Tri-City Medical Center Psychiatric Health Facility

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90% CONSTRUCTION DOCUMENTS / ISSUE FOR PLANNING
DECEMBER 15, 2020

CANNONDESIGN

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GENERAL NOTES

CONFLICTS

1. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS WHETHER DURING THE BIDDING PROCESS OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO SEEK CLARIFICATION/RESOLUTION WITH THE DESIGN INTENT FROM THE ARCHITECT. FOR BIDDING PURPOSES, WHEN INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS IS INCONSISTENT, THE CONTRACTOR SHALL BASE ITS BID ON THE MORE STRINGENT REQUIREMENT, THE HIGHER QUALITY OR GREATER QUANTITY OF WORK.
2. REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS' DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL WORK FOUND TO BE INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON FINDING ANY CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL INCLUDE THE HIGHER COST APPROACH WHEN INFORMATION IN THE DRAWINGS OR SPECIFICATIONS IS IN CONFLICT BUT SHALL RESOLVE CONFLICT PRIOR TO START OF CONSTRUCTION.

COORDINATION

1. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF HEAD HEIGHTS WITH THE STRUCTURE, MECHANICAL DUCTWORK, ELECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECTED CEILING PLANS.
2. THE CONTRACTOR SHALL PROVIDE AND COORDINATE THE EXACT DIMENSIONS, SIZES AND POSITIONS OF ALL OPENINGS IN ANY FLOOR, ROOF, OR WALL CONSTRUCTION NECESSARY FOR THE INSTALLATION OF THE WORK, INCLUDING CONFIRMING THE LOCATION OF ALL SUCH OPENINGS PRIOR TO BEGINNING THE WORK.
3. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS DESCRIBE VARIOUS FLOOR SLAB SLOPE REQUIREMENTS, RECESSES AND EDGE CONDITIONS. USE BOTH SETS OF DRAWINGS WHEN INSTALLING THE FLOOR SLAB.
4. PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.
5. FLOOR DRAINS IN TOILET ROOMS SHALL BE LOCATED UNDER TOILET PARTITION PRIVACY PANELS TO AVOID CONFLICT WITH SUPPORT PILASTERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ANY EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.
7. ALL ATTACHMENTS TO AND PENETRATIONS THROUGH CONCRETE NOTED ON THE DRAWINGS TO BE WATERPROOFED SHALL BE MADE PRIOR TO THE APPLICATION OF THE WATERPROOFING MATERIAL.
8. ALL OPERATING MECHANISMS IN PIPING AND DUCTWORK SHALL BE INSTALLED AT LOCATIONS THAT PROVIDE SAFE, DIRECT AND EASY ACCESS FOR MAINTENANCE. ACCESS DOORS SHALL BE PROVIDED AT ALL WALLS AND CEILINGS WHERE ACCESS TO SUCH MECHANISMS IS NOT OTHERWISE READILY AVAILABLE.
9. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND COORDINATE AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK AND SHALL PROVIDE ALL WORK NECESSARY TO INSTALL COMPLETE AND FULLY OPERATIONAL SYSTEMS AND COMPONENTS.
10. THE CONTRACTOR SHALL WORK WITHIN THE BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATIONS AND ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
11. PERFORM THE WORK AT THE PROJECT SITE WITHIN NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING EXISTING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND/OR ALL AUTHORITIES HAVING JURISDICTION, AND SHALL PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION ACCEPTABLE TO THE OWNER AND AUTHORITIES HAVING JURISDICTION.

DEFINITIONS

1. THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK CONSTRUCTION MANAGER, HIS AUTHORIZED REPRESENTATIVE, AND/OR HIS COLLECTIVE SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.
2. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
3. THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE THE NOTED SYSTEM INDICATED IN THE PROJECT DOCUMENTS.
4. THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.
5. WHERE WORK OR EQUIPMENT IS INDICATED AS 'N.I.C.' (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ACCOMMODATE SUCH INSTALLATION.
6. THE TERM 'SIMILAR' REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT SHALL BE PROVIDED.
7. THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, NOTE, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT. WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL ("TYP"), CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORED OR SHOWN IN OPPOSITE HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN OTHER INSTANCES.
8. THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF A COMPONENT.
9. ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.

DESIGN INTENT

1. THE DRAWINGS AND SPECIFICATIONS, INCLUDING DRAWINGS PREPARED BY SPECIFIC ENGINEERING DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.), ARE COMPLEMENTARY AND ARE INTENDED TO BE USED TOGETHER. ITEMS REFERENCED IN EITHER THE DRAWINGS OR SPECIFICATIONS SHALL BE AS IF SHOWN IN BOTH DRAWINGS AND SPECIFICATIONS. WHERE THE INTENT CANNOT BE REASONABLY INFERRED FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT.
2. ALL DRAWINGS, NOTES, SYMBOLS, ETC. WITHIN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO CONVEY THE DESIGN INTENT. THEY ARE NOT INTENDED TO BE EXHAUSTIVE IN SCOPE OR TOTALLY COMPREHENSIVE IN DETAIL NOR ARE THEY MEANT TO BE ALL INCLUSIVE OF THE MATERIALS/LABOR TO PRODUCE THE JOB AS INTENDED.
3. NO DRAWING, NOTE, SYMBOL, ETC. SHALL SUPERSEDE ANOTHER.
4. EACH DRAWING SHEET IS IDENTIFIED BY THE SHEET NUMBER LOCATED AT THE LOWER RIGHT HAND CORNER OF THE DRAWING. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET:
   SINGLE BUILDING PROJECTS: A101 –
   A = DISCIPLINE DESIGNATOR, 1 = SHEET TYPE DESIGNATOR, 01 = FLOOR LEVEL/SHEET NUMBER INDICATOR

   PART PLAN PROJECTS: A101A –
   A = DISCIPLINE DESIGNATOR, 1 = SHEET TYPE DESIGNATOR, 01 = FLOOR LEVEL/SHEET NUMBER INDICATOR, A = PART PLAN NUMBER

   MULTIPLE BUILDING PROJECTS: 1A101 –
   1 = BUILDING NUMBER (TO MATCH ACROSS ALL DISCIPLINES), A = DISCIPLINE DESIGNATOR, 1 = SHEET TYPE DESIGNATOR, 01 = FLOOR LEVEL/SHEET NUMBER INDICATOR

   BUILDINGS WITH BASEMENTS: A1B1 –
   A = DISCIPLINE DESIGNATOR, 1 = SHEET TYPE DESIGNATOR, B1 = FLOOR LEVEL/SHEET NUMBER INDICATOR
5. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS PROJECT SECTOR; REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
6. DRAWING SET INDEX INDICATES A COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY NOT BE USED IN THE DRAWING SET.
7. DISCIPLINE IDENTIFICATION IS IN THE ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:
   G – GENERAL INFORMATION
   A – ARCHITECTURAL
   I – INTERIORS
   Q – EQUIPMENT
   S – STRUCTURAL
   M – MECHANICAL
   P – PLUMBING
   FP – FIRE PROTECTION
   E – ELECTRICAL
   T – TECHNOLOGY/LOW VOLTAGE

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GENERAL NOTES

8. THE DRAWINGS AND SPECIFICATIONS ARE SEPARATED INTO DISCIPLINES FOR THE CONVENIENCE OF THE ARCHITECT AND CONTRACTOR. SUCH SEPARATIONS IN NO WAY DEFINE OR LIMIT THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS, OR OF THE DRAWINGS AND SPECIFICATIONS AS A WHOLE. THE FACT THAT THE DRAWINGS ARE SEPARATED IN NO WAY SUGGESTS THAT THE WORK IS NOT TO BE CONSTRUCTED AS A COMPLETE, INTEGRATED AND UNIFIED WHOLE.

EQUIPMENT

1. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN ON THE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SINCE DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK AND THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON THE EXACT MANUFACTURER'S MODEL FURNISHED, THE CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS, FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS, PRODUCTS OR ASSEMBLIES THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
3. THE SIZES, LOCATION FOR MOUNTINGS AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN IN THE DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON EXACT MANUFACTURER'S MODEL FURNISHED. THE CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT DIMENSIONS RELATING TO THE SIZE OF EACH ITEM OF EQUIPMENT, THE LOCATIONS OF ALL MOUNTINGS AND ATTACHMENTS, AND FOR ALL UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT. IF THE SELECTED PRODUCT RESULTS IN STRUCTURAL CHANGES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING THE CHANGE AND FOR ALL RELATED COSTS.

FIELD CONDITIONS

1. PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ARCHITECT, SHALL BE DONE AT THE CONTRACTOR'S RISK.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING CONDITION OR EQUIPMENT THAT IS INTENDED TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING, CONDUIT, FINISH HARDWARE, ETC.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.
6. CUTTING, BORING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS SHALL BE ALLOWED ONLY WHEN SO DETAILED IN THE DRAWINGS OR WHEN REVIEWED AND ACCEPTED BY THE PROJECT'S STRUCTURAL ENGINEER OF RECORD.

FIRE AND ACOUSTICAL SEPARATION

1. PROVIDE UL-APPROVED FIRE AND DRAFT STOPS IN ALL WALLS, FURRED SPACES, CEILINGS, ETC. AS REQUIRED AND SPECIFIED BY APPLICABLE CODES.
2. "THROUGH PENETRATION FIRE STOP SYSTEM" DETAILS ARE FOR REFERENCE ONLY. PENETRATION THROUGH FIRE-RATED FLOORS AND WALLS SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES. SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH ANY COMPONENT OF A FIRE-RATED ASSEMBLY, INCLUDING CONDUIT AND PIPING THROUGH FIRE-RATED WALL, FLOOR AND CEILING ASSEMBLIES, SHALL BE TIGHTLY AND SOLIDLY SEALED WITH MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES. WHERE ITEM PENETRATES AN AREA SEPARATION WALL, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE ONLY OF METAL.
4. PENETRATIONS INTO AND THROUGH PARTITIONS CONTAINING SOUND INSULATION SHALL BE SEALED WITH PERMANENT RESILIENT SEALANT SPECIFIED FOR THAT PURPOSE. ELECTRICAL DEVICES, RECESSED CABINETS, ETC. SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE INTEGRITY OF THE ACOUSTICAL ASSEMBLY.
5. PROVIDE PROPER SLEEVING AND CAULKING TO ALL PLUMBING AND ELECTRICAL CONDUITS AND PIPES PASSING THROUGH SLAB ON GRADE AND CONCRETE OR MASONRY WALLS.
6. WHERE MECHANICAL WORK PENETRATES ANY FIRE-RATED ASSEMBLY ASSOCIATED WITH FIRE-RATED PARTITIONS, FLOORS, SHAFTS AND CEILINGS, PROVIDE THE APPROPRIATE COMBINATION FIRE/SMOKE DAMPERS. COMBINATION FIRE/SMOKE DAMPERS SHALL BE USED AT DUCT PENETRATIONS OF RATED CORRIDOR PARTITIONS. IF, AT THE TIME OF BIDDING, IT IS NOT CLEAR WHETHER DUCTWORK PENETRATES A PORTION OF THE RATED ASSEMBLY, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO SUBMISSION OF BID.
7. FIRE DAMPER DETAILS ARE SHOWN FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE APPROVED AND LISTED BY STATE FIRE MARSHAL. INSTALL STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS.
8. WHERE FIRE EXTINGUISHER CABINETS AND/OR OTHER EQUIPMENT ARE RECESSED IN FIRE-RATED PARTITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT THAT IT IS DETERMINED THAT ANY PARTITION'S FIRE RATING CANNOT BE MAINTAINED BY THE CONSTRUCTION DETAILS INDICATED IN THE CONSTRUCTION DOCUMENTS.
9. FIRE ALARM AND FIRE SPRINKLER SYSTEM SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL PROVIDE PROTECTION COMPLYING WITH THE APPLICABLE BUILDING CODE DURING WELDING. FURTHER PROTECTION SHALL BE PROVIDED TO ANY OCCUPANTS AND THE PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATIONS WHERE WELDING IS BEING PERFORMED AND WITH SIGNS WARNING AGAINST LOOKING AT WELDING WITHOUT PROPER EYE PROTECTION.
11. ALL INTERIOR FINISHES AND INSULATION MATERIALS INSTALLED WITHIN ROOF-CEILING ASSEMBLIES, ATTICS, OR WALLS SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE. ALL FINISHES AND INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
12. PROVIDE LABELS ON DOORS, FRAMES AND OTHER ASSEMBLIES AT OPENING SIN FIRE-RATED CONSTRUCTION, INCLUDING DOCUMENTATION FOR SECURITY-RATED SYSTEMS.
13. ALL FIRE-RATED DOOR ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP.
14. MANUFACTURERS' INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED OPENING ASSEMBLIES.
15. DRAWINGS WHICH SHOW LISTED CONSTRUCTION HAVE BEEN DETAILED IN COMPLIANCE WITH UNDERWRITERS LABORATORIES (UL), WARNOCK HERSEY AND/OR OTHER RECOGNIZED TESTING LABORATORY LISTING REQUIREMENTS AND WITH ICBO REPORTS FOR THE MATERIALS SPECIFIED. IF AN ALTERNATE OR SUBSTITUTE MATERIAL IS PROPOSED BY THE CONTRACTOR, THE ALTERNATE OR SUBSTITUTION SHALL CONFORM TO THE REQUIREMENTS IN SPECIFICATION SECTION 01630 AND SHALL COMPLY WITH ONE OF THE APPROVED TESTING LABORATORIES NOTED ABOVE.
16. ALL WOOD USED FOR BLOCKING, NAILERS, AND/OR FRAMING USED FOR PERMANENT CONSTRUCTION SHALL BE FIRE RETARDANT PRESSURE TREATED AND SHALL BEAR AN APPROVED INSPECTION AGENCY LABEL.
17. PENETRATIONS THROUGH FIRE-RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-184 AND UBC STANDARD 7-5 AND IN COMPLIANCE WITH THE PROJECT MANUAL.
18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FURNISHED BY THE MANUFACTURER OF FIRE STOP MATERIAL WHICH CONFORMS AND SHALL BE SPECIFIED FOR EACH PENETRATION WITH ALL VARIABLES DEFINED. THESE FINAL AND APPROVED DRAWINGS SHALL BE READILY AVAILABLE TO THE DISTRICT INSPECTOR AT ALL TIMES AT THE PROJECT SITE.
19. DUCT INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OR NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.
20. THE CONTRACTOR SHALL PROVIDE PROTECTION DURING WELDING COMPLYING WITH APPLICABLE CODES. FURTHER PROTECTION SHALL BE PROVIDED TO ANY OCCUPANTS AND THE PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS WARNING AGAINST LOOKING AT WELDING WITHOUT PROPER EYE PROTECTION OR EQUIVALENT.
21. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A-10BC WITHIN A 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.

GENERAL NOTES

22. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR ELECTRICAL ROOMS, MECHANICAL ROOMS, ELEVATOR MACHINE ROOMS AND TRASH ROOMS.
23. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A-10BC WITHIN A 75 FEET TRAVEL DISTANCE FOR PARKING AREAS.
24. PROVIDE AN APPROPRIATE NUMBER OF PORTABLE FIRE EXTINGUISHERS WITH A RATING OR NOT LESS THAN 4A-60BC FOR PROTECTION DURING CONSTRUCTION.
25. ALL ATTACHMENTS TO AND PENETRATIONS THROUGH CONCRETE NOTED ON THE DRAWINGS TO BE WATERPROOFED SHALL BE MADE PRIOR TO APPLICATION OF THE WATERPROOF MATERIALS.

MEANS OF EGRESS

1. THE CONTRACTOR SHALL KEEP ALL EXITS READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
2. ALL EXIT DOORS, INCLUDING EACH LEAF OF PAIR OF DOORS, SHALL ALWAYS BE OPERABLE FROM THE INSIDE BY THE SIMPLE TURN OF LEVER OR PUSHING AN EXIT DEVICE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND IN COMPLIANCE WITH REGULATIONS FOR THE ACCESSIBLE (BARRIER-FREE LAWS). MAXIMUM EFFORT TO OPERATE THE DOORS SHALL NOT EXCEED 5 POUNDS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE-RATED DOORS ARE INDICATED.
3. PROVIDE A STRIP AT LEAST 2" WIDE OF CLEARLY CONTRASTING COLOR PLACED PARALLEL TO AND NOT MORE THAN 1" BACK FROM THE NOSE OF THE TOP AND BOTTOM TREAD OF ALL INTERIOR STAIR RUNS AND ON EACH TREAD OF ALL EXTERIOR STAIR RUNS.
4. PROVIDE BARRICADES AND PROTECTIVE DEVICES SEPARATING CONSTRUCTION AREAS. PROVIDE TEMPORARY PASSAGES AS REQUIRED. PRIOR TO DELIVERY OF MATERIALS TO CONSTRUCTION ZONE AND REMOVAL OF WASTE FROM SITE, CHECK WITH OWNER/ARCHITECT/RESIDENT INSPECTOR FOR ACCEPTABLE ACCESS ROUTE AND TIME. UNDER NO CIRCUMSTANCES SHALL AREA OUTSIDE THE CONSTRUCTION ZONE BE USED WITHOUT PRIOR CLEARANCE FROM THE OWNER/ARCHITECT/RESIDENT INSPECTOR.
5. ALL RATED DOORS SHALL BE POSITIVE LATCHING.
6. PER APPLICABLE BUILDING CODES, EXISTING BUILDINGS UNDERGOING CONSTRUCTION SHALL REMAIN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS AT ALL TIMES:
   a.WATER MAINS AND HYDRANTS SHALL BE OPERATIONAL;
   b.FIRE EXTINGUISHERS SHALL REMAIN ACCESSIBLE AND OPERATIONAL. THE NUMBER AND TYPE OF EXTINGUISHERS SHALL BE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT AND THE TYPE OF EXTINGUISHER SHALL BE SUITABLE FOR THE TYPE OF FIRE ASSOCIATED WITH THE HAZARDS PRESENT.
   c.EXITING COMPONENTS SHALL BE MAINTAINED. PROVIDE TEMPORARY 1-HOUR RATED PROTECTION DURING CONSTRUCTION, WHERE REQUIRED.
   d.COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY. WASTE MATERIAL AND TRASH SHALL NOT BE BURNED ON SITE UNLESS APPROVED. DO NOT STORE BUILDING MATERIALS IN CORRIDORS AT ANY TIME. COMPLY WITH REQUIREMENTS AS SPECIFIED IN PROJECT MANUAL.
   e.FIRE RESISTIVE ASSEMBLIES AND CONSTRUCTION SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
   f.FIRE ASSEMBLIES (DOORS, DAMPERS, ETC.) SHALL BE PER MANUFACTURER'S STANDARDS. ANY FAILURE SHALL BE REPLACED.
7. ALL FIRE-RATED DOOR ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIALS INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP.
8. MANUFACTURERS' INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED OPENING ASSEMBLIES.

SPECIFICATIONS

1. THESE DOCUMENTS WERE PRODUCED USING THE CONSTRUCTION SPECIFICATION INSTITUTE'S UNIFORM DRAWING SYSTEM AND THE NATIONAL CAD STANDARD AS GUIDES.
2. THESE DRAWINGS USE A MODIFIED UDS NOTATION SYSTEM. THE SPECIFICATION NOTATION SYSTEM USES THE FIRST SIX DIGITS OF THE SPECIFICATION SECTION IN CONJUNCTION WITH MATERIAL DESCRIPTIONS. REFER TO SPECIFICATION MANUAL FOR COMPLETE SPECIFICATION SECTION NUMBER. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND IS NOT INTENDED TO INDICATE SPECIFIC TRADES TO BE UTILIZED FOR THE WORK. IN CASE OF DISCREPANCIES BETWEEN THE REFERENCE NUMBER AND THE VERBAL DESCRIPTION, THE VERBAL DESCRIPTION SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED. DISCREPANCIES BETWEEN SPECIFICATION NUMBER REFERENCES AND WRITTEN DESCRIPTIONS OF MATERIALS OR SYSTEMS IN NO WAY RELIEVES THE CONTRACTOR OF RESPONSIBILITY FOR COMPLETING THE WORK AS SHOWN.

ADDITIONAL NOTES

1. WORK SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 33 OF THE CBC & CFC, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" & DSA IR F-2
2. ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) AND 2020 LA COUNTY CODES.
3. THE SCOPE OF WORK - CLEARLY INDICATE THE SCOPE OF WORK ON THE COVER SHEET OR GENERAL NOTE SHEET OF THE DRAWINGS.
4. FABRICATION AND INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND APPROVED BY THE DSA. LIST DEFERRED SUBMITTAL ITEMS FOR THIS PROJECT.
5. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

PROJECT DATA

PROJECT ADDRESS:
TRI-CITY MEDICAL CENTER
PSYCHIATRIC HEALTH FACILITY
4002 VISTA WAY
OCEANSIDE, CA 92056

OCCUPANCY TYPE:
I-2 INSTITUTIONAL

CONSTRUCTION TYPE:
II-B

NO. OF STORIES:
1

AUTOMATIC SPRINKLERS THROUGHOUT:
YES

BUILDING SQUARE FOOTAGE:
13,560 SF
813 SF (OUTDOOR SPACE)

ASSESSOR'S PARCEL NO:
166-010-37

LEGAL DESCRIPTION:
PAR 1

SCOPE OF WORK

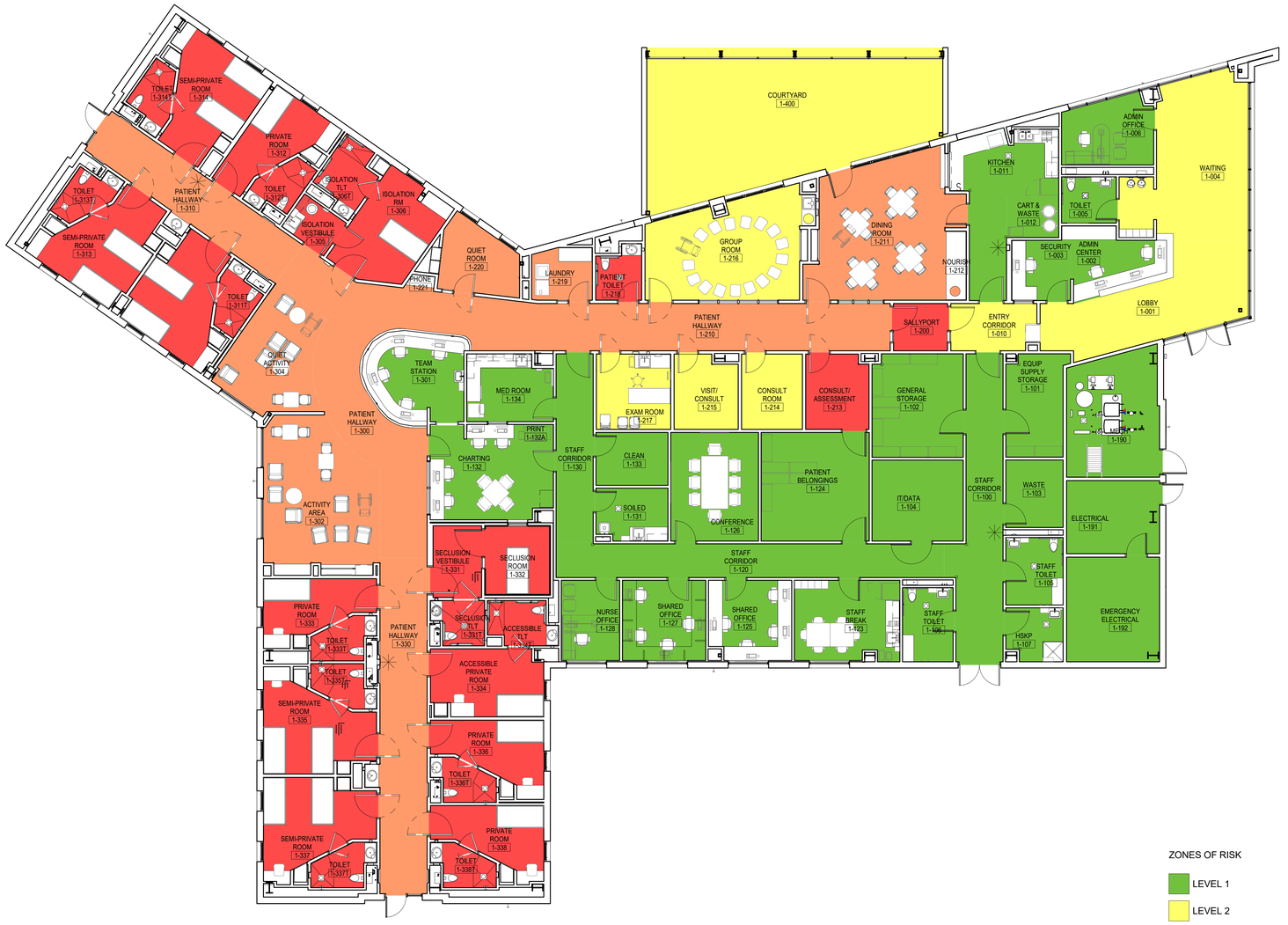
NEW CONSTRUCTION 1-STORY PSYCHIATRIC HEALTH FACILITY. THIS PROJECT INCLUDES

- **NEW BUILDING SHELL**
- **DEMOLITION OF EXISTING SITE PARKING TO ACCOMODATE NEW BUILDING**
- **NEW SITEWORK INCLUDING BUT NOT LIMITED TO PARKING, HARDSCAPE, LANDSCAPE, TRASH ENCLOSURE, GRADING AND SITE UTILITIES**

DELEGATED DESIGN

- **SEGMENTED SITE RETAINING WALLS**

DE



ZONES OF RISK

- LEVEL 1
- LEVEL 2
- LEVEL 3
- LEVEL 4 & 5

1 ZONES OF RISK FLOOR PLAN
1/8" = 1'-0"

LEVEL 1
PUBLIC AREAS, STAFF AND SERVICE AREAS WHERE PATIENTS ARE NOT ALLOWED

LEVEL 2
SPACES WHERE PATIENTS ARE HIGHLY SUPERVISED AND NOT LEFT ALONE FOR LONG PERIODS OF TIME

LEVEL 3
SPACES WHERE PATIENTS WILL TYPICALLY BE SUPERVISED AND/OR WITHIN SMALL GROUPS, BUT COULD BE ALONE AND/OR MINIMALLY/UNSUPERVISED FOR BRIEF PERIODS OF TIME

LEVEL 4 & 5
SPACES WHERE PATIENTS ARE EXPECTED TO BE ALONE AND UNSUPERVISED, OR WHERE STAFF INTERACT WITH PATIENTS FOR THE FIRST TIME

Tri-City Medical Center

Tri-City Medical Center
Psychiatric Health Facility

4002 Vista Way
Oceanside, CA 92056

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

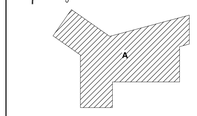
AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL | CONSULTANT SEAL

LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

KEY PLAN



KEY PLAN

Drawing Title:

ZONES OF RISK FLOOR PLAN

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: Checker

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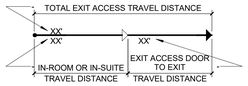
4 CODE COMPLIANCE PLAN
1" = 10'-0"

LEGEND

- 1 HOUR FIRE
- 1 HOUR FIRE / SMOKE BARRIER
- 2 HOUR FIRE
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- FHV — FIRE HOSE VALVE CABINET OR STANDPIPE CONNECTION
- ANN — FIRE ALARM ANNUNCIATOR PANEL
- FIRE DEPARTMENT CONNECTION
- EXIT
- AREA OF RESCUE
- EXIT ACCESS CORRIDOR
- EGRESS PATH/ TRAVEL DISTANCE



- 1125A — EXIT
- HE 1125A — HORIZONTAL EXIT
- D 1125A — EXIT DISCHARGE

AUTHORITIES HAVING JURISDICTION:

1. COUNTY OF SAN DIEGO
   DEPARTMENT OF GENERAL SERVICES
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   SAN DIEGO, CA 92123
   (858) 694-3610

2. OSHPD
   355 S. GRADE AVENUE, #1900
   LOS ANGELES, CA 90071
   (213) 897-0166

APPLICABLE CODES, STANDARDS, AND ORDINANCES:

- OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHPD)
- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CAC)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC) -PART 4, TITLE 24, (CCR)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2016 NFPA 13 - STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
- 2016 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE
- 2012 NFPA 101 - LIFE SAFETY CODE
- O.S.H.A. -OCCUPATIONAL SAFETY AND HEALTH ACT ENFORCE
- CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES
- CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
- 2010 ADA (AMERICAN DISABILITIES ACT) STANDARDS FOR ACCESSIBLE DESIGN

CODE COMPLIANCE - EGRESS PATH DISTANCE

TRAVEL PATH ID	TRAVEL PATH SEGMENT ID	TRAVEL PATH DISTANCE
A	1	17' - 0"
A	2	44' - 9"
A		61' - 9"
B	1	20' - 7"
B	2	38' - 1"
B		58' - 8"
C	1	12' - 6"
C	2	22' - 0"
C	3	60' - 3"
C	4	15' - 8"
C		110' - 4"

CODE COMPLIANCE - EGRESS PATH DISTANCE

TRAVEL PATH ID	TRAVEL PATH SEGMENT ID	TRAVEL PATH DISTANCE
D	1	23' - 3"
D	2	31' - 4"
D	3	1' - 8"
D		56' - 4"
E	1	13' - 6"
E	2	19' - 11"
E	3	6' - 7"
E	4	31' - 4"
E	5	1' - 8"
E		73' - 1"
F	1	17' - 10"
F	2	14' - 3"
F		32' - 1"

BUILDING AREA:

CBC TABLE 506.2
I-2 (TYPE IIB-S1) ALLOWABLE AREA: 44,000 SF
ACTUAL AREA: 13,560 SF

RESULT: THE ALLOWABLE AREA PER FLOOR FOR THE SELECTED CONSTRUCTION TYPE IS GREATER THAN THE ACTUAL PER FLOOR

BUILDING HEIGHT:

CODE & EDITION	MEASURE	PERMITTED FOR CONSTRUCTION TYPE IIB	SPRINKLER BONUS	PERMITTED HEIGHT ADJUSTED FOR BONUS	ACTUAL HEIGHT
CBC 2019	STORIES	1	N/A	N/A	1 STORY
	HEIGHT*	55'-0"	N/A	N/A	24'-6"

*MEASURED IN FEET ABOVE GRADE PLANE

GENERAL INFORMATION:

BUILDING IS FULLY SPRINKLERED
AUTOMATIC SPRINKLER SYSTEM: YES NFPA 13
FIRE ALARM SYSTEM: YES NFPA 72

OCCUPANCY:
OCCUPANCY CLASSIFICATION: I-2 INSTITUTIONAL
PRIMARY USE: INPATIENT MEDICAL (AMBULATORY CARE)
OSHPD 5
ACCESSORY OCCUPANCY: NONE

CONSTRUCTION CLASSIFICATION:

CONSTRUCTION TYPE: CBC 2019 - TYPE IIB

SMOKE/FIRE COMPARTMENT SUMMARY

MINIMUM NUMBER OF SMOKE COMPARTMENTS: 2 COMPARTMENTS (407.5)
MAXIMUM AREA OF EACH SMOKE COMPARTMENT: 22,500 SF (407.5.1)
ACTUAL AREA: REFER TO SPECIFIC CODE COMPLIANCE PLANS

MAXIMUM TRAVEL DISTANCES:

GROUP I-2 TRAVEL DISTANCES TO EXIT ACCESS DOOR NOT IN A CARE SUITE
ALLOWABLE MAX. IN ANY ROOM = 50' (407.4.2)
ALLOWABLE MAX. IN ANY SLEEPING ROOM = 50' (407.4.2)
ACTUAL MAXIMUM - REFER TO PLANS

GROUP I-2 TRAVEL DISTANCES TO CORRIDOR IN A CARE SUITE
ALLOWABLE MAX. IN SLEEPING SUITE = 125' (407.4.4.3 EXCEPTION)
ALLOWABLE MAX. IN SLEEPING SUITE WITH 1 INTERVENING ROOM = 100' (407.4.4.3.1)
ACTUAL MAXIMUM - REFER TO PLANS

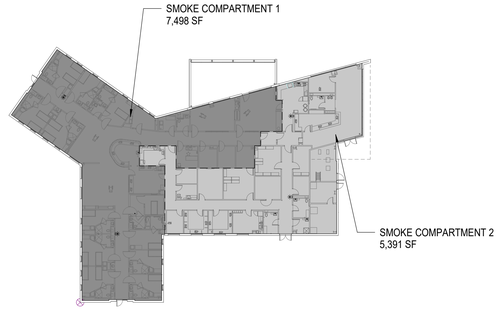
GROUP I-2 TRAVEL DISTANCES TO EXIT ACCESS DOOR IN A CARE SUITE
ALLOWABLE MAX. IN CARE SUITE = 100' (407.4.4.5.3)

COMMON PATH OF TRAVEL (CP)
ALLOWABLE MAXIMUM = 75' (1006.2.1)
ACTUAL MAXIMUM - REFER TO PLANS

CORRIDOR WIDTH
CBC 1228.4.7 & 1224.4.7.1 EXCEPTION
MIN. CLEAR & UNOBSTRUCTED WIDTH OF 6'

FIRE RESISTANCE RATINGS

CBC 2019 - TABLE 601 - TYPE IIB	
ITEM	FIRE RATING
STRUCTURAL FRAME	0 HR
SUPPORTING ROOF ONLY	0 HR
BEARING WALLS : EXTERIOR	0 HR
INTERIOR	0 HR
INTERIOR SUPPORTING ROOF ONLY	0 HR
NON-BEARING WALLS AND PARTITIONS EXTERIOR SEPARATION >30'	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR



1 LEVEL 01 SMOKE COMPARTMENT PLAN
1/32" = 1'-0"



2 LEVEL 01 CARE SUITE PLAN
1/32" = 1'-0"



ROOM FUNCTION KEY
- ACCESSORY
- ACTIVITY
- ADMINISTRATIVE
- DINING
- KITCHEN
- SLEEPING AREA
- TREATMENT

3 OCCUPANT LOAD FUNCTION
1/32" = 1'-0"

SPACE	AREA	OCCUPANCY TYPE	OCCUPANCY FUNCTION	SF/OCC	FIXED OCC #	TOTAL OCCUPANTS
SMOKE COMPARTMENT 1						
ACCESSORY	307 SF	AC	Accessory	300	0	2
ACTIVITY	368 SF	Ex	Activity room	50	0	8
ACTIVITY	587 SF	Ex	Activity room	50	0	12
ACTIVITY	808 SF	Ex	Activity room	50	0	17
ADMINISTRATIVE	460 SF	B	Business	150	0	4
DINING	482 SF	A-u	Assembly - unconcentrated	15	0	33
SLEEPING AREA	4845 SF	I-s	Institutional - sleeping	120	0	41
TREATMENT	478 SF	I-i	Institutional - inpatient	240	0	2
SMOKE COMPARTMENT 1						119
SMOKE COMPARTMENT 2						
ACCESSORY	2858 SF	AC	Accessory	300	0	10
ADMINISTRATIVE	222 SF	B	Business	150	0	2
ADMINISTRATIVE	1140 SF	B	Business	150	0	8
ADMINISTRATIVE	755 SF	B	Business	150	0	6
ADMINISTRATIVE	140 SF	B	Business	150	0	1
KITCHEN	301 SF	K	Kitchen - commercial	200	0	2
SMOKE COMPARTMENT 2						29
Grand total						148

EGRESS CAPACITY - DOORS

DOOR NO.	WIDTH	WIDTH/OCC	OCC CAPACITY	OCC LOAD	COMPLIES
1-001	6' - 0"	0.20	354	15	Yes
1-110A	6' - 0"	0.20	354	15	Yes
1-310	3' - 0"	0.20	177	60	Yes
1-330	3' - 0"	0.20	177	60	Yes

Tri-City Medical Center

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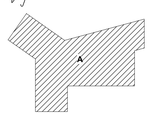
FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

LICENSED ARCHITECT
MATTHEW S. GRENIER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

KEY PLAN



KEY PLAN

Drawing Title:

LEVEL 01 CODE COMPLIANCE

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: Checker

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 *(as it existed on July 1, 2000)*, and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

CIVIL

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:
THIS PROJECT WILL COMPLY WITH OCEANSIDE WATER DISTRICT QUALITY MANAGEMENT AND DISCHARGE CONTROL.

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

CIVIL

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

LANDSC.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2
REQUIRED BICYCLE PARKINGS WILL BE PROVIDED.

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2
DOES NOT APPLY

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:
TOTAL NUMBER OF NEW ON-SITE PARKING = 0

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:
NO ADDITIONAL PARKING PROVIDED; HOWEVER PROJECT HAS INCLUDED 2 EV CHARGING STATIONS PER LEED REQUIREMENTS.

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

ELEC

5.106.8 LIGHT POLLUTION REDUCTION. [N]. Outdoor lighting systems shall be designed and installed to comply with the following:
SEE ELECTRICAL SHEETS

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N]

1. See also California Building Code, Chapter 12. Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [4]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [4] (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

CIVIL

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
SEE CIVIL DRAWINGS

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

LANDSC.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

SEE LANDSCAPE DRAWINGS

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:
PROJECT UNDER 50,000 sq.ft.

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

PLUMB.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

WATER CLOSETS, URINALS, AND SHOWERHEADS IN THIS PROJECT MEET THESE REQUIREMENTS. SEE PLUMBING DRAWINGS FOR SPECIFICS.

CAL-GREEN GENERAL NOTES

1. **THIS PROJECT IS A NON-RESIDENTIAL BUILDING ALTERATION THAT EXCEEDS A PERMIT VALUATION OF $200,000, THEREFORE CALIFORNIA GREEN BUILDING CODES WILL APPLY FOR THIS PROJECT.**

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Rev.	Description	Date
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	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

Drawing Title:

CAL GREEN MANDATORY MEASURES

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: Checker

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY	
		PLUMB.	**5.303.3.4 Faucets and fountains.** **5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. **5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **5.303.3.4.3 Wash fountains.** Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi]. **5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle. **5.303.3.4.5 Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. LAVATORY AND KITCHEN FAUCET IN THIS PROJECT MEET THESE REQUIREMENTS. SEE PLUMBING DRAWINGS FOR SPECIFICS.
☐	☐		**5.303.4 COMMERCIAL KITCHEN EQUIPMENT.** PROJECT DOES NOT HAVE A COMMERCIAL KITCHEN **5.303.4.1 Food Waste Disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. **Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer installation.
☐	☐		**5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building. N/A PROJECT IS NEW CONSTRUCTION
■	☐	PLUMB.	**5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code. SEE SHEET P001

SECTION 5.304 OUTDOOR WATER USE

■	☐	LANDSC.	**5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. **Notes:** 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2. 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.
■	☐	LANDSC.	**5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35. Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO. **5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape area equal to or greater than 500 square feet. **5.304.6.2 Rehabilitated landscapes.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

Y	N/A	RESPON. PARTY	
■	☐	LANDSC.	**5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods. **5.407.2.1 Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures. **5.407.2.2 Entries and openings.** Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:
		ARCH	**5.407.2.2.1 Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection. **5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane. ALL PRIMARY DOOR OPENING ARE PROTECTED BY ROOF OVERHANGS OR AWNINGS, SEE PLANS

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

■	☐	CONT.	**5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. **5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
			5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section. **Note:** The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.
			5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency. **5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. **Notes:** 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). CONTRACTOR SHALL PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN AND PROVIDE REQUIRED DOCUMENTATION.
■	☐	CONT.	**5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. CONTRACTOR SHALL PROVIDE UNIVERSAL WASTE MANAGEMENT PLAN AND PROVIDE REQUIRED DOCUMENTATION. **Note:** Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf
■	☐	CONT.	**5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. CONTRACTOR SHALL ABIDE THESE REGULATIONS **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. **Notes:** 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

■	☐	TRI-CITY	**5.410.1 RECYCLING BY OCCUPANTS.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. **5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. **Exception:** Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. **5.410.1.2 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). **Note:** A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site. EXISTING TRASH / RECYCLE ENCLOSURE LOCATED AT SOUTH SIDE OF THIS BUILDING SITE, AND IS ACCESSIBLE TO THE ENTIRE BUILDING.

Y	N/A	RESPON. PARTY	
■	☐	CxA	**5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over.** For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements Commissioning requirements shall include: 1. Owner's or Owner representative's project requirements. 2. Basis of design. 3. Commissioning measures shown in the construction documents. 4. Commissioning plan. 5. Functional performance testing. 6. Documentation and training. 7. Commissioning report. **Exceptions:** 1. Unconditioned warehouses of any size. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. **Note:** For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning. **Informational Notes:** 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*. COMMISSIONING AUTHORITY (CxA) IS ON BOARD, AND PERFORMING COMMISSIONING REQUIREMENTS. **5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N]** The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals. 3. Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours operation. 5. Equipment and systems expectations. 6. Building occupant and operation and maintenance (O&M) personnel expectations. OPR DOCUMENT COMPLETE & AVAILABLE ON REQUEST **5.410.2.2 Basis of Design (BOD). [N]** A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse system. BOD DOCUMENT COMPLETE & AVAILABLE ON REQUEST **5.410.2.3 Commissioning plan. [N]** Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information. 2. Commissioning goals. 3. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of tests. c. Functions to be tested. d. Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included. COMMISSIONING PLAN IN PROGRESS. **5.410.2.4 Functional performance testing. [N]** Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made. **5.410.2.5 Documentation and training. [N]** A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations. **5.410.2.5.1 Systems manual. [N]** Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following: 1. Site information, including facility description, history and current requirements. 2. Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. 4. Major systems. 5. Site equipment inventory and maintenance notes. 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable. **5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance. 3. Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment. **5.410.2.6 Commissioning report. [N]** A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.
☐	■		**5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet.** Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. THIS PROJECT IS ABOVE 10,000 SF. **5.410.4.2 (Reserved)** **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems. **5.410.4.2 Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems. **5.410.4.3 Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. **5.410.4.3.1 HVAC balancing.** In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

Y	N/A	RESPON. PARTY	
			5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. **5.410.4.5 Operation and maintenance (O & M) manual.** Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. **5.410.4.5.1 Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

☐	■		**5.503.1 FIREPLACES.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. **5.503.1.1 Woodstoves.** Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. THIS PROJECT DOES NOT HAVE ANY FIREPLACES OR WOOD STOVES

SECTION 5.504 POLLUTANT CONTROL

■	☐	CONT.	**5.504.1 TEMPORARY VENTILATION.** The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction. CONTRACTOR TO COMPLY
■	☐	CONT.	**5.504.3 Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system. CONTRACTOR TO COMPLY

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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ARCHITECT SEAL

LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

■ ☐ CONT.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

CONTRACTOR TO DOCUMENT COMPLIANCE WITH ADHESIVE, SEALANT & CAULK REQUIREMENTS

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

CONTRACTOR TO DOCUMENT COMPLIANCE WITH PAINT AND COATINGS REQUIREMENTS

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

CONTRACTOR TO PROVIDE FINISH MATERIAL DOCUMENTATION UPON REQUEST

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

SEE SPECS FOR COMPLYING CARPET

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

CONTRACTOR TO DOCUMENT COMPLIANCE WITH COMPOSITE REQUIREMENTS

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

SEE SPECS FOR COMPLYING RESILIENT FLOORING

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, Febuary 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

■ ☐ ARCH

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

"NO SMOKING" SIGNAGE NEAR EVERY BUILDING ENTRY. SEE SIGNAGE DETAILS

SECTION 5.505 INDOOR MOISTURE CONTROL

■ ☐ MECH

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

DESIGN PROVIDED WITHIN MECHANICAL PLANS.

SECTION 5.506 INDOOR AIR QUALITY

■ ☐ MECH

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

DESIGN PROVIDED WITHIN MECHANICAL PLANS.

■ ☐ MECH

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

DESIGN PROVIDED WITHIN MECHANICAL PLANS.

SECTION 5.507 ENVIRONMENTAL COMFORT

■ ☐ ARCH

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

DESIGN PROVIDED WITHIN PLANS.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L= or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
2. L= or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L= noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

DESIGN PROVIDED WITHIN PLANS.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

DESIGN PROVIDED WITHIN PLANS.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

■ ☐ MECH

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

ALL HVAC SYSTEMS WILL COMPLY

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

☐ ■

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

N/A, THIS PROJECT DOES NOT HAVE A SUPERMARKET REFRIGERATION SYSTEM.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervison and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

CONTRACTOR TO CONFIRM

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Raing System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

CONTRACTOR TO PROVIDE DOCUMENTATION UPON REQUEST

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Rev.	Description	Date
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	ISSUE FOR GRADING PERMIT	03 DEC 2020
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	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

Drawing Title:

CAL GREEN MANDATORY MEASURES

Issue Date: 12/15/2020
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SHEET INDEX

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LEGEND

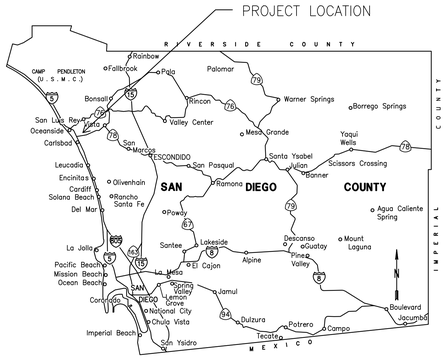
PROPOSED IMPROVEMENTS ITEM	SYMBOL
LIMIT OF WORK	
GRAVEL BAGS	
DEMOLITION LINE	
CONSTRUCTION FENCE	X
DIRECTION OF FLOW	
STORM WATER DIVERSION SWALE W/CHECKDAMS	
STORM DRAIN LINE	SD
SANITARY SEWER PER STD CoO DRAWING S-01A, S-01B, S-2.	SS
SANITARY SEWER FORCE MAIN DIP OR AWWA C900 PRESSURE PIPE	FM
WATER MAIN PER STD CoO DRAWING W-1 AND M-1.	W
DOMESTIC WATER SERVICE LATERAL	DW
FIRE WATER SERVICE LATERAL	FW
ELECTRICAL LINE	E
COMMUNICATION LINE	C
GAS LINE	
GRADE BREAK	GB GB
RIDGE LINE	R R R
EARTHEN SWALE	
SAWCUT AND JOIN	
GRADE SLOPE (HORIZONTAL:VERTICAL)	TOP / TOE
FENCING	X
GRADING BENCH	
PROPOSED MAJOR CONTOUR	100
PROPOSED MINOR CONTOUR	102
MANHOLE	
CATCH BASIN	
CLEANOUT PER GS-509	
RETAINING/SEAT WALL	
ROOF DRAIN DOWNSPOUT	
FIRE HYDRANT PER STD CoO DRAWING W-1, M-13.	
FIRE DEPARTMENT CONNECTION (FDC) PER STD CoO DRAWING W-2.	
BACKFLOW ASSEMBLY PER STD CoO DRAWING W-13.	
UTILITY METER VAULT PER STD CoO DRAWING W-3.	
CLEANOUT PER STD CoO DRAWING S-3.	
NON-RISING STEM GATE VALVE PER STD DRAWING W-22, W23.	
POST-INDICATOR VALVE PER STD CoO DRAWING W-21.	
PUBLIC UTILITY POC.	
RESTRAINED JOINT COUPLING ADAPTER.	#

EXISTING IMPROVEMENTS ITEM	SYMBOL
PROPERTY LINE/RIGHT OF WAY LINE	
LOT LINE	
CURB/BACK OF CURB/GUTTER (PVT)	
FENCE/GATE	X
MAJOR CONTOUR	100
MINOR CONTOUR	102
GAS	G
WATER (PVT)	W
ELECTRIC (PVT)	E
BUS STOP SIGN	
LIGHT POLE	
TREE	
ELECTRIC PULLBOX	
CLEANOUT	

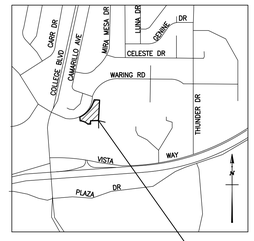
COUNTY OF SAN DIEGO, CALIFORNIA

PLANS FOR CONSTRUCTION OF

TRI-CITY MED CENTER BEHAVIORAL HEALTH FACILITY



SITE LOCATION MAP
NOT TO SCALE


CAMINO DE LA REINA
CAMINO DEL RIO NORTH
CAMINO DEL RIO SOUTH
CAMINO DEL RIO WEST
CAMINO DEL RIO EAST
CAMINO DEL RIO
CAMINO DEL RIO SOUTH
CAMINO DEL RIO NOR

GENERAL NOTES TO BE SHOWN ON PLAN

1. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF COUNTY GRADING ORDINANCE SECTION 87.101 THROUGH 87.804.

2. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.

3. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.

4. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.

5. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.

6. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.

7. REGARDLESS OF WHICH BMPS ARE IMPLEMENTED, ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED AND MAINTAINED WITH GROUND COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED.

8. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

	PHONE NUMBER:
SAN DIEGO GAS AND ELECTRIC	_____
AT&T TELEPHONE	_____
CATV (AGENCY NAME)	_____
SEWER (CITY OF OCEANSIDE)	(760) 435-5860
WATER (CITY OF OCEANSIDE)	(760) 435-5860

9. A SOILS REPORT WITH COMPACTION TEST IS REQUIRED FOR ALL FILL OVER 12" IN DEPTH. PDS FORM 73 MINOR GRADING CERTIFICATION AND A COPY OF THE COMPACTION REPORT IS REQUIRED PRIOR TO ROUGH GRADING APPROVAL.

10. APPROVAL OF THESE PLANS BY THE DIRECTOR OF DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES (PDS) DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.

11. THE DIRECTOR'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87. 410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES.

12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6.00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.

13. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.

14. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

15. SLOPE RATIOS:
CUT--1½: 1 FOR MINOR SLOPES (SLOPES < 15'), 2:1 FOR MAJOR SLOPES.
FILL--2:1
EXCAVATION: _____C. Y. FILL: _____ C. Y. WASTE/IMPORT _____C. Y.
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED).

16. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.

17. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN 1,500 2,900 380 SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.

18. THE APPLICANT IS RESPONSIBLE FOR THE ROAD MAINTENANCE (SWEEPING AS NECESSARY) AND REPAIRS OF ANY DAMAGE CAUSED BY THEM TO THE ON-SITE AND OFF-SITE COUNTY MAINTAINED OR PRIVATE ROADS THAT SERVE THE PROPERTY EITHER DURING CONSTRUCTION OR SUBSEQUENT OPERATIONS. THE APPLICANT WILL REPAIR THOSE PORTIONS OF THE ROUTE THAT WOULD BE DAMAGED BY THE HEAVY LOADS THAT LOADED TRUCKS PLACE ON THE ROUTE IDENTIFIED.

19. FINAL APPROVAL OF THIS GRADING PLAN IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGE TO THESE PLANS.

20. THE ENGINEER-OF-WORK SHALL COMPLY WITH ALL PROJECT APPLICABLE LAWS THAT INCLUDE, BUT ARE NOT LIMITED TO, HEALTH, SAFETY, AND ENVIRONMENTAL LAWS, ORDINANCES, AND REGULATIONS RELATING TO THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND U.S. FEDERAL GOVERNMENT. THE PROJECT IS SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND THE COUNTY OF SAN DIEGO WATERSHED PROTECTION, STORMWATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE NO. 10410, COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL, AND ALL OTHER APPLICABLE ORDINANCES AND STANDARDS FOR THE LIFE OF THIS PERMIT. THE PROJECT SITE SHALL BE IN COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS REFERENCED ABOVE AND ALL OTHER APPLICABLE ORDINANCES AND STANDARDS. THIS INCLUDES COMPLIANCE WITH THE APPROVED STORM WATER QUALITY MANAGEMENT PLAN (SWQMP), ALL REQUIREMENTS FOR LOW IMPACT DEVELOPMENT (LID), HYDROMODIFICATION, DETENTION FACILITIES, MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON THE PROJECT SITE.

21. THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR THE PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO THE FEDERAL ENDANGERED SPECIES ACT AND CLEAN WATER ACT. GRADING AND/OR FURTHER DEVELOPMENT ARE PROHIBITED WITHIN THE AREAS DESIGNATED "LIMITS OF JURISDICTIONAL HABITAT" UNTIL FEDERAL PERMITS AND STATE PERMITS (IF ANY) HAVE BEEN ACQUIRED.

EROSION CONTROL, SWMP AND BMP NOTES REQUIRED ON PLAN

STORM WATER MANAGEMENT NOTES

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.

2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPES.

3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.

4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1, AND APRIL 15, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.

5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.

6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.

2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.

3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.

4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION LEVEL WITH, AND TWO GRAVEL BAGS BELOW, THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.

6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.

7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	AS REQUIRED 200 FEET MAX	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.

10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.

11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.

12. PROVIDE ROCK RIP RAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR IMPERVIOUS SURFACES.

13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES; I.E., COUNTY ENGINEER, DEPARTMENT OF ENVIRONMENTAL HEALTH, FLOOD CONTROL AND OFFICE OF ENVIRONMENTAL MANAGEMENT ETC.

THE USE OF BFM'S IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

1. APPLICATION RATES SHALL BE 3500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.

2. BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.

3. THE SITE MUST BE PROTECTED WITH BROW DITCHES AND / OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.

4. BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).

5. FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.

6. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

OWNERS CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETIONS OF THE IMPROVEMENTS.

BY: KPFF JEFF GAVAZZA, PE DATE: 11/18/2020

ASSESSOR'S PARCEL NO. 1660103700

NAME: DAVID DOBSON, COUNTY OF SAN DIEGO

ADDRESS: DEPT. OF GENERAL SERVICES
5560 OVERLAND AVENUE, SUITE 410
SAN DIEGO, CA 92123

PHONE: (972) 922-4268 (DIRECT)
(858) 694-3610 (MAIN)

GEOTECHNICAL REPORT:

SITE PREP:

- THE STOCKPILE, PREVIOUSLY PLACED FILL AND NEAR SURFACE SOILS ARE CONSIDERED TO BE POTENTIALLY COMPRESSIBLE IN THEIR CURRENT CONDITION. THEREFORE, IT IS RECOMMENDED THAT THESE SOILS BE OVEREXCAVATED, WHERE NECESSARY, AND PROPERLY COMPACTED BENEATH PROPOSED IMPROVEMENT AREAS AS RECOMMENDED HEREIN AND AS DETERMINED TO BE NECESSARY DURING CONSTRUCTION.

- BASED ON LABORATORY TESTING, SOILS AT THE SITE MAY EXHIBIT LOW EXPANSION POTENTIAL (EXPANSION INDEX OF 50 OR LESS). HOWEVER, MEDIUM TO HIGHLY EXPANSIVE CLAYS ARE KNOWN TO EXIST IN THE AREA AND MAY BE ENCOUNTERED DURING SITE EXCAVATIONS AND GRADING. ADDITIONAL EVALUATION OF NEAR-SURFACE SOILS SHOULD BE PERFORMED BASED ON FIELD OBSERVATIONS PERFORMED DURING GRADING AND EXCAVATION ACTIVITIES.

- IN THE AREA OF THE PROPOSED STRUCTURE, EXISTING STOCKPILE AND FILL SOILS SHOULD BE REMOVED IN THEIR ENTIRETY. THE REMEDIAL EXCAVATIONS SHOULD BE CONDUCTED TO A MINIMUM DEPTH OF TWO FEET BELOW THE BOTTOM OF PROPOSED FOUNDATIONS OR TO THE DEPTH OF COMPETENT NATIVE MATERIALS, WHICHEVER IS GREATEST. IN ORDER TO PROVIDE RELATIVELY UNIFORM CONDITIONS UNDER THE PROPOSED STRUCTURE, THE MINIMUM DEPTH OF PROPOSED FILL SHOULD ALSO BE ONE HALF OF THE MAXIMUM DEPTH OF FILL BENEATH THE STRUCTURE FOOTPRINT. IF LOOSE OR OTHERWISE UNSUITABLE MATERIALS ARE ENCOUNTERED AT THE BASE OF OVEREXCAVATIONS, ADDITIONAL EXCAVATION TO THE DEPTH OF SUITABLE MATERIAL MAY BE NECESSARY. REMEDIAL EXCAVATIONS SHOULD EXTEND LATERALLY AT LEAST FIVE FEET BEYOND THE LIMITS OF THE PROPOSED IMPROVEMENTS OR THE DISTANCE RESULTING FROM A 1:1 (HORIZONTAL: VERTICAL) EXTENDED DOWN TO SUITABLE MATERIAL, WHERE FEASIBLE. IF OVEREXCAVATIONS ENCROACH UPON PROPERTY LINES OR ADJACENT STRUCTURES THE TEMPORARY EXCAVATION SHOULD GENERALLY BE SLOPED AT A 1:1 (HORIZONTAL TO VERTICAL) OR FLATTER, TO THE PRESCRIBED OVEREXCAVATION DEPTH. DEPENDING UPON PROXIMITY AND CONDITION OF EXPOSED SOILS, OVEREXCAVATION IN SLOT CUTS MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. OVEREXCAVATIONS FOR PROPOSED SURFACE IMPROVEMENT AREAS, SUCH AS PAVEMENT OR FLATWORK SHOULD BE CONDUCTED TO A MINIMUM DEPTH OF TWO FEET BELOW EXISTING OR PROPOSED SUBGRADE OR TO THE DEPTH OF SUITABLE MATERIAL, WHICHEVER IS DEEPER.

- SUBGRADE INSPECTION: A GEOTECHNICAL REPRESENTATIVE FROM CTE SHOULD OBSERVE THE EXPOSED GROUND SURFACE PRIOR TO PLACEMENT OF COMPACTED FILL OR IMPROVEMENTS, TO VERIFY THE COMPETENCY OF EXPOSED SUBGRADE MATERIALS. AFTER APPROVAL BY THIS OFFICE, THE EXPOSED SUBGRADES TO RECEIVE FILL SHOULD BE SCARIFIED A MINIMUM OF EIGHT INCHES, MOISTURE CONDITIONED, AND PROPERLY COMPACTED PRIOR TO FILL PLACEMENT.

- FILL PLACEMENT: FOLLOWING THE RECOMMENDED OVEREXCAVATION AND REMOVAL OF LOOSE OR DISTURBED SOILS, AREAS TO RECEIVE FILLS SHOULD BE SCARIFIED APPROXIMATELY EIGHT INCHES, MOISTURE CONDITIONED, AND PROPERLY COMPACTED. FILL AND BACKFILL SHOULD BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90 PERCENT AT A MINIMUM TWO PERCENT ABOVE OPTIMUM MOISTURE CONTENT (THREE PERCENT ABOVE OPTIMUM FOR CLAYEY SOILS), AS EVALUATED BY ASTM D 1557. PROPERLY MOISTURE CONDITIONED, LOW EXPANSION POTENTIAL SOILS DERIVED FROM THE ON-SITE MATERIALS ARE CONSIDERED SUITABLE FOR REUSE ON THE SITE AS COMPACTED FILL. IF USED, THESE MATERIALS SHOULD BE SCREENED OF ORGANICS AND MATERIALS GENERALLY GREATER THAN THREE INCHES IN MAXIMUM DIMENSION. IRREDUCIBLE MATERIALS GREATER THAN THREE INCHES IN MAXIMUM DIMENSION SHOULD NOT BE USED IN SHALLOW FILLS (WITHIN THREE FEET OF PROPOSED GRADES). IMPORTED FILL BENEATH STRUCTURES AND FLATWORK SHOULD HAVE AN EXPANSION INDEX OF 20 OR LESS (ASTM D 4829). IMPORTED FILL SOILS FOR USE IN STRUCTURAL OR SLOPE AREAS SHOULD BE EVALUATED BY THE SOILS ENGINEER A MINIMUM OF TWO WEEKS BEFORE BEING IMPORTED TO THE SITE.

- SLOPES/FOUNDATION GRADING:

- FOOTINGS FOR STRUCTURES SHOULD BE DESIGNED SUCH THAT THE HORIZONTAL DISTANCE FROM THE FACE OF ADJACENT SLOPES TO THE OUTER EDGE OF THE FOOTING IS AT LEAST 12 FEET. IN ADDITION, FOOTINGS SHOULD BEAR BENEATH A 1:1 PLANE EXTENDED UP FROM THE NEAREST BOTTOM EDGE OF ADJACENT TRENCHES AND/OR EXCAVATIONS. DEEPENING OF AFFECTED FOOTINGS MAY BE A SUITABLE MEANS OF ATTAINING THE PRESCRIBED SETBACKS.

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
2		

PRIORITY DEVELOPMENT PROJECT GENERAL NOTES FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX _____

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK
_____ R.C.E.

GRADING PERMIT NO:
PDS20XX-LDXXXX-XXXXX

ENGINEER'S NAME: EVAN LAKIN
PHONE NO. (213)266-5266 // EMAIL: EVAN.LAKIN@KPFF.COM

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER
JEFFREY B. GAVAZZA
No. 59894
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

Drawing Title:

GENERAL NOTES

Issue Date: 19 NOV 2020

Project No.: 006240.00 Checked by: AL/ EL

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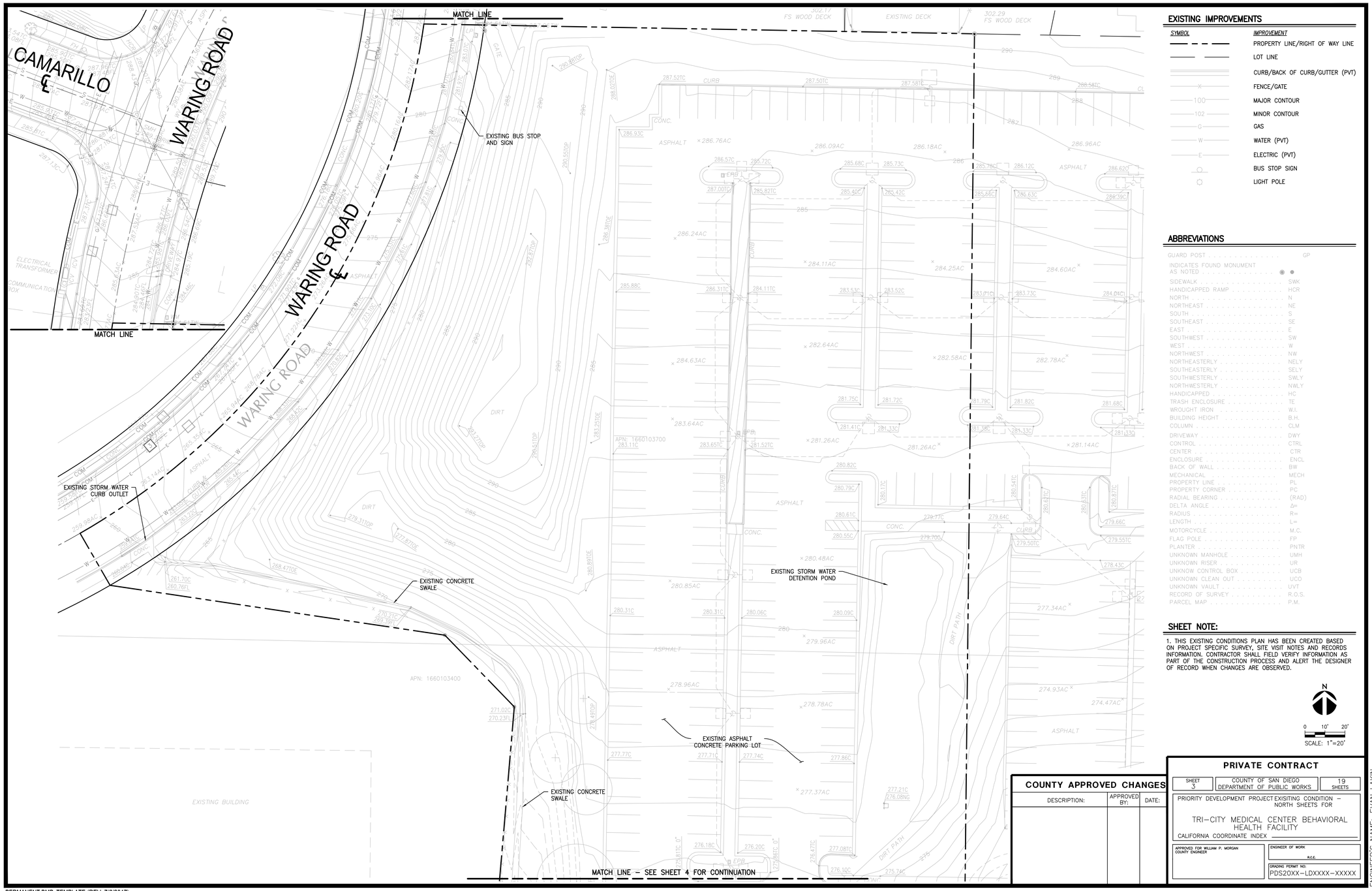

EXISTING IMPROVEMENTS

SYMBOL	IMPROVEMENT
	PROPERTY LINE/RIGHT OF WAY LINE
	LOT LINE
	CURB/BACK OF CURB/GUTTER (PVT)
X	FENCE/GATE
100	MAJOR CONTOUR
102	MINOR CONTOUR
G	GAS
W	WATER (PVT)
E	ELECTRIC (PVT)
	BUS STOP SIGN
	LIGHT POLE

ABBREVIATIONS

GUARD POST	GP
INDICATES FOUND MONUMENT AS NOTED	
SIDEWALK	SWK
HANDICAPPED RAMP	HCR
NORTH	N
NORTHEAST	NE
SOUTH	S
SOUTHEAST	SE
EAST	E
SOUTHWEST	SW
WEST	W
NORTHWEST	NW
NORTHEASTERLY	NELY
SOUTHEASTERLY	SELY
SOUTHWESTERLY	SWLY
NORTHWESTERLY	NWLY
HANDICAPPED	HC
TRASH ENCLOSURE	TE
WROUGHT IRON	W.I.
BUILDING HEIGHT	B.H.
COLUMN	CLM
DRIVEWAY	DWY
CONTROL	CTRL
CENTER	CTR
ENCLOSURE	ENCL
BACK OF WALL	BW
MECHANICAL	MECH
PROPERTY LINE	PL
PROPERTY CORNER	PC
RADIAL BEARING	(RAD)
DELTA ANGLE	Δ=
RADIUS	R=
LENGTH	L=
MOTORCYCLE	M.C.
FLAG POLE	FP
PLANTER	PNTR
UNKNOWN MANHOLE	UMH
UNKNOWN RISER	UR
UNKNOW CONTROL BOX	UCB
UNKNOWN CLEAN OUT	UCO
UNKNOWN VAULT	UVT
RECORD OF SURVEY	R.O.S.
PARCEL MAP	P.M.

SHEET NOTE:

1. THIS EXISTING CONDITIONS PLAN HAS BEEN CREATED BASED ON PROJECT SPECIFIC SURVEY, SITE VISIT NOTES AND RECORDS INFORMATION. CONTRACTOR SHALL FIELD VERIFY INFORMATION AS PART OF THE CONSTRUCTION PROCESS AND ALERT THE DESIGNER OF RECORD WHEN CHANGES ARE OBSERVED.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
3		19

PRIORITY DEVELOPMENT PROJECT EXISITING CONDITION – NORTH SHEETS FOR

TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

GRADING PERMIT NO:

PDS20XX–LDXXXX–XXXXX

ENGINEER'S NAME: EVAN LAKIN
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PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

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Rev.	Description	Date
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER
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Exp. 3/31/21
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Drawing Title:

EXISITING CONDITION - NORTH

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by: AL/ EL

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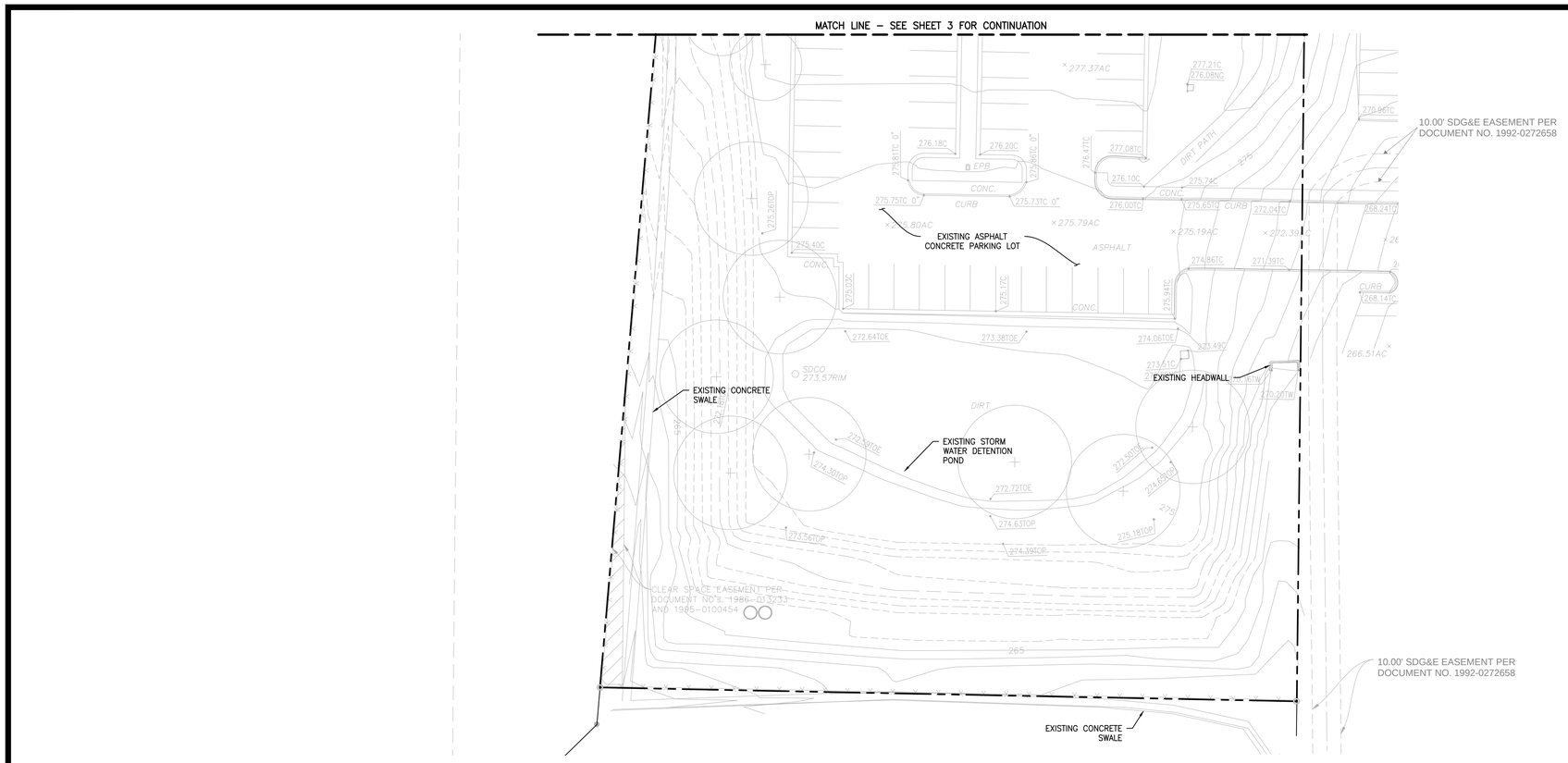

EXISTING IMPROVEMENTS

SYMBOL	IMPROVEMENT
	PROPERTY LINE/RIGHT OF WAY LINE
	LOT LINE
	CURB/BACK OF CURB/GUTTER (PVT)
X	FENCE/GATE
XXX	MAJOR/MINOR CONTOUR
G	GAS
W	WATER (PVT)
E	ELECTRIC (PVT)
	BUS STOP SIGN
	LIGHT POLE

SHEET NOTE:

1. THIS EXISTING CONDITIONS PLAN HAS BEEN CREATED BASED ON PROJECT SPECIFIC SURVEY, SITE VISIT NOTES AND RECORDS INFORMATION. CONTRACTOR SHALL FIELD VERIFY INFORMATION AS PART OF THE CONSTRUCTION PROCESS AND ALERT THE DESIGNER OF RECORD WHEN CHANGES ARE OBSERVED.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES		
DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT EXISITING CONDITION – NORTH SHEET FOR:

TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

GRADING PERMIT NO: PDS20XX–LDXXXX–XXXXX

ENGINEER'S NAME: EVAN LAKIN
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PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

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AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER
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Exp. 12/31/21
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STATE OF CALIFORNIA

Drawing Title:

EXISITING CONDITION - SOUTH PLAN

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LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- LOT LINE
- FIBER ROLL
- DEMOLITION LINE
- SAWCUT AND JOIN
- CONSTRUCTION FENCE
- DIRECTION OF FLOW
- STORM WATER DIVERSION SWALE W/CHECKDAMS

DEMOLITION NOTES:

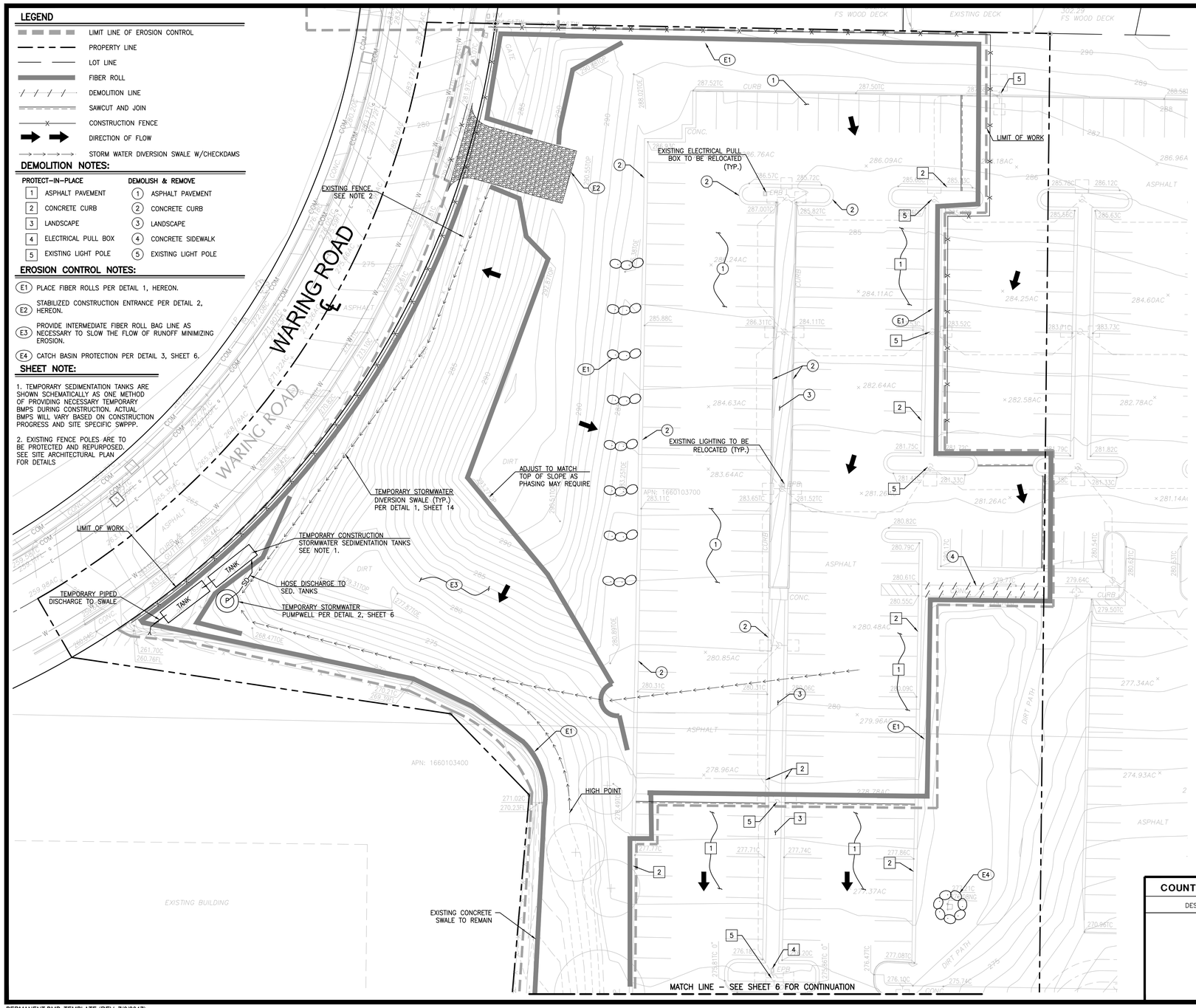
PROTECT-IN-PLACE	DEMOLISH & REMOVE
1 ASPHALT PAVEMENT	1 ASPHALT PAVEMENT
2 CONCRETE CURB	2 CONCRETE CURB
3 LANDSCAPE	3 LANDSCAPE
4 ELECTRICAL PULL BOX	4 CONCRETE SIDEWALK
5 EXISTING LIGHT POLE	5 EXISTING LIGHT POLE

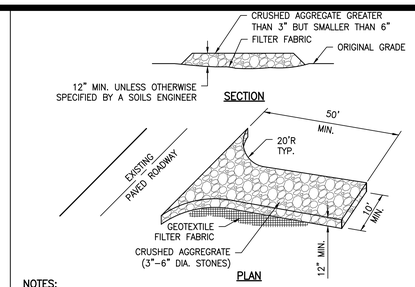
EROSION CONTROL NOTES:

- E1 PLACE FIBER ROLLS PER DETAIL 1, HEREON.
- E2 STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, HEREON.
- E3 PROVIDE INTERMEDIATE FIBER ROLL BAG LINE AS NECESSARY TO SLOW THE FLOW OF RUNOFF MINIMIZING EROSION.
- E4 CATCH BASIN PROTECTION PER DETAIL 3, SHEET 6.

SHEET NOTE:

1. TEMPORARY SEDIMENTATION TANKS ARE SHOWN SCHEMATICALLY AS ONE METHOD OF PROVIDING NECESSARY TEMPORARY BMPS DURING CONSTRUCTION. ACTUAL BMPS WILL VARY BASED ON CONSTRUCTION PROGRESS AND SITE SPECIFIC SWPPP.
2. EXISTING FENCE POLES ARE TO BE PROTECTED AND REPURPOSED. SEE SITE ARCHITECTURAL PLAN FOR DETAILS





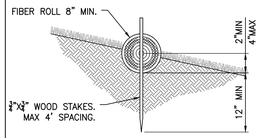
NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

STREET MAINTENANCE NOTES

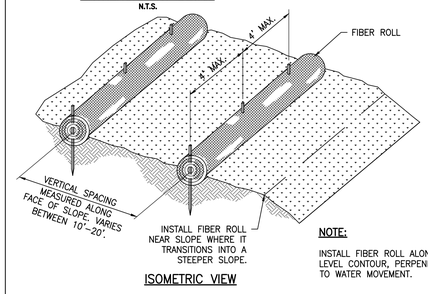
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM

2 STABILIZED CONSTRUCTION ENTRANCE N.T.S.



SLOPE INCLINATION	MAXIMUM SHEET FLOW LENGTH (FOR SLOPE INTERRUPTION)
< 4:1 (H:V)	20'
4:1–2:1 (H:V)	15'
> 2:1 (H:V)	10'

ENTRENCHMENT DETAIL
N.T.S.



ISOMETRIC VIEW

NOTE:

INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, PERPENDICULAR TO WATER MOVEMENT.

1 FIBER ROLL N.T.S.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT
DEMOLITION AND EROSION CONTROL PLAN – NORTH SHEET FOR:
TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY
CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK
R.C.E.

GRADING PERMIT NO:
PDS20XX–LDXXXX–XXXXX

ENGINEER'S NAME: EVAN LAKIN
PHONE NO. (213)266–5266 // EMAIL: EVAN.LAKIN@KPFF.COM

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER
KEVIN B. CHUZZA
No. 59894
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

Drawing Title:

DEMOLITION AND EROSION CONTROL PLAN - NORTH

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: AL/ EL

C1005

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LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- LOT LINE
- GRAVEL BAGS
- DEMOLITION LINE
- SAWCUT AND JOIN
- CONSTRUCTION FENCE
- DIRECTION OF FLOW
- STORM WATER DIVERSION SWALE W/ CHECKDAMS

DEMOLITION NOTES:

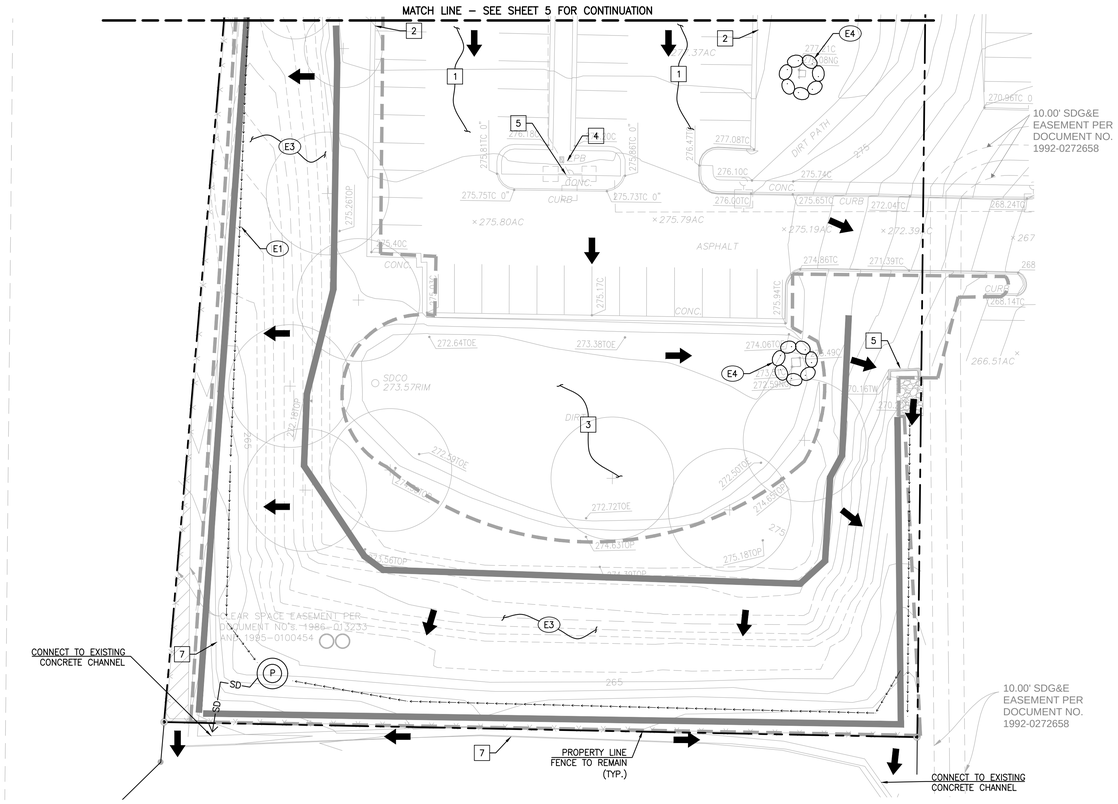
PROTECT–IN–PLACE		DEMOLISH & REMOVE	
1	ASPHALT PAVEMENT	1	ASPHALT PAVEMENT
2	CONCRETE CURB	2	CONCRETE CURB
3	LANDSCAPE	3	LANDSCAPE
4	ELECTRICAL PULL BOX	4	CONCRETE SIDEWALK
5	STORM DRAINAGE HEADWALL AND ROCK–LINED SWALE	5	EXISTING LIGHT POLE
6	EXISTING LIGHT POLE		
7	CONCRETE SWALE		

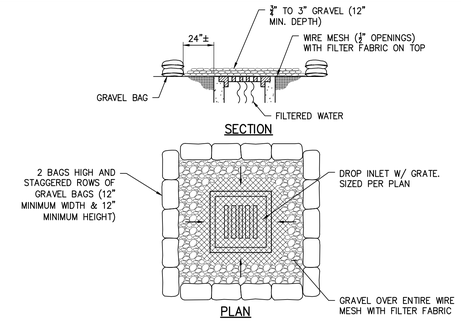
EROSION CONTROL NOTES:

- (E1) PLACE FIBER ROLLS PER DETAIL 1, SHEET 5.
- (E2) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, SHEET 5.
- (E3) PROVIDE INTERMEDIATE FIBER ROLL LINE AS NECESSARY TO SLOW THE FLOW OF RUNOFF MINIMIZING EROSION.
- (E4) CATCH BASIN PROTECTION PER DETAIL 3, HEREON.

SHEET NOTE:

1. TEMPORARY SEDIMENTATION TANKS ARE SHOWN SCHEMATICALLY AS ONE METHOD OF PROVIDING NECESSARY TEMPORARY BMPS DURING CONSTRUCTION. ACTUAL BMPS WILL VARY BASED ON CONSTRUCTION PROGRESS AND SITE SPECIFIC SWPPP.

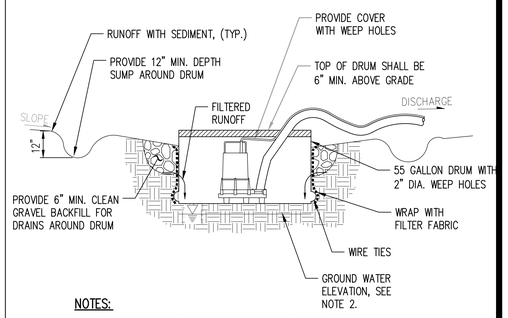




NOTES:

1. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE. (MESH OPENINGS NOT TO EXCEED ½" x ½" WIRE)
2. PLACE FILTER FABRIC OVER WIRE MESH.
3. PLACE ¾" TO 3" GRAVEL OVER THE WIRE MESH WITH FILTER FABRIC (12" MINIMUM DEPTH OVER THE ENTIRE INLET OPENING).
4. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
5. BAG SIZE: EACH GRAVEL–FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
6. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN–GRADED, NON–COHESIVE, POROUS GRAVEL.
7. USE PYRAMID APPROACH WHEN STACKING BAGS.
8. LEAVE GAP OF ONE BAG ON TOP ROW TO SERVE AS SPILLWAY.

3 STORM DRAIN INLET PROTECTION N.T.S.



NOTES:

1. PUMPS SHALL BE SUBMERSIBLE, AND HAVE A MIN. CAPACITY OF 0.54 CFS (245 GPM).
2. BOTTOM OF SUMP SHALL BE LOCATED ABOVE THE ESTIMATED HIGH GROUND WATER ELEVATION.

4 STORM DRAIN INLET PROTECTION N.T.S.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
6		19

PRIORITY DEVELOPMENT PROJECT
DEMOLITION AND EROSION CONTROL PLAN – NORTH SHEET FOR:
TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY
CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK
R.C.E.

GRADING PERMIT NO:
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FACILITY #: 12372
OSHPD #:

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CONSULTANT SEAL

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STATE OF CALIFORNIA

Drawing Title:

DEMOLITION AND EROSION CONTROL PLAN - SOUTH

Issue Date: 12/15/2020

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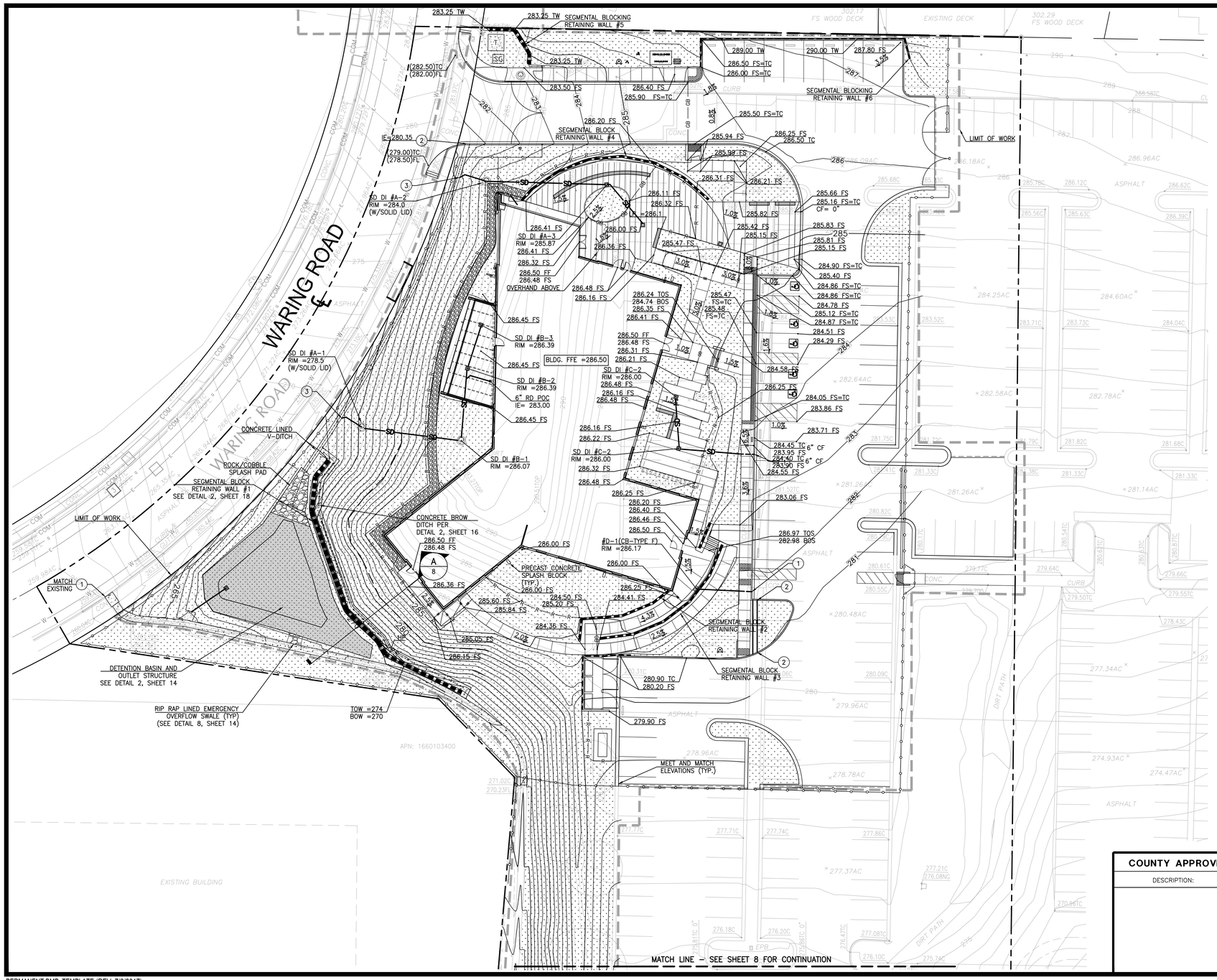

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- LOT LINE
- SD — STORM DRAIN LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT AND JOIN
- TOP / TOE — GRADE SLOPE (HORIZONTAL:VERTICAL)
- LIMITS OF GRADING
- GRADING BENCH
- 200 — PROPOSED MAJOR CONTOUR
- 202 — PROPOSED MINOR CONTOUR
- 48" SDMH PER DETAIL 1, SHEET 14.
- TYPE F CATCH BASIN PER DETAIL 2, SHEET 14.
- LANDSCAPE PEDESTRIAN INLET (SEE LANDSCAPE PLAN)
- CLEANOUT PER DETAIL 3, SHEET 14.
- BIORETENTION POND/PLANTER PER DETAIL 4, SHEET 14.
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- CONCEPTUAL RETAINING WALL/SEAT WALL (SPEC'D AND DESIGNED BY SEPARATE WALL DESIGNER AS PART OF SEPARATE, DEFERRED SUBMITTAL)

SHEET NOTES:

1. GRADES SHOWN ON BASED ON PROVIDED SITE SURVEY. CONTRACTOR TO CONFIRM GRADING CONDITION AGAINST BOUNDARIES PRIOR TO CONSTRUCTION.

(1) SIDEWALK UNDERDRAIN PER DETAIL 5, SHEET 14.

(2) CURB CUT WITH FLUME PER DETAIL 6, SHEET 14.

(3) PIPE SWALE CONNECTION PER DETAIL 7, SHEET 14.

BMP STENCIL PLACEMENT NOTES:

A. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS:"NO DUMPING" – I LIVE IN PACIFIC OCEAN AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.

B. SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.

C. LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
7		

PRIORITY DEVELOPMENT PROJECT GRADING AND DRAINAGE – NORTH SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

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PDS20XX–LDXXXX–XXXXX

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FACILITY #: 12372
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Exp. 12/31/21
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STATE OF CALIFORNIA

Drawing Title:

GRADING AND DRAINAGE - NORTH

Issue Date: 12/15/2020

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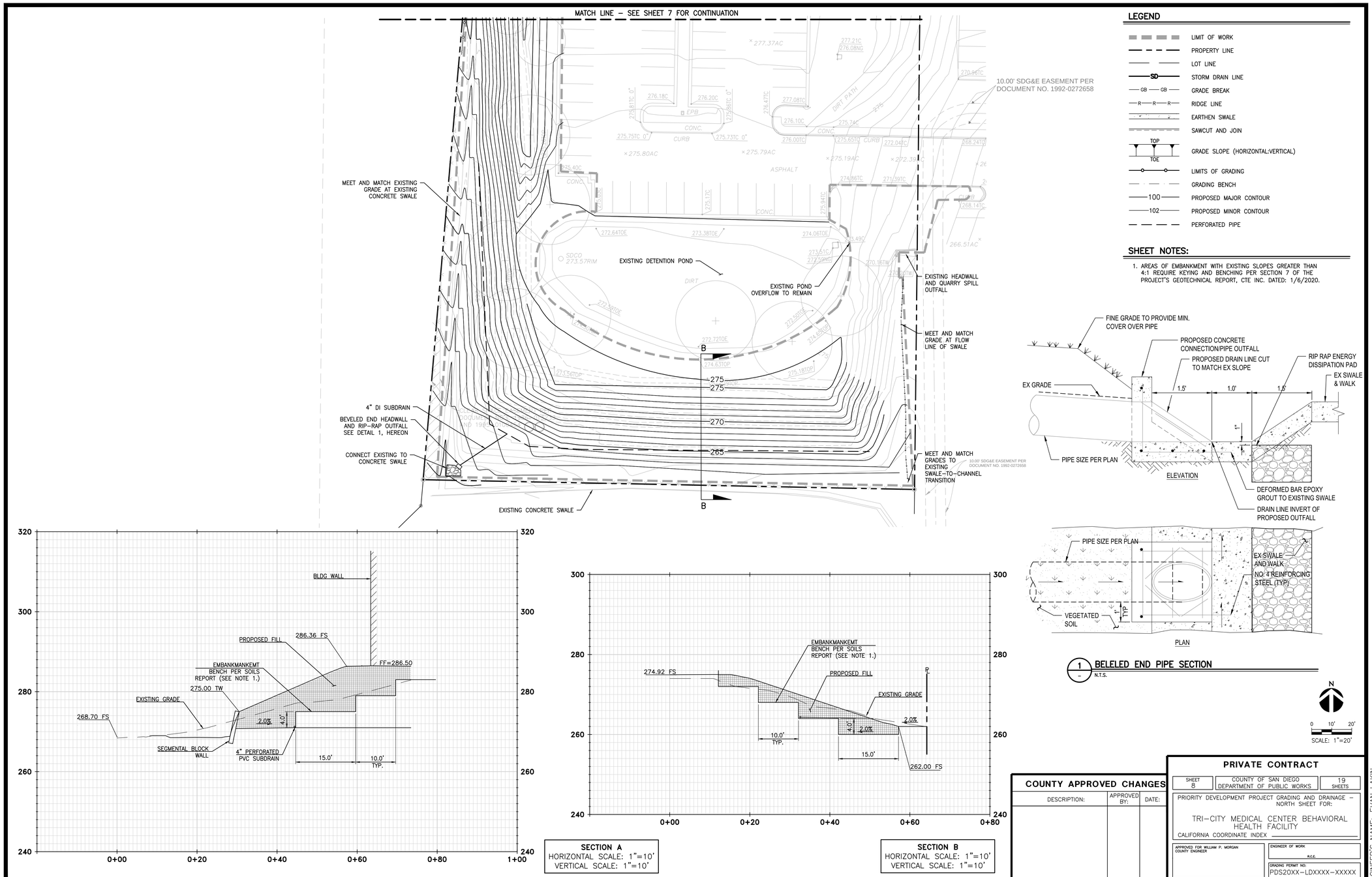

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- LOT LINE
- SD — STORM DRAIN LINE
- GB — GB — GRADE BREAK
- R — R — R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT AND JOIN
- TOP / TOE — GRADE SLOPE (HORIZONTAL:VERTICAL)
- LIMITS OF GRADING
- GRADING BENCH
- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- PERFORATED PIPE

SHEET NOTES:

1. AREAS OF EMBANKMENT WITH EXISTING SLOPES GREATER THAN 4:1 REQUIRE KEYING AND BENCHING PER SECTION 7 OF THE PROJECT'S GEOTECHNICAL REPORT, CTE INC. DATED: 1/6/2020.

1 – BELELED END PIPE SECTION
N.T.S.

SECTION A
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

SECTION B
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT GRADING AND DRAINAGE – NORTH SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

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FACILITY #: 12372
OSHPD #:

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Drawing Title:

GRADING AND DRAINAGE - SOUTH

Issue Date: 12/15/2020
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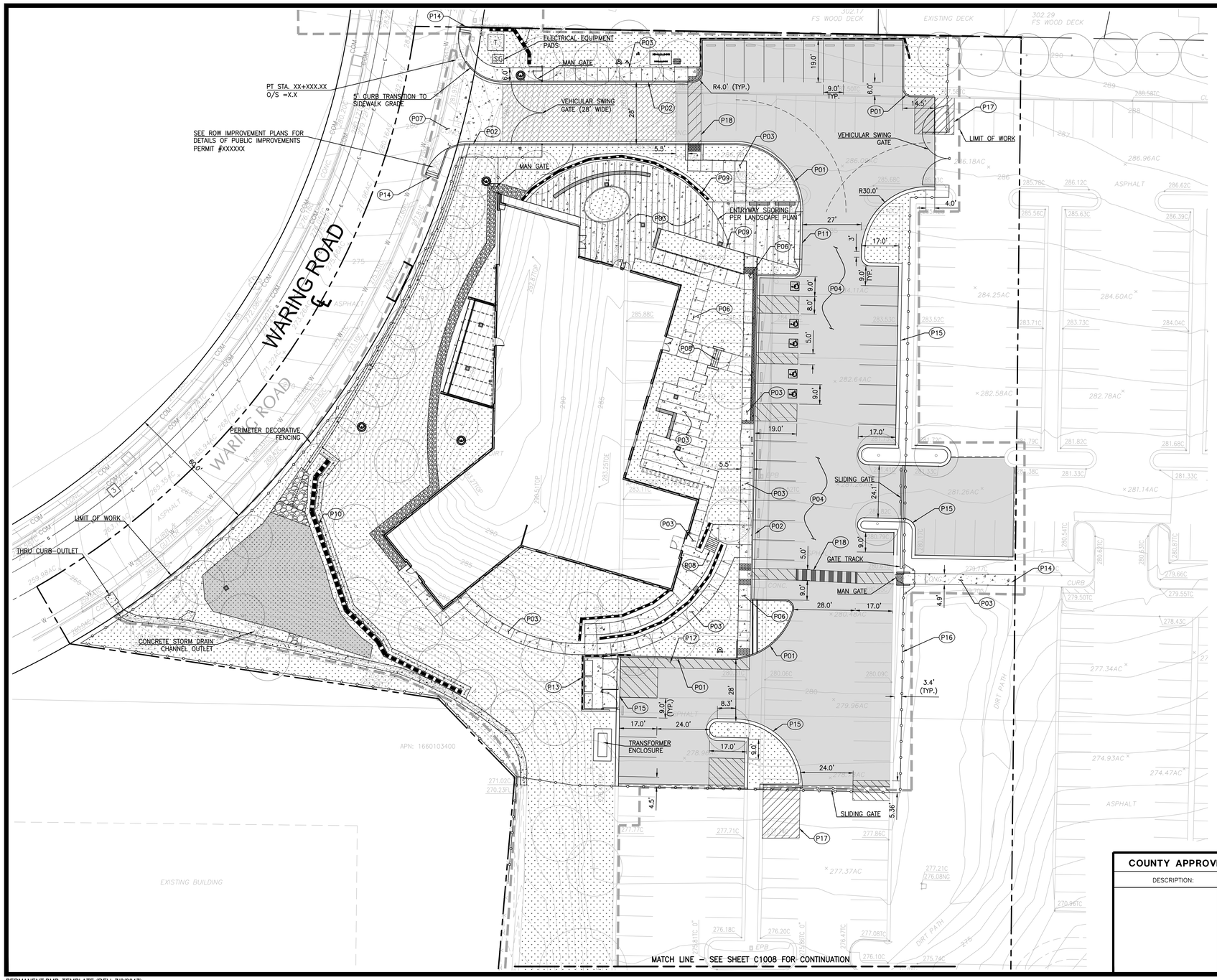

PAVING CONSTRUCTION NOTES

- (P01) CONCRETE CURB. PER DETAIL 5, SHEET 17.
- (P02) TYPE G CONCRETE CURB AND GUTTER. PER DETAIL 6, SHEET 17.
- (P03) SIDEWALK. PER DETAIL 7, SHEET 17.
- (P04) ASPHALT CONCRETE PAVEMENT. PER DETAIL 4, ON 18.
- (P05) CONCRETE PAVEMENT. PER DETAIL 4, ON 17.
- (P06) CURB RAMP. PER DETAIL 8 SHEET 17.
- (P07) CONCRETE DRIVEWAY. PER DETAIL 1, SHEET 18.
- (P08) CONCRETE STAIRS. (SEE LANDSCAPE PLAN FOR DETAILS)
- (P09) SEAT WALL. (SEE LANDSCAPE PLAN FOR DETAILS)
- (P10) MANUFACTURED SEGMENTAL BLOCK WALL. SEE DETAIL 2, SHEET 18.
- (P11) TYPE B ROLLED CURB PER DETAILS 3, SHEET 18.
- (P12) NOT USED.
- (P13) TRASH ENCLOSURE. (SEE ARCHITECTURAL SITE PLAN FOR DETAILS)
- (P14) MEET AND MATCH CLOSET PAVEMENT JOINT.
- (P15) FLUSH CURB MATCH EXISTING. SEE DETAIL 5, SHEET 18.
- (P16) CHAINLINK FENCE. (SEE ARCHITECTURAL SITE PLAN FOR DETAILS)

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- SAWCUT AND JOIN
- LOT LINE
- CONCRETE PAVING (REFER TO SHEET C1009 FOR DETAILS)
- ASPHALT (REFER TO DETAIL 4, SHEET 18)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- BIORETENTION POND/PLANTER (REFER TO LID PLAN FOR DETAILS)
- MANUFACTURE POROUS PAVERS (SEE SHEET LC1.01)

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
9		19

PRIORITY DEVELOPMENT PROJECT HORIZONTAL CONTROL AND PAVING PLAN – NORTH
SHEET FOR:
TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY
CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN
COUNTY ENGINEER

ENGINEER OF WORK
R.C.E.

GRADING PERMIT NO:
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OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER
JEFFREY B. MEZA
No. 59894
Exp. 03/31/21
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STATE OF CALIFORNIA

Drawing Title:

HORIZONTAL CONTROL AND PAVING PLAN - NORTH

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C1009

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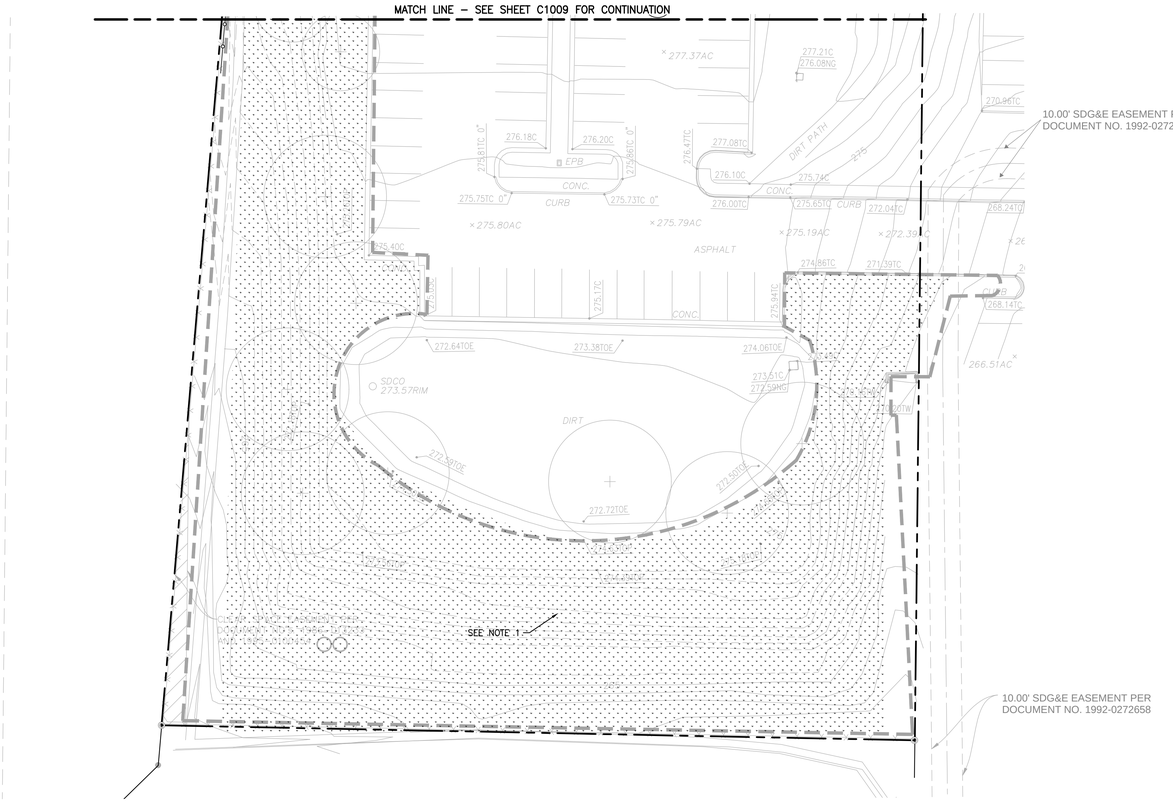

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- SAWCUT AND JOIN
- LOT LINE
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)

SHEET NOTE:

1. THIS PROJECT DOES NOT PROPOSE NEW PAVEMENTS IN THIS AREA, SCOPE WILL RESURFACE EXISTING LANDSCAPE AREAS AS INDICATED.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 10	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT HORIZNTAL CONTROL AND PAVING PLAN – SOUTH
SHEET FOR:
TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY
CALIFORNIA COORDINATE INDEX

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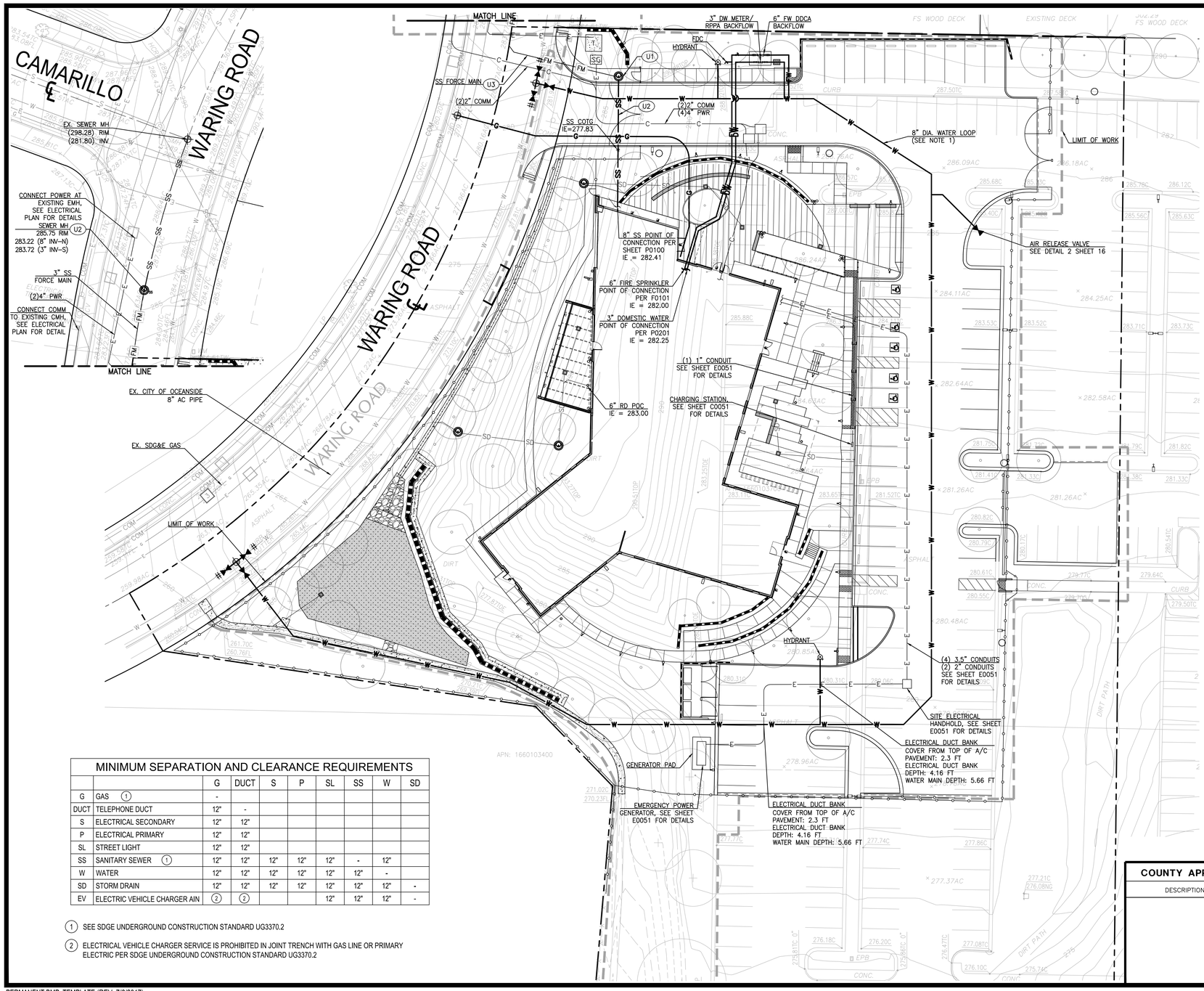

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- LOT LINE
- SS — SANITARY SEWER PER DETAIL 1, DETAIL 2, DETAIL 3, SHEET 15.
- FM — SANITARY SEWER FORCE MAIN DIP OR AWWA C900 PRESSURE PIPE
- W — WATER MAIN PER DETAIL 4 AND DETAIL 5, SHEET 15
- DW — DOMESTIC WATER SERVICE LATERAL
- FW — FIRE WATER SERVICE LATERAL
- E — ELECTRICAL LINE
- C — COMMUNICATION LINE
- G — GAS LINE
- SD — STORM DRAIN LINE
- MANHOLE
- LANDSCAPE PEDESTRIAN INLET
- ROOF DRAIN DOWNSPOUT
- FIRE HYDRANT PER DETAIL 4 AND DETAIL 6, SHEET 15.
- FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 7, SHEET 15.
- BACKFLOW ASSEMBLY PER DETAIL 1, SHEET 16.
- UTILITY METER VAULT PER DETAIL 2, SHEET 16.
- CLEANOUT PER DETAIL 3, SHEET 14.
- NON-RISING STEM GATE VALVE PER DETAIL 3 AND 4, SHEET 16.
- POST-INDICATOR VALVE PER DETAIL 5, SHEET 16.
- PUBLIC UTILITY POC.
- # RESTRAINED JOINT COUPLING ADAPTER.

UTILITY CONSTRUCTION NOTES:

(U1) SANITARY SEWER EJECTOR PUMP STATION AND VALVE VAULT, PER DETAIL 2, SHEET 17.

(U2) 8" DIA. GRAVITY PVC SEWER PIPE, PER DETAIL 5, SHEET 15 AND DETAIL 3, SHEET 14.

(U3) 3" DIA. PVC PRESSURE SEWER PIPE, PER DETAIL 5, SHEET 15.

(U4) 4' DIA. SS MANHOLE, PER DETAIL 6, SHEET 16.

NOTES:

1. WATER LINE IS ANTICIPATED TO BE CONSTRUCTED USING RESTRAINED JOINT PIPING. IF STANDARD PIPING IS ANTICIPATED THRUST BLOCKS WILL BE REQUIRED IAW PER DETAIL 7, SHEET 16.

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

		G	DUCT	S	P	SL	SS	W	SD
G	GAS (1)	-							
DUCT	TELEPHONE DUCT	12"	-						
S	ELECTRICAL SECONDARY	12"	12"						
P	ELECTRICAL PRIMARY	12"	12"						
SL	STREET LIGHT	12"	12"						
SS	SANITARY SEWER (1)	12"	12"	12"	12"	12"	-	12"	
W	WATER	12"	12"	12"	12"	12"	12"	-	
SD	STORM DRAIN	12"	12"	12"	12"	12"	12"	12"	-
EV	ELECTRIC VEHICLE CHARGER AIN	(2)	(2)			12"	12"	12"	-

(1) SEE SDGE UNDERGROUND CONSTRUCTION STANDARD UG3370.2

(2) ELECTRICAL VEHICLE CHARGER SERVICE IS PROHIBITED IN JOINT TRENCH WITH GAS LINE OR PRIMARY ELECTRIC PER SDGE UNDERGROUND CONSTRUCTION STANDARD UG3370.2

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT UTILITY SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

GRADING PERMIT NO.

PDS20XX-LDXXXX-XXXXX

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

ENGINEER'S NAME: EVAN LAKIN
PHONE NO. (213)266-5266 /// EMAIL: EVAN.LAKIN@KPFF.COM

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020
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FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER JEFFREY B. MAZZA No. 59804 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

Drawing Title:

UTILITY PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by: AL/ EL

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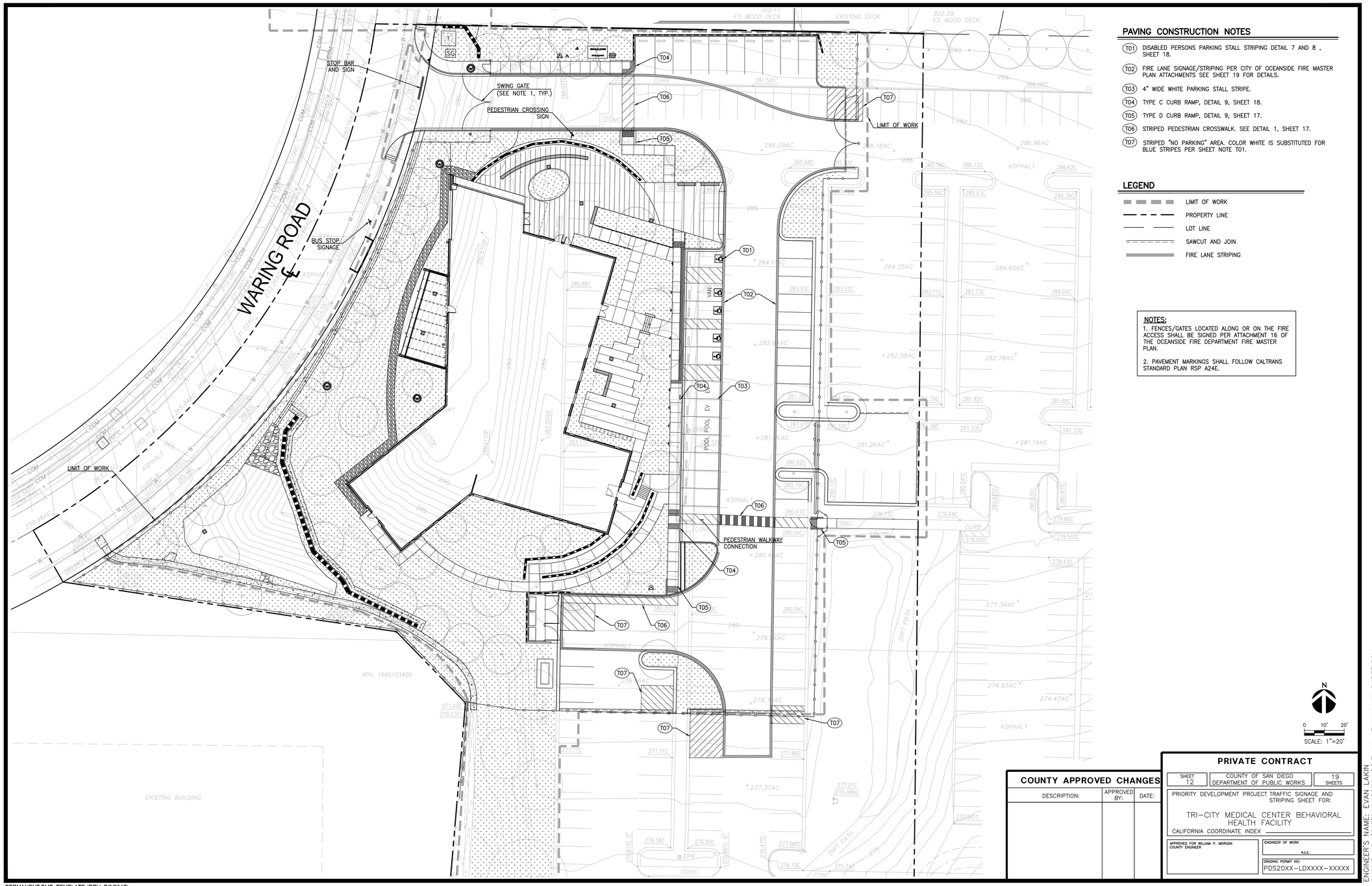

PAVING CONSTRUCTION NOTES

- T01 DISABLED PERSONS PARKING STALL STRIPING DETAIL 7 AND 8 , SHEET 18.
- T02 FIRE LANE SIGNAGE/STRIPING PER CITY OF OCEANSIDE FIRE MASTER PLAN ATTACHMENTS SEE SHEET 19 FOR DETAILS.
- T03 4" WIDE WHITE PARKING STALL STRIPE.
- T04 TYPE C CURB RAMP, DETAIL 9, SHEET 18.
- T05 TYPE D CURB RAMP, DETAIL 9, SHEET 17.
- T06 STRIPED PEDESTRIAN CROSSWALK. SEE DETAIL 1, SHEET 17.
- T07 STRIPED "NO PARKING" AREA. COLOR WHITE IS SUBSTITUTED FOR BLUE STRIPES PER SHEET NOTE T01.

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- LOT LINE
- SAWCUT AND JOIN
- FIRE LANE STRIPING

NOTES:

1. FENCES/GATES LOCATED ALONG OR ON THE FIRE ACCESS SHALL BE SIGNED PER ATTACHMENT 16 OF THE OCEANSIDE FIRE DEPARTMENT FIRE MASTER PLAN.
2. PAVEMENT MARKINGS SHALL FOLLOW CALTRANS STANDARD PLAN RSP A24E.

N

0 10' 20'

SCALE: 1"=20'

COUNTY APPROVED CHANGES		
DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 12	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT TRAFFIC SIGNAGE AND STRIPING SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

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STATE OF CALIFORNIA

Drawing Title:

TRAFFIC SIGNAGE AND STRIPING PLAN

Issue Date: 12/15/2020
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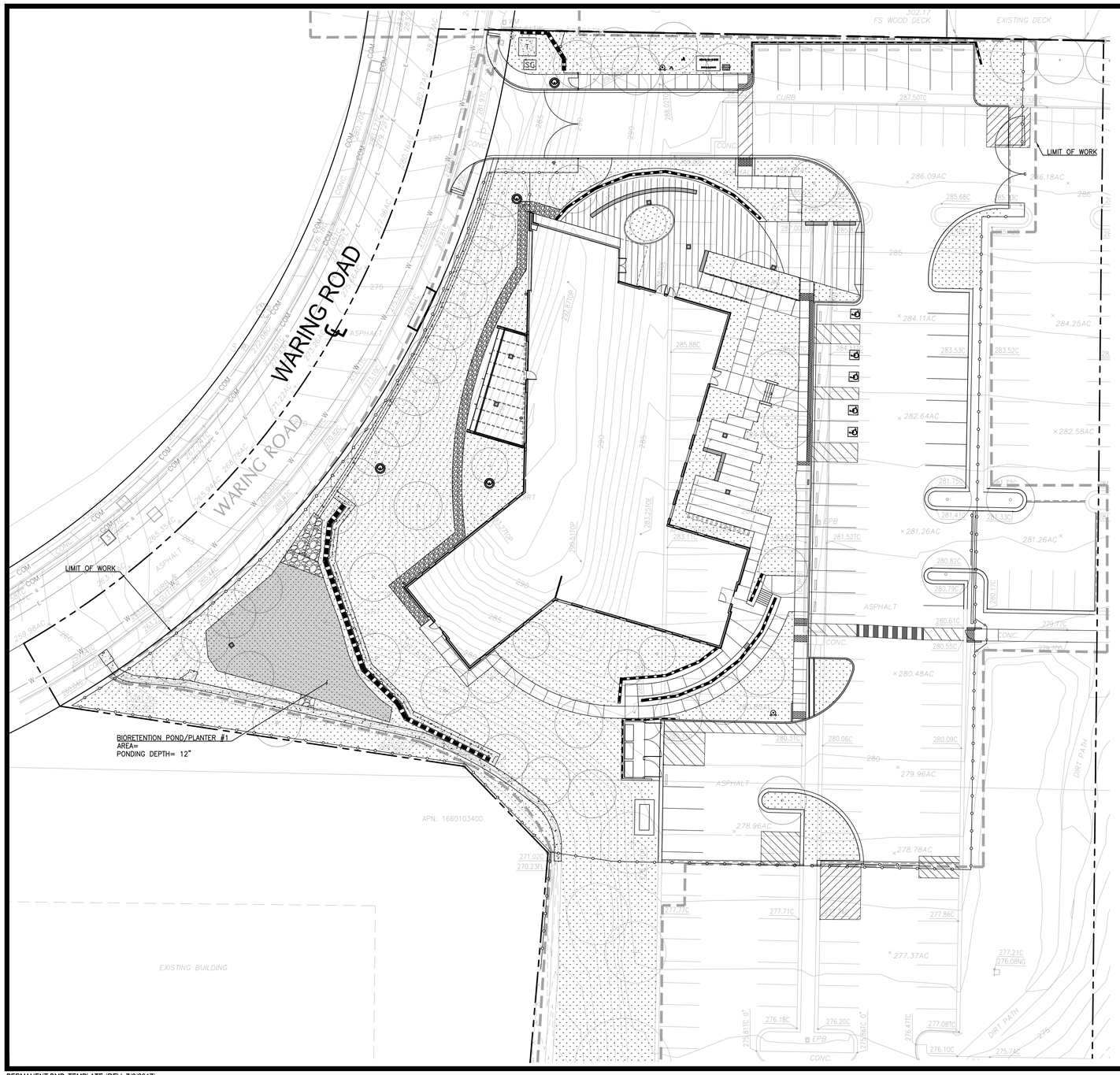

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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- LOT LINE
- EARTHEN SWALE
- SAWCUT AND JOIN
- STORM DRAIN MANHOLE
- LANDSCAPE PEDESTRIAN INLET
- ROOF DRAIN DOWNSPOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT
- CLEANOUT
- BIORETENTION POND/PLANTER

SHEET NOTES:

1. CURRENT PLANTER SIZE ANTICIPATES MAINTAINING THE USE OF THE EXISTING PLANTERS FOR THE PROJECT. PLANTERS TO BE REVIEWED TO CONFIRM APPLICABILITY AS PART OF THE DESIGN PROCESS.

N

0 10' 20'
SCALE: 1"=20'

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 13	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT LID SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK
R.C.E.

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PDS20XX-LDXXXX-XXXXX

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY B. GAVAZZA
No. 59894
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

Drawing Title:

LID PLAN

Issue Date: 12/15/2020

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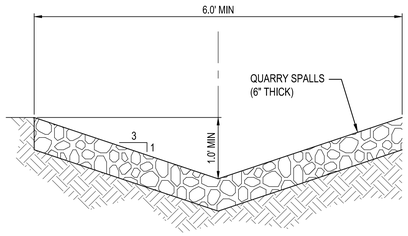
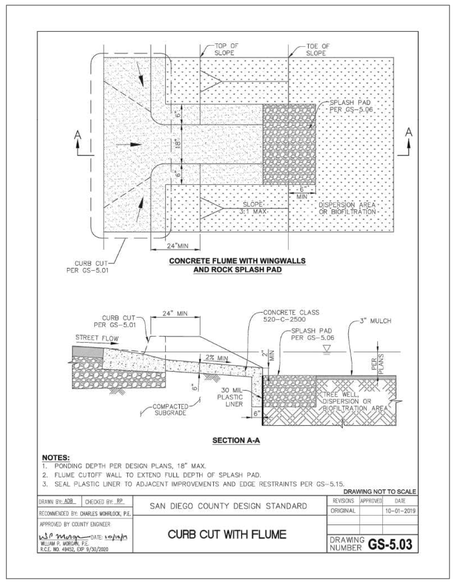


8 RIP-RAP SWALE/ OVERFLOW CHANNEL
N.T.S.



6 CURB CUT WITH FLUME
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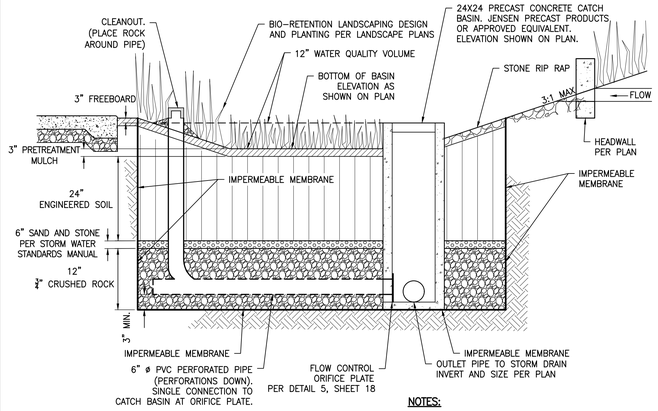

4 BIORETENTION POND/PLANTER
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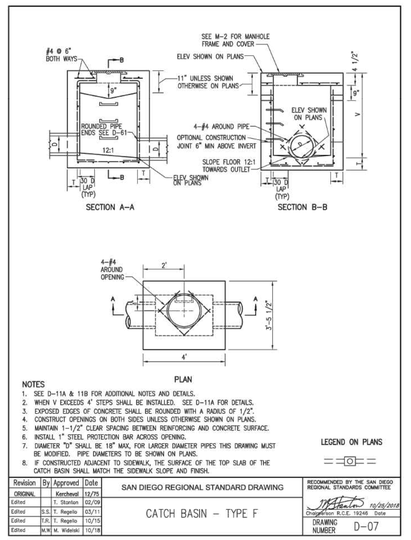
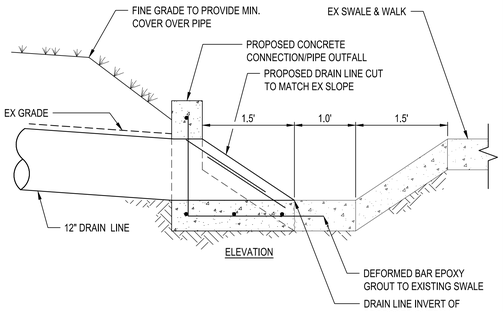


2 TYPE F CATCH BASIN
N.T.S.



7 PIPE SWALE CONNECTION
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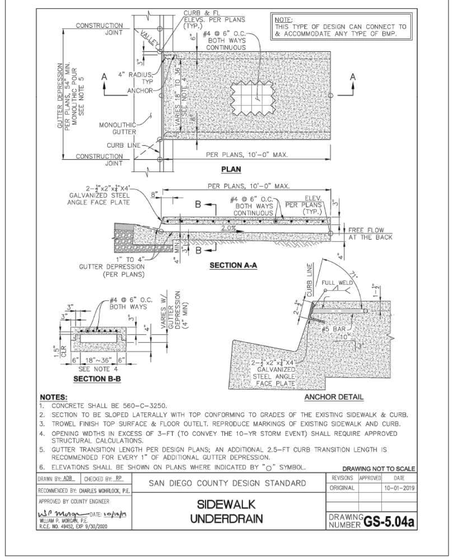
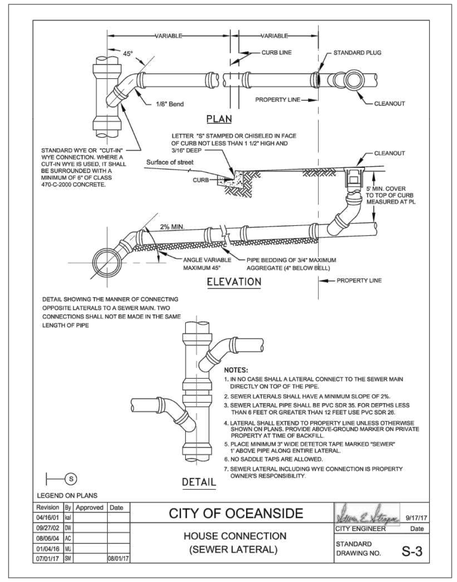


5 SIDEWALK UNDERDRAIN
N.T.S.



3 CLEANOUT
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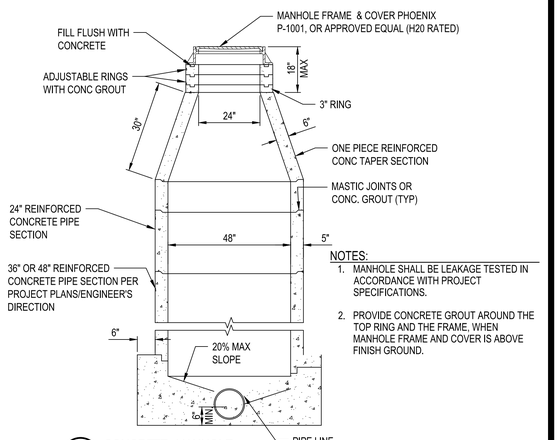

1 CONCRETE MANHOLE
N.T.S.

COUNTY APPROVED CHANGES		
DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 14	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT DETAILS SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

GRADING PERMIT NO: PDS20XX-LDXXXX-XXXXX

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OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER JEFFREY B. SCHLANGEN No. 59894 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

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Drawing Title:

DETAILS

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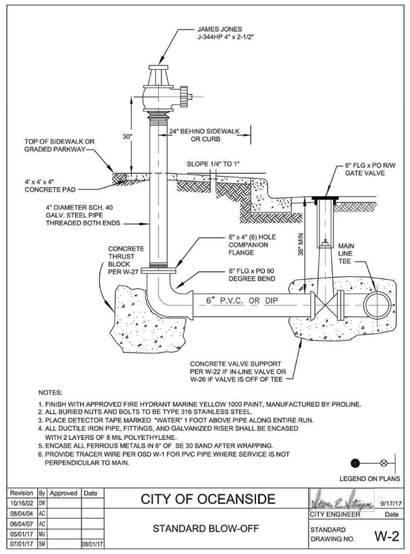
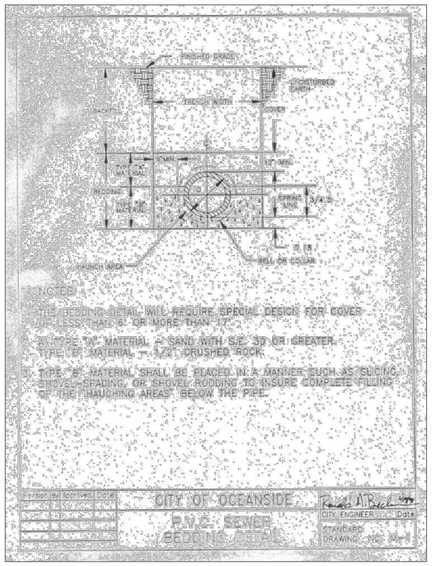


7 – FIRE DEPARTMENT CONNECTION
N.T.S.



5 – PVC SEWER BEDDING
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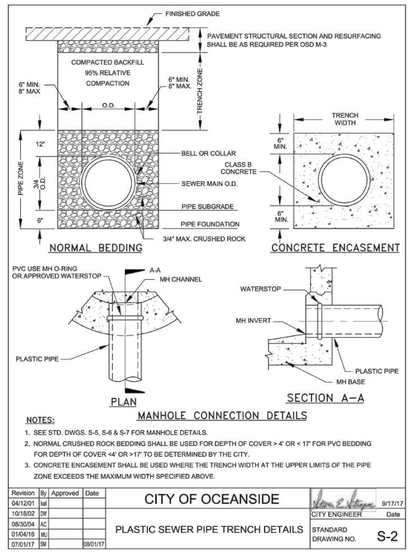


3 – PLASTIC SEWER PIPE TRENCH
N.T.S.

NOTES:

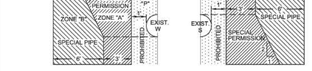
Case 1: New Sewer Being Installed

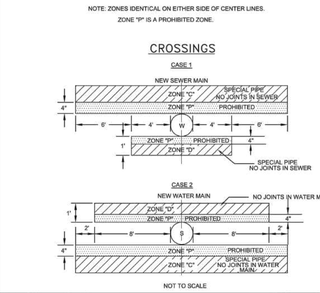
Zone	Requirements
A	Sewer Lines parallel to water mains shall not be permitted in this zone without approval from the Health Agency.
B	A sewer line parallel to water main shall be constructed of PVC with rubber ring joints.
C	A sewer line crossing a water main shall be constructed of: 1. Continuous section of SDR26, as an alternative Class 200 PVC per AWWA C900 or C905 can be used. 2. Any sewer main within a continuous sleeve
D	A sewer line crossing a water main shall be constructed the same as Zone C

Case 2: New Water Main Being Installed

Zone	Requirements
A	No water mains parallel to sewer shall be constructed without approval from the Health Agency.
B	If sewer paralleling the water main does not meet the Case 1, Zone B Requirements, then water main shall be constructed of: 1. DIP 2. PVC per AWWA C900 or C905
C	If the sewer crossing the water main does not meet Case 1, Zone C Requirements, the water main shall have no joints in Zone C and will be constructed of: 1. Same as Case 2, Zone B above
D	If the sewer crossing the water main does not meet the requirements for Zone C, Case 1, the water main shall have no joints within four (4) feet from either side of the sewer and shall be constructed of: 1. Same as Case 2, Zone B above

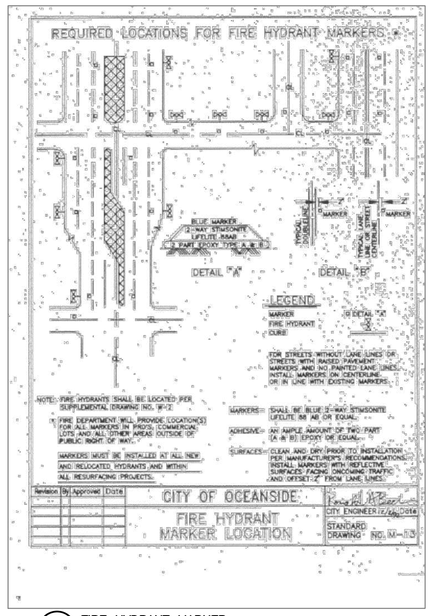
Revision | By | Approved | Date
09/26/02 | DF
06/31/04 | AC
09/22/10 | DF
01/04/16 | IE
07/01/17 | SM | | 08/01/17
CITY OF OCEANSIDE
DESIGN CRITERIA FOR SEPARATION OF WATER AND SEWER MAINS
CITY ENGINEER 9/17/17 Date
STANDARD DRAWING NO. S-1b



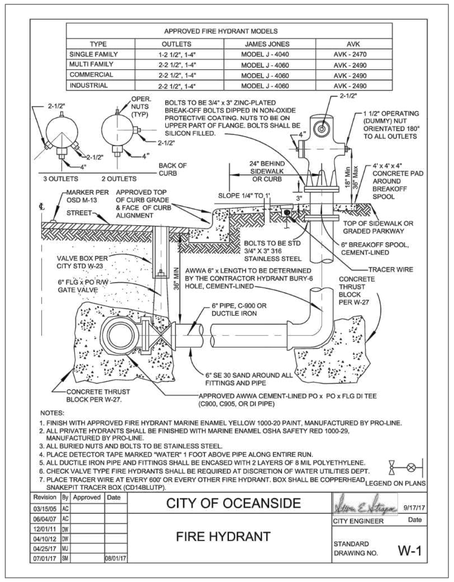


Revision | By | Approved | Date
04/12/01 | tal
09/26/02 | DF
01/04/16 | IE
07/01/17 | SM | | 08/01/17
CITY OF OCEANSIDE
DESIGN CRITERIA FOR SEPARATION OF WATER AND SEWER MAINS
CITY ENGINEER 9/17/17 Date
STANDARD DRAWING NO. S-1a

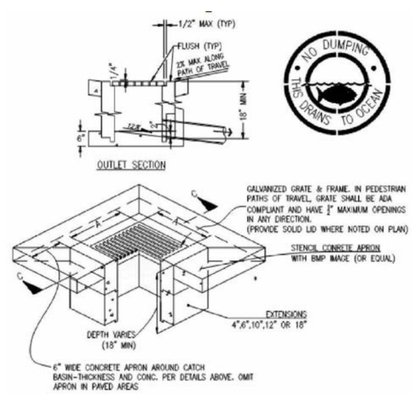
1 – SANITARY SEWER
N.T.S.



6 – FIRE HYDRANT MARKER
N.T.S.



4 – FIRE HYDRANT
N.T.S.



2 – PRE–CAST CATCH BASIN
N.T.S.

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 15	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT DETAILS SHEET FOR:

TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK R.C.E.

GRADING PERMIT NO: PDS20XX–LDXXXX–XXXXX

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OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER JEFFREY B. CRUZAN No. 59894 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

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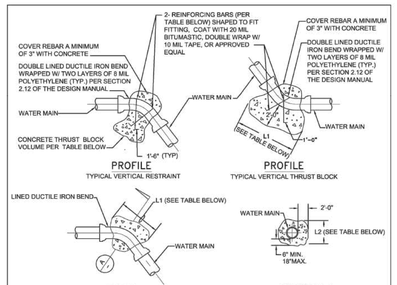


NOTES:
1. BEARING SURFACE OF ALL THRUST BLOCKS TO BE POURED AGAINST FIRM UNDISTURBED EARTH (FULL BEARING STRENGTH).
2. ALL CONCRETE TO BE 560-C-3250 (6-SACK CONCRETE MIX)
3. SPECIAL DESIGN REQUIRED FOR PRESSURES EXCEEDING 200 PSI, SOIL PRESSURES LESS THAN 2000 PSF, AND FOR FITTINGS LARGER THAN 12" DIAMETER.

THRUST BLOCK DIMENSIONS

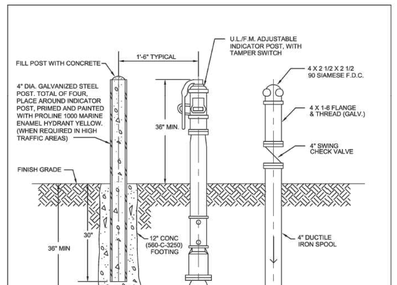
PIPE SIZE	0 ° TO 11 1/4° HORIZ	L1	L2	VERT	VOL. CY	REBAR	11 1/4° TO 22 1/2° HORIZ	L1	L2	VERT	VOL. CY	REBAR	22 1/2° TO 45° HORIZ	L1	L2	VERT	VOL. CY	REBAR	45° TO 90° HORIZ	L1	L2	VERT	VOL. CY	REBAR	DEAD ENDS & TEES HORIZ	L1	L2	VERT	VOL. CY	REBAR	PIPE SIZE
6"	1.0 x 1.0	0.4		#6	1.0 x 1.5	0.8		#6	1.5 x 2.0	1.5		#6	2.0 x 3.0	2.7		#6	2.0 x 3.0	2.7		#6	2.0 x 2.0	1.9		#6	6"
8"	1.5 x 1.5	0.6		#6	1.5 x 2.0	1.3		#6	2.0 x 3.0	2.5		#6	3.0 x 3.5	4.7		#6	2.5 x 3.0	3.3		#6	2.5 x 3.0	3.3		#6	8"
10"	1.0 x 2.0	1.1		#6	2.0 x 2.0	2.1		#6	3.0 x 3.0	4.1		#6	4.0 x 4.0	7.6		#6	3.0 x 4.0	5.4		#8	3.0 x 4.0	5.4		#8	10"
12"	1.5 x 2.0	1.5		#6	2.0 x 2.0	3.0		#6	3.0 x 4.0	5.9		#6	4.5 x 5.0	10.8		#8	4.0 x 4.0	7.0		#8	4.0 x 4.0	7.0		#8	12"
14"	2.0 x 2.0	2.0		#6	3.0 x 3.0	4.0		#6	4.0 x 4.0	8.0		#8	5.0 x 5.5	14.7		#8	4.5 x 5.0	10.4		#8	4.5 x 5.0	10.4		#8	14"
16"	2.0 x 3.0	2.6		#6	3.0 x 3.5	5.2		#6	4.5 x 5.0	10.3		#8	7.0 x 5.5	19.0		#10	5.0 x 5.5	13.4		#8	5.0 x 5.5	13.4		#8	16"

TABLE BASED ON 200 PSI PRESSURE AND 2000 PSF ALLOWABLE SOIL BEARING PRESSURE.

Revision	By	Approved	Date
07/19/04	AC		
03/16/05	AC		
04/14/05	DI		
06/04/07	AC		
01/04/16	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — TYPICAL THRUST BLOCK — W-27 — 9/17/17

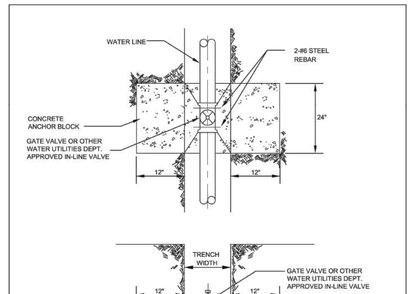
7 THRUST BLOCK CURB CUT WITH FLUME
N.T.S.



Revision	By	Approved	Date
06/11/01	DI		
09/18/02	DI		
08/29/04	AC		
09/22/10	DI		
01/04/16	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — STANDARD POST INDICATOR VALVE INSTALLATION WITH FIRE DEPARTMENT CONNECTION — W-21 — 9/17/17

5 STANDARD POST INDICATOR VALVE
N.T.S.

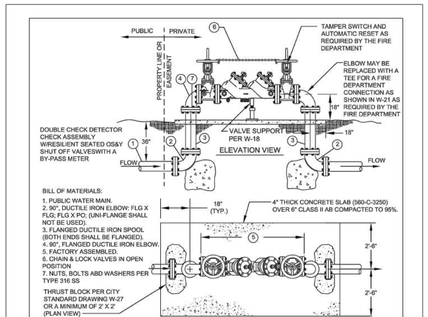


NOTES:
1. ALL NUTS & BOLTS TO BE TYPE 316 STAINLESS STEEL.
2. APPLY ANTI-SEIZE TO ALL S.S. BOLT THREADS.
3. ALL VALVES AND FITTINGS TO BE WRAPPED WITH 2 LAYERS OF 8 MIL POLYETHYLENE.
4. ALL FLANGE TO BE BE PRIMED AND WRAPPED WITH WAX-TAPE.
5. ALL CONCRETE TO BE 560-C-3250 (6- SACK CONCRETE MIX).

Revision	By	Approved	Date
11/08/00	MI		
09/18/02	DI		
08/29/04	AC		
01/04/16	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — LINE VALVE INSTALLATION — W-22 — 9/17/17

3 LINE VALVE
N.T.S.

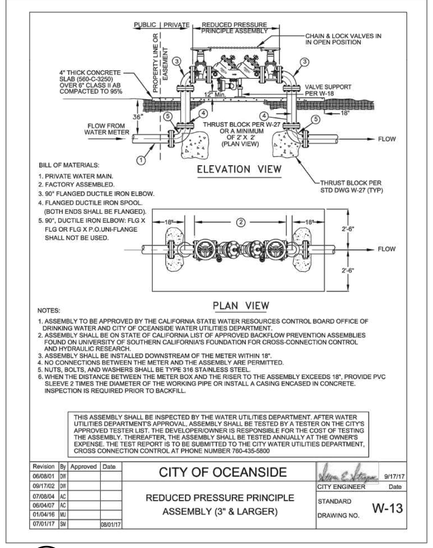


NOTES:
1. ASSEMBLY TO BE APPROVED BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD OFFICE OF DRINKING WATER AND CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT.
2. ASSEMBLY SHALL BE ON STATE OF CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES FOUND ON UNIVERSITY OF SOUTHERN CALIFORNIA'S FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
3. ASSEMBLY SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER WITHIN 18".
4. NO CONNECTIONS BETWEEN THE METER AND THE ASSEMBLY ARE PERMITTED.
5. NUTS, BOLTS, AND WASHERS SHALL BE TYPE 316 STAINLESS STEEL.
6. WHEN DISTANCE BETWEEN THE METER BOX AND THE RISER TO THE ASSEMBLY EXCEEDS 18", PROVIDE PVC SLEEVE 2 TIMES THE DIAMETER OF THE WORKING PIPE OR INSTALL A CASING ENCASED IN CONCRETE. INSPECTION IS REQUIRED PRIOR TO BACKFILL.

THIS ASSEMBLY SHALL BE INSPECTED BY THE WATER UTILITIES DEPARTMENT. AFTER WATER UTILITIES DEPARTMENT'S APPROVAL, ASSEMBLY SHALL BE TESTED BY A TESTER ON THE CITY'S APPROVED TESTER LIST. THE DEVELOPER/OWNER IS RESPONSIBLE FOR THE COST OF TESTING THE ASSEMBLY. THEREAFTER, THE ASSEMBLY SHALL BE TESTED ANNUALLY AT THE OWNER'S EXPENSE. THE TEST REPORT IS TO BE SUBMITTED TO THE CITY WATER UTILITIES DEPARTMENT, CROSS CONNECTION CONTROL AT PHONE NUMBER 760-435-5800.

Revison	By	Approved	Date
06/08/01	DI		
10/16/02	DI		
07/08/04	AC		
05/01/17	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — DOUBLE CHECK - DETECTOR CHECK ASSEMBLY — W-14 — 9/17/17



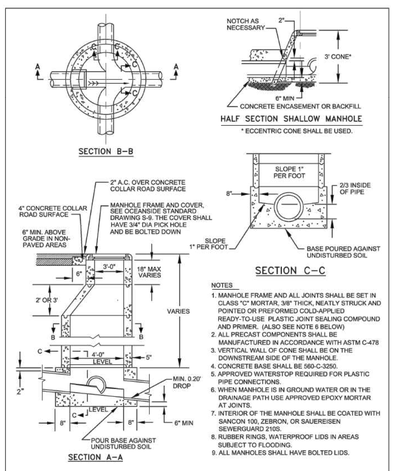
NOTES:
1. ASSEMBLY TO BE APPROVED BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD OFFICE OF DRINKING WATER AND CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT.
2. ASSEMBLY SHALL BE ON STATE OF CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES FOUND ON UNIVERSITY OF SOUTHERN CALIFORNIA'S FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
3. ASSEMBLY SHALL BE INSTALLED DOWNSTREAM OF THE METER WITHIN 18".
4. NO CONNECTIONS BETWEEN THE METER AND THE ASSEMBLY ARE PERMITTED.
5. NUTS, BOLTS, AND WASHERS SHALL BE TYPE 316 STAINLESS STEEL.
6. WHEN THE DISTANCE BETWEEN THE METER BOX AND THE RISER TO THE ASSEMBLY EXCEEDS 18", PROVIDE PVC SLEEVE 2 TIMES THE DIAMETER OF THE WORKING PIPE OR INSTALL A CASING ENCASED IN CONCRETE. INSPECTION IS REQUIRED PRIOR TO BACKFILL.

THIS ASSEMBLY SHALL BE INSPECTED BY THE WATER UTILITIES DEPARTMENT. AFTER WATER UTILITIES DEPARTMENT'S APPROVAL, ASSEMBLY SHALL BE TESTED BY A TESTER ON THE CITY'S APPROVED TESTER LIST. THE DEVELOPER/OWNER IS RESPONSIBLE FOR THE COST OF TESTING THE ASSEMBLY. THEREAFTER, THE ASSEMBLY SHALL BE TESTED ANNUALLY AT THE OWNER'S EXPENSE. THE TEST REPORT IS TO BE SUBMITTED TO THE CITY WATER UTILITIES DEPARTMENT, CROSS CONNECTION CONTROL AT PHONE NUMBER 760-435-5800

Revision	By	Approved	Date
06/08/01	DI		
09/17/02	DI		
07/08/04	AC		
06/04/07	AC		
01/04/16	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — REDUCED PRESSURE PRINCIPLE ASSEMBLY (3" & LARGER) — W-13 — 9/17/17

1 DOMESTIC WATER BACKFLOW ASSEMBLY
N.T.S.

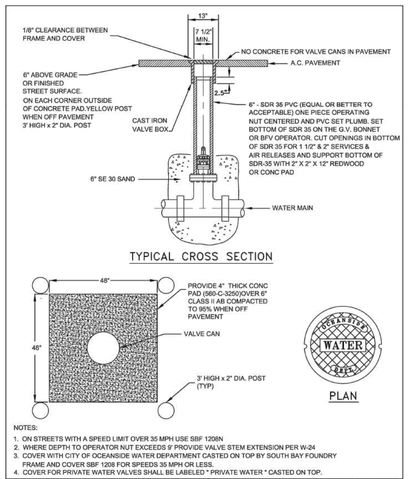


NOTES
1. MANHOLE FRAME AND ALL JOINTS SHALL BE SET IN CLASS "C" MORTAR, 3/8" THICK, NEATLY STRUCK AND POINTED OR PREFORMED COLD-APPLIED READY-TO-USE PLASTIC JOINT SEALING COMPOUND AND PRIMER. (ALSO SEE NOTE 6 BELOW)
2. ALL PRECAST COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478
3. VERTICAL WALL OF CONE SHALL BE ON THE DOWNSTREAM SIDE OF THE MANHOLE.
4. CONCRETE BASE SHALL BE 560-C-3250.
5. APPROVED WATERSTOP REQUIRED FOR PLASTIC PIPE CONNECTIONS.
6. WHEN MANHOLE IS IN GROUND WATER OR IN THE DRAINAGE PATH USE APPROVED EPOXY MORTAR AT JOINTS.
7. INTERIOR OF THE MANHOLE SHALL BE COATED WITH SANCON 100, ZEBRON, OR SAUEREISEN SEWERGUARD 2105.
8. RUBBER RINGS, WATERPROOF LIDS IN AREAS SUBJECT TO FLOODING.
9. ALL MANHOLES SHALL HAVE BOLTED LIDS.

Revision	By	Approved	Date
04/15/01	MI		
10/22/02	SM		
09/22/10	DI		
01/04/16	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — MANHOLE- 4' DIAMETER (FOR 21" MAX. DIA. PIPE) — S-5 — 9/17/17

6 4' DIA. SS MANHOLE
N.T.S.

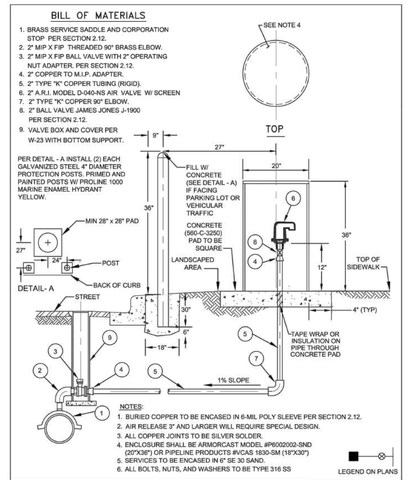


NOTES:
1. ON STREETS WITH A SPEED LIMIT OVER 35 MPH USE SBF 1208N
2. WHERE DEPTH TO OPERATOR NUT EXCEEDS 9' PROVIDE VALVE STEM EXTENSION PER W-24
3. COVER WITH CITY OF OCEANSIDE WATER DEPARTMENT CASTED ON TOP BY SOUTH BAY FOUNDRY FRAME AND COVER SBF 1208 FOR SPEEDS 35 MPH OR LESS.
4. COVER FOR PRIVATE WATER VALVES SHALL BE LABELLED " PRIVATE WATER " CASTED ON TOP.

Revision	By	Approved	Date
10/22/02	SM		
06/04/07	AC		
03/05/08	DI		
09/22/10	DI		
05/01/17	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — VALVE BOX AND COVERS — W-23 — 9/17/17

4 VALVE BOX
N.T.S.



NOTES:
1. BURIED COPPER TO BE ENCASED IN 6-MIL POLY SLEEVE PER SECTION 2.12.
2. AIR RELEASE 3" AND LARGER WILL REQUIRE SPECIAL DESIGN.
3. ALL COPPER JOINTS TO BE SILVER SOLDER.
4. ENCLOSURE SHALL BE ARMORCAST MODEL #P6002002-SND (20"X36") OR PIPELINE PRODUCTS #VCAS 1830-SM (18"X30")
5. SERVICES TO BE ENCASED IN 6" SE 30 SAND.
6. ALL BOLTS, NUTS, AND WASHERS TO BE TYPE 316 SS

LEGEND ON PLANS

Revision	By	Approved	Date
07/08/04	AC		
03/05/08	DI		
09/22/10	DI		
04/25/17	IG		
07/01/17	SM		08/01/17

CITY OF OCEANSIDE — 2" AIR VALVES — W-3 — 9/17/17

2 UTILITY AIR RELEASE VALVE
N.T.S.

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 16	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT DETAILS SHEET FOR:

TRI–CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK — R.C.E.

GRADING PERMIT NO: PDS20XX–LDXXXX–XXXXX

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

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ISSUE FOR PLANNING 15 DEC 2020
ISSUE FOR GRADING PERMIT 03 DEC 2020
ISSUE FOR OSHPD SUBMITTAL 19 NOV 2020

Rev.	Description	Date
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER — JEFFREY B. CHILDERS — No. 59894 Exp. 12/31/21 — CIVIL — STATE OF CALIFORNIA

Drawing Title:

DETAILS

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: AL/ EL

C1016

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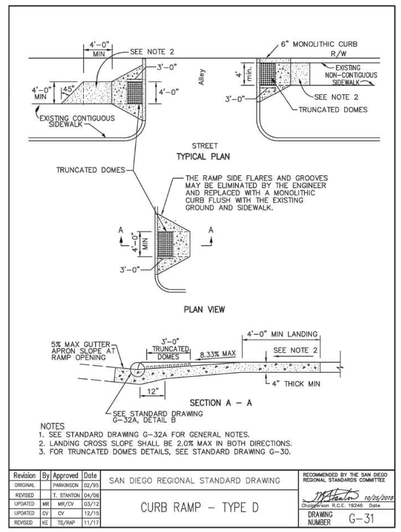
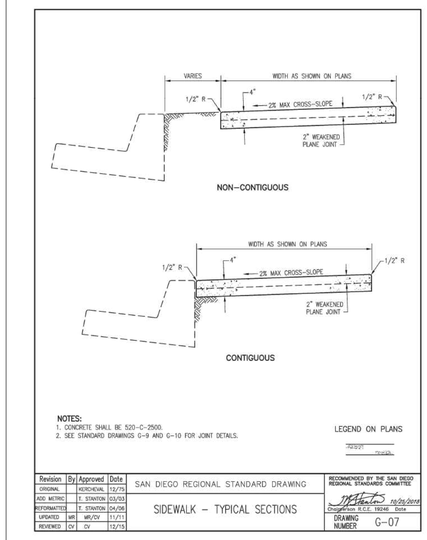


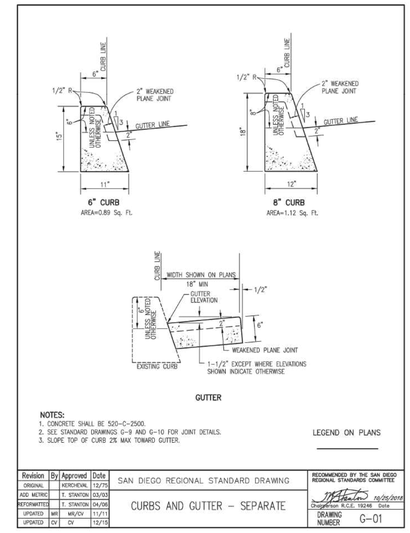
Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		PARKINSON	02/95		
REVISED		T. STANTON	04/06	CURB RAMP – TYPE D	Christie Kron R.C.E. 19246 Date 10/24/2019
UPDATED	MR	MR/CV	03/12		
UPDATED	CV	CV	12/15		DRAWING NUMBER G-31
REVISED	KC	TS/RAP	11/17		

9 – TYPE D – CURB RAMP
N.T.S.



Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		KERCHEVAL	12/75		
ADD METRIC		T. STANTON	03/03	SIDEWALK – TYPICAL SECTIONS	Christie Kron R.C.E. 19246 Date 10/24/2019
REFORMATTED		T. STANTON	04/06		
UPDATED	MR	MR/CV	11/11		DRAWING NUMBER G-07
REVIEWED	CV	CV	12/15		

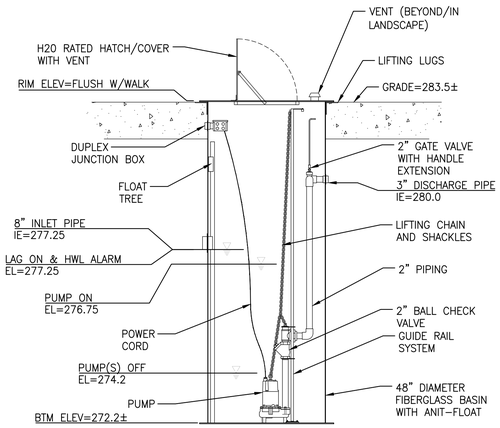
7 – SIDEWALK
N.T.S.



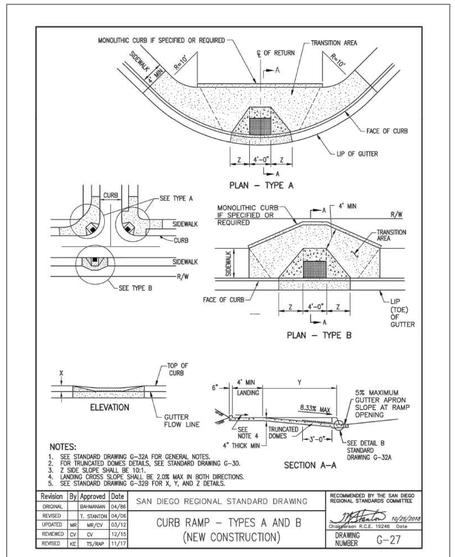
Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		KERCHEVAL	12/75		
ADD METRIC		T. STANTON	03/03	CURBS AND GUTTER – SEPARATE	Christie Kron R.C.E. 19246 Date 10/24/2019
REFORMATTED		T. STANTON	04/06		
UPDATED	MR	MR/CV	11/11		DRAWING NUMBER G-01
UPDATED	CV	CV	12/15		

5 – CURB AND GUTTER – SEPARATE
N.T.S.

3 – NOT USED
N.T.S.

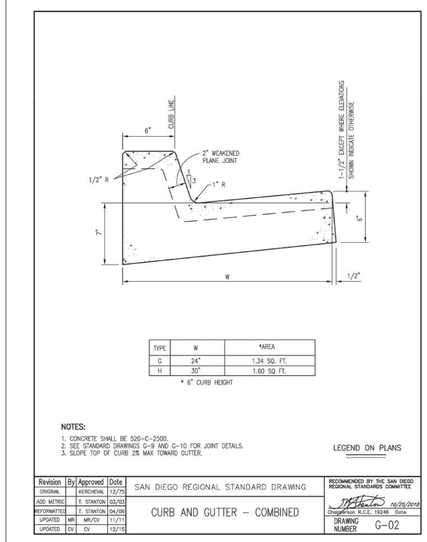


2 – SANITARY SEWER LIFT STATION DETAIL
N.T.S.



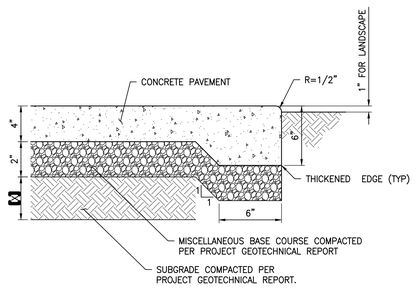
Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		BAHRAMIAN	04/96		
REVISED		T. STANTON	04/06	CURB RAMP – TYPES A AND B (NEW CONSTRUCTION)	Christie Kron R.C.E. 19246 Date 10/24/2019
UPDATED	MR	MR/CV	03/12		
REVIEWED	CV	CV	12/15		DRAWING NUMBER G-27
REVISED	KC	TS/RAP	11/17		

8 – CURB RAMP – TYPES A AND B
N.T.S.



Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		KERCHEVAL	12/75		
ADD METRIC		T. STANTON	03/03	CURB AND GUTTER – COMBINED	Christie Kron R.C.E. 19246 Date 10/24/2019
REFORMATTED		T. STANTON	04/06		
UPDATED	MR	MR/CV	11/11		DRAWING NUMBER G-02
UPDATED	CV	CV	12/15		

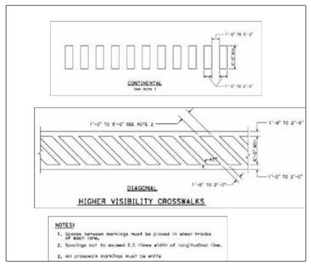
6 – CURB AND GUTTER
N.T.S.



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

4 – CONCRETE SIDEWALK
N.T.S



1 – STRIPE PEDESTRIAN SIDEWALK
N.T.S.

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 17	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT DETAILS SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK

R.C.E.

GRADING PERMIT NO:

PDS20XX-LDXXXX-XXXXX

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

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ISSUE FOR PLANNING	15 DEC 2020
ISSUE FOR GRADING PERMIT	03 DEC 2020
ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

Rev.	Description	Date
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER
JEFFREY B. CHIANCA
No. 59894
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

ENGINEER'S NAME: EVAN LAKIN
PHONE NO. (213)266-5266 // EMAIL: EVAN.LAKIN@KPFF.COM

Drawing Title:

DETAILS

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: AL/ EL

C1017

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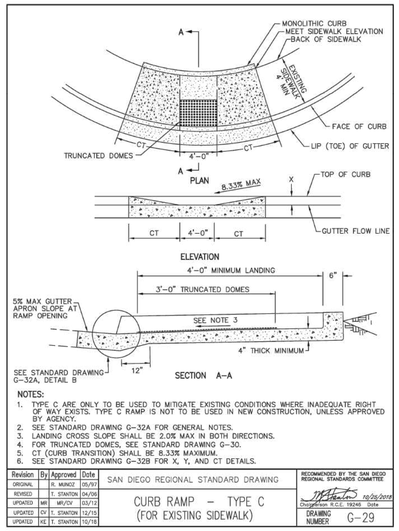


NOTES:
1. TYPE C ARE ONLY TO BE USED TO MITIGATE EXISTING CONDITIONS WHERE INADEQUATE RIGHT OF WAY EXISTS. TYPE C RAMP IS NOT TO BE USED IN NEW CONSTRUCTION, UNLESS APPROVED BY AGENCY.
2. SEE STANDARD DRAWING G-32A FOR GENERAL NOTES.
3. LANDING CROSS SLOPE SHALL BE 2.0% MAX IN BOTH DIRECTIONS.
4. FOR TRUNCATED DOMES, SEE STANDARD DRAWING G-30.
5. CT (CURB TRANSITION) SHALL BE 8.33% MAXIMUM.
6. SEE STANDARD DRAWING G-32B FOR X, Y, AND CT DETAILS.

Revision	By	Approved	Date
ORIGINAL	R. MUNOZ		05/97
REVISED	T. STANTON	04/06	
UPDATED	MR	MR/DV	03/13
UPDATED	DV	T. STANTON	12/13
UPDATED	KE	T. STANTON	10/18

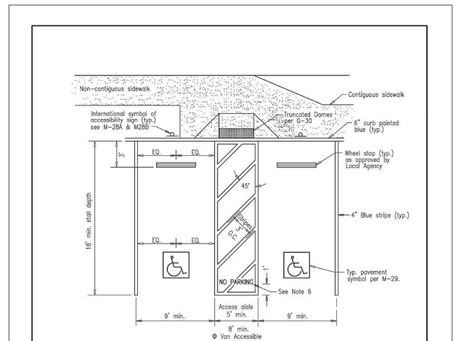
SAN DIEGO REGIONAL STANDARD DRAWING

CURB RAMP - TYPE C (FOR EXISTING SIDEWALK)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chair 10/26/2018
Chris Gibson R.C.E. 19246 Date

DRAWING NUMBER G-29

9 TYPE C – CURB RAMP
N.T.S.



NOTES:
1. Provide for adequate drainage.
2. For appropriate ramp alternate to conform to topographical conditions, see standard drawings G-27 through G-32B.
3. Blue color should match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)2.
4. If only one accessible parking stall is going to be provided, the access aisle shall be 8' (van accessible) and located on the passenger side.
5. Sidewalk cross slope shall not exceed 2.0%.
6. "NO PARKING" 12" high stencil marking, reflective white over blue stripes.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Revised		S. Geschaffel	09/15
Reviewed		K. Esobedo	10/18

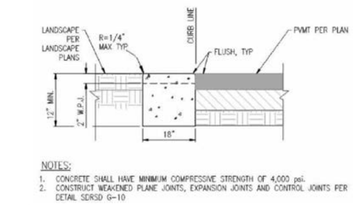
SAN DIEGO REGIONAL STANDARD DRAWING

DISABLED PARKING STALL(S)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chair 10/26/2018
Chris Gibson R.C.E. 19246 Date

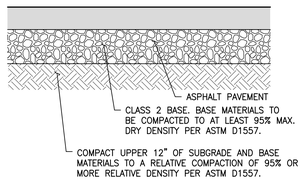
DRAWING NUMBER M-27A

7 ADA PARKING SDR
N.T.S.



NOTES:
1. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi.
2. CONSTRUCT WEAKENED PLANE JOINTS, EXPANSION JOINTS AND CONTROL JOINTS PER DETAIL SDRSD G-10

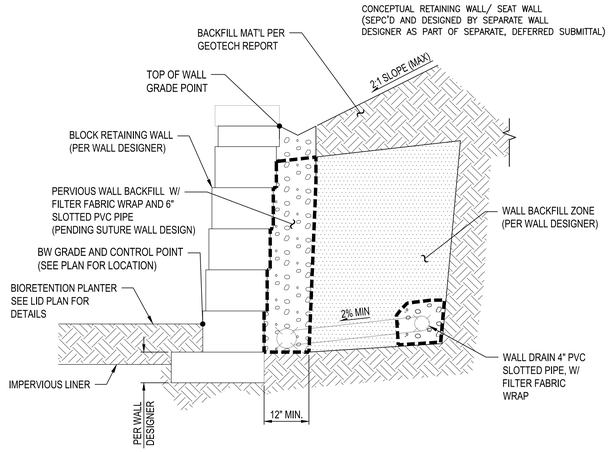
5 0" CONCRETE CURB (PVT)
N.T.S.



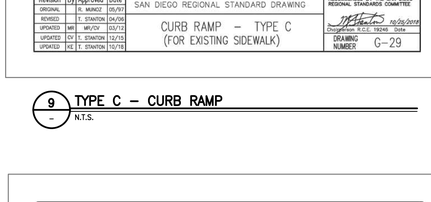
	ASPHALT CONC. (IN)	BASE COURSE (IN)
DRIVE AISLES	4"	12"
PARKING AREA	3	10

NOTE:
1. THIS AC PAVEMENT SECTION IS DESIGNED USING AN ASSUMED R-VALUE OF 5+ AND TRAFFIC INDEX OF 6 AND 5, RESPECTIVELY. CONTRACTOR SHALL PERFORM R-VALUE TEST ON BULK SAMPLES OF THE SOILS THAT ARE EXPOSED AT THE FINISH SUBGRADE ELEVATIONS ACROSS THE SITE ONCE GRADING OPERATIONS HAVE BEEN PERFORMED. R-VALUES THAT VARY FROM THE DESIGN VALUE MAY REQUIRED RE-DESIGN OF PAVEMENT SECTION. CONTRACTOR MAY MATCH EXISTING PAVEMENT SECTION IF APPROVED BY GEOTECHNICAL ENGINEER.

4 ASPHALT CONCRETE PAVEMENT
N.T.S



2 CONCEPTUAL DRAINAGE DETAIL FOR SEGMENTAL BLOCK WALL BACKFILL
N.T.S.



NOTES
1. Pavement symbol shall be painted white on a blue background.
2. Blue color shall match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)2.

Revision	By	Approved	Date
Revised		D. Geschaffel	09/15
Reviewed		K. Esobedo	10/18

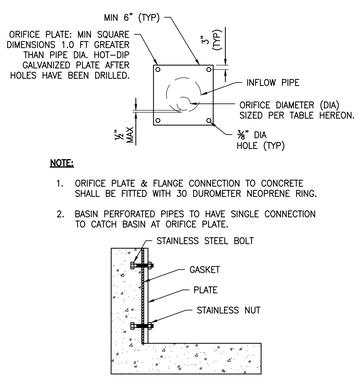
SAN DIEGO REGIONAL STANDARD DRAWING

PAVEMENT SYMBOL- DISABLED PARKING

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chair 10/26/2018
Chris Gibson R.C.E. 19246 Date

DRAWING NUMBER M-29

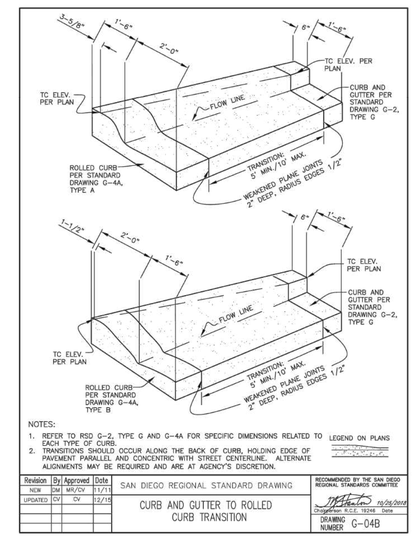
8 DISABLED PARKING SYMBOL
N.T.S.



NOTE:
1. ORIFICE PLATE & FLANGE CONNECTION TO CONCRETE SHALL BE FITTED WITH 30 DUROMETER NEOPRENE RING.
2. BASIN PERFORATED PIPES TO HAVE SINGLE CONNECTION TO CATCH BASIN AT ORIFICE PLATE.

BIOFILTRATION AREA	INFLOW PIPE DIA.	ORIFICE DIA.
SD-1	6"	1⅜"

6 FLOW CONTROL ORIFICE PLATE
N.T.S.



NOTES:
1. REFER TO RSD G-2, TYPE G AND G-4A FOR SPECIFIC DIMENSIONS RELATED TO EACH TYPE OF CURB.
2. TRANSITIONS SHOULD OCCUR ALONG THE BACK OF CURB, HOLDING EDGE OF PAVEMENT PARALLEL AND CONCENTRIC WITH STREET CENTERLINE. ALTERNATE ALIGNMENTS MAY BE REQUIRED AND ARE AT AGENCY'S DISCRETION.

LEGEND ON PLANS

Revision	By	Approved	Date
NEW	DM	MR/DV	11/11
UPDATED	DV	DV	12/15

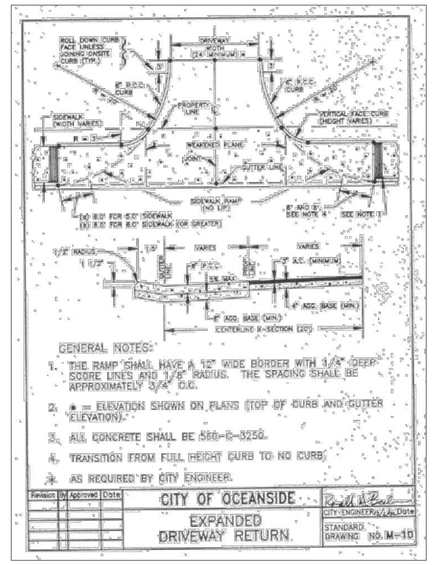
SAN DIEGO REGIONAL STANDARD DRAWING

CURB AND GUTTER TO ROLLED CURB TRANSITION

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chair 10/26/2018
Chris Gibson R.C.E. 19246 Date

DRAWING NUMBER G-04B

3 TYPE B ROLLED CURB
N.T.S.



1 CONCRETE DRIVEWAY
N.T.S.

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 18	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

PRIORITY DEVELOPMENT PROJECT DETAILS SHEET FOR:

TRI-CITY MEDICAL CENTER BEHAVIORAL HEALTH FACILITY

CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK R.C.E.

GRADING PERMIT NO: PDS20XX-LDXXXX-XXXXX

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

ENGINEER'S NAME: EVAN LAKIN
PHONE NO. (213)266-5266 // EMAIL: EVAN.LAKIN@KPFF.COM

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

REGISTERED PROFESSIONAL ENGINEER JEFFREY B. CANNON No. 59894 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

Drawing Title:

DETAILS

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: AL/ EL

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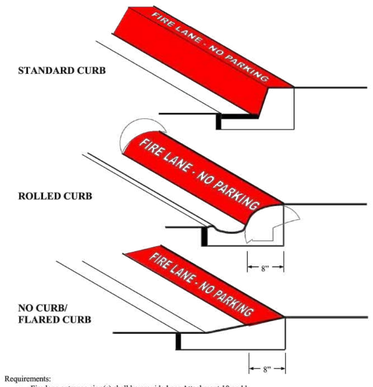
IX. **Attachment 9 – Fire Lane Curb Identification**



Requirements:

- Fire lane entrance sign(s) shall be provided per Attachment 10 or 11.
- Curbs shall be painted O.S.H.A. Safety Red.
- "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" lettering at a spacing of 30' on center or portion thereof.

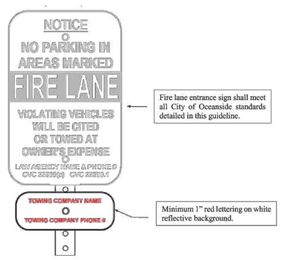
X. **Attachment 10 – Fire Lane Entrance Signs**

To be used only at vehicle entry points to areas that contain "Fire Lane – No Parking" signs or red curbs.



- All sign and lettering dimensions shown are minimum required.
- This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 13.
- Towing company contact information is required for all properties with a standing written agreement for services with a towing company, per the California Vehicle Code.

XI. **Attachment 11 – Specifications for Alternate Location of Towing Company Information**



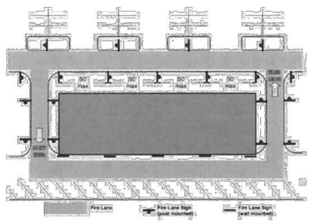
- Towing company contact information is required for all properties with a standing written agreement for services with a towing company, per the California Vehicle Code.
- To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

XII. **Attachment 12 – Specifications for Fire Lane No Parking Sign**



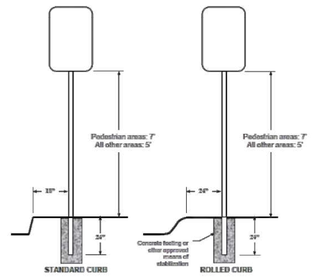
- All sign and lettering dimensions shown are minimums. "Arial Narrow" font is used in the example above though other legible sans-serif fonts may be acceptable.
- In areas where fire lane parking restrictions are enforced by the California Highway Patrol, "NO STOPPING – FIRE LANE" signs meeting Caltrans standards shall be used.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

XIII. **Attachment 13 – Fire Lane No Parking Sign Locations**



- Signs are required within 3' of the end of each designated fire lane and spaced a maximum of 50' along the entire designated lane. One sign is required for each island adjacent to the fire lane.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 14. Where sign posts are not practical, signs may be mounted on a wall or fence. OFD inspectors will determine if additional signs or sign locations are required.

XIV. **Attachment 14 – Mounting Specifications for Fire Lane Entrance and No Parking Signs**



- Signs shall be mounted facing the direction of vehicular travel.
- Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.
- Depth of bury shall be a minimum of 24" and rebar, a concrete footing or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per City of Oceanside requirements.

1 – FIRE SIGNAGE AND STRIPING
N.T.S.

PERMANENT BMP_TEMPLATE (REV. 7/6/2017)

COUNTY APPROVED CHANGES

DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET 19	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS

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CALIFORNIA COORDINATE INDEX

APPROVED FOR WILLIAM P. MORGAN
COUNTY ENGINEER

ENGINEER OF WORK
R.C.E.

GRADING PERMIT NO:
PDS20XX-LDXXXX-XXXXX

ENGINEER'S NAME: EVAN LAKIN
PHONE NO. (213)266-5266 // EMAIL: EVAN.LAKIN@KPFF.COM

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	ISSUE FOR PLANNING	15 DEC 2020
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Rev.	Description	Date
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL



Drawing Title:

DETAILS

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: AL/ EL

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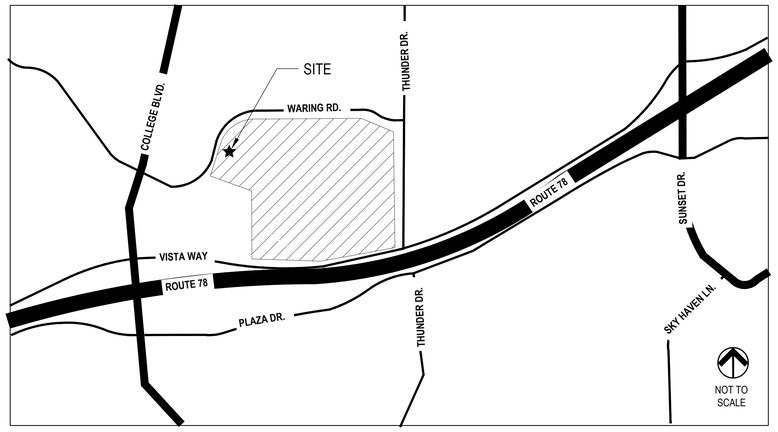
TRI-CITY MEDICAL CENTER

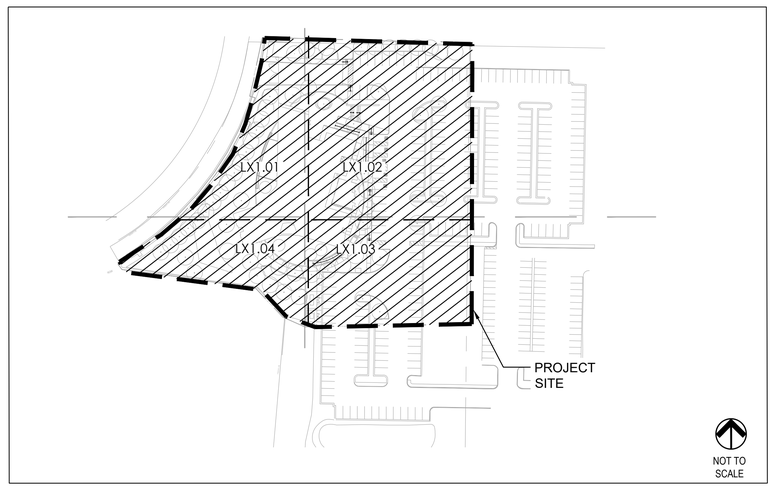
LANDSCAPE ARCHITECTURE PLANS

4002 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

OSHPD SUBMITTAL 11/19/20



VICINITY MAP



SITE MAP

WATER CONSERVATION STATEMENT

THE LANDSCAPE IS DESIGNED, AND THE FINAL LANDSCAPE PLANS WILL REFLECT, CONFORMANCE WITH WATER CONSERVATION REQUIREMENTS. THE PLANTING DESIGN PROMOTES WATER CONSERVATION THROUGH THE "HYDROZONE" GROUPING OF SPECIES WITH SIMILAR IRRIGATION REQUIREMENTS, EXTENSIVE USE OF MODERATE AND LOW WATER REQUIRING SPECIES, AND NO USE OF COLOR OR TURF PLANTINGS.

FINAL PLANS WILL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL LANDSCAPE. FOR THE OWNER'S ASSOCIATION MAINTAINED, PUBLIC AND PRIVATE AREAS.
WATER CONSERVATION DESIGN FEATURES TO BE INCORPORATED INTO THE LANDSCAPE AND IRRIGATION DESIGN INCLUDE:
- SOIL ANALYSIS AND PREPARATION SPECIFICATION
- APPROPRIATE PLANT SELECTION
- USE OF LANDSCAPE MULCHES
- USE EFFICIENT SYSTEM COMPONENTS
- USE OF WEATHER-BASED CONTROLLERS/ SENSORS
- SEPARATELY VALVED TREE WATERING SYSTEMS IN SELECTED LOCATIONS, AND ADDITIONAL MAINTENANCE SPECIFICATION.

ADDITIONAL FINAL IRRIGATION DESIGN CRITERIA:
- WATER BUDGET AND ESTIMATED WATER USE WILL BE DEMONSTRATED TO CONFORM TO CITY REQUIREMENTS.
- ONLY LOW VOLUME IRRIGATION WILL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24 INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPE AREA.

PROJECT NARRATIVE

THE PROPOSED SCOPE OF WORK IS FOR THE EXTERIOR UPGRADE IMPROVEMENTS ADJACENT TO THE NEW BUILDING. UPGRADE IMPROVEMENTS INCLUDE: PROPOSED TENANT AMENITY SPACES, PROPOSED LANDSCAPING AND IRRIGATION WITHIN THE AMENITY SPACE, AS WELL AS AREAS ADJACENT TO THE BUILDING FACADE.

GENERAL / CITY NOTES

1. ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED PER APPLICABLE LAWS, ORDINANCE, AND REGULATIONS. THIS PROJECT SHALL COMPLY WITH THE 2016 CBC, MC, CPC AND CEC.
2. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
4. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
6. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES, MATERIALS OR DEBRIS.
7. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS.
8. CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON LEGENDS AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
11. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC MATERIAL. APPLY AMENDMENTS AND FERTILIZERS PER THE RECOMMENDATIONS OF THE SOIL AGRONOMY REPORT FROM THE SITE.
12. THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THE SAME WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN DIEGO DEVELOPMENT DEPARTMENT. THE STAMPING OF THE PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.
13. 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED.
14. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SCHEDULE.
15. A COPY OF ALL VARIANCES SHALL BE MADE PART OF THE APPROVED SET OF PLANS AND SHALL BE CROSS REFERENCED UNDER THE APPLICABLE CODES SECTION OF THE GENERAL NOTES SHEET.

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE
- 2016 TITLE 24
- 2016 ADA STANDARDS FOR ACCESSIBLE DESIGN
- CALIFORNIA PLUMBING CODE (CPC) 2016

DECLARATION OF RESPONSIBLE CHARGE

I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN CHAPTER 20.12 OF THE MUNICIPAL CODE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

DATE: 11/19/20

BRAD LENAHAN

GROUNDLEVEL LANDSCAPE ARCHITECTURE
2605 STATE STREET, SUITE B
SAN DIEGO, CA 92103
PH: (619) 325-1990

REGISTRATION NO: LA 4988 EXPIRATION DATE: 03/31/22

PROJECT DIRECTORY

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CIVIL ENGINEER

KPFF
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(619) 521-8500
CONTACT: EVAN LAKIN
EVAN.LAKIN@KPFF.COM

IRRIGATION CONSULTANT

SWEENEY & ASSOCIATES
321 RAMPART ST., SUITE 209
ORANGE, CA 92868
(714) 938-0456
CONTACT: COREY FOX
cfox@sweeneyassoc.com

SHEET INDEX

LANDSCAPE

LT1.00	LANDSCAPE TITLE SHEET
LC1.01 - LC1.04	LANDSCAPE CONSTRUCTION PLANS
LC2.00	LANDSCAPE CONSTRUCTION SCHEDULE & NOTES
LC3.01 - LC3.03	LANDSCAPE CONSTRUCTION DETAILS
LI1.01 - LI1.03	LANDSCAPE IRRIGATION PLANS
LI2.01	LANDSCAPE IRRIGATION LEGEND & NOTES
LI3.01	LANDSCAPE IRRIGATION DETAILS
LP1.01 - LP1.04	LANDSCAPE PLANTING PLANS
LP2.00	LANDSCAPE PLANTING LEGEND & NOTES
LP3.01	LANDSCAPE PLANTING DETAILS
LM1.01 - LM1.04	LANDSCAPE MULCH PLANS

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AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE 3-31-22
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
TITLE SHEET

Issue Date: 12/15/2020

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LT1.00

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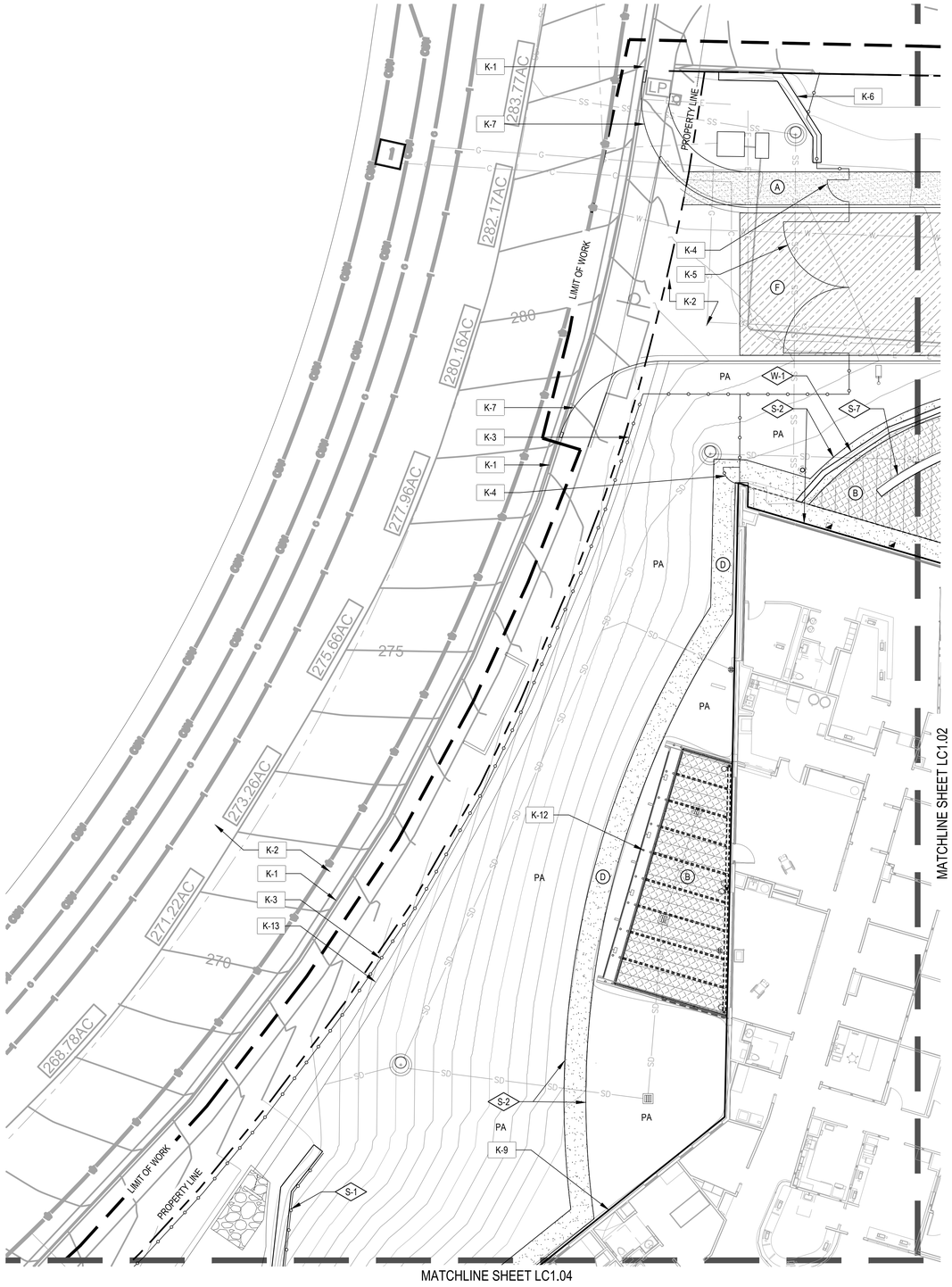

CONSTRUCTION NOTES

1. ALL PAVEMENT AND CURBS WITHIN 5 FEET OF A TREE SHALL BE LINED WITH A DEEP ROOT BARRIER ALONG THE EDGE OF THE HARDSCAPE.
2. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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5. PROVIDE WATER BARRIERS WHERE VEHICULAR PAVEMENT IS ADJACENT TO PLANTING AREAS.

CONSTRUCTION SYMBOLS

SYMBOL	DESCRIPTION
	SAWCUT JOINT
	ISOLATION JOINT (NOT SHOWN THIS SET)
	ALIGN
	P.O.B. (POINT OF BEGINNING)
PA	PLANTING AREA
EQ	EQUAL DIMENSIONS
TYP	TYPICAL

CONSTRUCTION LEGEND

PAVING TYPES - REFER TO SHEET LC2.00 FOR FULL CONSTRUCTION SCHEDULE

SYMBOL/HATCH	DESCRIPTION	DETAIL
A	PEDESTRIAN CONCRETE PAVING TYPE 'A'	1-4/ LC3.01
B	PEDESTRIAN CONCRETE PAVING TYPE 'C'	1-4/ LC3.01
C	PEDESTRIAN CONCRETE PAVING TYPE 'C'	1-4/ LC3.01
D	STABILIZED DECOMPOSED GRANITE	7/ LC3.01
E	TRUNCATED DOME PAVERS	8-9/ LC3.01
F	DRIVABLE TURF PAVING	10/ LC3.01

SITE ITEMS - REFER TO SHEET LC2.00 FOR FULL CONSTRUCTION SCHEDULE

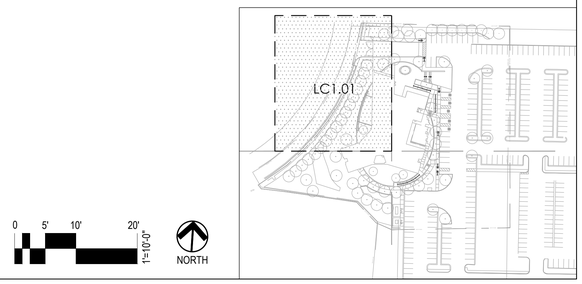
SYMBOL	DESCRIPTION	DETAIL
S-1	CABLE GUARD RAIL	1/ LC3.03
S-2	STEEL EDGING	6/ LC3.01
S-3	CONCRETE STAIRS	2/ LC3.02
S-4	STAINLESS STEEL HANDRAIL	2-3/ LC3.02
S-5	ADA CONCRETE RAMP	3/ LC3.02
S-6	BENCH	-
S-7	CURVED BENCH	-

WALLS, FENCES & GATES - REFER TO SHEET LC2.00 FOR FULL CONSTRUCT. SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
W-1	KEYSTONE WALL	4/ LC3.02
W-2	CAST-IN-PLACE CONCRETE CURB	1/ LC3.02

KEYNOTES

SYMBOL	DESCRIPTION
K-1	EXISTING CURB
K-2	PROPOSED VEHICULAR PAVING, SEE CIVIL DRAWINGS
K-3	PROPOSED SECURITY FENCE, SEE ARCHITECTURE DRAWINGS
K-4	PROPOSED PEDESTRIAN GATE, SEE ARCHITECTURE DRAWINGS
K-5	PROPOSED VEHICULAR GATE, SEE ARCHITECTURE DRAWINGS
K-6	PROPOSED RETAINING WALL, SEE CIVIL DRAWINGS
K-7	PROPOSED CURB, SEE CIVIL DRAWINGS
K-8	EXISTING SIGN
K-9	PROPOSED BUILDING, SEE ARCHITECTURE DRAWINGS
K-10	PROPOSED DRAINAGE BASIN, SEE CIVIL DRAWINGS
K-11	PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURE DRAWINGS
K-12	PROPOSED VINE WIRE SCREEN, SEE ARCHITECTURE DRAWINGS
K-13	PROPOSED U-DITCH, SEE CIVIL DRAWINGS



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ISSUE FOR PLANNING	15 DEC 2020
ISSUE FOR GRADING PERMIT	03 DEC 2020
ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

Rev.	Description	Date

AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LEMAHIEU
4470
SIGNATURE
DATE
OF CALIFORNIA

Drawing Title:

LANDSCAPE
CONSTRUCTION PLAN

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by:

LC1.01

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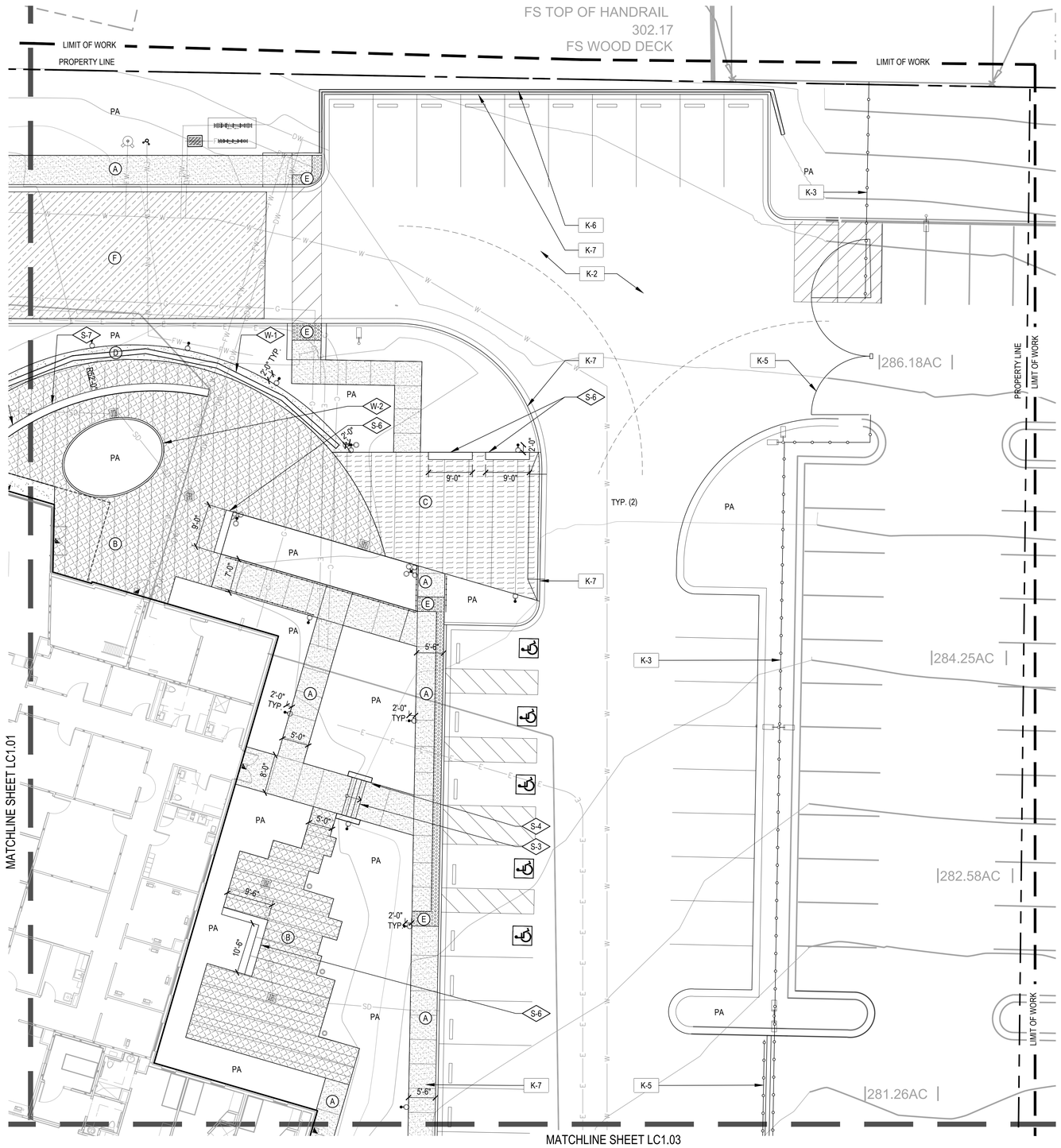

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	ISOLATION JOINT (NOT SHOWN THIS SET)
	ALIGN
	P.O.B. (POINT OF BEGINNING)
PA	PLANTING AREA
EQ	EQUAL DIMENSIONS
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CONSTRUCTION LEGEND

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S-5	ADA CONCRETE RAMP	3/ LC3.02
S-6	BENCH	-
S-7	CURVED BENCH	-

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SYMBOL	DESCRIPTION	DETAIL
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W-2	CAST-IN-PLACE CONCRETE CURB	1/ LC3.02

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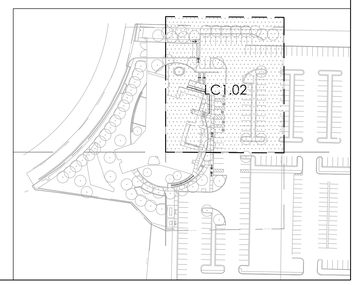

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AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LENMAN
4470
SIGNATURE
DATE 12-15-20
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
CONSTRUCTION PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

LC1.02

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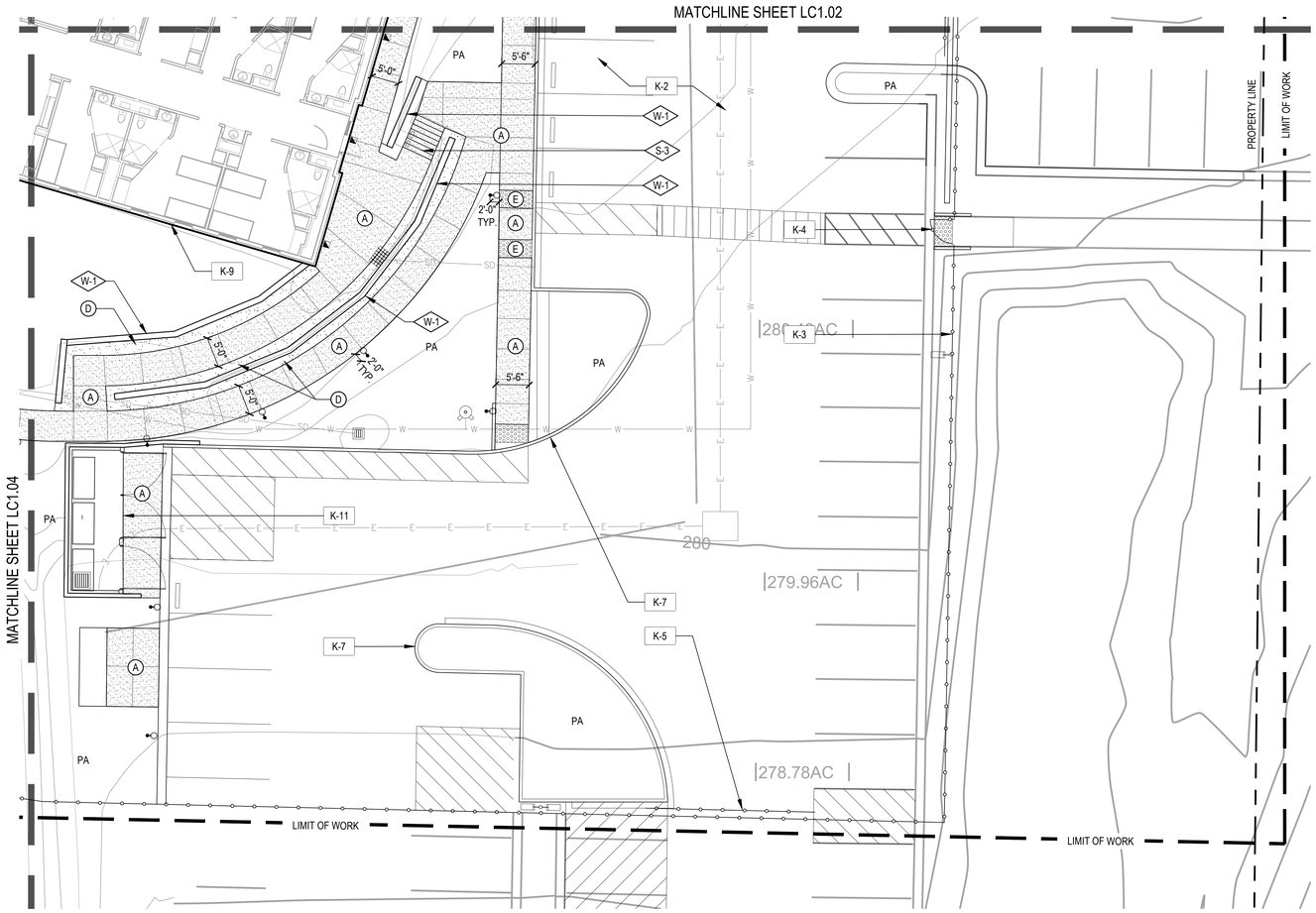

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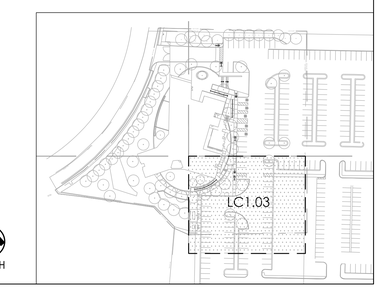

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Rev.	Description	Date
AGENCY APPROVAL		

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LEMMON
4470
SIGNATURE
DATE 3-31-21
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
CONSTRUCTION PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

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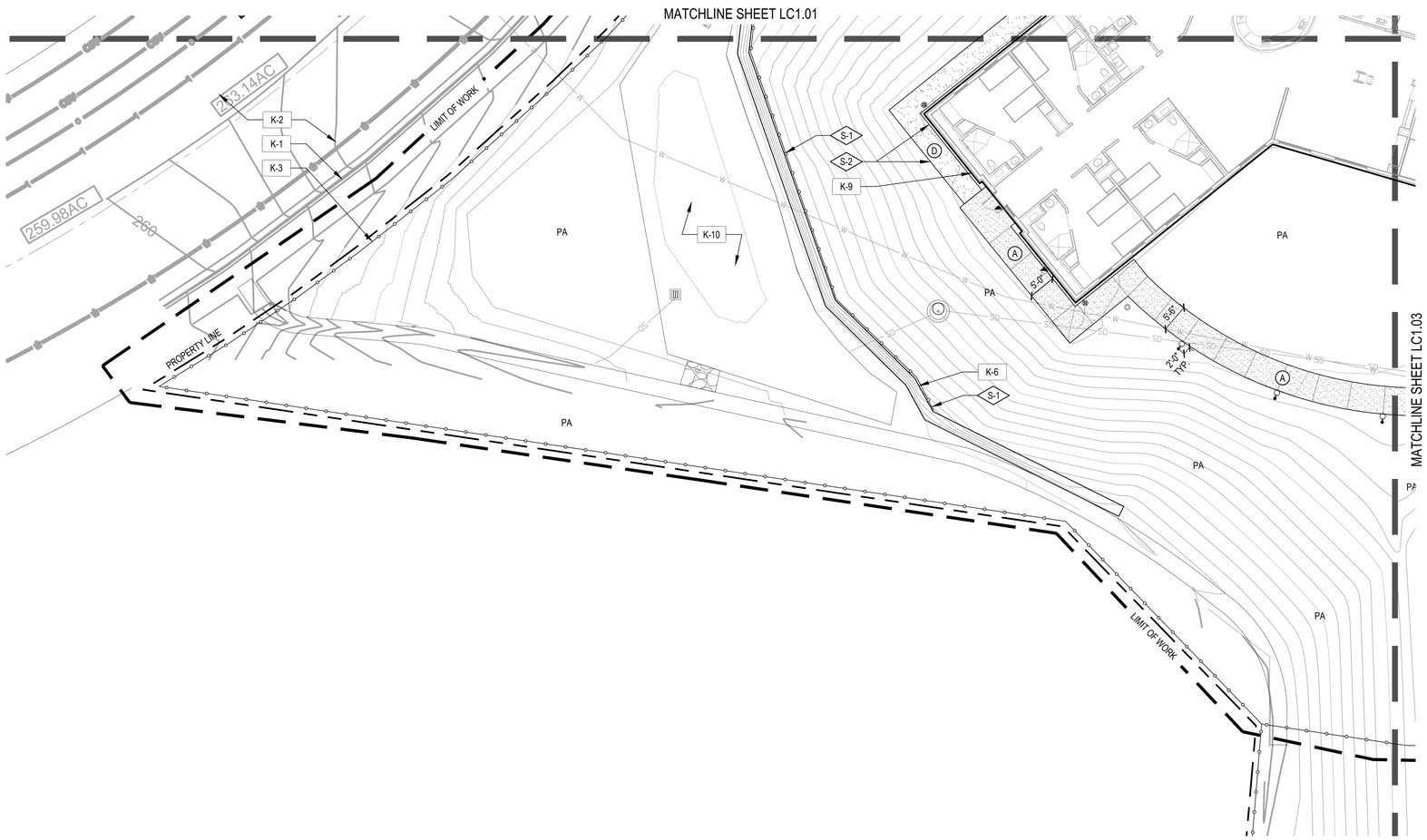

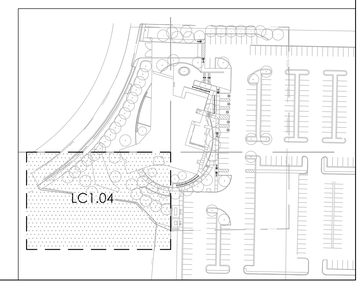

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AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

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CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
GERALD LEMATTA
4470
SIGNATURE
DATE
09-30-20
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
CONSTRUCTION PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

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CONSTRUCTION SCHEDULE

PAVING TYPES

SYMBOL	DESCRIPTION		MANUFACTURER / SUPPLIER	MATERIAL / PRODUCT NO.	COLOR	FINISH	NOTES	DETAIL
A	PEDESTRIAN CONCRETE PAVING TYPE 'A'		LOCAL BATCH PLANT	TYPE 2 CONCRETE WITH DAVIS COLORS INTEGRAL COLOR	NATURAL GREY	ETCH PER MOCKUP	PROVIDE (3) 4'x4' MOCK-UPS WITH THE FOLLOWING TOPCAST FINISHES (#5, #15, #25)	1-4/ LC3.01
B	PEDESTRIAN CONCRETE PAVING TYPE 'B'		LOCAL BATCH PLANT	TYPE 2 CONCRETE WITH DAVIS COLORS INTEGRAL COLOR	TBD	ETCH PER MOCKUP	PROVIDE (3) 4'x4' MOCK-UPS WITH THE FOLLOWING TOPCAST FINISHES (#5, #15, #25)	1-4/ LC3.01
C	PEDESTRIAN CONCRETE PAVING TYPE 'C'		LOCAL BATCH PLANT	TYPE 2 CONCRETE WITH DAVIS COLORS INTEGRAL COLOR	TBD	ETCH PER MOCKUP	PROVIDE (3) 4'x4' MOCK-UPS WITH THE FOLLOWING TOPCAST FINISHES (#5, #15, #25)	1-4/ LC3.01
D	STABILIZED DECOMPOSED GRANITE		SOUTHWEST BOULDER AND STONE	DECOMPOSED GRANITE (STABILIZED)	CALIFORNIA GOLD	LIGHT RAKE	SLOPE AWAY FROM BUILDING AND TOWARDS DRAINS	7/ LC3.01
E	TRUNCATED DOME PAVERS		TECTURA DESIGNS	ADA - 2 STRAIGHT ROW 2.375" SQUARE SPACING PATTERN	A.40 (FEDERAL YELLOW)	-	CALIFORNIA ADA COMPLIANT TRUNCATED DOME PAVER	8-9/ LC3.01
F	DRIVABLE TURF PAVING	TURF	PER PLANTING PLANS	PER PLANTING PLANS	-	-	- PROVIDE SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION - INSTALL PER MANUFACTURER'S RECOMMENDATIONS	10/ LC3.01
		DRIVABLE GRID	PRESTO	GEOBLOCK 5150	-	-		

SITE ITEMS

SYMBOL	DESCRIPTION		MANUFACTURER / SUPPLIER	MATERIAL / PRODUCT NO.	COLOR	FINISH	NOTES	DETAIL
S-1	CABLE GUARD RAIL		-	-	-	-	-	1 / LC3.03
S-2	STEEL EDGING		J.D. RUSSELL	DURAEDGE, HEAVY DUTY 3/16" THICKNESS x 5" DEPTH	UNPAINTED	NATURAL	LAYOUT SHALL BE REVIEWED / APPROVED BY LANDSCAPE ARCHITECT ON SITE.	6/ LC3.01
S-3	CONCRETE STAIRS		LOCAL BATCH PLANT	TYPE 2 CONCRETE WITH 4LBS DAVIS CONCRETE COLORS INTEGRAL COLOR	MATCH ADJACENT CONCRETE	MATCH ADJACENT CONCRETE	-	2/ LC3.02
S-4	STAINLESS STEEL HANDRAIL	FLAT STOCK POSTS	CUSTOM	1 1/2" X 1/2" FLAT STOCK ASTM 316 STAINLESS STEEL	STAINLESS	#4 BRUSHED	-PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION -PROVIDE MOCKUP PER SPECIFICATIONS -EPOXY ESCUTCHEON PLATE TO PAVING	2-3/ LC3.02
		STEEL HANDRAIL	CUSTOM	1 1/2" DIAMETER ASTM 316 STAINLESS STEEL	STAINLESS	#4 BRUSHED		
		ESCUTCHEON PLATE	CUSTOM	3" X 3" X 1/2" ASTM 316 STAINLESS STEEL ESCUTCHEON PLATE	STAINLESS	#4 BRUSHED		
S-5	ADA CONCRETE RAMP		LOCAL BATCH PLANT	TYPE 2 CONCRETE WITH 4LBS DAVIS CONCRETE COLORS INTEGRAL COLOR	MATCH ADJACENT CONCRETE	MATCH ADJACENT CONCRETE	-	3/ LC3.02
S-6	BENCH		STREETLIFE	ROUGH&READY	-	-	SEE MANUFACTURERS INSTRUCTIONS	-
S-7	CURVED BENCH		STREETLIFE	ROUGH&READY	-	-	SEE MANUFACTURERS INSTRUCTIONS	-

WALL, FENCES, & GATES

SYMBOL	DESCRIPTION	MANUFACTURER / SUPPLIER	MATERIAL / PRODUCT NO.	COLOR	FINISH	NOTES	DETAIL
W-1	KEYSTONE WALL	KEYSTONE	-	TBD	TBD	HEIGHT VARIES PER CIVIL DRAWINGS	4/ LC3.02
W-2	CAST-IN-PLACE CONCRETE CURB	LOCAL BATCH PLANT	TYPE 2 CONCRETE WITH 4LBS DAVIS CONCRETE COLORS INTEGRAL COLOR	MATCH ADJACENT CONCRETE	MATCH ADJACENT CONCRETE	REFER TO STRUCTURAL DRAWINGS FOR FOOTING SIZE AND REINFORCEMENT	1/ LC3.02

FOOT NOTES

1. "OR APPROVED EQUAL" SUBSTITUTION PROPOSALS WILL BE EVALUATED BASED ON THE PROVISIONS DETAILED IN THE CONTRACT SPECIFICATIONS. SPECIFIC EVALUATION CRITERIA INCLUDING PRODUCT AND PERFORMANCE CHARACTERISTICS BY WHICH SUBSTITUTIONS WILL BE EVALUATED IS INCLUDED IN APPLICABLE SPECIFICATION SECTIONS .
2. REFER TO SPEC SECTION 099601 FOR SPECIFIC PAINT COMPONENTS FOR ALL ITEMS TO BE PAINTED.

CONTACT INFORMATION FOR SPECIFIED PRODUCTS

1. ACKER-STONE INDUSTRIES, INC.
   STAN JIROVSKY, 951-674-0047, SJIROVSKY@ACKERSTONE.COM
2. J.D. RUSSELL
   HEADQUARTERS, 800-888-7425, CONTACT@JDRUSSELLCO.COM
3. KEYSTONE
   ERNIE BONE, 800-596-3844 OR 250-494-1293, ERNIE.BONE@PACCOAST.COM
4. PRESTO
   920-738-1328, INFO@PRESTOGEO.COM
5. SOUTHWEST BOULDER AND STONE
   ERIKA TREPTOW, 760 451-3333, MSMCLEOD@SOUTHWESTBOULDER.COM
6. STREETLIFE
   215-247-0148, STREETLIFE@STREETLIFEAMERICA.COM

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRADD LEMAHIEU
4470
SIGNATURE
DATE 9-11-20
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
CONSTRUCTION SCHEDULE

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

LC2.00

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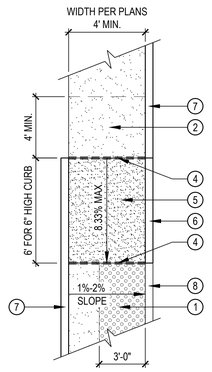

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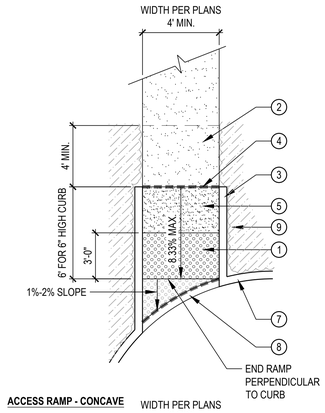
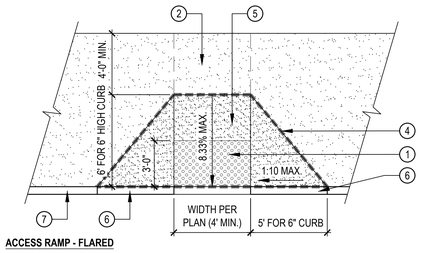


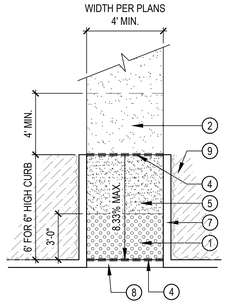
ACCESS RAMP - CONCAVE

LEGEND
1. TRUNCATED DOME PAVERS PER DETAIL 6/LC3.01
2. LANDING; 2% MAX. SLOPE IN ANY DIRECTION, FINISH PER PLAN
3. CONCRETE CURB PER CIVIL ENGINEER
4. ISOLATION JOINT PER DETAIL 3/LC3.01
5. RAMP SURFACE; 2% MAX. CROSS SLOPE, HEAVY BROOM FINISH
6. TRANSITION CURB PER CIVIL ENGINEER'S PLANS
7. 6" CURB PER CIVIL ENGINEER'S PLANS
8. FLUSH CURB PER CIVIL ENGINEER'S PLANS
9. PLANTING AREA

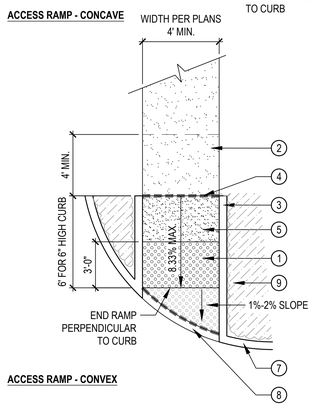
NOTES
A. CONCRETE COLOR OF RAMP PER PLAN, FINISH PER DETAIL.
B. CURBS TO BE NATURAL GRAY CONCRETE.
C. CURB RAMPS SHALL BE INSTALLED PER CBC 11B-406
D. TRUNCATED DOMES SHALL BE INSTALLED PER CBC 11B-247
E. MAXIMUM 5% COUNTER SLOPE OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24" OF CURB RAMP PER CBC FIGURE 11B-406.5.7
F. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF ANY FIELD CONDITIONS DO NOT CONFORM TO THE INFORMATION INDICATED IN THIS DETAIL
G. TRUNCATED DOME PAVERS TO BE SET FLUSH WITH ADJACENT SURFACE



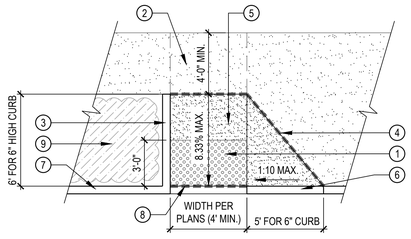
ACCESS RAMP - FLARED



ACCESS RAMP - CURBED

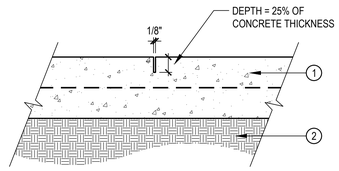


ACCESS RAMP - CONVEX



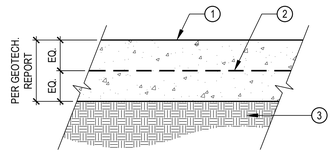
ACCESS RAMP - CURBED AND FLARED

9 CURB RAMP - VARIOUS CONDITIONS
SCALE: 1/4" = 1'-0"



LEGEND
1. CONCRETE PAVING PER DETAIL 1 / LC3.01
2. BASE AND SUBGRADE PREPARATION PER CONCRETE PAVING DETAIL

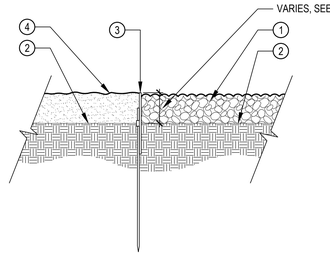
5 SAWCUT JOINT
SCALE: 3" = 1'-0"



LEGEND
1. CAST-IN-PLACE CONCRETE, TYPE AND FINISH PER CONSTRUCTION SCHEDULE
2. REINFORCING PER GEOTECHNICAL REPORT, (IF NO RECOMMENDATIONS ARE NOT GIVEN, PROVIDE #3 REBAR @ 18". O.C.)
3. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT

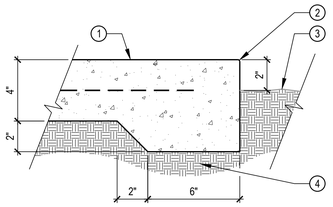
NOTE
A. CONCRETE PAVING TO BE SEALED PER SPECIFICATIONS.

1 CONCRETE PAVING - PEDESTRIAN
SCALE: 3" = 1'-0"



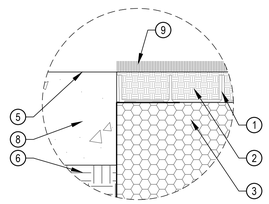
LEGEND
1. DECORATIVE GRAVEL PER MULCH PLAN
2. FINISH GRADE
3. STEEL HEADER PER CONSTRUCTION SCHEDULE
4. MULCH LEVEL IN ADJACENT PLANTING AREA

6 STEEL EDGING
SCALE: 3" = 1'-0"

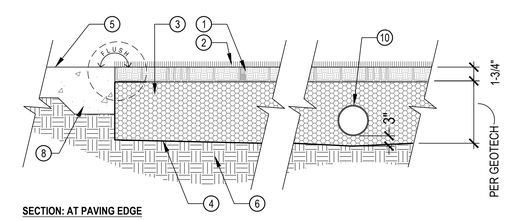


LEGEND
1. CONCRETE PAVING PER DETAIL 1 / LC3.01
2. 1/8" RADIUS TOOLED EDGE
3. PLANTING AREA
4. BASE AND SUBGRADE PREPARATION PER CONCRETE PAVING DETAIL

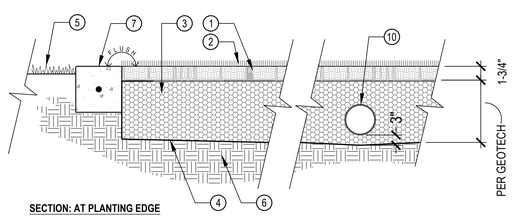
2 THICKENED CONCRETE EDGE
SCALE: 3" = 1'-0"



LEGEND
1. PERMEABLE PAVING SYSTEM, PER CONSTRUCTION SCHEDULE
2. TOPSOIL INFILL PER SPECS
3. COMPACTED AGGREGATE BASE COURSE PER GEOTECHNICAL REPORT
4. GEOGRID MESH OR GEOFABRIC PER MANUFACTURER'S RECOMMENDATIONS
5. ADJACENT FINISHED SURFACE PER PLANS
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
7. CONCRETE MOWCURB PER DETAIL 1/LC-3.02
8. THICKENED CONCRETE EDGE PER DETAIL 5 / LC-3.01
9. TURF PER PLANTING LEGEND
10. 4" DIA. PERFORATED PIPE IN DRAINAGE SOCK. INSTALL ALONG LENGTH OF DRIVEWAY AT LOW POINT



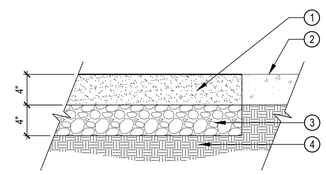
SECTION: AT PAVING EDGE



SECTION: AT PLANTING EDGE

NOTES
A. APPLY PATHWAY STABILIZER BY 'STABILIZER SOLUTIONS' TO DECOMPOSED GRANITE PER MANUFACTURER'S RECOMMENDATIONS.

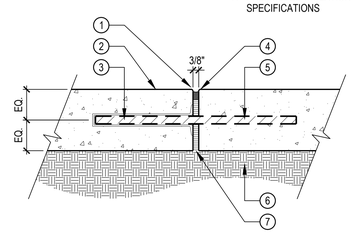
LEGEND
1. STABILIZED DECOMPOSED GRANITE PER CONSTRUCTION SCHEDULE
2. ADJACENT EXISTING CONCRETE PAVING
3. CLASS II BASE COMPACTED PER GEOTECHNICAL REPORT
4. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT



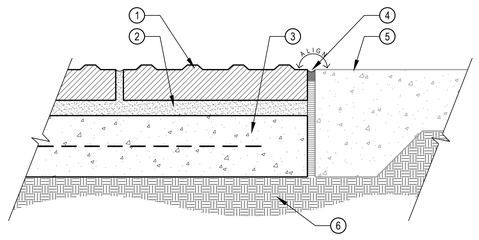
7 STABILIZED DECOMPOSED GRANITE PAVING
SCALE: 1 1/2" = 1'-0"

NOTE
A. CENTER DIAMOND DOWEL 6" FROM JOINT INTERSECTIONS PER MANUFACTURER'S RECOMMENDATIONS.

LEGEND
1. JOINT SEALANT PER SPECIFICATIONS
2. CONCRETE PAVING PER DETAIL 1 / LC3.01
3. INSTALLATION TEMPLATE / DOWEL POCKET PER SPECIFICATIONS
4. 1/8" RADIUS TOOLED EDGES
5. DIAMOND DOWEL
6. BASE AND SUBGRADE PREPARATION PER CONCRETE PAVING DETAIL
7. PREMOLDED ISOLATION JOINT FILLER PER SPECIFICATIONS

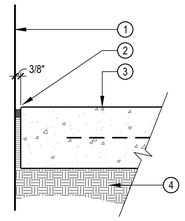


3 ISOLATION JOINT
SCALE: 3" = 1'-0"



LEGEND
1. PRECAST CONCRETE PAVERS PER CONSTRUCTION SCHEDULE
2. MORTAR SETTING BED PER MANUFACTURER RECOMMENDATIONS
3. 4" CONCRETE BASE
4. ISOLATION JOINT PER DETAIL 4 / LC3.01
5. CONCRETE PAVING PER DETAIL 1 / LC3.01
6. BASE AND SUBGRADE PREPARATION PER CONCRETE PAVING DETAIL

LEGEND
1. FACE OF VERTICAL SURFACE (BUILDING, PLANTER WALL, CURB, ETC.)
2. ISOLATION JOINT PER DETAIL 3 / LC3.01
3. CONCRETE PAVING PER DETAIL 1 / LC3.01
4. BASE AND SUBGRADE PREPARATION PER CONCRETE PAVING DETAIL



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	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL
LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE 2-21-20
STATE OF CALIFORNIA

Drawing Title:
LANDSCAPE
CONSTRUCTION DETAILS -1

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by:

LC3.01

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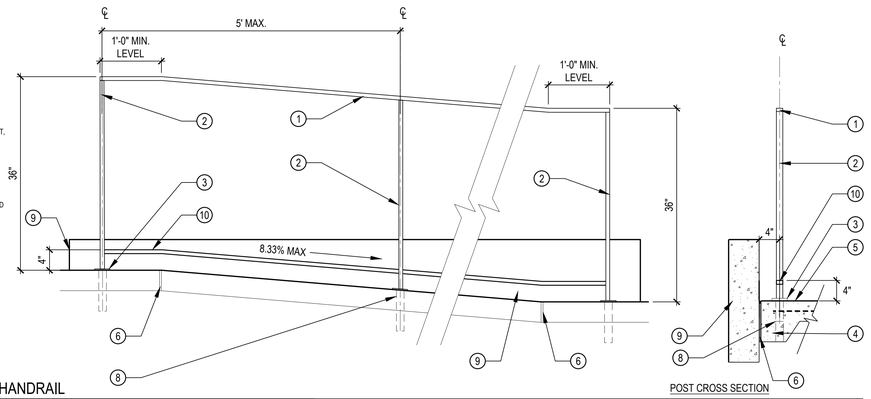
LEGEND
1. 1-1/4" X 3/4" FLAT STEEL HANDRAIL PER CONSTRUCTION SCHEDULE
2. 1-1/4" X 3/4" FLAT STEEL POSTS PER CONSTRUCTION SCHEDULE, CENTER INTERMEDIATE POSTS WHERE NECESSARY, 5' O.C. MAXIMUM SPACING UNLESS OTHERWISE NOTED
3. 3" SQUARE STAINLESS STEEL SINGLE-PIECE ESCUTCHEON (1 PER POST) PER CONSTRUCTION SCHEDULE
4. CONCRETE THICKENED EDGE PER DETAIL 3 / LC-3.01
5. ADJACENT PAVING PER PLANS
6. ISOLATION JOINT PER DETAIL 4 / LC-3.01
7. OMIT
8. CORE DRILL AND EMBED POSTS INTO THICKENED CONCRETE EDGE A MIN. OF 8" DEEP, FILL WITH EPOXY NON-SHRINK GROUT, TYP.
9. ADJACENT WALL PER PLANS
10. 1 1/4" x 3/4" FLAT STEEL WHEEL STOP PER CONSTRUCTION SCHEDULE

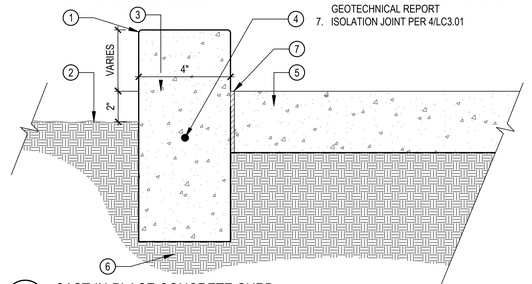
NOTES
A. HANDRAIL SHALL BE FINISHED WITH HIGH PERFORMANCE PAINT PRIOR TO DELIVERY TO THE SITE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL HANDRAILS BASED ON FIELD MEASUREMENTS FOR APPROVAL PRIOR TO FABRICATION.
B. ALL CONNECTIONS SHALL BE CONTINUOUSLY WELDED AND GROUND SMOOTH
C. MID-RAILS SHALL BE EQUALLY SPACED
D. HOLD HANDRAIL POST MINIMUM OF 3" FROM EDGE OF CONCRETE
E. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
F. HANDRAIL GRIPPING SURFACE PERIMETER DIMENSION SHALL BE 4" MIN. AND 6 1/4" MAX. AND A CROSS-SECTION DIMENSION OF 2 1/4" MAX.
G. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO FIELD MEASURE ALL RAMPS
H. THE CONTRACTOR SHALL REVIEW ALL SLEEVE LOCATIONS TO DETERMINE THAT THE 3" SQUARE ESCUTCHEON PLATE WILL COVER THE SLEEVE FROM VIEW



3 ACCESSIBLE RAMP AND HANDRAIL
SCALE: 1" = 1'-0"

NOTES
A. CONCRETE COLOR AND FINISH PER CONSTRUCTION SCHEDULE.
B. PROVIDE 1/4" SCORELINES @ 10' O.C.
C. PROVIDE ISOLATION JOINTS PER DETAIL 4/LC3.01 AT INTERSECTIONS WITH PAVING, WALLS, BUILDINGS, CURBS AND AT 40' O.C. ALONG CONTINUOUS RUNS.

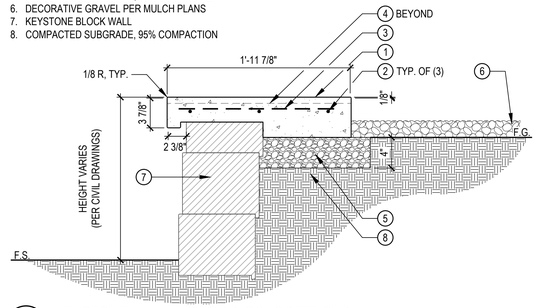
LEGEND
1. 1/2" RADIUS TOOLED EDGE
2. FINISH GRADE AT PLANTING AREA
3. CAST-IN-PLACE CONCRETE MOWCURB, EXTRUSIONS NOT ALLOWED
4. #3 REBAR CONTINUOUS (LAP 18")
5. CONCRETE PAVING PER 1/LC3.01
6. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT
7. ISOLATION JOINT PER 4/LC3.01



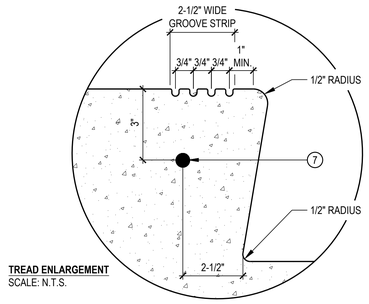
1 CAST-IN-PLACE CONCRETE CURB
SCALE: 3" = 1'-0"

LEGEND
1. C.I.P. CONCRETE CAP
2. #3 FIBERGLASS REBAR, CONTINUOUS
3. #3 FIBERGLASS REBAR @ 18" O.C.
4. SAWCUT JOINTS @ 48" O.C.
5. CLASS II BASE MATERIAL, 95% COMPACTION
6. DECORATIVE GRAVEL PER MULCH PLANS
7. KEYSTONE BLOCK WALL
8. COMPACTED SUBGRADE, 95% COMPACTION

NOTES
A. PROVIDE 9" OVERLAP SPLICES FOR REBAR SEAMS.
B. ALL FINISHES PER CONSTRUCTION SCHEDULE.



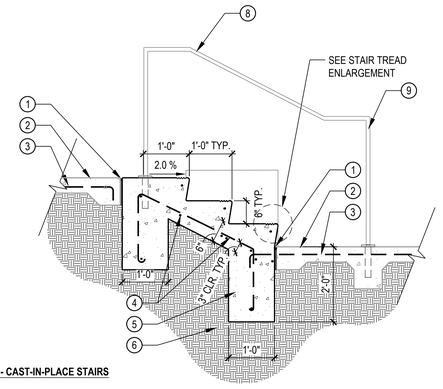
4 KEYSTONE WALL WITH C.I.P. CONCRETE CAP
SCALE: 1 1/2" = 1'-0"



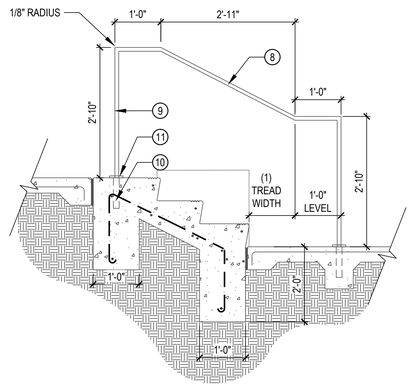
TREAD ENLARGEMENT
SCALE: N.T.S.

NOTES
A. CONCRETE COLOR AND FINISH PER CONSTRUCTION SCHEDULE.
B. CONCRETE TO BE SEALED PER SPECIFICATIONS.
C. TOOL ENTIRE WIDTH OF GROOVE STRIP WITH SPECIAL FINISHING TOOL MADE SPECIFICALLY FOR THIS APPLICATION. ALL GROOVE STRIPS SHALL CONFORM TO CURRENT ADA REQUIREMENTS.
D. GROOVE STRIP TO BE STAINED ENTIRE LENGTH - COLOR "BLACK" AS MANUFACTURED BY Q.C. CONSTRUCTION PRODUCTS.
E. ALL WELDS SHALL BE 1/8" FILLET WELDS - GRIND ALL WELDS SMOOTH
F. HANDRAIL SHALL CONFORM TO 2019 CBC AND ANY LOCAL ORDINANCES
G. ALL STEEL MEMBERS SHALL BE MADE IN AN APPROVED FABRICATOR'S SHOP; THE APPROVED FABRICATOR SHALL SUBMIT THE CERTIFICATION OF COMPLIANCE TO THE BUILDING INSPECTOR PRIOR TO ERECTION PER CBC SECTION 1704.2.2
H. ALL STEEL SHALL BE 316 GRADE STAINLESS STEEL PER CONSTRUCTION SCHEDULE
I. STAIR HEIGHT SHALL BE 5 1/2" MIN-6 1/2" MAX. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO INSTALLATION IF HEIGHTS EXCEED THIS RANGE

LEGEND
1. ISOLATION JOINT PER DETAIL 3 / LC3.01
2. FINISH SURFACE OF CONCRETE PAVING PER CONSTRUCTION SCHEDULE
3. #3 DOWELL AT 18" O.C.
4. #4 REBAR @ 12" O.C. EACH WAY
5. CONCRETE FOOTING
6. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT
7. #3 REBAR HORIZONTAL, CONTINUOUS
8. 1"X1-1/2" FLAT STEEL HANDRAIL PER CONSTRUCTION SCHEDULE
9. 1"X1-1/2" FLAT STEEL END POST PER CONSTRUCTION SCHEDULE
10. CORE DRILL AND DRY PACK POSTS INTO CONCRETE PAVING AT A MINIMUM OF 8" DEPTH, TYP.
11. 3" SQUARE ESCUTCHEON PLATE, TYP.



SECTION - CAST-IN-PLACE STAIRS



2 CAST-IN-PLACE CONCRETE STAIRS & STAINLESS STEEL HANDRAIL
SCALE: 3/4" = 1'-0"

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ISSUE FOR PLANNING		15 DEC 2020
ISSUE FOR GRADING PERMIT		03 DEC 2020
ISSUE FOR OSHPD SUBMITTAL		19 NOV 2020
Rev.	Description	Date

AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL
REGISTERED LANDSCAPE ARCHITECT
BRAD LENARDS
4470
SIGNATURE
DATE 12-15-20
STATE OF CALIFORNIA

Drawing Title:
LANDSCAPE
CONSTRUCTION DETAILS -2

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by:

LC3.02

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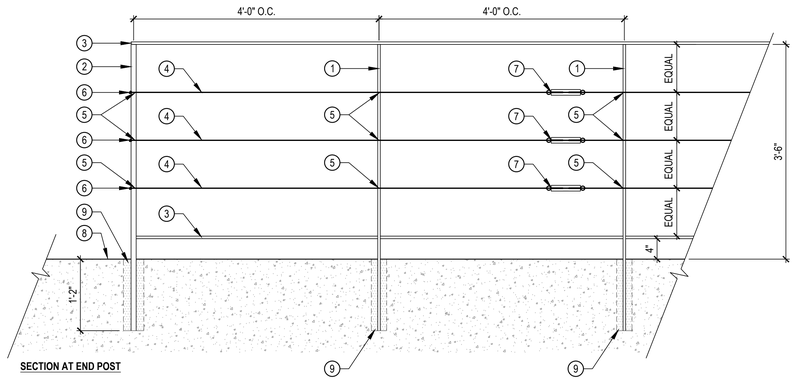
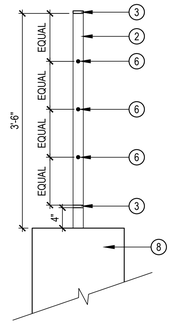
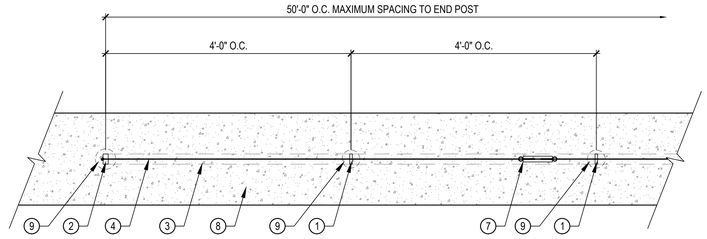


SECTION AT END POST



ELEVATION AT END POST



PLAN VIEW AT END POST

LEGEND
1. 2" WIDE x 1/2" THICK FLATBAR POST
2. 2" WIDE x 1" THICK FLATBAR END POST. INSTALL AT EACH END AND EVERY 50' ON CENTER. AT 50' ON CENTER LOCATION INSTALL (2) POST 6" APART AND DISCONTINUE EACH SEGMENT OF CABLE RUN AT THE POST
3. 2" WIDE x 1/2" THICK FLATBAR TOP & BOTTOM RAIL
4. 1/4" THICK STAINLESS STEEL AIRCRAFT CABLE
5. 1/2" WIDE STAINLESS STEEL PROTECTOR SLEEVE INSTALLED AT EACH POST HOLE. INSTALL SLEEVE AS CABLE IS THREADED THROUGH POST HOLE.
6. STAINLESS STEEL CABLE END CAP TO MATCH ARCHITECTS APPROVED SUBMITTAL
7. (1) 6" LONG STAINLESS STEEL TURNBUCKLE PER 50 LINEAR FEET OF CABLE. LOCATE MID SPAN BETWEEN END POSTS. (SHOWN FOR REFERENCE ONLY)
8. EXISTING CONCRETE WALL
9. CORE DRILL MINIMUM OF 3/4" BEYOND POST ON ALL SIDE. FILL WITH NON SHRINK GROUT. FINISH TO MATCH ADJACENT WALL FINISH.

NOTES
A. ALL STEEL TO RECEIVE 2 COATS OF PRIMER AND 2 COATS OF HIGH PERFORMANCE PAINT PER ARCHITECTS APPROVED DRAW DOWN.
B. INSTALL OSHA CABLE BARRIER DETAIL ON TOP OF THE EXISTING PERIMETER WALL WHERE THE DISTANCE BETWEEN FINISHED GRADE AND THE TOP OF WALL IS LESS THAN 42". FIELD CONFIRM LENGTH OF BARRIER.
C. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

1 CABLE GUARD RAIL
SCALE: 1" = 1'-0"

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ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE
3-31-21
STATE OF CALIFORNIA

Drawing Title:
LANDSCAPE
CONSTRUCTION DETAILS -3

Issue Date: 12/15/2020
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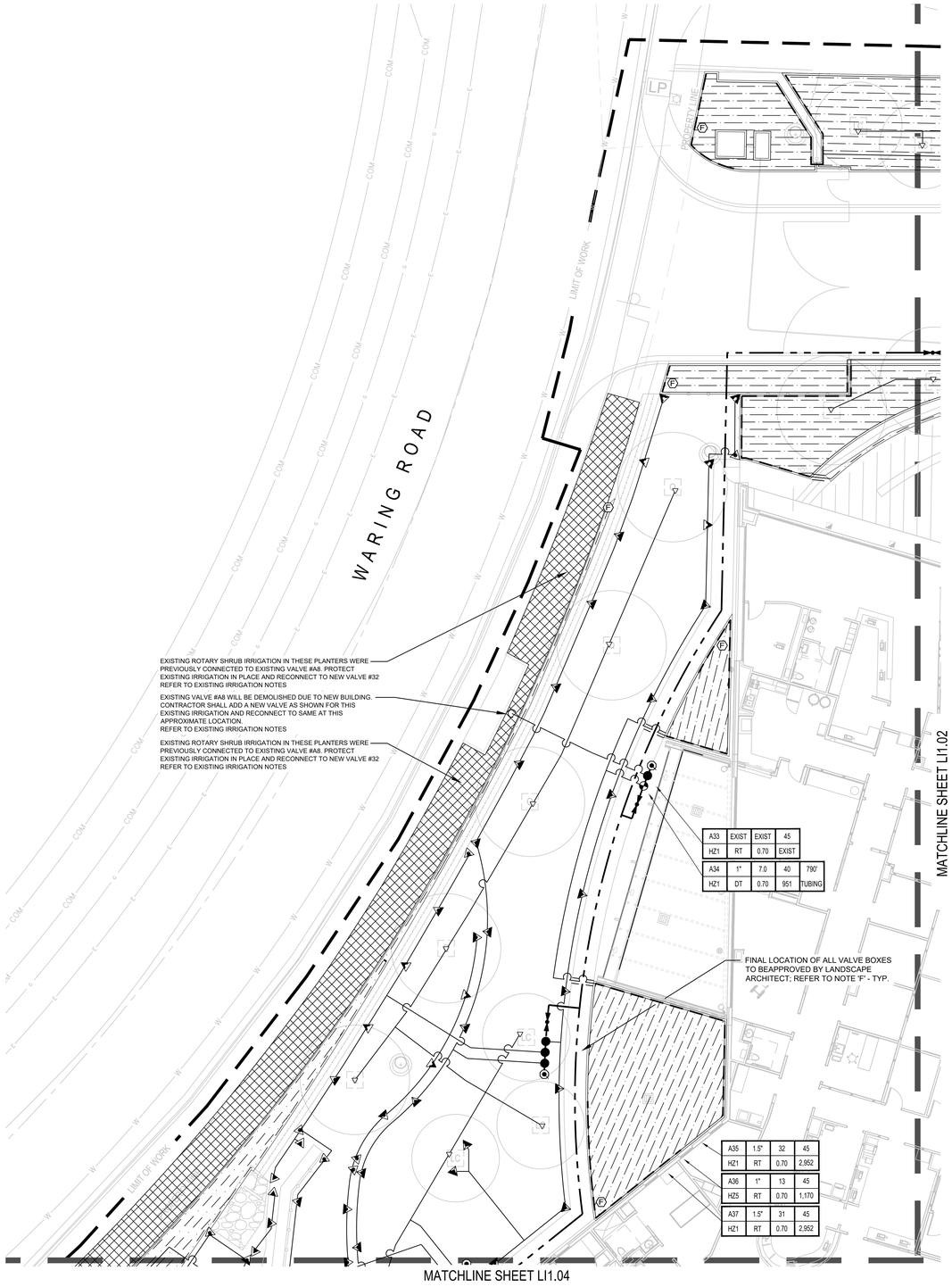


EXISTING IRRIGATION NOTES

NOTE 1:
CONTRACTOR SHALL MAINTAIN EXISTING MAINLINES IN WORKING ORDER. COORDINATE ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE.

NOTE 2:
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION AND IF DAMAGED, SHALL REPLACE WITH SAME MANUFACTURER AND MODEL.

NOTE 3:
ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO EXISTING CONTROLLER SHALL BE RECONNECTED TO EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK AND UPON COMPLETION OF WORK.

NOTE 4:
CONTRACTOR SHALL CONFIRM THE EXISTING CONTROLLER MAKE AND MODEL AND SHALL CONFIRM THAT SAID CONTROLLER HAS ADEQUATE OPEN STATIONS TO OPERATE ANY ADJUSTED AND ALL PROPOSED IRRIGATION SYSTEM MODIFICATIONS. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES BE NOTED.

NOTE 5:
CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION/REROUTING OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

NOTE 6:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION IMPROVEMENTS, IF NECESSARY. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

NOTE 7:
CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING WORK AND AGAIN PRIOR TO COMMENCING WORK. VERIFICATION SHALL BE DOCUMENTED AND DELIVERED TO OWNER'S REPRESENTATIVE.

NOTE 8:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL SCH. 40 PVC SLEEVING UNDER PAVING, WALLS AND CURBS AT NO LESS THAN 24" BELOW GRADE AND NO LESS THAN 2X DIAMETER OF IRRIGATION PIPE IN AREAS WHERE PIPE CROSSING WILL OCCUR. WHEN PIPE SIZE IS NOT AVAILABLE USE 6" SLEEVING MATERIAL. CONFIRM CROSSINGS WITH OWNER'S REPRESENTATIVE PRIOR TO PAVING AND HARDSCAPE CONSTRUCTION.

NOTE 9:
EXISTING IRRIGATION IN THIS AREA SHALL BE PROTECTED IN PLACE FOR CONTINUED USE. CONTRACTOR SHALL VERIFY THE EXTENT OF THE EXISTING SYSTEM AND MAKE ADJUSTMENTS TO CAP OFF OR MODIFY THE EXITING SYSTEM TO MEET THE NEW LANDSCAPE CONDITION IF NECESSARY.

NOTE 10:
CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.

NOTE 11:
CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING BACKFLOW DEVICE AND TESTING FOR PROPER OPERATION. SHOULD BACKFLOW DEVICE BE INOPERABLE OR NOT IN PLACE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF SAID BACKFLOW DEVICE. CONFIRM ANY DISCREPANCIES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

NOTE 12:
CONTRACTOR SHALL ADD CHECK VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE.

IRRIGATION NOTES

NOTE A:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE B:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR IN THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, TREES, ETC. WHEN A SLIGHT RELOCATION OF THE HEAD IS NOT SUFFICIENT TO CLEAR THE OBSTACLE, OR IF IT NEGATIVELY AFFECTS THE COVERAGE, AN ADDITIONAL HEAD SHALL BE INSTALLED TO PLACE ONE HEAD ON EITHER SIDE OF THE OBSTACLE. THE NOZZLES OF THESE TWO HEADS SHALL HAVE ARC PATTERNS THAT ADD UP TO THE ORIGINAL ARC PATTERN OF THE HEAD INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
THE ACTUAL CONTRACTOR PROPOSED LOCATIONS FOR THE VARIOUS IRRIGATION EQUIPMENT LISTED BELOW SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION. **CONTRACTOR SHALL SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A SHOP DRAWING FOR VALVE BOX LAYOUTS PRIOR TO INSTALLATION. THE SHOP DRAWING SHALL BE PREPARED TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.** SHOP DRAWINGS MUST INCLUDE LOCATIONS FOR THE FOLLOWING ITEMS: 1) POINT OF CONNECTION [INCLUDING WATER POC, BACKFLOW DEVICES, MASTER CONTROL VALVES, FLOW SENSORS, ETC.], 2) ISOLATION VALVES, 3) AUTOMATIC REMOTE CONTROL VALVES [INDICATE STATION NUMBER AND SIZE], 4) QUICK COUPLING VALVES, 5) DRIP AIR RELIEF AND/OR FLUSH VALVES, 6) IRRIGATION CONTROLLER(S), 7) RELATED EQUIPMENT (AS MAY BE DIRECTED). EACH PIECE OF AFOREMENTIONED EQUIPMENT SHALL HAVE IT'S LOCATION INCLUDED ON THE SHOP DRAWINGS; LOCATIONS OF THIS EQUIPMENT SHALL BE INDICATED WITH TWO DIMENSIONS BASED FROM TWO PERMANENT POINTS OF REFERENCE [SUCH AS BUILDINGS, SIDEWALKS, CURBS, STREETLIGHTS, HYDRANTS, ETC.]. WHERE MULTIPLE COMPONENTS ARE INSTALLED WITH NO REASONABLE REFERENCE POINT BETWEEN THE COMPONENTS, DIMENSIONING MAY BASED OFF OF OTHER IRRIGATION EQUIPMENT THAT HAS BEEN DEFINED BY TWO PERMANENT POINTS. ALL SHOP DRAWING IRRIGATION SYMBOLS SHALL BE CLEARLY SHOWN AND SHALL MATCH THE SYMBOLS SHOWN ON THE IRRIGATION LEGEND OF THE DRAWINGS. CONTRACTOR SHALL INSTALL ALL VALVE BOXES AND RELATED EQUIPMENT PER THE OWNER APPROVED SHOP DRAWINGS. ONCE SHOP DRAWING LOCATIONS ARE APPROVED, THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO ADJUSTMENTS TO THE APPROVED VALVE BOX PLACEMENT WITHOUT PRIOR WRITTEN ACCEPTANCE.

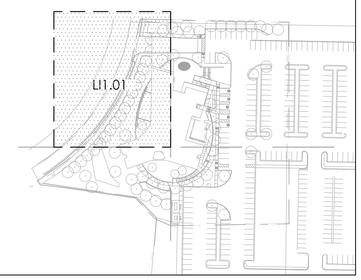
NOTE G:
AS BUILT DRAWINGS WERE NOT AVAILABLE DURING THE PRODUCTION OF THESE IRRIGATION DRAWINGS. EXACT MAINLINE AND WIRE ROUTING THROUGHOUT THE SITE IS UNKNOWN AND THE RECONNECTION LOCATIONS SHOWN ON THE PLAN ARE ASSUMPTIONS MADE BY THE DESIGNER BASED ON THE EXISTING IRRIGATION VALVE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE EXACT MAINLINE AND WIRE RECONNECTION LOCATIONS IN THE FIELD AND ENSURE ALL EXISTING VALVES LOCATED INSIDE AND OUTSIDE THE LIMIT OF WORK REMAIN CONNECTED TO THE IRRIGATION SUPPLY LINE AND CONTROL WIRES FOR FUTURE USE.

PRIOR TO THE DEMOLITION PHASE, IT IS RECOMMENDED THE CONTRACTOR TURN-ON EACH IRRIGATION CONTROL VALVE WITHIN THE SCOPE OF WORK AND ADJACENT TO THE SCOPE OF WORK AND DOCUMENT EACH AREA BEING SERVED BY THESE EXISTING VALVES. ALL EXISTING "PROTECTED-IN-PLACE" IRRIGATION WILL NEED TO REMAIN CONNECTED TO THEIR VALVES AND REMAIN WIRED TO THE CONTROLLER FOR CONTINUED FUTURE OPERATION. ALL EXISTING VALVES WIRED BACK TO THEIR EXISTING CONTROLLERS WILL NEED TO REMAIN WIRED TO SAID CONTROLLERS. CONTRACTOR SHALL USE THE EXISTING CONTROL WIRES FOR ALL EXISTING VALVES BEING REPLACED WITH NEW REMOTE CONTROL VALVE ASSEMBLIES. ANY MAINLINE OR WIRES DAMAGED DURING DEMO/CONSTRUCTION WILL NEED TO BE REPLACED WITH NEW AND RECONNECTED FOR CONTINUED FUTURE OPERATION OF THE EXISTING AND NEWLY DESIGNED IRRIGATION SYSTEM.

sweeney + associates
IRRIGATION DESIGN AND CONSULTING

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

0 5' 10' 20'
1"=10'-0"
NORTH



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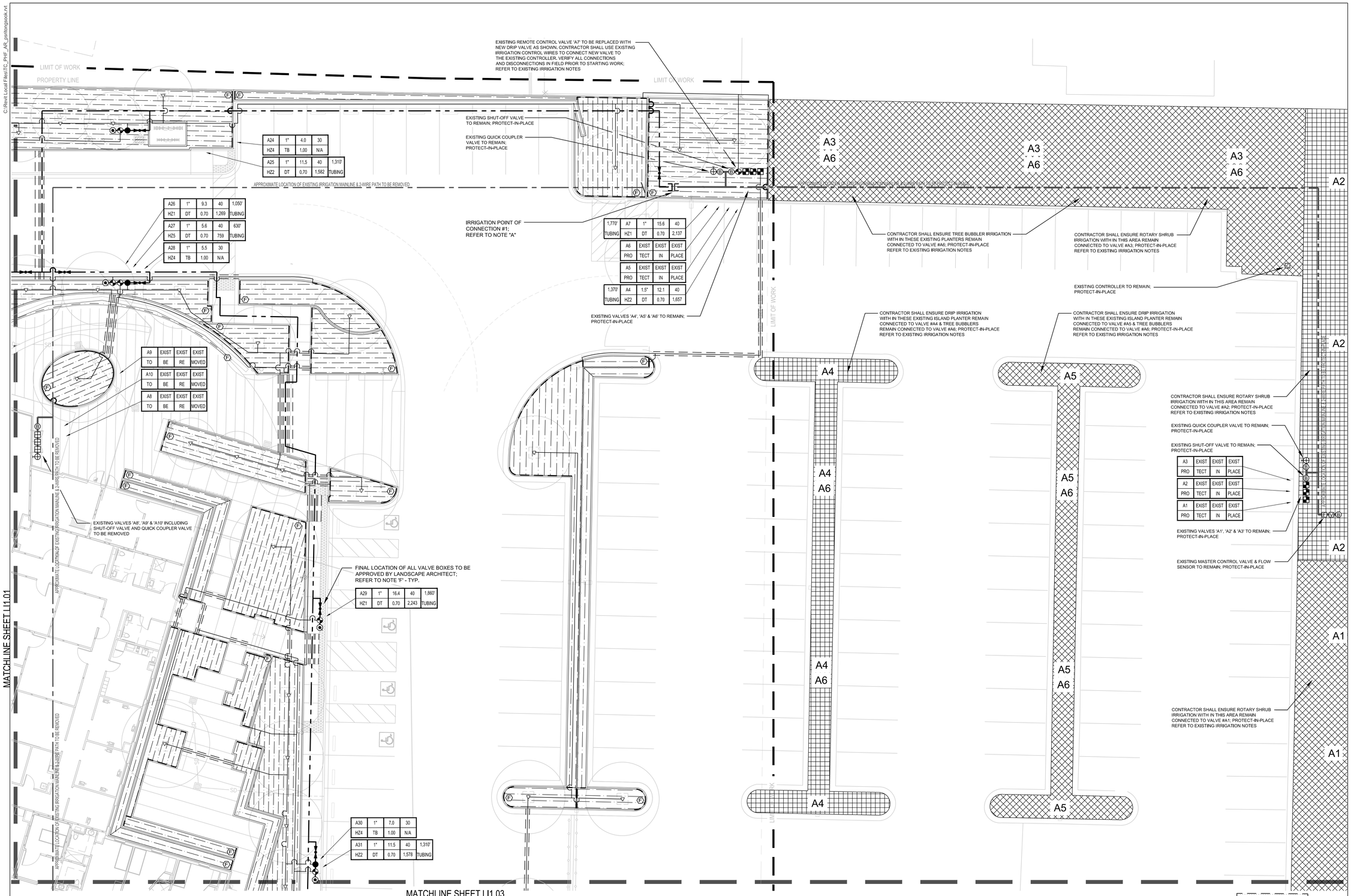

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HZ2	DT	0.70	1,582	TUBING

A26	1"	9.3	40	1,050'
HZ1	DT	0.70	1,269	TUBING
A27	1"	5.6	40	630'
HZ5	DT	0.70	759	TUBING
A28	1"	5.5	30	
HZ4	TB	1.00	N/A	

1,770'	A7	1"	15.6	40
TUBING	HZ1	DT	0.70	2,137
	A6	EXIST	EXIST	EXIST
	PRO	TECT	IN	PLACE
	A5	EXIST	EXIST	EXIST
	PRO	TECT	IN	PLACE
1,370'	A4	1.5"	12.1	40
TUBING	HZ2	DT	0.70	1,657

A9	EXIST	EXIST	EXIST
TO	BE	RE	MOVED
A10	EXIST	EXIST	EXIST
TO	BE	RE	MOVED
A8	EXIST	EXIST	EXIST
TO	BE	RE	MOVED

A29	1"	16.4	40	1,860
HZ1	DT	0.70	2,243	TUBING

A30	1"	7.0	30	
HZ4	TB	1.00	N/A	
A31	1"	11.5	40	1,310'
HZ2	DT	0.70	1,578	TUBING

A3	EXIST	EXIST	EXIST
PRO	TECT	IN	PLACE
A2	EXIST	EXIST	EXIST
PRO	TECT	IN	PLACE
A1	EXIST	EXIST	EXIST
PRO	TECT	IN	PLACE

NOTE A:
POINT OF CONNECTION (POC) #1 SHALL BE A CONNECTION TO AN EXISTING MAINLINE & WIRE PATH AT THIS APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. MEASUREMENT OF THE STATIC (NO WATER MOVING) WATER PRESSURE IS ACCEPTABLE FOR POTABLE WATER SYSTEMS WHERE NO PUMP HAS BEEN INDICATED ON THESE PLANS. WHEN USING RECYCLED WATER, OR ON POTABLE WATER SYSTEMS REQUIRING A PUMP, ONLY THE MEASUREMENT OF DYNAMIC (WATER MOVING THROUGH THE METER) WATER PRESSURE, SHALL BE ACCEPTABLE. THE DYNAMIC WATER PRESSURE SHALL BE MEASURED AT THE MAXIMUM SYSTEM DEMAND AS INDICATED BELOW. 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 AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	75	PSI (STATIC)
DESIGN WATER PRESSURE:	59.5	PSI
MAXIMUM SYSTEM DEMAND:	32	GPM
PRESSURE BOOST REQUIRED:	N/A	PSI
RESIDUAL WATER PRESSURE:	15.5	PSI

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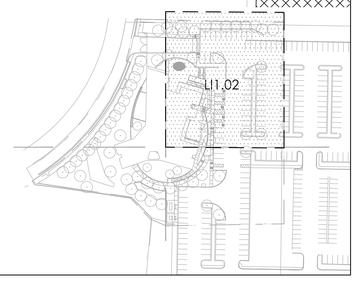

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LICENSED LANDSCAPE ARCHITECT
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SIGNATURE
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12-3-20
STATE OF CALIFORNIA

Drawing Title:
LANDSCAPE IRRIGATION PLAN

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by:

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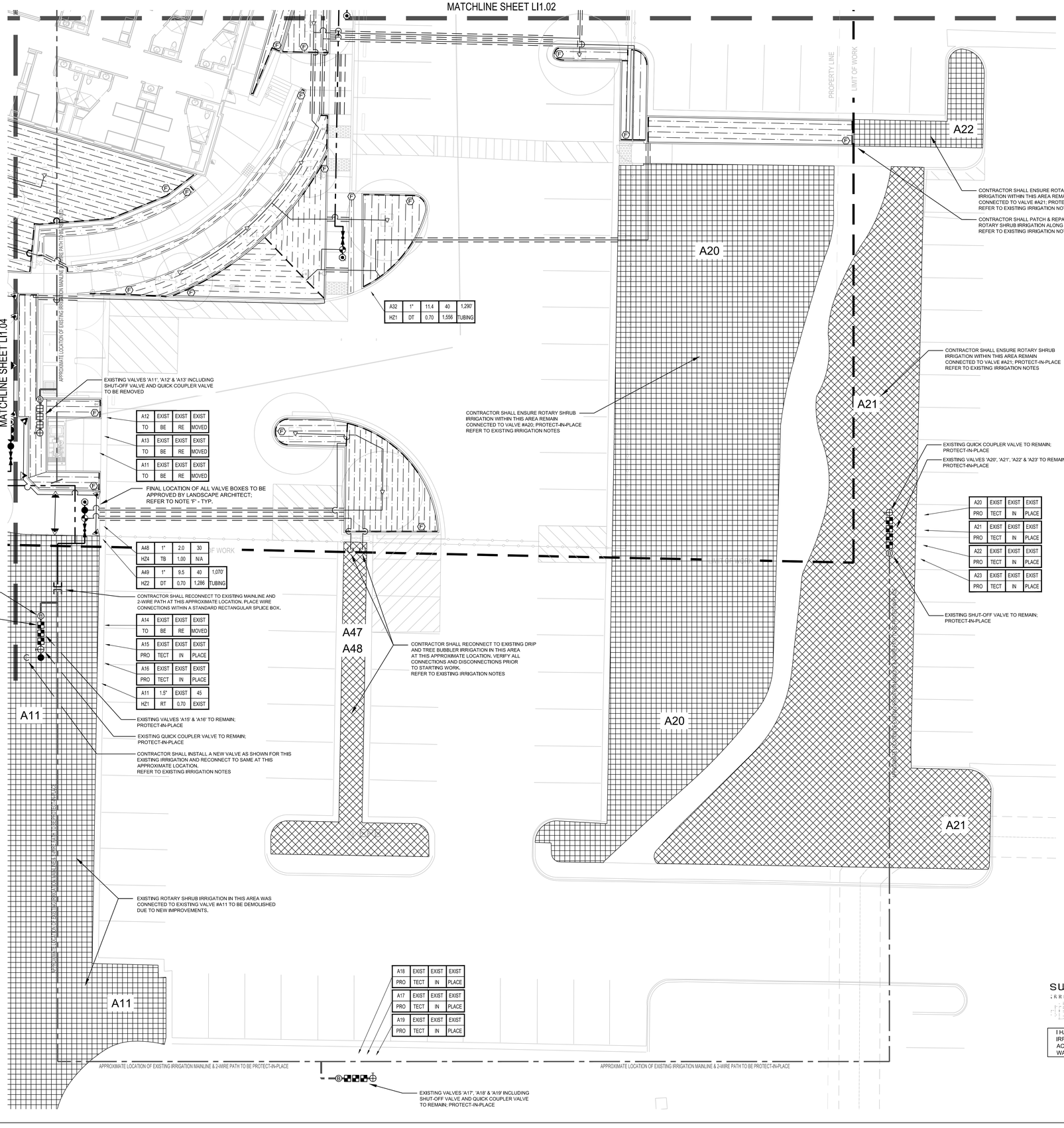

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NOTE 6:
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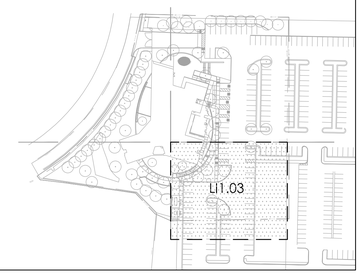

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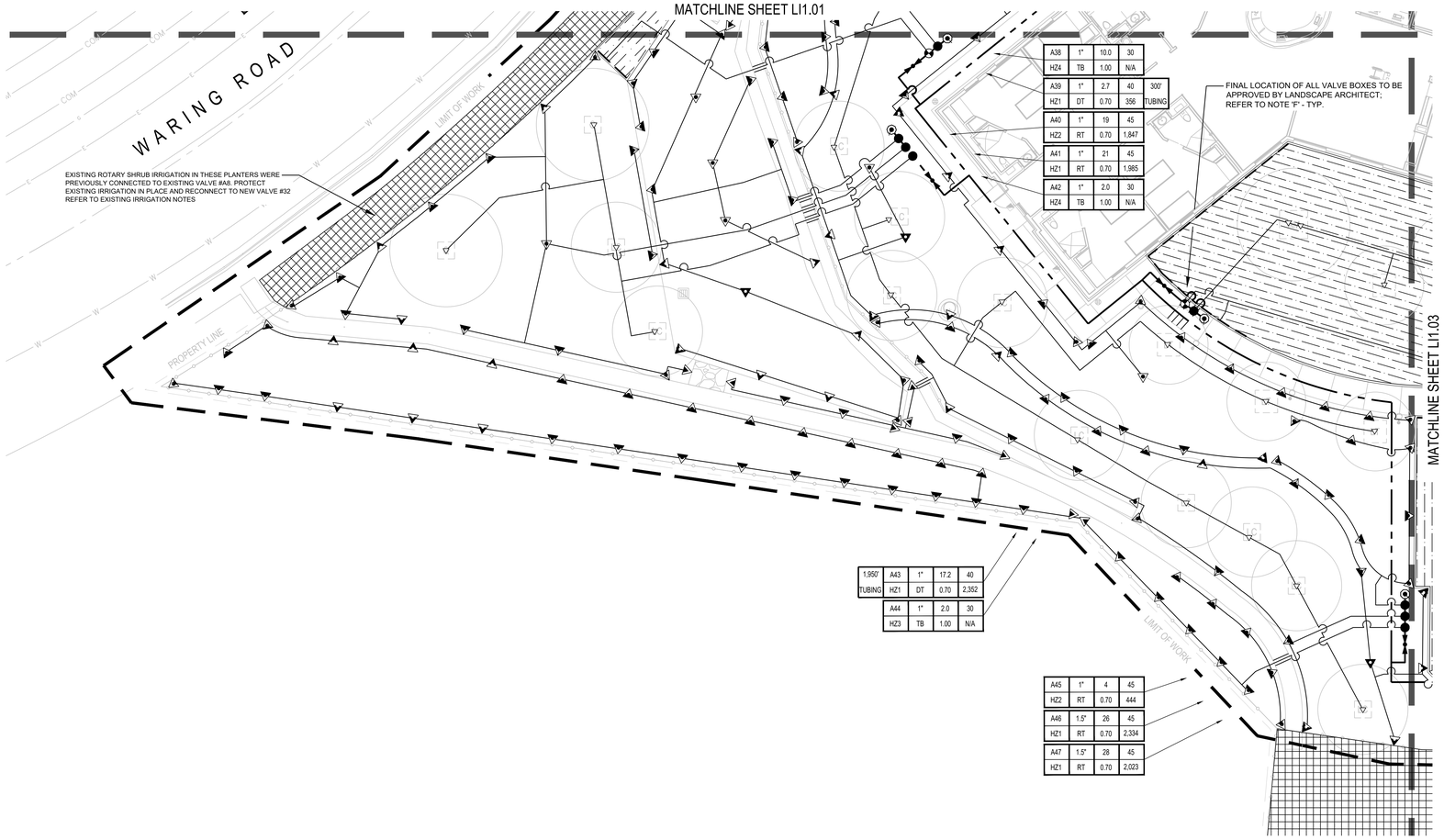

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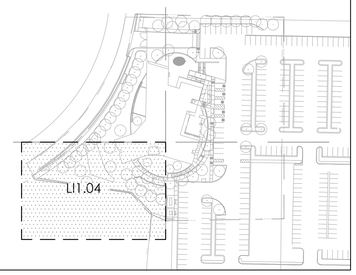

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WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: Tri-City Medical Center
Project Address: 4002 Vista Way, Oceanside, CA 92056

sweeney + associates — IRRIGATION DESIGN AND CONSULTING

Reference Evapotranspiration (ETo) 43.0 In./Yr. — **Residential Project?** No

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	9,957	2,489	66,363
2. Low Water Use Plantings	0.20	Overhead	0.75	0.27	12,245	3,306	88,142
3. Moderate Water Use Plantings	0.40	Drip	0.81	0.50	7,047	3,524	93,937
4. Moderate Water Use Plantings	0.40	Overhead	0.75	0.54	2,291	1,237	32,982
5. High Water Use Plantings	0.70	Drip	0.81	0.87	759	660	17,604
6. High Water Use Plantings	0.70	Overhead	0.75	0.94	1,170	1,100	29,321
				Totals:	33,469	12,316	
Special Landscape Areas							
				Totals:	0	0	
				Estimated Total Water Use (ETWU) Total:			328,349
				Maximum Applied Water Allowance (MAWA)[e]:			401,528

[a] **Hydrozone # / Planting Description** — E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water Use Plantings

[b] **Irrigation Method** — Overhead Spray or Drip

[c] **Irrigation Efficiency** — 0.75 for Spray; 0.81 for Drip

[d] ***ETWU (Annual Gallons Required)*** = *ETo x 0.62 x ETAF x Area*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed)*** = *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This non-residential project complies with the WELO and its average ETAF is less than **0.45**

Regular Landscape Areas	
Total ETAF x Area	12,316
Total Area	33,469
Average ETAF	**0.37**

All Landscape Areas	
Total ETAF x Area	12,316
Total Area	33,469
Average ETAF	**0.37**

WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER		WATER METER SIZE (inches)	
HYDRAULIC GRADE LINE (FT)		WATER METER ELEVATION (FT)	
ELEVATION DIFFERENCE (FT)		STATIC PRESSURE (PSI)	75.0
REMOTE CONTROL VALVE #	A35	REMOTE CONTROL VALVE SIZE (in.)	1.50
R.C.V. DEMAND (GPM)	32	TOTAL DEMAND (GPM)	32
HIGHEST HEAD SERVED (FT)		STATIC PRESSURE AT HIGHEST HEAD	

sweeney + associates — IRRIGATION DESIGN AND CONSULTING

PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION.

SIZE (Inches)	DESCRIPTION	FLOW	#	LOSS	
2.00	ISOLATION VALVES (BALL TYPE)	32	9	2.00	PSI
2.00	410 FEET OF MAINLINE CL 315 PVC	32	10	3.49	PSI
2.00	5 - 90 DEGREE ELBOWS	32	13	0.47	PSI
1.50	REMOTE CONTROL VALVE ASSEMBLY	32	14	2.94	PSI
10%	LATERAL LINE LOSSES	32	15	4.50	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	16	0.70	PSI
1.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	17	0.43	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)			18	14.5	PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)			19	45.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)			20	59.5	PSI
STATIC WATER PRESSURE (FROM ABOVE)			21	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			22	15.5	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			23	N/A	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 20 PSI RESIDUAL)			24	N/A	PSI

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, 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.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE EXISTING BACKFLOW PREVENTER AND THE EXISTING AUTOMATIC CONTROLLER IS TO BE FIELD VERIFIED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
10. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
11. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW. REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
12. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

IRRIGATION CONTROLLER RUN TIMES

POC or Controller		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
EX. A	ETo / Month (Inches):	2.20	2.70	3.40	3.70	4.90	4.60	4.60	5.10	4.10	3.30	2.40	2.00	**43.00**
	ETo / Day (Inches):	0.07	0.10	0.11	0.12	0.16	0.15	0.15	0.16	0.14	0.11	0.08	0.06	**0.12**
	Irrigation Days / Week:	2	2	3	3	5	5	6	6	5	3	2	2	

Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Low Shrubs	0.20	0.70	0.75	5.7	7.7	5.8	6.6	5.1	4.9	4.0	4.4	4.4	5.7	6.4	5.2	Min./Day/Zone
Rotory Heads	**Number of Zones:**		6	**34.1**	**46.3**	**35.1**	**39.5**	**30.3**	**29.4**	**23.7**	**26.3**	**26.2**	**34.1**	**38.4**	**31.0**	**Total Min./Day**
Low Shrubs	0.20	0.70	0.81	5.3	7.1	5.4	6.1	4.7	4.5	3.7	4.1	4.0	5.3	5.9	4.8	Min./Day/Zone
Drip Tubing	**Number of Zones:**		6	**31.5**	**42.9**	**32.5**	**36.5**	**28.1**	**27.3**	**22.0**	**24.4**	**24.3**	**31.5**	**35.6**	**28.7**	**Total Min./Day**
Moderate Shrubs	0.40	0.70	0.81	10.5	14.3	10.8	12.2	9.4	9.1	7.3	8.1	8.1	10.5	11.9	9.6	Min./Day/Zone
Drip Tubing	**Number of Zones:**		3	**31.5**	**42.9**	**32.5**	**36.5**	**28.1**	**27.3**	**22.0**	**24.4**	**24.3**	**31.5**	**35.6**	**28.7**	**Total Min./Day**
Moderate Shrubs	0.40	0.70	0.75	11.4	15.4	11.7	13.2	10.1	9.8	7.9	8.8	8.7	11.4	12.8	10.3	Min./Day/Zone
Rotory Heads	**Number of Zones:**		2	**22.7**	**30.9**	**23.4**	**26.3**	**20.2**	**19.6**	**15.8**	**17.5**	**17.5**	**22.7**	**25.6**	**20.6**	**Total Min./Day**
High Shrubs	0.70	0.70	0.81	18.4	25.0	19.0	21.3	16.4	15.9	12.8	14.2	14.2	18.4	20.7	16.7	Min./Day/Zone
Drip Tubing	**Number of Zones:**		1	**18.4**	**25.0**	**19.0**	**21.3**	**16.4**	**15.9**	**12.8**	**14.2**	**14.2**	**18.4**	**20.7**	**16.7**	**Total Min./Day**
Moderate Shrubs	0.70	0.70	0.75	19.9	27.0	20.5	23.0	17.7	17.2	13.8	15.4	15.3	19.9	22.4	18.1	Min./Day/Zone
Rotary Heads	**Number of Zones:**		1	**19.9**	**27.0**	**20.5**	**23.0**	**17.7**	**17.2**	**13.8**	**15.4**	**15.3**	**19.9**	**22.4**	**18.1**	**Total Min./Day**
Low Trees	0.20	1.00	0.75	4.0	5.4	4.1	4.6	3.5	3.4	2.8	3.1	3.1	4.0	4.5	3.6	Min./Day/Zone
Bubblers	**Number of Zones:**		1	**4.0**	**5.4**	**4.1**	**4.6**	**3.5**	**3.4**	**2.8**	**3.1**	**3.1**	**4.0**	**4.5**	**3.6**	**Total Min./Day**
Moderate Trees	0.40	1.00	0.75	7.9	10.8	8.2	9.2	7.1	6.9	5.5	6.1	6.1	7.9	9.0	7.2	Min./Day/Zone
Bubblers	**Number of Zones:**		6	**47.7**	**64.8**	**49.1**	**55.3**	**42.5**	**41.2**	**33.2**	**36.9**	**36.7**	**47.7**	**53.8**	**43.4**	**Total Min./Day**
	Total Number of Zones:		**26**	210	285	216	243	187	181	146	162	162	210	236	191	Total Min./Day
	Total Controller Run Time in Hours:			**3.50**	**4.75**	**3.60**	**4.05**	**3.12**	**3.02**	**2.44**	**2.70**	**2.69**	**3.50**	**3.94**	**3.18**	**Total Hrs./Day**
				JAN	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	

Note: **These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specicic exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.**

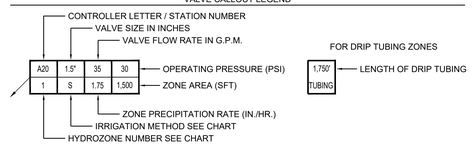
IRRIGATION MATERIAL LEGEND

(DESIGNED FOR FUTURE RECYCLED WATER)

SYMBOL (Q T H F)	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	P.R. (TRI.)	DETAIL
	RAIN BIRD	RD-12-S-P45-F-NP 12" POP-UP SHRUB HEAD WITH R-VAN14 (Q/T/H) / R-VAN14-360 NOZZLES	.32, .42, .63, 1.27	45	14 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F-NP 12" POP-UP SHRUB HEAD WITH R-VAN18 (Q/T/H) / R-VAN18-360 NOZZLES	.50, .62, 1.17, 1.85	45	18 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F-NP 12" POP-UP SHRUB HEAD WITH R-VAN24 (Q/T/H) / R-VAN24-360 NOZZLES	.84, 1.16, 1.68, 3.48	45	24 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F-NP 12" POP-UP SHRUB HEAD WITH R-VAN-LCS / RCS / SST NOZZLES	.24, .24, .48	45	4X15 FT 4X30 FT	0.62 IN./HR.	A
▽	RAIN BIRD	RD-06-S-NP 6" POP-UP BUBBLER HEAD WITH A HUNTER MSBN-25Q STREAM BUBBLER NOZZLE EACH SYMBOL REPRESENTS TWO (2) BUBBLER TO PROVIDE A TOTAL OF TWO (2) BUBBLERS PER TREE OR PALM. PLACE THE BUBBLER HEADS SIX (6) INCHES FROM THE ROOT BALL OF THE TREE OR PALM AND ON OPPOSITE SIDES OF TREE OR PALM. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE OR PALM.	.25 (0.50 TOTAL)	30	1 FT	1.00 IN./HR.	A,B
	EXISTING	EXISTING IRRIGATION TO REMAIN; PROTECT IN PLACE					N/A
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR-RWP5-12 SUBSURFACE DRIP TUBING (PURPLE EXTERIOR COLOR) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTSTS10900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE HATCH PATTERN SYMBOLS ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D
NO SYMBOL	NETAFIM	CONNECTION BETWEEN TLHCVXR5-12 DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING NETAFIM TL SERIES DRIP LINE BARBED FITTINGS, SCH. 40 PVC THREADED FITTINGS, SCH. 80 NIPPLES AND FLEXIBLE NIPPLES. WHEN THE CONNECTION IS AT THE END RUN OF THE TUBING USE A 1/2" SCH. 40 PVC THREADED 90° ELBOW, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND A TL050MA 17mm BARB X 1/2" MIPT ADAPTER FITTING. WHEN THE CONNECTION IS IN THE MIDDLE OF THE TUBING RUN USE A 1/2" SCH. 40 PVC THREADED TEE FITTING, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND TWO (2) TL050MA 17mm BARB X 1/2" MIPT ADAPTERS. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. FLEXIBLE NIPPLES SHALL BE MODEL #GFN050600 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684.					C,D
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D
	AS APPROVED	PURPLE PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PURPLE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D
Ⓕ	GPH IRRIGATION/ RAIN BIRD	GDFN-R DRIP FLUSH / INDICATOR NOZZLE, PURPLE IN COLOR, INSTALLED ONTO A RAIN BIRD 1812 12" POP-UP SPRINKLER BODY (NO PRS OR CHECK VALVE), INSTALLED WITH A 1800-NP-CAP. THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					C,E
Ⓥ	EXISTING	EXISTING MASTER CONTROL VALVE TO BE PROTECTED-IN-PLACE; SHOWN FOR REFERENCE ONLY					N/A
Ⓕ	EXISTING	EXISTING FLOW SENSOR TO BE PROTECTED-IN-PLACE; SHOWN FOR REFERENCE ONLY					N/A
	LASCO	VXX101N-SC 2" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					F
	SIGNATURE	#7645 1" QUICK COUPLER VALVE WITH NON-POTABLE LOCKING VINYL COVER AND A LASCO G13S-218 SWING JOINT, INSTALL INSIDE A 10" ROUND VALVE BOX.					G
	RAIN BIRD	XXX-PESBR-PRS-D PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), SIZE AS SHOWN (1", 1 1/2" AND 2" SIZES), SET PRS-D PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD AT THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE (MEASURE PSI AT HEAD). INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					H
	RAIN BIRD	PLASTIC DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN (1" AND 1 1/2" SIZES). COMPLETE WITH PLASTIC CONTROL VALVE, DRIP FILTER AND PRESSURE REGULATION; AS SHOWN BELOW BY SIZE: FOR 1" DRIP ZONES: 100-PESBR VALVE; A LCRBY-100D, 120 MESH WYE FILTER; AND A PSI-M40X-100 PRESSURE REGULATOR. IN A STD. RECT. BOX. FOR 1 1/2" DRIP ZONES: XCZ-150-LCDR PESBR VALVE, LCRBY-150D, AND A 1 1/2" 40PSI PRESSURE REGULATOR. IN A JUMBO RECTANGULAR BOX.					I
	EXISTING	EXISTING REMOTE CONTROL VALVE TO BE PROTECTED-IN-PLACE; SHOWN FOR REFERENCE ONLY					N/A
	EXISTING	EXISTING REMOTE CONTROL VALVE TO BE REMOVED DUE TO NEW IMPROVEMENTS					N/A
Ⓑ	EXISTING	EXISTING SHUT-OFF VALVE AT EXISTING POC AND EXISTING VALVE MANIFOLDS, REFER TO PLAN FOR MORE INFORMATION					N/A
	EXISTING	EXISTING QUICK COUPLER VALVE AT VALVE MANIFOLD, REFER TO PLAN FOR MORE INFORMATION					N/A
	EXISTING	EXISTING 75-STATION HUNTER ACC 2 2-WIRE DECODER IRRIGATION CONTROLLER TO REMAIN; PROTECT-IN-PLACE. ALL NEW AND EXISTING REMOTE CONTROL VALVES TO BE WIRED TO THIS CONTROLLER					N/A
NO SYMBOL	HUNTER	ICD-100/200/400/600 DECODER IN 1,2,4 & 6 STATION COUNTS. CONNECT ADJACENT RCV'S TO THE MULTIPLE STATION DECODER AS SHOWN IN THE DETAILS. OPEN STATIONS MAY OCCUR ON MULTIPLE STATION DECODERS. DO NOT RUN MORE THAN 100 FEET AWAY FROM ANY DECODER.					J,K,L
NO SYMBOL	HUNTER	ICD-SEN SENSOR DECODER FOR CONNECTION OF THE FLOW SENSOR TO THE TWO WIRE PATH. INSTALL SENSOR TO THE FLOW SENSOR WIRES AS REQUIRED.					J,K,L
	AS APPROVED	PURPLE (RECYCLED WATER) PVC PIPE 3/4" - 3" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					M
	AS APPROVED	PURPLE (RECYCLED WATER) PVC PIPE 2" CL. 315, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					M
	EXISTING	EXISTING 2" IRRIGATION MAINLINE AND 2-WIRE PATH. REFER TO PLAN FOR FURTHER DIRECTION					N/A
	AS APPROVED	PURPLE PVC PIPE SCH. 40 AS SLEEVING, 2.5 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.					N
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	AS APPROVED	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE LOW VOC, GRAY OR BLUE COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	AS APPROVED	ALL SOLVENT WELD MAINLINES ABOVE 2" IN SIZE SHALL HAVE CONCRETE THRUST BLOCKING INSTALLED AT ALL DIRECTIONAL CHANGES INCLUDING ELBOWS (45° AND 90°) AND TEES. MAINLINE PIPES UNDER 2" SIZE AND ALL LATERAL LINES DO NOT REQUIRE THRUST BLOCKING.					P
NO SYMBOL	AS APPROVED	11/4" SCH. 40 PVC, GRAY ELECTRICAL CONDUIT FOR FLOW SENSOR / MASTER VALVE WIRES OR CENTRAL CONTROL COMMUNICATION CABLE, PROVIDE PULL BOX AT A MAXIMUM OF 200 FEET ON CENTER FOR A 3 FOOT WIRE LOOP OR ANY SPLICES. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7072D DIRECT BURIAL IRRIGATION CONTROL CABLE (TWO-WIRE PATH) WITH TWO, PARALLEL, PVC INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRES, #14UF SIZE, WITH A IMPREGNATED POLYETHYLENE, COLOR CODED JACKET. JACKET COLOR SHALL BE RED AND THE CONDUCTORS INSULATION SHALL BE RED AND BLACK. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A CONTROL CABLE OF A DIFFERENT COLOR. THE CONTRACTOR SHALL ROUTE THE CONTROL CABLE FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP THE CONTROL CABLE UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP IN EACH VALVE BOX.					M,N,O
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					O
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS LOWER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS HIGHER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
Ⓢ	SPLICE BOX	INSTALL WIRE SPLICES & RECONNECTIONS WITHIN A STANDARD RECTANGULAR VALVE BOX - TYP.					Q
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOXES & LIDS SHALL BE PURPLE. ALL BOXES SHALL BE SECURED WITH A RAIN BIRD VB-LOCK-P PENTA HEAD BOLT, WASHER AND CLIP. BOXES SHALL BE AS SHOWN BELOW:					N/A

DESCRIPTION	SHRUB AREAS (PURPLE)
7" ROUND BOXES	VB-7RNDP
10" ROUND BOXES	VB-10RND-B BODY AND VB-10RNDP-L LID
STANDARD RECTANGULAR BOXES	VB-STD-B BODY AND VB-STDP-L LID
JUMBO RECTANGULAR BOXES	VB-JMB-B BODY AND VB-JMBP-L LID

VALVE CALLOUT LEGEND



HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.20
HZ 2	MODER

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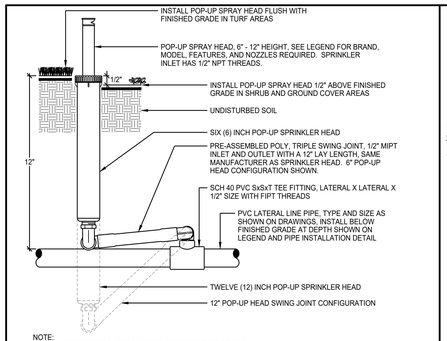

NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE STREAM TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

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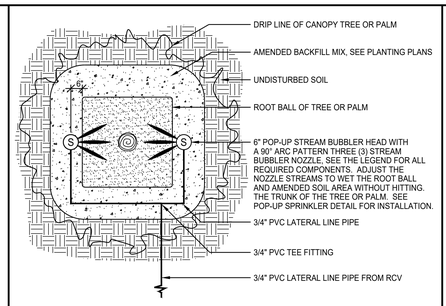
A POP-UP SPRAY HEAD / BUBBLER



NOTE:
POSITION MSBN-50Q STREAM BUBBLER HEADS 6" FROM THE ROOT BALL.
POSITION MSBN-25Q STREAM BUBBLER HEADS 1" FROM THE ROOT BALL.

PLAN VIEW - N.T.S.

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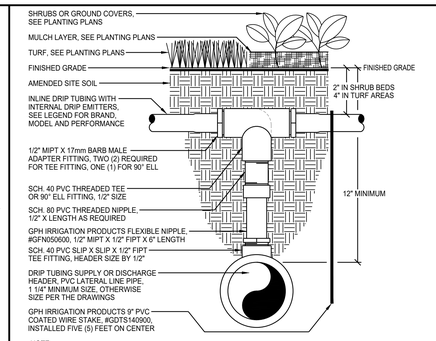
B TREE BUBBLER LAYOUT



NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.
FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.
FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND TWO ADAPTER FITTINGS FOR THE CONNECTION.

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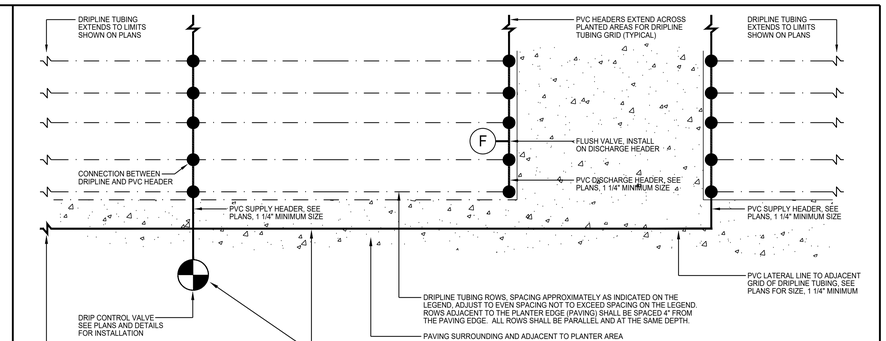
C DRIPLINE TUBING CONNECTION



NOTE: SEE LEGEND AND PLANS FOR THE NUMBER OF AIR RELEASE VALVES AND FLUSH VALVES REQUIRED FOR EACH DRIPLINE CONTROL ZONE.

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D DRIPLINE TUBING LAYOUT

NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.

INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.

FOR RECYCLED WATER USE A GPH IRRIGATION GDFN-R, PURPLE COLOR COLORED FLUSH NOZZLE.

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E DRIP FLUSH VALVE

NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

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F BALL VALVE

NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING.
SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.
USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

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G QUICK COUPLER VALVE



NOTE:
INSTALL A WT2W-SVD-11P SINGLE STATION DECODER WITH THE REMOTE CONTROL VALVE.
CONVENTIONAL WIRED RCV SHOWN, FOR TWO-WIRE INSTALLATIONS, SEE DECODER INSTALLATION DETAIL.
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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H REMOTE CONTROL VALVE



NOTE:
INSTALL A WT2W-SVD-11P SINGLE STATION DECODER WITH THE REMOTE CONTROL VALVE.
CONVENTIONAL WIRED RCV SHOWN, FOR TWO-WIRE INSTALLATIONS. SEE DECODER INSTALLATION DETAIL.
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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I DRIP RCV ASSEMBLY

NOTE:
SEE DRAWINGS AND LEGEND FOR DECODER TYPE REQUIRED FOR EACH RCV.
SEE LEGEND FOR "TWO-WIRE PATH" WIRE AND JACKET SPECIFICATION.
SEE LEGEND FOR CONDUIT REQUIREMENTS FOR THE "TWO-WIRE PATH".

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J DECODER FOR A SINGLE RCV

NOTE:
SEE DRAWINGS AND LEGEND FOR DECODER TYPE REQUIRED FOR EACH RCV OR GROUP OF RCV'S.
SEE LEGEND FOR "TWO-WIRE PATH" WIRE AND JACKET SPECIFICATION.
SEE LEGEND FOR CONDUIT REQUIREMENTS FOR THE "TWO-WIRE PATH".

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K DECODER FOR MULTIPLE RCVS

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L DECODER GROUNDING USING A COPPER GROUND PLATE AND PLAN VIEW INSTALLATION

PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER		30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

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M PIPE INSTALLATION

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
	ISSUE FOR GRADING PERMIT	03 DEC 2020
	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE
6-21-20
STATE OF CALIFORNIA

Drawing Title:

IRRIGATION DETAILS

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

LI3.01

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I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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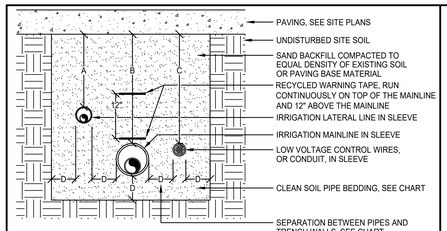

PIPE SIZES	A	B	C	D
ALL SIZES UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
ALL SIZES UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

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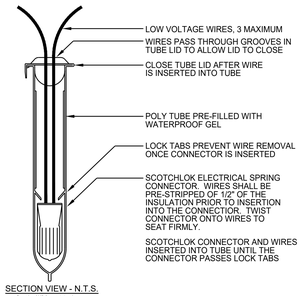
N SLEEVE INSTALLATION



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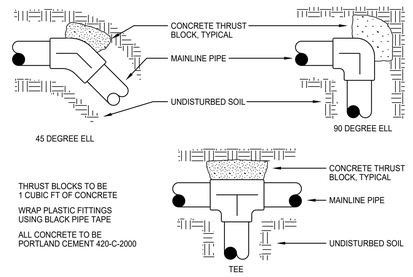
NOTE:
WIRE CONNECTOR SHALL BE A GPH IRRIGATION GDBRY6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

O WIRE CONNECTION



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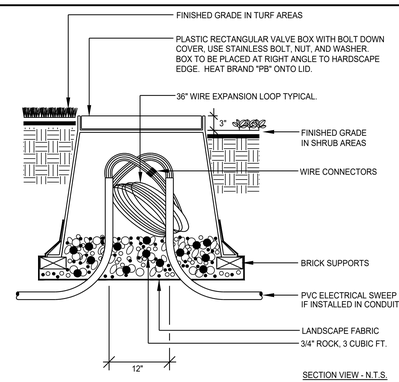
P THRUST BLOCK



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Q SPLICE BOX

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Rev.	Description	Date
	ISSUE FOR PLANNING	15 DEC 2020
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	ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

AGENCY APPROVAL

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LEMMON
4470
SIGNATURE
DATE
06-30-20
STATE OF CALIFORNIA

Drawing Title:

IRRIGATION DETAILS

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

LI3.02

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PLANTING KEYNOTES

SYMBOL	DESCRIPTION
1	STEEL EDGING PER CONSTRUCTION PLANS

SPECIAL INSTRUCTIONS

1. **IN PROPOSED PLANTING AREAS THE TOP 12 INCHES OF EXISTING SOIL TO BE REMOVED. IMPORT NEW TOPSOIL AND AMEND PER PLANTING SPECIFICATIONS.**
2. **CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT TO REVIEW ENTIRE SCOPE OF PLANTING WORK PRIOR TO INSTALLATION. PROVIDE 72 HOUR NOTICE.**
3. **ALL EXISTING PLANT MATERIAL MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE NOTED.**

POT PLANTING NOTES

1. ALL PLANT MATERIAL FOR POTS TO BE RETAIL GRADE STOCK, NO EXCEPTIONS.
2. ALL POTS TO RECEIVE 2" LAYER OF 3/8" DIAMETER 'COPPER CANYON' GRAVEL MULCH TOPPING.
3. FOR BOTTOM DRAINAGE, ALL POTS TO RECEIVE 3" LAYER OF 3/4" CRUSHED DRAINAGE ROCK WITH FILTER FABRIC. TOP COVER (WRAP UP SIDES 6") IN BOTTOM OF POT.

PLANT SCHEDULE

REFER TO SHEET LP-XXXX FOR EXPANDED PLANTING MATERIAL SCHEDULE AND PLANTING NOTES

TREES — REFER TO DETAILS X ON SHEET LP-XXXX FOR TREE PLANTING AND STAKING

SYMBOL	SIZE	BOTANICAL NAME
A	48" BOX	ARBUTUS 'MARINA'
AM	60" BOX	ARBUTUS 'MARINA'
LT	48" BOX	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'
LC	36" BOX	LOPHOSTEMON CONFERTUS
P	48" BOX	PLATANUS RACEMOSA
PR	48" BOX	PLATANUS RACEMOSA
Q	36" BOX	QUERCUS VIRGINIANA
QV	48" BOX	QUERCUS VIRGINIANA

SHRUBS & VINES — REFER TO DETAILS 6 ON SHEET LP-3.01 & 1-3 ON SHEET LP-2.02 FOR SHRUB & VINE PLANTING

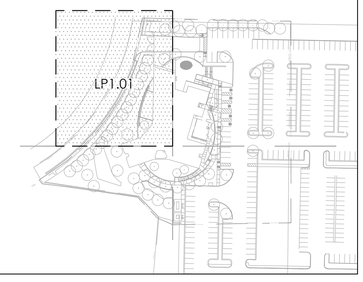
SYMBOL	SIZE	BOTANICAL NAME
	1 GAL.	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'
	1 GAL.	ACHILLEA 'MOONSHINE'
	5 GAL.	AGAVE ATTENUATA
	5 GAL.	ALOE 'ALWAYS RED'
	5 GAL.	ALOE 'BLUE ELF'
	5 GAL.	ALOE STRIATA HYB. 'GHOST ALOE'
	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'
	1 GAL.	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'
	5 GAL.	CALLISTEMON 'LITTLE JOHN'
	1 GAL.	CAREX PRAEGRACILIS
	5 GAL.	CHONDROPETALUM TECTORUM
	5 GAL.	CRASSULA OVATA 'BIG ALICE'
dv	15 GAL.	DODONAEA VISCOSA 'PURPUREA'
fs	15 GAL.	FEIJOA SELLOWIANA
	1 GAL.	FESTUCA RUBRA
ff	5 GAL.	FURCRAEA FOETIDA 'MEDIOPICTA'
	1 GAL.	GAURA LINDHEIMERI 'SO WHITE'
	5 GAL.	LANTANA 'NEW GOLD'
ll	5 GAL.	LEONOTIS LEONURUS
	1 GAL.	LEYMUS CONDENSATUS 'CANYON PRINCE'
	1 GAL.	LOMANDRA CONFERTIFOLIA SSP. 'POMPOM'
	1 GAL.	LOMANDRA LONGIFOLIA 'NYALLA'
	1 GAL.	MUHLENBERGIA DUBIA
	5 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'
	1 GAL.	SALVIA CLEVELANDII 'POZO BLUE'
	1 GAL.	SALVIA GREGGII 'FURMAN'S RED'
	1 GAL.	SALVIA LEUCANTHA 'SANTA BARBARA'
	1 GAL.	SESLERIA AUTUMNALIS
	1 GAL.	TRACHELOSPERMUM JASMINOIDES
	5 GAL.	WESTRINGIA FRUTICOSA MUNDI

VINES — REFER TO DETAIL X ON SHEET LP-XXXX FOR VINE PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	5 GAL.	FICUS PUMILA

GROUNDCOVER — REFER TO DETAIL X ON SHEET LP-XXXX FOR GROUNDCOVER PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	HYDROSEED	NO MOW FESCUE MIX



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1"=10'-0"
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LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE 2-21-20
STATE OF CALIFORNIA

Drawing Title:
LANDSCAPE
PLANTING PLAN

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by:

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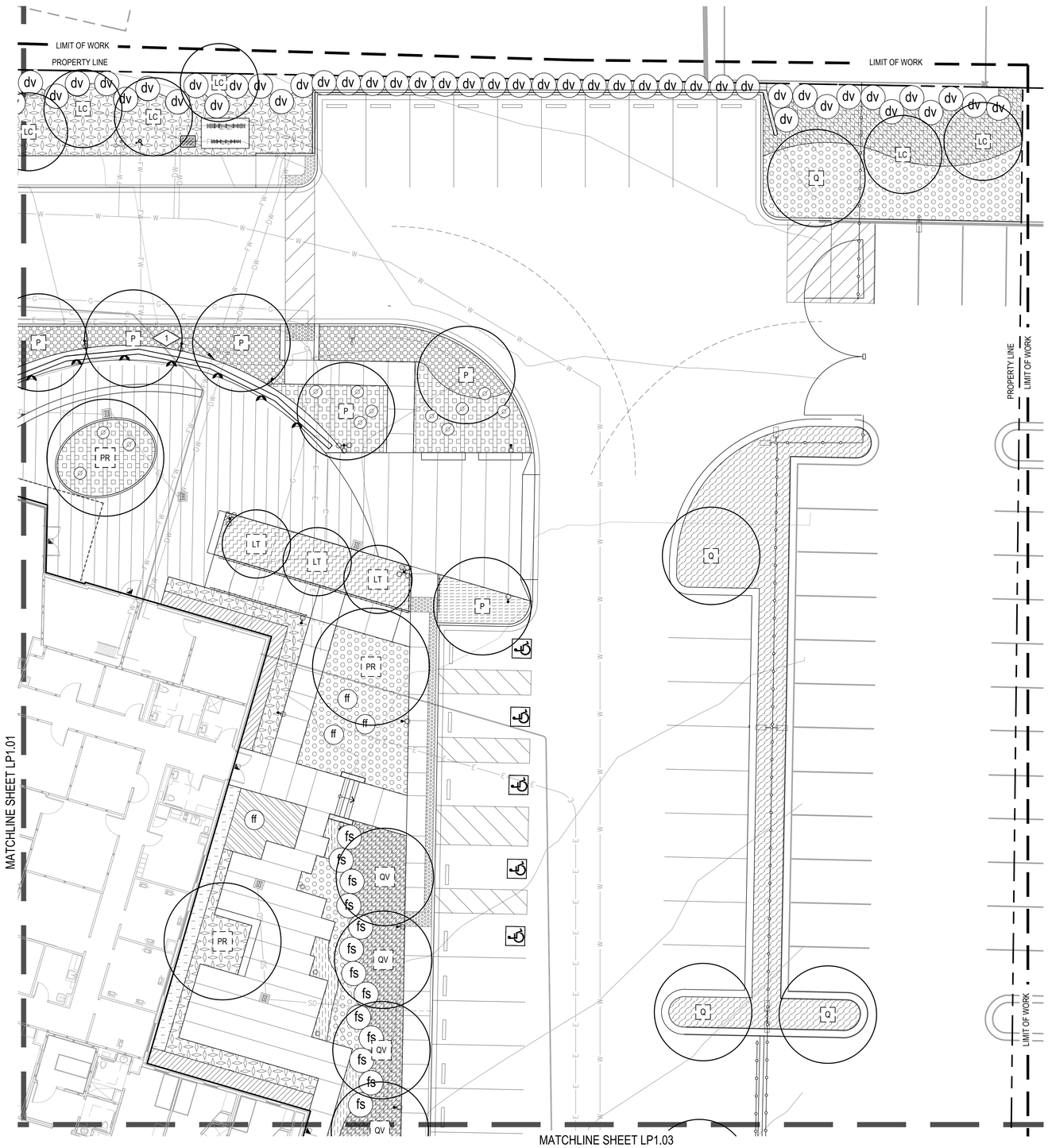

PLANT SCHEDULE

REFER TO SHEET LP-XXXX FOR EXPANDED PLANTING MATERIAL SCHEDULE AND PLANTING NOTES

TREES

REFER TO DETAILS X ON SHEET LP-XXXX FOR TREE PLANTING AND STAKING

SYMBOL	SIZE	BOTANICAL NAME
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PR	48" BOX	PLATANUS RACEMOSA
Q	36" BOX	QUERCUS VIRGINIANA
QV	48" BOX	QUERCUS VIRGINIANA

PLANTING KEYNOTES

SYMBOL	DESCRIPTION
1	STEEL EDGING PER CONSTRUCTION PLANS

SPECIAL INSTRUCTIONS

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2. **CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT TO REVIEW ENTIRE SCOPE OF PLANTING WORK PRIOR TO INSTALLATION. PROVIDE 72 HOUR NOTICE.**
3. **ALL EXISTING PLANT MATERIAL MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE NOTED.**

POT PLANTING NOTES

1. ALL PLANT MATERIAL FOR POTS TO BE RETAIL GRADE STOCK, NO EXCEPTIONS.
2. ALL POTS TO RECEIVE 2" LAYER OF 3/8" DIAMETER 'COPPER CANYON' GRAVEL MULCH TOPPING.
3. FOR BOTTOM DRAINAGE, ALL POTS TO RECEIVE 3" LAYER OF 3/4" CRUSHED DRAINAGE ROCK WITH FILTER FABRIC. TOP COVER (WRAP UP SIDES 6") IN BOTTOM OF POT.

SHRUBS & VINES

REFER TO DETAILS 6 ON SHEET LP-3.01 & 1-3 ON SHEET LP-2.02 FOR SHRUB & VINE PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	1 GAL.	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'
	1 GAL.	ACHILLEA 'MOONSHINE'
⌀	5 GAL.	AGAVE ATTENUATA
	5 GAL.	ALOE 'ALWAYS RED'
	5 GAL.	ALOE 'BLUE ELF'
	5 GAL.	ALOE STRIATA HYB. 'GHOST ALOE'
	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'
	1 GAL.	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'
	5 GAL.	CALLISTEMON 'LITTLE JOHN'
	1 GAL.	CAREX PRAEGRACILIS
	5 GAL.	CHONDROPETALUM TECTORUM
	5 GAL.	CRASSULA OVATA 'BIG ALICE'
dv	15 GAL.	DODONAEA VISCOSA 'PURPUREA'
fs	15 GAL.	FEIJOA SELLOWIANA
	1 GAL.	FESTUCA RUBRA
ff	5 GAL.	FURCRAEA FOETIDA 'MEDIOPICTA'
	1 GAL.	GAURA LINDHEIMERI 'SO WHITE'
	5 GAL.	LANTANA 'NEW GOLD'
ll	5 GAL.	LEONOTIS LEONURUS
	1 GAL.	LEYMUS CONDENSATUS 'CANYON PRINCE'
	1 GAL.	LOMANDRA CONFERTIFOLIA SSP. 'POMPOM'
	1 GAL.	LOMANDRA LONGIFOLIA 'NYALLA'
	1 GAL.	MUHLENBERGIA DUBIA
	5 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'
⌀	1 GAL.	SALVIA CLEVELANDII 'POZO BLUE'
	1 GAL.	SALVIA GREGGII 'FURMAN'S RED'
	1 GAL.	SALVIA LEUCANTHA 'SANTA BARBARA'
	1 GAL.	SESLERIA AUTUMNALIS
	1 GAL.	TRACHELOSPERMUM JASMINOIDES
	5 GAL.	WESTRINGIA FRUTICOSA MUNDI

VINES

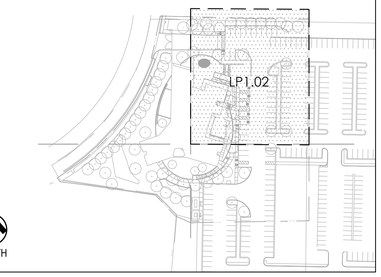
REFER TO DETAIL X ON SHEET LP-XXXX FOR VINE PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	5 GAL.	FICUS PUMILA

GROUNDCOVER

REFER TO DETAIL X ON SHEET LP-XXXX FOR GROUNDCOVER PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	HYDROSEED	NO MOW FESCUE MIX



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ISSUE FOR PLANNING	15 DEC 2020
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Rev.	Description	Date
	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LEAHMAN
4470
SIGNATURE
DATE 09-3-19
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
PLANTING PLAN

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by:

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PLANTING KEYNOTES

SYMBOL	DESCRIPTION
1	STEEL EDGING PER CONSTRUCTION PLANS

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PLANT SCHEDULE

REFER TO SHEET LP-XXXX FOR EXPANDED PLANTING MATERIAL SCHEDULE AND PLANTING NOTES

TREES — REFER TO DETAILS X ON SHEET LP-XXXX FOR TREE PLANTING AND STAKING

SYMBOL	SIZE	BOTANICAL NAME
A	48" BOX	ARBUTUS 'MARINA'
AM	60" BOX	ARBUTUS 'MARINA'
LT	48" BOX	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'
LC	36" BOX	LOPHOSTEMON CONFERTUS
P	48" BOX	PLATANUS RACEMOSA
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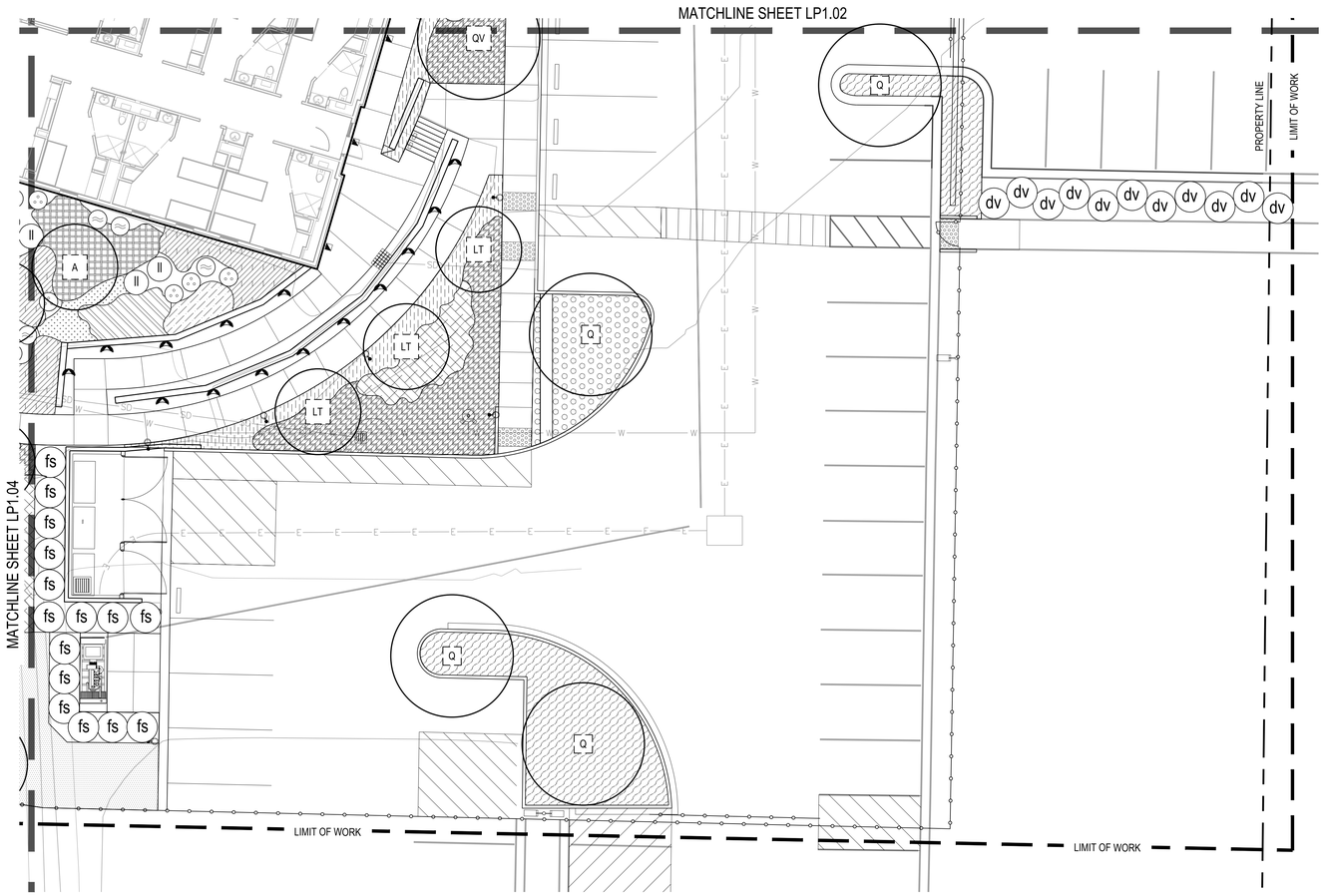
	1 GAL.	SESLERIA AUTUMNALIS
	1 GAL.	TRACHELOSPERMUM JASMINOIDES
	5 GAL.	WESTRINGIA FRUTICOSA MUNDI

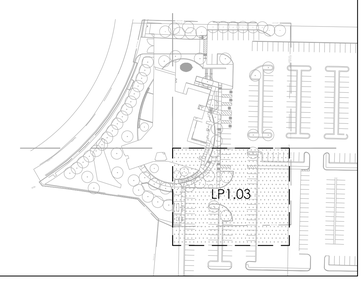
VINES — REFER TO DETAIL X ON SHEET LP-XXXX FOR VINE PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	5 GAL.	FICUS PUMILA

GROUNDCOVER — REFER TO DETAIL X ON SHEET LP-XXXX FOR GROUNDCOVER PLANTING

SYMBOL	SIZE	BOTANICAL NAME
	HYDROSEED	NO MOW FESCUE MIX





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FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

CONSULTANT SEAL

LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE 2-21-20
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
PLANTING PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

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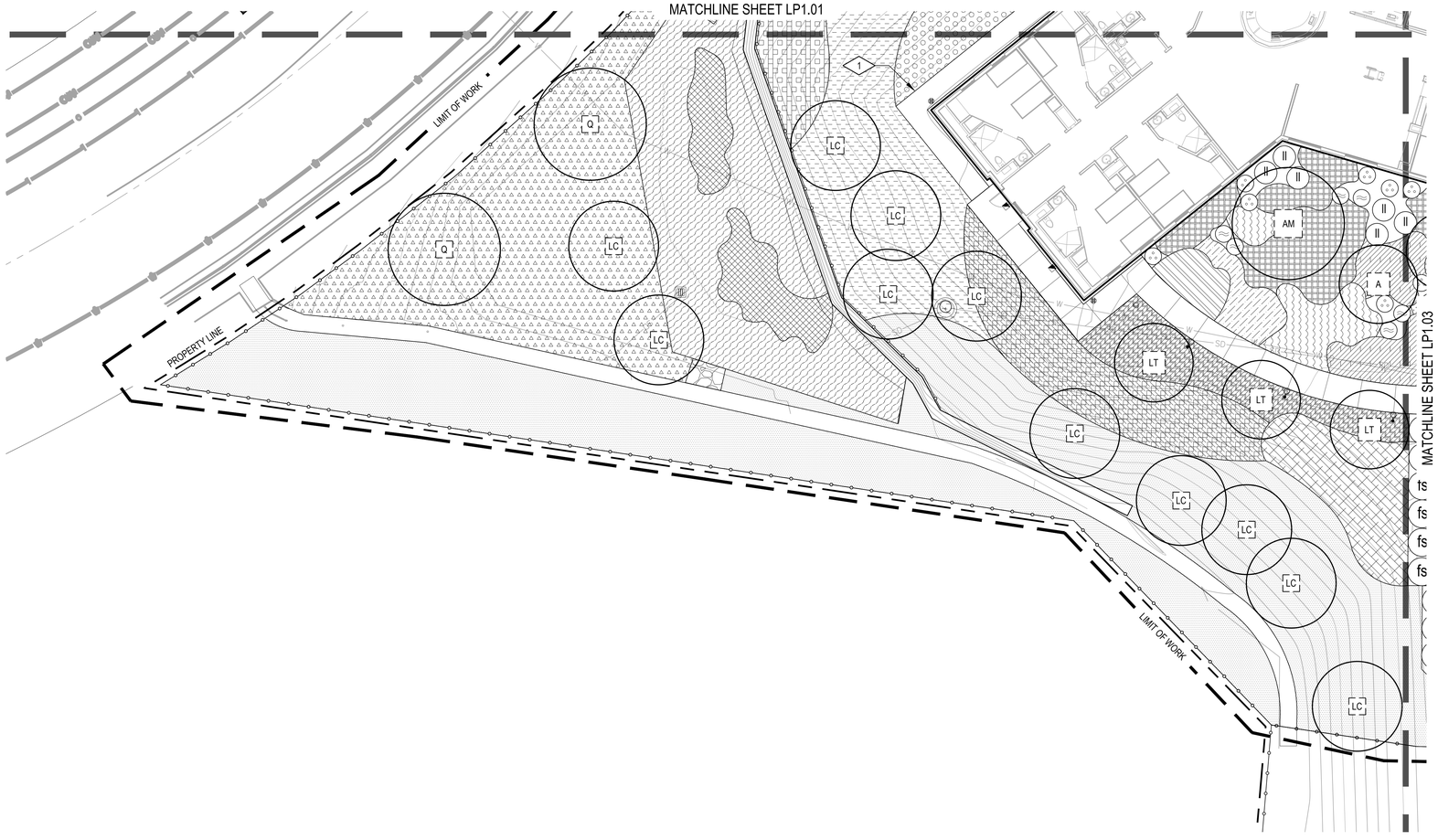

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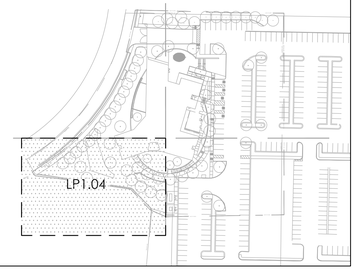

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LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE 3-31-15
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
PLANTING PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

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PLANTING NOTES

NUMBER	DESCRIPTION
1	TREES ARE STANDARD FORM UNLESS NOTED OTHERWISE.
2	TRIPLE STAKE TREES, UNLESS NOTED OTHERWISE.
3	TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
4	WHERE SPREADING GROUNDCOVERS ARE SHOWN TO BE PLANTED ADJACENT TO A CURB OR WALKWAY EDGE, SET CENTER OF PLANT 24" OFF HARD SURFACE.
5	MINIMUM TREE SEPARATION DISTANCE: TRAFFIC SIGNALS / STOP SIGNS..... 20 FT. UNDERGROUND UTILITY LINES.....5 FT (10' FOR SEWER). ABOVE GROUND UTILITY STRUCTURES..... 10 FT. DRIVEWAYS (ENTRIES)..... 10 FT. INTERSECTIONS..... 25 FT. (INTERSECTING CURB LINES OF TWO STREETS)
6	ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
7	A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
8	MAINTENANCE: ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
9	TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE 142.0403(b)(10).
10	EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED: 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE. 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION. 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
11	MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3", EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
12	IF ANY REQUIRED LANDSCAPE INDICATION ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
13	IRRIGATION AUDIT: PROJECTS SUBJECT TO THE REQUIREMENT FOR A WATER BUDGET TABLE 142-04I MUST CONDUCT AND SUBMIT TO THE CITY AN IRRIGATION AUDIT CONSISTENT WITH SAN DIEGO MUNICIPAL CODE (SDMC) 142.0413(f) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL PRIOR TO OCCUPANCY AND USE.
14	SOIL SAMPLES SHALL BE TAKEN FROM THE SITE AT THE LANDSCAPE ARCHITECT'S DIRECTIVE AND SENT TO A SOIL ANALYSIS LABORATORY TO PERFORM / PROVIDE SOIL AGRONOMIC TEST REPORT(S) PER SPECIFICATIONS. THIS REPORT SHALL BE PERFORMED PRIOR TO START OF PLANTING.

PLANT SCHEDULE

TREES — REFER TO DETAILS X ON SHEET LP-XXXX FOR TREE PLANTING AND STAKING

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	SPREAD	REMARKS
A	48" BOX	ARBUTUS 'MARINA'	MARINA ARBUTUS	LOW	14'	8'	-
AM	60" BOX	ARBUTUS 'MARINA'	MARINA ARBUTUS	LOW	-	-	-
LT	48" BOX	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	-	14'	8'	SINGLE / STAKED
LC	36" BOX	LOPHOSTEMON CONFERTUS	BRISBANE BOX	-	12'	6'	-
P	48" BOX	PLATANUS RACEMOSA	WESTERN SYCAMORE	-	18'	8'	-
PR	48" BOX	PLATANUS RACEMOSA	WESTERN SYCAMORE	-	18'	10'	-
Q	36" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	10'	5'	-
QV	48" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	14'	8'	-

SHRUBS & VINES — REFER TO DETAILS X ON SHEET LP-XXXX AND DETAILS X ON SHEET LP-XXXX FOR SHRUB & VINE PLANTING

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	WIDTH	REMARKS
	1 GAL.	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM COMMON YARROW	LOW	-	-	@24" O.C.
	1 GAL.	ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	LOW	-	-	@24" O.C.
ø	5 GAL.	AGAVE ATTENUATA	FOX TAIL AGAVE	LOW	-	-	@30" O.C.
	5 GAL.	ALOE 'ALWAYS RED'	ALWAYS RED ALOE	LOW	-	-	@24" O.C.
	5 GAL.	ALOE 'BLUE ELF'	BLUE ELF ALOE	LOW	-	-	@24" O.C.
	5 GAL.	ALOE STRIATA HYB. 'GHOST ALOE'	GHOST ALOE	LOW	-	-	@24" O.C.
	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	LOW	-	-	@42" O.C.; LOCATE 4' FROM HARDSCAPE EDGE
	1 GAL.	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	MEDIUM	-	-	@30" O.C.
	5 GAL.	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	LOW	-	-	@30" O.C.
	1 GAL.	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	MEDIUM	-	-	@18" O.C.
	5 GAL.	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW	-	-	@36" O.C.
	5 GAL.	CRASSULA OVATA 'BIG ALICE'	LARGE JADE PLANT	LOW	-	-	@30" O.C.
dv	15 GAL.	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	LOW	-	-	@60" O.C.
fs	15 GAL.	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	-	-	@60" O.C.
	1 GAL.	FESTUCA RUBRA	RED FESCUE	HIGH	-	-	@18" O.C.
ff	5 GAL.	FURCRAEA FOETIDA 'MEDIOPICTA'	NCN	LOW	-	-	@48" O.C.
	1 GAL.	GAURA LINDHEIMERI 'SO WHITE'	SO WHITE GAURA	LOW	-	-	@24" O.C.
	5 GAL.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	VERY LOW	-	-	@36" O.C.
ll	5 GAL.	LEONOTIS LEONURUS	LION'S TAIL	LOW	-	-	@48" O.C.
	1 GAL.	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	LOW	-	-	@30" O.C.
	1 GAL.	LOMANDRA CONFERTIFOLIA SSP. 'POMPOM'	POM POM MAT RUSH	LOW	-	-	@30" O.C.
	1 GAL.	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH	LOW	-	-	@30" O.C.
	1 GAL.	MUHLENBERGIA DUBIA	PINE MUHLY	LOW	-	-	@30" O.C.
	5 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	LOW	-	-	@30" O.C.
	1 GAL.	SALVIA CLEVELANDII 'POZO BLUE'	GREY MUSK SAGE	VERY LOW	-	-	@36" O.C.
	1 GAL.	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE	LOW	-	-	@30" O.C.
	1 GAL.	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	LOW	-	-	@36" O.C.
	1 GAL.	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	MEDIUM	-	-	@12" O.C.
	1 GAL.	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MEDIUM	-	-	@30" O.C.
	5 GAL.	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY	LOW	-	-	@42" O.C.

VINES — REFER TO DETAIL X ON SHEET LP-XXXX FOR VINE PLANTING

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	WIDTH	REMARKS
	5 GAL.	FICUS PUMILA	CREEPING FIG	MEDIUM	-	-	-

GROUNDCOVER — REFER TO DETAIL X ON SHEET LP-XXXX FOR GROUNDCOVER PLANTING

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	WIDTH	REMARKS
	HYDROSEED	NO MOW FESCUE MIX	NCN	LOW	-	-	-

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STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE PLANTING SCHEDULE

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

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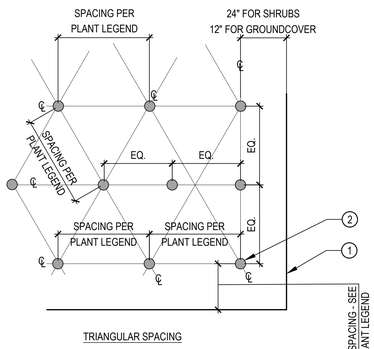
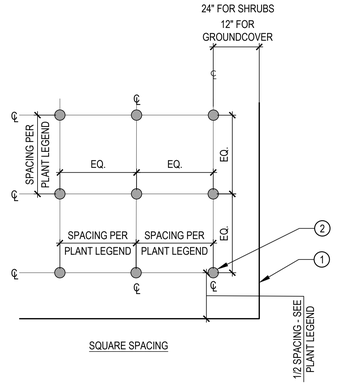


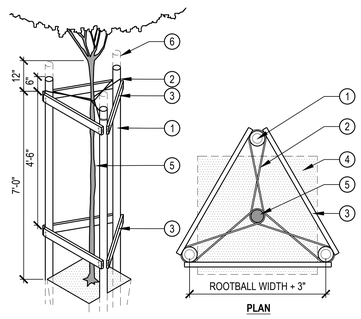


LEGEND
1. PLANTING EDGE (I.E., EDGE OF CURB / EDGE OF PAVING / FACE OF WALL / EDGE OF HEADER, ETC.)
2. CENTER OF PLANT MATERIAL

NOTES:

A. PLANT SPACING SHALL BE ADJUSTED TO BEGIN AND END SPACING WITH A PLANT AT CORNERS / CHANGES IN DIRECTION OF PLANTING EDGE

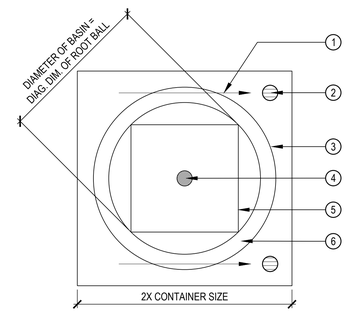
7 SHRUB & GROUNDCOVER PLANTING LAYOUT
N.T.S.



LEGEND
1. WOOD TREE STAKES (3). (SEE SPECIFICATIONS)
2. INSTALL (3) TREE TIES PER TREE. (SEE SPECIFICATIONS)
3. 1"x 3" WOOD BRACE, (6) PER TREE, SECURE TO STAKES WITH (2) 2" GALVANIZED WOOD SCREWS AT EACH END. PRE-DRILL 1"x 3" WOOD BRACE TO PREVENT SPLITTING.
4. TREE ROOT BALL
5. TREE TRUNK
6. CUT OFF STAKES AS NEEDED TO CLEAR BRANCHES AND BE UNIFORM IN HEIGHT

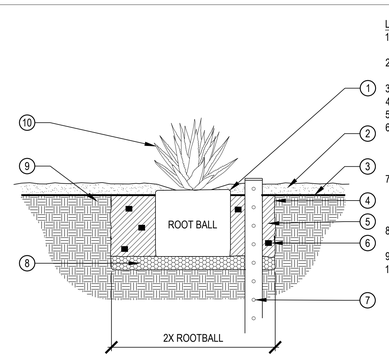
NOTES
A. BRACES AND TOPS OF ALL STAKES TO BE LEVEL WITH EACH OTHER.
B. SEE SPECIFICATIONS FOR TREE STAKING METHODS & MATERIALS

4 TREE STAKING TRIPLE (36" BOX AND SMALLER)
SCALE: N.T.S.



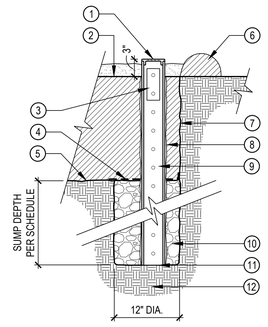
LEGEND
1. BOTTOM OF TREE PIT SLOPES TO SUMP DRAINS
2. BREATHER TUBE / SUMP DRAIN, SEE DETAIL
3. PLANT PIT
4. TREE TRUNK
5. ROOT BALL
6. BERM AROUND WATERING BASIN

1 TREE PLANTING PLAN
SCALE: N.T.S.



LEGEND
1. PLANT SO ROOT BALL IS 1"-2" ABOVE FINISH GRADE
2. MULCH LAYER PER PLAN, TAPER AT ROOT BALL
3. FINISH GRADE
4. SCARIFY SIDES OF PIT
5. PIT BACKFILL MIX PER SPECS
6. FERTILIZER TABLETS PER SPECIFICATIONS. INSTALL SO THEY DO NOT TOUCH ROOT BALL
7. BREATHER TUBE WITH SUMP PER DETAIL 5 / LP3.01 - 15 GAL SUCCULENT SIZE OR LARGER ONLY
8. 3" LAYER OF 1" LAVA ROCK IN PLANT PIT
9. NATIVE SOIL
10. 1, 5, 15 GALLON OR 24" BOX SIZE SUCCULENT PLANT

8 SUCCULENT PLANTING
SCALE: N.T.S.

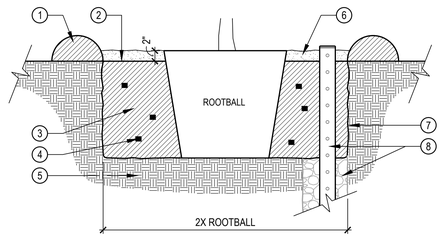


LEGEND
1. DRAIN GRATE PER SPECIFICATIONS
2. FINISH GRADE
3. DUCT TAPE HOLES WITHIN 6" OF FINISHED GRADE
4. GEOTEXTILE FABRIC OVER SUMP
5. BOTTOM OF PLANT PIT
6. WATERING BASIN
7. PLANT PIT
8. GEOTEXTILE DRAIN "SOCK"
9. PERFORATED DRAIN PIPE - SIZE AND QUANTITY PER SCHEDULE
10. 3/4" CRUSHED ROCK SUMP BACKFILL (NO ROCK IN PIPE)
11. "TIE OFF" SOCK TO CLOSE END
12. NATIVE SOIL

SCHEDULE

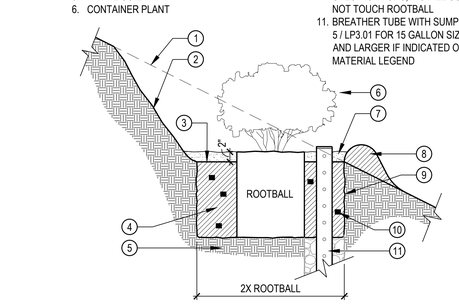
PLANT SIZE	PIPE QTY.	PIPE SIZE	SUMP DEPTH
15 GALLON	(1)	3"	3'-0"
24" BOX	(1)	4"	4'-0"
≥ 36" BOX	(2)	4"	4'-0"

5 BREATHER TUBE WITH SUMP
SCALE: N.T.S.



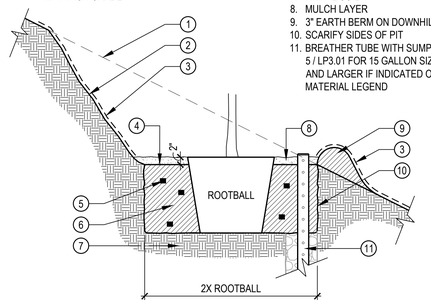
LEGEND
1. 3" WATERING BASIN FORMED WITH BACKFILL SOIL MIX AROUND PLANT PIT
2. FINISH GRADE
3. PIT BACKFILL MIX PER SPECIFICATIONS
4. FERTILIZER TABLETS PER SPECIFICATIONS, INSTALL SO THEY DO NOT TOUCH ROOTBALL
5. NATIVE SOIL
6. MULCH LAYER
7. SCARIFY SIDES OF PIT
8. BREATHER TUBE WITH SUMP PER DETAIL 5 / LP3.01 FOR 15 GALLON SIZE PLANTS AND LARGER IF INDICATED ON PLANT MATERIAL LEGEND

2 TREE PLANTING
SCALE: N.T.S.



LEGEND
1. CUT LINE OF EXISTING SLOPE
2. CUT BACK FOR PLANT PIT TO 1:1 SLOPE
3. FINISH GRADE
4. PIT BACKFILL MIX PER SPECIFICATIONS
5. NATIVE SOIL
6. CONTAINER PLANT
7. MULCH LAYER
8. 3" EARTH BERM ON DOWNHILL SIDE
9. SCARIFY SIDES OF PIT
10. FERTILIZER TABLET PER SPECIFICATIONS, INSTALL SO THEY DO NOT TOUCH ROOTBALL
11. BREATHER TUBE WITH SUMP PER DETAIL 5 / LP3.01 FOR 15 GALLON SIZE PLANTS AND LARGER IF INDICATED ON PLANT MATERIAL LEGEND

6 CONTAINER SHRUB PLANTING ON SLOPE
SCALE: N.T.S.



LEGEND
1. CUT LINE OF EXISTING SLOPE
2. CUT BACK FOR PLANT PIT TO 1:1 SLOPE
3. EROSION CONTROL MATERIAL PER SPECIFICATIONS
4. FINISH GRADE
5. FERTILIZER TABLET PER SPECIFICATIONS, INSTALL SO THEY DO NOT TOUCH ROOTBALL
6. PLANT PIT BACKFILL PER SPECIFICATIONS
7. NATIVE SOIL
8. MULCH LAYER
9. 3" EARTH BERM ON DOWNHILL SIDE
10. SCARIFY SIDES OF PIT
11. BREATHER TUBE WITH SUMP PER DETAIL 5 / LP3.01 FOR 15 GALLON SIZE PLANTS AND LARGER IF INDICATED ON PLANT MATERIAL LEGEND

3 TREE PLANTING ON SLOPE
SCALE: 1:1

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Drawing Title:
LANDSCAPE
PLANTING DETAILS

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LANDSCAPE MULCH LEGEND

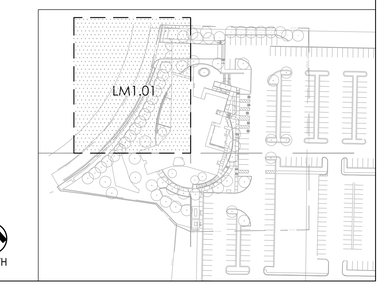
SYMBOL	DEPTH	DESCRIPTION	SPECIFICATIONS / SUPPLIER
	3"	SHREDDED WOOD MULCH	FOREST FINES (1-1/2" MINUS) AGRI SERVICE
	3"	CRUSHED ROCK MULCH	3/4" DIA. COPPER CANYON SOUTHWEST BOULDER & STONE

NOTES

1. ALL ROCK MULCH SHALL BE PRE-WASHED PRIOR TO INSTALLATION.
2. ALL PLANTING AREAS NOT SHOWN TO RECEIVE ROCK MULCH SHALL RECEIVE 'FOREST FINES' SHREDDED BARK MULCH.
3. ALL AREAS SHALL RECEIVE PRE-EMERGENT HERBICIDE PER SPECIFICATIONS PRIOR TO PLACEMENT OF ALL MULCH TYPES.
4. REFER TO DETAIL 4/ LC3.02 FOR INSTALLATION

SPECIAL INSTRUCTIONS

VERIFY ALL AREAS TO RECEIVE CHUNKY ROCK MULCH WITH LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION.



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1"=10'-0"

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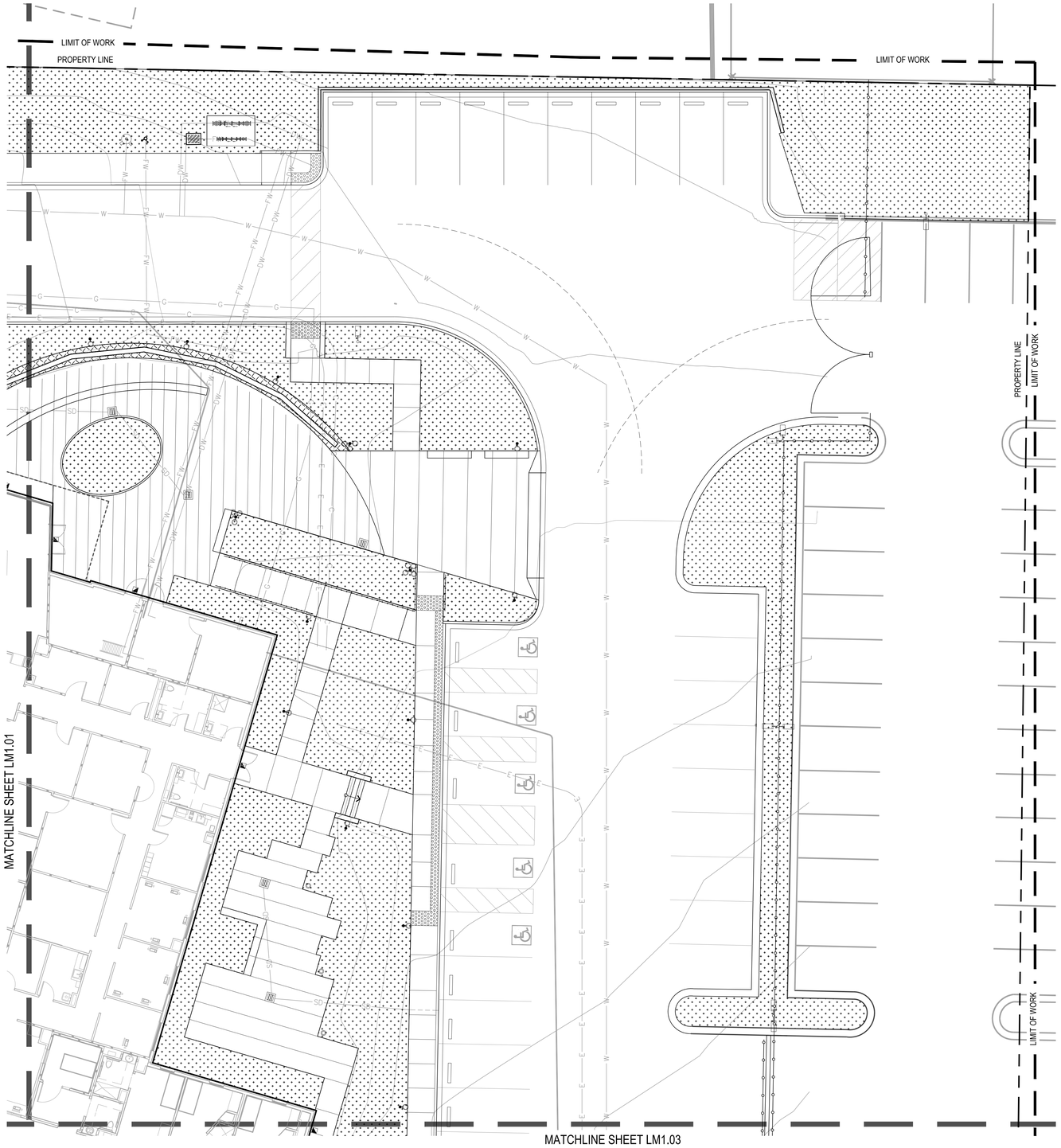

LANDSCAPE MULCH LEGEND

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	3"	SHREDDED WOOD MULCH	FOREST FINES (1-1/2" MINUS) AGRI SERVICE
	3"	CRUSHED ROCK MULCH	3/4" DIA. COPPER CANYON SOUTHWEST BOULDER & STONE

NOTES

1. ALL ROCK MULCH SHALL BE PRE-WASHED PRIOR TO INSTALLATION.
2. ALL PLANTING AREAS NOT SHOWN TO RECEIVE ROCK MULCH SHALL RECEIVE 'FOREST FINES' SHREDDED BARK MULCH.
3. ALL AREAS SHALL RECEIVE PRE-EMERGENT HERBICIDE PER SPECIFICATIONS PRIOR TO PLACEMENT OF ALL MULCH TYPES.
4. REFER TO DETAIL 4/ LC3.02 FOR INSTALLATION

SPECIAL INSTRUCTIONS

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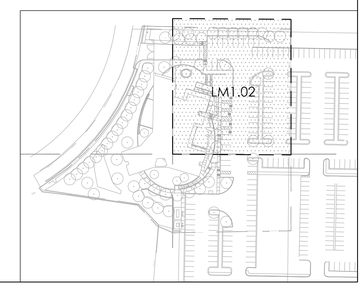

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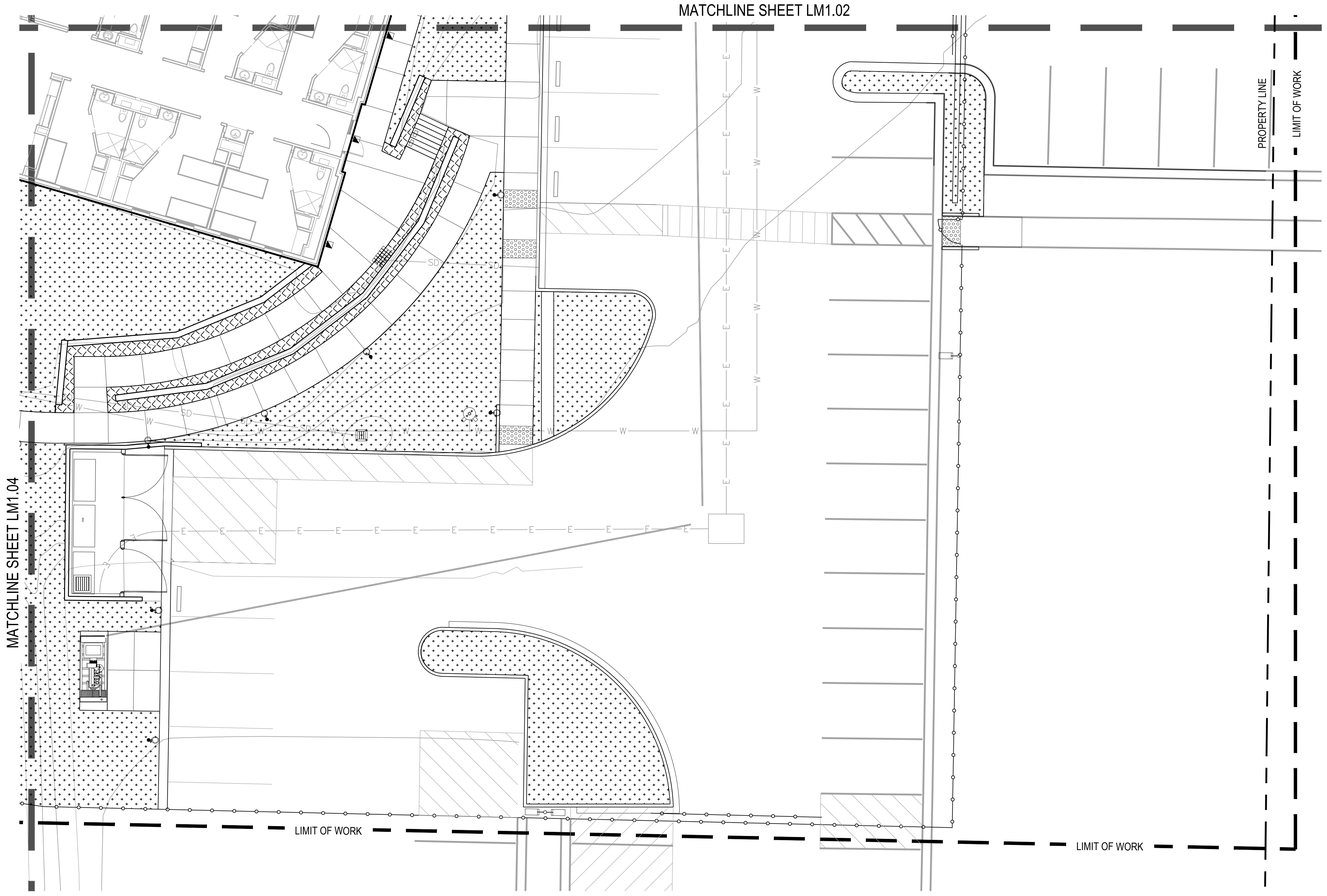

LANDSCAPE MULCH LEGEND

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4. REFER TO DETAIL 4/ LC3.02 FOR INSTALLATION

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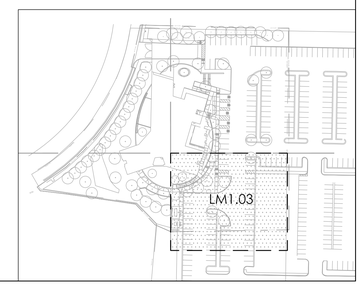

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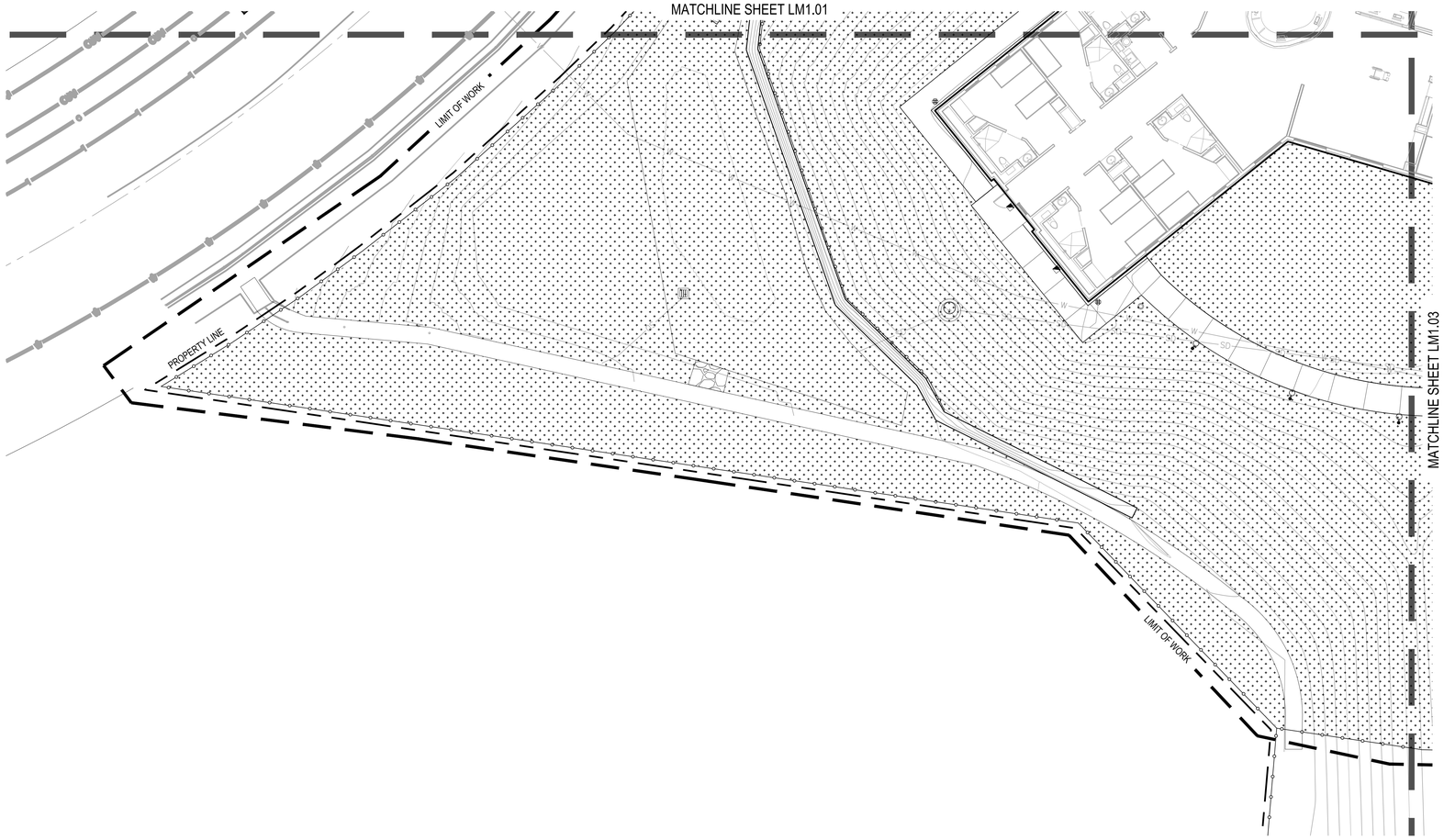
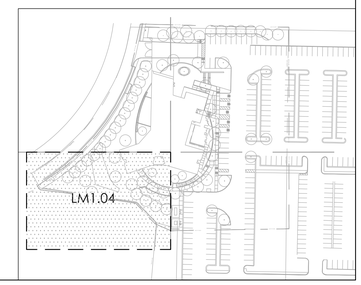
VERIFY ALL AREAS TO RECEIVE CHUNKY ROCK MULCH WITH LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION.





0 5' 10' 20'
1"=10'-0"
NORTH

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LICENSED LANDSCAPE ARCHITECT
BRAD LENAHAN
4470
SIGNATURE
DATE
OP. 3-31-20
STATE OF CALIFORNIA

Drawing Title:

LANDSCAPE
MULCH PLAN

Issue Date: 12/15/2020

Project No.: 006240.00 Checked by:

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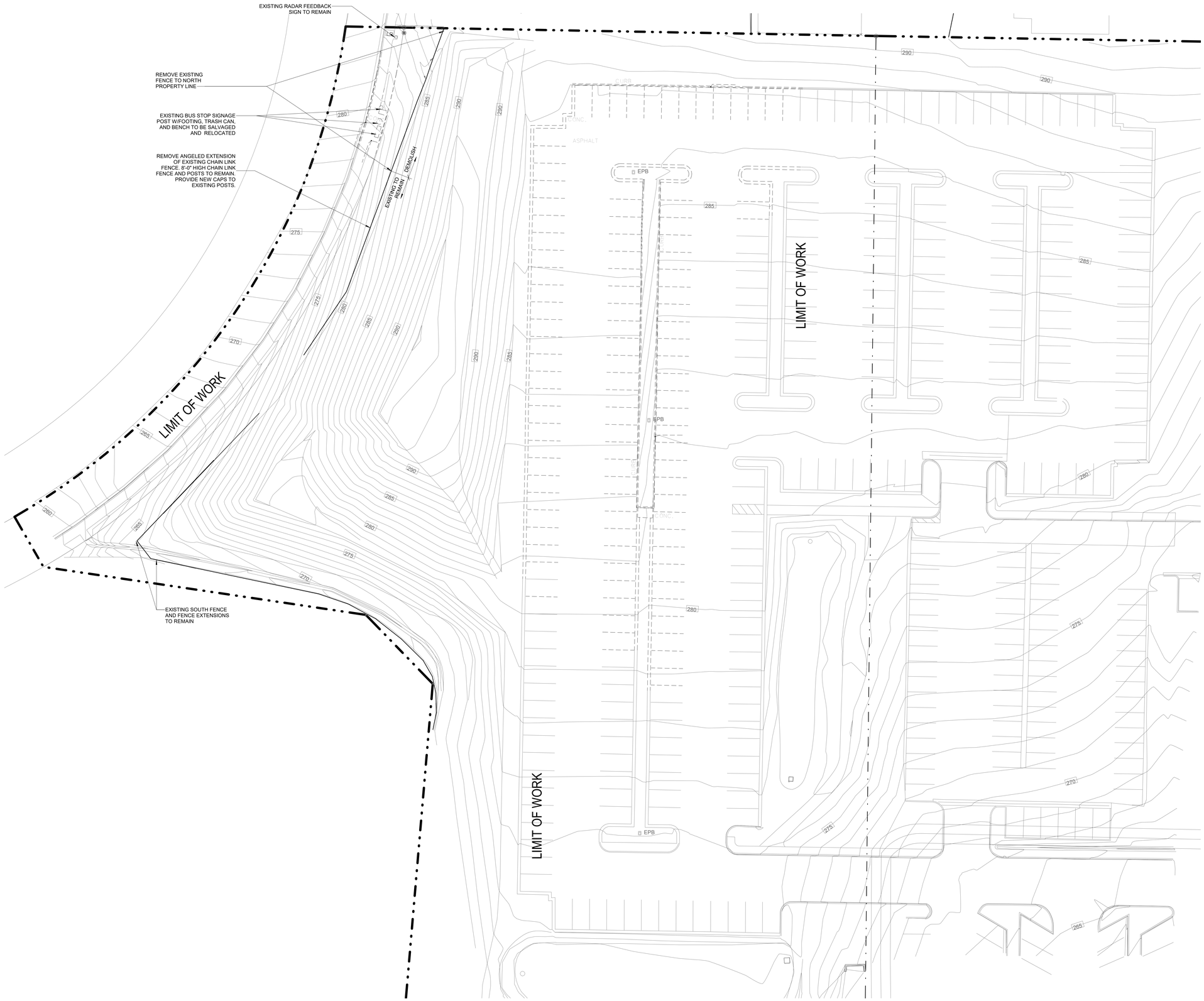

1 OVERALL SITE PLAN
1" = 20'-0"

0' 20' 40'

N

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LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

Drawing Title:

DEMOLITION SITE PLAN

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: Checker

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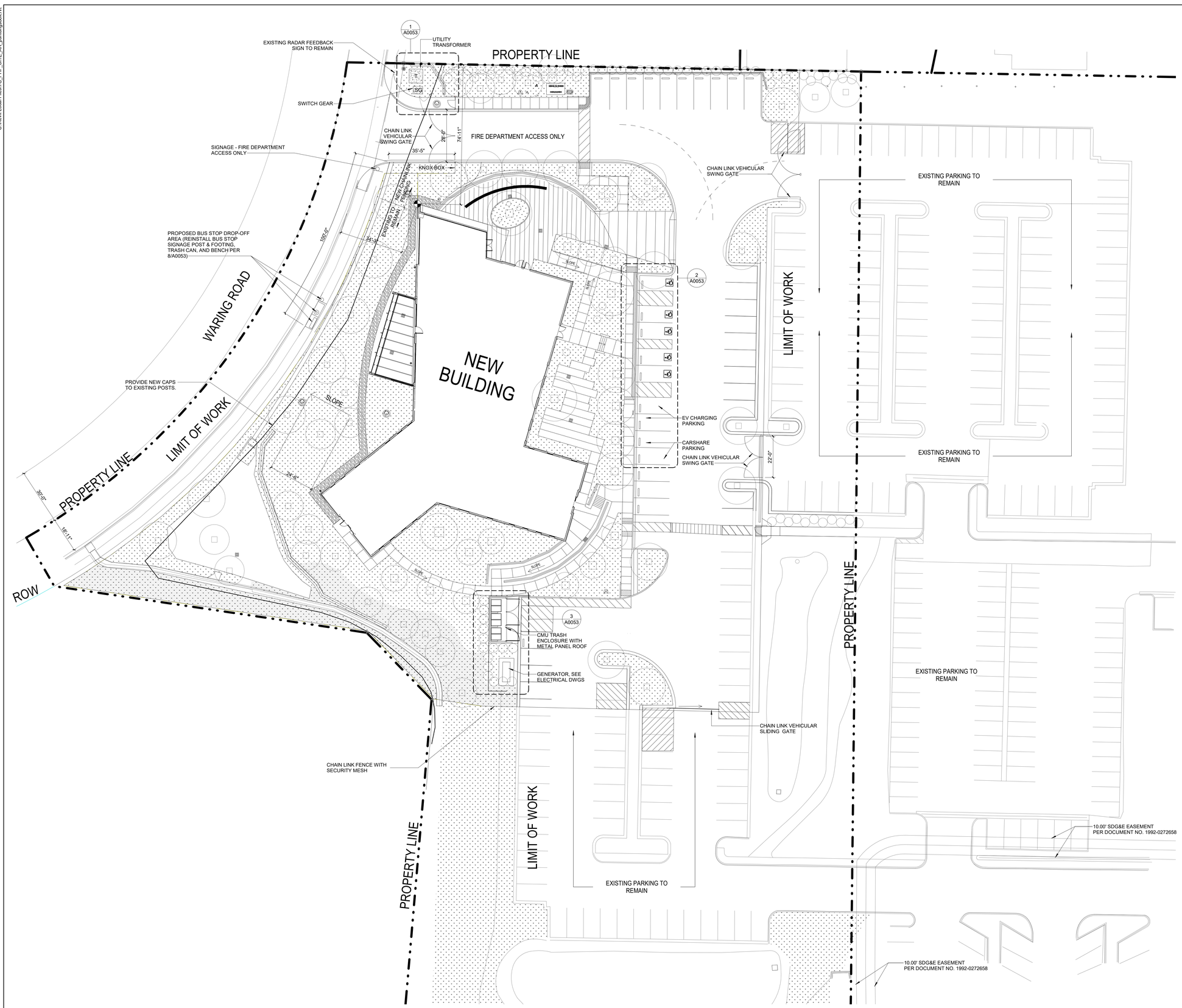

1 OVERALL SITE PLAN
1" = 20'-0"

KEYNOTES

LEGEND

LANDSCAPE, REFER TO LANDSCAPE DRAWINGS

FIRE HYDRANT, REFER TO CIVIL DRAWINGS

PROPERTY LINE

LIMIT OF WORK

GENERAL NOTE

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SITE WORK INFORMATION AND DIMENSIONING.

PARKING ANALYSIS

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE (HOSPITALS)
1 PER 1 BED = 16 SPACES

NOTE:

PARKING SPACES RELOCATED & MODIFIED TO COMPLIANT 8'X18' WITH 28' WIDE DRIVE AISLE FOR FIRE TRUCK ACCESS

PARKING SUMMARY

EXISTING SPACES : 353
REMOVED SPACES : 86
NEW TOTAL SPACES INCLUDING EXISTING : 267

PARKING FOR NEW BUILDING : 48
ADA PARKING REQUIRED FOR NEW BUILDING : 2
ADA PARKING PROVIDED FOR NEW BUILDING : 5

EV CHARGING PARKING PROVIDED : 2 (INCLUDES 1 VAN ACC. STALL)
CARSHARE PARKING PROVIDED : 2

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OVERALL SITE PLAN

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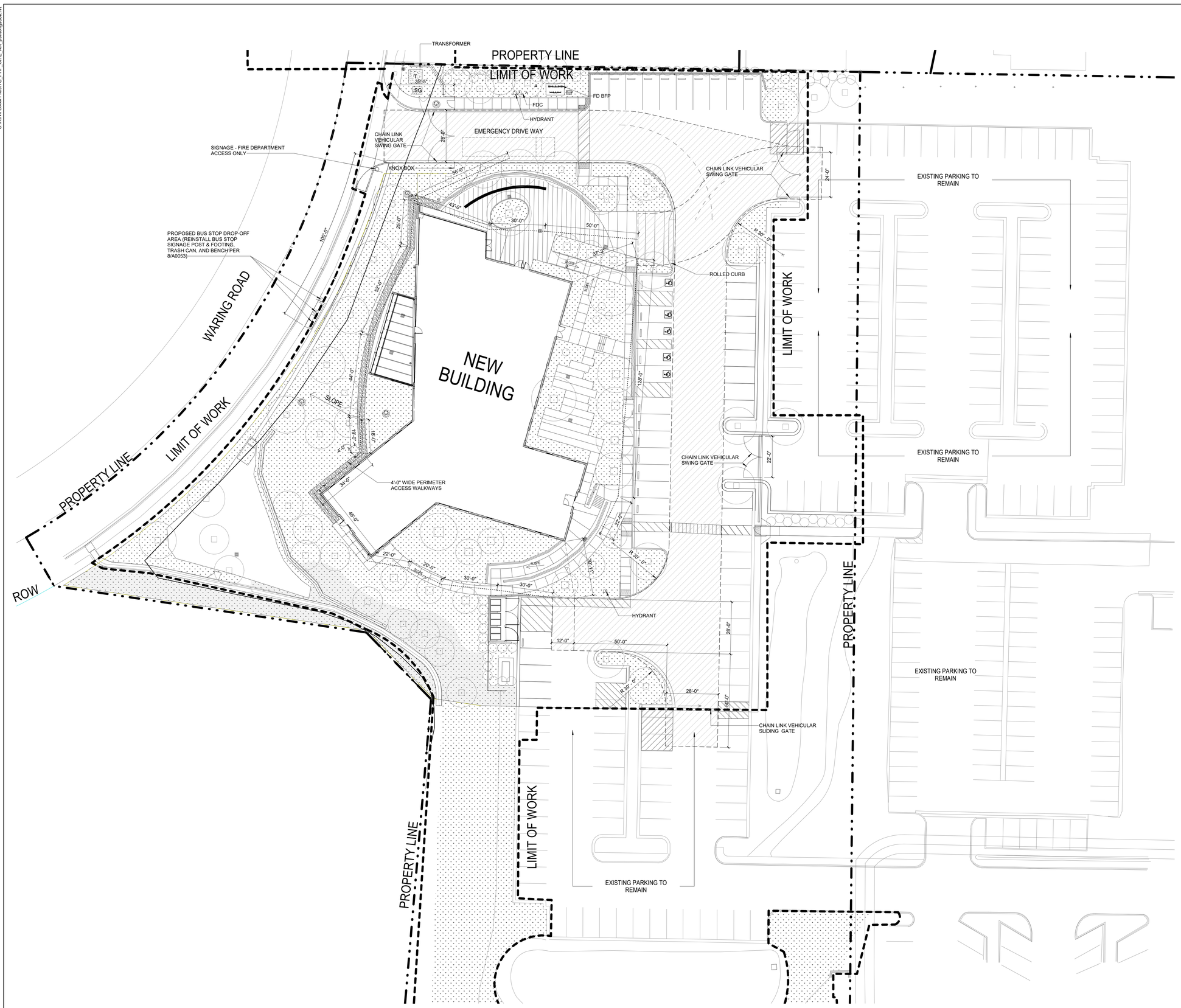

1 FIRE ACCESS SITE PLAN
1" = 20'-0"

0' 20' 40'

N

LEGEND

- LANDSCAPE, REFER TO LANDSCAPE DRAWINGS
- FIRE HYDRANT, REFER TO CIVIL DRAWINGS
- 28'-0" TYP. — FIRE TRUCK ACCESS
- FIRE HOSE PULL

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FIRE ACCESS SITE PLAN

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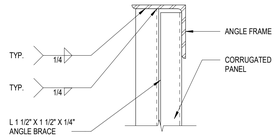
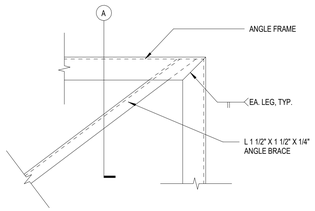
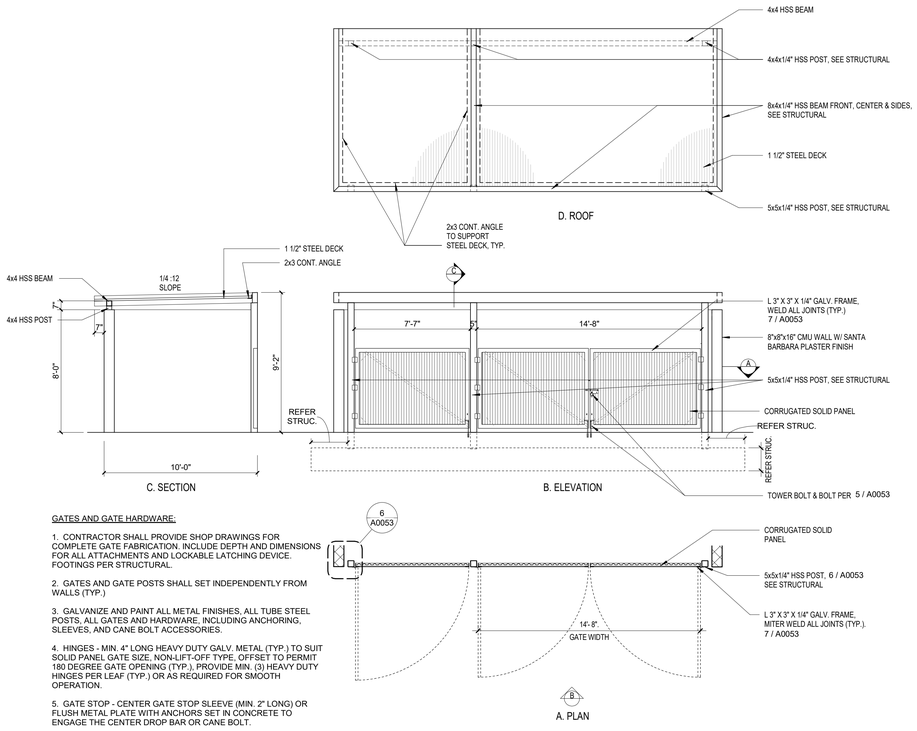




7 TRASH ENCLOSURE - GATE CONN. DETAILS
1 1/2" = 1'-0"



GATES AND GATE HARDWARE:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR COMPLETE GATE FABRICATION, INCLUDE DEPTH AND DIMENSIONS FOR ALL ATTACHMENTS AND LOCKABLE LATCHING DEVICE. FOOTINGS PER STRUCTURAL.

2. GATES AND GATE POSTS SHALL SET INDEPENDENTLY FROM WALLS (TYP.)

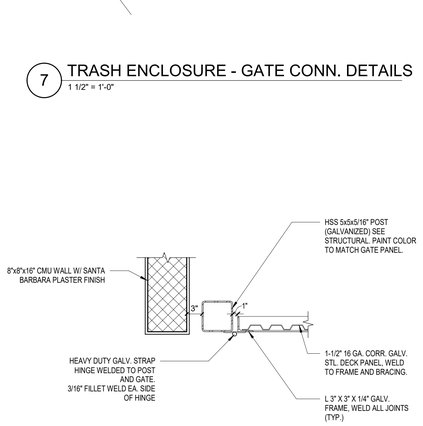
3. GALVANIZE AND PAINT ALL METAL FINISHES, ALL TUBE STEEL POSTS, ALL GATES AND HARDWARE, INCLUDING ANCHORING, SLEEVES, AND CANE BOLT ACCESSORIES.

4. HINGES - MIN. 4" LONG HEAVY DUTY GALV. METAL (TYP.) TO SUIT SOLID PANEL GATE SIZE, NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE GATE OPENING (TYP.), PROVIDE MIN. (3) HEAVY DUTY HINGES PER LEAF (TYP.) OR AS REQUIRED FOR SMOOTH OPERATION.

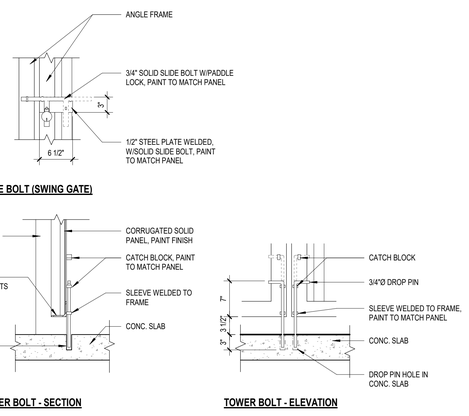
5. GATE STOP - CENTER GATE STOP SLEEVE (MIN. 2" LONG) OR FLUSH METAL PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP BAR OR CANE BOLT.

6. PROVIDE LOCKABLE LATCHING DEVICE.

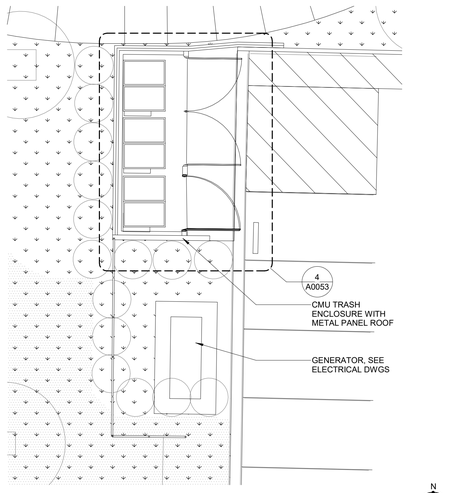
4 TRASH ENCLOSURE - METAL GATE
1/4" = 1'-0"



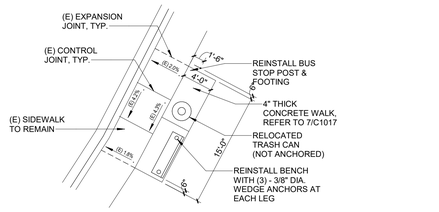
6 TRASH ENCLOSURE - GATE SUPPORT
1" = 1'-0"



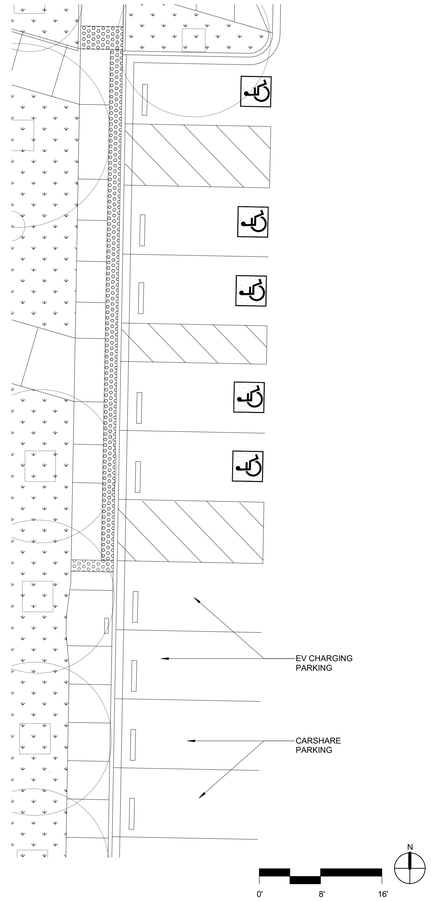
5 DETAILS @ TOWER BOLT, SLIDE BOLT
1" = 1'-0"



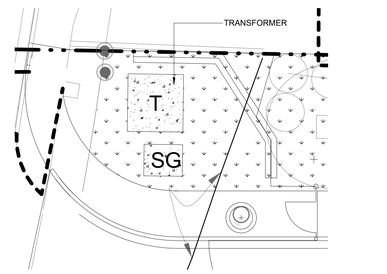
3 ENLARGED SITE PLAN - TRASH ENCLOSURE/GENERATOR
1/8" = 1'-0"



8 ENLARGED SITE PLAN - BUS STOP
1/8" = 1'-0"



2 ENLARGED SITE PLAN ACCESSIBLE PARKING
1/8" = 1'-0"



1 ENLARGED SITE PLAN - TRANSFORMER
1/8" = 1'-0"

KEYNOTES

LEGEND

LANDSCAPE, REFER TO LANDSCAPE DRAWINGS

FIRE HYDRANT, REFER TO CIVIL DRAWINGS

GENERAL NOTE

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SITE WORK INFORMATION AND DIMENSIONING.

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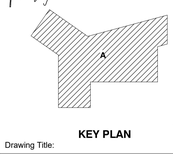

KEY PLAN

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ENLARGED SITE PLAN & TRASH ENCLOSURE DETAILS

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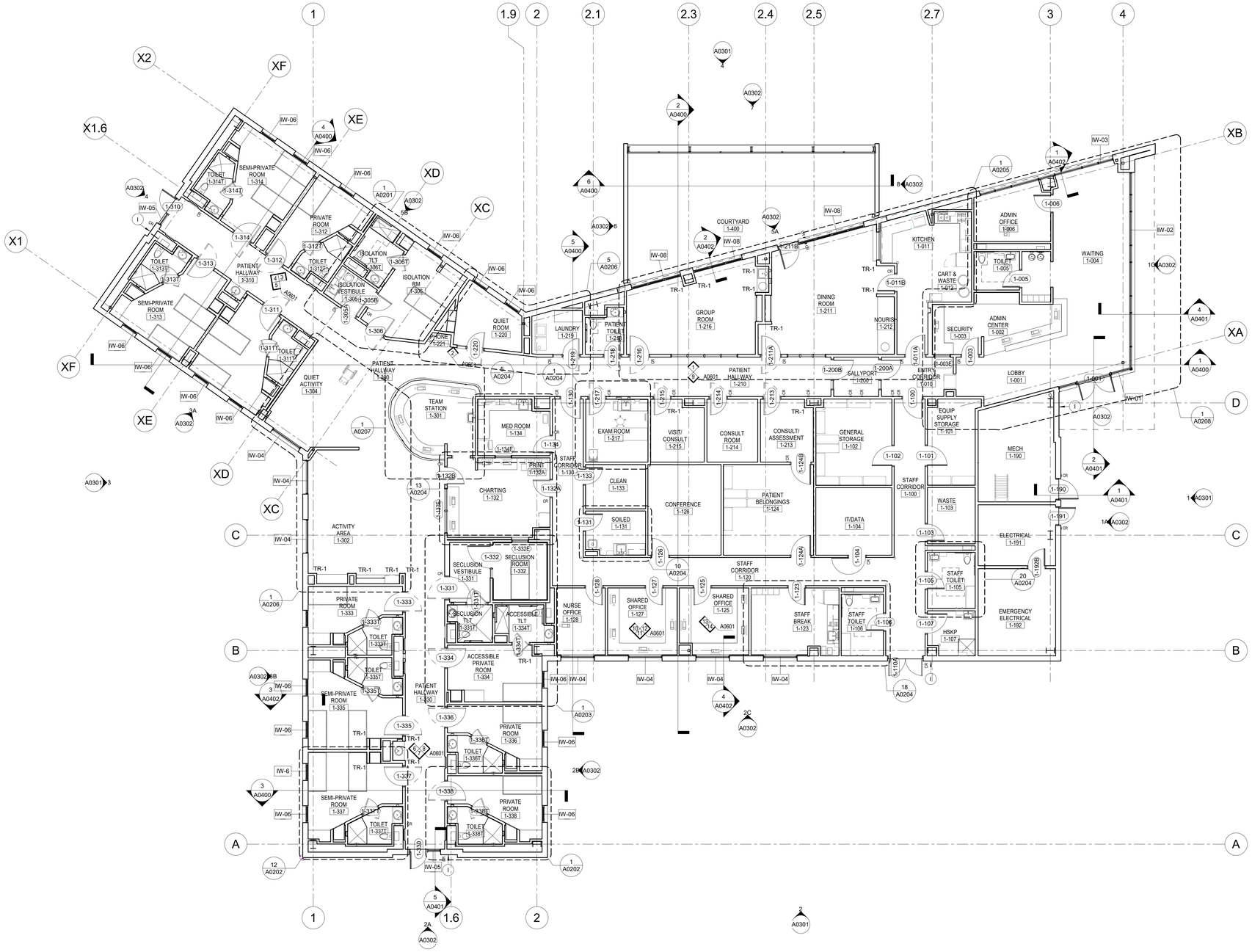

1 LEVEL 01 PLAN
1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE ACCESS DOORS OF APPROPRIATE SIZE, TYPE AND FIRE RATING FOR ALL CONCEALED ITEMS THAT REQUIRE ADJUSTMENT, MAINTENANCE, MONITORING, ETC. COORDINATE LOCATIONS WITH ARCHITECT.
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3. DIMENSIONS ARE TAKEN FROM CENTERLINE OF STRUCTURE, FACE OF PLASTER OR FINISHED FACE OF PARTITIONS, UNO. SEE PARTITION TYPES SHEETS A1001 AND A1002 FOR PARTITION DESCRIPTIONS.
4. CENTER ITEMS IN CEILING PANELS, UNO. REFER TO THE REFLECTED CEILING PLANS
5. REFER TO FINISH PLAN FOR FINISH PLAN SYMBOLS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AT THE SITE.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD OBSERVATION AND CONTRACT DOCUMENTS.
8. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR SITUATIONS ON THE PROJECT UNLESS A DIFFERENT DETAIL OR SECTION IS SHOWN.
9. THE CONTRACTOR SHALL EXAMINE ALL OF THE DRAWINGS AND COORDINATE THE WORK SO THAT ALL WORK SHOWN IS PROVIDED BY THE APPROPRIATE TRADE CONTRACTOR OR SUBCONTRACTOR WITHOUT REGARD TO WHERE THE WORK IS DESCRIBED.
10. ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS AND ORDINANCES OF THE MUNICIPALITY, STATE AND OTHER AUTHORITIES HAVING JURISDICTION. REFER TO CODE COMPLIANCE PLANS FOR REFERENCE.
11. ACCESS PANELS SHALL MATCH THE RATING OF THE PARTITION THEY ARE INSTALLED IN, UNLESS NOTED OTHERWISE ON PLAN. REFER TO CODE COMPLIANCE PLANS FOR RATINGS.
12. WHEN TWO DIFFERENT WALL TYPES APPEAR ADJACENT TO EACH OTHER, THEIR FINISHED SURFACES SHALL ALIGN, UNO.
13. PROVIDE BLOCKING BEHIND ALL ITEMS IDENTIFIED TO BE SUPPORTED OFF ANY INTERIOR PARTITION. COORDINATE ANY BLOCKING WITH EQUIPMENT AND FURNITURE ITEMS WITH EQUIPMENT PROVIDER.
14. REFER TO CODE COMPLIANCE PLANS FOR PARTITION FIRE RATINGS. NOTIFY ARCHITECT IF PARTITION TAG SHOWN ON THE PLANS DOES NOT MATCH THE REQUIRED FIRE RATING IDENTIFIED ON THE CODE COMPLIANCE PLANS.
15. DOORS AND GLAZED OPENINGS WITHIN A FIRE RATED PARTITIONS ARE TO HAVE THE APPROPRIATE FIRE RATING AS INDICATED ON THE OPENING SCHEDULES. IF FIRE RATING DESIGNATIONS LISTED ON THE OPENING SCHEDULE CONFLICT WITH THE PARTITION FIRE RATING NOTIFY ARCHITECT. REFER TO CODE COMPLIANCE PLANS FOR REFERENCE

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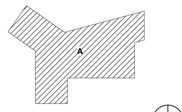
STATE OF CALIFORNIA

CONSULTANT SEAL

KEYPLAN



KEY PLAN

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LEVEL 01 FLOOR PLAN

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1 LEVEL 01 DIMENSION PLAN
1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE ACCESS DOORS OF APPROPRIATE SIZE, TYPE AND FIRE RATING FOR ALL CONCEALED ITEMS THAT REQUIRE ADJUSTMENT, MAINTENANCE, MONITORING, ETC. COORDINATE LOCATIONS WITH ARCHITECT.
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12. WHEN TWO DIFFERENT WALL TYPES APPEAR ADJACENT TO EACH OTHER, THEIR FINISHED SURFACES SHALL ALIGN, UNO.
13. PROVIDE BLOCKING BEHIND ALL ITEMS IDENTIFIED TO BE SUPPORTED OFF ANY INTERIOR PARTITION. COORDINATE ANY BLOCKING WITH EQUIPMENT AND FURNITURE ITEMS WITH EQUIPMENT PROVIDER.
14. REFER TO CODE COMPLIANCE PLANS FOR PARTITION FIRE RATINGS. NOTIFY ARCHITECT IF PARTITION TAG SHOWN ON THE PLANS DOES NOT MATCH THE REQUIRED FIRE RATING IDENTIFIED ON THE CODE COMPLIANCE PLANS.
15. DOORS AND GLAZED OPENINGS WITHIN A FIRE RATED PARTITIONS ARE TO HAVE THE APPROPRIATE FIRE RATING AS INDICATED ON THE OPENING SCHEDULES. IF FIRE RATING DESIGNATIONS LISTED ON THE OPENING SCHEDULE CONFLICT WITH THE PARTITION FIRE RATING NOTIFY ARCHITECT. REFER TO CODE COMPLIANCE PLANS FOR REFERENCE

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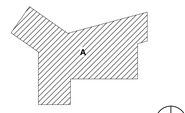
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

KEY PLAN



KEY PLAN

Drawing Title:

LEVEL 01 FLOOR PLAN - DIMENSIONS

Issue Date: 12/15/2020
Project No.: 006240.00 Checked by: Checker

A0102

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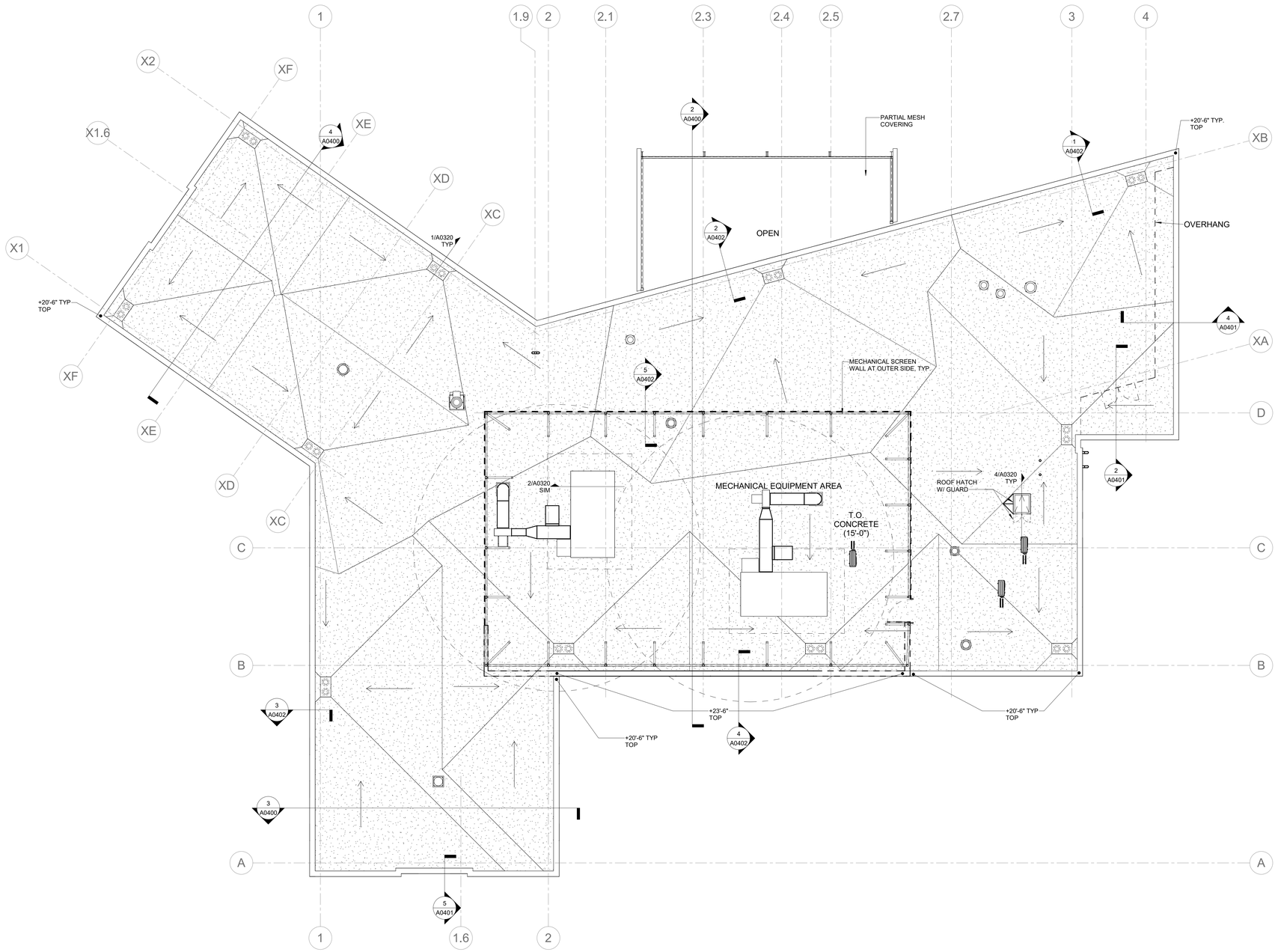

1 ROOF PLAN
1/8" = 1'-0"

ROOFING TYPES

	MONOLITHIC ROOF MEMBRANE SYSTEM OVER TAPERED INSULATION
	METAL MESH COVERING
xHP 0.0" / HP +0.0"	HIGH POINT OF TAPERED INSULATION (INCLUDES DENSDECK, SEE ASSEMBLY)
xLP 0.0" / LP +0.0"	LOW POINT OF TAPERED INSULATION (INCLUDES DENSDECK, SEE ASSEMBLY)
T.O.P.	TOP OF PARAPET ELEVATION
SLOPE 1/4" / FT	SLOPE OF TAPERED INSULATION

GENERAL NOTES

1. PROVIDE ACCESS DOORS OF APPROPRIATE SIZE, TYPE AND FIRE RATING FOR ALL CONCEALED ITEMS THAT REQUIRE ADJUSTMENT, MAINTENANCE, MONITORING, ETC. COORDINATE LOCATIONS WITH ARCHITECT.
2. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT. IF DIMENSIONS ARE NOT PROVIDED NOTIFY ARCHITECT FOR CLARIFICATION.
3. DIMENSIONS ARE TAKEN FROM CENTERLINE OF STRUCTURE, FACE OF PLASTER OR FINISHED FACE OF PARTITIONS, UNO. SEE PARTITION TYPES SHEETS A1001 AND A1002 FOR PARTITION DESCRIPTIONS.
4. CENTER ITEMS IN CEILING PANELS, UNO. REFER TO THE REFLECTED CEILING PLANS
5. REFER TO FINISH PLAN FOR FINISH PLAN SYMBOLS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AT THE SITE.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD OBSERVATION AND CONTRACT DOCUMENTS.
8. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR SITUATIONS ON THE PROJECT UNLESS A DIFFERENT DETAIL OR SECTION IS SHOWN.
9. THE CONTRACTOR SHALL EXAMINE ALL OF THE DRAWINGS AND COORDINATE THE WORK SO THAT ALL WORK SHOWN IS PROVIDED BY THE APPROPRIATE TRADE CONTRACTOR OR SUBCONTRACTOR WITHOUT REGARD TO WHERE THE WORK IS DESCRIBED.
10. ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS AND ORDINANCES OF THE MUNICIPALITY, STATE AND OTHER AUTHORITIES HAVING JURISDICTION. REFER TO CODE COMPLIANCE PLANS FOR REFERENCE.
11. ACCESS PANELS SHALL MATCH THE RATING OF THE PARTITION THEY ARE INSTALLED IN, UNLESS NOTED OTHERWISE ON PLAN. REFER TO CODE COMPLIANCE PLANS FOR RATINGS.
12. WHEN TWO DIFFERENT WALL TYPES APPEAR ADJACENT TO EACH OTHER, THEIR FINISHED SURFACES SHALL ALIGN, UNO.
13. PROVIDE BLOCKING BEHIND ALL ITEMS IDENTIFIED TO BE SUPPORTED OFF ANY INTERIOR PARTITION. COORDINATE ANY BLOCKING WITH EQUIPMENT AND FURNITURE ITEMS WITH EQUIPMENT PROVIDER.
14. REFER TO CODE COMPLIANCE PLANS FOR PARTITION FIRE RATINGS. NOTIFY ARCHITECT IF PARTITION TAG SHOWN ON THE PLANS DOES NOT MATCH THE REQUIRED FIRE RATING IDENTIFIED ON THE CODE COMPLIANCE PLANS.
15. DOORS AND GLAZED OPENINGS WITHIN A FIRE RATED PARTITIONS ARE TO HAVE THE APPROPRIATE FIRE RATING AS INDICATED ON THE OPENING SCHEDULES. IF FIRE RATING DESIGNATIONS LISTED ON THE OPENING SCHEDULE CONFLICT WITH THE PARTITION FIRE RATING NOTIFY ARCHITECT. REFER TO CODE COMPLIANCE PLANS FOR REFERENCE

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ISSUE FOR PLANNING	15 DEC 2020
ISSUE FOR GRADING PERMIT	03 DEC 2020
ISSUE FOR OSHPD SUBMITTAL	19 NOV 2020

Rev.	Description	Date
AGENCY APPROVAL		

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

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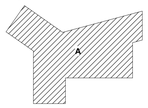
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

KEYPLAN



KEY PLAN

Drawing Title:

ROOF PLAN

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Project No.: 006240.00 Checked by: Checker

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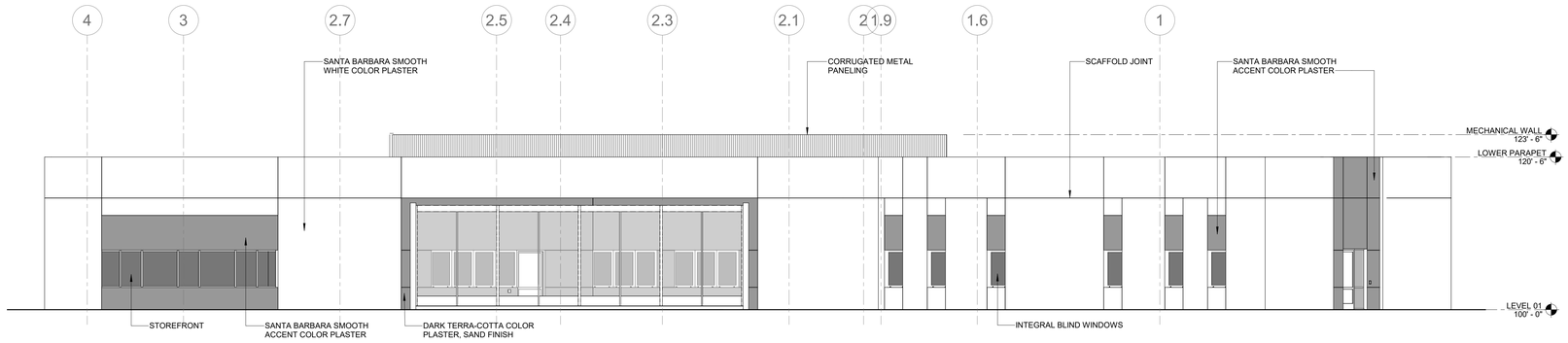
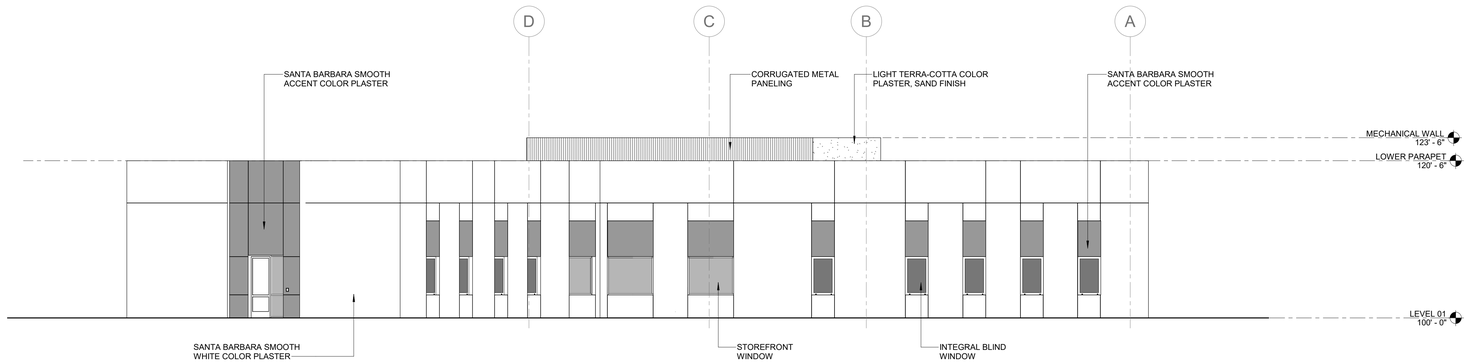
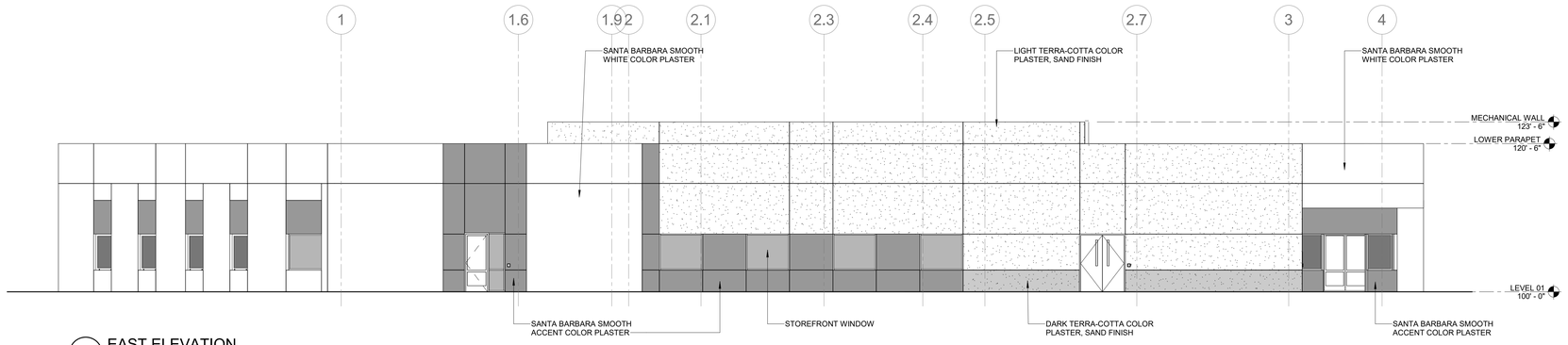


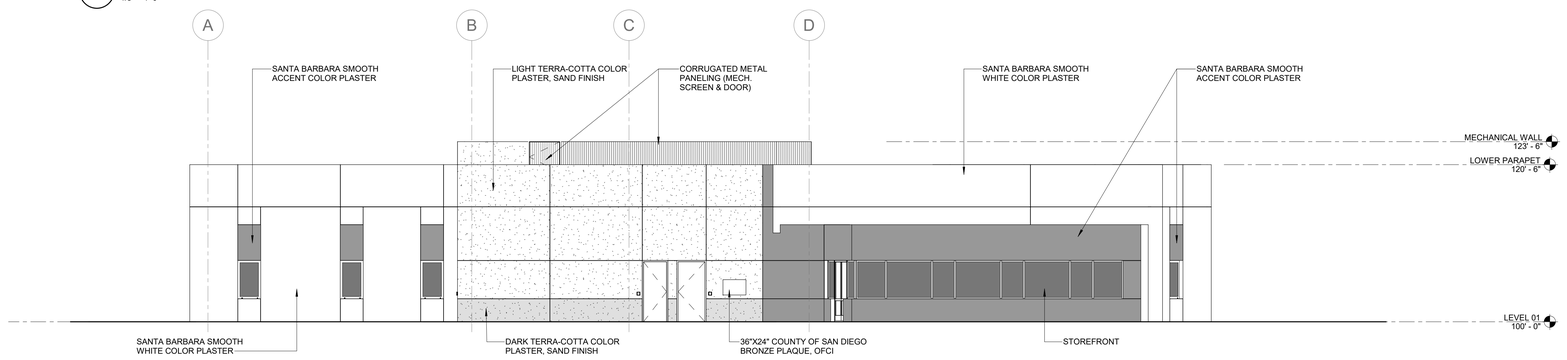
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

KEYNOTES

LEGEND

PLASTERS

- DARK TERRA COTTA, SAND FINISH
- LIGHT TERRA COTTA, SAND FINISH
- SANTA BARBARA SMOOTH, WHITE
- SANTA BARBARA SMOOTH, ACCENT COLOR

PANEL

- CORRUGATED METAL

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LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

Drawing Title:

OVERALL EXTERIOR ELEVATIONS

Issue Date: 12/15/2020
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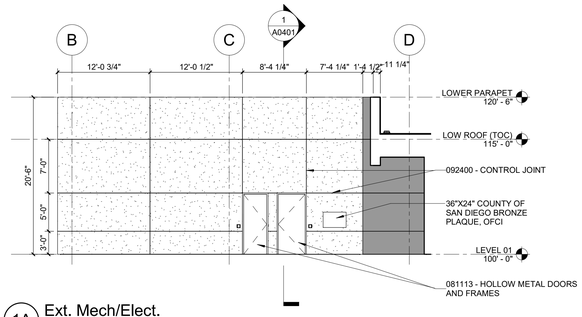
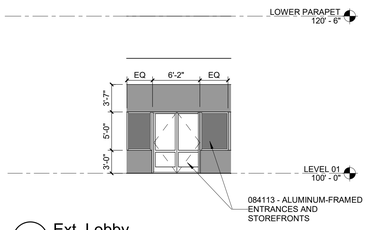
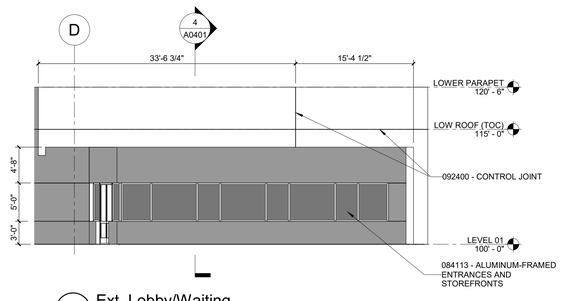


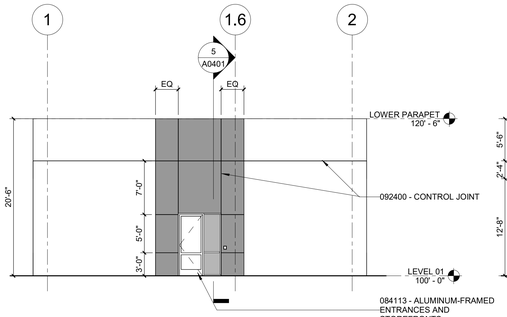
1A Ext. Mech/Elect.
1/8" = 1'-0"



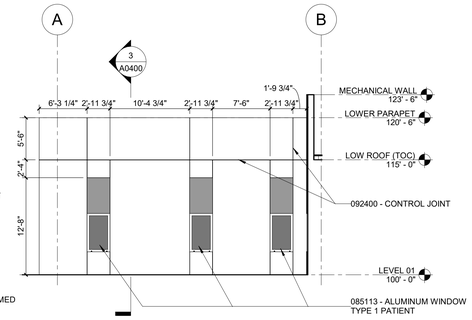
1B Ext. Lobby
1/8" = 1'-0"



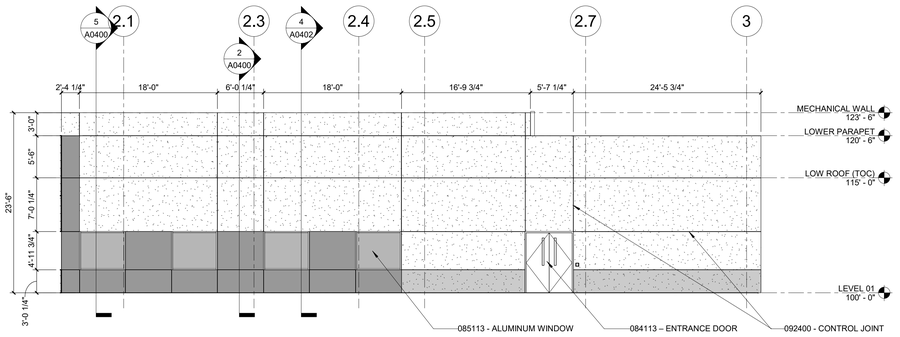
1C Ext. Lobby/Waiting
1/8" = 1'-0"



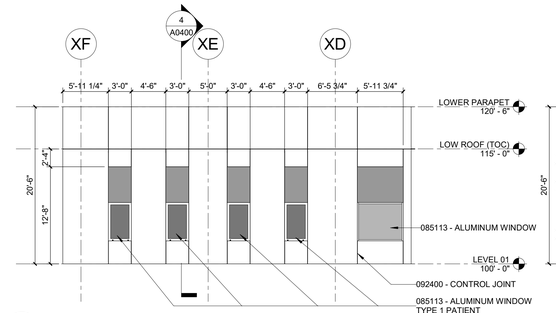
2A Ext. East Wing
1/8" = 1'-0"



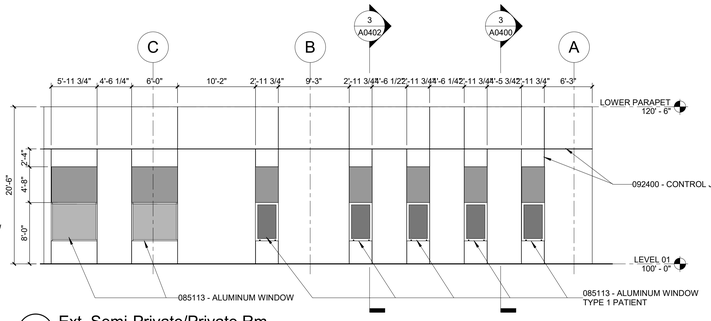
2B Ext. Private Rm
1/8" = 1'-0"



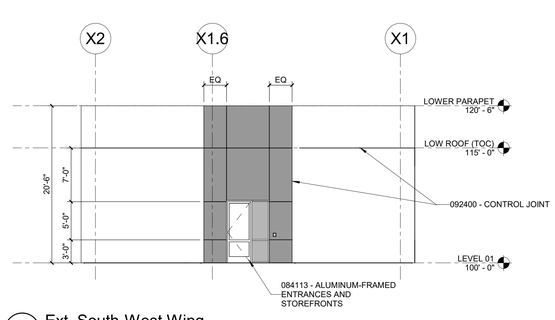
2C Ext. Shared Office
1/8" = 1'-0"



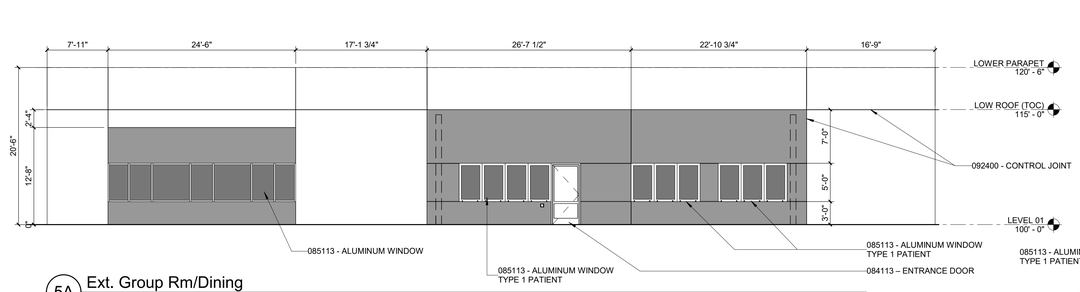
3A Ext. South-West Wing
1/8" = 1'-0"



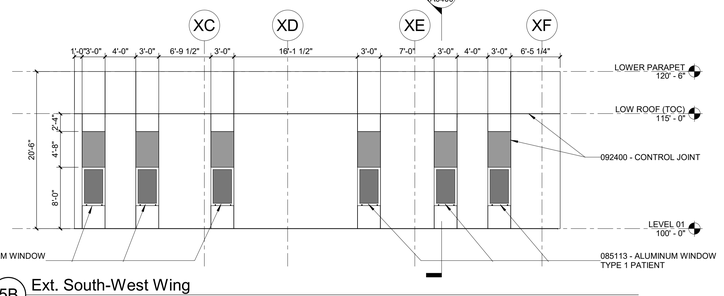
3B Ext. Semi-Private/Private Rm
1/8" = 1'-0"



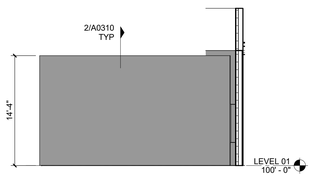
4 Ext. South-West Wing
1/8" = 1'-0"



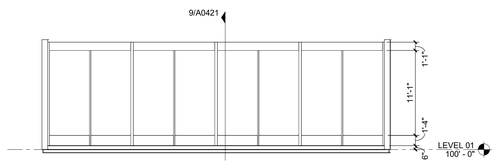
5A Ext. Group Rm/Dining
1/8" = 1'-0"



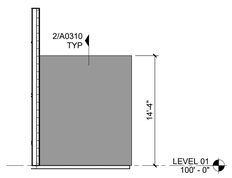
5B Ext. South-West Wing
1/8" = 1'-0"



6 Ext. Courtyard West
1/8" = 1'-0"



7 Ext. Courtyard West
1/8" = 1'-0"



8 Ext. Courtyard Screen West
1/8" = 1'-0"

KEYNOTES

081113.A00	081113 - HOLLOW METAL DOORS AND FRAMES
084113.A00	084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
084113.B05	084113 – ENTRANCE DOOR
085113.B01	085113 - ALUMINUM WINDOW
085113.B03	085113 - ALUMINUM WINDOW TYPE 1 PATIENT
092400.D01	092400 - CONTROL JOINT

LEGEND

PLASTERS

- DARK TERRA COTTA, SAND FINISH
- LIGHT TERRA COTTA, SAND FINISH
- SANTA BARBARA SMOOTH, WHITE
- SANTA BARBARA SMOOTH, ACCENT COLOR

PANEL

- CORRUGATED METAL

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EXTERIOR ELEVATIONS

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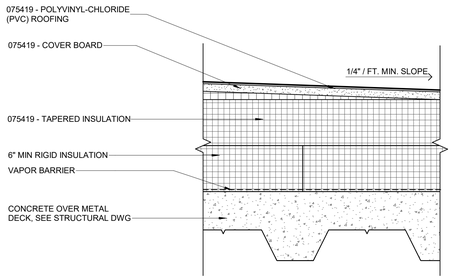


RA-R1 ROOF ASSEMBLY - PVC MEMBRANE ROOFING - CONCRETE O/ METAL DECK

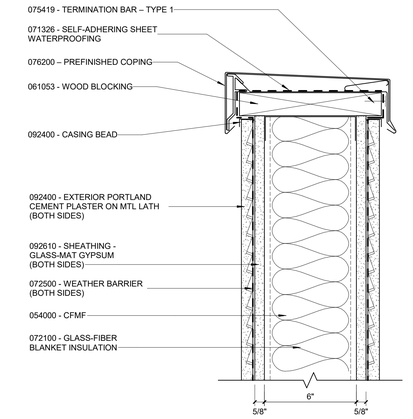
3" = 1'-0"

WA-P2 WALL ASSEMBLY - PLASTER CFMF

3" = 1'-0"

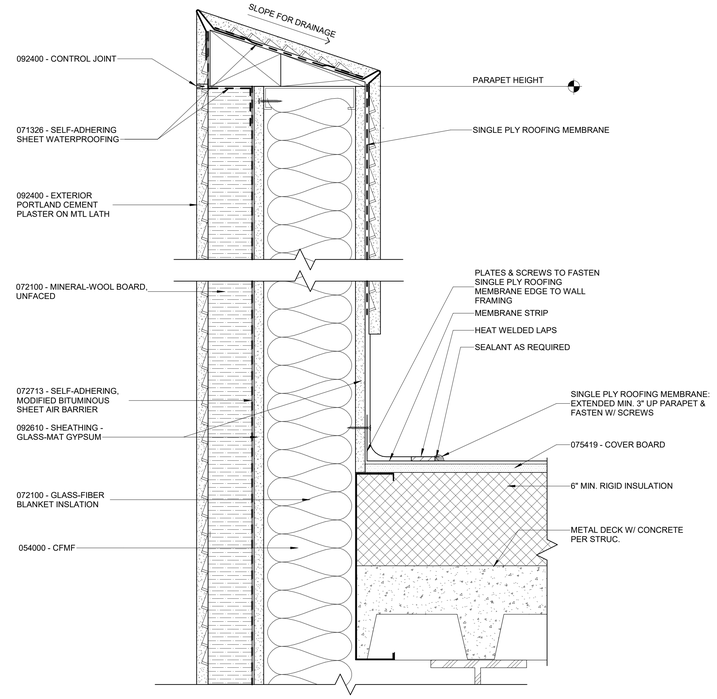
WA-P1 WALL ASSEMBLY - PLASTER CFMF WITH GYPSUM-FACED INSULATION

3" = 1'-0"



2 COPING

3" = 1'-0"



1 PARAPET DETAIL

3" = 1'-0"

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EXTERIOR DETAILS

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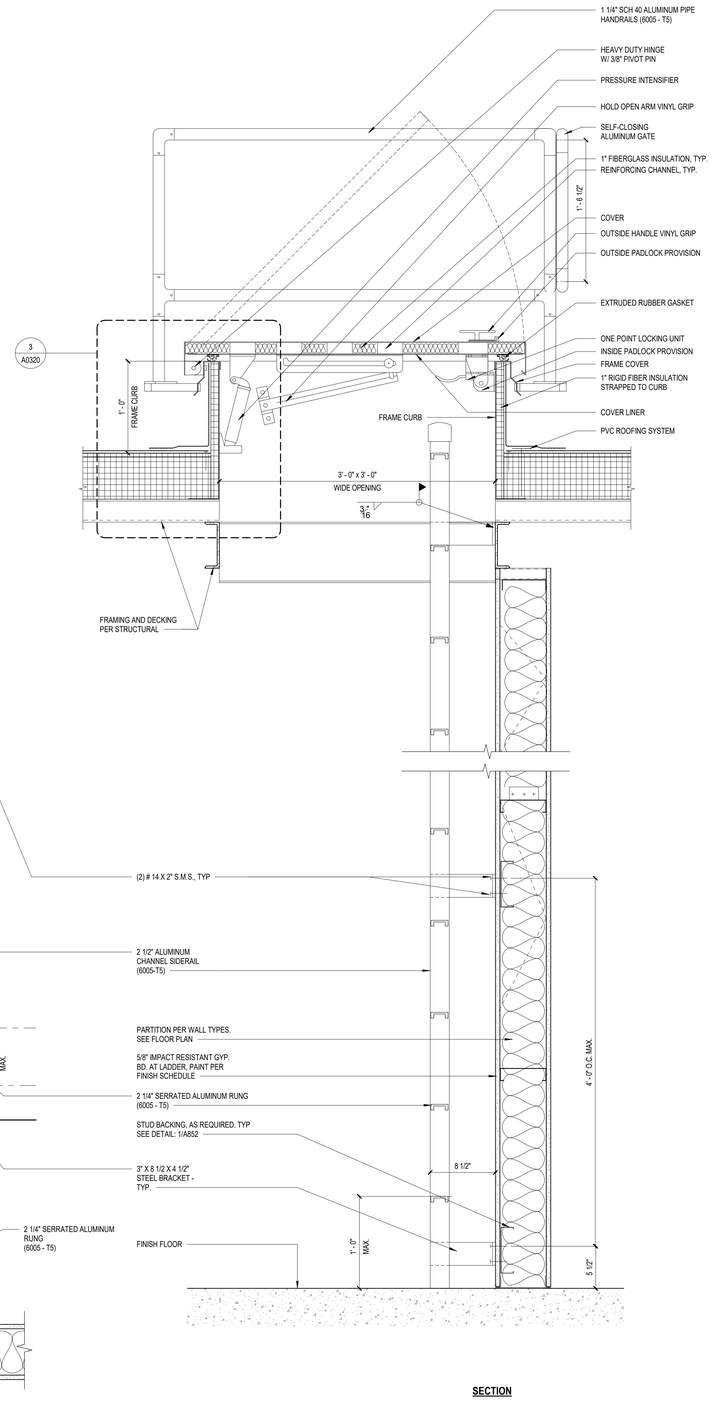
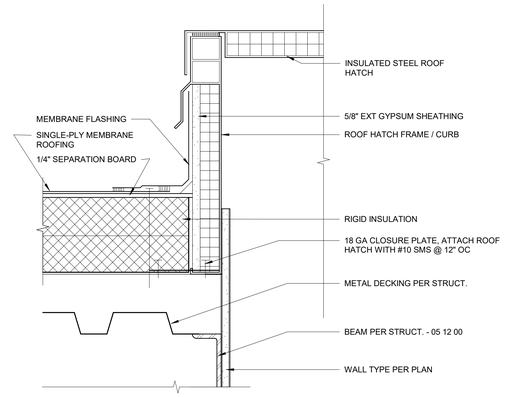
NOTE:

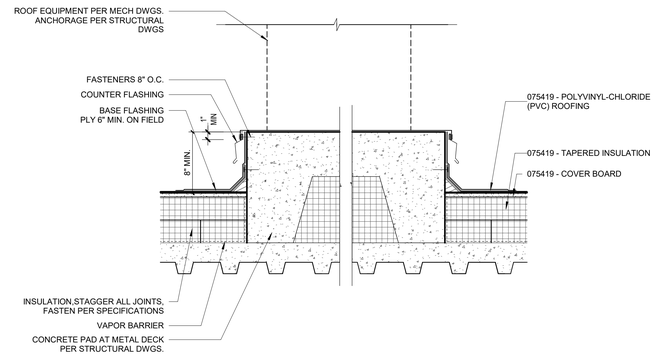
1. **INSTALL SAFETY POST EXTENSION AS PROVIDED BY MANUFACTURER**
2. **GUARDRAIL INSTALLED BY MANUFACTURER**



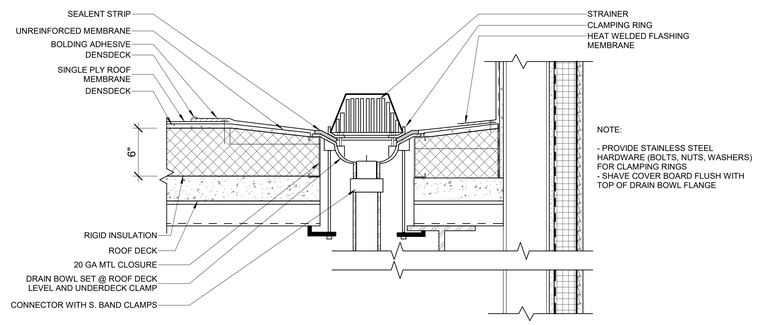
4 ROOF LADDER HATCH
1 1/2" = 1'-0"



3 ROOF HATCH
3" = 1'-0"



2 EQUIPMENT PLATFORM DETAIL
1 1/2" = 1'-0"



1 ROOF DRAIN
1 1/2" = 1'-0"

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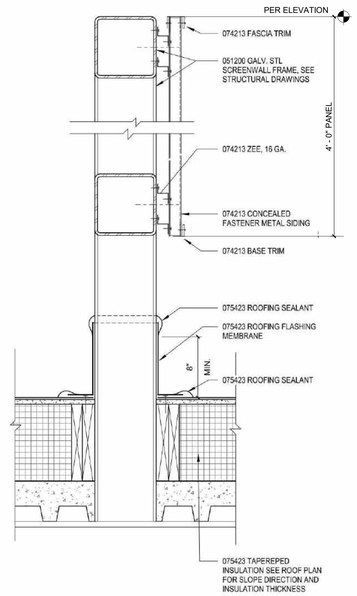

1 MECHANICAL SCREEN
1 1/2" = 1'-0"

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	AGENCY APPROVAL	

FACILITY #: 12372
OSHPD #:

ARCHITECT SEAL

LICENSED ARCHITECT
MATTHEW S. GREINER
NO. C27137
REN.: 10-31-2021
STATE OF CALIFORNIA

CONSULTANT SEAL

Drawing Title:

ROOF DETAILS

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