

# 4TH STREET APARTMENTS

## COMMUNITY SERVICES DEVELOPMENT CORPORATION

HOLLISTER,

CALIFORNIA

Project / Owner:

# 4TH STREET APARTMENTS CSDC

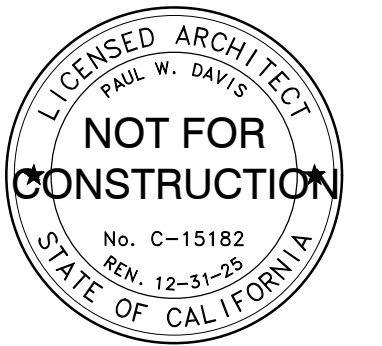
1070 4TH STREET  
HOLLISTER, CA 95023

APN.: 052-131-033-000

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS



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Drawing Date: 12/20/2024

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Planning Resubmittal - 04/21/2025  
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Sheet Title:  
**COVER SHEET**

Sheet Number:  
**A0.1**

### PROJECT DIRECTORY

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<b>CIVIL ENGINEER</b>	SAN BENITO ENGINEERING & SURVEYING, INC. 502 Monterey St. HOLLISTER, CA. 95023 (831) 637-2763 PHONE ahall@sanbenitoeng.com CONTACT: ANNE E. HALL, RCE, QSD
<b>ELECTRICAL ENGINEER</b>	AURUM CONSULTING ENGINEERS 404 W. FRANKLIN ST., SUITE 100 MONTEREY, CA 93940 (831) 646-3330, ext. 101 PHONE eldridge@acemb.com CONTACT: ELDRIDGE O. BELL, P.E.
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### CODE REFERENCES

**APPLICABLE CODES**

2022 California Administrative Code (CAC), Part 1, Title 24, California Code of Regulations (CCR)  
2022 California Building Code (CBC), Part 2, Title 24, CCR, Based on the 2018 International Building Code (IBC)  
2022 California Electrical Code (CEC), Part 3, Title 24, CCR, Based on the 2017 National Code (NEC)  
2022 California Mechanical Code (CMC), Part 4, Title 24, CCR, Based on the 2018 Uniform Mechanical Code (UMC)  
2022 California Plumbing Code (CPC), Part 5, Title 24, CCR, Based on the 2018 Uniform Plumbing Code (UPC)  
2022 California Energy Code (CEC), Part 6, Title 24, CCR  
2022 California Fire Code (CFC), Part 9, Title 24, CCR, Based on 2018 International Fire Code (IFC)  
2022 California Existing Building Code (CEBC), Part 10, Title 24, CCR, Based on 2018 International Existing Building Code  
2022 California Green Building Standards Code (CALGreen), Part 11, Title 24, CCR.  
2010 ADA Standards for Accessible Design  
Title 19 C.C.R., Public Safety, SFM Regulations  
NFPA 13, Automatic Sprinkler System, 2022 edition  
NFPA 71, Standards for the Installation Maintenance and Use of Central Station Protective Signaling Systems for Watchman Fire Alarm and Supervisory Service  
NFPA 72, Nat'l Fire Alarm Code, (Ca Amended) 2022 Edition (See UL Standard 1971 for "Visual Devices")

SHOULD ANY CONDITION DEVELOP THAT IS NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO CONSTRUCT THIS WORK IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 19 AND 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.

### DEFERRED SUBMITTALS

- FIRE ALARM SYSTEM
- FIRE SPRINKLER SYSTEM

CONTRACTOR TO PREPARE AND SUBMIT ABOVE TO ARCHITECT AND CITY OF HOLLISTER FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE AND DELIVERY TO SITE. SUBMITTALS TO BE PREPARED BY QUALIFIED INDIVIDUALS AND STAMPED/SIGNED BY STATE LICENSED INDIVIDUALS QUALIFIED TO PERFORM SUBJECT WORK.

THE FIRE SPRINKLER SYSTEM & FIRE ALARM SYSTEM DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE INSTALLING CONTRACTOR PRIOR TO INSPECTION OF THE STRUCTURAL FRAMING. PERMITTED, STAMPED & SIGNED SUBMITTALS SHALL BE MADE AVAILABLE TO THE HOLLISTER FIRE DEPARTMENT FOR REVIEW & APPROVAL. CONTRACTOR SHALL SUBMIT A SET OF "AS-BUILT" DOCUMENTS/DRAWINGS FOR APPROVAL PRIOR TO FINAL INSPECTION WHEN NOT INSTALLED PER PLAN.

### 4TH STREET VIEW



### DEVELOPMENT ANALYSIS

PROJECT ADDRESS: 1070 4TH STREET, HOLLISTER, CA 95023

APN: 052-131-033-000

SITE AREA: .52 AC (22,651 SF)

ZONING: WG - WEST GATEWAY

GENERAL PLAN DESIGNATION: MIXED USE

DESCRIPTION OF WORK: NEW CONSTRUCTION OF 2-3 STORY APARTMENT BLDG. SITE WORK TO INCLUDE NEW PARKING.

BUILDING AREA:	FIRST FLOOR (5,595 sf w/ covered deck)	= 5,233 SF
	SECOND FLOOR	= 5,230 SF
	THIRD FLOOR	= 3,458 SF
	TOTAL	13,921 SF

	STAIR & COVERED WALKWAYS (FOOTPRINT)	= 1,031 SF
	TRASH ENCLOSURE	= 340 SF

LOT COVERAGE: 31% (7,007 SF)

F.A.R.: 61% (13,921 SF)

PRIVATE SPACE: 938 SF

COMMON SPACE: 1,704 SF (PLAY AREA AND COMMUNITY ROOM)

PRIVATE AND COMMON SPACE PER UNIT: 155 SF/UNIT / 500 SF/UNIT REQUIRED

BLDG. HEIGHT: 50 FT MAX. ALLOWED / 36'-6"± PROPOSED

DWELLING UNITS	1ST FLOOR =	7 UNITS
	2ND FLOOR =	6 UNITS
	3RD FLOOR =	4 UNITS
	TOTAL	17 UNITS

DENSITY: 33 UNITS/AC

PARKING REQUIRED:

USE	NO. OF UNITS	RATIO	# SPACES REQ'D
1-2 BED UNIT	17	1.5	26
GUEST	17	1/4	4
			30 REQUIRED / 25 PROVIDED

BICYCLE PARKING: 10% OF VEHICLE SPACES = 3 REQUIRED  
5 PROVIDED

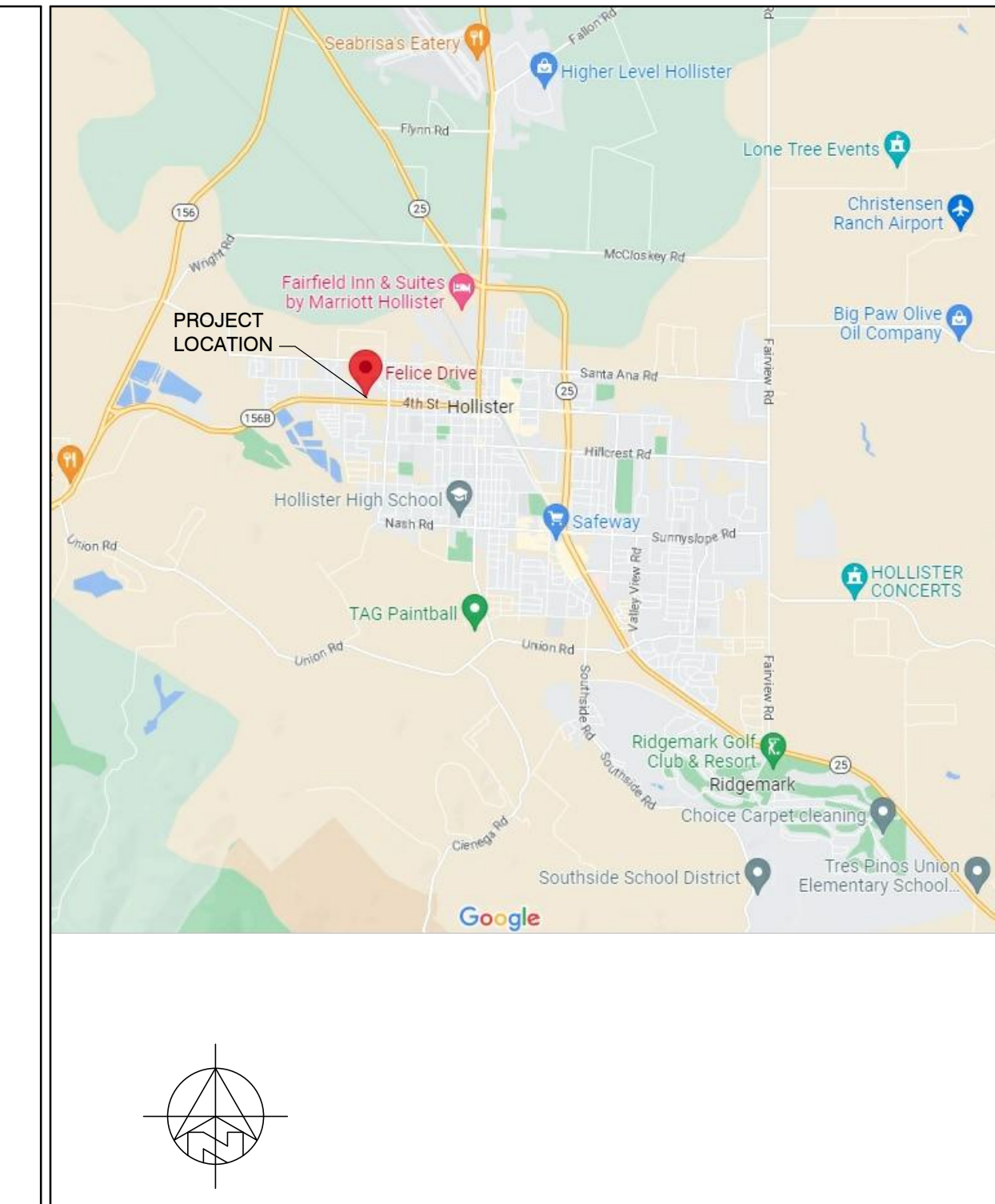
### ABBREVIATIONS

& L	AND	CTR	COUNTER	H.B	HOSE BIB	O	OVER	SHT	SHEET
▲	ANGLE	CTSK	COUNTERSINK	HBD	HARDBOARD	OB	OBSCURE	SHTG	SHEATHING
⊙	CENTERLINE	CY	CUBIC YARD	H.C	HOLLOW CORE	O.C	ON CENTER	SIM	SIMILAR
⊘	PLATE	DBL	DOUBLE	HDR	HEADER	O.D	OUTSIDE DIAMETER	S.O.H	SIMILAR OPPOSITE HAND
⊚	DIAMETER OR ROUND	DEPT	DEPTH	HDWR	HARDWARE	O.F.C.I	OWNER FURNISH, CONTRACTOR INSTALL	S.S	STAINLESS STEEL
⊞	PERPENDICULAR	DET	DETAIL	HOLW	HOLLOW METAL	OFF	OFF	S.M	SHEET METAL
∥	PARALLEL	D.F.	DOUGLAS FIR	HORIZ	HORIZONTAL	O.H.M.S	OVERHEAD MACHINE SCREW	S.M.S	STEEL METAL SCREW
#	POUND OR NUMBER	D.H	DOUBLE HUNG	HGT	HEIGHT	O.H.W.S	OVERHEAD WOOD SCREW	SQ	SQUARE
EXISTING	EXISTING	DIAG	DIAGONAL	HTS	HEATING	OPNG	OPENING	STD	STANDARD
		DIA	DIAMETER	H.W	HOT WATER	OPP	OPPOSITE	STL	STAGGERED
A.B	ANCHOR BOLT	DMEN	DIMENSION	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	O.S.B	ORIENTED STRAND BOARD	STAG	STAGGERED
A.B.S	ACRYLONITRILE BUTADIENE STYRENE	DISP	DISPENSER					STOR	STORAGE
A.C	ASPHALTIC CONCRETE	DN	DOWN			P.A.F	POWDER ACTUATED FASTENER	STRUC	STRUCTURAL
A.C.T	ACOUSTICAL CEILING TILE	DRWG	DRAWING	I.C.B.O	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PART BD	PARTICLE BOARD	SUSP	SUSPENDED
ACUS	AIR CONDITIONING	D.S	DOWNSPOUT	INSUL	INSULATION	P.G	PAINT GRADE	SYN	SYMMETRICAL
ADJ	ADJUSTABLE, ADJACENT	DWR	DRAWER	ID	INSIDE DIAMETER	PERF	PERFORATED	SYN	SYSTEM
AGGR	AGGREGATE	E	EAST	INCL	INCLUDED, INCLUDING	P.L.F	POUNDS PER LINEAL FOOT	T	TREAD (S)
ALUM	ALUMINUM	EA	EACH	INT	INTERIOR	PL	PLASTER	T.B	TOWEL BAR
ANOD	ANODIZED	ELEV	ELEVATION, ELEVATOR	INV	INVERT	PL.LAM	PLASTIC LAMINATE	T.C	TOP OF CURB
A.P.A	AMERICAN PLYWOOD ASSOCIATION	ELEC	ELECTRIC (AL)	JAN	JANITOR	PLAS	PLASTER	TEL	TELEPHONE
APPROX	APPROXIMATE	EMER	EMERGENCY	JNT	JOINT HANGER	PR	PAIR	TEMP	TEMPERED
ARCH	ARCHITECT (URAL)	ENCL	ENCLOSURE	J.H	JOIST HANGER	P.S.F	POUNDS PER SQUARE FOOT	T.E.N	TYPICAL EDGE NAILING
		EQUIP	EQUIPMENT	JT	JOINT	P.S.Q	POUNDS PER SQUARE INCH	T&G	TONGUE AND GROOVE
		EXIST. (E)	EXISTING	KIT	KITCHEN	P.T	PRESSURE TREATED	T.G.R	TOP OF GRATE
BD	BOARD	EXH	EXHAUST			PART	PARTITION	THK	THICK (NESS)
BIT	BITUMINOUS	EXP	EXPOSED, EXPANSION			P.T.D	PAPER TOWEL DISPENSER	THRESH	THRESHOLD
BLDG	BUILDING	EXT	EXTERIOR	L	LONG LENGTH	P.V.C	POLYVINYL CHLORIDE	T.O	TOP OF
BLK	BLOCK	F.A	FIRE ALARM	LAM	LAMINATE, LAMINATED	R	RISER (S)	T.P	TOP OF PAVEMENT
BLKG	BLOCKING	F.A.S	FIRE ALARM FASTENER	LAV	LAVATORY	R.A	RETURN AIR	T.P.H	TOILET PAPER HOLDER
B.M	BENCH MARK	F.B	FLAT BAR	LAG	LAG BOLT	RAD	RADIUS	TV	TELEVISION
BM	BEAM	F.D	FLOOR DRAIN	LOC	LOCATE, LOCATION	R.D	RADIUS	T.W	TOP OF WALL
BOT	BOTTOM	F.D	FLOOR DRAIN	L.W	LIGHT WEIGHT	R.D	ROOF DRAIN	TYP	TYPICAL
BRG	BEARING	F.F	FIRE EXTINGUISHER CABINET	MAS	MASONRY	REF	REFRIGERATOR	U.B.C	UNIFORM BUILDING CODE
BTWN	BETWEEN	FIBERGLASS	FIBERGLASS	MAT	MATERIAL (S)	REINFC	REINFORCED, REINFORCING	U.C.N	UNDERWRITERS LABORATORIES
B.W	BOTH WAYS	FIN	FINISH (ED)	MAX	MAXIMUM	REQD	REQUIRED	UR	URNAL
CAB	CABINET	F.H.M.S	FLAT HEAD MACHINE SCREW	M.B	MACHINE BOLT	REQMT	REQUIREMENT	V.B	VAPOR BARRIER
C.B	CATCH BASIN	F.H.W.S	FLAT HEAD WOOD SCREW	M.C	MEDICINE CABINET	RESIL	RESILIENT	V.V	VARIABLE
C.C.B.R	CLOSED CELL BACKER ROD	FLASH	FLASHING	M.H	MAN HOLE	R.H.M.S	ROUND HEAD METAL SCREW	VERT	VERTICAL
CEM	CEMENT	FLR	FLOOR (ING)	MECH	MECHANICAL	R.H.W.S	ROUND HEAD WOOD SCREW	V.G	VERTICAL GRAIN
CER	CERAMIC	F.L.R	FLOOR (ING)	MEMB	MEMBRANE	R.M	ROOM	V.T	VERTICAL
C.F	CUBIC FOOT	F.P	FACE OF FINISH	MEZZ	MEZZANINE	R.O.W	ROUGH OPENING	V.T	VINYL TILE
C.I	CAST IRON	F.O.F	FACE OF FINISH	MFR	MANUFACTURE (ER)	R.S	RESAWN	W	WEST
CLKG	CALLING	F.O.F	FACE OF FINISH	MIR	MIRROR	R.W	REDWOOD	W	WEST
CLG	CEILING	F.O.M	FACE OF MASONRY	MISC	MISCELLANEOUS	R.W.L	RAIN WATER LEADER	WD	WOOD
CL	CLOSET	F.P	FACE OF FINISH	M.O	MASONRY OPENING	S	SOUTH	WDW	WINDOW
CLR	CLEAR (ANCE)	F.P	FACE OF FINISH	M.TD	MOUNTED	S.B	SOLID BLOCKING	WH	WATER HEATER
COL	COLUMN	F.S	FULL SIZE	M.I.W	MALLEABLE IRON WASHER	S.C	SOLID CORE	W.I.C	WOODWORK INSTITUTE OF CALIFORNIA
COMP	COMPOSITION	FT	FOOT OR FEET	M.O	MASONRY OPENING	SCHED	SCHEDULE	W/O	WITHOUT
CONC	CONCRETE	FTG	FOOTING	M.TD	MOUNTED	S.D	STORM DRAIN	W/P	WATERPROOF
CONN	CONNECT (ION)	FURR	FURRED (ING)	MTL	METAL	SECT	SECTION	W.R	WATER RESISTANT
CONSTR	CONSTRUCT (ION)	GA	GALVE	MULL	MULLION	SERV	SERVICE	W.S	WOOD SCREW
CONT	CONTINUOUS	GALV	GALVANIZED	N	NORTH	S.F	SQUARE FEET (FOOT)	W.SC	WAINSCOT
CORR	CORRUGATED	G.B	GRAB BAR	(N)	NEW	S.G	STAIN GRADE	WT	WEIGHT
CSMT	CASEMENT	G.I	GALVANIZED IRON	NAT	NATURAL	SH	SHELF, SHELVING	W/W.M	WELDED WIRE MESH
CSWK	CASEWORK	GL	GLAZING	N.I.C	NOT IN CONTRACT	SHWR	SHOWER		
C.T	CERAMIC TILE	G.R	GRADE, GRADING	NOM	NOMINAL				
		G.W.B	GYPSUM WALLBOARD	N.T.S	NOT TO SCALE				

### SYMBOLS

	DETAIL KEY DETAIL NUMBER SHEET NUMBER
	SECTION KEY SECTION NUMBER SHEET NUMBER
	INTERIOR ELEVATION KEY ELEVATION NUMBER SHEET NUMBER ARROWS INDICATE ELEVATIONS SHOWN
	OFFICE ROOM NAME ROOM NUMBER
	WORK POINT, CONTROL POINT, OR DATUM POINT
	MATCHLINE
	SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)
	DOOR SYMBOL (SEE DOOR SCHEDULE)
	WINDOW SYMBOL (SEE WINDOW SCHEDULE)
	EQUIPMENT SYMBOL (SEE EQUIPMENT LIST)
	SIGNAGE SYMBOL (SEE SIGN SCHEDULE)
	REVISION

### VICINITY MAP



### SHEET INDEX

<b>ARCHITECTURE</b>	A0.1 COVER SHEET
A1.1	SITE PLAN
A2.1	FIRST & SECOND FLOOR PLANS
A2.2	THIRD FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	OVERALL ROOF PLAN
A8.1	SITE DETAILS
<b>CIVIL</b>	C1 EXISTING SITE PLAN
C2	PROPOSED SITE PLAN
C3	CIRCULATION PLAN
C4	GRADING & UTILITY PLAN
1 OF 1	STORMTECH CHAMBER SYSTEM
C5	POST-CONSTRUCTION STORMWATER CONTROL
<b>ELECTRICAL</b>	E001 SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, GENERAL DEMOLITION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX
E201	ELECTRICAL SITE PLAN
E201P	ELECTRICAL SITE PLAN - PHOTOMETRIC
<b>LANDSCAPE</b>	L-1 CONCEPT LANDSCAPE PLAN
L-2	CONCEPT IRRIGATION PLAN

CITY STAMP

# 4TH STREET APARTMENTS CSDC

1070 4TH STREET  
HOLLISTER, CA 95023

APN.: 052-131-033-000

## SHEET NOTES

- EV READY PARKING WITH RECEPTACLE
- EV READY PARKING WITH EV CHARGERS
- BIKE RACK WITH 5 CAPACITY
- COMPACT PARKING SPACE (40% OF PS ALLOWED)
- 3'X6' GATE W/ LEVER TYPE HARDWARE
- EV CHARGERS
- 4' HIGH PRIVACY FENCE
- MAILBOXES ON PEDESTAL
- LIGHT POLES - SEE ELECT. DWGS
- BOLLARD LIGHTS - SEE ELECT. DWGS.

### EXTERIOR PATH OF TRAVEL

WALKING SURFACES WITH A SLOPE LESS THAN 5% AND A MAXIMUM CROSS SLOPE OF 2%. THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL SHALL BE MAXIMUM 1/4" WITHOUT EDGE TREATMENT AND 1/2" MAXIMUM IF TOP 1/4" IS BEVELED MAX. 2.1. WALKWAYS SHALL BE A MINIMUM 4'-0" CLEAR WIDTH. ABRUPT CHANGES IN LEVEL OF ADJACENT GRADE TO THE SIDEWALK EXCEEDING 4" SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE SIDEWALK SURFACE. THE ENTIRE SITE & ALL WALKS COMPLY.

## FIRE NOTES

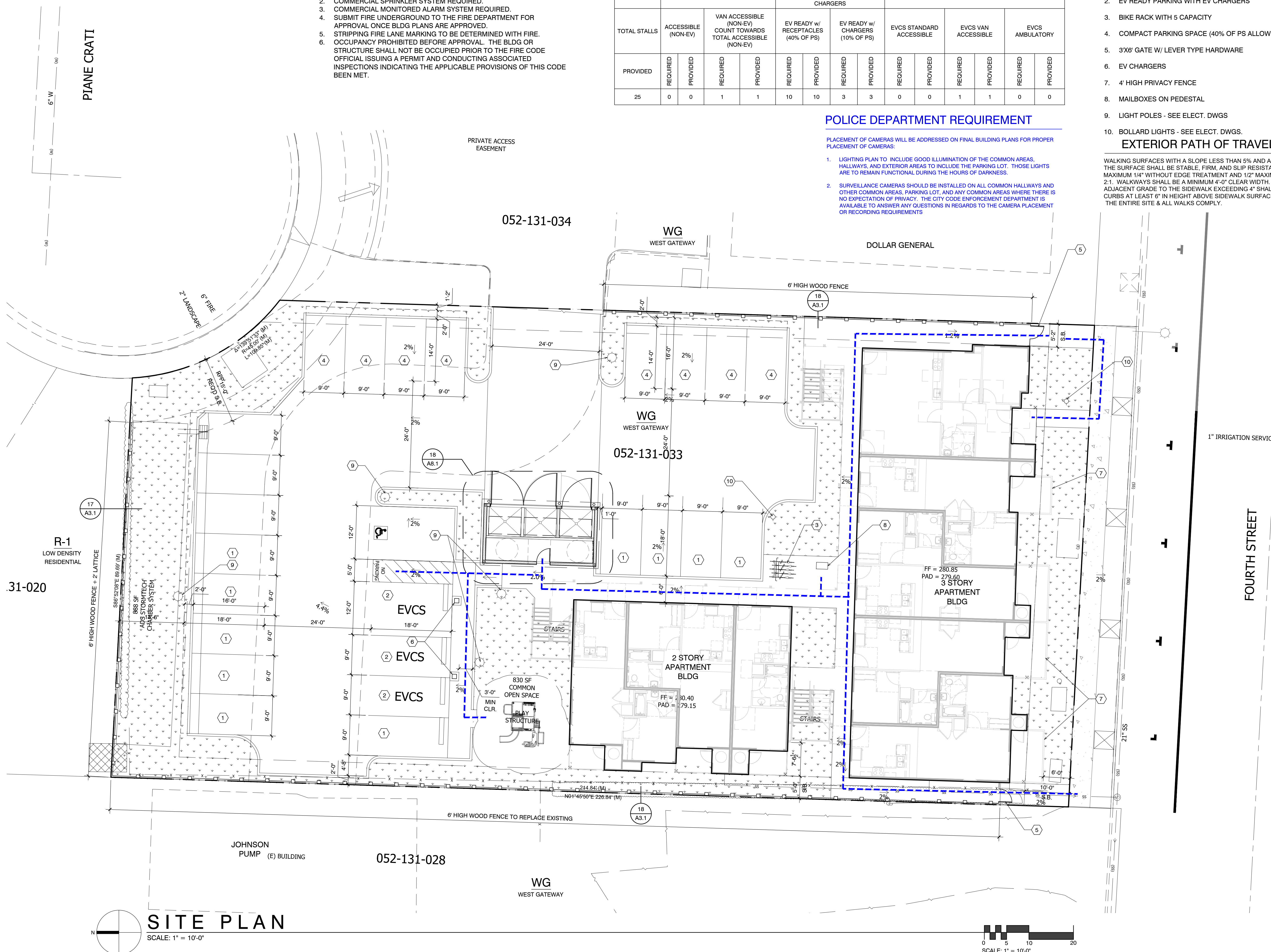
- DOUBLE CHECK BACK FLOW PREVENTER REQUIRES A CAGE PER ADOPTED CITY SPECIFICATIONS.
- COMMERCIAL SPRINKLER SYSTEM REQUIRED.
- COMMERCIAL MONITORED ALARM SYSTEM REQUIRED.
- SUBMIT FIRE UNDERGROUND TO THE FIRE DEPARTMENT FOR APPROVAL ONCE BLDG PLANS ARE APPROVED.
- STRIPPING FIRE LANE MARKING TO BE DETERMINED WITH FIRE OCCUPANCY PROHIBITED BEFORE APPROVAL. THE BLDG OR STRUCTURE SHALL NOT BE OCCUPIED PRIOR TO THE FIRE CODE OFFICIAL ISSUING A PERMIT AND CONDUCTING ASSOCIATED INSPECTIONS INDICATING THE APPLICABLE PROVISIONS OF THIS CODE BEEN MET.

PARKING	2022 CBC TABLE 11B-208.2				2022 CALGREEN 4.106.4.2.2 EV READY SPACES WITH RECEPTACLES & EV READY PARKING SPACES WITH EV CHARGERS				2022 CBC TABLE 11B-228.3.2.1					
	ACCESSIBLE (NON-EV)		VAN ACCESSIBLE (NON-EV) COUNT TOWARDS TOTAL ACCESSIBLE (NON-EV)		EV READY w/ RECEPTACLES (40% OF PS)		EV READY w/ CHARGERS (10% OF PS)		EVCS STANDARD ACCESSIBLE		EVCS VAN ACCESSIBLE		EVCS AMBULATORY	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
TOTAL STALLS	0	0	1	1	10	10	3	3	0	0	1	1	0	0
PROVIDED	0	0	1	1	10	10	3	3	0	0	1	1	0	0

## POLICE DEPARTMENT REQUIREMENT

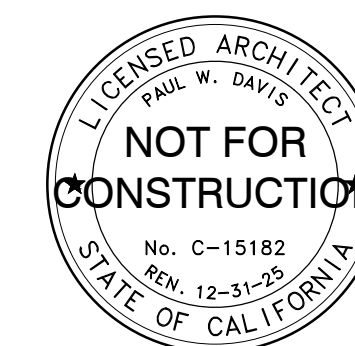
PLACEMENT OF CAMERAS WILL BE ADDRESSED ON FINAL BUILDING PLANS FOR PROPER PLACEMENT OF CAMERAS:

- LIGHTING PLAN TO INCLUDE GOOD ILLUMINATION OF THE COMMON AREAS, HALLWAYS, AND EXTERIOR AREAS TO INCLUDE THE PARKING LOT. THOSE LIGHTS ARE TO REMAIN FUNCTIONAL DURING THE HOURS OF DARKNESS.
- SURVEILLANCE CAMERAS SHOULD BE INSTALLED ON ALL COMMON HALLWAYS AND OTHER COMMON AREAS, PARKING LOT, AND ANY COMMON AREAS WHERE THERE IS NO EXPECTATION OF PRIVACY. THE CITY CODE ENFORCEMENT DEPARTMENT IS AVAILABLE TO ANSWER ANY QUESTIONS IN REGARDS TO THE CAMERA PLACEMENT OR RECORDING REQUIREMENTS



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**SITE PLAN**

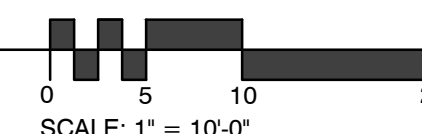
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## SITE PLAN

SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"

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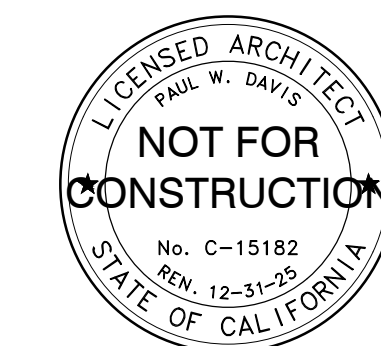
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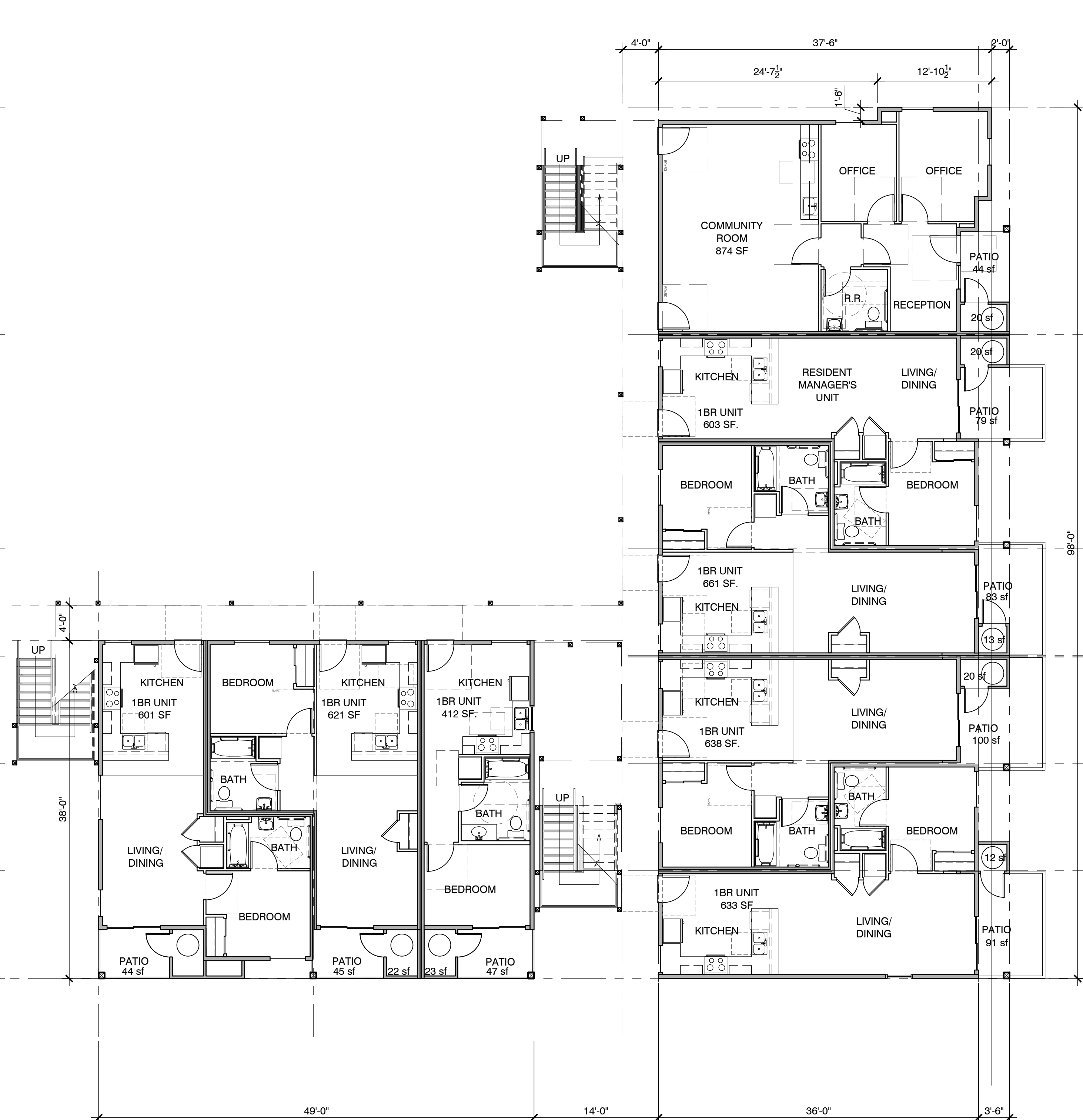
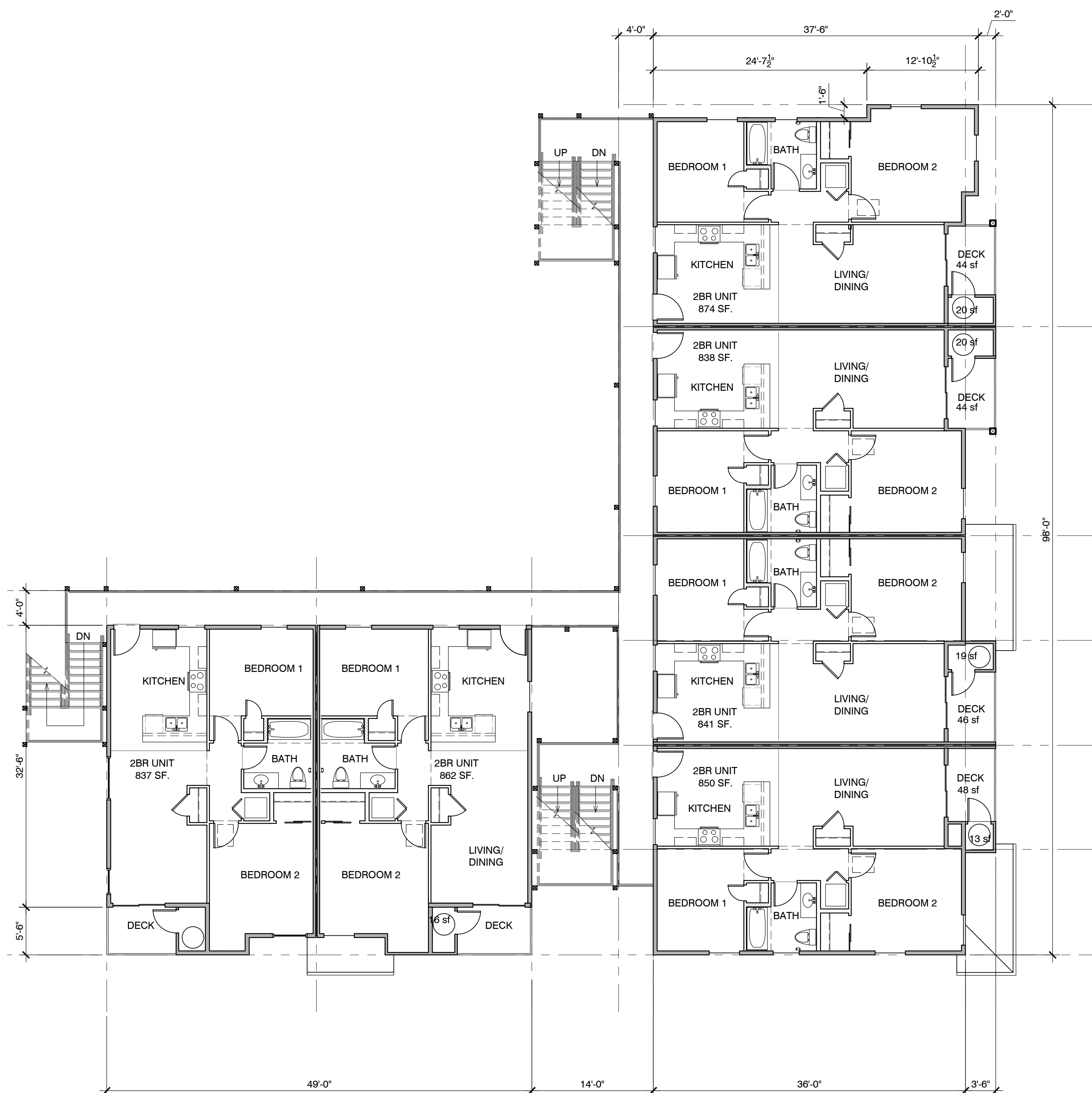
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**FIRST & SECOND FLOOR PLANS**

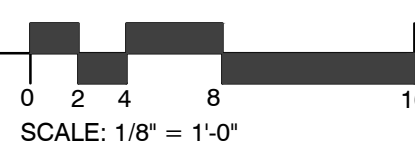
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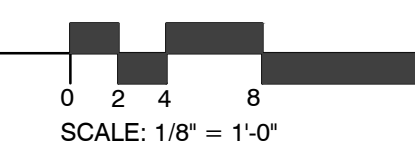
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**SECOND FLOOR PLAN (5,230 sf)**  
**6 (2BED UNITS)**



**FIRST FLOOR PLAN (5,233 sf)**  
**7 (1BED UNITS)**



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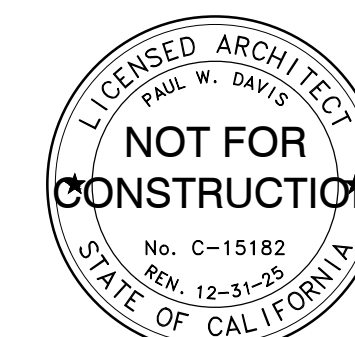
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Drawn By: ML / AC

Drawing Date: 12/20/2024

Project Number: 2130

Revisions:  
Planning Resubmittal - 04/21/2025  
2nd Planning Resubmittal - 07/09/2025

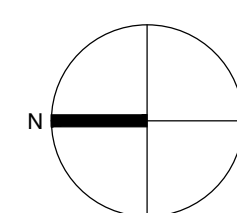
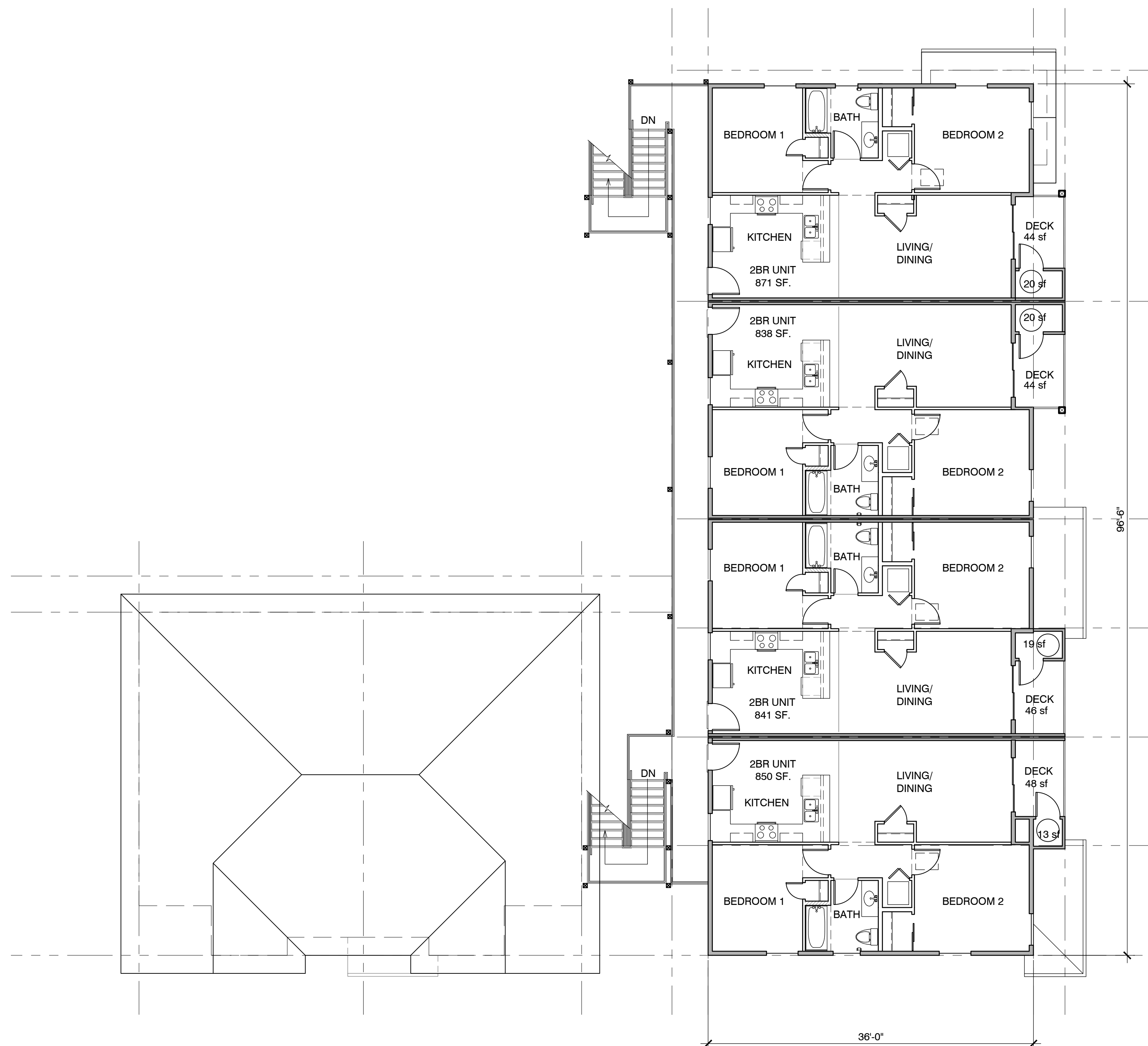
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Sheet Title:  
**THIRD FLOOR PLAN**

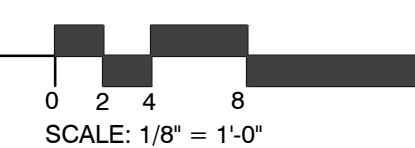
CITY STAMP

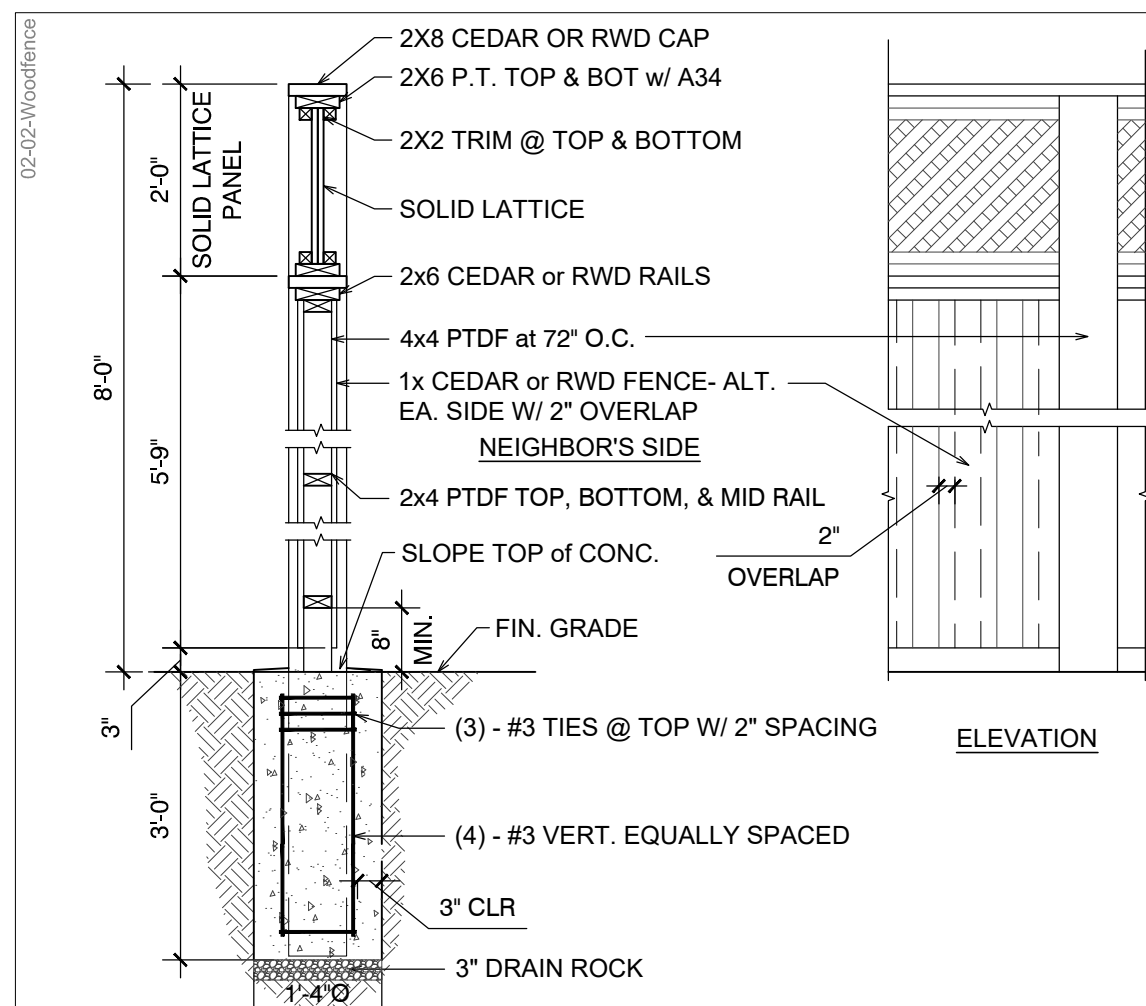
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# A2.2

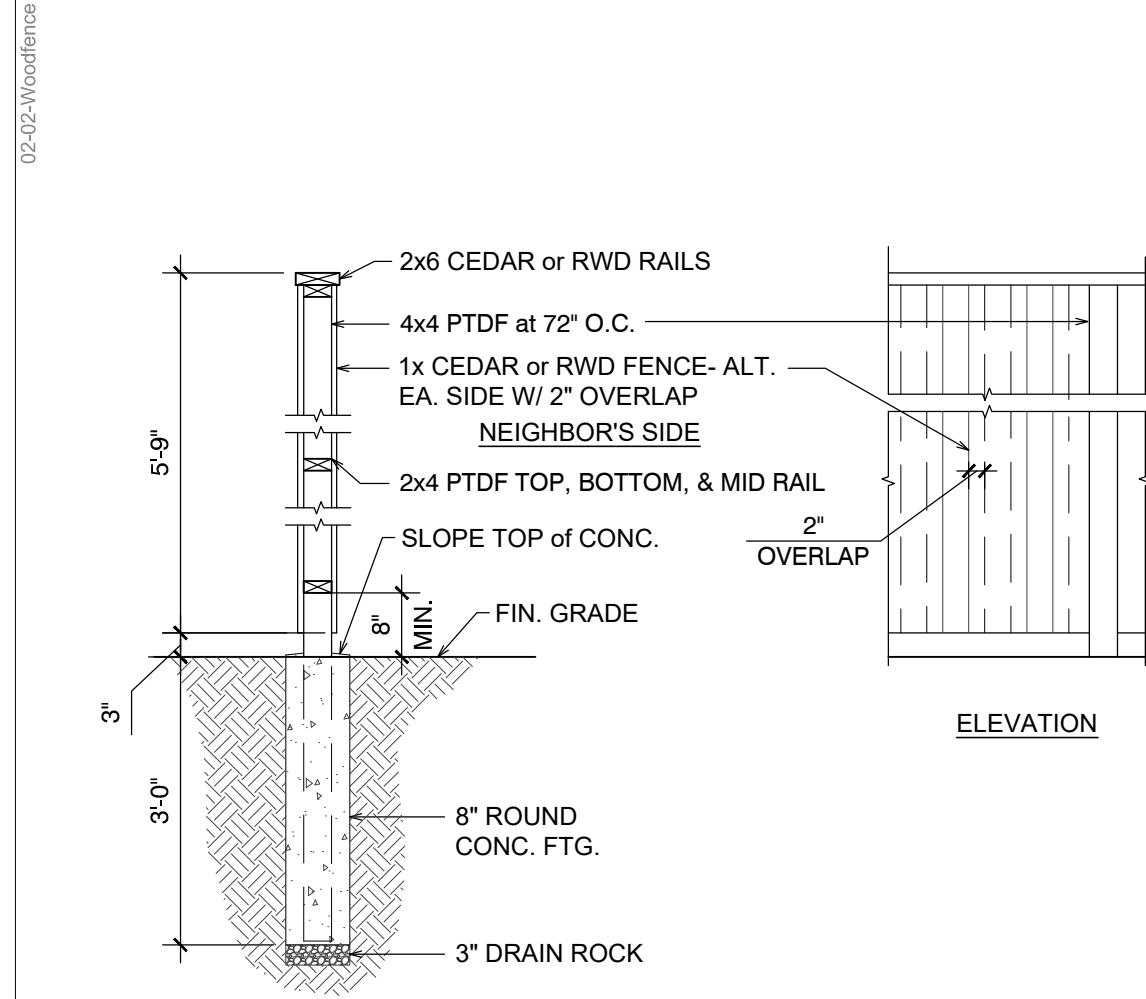


### THIRD FLOOR PLAN (3,458 sf) 4 (2BED UNITS)





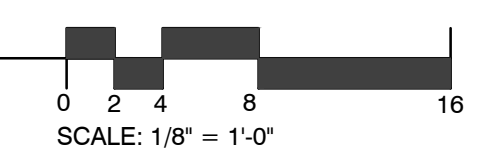
17 6' HIGH FENCE with 2' LATTICE  
SCALE: 1/2" = 1'-0"



18 6' HIGH FENCE  
SCALE: 1/2" = 1'-0"



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



Exterior Material / Color

1. MAIN ROOF: COOL ROOF - ASPHALT SHINGLE  
COLOR: OWENS CORNING - Frosted Oak
2. EXTERIOR WALL: SMOOTH PLASTER  
Paint Color: SW 9109 (Natural Linen)
3. EXTERIOR WALL: SMOOTH PLASTER  
Paint Color: SW 9103 (Farro)
4. WINDOWS: Vinyl in White or Almond
5. RAILING: Galv. metal  
Paint Color: SW6041 (Otter)
6. FASCIA, GUTTER: Paint color: SW 6041 (Otter)
7. EXTERIOR DOOR: Fiberglass or Galv. HM  
Paint Color: SW 2811 (Rookwood Blue Green)
8. SHUTTER: Paint Color: SW 2811 (Rookwood Blue Green)
9. TRIM: WOOD  
Paint Color: SW 9101 (Tres Naturale)
10. PRIVACY FENCE/  
POST: WOOD  
Paint Color: SW 6041 (Otter)
11. GATE: GALV. METAL  
Paint Color: Match adjacent wall color

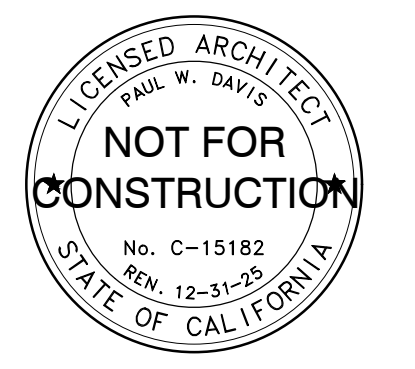
Project / Owner:

4TH STREET APARTMENTS CSDC

1070 4TH STREET  
HOLLISTER, CA 95023  
APN: 052-131-033-000

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
288 Eldorado Street  
Monterey, CA 93940  
(831) 373-2784 FAX (831) 373-7459  
EMAIL: info@pauldavispartnership.com



Drawn By: ML / AC

Drawing Date: 12/20/2024

Project Number: 2130

Revisions:  
Planning Resubmittal - 04/21/2025  
2nd Planning Resubmittal - 07/09/2025

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Sheet Title:  
ELEVATIONS

CITY STAMP

Sheet Number:

A3.1

19

20

Z:\Projects\Projects\2024\1310\_CSDC Hollister 4th St MP Pkg Sheets\A3.1\_CSDC.dwg, 7/9/2025, 10:52:42 AM, etaha

# 4TH STREET APARTMENTS CSDC

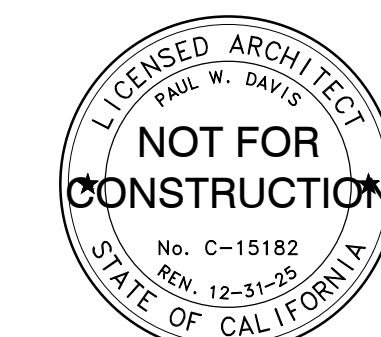
1070 4TH STREET  
HOLLISTER, CA 95023

APN.: 052-131-033-000

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS



The Paul Davis Partnership, LLP  
286 Eldorado Street  
Monterey, CA 93940  
(831) 373-2784 FAX (831) 373-7459  
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Drawn By: ML / AC

Drawing Date: 12/20/2024

Project Number: 2130

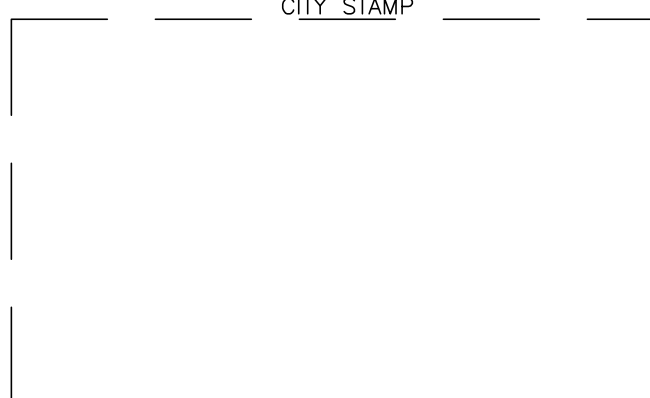
Revisions:  
Planning Resubmittal - 04/21/2025  
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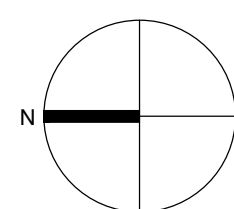
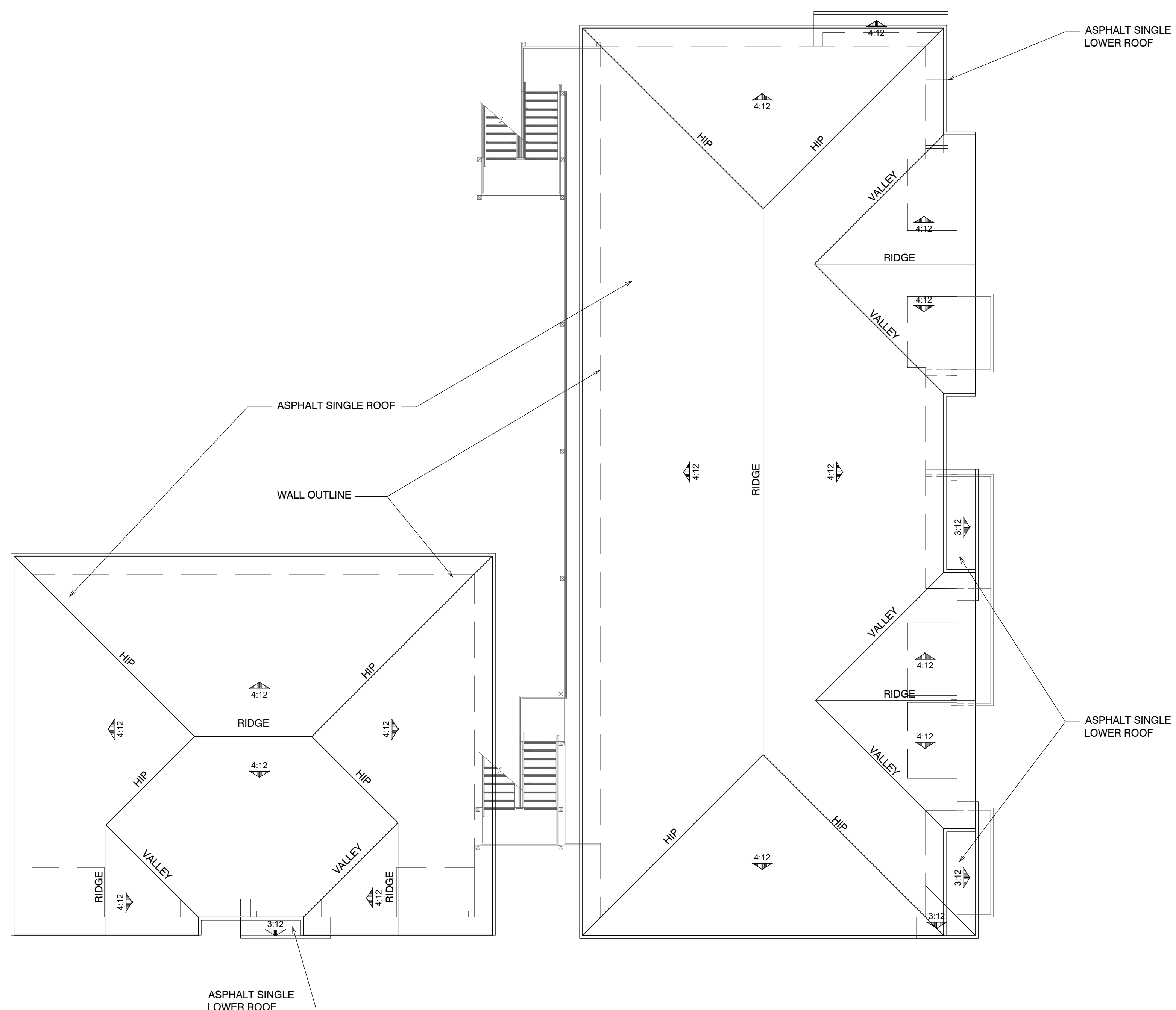
Sheet Title:  
**ROOF PLAN**

CITY STAMP

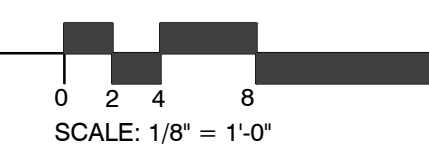


Sheet Number:

# A4.1



## OVERALL ROOF PLAN



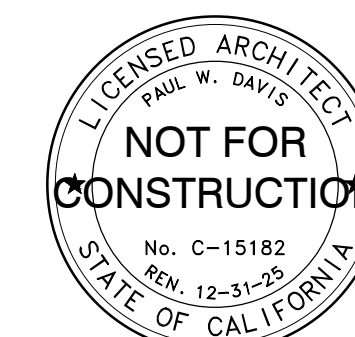
# 4TH STREET APARTMENTS CSDC

1070 4TH STREET  
HOLLISTER, CA 95023

APN: 052-131-033-000

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

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Monterey, CA 93940  
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Drawn By: ML / AC  
Drawing Date: 12/20/2024  
Project Number: 2130

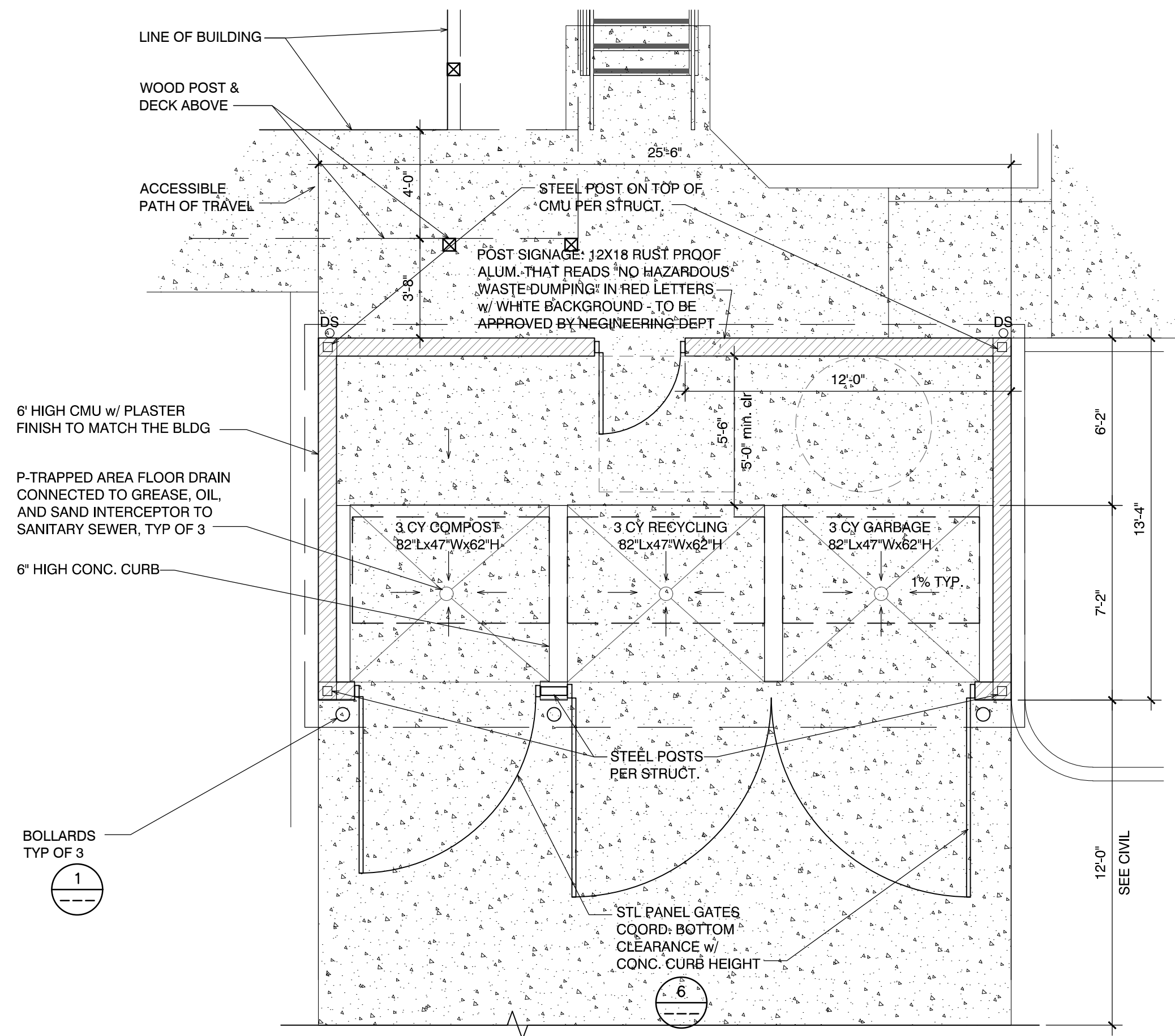
Revisions:  
Planning Resubmittal - 04/21/2025  
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Sheet Title:  
**SITE DETAILS**

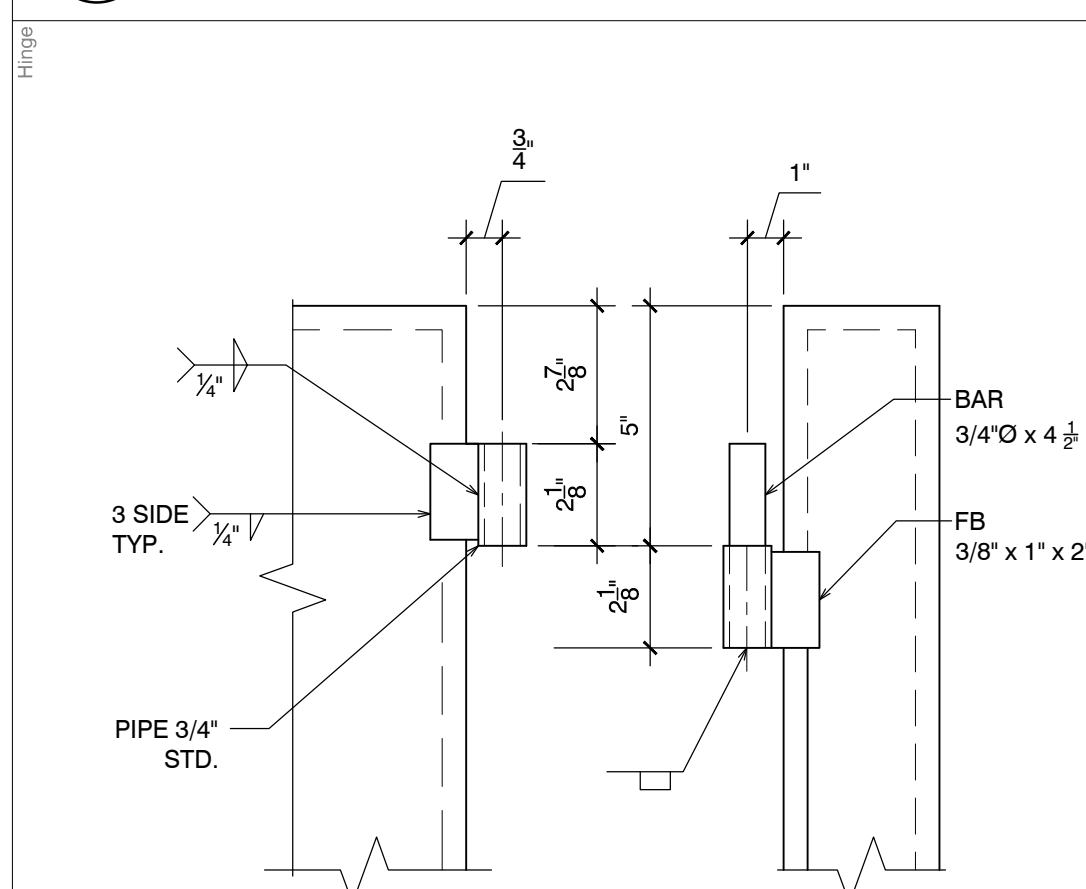
Sheet Number:

# A8.1

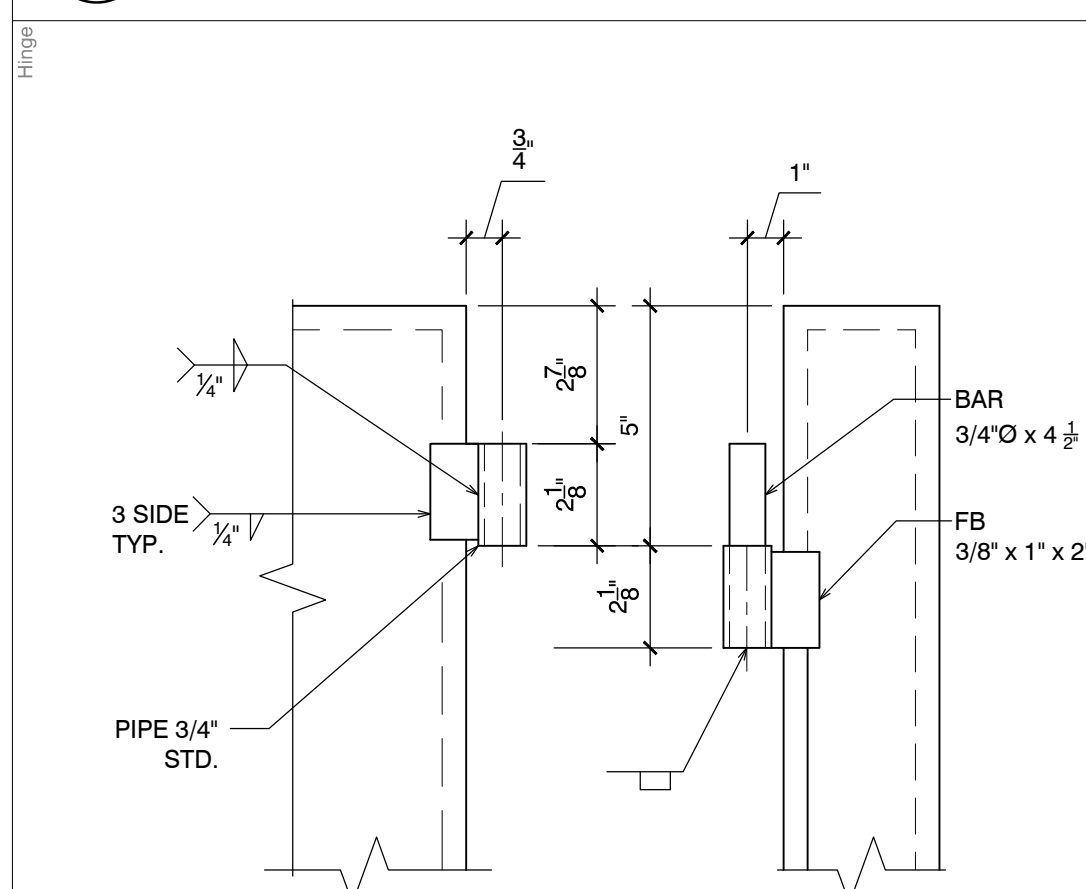


**18 TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"

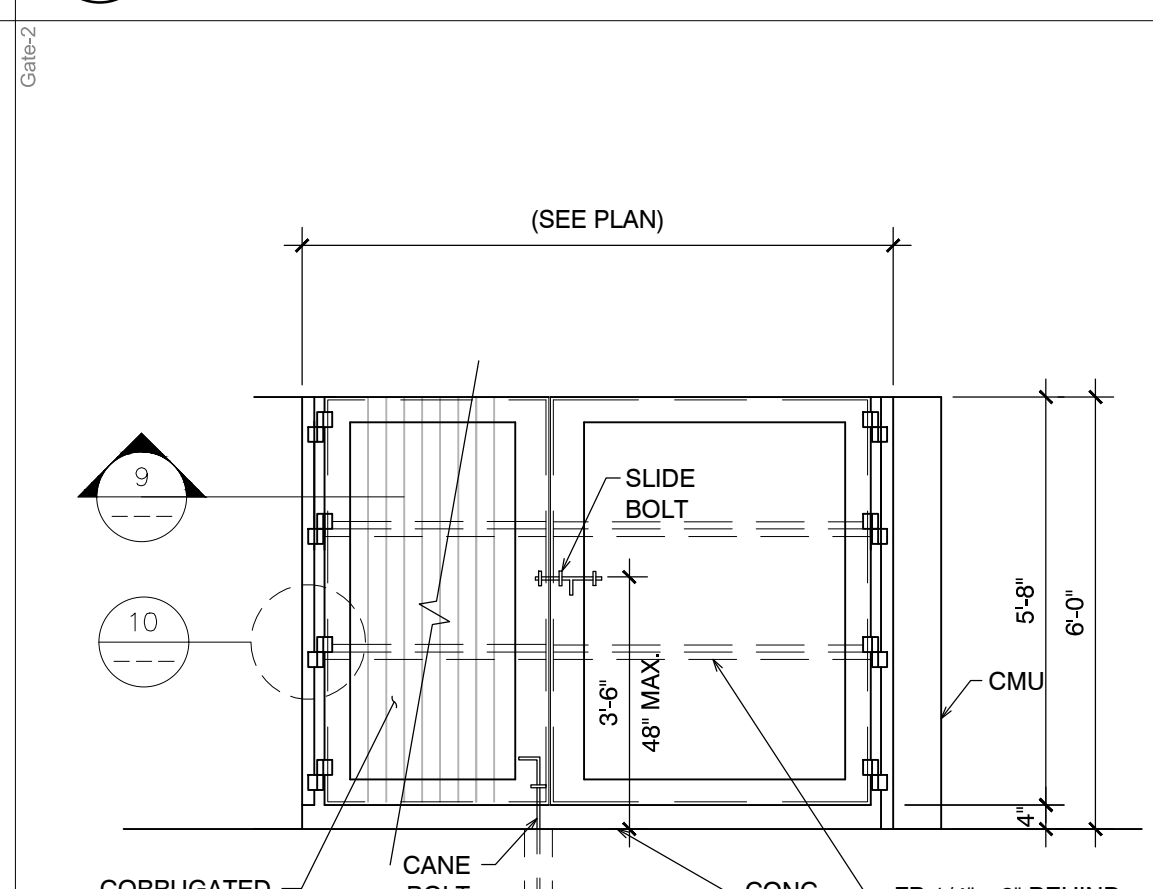
**9 GATE SECTION**  
SCALE: 1-1/2" = 1'-0"



**10 HINGE DETAIL**  
SCALE: 3" = 1'-0"

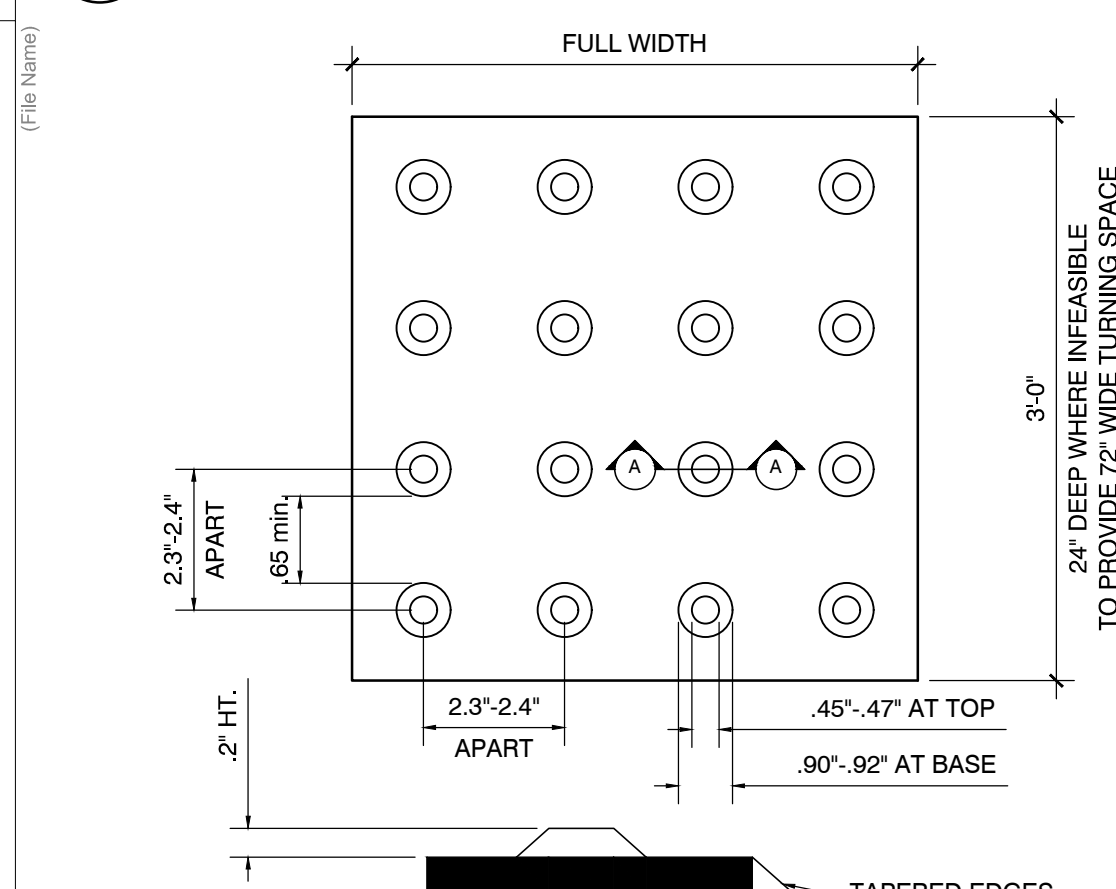


**5 CANE BOLT LATCH DETAIL**  
SCALE: N.T.S.

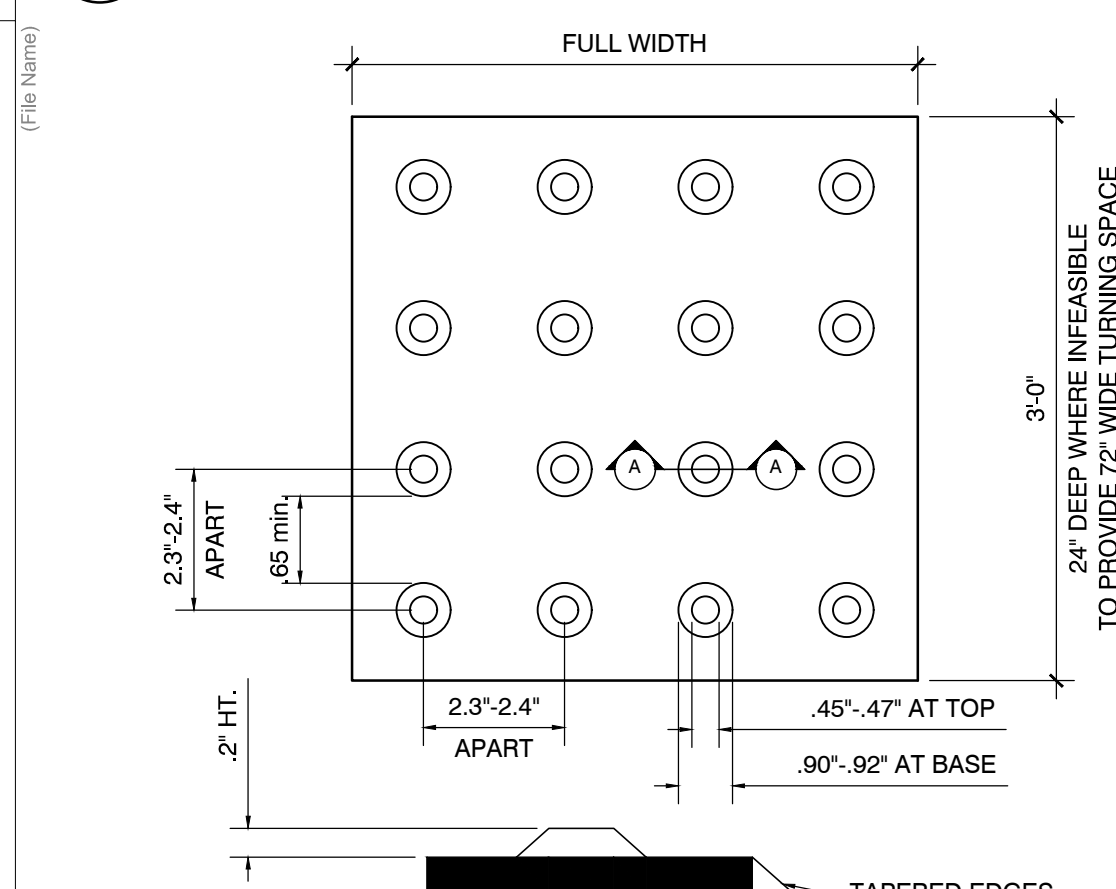


**6 TRASH ENCL. GATE ELEVATION**  
SCALE: 3/8" = 1'-0"

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

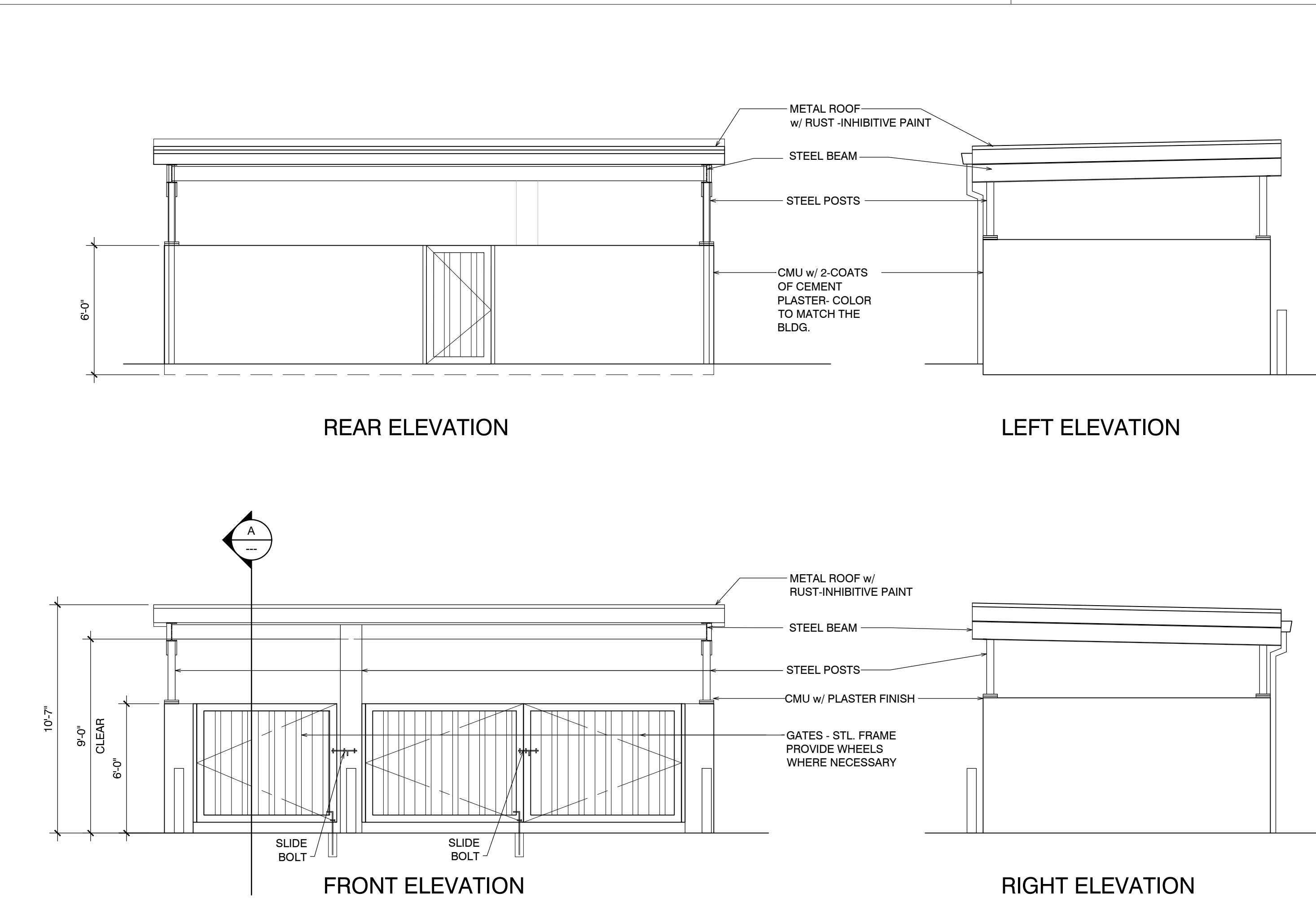
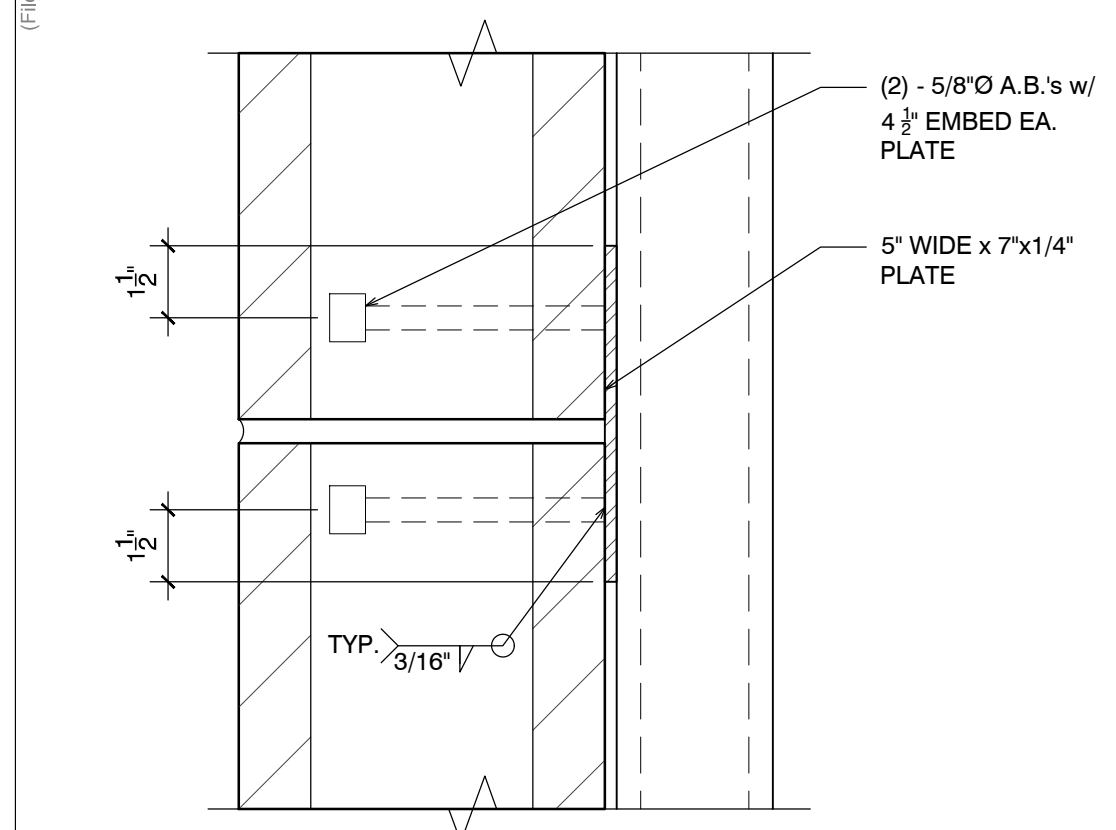


**2 TRUNCATED DOMES**  
SCALE: N.T.S.



DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROX. FS 33538 OF FEDERAL STANDARD 595C PER CBC 11B-705.1.1.3.1

**3 HINGE TO MASONRY**  
SCALE: 3" = 1'-0"

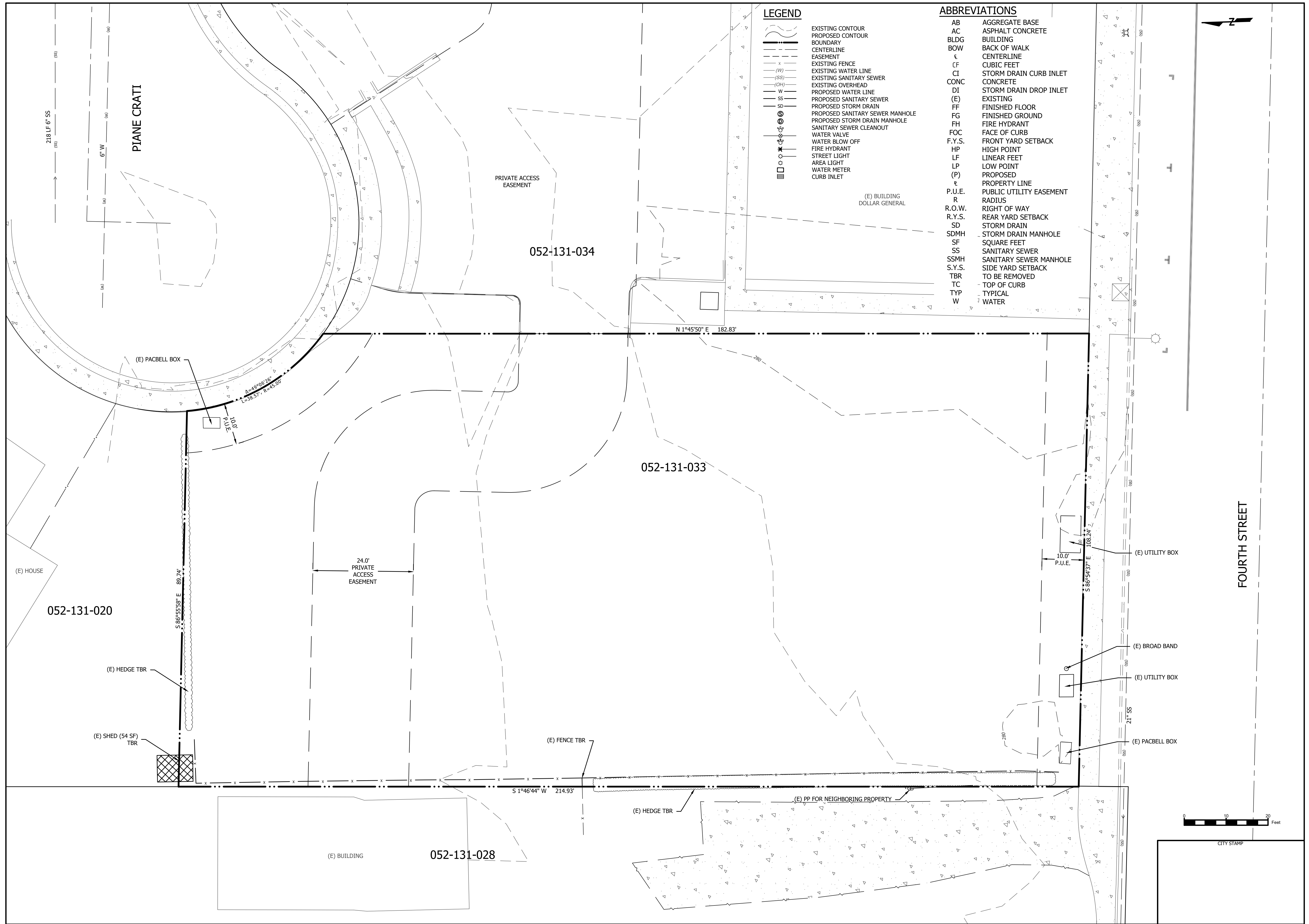


**20 TRASH ENCLOSURE - ELEVATION & SECTIONS**  
SCALE: 1/4" = 1'-0"



SECTION A

\* FILE NAME: X:\AutoCAD Projects\124008SA.dwg \* Printed on: Thursday, 26 June 2025 at 2:37pm by: AHALL \*



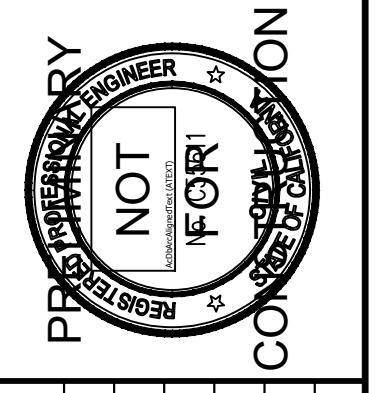
**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER BLOW OFF
- FIRE HYDRANT
- STREET LIGHT
- AREA LIGHT
- WATER METER
- CURB INLET

**ABBREVIATIONS**

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- BLDG BUILDING
- BOW BACK OF WALK
- CL CENTERLINE
- CF CUBIC FEET
- CI STORM DRAIN CURB INLET
- CONC CONCRETE
- DI STORM DRAIN DROP INLET
- (E) EXISTING
- FF FINISHED FLOOR
- FG FINISHED GROUND
- FH FIRE HYDRANT
- FOC FACE OF CURB
- F.Y.S. FRONT YARD SETBACK
- HP HIGH POINT
- LF LINEAR FEET
- LP LOW POINT
- (P) PROPOSED
- PL PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R.O.W. RIGHT OF WAY
- R.Y.S. REAR YARD SETBACK
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SF SQUARE FEET
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- S.Y.S. SIDE YARD SETBACK
- TBR TO BE REMOVED
- TC TOP OF CURB
- TYP TYPICAL
- W WATER

**SAN BENTO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street Hollister, California 95023  
 (831) 637-2763 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

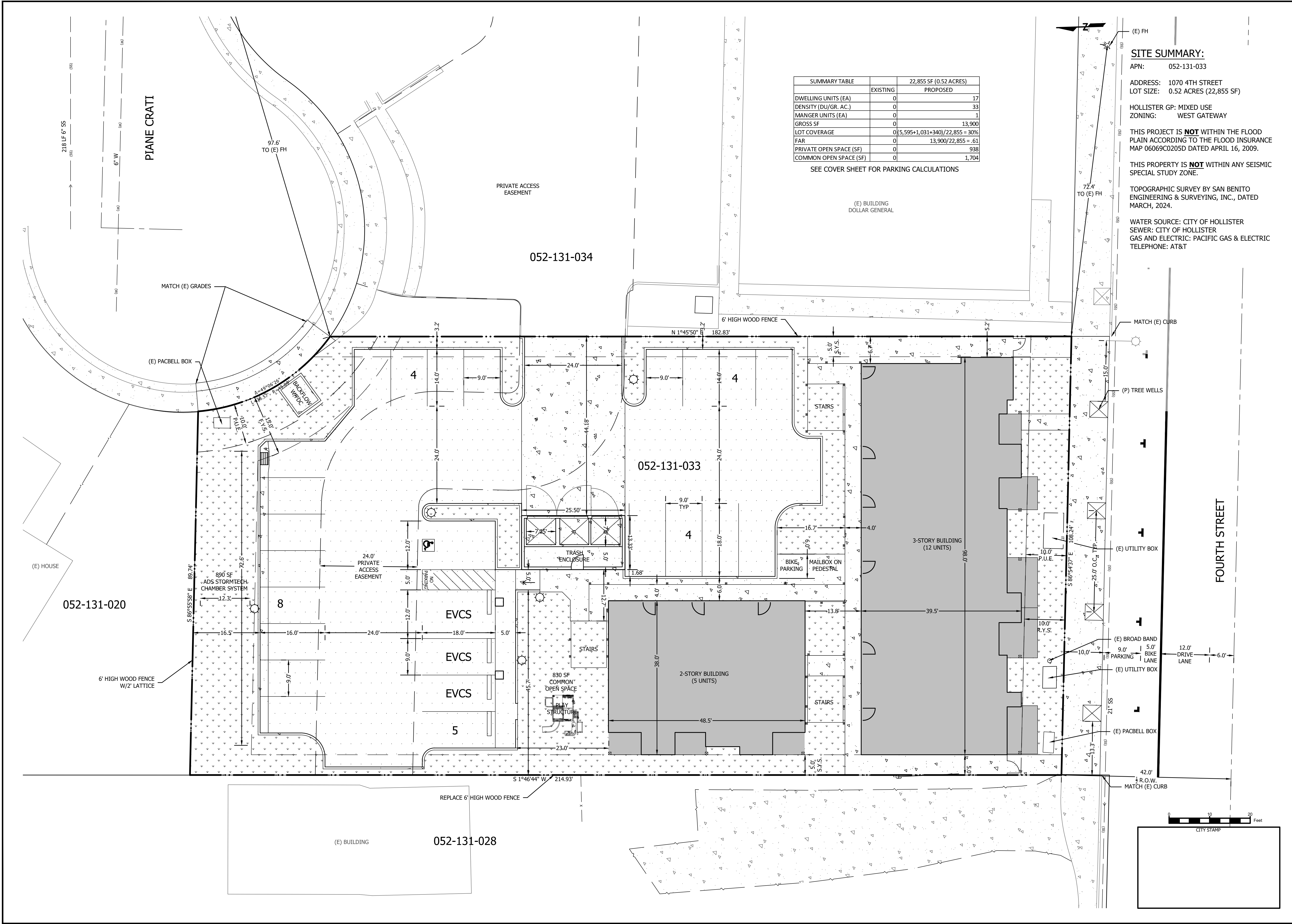
CITY OF HOLLISTER  
**APN 052-131-033**  
 SAN BENITO COUNTY, CALIFORNIA

**SITE & ARCHITECTURAL EXISTING SITE PLAN**

SCALE: 1" = 10'  
 DATE: 26 June 2025  
 JOB #: 124008  
 DWG: 124008SA.dwg

SHEET: **C1**  
 OF 17 SHEETS

\* FILE NAME: X:\AutoCAD Projects\124008SA.dwg \* Printed on: Thursday, 26 June 2025 at 2:37pm by: AHALL \*



SUMMARY TABLE		22,855 SF (0.52 ACRES)
	EXISTING	PROPOSED
DWELLING UNITS (EA)	0	17
DENSITY (DU/GR. AC.)	0	33
MANGER UNITS (EA)	0	1
GROSS SF	0	13,900
LOT COVERAGE	0	(5,595+1,031+340)/22,855 = 30%
FAR	0	13,900/22,855 = .61
PRIVATE OPEN SPACE (SF)	0	938
COMMON OPEN SPACE (SF)	0	1,704

SEE COVER SHEET FOR PARKING CALCULATIONS

**SITE SUMMARY:**  
 APN: 052-131-033  
 ADDRESS: 1070 4TH STREET  
 LOT SIZE: 0.52 ACRES (22,855 SF)  
 HOLLISTER GP: MIXED USE  
 ZONING: WEST GATEWAY  
 THIS PROJECT IS **NOT** WITHIN THE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE MAP 06069C0205D DATED APRIL 16, 2009.  
 THIS PROPERTY IS **NOT** WITHIN ANY SEISMIC SPECIAL STUDY ZONE.  
 TOPOGRAPHIC SURVEY BY SAN BENITO ENGINEERING & SURVEYING, INC., DATED MARCH, 2024.  
 WATER SOURCE: CITY OF HOLLISTER  
 SEWER: CITY OF HOLLISTER  
 GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC  
 TELEPHONE: AT&T

**SAN BENITO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street Hollister, California 95023  
 (831) 637-2763 email: info@sanbenitoeng.com

PROFESSIONAL ENGINEER  
 NOT FOR CONSTRUCTION

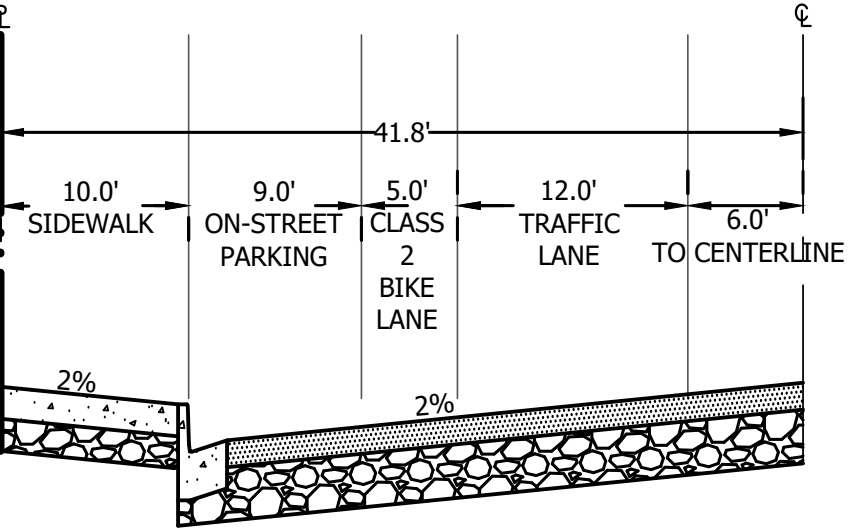
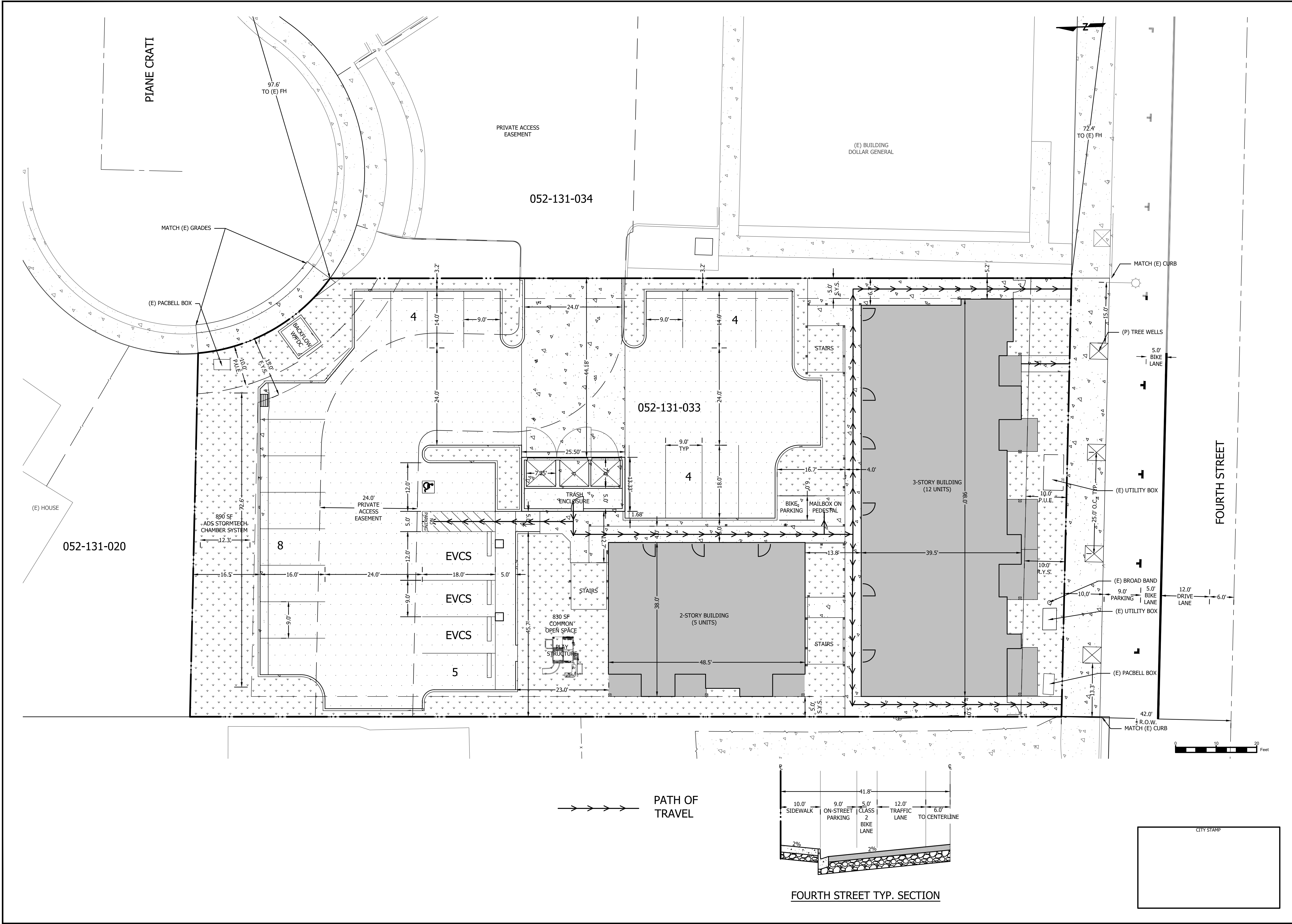
NO.	REVISIONS	DATE

CITY OF HOLLISTER  
**PROPOSED SITE PLAN APN 052-131-033**  
 SAN BENITO COUNTY, CALIFORNIA

SITE & ARCHITECTURAL  
**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'  
 DATE: 26 June 2025  
 JOB #: 124008  
 DWG: 124008SA.dwg

SHEET: **C2**  
 OF 17 SHEETS

\* FILE NAME: X:\AutoCAD Projects\124008\dwg\124008SA.dwg \* Printed on: Thursday, 26 June 2025 at 2:37pm by: APALL \*



**SAN BENITO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street Hollister, California 95023  
 (831) 637-2763 email: info@sanbenitoeng.com

**PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION**

NO.	REVISIONS	DATE

CITY OF HOLLISTER  
**APN 052-131-033**  
 SAN BENITO COUNTY, CALIFORNIA

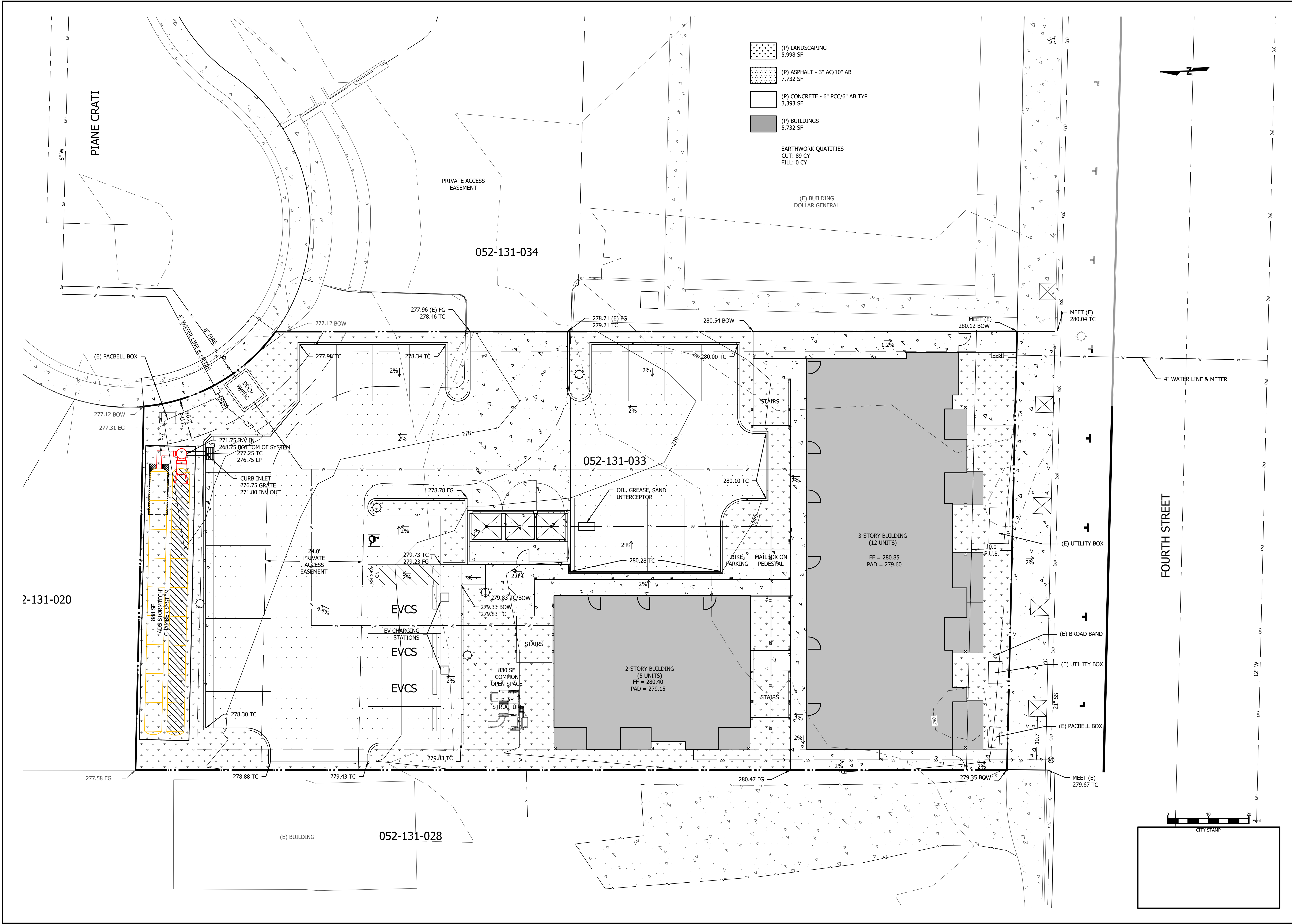
**SITE & ARCHITECTURAL CIRCULATION PLAN**

SCALE: 1" = 10'  
 DATE: 26 June 2025  
 JOB #: 124008  
 DWG: 124008SA.dwg

CITY STAMP

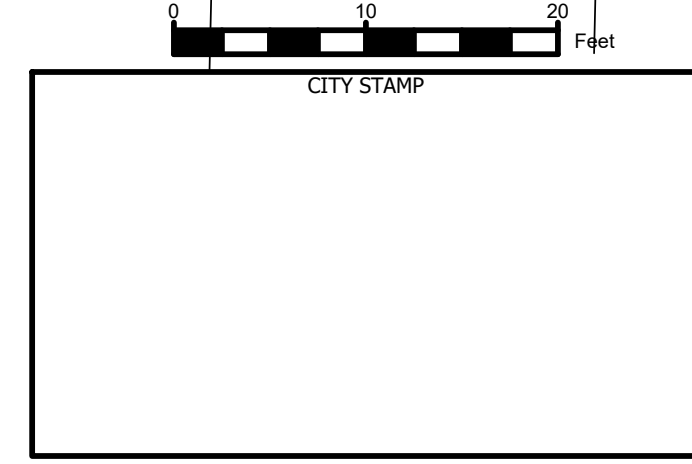
SHEET: **C3**  
 OF 17 SHEETS

\* FILE NAME: X:\AutoCAD Projects\2024\124008SA.dwg \* Printed on: Thursday, 26 June 2025 at 2:37pm by: APHAL \*



- (P) LANDSCAPING  
5,998 SF
- (P) ASPHALT - 3" AC/10" AB  
7,732 SF
- (P) CONCRETE - 6" PCC/6" AB TYP  
3,393 SF
- (P) BUILDINGS  
5,732 SF

EARTHWORK QUANTITIES  
CUT: 89 CY  
FILL: 0 CY



**SAN BENITO ENGINEERING & SURVEYING, INC.**  
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**PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION**

NO.	REVISIONS	DATE

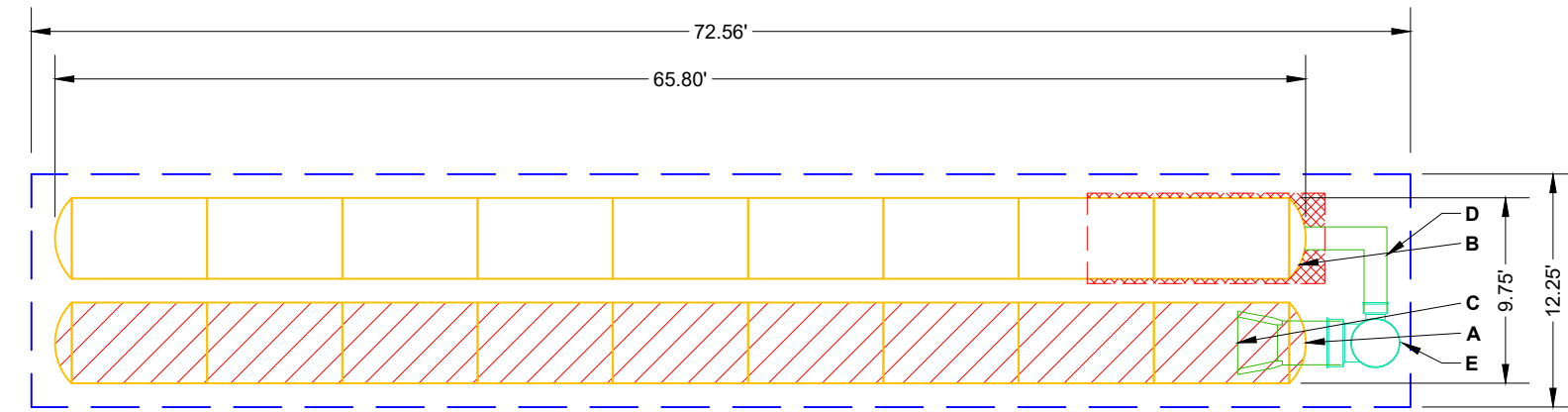
CITY OF HOLLISTER  
**APN 052-131-033**  
SAN BENITO COUNTY, CALIFORNIA

**SITE & ARCHITECTURAL GRADING & UTILITY PLAN**

SCALE: 1" = 10'  
DATE: 26 June 2025  
JOB #: 124008  
DWG: 124008SA.dwg

SHEET: **C4**  
**17** OF SHEETS

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
18	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	280.00								
4	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	273.75								
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	273.25		A	24" BOTTOM PRE-CORED END CAP	2.30'				
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	273.25		B	12" TOP PRE-CORED END CAP	14.40'				
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	273.25		C	12" TOP PRE-CORED END CAP	14.40'				
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE:	272.50		D	12" x 12" TOP MANIFOLD, ADS N-12	14.40'				
1888	(PERIMETER STONE INCLUDED)	TOP OF SC-800 CHAMBER:	272.00		E	30" DIAMETER (24.00" SLUMP MIN)	2.3 CFS IN				
	(COVER STONE INCLUDED)	12" x 12" TOP MANIFOLD INVERT:	270.45								
	(BASE STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT:	269.44								
889	SYSTEM AREA (SF)	BOTTOM OF SC-800 CHAMBER:	269.24								
169.6	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	268.75								



- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

**NOTES**  
 \* THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.  
 \* NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPACE INTENTIONALLY LEFT BLANK

SPACE INTENTIONALLY LEFT BLANK

### SC-800 TECHNICAL SPECIFICATION

**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET	(2.29 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

**NOMINAL END CAP SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	15.4 CUBIC FEET	(0.43 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

\* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS  
 \*\* ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"  
 PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC	---	---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC	---	---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC	---	---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC	---	---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC	---	---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC	---	---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	SOLID END CAP

NOTE: ALL DIMENSIONS ARE NOMINAL

DATE: 12/17/2024  
 PROJECT #: \_\_\_\_\_  
 DRAWN: GK  
 CHECKED: N/A  
 REV: \_\_\_\_\_  
 4TH STREET CSDC  
 HOLLISTER, CA, USA  
 NOT TO SCALE

### SC-800 ISOLATOR ROW PLUS DETAIL

**NOTES**

- STORMTECH HIGHLY RECOMMENDS FLEXSTORM INSERTS IN ANY UPSTREAM STRUCTURES WITH OPEN GRATES
- INSTALL FLAMP ON 24" (600 mm) ACCESS PIPE PART#: SC74024RAMP
- OPTIONAL INSPECTION PORT
- SC-800 CHAMBER
- SC-800 END CAP
- ELEVATED BYPASS MANIFOLD
- NYLOPLAST
- 24" (600 mm) HDPE ACCESS PIPE REQUIRED USE END CAP PART #: SC800EPE24BPC
- ONE LAYER OF ADSPLUS625 WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 5' (1.5 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS
- SUMP DEPTH TBD BY SITE DESIGN ENGINEER (24" (600 mm) MIN RECOMMENDED)

### SC-800 ISOLATOR ROW PLUS DETAIL

#### INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
  - REMOVE/OFFEN LID ON NYLOPLAST INLINE DRAIN
  - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR PLUS ROWS
  - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
    - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SLUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

#### NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SPACE INTENTIONALLY LEFT BLANK

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT	
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.	
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2-4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

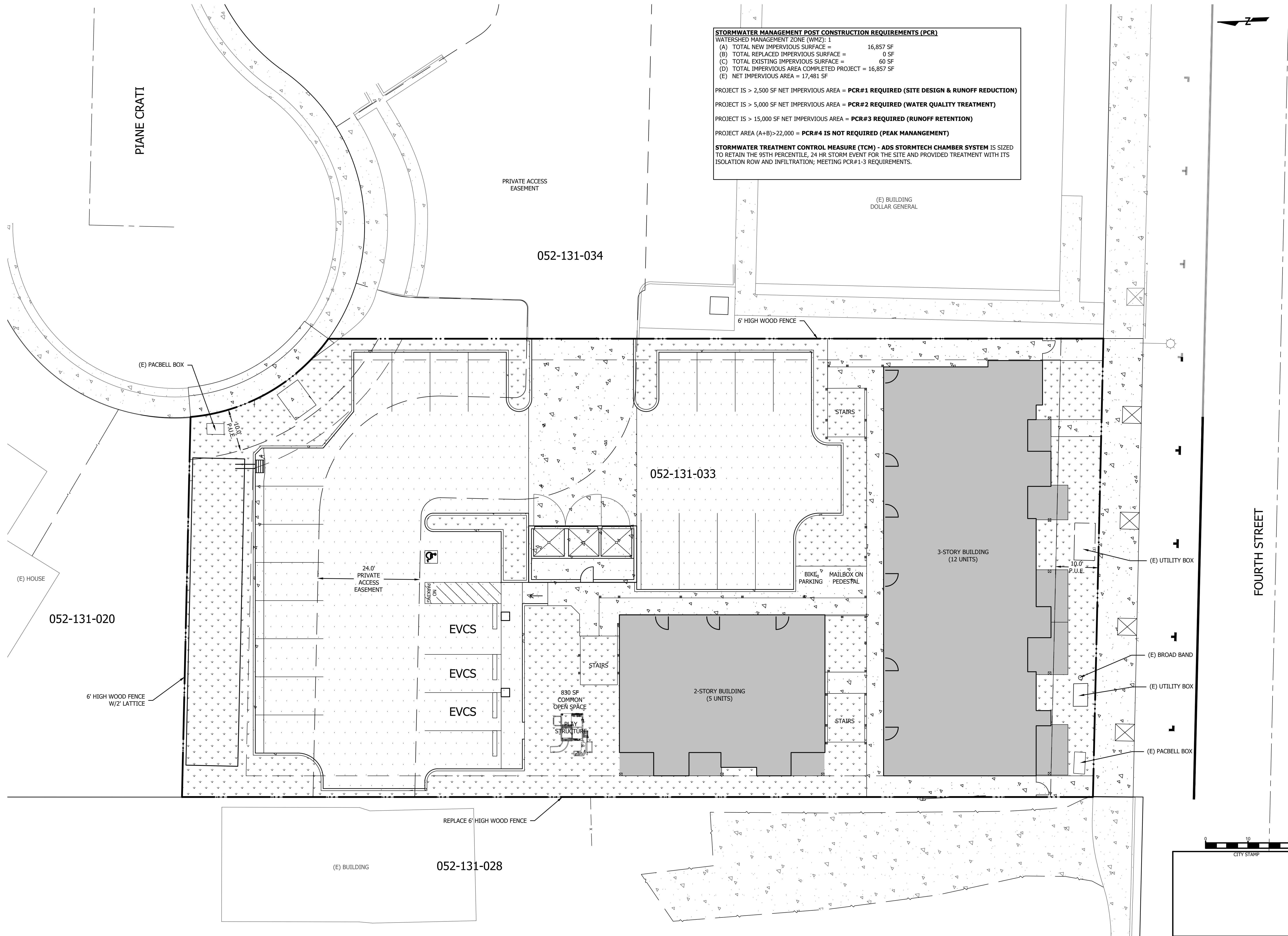
### SC-800 CROSS SECTION DETAIL

**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT<sup>2</sup> (AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

StormTech Chamber System  
 4640 TRUEEMAN BLVD  
 HILLIARD, OH 43026  
 1-800-733-7473  
 SHEET 1 OF 1

\* FILE NAME: X:\AutoCAD Projects\124008\124008SA.dwg \* Printed on: Thursday, 26 June 2025 at 2:37pm by: AHALL \*



**STORMWATER MANAGEMENT POST CONSTRUCTION REQUIREMENTS (PCR)**

WATERSHED MANAGEMENT ZONE (WMZ): 1

(A) TOTAL NEW IMPERVIOUS SURFACE = 16,857 SF  
 (B) TOTAL REPLACED IMPERVIOUS SURFACE = 0 SF  
 (C) TOTAL EXISTING IMPERVIOUS SURFACE = 60 SF  
 (D) TOTAL IMPERVIOUS AREA COMPLETED PROJECT = 16,857 SF  
 (E) NET IMPERVIOUS AREA = 17,481 SF

PROJECT IS > 2,500 SF NET IMPERVIOUS AREA = **PCR#1 REQUIRED (SITE DESIGN & RUNOFF REDUCTION)**

PROJECT IS > 5,000 SF NET IMPERVIOUS AREA = **PCR#2 REQUIRED (WATER QUALITY TREATMENT)**

PROJECT IS > 15,000 SF NET IMPERVIOUS AREA = **PCR#3 REQUIRED (RUNOFF RETENTION)**

PROJECT AREA (A+B)>22,000 = **PCR#4 IS NOT REQUIRED (PEAK MANAGEMENT)**

**STORMWATER TREATMENT CONTROL MEASURE (TCM) - ADS STORMTECH CHAMBER SYSTEM IS SIZED TO RETAIN THE 95TH PERCENTILE, 24 HR STORM EVENT FOR THE SITE AND PROVIDED TREATMENT WITH ITS ISOLATION ROW AND INFILTRATION; MEETING PCR#1-3 REQUIREMENTS.**

**SAN BENTO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street Hollister, California 95023  
 (831) 637-2763 email: info@sanbentoeng.com

PROFESSIONAL ENGINEER  
**NOT FOR CONSTRUCTION**

NO.	REVISIONS	DATE

CITY OF HOLLISTER  
**APN 052-131-033**  
 SAN BENITO COUNTY, CALIFORNIA

**SITE & ARCHITECTURAL POST-CONSTRUCTION STORMWATER CONTROL**

SCALE: 1" = 10'  
 DATE: 26 June 2025  
 JOB #: 124008  
 DWG: 124008SA.dwg

SHEET: **C5**  
**17** SHEETS

## GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
- ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
- ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
- COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE, PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
- FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
- CONTRACTOR SHALL, PRIOR TO BID, FIELD VERIFY ALL REQUIREMENTS FOR MODIFYING THE EXISTING CLOCK, DATA, AND INTERCOM SYSTEMS TO ACCOMMODATE ADDITIONS NOTED. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NEEDED TO MAKE A FULLY OPERATIONAL SYSTEM AT THE CONCLUSION OF PROJECT WORK.
- CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
- ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
- WHERE IT IS NOT POSSIBLE TO REUSE EXISTING CONDUIT OR RUN NEW CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
- EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO EXISTING UNDERGROUND SYSTEMS AS A RESULT OF NEW WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.
- EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
- WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
- ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY [ARCHITECT][ELECTRICAL ENGINEER] BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH [ARCHITECT][ELECTRICAL ENGINEER]. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE [ARCHITECT][ELECTRICAL ENGINEER]. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE [ARCHITECT][ELECTRICAL ENGINEER] WILL BE MADE.
- CONTRACTOR SHALL COORDINATE WITH PG&E, AT&T & PAY ALL CHARGES FOR TEMPORARY CONSTRUCTION POWER & TELEPHONE.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND OBTAIN UTILITY COMPANY CONSTRUCTION DOCUMENTS. UTILITY COMPANY CHARGES SHALL BE PAID BY OWNER.

## GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL FIELD VERIFY EXTENT OF ELECTRICAL DEMOLITION AND QUANTITIES OF ELECTRICAL TO BE REMOVED AS DICTATED BY THE REQUIREMENTS OF THE PROJECT.
- REMOVAL SHALL INCLUDE WIRING, RACEWAY, BOXES, SWITCHES, LIGHT FIXTURES, ETC. AS INDICATED ON THE PLANS AND AS REQUIRED BY THESE DEMOLITION NOTES.
- RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE CONCEALED IN EXISTING REMAINING WALLS MAY BE ABANDONED IN PLACE. REMOVE WIRING FROM CONDUIT.
- RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE EXPOSED SHALL BE REMOVED.
- WHERE REMOVAL OF EQUIPMENT OR WIRING IS INDICATED, IT SHALL INCLUDE ALL ASSOCIATED WIRING BACK TO LAST ACTIVE REMAINING OUTLET, DEVICE, FIXTURE OR PANEL.
- ELECTRICAL CONTRACTOR SHALL INSURE THAT ALL REMAINING ACTIVE CIRCUITS, DEVICES, OUTLETS, LIGHT FIXTURES, ETC. HAVE NOT BEEN DISCONNECTED OR MADE INOPERATIVE DURING DEMOLITION. ELECTRICAL CONTRACTOR SHALL RESTORE ALL INTERRUPTED OR DISCONNECTED CIRCUITS TO OPERATION.
- ELECTRICAL CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL REMOVED ELECTRICAL EQUIPMENT AND MATERIAL.
- NO REMOVED EQUIPMENT OR MATERIAL SHALL BE REUSED AS PART OF NEW WORK. U.O.N.
- EXISTING REMAINING CONCEALED RACEWAYS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK.
- EXISTING FLUSH OUTLETS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK, MEET THE REQUIREMENTS OF THE CURRENT C.E.C. FOR VOLUME AND COINCIDE WITH LOCATION SHOWN FOR THE NEW WORK.
- FLUSH OUTLET BOXES IN EXISTING WALLS TO REMAIN MAY BE ABANDONED IN PLACE. REMOVE DEVICES AND WIRING, PLUG OPENING AND PROVIDE AND INSTALL A BLANK DEVICE PLATE.
- EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
- WHERE TELEPHONE, COMPUTER DATA, FIBER OPTICS, FIRE ALARM OR OTHER COMMUNICATIONS OUTLETS OR WIRING IS TO BE DEMOLISHED IT SHALL BE REMOVED BACK TO THE NEXT TERMINAL POINT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE TO HAVE EQUIPMENT AND WIRING DESIGNATED FOR REMOVAL OR PRESERVATION PRIOR TO REMOVAL OF OUTLET BOXES, CONDUIT OR WIRING BY ELECTRICAL CONTRACTOR.
- COORDINATE WITH OWNER PRIOR TO START OF DEMOLITION TO MINIMIZE POWER INTERRUPTIONS, WORK MAY HAVE TO OCCUR DURING NON-REGULAR BUSINESS HOURS. COORDINATE IN WRITING WITH OWNER ONE WEEK PRIOR TO PLANNED POWER INTERRUPTIONS.

## ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		SECURITY DOOR CONTACTS		PANELBOARD - FLUSH MOUNTED		DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL		DETAIL NUMBER DETAIL OR SECTION REFERENCE
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		EQUIPMENT PANEL - FLUSH MOUNTED		FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		INDICATES QUANTITY OF TELEPHONE OUTLETS
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		PANELBOARD - SURFACE MOUNTED		INDICATES QUANTITY OF DATA OUTLETS		
	RECESSED WALL WASHER		SECURITY SYSTEM KEYPAD		EQUIPMENT PANEL - SURFACE MOUNTED				
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE		DOOR BELL PUSHBUTTON		METER W/ CURRENT TRANSFORMER				
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE		DOOR CHIME WITH LED		JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES				
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE		RECEPTACLE - DUPLEX *		MOTOR CONNECTION				
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		NON-FUSED DISCONNECT SWITCH				
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE		GFCI CONVENIENCE RECEPTACLE - DUPLEX *		FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA				
	TRACK LIGHTING - SEE SCHEDULE		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA				
	EMERGENCY LIGHT		RECEPTACLE - DOUBLE DUPLEX *		MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED				
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR		HALF SWITCHED DUPLEX RECEPTACLE *		GROUND ROD WITH GROUNDWELL BOX				
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		SINGLE RECEPTACLE *		GROUND ELECTRODE				
	DIMMER ROOM CONTROLLER		DUPLEX RECEPTACLE - CEILING MOUNTED		NORMALLY OPEN CONTACT				
	PLUG LOAD CONTROLLER		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *		NORMALLY CLOSED CONTACT				
	ROOM LIGHTING CONTROLLER		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *		TRANSFORMER - SEE SINGLE LINE FOR SIZE				
	LIGHTING CONTROL PANEL		FLOOR MOUNTED DUPLEX RECEPTACLE		PULLBOX				
	DIGITAL DAYLIGHT SENSOR		FLOOR MOUNTED BOX		ERMS				
	SINGLE POLE SWITCH **		POWER OUTLET - SEE PLANS FOR NEMA TYPE *		FLEX CONDUIT WITH CONNECTION				
	SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED		POWER POLE		CONDUIT - UP				
	THREE WAY SWITCH **		WALL TELEPHONE OUTLET **		CONDUIT - DOWN				
	FOUR WAY SWITCH **		VOICE/DATA WALL OUTLET *		CONDUIT EMERGENCY SYSTEM				
	MANUAL MOTOR STARTER		SURFACE MOUNTED VOICE/DATA WALL OUTLET *		LOW VOLTAGE WIRING				
	KEY OPERATED SWITCH **		SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		SURFACE METAL OR NON-METALLIC RACEWAY				
	LIGHTING DIMMER **		WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED		CONDUIT - CONCEALED IN WALLS OR CEILING				
	DIGITAL ON/OFF SWITCH **		WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT		CONDUIT - EXISTING				
	DIGITAL MULTI SCENE LIGHTING SWITCH **		TV OUTLET *		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4" MIN.				
	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **		VOICE/DATA OUTLET - FLOOR MOUNTED		CAPPED OR STUB-OUT CONDUIT				
	WALL OCCUPANCY SENSOR **		VOICE/DATA OUTLET - CEILING MOUNTED		CONDUIT CONTINUATION				
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **		INTERIOR SPEAKERS CEILING MOUNTED		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.				
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **		INTERIOR SPEAKERS WALL MOUNTED		SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET				
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **		CLOCK *#8" AFF U.O.N. VERIFY BEFORE INSTALLATION		SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET				

\* #12" A.F.F. TO BOTTOM OF BOX, U.O.N.  
\*\* #8" A.F.F. TO TOP OF BOX, U.O.N.  
[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

## LIGHT FIXTURE SCHEDULE

- FIXTURE NOTES:**
- ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
  - ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
  - ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
  - EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
  - ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
A	7 3/8" W x 4 1/2" H x 4" L, SURFACE MOUNTED LED FIXTURE, FROSTED SHIELDING, TAMPER RESISTANT, 4000 LUMENS, 0-10V DIMMING, 120-277 UNIVERSAL VOLTAGE.	30W LED 3000°K	H.E. WILLIAMS LED SERIES 96
XA	21 1/2" W x 5 3/4" L POLE MTD LED FIXTURE, ALUMINUM HOUSING, TYPE T25, ARM MOUNT, MOTION SENSOR 16', WHITE COLOR HOUSING, 5310 LUMENS, BRONZE FINISH, 5" DIA. 15' ALUM. POLE, UNIVERSAL VOLTAGE.	52W LED 3000°K	GARCO PUREFORM LED SERIES
XA1	SAME AS FIXTURE TYPE "XA" EXCEPT WITH EXTERNAL MOUNTING ACCESSORY SIDE SHIELD.	52W LED 3000°K	GARCO PUREFORM LED SERIES
XA2	SAME AS FIXTURE TYPE "XA" EXCEPT TWIN HEAD AND EXTERNAL MOUNTING ACCESSORY SIDE SHIELD.	104W LED 3000°K	GARCO PUREFORM LED SERIES
XB	8" W x 8" L x 3 3/8" DEEP LED WALL FIXTURE, ALUMINUM HOUSING, DIRECT DISTRIBUTION, 1893 LUMENS, BRONZE FINISH, 0-10V DIMMING, 120V-277V.	23W LED	BEGA B33242 SERIES
XC	6 1/2" W x 39 3/8" L LED BOLLARD, DIE CAST AND EXTRUDED ALUMINUM HOUSING, 120V 0-10 DIMMING, 1374 LUMENS, FINISH PER ARCH.	19W LED 3000K	BEGA B4061 SERIES

## APPLICABLE CODES & STANDARDS

- CODES:**
- 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
  - 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
  - 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
  - 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
  - TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
  - NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
  - CITY OF HOLLISTER ORDINANCES, CODES, AND REGULATIONS.

- STANDARDS:**
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
  - ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
  - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
  - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
  - NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
  - UNDERWRITER LABORATORIES (UL)
  - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

## SHEET INDEX

- |       |  |
|-------|--|
| E001  | SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, GENERAL DEMOLITION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX. |
| E201  | ELECTRICAL SITE PLAN.  |
| E201P | ELECTRICAL SITE PHOTOMETRIC PLAN   |

Project / Owner:

## 4TH STREET APARTMENTS CSDC

4TH STREET  
HOLLISTER, CA.

APN.: 052-131-033-000

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
286 Eldorado Street  
Monterey, CA 93940  
(831) 373-2784 FAX (831) 373-7459  
EMAIL: info@pauldavispartnership.com



Drawn By: J.P.

Drawing Date: 6/3/2025

Project Number: 2130

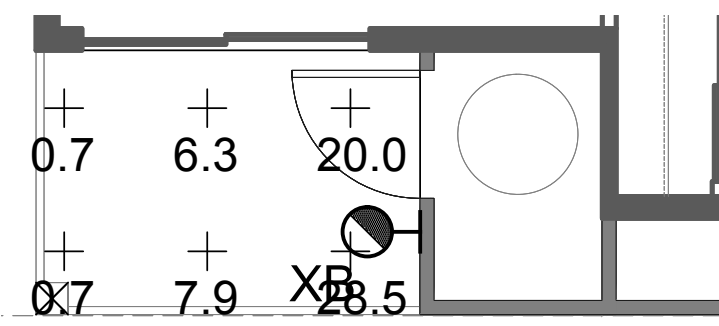
Revisions:

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Sheet Title:  
SYMBOLS, ABBREVIATIONS,  
GENERAL CONSTRUCTION  
NOTES, GENERAL DEMOLITION  
NOTES, LIGHT FIXTURE  
SCHEDULE, CODES & SHEET  
INDEX

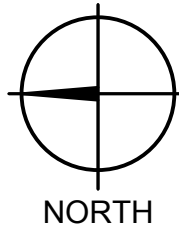
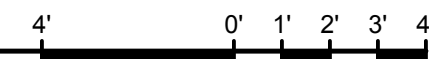
Sheet Number:  
**E001**





2 TYPICAL PORCH PHOTOMETRICS PLAN

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



Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Btm Stairs E Bld	2.4 fc	2.7 fc	2.2 fc	1.2:1	1.1:1
Btm Stairs N Bld	3.2 fc	4.4 fc	2.5 fc	1.8:1	1.3:1
Btm Stairs NE Bld	2.8 fc	4.6 fc	1.8 fc	2.6:1	1.6:1
Btm Step N Bld	13.8 fc	32.9 fc	1.8 fc	18.3:1	7.7:1
Btm Step NE Bld	14.6 fc	33.0 fc	3.6 fc	9.2:1	4.1:1
Driveway	0.2 fc	1.4 fc	0.0 fc	N/A	N/A
East Fence Walkway	5.0 fc	28.0 fc	0.2 fc	140.0:1	25.0:1
Parking Lot	1.5 fc	6.0 fc	0.2 fc	30.0:1	7.5:1
Playground	1.4 fc	6.1 fc	0.3 fc	20.3:1	4.7:1
S Exterior Bld	0.6 fc	18.7 fc	0.0 fc	N/A	N/A
Step E	1.2 fc	1.9 fc	0.6 fc	3.2:1	2.0:1
Top Stairs N Bld	19.0 fc	24.1 fc	13.8 fc	1.7:1	1.4:1
Top Stairs NE Bld	9.6 fc	14.8 fc	5.5 fc	1.7:1	1.7:1
Top Step E Bld	0.5 fc	0.5 fc	0.4 fc	1.3:1	1.3:1
Top Step N Bld	3.5 fc	9.1 fc	0.4 fc	22.8:1	8.8:1
Top Step NE Bld	7.0 fc	15.1 fc	1.8 fc	8.4:1	3.9:1
Trash Enclosure	5.2 fc	13.4 fc	0.4 fc	33.5:1	13.0:1
Walkway Btm Bld	8.3 fc	18.2 fc	0.3 fc	60.7:1	21.0:1
Walkway N	0.7 fc	6.6 fc	0.0 fc	N/A	N/A
Walkway NE	0.7 fc	1.7 fc	0.2 fc	8.5:1	3.5:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
A		1	WILLIAMS INDOOR	96-4-140-830-HIAFR-DIM-UNV	4' SUSPENDED ENCLOSED & GASKETED LUMINAIRE WHITE REFLECTOR w/FROSTED ACRYLIC RIBBED DIFFUSER	1	3804	0.89	29.4
XA		2	GARBCO	P15-C-A03-830-12S	Pureform Area Small 15" Square, 198 LED's, 3000K CCT, TYPE T2S OPTIC, 80CRI	1	5598	0.89	53
XA1		3	SIGNIFY CANADA LTD	P15-C-A03-830-1xS-EHS	Pureform Area Small 15" Square, 198 LED's, 3000K CCT, TYPE 1xS-EHS OPTIC, 80CRI and with EHS, External House-side Shield	1	3140	0.89	53
XA2		1	SIGNIFY CANADA LTD	P15-C-A03-830-1xS-EHS	Pureform Area Small 15" Square, 198 LED's, 3000K CCT, TYPE 1xS-EHS OPTIC, 80CRI and with EHS, External House-side Shield	1	3140	0.89	106
XB		31	BEGA Converted by LUMCat V 02.04.2013 / H.R.		33242K35	1	1872	0.89	22.9
XC		2	BEGA Converted by LUMCat V 24.04.2017 / H.R.		84061K3	1	1374	0.89	23

Project / Owner:

# 4TH STREET APARTMENTS CSDC

4TH STREET HOLLISTER, CA.

APN: 052-131-033-000

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

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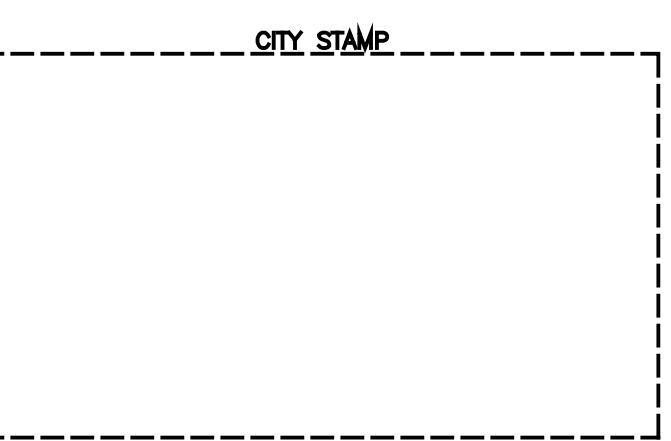


ALUMIN CONSULTING ENGINEERS MONTEREY BAY, INC.  
Project No. 24-438-00  
434 W. Franklin St • Suite 100 • Monterey, CA 93940  
TEL: 846-3330 • F: 831-646-3338 • www.alumin.com

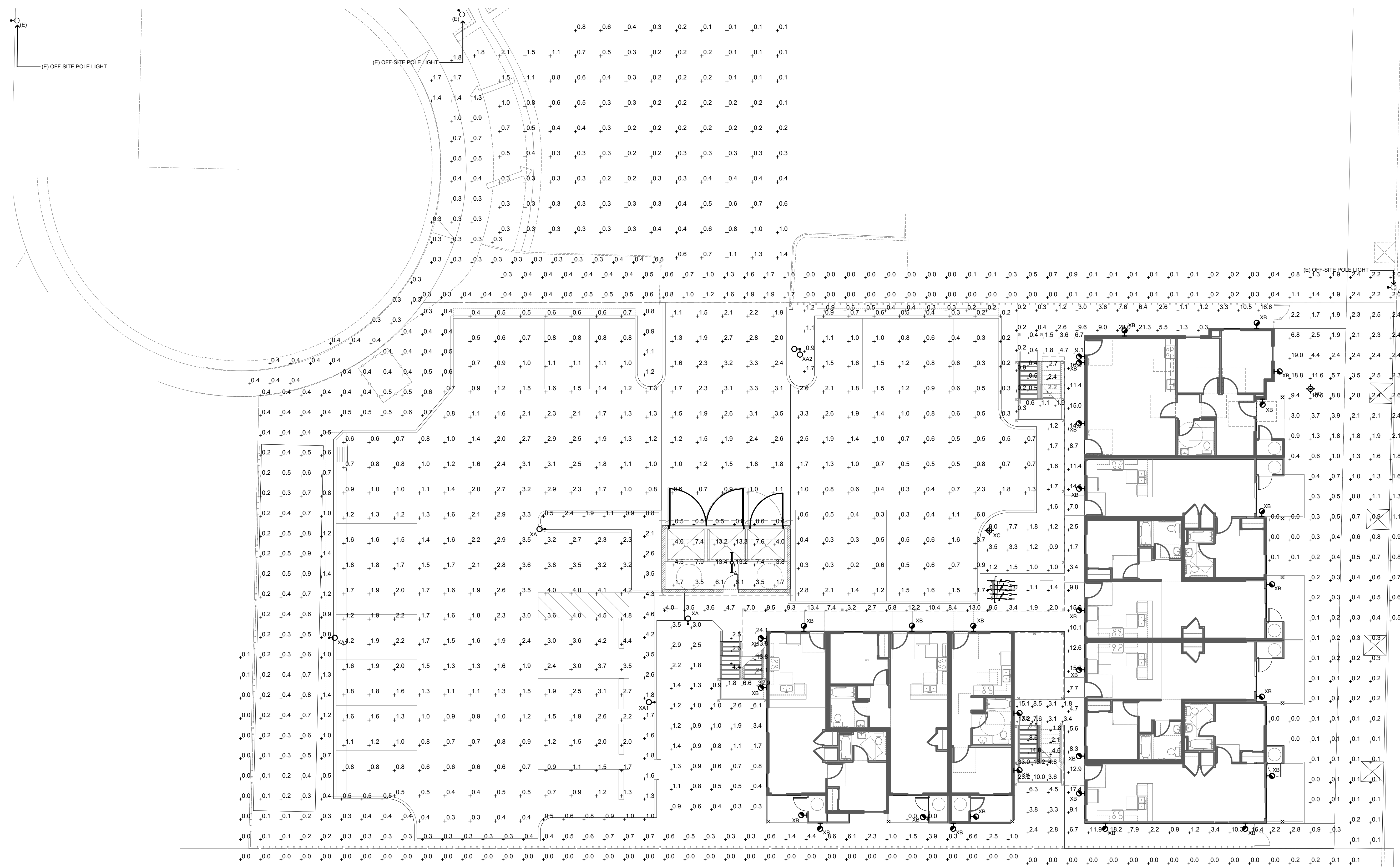
Drawn By: J.P.  
Drawing Date: 6/3/2025  
Project Number: 2130  
Revisions:

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Sheet Title:  
ELECTRICAL SITE PLAN - PHOTOMETRIC

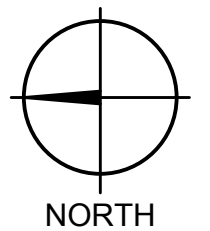
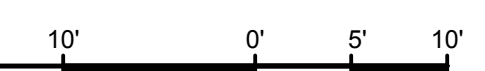


Sheet Number:  
E201P



1 ELECTRICAL SITE PLAN - PHOTOMETRIC

SCALE: 1"=10'-0"



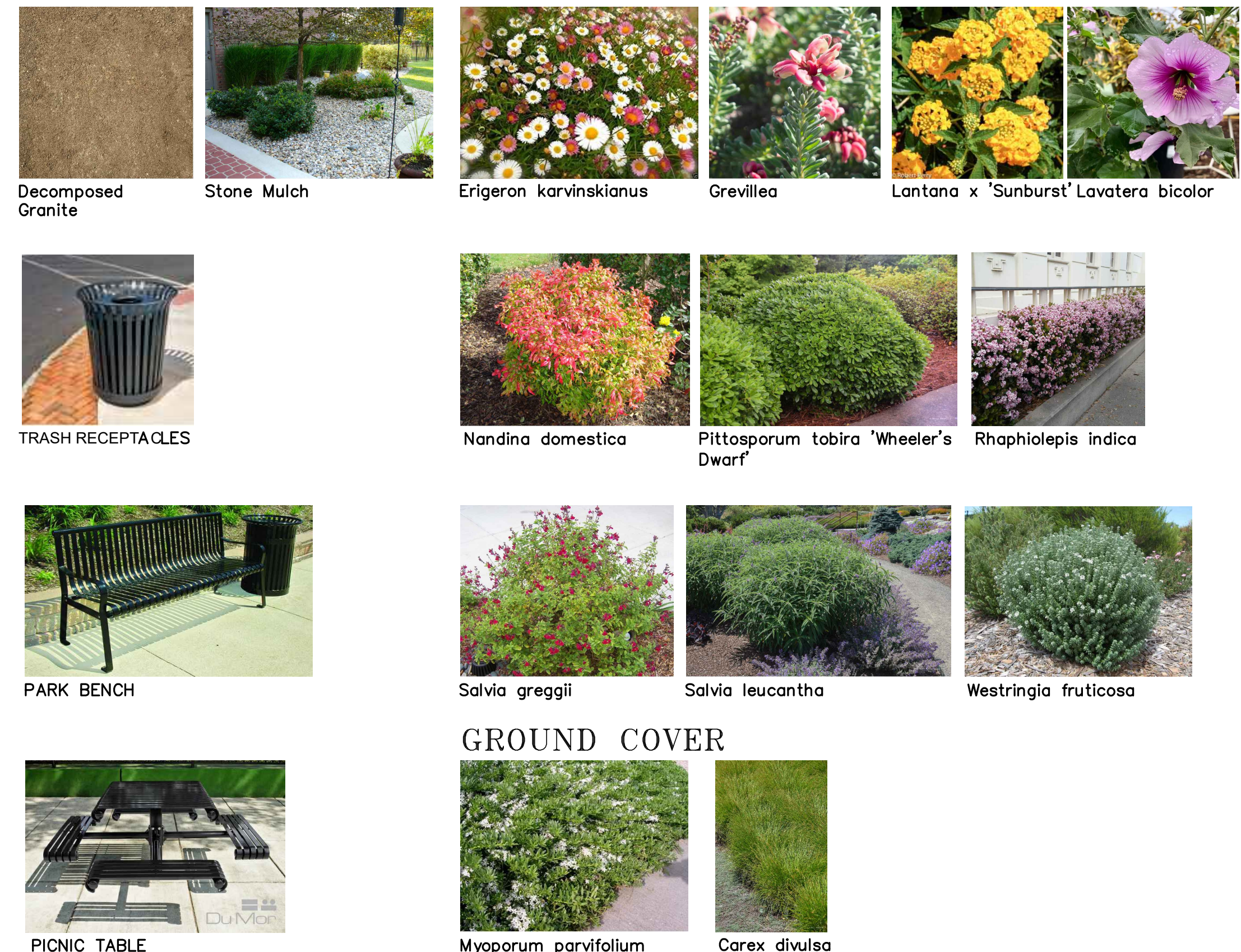
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**CONCEPT LANDSCAPE PLAN**

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
<b>DECIDUOUS TREE</b>				<b>SHRUBS</b>			
	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	15 gal	1		Cercis occidentalis / Western Redbud Multi-trunk	5 gal	3
	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	36" box	1		Chondropetalum elephantinum / Large Cape Rush	1 gal	15
	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	15 gal	3		Diets bicolor / Fortnight Lily	1 gal	29
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24"box	4		Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	5 gal	4
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box	4		Erigeron karvinskianus / Santa Barbara Daisy	1 gal	30
<b>EVERGREEN TREE</b>					Grevillea x 'Noellii' / Noel Grevillea	5 gal	10
	Lyonothamnus floribundus / Catalina Ironwood	15 gal	3		Lantana x 'Sunburst' / Sunburst Lantana	1 gal	10
	Podocarpus gracilior / Fern Pine	24"box	2		Lavatera bicolor / Tree Mallow	5 gal	2
	Quercus agrifolia / Coast Live Oak	48"box	1		Nandina domestica / Heavenly Bamboo	5 gal	21
					Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	5 gal	10
					Rhabdipolepis indica 'Springtime' / Springtime Indian Hawthorn	5 gal	15
					Salvia leucantha / Mexican Bush Sage	5 gal	9
					Salvia microphylla 'Hot Lips' / Hot Lips Graham Sage	5 gal	11
					Westringia fruticosa / Coast Rosemary	5 gal	24
				<b>GROUND COVERS</b>			
					Carex divulsa / European Grey Sedge	4" Plug	24" o.c. 700 sf
					Myoporum parvifolium / Trailing Myoporum	1 GAL	96" o.c. 1,149 sf



**SAN BENTO ENGINEERING & SURVEYING, INC.**

502 Monterey Street Hollister, California 95023  
(831) 637-2763 FAX (831) 637-6835 email: sbes@garlic.com

NO.	REVISIONS	DATE

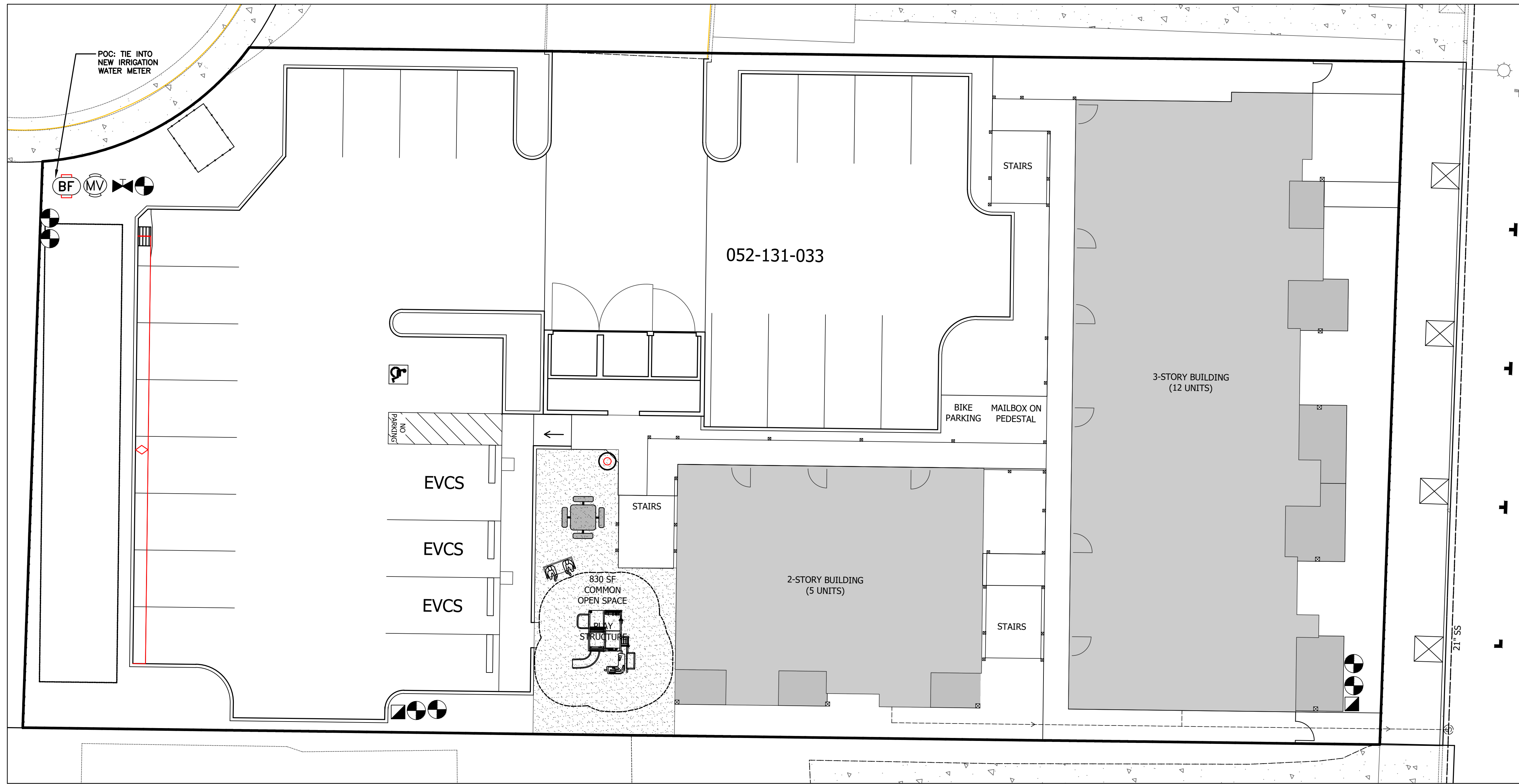
CITY OF HOLLISTER  
**APN 052-131-033**  
STATE OF CALIFORNIA

**CONCEPT LANDSCAPE PLAN**

SCALE: 1" = 10'  
DATE: 19 December 2024  
JOB #: 117032  
DWG: TM Landscape.dwg

SHEET: **L-1**  
OF 18 SHEETS

\* FILE NAME: X:\AutoCAD Projects\2024\124008\Landscape.dwg \* Plotted on Thursday, 19 December 2024 at 3:01pm by K.JOHNSON \*



### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1402	Rain Bird RWS-B-C 1402 Root Watering System-2 Per Tree	38
1402	Rain Bird XCZ-100-PRB-COM Wide flow electric control valve (0.3-20 gpm)	7
1402	Rain Bird 5-LRC 1" Brass Quick-Coupling Valve	2
1402	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Line size	2
1402	Rain Bird EFB-CP 1" Master Valve	1
1402	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
1402	Hunter IC-0600-Controller	1

- Irrigation Lateral Line: PVC Schedule 40  
3/4" unless otherwise noted
- Irrigation Mainline: PVC Schedule 40, SIZE 2"
- Pipe Sleeve: PVC Schedule 40 for mainline/  
lateral pipe and control wires. 30" depth under  
roadways in landscape areas 12" for  
laterals/18" for mainlines. Size 2x the pipe  
diameter of pipe in sleeve. Extend ends into  
planter areas, tape ends closed and mark pipe  
locations.
- Drip System Distribution Tubing: Agrifim A700  
1/2" polyethylene tubing. Emitters: Agrifim  
PCP10 1 GPH pressure compensating emitters with  
bug caps or equal. Use 1 emitter per 1 or 5-gal.  
shrub, use stainless tie down stakes.
- Junction of PVC lateral and drip poly tubing:  
Use STS fitting, SCH. 80 rigid riser, and ell with  
compression fitting to establish poly tubing at  
soil surface grade.
- Agrifim Compression end Plugs: CEP700

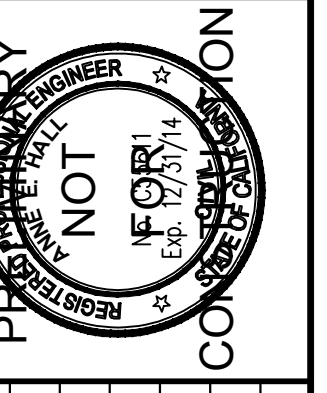
### GENERAL NOTES

- The Irrigation plan is diagrammatic. All Irrigation equipment shown within paved areas is for design clarification only and shall be installed in planting areas. All valves and system equipment shall be located in shrub areas wherever possible.
- For site dimensions and easements see architectural site plan.
- Site utilities are shown for informational purposes only. Refer to civil engineer's drawings for actual conditions.
- I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

### IRRIGATION NOTES

- Irrigation contractor shall locate all underground utility lines and protect same from his/her operations. Any damage done during the installation of irrigation system shall be repaired at no cost to the Owner.
- For bidding purposes, the work as indicated on this plan shall include all labor, tools, equipment, and services required to install the irrigation system as shown.
- This system is designed to operate on an existing working water pressure of 60 PSI and an available water supply of 26 GPM. Use of a pressure regulator may be required if system pressure exceeds 90 PSI. Irrigation Contractor shall verify static pressure at the point of connection, prior to further irrigation work, and shall notify Landscape Designer if static pressure is less than 70 PSI. Failure to do so may result in additional work at the Contractor's expense.
- Point of connection shall be as noted on plans.
- All work is to conform to state and local codes.
- All pipe sizes shall conform to those shown on the drawings. Lateral pipe not sized on drawing and downstream of 1" pipe shall be 3/4" size. No substitutions of smaller pipe shall be permitted. However, substitutions for larger pipe sizes may be approved.
- Make trenches for pipelines deep enough to provide minimum coverage from finish grade as follows: 18" cover over mainlines, 12" cover over lateral lines. All pipe shall have a rock-free uniform bed the entire length of each line; otherwise bed in sand or other rock-free material. Snake all pipe in trenches (1 additional foot per 100 feet of pipe) to allow for expansion and contraction of pipe.
- Sleeve all pipe under paved surfaces over 6 feet wide with PVC SCH 40 pipe, a minimum of 2 times larger than the pipe being sleeved. One pipe per sleeve only. Minimum sleeve size is 2". Wires are to be sleeved separately from pipe.
- Control wires to be UL listed direct burial wire #14 minimum. Do not splice control wires. Run one extra control wire of different color through all valve locations from the controller. Leave 24" excess coils at valves, turns, and at 100' intervals. Lay wire next to pipe when possible.
- Irrigation Equipment not otherwise detailed or specified shall be installed according to the manufacturer's recommendations and specifications.
- Use double lapped Teflon tape on all threaded connections except those to sprinkler heads (if any). Use primer during irrigation supply line installation. Solvent weld all PVC pipe according to manufacturer's instructions. Any glue remaining on pipe exterior after union has been made should be wiped off.
- Thoroughly flush mainline before installing valves and connecting lateral lines. Flush lateral lines prior to installing emitters.
- All pipes shall be tested at line pressure on supply side of valves and there shall be no leaks for a period of two hours.
- All backfill material shall be free of rocks, clods, and other extraneous materials. Compact back fill (water-jet method) to original density of soil. On the Plans, Irrigation Contractor shall make note of any deviations from the Plan that have taken place.
- Contractor shall affix a copy of Irrigation Schedule inside Controller box.

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NO.	REVISIONS	DATE

CITY OF HOLLISTER  
APN 052-131-033  
STATE OF CALIFORNIA

**CONCEPT IRRIGATION PLAN**

SCALE: 1" = 10'  
DATE: 19 December 2024  
JOB #: 124008  
DWG: TM Landscape.dwg

SHEET: **L-2**  
18 SHEETS

