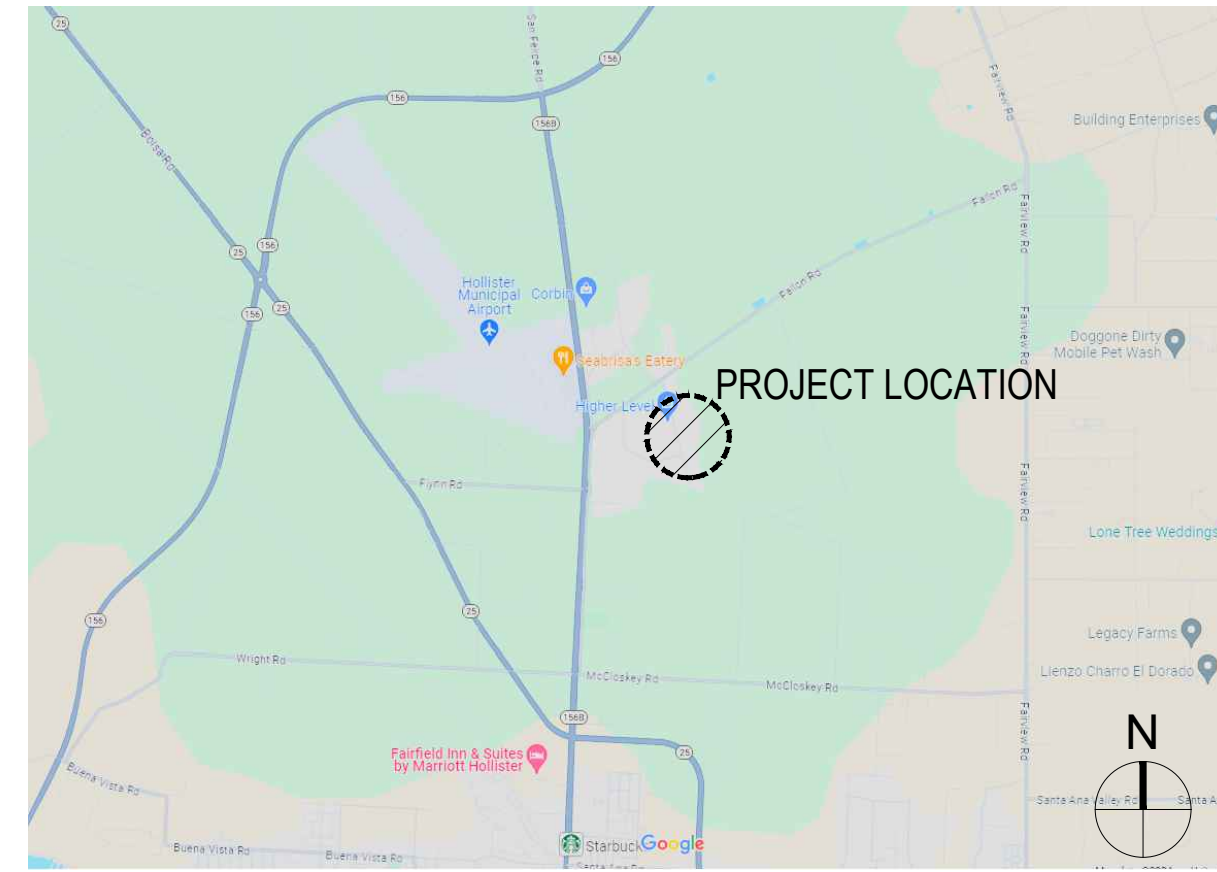
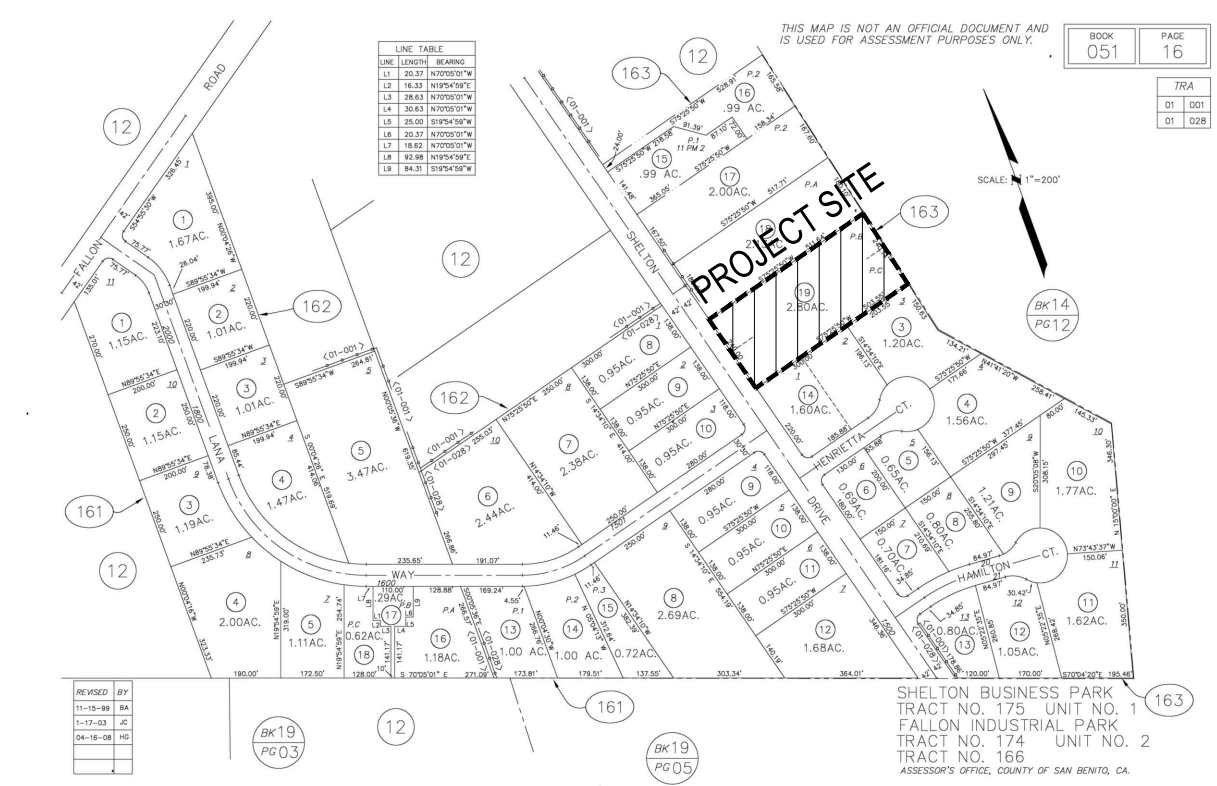


VICINITY MAP



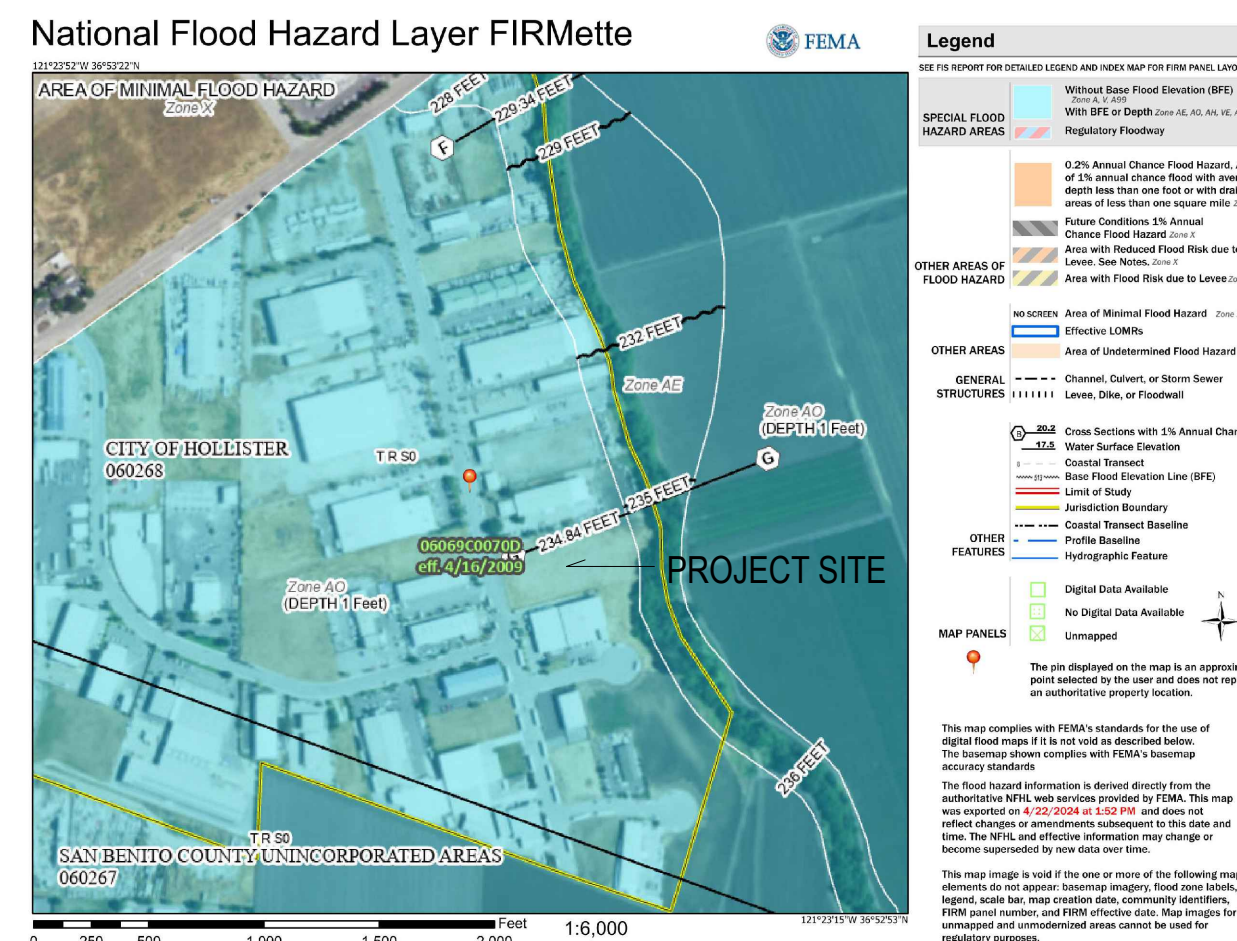
ASSESSOR MAP



AERIAL VIEW



NATIONAL FLOOD HAZARD LAYER FIRMETTE



PROJECT SCOPE

CALIFORNIA MODULARS IS CONSTRUCTING A NEW FABRICATION SHOP/WAREHOUSE. THIS FACILITY WILL BE USED TO MANUFACTURE, ASSEMBLE AND STORE PREFAB MODULES. THE SHOP'S SPACE IS ALLOCATED SUCH THAT APPROXIMATELY ~17% IS DEDICATED TO MANUFACTURING, WHILE THE REMAINING WILL IS USED FOR STAGING AND STORING THE ASSEMBLED MODULES, AND ADMINISTRATIVE AREA.

THE SHOP FEATURES A 2-LEVEL ADMINISTRATIVE AREA AT THE FRONT. THIS AREA INCLUDES AMENITIES SUCH AS OFFICES, AN EMPLOYEE BREAK ROOM, CONFERENCE ROOMS, BATHROOMS, AND MORE.

LOADING AREA IS AT THE REAR OF THE BUILDING THAT IS AWAY FROM THE STREET.

FIRE APPARATUS ACCESS ROAD TURNAROUND PER CALIFORNIA FIRE CODE APPENDIX D, FIGURE D103.1, IS PROVIDED AT THE REAR OF THE LOT.

PROJECT DATA SUMMARY

PROJECT ADDRESS: XXX SHELTON DR, HOLLISTER, CA (NOT ASSIGNED YET)
 APN: 051-163-019
 ZONING: M1 (LIGHT INDUSTRIAL)
 GENERAL PLAN DESIGNATION: INDUSTRIAL
 PROPOSED USE: PREFAB MODULE FABRICATING SHOP & WAREHOUSE (FABRICATING SHOP / WAREHOUSE / MANAGING OFFICE)

SITE & BUILDING SUMMARY

- APN: 0511630190
- SITE AREA: 121,820 SF (~2.8 ACRES)
- BUILDING AREA
 - EXISTING: NONE
 - PROPOSED:

FABRICATING SHOP -	8,774 SF
WAREHOUSE -	42,134 SF
ADMIN. OFFICE -	3,633 SF
TOTAL:	54,541 SF
- F.A.R.: 45.3% (MAX. 100% ALLOWED)
- LOT COVERAGE: 54,200 / 121,820 = 44.4%
- SETBACK REQUIREMENT
 - FRONT: 10'
 - SIDE: 0'
 - REAR: 10'
- LANDSCAPE REQUIREMENT:
 - COVERAGE: MIN. 10% REQUIRED
 - FRONT OF LOT: MIN. 35' LANDSCAPE REQUIRED AT THE FRONT OF THE LOT MEASURED FROM BACK OF SIDEWALK
- CONSTRUCTION TYPE: TBD AS REQUIRED
- SPRINKLER: NOT REQUIRED
- OCCUPANCY GROUP: F/S/B
- BUILDING STORY:
 - FABRICATING SHOP - 1 STORY
 - WAREHOUSE - 1 STORY
 - ADMIN. OFFICE - 2 STORIES
- BUILDING HEIGHT: 34' (MAX. 75' ALLOWED)

PARKING CALCULATION

	REQUIRED	PROVIDED
PREFAB SHOP(8,774 SF)	1SP PER 400SF, 22 SP	22 SP
WAREHOUSE(42,134 SF)	1SP PER 1,000SF, 43 SP	43 SP
ADMIN. OFFICE(3,633 SF)	1SP PER 250 SF, 15 SP	15 SP
TOTAL:	80 SP	80 SP

PROVIDED PARKING SPACES INCLUDE 21 COMPACT SPACES(26.25%) AND 4 ACCESSIBLE SPACES INCLUDING 1 ACCESSIBLE VAN PARKING SPACE.

PROVIDED PARKING SPACES SIZE
 STANDARD PARKING SPACES SIZE: (9' BY 18') OR (9' BY 16'+2' LANDSCAPE OVERHANG)
 COMPACT PARKING SPACES SIZE: (8'-6" BY 16') OR (8'-6" BY 14'+2' LANDSCAPE OVERHANG)

EV PARKING SPACES (2022 CALGREEN 5.106.5.3):
 EV CAPABLE PARKING SPACES: 17 REQ. (INCLUDING 4 EVCS) & 17 PROVIDED EVCS (EV CHARGING STATION: 4 REQ. & 4 PROVIDED)

BICYCLE PARKING SPACES (2022 CALGREEN 5.106.4):
 - SHORT TERM (LESS THAN 200' FROM ENTRY): 5% OF REQUIRED VEHICLE PARKING SPACES = 80X0.05 = 4
 - LONG TERM: 5% OF REQUIRED VEHICLE SPACES = 80X0.05 = 4

CODE REFERENCE

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE
- CITY OF HOLLISTER MUNICIPAL CODE

SPECIAL NOTES

- THE PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE.
- THE PROPERTY IS NOT IN SEISMIC SPECIAL STUDY ZONE.

CALIFORNIA MODULARS FABRICATION SHOP/WAREHOUSE
 (SHELTON DR, HOLLISTER, CA)



ARTIST'S RENDERING FOR PROPOSED DESIGN - WEST ENTRY VIEW AT SHELTON DR



ARTIST'S RENDERING FOR PROPOSED DESIGN - EAST ENTRY VIEW AT SHELTON DR

SHEET LIST

A-001	COVER
A-002	VICINITY PHOTOS
A-101	SITE PLAN
A-102	OFFICE PLANS
A-103	SHOP/WAREHOUSE PLAN
A-104	ROOF PLAN
A-201	ELEVATIONS (MAIN BUILDING)
A-202	PLAN & ELEVATIONS (TRASH ENCLOSURE)
CS1	TOPOGRAPHIC MAP (SURVEY)
C1	GRADING & DRAINAGE PLAN
C2	CIRCULATION PLAN
C3	STORM DRAIN DETAIL
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY IRRIGATION PLAN
PH1	PHOTOMETRIC PLAN

PROJECT TEAM

OWNER	CIVIL & LANDSCAPE	ARCHITECT
JOSEF ELIMLICH CALIFORNIA MODULARS 408-718-9946 JOSEFELI@CLOUD.COM 6401 AUTOMALL PKWY GILROY, CA 95020	ANNE HALL SAN BENITO ENGINEERING & SURVEYING 831-637-2763 AHALL@SANBENITOENG.COM 502 MONTERREY ST HOLLISTER, CA 95023	BYUNG KANG KANG ARCHITECTURE STUDIO 650-922-4030 BKANG@KAS-ARCH.COM



KANG ARCHITECTURE STUDIO
 CONTACT: Byung Kang, architect
 EMAIL: bkang@KAS-arch.com
 WWW: KAS-arch.com

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PREFAB MANUFACT/CONTRACTOR: CALIFORNIA MODULARS
 CONTACT: JOSEF ELIMLICH
 ADDRESS: 6401 AUTO MALL PKWY
 GILROY, CA 95020
 PHONE: 408.996.1220
 WWW: CALIFORNIAMODULARS.COM

PROJECT TITLE:
CAIFORNIA MODULARS FABRICATION SHOP/ WAREHOUSE

PROJECT ADDRESS:
 xxx SHELTON DR
 HOLLISTER, CA
 (NOT ASSIGNED YET)

PROJECT APN: 0511630190

NOT FOR CONSTRUCTION

Issue / Revisions:

#	Date	Remarks
	10/15/2024	ENTITLEMENT
1	01/09/2025	RESUBMITTAL
2	04/17/2025	2ND RESUBMITTAL

Sheet Title:

COVER

Sheet Number:

A-001

NOT FOR CONSTRUCTION

Issue / Revisions:

#	Date	Remarks
	10/15/2024	ENTITLEMENT
1	01/09/2025	RESUBMITTAL
2	04/17/2025	2ND RESUBMITTAL

Sheet Title:

VICINITY PHOTOS

Sheet Number:

A-002



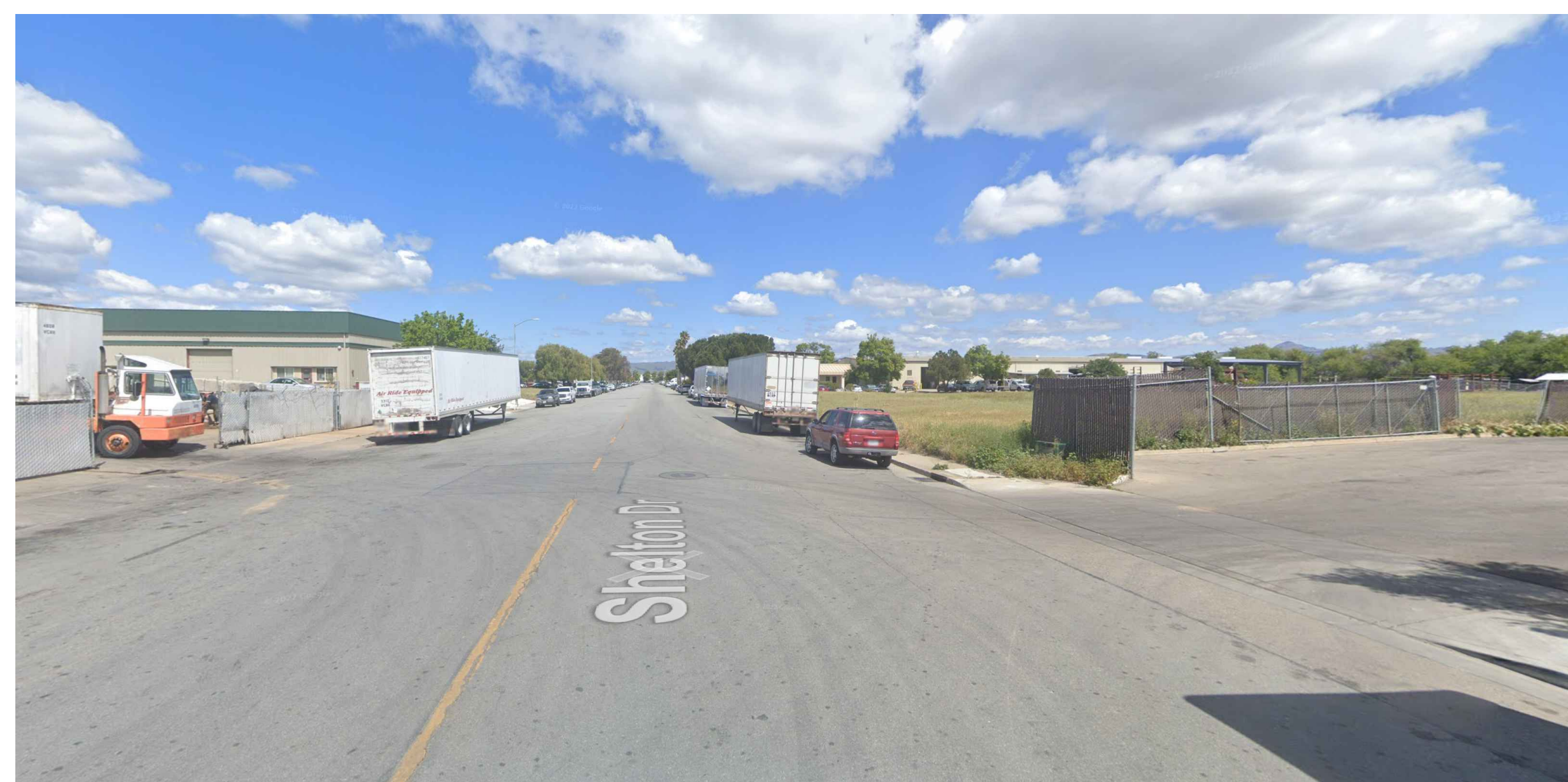
SATELLITE VIEW



VIEW-1



VIEW-2



VIEW-4



VIEW-3

NOT FOR CONSTRUCTION

Issue / Revisions:

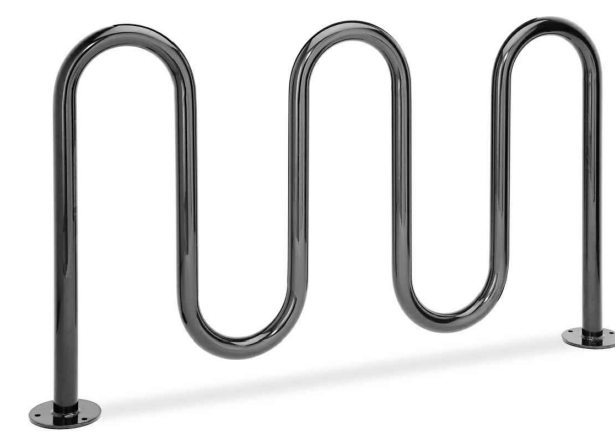
#	Date	Remarks
	10/15/2024	ENTITLEMENT
1	01/09/2025	RESUBMITTAL
2	04/17/2025	2ND RESUBMITTAL

Sheet Title:

SITE PLAN

Sheet Number:

A-101

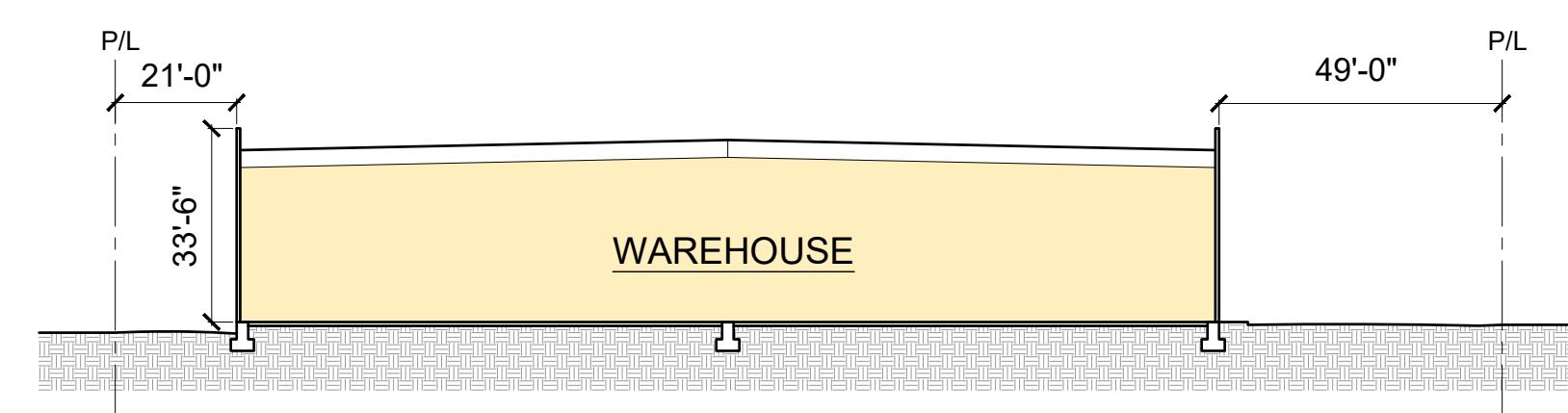


MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY
H-2548BL	5-Loop	68 x 2 1/2 x 39"	7

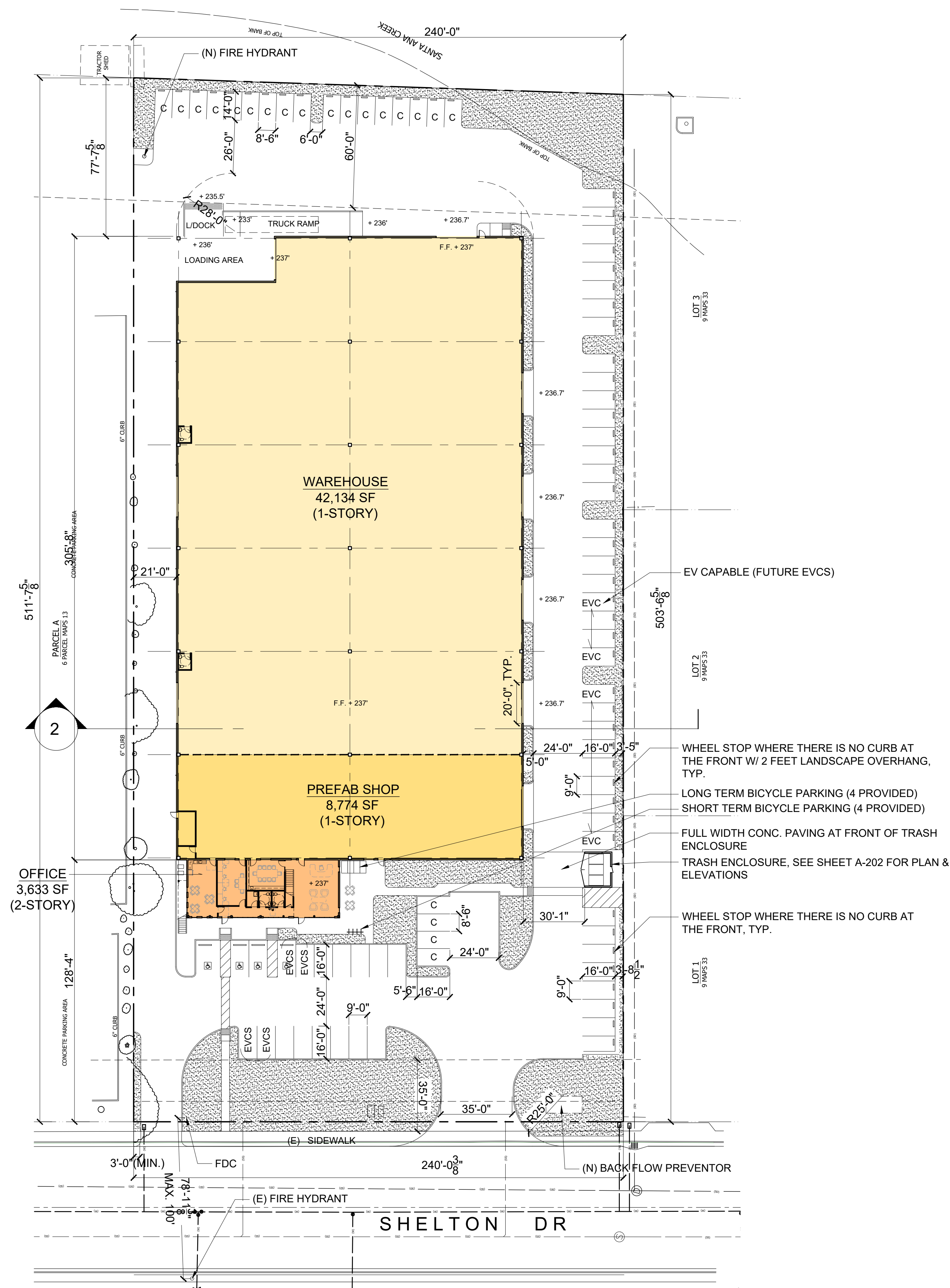
BIKE RACK
 MANUFACTURER: ULINE (WAVE BIKE RACK)



LOCKABLE BIKE STORAGE
 MANUFACTURER: HANOVER



2 SITE CROSS SECTION
 S. 1/32"=1'-0"



1 PROPOSED SITE PLAN
 S. 1/32"=1'-0"

0 16' 32' 64'



NOT FOR CONSTRUCTION

Issue / Revisions:

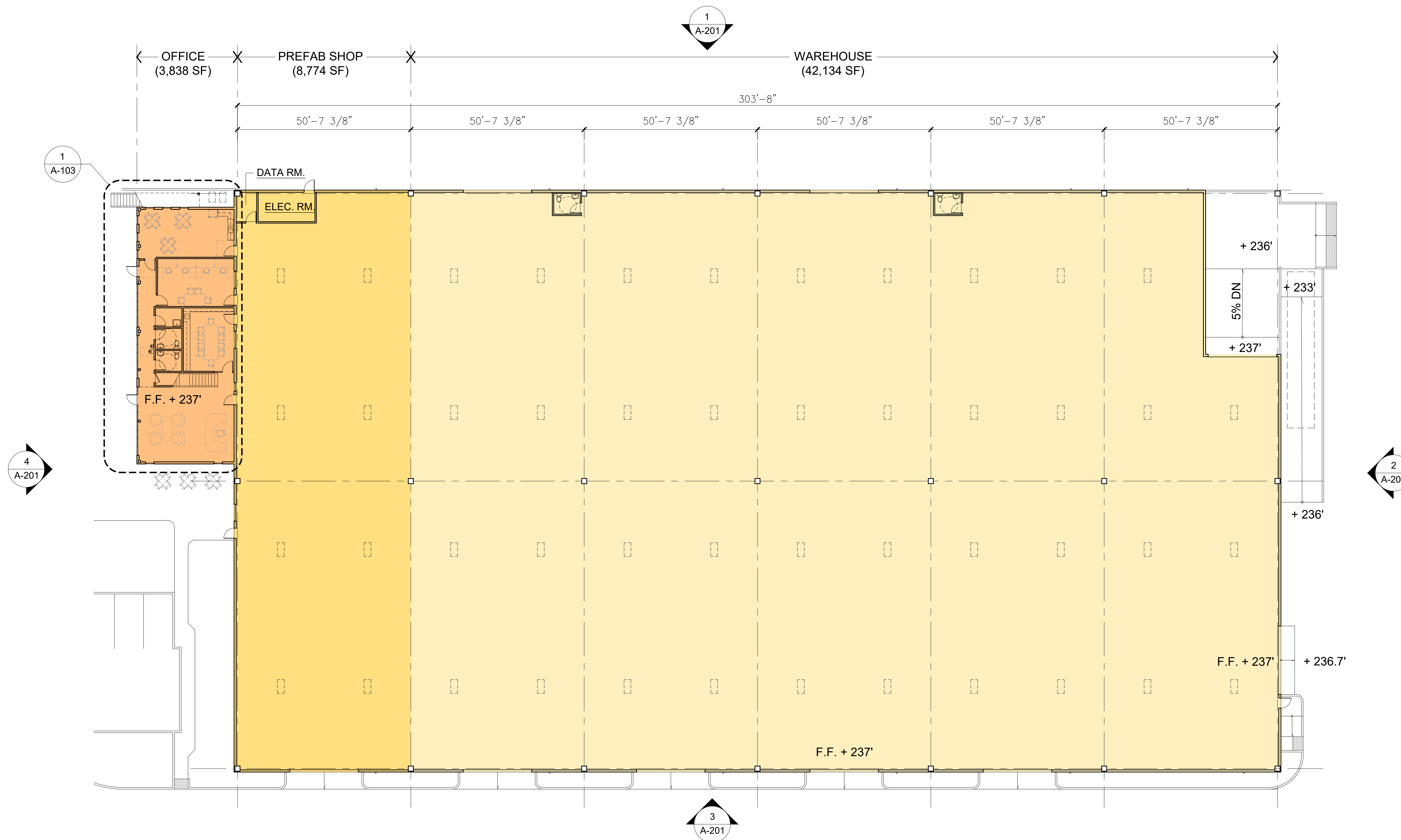
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2	04/17/2025	2ND RESUBMITTAL

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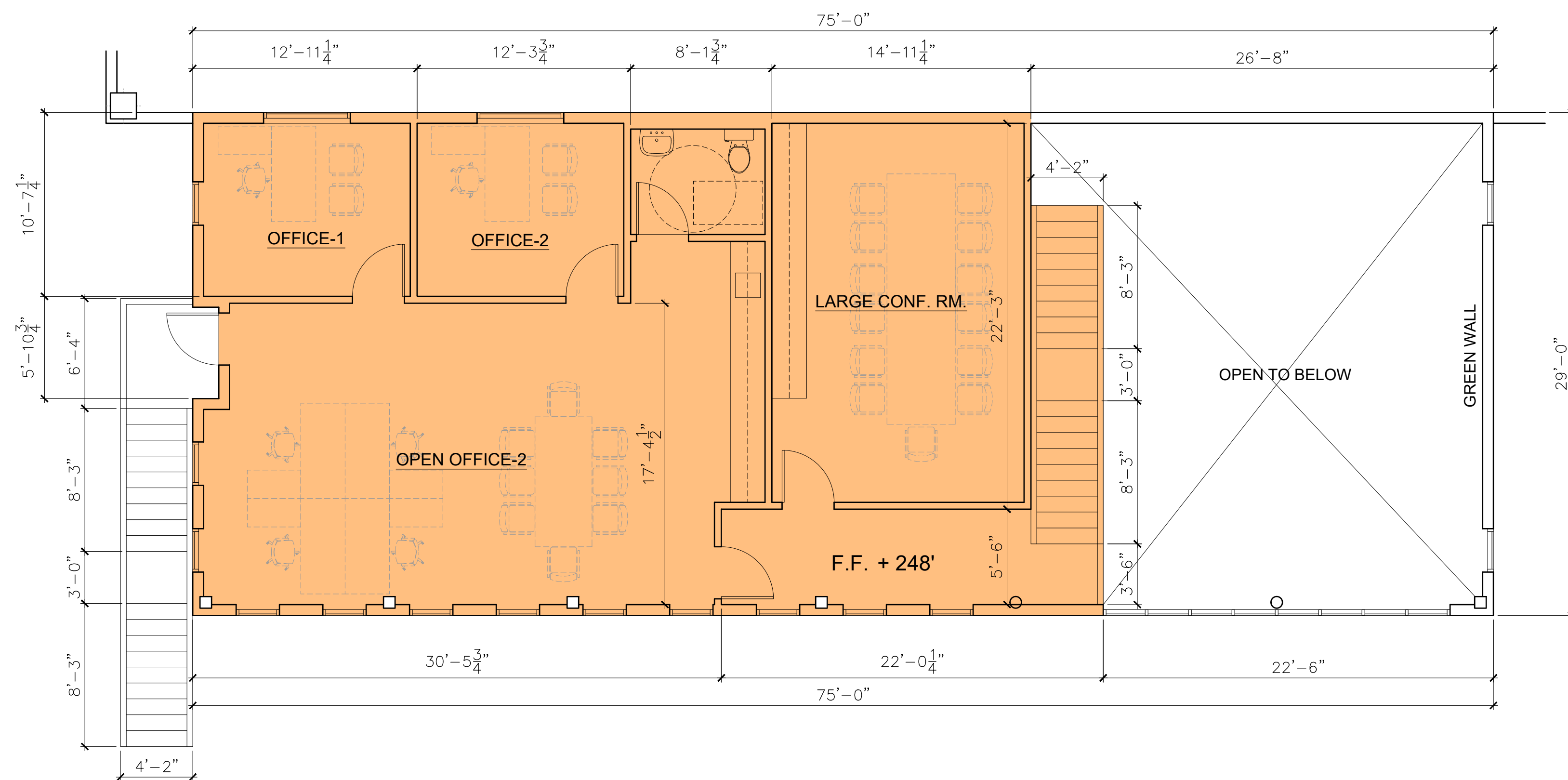
OVERALL PLAN

Sheet Number:

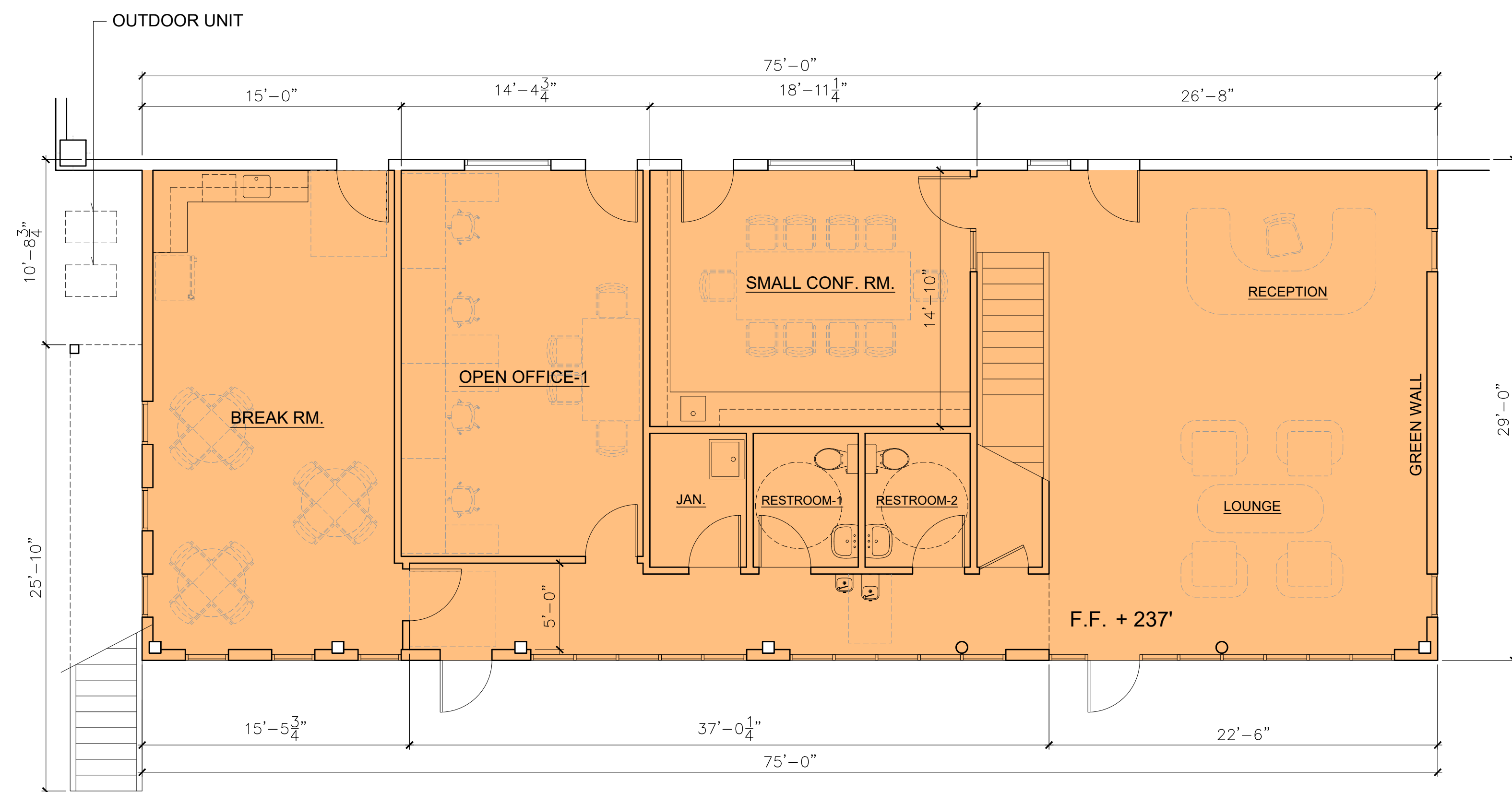
A-102



1 OVERALL PLAN
S. 1/16"=1'-0"



2 OFFICE PLAN AT 2ND FLOOR (1,612 SF)
 S. 3/16"=1'-0"



1 OFFICE PLAN AT GROUND FLOOR (2,224 SF)
 S. 3/16"=1'-0"
(TOTAL AREA: 3,838 SF)

NOT FOR CONSTRUCTION

Issue / Revisions:

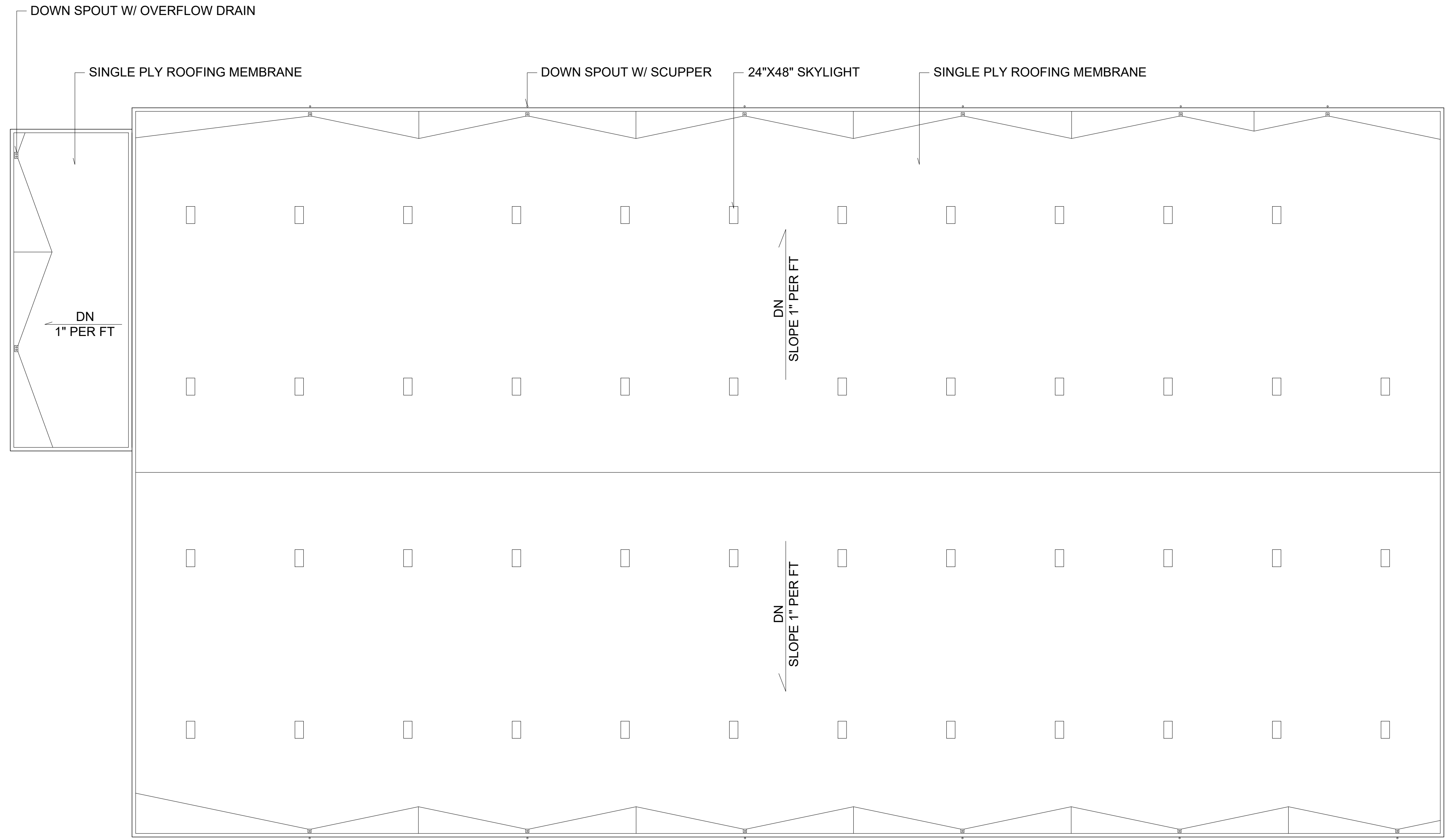
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	10/15/2024	ENTITLEMENT
1	01/09/2025	RESUBMITTAL
2	04/17/2025	2ND RESUBMITTAL

Sheet Title:

OFFICE PLANS

Sheet Number:

A-103



1 ROOF PLAN
 S. 1/16"=1'-0"

NOT FOR CONSTRUCTION

Issue / Revisions:

#	Date	Remarks
	10/15/2024	ENTITLEMENT
1	01/09/2025	RESUBMITTAL
2	04/17/2025	2ND RESUBMITTAL

Sheet Title:

ROOF PLAN

Sheet Number:

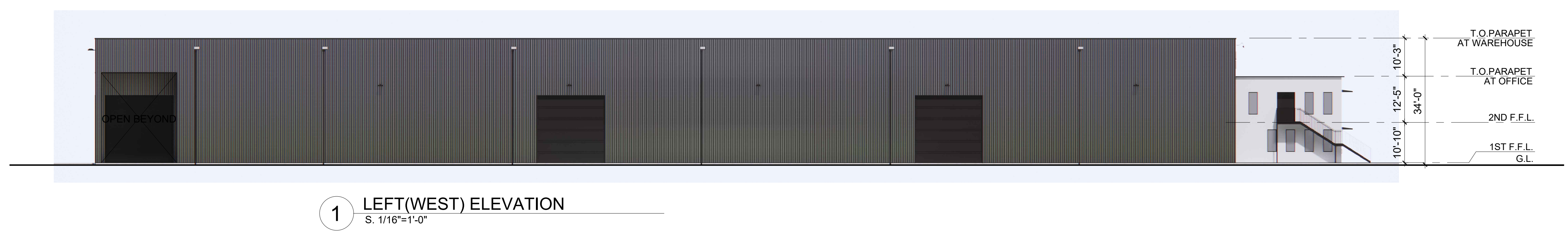
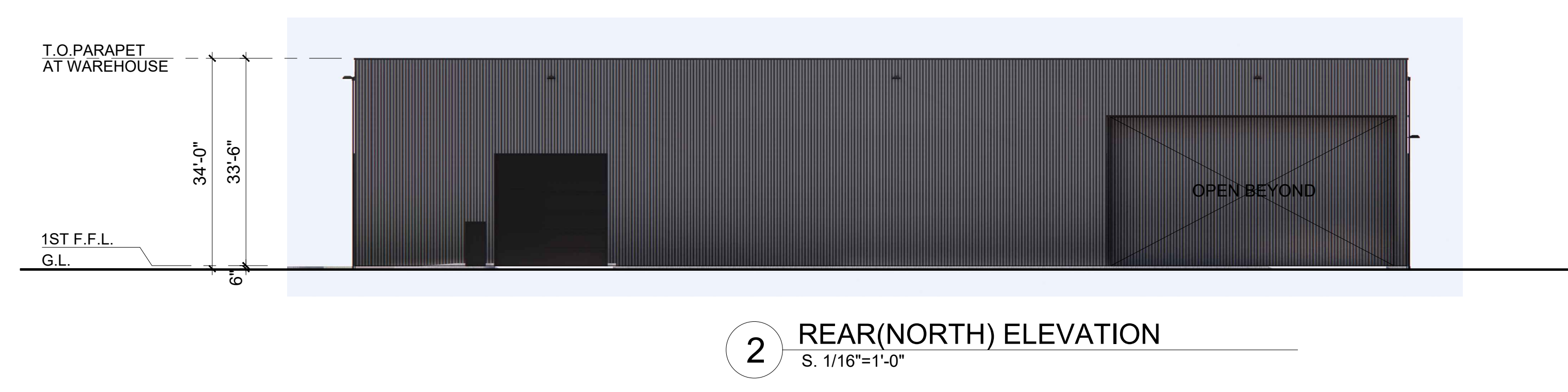
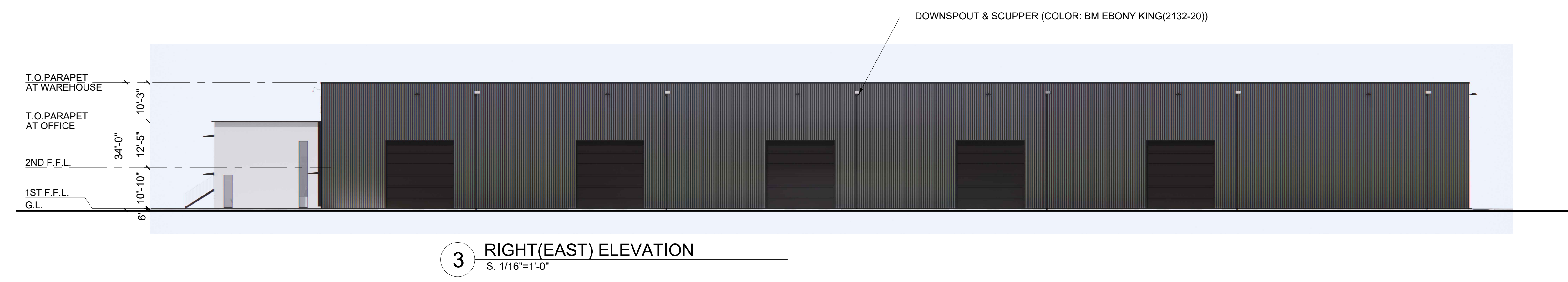
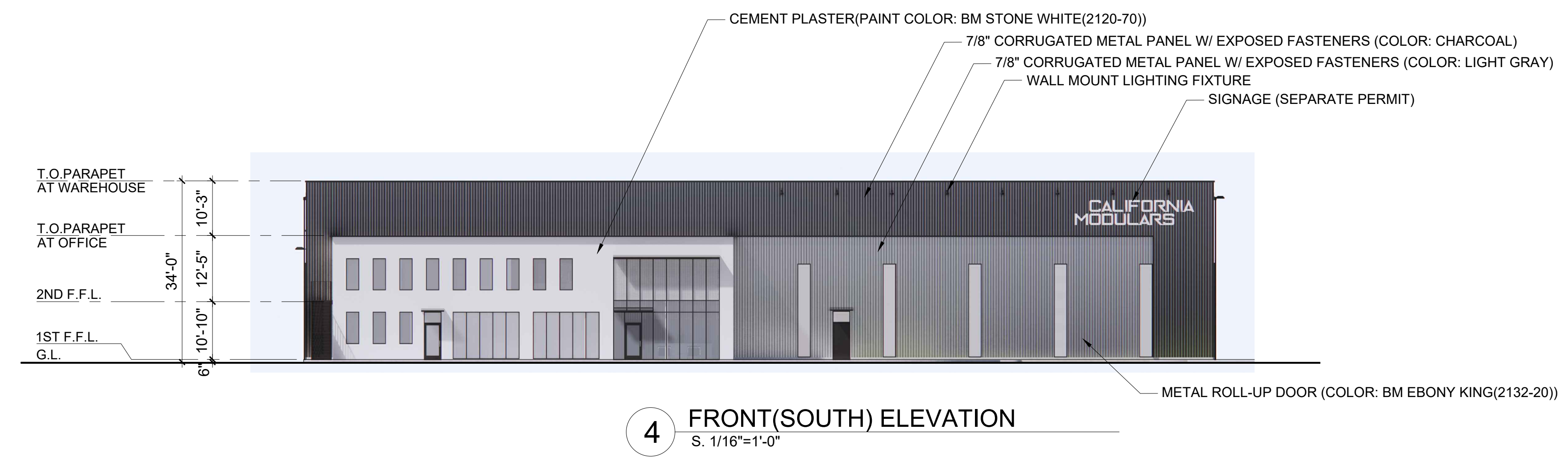
A-104

NOT FOR CONSTRUCTION

Issue / Revisions:

#	Date	Remarks
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2	04/17/2025	2ND RESUBMITTAL

Sheet Title:
EXTERIOR ELEVATIONS (MAIN BUILDING)
 Sheet Number:
A-201



NOT FOR CONSTRUCTION

Issue / Revisions:

#	Date	Remarks
	10/15/2024	ENTITLEMENT
1	01/09/2025	RESUBMITTAL
2	04/17/2025	2ND RESUBMITTAL

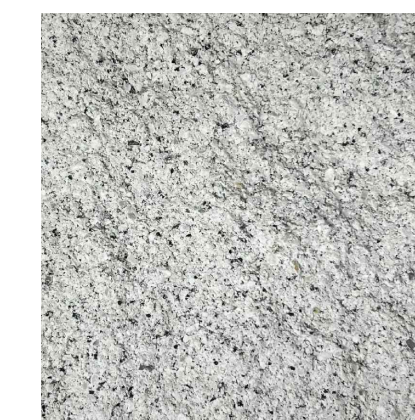
Sheet Title:

PLAN & ELEVATIONS (TRASH ENCLOSURE)

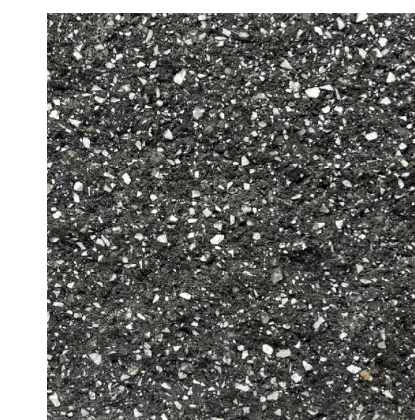
Sheet Number:

A-202

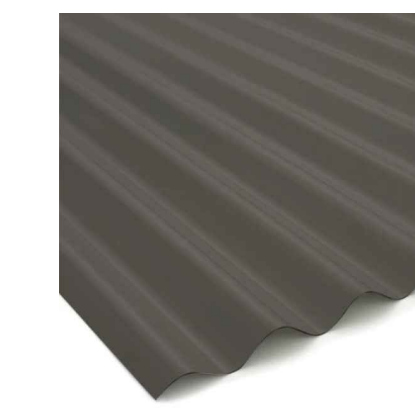
EXTERIOR COLORS & MATERIALS



NITTERHOUSE SPLIT FACE CMU J-94



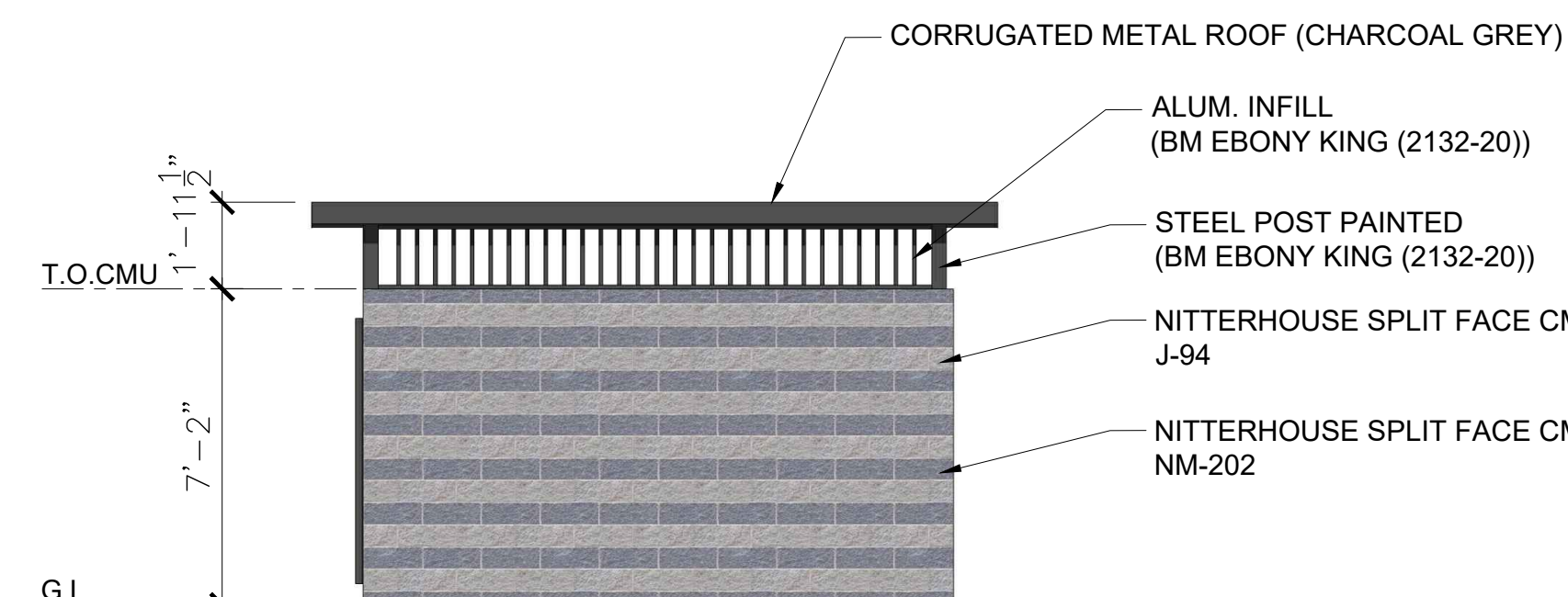
NITTERHOUSE SPLIT FACE CMU NM-202



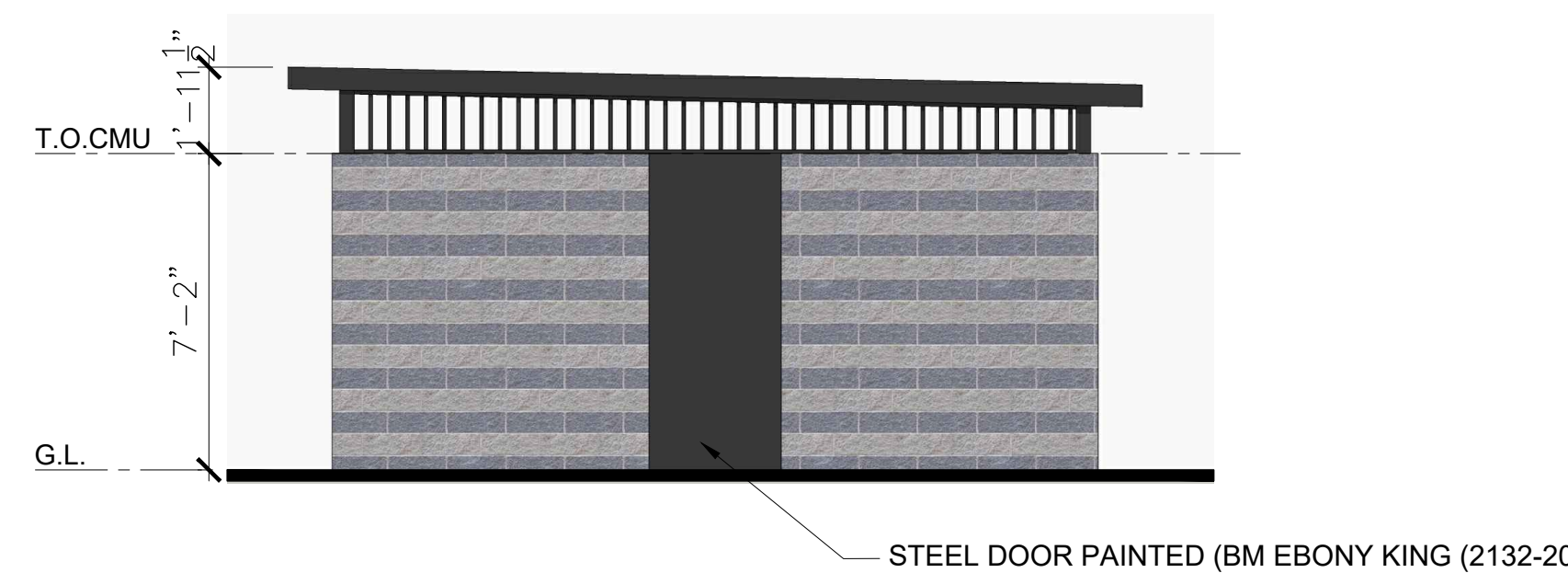
CORRUGATED METAL PANEL, COLOR: CHARCOAL GREY



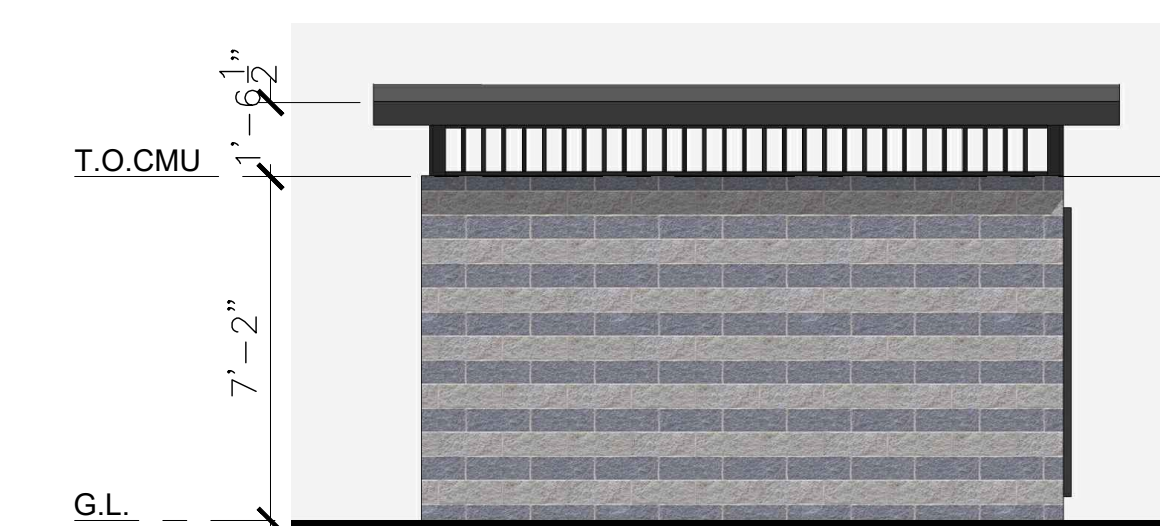
BM EBONY KING (2132-20)



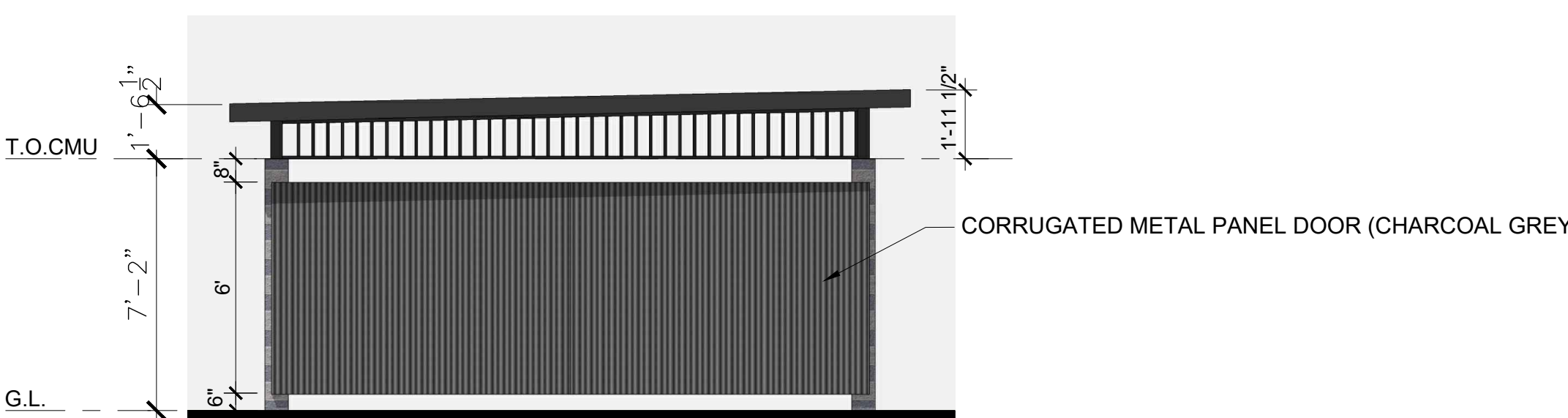
4 RIGHT ELEVATION
 S. 1/4"=1'-0"



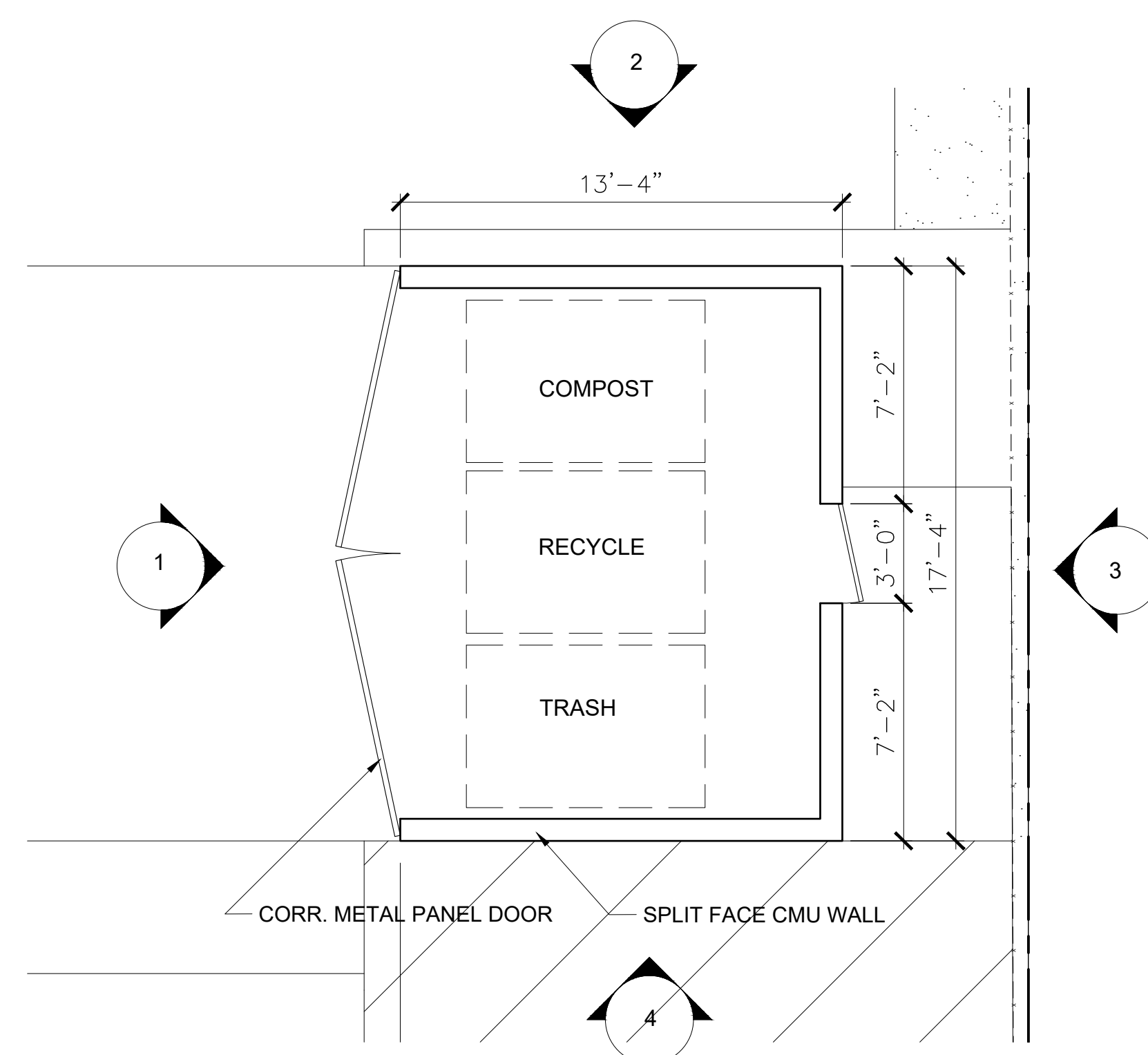
3 REAR ELEVATION
 S. 1/4"=1'-0"



2 LEFT ELEVATION
 S. 1/4"=1'-0"

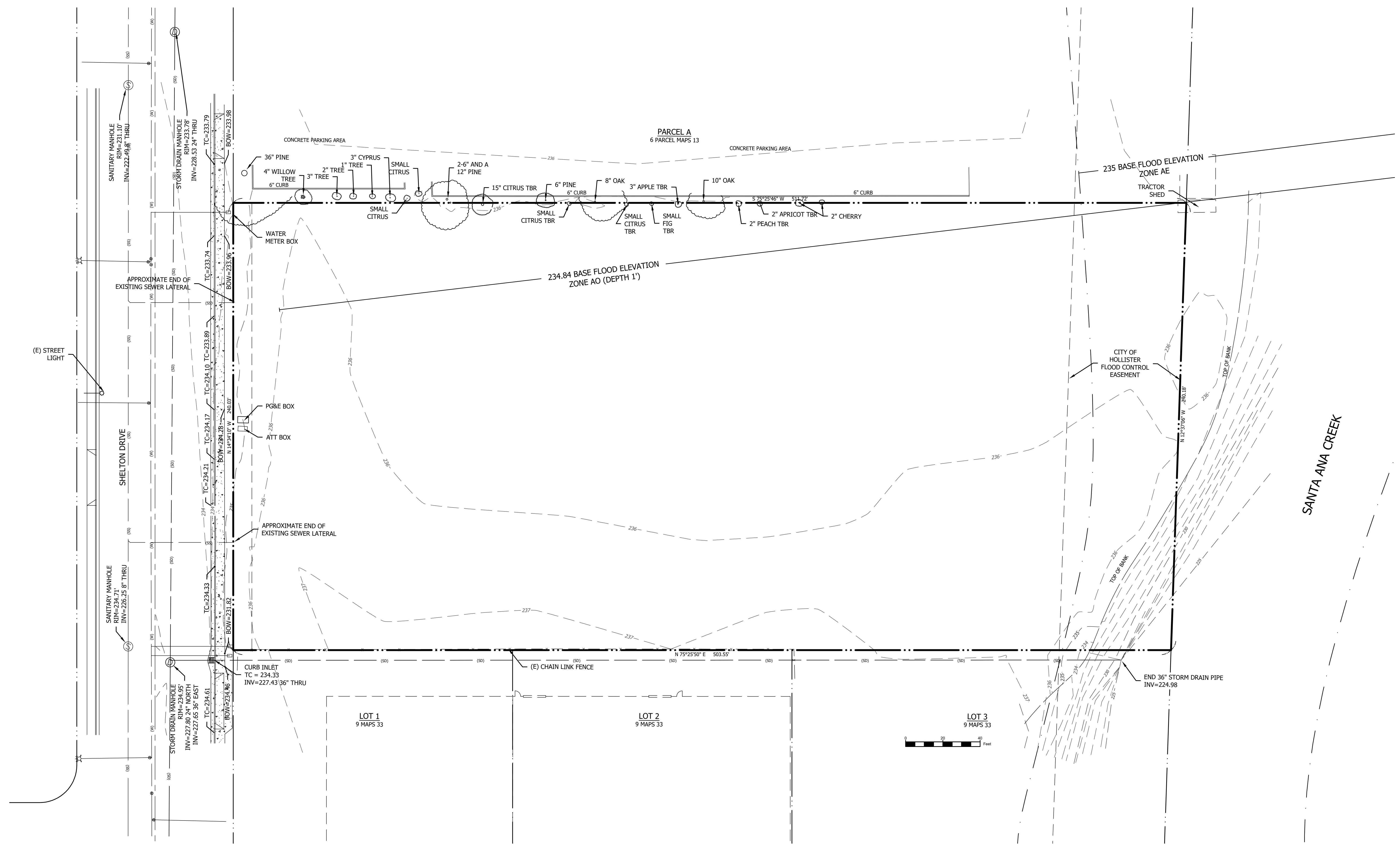


1 FRONT ELEVATION
 S. 1/4"=1'-0"



5 TRASH ENCLOSURE PLAN
 S. 1/4"=1'-0"

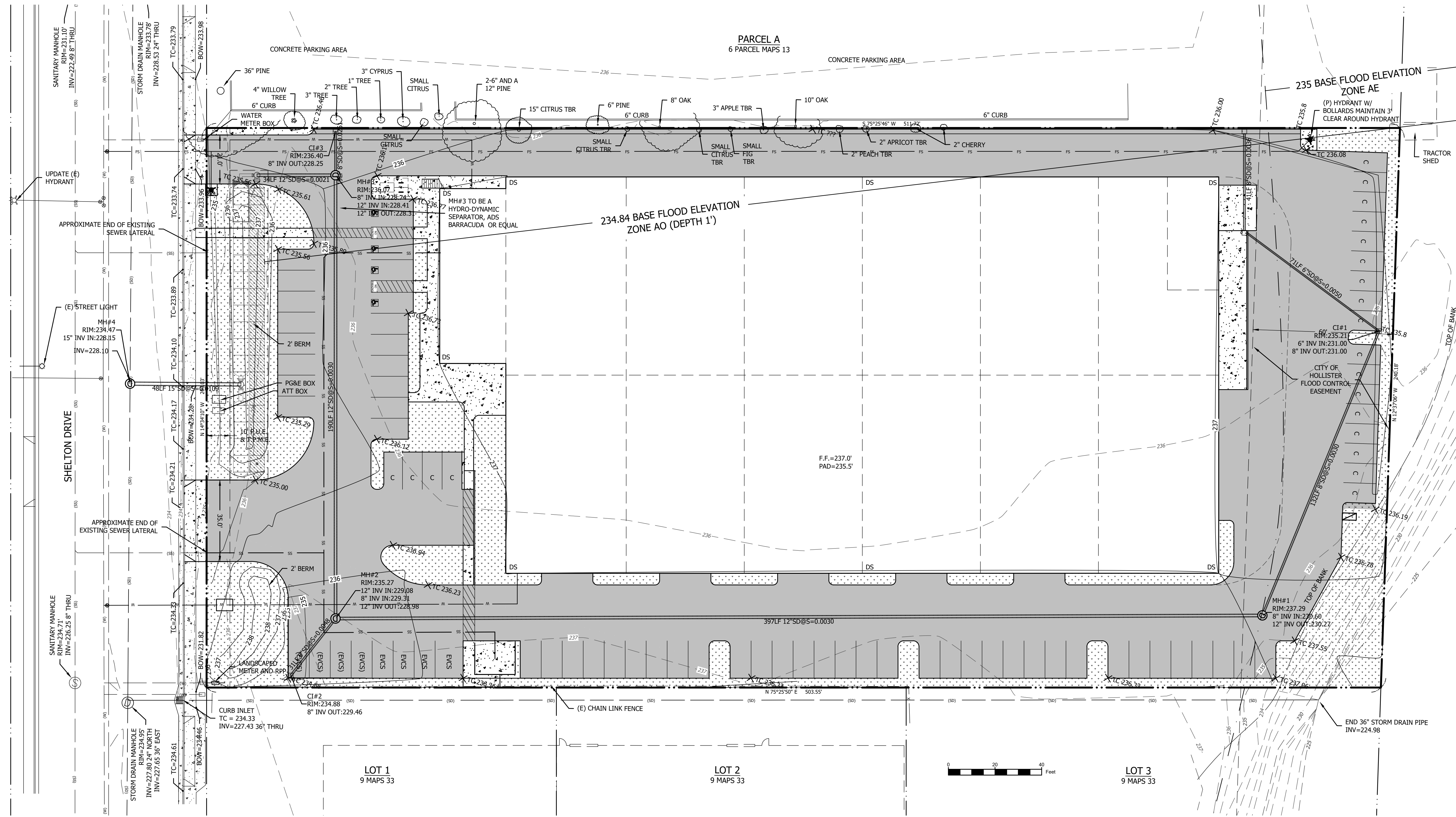
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- THE ENTIRE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE. THERE IS A BASE FLOOD ELEVATION SET AT THE NORTHEAST CORNER OF THE PROPERTY. THE CURRENT PROPERTY ELEVATIONS ARE ABOVE THE BASE FLOOD ELEVATIONS; A LOMR-F IS IN PROGRESS TO REMOVE THE MAJORITY OF THE PROPERTY FROM THE FLOOD PLAIN.
- CONTOURS BASED ON SURVEY BY SAN BENITO ENGINEERING JUNE, 2024. FINISH CONTOURS ARE TO FINISH GRADE.

<p>SAN BENITO ENGINEERING & SURVEYING, INC.</p> <p>502 Monterey Street Hollister, California 95023 (831) 637-2763 FAX (831) 637-6835 email: sbes@garlic.com</p>	
<p>CITY OF HOLLISTER</p> <p>APN 051-163-019</p> <p>SAN BENITO COUNTY, CALIFORNIA</p>	<p>EXISTING SITE PLAN</p> <p>CA MODULARS</p>
<p>SCALE: 1" = 24'</p> <p>DATE: 13 April 2025</p> <p>JOB #: 124013</p> <p>DWG: 124013site.dwg</p>	
<p>SHEET: CO</p>	
<p>OF SHEETS</p>	

* FILE NAME: X:\AutoCAD Projects\24013\24013124013124013.dwg * Plotted on: Sunday, 13 April 2025 at 12:49pm by: AHALL *



LEGEND

- EXISTING CONTOUR
- DESIGN CONTOUR
- EDGE OF PAVEMENT
- CENTERLINE
- EXISTING OVERHEAD STORM DRAIN - SIZE AS INDICATED
- EXISTING SANITARY SEWER - SIZE AS INDICATED
- EXISTING WATER LINE - SIZE AS INDICATED
- PROPOSED FENCE
- FIRE SERVICE - SIZE AS INDICATED
- WATER MAIN - SIZE AS INDICATED
- STORM DRAIN - SIZE AS INDICATED
- SANITARY SEWER - SIZE AS INDICATED
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- WATER VALVE
- FIRE HYDRANT
- BOUNDARY OF PROJECT PARCEL
- PROPERTY LINE
- WATER METER
- DIRECTION OF FLOW OF SURFACE DRAINAGE
- ELECTROLINER - TO CITY STANDARDS
- AC ASPHALT CONCRETE
- AB AGGREGATE BASE
- BIO BIORETENTION SOIL MEDIA
- BOW BACK OF WALK
- C COMPACT CENTERLINE
- CL CITY OF HOLLISTER
- DDCV DOUBLE DETECTOR CHECK VALVE
- DS DOWN SPOUT
- (E) EXISTING
- EOP EDGE OF PAVEMENT
- EVCS ELECTRONIC VEHICLE CHARGING STATION
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FOC FACE OF CURB
- INV INVERT
- L LEFT
- LF LINEAR FEET
- LOG LIP OF GUTTER
- (P) PROPOSED
- PCC PORTLAND CEMENT CONCRETE
- PUE PUBLIC UTILITY EASEMENT
- R RIGHT
- ROW RIGHT OF WAY
- SBCWD SAN BENITO COUNTY WATER DISTRICT
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- STA STATION
- TBR TO BE REMOVED
- TC TOP OF CURB
- TPME TREE PLANTING AND MAINTENANCE EASEMENT
- TYP. TYPICAL

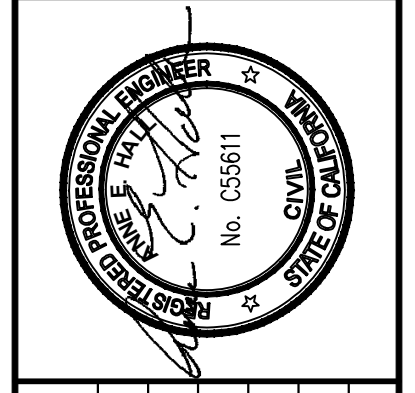
	EXISTING	PROPOSED	ACRES
roof	0	54,101	1.24
conc	0	4,118	0.09
ac	0	48,571	1.12
land	121,851	15,061	0.35
total	121,851	121,851	2.80

ESTIMATED CUT: 614 CY
ESTIMATED FILL: 720 CY
NET FILL: 106 CY

- (P) ASPHALT
- (P) CONCRETE
- (P) LANDSCAPING

- THE ENTIRE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE. THERE IS A BASE FLOOD ELEVATION SET AT THE NORTHEAST CORNER OF THE PROPERTY. THE CURRENT PROPERTY ELEVATIONS ARE ABOVE THE BASE FLOOD ELEVATIONS; A LOMR-F IS IN PROGRESS TO REMOVE THE MAJORITY OF THE PROPERTY FROM THE FLOOD PLAIN.
- ALL STORMWATER FROM NEW IMPERVIOUS SURFACES WILL BE INFILTRATED ON SITE IN ACCORDANCE WITH THE CITY OF HOLLISTER STANDARDS. AN UNDERGROUND ADS SYSTEM WILL PROVIDE STORAGE AND INFILTRATION.
- PAD AND ASPHALT SECTIONS WILL BE UPDATED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT UPON COMPLETION.
- CONTOURS BASED ON SURVEY BY SAN BENITO ENGINEERING JUNE, 2024. FINISH CONTOURS ARE TO FINISH GRADE.
- ALL GRADING TO MATCH EXISTING GRADES AT PROPERTY LINE TO NORTH AND SOUTH.

SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 FAX (831) 637-6835 email: sbes@garlic.com

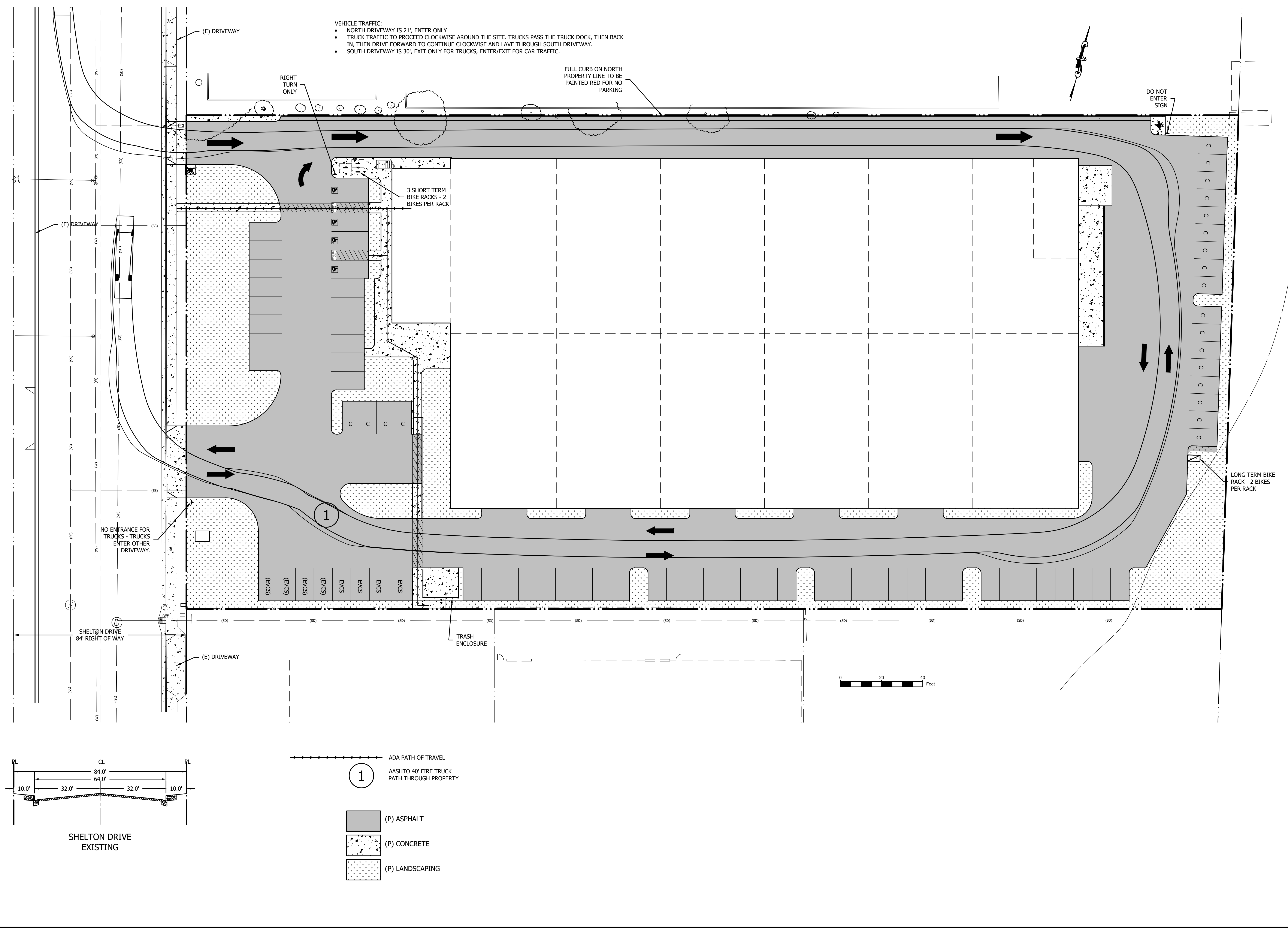


NO.	REVISIONS	DATE

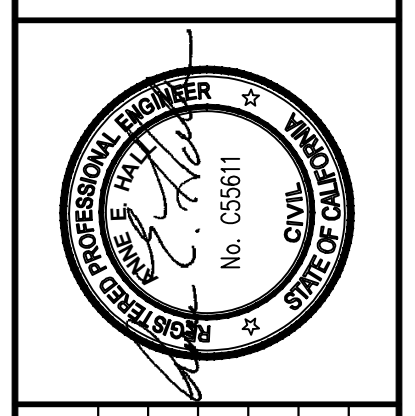
CITY OF HOLLISTER
APN 051-163-019
SAN BENITO COUNTY, CALIFORNIA

GRADING & DRAINAGE PLAN
CA MODULARS
SCALE: 1" = 20'
DATE: 13 April 2025
JOB #: 124013
DWG#: 124013site.dwg
SHEET: **C1**
OF SHEETS

* FILE NAME: X:\AutoCAD Projects\2024\124013\124013site.dwg * Plotted on: Sunday, 13 April 2025 at 12:49pm by: AHALL *



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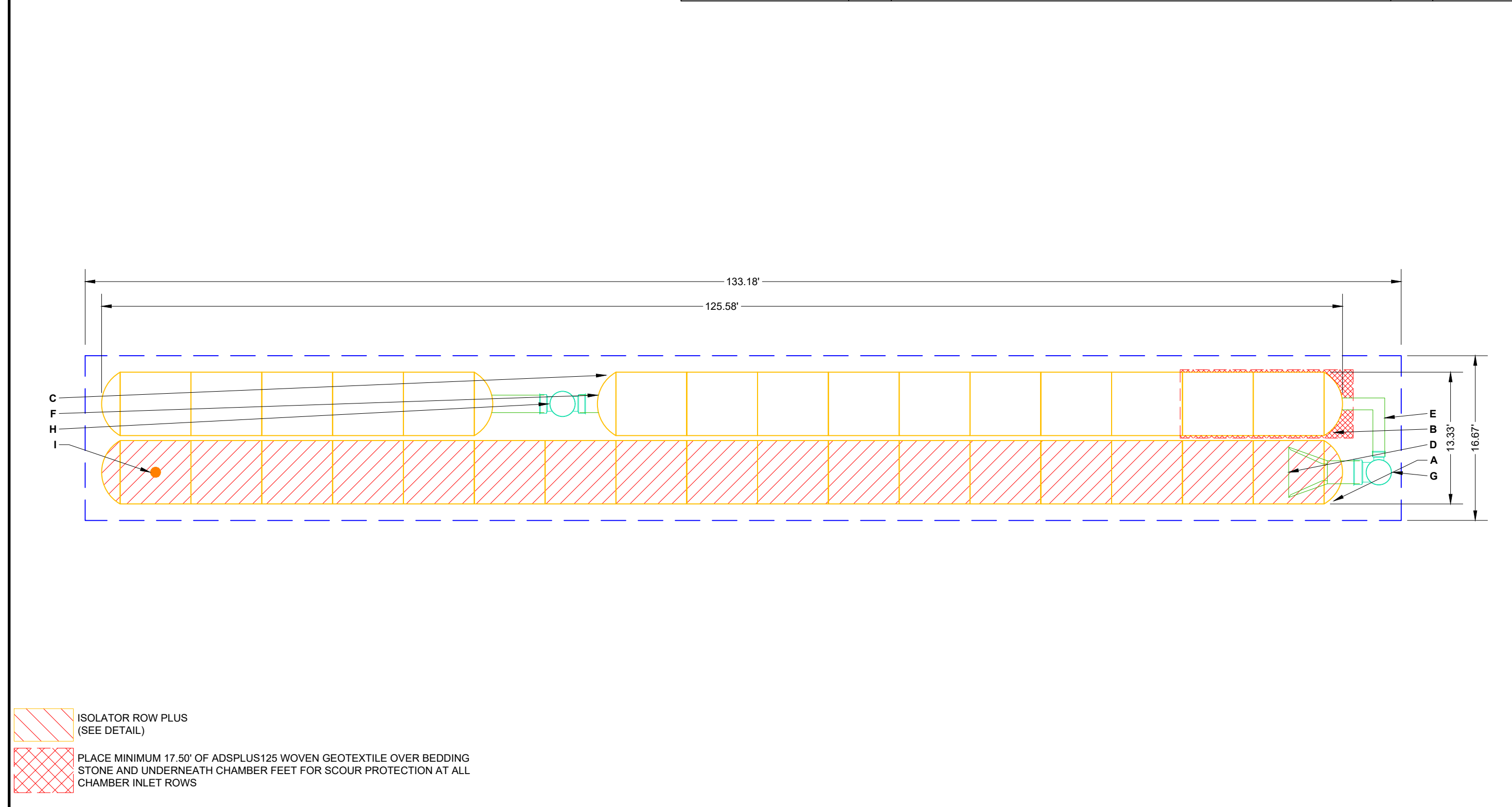
NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 051-163-019
 SAN BENITO COUNTY, CALIFORNIA

CIRCULATION PLAN
CA MODULARS

SCALE: 1" = 20'
 DATE: 13 April 2025
 JOB #: 124013
 DWG: 124013site.dwg
 SHEET: **C2**
 OF SHEETS

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		PART TYPE		ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
32	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	226.75						
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	229.75						
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	229.25			A	24" BOTTOM PRE-CORED END CAP PART# MC3500EPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06'	
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	229.25			B	12" TOP PRE-CORED END CAP PART# MC3500EPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36'	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	229.25			C	18" BOTTOM PRE-CORED END CAP PART# MC3500EPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77'	
7048	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE	226.75			D	INSTALL FLAMP ON 24" ACCESS PIPE / PART# MCFLAMP	26.36'	
2220	SYSTEM PERIMETER (R)	TOP OF MC-3500 CHAMBER	227.75			E	12" x 12" TOP MANIFOLD ADS N-12	1.77'	
2997	SYSTEM AREA (SF)	12" x 12" TOP MANIFOLD INVERT	226.20			F	PIPE CONNECTION	26.36'	
		24" ISOLATOR ROW PLUS INVERT	224.17			G	30" DIAMETER (24.00" SUMP MIN)	2.5 CFS IN	
		18" BOTTOM CONNECTION INVERT	224.15			H	NYLOPLAST (DESIGN BY ENGINEER)	4.0 CFS OUT	
		BOTTOM OF MC-3500 CHAMBER PLUS ROW	224.00			I	4" SEE DETAIL		
		BOTTOM OF STONE	223.25						



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

2 MC-3500 TECHNICAL SPECIFICATION

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN

A.2. REMOVE AND CLEAN FLEXISTORM 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.

B.4. MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

B.5. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

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

A. A FIXED CULVERTY 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

1. 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.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

MC-SERIES END CAP INSERTION DETAIL

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

5 MC-SERIES END CAP INSERTION DETAIL

SPACE INTENTIONALLY LEFT BLANK

SPACE INTENTIONALLY LEFT BLANK

MC-3500 TECHNICAL SPECIFICATION

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0" (1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET (3.11 m ³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET (4.96 m ³)
WEIGHT	134 lbs. (60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2" (1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET (0.42 m ³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET (1.28 m ³)
WEIGHT	49 lbs. (22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "H"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	—
MC3500EPP08B	8" (200 mm)	—	0.66" (17 mm)
MC3500EPP08T	8" (200 mm)	31.16" (791 mm)	—
MC3500EPP08B	8" (200 mm)	—	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	—
MC3500EPP10B	10" (250 mm)	—	0.93" (24 mm)
MC3500EPP12T	12" (300 mm)	26.36" (670 mm)	—
MC3500EPP12B	12" (300 mm)	—	1.35" (34 mm)
MC3500EPP15T	15" (375 mm)	23.39" (594 mm)	—
MC3500EPP15B	15" (375 mm)	—	1.50" (38 mm)
MC3500EPP18TC	18" (450 mm)	—	1.77" (45 mm)
MC3500EPP18TW	18" (450 mm)	20.03" (509 mm)	—
MC3500EPP18WB	18" (450 mm)	—	1.77" (45 mm)
MC3500EPP24TC	24" (600 mm)	14.48" (368 mm)	—
MC3500EPP24TW	24" (600 mm)	—	—
MC3500EPP24BC	24" (600 mm)	—	2.06" (52 mm)
MC3500EPP24BW	24" (600 mm)	—	—
MC3500EPP30BC	30" (750 mm)	—	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

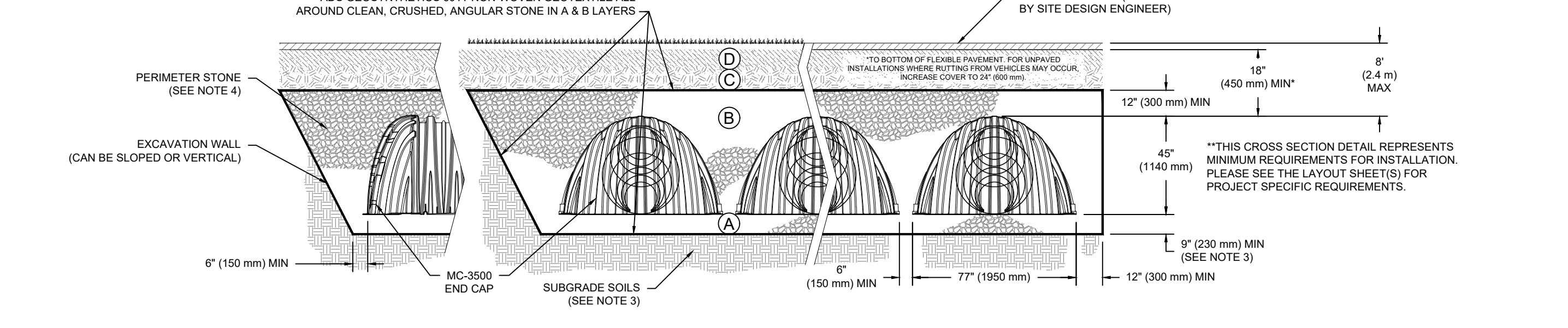
CUSTOM PRE-CORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON CUSTOM AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN "B" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 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 SUBBASE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 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. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
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*	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

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 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
- 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.
- 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 ENGINEERS 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" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 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 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, (a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, 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.

1 MC-3500 CROSS SECTION DETAIL

DATE: 12/21/2024

DRAWN: GK

CHECKED: N/A

PROJECT #:

REV:

CA MODULARS

HOLLISTER, CA, USA

STORM DRAIN DETAIL

StormTech
Chamber System

1-800-821-6710 | WWW.STORMTECH.COM

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

ADS

NOT TO SCALE

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ASSIST STORMTECH IN THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) SHOWN AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

* FILE NAME: X:\AutoCAD Projects\2024\124013\124013Lands.dwg * Plotted on Monday, 23 December 2024 at 12:01pm by: K.J.H.S.D.N.

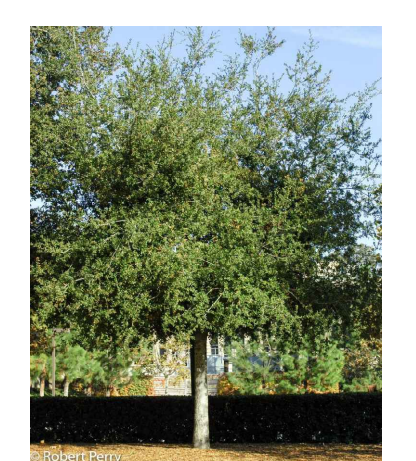


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
DECIDUOUS TREE			
	Cercis occidentalis / Western Redbud	24" box	4
	Cercis occidentalis / Western Redbud	48" box	1
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	3
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	36" box	2
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	12
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box	5
EVERGREEN TREE			
	Quercus agrifolia / Coast Live Oak	15 gal	8
	Quercus agrifolia / Coast Live Oak - STREET TREE	24" box	3
SHRUBS			
	Arctostaphylos x 'Howard McMinn' / Howard McMinn Manzanita	5 gal	8
	Cistus x purpureus / Orchid Rockrose	5 gal	12
	Diets iridioides / Fortnight Lily	5 gal	84
	Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	5 gal	5
	Erigeron karvinskianus / Santa Barbara Daisy	1 gal	22
	Nandina domestica / Heavenly Bamboo	5 gal	4
	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	5 gal	14
	Salvia greggii 'Lipstick' / Lipstick Autumn Sage	5 gal	35
	Westringia fruticosa / Coast Rosemary	5 gal	15
GRASSES			
	Carex divulsa / European Grey Sedge	1 gal	37
GROUND COVERS			
	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 GAL 48" o.c.	1,369 sf
	Ceanothus griseus horizontalis / Carmel Creeper	1 GAL 96" o.c.	2,452 sf
	Myoporum parvifolium / Trailing Myoporum	1 GAL 96" o.c.	2,183 sf



Cercis occidentalis



Quercus agrifolia



Arctostaphylos x 'Howard McMinn'



Dodonaea viscosa 'Purpurea'



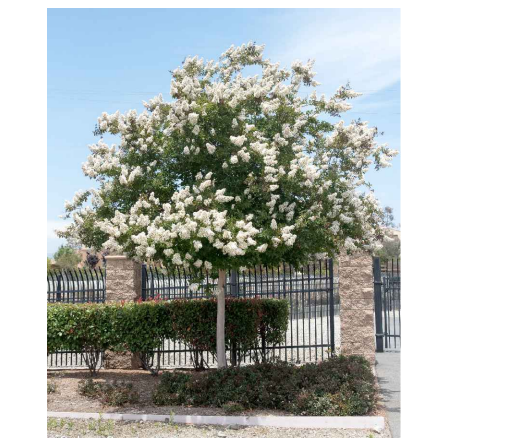
Salvia greggii 'Lipstick'



Carex divulsa



Arctostaphylos x 'Emerald Carpet'



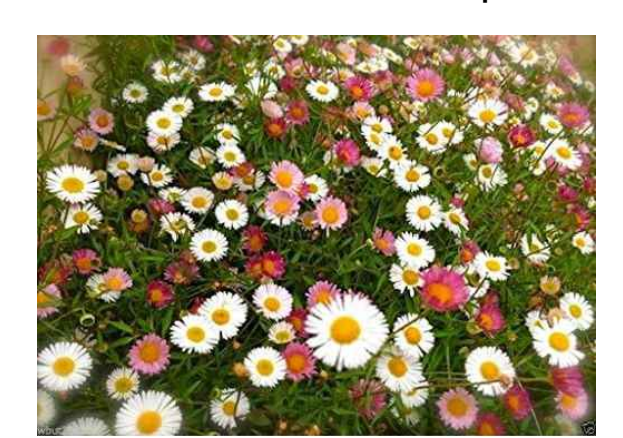
Lagerstroemia indica x fauriei 'Natchez'



Pistacia chinensis 'Keith Davey'



Cistus x purpureus



Erigeron karvinskianus



Westringia fruticosa



Ceanothus griseus horizontalis



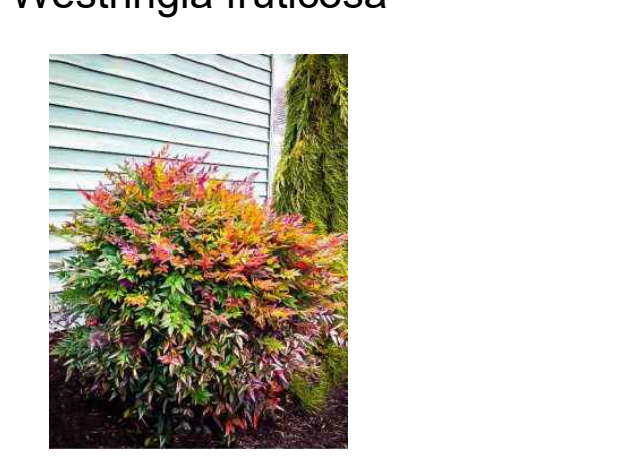
Myoporum parvifolium



Diets iridioides



Phormium tenax 'Bronze Baby'



Nandina domestica

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 051-163-019
 SAN BENITO COUNTY, CALIFORNIA

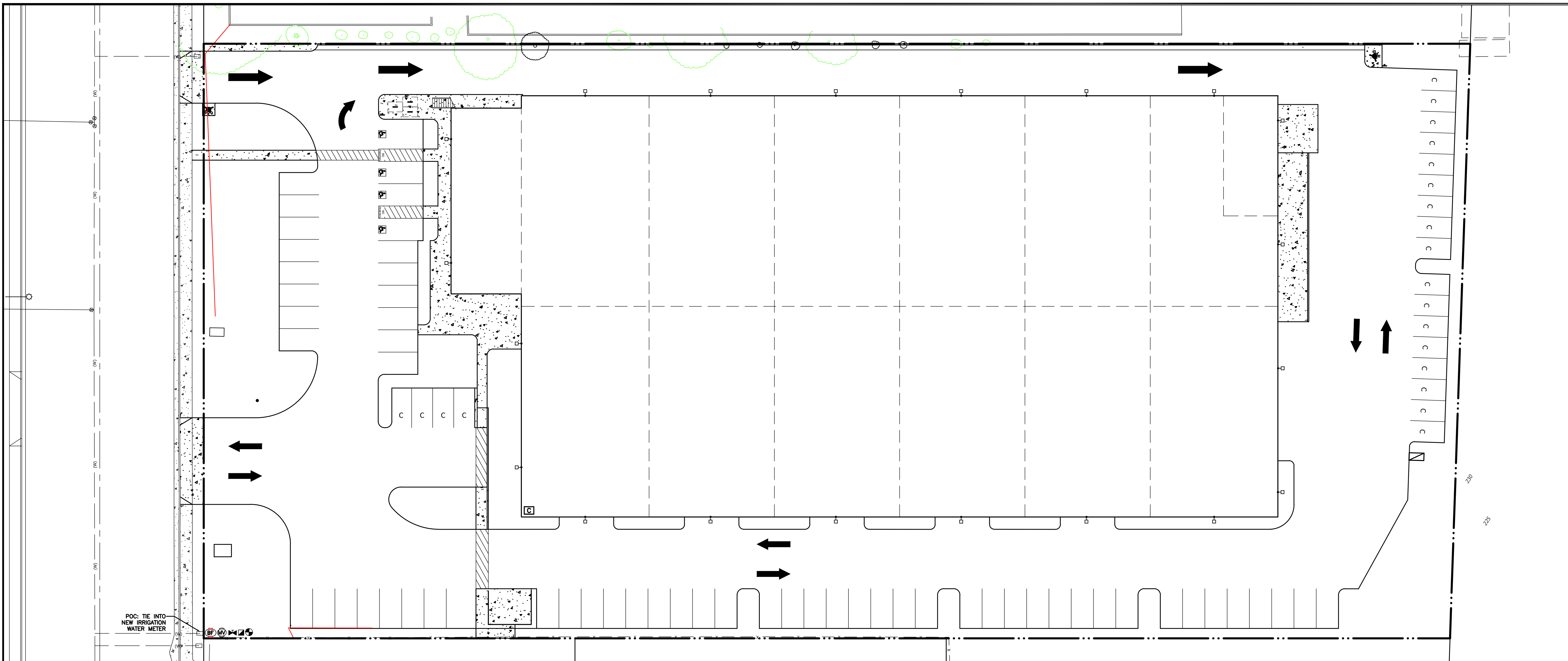
PRELIMINARY LANDSCAPE PLAN
CA MODULARS

SCALE: 1" = 30'
 DATE: 23 December 2024
 JOB #: 124013
 DWG: 124013Lands.dwg

SHEET: **L1**
 OF SHEETS

TOTAL LANDSCAPE AREA 15061 S.F. OR 12.4%.

FILE NAME: X:\AutoCAD Projects\2024\124013\124013Lands.dwg * Plotted on Monday, 23 December 2024 at 12:03pm by: K.J.HNSDN *



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 backfill (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.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1402	Rain Bird RWS-B-C 1402 Root Watering System	76
XCZ	Rain Bird XCZ-100-PRB-COM Wide flow electric control valve (0.3-20 gpm)	6
5-LRC	Rain Bird 5-LRC 1" Brass Quick-Coupling Valve	2
T-113	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
EFB-CP	Rain Bird EFB-CP 1" Master Valve	1
825Y	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
IC-0600	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	

SAN BENITO 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

PRELIMINARY IRRIGATION PLAN

CA MODULARS

APN 051-163-019

SAN BENITO COUNTY, CALIFORNIA

SCALE: 1" = 20'

DATE: 23 December 2024

JOB #: 124013

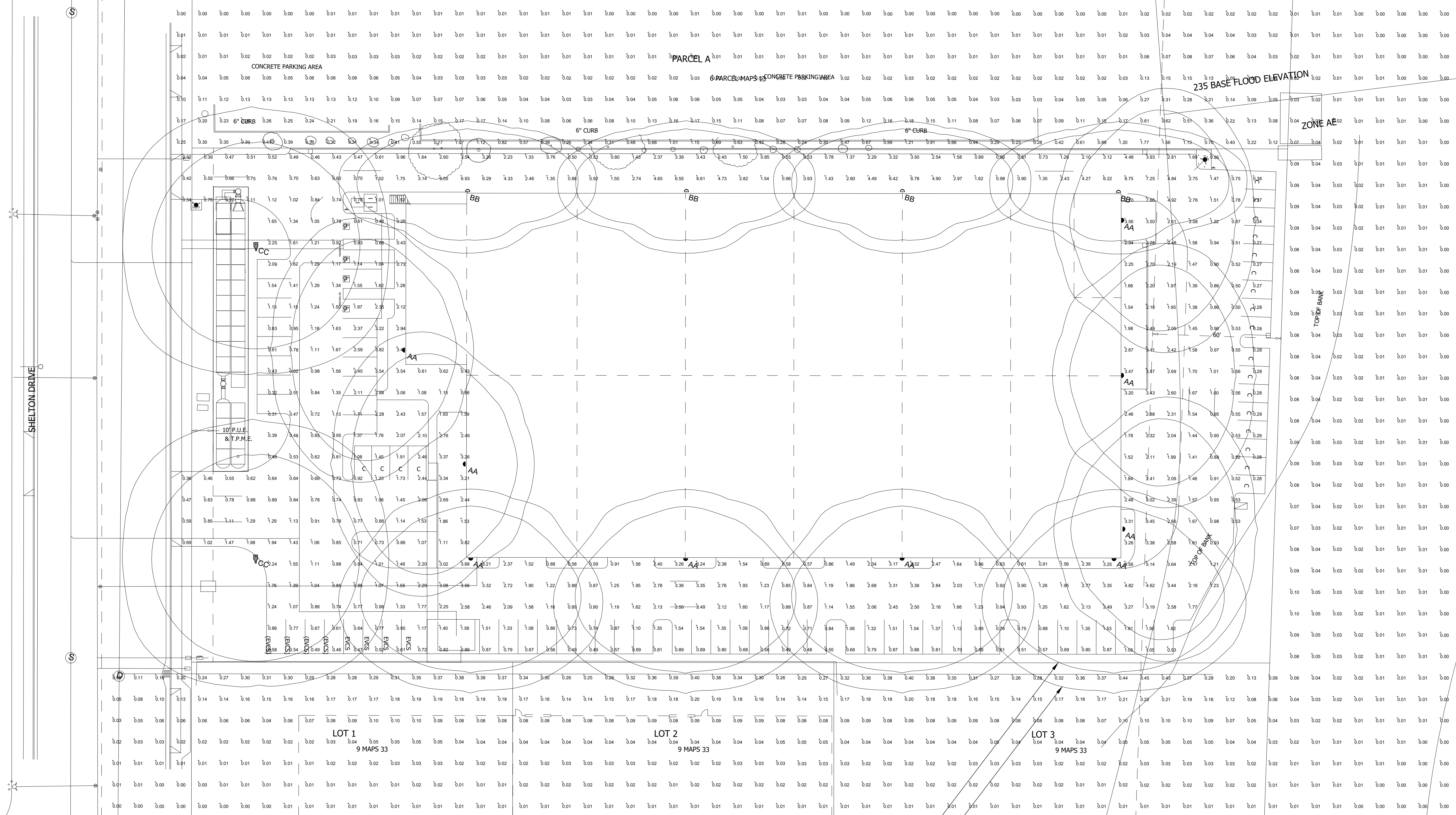
DWG: 124013Lands.dwg

SHEET: **L2**

OF SHEETS

Luminaire Schedule - LED						
Project: CA MODULAR - HOLLISTER						
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	9	AA	Single	0.900	11082	77.4
	4	BB	Single	0.900	11179	77.4
	2	CC	Single	0.900	10479	69
						Description
						GARCO GWM-A14-840-T4M @ 20'
						GARCO GWM-A14-840-T2M @ 15'
						P15-P-A05-740-T5S
						Filename
						GWM-A14-840-T4M.ies
						GWM-A14-840-T2M.ies
						P15-P-A05-740-T5S.ies

Calculation Summary							
Project: CA MODULAR - HOLLISTER							
Description	Calc Type	Units	Avg	Max	Min	Avg/Mn	Max/Min
SPILL LIGHT	illumance	Fc	1.62	8.75	0.27	6.00	32.41
	illumance	Fc	0.08	1.77	0.00	N.A.	N.A.



0.40FC. TYP
0.20FC. TYP

PH1

PROJECT: CA MODULAR - HOLLISTER
 SHEET NO: 2377/REV DWG / 2377/REV A32
 DATE: 03/19/2025
 SCALE: 1" = 20'
 SHEET: 1 OF 1
 DRAWN BY: X
 CHECKED BY: Y
 PROJECT MANAGER: Z
 SAN BENITO ENGINEERING & SURVEYING, INC.
 KRISTIAN REYES
 ASSOCIATED LIGHTING REPRESENTATIVES, INC.
 RAMON ZAPATA
 ASSOCIATED LIGHTING REPRESENTATIVES, INC.

LIGHTING ANALYSIS
 AGI32
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