ABBREVIATIONS

A	
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ALUM	ALUMINUM
ALT	ALTERNATE
APPVD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AT	ACOUSTICAL TILE
AV	AUDIOVISUAL
AFF	ABOVE FINISH FLOOR
B	
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BM	BEAM
BSMT	BASEMENT
C	
CAB	CABINET
CAR	CARPET
C-CNTER	CENTER TO CENTER
CER	CERAMIC
℄	CENTER LINE
CLR	CLEAR
CLR OPG	CLEAR OPENING
COL	COLUMN
COMBO	COMBINATION
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CWR	COLD WATER
D	
D	DEPTH
D	DIMMER
DBL	DOUBLE
DCW	DOMESTIC COLD WATER
DEPT	DEPARTMENT
DFNTAIN	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DIV	DIVISION
DK	DARK
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
E	
EA	EACH
EF	EXHAUST FAN
EL	ELEVATION
ENG.	ENGINEER
EQ	EQUAL
EW	EACH WAY
EWC	ELEC. WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FD	FRENCH DOOR
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CA
FF	FINISH FLOOR
FG	FINISH GRADE
FG	FIXED GLASS
FHC	FIRE HOSE RACK
FIN	FINISH
FIB	FIBERGLASS
FL	FLUORESCENT
FLUOR	FLUORESCENT
FOB	FACE OF BLOCK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FT	FOOT OR FEET
FF	FALSE FRONT
FS	FINISH SLAB
G	
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GFI	GROUND FAULT INTERRUPTER
GI	GALVANIZED IRON
GWB	GYPSUM BOARD
H	
HB	HOSE BIB
HC	HOLLOW CORE
HDWR	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HR	HOUR
HS	HORIZONTAL SLIDER
HTG	HEATING
HVAC	HEATING, VENTILATION
HW	HOT WATER
I	
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
K	
KD	KNOCK DOWN METAL FRAME
KIT	KITCHEN
L	
	ANGLE
LAV	LAVATORY
LH	LEFT HAND
LF	LINEAL FEET
LT	LIGHT
LT WT	LIGHT WEIGHT

M	
MAINT	MAINTENANCE
MATL	MATERIAL
MC	MEDICINE CABINET
MECH	MECHANICAL
MTL	METAL
MFG	MANUFACTURING
MFR	MANUFACTURER
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	METAL LATH
MO	MASONRY OPENING
MTD	MOUNTED
MT	METAL THRESHOLD
N	
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OFCI	OWNER FURNISHINGS CONTRACTOR INSTALLED
P	
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PROP	PROPERTY
PT	POINT
PTD	PAINTED
P	PAINT
Q	
QT	QUARRY TILE
R	
R	RISER
RA	RETURN AIR
REBAR	REINFORCING BAR
REINF	REINFORCED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
REV	REVISION
RWL	RAINWATER LEGEND
RB	RUBBER BASE
REFL	REFLECTED
S	
SD	SMOKE DETECTOR
SD	STORM DRAIN
SC	SOLID CORE
SCHED	SCHEDULE
SEC	SECRETARY
SGD	SLIDING GLASS DOOR
SH	SINGLE HUNG
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SPEC(S.)	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
SOV	SHUT OFF VALVE
STD	STUD
SUSP	SUSPEND(ED)
T	
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORAT
UON	UNLESS OTHERWISE NOT
V	
V	VAULT
VIF	VERIFY IN FIELD
VOL	VOLUME
VWC	VINYL WALL COVERING
W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WIC	WALK IN CLOSET
WP	WATER PROOF
WR	WATER RESISTANT
WT	WEIGHT
WB	WOOD BASE

PROPOSED CAR WASH

3598 STANLEY BLVD.
PLEASANTON, CA.

PROJECT AREA

CAR WASH (M OCC)	4532 S.F.
PAY STATION (M OCC)	880 S.F.
CANOPY AREA	1463 S.F.
COVERED VACUUM STATIONS	8803 S.F.

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SURF THRU INC
CONTACT- TODD GALL
2701 BRIGHTON PARK DR.
BAKERSFIELD CA. 93311
559.978.5712

ARCHITECT
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pb@paulbrownarchitect.com

CIVIL
BFK ENGINEERS
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PLEASANTON, CA 94588
925.396.7718
broby@bfk.com

LANDSCAPE
LANDSCAPE DEVELOPMENT INC
CENTRAL VALLEY DIVISION
CONTACT- RYAN FREEBORN
2202 ZEUS CT.
BAKERSFIELD CA. 93308
661.241.5090
rfreeborn@landscapedevelopment.com

STRUCTURAL

MECHANICAL-PLUMBING

ELECTRICAL

EQUIPMENT

VICINITY MAP

SHEET INDEX

PAUL BROWN ARCHITECT INC.
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Bakersfield, Ca. 93389
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Surf-Thru Carwash
3598 Stanley Blvd.
Pleasanton, CA

LICENSED ARCHITECT
PAUL A. BROWN
No. C20001
11/2019
STATE OF CALIFORNIA

DATE 2/18/2017
REV. 2/5/18

SHEET NO.
G.0
COVER SHEET

20 0 20 40

1"=20'

EXISTING CONDITIONS LEGEND

PROPERTY LINE

EASEMENT LINE

EXISTING CONDITIONS & DEMOLITION KEYNOTES

1. EXISTING TO BE RELOCATED
2. EXISTING TO REMAIN AND BE PROTECTED IN PLACE

EXISTING CONDITIONS NOTES

1. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
3. SITE SURVEY DONE BY BKF ENGINEERS ON NOVEMBER 1, 2016.

BASIS OF BEARINGS

NORTH 19°41'18" WEST, BETWEEN FOUND CENTERLINE MONUMENTS IN WYOMING STREET AS SHOWN ON THE MAP ENTITLED PARCEL MAP NO. 5814, FILED APRIL 25, 1991, IN BOOK 196 OF PARCEL MAPS AT PAGES 69 THROUGH 73, OFFICIAL RECORDS OF ALAMEDA COUNTY.

ABBREVIATIONS

CB	CATCHBASIN	PED	PEDESTRIAN
CO	CLEANOUT	PM	PARKING METER
COMM	COMMUNICATION LINE	SD	STORM DRAIN
DWY	DRIVEWAY	SL	STREET LIGHT
E	ELECTRICAL	SNS	STREET NAME SIGN
EB	ELECTRICAL BOX	SS	SANITARY SEWER
EV	ELECTRIC VEHICLE	STD	STANDARD
FO	FIBER OPTIC	TR	TREE
FH	FIRE HYDRANT	TSP	TRAFFIC SIGNAL POLE
G	GAS	TYP	TYPICAL
JT	JOINT TRENCH	UV	UTILITY VAULT
OH	OVERHEAD	W	WATER
		WM	WATER METER

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DANIEL C. SCHLEITER
No. 51158
CIVIL
STATE OF CALIFORNIA

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925/396-7700 (TEL)
925/396-7799 (FAX)

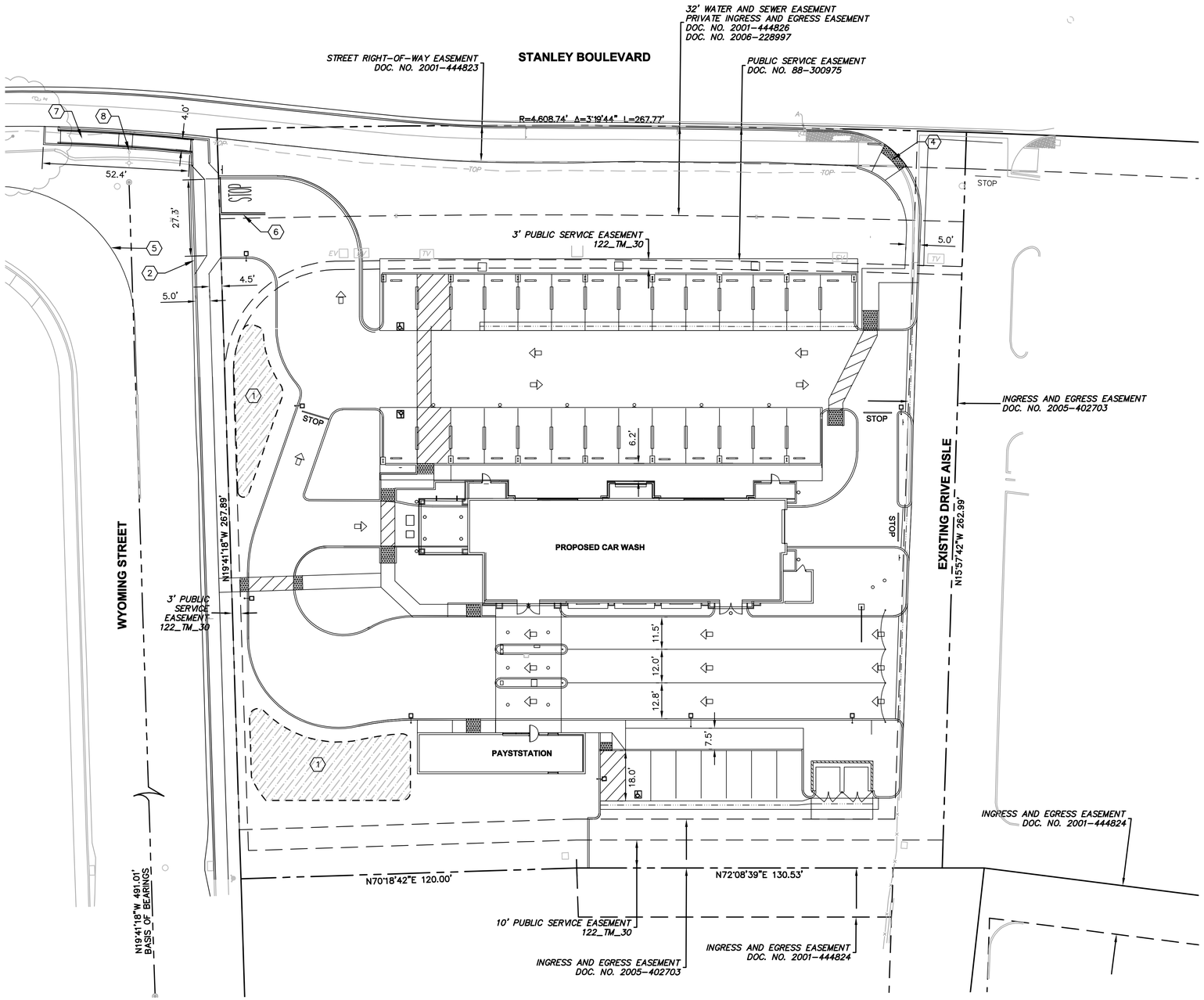
DATE 01/06/2018

REV.

SHEET NO.

C0.0

EXISTING CONDITIONS AND DEMOLITION PLAN



20 0 20 40

1"=20'

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED ON PLAN.
2. ADDITIONAL SITE DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN A.10.

HORIZONTAL CONTROL LEGEND:

PROPERTY LINE

BIORETENTION AREA

HORIZONTAL CONTROL SYMBOLS:

(1) BIORETENTION AREA

(2) CITY OF PLEASANTON STD COMMERCIAL DRIVEWAY PER CITY OF PLEASANTON STANDARD DETAILS DWG NO. 108.

(3) CASE C RAMP PER CITY OF PLEASANTON STANDARD DETAILS DWG NO. 115D.

(4) CASE C2 RAMP PER CITY OF PLEASANTON STANDARD DETAILS DWG NO. 115F

(5) RESTRIPE ROAD CENTERLINE PER CALTRANS TRAFFIC MARKING DETAIL 22

(6) CALTRANS STOP MARKING WITH 12" WHITE LIMIT LINE. 15' CENTER STRIPE LINE PER CALTRANS TRAFFIC MARKING DETAIL 21

(7) PEDESTRIAN RAMP

(8) EXISTING STREET LIGHT TO BE PROTECTED.

ABBREVIATIONS:

BLDG	BUILDING
EX	EXISTING
FF	FINISH FLOOR
LF	LINEAR FEET
S/W	SIDEWALK
R/W	RIGHT-OF-WAY
TYP	TYPICAL

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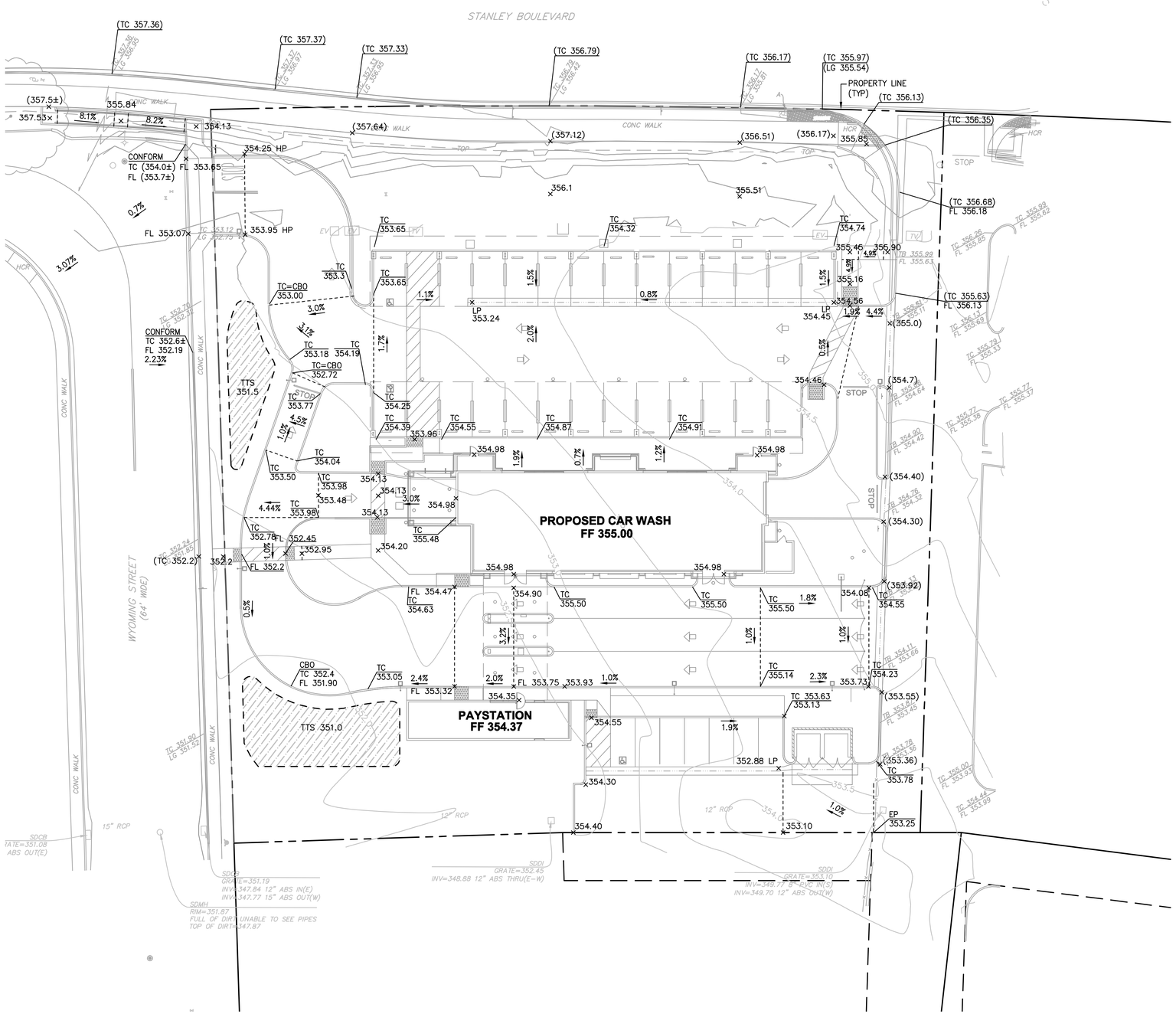
REV.

SHEET NO.

C.1

CIVIL SITE PLAN



20 0 20 40

1"=20'

GRADING LEGEND:

———	PROPERTY LINE
---GB---	GRADE BREAK
353.5	EXISTING CONTOUR
1.0%	SLOPE AND DIRECTION LABEL
× 112.2	NEW FINISH SURFACE ELEVATION
×(112.2)	EXISTING GRADE CALLOUT
▭	EXISTING DRAINAGE INLET
▨	BIORETENTION AREA

GRADING NOTES:

1. TOP OF CURB ELEVATIONS (TC) ARE 6" ABOVE ADJACENT PAVEMENT FINISH SURFACE ELEVATIONS (FS) OR GUTTER FLOW LINE (FL), UNLESS OTHERWISE NOTED ON PLAN.
2. PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
   A. WIDTH = 3'-0" MIN.
   B. DEPTH = 5'-0" MIN.
   C. CROSS-SLOPE = 1.0% MIN., 2.0% MAX.
3. SAWCUT CONCRETE AT NEAREST JOINT OR SCORELINE.
4. ALL CLEANOUTS, GRATES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE.

ABBREVIATIONS:

CBO	CURB OPENING
FF	FINISH FLOOR
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB

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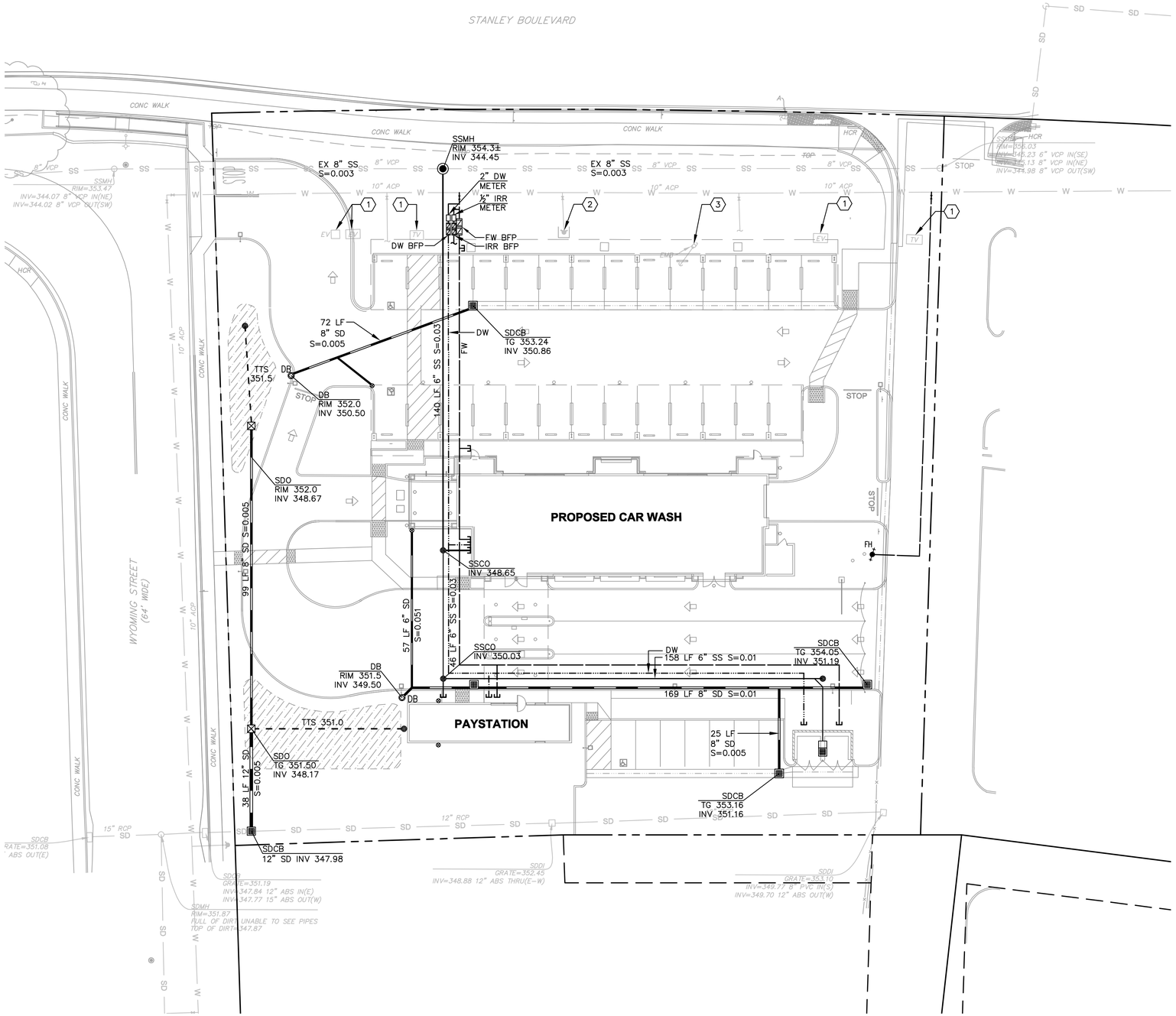
DATE 01/06/2018

REV.

SHEET NO.

C.2

GRADING PLAN



20 0 20 40

1"=20'

UTILITY LEGEND:

- PROPERTY LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- BIORETENTION AREA SUBDRAIN
- BIORETENTION AREA
- SANITARY SEWER MANHOLE
- TWO-WAY CLEANOUT PER CITY OF PLEASANTON STANDARD DETAILS DWG NO. 409
- RAINWATER LEADER, S.A.D.
- BACKFLOW PREVENTER
- TRASH ENCLOSURE SANITARY SEWER DRAIN INLET PER DSRSD DRAWING NO. S-12A.

UTILITY KEYNOTES:

1. EXISTING UTILITY TO REMAIN AND BE PROTECTED IN PLACE.
2. EXISTING UTILITY TO BE RELOCATED.
3. EXISTING UTILITY TO BE REMOVED.

UTILITY NOTES:

1. PROVIDE 12" MINIMUM VERTICAL CLEARANCE BETWEEN UTILITY LINES UNLESS OTHERWISE NOTED ON PLANS.
2. INSTALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS.
3. SET MANHOLE AND AREA DRAIN RIMS FLUSH WITH ADJACENT FINISH GRADE.
4. CONTRACTOR SHALL VERIFY EXISTING INVERTS BEFORE TRENCHING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE PLANS BEFORE PROCEEDING.
5. EXACT LOCATIONS AND DEPTHS OF EXISTING DRY UTILITIES AND WATER FACILITIES ARE UNKNOWN AND MAY BE IN CONFLICT WITH PROPOSED UTILITY IMPROVEMENTS. **CONTRACTOR SHALL POTHOLE ALL PROPOSED UTILITY CROSSINGS** PRIOR TO CONSTRUCTION TO OBTAIN AS-BUILT ELEVATIONS OF THE EXISTING IMPROVEMENTS AT ALL CROSSING LOCATIONS. CONTRACTOR TO NOTIFY THE PROJECT ENGINEER OF ANY PUBLIC CROSSING CONFLICTS PRIOR TO INSTALLATIONS OF THE PROPOSED UTILITY IMPROVEMENTS IN THE RIGHT-OF-WAY.

ABBREVIATIONS:

DI	DRAIN INLET
DW	DOMESTIC WATER
FDC	FIRE DEPARTMENT CONNECTION
FW	FIRE WATER
GI	GREASE INTERCEPTOR
GPM	GALLONS PER MINUTE
INV	INVERT ELEVATION
IRR	IRRIGATION
LF	LINEAR FEET
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDO	STORM DRAIN OVERFLOW
SDTV	STORM DRAIN TREATMENT VAULT
SS	SANITARY SEWER
TG	TOP OF GRATE
USD	UNTREATED STORM DRAIN
W	WATER
WM	WATER METER

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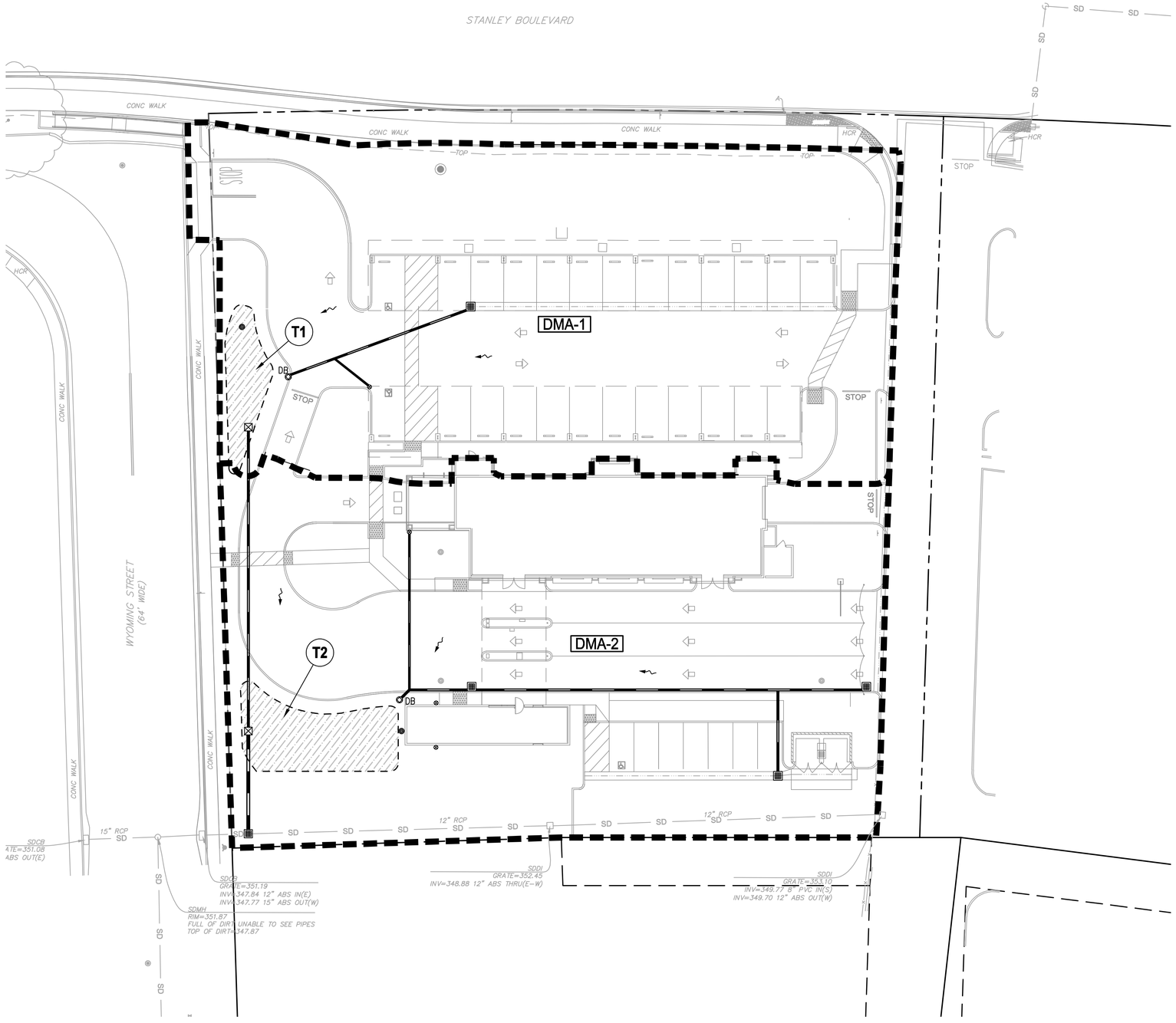
DATE 01/06/2018

REV.

SHEET NO.

C.3

UTILITY PLAN



20 0 20 40

1"=20'

STORMWATER MANAGEMENT LEGEND:

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- DMA-X — DRAINAGE AREA DESIGNATION
- T1 — TREATMENT AREA DESIGNATION
- DRAINAGE FLOW DIRECTION
- STORMDRAIN INLET

STORMWATER MANAGEMENT SUMMARY TABLE:

DMA ID	PROPOSED IMPERVIOUS AREA (SF)	PROPOSED PERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT AREA DESIGNATION
DMA-1	18,608	11,227	745	752	T1
DMA-2	21,108	11,292	845	1,184	T2

NOTE: REQUIRED TREATMENT AREA IS CALCULATED USING THE 4% TREATMENT METHOD.

NOTES:

1) **STORMWATER MANAGEMENT TO COMPLY WITH ALAMEDA COUNTY C.3 STORM WATER TECHNICAL GUIDANCE DATE MAY 2, 2016, VERSION 5.1**

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DATE 01/06/2018

REV.

SHEET NO.

C.4

STORMWATER CONTROL PLAN

L A N D S C A P E D E V E L O P M E N T

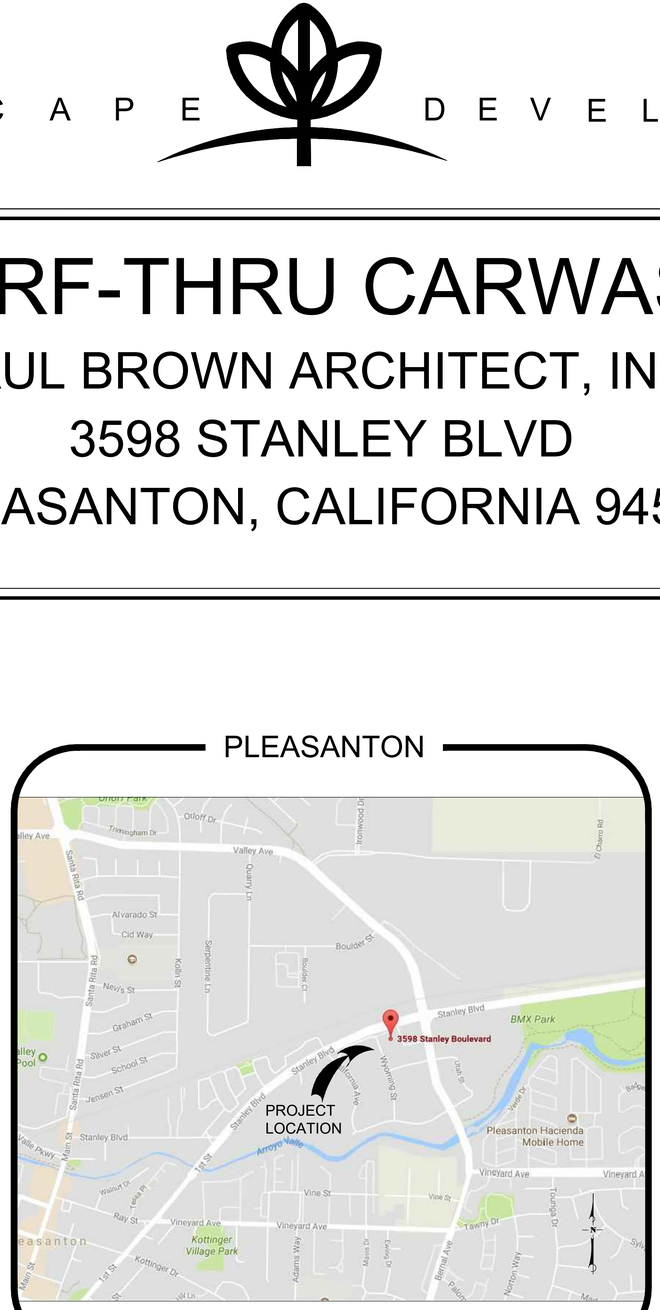
SURF-THRU CARWASH

PAUL BROWN ARCHITECT, INC.
3598 STANLEY BLVD
PLEASANTON, CALIFORNIA 94566

GENERAL NOTES:

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS.
2. UPON EXECUTION OF THE CONTRACT, PROVIDE THE LANDSCAPE ARCHITECT AND OWNER WITH A CRITICAL PATH SCHEDULE TO INCLUDE EACH ITEM, LEAD TIME, ORDER AND INSTALLATION DATE FOR SUBSTANTIAL COMPLETION.
3. PROVIDE FOR POSITIVE DRAINAGE. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON ENGINEER'S GRADING DRAWINGS.
4. VERIFY AND STAKE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND IS REQUIRED BY GOVERNING AGENCIES BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF THE WORK.
5. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION.
6. CHECK DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. VERIFY PROPERTY LINES PRIOR TO COMMENCING WORK. NO CONSTRUCTION ITEM, INCLUDING FOOTINGS, SHALL EXTEND BEYOND PROPERTY LINE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK, PIPING, CONDUIT AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
9. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE, CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, TEMPORARY SUPPORTS, AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
10. GIVE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOB SITE VISIT.
11. FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING.
12. FOR SUBMITTALS, SAMPLES AND SHOP DRAWINGS REQUESTED, SUBMIT IN TRIPLICATE TO LANDSCAPE ARCHITECT WITH ONE COPY TO THE OWNER UNLESS OTHERWISE SPECIFIED.
13. PROPOSED SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
14. DIMENSIONS ARE FROM OUTSIDE FACE OF THE BUILDING, PAVING AND WALLS UNLESS OTHERWISE NOTED. ANGLES ARE 90 OR 45 UNLESS OTHERWISE NOTED.
15. COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.
16. MATERIALS AND WORKMANSHIP, CONFORM TO LATEST UNIFORM BUILDING CODES AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF CONTRACT DOCUMENTS TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER.

PLEASANTON



VICINITY MAP

OWNER / CLIENT
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(661) 834-9611
Contact: Paul Brown

LANDSCAPE ARCHITECT
Landscape Development, Inc.
2202 Zeus Court
Bakersfield, California 93308
(661) 241-5090
Contact: Michael McDonnell

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

LANDSCAPE SHEET INDEX

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE:_____ DATE: _____

Drawing: C:\Users\Design\appdata\local\temp\AcPublish_30260\Cover Sheet.dwg
Layout: Cover Sheet
Jan 05, 2018, 3:12pm

Design Studios
Landscape Development
www.landscapedevelopment.com
2202 Zeus Court
Bakersfield, California 93308
Phone 661-205-1970
Fax 661-205-1969

prepared for:
PAUL BROWN ARCHITECT INC.
PO BOX 13085
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661.834.9611

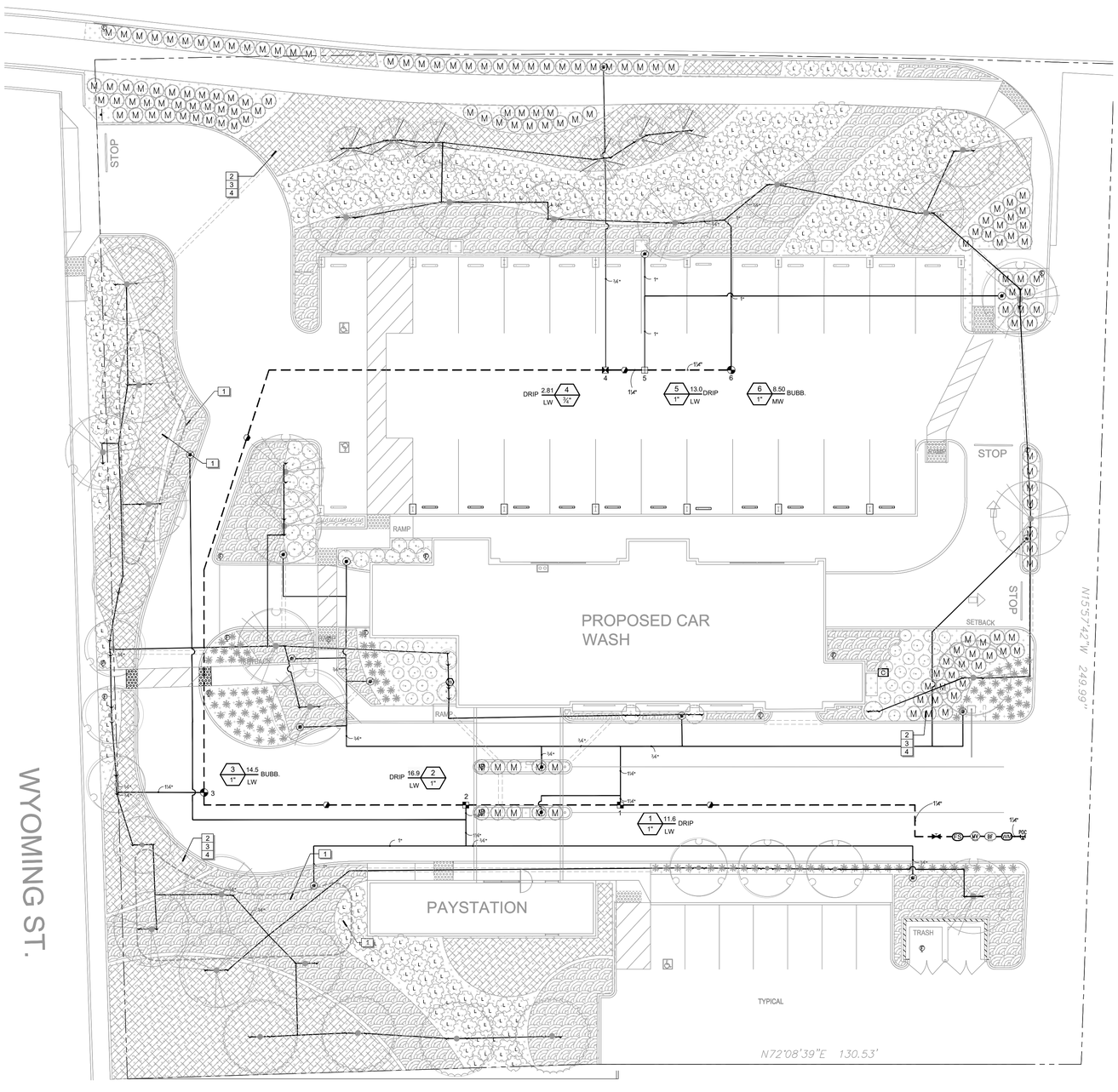
SURF-THRU CARWASH
3598 STANLEY BLVD.
PLEASANTON, CA. 94566
PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK'BY:
	REVISIONS TO IRRIGATION AND PLANTING SHEETS	1/5/2018	

DRAWING TITLE:
IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
MICHAEL O. McDONNELL
5843
JAN. 5, 2018
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE: N/A
DRAWN BY: KR RF
JOB NUMBER:
SHEET: CS
SHEET 1 OF 9



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD RWS-B-C ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	92	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.	2
	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	1
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	1
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	16
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	16
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (3 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	23,451 S.F. 1,850 30 776

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	4
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1
MV	RAIN BIRD PESB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1-1/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH SB-BC-30CR ENCLOSURE AND FG 3 POLAR BLANKET.	1
C	HUNTER IC-0600-PL MODULAR CONTROLLER, 6 STATIONS, OUTDOOR MODEL, PLASTIC CABINET. NO MODULE REQUIRED. COMMERCIAL USE.	1
SS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
FS	HUNTER FLOW-CLIK-150 FLOW SENSOR SOV WITH INTERFACE PANEL, 1-1/2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1
WM	RAIN BIRD FM150B WATER METER FM150B 1 1/2 INCH 1.5 TO 100 GPM 1 1/2" X 1 1/2"	1
POC	POINT OF CONNECTION 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,327 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	461.7 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	271.4 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

CERTIFICATION OF COMPLETION:

SUBMITTAL OF CERTIFICATION OF COMPLETION TO THE CITY OF PLEASANTON IS REQUIRED PRIOR TO FINAL ACCEPTANCE PER SECTION 492.9 OF THE PLEASANTON LANDSCAPE ORDINANCE. AN IRRIGATION AUDIT AND SOILS ANALYSIS (IF NOT ALREADY SUBMITTED) SHALL BE SUBMITTED AS PART OF THE CERTIFICATE OF COMPLETION.

WATER PRESSURE NOTE:
CONTRACTOR SHALL VERIFY P.O.C. STATIC PRESSURE IN FIELD PRIOR TO BEGINNING ANY WORK. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES NOT SIMILAR TO STATIC PRESSURE GIVEN BY WATER PURVEYOR.

PSI: 60 PSI
CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

NOTE:
ALL TURF & SHRUB SPRAY, ROTARY, ROTORS & BUBBLER HEADS SHALL BE PLACED 2'-0" FROM IMPERVIOUS SURFACE PER AB 1881 GUIDELINES.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. (AB 1881 SEC. 492.3).

MICHAEL MCDONNELL, LANDSCAPE ARCHITECT DATE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	STORM WATER RETENTION LOCATION		

SEE SHEET LI-2 FOR IRRIGATION NOTES/CALCS
SEE SHEET IPD-1 & 2 FOR IRRIGATION DETAILS
SEE SHEET LS-1 FOR IRRIGATION SPECIFICATIONS

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3598 STANLEY BLVD.
PLEASANTON, CA. 94566
PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK'BY:
1	REVISIONS TO IRRIGATION AND PLANTING SHEETS	1/5/2018	

DRAWING TITLE:
IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
MICHAEL O. McDONNELL
5843
JAN. 5, 2018
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE: 1" = 16' 0"
DRAWN BY: KR RF
JOB NUMBER:
SHEET:
LI-1
SHEET 2 OF 9

Drawing: C:\Users\Design\appdata\local\temp\AcPublish_30260\IRRIGATION.dwg
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Jan 05, 2018, 3:12pm

CRITICAL ANALYSIS

Generated: 2018-01-05 14:58

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available: 78.62 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 60.00 psi
Pressure Available: 60.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 16.90 gpm
Flow Available at POC: 78.62 gpm
Residual Flow Available: 61.72 gpm

Critical Station: 2
Design Pressure: 20.00 psi
Friction Loss: 2.07 psi
Fittings Loss: 0.21 psi
Elevation Loss: 0.00 psi
Loss through Valve: 15.50 psi
Pressure Req. at Critical Station: 37.77 psi
Loss for Fittings: 0.27 psi
Loss for Main Line: 2.73 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 8.84 psi
Loss for Master Valve: 3.90 psi
Critical Station Pressure at POC: 53.51 psi
Pressure Available: 60.00 psi
Residual Pressure Available: 6.49 psi

Use drop down menus or type in values in white cells only.

Site Information

Site Name → *PLEASANTON CAR WASH*
Site Type → Commercial
Annual Eto (inches/yr) → 46.2

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Drip	0.81	0.4	3,704	1,372	39,295
2	0.3	Low	Drip	0.81	0.4	9,745	3,609	103,384
3	0.4	Mod./Ave.	Drip	0.81	0.5	174	86	2,461
4	0.3	Low	Drip	0.81	0.4	1,061	393	11,256
5	0.3	Low	Drip	0.81	0.4	8,665	3,209	91,926
6	0.4	Mod./Ave.	Drip	0.81	0.5	102	50	1,443
7								
8								
					SUBTOTAL →	23,451	8,720	249,765
Special Landscape Areas								
9					1		0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	0	0	0
					Estimated Total Water Use (ETWU) →			249,765
					Maximum Allowed Water Allowance (MAWA) →			302,279

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 8,720
Total Area 23,451
Average ETAF 0.37

All Landscape Areas
Total ETAF x Area 8,720
Total Area 23,451
Sitewide ETAF 0.37

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

Calculator developed July 27, 2015.
This calculator is for estimating purposes only.
Hunter assumes no liability for use of this calculator.

HYDROZONE INFORMATION TABLE

HYDROZONE*	ZONE OR VALVE	IRRIGATION METHOD	AREA (Sq. Ft)	% OF LANDSCAPE AREA
LW	1	D	3,704	15.7946%
LW	2	D	9,745	41.5547%
LW	3	B	174	0.7420%
LW	4	D	1,061	4.5243%
LW	5	D	8,665	36.9494%
MW	6	B	102	0.4349%
			23,451	

* Hydrozone	Irrigation Method
HW = High Water Use Plants	MS = Micro Spray
MW = Medium Water Use Plants	S = Spray
LW = Low Water Use Plants	R = Rotor
	B = Bubbler
	D = Drip
	O = Other

NOTE A:
POINT OF CONNECTION SHALL BE A 1-1/2" DOMESTIC WATER METER WITH A 1-1/2" SERVICE LINE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE 60 PSI
DESIGN WATER PRESSURE 20 PSI
MAXIMUM SYSTEM DEMAND 15.06 GPM
RESIDUAL PRESSURE 6.71 PSI

NOTE B:
CONTROLLER 'C' SHALL BE A HUNTER IC-0600-PL, 6 STATION CONTROLLER ASSEMBLY INSTALLED IN A WALL MOUNTED CABINET AS PART OF CONTROLLER ASSEMBLY. 6 TOTAL STATIONS USED. FINAL LOCATION OF CONTROLLERS AND ELECTRICAL P.O.C SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE:
THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO INSTALLED WITHIN PLANTING AREAS.

VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.

NOTES:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

ALL LATERAL LINES WITH GREATER THAN FIVE FEET OF ELEVATION CHANGE SHALL HAVE THE KING BROS. MOD. NO. KSC-(XXX)-S (APPROPRIATE LINE SIZE) SWING CHECK VALVE INSTALLED AT EVERY FIVE (5) FEET OF ELEVATION CHANGE MINIMUM. CONTRACTOR SHALL VERIFY ALL SWING CHECK VALVE LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

ALL RCV'S CONTROLLING IRRIGATION HEADS ON SLOPE SHALL BE INSTALLED WITH A LINE SIZED KING PROS. MOD. NO. KSC-(XXX)-S (APPROPRIATE LINE SIZE) SWING CHECK VALVE. INSTALL SWING CHECK VALVE DIRECTLY DOWN STREAM OF THE RCV TO PREVENT DRAINAGE OF WATER IN PVC LATERAL INTO VALVE BOX DURING RCV MAINTENANCE.

IRRIGATION SLEEVES SHOWN FOR MAJOR STREET, DRIVEWAY AND HARDSCAPE CROSSINGS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL SLEEVING BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

ALL PIPING, MAINLINE AND LATERAL, AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF IRRIGATION PIPE SLEEVES. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING.

BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING AND BUILDINGS FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

SEE SHEET LI-1 FOR IRRIGATION PLAN
SEE SHEET IPD-1 & 2 FOR IRRIGATION DETAILS
SEE SHEET LS-1 FOR IRRIGATION SPECIFICATIONS

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PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK'BY:
1	REVISIONS TO IRRIGATION AND PLANTING SHEETS	1/5/2018	

DRAWING TITLE:
IRRIGATION NOTES/ CALCULATIONS

REGISTERED LANDSCAPE ARCHITECT
MICHAEL O. MAYNARD
5843
JAN. 5, 2018 Date
NOV. 30, 2019 Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE: N/A
DRAWN BY: KR RF
JOB NUMBER:
SHEET: LI-2
SHEET 3 OF 9

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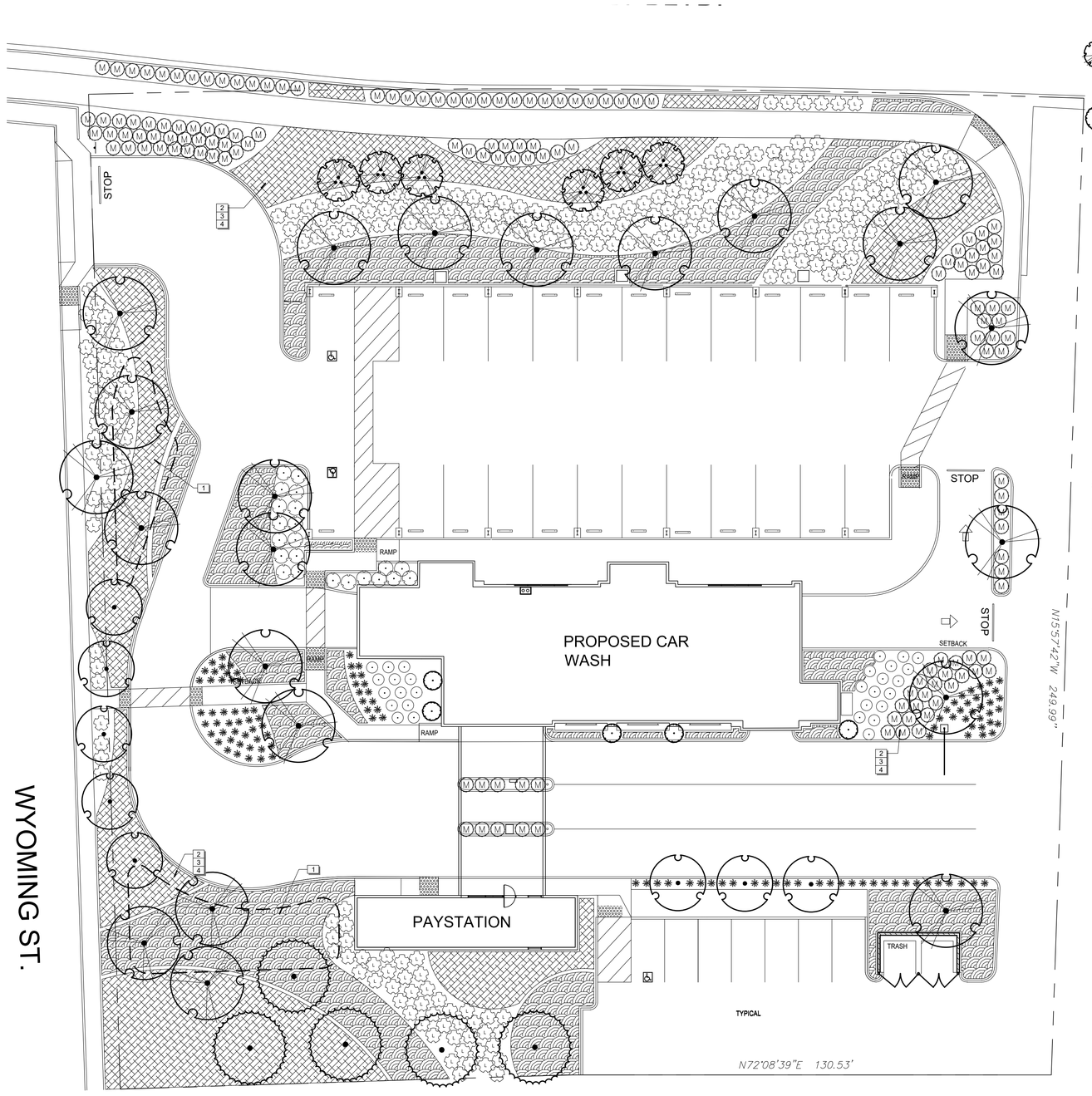

PLANT SCHEDULE PROJECT

TREES	BOTANICAL NAME	CONT	WUCOLS	QTY
	ARBUTUS X `MARINA` ARBUTUS STANDARD	24"BOX	LOW	8
	ERIOBOTRYA DEFLEXA BRONZE LOQUAT MULTI-TRUNK	24"BOX	MODERATE	6
	PINUS ELDARICA AFGHAN PINE	15 GAL	LOW	5
	PODOCARPUS MACROPHYLLUS `NANA` DWARF PODOCARPUS	24"BOX	MODERATE	5
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	24"BOX	LOW	22

SHRUBS	BOTANICAL NAME	CONT	WUCOLS	QTY
	DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	1 GAL	LOW	120
	LOMANDRA LONGIFOLIA `BREEZE` DWARF MAT RUSH	1 GAL	LOW	258
M	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM MUHLY	5 GAL	LOW	143
	RHAPHIOLEPIS UMBELLATA `MINOR` YEDDA HAWTHORN	5 GAL	LOW	29
	ROSMARINUS OFFICINALIS `ALBUS` ROSEMARY	5 GAL	LOW	22

GROUND COVERS	BOTANICAL NAME	CONT	WUCOLS	SPACING	QTY
	BACCHARIS PILULARIS `TWIN PEAKS` TWIN PEAKS COYOTE BRUSH	1 GAL	LOW	60" o.c.	190
	JUNIPERUS HORIZONTALIS `BAR HARBOR` BAR HARBOR CREEPING JUNIPER	1 GAL	LOW	48" o.c.	395

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	STORM WATER RETENTION LOCATION		
2	COMPOST: PLANTING/BEDDING AREAS TO RECIEVE A MINIMUM RATE OF 4 CY PER 1,000 SF OF PLANTING AREA AS INDICATED IN SECTION 492.6 (A) (3) (C) OF THE PLEASANTON LANDSCAPE ORDINANCE.		
3	BARK/MULCH: PLANTING/BEDDING AREAS TO RECIEVE 3" LAYER OF BARK/MULCH. COLOR TO BE NATURAL COLOR OR BROWN.		
4	CONTRACTOR TO TAKE SOIL SAMPLE ON SITE PER SECTION 492.5 OF THE PLEASANTON LANDSCAPE ORDINANCE. SUBMIT THE SOILS ANALYSIS AND RECOMENDATION AS A PDF TO THE CITY LANDSCAPE ARCHITECT AS PART OF THE CERTIFICATE OF COMPLETION.		

PLANTING NOTES

1. REFER TO PLANTING PLANS, PLAN NOTES, PLANT LEGEND, AND PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION. REFER TO IRRIGATION PLANS, NOTES AND DETAILS FOR RELATED LANDSCAPE WORK.

2. NOTIFY OWNER'S REPRESENTATIVE (REP.) 48 HOURS MINIMUM PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.

3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF FIELD CONDITIONS THAT VARY FROM THOSE SHOWN ON DRAWINGS AND SEEK CORRECTIONS AND DIRECTIONS BEFORE PROCEEDING WITH WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.

4. LOCATE AND MARK ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT. PROTECT FROM DAMAGE ALL UTILITIES, AREAS AND STRUCTURES IN AND AROUND LANDSCAPE WORK AREAS. ASSUME FULL RESPONSIBILITY AND EXPENSE FOR REPAIR AND REPLACEMENT OF DAMAGES CAUSED BY CONTRACTOR.

5. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, AND OTHER STRUCTURES OR ELEMENTS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY FIELD CONDITIONS WHETHER SHOWN HEREON OR NOT. WHEN SHOWN ITEMS DO NOT CORRESPOND TO FIELD CONDITIONS, REPORT DISCREPANCIES TO OWNER'S REP. FOR CLARIFICATIONS AND INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.

6. PLANTING ACCESSORIES & MATERIAL:

A. TREE TIE: CINCH TIE, BY V.I.T. PRODUCTS, 800-729-1314 OR APPROVED EQUAL.
B. TREE GUARD: 4" DIA. X 9" HT. PLASTIC TRUNK PROTECTOR, "ARBOR GUARD" BY DEEP ROOT PARTNERS, 800-458-7668 OR APPROVED EQUAL.
C. FERTILIZER TABLETS: AGRIFORM 20-10-5, THREE 20-GRAM TABLETS OR APPROVED EQUAL FOR 15 GALLON OR LARGER SIZE TREES, TWO 10-GRAM TABLETS FOR 5 GALLON SIZE PLANTS, ONE 10-GRAM TABLET FOR 1 GALLON SIZE.
D. ROOT BARRIER: ROOT GUARD 18"X20' ROLLS, BY BIO-BARRIER, 800-382-8467 OR APPROVED EQUAL.
E. MULCH: 3" LAYER SHREDDED WALK- ON BARK MULCH IN ALL PLANTER AREAS. SUBMIT SAMPLE FOR APPROVAL.

7. PRE-PLANTING PREPARATION:

A. PROCEED WITH PLANTING WORK ONLY AFTER IRRIGATION WORK IS COMPLETED, TESTED, AND APPROVED BY OWNER'S REP. PROTECT IRRIGATION SYSTEM FROM DAMAGE.
B. ROUGH GRADE PLANTING AREAS UNIFORMLY SMOOTH, DEVOID OF DEPRESSIONS, TO CONFORM TO THE GRADING PATTERNS ESTABLISHED BY CIVIL ENGINEERING DRAWINGS. ENSURE POSITIVE WATER REMOVAL TO DRAINAGE ELEMENTS OR STRUCTURES PROVIDED BY OTHERS. NOTIFY OWNER'S REP. WHEN ADDITIONAL AREA DRAINS AND SUBSURFACE DRAINAGE ARE REQUIRED FOR PROPER DRAINAGE OF PLANTING AREAS.
C. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING WALLS AND FOUNDATIONS FOR PLANTING AREAS ADJACENT SUCH STRUCTURES.
D. REMOVE ALL ROCKS GREATER THAN 2" DIAMETER AND ALL DEBRIS AND DELETERIOUS MATERIAL FROM PLANTING AREAS.
E. PREPARE PLANTING BEDS PER SOIL TEST REPORT'S RECOMMENDATIONS, ADDING AMENDMENTS, FERTILIZER, AND OTHER MATERIAL AS SPECIFIED TO SITE TOP SOIL.

8. PLANTS: ALL PLANTS OF THE SAME SPECIES/CULTIVAR/VARIETY SHALL HAVE MATCHING FORM, FLOWER COLOR, AND SIZE, IN HEALTHY AND THRIVING CONDITION, FREE FROM INJURIES, DISEASES, PESTS AND ROOT-BOUND OR GIRDLING ROOTS. REPLACE REJECTED PLANTS WITH MATCHING SPECIES, SIZE AND FORM.

9. LAWNS: INSTALL VARIETY AS SHOWN ON PLANS AND IS SUITED FOR THE LOCAL CLIMATIC CONDITIONS, SUBJECT TO OWNER'S REP.'S APPROVAL.

A. ROTOTILL TO 6" DEPTH AND GRADE SOIL TO SMOOTH GRADIENT AT 1 INCH BELOW FINISH GRADE.
B. INSTALL PLUGS PER MANUFACTURER'S RECOMMENDATION.
C. IRRIGATE LAWN THOROUGHLY AFTER INSTALLATION. ADJUST SPRINKLERS AS NECESSARY FOR UNIFORM COVERAGE. CONTINUE REGULAR IRRIGATION UNTIL SOD ROOTS ESTABLISH INTO SOIL AND THROUGHOUT MAINTENANCE PERIOD.

10. PLANTING:

A. IRRIGATE PLANTING AREAS TO BRING TOP 6" OF SOIL TO FIELD CAPACITY. ALLOW SOIL TO DRAIN. DO NOT WORK SOIL UNTIL IT RETURNS TO A MOIST FRIABLE CONDITION. TREE EXCAVATIONS MAY REQUIRE ADDITIONAL IRRIGATION. FLOOD TREE PITS AS REQUIRED TO MOISTEN SUBGRADE.
B. PLACE PLANTS IN THEIR CONTAINERS AT THE LOCATIONS PER PLANS FOR APPROVAL BY OWNER'S REP. MAKE MINOR ADJUSTMENTS AS REQUIRED BY FIELD CONDITIONS AND TO ALLOW OPTIMAL IRRIGATION COVERAGE.
C. PLANT QUANTITIES GIVEN ON PLANT LEGEND ARE FOR GENERAL GUIDANCE ONLY. PROVIDE THE SPECIFIED PLANT SPECIES IN THE QUANTITIES AT THE REQUIRED SPACING TO ACHIEVE THE DESIGN EFFECT/INTENT SHOWN ON THE PLANS.
D. PLANT GROUND COVER AND SHRUB MASSES ACCORDING TO TRIANGULATED SPACING DIAGRAM UNLESS OTHERWISE SHOWN OR NOTED.
E. FOR TREES WITHIN 5 FEET OF PAVEMENT AND SLAB FOUNDATIONS, PRIOR TO TREE PLACEMENT, INSTALL ROOT BARRIER FABRIC WITH ROOT INHIBITING PELLETS 18" DEEP ALL AROUND THE PLANT PIT, WITH 4" MINIMUM END OVERLAP.
F. PLANT TREES, SHRUBS, VINES, AND GROUND COVERS AS SHOWN ON DETAILS.
G. INSTALL 3" DEEP SHREDDED WALK-ON BARK MULCH IN SHRUB BEDS.

SEE SHEET IPD-3 FOR PLANTING DETAILS
SEE SHEET LS-2 FOR PLANTING SPECIFICATIONS

Know what's below. Call before you dig.

1"=16'-0"
16' 0' 8' 16' 32'

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prepared for:
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PLEASANTON, CA. 94566
PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK'BY:
1	REVISIONS TO IRRIGATION AND PLANTING SHEETS	10/2019	

DRAWING TITLE:
PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT
RANDALL O. MCKINNEY
5843
JAN. 5, 2018.
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE: 1" = 16'-0"
DRAWN BY: KR RF
JOB NUMBER:
SHEET: LP-1
SHEET 4 OF 9

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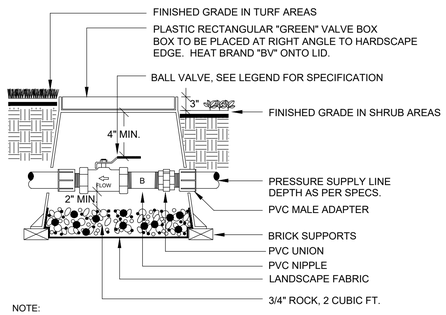
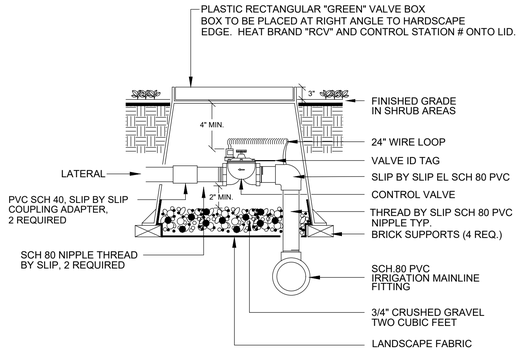


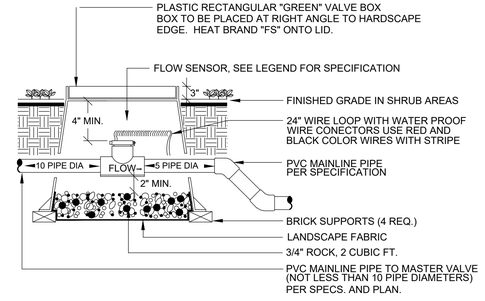
NOTE:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE
INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

D GATE VALVE
N.T.S.



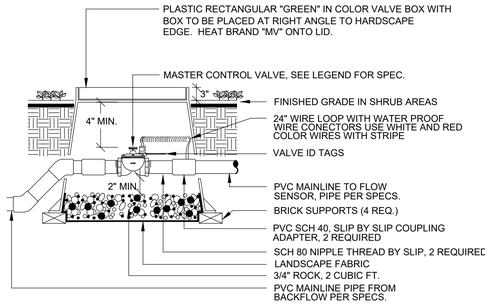
C REMOTE CONTROL VALVE
N.T.S.



NOTE:
INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS, WIRE TO IRRIGATION CONTROLLER.

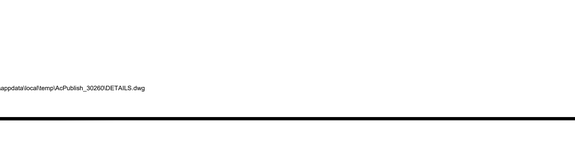
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

B FLOW SENSOR
N.T.S.



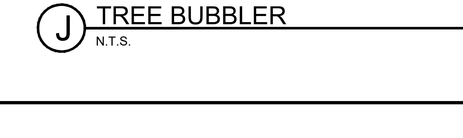
NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

A MASTER VALVE
N.T.S.



DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

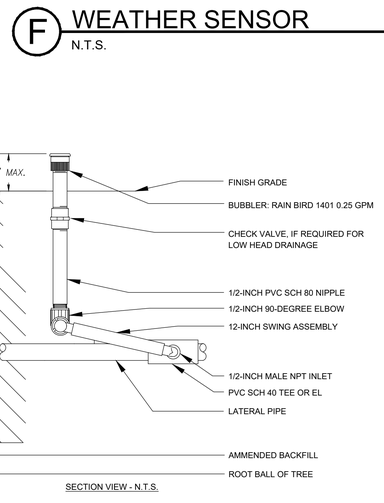
H PIPE INSTALLATION
N.T.S.



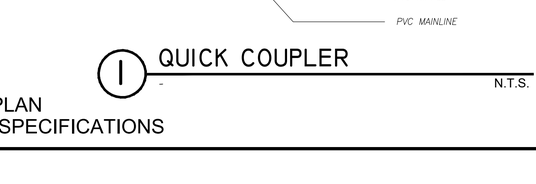
DIMENSION	A	B	C	D
1/2" TO 4" IN SIZE	36"	24"	24"	4"

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.

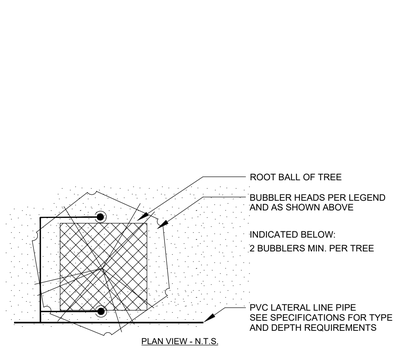
G SLEEVE INSTALLATION
N.T.S.



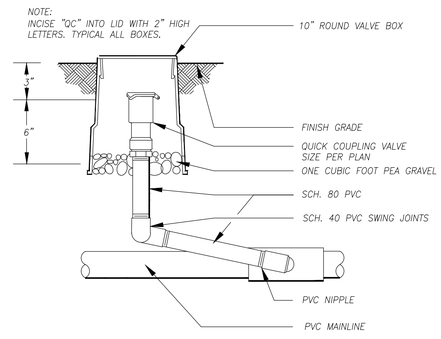
F WEATHER SENSOR
N.T.S.



E IRRIGATION CONTROLLER
N.T.S.



J TREE BUBBLER
N.T.S.



I QUICK COUPLER
N.T.S.

SEE SHEET LI-1 FOR IRRIGATION PLAN
SEE SHEET LS-1 FOR IRRIGATION SPECIFICATIONS

Drawing: C:\Users\Design\appdata\local\temp\AcPublish_30260\DETAILS.dwg
Layout: IPD-1
Jan 05, 2018, 3:13pm

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Landscape Development
www.landscapedevelopment.com
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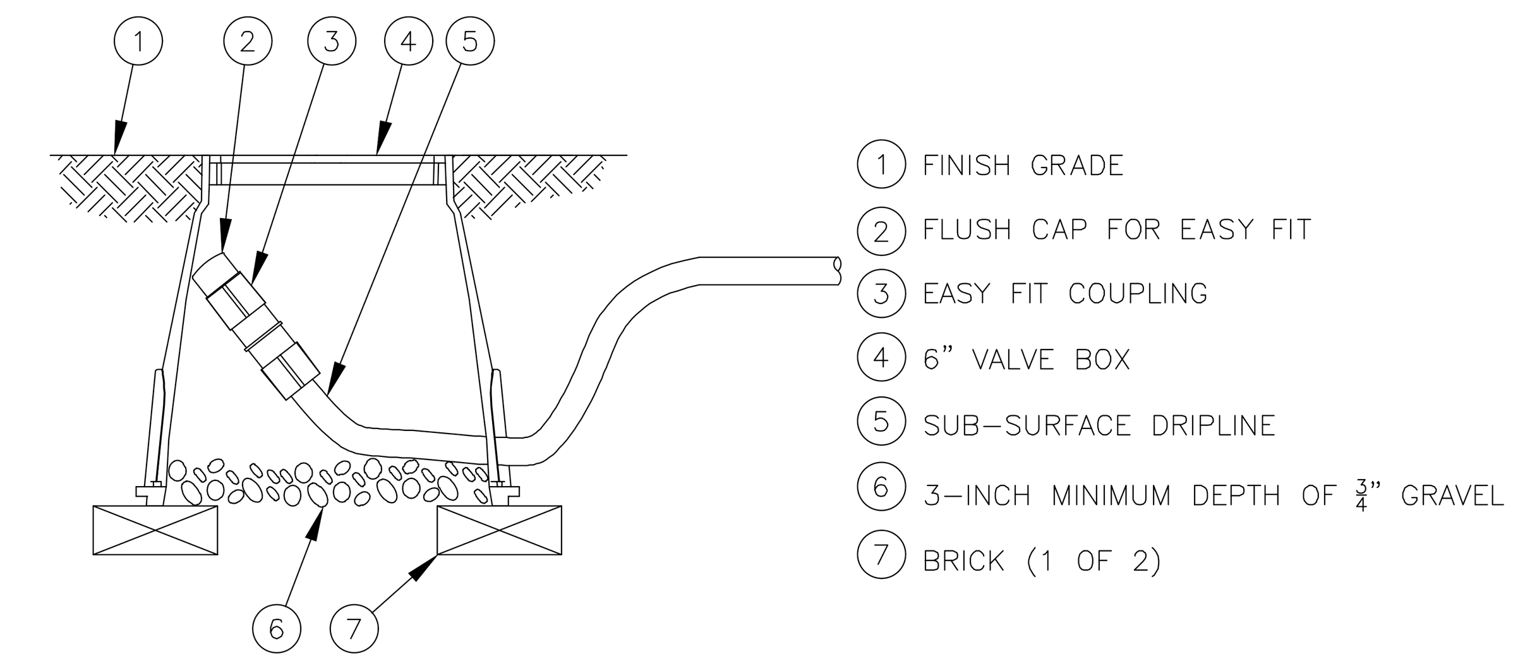
PLEASANTON, CA. 94566
PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	CHK'BY:
1	REVISIONS TO IRRIGATION AND PLANTING SHEETS	DATE: 1/5/2018

DRAWING TITLE:
IRRIGATION DETAILS

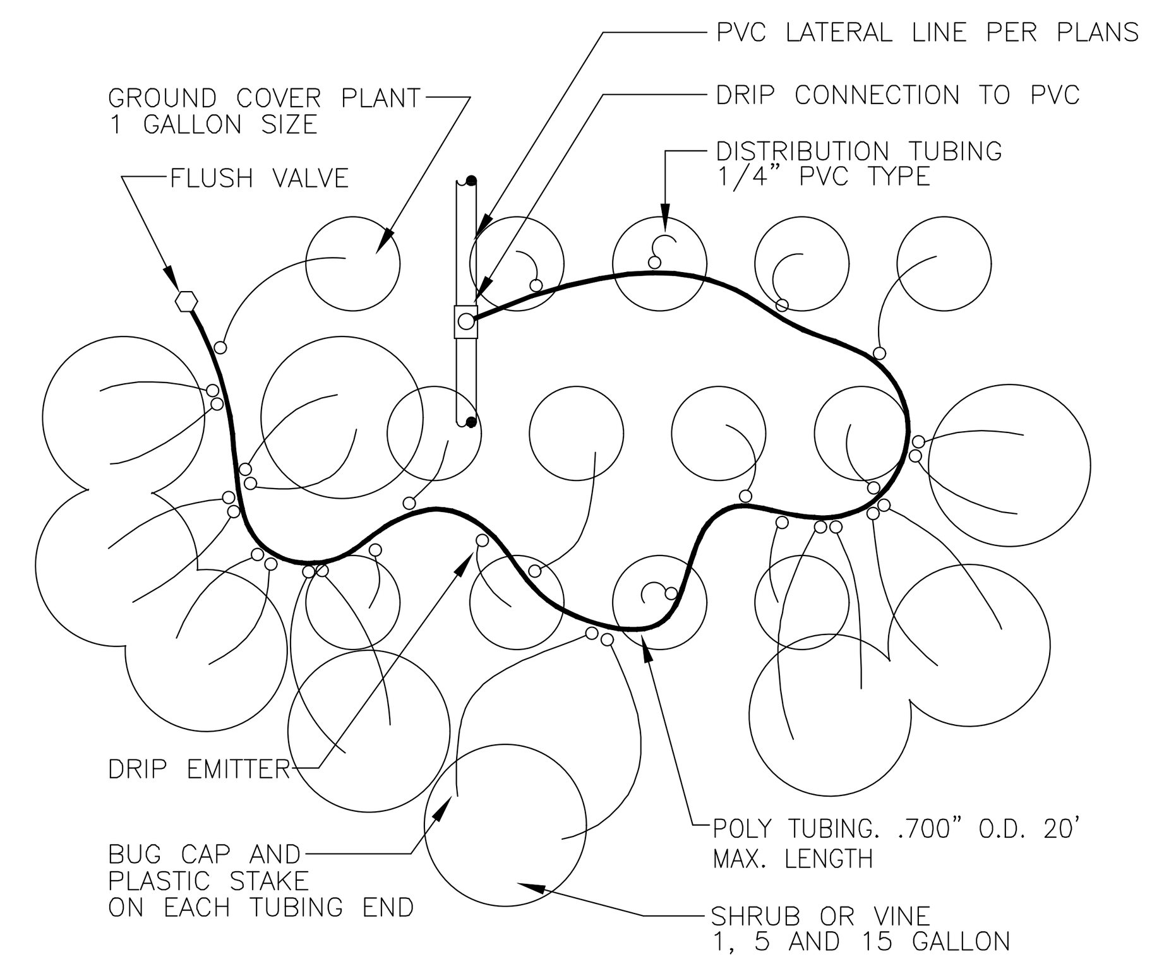
REGISTERED LANDSCAPE ARCHITECT
MICHAEL O. McKINNELL
5843
JAN. 5, 2018.
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE:
DRAWN BY: KR RF
JOB NUMBER:
SHEET: IPD-1
SHEET 5 OF 9

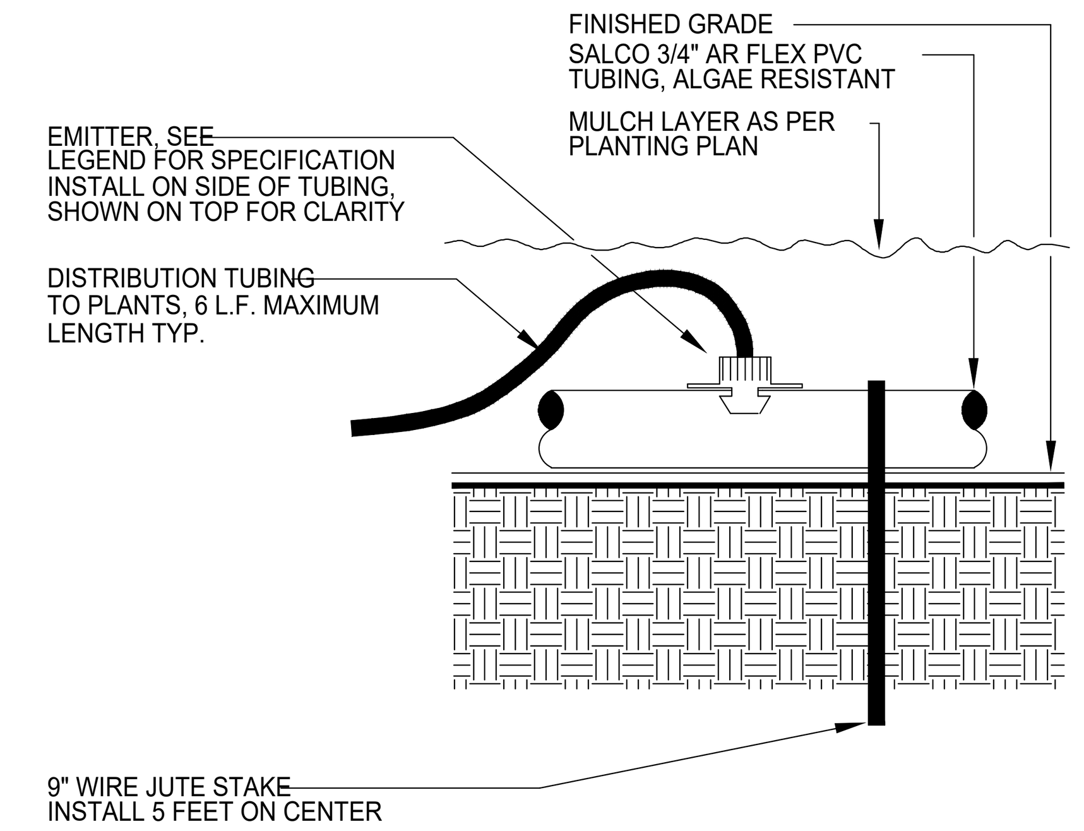


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

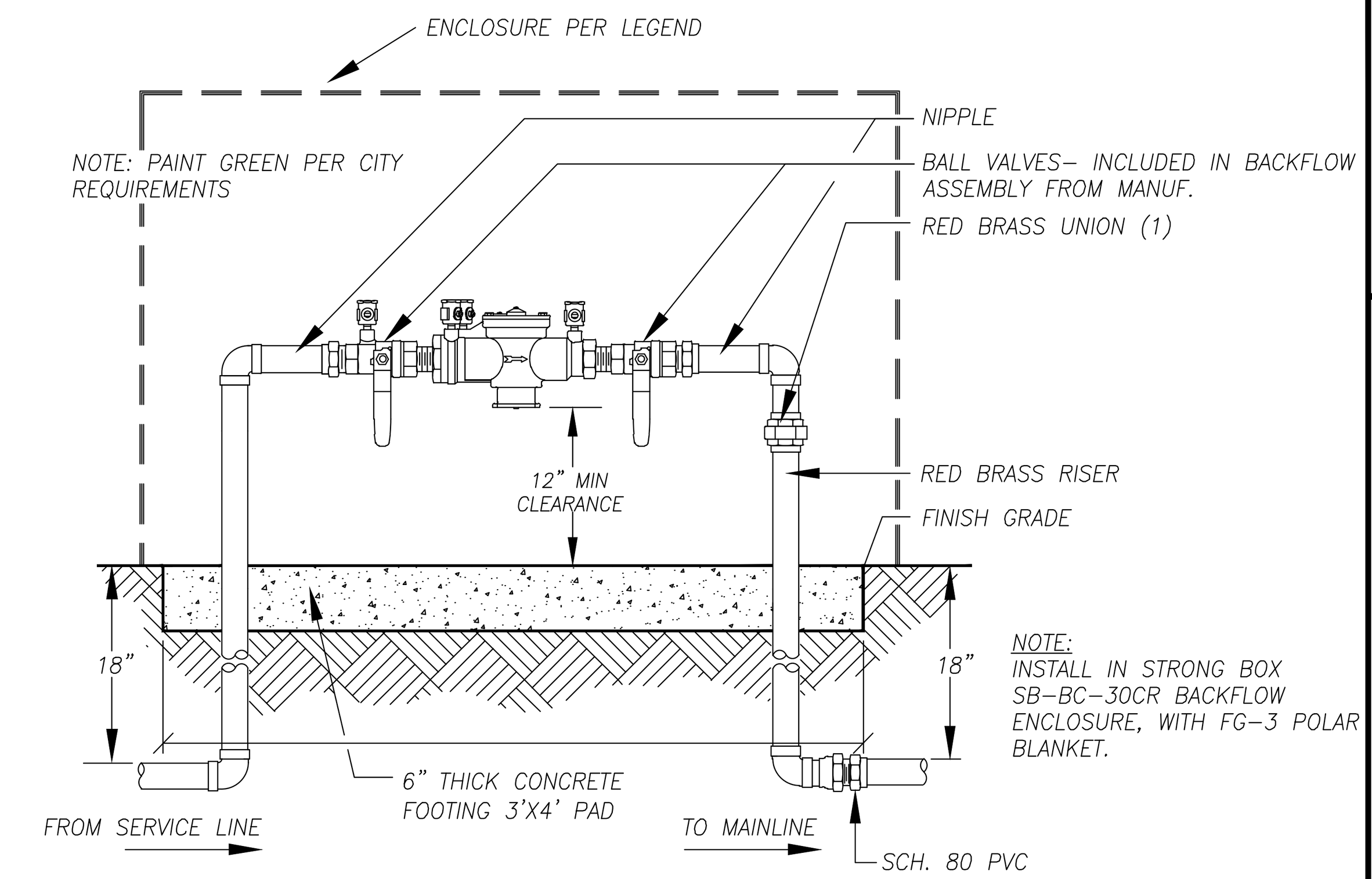
(N) DRIP FLUSH POINT
N.T.S.



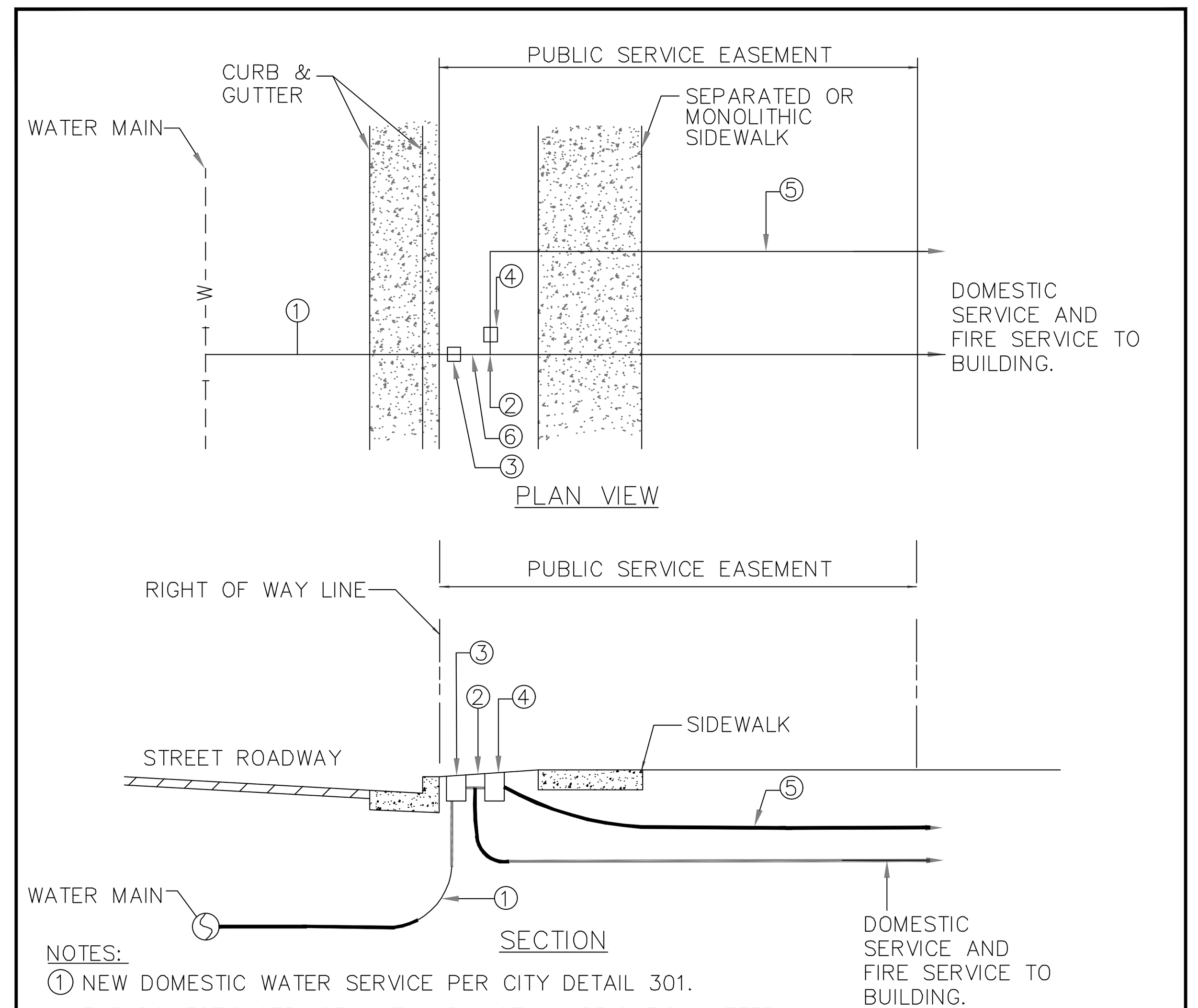
(M) DRIP LAYOUT
N.T.S.



(L) DRIP CONNECTION
N.T.S.



(K) BACKFLOW DEVICE
N.T.S.

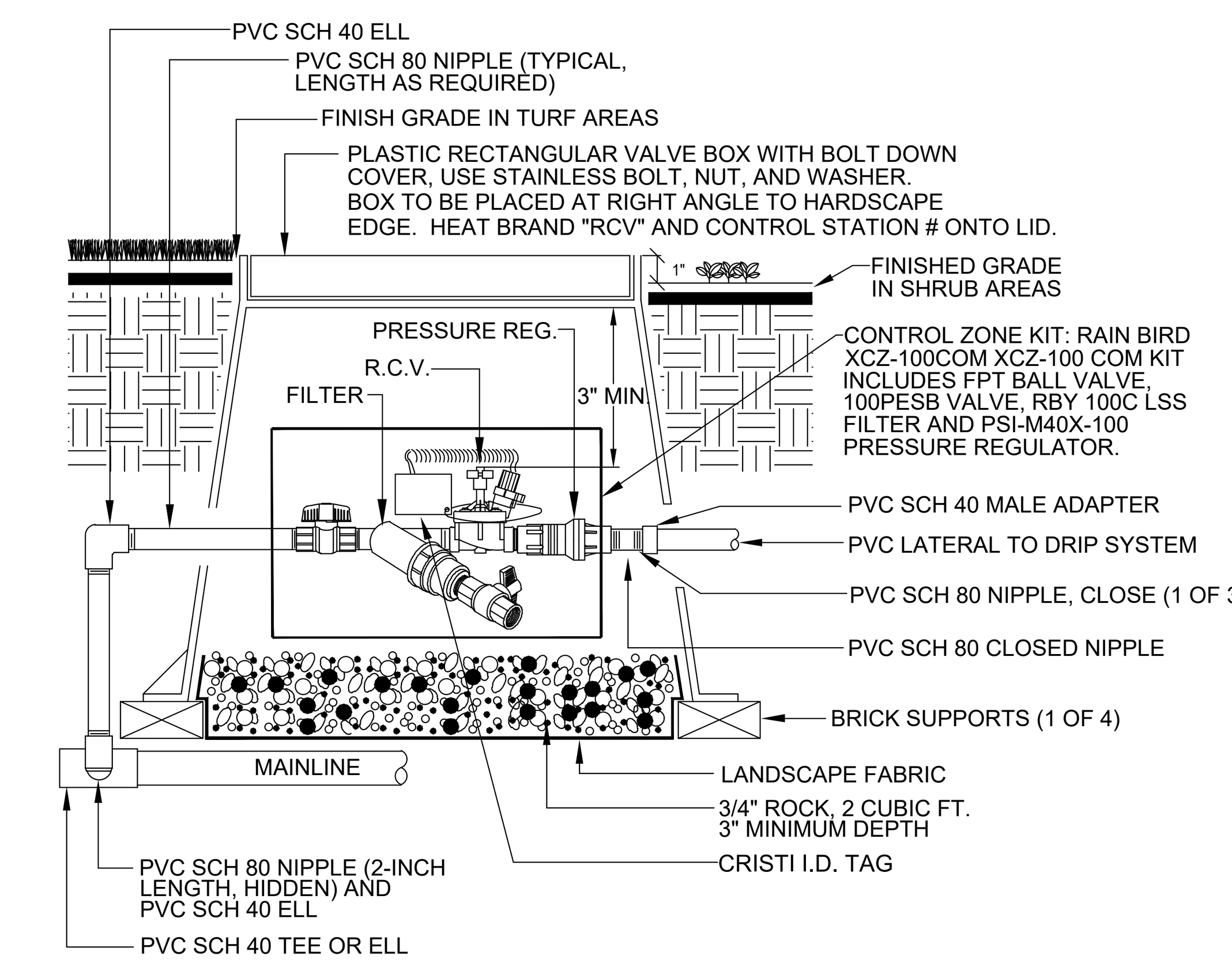


NOTES:
1. NEW DOMESTIC WATER SERVICE PER CITY DETAIL 301.
2. TAP DOMESTIC SERVICE LINE AND INSTALL IRRIGATION METER BOX FOR IRRIGATION SERVICE PER DETAIL 301.
*3. NEW DOMESTIC WATER METER PER DETAIL 301.
*4. IRRIGATION SUB METER. (OWNER/DEVELOPER PAYS FOR METER COST ONLY)
5. IRRIGATION SERVICE AS PER CITY BUILDING DEPARTMENT AND UPC REQUIREMENTS.
*6. PRESSURE REDUCER AND/OR REDUCED PRESSURE BACK FLOW DEVICE ON DOMESTIC AND IRRIGATION SERVICE IF REQUIRED.

* METER BOXES AND PRESSURE REDUCER AND/OR REDUCED PRESSURE BACK FLOW DEVICE SHALL BE PLACED OUTSIDE OF SIDEWALK.

DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS	No. C 053367 Exp. 06/30/2017 CIVIL
CHECKED BY: AN	RESIDENTIAL DOMESTIC WATER SERVICE AND IRRIGATION SERVICE	DATE: 4/16
SCALE: N.T.S.		DWG NO. 707

(P) SUB-METER INSTALL
N.T.S.



(O) INLINE DRIP VALVE
N.T.S.

SEE SHEET LI-1 FOR IRRIGATION PLAN
SEE SHEET LS-1 FOR IRRIGATION SPECIFICATIONS

Drawing: C:\Users\Design\appdata\local\temp\AcPublish_30260\DETAILS.dwg
Layout: IPD-2
Jan 05, 2018, 3:13pm

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prepared for:
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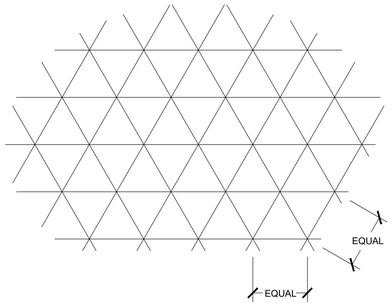
PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK/BY:
-	REVISIONS TO IRRIGATION AND PLANTING SHEETS	1/5/2018	

DRAWING TITLE:
IRRIGATION DETAILS

REGISTERED LANDSCAPE ARCHITECT — MICHAEL O. McDONNELL 5843 — JAN. 5, 2018 — NOV. 30, 2019 — STATE OF CALIFORNIA

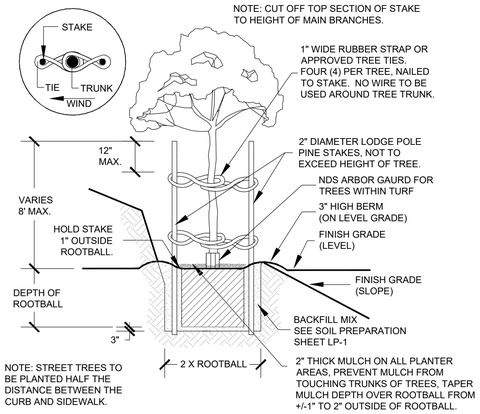
DATE: 1/5/2018
SCALE:
DRAWN BY: KR RF
JOB NUMBER:
SHEET:
IPD-2
SHEET 6 OF 9



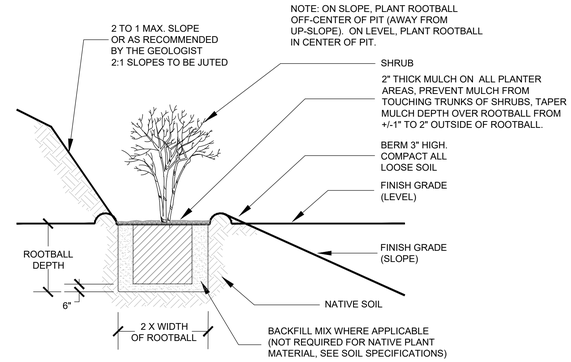
NOTE:
ALL SHRUBS AND GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING UNLESS OTHERWISE INDICATED ON PLANS. PLANT A MINIMUM OF 2' FROM SIDEWALKS, CURBS OR DRAINAGE SWALES.

C GROUND COVER PLANTING

N.T.S.

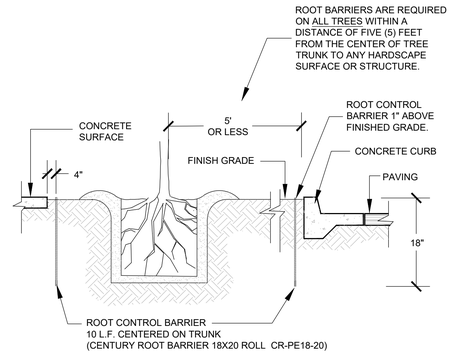


B TREE STAKING



SECTION

A SHRUB PLANTING



D ROOT BARRIER

N.T.S.

SEE SHEET LP-1 FOR PLANTING PLAN
SEE SHEET LS-2 FOR PLANTING SPECIFICATIONS

Drawing: C:\Users\Design\appdata\local\temp\AcPublish_30260\DETAILS.dwg
Layout: IPD-3
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PLEASANTON, CA. 94566
PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK'BY:
1	REVISIONS TO IRRIGATION AND PLANTING SHEETS	1/5/2018	

DRAWING TITLE:
PLANTING DETAILS

REGISTERED LANDSCAPE ARCHITECT
RANDALL O. McPHERSON
5843
JAN. 5, 2018
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE:
DRAWN BY: KR RF
JOB NUMBER:
SHEET:
IPD-3
SHEET 7 OF 9

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance:

A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings:

1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.

3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals:

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.

3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

4. Approval of any item, alternate, or substitute indicated only that the product apparently meets the requirements of the drawings and specifications on the basis of the information or samples submitted.

5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.

2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.

3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.

4. The Contractor shall dimension from two permanent points of reference the location of the following items:

a. Connection to existing water lines
b. Connections to existing electrical power
c. Gate valves
d. Routing of pressure main line pipe
e. Sprinkler control valves
f. Routing of control and common wire
g. Quick coupling valves
h. Other related equipment as directed by the Landscape Architect.

5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts:

1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.

2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.

4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.

5. The chart shall be a bioacline or blueline ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.

6. When completed and approved, the chart shall be sealed by a plastic laminating process. the plasstic laminating shaeets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:

a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement (Section 1.05).
d. Complete operating and maintenance instructions on all major pieces of equipment.

2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as part of this contract the following tools:

a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.

b. Two five-foot valve keys for operation of gate valves (as required).

c. Two keys for each automatic controller or enclosure.
d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

2.1 General: Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2 and 1/2 inch and larger shall be PVC Class 315.

2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)

3. Pressure main line piping for sizes 2inch and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).

5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:

a. Manufacturer's name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in PSI
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.

2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.

3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Brass Pipe and Fittings:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.

2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

D. Galvanized Pipe Fittings:

1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.

2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.

3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.

E. Gate Valve:

1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.

2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.

3. All gate valves shall be installed per installation detail.

F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

G. Backflow Preventer Unit:

1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.

2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

H. Check Valves:

1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

I. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.

4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

5. All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/SS sealer or approved equal. Use one wire connector per wire splice.

6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

J. Automatic Controller:

1. Automatic controller shall be of size and type shown on the drawings.

2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.

3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

K. Electric Control Valves:

1. Electric control valves shall be of the size and type shown on the drawings.

2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

L. Control Valve Boxes:

1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.

2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

M. Sprinkler Heads:

1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.

2. All spray type sprinklers shall have a screw adjustment.

3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection:

A. Site Conditions:

1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.

2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.

4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation:

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.

2. All layout shall be approved by Landscape Architect prior to installation.

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation:

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.

2. Provide for a minimum cover of 18-inches for all pressure supply lines.

3. Provide for a minimum cover of 12-inches for all non-pressure lines.

4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Landscape Architect.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.

2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.

2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.

4. Sustain pressure in tested lines for not less than two hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Contractor shall furnish force pump & all other test equipment necessary.

When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance:

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.

B. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance:

A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.

B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:

A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:

1. Pre-job conference - 7 days.
2. Pressure supply line installation and testing - 48 hours.
3. Automatic controller installation - 48 hours.
4. Control wire installation - 48 hours.
5. Lateral line and sprinkler installation - 48 hours.
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days.
8. Final Observation - 7 days.

B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

Drawing: C:\Users\Design\appdata\local\temp\AcPublish_30260\SPECS.dwg
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PAULBROWN ARCHITECT, INC.

REVISION:	NOTES:	DATE:	CHK'BY:
1	REVISIONS TO IRRIGATION AND PLANTING SHEETS	1/5/2018	

DRAWING TITLE:
IRRIGATION SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
MICHAEL O. MCKINNEY
5843
JAN. 5, 2018
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE:
DRAWN BY: KR RF
JOB NUMBER:
SHEET:
LS-1
SHEET 8 OF 9

MAINTENANCE PERIOD NOTES:

1. The contractor shall provide all labor, materials and equipment to perform work during the post-installment maintenance period, as specified herein including but not limited to: adequate watering of plant material and controlling weeds, rodents and other pests for a minimum period of three hundred and sixty-five (365) days.

2. The contractor shall maintain the project on a continuous basis from the first day after planting is completed, until final written acceptance by the local governing agency.

3. Cost incurred due to damage or replacement during the post-installation maintenance period shall be the responsibility of the contractor.

4. All areas including, but not limited to turf, groundcover areas, concrete walks and slabs shall be kept clean and free of weeds, litter and debris.

5. Before weeds exceed two (2) inches in height, they shall be removed and disposed of off-site. Serious weeds pests (i.e. blackberry, nut sedge or bind weeds) shall be spot sprayed with a non-selective post-emergent herbicide as specified by a weed abatement company, and left in place for (7) seven days. Areas sprayed shall remain unwatered for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) days after application and disposed of off-site.

6. Constant diligence shall be maintained for the advent of diseases, insects, and/or rodent infestations and proper preventative or control measures taken. Should the city, during the maintenance period, discover that the terms for the maintenance period as stated herein have not been strictly adhered to, then the days accruing toward completion of said maintenance period will be terminated. The maintenance period will be extended one (1) day for each day the area is out of its maintenance period. After the area has been brought up to city standard, the city will require a re-inspection by a City of Bakersfield Recreation and Parks representative. When the inspection is completed, and the area is in satisfactory condition, then, and only then, will the city re-accept the area in writing.

7. The contractor shall properly and completely maintain all parts of the irrigation system.

8. The contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions.

9. (3) Three weeks prior to the conclusion of the maintenance period, the contractor shall contact the city's representative to perform a final inspection of work. Any removed plants not in satisfactory and healthy condition from the site shall be replaced with material of like kind and size and in a manner specified for original planting. If the replacement plants do not represent a similar foliage representation of the original planted material, the contractor shall replace plants with the next available up-sized container. All ground cover shall have a twelve (12") inch clearing from all structures including but not limited to: sidewalk areas, walls, fences, mow curbs, valve boxes, tree bases, shrubs, etc.

10. Before the start of the maintenance period. The contractor shall prepare and submit on a (new) set of blue line prints an "as built" drawing. The drawings shall include all deviations from the original bid documents made during construction that affect the main lines, controller locations, remote control valves, quick-coupling valves, all sprinkler heads and all plant material. The drawings shall also indicate and show approved substitutions of size material and manufacturer's name and catalog numbers. Also, a set of 11 x 17 laminated "as built" with highlighted color coded irrigation reference chart and schedule, keys to the controller, and two quick coupler valve keys with gate valve hose bib attachment, shall be submitted to the city.

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included:

1. The work included in these specifications shall consist of the furnishing of all labor, tools, materials, permits, appliances, taxes and all other costs, foreseeable and unforeseeable at the time of contracting necessary and appropriate for the installation of the accompanying drawings.

2. No deviation from these specifications or from the agreement or from the general conditions is authorized and no such deviation shall be made unless the written authorization, therefore signed by the Owner or his duly authorized representative, has been obtained in advance.

1.2 Interpretation of Plans and Specifications:

A. The Landscape Architect will interpret the meaning of any part of the any plans and specifications about which any misunderstanding may arise, and his decision will be final.

B. Should there appear to be an error or discrepancy in or between the plans, specifications & planting lists, the Contractor shall refer the matter to the Landscape Architect for adjustment before proceeding with the work. Should the Contractor proceed with the work without so referring the matter, he does so on his liability.

1.3 Quality Assurance:

A. Quality of work: The Landscape Architect shall be notified at least two days prior to work commencement, by the Contractor and prior to inspection visits by the Landscape Architect. All work shall be done in a good workmanlike manner in accordance with all plans and specifications and best considered practice, shall meet with the approval of the Landscape Architect and Owner and shall be in accordance with the requirements of local building codes and laws. Any defective work will be redone at the Contractor's expense as directed by the Landscape Architect.

B. Permits: The Contractor will be responsible for obtaining any and all necessary building permits from the city of other governmental authorities.

C. License requirements: The Contractor shall carry necessary Contractor's California State License or Certificate for type of work listed, such as the Landscape Contractor's License.

D. Insurance coverage: The contractor shall carry all necessary compensation and liability insurance to cover his workmen and work to protect the Owner from any possible damage suit or lien on the Owner's property in the course of the work by the Contractor and will show the Owner such evidence of above indicated insurance coverage prior to initiating work.

E. Property, etc., Damage responsibility:

1. The Contractor is to protect at all times all existing utilities, structures, trees, plants and other features intended to remain on and adjacent to the job site and to repair or replace any damaged items in a neat and good workmanlike manner during and due to his work on the job and he shall assume all damage or injury that may result to all such property and/or to persons where such damage or injury is caused in connection with his work or is due to his negligence or to his leaving open or unprotected portions of streets or other property.

2. Should any part of the work under this contract be damaged by other contractors, the Contractor and party causing such damage shall make adjustments between themselves and not with the Owner relative to the repairs or reconstruction and payment for same.

F. Knowledge of site: It is assumed that the Contractor has visited the site and familiarized himself as to the site conditions and shall have verified all dimensions as well as ascertaining the means of getting into the site and any other factors affecting the work.

1.4 Costs:

A. Segregation of costs: At the time of execution of the contract, the Contractor shall furnish to the office of the Owner, for purposes of accounting and scheduling, a segregated cost schedule or breakdown of the contract price, listing the various components in the plans as well as unit prices of each component specified in a form satisfactory to form the Owner. These schedules shall also be used as the basis in formulating the progress payments to be made to the Contractor and these cost breakdowns shall be part of the contract.

B. Extras or changes: Any extras or changes from the contract on the job shall have the prior approval of the Landscape Architect and must be approved in writing by the Landscape Architect and Owner.

C. Increased costs: If the extra or change is to be done at increased cost over and above the contract fee, the Owner shall sign the Contractor's written request for such additional funds for extra work prior to actually doing this work.

1.5 Product protection, storage and handling:

A. Site condition: The Contractor, in the course of his work, is to keep the site in a neat and tidy condition as much as is practical so as not to disturb the normal usage of the surrounding areas by the Owner or by others.

B. Site clearance: Upon completion of the work, the Contractor shall properly clean and tidy such work and the surrounding areas used by and remove any or all excess materials, dirt, debris from the site or to dispose of same as directed by the Landscape Architect.

C. Owner's materials: During the course of the work, any materials, equipment and services may be provided by the Owner and used by the Contractor in the job, for such materials, equipment, and services, the Contractor is to give credit to the Owner at the standard current rate for such items. Such credit, if any, will appear in the final billing by the Contractor to the Owner.

D. Plans and specifications: All landscaping including plants, ground covers, soil additives and other miscellaneous landscape items shall be provided and installed in strict accordance with plans and specifications prepared by Owner.

E. Changes: The Owner shall have the right to make minor changes in the landscape design and installation to insure practicality of design and for aesthetic reasons at no additional cost.

PART 2 - MATERIALS

2.1 Grading: Grade all areas by filling and/or removing surplus soil as needed to ensure proper grades and drainage as indicated on the plans. Unless otherwise noted, finish grade shall be below hardscape as follow: 2" for ground cover areas, 1" for lawn areas.

2.2 Moisture content: The soil shall not be worked when moisture content is so great that excessive compaction will occur nor shall it be so dry that dust will occur and form in the air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling.

2.3 Weed removal: Weeds, plus bermuda grass, etc., shall be dug out from all planting areas by their roots wherever possible and removed from the site. Where necessary to discourage reoccurence of this material, the Contractor shall apply one or more treatments of a satisfactory chemical per manufacturer's directions in regard to concentration plus allowance of an ample period of time for effective performance prior to cultivation. The site shall be maintained in a weed and litter free condition during the maintenance period. Weeds shall be removed at frequencies adequate to prevent the maturation of weed seeds.

2.4 Plants:

A. Inspection:

Plants shall be subject to inspection and approval or rejection by the Landscape Architect at place of growth and/or the project site at any time before or during progress or work for size, variety, condition, latent defects and injuries. Rejected plants shall be removed from the site immediately.

B. Conditions:

Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests or their eggs and shall have healthy normal root systems, well filling their containers, but not to the point of being root bound.

2.5 Protection: Protect and maintain all plants from sun, drought, wind, theft, rain and heat at all times before and during planting operation.

2.6 Planting requirements for trees and shrubs:

A. Plant materials in quantities and sizes specified shall, after grading operations, be spotted approximately as shown on the landscape drawings and are to be approved by the Landscape Architect before being removed from containers and excavating soil for planting.

B. All backfill materials shall be mixed thoroughly on site before using. See soil analasyst from soil engineers for exact compaction rates.

PART 3 - EXECUTION

3.1 Planting:

A. Container-grown plants to be planted in plant pits two (2) times wider than plant container and a depth of twice the height of plant container. Plant crown to be slightly higher than its natural growing height after settlement.

B. Pruning of plants will not be tolerated.

C. All plants shall be watered immediately, before backfilling planting pits.

D. All areas receiving plants and/or hydroseeding shall be moist to a depth of 6" at time of planting.

E. Plant all plants 5' minimum from irrigation heads (slopes only).

F. Scarify the sides of each root ball prior to planting if circular root is evident.

G. Plant quantities on the plan are for the Contractor's convenience and not guaranteed to be accurate.

H. Plant symbols take precedence over quantities specified.

3.2 All work shall be as directed by Owner's field representative, who shall be appointed prior to the commencement of the work.

3.3 Contractor shall submit all material receipts to Landscape Architect.

3.4 Maintenance:

A. Maintenance period shall not begin until entire installation is accepted by the Owner.

B. Maintenance period shall be for the following duration:

1. All plants and planting shall be guaranteed for the following durations beginning at the first day of the maintenance period.

Trees and shrubs, 15 gallon and larger. . . .	1 Year
Potted plants & pottery.	1 Year
Shrubs, 5 gallon and smaller.	90 Days
Ground cover.	90 Days
Lawn.	90 Days

2. All dead, damaged or broken plant material, including sodded and seeded lawns and ground cover, shall be replaced at two-week intervals.

C. Fertilize with 2 lbs. actual nitrogen per 1000 sq. ft. at end of 30 days. Landscape Architect will specify type, depending on season. Perform last fertilizing at end of maintenance period in the presence of the Landscape Architect.

PART 4 - PLANTING NOTES

4.1 Landscape Contractor shall repair and/or replace any damaged plant material which is damaged due to his negligence.

4.2 Landscape Contractor shall be backcharged for Landscape Architect's time in locating any landscape material as requested by the construction manager.

4.3 Landscape Contractor shall submit all amendment quantity receipts to construction manager and/or Landscape Architect for approval.

4.4 Contractor shall perform all fertilizing in the presence of the construction manager or Landscape Architect. See Soil Preparation Requirement, sheet LP-1.

4.5 Contractor is responsible for maintaining all areas in a weed and debris free condition throughout the maintenance period. (See specifications).

4.6 Plant symbols take precedence over plant quantities.

4.7 All plants shall be protected against heat, sun, wind and frost during transportation to the site and while being held at the site. Do not store plants in total darkness for more than one day.

4.8 Wilted plant material shall not be planted or used on the project.

4.9 Do not damage plant root during transportation or planting process.

4.10 Plant material may be rejected at any time by the Landscape Architect due to condition, form or damage before or after planting.

4.11 Landscape Architect shall approve final placement of all trees, shrubs and vines prior to planting.

4.12 All surface rock and debris 3" and larger shall be removed from planting areas and then from the site.

4.13 Crown of plant shall be slightly higher, after settling, than adjacent soil.

4.14 Prune trees as directed by Landscape Architect after inspection.

4.15 Remove water basins from all trees located in lawn areas prior to hydroseeding installation.

4.16 Any and all damage in new and existing paving caused by the Contractor shall be the responsibility of the Contractor and be repaired by the Contractor.

4.17 Install all trees and shrubs prior to planting of groundcover and/or hydroseeding.

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PAULBROWN ARCHITECT, INC.

CHK'BY:	DATE:	NOTES:	REVISION:
	1/5/2018	REVISIONS TO IRRIGATION AND PLANTING SHEETS	4

DRAWING TITLE:
PLANTING SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
MICHAEL O. McDONALD
5843
JAN. 5, 2018
Date
NOV. 30, 2019
Exp. Date
STATE OF CALIFORNIA

DATE: 1/5/2018
SCALE:
DRAWN BY: KR RF
JOB NUMBER:
SHEET:
LS-2
SHEET 9 OF 9

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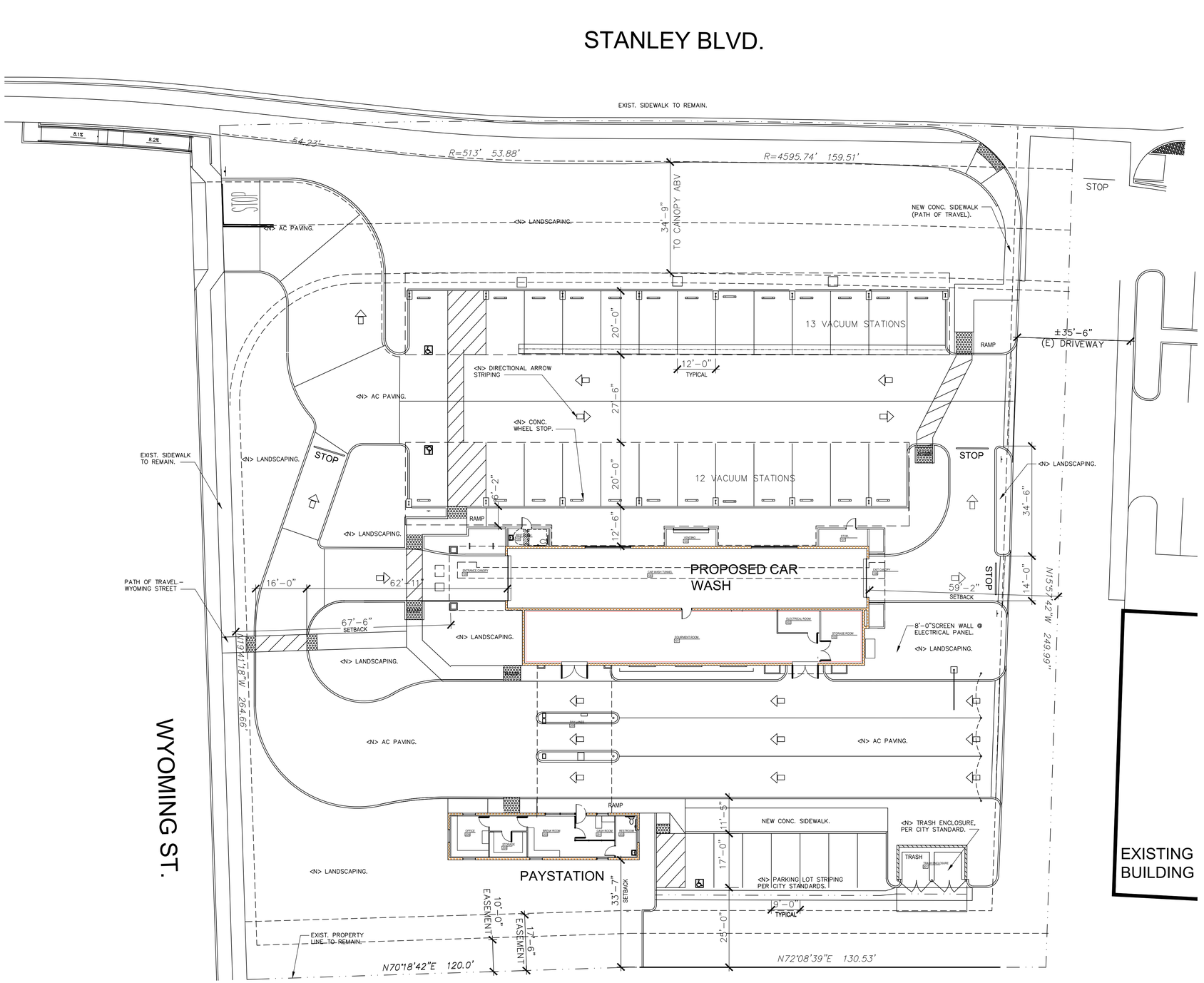


ARCHITECTURAL SITE PLAN

SITE INFORMATION

A.P.N. 946-4542-42-2
Gross Site Area 65,689 Sq. Ft. (1.51 AC)
Net Site Area: 53,403 Sq. Ft. (1.23 AC)
Zoning: PUD-C (0.1010)
General Plan Retail/Highway/Service Commercial
Business and Professional Offices

Gross Building Area:
- Carwash 4,532 Sq. Ft.
- Pay Station 880 Sq. Ft.
- Vacuum Stations 8,803 Sq. Ft.

F.A.R. 14,215/53,403 = 0.266
Landscape Area: 19,574 Sq. Ft. (29.7%)
Impervious Area: 46,115 Sq. Ft. (70.3%)

Sewer System: City of Pleasanton
Water System City of Pleasanton
Storm Water System City of Pleasanton

BUILD CONSTRUCTION

Carwash Type V-B
Pay Station Type V-B.
Vacuum Stations Type V-B.

Fire Alarm system to be installed per Fire Code

PARKING ANALYSIS

BUILDING AREA 5,412 S.F.

PARKING PROVIDED
- EMPLOYEE 6 SPACES
- HANDICAP 1 SPACE

VACUUM STATION PARKING
- 23 STANDARD
- 2 HANDICAP

TYPICAL NOTES:
ALL DUCTS, METERS, AND AIR CONDITIONING EQUIPMENT BACK FLOW DEVICES AND ANY OTHER MECHANICAL EQUIPMENT EITHER ON THE GROUND, ON THE BUILDING OR ON THE ROOF WILL BE ARCHITECTURALLY SCREENED

PAUL BROWN ARCHITECT INC.
PO BOX 13085
Bakersfield, Ca. 93389
661.834.9611

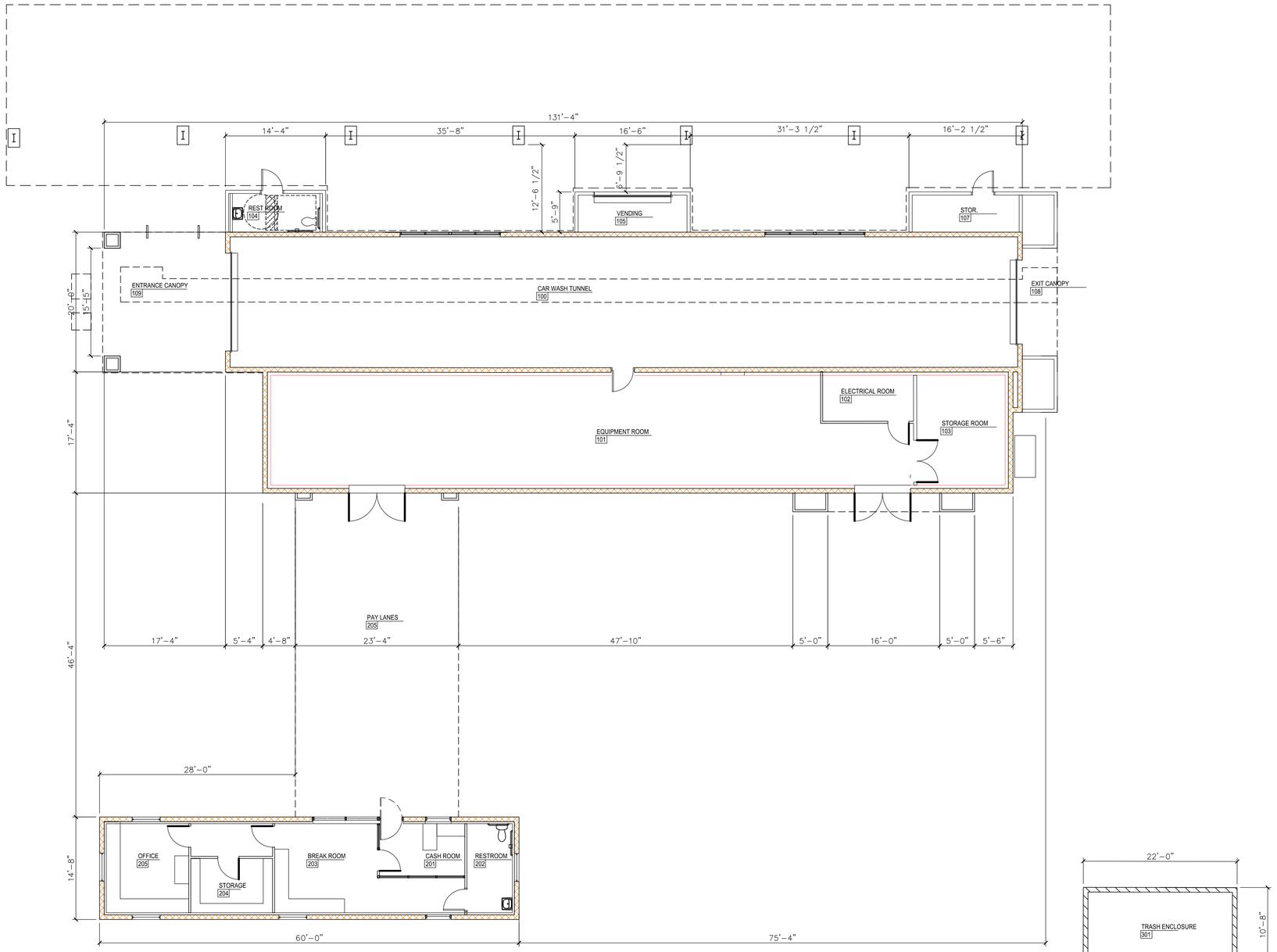
Surf-Thru Carwash
3598 Stanley Blvd.
Pleasanton, CA

LICENSED ARCHITECT PAUL A. BROWN No. C20001 11/2019 STATE OF CALIFORNIA

DATE	2/18/2017
REV.	2/5/18

SHEET NO.

A.10
ARCHITETURAL SITE PLAN



NORTH

SCHEMATIC ARCHITECTURAL FLOOR PLAN

0 5 10 20

1/8"

PAUL BROWN
ARCHITECT INC.
PO BOX 13085
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661.834.9611

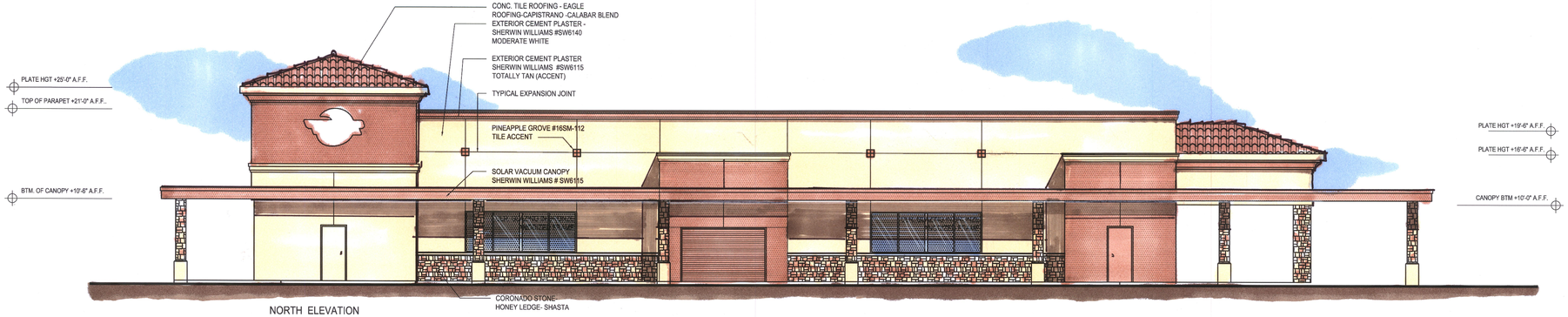
Surf-Thru Carwash
3598 Stanley Blvd.
Pleasanton, CA

LICENSED ARCHITECT
PAUL A. BROWN
No. C20001
11/2019
STATE OF CALIFORNIA

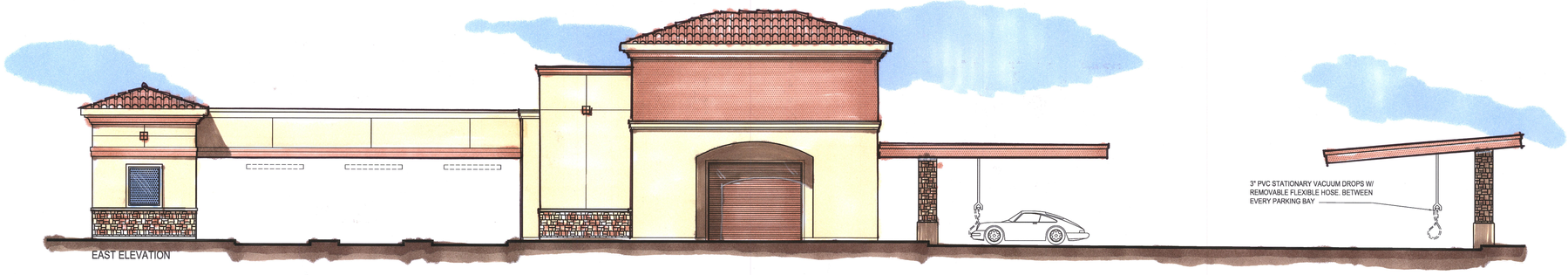
DATE	2/18/2017
REV.	2/5/18

SHEET NO.

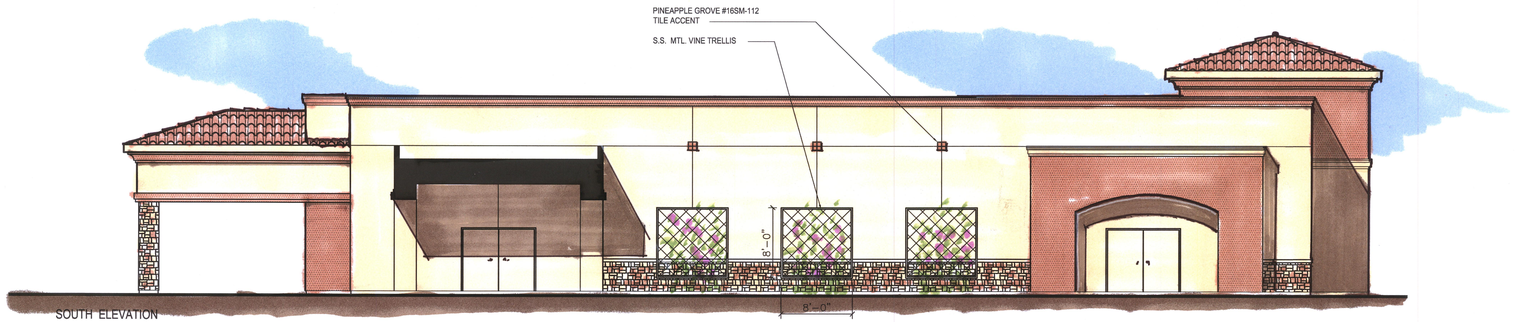
A.20
ARCHITETURAL FLOOR PLAN



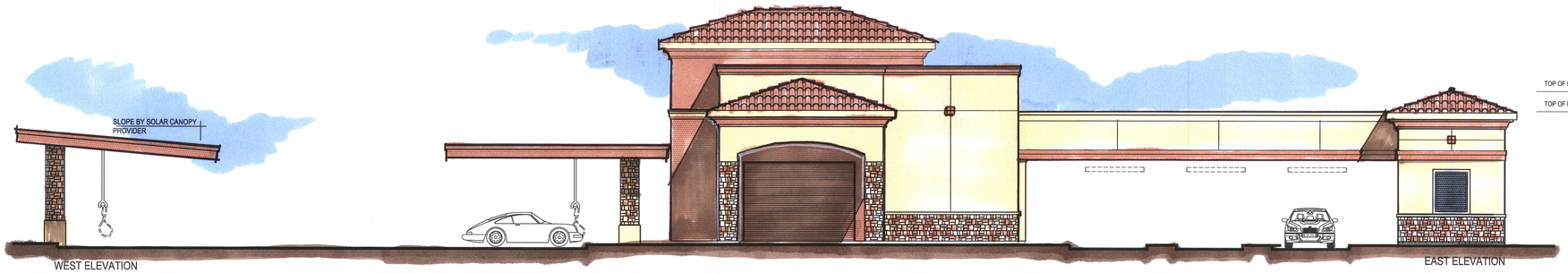
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

0 5 10 20

1/8"

ARCHITECTURAL EXTERIOR ELEVATIONS

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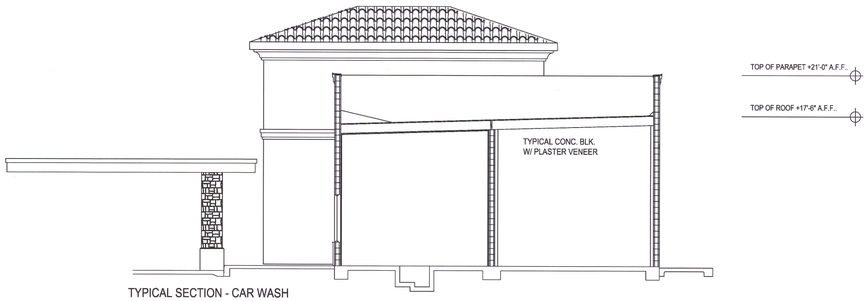
No. C20001
11/2019
STATE OF CALIFORNIA

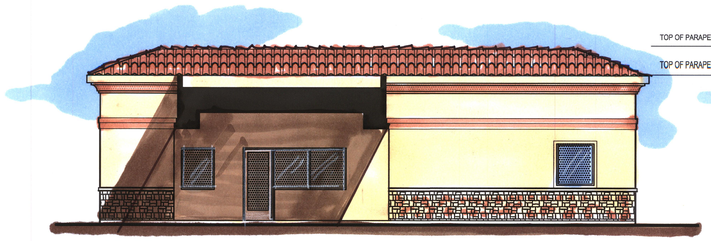
DATE	2/18/2017
REV.	2/2/18

SHEET NO.

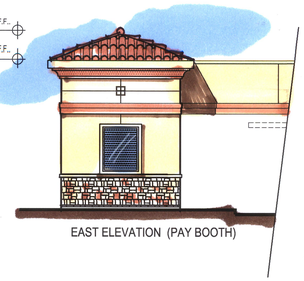
A.30
ARCHITETURAL ELEVATIONS



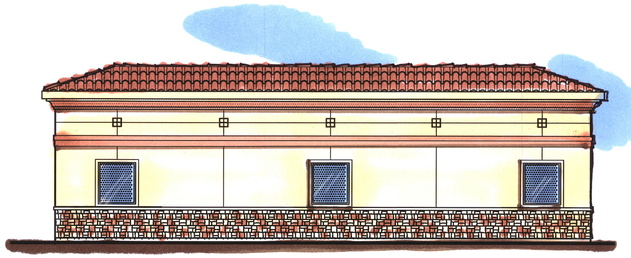
TYPICAL SECTION - CAR WASH



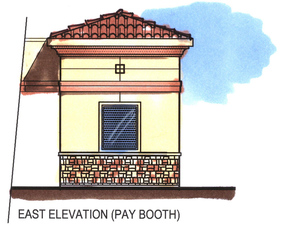
NORTH ELEVATION (PAY BOOTH)



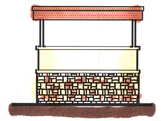
EAST ELEVATION (PAY BOOTH)



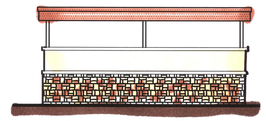
SOUTH ELEVATION (PAY BOOTH)



EAST ELEVATION (PAY BOOTH)

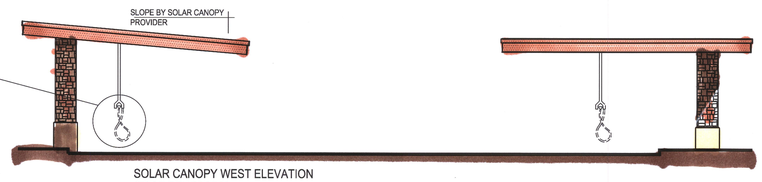


TRASH ENCLOSURE NORTH ELEVATION

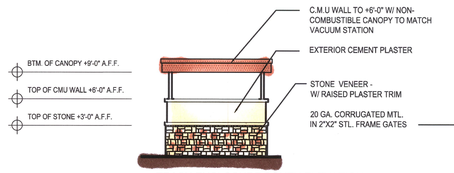


TRASH ENCLOSURE WEST ELEVATION

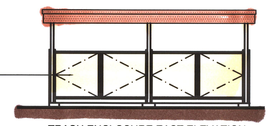
TYPICAL VACUUM DROP



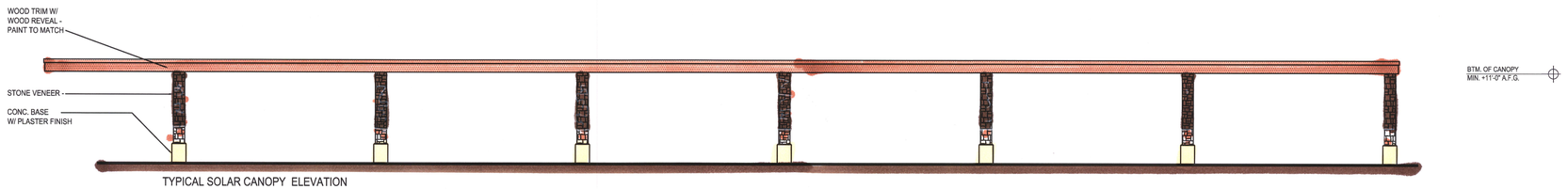
SOLAR CANOPY WEST ELEVATION
(EAST REVERSED)



TRASH ENCLOSURE SOUTH ELEVATION



TRASH ENCLOSURE EAST ELEVATION



TYPICAL SOLAR CANOPY ELEVATION

ARCHITECTURAL EXTERIOR ELEVATIONS(PAY BOOTH - TRASH ENCLOSURE - TYPICAL SOLAR CANOPY)

0 5 10 20

1/8"

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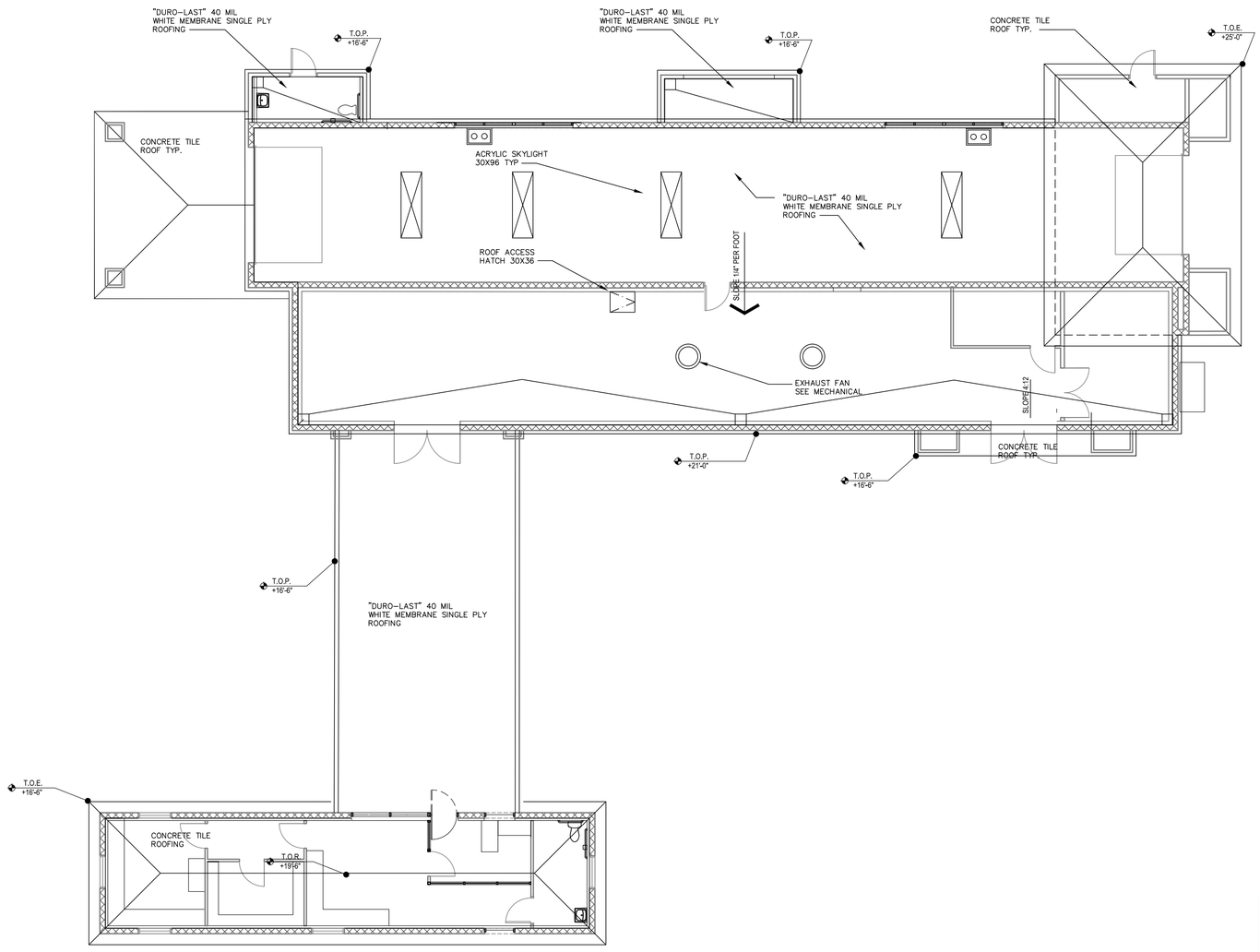
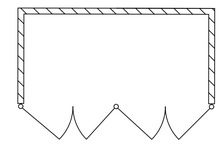
LICENSED ARCHITECT
PAUL A. BROWN
No. C20001
11/2019
STATE OF CALIFORNIA

DATE	2/18/2017
REV.	2/2/18

SHEET NO.

A.31
ARCHITETURAL ELEVATIONS





NORTH

ARCHITECTURAL ROOF FLOOR PLAN

0 5 10 20

1/8"

PAUL BROWN
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Pleasanton, CA

LICENSED ARCHITECT
PAUL A BROWN
No. C20001
11/2019
STATE OF CALIFORNIA

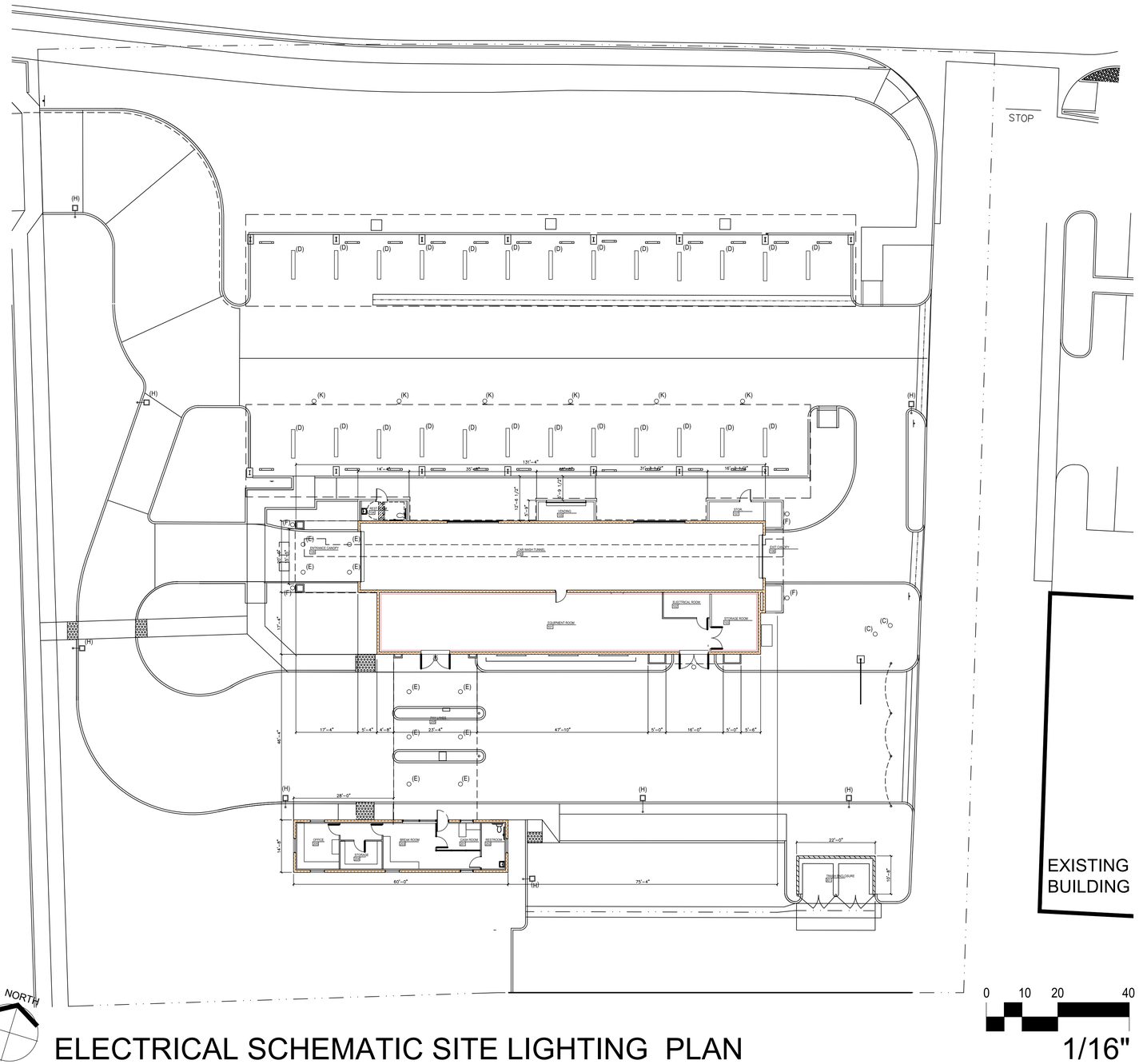
DATE	2/18/2017
REV.	2/5/18

SHEET NO.

A.40
ARCHITETURAL
ROOF PLAN

FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL #	LAMP	VOLT	VOLT/AMP	REMARKS
A	LITHONIA	#2GTL4 60L LP835	LED	120V	59	2 X 4 RECESSED PRISMATIC LED FIXTURE
B	LITHONIA	#LBL4 LP835	LED	120V	50	1 X 4 SURFACE WRAP LED FIXTURE
C			(2) MR16 LED 300K	120V	(2)9W	INTEGRAL FULL CUT-OFF FLAG POLE UPRIGHT
D	LITHONIA	#FEM LED 9L / 35 IMAFL	LED	120V	122	8' LED IN WET LOCATIONS
E	LITHONIA	#LDN6 35/20 L6AR 120	LED	120V	35	EXTERIOR SOFFIT LED CAN LIGHT
F	LITHONIA	#DSXW1 LED 20 C 700 40K TM3	LED	120V	47	EXTERIOR WALL PACK LED FIXTURE
G	LITHONIA	#LHQM LED R HO	LED	120V	-	EMERGENCY / EXIT COMBO FIXTURE
H	LITHONIA	#DSX1 LED 60C 1000 40K TM3 120 SPA	LED	120V	209	PARKING POLE LED LIGHT FIXTURE ON 18' SSS POLE
J	LITHONIA	#AFB-DB EXT	INCLUDED	120V	-	EXTERIOR EMERGENCY LIGHT FIXTURE
K	LITHONIA	#DSXW1 LED 60C 1000 40K TM3 120 PIRH	LED	120V	40	EXTERIOR WALL PACK LED FIXTURE
L	LITHONIA	#6ELM2	LED	120V	-	EMERGENCY LIGHT FIXTURE



ELECTRICAL SCHEMATIC SITE LIGHTING PLAN

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PAUL A. BROWN
No. C20001
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STATE OF CALIFORNIA

DATE	2/18/2017
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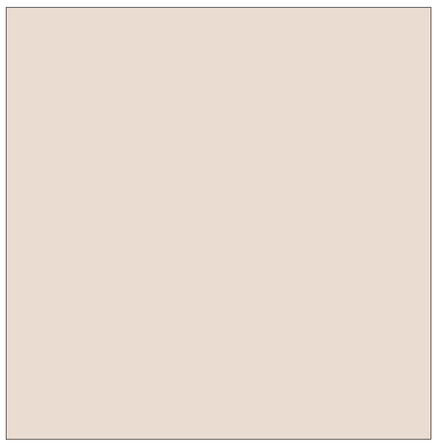
SHEET NO.

E.1
ELECTRICAL SITE PLAN

Omega Plaster - Trim
Paint to match SW 6115
Totally Tan



Omega Plaster
Paint to match SW6140
Moderate White

Coronado Stone
Honey Ledge - Shasta

Eagle Roof Tile - Capastrono
Calabar Blend

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LICENSED ARCHITECT
PAUL A. BROWN
No. C20001
11/2019
STATE OF CALIFORNIA

DATE 2/18/2017
REV. 2/5/18
SHEET NO.
A.8
COLOR BOARD