

Notice of Decision on Proposed Project

Dear Campbell Resident,

March 15 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 1700 Dell Avenue

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): N/A

File No: PLN-2024-33

APN: 424-33-094

Applicant: Devcon Construction

Property Owner: Dollinger Dell Associates

Application Type: Tree Removal Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

Request to remove five (5) of trees of various species and sizes located in the front yard of the referenced property. All five (5) trees will be replaced on the subject property.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **March 15, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 24, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | 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





build
perform
design
sustain

DELL AVENUE OFFICES 1700 DELL AVE CAMPBELL, CA 95008

- OWNER
DOLLINGER PROPERTIES INC
555 TWIN DOLPHIN DRIVE, SUITE 600
REDWOOD CITY, CA 94065
- DESIGN-BUILD CONTRACTOR & ARCHITECT
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
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2087 RINGWOOD AVE # 10,
SAN JOSE, CA 95131
- LANDSCAPE ARCHITECT
WHISLER LAND PLANNING
101 LUCAS VALLEY RD, SUITE 261
SAN RAFAEL, CA 94903
- DRY UTILITIES DESIGN
GIACALONE DESIGN SERVICES, INC.
5820 STONGERIDGE MALL RD #345
PLEASANTON, CA 94588
-

KEY NOTES :

1. RIP AND LOOSEN COMPACTED SOILS TO 18 INCH DEPTH IN PLANTING AREAS WITHIN EXISTING PARKING LOT AND FOOTPRINT OF EXISTING BUILDING TYPICAL. THIS IS REQUIRED TO ENABLE PROPER PLANT GROWTH.
2. 3'-8" PATHWAY ADJACENT TO GARAGE STRUCTURE. SEE DETAIL 2 SHEET L1.4.
3. BIKE RACK. SEE ARCHITECTURAL PLANS.
4. SEE DETAIL PLAN FOR THIS AREA SHEET L1.4
5. GATE TO PUBLIC TRAIL WITH MECHANICAL COMBINATION LOCK.
6. SEE CONTROL JOINT DETAIL PLAN FOR ENTRY WALK DETAIL B SHEET L1.4

PAVING LEGEND :

- CONCRETE - NON PERVIOUS PAVING
- DECOMPOSED GRANITE (DG) - PERVIOUS PAVING
- DECOMPOSED GRANITE (DG) ON GEOWEB REINFORCED BASE AT EXISTING TREES. PERVIOUS PAVING



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REVISIONS

NO	DESCRIPTION	DATE
1	TRANSFORMER RELOCATION	7/06/2023
2	RESPONSE TO RFI 349 & 351	12/15/2023
3	RESP TO RFI 369 & TREE REMOVAL	02/15/2024

OVERALL - LANDSCAPE PLAN

JOB NO.
20-065

DATE
04/01/22

DRAWN:
PW

CHECKED:
PW

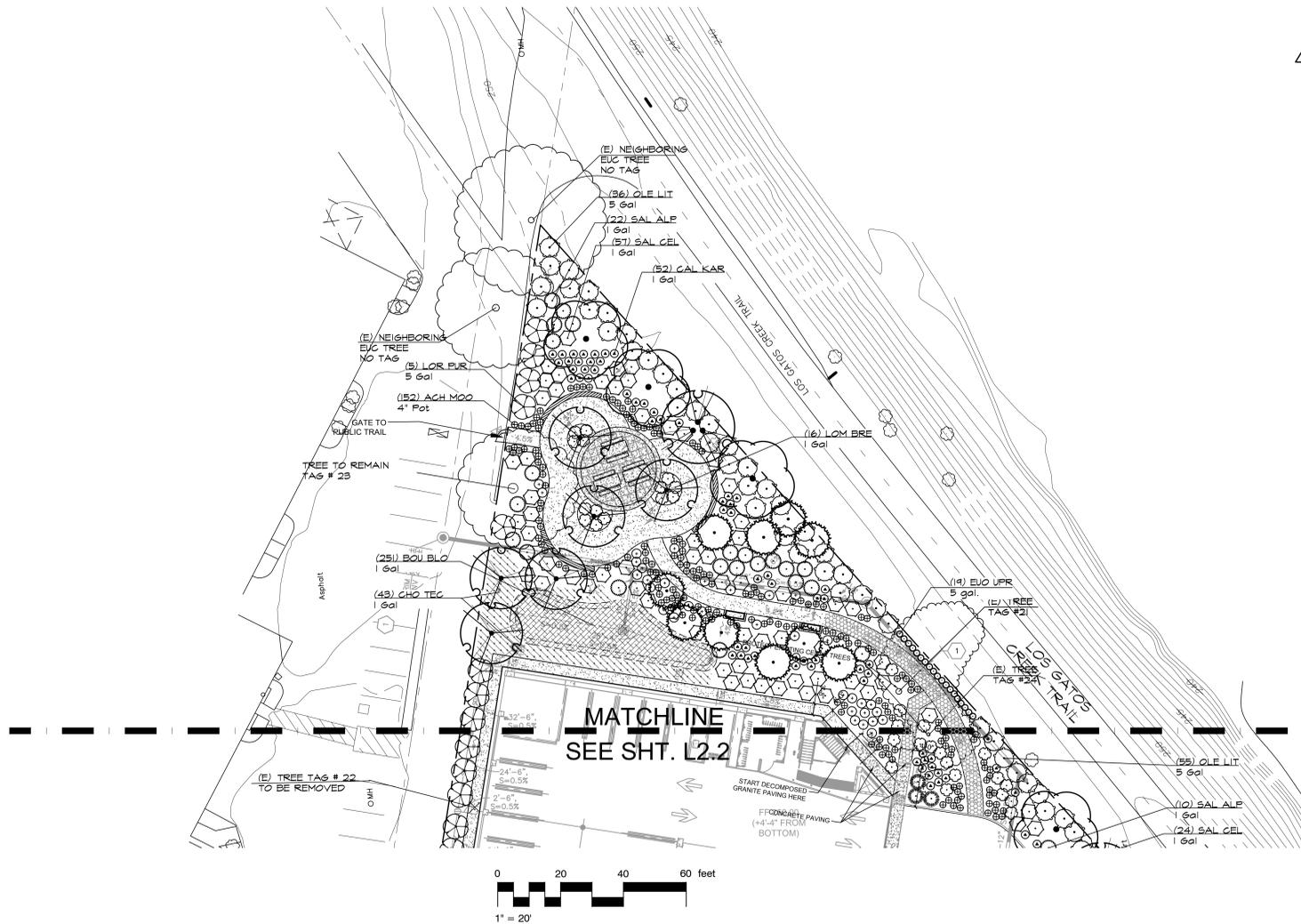
ISSUE
08.31.2022 IFC

L1.1



Scale 1" = 30 ft
sheet size = 30"x42"

Know what's below.
Call before you dig.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	CEA FAS	10	Cedrus atlantica 'Glaucu' / Columnar Blue Atlas Cedar	24" Box	WATER USE: MED
	CEA DEO	4	Cedrus deodara / Deodar Cedar	36" Box	LOW
	CER FOR	6	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	24" Box	MED
	GEI PAR	15	Geijera parviflora / Australian Willow	24" Box	MED
	GLE SUN	24	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Thornless Honeylocust	24" Box	LOW
	LAG ARA	7	Lagerstroemia indica x fauriei 'Arapaho' / Arapaho Crape Myrtle	24" Box	LOW
	LAG 36	1	Lagerstroemia indica x fauriei 'Arapaho' / Arapaho Crape Myrtle	36" Box	LOW
	LAG ZUN	3	Lagerstroemia x 'Zuni' / Tree Crape Myrtle	24" Box	LOW
	LAU NOB	12	Laurus nobilis / Grecian Laurel	24" Box	LOW
	QUE LOB	5	Quercus Lobata / CA Dec. Oak- Local Contract Grown	TP4	LOW
	QUE AGR	10	Quercus agrifolia / Live Oak- Local Contract Grown	TP4	LOW
SHRUBS					
	ACH MOO	202	Achillea x 'Moonshine' / Moonshine Yarrow	4" Pot	WATER USE: LOW
	CAL KAR	103	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal	LOW
	CEA HEA	8	Ceanothus hearstiorum / Hearst Ceanothus	1 Gal	LOW
	CHO AZT	38	Choisya x dewitteana 'Aztec Pearl' / Aztec Pearl Mexican Orange	5 Gal	LOW
	EUC UPR	29	Euonymus japonicus 'Green Spire' / Green Spire Euonymus	5 Gal	LOW
	JUN MED	12	Juniperus scopulorum 'Medora' / Medora Juniper	24" Box	LOW
	LIG SUN	5	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 Gal	LOW
	LIM PER	200	Limonium perzili / Stative	1 Gal	LOW
	LOM IFU	24	Lomandra confertifolia 'Pom Pom' / Shorty Mat Rush	1 Gal	LOW
	LOM BRE	188	Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 Gal	LOW
	LOM PBV	23	Lomandra longifolia 'Roma 13' TM / Platinum Beauty Variegated Mat Rush	1 Gal	LOW
	LOR PIX	19	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	5 Gal	LOW
	LOR PUR	39	Loropetalum chinense rubrum 'Purple Majesty' / Fringe Flower	5 Gal	LOW
	NAN LEM	66	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	5 Gal	LOW
	OLE LIT	135	Olea europaea 'Little Ollie' / Little Ollie Olive	5 Gal	LOW
	PHO MTM	77	Phormium x 'Mat's Merlot' / Mat's Merlot New Zealand Flax	5 Gal	LOW
	PIT CRE	34	Pittosporum tobira 'Creme de Mint' / Cream de Mint Mock Orange	5 Gal	LOW
	SAL ALP	32	Salvia clevelandii 'Alpine' / Alpine Cleveland Sage	1 Gal	LOW
	SAL CEL	86	Salvia x 'Celestial Blue' / Celestial Blue Sage	1 Gal	LOW
	SAR RUS	9	Sarcococca ruscifolia / Fragrant Sarcococca	5 Gal	LOW
GROUND COVERS					
	BUL FRU	680 sf	Bulbine frutescens / Stalked Bulbine	1 Gal	24" o.c. WATER USE: LOW
	COP VAR	2,310 sf	Coprosma kirkii 'Variegata' / Creeping Mirror Plant	1 Gal	30" o.c. LOW
	HEU SAN	860 sf	Heuchera x 'Santa Ana Cardinal' / Cardinal Coral Bells	1 Gal	48" o.c. LOW
	LOM ROM	908 sf	Lomandra longifolia 'Roma 13' / Platinum Beauty Variegated Mat Rush	1 Gal	42" o.c. LOW
	SAL SON	1,025 sf	Salvia sonomensis / Creeping Sage	1 Gal	36" o.c. LOW
BIOSWALE					
	BOU BLO	2,899 sf	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 Gal	24" o.c. WATER USE: LOW
	CHO TEC	3,023 sf	Chondropetalum tectorum / Cape Rush	1 Gal	48" o.c. LOW

ARBORIST EXISTING TREE LIST

TREE TAG #	BOTANICAL NAME	COMMON NAME	DBH	NOTES
01	PINUS CANARIENSIS	CANARY ISLAND PINE	29.0	TO REMAIN
02	PINUS CANARIENSIS	CANARY ISLAND PINE	26.2	TO REMAIN
03	PINUS CANARIENSIS	CANARY ISLAND PINE	18.2	TO REMAIN
04	PINUS CANARIENSIS	CANARY ISLAND PINE	21.0	TO REMAIN
05	PINUS CANARIENSIS	CANARY ISLAND PINE	12.8	TO REMAIN
06	PYRUS KAWAKAMI	EVERGREEN PEAR	13.0	TO BE REMOVED
07	PYRUS KAWAKAMI	EVERGREEN PEAR	11.4	TO BE REMOVED
08	PINUS CANARIENSIS	CANARY ISLAND PINE	26.3	TO BE REMOVED
09	PINUS CANARIENSIS	CANARY ISLAND PINE	24.9	TO REMAIN
10	ULMUS PARVIFOLIA	CHINESE ELM	14.7	TO BE REMOVED
11	CEDRUS DEODARA	DEODAR CEDAR	29.1	TO BE REMOVED
12	CEDRUS DEODARA	DEODAR CEDAR	28.1	TO BE REMOVED
13	CEDRUS DEODARA	DEODAR CEDAR	26.4	TO BE REMOVED
14	CEDRUS DEODARA	DEODAR CEDAR	30.3	TO BE REMOVED
15	CEDRUS DEODARA	DEODAR CEDAR	27.5	TO BE REMOVED
16	CEDRUS DEODARA	DEODAR CEDAR	23.9	TO BE REMOVED
17	CEDRUS DEODARA	DEODAR CEDAR	18.9	TO REMAIN
18	CEDRUS DEODARA	DEODAR CEDAR	21.4	TO REMAIN
19	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	13.0	TO REMAIN
20	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	15.6	TO REMAIN
21	PINUS CANARIENSIS	CANARY ISLAND PINE	21.2	TO REMAIN
22	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	17.8	TO BE REMOVED
23	EUCALYPTUS SIDEROXYLON	RED IRONBARK EUCALYPTUS	28.2	TO REMAIN
24	PINUS CANARIENSIS	CANARY ISLAND PINE	13.4	TO REMAIN
25	PYRUS CALLERYANA CULT.	ORNAMENTAL PEAR	16.0	TO BE REMOVED
26	PYRUS CALLERYANA CULT.	ORNAMENTAL PEAR	12.9	TO BE REMOVED

See Arborist Report prepared by Walter Levison Consulting Arborist for detail on existing trees and protection (415) 203-0990 / walterlevisonjr@yahoo.com

CONTRACTOR TO REFER TO ARBORIST REPORT BY WLCA DATED 5/22/2017 AND REVISED 1/17/2018, 3/19/2019, 4/23/2021.
CONTRACTOR TO CONSULT ARBORIST REPORT AND ARBORIST ON TREE PROTECTION MEASURES AND IMPLEMENT TREE PROTECTION MEASURES CALLED FOR IN THE ARBORIST REPORT INCLUDING TRUNK WRAPPING, TEMPORARY IRRIGATION AND FENCING.

TREE COUNT

26	- TOTAL NUMBER OF EXISTING TREES SURVEYED
14	- TOTAL NUMBER OF TREES TO BE REMOVED ON SITE
12	- TOTAL NUMBER OF TREES TO REMAIN ON SITE

NEW TREE COUNT

94	PROPOSED NEW TREE S FOR PROJECT.
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SOIL PREPARATION NOTES:

AFTER COMPLETION OF ROUGH GRADING OPERATIONS CONTRACTOR TO SUBMIT A SOIL TESTING LAB ANALYSIS OF SOIL SUITABILITY FOR HORTICULTURAL SUITABILITY AND RECOMMENDATIONS FROM SOIL LAB FOR AMENDMENTS. CONTRACTOR SHALL IMPLEMENT THE RECOMMENDATIONS FOR SOIL AMENDMENT IN THE SOIL LAB REPORT.

SOIL PREPARATION, MULCH AND AMENDMENTS SHALL INCLUDE AT A MINIMUM:

- PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
- FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- A MINIMUM THREE INCH (3 LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, WHERE MULCH IS CONTRAINDICATED. MULCH SHALL BE ZANKER SUPPLY BLACK MINI MULCH OR APPROVED SIMILAR, SUPPLY SAMPLE.

NATIVE OAK CONTRACT GROWING NOTES:

Quercus agrifolia and Quercus lobata to be locally collected from adjacent Los Gatos Creek open space and contract grown through The Watershed Nursery (www.thewatershednursery.com., (510) 234-2222 Contact Diana Benner). Contractor to initiate seed collection a minimum of 2 years prior to planting.

Seed/propagule collection: The Watershed Nursery (TWN) will provide native plant material grown from seed, cuttings, or other propagules. The propagules will be collected from naturally occurring plant stands native to the Project site or areas within the watershed associated with the Project. If it is necessary to collect from outside of the project watershed Client will be consulted for approval of collection site. Source populations will be from locations that exhibit similar environmental conditions (e.g., slope, aspect, soil and hydrology) as those found within the project site.

To increase genetic diversity of collected seed and to preserve the integrity of native plant stands, TWN collects from dense populations, rather than from solitary plants, from 2 to 10 populations (and/or 10+ individuals) at least 20 meters apart, and ideally from a minimum of 3 separate collecting events. Seeds, cuttings and other propagules are collected in compliance with applicable laws and permits issued by the owners of the property where collected.

TWN strives to collect from areas free of sudden oak death disease, refers to online resource <http://www.oakmapper.org/> to confirm updates on status of collection sites, and will employ specified methods for precautions and sanitizing equipment as described online at the California Oak Mortality Task Force website.

Seed processing: TWN processes fruit/seeds by first removing all flesh or chaff. Seeds with a hard seed coat receive a rinse in a 5% bleach dip for 1 minute prior to treating. It is specified in the PWG BMPs that seed be collected from above 1m in height above the soils surface so as to reduce the chance of presence of pathogens. For some native California species this height recommendation is not possible. There is not extensive current information available regarding seed tolerance to surface sterilization techniques for many California native species and TWN and other local native nurseries have just begun trials to establish seed tolerance for many more delicate species. Other measures to reduce risk such as considerations regarding possibility of splash and possible presence of pathogens are taken into special account when collecting from species whose growth habit is usually < 1 m. All surfaces used in seed processing are cleaned with 70% isopropyl alcohol. If seeds require a stratification or treatment a clean, soilless germination mix is used, if no treatment is required seeds are put into cold-dry storage until appropriate time for sowing at which time they will be sown into a clean, soilless germination mix.

Seedling growth: Seeds and other propagules are grown at The Watershed Nursery until the root ball is fully developed for the specified container size. TWN takes great care in the maintenance of our plants. We have automated irrigation installed for all project plants plus we have an employee on site to conduct spot watering or adjustments to irrigation regime 3 to 5 times per week depending on the weather. We have staff at the nursery every day of the week keeping alert for irrigation or pest issues. Our priority is the health of our plants so plants are visually inspected for water and pest issues as well as spaced and pruned to maintain optimal air circulation.

Vegetative material: Due to phytosanitary concerns TWN strives to avoid the use of vegetative divisions for project material but if such measures are necessary all material is rinsed of soil outside of nursery, receives a 5% bleach soak for a minimum of 1 minute, is rinsed with fresh water and then is propagated in a separate section of the nursery. TWN will not conduct vegetative propagation if documentation exists of Phytophthora infestation at the collection site.

Phytosanitary Measures: All staff at TWN have received training from an Agricultural Biologist with the Contra Costa Department of Agriculture in the recognition of symptoms of Phytophthora ramorum infected material. TWN has fully implemented the Department of Agriculture "Nursery Industry Best Management Practices for Phytophthora ramorum" and the Working Group for Phytophthoras in Native Habitats BMPs (http://www.suddenoakdeath.org/wpcontent/uploads/2016/04/Restoration.Nsy_Guidelines.final_092216.pdf) * into our nursery production systems and conducts all production using strict phytosanitary protocols to minimize risk of presence of pests and pathogens. *Heat-treatment of planting media is an additional service and cost and must be specifically requested. All staff with supervisory duties at TWN participated in the U.C. Cooperative Extension "Managing Phytophthoras in Native Plant Nurseries workshop" held in June 2015 as well as attended symposiums organized in 2014 and 2016 by the Working Group for Phytophthoras in Native Habitats. TWN is regularly inspected by the Department of Agriculture on an appropriate time frequency per quarantine laws.



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NO	DESCRIPTION	DATE
1	TRANSFORMER RELOCATION	7/06/2023
2	RESPONSE TO RFI 349 & 351	12/15/2023
3	RESP TO RFI 369 & TREE REMOVAL	02/15/2024

LANDSCAPE PLAN - EAST SIDE

JOB NO. 20-065 SHEET NO.

DATE: 04/01/22

DRAWN: PW

CHECKED: PW

DATE: 08/31/2022 JFC



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



Know what's below.
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L2.1

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LANDSCAPE PLAN - WEST SIDE

JOB NO.
20-065

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04/01/22

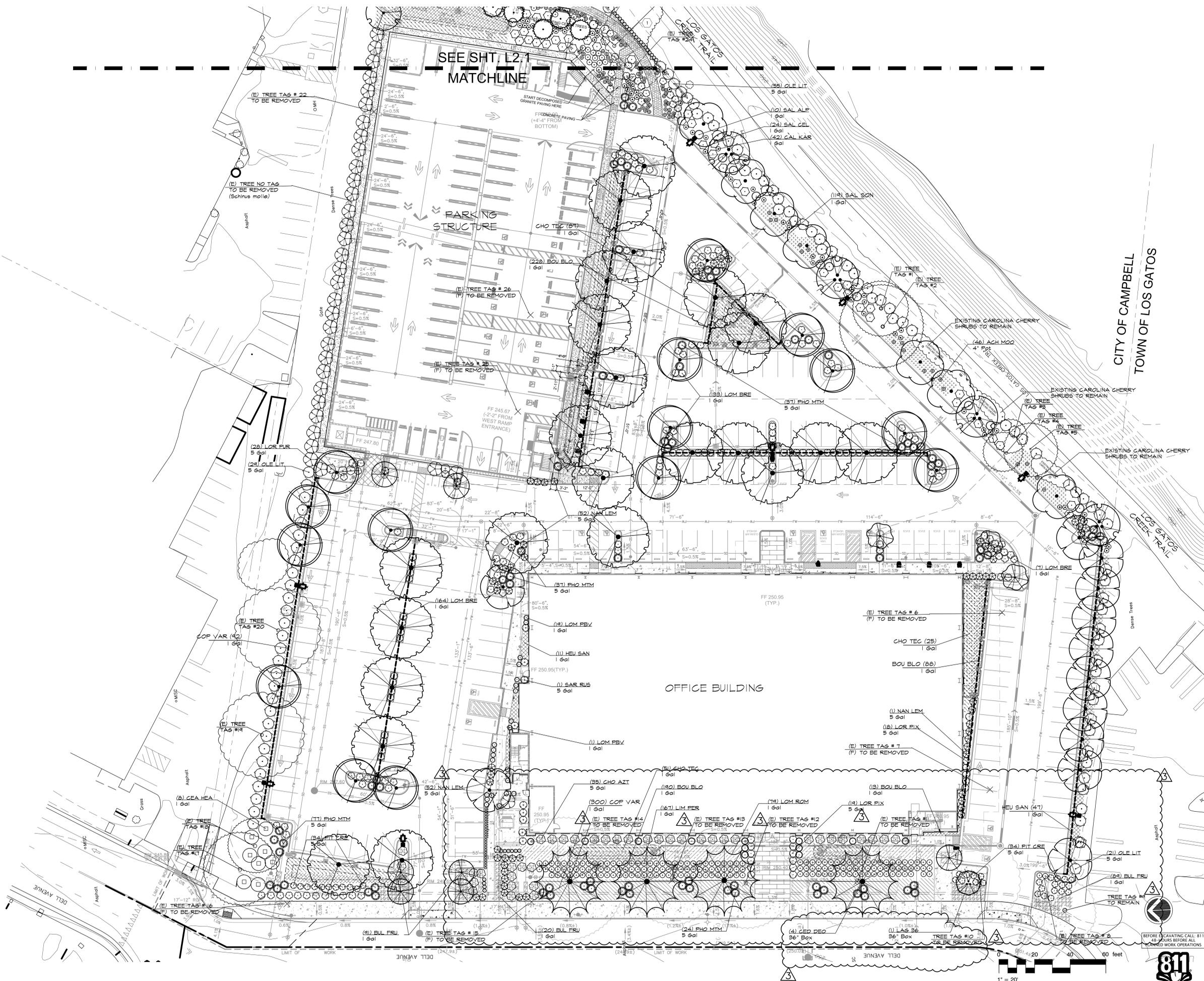
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L2.2

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IRRIGATION PLAN - WEST SIDE

JOB NO.
20-065

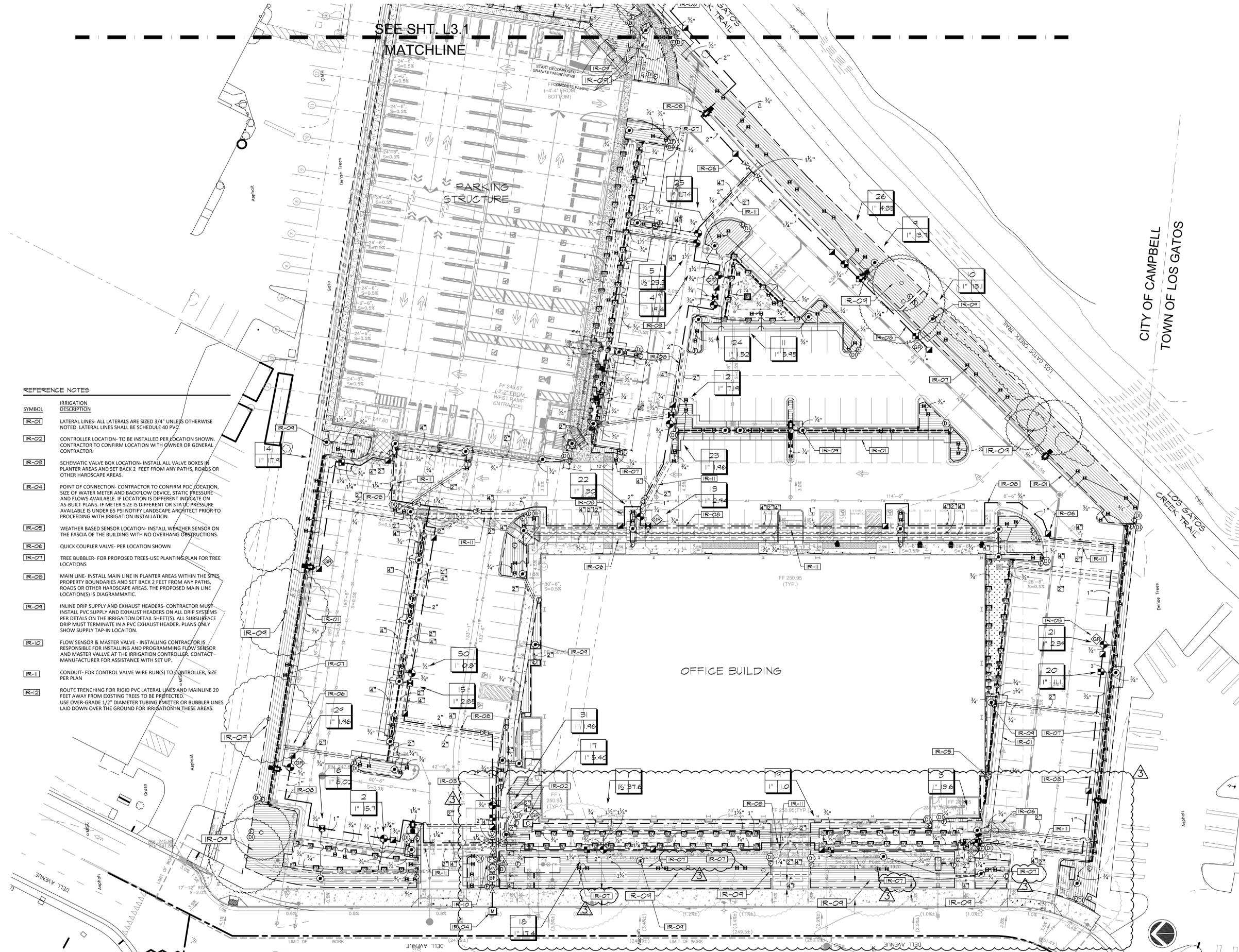
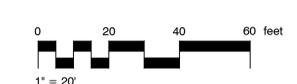
DATE
04/01/22

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PW

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PW

ISSUE
08.31.2022 IFC

SHEET NO.
L3.2



- REFERENCE NOTES
- SYMBOL** IRRIGATION DESCRIPTION
- IR-01 LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED. LATERAL LINES SHALL BE SCHEDULED 40 PVC.
 - IR-02 CONTROLLER LOCATION- TO BE INSTALLED PER LOCATION SHOWN. CONTRACTOR TO CONFIRM LOCATION WITH OWNER OR GENERAL CONTRACTOR.
 - 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 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 65 PSI NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH IRRIGATION INSTALLATION.
 - IR-05 WEATHER BASED SENSOR LOCATION- INSTALL WEATHER SENSOR ON THE FASCIA OF THE BUILDING WITH NO OVERHANG OBSTRUCTIONS.
 - IR-06 QUICK COUPLER VALVE- PER LOCATION SHOWN
 - IR-07 TREE BUBBLER- FOR PROPOSED TREES-USE PLANTING PLAN FOR TREE LOCATIONS
 - 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 INLINE DRIP SUPPLY AND EXHAUST HEADERS- CONTRACTOR MUST INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL DRIP SYSTEMS PER DETAILS ON THE IRRIGATION DETAIL SHEET(S). ALL SUBSURFACE DRIP MUST TERMINATE IN A PVC EXHAUST HEADER. PLANS ONLY SHOW SUPPLY TAP-IN LOCATION.
 - IR-10 FLOW SENSOR & MASTER VALVE- INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING FLOW SENSOR AND MASTER VALVE AT THE IRRIGATION CONTROLLER. CONTACT MANUFACTURER FOR ASSISTANCE WITH SET UP.
 - IR-11 CONDUIT- FOR CONTROL VALVE WIRE RUN(S) TO CONTROLLER, SIZE PER PLAN
 - IR-12 ROUTE TRENCHING FOR RIGID PVC LATERAL LINES AND MAINLINE 20 FEET AWAY FROM EXISTING TREES TO BE PROTECTED. USE OVER-GRADE 1/2" DIAMETER TUBING EMITTER OR BUBBLER LINES LAID DOWN OVER THE GROUND FOR IRRIGATION IN THESE AREAS.

OWNER
DOLLINGER PROPERTIES INC
555 TWIN DOLPHIN DRIVE, SUITE 600
REDWOOD CITY, CA 94065

DESIGN-BUILD CONTRACTOR & ARCHITECT
DEVCON CONSTRUCTION INC
600 GIBRALTAR DRIVE
MILPITAS, CA 95035

CIVIL ENGINEER
BKF
1730 N. 1ST STREET, #600
SAN JOSE, CA 95112

STRUCTURAL ENGINEER
STRUCTURAL ENGINEERS, INC
2901 TASMAN DRIVE, STE 100
SANTA CLARA, CA 95054

MECHANICAL ENGINEER
SILICON VALLEY MECHANICAL
2115 RINGWOOD AVE
SAN JOSE, CA 95131

ELECTRICAL ENGINEER
REX MOORE GROUP, INC
1880 DEPOT RD,
HAYWARD, CA 94545

PLUMBING ENGINEER
KDS PLUMBING, INC
2087 RINGWOOD AVE # 10,
SAN JOSE, CA 95131

LANDSCAPE ARCHITECT
WHISLER LAND PLANNING
101 LUCAS VALLEY RD, SUITE 261
SAN RAFAEL, CA 94903

DRY UTILITIES DESIGN
GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD #345
PLEASANTON, CA 94588



- 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 IRRIGATION 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 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. IRRIGATION material roots should be encouraged 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.
- 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 IRRIGATION root growth. Irrigation run time to be based on irrigation device precipitation rate (not flow rate) and IRRIGATION material irrigation demand. (Use WUCOLS reference for IRRIGATION watering needs). In the event of establishing IRRIGATIONS, 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 IRRIGATION 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 weather sensors are functioning and replace batteries as needed.

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	Wtr	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)	LEGEND
CLAY	1.0	LOAM	0.7	Cr Soil Coefficient
CLAY LOAM	1.0	LOAMY SAND	0.4	TW Total Wetted Area
COURSE SAND	0.2	SANDY LOAM	0.6	WA Wetted Area
FINE SAND	0.3	SILT LOAM	0.9	

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

IRRIGATION MAINTENANCE

PRECIPITATION RATES & SOIL INTAKE RATES

Job Name: 1700 Dell Ave
Date: 04/19/21

California Water Efficient Landscape Worksheet

Reference	Evapotranspiration [ET _c]	42.9	Project Type	Non-Residential	0.45				
Rain Fall (Inches)				0					
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Usable Rain Fall (Inches) ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*	Gallons Per Minute GPM	% Landscape Area	
Zone# Regular Landscape Areas									
1	BIO SWALE - LOW	0.2 Spray	0.75	0.27	1711	456	12136	37.62	4.09%
2	BIO SWALE - LOW	0.2 Spray	0.75	0.27	791	211	5610	15.69	1.89%
3	BIO SWALE - LOW	0.2 Spray	0.75	0.27	791	211	5610	13.63	1.89%
4	BIO SWALE - LOW	0.2 Spray	0.75	0.27	951	254	6745	19.41	2.27%
5	BIO SWALE - LOW	0.2 Spray	0.75	0.27	1424	380	10100	25.93	3.40%
6	BIO SWALE - LOW	0.2 Spray	0.75	0.27	1861	496	13200	36.49	4.45%
7	SHRUBS - LOW	0.2 Drip	0.81	0.25	3655	902	24004	18.62	8.73%
8	SHRUBS - LOW	0.2 Drip	0.81	0.25	2926	722	19216	14.75	6.99%
9	SHRUBS - LOW	0.2 Drip	0.81	0.25	2895	715	19013	13.74	6.92%
10	SHRUBS - LOW	0.2 Drip	0.81	0.25	2798	691	18376	13.14	6.68%
11	SHRUBS - LOW	0.2 Drip	0.81	0.25	1009	249	6627	5.95	2.41%
12	SHRUBS - LOW	0.2 Drip	0.81	0.25	955	236	6272	7.19	2.28%
13	SHRUBS - LOW	0.2 Drip	0.81	0.25	464	115	3047	2.94	1.11%
14	SHRUBS - LOW	0.2 Drip	0.81	0.25	3179	785	20878	17.87	7.59%
15	SHRUBS - LOW	0.2 Drip	0.81	0.25	761	188	4998	2.85	1.82%
16	SHRUBS - LOW	0.2 Drip	0.81	0.25	1600	395	10508	8.02	3.82%
17	SHRUBS - LOW	0.2 Drip	0.81	0.25	1297	345	9175	5.40	3.34%
18	SHRUBS - LOW	0.2 Drip	0.81	0.25	2430	647	22526	17.37	8.19%
19	SHRUBS - LOW	0.2 Drip	0.81	0.25	2346	579	15407	11.02	5.60%
20	SHRUBS - LOW	0.2 Drip	0.81	0.25	1621	400	10646	11.11	3.87%
21	TREES - LOW	0.2 Bubblers	0.75	0.27	550	147	3901	2.39	1.31%
22	TREES - LOW	0.2 Bubblers	0.75	0.27	300	80	2128	1.30	0.72%
23	TREES - MED	0.5 Bubblers	0.75	0.67	450	300	7979	1.96	1.07%
24	TREES - MED	0.5 Bubblers	0.75	0.67	350	233	6206	1.52	0.84%
25	TREES - LOW	0.2 Bubblers	0.75	0.27	400	107	2837	1.74	0.96%
26	TREES - LOW	0.2 Bubblers	0.75	0.27	1100	293	7802	4.35	2.63%
27	TREES - MED	0.5 Bubblers	0.75	0.67	650	433	11526	2.86	1.55%
28	TREES - MED	0.5 Bubblers	0.75	0.67	150	100	2660	0.65	0.36%
29	TREES - MED	0.5 Bubblers	0.75	0.67	450	300	7979	1.96	1.07%
30	TREES - LOW	0.2 Bubblers	0.75	0.27	700	187	4965	1.96	1.07%
31	TREES - LOW	0.2 Bubblers	0.75	0.27	1185	314	8345	2.86	1.55%
Special Landscape Areas									
				1	0	0	0	0	0.00%
				1	0	0	0	0	0.00%
				1	0	0	0	0	0.00%
				1	0	0	0	0	0.00%
Totals									
ETWU Total							303495		
Maximum Allowed Water Allowance (MAWA)*							501086		

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	9177
Total Area	41865
Average ETAF	0.32

All Landscape Areas

All Landscape Areas	
Total ETAF x Area	9177
Total Area	41865
Average ETAF	0.32

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 0.931392
MAWA ACRE FEET 1.537778
% ETWU OF MAWA 0.61

PASS: YES

MWEO CALCULATIONS

NOTE: NOT ALL UNPAVED AREAS ARE PLANTED AND IRRIGATED.

ESTABLISHED PLANT IRRIGATION SCHEDULE

CLIENT: 1700 Dell Ave.

Controller		Hunter		A2C		ET SOURCE		Solar Sync		Soil Type		CLAY LOAM 0.4		% Site Irrigation Effici:		0.73				
Zone #	Program	Plant Type	Plant Factor	ET Plant Factor	Plant Factor x Eto	Root Depth "	Shade Factor	Density Factor	Irrigation Type	Inches Precip Rate	% Dist Unif	Irr 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
1	A	Bio Ret Basin	Low	0.2	1.2	6	1	1	HE Van	1.5	0.5	0.40	8	8	1	12	37.62	311	51	15,798.39
2	A	Bio Ret Basin	Low	0.2	1.2	6	1	1	HE Van	1.5	0.5	0.40	8	8	1	12	15.69	130	51	6,588.96
3	A	Bio Ret Basin	Low	0.2	1.2	6	1	1	HE Van	1.5	0.5	0.40	8	8	1	12	13.63	113	51	5,723.87
4	A	Bio Ret Basin	Low	0.2	1.2	6	1	1	HE Van	1.5	0.5	0.40	8	8	1	12	19.41	160	51	8,151.16
5	A	Bio Ret Basin	Low	0.2	1.2	6	1	1	HE Van	1.5	0.5	0.40	8	8	1	12	25.93	214	51	10,889.22
6	A	Bio Ret Basin	Low	0.2	1.2	6	1	1	HE Van	1.5	0.5	0.40	8	8	1	12	36.49	302	51	15,323.85
7	B	Shrub	Low	0.2	1.2	12	1	1	Inline Drip	0.37	0.9	0.22	28	28	1	8	18.62	520	51	26,416.92
8	B	Shrub	Low	0.2	1.2	12	1	1	Inline Drip	0.37	0.9	0.22	28	28	1	8	14.75	412		

DELL AVENUE OFFICES
 1700 DELL AVE
 CAMPBELL, CA 95008

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 DOLLINGER PROPERTIES INC.
 555 TWIN DOLPHIN DRIVE, SUITE 600
 REDWOOD CITY, CA 94065

DESIGN-BUILD CONTRACTOR & ARCHITECT
 DEVCON CONSTRUCTION INC
 690 GIBRALTAR DRIVE
 MILPITAS, CA 95035

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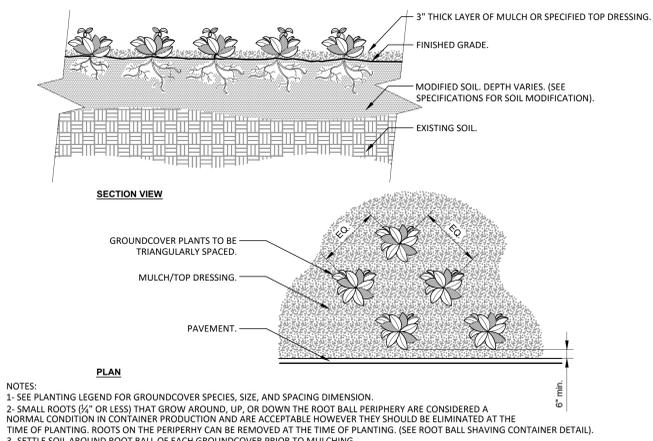
MECHANICAL ENGINEER
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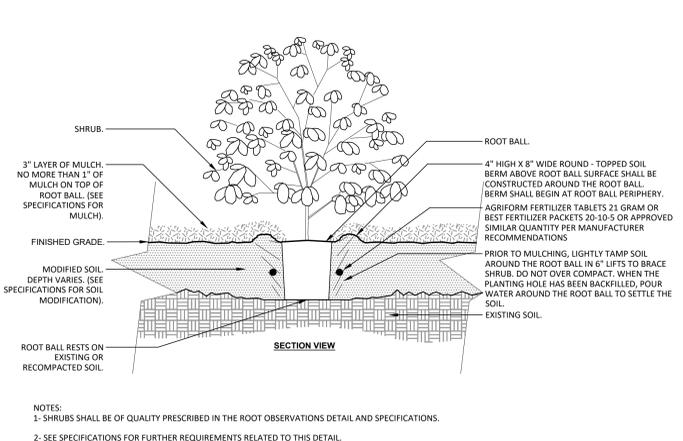
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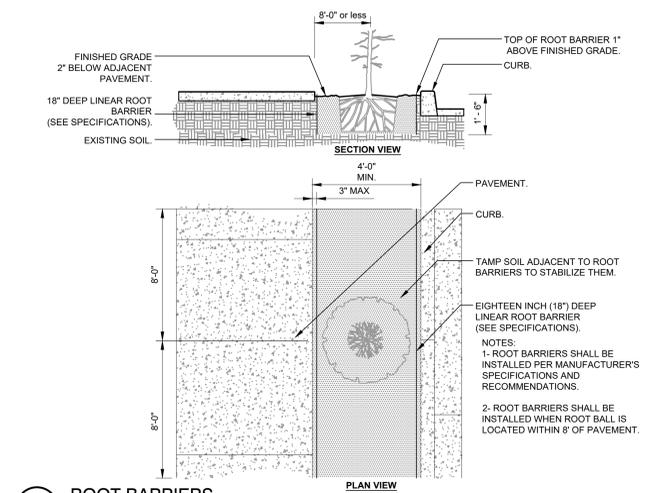
DRY UTILITIES DESIGN
 GIACALONE DESIGN SERVICES, INC.
 5820 STONERIDGE MALL RD #345
 PLEASANTON, CA 94588



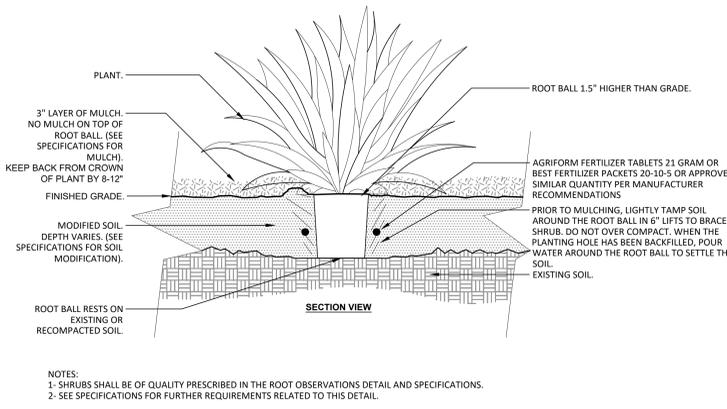
3 GROUND COVER
 NTS



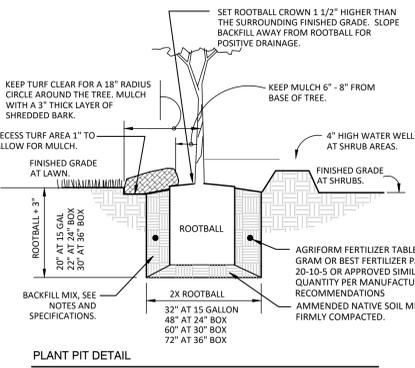
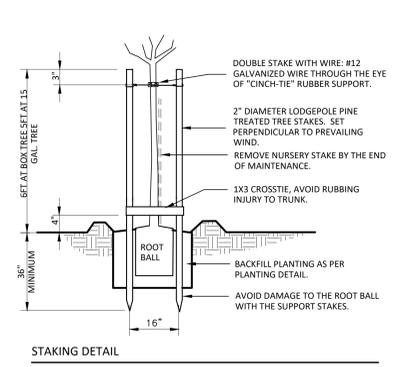
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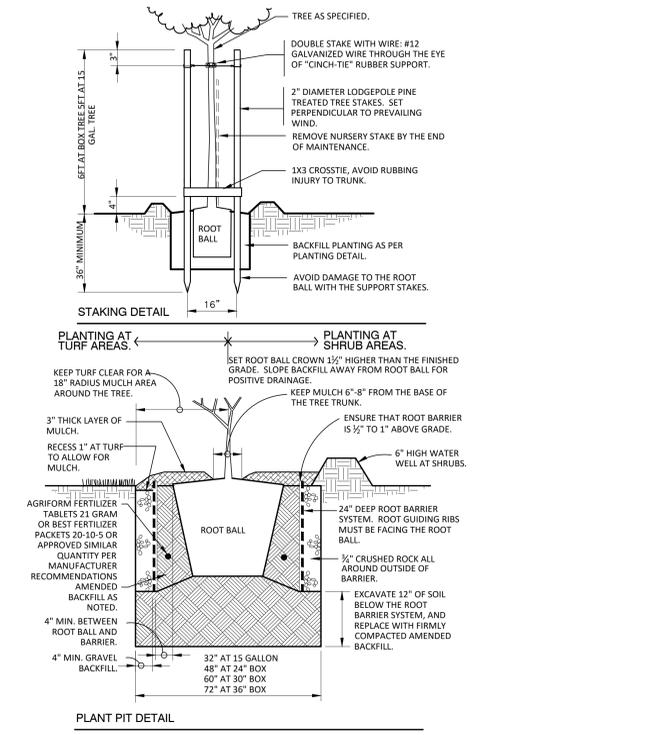
1 ROOT BARRIERS
 NTS



4 GRASSES & STRAPPY PLANT PLANTING
 NTS



6 TREE PLANTING DOUBLE STAKE
 NTS



5 ROOT BARRIER TREE PLANTING
 1" = 1'-0"

REVISIONS

NO	DESCRIPTION	DATE
3	RESP TO RFI 369 & TREE REMOVAL	02/15/2024



LANDSCAPE PLAN - DETAILS

JOB NO. 20-065
 DATE 04/01/22
 DRAWN PW
 CHECKED PW
 ISSUE 08-31-2022 IFC

SHEET NO.

L4.1



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 DOLLINGER PROPERTIES INC.
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 5820 STONERIDGE MALL RD #345
 PLEASANTON, CA 94588



DELL AVENUE OFFICES
 1700 DELL AVE.
 CAMPBELL, CA 95008

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERETO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.

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NO	DESCRIPTION	DATE
3	RESP TO RFI 369 & TREE REMOVAL	02/15/2024

IRRIGATION PLAN -
 DETAILS

JOB NO.
 20-065

DATE
 04/01/22

DRAWN
 PW

CHECKED
 PW

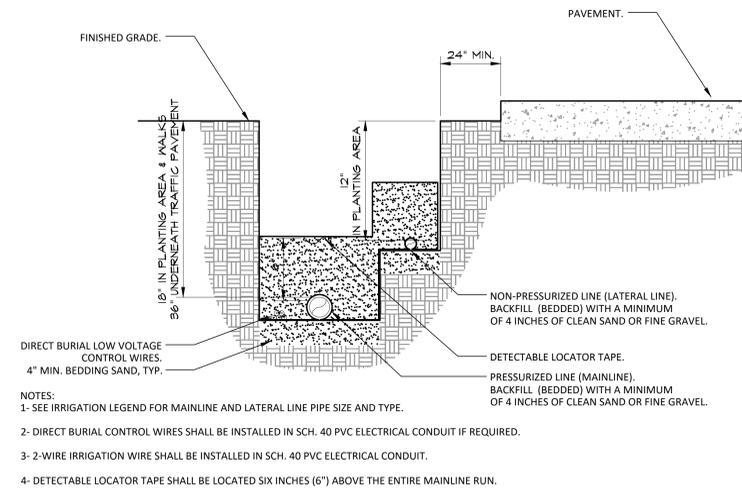
ISSUE
 08-31-2022 IFC

L4.2

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



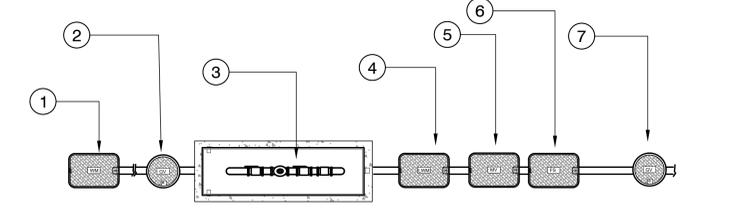
Know what's below.
 Call before you dig.



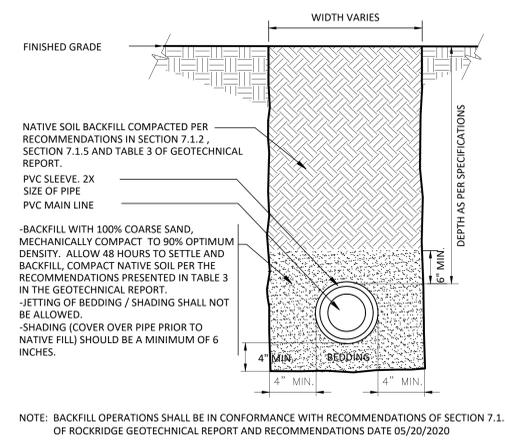
1 IRRIGATION TRENCHING
 NTS

- LEGEND
- 1 WATER METER. REFER TO CIVIL AND/OR IRRIGATION PLANS FOR SIZE & LOCATION
 - 2 GATE VALE
 - 3 BACKFLOW PREVENTER
 - 4 LANDSCAPE WATER METER
 - 5 MASTER VALVE
 - 6 FLOW SENSOR. REFER TO MANUFACTURER & IRRIGATION DETAILS FOR INSTALLATION RECOMMENDATIONS
 - 7 GATE VALVE, MAIN LINE TO IRRIGATION VALVES

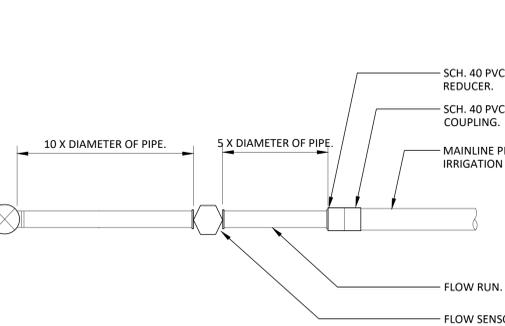
NOTE: REFER TO IRRIGATION LAYOUT AND EQUIPMENT SCHEDULE FOR ALL EQUIPMENT LOCATION, TYPE AND SIZES.



4 POC & IRRIGATION EQUIPMENT LAYOUT
 NTS

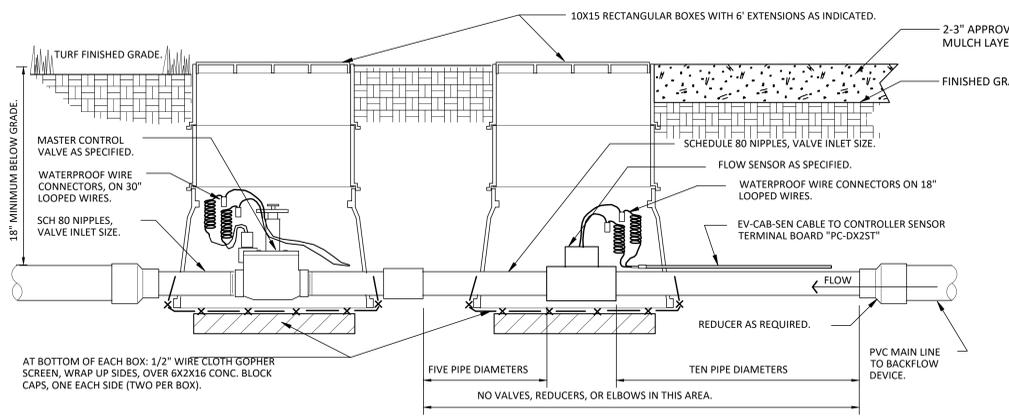


2 MAINLINE & SLEEVING
 1 1/2" = 1'-0"

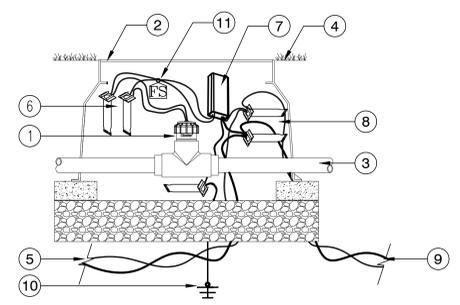


- NOTES:
- 1- FLOW SENSOR SHALL BE OF MAKE AND MODEL AS RECOMMENDED BY THE CONTROLLER MANUFACTURER.
 - 2- FLOW SENSOR WIRE SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
 - 3- MASTER VALVE WIRE SHALL BE DIRECT BURIAL 14 AWG WIRE (OR LARGER), COLOR: BLACK.
 - 4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT 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.

5 MASTER VALVE AND FLOW SENSOR LAYOUT
 DO NOT SCALE



7 MASTER VALVE/FLOW SENSOR ASSEMBLY
 NTS

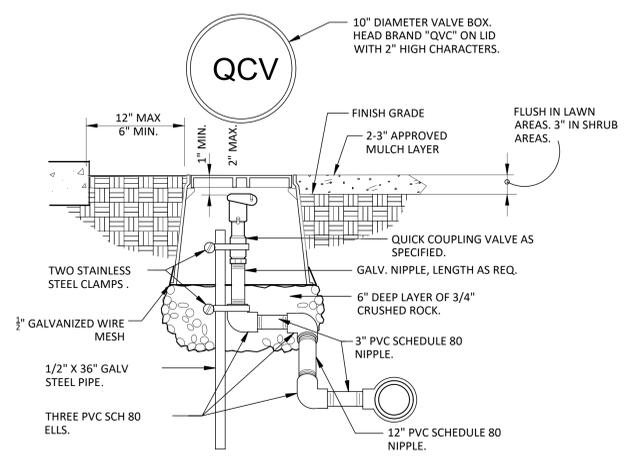


3 HUNTER SENSOR DECODER DETAIL
 NTS

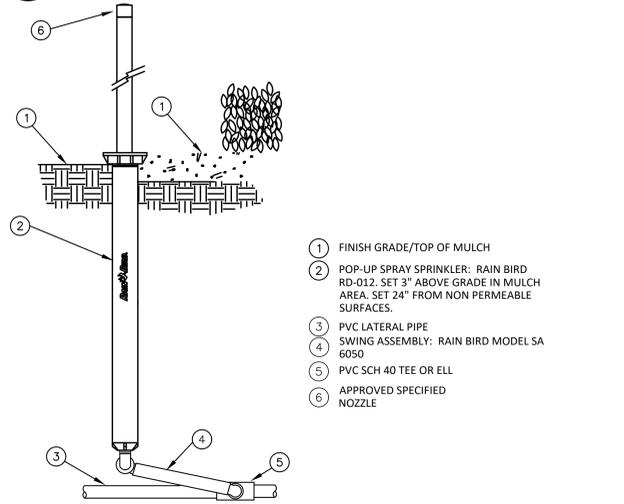
- 1 MODEL XXX-XXX. SEE FLOW SENSOR DETAIL.
- 2 STANDARD 1419 VALVE BOX OR SIMILAR
- 3 MAIN LINE PIPE
- 4 FINISHED GRADE
- 5 ID WIRE PATH TO NEXT DECODER AS NEEDED
- 6 3M-DBYR (2)
- 7 MODEL ICD-SEN - SENSOR DECODER
- 8 3M-DBYR-6 (3)
- 9 ID WIRE PATH FROM CONTROLLER ALLOW 5 FT./SLACK PER DECODER
- 10 TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000FT./330M.
- 11 CHRISTY ID TAG OR EQUAL

NOTE

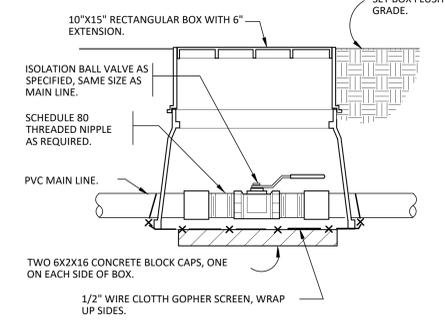
- 1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
- 2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES.



6 QUICK COUPLING VALVE IN BOX
 NTS

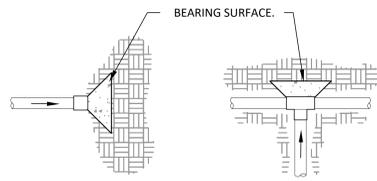


9 RAIN BIRD RD-12 SAM-PRS POP UP
 NTS



8 BRASS BALL ISOLATION VALVE
 NTS

AB-IR-VAL-ISOL-328406-67



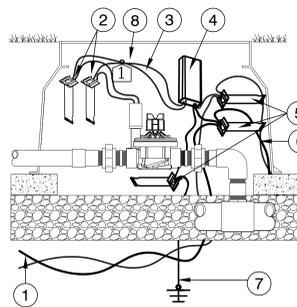
MINIMUM BEARING SURFACE AREA			
PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	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.²

3 THRUST BLOCK (2)

NTS

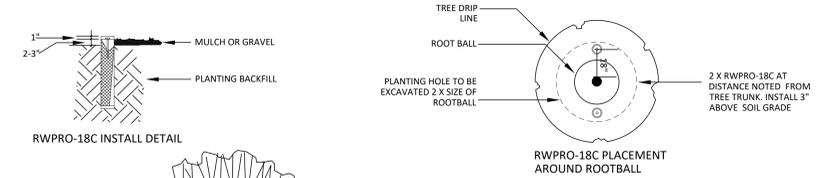
NOTE: ALL DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
 ADDRESS 1 = Black
 ADDRESS 2 = Yellow
 ADDRESS 3 = Green
 ADDRESS 4 = White
 ADDRESS 5 = Orange
 ADDRESS 6 = Purple



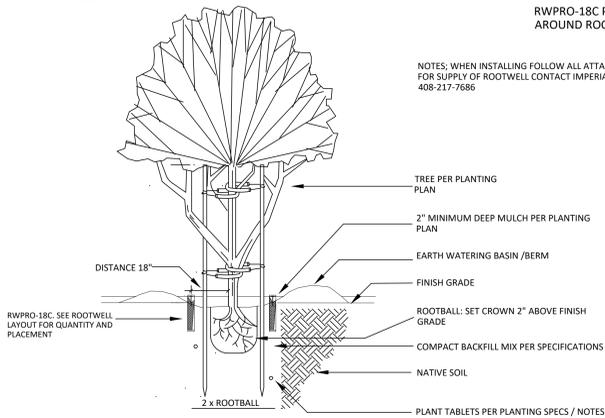
- 1 ID WIRE PATH TWISTED TO NEXT DECODER
- 2 3M-DBYR (2)
- 3 TWO BLACK WIRES TO VALVE SOLENOID/UP TO 150 FT./45M
- 4 MODEL ICD-100 DECODER
- 5 3M-DBYR-6 (3)
- 6 ID WIRE PATH FROM CONTROLLER ALLOW 5 FT./1.5M SLACK PER DECODER/1/2 ON EITHER SIDE OF DECODER
- 7 TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000FT./330M.
- 8 CHRISTY ID TAG OR EQUAL

2 HUNTER ICD DECODER

NTS

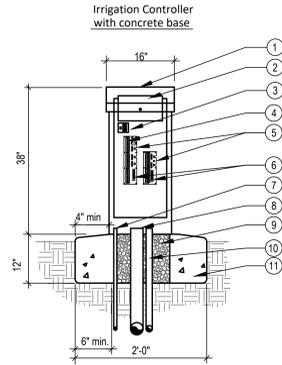


NOTES: WHEN INSTALLING FOLLOW ALL ATTACHED INSTALLATION SPECIFICATIONS. FOR SUPPLY OF ROOTWELL CONTACT IMPERIAL SPRINKLER SERVICES 925-667-1290 OR 408-317-7686



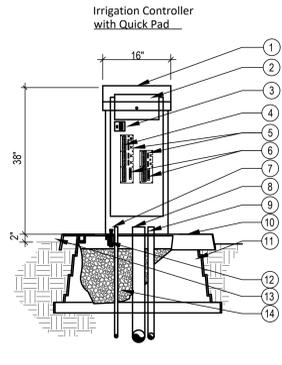
1 ROOTWELL PLACEMENT - 15 GALLON TREE

NTS



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

1. 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 Receiver Connector (optional)
7. 1" PVC conduit for 120 VAC from metered power supply
8. PVC conduit for control wires, size as required
9. Fill voids with 3/8" Pea Gravel
10. 1" PVC conduit for flow sensor cable PAIGE CABLE P - 7162 - D (if applicable)
11. Poured concrete base

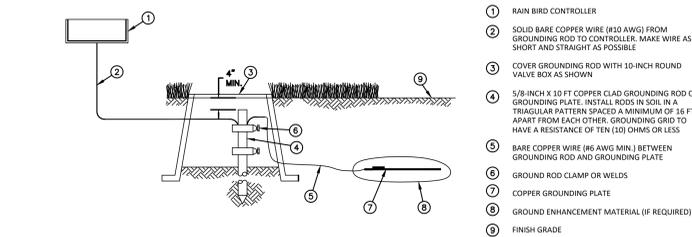


* Note all grounding requirements for controller assemblies shall conform to local electrical codes.

1. 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 powdercoated 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

8 TOP ENTRY STAINLESS STEEL CONTROLLER ENCLOSURE

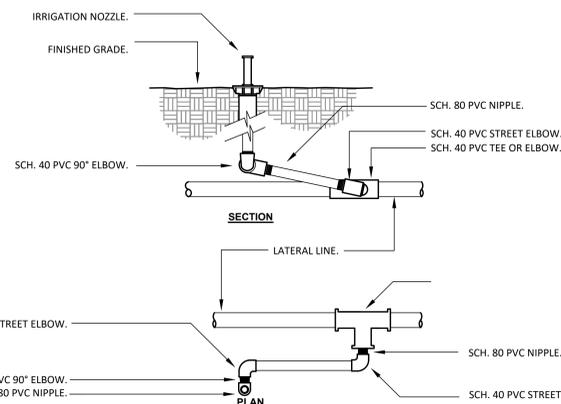
NTS



- 1 RAIN BIRD 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

5 CONTROLLER/2 WIRE GROUNDING PLATE

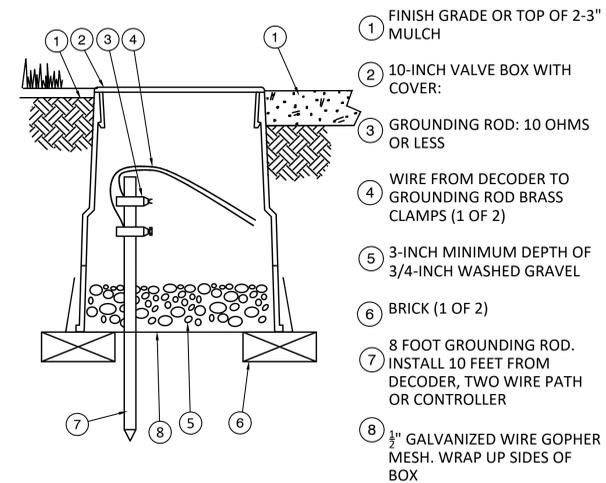
NTS



- 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.

7 TYPICAL SWING JOINT

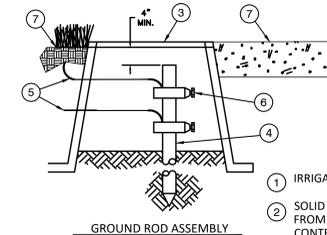
1" = 1"



- 1 FINISH GRADE OR TOP OF 2-3" MULCH
- 2 10-INCH VALVE BOX WITH COVER
- 3 GROUNDING ROD: 10 OHMS OR LESS
- 4 WIRE FROM DECODER TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
- 5 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 BRICK (1 OF 2)
- 7 8 FOOT GROUNDING ROD. INSTALL 10 FEET FROM DECODER, TWO WIRE PATH OR CONTROLLER
- 8 1/2" GALVANIZED WIRE GOPHER MESH. WRAP UP SIDES OF BOX

4 TW GROUNDING ROD

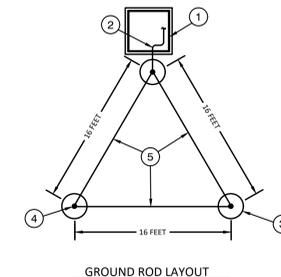
NTS



- 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 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE
- 5 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 BARE COPPER WIRE (#10 AWG MIN.) BETWEEN GROUNDING RODS
- 6 GROUND ROD CLAMP OR WELDS
- 7 FINISH GRADE OR TOP OF 2-3" MULCH LAYER

6 CONTROLLER GROUNDING GRID Y LAYOUT

NTS



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



DELL AVENUE OFFICES
 1700 DELL AVE
 CAMPBELL, CA 95008

- OWNER
 DOLLINGER PROPERTIES INC.
 555 TWIN DOLPHIN DRIVE, SUITE 600
 REDWOOD CITY, CA 94065
- DESIGN-BUILD CONTRACTOR & ARCHITECT
 DEVCON CONSTRUCTION INC.
 690 GIBRALTAR DRIVE
 MILPITAS, CA 95035
- CIVIL ENGINEER
 BKF
 1730 N. 1ST STREET, #600
 SAN JOSE, CA 95112
- STRUCTURAL ENGINEER
 STRUCTURAL ENGINEERS, INC.
 2901 TASMAN DRIVE, STE 100
 SANTA CLARA, CA 95054
- MECHANICAL ENGINEER
 SILICON VALLEY MECHANICAL
 2115 RINGWOOD AVE
 SAN JOSE, CA 95131
- ELECTRICAL ENGINEER
 REX MOORE GROUP, INC.
 1880 DEPOT RD,
 HAYWARD, CA 94545
- PLUMBING ENGINEER
 KDS PLUMBING, INC.
 2087 RINGWOOD AVE # 10,
 SAN JOSE, CA 95131
- LANDSCAPE ARCHITECT
 WHISLER LAND PLANNING
 101 LUCAS VALLEY RD, SUITE 261
 SAN RAFAEL, CA 94903
- DRY UTILITIES DESIGN
 GIACALONE DESIGN SERVICES, INC.
 5820 STONERIDGE MALL RD #345
 PLEASANTON, CA 94588

DELL AVENUE OFFICES
 1700 DELL AVE.
 CAMPBELL, CA 95008

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NO	DESCRIPTION	DATE
3	RESP TO RFI 369 & TREE REMOVAL	02/15/2024

IRRIGATION PLAN - DETAILS

JOB NO.
20-065

DATE
04/01/22

DRAWN
PW

CHECKED
PW

ISSUE
08-31-2022 IFC

L4.3

OWNER
 DOLLINGER PROPERTIES INC.
 555 TWIN DOLPHIN DRIVE, SUITE 600
 REDWOOD CITY, CA 94065

DESIGN-BUILD CONTRACTOR & ARCHITECT
 DEVCON CONSTRUCTION INC.
 690 GIBRALTAR DRIVE
 MILPITAS, CA 95035

CIVIL ENGINEER
 BRP
 1730 N. 1ST STREET, #600
 SAN JOSE, CA 95112

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 STRUCTURAL ENGINEERS, INC.
 2901 TASMAN DRIVE, STE 100
 SANTA CLARA, CA 95054

MECHANICAL ENGINEER
 SILICON VALLEY MECHANICAL
 2115 RINGWOOD AVE
 SAN JOSE, CA 95131

ELECTRICAL ENGINEER
 REX MOORE GROUP, INC.
 1880 DEPOT RD,
 HAYWARD, CA 94545

PLUMBING ENGINEER
 KDS PLUMBING, INC.
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 SAN RAFAEL, CA 94903

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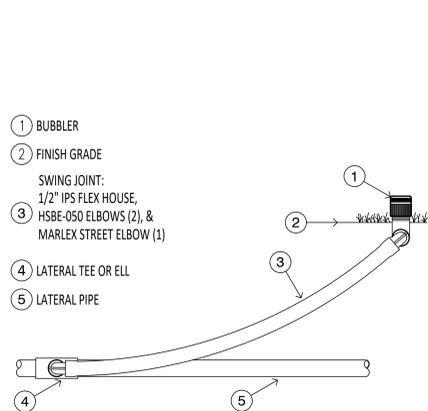


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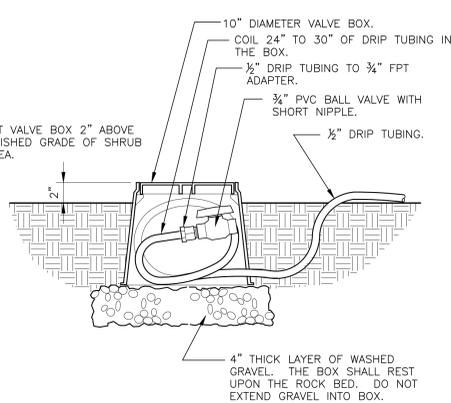
IRRIGATION PLAN - DETAILS

JOB NO. 20-065
 DATE: 04/01/22
 DRAWN: PW
 CHECKED: PW
 ISSUE: 08-31-2022 IFC

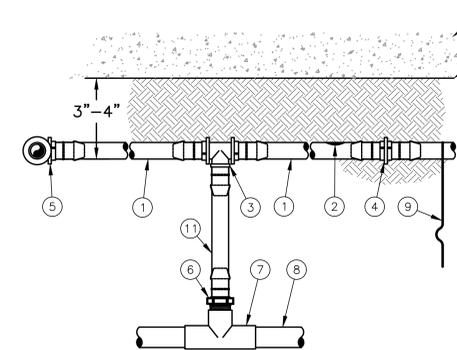
SHEET NO.
L4.4



3 BUBBLER ON FLEX HOSE
 NTS

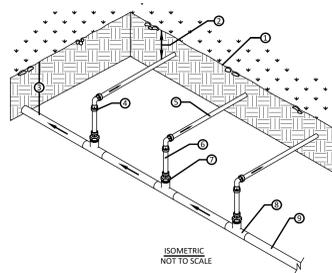


2 DRIP FLUSH VALVE
 1 1/2" = 1'-0"



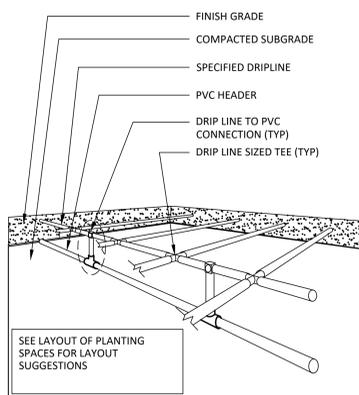
NOTES:
 1. PLACE TIE DOWN STAKES EVERY TWO FEET IN SAND, THREE FEET IN LOAM, AND FOUR FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 PVC SUPPLY LINE TO DRIP LINE TRANSITION DETAIL
 NTS



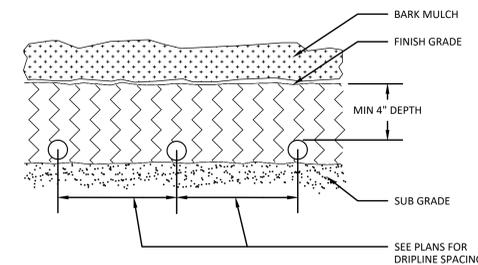
6 DRIP END FEED HEADER
 MANIFOLD END FEED
 NTS

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



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.

5 SUB SURFACE HEADER INSTALLATION
 NTS



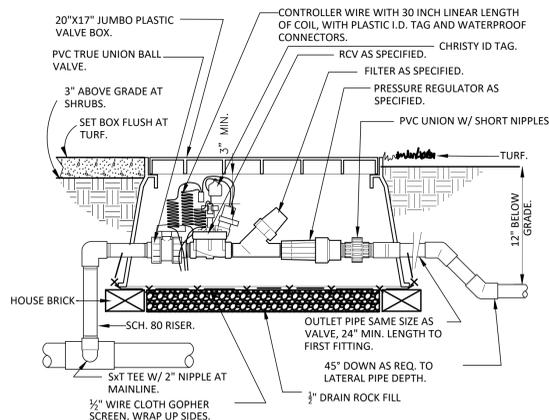
4 DRIP LINE GRID BELOW GRADE
 NTS

- FINISH GRADE.
- DEPTH OF TUBING PER SPECIFICATIONS.
- DEPTH OF PVC SUPPLY MANIFOLD - 12"
- TORO LOC-EZE TEE.
- DRIPLINE LATERAL.
- POLY TUBING LENGTH AS NECESSARY.
- TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
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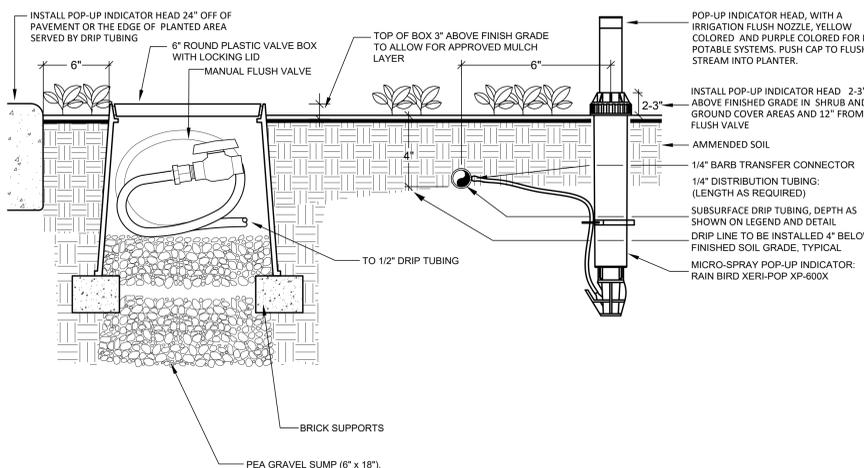
NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 4. CONTRACTOR'S NOTE: CONSULT MANUFACTURER FOR INSTALLATION RECOMMENDATIONS

7 CENTER FEED DRIP HEADER
 MANIFOLD CENTER FEED
 NTS

9 1" DRIP VALVE AND FILTER
 1 1/2" = 1'-0"



8 RAIN BIRD XERI POP XP 600X DRIP INDICATOR OFF OF DRIP LINE
 1" = 1"



NOTE: INSTALL INDICATOR HEAD 24" MAX FROM THE EDGE OF PAVING OR THE PLANTER EDGE. INSTALL YELLOW COLORED INDICATOR CAP ON XERI POP HEAD. FOR RECYCLED WATER USE A PURPLE IRRIGATION CAP.

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



Know what's below.
 Call before you dig.

OWNER
 DOLLINGER PROPERTIES INC.
 555 TWIN DOLPHIN DRIVE, SUITE 600
 REDWOOD CITY, CA 94065

DESIGN-BUILD CONTRACTOR & ARCHITECT
 DEVCON CONSTRUCTION INC
 690 GIBRALTAR DRIVE
 MILPITAS, CA 95035

CIVIL ENGINEER
 BKF
 1730 N. 1ST STREET, #600
 SAN JOSE, CA 95112

STRUCTURAL ENGINEER
 STRUCTURAL ENGINEERS, INC
 2901 TASMAN DRIVE, STE 100
 SANTA CLARA, CA 95054

MECHANICAL ENGINEER
 SILICON VALLEY MECHANICAL
 2115 RINGWOOD AVE
 SAN JOSE, CA 95131

ELECTRICAL ENGINEER
 REX MOORE GROUP, INC
 1880 DEPOT RD,
 HAYWARD, CA 94545

PLUMBING ENGINEER
 KDS PLUMBING, INC
 2087 RINGWOOD AVE # 10,
 SAN JOSE, CA 95131

LANDSCAPE ARCHITECT
 WHISLER LAND PLANNING
 101 LUCAS VALLEY RD, SUITE 261
 SAN RAFAEL, CA 94903

DRY UTILITIES DESIGN
 GIACALONE DESIGN SERVICES, INC.
 5820 STONERIDGE MALL RD #345
 PLEASANTON, CA 94588

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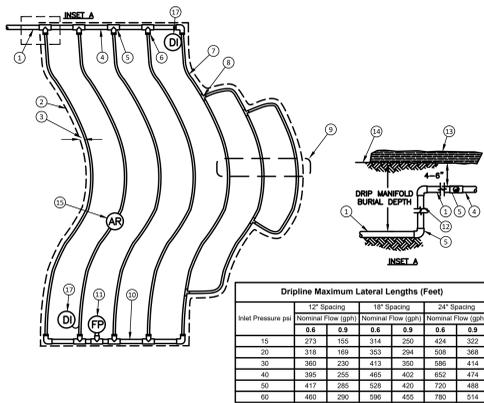
NO	DESCRIPTION	DATE
3	RESP TO RFI 369 & TREE REMOVAL	02/15/2024

IRRIGATION PLAN - DETAILS

JOB NO. SHEET NO.
 20-065
 DATE: 04/01/22
 DRAWN: PW
 CHECKED: PW
 ISSUE: 08-31-2022 IFC

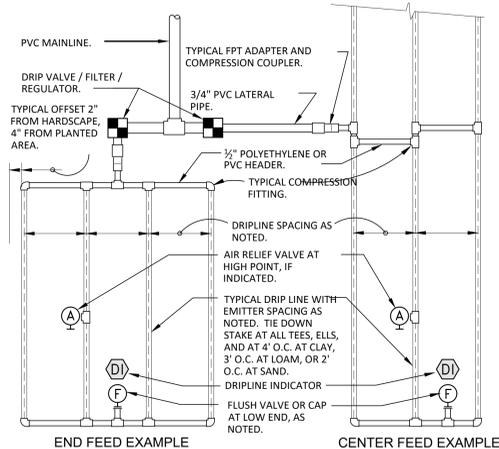


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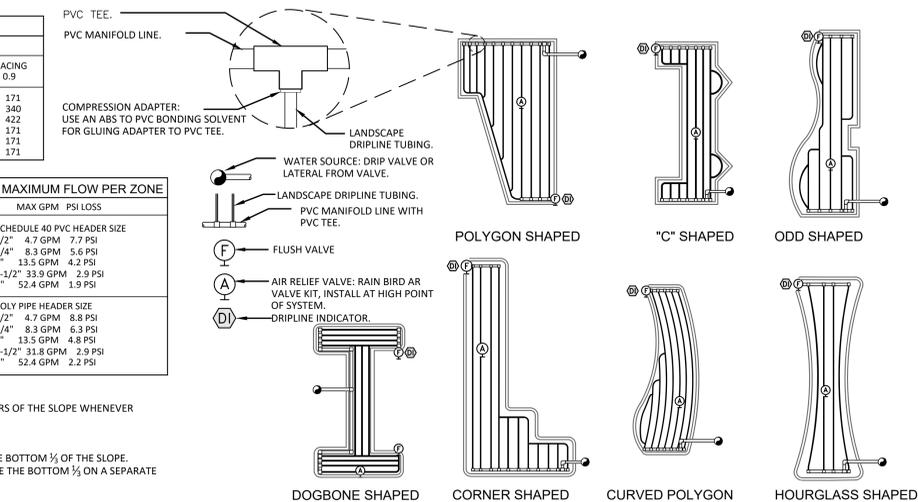
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING BARBED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

3 DRIP LAYOUT IN ODD SHAPED PLANTER
 NTS AB-IR-DRI-DRIP-09

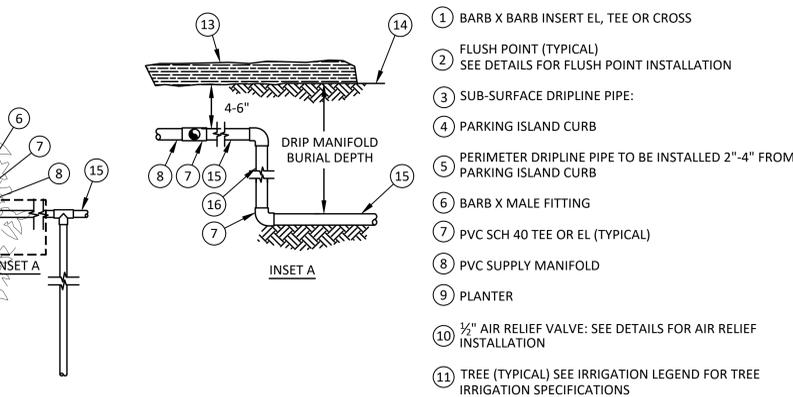


- PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- PVC SUPPLY MANIFOLD
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING
- SUB-SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATION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

2 DRIP HEADER DETAIL
 NTS AB-IR-DRI-DRIP-15



4 STAGGERED DRIP LINE EMITTER PATTERN
 NTS AB-IR-DRI-DRIP-21



- BARB X BARB INSERT EL, TEE OR CROSS
- FLUSH POINT (TYPICAL) SEE DETAILS FOR FLUSH POINT INSTALLATION
- SUB-SURFACE DRIPLINE PIPE:
- PARKING ISLAND CURB
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PARKING ISLAND CURB
- BARB X MALE FITTING
- PVC SCH 40 TEE OR EL (TYPICAL)
- PVC SUPPLY MANIFOLD
- PLANTER
- 1/2" AIR RELIEF VALVE: SEE DETAILS FOR AIR RELIEF INSTALLATION
- TREE (TYPICAL) SEE IRRIGATION LEGEND FOR TREE IRRIGATION SPECIFICATIONS
- MULCH BED FOR TREE
- TREE BUBBLER(S)
- FINISH GRADE
- PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC RISER PIPE
- DRIP INDICATOR

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)
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

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

6 DRIP LINE LAYOUT AROUND TREE
 1" = 1'-0"