | 0.89 | 38 | 159 | 6,051.41 |
| B5 | A | Shrub | Medium | 0.5 | 3.3 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.56 | 71 | 18 | 4 | 8 | 5.11 | 364 | 76 | 27,679.17 |
| B6 | A | Shrub | Medium | 0.5 | 3.3 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.56 | 71 | 18 | 4 | 8 | 7.44 | 530 | 76 | 40,300.00 |
| B7 | A | Shrub | Low | 0.3 | 2.0 | 12 | 1 | 1 | Inline Drip | 0.38 | 0.9 | 0.33 | 43 | 11 | 4 | 8 | 5.09 | 218 | 76 | 16,542.50 |
| B8 | C | Tree | Medium | 0.5 | 3.3 | 18 | 1 | 1 | Bubbler | 1.5 | 0.85 | 0.59 | 19 | 10 | 2 | 8 | 2.03 | 39 | 76 | 2,949.47 |
| B9 | C | Tree | Medium | 0.5 | 3.3 | 18 | 1 | 1 | Bubbler | 1.5 | 0.85 | 0.59 | 19 | 10 | 2 | 8 | 1.02 | 20 | 76 | 1,482.00 |
| B10 | C | Tree | Low | 0.3 | 2.0 | 18 | 1 | 1 | Bubbler | 1.5 | 0.85 | 0.35 | 11 | 11 | 1 | 8 | 1.53 | 18 | 76 | 1,333.80 |
| B11 | C | Tree | Low | 0.3 | 2.0 | 18 | 1 | 1 | Bubbler | 1.5 | 0.85 | 0.35 | 11 | 11 | 1 | 8 | 3.56 | 41 | 76 | 3,103.48 |
| | | | | | | | | | Average Site % DU | | 0.88 | | 588 | Total Run Time | | | | | |

**Estimated Total Water Use: Gallons** 169,092.34

**SCHEDULED IRRIGATION DAYS**

| | JANUARY | FEBRUARY | MARCH | APIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | TOTAL DAYS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Program A | 1 | 2 | 4 | 5 | 7 | 8 | 8 | 7 | 5 | 3 | 2 | 1 | 51 |
| Program B | 1 | 3 | 5 | 7 | 10 | 11 | 12 | 10 | 8 | 5 | 3 | 1 | 76 |
| Program C | 1 | 2 | 4 | 5 | 7 | 8 | 8 | 7 | 5 | 3 | 2 | 1 | 51 |

**NOTE TO IRRIGATION CONTROLLER PROGRAMMER: DAYS PER MONTH ARE BASED ON AN ESTABLISHMED PLANT WATER REQUIREMENT SCHEDULE. THESE DAYS ARE PURELY A RECOMMENDATION AND ADJUSTMENTS NEED TO BE TAKEN BASED ON THE SITE CONDITIONS SUCH AS SUN OR SHADE, SOIL TYPE, ALLOTED DAYS GIVEN BY THE LOCAL ENFORCING AGENCY, PLANT TYPE AND CONDITION OF PLANT; WE CANNOT BE HELD RESPONSIBLE FOR THE CONDITION OF PLANTS DURING ANY PLANT ESTABLISHMENT OR ESTABLISHED PLANT LIFE PERIOD.**

# IRRIGATION SCHEDULE


GILMAN & DILLON

IRRIGATION CALCULATIONS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3763
10/31/2022
STATE OF CALIFORNIA



REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS


IR1.9


4Binc Select Certified IRRIGATION ASSOCIATION Experienced professionals. Efficient solutions. LIC# 1012730—IA CERTIFICATION # 57436
ASIC PROFESSIONAL MEMBER
811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

COLOR ZONE LAYOUT

| WATER USE CLASSIFICATION | IRRIGATION ZONE | AREA IN SQUARE FEET |
|---|---|---|
| HIGH WATER USE | NA- | 0 SF |
| MEDIUM WATER USE | A2, A4, B1, B5, B6, B8 & B9 | 7,123 SF |
| LOW WATER USE | A1, A3, A5, B2 - B4, B7, B10 & B11 | 8,182 SF |
| SLA | NA- | (0 SF) |
| | | 15,305 SF = TOTAL |

SEE SHEET IR1.9 FOR WATER USE CALCULATIONS

0 16 32 48 64 feet

1/16" = 1'-0"

4Binc Select Certified IRRIGATION ASSOCIATION Experienced professionals. Efficient solutions. LIC# 1012730—IA CERTIFICATION # 57436 ASIC PROFESSIONAL MEMBER

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

GILMAN & DILLON

HYDROZONE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

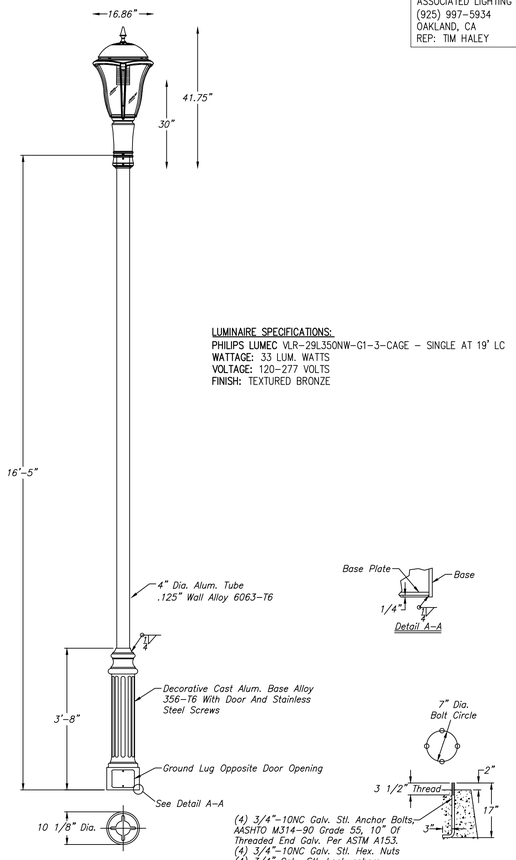
REGISTERED LANDSCAPE ARCHITECT REBECCA J. DIFO No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 6/28/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 1/16" = 1-0"

IR1.10

# ROBSON HOMES, LLC
# DILLON & GILMAN AVENUE
# CAMPBELL SANTA CLARA COUNTY CALIFORNIA

MANUFACTURER REP.:
ASSOCIATED LIGHTING REPS., INC.
(925) 997-5934
OAKLAND, CA
REP: TIM HALEY




LUMINAIRE SPECIFICATIONS:
PHILIPS LUMEC VLR-29L350NW-G1-3-CAGE - SINGLE AT 19' LC
WATTAGE: 33 LUM. WATTS
VOLTAGE: 120-277 VOLTS
FINISH: TEXTURED BRONZE

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

hapco
Abingdon, Va.

| | |
|---|---|
| TITLE | GEORGETOWN SERIES POLE |
| CUSTOMER | |
| SCALE 16 | DATE 11/28/2017 |
| BY TNB | DWG. NO. SKTB112817B |
| CHK'D | |

SKTB112817B

1 / SL1 PRIVATE STREET LIGHT, POST TOP DETAIL
NOT TO SCALE

## LEGEND

| | |
|---|---|
| ESL | EXISTING STREET LIGHT CONDUIT |
| SL | PROPOSED STREET LIGHT CONDUIT |
| X'(XX"S.L. COND.) | STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE |
| X'(XX) | STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE. |
| (2W) | 2-#8 CU. WIRE (SEE NOTE 15) |
| (3W) | 3-#8 CU. WIRE (SEE NOTE 15) |
| (3WG) | 2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| (4WG) | 3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| | EXISTING TRAFFIC SIGNAL |
| | STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12" |
| | STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12" |
| | PROPOSED PRIVATE STREET LIGHT, POST TOP |
| | PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS) |
| | EXISTING STREET LIGHT, POST TOP |
| | EXISTING STREET LIGHT, SINGLE ARM |
| | METERED SERVICE PEDESTAL |
| I | IRRIGATION CONTROLLER (BY OTHERS) |
| X | CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS) |
| (XXXX) | POLE NUMBER |
| PSS | STREET LIGHT POINT OF SERVICE |
| F/C | FACE OF CURB |

## CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

### STREET LIGHTING SYSTEM (PRIVATE)

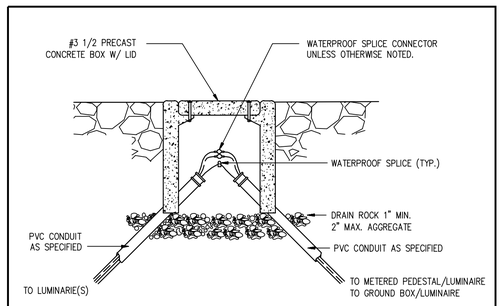
| | P.G.&E. | CONTRACTOR |
|---|---|---|
| WIRE: | | |
| FURNISH. | | ● |
| INSTALL. | | ● |
| CONDUIT: | | |
| FURNISH. | | ● |
| INSTALL. | | ● |
| BASES: | | |
| FURNISH. | | ● |
| INSTALL. | | ● |
| LUMINAIRES: | | |
| FURNISH. | | ● |
| INSTALL. | | ● |
| SPLICE BOXES: | | |
| FURNISH. | | ● |
| INSTALL. | | ● |
| EXCAVATE. | | ● |
| POLES & ARMS: | | |
| FURNISH. | | ● |
| INSTALL. | | ● |

SCHEDULE: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

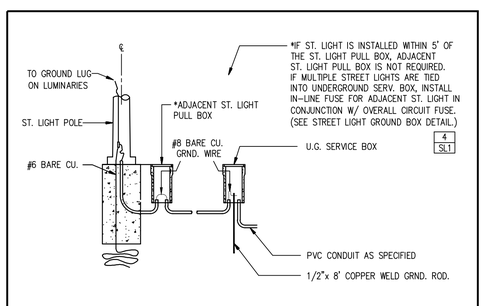
ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

## PRIVATE STREET LIGHTING NOTES

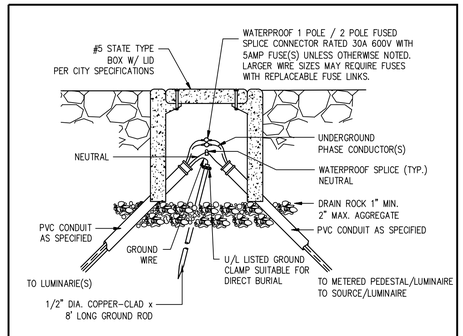
1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO H.O.A. SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK: 24" UNDER PLANTER STRIP: 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CANNOT BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.



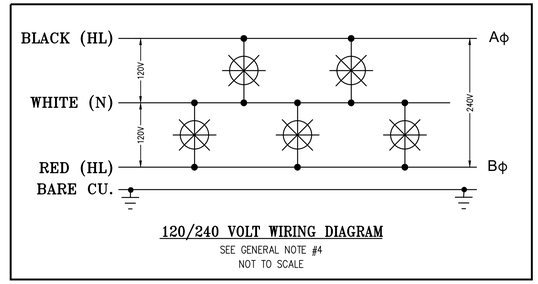

2 / SL1 STREET LIGHTING PULL BOX DETAIL
NOT TO SCALE




3 / SL1 STREET LIGHTING GROUNDING DETAIL
NOT TO SCALE




4 / SL1 STREET LIGHT GROUND BOX DETAIL
NOT TO SCALE




120/240 VOLT WIRING DIAGRAM
SEE GENERAL NOTE #4
NOT TO SCALE

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STREET LIGHTING GENERAL NOTES AND DETAILS
ROBSON HOMES, LLC
DILLON & GILMAN AVENUE
CAMPBELL CALIFORNIA

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SHEET SL1 OF SL3 SHEETS

25.15 - Technical amendments reserved

BEGA Lichttechnische Spezialfabrik, Hennenbusch · D - 58708 Menden

**BEGA**

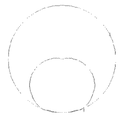
Product data sheet | Wall luminaire | IP 44 | **66 290**

Project · Reference number | Date

# BEGA

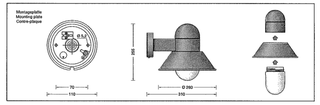
Photometric Filename: 6443P.IES

TEST: BE2125
TEST LAB: BEGA
DATE: 12/11/2000
LUMINAIRE: 6443P
LAMP: (1) 42W CF triple-4p



**Application**
Wall luminaire with shielded light source and opal glass.
A luminaire shielded to the top for a host of lighting applications.

**Product description**
Luminaire made of aluminium alloy, aluminium and stainless steel
Opal glass with screw neck
2 fixing holes ø 5.2 mm
70 mm spacing
1 cable entry for mains supply cable up to ø 10.5 mm, max. 3 x 1.5²
Plug connection
Connecting terminal 2.5²
Earth conductor connection
Lampholder E 27
Safety class I
Protection class IP 44
Protected against granular foreign bodies > 1 mm and splash water
Impact strength IK05
Protection against mechanical impacts < 0,7 joule
ENEC – Safety mark
CE – Conformity mark
Weight: 1.5 kg




**Lamp**
Luminaire with lampholder E 27
Lamp wattage max. 60 W

High voltage tungsten halogen lamp QA 55 · E 27

Osram: Halogen Eco Classic A 46 W 700 lm
Philips: Eco Classic A 42 W 630 lm

Please note the lamp manufacturers' operating instructions.

**Article No. 66 290**
Colour graphite or white
graphite – article number
white – article number + **W**

**Accessory**
**10 409** Corner block
Corner block for installation of wall lights on a house corner.

A separate instructions for use can be provided upon request.

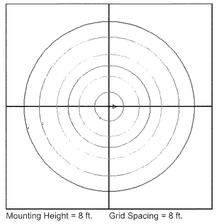
**Characteristics**

| | |
|---|---|
| IES Classification | Type V |
| Longitudinal Classification | Very Short |
| Lumens Per Lamp | 3200 (1 lamp) |
| Total Lamp Lumens | 3200 |
| Luminaire Lumens | 1723 |
| Downward Total Efficiency | 53 % |
| Total Luminaire Efficiency | 54 % |
| Luminaire Efficacy Rating (LER) | 37 |
| Total Luminaire Watts | 46 |
| Ballast Factor | 1.00 |
| Upward Waste Light Ratio | 0.02 |
| Max. Cd. | 460.48 (0H, 12.5V) |
| Max. Cd. (<90 Vert.) | 460.48 (0H, 12.5V) |
| Max. Cd. (At 90 Deg. Vert.) | 45.12 (1.4%Lamp) |
| Max. Cd. (80 to <90 Deg. Vert.) | 110.08 (3.4%Lamp) |
| Cutoff Classification (deprecated) | Cutoff |

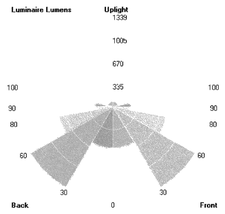
**Lum. Classification System (LCS)**

| LCS Zone | Lumens | %Lamp | %Lum |
|---|---|---|---|
| FL (0-30) | 190.5 | 6.0 | 11.1 |
| FM (30-60) | 418.6 | 13.1 | 24.3 |
| FH (60-80) | 194.1 | 6.1 | 11.3 |
| FVH (80-90) | 41.5 | 1.3 | 2.4 |
| BL (0-30) | 190.5 | 6.0 | 11.1 |
| BM (30-60) | 418.6 | 13.1 | 24.3 |
| BH (60-80) | 194.1 | 6.1 | 11.3 |
| BVH (80-90) | 41.5 | 1.3 | 2.4 |
| UL (90-100) | 28.2 | 0.9 | 1.6 |
| UH (100-180) | 5.1 | 0.2 | 0.3 |
| Total | 1722.7 | 54.1 | 100.0 |

**BUG Rating B1-U2-G1**



Mounting Height = 8 ft. Grid Spacing = 8 ft.




In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
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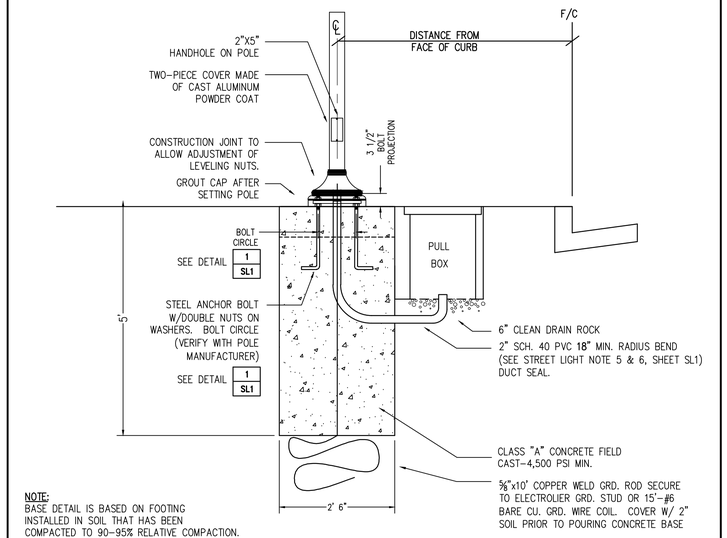
11/12/2012

| 1 |
|---|
| SL2 |

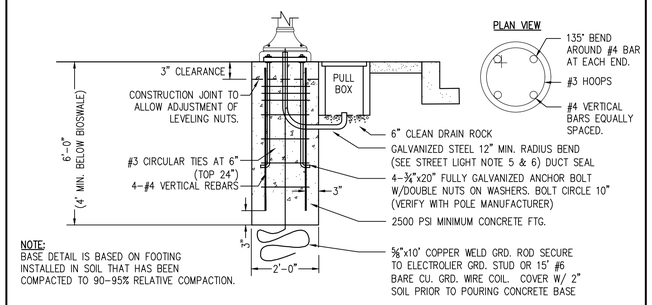
**EXTERIOR LIGHT, WALL MOUNT DETAIL**
NOT TO SCALE




NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

| 2 |
|---|
| SL2 |

**STREET LIGHT FOUNDATION DETAIL**
NOT TO SCALE




NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

| 3 |
|---|
| SL2 |

**STREET LIGHT FOOTING DETAIL AT BIOSWALE (CAGE)**
NOT TO SCALE

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- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

# STREET LIGHTING GENERAL NOTES AND DETAILS

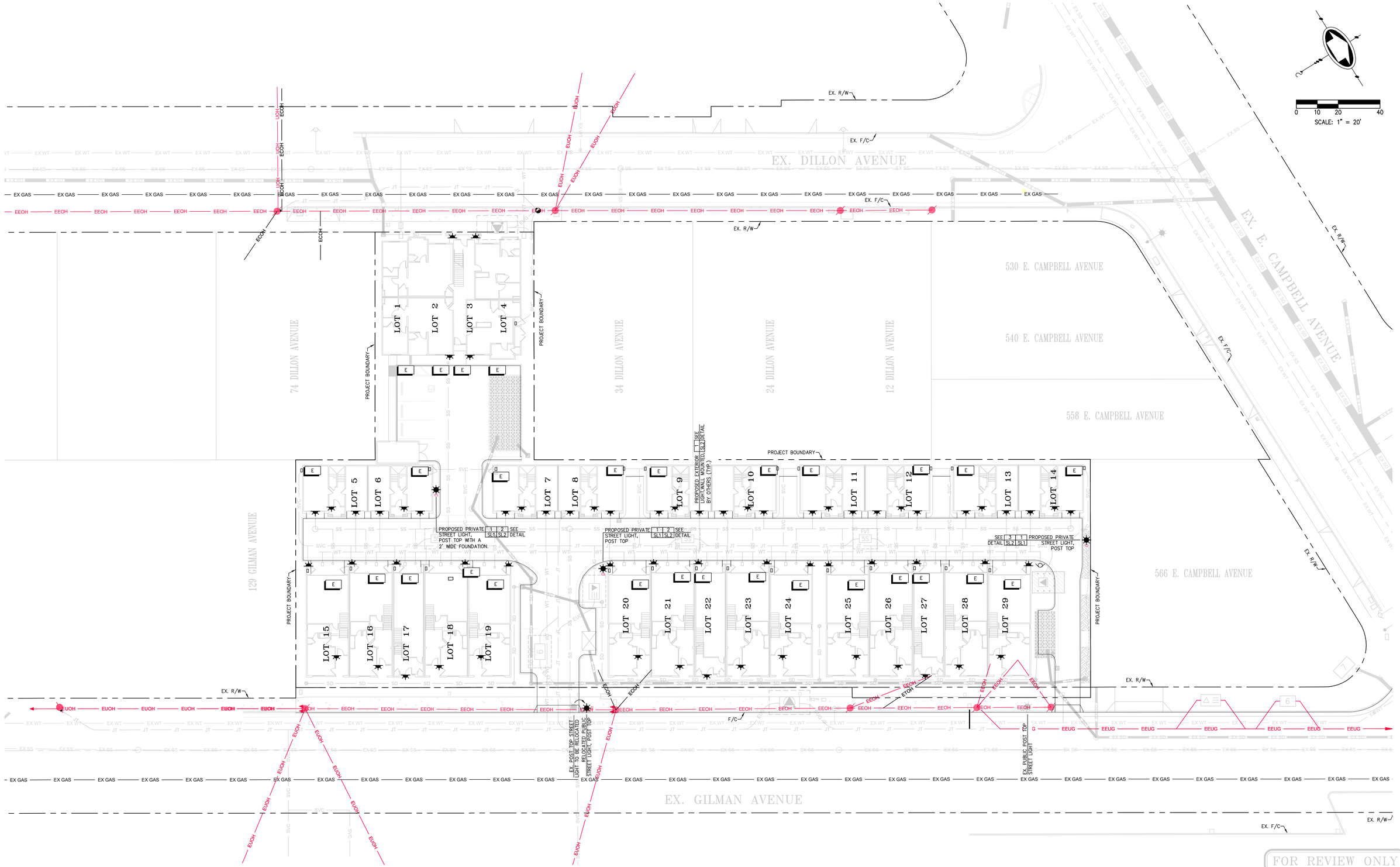
ROBSON HOMES, LLC
DILLON & GILMAN AVENUE
CAMPBELL CALIFORNIA

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

DATE: OCTOBER 2022 | DATE LAST WORKED ON: 6/29/2023
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 222140 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL2 OF SL3 SHEETS

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# STREET LIGHTING SITE PLAN

## ROBSON HOMES, LLC
## DILLON & GILMAN AVENUE
## CAMPBELL CALIFORNIA

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| | | | |

DATE: OCTOBER 2022 | DATE LAST WORKED ON: 6/29/2023
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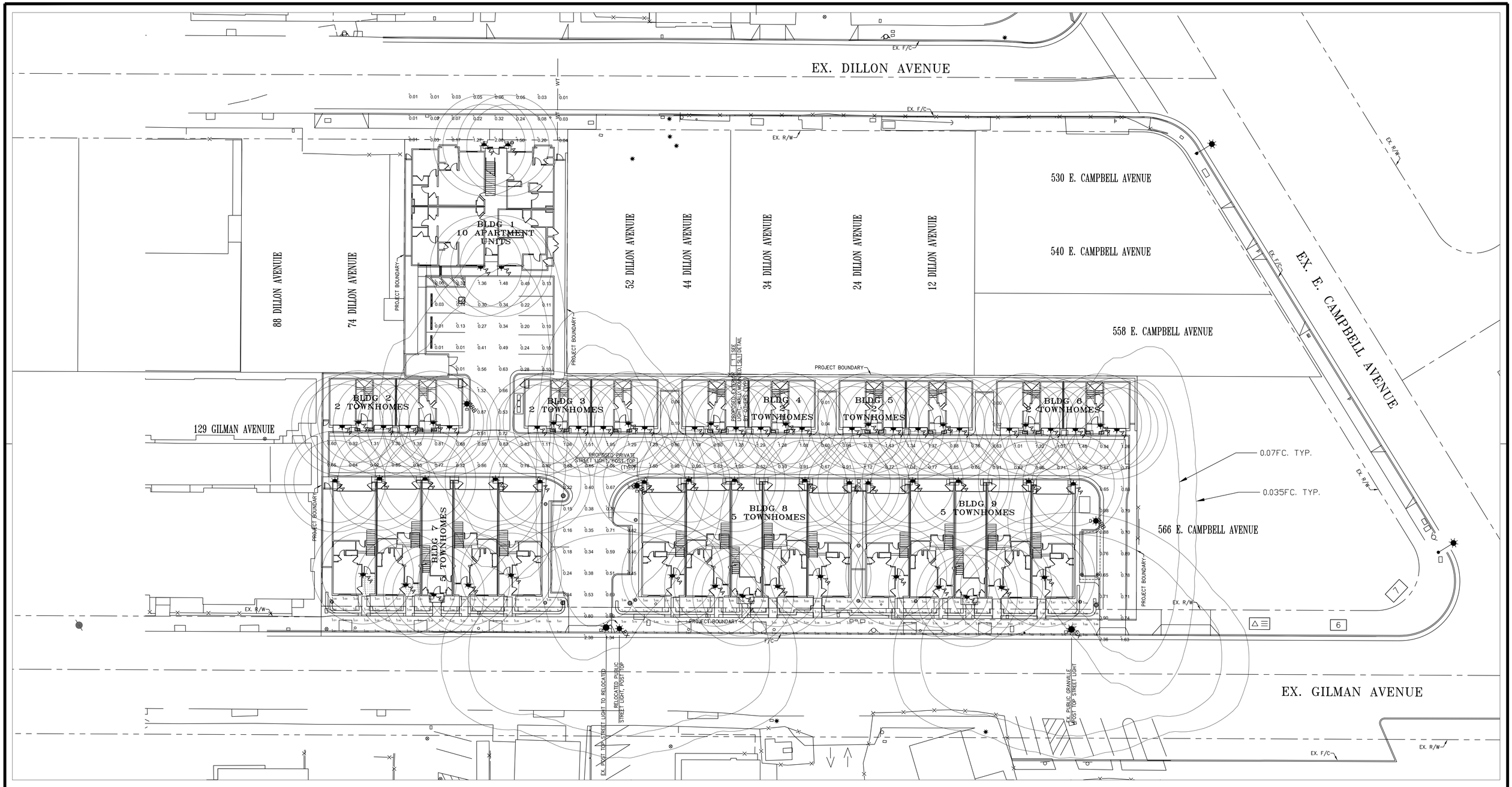
SHEET SL3 OF SL3 SHEETS




| Luminaire Schedule - LED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Project: GILMAN AND DILLON - CAMPBELL | | | | | | | | |
| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Luminaire Watts | Description | Filename |
| | 64 | AA | Single | 0.900 | 722 | 12 | BEGA 66410 @ 8' | 66410_BEGA_IES.ies |
| | 3 | BB | Single | 0.900 | 2961 | 33 | LUMEC VLR-29L350NW-G1-3-CAGE @ 19' LC | vlr-29l350nw-g1-3-cage_-crt150817l449-004-009em-.ies |
| | 2 | EX | Single | 0.900 | 6940 | 61 | EXISTING POST-TOP - 12' POLE | GVD3 P30 40K XXXX GL3LU.ies |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Project: GILMAN AND DILLON - CAMPBELL | | | | | | | |
| Description | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| BLDG 1 PARKING LOT | Illuminance | Fc | 0.40 | 1.48 | 0.01 | 40.00 | 148.00 |
| BLDG 7 8 9 FRONT SIDEWALKS | Illuminance | Fc | 0.44 | 2.46 | 0.00 | N.A. | N.A. |
| TYPICAL HOME EXTRIES | Illuminance | Fc | 1.49 | 2.61 | 0.43 | 3.47 | 6.07 |
| FRONT OF BLDG 1 | Illuminance | Fc | 0.27 | 2.08 | 0.01 | 27.00 | 208.00 |
| PRIVATE STREET | Illuminance | Fc | 0.83 | 2.38 | 0.00 | N.A. | N.A. |

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

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

Associated Lighting Representatives, Inc.

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

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; TIM HALEY

AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

Lighting Analysts
illumination engineering software
www.agi32.com

PROJECT DESCRIPTION

# GILMAN AND DILLON
CITY OF CAMPBELL

DRAWING NO. / INPUT FILE
21607HAL-R1.DWG / 21607HAL-R1.A32

| SCALE | SHEET | DATE | REV |
|---|---|---|---|
| 1" = 20' | 1 OF 1 | 06.27.2023 | 1 |