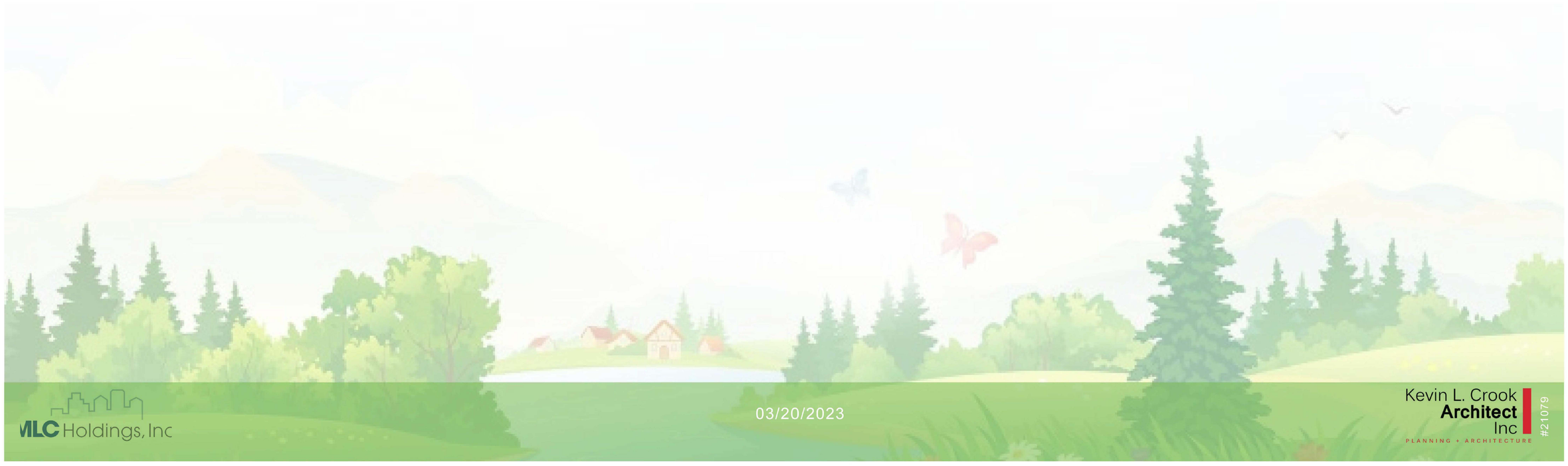
# Project Plans

D

APPENDIX

# MERIDIAN VILLAGE

## HOLLISTER, CA



MLC Holdings, Inc

03/20/2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21079

# MERIDIAN VILLAGE

Hollister, CA

#21079

T-1 SITE PLAN

## TOWNHOME

A-1 BUILDING 301 - 2 STORY TOWNHOME - COTTAGE FRONT ELEVATION
A-2 BUILDING 301 - 2 STORY TOWNHOME - COTTAGE SIDE ELEVATIONS
A-3 BUILDING 301 - 2 STORY TOWNHOME - CRAFTSMAN FRONT ELEVATION
A-4 BUILDING 301 - 2 STORY TOWNHOME - CRAFTSMAN SIDE ELEVATIONS
A-5 BUILDING 301 - 2 STORY TOWNHOME - FIRST FLOOR PLAN
A-6 BUILDING 301 - 2 STORY TOWNHOME - SECOND FLOOR PLAN

A-7 BUILDING 401 - 2 STORY TOWNHOME - COTTAGE FRONT ELEVATION
A-8 BUILDING 401 - 2 STORY TOWNHOME - COTTAGE SIDE ELEVATIONS
A-9 BUILDING 401 - 2 STORY TOWNHOME - CRAFTSMAN FRONT ELEVATION
A-10 BUILDING 401 - 2 STORY TOWNHOME - CRAFTSMAN SIDE ELEVATIONS
A-11 BUILDING 401 - 2 STORY TOWNHOME - FIRST FLOOR PLAN
A-12 BUILDING 401 - 2 STORY TOWNHOME - SECOND FLOOR PLAN

A-13 BUILDING 501 - 2 STORY TOWNHOME - COTTAGE FRONT ELEVATION
A-14 BUILDING 501 - 2 STORY TOWNHOME - COTTAGE SIDE ELEVATIONS
A-15 BUILDING 501 - 2 STORY TOWNHOME - CRAFTSMAN FRONT ELEVATION
A-16 BUILDING 501 - 2 STORY TOWNHOME - CRAFTSMAN SIDE ELEVATIONS
A-17 BUILDING 501 - 2 STORY TOWNHOME - FIRST FLOOR PLAN
A-18 BUILDING 501 - 2 STORY TOWNHOME - SECOND FLOOR PLAN

A-19 BUILDING 601 - 2 STORY TOWNHOME - COTTAGE FRONT ELEVATION
A-20 BUILDING 601 - 2 STORY TOWNHOME - COTTAGE SIDE ELEVATIONS
A-21 BUILDING 601 - 2 STORY TOWNHOME - CRAFTSMAN FRONT ELEVATION
A-22 BUILDING 601 - 2 STORY TOWNHOME - CRAFTSMAN SIDE ELEVATIONS
A-23 BUILDING 601 - 2 STORY TOWNHOME - FIRST FLOOR PLAN
A-24 BUILDING 601 - 2 STORY TOWNHOME - SECOND FLOOR PLAN

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A-26 PLAN 2523X - FLOOR PLAN
A-27 PLAN 2526 - FLOOR PLAN

A-28 WRITTEN COLOR SCHEMES
A-29 COLOR BOARDS

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A-30 1800A BUILDING COMPOSITE (18-UNIT) - ELEVATIONS SCHEME 1
A-31 1800A BUILDING COMPOSITE (18-UNIT) - ELEVATIONS SCHEME 2
A-32 1800A BUILDING COMPOSITE (18-UNIT) - FIRST & SECOND FLOOR PLAN
A-33 1800A BUILDING COMPOSITE (18-UNIT) - THIRD FLOOR & ROOF PLAN

A-34 WRITTEN COLOR SCHEMES
A-35 COLOR BOARDS

## RECREATION CENTER

A-36 RECREATION CENTER - ELEVATIONS
A-37 RECREATION CENTER - FLOOR PLAN

A-38 WRITTEN COLOR SCHEMES
A-39 COLOR BOARD

## CIVIL

C-1 COVER SHEET
C-2 EXISTING SITE CONDITIONS
C-3 SITE PLAN
C-4 TENTATIVE MAP
C-5 GRADING PLAN
C-6 UTILITY PLAN
C-7 STORMWATER CONTROL PLAN
C-8 STORMWATER CONTROL PLANS DETAILS

## PHOTOMETRIC

EL1.00 SITE LIGHTING PHOTOMETRICS
EL1.01 SITE LIGHTING LUMINAIRES

## LANDSCAPE

L-1 CONCEPTUAL LANDSCAPE PLAN
L-2 CONCEPTUAL PARK PLAN
L-3 CONCEPTUAL IRRIGATION PLAN
L-4 DETAILS

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**PHOTOMETRIC**
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| PLAN 2523X | PLAN 2523(R) | PLAN 2526 |
|---|---|---|
| 1,504 S.F.<br>3 BEDROOM, 2.5 BATH | 1,504 S.F.<br>3 BEDROOM, 2.5 BATH | 1,706 S.F.<br>4 BEDROOM, 2.5 BATH |

COLOR SCHEME 1

A - FRONT ELEVATION

# COTTAGE ELEVATION

## BUILDING 301 - 2 STORY TOWNHOME

0 2 4 8 12



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

RIGHT ELEVATION



PLAN 2523X
1,706 S.F.
4 BEDROOM, 2.5 BATH

LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

COLOR SCHEME 1

REAR ELEVATION

# COTTAGE ELEVATION

## BUILDING 301 - 2 STORY TOWNHOME

0 2 4 8 12




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| PLAN 2523X | PLAN 2523(R) | PLAN 2526 |
|---|---|---|
| 1,504 S.F. | 1,504 S.F. | 1,706 S.F. |
| 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 4 BEDROOM, 2.5 BATH |

COLOR SCHEME 2

B - FRONT ELEVATION

# CRAFTSMAN ELEVATION

## BUILDING 301 - 2 STORY TOWNHOME

0 2 4 8 12



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

RIGHT ELEVATION



PLAN 2523X
1,706 S.F.
4 BEDROOM, 2.5 BATH

LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

COLOR SCHEME 2

REAR ELEVATION

CRAFTSMAN ELEVATION

BUILDING 301 - 2 STORY TOWNHOME

0 2 4 8 12

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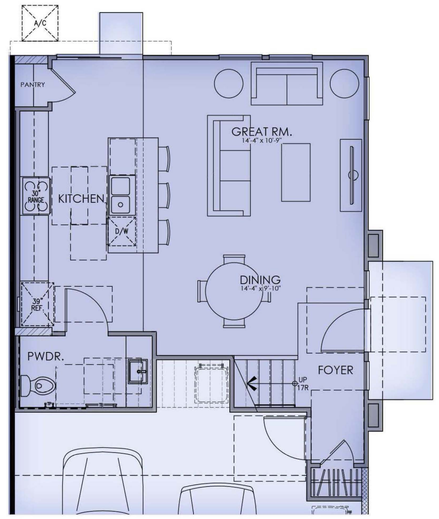
MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-6

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21074




PLAN 2526 - (ADAPTABLE)

(REFER TO SITE PLAN FOR LOCATION)




PLAN 2523X

1,504 S.F.

3 BEDROOM, 2.5 BATH

PLAN 2523(R)

1,504 S.F.

3 BEDROOM, 2.5 BATH

PLAN 2526

1,706 S.F.

4 BEDROOM, 2.5 BATH

FIRST FLOOR PLAN

# BUILDING 301 - 2 STORY TOWNHOME

BUILDING - 301

| BUILDING AREA | |
|---|---|
| FIRST FLOOR AREA | 1,809 SQ. FT. |
| SECOND FLOOR AREA | 2,905 SQ. FT. |
| TOTAL DWELLING | 4,714 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 1,362 SQ. FT. |
| PORCH | 50 SQ. FT. |

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

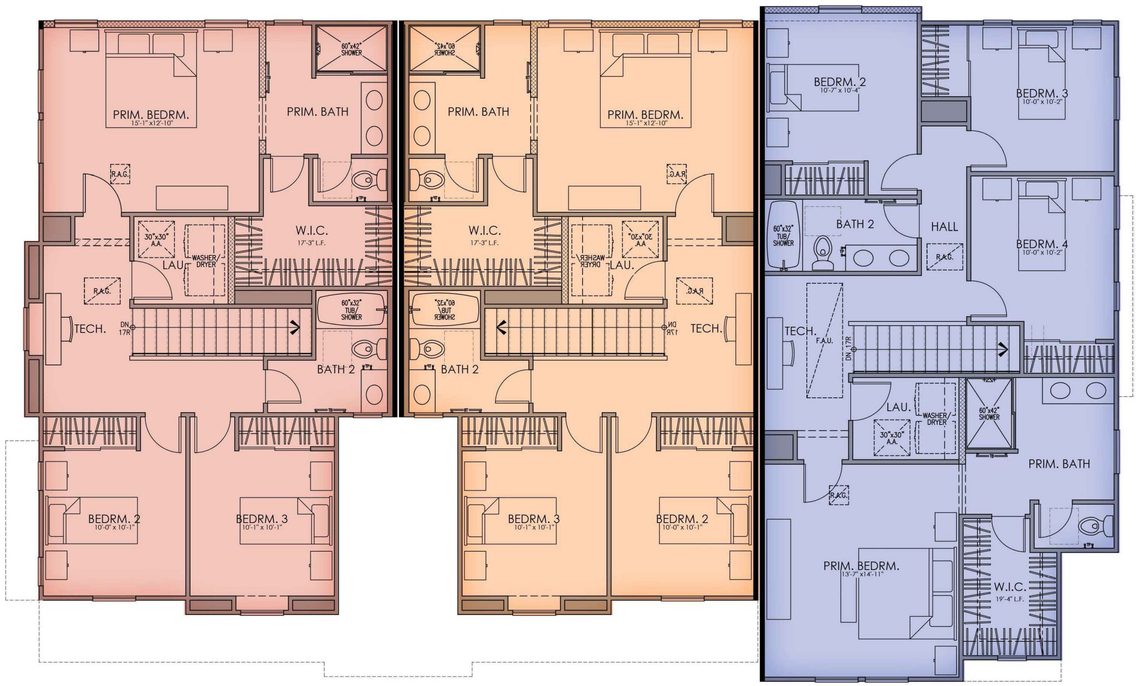
03/20/2023

A-1

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PLANNING + ARCHITECTURE

#2107




PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

SECOND FLOOR PLAN

BUILDING 301 - 2 STORY TOWNHOME

0 2 4 8 12




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PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

COLOR SCHEME 1

A - FRONT ELEVATION

# COTTAGE ELEVATION

## BUILDING 401 - 2 STORY TOWNHOME

0 2 4 8 12



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

RIGHT ELEVATION



PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

COLOR SCHEME 1

REAR ELEVATION

# COTTAGE ELEVATION

## BUILDING 401 - 2 STORY TOWNHOME

0 2 4 8 12




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PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

COLOR SCHEME 2

B - FRONT ELEVATION

# CRAFTSMAN ELEVATION

## BUILDING 401 - 2 STORY TOWNHOME

0 2 4 8 12



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH
RIGHT ELEVATION



PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH
LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

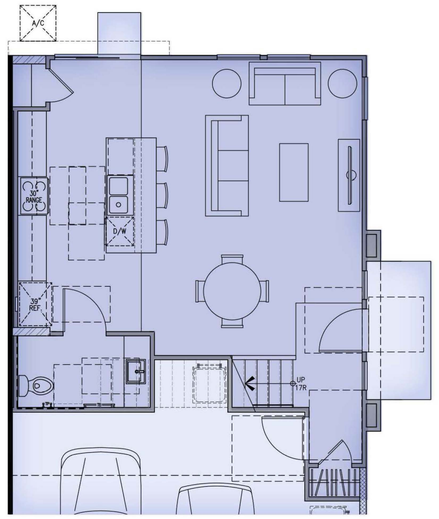
COLOR SCHEME 2

REAR ELEVATION

# CRAFTSMAN ELEVATION

## BUILDING 401 - 2 STORY TOWNHOME

0 2 4 8 12




PLAN 2526 - (ADAPTABLE)
(REFER TO SITE PLAN FOR LOCATION)




PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

FIRST FLOOR PLAN

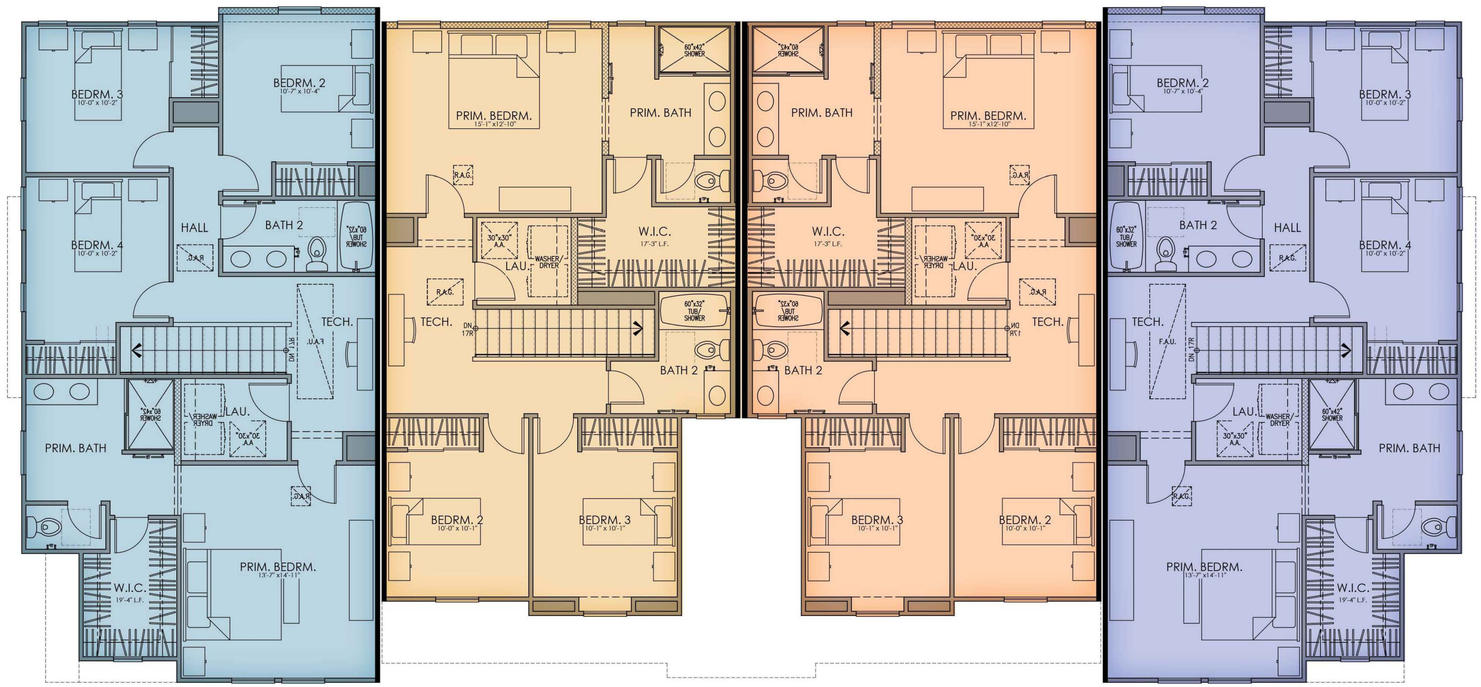
BUILDING 401 - 2 STORY TOWNHOME

BUILDING 401

| BUILDING AREA | |
|---|---|
| FIRST FLOOR AREA | 2,438 SQ. FT. |
| SECOND FLOOR AREA | 3,982 SQ. FT. |
| TOTAL DWELLING | 6,420 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 1,830 SQ. FT. |
| PORCH | 50 SQ. FT. |

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12




PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

SECOND FLOOR PLAN

BUILDING 401 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE
Hollister, CA

03/20/2023
A-8

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#2107




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| PLAN 2523X | PLAN 2523(R) | PLAN 2523 | PLAN 2523(R) | PLAN 2526 |
|---|---|---|---|---|
| 1,504 S.F. | 1,504 S.F. | 1,504 S.F. | 1,504 S.F. | 1,706 S.F. |
| 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 4 BEDROOM, 2.5 BATH |

COLOR SCHEME 1

A - FRONT ELEVATION

# COTTAGE ELEVATION

## BUILDING 501 - 2 STORY TOWNHOME

0 2 4 8 12



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

RIGHT ELEVATION



PLAN 2523X
1,706 S.F.
4 BEDROOM, 2.5 BATH

LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

COLOR SCHEME 1

REAR ELEVATION

# COTTAGE ELEVATION

## BUILDING 501 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-10

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

492 10th




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| PLAN 2523X | PLAN 2523(R) | PLAN 2523 | PLAN 2523(R) | PLAN 2526 |
|---|---|---|---|---|
| 1,504 S.F. | 1,504 S.F. | 1,504 S.F. | 1,504 S.F. | 1,706 S.F. |
| 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 4 BEDROOM, 2.5 BATH |

COLOR SCHEME 2

B - FRONT ELEVATION

# CRAFTSMAN ELEVATION

## BUILDING 501 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-11

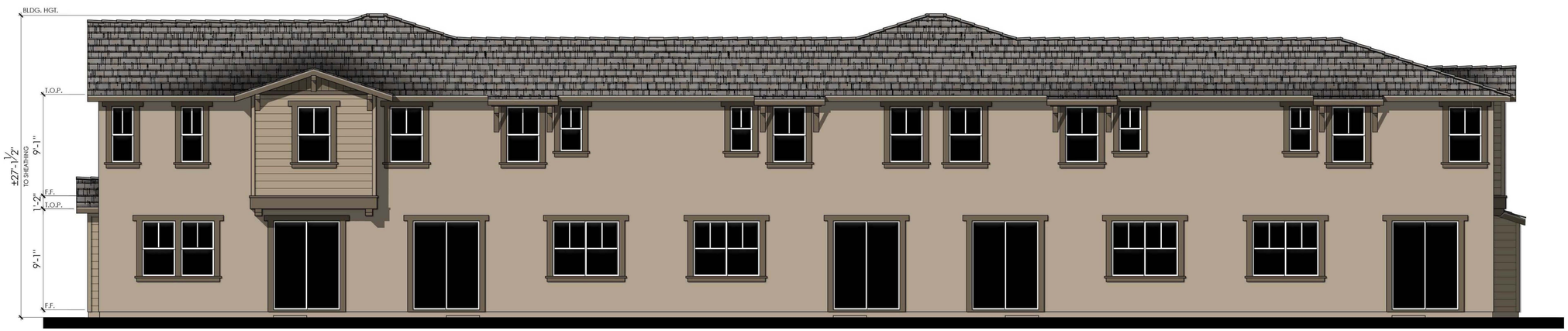
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PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH
RIGHT ELEVATION



PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH
LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

COLOR SCHEME 2

REAR ELEVATION

CRAFTSMAN ELEVATION

BUILDING 501 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

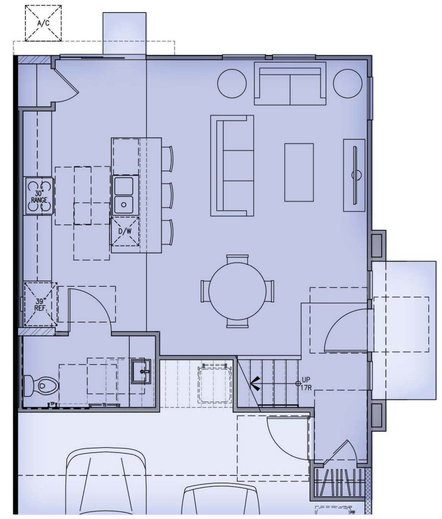
Hollister, CA

03/20/2023

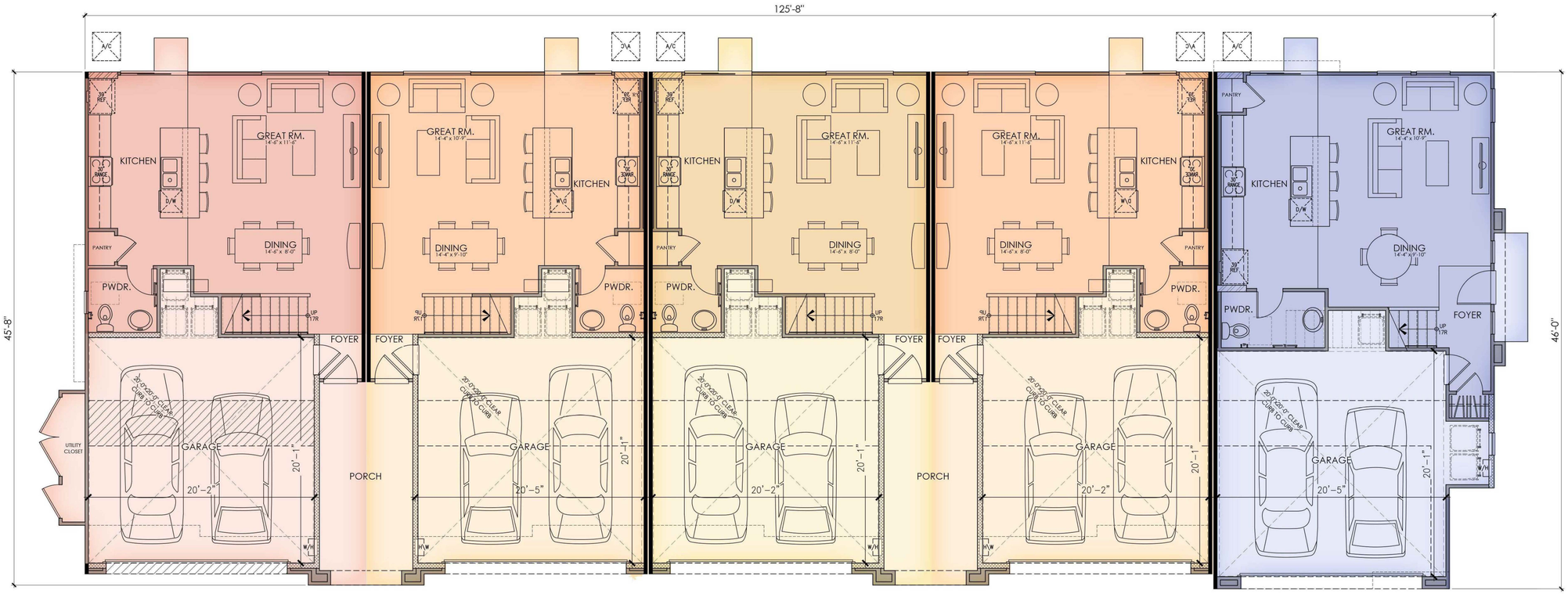
A-12

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

#21074




PLAN 2526 - (ADAPTABLE)
(REFER TO SITE PLAN FOR LOCATION)




PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

BUILDING 501

| BUILDING AREA | |
|---|---|
| FIRST FLOOR AREA | 2,989 SQ. FT. |
| SECOND FLOOR AREA | 4,733 SQ. FT. |
| TOTAL DWELLING | 7,722 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 2,256 SQ. FT. |
| PORCH | 100 SQ. FT. |

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

FIRST FLOOR PLAN

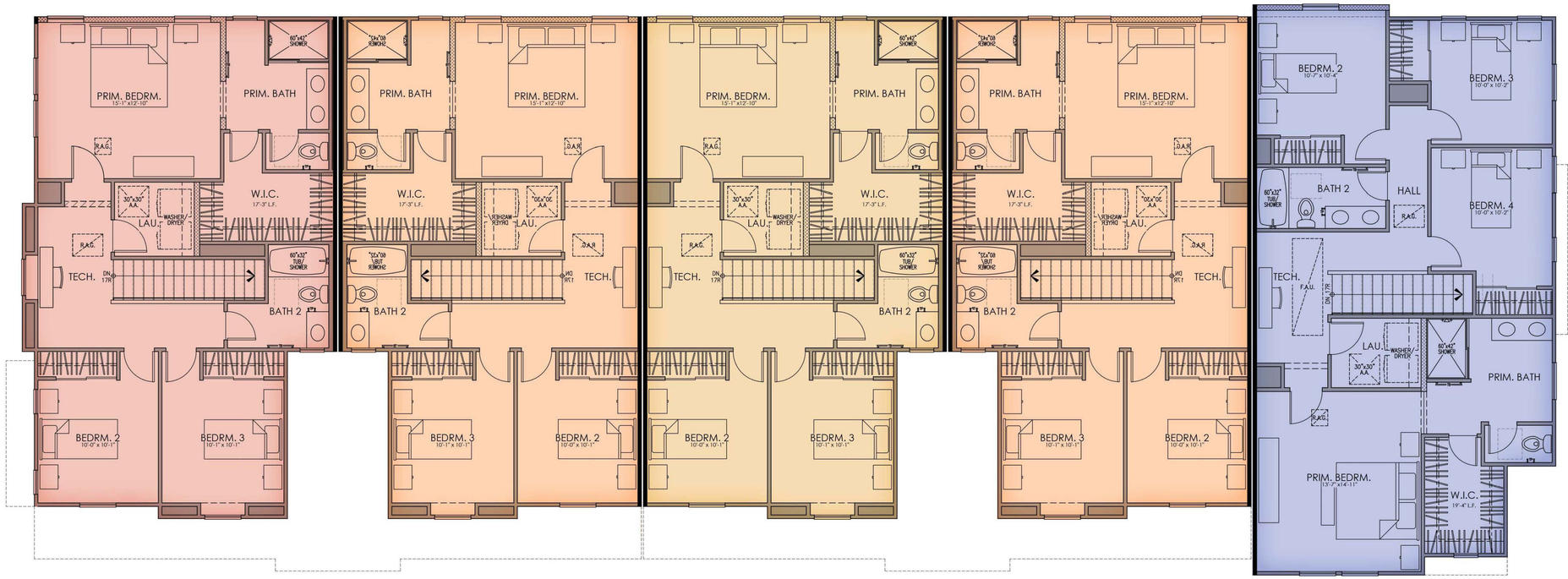
# BUILDING 501 - 2 STORY TOWNHOME

MLC Holdings, Inc.

MERIDIAN VILLAGE
Hollister, CA

03/20/2023
A-13

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#2107




PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

SECOND FLOOR PLAN

# BUILDING 501 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE
Hollister, CA

03/20/2023
A-14

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21077




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PLAN 2526R
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523R
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523R
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

COLOR SCHEME 1

A - FRONT ELEVATION

# COTTAGE ELEVATION

## BUILDING 601 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-15

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

RIGHT ELEVATION



PLAN 2526R
1,706 S.F.
4 BEDROOM, 2.5 BATH

LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523R
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523R
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526R
1,706 S.F.
4 BEDROOM, 2.5 BATH

COLOR SCHEME 8

REAR ELEVATION

# COTTAGE ELEVATION

## BUILDING 601 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-16

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PLANNING + ARCHITECTURE

#21074




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| PLAN 2526R | PLAN 2523 | PLAN 2523R | PLAN 2523 | PLAN 2523R | PLAN 2526 |
|---|---|---|---|---|---|
| 1,706 S.F. | 1,504 S.F. | 1,504 S.F. | 1,504 S.F. | 1,504 S.F. | 1,706 S.F. |
| 4 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 3 BEDROOM, 2.5 BATH | 4 BEDROOM, 2.5 BATH |

COLOR SCHEME 2

B - FRONT ELEVATION

# CRAFTSMAN ELEVATION

## BUILDING 601 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-17

Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE

#2107



PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

RIGHT ELEVATION



PLAN 2526(R)
1,706 S.F.
4 BEDROOM, 2.5 BATH

LEFT ELEVATION




PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523R
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523R
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526R
1,706 S.F.
4 BEDROOM, 2.5 BATH

COLOR SCHEME 2

REAR ELEVATION

# CRAFTSMAN ELEVATION

## BUILDING 601 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

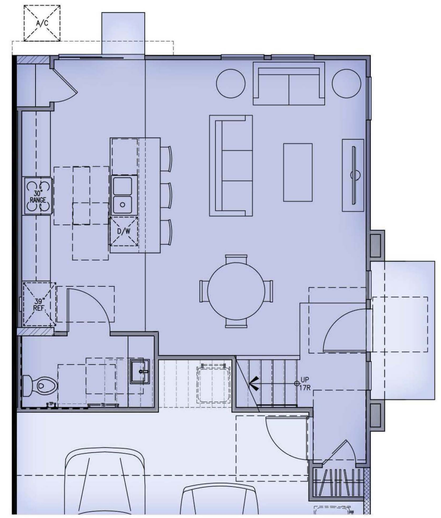
Hollister, CA

03/20/2023

A-18

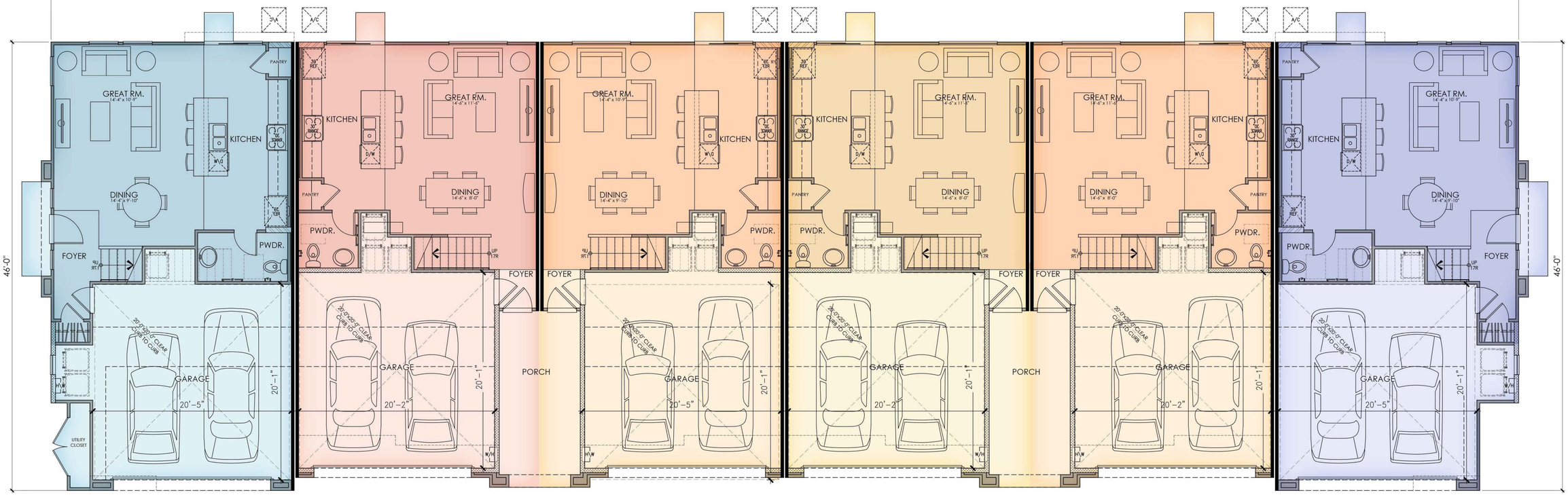
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

#21074




PLAN 2526 - (ADAPTABLE)
(REFER TO SITE PLAN FOR LOCATION)

150'-10"




PLAN 2526R
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

BUILDING 601

| BUILDING AREA | |
|---|---|
| FIRST FLOOR AREA | 3,618 SQ. FT. |
| SECOND FLOOR AREA | 5,810 SQ. FT. |
| TOTAL DWELLING | 9,428 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 2,724 SQ. FT. |
| PORCH | 100 SQ. FT. |

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

FIRST FLOOR PLAN

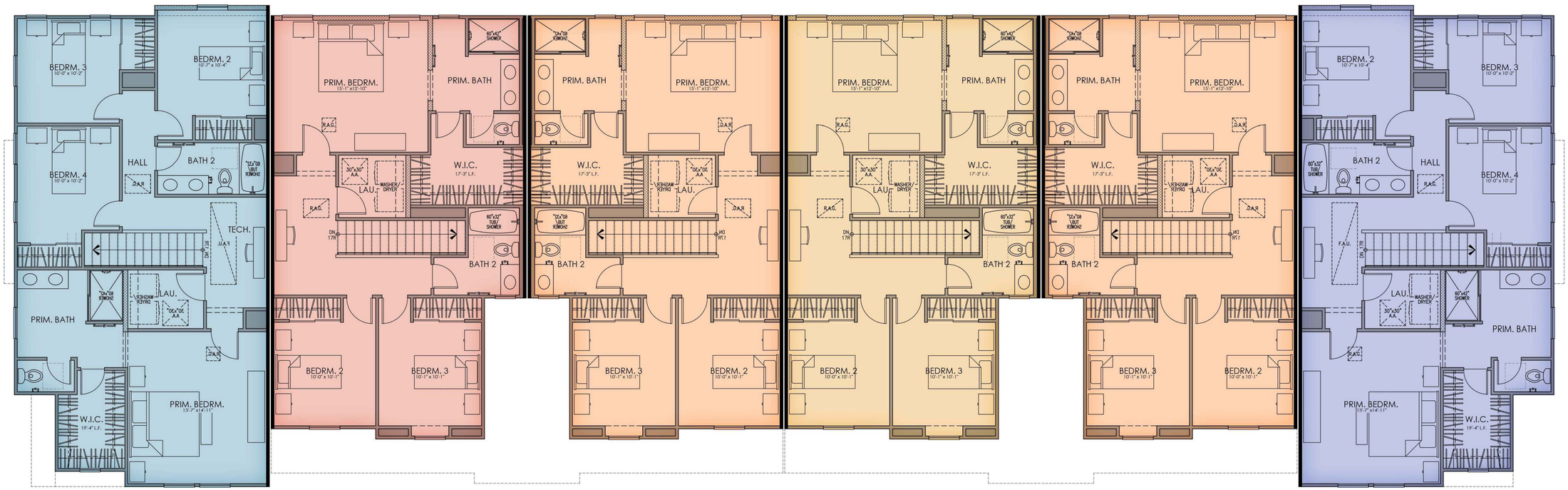
# BUILDING 601 - 2 STORY TOWNHOME

MLC Holdings, Inc.

MERIDIAN VILLAGE
Hollister, CA

03/20/2023
A-19

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
12107




PLAN 2526R
1,706 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2523X
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2523(R)
1,504 S.F.
3 BEDROOM, 2.5 BATH

PLAN 2526
1,706 S.F.
4 BEDROOM, 2.5 BATH

SECOND FLOOR PLAN

# BUILDING 601 - 2 STORY TOWNHOME

0 2 4 8 12

MLC Holdings, Inc.

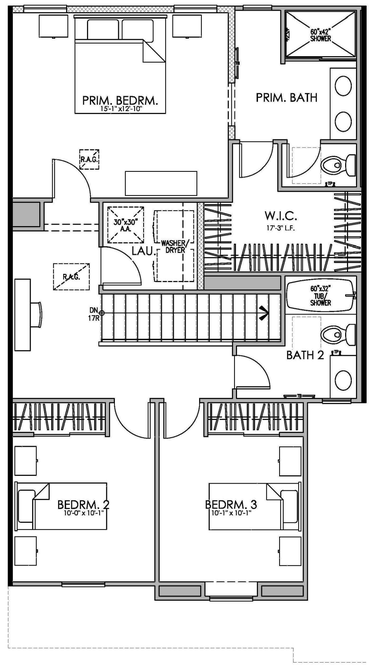
MERIDIAN VILLAGE

Hollister, CA

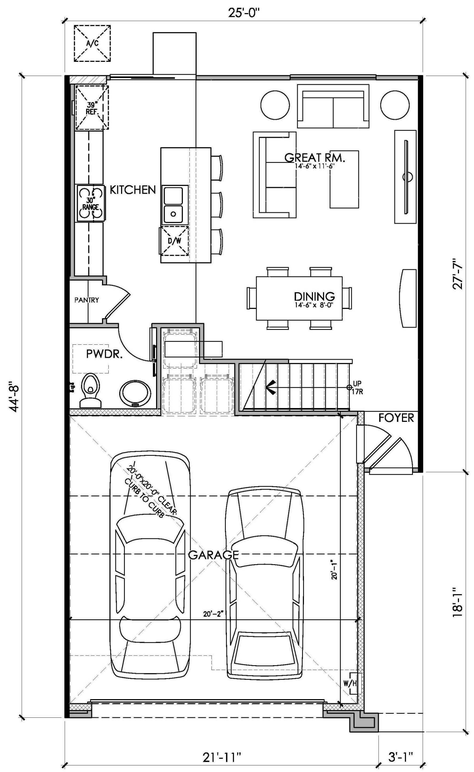
03/20/2023

A-20

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21077




SECOND FLOOR PLAN



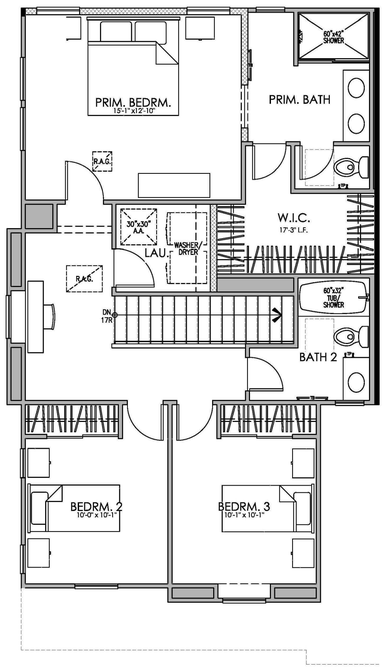

FIRST FLOOR PLAN

PLAN 2523
AREA TABULATION

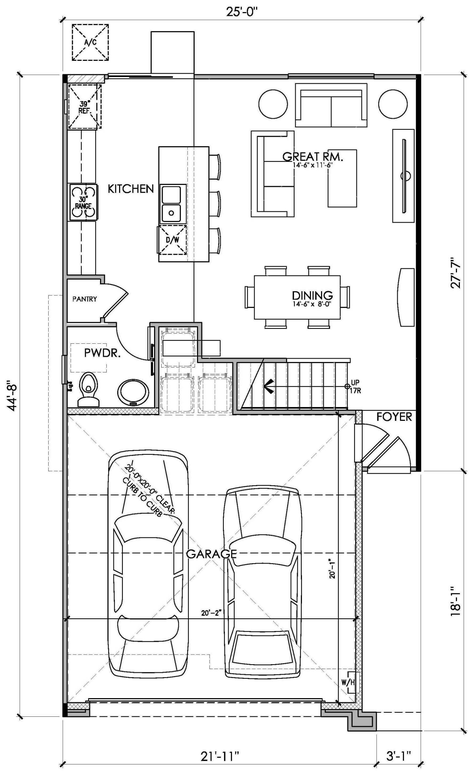
| CONDITIONED SPACE | |
|---|---|
| FIRST FLOOR AREA | 583 SQ. FT. |
| SECOND FLOOR AREA | 914 SQ. FT. |
| TOTAL DWELLING | 1,497 SQ. FT. |
| **UNCONDITIONED SPACE** | |
| GARAGE | 453 SQ. FT. |
| PORCH | 25 SQ. FT. |

0 2 4 8 12

# PLAN 2523
## 3 BEDROOM, 2.5 BATH




SECOND FLOOR PLAN



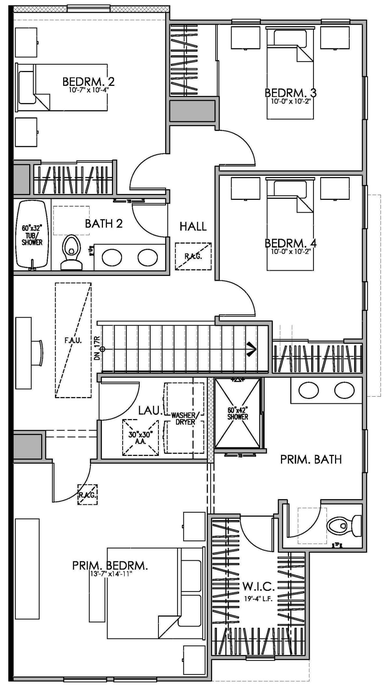

FIRST FLOOR PLAN

PLAN 2523X
AREA TABULATION

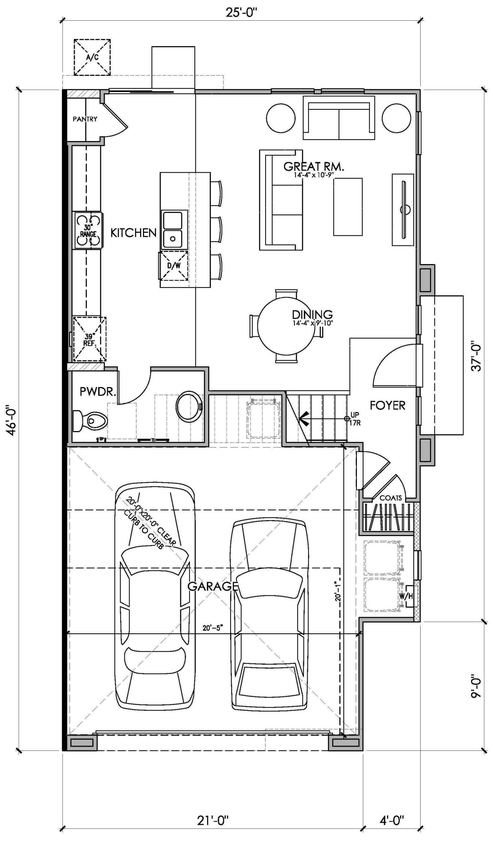
| | |
|---|---|
| CONDITIONED SPACE | |
| FIRST FLOOR AREA | 590 SQ. FT. |
| SECOND FLOOR AREA | 914 SQ. FT. |
| TOTAL DWELLING | 1,504 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 447 SQ. FT. |
| PORCH | 25 SQ. FT. |

0 2 4 8 12

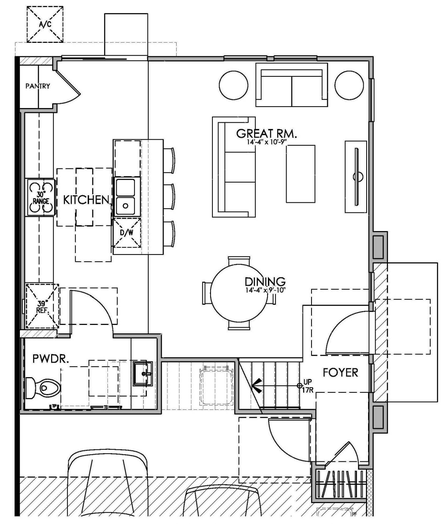
# PLAN 2523X
## 3 BEDROOM, 2.5 BATH




SECOND FLOOR PLAN




FIRST FLOOR PLAN




PLAN 2526 - (ADAPTABLE)
(REFER TO SITE PLAN FOR LOCATION)

PLAN 2526
AREA TABULATION

| | |
|---|---|
| CONDITIONED SPACE | |
| FIRST FLOOR AREA | 629 SQ. FT. |
| SECOND FLOOR AREA | 1,077 SQ. FT. |
| TOTAL DWELLING | 1,706 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 468 SQ. FT. |

# PLAN 2526
## 4 BEDROOM, 2.5 BATH

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE
Hollister, CA

03/20/2023
A-27

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#2107

# MERIDIAN VILLAGE

HOLLISTER, CA

PROJECT #21079

CREATED 3/28/2022

| "B" ELEVATIONS COTTAGE | SCHEME 1 |
|---|---|
| PRIMARY STUCCO | SW6120 BELIEVABLE BUFF |
| SECONDARY STUCCO | SW9097 SOFT FAWN |
| FASCIA / TRIM / LAP SIDING AT GABLES / GARAGE DOORS | SW6103 TEA CHEST |
| FRONT DOOR / SHUTTERS 1 | SW6152 SUPERIOR BRONZE |
| FRONT DOOR / SHUTTERS 2 | SW6090 JAVA |
| ROOF: FLAT SLATE BEL AIR | 4621 TEHACHAPI BLEND |
| STONE: | COUNTRY LEDGESTONE CHARDONNAY |

| "C" ELEVATIONS CRAFTSMAN | SCHEME 2 |
|---|---|
| PRIMARY STUCCO | SW7507 STONE LION |
| SECONDARY STUCCO | SW7508 TAVERN TAUPE |
| FASCIA / TRIM / GARAGE DOOR | SW7040 SMOKEHOUSE |
| BOARD & BATTEN SIDING | SW6152 SUPERIOR BRONZE |
| LAP SIDING | SW7549 STUDIO TAUPE |
| FRONT DOOR 1 | SW7730 FORESTWOOD |
| FRONT DOOR 2 | SW6076 TURKISH COFFEE |
| ROOF: FLAT SHAKE PONDEROSA | SCP8802 NANTUCKET BLEND |

| | |
|---|---|
| PAINT: | SHERWIN WILLIAMS |
| ROOF: | EAGLE |
| STONE: | BORAL |

MLC Holdings, Inc.

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

## WRITTEN COLOR SCHEMES

# COTTAGE

## SCHEME #1



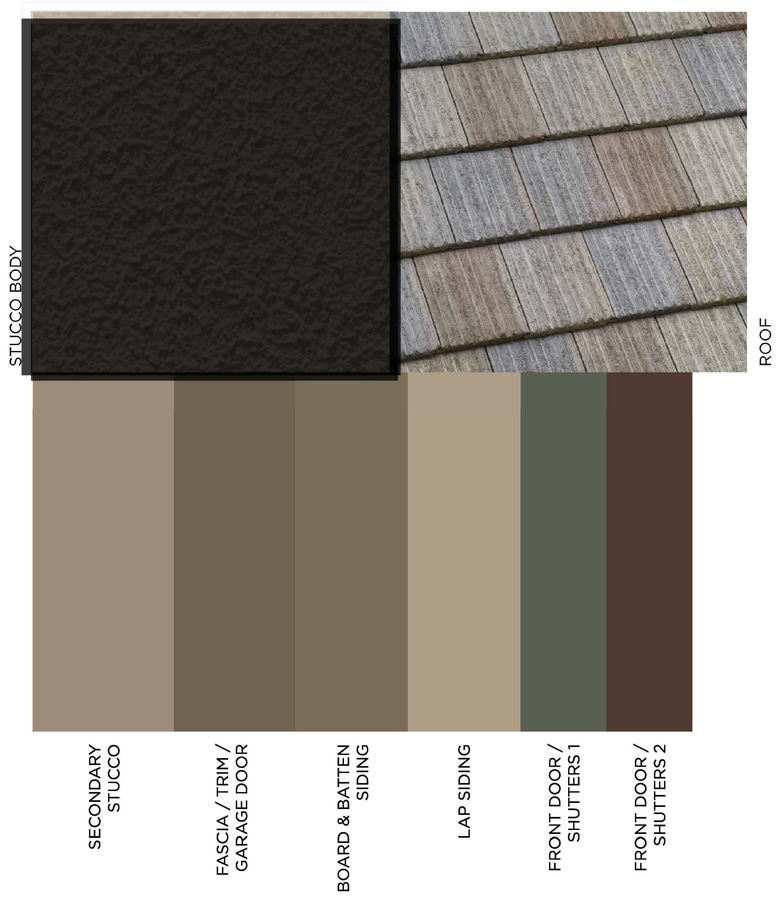

MLC Holdings, Inc.
#21079
MAR. 28, 2022

MERIDIAN VILLAGE
HOLLISTER, CA

Kevin L. Crook Architect Inc
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# CRAFTSMAN

## SCHEME #2




MLC Holdings, Inc.
#21079
MAR. 28, 2022

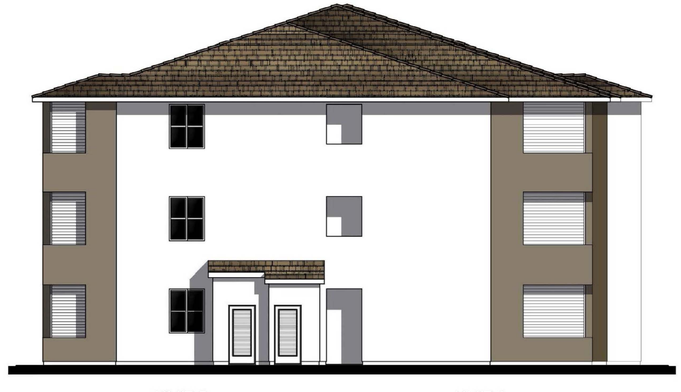
MERIDIAN VILLAGE
HOLLISTER, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE



UNIT 1 UNIT 1 UNIT 2

FRONT



UNIT 2 UNIT 1

LEFT

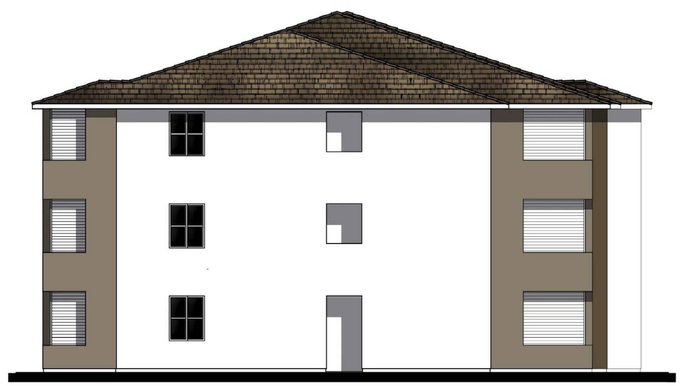
**MATERIALS LEGEND**
(WHERE OCCURS)

| | |
|---|---|
| ROOF: | CONCRETE FLAT TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ LAP SIDING |
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |




UNIT 1 UNIT 1 UNIT 2

REAR



UNIT 2 UNIT 1

RIGHT

COLOR SCHEME 1

# 1800A BUILDING COMPOSITE (18-UNIT)

## ELEVATIONS

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

03/20/2023

A-30

Kevin L. Crook Architect Inc

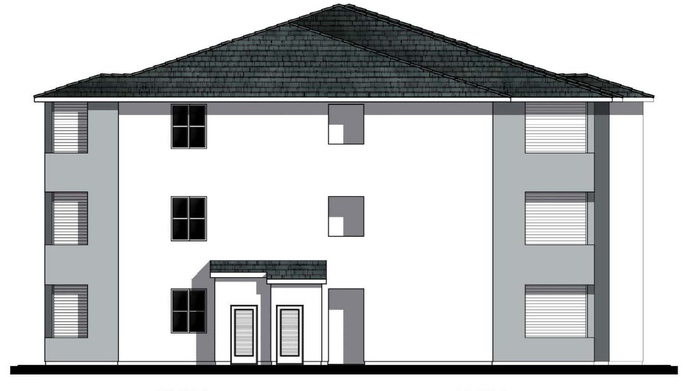
PLANNING + ARCHITECTURE

#21074



UNIT 1 UNIT 1 UNIT 2

FRONT



UNIT 2 UNIT 1

LEFT

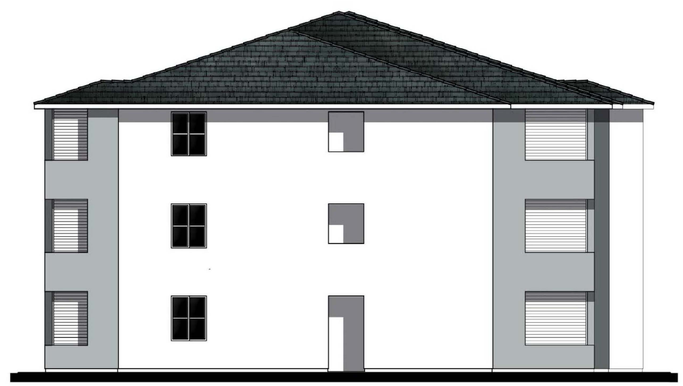
**MATERIALS LEGEND**
(WHERE OCCURS)

| | |
|---|---|
| ROOF: | CONCRETE FLAT TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ LAP SIDING |
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |




UNIT 1 UNIT 1 UNIT 2

REAR



UNIT 2 UNIT 1

RIGHT

COLOR SCHEME 2

# 1800A BUILDING COMPOSITE (18-UNIT)

## ELEVATIONS

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

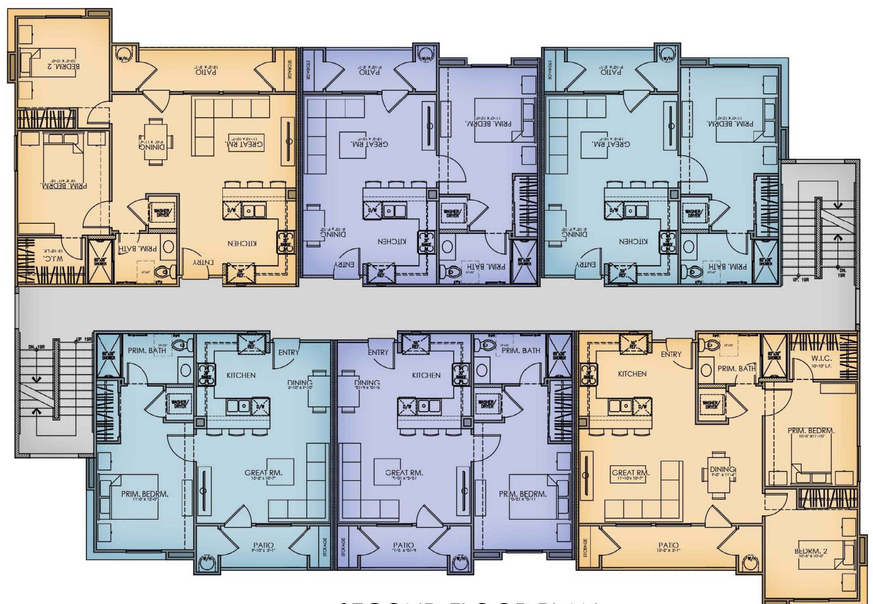
Hollister, CA

03/20/2023

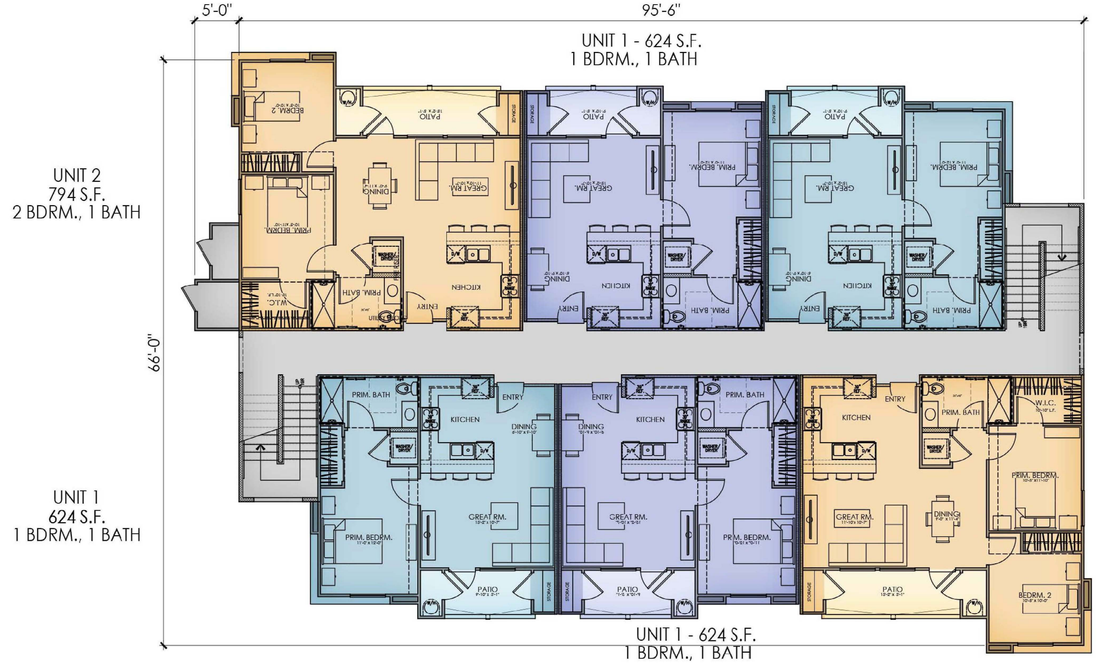
A-3.1

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

#21074




SECOND FLOOR PLAN




FIRST FLOOR PLAN

# 1800A BUILDING COMPOSITE (18-UNIT)

## FLOOR UNIT

BUILDING 1800 (18-PLEX)
AREA TABULATION

CONDITIONED SPACE

| | |
|---|---|
| FIRST FLOOR AREA | 4,084 SQ. FT. |
| SECOND FLOOR AREA | 4,084 SQ. FT. |
| THIRD FLOOR AREA | 4,084 SQ. FT. |
| TOTAL DWELLING | 12,252 SQ. FT. |

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

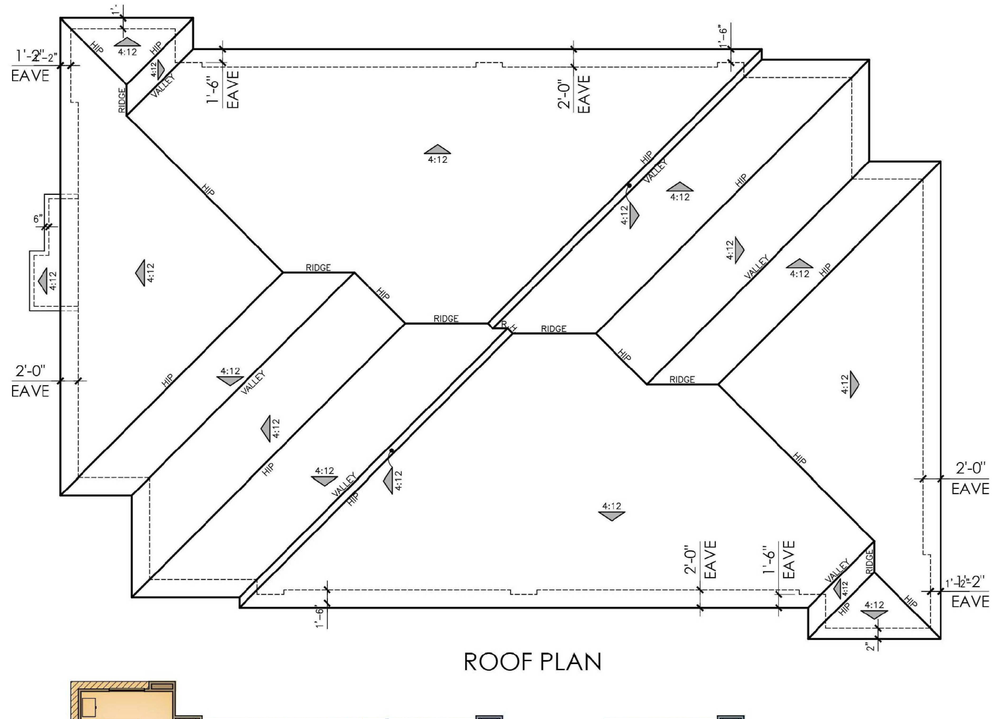
Hollister, CA

03/20/2023

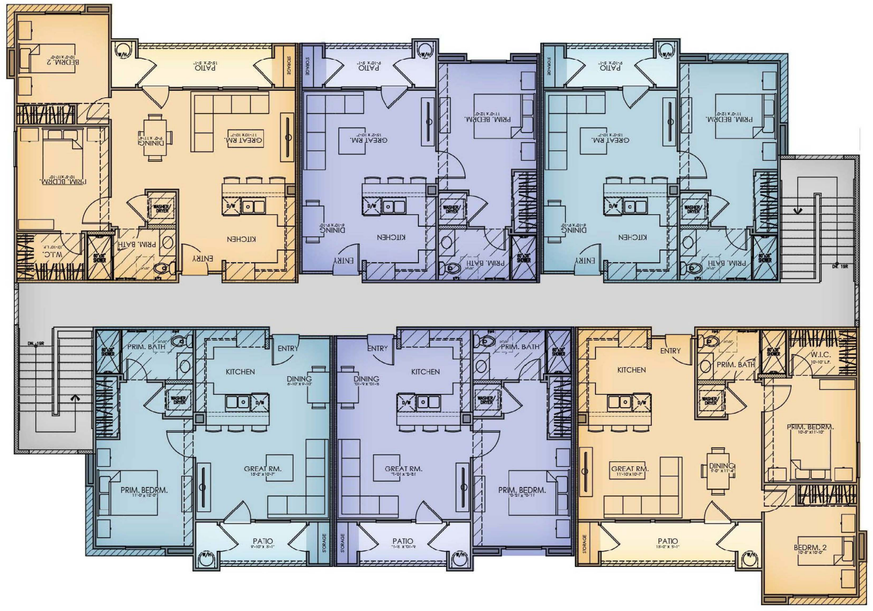
A-32

Kevin L. Crook Architect Inc #2 1074

PLANNING + ARCHITECTURE




ROOF PLAN




THIRD FLOOR PLAN

# 1800A BUILDING COMPOSITE (18-UNIT)

## FLOOR & ROOF PLAN

0 2 4 8 12

# MERIDIAN VILLAGE

HOLLISTER, CA

PROJECT 21079

CREATED 5/17/2022

| | | SCHEME 1 | SCHEME 2 |
|---|---|---|---|
| STUCCO 1 | | SW7757<br>HIGH REFLECTIVE WT | SW7757<br>HIGH REFLECTIVE WT |
| STUCCO 2 | | SW7032<br>WARM STONE | SW7072<br>ONLINE |
| STUCCO 3 | | SW7034<br>STATUS BRONZE | SW7075<br>WEB GRAY |
| FASCIA / TRIM /<br>LAP SIDING | | SW7757<br>HI REFLECTIVE WHITE | SW7757<br>HI REFLECTIVE WHITE |
| FRONT DOORS | | SW7605<br>GALE FORCE | SW2854<br>CARIBBEAN CORAL |
| COMP SHINGLES:<br>RS PLUS | | SANDALWOOD PLUS | STONE GRAY PLUS |

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

| | |
|---|---|
| PAINT: | SHERWIN WILLIAMS |
| COMP SHINGLES: | GAF TIMBERLINE |

Meritage Homes

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

# APARTMENTS
## SCHEME #1



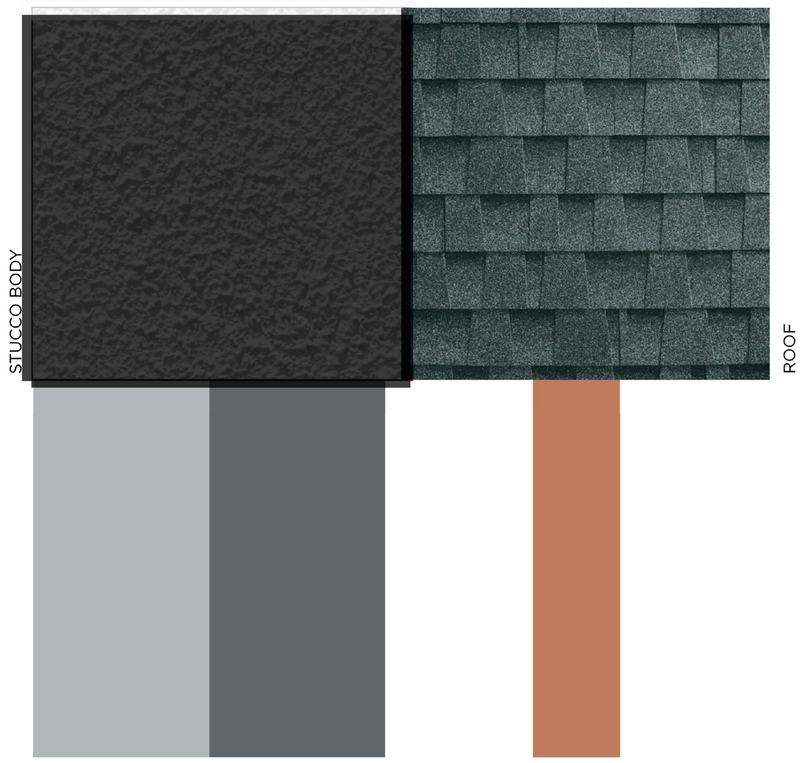

Meritage Homes

MERIDIAN VILLAGE
HOLLISTER, CA

#21079
MAY 17, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

# APARTMENTS
## SCHEME #2



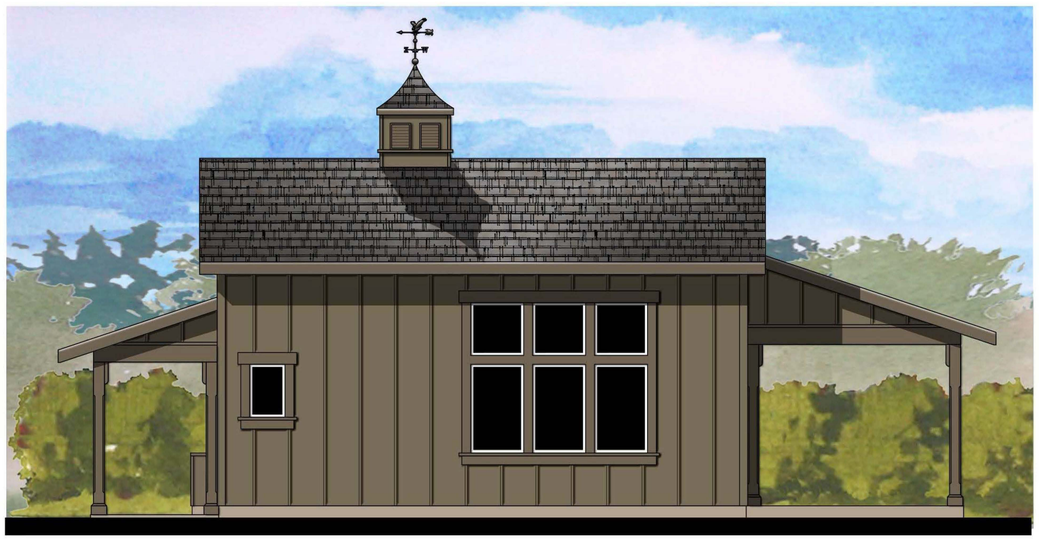

Meritage Homes

MERIDIAN VILLAGE
HOLLISTER, CA

#21079
MAY 17, 2022

Kevin L. Crook Architect Inc
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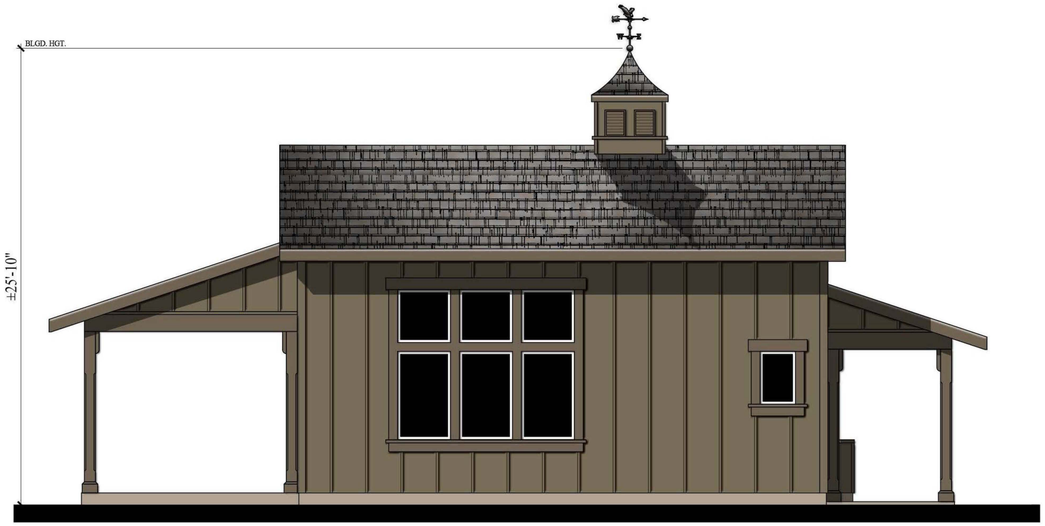
COLOR BOARDS



REAR ELEVATION



LEFT ELEVATION




FRONT ELEVATION

COLOR SCHEME 2



RIGHT ELEVATION

0 2 4 8 12

MLC Holdings, Inc.

MERIDIAN VILLAGE

Hollister, CA

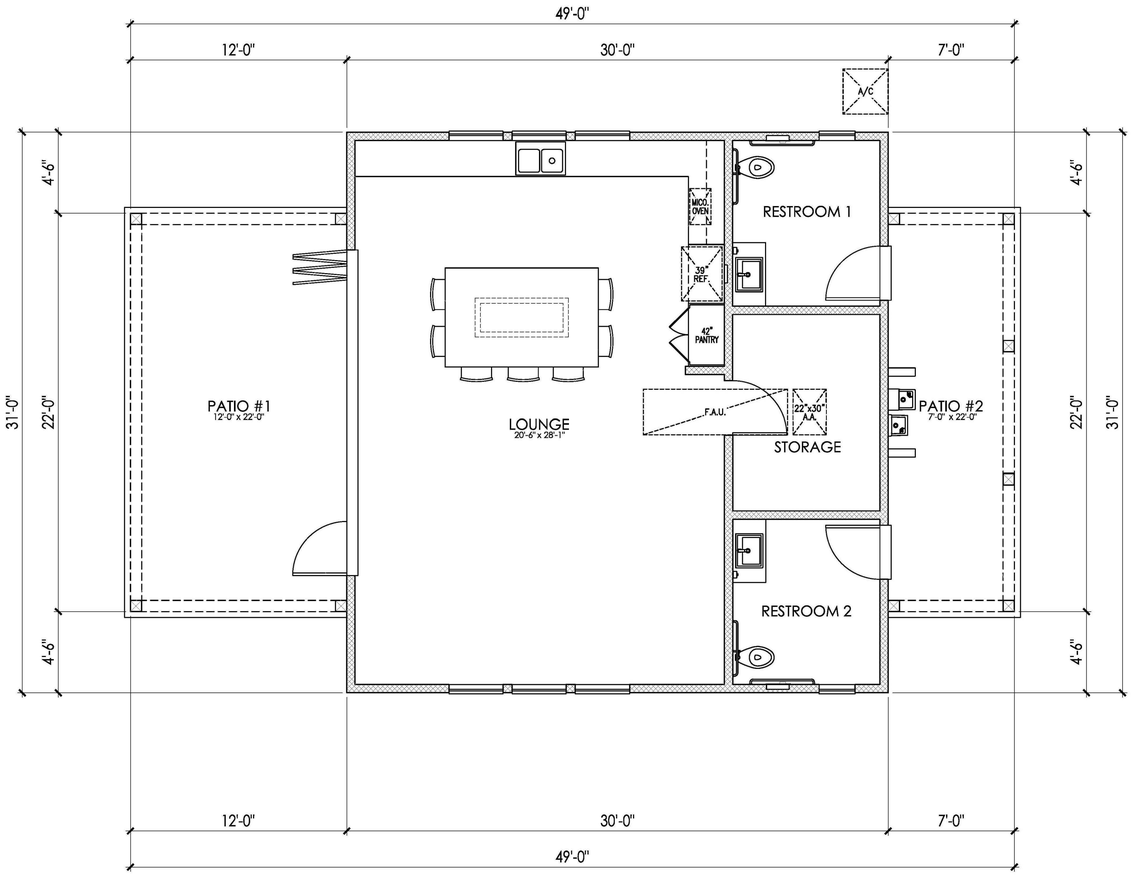
03/20/2023

A-36

Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE

#2107




AREA TABULATION

| CONDITIONED SPACE | |
|---|---|
| LOUNGE | 663 SQ. FT. |
| STORAGE | 93 SQ. FT. |
| RESTROOM 1 | 87 SQ. FT. |
| RESTROOM 2 | 87 SQ. FT. |
| TOTAL BUILDING | 930 SQ. FT. |

| UNCONDITIONED SPACE | |
|---|---|
| PATIO #1 | 265 SQ. FT. |
| PATIO #2 | 154 SQ. FT. |

# FLOOR PLAN

0 2 4 8 12

# MERIDIAN VILLAGE

HOLLISTER, CA

PROJECT #21079

CREATED 3/28/2022

| "B" ELEVATIONS COTTAGE | SCHEME 1 |
|---|---|
| PRIMARY STUCCO | SW6120 BELIEVABLE BUFF |
| SECONDARY STUCCO | SW9097 SOFT FAWN |
| FASCIA / TRIM / LAP SIDING AT GABLES / GARAGE DOORS | SW6103 TEA CHEST |
| FRONT DOOR / SHUTTERS 1 | SW6152 SUPERIOR BRONZE |
| FRONT DOOR / SHUTTERS 2 | SW6090 JAVA |
| ROOF: FLAT SLATE BEL AIR | 4621 TEHACHAPI BLEND |
| STONE: | COUNTRY LEDGESTONE CHARDONNAY |

| "C" ELEVATIONS CRAFTSMAN | SCHEME 2 |
|---|---|
| PRIMARY STUCCO | SW7507 STONE LION |
| SECONDARY STUCCO | SW7508 TAVERN TAUPE |
| FASCIA / TRIM / GARAGE DOOR | SW7040 SMOKEHOUSE |
| BOARD & BATTEN SIDING | SW6152 SUPERIOR BRONZE |
| LAP SIDING | SW7549 STUDIO TAUPE |
| FRONT DOOR 1 | SW7730 FORESTWOOD |
| FRONT DOOR 2 | SW6076 TURKISH COFFEE |
| ROOF: FLAT SHAKE PONDEROSA | SCP8802 NANTUCKET BLEND |

| | |
|---|---|
| PAINT: | SHERWIN WILLIAMS |
| ROOF: | EAGLE |
| STONE: | BORAL |

MLC Holdings, Inc.

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

WRITTEN COLOR SCHEMES

# CRAFTSMAN

## SCHEME #2

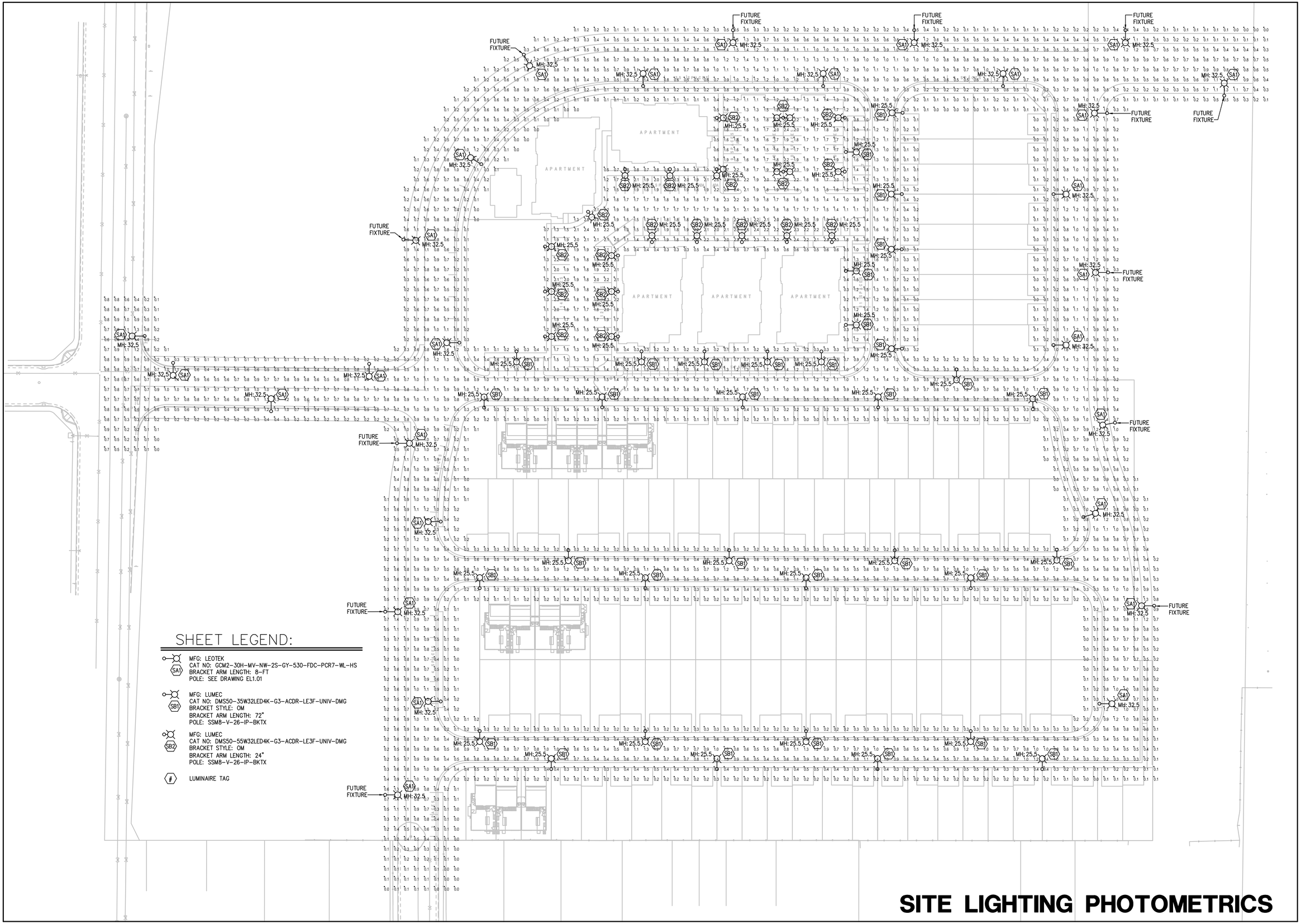



MLC Holdings, Inc.
#21079
MAR. 28, 2022

MERIDIAN VILLAGE
HOLLISTER, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARD




## SHEET LEGEND:

SA1
MFG: LEOTEK
CAT NO: GCM2-30H-MV-NW-2S-GY-530-FDC-PCR7-WL-HS
BRACKET ARM LENGTH: 8-FT
POLE: SEE DRAWING EL1.01

SB1
MFG: LUMEC
CAT NO: DMS50-35W32LED4K-G3-ACDR-LE3F-UNIV-DMG
BRACKET STYLE: OM
BRACKET ARM LENGTH: 72"
POLE: SSM8-V-26-IP-BKTX

SB2
MFG: LUMEC
CAT NO: DMS50-55W32LED4K-G3-ACDR-LE3F-UNIV-DMG
BRACKET STYLE: OM
BRACKET ARM LENGTH: 24"
POLE: SSM8-V-26-IP-BKTX

(#)
LUMINAIRE TAG

# SITE LIGHTING PHOTOMETRICS

PROPRIETARY DATA
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REGISTERED PROFESSIONAL ENGINEER
GRANT
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STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

Central Pacific Engineering, Inc.
Professional Engineers
9035 Soquel Avenue, Suite 205
Santa Cruz, CA 95062
831-476-1525
CPE JOB #

| REV. | DESCRIPTION | DATE |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

TITLE: MERIDIAN VILLAGE PHOTOMETRIC STUDY
LOCATION: CITY OF HOLLISTER SAN BENITO COUNTY, CALIFORNIA
OWNER:
DR. SAK | DATE 03/15/23 | CHK. DGS | APPD. DGS | SCALE AS NOTED

JOB NO. 23-010-0
DWG. NO. EL1.00
SH 1 OF 2
REV. 0

LUMEC by ⓢignify

Urban

Domus

DMS50 Pendant

TYPE SB1



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

**Domus 50** is one of the most versatile luminaires offered by Lumec. This classic shape was one of the first in a line of pioneering Lumec designs. **Domus** offers a subtly refined design that balances shape, dimension and proportion.

### Ordering guide

Example: DMS50-90W80LED4K-T-ACDR-LE3F-120-DMG-SMB-RCD-PH8-BKTX

| Series | LED module | | Gen | Globe material | Optical system | Voltage | Driver options |
|---|---|---|---|---|---|---|---|
| DMS50 Domus | 4000K | 3000K | G3 | ACDR Acrylic globe | Globe | 120 120V | DMG |
| | 35W32LED4K | 35W32LED3K | | | LE2A[1] Type II (ASYM) with globe | 208 208V | AST[7] Pre-set, progressive start-up |
| | 55W32LED4K | 55W32LED3K | | | LE3A[1] Type III (ASYM) with globe | 240 240V | CLO[7] Pre-set, manage lumen depreciation |
| | 55W48LED4K | 55W48LED3K | | | LE4A[1] Type IV (ASYM) with globe | 277 277V | DALI[7] Pre-set, compatible with the DALI control system |
| | 70W64LED4K | 70W64LED3K | | | Sag lens | 347 347V | OTL[7] Pre-set to signal end of life of the lamp |
| | 72W32LED4K | 72W32LED3K | | | LE2S Type II (ASYM) Sag glass lens | 480 480V | DMG 0-10V |
| | 80W48LED4K | 80W48LED3K | | | LE3S Type III (ASYM) Sag glass lens | | CDMGE25[1] 8 hrs. 25% reduction |
| | 90W80LED4K | 90W80LED3K | | | LE4S Type IV (ASYM) Sag glass lens | | CDMGE50[1] 8 hrs. 50% reduction |
| | 108W48LED4K | 108W48LED3K | | | LE5S Type V (SYMM) Sag glass lens | | CDMGE75[1] 8 hrs. 75% reduction |
| | 110W64LED4K | 110W64LED3K | | | Flat lens | | CDMGM25[1] 6 hrs. 25% reduction |
| | 135W80LED4K | 135W80LED3K | | | LE2F Type II (ASYM) Flat glass lens | | CDMGM50[1] 6 hrs. 50% reduction |
| | 145W64LED3K | 145W64LED3K | | | LE3F Type III (ASYM) Flat glass lens | | CDMGM75[1] 6 hrs. 75% reduction |
| | 180W80LED4K | 180W80LED3K | | | LE4F Type IV (ASYM) Flat glass lens | | CDMGS25[1] 4 hrs. 25% reduction |
| | | | | | LE5F Type V (SYMM) Flat glass lens | | CDMGS50[1] 4 hrs. 50% reduction |
| | | | | | | | CDMGS75[1] 4 hrs. 75% reduction |
| | | | | | | | SRD[1] Sensor ready driver, standard configuration |
| | | | | | | | SRD1[1] Sensor ready driver, alternate configuration |

### Ordering guide (continued)

| Adaptors | Luminaire options | | Poles & Brackets | Finish |
|---|---|---|---|---|
| | HS | | | BKTX |
| MA1 11/4" NPT threaded hole adaptor | BO Bridge and Overpass | | Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets. | BE2TX Textured midnight blue |
| MA2 11/2" NPT threaded hole adaptor | DE1 Decorative deflector | | | BE6TX Textured ocean blue |
| SMA[1] Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8" | HS House side shield | | | BE8TX Textured royal blue |
| | PH7 Photoelectric cell, bottom type | | | BG2TX Textured Sandstone |
| | PH8[10] Photoelectric cell | | | BK7TX Textured black |
| | PH8-1[10] Shorting cap | | | BR7TX Textured bronze |
| | PHXXL[2,4] Photoelectric cell, extended life | | | GN4TX Textured blue green |
| SMB Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8" | RC[7,9] Receptacle 3 pins | | | GN6TX Textured forest green |
| | RCD[7,9] Receptacle 5 pins | | | GN8TX Textured Dk forest green |
| | RCD7[7,9] Receptacle 7 pins | | | GR7TX Textured green |
| | SP2 Surge protector | | | GY3TX Textured medium grey |
| | | | | NP Natural aluminum |
| | | | | RD2TX Textured burgundy |
| | | | | RD4TX Textured scarlet |
| | | | | TG Hammertone gold |
| | | | | WH7X Textured white |

**Footnotes**

1. Not available with **HS** option.
2. **SMA** or **SMB** adaptors is required for this option.
3. Not available 347-480 volt.
4. Luminaire option **RC**, **RCD** or **RCD7** is required with this options.
5. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
6. Globe Material **ACDR** is required with this optical system.
7. Only 3 pin receptacle **RC** is available with **SMA** adaptor.



LUMEC by ⓢignify

Urban

Domus

DMS50 Pendant

TYPE SB2



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

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| | 70W64LED4K | 70W64LED3K | | | Sag lens | 347 347V | OTL[7] Pre-set to signal end of life of the lamp |
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| | 108W48LED4K | 108W48LED3K | | | LE5S Type V (SYMM) Sag glass lens | | CDMGE75[1] 8 hrs. 75% reduction |
| | 110W64LED4K | 110W64LED3K | | | Flat lens | | CDMGM25[1] 6 hrs. 25% reduction |
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| | 180W80LED4K | 180W80LED3K | | | LE4F Type IV (ASYM) Flat glass lens | | CDMGS25[1] 4 hrs. 25% reduction |
| | | | | | LE5F Type V (SYMM) Flat glass lens | | CDMGS50[1] 4 hrs. 50% reduction |
| | | | | | | | CDMGS75[1] 4 hrs. 75% reduction |
| | | | | | | | SRD[1] Sensor ready driver, standard configuration |
| | | | | | | | SRD1[1] Sensor ready driver, alternate configuration |

### Ordering guide (continued)

| Adaptors | Luminaire options | | Poles & Brackets | Finish |
|---|---|---|---|---|
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| MA2 11/2" NPT threaded hole adaptor | DE1 Decorative deflector | | | BE6TX Textured ocean blue |
| SMA[1] Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8" | HS House side shield | | | BE8TX Textured royal blue |
| | PH7 Photoelectric cell, bottom type | | | BG2TX Textured Sandstone |
| | PH8[10] Photoelectric cell | | | BK7TX Textured black |
| | PH8-1[10] Shorting cap | | | BR7TX Textured bronze |
| | PHXXL[2,4] Photoelectric cell, extended life | | | GN4TX Textured blue green |
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| | RCD[7,9] Receptacle 5 pins | | | GN8TX Textured Dk forest green |
| | RCD7[7,9] Receptacle 7 pins | | | GR7TX Textured green |
| | SP2 Surge protector | | | GY3TX Textured medium grey |
| | | | | NP Natural aluminum |
| | | | | RD2TX Textured burgundy |
| | | | | RD4TX Textured scarlet |
| | | | | TG Hammertone gold |
| | | | | WH7X Textured white |

**Footnotes**

1. Not available with **HS** option.
2. **SMA** or **SMB** adaptors is required for this option.
3. Not available 347-480 volt.
4. Luminaire option **RC**, **RCD** or **RCD7** is required with this options.
5. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
6. Globe Material **ACDR** is required with this optical system.
7. Only 3 pin receptacle **RC** is available with **SMA** adaptor.



LUMEC by ⓢignify

Outdoor

Poles and Brackets

SSM8
Round Steel Bottleneck Pole

TYPE SB1, SB2

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Made from a one-piece, seamless 5-9/16" round (141 mm) high-tensile carbon steel shaft sealed by a rolled and flattened vertical weld seam and welded over and in a 8-5/8" round (219 mm) high-tensile carbon-steel pole base. The assembly is welded to both the top and bottom of a steel anchor plate.

### Ordering guide

example: SSM8-V-18-DE-BE2TX

| Pole Family | Wall Thickness | Nominal Height | Options | Finish |
|---|---|---|---|---|
| SSM8 | V 0.22" | 26 | IP | BKTX |
| SSM8 | | 18 18' | DE Pole base buried 5' (1524 mm) in the ground | BE2TX Midnight Blue Textured |
| | | 20 20' | LS Provision for loudspeaker outlet | BE6TX Ocean Blue Textured |
| | | 22 22' | PH7 Button-type photoelectric cell (specify operating voltage) | BE8TX Royal Blue Textured |
| | | 24 24' | PH8 Quarter-turn type photoelectric cell (specify operating voltage) | BG2TX Sandstone Gold Textured |
| | | 26 26' | DR Duplex receptacle (120V line voltage only) | BK7TX Black Textured |
| | | 28 28' | GFI DR with common ground fault interrupter (120V line voltage only) | BR7TX Bronze Textured |
| | | | BA Banner arms | GN4TX Blue Green Textured |
| | | | PS Plant support | GN6TX Forest Green Textured |
| | | | NOTE Midpole luminaire | GN8TX Dark Forest Green Textured |
| | | | IP INNER WALL PAINTED | GN7TX Green Textured |
| | | | | GY3TX Medium Grey Textured |
| | | | | RD2TX Burgundy Textured |
| | | | | RD4TX Scarlet Textured |
| | | | | WH7X White Textured |
| | | | | GR Grey Sandtex |
| | | | | NP Natural Alum. |
| | | | | TG Hammer-tone |
| | | | | TS Hammer-tone Silver |

**Note:** The recommended method for calculating EPA (Effective Projected Area) is in accordance with AASHTO 2001 standards. For three seconds, the pole is tested in wind gusts equivalent to the strongest winds on record over the past 50 years, and with a 50 pound load (22.7 kg) placed at 1 foot (305 mm) above its center.

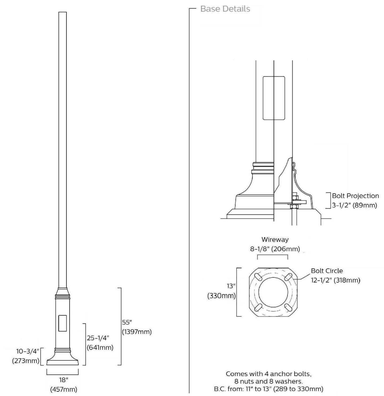


## Outdoor Poles and Brackets

TYPE SB1, SB2

### SSM8 – Round Steel Bottleneck Pole

Dimensions




LUMEC

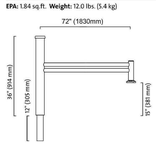
Note: Lumec reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.

## OM > EACH BRACKETS

TYPE SB1, SB2

**OM**

**EPA:** 1.84 sq.ft. **Weight:** 12.0 lbs. (5.4 kg)




**Specifications:**

The **OM** mounting arm features two straight 1 5/8" O.D. (41 mm) arms welded to the central pole adaptor and an extruded-aluminum luminaire adaptor.

The luminaire adaptor will accept a luminaire equipped with Lumec's four-bolt mounting system.

The central pole adaptor slip-fits 12" (305 mm) into a 4" (102 mm), 5" (127 mm) or 5 9/16" (141 mm) O.D. pole or tenon.

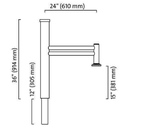
*> The OM is available with the OV option that can accommodate up to two 175W ballasts.*
*> For pole supplied by others, we strongly recommend the OV option.*

**Configurations**

1A 2 2A 3 3B 4 M

**OM**

**EPA:** 1.84 sq.ft. **Weight:** 12.0 lbs. (5.4 kg)




**Specifications:**

The **OM** mounting arm features two straight 1 5/8" O.D. (41 mm) arms welded to the central pole adaptor and an extruded-aluminum luminaire adaptor.

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**Configurations**

1A 2 2A 3 3B 4 M

LEOTEK LITE-ON GROUP

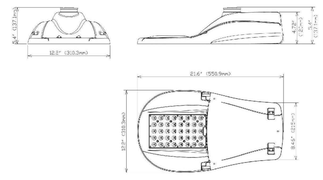
Project
Type
Catalog No.

TYPE SA1

## GreenCobra™ Midsize LED Street Light
## GCM H-Series Specification Data Sheet

**Luminaire Data**

**Weight** 11 lbs [5.0 kg]
**EPA** 0.44 ft²




**Ordering Information**

Sample Catalog No. GCM2-30H-MV-NW-2R-GY-700-PCR7-WL

| GCM2 | 30H | MV | NW | 2S | GY | 530 | FDC - PCR7 - WL - HS |
|---|---|---|---|---|---|---|---|
| **Product** | **LED Code** | **Voltage** | **Color Temperature** | **Distribution** | **Finish**[1] | **30H Drive Current Code**[2] | **Options** |
| GCM2 | 30H | MV 120-277V | WW 3000K | 2S Type 2 Short | GY Gray | 530 | FDC[3] Fixed Drive Current |
| | | HV 347-480V | NW 4000K | 2R Type 2 Medium | DB Dark Bronze | 610 | LPCR Less Photocontrol Receptacle |
| | | | CW 5000K | 3R Type 3 Medium | BK Black | 700 | PCR7[4] ANSI 7-wire Photo-control Receptacle |
| | | | | 4 Type 4 | | 850 | PCR7-CR[5] Control Ready 7-wire PC Receptacle |
| | | | | 5 Type 5 | | 1A | MSL3 Motion Sensor, L3 Lens |
| | | | | | | | MSL7 Motion Sensor, L7 Lens |
| GCM2 | 40H | | | | | **40H Drive Current Code**[2] | LSSP2 Extreme Surge Protection, Fail-to-off, 20kV/10kA Rating |
| | | | | | | 575 | WL Utility Wattage Label |
| | | | | | | 700 | 4B 4-Bolt Mounting Bracket |
| | | | | | | 850 | RWG Rubber Wildlife Guard |
| | | | | | | 950 | SWTB Straight Wire Terminal Block |
| | | | | | | 1A | BBL Bubble Level |
| | | | | | | | DSC Door Safety Cable |
| | | | | | | | CF[7] Coastal Paint Finish |

Notes:
1 Gray, Black, and Dark Bronze standard. Consult factory for other finishes.
2 Specified drive current code is the factory set drive current. Field adjustable current selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Drive Current (FDC) or PCR7-CR option). Consult factory if wattage limits require a special drive current.
3 Non-field adjustable, fixed drive current. Specify required drive current. Not available with PCR7-CR option.
4 Includes current selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
5 Control-ready wired at factory for wireless node dimming (node by others). Current selector not included in the fixture. Not able to adjust above specified drive current.
6 Specify the CF Option for coastal installation. See warranty for details.
7 Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.
8 Flush mounted cul-de-sac shield. Shield cuts light off at 1/2 mounting height behind luminaire and 1-1/2 mounting height on either side of luminaire.
9 Flush mounted front side shield cuts light off at approximately one mounting height in front of luminaire (street side).
10 Specify Color (GY, DB, BK)
11 Specify MV (120-277V) or HV (347V-480V)

**Accessories***

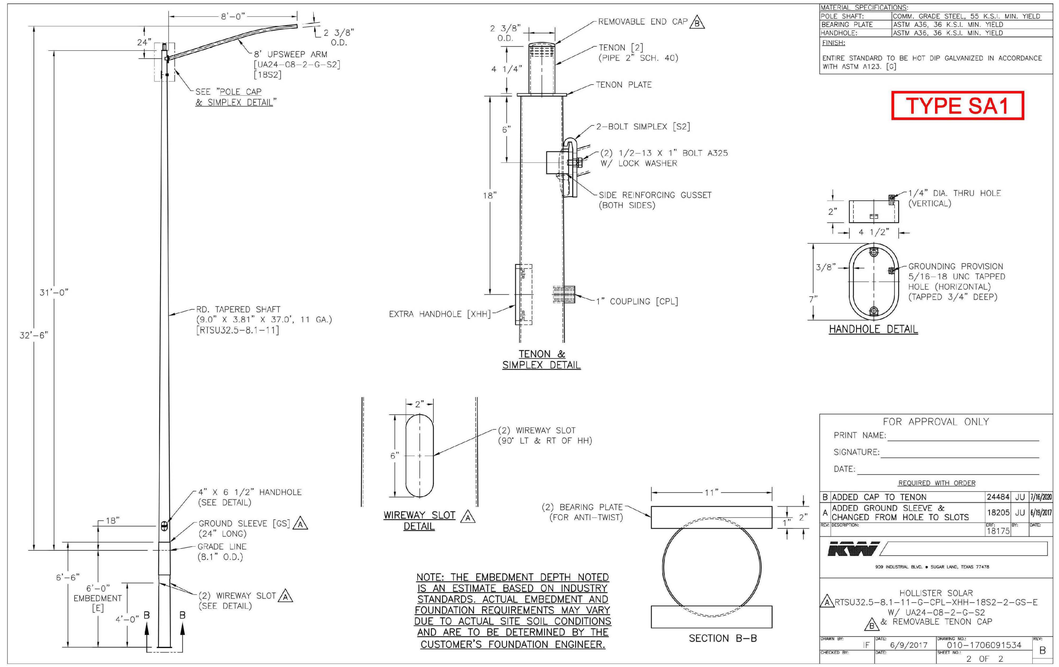
| | |
|---|---|
| HSSGCM[7] | House Side Shield, Snap-On* |
| CSSGCM[7] | Cul-De-Sac Side Shield, Snap-On* |
| FSSGCM[7] | Front Side Shield, Snap-On* |
| SPB[10] | Square Pole Horizontal Arm Bracket |
| RPB[10] | Round Pole Horizontal Arm Bracket |
| PTB[10] | Pole Top Tenon Horizontal Arm Bracket |
| PTB2[10] | Pole Top Tenon Horizontal Arm Bracket (2@180°) |
| WB[10] | Wall Horizontal Arm Bracket |
| BSK | Bird Deterrent Spider Kit |
| LLPC[11] | Long-Life Twist Lock Photocontrol |
| SC | Twist Lock Shorting Cap |

*Unless specified for field installation, Shields and Shorting Caps are shipped installed. All other options are shipped separately.

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TYPE SA1




| MATERIAL SPECIFICATIONS: | |
|---|---|
| POLE SHAFT: | COMM. GRADE STEEL, 55 K.S.I. MIN. YIELD |
| BEARING PLATE | ASTM A36, 36 K.S.I. MIN. YIELD |
| HANDHOLE: | ASTM A36, 36 K.S.I. MIN. YIELD |
| FINISH: | |
| ENTIRE STANDARD TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. [G] | |

TYPE SA1

FOR APPROVAL ONLY
PRINT NAME:
SIGNATURE:
DATE:
REQUIRED WITH ORDER

| REV. | DESCRIPTION | DRW. | DATE |
|---|---|---|---|
| B | ADDED CAP TO TENON | 24484 | JU 7/6/2017 |
| A | ADDED GROUND SLEEVE & CHANGED FROM HOLE TO SLOTS | 18205 | JU 6/19/2017 |

KW
808 INDUSTRIAL BLVD. ★ SUGAR LAND, TEXAS 77478

RTSU32.5-8.1-11-G-CPL-XHH-18S2-2-GS-E W/ UA24-GB-2-G-S2 & REMOVABLE TENON CAP

HOLLISTER SOLAR

| DRAWN BY: | IF | DATE: | 6/9/2017 | DRAWING NO.: | 010-1706091534 | REV.: B |
|---|---|---|---|---|---|---|
| CHECKED BY: | | DATE: | | SHEET NO.: | 2 OF 2 | |

# SITE LIGHTING LUMINAIRES

PROPRIETARY DATA

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CENTRAL PACIFIC ENGINEERING, INC.
DAVID A. KNAPP, P.E.

REGISTERED PROFESSIONAL ENGINEER
DAVID A. KNAPP
No. 18175
ELECTRICAL
STATE OF CALIFORNIA

GRANT PRELIMINARY NOT FOR CONSTRUCTION

Central Pacific Engineering, Inc.
Professional Engineers
9035 Soquel Avenue, Suite 205
Santa Cruz, CA 95062
831-476-1525

CPE JOB #

DATE

TITLE: MERIDIAN VILLAGE PHOTOMETRIC STUDY
LOCATION: CITY OF HOLLISTER
SAN BENITO COUNTY, CALIFORNIA
OWNER: DR. SAK

| SCALE | APPD. | CHK. | DATE |
|---|---|---|---|
| AS NOTED | DCS | DCS | 03/15/23 |

JOB NO. 23-010-0

DWG. NO. EL1.01

SH 2 OF 2

REV. 0

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## CONCEPT PLANT SCHEDULE

| DECIDUOUS TREE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|
| | Acer rubrum 'October Glory' / October Glory Red Maple | 36"box | 13 |
| * | Cercis occidentalis / Western Redbud | 15 gal | 74 |
| | Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle | 36"box | 6 |
| | Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle | 15 gal | 49 |
| | Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache | 36"box | 30 |

| EVERGREEN TREE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|
| * | Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood | 36"box | 10 |
| | Pyrus kawakamii / Evergreen Pear | 36"box | 9 |
| * | Quercus agrifolia / Coast Live Oak | 36"box | 5 |

| SHRUBS | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| | Anigozanthos x 'Bush Tango' / Bush Tango Kangaroo Paw | 5 gal | 18 |
| | Arbutus unedo / Strawberry Tree Shrub | 5 gal | 8 |
| | Arctostaphylos x 'Howard McMinn' / Howard McMinn Manzanita | 5 gal | 30 |
| | Chondropetalum tectorum / Cape Rush | 5 gal | 54 |
| | Cistus x pulverulentus 'Sunset' / Sunset Rockrose | 5 gal | 38 |
| | Coleonema pulchrum 'Sunset Gold' / Sunset Gold Breath of Heaven | 5 gal | 21 |
| | Dietes iridioides / Fortnight Lily | 5 gal | 131 |
| | Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush | 5 gal | 12 |
| | Erigeron karvinskianus / Santa Barbara Daisy | 5 gal | 80 |
| | Lavatera bicolor / Tree Mallow | 5 gal | 9 |
| * | Mahonia aquifolium / Oregon Grape | 5 gal | 149 |
| | Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo | 5 gal | 136 |
| | Phormium tenax 'Jack Spratt' / New Zealand Flax | 5 gal | 21 |
| | Phormium x 'Yellow Wave' / Yellow Wave New Zealand Flax | 5 gal | 50 |
| | Rhaphiolepis indica / Indian Hawthorn | 5 gal | 94 |
| | Salvia greggii / Autumn Sage | 5 gal | 31 |
| | Salvia leucantha / Mexican Bush Sage | 5 gal | 18 |
| | Westringia fruticosa / Coast Rosemary | 5 gal | 23 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| * | Arctostaphylos edmundsii / Little Sur Manzanita | 1 GAL | 48" o.c. | 287 |
| * | Ceanothus griseus horizontalis / Carmel Creeper | 5 GAL | 84" o.c. | 73 |
| | Myoporum parvifolium / Trailing Myoporum | 1 GAL | 84" o.c. | 315 |
| | Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary | 1 GAL | 72" o.c. | 191 |
| | Turf Sod / Drought Tolerant Fescue Blend | sod | | 5,519 sf |
| | BIOSWALES<br>* Bioswales seeded with non irrigated native seed mix and a mix of native shrubs: Mulenbergia rigens, and Ribes Sanguineum<br>* California Native Plant<br>Plant palette is a mix of native and drought tolerant plants that grow well in our area with little maintenance. | | | 8202 S.F. |

REVISIONS:

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DATE: MAY 2022
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: KJ
CHECKED BY:
DRAWN BY: KJ

REFERENCES

# Conceptual Landscape Plan - Meridian Village

Townhomes and Multifamily - MLC Holding

CITY OF HOLLISTER
MAY 2022

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Acer rubrum 'October Glory'


Cercis occidentalis



Lagerstroemia indica x fauriei 'Natchez' & 'Muskogee'


Phormium x 'Yellow Wave'


Salvia greggii


Arbutus unedo

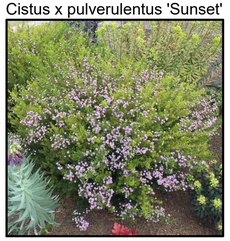

Cistus x pulverulentus 'Sunset'


Lyonothamnus floribundus asplenifolius


Pistacia chinensis 'Keith Davey'


Salvia leucantha


Anigozanthos x 'Bush Tango'


Coleonema pulchrum 'Sunset Gold'


Mahonia aquifolium


Pyrus kawakamii

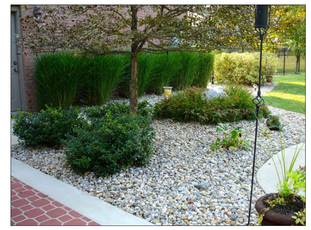

Westringia fruticosa


Arctostaphylos edmundsii

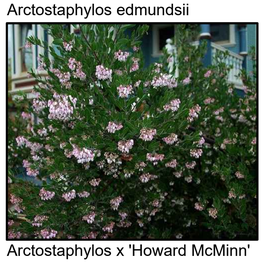

Dietes iridioides


Myoporum parvifolium


Quercus agrifolia


Stone Mulch


Decomposed granite at bike parking areas


Arctostaphylos x 'Howard McMinn'


Dodonaea viscosa 'Purpurea'


Nandina domestica 'Compacta'


Rhaphiolepis indica


Redwood Privacy Fence


Rosmarinus officinalis 'Huntington Carpet'


Ceanothus griseus horizontalis


Erigeron karvinskianus


Phormium tenax 'Jack Spratt'

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# LANDSCAPE NOTES

1. IRRIGATION SHALL BE VIA AN AUTOMATIC TIMED SYSTEM UTILIZING DRIP SYSTEMS WHERE APPROPRIATE AND WILL COMPLY WITH CHAPTER 15.22 WATER EFFICIENT LANDSCAPE
2. ALL SHRUB BEDS TO BE TOP DRESSED WITH CITY OF HOLLISTER APPROVED STONE MULCH MATERIAL.
3. ALL GROUND COVER AND SHRUBS ARE DROUGHT TOLERANT. STREET TREES TO BE PLANTED PER CITY OF HOLLISTER STANDARDS. ALL PLANT MATERIAL WILL BE PLANTED AS PER CITY OF HOLLISTER MINIMUM SIZE REQUIREMENTS AS PER SECTION 17.16.080D OF THE MUNICIPAL CODE.
   DECIDUOUS TREES 50 PERCENT 24-BOX, 50 PERCENT 15 GALLON
   EVERGREEN 15 GALLON
   SHRUBS 60 PERCENT 5 GALLON AND 40 PERCENT 1 GALLON
   GROUNDCOVER 1 GALLON
4. LANDSCAPE HAS BEEN DESIGNED AS PER CITY OF HOLLISTER STANDARDS
5. ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN LANDSCAPE PLANTERS LESS THEN TEN FEET IN WIDTH OR LOCATED FIVE FEET OR CLOSER TO PERMANENT STRUCTURES.

TOTAL LANDSCAPE AREA 111,160 SQ. FT. OR 20 PERCENT OF TOTAL SITE

# GENERAL MAINTENANCE

A. WEEDING AND PEST CONTROL:
   WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.

B. LITTER, LEAF AND TRASH REMOVAL:
   ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.

C. TREE, SHRUB, VINE AND GROUND COVER CARE:
   1. FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOILS ANALYSIS REPORT. ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
   2. WATERING: WATER THOROUGHLY AND DEEPLY.
   3. EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
   4. PRUNING: TREES & SHRUBS: PER INDUSTRY STANDARDS. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
   5. REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS.
   6. VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.

D. LAWN CARE:
   1. MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
   2. WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE.
   3. FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH.
   4. WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
   5. INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
   6. RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEEDED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.

E. WATERING :
   1. LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING IT'S TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
   2. SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DON'T NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE; AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
   3. GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS, INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERING'S. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
   4. WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING

F. IRRIGATION SYSTEM CARE:
   THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:
   1. WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
   2. WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
   3. MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
   4. MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
   5. TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
   6. IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
   7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).

G. PRUNING:
   PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE, DEVELOP PROPER LIMB AND BRANCH STRUCTURES, KEEP CLEAR OF TRAFFIC, AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.

H. BARK MULCH:
   TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 2" MULCH DEPTH.

I. STAKING:
   ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT US WIRE TYPE TIES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.

J. REPLACEMENT OF PLANTS:
   DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.



PARK BENCH



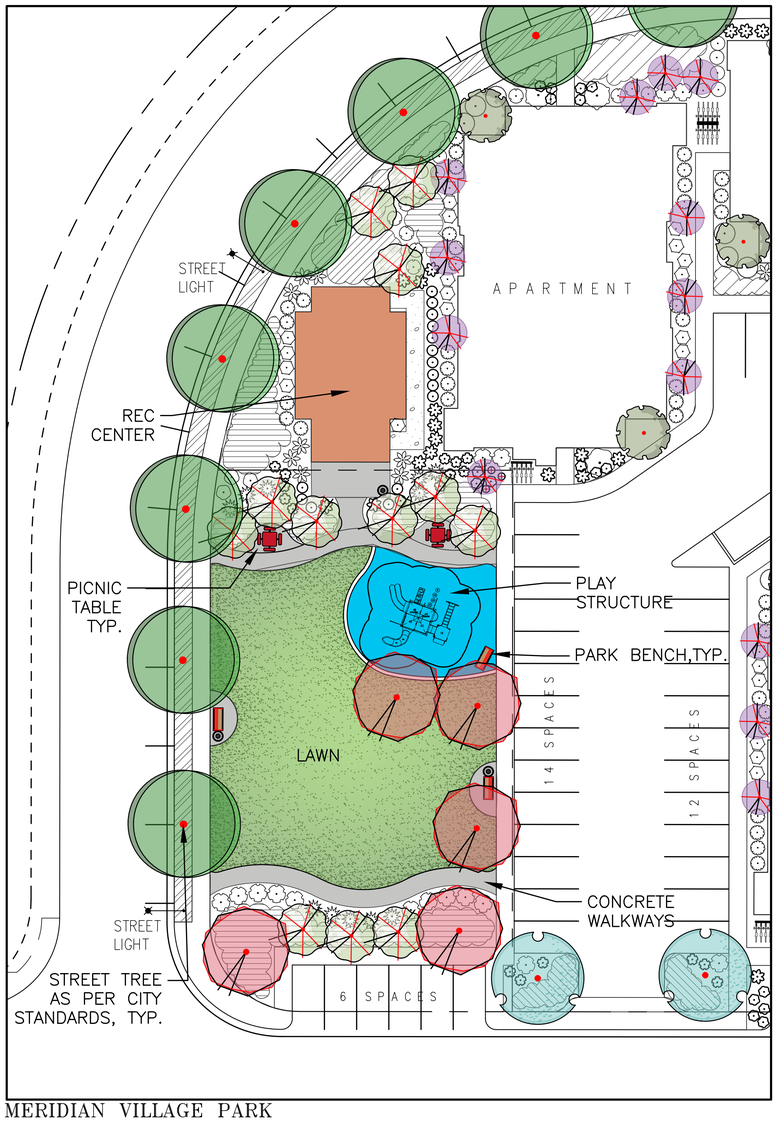

PICNIC TABLE



TRASH RECEPTACLES



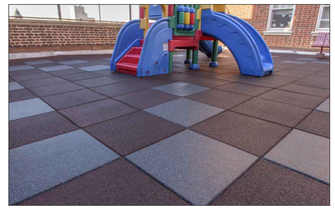
PARK LAWN AND SEATING




MERIDIAN VILLAGE PARK



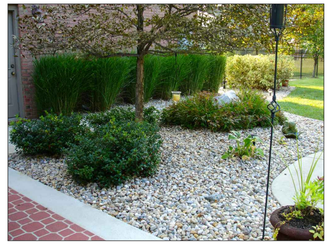

PLAY STRUCTURE



PLAY STRUCTURE RUBBER SURFACE



CONCRETE WALK WAYS



STONE MULCH

# PARK TREE LIST

| DECIDUOUS TREE | BOTANICAL / COMMON NAME |
|---|---|
| | Acer rubrum 'October Glory' / October Glory Red Maple |
| | Cercis occidentalis / Western Redbud |
| | Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle |
| | Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache |
| **EVERGREEN TREE** | **BOTANICAL / COMMON NAME** |
| | Quercus agrifolia / Coast Live Oak |

SEE SHEET L-1 FOR FULL CONCEPTUAL PLANT LIST
PLANT PALETTE PHOTOS L-3



Acer rubrum 'October Glory'



Cercis occidentalis



Lagerstroemia indica x fauriei 'Natchez



Pistacia chinensis 'Keith Davey'



Quercus agrifolia

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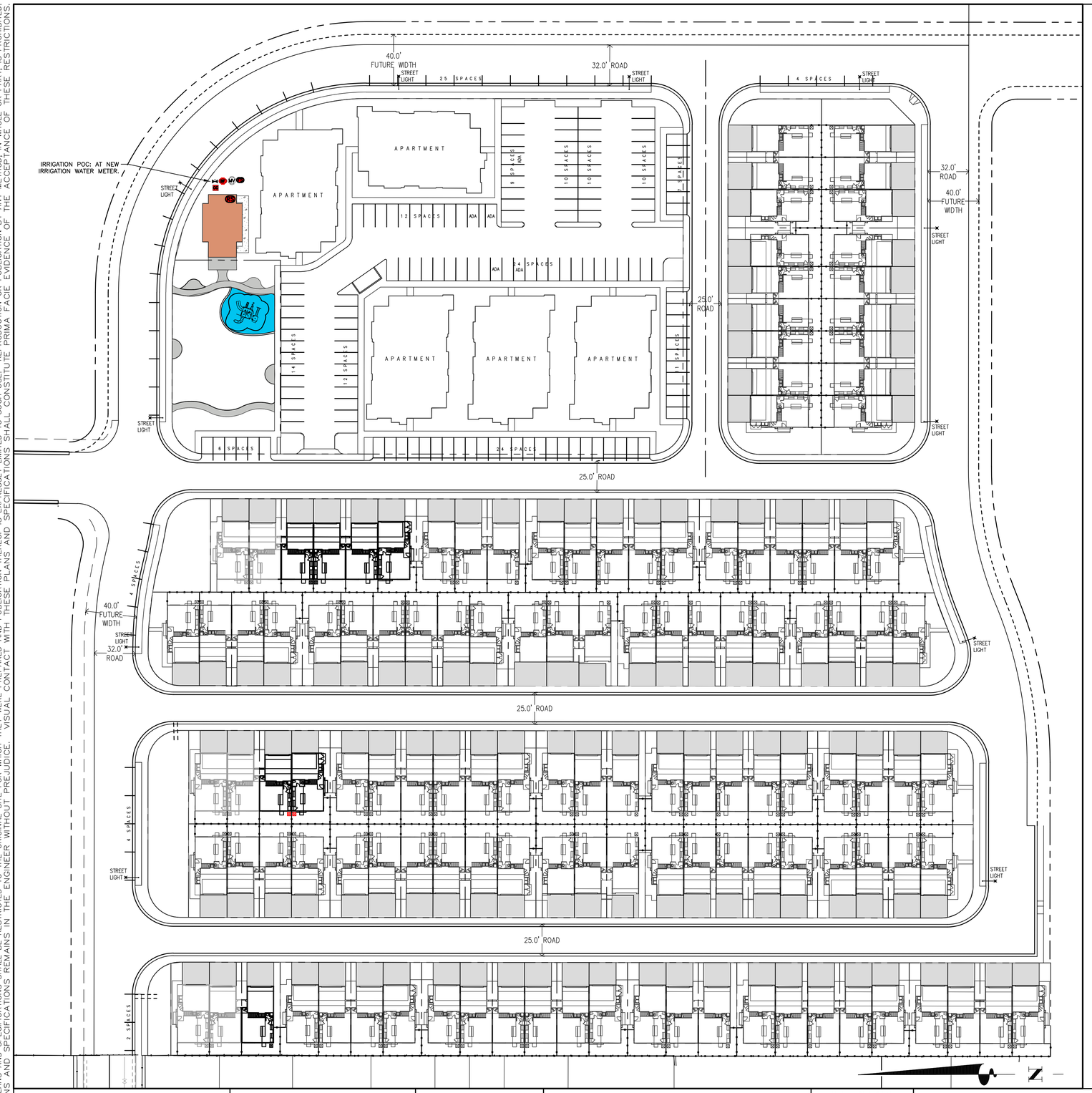
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# CONCEPTUAL IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI |
|---|---|---|
| 8 10 12 15 | Toro 570Z–6P–COM–PC<br>Turf Spray, 6in. Pop–Up, with a Zero Flush Seal. 1/2in. Female–Threaded Inlet. Ideal for small to medium landscape areas. With Check–O–Matic Check Valve. 17 Ft. Radius | 30 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Toro DZK–700<br>Low Flow Drip Control Valve Kit. With 1in. Irritrol 700 UltraFlow Inline Valve, Toro Y–Filter, Pressure Regulator and Fittings. .10 GPM–30 GPM. Regulated pressure at 40psi Drip System<br>Distibution 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.<br>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.<br>Agrifim Compression end Plugs: CEP700 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Toro P220–26–0–04, 06<br>Electric, 1in., 1–1/2in., 2in. and 3in. Plastic In–Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2in. and 3in. models. Standard Solenoid. |
| | Shut Off Valve |
| MV | Hunter ICV–G 1"<br>1in., 1–1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. |
| BF | Febco 825Y 1"<br>Reduced Pressure Backflow Preventer |
| CC | Toro SB12PS1U<br>12–Station in.Cabledin. Modular Sentinel Field Satellite Controller. Remote and Flow Sensor Ready, with ET–based run times. Enclosure: Stainless Steel Pedestal Mount. |
| FS | Toro TFS 1" or 1.5"<br>1/2in., 3/4in., 1in., 1–1/2in., 2in., 3in., and 4in. Plastic Tee Sizes. Effective Flow Monitoring, even in flows less than 5 GPM. Compatible with TORO and competitive controllers. Impeller–based, PVC Design. |
| RS | Toro TWRFS Wireless rain/freeze sensor |

Irrigation Lateral Line: PVC Schedule 40

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

# GENERAL NOTES

1. 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.
2. For site dimensions and easements see architectural site plan.
3. Site utilities are shown for informational purposes only. Refer to civil engineer's drawings for actual conditions.
4. 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

1. 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 b repaired at no cost to the Owner.
2. 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.
3. This system s is designed to operate on an existing working water pressure of 60 PSI and an available water supply of 10 GPM. Use of a pressure regulator may be required if systme 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.
4. Point of connection shall be as noted on plans.
5. Do not willfully install the irrigation system as shown on the Plans if it becomes obvious in the field that obstructions, grade differences, or differences in the area dimensions exist that are not noted on the Plan. Such obstructions or differences should be brought to the attention of the Landscape Designer for a design decision. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revisions necessary
6. All work is to conform to state and local codes.
7. 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.
8. 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.
9. 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.
10. 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.
11. Tree bp emitters/bubbler to be installed with one emitter/ bubbler in each perforated pipe and two on the surface under the weed cloth. Space evenly.
12. Irrigation Equipment not otherwise detailed or specified shall be installed according to the manufacturer's recommendations and specifications.
13. Used double lapped Teflon tape on all threaded connections except those to sprinkler heads (if any). Use primer during irrigation supple line installation. Solvent weld all PVC pipe according to manufactures's instructions. Any glue remaining on pipe exterior after union has been made should be wiped off.
14. Thoroughly flush mainline before installing valves and connecting lateral lines. Flush lateral lines prior to installing emitters.
15. All pipes shall be tested at line pressure on supply side of valves and there shall be not leaks for a period of two hours.
16. All backfill material shall be free of rocks, clods, and other extraneous materials. Compact back fill (water–jet method) to original density of soil.
17. On the Plans, Irrigation Contractor shall make note of any deviations from the Plan that have taken place.
18. Contractor shall affix a copy of Irrigation Schedule inside Controller box.

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EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: MAY 2022
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: KJ
CHECKED BY:
DRAWN BY: KJ

REFERENCES

# Conceptual Irrigation Plan - Meridian Village

Townhomes and Multifamily - MLC Holding

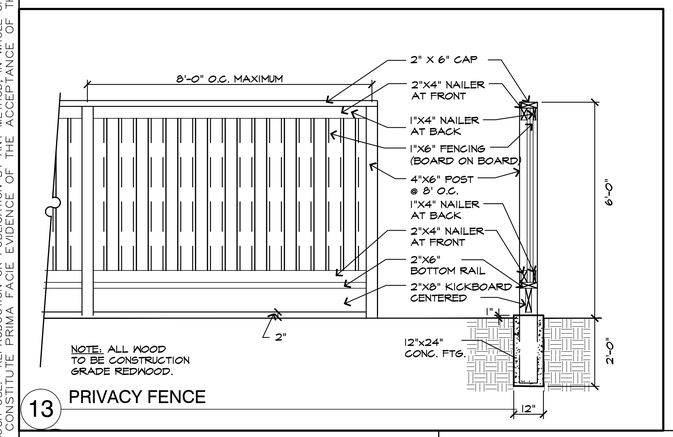
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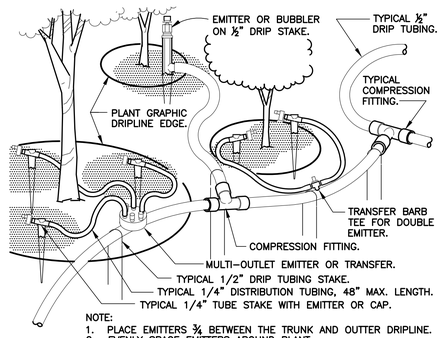
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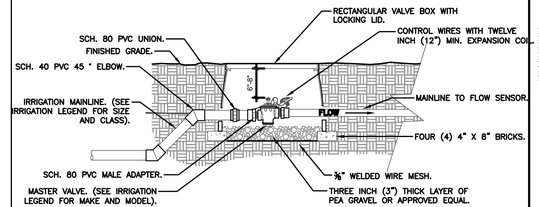



13 PRIVACY FENCE




NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

9 TYPICAL DRIP TUBING
1 1/2" = 1'-0" FX-IR-FX-DRIP-01




NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.

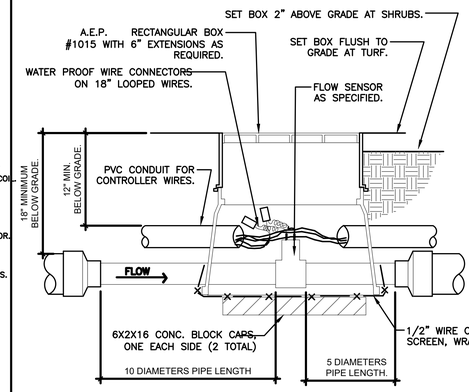
4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.

5- WRAP VALVE BOX WITH MIN. 3 MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

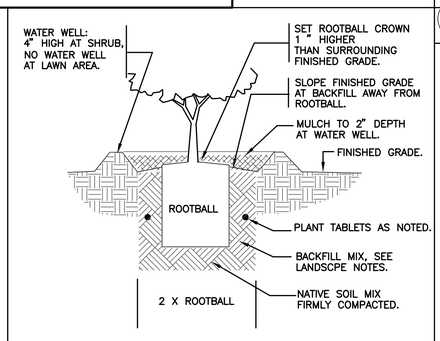
6- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

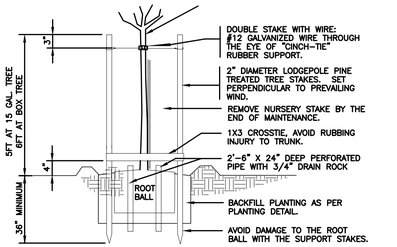
6 MASTER VALVE
1" = 1'-0" FX-IR-FX-MAST-02



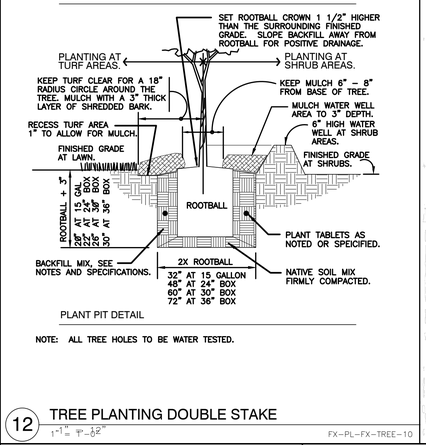

3 FLOW SENSOR ASSEMBLY
1 1/2" = 1'-0" FX-IR-FX-FLOW-01




11 SHRUB PLANTING
1" = 12"



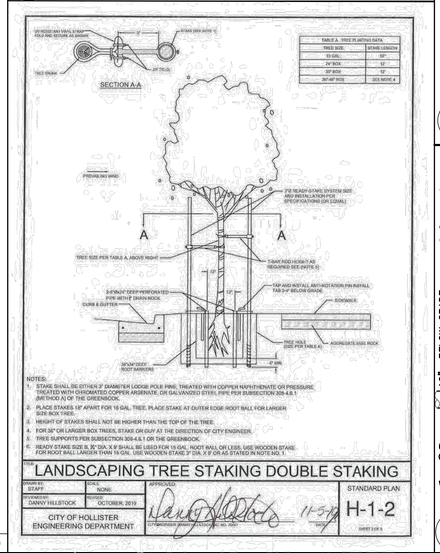

STAKING DETAIL

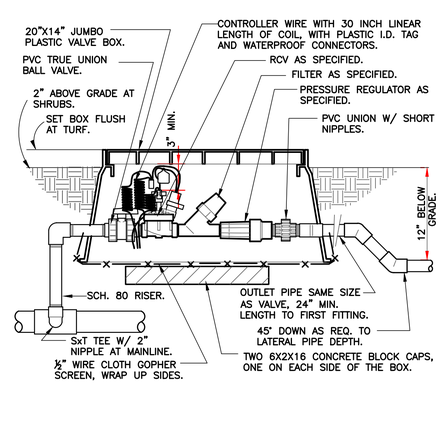



PLANT PIT DETAIL

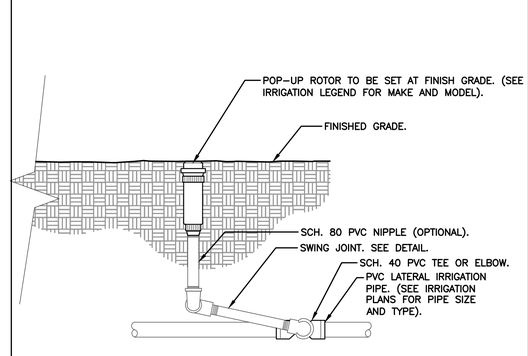
NOTE: ALL TREE HOLES TO BE WATER TESTED.

12 TREE PLANTING DOUBLE STAKE
1"= 1'-0" FX-PL-FX-TREE-10



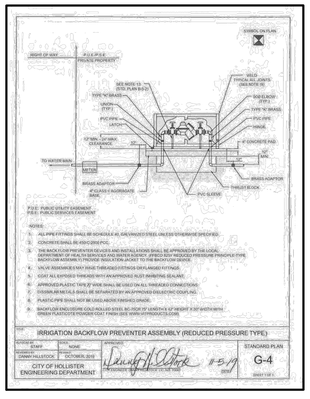

8 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" FX-IR-FX-DRIP-12



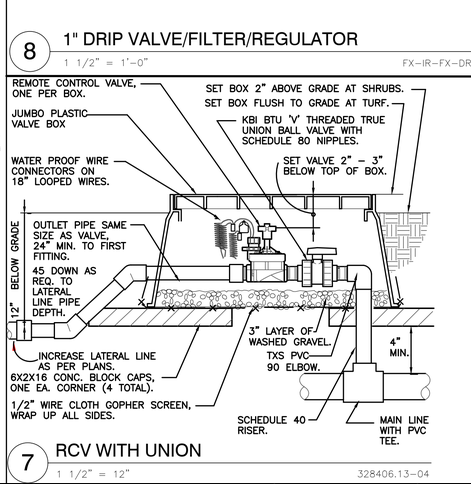

NOTES:
1- ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2- CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

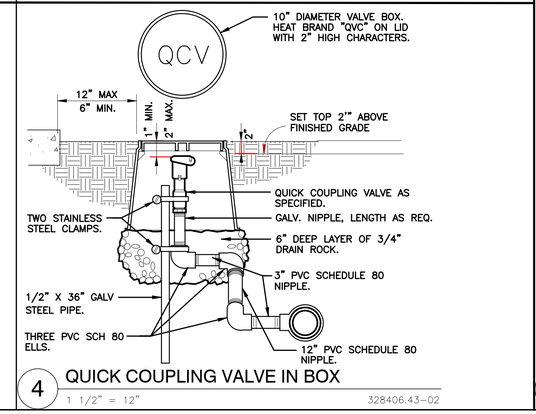
5 ROTOR SPRAYHEAD
1 1/2" = 1'-0" FX-IR-FX-HEAD-01



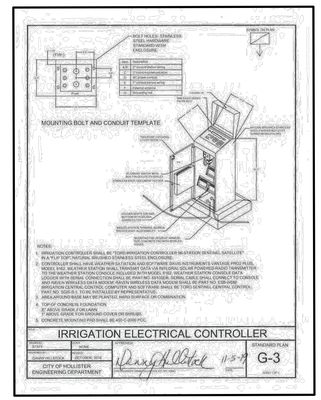

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7 RCV WITH UNION
1 1/2" = 12" 328406.13-04




4 QUICK COUPLING VALVE IN BOX
1 1/2" = 12" 328406.43-02




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DESIGNED BY: KJ
CHECKED BY:
DRAWN BY: KJ

| REFERENCES |
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# Conceptual Landscape Details - Meridian Village

Townhomes and Multifamily - MLC Holding

CITY OF HOLLISTER
MAY 2022

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