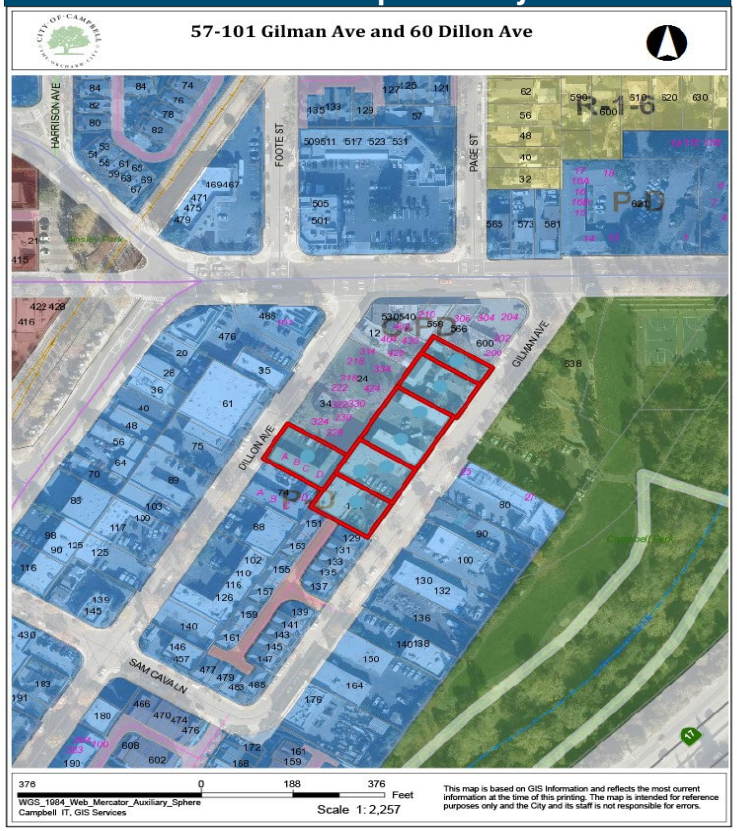
Location of Proposed Project



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

Project Image

Notice of Public Hearing

Dear Campbell Resident, **March 29, 2024**

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday April 9, 2024,in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

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, Density Bonus Request, Tentative Subdivision Map, and Tree Removal Permit,

Project Planner: Nishant Seoni, Contract Associate Planner

Email Contact: nishants@campbellca.gov

Phone Contact: (415) 755-1254

Project Description:

To allow the construction of a residential planned development including 25 townhomes with 12 junior accessory dwelling units (JADUs) and one 10-unit apartment building, the creation of 26 private lots and 7 common lots (33 new lots), with use of a 35% density bonus (10 additional units) and waivers from the Zoning Code and East Campbell Avenue Master Plan, and removal of five (5) trees on property located at 57-101 Gilman Avenue and 60 Dillon Avenue. The applications under consideration include a Planned Development Permit, Density Bonus Request, Tentative Subdivision Map, and Tree Removal Permit, submitted under an SB-330 preliminary application filed in compliance with Government Code § 65941.1. File No.: PLN-2023-125. A Mitigated Negative Declaration has been prepared for this project. Tentative City Council Date: May 7, 2024.

You may participate virtually or watch online:

◊ Register online to speak via Zoom: (https://campbellca.gov/PCSignup.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS)) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

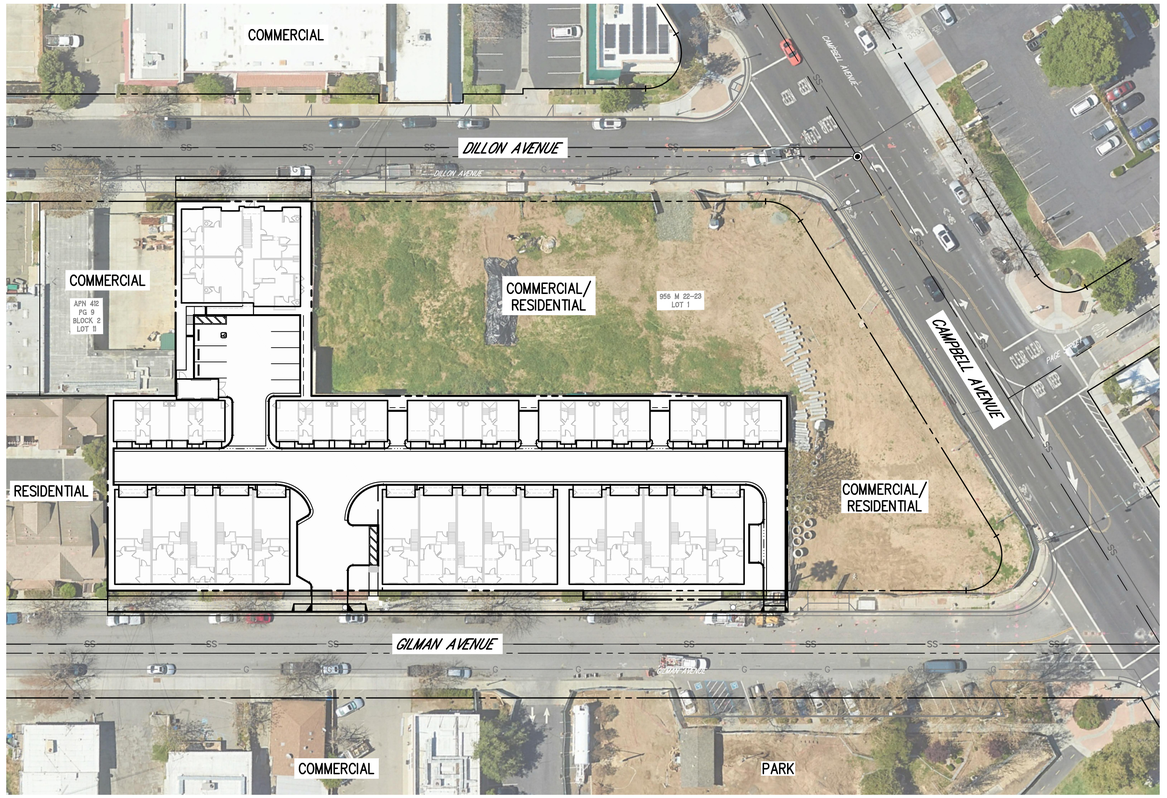
Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

- 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

PLANNED DEVELOPMENT
GILMAN AVENUE
CAMPBELL CALIFORNIA



FLOOR AREA TABULATION TABLE
TOWNHOME BUILDING 1

Plan Type	Plan 1	Plan 2	Plan 3
First Floor SF *	163	131	215
Second Floor SF	700	909	906
Third Floor SF	715	952	970
Total Area SF	1,578	1,992	2,091
Garage SF	580	505	472
Covered Deck SF	92	137	102
Covered Porch SF		60	42
JADU SF		322	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 *	177
Second Floor SF	650
Third Floor SF	617
Total Area SF	1,444
Garage SF	503
Covered Deck SF	86
Covered Porch SF	30
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	813	801	577	537							428
Second Floor SF					817	805	1,235				301
Third Floor SF								829	870	1,273	248
Fourth Floor/ Mezzanine SF								209	209	233	237
Total Area SF	813	801	577	537	817	805	1,235	1,038	1,079	1,506	1,214
Covered Deck SF	100	79	70	78	60	75	62	60	74	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	-	3.5'	-	**4'
	8	-	3.5'	-	-
	9	-	3.5'	-	-

*Apartment Bldg - 2.83' setback at building entry to property line, 5.83' to back of public sidewalk
** Bldg #7 - 3' setback on the 3rd floor

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: 1.54 (76,376 SF GROSS FLOOR AREA / 49,592 SF NET LOT AREA)
9. BUILDING LOT COVERAGE: 26,884 SF
10. LANDSCAPE COVERAGE: 6,949 SF
11. PAVING COVERAGE: 15,759 SF
12. PARKING:
    PROVIDED – 65 STALLS TOTAL
    TOWNHOMES AND DUETS – 56 STALLS PROVIDED – 50 COVERED STALLS (2 PER UNIT), 5 SURFACE STALLS, 1 SURFACE STALL, VAN ACCESSIBLE
    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 JULY 20, 2023 FOR THE GILMAN DEVELOPMENT, CAMPBELL; PLAN REVIEW NO. 23 2733; AND CITING THE FOLLOWING CODES: THE CALIFORNIA FIRE CODE (CFC) & BUILDING CODE (CBC), 2022 EDITION AS ADOPTED BY THE CITY OF CAMPBELL MUNICIPAL CODE (CMC) AND CALIFORNIA CODE OF REGULATIONS (CCR).

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C2 ABBREVIATIONS & LEGEND
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C5 TREE DISPOSITION NOTES AND DETAILS
C6 SITE PLAN
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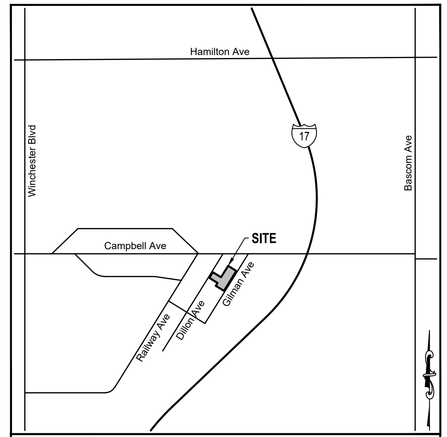
FIRE NOTES:

1. FIRE SPRINKLERS SHALL BE INSTALLED AS A DEFERRED SUBMITTAL DURING BUILDING PERMITTING.
2. FIRE ALARM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL DURING BUILDING PERMITTING.



VICINITY MAP
NOT TO SCALE

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

NO.	DATE	REVISIONS	BY

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

GILMAN AVENUE
COVER SHEET
CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	N/A
DESIGNED	JG
DRAWN	JR
JOB NO.	22-139

SHEET C1 OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C1 COVER SHEET.dwg Mar 01, 2024

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
1			
2			
3			
4			
5			
6			
7			

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2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

GILMAN AVENUE
ABBREVIATIONS & LEGEND
CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	N/A
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET **C2** OF SHEETS

R: \PROJECT\2022\22139 Gilman and Dillon - Campbell\PLANNING\C2 ABBREVIATIONS & LEGEND.dwg Dec 07, 2023

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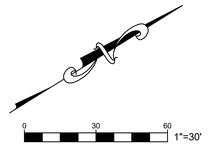
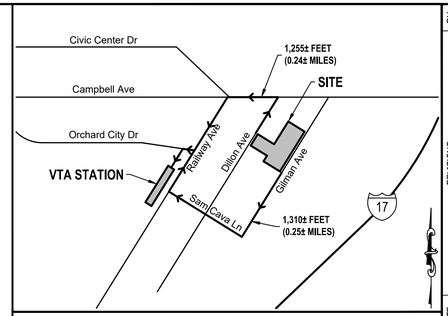
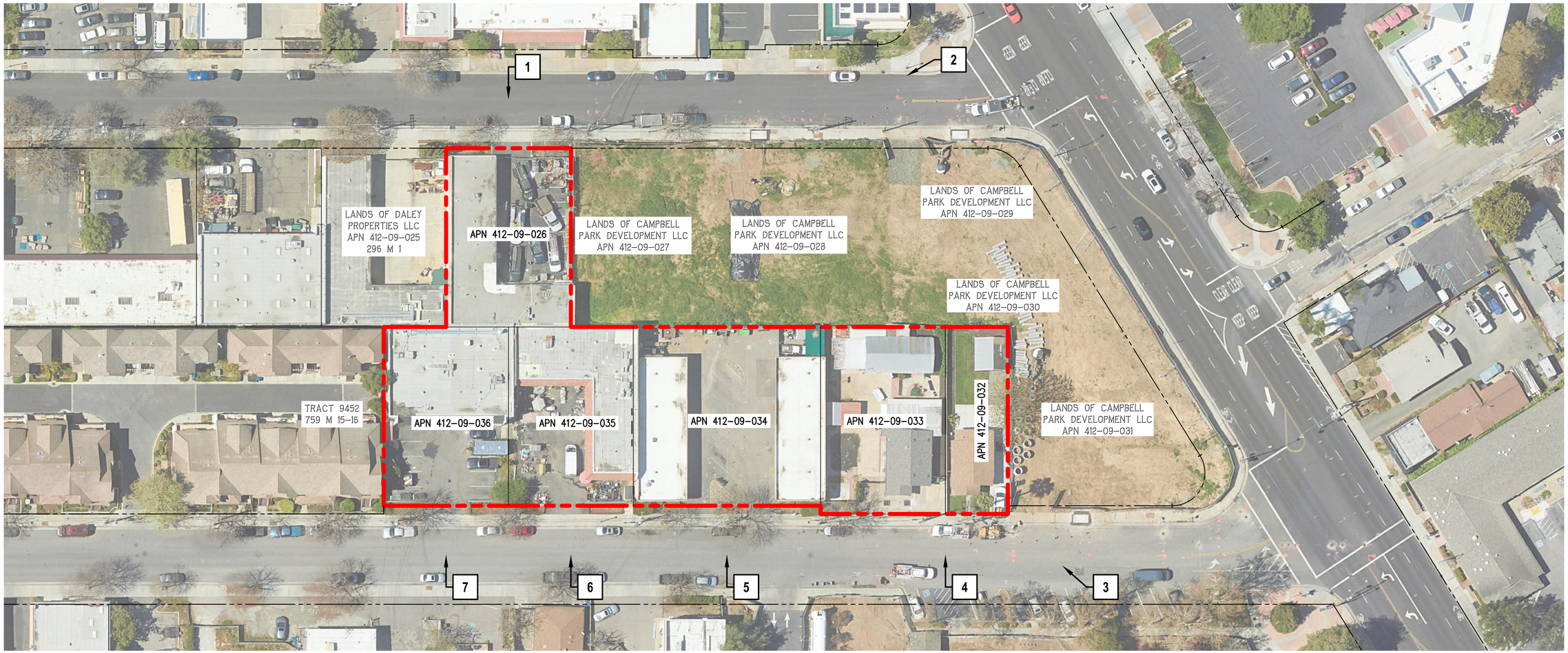




VICINITY MAP
NOT TO SCALE



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4

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
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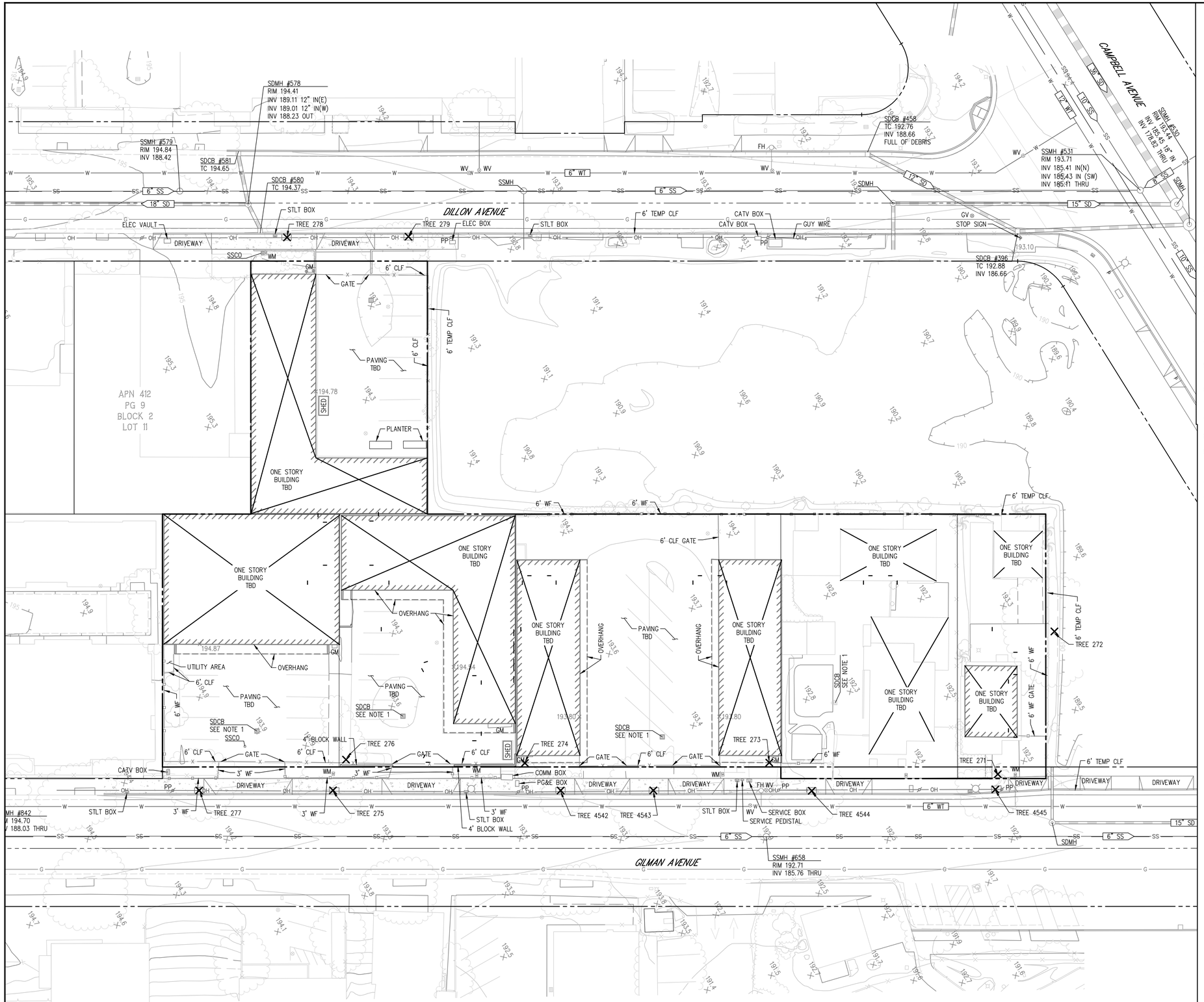
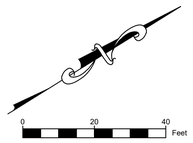
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

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 Dec 07, 2023





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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SAN JOSE, CA 95126

GILMAN AVENUE
EXISTING CONDITIONS, DEMOLITION & TREE DISPOSITION PLAN

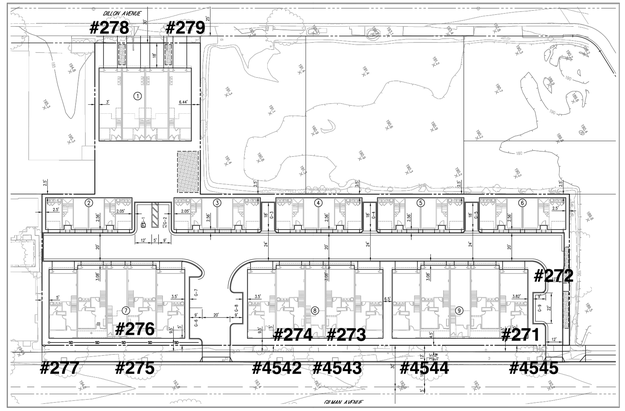
CAMPBELL CALIFORNIA

DATE	12/07/2023
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 Dec 07, 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

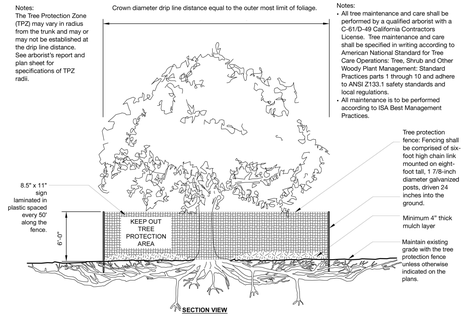
CITY OF CAMPBELL

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.



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.

S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
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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
1			
2			
3			
4			
5			
6			
7			

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
TREE DISPOSITION NOTES AND DETAILS
CAMPBELL CALIFORNIA

DATE	12/07/2023
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 Dec 07, 2023

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

0 20 40 Feet

LEGEND
(SEE SHEET C2 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- MONUMENT LINE
- BIO-RETENTION BASIN
- (2) BUILDING NUMBER
- BMR BELOW MARKET RATE
- A-1 APARTMENT PARKING
- D-1 DUET PARKING
- T-1 TOWNHOME PARKING
- EXISTING TREE W/ SURVEYED DRIP LINES

DILLON AVENUE

CAMPBELL AVENUE

APN 412
PG 9
BLOCK 2
LOT 11

BUILDING TYPE 2A (2)
BUILDING TYPE 2A (3)
BUILDING TYPE 2B (4)
BUILDING TYPE 2A (5)
BUILDING TYPE 2B (6)
BUILDING TYPE 1A (7)
BUILDING TYPE 1B (8)
BUILDING TYPE 1A (9)

10' 3" MOUNTABLE CURB
20' DRIVEWAY APPROACH
10' 3" MOUNTABLE CURB

GILMAN AVENUE

NOTE:
SEE SHEET C14 FOR PROJECT AREA CALCULATIONS.

NO.	DATE	REVISIONS	BY

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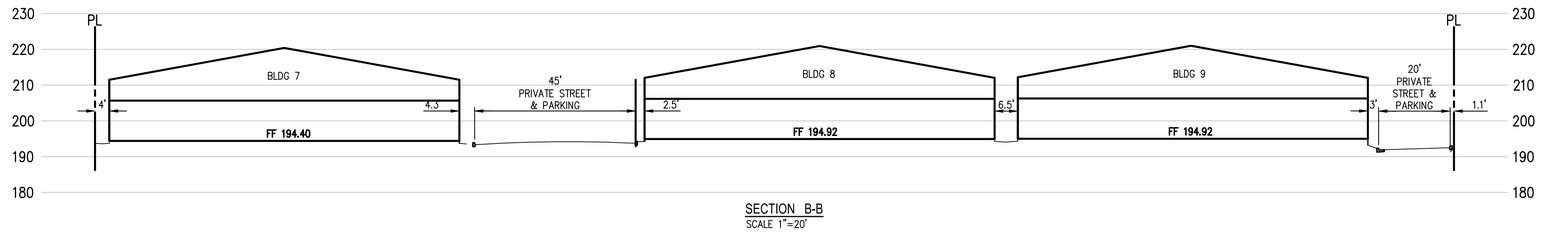
SAN JOSE, CA 95126

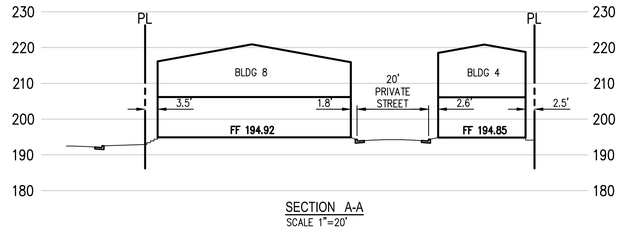
GILMAN AVENUE SITE PLAN
CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	22-139

SHEET **C6**
OF SHEETS



SECTION B-B
SCALE 1"=20'



SECTION A-A
SCALE 1"=20'

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GILMAN AVENUE
SITE SECTIONS

12/07/2023
N/A
JG
CH
22-139

C7

NOTE:
ALL NEW 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

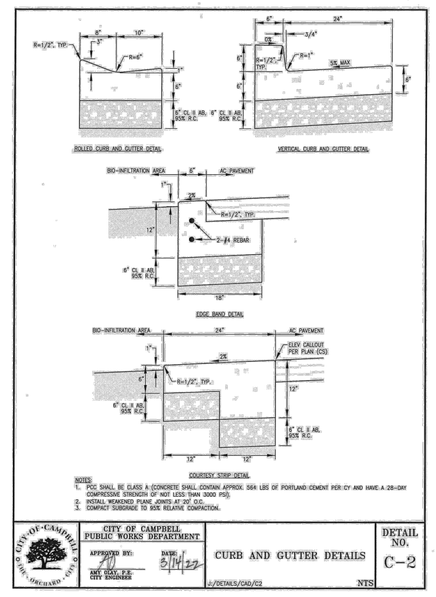
956 M 22–23 LOT 1

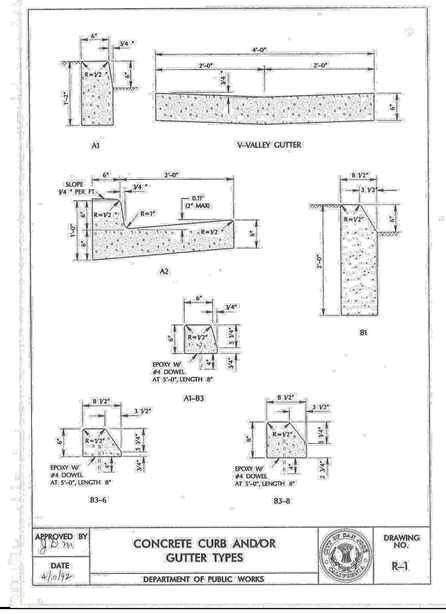
APN 412 PG 9 BLOCK 2 LOT 1–2

APN 412 PG 9 BLOCK 2 LOT 3

APN 412 PG 9 BLOCK 2 LOT 42–44

FL 193.78 CONFORM
FL 193.73 EXSDCB TO REMAIN
FL 193.83 HP
FL 193.48 CONFORM
0.4%
0.7%
R/W 194.36
GRT 193.79
GRT 193.70
PS 193.85
194.52
FF=194.52
193.82 FL
193.57 FL
SILVA CELLS. SEE STORMWATER PLAN FOR DETAILS
193.75 FL
1.5%
192.78 FL
192.68 FL
193.02 FL
193.42 FL
1.2%
193.26 FL
FF=194.73
FF=194.60
FF=194.95
FF=195.00
FF=194.63
FF=194.30
FF=194.92
FF=194.78
4" STEP
6" STEP
4" RISER
6" RISER
GFF 194.30
194.40
194.23
GFF 194.05
GFF 193.90
194.27
GFF 194.17
GFF 194.25
194.62
GFF 194.42
GFF 194.47
194.67
GFF 194.30
GFF 194.10
194.30
GFF 194.10
FG ON ADJ PROJECT 192.60
193.66 FL
193.86 CL
193.32 FL
193.08 FL
191.95 FL
192.19 FL
192.26 FL
193.90 FL
193.54 FL
193.40 FL
193.75 FL
193.53 FL
193.74 FL
193.63 PS
193.43 GRT
GFF=194.10
GFF=194.00
GFF=194.19
GFF=194.32
GFF=194.39
GFF=194.25
GFF=194.10
NO STEP
193.23 FL
193.60 FL
193.88 FL
193.10 FL
193.64 FL
193.54 FL
193.66 FL
193.71 FL
193.92 FL
PERK FILTER STORMVAULT SEE STORMWATER PLAN FOR DETAILS
194.25 PS
193.50 GRT
3–5.5" RISERS
3–6" RISERS
3–6.3" RISERS
3–6.4" RISERS
3–6.6" RISERS
3–6.8" RISERS
192.82 FL
192.22 FL
HI PT 194.10 FL
194.01 FL
SILVA CELLS. SEE STORMWATER PLAN FOR DETAILS
B/W 194.26
B/W 194.18
B/W 194.10
B/W 194.05
B/W 194.00
B/W 193.92
B/W 193.78
B/W 193.58
B/W 193.45
B/W 193.32
B/W 193.25
B/W 193.17
B/W 193.05
B/W 192.83
B/W 192.70
B/W 192.63
B/W 192.55
B/W 192.42
FL 193.58 CONFORM
FL 193.10 GB
FL 192.98
FL 191.58
FL 191.51 CONFORM
0.4%
0.6%
SD
SS
OH
G
W
P





NO.	DATE	REVISIONS	BY

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T: (408) 453-1066

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

GILMAN AVENUE
GRADING AND DRAINAGE PLAN

CAMPBELL CALIFORNIA

DATE	12/07/2023
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 Dec 07, 2023

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

0 20 40 Feet

DILLON AVENUE

CAMPBELL AVENUE

GILMAN AVENUE

SSMH #579
RIM 194.84
INV 188.42

EX SDCB #1
TC 194.65

EX SDCB #2
TC 194.37

GRT 193.87
INV 190.2 THRU

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

GRT 193.70
INV 190.34

GRT 193.70
INV 190.70

FF=194.52

SSMH
RIM 193.90
INV 189.61 6" OUT (NE)

SSMH
RIM 191.99
INV 188.23 6" OUT (SE)
INV 188.34 6" IN (NE)
INV 188.64 6" IN (SW)

GRT 192.27
INV 189.27
W/ APPROVED
TRASH CAPTURE
DEVICE

EX SDCB #3
TC 192.76
INV 188.66
FULL OF DEBRIS

EX SDMH #2

SSMH #531
RIM 193.71
INV 185.41 IN(N)
INV 185.43 IN (SW)
INV 185.11 THRU

SDCB #4
TC 192.88
INV 186.66

GRT 193.93
INV 190.93
W/APPROVED
TRASH CAPTURE
DEVICE

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

122 LF 6" SS S=0.008

239 LF 6" SS S=0.008

FF=194.85

FF=194.60

FF=194.85

FF=195.22

FF=194.85

FF=194.85

FF=194.92

FF=194.92

24" SDCB
GRT 191.49
INV 188.96 10" OUT (NE)

SDJS
RIM 188.71
INV 186.64 10" OUT (NE)
INV 186.85 10" IN (NW)

24" SDCB
GRT 192.05
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

GRT 192.22
INV 189.75

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

SDJS
RIM 189.84
INV 186.45 12" OUT (NE)
INV 187.68 12" IN (W)
INV 186.45 10" (SW)

EXSSMH
RIM 192.71
SSMH #559 185.76 6" IN (SW)
RIM 192.50
INV 185.76 6" OUT (NE)
INV 185.76 THRU

SSMH
RIM 192.50
INV 190.25 6" OUT (SW)

GRT 191.95
INV 188.95
W/ APPROVED
TRASH CAPTURE
DEVICE

SDJS
RIM 189.36
INV 183.96 12" OUT (E)
INV 185.61 12" IN (SW)

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

EX SDMH #10

4" LAT INV 191.23

4" LAT INV 190.63

4" LAT INV 190.74

4" LAT INV 190.60

4" LAT INV 190.85

4" LAT INV 190.50

4" LAT INV 190.92

4" LAT INV 191.00

18" SD

6" SS

36" SD

10" SS

15" SD

12" SD

10"SD

8"SD

SSCO

SSMH

SDMH

EX SDMH #10

EXSSMH

SVC

SS

SD

JT

EUG

OH

G

W

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PREPARED FOR:
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2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

NO.	DATE	REVISIONS	BY
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GILMAN AVENUE UTILITY PLAN

CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	22-139

SHEET
C9
OF SHEETS

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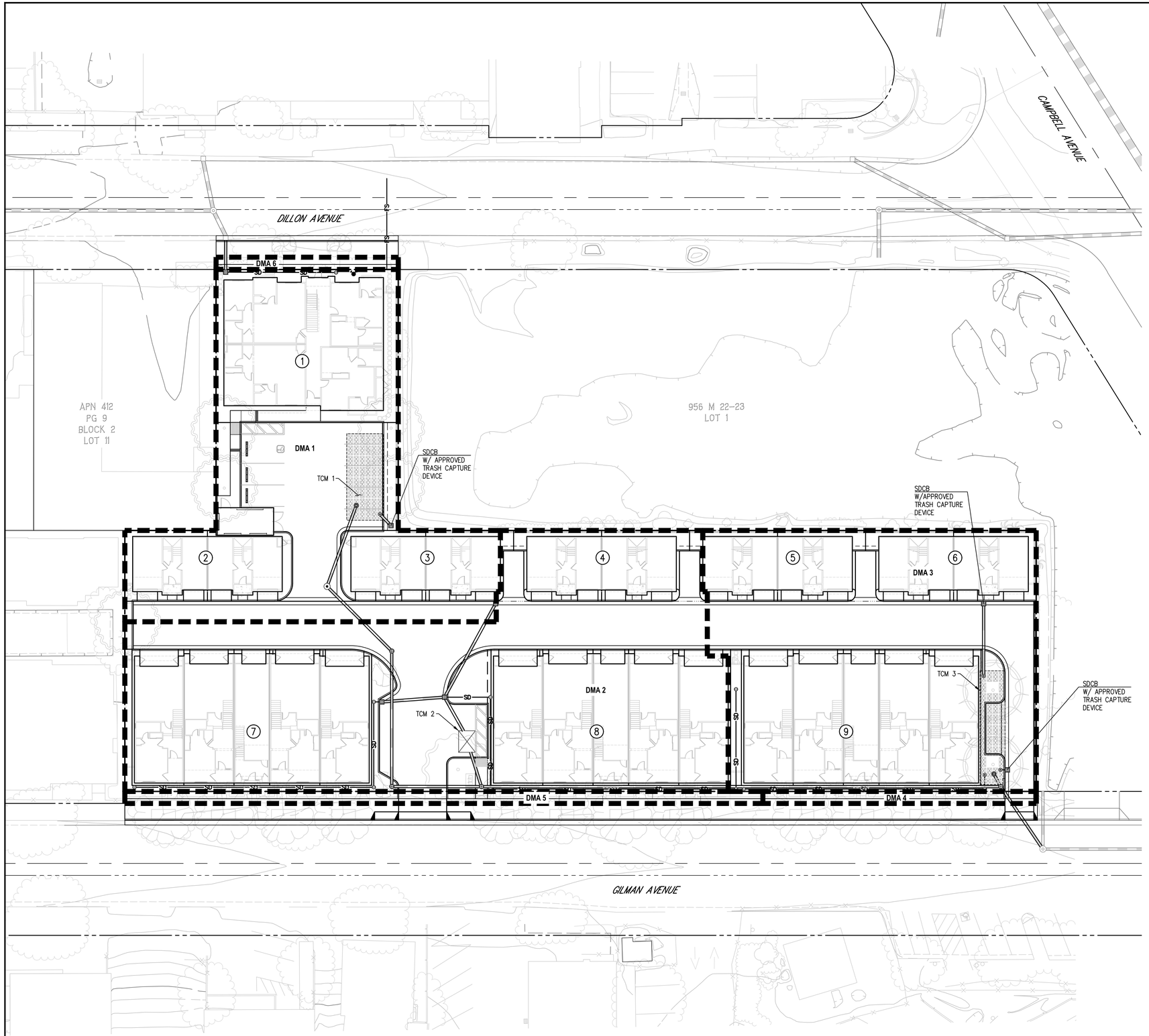

LEGEND

- 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 = 49,592 SF (1.139 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 47,112 SF. (1.08 AC)
3. EXISTING ONSITE PERVIOUS AREA = 3,050 SF (0.07 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 43,565 SF (1.00 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 6,028 SF (0.14 AC)
6. OFF-SITE STREET DEDICATION = 570 SF (0.013 AC)
7. THERE IS 8% DECREASE (3,547 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. 20,920 SF (42%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO A SIZED "OLDCASTLE 6' CONCRETE VAULT" OR APPROVED EQUAL.
10. 28,673 SF (58%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SILVA CELLS FOR TREATMENT.
11. 570 SF (1%) OF THE SITE WILL BE DEDICATED TO THE CITY AND IS EXEMPT FROM REQUIRED TREATMENT.
12. 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.
13. 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 28,673 SF OF IMPERVIOUS AREA BEING TREATED BY SILVA CELLS WHICH EXCEEDS THESE REQUIREMENTS. THESE PLANS HAVE INCORPORATED ADDITIONAL OPPORTUNITIES ABOVE THE PERMIT REQUIREMENTS.
18. THIS PROJECT HAS SUBMITTED A SB33 APPLICATION PRIOR TO JUNE 30, 2023. THEREFORE, THE PROJECT IS SUBJECT TO MRP 2.0 REQUIREMENTS PROVIDED THAT THE PROJECT REMAINS IN COMPLIANCE WITH THE REQUIREMENTS OF SB330.

NO.	DATE	REVISIONS	BY
1			
2			
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7			

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SAN JOSE, CA 95126

GILMAN AVENUE
STORMWATER MANAGEMENT PLAN

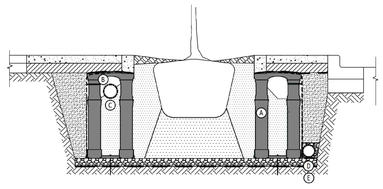
CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET
C10
OF SHEETS

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	14,202	4,619	410	-	212	6,867	**12,108**	-	-	-	2,094	**2,094**	551	484	TCM2	4%	SILVA CELLS
2	20,920	6,177	254	-	343	12,465	**19,239**	-	-	-	1,681	**1,681**			TCM3	Q=CIA	PERKFILTER VAULT
3	14,471	4,052	117	-	356	7,693	**12,218**	-	-	-	2,253	**2,253**	489	489	TCM4	4%	SILVA CELLS
SUBTOTAL (SF)	**49,593**	**14,848**	**781**	**-**	**911**	**27,025**	**43,565**	**-**	**-**	**-**	**6,028**	**6,028**					
OFFSITE																	
4	570	65	353	-	-		**418**	-	-	-	152	**152**					PUBLIC STREET
5	1,329	105	845	-	-	-	**950**	-	-	-	379	**379**					PUBLIC STREET
6	388	-	33	-	-	-	**33**	-	-	-	355	**355**					PUBLIC STREET
SUBTOTAL (SF)	**2,287**	**170**	**1,231**	**-**	**-**	**-**	**1,401**	**-**	**-**	**-**	**886**	**886**					
EXISTING AREA	**50,163**						**47,112**					**3051**					



3 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONNAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW

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)

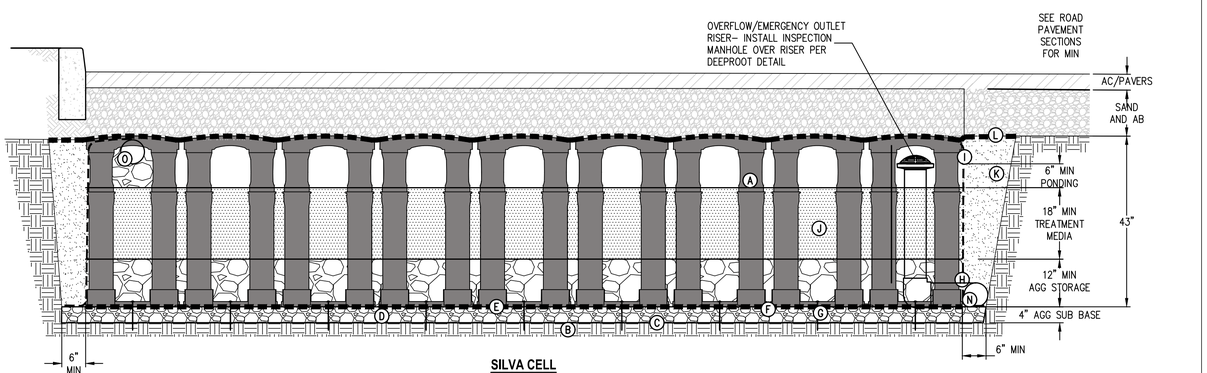
WATERSHED "2" CALCULATIONS

C = 0.90
I = 0.2 IN/HR
A = 0.480 ACRES (20,920 SF)
Q = C*I*A = 0.09 TOTAL CFS (41 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



SILVA CELL PAVERS/PAVEMENT SECTION
NOT TO SCALE

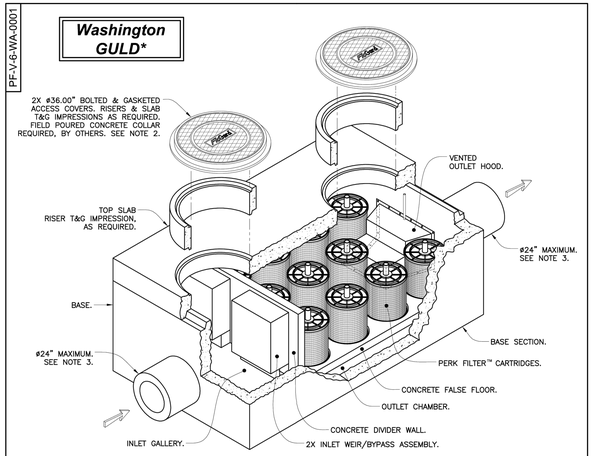
(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) NOT USED
(F) 1" MIN SPACING BETWEEN SILVA CELLS AT BASE SEE TCM DETAILS FOR SPECIFIC SPACING
(G) ANCHORING SPIKES, CONTACT DEEPROOT 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 SPECS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) PAVEMENT AND AGGREGATE BASE
(N) UNDERDRAIN SYSTEM, WHEN REQUIRED (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)
(O) DISTRIBUTION PIPE SYSTEM (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)

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
5. MANUFACTURER INSPECTION AND CERTIFICATION WILL BE REQUIRED FOR SILVA CELLS CONSTRUCTED WITH THIS PROJECT.

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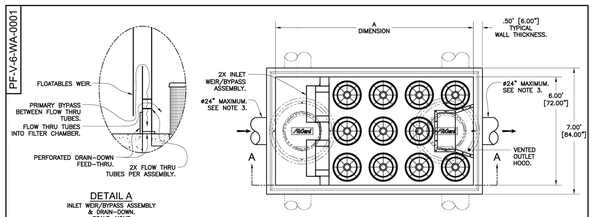
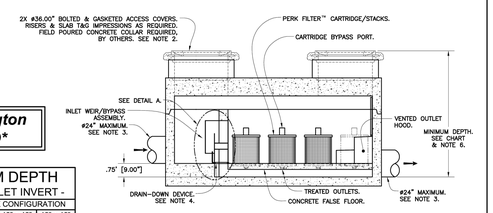
DRAWING NO.	REV	ECO	DATE	
PF-V-6-WA-0001	E	ECO-0122 JPR 10/3/14	JPR 3/2/11	SHEET 1 OF 2

PF-V-6-WA-0001





Washington GULD*

SECTION A-A

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

Oldcastle® Stormwater Solutions
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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

NO.	DATE	REVISIONS	BY
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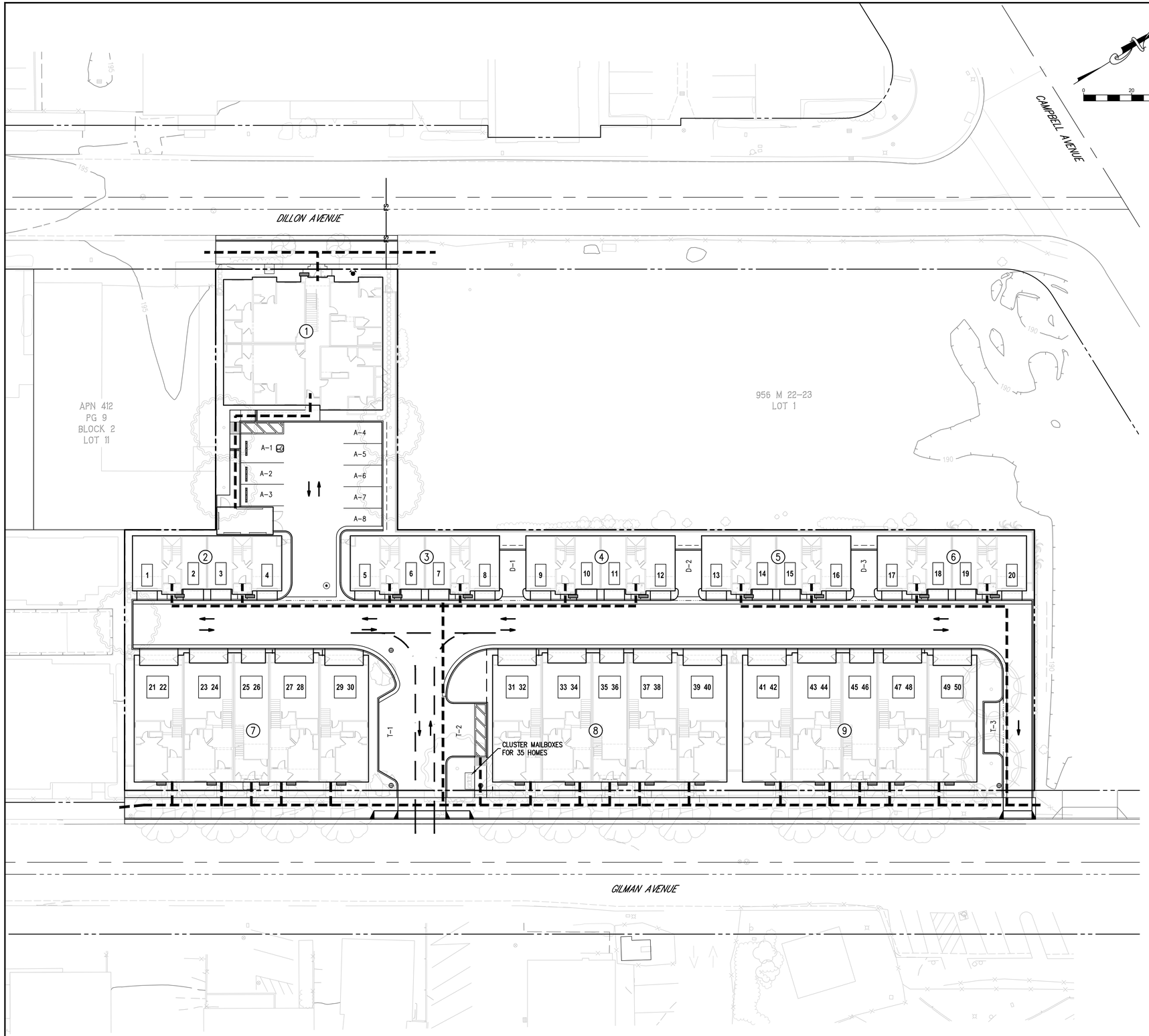
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

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

GILMAN AVENUE
STORMWATER NOTES AND DETAILS
CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	N/A
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET **C11** OF SHEETS



LEGEND

- PEDESTRIAN ROUTE
- VEHICULAR ROUTE
- POSTAL ROUTE
- A-1 APARTMENT PARKING STALL
- D-1 DUET PARKING STALL
- T-1 TOWNHOME PARKING STALL
- 10 11 COVERED PARKING
- BUILDING ADDRESS LOCATION

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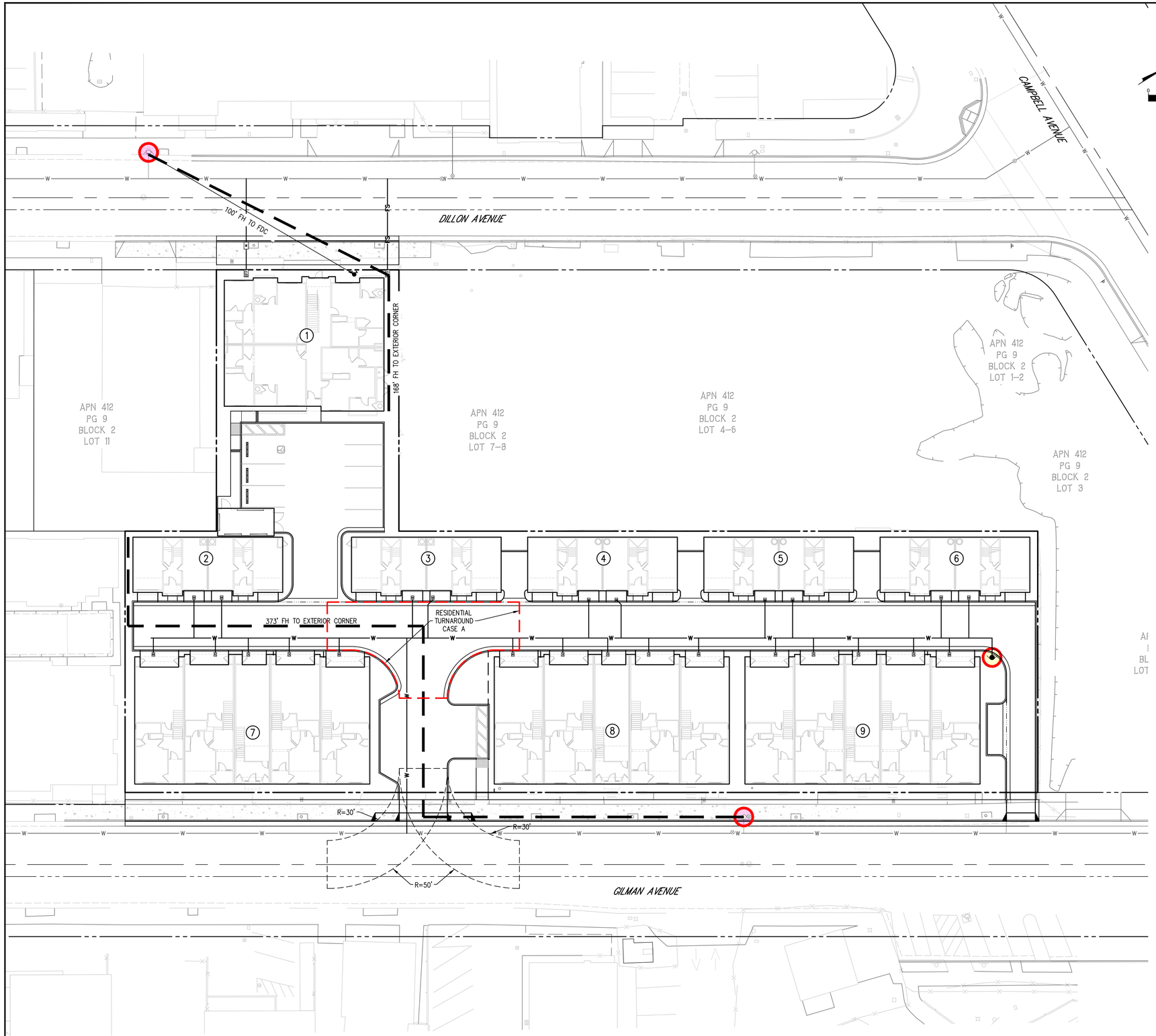
GILMAN AVENUE
CIRCULATION, PARKING AND MAIL DELIVERY PLAN

CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	22-139

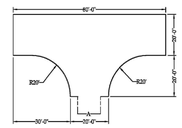
SHEET
C12
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C12 CIRCULATION, PARKING AND MAIL DELIVERY PLAN.dwg Dec 07, 2023



LEGEND

- FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATERLINE
- PROPOSED WATERLINE



RESIDENTIAL TURNAROUND
CASE A – PER SCCFD STDS

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GILMAN AVENUE
FIRE PROTECTION PLAN

CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
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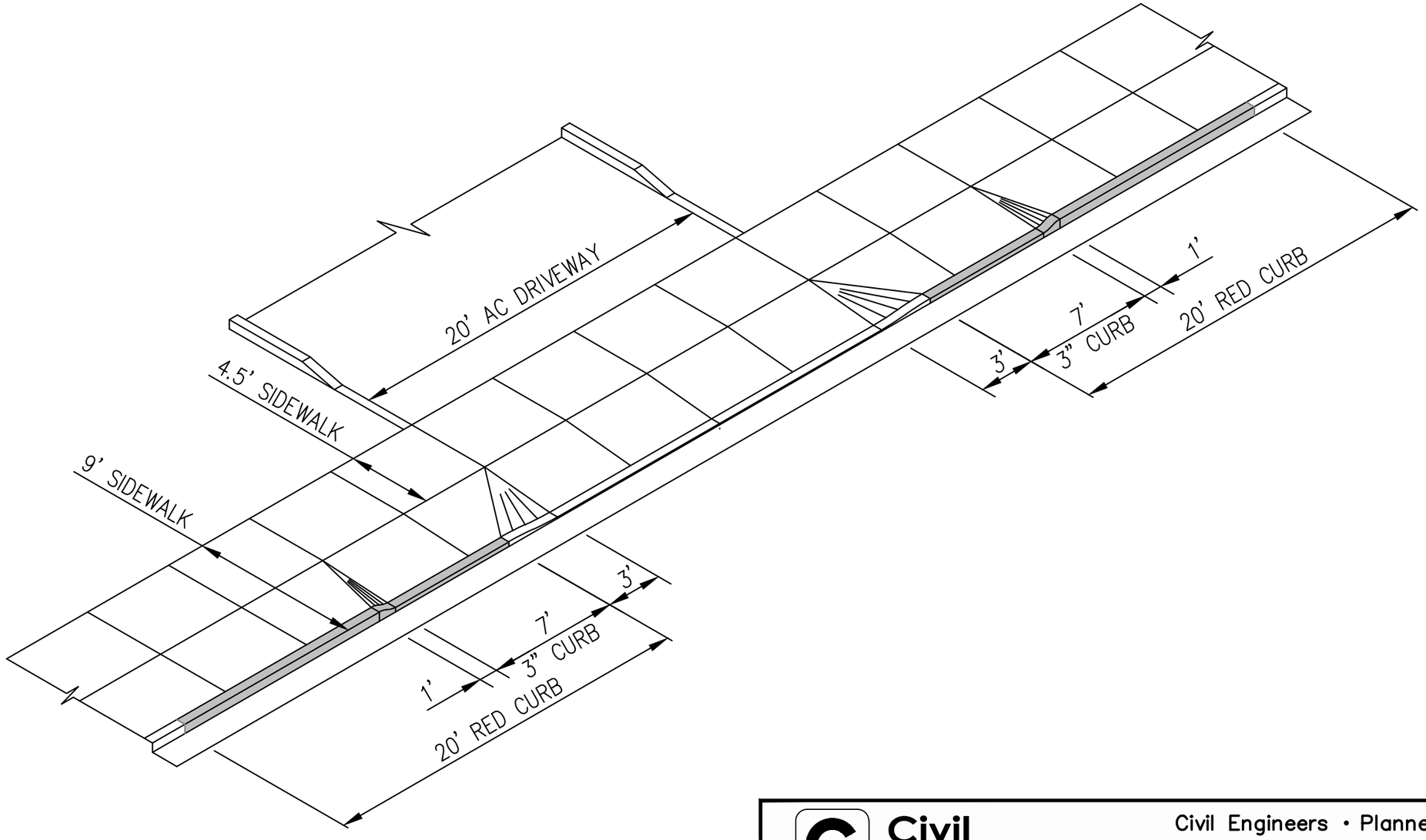
JOB NO.	22–139

SHEET **C13** OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C13 FIRE PROTECTION PLAN.dwg Dec 07, 2023



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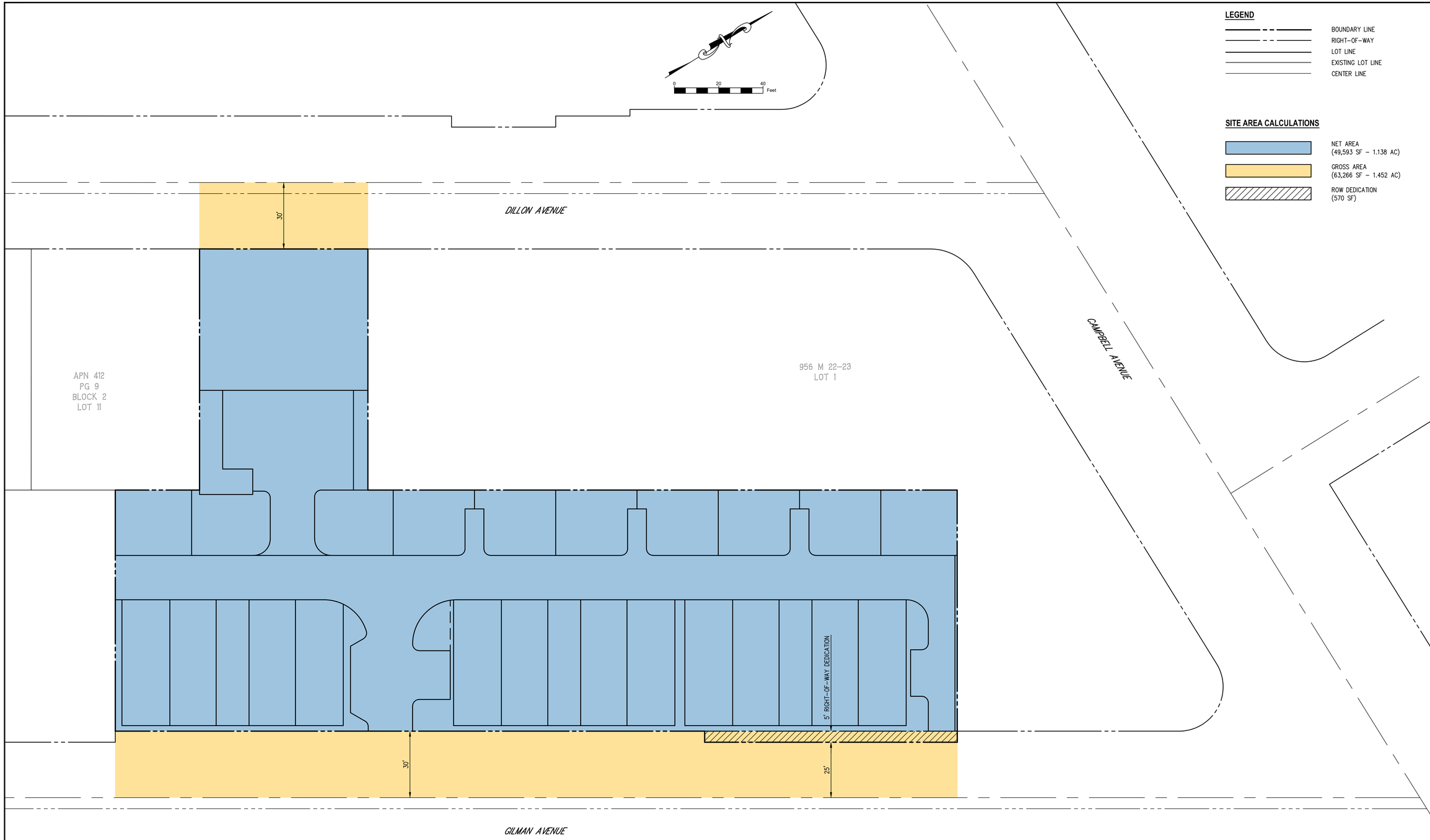
GILMAN AVENUE
DRIVEWAY APPROACH ISOMETRIC

DATE: 1/9/2024 22-139 SCALE: NONE

CAMPBELL CALIFORNIA

R:\PROJECT\2022\22139 Gilman and Dillon - Campbell\EXHIBITS\22139 DRIVEWAY ISOMETRIC EXHIBIT 2024-01-09.dwg Jan 09, 2024



LEGEND

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

SITE AREA CALCULATIONS

- NET AREA (49,593 SF – 1.138 AC)
- GROSS AREA (63,266 SF – 1.452 AC)
- ROW DEDICATION (570 SF)

NO.	DATE	REVISIONS	BY
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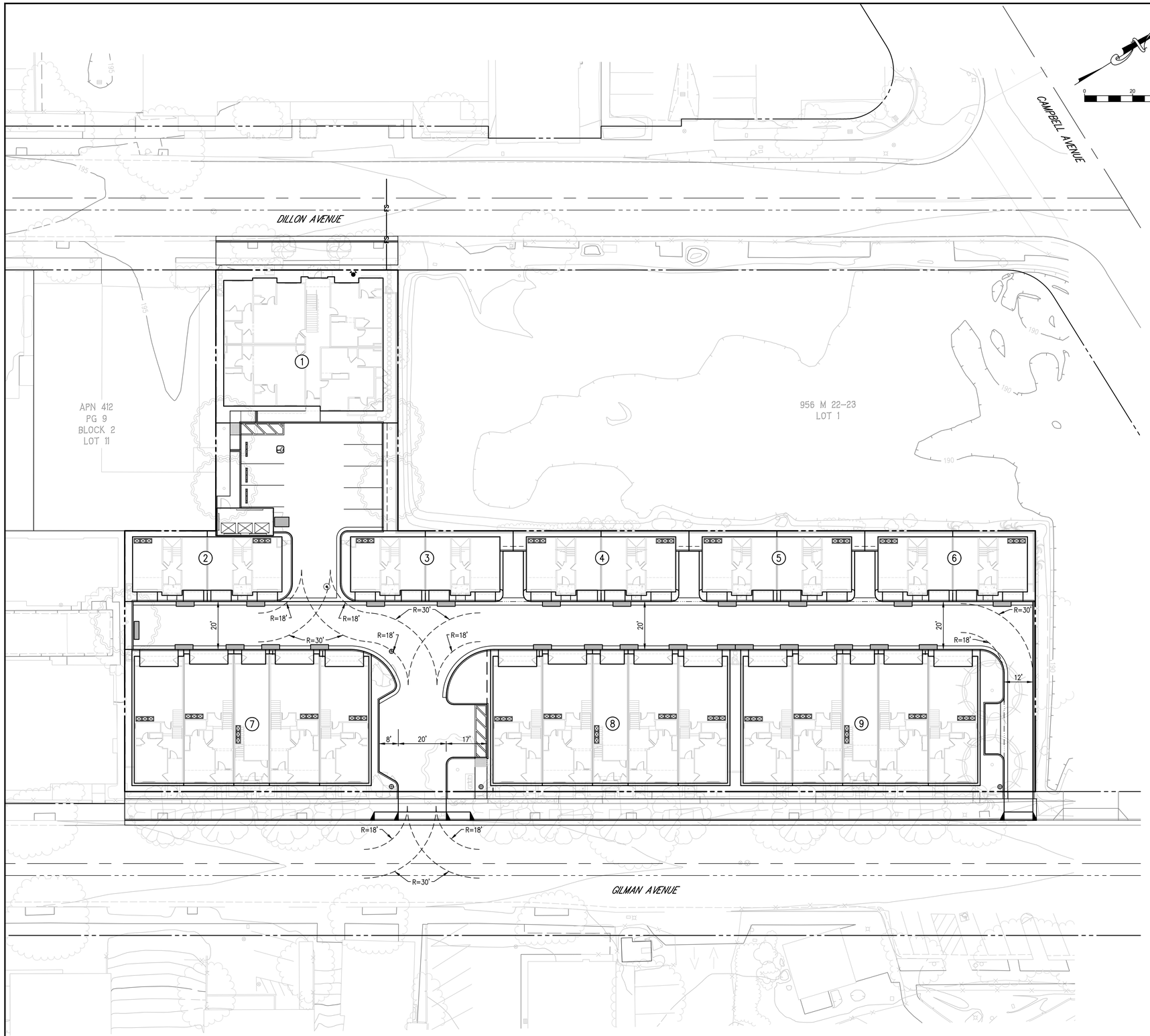
GILMAN AVENUE
PROJECT AREA EXHIBIT

CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	22-139

SHEET **C14** OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C14 PROJECT AREA EXHIBIT.dwg Dec 07, 2023



LEGEND

DENOTES LOCATION OF BINS FOR PICK-UP

DENOTES LOCATION OF BINS STORED

0 20 40 Feet

R=18' R=18' R=30'

TRUCK TURN RADIUS
(PER EMAIL FROM ROBSON ON 10/18/23)

NO.	DATE	REVISIONS	BY
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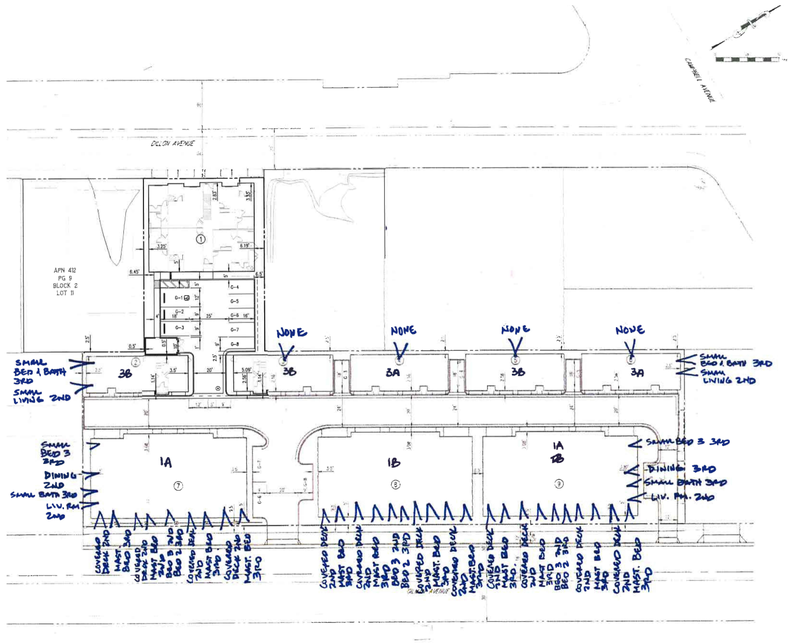
GILMAN AVENUE
TRASH MANAGEMENT PLAN

CAMPBELL CALIFORNIA

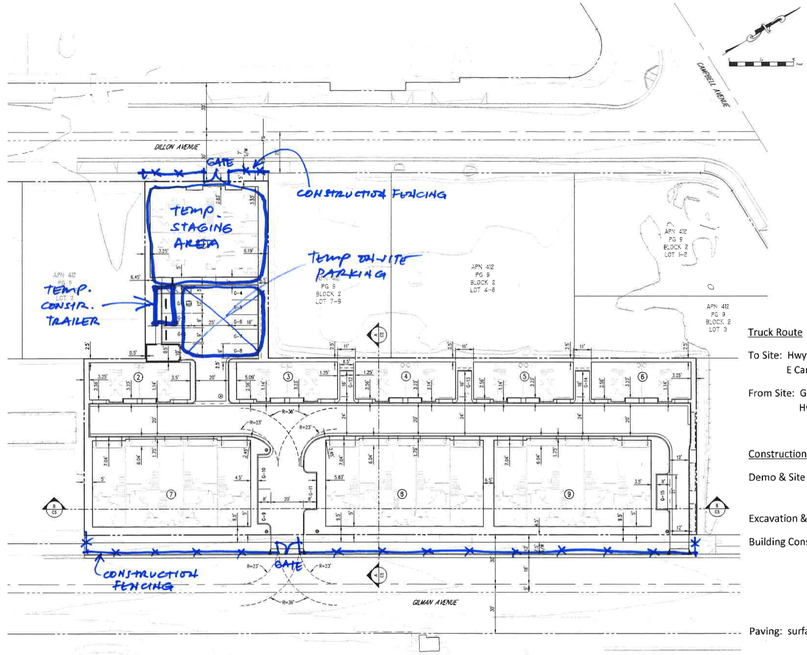
DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET
C15
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C15 TRASH MANAGEMENT PLAN.dwg Dec 07, 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
- BELOW 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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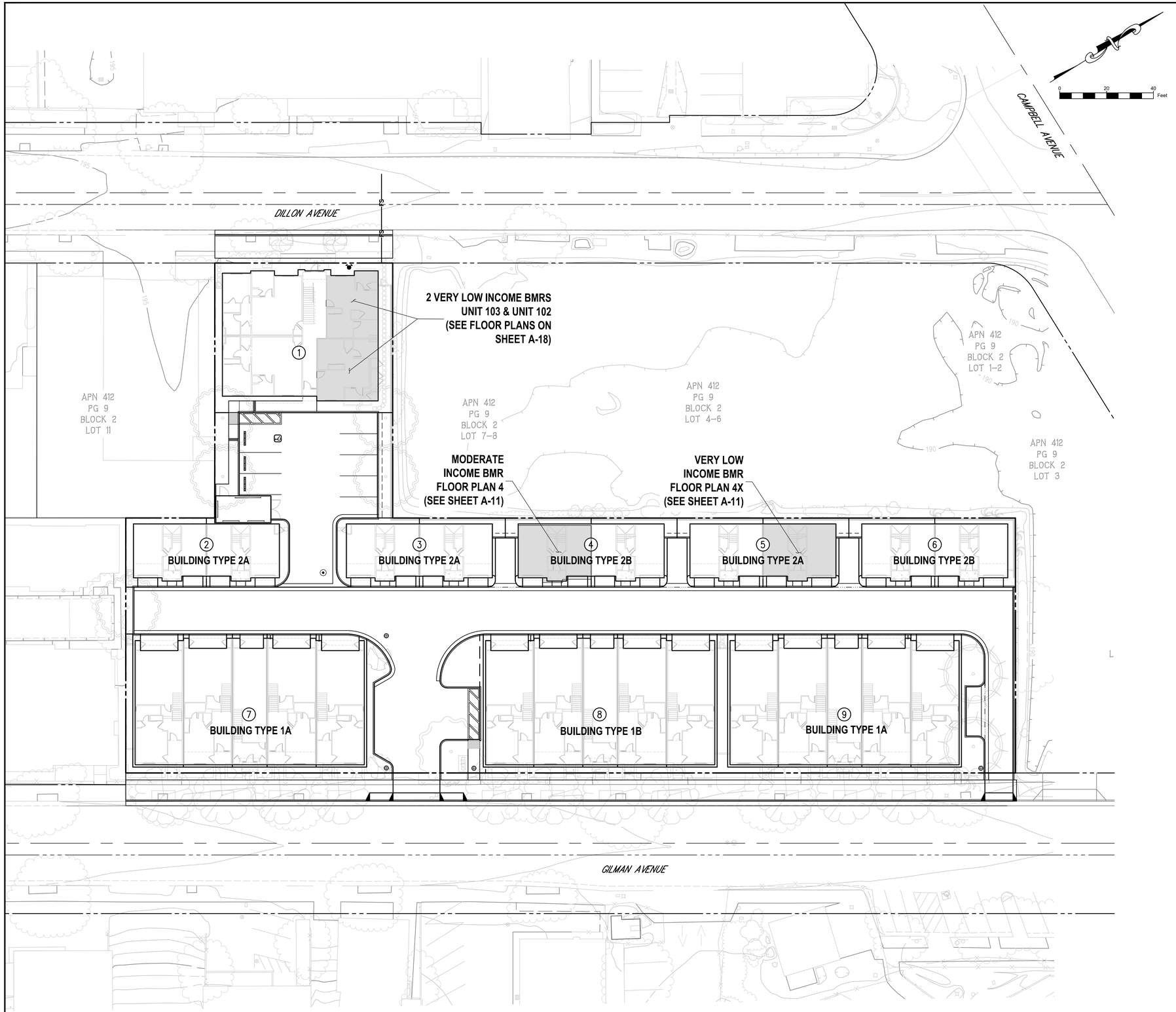
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

GILMAN AVENUE
CONSTRUCTION STAGING PLAN & PRIVACY PLAN
CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	N/A
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET
C16
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\C16 CONSTRUCTION STAGING PLAN & PRIVACY PLAN.dwg Dec 07, 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.

Project Base Unit
60 Dillon Avenue: .24 gross acre site within the East Campbell Area Master Plan
Maximum allowable density up to 27 units/gross acre
Base Unit = 6.48

57 – 101 Gilman Avenue: .95 net acres/ 1.21 gross acres site within SOCA Sub 3
Maximum allowable density range 12–16 du/acre for project sizes less than 1 acre
Base Unit = 19.36

Project Base Unit = 25 units (25.84 rounds up to 26 for Density Bonus calcs)

Inclusionary Housing
4 Below Market Rate (BMR) units (15% x 25 = 3.75)
Income level distribution:
Apartments: 1 Very Low, 1 Low
Townhomes: 1 Low, 1 Moderate

Density Bonus
35% to add 10 additional units to project base unit for a total of 35 units
(.35 x 26 = 9.1 rounds up to 10)

Revised Inclusionary Housing for 35% Density Bonus
4 BMRs
Income level distribution:
Apartments: 2 Very Low (converting 1 Low to Very Low)
Townhomes: 1 Very Low, 1 Moderate (converting 1 Low to Very Low)

Requested Waivers
- CMC 21.28.080 C. Parking space dimensions – the townhome guest parking stalls are less than 9' width
- ECAMP Development Standards & Design Guidelines – the apartment building trash enclosure is less than 10' from the rear property line
- C–3 (Central Business District) Zoning, Development Standards – the apartment building height exceeds 45'

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

GILMAN AVENUE
BELOW MARKET RATE HOUSING PLAN

CAMPBELL CALIFORNIA

DATE	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	22–139

SHEET
C17
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 LINE SHOWN 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

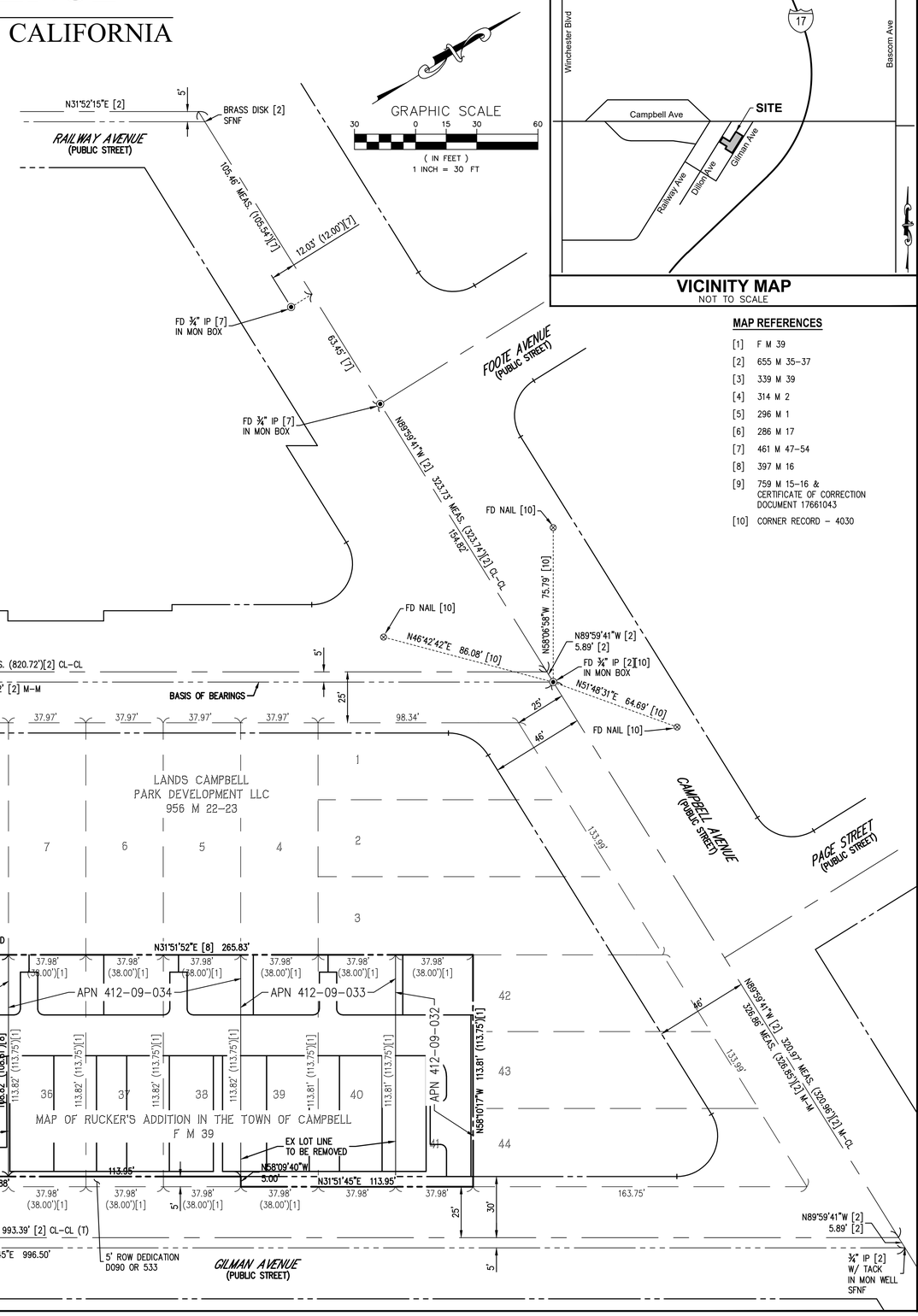
NOTES

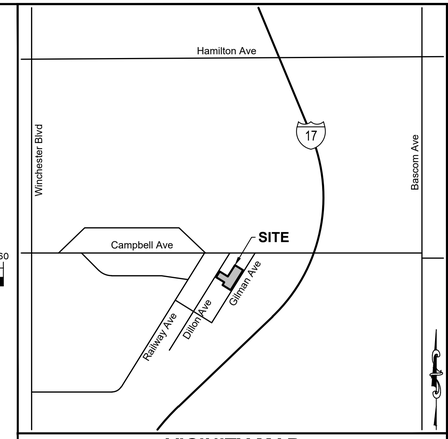
1. THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
2. THERE ARE NO EXISTING WELLS ON SITE
3. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
4. ASSESSORS PARCEL NUMBER: 412-09-026, 032, 033, 034, 035, 036
5. EXISTING USE: RESIDENTIAL AND COMMERCIAL
6. PROPOSED USE: 35 RESIDENTIAL UNITS
7. 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.
8. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
9. GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (14-27 UNITS/GR. ACRE)
10. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
11. STORM CONDUIT: CITY OF CAMPBELL
12. WATER SYSTEM: SAN JOSE WATER COMPANY
13. NUMBER OF LOTS: 33
14. TOTAL AREA: 1.152 ACRES GROSS
    -0.013 RIGHT-OF-WAY DEDICATION
    1.139 ACRES NET
15. NO NEW STREET NAME REQUIRED
16. LOTS 1 THROUGH 26 ARE RESIDENTIAL LOTS
17. LOT A IS PRIVATE STREET (0.253 ACRES)
18. LOTS B THROUGH G ARE COMMON OPEN SPACE (0.154 ACRES)
19. 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

NO.	DATE	REVISIONS	BY

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	12/07/2023
SCALE	1"=30'
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET
TM1
OF SHEETS

R:\PROJECT\2022\22139 Gilman and Dillon - Campbell\PLANNING\TM1 VESTING TENTATIVE MAP.dwg Jan 15, 2024

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)

5' 30'

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 956 M 22-23

46'

LOT 1 4,848 SF

63.8' 63.8'

N58°07'43"W 108.82' N58°08'00"W 108.82'

75.9' 10.4' 59.0' 6.5'

LOT G 647 SF

LOT B 3,148 SF EVAE, PIEE, PSE, PSSE, PSDE

LOT F 292 SF

PIEE & PSDE PIEE & PSDE

47.0' 35.5' 45.0' 45.0'

13.5' 11.5' 10.0' 4.9' R=3.0' L=4.7' 14.6' 6.5'

N31°51'52"E 37.98' 24.0' N31°51'52"E 265.83'

34.4' 3.6' 2.0' 1.5' 18.5' 21.0' 11.4' 8.5' 4.2' 4.3' 8.5'

LOT 2 1,016 SF | LOT 3 980 SF | LOT 4 1,033 SF | LOT 5 991 SF | LOT 6 991 SF | LOT 7 991 SF | LOT 8 991 SF | LOT 9 991 SF | LOT 10 991 SF | LOT 11 1,016 SF

29.5' 18.0' 36.7' 34.4' 28.0' 35.0' 28.0' 29.4' 29.4' 58.8' 29.4' 29.4' 58.8' 29.4' 62.8' 1.0'

154.8' R=7.5' L=11.8' R=3.0' L=4.7' R=3.0' L=4.7' R=3.0' L=4.7'

LOT A 11,041 SF

STREET A (PRIVATE STREET)

EVAE, PIEE, PSE, PSSE, PSDE EVAE, PIEE, PSE, PSSE, PSDE

TRACT 9452 759 M 15-16

N58°08'15"W 108.83' 20.0' 94.1' 202.7' N58°10'17"W 113.81'

3.0' 21.6' 20.9' 14.8' 20.9' 12.8' L=9.0' R=20.0' L=25.5' L=16.4' 20.1' L=1.5' 20.9' 14.8' 20.9' 21.6' 4.5' 21.6' 20.9' 14.8' 20.9' 21.6' R=10.0' L=15.7'

EVAE, PIEE, PSE, PSSE, PSDE R=20.0' L=31.4' L=29.9 PSE

R=3.0' L=4.0' R=3.0' L=4.7' R=3.0' L=4.7'

LOT 12 1,226 SF | LOT 13 1,188 SF | LOT 14 843 SF | LOT 15 1,188 SF | LOT 16 1,220 SF | LOT 17 1,226 SF | LOT 18 1,188 SF | LOT 19 843 SF | LOT 20 1,188 SF | LOT 21 1,226 SF | LOT 22 1,226 SF | LOT 23 1,188 SF | LOT 24 843 SF | LOT 25 1,188 SF | LOT 26 1,226 SF

56.8' 54.8' 6.7' 30.0' 22.0' 14.0' 59.3' 9.6' 5.0' 21.0' 5.0' 79.3'

LOT E 83 SF

EVAE, PIEE, PSE, PSSE, PSDE

R=3.0' L=4.7'

LOT C 737 SF

LOT C LOT D 1,799 SF LOT D

7.5' 11.3' 20.0' 232.7' 12.8' 12.0' 1.1'

PIEE & PSDE PIEE & PSDE PIEE & PSDE

99.8' 99.8' 99.8'

2.0' N31°51'45"E 265.88' 113.95' N31°51'45"E 113.95'

N58°09'40"W 5.00'

DEDICATION TO THE CITY OF CAMPBELL AREA = 570 SF

GILMAN AVENUE (PUBLIC STREET)

30' 25' 5.00' 30'

5' 5'

R:\PROJECT\2022\22139 Gilman and Dillon – Campbell\PLANNING\TM2 VESTING TENTATIVE MAP.dwg Dec 07, 2023

NO.	DATE	REVISIONS	BY

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	12/07/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	CH
JOB NO.	22-139

SHEET
TM2
OF SHEETS

R H A

ROBERT HIDEY ARCHITECTS

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

PROJECT NUMBER 22094.01 11/13/23

A-1 BUILDING 1A FLOOR PLANS & ROOF PLAN
A-2 BUILDING 1A-A FLOOR PLANS & ROOF PLAN
A-3 BUILDING 1B FLOOR PLANS & ROOF PLAN
A-4 BUILDING 1A & 1A-A FRONT ELEVATION
A-5 BUILDING 1A & 1A-A ELEVATIONS
A-6 BUILDING 1B FRONT ELEVATION
A-7 BUILDING 1B ELEVATIONS
A-8 BUILDING 1A & 1A-A SECTIONS
A-9 BUILDING 1B SECTIONS
A-10 BUILDING 2A FLOOR PLANS & ROOF PLAN
A-11 BUILDING 2B FLOOR PLANS & ROOF PLAN
A-12 BUILDING 2A FRONT ELEVATION
A-13 BUILDING 2A ELEVATIONS
A-14 BUILDING 2B FRONT ELEVATION
A-15 BUILDING 2B ELEVATIONS
A-16 BUILDING 2A SECTIONS
A-17 BUILDING 2B SECTIONS
A-18 BUILDING 3 FLOOR PLANS
A-19 BUILDING 3 FRONT ELEVATION
A-20 BUILDING 3 ELEVATIONS
A-21 BUILDING 3 SECTIONS AND ROOF PLAN
A-22 TRASH ENCLOSURE PLANS AND ELEVATIONS
A-23 BUILDING 1A & 1A-A FIRE LADDER EXHIBIT
A-24 BUILDING 1B FIRE LADDER EXHIBIT
A-25 BUILDING 2A FIRE LADDER EXHIBIT
A-26 BUILDING 2B FIRE LADDER EXHIBIT
A-27 BUILDING 3 FIRE LADDER EXHIBIT
A-28 BUILDING 3 AERIAL ACCESS LADDER EXHIBIT
A-29 UNIT 1A FLOOR AREA DIAGRAM
A-30 UNIT 1A FLOOR AREA DIAGRAM
A-31 UNIT 2A FLOOR AREA DIAGRAM
A-32 UNIT 2A-A FLOOR AREA DIAGRAM
A-33 UNIT 2B FLOOR AREA DIAGRAM
A-34 UNIT 3A FLOOR AREA DIAGRAM
A-35 UNIT 3B FLOOR AREA DIAGRAM
A-36 UNIT 4A FLOOR AREA DIAGRAM
A-37 UNIT 4AX FLOOR AREA DIAGRAM
A-38 UNIT 4B FLOOR AREA DIAGRAM
A-39 UNIT 4BX FLOOR AREA DIAGRAM
A-40 UNIT 100 FLOOR AREA DIAGRAM
A-41 UNIT 101 FLOOR AREA DIAGRAM
A-42 UNIT 102 FLOOR AREA DIAGRAM
A-43 UNIT 103 FLOOR AREA DIAGRAM
A-44 UNIT 200 FLOOR AREA DIAGRAM
A-45 UNIT 201 FLOOR AREA DIAGRAM
A-46 UNIT 202 FLOOR AREA DIAGRAM
A-47 UNIT 300 FLOOR AREA DIAGRAM
A-48 UNIT 301 FLOOR AREA DIAGRAM
A-49 UNIT 302 FLOOR AREA DIAGRAM
A-50 BUILDING 3 CORRIDOR AREA DIAGRAM
A-51 BUILDING 3 CORRIDOR AREA DIAGRAM
A-52 STREET SCENE
A-53 STREET SCENE

BUILDING 1	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

BUILDING 2	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

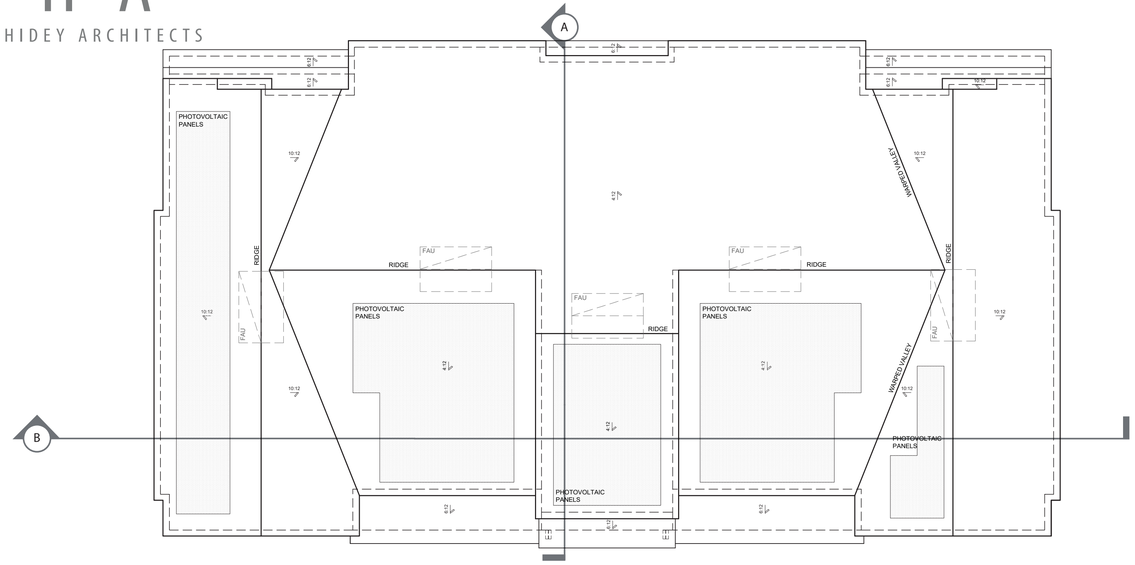
BUILDING 3	
OCCUPANCY	R-2
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CBC
SPRINKLER	13R

ALL BUILDINGS: SPRINKLERS WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

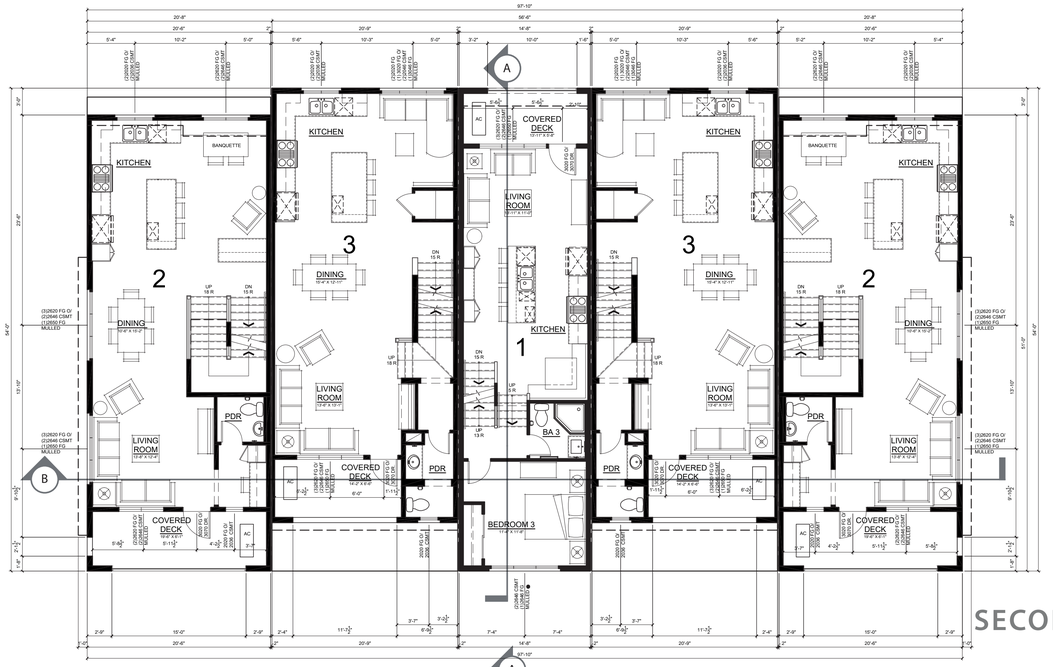
BUILDING 3: FIRE ALARM WILL BE INSTALLED AS A DEFERRED SUBMITTAL.
BUILDING 3: TWO-WAY COMMUNICATION SYSTEM WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

R H A

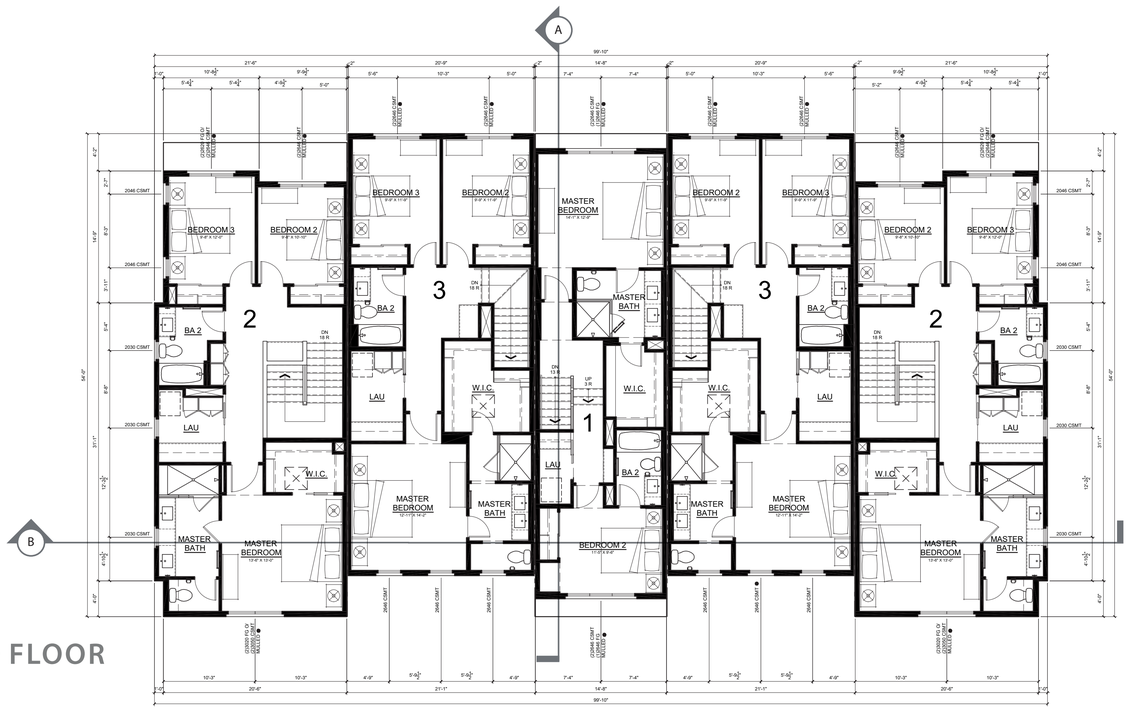
ROBERT HIDEY ARCHITECTS



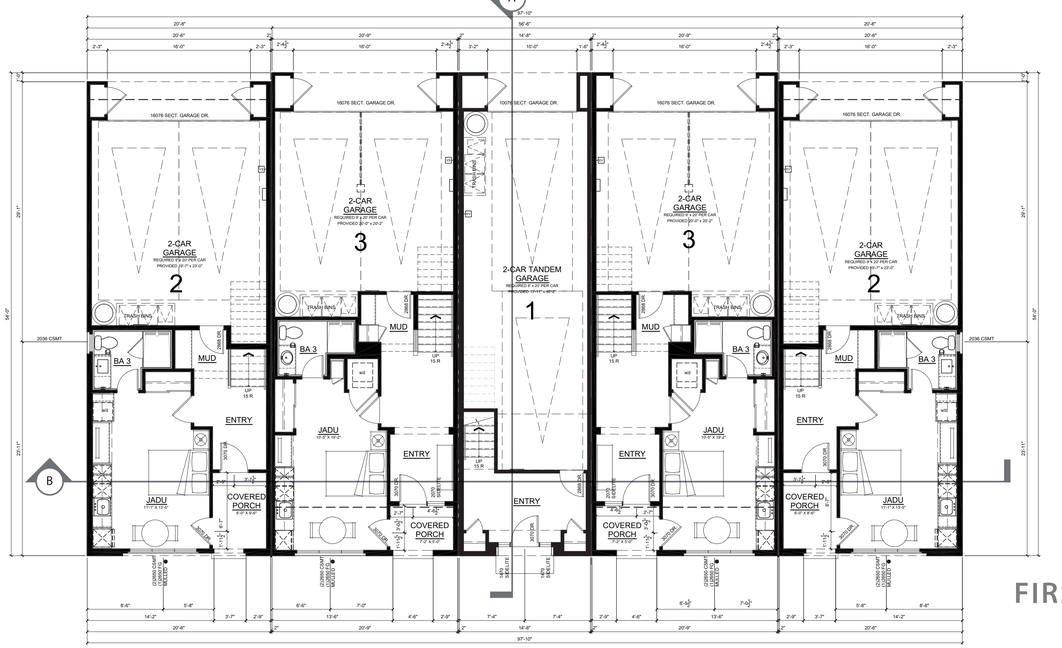
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

BUILDING 1A FLOOR PLANS & ROOF PLAN

BUILDING 1	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

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

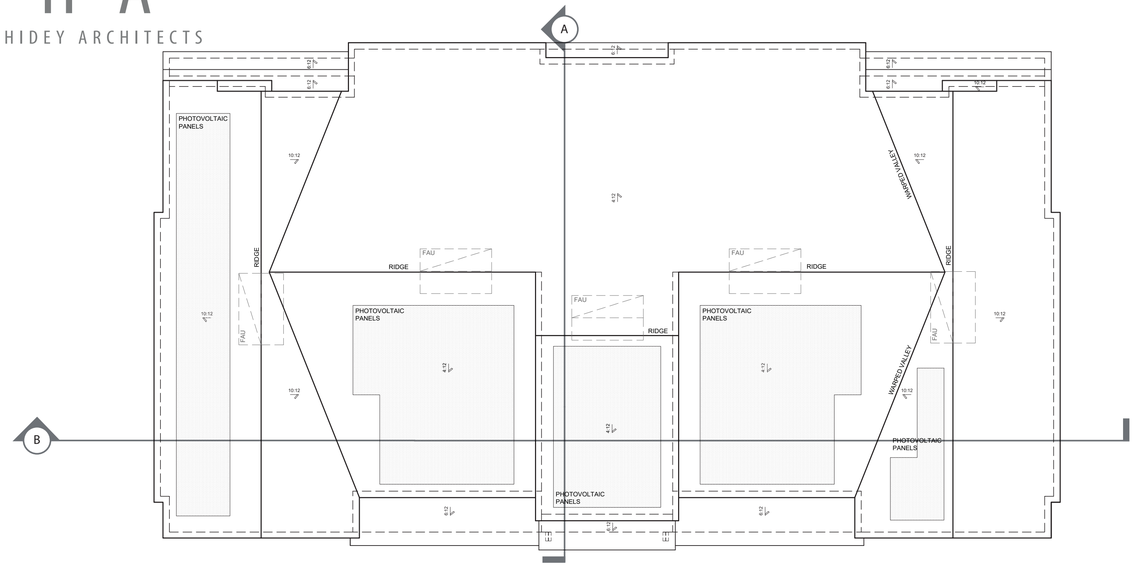
ROBSON HOMES

22094.02 11/13/23

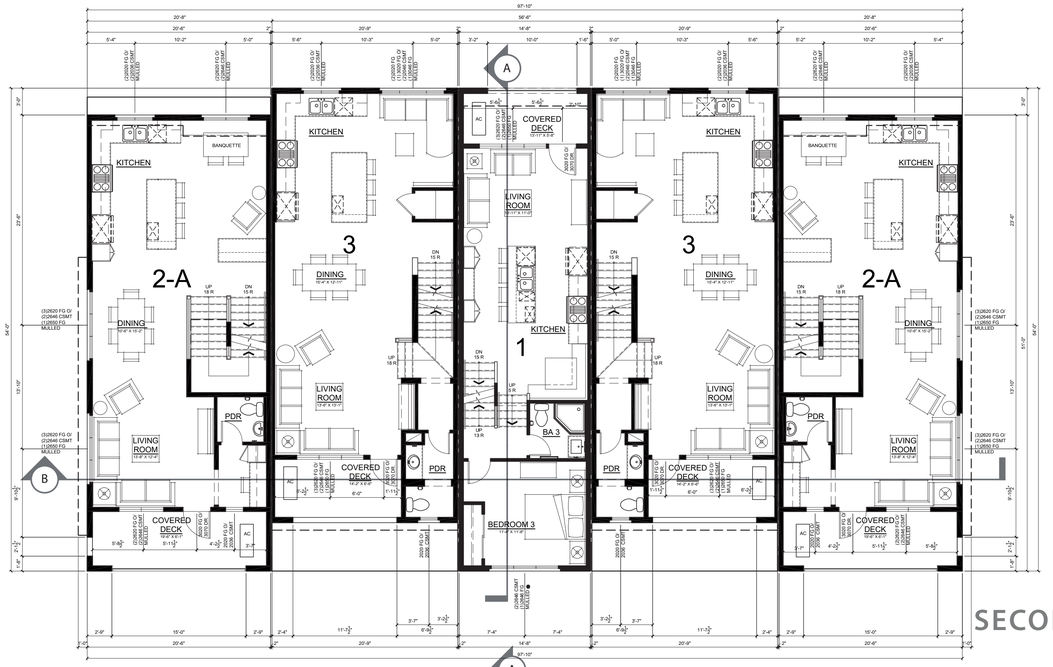
A-1

NOTE:
ALTERNATE PLANS ARE DRAWN TO SHOW INFORMATION WHICH DIFFERS FROM THE BASE PLAN.
SEE BUILDING 1A FLOOR PLANS FOR DOOR AND WINDOW SIZES NOT SHOWN.

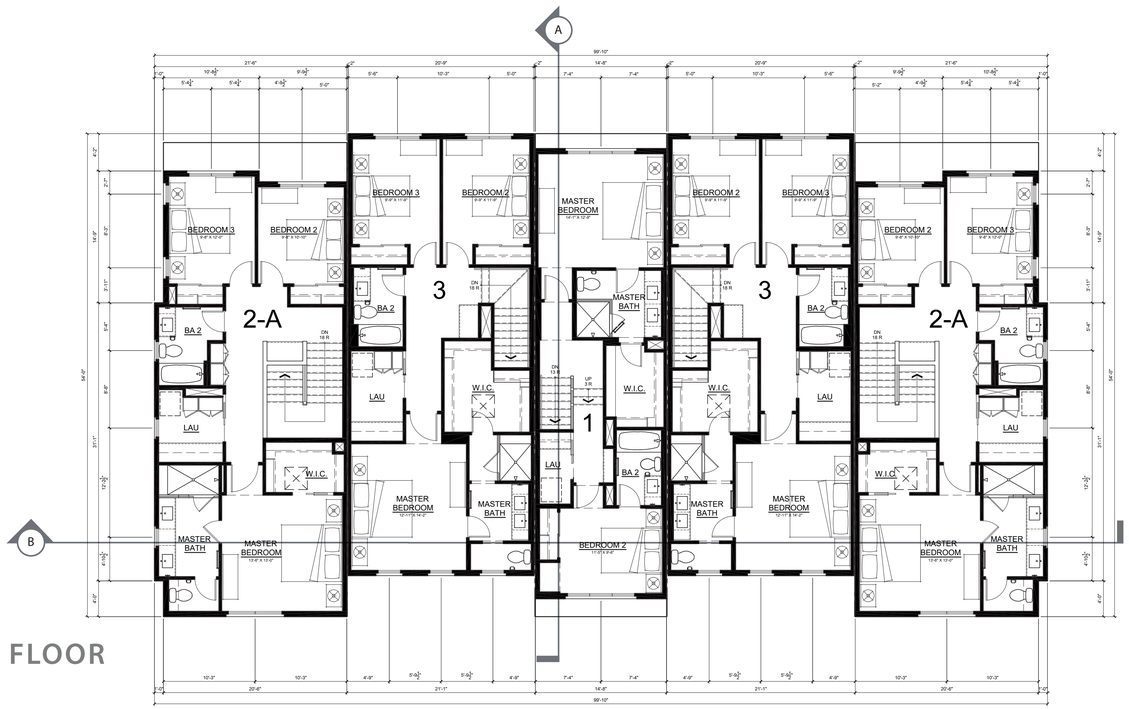
R H A
ROBERT HIDEY ARCHITECTS



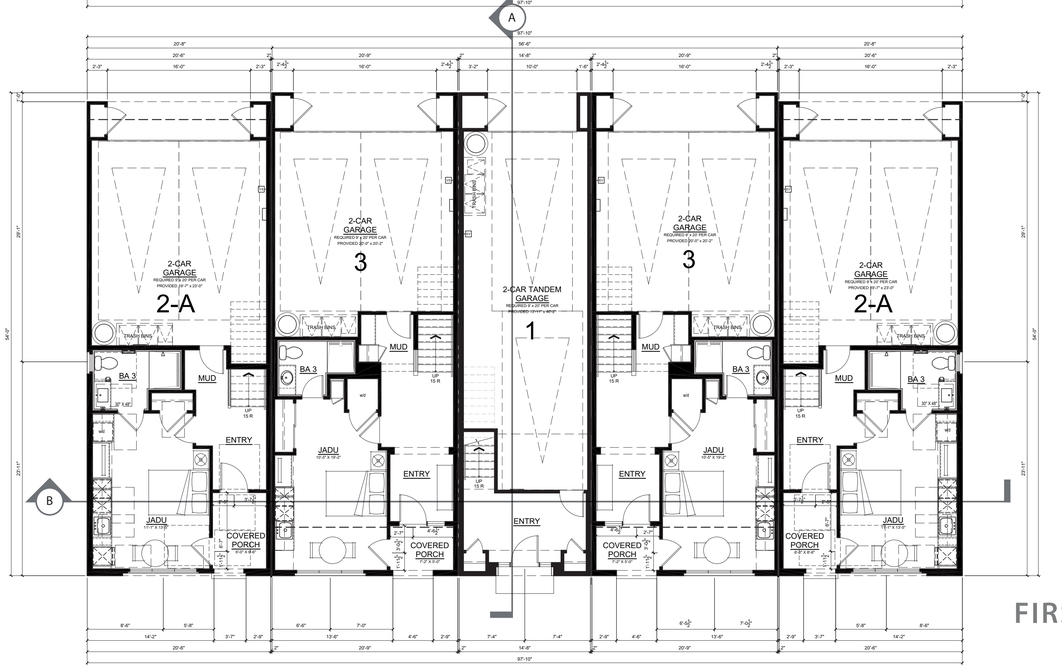
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

BUILDING 1A-A FLOOR PLANS & ROOF PLAN (ACCESSIBLE)

BUILDING 1	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

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"

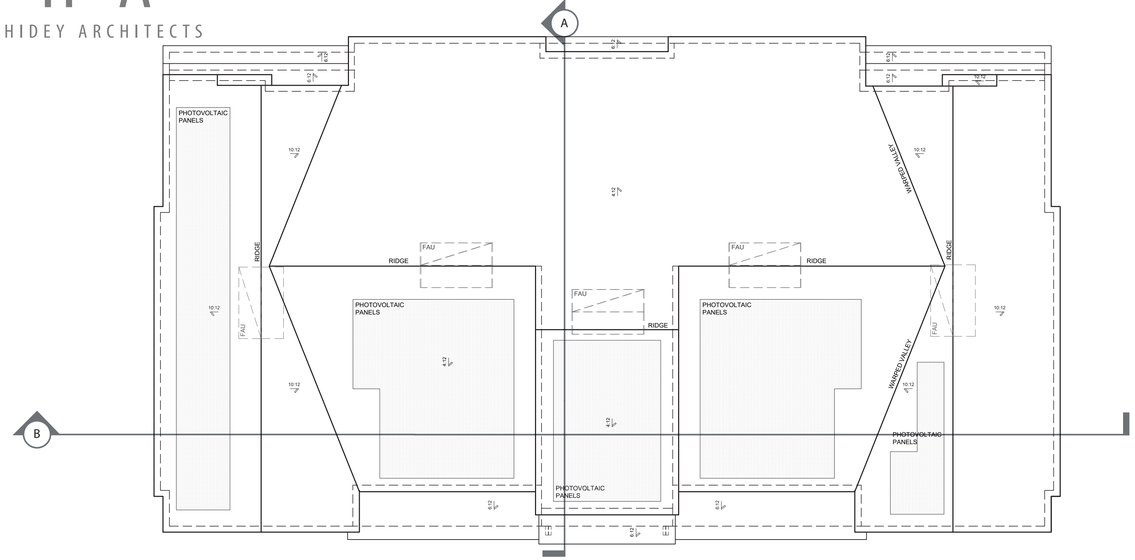
GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

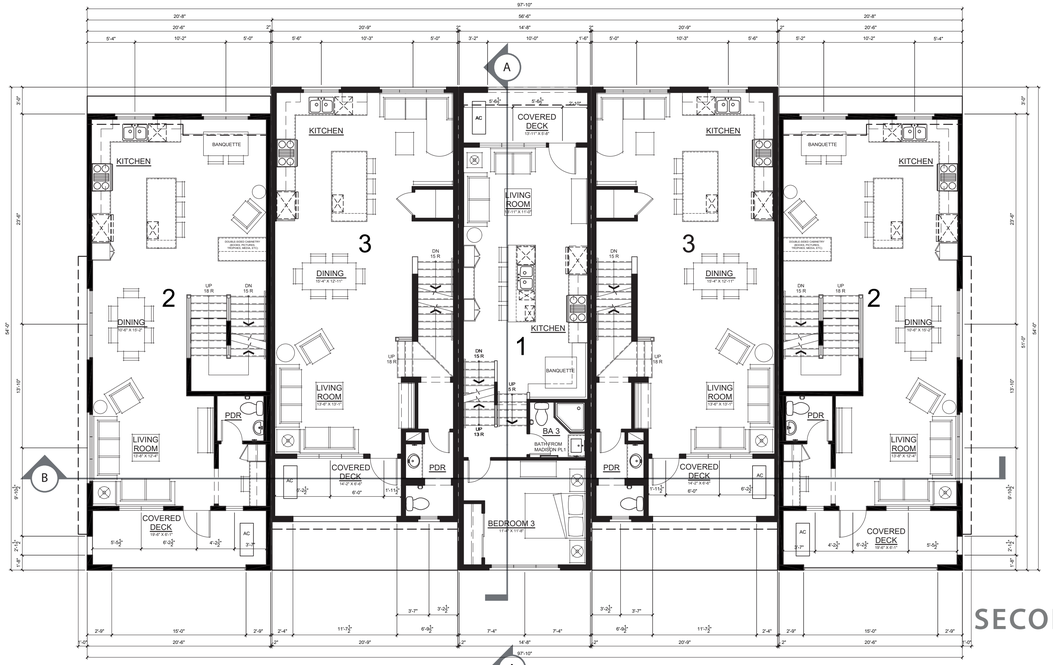
22094.02 11/13/23
A-2

NOTE:
ALTERNATE PLANS ARE DRAWN TO SHOW INFORMATION WHICH DIFFERS FROM THE BASE PLAN.
SEE BUILDING 1A FLOOR PLANS FOR DOOR AND WINDOW SIZES NOT SHOWN.

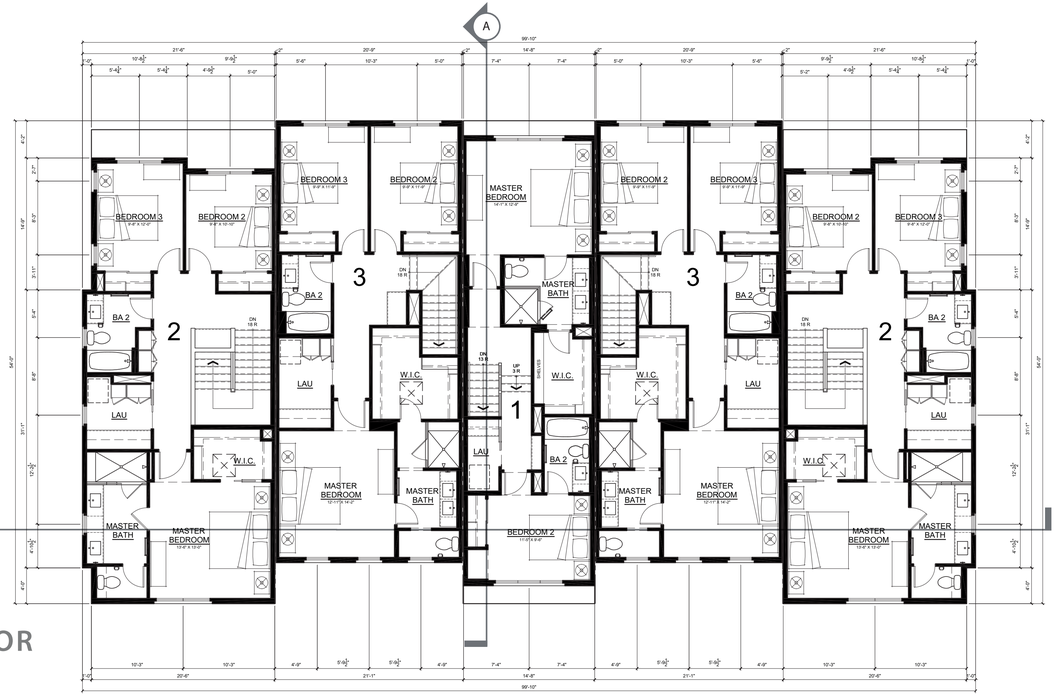
R H A
ROBERT HIDEY ARCHITECTS



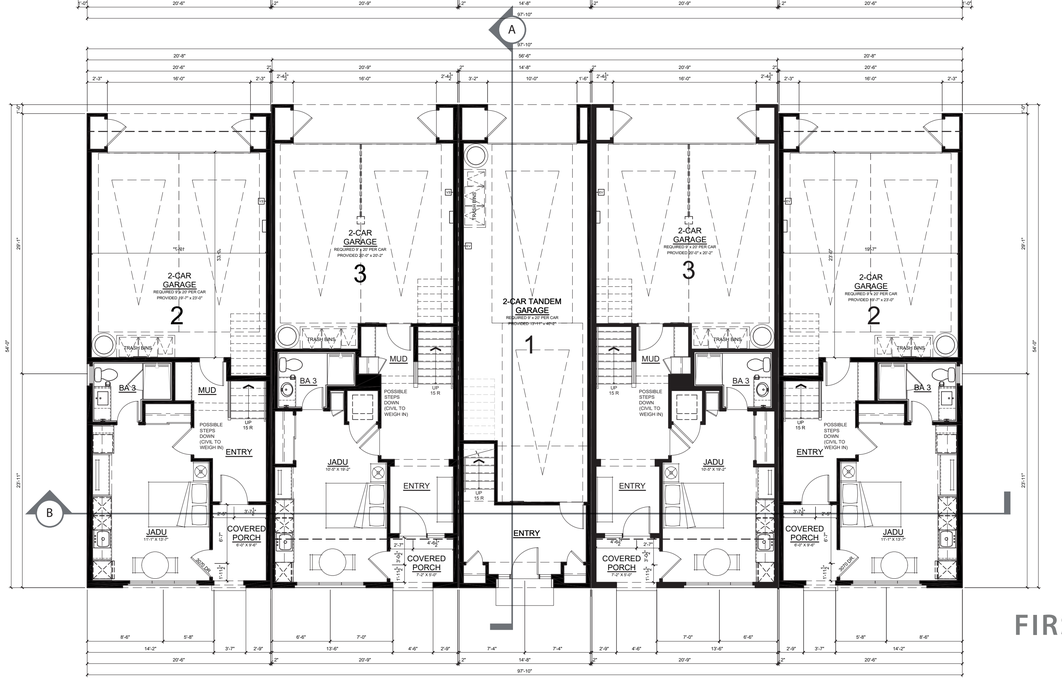
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

BUILDING 1B FLOOR PLANS & ROOF PLAN

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

BUILDING 1	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

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"

ROBSON HOMES

22094.02 11/13/23
A-3

R H A
ROBERT HIDEY ARCHITECTS

BUILDING 1A & 1A-A FRONT ELEVATION

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

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

ROBSON HOMES

22094.02 11/13/23

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT ELEVATION

BUILDING 1A AMSL BENCHMARK REFERENCES			
LOT#	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 9	192.5	194.25	194.92

BUILDING 1A-A AMSL BENCHMARK REFERENCES			
LOT#	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 7*	193.8	193.73	194.40

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

RIGHT ELEVATION

REAR ELEVATION

BUILDING 1A & 1A-A ELEVATIONS

0 2' 4' 8' 16'

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

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 11/13/23

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 11/13/23
A-6

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT 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

RIGHT ELEVATION

REAR ELEVATION

BUILDING 1B ELEVATIONS

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

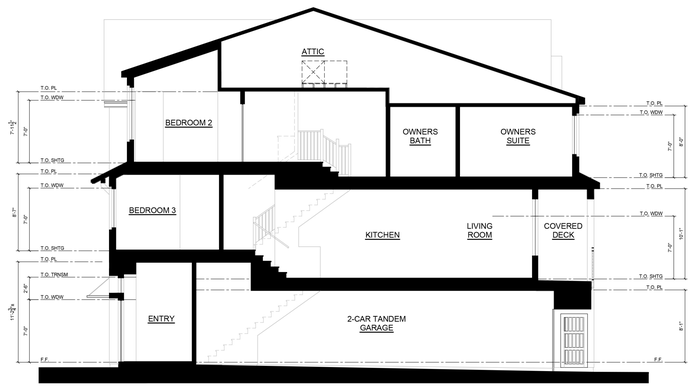
SCALE: 1/8"=1'-0"

ROBSON HOMES

22094.02 11/13/23

R H A

ROBERT HIDEY ARCHITECTS



SECTION A

SECTION B

BUILDING 1A & 1A-A SECTIONS

0 2' 4' 8' 16'

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

GILMAN AND DILLON SITE

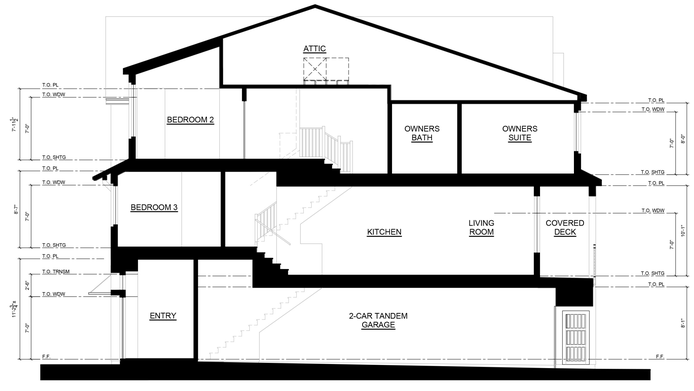
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 11/13/23

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

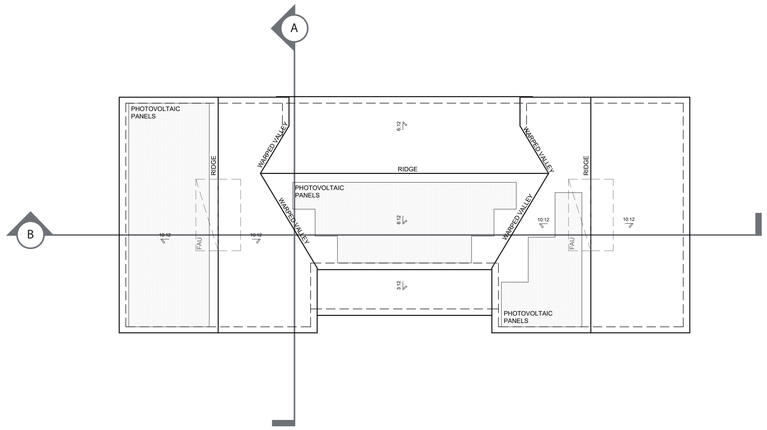
CAMPBELL, CALIFORNIA

ROBSON HOMES

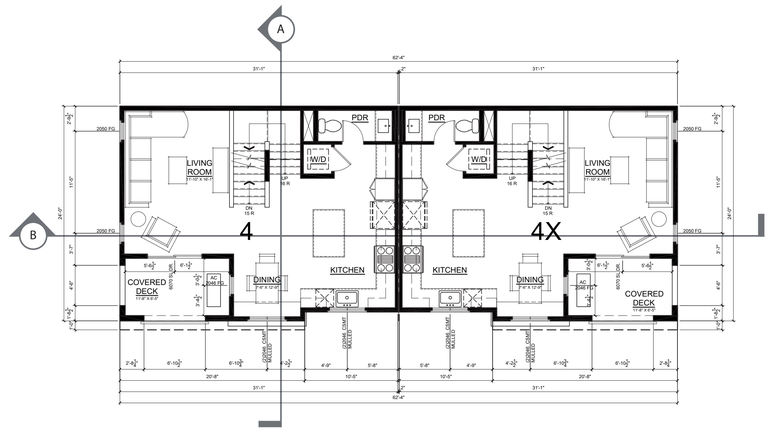
22094.02 11/13/23

R H A

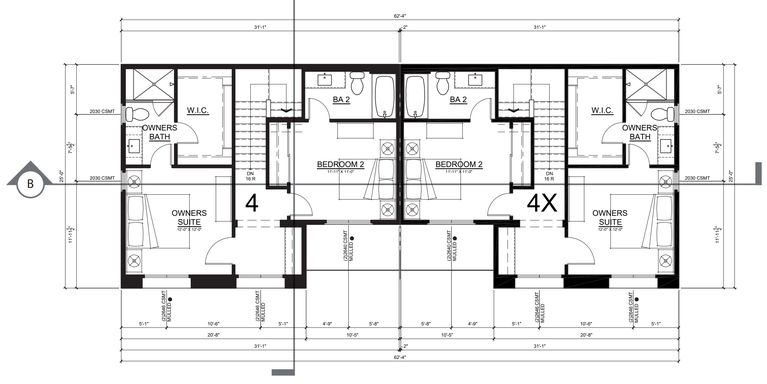
ROBERT HIDEY ARCHITECTS



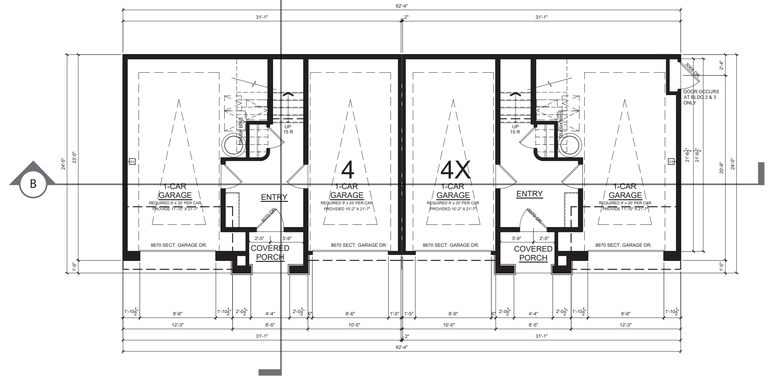
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

BUILDING 2A FLOOR PLANS & ROOF PLAN

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

BUILDING 2	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

BUILDING 2 GROSS AREA	
FIRST FLOOR	1,425 SF
SECOND FLOOR	1,472 SF
THIRD FLOOR	1,406 SF
TOTAL	4,303 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'

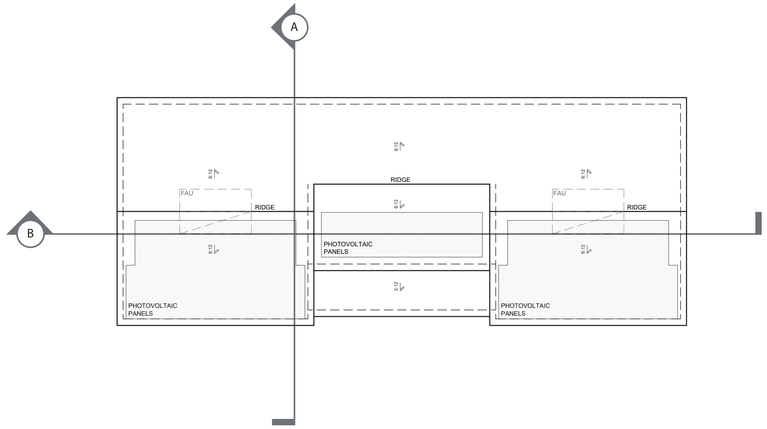
SCALE: 1/8"=1'-0"

ROBSON HOMES

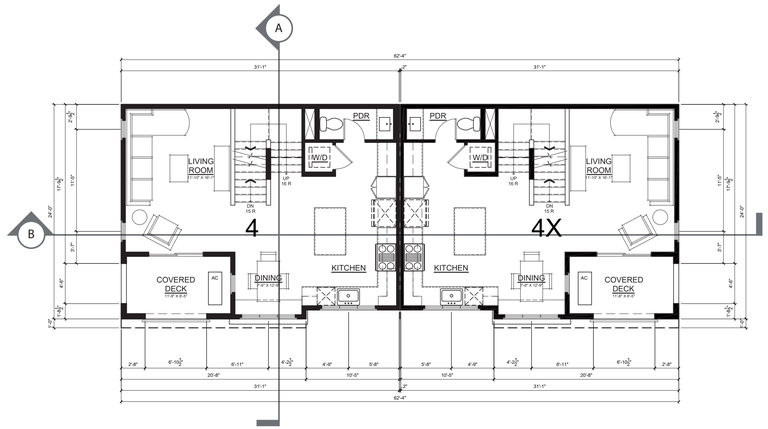
22094.02 11/13/23

NOTE:
ALTERNATE PLANS ARE DRAWN TO SHOW INFORMATION WHICH DIFFERS FROM THE BASE PLAN.
SEE BUILDING 2A FLOOR PLANS FOR DOOR AND WINDOW SIZES NOT SHOWN.

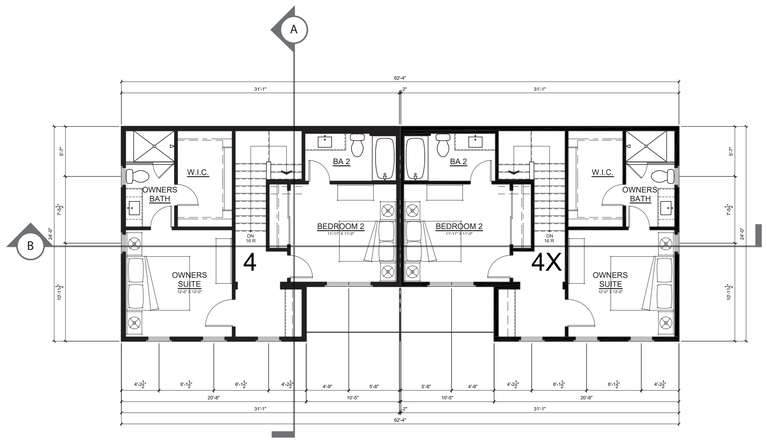
R H A
ROBERT HIDEY ARCHITECTS



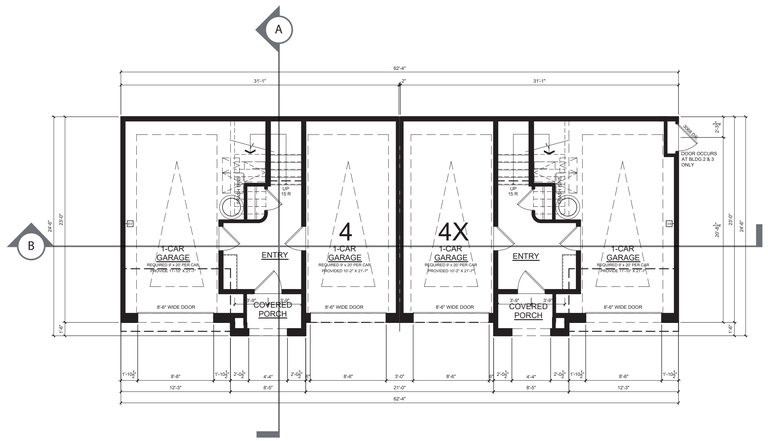
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

BUILDING 2B FLOOR PLANS & ROOF PLAN

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

BUILDING 2	
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CRC
SPRINKLER	13D

BUILDING 2 GROSS AREA	
FIRST FLOOR	1,421 SF
SECOND FLOOR	1,472 SF
THIRD FLOOR	1,366 SF
TOTAL	4,259 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 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

BUILDING 2A FRONT ELEVATION

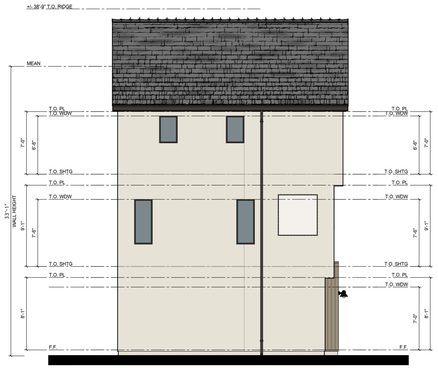
GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

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

ROBSON HOMES

22094.02 11/13/23
A-12

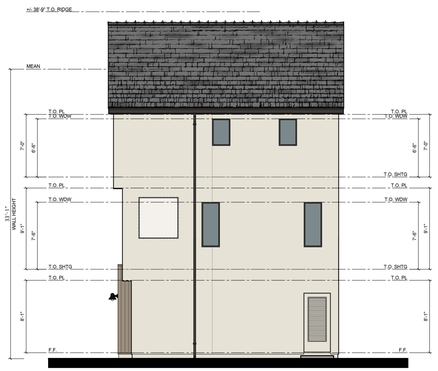
R H A
ROBERT HIDEY ARCHITECTS



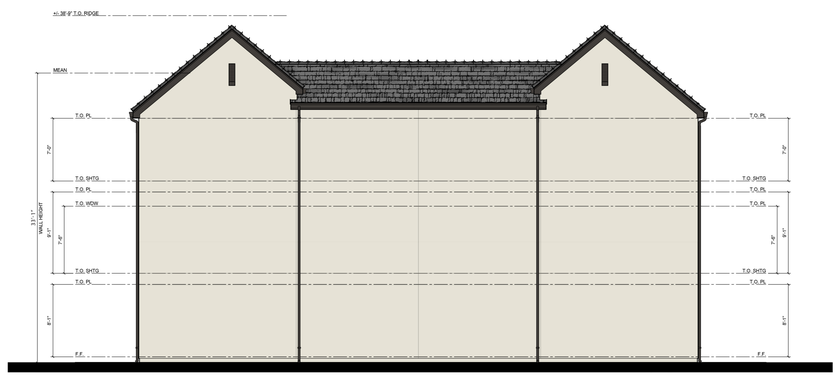
LEFT ELEVATION

FRONT ELEVATION

- COMPOSITION ROOF SHINGLES
  PABCO PREMIER PEWTER GRAY
- WOOD BARGE
  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 11/13/23
A-13

R H A
ROBERT HIDEY ARCHITECTS

BUILDING 2B FRONT ELEVATION

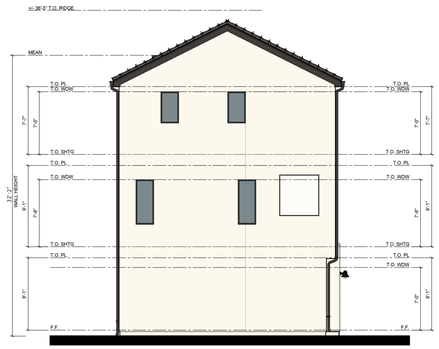
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 11/13/23
A-14

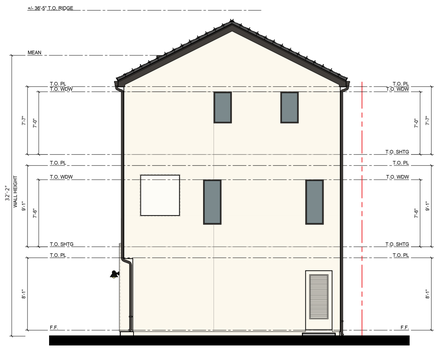
R H A
ROBERT HIDEY ARCHITECTS



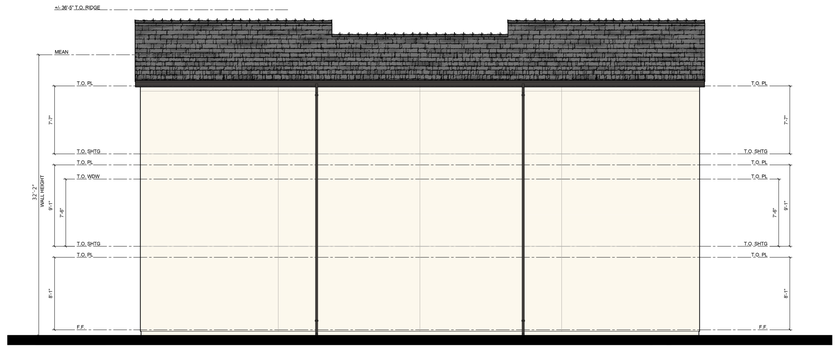
LEFT ELEVATION

FRONT ELEVATION

- COMPOSITION ROOF SHINGLES
  PABCO PREMIER PEWTER GRAY
- WOOD BARGE
  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

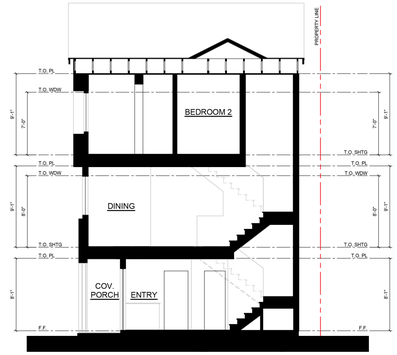
0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

ROBSON HOMES

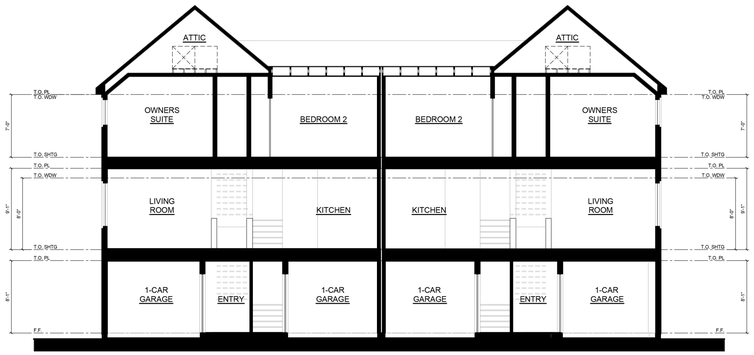
22094.02 11/13/23

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

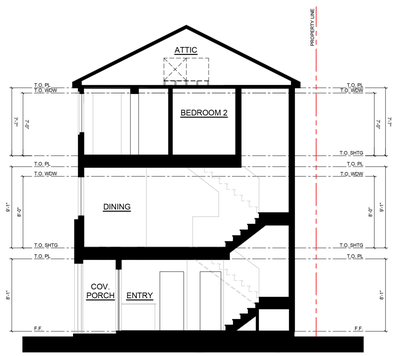
CAMPBELL, CALIFORNIA

ROBSON HOMES

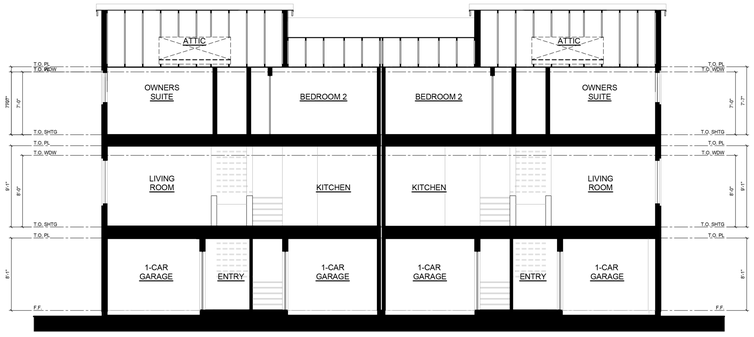
22094.02 11/13/23

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

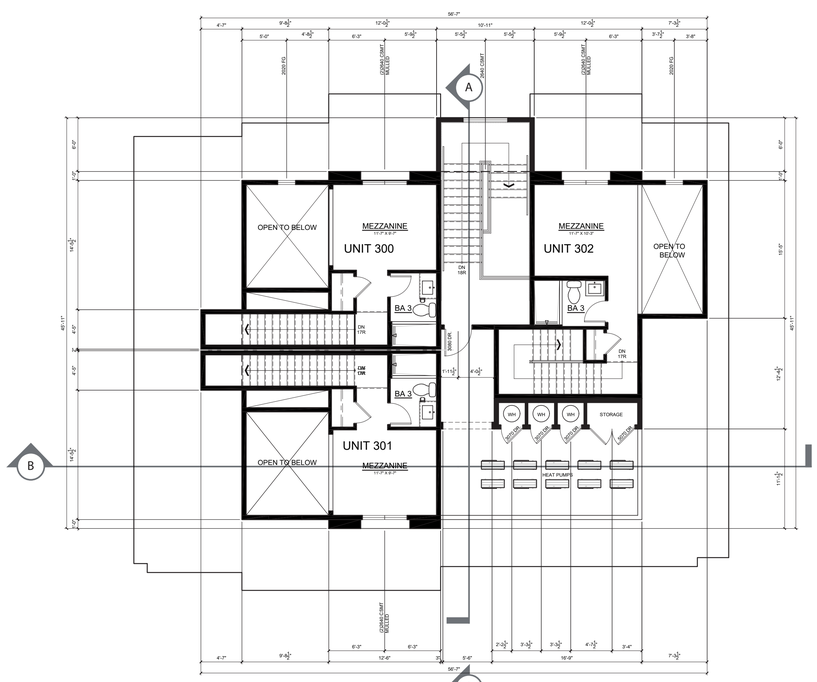
CAMPBELL, CALIFORNIA

ROBSON HOMES

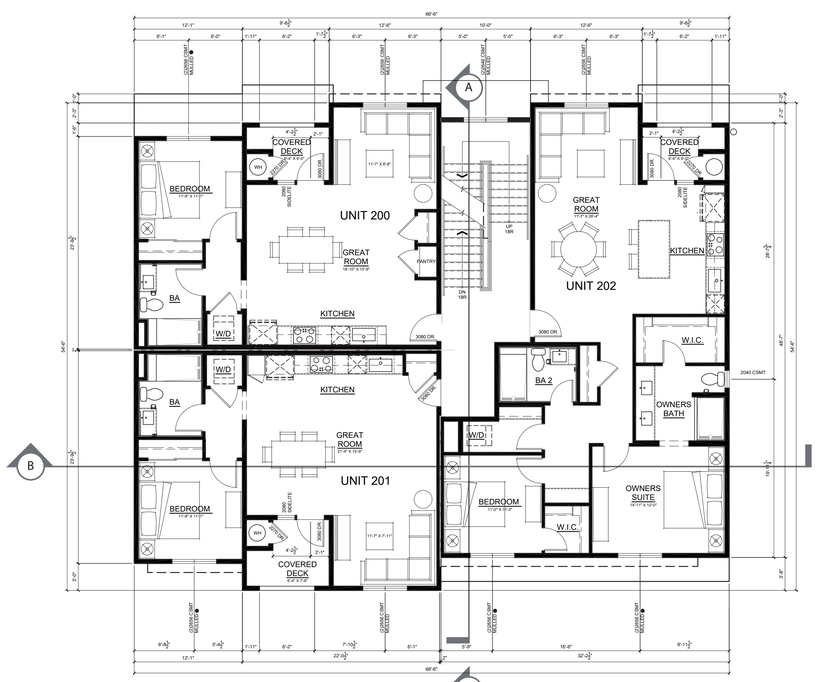
22094.02 11/13/23

R H A

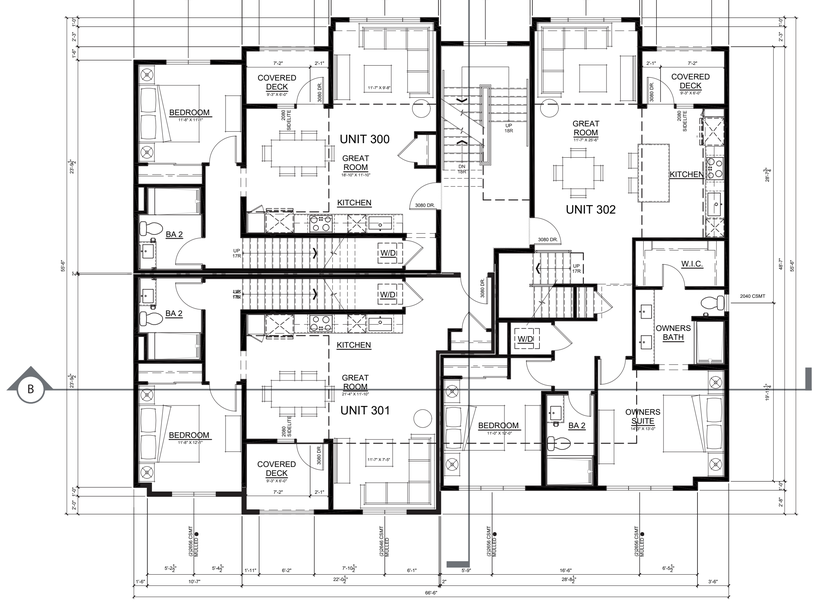
ROBERT HIDEY ARCHITECTS



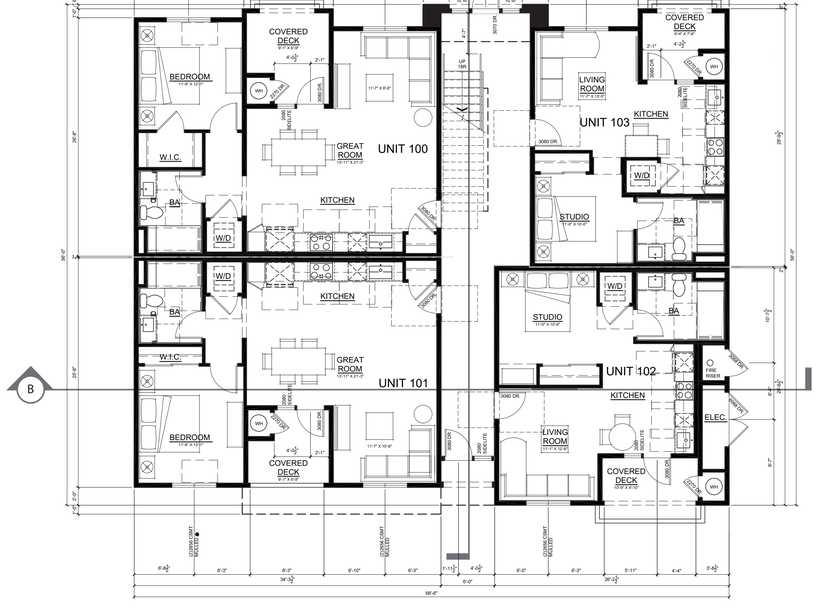
MEZZANINE FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

BUILDING 3 FLOOR PLANS & ROOF PLAN

BUILDING 3	
OCCUPANCY	R-2
CONSTRUCTION TYPE	VB
CODE COMPLIANCE	CBC
SPRINKLER	13R

BUILDING 3 GROSS AREA	
FIRST FLOOR	3,549 SF
SECOND FLOOR	3,352 SF
THIRD FLOOR	3,323 SF
FOURTH FLOOR	1,727 SF
TOTAL	11,951 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 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

BUILDING 3A FRONT ELEVATION

DILLON AVENUE

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

GILMAN AND DILLON SITE

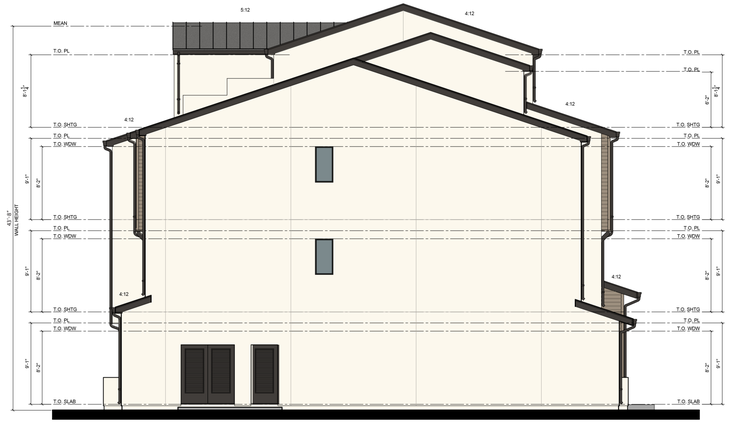
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 11/13/23

R H A

ROBERT HIDEY ARCHITECTS



LEFT ELEVATION

STANDING SEAM METAL ROOF
STEELSCAPE NATURAL MATTE SHALE

WOOD BARGE
PRATT & LAMBERT 32-17 ANUBIS

CEMENTITIOUS SIDING
DUNN-EDWARDS DEC 750 BISON BEIGE

METAL RAILING

VINYL WINDOWS
MILGARD BRONZE

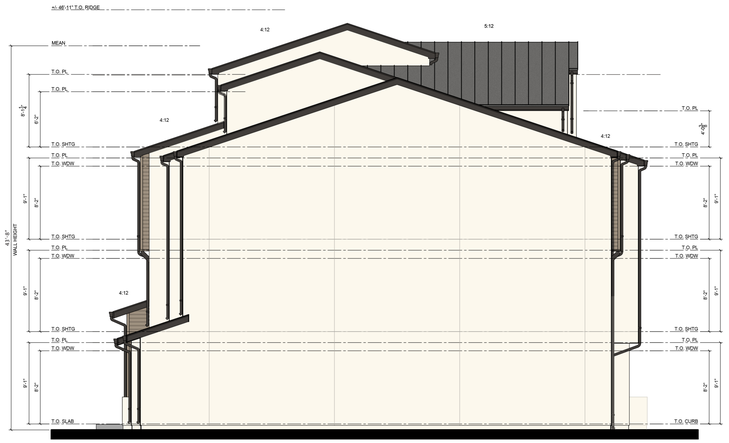
PRIMARY STUCCO BODY
DUNN-EDWARDS DEW 338 WHITE HEAT

WOOD ENTRY DOOR
PRATT & LAMBERT 32-17 ANUBIS

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

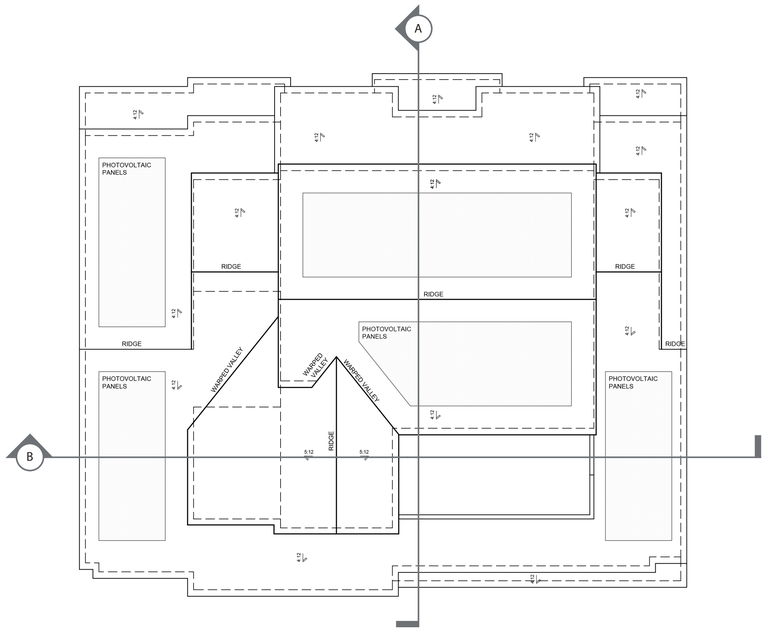
CAMPBELL, CALIFORNIA

ROBSON HOMES

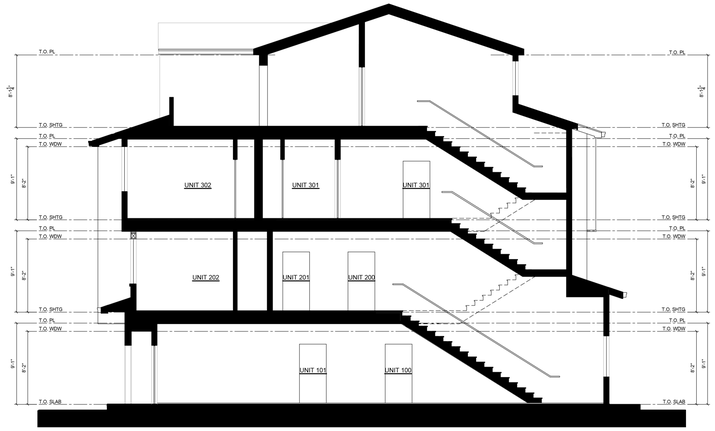
22094.02 11/13/23

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'

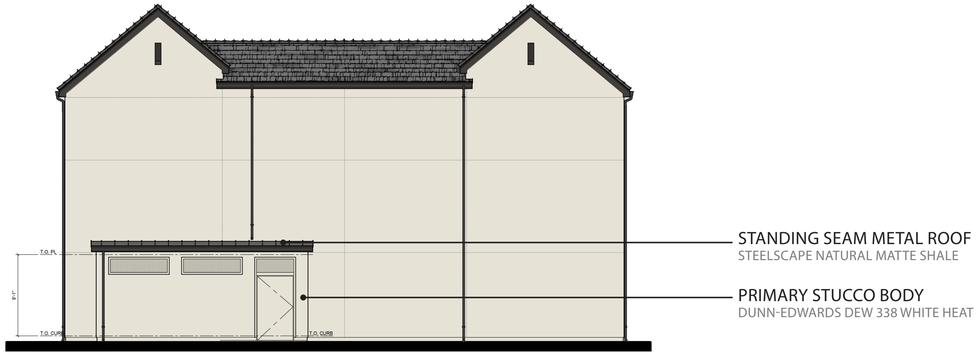
SCALE: 1/8"=1'-0"

ROBSON HOMES

22094.02 11/13/23

A-21

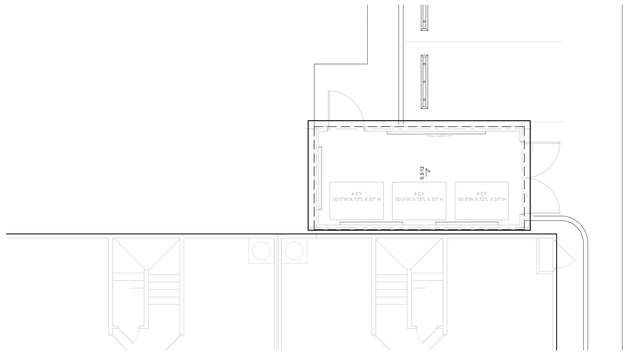
R H A
ROBERT HIDEY ARCHITECTS



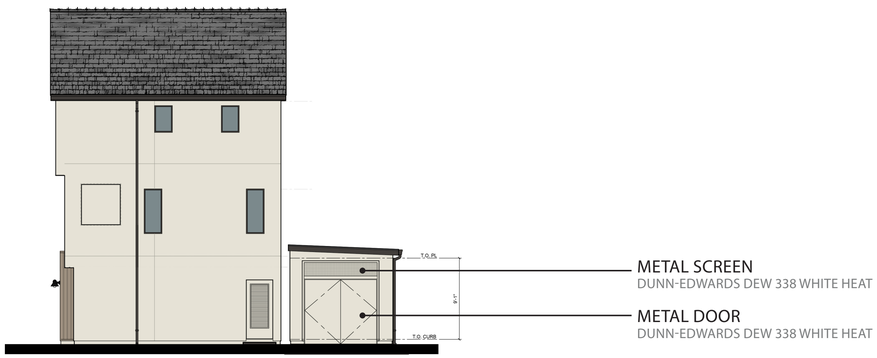
STANDING SEAM METAL ROOF
STEELSCAPE NATURAL MATTE SHALE

PRIMARY STUCCO BODY
DUNN-EDWARDS DEW 338 WHITE HEAT

FRONT ELEVATION



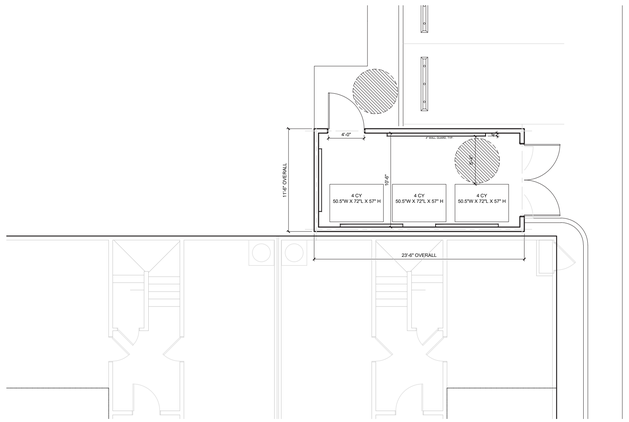
ROOF PLAN



METAL SCREEN
DUNN-EDWARDS DEW 338 WHITE HEAT

METAL DOOR
DUNN-EDWARDS DEW 338 WHITE HEAT

LEFT ELEVATION



FLOOR PLAN

NOTE: TRASH ENCLOSURE WILL COMPLY WITH 2022 CFC SECTION 304. IF TRASH SIZE EXCEEDS 1.5 CUBIC YARDS, THEN EITHER A SPRINKLER SYSTEM IS REQUIRED OR THE ENCLOSURE WILL NEED TO BE TYPE IA OR IIA CONSTRUCTION.

TRASH ENCLOSURE PLANS AND ELEVATIONS

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

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

ROBSON HOMES

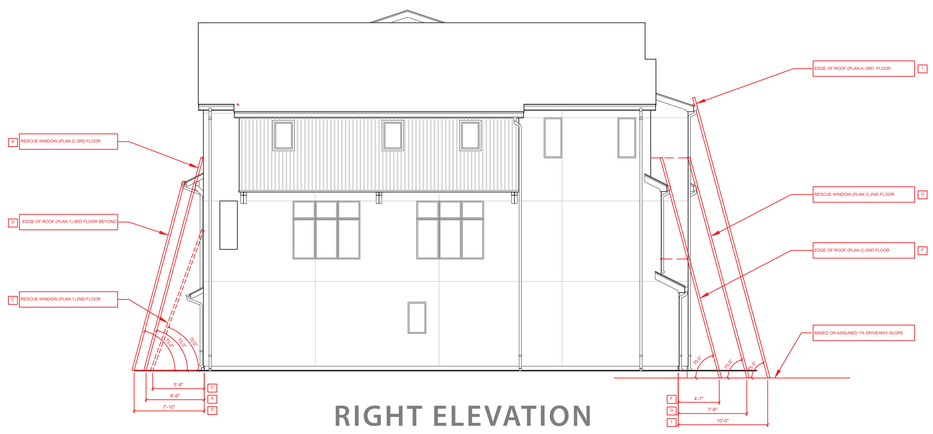
22094.02 11/13/23
A-22

R H A

ROBERT HIDEY ARCHITECTS

LEFT ELEVATION

FRONT ELEVATION

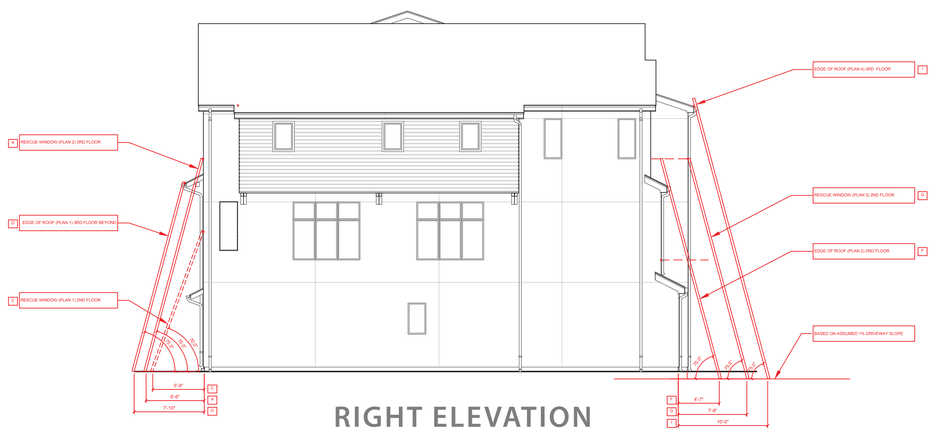

A
RESCUE WINDOW (PLAN 2) 3RD FLOOR
B
EDGE OF ROOF (PLAN 1) 3RD FLOOR BEYOND
D
RESCUE WINDOW (PLAN 1) 2ND FLOOR
E
EDGE OF ROOF (PLAN 2) 3RD FLOOR
BASED ON ASSUMED 1% DRIVEWAY SLOPE
RESCUE WINDOW (PLAN 1) 2ND FLOOR
EDGE OF ROOF (PLAN 2) 2ND FLOOR
RESCUE WINDOW (PLAN 2) 3RD FLOOR
EDGE OF ROOF (PLAN 1) 3RD FLOOR

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'

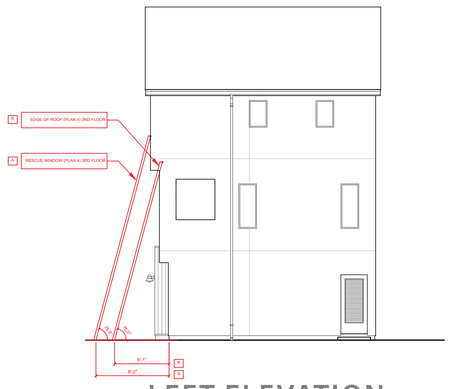
SCALE: 1/8"=1'-0"

ROBSON HOMES

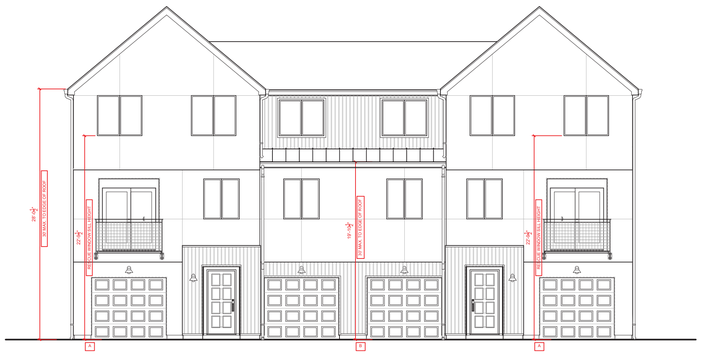
22094.02 11/13/23

R H A

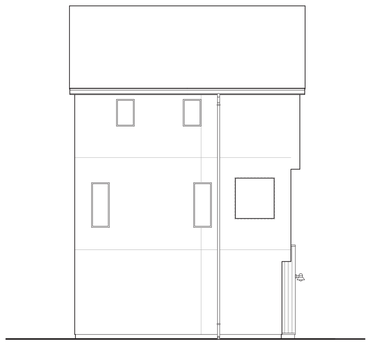
ROBERT HIDEY ARCHITECTS



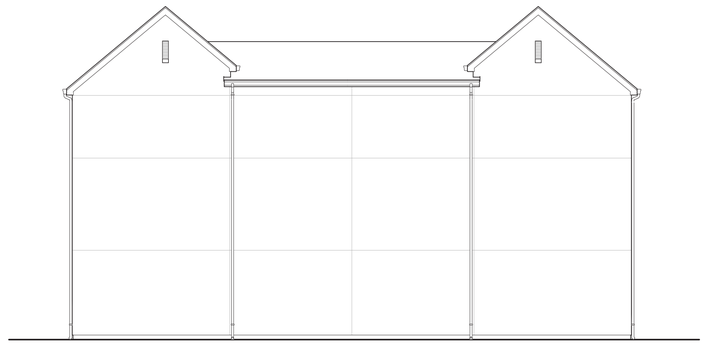
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

BUILDING 2A FIRE LADDER EXHIBIT

0 2' 4' 8' 16'

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

GILMAN AND DILLON SITE

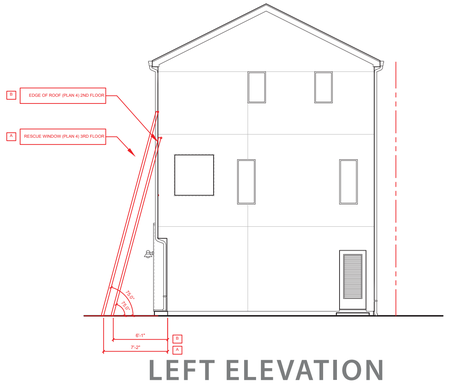
CAMPBELL, CALIFORNIA

ROBSON HOMES

22094.02 11/13/23

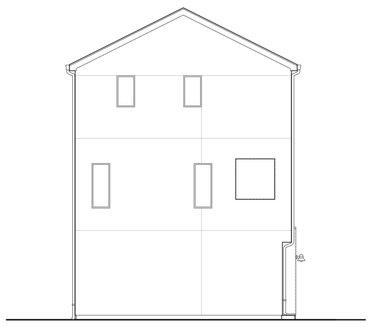
R H A

ROBERT HIDEY ARCHITECTS

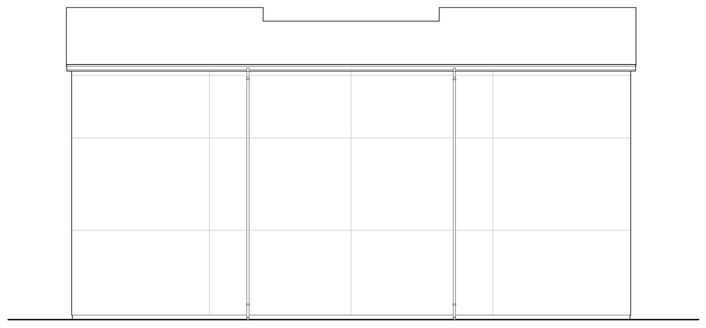


LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

BUILDING 2B FIRE LADDER EXHIBIT

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

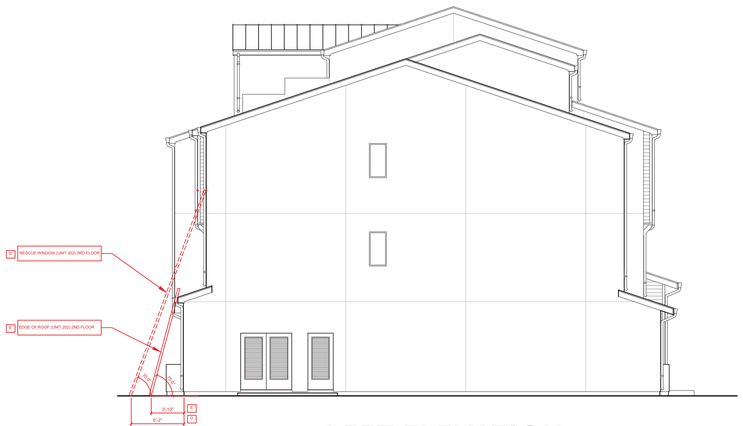
SCALE: 1/8"=1'-0"

ROBSON HOMES

22094.02 11/13/23

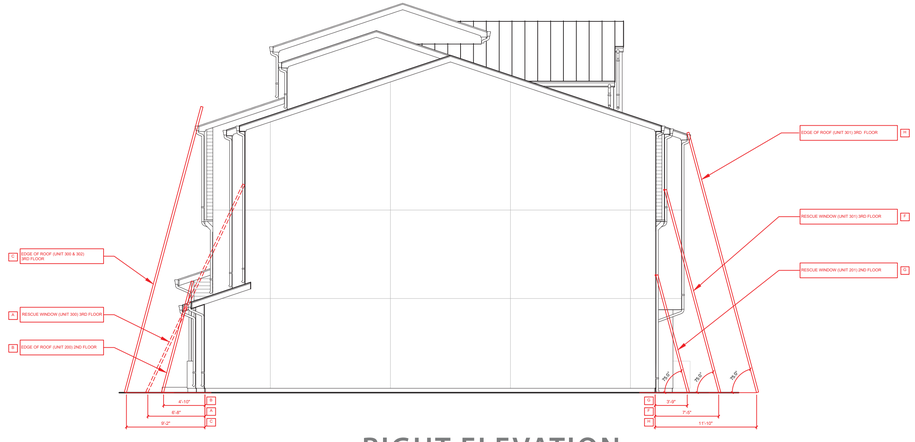
R H A

ROBERT HIDEY ARCHITECTS



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

BUILDING 3 FIRE LADDER EXHIBIT

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

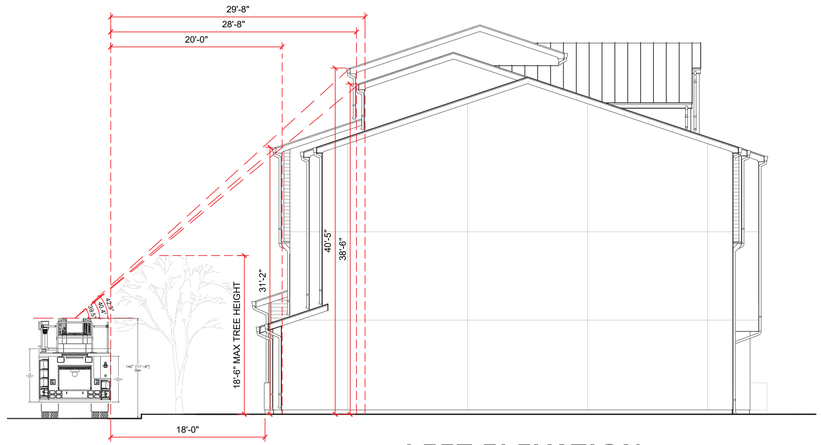
SCALE: 1/8"=1'-0"

ROBSON HOMES

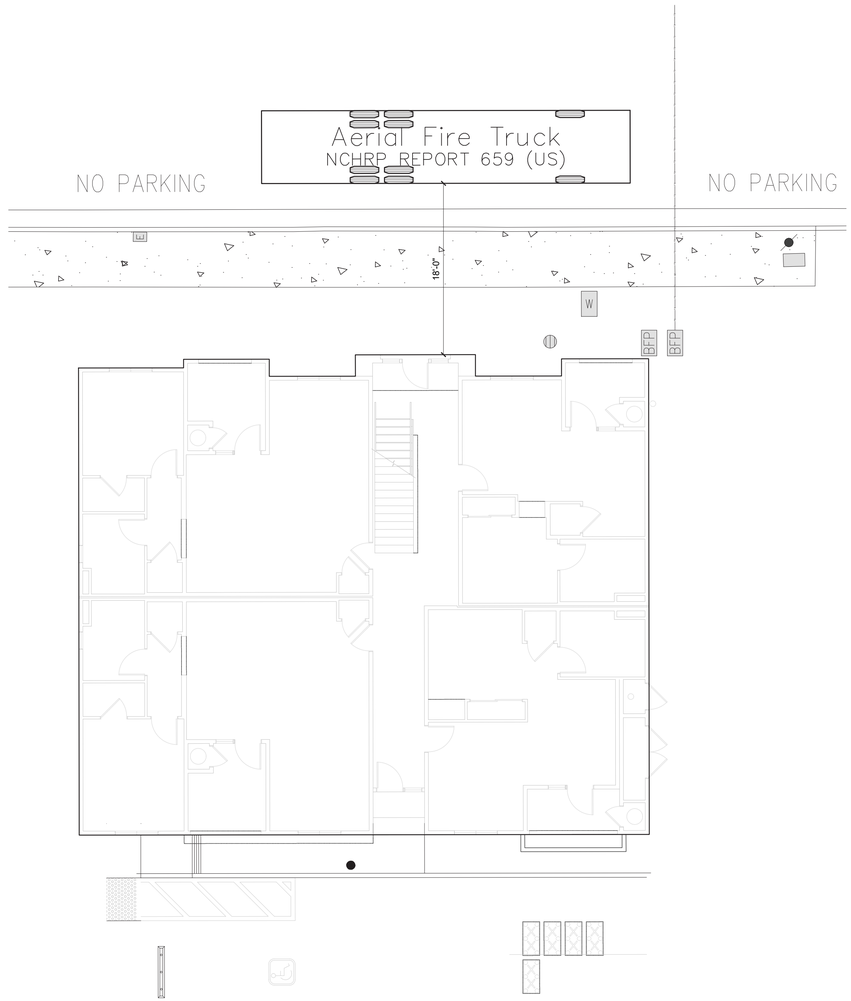
22094.02 11/13/23

R H A

ROBERT HIDEY ARCHITECTS



LEFT ELEVATION



FIRST FLOOR

BUILDING 3 AERIAL ACCESS LADDER EXHIBIT

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

0 2' 4' 8' 16'

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

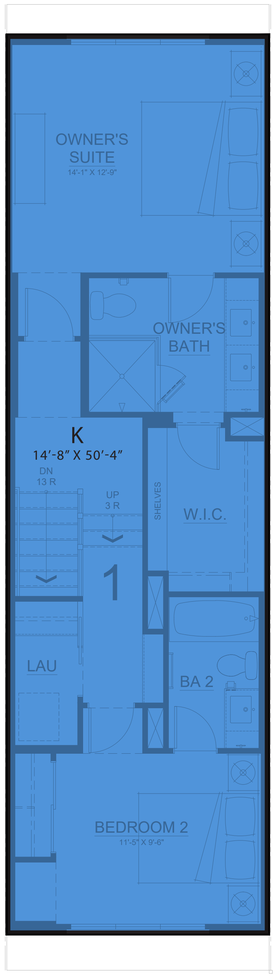
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

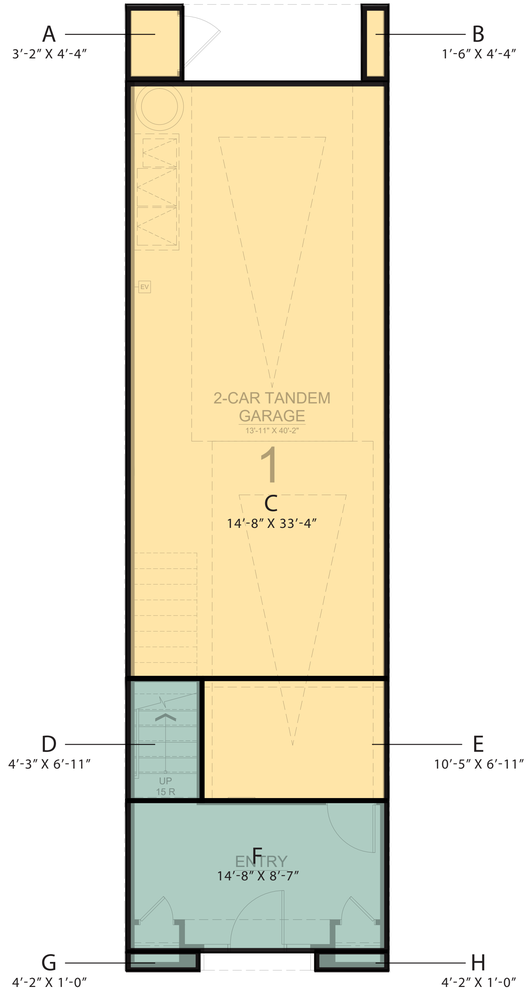
PLAN 1A GROSS FLOOR AREA		
FIRST FLOOR	742	SF
SECOND FLOOR	792	SF
THIRD FLOOR	738	SF
TOTAL	2272	SF

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

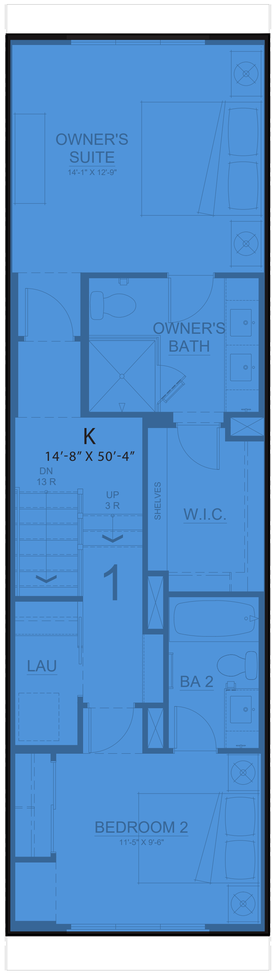
ROBSON HOMES

22094.02 11/13/23
A-29

R H A
ROBERT HIDEY ARCHITECTS

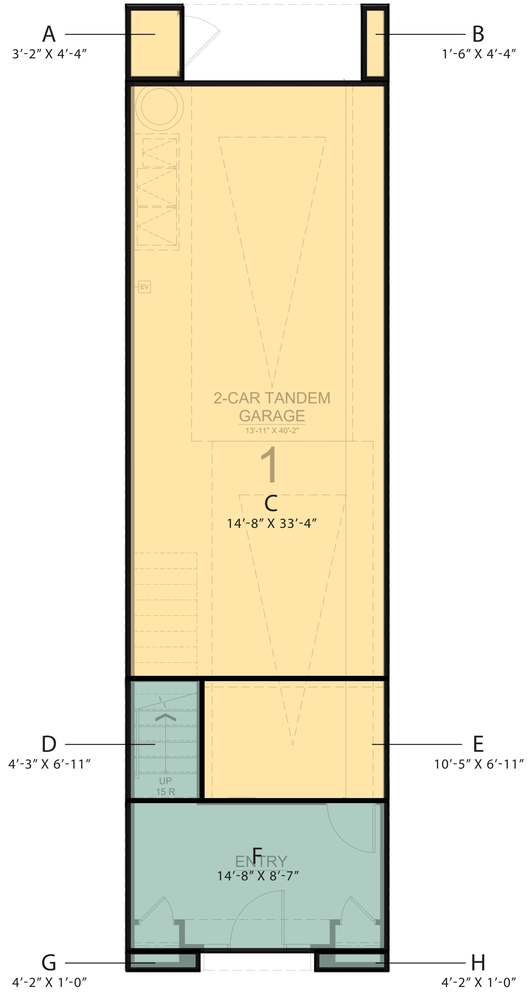
PLAN 1B GROSS FLOOR AREA		
FIRST FLOOR	742	SF
SECOND FLOOR	792	SF
THIRD FLOOR	738	SF
TOTAL	2272	SF

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

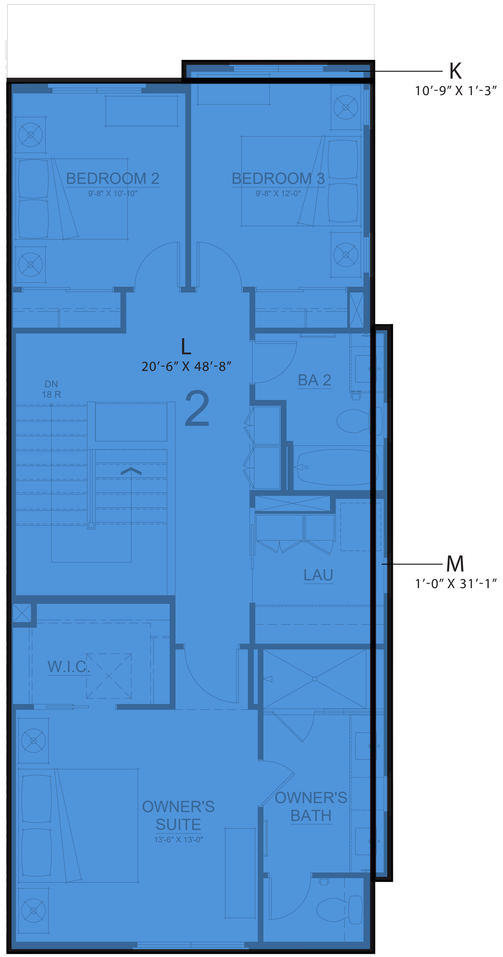
ROBSON HOMES

22094.02 11/13/23
A-30

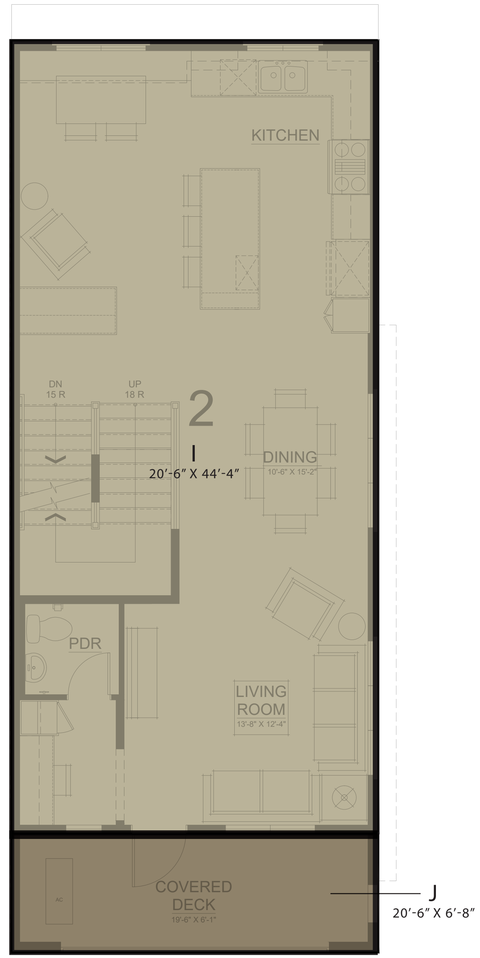
R H A
ROBERT HIDEY ARCHITECTS

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

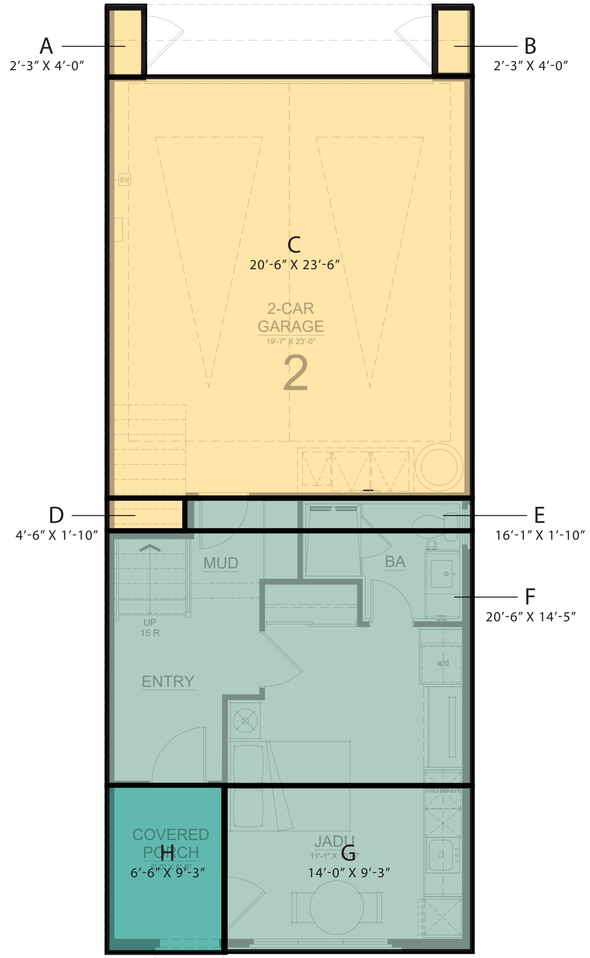
GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.



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	295	SF
AREA - G	130	SF
AREA - H	60	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

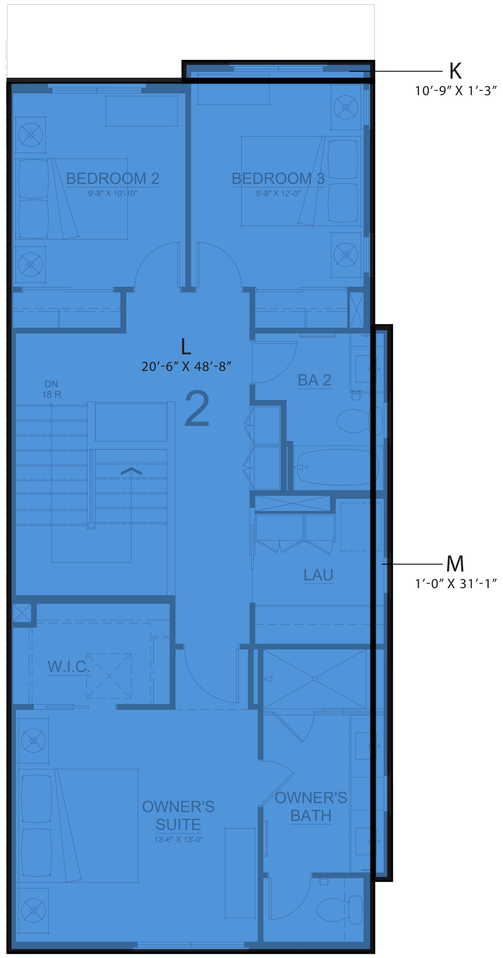
ROBSON HOMES

22094.02 11/13/23

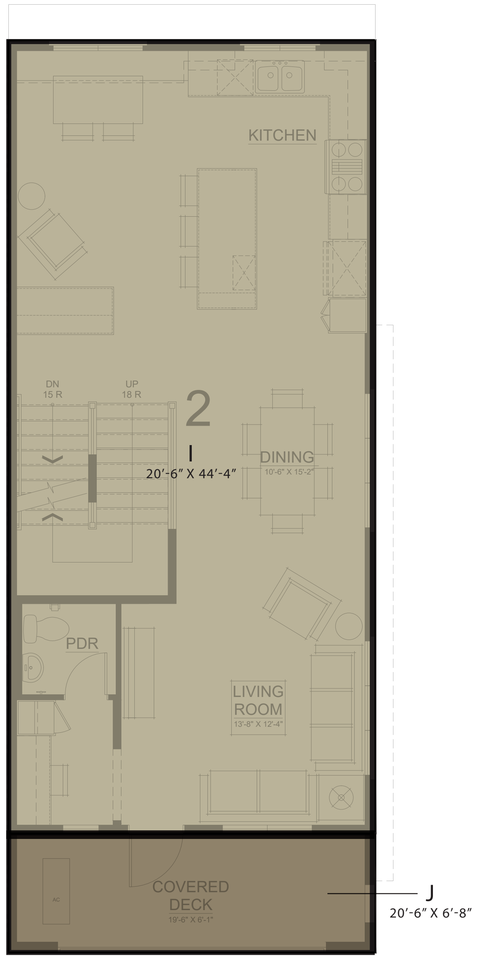
R H A
ROBERT HIDEY ARCHITECTS

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

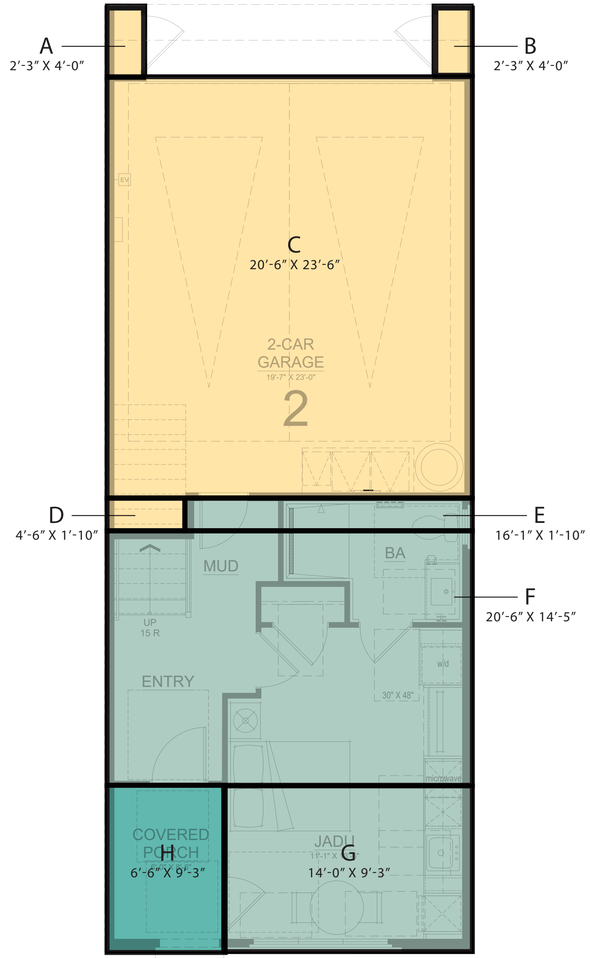
GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE GREATER THAN FIFTY PERCENT ENCLOSED WITH WALLS AND COVERED, AND GARAGES.



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	295	SF
AREA - G	130	SF
AREA - H	60	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-A 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

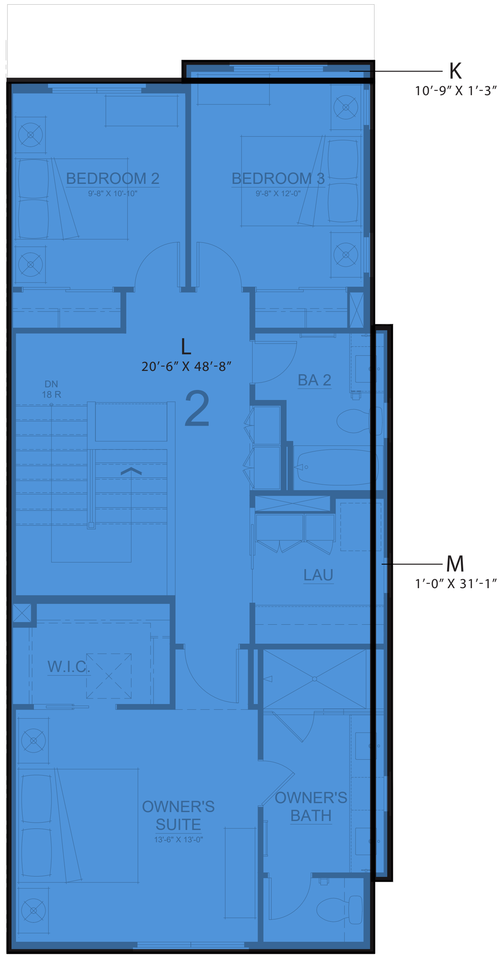
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

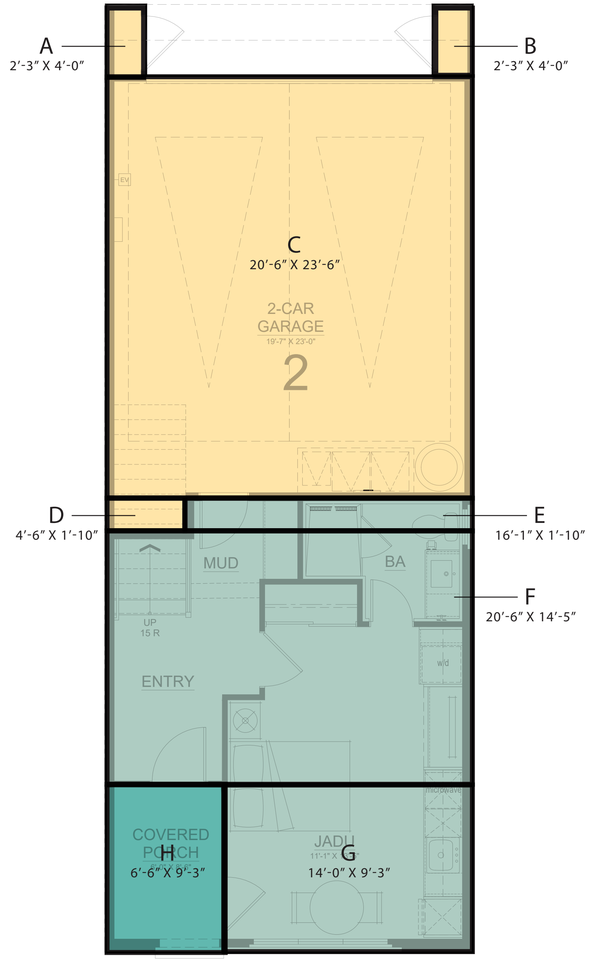
PLAN 2B GROSS FLOOR AREA		
FIRST FLOOR	1022	SF
SECOND FLOOR	1046	SF
THIRD FLOOR	1041	SF
TOTAL	3109	SF

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	295	SF
AREA - G	130	SF
AREA - H	60	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

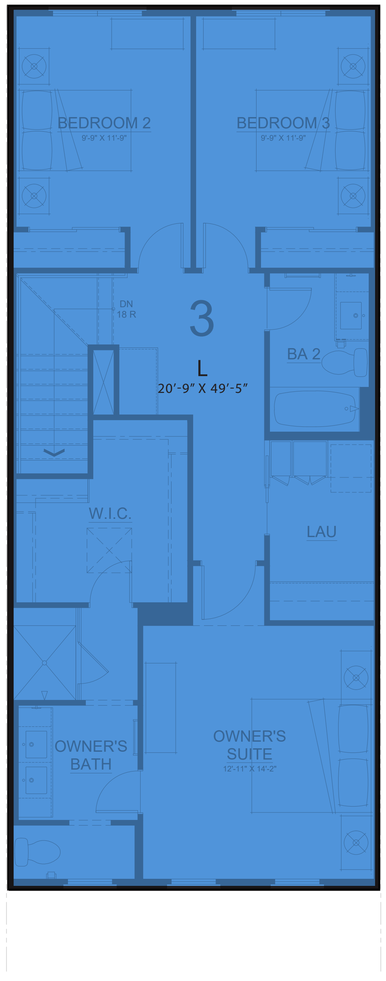
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

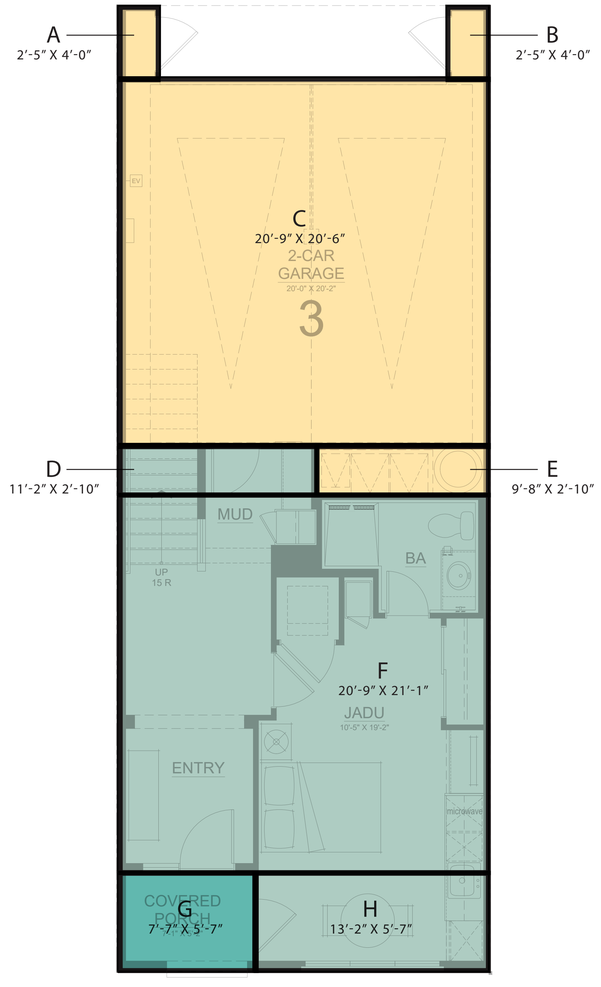
PLAN 3A GROSS FLOOR AREA		
FIRST FLOOR	1055	SF
SECOND FLOOR	1008	SF
THIRD FLOOR	1025	SF
TOTAL	3088	SF

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 11/13/23

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

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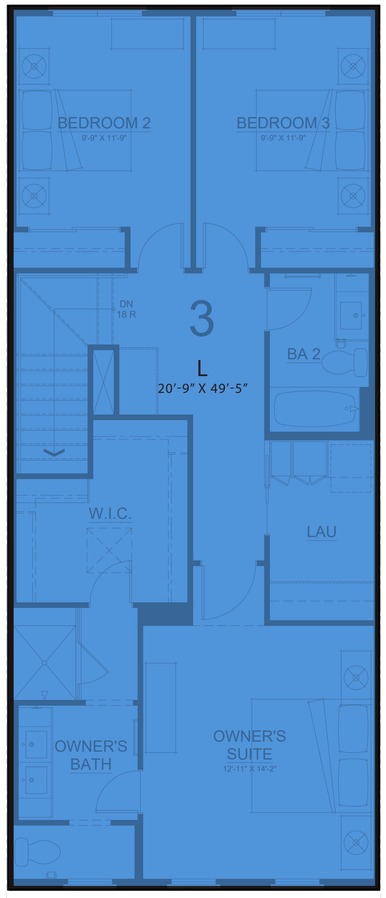
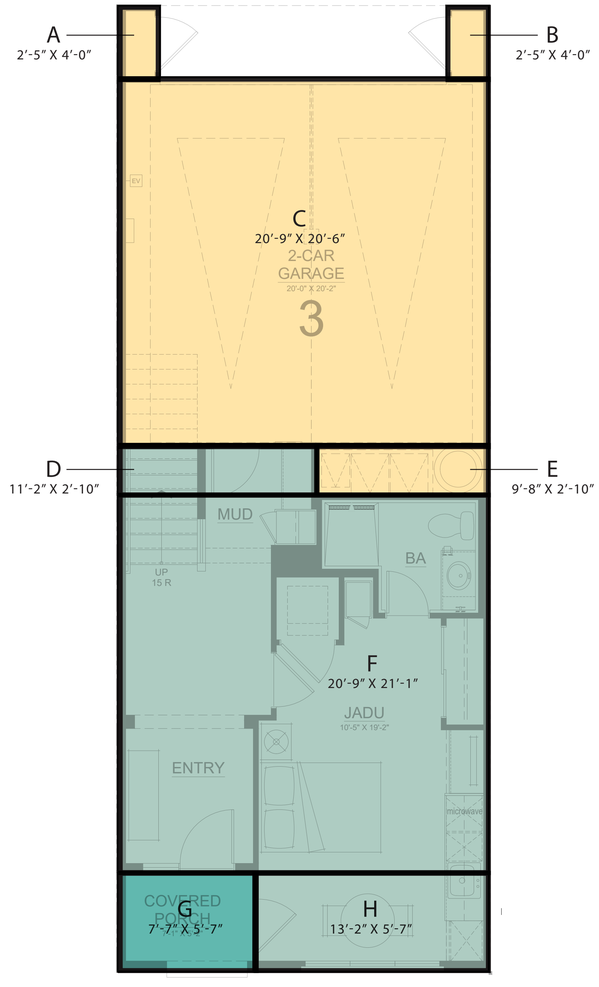


THIRD FLOOR

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

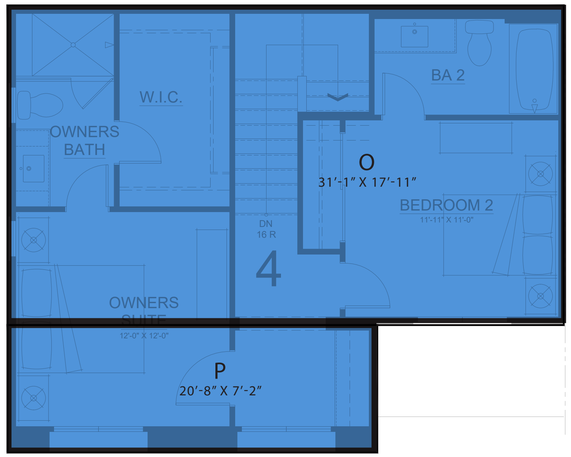
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

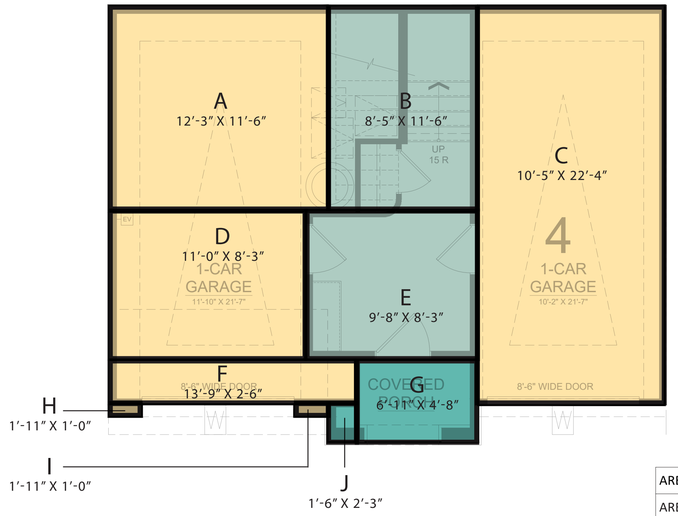
PLAN 4A GROSS FLOOR AREA		
FIRST FLOOR	712	SF
SECOND FLOOR	736	SF
THIRD FLOOR	703	SF
TOTAL	2151	SF

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	141	SF
AREA - B	97	SF
AREA - C	233	SF
AREA - D	90	SF
AREA - E	80	SF
AREA - F	34	SF
AREA - G	32	SF
AREA - H	1	SF
AREA - I	1	SF
AREA - J	3	SF
AREA - K	528	SF
AREA - L	86	SF
AREA - M	59	SF
AREA - N	63	SF
AREA - O	556	SF
AREA - P	147	SF
TOTAL	2151	SF

PLAN 4A FLOOR AREA DIAGRAM

2,151 SF (TOTAL - GROSS FLOOR AREA)

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

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

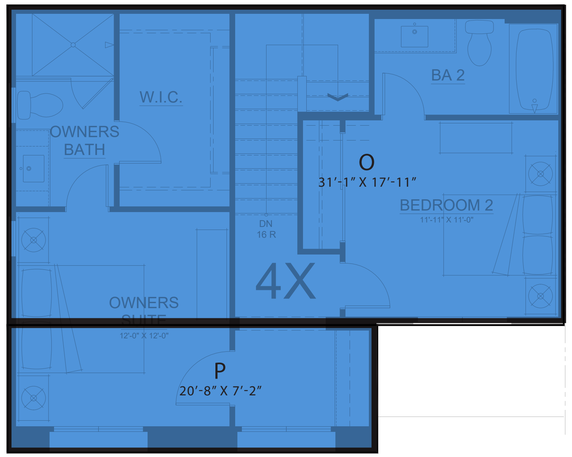
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

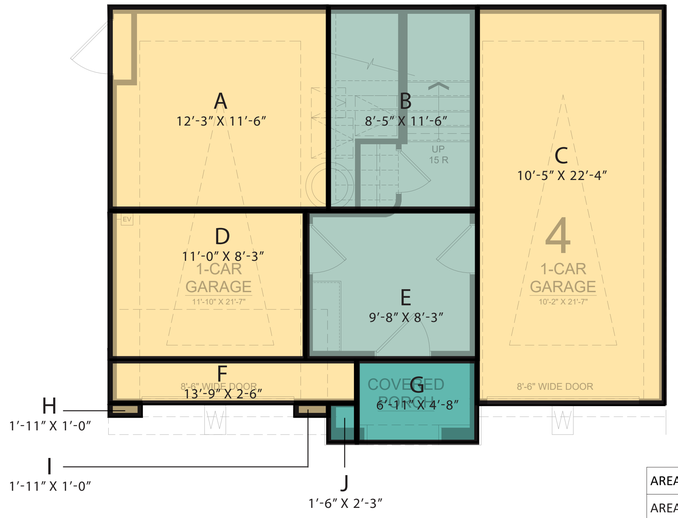
PLAN 4AX GROSS FLOOR AREA		
FIRST FLOOR	713	SF
SECOND FLOOR	736	SF
THIRD FLOOR	703	SF
TOTAL	2152	SF

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	136	SF
AREA - B	93	SF
AREA - C	233	SF
AREA - D	86	SF
AREA - E	81	SF
AREA - F	43	SF
AREA - G	36	SF
AREA - H	1	SF
AREA - I	1	SF
AREA - J	3	SF
AREA - K	528	SF
AREA - L	86	SF
AREA - M	59	SF
AREA - N	63	SF
AREA - O	556	SF
AREA - P	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

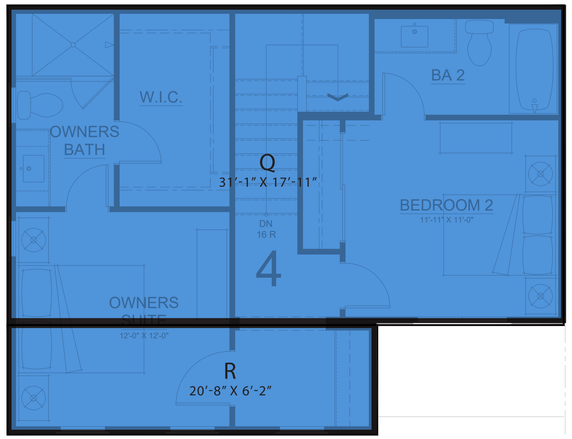
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

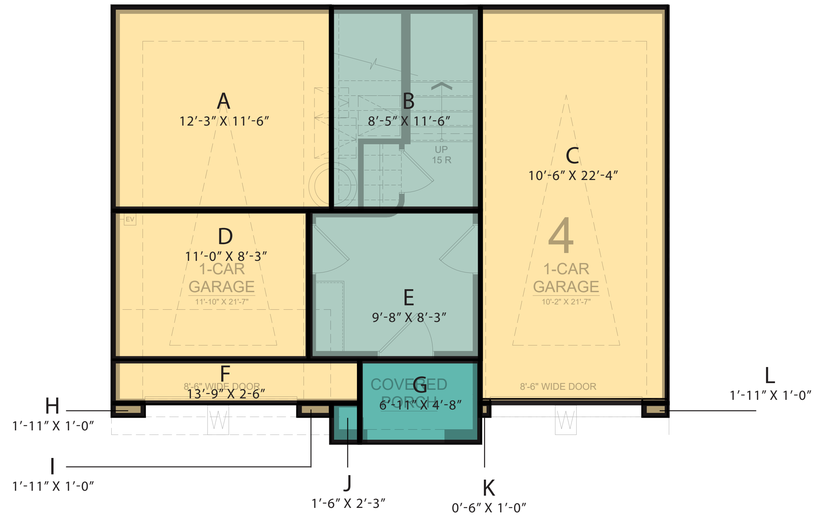
PLAN 4B GROSS FLOOR AREA		
FIRST FLOOR	710.5	SF
SECOND FLOOR	736	SF
THIRD FLOOR	683	SF
TOTAL	2129.5	SF

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	136	SF
AREA - B	93	SF
AREA - C	229	SF
AREA - D	86	SF
AREA - E	81	SF
AREA - F	43	SF
AREA - G	36	SF
AREA - H	1	SF
AREA - I	1	SF
AREA - J	3	SF
AREA - K	0.5	SF
AREA - L	1	SF
AREA - M	59	SF
AREA - N	63	SF
AREA - O	528	SF
AREA - P	86	SF
AREA - Q	556	SF
AREA - R	127	SF
TOTAL	2129.5	SF

PLAN 4B FLOOR AREA DIAGRAM

2,129.5 SF (TOTAL - GROSS FLOOR AREA)

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

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

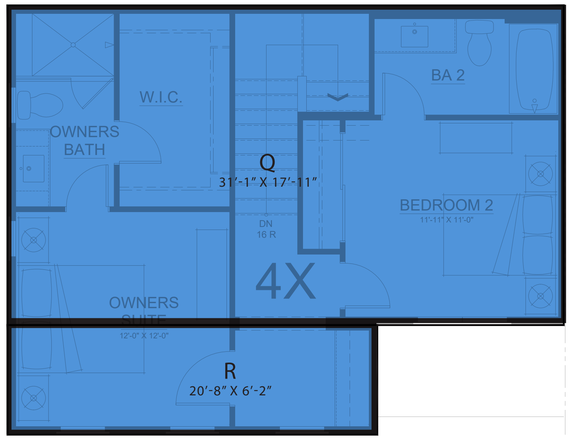
ROBSON HOMES

22094.02 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

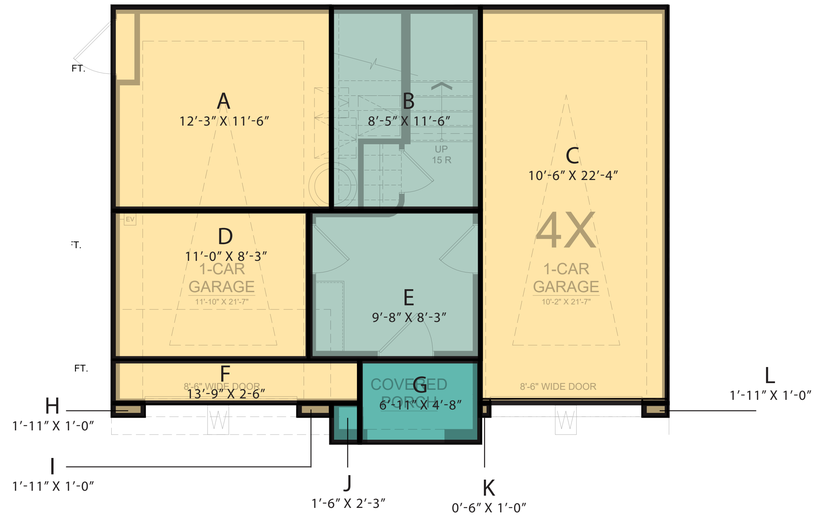
PLAN 4BX GROSS FLOOR AREA		
FIRST FLOOR	710.5	SF
SECOND FLOOR	736	SF
THIRD FLOOR	683	SF
TOTAL	2129.5	SF

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	136	SF
AREA - B	93	SF
AREA - C	229	SF
AREA - D	86	SF
AREA - E	81	SF
AREA - F	43	SF
AREA - G	36	SF
AREA - H	1	SF
AREA - I	1	SF
AREA - J	3	SF
AREA - K	0.5	SF
AREA - L	1	SF
AREA - M	59	SF
AREA - N	63	SF
AREA - O	528	SF
AREA - P	86	SF
AREA - Q	556	SF
AREA - R	127	SF
TOTAL	2129.5	SF

PLAN 4BX FLOOR AREA DIAGRAM

2,129.5 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 11/13/23

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 11/13/23

R H A
ROBERT HIDEY ARCHITECTS

PLAN 101 GROSS FLOOR AREA		
FIRST FLOOR	880	SF
TOTAL	880	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	110	SF
AREA - B	79	SF
AREA - C	108	SF
AREA - D	583	SF
TOTAL	880	SF

PLAN 101 FLOOR AREA DIAGRAM
880 SF (TOTAL - GROSS FLOOR AREA)

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

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

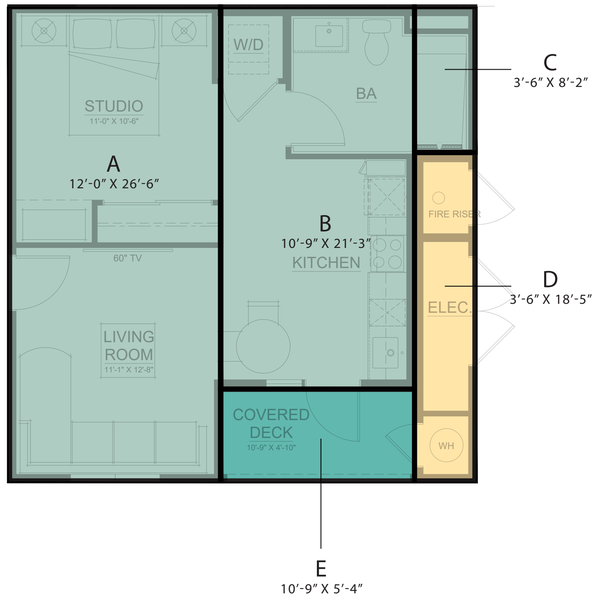
ROBSON HOMES

22094.02 11/13/23
A-41

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

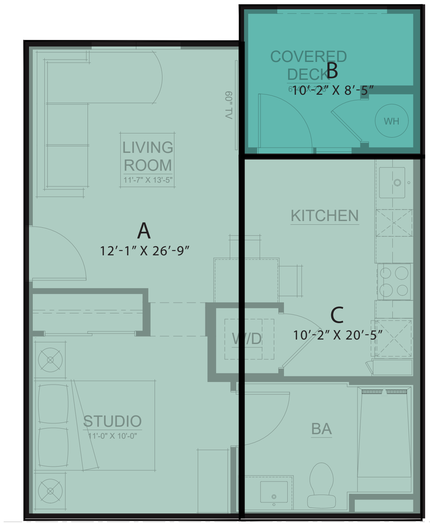
ROBSON HOMES

22094.02 11/13/23
A-42

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

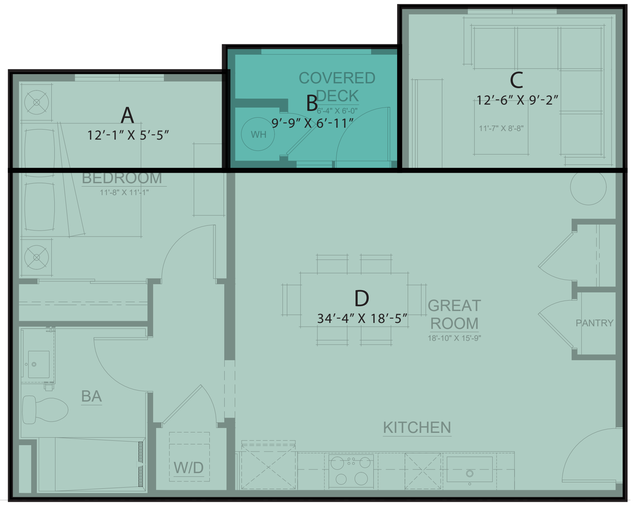
22094.02 11/13/23
A-43

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

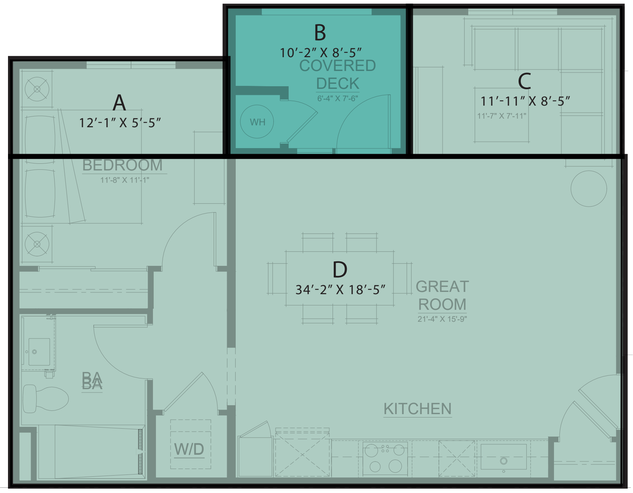
22094.02 11/13/23

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

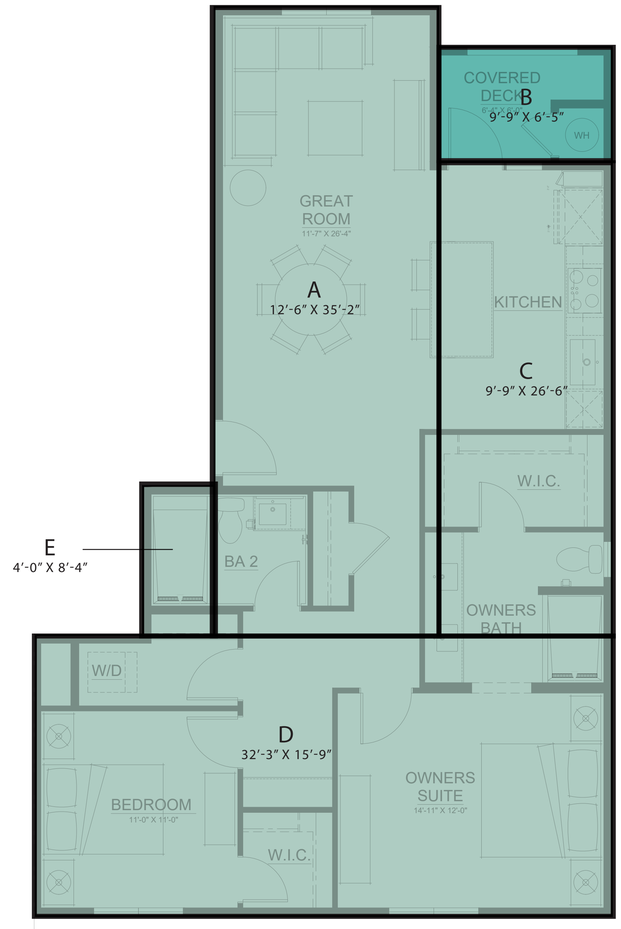
ROBSON HOMES

22094.02 11/13/23

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

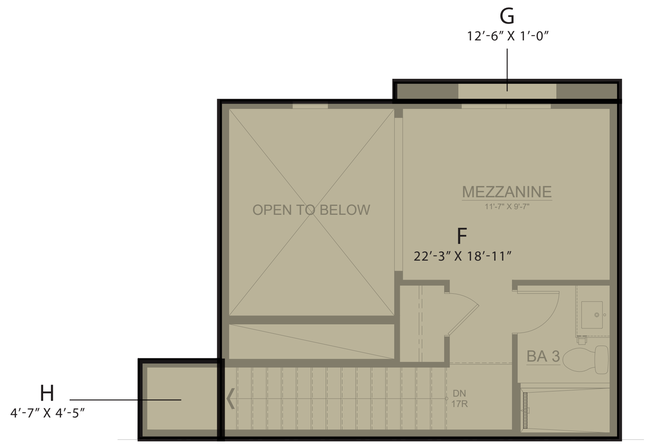
ROBSON HOMES

22094.02 11/13/23

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

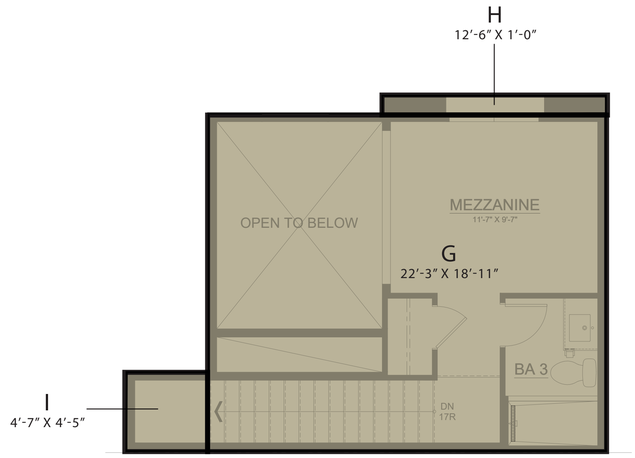
ROBSON HOMES

22094.02 11/13/23

RHA
ROBERT HIDEY ARCHITECTS

PLAN 301 GROSS FLOOR AREA		
FIRST FLOOR	851	SF
MEZZANINE FLOOR	451	SF
TOTAL	1302	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
1,302 SF (TOTAL - GROSS FLOOR AREA)

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

GILMAN AND DILLON SITE
CAMPBELL, CALIFORNIA

ROBSON HOMES

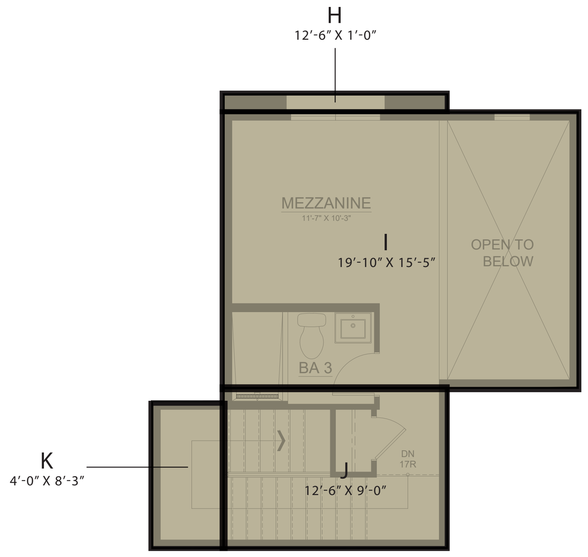
22094.02 11/13/23

R H A

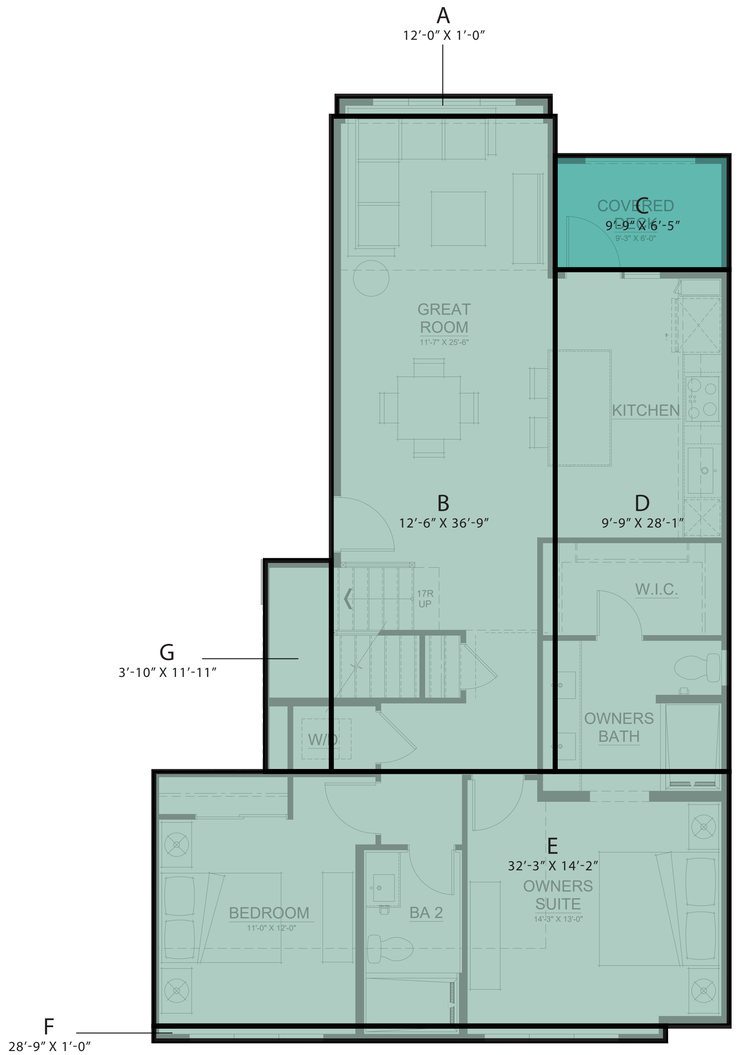
ROBERT HIDEY ARCHITECTS

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'

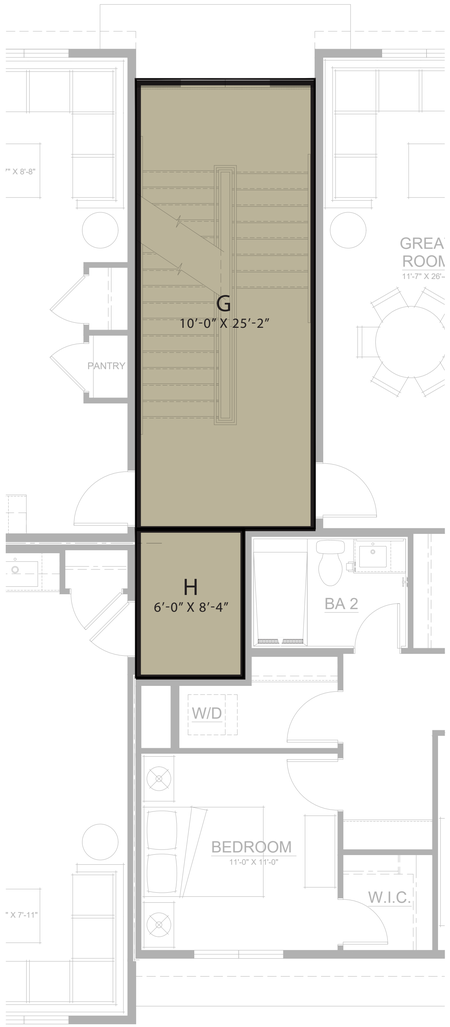
SCALE: 1/4"=1'-0"

GILMAN AND DILLON SITE

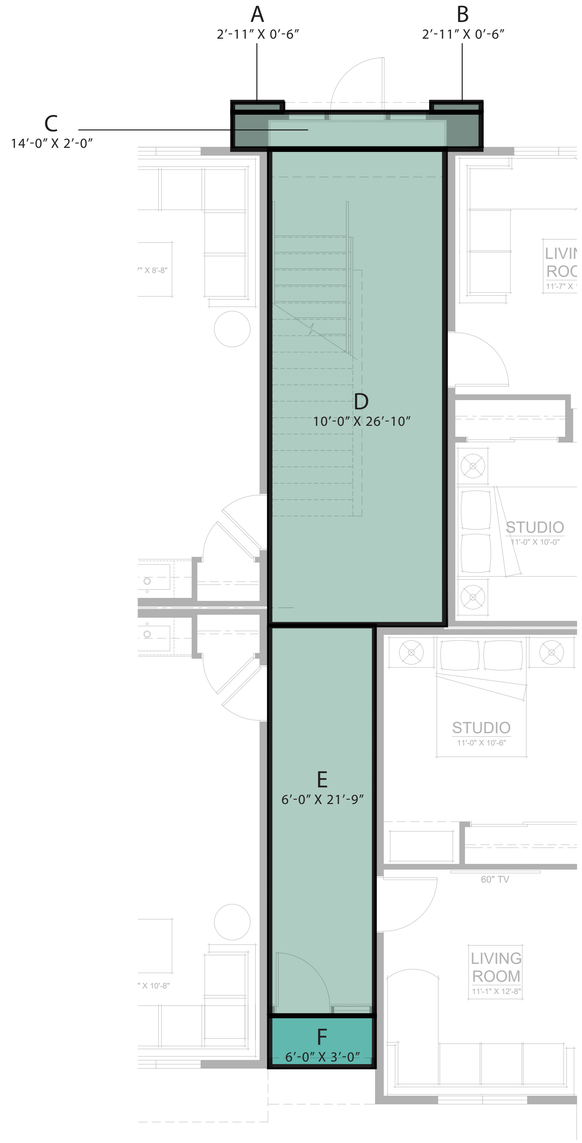
CAMPBELL, CALIFORNIA

ROBSON HOMES

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

BUILDING 3 CORRIDOR GROSS FLOOR AREA		
FIRST FLOOR	446	SF
SECOND FLOOR	301	SF
THIRD FLOOR	248	SF
MEZZANINE FLOOR	363	SF
TOTAL	1358	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	1	SF
AREA - B	1	SF
AREA - C	28	SF
AREA - D	268	SF
AREA - E	130	SF
AREA - F	18	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	1358	SF

BUILDING 3 CORRIDOR AREA DIAGRAM

1,358 SF (TOTAL - GROSS FLOOR AREA)

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

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

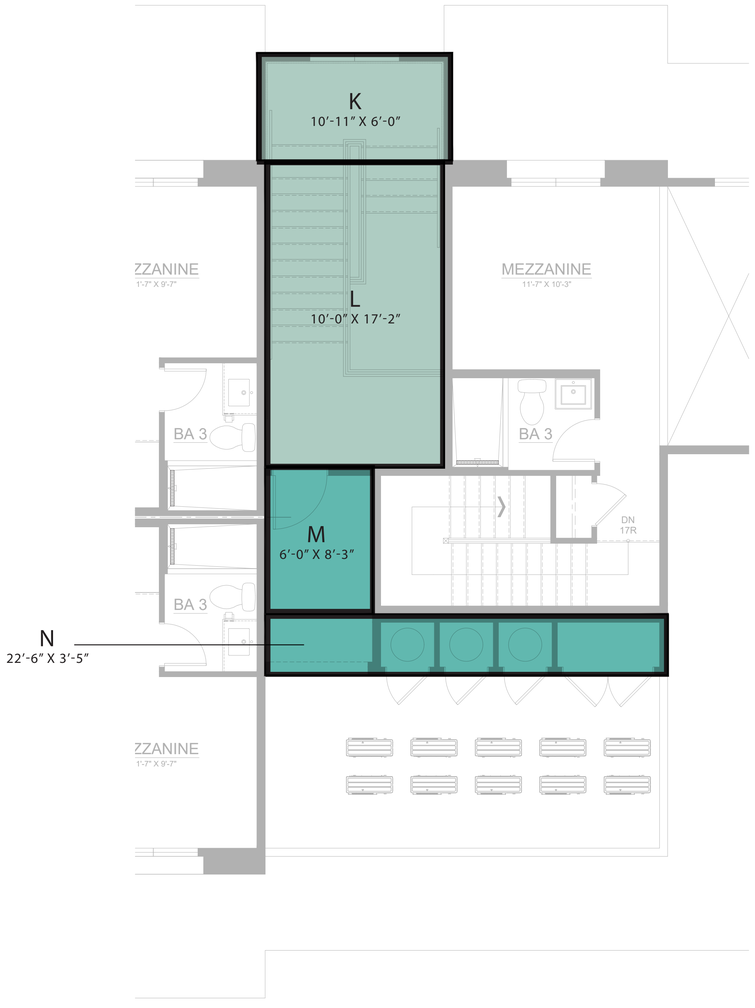
22094.02 11/13/23

R H A

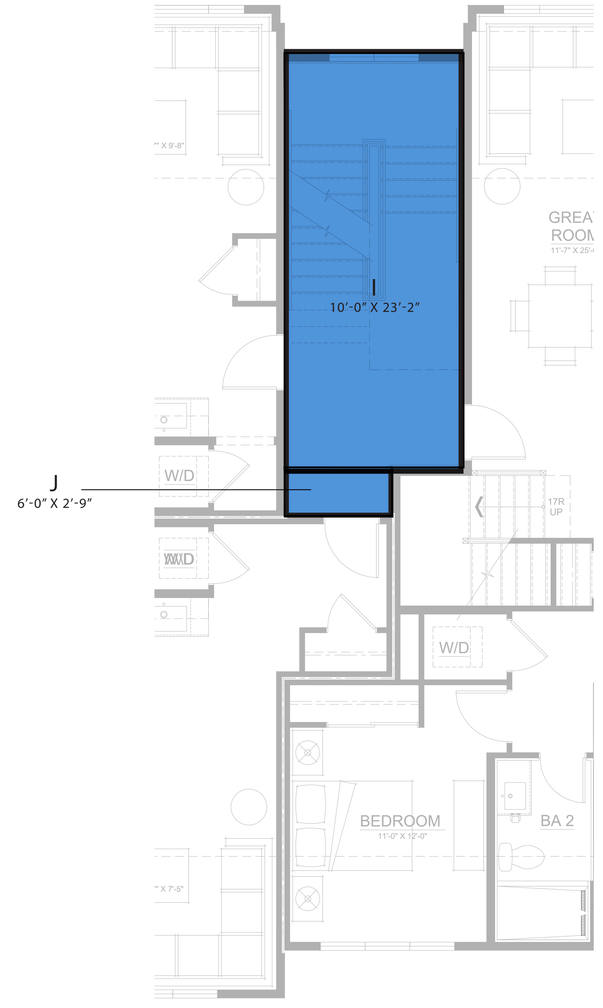
ROBERT HIDEY ARCHITECTS

BUILDING 3 CORRIDOR GROSS FLOOR AREA		
FIRST FLOOR	446	SF
SECOND FLOOR	301	SF
THIRD FLOOR	248	SF
MEZZANINE FLOOR	363	SF
TOTAL	1358	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	18	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	1358	SF

BUILDING 3 CORRIDOR AREA DIAGRAM

1,358 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'

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

GILMAN AND DILLON SITE

CAMPBELL, CALIFORNIA

ROBSON HOMES

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BUILDING 1A-A
(BUILDING 7)

BUILDING 2A
(BUILDING 3)

BUILDING 1B
(BUILDING 8)

BUILDING 1A
(BUILDING 9)

BUILDING 2B
(BUILDING 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

BUILDING 2A
(BUILDING 3)

BUILDING 3A
(BUILDING 1)

BUILDING 2A
(BUILDING 2)

DILLON AVENUE ELEVATION

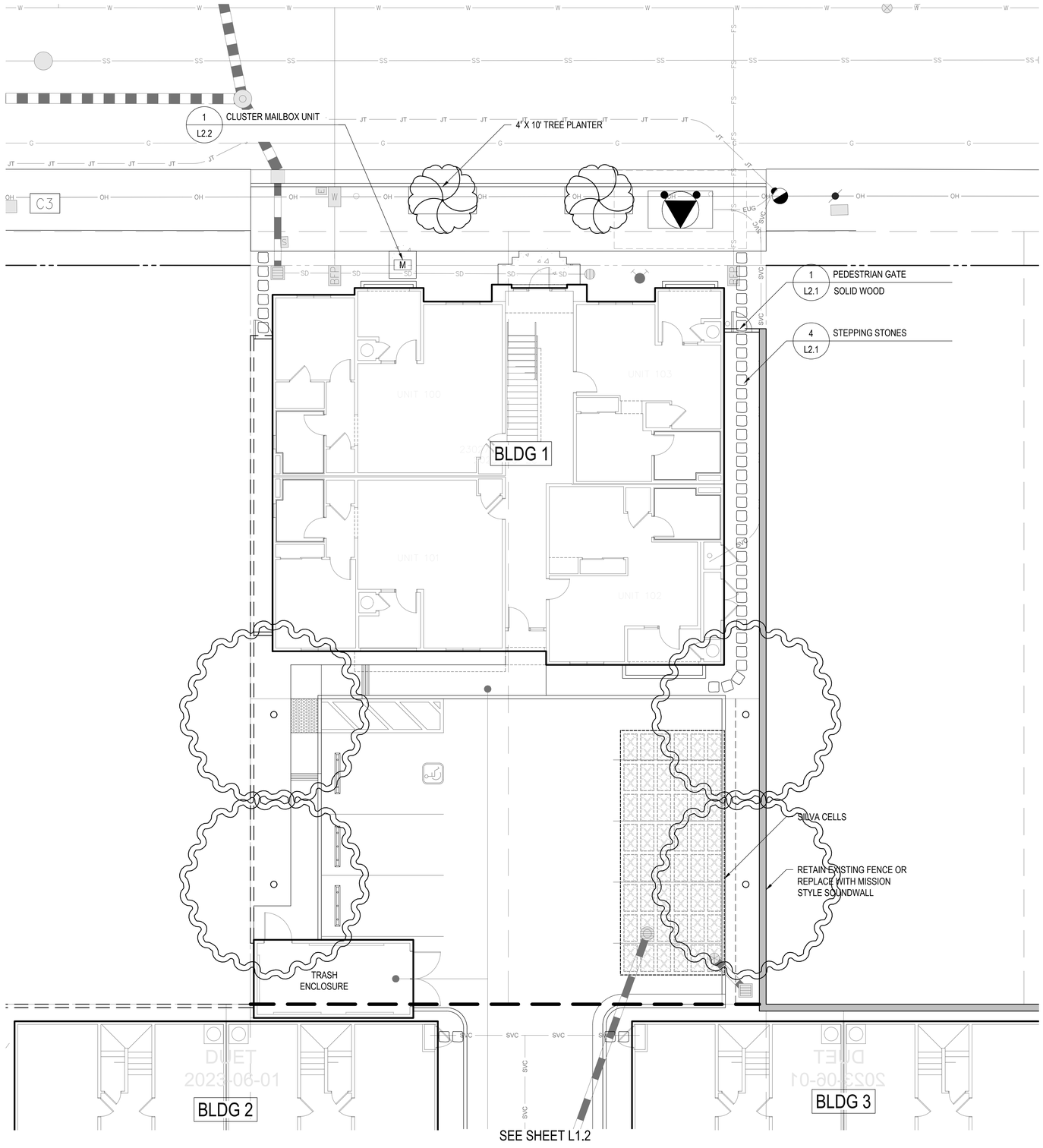
KEY MAP

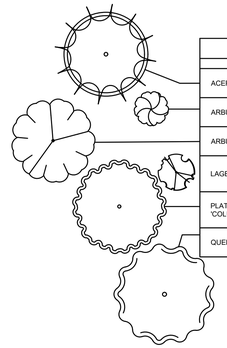
STREET SCENE

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	2	M	15G	
ARBUTUS 'MARIMA'	11	L	24"	
ARBUTUS UNEDO -STANDARD	2	L	24"	
LAGERSTROEMIA X 'MUSKOGEE'	2	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	5	M	24"	
QUERCUS AGRIFOLIA	1	L	24"	

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. 1 #3316SAN-U (16 DOORS AND 2 PARCEL LOCKERS) AND 1 #3312SAN-U (12 DOORS AND 1 PARCEL LOCKER)
	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: 12/8/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.1

SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO	2	M	15G	
ARBUTUS 'MARIMA'	11	L	24"	
ARBUTUS UNEDO -STANDARD	2	L	24"	
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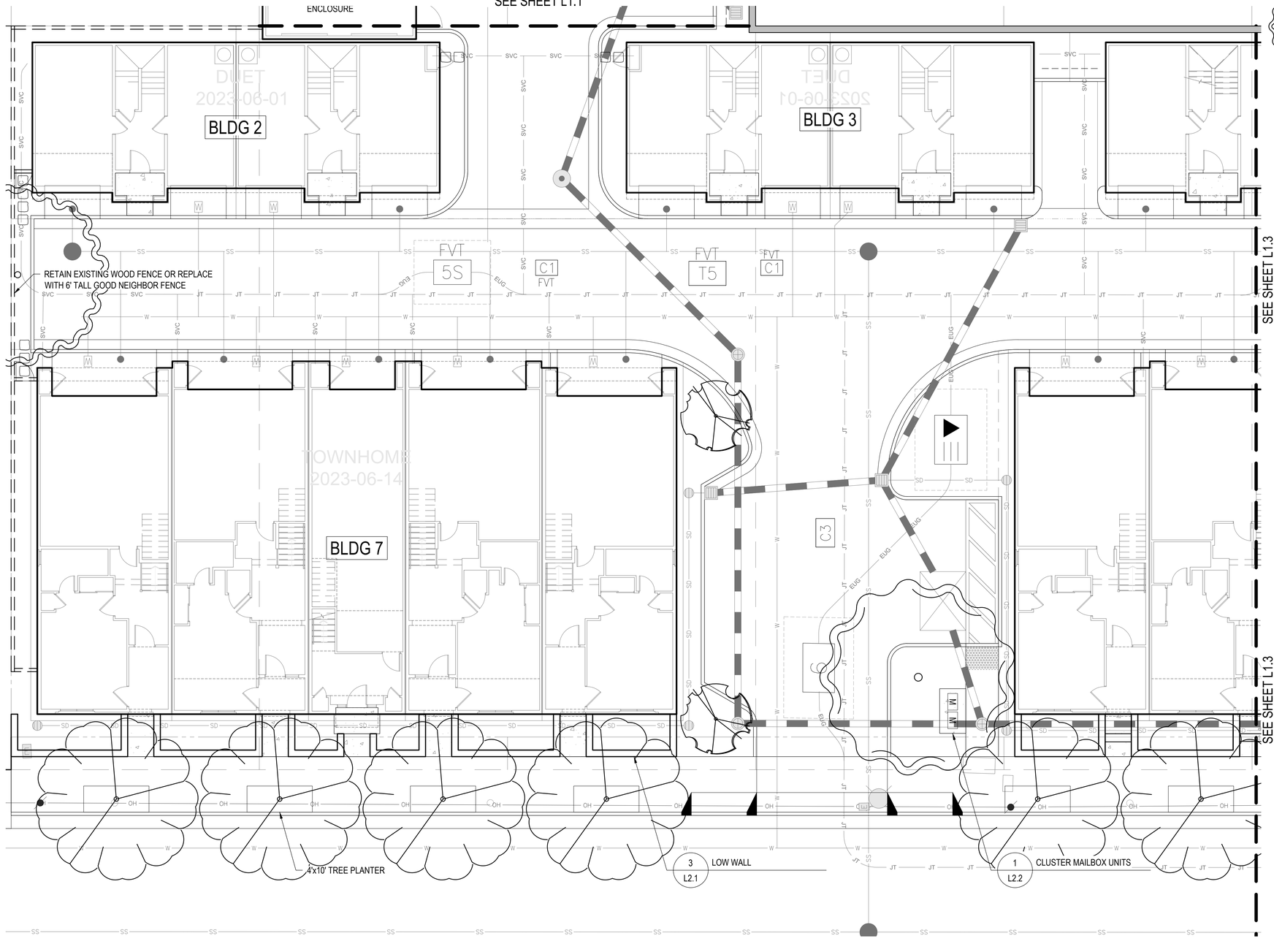

GILMAN & DILLON

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FOCUS

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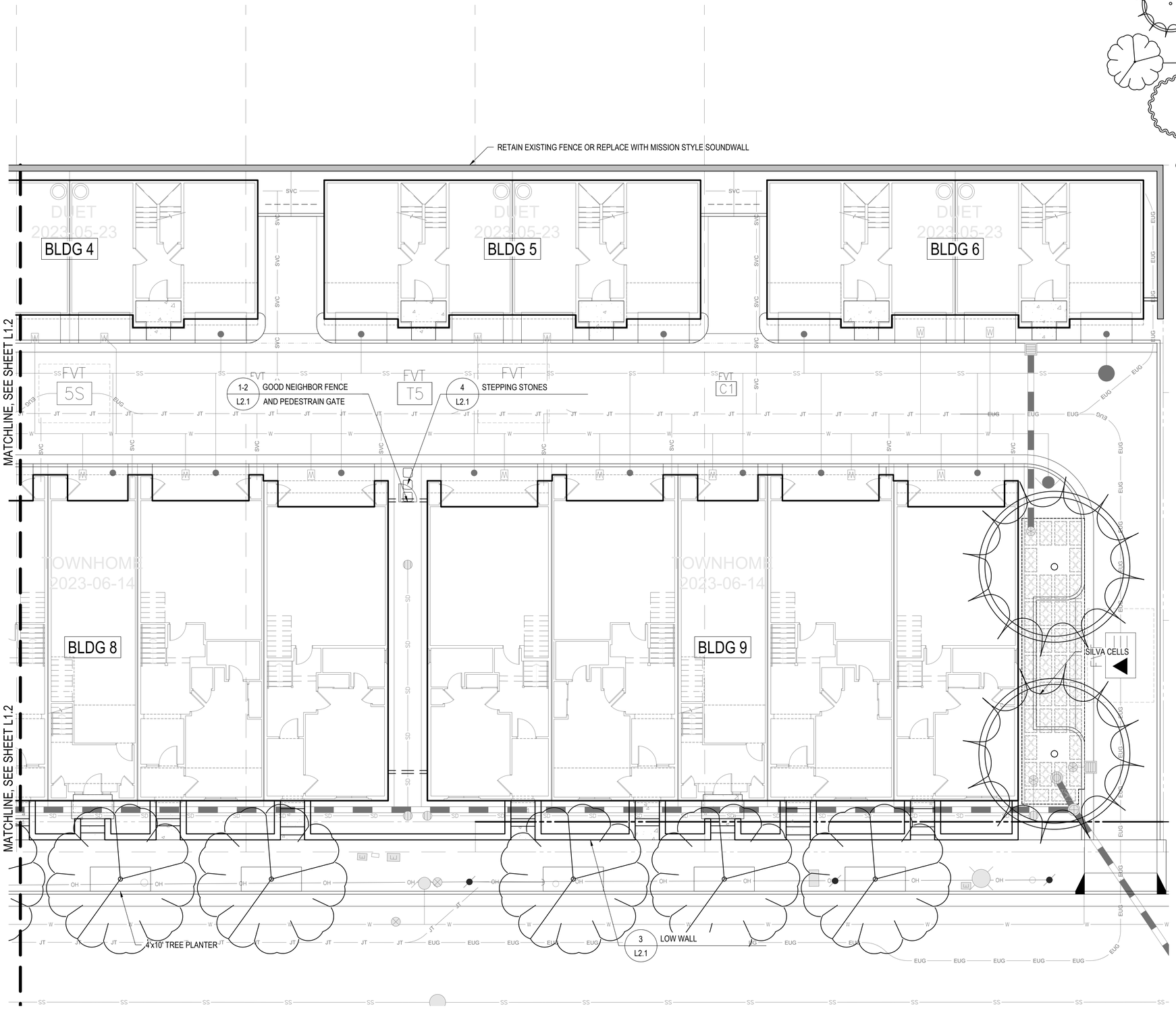
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2022
STATE OF CALIFORNIA

REVISED: 12/8/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.2



SITE TREES				
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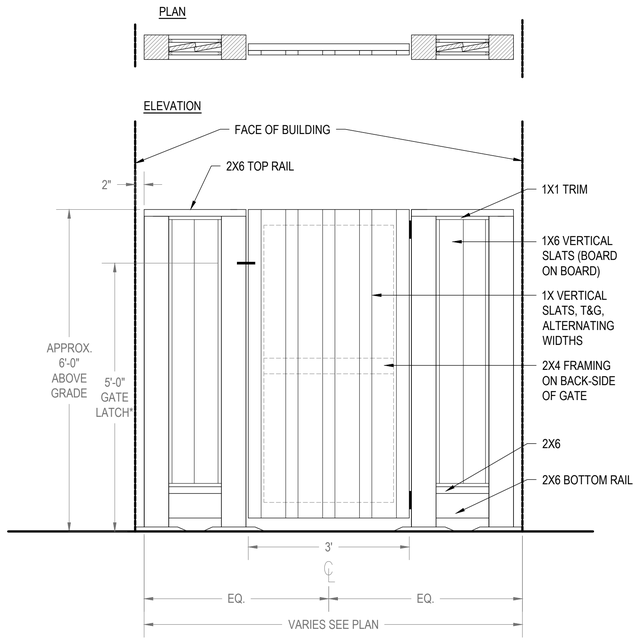
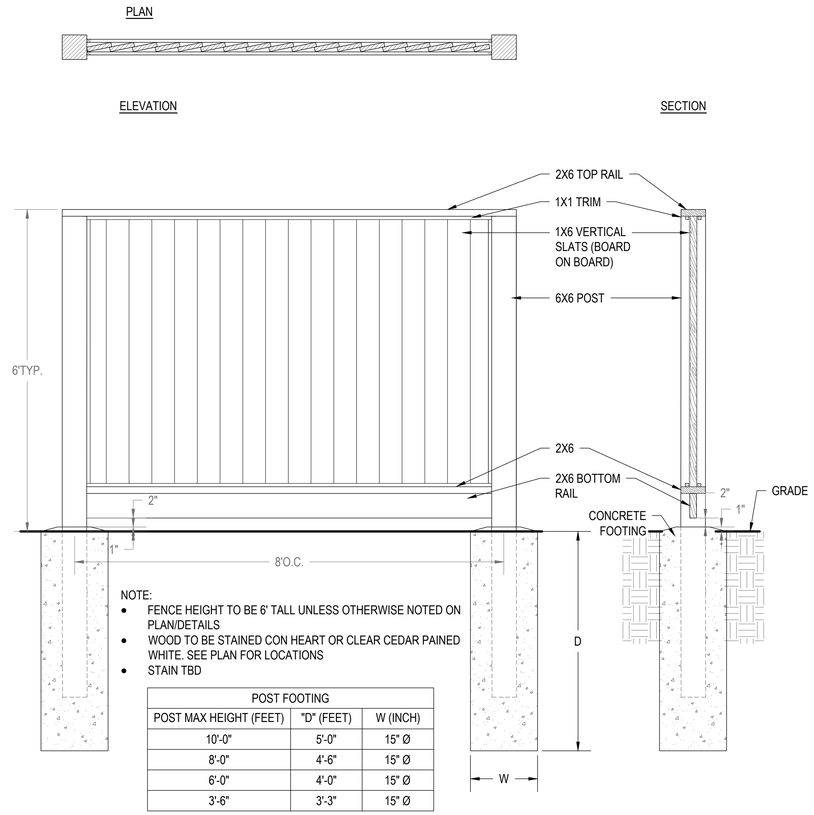
L1.3



NOTE:
* WHERE PEDESTRIAN GATE IS LOCATED ON ANY REQUIRED ACCESSIBLE ROUTE, THE GATE LATCH HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE GROUND PER CBC SECTION 1126A.6

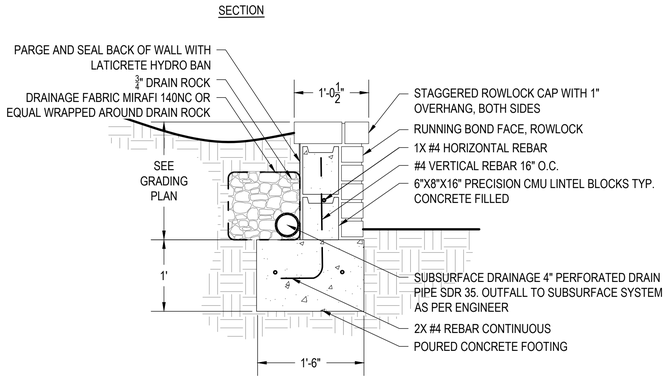
1 PEDESTRAIN GATE
SOLID WOOD
SCALE: 3/4"=1'-0"

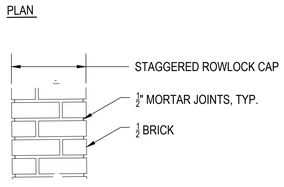


NOTE:
- FENCE HEIGHT TO BE 6' TALL UNLESS OTHERWISE NOTED ON PLAN/DETAILS
- WOOD TO BE STAINED CON HEART OR CLEAR CEDAR PAINED WHITE. SEE PLAN FOR LOCATIONS
- STAIN TBD

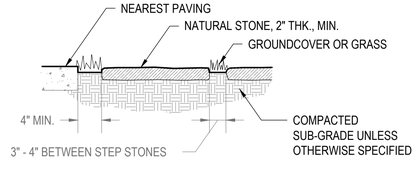
POST FOOTING		
POST MAX HEIGHT (FEET)	"D" (FEET)	W (INCH)
10'-0"	5'-0"	15" Ø
8'-0"	4'-6"	15" Ø
6'-0"	4'-0"	15" Ø
3'-6"	3'-3"	15" Ø

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"

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LANDSCAPE DETAILS

DESIGN

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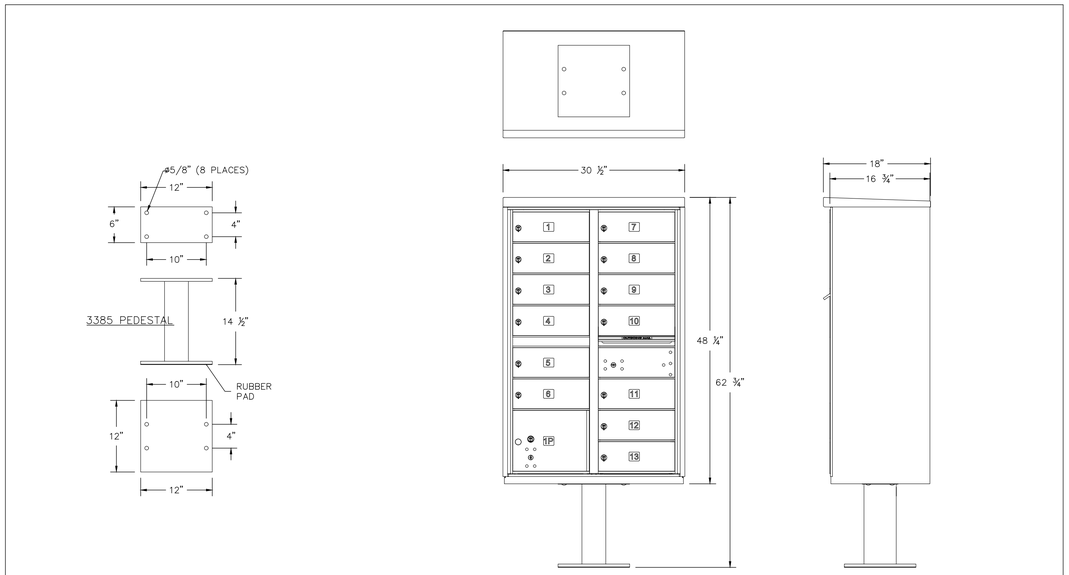
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

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

REVISED: 12/82023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

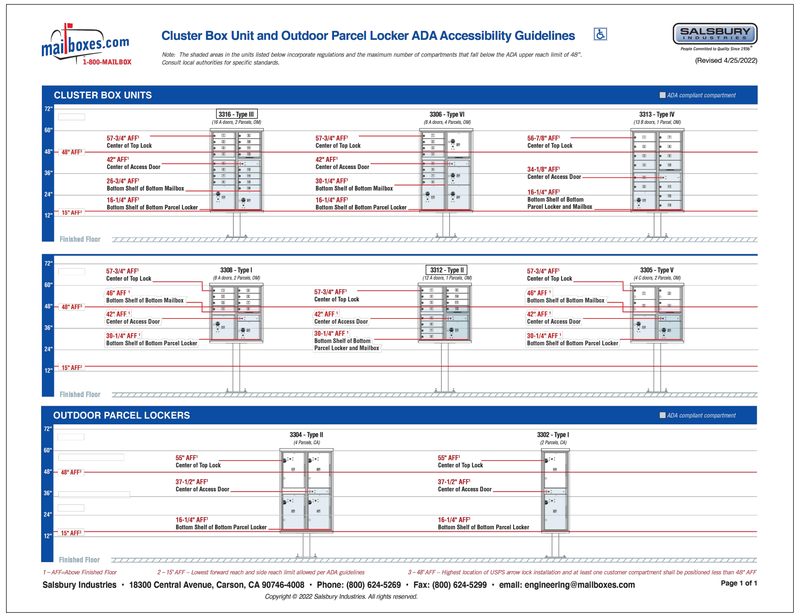
L2.1



DRAWN: AE	SALSBURY	18300 Central Avenue Carson, CA 90746-4008	CLUSTER BOX UNITS 3300 SERIES "F" CBUs AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS	(13) MAILBOXES (1) OUTGOING MAIL COMPARTMENT (1) PARCEL LOCKER	MODEL: 3313
DATE: 4/5/2019	email: engineering@mailboxes.com	Phone: (800) 624-5269 Fax: (800) 624-5299			DRAWING NO.: CAD_3313
CAD FILE SCALE: 1 : 1					

1 CLUSTER MAILBOX UNITS

SCALE: 1"=1'-0"



mailboxes.com 1-800-MAILBOX

Cluster Box Unit and Outdoor Parcel Locker ADA Accessibility Guidelines

Note: The shaded areas in the units listed below incorporate regulations and the maximum number of compartments that fall below the ADA upper reach limit of 48". Consult local authorities for specific standards.

SALSBURY INDUSTRIES "People Committed to Quality Since 1926"

(Revised 4/25/2022)

CLUSTER BOX UNITS — ADA compliant compartment

3316 - Type III (16 ft doors, 3 Parcel, 0M)
- 57-3/4" AFF[1] Center of Top Lock
- 42" AFF[1] Center of Access Door
- 29-3/4" AFF[1] Bottom Shelf of Bottom Mailbox
- 16-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker

3306 - Type VI (8 ft doors, 6 Parcel, 0M)
- 57-3/4" AFF[1] Center of Top Lock
- 42" AFF[1] Center of Access Door
- 29-1/4" AFF[1] Bottom Shelf of Bottom Mailbox
- 16-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker

3313 - Type IV (13 ft doors, 1 Parcel, 0M)
- 56-7/8" AFF[1] Center of Top Lock
- 34-1/8" AFF[1] Center of Access Door
- 16-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker and Mailbox

3308 - Type I (8 ft doors, 2 Parcel, 0M)
- 57-3/4" AFF[1] Center of Top Lock
- 48" AFF[1] Bottom Shelf of Bottom Mailbox
- 42" AFF[1] Center of Access Door
- 30-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker

3312 - Type II (12 ft doors, 1 Parcel, 0M)
- 57-3/4" AFF[1] Center of Top Lock
- 42" AFF[1] Center of Access Door
- 30-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker and Mailbox

3305 - Type V (4 ft doors, 1 Parcel, 0M)
- 57-3/4" AFF[1] Center of Top Lock
- 48" AFF[1] Bottom Shelf of Bottom Mailbox
- 42" AFF[1] Center of Access Door
- 30-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker

OUTDOOR PARCEL LOCKERS — ADA compliant compartment

3304 - Type II (4 Parcel, 0M)
- 55" AFF[1] Center of Top Lock
- 37-1/2" AFF[1] Center of Access Door
- 16-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker

3302 - Type I (2 Parcel, 0M)
- 55" AFF[1] Center of Top Lock
- 37-1/2" AFF[1] Center of Access Door
- 16-1/4" AFF[1] Bottom Shelf of Bottom Parcel Locker

72" · 60" · 48" AFF[1] · 36" · 24" · 12" · 15" AFF[2] · Finished Floor

1 – AFF=Above Finished Floor 2 – 15" AFF – Lowest forward reach and side reach limit allowed per ADA guidelines. 3 – 48" AFF – Highest location of USPS arrow lock installation and at least one customer compartment shall be positioned less than 48" AFF

Salsbury Industries · 18300 Central Avenue, Carson, CA 90746-4008 · Phone: (800) 624-5269 · Fax: (800) 624-5299 · email: engineering@mailboxes.com

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GILMAN & DILLON

MAILBOX 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

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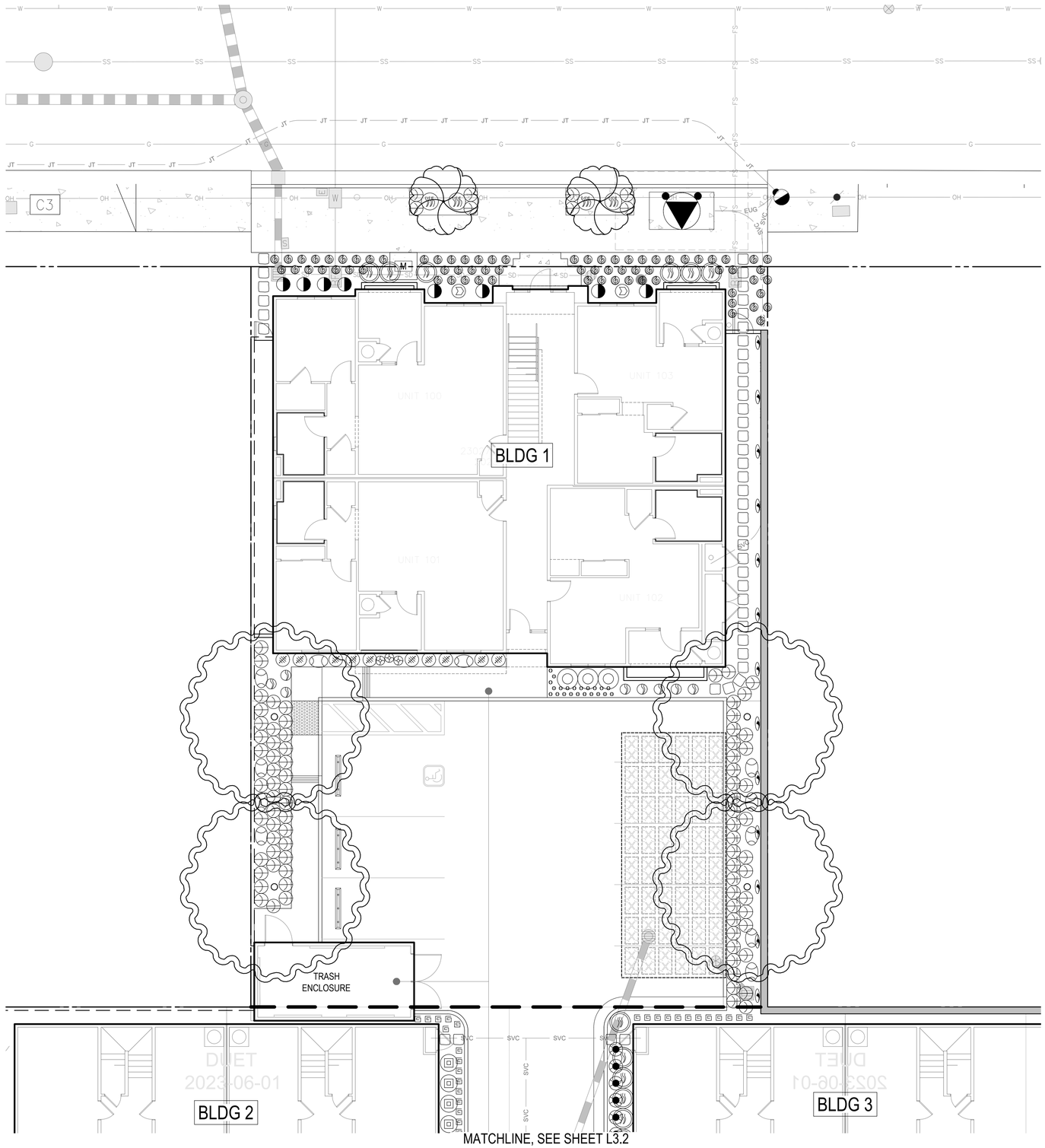
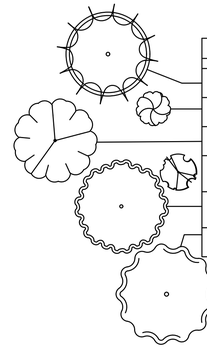
SCALE: AS NOTED

L2.2





SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO	2	M	15G	
ARBUTUS 'MARIMA'	11	L	24"	
ARBUTUS UNEDO -STANDARD	2	L	24"	
LAGERSTROEMIA X 'MUSKOGEE'	2	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	5	M	24"	
QUERCUS AGRIFOLIA	1	L	24"	

SITE PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS HYBRID 'MP003' EVER AMETHYST	428	5G	L	LOW WATER PER UCDAVIS PLANT IRRIGATION TRAILS
ANIGOZANTHOS FLAVIDUS - DARK RED	11	5G	L	
BUXUS 'GREEN BEAUTY' 15G	12	15G	M	
CAMELLIA JAPONICA 'NUCCIO'S PEARL'	10	15G	M	
CAREX DIVULSA	15	1G	L	C. TUMULICOLA, HORT.
CITRUS MEYER ESPALIER	3	24"	M	DWARF MEYER LEMON BUSH
DISTICTIS BUCCINATORIA	17	5G	L	BLOOD RED TRUMPET VINE, LOW WATER ACCORDING TO L.A. EXPERIENCE
ECHEVERIA ELEGANS 1G	113	1G	L	8" O.C.
ERIGERON KARVINSKIANUS 'MOERHEIMII'	35	1G	L	
HELLEBORUS ANGUSTIFOLIUS	73	1G	L	24" O.C.
HYDRANGEA ARBORESCENS 'ANNABELLE'	2	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
HYDRANGEA MACROPHYLLA 'BAILMER'	23	5G	M	
IRIS DOUGLASIANA	75	1G	L	
IRIS GERMANICA 'PURPLE'	77	1G	L	
KNIPHOFIA 'CHRISTMAS CHEER'	21	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
KNIPHOFIA 'THOMPSONII'	9	5G	M	
KNIPHOFIA UVARIA 'POCO'	3	1G	L	
LIMONIUM PEREZII	8	1G	L	
LOMANDRA LONGIFOLIA 'BREEZE'	31	1G	L	
LOMANDRA LONGIFOLIA 'ROMA13'	13	15G	L	
OSMANTHUS HETEROPHYLLUS	4	15G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
PLUMBAGO AURICULATA	12	5G	L	
PRUNUS CAROLINIANA 'COMPACTA'	6	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	
THUJA OCCIDENTALIS 'EMERALD GREEN'	5	15G	M	LOW WATER ACCORDING TO L.A. EXPERIENCE
TULBAGHIA VIOLACEA 'VARIEGATA'	18	1G	L	

GILMAN & DILLON

PLANTING PLAN

DESIGN

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

FOCUS

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LANDSCAPE ARCHITECTURE
& CONSTRUCTION

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

REVISED: 12/7/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L3.1

SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO	2	M	15G	
ARBUTUS 'MARIMA'	11	L	24"	
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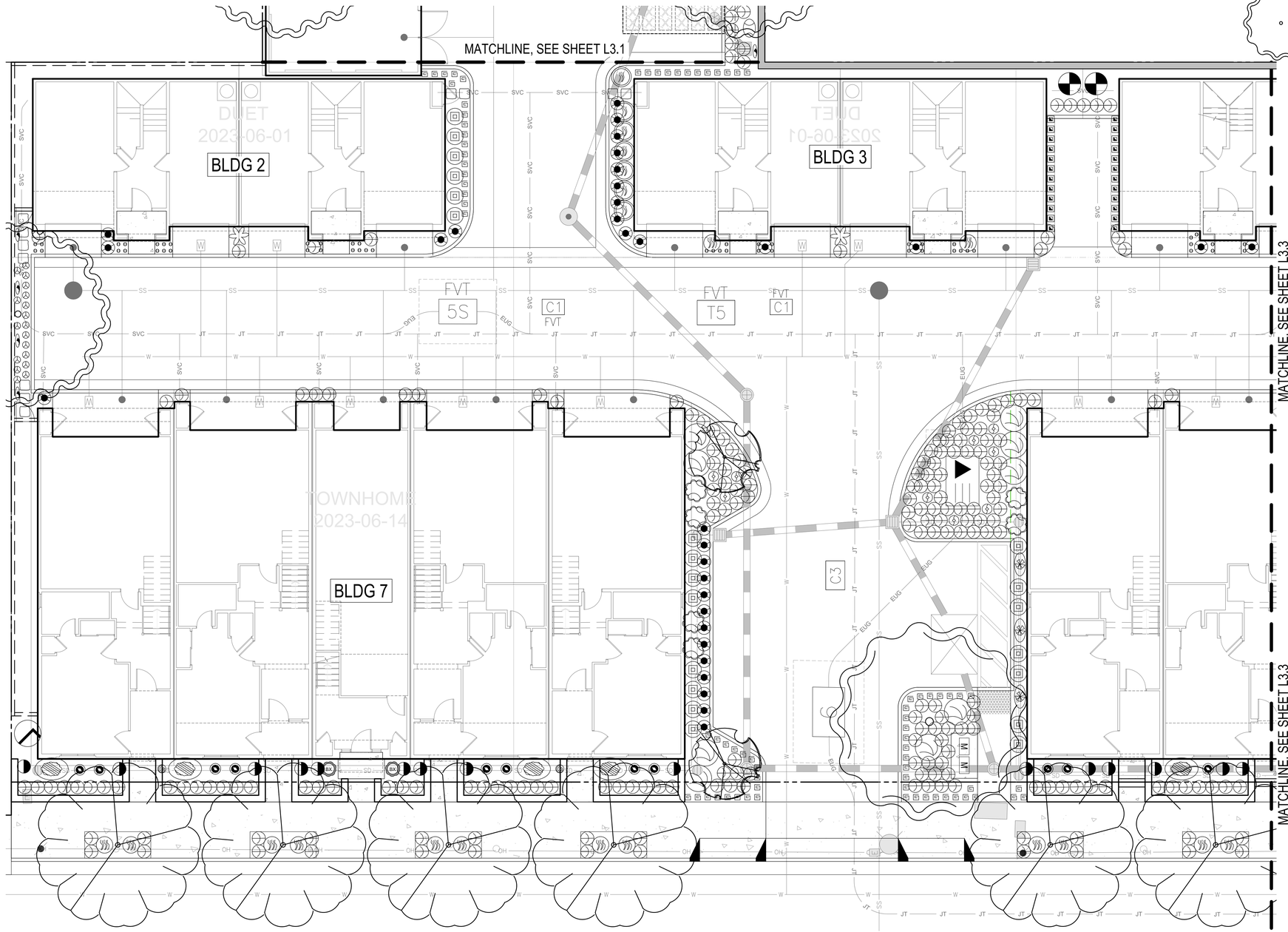
LAGERSTROEMIA X 'MUSKOGEE'	2	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	5	M	24"	
QUERCUS AGRIFOLIA	1	L	24"	



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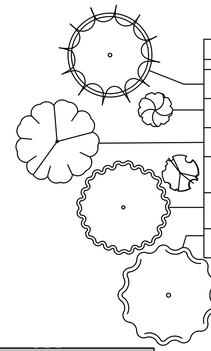
L3.2

BIORETENTION PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
CAREX DIVULSA	35	1G	L	C. TUMULICOLA, HORT.
CHONDROPETALUM TECTORUM 'EL CAMPO'	12	5G	L	
IRIS DOUGLASIANA	22	1G	L	
PENSTEMON X GLOXINIOIDES 'MIDNIGHT'	3	1G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

NOTE:
- ALL PLANTINGS DESIGNATED FOR STORMWATER TREATMENT AREAS ARE CONSISTENT WITH APPENDIX D OF THE C.3 STORMWATER HANDBOOK PUBLISHED BY THE SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM



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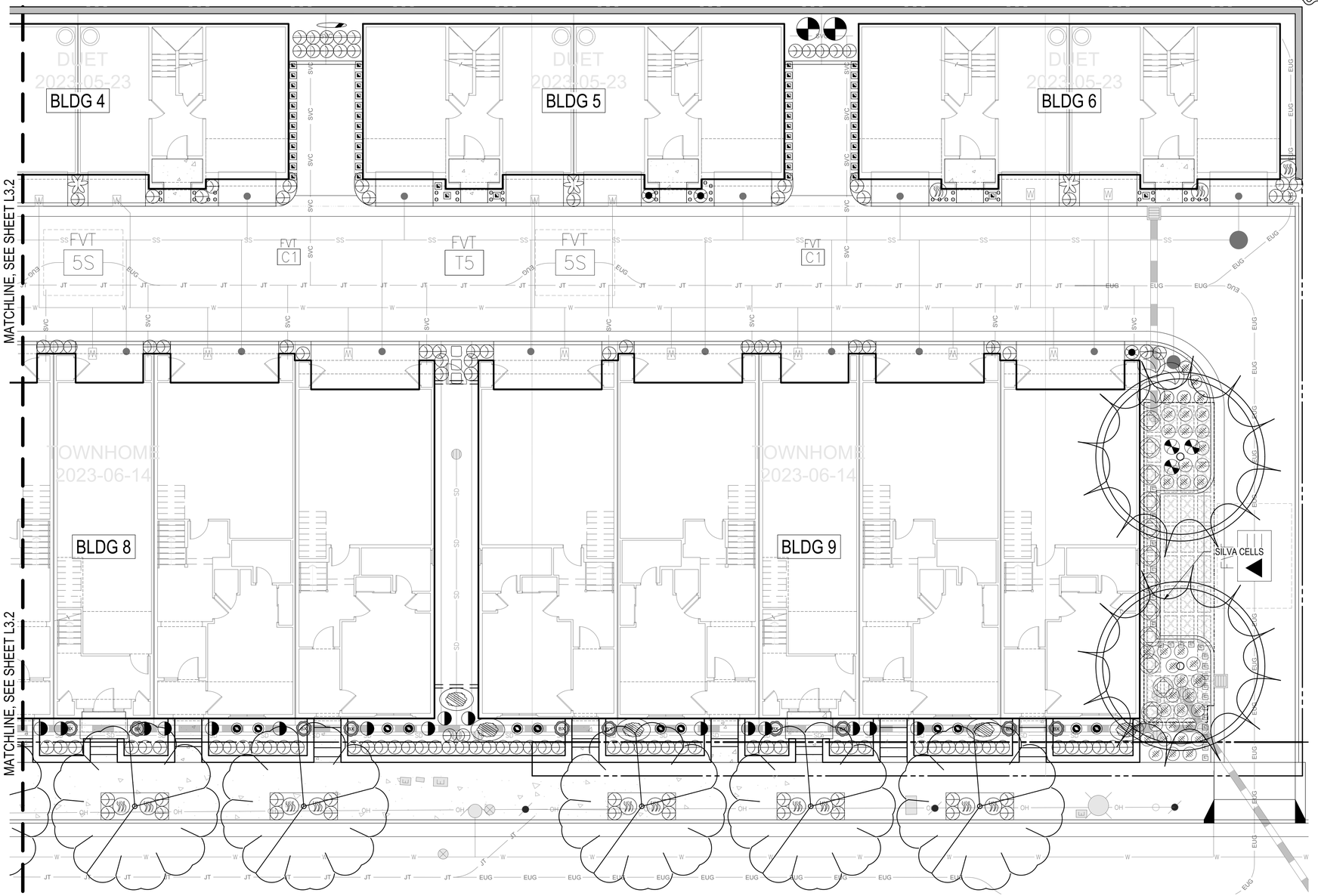
PLATANUS X ACERIFOLIA 'COLUMBIA'	5	M	24"	
QUERCUS AGRIFOLIA	1	L	24"	



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PLANTING PLAN

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L3.3

SITE PLANTING:

AGAPANTHUS HYBRID 'MP003' EVER AMETHYST

ANIGOZANTHOS FLAVIDUS - DARK RED

BUXUS 'GREEN BEAUTY' 15G

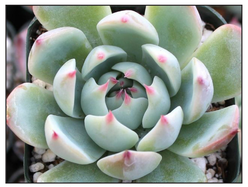
CAMELLIA JAPONICA 'NUCCIO'S PEARL'

CAREX DIVULSA

CHONDROPETALUM TECTORUM 'EL CAMPO'

CITRUS X MEYER ESPALIER

DISTICTIS BUCCINATORIA


ECHEVERIA ELEGANS

ERIGERON KARVINSKIANUS 'MOERHEIMII'

HELLEBORUS ANGUSTIFOLIUS

HYDRANGEA ARBORESCENS 'ANNABELLE'

HYDRANGEA MACROPHYLLA 'BAILMER'

IRIS DOUGLASIANA

IRIS GERMANICA 'PURPLE'

KNIPHOFIA 'CHRISTMAS CHEER'

KNIPHOFIA 'THOMPSONII'

KNIPHOFIA UVARIA 'POCO'

LIMONIUM PEREZII

LOMANDRA LONGIFOLIA 'BREEZE'

LOMANDRA LONGIFOLIA 'ROMA13'

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PRUNUS CAROLINIANA 'COMPACTA'

ROSA 'CECILE BRUNNER' ESPALIER'

ROSA 'ICEBERG'

SARCOCOCCA RUSCIFOLIA

SYRINGA VULGARIS

THUJA OCCIDENTALIS 'EMERALDGREEN'

TULBAGHIA VIOLACEA 'VARIEGATA'

SITE TREES:

ACER NEGUNDO

ARBUTUS UNEDO

LAGERSTROEMIA X 'MUSKOGEE'

PLATANUS X ACERIFOLIA 'COLOMBIA'

QUERCUS AGRIFOLIA

GILMAN & DILLON

PLANT PALETTE

DESIGN

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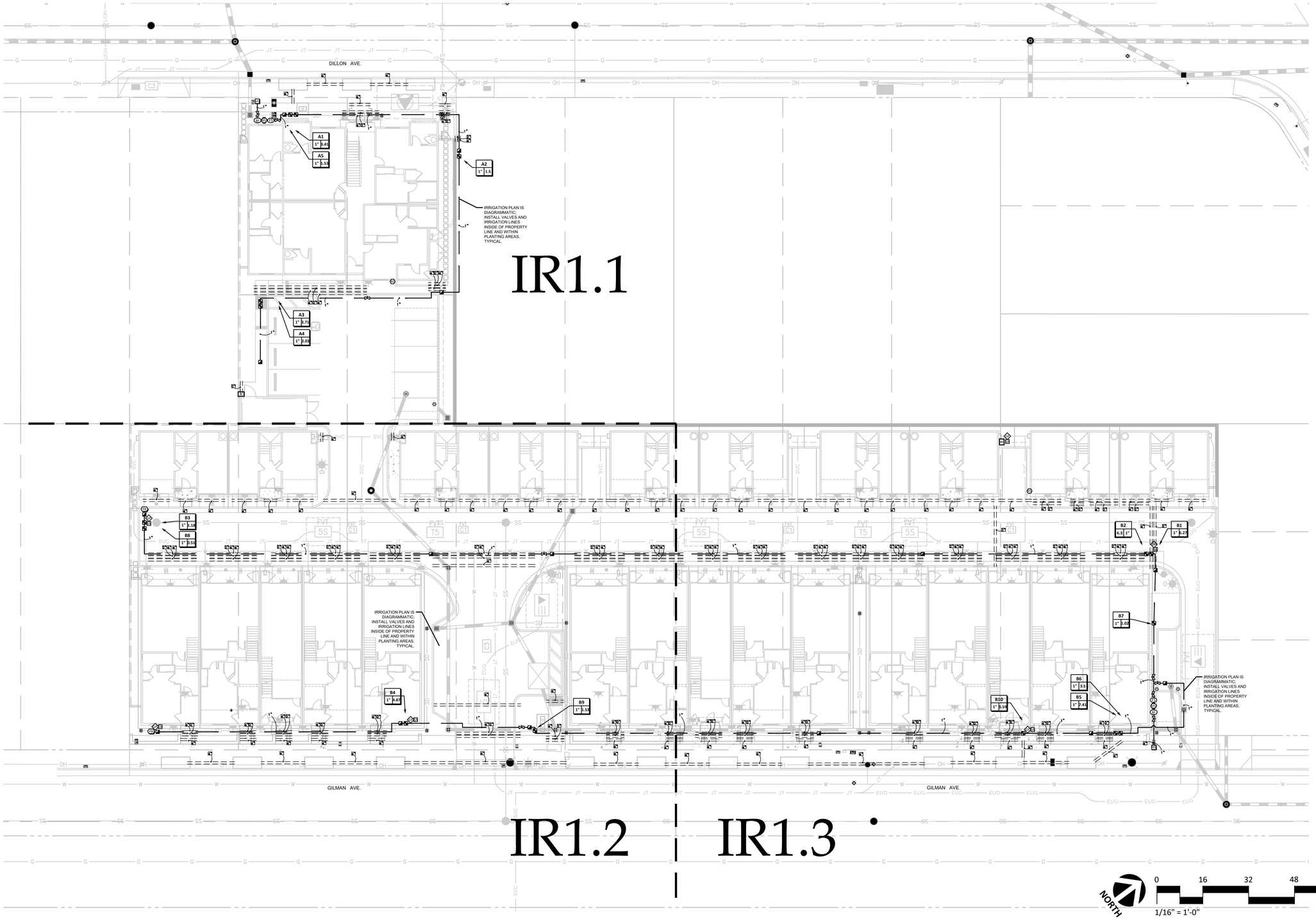
10/31/2022
STATE OF CALIFORNIA

REVISED: 9/22/2023
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: 09/25/23

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

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: 9/25/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 1/16" = 1-0"

IR1.0

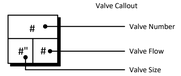
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	TORO DZK-700 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 PVC-PLOY PIPE TRANSITION POINT.	
F	TORO T-FCH-H-FIPT FLUSH VALVE FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT. INSTALL IN 6" VALVE BOX WITH LOCKING LID.	
A	TORO T-YD-500-34 1/2" AIR VENT- MIPT AIR RELEASE AND VACUUM RELIEF VALVE RAIN BIRD OPERIND 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.	
04 09 15 30	TORO DB-PC BUBBLER DB-04 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 TORO RGP-218 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

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO 100-25LVC TWO-PIECE, 1" SINGLE LUG QUICK COUPLER VALVE WITH VINYL COVER.
	NIBCO T-113 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" 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" REDUCED PRESSURE BACKFLOW PREVENTER
A	RAIN MASTER - EGP8I-S EGP 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 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 WIRELESS RAIN/FREEZE SENSOR. MOUNT AS NOTED OR APPROVED, USE CONTROLLER POWER OR OPTIONAL TRANSFORMER.
D	RAIN MASTER DECODER TW-D-1: FOR SINGLE VALVE CONTROL TW-D-2: FOR DUAL VALVE CONTROL TW-D-4: FOR QUAD VALVE CONTROL
SA	TWICE LINE SURGE PROTECTION 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 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 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 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" HOA POC 2 - LOCATED FOR CLARITY ONLY. EXISTING CITY INSTALLED WATER METER. VERIFY LOCATION IN FIELD.
M1	WATER METER 3/4" HOA POC 1 - LOCATED FOR CLARITY ONLY. EXISTING CITY INSTALLED WATER METER. VERIFY LOCATION IN FIELD.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 INSTALL ALL LATERAL LINES TO A DEPTH OF 12" BELOW FINISH GRADE. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 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 INSTALL 2 EACH 2" SLEEVES 12" PAST EDGE OF HARDSCAPE TO A DEPTH OF 24" FOR MAINLINE AND 18" FOR LATERAL LINES. ALL OTHER SLEEVING INSTALL TO A DEPTH OF 12".	

Valve Callout

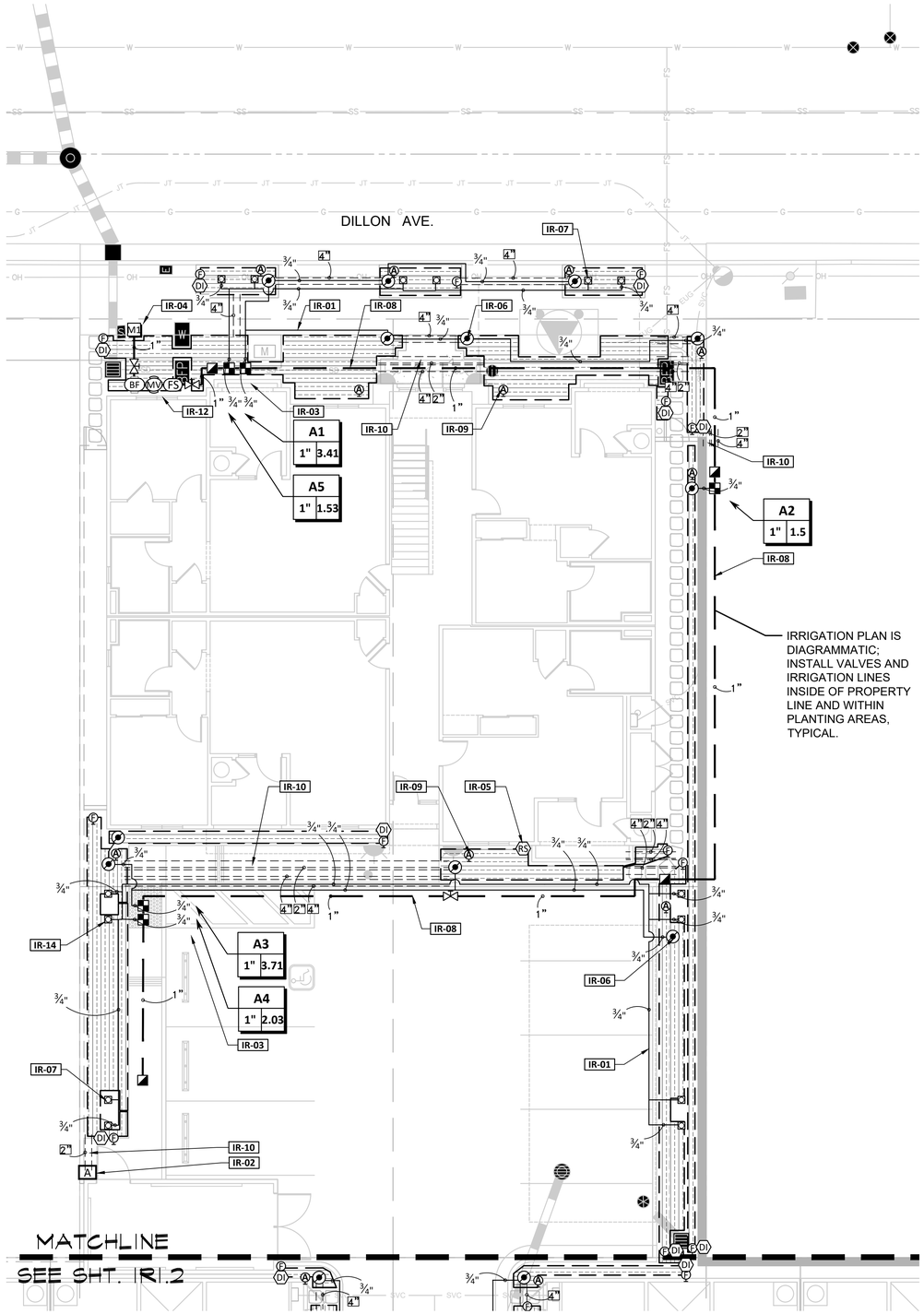


CRITICAL ANALYSIS

Generated:	2023-09-25 16:42
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:	3.71 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	15.9 GPM
Critical Station:	A3
Design Pressure:	30 PSI
Friction Loss:	0.13 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	0 PSI
Loss through Valve:	7.83 PSI
Pressure Req. at Critical Station:	38.0 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.88 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.8 PSI
Loss for Master Valve:	0.1 PSI
Loss for Water Meter:	0.5 PSI
Critical Station Pressure at POC:	51.3 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	11.7 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 VALVE 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.



NORTH

0 8 16 24 32 feet

1/8" = 1'-0"

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IRRIGATION PLAN

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LANDSCAPE ARCHITECTURE & CONSTRUCTION

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

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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 09/25/2023

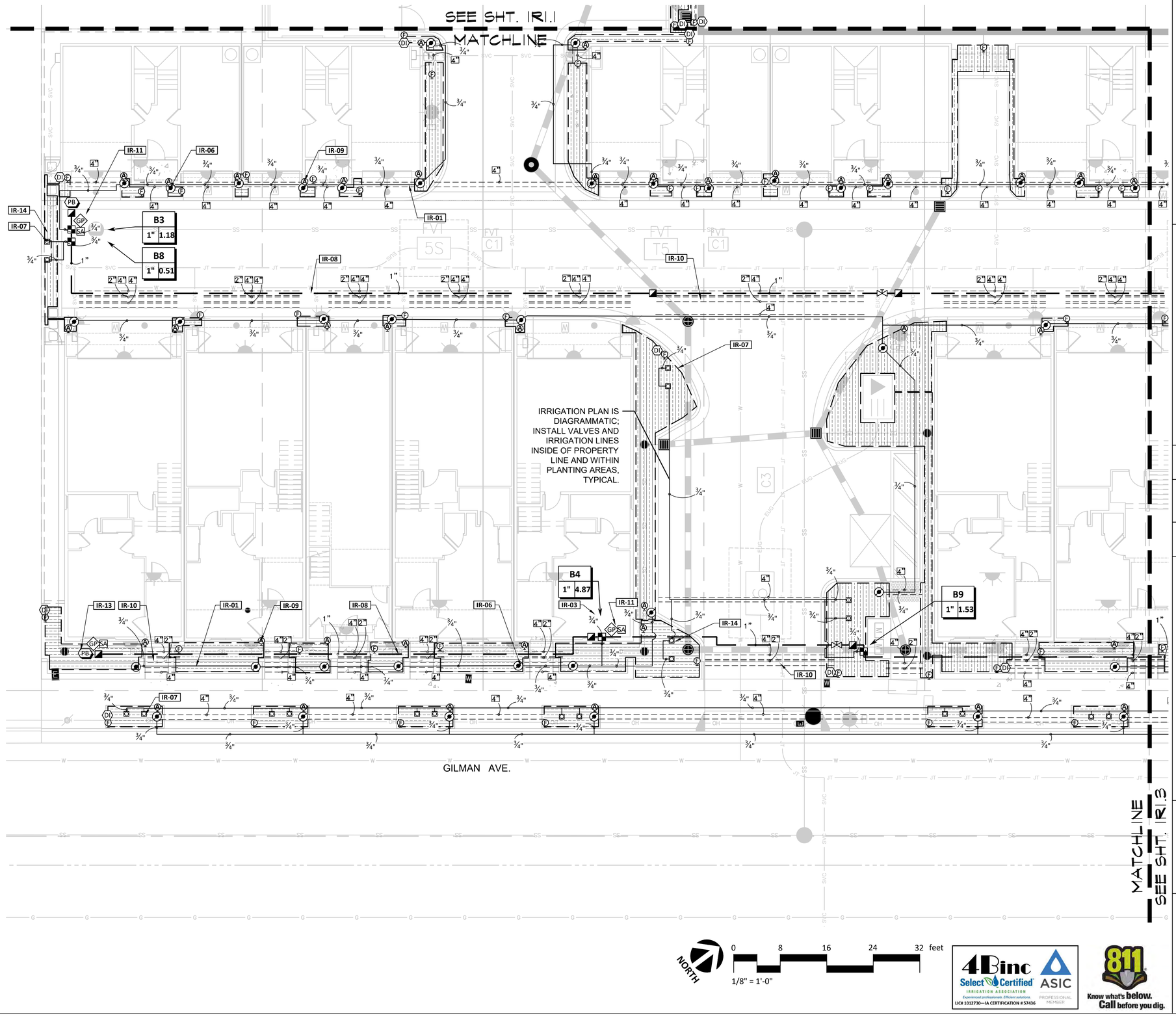
MWELO GENERAL NOTES:

- 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."



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IRRIGATION PLAN

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REBECCA J. DIFFEE
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10/31/2022
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LIC# 1012730—IA CERTIFICATION # 57436

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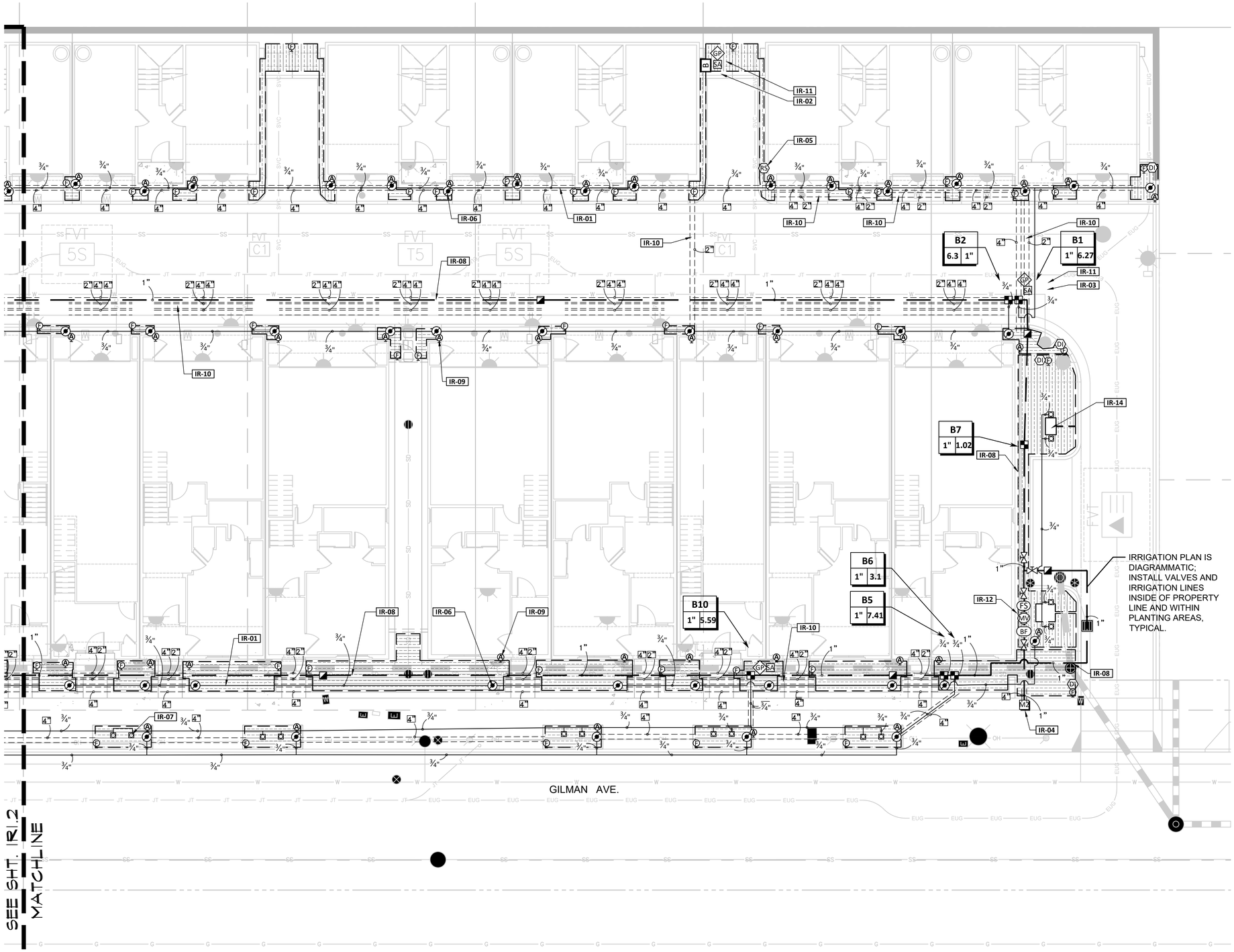

CRITICAL ANALYSIS

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:	7.41 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	12.21 GPM
Critical Station:	B1
Design Pressure:	30 PSI
Friction Loss:	2.44 PSI
Fittings Loss:	0.24 PSI
Elevation Loss:	0 PSI
Loss through Valve:	9.06 PSI
Pressure Req. at Critical Station:	41.7 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.94 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.0 PSI
Loss for Master Valve:	0.31 PSI
Loss for Water Meter:	0.33 PSI
Critical Station Pressure at POC:	55.3 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	7.73 PSI

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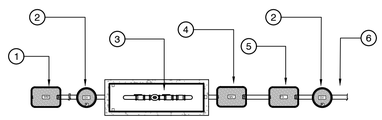
LEGEND

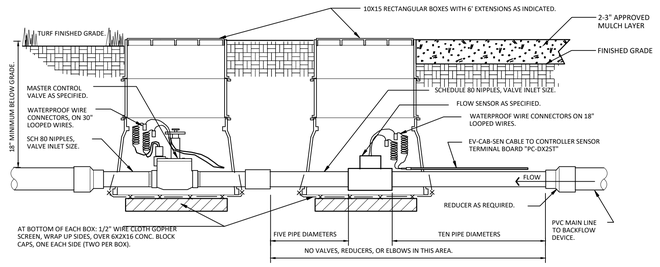
1. WATER METER. REFER TO CIVIL AND/OR IRRIGATION PLANS FOR SIZE & LOCATION
2. BALL VALVE OR GATE VALVE, REFER TO PLANS
3. BACKFLOW PREVENTER
4. MASTER VALVE
5. FLOW SENSOR
6. MAIN LINE TO IRRIGATION VALVES

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



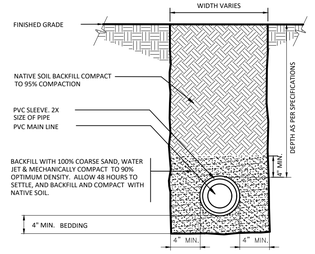
4 POC & IRRIGATION EQUIPMENT LAYOUT

NTS - NO FI



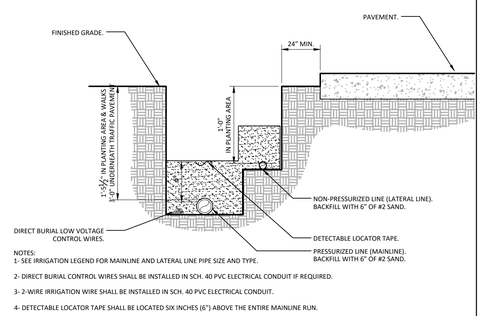
3 MASTER VALVE/FLOW SENSOR ASSEMBLY

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.

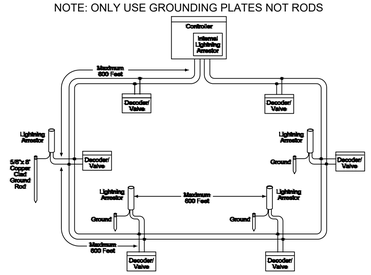
3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

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

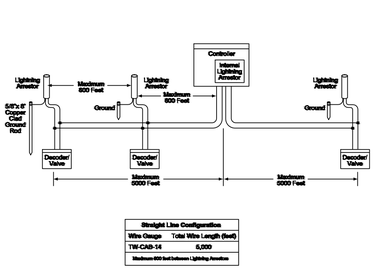


Loop Configuration		
Wire Gauge	Total Loop Length (feet)	Distance to furthest valve (ft)
TW-CAB-14	10,000	5,000

Maximum 600 feet between Lightning Arrestors

9 RAIN MASTER TWO WIRE LOOP WIRING LAYOUT

NTS DETAIL-FILE



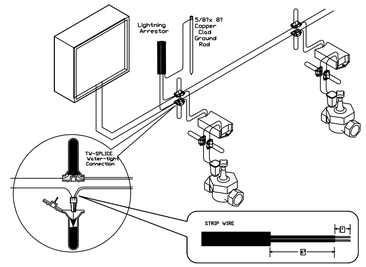
NOTE: ONLY USE GROUNDING PLATES NOT RODS

Straight Line Configuration	
Wire Gauge	Total Wire Length (feet)
TW-CAB-14	6,000

Maximum 600 feet between Lightning Arrestor

8 RAINMASTER TWO WIRE STRAIGHT LINE GROUNDING

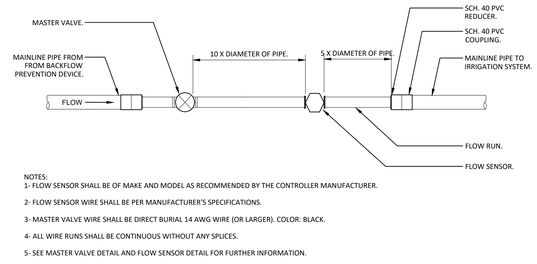
NTS DETAIL-FILE



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.

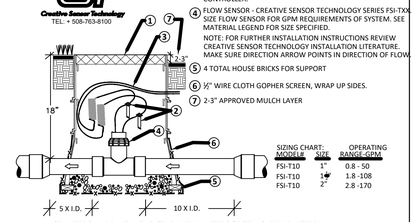
4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES.

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



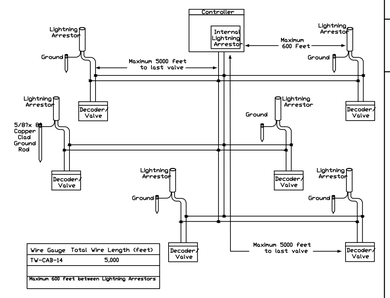
1. 10" VALVE BOX TO PROVIDE ACCESS. PURPLE LID ON ALL NON POTABLE WATER PROJECTS
2. WATERPROOF WIRE SPLICE, 3M DBYR OR EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
4. FLOW 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:		OPERATING
MODEL #	SIZE	RANGE-GPM
FSI-T10	1"	0.8 - 50
FSI-T10	1¼"	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



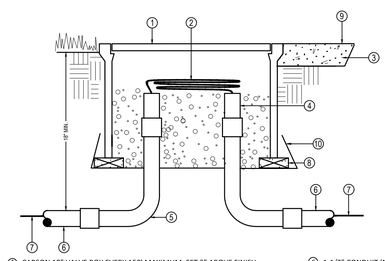
Wire Gauge	Total Wire Length (feet)
TW-CAB-14	5,000

Maximum 600 feet between Lightning Arrestors

NOTE: ONLY USE GROUNDING PLATES NOT RODS

10 RAIN MASTER TWO WIRE GRID LAYOUT

NTS DETAIL-FILE

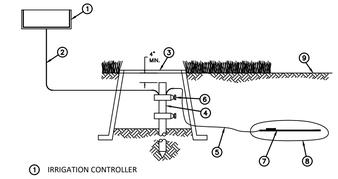


1. CARSON 10" VALVE BOX EVERY 150' MAXIMUM. SET 3" ABOVE FINISH GRADE
2. 36" LOOP OF TWO WIRE CABLE IN PULL BOX
3. FINISH GRADE
4. ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE (IF REQUIRED)
5. 90 DEGREE SWEEP ELL (IF REQUIRED)
6. 1-1/2" CONDUIT (MIMIMUM)
7. SPECIFIED MANUFACTURER CABLE
8. BRICK (1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

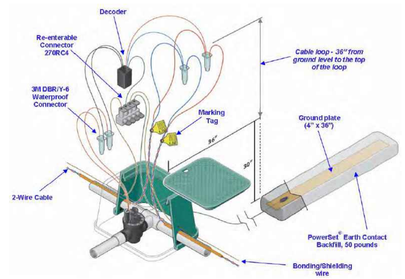
NTS



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

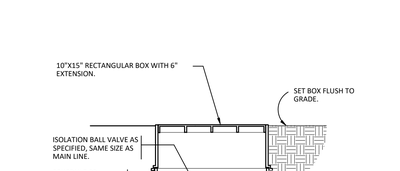
13 CONTROLLER TWO WIRE GROUNDING PLATE

NTS



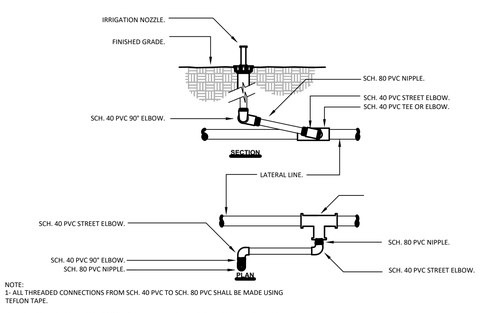
12 TW GROUNDING PLATE

NTS



11 BRASS BALL ISOLATION VALVE

NTS AB-IR-VAL-ISOL-328406-67

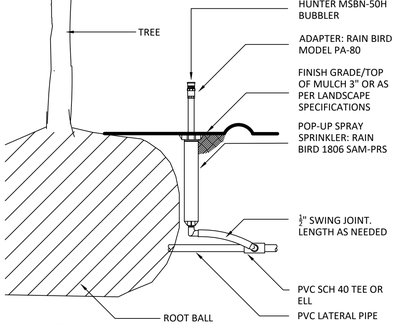


NOTE:
1- ALL THREADED CONNECTIONS FROM SCH. 40 PVC TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.

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"

GILMAN & DILLON

IRRIGATION DETAILS

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: 9/25/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

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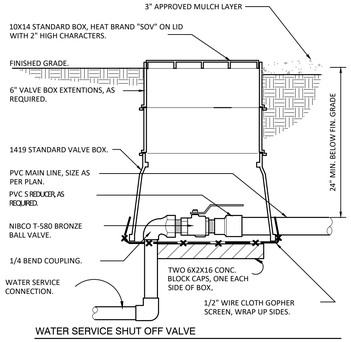
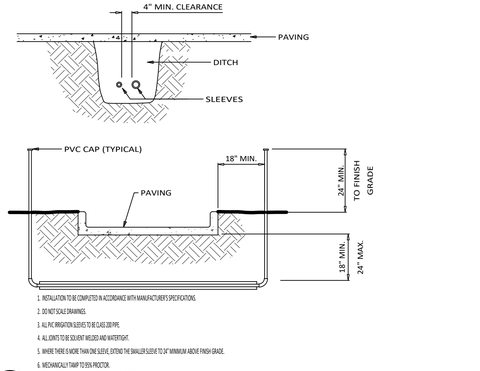


4 WATER SERVICE CONNECTION

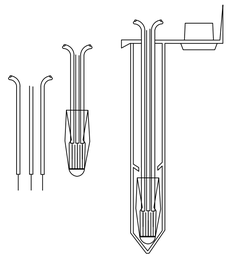
NTS AB-IR-POC-10



1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
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 STAMP TO DEN PROTOR.

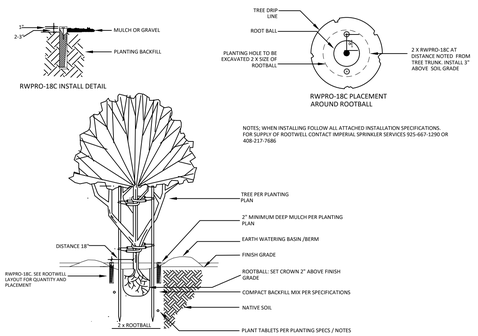
3 SLEEVING DETAIL

NTS AB-IR-MAI-328409-06



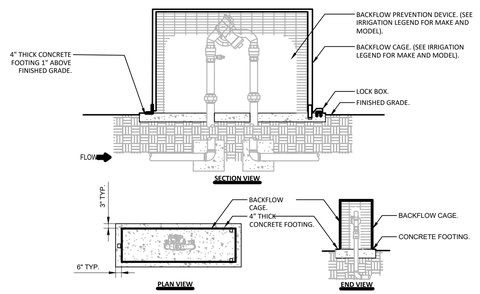
6 3M-DBYR WIRE SPLICES

NTS AB-IR-VAL-16



10 ROOTWELL PLACEMENT - 15 GALLON TREE

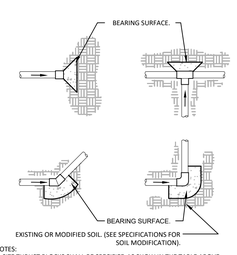
NTS



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.

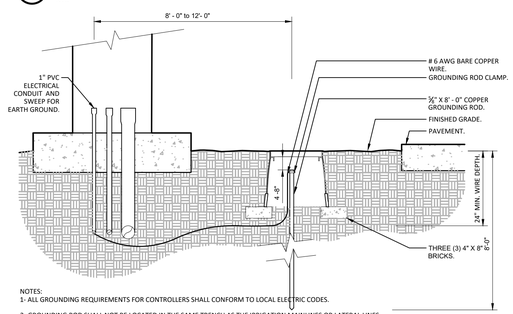
4- JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

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

6- ONE 80 LBS. SACK OF CONCRETE SHALL COVER .6 FT.²

9 THRUST BLOCK (2)

NTS



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

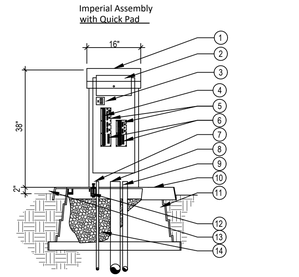
2- GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.

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"



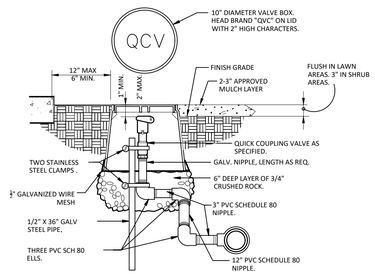
* Note all grounding requirements for controller assemblies shall conform to local electrical codes.

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.

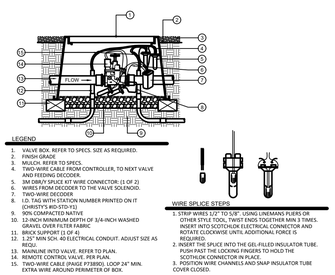
2 TOP ENTRY STAINLESS STEEL CONTROLLER ENCLOSURE

NTS



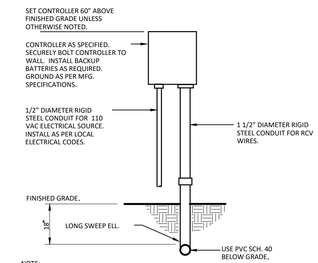
8 QUICK COUPLING VALVE IN BOX

NTS



12 TWO WIRE DECODER (GENERAL)

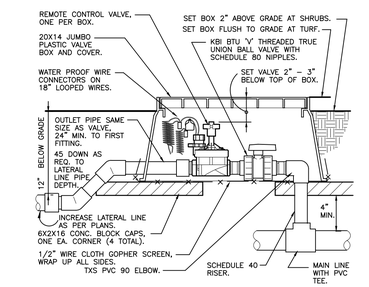
NTS DETAIL-FILE



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.

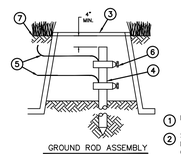
1 WALL MOUNT CONTROLLER

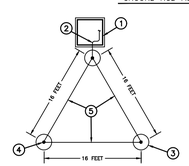
1" = 1'-0"



7 RCV WITH UNION S.O.V.

1 1/2" = 1'-0"





11 CONTROLLER GROUNDING GRID Y LAYOUT

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 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

GILMAN & DILLON

IRRIGATION DETAILS

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

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

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

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REVISED: 9/25/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

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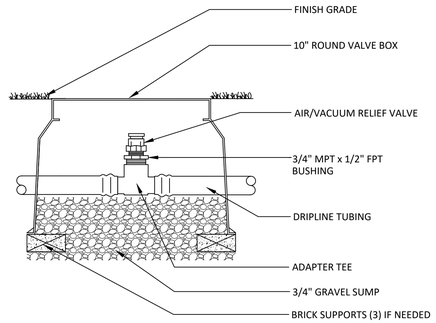
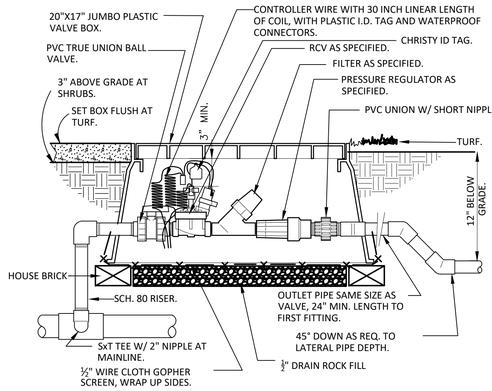


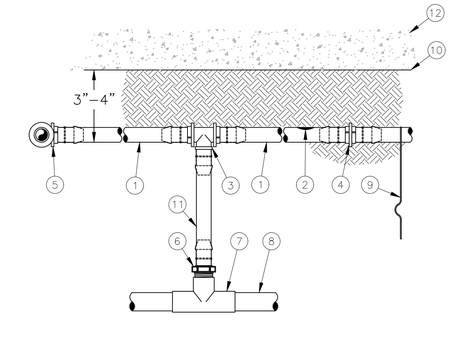
3 AIR RELIEF VALVE

1 1/2" = 1'–0"



2 1" DRIP VALVE AND FILTER

1 1/2" = 1'–0"

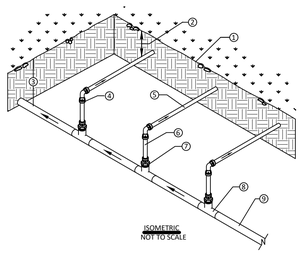


1. ON–SURFACE DRIPLINE:
2. INLINE DRIP EMITTER OUTLET, SEE IRRIGATION LEGEND FOR DRIPLINE OUTLET SPACING.
3. BARB OR TWIST TEE
4. BARB OR TWIST LOCK COUPLING
5. BARB OR TWIST LOCK ELBOW
6. BARB OR TWIST LOCK MALE ADAPTER
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
10. FINISH GRADE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

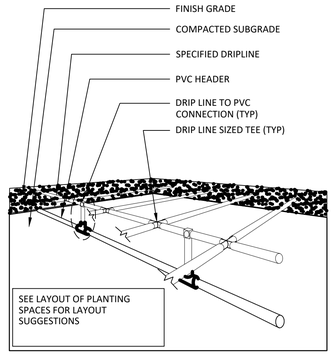


1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER - 12"
4. TORO LOC-EZE TEE.
5. DRIPLINE LATERAL
6. POLY TUBING, LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

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

9 TORO 12" DRIP INDICATOR OFF LATERAL LINE

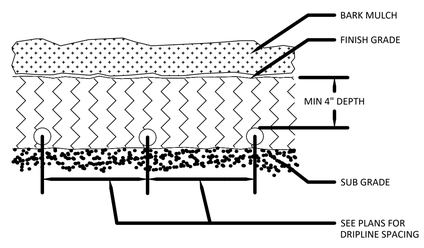
1" = 1"



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.

8 TORO DRIP FLUSH VALVE

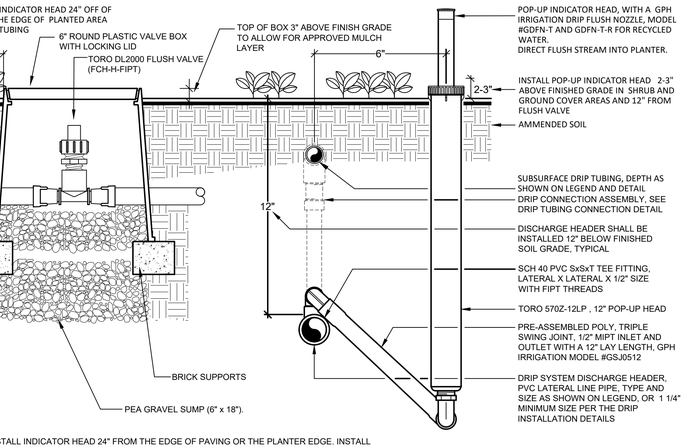
NTS



7 CENTER FEED DRIP HEADER

MANIFOLD CENTER 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

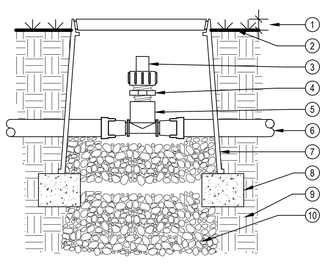
6 DRIP END FEED HEADER

MANIFOLD END FEED

NTS

5 SUB SURFACE HEADER INSTALLATION

NTS



SECTION/ELEVATION

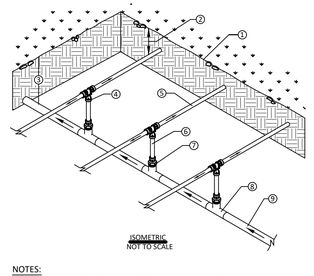
NOTES:
1. USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.

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").

4 DRIP LINE GRID BELOW GRADE

NTS



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.

GILMAN & DILLON

IRRIGATION DETAILS

DESIGN

PO BOX 485
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

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

REVISED: 9/25/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

IR1.6

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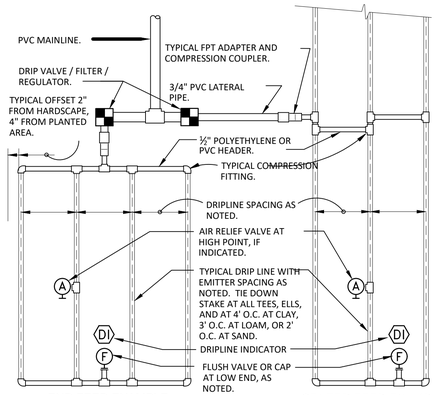


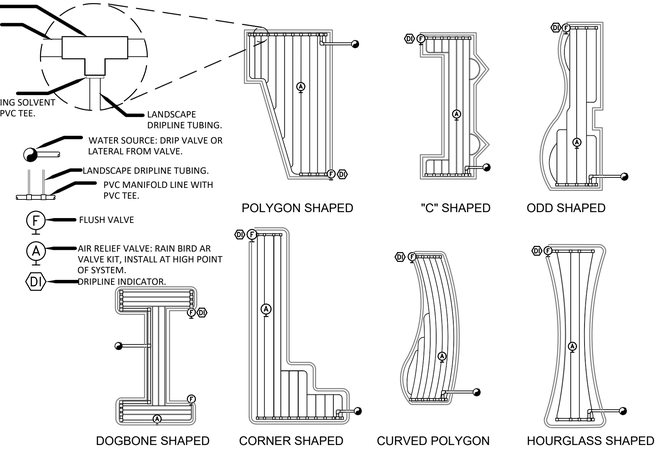
MAXIMUM LATERAL LENGTH (FEET)			
	EMITTER FLOW RATE GPH		
PSI	12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9
10	125 96	175 135	218 171
20	249 191	350 171	442 340
30	307 236	434 333	550 422
40	350 268	495 380	627 171
50	125 96	175 135	218 171
60	125 96	175 135	218 171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	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

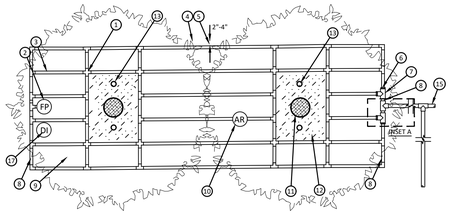
MAXIMUM FLOW PER ZONE	
MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE	
1/2"	4.7 GPM 7.7 PSI
3/4"	8.3 GPM 5.6 PSI
1"	13.5 GPM 4.2 PSI
1-1/2"	33.9 GPM 2.9 PSI
2"	52.4 GPM 1.9 PSI
POLY PIPE HEADER SIZE	
1/2"	4.7 GPM 8.8 PSI
3/4"	8.3 GPM 6.3 PSI
1"	13.5 GPM 4.8 PSI
1-1/2"	31.8 GPM 2.9 PSI
2"	52.4 GPM 2.2 PSI

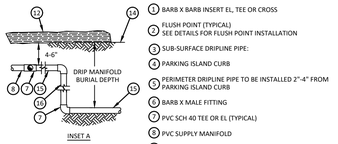
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT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



1 TYPICAL DRIPLINE REQUIREMENTS

NTS

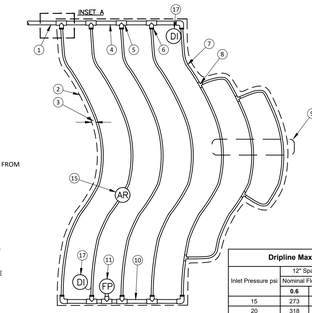


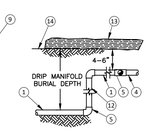


1. BARB X BARB INSERT EL, TEE OR CROSS
2. FLUSH POINT (TYPICAL) SEE DETAILS FOR FLUSH POINT INSTALLATION
3. SUB-SURFACE DRIPLINE PIPE:
4. PARKING ISLAND CURB
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PARKING ISLAND CURB
6. BARB X MALE FITTING
7. PVC SCH 40 TEE OR EL (TYPICAL)
8. PVC SUPPLY MANIFOLD
9. PLANTER
10. ¼" 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

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





Dripline Maximum Lateral Lengths (Feet)						
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
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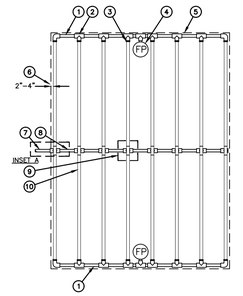
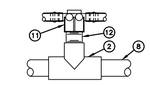
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN 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





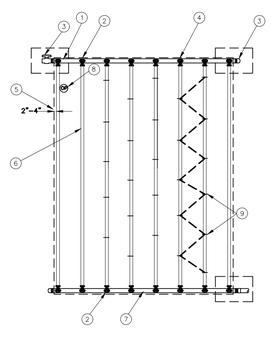
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. FLUSH POINT (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. ON-SURFACE DRIPLINE:
11. BARB X FEMALE FITTING:
12. ½" 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 ¾" 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.

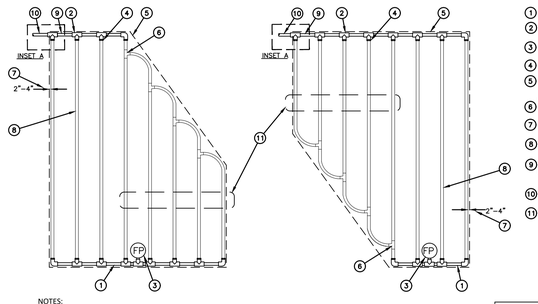
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.

7 STAGGERED DRIP LINE EMITTER PATTERN

NTS

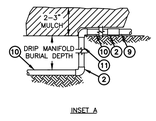
3 DRIP LAYOUT IN ODD SHAPED PLANTER

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
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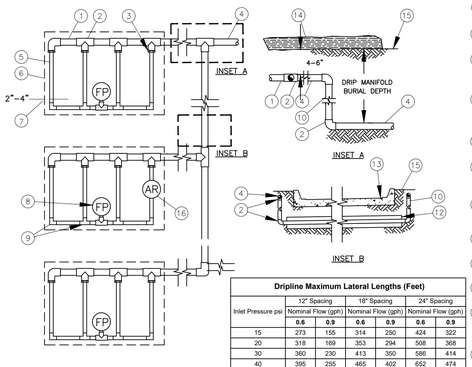
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

6 IRREGULAR SHAPED PLANTER

6" = 1'-0"

2 CENTER FEED DRIP LINE

NTS



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:

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

5 DRIP IRRIGATION IN PLANTER LAYOUT

NTS

GILMAN & DILLON

IRRIGATION DETAILS

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

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

REVISED: 9/25/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

IR1.7

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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 7.41 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.

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.

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

IRRIGATION NOTES

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

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

REVISED: 9/25/2023
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: 9/25/23

California Water Efficient Landscape Worksheet

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

	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
Zone#	**Regular Landscape Areas**									
A1	SHRUBS- LOW	0.3	Drip	0.81	0.37	420	156	4,369	3.41	12.19%
A2	VINES- MED	0.5	Drip	0.81	0.62	86	53	1,491	1.50	2.50%
A3	SHRUBS- LOW	0.2	Drip	0.81	0.25	404	100	2,802	3.71	11.73%
A4	TREES- MED	0.5	Bubblers	0.75	0.67	2,075	1383	38,852	2.03	60.23%
A5	TREES- LOW	0.3	Bubblers	0.75	0.40	460	184	5,168	1.53	13.35%
					Totals	**3.445**	**1,876**	**52,682**	**12.18**	**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	52,682		
							Maximum Allowed Water Allowance (MAWA)[e]	53,216		

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,876
Total Area	3,445
Average ETAF	0.54

All Landscape Areas

Total ETAF x Area	1,876
Total Area	3,445
Average ETAF	0.54

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	0.161674
MAWA ACRE FEET	0.163314
% ETWU OF MAWA	0.99
PASS:	YES

SUMMARY HYDROZONE	
HYDROZONE	AREA SQ FEET
HIGH WATER USE	
MODERATE WATER USE	2,161
LOW WATER USE	1,284

Job Name: Gilman Dillion - Controller B
Date: 9/25/23

California Water Efficient Landscape Worksheet

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

	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
Zone#	**Regular Landscape Areas**									
B1	SHRUBS -LOW	0.3	Drip	0.81	0.37	532	197	5,534	6.27	8.28%
B2	SHRUBS- LOW	0.3	Drip	0.81	0.37	712	264	7,406	6.30	11.08%
B3	SHRUBS- LOW	0.3	Drip	0.81	0.37	109	40	1,134	1.18	1.70%
B4	SHRUBS- MED	0.5	Drip	0.81	0.62	680	420	11,789	4.87	10.58%
B5	SHRUBS- MED	0.5	Drip	0.81	0.62	1,015	627	17,597	7.41	15.80%
B6	SHRUBS- LOW	0.3	Drip	0.81	0.37	362	134	3,766	3.10	5.63%
B7	TREES- MED	0.5	Drip	0.81	0.62	960	593	16,644	1.02	14.94%
B8	TREES- MED	0.5	Bubblers	0.75	0.67	520	347	9,736	0.51	8.09%
B9	TREES- LOW	0.3	Bubblers	0.75	0.40	690	276	7,752	1.53	10.74%
B10	TREES- LOW	0.3	Bubblers	0.75	0.40	845	338	9,493	5.59	13.15%
					Totals	**6,425**	**3,235**	**90,851**	**37.78**	**100.00%**
	Special Landscape Areas									
	[redacted]						0	0		0.00%
								0		0.00%
								0		0.00%
								0		0.00%
					Totals	0	0	0		
							ETWU Total	90,851		
							Maximum Allowed Water Allowance (MAWA)[e]	99,249		

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	3,235
Total Area	6,425
Average ETAF	0.50

All Landscape Areas

Total ETAF x Area	3,235
Total Area	6,425
Average ETAF	0.50

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	0.278811
MAWA ACRE FEET	0.304584
% ETWU OF MAWA	0.92
PASS:	YES

SUMMARY HYDROZONE	
HYDROZONE	AREA SQ FEET
HIGH WATER USE	
MODERATE WATER USE	3,175
LOW WATER USE	3,250

MWELO CALCULATIONS

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

Controller — **Rain Master** — **Eagle Plus** — **ET SOURCE** — **WiFi & Rain Sensor** — **Soil Type** CLAY LOAM 0.4 — **% Site Irrigation Effic:** 0.81

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	3.41	146	51	7,460.27
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	51	5,452.30
A3	A	Shrub	Low	0.3	2.0	12	1	1	Inline Drip	0.38	0.9	0.33	43	11	4	8	3.71	159	51	8,091.22
A4	B	Tree	Medium	0.5	3.3	18	1	1	Bubbler	1.5	0.85	0.59	19	10	2	8	2.03	39	51	1,979.25
A5	B	Tree	Low	0.3	2.0	18	1	1	Bubbler	1.5	0.85	0.35	11	11	1	8	1.53	18	51	895.05
B1	A	Shrub	Low	0.3	2.0	12	1	1	Inline Drip	0.38	0.9	0.33	43	21	2	8	6.27	268	51	13,674.38
B2	A	Shrub	Low	0.3	2.0	12	1	1	Inline Drip	0.38	0.9	0.33	43	11	4	8	6.30	269	51	13,739.80
B3	A	Shrub	Low	0.3	2.0	12	1	1	Inline Drip	0.38	0.9	0.33	43	11	4	8	1.18	50	51	2,573.49
B4	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.38	0.9	0.56	71	18	4	8	4.87	347	51	17,701.81
B5	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.38	0.9	0.56	71	18	4	8	7.41	528	51	26,934.38
B6	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	51	6,760.86
B7	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.38	0.9	0.56	71	18	4	8	1.02	73	51	3,707.57
B8	B	Tree	Medium	0.5	3.3	18	1	1	Bubbler	1.5	0.85	0.59	19	10	2	8	0.51	10	51	497.25
B9	B	Tree	Low	0.3	2.0	18	1	1	Bubbler	1.5	0.85	0.35	11	6	2	8	1.53	18	51	895.05
B10	B	Tree	Low	0.3	2.0	18	1	1	Bubbler	1.5	0.85	0.35	11	11	1	8	5.59	64	51	3,270.15
									Average Site % DU		0.88		614	Total Run Time						

Estimated Total Water Use: Gallons 113,632.81

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	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. DEL — No. 3763 — 10/31/2022 — STATE OF CALIFORNIA

REVISED: 9/25/2023
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

IR1.9

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

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

COLOR ZONE LAYOUT

WATER USE CLASSIFICATION	IRRIGATION ZONE	AREA IN SQUARE FEET
HIGH WATER USE	NA-	0 SF
MEDIUM WATER USE	A2, A4, B4, B5, B7, & B8	5,336 SF
LOW WATER USE	A1, A3, A5, B1 - B3, B6, B9, & B10	4,534 SF
SLA	NA-	(0 SF)
		9,870 SF = TOTAL

SEE SHEET IR1.9 FOR WATER USE CALCULATIONS

NORTH

0 16 32 48 64 feet

1/16" = 1'-0"

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

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

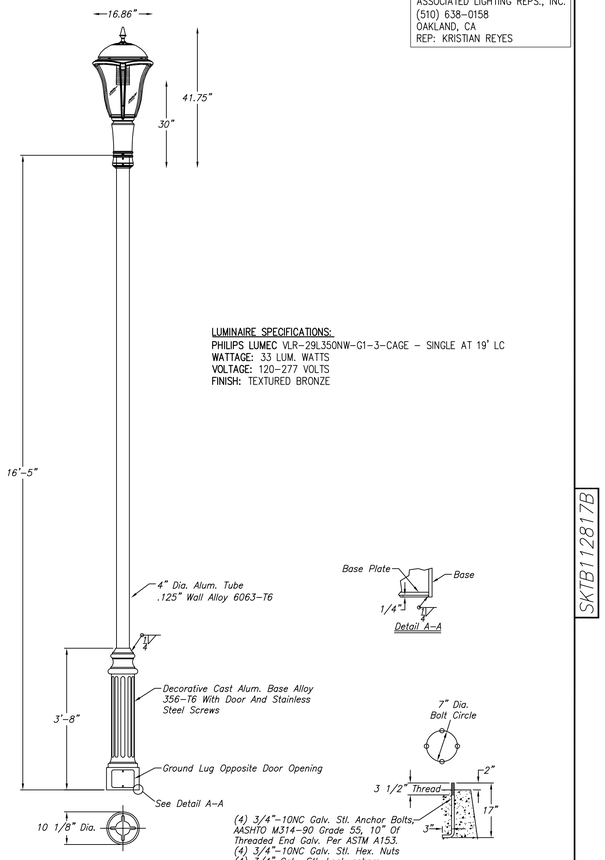
REGISTERED LANDSCAPE ARCHITECT REBECCA J. DYE No. 3763 10/31/2022 STATE OF CALIFORNIA

REVISED: 9/25/2023
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.
(510) 638-0158
OAKLAND, CA
REP: KRISTIAN REYES



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
PSR	STREET LIGHT POINT OF SERVICE
F/C	FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

STREET LIGHTING SYSTEM (PRIVATE)

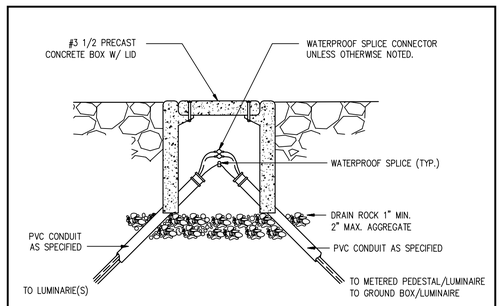
	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH.		●
INSTALL.		●
CONDUIT:		
FURNISH.		●
INSTALL.		●
BASES:		
FURNISH.		●
INSTALL.		●
LUMINAIRES:		
FURNISH.		●
INSTALL.		●
SPLICE BOXES:		
FURNISH.		●
INSTALL.		●
EXCAVATE.		●
POLES & ARMS:		
FURNISH.		●
INSTALL.		●

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

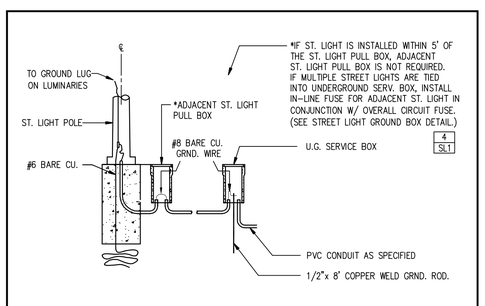
ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

PRIVATE STREET LIGHTING NOTES

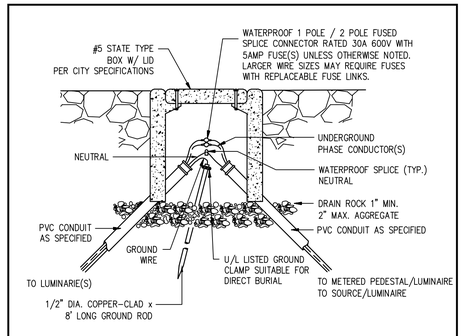
1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE **CITY OF CAMPBELL**.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO H.O.A. SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX 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.



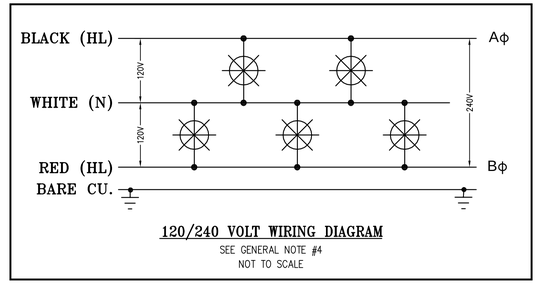
2 / SL1 — STREET LIGHTING PULL BOX DETAIL
NOT TO SCALE



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

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- 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: 9/22/2023
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 222140

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL1 OF SL3 SHEETS

26.16 · Technical amendments reserved

BEGA Lichttechnische Spezialfabrik, Hennerbusch · D - 58708 Menden

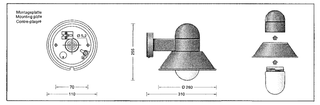
BEGA

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

Project · Reference number | Date

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
– 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.

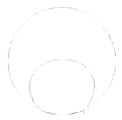
A separate instructions for use can be provided upon request.

MANUFACTURER REP.:
ASSOCIATED LIGHTING REPS., INC.
(510) 638-0158
OAKLAND, CA
REP: KRISTIAN REYES

BEGA

Photometric Filename: 6443P.IES

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



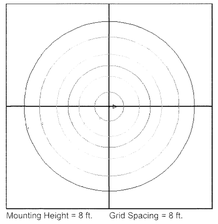
Characteristics

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

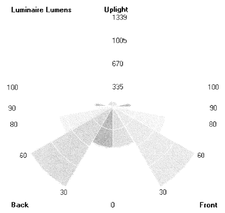
Lum. Classification System (LCS)

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

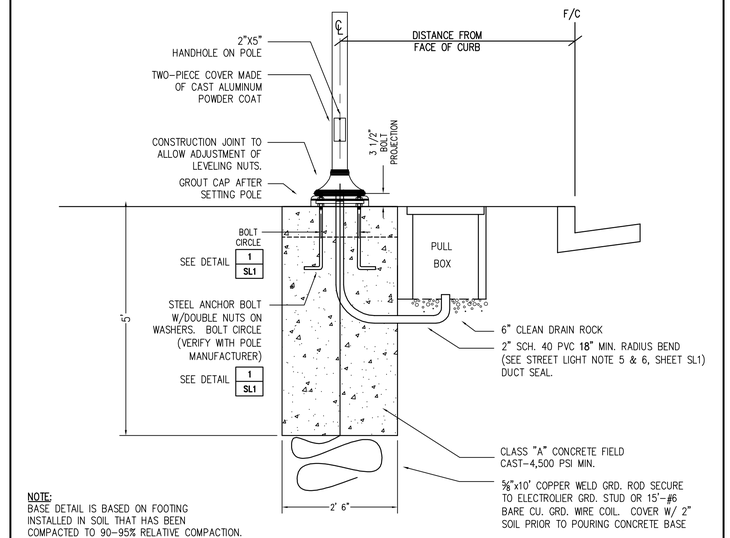


Mounting Height = 8 ft. Grid Spacing = 8 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2012 11/12/2012

1 | SL2 **EXTERIOR LIGHT, WALL MOUNT DETAIL**
NOT TO SCALE

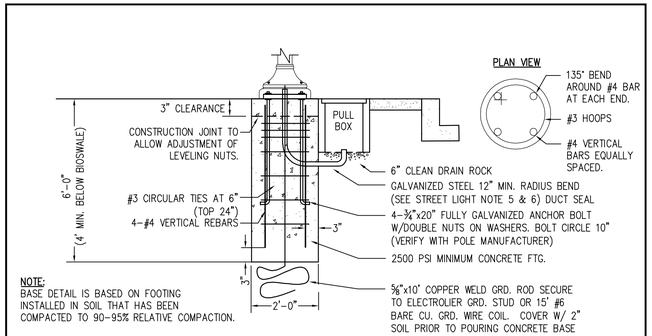


NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

2 | SL2 **STREET LIGHT FOUNDATION DETAIL**
NOT TO SCALE

VOLTAGE DROP CALCULATIONS

LOCATION	DISTANCE	LOAD		VOLTAGE 120/240	WIRE SIZE	% VOLTAGE DROP	CIRCUIT #
		WATT	VOLT/AMP				



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

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

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- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

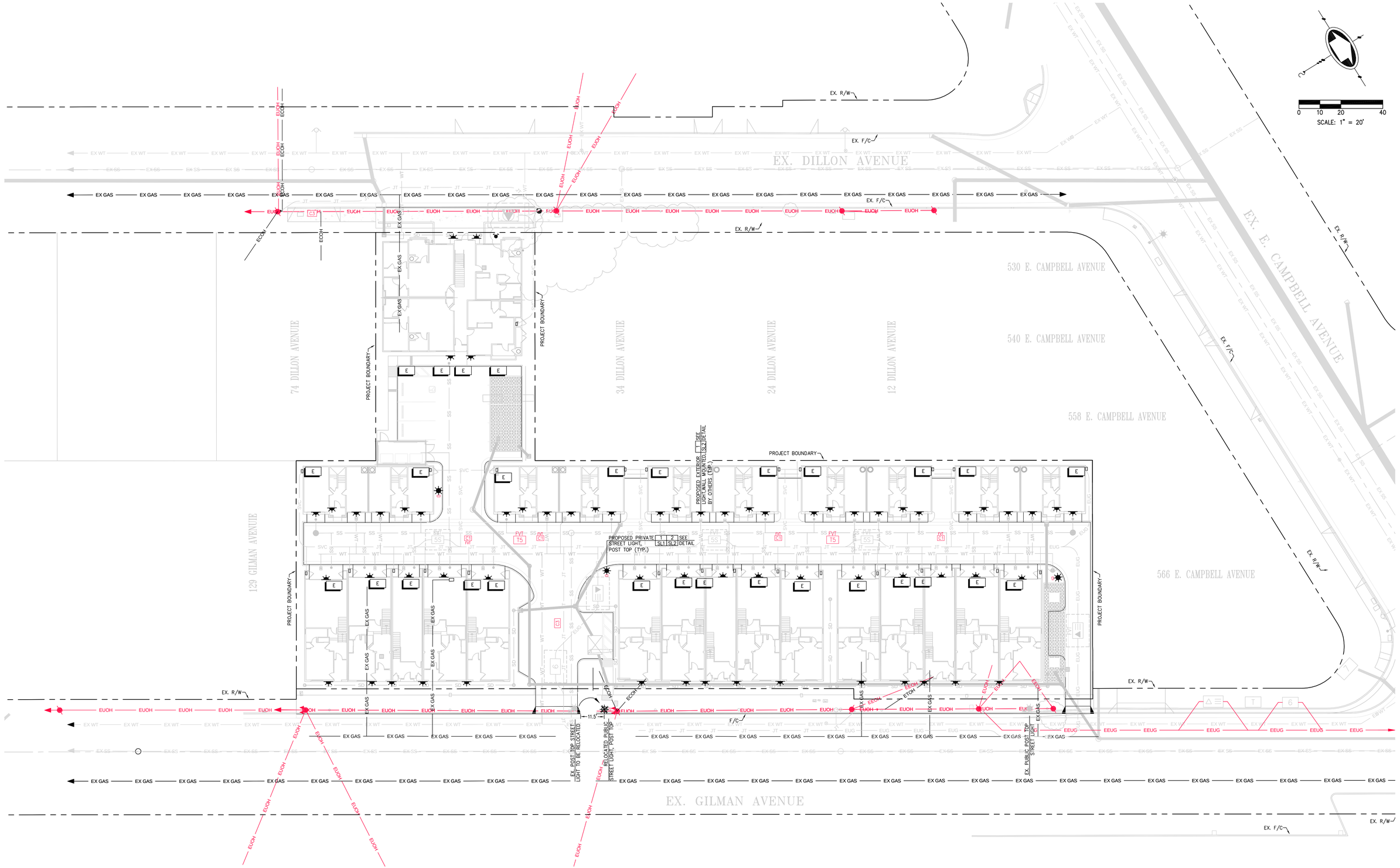
STREET LIGHTING GENERAL NOTES AND DETAILS
ROBSON HOMES, LLC
DILLON & GILMAN AVENUE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2022 | DATE LAST WORKED ON: 9/22/2023
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 222140

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

NO.	REVISIONS	BY	DATE

DATE: OCTOBER 2022	DATE LAST WORKED ON: 12/8/2023	
SCALE: 1" = 20'	DRAWN: SM	CHECKED: KT
JOB NO.: 222140		

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL3 OF SL3 SHEETS