


ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS AND WERE CREATED, REVISED AND REVISITED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. ANY USE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CVEAS. ANY REPRODUCTION OR USE THEREOF IS NOT PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.

GENERAL NOTES	
1.	CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
2.	PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF TEN FEET.
3.	PROVIDE A 12" HIGH ADDRESS POSTING WITH SUITE NUMBER 4" HIGH.
4.	IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS, NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
5.	ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
6.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
7.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
8.	THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
9.	COMPLIES WITH 2019 CBC, CMC, CPC, CEC, CFC, CA ENERGY, AND CALGREEN BUILDING STANDARD CODES.
10.	JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE.
11.	THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
12.	DEFERRED SEPARATE SUBMITTAL PERMIT, REVIEW, AND APPROVAL FOR THE FOLLOWING ITEMS: 12.1. EXTERIOR BUILDING SIGNAGE 12.2. SITE SIGNAGE
13.	NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
14.	ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
15.	TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
16.	CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
17.	NO USES OF LAND, BUILDING, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
18.	ALL ACCESSIBLE PARKING STALL(S) SHALL BE PLACED ADJACENT TO FACILITIES, RAMP(S) OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
19.	LIGHTING WHERE PROVIDED TO ILLUMINATED PARKING, SALES OR DISPLAY AREAS SHALL BE HOLED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
20.	ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TO-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLE(S).
21.	SIGN(S), OTHER THAN DIRECTIONAL SIGN(S), IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
22.	OUTDOOR STORAGE OF MATERIAL(S), INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIAL(S) SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
23.	ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY AND STATE DIVISION OF HIGHWAY SPECIFICATIONS.
24.	SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST ALSO COMPLY CITY/COUNTY MUNICIPAL CODE.
25.	THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.). ALL WORK MUST REMAIN VISIBLE AND MUST NOT BE COVERED UNTIL THE REQUIRED FIRE INSPECTIONS HAVE BEEN COMPLETED BY THE FIRE DEPARTMENT.
26.	SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE ALARM AND SPRINKLER SYSTEMS.
27.	ALL EXISTING BUILDINGS SHALL COMPLY WITH EMERGENCY RESPONDER RADIO COVERAGE PER 2019 CFC 910.1.
28.	A CONDITIONED USED PERMIT APPROVAL FROM THE CITY'S ZONING ADMINISTRATOR IS REQUIRED PRIOR TO SERVING ALCOHOL AND THAT THE APPLICANT IS CURRENTLY IN THE PROCESS OF SUBMITTING A CUP TO THE CITY TO RECEIVE A TYPE 41 ABC LICENSE. PERMIT #42020-0004
29.	FIRE SPRINKLERS SHALL PROTECT THE PROPOSED CARWASH BUILDING. FIRE SPRINKLERS SHALL MEET THE REQUIREMENTS OF NFPA 13 FOR AN ORDINARY HAZARD GROUP 1. FIRE SPRINKLERS MUST BE A SEPARATE SUBMIT.

ABBREVIATIONS:			
A.B.	ANCHOR BOLT	H&R.	HANGER
ADJ.	ADJUSTABLE	HDR.	HEADER
ABV.	ABOVE	HT.	HEIGHT
A.C.I.	AMERICAN CONCRETE INSTITUTE	HORIZ.	HORIZONTAL
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	H&B	HIGH STRENGTH BOLT
A.S.T.M	AMERICAN SOCIETY FOR TESTING & MATERIALS	H.S.	HIGH SIDE
A.P.A.	AMERICAN FLYWOOD ASSOCIATION	IN.	INCH
ARCH.	ARCHITECTURAL	I.D.	INSIDE DIAMETER
AKS	AMERICAN WELDING SOCIETY	INT.	INTERIOR
BD.	BOARD	J&T.	JOIST
BF.	BRACED FRAME	K OR KIPS	1000 lbs.
BLK.	BLOCK	L.H.D.	LAMINATED
BLK&.	BLOCKING	LB OR LBS	POUNDS
BOT.	BOTTOM	L.S.	LOW SIDE
BLDG.	BUILDING	L.T. WT.	LIGHT WEIGHT
BM.	BEAM	LLV	LONG LEG VERTICAL
B.N	BOUNDARY NAILING	MB	MACHINE BOLT
C	CHANNEL	MAS.	MASONRY
CL&.	CELLING	MAX.	MAXIMUM
CLR.	CLEAR	MF.	MOMENT FRAME
COL.	COLUMN	MTL.	METAL
C.M.U.	CONCRETE MASONRY UNIT	MIN.	MINIMUM
C-J.	CONSTRUCTION JOINT	MIN.	NOT TO SCALE
CONN.	CONNECTION	N.B.	NUMBER
CON&T.	CONSTRUCTION CONTINUOUS	NO OR #	ON CENTER
DA	DOUBLE ANGLE	OP&N.	OPENING
DEMO.	DEMOLISH	OPP.	OPPOSITE
DET.	DETAIL	O.A.	OUTSIDE DIA.
DIAG.	DIAGONAL	FL	PLATE
DIA.(Ø)	DIAMETER	FLYND.	PLYWOOD
DIM.	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DWG.	DRAWING	PRESS.	PRESSURE
EA.	EACH	R	RADIUS
E.N.	EDGE NAILING	REINF.	REINFORCING
ELEV.	ELEVATION	REQD.	REQUIRED
EOR	ENGINEER OF RECORD	RM.	ROOM
ENG.	ENGINEER	SCHED.	SCHEDULE
EQ.	EQUAL	SHT.	SHEATHING
EQUIP.	EQUIPMENT	SIM.	SIMILAR
ES	EDGE SCREW OR EACH SIDE	SILV	SHORT LEG VERTICAL
EXIST (E)	EXISTING	SPEC.	SPECIFICATION
EXP.	EXPANSION	ST&R.	STAGGER
FIN.	FINISH	STD.	STANDARD
FM	FIELD NAILING	STL	STEEL
FLR.	FLOOR MOUNT	STIFF.	STIFFENER
FTF	FLOOR TO FLOOR	STRUCT.	STRUCTURAL
FT&.	FOOTING	SYM.	SYMMETRICAL
FDN.	FOUNDATION	TH	TOP FLANGE
FRMG.	FRAMING	THK.	THICK
GA.	GAUGE	TS	TUBE STEEL
GALV.	GALVANIZED	U.B.C.	UNIFORM BUILDING CODE
GF	GOOD FOR	U.N.O.	UNLESS NOTED OTHERWISE
G.L.B.	GLUE LAM BEAM	VERT.	VERTICAL
GRD	GRADE	W.	WIDTH
H.D.	HOLDOWN	W&F.	WELDED WIRE FABRIC
		W&M.	WELDED WIRE MESH
		W.F.	WIDE FLANGE
		W	WITH
		WS	WOOD SCREW

NOTES	
1.	ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2.	ALL EXISTING UNDERGROUND FACILITIES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF SITE WORK BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

PROJECT DATA:			
EXISTING USE:		EX. C-STORE AND GAS STATION	
APN.		016-061-06	
SITE ADDRESS:		1455 FREEDOM BLVD. WATSONVILLE, CA 95076	
ZONE:		C2 - COMMERCIAL	
OCCUPANCY:		M - STORE, U - CANOPY	
OCCUPANT LOAD:		EXISTING	
CONSTRUCTION TYPE:		V-B	
FIRE SPRINKLER SYSTEM:		REQUIRED	
FIRE ALARM SYSTEM:		REQUIRED	
NUMBER OF STORIES:		ONE	
TOTAL SITE AREA:		22,956 SF	0.521 ACRES
ALLOWABLE BUILDING AREA ANALYSIS		STORE = M	4,000 SF
		CANOPY = U	3,360 SF
EXISTING GAS STATION/ CONVENIENCE STORE/RETAIL			4,000 SF < 4,000 ACCEPTABLE
EXISTING GAS CANOPY			3,360 SF < 5,500 ACCEPTABLE
NEW CARWASH BUILDING			4,000 SF < 4,000 ACCEPTABLE
			
ACTUAL GROUND LOT COVERAGE:			15.66 %

SEISMIC DATA:		
LATITUDE	36.9279457	
LONGITUDE	-121.7664659	
SEISMIC ITEM	VALUE	CBC REFERENCE
SITE CLASS	D	
SOILS BEARING CAPACITY	1500 PSF	APPENDIX 106.1 & TABLE 1804.2
SEISMIC IMPORTANCE FACTOR	1.0	CBC 1603.1.5.1
SITE COEFFICIENT, Fa	1.368	TABLE 1613.3.3 (1)
Ss	2.129	FIGURE 1613.3 (1)
Sms	2.129	SECTION 1613.3.3 EQN. 16-37
Sds	1.419	TABLE 1613.3.5 (1)
SITE COEFFICIENT, Fv	--	NULL - SEE SECTION 11.4.8
Si	0.832	TABLE 1613.3.1 (2)
Sml	--	NULL - SEE SECTION 11.4.8
Sdi	--	NULL - SEE SECTION 11.4.8

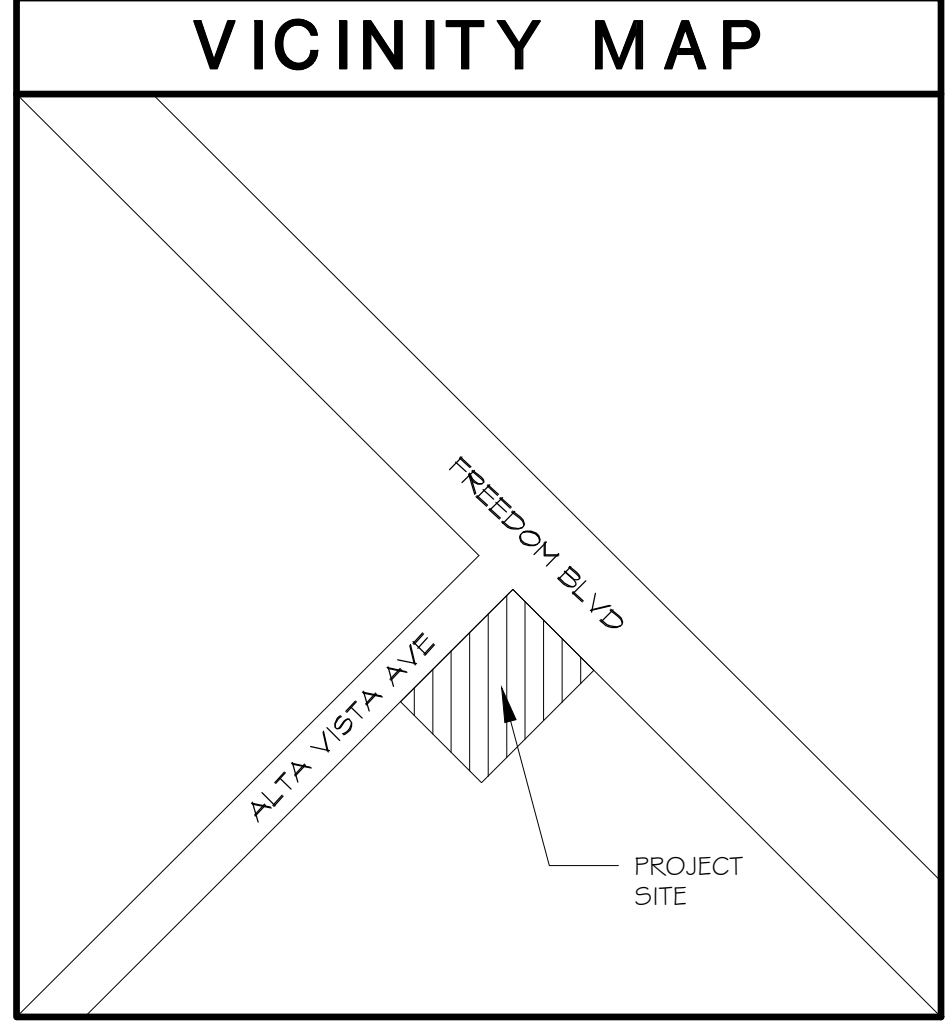
SHEET INDEX:	
A1.0	ARCHITECTURE
A1.1	COVER SHEET
A1.2	SITE PLAN
A1.3	SITE DETAILS
A1.4	FENCE DETAILS
A2.0	TRASH ENCLOSURE DETAILS
	PROPOSED FLOOR PLAN AND ELEVATIONS
	LANDSCAPE
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L3.0	LANDSCAPE SPECS.
L3.1	NOTES
L3.2	NOTES
L4	LANDSCAPE DETAILS
L5	IRRIGATION DETAILS

OWNER DATA	
SHASHI SHARMA 18605 ARGUELLO AVE. MORGAN HILL, CA 95037 PHONE - 408-569-3396 CONTACT - SHASHI SHARMA	

ENGINEER OF RECORD	
RICARDO LEAL - PE CENTRAL VALLEY ENGINEERING AND SURVEYING 2511 LOGAN STREET SELMA, CA 93662 PHONE - 554-891-8811	

BUILDING DEPARTMENT	
CITY OF WATSONVILLE 250 MAIN STREET WATSONVILLE, CA 95076 PHONE - 831-768-3050 CONTACT - BUILDING DEPARTMENT	

DESIGN SPECIFICATIONS	
GOVERNING CODE:	REFER TO APPLICABLE CODE TABLE
SEISMIC DESIGN CATEGORY	D
DESIGN WIND LOAD:	EXPOSURE 'C' 110 MPH
ALLOWABLE SOIL BEARING PRESSURE:	REFER TO SEISMIC DATA TABLE
COMPRESSIVE STRENGTH OF CONC. @ 28 DAYS	2500 PSI
LIVE LOADS:	
ROOF:	20.0 PSF
FLOOR:	40.0 PSF
DEAD LOADS:	
ROOF: (T-BAR CEILING)	N/A
ROOF: (STUCCO CEILING)	10.0 PSF
WALL:	15.0 PSF



APPLICABLE CODES	
EFFECTIVE JANUARY 1, 2020 PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS 2019 BUILDING STANDARDS ADMINISTRATIVE CODE 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2018 IBC, AS AMENDED BY CA) 2019 CALIFORNIA ELECTRICAL CODE (CEC) (2011 NEC, AS AMENDED BY CA) 2019 CALIFORNIA MECHANICAL CODE (CMC) (2012 IAPMO UMC, AS AMENDED BY CA) 2019 CALIFORNIA PLUMBING CODE (CPC) (2012 IAPMO UMC, AS AMENDED BY CA) 2019 CALIFORNIA ENERGY CODE (CEC-400-2015-033-GMF) 2019 CALIFORNIA FIRE CODE (CFC) (2012 IFCC, AS AMENDED BY CA) 2019 CALIFORNIA GREEN BUILDING STDS CODE 2019 CALIFORNIA REFERENCED STANDARDS	

DESIGN CRITERA	
1.	ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THESE CODES, STANDARDS, REFERENCES, ETC., AS ADOPTED AND MODIFIED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR AND/OR SUB-CONTRACTORS SHALL MAKE THEMSELVES AWARE OF THESE CODES, STANDARDS, REFERENCES, ETC., NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO ORDERING AND/OR INSTALLING OF THEIR WORK PRODUCT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE CODES LISTED ABOVE.
2.	ALL WORK SHALL CONFORM TO THE BEST INDUSTRY STANDARDS AND MATERIALS SHALL BE NEW FIRST QUALITY. INSTALLED IN STRICT ACCORDANCE OF THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. ALL STANDARDS PROVIDED AND WORK PERFORMED MUST CONFORM AND/OR BE ADJUSTED TO CONFORM WITH ANY AND ALL APPLICABLE CODES.

CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET Tel: (554) 891-8811
SELMA, CA 93662 Fax: (554) 891-8815
WWW.CVEAS.COM Email: info@cveas.com

PROJECT

WATSONVILLE CARWASH BLDG.
1455 FREEDOM BLVD.
AND ALTA VISTA AVE.
WATSONVILLE, CA 95076
APN - 016-061-06


DATE SIGNED: 4/1/2021

Revisions:	Date:
1. SPR REVISION #1	11-16-2020
2. SPR REVISION #2	03-28-2021

COVER SHEET AND GENERAL NOTES

CVEAS JOB # :	19030
DATE	08-12-2020
PLANNING SUBMITTAL #:	APPLICATION #627
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	CVEAS INC
CHECKED BY:	RL
SCALE:	AS NOTED

STORMWATER DISCHARGE NOTE:
ALL STORM WATER MUST DISCHARGE AWAY FROM THE CARNASH
RECLAMATION SYSTEM.



CVEAS

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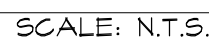


Revisions:	Date:
1 SPR REVISION #1	11-16-2020
2 SPR REVISION #2	03-26-2021
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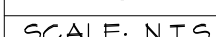
PROPOSED SITE PLAN

CVEAS JOB # :	19030
DATE:	08-12-2020
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PLAN CHECK SUBMITTAL #: XX-XXXX	
DRAWN BY:	CVEAS INC
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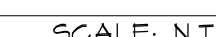
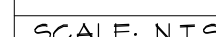
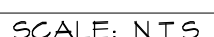
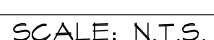
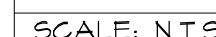
A1.1



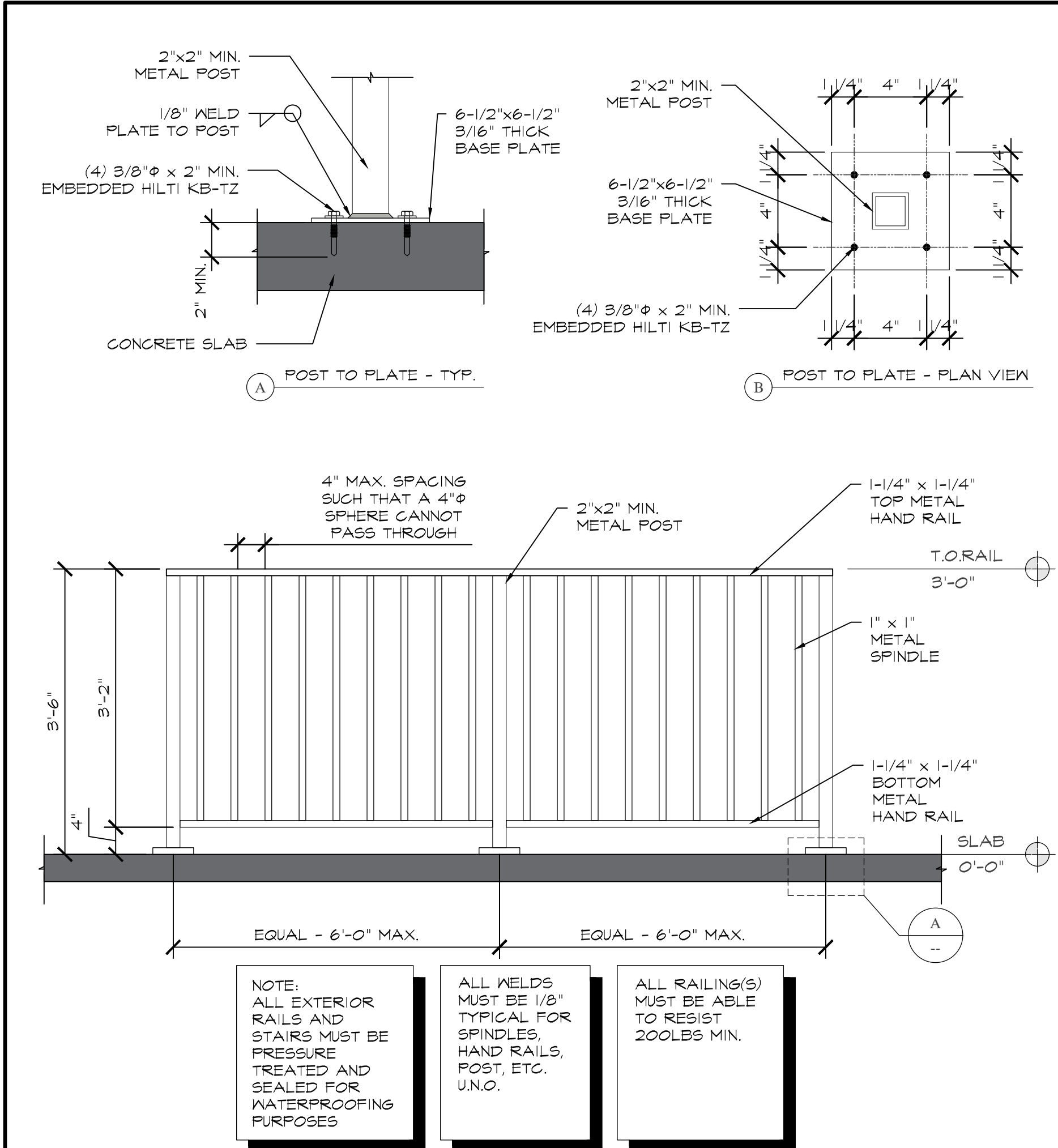
NOTE: THE TRANSITION
TO WALKS, GUTTERS
OR STREETS SHALL BE
FLUSH AND FREE OF
ABRUPT CHANGE (NO
LIP)



- SCALE: NTS



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1 WROUGHT IRON FENCE - TYP.
SCALE: NTS

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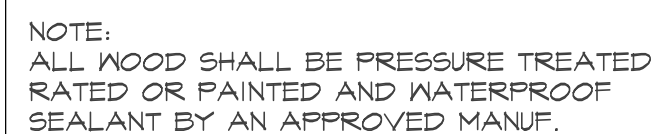
REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. 77823
Exp. 06-30-21
CIVIL
STATE OF CALIFORNIA
DATE SIGNED: 4/1/2021

Revisions:	Date:
1 SPR REVISION #1	11-16-2020
2 SPR REVISION #2	03-28-2021

FENCE
ELEVATION
AND DETAILS

CVEAS JOB #:	19030
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SCALE:	AS NOTED

A1.3



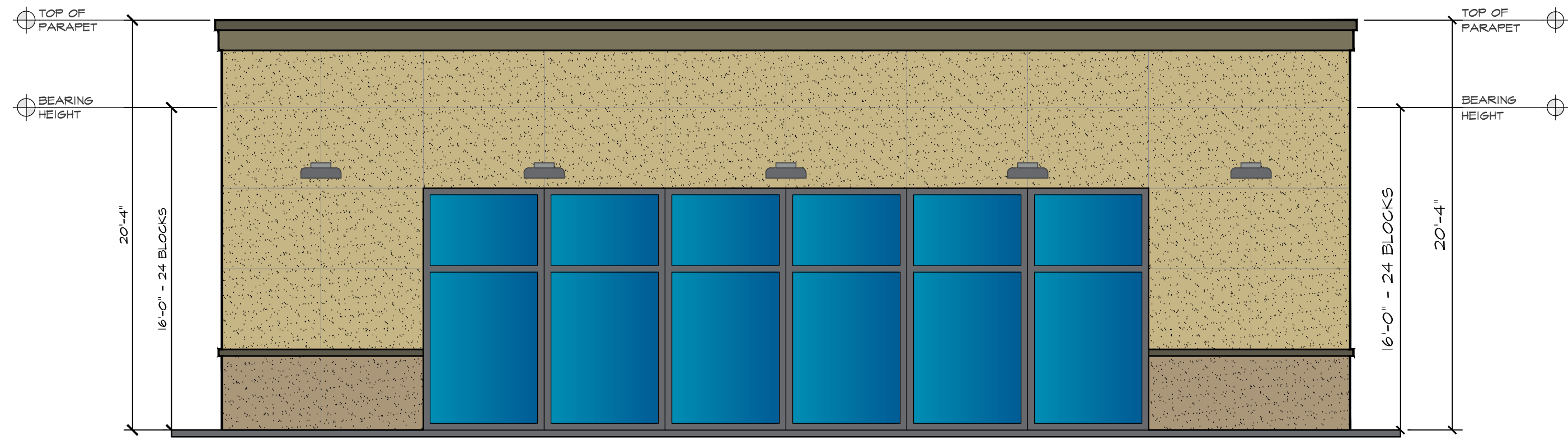
Revisions:	Date:
① SPR REVISION #1	11-16-2020
② SPR REVISION #2	03-26-2021
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TRASH
ENCLOSURE
DETAILS

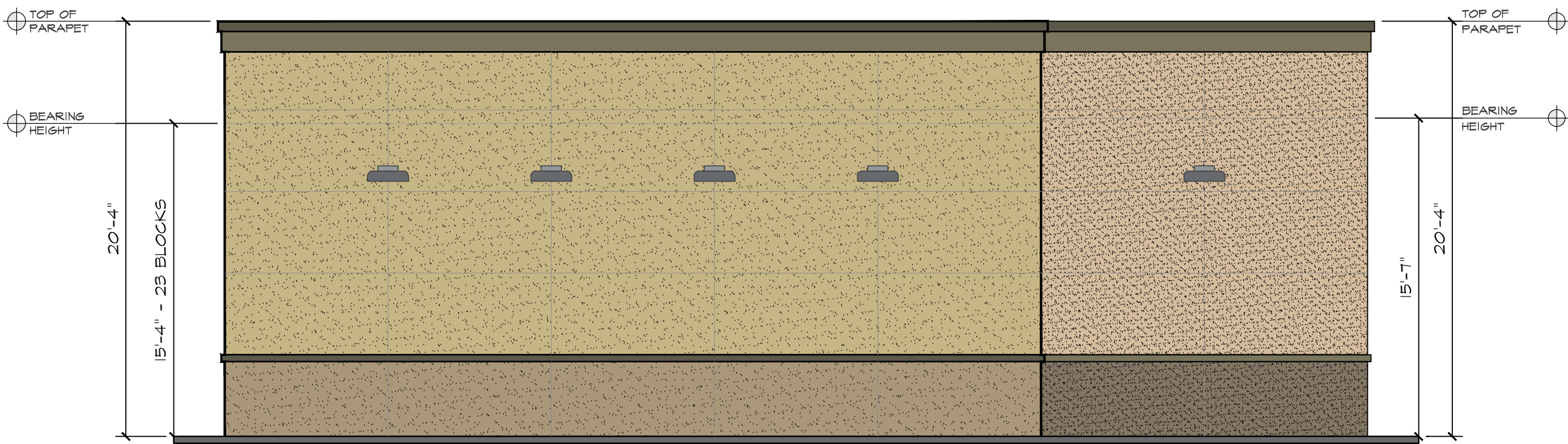
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A1.4

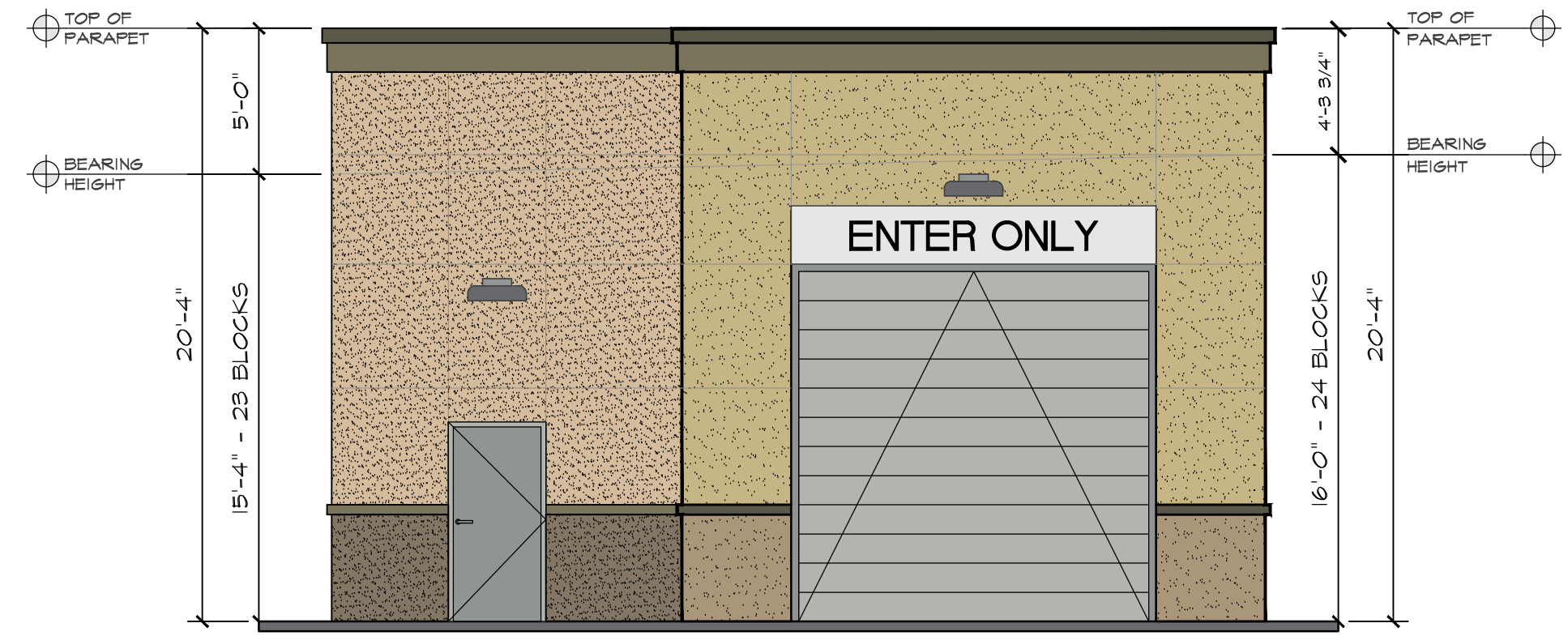
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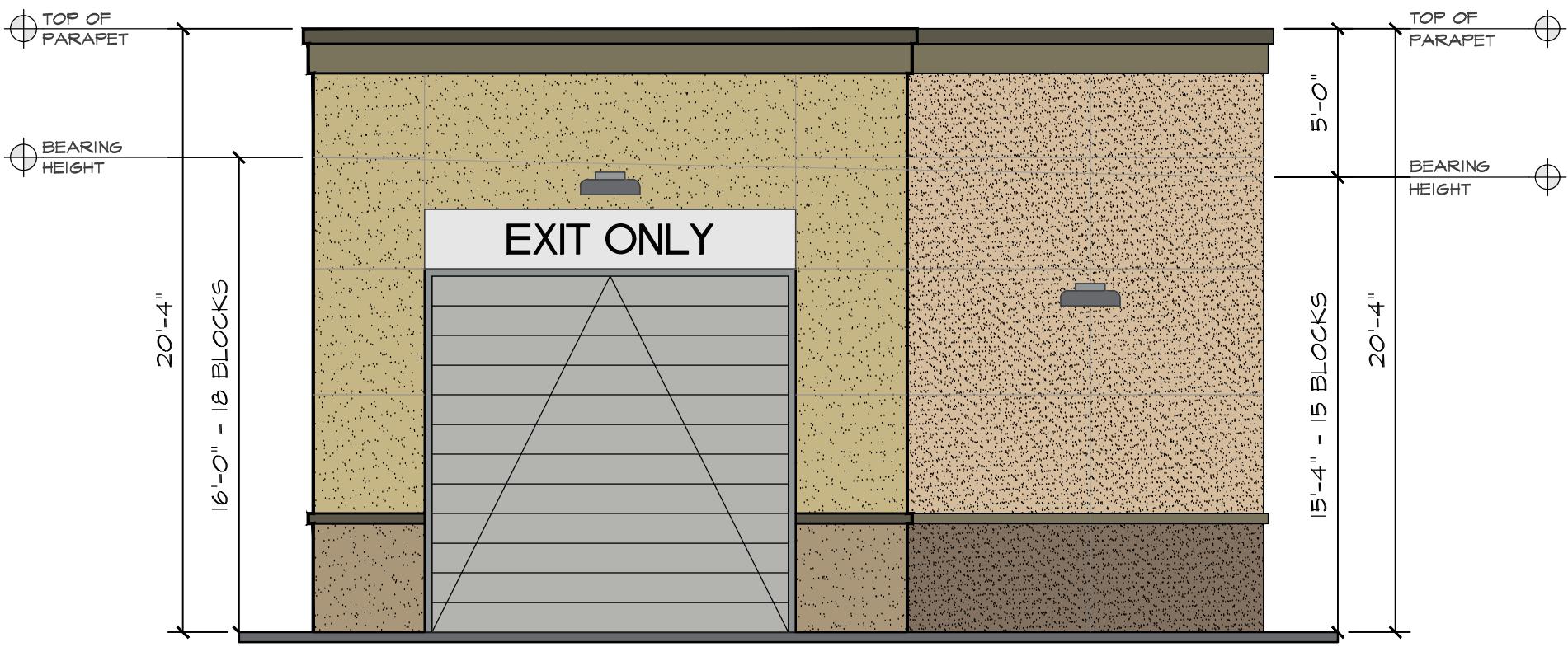
SOUTHWEST ELEVATION A
SCALE: 3/16" = 1'-0"



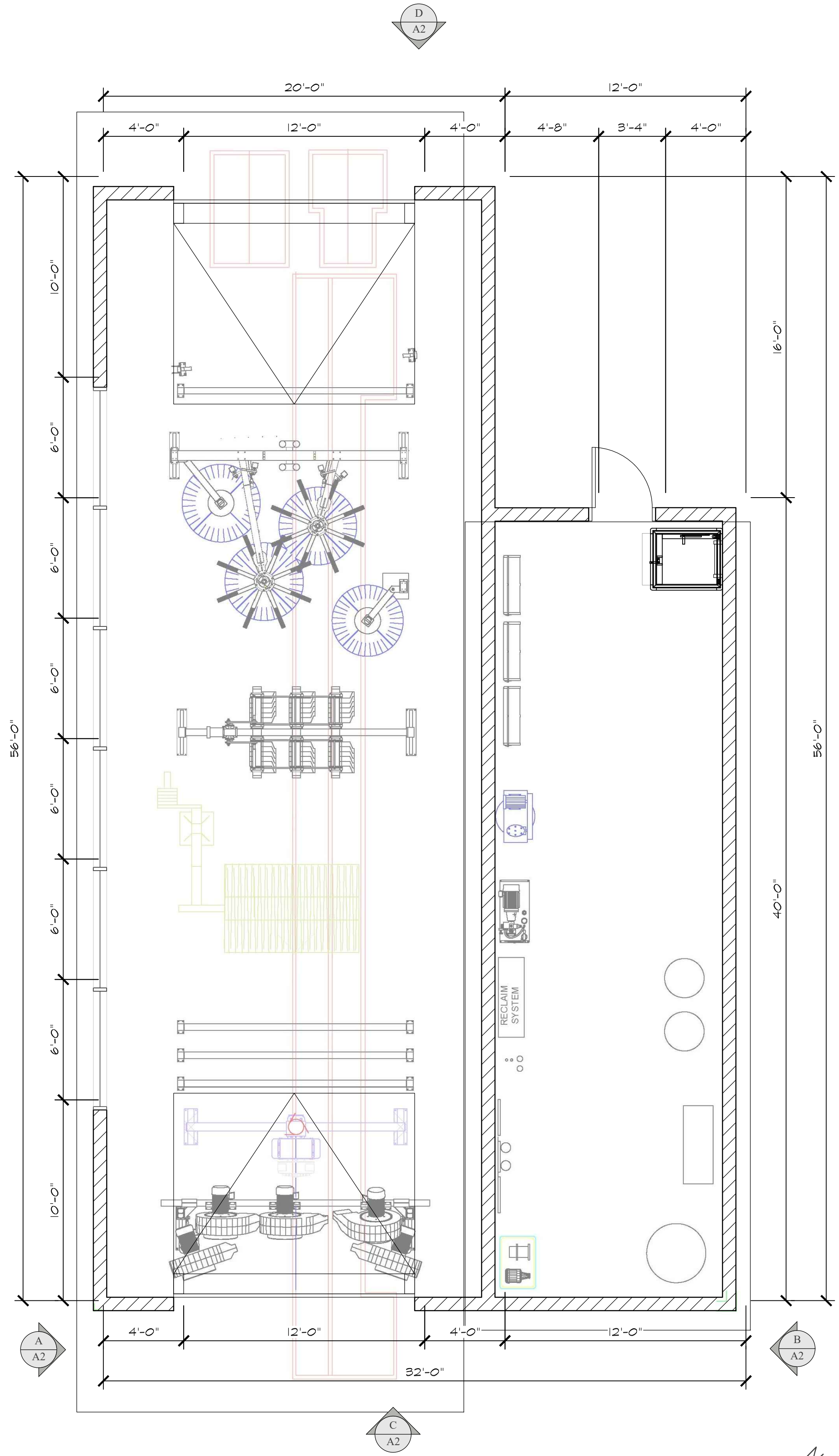
NORTHEAST ELEVATION B
SCALE: 3/16" = 1'-0"



NORTHWEST ELEVATION D
SCALE: 3/16" = 1'-0"



SOUTHEAST ELEVATION C
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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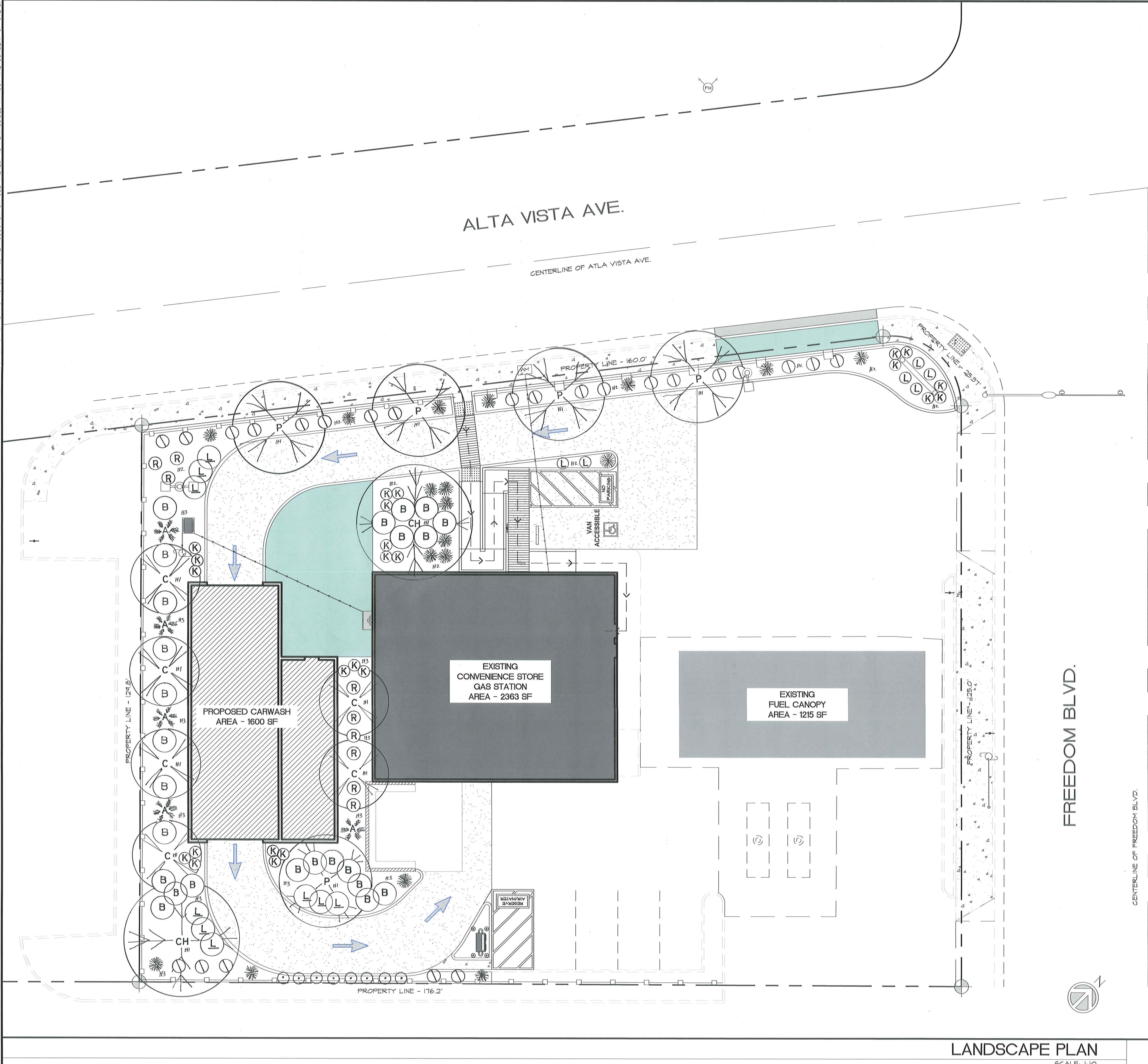
FLOOR PLAN
ELEVATIONS

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A2.0

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF CVEAS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.



TREES			
SYMBOL	SIZE	QUANTITY	DESCRIPTION
	15'	5	PRUNUS EUROPAEA STANDARD - 15' H BARK BROWN - SPRING DECIDUOUS - 11' - 21' W 20' WOOD WATER RATING - LOW .3
	15'	2	QUINTALPA TASHRENTENSIS 'PAK DAWN' PAK CHITRA BARK BROWN - SPRING TO FALL DECIDUOUS - 11' - 21' W 20' WOOD WATER RATING - LOW .3
	15'	6	CERCIS OCCIDENTALIS WESTERN REDBUD BARK BROWN - SPRING DECIDUOUS - 10' - 18' W 16' - 18' WOOD WATER RATING - LOW .3
SHRUBS			
SYMBOL	SIZE	QUANTITY	DESCRIPTION
	5'	6	LAMNOCOLA ANGIOLIFOLIA 'MINISTERS' DWARF ENGLISH LAVENDER LAVENDER BLOSSOMS - SUMMER EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	1/2'	24	KNOXIA UNICA RED HOT PINK BLOSSOMS - SUMMER EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	1/2'	18	DIETES BICOLOR PORTULACA JULY YELLOW BLOSSOMS - SPRING TO FALL EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	5'	24	CALLISTEMON VIVIDUS 'LITTLE JOHN' DWARF BOTANICAL RED BLOSSOMS - FALL TO SPRING EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	5'	9	LANTANA MONTEVIDEOSA DWARF TRAILING LANTANA BLOSSOMS - ALL YEAR EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	5'	7	RHAMNUS UNBELATA 'HONEY' DWARF VIBURNUM BLOSSOMS - SPRING EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	5'	5	SAVIA 'ALEN CHOCOLATE' BLUE BLOSSOMS - EARLY SUMMER EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	5'	25	BACCHARIS PILLULARIS 'THIN PEAKS' DWARF GYNOCEA BLOSSOMS - SPRING EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
	15'	8	MOOREA FREEDOMIDES PORTULACA JULY BLOSSOMS - SPRING TO FALL EVERGREEN - 11' - 13' W 12' WOOD WATER RATING - LOW .3
LANDSCAPE NOTES			
(1) A SOIL ANALYSIS REPORT WITH RECOMMENDATIONS IS REQUIRED. RECOMMENDATIONS TO BE IMPLEMENTED DURING SOIL PREPARATION.			
(2) ROOT BARRIERS REQUIRED ON ALL PRUNUS EUROPAEA AND QUINTALPA TASHRENTENSIS TREES. DEEP 24" - 36" ROOT BARRIERS, THIRTY INCHES (30") IN DIAMETER.			
(3) ALL LANDSCAPE AREAS TO RECEIVE A THREE INCH (3") LAYER OF MULCH. MULCH TO BE APPLIED TO ALL AREAS UTILIZED WITH OWNERS APPROVAL. AN ANNUAL SURVEY OF MULCHING SHALL BE UTILIZED, MUST BE SUBMITTED TO OWNER FOR APPROVAL, BEFORE ANY APPLICATION WILL BE ALLOWED.			
(4) SEE LANDSCAPE DOCUMENTATION PROFILES.			
(5) SEE LANDSCAPE DETAILS.			
(6) SEE LANDSCAPE SPECIFICATIONS.			
TOTAL LANDSCAPE AREA = 3,466 SQ'			
MAXIMUM ALLOWED WATER ALLOWANCE = 36,450.18 GPM (100%)			
ESTIMATED TOTAL WATER USE (ETWO) = 29,970.15 GPM (40.06 HPA)			
ESTIMATED TOTAL WATER USE (ETWO) = 34,100.00 GPM (45.38 HPA)			
* FOR COMPARE WATER EFFICIENT CALCULATIONS SEE LANDSCAPE DOCUMENTATION PROFILES			
HYDROZONES			
H1	TREES	LOW WATER USAGE	.3 468 sq'
H2	SHRUBS	LOW WATER USAGE	.3 1268 sq'
H3	SHRUBS	LOW WATER USAGE	.3 1730 sq'
DESIGN COMPLIANCE			
LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE DESIGN AND THE WATER EFFICIENT USE OF WATER IN THIS LANDSCAPE DESIGN PLAN.			
P.T.			
OWNER DATA			
SHA PETRO INC. 82 N. MAIN ST. SUITE 220 MILPITAS, CA 95035 PHONE - 408-569-3396 CONTACT - SHASHI SHARMA			

CVEAS
CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET Tel: (554) 841-8811
SELMA, CA 95662 Fax: (554) 841-8815
WWW.CVEAS.COM Email: info@cveas.com

PROJECT
WATSONVILLE CARWASH BLDG.
1455 FREEDOM BLVD.
AND ALTA VISTA AVE.
WATSONVILLE, CA 95076
APN - 016-061-06

DATE SIGNED: 11/18/2020

Revisions:	Date:
SFR REVISION #1	11-18-2020
	-
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LANDSCAPE PLAN

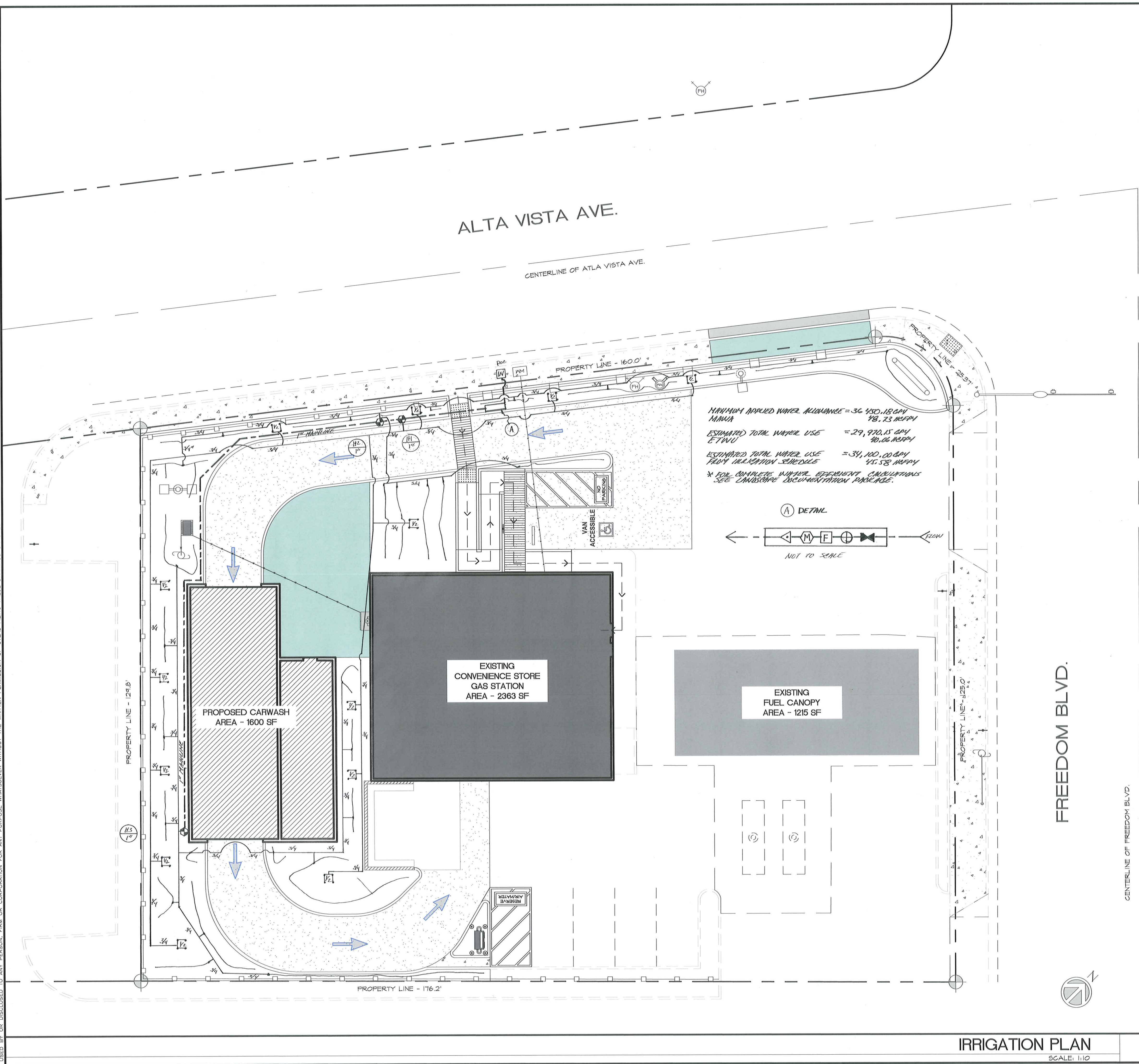
CVEAS JOB #:	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #:	APPLICATION #627
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	CVEAS INC
CHECKED BY:	RL
SCALE:	AS NOTED








L1.0

IRRIGATION PLAN

CVEAS JOB # :	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #: APPLICATION #627	
PLAN CHECK SUBMITTAL #: XX-XXXX	
DRAWN BY:	CVEAS INC
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L2.0



SYMBOL	DESCRIPTION
POC	POINT OF CONNECTION
W	1" WATER METER - MANUFACTURER TO BE APPROVED BY THE CITY OF NATIONSVILLE.
	1" FIBER 925Y BACKFLOW PREVENTER ASSEMBLY WITH PROTECTIVE CASE AND WENTHLE BLANKET.
	1" BORE GATE VALVE, LOOSE GATE VALVE IN AN APPROVED TEN TON (10") ROUND GATE BOX.
F	DRAINAGE 85Y/100 MARK FILTER ASSEMBLY, 1" FLOWLINE 85Y FILTER WITH 200 MESH SCREEN FILTER ASSEMBLY TO HAVE PROTECTIVE CASE AND WENTHLE BLANKET.
	1" DRAINAGE FS TO FLOW SENSOR, OPERATING RANGE .56649 - .57149, LOOSE FLOW SENSOR IN AN APPROVED RECTANGULAR VALVE BOX.
M	1" DRAINAGE 100 SERIES 1" MASTER VALVE, LOOSE MASTER VALVE IN AN APPROVED RECTANGULAR VALVE BOX.
	1" DRAINAGE 100 SERIES CONTROL VALVE WITH 1" DRAINAGE ONE-100 PRESSURE REGULATOR, LOOSE CONTROL VALVE IN AN APPROVED RECTANGULAR VALVE BOX, VARIATION ONE (1) VALVE PER VALVE BOX.
	1" DRAINAGE 100 SERIES CONTROL VALVE WITH 1" DRAINAGE ONE-100 PRESSURE REGULATOR, LOOSE CONTROL VALVE IN AN APPROVED RECTANGULAR VALVE BOX, VARIATION ONE (1) VALVE PER VALVE BOX.
L	RAINBOW XERI EMITTER HEADS WITH 10.5 FPI INLET, EMITTER HEAD TO BE MOUNTED ON 1/2" X 5" SCHEDULE 80 PIPE WITH A RAINBOW SS-506 1/2" X 5" SWAMP DRAIN ASSEMBLY TIES TO EXISTING COOL (4) XERI EMITTER ASSEMBLIES PER TRIBE. XB = 0.0 = 3649
	RAINBOW LANDSCAPE DRAINAGE PRESSURE - COMPENSATING INLINE EMITTER TIES WITH 1/2" SCHEDULE (1.0 - 2.0 +/- .20) INLET RAINBOW VALVE KITS IS REQUIRED.
---	SCHEDULE 40 PVC MANHOLE DRIVING, SIZE AS NOTED.
---	SCHEDULE 40 DVC LATERAL LINE DRIVING, SIZE AS NOTED.
C	1" DRAINAGE NO 4 & SERIES AUTOMATIC CONTROLLER WITH 1" DRAINAGE 10-100 WIRELESS CHANGE LOGIC SENSOR.
	VALVE IDENTIFICATION NUMBER VALVE SIZE

IRRIGATION NOTES

- (1) DUE TO THE NATURE OF THE IRRIGATION DESIGN PLANS, DESIGN PLANS ARE DRAWN INVERTEDLY. LOCATE ALL BARREL AND PREVENTER ASSEMBLY, LOCATE ALL FILTER ASSEMBLY, LOCATE ALL VALVE AND CONTROL BOX, ADVANCE LINES IN LANDSCAPE AREAS, LOCATE ALL MAINLINE AND LATERAL LINES, SHOWING IN LANDSCAPE AREAS, LOCATE ALL PIPING AND PIPING ACCESS TO A TREATMENT. DESIGN PLANS ARE DRAWN INVERTEDLY SO AS ACTUAL LAYOUT WILL DIFFER. RESURVEYING SURVEYS ARE REQUIRED.
- (2) ALL MAINLINES, LATERAL LINES AND WIRING UNDER PAVED AREAS TO BE SLEEVED. SEE IRRIGATION SPECIFICATIONS.
- (3) A LANDSCAPE IRRIGATION UNIT DETECT IS REQUIRED.
- (4) SEE LANDSCAPE DOCUMENTATION PACKAGE.
- (5) SEE IRRIGATION DETAILS.
- (6) SEE IRRIGATION SPECIFICATIONS.

FLOW RATES

H1	104 GPM	1.73 GPM
H2	198 GPM	3.3 GPM
H3	248 GPM	4.13 GPM

DESIGN COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS IRRIGATION DESIGN PLAN.

OWNER DATA

SHA PETRO INC.
82 N. MAIN ST. SUITE 220
MILPITAS, CA 95035
PHONE - 408-569-3396
CONTACT - SHASHI SHARMA

- (1) A Certificate of Completion must be submitted to local authorities. (MWELO Section 492.9)
- (2) A Soil Management Report with a certification of installation, verifying implementation of soil analysis report recommendations must be submitted to local authorities. (MWELO Section 492.5)
- (3) A Landscape Irrigation Audit Report with Landscape Irrigation Scheduling must be submitted to local authorities. (MWELO Section 492.12)
- (4) A schedule of Landscape and Irrigation Maintenance must be submitted to local authorities. (MWELO Section 492.11) See Landscape Specifications-Maintenance.

Revisions:	Date:
1 SPR REVISION #1	11-10-2020
2 --	--

LANDSCAPE SPECIFICATIONS

CVEAS JOB # :	19030
DATE:	08-12-2020
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L3.0

ANTI-DRAIN VALVE - ANTI-DRAIN VALVE OR CHECK VALVE, MEANS A VALVE LOCATED UNDER A SPRINKLER HEAD TO HOLD WATER IN THE SYSTEM SO IT MINIMIZES DRAINAGE FROM THE LOWER ELEVATION SPRINKLER HEADS.

APPLICATION RATE - APPLICATION RATE MEANS THE DEPTH OF WATER APPLIED TO A GIVEN AREA, USUALLY MEASURED IN INCHES PER HOUR.

APPLIED WATER - APPLIED WATER MEANS THE PORTION OF WATER SUPPLIED BY THE IRRIGATION SYSTEM TO THE LANDSCAPE.

AUTOMATIC IRRIGATION CONTROLLER - AN AUTOMATIC TIMING DEVICE USED TO REMOTELY CONTROL VALVES THAT OPERATES AN IRRIGATION SYSTEM, CAPABLE OF OPERATING VALVE STATIONS TO THE DAYS, DAYS AND LENGTH OF TIME OF WATER APPLICATION.

BACK-FLOW PREVENTION DEVICE - A SAFETY DEVICE USED TO PREVENT POLLUTION OR CONTAMINATION OF THE WATER SUPPLY DUE TO THE REVERSE FLOW OF WATER FROM THE IRRIGATION SYSTEM.

CERTIFICATE OF COMPLETION - DOCUMENT CERTIFYING COMPLETION OF LANDSCAPE / IRRIGATION INSTALLATION AS ACCORDING TO APPROVED LANDSCAPE DOCUMENTATION PACKAGE, SIGNED BY DESIGNER OR INSTALLER.

CERTIFIED LANDSCAPE IRRIGATION AUDITOR - PERSON CERTIFIED TO PERFORM LANDSCAPE IRRIGATION AUDITS BY AN ACCREDITED ACADEMIC INSTITUTION, A PROFESSIONAL TRADE ORGANIZATION OR OTHER PROGRAM.

CHECK VALVE - A VALVE LOCATED UNDER A SPRINKLER HEAD, OR OTHER LOCATION IN THE IRRIGATION SYSTEM, TO HOLD WATER IN THE SYSTEM TO PREVENT DRAINAGE FROM SPRINKLER HEADS WHEN THE IRRIGATION SYSTEM IS OFF.

CONVERSION FACTOR - NUMBER THAT CONVERTS ACRE-INCHES PER YEAR TO GALLONS PER FOOT PER YEAR. (0.62)

DRIP IRRIGATION - NON-SPRAY LOW VOLUME IRRIGATION SYSTEM UTILIZING EMISSION DEVICES WITH A FLOW RATE MEASURED IN GALLONS PER HOUR. LOW-VOLUME IRRIGATION SYSTEMS ARE SPECIFICALLY DESIGNED TO APPLY SMALL VOLUMES OF WATER SLOWLY AT, OR NEAR, THE ROOT ZONE OF PLANTS.

EMITTER - DRIP IRRIGATION EMISSION DEVICE THAT DELIVERS WATER SLOWLY FROM THE IRRIGATION SYSTEM TO THE SOIL.

ESTABLISHED LANDSCAPE - THE POINT AT WHICH PLANTS, FROM SEEDLINGS OR POTTED PLANTS, HAVE DEVELOPED SIGNIFICANT ROOT GROWTH INTO SOIL.

ESTABLISHMENT PERIOD - THE FIRST YEAR AFTER INSTALLING THE PLANT IN THE LANDSCAPE.

ESTIMATED TOTAL WATER USE - ESTIMATED TOTAL WATER USE FOR THE LANDSCAPE FOR A PERIOD OF ONE YEAR. (ET_W)

ET ADJUSTMENT FACTOR - FACTOR APPLIED TO REFERENCE EVAPO-TRANSPIRATION THAT MAKES ADJUSTMENTS FOR PLANT FACTORS AND IRRIGATION EFFICIENCY. (0.8)

EVAPO-TRANSPIRATION RATE - THE QUANTITY OF WATER EVAPORATED FROM ADJACENT SOIL SURFACES AND TRANSPIRED BY PLANTS DURING A SPECIFIC TIME.

FLOW RATE - RATE AT WHICH WATER FLOWS THROUGH PIPES AND VALVES, MEASURED IN GALLONS PER MINUTE, GALLONS PER HOUR, OR CUBIC FEET PER SECOND.

HARDSCAPES - ANY DURABLE MATERIAL (PERVIOUS AND NON-PERVIOUS)

HYDROZONE - A PORTION OF THE LANDSCAPED AREA HAVING PLANTS WITH SIMILAR WATER NEEDS. A HYDRO-ZONE MAY BE IRRIGATED OR NON IRRIGATED.

INFILTRATION RATE - THE RATE OF WATER ENTRY INTO THE SOIL EXPRESSED AS A DEPTH OF WATER PER UNIT OF TIME.

IRRIGATION AUDIT - AN IN-DEPTH EVALUATION OF THE PERFORMANCE OF AN IRRIGATION SYSTEM CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. AN IRRIGATION AUDIT INCLUDES, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY OR EMISSION UNIFORMITY, REPORTING OVER SPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE.

IRRIGATION EFFICIENCY - THE MEASUREMENT OF THE AMOUNT OF THE AMOUNT OF WATER BENEFICALLY USED, DIVIDED BY THE AMOUNT OF WATER APPLIED. IRRIGATION EFFICIENCY IS DERIVED BY MEASUREMENTS AND ESTIMATES OF IRRIGATION SYSTEM CHARACTERISTICS AND MANAGEMENT PRACTICES. (IE) IRRIGATION EFFICIENCY FOR DRIP IRRIGATION IS 0.81. IRRIGATION EFFICIENCY FOR OVERHEAD SPRAY IRRIGATION IS 0.75.

IRRIGATION SURVEY - AN EVALUATION OF AN IRRIGATION SYSTEM THAT IS LESS DETAILED THAN AN IRRIGATION AUDIT, AN IRRIGATION SURVEY INCLUDES, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TEST, AND WRITTEN RECOMMENDATIONS TO IMPROVE PERFORMANCE OF THE IRRIGATION SYSTEM.

LANDSCAPE AREA - ALL PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE DESIGN FROM THE MAXIMUM APPLIED WATER RATE. ALL PLANTING AREAS, CALCULATION, THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNATED FOR NON-DEVELOPMENT.

LANDSCAPE CONTRACTOR - A PERSON LICENSED BY THE STATE OF CALIFORNIA TO CONSTRUCT, MAINTAIN, REPAIR, INSTALL, OR SUBCONTRACT THE DEVELOPMENT OF LANDSCAPE SYSTEMS.

LANDSCAPE DOCUMENTATION PACKAGE - SHALL INCLUDE THE FOLLOWING:
(1) PROJECT INFORMATION
(2) WATER-EFFICIENCY LANDSCAPE WORKSHEET
(3) SOIL MANAGEMENT REPORT
(4) LANDSCAPE DESIGN PLAN
(5) IRRIGATION DESIGN PLAN
(6) GRADING DESIGN PLAN

LANDSCAPE PROJECT - TOTAL AREA OF LANDSCAPE IN A PROJECT AS DEFINED IN "LANDSCAPE AREA" FOR THE PURPOSE OF LANDSCAPE, IRRIGATION INSTALLATION.

LATERAL LINE - THE WATER DELIVERY PIPELINE THAT SUPPLIES WATER TO THE EMITTERS OR SPRINKLERS FROM THE VALVE. THIS PIPELINE IS TYPICALLY DOWN STREAM OF THE ZONE CONTROL VALVE AND IS NOT PRESSURIZED WHEN IRRIGATION IS NOT OCCURRING.

LOW-VOLUME IRRIGATION - THE APPLICATION OF IRRIGATION WATER AT LOW PRESSURE THROUGH A SYSTEM OF TUBING OR LATERAL LINES AND LOW-VOLUME EMITTERS SUCH AS DRIP, DRIP LINES, OR BUBBLERS. LOW-VOLUME IRRIGATION SYSTEMS ARE SPECIFICALLY DESIGNED TO APPLY SMALL VOLUMES OF WATER SLOWLY AT OR NEAR THE ROOT ZONE OF PLANTS.

MAINLINE - THE PRESSURIZED PIPELINE THAT DELIVERS WATER FROM THE WATER SOURCE TO THE VALVE OR OUTLET.

MAXIMUM APPLIED WATER ALLOWANCE - FOR DESIGN PURPOSES, THE UPPER LIMIT OF ANNUAL WATER USE FOR THE ESTABLISHED LANDSCAPE AREA, BASED UPON THE AREAS REFERENCE EVAPO-TRANSPIRATION, THE ET ADJUSTMENT FACTOR, AND THE SIZE OF THE LANDSCAPE AREA. THE ESTIMATE TOTAL WATER USE, (ET_W) SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE. (MAWA)

MULCH - ANY MATERIAL SUCH AS LEAVES, BARK, STRAW, OR OTHER MATERIALS LEFT LOOSE AND APPLIED TO THE SOIL SURFACE TO REDUCE EVAPORATION.

NEW CONSTRUCTION - A NEW BUILDING WITH A LANDSCAPE OR OTHER NEW LANDSCAPE.

OPERATING PRESSURE - THE PRESSURE AT WHICH A SYSTEM OF SPRINKLERS IS DESIGNED TO OPERATE, USUALLY INDICATED AT THE BASE OF A SPRINKLER.

OVERHEAD SPRINKLER IRRIGATION SYSTEMS - SYSTEMS THAT DELIVER WATER THROUGH THE AIR. (SPRAY HEADS, ROTORS)

OVER-SPRAY - THE WATER WHICH IS DELIVERED BEYOND THE TARGETED LANDSCAPED ARE, KETTING PAVEMENTS, WALKS, STRUCTURES, OR OTHER NON-LANDSCAPED AREAS.

PERMIT - AN AUTHORIZING DOCUMENT ISSUED BY THE CITY, COUNTY, OR STATE FOR NEW CONSTRUCTION OR REHABILITATED LANDSCAPE.

PERVIOUS - ANY SURFACE MATERIAL THAT ALLOWS PASSAGE OF WATER THROUGH THE MATERIAL AND INTO THE UNDERLYING SOIL.

PLANT FACTOR - A FACTOR THAT, WHEN MULTIPLIED BY THE REFERENCE EVAPO-TRANSPIRATION (ET₀) ESTIMATES THE AMOUNT OF THE WATER NEEDED BY PLANTS. THE PLANT FACTOR FOR LOW WATER USE PLANTS IS 0.2 TO 0.3, THE PLANT FACTOR FOR AVERAGE WATER USING PLANTS IS 0.4 TO 0.6, AND THE PLANT FACTOR FOR HIGH WATER USE PLANTS IS 0.7 TO 1.0. PLANT FACTORS CITED ARE DERIVED FROM WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES. (MUCOLS)

PRECIPITATION RATE - THE RATE OF APPLICATION OF WATER MEASURED IN INCHES PER HOUR.

PROJECT APPLICANT - THE INDIVIDUAL OR ENTITY SUBMITTING A LANDSCAPE DOCUMENTATION PACKAGE, REQUIRED TO REQUEST A PERMIT, PLAN CHECK OR DESIGN REVIEW. A PROJECT APPLICANT MAY BE THE PROPERTY OWNER OR HIS OR HER DESIGNEE.

RAIN SENSOR - A COMPONENT WHICH AUTOMATICALLY SUSPENDS AN IRRIGATION EVENT WHEN IT DETECTS RAINFALL.

RECORD DRAWING OR AS-BUILT DRAWINGS - A SET OF REPRODUCIBLE DRAWINGS WHICH SHOW SIGNIFICANT CHANGES IN THE WORK MADE DURING CONSTRUCTION AND WHICH ARE USUALLY BASED ON DRAWINGS MARKED UP IN THE FIELD AND OTHER DATA FURNISHED BY THE CONTRACTOR.

RECREATIONAL AREA - AREAS DEDICATED TO ACTIVE PLAY, SUCH AS PARKS, SPORTS FIELDS, AND GOLF COURSES WHERE TURF PROVIDES A PLAYING SURFACE.

RECYCLED WATER - TREATED OR RECYCLED WASTE WATER OF A QUALITY SUITABLE FOR NON-PORTABLE USES SUCH AS LANDSCAPE IRRIGATION AND WATER FEATURES. THIS WATER IS NOT INTENDED FOR HUMAN CONSUMPTION.

REFERENCE EVAPOTRANSPIRATION - A STANDARD MEASUREMENT OF ENVIRONMENTAL PARAMETERS WHICH AFFECT THE WATER USE OF PLANTS. ET₀ IS EXPRESSED IN INCHES PER DAY, MONTH OR YEAR AND IS AN ESTIMATE OF THE EVAPOTRANSPIRATION OF A LARGE FIELD OF FOUR TO SEVEN INCH TALL COOL-SEASON GRASS THAT IS WELL WATERED. REFERENCE EVAPOTRANSPIRATION IS USED AS THE BASIS OF DETERMINING THE MAXIMUM APPLIED WATER ALLOWANCE SO THAT REGIONAL DIFFERENCES IN CLIMATE CAN BE ACCOMMODATED.

REHABILITATED LANDSCAPE - ANY RE-LANDSCAPING PROJECT THAT REQUIRES A PERMIT, PLAN CHECK, OR DESIGN REVIEW.

RUN OFF - WATER WHICH IS NOT ABSORBED BY THE SOIL OR LANDSCAPE TO WHICH IT IS APPLIED AND FLOWS FROM THE LANDSCAPE AREA, RUN OFF MAY RESULT FROM WATER THAT IS APPLIED AT TOO A GREAT RATE. (APPLICATION RATE EXCEEDS INFILTRATION RATE) OR WHEN THERE IS A SLOPE.

SOIL MOISTURE SENSING DEVICE - A DEVICE THAT MEASURES THE AMOUNT OF WATER IN THE SOIL. THE DEVICE MAY ALSO SUSPEND OR INITIATE AN IRRIGATION EVENT.

SOIL TEXTURE - THE CLASSIFICATION OF A SOIL BASED ON THE PERCENTAGE OF SAND, SILT, AND CLAY IN THE SOIL.

SPECIAL LANDSCAPE AREA - AN AREA OF THE LANDSCAPE DEDICATED SOLELY TO EDIBLE PLANTS, AREAS IRRIGATED WITH RECYCLED WATER, WATER FEATURES USING RECYCLED WATER AND AREAS DEDICATED TO ACTIVE PLAY SUCH AS PARKS, SPORT FIELDS, GOLF COURSES, AND WHERE TURF PROVIDES A PLAYING SERVICE.

SPRINKLER HEAD - A DEVICE THAT DELIVERS WATER THROUGH A NOZZLE.

STATIC WATER PRESSURE - THE PIPELINE OR MUNICIPAL WATER SUPPLY PRESSURE WHEN WATER IS NOT FLOWING.

STATION - AN AREA SERVED BY ONE VALVE OR BY A SET OF VALVES THAT OPERATE SIMULTANEOUSLY.

SWING JOINT - AN IRRIGATION COMPONENT THAT PROVIDES A FLEXIBLE, LEAK FREE CONNECTION BETWEEN THE EMISSION DEVICE AND LATERAL PIPELINE TO ALLOW MOVEMENT IN ANY DIRECTION AND TO PREVENT EQUIPMENT DAMAGE.

TURF - A SURFACE LAYER OF EARTH CONTAINING MOWED GRASS AND ITS ROOTS.

VALVE - A DEVICE USED TO CONTROL THE FLOW OF WATER IN THE IRRIGATION SYSTEM.

WATER FEATURE - A DESIGN ELEMENT WHERE OPEN WATER PERFORMS AN AESTHETIC OR RECREATIONAL FUNCTION ONLY. THE SURFACE AREA OF WATER FEATURES IS INCLUDED IN THE HIGH WATER USE HYDROZONE OF THE LANDSCAPE AREA.

WATERING WINDOW - THE TIME OF DAY IRRIGATION IS ALLOWED.

IRRIGATION SPECIFICATIONS

1. INSTALLATION OF COMPLETE AUTOMATIC IRRIGATION SYSTEM AS ACCORDING TO DESIGN PLANS, DESIGN DETAILS, AND IRRIGATION SPECIFICATIONS.
2. LAYOUT OF ALL IRRIGATION HEADS, VALVES CONTROLLERS, WIRING, QUICK COUPLERS, BACK-FLOW PREVENTERS, POINTS OF CONNECTIONS LOCATIONS, AS SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND IRRIGATION SPECIFICATIONS.
3. POINT OF CONNECTION, FOR IRRIGATION SYSTEM SHALL BE VERIFIED WITH PLUMBING CONTRACTOR. ALL ELECTRICAL CONNECTIONS, CONDUIT INSTALLATION SHALL BE COORDINATED WITH ELECTRICAL CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS SHOWN, AND ADJUST SAID DIMENSIONS TO FIT EXISTING SITE CONDITIONS.
5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE CONDITIONS AFFECTING HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING ALL FITTING, ETC., AS MAY BE REQUIRED TO INSTALL THE PROPOSED IRRIGATION SYSTEM.
6. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM, AS INDICATED ON DESIGN PLANS, WHEN UNKNOWN FIELD CONDITIONS ARISE.
7. CONTRACTOR TO CONSULT WITH LANDSCAPE ENGINEER, WHERE REVISIONS MAY BE ADVISABLE OR A DISCREPANCY ARISES.
8. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT, AS NECESSARY TO MEET ALL CODE REQUIREMENTS, (CITY, COUNTY, STATE, FEDERAL, ECT.)
9. CONTRACTOR TO PROVIDE ADEQUATE SAFETY MEASURES TO PROTECT THE PUBLIC AND ALL WORKERS INVOLVED IN THE PROJECT FROM INJURY, DUE TO CONSTRUCTION OR EQUIPMENT OPERATIONS. CONTRACTOR TO POST ALL SIGNS, BARRICADES, BANNERS, ETC., AS DEEMED NECESSARY TO WARN PUBLIC OF ANY HAZARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY / LIABILITY TO MAINTAIN THE SAFETY OF THE PUBLIC AND ALL WORKERS AT ALL TIMES.
10. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING UTILITY LOCATIONS, UNDER GROUND SERVICE ALERT, (USA) (811) IS TO BE NOTIFIED BEFORE ANY EXCAVATION IS COMMENCED. CONTRACTOR IS RESPONSIBLE NOTIFY ANY OTHER UTILITIES NOT COVERED BY UNDERGROUND SERVICE ALERT. CONTRACTOR TO TAKE GREAT CARE AS NOT TO DAMAGE ANY EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY / LIABILITY FOR ANY AND ALL REPAIRS, AT HIS EXPENSE, TO ANY UTILITY DAMAGE INCURRED BY HIM WHILE COMPLETING HIS SCOPE OF WORK.
11. CONTRACTOR TO VERIFY, FOR PROPER ROUGH GRADE COMPLETION, BEFORE COMMENCEMENT OF IRRIGATION INSTALLATION.


SUBMITTALS

1. CONTRACTOR TO SUBMIT, PRODUCT SUBMITTALS, PROMPTLY UPON AWARDDING OF CONTRACT.
2. CONTRACTOR TO PROVIDE TWO (2) SETS OF OPERATION AND MAINTENANCE MANUALS. THESE MANUALS SHALL CONTAIN THE FOLLOWING INFORMATION:
 - 2.1. CONTRACTOR'S NAME, ADDRESS AND TELEPHONE NUMBER.
 - 2.2. WRITTEN ONE YEAR WARRANTY / GUARANTEE.
 - 2.3. NAMES AND ADDRESSES OF ALL MANUFACTURERS AND SUPPLIERS
 - 2.4. COMPLETE SET OF MANUFACTURER'S LITERATURE INFORMATION AND SPECIFICATIONS, ON ALL MATERIAL / EQUIPMENT INSTALLED.
 - 2.5. COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED.
 - 2.6. CERTIFICATE OF CONSTRUCTION COMPLIANCE, STATING ALL WORK PERFORMED IS IN CONFORMANCE WITH APPROVED DESIGN PLANS, DESIGN DETAILS, SPECIFICATIONS AND ALL AUTHORIZED REVISIONS
3. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, DETAILING ANY CHANGES OR DEVIATIONS MADE DURING CONSTRUCTION. INDICATE ANY DEVIATION FROM DESIGN PLANS BY REFERENCING TWO (2) PERMANENT POINTS OF REFERENCE. "AS BUILT" DRAWINGS ARE TO BE SUBMITTED, UPON COMPLETION OF PROJECT TO OWNER.
4. A CONTROLLER CHART SHALL BE PROVIDED FOR EACH INDIVIDUAL CONTROLLER. A REDUCED DRAWING OF ACTUAL DESIGN PLANS MAY BE UTILIZED. ALL VALVES AND LATERAL LINES CONTROLLED ARE TO BE COLOR CODED FOR EASY ACCESS / LOCATION RECOGNITION.

IRRIGATION MATERIALS

1. PVC PIPING, FITTINGS, AND CONNECTIONS
 - 1.1. ALL PVC PIPING TWO INCHES IN DIAMETER AND UNDER TO BE SCHEDULE 40 PIPING.
 - 1.2. ALL PVC PIPING OVER TWO INCHES IN DIAMETER TO BE CLASS 315 PIPING.
 - 1.3. PIPING EXPOSED AT BACK-FLOW PREVENTER AND PUMP ASSEMBLIES, TO BE GALVANIZED PIPING UNLESS CITY, COUNTY, FEDERAL CODE(S) DIFFER.
 - 1.4. ALL PVC FITTINGS TO BE SCHEDULE 40 MINIMUM.
 - 1.5. ALL PIPING AND FITTINGS TO MEET ALL CITY, COUNTY, STATE, AND FEDERAL CODES.
2. IRRIGATION HEADS
 - 2.1. IRRIGATION HEADS ARE TO BE THOSE SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS OR AN APPROVED EQUAL PRE-APPROVED BY LANDSCAPE ENGINEER.
 - 2.2. IRRIGATION RISER ASSEMBLIES ARE TO BE THOSE SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS OR AN APPROVED EQUAL, PRE-APPROVED BY LANDSCAPE ENGINEER.

3. AUTOMATIC CONTROL VALVES
 - 3.1. AUTOMATIC CONTROL VALVES ARE TO BE MAKE, MODEL, AND SIZE SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS OR AN APPROVED EQUAL, MAY BE UTILIZED ONLY ON APPROVAL OF THE LANDSCAPE ENGINEER.
 - 3.2. IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF A PRESSURE REGULATING DEVICE IS REQUIRED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
 - 3.3. ALL IRRIGATION SYSTEMS ARE TO HAVE A MASTER VALVE INSTALLED AS ACCORDING TO DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS.
 - 3.4. AUTOMATIC CONTROL VALVE ASSEMBLIES ARE TO BE AS SPECIFIED ON DESIGN PLANS, DESIGN DETAILS AND SPECIFICATIONS.
 - 3.5. ALL LANDSCAPES OVER 5000 SQ.FT. ARE TO HAVE FLOW SENSORS INSTALLED.
4. AUTOMATIC CONTROLLERS
 - 4.1. AUTOMATIC CONTROLLERS ARE TO BE THOSE SPECIFIED ON DESIGN PLANS, DESIGN DETAILS AND SPECIFICATIONS.
 - 4.2. AUTOMATIC CONTROLLERS TO BE MULTI-PROGRAMMABLE WITH WEATHER SENSOR, FLOW SENSOR AND MASTER VALVE CAPABILITIES.
 - 4.3. ELECTRICAL POWER SERVICE (110 V) TO BE PROVIDED BY OTHERS.
5. BACKFLOW PREVENTER
 - 5.1. BACKFLOW PREVENTER IS TO BE AS SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATION.
 - 5.2. BACKFLOW PREVENTER TO MEET ALL CITY, COUNTY, STATE, FEDERAL CODE REQUIREMENTS.
6. PVC SLEEVING
 - 6.1. SLEEVING MATERIAL SHALL BE CLASS 200 PVC PIPING MINIMUM. SLEEVING MATERIAL UNDER PAVEMENT AREAS TO SCHEDULE 40 PVC PIPING.
 - 6.2. SLEEVE SIZING TO BE LARGE ENOUGH TO ALLOW EASY REMOVAL AND REPLACEMENT OF PIPE BEING SLEEVED.
 - 6.3. ALL WIRING TO BE SLEEVED IN SEPARATE ELECTRICAL CONDUIT.
 - 6.4. ALL PIPING UNDER WALKS, CURBS, PAVEMENT, CONCRETE OR ANY OTHER SOLID SURFACE TO BE SLEEVED. ALL SLEEVES ARE TO EXTEND TWELVE INCHES PAST SOLID SURFACE ON BOTH ENDS.
7. CONTROL WIRING
 - 7.1. CONTROL WIRE TO VALVES, SHALL BE UF TYPE, WITH SOLID COPPER CONDUCTOR.
 - 7.2. CONTROL WIRE TO BE DESIGNED FOR DIRECT BURIAL USE.
 - 7.3. SIZING FOR CONTROL WIRE TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. NUMBER 14 SOLID CORE COPPER CONTROL WIRE MINIMUM SIZING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ENGINEER.
8. VALVE BOXES
 - 8.1. VALVE BOXES ARE TO BE THOSE AS SPECIFIED ON DESIGN PLANS, DESIGN DETAILS OR SPECIFICATIONS. APPROVED MANUFACTURERS ARE AMETEK, CARSON, OR AN APPROVED EQUAL, APPROVED BY LANDSCAPE ENGINEER.
 - 8.2. ALL VALVE BOXES TO HAVE BOLT LOCK LIDS.
 - 8.3. MAXIMUM ONE (1) VALVE PER STANDARD RECTANGULAR VALVE BOX.
 - 8.4. MINIMUM TEN INCH ROUND VALVE BOX, UTILIZED FOR A SINGLE GATE VALVE.
 - 8.5. ALL NECESSARY VALVE BOX EXTENSIONS MUST BE PROVIDED AND INSTALLED TO OBTAIN PROPER GRADE HEIGHT.
9. QUICK COUPLERS
 - 9.1. QUICK COUPLERS ARE TO BE AS SPECIFIED ON DESIGN PLAN, DESIGN DETAILS AND SPECIFICATIONS.
 - 9.2. QUICK COUPLERS ARE TO BE INSTALLED IN TEN INCH ROUND VALVE BOX WITH BOLTABLE LID.
 - 9.3. TWO QUICK COUPLER KEYS WITH HOSE KNIVELS, ARE TO BE PROVIDED BY CONTRACTOR, AND TURNED OVER TO OWNER, UPON COMPLETION OF INSTALLATION / MAINTENANCE PERIOD.




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PROJECT

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APN - 016-061-06



DATE SIGNED: 1/27/2021

Revisions:	Date:
1 SPRN REVISION #1	11-18-2020
2 -	-
3	
4	
5	

LANDSCAPE SPECIFICATIONS

CVEAS JOB #:	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #:	APPLICATION #627
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	CVEAS INC
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SCALE:	AS NOTED

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS. NO CONSULTANTS OR WERE CREATED, REVISED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF CVEAS. REVISIONS, ARRANGEMENTS OR PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF CVEAS. NO CONSULTANTS OR WERE CREATED, REVISED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF CVEAS.

IRRIGATION INSTALLATION	
1. TRENCHING	
1.1. EQUIPMENT TO BE USED TO EXCAVATE TRENCHES SHALL PROVIDE A SMOOTH CONTINUOUS TRENCH IN WHICH THE PIPING IS TO LIE.	
1.2. ALL PRESSURE MAIN LINES ARE TO BE TRENCHED DEEP ENOUGH TO ALLOW PIPING A MINIMUM OF EIGHTEEN INCHES OF COVER.	
1.3. ALL LATERAL LINES ARE TO BE TRENCHED DEEP ENOUGH TO ALLOW THE PIPING A MINIMUM TWELVE INCHES OF COVER.	
2. BACKFILLING	
2.1. ALL PRESSURIZED MAIN LINES TO BE INSPECTED BY LANDSCAPE ENGINEER BEFORE ANY BACKFILLING IS TO COMMENCE.	
2.2. CONTRACTOR TO SCHEDULE ALL NECESSARY INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, FEDERAL, ETC., AS REQUIRED BY LAW.	
2.3. ALL LINES UNDER ASPHALT PAVING TO BE COMPACTED WITH AN APPROVED MECHANICAL COMPACTOR. CONTRACTOR TO VERIFY WITH PAVING CONTRACTOR PERCENTAGE OF COMPACTION REQUIRED.	
2.4. BACKFILL MATERIALS SHALL BE FREE FROM ROCKS, STICKS AND ALL OTHER DEBRIS WHICH MAY CAUSE DAMAGE TO THE PIPING.	
2.5. CONTRACTOR MAY CENTER LOAD PIPING, LEAVING CONNECTIONS VISIBLE FOR INSPECTION PRIOR TO INSPECTION.	
2.6. BEFORE ANY BACKFILLING OF MAIN LINES, CARE IS TO BE TAKEN TO INSURE THAT ALL CONTROL WIRING IS PLACED AT THREE O'CLOCK POSITION TO MAIN LINE AND TAPED AT TEN FOOT INTERVALS.	
3. PIPING	
3.1. ALL PVC PIPE CONNECTIONS ARE TO BE PRIMERED AND SOLVENT WELDED.	
3.2. ON THREADED PIPE CONNECTIONS TEFLON TAPE OR AN APPROVED TEFLON PASTE MAY BE UTILIZED. TEFLON PASTE MAY NOT BE UTILIZED ON AUTOMATIC CONTROL VALVES.	
3.3. CUT PVC AND REMOVE ALL BURRS BEFORE SOLVENT WELDING.	
3.4. PIPE LARGER THAN TWO INCHES IN DIAMETER IS TO HAVE CONCRETE THRUST BLOCKS INSTALLED ON ALL DIRECTIONAL TURNS AND ENDS OF LINES. THRUST BLOCKS ARE TO BE INSTALLED AGAINST UNDISTURBED EARTH AND OR ADEQUATE SIZE.	
3.5. PIPING ON DESIGN PLANS ARE DRAWN DIAGRAMMATICALLY. ALL PIPING TO BE INSTALLED IN PLANTERS OR TURF AREAS WHENEVER POSSIBLE, KEEPING PIPING UNDER CONCRETE AND PAVING TO A MINIMUM.	
3.6. FIELD THREADING OF PVC PIPE OR FITTINGS IS NOT PERMITTED. FACTORY FORMED THREADS ONLY WILL BE PERMITTED.	
3.7. ON GALVANIZED PIPE THREADS TEFLON TAPE OR TEFLON PASTE IS PERMITTED. WHEN USING TEFLON PASTE, APPLY JOINT COMPOUND TO MALE THREADS ONLY.	
3.8. ALL PIPE LINES ARE TO BE THOROUGHLY FLUSHED UPON COMPLETION OF INSTALLATION AND BEFORE ATTACHING IRRIGATION HEADS.	
4. SLEEVINGS	
4.1. PVC SLEEVES ARE TO BE INSTALLED ON ALL PIPING AND WIRING UNDER CONCRETE, CURBS, PAVEMENT, DRIVEWAYS, OR ANY OTHER SOLID SURFACE.	
4.2. PVC SLEEVING SHALL BE SIZED LARGE ENOUGH TO ALLOW PIPE OR WIRE BEING SLEEVED, TO BE REMOVED AND REPLACED EASILY.	
4.3. SLEEVES FOR PIPING OR WIRING ARE TO BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE OR PAVING.	
4.4. SLEEVES ARE TO BE CAPPED OR TAPED, AS NOT TO ALLOW DIRT OR DEBRIS TO ENTER THE SLEEVE UNTIL USED.	
4.5. WHERE PIPE PASSES THROUGH SLEEVE PROVIDE REMOVABLE NON-DECAYING PLUG AT ENDS OF SLEEVE AS NOT TO ALLOW THE ENTRANCE OF DIRT OR DEBRIS. (AFTER INSTALLING PIPE INTO SLEEVE).	
4.6. SLEEVING ARE TO EXTEND A FULL TWELVE INCHES PAST CONCRETE OR PAVING.	
4.7. SLEEVING FOR CONTROL WIRING IS TO BE INSTALLED IN ELECTRICAL CONDUIT. WIRING IS NOT TO BE INSTALLED IN SAME SLEEVE BEING USED TO SLEEVE PIPING.	
4.8. SLEEVING MUST HAVE SOME MEANS OF PIPE DETECTION INSTALLED PRIOR TO BE BURYING UNDERGROUND.	
5. CONTROL WIRING	
5.1. THE GROUND OR COMMON WIRE IS TO BE COLOR CODED WHITE.	
5.2. CONTROL WIRES FOR SHRUBS, DRIP IRRIGATION, TURF AREA, TO BE COLOR CODED SEPARATELY. EXAMPLE - SHRUBS (BROWN) DRIP IRRIGATION (BLUE) TURF AREAS (GREEN).	
5.3. A SPARE TRACER WIRE SHALL BE INSTALLED. INSTALL SPARE WIRE AS IF IT IS A COMMON WIRE, TO ALL VALVES AND JUNCTION BOXES. SPARE TRACER WIRE IS NOT TO BE CONNECTED TO ANYTHING. SPARE TRACER WIRE IS TO BE COLOR CODED DIFFERENT THAN ALL OTHER WIRING. PROVIDE TWENTY FOUR INCH LOOP ON ALL WIRING AT VALVE BOXES, AND JUNCTION BOXES.	
5.4. WIRING SHALL OCCUPY THE SAME TRENCH AS PRESSURE SUPPLY LINE WHENEVER POSSIBLE. WIRING SHALL BE PLACED AT 3 O'CLOCK POSITION TO MAIN LINE AND TAPED AT TEN FOOT INTERVALS.	
5.5. WHEN WIRE DEVIATES FROM MAIN LINE IT IS TO BE SLEEVED IN ELECTRICAL CONDUIT FOR ITS PROTECTION.	
5.6. AN EXPANSION LOOP OF EIGHTEEN INCHES SHALL BE PROVIDED AT ALL DIRECTIONAL TURNS.	
5.7. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, A CONTINUOUS WIRE IS REQUIRED. ANY SPLICES ARE TO BE MADE IN AN APPROVED VALVE BOX. LIMIT ONE SPLICE PER VALVE.	
6. BACK-FLOW PREVENTER	
6.1. INSTALL BACK-FLOW PREVENTER, NO HIGHER THAN REQUIRED BY CODE. (CITY, COUNTY, STATE, FEDERAL) LOCATE IN SHRUB AREA WHENEVER POSSIBLE. INSTALL BACK-FLOW PREVENTER IN ACCORDANCE WITH ALL CODES. (CITY, COUNTY, STATE, FEDERAL) AND IN ACCORDANCE WITH DESIGN DETAILS, DESIGN PLANS, SPECIFICATIONS.	
6.2. IF CODE REQUIREMENTS AND DESIGN PLANS DIFFER, CONTACT LANDSCAPE ENGINEER BEFORE PROCEEDING WITH INSTALLATION.	
6.3. UPON COMPLETION OF BACKFLOW INSTALLATION, CONTRACTOR SHALL OBTAIN A CERTIFICATE OF INSTALLATION AND TESTS FROM A CERTIFIED BACKFLOW PREVENTOR TESTER.	
7. AUTOMATIC CONTROL VALVES	
7.1. VALVES ARE SHOWN DIAGRAMMATICALLY ON DESIGN PLANS, AND SHOULD BE LOCATED IN SHRUB AREAS WHENEVER POSSIBLE.	
7.2. CONTROL VALVES SHALL BE INSTALLED AS ACCORDING TO DESIGN PLANS, DESIGN DETAILS, SPECIFICATIONS AND MEET ALL CODE REQUIREMENTS. (CITY, COUNTY, STATE, FEDERAL)	
7.3. ALL CONTROL VALVES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.	
7.4. IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF PRESSURE REGULATING DEVICE IS REQUIRED.	
8. VALVE BOXES	
8.1. THE VALVE BOX SHOULD BE INSTALLED IN SUCH A MANNER THAT ALL PARTS OF THE VALVE ARE ACCESSIBLE FOR SERVICE.	
8.2. VALVE BOXES ARE TO BE INSTALLED IN ACCORDANCE WITH DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS.	
8.3. MAXIMUM ONE VALVE PER STANDARD RECTANGULAR VALVE BOX.	
8.4. ALL NECESSARY VALVE BOX EXTENSIONS ARE TO BE INSTALLED BY CONTRACTOR TO MEET GRADE REQUIREMENTS.	
9. AUTOMATIC CONTROLLERS	
9.1. ALL CONTROLLERS ARE TO BE LOCATED IN AREA INDICATED IN DESIGN PLANS. IF CONTROLLER CAN NOT BE LOCATED IN DESIGNATED AREA, CONTACT LANDSCAPE ENGINEER FOR RELOCATION.	
9.2. ALL CONTROLLERS TO BE MULTI-PROGRAMMABLE WITH MASTER VALVE, FLOW SENSOR AND WEATHER SENSOR CAPABILITIES.	
9.3. ALL CONTROLLERS TO BE INSTALLED IN ACCORDANCE WITH DESIGN PLANS, DESIGN DETAILS, SPECIFICATIONS, CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.	
9.4. WEATHER SENSOR SHALL BE LOCATED ON WEST SIDE OF BUILDING.	
10. QUICK COUPLER VALVES	
10.1. QUICK COUPLER VALVES ARE TO BE INSTALLED IN ACCORDANCE WITH DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS.	
10.2. LOCATE QUICK COUPLER VALVE IN SHRUB AREAS WHENEVER POSSIBLE.	
10.3. QUICK COUPLER VALVES ARE TO BE INSTALLED IN TEN INCH ROUND VALVE BOXES, WITH BOLTABLE LIDS.	

LANDSCAPE SPECIFICATIONS	
1. GENERAL WORK DESCRIPTION	
1.1. FURNISH ALL MATERIALS, LABOR AND EQUIPMENT, NECESSARY FOR COMPLETE LANDSCAPE INSTALLATION, LANDSCAPE INSTALLATION, SHALL BE IN ACCORDANCE WITH DESIGN PLANS, DESIGN DETAILS AND LANDSCAPE SPECIFICATIONS.	
1.2. PREPARATION OF SOIL, IN ALL AREAS TO BE LANDSCAPED AS DETAILED IN 'SOIL PREPARATION' SECTIONS OF LANDSCAPE SPECIFICATIONS.	
1.3. PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED TO COMPLETE FINAL GRADINGS IN ALL LANDSCAPE AREAS.	
1.4. CONTRACTOR TO VERIFY ALL DRAINING DIMENSIONS WITH ACTUAL FIELD CONDITIONS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ENGINEER.	
1.5. WHERE UNDERGROUND OBSTRUCTION ARISE, AND PLANTINGS IS NOT POSSIBLE, DUE TO THESE OBSTRUCTIONS, THE LANDSCAPE ENGINEER, IS TO BE NOTIFIED BEFORE PROCEEDING.	
1.6. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING UTILITY LOCATIONS. UNDERGROUND SERVICES ALERT, (USA) (811) IS TO BE NOTIFIED BEFORE ANY EXCAVATION IS COMMENCED. CONTRACTOR IS RESPONSIBLE TO NOTIFY ANY OTHER UTILITIES NOT COVERED BY UNDERGROUND SERVICE ALERT. CONTRACTOR IS TO TAKE GREAT CARE AS NOT TO DAMAGE EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY AND ALL REPAIRS, AT HIS EXPENSE, TO ANY UTILITY DAMAGE INCURRED BY HIM, WHILE COMPLETING HIS SCOPE OF WORK.	
1.7. CONTRACTOR TO PROVIDE ADEQUATE SAFETY MEASURE TO PROTECT THE PUBLIC AND ALL OTHER WORKERS INVOLVED IN THE PROJECT, FROM INJURY, CONTRACTOR TO POST ALL SIGNS, BARRICADES, BANNERS, ECT., AS DEEMED NECESSARY TO MARK PUBLIC AND ALL OTHER PERSONS, OF ANY HAZARDS.	
1.8. CONTRACTOR TO MAINTAIN LANDSCAPE AREA FOR SPECIFIED LENGTH OF MAINTENANCE PERIOD. (SEE LANDSCAPE MAINTENANCE SECTION)	
1.9. LANDSCAPE INSTALLATION SHALL NOT PROCEED UNTIL IRRIGATION INSTALLATION HAS BEEN COMPLETED. UPON COMPLETION OF IRRIGATION INSTALLATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ENGINEER, TO SCHEDULE A IRRIGATION INSPECTION. A SEVENTY TWO (72) HOUR NOTICE IS TO BE GIVEN TO THE LANDSCAPE ENGINEER, TO ALLOW TIME TO SCHEDULE THE INSPECTION. ONLY ON APPROVAL OF THE LANDSCAPE ENGINEER, SHALL THE LANDSCAPE INSTALLATION, PROCEED. AT THE LANDSCAPE ENGINEERS DISCRETION, PARTIAL APPROVAL OF THE IRRIGATION INSTALLATION MAY BE GIVEN.	
2. SUBMITTALS	
2.1. A COMPLETE LIST OF PLANTS, TREES, GROUNDCOVER AND PLANTING MATERIALS PROPOSED FOR INSTALLATION, IS TO BE SUBMITTED UPON AWARDING OF CONTRACT TO THE LANDSCAPE ENGINEER. LIST SHOULD DETAIL, ALL QUANTITIES, SIZES AND QUALITIES SHOWN ON DESIGN PLANS. ANY SUBSTITUTIONS OR DEVIATIONS OF ANY KIND FROM DESIGN PLANS AND SPECIFICATIONS MUST BE APPROVED BY LANDSCAPE ENGINEER.	
2.2. ACTUAL SAMPLES OF HUMUS OR TOP DRESSINGS, TO BE SUBMITTED TO LANDSCAPE ENGINEER FOR APPROVAL. HUMUS SAMPLES MUST BE APPROVED BEFORE APPLICATION WILL BE ALLOWED. (SEE SOIL PREPARATION).	
2.3. MAINTENANCE MANUALS, (TWO COPIES) ARE TO BE SUBMITTED UPON COMPLETION OF LANDSCAPE INSTALLATION, AND MAINTENANCE PERIOD. MANUALS ARE TO DETAIL MAINTENANCE INSTRUCTIONS FOR MAINTAINING LANDSCAPE AND IRRIGATION FOR A PERIOD OF ONE YEAR.	
2.4. AS-BUILTS FOR LANDSCAPE / IRRIGATION INSTALLATION, ARE TO BE SUBMITTED TO OWNER UPON COMPLETION OF LANDSCAPE / IRRIGATION INSTALLATION. AS-BUILTS TO DETAIL, ALL PLANT AND TREE LOCATIONS OR ANY DEVIATIONS WHICH MAY HAVE OCCURRED DURING LANDSCAPE INSTALLATION. AS-BUILTS TO DETAIL ALL PIPING LOCATIONS FOR IRRIGATION SYSTEM. ALL AS-BUILTS ARE TO BE TO SCALE, WITH AT LEAST TWO REFERENCE POINTS.	
3. QUALITY ASSURANCE	
3.1. QUALITY OF PLANTS SHALL CONFORM TO THE STATE OF CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1, GRADE, FOR QUALITY AND SIZE. USE ONLY NURSERY GROWN STOCK.	
3.2. INSPECTION OF PLANT MATERIAL, REQUIRED BY CITY, COUNTY, STATE OR FEDERAL, AUTHORITIES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL PERMITS OR CERTIFICATES NECESSARY, PRIOR TO DELIVERY OF PLANTS TO THE SITE.	
LANDSCAPE MATERIALS:	
PLANTS - PLANTS ARE TO BE SIZE AND VARIETY INDICATED ON DESIGN PLANS. PLANTS SHALL BE HEALTHY, DISEASE FREE, INSECT FREE, AND SHOWING VIGOROUS GROWTH. PLANTS SHALL HAVE A VIGOROUS ROOT SYSTEM. NO ROOT BOUND PLANTS. PLANTS SHALL HAVE BEEN ESTABLISHED IN CONTAINERS, SHOWING NORMAL SIZE, NO NEWLY UP-SIZED PLANT MATERIALS.	
TREES - TREES ARE TO BE SIZE AND VARIETY INDICATED ON DESIGN PLANS. TREES SHALL BE HEALTHY, DISEASE FREE, INSECT FREE, AND SHOWING VIGOROUS GROWTH. TREES TO BE SHOWING NORMAL, STRONG STRUCTURAL GROWTH. NO ABNORMAL GROWTH PATTERNS. NO ROOT BOUND TREES. TREES SHALL HAVE BEEN ESTABLISHED IN CONTAINERS, SHOWING A NORMAL GROWTH PATTERNS, NO NEWLY UP-SIZED CONTAINERS.	
TOPSOIL - STORED SOIL FROM PROJECT. TOPSOIL TO BE FREE FROM ROCKS, STICKS, CONCRETE, DEBRIS, ETC., ALL LANDSCAPE PROJECTS TO HAVE A SOIL ANALYSIS TEST PERFORMED WITH RESULTS IN WRITING, TURNED OVER TO THE LANDSCAPE ENGINEER. SOIL TO BE PREPARED IN ACCORDANCE WITH ANALYSIS TEST RECOMMENDATIONS. CONTRACTOR TO BE RESPONSIBLE FOR COST OF TEST AND SOIL PREPARATION COSTS. OWNER IS TO BE RESPONSIBLE FOR COST OF MATERIALS RESULTING FROM SOIL ANALYSIS NOT COVERED IN SOIL PREPARATION SECTION.	
IMPORTED TOPSOIL - IMPORTED TOPSOIL SUBJECT TO APPROVAL OF LANDSCAPE ENGINEER. IMPORTED TOPSOIL TO HAVE SOIL ANALYSIS TEST PERFORMED WITH RESULTS IN WRITING, TURNED OVER TO LANDSCAPE ENGINEER. IMPORTED TOPSOIL TO BE PREPARED IN ACCORDANCE WITH ANALYSIS TEST RECOMMENDATIONS. IMPORTED TOPSOIL REQUIRED ONLY IF NOTED ON DESIGN PLANS. CONTRACTOR TO BE RESPONSIBLE FOR ALL COSTS RELATING TO IMPORTED TOPSOIL.	
HUMUS - HUMUS TO BE NITRO-FORTIFIED FOREST HUMUS, ONE QUARTER INCH MAXIMUM SIZE, WITH ONE PERCENT OF NITROGEN ADDED. A RECYCLED PRODUCT MAY BE UTILIZED, SUBJECT TO APPROVAL LANDSCAPE ENGINEER. A ACTUAL SAMPLE OF THE RECYCLED PRODUCT MUST BE SUBMITTED TO LANDSCAPE ENGINEER, BEFORE APPROVAL WILL BE GIVEN.	
PLANTING FERTILIZER TABLETS - AGRI-FORM PLANTING TABLETS, TWENTY ONE GRAMS. (20-10-05)	
FERTILIZERS - BEST PRODUCTS "TURF SUPREME" (16-06-06) OR APPROVED EQUAL, FOR TURF AREAS. BEST PRODUCTS TRIPLE TWELVE, (12-12-12) OR APPROVED EQUAL FOR GROUNDCOVER AREAS.	
TURF - SODDED OR SEEDED AS NOTED ON DESIGN PLANS AND TURF SPECIFICATIONS.	
TREE STAKES - 2" x 2" x 8' LODGE POLE TREE STAKES TWO PER TREE. MINIMUM THREE FIGURE EIGHT TIES PER TREE. GUIDE WIRING MAY BE REQUIRED FOR LARGER TREES.	
HERBICIDE - A PRE-EMERGENCE TYPE HERBICIDE IS TO BE APPLIED TO ALL SHRUB AREAS, IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. RONSTAR 6 PRE-EMERGENCE HERBICIDE REQUIRED. CARE IS TO BE TAKEN WHEN USED NEAR SEEDED TURF AREAS.	
GYPSUM - AGRICULTURE GRADE GYPSUM.	

SOIL PREPARATION	
1. CONTRACTOR TO RECEIVE LANDSCAPE AREAS WITHIN ONE TENTH OF A FOOT, OF FINISHED GRADE, ROUGH GRADE TO BE PERFORMED BY OTHERS.	
2. A SOIL ANALYSIS TEST IS TO BE PERFORMED ON ALL LANDSCAPE PROJECTS, WITH RESULTS IN WRITING, TURNED OVER TO THE LANDSCAPE ENGINEER. SOIL TO BE PREPARED IN ACCORDANCE WITH ANALYSIS TEST RECOMMENDATIONS.	
3. FOR BID PURPOSES ONLY, APPLY NITRO-FORTIFIED FOREST HUMUS, IS TO BE APPLIED TO ALL TURF AND GROUND COVER AREAS, AT A RATE OF FOUR YARDS PER ONE THOUSAND SQUARE FEET.	
4. FOR BID PURPOSES ONLY, APPLY FERTILIZING, (12-12-12) IS TO BE APPLIED TO ALL TURF AND GROUNDCOVER AREAS, AT A RATE OF TEN POUNDS PER ONE THOUSAND SQUARE FEET (FOR BID PURPOSES ONLY).	
5. AFTER APPLYING SOIL ADDITIVES TO TURF AND GROUNDCOVER AREAS, ROTOR-TILL ADDITIVES TO A DEPTH OF SIX INCHES. SOIL ADDITIVES ARE TO BE MIXED THOROUGHLY.	
6. GRADE ALL LANDSCAPE AREAS AS ACCORDING TO FINISH GRADE SPECIFICATIONS. REPORT ANY GRADING DISCREPANCIES TO LANDSCAPE ENGINEER BEFORE PROCEEDING WITH LANDSCAPE INSTALLATION.	
7. CONTRACTOR SHALL PROVIDE EVIDENCE TO LANDSCAPE ENGINEER, THAT SOIL AMENDMENTS AS REQUIRED HAVE BEEN APPLIED. INVOICES FOR ALL SOIL AMENDMENTS MAY BE REQUIRED BY LANDSCAPE ENGINEER. LANDSCAPE ENGINEER TO BE NOTIFIED AFTER SOIL AMENDMENTS HAVE BEEN APPLIED, BUT BEFORE ANY ROTOR-TILLING HAS BEGUN, FOR A VISUAL INSPECTION BY THE LANDSCAPE ENGINEER.	
PLANTING	
1. PLANTING IS NOT TO PROCEED UNTIL IRRIGATION INSTALLATION HAS BEEN COMPLETED AND INSPECTED BY THE LANDSCAPE ENGINEER. ONLY UPON APPROVAL OF THE IRRIGATION INSTALLATION, BY THE LANDSCAPE ENGINEER WILL PLANTING BE ALLOWED TO COMMENCE. THE DISCRETION OF THE LANDSCAPE ENGINEER, THE IRRIGATION INSTALLATION MAY BE ACCEPTED BY INDIVIDUAL AREAS.	
2. PLANTING IS TO BE PERFORMED BY QUALIFIED PERSONNEL FAMILIAR WITH PLANTING PROCEDURES. A QUALIFIED FOREMAN IS TO BE PRESENT DURING ALL PLANTING PROCEDURES.	
3. ALL TREE AND SHRUB PLANTINGS SHALL BE ACCORDING TO DESIGN PLANS. RELOCATION OF ANY PLANTS DUE TO OBSTRUCTIONS OR OTHER REASONABLE CAUSES SHALL BE PRE-APPROVED BY THE LANDSCAPE ENGINEER.	
4. PLANTING SHALL NOT PROCEED UNDER ADVERSE WEATHER CONDITIONS WHICH MAY CAUSE DAMAGE TO PLANTING MATERIALS.	
5. PLANTING PITS ARE TO BE DUG AS ACCORDING TO LANDSCAPE DETAILS. WHERE HARDSPAN IS PRESENT, TREES ARE TO BE DRILLED WITH AN EIGHT INCH AUGER TO A DEPTH OF SIX FEET, OR THROUGH HARDSPAN LAYER. SEE LANDSCAPE DETAILS FOR PLANTING FIT EXCAVATION AND DRILLING REQUIREMENTS.	
6. A BACKFILL MIXTURE CONSISTING OF FIFTY PERCENT NITRO-FORTIFIED FOREST HUMUS AND FIFTY PERCENT NATIVE SOIL IS TO BE USED IN PLANTING OF ALL PLANTING MATERIALS.	
7. TREE STAKING SHALL BE AS ACCORDING TO LANDSCAPE DETAILS. GUIDE WIRING MAY BE REQUIRED FOR LARGER TREES.	
8. AGRI-FORM TABLETS ARE TO BE APPLIED TO ALL TREES AND SHRUBS AT THE FOLLOWING RATES: ONE GALLON 1 TABLET FIVE GALLON 3 TABLETS FIFTEEN GALLONS 4 TABLETS 24" BOX 6 TABLETS 36" BOX 8 TABLETS 48" BOX 12 TABLETS	
9. ALL PLANTS AND TREES TO BE WATERED THOROUGHLY, IMMEDIATELY AFTER PLANTING.	
10. CARE IS TO BE TAKEN AS NOT TO DAMAGE PLANTING MATERIALS. ANY DAMAGE TO ROOT BALL OR PLANT STRUCTURE WILL NOT BE ACCEPTED.	
11. WHERE DESIGN PLANS CALL FOR GROUNDCOVER UNDER TREES OR SHRUB, GROUNDCOVER SHALL EXTEND UNDER CANOPY OF TREE OR SHRUBS.	
12. A PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS, ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND OR SPECIFICATIONS. CARE IS TO BE TAKEN WHEN SEEDED OR HYDRO-SEEDED TURF IS PRESENT.	

FINISHING GRADING	
1. FINISH GRADING SHALL BE SMOOTH AND EVEN IN APPEARANCE. PLANTERS ARE TO BE RAKED TO AN ATTRACTIVE APPEARANCE.	
2. FINISH GRADING FOR SEEDED, OR HYDRO-SEEDED AREAS SHALL BE ONE INCH BELOW ALL ADJACENT WALKS, CURBS, PAVEMENTS ETC.	
3. FINISH GRADING FOR ALL PLANTER AREAS TO BE ONE INCH BELOW ALL ADJACENT WALKS, CURBS, PAVEMENT ETC. FINISH GRADE TO BE MEASURED FROM TOP OF DECORATIVE BARK WHEN REQUIRED.	
4. FINISH GRADES ARE TO BE COMPLETED BEFORE ANY TURF SEEDING WILL BE PERMITTED.	
5. FINISH GRADE FOR SODDED TURF AREAS, IS TO BE ONE INCH BELOW ALL ADJACENT WALKS, CURBS, PAVEMENTS ETC. GRADE TO BE MEASURED FROM TOP OF SOD.	
CLEAN UP	
1. UPON COMPLETION OF LANDSCAPE INSTALLATION, REMOVE ALL TRASH, DEBRIS, WASTE MATERIALS, EQUIPMENT, ETC., FROM SITE.	
2. BROOM CLEAN ALL WALKS, PAVEMENT AREAS, DRIVEWAYS, ETC.	
MAINTENANCE	
1. MAINTENANCE PERIOD	
1.1. LANDSCAPES WITH SODDED TURF, OR LANDSCAPE WITH NO TURF REQUIRED, WILL REQUIRE A THIRTY (30) DAY MAINTENANCE PERIOD.	
1.2. LANDSCAPES WITH SEEDED PEGSUE TURF WILL REQUIRE A SIXTY (60) DAY MAINTENANCE PERIOD.	
1.3. LANDSCAPE WITH A SEEDED BERMUDA TURF WILL REQUIRE A NINETY (90) DAY MAINTENANCE PERIOD.	
1.4. MAINTENANCE PERIOD TO BEGIN UPON COMPLETION LANDSCAPE INSTALLATION, WITH LANDSCAPE ENGINEER'S ACCEPTANCE AND APPROVAL. ALL PATCH LIST ITEMS MUST BE COMPLETED BEFORE LANDSCAPE ENGINEERS APPROVAL WILL BE GIVEN. MAINTENANCE PERIOD TO COMMENCE UPON ACCEPTANCE AND APPROVAL.	
1.5. MAINTENANCE PERIOD MAY BE EXTENDED IF TURF AREA GERMINATION REQUIREMENTS HAVE NOT BEEN MET. MAINTENANCE PERIOD EXTENSION WILL BE AT THE DISCRETION OF THE LANDSCAPE ENGINEER. MAINTENANCE EXTENSION WILL BE AT NO COST TO THE OWNER.	
IRRIGATION SYSTEM	
2.1. REPAIR AND ADJUST ALL IRRIGATION HEADS AS NEEDED TO MAINTAIN AN OPERABLE SYSTEM.	
2.2. ADJUST IRRIGATION SCHEDULE WEEKLY TO CONFORM WITH PRESENT WEATHER CONDITIONS AND WATER NEEDS.	
2.3. CHECK ALL IRRIGATION CIRCUITS WEEKLY FOR BROKEN IRRIGATION HEADS, IRRIGATION HEADS ADJUSTMENT, MALFUNCTIONS, ETC.	
2.4. UTILIZE MULTIPLE START TIMES TO PREVENT RUNOFF.	
2.5. SET MULTIPLE START TIMES ON TURF CIRCUITS TO KEEP TURF AREAS MOIST DURING GERMINATION PERIOD.	
TREES	
3.1. ALL TREES TO BE ALLOWED TO GROW TO THEIR NATURAL SHAPE AND FORM.	
3.2. PRUNING SHALL BE PERFORMED BY KNOWLEDGEABLE PERSONNEL ONLY.	
3.3. TREE PRUNING SHALL BE PERFORMED WITH THE GOAL OF PROMOTING STRONG, HEALTHY STRUCTURE, SAFETY, AND ACCENTUATING NATURAL FORM OF THE TREE.	
3.1. ALL SUCKERS, CRISSCROSS, DISEASED, DEAD, OR HEAVY LADDEN BRANCHES, SHOULD BE REMOVED.	
SHRUBS, VINES, GROUND COVERS	
4.1. PRUNE SHRUBS ONLY AS NEEDED OR TO REMOVE UNSIGHTLY MATERIALS, SUCH AS DEAD FLOWERS, OR BROKEN BRANCHES.	
4.2. DO NOT PRUNE SHRUBS INTO SHAPES OR FIGURES, UNLESS PREVIOUSLY INSTRUCTED TO DO SO BY LANDSCAPE ENGINEER.	
4.3. EDGE GROUND COVERS TO PREVENT GROWTH ONTO WALKS, PAVEMENT, DRIVEWAYS, ETC..	
4.4. PRUNE BACK GROUNDCOVER THAT ARE CLIMBING WALLS, TREES, OR COVERING SHRUBS. LANDSCAPE ENGINEER MAY REQUIRE GROUND COVER TO CLIMB CERTAIN WALLS OR STRUCTURES, ONLY ON HIS/HER APPROVAL WILL THIS BE ACCEPTED.	
4.5. KEEP ALL PLANTER AREAS FREE FROM TRASH, DEBRIS, WASTE MATERIALS, ETC..	
4.6. UNIFORMLY RAKE ALL PLANTER AREAS WHERE GROUNDCOVER IS NOT PRESENT.	
TURF AREA	
5.1. FERTILIZE ALL TURF AREAS AS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.	
5.2. MOW ALL TURF AS NEEDED, SEVEN DAYS MAXIMUM INTERVAL BETWEEN MOWING.	
5.3. ALL TURF AREAS TO BE EDGED EACH TIME OF MOWINGS. DO NOT USE A NEED EATER TO EDGE TURF AREAS.	
5.4. RESEED ANY TURF AREAS NOT SHOWING HEALTHY GERMINATION.	
HERBICIDES, PESTICIDES, FERTILIZERS	
6.1. HERBICIDES, PESTICIDES, FERTILIZERS, ARE TO BE USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS IN ORDER TO MAINTAIN A NEED FREE, DISEASE FREE, VIGOROUS GROWTH LANDSCAPE.	
ALL MOWING, EDGING, SPRAYING, PRUNING, WEEDING, FERTILIZING ETC., IS TO BE PERFORMED IN A TIMELY MANNER, AS NEEDED TO MAINTAIN A HEALTHY ATTRACTIVE LANDSCAPE.	
FINAL ACCEPTANCE	
7.1. FINAL INSPECTION FOR ACCEPTANCE OF LANDSCAPE / IRRIGATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD, PROVIDED THAT ON SUCH DATE ALL OTHER PROJECTS, IMPROVEMENTS, AND CORRECTIVE WORK, HAVE BEEN COMPLETED. IF ALL PROJECT IMPROVEMENT AND CORRECTIVE WORK ARE NOT COMPLETED, THEN THE	

LANDSCAPE MAINTENANCE PERIOD, SHALL CONTINUE AT NO COST TO THE OWNER, UNTIL WORK HAS BEEN COMPLETED.	
AT THE DISCRETION OF THE LANDSCAPE ENGINEER, THE LANDSCAPE MAY BE ACCEPTED IN SECTIONS.	
FINAL INSPECTION SHALL BE CONDUCTED WITHIN FORTY EIGHT HOURS OF WRITTEN NOTICE IS COMPLETED BY CONTRACTOR, TO LANDSCAPE ENGINEER.	
AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUPPLY A CERTIFICATE OF COMPLETION DOCUMENT. DOCUMENT SHALL INCLUDE: 7.4.1. PROJECT INFORMATION SHEET THAT CONTAINS: 7.4.1.1. DATE 7.4.1.2. PROJECT NAME 7.4.1.3. PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS 7.4.1.4. PROJECT ADDRESS AND LOCATION 7.4.1.5. PROPERTY OWNER NAME, TELEPHONE, AND MAILING ADDRESS.	
7.4.2. CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE DESIGNER OF THE IRRIGATION DESIGN PLAN OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.	
7.4.2.1. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION, THESE "AS-BUILT" OR RECORD DRAININGS SHALL BE INCLUDED WITH THE CERTIFICATION.	
7.4.2.2. A DIAGRAM OF THE IRRIGATION PLANS SHOWING HYDRO-ZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.	
7.4.3. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.	
7.4.4. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.	
7.4.5. IRRIGATION AUDIT REPORT.	
7.4.6. SOILS ANALYSIS REPORT, IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT RECOMMENDATIONS.	
WARRANTY / GUARANTEE	
1.1. STANDARD ONE YEAR WARRANTY / GUARANTEE SHALL BE IN EFFECT.	
1.2. ANY PLANT, TREE, OR GROUNDCOVER BEING REPLACED, SHALL BE REPLACED BY SAME SIZE AND VARIETY OF THE ORIGINAL.	



CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET Tel. (554) 841-8811
SELMA, CA 93662 Fax (554) 841-8815
WWW.CVEAS.COM Email: info@cveas.com

PROJECT

WATSONVILLE CARWASH BLDG.
1455 FREEDOM BLVD.
AND ALTA VISTA AVE.
WATSONVILLE, CA 95076
APN - 016-061-06



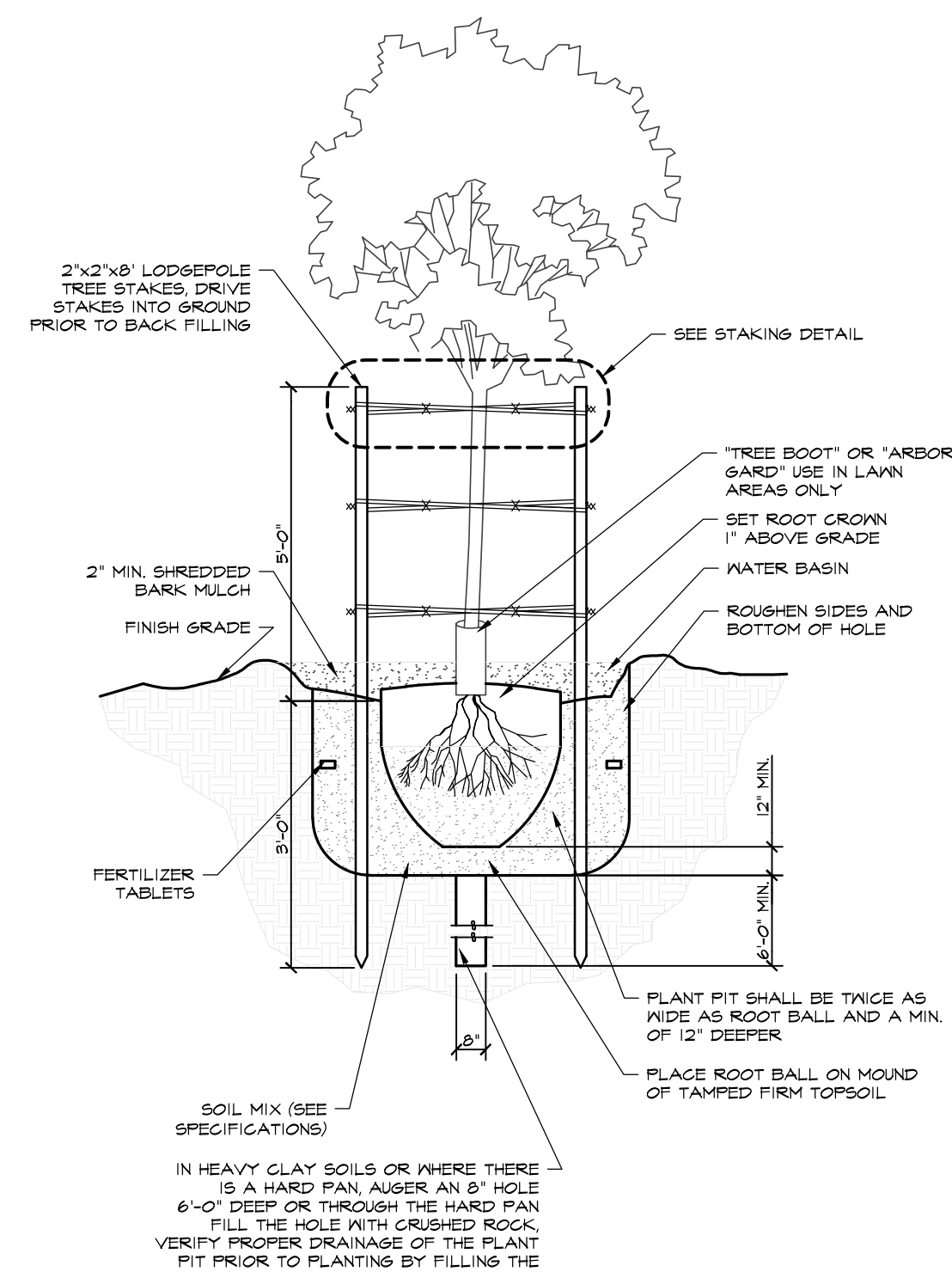
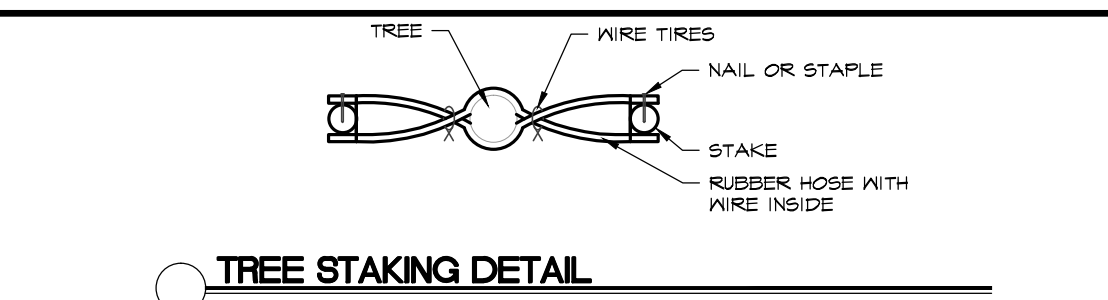
DATE SIGNED: 1/27/2021

Revisions:	Date:
1. SPR REVISION #1	11-16-2020
2. -	-
3. -	-
4. -	-
5. -	-
6. -	-

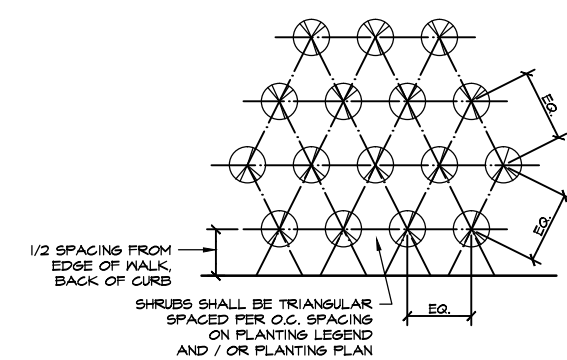
LANDSCAPE SPECIFICATIONS

CVEAS JOB #:	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #:	APPLICATION #627
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	CVEAS INC
CHECKED BY:	RL
SCALE:	AS NOTED

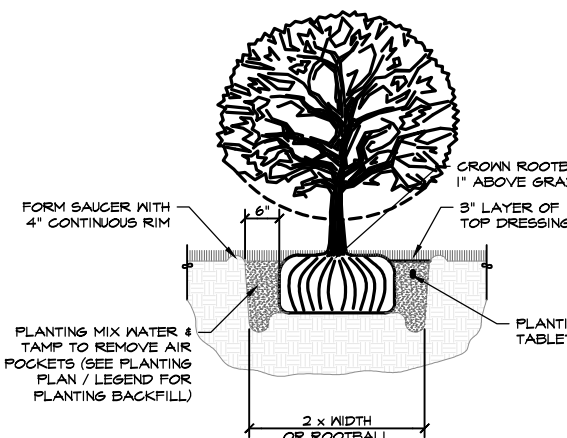
L3.2



LD1	TREE PLANTING AND STAKING DETAIL
	N.T.S.



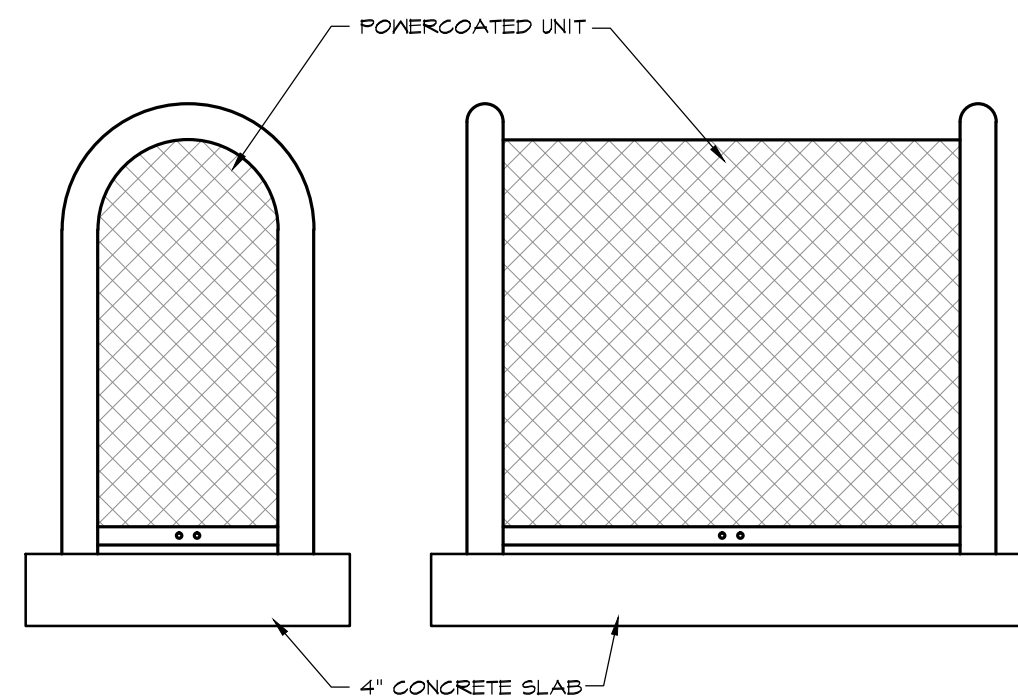
SHRUB SPACING (GROUND COVER)



B SHRUB PLANTING

- NOTE:
1. APPLY SOIL AMENDMENT AS PER SOIL TEST.
 2. CONSTRUCT MOUND AS REQUIRED TO SECURE PLANTS STABILITY DURING CONSTRUCTION INSTALLATION.
 3. PLANTING TABLET SHALL BE PLACED 2" BELOW FINISHED GRADE NEAR ROOT FOUNDATION AS FOLLOWS:
 - 1 - TABLET PER 1 GAL.
 - 3 - TABLET PER 5 GAL.
 - 4 - TABLET PER 15 GAL.
 - 6 - TABLET PER 24" BOX
 4. ANY AND ALL DEVIATIONS FROM THIS STANDARD SHALL BE APPROVED BY THE LANDSCAPE ENGINEER PRIOR TO CONSTRUCTION.
 5. ALL LANDSCAPE PLANTING AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPROVED LANDSCAPE CONSTRUCTION PLAN.

LD4	SHURB(S) PLANTING DETAIL
	N.T.S.

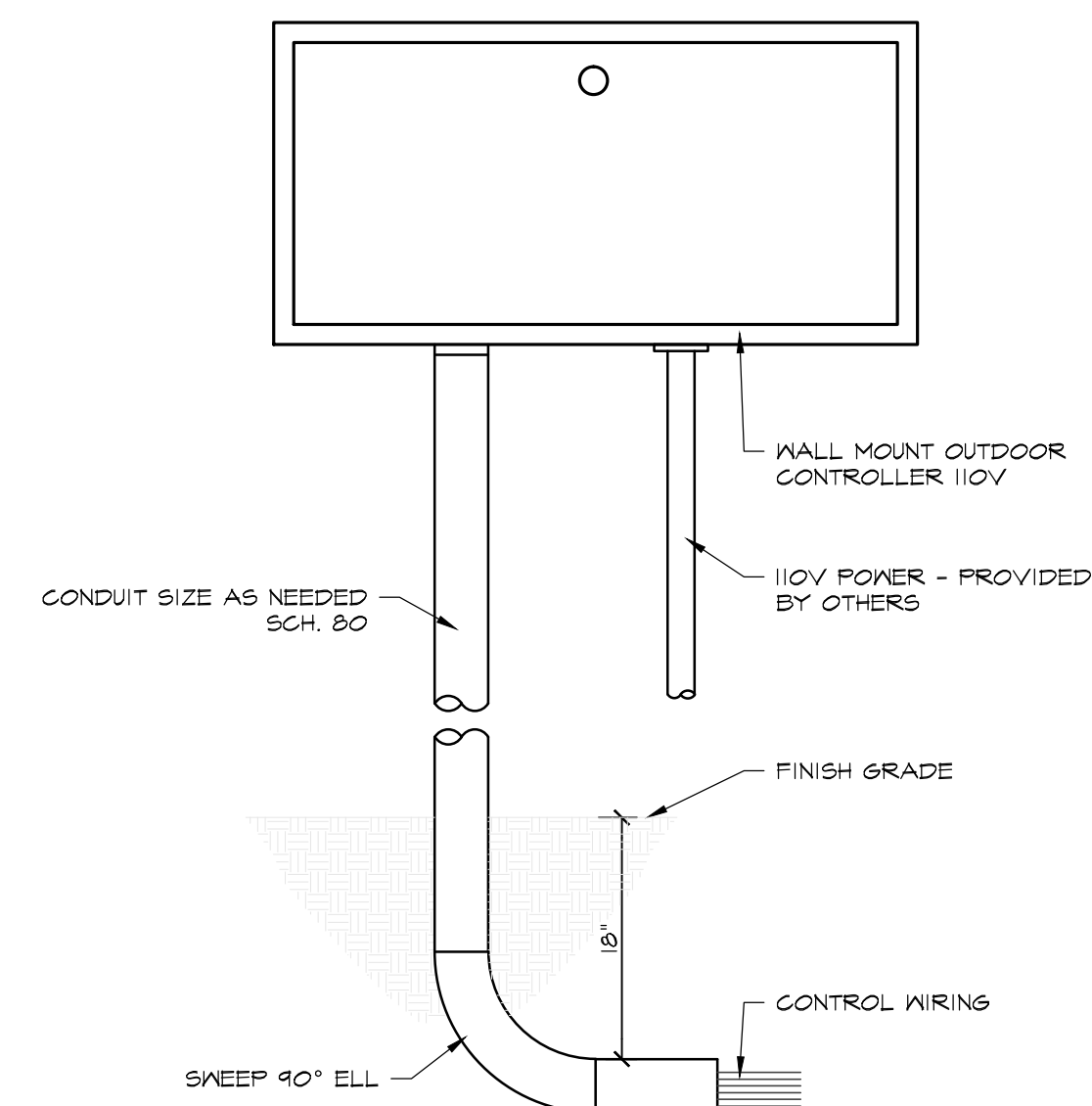


NOTE: SEE MANUFACTURE SPECIFICATIONS AND DETAILS FOR GS MODELS.

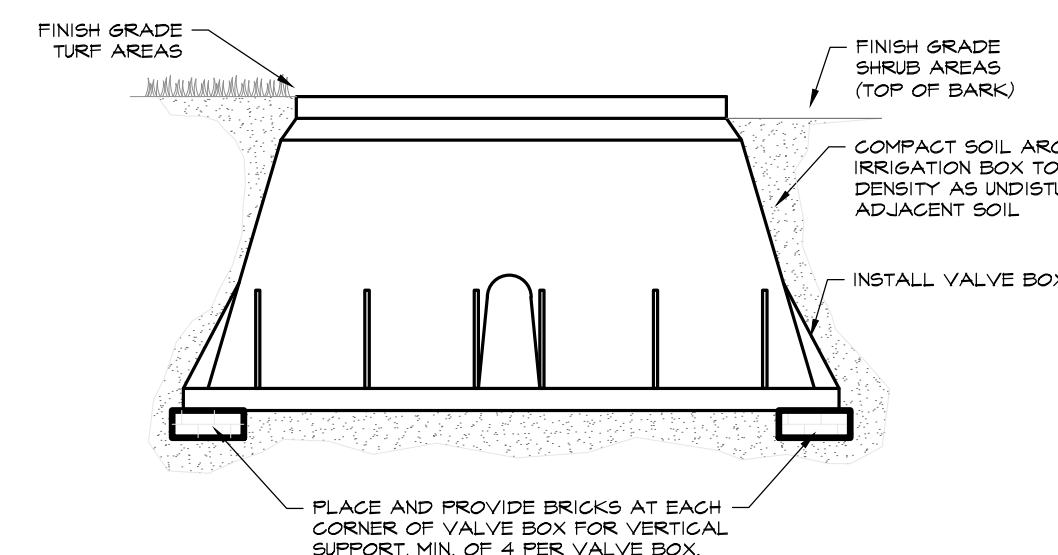
BACKFLOW PREVENTION ENCLOSURES BY
GARDSHACK ENCLOSURES
3831 E. GROVE ST.
PHOENIX, AR 85040

PH: (602) 426-1002
FAX: (602) 426-1005
WWW.GUARDSHACKENCLOSURES.COM

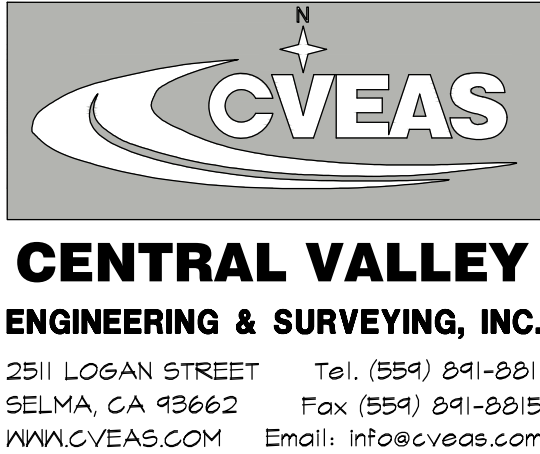
ID10	GUARD ENCLOSURE DETAIL
	N.T.S.



ID4	CONTROLLER MOUNT
	N.T.S.



ID12	VALVE BOX DETAIL
	N.T.S.



PROJECT
WATSONVILLE CARWASH BLDG.
1455 FREEDOM BLVD.
AND ALTA VISTA AVE.
WATSONVILLE, CA 95076
APN - 016-061-06



DATE SIGNED: 1/27/2021

Revisions:	Date:
① SPR REVISION #1	11-16-2020
② --	--
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LANDSCAPE IRRIGATION DETAILS

CVEAS JOB # :	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #: APPLICATION #627	
PLAN CHECK SUBMITTAL #: XX-XXXX	
DRAWN BY:	CVEAS INC
CHECKED BY:	RL
SCALE:	AS NOTED

L4.0

ID13	BACKFLOW PREVENTER ASSEMBLY
	N.T.S.

ID14	IRRIGATION SLEEVE DETAIL
	N.T.S.

ID20	PC XERI-BUG EMITTER ELEV. DTL.
	N.T.S.

ID21	MASTER VALVE AND FLOW SENSOR
	N.T.S.

ID22	SYSTEM FILTER DETAIL
	N.T.S.

Revisions:	Date:
1 SPR REVISION #1	11-16-2020
2 --	--
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IRRIGATION DETAILS

CVEAS JOB # :	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #:	APPLICATION #627
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DRAWN BY:	CVEAS INC
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SCALE:	AS NOTED