

CITY OF SAN FERNANDO

LAYNE PARK REVITALIZATION

JOB NO. 7616 PLAN NO. 737

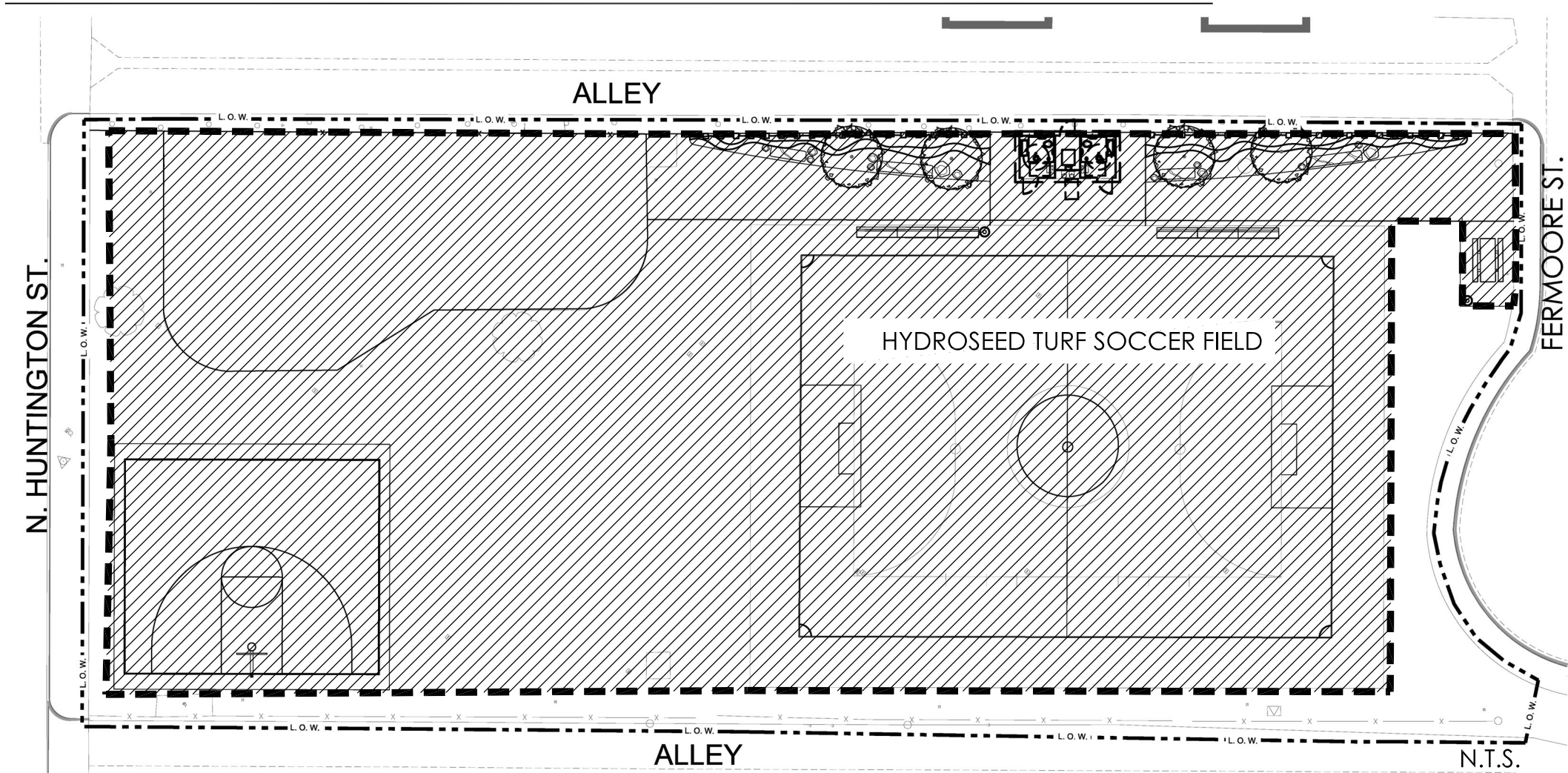


CONSULTANT:

PROJECT TEAM:

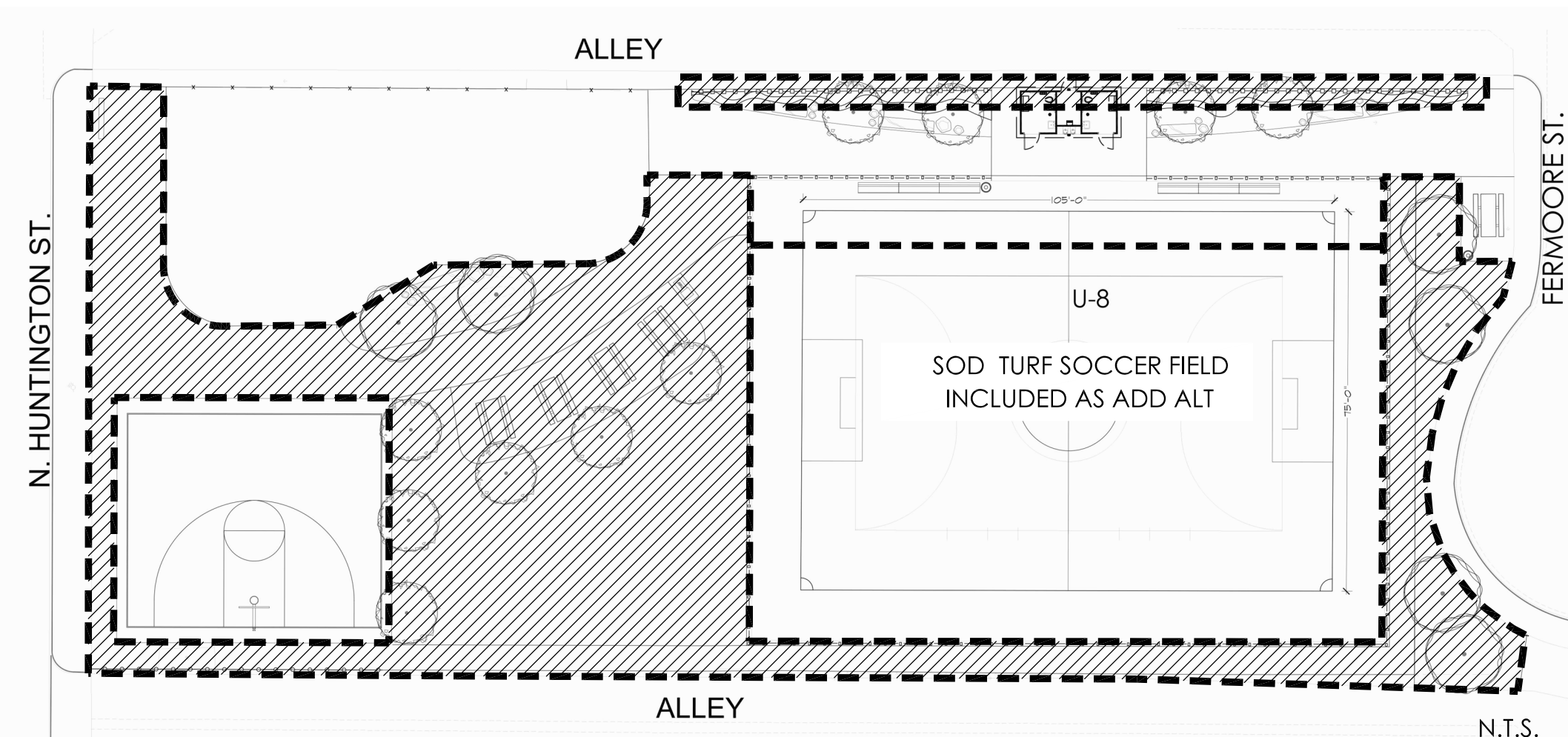
LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

BASE BID PROJECT EXTENTS



- RESTROOM - 2 UNISEX STALLS
- HYDROSEED TURF SOCCER FIELD WITH GOALS
- BASKETBALL HALF COURT
- PLAY AREA SHADE WITH EQUIPMENT UPGRADES
- SALVAGED SEATING LOGS
- PICNIC TABLE
- DROUGHT TOLERANT LANDSCAPING
- PEDESTRIAN LIGHTING

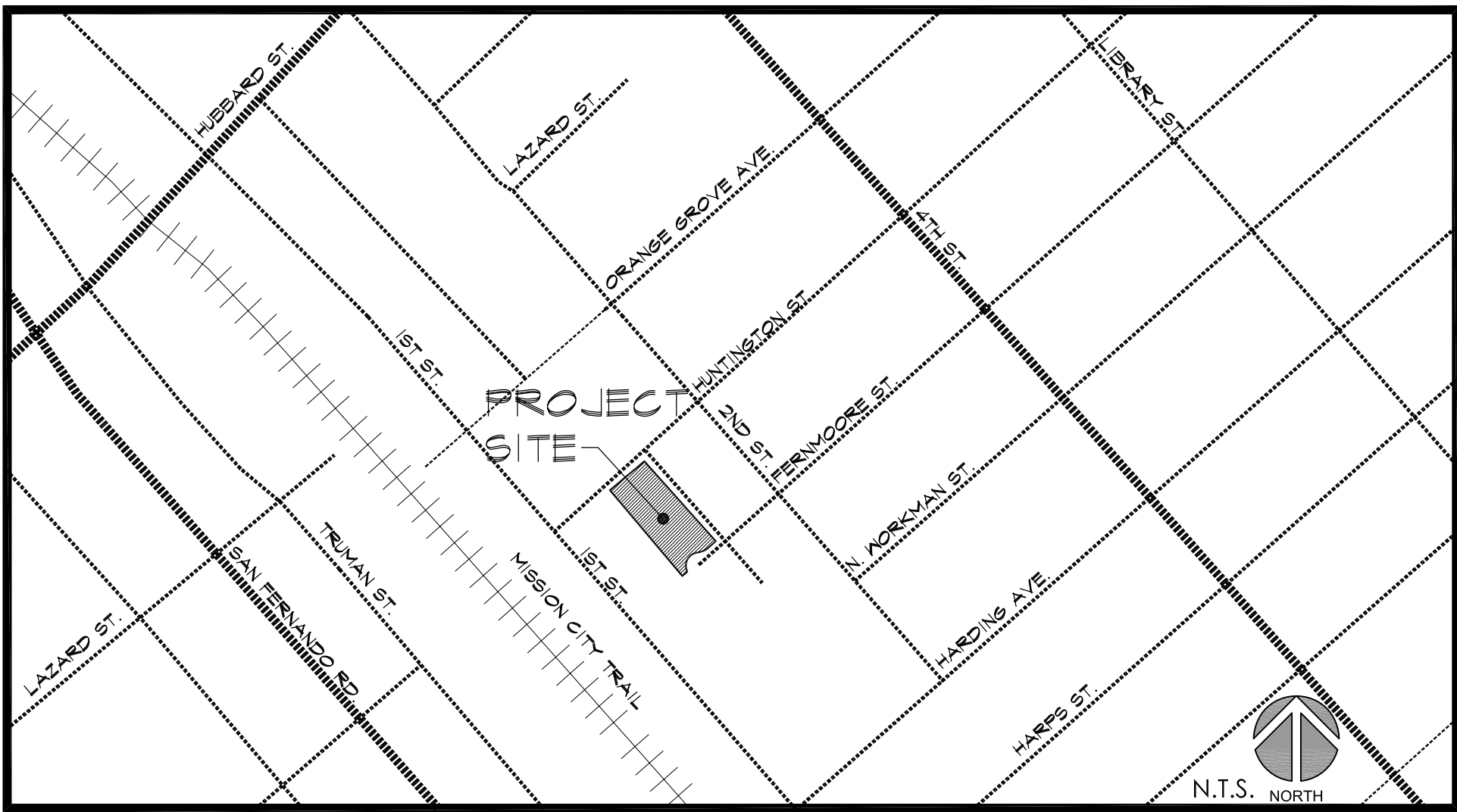
ADD ALTERNATES PROJECT EXTENTS



- SOD TURF SOCCER FIELD WITH 20' SAFETY NETTING
- PEDESTRIAN LIGHTING
- MONUMENT SIGN
- PERIMETER FENCING
- ADDITIONAL DECOMPOSED GRANITE AND CONCRETE PAVING
- ADDITIONAL LANDSCAPING
- ADDITIONAL SALVAGED SEATING LOGS

VICINITY MAP

Not to Scale



PUBLIC UTILITIES

WATER
CITY OF SAN FERNANDO
120 MACNEIL STREET
SAN FERNANDO, CA 91340
DANNY GARCIA OR ALEX MENDEZ
(818) 898-1298

SEWER
CITY OF SAN FERNANDO
120 MACNEIL STREET
SAN FERNANDO, CA 91340
ROBERT DAVIDSON OR RICHARD DE LA PENIA
(818) 898-1293

ELECTRICITY
SOUTHERN CALIFORNIA EDISON COMPANY
EMERGENCY CALLS
(800) 611-1911

GAS
SOUTHERN CALIFORNIA GAS COMPANY
EMERGENCY CALLS
(818) 701-3342

TELEPHONE
FRONTIER
EMERGENCY CALLS
(818) 365-3128

CABLE
SPECTRUM
EMERGENCY CALLS
(818) 700-6100

POLICE
CITY OF SAN FERNANDO
NON-EMERGENCY PHONE NUMBER
(818) 898-1267 EXT. 0

FIRE
CITY OF LOS ANGELES FIRE
DEPARTMENT
14430 POLK STREET
LOS ANGELES, CA 91342
NON-EMERGENCY PHONE
NUMBER
(818) 756-8691

NOTES

NOTICE TO CONTRACTOR

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE USA UNDERGROUND 811 ALERT FOR LOCATIONS OF EXISTING UTILITIES NO LESS THAN TWO DAYS NOR MORE THAN 7 DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES OR STREET IMPROVEMENTS INCLUDING CONCRETE/LANDSCAPE DURING CONSTRUCTION.

GENERAL NOTES:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE WITHIN THE LIMITS OF THE PROJECT.
2. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

PROJECT TEAM

LANDSCAPE ARCHITECT

MOORE IACOFANO GOLTSMAN, INC.
617 WEST SEVENTH ST, SUITE 304
LOS ANGELES, CA 90017
TEL: (213) 694-3800

ELECTRICAL & PLUMBING ENGINEER

INTEGRAL
15760 VENTURA BLVD
SUITE 1902
ENCINO, CA 91436
TEL: (323) 825-9955

CIVIL ENGINEER

CWE
1561 E. ORANGETHORPE AVE SUITE 240
FULLERTON, CA 92831
TEL: (714) 526-7500
FAX: (714) 526-7004

CITY OF SAN FERNANDO APPROVAL		CITY OF SAN FERNANDO APPROVAL	
DESIGN ENGINEER	DATE	DIRECTOR OF PUBLIC WORKS RCE	DATE



LAYNE PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

TITLE SHEET

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

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SHEET 1 OF 36 SHEETS

CITY OF SAN FERNANDO

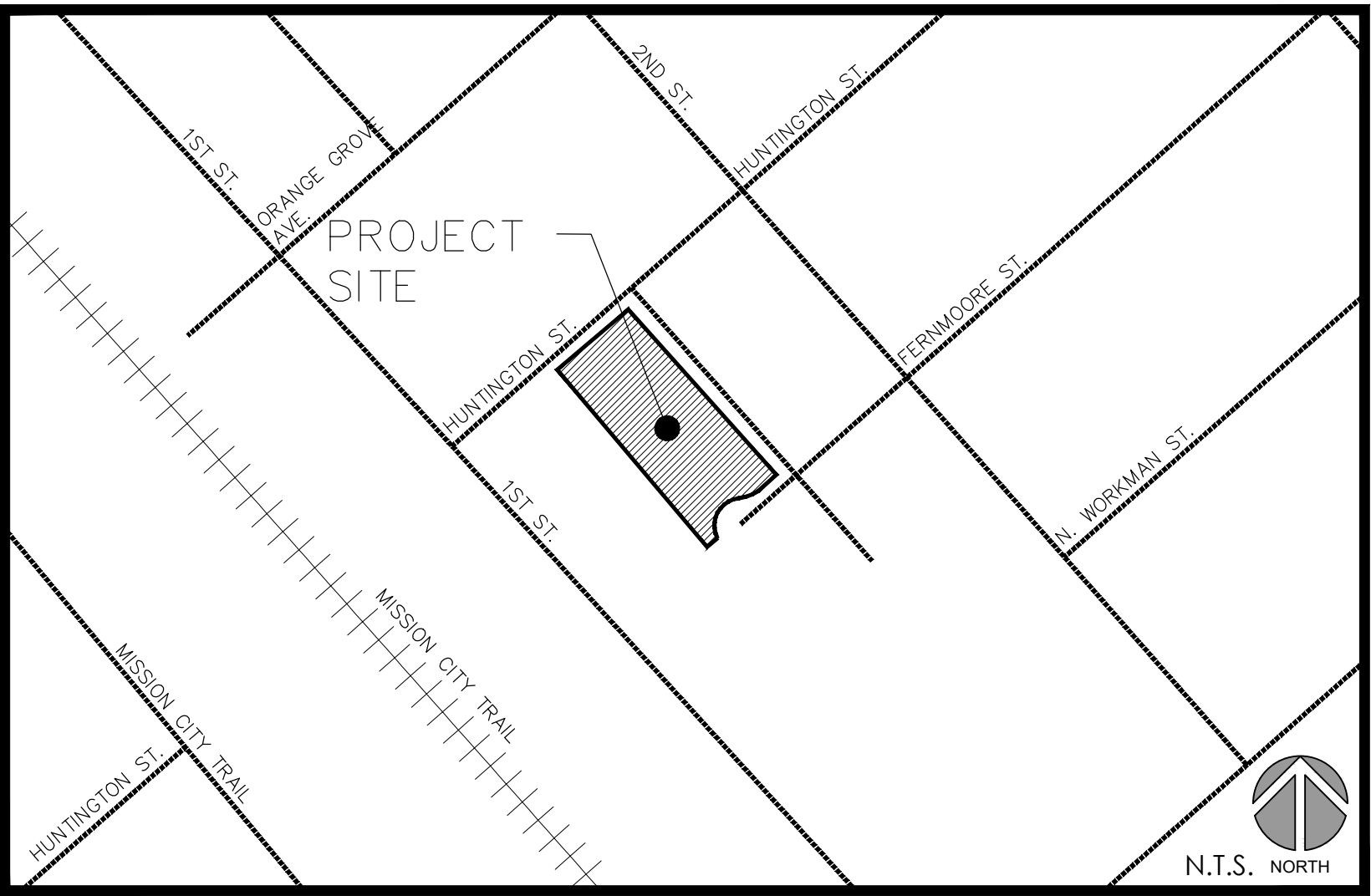
LAYNE PARK REVITALIZATION

JOB NO. 7616 PLAN NO. 737



VICINITY MAP

Not to Scale



ASSESSORS' PARCEL:
A.P.N. 2520-010-900

DESCRIPTION:
LOTS 32, 33, 34, 39, 40, & 41
OF TRACT 13291, M.B. 268-39

NOTICE TO CONTRACTOR:

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN IN OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE CITY ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE CITY AND CITY ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

PROFESSIONAL ENGINEER'S NOTE:

THE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY **CWE** USING AVAILABLE RECORD PLANS AND MAPS AND BASED ON FIELD RECONNAISSANCE OF EXISTING CONDITIONS. KNOWN UTILITIES AND OWNERS OF OTHER STRUCTURES IN THE STREET RIGHT OF WAYS HAVE BEEN GIVEN WRITTEN NOTICE OF THE PROJECT. HOWEVER, THE CITY OF SAN FERNANDO ARE NOT RESPONSIBLE FOR THE TOTAL ACCURACY AND/OR CORRECTNESS OF THE SHOWN INFORMATION. THE CONTRACTOR BY SIGNING THE CONSTRUCTION CONTRACT FOR THIS PROJECT ACCEPTS AND ASSUMES FULL RESPONSIBILITY FOR THE WORK AND ITS IMPACT ON THE EXISTING FACILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE TO MAKE HIS OWN INVESTIGATION AND INSPECTION INCLUDING POT HOLING AND SUCH OTHER METHODS HE DEEMS NECESSARY TO ALLOW HIM TO PROCEED ON THE CONSTRUCTION OF THIS PROJECT IN COMPLIANCE WITH THE LAWS, ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT, INCLUDING STATE SAFETY ORDERS AND PROCEDURES OF USA.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY SURVEYS REQUIRED TO ESTABLISH HORIZONTAL AND VERTICAL CONTROLS PRIOR AND DURING CONSTRUCTION, AND TO REPLACE DISTURBED OR COVERED EXISTING STREET SURVEY MONUMENTS.

UNAUTHORIZED CHANGES AND USES:

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.

BASIS OF BEARINGS:

THE CCS83 GRID BEARING BETWEEN C.S.R.N. STATIONS "WMAP" AND "VNCX" BEING NORTH 59°-40'-13" WEST, AS DERIVED FROM THE POSITIONS FOR SAID STATIONS, IN SAID EPOCH, PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.) EPOCH 2017.5, ON MAY 12, 2021, WAS USED AS THE BEARINGS FOR THIS SURVEY.

BENCHMARK:

LA CITY
BM: 03-02428; 2010 ADJ NAVD 88
ELEVATION =(1100.176) FEET

CONC. NAIL IN LEAD; N.W. COR HUBBARD AVE AT
BC CURB RET SW/O TRUMAN ST.

NOTE PT# 101 & 102 ARE TO BE USED AS T.B.M
FOR THIS PROJECT.

NOTES:
COORDINATES ARE BASED UPON C.C.S. 83,
STATE PLANE COORDINATE SYSTEM, ZONE 5.
EPOCH 2017.5



CONSULTANT:



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SUITE 240
FULLERTON, CA 92831
TEL (714) 526-7500
www.cwecorp.com

PROJECT TEAM:

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LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

TITLE SHEET

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

STAMP



DESIGNED BY	M.N.
CHECKED BY	W.Y.
DATE	04-20-22
JOB NO.	7616
PLAN NO.	737

SHEET

C1.00

SHEET 2 OF 36 SHEETS



DIAL TOLL FREE
1-800-422-4133

AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS. THIS PROJECT SPECIFICATIONS STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), AND CALTRANS STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION) INCLUDING ADDITIONS AND SUPPLEMENTS.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF SAN FERNANDO AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS/HER WORK ON THIS PROJECT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ANY PERMITS REQUIRED BY THE CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT AND RELEVANT OTHER AGENCIES IN ORDER TO DO THE WORK SHOWN ON THESE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SURVEYING MONUMENTS IN PLACE, AND THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR RESETTING DAMAGED OR DESTROYED MONUMENTS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF/HERSELF WITH THE JOB SITE AND ANY UNDERGROUND UTILITIES/FACILITIES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 811 TO LOCATE UTILITY FACILITIES AT LEAST TWO (2) WORKING DAYS BEFORE DOING ANY EXCAVATION. ALL PIPELINES, SUBSTRUCTURES, OR UTILITIES OF ANY KIND, WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE PROTECTED IN PLACE, OR IF REQUIRED, BE REMOVED, RELICATED OR REINFORCED TO THE SATISFACTION OF THE CITY ENGINEER BY THE OWNER OF THE FACILITY. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND SUBSTRUCTURES.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
- THE CONTRACTOR SHALL GIVE THE CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT AT LEAST THREE (3) WORKING DAYS ADVANCE NOTICE PRIOR TO ALL INSPECTION REQUESTS AT (818) 898-1222.
- CONSTRUCTION TRAFFIC CONTROL AND TEMPORARY SIGNING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH CALTRANS TRAFFIC ENGINEERING MANUAL, MUTCD 2009 AND CALIFORNIA SUPPLEMENT AND AS APPROVED BY THE CITY ENGINEER. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS AS SPECIFIED.
- ACCESS TO ALL DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES EXCEPT WHEN PRECLUDED BY NECESSARY CONSTRUCTION FOR REASONABLE PERIODS OF TIME AS PRE-APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL REMOVE FROM THE VICINITY OF THE COMPLETED WORK ALL PLANTS, BUILDING RUBBISH, UNUSED MATERIALS, CONCRETE FORMS, AND EQUIPMENT BELONGING TO THE CONTRACTOR OR USED UNDER HIS/HER DIRECTION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM THE CONTRACTOR'S OPERATIONS.
- ASPHALT CONCRETE REMOVALS AND/OR JOINTS SHALL BE CONSTRUCTED TO CLEAN STRAIGHT LINES BY SAW CUTTING TO A FULL DEPTH OF PAVEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING ALL REGULATORY AND WARNING SIGNS.
- INSTALL EXPANSION JOINTS AT ALL JOIN POINTS TO EXISTING PORTLAND CONCRETE AND AT 10' INTERVALS IN NEW CONCRETE.
- THESE PLANS HAVE BEEN CHECKED BY THE CITY OF San Fernando ONLY FOR CONFORMANCE WITH THE CITY STANDARDS AND SPECIFICATIONS, COMPLIANCE WITH DEVELOPMENT CONDITIONS AND FOR GENERAL CONCEPTUAL APPROVAL OF THE STREET AND DRAINAGE DESIGN AS SHOWN THERE ON. NO DETAILED MATHEMATICAL CHECK WAS MADE FOR THE ACCURACY OF THE EXISTING OR PROPOSED DIMENSION LINES OR GRADES SHOWN, INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN.
- CONTRACTOR SHALL NOTIFY ALL PARTIES THAT USE VEHICULAR ACCESS FROM ALLEY THAT DURING CURE TIME OF CONCRETE RIBBON GUTTER THEY NEED TO PARK ELSEWHERE IN THAT ALLEY WILL BE CLOSED DURING FIRST 5 DAYS AFTER POUR.
- CONTRACTOR SHALL USE EARLY HIGH STRENGTH 3250 PSI WITH FAST CURE ADDITIVE CONCRETE FOR LONGITUDINAL GUTTER IN ALLEY ONLY.
- CONTRACTOR SHALL SCHEDULE WORK BY BLOCK SUCH THAT PERIOD FROM FIRST DAY OF REMOVAL OF EXISTING ALLEY IMPROVEMENTS TO END OF DAYS PLACEMENT OF AC BASE COURSE SHALL NOT EXCEED 8 CALENDAR DAYS.
- WHERE NO EDGE WALLS OR FENCES OR PAVEMENT EXIST INSTALL 2"x6" REDWOOD EDGE BOARD WITH 18" REDWOOD STAKES AT 4' SPACING PER DETAIL IN THIS SHEET.
- CONTRACTOR SHALL REMOVE AC PAVEMENT FROM ALL MANHOLE COVERS.

GENERAL CONSTRUCTION NOTES:

- PROVIDE ACCESS AT ALL TIMES AND PROTECT-IN-PLACE EXISTING UTILITIES.
- PROTECT-IN-PLACE EXISTING SURFACE AND UNDERGROUND UTILITIES, POLES, VALVES, COVERS, AND OTHER MISCELLANEOUS FACILITIES, UNLESS OTHERWISE INDICATED.
- BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT BY CALLING 811, AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO START ANY FIELD REMOVALS.
- THE CONTRACTOR SHALL VERIFY THE EXACT LIMITS AND LOCATION OF SAWCUTTING TO REMOVE AND REPLACE EXISTING CONCRETE WALK AND PAVEMENT WITH CITY ENGINEER.
- THE CONTRACTOR SHALL ADJUST/REPLACE EXISTING IRRIGATION SYSTEM WITHIN PARKWAY IN THE PROPOSED IMPROVEMENT AREAS.
- GRIND OFF AC FROM EXISTING CONCRETE GUTTER SURFACE PER CITY ENGINEER'S INSTRUCTIONS, HAUL AWAY AND DISPOSE.
- SPRAY WEEDS AND GRASS KILLER IN SIDEWALK JOINTS.

GENERAL GRADING NOTES:

- NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE AGENCY.
- NO GRADING WORK, INCLUDING IMPORT AND EXPORT, SHALL BE DONE OUTSIDE OF CITY SPECIFIED CONSTRUCTION HOURS, EXCEPT IN EMERGENCIES. A HAUL ROUTE SHALL BE PREPARED BY THE CONTRACTOR SATISFACTORY TO THE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION.
- NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
- THE LOADING OR DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE CITY PRIOR TO STARTING EXCAVATION.
- PRIOR TO PLACING FILL, SLOPES SHALL BE PROPERLY PREPARED BY BRUSHING AND BENCHING.
- IF AT ANY STAGE OF WORK ON AN EXCAVATION OR FILL THE CITY DETERMINES THAT FURTHER WORK AS AUTHORIZED BY AN EXISTING PERMIT IS LIKELY TO ENDANGER ANY PROPERTY OR PUBLIC WAY THE CITY MAY REQUIRE, AS A CONDITION TO ALLOW THE WORK TO CONTINUE, THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER, SHEETING, SHORING, AND BRACING FOR THE TRENCH EXCAVATION SHALL CONFORM TO THE REQUIREMENTS OF "CONSTRUCTION SAFETY ORDERS," TITLE 8, DIVISION OF INDUSTRIAL SAFETY, STATE OF CALIFORNIA.
- A COPY OF THE GRADING PERMIT AND APPROVED PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS PLAN SET, TECHNICAL SPECIFICATIONS, PROVISIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPPWC), AND ALL REFERENCES.
- FILL PLACEMENT AREAS SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF ANY FILL.
- GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE CITY ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER ONE FOOT DEEP.
- THE EXISTING TOPOGRAPHY AS DELINEATED ON THESE DRAWINGS SHALL BE UTILIZED AS THE BASIS FOR ALL EARTHWORK COMPUTATIONS. SAID TOPOGRAPHY SHALL BE PRESUMED TO BE ACCEPTABLE TO ALL INTERESTED PARTIES UNLESS A DEVIATION IS FOUND PRIOR TO THE START OF GRADING IN ANY SPECIFIC AREAS. ANY DEVIATION SO DETERMINED SHALL BE PROMPTLY TRANSMITTED TO ALL INTERESTED PARTIES.
- OVER-EXCAVATION AND/OR EXCESS BACKFILLING OR DUPLICATION OF GRADING ACTIVITIES IS NOT A BASIS FOR ADDITIONAL COMPENSATION. THIS ALSO APPLIES WHERE MATERIAL IS TO BE REMOVED AND REPLACED TO REDUCE MOISTURE CONTENT.
- THE QUANTITIES FOR THESE PLANS ARE BASED UPON 0% SHRINKAGE AND 0% SUBSIDENCE. SHRINKAGE PERCENTAGE IS SHOWN FOR REFERENCE ONLY. ACTUAL SHRINKAGE VOLUMES MAY VARY CONSIDERABLY.

CONCRETE REMOVAL NOTES:

- WHERE REINFORCEMENT IS REQUIRED TO EXTEND THROUGH THE NEW JOINT, CONCRETE SHALL BE REMOVED IN THE FOLLOWING SEQUENCE.
- A SAWCUT SHALL BE MADE ONE AND ONE-HALF INCHES DEEP AT THE REMOVAL LIMITS. CARE SHALL BE EXERCISED IN SAWING AT THE REMOVAL LIMITS SO AS NOT TO CUT THE REINFORCING STEEL IN THE REMAINING SLAB. THE EXISTING REINFORCING STEEL SHALL BE RETAINED AND EXTENDED INTO THE NEW CONSTRUCTION AS INDICATED ON THE PLANS.
 - USING HANDHELD EQUIPMENT, THE CONCRETE SHALL BE CAREFULLY REMOVED FOR THE FULL DEPTH OF THE WALL OR SLAB AND FOR A MINIMUM DISTANCE FROM THE SAWCUT EQUAL TO THE LONGEST EXTENSION OF THE EXISTING BARS TO BE EXTENDED INTO THE NEW CONSTRUCTION. THIS EXTENSION SHALL BE 30 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
 - EXISTING REINFORCEMENT SHALL BE CUT TO THE REQUIRED BAR EXTENSION.
 - THE REMAINING CONCRETE SHALL BE REMOVED BY ANY SUITABLE METHOD UPON APPROVAL OF THE ENGINEER, WHO SHALL BE THE SOLE JUDGE OF THE USE OF ANY CONCRETE REMOVAL EQUIPMENT. WRECKING BALLS OR OTHER SIMILAR DEVICES, WHICH ARE LIKELY TO DAMAGE THE CONCRETE TO BE LEFT IN PLACE, SHALL NOT BE USED.

NPDES NOTES:

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION BY RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- THE CONSTRUCTION WORK WITHIN CALTRANS RIGHT-OF-WAY MUST COMPLY WITH CONSTRUCTION SITE BEST MANAGEMENT PRACTICE (BMPs) AS PER CALTRANS PROJECT PLANING AND DESIGN GUIDE (PPDG) DATED JULY 2016, INCLUDING LATER REVISIONS AND ADDENDUMS.
- WORKS RELATED TO DRAINAGE SYSTEM, WATER POLLUTION CONTROL AND EROSION CONTROL WITHIN THE STATE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST CALTRANS STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. THE TEMPORARY DRAINAGE INLET PROTECTION SHALL COMPLY WITH THE CALTRANS STANDARD SPECIAL PROVISIONS, SSP 130620.
- THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING CONSTRUCTION (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY INSPECTOR).

EARTHWORK QUANTITIES

EARTHWORK QUANTITIES:	CUT	FILL
RAW VOLUMES:	88 CY	110 CY
SUBTOTAL	88 CY	110 CY
10% SHRINKAGE	-8 CY	0 CY
SUBSIDANCE (0.10 FT)	0 CY	53 CY
GRAND TOTAL:	80 CY	163 CY
TOTAL IMPORT= 83 CY		

NOTE: CONTRACTOR TO VERIFY VOLUMES PRIOR TO EXCAVATION
HAUL ROUTE AND DISPOSAL SITE TO BE DETERMINED AT THE PRE-GRADE MEETING TO THE SATISFACTION OF THE COUNTY INSPECTOR



CONSULTANT:



1561 E. ORANGETHORPE AVE.
SUITE 240
FULLERTON, CA 92831
TEL (714) 526-7500
www.cwecorp.com

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
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INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

GENERAL
NOTES

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

STAMP



DESIGNED BY	M.N.
CHECKED BY	W.Y.
DATE	04-20-22
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PLAN NO.	737

SHEET

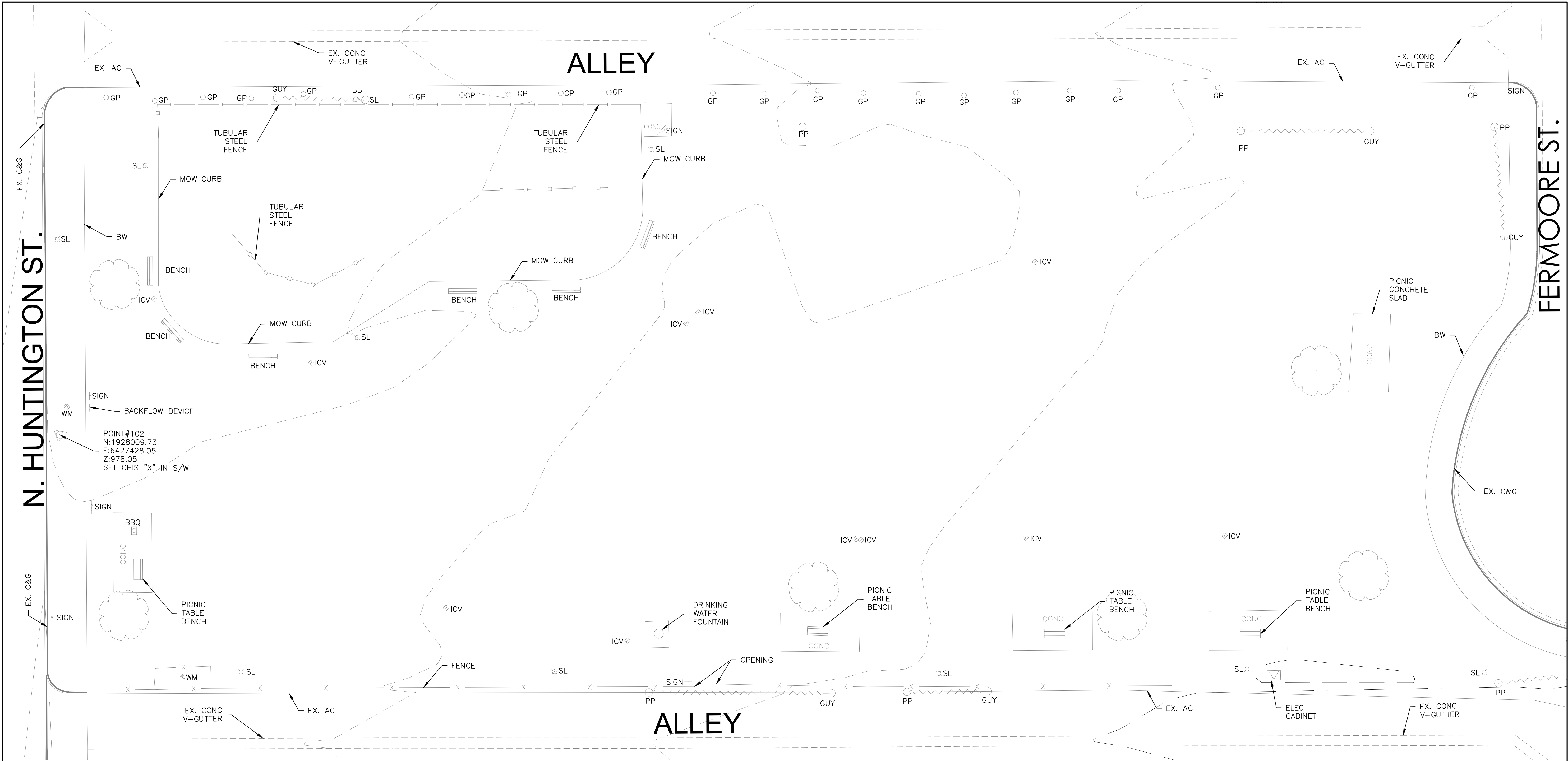
C1.10

SHEET 3 OF 36 SHEETS



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



LEGEND & ABBREVIATIONS

SYMBOLS	
AC ASPHALT
BW BACK OF WALK
BBQ BARBECUE
C&G CURB AND GUTTER
C/L CENTERLINE
CLF CHAIN LINK FENCE
CONC CONCRETE PAVEMENT
CTRL CONTROL
EL ELEVATION
EX. EXISTING
GP GUARD POST
GUY GUY ANCHOR
ICV IRRIGATION CONTROL VALVE
PP POWER POLE
P/L PROPERTY LINE
R/W RIGHT OF WAY
SL STREET LIGHT
TC TOP OF CURB
TSF TUBULAR STEEL FENCE
TR TREE
WM WATER METER
WV WATER VALVE
(975)	MAJOR CONTOUR
(976)	MINOR CONTOUR
---	STREET CENTERLINE
-X-	CHAIN LINK FENCE
-o-o-	TUBULAR STEEL FENCE
-P-L-	R/W
-C-L-	CURB_LINE
-E-G-	EDGE_OF_GUTTER
-B-W-	BACK_OF_WALK



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CONSULTANT:



1561 E. ORANGETHORPE AVE.
SUITE 240
FULLERTON, CA 92831
TEL (714) 526-7500
www.cwecorp.com

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

EXISTING
TOPOGRAPHICAL

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

STAMP



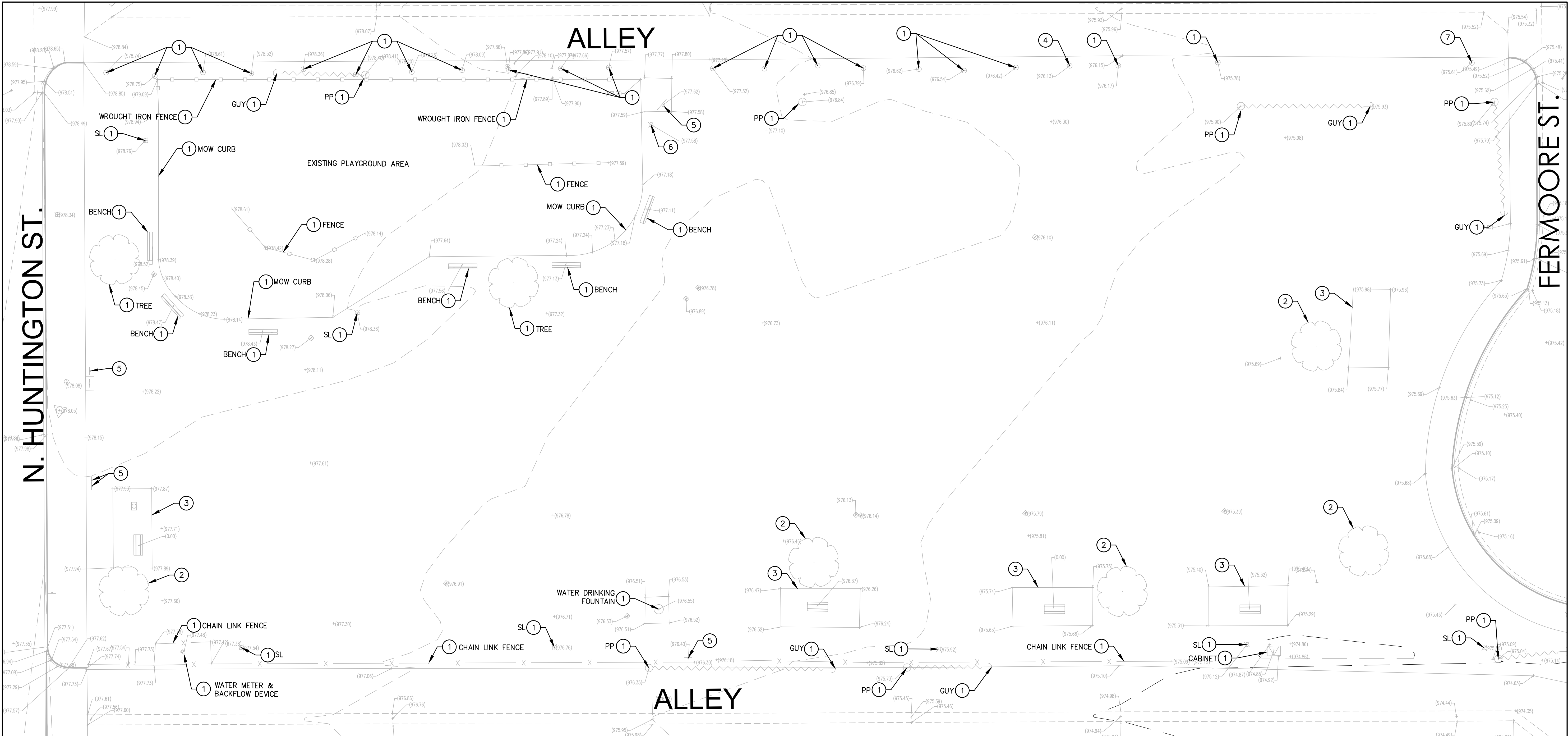
DESIGNED BY	M.N.
CHECKED BY	W.Y.
DATE	04-20-22
JOB NO.	7616
PLAN NO.	737

SHEET

C2.10

SHEET 4 OF 36 SHEETS

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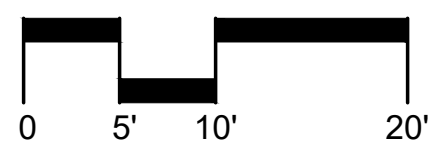


GENERAL DEMOLITION NOTES:

1. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
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10. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.
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DEMOLITION NOTES:

- 1 — PROTECT IN PLACE
- 2 — REMOVE EXISTING TREE PER LANDSCAPE ARCHITECTURAL PLAN
- 3 — REMOVE EXISTING CONCRETE SLAB, SALVAGE ALL BENCHES, TABLES AND BBQ STAND. ALL SALVAGED ITEMS TO BE DELIVERED TO THE CITY OF SAN FERNANDO
- 4 — REMOVE EXISTING GUARD POST
- 5 — REMOVE EXISTING PARK SIGN POST AND FOOTING
- 6 — REMOVE EXISTING LIGHT POST AND FOOTING



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SHEET TITLE

DEMOLITION
PLAN

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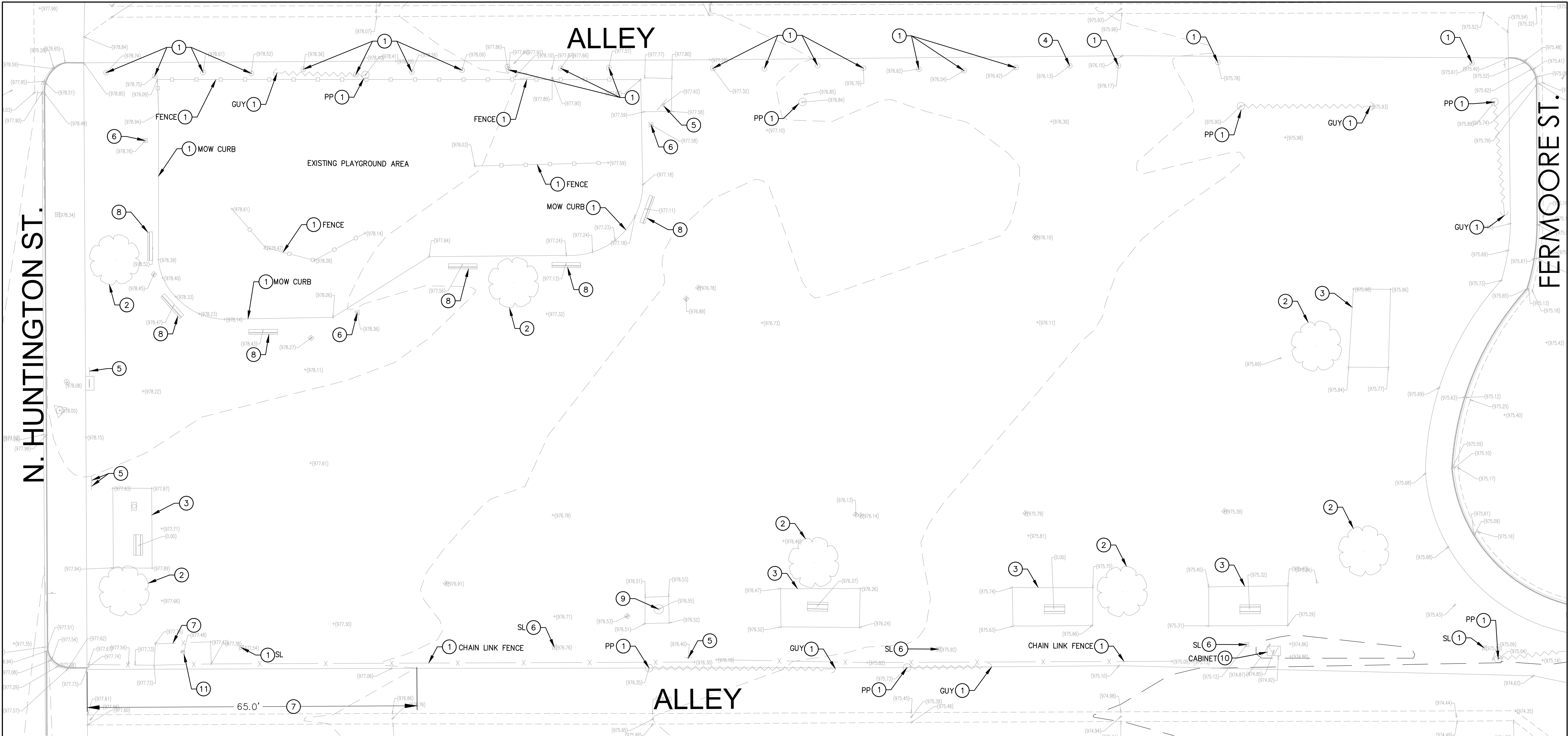


DESIGNED BY	M.N.
CHECKED BY	W.Y.
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PLAN NO.	737

SHEET

C2.11

SHEET 5 OF 36 SHEETS

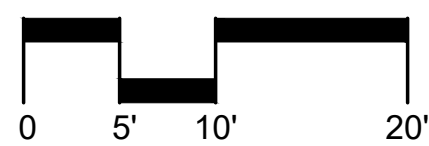


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- 4 REMOVE EXISTING GUARD POST
- 5 REMOVE EXISTING PARK SIGN POST AND FOOTING
- 6 REMOVE EXISTING LIGHT POST AND FOOTING
- 7 REMOVE EXISTING CHAIN LINK FENCE
- 8 REMOVE EXISTING BENCH
- 9 REMOVE EXISTING DRINKING FOUNTAIN
- 10 REMOVE AND RELOCATE EXISTING IRRIGATION CABINET SYSTEM PER LANDSCAPE ARCHITECTURAL PLAN



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



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LAYNE
PARK

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SAN FERNANDO CA, 91340

SHEET TITLE

ADD ALT
DEMOLITION
PLAN

DATE	REVISION
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01-28-22	95% CD SUBMITTAL

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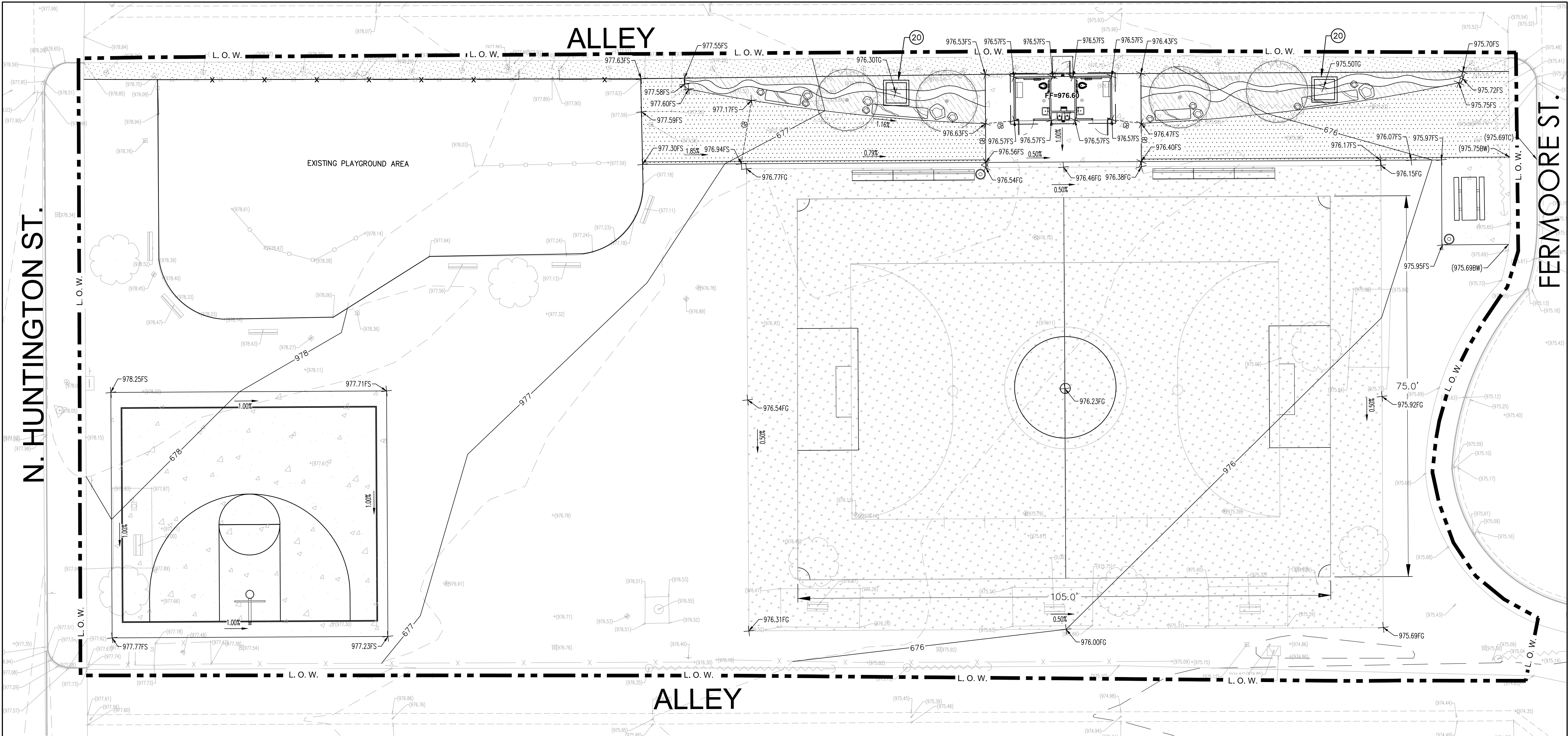
C2.11A

SHEET 6 OF 36 SHEETS

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May. 02, 2022 03:53 PM

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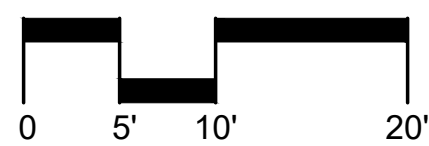


GENERAL GRADING NOTES:

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CONSTRUCTION NOTES:

- (20) — CONSTRUCT 4'x4'x4' DRYWELLS



NORTH



MIG

109 W. UNION AVE.
FULLERTON, CA 92832

TEL: 714/871-3838
www.migcom.com

CONSULTANT:

CWE

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PROJECT TEAM:

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ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

GRADING PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

STAMP

REGISTERED PROFESSIONAL ENGINEER
JAMES F. YOUNG
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA

DESIGNED BY	M.N.
CHECKED BY	W.Y.
DATE	04-20-22
JOB NO.	7616
PLAN NO.	737

SHEET

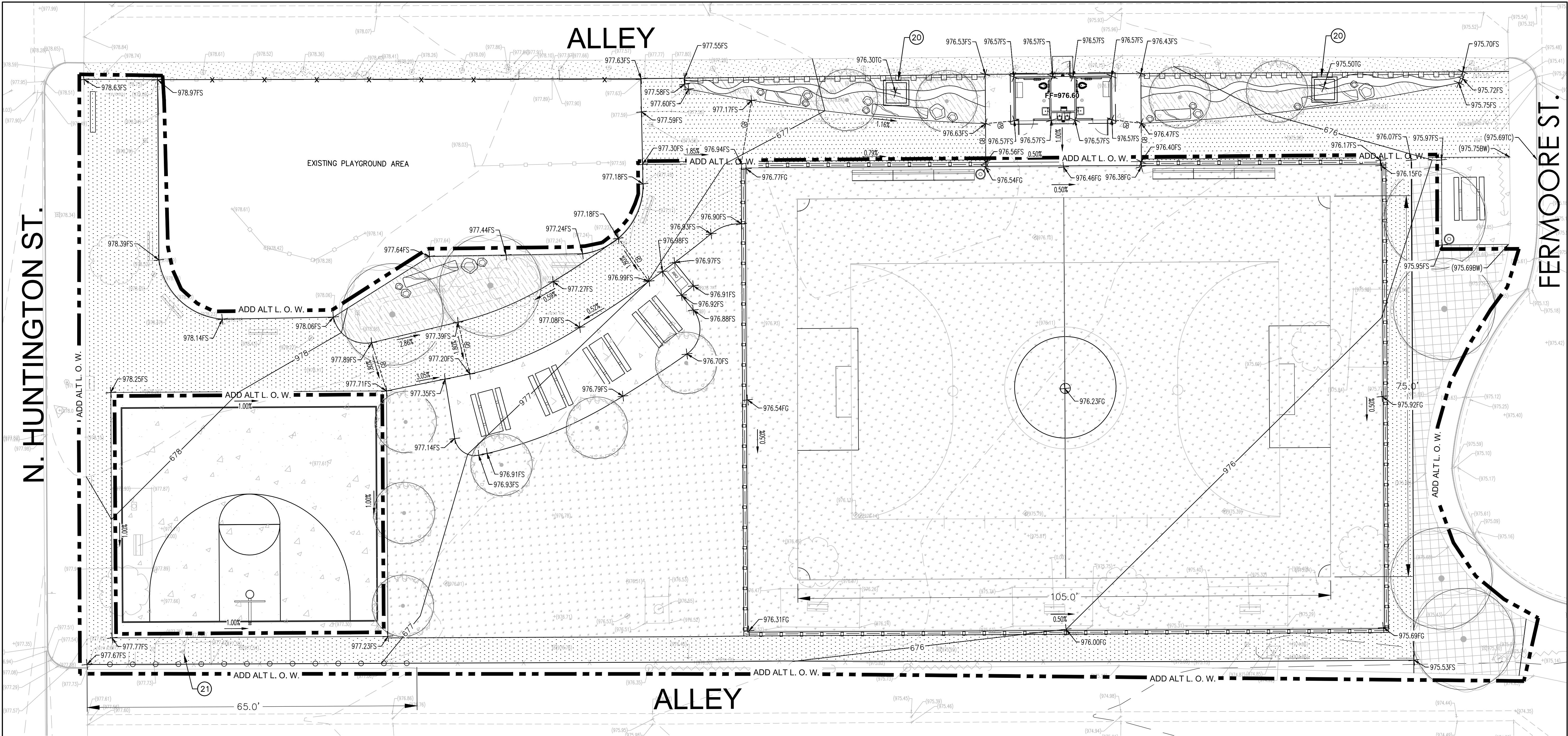
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SHEET 7 OF 36 SHEETS

Plotted by: mmguen

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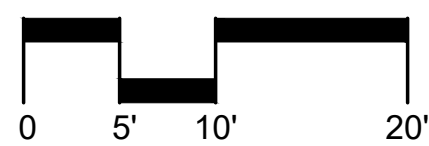


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CONSTRUCTION NOTES:

- (20) — CONSTRUCT 4'x4'x4' DRYWELLS
- (21) — RELOCATE BACKFLOW DETECTOR CHECK ASSEMBLY (LOCATION TO BE DETERMINE BY THE CITY)



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CONSULTANT:



1561 E. ORANGETHORPE AVE.
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PROJECT TEAM:

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INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

ADD ALT
GRADING
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

STAMP



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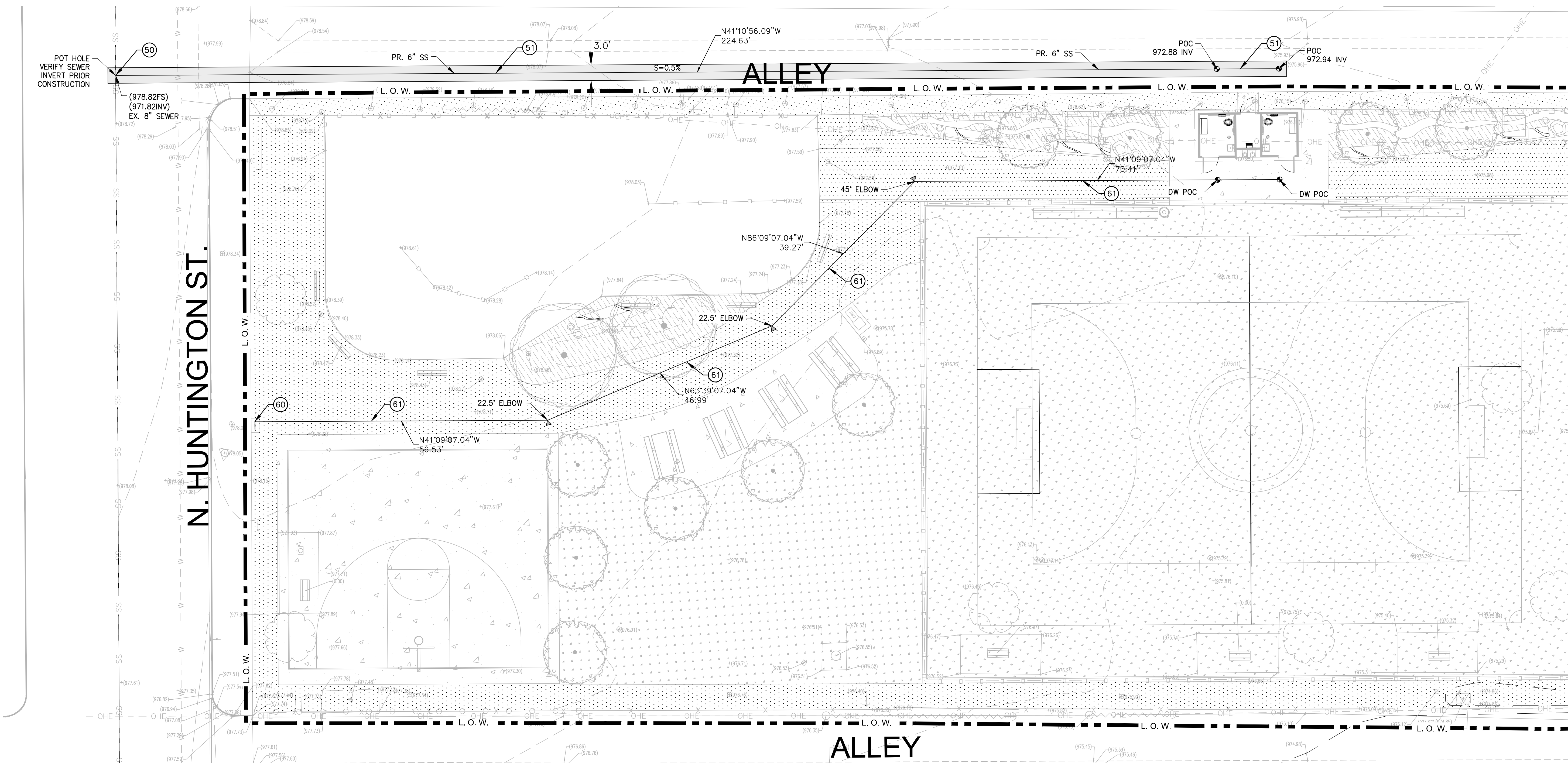
C2.12A

SHEET 8 OF 36 SHEETS

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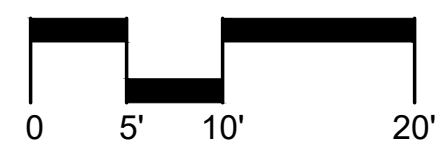


GENERAL UTILITY NOTES:

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CONSTRUCTION NOTES:

- SEWER HOUSE LATERAL SADDLE CONNECTION PER LA COUNTY STD. PLAN 2025-2
- CONSTRUCT 6" PVC SEWER LINE AND BEDDING PER LA COUNTY STD. PLAN 2021-1
- CONNECT 2" WATER SERVICE LINE TO THE EXISTING BACK FLOW DEVICE
- CONSTRUCT 2" PVC SCH-40 WATER SERVICE LINE WITH THRUST BLOCK AT ALL ELBOWS



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UTILITIES
PLAN

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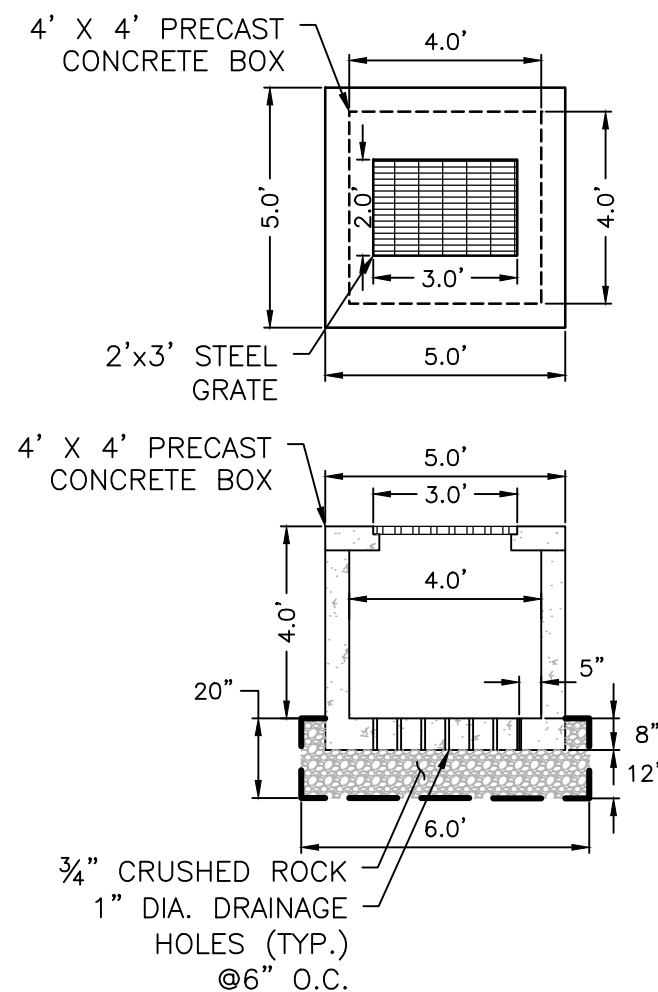
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SHEET 9 OF 36 SHEETS

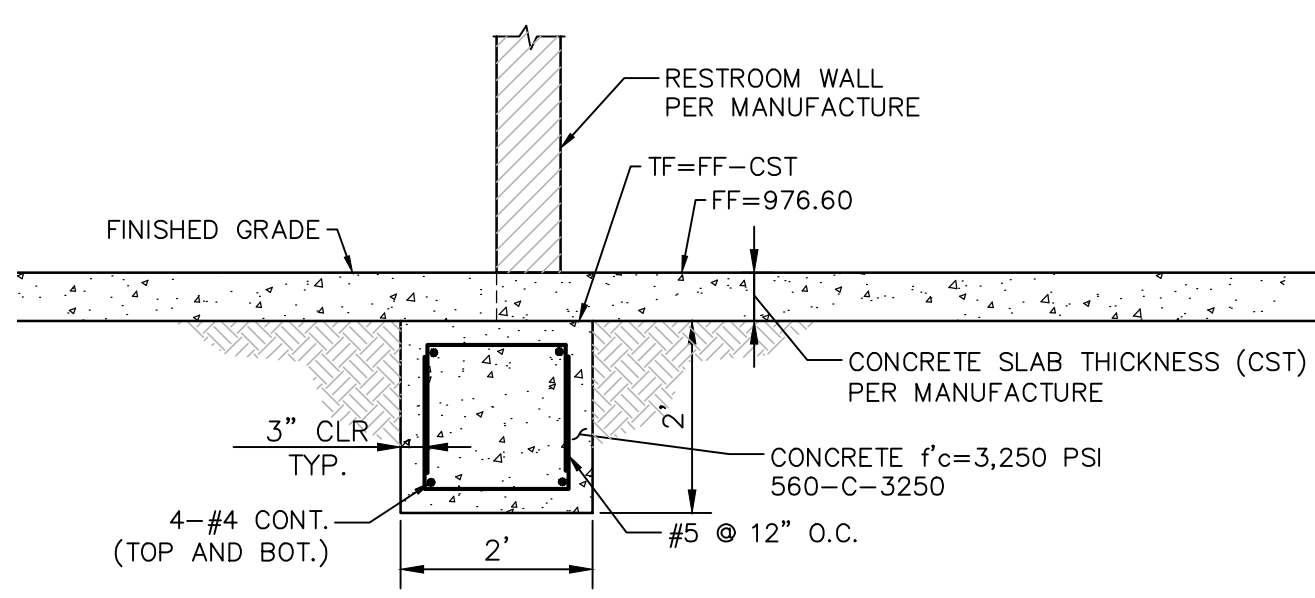
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May. 02, 2022 03:54 PM

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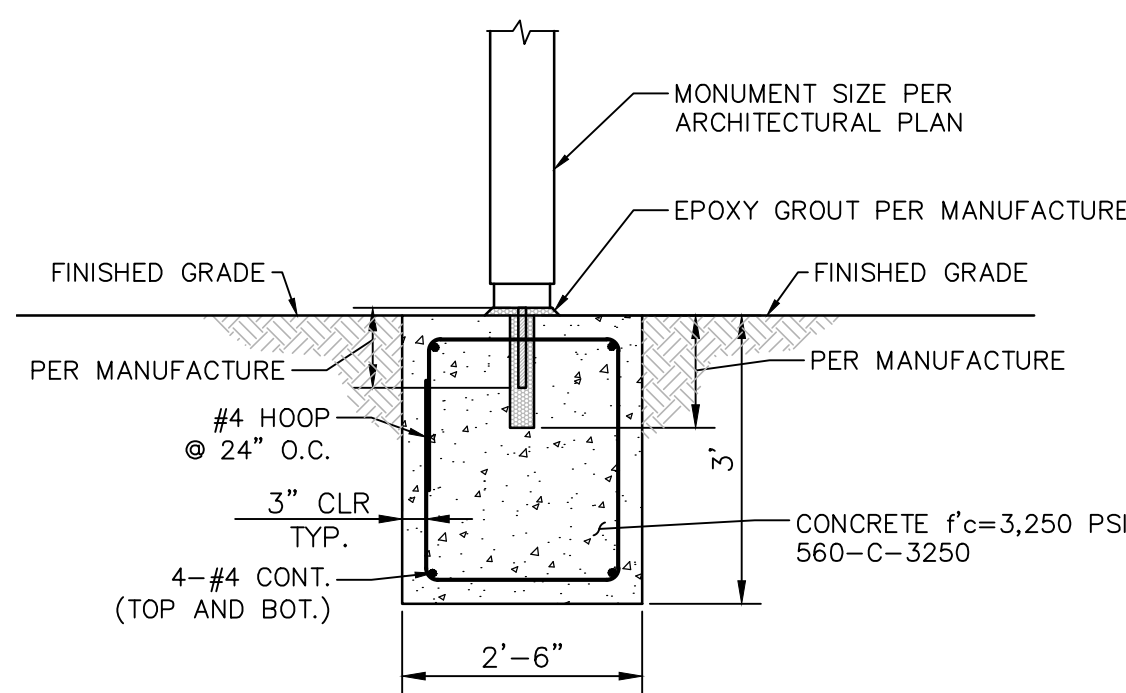


DRYWELL DETAIL
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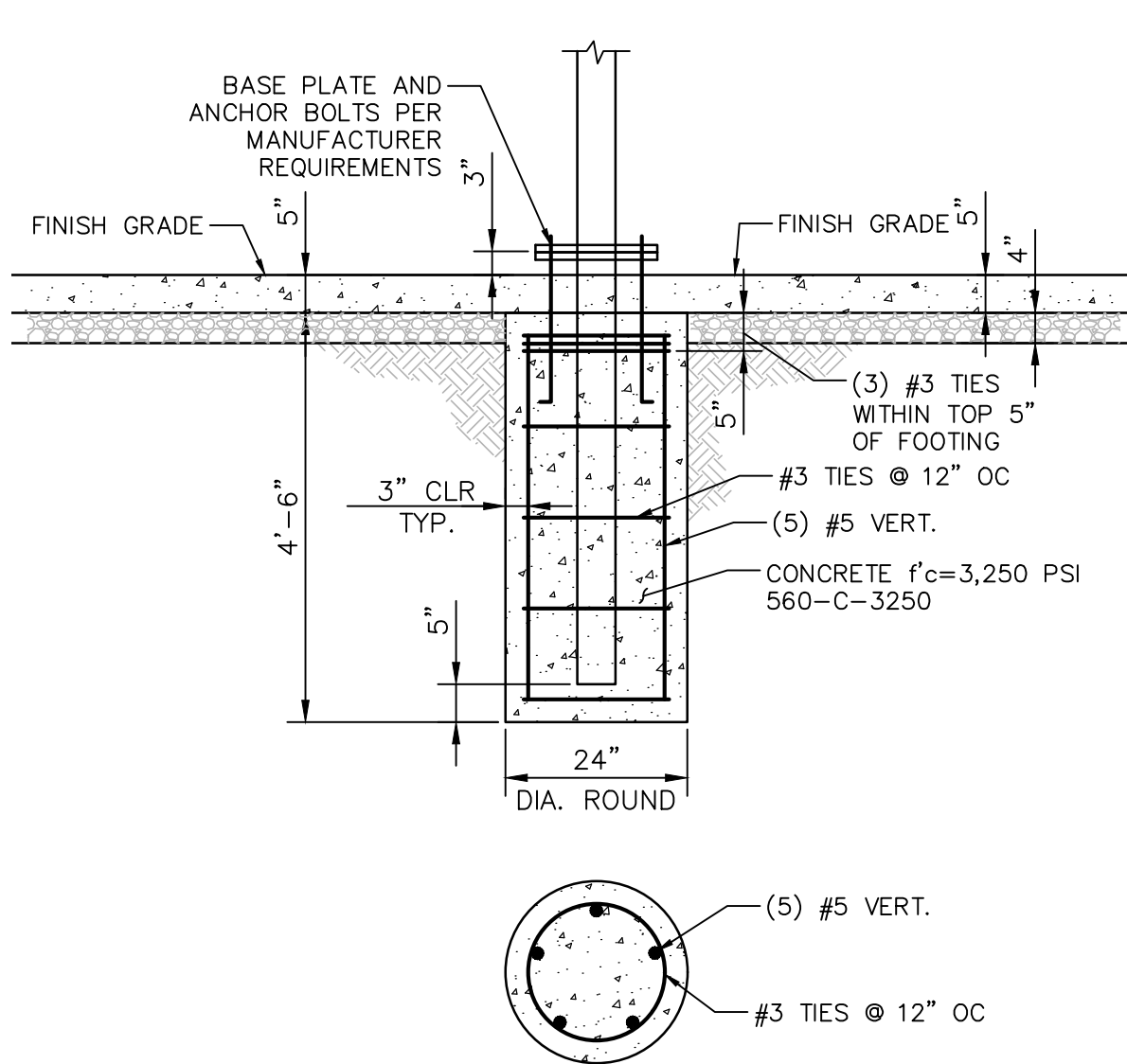
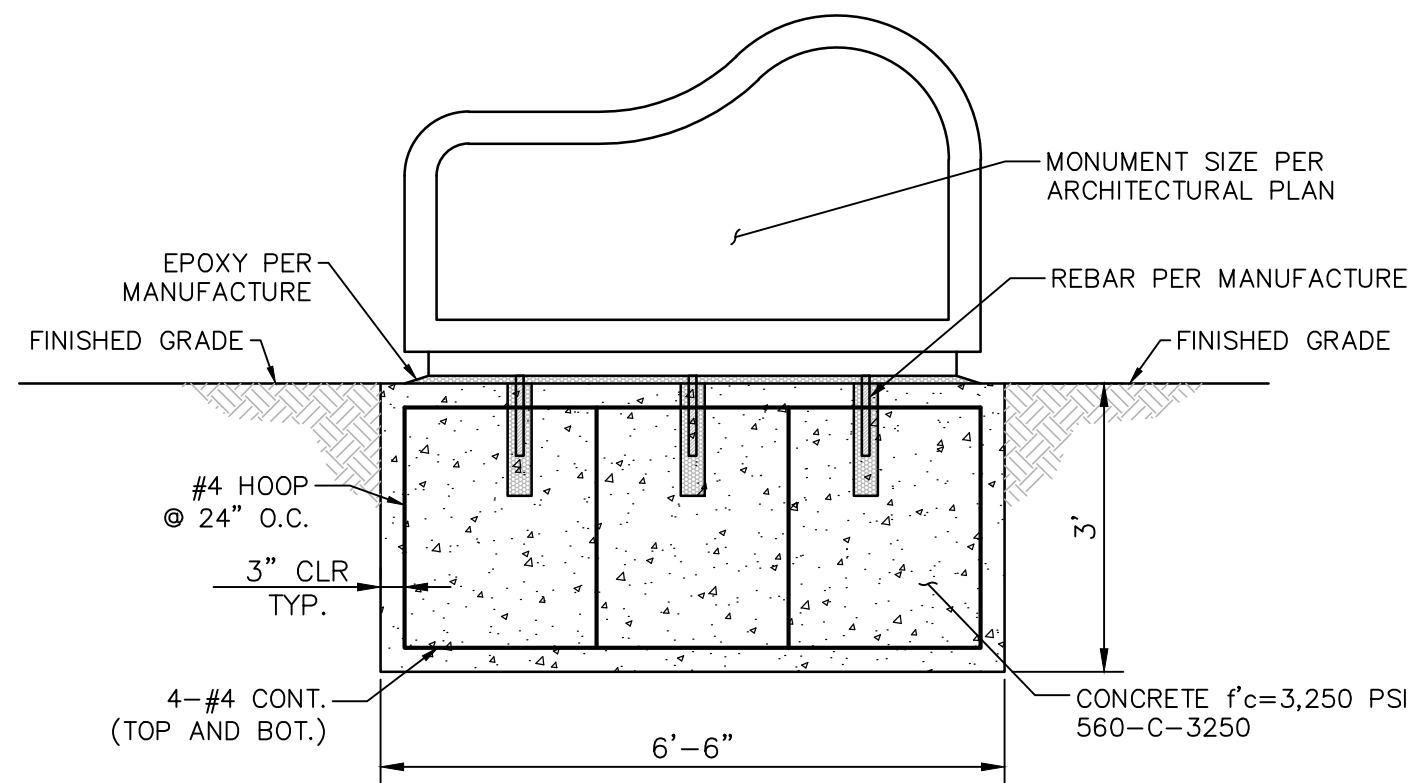


- NOTE:**
1. PROVIDE OVER EXCAVATION AND RE-COMPACTED 5'-0" BELOW GRADE OR 3'-0" BELOW BOTTOM OF FOOTING, WHICHEVER IS DEEPER
 2. PROVIDE OVER EXCAVATION AND RE-COMPACTION OF SOIL TO 90% OF OPTIMUM MOISTURE CONTENT UNDER AND AROUND THE FOUNDATION FOOTPRINT

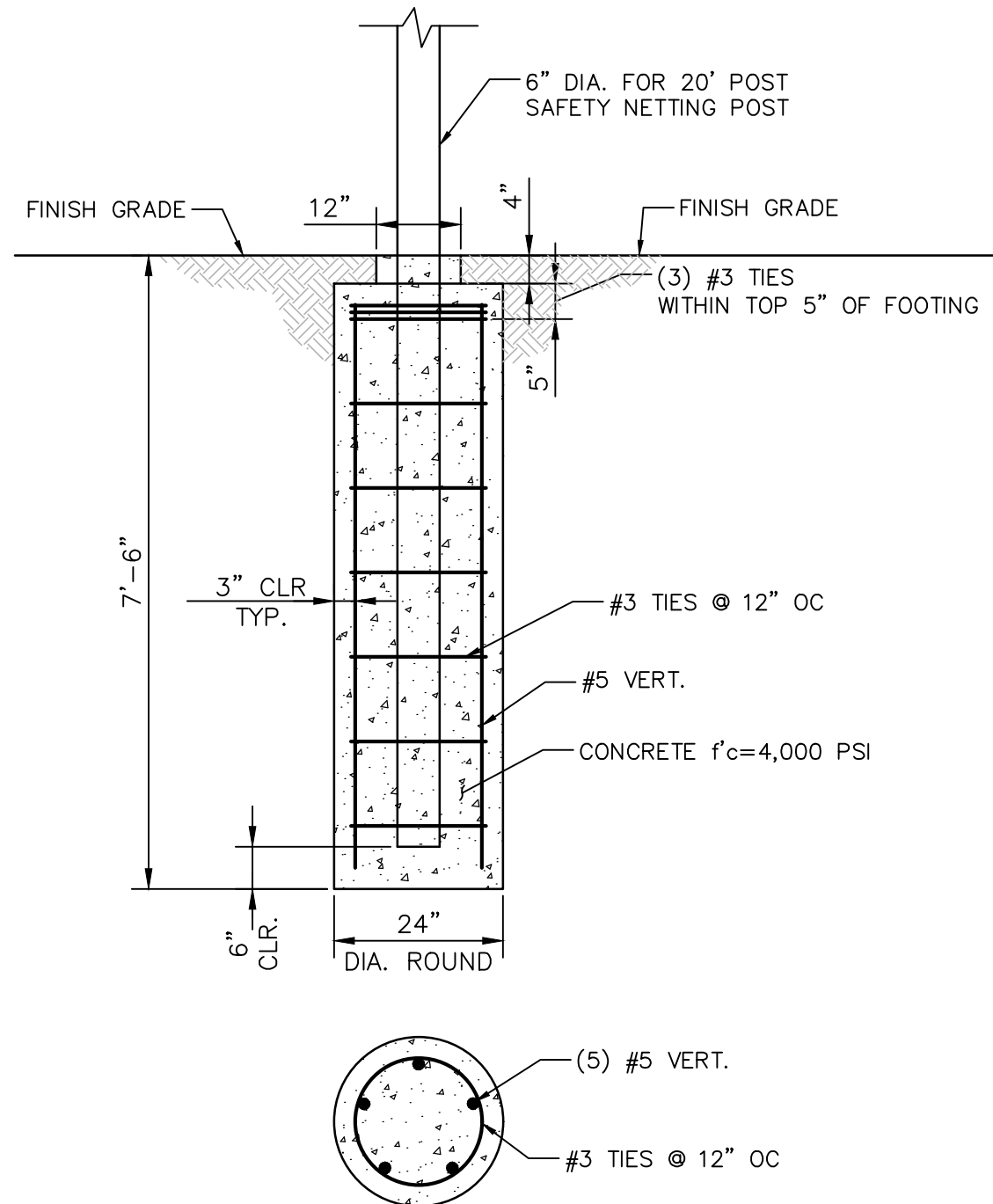
RESTROOM FOOTING
SCALE: 1"=2'



MONUMENT FOOTING
SCALE: 1"=2'



BASKETBALL HOOP FOOTING
SCALE: 1"=2'



20 FEET SAFETY NET FOOTING
SCALE: 1"=2'



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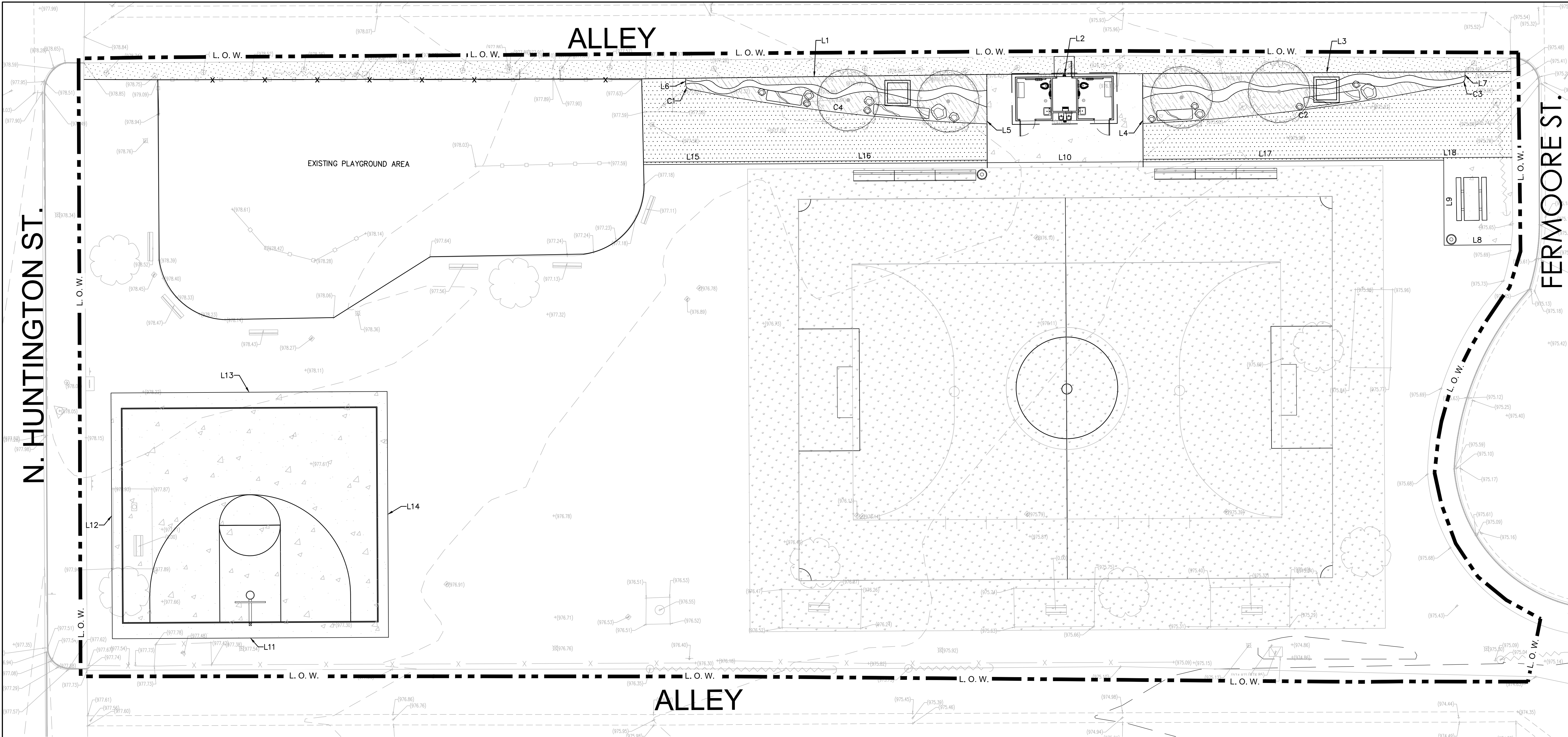
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SHEET

C2.14

SHEET 10 OF 36 SHEETS

Plotted by: mmguyen
May. 02, 2022 03:54 PM
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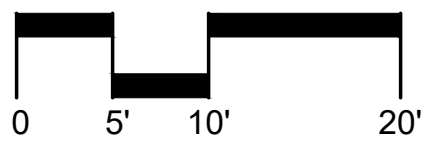


LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L1	67.89	N41°34'25"W
L2	30.67	S41°09'48"E
L3	72.49	S41°09'48"E
L4	18.35	S48°50'12"W
L5	18.35	N48°50'12"E
L6	1.19	S48°50'19"W
L7	1.21	S48°50'19"W
L8	13.12	S41°22'41"E
L9	17.24	S48°52'45"W
L10	127.00	S41°09'48"E
L11	54.33	S41°09'07"E
L12	48.33	S48°50'53"W
L13	54.33	N41°09'07"W
L14	48.33	N48°50'53"E
L15	19.44	S41°09'48"E
L16	48.17	S41°09'48"E
L17	48.16	S41°09'48"E
L18	24.47	S41°09'48"E

CURVE TABLE				
CURVE #	LENGTH (FT)	RADIUS	DELTA	TANGENT
C1	1.37	1.00	78.59	0.82
C2	63.16	378.27	9.57	31.66
C3	1.37	1.00	78.27	0.81
C4	58.94	378.27	8.93	29.53

SYMBOLS LEGEND:

- NATURAL TURF
- PEDESTRIAN CONCRETE PAVING
- STABILIZED DECOMPOSED GRANITE
- MULCH
- BOULDERS
- BASE BID LIMIT OF WORK
- DRINKING FOUNTAIN (ADD ALT)



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PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.

CIVIL ENGINEER
CWE

ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

HORIZONTAL CONTROL PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

STAMP

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. YOUNG
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA

DESIGNED BY

M.N.

CHECKED BY

W.Y.

DATE

04-20-22

JOB NO.

7616

PLAN NO.

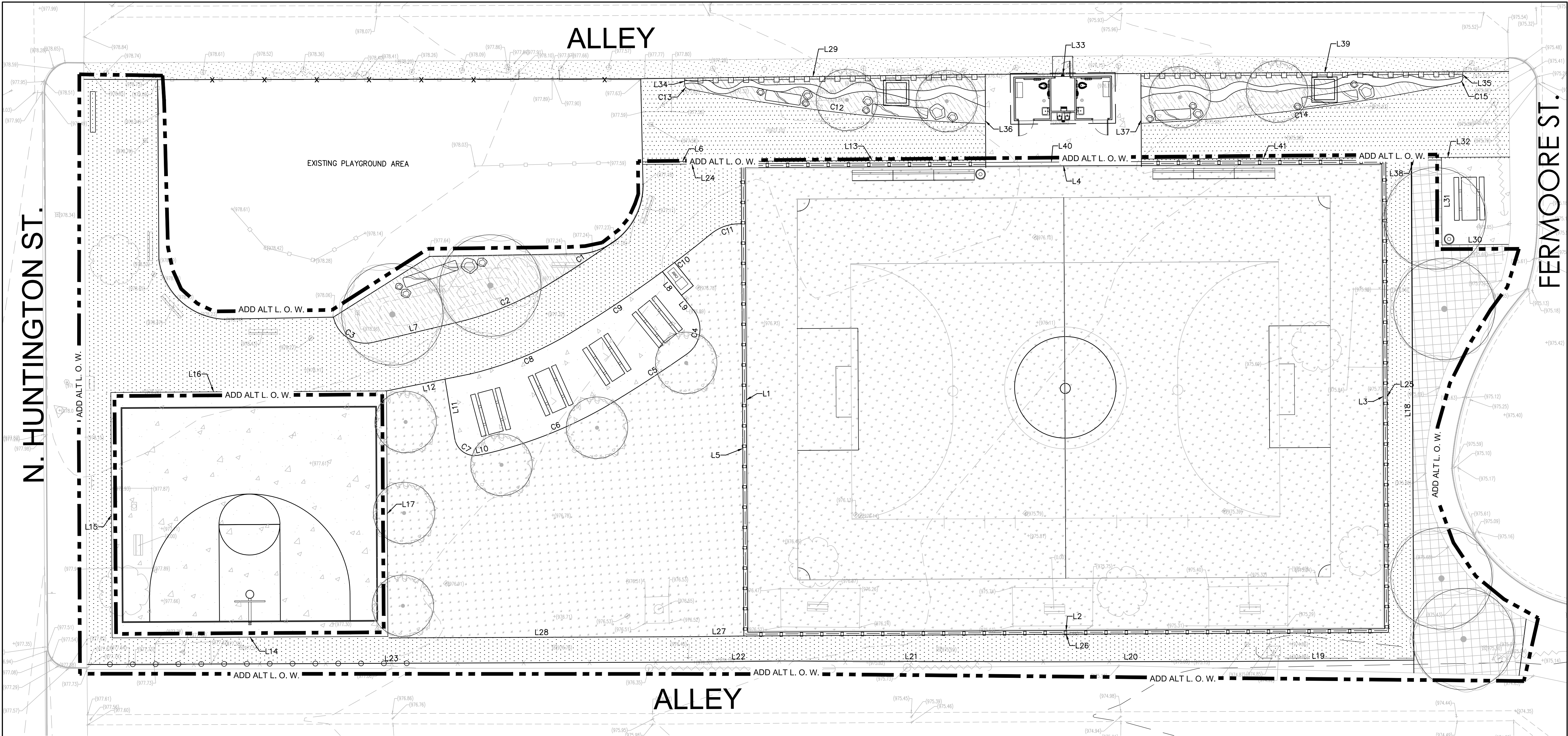
737

SHEET

C2.15

SHEET 11 OF 36 SHEETS

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SHEET TITLE

ADD ATL
HORIZONTAL
CONTROL
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
01-28-22	95% CD SUBMITTAL

SHEET

DESIGNED BY
CHECKED BY
DATE
JOB NO.
PLAN NO.

M.N.
W.Y.
04-20-22
7616
737

C2.15A

SHEET 12 OF 36 SHEETS

STAMP

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. YOUNG
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA

DIGALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L1	91.50	N48°50'12"E
L2	125.50	N41°09'48"W
L3	91.50	S48°50'12"W
L4	125.50	S41°09'48"E
L5	73.88	N48°50'12"E
L6	19.44	S41°09'48"E
L7	17.51	S54°10'52"E
L8	6.00	N10°12'08"E
L9	3.72	N10°40'06"E
L10	1.68	S52°17'10"E
L11	11.86	S39°53'37"W
L12	16.73	N52°17'10"W
L13	48.17	S41°09'48"E
L14	54.33	S41°09'07"E
L15	48.33	S48°50'53"W
L16	54.33	N41°09'07"W
L17	48.33	N48°50'53"E
L18	98.47	N48°50'12"E
L19	37.67	S41°17'28"E
L20	36.18	S40°54'33"E

LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L21	50.53	S40°39'28"E
L22	17.34	S41°35'14"E
L23	119.43	S41°04'42"E
L24	19.44	S41°09'48"E
L25	93.00	S48°50'12"W
L26	127.00	N41°09'48"W
L27	9.74	S41°35'14"E
L28	60.19	S41°03'56"E
L29	67.89	N41°34'25"W
L30	13.12	S41°22'41"E
L31	17.24	S48°52'45"W
L32	24.47	S41°09'48"E
L33	30.67	S41°09'48"E
L34	1.19	S48°50'19"W
L35	1.21	S48°50'19"W
L36	18.35	N48°50'12"E
L37	18.35	S48°50'12"W
L38	10.98	S41°09'16"E
L39	72.49	S41°09'48"E
L40	127.00	S41°09'48"E

CURVE TABLE				
CURVE #	LENGTH (FT)	RADIUS	DELTA	TANGENT
C1	14.06	202.14	3.99	7.03
C2	20.32	60.00	19.40	10.26
C3	10.02	6.47	88.76	6.33
C4	9.78	6.00	93.43	6.37
C5	15.09	257.49	3.36	7.55
C6	29.19	86.00	19.44	14.73
C7	6.44	4.00	92.18	4.16
C8	23.65	70.00	19.36	11.94
C9	16.41	241.49	3.89	8.21
C10	15.36	241.49	3.65	7.68
C11	6.47	8.80	42.13	3.39
C12	58.94	378.27	8.93	29.53
C13	1.37	1.00	78.59	0.82
C14	63.16	378.27	9.57	31.66
C15	1.37	1.00	78.27	0.81

SYMBOLS LEGEND:

- NATURAL TURF
- PEDESTRIAN CONCRETE PAVING
- STABILIZED DECOMPOSED GRANITE
- MULCH
- BOULDERS
- BASE BID LIMIT OF WORK
- 10' WIRE MESH FENCE (ADD ALT)
- SPLIT RAIL FENCE (ADD ALT)
- 20' HIGH SAFETY FENCING (ADD ALT)
- DRINKING FOUNTAIN (ADD ALT)

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

Plotted by: mnguyen May. 02, 2022 03:54 PM Z:\21403\06 Tasks\01 Design\50 Grading\21403 - C2.15A - Alternative Horizontal Control Plan.dwg

EROSION AND SEDIMENT CONTROL NOTES:

SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON-SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

WASTE AND MATERIALS MANAGEMENT CONTROL NOTES:

APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON-SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES:

IN THE CASE OF EMERGENCY, CALL:

AT WORK PHONE #

AT HOME PHONE #

SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON-SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.

STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES. UNLESS TREATED, TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.

ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.

DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGION WATER QUALITY CONTROL BOARD.

GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.

THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON-SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON-SITE TO MINIMIZE TRANSPORT FROM THE SITES TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENT TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS, I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMPs SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTION OF THE BMPs WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE APPROPRIATE OFFICIAL(S).

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASE ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE EROSION CONTROL PLAN MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTION PROVIDED BY LAW."

PROJECT MANAGER: _____ DATE: _____

STORM WATER POLLUTION PLAN NOTES:

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME:

SIGNATURE: _____
DATE: _____

CHANGES TO THIS PLAN CAN ONLY BE MADE BY THE QSD WHO DEVELOPED THIS EROSION AND SEDIMENT CONTROL PLAN.
FOR REVISIONS CONTACT THE PROJECT QSD.
QSD: _____ CERT # _____
ADDRESS: _____

THE FOLLOWING BMPs FROM THE LATEST ADDITION OF THE CASQA CONSTRUCTION BMP HANDBOOK (NOVEMBER 2009) MUST BE IMPLEMENTED AS APPLICABLE FOR ALL CONSTRUCTION ACTIVITIES. ADDITIONAL INFORMATION IS AVAILABLE AT WWW.CABMPHANDBOOKS.COM

EROSION CONTROL:

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-5 SOIL BINDERS
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES & MATS
- EC-8 WOOD MULCHING
- EC-9 EARTH DIKES AND DRAINAGE SWALES
- EC-10 VELOCITY DISSIPATION DEVICES
- EC-11 SLOPE DRAINS
- EC-12 STREAMBANK STABILIZATION
- EC-14 COMPOST BLANKETS
- EC-15 SOIL PREPERATION/ROUGHENING
- EC-16 NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL:

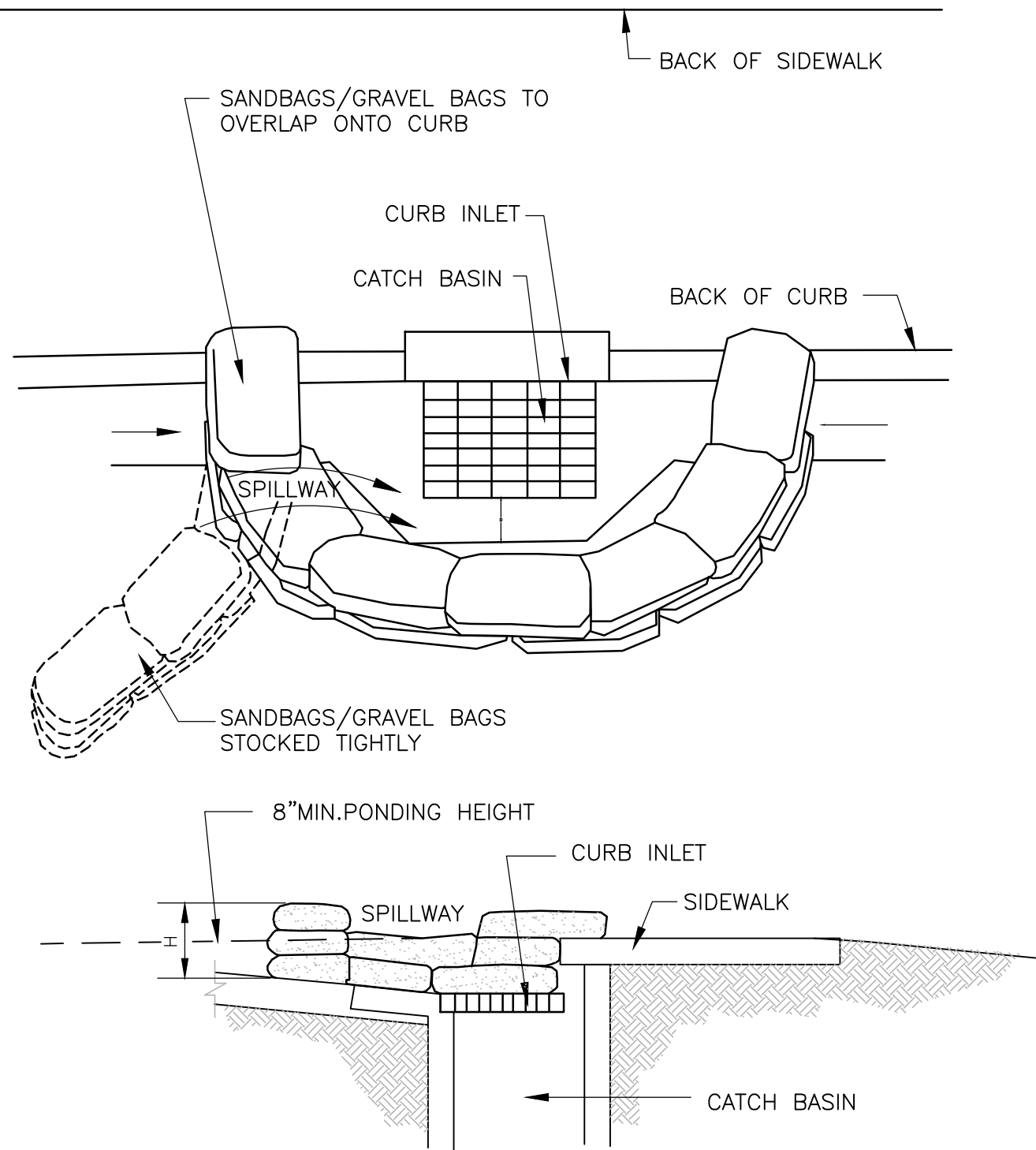
- SE-1 SILT FENCE
- SE-2 SEDIMENT BASIN
- SE-3 SEDIMENT TRAP
- SE-4 CHECK DAM
- SE-5 FIBER ROLLS
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-8 SANDBAG BARRIER
- SE-9 STRAW BALE BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- SE-12 TEMPORARY SILT DIKE
- SE-13 COMPOST SOCKS AND BERMS
- SE-14 BIOFILTER BAGS

WIND EROSION CONTROL:

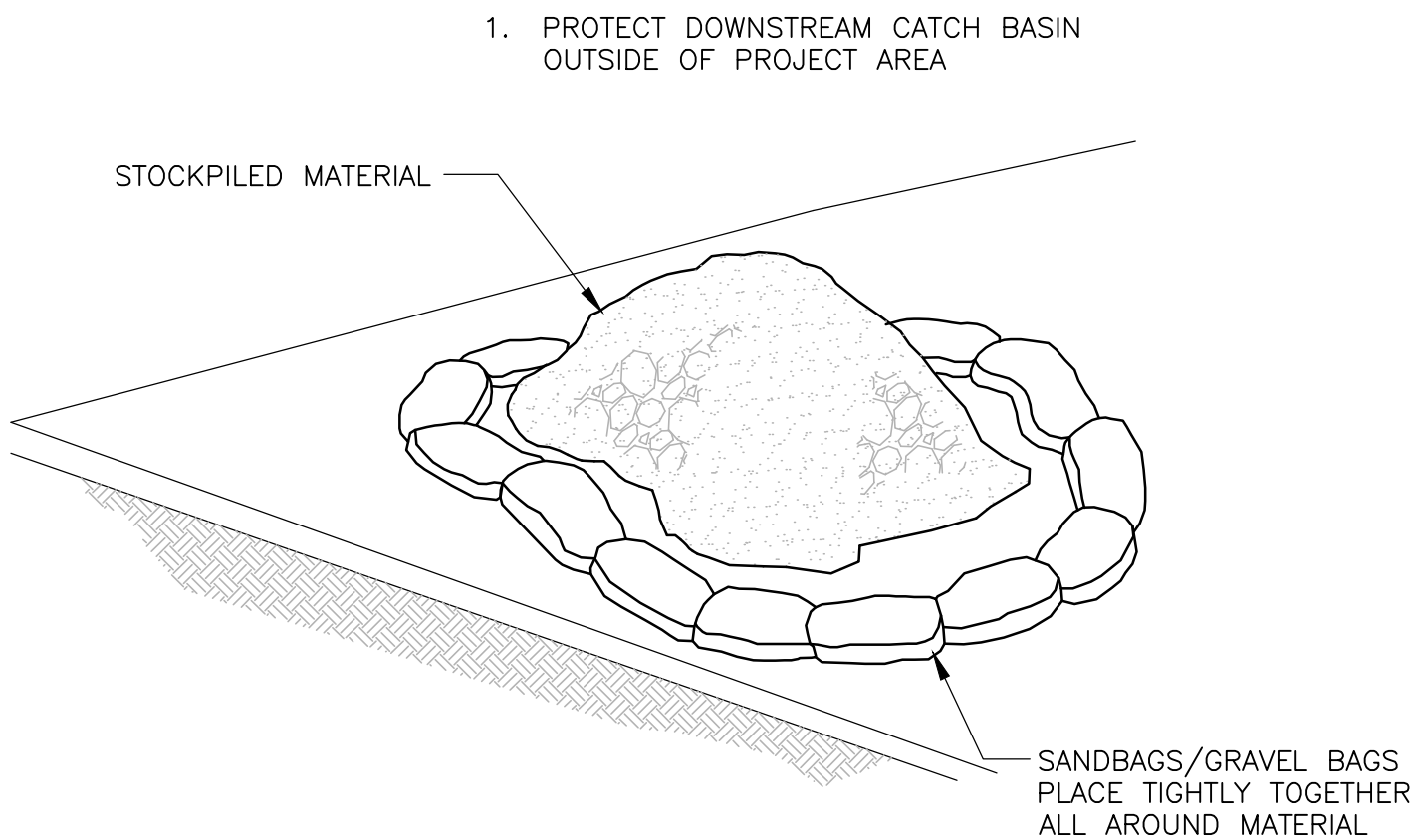
WE-1 WIND EROSION CONTROL

NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC, THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE ROAD OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH, & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



SE-10 STORM DRAIN INLET PROTECTION



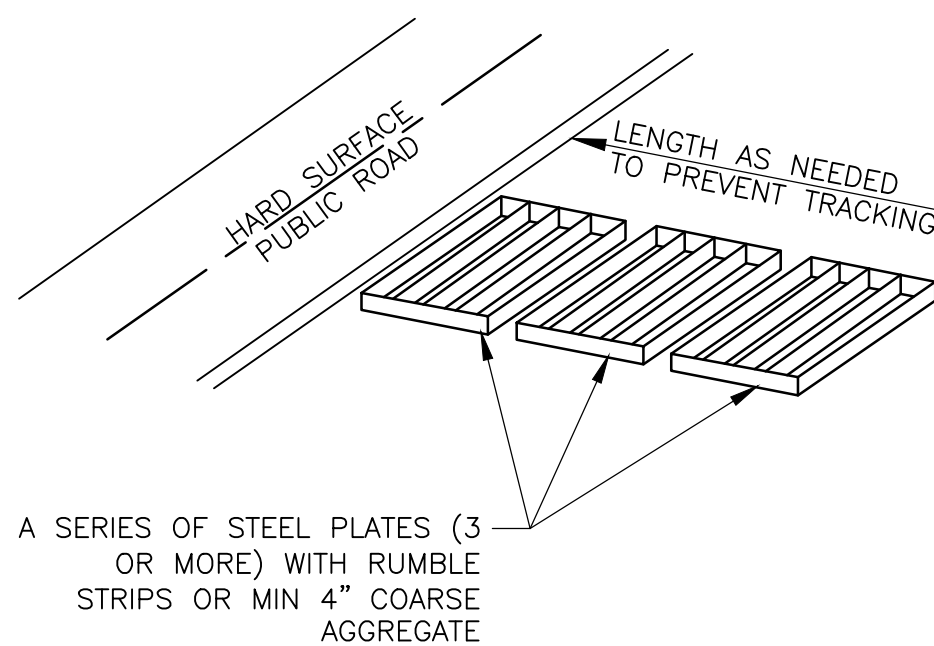
WM-3 STOCKPILE MANAGEMENT

MATERIAL STORAGE:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORM DRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

STREET MAINTENANCE:

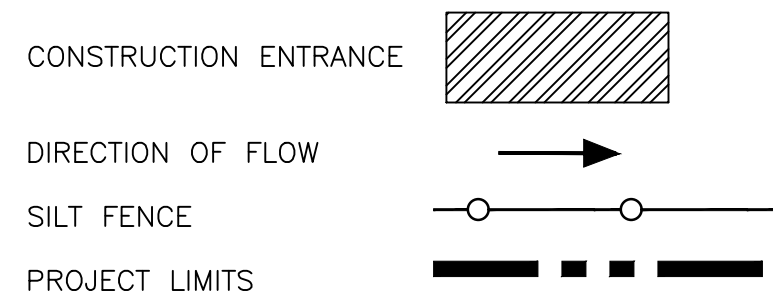
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVE ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.



TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO BE PLACED AT ALL ENTRY AND EXIT LOCATIONS

EROSION CONTROL SYMBOLS:



EROSION CONTROL NOTES:

- 110 STREET SWEEPING AND VACUUMING (BMP SE-7).
- 111 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT (BMP TC-1). CONTRACTOR TO DETERMINE EXACT LOCATION.
- 112 INSTALL SILT FENCE (BMP SE-1).



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SHEET TITLE

EROSION CONTROL
TITLE SHEET

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STAMP

REGISTERED PROFESSIONAL ENGINEER
JAMES F. YOUNG
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA

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CHECKED BY	W.Y.
DATE	04-20-22
JOB NO.	7616
PLAN NO.	737

SHEET

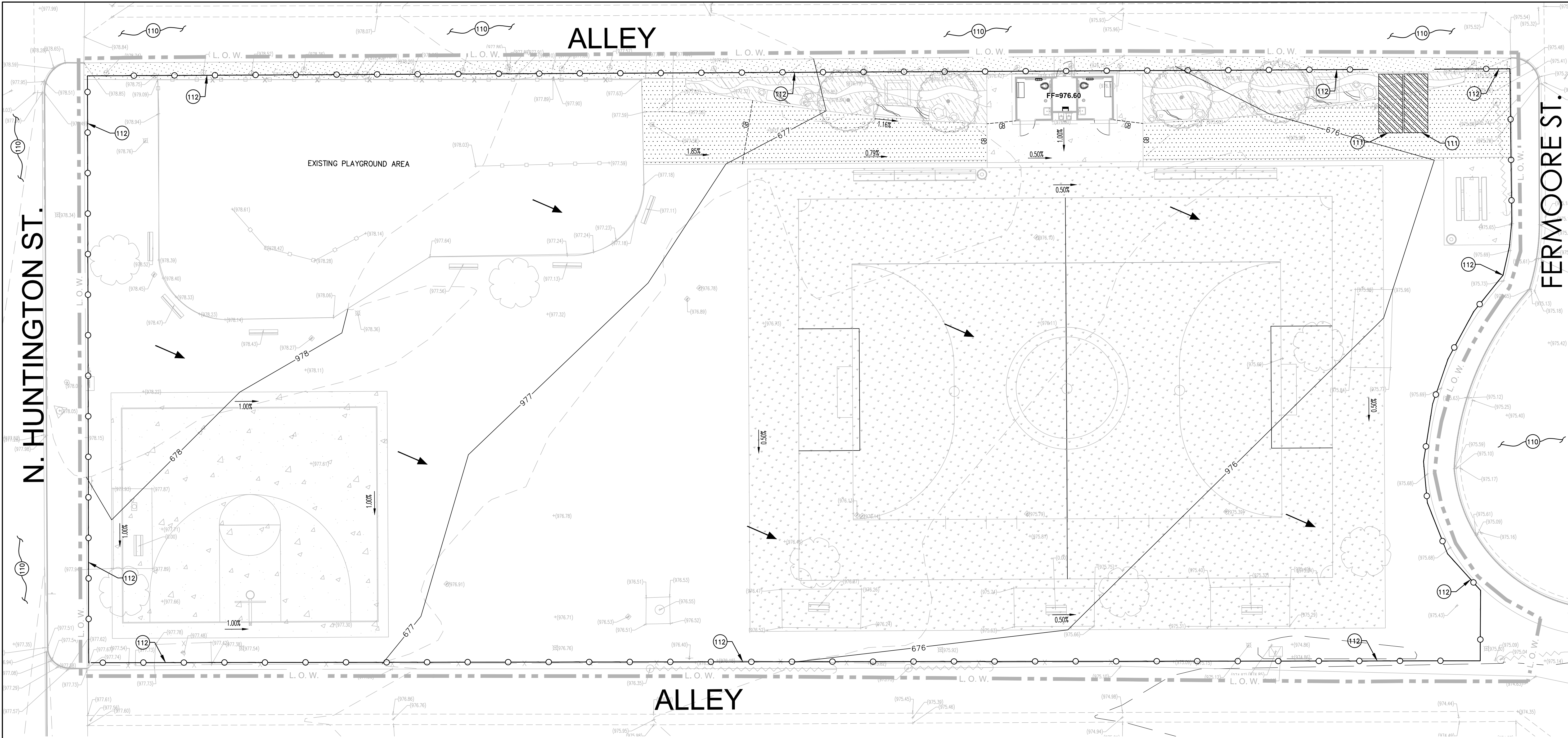
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SHEET 13 OF 36 SHEETS

Plotted by: mmguyen

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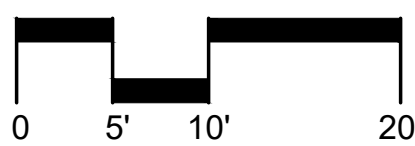


EROSION CONTROL SYMBOLS:

- CONSTRUCTION ENTRANCE
- DIRECTION OF FLOW
- SILT FENCE
- PROJECT LIMITS

EROSION CONTROL NOTES:

- 110 — STREET SWEEPING AND VACUUMING (BMP SE-7).
- 111 — CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT (BMP TC-1). CONTRACTOR TO DETERMINE EXACT LOCATION.
- 112 — INSTALL SILT FENCE (BMP SE-1).



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SHEET

C2.17

SHEET 14 OF 36 SHEETS

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N. HUNTINGTON ST.

ALLEY

FERMOORE ST.

CONSTRUCTION NOTES:

- ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE. 24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE MIX SHALL BE 520-C-2500. INSPECTOR MUST APPROVE CONCRETE FORMS PRIOR TO CONCRETE POUR. INSPECTOR MUST BE PRESENT DURING CONCRETE POUR.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS SHOWN ON IRRIGATION PLANS IN EXCESS OF EXISTING SLEEVES PER CITY'S APPROVAL.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND CITY'S REPRESENTATIVE.
- CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.

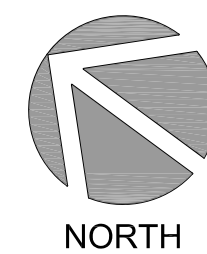
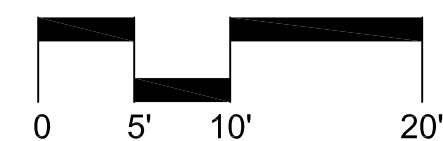
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- CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.
- REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.
- FINAL LOCATIONS OF ALL SIGNS, SITE FURNITURE & DRINKING FOUNTAINS ETC. TO BE MARKED & APPROVED IN THE FIELD BY CITY.

CONSTRUCTION LEGEND:

- RESTROOM BUILDING. REFER TO DETAIL 'A', SHEET LD-2.
- BASKETBALL COURT. REFER TO DETAIL 'A & D', SHEET LD-3.
- SOCCER FIELD. REFER TO DETAIL 'B', SHEET LD-4.
- NEW PLAYGROUND BY PLAYCRAFT SYSTEMS. REFER TO QUOTE #FAC21IB43B-2. PH. 1-760-544-1355. SEE DETAIL 'A', SHEET LD-4.
- 4" THICK CONCRETE PAVING. USE CONCRETE MIX 520-C-2500 UNLESS OTHERWISE NOTED. REFER TO DETAIL 'A', SHEET LD-1.
- STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 'B', SHEET LD-1.
- PEDESTRIAN LIGHTING. REFER TO ELECTRICAL PLANS.
- KILN DRIED LOG BENCH. REFER TO SPECIFICATIONS.
- TRASH RECEPTACLE. REFER TO DETAIL 'F', SHEET LD-1.
- 8' RECYCLED PLASTIC ADA PICNIC TABLE BY PATTERSON WILLIAMS. MODEL#120-ADA. MANUF. REP: BRITTANY FULKRABEK WITH DAVE BANG ASSOCIATES PH: (714) 335-8251. REFER TO SPECS.
- PLANTING AREA. REFER TO PLANTING PLANS.
- BOULDERS TYPICAL. REFER TO SYMBOLS LEGEND. INSTALL PER DETAIL 'E', SHEET LD-1.
- HYDROSEED TURF. REFER TO PLANTING PLAN.
- DRY CREEK. REFER TO SYMBOLS LEGEND. INSTALL PER DETAIL 'B', SHEET LD-5.
- RE-SEEDDED TURF. REFER TO PLANTING PLANS.
- REDWOOD HEADER. REFER TO SPECS.
- 6" CONCRETE CURB. REFER TO DETAIL 'G', SHEET LD-1.
- EXISTING SIGN TO REMAIN. PROTECT IN PLACE.
- SOCCER GOAL BY STEELCRAFT PRODUCTS. MODEL: F65-S24-KD. REFER TO SPECS.
- TEAM BENCH. REFER TO SPECIFICATIONS.

SYMBOLS LEGEND:

- | | |
|--|-------------------------------|
| | NATURAL TURF |
| | PEDESTRIAN CONCRETE PAVING |
| | STABILIZED DECOMPOSED GRANITE |
| | MULCH - 3" DEEP |
| | BOULDERS |
| | BASE BID LIMIT OF WORK |



DIGALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

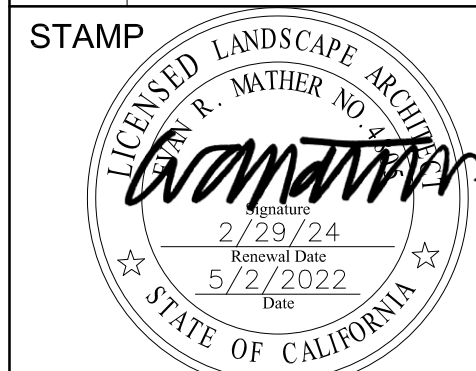
LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

CALLOUT
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

L2.0

SHEET 15 OF 36 SHEETS

N. HUNTINGTON ST.

ALLEY

FERMOORE ST.

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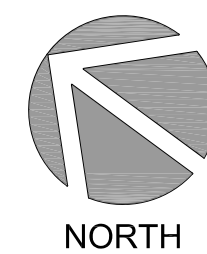
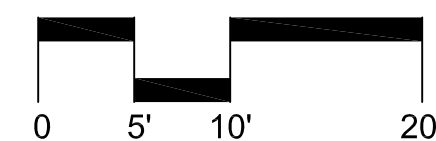
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ADD ALTERNATE CONSTRUCTION LEGEND*:

- 4" THICK CONCRETE PAVING. USE CONCRETE MIX 520-C-2500 UNLESS OTHERWISE NOTED. REFER TO DETAIL 'A', SHEET LD-1.
- STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 'B', SHEET LD-1.
- 4" CURB AT SOCCER FIELD FENCING. REFER TO DETAIL 'A', SHEET LD-6.
- 20' HIGH SAFETY NETTING FENCING. REFER TO DETAIL 'B', SHEET LD-6.
- 10' WIRE MESH FENCE. REFER TO DETAIL 'C', SHEET LD-6.
- KILN DRIED LOG BENCH. REFER TO SPECIFICATIONS.
- 6' RECYCLED PLASTIC PICNIC TABLE BY PATTERSON WILLIAMS. MODEL#1120-06. MANUF. REP:BRITTANY PULKRABEK WITH DAVE BANG ASSOCIATES PH:(714)335-8251. REFER TO SPECS.
- 8' RECYCLED PLASTIC ADA PICNIC TABLE BY PATTERSON WILLIAMS. MODEL#1120-ADA. MANUF. REP:BRITTANY PULKRABEK WITH DAVE BANG ASSOCIATES PH:(714)335-8251. REFER TO SPECS.
- BBQ UNIT BY PATTERSON WILLIAM. MODEL# 1140-00, SINGLE GRILL 15"X20", 3-1/2" OD POST. MANUF. REP:BRITTANY PULKRABEK WITH DAVE BANG ASSOCIATES PH:(714)335-8251. REFER TO DETAIL 'L', SHEET LD-1.
- HYDROSEED TURF. REFER TO PLANTING PLAN.
- SPLIT RAIL FENCE. INSTALL PER DETAIL 'G', SHEET LD-6.
- PLANTING AREA. REFER TO PLANTING PLANS.
- MONUMENT SIGN. REFER TO DETAIL 'J', SHEET LD-6.
- SOD TURF. REFER TO PLANTING PLANS.
- BOULDERS TYPICAL. REFER TO SYMBOLS LEGEND. INSTALL PER DETAIL 'E', SHEET LD-1.

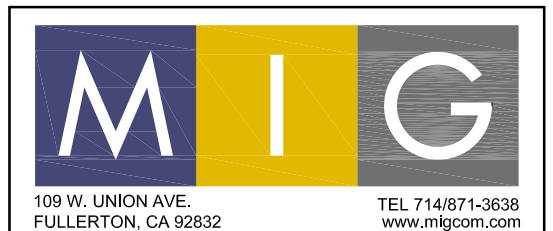
SYMBOLS LEGEND:

- NATURAL TURF
- SOD TURF
- PEDESTRIAN CONCRETE PAVING
- STABILIZED DECOMPOSED GRANITE
- MULCH - 3" DEEP
- BOULDERS
- BASE BID LIMIT OF WORK
- 10' WIRE MESH FENCE (ADD ALT)
- SPLIT RAIL FENCE (ADD ALT)
- 20' HIGH SAFETY FENCING (ADD ALT)
- DRINKING FOUNTAIN (ADD ALT)



DIGALERT

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LAYNE PARK

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SHEET TITLE

ADD ALT
CALLOUT
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL

STAMP

SEAL OF THE LANDSCAPE ARCHITECT
JERRY R. MATHER NO. 12345
2/29/24
5/2/2022
STATE OF CALIFORNIA

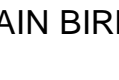
CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET




L2.1

SHEET 16 OF 36 SHEETS








LANDSCAPE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MFG'R	MODEL #	DESCRIPTION	REMARKS	DETAIL
	(OR APPROVED EQUAL)				
	N/A	N/A	EXISTING DEDICATED IRRIGATION WATER METER AND SERVICE LINE	1.5" SIZE. FIELD VERIFY EXACT LOCATION, SIZE AND STATIC PRESSURE. 80 PSI MINIMUM PRESSURE REQUIRED.	N/A
	N/A	N/A	IRRIGATION POINT-OF-CONNECTION (POC) TO EXISTING WATER METER.	SIZE PER PLAN. INSTALL GATE VALVE AS SHOWN ON PLANS. GATE VALVE SHALL BE MAINLINE SIZE. FIELD VERIFY SIZE, LOCATION AND STATIC PRESSURE.	N/A
	WILKINS	975XLSEU	BACKFLOW PREVENTION DEVICE, PRESSURE REGULATOR AND WYE STRAINER/ ENCLOSURE	1.5" SIZE. REDUCED PRESSURE TYPE WITH PRESSURE REGULATOR AND WYE STRAINER. LEAD FREE. INSTALL PER DETAIL AND AS REQUIRED BY LOCAL CODES. INSTALL WITHIN SBBC-30-ALI SECURITY ENCLOSURE.	5/L3.4
	NIBCO	T-113-BHW	MAINLINE ISOLATION GATE VALVE (2-1/2-INCH AND SMALLER)	MAINLINE SIZE. INSTALL WITHIN PLASTIC VALVE BOX AND BOLT DOWN COVER.	5/L3.3 3,4/L3.3
NOT SHOWN	SUPERIOR	BSBV	MANIFOLD ISOLATION GATE VALVE (SUB-MAINS)	2" AND SMALLER, BRONZE, NON-RISING STEM, THREADED. INSTALL WITHIN VALVE BOX AS DETAILED. MATCH MAIN LINE PIPE SIZE.	6/L3.3 3,4/L3.3
	SUPERIOR	QB44AR	QUICK COUPLER VALVE	1-INCH SIZE (NPT); SINGLE SLOT WITH YELLOW TUFF TOP AND ANTI-ROTATION FEATURE. SUPPLY WITH (2) 1-INCH NPT MALE x 3/4-INCH FEMALE KEYS AND MATCHING 1-INCH MALE HOSE x 1" FEMALE PIPE HOSE SWIVELS. INSTALL WITHIN PLASTIC VALVE BOX AND BOLT DOWN COVER.	4/L3.4 3,4/L3.3
	CALSENSE	CS3-24-S/CS3-G R-KIT/COMM-5YR -2/CS3-SSBP/ FM1.5	AUTOMATIC IRRIGATION CONTROLLER WITH CELLULAR COMMUNICATION. INCLUDES FLOW METER- REFER TO SYMBOL BELOW.	INSTALL 24 STATION INTERIOR WALL MOUNTED CS3000 CONTROLLER LISTED AT LEFT WITHIN UTILITY CLOSET IN RESTROOM BUILDING. SYNC WITH RAIN SWITCH 'R'. WIRE TO FLOW METER, MASTER VALVE AND CONTROL VALVES.	5/L3.5
	HUNTER	WRS-KIT	WIRELESS RAIN SENSOR.	WIRELESS RAIN SWITCH. DISTANCE FROM CONTROLLER SHALL NOT EXCEED 200-FEET. REFER TO PLAN FOR ADDITIONAL INFO. SENSOR SHALL BE FIELD LOCATED ON SOUTH FACING BUILDING FASCIA. LOCATE TO PROVIDE OPTIMAL EXPOSURE TO WEATHER ELEMENTS AS PER MANUFACTURER'S RECOMMENDATIONS.	PER MANUF'R
	CALSENSE	EXISTING	EXISTING PEDESTAL MOUNTED AUTOMATIC IRRIGATION CONTROLLER.	REMOVE, SALVAGE EXISTING CALSENSE CONTROLLER AND RETURN TO THE CITY OF SAN FERNANDO. DISCONNECT AND REMOVE EXISTING POWER SUPPLY AT EXISTING PEDESTAL CONTROLLER LOCATION.	N/A
NOT SHOWN	-	-	PULL/ SPLICE BOXES	LOCATE PULL BOXES AT ENDS OF ALL SLEEVES, AND AS DIRECTED BY OWNER REPRESENTATIVE. ALL WIRING SHALL BE INSTALLED IN GRAY SCH. 40 PVC CONDUIT W/ SWEEPS	7/L3.5
	-	-	FLOW SENSOR AND MASTER CONTROL VALVE WIRES IN CONDUIT	#14 WIRE (2 FOR FLOW METER, 2 FOR MASTER CONTROL VALVE) IN 1" GRAY SCH. 40 PVC CONDUIT AND SWEEPS. LOCATE PULL BOXES EVERY 200' O.C. AND AS DIRECTED BY OWNER'S REPRESENTATIVE. SPLICES, WHEN APPROVED, SHALL USE WATER TIGHT DIRECT BURY ELECTRICAL SPLICE KITS PER SPECS.	8/L3.4
	SUPERIOR	3200-1.5"	MASTER CONTROL VALVE (MCV)	1.5" SIZE. 24 VOLT, NORMALLY CLOSED, BRASS, GLOBE, FLOW CONTROL, DIAPHRAGM ACTIVATED VALVE WITH NPT INLET AND OUTLET. WIRE TO CONTROLLER 'A'.	7/L3.4
	CALSENSE	FM1.5B	T-TYPE FLOW METER	1.5" SIZE. BRASS, WIRE DIRECTLY TO CONTROLLER 'A'. 2 GALLON PER MINUTE MINIMUM FLOW REQUIRED TO REGISTER FLOW.	7/L3.4
	RAIN BIRD	100-PEB (1") 150-PEB (1.5")	REMOTE CONTROL VALVE (RCV)	GLASS FILLED NYLON AUTOMATIC GLOBE VALVE. SIZE AS INDICATED ON PLANS. INSTALL WITHIN PLASTIC VALVE BOX AND BOLT DOWN COVER. INSTALL WITHIN MANIFOLD WHEN GROUPED WITH OTHER VALVES. SIZE MANIFOLD TO MATCH LARGEST LATERAL LINE SIZE. USE WITH POP-UP ROTORS, SPRINKLERS AND TREE BUBBLERS.	1/L3.4 3,4/L3.3
	RAIN BIRD	XCZ-100-PRB-LC	DRIP REMOTE CONTROL VALVE ASSEMBLY (DRCV)	1" SIZE. GLASS-FILLED NYLON AUTOMATIC GLOBE VALVE SHALL BE INSTALLED WITH INLINE PRESSURE REGULATING SCREEN BASKET FILTER (40PSI). USE QKCHK-100M BASKET FILTER (NO REGULATOR) WHEN UPSTREAM PRESSURE IS LESS THAN 50 PSI. INSTALL WITHIN PLASTIC JUMBO VALVE BOX AND BOLT DOWN COVER. INSTALL WITHIN MANIFOLD WHEN GROUPED WITH OTHER VALVES. SIZE MANIFOLD TO MATCH LARGEST LATERAL LINE SIZE. USE WITH DRIP ZONES ONLY. FLOW RANGE: 0.3 - 20 GPM.	1/L3.5 3,4/L3.3
	PW PIPE	-	PRESSURE MAINLINE PIPE	2-INCH SIZE UNLESS NOTED DIFFERENTLY ON PLANS. USE SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 SOLVENT WELD FITTINGS FOR MAINLINE PIPE 2-INCHES OR SMALLER. INSTALL WITH TRACE WIRE. MAINLINE COVER DEPTH: 18"	1/2/L3.3
	PW PIPE	-	SOLVENT WELD NON-PRESSURE LATERAL PIPE	SIZE PER PLAN; SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS FOR LATERAL LINE, 3/4" MIN. SIZE. LATERAL COVER DEPTH 12"	
	PW PIPE	-	IRRIGATION PIPE/ CONTROL WIRES/ SENSOR WIRE SLEEVE	QUANTITIES SHOWN ON PLANS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL PROVIDE SIZE AND QUANTITY AS REQUIRED. REFER TO PIPE/WIRE SLEEVING CHART FOR SIZE (SHEET L3.00)	2/L3.3





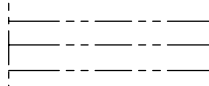



OVERHEAD IRRIGATION EQUIPMENT - ROTORS AT SPORTSFIELD

SYMBOL	MFG'R	MODEL #	DESCRIPTION	NOZZLE	OPERATING PSI	RADIUS FEET/ PATTERN	FLOW GPM	DETAIL
	(OR APPROVED EQUAL)							
	RAIN BIRD	F4-FC-SS	6" POP-UP WITH ADJUSTABLE ARC, STAINLESS STEEL RISER, AND CHECK VALVE. ALL PATTERNS ARE ZONED TOGETHER- DO NOT MIX QUARTER, HALF OR FULL CIRCLE HEADS- VALVE SEPARATELY.	8 (LT. GREEN)	60	45'-50'/ FULL	8.2	2/L3.4
		F4-PC-SS		8 (LT. GREEN)		45'-50'/ HALF	8.2	
		F4-PC-SS		8 (LT. GREEN)		45'-50'/ QUARTER	8.2	

OVERHEAD IRRIGATION EQUIPMENT - STREAM ROTORS AT PASSIVE TURF

SYMBOL	MFG'R	MODEL #	DESCRIPTION	NOZZLE	OPERATING PSI	RADIUS	FLOW (GPM)				DETAIL
	(OR APPROVED EQUAL)						90°	180°	270°	360°	
	RAIN BIRD	1806-SAM-PRS45 WITH NOZZLE LISTED AT RIGHT	6" POP-UP, 45 PSI PRESSURE REGULATED BODY WITH ADJUSTABLE ARC STREAM NOZZLE, AND FACTORY INSTALLED CHECK VALVE. USE 6" POP-UP HEIGHT AT TURF AREAS WHERE INDICATED ON PLANS.	R-VAN-18	45	16'-18'	0.5	1.01	1.51		3/L3.4
				R13-18F	45	16'-18'				1.96	
				R-VAN-1724	45	17'-24'	0.91	1.83	2.73		
				R17-24F	45	17'-24'				3.67	
SYMBOL	MFG'R	MODEL #	DESCRIPTION	NOZZLE	OPERATING PSI	RADIUS	FLOW (GPM)				DETAIL
	(OR APPROVED EQUAL)							LCS	RCS	SST	
	RAIN BIRD	1806-SAM-PRS45 WITH NOZZLE LISTED AT RIGHT	6" POP-UP, 45 PSI PRESSURE REGULATED BODY WITH ADJUSTABLE ARC STREAM NOZZLE, AND FACTORY INSTALLED CHECK VALVE. USE 6" POP-UP HEIGHT AT TURF AREAS WHERE INDICATED ON PLANS.	R-VAN-LCS	45	5' X 15'		0.24			3/L3.4
				R-VAN-RCS	45	5' X 15'			0.24		
				R-VAN-SST	45	5' X 30'				0.48	

LANDSCAPE IRRIGATION EQUIPMENT LEGEND - CON'T

OVERHEAD IRRIGATION EQUIPMENT - VARIABLE ARC NOZZLE SPRAY SPRINKLER AT PASSIVE TURF											
SYMBOL	MFG'R	MODEL #	DESCRIPTION	NOZZLE	OPERATING PSI	RADIUS	FLOW (GPM)				DETAIL
	(OR APPROVED EQUAL)						90°	180°	270°	360°	
	RAIN BIRD	1806-SAM-PRS WITH NOZZLE LISTED AT RIGHT	6" POP-UP, 30 PSI PRESSURE REGULATED BODY WITH ADJUSTABLE ARC NOZZLE, AND FACTORY INSTALLED CHECK VALVE. USE 6" POP-UP HEIGHT AT TURF AREAS WHERE INDICATED ON PLANS.	HE-VAN-08	30	6'-8'	0.29	0.59	0.88	1.17	3/L3.4
				HE-VAN-10	30	8'-10'	0.45	0.89	1.34	1.78	
				HE-VAN-12	30	10'-12'	0.59	1.18	1.77	2.37	
				HE-VAN-15	30	12'-15'	0.93	1.85	2.78	3.70	
SUBSURFACE DRIP IRRIGATION EQUIPMENT											
SYMBOL	MFG'R	MODEL #	DESCRIPTION	OP. PSI	EMITTER FLOW (GPH)	EMITTER SPACING	MAX. ALLOWED HOZIN. SPACING	BURIAL DEPTH	DETAIL		
	(OR APPROVED EQUAL)										
	RAIN BIRD	XFS-CV-06-12	INLINE EMITTER DRIPLINE W/ COPPER SHIELD PROTECTION, ANTI-SIPHON, PRESSURE COMPENSATING, SELF-FLUSHING EMITTERS W/ HIGH CHECK VALVE.	30	0.60	12-INCHES	12-INCHES	6-INCHES	4.6/L3.5 1/L3.6		
SYMBOL	MFG'R	MODEL #	DESCRIPTION	REMARKS					DETAIL		
	(OR APPROVED EQUAL)										
	NIBCO	4660-S	MANUAL FLUSH BALL VALVE	1/2" SIZE. PLUMB TO PVC EXHAUST HEADER. HEADER SIZE TO MATCH SUPPLY HEADER SIZE. REFER TO PLAN. REFER TO GENERAL IRRIGATION NOTES FOR ADDITIONAL INFORMATION.					2/L3.5		
	RAIN BIRD	OPERIND	OPERATION/PRESSURE INDICATOR STAKE	PLUMB TO DRIP TUBING, ONE PER DRIP ZONE.					3/L3.5		
TREE ROOT WATERING SYSTEMS											
SYMBOL	MFG'R	MODEL #	NOZZLE	OPERATING PRESSURE	RADIUS	FLOW	FLOW			DETAIL	
	(OR APPROVED EQUAL)										
	RAIN BIRD	RWS-B-1402	AS SUPPLIED	30 PSI	N/A	0.50	CONTRACTOR TO INSTALL (2) RWS PER TREE.			6/L3.4	

NON-PRESSURE LATERAL PIPE SIZING CHART
SCHEDULE 40 IPS U.S. PVC PLASTIC PIPE
(FOR REFERENCE USE ONLY)

PIPE SIZE	MAXIMUM GALLONS PER MINUTE
3/4 - INCH	0 - 6
1 - INCH	7 - 12
1-1/4 - INCHES	13 - 20
1-1/2 - INCHES	21 - 30
2 - INCHES	31 - 50

PRESSURE MAINLINE PIPE SIZING CHART
CLASS 315 & SCH. 40 IPS U.S. PVC PLASTIC PIPE
(FOR REFERENCE USE ONLY)

PIPE SIZE	MAXIMUM GALLONS PER MINUTE
3/4 - INCH	0 - 6
1 - INCH	7 - 12
1-1/4 - INCHES	13 - 20
1-1/2 - INCHES	21 - 30
2 - INCHES	31 - 50

CONDUIT/PIPE SLEEVE SIZING CHART
(FOR REFERENCE USE ONLY)

SCHEDULE 40 PVC PIPE SLEEVE SIZE	MAXIMUM IRRIGATION PIPE/WIRE CONDUIT SIZE
2 - INCHES	1 - INCH
2-1/2 - INCHES	1-1/4 - INCH
3 - INCHES	1-1/2 - INCH
4 - INCHES	2 - INCHES
6 - INCHES	3 - INCHES
SPARE SLEEVE SIZE TO MATCH LARGEST SLEEVE AT SAME CROSSING LOCATION.	

GENERAL IRRIGATION LEGEND

SLEEVING: REFER TO IRRIGATION LEGEND AND CHART ON SHEET L3.0 FOR TYPE AND SIZE.

(#)M MAINLINE PIPE SLEEVE QUANTITY
(#)L LATERAL PIPE SLEEVE QUANTITY
(#)W WIRE/CONDUIT SLEEVE QUANTITY
(#)S EMPTY(SPARE) SLEEVE QUANTITY

VALVE CALLOUT

CONTROLLER/STATION → A17 Z1 ← HYDROZONE DESCRIPTION*
FLOW (GPM) → 5.4 1" ← VALVE SIZE
OPERATING PRESSURE (PSI) → 30 DRP ← IRRIGATION METHOD (BELOW)
HYDROZONE WATER-USE → L 0.85 ← PRECIP. RATE (IN./HR.)
631 ← HYRDOZONE AREA (SF)

*REFER TO HYDROZONE CHART

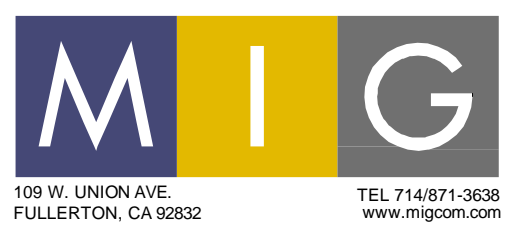
IRRIGATION METHOD:

RWS - TREE ROOT WATERING SYSTEM
DRP - SUB-SURFACE DRIP GRID
ROT - POP-UP ROTOR
RVN - POP-UP STREAM ROTOR
HVN - POP-UP SPRAY

1-1/2" PIPE SIZING CALLOUT

GENERAL NOTES

- REFER TO THE IRRIGATION EQUIPMENT LEGEND ON L3.0 AND THE GENERAL IRRIGATION NOTES ON SHEET L3.1 FOR ADDITIONAL INFO.
- REFER TO THE IRRIGATION DETAILS ON SHEETS L3.3, L3.4, L3.5 AND L3.6 FOR ADDITIONAL INFORMATION.
- ALL MAINLINE, LATERAL PIPE, VALVES, AND OTHER IRRIGATION SYSTEM APPURTENANCES SHOWN IN PAVED AREA IS FOR GRAPHICAL CLARITY ONLY. CONTRACTOR TO PLACE MAINLINE, LATERAL PIPE, VALVES AND ALL IRRIGATION APPURTENANCES WITHIN ADJACENT PLANTING AREAS UNLESS NOTED OTHERWISE ON THE PLANS.
- CONTRACTOR SHALL ROUTE ALL IRRIGATION MAINLINE, LATERAL PIPE AND SLEEVES AROUND ALL SERVICE LINES, UTILITIES, STORM DRAINAGE FACILITIES, ETC. IN ORDER TO AVOID ANY CONFLICTS IN THE FIELD. INSTALL IRRIGATION PIPE BELOW STORM DRAINAGE PIPES WHERE REQUIRED TO MAINTAIN THE MINIMAL DEPTH REQUIREMENTS.



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

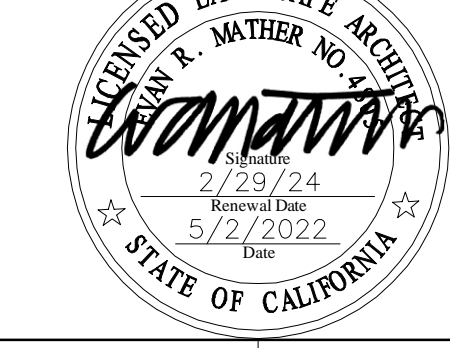
120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

IRRIGATION
LEGEND

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL

STAMP



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

L3.0

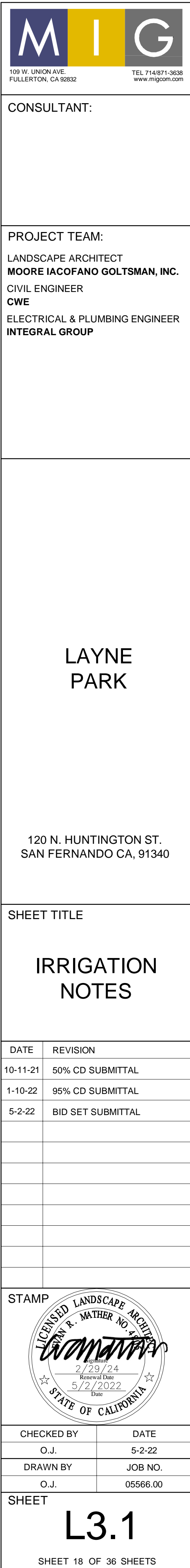
SHEET 17 OF 36 SHEETS

1. CONTROLLERS SHALL BE INSTALLED AT THE APPROXIMATE LOCATIONS SHOWN ON THE IRRIGATION PLANS. FINAL LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE. REFER TO THE ELECTRICAL ENGINEERING DWGS FOR THE POINT OF CONNECTION TO THE POWER SOURCE.
2. ALL CABLES AND CONDUCTORS MUST BE INSTALLED IN CONDUIT AND SEALED PER NOTE 7 BELOW. EXTEND CONDUITS ALONG WITH APPROPRIATE CABLES/CONDUCTORS TO LOCATIONS SHOWN ON PLANS. REMOTE CONTROL WIRES SHALL BE DIRECT BURIAL.
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE, CONTROLLER REPRESENTATIVE, AND OTHER NECESSARY PARTIES ASSOCIATED WITH THE INSTALLATION OF IRRIGATION EQUIPMENT.
4. IRRIGATION CONTROLLER ASSEMBLY BY CALSENSE.
5. ALL CONDUCTORS AND WIRING SHALL BE NEATLY ARRANGED AND ORDERED SO THAT CLEAR ACCESS TO ALL EQUIPMENT IS MAINTAINED.
6. PROVIDE ENGRAVED SCREW-ON PHENOLIC NAMEPLATE ON DEVICE BOX INDICATING LOCATION AND NAME OF ORIGINATING ELECTRICAL PANEL AND BRANCH CIRCUIT IDENTIFICATION NUMBER.
7. CONTRACTOR SHALL SEAL OFF ENDS OF CONDUIT AFTER INSTALLING CONDUCTORS/WIRES WITH DUCT SEAL, AND CAP ENDS OF ALL SPARE CONDUITS. EXTEND SPARE CONDUITS 24" BEYOND FOUNDATION AND CAP WITH BRASS CAP.
8. THE CONTRACTOR SHALL INSTALL THREE (3) SPARE CONTROL WIRES FROM THE CONTROLLER ALONG THE ENTIRE LENGTH OF MAIN LINE PIPE, AND PROVIDE 36" OF EXTRA WIRE WITHIN FURTHEST VALVE BOX(ES) ON EACH BRANCH OF MAIN LINE PIPE. THE SPARE WIRES SHALL BE A DIFFERENT COLOR THAN THE ACTIVE CONTROL WIRES OR THE COMMON WIRE. CAP SPARE WIRES WITH WIRE NUTS WRAPPED WITH VINYL ELECTRICAL TAPE. LABEL "SPARE".
9. CONTROLLER SHALL BE COVERED BY A 5 YEAR MINIMUM MANUFACTURER'S WARRANTY.
10. CONTRACTOR TO FURNISH, INSTALL, AND TEST COMPLETE ITS AUTOMATIC IRRIGATION CONTROLLER ASSEMBLY CONSISTING OF CONTROLLER(S), ENCLOSURE, TERMINAL INTERFACE BOARDS, 120 VOLT GFI OUTLET, ON/OFF SWITCH, CABLING, TRANSFORMERS, SURGE ARRESTERS, AND ALL OTHER ITEMS SPECIFIED.
11. REFER TO IRRIGATION LEGEND SHEET FOR OTHER IRRIGATION SYSTEM COMPONENTS AND MATERIALS REQUIRED FOR PROJECT.
12. UPON COMPLETION OF INSTALLATION, CONTACT CONTROLLER REPRESENTATIVE TO PERFORM A SITE VISIT TO VERIFY THE SYSTEM HAS BEEN INSTALLED PER MANUFACTURER'S INSTRUCTIONS. THE SYSTEM WILL NOT BE ACCEPTED UNTIL THE REPRESENTATIVE HAS INDICATED THAT THE SYSTEM HAS BEEN INSTALLED CORRECTLY AND IS OPERATING SATISFACTORILY. CONTRACTOR TO PROVIDE PROGRAMMING OF CONTROLLER, WITH TRAINING (AT NO CHARGE) FROM CONTROLLER MANUFACTURER.
13. CONTRACTOR SHALL PROVIDE TWO KEYS FOR EACH OF THE THE CONTROLLER ENCLOSURES, AND SECURE THE ENCLOSURES WITH THE LOCK DURING CONSTRUCTION AND MAINTENANCE. LOCKS SHALL BE KEYED TO THE OWNER'S NUMBER ASSIGNED. IMMEDIATELY PRIOR TO PROJECT ACCEPTANCE, THE CONTRACTOR SHALL TURN THE KEYS OVER TO THE CITY.

- IRRIGATION DESIGN IS BASED ON CITY PROVIDED INFORMATION AND CONTRACTOR SHALL NOT REFLECT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF SITE CONDITIONS WHICH MAY PREVENT INSTALLATION OF WORK PER PLANS, DETAILS AND SPECIFICATIONS. ALL EXISTING IRRIGATION SYSTEM LAYOUT SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AT THE START OF WORK.
2. CONTRACTOR SHALL FIELD VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL MAINLINES THAT ARE TO BE CONNECTED TO OR CROSSED AT THE START OF WORK AND PROVIDE FINDINGS TO OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE START OF DEMOLITION.
3. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ANY EXISTING IRRIGATION SYSTEMS DIRECTLY ADJACENT AND OUTSIDE OF THE LIMIT-OF-WORK AREAS PRIOR TO THE START OF WORK. CONTRACTOR SHALL DOCUMENT ANY BROKEN OR MALFUNCTIONING PIECE OF IRRIGATION EQUIPMENT AND PROVIDE THE OWNER'S REPRESENTATIVE WITH A WRITTEN REPORT. ANY REPAIRS REQUIRED TO COMPONENTS NOT NOTED IN THE REPORT DURING OR AFTER DEMOLITION IS COMPLETED SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND ALL REPAIR WORK SHALL BE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM TO REMAIN CAUSED BY EITHER THEIR OR THEIR SUB-CONTRACTORS OPERATIONS OR NEGLIGENCE. IN CASE OF DAMAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ANY REQUIRED REPAIRS AS SOON AS POSSIBLE. REPAIRS SHALL BE THE DIRECTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND SHALL BE TO THE EXACT DUPLICATE OF ORIGINAL WORK OR HIGHER QUALITY.
5. EXISTING IRRIGATION OUTSIDE OF AREAS OF WORK SHALL REMAIN FULLY OPERATIONAL. NO DISRUPTION OF THE EXISTING IRRIGATION SYSTEM'S WATERING OR OPERATION SHALL BE ALLOWED DURING THE COURSE OF CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM SHALL MAINTAIN AUTOMATIC PROGRAMMED WATERING SCHEDULES THROUGHOUT CONSTRUCTION AND SHALL BE SUPPLEMENTED BY MANUAL WATERING ONLY WHEN REQUIRED OR REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
6. PROTECT ALL EXISTING MAINLINE, CONTROL VALVES AND WIRES, AND IRRIGATION EQUIPMENT, INCLUDING BY NOT LIMITED TO PRESSURE REDUCING VALVES, MASTER VALVES, FLOW SENSORS, ETC., NECESSARY FOR THE OPERABILITY OF THE EXISTING IRRIGATION SYSTEM TO REMAIN. REMOVE EXISTING IRRIGATION EQUIPMENT ONLY WHEN REQUIRED AS PART OF NEW IRRIGATION SYSTEM INSTALLATION.
7. ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO EXISTING CONTROLLER(S) SHALL REMAIN CONNECTED UNLESS OTHERWISE NOTED ON PLANS. CONFIRM PROPER EXISTING CONTROLLER OPERATION WITH CITY'S REPRESENTATIVE UPON COMPLETION OF WORK.
8. EXISTING EQUIPMENT MAY BE RELOCATED FROM THE AREA OF WORK IF REQUIRED IN ORDER TO MAINTAIN OPERABILITY OF THE EXISTING IRRIGATION SYSTEM DURING AND AFTER CONSTRUCTION. RELOCATE EXISTING EQUIPMENT ONLY AS REQUIRED TO REMAIN FUNCTIONAL AND AS PER CITY'S REPRESENTATIVE APPROVAL.

3. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, STRUCTURES, AND SERVICES WHICH MAY AFFECT CONTRACTOR'S OPERATION DURING CONSTRUCTION BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS, OIL, SEWER, ETC., SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION HEREIN.
3. WHERE IT IS NECESSARY TO EXCAVATE IN AREAS OF EXISTING UTILITIES, THE CONTRACTOR SHALL POTHOLE TO CONFIRM EXACT LOCATIONS OF EXISTING UTILITIES.
4. IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
5. IN CASE OF INTERRUPTION OF UTILITIES CAUSED BY THE CONTRACTOR'S OPERATION OR NEGLECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR RECONSTRUCT DAMAGED ITEMS TO THE OWNER'S AND/OR UTILITY'S REPRESENTATIVE SATISFACTION AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE UTILITIES IN SERVICE AS SOON AS POSSIBLE.

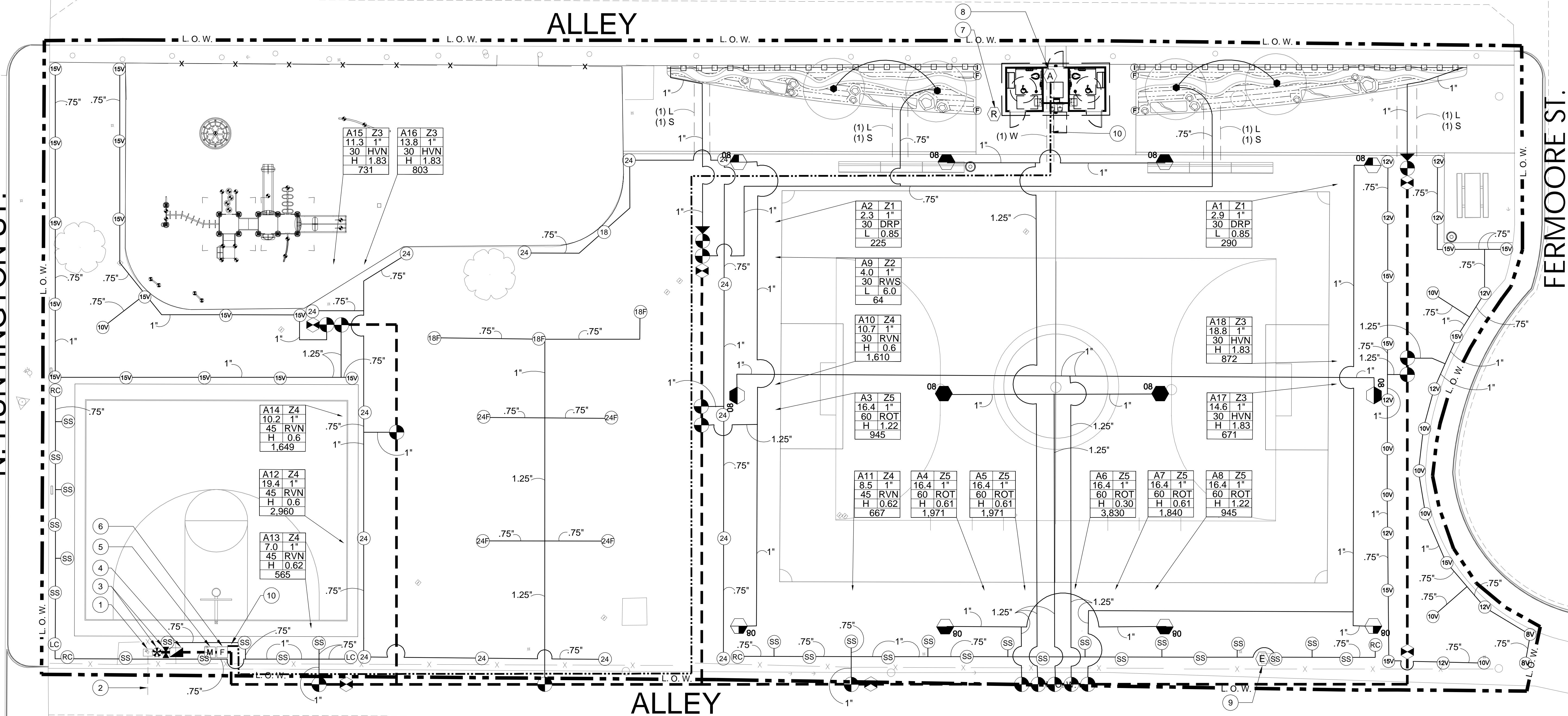
3. THE CONTRACTOR SHALL SUBMIT ALL PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH THE CONSTRUCTION WORK INDICATED HEREIN BEFORE BEGINNING WORK.
3. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT-OF-CONNECTION. THE CONTRACTOR SHALL VERIFY WATER PRESSURE FOR APPROVAL BY OWNER'S REPRESENTATIVE AND PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH EXISTING CONDITIONS, EXISTING IRRIGATION SYSTEM TO REMAIN AND BE MODIFIED, GRADE DIFFERENCES, AND LOCATIONS OF ARCHITECTURAL FEATURES, INCLUDING BUT NOT LIMITED TO WALLS, PAVING, FENCING, ETC. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER PAVING, STRUCTURES, ETC.
3. IN ADDITIONAL TO SLEEVES SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVEING FOR ALL PIPE UNDER PAVED AREAS, HARDSCAPE, AND AS DIRECTED BY OWNER'S REPRESENTATIVE. SLEEVEING SHALL BE OF ADEQUATE SIZE BUT NO LESS A MINIMUM OF TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED. SLEEVES SHALL EXTEND AT LEAST 12" PAST THE EDGE OF PAVING. REFER TO SLEEVEING CHART FOR MORE INFORMATION.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY AND COORDINATE LANDSCAPE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS AND TRADES FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, AND SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURES, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
5. IRRIGATION COMPONENTS SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. PLACE ALL PIPING, VALVES, QUICK COUPLING VALVES, AND OTHER IRRIGATION COMPONENTS WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS EXCEPT WHERE PIPES CROSS PAVING OR AS NOTED. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND TREES, PLANTINGS, SITE FEATURES AND UTILITIES INCLUDING STORM DRAINAGE.
6. INSTALLATION OF THE IRRIGATION SYSTEM UNDER THIS CONTRACT SHALL CONFORM TO ALL LOCAL, COUNTY, AND STATE PROVISIONS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK TO BE PERFORMED AND ARE HEREBY INCORPORATED INTO AND MADE PART OF THESE CONSTRUCTION DOCUMENTS AND SHALL BE CARRIED OUT BY THE CONTRACTOR. IN THE EVENT OF DIFFERENCES BETWEEN THE CODE COMPLIANCE REQUIREMENTS OF THIS CONTRACT, THE BETTER QUALITY, HIGHER STANDARD, LARGER SIZE, AND MORE STRINGENT REQUIREMENT SHALL PREVAIL.
7. PRIOR TO ANY TRENCHING THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL NEW AND EXISTING UNDERGROUND UTILITY LINES. CALL 811 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
8. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER TO MAINTAIN GOOD PLANT HEALTH, APPEARANCE AND REASONABLE GROWTH. THE AMOUNT OF SUPPLEMENTAL WATER A PLANT REQUIRES IS DEPENDENT ON SOIL TYPE, PLANT MATERIAL, ROOTING DEPTH, CLIMATE, SEASONAL CHANGES, SLOPES, MOUNDS, SUN, SHADE AND WIND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE IRRIGATION SCHEDULE AND ET VARIABLES AS NEEDED. IN ADDITION, THE CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATER TO ACCOMMODATE SPECIAL WATERING NEEDS OF PLANT MATERIAL THROUGH THE MAINTENANCE PERIOD. ACTUAL STATION RUN TIMES MAY VARY IN ACCORDANCE WITH VARYING SITE CONDITIONS.
9. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, STRUCTURES, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF NOZZLE WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NO EXTRA PAYMENT WILL BE MADE WHERE PIPING MUST BE OFFSET TO AVOID EXISTING CONDITIONS, OTHER WORK OR WHERE CHANGES ARE NECESSARY TO FACILITATE INSTALLATION.
10. CONTRACTOR SHALL ADJUST THE PLACEMENT OF THE DRIPLINE LAYOUT AS PER ACTUAL FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS. THE CONTRACTOR WILL BE RESPONSIBLE OF INSTALLING ADDITIONAL DRIPLINE, AS NEEDED, TO PROVIDE ADEQUATE COVERAGE, AT NO ADDITIONAL COST TO THE CLIENT. REFER TO IRRIGATION EQUIPMENT LEGEND FOR MAXIMUM ALLOWED VERTICAL DRIPLINE SPACING.
11. IRRIGATION SYSTEM SHALL BE OPERATIONAL & COVERAGE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF PLANTING MATERIAL.
12. THE CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH REMOTE CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
13. THE CONTRACTOR SHALL FLUSH ALL EMISSION EQUIPMENT FOR OPTIMUM PERFORMANCE TO PROVIDE OPTIMAL EVEN DISTRIBUTION OF WATER, AND TO PROVIDE PROPER COVERAGE.
14. DRIPLINE EMITTER FLOW RATE, EMITTER SPACING AND LATERAL SPACING IS BASED ON TYPICAL SOILS ENCOUNTERED IN THE AREA. THE CONTRACTOR SHALL MAKE ANY MODIFICATION TO EMITTER FLOW RATE, EMITTER SPACING, AND LATERAL SPACING AS REQUIRED TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR AN EVEN WETTED PATTERN, BASED ON ACTUAL SOIL ANALYSIS. REFER TO DRIPLINE MANUFACTURER RECOMMENDATIONS FOR ADDITIONAL INFORMATION. FINAL EMITTER SPACING AND FLOW RATE TO BE APPROVED BY THE CLIENT REPRESENTATIVE
15. DRAINAGE OF IRRIGATION WATER THROUGH DRIP EMITTERS WILL NOT BE ALLOWED. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQUIRED IN ANY AREA WHERE EMISSION DEVICES SHOW SIGNS OF DRAINAGE AFTER IRRIGATION SYSTEM HAS OPERATED FROM AN ON TO OFF POSITION. INSTALLATION OF ADDITIONAL IN-LINE CHECK VALVES SHALL BE INCLUDED IN THE BID PRICE WITHOUT ADDITIONAL COST TO THE CLIENT.
16. CONTRACTOR SHALL ADJUST THE DRIPLINE LAYOUT, WHEN PLANTER SLOPE IS GREATER THAN 5 PERCENT, TO PROVIDE LATERAL ROW SPACING THAT IS 25 PERCENT GREATER WITHIN THE BOTTOM ONE-THIRD OF THE SLOPE.
17. LOCATIONS AND THE QUANTITIES OF FLUSH VALVES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING FOR INSTALLING ADDITIONAL FLUSH VALVES, AS NEEDED, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
18. ALL VALVES PROVIDING IRRIGATION TO SLOPES AREAS SHALL BE SCHEDULED IN MULTIPLE, SHORT CYCLES TO HELP ELIMINATE IRRIGATION WATER RUNOFF.
19. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5- FEET PER SECOND (FPS) IN PVC PIPE. PIPE THROUGH ANCILLARY EQUIPMENT, BRASS AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7-1/2 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER, UNLESS PREVIOUSLY APPROVED BY THE OWNER.
20. MAINLINE PIPE SIZE DOWNSTREAM OF LAST PIPE SIZE INDICATED TO BE THE SAME AS INLET OF PRODUCT IT SUPPLIES, BUT NOT LESS THAN 1-INCH. LATERAL PIPE SIZES DOWNSTREAM OF LAST PIPE SIZE CALL OUT SHALL BE SAME AS THE LAST PIPE SIZE CALLED OUT, BUT NO LESS THAN 3/4-INCH.
21. ALL IRRIGATION EQUIPMENT SHALL BE AS LISTED OR EQUAL AS APPROVED BY THE OWNER'S REPRESENTATIVE.
22. SEE IRRIGATION DETAILS, TECHNICAL SPECIFICATIONS AND PLANTING PLANS AS PART OF THESE CONSTRUCTION DOCUMENTS.



N. HUNTINGTON ST.

ALLEY

FERMOORE ST.



LANDSCAPE IRRIGATION KEYED NOTES

1	EXISTING IRRIGATION WATER METER:
	SOURCE: DOMESTIC WATER (POTABLE)
	WATER METER SIZE (EXISTING): 1.5"
	SERVICE LATERAL SIZE (EXISTING): 1.5"
	AVAILABLE STATIC PRESSURE AT METER: TBD PSI
	SET PRESSURE AT PRV: 80 PSI
	REQUIRED DESIGN PRESSURE AT METER: 80 PSI
	PEAK FLOW (MAX. DEMAND): 19.4 GPM
	IRRIGATION AREA (SF): 22,609
	ANNUAL USAGE (ACRE-FT): 1.90
2	EXISTING SERVICE LINE:
	PROTECT IN PLACE.
3	POINT-OF-CONNECTION (POC) & SHUT OFF VALVE:
	CONTRACTOR SHALL FIELD LOCATE EXISTING IRRIGATION WATER METER AT THIS APPROXIMATE LOCATION. CONNECT AND EXTEND COPPER MAINLINE FROM WATER METER TO SHUT OFF VALVE AND BACKFLOW PREVENTER. INSTALL EQUIPMENT AS SHOWN. WORK SHALL CONFORM TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.
4	REDUCED PRESSURE BACKFLOW PREVENTER:
	INSTALL WITH PRESSURE REGULATOR AND WYE STRAINER PER DETAIL AND AS REQUIRED BY LOCAL CODES WITHIN ENCLOSURE. SET DISCHARGE PRESSURE AT PRESSURE REGULATOR TO 80 PSI.

LANDSCAPE IRRIGATION KEYED NOTES- CON'T

5	MASTER CONTROL VALVE (NORMALLY CLOSED):
	INSTALL PER DETAILS AND AS REQUIRED BY MANUFACTURER. WIRE TO CONTROLLER 'A'.
6	TEE MOUNTED FLOW SENSOR:
	INSTALL PER DETAILS AND AS REQUIRED BY MANUFACTURER. WIRE TO CONTROLLER 'A'.
7	WIRELESS RAIN SHUT-OFF SENSOR:
	MOUNT SENSOR ON EXTERIOR BUILDING EAVE/FASCIA. CONTRACTOR SHALL POSITION SENSOR TO PROVIDE OPTIMAL EXPOSURE TO UNOBSTRUCTED RAIN FALL AS PER MANUFACTURER'S RECOMMENDATIONS.
8	PROPOSED AUTOMATIC IRRIGATION CONTROLLER 'A':
	APPROXIMATE LOCATION OF WALL MOUNTED CONTROLLER. FIELD VERIFY LOCATION OF ELECTRICAL POWER SOURCE AS PER ELECTRICAL DRAWINGS. FINAL LOCATION OF CONTROLLER PER CLIENT. REFER TO GENERAL IRRIGATION NOTES FOR ADDITIONAL REQUIREMENTS.
9	EXISTING AUTOMATIC IRRIGATION CONTROLLER 'E':
	APPROXIMATE LOCATION OF EXISTING PEDESTAL MOUNTED CALSENSE CONTROLLER TO BE REMOVED, SALVAGED AND RETURNED TO THE CITY.
10	FLOW METER AND MASTER VALVE WIRE CONDUIT:
	INSTALL 4 #14AWG WIRES IN 1" PVC CONDUIT FROM CONTROLLER 'A' TO MASTER VALVE AND FLOW METER.

MWELI IRRIGATION DESIGN PLAN REQUIRED NOTES:

- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

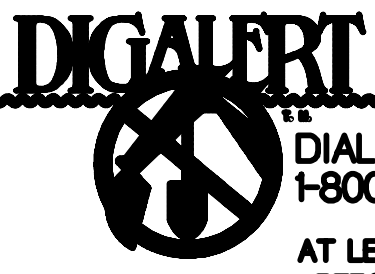
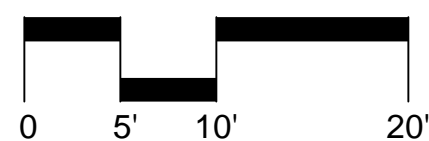
MWELI REQUIRED STATEMENTS & CERTIFICATION:

- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

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

SIGNATURE DATE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

IRRIGATION
PLAN

DATE REVISION

10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL

STAMP



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

L3.2

SHEET 19 OF 36 SHEETS

N. HUNTINGTON ST.

ALLEY

FERMOORE ST.



CONSULTANT:

PROJECT TEAM:
LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

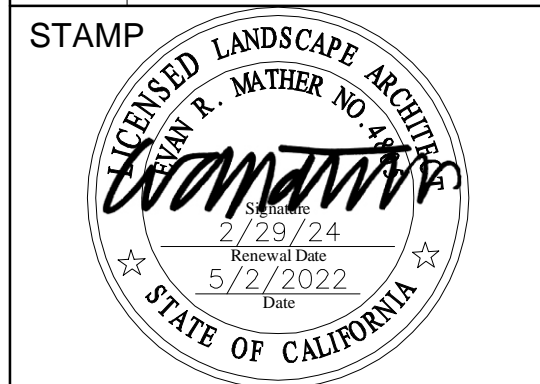
LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

ADD ALT
IRRIGATION
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET
L3.2A
SHEET 20 OF 36 SHEETS

LANDSCAPE IRRIGATION KEYED NOTES	
(1)	EXISTING IRRIGATION WATER METER: SOURCE: DOMESTIC WATER (POTABLE) WATER METER SIZE (EXISTING): 1.5" SERVICE LATERAL SIZE (EXISTING): 1.5" AVAILABLE STATIC PRESSURE AT METER: TBD PSI SET PRESSURE AT PRV: 80 PSI REQUIRED DESIGN PRESSURE AT METER: 80 PSI PEAK FLOW (MAX. DEMAND): 16.4 GPM IRRIGATION AREA (SF): 22,609 ANNUAL USAGE (ACRE-FT): 1.90
(2)	EXISTING SERVICE LINE: NO CHANGE FROM BASE BID PLAN.
(3)	POINT-OF-CONNECTION (POC) & SHUT OFF VALVE: NO CHANGE FROM BASE BID PLAN.
(4)	REDUCED PRESSURE BACKFLOW PREVENTER: NO CHANGE FROM BASE BID PLAN.
(5)	MASTER CONTROL VALVE (NORMALLY CLOSED): NO CHANGE FROM BASE BID PLAN.
(6)	TEE MOUNTED FLOW SENSOR: NO CHANGE FROM BASE BID PLAN.

LANDSCAPE IRRIGATION KEYED NOTES- CON'T	
(7)	WIRELESS RAIN SHUT-OFF SENSOR: NO CHANGE FROM BASE BID PLAN.
(8)	PROPOSED AUTOMATIC IRRIGATION CONTROLLER 'A': NO CHANGE FROM BASE BID PLAN.
(9)	EXISTING AUTOMATIC IRRIGATION CONTROLLER 'E': NO CHANGE FROM BASE BID PLAN.
(10)	SEE BASE BID PLAN FOR IRRIGATION WITHIN THIS AREA: NO CHANGE FROM BASE BID PLAN.
(11)	SEE BASE BID PLAN FOR D.G. WITHIN THIS AREA: NO CHANGE FROM BASE BID PLAN.
(12)	FLOW METER AND MASTER VALVE WIRE CONDUIT: NO CHANGE FROM BASE BID PLAN.
(13)	REMOTE CONTROL VALVE WIRING IN CONDUIT: NO CHANGE FROM BASE BID PLAN.
(14)	REMOTE CONTROL VALVE AND ASSOCIATED SPRINKLERS: REMOVED FROM BASE BID PLAN.
(15)	DRIP REMOTE CONTROL VALVE: ADD FILTER AND REGULATOR TO BASE BID VALVE.

ADD ALTERNATE IRRIGATION PLAN NOTES:

- ALL IRRIGATION EQUIPMENT SHOWN SCREENED GRAY IN COLOR IS UNCHANGED FROM THE BASE BID PLAN.
- ALL IRRIGATION EQUIPMENT SHOWN IN BLACK IS DIFFERENT FROM THE BASE BID PLAN.
- THERE ARE 2 FEWER REMOTE CONTROL VALVES IN THE ADD ALTERNATE PLAN THAN THE BASE BID PLAN.

MWEO REQUIRED STATEMENTS & CERTIFICATION:

- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

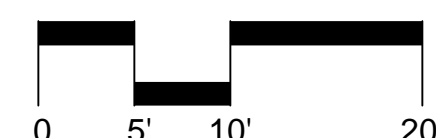
MWEO IRRIGATION DESIGN PLAN REQUIRED NOTES:

- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

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

SIGNATURE DATE

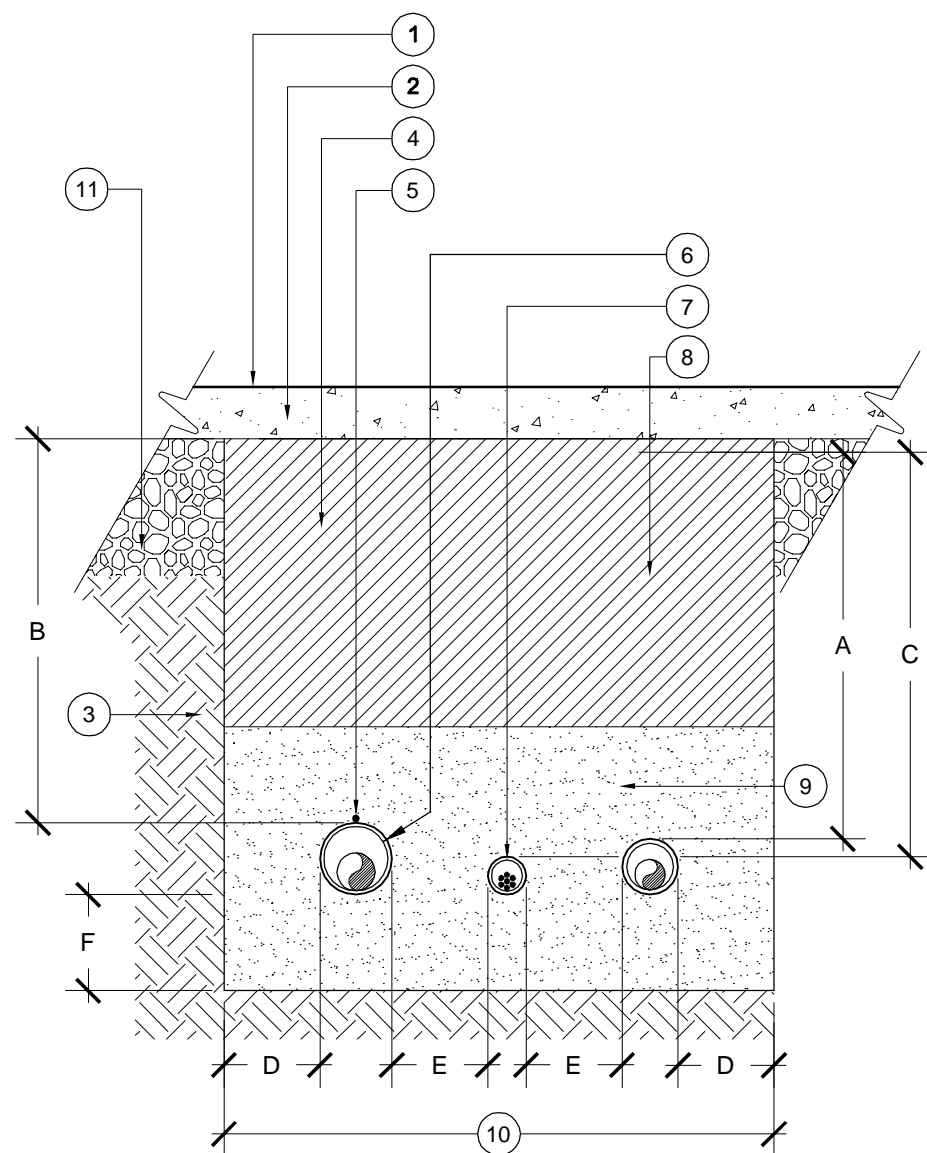
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."



DEPTH	A	B	C	D	E	F
4" AND LARGER	N/A	30"	N/A	6"	6"	6"
3" AND SMALLER	24"	24"	N/A	6"	6"	6"
2-1/2" AND SMALLER	24"	24"	N/A	6"	6"	6"
CONTROL WIRES	N/A	N/A	24"	6"	6"	6"

NOTES:

- DIG SIDES OF TRENCH SQUARE AND CLEAN OF ALL SHARP MATERIAL.
- NON-PRESSURE PIPES RUNNING PARALLEL TO EACH OTHER MUST HAVE A MIN. CLEARANCE OF 6" FROM EACH OTHER.
- IRRIGATION PIPES SHALL HAVE A MIN. CLEARANCE OF 24" FROM OTHER TRADES.
- PROVIDE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
- CONTRACTOR MUST ADJUST MAINLINE AS REQUIRED TO AVOID OTHER ELEMENTS.
- ALL SLEEVES MUST BE A MIN. OF 2 TIMES THE DIAMETER OF THE PIPE WITHIN
- ALL SLEEVES MUST EXTEND 12" MIN. DISTANCE PAST CURB OR PAVEMENT EDGES.



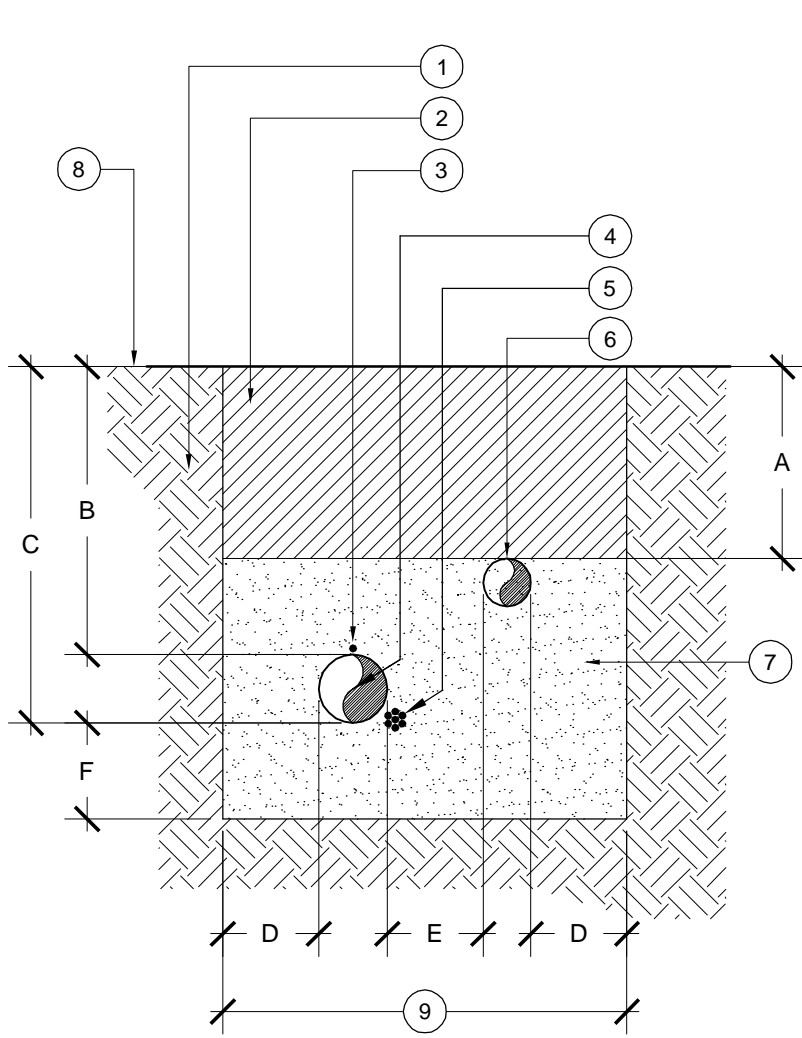
SECTION VIEW

- FINISH GRADE
- VEHICULAR OR PEDESTRIAN PAVING
- UNDISTURBED SOIL
- COMPACTED BACKFILL OVER INITIAL SAND BEDDING:
 - BENEATH VEHICULAR PAVEMENT SHALL BE COMPACTED CLASS II AGG., DEPTH AND COMPACTION PER ENGINEER'S PLANS
 - BENEATH NON-VEHICULAR PAVEMENT SHALL BE NATIVE SITE SOIL, NO PARTICLES GREATER THAN 1". COMPACT PER SPECS.
- COPPER TRACE WIRE, REFER TO SPECS.
- PRESSURE MAINLINE PIPE SLEEVE, PER SPECS.
- CONTROL WIRE SLEEVE, PER SPECS
- NON-PRESSURE LATERAL LINE SLEEVE, SEE SPECS.
- INITIAL SAND BACKFILL PER SPECS. PROVIDE 6" BEDDING DEPTH BELOW MAINLINE AND 6" COVER ABOVE MAINLINE. COMPACT PER SPECS.
- 9" MIN. OR AS NEEDED TO PROVIDE FOR A MINIMUM 6" CLEARANCE BETWEEN PIPES.
- PAVEMENT SUBGRADE - AS PER ENGINEER'S PLANS

DEPTH	A	B	C	D	E	F
4" AND LARGER	N/A	24"	N/A	6"	6"	6"
3" AND SMALLER	12"	18"	N/A	6"	6"	6"
2-1/2" AND SMALLER	12"	18"	N/A	6"	6"	6"
CONTROL WIRES	N/A	N/A	BELOW MAINLINE	6"	6"	6"

NOTES:

- DIG SIDES OF TRENCH SQUARE AND CLEAN OF ALL SHARP MATERIAL.
- NON-PRESSURE PIPES RUNNING PARALLEL TO EACH OTHER MUST HAVE A MIN. CLEARANCE OF 6" FROM EACH OTHER.
- IRRIGATION PIPES SHALL HAVE A MIN. CLEARANCE OF 24" FROM OTHER TRADES.
- PROVIDE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
- CONTRACTOR MUST ADJUST MAINLINE AS REQUIRED TO AVOID OTHER ELEMENTS.

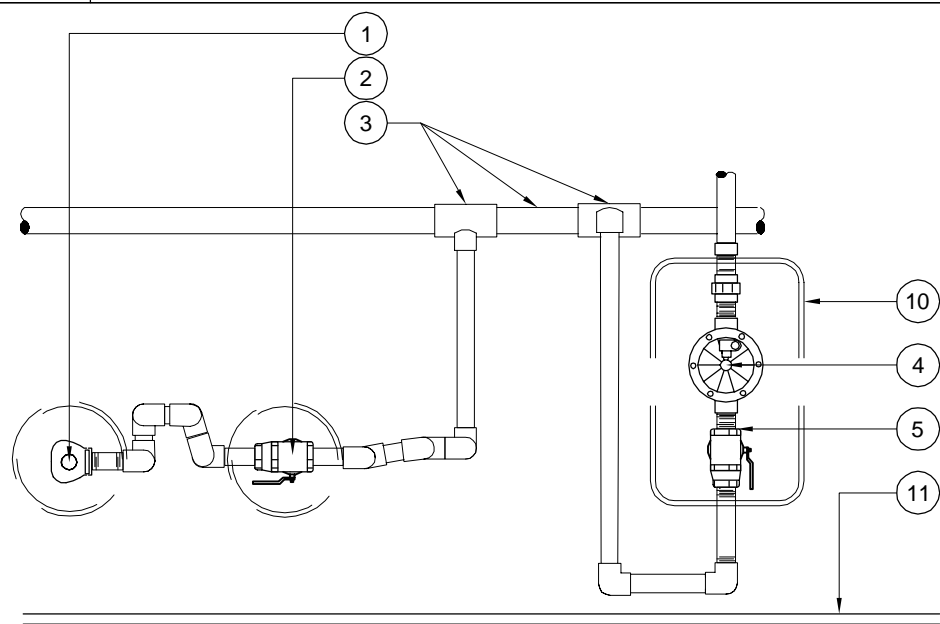


SECTION VIEW

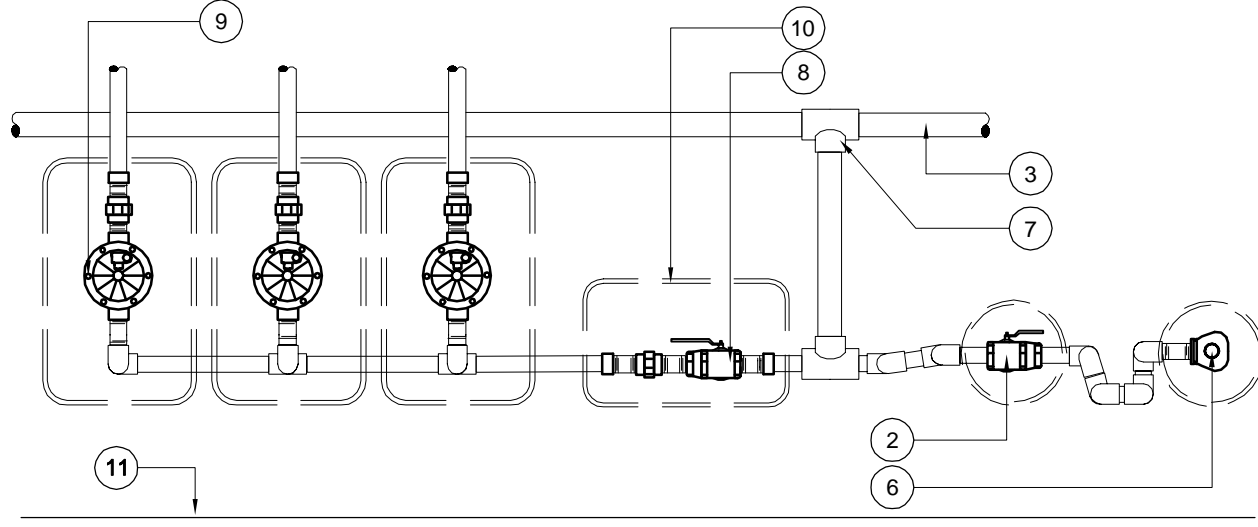
- UNDISTURBED SOIL.
- COMPACTED BACKFILL OVER INITIAL SAND BEDDING. NO PARTICLES GREATER THAN 1". COMPACT PER SPECS.
- COPPER TRACE WIRE. REFER TO SPECS.
- PRESSURE MAINLINE PIPE, PER SPECS.
- CONTROL WIRES, BUNDLED AND TAPED TO SIDE OF MAINLINE AT 10' O.C. (INSTALL WIRES IN CONDUIT FROM CONTROLLER TO MAINLINE).
- NON-PRESSURE LATERAL LINE, PER SPECS.
- INITIAL SAND BACKFILL PER SPECS. PROVIDE 6" BEDDING DEPTH BELOW MAINLINE AND 6" COVER ABOVE MAINLINE. COMPACT PER SPECS.
- FINISH GRADE
- 9" MIN. OR AS NEEDED TO PROVIDE FOR A MINIMUM 6" CLEARANCE BETWEEN PIPES.

2 TRENCHING - BENEATH PAVEMENT

Scale: N.T.S.



INDIVIDUAL QUICK COUPLER VALVE/ REMOTE CONTROL VALVE
PLAN VIEW DIAGRAM



VALVE MANIFOLD
PLAN VIEW DIAGRAM

NOTES:

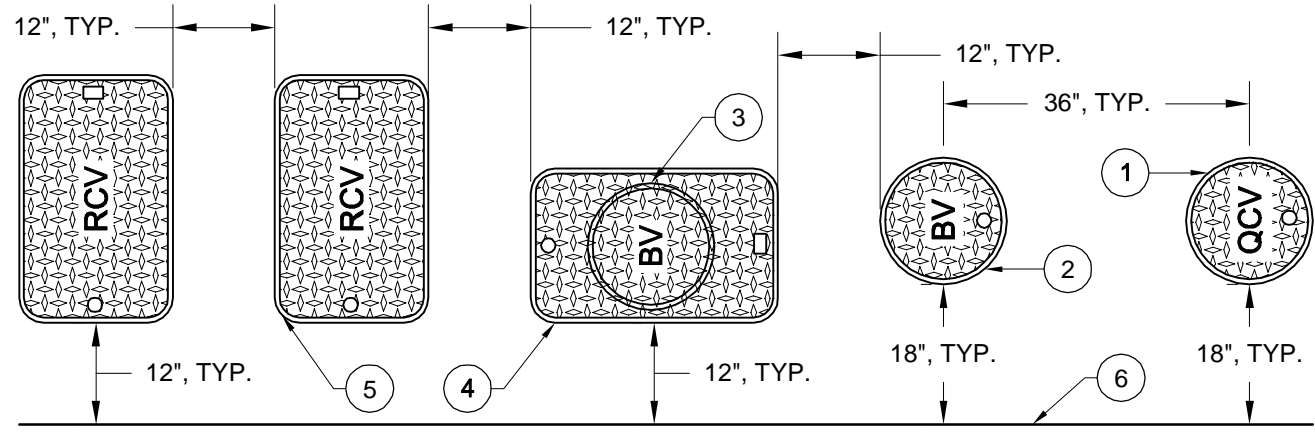
- ALL THREADED CONNECTIONS MUST HAVE TEFLON TAPE (PVC/ BRASS) OR PASTE (BRASS ONLY).
- REMOTE CONTROL VALVES SHALL BE INSTALLED WITH THE LARGEST VALVE AND GPM FLOW INSTALLED FIRST ON THE MANIFOLD, WITH THE SMALLER VALVES AND CAPACITIES TRANSITIONING FROM THERE.
- REFER TO DETAIL # FOR ALL ISOLATION BALL VALVE REQUIREMENTS.
- REFER TO DETAIL # FOR QUICK COUPLER VALVE REQUIREMENTS.
- REFER TO DETAIL # FOR REMOTE CONTROL VALVE REQUIREMENTS.
- REFER TO DETAIL # FOR VALVE BOX LAYOUT REQUIREMENTS.
- REFER TO DETAIL # FOR PRESSURE MAINLINE AND NON-PRESSURE LATERALS PIPE REQUIREMENTS.

- INDIVIDUAL QUICK COUPLER VALVE WHEN VALVE IS NOT GROUPED WITHIN MAINLINE MANIFOLD ASSEMBLY.
- ISOLATION BALL VALVE
- PRESSURE MAINLINE AND TEE FITTING(S)
- INDIVIDUAL REMOTE CONTROL VALVE WITH BALL VALVE WHEN MANIFOLD IS NOT USED
- ISOLATION BALL VALVE WHEN SINGLE REMOTE CONTROL VALVE IS NOT GROUPED WITHIN MAINLINE MANIFOLD ASSEMBLY.
- QUICK COUPLER VALVE
- TEE. MUST BE MAINLINE SIZE.
- ISOLATION GATE VALVE OR BALL VALVE. VALVE MUST BE MAINLINE SIZE.
- MANIFOLD VALVES TOGETHER WHEN WITHIN 20 FEET OF EACH OTHER.
- VALVE BOX, TYP.
- EDGE OF AREA, ADJACENT PAVING OR CONCRETE CURB

1 TRENCHING - WITHIN PLANTING AREAS

NOTES:

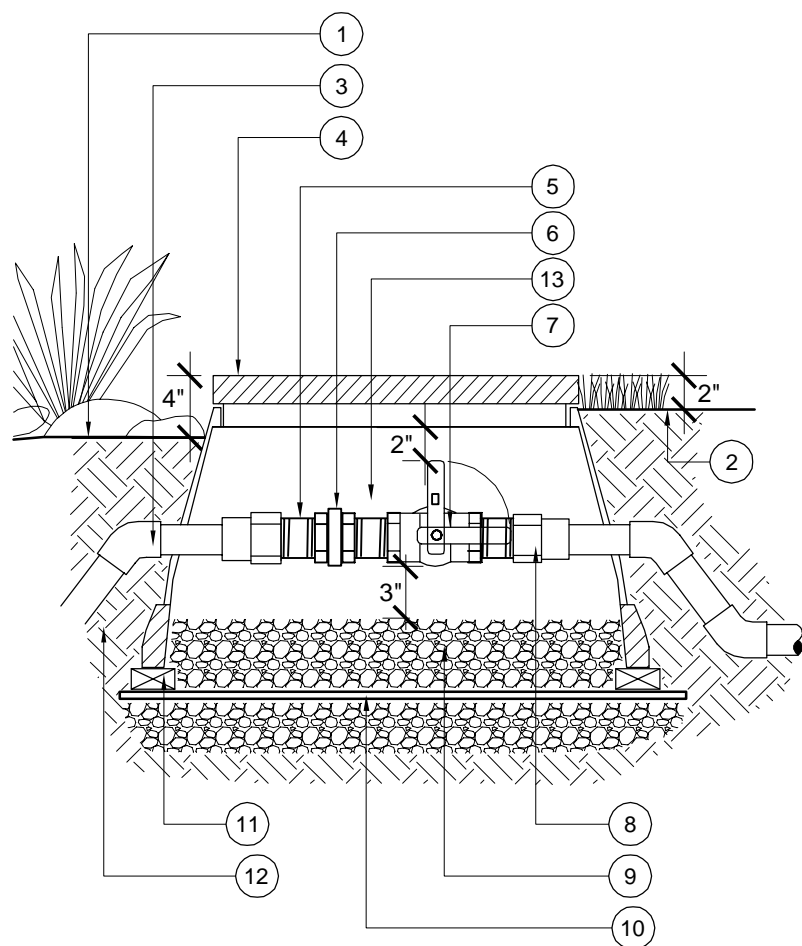
- INSTALL VALVE BOXES IN GROUND COVER/ SHRUB PLANTING AREAS WHENEVER POSSIBLE.
- ALL VALVE BOXES MUST BE PERPENDICULAR TO EDGE OF AREA, ADJACENT PAVING OR CONCRETE CURB AND SET PARALLEL TO EACH OTHER.
- ALL VALVES MUST BE CENTERED AND INSTALLED PLUMB INSIDE VALVE BOX TO FACILITATE ACCESS AND MAINTENANCE.
- ALL VALVES MUST BE INSTALLED IN ITS OWN VALVE BOX.
- REFER TO VALVE ASSEMBLY DETAILS FOR VALVE BOXES FINISH ELEVATIONS.
- AVOID EXCESSIVE COMPACTING AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
- INSTALL VALVE BOX EXTENSIONS BY VALVE MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE VALVE ASSEMBLY.
- LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL VALVE BOX LIDS MUST BE LABELED BY HOT IRON BRANDING:
 - YS - WYE STRAINER
 - CV - CHECK VALVE
 - MV - MASTER VALVE
 - FS - FLOW SENSOR
 - RCV - REMOTE CONTROL VALVE
 - QCV - QUICK COUPLER VALVE
 - BV - ISOLATION BALL VALVE
 - GV - ISOLATION GATE VALVE
 - E - PULL BOX/ SPLICE BOX



- 10" ROUND VALVE BOX PER SPECS FOR QUICK COUPLER VALVE, TYP.
- 10" ROUND VALVE BOX PER SPECS FOR QUICK COUPLER ISOLATION BALL VALVE, TYP.
- 10" ROUND VALVE BOX PER SPECS FOR MAINLINE ISOLATION GATE VALVE, TYP.
- RECTANGULAR VALVE BOX PER SPECS FOR MAINLINE ISOLATION BALL VALVE, TYP.
- RECTANGULAR VALVE BOX PER SPECS FOR REMOTE CONTROL VALVE ASSEMBLIES, TYP.
- EDGE OF AREA, SIDEWALK, CONCRETE CURB, ETC., TYP.

4 MANIFOLD INSTALLATION

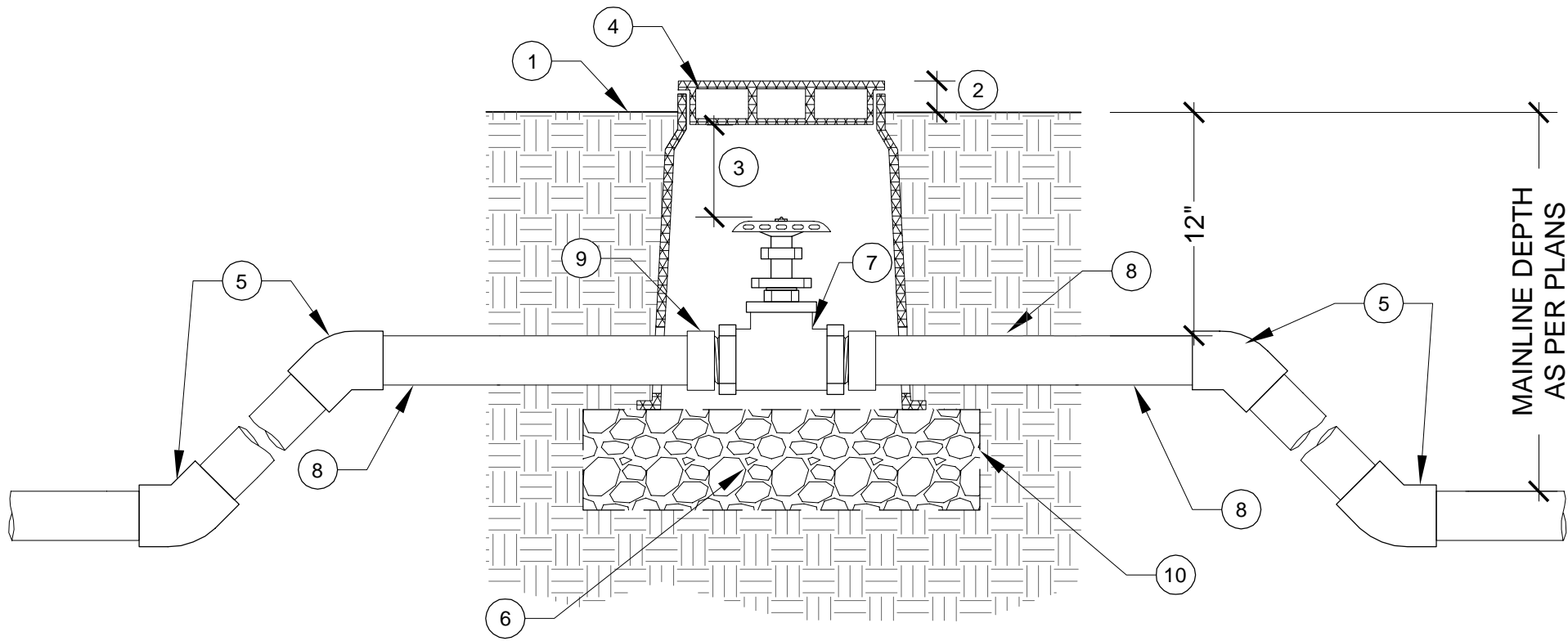
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- FINISH GRADE AT PLANTER
- FINISH GRADE AT TURF AREA
- PVC MAINLINE. USE PVC SCH. 80 45° ELL TO DEPTH PER SPECS.
- RECTANGULAR VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE
- BRASS NIPPLE.3 QTY., TYP
- BRASS UNION
- ISOLATION BALL VALVE. REFER TO SPECS.
- PVC SCH. 80 FEMALE ADAPTER, (2) QTY.
- 3 CU. FT. 3/8" PEA GRAVEL
- LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
- NATIVE SOIL COMPACTED TO
- (4) CONCRETE BRICK SUPPORTS, ONE AT EACH CORNER

NOTES:

- BALL VALVE MUST BE INSTALLED IN VALVE BOX TO ALLOW PROPER OPERATION OF BALL VALVE HANDLE.
- ALL THREADED FITTINGS MUST HAVE 3/4" TEFLON TAPE OR PASTE.
- PROVIDE 45° ELLS TO ACHIEVE BALL VALVE HEIGHT PER DETAIL.



- FINISH GRADE
- SET TOP OF BOX ABOVE FINISH GRADE: 1/2" IN SEED, 1-1/2" IN SOD, 2-1/2" IN PLANTER.
- ALLOW 3" BETWEEN TOP OF THE INTERIOR VALVE BOX COVER AND TOP OF VALVE HANDLE.

- GREEN PLASTIC VALVE BOX WITH BOLT DOWN LOC-KIT; CARSON MODEL 910.
- 45° FITTING
- 3/4" CRUSHED ROCK; 3" MINIMUM DEPTH. EXTEND 6" BEYOND VALVE BOX WALL.
- MAIN LINE
- MALE SLIP ADAPTER, (ON EACH SIDE, 2 TOTAL)
- 1/4" GALVANIZED WIRE CLOTH
- GATE VALVE (THREADED)

NOTES:

- WHEN THE MAIN LINE IS TERMINATED AT THE VALVE, EXTEND MAIN LINE 48" BEYOND VALVE BOX AND CAP.

6 ISOLATION BALL VALVE, 2" & SMALLER

Scale: N.T.S.

5 ISOLATION GATE VALVE (2.5" & SMALLER)

Scale: N.T.S.



CONSULTANT:

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SHEET TITLE

IRRIGATION
DETAILS

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10-11-21	50% CD SUBMITTAL
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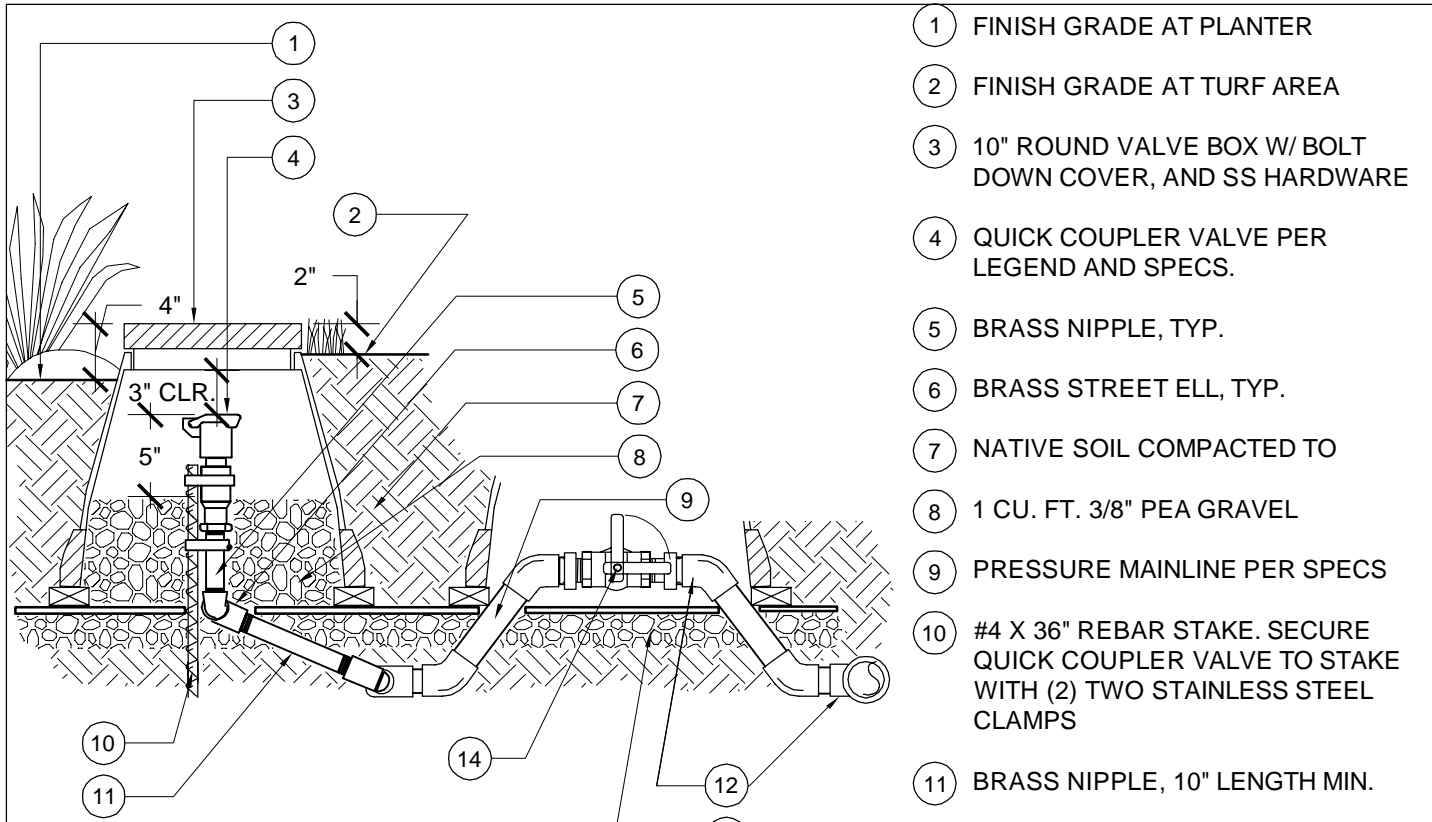


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O.J.	5-2-22
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SHEET

L3.3

SHEET 21 OF 36 SHEETS



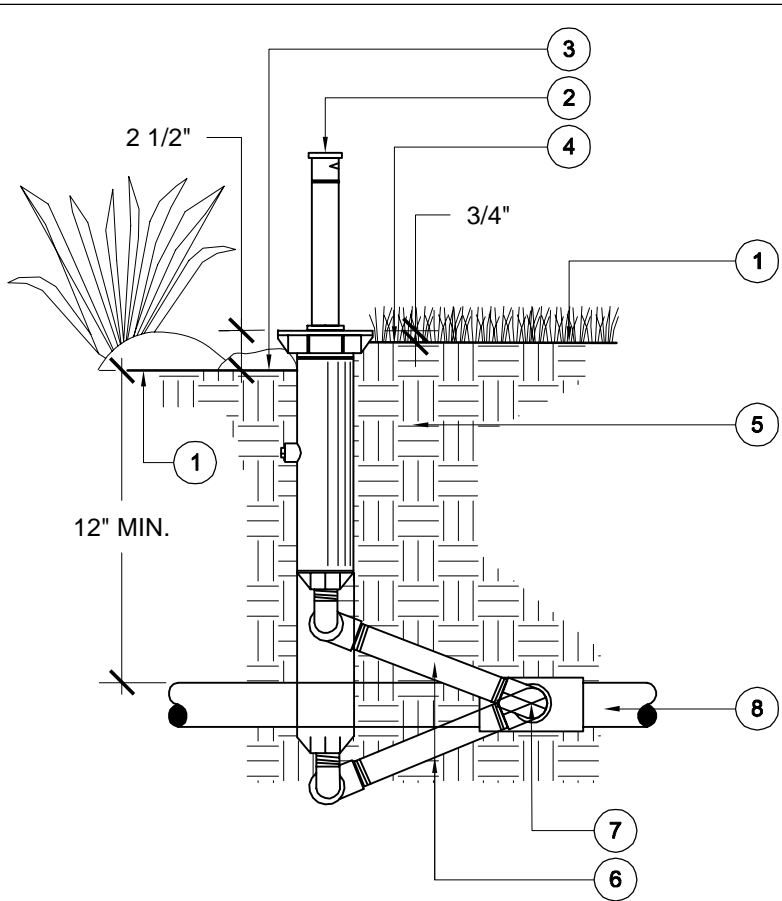
- NOTES:**
1. ALL THREADED FITTINGS MUST HAVE 3/4" TEFLON TAPE.
 2. ALL BRASS PIPE TO BE YELLOW BRASS.
 3. MINIMUM LINE SIZE SUPPLYING A QUICK COUPLER MUST BE 1-1/2"
 4. QUICK COUPLERS MUST BE NO MORE THAN 200' O.C. APART. LOCATE AT RCV MANIFOLDS WHEN POSSIBLE.
 5. REFER TO DETAIL # FOR ALL ISOLATION BALL VALVE REQUIREMENTS.
- LEGEND:**
- 1 FINISH GRADE AT PLANTER
 - 2 FINISH GRADE AT TURF AREA
 - 3 10" ROUND VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE
 - 4 QUICK COUPLER VALVE PER LEGEND AND SPECS.
 - 5 BRASS NIPPLE, TYP.
 - 6 BRASS STREET ELL, TYP.
 - 7 NATIVE SOIL COMPACTED TO
 - 8 1 CU. FT. 3/8" PEA GRAVEL
 - 9 PRESSURE MAINLINE PER SPECS
 - 10 #4 X 36" REBAR STAKE. SECURE QUICK COUPLER VALVE TO STAKE WITH (2) TWO STAINLESS STEEL CLAMPS
 - 11 BRASS NIPPLE, 10" LENGTH MIN.
 - 12 SCH. 80 PVC MAINLINE TEE OR ELL
 - 13 LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
 - 14 CONCRETE BRICK SUPPORTS, THREE (3) SPACED EQUALLY ALONG PERIMETER BOTTOM.

4 QUICK COUPLER VALVE

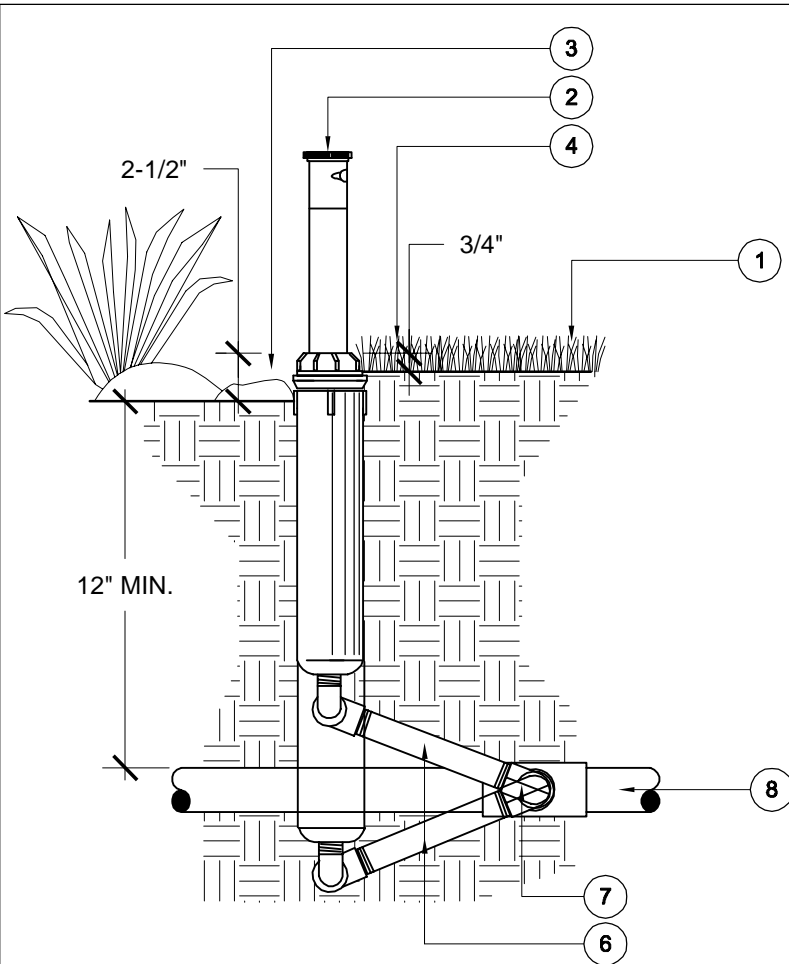
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3 POP-UP SPRINKLER

Scale: N.T.S.



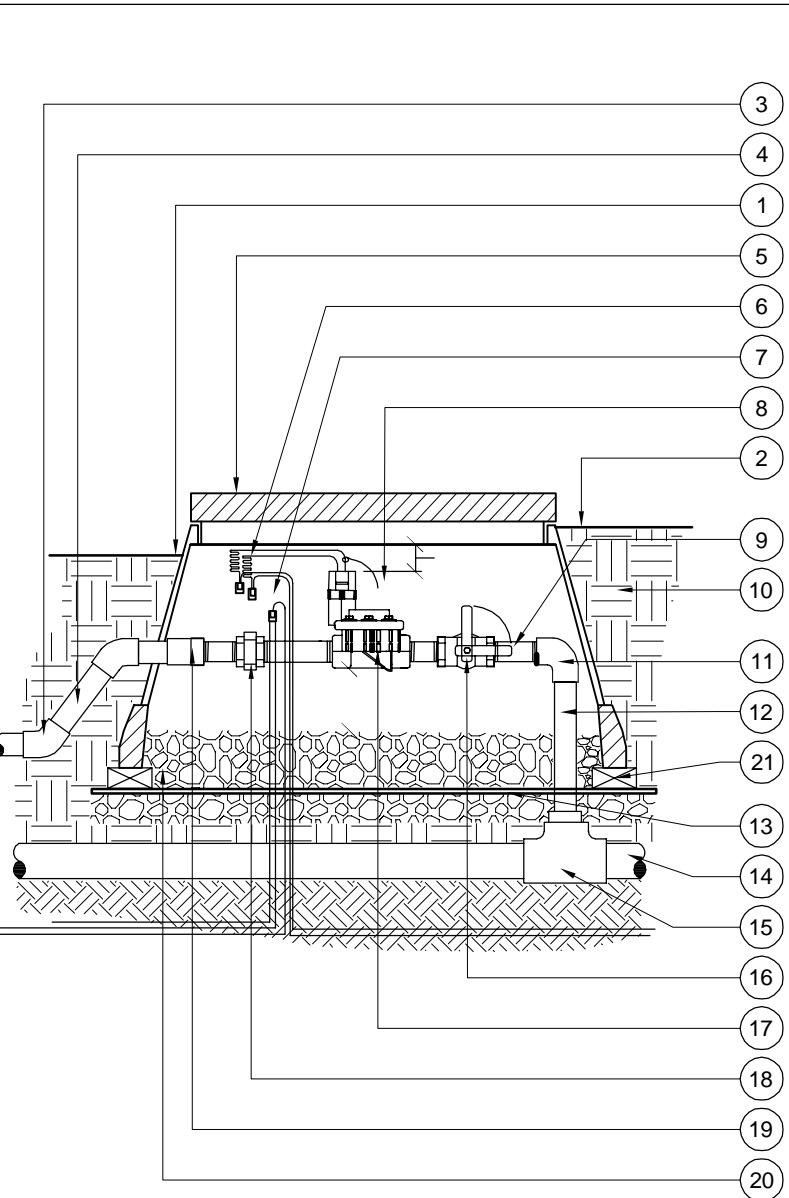
- NOTES:**
1. USE 3/8" TEFLON TAPE WHERE ELL MEETS TEE/ELL.
 2. INSTALL HEADS PERPENDICULARLY PLUMB TO ADJACENT GRADE.
 3. ADJUST NOZZLES/HEAD TO PREVENT OVERSPRAY ONTO PAVING, WALLS/FENCES, BUILDINGS, ETC.
 4. INSTALL HEADS 4" FROM ALL HARDSCAPE EDGES.
 5. INSTALL HEADS 6" FROM WALLS/ FENCES.
- LEGEND:**
- 1 FINISH GRADE
 - 2 POP-UP SPRINKLER HEAD., PER IRRIGATION EQUIPMENT LEGEND AND SPECS.
 - 3 INSTALL HEAD 2-1/2" ABOVE FINISH GRADE AT SHRUB AND GROUND-COVER AREAS.
 - 4 INSTALL HEAD 3/4" ABOVE FINISH GRADE AT TURF AREAS.
 - 5 NATIVE SOIL COMPACTED TO ORIGINAL DENSITY AROUND HEAD.
 - 6 TRIPLE SWING JOINT ASSEMBLY. THREADED ENDS SHALL BE SAME SIZE AS SPRINKLER INLET. 8" MIN. LENGTH FOR 6" POP-UP AND 12" MIN. LENGTH FOR 12" POP-UP. SEE SPECS.
 - 7 SCH. 40 PVC FITTING. SxSxT (TEE) OR SxT(ELL) AS REQUIRED, LATERAL X SPRINKLER INLET SIZE.
 - 8 PVC NON-PRESSURE LATERAL LINE. SEE SPECS.



- NOTES:**
1. USE 3/4" TEFLON TAPE WHERE ELL MEETS TEE/ELL.
 2. INSTALL HEADS PERPENDICULARLY PLUMB TO ADJACENT GRADE.
 3. ADJUST NOZZLES/HEAD TO PREVENT OVERSPRAY ONTO PAVING, WALLS/FENCES, BUILDINGS, ETC.
 4. INSTALL HEADS 4" FROM ALL HARDSCAPE EDGES.
 5. INSTALL HEADS 6" FROM WALLS/ FENCES.
- LEGEND:**
- 1 FINISH GRADE
 - 2 POP-UP ROTOR HEAD, PER IRRIGATION EQUIPMENT LEGEND AND SPECS.
 - 3 INSTALL HEAD 2-1/2" ABOVE FINISH GRADE AT SHRUB AND GROUND-COVER AREAS.
 - 4 INSTALL HEAD 3/4" ABOVE FINISH GRADE AT TURF AREAS.
 - 5 NATIVE SOIL COMPACTED TO ORIGINAL DENSITY AROUND HEAD.
 - 6 TRIPLE SWING JOINT ASSEMBLY. THREADED ENDS SHALL BE SAME SIZE AS SPRINKLER INLET. 12" MIN. LENGTH FOR 12" POP-UP. SEE SPECS.
 - 7 SCH. 40 PVC FITTING. SxSxT (TEE) OR SxT(ELL) AS REQUIRED, LATERAL X SPRINKLER INLET SIZE.
 - 8 PVC NON-PRESSURE LATERAL LINE. SEE SPECS.

2 POP-UP ROTOR

Scale: N.T.S.



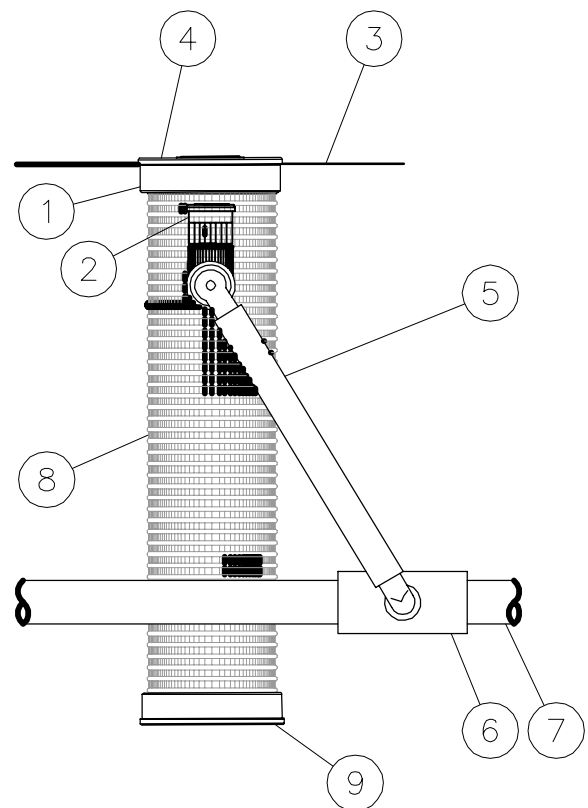
- LEGEND:**
- 1 FINISH GRADE AT PLANTER
 - 2 FINISH GRADE AT TURF AREA
 - 3 PVC MAINLINE. USE PVC SCH. 40 45" ELL TO DEPTH PER SPECS.
 - 4 LATERAL PIPE, PER SPECS.
 - 5 RECTANGULAR VALVE BOX
 - 6 CONTROL WIRING PER SPECS.
 - 7 EXTRA WIRE PER SPECS.
 - 8 TAG. SEE SPECS.
 - 9 SCH. 80 NIPPLE (4X PER VALVE)
 - 10 NATIVE SOIL COMPACTED
 - 11 SLIP X FT SCH. 80 PVC ELL
 - 12 SCH. 80 PVC CUT TO LENGTH
 - 13 LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
 - 14 PRESSURE MAINLINE, PER SPECS.
 - 15 SCH. 80 MAINLINE FITTING
 - 16 VALVE SIZE BRASS BALL VALVE. OMIT WHEN USED ON MANIFOLD.
 - 17 REMOTE CONTROL VALVE
 - 18 SCH. 80 UNION
 - 19 SCH. 80 FEMALE ADAPTER
 - 20 3 CU. FT. 3/4" PEA GRAVEL.
 - 21 BRICK SUPPORTS, TYP. OF 4

1 REMOTE CONTROL VALVE

Scale: N.T.S.

LEGEND:

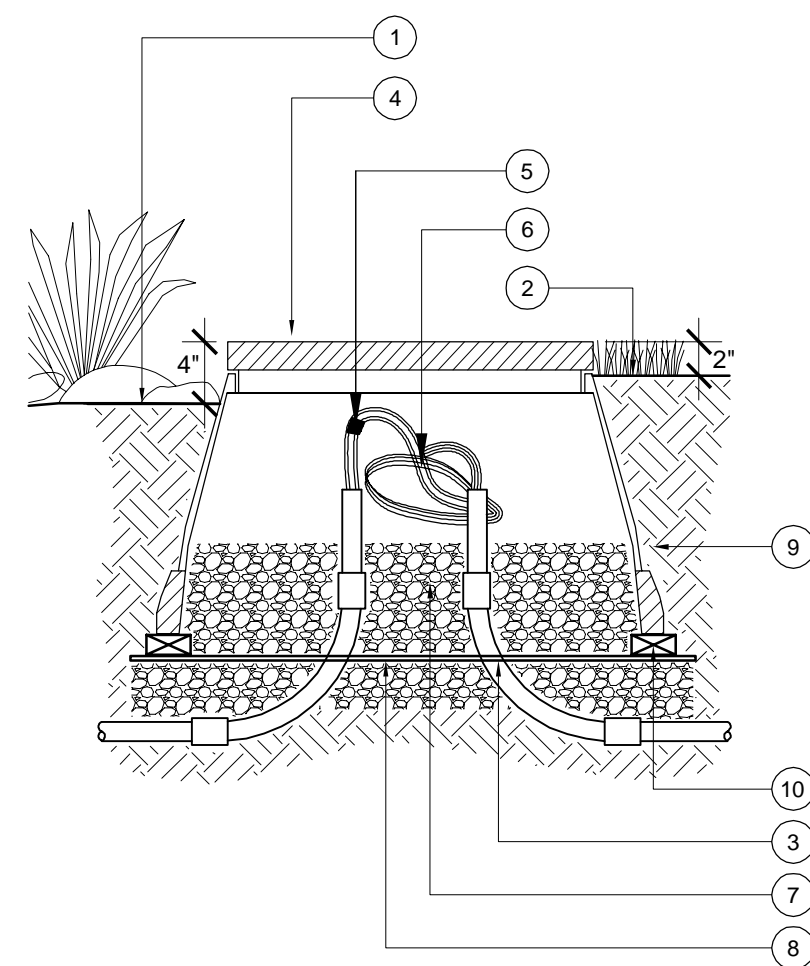
- 1 SUPPLEMENTAL ROOT WATERING SYSTEM: RAIN BIRD RWS-S-B-C-1402 (INCLUDES 10" TUBE, .5 GPM BUBBLER, 2" SNAP-ON CAP AND BASE, 1/2" (15/21) M NPT INLET SPIRAL BARB ELBOW.
- 2 BUBBLER: RAIN BIRD 1402, .5 GPM (INCLUDED)
- 3 FINISH GRADE/TOP OF MULCH
- 4 2" SNAP-ON TOP CAP (INCLUDED)
- 5 1/2" SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" MALE NPT x 0.490" BARB ELBOW; RAIN BIRD SBE-050
- 6 PVC SCH 40 TEE OR ELBOW
- 7 PVC OR POLYETHYLENE LATERAL PIPE
- 8 2" WIDE X 10" LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- 9 2" SNAP-ON BASE CAP (INCLUDED)



- NOTES:**
1. INSTALL PRODUCT SO THAT THE LID IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
 2. ONCE RWS-S HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE REPLACING SNAP-ON LID.

6 TREE ROOT WATERING SYSTEM

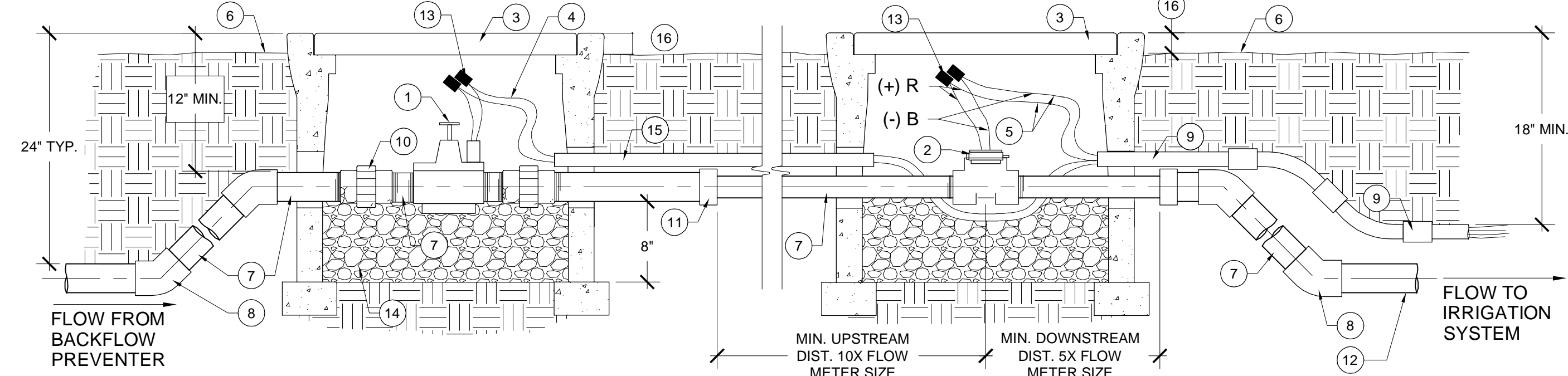
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- NOTES:**
1. ALL WIRING MUST CONFORM TO LOCAL CODES.
 2. PROVIDE 36" EXPANSION COILS AT EACH WIRE CONNECTION.
 3. PROVIDE 3" CLEARANCE BETWEEN WIRES AND LID.
 4. NO WIRE SPLICES ARE ALLOWED WITHOUT OWNER'S REPRESENTATIVE APPROVAL.
- LEGEND:**
- 1 FINISH GRADE AT PLANTER
 - 2 FINISH GRADE AT TURF AREA
 - 3 PVC SCH. 40 ELECTRICAL CONDUIT AND SWEEPS TO DEPTH PER SPECS.
 - 4 RECTANGULAR VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE
 - 5 APPROVED WIRE CONNECTOR (IF APPLICABLE)
 - 6 36" EXPANSION COIL
 - 7 3 CU. FT. 3/8" PEA GRAVEL
 - 8 LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
 - 9 NATIVE SOIL COMPACTED TO
 - 10 (4) CONCRETE BRICK SUPPORTS, ONE AT EACH CORNER

8 PULL BOX

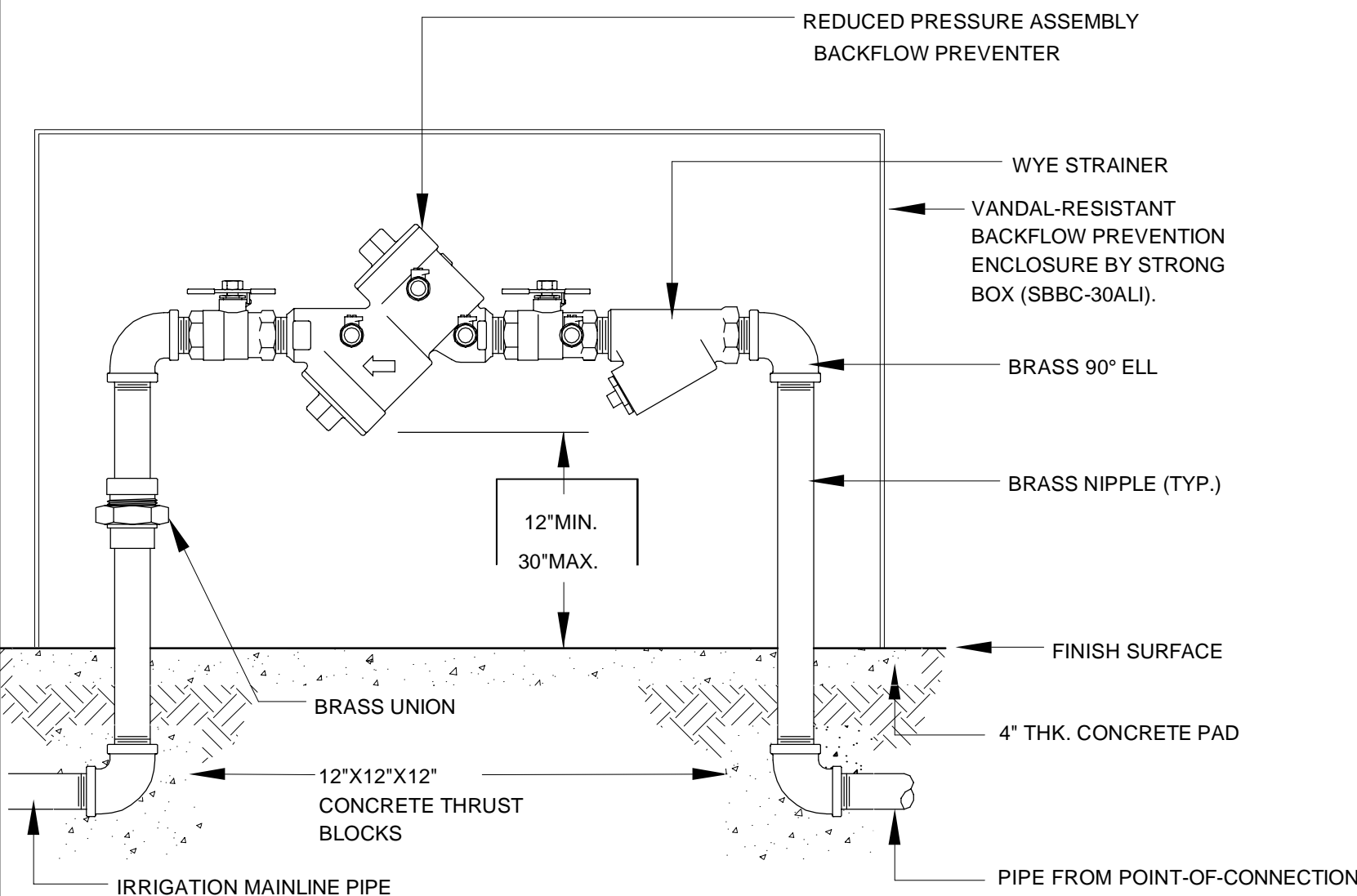
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- LEGEND:**
- 1 MASTER VALVE: MODEL & SIZE PER PLANS.
 - 2 FLOW SENSOR SIZE AND MODEL PER PLANS.
 - 3 CHRISTY B9 BOX CONC VALVE BOX WITH STEEL CHECKERED LID IN NON-TURF AREA, OR APPROVED EQ. TOP OF LID SHALL BE NON-SKID SURFACE, PERMANENTLY MARKED "MV" FOR MASTER VALVE AND "FS" FOR FLOW SENSOR AS REQ'D. HOLD DOWN BOLTS SHALL BE N99HDB.
 - 4 2-#14 WIRES, BLUE W/ WHITE COMMON FROM MASTER VALVE TO CONTROLLER.
 - 5 2-#14 WIRES, BLACK & RED FROM FLOW SENSOR TO CONTROLLER.
 - 6 FINISH GRADE
 - 7 SCH 80 PVC NIPPLE
 - 8 SCH. 80 PVC ELL, 45", TYP.
 - 9 SCH. 40 PVC CONDUIT/COUPLINGS & WIRES TO CONTROLLER, SEE DETAILS.
 - 10 SCH. 80 PVC UNION, TYP.
 - 11 SCH.80 PVC REDUCE COUPLING IF REQUIRED
 - 12 PVC MAINLINE
 - 13 WATERPROOF ELEC CONNECTOR, PER WIRE SPLICING DETAIL
 - 14 6" - 8" OF PEA GRAVEL IN VALVE BOXES
 - 15 3/4" SCH 40 PVC SLEEVE
 - 16 SET TOP OF BOX ABOVE FINISH GRADE: 1/2" IN SEED, 1-1/2" IN SOD, 2-1/2" IN PLANTER.

7 FLOW METER / MASTER VALVE

Scale: N.T.S.



- NOTE:**
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
 2. APPROVED TEFLON TAPE- 3/4" WIDE SHALL BE USED ON ALL THREADED CONNECTIONS.
 3. ALL PIPE AND FITTINGS SHALL BE BRASS OR AS NOTED.
 4. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SHALL BE PLACED IN A VANDAL- RESISTANT LOCKING ENCLOSURE. SIZE AS REQ. CONFIRM FINAL LOCATION WITH CITY.

5 BACKFLOW DEVICE

Scale: N.T.S.



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

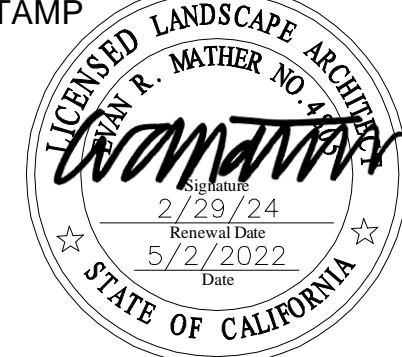
120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

IRRIGATION DETAILS

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL

STAMP



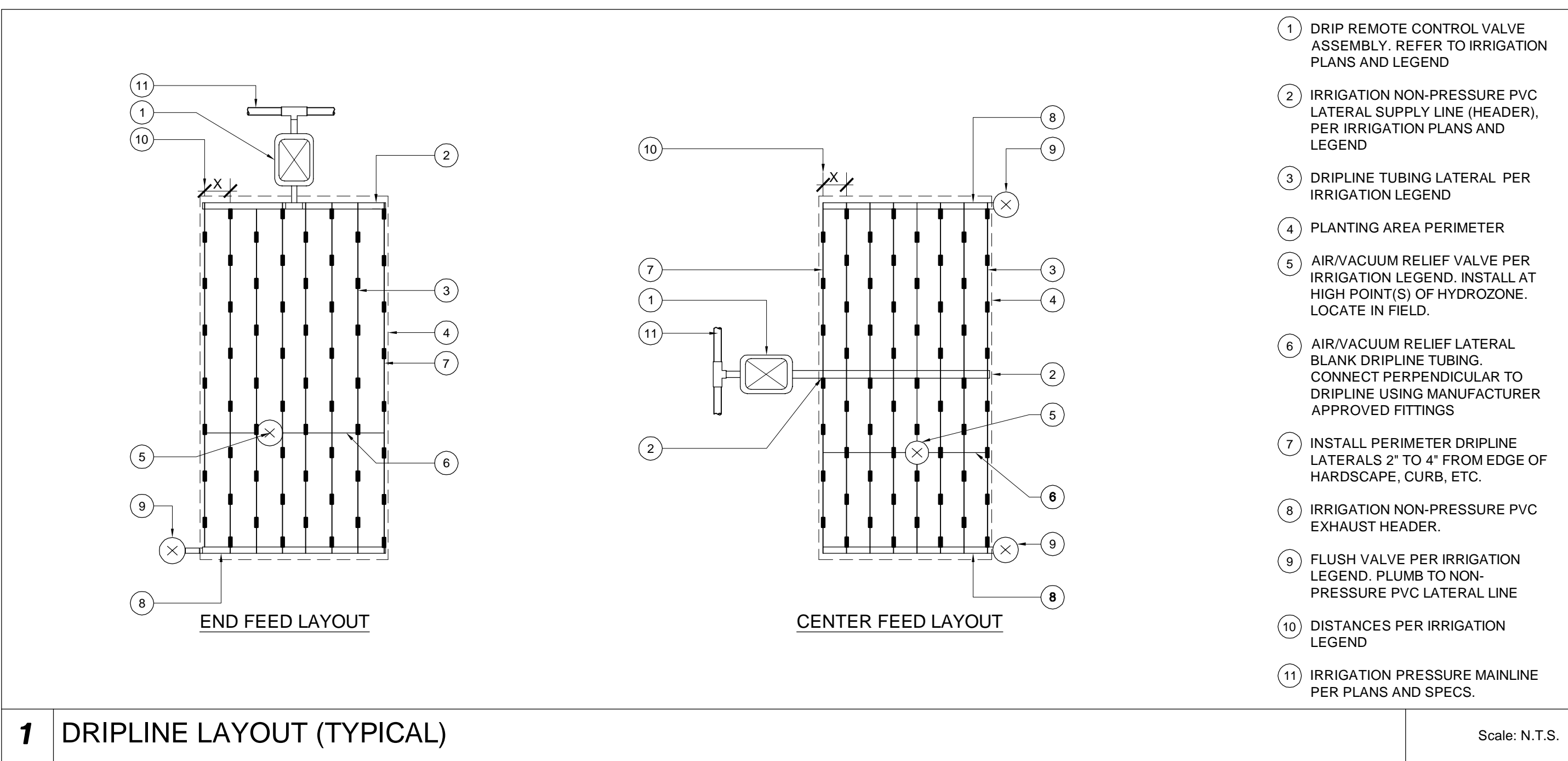
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O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

L3.4

SHEET 22 OF 36 SHEETS

WATER ALLOWANCES/ WATER USE COMPARISON, BASE BID PLAN								
POC	CONTROLLER	NAME OF CITY: San Fernando						
P1	A	PROJECT NAME: Layne Park				METER SIZE: 1.5"		
		WATER TYPE: POTABLE				STATIC WATER PRESSURE: 80 PSI		
		WATER METER LOCATION: 120 N Huntington St				MAXIMUM PEAK DEMAND: 30 GPM		
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)								
FORMULA:								
MAWA =	(Eto)(0.62)[(0.45 x LA) + (0.55 x SLA)] = GALLONS PER YEAR					= GALLONS PER YEAR		
		NOTE: SLA areas are as follows: Turf grass for play. Refer to calculation below. Base Bid plan has highest water use condition.						
52.00	=	REFERENCE EVAPOTRANSPIRATION IN INCHES PER YEAR (SOURCE: CIMIS)						
0.62	=	CONVERSION FACTOR TO GALLONS PER SQUARE FEET						
0.45	=	EVAPOTRANSPIRATION ADJUSTMENT FACTOR AND IRRIGATION EFFICIENCY (ETAF)						
LA	=	LANDSCAPE AREA INCLUDING SLA (SQ. FT.)						
0.55	=	ADDITIONAL Eto ADJUSTMENT FACTOR FOR SPECIAL LANDSCAPE AREAS						
SLA	=	SPECIAL LANDSCAPE AREA (SQ. FT.)						
SUMMARY OF LANDSCAPE AREA BY IRRIGATION METHOD OR SLA								
		0 Overhead Irrigation Landscape Area (ft²)						
		579 Drip/Bubbler Irrigation Landscape Area (ft²)						
		22,030 SLA (ft²)						
Total Landscape Area:	22,609							
RESULTS								
MAWA = (Eto) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) x SLA)]		718,647 Gallons						
		96,069.17 Cubic Feet						
		960.69 HCF						
		2.21 Acre-feet						
		0.72 Millions of Gallons						
ESTIMATED TOTAL WATER USE (ETWU)								
FORMULA:								
ETWU = (Eto) x (0.62) x [(ETAF x Landscape Area)]								
52.00	=	REFERENCE EVAPOTRANSPIRATION IN INCHES PER YEAR (SOURCE: CIMIS)						
0.62	=	CONVERSION FACTOR TO GALLONS PER SQUARE FEET						
VARIES	=	PF (WUCOLS IV)						
		0.1 - 0.3	LOW WATER-USE PLANTS					
		0.4 - 0.6	MEDIUM WATER-USE PLANTS					
		0.7 - 1.0	HIGH WATER-USE PLANTS					
VARIES	=	IE (IRRIGATION EFFICIENCY)						
		0.75 SPRAY						
		0.81 DRIP/BUBBLER						
VARIES	=	ETAF (ET ADJUSTMENT FOR PLANT FACTORS AND IRRIGATION EFFICIENCY)						
		SLA ETAF = 1.0						
VARIES	=	LANDSCAPE AREA FOR SPECIFIC HYDROZONE						
DETAILED SUMMARY BY HYDROZONE TYPE								
REFERENCE EVAPOTRANSPIRATION (Eto):		52.00						
Hydrozone Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sf²)	ETAF x Area	ETWU	
Regular Landscape Area								
ZONE 1 Shrubs/ GC (Low Water-Use)	0.3	DRIP	0.81	0.37	515	191	6,149	
ZONE 2 Trees (Low Water-Use)	0.3	ROOT WATERING SYSTEM	0.81	0.37	64	24	764	
					Totals:	579	214	6,914
Special Landscape Areas								
ZONE 3 Turf grass play area (High Water-Use Spray)				1	3,077	3,077	99,202	
ZONE 4 Turf grass play area (High Water-Use Stream Rotor)				1	7,451	7,451	240,220	
ZONE 5 Turf grass play area (High Water-Use Rotor)				1	11,502	11,502	370,824	
					Totals:	18,953	18,953	611,045
RESULTS								
ETWU = (Eto) x (0.62) x [(ETAF x Landscape Area)]		617,958 Gallons						
		82,609.02 Cubic Feet						
		826.09 HCF						
		1.90 Acre-feet						
		0.62 Millions of Gallons						
		718,647 MAWA						
		100,689 Surplus						
ETAF Calculations				ETAF Calculations				
Regular Landscape Areas				All Landscape Areas				
Total ETAF x Area		214		Total ETAF x Area		19,167		
Total Area		579		Total Area		19,532		
Average ETAF		0.37		Sitewide ETAF		0.37		



HYDROZONE CHART/ ZONE TOTALS, BASE BID PLAN				
NAME OF CITY: San Fernando		POC 1	CONTROLLER A	
PROJECT NAME: Layne Park		METER SIZE: 1.5"		
WATER TYPE: POTABLE		REQUIRED WATER PRESSURE @ POC: 80 PSI		
LOCATION: 120 N Huntington St		MAXIMUM PEAK DEMAND: 30GPM		
HYDROZONE CHART				
Valve Station Number	Hydrozone	Irrigation Method	Total Valve Circuit Area	% of Total Landscape
A1	ZONE 1	SUBSURFACE DRIP	290	1.28%
A2	ZONE 1	SUBSURFACE DRIP	225	1.00%
A3	ZONE 5	ROTOR	945	4.18%
A4	ZONE 5	ROTOR	1,971	8.72%
A5	ZONE 5	ROTOR	1,971	8.72%
A6	ZONE 5	ROTOR	3,830	16.94%
A7	ZONE 5	ROTOR	1,840	8.14%
A8	ZONE 5	ROTOR	945	4.18%
A9	ZONE 2	ROOT WATERING TUBE	64	0.28%
A10	ZONE 4	MULTI-STREAM ROTATOR	1,610	7.12%
A11	ZONE 4	MULTI-STREAM ROTATOR	667	2.95%
A12	ZONE 4	MULTI-STREAM ROTATOR	2,960	13.09%
A13	ZONE 4	MULTI-STREAM ROTATOR	565	2.50%
A14	ZONE 4	MULTI-STREAM ROTATOR	1,649	7.29%
A15	ZONE 3	SPRAY	731	3.23%
A16	ZONE 3	SPRAY	803	3.55%
A17	ZONE 3	SPRAY	671	2.97%
A18	ZONE 3	SPRAY	872	3.86%
A19				
A20				
A21				
A22				
A23				
A24				
A25				
A26				
A27				
A28				
A29				
A30				
A31				
A32				
A33				
A34				
A35				
A36				
A37				
A38				
A39				
A40				
TOTAL:			22,609	100.0%
ZONE TOTALS				
Hydrozone	Hydrozone Description	Plant Factor	Total Square Feet	% of Landscape
ZONE 1	LOW WATER USE DRIP	0.3	515	2.28%
ZONE 2	LOW WATER USE ROOT WATERING TUBE	0.3	64	0.28%
ZONE 3 SLA	MEDIUM WATER USE ROOT WATERING TUBE	0.7	3,077	13.61%
ZONE 4 SLA	HIGH WATER USE SPRAY	0.7	7,451	32.96%
ZONE 5 SLA	MEDIUM WATER USE SPRAY	0.7	11,502	50.87%
TOTAL:			22,609	100.0%



MIG

109 W. UNION AVE.
FULLERTON, CA 92632

TEL 714/871-3638
www.migcom.com

CONSULTANT:

PROJECT TEAM:
LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE
**IRRIGATION
DETAILS &
MWELC CALC'S**

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL

STAMP

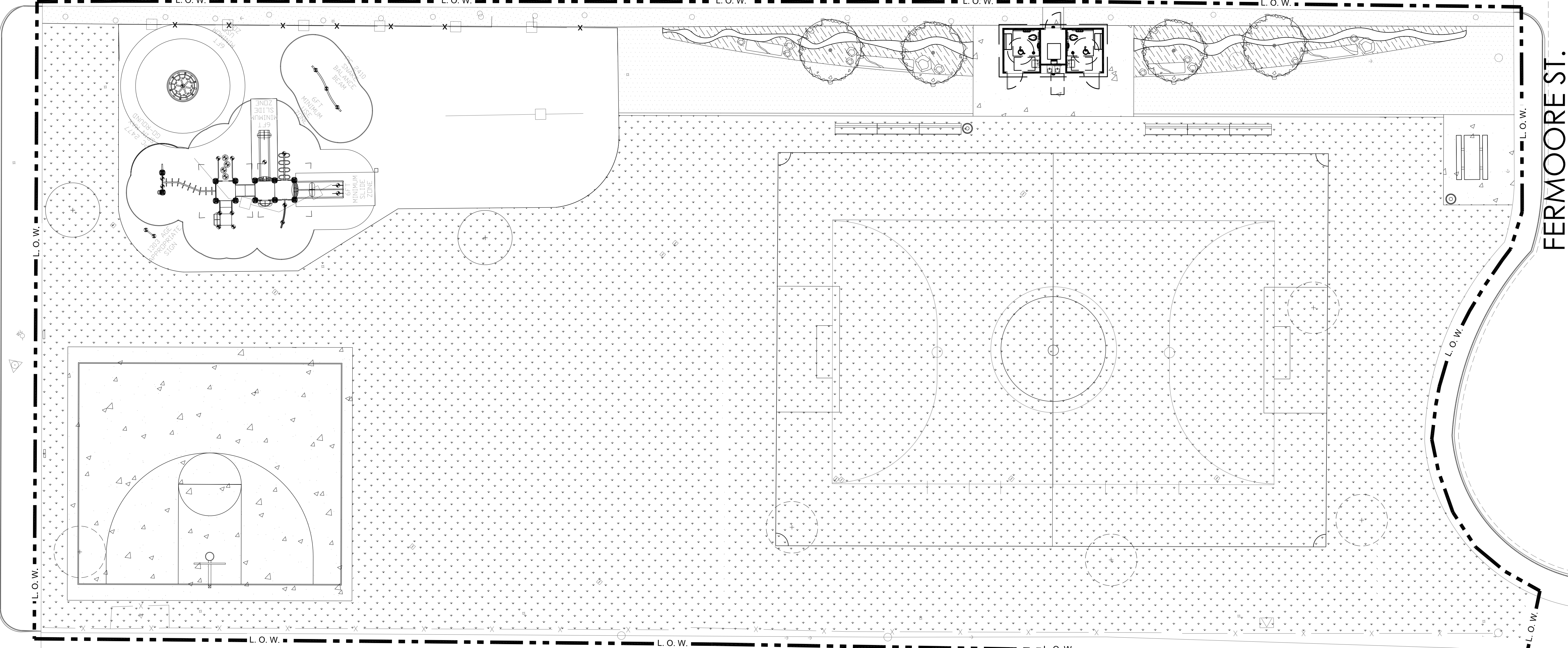
CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET
L3.6
SHEET 24 OF 36 SHEETS

N. HUNTINGTON ST.

ALLEY

FERMOORE ST.



PLANTING NOTES:

- CONTRACTOR SHALL NOTIFY THE CITY OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
- IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED. (SEE SPECIFICATIONS).
- PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
- SHREDDDED MULCH INSTALLATION: INSTALL SHREDDDED MULCH IN ALL SHRUB AND GROUND COVER AREAS AT A DEPTH OF 3" UNLESS OTHERWISE INDICATED PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE CITY AUTHORIZED REPRESENTATIVE.
- CLEANUP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
- THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE.

PLANTING LEGEND*:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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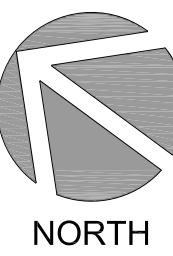
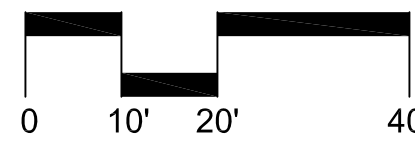
TREES:

	EXISTING TREE TO BE REMOVED. (GRIND STUMP BELOW GRADE)			
	EXISTING TREE, PROTECT IN PLACE DURING CONSTRUCTION.			
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	PER PLAN
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX	PER PLAN

GROUND COVER:

	COMMON AREA TURF	HYBRID BERMUDA	HYDROSEED	PER PLAN
	LOW PROFILE WILDFLOWER MIX			
	HYBRID BERMUDA	TIFWAY 319	SOD	PER PLAN

*AVAILABLE THROUGH S&S SEEDS (805) 684-0436



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

PLANTING
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

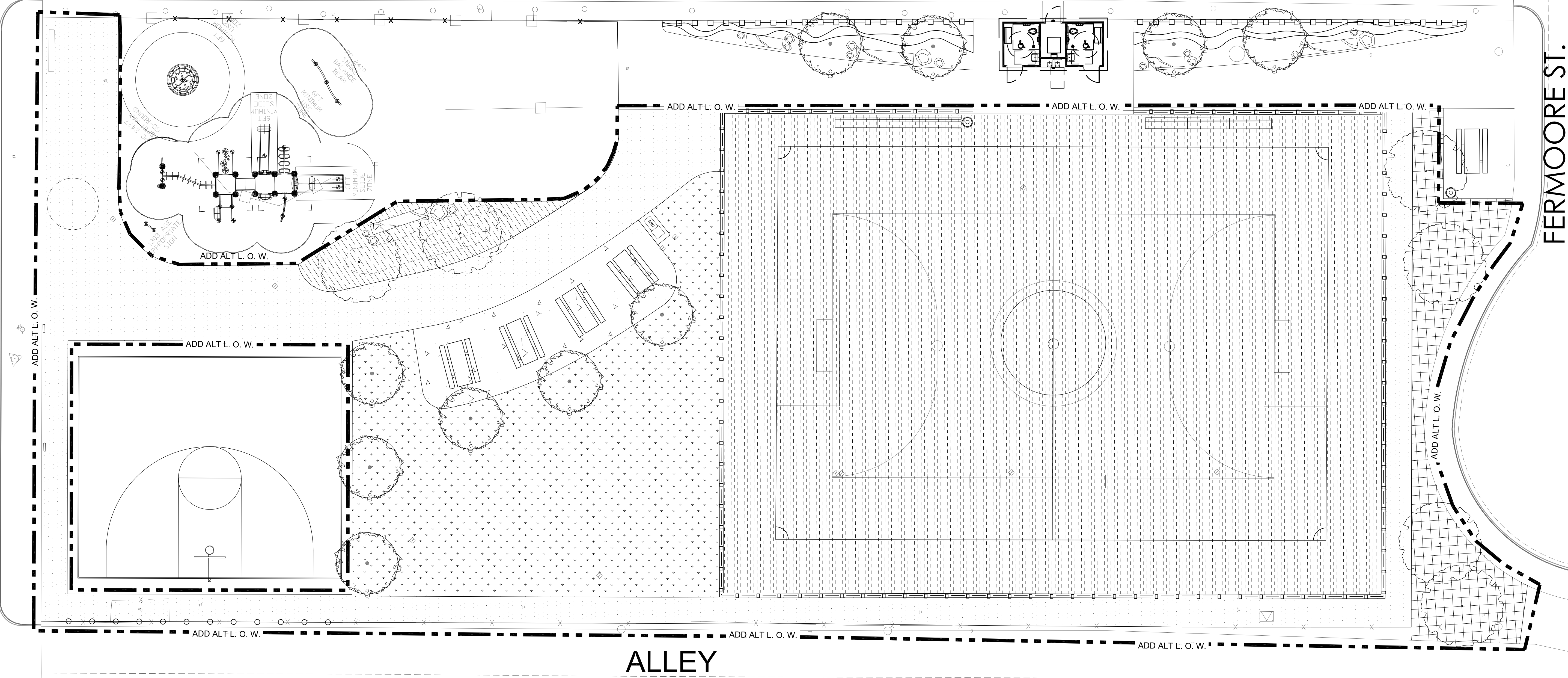
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SHEET 25 OF 36 SHEETS

N. HUNTINGTON ST.

ALLEY

FERMOORE ST.



PLANTING NOTES:

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PLANTING LEGEND*:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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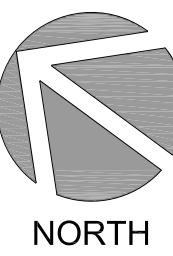
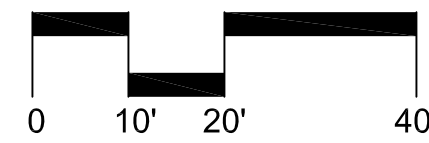
TREES:

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	EXISTING TREE, PROTECT IN PLACE DURING CONSTRUCTION.			
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GROUND COVER:

	COMMON AREA TURF	HYBRID BERMUDA	HYDROSEED	PER PLAN
	LOW PROFILE WILDFLOWER MIX			
	HYBRID BERMUDA	TIFWAY 319	SOD	PER PLAN
	MULCH - 3" DEEP			

*AVAILABLE THROUGH SEEDS (805) 684-0436



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

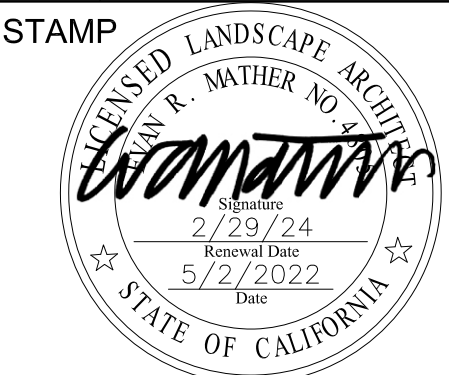
LAYNE PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

ADD ALT
PLANTING
PLAN

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL



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O.J.	5-2-22
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SHEET

L4.1

SHEET 26 OF 36 SHEETS

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
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LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

CONSTRUCTION
DETAILS

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL

STAMP

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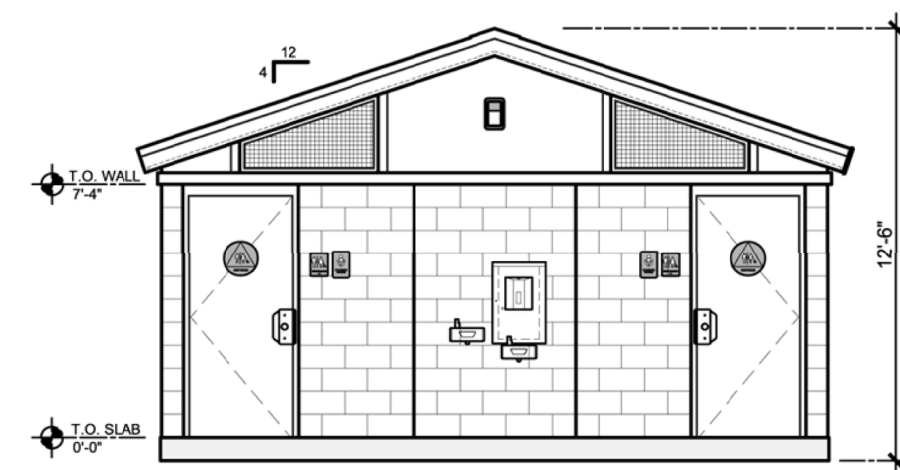
CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

LD-2

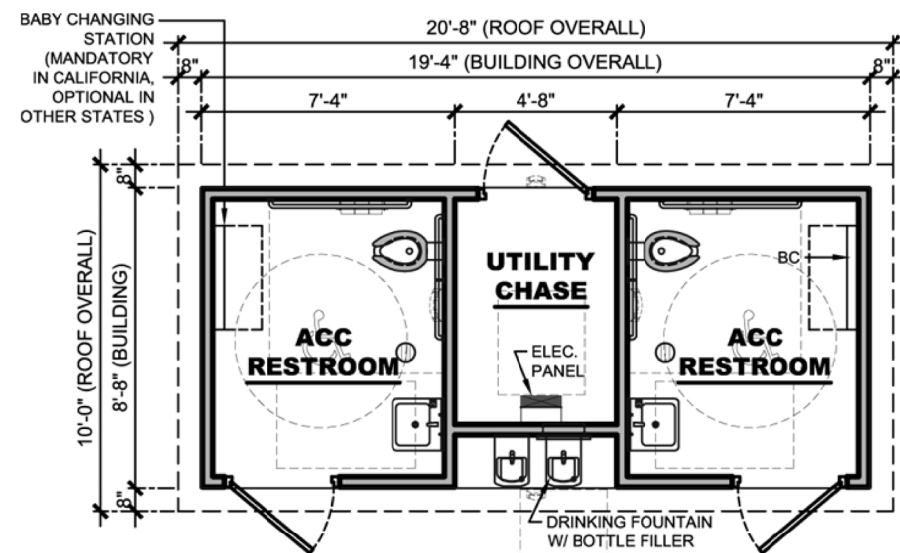
SHEET 28 OF 36 SHEETS

PROJECT REF#: XXXX-X/XX/XXXX-X



ELEVATION

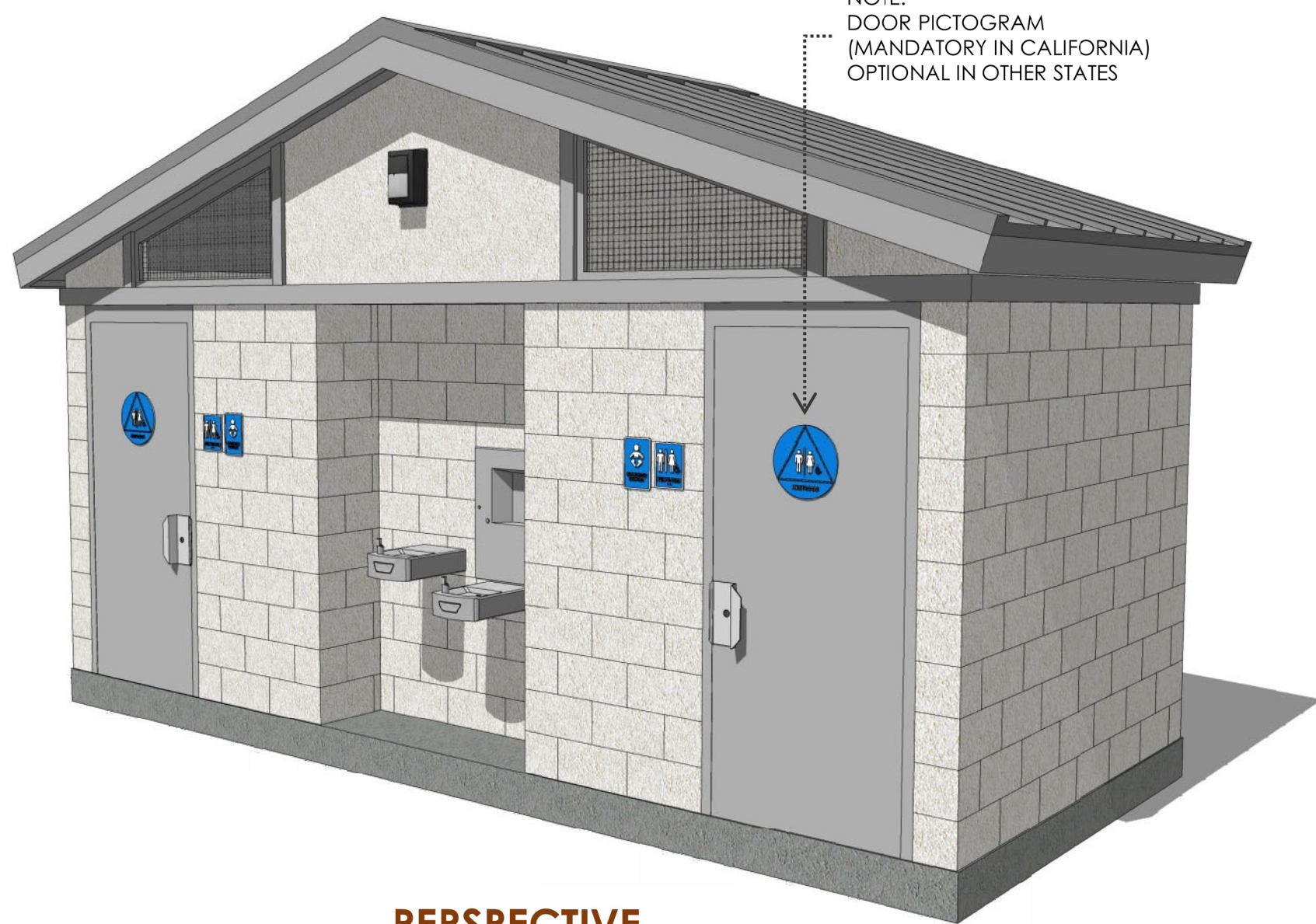
SCALE: 1/8"=1'-0"



FLOOR PLAN

SCALE: 1/8"=1'-0"

NOTE: STAINLESS FIXTURES



PERSPECTIVE

(FINISHES SUBJECT TO CHANGE)

RESTROOM BUILDING

PS-022DF
PLAYGROUND SERIES

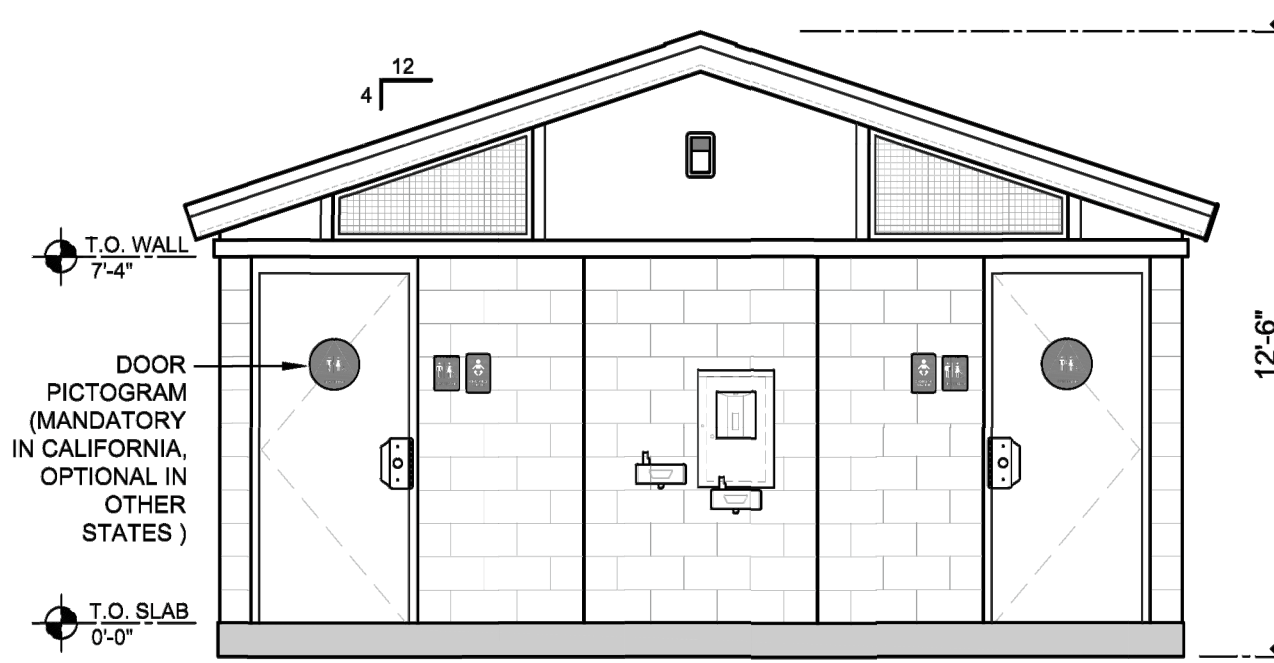
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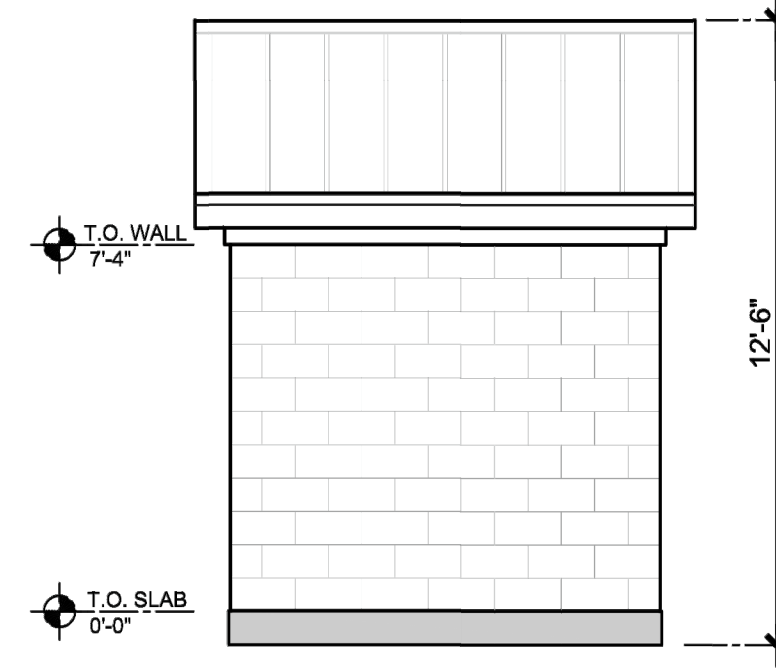
2251 BUSINESS PARKWAY
MINDEN, NEVADA 89423
P: 888-888-2060 F: 888-888-1448

BU180420 2019



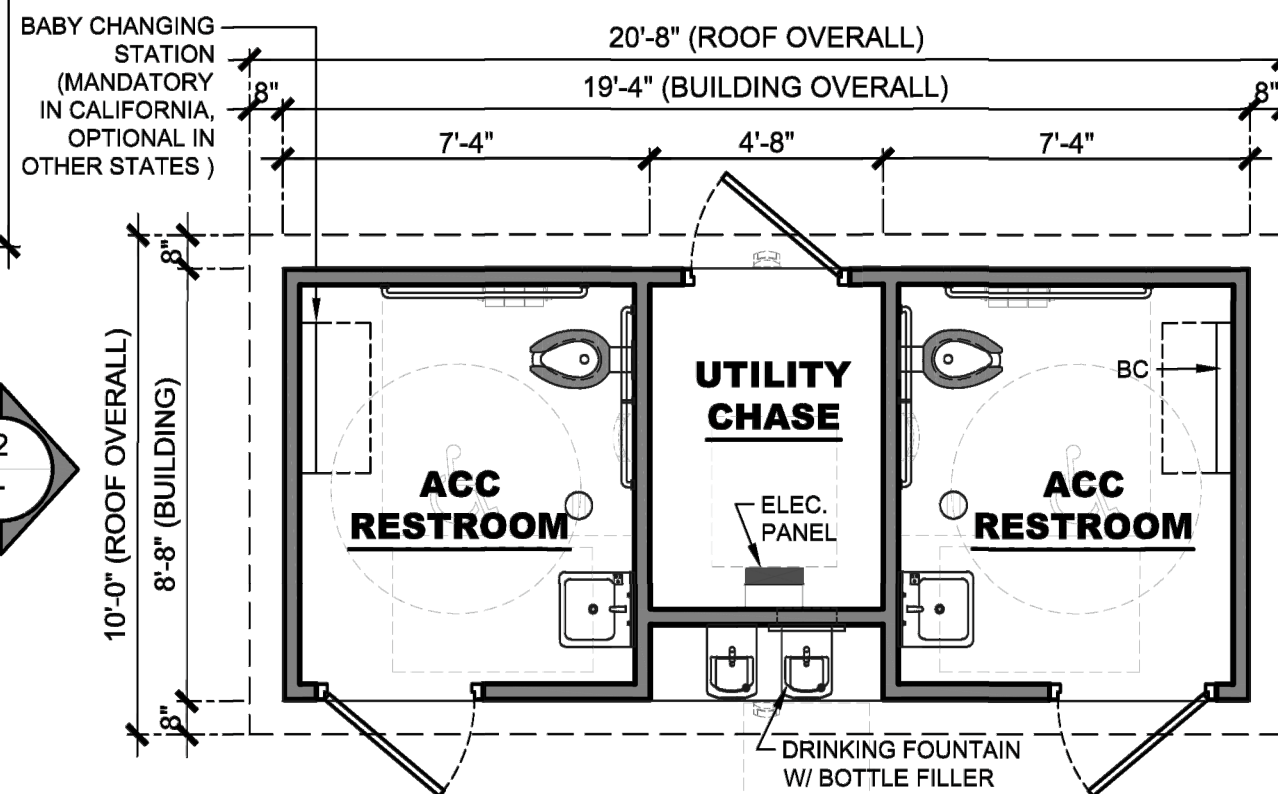
ELEVATION 1

SCALE: 3/16"=1'-0"



ELEVATION 2

SCALE: 3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'-0"

W/ STAINLESS STEEL FIXTURE



PH: 888-888-2060 | FAX: 888-888-1448

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BUILDING TYPE:	RESTROOM BUILDING
PROJECT:	PS-022DF CITY, STATE

REVISION #	REVISION DATE:	SHEET#
-	-	-
PROJECT #:	START DATE:	MAX. PERSON / HOUR:
-	-	90 S

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY - DO NOT SCALE. DIMENSIONS PRESIDE

NOTES:

- CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE PREFAB BUILDING MANUF., PUBLIC RESTROOM COMPANY. PUBLIC RESTROOM COMPANY WILL PROVIDE DEFERRED CONSTRUCTION SUBMITTALS, SIGNED BY THE PUBLIC RESTROOM COMPANIES STRUCTURAL ENGINEER. THOSE SHALL INCLUDE THE FOLLOWING:
 - FOUNDATION DESIGN
 - STRUCTURAL CALCULATIONS FOR VERTICAL AND LATERAL PER ASCET-16
 - DETAILED CONNECTION FROM FOUNDATION TO PRE FAB STRUCTURE.
 - SHOW HOW DESIGN COMPLIES WITH T-24 DISABLED ACCESS REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT ALL NECESSARY PLANS (MINIMUM SHEET SIZE 18"X24") AND STRUCTURAL CALCS (CAN BE 8.5"X11" PACKET) FOR PERMITTING AND APPROVAL.
- APPLY NON SACRIFICIAL MATT FINISH ANTI GRAFFITI COATING TO ALL BUILDING SURFACES, EXTERIOR AND INTERIOR, INCLUDING BUT NOT LIMITED TO DOORS, WALLS AND CEILING.

RESTROOM BUILDING

NO SCALE



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

CONSTRUCTION
DETAILS

DATE	REVISION
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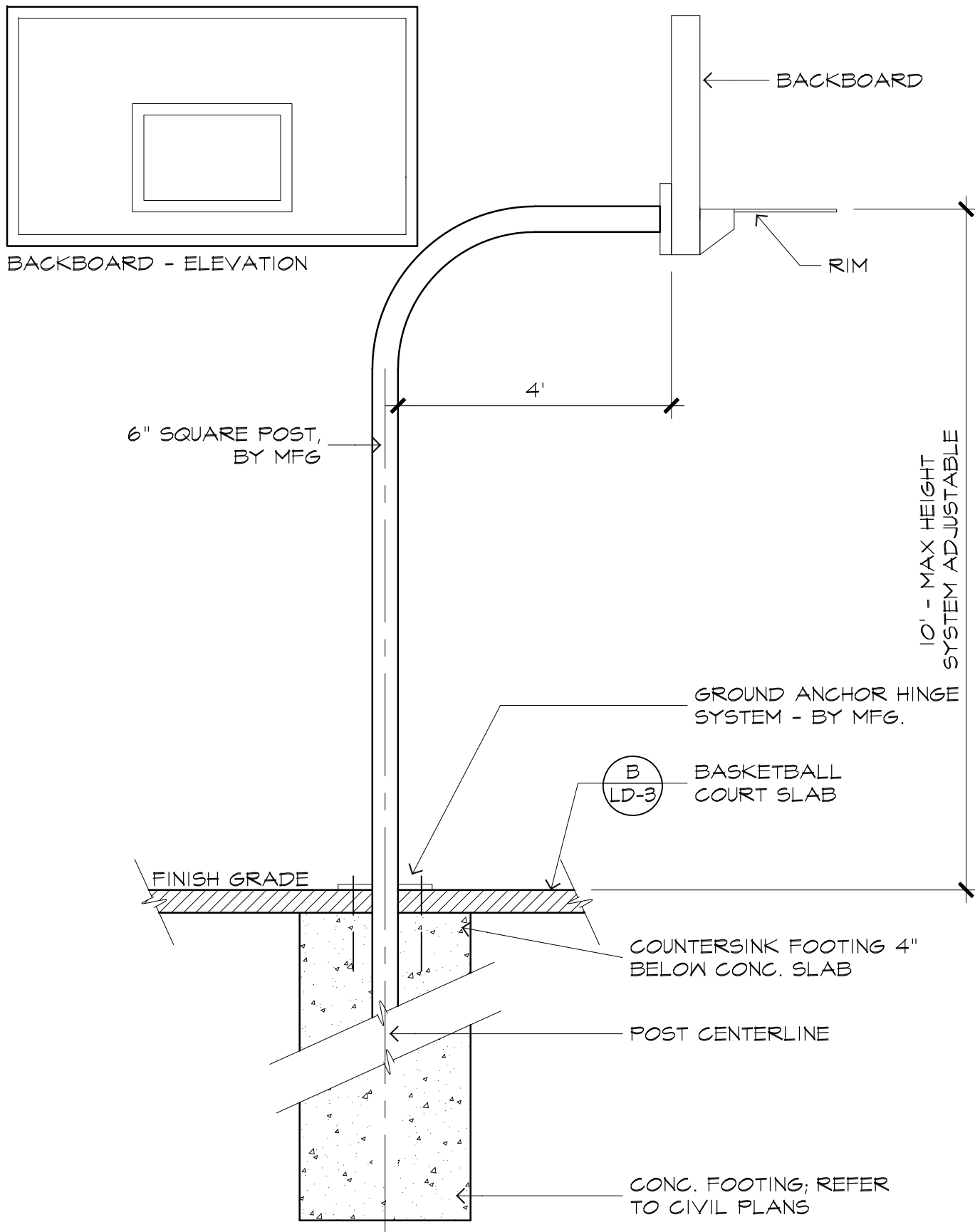
CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

LD-3

SHEET 29 OF 36 SHEETS

COMPONENT	DESCRIPTION	NOTE:
POST	6" SQUARE POWDER-COAT	BLACK
BACKBOARD	42" X 12" ACRYLIC	
RIM	COLLEGIATE BREAKAWAY	
MFG: GOAL SETTER MVP AVAIL: MALIBU PACIFIC (818)707-3747 CONTACT: PHIL CARTER JR.		

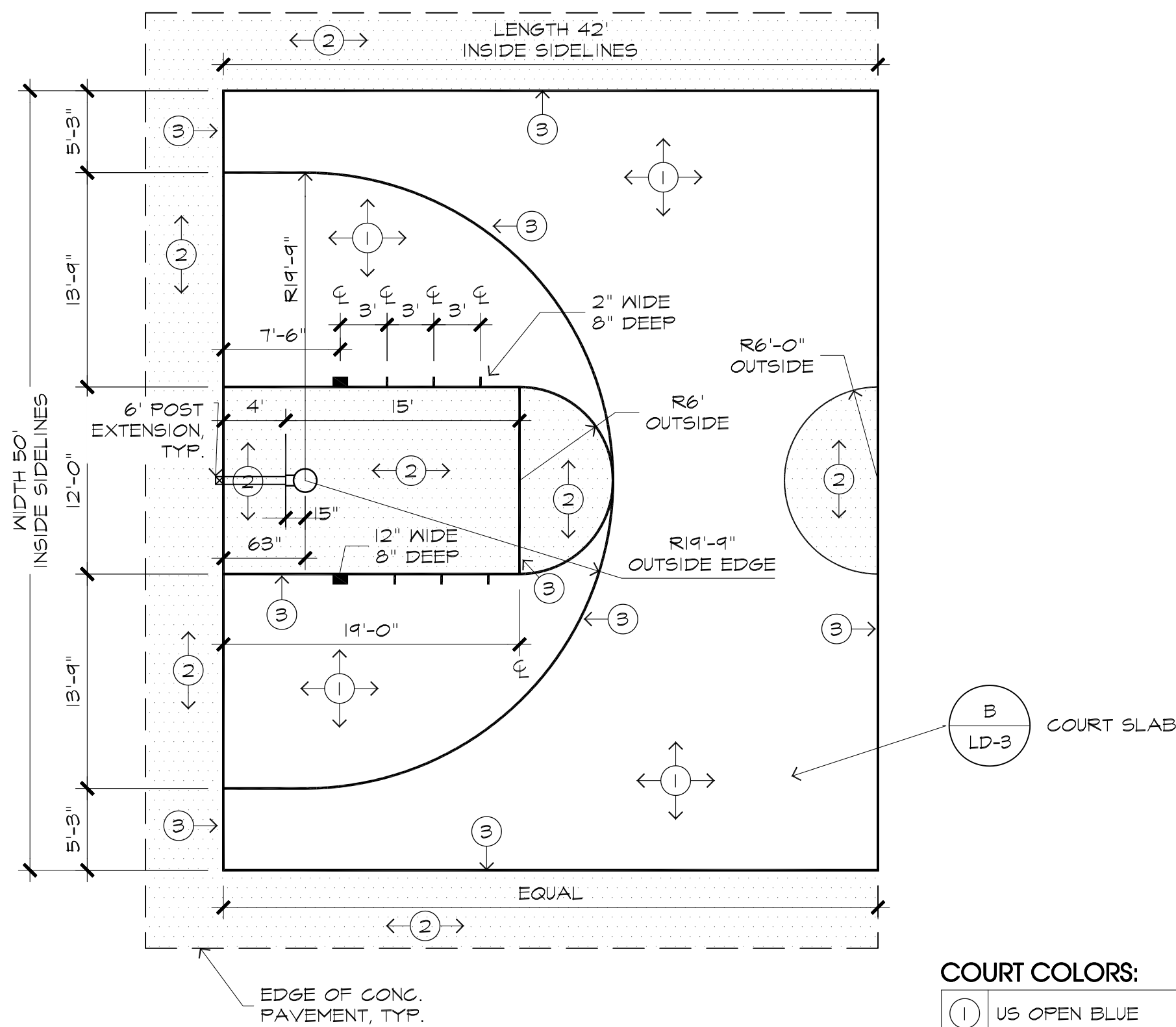


D BASKETBALL POST

NO SCALE

A BASKETBALL COURT LAYOUT

NO SCALE

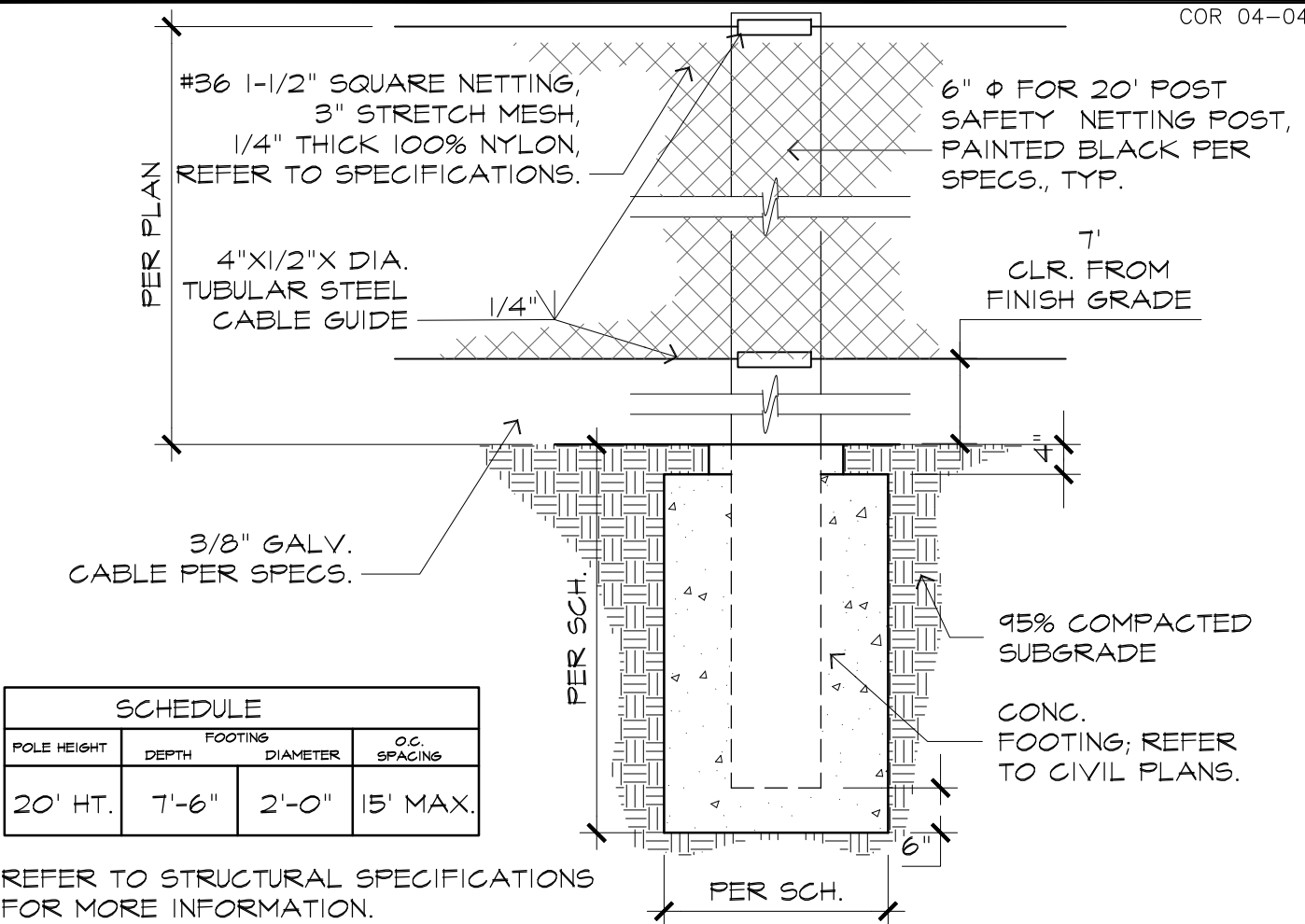


- CONSTRUCTION NOTES:
- ALL LINES SHALL BE 2" WIDE (NEUTRAL ZONES EXCLUDED).
 - END LINES AND SIDELINES SHALL BE A MINIMUM OF 2" IN WIDTH.
 - THE COLOR OF THE LANE SPACE MARKS AND NEUTRAL ZONE MARKS SHALL CONTRAST WITH THE COLOR OF THE BOUNDING LINES.
 - THE 3-POINT LINE SHALL BE THE SAME COLOR AS THE FREE LANE LINE AND SEMICIRCLE.

COURT COLORS:

1	US OPEN BLUE
2	CALIFORNIA RED
3	LINE PAINT - WHITE

MANUFACTURER INFO: PLEXIPAVE
FINISH: 100% ACRYLIC - ACRYLOTEC MA
TEXTURE: COARSE
INSTALLER:
MALIBU PACIFIC TENNIS COURTS (818)707-3747
CONTACT: PHIL CARTER JR.
NOTE: ONLY CERTIFIED/FACTORY TRAINED
INSTALLER SHALL INSTALL PLEXIPAVE SYSTEM

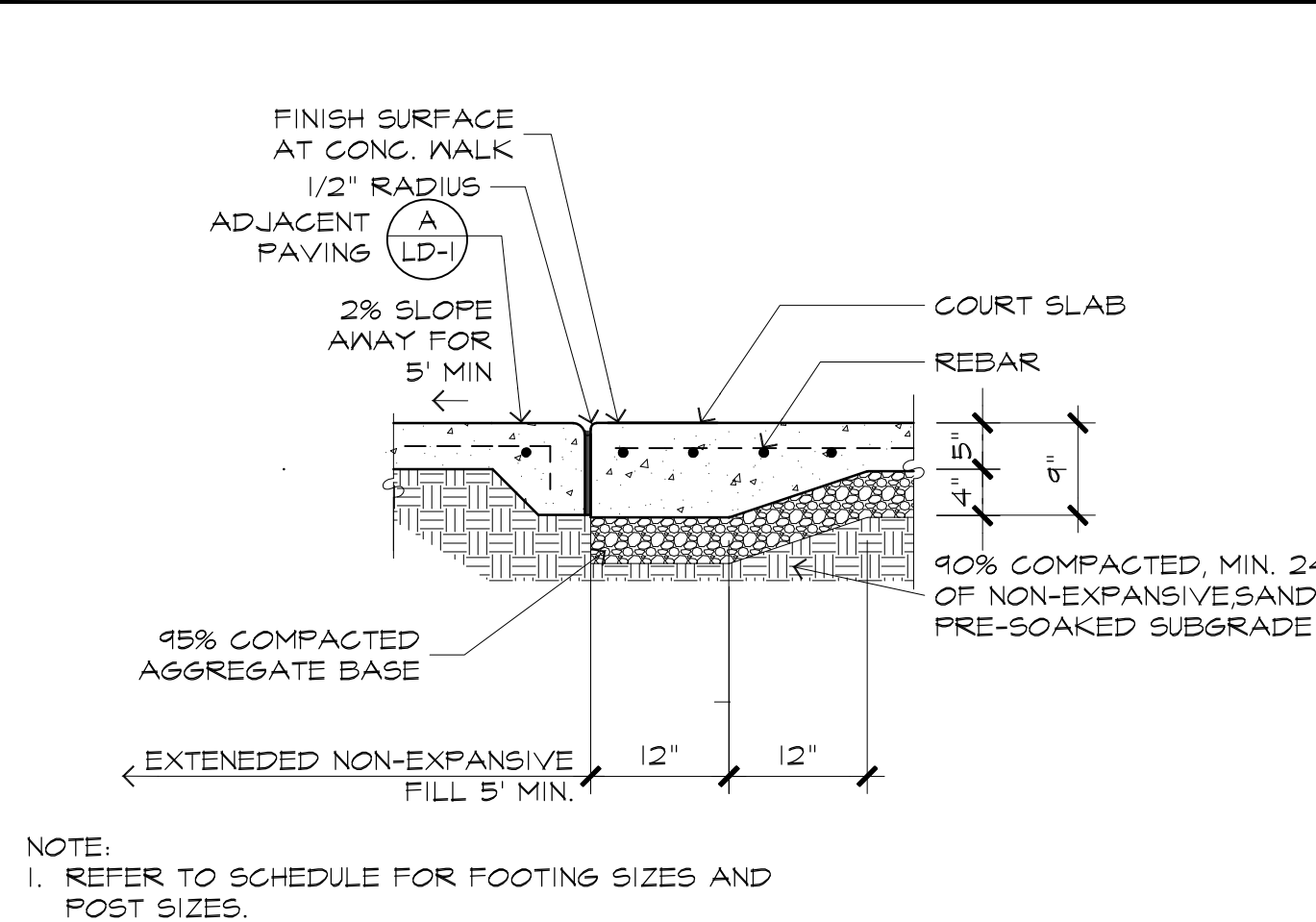


F SAFETY NETTING POST

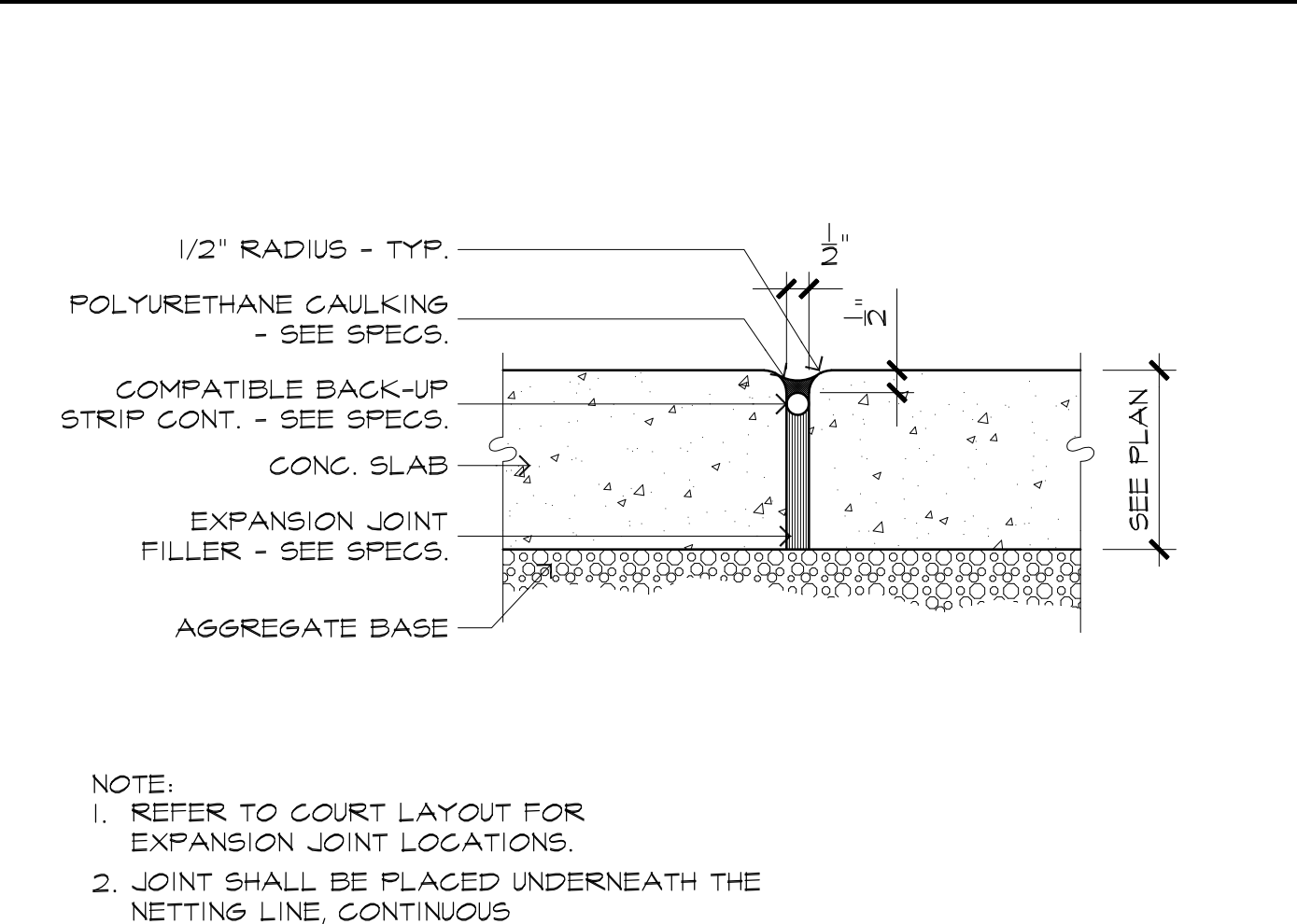
NO SCALE

E COURT SLAB EDGE

NO SCALE



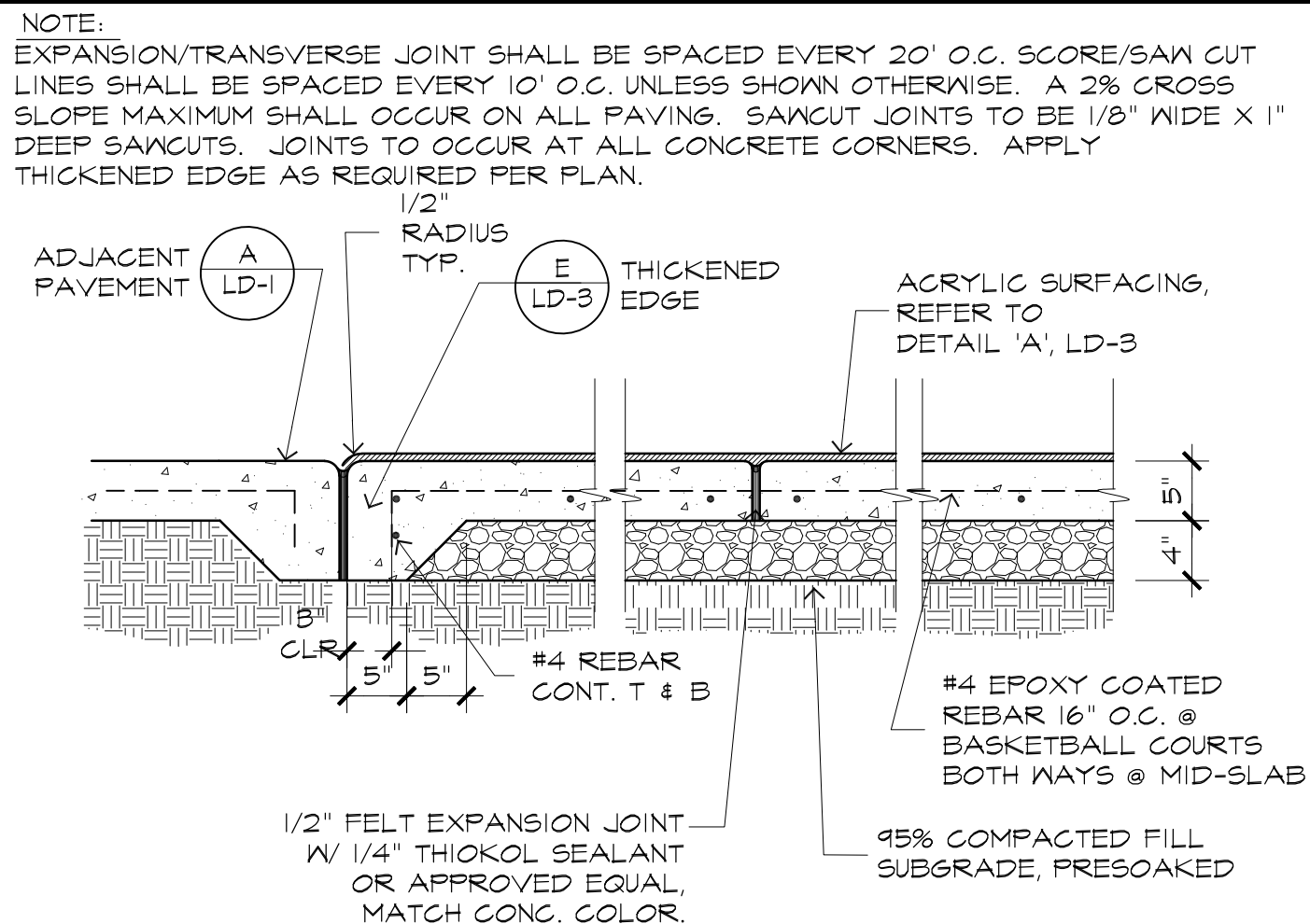
- NOTE:
- REFER TO SCHEDULE FOR FOOTING SIZES AND POST SIZES.



- NOTE:
- REFER TO COURT LAYOUT FOR EXPANSION JOINT LOCATIONS.
 - JOINT SHALL BE PLACED UNDERNEATH THE NETTING LINE, CONTINUOUS

C COURT EXPANSION JOINT

NO SCALE



B BASKETBALL COURT SLAB

NO SCALE

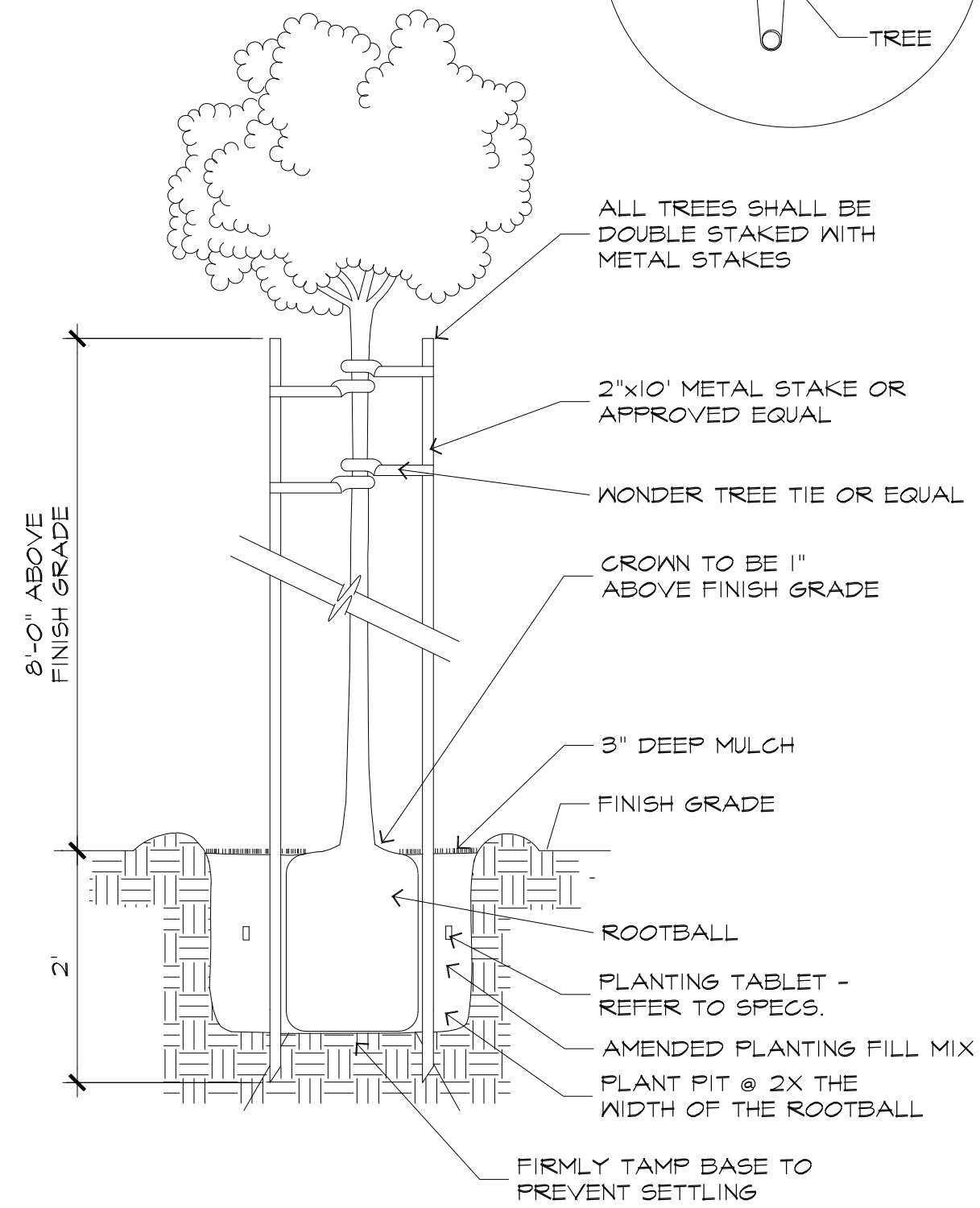


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AT LEAST TWO DAYS
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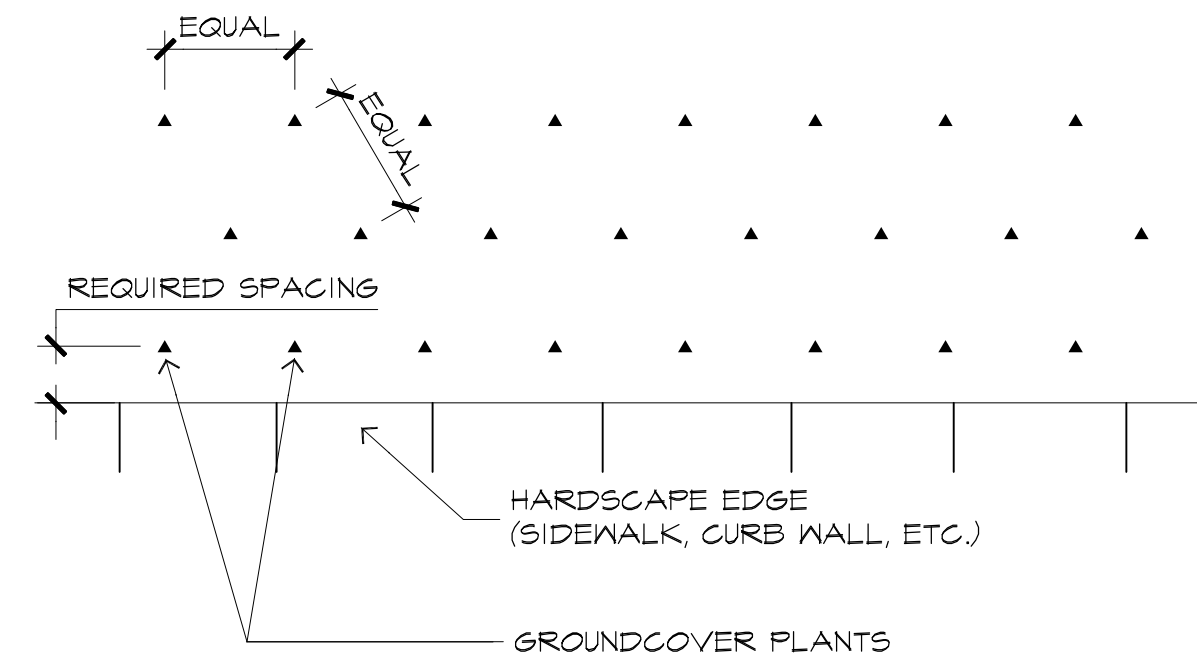
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

A diagram showing a tree with a stake and a line indicating the prevailing wind direction. The line is labeled "PREVAILING WIND" and points to the left. The stake is labeled "STAKE" and the tree is labeled "TREE".

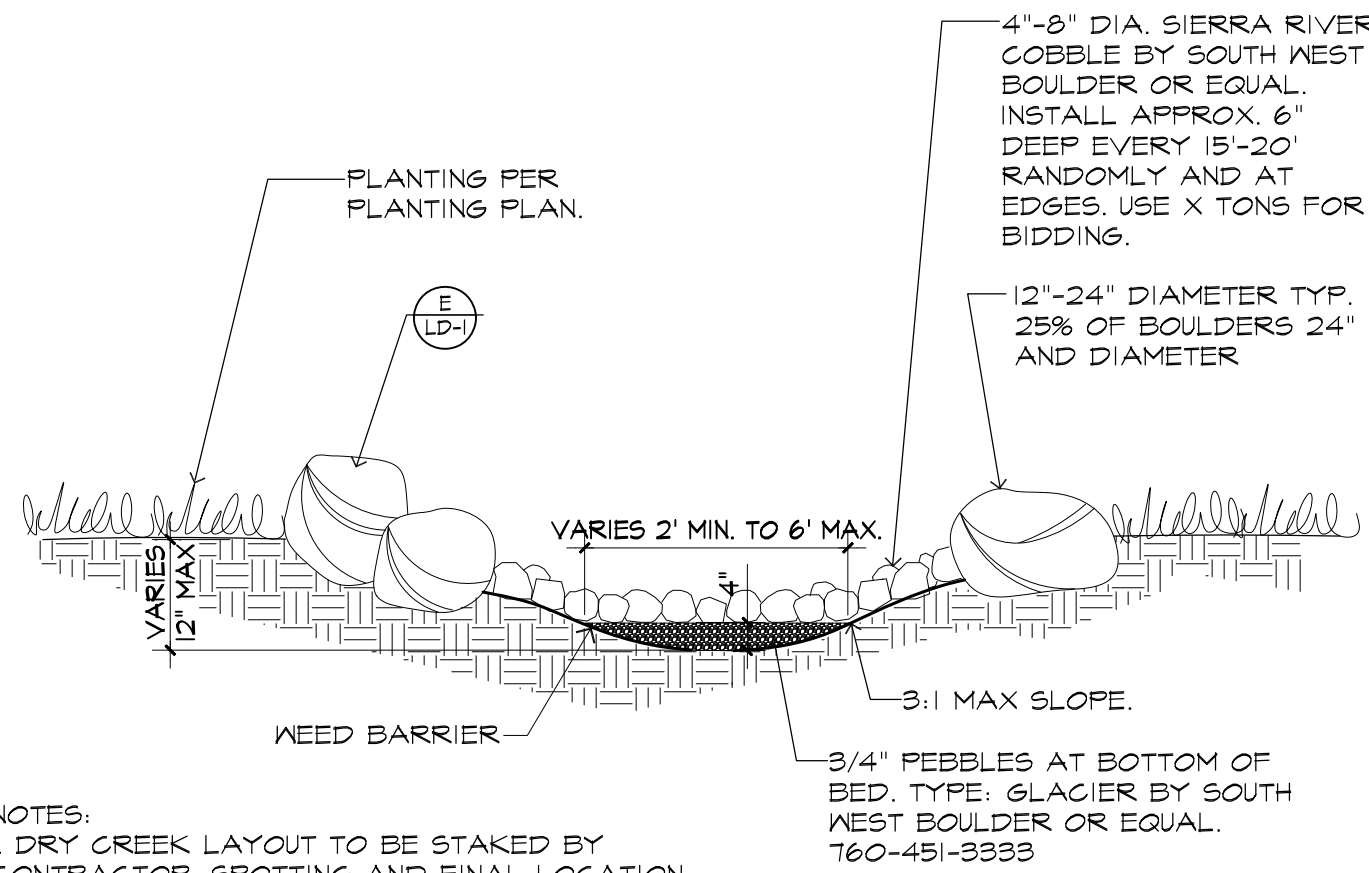


NO SCALE



NO SCALE

NO SCALE



NOTES:

1. DRY CREEK LAYOUT TO BE STAKED BY CONTRACTOR. SPOTTING AND FINAL LOCATION WILL BE DETERMINED BY CITY IN FIELD.
2. APPLY NON SACRIFICIAL MATTE FINISH ANTI GRAFFITI COATING ON ALL SURFACES.

NO SCALE



PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

LAYNE
PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

CONSTRUCTION DETAILS

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL



CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

_D-5

SHEET 31 OF 36 SHEETS



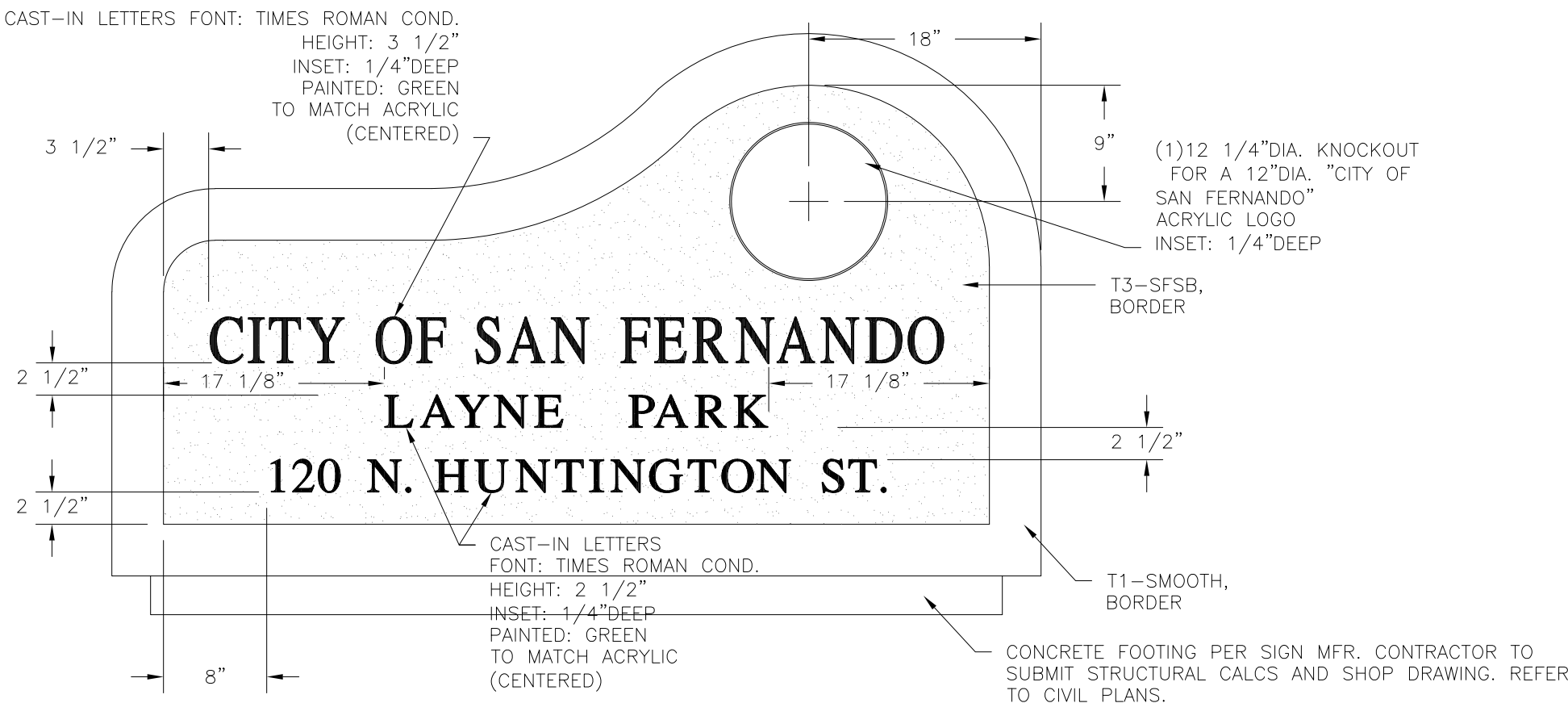
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**AT LEAST TWO DAYS
BEFORE YOU DIG**

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

- * INSTALLATION IS REQUIRED BY OTHERS.
* ALL EDGES TO HAVE 1/4" RADIUS MIN.
* MANUFACTURING TOLERANCE ±1/4".
* PRODUCT: Q-55
* QUANTITY: 1
* CONCRETE COLOR: C12-COLONIAL BRICK
* CONCRETE TEXTURE: SEE BELOW
* SEALER: STANDARD GLOSS SEALER

- NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. INSTALL SIGN PER MFR RECOMMENDATIONS.
3. SIGN BY OGP (95I) 256-3221 OR EQUAL.
4. CONTRACTOR SHALL SUBMIT ALL NECESSARY STRUCTURAL CALCS WITH SHOP DRAWINGS TO OBTAIN NECESSARY PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED COSTS FOR STRUCTURAL CALCS, SHOP DRAWINGS AND NO FEE PERMIT.



FRONT ELEVATION VIEW

CHAIN LINK FENCE POST SIZE				CHAIN LINK FENCE MATERIAL	
POSTS	NOM. DIA.	LBS/ FT.	FOOT'G DEPTH	FOOT'G DIA.	CHAIN LINK FABRIC
4" LINE	2"	3.66	3'-6"	12"	1. ALL CHAIN LINK FABRIC EXCEPT AT FUTSOL COURTS AND EXERCISE AREA SHALL BE 2" MESH, 4 GAUGE.
4" END	2"	3.66	3'-6"	12"	2. ALL CHAIN LINK FABRIC AT FUTSOL COURTS AND EXERCISE AREA TO BE 1" MESH, 6 GAUGE COLOR VINYL COATED, COLOR TO BE DETERMINED BY CITY.
4" CORNER	2"	3.66	3'-6"	12"	3. FOR BALL FIELD BACK STOP AREAS, USE 2" MESH, 6 GA FOR FIRST 12' HEIGHT OF FENCE AND 20 L.F. EACH SIDE FROM CENTER OF BACKSTOP (40 L.F. TOTAL). USE 2" MESH, 4 GA FOR REMAINING FENCING. SUBMIT PLAN SHOWING LOCATIONS.
6" LINE	2"	3.66	4'-0"	12"	
6" END	2"	3.66	4'-0"	12"	
6" CORNER	2"	3.66	4'-0"	12"	
8" LINE	2"	3.66	4'-0"	16"	
8" END	2"	3.66	4'-0"	16"	
8" CORNER	2"	3.66	4'-0"	16"	
10" LINE	2-1/2"	5.80	4'-9"	16"	
10" END	2-1/2"	5.80	4'-9"	16"	
10" CORNER	2-1/2"	5.80	4'-9"	16"	
TOP, BOTTOM RAIL, HORIZ. BRACE	1 1/4"	2.27	-	-	

CHAIN LINK FABRIC MATERIAL

1. ALL CHAIN LINK FABRIC EXCEPT AT FUTSOL COURTS AND EXERCISE AREA SHALL BE 2" MESH, 4 GAUGE.

2. ALL CHAIN LINK FABRIC AT FUTSOL COURTS AND EXERCISE AREA TO BE 1" MESH, 6 GAUGE COLOR VINYL COATED, COLOR TO BE DETERMINED BY CITY.

3. FOR BALL FIELD BACK STOP AREAS, USE 2" MESH, 6 GA FOR FIRST 12' HEIGHT OF FENCE AND 20 L.F. EACH SIDE FROM CENTER OF BACKSTOP (40 L.F. TOTAL). USE 2" MESH, 4 GA FOR REMAINING FENCING. SUBMIT PLAN SHOWING LOCATIONS.

TRUSS RODS - 3/8" DIA. GALV. ROD, BLACK, STRETCHER BAR 1/4" X 3/4", BLACK

NOTES:

1. ALL CHAIN LINK FABRIC TO BE KNUCKLED SALVAGE - TOP AND BOTTOM.

2. ALL CHAIN LINK FENCE SHALL HAVE BOTTOM RAILS.

3. POST DIA. GIVEN AT LEFT, REFER TO STD. NOMINAL PIPE SIZE.

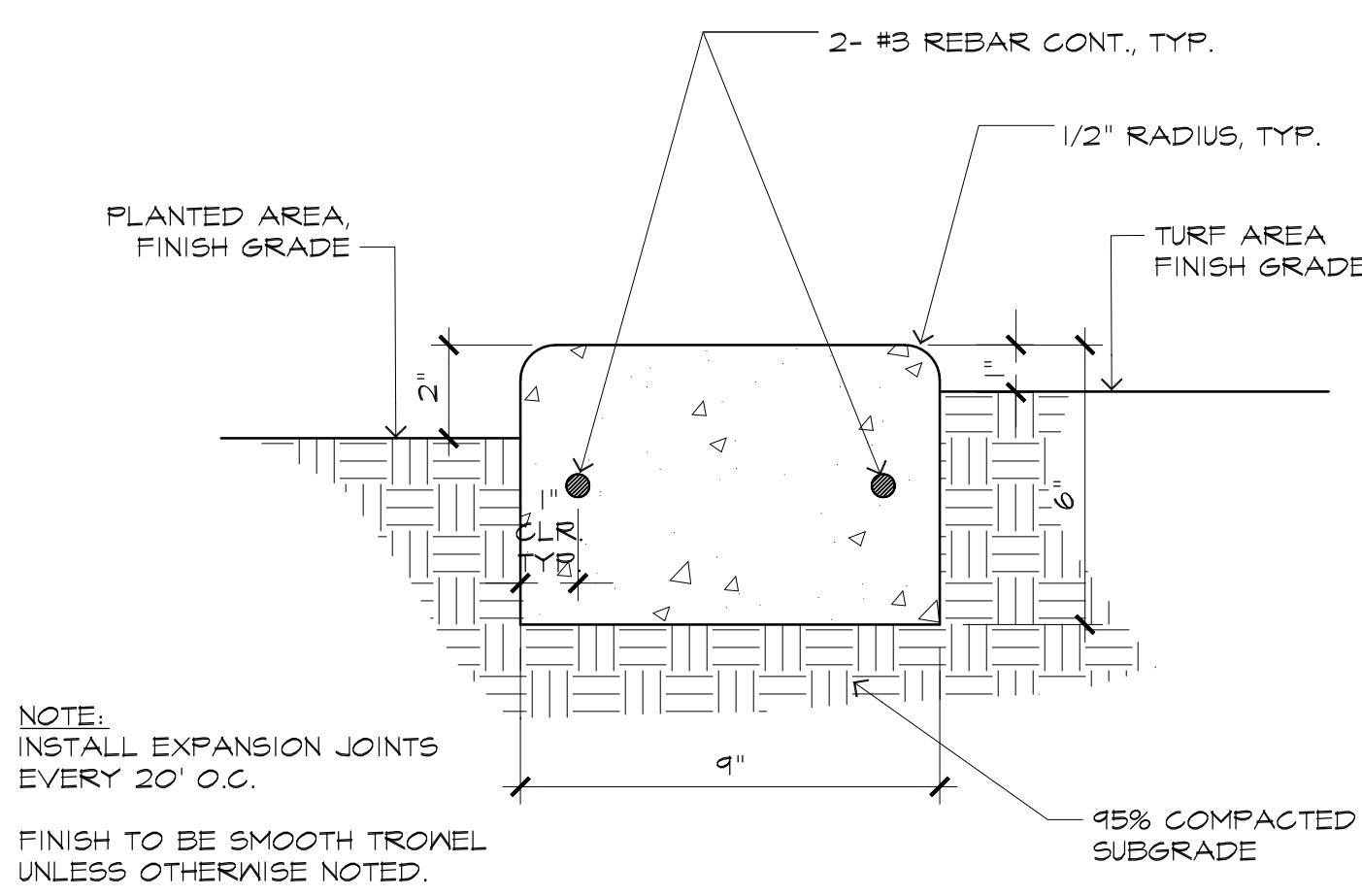
4. ALL POST SHALL BE SPACED AT 8'-0" O.C. MAX.

5. CENTER OIL LINES AS NECESSARY BETWEEN FENCE FOOTINGS. MINIMUM 3' OFFSET.

ABBREV:

CNR CORNER CLF CHAIN LINK FENCE

TYP: 1 - ASTM A653, GRADE B (55 KSI YIELD) 2 - ASTM A564, GRADE 1A (50 KSI YIELD)



J MONUMENT SIGN (ADD ALT)

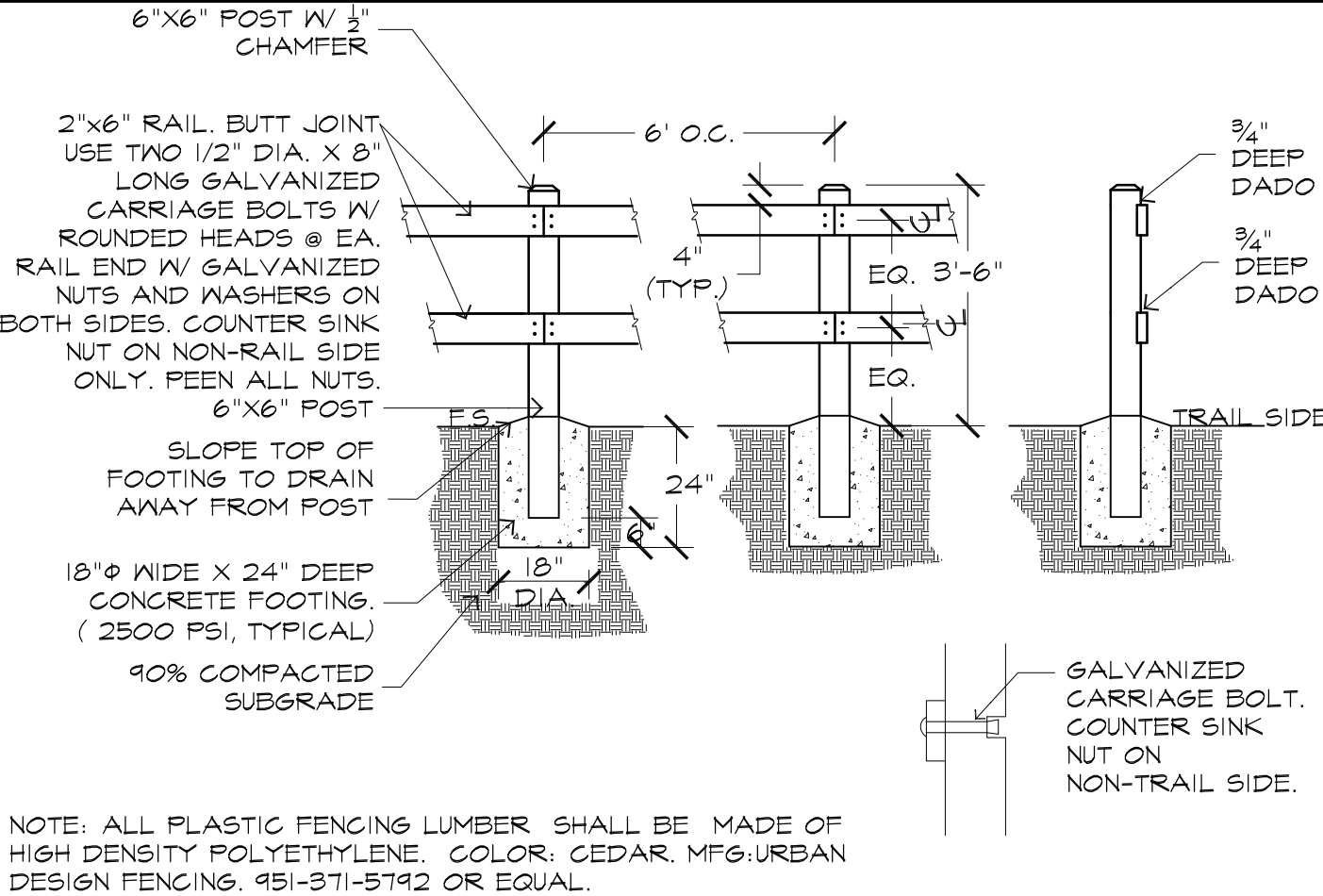
NO SCALE

D C.L.F. SCHEDULE (ADD ALT)

NO SCALE

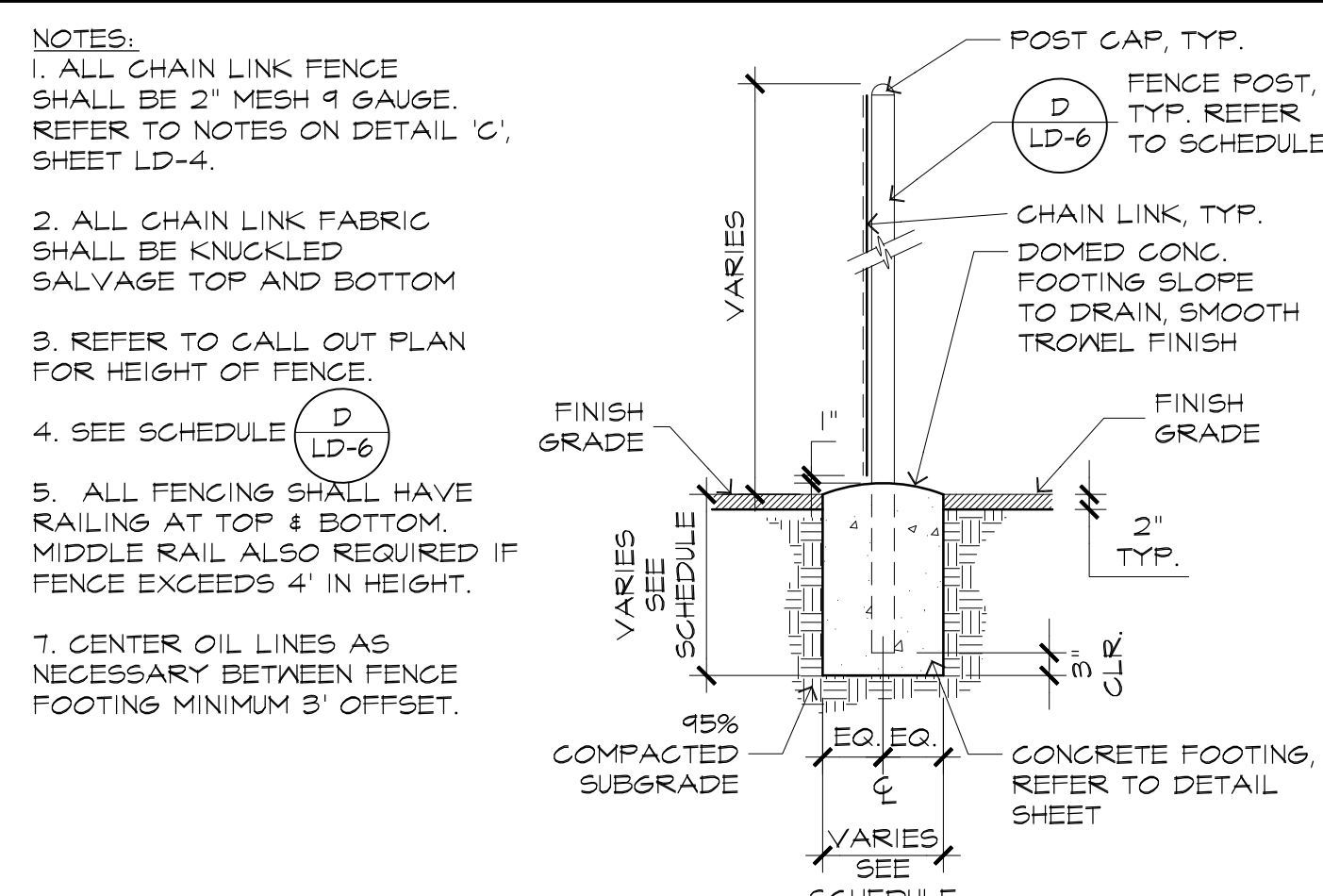
A 9" CONC. MOWBAND (ADD ALT)

NO SCALE



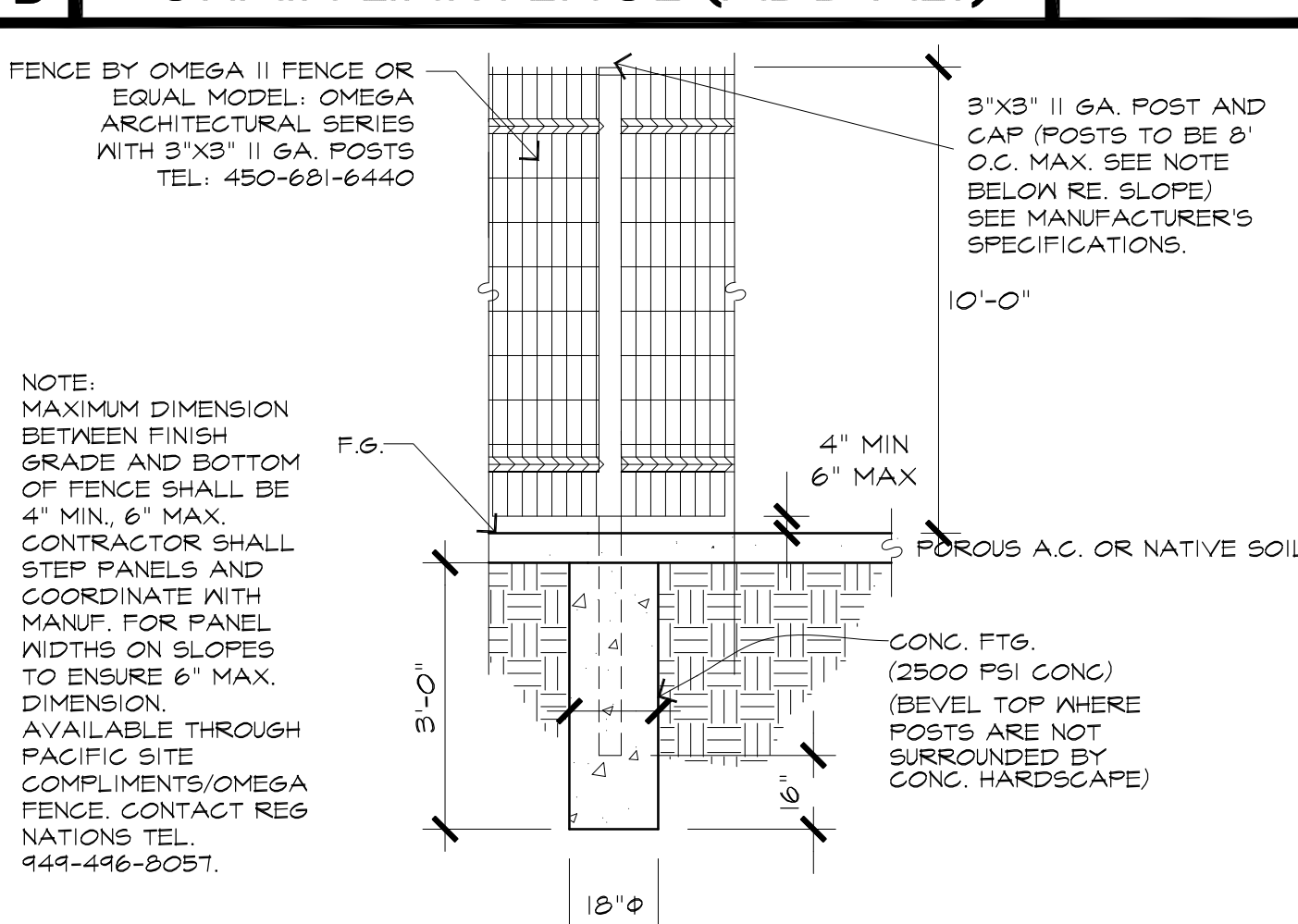
G SPLIT RAIL FENCE (ADD ALT)

NO SCALE



B CHAIN LINK FENCE (ADD ALT)

NO SCALE



C 10' WIRE MESH FENCE (ADD ALT)

NO SCALE



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CONSULTANT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
MOORE IACOFANO GOLTSMAN, INC.
CIVIL ENGINEER
CWE
ELECTRICAL & PLUMBING ENGINEER
INTEGRAL GROUP

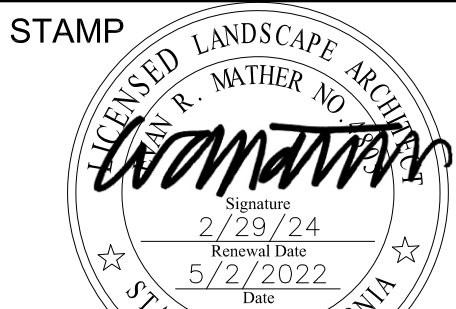
LAYNE PARK

120 N. HUNTINGTON ST.
SAN FERNANDO CA, 91340

SHEET TITLE

ADD ALT
CONSTRUCTION
DETAILS

DATE	REVISION
10-11-21	50% CD SUBMITTAL
1-10-22	95% CD SUBMITTAL
5-2-22	BID SET SUBMITTAL




CHECKED BY	DATE
O.J.	5-2-22
DRAWN BY	JOB NO.
O.J.	05566.00

SHEET

LD-6

SHEET 32 OF 36 SHEETS

MIG 109 W. UNION AVE. FULLERTON, CA 92632	
TEL 714-871-3638 www.migcon.com	
CONSULTANT:	
PROJECT TEAM: LANDSCAPE ARCHITECT MOORE IACOFANO GOLTSMAN, INC. CIVIL ENGINEER CWE ELECTRICAL & PLUMBING ENGINEER INTEGRAL GROUP	
LAYNE PARK	
120 N. HUNTINGTON ST. SAN FERNANDO CA, 91340	
SHEET TITLE	
ELECTRICAL NOTES, SYMBOL AND ABBREVIATIONS	
DATE	REVISION
04-20-22	95% CD
STAMP	
	
CHECKED BY	DATE
I.G.	04-20-22
DRAWN BY	JOB NO.
I.G.	05500.00
SHEET	E0.1
SHEET 33 OF 36 SHEETS	

Drawing Name: p:\tax\21_310150.000_layne park revitalization\10.02-drawings\10.02-cad\elec\05566_e0.1_electrical power cover sheet.dwg

1. THE WORK TO BE PERFORMED UNDER THIS DIVISION CONSISTS OF FURNISHING, INSTALLING, AND PLACING INTO OPERATION ALL ELECTRICAL WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREINAFTER. PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE INSTALLATION.
2. INSTALLATION OF ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FOLLOWING REGULATIONS, CODES, ETC.:
 - i) CALIFORNIA BUILDING CODE - CBC
 - ii) CALIFORNIA ELECTRICAL CODE - CEC
 - iii) CALIFORNIA ENERGY CODE - CENC
 - iv) CALIFORNIA FIRE CODE - CFC
 - v) CALIFORNIA STATE FIRE MARSHAL REQUIREMENTS - CFSM
 - vi) CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 - CASM TITLE 24
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES, AND PAY ALL FEES AS REQUIRED FOR EXECUTION OF THE CONTRACT. ARRANGE FOR NECESSARY INSPECTIONS AND PRESENT CERTIFICATES OF APPROVAL TO THE OWNER.
4. DRAWINGS:
 - 4.1. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. EXAMINE THE ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS AND BECOME FAMILIAR WITH AND COORDINATE WITH ALL CONDITIONS AFFECTING EXECUTION OF THE WORK.
 - 4.2. COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES.
5. STANDARDS FOR MATERIALS AND WORKSMANSHIP:
 - 5.1. ALL MATERIAL SHALL BE NEW (UNLESS SPECIFICALLY INDICATED TO BE REUSED).
 - 5.2. THE MATERIALS OF THE SAME TYPE SHALL BE THE PRODUCT OF ONE MANUFACTURER.
 - 5.3. THE PUBLISHED STANDARDS AND REQUIREMENTS OF THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATIONS, THE AMERICAN NATIONAL STANDARDS INSTITUTE, THE INSTITUTES OF ELECTRICAL AND ELECTRONIC ENGINEERS AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS SHALL BE THE BASIS OF THE WORK TO BE APPLICABLE.
 - 5.4. SPECIFIED CATALOG NUMBERS AND TRADE NAMES ARE INTENDED TO DESCRIBE THE MATERIAL, DEVICES OR APPARATUS DESIRED. SIMILAR MATERIALS OF OTHER MANUFACTURERS, IF OF EQUAL QUALITY, CAPACITY, AND CHARACTER, MAY BE USED UPON OWNER'S APPROVAL. SUBSTITUTIONS FROM MANUFACTURERS WITH INADEQUATE LOCAL SUPPORT OR MARKET SHARE MAY BE REJECTED.
6. UNDERWRITER'S LABEL AND LISTING:
 - 6.1. ALL TYPES OF MATERIALS WHICH ARE COMMONLY UL LISTED SHALL BE UL LISTED, AND SHALL BEAR THE INSPECTION LABEL OF UNDERWRITER'S LABORATORIES, INC. (UL), WHERE CUSTOM BUILT EQUIPMENT IS SPECIFIED AND THE UL LABEL OR LISTING IS NOT APPLICABLE TO THE COMPLETED PRODUCT, ALL COMPONENTS USED IN THE CONSTRUCTION OF SUCH EQUIPMENT SHALL BE LABELED OR LISTED BY UL AS APPLICABLE.
7. SHOP DRAWINGS AND ENGINEERING DATA:
 - 7.1. COMPLETE SHOP DRAWINGS AND ENGINEERING DATA ON ALL EQUIPMENT AND MATERIALS TO BE USED IN THE WORK OF THIS DIVISION SHALL BE SUBMITTED FOR THE ARCHITECT/ENGINEER'S APPROVAL IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
 - 7.2. SUBMISSIONS SHALL BE STAMPED AS APPROVED BY THE CONTRACTOR AND HAVE ALL FEATURES, OPTIONS, ACCESSORIES, AND CATALOG NUMBERS CLEARLY INDICATED.
8. TESTS:
 - 8.1. AT THE COMPLETION OF THE ELECTRICAL INSTALLATION AND AT SUCH TIME AS THE ARCHITECT OR OWNER MAY DIRECT, THE CONTRACTOR FOR THE DIVISION SHALL CONDUCT AN OPERATING TEST FOR APPROVAL. ALL EQUIPMENT SHALL BE DEMONSTRATED TO OPERATE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AS INTENDED, PROVING SYSTEM INTEGRITY.
9. FINAL INSPECTION:
 - 9.1. WHEN THE WORK ON THE PROJECT HAS BEEN COMPLETED AND IS READY FOR FINAL INSPECTION, SUCH AN INSPECTION WILL BE MADE. AT THIS TIME THE CONTRACTOR SHALL DEMONSTRATE THAT THE REQUIREMENTS OF THIS DIVISION HAVE BEEN MET.

1. THE COMPONENTS OF THE ELECTRICAL SYSTEMS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE THEREOF EITHER FOR BENEFICIAL USE OR FINAL ACCEPTANCE, WHICHEVER IS EARLIER, AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP.

1. CONDUIT SHALL BE GALVANIZED RMC, IMC, OR UBT. RIGID GALVANIZED STEEL OR INTERMEDIATE METALLIC CONDUIT SHALL BE USED WHERE SUBJECT TO DAMAGE OR EXPOSURE TO WEATHER. FLEXIBLE CONDUIT MAY BE USED ABOVE CONCEALED CEILINGS OR WITHIN WALLS, AND EXPOSED IN DRY, INTERIOR LOCATIONS. TYPE IMC CABLE WITH GROUND MAY BE USED IN LIEU OF EMT BETWEEN LOCATIONS WHERE CONCEALED AND PERMITTED BY CODE.
2. RACEWAYS SHALL BE INSTALLED AS A COMPLETE SYSTEM AND SHALL BE CONTINUOUS FROM OUTLET TO OUTLET UNLESS NOTED OTHERWISE. RACEWAYS SHALL BE MECHANICALLY AND ELECTRICALLY CONNECTED TO ALL BOXES AND FITTINGS. RACEWAYS AND BOXES SHALL BE SUPPORTED FROM STRUCTURAL STEEL AND NOT SUPPORTED FROM THE CEILING GRID OR ROOF DECKING PER NEC.
3. EMT COUPLINGS & CONNECTORS SHALL BE STEEL SET-SCREW OR COMPRESSION TYPE CONNECTORS. SHALL HAVE INSULATED THROATS. DIE-CAST FITTINGS ARE NOT ACCEPTABLE.
4. ALL CONDUIT SHALL BE INSTALLED CONCEALED EXCEPT IN UNFINISHED SPACES OR WHERE SHOWN OTHERWISE.
5. MINIMUM SIZE CONDUIT SHALL BE 3/4" INCH.
6. A NYLON PULL CORD SHALL BE INSTALLED IN ALL CONDUITS IN WHICH CONDUCTORS ARE NOT INSTALLED. A 24 INCH LENGTH OF THE FISH CORD SHALL BE COILED IN EACH END OF THE CONDUIT AND CONDUIT SHALL BE CAPPED TO PREVENT CONTAMINATION.
7. FLEXIBLE LIQUID-TIGHT METAL CONDUIT SHALL BE USED FOR CONNECTIONS TO ALL MOTORS, DRY TYPE TRANSFORMERS AND ANY EQUIPMENT WHERE REQUIRED BECAUSE OF VIBRATION OR RELATIVE MOTION.
8. SURFACE RACEWAY SYSTEMS SHALL BE USED WHERE SPECIFICALLY SHOWN ON DRAWINGS OR APPROVED BY ARCHITECT/ENGINEER, WHERE PERMITTED, RACEWAY SHALL BE METAL AN ATTACHED TO THE WALL USING METAL FASTENERS. VERTICAL RUNS SHALL BE IN CORNERS OR AGAINST VERTICAL MOLDINGS, SUCH AS DOOR TRIM. PROVIDE MULTI-CHANNEL RACEWAY WHERE COMMUNICATIONS AND POWER ARE REQUIRED. PROVIDE TRIM, FACEPLATE, AND ACCESSORIES FOR FINISHED USE AND COMPLETE INSTALLATION. SYSTEM SHALL BE COMPATIBLE WITH OWNER'S COMMUNICATIONS DEVICES.

1. CONDUCTORS SHALL BE COPPER OF 98% CONDUCTIVITY, NO. 12 MINIMUM, 600 VOLTS UNLESS INDICATED OTHERWISE.
2. CONDUCTORS NO. 10 AND SMALLER MAY BE SOLID TYPE THHN/THWN INSULATION; NO. 11 AND LARGER SHALL BE STRANDED THHN/THWN-2 INSULATION.
3. WHERE A SINGLE PHASE BRANCH CIRCUIT IS SHOWN, BUT CONDUCTOR SIZE IS NOT INDICATED, THE FOLLOWING CONDUCTOR SIZES SHALL BE ASSUMED (DISTANCES ARE TO THE CENTER OF THE LOAD WHERE DISTRIBUTED; SIZES PERTAIN TO HOT, NEUTRAL, AND GROUNDING CONDUCTORS):
 - 3.1. 120V, <75' #12 277V, <175' #12
 - 3.2. 120V, 75'-120' #10 277V, 175'-270' #10
 - 3.3. 120V, >120' #8 277V, >270' #8
4. MATCH EXISTING COLOR CODES USED IN THE BUILDING. IN THE ABSENCE OF A CONSISTENT EXISTING COLOR CODE, NEW CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

PHASE A - BLACK
PHASE B - RED

NEUTRAL - WHITE
GROUND - GREEN

5. DO NOT SHARE NEUTRALS FOR THE FOLLOWING 120V BRANCH CIRCUITS: WORKSTATION RECEPTACLES (EXCEPT MODULAR FURNITURE, TELECOMMUNICATIONS EQUIPMENT, AND AIR CONDITIONING), HARMONIC PRODUCING LOADS.
6. LABEL CONDUCTORS WITH EQUIPMENT DESIGNATION IN EACH FEEDER JUNCTION BOX.
7. ALL CONDUCTORS SHALL BE INSTALLED IN RACEWAY.

1. PULL BOXES SHALL BE INSTALLED AT ALL NECESSARY POINTS, WHETHER INDICATED ON THE DRAWINGS OR NOT. PROVIDE WHERE REQUIRED FOR A PROPER INSTALLATION AND TO PREVENT INJURY TO THE CONDUCTORS THAT MIGHT RESULT FROM PULLING. MINIMUM DIMENSIONS SHALL NOT BE LESS THAN NEC REQUIREMENTS.
2. ALL INDOOR AND DRY LOCATIONS BOXES SHALL BE GALVANIZED STEEL, RIGIDLY SECURED IN POSITION TO THE STRUCTURE. CAST IRON WITH THREADED HUB OUTLET BOXES SHALL BE USED FOR OUTDOOR, EXPOSED, AND WET LOCATIONS.
3. PROVIDE BOXES, COMPLETE WITH COVER OR DEVICE PLATE FOR SWITCHES, RECEPTACLES OR OTHER DEVICES, OR WHEN REQUIRED FOR JOINING BRANCH CIRCUIT WIRING.
4. CONDUIT BODIES MAY BE USED ON EXPOSED CONDUIT, WHEN ALLOWED BY THE NEC.

1. WIRING DEVICES SHALL BE COMPLETE WITH ALL MOUNTING DEVICES AND OTHER APPURTENANCES AS REQUIRED. ALL WIRING DEVICES SHALL BE THE PRODUCT OF A MANUFACTURER'S LISTED EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
2. ALL LINE VOLTAGE LIGHT SWITCHES SHALL BE TOGGLE TYPE, SPECIFICATION GRADE, INSTALLED 48 INCHES ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. SWITCHES SHALL BE HUBBELL CSB120 SERIES (SINGLE POLE); HUBBELL CSB320 SERIES (3-WAY), OR APPROVED EQUAL.
3. ALL RECEPTACLES SHALL BE DUPLEX OUTLETS, GROUNDING TYPE, SPECIFICATION GRADE, INSTALLED 18 INCHES ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
4. SPECIAL AND HEAVY-DUTY TYPE RECEPTACLES SHALL BE PROVIDED AS SUITABLE FOR THE INTENDED USE. 120V AND 250V, 15A AND 20A, NON-LOCKING RECEPTACLES USED IN DAMP AND WET LOCATIONS SHALL BE WEATHER-RESISTANT AND LABELED BY THE MANUFACTURER AS SUCH.
5. COLOR OF DEVICES AND COVERPLATES SHALL BE AS DIRECTED BY THE ARCHITECT OR OWNER.

1. ALL CONDUITS SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC.
2. LAYOUT EQUIPMENT TO MAINTAIN HEADROOM, NEAT MECHANICAL APPEARANCE, AND TO SUPPORT EQUIPMENT LOADS REQUIRED.

1. FUSED AND NONFUSED SAFETY SWITCHES SHALL BE PROVIDED AS REQUIRED. SUCH SWITCHES SHALL BE OF THE PROPER SIZE AND NUMBER OF POLES FOR USE WITH THE EQUIPMENT REQUIRING THE SWITCH. WHERE THE MOTOR CONTROLLER IS NOT WITHIN SIGHT OF THE MOTOR OR OVERCURRENT PROTECTION, PROVIDE TWO SWITCHES AS REQUIRED.
2. SAFETY SWITCHES SHALL BE THE ENCLOSED HEAVY-DUTY TYPE WITH QUICK-MAKE, QUICK-BREAK MECHANISM AND EXTERNAL PAD-LOCKING OPERATING HANDLE. ALL SWITCH ENCLOSURES SHALL BE NEMA TYPE 1, EXCEPT SWITCHES EXPOSED TO THE WEATHER SHALL HAVE NEMA TYPE 3R, RAINIGHT ENCLOSURES.
3. COMBINATION STARTER/DISCONNECTS AND CIRCUIT BREAKER DISCONNECTS MAY ALSO BE USED FOR MOTOR LOADS.

1. RACEWAYS, BOXES, OUTLETS, AND ENCLOSURES SHALL BE BOUND TOGETHER TO FORM A CONTINUOUS METALLIC GROUNDING CIRCUIT IN ACCORDANCE WITH NEC ART. 250.
2. THE MINIMUM SIZE OF GROUNDING CONDUCTOR SHALL BE PER NEC UNLESS NOTED TO BE LARGER ON THE DRAWINGS.
3. GROUNDING CONDUCTORS SHALL BE PROVIDED FOR ALL BRANCH CIRCUITS AND FEEDERS. NO EXCEPTIONS! EXTEND AND CONNECT TO EACH DEVICE AND EQUIPMENT.

1. EXISTING PANELBOARDS SHALL REMAIN AND BE RE-USED. WHERE NEW CIRCUIT BREAKERS ARE INDICATED ON SCHEDULES, PROVIDE SAME TYPES AND INTERRUPTING RATINGS AS EXISTING CIRCUIT BREAKERS.
2. PROVIDE COMPLETE TYPE-WRITTEN PANELBOARD DIRECTORIES INDICATING LOAD TYPE AND LOCATION WITH FIELD CHANGES RECORDED.

PHASE, THREE WIRE, 120/240V, WITH 100%~~RA~~ RATED WIRE UNLESS SPECIFIED OTHERWISE. ALL BUS BARS SHALL BE COPPER. THE NEUTRAL AND GROUNDING BUSES SHALL UTILIZE SET-SCREWS TO BOND THE CONDUCTORS TO THE BUS THROUGH HOLES DRILLED IN THE BUS BARS. PANELS AND BREAKERS SHALL BE RATED FOR THE AVAILABLE INTERRUPTING CURRENT AND IN NO CASE BE LESS THAN 10,000 AMPERES RMS SYMMETRICAL INTERRUPTING CAPACITY.

4. PANELS AND BREAKERS SHALL BE COMBINATION THERMAL AND MAGNETIC MOLDED CASE TYPE, QUICK MAKE AND QUICK-BREAK. ALL MULTI-POLE BREAKERS SHALL BE INTERNAL COMMON TRIP.

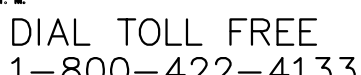
5. PANELBOARDS SHALL BE SURFACE MOUNTED OR RECESSED AS SCHEDULED, WITH BAKED-ON ENAMEL TRIM, ADJUSTABLE TRIM CLAMPS AND DOOR WITH LOCK AND CATCH. PROVIDE COMPLETE TYPED WRITTEN PANELBOARD DISCREPANCIES INDICATING LOAD TYPE AND LOCATION WITH FIELD CHANGES RECORDED.

6. PANELBOARDS SHALL BE BY SQUARE D, SIEMENS, GENERAL ELECTRIC, OR EATON.

1. FUSES SHALL CONFORM TO THE LATEST EDITIONS OF NEMA, UL, AND NEC. FUSES SHALL BE DUAL-ELEMENT, CURRENT LIMITING, AND SUITABLE FOR USE WITH DOWNSTREAM CIRCUIT BREAKERS, AS APPLICABLE.
2. FURNISH AND INSTALL COMPLETE SETS OF FUSES FOR ALL SWITCHES REQUIRING SAME, INCLUDING THOSE REQUIRED IN SWITCHBOARDS AND MOTOR CONTROLLERS.
3. UNLESS NOTED OTHERWISE, FUSES SERVING ONLY MOTOR LOADS SHALL BE CLASS RK5; FUSES SERVING DISTRIBUTION SHALL BE CLASS RK1 OR L.
4. PROVIDE 1 SPARE SET OF EACH TYPE/SIZE FUSE

1. ALL MOTORS STARTERS SHALL CONFORM TO THE LATEST APPLICABLE STANDARDS OF NEMA, ANSI, AND IEEE. STARTERS SHALL BE FULLY ENCLOSED (NEMA 1 MINIMUM) AND RATED FOR THE ENVIRONMENT. PROVIDE NEMA 3R OR BETTER OUTSIDE OF COORDINATE. PROVIDE STARTERS WITH OVERLOAD PROTECTION FOR MOTOR SERVICE. PROVIDE OVERCURRENT PROTECTION FOR MOTORS WITH 1/2 HORSEPOWER AND ALL ACTUAL AMPLIFIED LOAD. PROVIDE STARTER FOR TYPE, SIZE, AND DUTY AS SPECIFICALLY APPLIED.
2. ISOLATED MOTORS SHALL BE PROTECTED BY MEANS OF COMBINATION MOTOR STARTER/DISCONNECT
3. MOTORS 1/2 HORSEPOWER AND LARGER SHALL BE SERVED AT 480 VOLTS, 3 PHASE. (AS AVAILABLE) AND MOTORS SMALLER THAN 1/2 HORSEPOWER SHALL BE SERVED AT 120 VOLTS, SINGLE PHASE OR AS SCHEDULED.
4. MOTOR STARTERS SHALL BE LINE-VOLTAGE MAGNETIC TYPE WITH SUITABLE THERMAL OVERLOAD RELAYS, RESET, AUXILIARY CONTACTS, HAND-OFF-AUTO SELECTOR SWITCHES, 120 VOLT AUTO CONTROL TRANSFORMER, AND INDICATING LIGHTS ON THE COVER.
5. ALL MOTORS SHALL BE EQUIPPED WITH THERMAL OVERLOAD PROTECTION IN ALL PHASES. EACH SHALL BE EQUIPPED WITH A QUICK-BREAK OPERATING MECHANISM AND SILVER CONTACTS, IN NEMA 1 ENCLOSURE.

- 1.1. BEFORE ANY CABLING, BOXES, CONDUIT, OUTLETS, EQUIPMENT, LIGHTING FIXTURES, ETC. ARE LOCATED IN ANY AREA, COORDINATE THE SPACE REQUIREMENTS OF ALL TRADES. SUCH SHALL BE ARRANGED SO THAT SPACE CONDITIONS WILL ALLOW ALL TRADES TO INSTALL THEIR WORK, AND WILL ALSO PERMIT ACCESS FOR FUTURE MAINTENANCE AND REPAIR.
- 1.2. COORDINATION OF SPACE REQUIREMENTS WITH ALL TRADES SHALL BE PERFORMED SO THAT NO PIPING, DUCTWORK, ETC. IS WITHIN DESIGNATED EQUIPMENT OR WORKING SPACES. VERIFY CLEARANCES PER ARTICLE 110-26 OF THE NEC.
- 1.3. LIGHTING SHALL NOT BE INSTALLED ABOVE PIPING, DUCTS, OR OTHER OBSTRUCTIONS.
2. PROTECTION OF MATERIAL.
 - 2.1. ALL CONDUIT AND OTHER OPENINGS SHALL BE KEPT PROTECTED TO PREVENT ENTRY OF FOREIGN MATTER. FIXTURES, EQUIPMENT AND APPARATUS SHALL BE KEPT COVERED FOR PROTECTION AGAINST DIRT, WATER, CHEMICAL, AND MECHANICAL DAMAGE BEFORE AND DURING CONSTRUCTION.
 - 2.2. THE ORIGINAL FINISH, INCLUDING SHOP COAT OF PAINT OF FIXTURE, APPARATUS OR EQUIPMENT THAT HAS BEEN DAMAGED, SHALL BE RESTORED.
3. FIRESTOPPING.
 - 3.1. ALL CORE DRILLS IN SLAB OR CUTTING OF FIRE RATED WALLS SHALL BE RESTORED TO THEIR ORIGINAL FIRE RATING. FIRESTOP ALL PENETRATIONS THROUGH FIRE WALLS PER IBC 712 AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. PROVIDE FIRE-PROOFING MATERIAL APPROPRIATE FOR THE APPLICATION AND AS SHOWN IN THE LATEST EDITION OF THE UL FIRE RESISTANCE DIRECTORY.
 - 3.2. WHERE CABLE TRAY SYSTEM (GROUP UNDER 25 CABLES) PASSES A FIRE WALL: STOP CABLE TRAY WALL, RED-SS, STEEL, 1" & 2 G GANTRY BOXES OR CABLE TRAY-STOP SYSTEM, WITH 4-HOUR RATING, IN WALL ABOVE TRAY. LOWEST POINT OF TRIM FLANGE SHALL BE SLIGHTLY HIGHER THAN TOP OF TRAY. SYSTEM SHALL ALLOW CABLES TO BE ADDED AND REMOVED WITHOUT ADJUSTING FIRE-STOP MATERIAL. PROVIDE NUMBER OF UNITS AS REQUIRED FOR EQUIVALENT CABLES AS TRAY CAPACITY. EQUAL TO WIREMOLD FLAMESTOPPER OR STI E2-PATH SYSTEMS. DO NOT REDUCE THE FIRE RATING OF FIRE WALLS WITH RECESSED BOXES OR FIXTURES. WHERE SMALL, RED-SS, STEEL, 1" & 2 GANTRY BOXES ARE LOCATED BACK-TO-BACK ON FIRE RATED WALLS, THEY SHALL BE A MINIMUM OF 24" APART HORIZONTALLY, OR PROVIDE PUTTY PADS OF ADEQUATE FIRE RATING.
 - 3.3.



RECEPTACLE LOAD: 0 x 180 = 0 VA GENERAL LOAD: 16480 VA

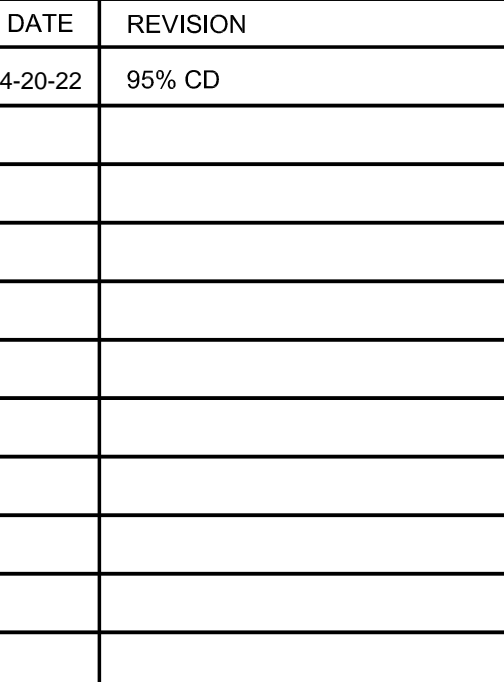
SCALE 1' = 10'-0"



SCALE 1" = 10'-0"



SCALE 1' = 10'-0"

SHEET

SHEET 36 OF 36 SHEETS

