

**AGENDA
REGULAR MEETING
SAN BENITO COUNTY AIRPORT LAND USE COMMISSION**

DATE: Thursday, August 20, 2026
4:00 P.M.

LOCATION: County Board of Supervisors Chambers
481 Fourth Street
Hollister, CA 95023

COMMISSIONERS: Roxanne Stephens, Vice-Chair (City of Hollister)
Jackie Morris-Lopez (City of San Juan Bautista)
Rolan Resendiz (City of Hollister)
Kollin Kosmicki (County of San Benito)
Dom Zanger (County of San Benito)

ALTERNATES: San Benito County: Mindy Sotelo
City of San Juan Bautista: Scott Freels
City of Hollister: Rudy Picha

NOTICE OF PROCEDURES FOR AIRPORT LAND USE COMMITTEE MEETINGS

The meeting will be available through Zoom, for those who wish to join or require accommodations.

Members of the public may participate remotely via Zoom at the following link: <https://zoom.us/join> with the following Webinar ID: 894-5257-1554 and Passcode: 199995

*Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “*9” (star-nine). In order to receive full Zoom experience, please make sure your application is up to date.*

Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the COG Board of Directors reserves the right to conduct the meeting without remote access.

*Persons who wish to address the Board of Directors must complete a Speaker Card and give it to the Clerk prior to addressing the Board. Those who wish to address Board on an agenda item will be heard when the Chairperson calls for comments from the audience. Following recognition, persons desiring to speak are requested to advance to the podium and state their name and address. After hearing audience comments, the Public Comment portion of the agenda item will be closed. **The opportunity to address the Board of Directors on items of interest not appearing on the agenda will be provided during Section 3. Public Comment.***

1. CALL TO ORDER
2. Verification of Certificate of Posting
3. **Public Comment:** (Opportunity to address the Board on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Sec. 54954.2. Speakers are limited to 3 minutes.)

ACTION ITEMS:

4. HOLD Nomination and Election of San Benito County Airport Land Use Commission (ALUC) Chair and Vice Chairperson for the Remainder of the 2026 Meeting Calendar.

CONSENT AGENDA:

(These matters shall be considered as a whole and without discussion unless a particular item is removed from the Consent Agenda. Members of the public who wish to speak on a Consent Agenda item must submit a Speaker Card to the Clerk and wait for recognition from the Chairperson. Approval of a consent item means approval as recommended on the Staff Report.)

5. APPROVE Airport Land Use Commission Regular Meeting Action Minutes Dated April 16, 2026 – Gomez
6. Consistency Determination: Assessor Parcel Number 052-131-033-000, Located at 1070 4th Street in the City of Hollister – Carpenter

Adjourn to ALUC Meeting on September 17, 2026. Agenda deadline is September 1, 2026, at 12:00 p.m.

In compliance with the Americans with Disabilities Act (ADA), if requested, the Agenda can be made available in appropriate alternative formats to persons with a disability. If an individual wishes to request an alternative agenda format, please contact the Clerk of the Council four (4) days prior to the meeting at (831) 637-7665. The Airport Land Use Commission Board of Directors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 637-7665 at least 48 hours before the meeting to enable the Council of Governments to make reasonable arrangements to ensure accessibility.

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM. on the Wednesday prior to the Board meeting to the Secretary at monica@sanbenitocog.org, regardless of whether the matter is on the agenda. Every effort will be made to provide Board Members with your comments before the agenda item is heard.

Public Comment Guidelines

1. If participating on Zoom: once you are selected, you will hear that you have been unmuted. At this time, state your first name, last name for the record.
2. The Council of Governments Board welcomes your comments.
3. Each individual speaker will be limited to a presentation total of three (3) minutes.
4. Please keep your comments brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have questions, contact the Council of Governments, and leave a message at (831) 637-7665 x. 201, or email monica@sanbenitocog.org.

CERTIFICATE OF POSTING

Pursuant to Government Code Section #54954.2(a) the Meeting Agenda for the Airport Land Use Commission on August 20, 2026, at 4:00 P.M. was posted at the following locations freely accessible to the public:

The front entrance of the San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023, and the Council of Governments Office, 650 San Benito St., Ste. 120, Hollister, CA 95023 at the following date and time:

On the 14th day of August 2026, on or before 5:00 P.M.

The meeting agenda was also posted on the Council of San Benito County Governments website, www.sanbenitocog.org, under Meetings, ALUC, Meeting Schedule.

I, Monica Gomez, swear under penalty of perjury that the foregoing is true and correct.

Monica Gomez

BY: _____
Monica Gomez, Secretary II
Council of San Benito County Governments



STAFF REPORT

Action

Prepared By: Norma Aceves, Administrative
Services Specialist

Subject: ALUC Board Appointments

Agenda Item No. 4

Approved By: Binu Abraham

Meeting Date: August 20, 2026

Recommendation:

Hold nomination and election of San Benito County Airport Land Use Commission Chair and Vice Chairperson for the remainder of the 2026 Meeting Calendar.

San Benito County
AIRPORT LAND USE COMMISSION
REGULAR MEETING

Board of Supervisors Chambers, 481 Fourth Street, Hollister, CA 95023 & Zoom Platform

April 16, 2026, at 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

Chair Ignacio Velazquez, Director Kollin Kosmicki, Director Jackie Morris-Lopez, and Director Rolan Resendiz.

MEMBERS ABSENT:

Vice-Chair Roxanne Stephens.

STAFF PRESENT:

Executive Director; Binu Abraham, Office Assistant; Griselda Arevalo; Secretary; Monica Gomez, COG Legal Counsel; Osman Mufti, (via-Zoom).

1. CALL TO ORDER:

Chair Velazquez called the meeting to order at 5:50 p.m.

2. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion: Director Kosmicki Second: Director Resendiz

Motion carried: 4/0

Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz

No: None

Recused: None

Abstention: None

3. PUBLIC COMMENT: *(Opportunity to address the Board on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Sec. 54954.2. Speakers are limited to 3 minutes.)*

None.

CONSENT AGENDA:

(These matters shall be considered as a whole and without discussion unless a particular item is removed from the Consent Agenda. Members of the public who wish to speak on a Consent Agenda item must submit a Speaker Card to the Clerk and wait for recognition from the Chairperson. Approval of a consent item means approval as recommended on the Staff Report.)

4. APPROVE Airport Land Use Commission Regular Meeting Action Minutes Dated February 19, 2026 – Gomez
5. FIND the Proposed Project, Associated with Assessor Parcel Number 051-140-0160, Located at Bert Drive in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda Items 4 & 5:

Motion: Director Kosmicki Second: Director Resendiz

Motion carried: 4/0

Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz

No: None

Recused: None

Abstention: None

ADJOURNMENT:

There being no further business to discuss, Director Resendiz motioned to adjourn at 5:51 p.m.

Motion seconded by Director Morris-Lopez.

Motion carried: 4/0

Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz

No: None

Recused: None

Abstention: None

ADJOURN TO ALUC MEETING MAY 21, 2026, AT 4:00 P.M.



STAFF REPORT

Consent

Prepared By: Matt Carpenter, Transport Strategies

Subject: Consistency Determination

Agenda Item No. 6

Approved By: Binu Abraham, Executive Director

Meeting Date: August 20, 2026

Recommendation:

FIND the proposed project, associated with Assessor Parcel Number 052-131-033-000, located at 1070 4th Street in the City of Hollister, **CONDITIONALLY CONSISTENT** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

The Airport Land Use Commission (ALUC) application for Assessor Parcel Number 052-131-033-000 (Attachment 1) was reviewed for consistency with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan and was found to be conditionally consistent with the Plan's policies.

Background/ Discussion:

The ALUC received a referral development application from the City of Hollister for a Consistency Determination. Specific land use actions proposed within the Hollister Municipal Airport Influence Area (Attachment 2) are subject to ALUC review to determine consistency with the Hollister Municipal Airport Land Use Compatibility Plan. The purpose of the Compatibility Plan is to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards.

Project Description:

The applicant is proposing to construct a 100% affordable 17-unit, two-building multifamily housing development comprised of one- and two-bedroom apartment units. Of the total number of units, 1 unit is designated as very low-income, 13 units are designated for low-income, and units are designated for moderate-income tenants. The project includes onsite parking, a playground, EV charging stations, and landscaping. The parcel is located near the corner of San Juan Road, also known as Fourth Street, and Felice Drive in the West Gateway Zoning District. The project plans are included as Attachment 6.

The proposed project site is located at 1070 Fourth Street, northwest of the corner of Fourth Street and Felice Drive on a .52-acre vacant parcel. The project site lies within the West Gateway Zoning District surrounded by residential uses to the north, with commercial uses flanking the property to the east and west. Two vacant parcels reside at the southeast and southwest corners of Rajkovich Way and Fourth Street, south of the project site.

During the course of a project review, the Airport Land Use Commission considers a number of Compatibility Plan policies, including **Noise, Safety, Airspace Protection, and Overflight**. An analysis of each compatibility factor is discussed below.

Noise Policy 3.2.

The Noise Policy objective is to avoid the establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise. The following noise policies from the ALUCP are applicable to this analysis:

- *There are no noise policies in the ALUCP that are applicable to this analysis.*

The project is located outside of the Hollister Airport Noise Impact Zones (Attachment 3).

The Project is consistent with all ALUCP Noise Policies

Safety Policy 3.3.

The Safety Policy objective is to minimize the risks associated with an off-airport aircraft accident or emergency landing. The policy focuses on reducing the potential consequences of such events by limiting sensitive land uses (i.e. residential) and intensities of nonresidential uses (i.e., commercial, industrial, etc.). This policy is defined in terms of the geographic distribution of where accidents are most likely to occur based on the six safety zones. The following safety policies from the ALUCP are applicable to this analysis:

- *There are no safety policies in the ALUCP that are applicable to this analysis.*

The proposed project is located outside the Hollister Airport Safety Zones (Attachment 4).

The Project is consistent with all ALUCP Safety Policies

Airspace Protection Policy 3.4.

Airspace protection compatibility policies seek to prevent the creation of land use features that can pose hazards to the airspace required by aircraft in flight and have the potential for causing an aircraft accident. The following airspace protection policies from the ALUCP are applicable to this analysis:

- *3.4.2 Measures of Hazards to Airspace*
- *3.4.5 Airspace Obstruction Criteria*
- *3.4.6 Other Flight Hazards*

The proposed project is located within the Hollister Airport Influence Area (Attachment 2) and Hollister Airspace Protection Zone (Attachment 5).

The proposed project includes the construction of new residential and recreational structures with a maximum structure height of 40 feet. The height of the proposed structures does not exceed applicable airspace protection surfaces. The proposed project is not expected to create visual, electronic, or wildlife hazards that interfere with airport operations.

The Project is consistent with all ALUCP Airspace Protection Policies

Overflight Policy 3.5.

The Overflight Compatibility Policy is intended to help notify people (i.e., real estate disclosures) about the presence of aircraft overflight near airports so that they can make informed decisions regarding acquisition or lease of property in the affected areas. Overflight compatibility is particularly important with regard to residential land uses. The following overflight policies from the ALUCP are applicable to this analysis:

- *3.5.3 Measures of Overflight Exposure*
- *3.5.4 Factors Considered in Setting Overflight Compatibility Criteria*
- *3.5.5 Evaluating Overflight Compatibility around Hollister Municipal Airport*
- *3.5.6 Residential Density Limits*
- *3.5.8 ALUC Policy Regarding Real Estate Transaction Disclosure.*

The proposed project is located within the Hollister Airport Influence Area (Attachment 2). Within the Airport Influence Area, real estate transaction disclosure is required. Real estate disclosure is to be provided as a part of all real estate transactions, including the sale, lease, and rental of residential properties and units proposed as a part of this project. Residential disclosure shall contain the language dictated by state law (see Policy 3.5.4(b)(3)). Required disclosures shall be continuous in effect and shall run with the land so that notice is provided to all future property owners and tenants.

The Project is conditionally consistent with the ALUCP, provided that continuous disclosure is provided in a manner consistent with ALUCP policies 3.5.4, 3.5.6, and 3.5.8.

Financial Impact:

There is no financial impact.

Attachments:

1. Project Location Map
2. Hollister Airport Influence Area Map
3. Hollister Airport Noise Impact Zones Map
4. Hollister Airport Safety Zones Map
5. Hollister Airport Airspace Protection Map
6. Project Site Map



Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
- Roads
- Railroads
- Parcels
- Rivers

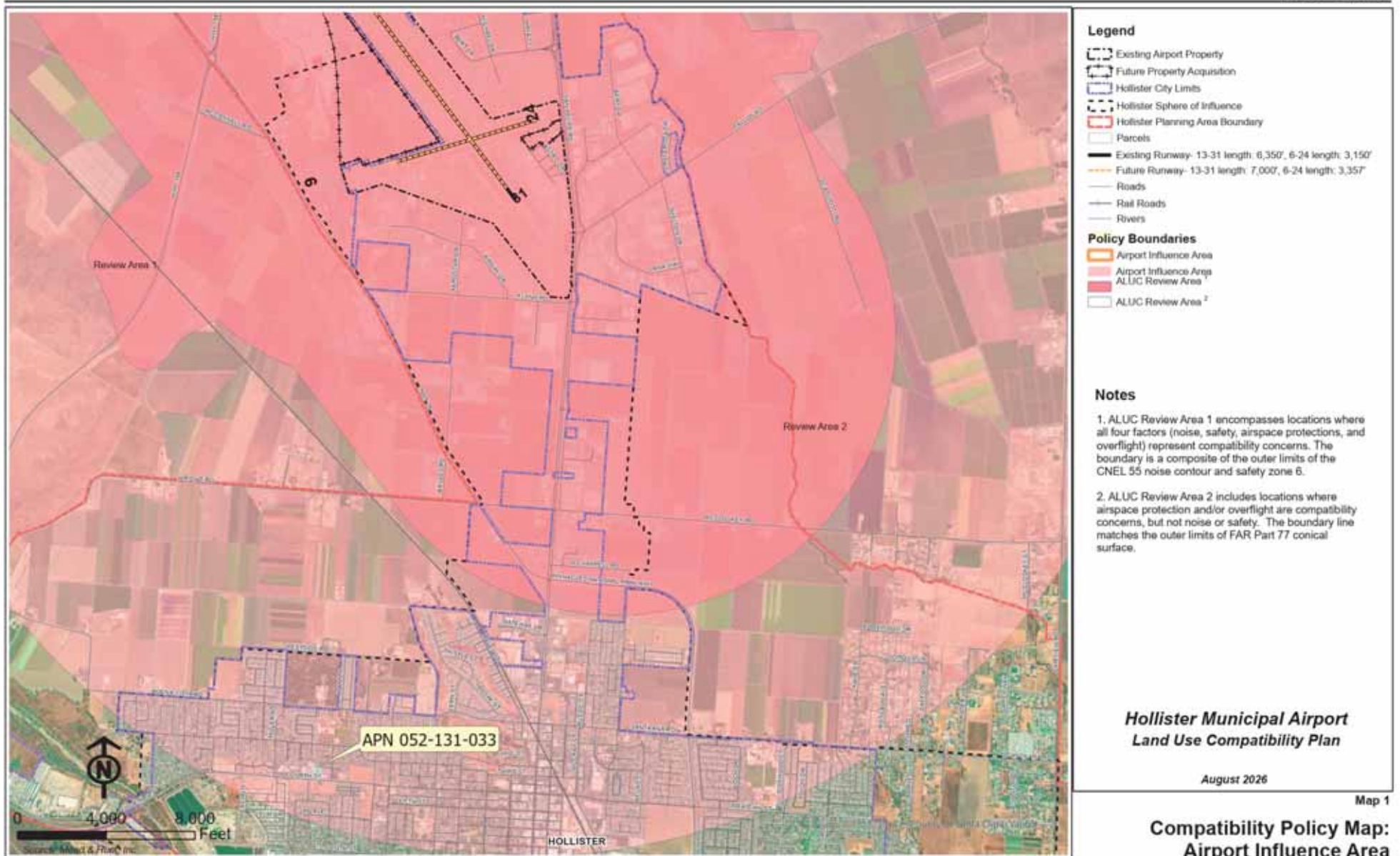
Notes

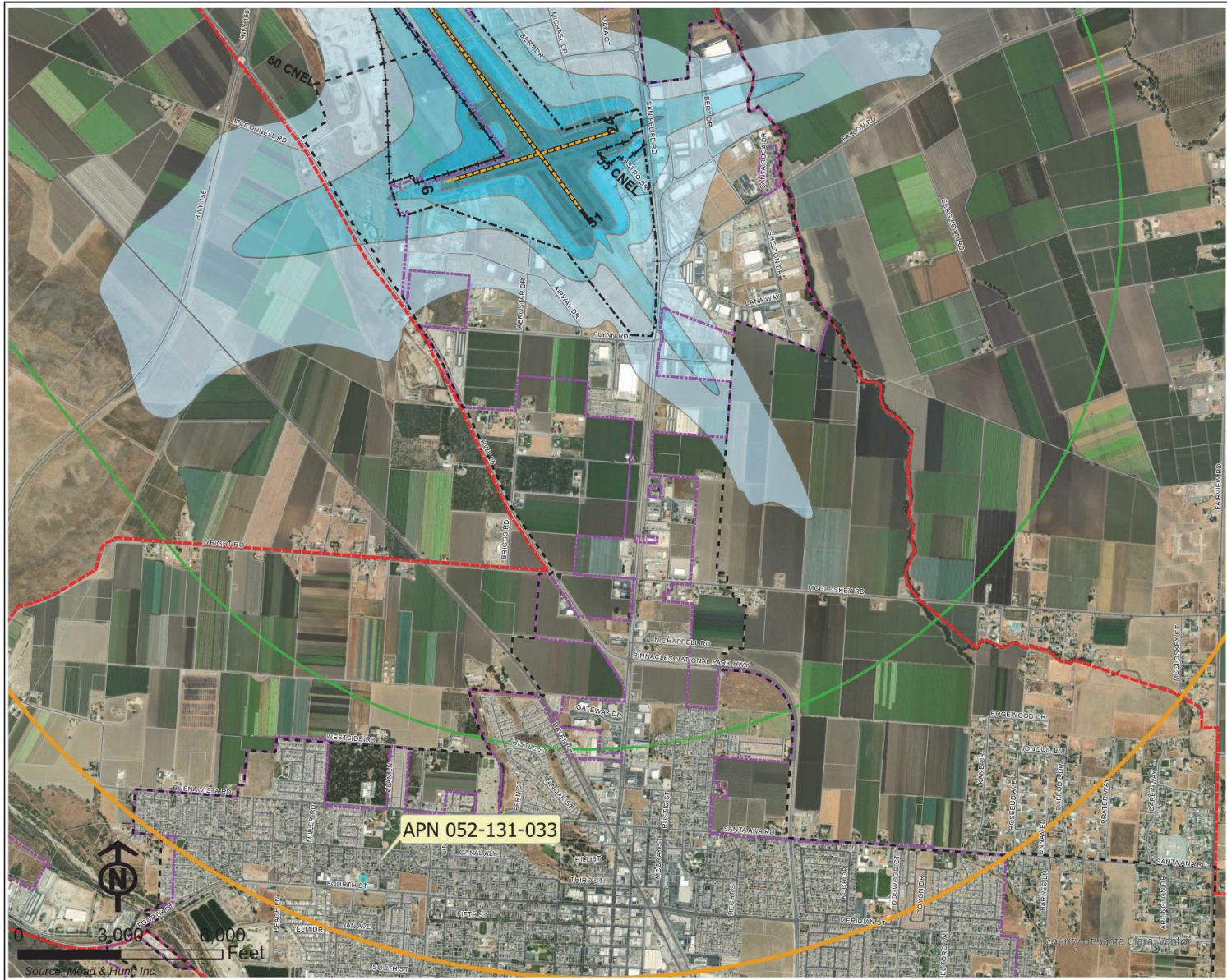
1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 55 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.
2. Recorded Deed Notice required in Routine Overflight Zone. Zone boundary matches the outer boundary of the horizontal surface as defined by FAR Part 77.
3. Real Estate Disclosure required within the Routine Overflight Zone and within entire airport influence area. Zone boundary matches the outer boundary of the conical surface as defined by FAR Part 77.



**Hollister Municipal Airport
Land Use Compatibility Plan**

August 2026





Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
- Roads
- Railroads
- Parcels
- Rivers

Policy Boundaries

- Airport Influence Area
- Routine Overflight Zone

Noise Impact Zones

- 55-60 dB CNEL
 - 60-65 dB CNEL
 - 65-70 dB CNEL
 - 70+ dB CNEL
- (130,000 Annual Operations)

Notes

1. See Section 3.2 and Table 1 for noise policies and criteria.
2. Avigation easement dedication required in areas exposed to noise levels of CNEL 55 dB or greater (see Policies 3.2.7 and 4.1.1).
3. Noise contours source: Mead & Hunt, Inc., using INM 7.0a (Sept. 2009). Composite of future aircraft activity (130,000 operations) on existing and ultimate runway configurations. See Exhibit 3-5.

**Hollister Municipal Airport
Land Use Compatibility Plan**

August 2026

Map 2

**Compatibility Policy Map:
Noise Impact Zones**





Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Parcels
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
- Roads
- Rail Roads
- Rivers
- Policy Boundaries**
- Airspace Protection Zone

Notes

**Hollister Municipal Airport
Land Use Compatibility Plan**

August 2026

**Compatibility Policy Map:
Airport Protection Zone**

4TH STREET APARTMENTS

COMMUNITY SERVICES DEVELOPMENT CORPORATION

HOLLISTER,

CALIFORNIA

Project / Owner:

4TH STREET APARTMENTS CSDC

1070 4TH STREET
HOLLISTER, CA 95023

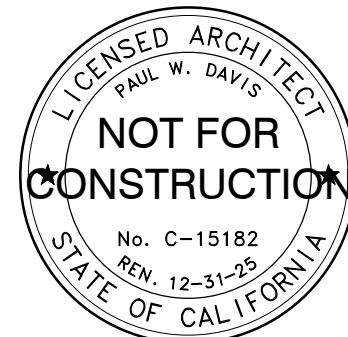
APN.: 052-131-033-000

THE PAUL DAVIS PARTNERSHIP

ARCHITECTS & PLANNERS



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



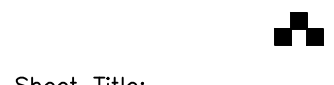
Drawn By: ML / AC

Drawing Date: 12/20/2024

Project Number: 2130

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

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.



Sheet Title:
COVER SHEET

CITY STAMP

Sheet Number:

A0.1

PROJECT DIRECTORY

PROJECT OWNER
COMMUNITY SERVICES DEVELOPMENT CORP.
1101 SAN FELIPE RD.
HOLLISTER, CA 95023
(831) 636-5524
CONTACT: SONNY FLORES (EXEC. DIRECTOR)

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
(831) 373-2784 PHONE
(831) 373-7459 FAX
paulw@pauldavispartnership.com
CONTACT: PAUL W. DAVIS, A.I.A.

CIVIL ENGINEER
SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey St.
HOLLISTER, CA. 95023
(831) 637-2763 PHONE
ahall@sanbenitoeng.com
CONTACT: ANNE E. HALL, RCE, QSD

ELECTRICAL ENGINEER
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.

LANDSCAPE DESIGNER
SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey St.
HOLLISTER, CA. 95023
(831) 637-2763 PHONE
ahall@sanbenitoeng.com
CONTACT: ANNE E. HALL, RCE, QSD

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.
2022 California Referenced Standards Code, Part 12, 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, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED PRIOR TO 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 SUBMITTAL 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
		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

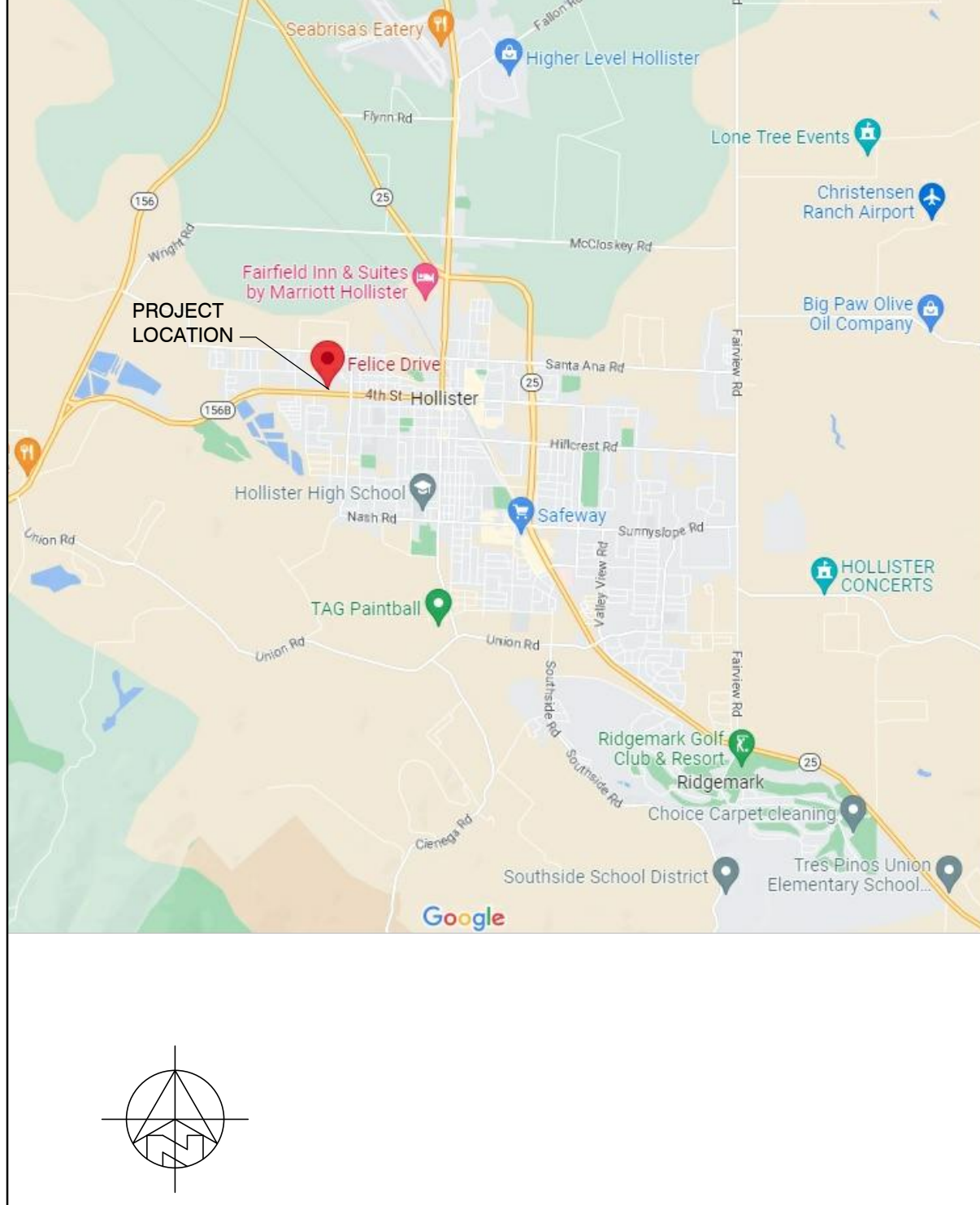
ABBREVIATIONS

& L @ C B U I # (E)	AND ANGLE AT CENTERLINE PLATE DIAMETER OR ROUND PERPENDICULAR PARALLEL POUND OR NUMBER EXISTING	CTR. CTSK. CY. DBL. DEPT. DET. D.F. D.H. DIAG. DIA. DMEN. DISP. DN. DRWG. D.S. DWR. E. EA. ELEV. ELC. EMER. ENCL. EQUIP. EXIST. (E) EXH. EXP. EXT. F.A. FAST. F.B. F.D. FND. FTN. FUR. FURR. GA. GALV. G.B. GL. GL. GR. G.W.B.	COUNTER COUNTERSINK CUBIC YARD DOUBLE DEPARTMENT DETAIL DOUGLAS FIR DOUBLE HUNG DIAGONAL DIA. DIMENSION DISPENSER DOWN DRAWING DOWNSPOUT DRAWER EAST EACH ELEVATION, ELEVATOR ELECTRIC (AL) EMERGENCY ENCLOSURE EQUIPMENT EXIST. (E) EXHAUST EXPOSED, EXPANSION EXTERIOR FIRE ALARM FASTEN, FASTENER FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER CABINET FIBERGLASS FIN. FINISH (ED) F.H.M.S. F.H.W.S. FLASH. FLR. FLUOR. F.O. F.O.C. F.O.F. F.O.M. F.O.S. F.P. F.S. FT. FTG. FURR. GAUGE GALVANIZED GRAB BAR GALVANIZED IRON GLASS, GLAZING GRADE, GRADING GYPSUM WALLBOARD	H.B. HBD. H.C. HDR. HDWD. HDWR. H.M. HGT. HTG. H.W. HVAC I.C.B.O. INSUL. INCL. INT. INV. JAN. J.H. JT. KIT. L. LAM. LAV. LOC. LWC. M.S. MAT. M.B. M.C. MECH. MEMB. MEZZ. MFR. MID. MISC. M.L.D. MTL. MULL. N. (N) NEW NAT. N.I.C. NOM. N.T.S.	HOSE BIB HARDBOARD HOLLOW CORE HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATING HOT WATER HEATING, VENTILATING, AND AIR CONDITIONING INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INSIDE DIAMETER INCLUDED, INCLUDING INTERIOR INVERT JANITOR JOIST HANGER JOINT KITCHEN LONG, LENGTH LAMINATE, LAMINATED LAVATORY LOCATE, LOCATION LIGHT WEIGHT MASONRY MATERIAL (S) MAXIMUM MACHINE BOLT MEDICINE CABINET MECHANICAL MEMBRANE MEZZANINE MANUFACTURE (ER) MINIMUM MISCELLANEOUS MOULDING MASONRY OPENING MOUNTED METAL MULLION NORTH NEW NATURAL NOT IN CONTRACT NOMINAL NOT TO SCALE	O/ OBS. O.C. O.D. O.F.C.I. OFF. O.H.M.S. O.H.W.S. OPENING OPP. O.S.B. P.A.F. PART. BD. P.G. PERF. P.L.F. PROPERTY LINE P.L. LAM. PLAS. PLY. PR. P.S.F. P.S.I. P.T. PART. P.T.D. P.V.C. R. RISER (S) R.A. RAD. R.D. REG. REF. REFRIGERATOR REINFC. REINFORCED, REINFORCING REQ'D. REQUIRED REQMT. REQUIREMENT RESIL. RESILIENT R.H.M.S. R.H.W.S. ROOM ROOF R.O.W. RUB. RUBBER RWD. R.W.L. S. SOUTH S.B. S.C. SCHED. S.D. SECT. SERV. S.F. S.G. SH. SHWR.	OVER OBSURE ON CENTER OUTSIDE DIAMETER OWNER FURNISH, CONTRACTOR INSTALL OFFICE OVALHEAD MACHINE SCREW OVALHEAD WOOD SCREW OPENING OPPOSITE ORIENTED STRAND BOARD POWDER ACTUATED FASTENER PARTICLE BOARD PAINT GRADE PERFORATED POUNDS PER LINEAL FOOT PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PARTITION PAPER TOWEL DISPENSER P.V.C. RISER (S) RETURN AIR RADIUS ROOF DRAIN REGISTER REFRIGERATOR REINFORCED, REINFORCING REQUIRED REQUIREMENT RESILIENT ROUND HEAD METAL SCREW ROUND HEAD WOOD SCREW ROUGH OPENING RIGHT OF WAY RESAWN WIDE, WIDTH REDWOOD RAIN WATER LEADER SOUTH SOLID BLOCKING SOLID CORE SCHEDULE STORM DRAIN SECTION SERVICE SQUARE FEET (FOOT) STAIN GRADE SHELF, SHELVING SHOWER	SHT. SHTG. SIM. S.O.H. S.S. S.M. S.M.S. SPECS. SQ. STL. STD. STAG. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL SYS. SYSTEM T. TREAD (S) TOWEL BAR T.C. TEL. TEMP. T.E.N. T&G T.G.R. THK. THRESH. T.O. TOP OF TOP OF PAVEMENT TOILET PAPER HOLDER T.P.H. TV T.V. TYP. TYPICAL U.B.C. UNIFORM BUILDING CODE UNDERWRITERS LABORATORIES U.O.C. UNLESS OTHERWISE NOTED UR. URINAL V.B. VAPOR BARRIER VAR. VARIES VERT. VERTICAL V.G. V.T. VINYL, TILE WEST W. W. WITH WOOD WDW. WINDOW W.H. WATER HEATER W.I.C. WOODWORK INSTITUTE OF CALIFORNIA W/O WITHOUT W.P. WATERPROOF W.R. WATER RESISTANT W.S. WOOD SCREW WSCOT. WAINSCOT WT. WEIGHT W.W.M. WELDED WIRE MESH
---------------------	--	---	---	---	--	--	---	--

SYMBOLS

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

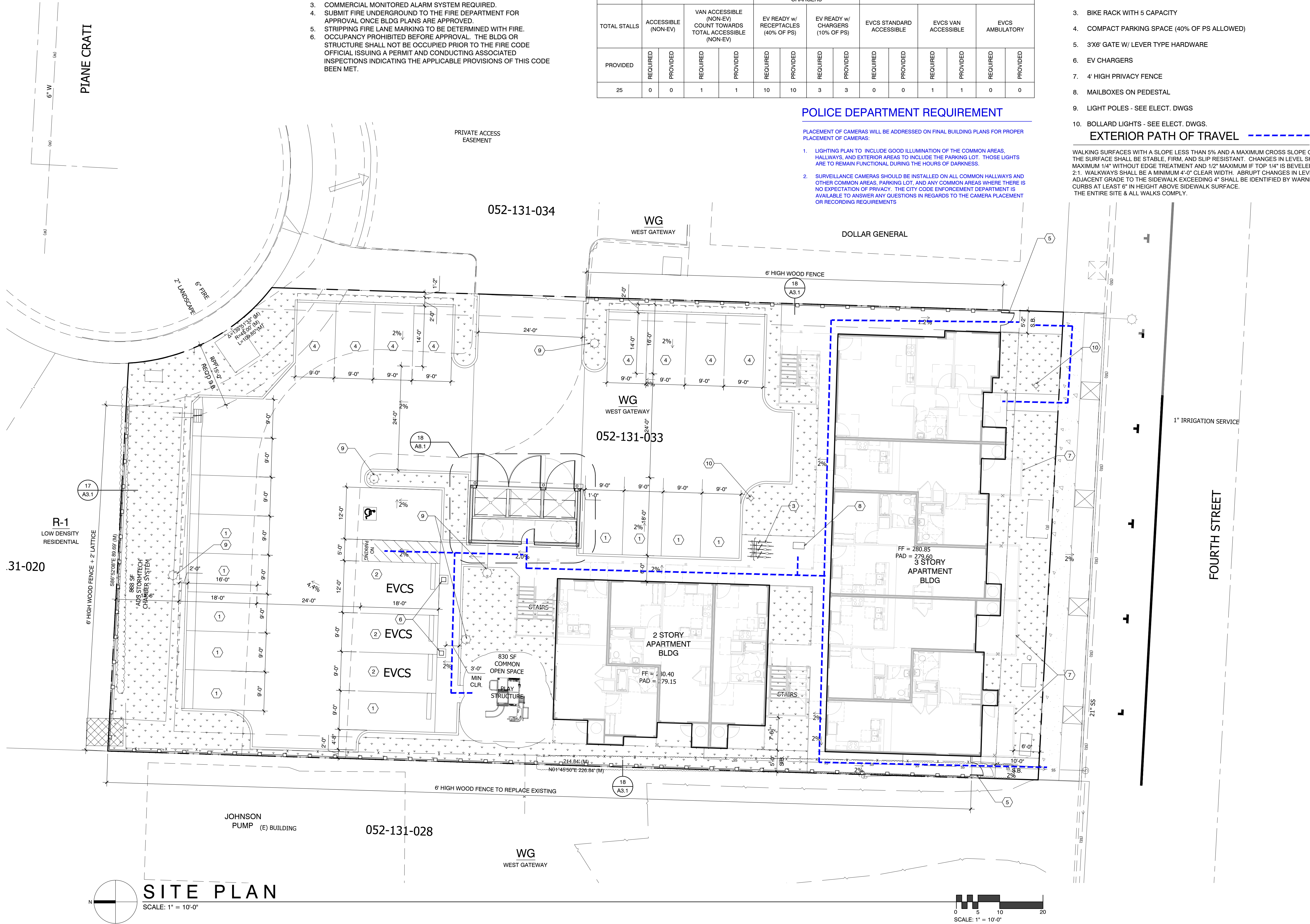
VICINITY MAP



SHEET INDEX

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

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FIRE NOTES

1. DOUBLE CHECK BACK FLOW PREVENTER REQUIRES A CAGE PER ADOPTED CITY SPECIFICATIONS.
2. COMMERCIAL SPRINKLER SYSTEM REQUIRED.
3. COMMERCIAL MONITORED ALARM SYSTEM REQUIRED.
4. SUBMIT FIRE UNDERGROUND TO THE FIRE DEPARTMENT FOR APPROVAL ONCE BLDG PLANS ARE APPROVED.
5. 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.
- 6.

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	
PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
25	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:

1. 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.
2. 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

SHEET NOTES

1. EV READY PARKING WITH RECEPTACLE
2. EV READY PARKING WITH EV CHARGERS
3. BIKE RACK WITH 5 CAPACITY
4. COMPACT PARKING SPACE (40% OF PS ALLOWED)
5. 3'X6' GATE W/ LEVER TYPE HARDWARE
6. EV CHARGERS
7. 4' HIGH PRIVACY FENCE
8. MAILBOXES ON PEDESTAL
9. LIGHT POLES - SEE ELECT. DWGS
10. 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.

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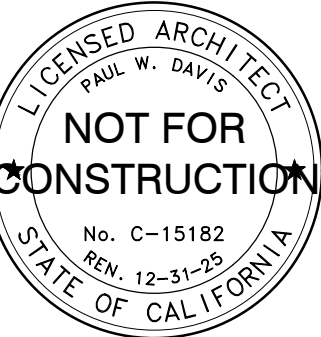
4TH STREET
APARTMENTS
CSDC

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:
SITE PLAN

CITY STAMP

Sheet Number:

A1.1

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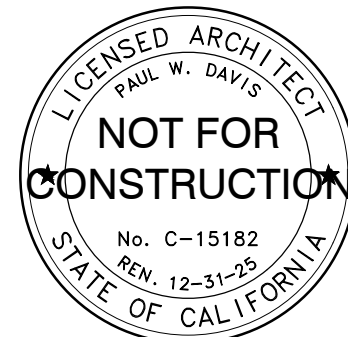
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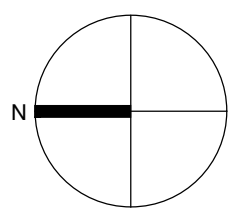
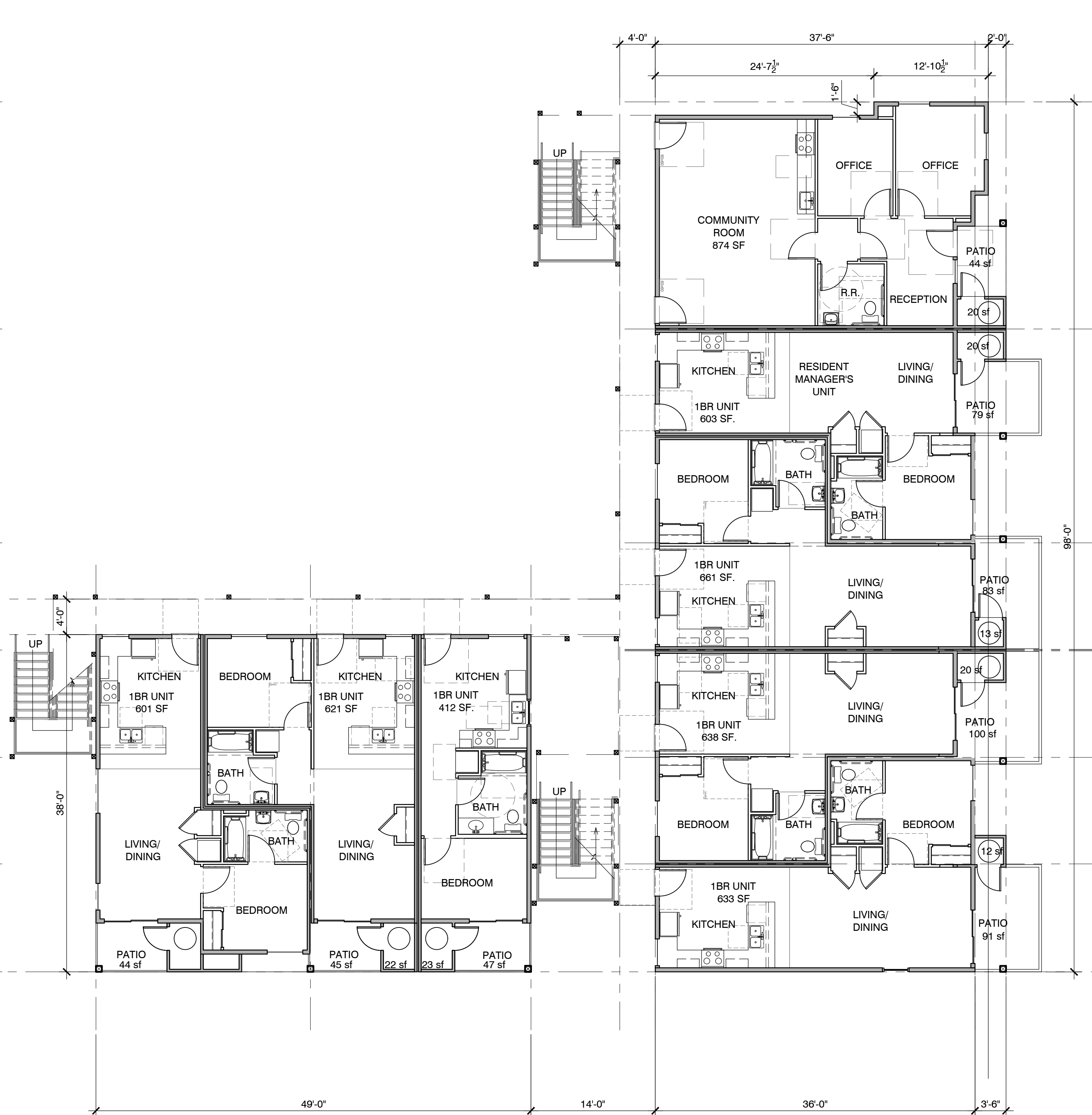
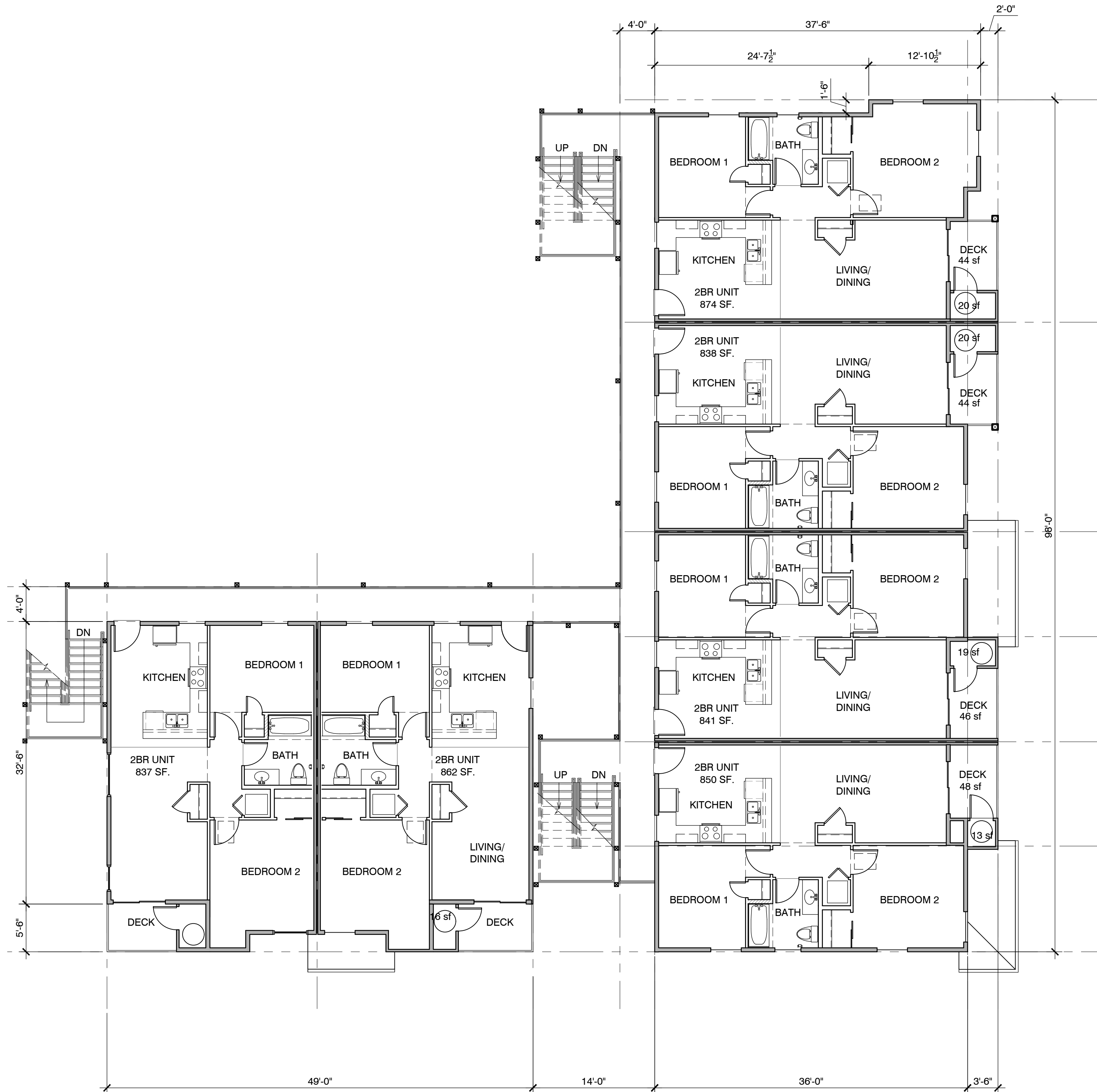
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Sheet Title:
FIRST & SECOND
FLOOR PLANS

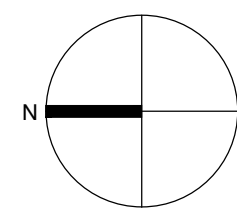
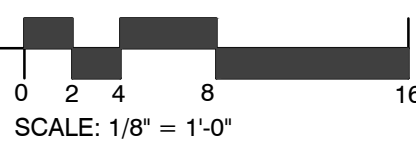
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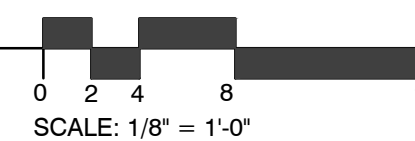
A2.1



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



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



4TH STREET
APARTMENTS
CSDC

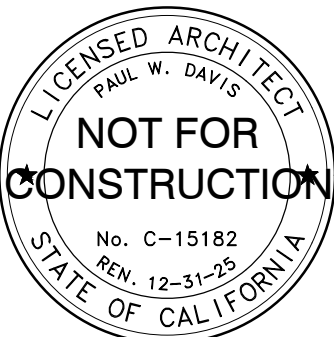
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PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS



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



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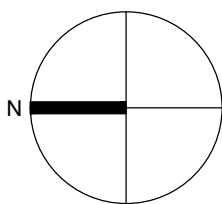
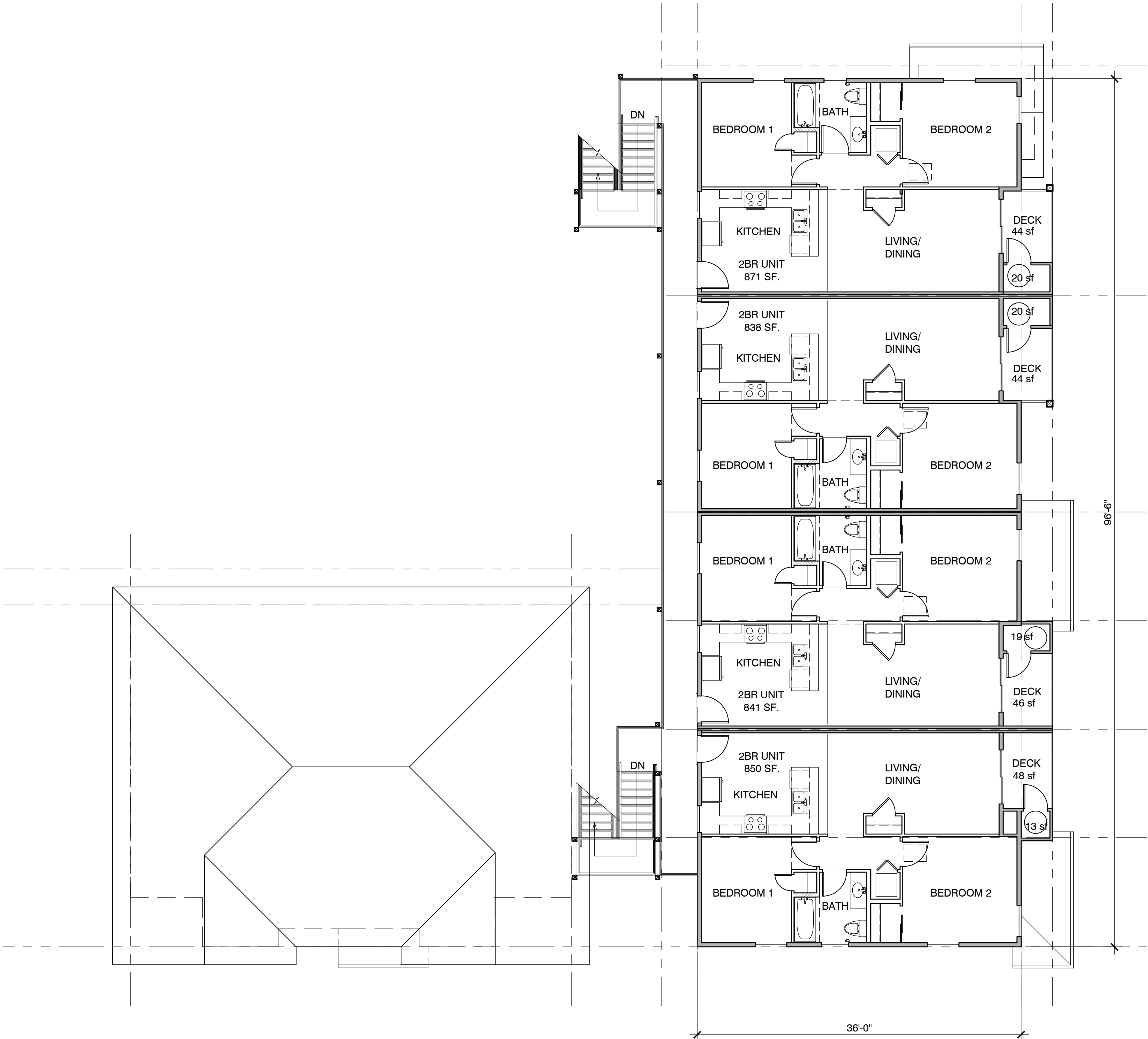


Sheet Title:
THIRD FLOOR
PLAN

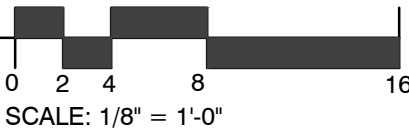
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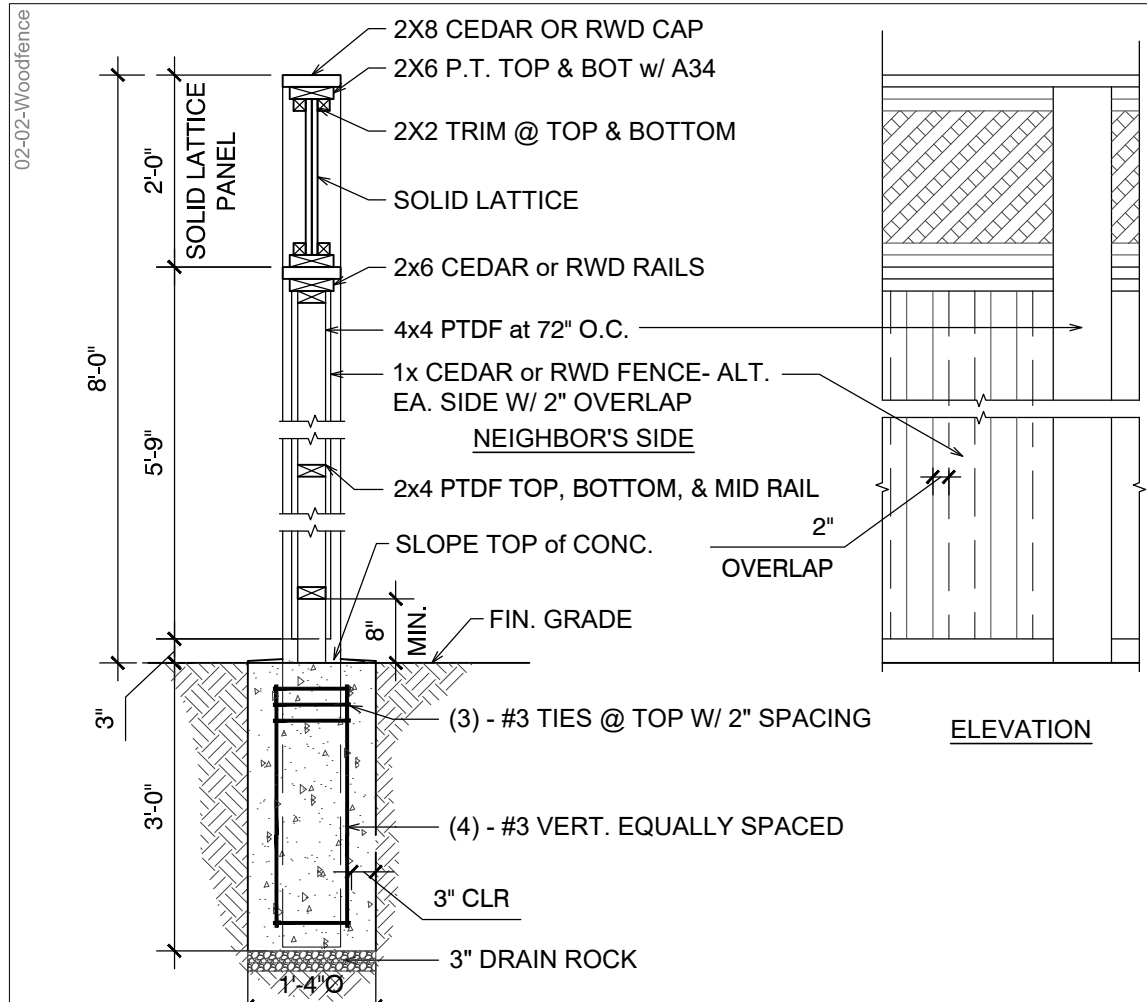
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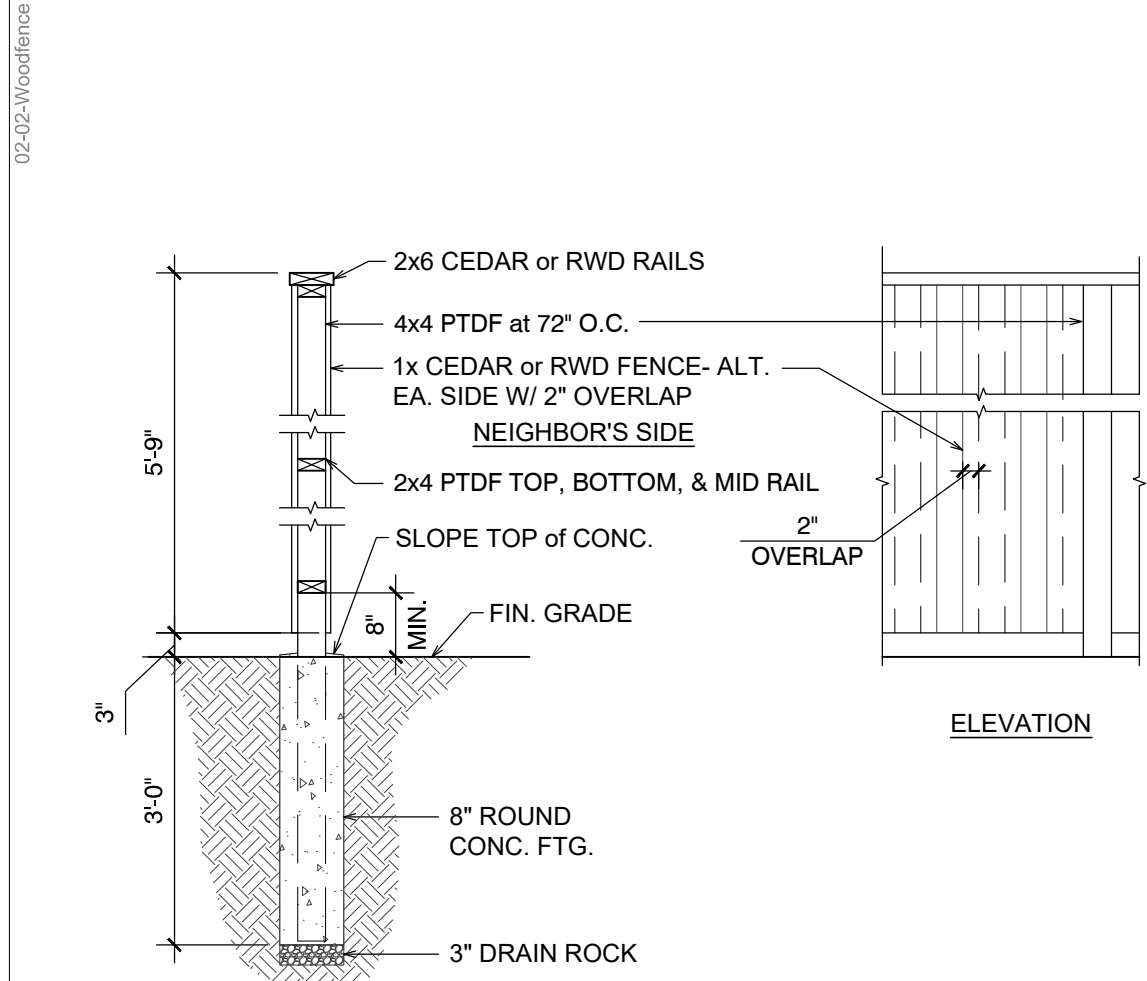


THIRD FLOOR PLAN (3,458 sf)
4 (2BED UNITS)





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



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

19



NORTH ELEVATION
NORTH



WEST



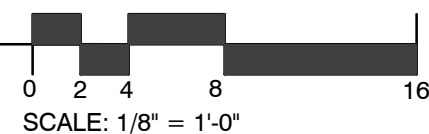
SOUTH



EAST

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:

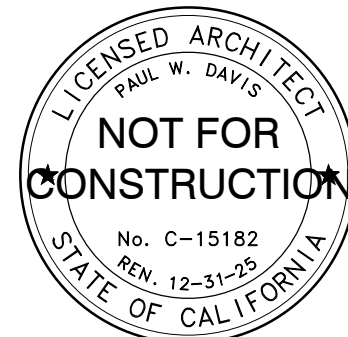
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Sheet Title:
ELEVATIONS

CITY STAMP

Sheet Number:

A3.1

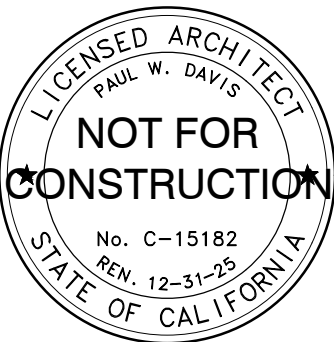
4TH STREET
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ML / AC

12/20/2024

2130

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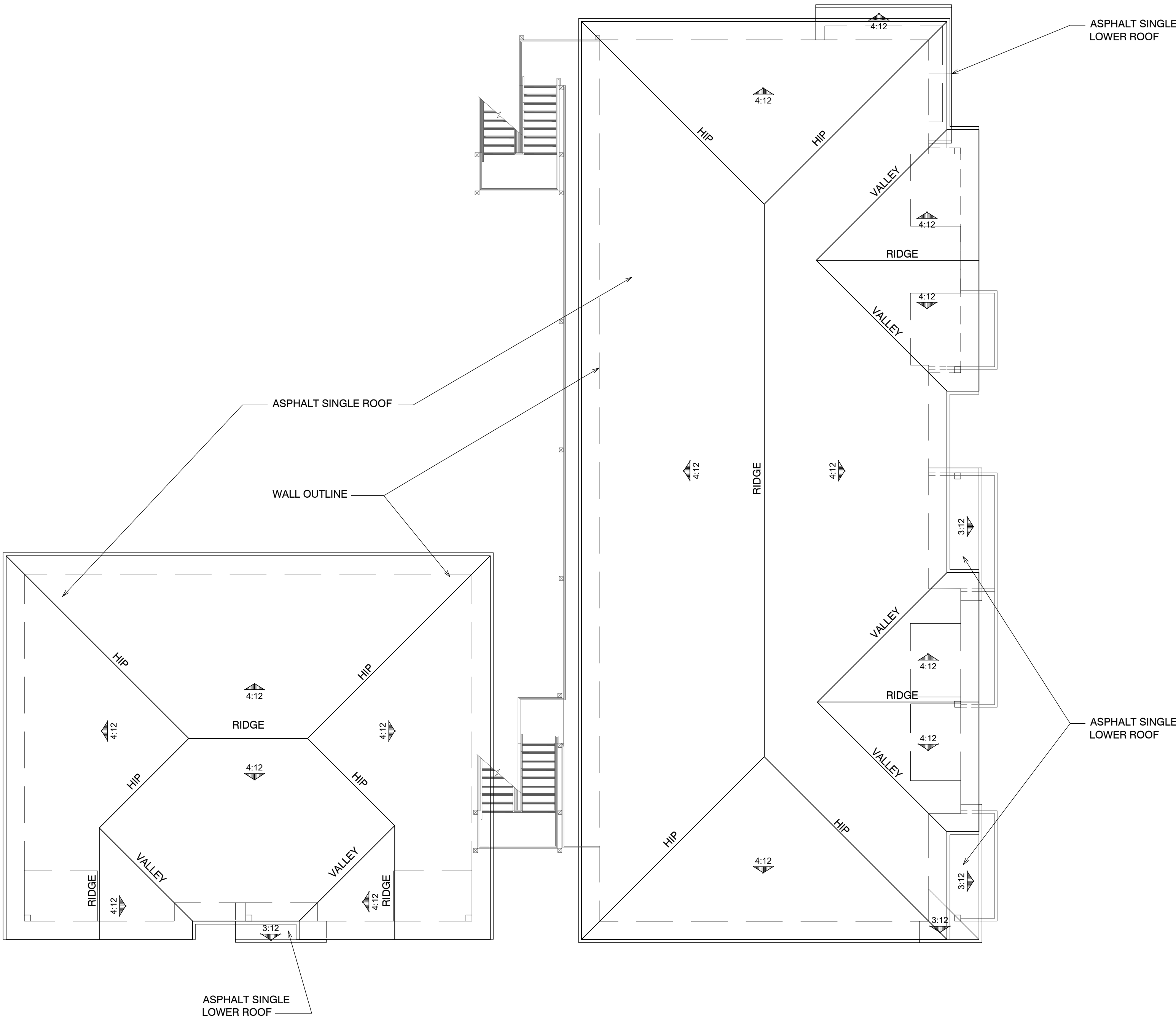
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ROOF PLAN

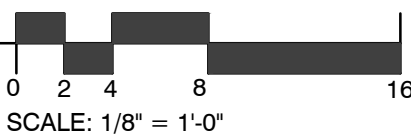
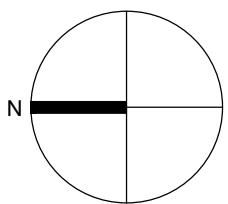
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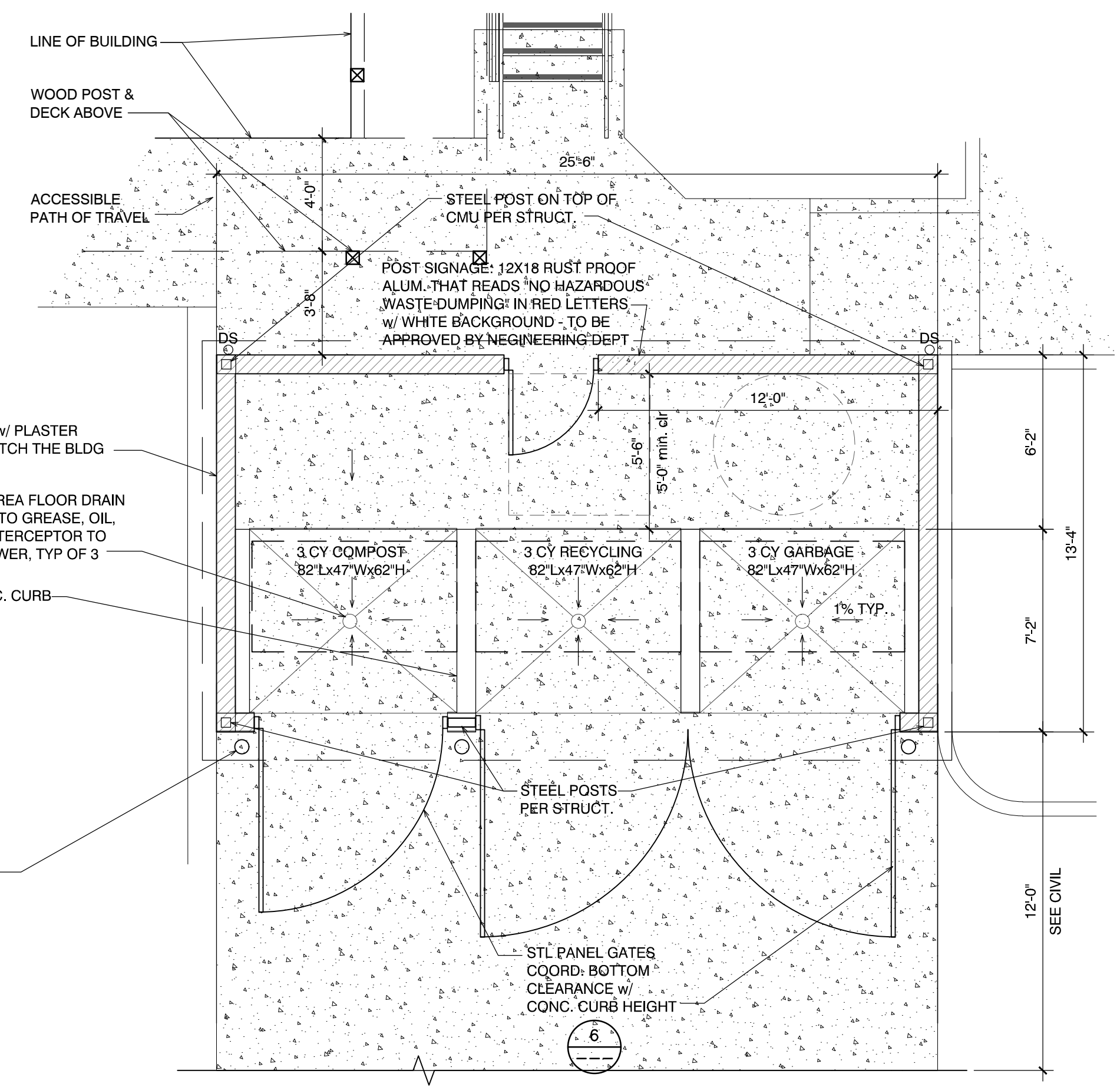
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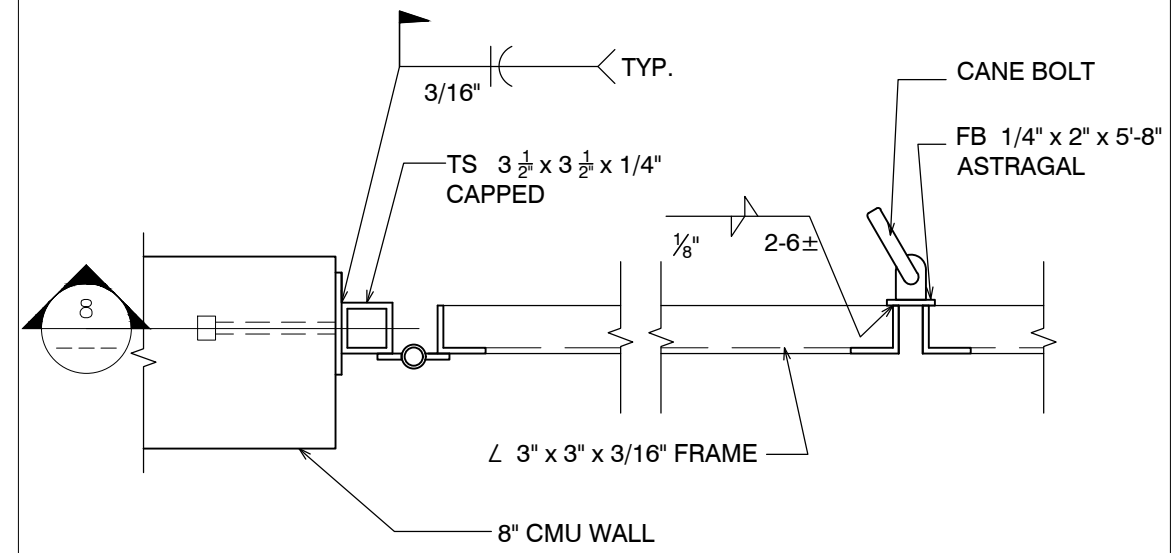


OVERALL ROOF PLAN

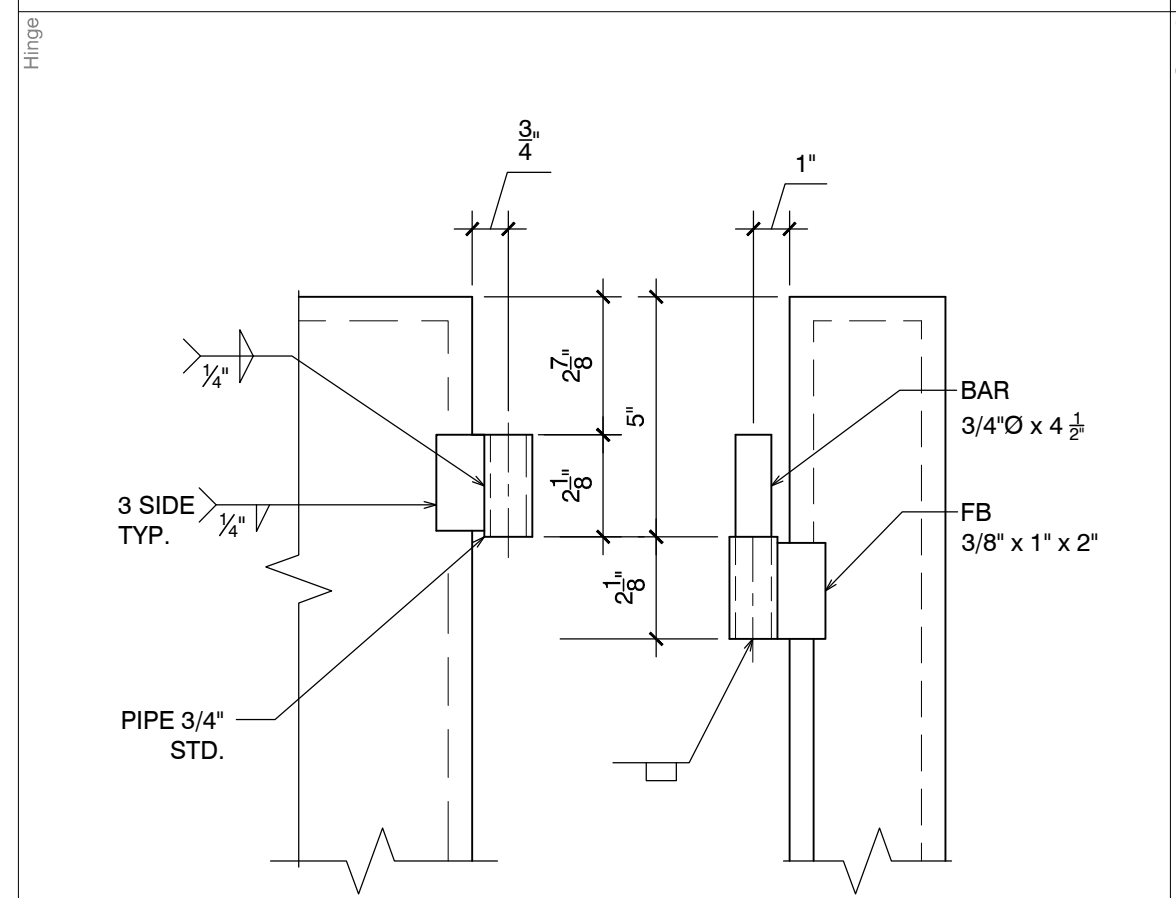




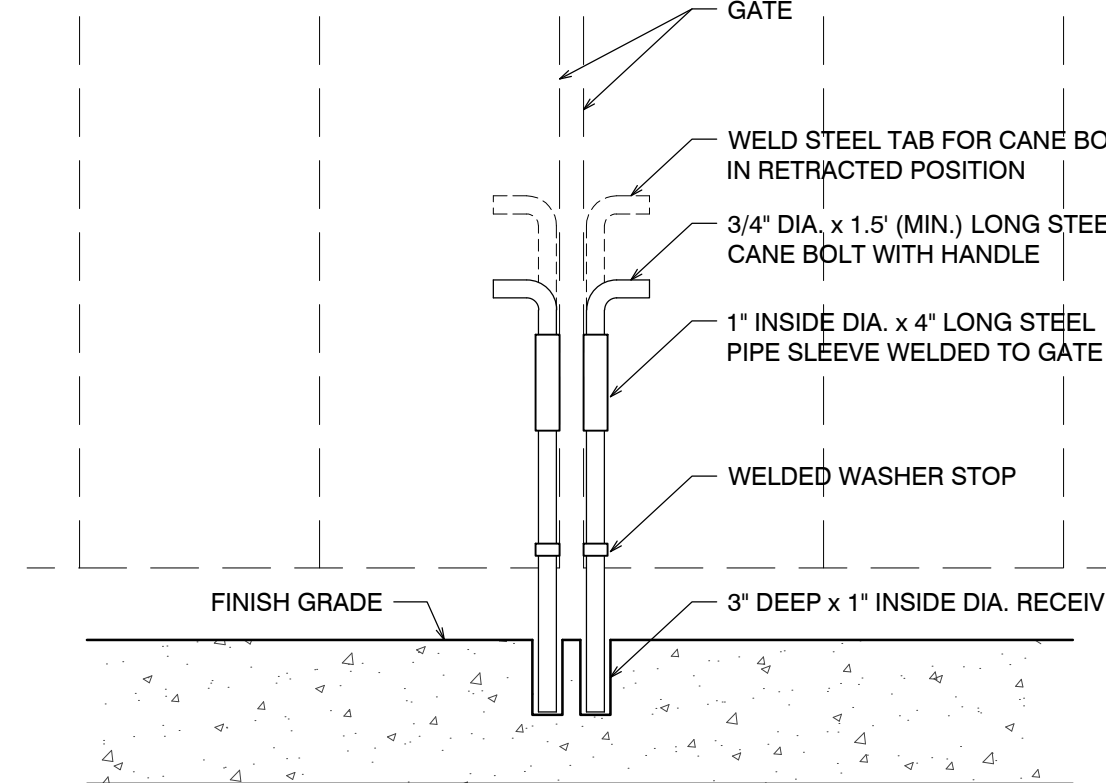
18 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



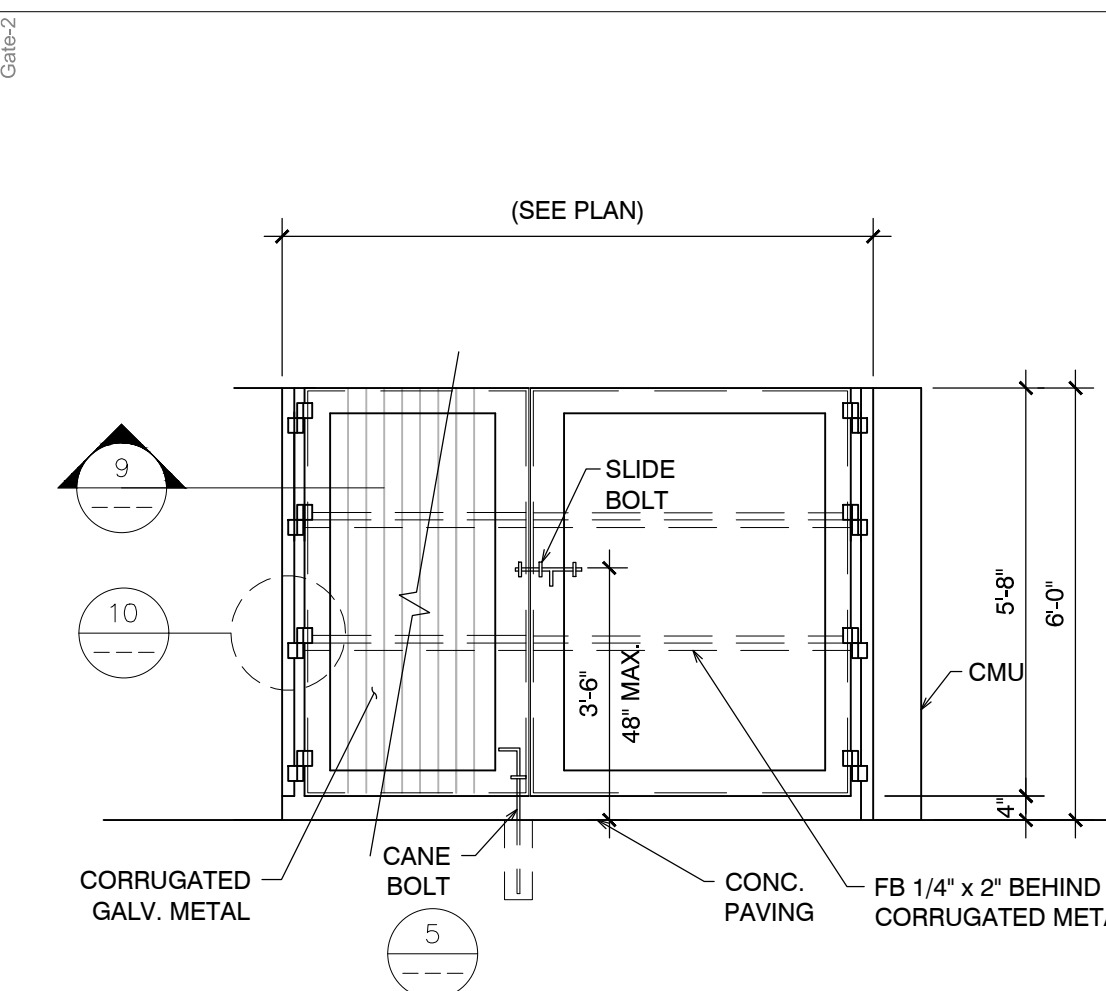
9 GATE SECTION
SCALE: 1-1/2" = 1'-0"



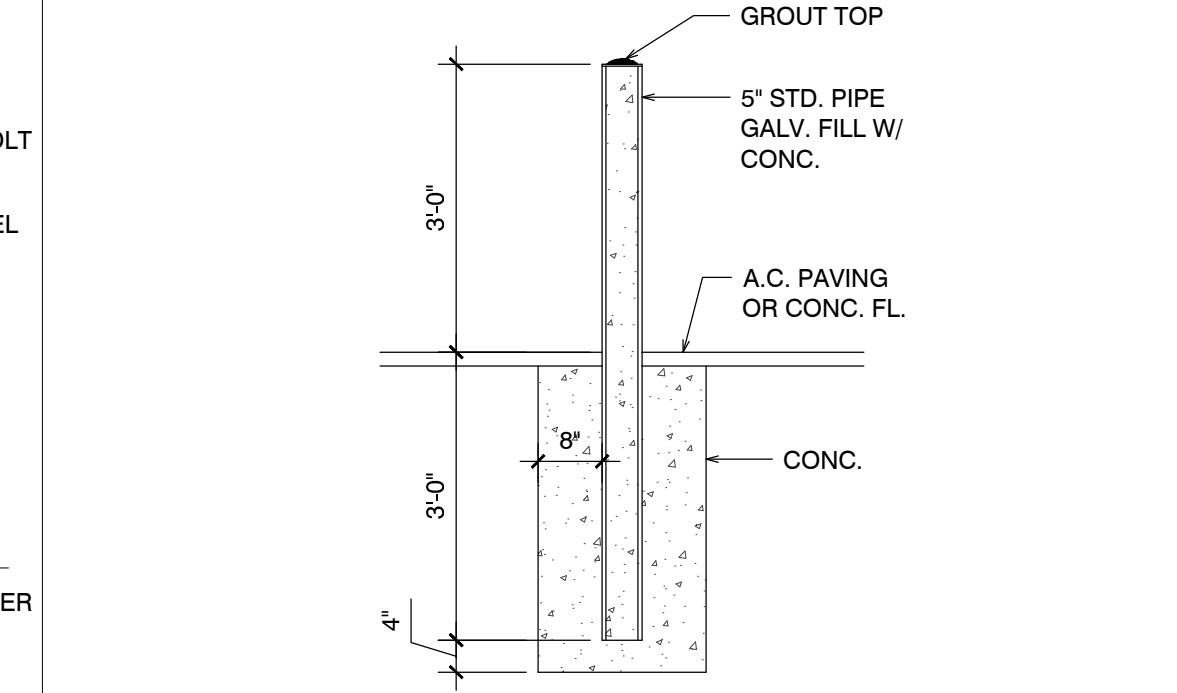
10 HINGE DETAIL
SCALE: 3" = 1'-0"



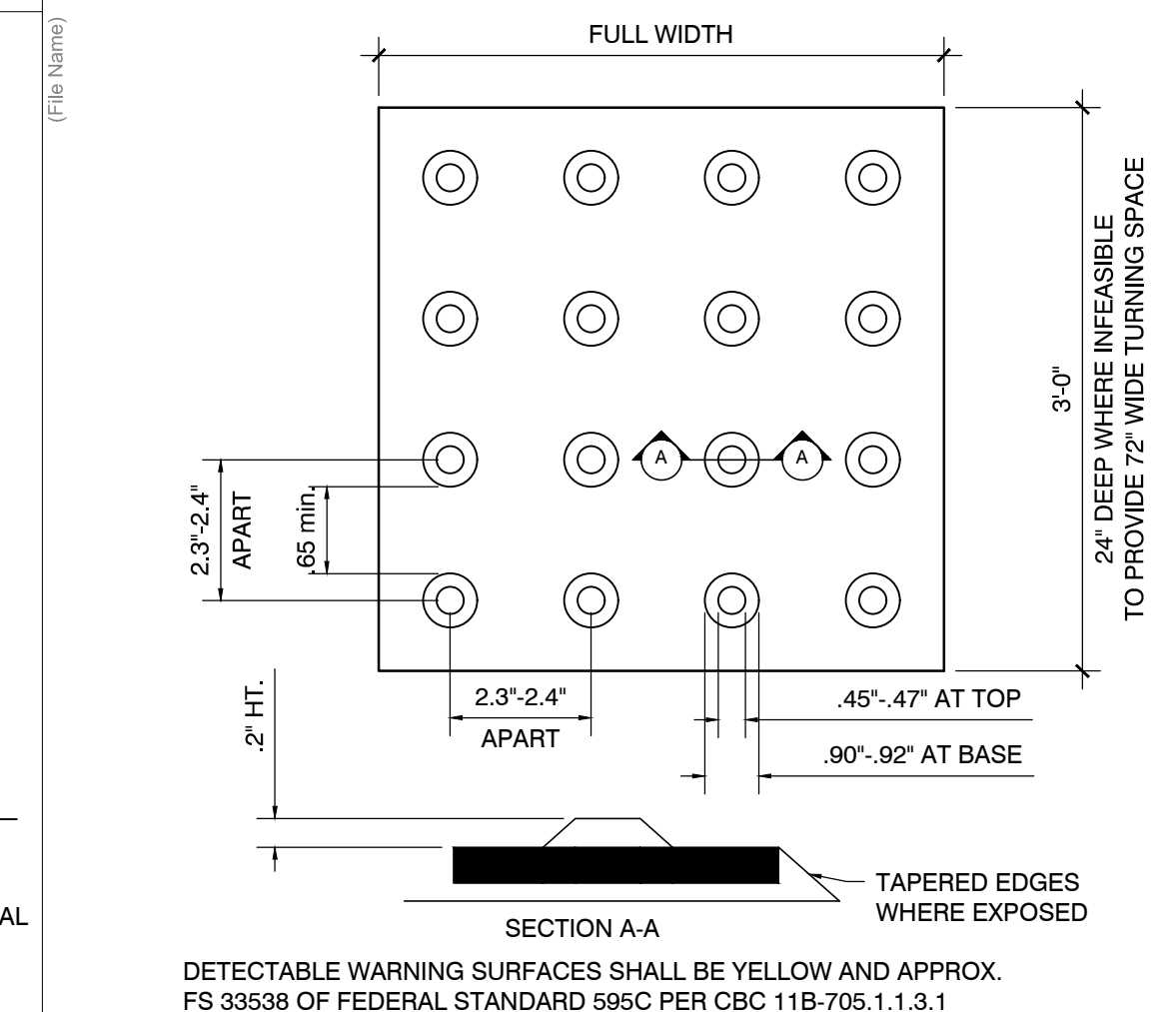
5 CANE BOLT LATCH DETAIL
SCALE: N.T.S.



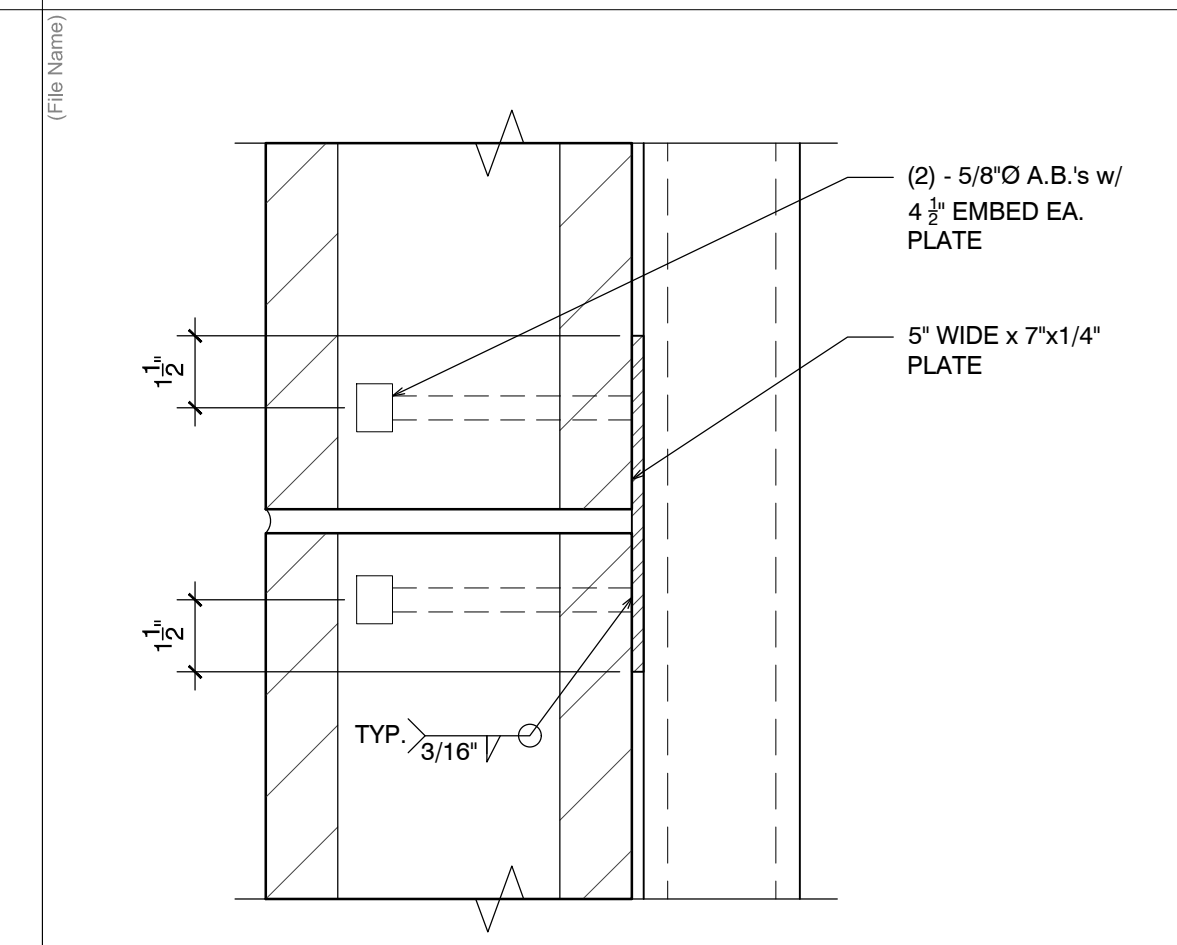
6 TRASH ENCL. GATE ELEVATION
SCALE: 3/8" = 1'-0"



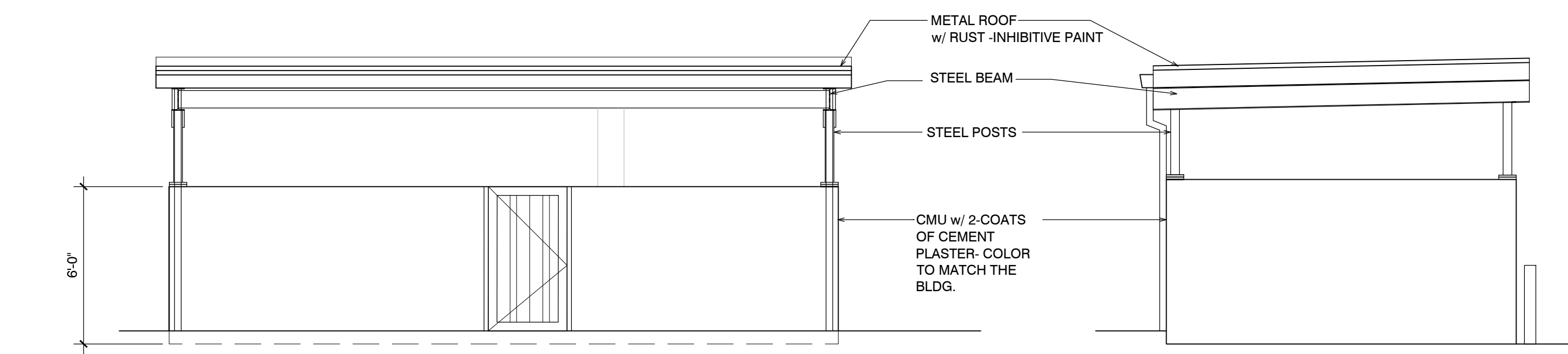
1 BOLLARD
SCALE: 1/2" = 1'-0"



2 TRUNCATED DOMES
SCALE: N.T.S.

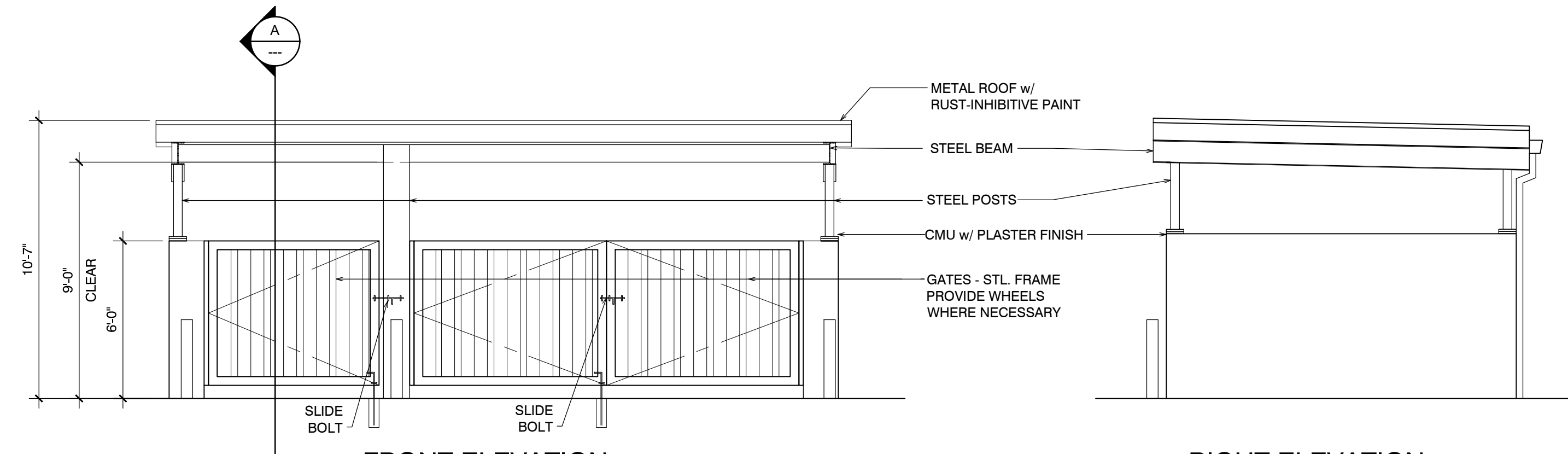


3 HINGE TO MASONRY
SCALE: 3" = 1'-0"



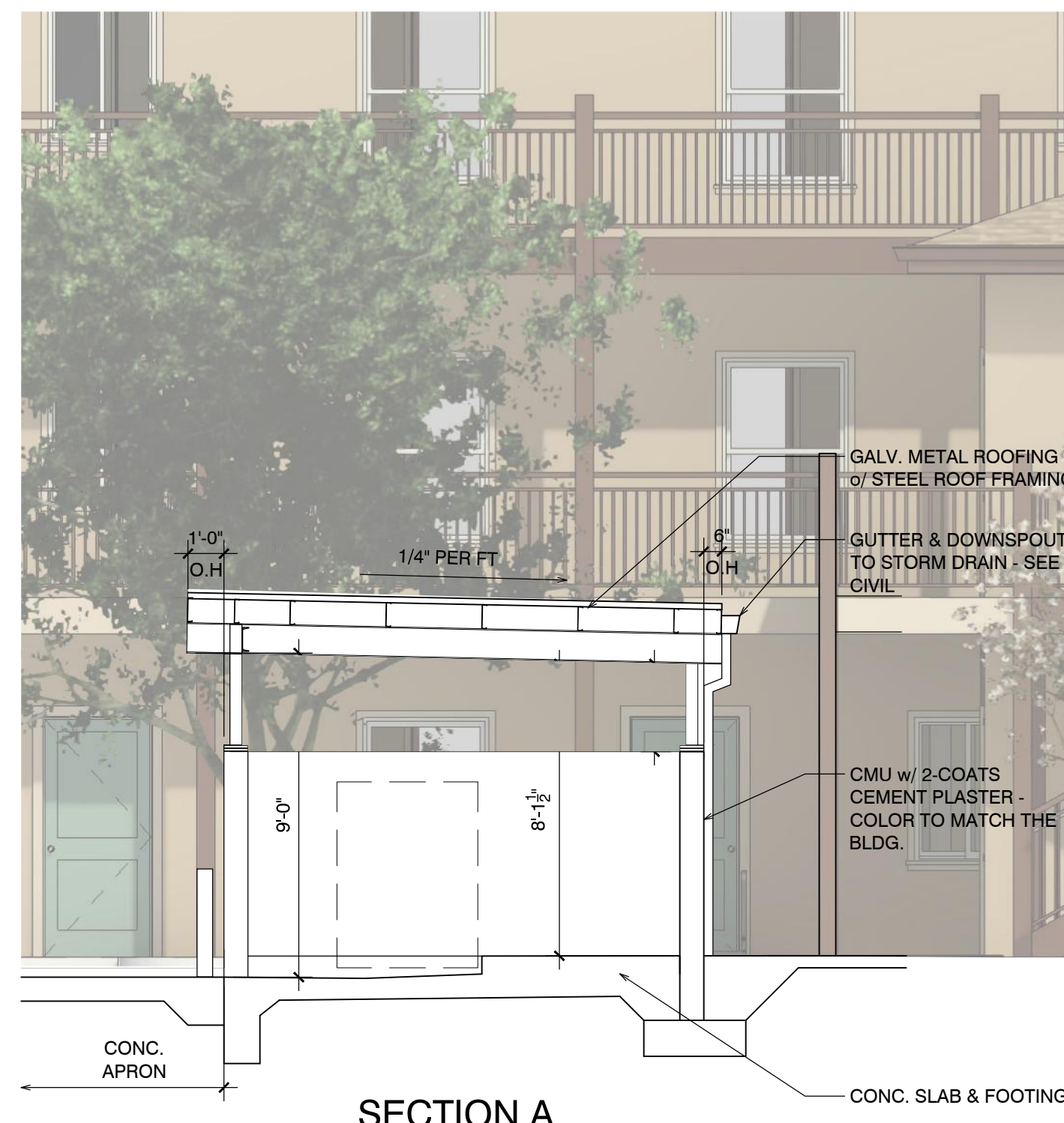
REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION



SECTION A

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

Project / Owner:

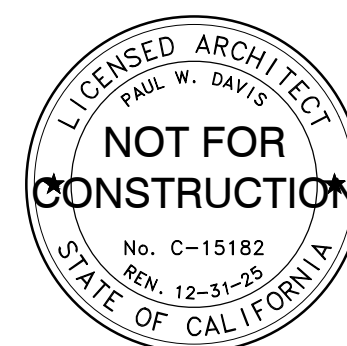
4TH STREET APARTMENTS CSDC

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:

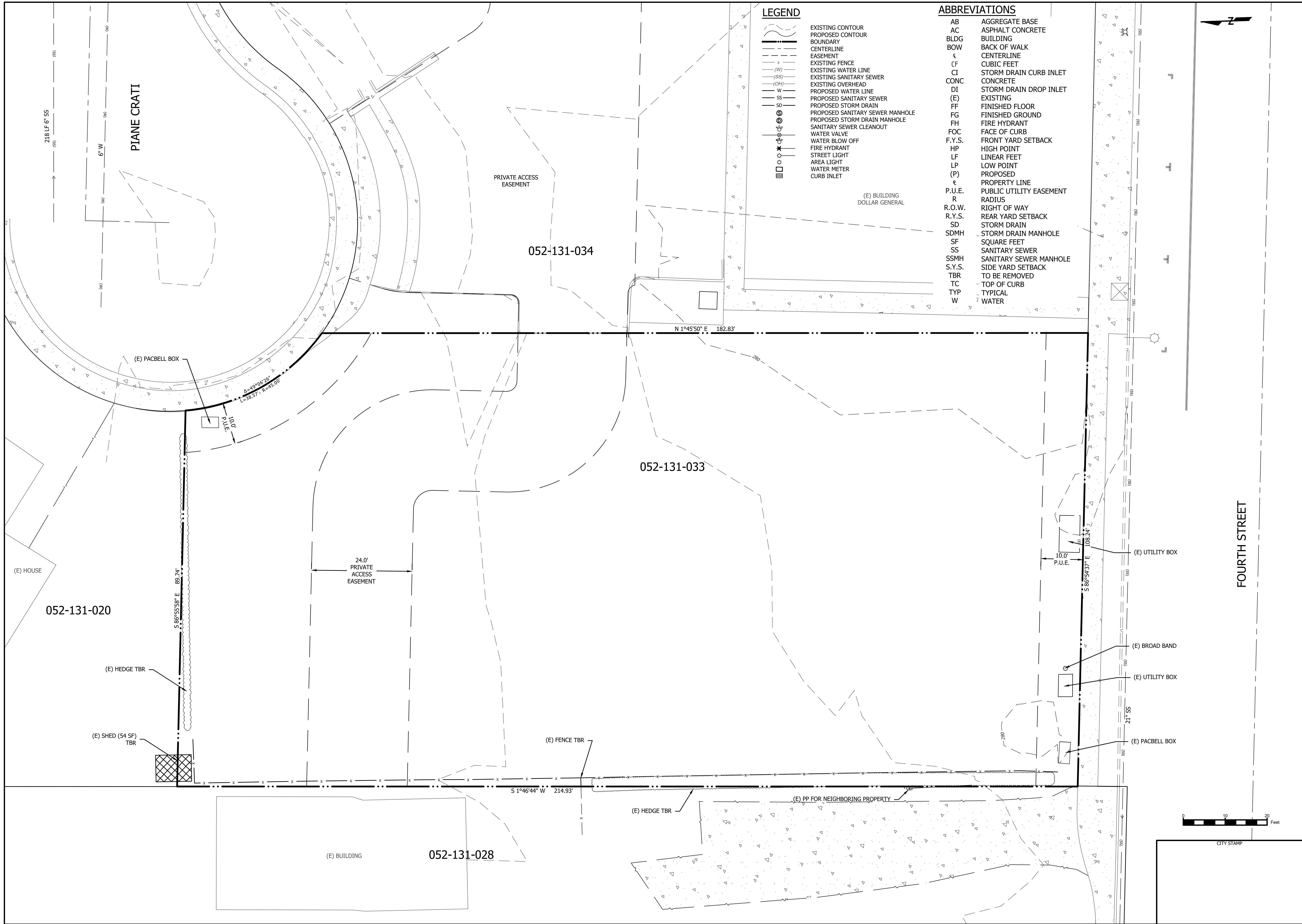
SITE DETAILS

CITY STAMP

Sheet Number:

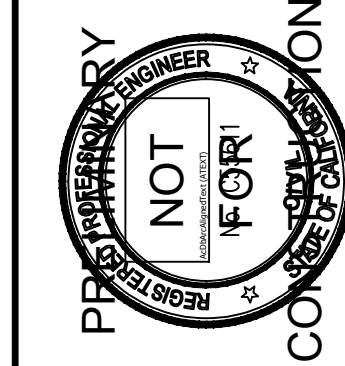
A8.1

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



SAN BENITO 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

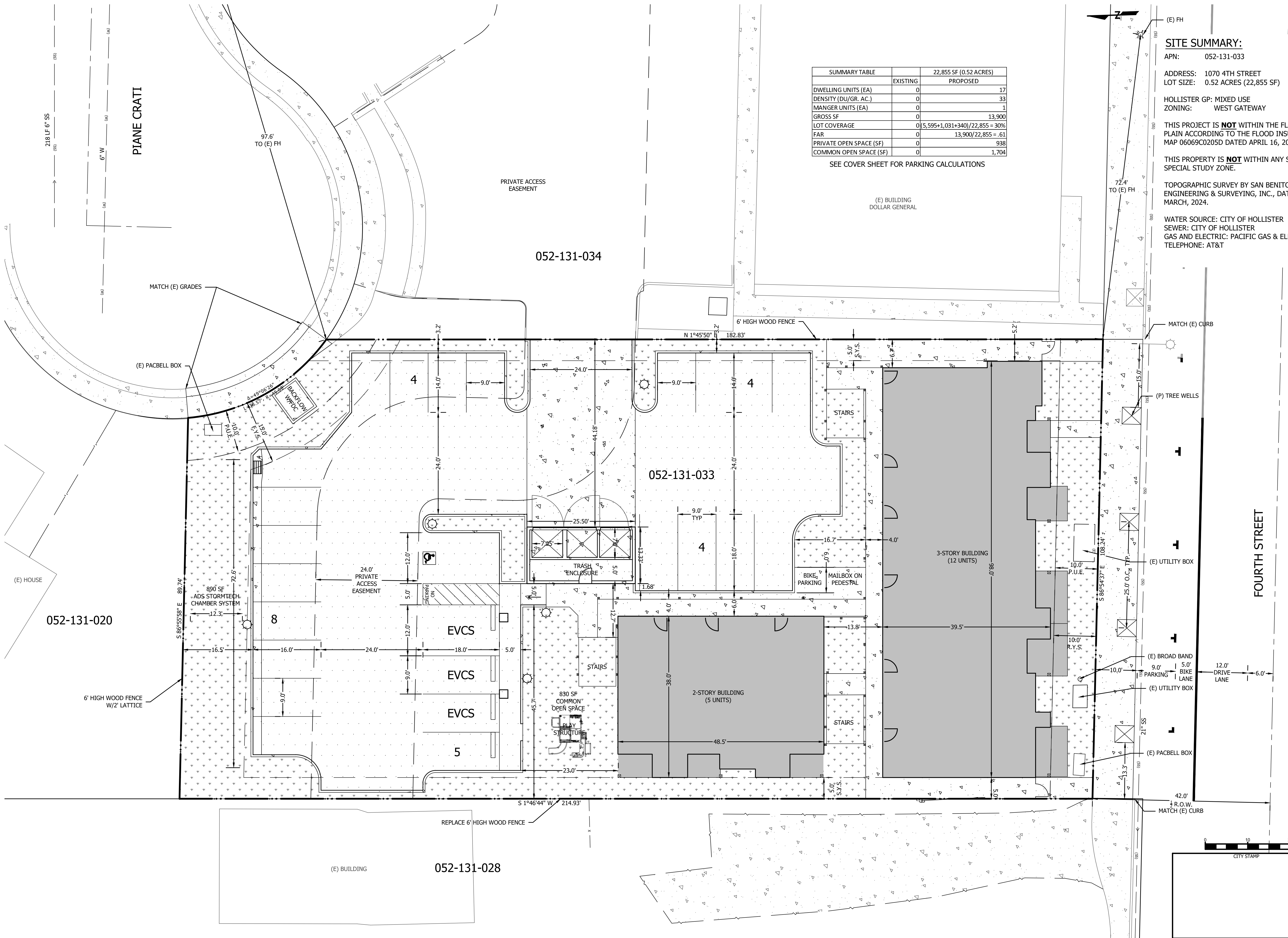
SITE & ARCHITECTURAL

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\2024\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

CITY OF HOLLISTER

SITE & ARCHITECTURAL

PROPOSED SITE PLAN

APN 052-131-033

SAN BENITO COUNTY, CALIFORNIA

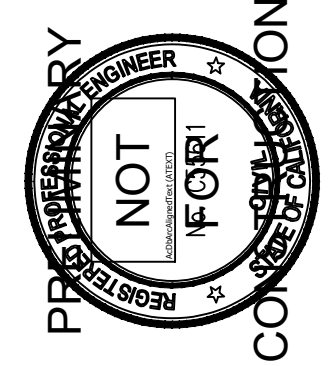
CITY OF HOLLISTER

SITE & ARCHITECTURAL

PROPOSED SITE PLAN

APN 052-131-033

SAN BENITO COUNTY, CALIFORNIA



DATE

REVISIONS

NO.

CITY OF HOLLISTER

SITE & ARCHITECTURAL

PROPOSED SITE PLAN

APN 052-131-033

SAN BENITO COUNTY, CALIFORNIA

SCALE: 1" = 10'

DATE: 26 June 2025

JOB #: 124008

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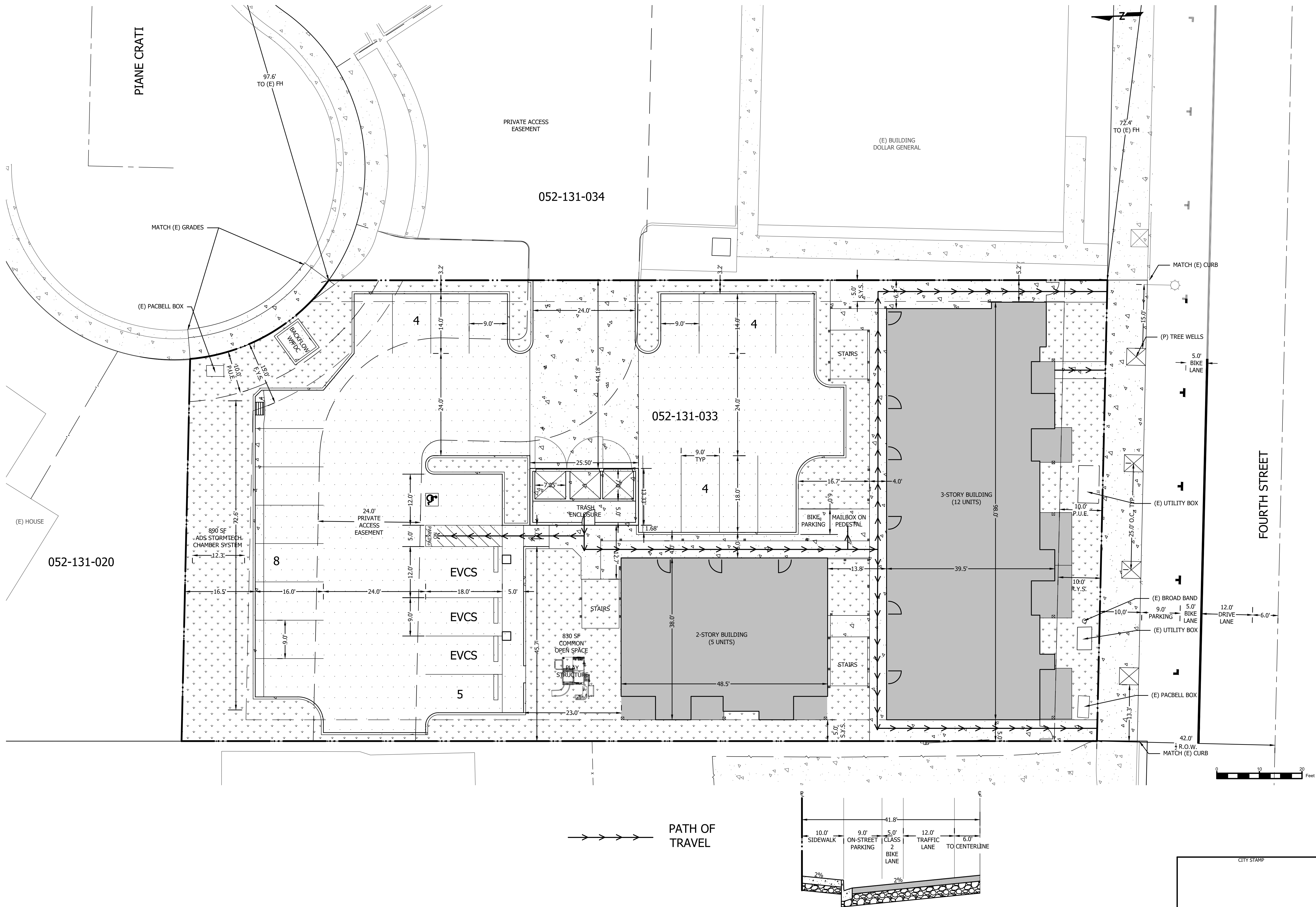
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C2
17

OF

SHEETS

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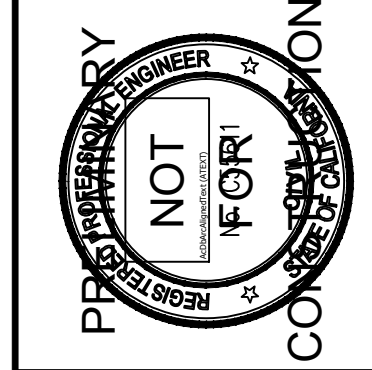
SITE & ARCHITECTURAL

CIRCULATION PLAN

CITY OF HOLLISTER

APN 052-131-033

SAN BENITO COUNTY, CALIFORNIA

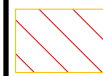
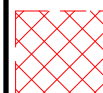


SAN BENITO ENGINEERING
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(831) 637-2763 email: info@sanbenitoeng.com

SHEET: **C3**
OF 17 SHEETS

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

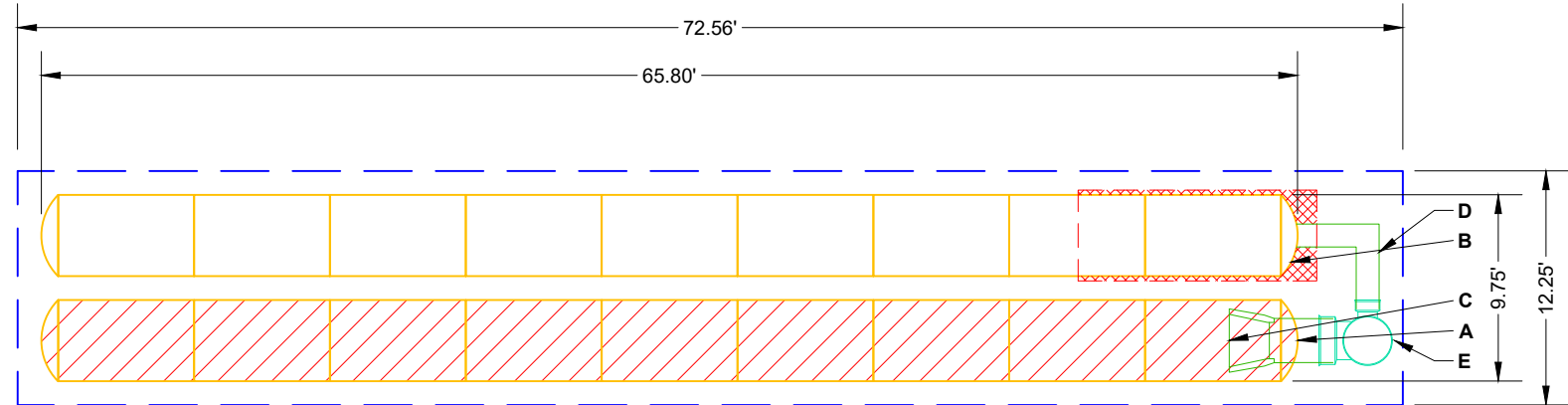
PROPOSED LAYOUT			PROPOSED ELEVATIONS:		PART TYPE			ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
18	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	280.00										
4	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TR&FC):	273.75										
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	273.25										
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	273.25										
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	273.25										
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE:	272.50										
1888	(PERIMETER STONE INCLUDED)	TOP OF SC-800 CHAMBER:	272.00										
	(COVER STONE INCLUDED)	12" x 12" TOP MANIFOLD INVERT:	270.40										
	(BASE STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT:	269.44										
889	SYSTEM AREA (SF)	BOTTOM OF SC-800 CHAMBER:	269.25										
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.



3 SC-800 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

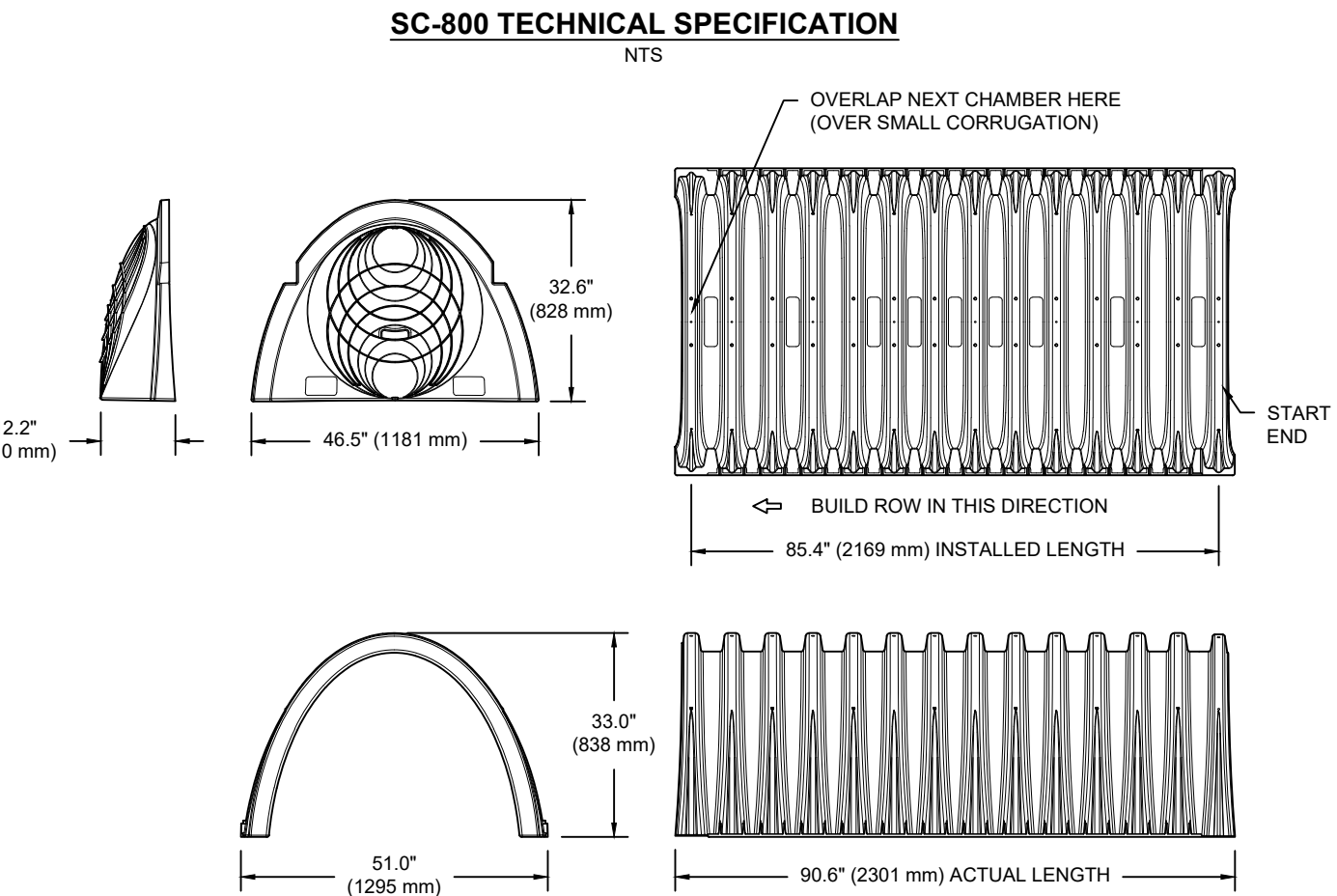
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- B.3. 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. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP 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

SPACE INTENTIONALLY LEFT BLANK



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

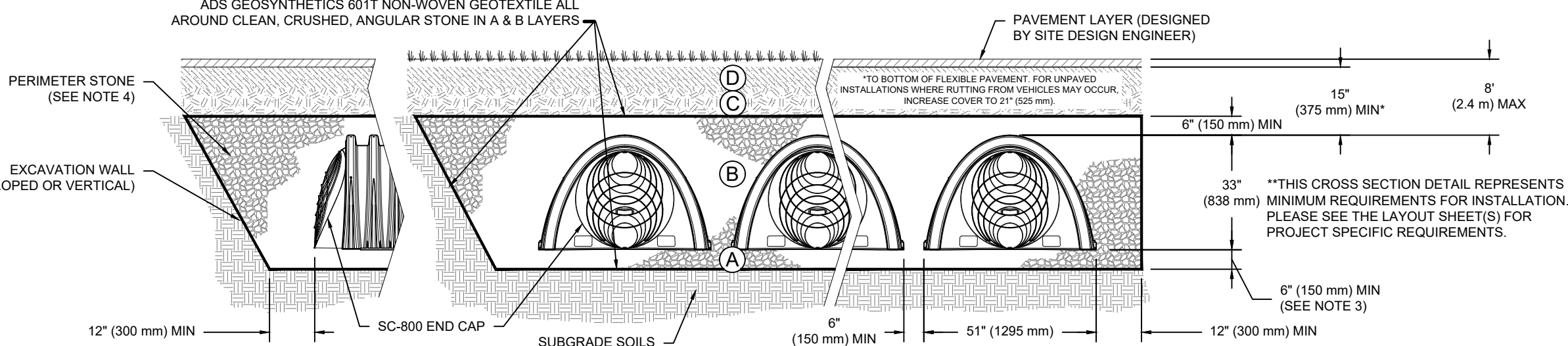
PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"			
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"			
SC800EPE06TPC	STUB	B	C
SC800EPE06BPC	6" (150 mm)	21.4" (544 mm)	—
SC800EPE08BPC	—	—	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	—
SC800EPE08BPC	—	—	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

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: 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.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15\"/>	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 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57

- PLEASE NOTE:
- 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".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>
 - 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.
 - 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.
 - 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'.



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, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT², 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.

SC-800 CROSS SECTION DETAIL

4TH STREET CSDC
HOLLISTER, CA, USA

StormTech[®]
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

SHEET
1 OF 1

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

SHEET: **C5**
17

OF SHEET

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. 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.
4. 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.
5. 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.
6. 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.
7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECT'S PAINTING SECTION FOR REQUIREMENTS.
10. 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.
11. 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.
12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
13. 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.
14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPE FROM ARCHITECTURAL DOCUMENTS AND PROVIDE ACCESSIBLE CEILING. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
16. 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.
17. 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.
18. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
19. 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.
20. 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.
21. EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
22. 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.
23. 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.
24. 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.
25. 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 ALL EXPOSED SURFACE MOUNTED RACEWAYS, 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.
26. CONTRACTOR SHALL COORDINATE WITH PG&E, AT&T & PAY ALL CHARGES FOR TEMPORARY CONSTRUCTION POWER & TELEPHONE.
27. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND OBTAIN UTILITY COMPANY CONSTRUCTION DOCUMENTS. UTILITY COMPANY CHARGES SHALL BE PAID BY OWNER.

GENERAL DEMOLITION NOTES

- A. CONTRACTOR SHALL FIELD VERIFY EXTENT OF ELECTRICAL DEMOLITION AND QUANTITIES OF ELECTRICAL TO BE REMOVED AS DICTATED BY THE REQUIREMENTS OF THE PROJECT.
- B. REMOVAL SHALL INCLUDE WIRING, RACEWAY, BOXES, SWITCHES, LIGHT FIXTURES, ETC. AS INDICATED ON THE PLANS AND AS REQUIRED BY THESE DEMOLITION NOTES.
- C. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE CONCEALED IN EXISTING REMAINING WALLS MAY BE ABANDONED IN PLACE. REMOVE WIRING FROM CONDUIT.
- D. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE EXPOSED SHALL BE REMOVED.
- E. WHERE REMOVAL OF EQUIPMENT OR WIRING IS INDICATED, IT SHALL INCLUDE ALL ASSOCIATED WIRING BACK TO LAST ACTIVE REMAINING OUTLET, DEVICE, FIXTURE OR PANEL.
- F. 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.
- G. ELECTRICAL CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL REMOVED ELECTRICAL EQUIPMENT AND MATERIAL.
- H. NO REMOVED EQUIPMENT OR MATERIAL SHALL BE REUSED AS PART OF NEW WORK, U.O.N.
- I. EXISTING REMAINING CONCEALED RACEWAYS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. 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.

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 SHEET NUMBER
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		EQUIPMENT PANEL - FLUSH MOUNTED				
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		PANELBOARD - SURFACE MOUNTED		FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		INDICATES QUANTITY OF TELEPHONE OUTLETS
	LUMINAIRE - RECESSED - SEE SCHEDULE		SECURITY SYSTEM KEYPAD		EQUIPMENT PANEL - SURFACE MOUNTED				INDICATES QUANTITY OF DATA OUTLETS
	RECESSED WALL WASHER				METER W/ CURRENT TRANSFORMER	ABBREVIATIONS			
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE				JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES	A	AMPERE	GFCI	GROUND FAULT INTERRUPTING
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE				MOTOR CONNECTION	AFF	ABOVE FINISHED FLOOR	GFI	GROUND
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE				NON-FUSED DISCONNECT SWITCH	ALUMIAL	ALUMINUM	GND, G	GALVANIZED RIGID STEEL
	BOLLARD OR PATH LIGHT - SEE SCHEDULE				FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA	ARCH	ARCHITECT	GRS	HEIGHT
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE				COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA	AWG	AMERICAN WIRE GAUGE	HT	INTERCOM
	TRACK LIGHTING - SEE SCHEDULE				MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED	BKR	BREAKER	IC	INTERMEDIATE DISTRIBUTION FRAME
	EMERGENCY LIGHT				CIRCUIT BREAKER	C	CONDUIT	IDF	INCANDESCENT JUNCTION BOX
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR				GROUND ROD WITH GROUNDWELL BOX	CATV	CABLE TV	INCAND	KILOVOLT
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED				NORMALLY OPEN CONTACT	CB	CLOSED CIRCUIT TV	JB	KILOVOLT AMPERES
	DIMMER ROOM CONTROLLER				NORMALLY CLOSED CONTACT	CCTV	CIRCUIT	KV	KILOWATT
	PLUG LOAD CONTROLLER				TRANSFORMER - SEE SINGLE LINE FOR SIZE	CKT	CIRCUIT	LCP	LIGHTING CONTROL PANEL
	ROOM LIGHTING CONTROLLER				FLEX CONDUIT WITH CONNECTION	CL	CENTER LINE	LTG	LIGHTING
	LIGHTING CONTROL PANEL				CONDUIT - UP	CLG	CEILING	LV	LOW VOLTAGE
	DIGITAL DAYLIGHT SENSOR				CONDUIT - DOWN	C.O.	CONDUIT ONLY	KCM	THOUSAND CIRCULAR MILS
	SINGLE POLE SWITCH **				CONDUIT EMERGENCY SYSTEM	CTR	CENTER	EC	ELECTRICAL CONTRACTOR
	SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED				SURFACE METAL OR NON-METALLIC RACEWAY	D	DIMMER	(EL)	EVENING LIGHT
	THREE WAY SWITCH**				CONDUIT - CONCEALED IN WALLS OR CEILING	DIM	DIMENSION	EM	EMERGENCY
	FOUR WAY SWITCH**				CONDUIT - EXISTING	DIST	DISTRIBUTION	EMT	ELECTRICAL METALLIC TUBING
	MANUAL MOTOR STARTER				CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4" MIN.	(E)	EXISTING	ERMS	ENERGY REDUCTION MAINTENANCE SWITCH
	KEY OPERATED SWITCH **				CONDUIT CONTINUATION	ERMS	ERMS	EQUIP	EQUIPMENT
	LIGHTING DIMMER **				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.	EV	ELECTRICAL VEHICLE	ERMS	ELECTRICAL VEHICLE
	DIGITAL ON/OFF SWITCH **				SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET	FA	FIRE ALARM	FA	FIRE ALARM
	DIGITAL DIMMER SWITCH **				SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET	FACP	FIRE ALARM CONTROL PANEL	FC	FOOT CANDLE
	DIGITAL MULTI SCENE LIGHTING SWITCH **					FIN	FINISH	FIN	FINISH
	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **					FL	FLOOR	FLA	FULL LOAD AMPS
	WALL OCCUPANCY SENSOR **					FLUOR	FLUORESCENT	(F)	FUTURE
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **					GC	GENERAL CONTRACTOR	NOM	NOMINAL
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **								
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **								

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 $\frac{3}{4}$ " W x 4 $\frac{1}{2}$ " 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 $\frac{1}{4}$ " W x 5 $\frac{3}{4}$ " L POLE MTD LED FIXTURE,ALUMINUM HOUSING, TYPE T2S, ARM MOUNT, MOTION SENSOR 16', WHITE COLOR HOUSING, 5310 LUMENS, BRONZE FINISH, 5" DIA. 15' ALUM. POLE, UNIVERSAL VOLTAGE,	52W LED 3000"K	GARDCO PUREFORM LED SERIES
XA1	SAME AS FIXTURE TYPE "XA" EXCEPT WITH EXTERNAL MOUNTING ACCESSORY SIDE SHIELD.	52W LED 3000"K	GARDCO PUREFORM LED SERIES
XA2	SAME AS FIXTURE TYPE "XA" EXCEPT TWIN HEND AND EXTERNAL MOUNTING ACCESSORY SIDE SHIELD.	104W LED 3000"K	GARDCO PUREFORM LED SERIES
XB	8"W x 8" L x 3 $\frac{1}{2}$ " 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 B84061 SERIES

APPLICABLE CODES & STANDARDS

CODES:

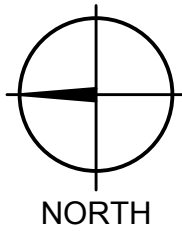
1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
7. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
8. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
10. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12. NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
13. CITY OF HOLLISTER ORDINANCES, CODES, AND REGULATIONS.

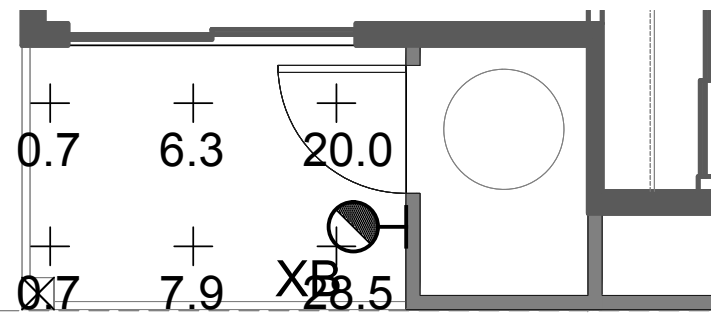
STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. 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

E001





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	2.7:1	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 Btwn Bld	6.3 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
	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
	XA	2	GARDCO	P15-C-A03-830-T2S	Pureform Area Small 15" Square, 198 LED's, 3000K CCT, TYPE T2S OPTIC, 80CRI	1	5598	0.89
	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
	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
	XB	31	BEGA Converted by LUMCat V 02.04.2013 / H.R.		33242K35	1	1872	0.89
	XC	2	BEGA Converted by LUMCat V 24.04.2017 / H.R.		84061K3	1	1374	0.89

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



AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.
Project No. 24-438-00
434 W. Franklin St • Suite 100 • Monterey, CA 93940
T: (831) 346-3330 • F: (831) 346-3335 • www.aurum.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:

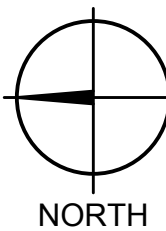
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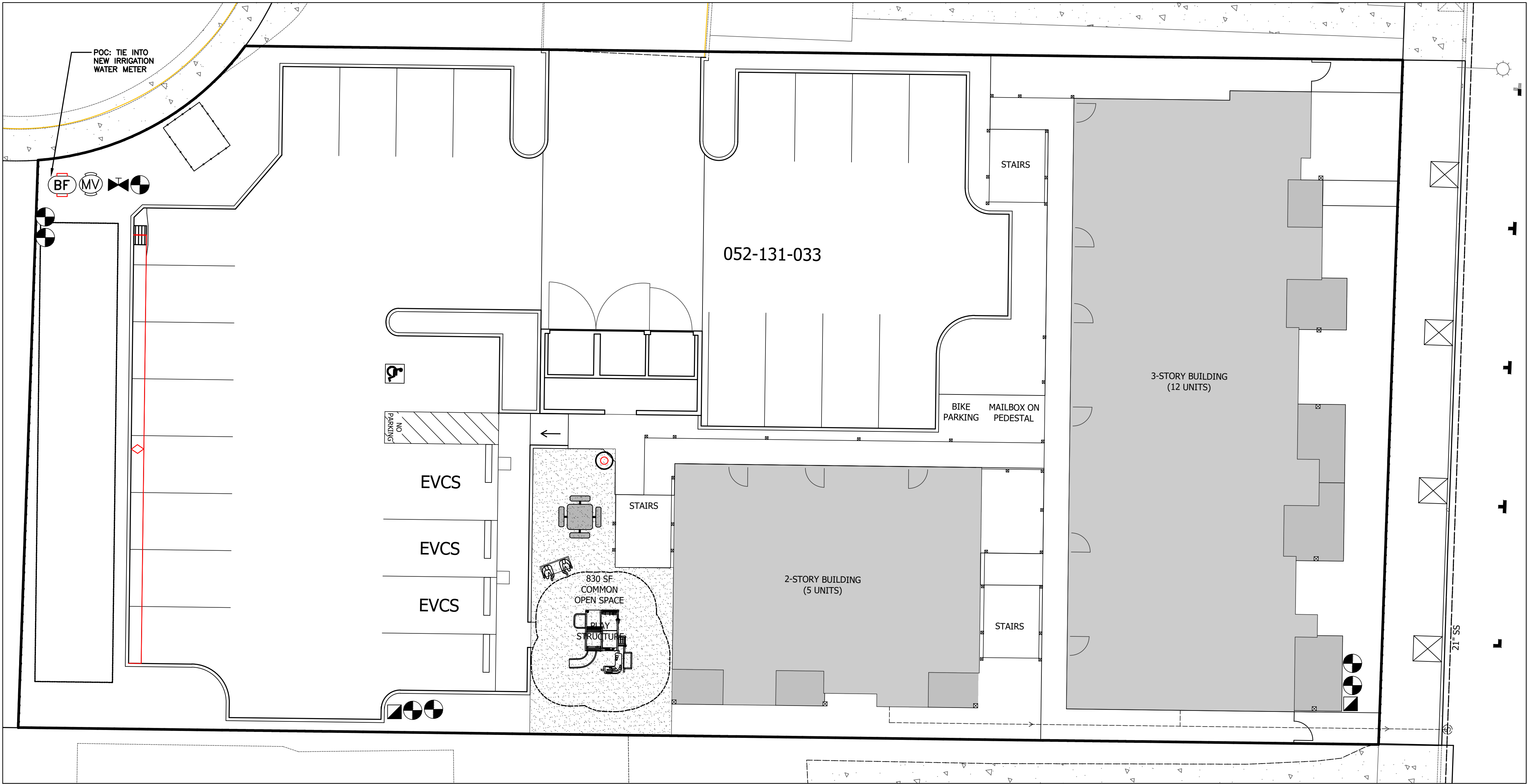
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ELECTRICAL SITE PLAN - PHOTOMETRIC

SCALE: 1"=10'-0"

10' 0' 5' 10'





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1402	Rain Bird RWS-B-C 1402 Root Watering System-2 Per Tree	38
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM Wide flow electric control valve (0.3-20 gpm)	7
	Rain Bird 5-LRC 1" Brass Quick-Coupling Valve	2
	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
	Rain Bird EFB-CP 1" Master Valve	1
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
	Hunter IC-0600-Controller	1

Irrigation Lateral Line: PVC Schedule 40
¾" 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: Agrifilm A700
1/2" polyethylene tubing. Emitters: Agrifilm
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.

Agrifilm Compression end Plugs: CEP700

GENERAL NOTES

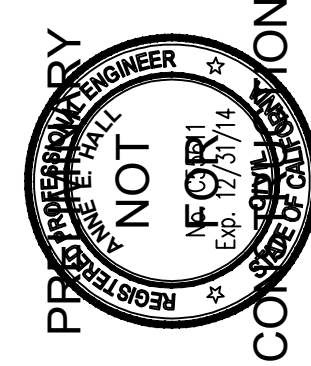
- The Irrigation plan is diagrammatic. All Irrigation equipment shown within paved areas is for design clarification only and shall be installed in planting areas. All valves and system equipment shall be located in shrub areas wherever possible.
- For site dimensions and easements see architectural 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 ¾" 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.

SAN BENTO ENGINEERING
& SURVEYING, INC.

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



DATE									
REVISIONS									
NO.									

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 OF SHEETS