



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

HOW TO OBSERVE THE MEETING:

Interested individuals may attend the meeting in-person at Atascadero City Hall. To observe remotely, the meeting may be livestreamed on [Zoom](#). The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

<https://us02web.zoom.us/j/81712225756>

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at drc-comments@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the Design Review Committee and made a part of the administrative record. ***To ensure distribution to the Design Review Committee before consideration of an item, please submit comments not later than 5:00 p.m. the day before the meeting.*** All correspondence will be distributed to the Design Review Committee, posted on the City's website, and be made part of the official public record of the meeting. ***Please note, comments will not be read into the record.*** Please be aware that communications sent to the Design Review Committee are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website:

www.atascadero.org/agendas

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are made a part of the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, August 15, 2024
2:00 P.M.**

**City Hall
6500 Palma Avenue, Room 306
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Susan Funk
Vice Chairperson Mark Dariz
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF THE JULY 11, 2024 DRAFT MINUTES

DEVELOPMENT PROJECT REVIEW

2. 2440 EL CAMINO REAL

The proposed project includes a review of two industrial shell buildings in the CPK zone at 2440 El Camino Real on APN 049-141-023.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE24-0017)

COMMITTEE MEMBER COMMENTS AND REPORTS



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DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting will be announced.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

DRAFT MINUTES

**Regular Meeting – Thursday, July 11, 2024 – 2:00 P.M.
City Hall, Room 306 (and virtual)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Funk called the meeting to order at 2:03 p.m.

ROLL CALL

Present: Chairperson Susan Funk
Vice Chairperson Member Mark Dariz
Committee Member Emily Baranek
Committee Member Jeff van den Eikhof

Absent: Committee Member Schmidt

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore
Public Works Director, Nick DeBar
Planning Manager, Kelly Gleason
Office Assistant III, Eeden Rollins
Permit Technician, Elle Lindmeier

Others Present: Jeni Kim (applicant)
Eddie Herrera, RRM Design Group
Rachel Hawthorne, Wallace Group
Randy Lawrence
Erik Rodriguez
Ted Lawton and Jack Phelan, Cal Coastal Communities
(via Teleconference)
Ken Trigueiro, People’s Self-Help Housing
John Fricks, Ogden & Fricks, LLP
Various members of the public

APPROVAL OF AGENDA

MOTION: By Vice Chairperson Dariz and seconded by Committee Member Baranek to approve the Agenda.

*Motion passed 4:0 by a roll call vote.
(Schmidt absent)*

PUBLIC COMMENT

None

Chairperson Funk closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE MAY 2, 2024 DRAFT MINUTES**

MOTION: By Vice Chairperson Dariz and seconded by Committee Member Baranek to approve the Consent Calendar.

*Motion passed 4:0 by a roll call vote.
(Schmidt absent)*

DEVELOPMENT PROJECT REVIEW**2. DEL RIO RANCH 2024 MASTER PLAN OF DEVELOPMENT AND SPECIFIC PLAN AMENDMENT**

The proposed project includes an RV resort on a 28.5-acre site on the southeast corner of Del Rio Road and El Camino Real within the Del Rio Road Commercial Area Specific Plan boundary. The development concept includes 74 RV sites, 103 glamping sites, 18-hotel units, and associated amenities such as a central lodge, guest pools and restaurant. Two commercial buildings are proposed at the corner of Del Rio Road and El Camino Real and an event space is proposed along El Camino Real on APN 049-151-041, 049-151-037, 049-151-040, 049-151-005, 049-151-036, 049-112-002, 049-112-040, 049-112-036, 049-112-022, 049-112-018, 049-112-019. (DEV24-0044)

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (DEV24-0044)

Planning Manager Gleason provided the staff report and answered questions from the Committee. Jennifer Kim and Eddie Herrera presented the project and answered questions from the Committee. Rachel Hawthorne answered questions in regard to sight lines.

Director Dunsmore stated that staff would check in with Atascadero Mutual Water Company in regard to water restrictions for the proposed water features (pond, swimming pools).

PUBLIC COMMENT

The following members of the public spoke during the public comment period: Randy Lawrence, Erik Rodriguez, Ted Lawton (via Teleconference), Jack Phelan (via Teleconference), and John Fricks.

Chairperson Funk closed the Public Comment period.

The Committee addressed the comments raised during the public comment period.

Chairperson Funk reopened the Public Comment period.

The following member of the public spoke during the public comment period: Ken Trigueiro.

Chairperson Funk closed the Public Comment period.

MOTION: By Vice Chairperson Dariz and seconded by Committee Member Baranek to approve the project with the following recommendations:

Site Concept Layout including land use locations and circulation.

- Applicant to work with staff on safe vehicular movement in regard to ingress/egress; to include possible elimination of entrance/exiting on Obispo Road and replace with entrance/exiting on El Camino Real. Large vehicle circulation needs to be analyzed more.
- Applicant to work with staff to provide additional camouflage for RV parking because of residential uses nearby.
- The Committee would like the applicant to review circulation as far as the trash trucks, and trash receptacles.
- Ensure non-mechanical RV washing at service center to avoid noise impacts to adjacent residential uses.
- Gates should not make it feel like a non-community based space.

Edge Treatments including walls and landscaping

- The Committee stated that the project looks inviting, and they are in favor of the gated entry and exit, as well as the edge detail and curb appeal. Walls are terraced to allow privacy. Ensure RV's are shielded.

Architectural Theme

- The Committee was in favor of the design, but agreed that the design should be of a high quality and the applicant should pay attention to detail and be consistent throughout. The style of the Valley Fresh site can play well (agrarian or farmhouse style) instead of the futuristic design in the staff report.
- Pay attention to how various sections present themselves visibly around a community and to the neighbors above this site.
- Architecture should be coherent. Avoid contemporary/modern. Focus on Mediterranean and nostalgic design such as tents and airstreams.
- Walls adjacent to RV sites (along Del Rio Road) should fully screen the RV's.

RV Space Design and Amenities

- The Committee is in favor of the RV site design and are in agreement with the features. The amenities are a plus; they are both useable and accessible.
- The Committee stated that the plantings between sites add privacy for guests and add a sense that this is a landscaped area and not a parking lot. Encourage water wise plants but stay away from poisonous plants. Provide some buffer so it feels like you have your own private space
- The Committee would like staff and the applicant to check on the fire pit use with the Fire Department.

Motion passed 4:0 by a roll call vote.

(Schmidt absent)

This project will move forward to the Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Baranek inquired about the lift station on Traffic Way. Director DeBar answered her questions.

DIRECTOR'S REPORT

Planning Manager Gleason stated that staff will be re-visiting the CEQA Streamlining project. She also gave an update on Dove Creek, Barrel Creek, Valley Fresh, Jersey Mikes and Dutch Bros. Jersey Mikes and Dutch Bros. will move into the previous Burger King site.

ADJOURNMENT– 4:00 p.m.

The next regular meeting of the DRC will be announced.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:

Exhibit A – Correspondence from Cal Coastal Properties



CITY OF ATASCADERO

DESIGN REVIEW COMMITTEE

STAFF REPORT

Item 2

TO: Phil Dunsmore, Community Development Director
FROM: Kelly Gleason, Planning Manager
PREPARED BY: Erick Gomez, Associate Planner
MEETING DATE: 08/15/2024

SUBJECT: PRE24-0017, Macias Industrial Light Buildings

RECOMMENDATION:

Staff Recommends that the DRC endorse the project design for the development of two (2), 4,335 SF light industrial shell buildings and associated site improvements located at 2440 El Camino Real (APN 049-141-023), subject to staff recommendations.

DISCUSSION:

PROJECT SUMMARY

Garret Macias, the applicant, proposes the construction of two (2) 4,335 SF industrial shell buildings on a vacant 0.62-acre flag lot zoned Commercial Park in the Planned Development #1 Overlay Zone and located at 2440 El Camino Real (APN 049-141-023). Access will be from a new commercial driveway from El Camino Real.

SITE DESIGN

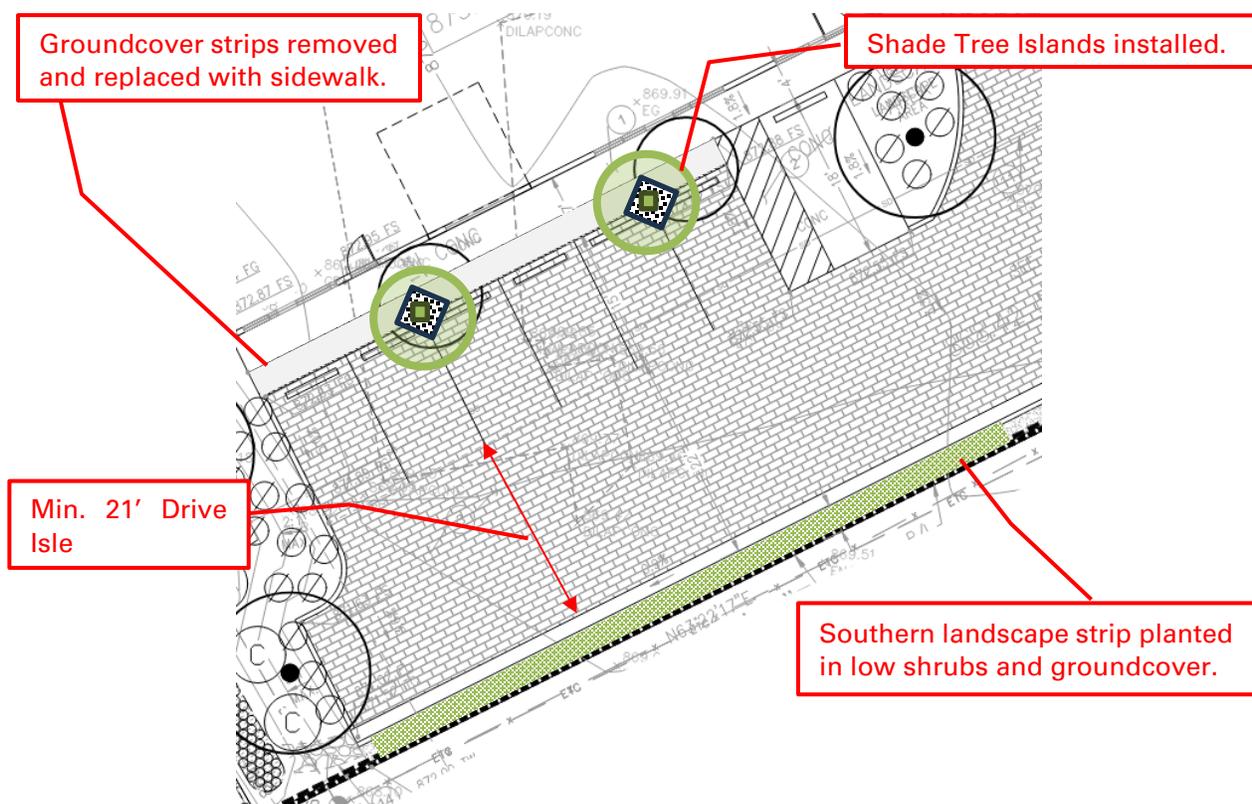
The project site is a commercial flag lot adjacent to Highway 101. The front lot (under separate ownership) contains a legal nonconforming single-family residence. The two proposed industrial buildings will be located along the northern property line with parking to the south. As the parcel is a flag lot, minimal frontage exists along the City's right-of-way and therefore, minimum frontage improvements (such as curb, gutter, or sidewalk) will be required as part of this project.

A total of 15 standard parking stalls and one motorcycle stall will be provided for the project adjacent to the buildings. Parking lot shade trees are provided at the front of parking stalls at a spacing of approximately 30-feet on center. These trees are in 3-foot-wide landscape planters that run the length of the building frontage. Based on observed maintenance failures for similar landscape designs, staff recommends that the landscape strips in front of both buildings be removed and replaced with additional sidewalk with separated planters for each tree.

A total of 3,411 SF of landscaping will be installed for the project consistent with parking lot and site coverage requirements. The Planned Development #1 Overlay Zone requires a 10' rear setback and creation of an attractive appearance from Highway 101 through landscape, site and building design features. The project includes a 15' landscaped buffer with an additional 5-foot

bioretention basin at the rear of the site adjacent to Highway 101. The setback area will be planted with 24" box coast live oaks, manzanitas, magenta rockrose, and Catalina fuchsia.

The proposed plan also includes a 3' wide landscape strip along the southern property line between the driveway and parking area and the property boundary, rather than the required 5' strip. The width reduction is being requested for this landscape strip to accommodate a functional drive isle with sufficient space for vehicle turning maneuvers. The Municipal Code allows this reduction provided that the applicant utilizes decorative concrete pavement for the construction of the adjacent driveway areas. The project plans presently show pavement within the 3-foot landscape setback area. Staff has conditioned that the 3' strip be planted with low shrubs (where car back-up will not interfere) and ground cover. The remainder of the driveway and parking area are proposed to be constructed using permeable paver surfacing. While the permeable pavers meet planning standards for decorative pavement, staff recommends that flexibility be provided to allow for possible changes to stamped concrete or other decorative all weather hard surface to ensure the project can meet access standards required by the Fire Department.



The municipal code requires that commercial uses adjacent to a residential use provide solid screening. Consistent with this standard, the project will install 6' wood-fence/wall along the shared boundaries with the adjacent residential use. A separate 5.5' flat-top, wood-panel fence with a top-rail will be installed at the southern property boundary.

Due to state stormwater requirements, additional minor changes may be expected to site landscaping to accommodate changes site drainage as the project engineering is finalized. Staff

expects that the changes will continue substantially conform to the plans presented to DRC and that all required landscape standards will continue to be met with these changes. It is likely that underground chambers will need to be incorporated to accommodate stormwater needs.

Building Design

The proposed buildings are mirrored prefabricated metal structures. The building exteriors utilize primarily light gray metal siding and brown stucco walls with brown aluminum woodgrain and corrugated metal siding accents and a standing seam metal roof. The front (southern) building facades will be outfitted with standard glass windows and pedestrian entry doors which will each have a transom window for decorative purposes and will include a black metal awning. The front façade of each building will also be outfitted with an approximately 12.5' high multipaned glass and aluminum garage door. A separate garage metal roll-up door and awning is provided on the side façades that face each other. No windows, accents, or decorative features are provided on the rear (north) building elevation as these buildings are proposed on the property line and openings are not permitted per building code. As this elevation faces the rear parking lot and alley of the Mission Oaks, staff has no concerns with this facade. All exterior lighting will be dark sky compliant, full shielded, and downward facing.



Commercial Signage

There are no signs proposed with the project, but signage locations are provided on the plans for conceptual purposes. Per the municipal code, each building would be allowed 85 SF of wall sign area on the front façade and 51 SF of wall signs on side façade with the roll up door. No cabinet signs will be allowed consistent with the restrictions of the municipal code. Staff recommends that sign illumination be limited internal lighting, halo lighting, or dark sky compliant, fully shielded external lighting.

Conclusion

The proposed project will result in the creation of two (2) new prefabricated industrial structures on an appropriately zoned flag lot along El Camino Real, just south of Mission Oaks Plaza. The structures will have a combination of stucco and metal siding with aluminum wood accents along the façades, as well as metal awnings and transom windows. Site improvements will include necessary grading, parking, and access consistent with city zoning and engineering standards. Landscaping will be installed as required to screen the development and provide necessary parking lot shading. Staff recommendations listed in the DRC Notice of Action are aimed at ensuring future consistency with stormwater and access requirements, conformance with typical design expectations and standards, and ensuring compatibility with current and future surrounding development.

DRC DISCUSSION ITEMS:

1. Site Design and Landscaping
2. Building Design and Signage

ATTACHMENTS:

- Attachment 1: DRC Action Form
- Attachment 2: Aerial and Street Views
- Attachment 4: Project Plans

**Attachment 1: DRC Action Form
PRE24-0017**



City of Atascadero

COMMUNITY DEVELOPMENT

DRC ACTION FORM

Project #: PRE24-0017

Project Title: Macias Industrial Buildings

Planner/ Project Manager: Erick Gomez

DRC Review Date(s): 08/15/2024

FINAL ACTION:

DRC

PC

CC

Conditions & Recommendations:

1. All site retaining walls shall utilize a dark color, split-block design.
2. All exterior lighting fixtures shall:
 - a. Be dark sky compliant/certified.
 - b. Include a hood, shield, or vizer that extends 2" beyond the light source on all sides.
 - c. Be positioned to direct light directly to the floor or building.
 - d. Include photosensors and be motion-activated.
3. All required solid fencing shall utilize a framed wood fencing design with a top rail. No dog-eared fencing shall be allowed.
4. A 6' fence or wall must be provided along the entire length of the shared boundaries with 2400 El Camino Real (APN 049-141-024). A reduced fence height is allowed as needed to meet City sight distance requirements.
5. All fencing and landscaping shall be maintained in substantial conformity with final approved project materials and associated conditions in perpetuity, unless otherwise approved by the Community Development Department.
6. The landscaping plans shall be revised as follows:
 - a. California Bent Grass (*Agrostis pallens*) shall be replaced with Berkley Sedge (*Carex tumulicola*) on the landscape plans wherever proposed.
 - b. The landscape strips south of the proposed building and adjacent to parking rows must be removed and replaced with individual shade tree islands for the required shade trees. The remainder of the strip must be converted into additional sidewalk space. This may be waived if needed to meet post construction stormwater compliance.

- c. Decorative pavers in the landscape strip at the southern boundary shall be replaced with ground cover and small shrubs, such as deer grass and Berkely hedge, that do not conflict with vehicle movements.
7. The Civil Plans shall be revised as follows:
 - a. Decorative stamped concrete or equivalent decorative surfacing (as approved by the Fire Department) will be used where permeable pavers are deemed inadequate for fire access requirements.
 - b. A minimum 21' drive isle width shall be called out from the edge of parking stall to the face of curb on the landscape strip along the southern boundary.
 - c. Wheel stops must be removed where the width of the sidewalk or adjacent landscape feature allows a 3' overhang without impeding accessibility.
8. Sign illumination shall be internally lit, back / halo lighting, or external lighting with dark sky compliant, fully shielded fixtures. Any freeway facing lighting shall be of a type that minimizes off site glare (eg. No internally lit signs).
9. All new and existing utilities shall be placed underground, unless otherwise exempted by the Community Development Director.
10. All ground mounted mechanical and electrical equipment must be screened from view by decorative fencing and/or landscaping. All roof mounted equipment must be screened from view utilizing a mechanical screen or similar decorative architectural feature.
11. Prior to issuance of construction permits, the applicant shall demonstrate compliance with all applicable City and Coast Regional Water Quality Control Board post-construction stormwater control and design requirements.

Attachment 2: Aerial and Street Views
PRE24-0017



Aerial View



Street View

Attachment 3: Project Plans
PRE24-0017

See Following Pages

Macias Light Industrial Buildings

2440 El Camino Real, Atascadero, CA 93442

General Notes

- Verification of plan dimensions and elevations: The contractor shall verify all dimensions prior to start of construction. He shall notify the Designer or the engineer if any discrepancies or inconsistencies are found.
 - Engineers limitation of responsibility: The structural drawings for the project represent only the finished structure. The engineer shall not be responsible for the performance of the work required to complete the project, including but not limited to methods used by the contractor, phasing of the work, sequence of the construction, timeliness of the performance of the work, safety on or around and errors or omissions due to negligence of the general contractor or subcontractors. The engineer shall not be responsible for the design and engineering of temporary shoring bracing (see Contractor's responsibility) nor shall the engineer be responsible for any structural due to the inadequacy or impropriety of such bracing or braced assemblies.
- The engineer shall not be responsible for any aspects of the project that are not specifically related to or caused by the structural design such as, but not limited to, the following:
- Architectural design, either new or existing
 - Finishes
 - Aesthetics
 - Non-structural Architectural framing
 - Concealment of structural assemblies
- Contractor's responsibility: The contractor at his own expense shall engage properly qualified professionals or other persons to determine the field layout of all building elements. All work pertaining to structural assemblies and erection of the structural elements shall be performed by skilled workers in the appropriate craft specialties. The contractor shall be responsible for the shoring, bracing, and support of all structural assemblies, components, walls and related framing during construction until the structure is completed, and all materials have developed their ultimate design strength. The contractor shall provide all necessary measures to protect the building or during construction. Such measures shall include but not be limited to the following: bracing, shoring to support loads due to construction equipment and other anticipated loads, or provision to resist accidental loads that might reasonably be expected to be imposed on the work in any stage of completion.
 - Conformance: All work shall conform to the minimum standards of the applicable provisions of the governing building code(s), rules of federal and state regulatory agencies, and local ordinances. The term, "work" includes construction practices and materials The contractor shall review all elements of the structural design, construction drawings, and the specifications described herein for compatibility with the work of other disciplines on the project. All discrepancies, conflicts, errors and omissions shall be brought to the attention of the engineer prior to the fabrication of any component it shall be the general contractor's responsibility to notify the engineer, for disposition by the engineer, of any conflicts between the structural aspects of the project and the requirements of the above-mentioned codes, regulations, and ordinances prior to commencing work.
 - Compatibility: The contractor shall review all elements of the structural design, construction and fabrication drawings, and the specifications for compatibility with the work of other disciplines involved with the project. All discrepancies, conflicts, errors and omissions shall be brought to the attention of the engineer prior to the fabrication of any component, procurement of materials and, in general commencement of the work.
- Elements of the project that require special attention shall include but not be limited to the following:
- Conflicts between existing site and geological conditions and the structural design
 - Conflicts between civil, Architectural and structural dimensions
 - Conflicts between Architectural drawings or details and the civil, mechanical, Architectural or electrical drawings
- Changes: The contractor shall obtain written approval from the engineer of all proposed changes that may affect the structure, and of all proposed alternate methods of construction which may deviate from the structural design prescribed by the construction drawings before commencing the work.
 - Visits to the site: Any visits to the site by the engineer or his field representative for observation of the project work shall not be construed as an inspection or as giving approval of the construction by the engineer.
 - ASTM specifications: All material specifications indicated by ASTM designations shall be of the latest revision at the time of issuance of the permit for the project.
 - Continuous inspection: The phrase "continuous inspection" means inspection performed continuously by a registered deputy inspector currently licensed by the city, county or state in which the project site is located, and who has been approved by the engineer.
 - Imposed loads: The contractor shall insure that all loads imposed on the structure during and after construction is completed are within the limits of the design loads. The engineer shall not be responsible for damage or failure of any part of the structure as a result of loads in excess of the limits of design loads imposed during or after construction is completed.
 - Use of drawings: In reading and using the drawings, the following should be considered:
 - All notes listed under general notes shall apply unless amended or otherwise superseded elsewhere on the drawings. Notes indicated elsewhere or specifically keyed to tabulated notes that conflict with the general notes shall be brought to the attention of the engineer prior proceeding with the instructions given in said note or notes.
 - The contractor to shall check and verify all dimensions. Refer to die Architectural drawings for dimensions not specified on the structural drawings. Field conditions of any existing structural dimensions that differ from the Architectural or structural drawings shall be brought to the attention of the engineer and resolved before proceeding with the construction.
 - Connections and implied construction assemblies that are not specifically described or detailed in the drawings shall be constructed using standard accepted construction practices in compliance with the governing codes and ordinances.
 - When details labeled "typical" or "similar" are shown on the drawings, the contractor shall apply the intent of the detail to the specific condition.
 - Written information and dimensions shall take precedence over graphic information. Do not scale drawings to determine information and dimensions. Information omitted from the drawings that may be required for the work shall be brought promptly to the attention of the Designer or engineer.

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Code Compliance

THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY OF ATASCADERO ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/W/E WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

This project shall comply with the following model codes:
 THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 2022 BUILDING STANDARDS CODES:
 THIS PROJECT SHALL COMPLY WITH THE FOLLOWING MODEL CODES:
 2022 CALIFORNIA BUILDING CODE (VOLUMES 1 AND 2)
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA GREEN BUILDING CODE
 2022 CALIFORNIA FIRE CODE
 2022 INTERNATIONAL PROPERTY MAINTENANCE CODE
 CALIFORNIA REFERENCE STANDARDS CODE

Plumbing Fixture Calcs

BASED OFF OF TABLE 422.1 OF 2022 CPC

BUILDING #A & #B - F-2 OCCUPANCY LOAD	
TOTAL AREA	= 4,335 S.F.
OCCUPANCY LOAD	= 500 S.F. / OCCUPANT
OCCUPANTS	= 4,335 S.F. / 500 = 8.67 OCCUPANTS

TOTAL OCCUPANTS	= 8.67 OCCUPANTS
OCCUPANTS / SEX	= 8.67/ 2 = 4.3 EACH

REQUIRED		4.3 OCCUPANTS	
WOMEN	4.3 OCC. REQUIRED	MEN	4.3 OCC. REQUIRED
PLUMBING FIXTURE	1	PLUMBING FIXTURE	1
WATER CLOSETS	1	WATER CLOSETS	1
LAVORATORIES	1	LAVORATORIES	1

PROVIDED	
PLUMBING FIXTURE	1
WATER CLOSETS	1
LAVORATORIES	1

Special Inspections

REFER TO SHEET S1.1 FOR ALL REQUIRED SPECIAL INSPECTIONS.

Soil Inspections

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

Title 24 Compliance

ENERGY COMPLIANCE FORMS CF2R AND CF3R WILL BE B E COMPLETED AND SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF INSPECTION OF RELATED COMPONENT.

HERS Required Inspection

A HOME ENERGY RATING SYSTEM (HERS) RATER IS REQUIRED TO PERFORM. A HOME ENERGY RATING PRIOR TO CONSTRUCTION COMPLETION.

Construction Waste Requirement

Provide a construction waste management plan per CALGreen 4.408.2 prior to permit issuance. The plan shall also be coordinated with City of Atascadero requirements and procedures.

Lot Coverage

Proposed Building Area:	8,670 SQ. FT. (34.3%)
Proposed Hardscape Area:	3,719 SQ. FT. (14.5%)
Proposed Pavers Area:	9,540 SQ. FT. (37.3%)
Landscape area:	3,638 SQ. FT. (14.2%)
Proposed Landscape Shade Cover for Parking:	+/- 750 S.F.

Building Height

BUILDING #1	
Lowest Point of Natural Grade:	871.60'
Highest Point of Natural Grade:	875.20'
Average Natural Grade:	873.40'
Proposed Top of Slab:	873.25'
Maximum Proposed Building Height:	906.55' (33'-4")
Maximum Allowable Building Height:	908.40' (35'-0")

BUILDING #2	
Lowest Point of Natural Grade:	868.80'
Highest Point of Natural Grade:	871.80'
Average Natural Grade:	870.30'
Proposed Top of Slab:	873.00'
Maximum Proposed Building Height:	906.30' (33'-4")
Maximum Allowable Building Height:	905.30' (35'-0")

Building Area

BUILDING #1	
FLOOR AREA:	
2,335 S.F. COMMERCIAL LIGHT INDUSTRIAL (Manufacturing & Processing Uses 4.67 Parking spaces req.)	
2,000 S.F. COMMERCIAL LIGHT INDUSTRIAL STORAGE (Manufacturing & Processing Storage = 2 Parking spaces req.)	
TOTAL FLOOR AREA = 4,335 S.F.	

BUILDING #2

FLOOR AREA:	
4,335 S.F. COMMERCIAL LIGHT INDUSTRIAL (Manufacturing & Processing Uses 8.67 Parking spaces req.)	

Property Owner

Garrett Macias
 2440 El Camino Real
 Atascadero CA 93422
 PH: 805-712-7690

Consultant Directory

ARCHITECT	DESIGNER
Clinton M. Iwanicha, ARCHITECT 2456 Hemlock Ave. Morro Bay, CA 93442 ph. 805.254.4051 fx. 866.271.1155 EMAIL: cmiarchitect@gmail.com	Gannage Design, Inc. P.O. BOX 14502 San Luis Obispo, CA 93406 Ph: (805) 758-3453 Contact: Aaron Gannage

CIVIL ENGINEER

Ashley & Vance Engineering
 1413 Monterey St.
 San Luis Obispo, CA 93401
 PH: (805) 545-0010
 Contact: Truit Vance

MECHANICAL ENGINEER

3C Engineering
 1500 Palm Street
 San Luis Obispo, CA 93401
 PH: 805-540-3363
 Contact: BRIAN STARRETT, PE

ELECTRICAL ENGINEER

JMPE Electrical Engineering
 2880 Santa Maria Way, Suite D4
 Santa Maria, CA 93455
 Ph. 805-886-1390
 Contact: Salvador Melendez II, PE

SURVEYOR

MBS Land Surveys
 3559 South Higuera Street
 San Luis Obispo, CA 93401
 Ph: 805-594-1960
 Contact: Michael B. Stanton

SOILS ENGINEER

Mid-Coast Geotechnical, Inc.
 3124 El Camino Real
 Atascadero, CA 93422
 Ph: (805) 461-0965
 Contact: Dane Jensen

Lot Description

APN:	049-141-023
Address:	2440 El Camino Real
Zoning:	CPK
Block:	23
Lot Number:	8
Lot Area:	25,567 SQ. FT.

Occupancy & Construction Type

Commercial Wholesale & Distribution:	F-2	Fire Sprinklers: YES
Construction Type:	IIB	
Stories:	1 Story	
Public Housing:	NO	

Scope of Work

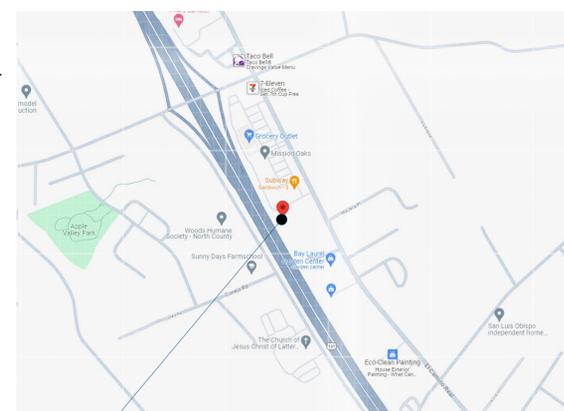
Two single story metal framed commercial industrial building shells

Separate Permit Required for:

- FIRE ALARM & SPRINKLER PLANS
- SOLAR PANELS

Parking

Full Size 9x18':	11
Car Handicap:	2
Van Handicap:	1
Motorcycle:	1
Bicycle Rack:	1
TOTAL PROPOSED PARKING SPACE: 16	
TOTAL REQUIRE PARKING SPACES: 15.34	



Site Location

VICINITY MAP

clinton m. iwanicha

architect

california license#: C30531
 email: cmiarchitect@gmail.com
 phone: 805.459.2849

architect seal:



project type:

Light Industrial Buildings

project address:

2440 El Camino Real
 Atascadero, CA

client:

GBT Sheet Metal
 Garrett Macias

Sheet Title:

Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:

A-1

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



california license#: C30531
email: cmiaarchitect@gmail.com
phone: 805.459.2849

architect seal:



project type:
Light Industrial Buildings

project address:
2440 El Camino Real
Atascadero, CA

client:
GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

REV.	DESCRIPTION	DATE

Sheet:

A-2

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

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

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 3 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

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

SECTION 5.102 DEFINITIONS

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

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

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

- Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles regulated under CCR, Title 13, Section 1962;
- High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.1500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

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

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

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

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

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

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

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

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.

Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale.

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

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

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

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

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

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

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

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

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

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

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

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

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

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

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

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

- On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - Where there is no local utility power supply
 - Where the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
- Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

- Wayways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
- A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV-capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
- The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
- The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)*2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total ¹	25% of EV capable spaces ¹

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is cumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).

ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successors(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:

- On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - Where there is no local utility power supply.
 - Where the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.

- [N]** In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformers(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
- The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
 - The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
 - Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
 - The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
	Greater than 90,000	3 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
	Greater than 256,000	3 or Greater	400

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

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

Exceptions: [N]

- Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
- Emergency lighting.
- Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
- Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
- Luminaires with less than 6,200 initial luminaire lumens.

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

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

MAXIMUM ALLOWABLE GLARE RATING ¹ (G)					
MAXIMUM ALLOWABLE GLARE RATING ¹ (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING ¹ (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING ¹ (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING ¹ (G)	N/A	G0	G0	G0	G1

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

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

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

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 9 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

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

- Swales.
- Water collection and disposal systems.
- French drains.
- Water retention gardens.
- Other water management which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

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

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

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

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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project type:
 Light Industrial Buildings

project address:
 2440 El Camino Real
 Atascadero, CA

client:
 GBT Sheet Metal
 Garrett Macias

Sheet Title:

Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:
 A-4

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT_{1,2}

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DQRB/SCICURHTMLR1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

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

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

5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 9 Rule 49.

TABLE 5.504.4.3 - CONT.

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
 1. Manufacturer's product specification
 2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).
 See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEH/BI/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).
 See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEH/BI/IAQ/Pages/VOC.aspx#material

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

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

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
 1. Product certifications and specifications.
 2. Chain of custody certifications.
 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
 5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ₂	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).
 See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEH/BI/IAQ/Pages/VOC.aspx#material

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

5.504.4.7 Thermal insulation
 Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
 See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEH/BI/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).
 See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Building controls shall not exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO₂) monitoring in classrooms. (DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

- The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
- When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
- A monitor shall provide a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
- The monitor or sensor shall measure carbon dioxide levels at minimum 15-minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
- The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
- The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

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

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

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dBA or greater during a one-hour of operation shall be designed to provide an exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

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

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

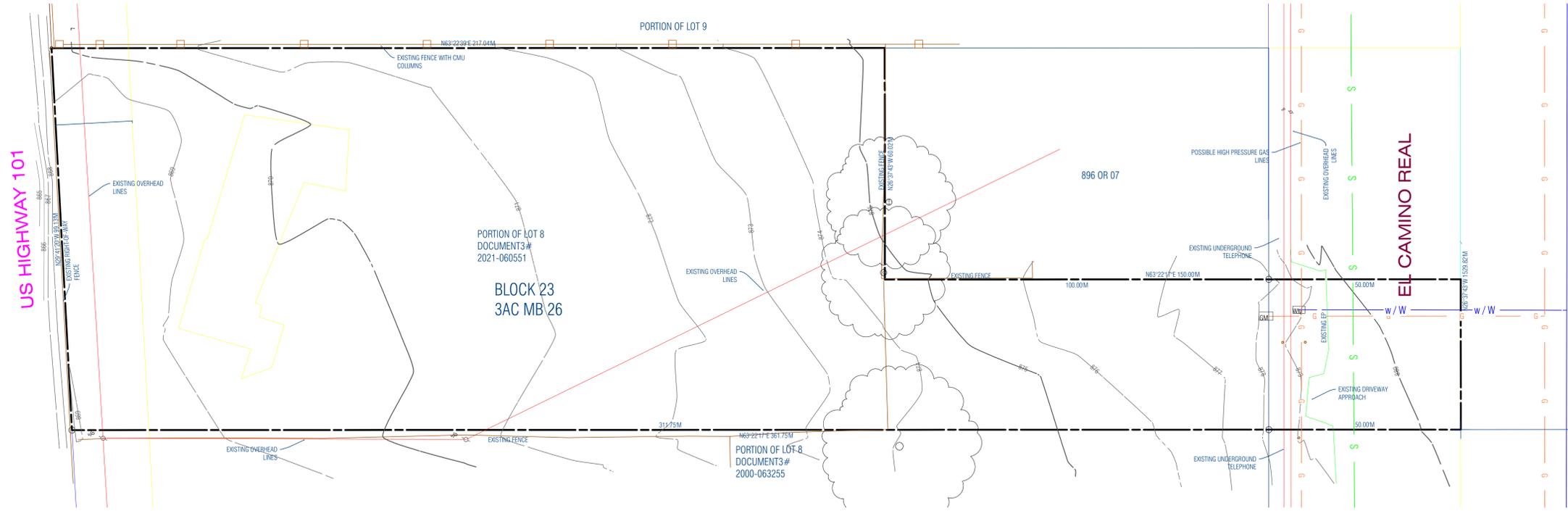
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

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

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

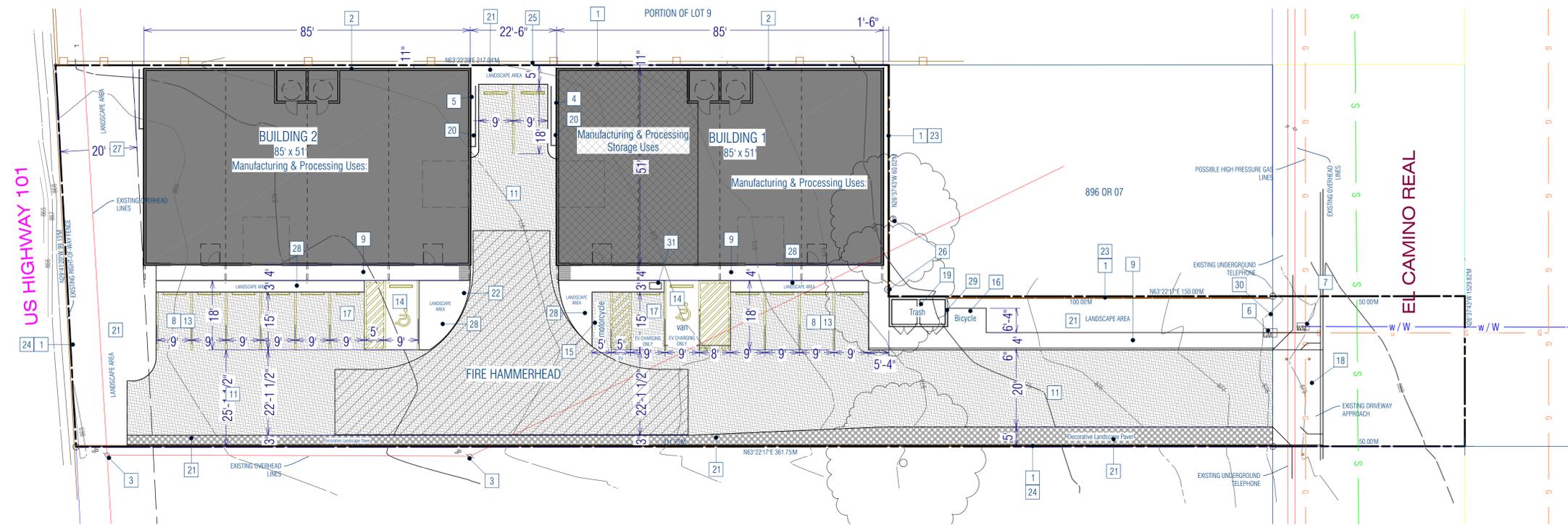
US HIGHWAY 101

US HIGHWAY 101



EXISTING SITE PLAN

Scale: 1/16" = 1'-0"



PROPOSED SITE PLAN

Scale: 1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL PLANS FOR ALL UNDERGROUND UTILITIES.
2. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION ON ELECTRICAL.
3. REFER TO PLUMBING PLANS FOR MORE INFORMATION ON PLUMBING.
4. REFER TO MECHANICAL PLANS FOR MORE INFORMATION ON MECHANICAL.
5. FIELD VERIFY DIMENSIONS - CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES.

SITE PLAN KEY NOTES

- 1 PROPERTY LINE
- 2 BUILDING FOOTPRINT
- 3 EXISTING POWER POLE
- 4 ELECTRICAL PANEL BUILDING 1, SEE SHEET E1.1 FOR DETAILS
- 5 ELECTRICAL PANEL BUILDING 2, SEE SHEET E1.1 FOR DETAILS
- 6 GAS METER, SEE SHEET C-2.1 FOR UTILITY LINE DETAILS
- 7 WATER METER, SEE SHEET C-2.1 FOR UTILITY LINE DETAILS
- 8 CONCRETE AT DRIVEWAY & PARKING, SEE SHEET C-1.1 FOR DETAILS
- 9 4'-0" WIDE CONCRETE WALKWAY, SEE SHEET C-1.1 FOR DETAILS
- 10 ACCESSIBILITY PATH STRIPING WITH A RAMP ON WALKWAY EACH SIDE, SEE SHEET C-1.1 FOR DETAILS
- 11 NEW DRIVEWAY, SEE SHEET C-1.1 FOR DETAILS
- 12 NEW STREET SIDEWALK, CURB, & GUTTER - SEE SHEET C-1.1 FOR DETAILS
- 13 FULL SIZE 9x18 PARKING STALL
- 14 FULL SIZE 9x18 HANDICAP PARKING STALL
- 15 MOTORCYCLE PARKING STALL
- 16 6 STALL BICYCLE RACK
- 17 DESIGNATED PARKING SPACES FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES
- 18 NEW DRIVEWAY APPROACH - SEE SHEET C-1.1 FOR DETAILS
- 19 15'-0"x 6'-0" TRASH ENCLOSURE WITH (2) 6 CUBIC YARD DUMPSTERS FOR BUILDING #1 & 2
- 20 A/C CONDENSERS FOR BUILDING #1 & #2 ENCLOSED BY 8'-0" HIGH CORRUGATE METAL SCREEN
- 21 LANDSCAPE AREA
- 22 NO PARKING IN FIRE LANE SIGN LOCATION - SEE A-17 FOR DETAIL
- 23 3'-0" HIGH WOOD FENCE ON 3'-0" CONCRETE RETAINING WALL SEE A-17 DETAILS
- 24 5'-6" HIGH WOOD FENCE ON TOP OF 6" CONCRETE DRIVEWAY CURB SEE A-17 DETAILS
- 25 EXISTING 6'-0" HIGH CMU WALL ON NEIGHBORING PROPERTY
- 26 EXISTING NON-NATIVE TREE TO BE REMOVED
- 27 PG&E UTILITIES EASEMENT
- 28 LANDSCAPE AREA WITH SHADE TREE CANOPY FOR PARKING AREAS
- 29 TRASH ENCLOSURE CONSTRUCTED OF 8" CMU 6'-0" HIGH AS A CONTINUANCE OF RETAINING WALL ON PROPERTY LINE. SEE DETAIL 44/C-5.0. USE PRE-MANUFACTURED METAL GATES AT OPENING.
- 30 UNAUTHORIZED VEHICLE SIGNAGE, LOCAL ENFORCEMENT AGENCY SHALL BE IDENTIFIED ON THE SIGN. SEE DETAIL ON SHEET A-17 FOR SIGNAGE
- 31 EV CHARGING STATION

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project type:
Light Industrial
Buildings

project address:
2440 El Camino Real
Atascadero, CA

client:
GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

PLOT DATE: 7/1/2024		
REV.	DESCRIPTION	DATE

Sheet:

A-5



project type:
Light Industrial
Buildings

project address:
2440 El Camino Real
Atascadero, CA

client:
GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

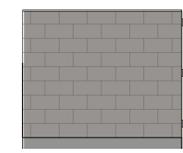
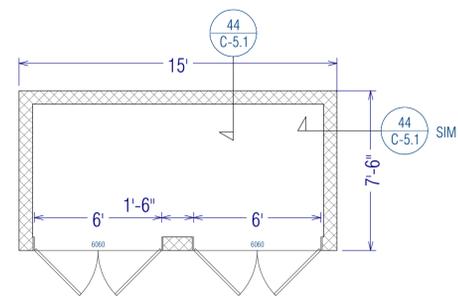
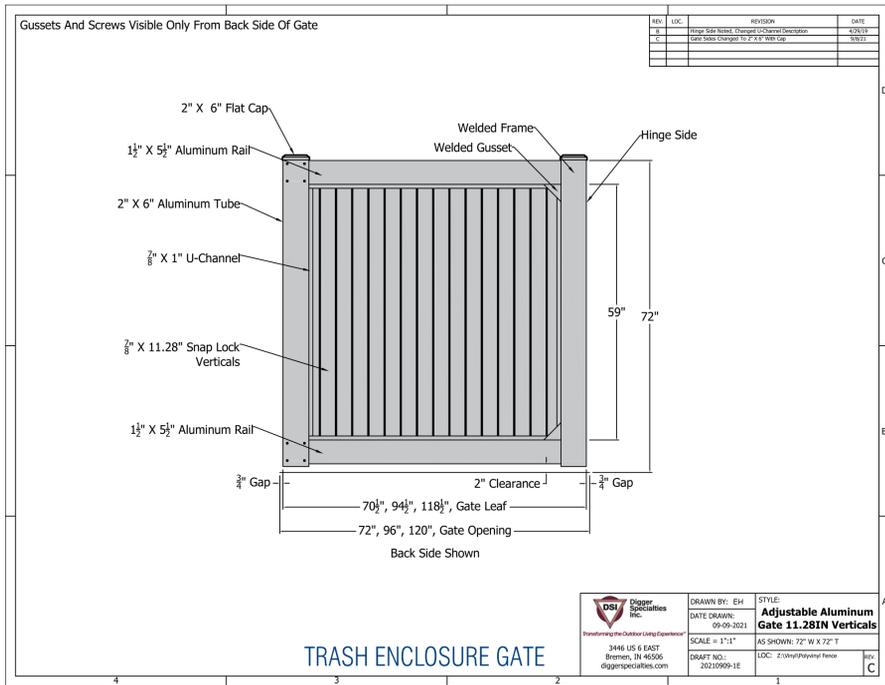
REV.	DESCRIPTION	DATE

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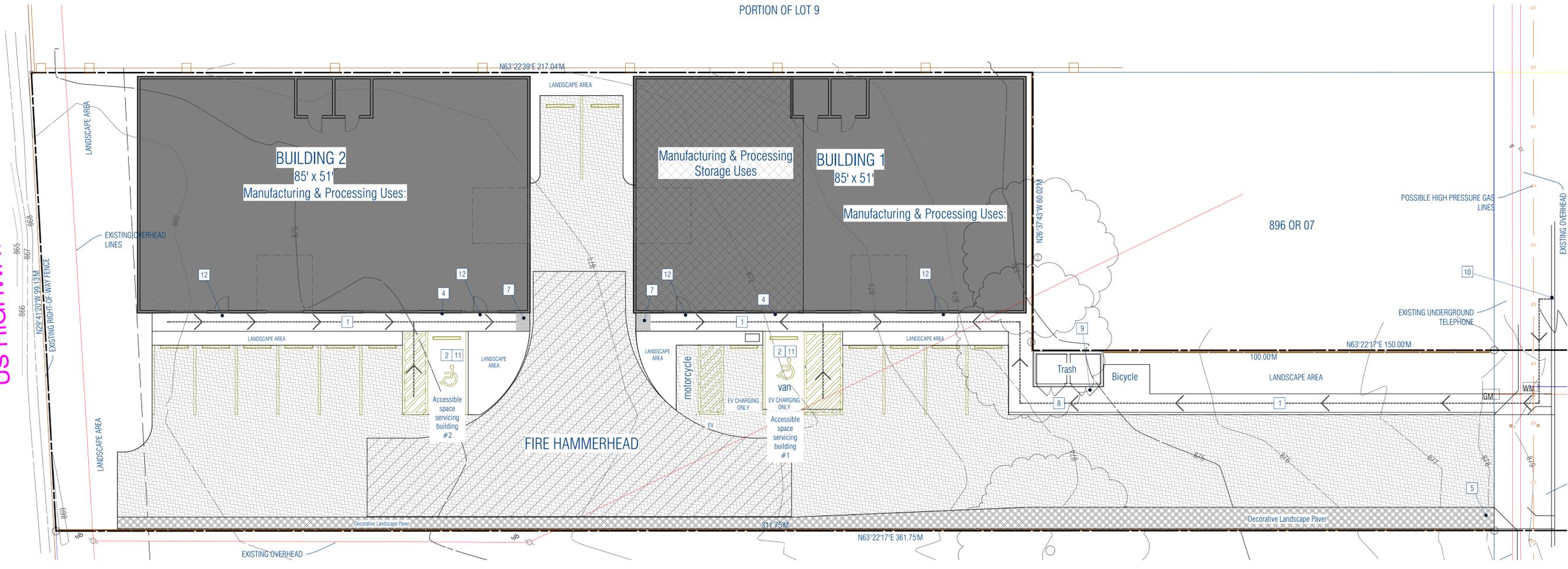
A-6

ACCESSIBILITY SITE PLAN KEY NOTES

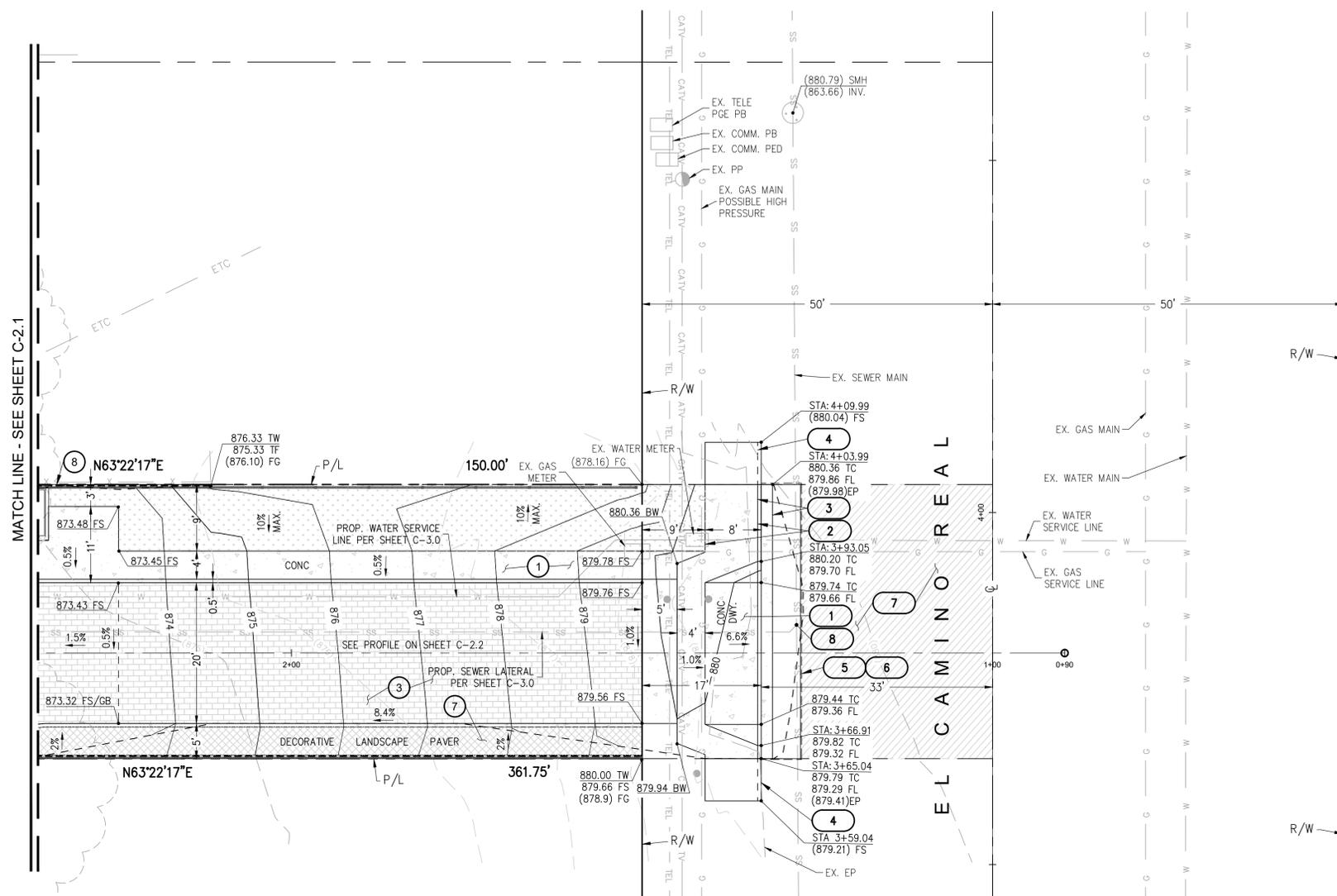
- 1 ACCESSIBLE PATH OF TRAVEL FROM ADA PARKING & PUBLIC SIDEWALK TO BUILDING ENTRANCE - 4'-0" MIN. WIDTH CLEAR SPACE, 2% MAX. CROSS SLOPE, AND 5% SLOPE IN DIRECTION OF TRAVEL. Protruding objects shall not reduce the clear width for accessible routes. There shall be no vertical offset greater than 1/4" along the entire path of travel from the public way into the building. SEE ADA DETAILS SHEETS A-19, A-20, A-21. REFER TO CIVIL PLAN FOR SLOPES AND GRADES.
- 2 ACCESSIBLE PARKING SPACE - SEE ADA DETAILS SHEETS A-19, A-20, A-21
- 3 ACCESSIBLE PARKING SPACE SITE SIGNAGE - SEE ADA DETAILS SHEETS A-19, A-20, A-21
- 4 ACCESSIBLE PARKING SIGNAGE MOUNTED ON BUILDING - SEE ADA DETAILS SHEETS A-19, A-20, A-21
- 5 ACCESSIBLE SITE SIGNAGE - SEE ADA DETAILS SHEETS A-19, A-20, A-21
- 6 CONCRETE ADA RAMP TO HANDICAP PARKING WITH (N) 3x4 TRUNCATED DOMES Handrails shall be provided on both side of ramps. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing. Handrail gripping surfaces and any surface adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. - SEE ADA DETAILS SHEETS A-19, A-20, A-21
- 7 CONCRETE ADA RAMP WITH (N) 3x2 Detectable warning textures - SEE ADA DETAILS SHEETS. 36" deep perpendicular to the curb and the turning space shall be a minimum of 36" wide without detectable warnings to allow for pedestrian travel without travelling over detectable warnings. Handrails shall be provided on both side of ramps. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing. Handrail gripping surfaces and any surface adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Shall 24" wide extending the full length of public use areas of the platform. Truncated domes shall have a base diameter of 0.9" minimum and 0.92" maximum, a top diameter of 0.45" minimum and 0.47" maximum, and a height of 0.2", a center-to-center spacing of nominal 2.3" minimum and 2.4" maximum and a base-to-base spacing of 0.65" minimum, measured between the most adjacent domes on a square grid. The detectable warning shall contrast visually with adjacent walking surfaces, either light on dark or dark on light. The material used to provide contrast shall be an integral part of the surface. Warning surfaces shall differ from adjoining walking surfaces in resiliency or sound on cane contact. Color shall be yellow conforming to Federal Color No. 33538 of SAE AMSSTD-595A.
- 8 PATH OF TRAVEL TO TRASH ENCLOSURE
- 9 Trash enclosure doors complies with 11B-404 CBC
- 10 Site Arrival Point - Public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve.
- 11 Parking space identification signs shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 in white on a blue background. Van parking spaces shall have additional language or an additional sign stating "Van-Accessible".
- 12 Walks shall be provided with a level area not less than 60" by 60" at a door or gate that swings toward the walk and not less than 48" wide by 44" deep at a door or gate that swings away from the walk.



PORTION OF LOT 9



US HIGHWAY 101

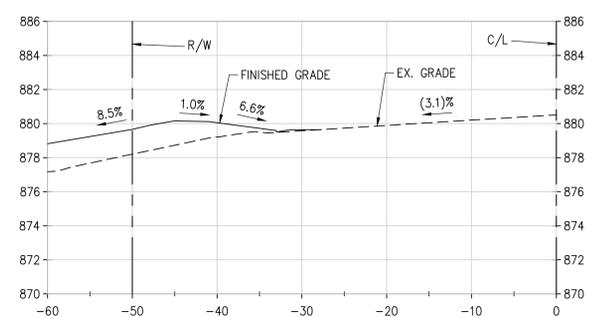


RIGHT OF WAY CONSTRUCTION KEY NOTES

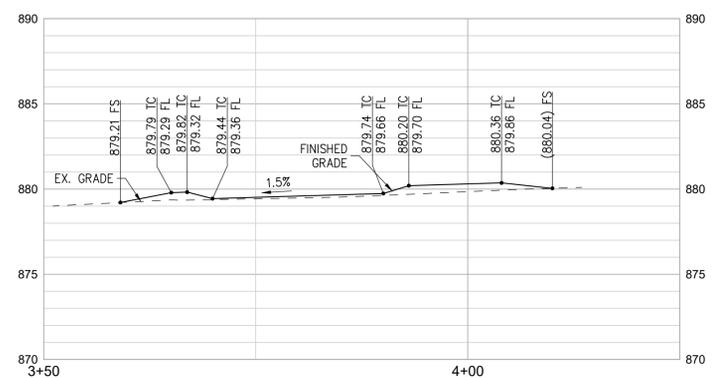
- 1 CONSTRUCT 20' CONC DWY APPROACH PER COUNTY OF SAN LUIS OBISPO STANDARD DWG NO. B-3a ON SHEET C-2.4.
- 2 CONSTRUCT CONC SIDEWALK PER CITY OF ATASCADERO STANDARD DWG NO. 419 ON SHEET C-2.4.
- 3 CONSTRUCT CONC 6" CURB AND 18" GUTTER PER PER CITY OF ATASCADERO STANDARD DWG NO. 418, TYPE A ON SHEET C-2.4.
- 4 CONSTRUCT HMA ASPHALT SIDEWALK TERMINUS RAMP PER COUNTY OF SAN LUIS OBISPO COUNTY STANDARD DWG C-7 ON SHEET C-2.4.
- 5 SAWCUT 2 FEET INTO EXISTING ASPHALT PAVEMENT OR 2 FEET INTO COMPETENT MATERIAL WHICHEVER IS GREATER.
- 6 REPLACE SECTION/CONSTRUCT NEW SECTION WITH 4" MIN. AC SECTION. STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION AND BASE ON THE SUBGRADE R-VALUE WITH TRAFFIC INDEX=10, DESIGN SPEED OF 45 MPH. PRIOR TO CONSTRUCTION THE STRUCTURAL PAVEMENT SECTION CALCULATIONS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. IN NO CASE SHALL THE ZONE OF COMPACTION BE LESS THAN 24".
- 7 3" GRIND AND OVERLAY OF EXIST. PAVEMENT TO CENTERLINE OF EL CAMINO REAL ALONG PROJECT FRONTAGE.
- 8 CONNECT AND INSTALL 6" PVC SDR35 SANITARY SEWER LATERAL AND TRENCH REPAIR PER CITY OF ATASCADERO STANDARD DWG NO. 603 & 702 ON SHEET C-2.4.

SITE CONSTRUCTION KEY NOTES

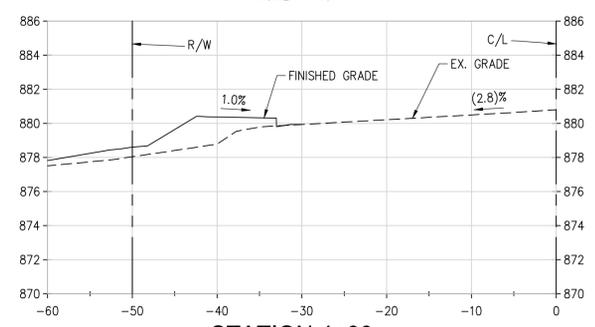
- 1 CONSTRUCT HARDSCAPE FLAT WORK PER DETAIL NO. 2 ON SHEET C-2.3 AND GEOTECHNICAL SPECIFICATIONS.
- 2 CONSTRUCT CONCRETE PARKING AREA PER DETAIL NO. 3 ON SHEET C-2.3 AND GEOTECHNICAL SPECIFICATIONS.
- 3 CONSTRUCT PERMEABLE PAVER PER DETAIL PER DETAIL NO. 5 ON SHEET C-2.3 AND GEOTECHNICAL SPECIFICATIONS. PERMEABLE PAVER ADJACENT TO BUILDING SEE DETAIL NO. 9, MIN. 5 FEET SETBACK FROM BUILDING.
- 4 CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL NO. 1 ON SHEET C-2.3.
- 5 CONSTRUCT BLDG RETAINING WALL PER STRUCTURAL PLANS
- 6 CONSTRUCT TRASH ENCLOSUR
- 7 CONSTRUCT LANDSCAPE PAVER AREA PER DETAIL 12 ON SHEET C-2.3.
- 8 CONSTRUCT SITE RETAINING WALLS PER SHEET C-5.1.



STATION 3+80
AT EL CAMINO REAL
VERT. 1"=5'
HORIZ. 1"=10'



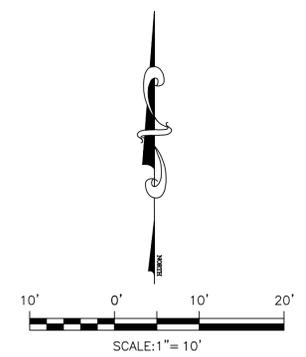
TOP OF CURB PROFILE-EL CAMINO REAL
AT EL CAMINO REAL
VERT. 1"=5'
HORIZ. 1"=10'



STATION 4+00
AT EL CAMINO REAL
VERT. 1"=5'
HORIZ. 1"=10'

- NOTES:**
1. THE STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION AND BASED ON THE SUBGRADE R-VALUE AND A TRAFFIC INDEX OF 6.0. PRIOR TO CONSTRUCTION THE STRUCTURAL SECTION SECTION CALCULATIONS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. IN NO CASE SHALL THE ZONE OF COMPACTION BE LESS THAN 24-INCHES.
 2. ALL WIRE AND GAS UTILITY CONNECTIONS, DISTRIBUTION LINES, AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PURVEYORS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. THIS MAY RESULT IN ADDITIONAL REDESIGN COSTS OR CHARGES TO THE OWNER FOR THIS WORK. NO REVISIONS TO WHAT ARE DEPICTED HEREIN SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF THE COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PUBLIC WORKS. NO ABOVE-GROUND FACILITIES SHALL BE LOCATED WHERE THEY BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE. PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNER'S RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE PROVIDED.

- NOTES:**
1. AREAS TO RECEIVED FILL SHALL BE CLEARED OF ALL VEGETATION. AREAS OF FILL WILL BE OVER EXCAVATED TO LIMITS REQUIRED BY SOILS ENGINEER.
 2. CONNECT ROOF DOWNSPOUT TO STORM DRAIN SYSTEM.
 3. DOWNSPOUTS OUTLET TO LANDSCAPING SHOULD CONTAIN SPLASH BLOCKS TO DISSIPATE RUNOFF.
 4. WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN ONE UNIT VERTICAL IN FIVE UNITS HORIZONTAL (20% SLOPE) AND THE DEPTH OF THE FILL EXCEEDS 3 FEET, BENCHING SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL ON SHEET C-2.2. A KEY SHALL BE PROVIDED THAT IS AT LEAST 10 FEET IN WIDTH AND 2 FEET IN DEPTH.
 5. SLOPE GREATER THAN 3:1 SHALL BE PROTECTED WITH MULCH OR OTHER APPROVED SLOPE PREVENTATIVE MEASURES.



MACIAS LIGHT INDUSTRIAL BUILDINGS
2440 EL CAMINO REAL
ATASCADERO, CA 93422
APN: 049-141-023

No.	Date	Issuance or Revisions
06/18/24	1ST SUBMITTAL	

Project No.	Checked	Date
24031	-	03/27/24
Drawn	Approved	Scale
YR	YR	AS SHOWN

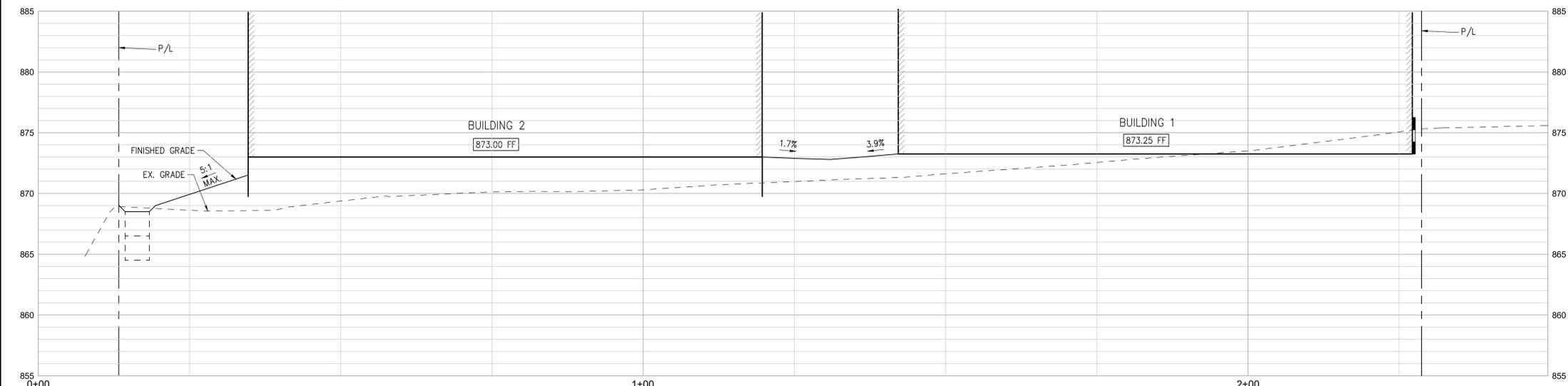
GRADING AND DRAINAGE PLAN

Drawing Title

C-2.0

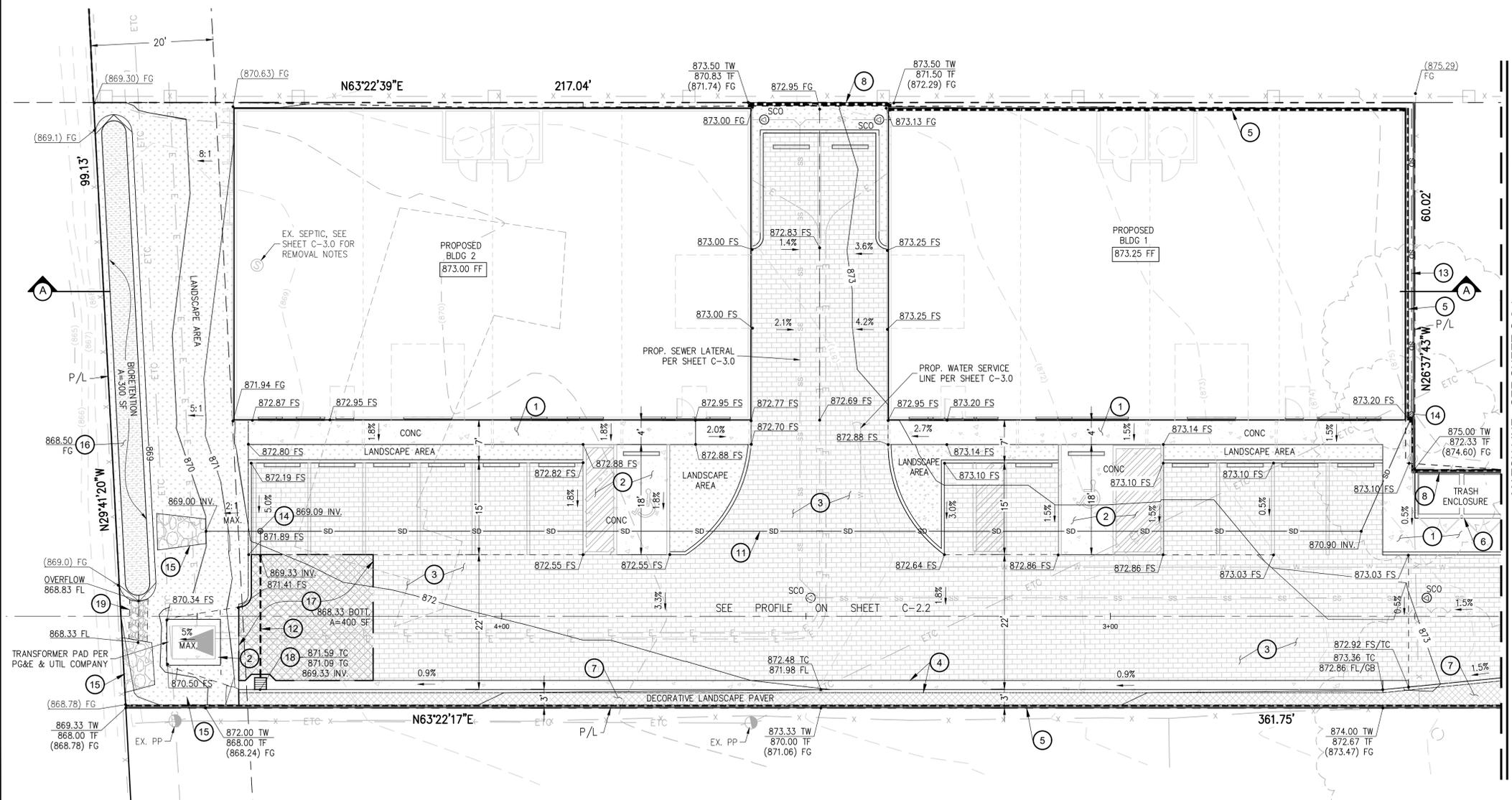
Sheet **2** of **10**

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SECTION A-A
VERT. 1"=5'
HORIZ. 1"=10'

- NOTES:**
1. AREAS TO RECEIVED FILL SHALL BE CLEARED OF ALL VEGETATION. AREAS OF FILL WILL BE OVER EXCAVATED TO LIMITS REQUIRED BY SOILS ENGINEER.
 2. CONNECT ROOF DOWNSPOUT TO STORM DRAIN SYSTEM.
 3. DOWNSPOUTS OUTLET TO LANDSCAPING SHOULD CONTAIN SPLASH BLOCKS TO DISSIPATE RUNOFF.
 4. WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN ONE UNIT VERTICAL IN FIVE UNITS HORIZONTAL (20% SLOPE) AND THE DEPTH OF THE FILL EXCEEDS 3 FEET, BENCHING SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL ON SHEET C-2.2. A KEY SHALL BE PROVIDED THAT IS AT LEAST 10 FEET IN WIDTH AND 2 FEET IN DEPTH.
 5. SLOPE GREATER THAN 3:1 SHALL BE PROTECTED WITH MULCH OR OTHER APPROVED SLOPE PREVENTATIVE MEASURES.



SITE CONSTRUCTION KEY NOTES

1. CONSTRUCT HARDSCAPE FLAT WORK PER DETAIL NO. 2 ON SHEET C-2.3 AND GEOTECHNICAL SPECIFICATIONS.
2. CONSTRUCT CONCRETE PARKING AREA PER DETAIL NO. 3 ON SHEET C-2.3 AND GEOTECHNICAL SPECIFICATIONS.
3. CONSTRUCT PERMEABLE PAVER PER DETAIL NO. 5 ON SHEET C-2.3 AND GEOTECHNICAL SPECIFICATIONS. PERMEABLE PAVER ADJACENT TO BUILDING SEE DETAIL NO. 9, MIN. 5 FEET SETBACK FROM BUILDING.
4. CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL NO. 1 ON SHEET C-2.3.
5. CONSTRUCT BLDG RETAINING WALL PER STRUCTURAL PLANS
6. CONSTRUCT TRASH ENCLOSURE
7. CONSTRUCT LANDSCAPE PAVER AREA PER DETAIL 12 ON SHEET C-2.3.
8. CONSTRUCT SITE RETAINING WALLS PER SHEET C-5.1.

DRAINAGE CONSTRUCTION KEY NOTES

10. INSTALL 6" PVC SDR35 SOLID PIPE @ 1% MIN. PER DETAIL NO. 5 ON SHEET C-2.3.
11. INSTALL 8" PVC SDR35 SOLID PIPE @ 1% MIN. PER DETAIL NO. 5 ON SHEET C-2.3.
12. INSTALL 8" PERFORATED HDPE PIPE @ 0% MIN. THROUGH THE PERMEABLE PAVER STORAGE.
13. CONSTRUCT FRENCH DRAIN PER DETAIL 11 ON SHEET C-2.3.
14. INSTALL STORM DRAIN CLEANOUT PER DETAIL 10 ON SHEET C-2.3.
15. DRAINAGE OUTLET CONTROL: RIP-RAP AREA, USE 6"± ROCK, NOT GROUT, PARTIAL IMBED, PER ROCK-LINED DISSIPATER DETAIL NO. 7 ON SHEET C-2.3.
16. CONSTRUCT BIORETENTION AREA PER DETAIL NO. 8 ON SHEET C-2.3.
17. CONSTRUCT PERMEABLE PAVER STORAGE PARKING AREA PER DETAIL NO. 5 ON SHEET C-2.3
18. INSTALL 12"x12" CONCRETE CATCH BASIN BY MID STATE CONCRETE WITH GRATE (BROOKS, MID-CONCRETE, OR EQ.) OR HDPE INLET (NDS OR EQ.).
19. CONSTRUCT RIVER ROCK 2% MINIMUM DRAINAGE SWALE, LANDSCAPE FOR EROSION RESISTANT GROUND PER DETAIL NO. 4 ON SHEET C-2.3.



MACIAS LIGHT INDUSTRIAL BUILDINGS
2440 EL CAMINO REAL
ATASCADERO, CA 93422
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Client

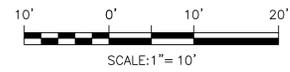
No.	Date	Issuance or Revisions
06/18/24	1ST SUBMITTAL	

Project No.	Checked	Date
24031	-	03/27/24
Drawn	Approved	Scale
YR	YR	AS SHOWN

GRADING AND DRAINAGE PLAN

Drawing Title

C-2.1



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REVISIONS			APPROVALS		
DESCRIPTIONS	BY	DATE	APPROVED	COUNCIL RESOLUTION NO.	3/10/92

EXPANSION JOINT

TYPE C

TYPE A

NOTE

- TYPE "A" AND "C" CURB TO BE CLASS "B" P.C.C.
- DIKE TO BE TYPE "B" A.C.
- STRUCTURE BACKFILL PER SECTION 19-3.06 STATE STANDARD SPECS.

CURING METHOD - CURING SHALL BE BY PIGMENTED CURING COMPOUND METHOD ACCORDING TO THE PROVISIONS OF SECTION 90-7 OF THE STATE STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE WHITE PIGMENT TYPE.

DRAWN BY: R.A.L.	CITY OF ATASCADERO ENGINEERING DEPARTMENT	DRAWING NO. 418
DESIGNED BY: S.J.S.		
DATE: 2/27/92	CURBS	
FILE NAME: AT418.DWG		

REVISIONS			APPROVALS		
DESCRIPTIONS	BY	DATE	APPROVED	COUNCIL RESOLUTION NO.	3/10/92

SECTION 1

SECTION 2

- SIDEWALKS SHALL BE CLASS B CONCRETE; A MINIMUM OF 4" THICK.
- STRUCTURE BACKFILL MATERIAL A MINIMUM OF 4" IN DEPTH AND COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY SHALL BE PLACED UNDER THE SIDEWALK WHEN THE SUBGRADE HAS AN R-VALUE OF LESS THAN 70.
- 1/2" EXPANSION JOINTS SHALL BE PLACED AT ALL CURB RETURNS, DRIVEWAYS AND AT ALL INTERVALS NOT EXCEEDING 25'. 1/2" x 18" SMOOTH, GREASED DOWELS 24" O.C. TO BE PLACED THROUGH THE EXPANSIVE JOINTS.
- WEAKENED PLANE JOINTS SHALL BE A MINIMUM OF 1-1/4" IN DEPTH AT INTERVALS NOT TO EXCEED 5'.
- SIDEWALK WIDTH IN COMMERCIAL AREAS TO BE DETERMINED BY THE ENGINEER.

DRAWN BY: R.A.L.	CITY OF ATASCADERO ENGINEERING DEPARTMENT	DRAWING NO. 419
DESIGNED BY: S.J.S.		
DATE: 2/27/92	SIDEWALKS	
FILE NAME: AT419.DWG		

REVISIONS			APPROVALS		
DESCRIPTIONS	BY	DATE	APPROVED	COUNCIL RESOLUTION NO.	3/10/92
BACKFILL AND DETAILS	SBK	9/01			
INSPECTION CRITERIA	SBK	2/02			

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

NOTE

- 1" S" SHALL BE MARKED ON CURB OVER LATERAL.
- THE "S" SHALL BE STAMPED INTO NEW CONCRETE AND SHALL BE CHISELED INTO EXISTING CONCRETE.
- THE "S" SHALL BE NOT LESS THAN 3" HIGH, 2" WIDE AND 3/16" DEEP.
- MAINTAIN MINIMUM 5" HORIZONTAL SEPARATION FROM WATER SERVICE.
- INSTALL MAGNETIC TAPE AT A DEPTH OF 24"-32", THEN UP TO SURFACE.

DRAWN BY: JAV	CITY OF ATASCADERO ENGINEERING DEPARTMENT	DRAWING NO. 702
DESIGNED BY: SBK		
DATE: 2/26/02	TRENCH REPAIR REQUIREMENTS	
FILE NAME: AT702g.DWG		

REVISIONS			APPROVALS		
DESCRIPTIONS	BY	DATE	APPROVED	COUNCIL RESOLUTION NO.	3/10/92

PLAN

SECTION

NOTE:

- 1" S" SHALL BE MARKED ON CURB OVER LATERAL.
- THE "S" SHALL BE STAMPED INTO NEW CONCRETE AND SHALL BE CHISELED INTO EXISTING CONCRETE.
- THE "S" SHALL BE NOT LESS THAN 3" HIGH, 2" WIDE AND 3/16" DEEP.
- MAINTAIN MINIMUM 5" HORIZONTAL SEPARATION FROM WATER SERVICE.
- INSTALL MAGNETIC TAPE AT A DEPTH OF 24"-32", THEN UP TO SURFACE.

DRAWN BY: V.S.	CITY OF ATASCADERO ENGINEERING DEPARTMENT	DRAWING NO. 603
DESIGNED BY: V.S.		
DATE: 2/27/92	SEWER LATERAL LOCATION	
FILE NAME: AT503.DWG		

SECTION A-A

COLD JOINT DETAIL

PLAN

UPWARD / DOWNWARD DRIVEWAY PER B-3c

NOTES:

- CONCRETE DRIVEWAY SHALL CONFORM TO STATE STANDARD SPECIFICATIONS, 520 LBS/CY CEMENTITIOUS MATERIAL (5-1/2 SACK) CONCRETE CURING SHALL BE BY PIGMENTED CURING COMPOUND METHOD USING WHITE PIGMENT TYPE. TYPICAL SECTION SHALL BE:
 - 8-INCH MINIMUM PORTLAND CEMENT CONCRETE REINFORCED WITH #4s AT 24" OC BOTH WAYS, OVER
 - 6" MIN CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
 - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
 - IF THE R-VALUE OF THE NATIVE MATERIAL IS 65 OR GREATER THEN THE 6-INCHES OF AGGREGATE BASE MAY BE SUBSTITUTED WITH COMPACTED NATIVE MATERIAL.
- A COURSE BROOM FINISH TRANSVERSE TO THE LINE OF TRAFFIC SHALL BE USED ON THE APRON AND WINGS. THE 4-FOOT WIDE SIDEWALK SHALL HAVE A LIGHT BROOM FINISH PARALLEL TO THE LINE OF TRAFFIC.
- X = 3-FOOT (6h:1v) EXCEPT FOR CURB HEIGHTS OVER 6-INCHES WHERE 4h:1v SLOPES SHALL BE USED ON CURB SLOPE.
- W = DRIVEWAY WIDTH SHALL BE 12-FOOT MINIMUM AND 35-FOOT MAXIMUM FOR COMMERCIAL-INDUSTRIAL ACCESS.
- EXPANSION JOINTS (E) SHALL BE CONSTRUCTED AS SHOWN. 1/2"x18" SMOOTH, GREASED DOWELS SHALL BE PLACED IN THE E.J. ONE IN CURB FACE, AND AT 18-INCHES ON CENTER IN SIDEWALKS PER STANDARD DRAWING C-1.
- WEAKENED PLANE JOINTS (WPJ) SHALL BE CONSTRUCTED AS SHOWN AND PER STANDARD DRAWING C-1.
- THE CROSS SLOPE OF THE 4-FOOT WIDE SIDEWALK SHALL BE 1.5% (3/16-INCH PER FOOT), BUT NOT EXCEED 2% (1/4-INCH PER FOOT). MINIMUM SIDEWALK WIDTH FOR CLEAR PASSAGE SHALL BE MAINTAINED (NO OBSTACLE LOCATED WITHIN SIDEWALK).
- WHERE THE IMPROVEMENTS EXTEND BEYOND THE RIGHT-OF-WAY, THE ACQUISITION OF PEDESTRIAN EASEMENTS SHALL BE REQUIRED BY THE DEPARTMENT.
- REFER TO A-5 SERIES DRAWINGS FOR DRIVEWAY SIGHT DISTANCE REQUIREMENTS.
- FOR NEW DRIVEWAY CONSTRUCTION AGAINST EXISTING ROADWAY, SAWCUT TO REMOVE EXISTING ROADWAY AND RECONSTRUCT PER DRAWINGS R-1 AND R-3.
- THE HIGH VOLUME DRIVEWAY STANDARD B-3b SHALL BE USED AT ENTRANCES THAT EXCEED 200 VEHICLES PER PM PEAK HOUR AND EXIT ON AN ARTERIAL ROAD. THE DEPARTMENT RESERVES THE RIGHT TO REQUIRE THE USE OF A HIGH VOLUME DRIVEWAY BASED ON OTHER EXTENUATING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL UTILITY LIDS AND CONCRETE COLLARS BE LOCATED WITHIN DRIVEWAY APRONS.
- OUTSIDE THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY STRUCTURAL SECTION SHALL BE DETERMINED BY THE PROJECT DESIGNER AND SHALL BE IN COMPLIANCE WITH CDFIRE REGULATIONS.

DRAWN BY: R.A.L.	DEPT. OF PUBLIC WORKS - STANDARD DRAWINGS	Scale: 1"=10'
ISSUED: June 2019	COMMERCIAL DRIVEWAY	Revision No:
REVISED:	TYPICAL DRIVEWAY	Drawing No: B-3a

SECTION A-A: HMA RAMP

PLAN VIEW

NOTES:

- FOR USE AT THE END OF NEW SIDEWALK TO PROVIDE A SMOOTH TRANSITION FROM EDGE OF NEW SIDEWALK TO EXISTING GRADE. IF A SMOOTH TRANSITION CANNOT BE ACHIEVED THEN THE DEPARTMENT MAY REQUIRE A SIDEWALK BARRICADE BE CONSTRUCTED PER DRAWING M-3.
- CONSTRUCT NEW HOT MIX ASPHALT (HMA) RAMP. RAMP SHALL BE 2-INCHES MINIMUM HMA TO 95% RELATIVE COMPACTION, OVER 4-INCHES MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER COMPACTED NATIVE MATERIAL. SLOPE OF RAMP SHALL NOT EXCEED 12:1 (8.33%), RECOMMENDED SLOPE OF 8% MAXIMUM.
- TYPE "A" HMA DIKE PER DRAWING C-4 TAPERED FROM 0-INCHES (FLUSH) TO 6-INCHES TALL TO MATCH EDGE OF NEW CONCRETE CURB.
- CONSTRUCT NEW EDGE OF PAVEMENT TAPER AT 1:1 MINIMUM IN RESIDENTIAL (5:1 MINIMUM IN COMMERCIAL) AREAS TO JOIN EXISTING EDGE OF PAVEMENT (THE DEPARTMENT MAY REQUIRE A LONGER TAPER LENGTH).
- GRADE AND RECOMPACT EXISTING SHOULDER TO PROVIDE A POSITIVE DRAINAGE CONNECTION BETWEEN NEW GUTTER FLOWLINE TO EXISTING SWALE PATH.
- NEW ROADWAY WIDENING, STRUCTURAL SECTION PER PLANS.

DRAWN BY: R.A.L.	DEPT. OF PUBLIC WORKS - STANDARD DRAWINGS	Scale: 1"=1'
ISSUED: June 2019	HOT MIX ASPHALT (HMA)	Revision No:
REVISED:	SIDEWALK TERMINUS RAMP	Drawing No: C-7



MACIAS LIGHT INDUSTRIAL BUILDINGS
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Project No. 24031	Checked -	Date 03/27/24
Drawn YR	Approved YR	Scale AS SHOWN

STANDARD DETAILS

Drawing Title

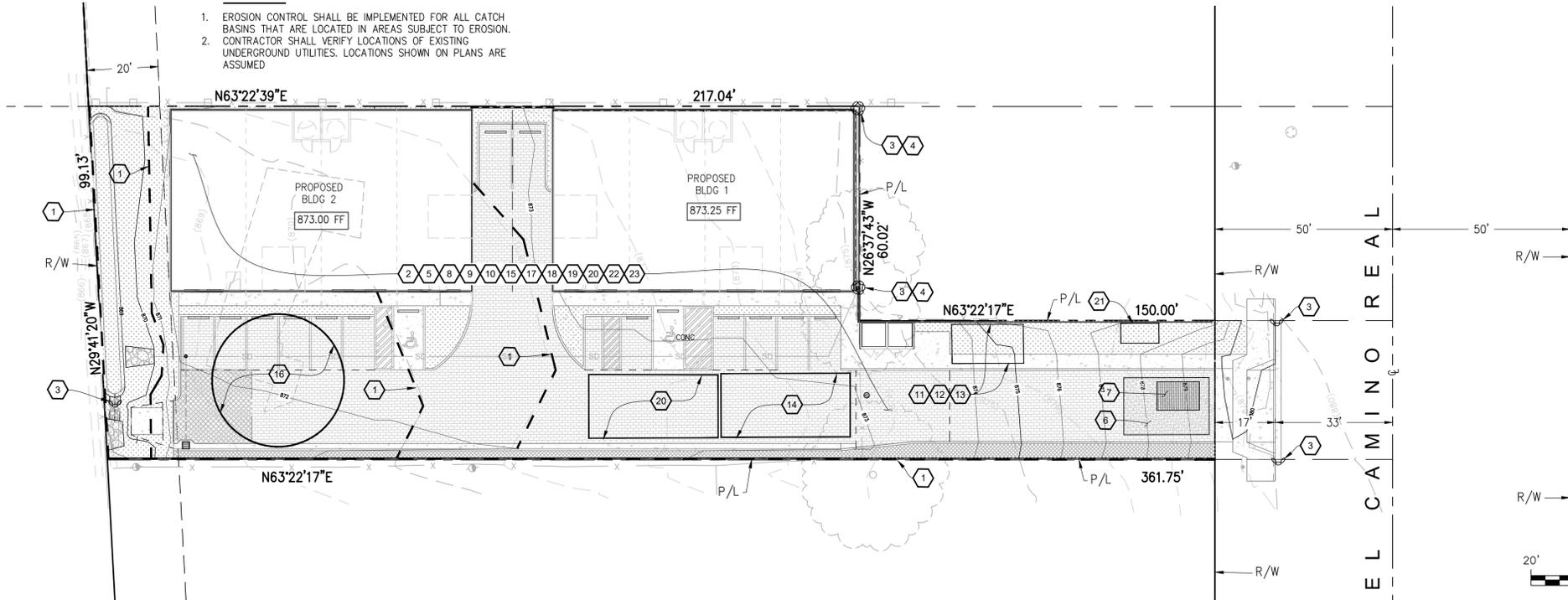
C-2.4

Sheet 6 of 10



NOTE:

1. EROSION CONTROL SHALL BE IMPLEMENTED FOR ALL CATCH BASINS THAT ARE LOCATED IN AREAS SUBJECT TO EROSION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN ON PLANS ARE ASSUMED



SELECTED BMPS

- | | | | |
|----|------|---|---------------------------------------|
| 1 | SE5 | - | FIBER ROLLS |
| 2 | SE7 | - | STREET SWEEPING & VACUUM |
| 3 | SE8 | - | SANDBAG BARRIER |
| 4 | SE10 | - | STORM DRAIN INLET PROTECTION |
| 5 | WE1 | - | WIND EROSION CONTROL |
| 6 | TC1 | - | STABILIZED CONSTRUCTION ENTRANCE/EXIT |
| 7 | TC3 | - | ENTRANCE/OUTLET TIRE WASH |
| 8 | NS1 | - | WATER CONSERVATION PRACTICES |
| 9 | NS3 | - | PAVING AND GRINDING OPERATIONS |
| 10 | NS6 | - | ILLEGAL CONNECTION/DISCHARGE |
| 11 | NS8 | - | VEHICLES AND EQUIPMENT CLEANING |
| 12 | NS9 | - | VEHICLE AND EQUIPMENT FUELING |
| 13 | NS10 | - | VEHICLE AND EQUIPMENT MAINTENANCE |
| 14 | WM1 | - | MATERIAL DELIVERY AND STORAGE |
| 15 | WM2 | - | MATERIAL USE |
| 16 | WM3 | - | STOCKPILE MANAGEMENT |
| 17 | WM4 | - | SPILL PREVENTION AND CONTROL |
| 18 | WM5 | - | SOLID WASTE MANAGEMENT |
| 19 | WM6 | - | HAZARDOUS WASTE MANAGEMENT |
| 20 | WM8 | - | CONCRETE WASTE MANAGEMENT |
| 21 | WM9 | - | SANITARY/SEPTIC WASTE MANAGEMENT |
| 22 | WM10 | - | LIQUID WASTE MANAGEMENT |
| 23 | EC1 | - | SCHEDULING |

EROSION CONTROL NOTES

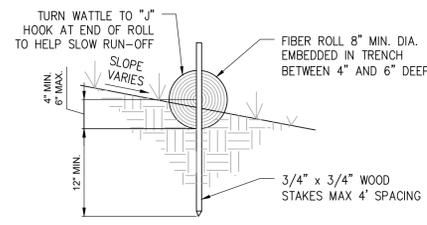
1. IN ACCORDANCE WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND INSPECTION OF ALL STORM WATER POLLUTION PREVENTION DEVICES LOCATED ON PRIVATE PROPERTY.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 20). A LIST OF THE CREW'S NAMES AND PHONE NUMBERS SHALL BE SUPPLIED TO THE CITY PRIOR TO THE BEGINNING OF ANY WORK. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
4. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SWPPP MONITOR, OR RWOCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
6. EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION. ADDITIONAL MEASURES/DEVICES SHALL BE AVAILABLE DURING AT ALL TIMES. THESE MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.
7. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE AND TO COORDINATE AN IMPLEMENTATION PLAN FOR EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR COUNTY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
9. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
10. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
11. 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.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED AGAINST ACCIDENTAL TRANSPORTATION FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL 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 THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
15. WASTE AND TRASH FOR THE SITE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
16. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE. THE CONSTRUCTION ENTRANCE MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
17. CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH STATE REGULATIONS AND COUNTY OF SAN LUIS OBISPO AIR QUALITY ATTAINMENT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST GENERATED FROM THE CONSTRUCTION SITE.
18. ALL CONSTRUCTION EQUIPMENT HAVING INTERNAL COMBUSTION ENGINES SHALL HAVE OPERATIVE MUFFLERS.

**EROSION CONTROL
EROSION CONTROL EC-4 (CASQA)**

JULY 2012 CALIFORNIA STORMWATER BMP HANDBOOK
WWW.CASQA.ORG
DESCRIPTION AND PURPOSE:
HYDROSEEDING TYPICALLY CONSISTS OF APPLYING A MIXTURE OF A HYDRAULIC MULCH, SEED, FERTILIZER, AND STABILIZING EMULSION WITH A HYDRAULIC MULCHER, TO TEMPORARILY PROTECT EXPOSED SOILS FROM EROSION BY WATER AND WIND. HYDRAULIC SEEDING, OR HYDROSEEDING, IS SIMPLY THE METHOD BY WHICH TEMPORARY OR PERMANENT SEED IS APPLIED TO THE SOIL SURFACE.
SUITABLE APPLICATIONS:
• DISTURBED SOIL/GRADED AREAS WHERE PERMANENT STABILIZATION OR CONTINUED EARTHWORK IS NOT ANTICIPATED PRIOR TO SEED GERMINATION.
• CLEARED AND GRADED AREAS EXPOSED TO SEASONAL RAINS OR TEMPORARY IRRIGATION.
• AREAS NOT SUBJECT TO HEAVY WEAR BY CONSTRUCTION EQUIPMENT OR HIGH TRAFFIC.
LIMITATIONS:
• AVAILABILITY OF HYDROSEEDING EQUIPMENT MAY BE LIMITED JUST PRIOR TO THE RAINY SEASON AND PRIOR TO STORMS DUE TO HIGH DEMAND.
• HYDRAULIC SEED SHOULD BE APPLIED WITH HYDRAULIC MULCH OR A STAND-ALONE HYDROSEED APPLICATION SHOULD BE FOLLOWED BY ONE OF THE FOLLOWING:
• STRAW MULCH
• ROLLED EROSION CONTROL PRODUCTS
• APPLICATION OF COMPOST BLANKET
• HYDRAULIC SEED MAY BE USED ALONE ONLY ON SMALL FLAT SURFACES WHEN THERE IS SUFFICIENT TIME IN THE SEASON TO ENSURE ADEQUATE VEGETATION ESTABLISHMENT AND COVERAGE TO PROVIDE ADEQUATE EROSION CONTROL.
• HYDRAULIC SEED WITHOUT MULCH DOES NOT PROVIDE IMMEDIATE EROSION CONTROL.
• TEMPORARY SEEDING MAY NOT BE APPROPRIATE FOR STEEP SLOPES (I.E., SLOPES READILY PRONE TO RILL EROSION OR WITHOUT SUFFICIENT TOPSOIL).
• TEMPORARY SEEDING MAY NOT BE APPROPRIATE IN DRY PERIODS WITHOUT SUPPLEMENTAL IRRIGATION.
• TEMPORARY VEGETATION MAY HAVE TO BE REMOVED BEFORE PERMANENT VEGETATION IS APPLIED.
• TEMPORARY VEGETATION MAY NOT BE APPROPRIATE FOR SHORT TERM INACTIVITY (I.E. LESS THAN 3-6 MONTHS).
OBJECTIVES:
• EC EROSION CONTROL
• SE SEDIMENT CONTROL
• TC TRACKING CONTROL
• WE WIND EROSION CONTROL
• NS NON-STORMWATER MANAGEMENT CONTROL
• WM WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL
TARGETED CONSTITUENTS:
SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE, ORGANICS

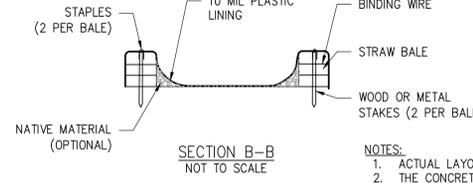
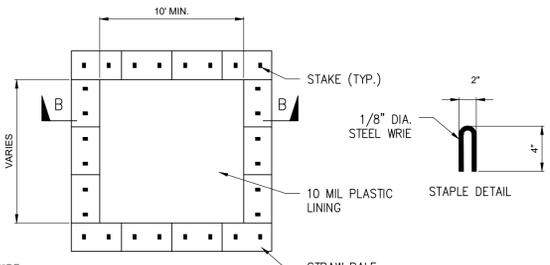
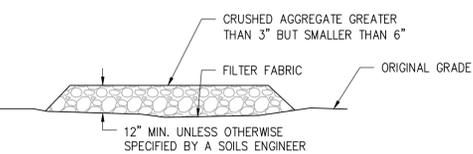
**DUST CONTROL
WIND EROSION CONTROL: WE-1 (CASQA)**

JANUARY 2003 CALIFORNIA STORMWATER BMP HANDBOOK 1 OF 5
WWW.CASQA.ORG
DESCRIPTION AND PURPOSE:
WIND EROSION OR DUST CONTROL CONSISTS OF APPLYING WATER OR OTHER DUST PALLIATIVES AS NECESSARY TO PREVENT OR ALLEVIATE DUST NUISANCE GENERATED BY CONSTRUCTION ACTIVITIES. COVERING SMALL STOCKPILES OR AREAS IS AN ALTERNATIVE TO APPLYING WATER OR OTHER DUST PALLIATIVES.
SUITABLE APPLICATIONS:
WIND EROSION CONTROL BMPS ARE SUITABLE DURING THE FOLLOWING CONSTRUCTION ACTIVITIES:
• CONSTRUCTION VEHICLE TRAFFIC ON UNPAVED ROADS
• DRILLING AND BLASTING ACTIVITIES
• SEDIMENT TRACKING ONTO PAVED ROADS
• SOILS AND DEBRIS STORAGE PILES
• BATCH DROP FROM FRONT-END LOADERS
• AREAS WITH UNSTABILIZED SOIL
• FINAL GRADING/SITE STABILIZATION
LIMITATIONS:
• WATERING PREVENTS DUST ONLY FOR A SHORT PERIOD AND SHOULD BE APPLIED DAILY (OR MORE OFTEN) TO BE EFFECTIVE.
• OVER WATERING MAY CAUSE EROSION.
OBJECTIVES:
EC EROSION CONTROL
SE SEDIMENT CONTROL
TC TRACKING CONTROL
WE WIND EROSION CONTROL
NS NON-STORMWATER MANAGEMENT CONTROL
WM WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL
TARGETED CONSTITUENTS:
SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE, ORGANICS



SE-5 FIBER ROLLS

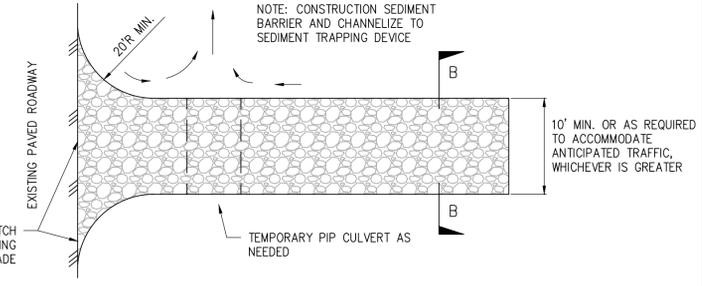
N.T.S.



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF TEMPORARY CONCRETE WASHOUT FACILITY

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.



- NOTES:
1. LENGTH SHOULD BE EXTENDED TO 12 TIMES THE DIAMETER OF THE LARGEST CONSTRUCTION VEHICLE TIRE.
2. ON SMALL SITES LENGTH SHOULD BE MAXIMUM ALLOWED BY SITE

TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



MACIAS LIGHT INDUSTRIAL BUILDINGS
2440 EL CAMINO REAL
ATASCADERO, CA 93422
APN: 049-141-1023

Client

No.	Date	Issuance or Revisions
06/18/24	1st	SUBMITTAL

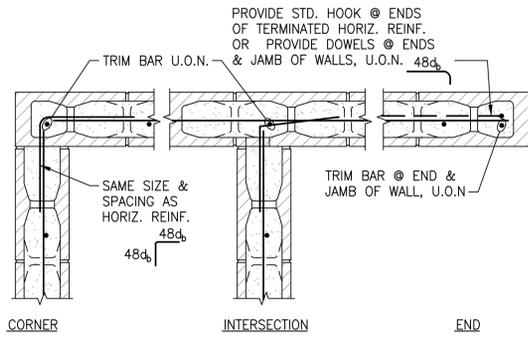
Project No.	Checked	Date
24031	-	03/27/24

Drawn	Approved	Scale
YR	YR	AS SHOWN

EROSION CONTROL PLAN

Drawing Title

C-4.0



NOTES:
1. FILL ALL CELLS W/ GROUT. USE DBL. OPEN END BOND BEAM UNITS, TYP.
USE OPEN SINGLE END UNITS @ CORNERS, ENDS OF WALL & CONTROL JOINTS.

31 LAYOUT OF HORIZONTAL REINFORCEMENT IN 8" CMU WALLS
1"=1'-0"

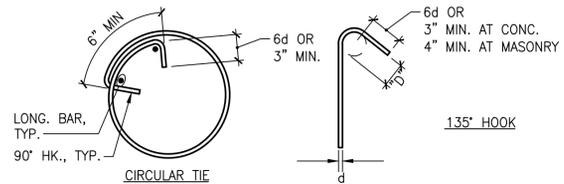
REIN. BAR SIZE (fy=60ksi)	LENGTH (INCHES)
3	16
4	21
5	28
6	55
7	*
8	*
9	*

* USE MECHANICAL COUPLERS

NOTES:
1. LAP SPLICES ARE TYPICAL, U.O.N.
2. LAP BARS ONLY AS INDICATED ON DRAWINGS
3. STAGGER ALL SPLICES, U.O.N.
4. VERTICAL WALL REINFORCING SHALL BE SPLICED @ FLOOR LINES ONLY, U.O.N.

BAR SIZE	"D" (IN.)
#3	2 1/4
#4	3
#5	3 3/4

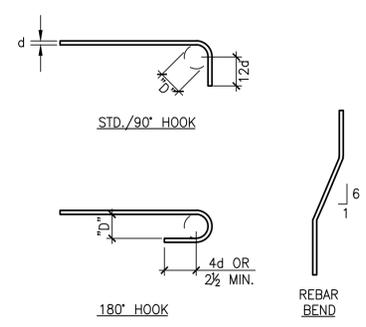
NOTES:
1. ALL BENDS SHALL BE MADE COLD



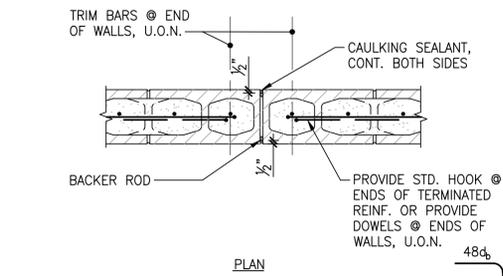
11 TYPICAL TIE AND STIRRUP HOOKS
N.T.S.

BAR SIZE	"D" (IN.)
#3	2 1/4
#4	3
#5	3 3/4
#6	4 1/2
#7	5 1/4
#8	6
#9	9 1/2
#10	10 1/4
#11	12

NOTES:
1. ALL BENDS SHALL BE MADE COLD



12 TYPICAL REINFORCEMENT BENDS
N.T.S.



32 TYPICAL CONTROL JOINT IN CMU WALLS
1"=1'-0"

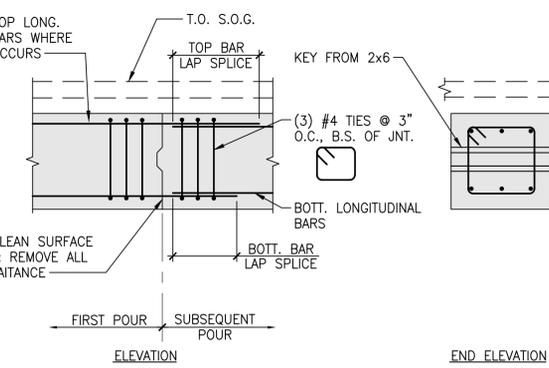
21 TYPICAL LAP SPlice SCHEDULE MASONRY
N.T.S.

BAR SIZE	BASIC DEVELOPMENT LENGTH (ld), IN.	LAP SPlice LENGTH, IN.	DEVELOPMENT OF BAR W/ STD. HK. (ldh), IN.
#3	18	24	9
#4	24	32	12
#5	30	39	15
#6	36	47	18
#7	53	69	21

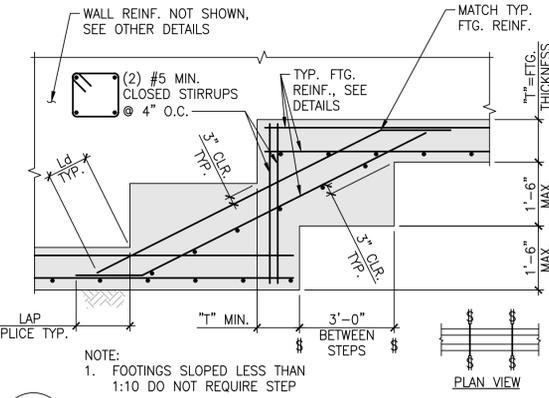
MODIFICATION FACTORS:
THE LENGTHS NOTED ABOVE SHALL BE MULTIPLIED BY THE FOLLOWING FACTORS, AS APPLICABLE, WHICH SHALL BE COMBINED WHEN MULTIPLE CONDITIONS OCCUR:
1.3 FOR TOP BARS (MORE THAN 12" CONC. CAST BELOW)
1.3 FOR LIGHTWEIGHT CONCRETE
1.5 FOR BARS WITH LESS THAN 2 BAR DIAMETERS CLEAR SPACING OR FOR BARS WITH LESS THAN 1 BAR DIAMETER OF CONCRETE COVER

NOTES:
1. CONTACT ENGINEER FOR BAR SIZES NOT INCLUDED ABOVE.
2. SPLICES OF HORIZ. REINF. IN WALLS SHALL BE STAGGERED.
3. SPLICES IN WALLS CONTAINING TWO CURTAINS OF REINF. SHALL NOT OCCUR IN THE SAME LOCATION.
4. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.

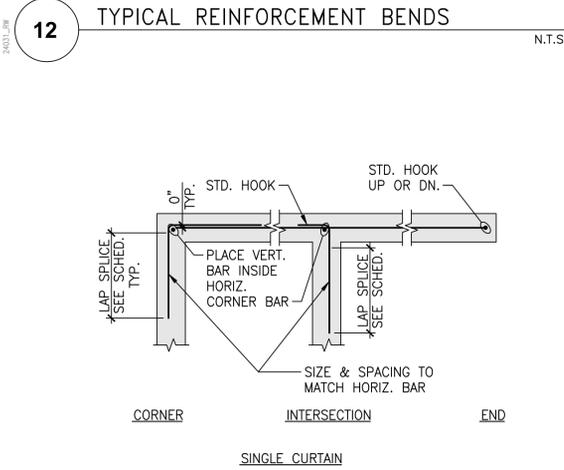
22 DEVELOPMENT LENGTH & LAP SPlice SCHEDULE - CONCRETE
NO SCALE



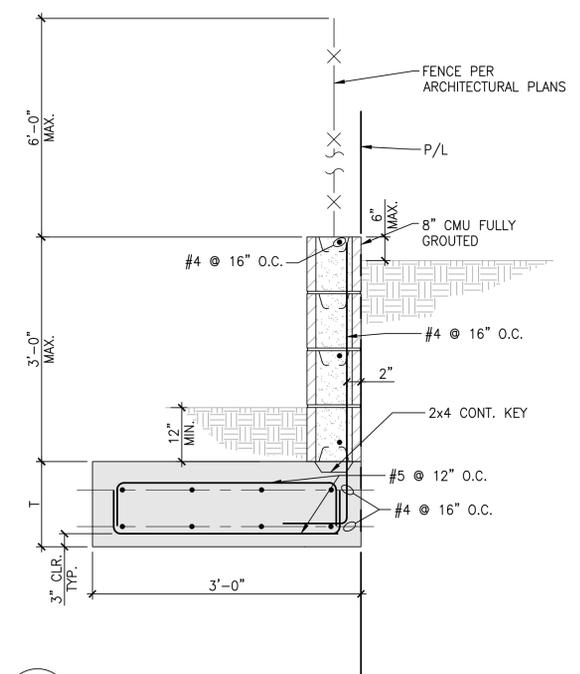
23 TYPICAL CONSTRUCTION JOINT FOR TIE/GRADE BEAM
N.T.S.



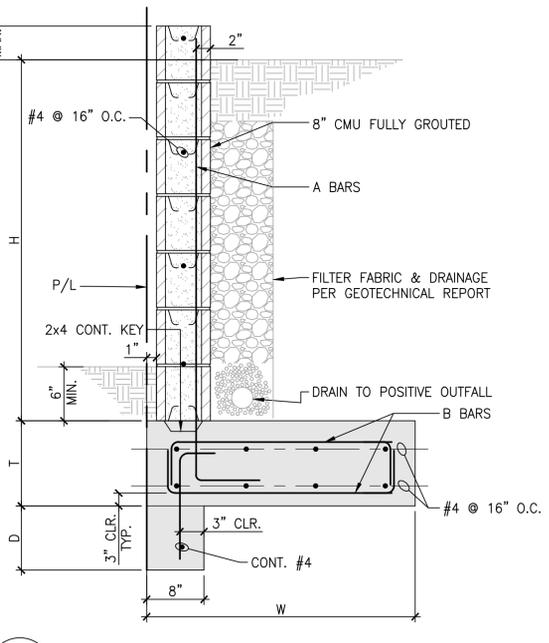
24 TYPICAL STEP FOOTINGS
N.T.S.



14 TYPICAL HORIZONTAL WALL & FOOTING REINFORCING DETAILS
N.T.S.



44 RETAINING WALL - CANTILEVERED
24031_RW
1"=1'-0"



34 RETAINING WALL - CANTILEVERED
24031_RW
1"=1'-0"

H (MAX)	T	W	D	A BARS	B BARS
2'-0"	12"	2'-0"	N/A	#4 @ 32" O.C.	#4 @ 12" O.C.
3'-0"	12"	2'-0"	N/A	#4 @ 16" O.C.	#5 @ 12" O.C.
4'-0"	12"	2'-6"	8"	#5 @ 16" O.C.	#5 @ 12" O.C.



MACIAS LIGHT INDUSTRIAL BUILDINGS
2440 EL CAMINO REAL
ATASCADERO, CA 93422
APN: 049-141-023

No.	Date	Issuance or Revisions
06/18/24	1ST SUBMITTAL	

Project No.	Checked	Date
24031	-	03/27/24

Drawn	Approved	Scale
YR		AS SHOWN

SITE WALL TYPICAL DETAILS

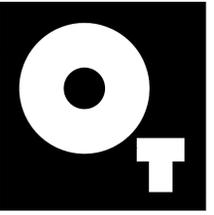
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LANDSCAPE CONSTRUCTION PLANS

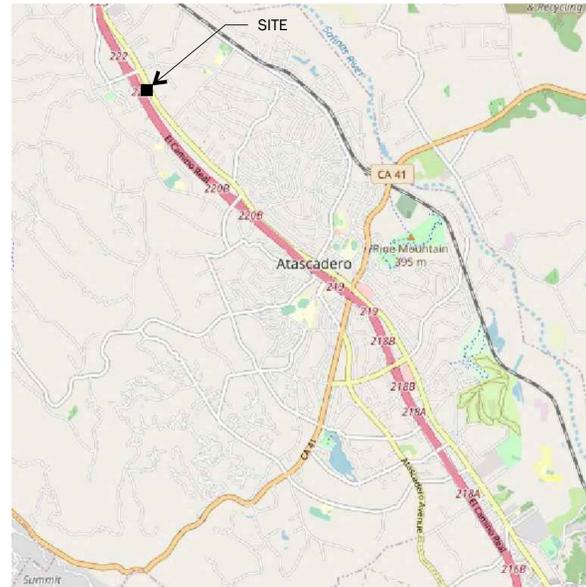
MACIAS COMMERCIAL

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LANDSCAPE + PLANNING
Paso Robles, CA 93446
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othomas.landscape@gmail.com
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VICINITY MAP



ENLARGEMENT MAP



CLIENT / APPLICANT

GARRETT MACIAS
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ATASCADERO CA. 93422

LANDSCAPE ARCHITECT / PREPARER



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CONTACT: OWEN THOMAS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1	TITLE SHEET
L2-L3	CONSTRUCTION PLAN
L4	CONSTRUCTION DETAILS
L5	CONSTRUCTION SPECIFICATIONS
L6-L7	IRRIGATION PLAN
L8-L10	IRRIGATION DETAILS
L11	IRRIGATION SPECIFICATIONS
L12-L13	PLANTING PLAN
L14	PLANTING DETAILS
L15	PLANTING SPECIFICATIONS



PERMIT NO.: BCOM24-0126

PROJECT:
MACIAS COMMERCIAL

2440 El Camino Real
Atascadero, CA 93422

Tract:
APN:

Garrett Macias
2440 El Camino Real
Atascadero, CA 93422

TITLE SHEET

ABBREVIATIONS / LEGEND

AC	AIR CONDITIONING UNIT
CL	CENTER LINE
BC	BOTTOM OF CURB
BCR	BEGINNING OF CURB RADIUS
BOS	BOTTOM OF SLOPE
BS	BOTTOM OF STEP
EA	EACH
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FC	FACE OF CURB
FG	FINISH GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FS	FINISH SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
HP	HIGH POINT
INV	INVERT
IR	INNER RADIUS
LA	LANDSCAPE ARCHITECT
OR	OUTER RADIUS
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
R	RADIUS
R/W	RIGHT OF WAY
ROW	RIGHT OF WAY
RAD	RADIUS
SIM	SIMILAR
TF	TOP OF FOOTING
TG	TOP OF GRADE
TOC	TOP OF CURB
TOS	TOP OF SLOPE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL

SCALE:
PER PLAN

REVISIONS



PROJECT NUMBER

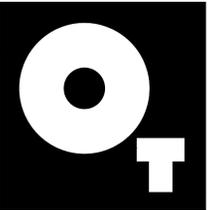
2023-004

SHEET NUMBER

L1

NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 IBC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.





LANDSCAPE + PLANNING
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PERMIT NO.: BCOM24-0126

PROJECT:
MACIAS COMMERCIAL

2440 El Camino Real
 Atascadero, CA 93422

Tract:

APN:

Garrett Macias
 2440 El Camino Real
 Atascadero, CA 93422

CONSTRUCTION PLAN



SCALE:
 1" = 10'

REVISIONS



PROJECT NUMBER

2023-004

SHEET NUMBER

L2

SYMBOL LEGEND

CL	CENTERLINE	EQ.	EQUAL
SQ.	SQUARE	PL	PROPERTY LINE
TYP.	TYPICAL	AC	AIR CONDITIONING UNIT
SIM.	SIMILAR	PA	PLANTER AREA
ALIGN	ALIGN WITH ADJACENT SURFACE		
▲	STAIR RISER - SEE DETAIL PER PLAN		
⊕	CURB CORE LOCATIONS		
⊕	EXISTING AREA DRAINS.		

PAVING LEGEND

- (A) PERMEABLE PAVING, REFER TO CIVIL'S PLANS FOR SPECIFICATIONS
- (B) CONCRETE PAVING WITH SAWCUT JOINTS AND TOPCAST FINISH. COLOR TO BE NATURAL GRAY, NO COLOR, REFER TO CIVIL'S PLANS FOR THICKNESS AND SPECIFICATIONS
- (C) 3" DEEP LAYER OF 3/8" GRAVEL, COLOR TO BE 'NAVAJO' AVAIL THRU STEVE SCHMIDT TOPSOIL 805.237.0174 GRAVEL TO BE PLACED OVER FILTER FABRIC

CONSTRUCTION NOTATION

- 1 EXISTING FENCING, NOT A PART
- 2 TRASH ENCLOSURE, REFER TO ARCHITECTS PLANS
- 3 PROPERTY LINE
- 4 RIGHT OF WAY
- 5 PRIVACY FENCE, SEE A/L4
- 6 BIO-SWALE, REFER TO CIVIL'S PLANS FOR GRADING INFO. REFER TO PLANTING PLAN FOR PLANT SELECTION
- 7 RETAINING WALL, REFER TO CIVIL'S PLANS
- 8 EROSION CONTROL STRUCTURE, REFER TO CIVIL'S PLANS
- 9 ADA PARKING SPACE, REFER TO CIVIL'S PLANS REGARDING REQUIRED SIGNAGE AND STRIPING
- 10 WHEEL STOP

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/ OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE CITY/COUNTY REP. FAILURE TO GIVE SUCH NOTIFICATION SHALL RESULT IN THE CONTRACTOR ASSUMING FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
4. SEE GRADING PLANS FOR VERTICAL CONTROL, WHERE APPLICABLE.
5. CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
6. PRIOR TO PLACING CONCRETE OR AC, THE CONTRACTOR SHALL SUFFICIENTLY COMPACT THE SUBGRADE AND PROVIDE SUBSURFACE PREPARATION PER SPECIFICATIONS.
7. CONCRETE/HARDSCAPE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
8. ALL CURVILINEAR WALKS, CURBS, HEADERBOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED PRIOR TO BEGINNING THAT PHASE OF WORK.
9. UNLESS OTHERWISE SHOWN, ALL WALKS SHALL BE 3-1/2" THICK NATURAL COLOR WITH A TOPCAST 25 FINISH. INSTALL EXPANSION JOINTS PER PLAN.
10. IF IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH WRITTEN GRADES, AND/OR DIMENSIONS, THE WRITTEN INFORMATION SHALL TAKE PRECEDENCE.

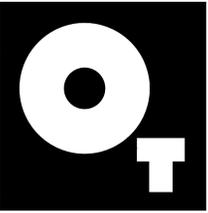


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Know what's below.
 Call before you dig.

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PERMIT NO.: BCOM24-0126

PROJECT:
MACIAS COMMERCIAL

2440 El Camino Real
 Atascadero, CA 93422

Tract:
 APN:

Garrett Macias
 2440 El Camino Real
 Atascadero, CA 93422

CONSTRUCTION PLAN



SCALE:
 1" = 10'

REVISIONS

NO.	REVISION

PROJECT NUMBER

2023-004

SHEET NUMBER

L3

SYMBOL LEGEND

CL	CENTERLINE	EQ.	EQUAL
SQ.	SQUARE	PL	PROPERTY LINE
TYP.	TYPICAL	AC	AIR CONDITIONING UNIT
SIM.	SIMILAR	PA	PLANTER AREA
ALIGN	ALIGN WITH ADJACENT SURFACE		
▲	STAIR RISER - SEE DETAIL PER PLAN		
⌒	CURB CORE LOCATIONS		
⊗	EXISTING AREA DRAINS.		

PAVING LEGEND

(A) PERMEABLE PAVING, REFER TO CIVIL'S PLANS FOR SPECIFICATIONS

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5 PRIVACY FENCE, SEE A/L4

6 BIO-SWALE, REFER TO CIVIL'S PLANS FOR GRADING INFO. REFER TO PLANTING PLAN FOR PLANT SELECTION

7 RETAINING WALL, REFER TO CIVIL'S PLANS

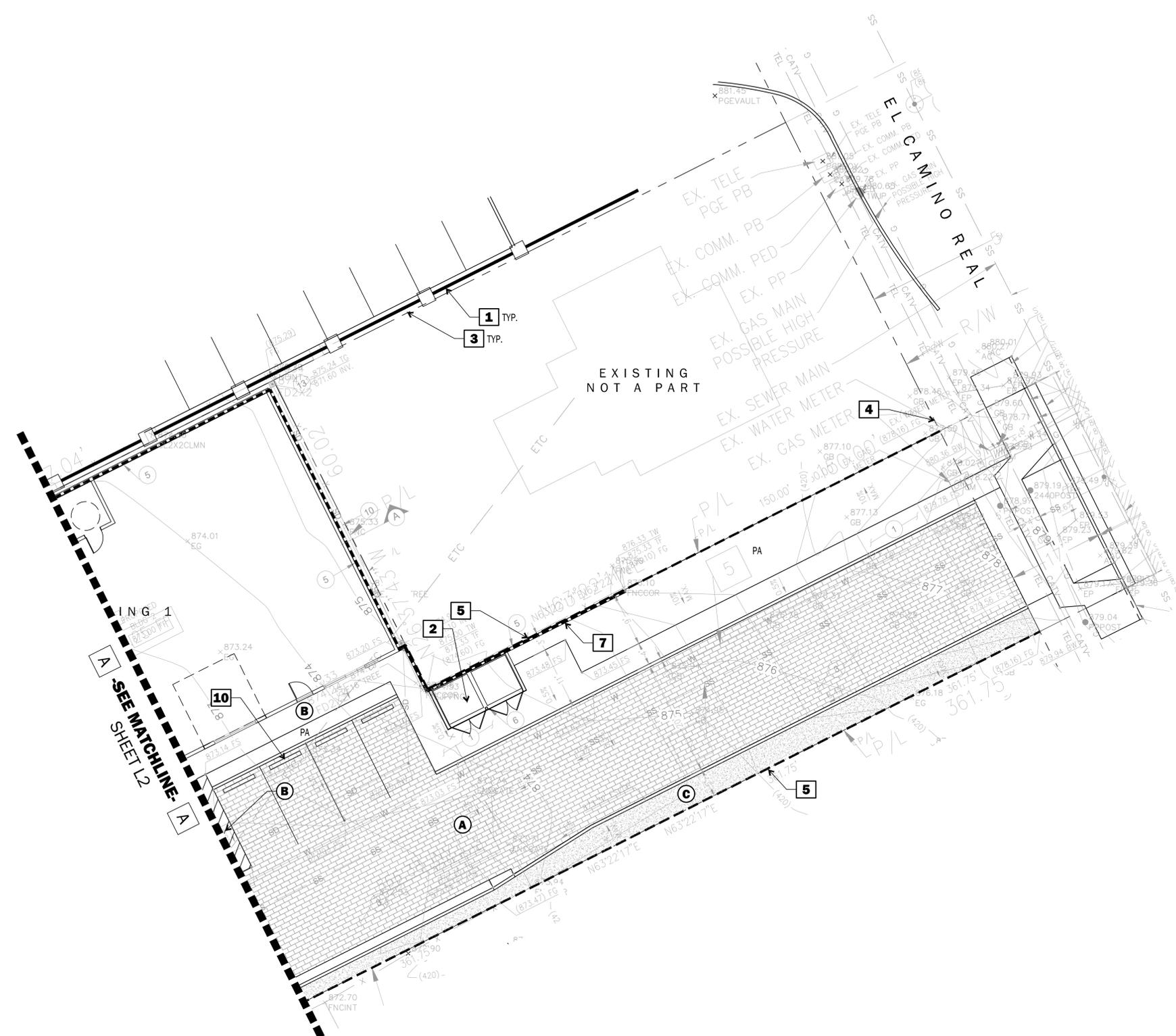
8 EROSION CONTROL STRUCTURE, REFER TO CIVIL'S PLANS

9 ADA PARKING SPACE, REFER TO CIVIL'S PLANS REGARDING REQUIRED SIGNAGE AND STRIPING

10 WHEEL STOP

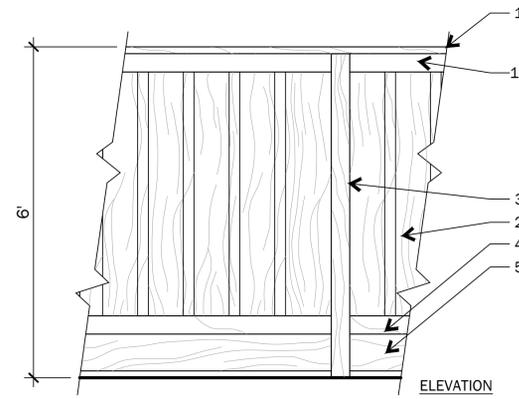
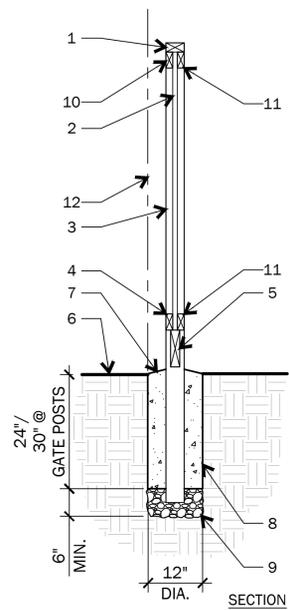
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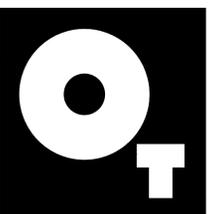


LEGEND

1. 2x4 DADO (TOP RAIL)
2. 1x8 VERTICAL BOARDS LAPPED - 3/4"
3. 4x6 POST P.T.D.F. AT 8' O.C.
4. 1x4 BOTTOM TRIM
5. 2x10 KICKBOARD P.T.H.F.
6. FINISH GRADE
7. TOP OF FOOTING SHALL SLOPE TO DRAIN
8. CONCRETE FOOTING
9. CLASS II BASE
10. 1x4 TOP TRIM
11. 2x4 TOP & BOTTOM NAILER
12. PROPERTY LINE

- NOTES
- A. WOOD POST TO BE PRESSURE TREATED, ALL OTHER WOOD MEMBERS TO BE REDWOOD.
 - B. DO NOT STEP FENCE, FOLLOW GRADE WHERE NECESSARY
 - C. WHEN INSTALLED ON WALL (REFER TO CIVIL ENGINEER FOR RETAINING WALLS) CONTRACTOR SHALL COORDINATE WITH MASON AND USE SIMPSON POST BASE.
 - D. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED

A WOOD FENCE



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PERMIT NO.: BCOM24-0126

PROJECT: MACIAS COMMERCIAL

2440 El Camino Real
 Atascadero, CA 93422

Tract:
 APN:

Garrett Macias
 2440 El Camino Real
 Atascadero, CA 93422

CONSTRUCTION DETAILS

SCALE:
 PER PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

PROJECT NUMBER
2023-004

SHEET NUMBER
L4

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E:\PROJECTS\2023-004 MACIAS COMMERCIAL\CDS\MC_COM_CDDET.DWG
 Jun 17, 2024 MC_COM_CDDET

GENERAL NOTES

1.0 BIDS, CONTRACTS AND INSURANCE

- A. EACH BIDDER SHALL INSPECT THE SITE BEFORE SUBMITTING HIS BID.
B. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
C. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH HIS WORK.
D. LIABILITY AND COMPENSATION INSURANCE: THE CONTRACTOR SHALL CARRY AND PAY FOR ADEQUATE LIABILITY AND COMPENSATION INSURANCE AND SHALL, IF REQUIRED, FURNISH THE OWNER WITH EVIDENCE TO THIS EFFECT.
E. GUARANTEE BONDS: THE OWNER SHALL HAVE THE RIGHT, PRIOR TO THE SIGNING OF THE CONTRACT TO REQUIRE THE CONTRACTOR TO FURNISH BOND COVERING OF THE FAITHFUL PERFORMANCE OF THE CONTRACT AND THE PAYMENT OF ALL OBLIGATIONS ARISING THEREUNDER.

2.0 PLANS AND PERMITS

- A. ALL CONSTRUCTION SHALL BE ACCORDING TO CONSTRUCTION DOCUMENTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE U.B.C.
B. CORRELATION OF DRAWINGS AND SPECIFICATIONS: ANY WORK NOT ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REMOVED.
C. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
D. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
E. PERMITS, FEES, ETC.: THE CONTRACTOR SHALL ARRANGE AND PAY FOR THE BUILDING PERMIT AND EACH SUBCONTRACTOR SHALL ARRANGE AND PAY FOR PERMITS FOR THEIR RESPECTIVE WORK.

3.0 EXECUTION

- A. CONTRACTOR TO VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITIES.
B. DEMOLITION AND REMOVALS SHALL PROCEED ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT/OWNER.
C. CUT, CAP, OR PLUG, AS REQUIRED, THOSE UTILITY LINES SERVING THE AREA WITHIN THE PROJECT LIMITS SHALL REMAIN UNINTERRUPTED DURING THE WORK PROGRESS.
D. CARE IS TO BE TAKEN NOT TO DEFACE, CRACK OR DAMAGE ANY EXISTING STRUCTURES, FENCES OR CONCRETE WORK.
E. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE IT COMPLETE AS SHOWN BY DRAWINGS AND SPECIFICATIONS.
F. CLEANING: IT SHALL BE THE DUTY OF EACH SUBCONTRACTOR TO REMOVE HIS OWN RUBBISH FROM THE PREMISES AND KEEP THE JOB CLEAN AT ALL TIMES.
G. CONTRACTOR SHALL THOROUGHLY CLEAN UP SITE AND REMOVE ALL DEBRIS AND EXTRANEOUS MATERIAL FROM THE SITE PRIOR TO FINAL APPROVAL.
H. CONDUCT OF THE WORK: THE CONTRACTOR SHALL, AT ALL TIMES, KEEP A COMPETENT FOREMAN ON THE JOB WHO SHALL BE IN CHARGE OF THE ENTIRE WORK INCLUDING THE WORK OF HIS SUBCONTRACTORS.

4.0 EXTRAS AND SUBSTITUTIONS

- A. ANY EXTRAS TO BE APPROVED IN WRITING BY THE OWNER PRIOR TO ANY CONSTRUCTION.
B. THERE ARE TO BE NO SUBSTITUTIONS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

5.0 PAYMENT

LIEN RELEASES FOR THE COMPLETED WORK SHALL BE SUBMITTED PRIOR TO PAYMENT FOR SAID WORK.

MASONRY SPECIFICATIONS

1.0 SCOPE OF WORK

- A. GENERAL: THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR AND MATERIALS FOR CONSTRUCTION OR INSTALLATION OF ALL LABOR AND STRUCTURES, AND BRICK OR TILE AS DETAILED ON THE PLANS.
B. WORK INCLUDES THE INSTALLATION OF ANCHORS AND INSERTS FURNISHED BY OTHER REQUIRED FOR OTHER TRADES, REINFORCEMENT STEEL, CONCRETE BASES OR FOOTINGS, AND STUCCO FINISHES.

2.0 MATERIALS

- A. REFER TO PLANS FOR SPECIFIC MATERIAL TYPES, COLORS FINISHES, ETC.
B. CONCRETE MASONRY UNITS: CONFORM TO ASTM C90, GRADE N-II AND THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION; AS MANUFACTURED BY ORCO BLOCK CO., OR EQUAL.
C. PORTLAND CEMENT: CONFORM TO ASTM C150, TYPE I OR TYPE II, TYPE, LOW ALKALI. USE ONLY ONE BRAND THROUGHOUT WORK.
D. HYDRATED LIME: CONFORM TO ASTM C207, TYPE S, AND CONTAINING 95% BY WEIGHT OF CALCIUM OXIDE.
E.1. SAND: CONSIST OF FINE GRANULAR MATERIALS, (NOT LESS THAN 5% PASSING NO. 8 SIEVE), COMPOSED OF HARD, STRONG DURABLE MINERAL PARTICLES, FREE FROM INJURIOUS AMOUNTS OF SALINE, ALKALINE, ORGANIC OR OTHER DELETERIOUS SUBSTANCES.
E.2. PEA GRAVEL: GRADED WITH NO MORE THAN 5% PASSING THE NO. 8 SIEVE AND WITH 100% PASSING THE 3/8" SIEVE.
F. REINFORCING STEEL: NEW, TESTED DEFORMED BARS OF DOMESTIC MANUFACTURE CONFORMING TO ASTM 1615.
G. WATER: CLEAN, POTABLE, FROM DOMESTIC SUPPLY.
H. ADMIXTURE FOR MORTAR: "RED LABEL" USED IN ACCORDANCE WITH THE SPECIFICATIONS.
I. MORTAR: FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY VOLUMES OF 1 PART CEMENT, 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND. PUTTY SHALL BE OMITTED. MORTAR SHALL MATCH COLOR OF BLOCK, UNLESS OTHERWISE SPECIFIED.
J. GROUT: FLUID CONSISTENCY AND MIXED IN THE RATIO BY PARTS SAND, 2 PARTS PEA GRAVEL.
K. LIME PUTTY: ASTM C5, HIGH CALCIUM LIME, COMPLETELY SLAKED BEFORE USING.

3.0 EXECUTION

- A. EXECUTE WORK IN BEST WORKMANSHIP LIKE MANNER IN FULL COMPLIANCE WITH APPLICABLE BUILDING ORDINANCES.
B. CONCRETE BLOCK SHALL BE LAID AS REINFORCED FILL CELL UNIT MASONRY. BLOCK SHALL BE LAID ON 3/8" THICK FULL MORTAR BED ON ALL WEBS AND FACE SHELLS. VERTICAL FACES OF HEAD JOINTS SHALL BE WELL BUTTERED TO A DEPTH OF 1 1/2" FROM EXTERIOR FACES AND ALL JOINTS SHALL BE SHOVED INTO PLACE, SO THE MORTAR BONDS WELL WITH BOTH BLOCKS. FURROWING OF THE MORTAR IS NOT PERMITTED. INTERSECTING MASONRY SHALL BE GROUDED IN 4-0" MAXIMUM POURS. UNLESS OTHERWISE NOTED ON PLANS, ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUDED. PUDDLE THE GROUT WITH A STICK IN

- EACH CELL, EACH TIME IT IS POURED, TO OBTAIN A COMPLETE FILLING OF THE VOIDS. RECONSOLIDATE ALL GROUT. RUN ALL HORIZONTAL BARS IN BOND BEAM BLOCK AND LAP AROUND CORNER AND AT ALL SPLICE 2-0" MINIMUM. RUN ALL VERTICAL BARS IN OPEN END BLOCK.
C. DO NOT START MASONRY IF THE HORIZONTAL OR VERTICAL ALIGNMENT OF THE FOUNDATION IS A MAXIMUM OF 1" TOTAL IN ERROR.
D. ALL UNITS SHALL BE CLEAN WHERE LAID. CONCRETE UNITS SHALL BE DRY. BRICK SHALL BE WETTED BUT HAVE NO FREE MOVING WATER WHEN LAID.
E. WHERE NO BOND PATTERN IS SHOWN ON THE PLANS, THE WALL SHALL BE RUNNING BOND.
F. WHERE MASONRY UNIT CUTTING IS NECESSARY, MAKE ALL CUTS NEAT AND REGULAR, EDGES EXPOSED IN THE FINISHED WORK SHALL BE CUT WITH A POWER DRIVEN ABRASIVE SAW.
G. MORTAR JOINTS SHALL BE STRAIGHT, CLEAN AND UNIFORM IN THICKNESS. UNLESS OTHERWISE SPECIFIED OR DETAILED, HORIZONTAL AND VERTICAL JOINTS SHALL BE APPROXIMATELY 3/8" THICK FOR PRECISION BLOCKS. BRICK JOINTS TO BE 1/2" - 3/8" THICK WITH A MAXIMUM DEPTH OF 3/8" RAKE.
H. UNLESS OTHERWISE SHOWN ON PLANS, EXPOSED WALLS SHALL HAVE DENSE, SLIGHTLY CONCAVE SURFACE WELL BONDED TO THE BLOCK AT THE EDGES, PERFORM TOOLING WHEN THE MORTAR IS PARTIALLY SET BUT STILL SUFFICIENTLY PLASTIC TO BOND. DO ALL TOOLING WITH A TOOL WHICH COMPACTS THE MORTAR, PRESSING THE EXCESS MORTAR OUT OF IT RATHER THAN DRAGGING IT OUT. WHERE WALL SURFACE IS TO BE PLASTERED, MAKE MORTAR JOINTS FLUSH WITH BLOCK FACE.
I. IF IT IS NOT NECESSARY TO MOVE A BLOCK SO AS TO OPEN A JOINT, REMOVE THE BLOCK FROM THE WALL, CLEAN AND SET IN FRESH MORTAR.
J. CONCRETE FOOTINGS TO ATTAIN 2800 PSI AT 28 DAYS (MAX. 4 1/2" SLUMP).
K. THE OWNER'S REPRESENTATIVE IS TO BE NOTIFIED 24 HOURS PRIOR TO CONCRETE POUR IN ORDER THAT THE FORMS AND REINFORCEMENT MAY BE INSPECTED.
L. CO-ORDINATE PLACEMENT OF WATER AND ELECTRICAL LINES PRIOR TO CONCRETE POUR. VERIFY LOCATION OF ALL P.V.C. SLEEVES AND ELECTRIC SOURCE FOR IRRIGATION CLOCK WITH LANDSCAPE CONTRACTOR.
M. MASON TO BE RESPONSIBLE FOR SETTING ALL S.P.O.'S SWITCHES, AND J-BOXES FLUSH WITH STRUCTURE, AND FOR SETTING BOLTS, ANCHORS, AND INSERTS FOR ATTACHMENTS BY OTHER TRADES.
N. PLACING REINFORCING STEEL:
N.1. WHERE HORIZONTAL COURSES ARE TO BE FILLED, USE METAL STOPS, USE OF PAPER STOPS WILL NOT BE PERMITTED. ALL HORIZONTAL REINFORCING STEEL SHALL BE LAID IN A COURSE OF BOND BEAM BLOCK FILLED WITH MORTAR.
N.2. CUT BRICK WITH POWER DRIVEN ABRASIVE SAW ONLY. CUT NEAT TRUE LINE WITHOUT CHIPS ON EXPOSED FACES, CONCEAL CUT FACES WHERE POSSIBLE, DO NOT LAY BRICKS LESS THAN 1/4 LENGTH IN EXPOSED WORK. IF ANY BRICK MUST BE REMOVED OR SHIFTED AFTER IT HAS BEEN LAID, REMOVE SETTING MORTAR, CLEAN BRICK THOROUGHLY, APPLY FRESH MORTAR AND RE-LAY.
N.3. LAY MASONRY TRUE, LEVEL, AND PLUMB WITH ANGLE SQUARE IN ACCORDANCE WITH PLANS.
O. SEAL BACK OF PLANTER WALLS WITH APPROVED ELASTOMERIC WATERPROOF MEMBRANE.
P. BACKFILL BEHIND ALL WALLS AND MASONRY STRUCTURES, AS REQUIRED AND AS PER DETAILS. BACKFILL IN PLANTERS TO BE TOP GRADE SANDY LOAM TOPSOIL, SWALE EARTH FOR PROPER DRAINAGE. WHERE CONCRETE SLABS OCCUR NEXT TO WALLS, BACKFILL SHALL BE COMPACTED TO 90%.

4.0 CLEANING

- A. SPECIAL CARE SHALL BE USED TO PREVENT STAINING OF EXPOSED AND GROUT. ANY MORTAR OR GROUT WHICH COMES IN SUCH FACES SHALL BE PROMPTLY AND THOROUGHLY REMOVED BY AFFECTIVE AND APPROVED MEANS.
B. ENTIRE SITE TO BE CLEANED AND ALL DEBRIS REMOVED PRIOR TO FINAL INSPECTION.

WOODWORKING SPECIFICATIONS

1.0 SCOPE OF WORK

- A. GENERAL: THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR AND MATERIAL FOR CONSTRUCTION OF OVERHEAD WOOD TRELLIS, FENCES, AND SCREENS, AS DETAILED ON THE PLANS. THE WORK DOES NOT INCLUDE POST FOOTINGS AND HARDWARE SET IN PAVED AREAS.
B. COORDINATION: WOOD WORK CONTRACTOR SHALL LOCATE AND STAKE POST LOCATIONS FOR CONCRETE AND/OR MASONRY CONTRACTOR BEFORE PAVING OR MASONRY WORK IS BEGUN.
C. SITE CONDITIONS: VERIFY ALL DIMENSIONS AND SITE CONDITIONS ON THE SITE PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
D. PERMITS: CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND APPROVALS. (REFER TO GENERAL NOTES).

2.0 MATERIALS

- A. GENERAL: ALL MATERIALS SHALL BE NEW AND PROPERLY GRADE-MARKED OR CERTIFIED. ONLY LUMBER CONSISTING OF SOUND WOOD, FREE OF DECAY, WARPING, SPLITS OR CHECKS WILL BE ACCEPTABLE.
B. LUMBER:
B.1. ALL LUMBER SIZES SHOWN ON THE PLANS OR SPECIFIED REFER TO NOMINAL SIZES AND THE AMERICAN STANDARD ROUGH AND DRESSED SIZES WILL BE ACCEPTED AS CONFORMING THERETO.
B.2. DOUGLAS FIR SHALL BE OF THE SPECIES "PSEUDOTSUGA MENZIESII" AND SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT STANDARD GRADING AND DRESSING RULES FOR DOUGLAS FIR ADOPTED BY THE WEST COAST BUREAU OF LUMBER GRADERS AND INSPECTION.
B.3. CEDAR SHALL BE OF THE SPECIES "CHAMAECYPARIS LAWSONIANA" AND SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT GRADING AND DRESSING RULES.
B.4. ALL WOOD BEARING ON CONCRETE OR MASONRY LESS THAN 4'-0" ABOVE GRADE SHALL BE PRESSURE TREATED. WOOD JOINTS OR THE BOTTOM OF WOOD FLOORS LESS THAN 18" ABOVE GRADE SHALL ALSO B PRESSURE TREATED.
B.5. ALL STRUCTURAL MEMBER (I.E., BEAMS, RAFTERS, POSTS, JOINTS) TO BE DOUGLAS FIR NO. 1 OR BETTER UNLESS OTHERWISE NOTED. ALL LATH AND DECKING AS SPECIFIED.
C. HARDWARE:
C.1. NAILS TO BE GENERAL FRAMING COMMON OF STANDARD SIZE AND FORM, HOT DIPPED GALVANIZED OR ALUMINUM, UNLESS SPECIFICALLY NOTED. BOX NAILS WILL BE ACCEPTED.
C.2. WASHERS TO BE REINFORCED MALLEABLE IRON, GALVANIZED.
C.3. ALL BRACKETS AND HANGERS TO BE SIMPSON OR APPROVED EQUAL.

3.0 EXECUTION

- A. WORKMANSHIP: ALL WOODWORK SHALL BE CUT, FITTED, JOINED TOGETHER, TIED, SET TO FINISHED LINES AND LEVELS, SHORED IN PLACE ETC., IN A NEAT WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE LANDSCAPE ARCHITECT. ALL SPLIT WOOD SHALL BE REMOVED AND REPLACED.
B. BOLTING: HEADS AND NUTS OF MACHINE BOLTS AND NUTS OF CARRIAGE BOLTS SHALL HAVE WASHERS, EXCEPT AGAINST STEEL PLATES. BOLT, SPLICE AND HAND ALL BEAMS AS SHOWN ON DRAWINGS. CUT ALL BOLTS FLUSH WITH NUTS, PLAIN SMOOTH AND REMOVE ALL BURRS. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER. NAILS SHALL NOT BE INSTALLED CLOSER THAN 1/2" THEIR LENGTHS AND DRILLED HOLES, ONE SIZE SMALLER THAN NAIL SHANK, SHALL BE USED WHERE WOOD MEMBERS ARE LIABLE TO BE SPLIT BY NORMALLY DRIVEN NAILS. ALL NAILING SHALL BE IN ACCORDANCE WITH U.B.C.
C. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY

- NOTED OR DETAILED.
D. FINISHING: CONTRACTOR TO STAIN, PAINT OR SEAL WOOD. REFER TO DRAWINGS. PAINT ALL METALS TO MATCH WOOD FINISH UNLESS NOTED OTHERWISE WITH (1) COAT ZINC RICH PRIMER AND (2) COATS SEMI-GLOSS OIL BASE EXTERIOR PAINT.
E. CLEANUP: CONTRACTOR SHALL DAILY REMOVE ALL RUBBISH, SCRAPS, EXTRANEOUS CONCRETE AND HARDWARE FROM THE PREMISES AND KEEP THE JOB REASONABLY CLEAN AT ALL TIMES. SPILLED OR OVERSPRAYED PAINT SHALL BE IMMEDIATELY CLEANED OFF OF FINISHED SURFACES TO THE LANDSCAPE ARCHITECT'S SATISFACTION. SPECIAL CARE SHALL BE EXERCISED TO PREVENT ACCUMULATIONS OF MATERIAL TO FORM A FIRE OR SAFETY HAZARD.

TUBULAR STEEL

1.0 SCOPE OF WORK

- WORK INCLUDED:
A. FURNISH AND INSTALL TUBULAR STEEL PER PLANS, DETAILS AND SPECIFICATIONS, RELATED WORK SPECIFIED IN THIS SECTION:

2.0 QUALITY ASSURANCE

- A. QUALIFICATIONS
A.1. PERFORM SHOP WELDING ON THE PREMISES OF A FABRICATOR LICENSED BY THE CITY BUILDING AND SAFETY DEPARTMENT.
A.2. PERFORM WELDING BY WELDERS APPROVED AND CERTIFIED IN ACCORDANCE WITH REQUIREMENTS OF AWS.
B. REFERENCE STANDARDS
B.1. "AISC" STEEL CONSTRUCTION MANUAL.
B.2. "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION", AWS F.1.0 OF THE AMERICAN WELDING SOCIETY.
B.3. "METAL FINISHES MANUAL", OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

3.0 SUBMITTALS

- A. SUBMIT COMPLETE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR REVIEW IN ADVANCE OF FABRICATION.
A.1. SHOW DIMENSIONS, SITES, THICKNESSES, GAUGES, FINISHES, JOINING, ATTACHMENTS AND RELATIONSHIP TO ADJACENT WORK.
A.2. WHERE WELDED CONNECTIONS, CONCRETE INSERTS, AND OTHER ITEMS ARE REQUIRED TO RECEIVE OTHER WORK, SHOW EXACT LOCATIONS REQUIRED.
A.3. FOR STANDARD MANUFACTURED ITEMS, SUBMIT WORK SHEETS SHOWING ILLUSTRATED CUTS OF ITEMS TO BE FURNISHED, SCALE, DETAILS AND DIMENSIONS.

4.0 MATERIALS

- A. ROLLED STEEL SHAPES AND STEEL PLATES: ASTM A36.
B. STEEL TUBING: ASTM A500 GRADE A, OR ASTM 1501 SEAMLESS - G.A. PER DETAILS.
C. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE A OR A120, GALVANIZED 6" DIAMETER.
D. STEEL BOLTS: ASTM A307, GRADE A.
E. WELDING RODS: CONFORM TO AWS REQUIREMENTS FOR INTENDED USE.
F. CONCRETE INSERTS: AS INDICATED ON THE PLANS.
G. SHOP PRIME-COAT PAINT: CONFORM TO EITHER FS TT-P-86 TYPE II FOR RED LEAD/ALKYD TYPE PAINT OR TO FS TT-P-45 FOR ZINC CHROMATE TYPE PAINT. (2) TOUCH-UPS.
H. TOUCH-UP FOR GALVANIZED SURFACES: ALL STATE No. 321 GALVANIZING POWDER (30% TIN, 30% ZINC, 40% LEAD AND FLUX) AS MANUFACTURED BY ALL STATE WELDING RODS CO., OR SPEED GALVANIZED BY W.D.L. CO. OR EQUAL.
I. NON-SHRINK GROUT: MINI WAX CONSTRUCTION PRODUCTS DIVISION POR-ROCK, OR APPROVED EQUAL.
J. METAL ENAMEL: FS TT-P-37C - (2 COATS).

5.0 FABRICATION

- A. CONFORM TO THE REQUIREMENTS OF THE REFERENCED STANDARDS.
A.1. FOR MANUAL WELDING, USE LOW HYDROGEN TYPE E-7015 AND 7016 ELECTRODES.
A.2. WELD PREHATE SHALL BE DETERMINED FROM MILL REPORTS SHOWING THE CHEMICAL COMPOSITION OF THE REINFORCEMENT.
B. SHOP PRIME ALL FERRUGS ITEMS TO 1 MILL DRY COAT THICKNESS AFTER FABRICATION, DE-BURRING AND GRINDING SMOOTH WELDS AND ROUGH SPOTS. TOUCH-UP AFTER INSTALLATION. LEAVE IN PROPER CONDITION TO RECEIVE FINISH PAINTING.
B.1. DO NOT PAINT REBAR AND STEEL SURFACES TO BE EMBEDDED IN OR BONDED TO CONCRETE.
C. WELDS SHALL BE GROUND SMOOTHLY. ALL WELD SPATTER REMOVED AND WORK SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY."
D. SUBCONTRACTOR TO PERFORM ALL THE ABOVE WORK IN ACCORDANCE WITH THE GOVERNING PLANS AND SPECIFICATIONS.

6.0 COORDINATION WITH OTHER WORK

- A. EXAMINE DRAWINGS AND SPECIFICATIONS, AND INCLUDE ALL MISCELLANEOUS METAL WORK WHICH IS NOT DISTINCTLY SPECIFIED IN OTHER SECTIONS.
B. PROVIDE ALL CONNECTIONS, ANCHORS, BOLTS, WELDING, CUTTING, PUNCHING, DRILLING, TAPPING OR OTHER CONNECTION REQUIRED TO FIT MISCELLANEOUS METAL WITH OTHER WORK.
C. PROVIDE ITEMS TO BE INSTALLED BY OTHER TRADES WELL IN ADVANCE, TO PERMIT PROPER SEQUENCING AND SCHEDULING OF OTHER WORK.

7.0 INSTALLATION

- A. MISCELLANEOUS METALWORK SHALL BE FREE FROM DEFECTS WHICH WOULD IMPAIR STRENGTH, DURABILITY AND APPEARANCE.
B. ERECT PLUMB, STRAIGHT, TRUE AND ACCURATELY FIT IN PLACE BRACE, REINFORCE, AND ANCHOR IN PLACE. GRIND ALL FIELD WELDS.
C. PROVIDE NON-SHRINK GROUTING OF ALL FRAMES, PLATES, SILLS, BOLTS AND OTHER ITEMS NOT DESIGNATED TO BE DONE BY OTHERS.
D. CONCEAL ALL CONNECTIONS IN THE FINISHED WORK, WHERE POSSIBLE. EXPOSED SCREW CONNECTIONS SHALL BE ALLEN HEAD SCREWS MATCHING THE MATERIAL THEY FASTEN.
E. SET BASE PLATE FOR SUPPORT POSTS, TRUE AND PLUMB IN CONCRETE FOOTING PER DETAILS.
F. PROTECT ALL DISSIMILAR METALS FROM GALVANIC CORROSION BY PRESSURE TAPES, COATINGS, OR ISOLATORS.
G. AFTER ERECTION, CLEAN OFF ALL RUST, SCALE AND OIL. CLEAN FIELD WELDS, BOLTS, AND ABRADED AREAS. TOUCH-UP ALL AREAS WITH THE SAME MATERIAL AS USED FOR THE SHOP COAT, LEAVING ALL SURFACES READY TO RECEIVE FINISH COATS. APPLY SECOND COAT OF PRIMER ON SITE.
H. APPLY (2) COATS ZINC RICH PRIMER COAT AND TWO FINISH COATS OF EXTERIOR METAL ENAMEL TO METAL SURFACES, COLOR AS SELECTED BY OWNER'S REPRESENTATIVE.

8.0 REPAIR OF DEFECTS

- ALL DEFECTIVE OR DAMAGED WORK SHALL BE REPLACED, REMOVED AND REPAIRED AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO COST TO THE OWNER.

9.0 CLEAN-UP

- A. CLEAN-UP AND REMOVE FROM THE SITE ALL UNUSED MATERIALS AND DEBRIS RESULTING FROM THE PERFORMANCE OF THIS WORK NOT LESS THAN ONCE A WEEK OR THE LAST WORKING DAY EACH WEEK. ALL TRASH SHALL BE REMOVED COMPLETELY FROM THE PROJECT SITE.
B. TOUCH-UP: CONTRACTOR SHALL CLEAN AND RETOUCH CONTRACTOR'S WORK AS

- NECESSARY, OR AS REQUIRED FOR FINAL APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 24 HOURS NOTICE.
C. UNPAINTED SURFACE: CONTRACTOR SHALL LEAVE ALL SURFACES NOT TO BE PAINTED, PAVING, HARDWARE, OR PLANT MATERIALS FREE FROM ANY PAINT, STAIN, SPATTERING, SMEARS OR SMUDGES WHICH ARE THE RESULT OF THE CONTRACTORS OPERATION.
D. LOCATION: CONTRACTOR SHALL NOT CLEAN EQUIPMENT AND BRUSHES OR DISPOSE OF THINNERS, PAINT OR OTHERS CHEMICALS IN AREAS TO BE PLANTED OR IN THE VICINITY OF EXISTING PLANTS.

CONCRETE

1.0 SCOPE OF WORK

FURNISH AND INSTALL ALL CONCRETE WORK COMPLETE AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO:

- A. FURNISH AND SET ALL REINFORCING STEEL, BOLTS AND ANCHORS.
B. INSTALL ALL ITEMS REQUIRED BY OTHER TRADES WHICH ARE TO BE CAST INTO CONCRETE.
C. CONCRETE MOW CURBS, BANDING, OTHER FLATWORK, FOOTINGS, PADS AND SLABS FOR: WALLS, FENCING, CONTROLLERS, ETC., WHERE APPLICABLE.

2.0 GENERAL

ALL REQUIREMENTS OF SUBSECTION 3.31, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SHALL APPLY EXCEPT AS SPECIFIED HEREIN.

2.1 INSPECTION OF SITE

EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK IN THIS SECTION. REPORT TO THE LANDSCAPE ARCHITECT IN WRITING. SITE CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK, BEGINNING THE WORK IN THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS TO THE LANDSCAPE ARCHITECT CONSTITUTES ACCEPTANCE OF SITE CONDITIONS BY THE CONTRACTOR. ANY REQUIRED REMOVAL, REPAIR, OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO OWNER.

2.2 PROTECTION OF EXISTING CONDITIONS

CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS. HE SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. SHOULD DAMAGE BE INCURRED, THIS CONTRACTOR SHALL REPAIR DAMAGE TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUAL REPLACEMENT AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER.

2.3 COORDINATION

- A. COOPERATION ON-SITE: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
B. WORK WITH OTHER TRADES: COORDINATE WITH GENERAL CONTRACTOR ITEMS OF OTHER TRADES TO BE FURNISHED AND SET IN PLACE. SUCH PORTIONS OF THEIR WORK AS ALL OR IN PART EMBEDDED, BUILT-IN, ATTACHED TO, OR SUPPORTED BY THE WORK SHALL BE EXECUTED BY THEM IN AMPLT TIME THAT PROGRESS OF THE WORK IS NOT DELAYED, ANY CUTTING OR PATCHING MADE NECESSARY TO COMPLY WITH THIS INJUNCTION SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

2.4 APPROVAL

WHEREVER THE TERMS "APPROVE," "APPROVAL," OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY MEAN APPROVAL OF THE LANDSCAPE ARCHITECT, THE OWNER'S REPRESENTATIVE OR THEIR FIELD REPRESENTATIVES, IN WRITING.

2.5 SUBMITTALS

AFTER AWARD OF CONTRACT, CONTRACTOR SHALL SUBMIT FOR APPROVAL SAMPLES AND SPECIFICATIONS OF SPECIFIED ITEMS PRIOR TO BEGINNING WORK. APPROVED SAMPLES SHALL BE STANDARDS FOR COMPLETING WORK. SAMPLES SHALL CONSIST OF 3' SQUARE PANELS. CONTRACTOR SHALL PROVIDE ONE PANEL FOR EACH COLOR AND/OR FINISH ON THE JOB SITE. EACH SAMPLE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

2.6 SUBSTITUTIONS

- A. STANDARDS-SPECIFIC REFERENCE TO MANUFACTURES NAMES AND PRODUCTS SPECIFIED IN THIS SECTION ARE USED AS STANDARDS; THIS IMPLIES NO RIGHT TO SUBSTITUTE OTHER MATERIAL OR METHODS WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
B. APPROVAL: INSTALLATION OF ANY APPROVED SUBSTITUTIONS IS CONTRACTOR'S RESPONSIBILITY. ANY CHANGES REQUIRED FOR INSTALLATION OF ANY APPROVED SUBSTITUTION MUST BE MADE TO THE SATISFACTION OF LANDSCAPE ARCHITECT AND WITHOUT ADDITIONAL COST TO OWNER. APPROVAL BY LANDSCAPE ARCHITECT OF SUBSTITUTED MATERIALS AND/OR DIMENSIONAL DRAWINGS DOES NOT WAIVE THESE REQUIREMENTS.

2.7 WARRANTY

IN ADDITION TO MANUFACTURERS' GUARANTEES OR WARRANTIES, ALL WORK SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP BY CONTRACTOR. WARRANTY SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES.

3.0 MATERIALS

- A. PORTLAND CEMENT SHALL CONFORM TO ASTM-C150, TYPE I OR TYPE II.
B. CONCRETE AGGREGATE SHALL CONFORM TO ASTM-C33. WATER SHALL BE CLEAN, FREE FROM STRONG ACIDS, ALKALI, OIL OR ORGANIC MATTER.
C. ADMIXTURE FOR ALL FORMED CONCRETE SHALL BE SIKKA CHEMICAL CORPS "PLASTIMENT", OR APPROVED EQUAL, APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
D. REINFORCEMENT: REINFORCING STEEL ASTM-A15 AND ASTM-A-305, WIREFABRIC: ASTM-A185
E. FORMS:
E.1. LUMBER SHALL BE "CONSTRUCTION GRADE" DOUGLAS FIR
E.2. PLYWOOD FOR FORMING OF CONCRETE WHICH IS EXPOSED SHALL BE PLYFORM. ALL PLYWOOD USED FOR FORMING SHALL BE AT LEAST 5/8 INCH THICK AND EDGE SEALED.
F. EXPANSION JOINT FILLER SHALL CONFORM WITH ASTM-D1751 (PREMOLDED).
G. PROVIDE CERTIFIED MILL TEST REPORTS OF THE CHEMICAL AND PHYSICAL PROPERTIES OF REINFORCING BARS AND WELDED WIRE FABRIC.
G.1. REINFORCING BARS- DEFORMED BILLET-STEEL BARS CONFORMING TO ASTM A615, UNLESS AND FREE FROM RUST, SCALE, OR COATING THAT WILL REDUCE BOND.
G.2. WELDED WIRE FABRIC
G.2.1. CONFORM TO ASTM A185. TAGS DESIGNATING WIRE SIZE AND SPACING SHALL BE LEFT ON EACH ROLL UNTIL READY FOR USE.
G.2.2. UNLESS OTHERWISE APPROVED WELDED WIRE MESH SHALL BE 6" X 6" No.10 No.10 CONTINUOUS.

4.0 CONCRETE

- A. QUALITY
A.1. CONTRACTOR ASSUMES RESPONSIBILITY FOR THE DESIGN MIX AND GUARANTEES THE SPECIFIED ULTIMATE STRENGTH AS INDICATED OR SPECIFIED HEREIN.
A.2. CONCRETE, MINIMUM 28-DAY ULTIMATE STRENGTH SHALL BE 2500 PSI.
A.3. READY-MIXED CONCRETE SHALL CONFORM TO ASTM-C94.

B. PROPORTIONS AND CONSISTENCY

- B.1. THE PROPORTIONS OF AGGREGATE TO CEMENT SHALL PROVIDE A DENSE MIXTURE WHICH WILL READILY WORK INTO ALL CORNERS OF THE FORMS AND AROUND ALL REINFORCEMENTS WITHOUT ANY SEGREGATION OF THE MATERIALS, CAUSE EXCESS FREE WATER TO COLLECT ON THE SURFACE OR CAUSE EXCESSIVE BLEEDING OF THE FORMS.
B.2. THE RECOMMENDED PRACTICES OF THE AMERICAN CONCRETE INSTITUTE SHALL BE FOLLOWED IN ALL APPLICABLE PROCEDURES. THE MAXIMUM SLUMP SHALL NOT EXCEED (4") FOUR INCHES FOR FOOTINGS, SLABS ON GRADE, AND MASS CONCRETE 5 INCHES FOR FOUNDATION WALLS.
C. CONTROL- THE CONCRETE QUALITY, PROPORTIONS, CONSISTENCY, ETC., IS SUBJECT TO THE APPROVAL OF OWNER, AND NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL.

5.1 FORMWORK

- A. FORMS FOR CONCRETE WORK SHALL BE EITHER METAL OR WOOD. FORMS THAT ARE WARPED OR THAT DO NOT HAVE A SMOOTH STRAIGHT UPPER EDGE SHALL NOT BE USED. FORMS SHALL BE SET WITH THE UPPER EDGE OF THE BOARD TRUE TO LINE AND GRADE AND SHALL BE STAKED RIGIDLY IN PLACE WITH STAKES SET NOT MORE THAN FOUR FEET (4') APART SO AS TO REMAIN IMMOVABLE THROUGHOUT THE CONSTRUCTION. ALL FORMS SHALL BE APPROVED BY LANDSCAPE ARCHITECT WITHIN A TOLERANCE OF ONE PERCENT (1%). NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. ALL MATERIALS SHALL BE ACCURATELY AND SEPARATELY WEIGHTED AND MIXING SHALL CONTINUE UNTIL THE DISTRIBUTION OF MATERIAL IS UNIFORM AND THE MASS OF CONCRETE IS HOMOGENEOUS.
B. TWO AND ONE-HALF (2 1/2) GALLONS OF WATER PER CUBIC YARD, SHALL BE WITHHELD FROM THE MIX AT THE PLANT, AND ALL OR A PORTION MAY BE ADDED TO THE MIX AT THE JOB SITE AS DIRECTED BY THE INSPECTOR. THE CONCRETE SHALL BE ADDED AT LEAST 5 MINUTES AFTER SUCH WATER IS ADDED AND NOT LESS THAN 3 MINUTES OF THIS TIME SHALL BE IMMEDIATELY PRIOR TO THE DISCHARGE OF THE BATCH. TOTAL MIXING TIME AFTER ADDING ORIGINAL WATER SHALL BE AT LEAST 15 MINUTES.
C. CONCRETE WHICH IS NOT PLACED WITHIN 90 MINUTES AFTER THE INTRODUCTION OF CEMENT AND WATER, AND CONCRETE WHICH HAS STOOD FOR 30 MINUTES AFTER LEAVING THE MIXER, SHALL NOT BE USED.

5.2 REBAR

- A. REINFORCING BAR SHALL BE SPLICED WITH 30 BAR DIAMERS MINIMUM OVERLAP.

6.0 CONVEYING AND PLACING

- A. BEFORE POURING, ALL FORMS SHALL BE THOROUGHLY CLEANED AND MADE TIGHT. THE BOTTOM OF TRENCHES SHALL BE WETTED DOWN BEFORE POURING FOOTINGS; EARTH SHALL NOT BE MUDDY AT THE TIME OF POURING. CONCRETE SHALL NOT BE PLACED UNTIL REINFORCEMENTS, ROUGH HARDWARE, AND FORMS ARE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
B. BEFORE DEPOSITING NEW CONCRETE AGAINST OLD CONCRETE, ALL LAITANCE SHALL BE REMOVED, AND THE SURFACES ROUGHENED TO EXPOSE THE EMBEDDED AGGREGATE. THE SURFACES SHALL THEN BE COVERED WITH CEMENT GROUT, USING THE SPECIFIED MIX WITH 1/2 OF THE COURSE AGGREGATE OMITTED, 1 1/2 INCHES THICK.
C. CONVEYING AND PLACING OF CONCRETE SHALL BE DONE SO AS TO PREVENT SEPARATION OF INGREDIENTS, AND IN NO CASE SHALL THE FREE FALL EXCEED 6 FEET. TREMIES SHALL BE USED AS REQUIRED. SURFACES OF CONCRETE SHALL BE KEPT REASONABLY LEVEL, WITH A MINIMUM AMOUNT OF CONCRETE BEING ALLOWED TO FLOW AFTER BEING PLACED. PLACING SHALL BE PERFORMED AS A CONTINUOUS OPERATION UNTIL EACH SECTION IS COMPLETED.
D. CONCRETE SHALL BE SPADED AND VIBRATED WITH MECHANICAL VIBRATORS TO A MAXIMUM SUBSIDENCE, WITHOUT SEPARATION OF INGREDIENTS. THE MOVING OF CONCRETE BY VIBRATION WILL NOT BE PERMITTED.

6.1 COLORED CONCRETE

INTEGRAL COLOR SHALL BE PER PLAN WHERE APPLICABLE.

7.0 GROUTING

- A. GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT AND TWO PARTS OF FINE AGGREGATE BY VOLUME. MATERIALS SHALL BE MIXED DRY AND WATER ADDED JUST SUFFICIENT TO MAKE THE MIXTURE FLOW UNDER ITS OWN WEIGHT.

8.0 CURING AND PROTECTION

- A. ALL EXPOSED SURFACES OF CONCRETE SHALL BE PROTECTED FROM DAMAGE DUE TO TEMPERATURE, ELEMENTS, AND CONSTRUCTION OPERATIONS.
B. CURING
B.1. ALL EXPOSED SURFACES OF CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND FRESHLY PLACED CONCRETE SHALL BE PROTECTED AGAINST WASH BY RAIN. ALL CONCRETE SHALL BE KEPT WET FOR A PERIOD OF TEN DAYS AFTER PLACING.
B.2. ALL LIQUID CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL NOT BE USED ON SURFACES RECEIVING CONCRETE HARDENER.

9.0 DEFECTIVE CONCRETE

- A. CONCRETE WHICH IS NOT IN ACCORDANCE WITH THESE SPECIFICATIONS, OUT OF LINE, LEVEL, OR PLUMB; SHOWING STRUCTURAL CRACKS, ROCK POCKETS, VOIDS, SPALLS, HONEYCOMBING, EXPOSED REINFORCING OR OTHER DAMAGED SURFACES SHALL BE CONSIDERED AS DEFECTIVE.
B. ALL FINES AND IRREGULARITIES SHALL BE REMOVED FROM EXPOSED CONCRETE SURFACES WHILE THE CONCRETE IS STILL GREEN. WHERE PATCHING IS REQUIRED, ALL LOOSE AND UNIFORM CONCRETE SHALL BE REMOVED PRIOR TO PATCHING.

10.0 CONCRETE FINISHES

FLAT SURFACES SHALL BE SCREEDDED TO THE REQUIRED LEVELS AND SLOPE AND THEN ANY EXCESS WATER OR LAITANCE REMOVED. CONCRETE SHALL BE COMPACTED WITH A GRID TAMPER AND THEN FLOATED TO A TRUE AND LEVEL SURFACE WITHIN THE TOLERANCE OF 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON ALL FLATWORK. SEE PLANS FOR CONCRETE FINISH.

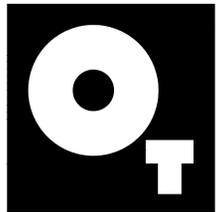
11.0 EXPANSION JOINTS

CONTROL JOINTS AND OTHER EDGES SHALL BE FORMED IN FRESH CONCRETE USING A CLEAN EDGING OR JOINTING TOOL TO PROVIDE A SMOOTH UNIFORM FINISH.

12.0 CLEAN-UP

UPON COMPLETION OF ALL CONCRETE WORK AND BEFORE FINAL ACCEPTANCE, CONTRACTOR SHALL REMOVE ALL TOOLS, SURPLUS MATERIALS, APPARATUS, DEBRIS, ETC., FROM THE SITE AND THE SITE SHALL BE LEFT IN A CLEAN, NEAT CONDITION ACCEPTABLE TO OWNER.

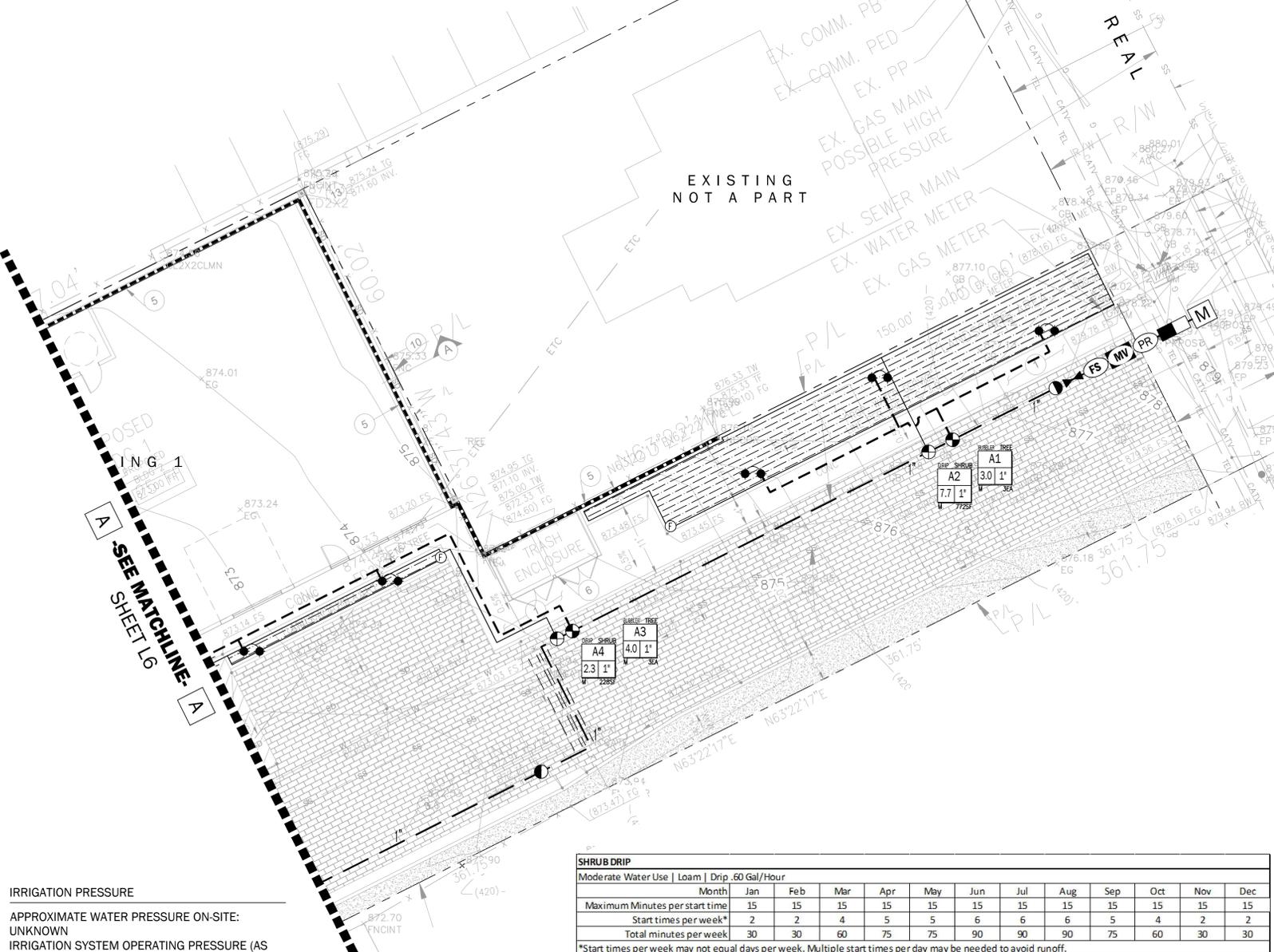
NOTE:
A. SPECIFICATIONS SHOWN ARE COMPREHENSIVE AND MAY NOT APPLY TO THIS SPECIFIC PROJECT.
B. CONTACT THE LANDSCAPE ARCHITECT FOR ANY CONSTRUCTION, MATERIALS, AND EXECUTION SITUATIONS NOT COVERED IN THESE SPECIFICATIONS



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REQUIRED IRRIGATION OBSERVATION SEQUENCE

- ALL IRRIGATION OBSERVATIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL REQUEST INSPECTION AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO TIME INSPECTION IS REQUESTED.
- IRRIGATION OBSERVATION SEQUENCES ARE AS FOLLOWS:
 - TESTING OF MAINLINE PRIOR TO BACKFILLING;
 - INSTALLATION OF REMOTE CONTROL VALVES PRIOR TO SETTING OF VALVE BOXES;
 - LATERAL LINE TRENCHING/ROUTING;
 - INSTALLATION OF IRRIGATION CONTROLLERS AND CONTROLLER ENCLOSURES;
 - SYSTEM WATER COVERAGE TEST(S) PRIOR TO PLANT MATERIAL INSTALLATION, BUT AFTER FINISH GRADING. WATER AUDITS SHALL BE PERFORMED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN THE PRESENCE OF THE LANDSCAPE ARCHITECT IF REQUIRED BY AGENCY (AT LANDSCAPE ARCHITECTS'S ELECTION).
 - TEST OF FULLY OPERATIONAL SYSTEM(S) AFTER COMPLETION OF PLANT MATERIAL INSTALLATION. CONTROLLER CHARTS ARE TO BE AVAILABLE FOR INSPECTION AT THIS TIME.
- CONTRACTOR SHALL COMPIL A WRITTEN OBSERVATION REPORT FOR EACH VISIT BY THE LANDSCAPE ARCHITECT. A COPY OF SAID REPORT(S) SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- IN THE EVENT CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE LISTED OBSERVATIONS AND APPROVALS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVE THE WORK IS CERTIFIABLE BY THE LANDSCAPE ARCHITECT, INCLUDING BUT NOT LIMITED TO EXPOSING MAINLINE AND CONTROL WIRE, AND PRESSURE TESTING PER SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM SAID FAILURE TO NOTIFY.



IRRIGATION PRESSURE

APPROXIMATE WATER PRESSURE ON-SITE:
UNKNOWN
IRRIGATION SYSTEM OPERATING PRESSURE (AS DESIGNED) 30 PSI

- PRESSURE TO BE VERIFIED IN-FIELD PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- IF ON-SITE PRESSURE IS DETERMINED TO BE LESS THAN REQUIRED OPERATING PRESSURE, A BOOSTER PUMP WILL BE REQUIRED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR ANY PRESSURE READINGS LOWER THAN REQUIRED SYSTEM OPERATING PRESSURE.



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NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 IBC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.

SHRUB DRIP

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	15	15	15	15	15	15	15	15	15	15	15	15
Start times per week*	2	2	4	5	5	6	6	6	5	4	2	2
Total minutes per week	30	30	60	75	75	90	90	90	75	60	30	30

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

TREE BUBBLER

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	5	5	5	5	5	5	5	5	5	5	5	5
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	10	10	15	20	20	25	25	25	20	15	10	10

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

NOTE: CONTRACTOR SHALL ADJUST THE ABOVE SCHEDULE FOR THE ESTABLISHMENT PERIOD AS FOLLOWS:

- RUN ALL STATIONS USING THE ABOVE RUN TIME EACH DAY TO KEEP THE SOIL OPTIMALLY MOIST AT ALL TIME DURING THE FIRST 90 DAYS OF ESTABLISHMENT.
- ADJUST EACH STATION AS NECESSARY FOR ACTUAL SITE CONDITIONS.
- AT NO TIME SHALL RUN OFF BE PERMITTED. ADJUST START TIMES TO ACCOMMODATE LOCAL SOIL PROFILES.

SMART CONTROLLER NOTE:

- THE ABOVE SCHEDULE IS A GUIDE ONLY.
- DO NOT OVERRIDE SMART CONTROLLER FUNCTIONS.
- CONTRACTOR SHALL FOLLOW MFG. INSTRUCTIONS FOR INPUT OF ALL IRRIGATION SYSTEM REQUIREMENTS FOR SCHEDULING, INCLUDING PREC. RATES, PLANT TYPES, SOIL PROFILE, SLOPE ETC.
- ALL WATERING SHALL TAKE PLACE BETWEEN THE HOURS OF 6PM TO 6AM.

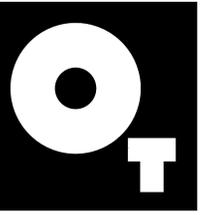
IRRIGATION NOTES

- INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR/REPLACE AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO PROJECT LANDSCAPE ARCHITECT AND CITY INSPECTOR FOR DIRECTION. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
- THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
- REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION OF ALL COMPONENTS.
- THE WORK SHOWN ON THESE PLANS IS DIAGRAMATIC, ALL ITEMS, IE. CONTROLLERS, VALVES, MAINLINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC... ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DRAWINGS, DETAIL DRAWINGS MAY CLARIFY LOCATION OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.
- ADJUST ALL HEADS FOR MINIMUM OVERSPRAY ON ANY NON-PLANTED AREAS AND COMPLETE COVERAGE OF LANDSCAPE AREAS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS (USE VARIABLE ARC NOZZLES AS NECESSARY). NO OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS.
- LOCATE ALL SHRUB SPRAY HEADS 6" FROM EDGE OF PAVING.
- DO NOT LOCATE ANY IRRIGATION HEADS CLOSER THAN 24" FROM HOUSE.
- DO NOT USE FIXED RISERS IN TRAFFIC AREAS.
- USE 6" POP-UP HEADS IN TURF AREAS, AND 12" POP-UP HEADS IN SHRUB AREAS
- USE VARIABLE ARC NOZZLES FOR AREAS OTHER THAN 90, 180, OR 360 DEGREES.
- SLEEVE IRRIGATION WIRING UNDER ALL PAVING. SLEEVE LATERALS UNDER ALL PAVING 3 FEET AND WIDER. SLEEVE MAINLINE UNDER ALL PAVING 3 FEET AND WIDER. ALL SLEEVES TO BE 2x SIZE OF PIPE TO BE SLEEVED.
- USE CHECK VALVES AS REQ'D TO ELIMINATE LOW HEAD DRAINAGE.
- PRESSURE COMPENSATING DEVICES SHALL BE USED ON ALL NOZZLES TO ELIMINATE FOGGING.
- WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN IMPROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL RECTIFY THE COVERAGE OF IRRIGATION, THE IRRIGATION CONTRACTOR SHALL RECTIFY THE SITUATION BY FIELD ADJUSTMENT TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE SPRINKLERS TO EACH SIDE OF THE OBSTRUCTIONS OR OTHER MEASURES. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND CONTRACTORS OF OTHER TRADES TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGE TO ANOTHER TRADE'S WORK.

IRRIGATION LEGEND

SYM	MFG	MODEL
	GRISWOLD	2230 SERIES LINE SIZED - PRESS. REDUCING MASTER VALVE - SIZE PER P.O.C. NOTE
	HUNTER	ICZ-101-HY-100 REMOTE CONTROL VALVE KIT W/IN JUMBO VALVE BOX (1" - UNDER 20 GPM / 1.5" - 20 GPM AND OVER)
	HUNTER	ICV-AS-ADJ REMOTE CONTROL VALVE - W/ IN APPROVED VALVE BOX - SIZE PER PLAN
	HUNTER	(2) PROS-06 W/ MSBN-50Q 0.50GPM STREAM BUBBLER NOZZLE
	WILKINS	1" 600 SERIES PRESSURE REGULATOR
	HUNTER	1" FLOW SENSOR W/ LOW FLOW BYPASS
	NIBCO	T-113K GATE VALVE (LINE SIZED) 2" AND SMALLER.
	HUNTER	ACC-1200 12 STATION BASE UNIT WITH A2M-600 6 STATION EXPANSION MODULES AS REQUIRED & SOLAR-SYNC-SEN. CONTACT DARYL GREEN (949) 584-7311 FOR ALL APPROPRIATE MODEL NUMBERS AND ADDITIONAL INFORMATION
	APPROVED	CLASS 200 PVC LATERAL LINE (SIZE PER PLAN).
	APPROVED	CLASS 200 TREE BUBBLER PVC LATERAL LINE (SIZE PER PLAN).
	APPROVED	MAINLINE (1"-1 1/2" SCH 40 - 2"AND ABOVE CL. 315) - 24" COVER (SIZE PER PLAN).
	HUNTER	INLINE DRIP TUBING: PLD-06 (0.6GPH EMITTERS SPACED AT 12" O.C. WITHIN TUBING) SPACE TUBING LINES AT 12" O.C. UNLESS OTHERWISE DIRECTED BY MANUFACTURER. INSTALL WITH TUBING STAPLES AT 4' O.C. USE BARBED FITTINGS FOR CHANGES IN DIRECTION. INSTALL 1" BELOW FINISHED GRADE. FOR PVC SUPPLY HEADER TO DRIP LINE TRANSITION, USE 3/4" COMBINATION TEE
	EXISTING	DOMESTIC WATER METER
	FEBCO	825 Y A - REDUCED PRESSURE BACKFLOW PREVENTER - REFER TO P.O.C. NOTE FOR SIZE
	HUNTER	HQ-44LRC 1" QUICK COUPLER W/ LOCKING COVER
	HUNTER	PLDAVR AIR VAC. RELIEF VALVE (VERIFY LOCATION IN FIELD) LOCATE AT SYSTEM HIGH POINT
	HUNTER	FLUSHING VALVE (VERIFY LOCATION IN FIELD) LOCATE AT SYSTEM LOW POINT
	HUNTER	ECO INDICATOR - DRIP IRRIGATION SYSTEM INDICATOR (1) PER DRIP IRRIGATION VALVE
	AG. PRODUCTS	MAINLINE COMBINATION AIR/VAC. RELIEF VALVE - A.R.V.Z - REFER TO NOTES BELOW FOR ADDITIONAL INFORMATION

REFER TO SHEET L6 FOR THE IRRIGATION LEGEND NOTES & CALCS



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IRRIGATION PLAN



SCALE:
1"=10'

REVISIONS



PROJECT NUMBER

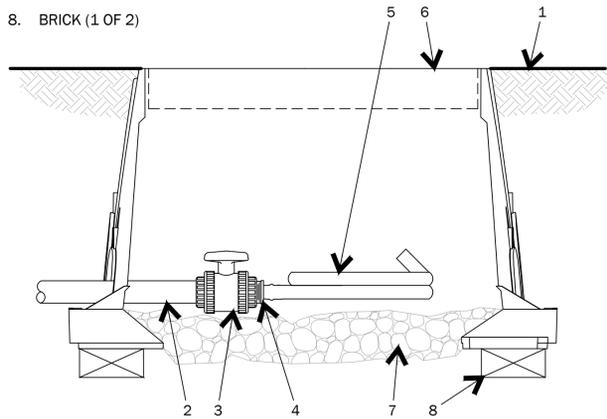
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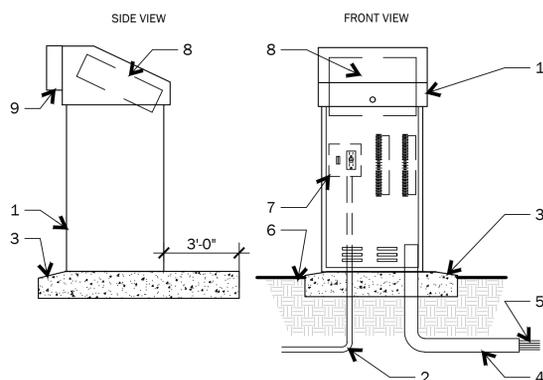
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LEGEND

1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. BALL VALVE: HOA OR PUBLICLY MAINTAINED SYSTEMS TO BE PVC 1" X 3/4" TRUE UNION BALL VALVE, HOMOWNER OR PRIVATE SYSTEMS RAINBIRD BALL VALVE WITH MANUAL ON/OFF VALVE
4. MALE X BARB ADAPTER
5. BLANK TUBING
6. 6" VALVE BOX WITH COVER
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
8. BRICK (1 OF 2)



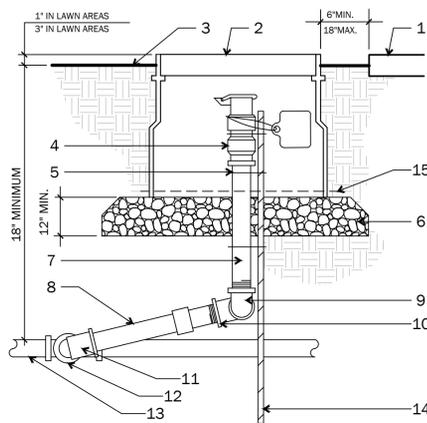
H FLUSH VALVES - DRIP



LEGEND

1. CONTROLLER ENCLOSURE, STAINLESS STEEL 14 GAUGE
2. 120-VOLT SERVICE IN CONDUIT
3. POURED CONCRETE BASE, 6" MINIMUM THICKNESS. EXTEND CONCRETE 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH .05% SLOPE FOR DRAINAGE
4. PVC LONG SWEEP ELBOW, SIZE AS REQUIRED
5. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES
6. FINISH GRADE
7. CONTROLLER SUBASSEMBLY (CSA) INCLUDES GFI AND TERMINAL STRIPS WITH PLACARDS, ON/OFF SWITCH, DOUBLE RECEPTACLE (120V)
8. AUTOMATIC CONTROLLER, MOUNTED ON 1" RUBBER GROMMETS
9. RAIN SENSOR, MOUNTED TO SIDE OF CABINET IN ROUND STAINLESS STEEL CONTAINER OPEN TO SKY

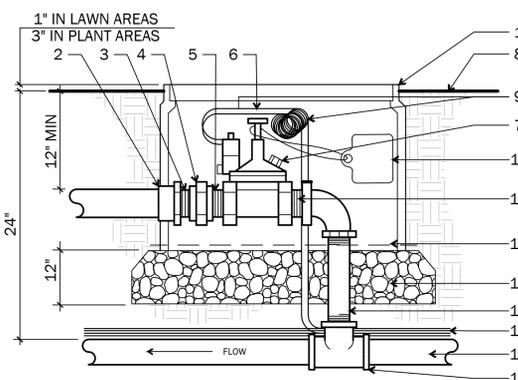
I CONTROLLER WITH PEDESTAL



1. FINISH GRADE
2. PLASTIC VALVE BOX & COVER- COVER SHALL BE HEAT STAMPED WITH LETTERS "QC" INTO COVER BY CONTRACTOR
3. FINISH GRADE
4. QUICK COUPLING VALVE WITH I.D. TAG
5. STAINLESS STEEL SCREW, CLAMP IN MINIMUM (3) PLACES
6. 3/4" DIAMETER WASHED CRUSHED AGGREGATE
7. BRASS NIPPLE
8. BRASS NIPPLE - 6" LONG
9. BRASS 90 DEGREE ELBOW
10. BRASS 90 DEGREE STREET ELBOW
11. BRASS 90 DEGREE STREET ELBOW
12. PRESSURE SUPPLY LINE FITTING
13. PRESSURE PURPLE SUPPLY LINE
14. #4 REBAR STAKE (24" LONG)
15. 1/4" MESH GALVANIZED SCREEN

NOTES
 A. PLACE STABILIZER PRIOR TO INSTALLATION OF VALVE BOX
 B. VALVE BOX COVER TO BE PURPLE FOR RECYCLED WATER SYSTEMS.

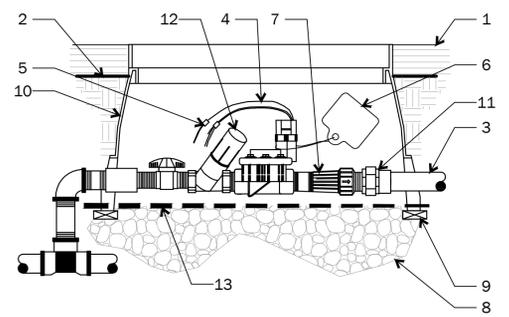
E QUICK COUPLER



1. VALVE BOX AND COVER (CARSON OR APPROVED EQUAL) HEAT STAMP WITH VALVE NO. PER DETAIL
2. TO SPRINKLER - ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEGREE ELBOWS
3. SCHEDULE 40 PVC MALE ADAPTOR
4. SCHEDULE 80 PVC UNION
5. SCHEDULE 80 PVC CLOSE NIPPLE
6. WATER PROOF CONNECTORS
7. ELECTRIC CONTROL VALVE
8. FINISH GRADE
9. PIG TAIL EXPANSION LOOP (MIN. 24" LONG)
10. SCHEDULE 40 PVC SxSxT TEE
11. SCHEDULE 80 PVC CLOSE NIPPLE
12. 3/4" DIAMETER WASHED CRUSHED AGGREGATE
13. SCHEDULE 80 PVC NIPPLE (MAINLINE SIZE)
14. CONTROL & COMMON WIRES
15. PRESSURE SUPPLY LINE (PURPLE IF RECYCLED)
16. VALVE I.D. TAG WITH VALVE NUMBER IMPRINT
17. 1/4" MESH GALVANIZED SCREEN

NOTES
 A. INSTALL CONTROL VALVES A MINIMUM OF 24" FROM STRUCTURES OR HARDSCAPE
 B. INSTALL VALVES IN PLANT BEDS WHEREVER POSSIBLE NEXT TO SIDEWALKS.
 C. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPE
 D. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
 E. ATTACH VALVE IDENTIFICATION TAG WITH APPROPRIATE CONTROLLER TO CONTROL WIRE.
 F. INSTALL ONE VALVE PER BOX ONLY.

F REMOTE CONTROL VALVE



1. MULCH BED
2. FINISH GRADE
3. PRESSURE SUPPLY LINE
4. REMOTE CONTROL VALVE (REFER TO PLAN)
5. SOLENOID WIRES - PIGTAIL EACH 36" LONG
6. VALVE ID TAG WITH VALVE NUMBER IMPRINT
7. PRESSURE REGULATOR - REFER TO PLAN
8. 3/4" CRUSHED ROCK
9. BRICKS (4 REQ'D.)
10. RECTANGULAR PLASTIC VALVE BOX (SIZE AS REQUIRED)
11. PVC UNION FOR SERVICING ASSEMBLY
12. IN-LINE FILTER - REFER TO PLAN - WITH 150 MESH SCREEN
13. 1/4" MESH GALVANIZED SCREEN

G REMOTE CONTROL VALVE - DRIP

LEGEND

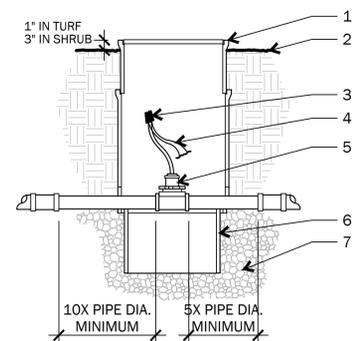
1. STRUCTURE OR HARDSCAPE
2. PLASTIC VALVE BOX & COVER- COVER SHALL BE HEAT STAMPED WITH LETTERS "QC" INTO COVER BY CONTRACTOR
3. FINISH GRADE
4. QUICK COUPLING VALVE WITH I.D. TAG
5. STAINLESS STEEL SCREW, CLAMP IN MINIMUM (3) PLACES
6. 3/4" DIAMETER WASHED CRUSHED AGGREGATE
7. BRASS NIPPLE
8. BRASS NIPPLE - 6" LONG
9. BRASS 90 DEGREE ELBOW
10. BRASS 90 DEGREE STREET ELBOW
11. BRASS 90 DEGREE STREET ELBOW
12. PRESSURE SUPPLY LINE FITTING
13. PRESSURE PURPLE SUPPLY LINE
14. #4 REBAR STAKE (24" LONG)
15. 1/4" MESH GALVANIZED SCREEN

LEGEND

1. VALVE BOX AND COVER (CARSON OR APPROVED EQUAL) HEAT STAMP WITH VALVE NO. PER DETAIL
2. TO SPRINKLER - ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEGREE ELBOWS
3. SCHEDULE 40 PVC MALE ADAPTOR
4. SCHEDULE 80 PVC UNION
5. SCHEDULE 80 PVC CLOSE NIPPLE
6. WATER PROOF CONNECTORS
7. ELECTRIC CONTROL VALVE
8. FINISH GRADE
9. PIG TAIL EXPANSION LOOP (MIN. 24" LONG)
10. SCHEDULE 40 PVC SxSxT TEE
11. SCHEDULE 80 PVC CLOSE NIPPLE
12. 3/4" DIAMETER WASHED CRUSHED AGGREGATE
13. SCHEDULE 80 PVC NIPPLE (MAINLINE SIZE)
14. CONTROL & COMMON WIRES
15. PRESSURE SUPPLY LINE (PURPLE IF RECYCLED)
16. VALVE I.D. TAG WITH VALVE NUMBER IMPRINT
17. 1/4" MESH GALVANIZED SCREEN

LEGEND

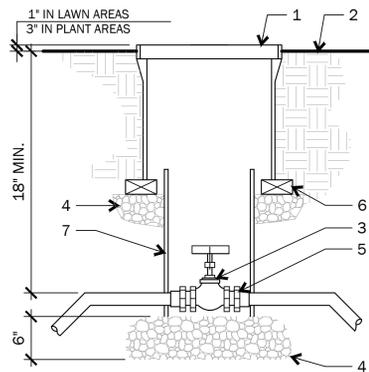
1. MULCH BED
2. FINISH GRADE
3. PRESSURE SUPPLY LINE
4. REMOTE CONTROL VALVE (REFER TO PLAN)
5. SOLENOID WIRES - PIGTAIL EACH 36" LONG
6. VALVE ID TAG WITH VALVE NUMBER IMPRINT
7. PRESSURE REGULATOR - REFER TO PLAN
8. 3/4" CRUSHED ROCK
9. BRICKS (4 REQ'D.)
10. RECTANGULAR PLASTIC VALVE BOX (SIZE AS REQUIRED)
11. PVC UNION FOR SERVICING ASSEMBLY
12. IN-LINE FILTER - REFER TO PLAN - WITH 150 MESH SCREEN
13. 1/4" MESH GALVANIZED SCREEN



LEGEND

1. ROUND PLASTIC VALVE BOX W/ 2- 6" EXTENSIONS AND LOCKING COVER - BRAND LID 'FS'
2. FINISH GRADE
3. WATERPROOF CONNECTION- 3M SERIES 3500 SCOTCH-LOK OR EQUAL.
4. TWO CONDUCTOR SHIELDED CABLE- ROUTE TO CONTROLLER VIA. CONDUIT.
5. FLOW SENSOR- PER PLAN
6. VALVE BOX EXTENSION
7. PEA GRAVEL DRAIN SUMP - 30" DIA. X 6" DEEP MIN.

C FLOW SENSOR

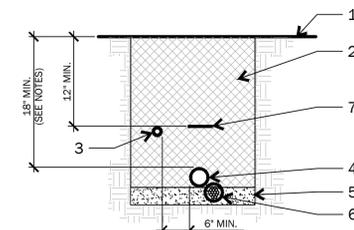


LEGEND

1. ROUND PLASTIC VALVE BOX COVER SHALL BE MARKED "BV" FOR BALL VALVE, "GV" FOR GATE VALVE. CONTRACTOR TO HEAT STAMP ONTO VALVE COVER LID
2. FINISH GRADE
3. ISOLATION VALVE WITH ID TAG
4. 3/4" WASHED CRUSHED AGGREGATE BASE
5. SCHEDULE 40 PVC MALE ADAPTERS
6. BRICK SUPPORTS (2) TOTAL
7. 10" SCHEDULE 40 PIPE EXTENSION

NOTES:
 A. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
 B. INSTALL ISOLATION VALVE BEFORE EACH GROUP OF VALVES

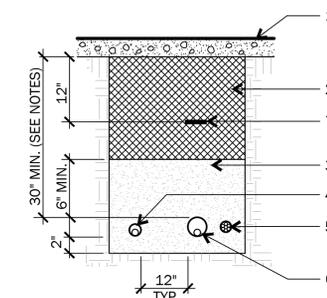
D ISOLATION VALVE



LEGEND

1. FINISH GRADE
 2. CLEAN BACKFILL (SEE SPECS FOR MATERIAL) 90% COMPACTION REQUIRED
 3. NON-PRESSURE LATERAL LINE
 4. PRESSURE SUPPLY (MAINLINE)
 5. FOR NEW LINES, PROVIDE 2" OF CLEAN BEDDING
 6. CONTROL WIRES, LOCATE THEM IN CONDUIT PER IRRIGATION PLAN AND INSTALL BELOW PRESSURE SUPPLY LINE
 7. IF APPLICABLE, RECYCLED WATER WARNING TAPE. INSTALL 12" BELOW FINISH SURFACE
- NOTES:
 A. PROVIDE AN 24" LOOP OF CONTROL WIRE AT ALL 90 DEGREE CHANGES IN DIRECTION
 B. NO SPLICING
 C. FOR RECYCLED WATER IRRIGATION SYSTEMS, PIPE SHALL BE PURPLE

A TRENCHING

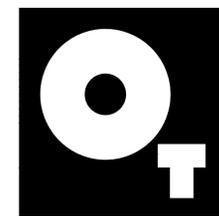


LEGEND

1. HARDSCAPING
2. CLEAN BACKFILL (SEE SPECS FOR MATERIAL) 90% COMPACTION REQUIRED
3. SAND
4. NON-PRESSURE LATERAL LINE SLEEVE, 2X DIAMETER OF NON-PRESSURE LATERAL LINE
5. CONTROL WIRE SLEEVE (SIZE PER PLAN) INSTALL ADJACENT TO PRESSURE SUPPLY LINE, 2" SLEEVE SIZE
6. PRESSURE SUPPLY LINE SLEEVE, SIZE 2X DIAMETER OF PRESSURE SUPPLY LINE. MINIMUM 2" SLEEVE SIZE
7. RECYCLED WATER WARNING TAPE, IF APPLICABLE, 12" BELOW FINISH SURFACE

NOTES:
 A. PIPE UNDER ROADWAYS SHALL BE INSTALLED 36" DEEP, SLEEVED AND IDENTIFIED WITH MARKING TAPE INSTALLED 12" BELOW THE SURFACE.
 B. IDENTIFY TYPE OF LINE WITH APWA STANDARD "CAUTION WATERLINE BURIED BELOW" IN BLUE OR "CAUTION RECYCLED WATERLINE BURIED BELOW" IN PURPLE.
 C. SLEEVES FOR IRRIGATION LINES UNDER PAVING AND ROADWAYS SHALL BE SCHEDULE 40 PVC, TWO TIMES THE DIAMETER OF THE PIPE BEING SLEEVED, MIN 2" SLEEVE SIZE, ALSO FOR WIRE ONLY SLEEVES, FOR POSSIBLE FUTURE USE. SLEEVES SHALL EXTEND A MINIMUM 12" INTO PLANTERS.
 D. FOR RECYCLED WATER SYSTEMS SLEEVES SHALL BE PURPLE IN COLOR

B SLEEVING



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IRRIGATION DETAILS

SCALE:
 N/A

REVISIONS

△

PROJECT NUMBER

2023-004

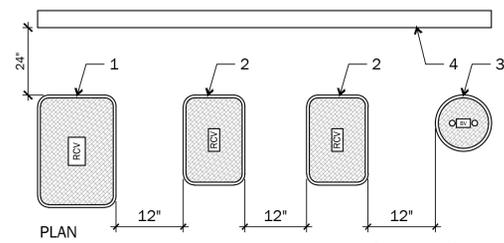
SHEET NUMBER

L8

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LEGEND

- 20 X 14 JUMBO RECTANGULAR VALVE BOX
- 16 X 11 STANDARD RECTANGULAR VALVE BOX
- 10" DIAMETER ROUND VALVE BOX
- EDGE OF AREA, CURB, WALK OR WALL



SEE SAMPLE AND GUIDE BELOW

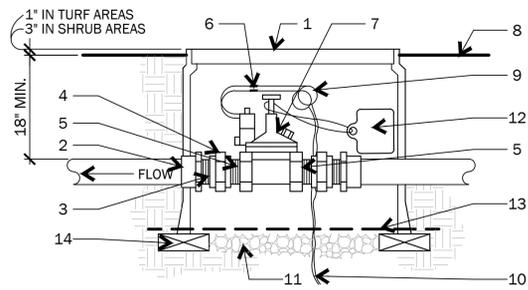
SAMPLE
DOMESTIC WATER SYSTEM OF CONTROLLER "B" REMOTE CONTROL VALVE ON STATION NO. 9: DW B-9

LETTERING AND IDENTIFICATION GUIDE

DOMESTIC WATER	CONTROLLER	LEGEND	EQUIPMENT ABBREVIATION	ABBREVIATION MEANING
DW	B	ARV	AIR RELIEF VALVE	
DW	B	BS	BASKET STRAINERS	
DW	B	BV	BALL VALVE	
DW	B	CCC	COMMUNICATION SPLICES	
DW	B	FI	FERTILIZER INJECTORS	
DW	B	FS	FLOW SENSORS	
DW	B	FVA	FLUSH VALVE ASSEMBLY	
DW	B	GR	GROUNDING RODS	
DW	B	GV	GATE VALVES	
DW	B	MS	MOISTURE SENSORS	
DW	B	MV	MASTER VALVE	
DW	B	SB	SPLICE BOX	
DW	B	(STA NO.)	REMOTE CONTROL VALVES	
DW	B	QC	QUICK COUPLERS	

CONTACT LANDSCAPE ARCHITECT FOR INFO ON ANY DEVICE IN A BOX NOT LISTED.

E VALVE BOX LETTERING



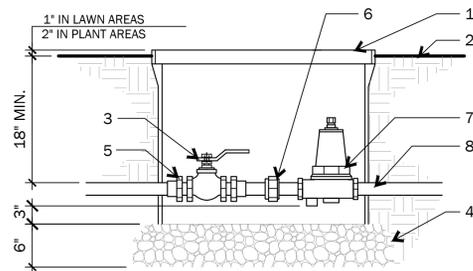
LEGEND

- APPROVED JUMBO PLASTIC VALVE BOX AND COVER (CARSON OR APPROVED EQUAL) HEAT STAMP "MV" INTO BOX LID
- PRESSURE SUPPLY LINE/MAINLINE
- SCHEDULE 40 PVC MALE ADAPTER
- SCHEDULE 80 PVC UNION
- SCHEDULE 80 PVC CLOSE NIPPLE
- WATERPROOF ELECTRICAL CONNECTORS, SEE DETAIL
- ELECTRIC REMOTE CONTROL VALVE, REFER TO LEGEND
- FINISHED GRADE OR TOP OF MULCH
- PIG-TAIL EXPANSION LOOP - MINIMUM 24" LONG
- WIRES TO CONTROLLER
- 3" MINIMUM DEPTH OF 3/4" DIAMETER CRUSHED & WASHED GRAVEL/AGGREGATE
- VALVE I.D. TAG WITH "MV" IMPRINT
- 1/4" MESH GALVANIZED SCREEN
- BRICK SUPPORT - (4) FOUR TOTAL - ONE @ EACH CORNER

NOTES:

- INSTALL ALL MASTER VALVES A MINIMUM OF 24" FROM ALL STRUCTURES AND/OR HARDSCAPE
- INSTALL ALL MASTER VALVES IN PLANTER AREAS WHERE FEASIBLE
- LOCATE VALVE BOXES AT RIGHT ANGLES TO ALL STRUCTURES AND/OR HARDSCAPE
- PLACE CRUSHED GRAVEL/AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
- INSTALL (1) ONE VALVE PER VALVE BOX ONLY

C MASTER VALVE



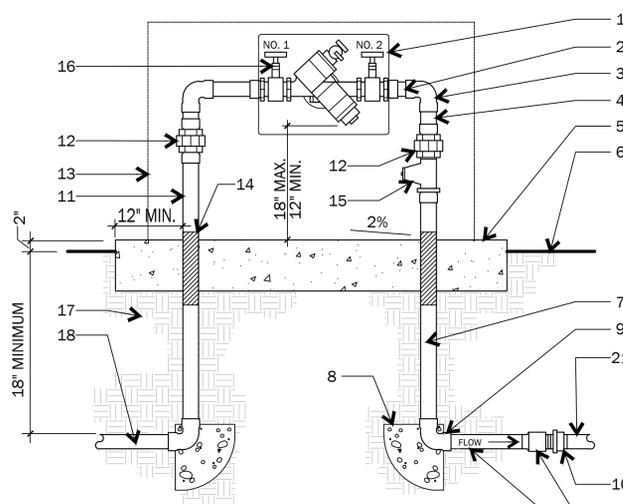
LEGEND

- PLASTIC VALVE BOX COVER SHALL BE MARKED "PR" IF REGULATOR IS REQUIRED
- FINISH GRADE
- ISOLATION VALVE
- 3/4" WASHED CRUSHED AGGREGATE
- SCHEDULE 40 PVC MALE ADAPTORS
- UNION
- PRESSURE REGULATOR (IF REQUIRED)
- TOE NIPPLE

NOTES

- PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
- USE WILKINS 500 SERIES REGULATOR IF REQUIRED

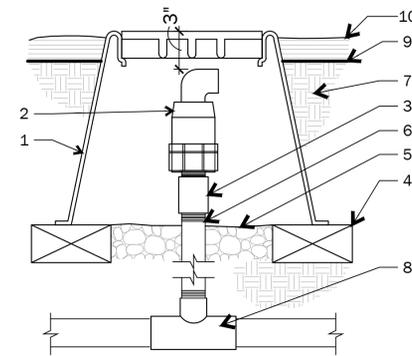
D PRESSURE REGULATOR



NOTES

- BACKFLOW PREVENTER ASSEMBLY SHALL BE TESTED UPON INSTALLATION BY A CERTIFIED BACKFLOW DEVICE TESTER. CONTRACTOR SHALL PROVIDE THE CITY UTILITIES DEPARTMENT WITH WRITTEN RESULTS COMPLETED BY A CERTIFIED BACKFLOW TESTER
- PRIOR TO BACKFLOW PREVENTER'S ACCEPTANCE BY THE CITY UTILITIES DEPARTMENT, ALL METAL IN CONTACT WITH CONCRETE SHALL BE POLYETHYLENE WRAPPED USING 2" WIDE PLASTIC BACKED ADHESIVE TAPE MIN. 8 MILS. THICK 1/2" OVERLAP. CONCRETE PAD TO BE 2" ABOVE GRADE UNLESS INSTALLED IN LAWN AREA WHERE IT WILL BE AT GRADE. CONCRETE PAD SHALL BE 4" THICK AND 18" WIDE (MIN.) (520-C-2500). FACTORY ASSEMBLED REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE
- INCLUDED IN THE EDITION OF THE 'APPROVED FOR SERVICE ISOLATION IN CALIFORNIA PUBLIC WATER SYSTEMS' ISSUED BY THE STATE OF CALIFORNIA DEPARTMENT.
- PRESSURE REGULATOR MAY BE INSTALLED UPSTREAM OF THE BACKFLOW PREVENTER ASSEMBLY WHEN WATER PRESSURE EXCEEDS BACKFLOW PREVENTER ASSEMBLY RATING
- WYE STRAINER AND DOWNSTREAM REGULATOR, WHEN REQUIRED, SHALL BE LOCATED DOWNSTREAM OF THE NO. 2 SHUT-OFF VALVE.
- PROTECTIVE ENCLOSURE FOR BACKFLOW PREVENTER ASSEMBLY SHALL BE USED AT THE DISCRETION OF THE PROPERTY OWNER.
- LOCATE PREVENTER ASSEMBLY AS CLOSE TO METER AS PRACTICAL AS APPROVED BY THE AGENCY.
- ALL RISERS, ELBOWS AND UNDERGROUND PIPING SHALL BE COPPER. BRASS UNIONS ARE ACCEPTABLE.
- THERMAL BLANKET WRAP ASSEMBLY IN AREAS SUBJECT TO FREEZE

A BACKFLOW ASSEMBY



LEGEND

- GREEN, LOCKING CIRCULAR PLASTIC VALVE BOX HEAT BRAND "AVR"
- AIR VACUUM RELEASE VALVE
- SCHEDULE 80 T X T PVC COUPLING TO BE LINE SIZE WITH VALVE
- SUPPORT BRICKS (2 REQUIRED)
- 12" MIN. DEPTH OF 3/4" CRUSHED GRAVEL
- SCHEDULE 80 PVC NIPPLE SIZE PER LINE. LENGTH DETERMINED BY CLEARANCE OF 3" BETWEEN VALVE AND TOP OF VALVE BOX
- COMPACTED SUBGRADE
- SCHEDULE 80 TEE FITTING
- FINISH GRADE
- MULCH

B MAINLINE AIR VAC VALVE

LEGEND

- BACKFLOW PREVENTOR ASSEMBLY, PRE-ASSEMBLED
- COPPER NIPPLE, TYPICAL
- COPPER 90 ELLBOW, TYPICAL
- COPPER NIPPLE
- 4" THICK CONCRETE PAD SLOPE TO DRAIN AT MINIMUM 2%
- FINISH GRADE
- COPPER NIPPLE
- 1 CU. FT. CONCRETE THRUST BLOCKS - TYPICAL (2) PLACES
- COPPER 90 ELL
- SCHEDULE 40 PVC MALE ADAPTER
- PIPE FROM WATER SOURCE
- BRASS UNION WITH ADAPTERS
- STAINLESS STEEL MESH ENCLOSURE (IF REQUIRED BY OWNER)
- POLYETHYLENE TAPE
- PRESSURE REGULATOR W/ADAPTERS (IF REQUIRED)
- SHUT OFF VALVE
- COMPACTED SUBGRADE
- COPPER/BRASS SERVICE PER LOCAL CODE
- 8" LONG COPPER NIPPLE
- COPPER FEMALE ADAPTER
- PVC PRESSURE SUPPLY LINE



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IRRIGATION DETAILS

SCALE:
N/A

REVISIONS



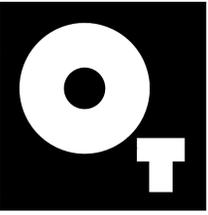
PROJECT NUMBER

2023-004

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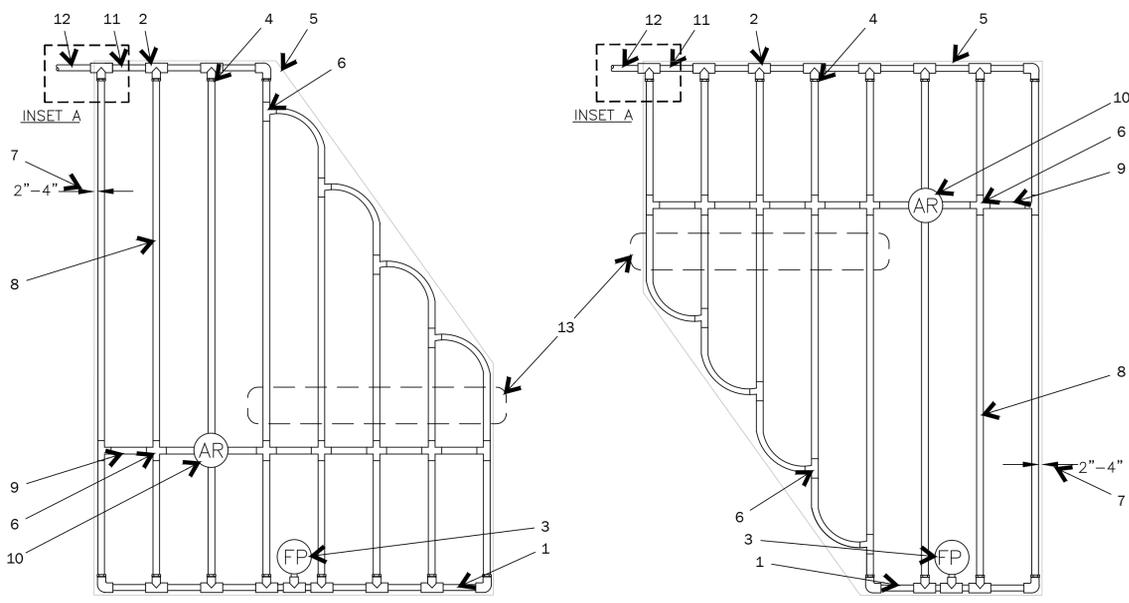
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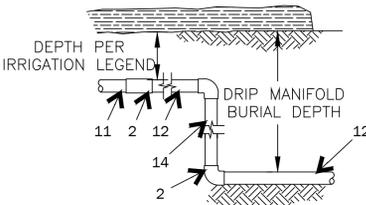
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LEGEND

1. PVC EXHAUST HEADER
2. PVC SCHEDULE 40 TEE OR ELBOW (TYPICAL)
3. FLUSH POINT (TYPICAL)
4. BARB X MALE FITTING
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE: SPEC. PER PLAN
9. 1/2" POLYETHYLENE BLANK TUBING: SPEC. PER PLAN
10. AIR/VAC. RELIEF VALVE
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE

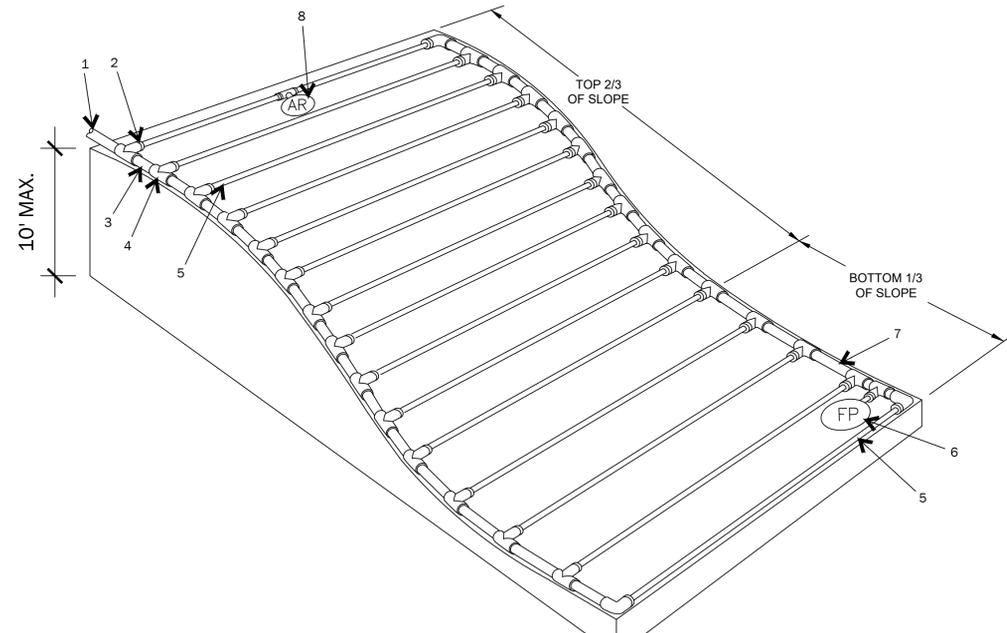
Inlet Pressure psi	Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)
15	0.6	0.9	0.6	0.9	0.6	0.9
20	255	194	357	273	448	343
30	291	220	408	313	514	394
40	350	266	494	378	622	478
50	396	302	560	428	705	541
60	434	333	614	470	775	594



NOTES:

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.

A DRIP LINE LAYOUT

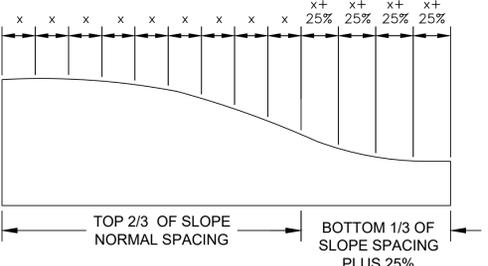


LEGEND

1. PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING
3. PVC SUPPLY HEADER
4. PVC SCHEDULE 40 TEE OR ELBOW (TYPICAL)
5. SUB-SURFACE DRIPLINE: SPEC. PER PLAN
6. FLUSH POINT
7. PVC FLUSH HEADER
8. AIR VAC. / RELIEF VALVE (WHEN REQUIRED)

PSI	Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	512

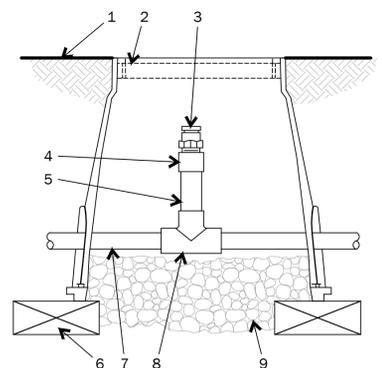
WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



x = DISTANCE BETWEEN ROWS OF DRIP LATERALS AS DETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1.

- NOTES:**
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE 1.25X OPTIMAL ROW DISTANCE. SEE NETAFIM TLRW 6-12 TECHLINE DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN ELEVATION CHANGE EXCEEDS 10 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.

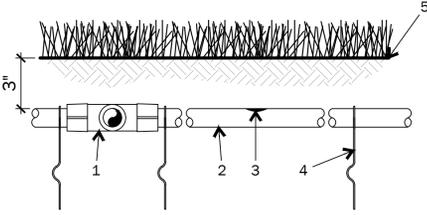
B DRIP LINE LAYOUT - SLOPE



LEGEND

1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB OR EQUAL
3. 1/2" AIR/VAC VALVE: AIR/VAC. VALVE TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCHEDULE 40 FEMALE ADAPTER
5. PVC SCHEDULE 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

D DRIP LINE - AIR VAC



LEGEND

1. EASY FIT COMPRESSION TEE
2. SUB-SURFACE DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE
5. FINISH GRADE

NOTES:

- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE IN DIRECTION.
- INSERTION, PLOW, AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
- SUB-SURFACE DRIPLINE REQUIRES A MINIMUM 3" COVER

C DRIP LINE - BURIAL

PART A IRRIGATION

1.0 SCOPE

FURNISH ALL MATERIALS, EQUIPMENT, SERVICES, SUPERVISION, TRANSPORTATION AND LABOR NECESSARY TO PERFORM ALL IRRIGATION WORK, COMPLETE, INCLUDING BUT NOT LIMITED TO: SERVICE MANUALS; RECORD DRAWINGS; LOOSE EQUIPMENT; GUARANTEE; MATERIALS; AND INSTALLATION.

2.0 DRAWINGS AND SPECIFICATIONS

- A. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM. PLOT DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY VARIATIONS TO LANDSCAPE ARCHITECT.
B. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL HIS WORK, AND PLAN HIS WORK ACCORDINGLY. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER, SO THAT CONFLICTS BETWEEN SPRINKLER SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES WILL BE AVOIDED.

3.0 SERVICE MANUALS/MATERIALS LIST

- A. CONTRACTOR SHALL FURNISH ONE (1) MANUAL TO OWNER. THE MANUAL MAY BE LOOSE LEAFED AND SHALL CONTAIN COMPLETE EXPLODED DRAWINGS OF ALL EQUIPMENT INSTALLED SHOWING COMPONENTS AND CATALOG NUMBERS TOGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS. ADDITIONAL SHEETS SHALL COVER OPERATION INSTRUCTIONS SIMPLE ENOUGH TO BE UNDERSTOOD WITHOUT SPECIALIZED KNOWLEDGE.
B. CONTRACTOR SHALL FURNISH A MATERIALS LIST TO OWNER FOR APPROVAL PRIOR TO START OF WORK. SAID LIST SHALL CONFORM TO PERFORMANCE STANDARDS AND DATA AS SHOWN ON DRAWINGS, OR IN LEGEND AND DETAILS.

4.0 AS BUILT DRAWINGS:

- A. RECORD ACCURATELY ON ONE SET OF BLACK AND WHITE PRINTS (IRRIGATION DRAWINGS), ALL CHANGES IN WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS. INCLUDE CHANGES IN BOTH PRESSURE AND NON-PRESSURE LINES. UPON COMPLETION OF EACH INCREMENT OF WORK, TRANSFER ALL SUCH INFORMATION AND DIMENSIONS TO THE PRINTS. RECORD CHANGES AND DIMENSIONS IN A LEGIBLE AND PROFESSIONAL MANNER. WHEN THE DRAWINGS ARE APPROVED, TRANSFER ALL INFORMATION TO A SET OF REPRODUCIBLE DRAWINGS.
B. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE (MONUMENTS, SIDEWALKS, CURBS, AND PAVEMENT), POST INFORMATION ON AS BUILT DRAWINGS DAY-TO-DAY AS THE WORK IS INSTALLED. ALL DIMENSIONS NOTED ON THE DRAWINGS SHALL BE 1/4 INCH IN SIZE.
D. SHOW DIMENSIONAL LOCATIONS AND DEPTHS OF THE FOLLOWING:
I. POINT OF CONNECTION (P.O.C.)
II. BACKFLOW PREVENTION ASSEMBLY, MASTER VALVE AND FLOW SENSOR.
III. ROUTING OF IRRIGATION PRESSURE MAINLINES (DIMENSION MAXIMUM 100 FEET ALONG ROUTING AND ALL DIRECTIONAL CHANGES).
IV. BALL AND BUTTERFLY SHUT-OFF VALVES
V. IRRIGATION CONTROL VALVES.
VI. AUTOMATIC CONTROLLER, RAIN SENSORS AND ELECTRICAL CONDUITS.
VII. SLEEVES AND PULL BOXES.
VIII. OTHER RELATED EQUIPMENT (AS DIRECTED BY THE ENGINEER).
E. MAINTAIN AS-BUILT DRAWINGS ON SITE AT ALL TIMES. THESE DRAWINGS ARE SUBJECT TO INSPECTION AT ANY TIME.
F. MAKE ALL CHANGES TO REPRODUCIBLE DRAWINGS IN INK (NO BALLPOINT PEN). MAKE CHANGES IN A MANNER EQUAL TO THE ORIGINAL DRAWINGS. CONTRACTOR MUST SUBMIT AS-BUILT DRAWINGS (3-MIL MYLARS AND ONE SET OF BLUELINES) TO THE ARCHITECT INSPECTING THE SITE SEVEN DAYS PRIOR TO THE START OF THE MAINTENANCE PERIOD FOR APPROVAL.
H. CONTROLLER CHARTS- THREE CONTROLLER CHARTS PER CONTROLLER, ENCASED IN 20 MIL PLASTIC, SHOWING CLEARLY THE AREAS SERVICED BY EACH REMOTE CONTROL VALVE (EACH VALVE DEPICTED BY A DIFFERENT COLOR) SHALL BE PROVIDED AT EACH CONTROLLER. CONTROLLER CHARTS SHALL BE MADE USING REDUCED APPROVED AS-BUILT PLANS

5.0 LOOSE EQUIPMENT

LOOSE SPRINKLING EQUIPMENT, OPERATING KEYS AND SPARE PARTS WILL BE FURNISHED BY THE CONTRACTOR IN THE FOLLOWING QUANTITIES:
A. 6 BODIES WITH FOUR (4) INSERTS FOR EACH PATTERN USED.
B. 4 OSCILLATION BODIES
C. 4 ROTOR BODIES
D. 3 30" KEYS FOR MANUAL VALVES
E. 2 CONTROLLER KEYS
F. 2 ENCLOSURE KEYS
G. 4 COUPLER INSERTS AND HOSE SWIVELS
H. 3 HOSE BIB KEYS
I. 1 36" SOIL PROBE
J. 1 VALVE BOX KEY

6.0 GUARANTEE

- A. THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTling OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK. OWNER MAY EXERCISE OPTION TO WITHHOLD PART OF FINAL PAYMENT UNTIL THE ONE YEAR PRODUCT/WORKMANSHIP GUARANTEE HAS ELAPSED FROM DATE OF FINAL ACCEPTANCE.
B. IF WITHIN ONE YEAR FROM THE DATE OF COMPLETION, SETTLEMENT OCCURS, AND ADJUSTMENTS IN PIPES, VALVES AND SPRINKLER HEADS OR PAVING IS NECESSARY TO BRING THE SYSTEM OR PAVING TO THE PROPER LEVEL OF THE PERMANENT GRADES, CONTRACTOR, AS PART OF THE WORK UNDER HIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COST TO OWNER, INCLUDING THE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.
C. SHOULD ANY DIFFICULTIES DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD WHICH OWNER FEELS MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, THESE DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY CONTRACTOR TO THE SATISFACTION OF OWNER AT NO ADDITIONAL COST TO OWNER, WITHIN 72 HOURS OF WRITTEN NOTICE, INCLUDING ANY AND ALL OTHER DAMAGE CAUSED BY SUCH DEFECTS. FAILURE OF CONTRACTOR TO RESPOND IN A TIMELY MANNER TO REPAIR DAMAGED CONDITIONS, SHALL PROMPT OWNER TO REPAIR SAME AND DEDUCT COSTS OF LABOR, MATERIAL AND EQUIPMENT USED FROM CONTRACTOR'S FINAL PAYMENT.

7.0 MATERIALS

A. PIPE AND FITTINGS

- A.1. BRASS - BRASS PIPE SHALL BE IPS STANDARD WEIGHT 85% RED BRASS. FITTINGS SHALL BE WITH STANDARD 125 POUND CAST BRONZE THREADED FITTINGS.
A.2. PVC CONDUIT - PIPE THAT IS USED FOR CONTROL WIRES SHALL BE PVC CONDUIT SCHEDULE 40: TYPE 1220. ALL WIRES UNDER PAVING SHALL BE INSTALLED IN PVC CONDUIT, OR SLEEVES.
A.3. PVC NORMAL IMPACT PIPE-TYPE 1220 (PVC SCHEDULE 40 & 80)
A.3.1. A. TYPE II GRADE I HIGH IMPACT PIPE FROM ALL VIRGIN MATERIALS.
A.3.2. OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME SIZE AS IRON PIPE.
A.3.3. PIPE SHALL BE MARKED AT INTERVALS NOT TO EXCEED 5' WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC TYPE AND GRADE (I.E., 1220) SDR RATING CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION CS 256-60
A.3.4. PIPE SHALL BE MARKED AT INTERVALS WITH THE FOLLOWING INFORMATION (NOT TO EXCEED 5'): MANUFACTURER'S NAME, NOMINAL SIZE, PVC TYPE AND GRADE (I.E., PVC 1220) SDR RATING CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION (CS256-63). MARKING SHALL INCLUDE EXTRUSION DATE.
A.3.5. PVC TYPE I SHALL NOT BE THREADED
A.3.6. PVC FITTINGS SHALL BE PVC TYPE II, SCHEDULE 40 NSF APPROVED.
A.3.7. SOLVENT SHALL BE No. 175 GRAY NSF APPROVED AS MANUFACTURED BY INDUSTRIAL POLYCHEMICAL SERVICE, GARDENA, CALIFORNIA, OR EQUAL.
A.3.8. CAUTION SHALL BE UTILIZED IN HANDLING TYPE I PIPE DUE TO THE POSSIBILITY OF CRACKING, OR OF SPLITTING WHEN DROPPED OR HANDLED CARELESSLY.
A.3.9. WHEN CONNECTION IS PLASTIC TO METAL, MALE ADAPTORS SHALL BE USED. THE MALE ADAPTOR SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATIX TYPE II.
A.4. RING-TITE PVC PIPE
A.4.1. ALL PIPE INDICATED ON THE WORKING DRAWINGS, SHALL BE CLASS 160 PSI JOHNS-MANVILLE PVC PIPE WITH RING-TITE JOINTS.
A.4.2. ALL RING-TITE JOINTS SHALL BE SEALED WITH RUBBER RINGS AS PROVIDED BY THE MANUFACTURER. ALL PIPE JOINTS SHALL PROVIDE FOR EXPANSION AND CONTRACTION.
A.4.3. THRUST BLOCKS SHALL BE PROVIDED AS REQUIRED FOR PROPER ANCHORAGE AND DURABILITY OF THE RING-TITE PIPE. (REFER TO DETAILS)

B. SPRINKLER HEADS

SPRINKLER HEADS SHALL BE AS SHOWN ON PLAN.

C. VALVES

- C.1. REMOTE CONTROL VALVES - ELECTRIC REMOTE CONTROL VALVES SHALL BE AS SHOWN ON PLANS AND DETAILS.
C.2. GATE/BALL VALVES - APPROVED GATE/BALL VALVES SHALL BE AS SHOWN ON PLANS AND DETAILS. SIZE AND LOCATION SHALL BE AT 300' INTERVALS MINIMUM AND ELSEWHERE AS INDICATED ON PLAN.
C.3. ALL VALVES SHALL BE LOCATED 24" AWAY FROM CURBS OR SIDEWALKS, AND POSITIONED PERPENDICULAR TO THE EDGE OF PAVING.
C.4. ALL VALVES SHALL BE MARKED AT A CURB LOCATION, FINAL LOCATION AND METHOD OF MARKING TO BE APPROVED BY THE CITY.
C.5. VALVES SHALL BE CLUSTERED IN GROUPS PER PLAN.
D. AUTOMATIC CONTROLLERS
AUTOMATIC CONTROLLERS SHALL BE AS SHOWN ON PLANS AND DETAILS.
E. CONTROL WIRE FOR RCV'S
ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SOLENOID ACTUATED BY REMOTE CONTROL VALVE SHALL BE TYPE UF-600V, 14 GAUGE SOLID COPPER, PVC INSULATION, SINGLE CONDUCTOR, UL APPROVED UNDERGROUND FEEDER CABLE. EACH PILOT OR "HOT" WIRE SHALL BE COLOR-CODED FOR EACH VALVE WITH THE COMMON WIRE BEING WHITE AND STRIPED DIFFERENTLY FOR EACH VALVE. "PIG-TAIL" TAG COMMON WIRE WITH STATION NUMBERS ON EACH END "PIG-TAIL" WIRING EVERY 1500 L.F. OR AT EACH 90 DEGREE TURN. ENCLOSE 3 FT. PIG-TAILS IN CONTROL BOXES WITH COVER STAMPED "SB" (SPLICE BOX). VALVE WIRES SHALL BE BURIED 18" DEEP MINIMUM AND ATTACHED TO THE UNDERSIDE OF THE MAINLINE WHERE POSSIBLE. THE CONTRACTOR SHALL RUN TWO (2) EXTRA WIRES IN EACH DIRECTION FROM THE CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION (COLORS TO BE ORANGE AND ORANGE WITH A WHITE STRIPE).
F. VALVE BOXES AND PULL BOXES
ALL VALVE BOXES SHALL BE PLASTIC WEATHER RESISTANT, U.V. RESISTANT AND SOIL RESISTANT. VALVE BOXES SHALL BE GREEN IN COLOR, PULL BOXES SHALL BE GREY IN COLOR. VALVE BOXES SHALL BE LOCKABLE WITH A STAINLESS STEEL BOLT. VALVE BOXES SHALL HAVE A LOAD BEARING CAPACITY OF 1500 PSI. VALVE BOX EXTENSIONS SHALL HAVE THE SAME SPECIFICATIONS AS THE BOX. VALVE BOXES SHALL BE "CHRISTIE" OR AN APPROVED EQUAL. BOX LIDS SHALL BE STAMPED "GV" OR "RCV". PULL BOXES SHALL BE UNMARKED VALVE BOXES SHALL BE EMBOSSED WITH THE CONTROLLER AND VALVE NUMBER. PULL BOXES SHALL BE INSTALLED EVERY 200' MIN. INSTALL PULL BOXES IN LANDSCAPE AREAS ONLY.
G. BACKFLOW PREVENTION UNITS
THE BACKFLOW PREVENTION UNITS SHALL BE AS SHOWN ON PLANS AND DETAILS. ALL CONNECTIONS TO BACKFLOW PREVENTER SHALL BE TYPE K BRASS/ COPPER PIPE.

8.0 INSTALLATION

A. TRENCHING

- A.1. EXCAVATION SHALL BE OPEN VERTICAL CONSTRUCTION SUFFICIENTLY WIDE TO PROVIDE FREE WORKING SPACE AROUND THE MATERIAL INSTALLED AND TO PROVIDE AMPLE SPACE FOR BACKFILLING AND COMPACTING.
A.2. TRENCHES FOR PIPE SHALL BE CUT TO REQUIRED GRADE LINES, AND TRENCH BOTTOM SHALL BE COMPACTED TO PROVIDE AN ACCURATE GRADE AND UNIFORM BEARING FOR THE FULL LENGTH OF THE LINE.
A.3. WHEN TWO (2) PIPES ARE TO BE PLACED IN THE SAME TRENCH, A 6" SPACE SHALL BE MAINTAINED BETWEEN PIPES. (REFER TO PIPE INSTALLATION DETAIL)

B. BACKFILLING

- B.1. BACKFILL MATERIAL SHALL BE APPROVED SOIL. UNSUITABLE MATERIAL INCLUDING CLODS AND ROCKS OVER 1" IN SIZE SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF LEGALLY AT NO COST TO OWNER.
B.2. ALL BACKFILLING SHALL BE DONE CAREFULLY AND SHALL BE PROPERLY COMPACTED FOR APPROVAL PURPOSES.
B.3. DEPTH OF TRENCHES SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE. SEE IRRIGATION LEGEND.

C. PVC PIPE

- C.1. PVC PIPE SHALL BE SNAKED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURER.
C.2. ALL PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTORS, UNLESS OTHERWISE SHOWN IN DETAILS.
C.3. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE PRESSURE IS APPLIED TO THE PVC PIPE SYSTEM.
C.4. MAIN LINES SHALL BE TESTED IN PLACE BEFORE BACKFILLING FOR A PERIOD OF NOT LESS THAN FOUR (4) HOURS AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE. DURING THE TEST PERIOD, MINIMUM TEST PRESSURE, AT THE HIGHEST POINT OF THE SECTION BEING TESTED, SHALL BE 150 POUNDS PER SQUARE INCH. CENTER FILLING OF PIPE LENGTHS IS ALLOWED.
C.5. AFTER ALL NEW SPRINKLER PIPING AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM FOR A MINIMUM OF FIVE (5) MINUTES. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, THE RISERS SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED.
C.6. AT THE CONCLUSION OF A SYSTEM PRESSURE TEST, THE HEADS SHALL BE INSTALLED AND TESTED FOR OPERATION IN ACCORDANCE WITH DESIGN REQUIREMENTS UNDER NORMAL OPERATING PRESSURE. CONTRACTOR SHALL VERIFY HEAD PRESSURES WITH PITOT TUBE AND ADJUST VALVE TO CORRESPOND WITH DESIGN PRESSURE.
C.7. CONTRACTOR SHALL NOT BACKFILL ANY WORK PRIOR TO COMPLETION AND APPROVAL OF PRESSURE TEST. IF CONTRACTOR BACKFILLS TRENCHING PRIOR TO PRESSURE TEST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIRECT AND INDIRECT COSTS OF EXPOSING WORK FOR PROPER TESTING AND OBSERVATION BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

D. RING-TITE PVC PIPE

- D.1. INSTALLATION OF RING-TITE PVC PIPE - EXCEPT AS MAY BE NOTED IN OTHER PARTS OF THE SPECIFICATIONS OR ON THE DRAWINGS, INSTALLATION OF RING-TITE PIPE AND CONNECTING FITTINGS SHALL BE OUTLINED IN MANUAL AS FURNISHED BY PIPE MANUFACTURER, OR AS SET FORTH BY THE JOHNS-MANVILLE COMPANY MANUAL #772-62A. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION OF THE PIPE AT THE PROPER DEPTH AND THE CORRECT LOCATION OF CONCRETE THRUST BLOCKS OF ADEQUATE SIZE. CONTRACTOR SHALL MAKE AVAILABLE THE SERVICES OF THE MANUFACTURERS REPRESENTATIVE AT THE START OF THE INSTALLATION AND DURING CONSTRUCTION.
D.2. EACH LINE SHALL BE TESTED AT A PRESSURE OF 50 PSI GREATER THAN THE MANUFACTURERS RECOMMENDED WORKING PRESSURE FOR A PERIOD OF FOUR (4) HOURS, WITH THE COUPLINGS AND CONNECTIONS EXPOSED AND WITH THE CENTER OF PIPE SECTION SUFFICIENTLY SUPPORTED AND FILLED TO HOLD PIPE IN PLACE.

E. SPRINKLERS

- E.1. ALL NOZZLES ON STATIONARY POP-UP SPRINKLERS SHALL BE TIGHTENED AFTER INSTALLATION. ALL SPRINKLERS HAVING AN ADJUSTMENT STEM SHALL BE ADJUSTED ON A LATERAL LINE FOR PROPER RADIUS, DIAMETER AND/OR GALLONAGE PER APPROVAL OF THE LANDSCAPE ARCHITECT.
E.2. SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS FOR FINAL APPROVAL.

F. VALVES

- F.1. REMOTE CONTROL VALVES SHALL BE ADJUSTED IN ORDER THAT A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM. QUICK COUPLING VALVES SHALL BE SET APPROXIMATELY 12" FROM WALKS, CURBS, HEADERBOARDS, OR PAVED AREAS WHERE DESIGNED. REFER TO INSTALLATION DETAIL.
F.3. NO CONTROL VALVES SHALL BE LOCATED IN TURF AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
G. VALVE BOXES
G.1. VALVE BOXES SHALL BE SET ONE INCH (1") ABOVE THE DESIGNATED FINISH GRADE IN LAWN AREAS AND THREE INCHES (3") ABOVE FINISH GRADE IN GROUND COVER AREAS.
G.2. VALVE BOXES INSTALLED NEAR WALKS, CURBS, HEADERBOARDS, AND PAVING SHALL ABUT THOSE ITEMS. TOP SURFACE OF BOX SHALL BE FLUSH WITH ITEMS LISTED ABOVE.
G.3. VALVE BOXES SHALL BE INSTALLED IN SHRUB PLANTERS, NOT IN TURF AREAS WHENEVER POSSIBLE, UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

H. AUTOMATIC CONTROLLER LOCATION AND INSTALLATION

- H.1. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLAN, VERIFY EXACT LOCATION OF CONTROLLER WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
H.2. ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTING THE 120 VOLT ELECTRICAL SERVICE TO THE CONTROLLER. IRRIGATION CONTRACTOR SHALL PROVIDE POWER TO CONTROLLER AND SHALL COMPLETE HOOK-UP TO CONTROLLER.
H.3. THERE SHALL BE ADEQUATE COVERAGE OF SOIL (18" MINIMUM) OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN MAIN LINE TRENCH AND TAPE TO SIDES OF MAINLINE AT 15' INTERVALS. SEE DETAIL.

I. CONTROL WIRE

- I.1. ALL ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH LOCAL AND STATE CODES AND BE INSTALLED BY THOSE SKILLED AND LICENSED IN THE TRADE.
I.2. CONNECTING AND SPLICING OF WIRE AT THE VALVES OR IN THE FIELD SHALL BE MADE USING RAIN BIRD PEN-TITE CONNECTORS OR EQUAL. WIRE CONNECTORS SHALL BE WATERPROOF AND NON-RESEALABLE. ALL SPLICES SHALL BE MADE USING SEALED WATERPROOF CONNECTORS. CONNECTORS SHALL HAVE A TWO PIECE BODY, COPPER CRIMP SLEEVE, AND WATER PROOF SEALANT.
I.3. THREE (3) FEET LONG PIG-TAIL WIRE SPLICES SHALL BE ALLOWED ONLY AT 1500 FT. INTERVALS. THE WIRE SPLICES SHALL BE ENCLOSED IN A VALVE BOX WITH COVER IMPRINTED WITH THE LETTERS 'SB'.
J. BACKFLOW PREVENTION UNITS
J.1. THE BACKFLOW PREVENTION UNITS SHALL BE INSTALLED AS SHOWN ON PLANS AND DETAILS. BACKFLOW PREVENTION UNITS SHALL BE INSTALLED PER LOCAL CODES INCLUDING CERTIFICATION.

9.0 OBSERVATION SEQUENCE

OBSERVATIONS BY THE LANDSCAPE ARCHITECT WILL BE REQUIRED AT THE FOLLOWING TIMES:
- UPON INSTALLATION OF MAINLINE (PRIOR TO BACKFILLING) FOR PRESSURE TEST
- UPON INSTALLATION OF IRRIGATION HEADS (PRIOR TO PLANTING BUT AFTER FINE GRADING) FOR COVERAGE TEST.
- AT THE END OF MAINTENANCE PERIOD.

PART B IRRIGATION SYSTEM MAINTENANCE

WHEN REPAIRS TO THE SYSTEM ARE REQUIRED, IDENTICAL MATERIALS SHOULD BE USED TO MAINTAIN SYSTEM INTEGRITY.

I. IRRIGATION CONTROLLER

THE IRRIGATION CONTROLLER IS DEFINED AS THE MASTER CONTROLS THAT REGULATE THE IRRIGATION PROCESS. THE SYSTEM HAS BEEN INSTALLED USING THE LATEST STATE OF THE ART EQUIPMENT AVAILABLE. HOWEVER, AS WITH ANY DEVICE, THE EQUIPMENT WILL NOT LAST FOREVER, AND COMPONENTS WILL NEED TO BE REPAIRED OR REPLACED PERIODICALLY. IRRIGATION CONTROLLERS CONTROL THE TIME OF DAY AND THE FREQUENCY WITH WHICH THE IRRIGATION SYSTEM DISPENSES WATER; TURNING IRRIGATION VALVES ON AND OFF ACCORDING TO A WATERING SCHEDULE WHICH IS PROGRAMMED INTO THE CLOCK. EACH CONTROLLER HAS A BATTERY BACK-UP; HOWEVER, THE SCHEDULE MAY BE LOST AS A RESULT OF A POWER OUTAGE. CHANGING SHORT-TERM WEATHER CONDITIONS AND SEASONAL CHANGES WILL REQUIRE FINE-TUNING THE PROGRAM FOR PROPER WATERING. DURING EXTENDED RAINY PERIODS, THE CONTROLLERS SHOULD BE SHUT-DOWN UNTIL ADDITIONAL WATER IS NEEDED IN THE LANDSCAPE AREAS. MULTIPLE IRRIGATION CYCLES SHOULD BE USED AS NEEDED TO ALLOW EACH WATERING TO COMPLETELY SOAK-IN. THIS WILL REDUCE RUNOFF AND WASTED WATER.

MAINTENANCE REQUIRED:

- 1. REGULAR INSPECTIONS OF OUTDOOR CONTROLLERS TO MINIMIZE MOISTURE DAMAGE AND CORROSION. REGULAR CHECKING FOR DEAD BACK-UP BATTERY, LOOSENED CONNECTIONS, DETERIORATED WEATHERPROOFING OR CONTROLLER MOUNTING HARDWARE. LIGHTNING STRIKES COULD ALSO AFFECT THE SYSTEM, AND IT SHOULD BE CHECKED AFTER ELECTRICAL STORMS FOR ANY ADVERSE EFFECTS.
2. PERIODIC INSPECTION OF TIME CLOCKS TO DETERMINE THAT THE SCHEDULED PROGRAM IS WORKING PROPERLY AND ADJUSTING THE PROGRAM FOR PROPER WATERING.
3. RESETTING TIME CLOCKS FOR DAYLIGHT SAVINGS TIME, AND AFTER POWER FAILURES TO RESTORE SCHEDULED PROGRAMMING.
4. MONTHLY RESETTING AND ADJUSTMENT OF EACH IRRIGATION STATION'S RUN TIME IN RESPONSE TO CHANGING WEATHER CONDITIONS AND PLANT NEEDS. CONTROLLERS SHOULD BE ADJUSTED BASED ON THE ACTUAL NEEDS OF THE PLANTS WITH ALLOWANCES FOR ADJUSTMENTS DUE TO ON SITE CONDITIONS.
5. RAIN SHUT OFF DEVICES (IF SO EQUIPPED) SHOULD BE CLEANED AND KEPT FREE OF DELETERIOUS MATERIALS SUCH AS LEAVES, ON A MONTHLY BASIS. ENSURE PLANT MATERIAL HAS NOT GROWN OVER OR COVERED DEVICE.
6. EVENTUALLY, REPLACEMENT OF ELECTRIC TIME CLOCKS, WHEN NEEDED.

FREQUENCY:

- 1. FAILURE TO INSPECT TIME CLOCKS AS NECESSARY MAY RESULT IN INADEQUATE OR OVER-WATERING WHICH, FOR EVEN A SHORT PERIOD OF TIME, COULD BE DISASTROUS TO SURROUNDING LANDSCAPING. OVER-WATERING CAN ALSO CAUSE WATER ACCUMULATION LEADING TO PLANT DEATH, PAVEMENT FAILURES AND WATERPROOFING PROBLEMS. IT IS VERY IMPORTANT THAT REGULAR INSPECTIONS BE PERFORMED TO IDENTIFY ANY OVERLY-WET AREAS AND THAT CORRECTIVE MEASURES BE IMPLEMENTED IMMEDIATELY. TIME CLOCKS THAT ARE NOT PROPERLY SET MAY ALSO CAUSE WATERING DURING INAPPROPRIATE HOURS.

II. BACKFLOW PREVENTERS

BACKFLOW PREVENTERS ARE DEFINED AS A DEVICE WHOSE FUNCTION IS TO PERMANENTLY SEPARATE THE POTABLE WATER SUPPLY FROM THE IRRIGATION SYSTEM. THE BACKFLOW UNITS FOR THE PROJECT ARE THE 'ATOMOSPHERIC' TYPE, AND ARE LOCATED ON EACH HYDROZONE SYSTEM.

MAINTENANCE REQUIRED:

PERIODIC INSPECTION FOR LEAKS.. PERIODIC DISCHARGE OF WATER FROM THE RELIEF VALVE IS NOT A PROBLEM, BUT ACTUALLY THE VALVE PERFORMING ITS INTENDED FUNCTION.

FREQUENCY:

BACKFLOW PREVENTERS ARE VERY CONSPICUOUS, AND CAN BE SPOT-CHECKED WEEKLY FOR VISIBLE LEAKS OR VANDALISM.

EFFECTS OF DEFERRED MAINTENANCE:

FAILURE TO INSPECT AND REPAIR BACKFLOW UNITS MAY AFFECT NEARBY TURF, TREES, AND OTHER PLANT LIFE. INEFFECTIVE BACKFLOW PREVENTION CAN ALSO CAUSE CONTAMINATION OF THE DOMESTIC WATER SUPPLY.

III. SPRINKLER HEADS / EMITTERS

WHILE THE SPRINKLER SYSTEM PATTERNS HAVE BEEN CHOSEN TO KEEP OVERSPRAY OFF WALLS, SIDEWALKS, AND BUILDINGS, WINDY CONDITIONS, PLANT GROWTH, AND OTHER FACTORS WILL SOMETIMES RESULT IN ISOLATED OVERSPRAY PROBLEMS. NOTE: WATER SHOULD BE APPLIED ONLY IN AMOUNTS TO MEET PLANT NEEDS, WITHOUT EXCESS. BECAUSE WEATHER AND GROWTH VARY BY MONTH, WATER APPLICATION NEEDS TO BE RESET ON A MONTHLY AND SEASONAL BASIS TO REPLACE WATER LOST THROUGH EVAPOTRANSPIRATION WITH ALLOWANCE FOR SPECIFIC SITE CONDITIONS. THE IRRIGATION SCHEDULE ON THE INSTALLATION PLANS SHOULD BE USED AS AN INITIAL STARTING POINT FOR THE CONTRACTOR. EACH IRRIGATION SYSTEM'S RUN TIME AND CYCLE SHOULD BE EVALUATED AND ADJUSTED IN THE FIELD.

MAINTENANCE REQUIRED:

FREQUENT INSPECTION FOR BROKEN OR IMPROPERLY ADJUSTED SPRINKLER HEADS, CLOGGED NOZZLES OR EMITTERS, WORN NOZZLES AND GEAR DRIVES, GRIT IN SEALS OR MOVING PARTS, MOWER OR OTHER PHYSICAL DAMAGE, AND BROKEN SPRINKLER LINES. THE RISER HEIGHT OF SPRINKLERS SHOULD BE ADJUSTED AS REQUIRED, BUT NOT TO INTERFERE WITH PEDESTRIAN TRAFFIC. POP-UP TYPE SPRINKLERS SHOULD BE ADJUSTED TO MAINTAIN THE SPRINKLER HEAD FLUSH WITH THE SURROUNDING GRADE. POP-UP TYPE SPRINKLERS SHOULD ALWAYS BE USED ADJACENT TO TRAFFIC AREAS. PERIODICALLY, EMITTERS MAY NEED TO BE ADDED TO ACCOMMODATE FUTURE PLANT GROWTH. APPROPRIATE CORRECTIVE MEASURES SHOULD BE MADE IMMEDIATELY TO CORRECT ANY OF THESE PROBLEMS AND ENSURE APPROPRIATE COVERAGE IN ALL AREAS, PREVENT OVER WATERING, AND MINIMIZE ANY OVERSPRAY. AFTER ANY IRRIGATION REPAIR, PIPING SHOULD BE FLUSHED AND RETESTED FOR PROPER FUNCTION AND ADEQUATE COVERAGE. REGULAR INSPECTIONS SHOULD BE PERFORMED TO MONITOR THE AMOUNT OF WATER BEING APPLIED, AND CORRECTIVE MEASURES TAKEN, IF NECESSARY.

FREQUENCY:

INSPECTION AND APPROPRIATE ADJUSTMENTS OF SPRINKLERS TO ASSURE ADEQUATE COVERAGE AND PREVENT OVERSPRAY SHOULD BE DONE A MINIMUM OF ONCE A WEEK, MORE FREQUENTLY DURING THE DRYER, WARMER SEASONS.

EFFECTS OF DEFERRED MAINTENANCE:

FAILURE TO INSPECT, REPLACE, AND ADJUST SPRINKLER SYSTEM COMPONENTS MAY RESULT IN INADEQUATE OR SURPLUS WATER SUPPLY TO AFFECTED AREAS, AFFECTING NEARBY TURF, TREES, AND OTHER PLANT LIFE. OVER WATERING MAY EVENTUALLY LEAD TO SOIL EROSION, AND COULD EFFECT NEARBY STRUCTURES AND/OR HARDSCAPE SURFACES.

IV. VALVES

MAINTENANCE REQUIRED:

REGULAR INSPECTION OF VALVES TO VERIFY THAT THEY ARE OPERATING CORRECTLY. CHECKING FOR DIAPHRAGM OR SEAT WEAR, STICKING SOLENOIDS OR DIAPHRAGM, CORROSION OF WIRE CONNECTIONS, CLOGGED SCREENS AND ORIFICES, AND DEBRIS OR STONES LODGED UNDER THE DIAPHRAGM. REPAIR AND/OR REPLACEMENT AS NECESSARY.

REMOTE CONTROL VALVES MAY HAVE ASSOCIATED UNIONS AND ISOLATION VALVES. THESE SHOULD ALSO BE CHECKED PERIODICALLY FOR LEAKAGE OR DAMAGE.

FREQUENCY:

VALVES SHOULD BE MANUALLY OPERATED AND VISUALLY INSPECTED AT LEAST ONCE PER MONTH. A MORE THOROUGH INSPECTION OF ALL VALVES SHOULD BE PERFORMED AT LEAST ONCE A YEAR WITH REPAIRS OR REPLACEMENT DONE AS SOON AS ANY MALFUNCTION IS DETECTED. THIS SAME FREQUENCY OF INSPECTION SHOULD BE APPLIED TO THE BALL OR GATE VALVES LOCATED THROUGHOUT THE SYSTEM.

EFFECTS OF DEFERRED MAINTENANCE:

AS THE REMOTE CONTROL VALVES CONTROL THE DISBURSEMENT OF WATER, REPAIRS THAT ARE NOT ATTENDED TO IMMEDIATELY COULD RESULT IN LONG TERM DAMAGE TO LANDSCAPING IN THE AFFECTED AREAS.

V. IRRIGATION PIPE.

MAINTENANCE REQUIRED:

THE IRRIGATION SUPPLY AND LATERAL PIPES ARE PLASTIC (PVC). IF NOT DISTURBED BY; TRENCHING OR DIGGING, MINIMAL ONGOING MAINTENANCE SHOULD BE REQUIRED. ON OCCASION, SOME REPAIRS MAY NEED TO BE DONE TO MAINTAIN THE INTEGRITY OF THE SYSTEM AND AN OCCASIONAL INSPECTION OF PORTIONS OF THE SYSTEM IS RECOMMENDED. REPAIRS SHOULD BE MADE WITH IDENTICAL MATERIALS.

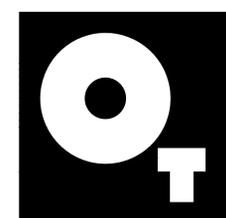
FREQUENCY:

IF REPAIRS ARE REQUIRED, THEY SHOULD BE DONE IMMEDIATELY.

EFFECTS OF DEFERRED MAINTENANCE:

AS WITH OTHER COMPONENTS OF THE IRRIGATION SYSTEM, REPAIRS THAT ARE NOT ATTENDED TO IMMEDIATELY COULD RESULT IN LONG TERM DAMAGE TO LAWN AND PLANT LIFE IN THE AFFECTED AREAS.

- END OF SECTION -



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PERMIT NO.: BCOM24-0126

PROJECT:
MACIAS
COMMERCIAL

2440 El Camino Real
Atascadero, CA 93422

Tract:
APN:

Garrett Macias
2440 El Camino Real
Atascadero, CA 93422

IRRIGATION SPECIFICATIONS

SCALE:
N/A

REVISIONS

Table with 3 columns: Description, Date, and By. Includes a triangle symbol in the first row.

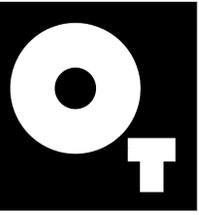
PROJECT NUMBER

2023-004

SHEET NUMBER

L11

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Tract:
 APN:

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PLANTING PLAN



SCALE:
 1"=10'

REVISIONS

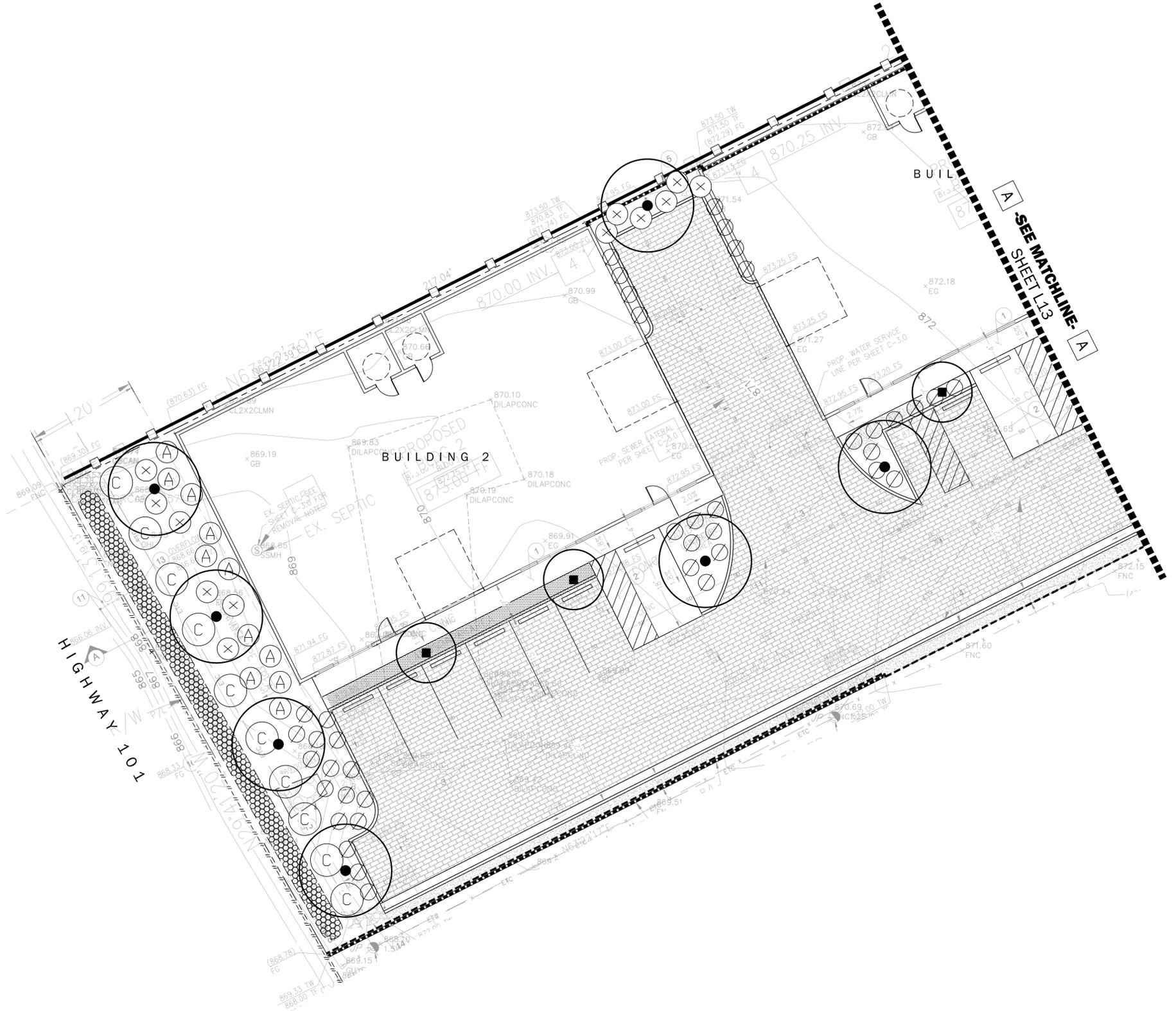
NO.	DATE	DESCRIPTION

PROJECT NUMBER

2023-004

SHEET NUMBER

L12



PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
■	ARBUS UNEDO	STRAWBERRY TREE	24" BOX MATCHED STD'S 5
●	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX MULTI 10
SHRUBS			
(A) X	ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	1 GALLON @ 4' O.C. 24
(C) X	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	1 GALLON @ 4' O.C. 25
(C) X	CISTUS 'SUNSET'	MAGENTA ROCKROSE	5 GALLON @ 6' O.C. 10
(C) X	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON @ 1' O.C. 371
GRASSES			
(C) X	AGROSTIS PALLENS	CALIFORNIA BENT GRASS	SOD 271 S.F.
(C) X	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON @ 3' O.C. 50

REFER TO SHEET L13 FOR THE PLANTING NOTES

NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 IBC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.



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PLANTING NOTES

- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK PRIOR TO CLARIFICATION BY LANDSCAPE ARCHITECT OR CITY INSPECTOR.
- CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
- REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
- IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED, (SEE SPECIFICATIONS).
- PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
- LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REP. THESE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
- 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 DUPLICATES OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- WHEREVER GROUNDCOVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOWSTRIP OR HEADERBOARD AS INDICATED ON DRAWINGS.
- CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANT MATERIAL INDICATED ON PLANS. QUANTITIES INDICATED ON PLAN ARE FOR ESTIMATION PURPOSES ONLY.
- WHERE A PAVED SURFACE OR WALL IS LOCATED WITHIN 5 FEET OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET ALONG THE PAVED SURFACE OR WALL. ROOT BARRIERS SHALL BE 12 INCHES MAXIMUM IN DEPTH. INSTALLING ROOT BARRIERS AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.
- ALL SLOPES 3' VERT. SHALL REQUIRE STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING AND HAND PLANTED GROUND COVER.
- ALL SLOPES 5' VERT. SHALL REQUIRE STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING AND HAND PLANTED GROUND COVER AND AN AUTOMATIC IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE STORM WATER AND NON-STORM WATER POLLUTION PREVENTION MEASURES AND BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH LOCAL JURISDICTION.
- ON ALL SLOPES 3:1 OR GREATER THE FOLLOWING REQUIREMENTS SHALL BE IMPLEMENTED PRIOR TO ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR COUNTY/CITY INSPECTOR.
 - GROUND COVER SHALL BE PLANTED AT 12" O.C. SPACING MAX. AND FIBER ROLLS SHALL BE INSTALLED ALONG FACE OF SLOPES AND TOE OF SLOPES IN ACCORDANCE WITH MFG. RECOMMENDATIONS AND/OR JURISDICTIONAL REQUIREMENTS.
 - SLOPE PLANTING SHALL ACHIEVE EFFECTIVE SOIL COVERAGE WITHIN 9 MONTHS. IF EFFECTIVE SOIL COVERAGE IS NOT ACHIEVED, THEN THE ADDITIONAL EROSION CONTROL MEASURES NOTED BELOW SHALL BE IMPLEMENTED BY THE CONTRACTOR.
 - FIBER MATRIX APPLICATION (STABILIZED OR BONDED), OR
 - EROSION CONTROL BLANKETS (STRAW OR COCONUT FIBER), OR
 - COMPOSTED LANDSCAPE MULCH (3-INCH DEPTH MIN.) AND HYDROMULCH + TACKIFIER, AND/OR
 - GROUNDCOVER PLANTING AND FIBER ROLLS IN ADDITION TO ABOVE MEASURES.
- ALL PLANTED AREAS LESS THAN 3:1 SLOPE SHALL RECEIVE SHREDDED WOOD MULCH IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- DURING EROSION CONTROL SEASON ALL SLOPES SHALL BE PROVIDED WITH STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING.
- TREES W/GIRDLED OR SPIRALED ROOTS SHALL NOT BE ALLOWED.
- ALL PLANTING AREAS TO RECEIVE 3" DEEP LAYER OF MULCH.
- WEED ABATEMENT: AFTER EARTHWORK, INSTALLATION OF IRRIGATION SYSTEM, AND SOIL PREPARATION, BUT PRIOR TO PLANTING, PERFORM WEED ABATEMENT PROGRAM TO ALL PLANTING AREAS AS FOLLOWS:
 - APPLY PRE-EMERGENT BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS.
 - WEEDS SHALL BE REMOVED BEFORE THEY REACH 2" IN HEIGHT OR IF WEEDS BEGIN DEVELOPING SEEDS.
 - ALL HERBICIDES SHALL BE APPLIED ONLY BY A CALIFORNIA LICENSED APPLICATOR. NO HERBICIDES SHALL BE APPLIED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND/OR CITY INSPECTOR.

WEED PREVENTION NOTE

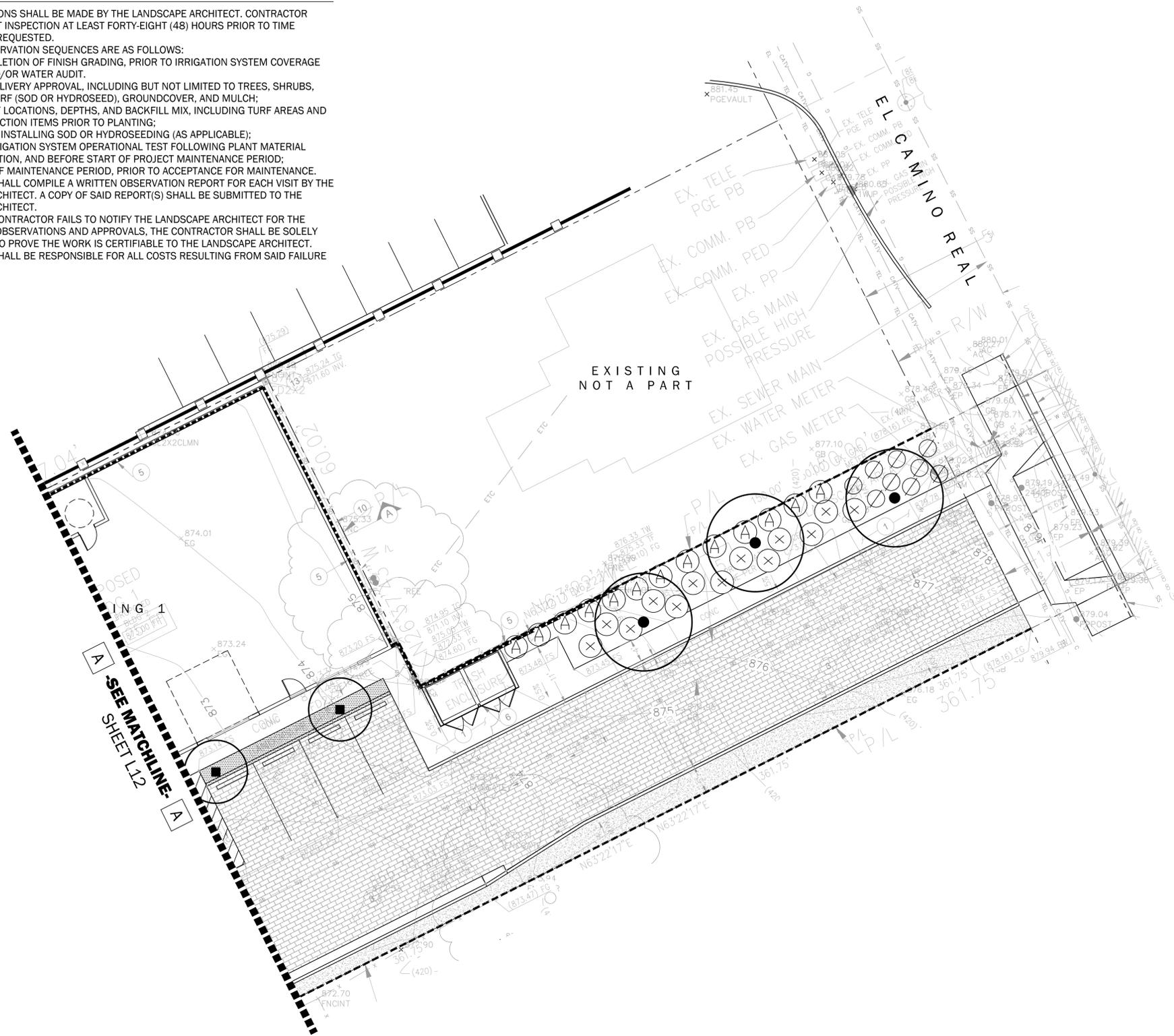
PRE-EMERGENT TO BE APPLIED BEFORE THE MULCH IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE THEY REACH 2" IN HEIGHT OR WHEN WEED SEEDS BEGIN TO DEVELOP.

FINISH GRADE / TURF NOTE

CONTRACTOR TO SET FINISH GRADE 1 1/2" BELOW SIDEWALK FINISH SURFACE FOR TURF AND 2" MIN AT SHRUB AREAS PRIOR TO INSTALLATION OF TURF SOD AND SHRUBS.

REQUIRED PLANTING OBSERVATION SEQUENCE

- ALL OBSERVATIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL REQUEST INSPECTION AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO TIME INSPECTION IS REQUESTED.
- PLANTING OBSERVATION SEQUENCES ARE AS FOLLOWS:
 - AT COMPLETION OF FINISH GRADING, PRIOR TO IRRIGATION SYSTEM COVERAGE TEST AND/OR WATER AUDIT.
 - PLANT DELIVERY APPROVAL, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, VINES, TURF (SOD OR HYDROSEED), GROUNDCOVER, AND MULCH;
 - PLANT PIT LOCATIONS, DEPTHS, AND BACKFILL MIX, INCLUDING TURF AREAS AND CONSTRUCTION ITEMS PRIOR TO PLANTING;
 - PRIOR TO INSTALLING SOD OR HYDROSEEDING (AS APPLICABLE);
 - FINAL IRRIGATION SYSTEM OPERATIONAL TEST FOLLOWING PLANT MATERIAL INSTALLATION, AND BEFORE START OF PROJECT MAINTENANCE PERIOD;
 - AT END OF MAINTENANCE PERIOD, PRIOR TO ACCEPTANCE FOR MAINTENANCE.
- CONTRACTOR SHALL COMPARE A WRITTEN OBSERVATION REPORT FOR EACH VISIT BY THE LANDSCAPE ARCHITECT. A COPY OF SAID REPORT(S) SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- IN THE EVENT CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE LISTED OBSERVATIONS AND APPROVALS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVE THE WORK IS CERTIFIABLE TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM SAID FAILURE TO NOTIFY.



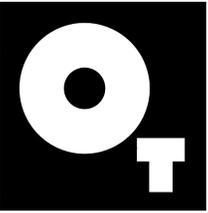
PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
ARBUS UNEDO	STRAWBERRY TREE	24" BOX MATCHED STD'S	5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX MULTI	10
SHRUBS			
ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	1 GALLON @ 4' O.C.	24
EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	1 GALLON @ 4' O.C.	25
CISTUS 'SUNSET'	MAGENTA ROCKROSE	5 GALLON @ 6' O.C.	10
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON @ 1' O.C.	371
GRASSES			
AGROSTIS PALLENS	CALIFORNIA BENT GRASS	SOD	271 S.F.
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON @ 3' O.C.	50



Know what's below. Call before you dig.

NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 IBC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.



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Tract:

APN:

Garrett Macias
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 Atascadero, CA 93422

PLANTING PLAN



SCALE:
 1"=10'

REVISIONS

NO.	DESCRIPTION

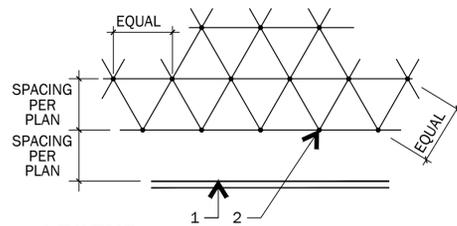
PROJECT NUMBER

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SHEET NUMBER

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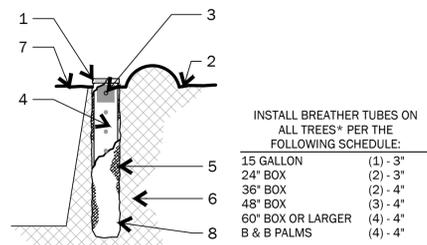
LEGEND

1. BACK OF CURB, HEADER, OR EDGE OF PAVEMENT
2. PLANT LOCATION

NOTES:

A. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE NOTED ON PLANS. SEE LEGEND ON PLANTING PLAN FOR SPACING REQUIREMENTS

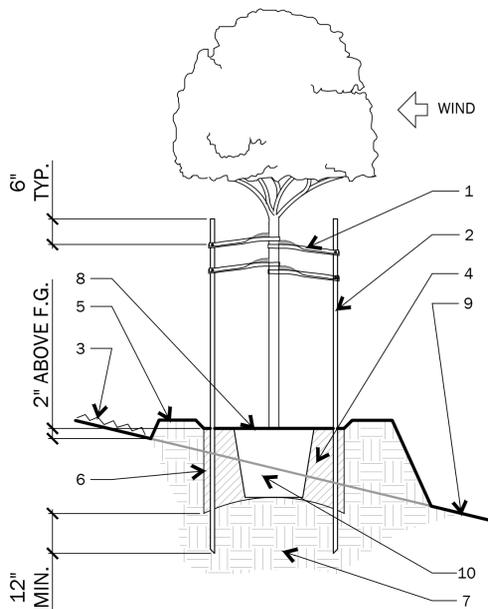
G SHRUB / GROUNDCOVER SPACING



LEGEND

1. NDS SLOTTED GRATE-PIPE SIZE ATTACHED WITH S.S. MACHINE SCREWS (2 REQUIRED)
2. FINISH GRADE
3. DUCT TAPE OVER HOLES WITHIN 6" OF FINISH GRADE
4. RIGID PERFORATED SMOOTHWALL HANSCORE PIPE. SEE SCHEDULE FOR SIZE AND NUMBER PER PLANT.
5. "DRAINARD" SOCK
6. BACKFILL MIX PER SPECIFICATIONS
7. ROOTBALL
8. SOCK TO WRAP AROUND AND BENEATH DRAIN PIPE

H BREATHER TUBE



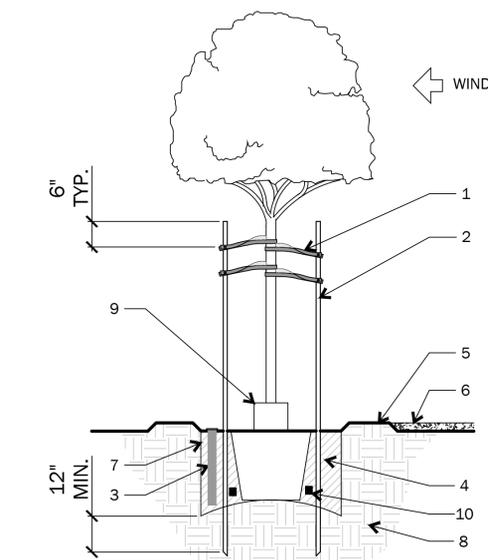
D TREE PLANTING SLOPE

LEGEND

1. CINCH TIE: INSTALL PER MFR. INSTRUCTIONS SECURE STRAPS TO STAKE USING GALVANIZED HARDWARE. PLACE BELOW BRANCH YOKE OF TREE. (TOTAL CINCH TIES PER STAKE: AS SHOWN)
2. 10'-12' LODGE POLE PINE STAKES: (1) FOR 5 GAL., (2) FOR 15 GAL. & 24" BOX. 7'-8" ABOVE GRADE, 3'-4" BELOW GRADE
3. JUTE MESH- THOSE AREAS GREATER THAN EXISTING SLOPE.
4. BACKFILL MIX PER SPECIFICATIONS
5. WATER BASIN
6. PLANT PIT: 2 TIMES WIDTH OF ROOTBALL AND EQUAL TO THE DEPTH OF THE ROOTBALL.
7. NATIVE SOIL
8. TREES IN TURF AREAS SHALL HAVE A 3' DIAMETER MULCH RING
9. FINISH GRADE
10. ROOTBALL

NOTES:

- A. INSTALL ROOT BARRIERS ON TREES PLANTED WITHIN 5' OF ANY STRUCTURE OR HARDSCAPE.
- B. ROOTBALL CROWN TO BE SET 2" ABOVE ORIGINAL FINISH GRADE
- C. STAKES SHALL NOT PIERCE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL



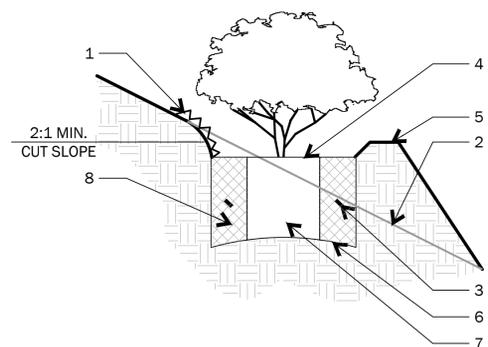
E TREE PLANTING

LEGEND

1. CINCH TIE -- INSTALL PER INSTRUCTIONS USING (2) STRAPS PER STAKE SECURE TO STAKE PER MANUFACTURERS RECOMMENDATIONS. PLACE BELOW BRANCH YOKE OF TREE.
2. 8' LODGEPOLE PINE STAKES
3. PERFORATED DRAINPIPE WITH FABRIC AND CAP. REFER TO BREATHER TUBE- DETAIL A, THIS SHEET. PROVIDE/INSTALL FOR ALL TREES
4. BACKFILL MIX PER SPECIFICATIONS
5. 4" BERM FOR TEMPORARY WATERING
6. MULCH - WHERE APPLICABLE IN PLANTER BEDS
7. PLANT PIT: 2 TIMES WIDTH OF ROOT BALL
8. NATIVE SOIL
9. TRUNK GUARD IN TURF AREAS
10. PLANT TABS PER MANUFACTURERS RECOMMENDATIONS

NOTES:

- A. INSTALL ROOT BARRIERS ON TREES PLANTED WITHIN 6' OF ANY STRUCTURE OR HARDSCAPE.
- B. ROOT CROWN TO BE SET 2" - 3" ABOVE ORIGINAL FINISH GRADE



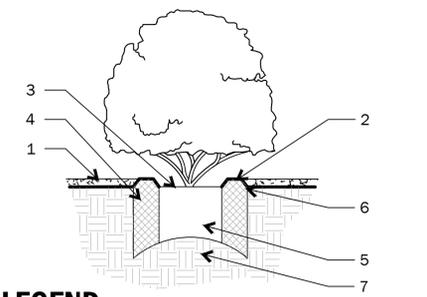
F SHRUB PLANTING SLOPE

LEGEND

1. JUTE MESH: ADD TO THOSE AREAS GREATER THAN EXISTING SLOPE.
2. ORIGINAL GRADE
3. FERTILIZER TABLETS. APPLICATION RATE PER AGRONOMIST RECOMMENDATIONS
4. ROOT CROWN TO BE SET 2" - 3" ABOVE ORIGINAL LINE OF SLOPE
5. 3" BERM TIGHTLY COMPACTED IN PLACE TO FORM WATERING BASIN
6. PLANT PIT TO BE 2 TIMES THE WIDTH OF THE ROOT BALL & EQUAL TO THE DEPTH OF THE ROOTBALL.
7. CONTAINER ROOT BALL
8. BACKFILL MIX PER AGRONOMIST REPORT

NOTES:

- A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE, DO NOT CRACK ROOT BALL
- B. WATERING BASIN TO BE ELIMINATED WHEN SHRUBS ARE NATIVE OR EXTREMELY DROUGHT TOLERANT



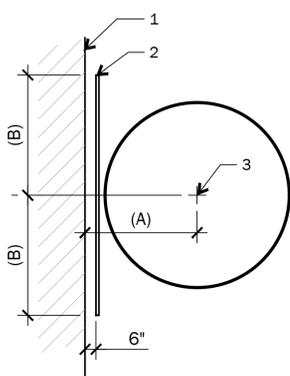
LEGEND

1. MULCH: SEE PLAN & SPECIFICATIONS
2. 3" BERM TO FORM DEPRESSED WATERING BASIN
3. ROOT CROWN: SEE NOTES BELOW
4. BACKFILL MIX PER SPECIFICATIONS
5. CONTAINER PLANT ROOTBALL
6. PLANT PIT: TO BE 1.5X THE WIDTH OF THE ROOTBALL AND 6" BELOW THE BOTTOM OF THE ROOTBALL
7. NATIVE SOIL

NOTE:

- A. CROWN OF SHRUB SHALL BE INSTALLED TO MAINTAIN ONE TO TWO INCHES ABOVE ORIGINAL FINISH GRADE.

A SHRUB PLANTING



LEGEND

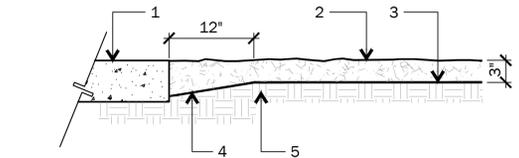
1. WALL, WALK, CURB, OR DRIVEWAY EDGE
2. DEEP ROOT PANEL: NDS SM-1220 OR APPROVED EQUAL (12" MAXIMUM DEPTH & LINEAR APPLICATION ONLY)
3. TREE TRUNK

NOTE:

- A. PANEL IS ONLY REQUIRED WHERE TREES ARE WITHIN 5'-0" OF ANY CONCRETE WALK, WALL, CURB OR DRIVEWAY.
- B. 18" DEEP PANEL REQUIRED NEXT TO WALKS AND DRIVES, 24" DEEP PANEL REQUIRED NEXT TO CURBS

HARDSCAPE DISTANCE FROM TREE (A)	PANEL LENGTH (MIN.) FROM CENTER OF TREE TRUNK (B)
5'	5'
4'	6'-6"
3'	7'
2'	7'-6"
1'	8'

B ROOT BARRIER



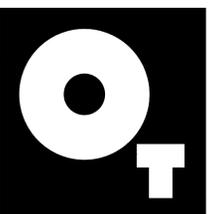
LEGEND

1. HARDSCAPING, MOW-CURB, OR HEADER
2. MULCH
3. FINISH GRADE
4. SHOVEL CUT EDGE
5. COMPACTED NATIVE SOIL

NOTES:

- A. PRIOR TO PURCHASE/PLACEMENT OF THE MULCH, THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE INSPECTOR FOR APPROVAL.
- B. MULCH UNDER TREES AND SHRUBS AS DIRECTED ON THE PLANS AND BLEND INTO EDGES AT GROUND COVER AREAS.
- C. MOISTEN MULCH AFTER INSTALLATION TO ASSIST IN COMPACTION.
- D. PLACE NO MULCH WITHIN A 6" RADIUS OF THE CROWN OF A WOODY PLANT.

C MULCH DETAIL



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PLANTING DETAILS

SCALE:
 PER PLAN

REVISIONS

NO.	DATE	DESCRIPTION

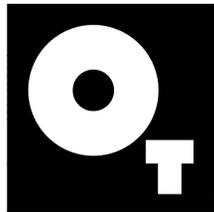
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SHEET NUMBER

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PLANTING SPECIFICATIONS

SCALE:
 PER PLAN

REVISIONS

NO.	REVISION
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PROJECT NUMBER

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PART A PLANTING

1.0 SCOPE
 THE WORK OF THIS SECTION INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED ON THE DRAWINGS. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE VARIOUS TRADES AND UNDER THE CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN, CAPABLE OF INTERPRETING THE DRAWINGS AND THESE SPECIFICATIONS. THE WORK INCLUDED IN THIS SECTION IS AS FOLLOWS: FINISH GRADING FOR PLANTING; SOIL PREPARATION; FERTILIZATION; PLANTING INCLUDING LAWN; MAINTENANCE; INSPECTION AND CERTIFICATIONS; GUARANTEES; CLEAN-UP; STAKING, GUYING AND ESPALIERING; MISCELLANEOUS ALLOWANCES.

2.0 APPROVALS
 A. ALL IRRIGATION WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO THE START OF ANY PLANTING.
 B. PRIOR TO EXCAVATION FOR PLANTING OR PLACING OF STAKES, LOCATE ALL UTILITIES, ELECTRIC CABLES, CONDUITS, IRRIGATION LINES, HEADS, VALVES AND VALVE CONTROL WIRES, AND ALL UTILITY LINES SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, PROMPTLY NOTIFY LANDSCAPE ARCHITECT WHO SHALL ARRANGE FOR RELOCATION FOR ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.

3.0 QUANTITIES AND TYPES
 PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES, KINDS, SIZES, ETC., AS SYMBOLIZED AND/OR DESCRIBED IN THE PLANT MATERIAL LEGEND ON THE DRAWINGS. THE LANDSCAPE ARCHITECT HAS PREPARED QUANTITIES ONLY AS A CONVENIENCE TO CONTRACTOR AND ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE LANDSCAPE CONTRACTOR IS TO VERIFY ALL SIZES AND QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL PLANT MATERIALS AT THE SPACING INDICATED ON THE PLANTING LEGEND.

4.0 VERIFICATION OF DIMENSIONS AND QUANTITIES
 DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL NOTIFY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL HAS BEEN GIVEN BY THE LANDSCAPE ARCHITECT.

5.0 OBSERVATION / CERTIFICATION:
 A. ALL OBSERVATIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REQUEST INSPECTION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME INSPECTION IS REQUESTED.
 B. QUALITY CONTROL OBSERVATION SEQUENCES ARE AS FOLLOWS:
 B.1. TESTING OF MAIN LINE PRIOR TO BACKFILLING: 150 PSI FOR 4 HOURS. CENTER FILLING OF MAIN LINE SHALL BE ALLOWED.
 B.2. IRRIGATION COVERAGE TEST PRIOR TO PLANTING, BUT AFTER FINISH GRADING.
 B.3. PLANT DELIVERY APPROVAL INCLUDING LINERS, FLATS, CONTAINER PLANTS AND BOXED PLANTS.
 B.4. PLANT PIT LOCATIONS, DEPTHS, AND BACKFILL MIX, INCLUDING LAWN AREAS AND CONSTRUCTION ITEMS PRIOR TO PLANTING.
 B.5. COVERAGE TEST AFTER PLANTING, BUT BEFORE THE MAINTENANCE PERIOD INCLUDING CONTROLLER SEQUENCING.
 B.6. COVERAGE TEST AT END OF MAINTENANCE PERIOD INCLUDING CONTROLLER SEQUENCING.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO WAIVE, SHORTEN OR LENGTHEN EACH CONTROLLER STATION OPERATION DURING HIS OR HER VISITS. MIX BACKFILL IN ONE CENTRAL LOCATION NOT AT EACH PLANT SITE UNLESS OTHERWISE APPROVED. A SITE SHALL BE PRE-SELECTED BY OWNER FOR STORAGE OF IRRIGATION EQUIPMENT IN CONTAINERS. OBSERVATION REPORTS SHALL BE MADE FOR EACH VISIT BY THE LANDSCAPE ARCHITECT AND ONE COPY EACH SHALL BE SUBMITTED TO THE OWNER AND CONTRACTOR.

C. WHERE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE OBSERVATION/APPROVAL PURPOSES WHEN JOB CERTIFICATION IS REQUIRED BY A LOCAL AGENCY, THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE TO PROVE THE JOB CERTIFIABLE TO THE LANDSCAPE ARCHITECT, INCLUDING THE LANDSCAPE ARCHITECT'S TIME AND EXPENSES TO BE BILLED AT A RATE OF \$75.00/HR. IN THE EVENT CONTRACTOR IS NOT READY FOR OBSERVATION AT THE AGREED UPON SCHEDULED TIME, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES INCURRED BY THE LANDSCAPE ARCHITECT AND/OR OTHER CONSULTANTS AT A RATE OF \$75.00/HR. PORTAL TO PORTAL.
 D. PROVIDE THE FOLLOWING EXTRA EQUIPMENT TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO THE START OF MAINTENANCE.
 D.1. SIX POP-UP BODIES AND FOUR OF EACH TYPE OF NOZZLE REQUIRED.
 D.2. TWO KEYS FOR CONTROLLER DOOR.
 D.3. TWO KEYS FOR ENCLOSURE LOCK.
 D.4. FOUR QUICK COUPLER KEYS AND HOSE SWIVELS.
 D.5. CERTIFICATIONS: PRIOR TO START OF MAINTENANCE WRITTEN CERTIFICATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR THE FOLLOWING:
 D.5.1. QUANTITY AND QUALITY OF COMMERCIAL FERTILIZER AND ORGANIC FERTILIZER.
 D.5.2. QUANTITY AND QUALITY OF ALL SOIL AMENDMENTS CALLED FOR BY PLANS AND SPECIFICATIONS.

6.0 MATERIALS
 PLANT MATERIALS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED SHALL CONFORM TO THE FOLLOWING:
 A. NOMENCLATURE - PLANT NAMES INDICATED ON THE DRAWINGS CONFORM TO 'STANDAR PLANT NAMES' ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE. EXCEPT FOR NAMES COVERED THEREIN, THE ESTABLISHED CUSTOM OF THE NURSERY IS FOLLOWED.
 B. CONDITION - PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR

VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS, OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY, EXCEPT AS AUTHORIZED BY LANDSCAPE ARCHITECT. IN NO CASE SHALL TREES BE TOPPED BEFORE DELIVERY.
 C. DIMENSIONS - THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION, AND SHALL BE AS INDICATED ON THE DRAWINGS. THE CALIPER OF ALL TREES SHALL BE MEASURED 6" ABOVE THE SURFACE OF THE GROUND, WHERE CALIPER OR OTHER DIMENSIONS OF ANY PLANT MATERIALS ARE OMITTED FROM THE "PLANT LEGEND"; IT SHALL BE UNDERSTOOD THAT THESE PLANT MATERIALS SHALL BE NORMAL 'AMERICAN NURSERYMEN' STOCK FOR TYPE LISTED.
 D. INSPECTION - ALL PLANT MATERIALS MUST HAVE BEEN PREVIOUSLY INSPECTED AT THE NURSERY BY A STATE OR COUNTY HORTICULTURAL DEPARTMENT, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE PLANTING.
 E. PLANT LIST - IS INDICATED ON DRAWINGS AND LEGEND.
 F. SIZES OF PLANTS - SHALL BE AS STATED ON THE LEGEND.
 G. PLANT SIZES SHALL MEET THE "AMERICAN STANDARD FOR NURSERY STOCK" A.N.S.I. Z 60.1 - 1996.
 H. MATERIALS WILL BE PERMITTED PROVIDED THE SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT, AND THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL COST TO OWNER. EXCEPT FOR AUTHORIZED VARIATIONS, ALL SUBSTITUTE PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATION. IF THE ACCEPTED SUBSTITUTE MATERIALS ARE OF A LESSER VALUE THAN THOSE INDICATED OR SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.
 I. PLANTS NOT APPROVED - PLANTS NOT APPROVED ARE TO BE REMOVED FROM THE SITE AND REPLACED WITH SUITABLE PLANTS, THE OWNER OR LAND RESERVES THE RIGHT TO REJECT ENTIRE LOTS OF PLANTS REPRESENTED BY DEFECTIVE SAMPLES.

7.0 FERTILIZERS AND SOIL CONDITIONS (FOR BID PURPOSES ONLY)
 PROVIDE SITE SPECIFIC AGRONOMIC SOILS REPORT WITH RECOMMENDATIONS - INCLUDE REPORT WITH PLANS FOR CITY SUBMITTALS

8.0 INTENTIONALLY LEFT BLANK

9.0 STAKING MATERIALS
 A. A TREE STAKING SHALL BE AS PER DETAILS.
 B. TIES FOR HOLDING TREES SHALL BE AS PER DETAILS.
 C. TREE GUYING SHALL BE AS PER DETAILS.

10.0 GRADING AND SOIL PREPARATION
 A. CONTRACTOR IS TO FINISH GRADE TO WITHIN 1/10TH OF A FOOT BELOW THE TOP OF PAVING WHERE PAVING EXISTS PER DETAILS.
 B. MOISTURE CONTENT - THE SOILS SHALL NOT BE WORKED WHEN THE MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR; AND NOT WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING FOR PLANTING.
 C. PRELIMINARY GRADING - PRELIMINARY GRADING SHALL BE DONE IN SUCH A MANNER AS TO FLATTEN THE FINISH GRADING. EXCESS SOILS SHALL BE REMOVED OR REDISTRIBUTED BEFORE APPLICATION OF FERTILIZER AND BARK. WHERE SOIL IS TO BE REPLACED BY PLANTS AND BARK, ALLOWANCE SHALL BE MADE SO THAT WHEN FINISH GRADING HAS BEGUN, THERE SHALL BE NO DEFICIENCY IN THE SPECIFIED DEPTH OF BARK IN PLANTING BEDS.
 D. WEEDING - BEFORE AND DURING PRELIMINARY AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF OFF SITE (EXCEPT THOSE WEEDS AND GRASSES NOT OF THE PERENNIAL TYPE, LESS THAN 2-1/2" HIGH AND NOT BEARING SEEDS, WHICH MAY BE TURNED UNDER). OATS MORE THAN 2-1/2" HIGH AND NOT BEARING SEEDS MAY BE TURNED UNDER. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO, THE FOLLOWING: NUT GRASS, PUNCTURE VINE, DALLAS GRASS, MUSTARD PLANT, ST. AUGUSTINE GRASS, ALFALFA, JOHNSON GRASS, WIRE WEED, MORNING GLORY, BERMUDA GRASS. PRIOR TO PLANTING, A GRANULAR PRE-EMERGENT, NON-SERIF HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

11.0 SOIL CONDITIONERS AND SOIL TESTING
 PROVIDE SITE SPECIFIC AGRONOMIC SOILS REPORT WITH RECOMMENDATIONS AND INCLUDE REPORT WITH PLANS FOR CITY SUBMITTALS

12.0 FINISH GRADING
 WHEN PRELIMINARY GRADING, (INCLUDING WEEDING AND FERTILIZING) HAS BEEN COMPLETED AND THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO THE ELEVATIONS INDICATED ON THE DRAWINGS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. MINOR ADJUSTMENTS OF FINISH GRADES SHALL BE MADE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO OWNER.

FINISH GRADE SHALL BE A SMOOTH, EVEN AND UNIFORM PLANE WITHOUT ABRUPT CHANGES. FINISH GRADES ADJACENT TO BUILDINGS SHALL BE GRADED (2% MIN) TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY RE-GRADING SURFACES TO FACILITATE THE NATURAL "RUN-OFF" OF WATER. GRADING SHALL BE DONE WHEN SOIL IS AT OPTIMUM MOISTURE CONTENT FOR WORKING.

13.0 METHOD OF PLANTING AND WORK PROCEDURE
 A. NO PLANTING SHALL BE DONE UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE SPRINKLER SYSTEM HAVE BEEN COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, THE PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AS SPECIFIED, AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.

B. THE RELATIVE POSITION OF ALL TREES AND PLANTS IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, AND THEY SHALL, IF NECESSARY, BE RELOCATED AS DIRECTED AS PART OF THE CONTRACT.
 C. ALL PLANTS SHALL BE REMOVED FROM THEIR CONTAINER AND SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE THAT THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED. EACH PLANT SHALL BE PLANTED IN THE CENTER OF THE PIT AND BACKFILLED UNLESS OTHERWISE SPECIFIED, WITH THE PREPARED SOIL. NO SOIL IN MUDDY CONDITION SHALL BE USED FOR BACKFILLING. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. ALL BROKEN OR FRAYED ROOTS SHALL BE PROPERLY CUT OFF.
 D. LANDSCAPE ARCHITECT SHALL APPROVE THE PLACING AND PLANTING OF ALL PLANTS.
 E. IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN THE PLANTING OPERATION, ALTERNATE LOCATIONS FOR PLANT MATERIAL WILL BE SELECTED BY THE LANDSCAPE ARCHITECT, AND PLANTING COMPLETED AT NO EXTRA COST TO OWNER.

14.0 PLANTING OF TREES
 A. POSITION PLANTS IN PLANT LOCATIONS INDICATED ON DRAWINGS AND SECURE APPROVAL BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS INDICATED.
 B. ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS LEVEL, THE LENGTH OF SIDES AND DEPTH EQUAL TO ONE AND ONE-HALF TIMES THE DIAMETER OF THE TREE BALL. COMPACTED SOILS AT SIDES AND BOTTOMS SHALL BE LOOSENEED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL" TO THEIR REQUIRED GRADE, AND THE BALANCE OF THE PIT FILLED WITH "PREPARED SOIL", THOROUGHLY SETTLED BY WATER APPLICATION. (REFER TO PLANTING DETAILS AND SPACING DETAILS)
 C. SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION SO THAT CROWN OF BALL WILL BE LEVEL WITH FINISH GRADE. AFTER ALL DRAINAGE WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE SOIL SURFACE IN THE CONTAINER.
 D. PREPARE DEPRESSED WATER BASIN AS WIDE AS PLANT BALLS AT EACH PLANT. WATER THOROUGHLY, BACKFILLING ANY VOIDS WITH ADDITIONAL PREPARED PLANTING MIX.

15.0 PLANTING VINES, SHRUBS AND GROUNDCOVERS
 A. VINES AND SHRUBS SHALL BE PLANTED PER DETAILS. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENEED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHOULD BE FILLED TO THE REQUIRED GRADE BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING. (REFER TO PLANTING DETAILS)
 B. PREPARE A DEPRESSED WATER BASIN AS WIDE AS PLANT PITS AT EACH PLANT. WATER THOROUGHLY, BACKFILLING ANY VOIDS WITH ADDITIONAL PREPARED PLANTING MIX.

16.0 TREES OCCURRING IN LAWN
 A. TREES OCCURRING IN LAWN SHALL BE PLANTED BEFORE FINAL PREPARATION OF THOSE AREAS.
 B. ALL TREES SHALL BE INSTALLED WITH BARK PROTECTION DEVICES AT
 17.0 CARE OF PLANTS BEFORE AND DURING PLANTING
 A. PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. KEEP EXPOSED ROOTS MOIST BY MEANS OF WET SAWDUST, PEAT MOSS OR BURLAP AT ALL TIMES DURING PLANTING OPERATIONS. DO NOT EXPOSE ROOTS TO THE AIR EXCEPT WHILE BEING PLACED IN THE GROUND. WILTED PLANTS IN OR OUT OF CONTAINERS, WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 B. EXISTING PLANTS, WHERE INDICATED, SHALL BE PROTECTED IN PLACE. DAMAGED, OR DESTROYED PLANTS SHALL BE REPLACED IN DUPLICATE SIZE BY THE CONTRACTOR WITHIN 48 HOURS AFTER NOTIFICATION BY THE OWNER'S REPRESENTATIVE.

18.0 BARK MULCH
 SHEED CONTROL BARK INSTALLATION SHALL CONSIST OF PLACING SHREDDED WOOD BARK MULCH IN ALL SHRUB PLANTING AREAS PER PLANTING PLAN NOTES. CONTRACTOR SHALL SUPPLY A ONE GALLON BAG SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO DELIVERY. MFG. HALL CERTIFY BARK MULCH TO BE BROWN AND GOLD. COPIES SHALL BE PROVIDED TO CITY LANDSCAPE INSPECTOR AND LANDSCAPE ARCHITECT AVAIL. THRU: AGUINAGA GREEN - PHONE: 714-649-90

26.0 CERTIFICATES
 IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, CONTRACTOR SHALL FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL, STATING THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND THAT THE MATERIAL CONFORMS TO THE SPECIFICATION REQUIREMENTS. FOR BULK DELIVERED ORGANIC FERTILIZER, THE CERTIFICATE SHALL ALSO STATE THE VOLUME, NET WEIGHT, PERCENT OF NITROGEN AND PERCENT OF PHOSPHORIC ACID. FOR EACH FERTILIZER AND SOIL CONDITIONER, IN CONTAINERS, A SIMILAR CERTIFICATE OR INVOICE SHALL BE FURNISHED STATING TOTAL QUANTITIES BY WEIGHT AND VOLUME FOR EACH MATERIAL. THESE CERTIFICATES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF THE MAINTENANCE PERIOD.
 27.0 PROTECTION
 CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING PLANT MATERIALS, FENCES, SUPPORTS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

28.0 MAINTENANCE
 A. CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING HERBICIDES BY A CERTIFIED SPRAYER CARING FOR PLANTS, INCLUDING GROUNDCOVERS, SHRUBS AND TREES, EDGING, AERATING AND MOWING OF LAWNS, FERTILIZING AND CONTROL OF WEEDS, PESTS AND DISEASES.
 B. DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPAIRED. EXTERMINATE ALL RODENTS, AND REPAIR RODENT DAMAGE IMMEDIATELY.
 C. THE ENTIRE PROJECT SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN NOTIFICATION FOR "START OF MAINTENANCE". THE PROJECT SHALL BE CARED FOR IN A NEAT AND CLEAN CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.

29.0 LAWN MAINTENANCE
 A. WATERING - WATER EVERY DAY ONCE PER DAY FOR TWO WEEKS AND THEREAFTER GRADUALLY REDUCE FREQUENCY OF WATERING TO THREE TIMES PER WEEK. CONTRACTOR SHALL

CONTINUE TO MAINTAIN THE LAWN UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
 B. FERTILIZING - APPLY 12-12-12 (BEST OR EQUAL) AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET THREE WEEKS AFTER INSTALLATION AND WATER IMMEDIATELY THEREAFTER.
 C. DISEASES AND PEST CONTROL - FLY TWO WEEKS AFTER APPROVAL OF LAWN INSTALLATION. APPLY A GRANULAR MERCURIAL FUNGICIDE OF 1.8% MERCUROUS CHLORIDE AS PER MANUFACTURER'S RECOMMENDATION.
 D. MOWING - (TALL FESCUE LAWNS) - THE LAWN SHALL BE MOWED AT A HEIGHT OF 2" WITH A ROTARY MOWER, EQUIPPED WITH ROLLER, BEFORE IT REACHES 3" IN HEIGHT. COLLECT GRASS CLIPPING DURING MOWING OPERATIONS AND REMOVE FROM THE SITE. AFTER EACH CUTTING, THE EDGE OF THE GRASS SHALL BE TRIMMED TO A NEAT AND UNIFORM LINE. THE LAWN EDGES SHALL BE MAINTAINED NEATLY AT ALL TIMES.

20.0 WATERING
 A. IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED BY HOSE IN A MODERATE STREAM IN THE PLANTING HOLES UNTIL THE MATERIAL ABOUT THE ROOTS IS COMPLETELY SATURATED FROM THE BOTTOM OF THE HOLE TO THE TOP OF THE GROUND.
 B. PLANTS WHICH CANNOT BE WATERED EFFICIENTLY WITH THE EXISTING IRRIGATION SHALL BE WATERED BY MEANS OF A HOSE.
 C. APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL AND SOIL CONDITIONS REQUIRE, TO KEEP THE GROUND WET AT ALL TIMES, WELL BELOW THE ROOT SYSTEM OF GRASS AND PLANTING. CARE IS TO BE TAKEN IN WATERING SLOPES SO AS NOT TO CAUSE EROSION DAMAGE.
 D. FOLLOWING THE PLANTING OF GROUND COVER PLANTS IMMEDIATELY AND THOROUGHLY WATER BY WATER APPLICATION. (REFER TO PLANTING DETAILS AND SPACING DETAILS)

21.0 WATERING BASINS
 A. CONSTRUCT A FIRMLY COMPACTED MOUND OF SOIL AROUND EACH TREE AND PLANT TO FORM A WATERING BASIN AT THE EDGE OF AND FOLLOWING THE SHAPE OF THE PLANTING PIT AREA. MOUNDS FOR TREES AND FOR VINES FROM 5-GALLON OR LARGER CONTAINERS, SHALL BE AT LEAST 4" HIGH. MOUNDS FOR ALL OTHER TREES, VINES OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT 2" HIGH. EXCAVATED EARTH, IF CAPABLE OF RETAINING WATER, MAY BE USED, ANY SETTLEMENT WITHIN THE BASINS RETAINING WATER SHALL BE REFILLED TO THE REQUIRED GRADE WITH PREPARED SOIL, AND ADDITIONAL NITROGEN STABILIZED SAWDUST WORKED INTO THE SURFACE AS REQUIRED TO RESTORE THE BARE BARK CONDITION.
 B. REMOVE WATERING BASINS IN PLANTER AREAS AT THE TIME OF BARK INSTALLATION.

23.0 TREE STAKING
 A. STAKE ALL NON-GUYED TREES AT TIME OF PLANTING BY PLACING STAKE IN THE PREPARED HOLE AND DRIVING IT 12" INTO SOIL GROUND. PLANT THE TREE AS CLOSE TO THE STAKE AS POSSIBLE WITHOUT CROWDING THE ROOTS. FASTEN THE TREE TO THE UPPER END OF STAKE USING "CINCH TIES". (REFER TO DETAIL)
 B. TREES 36" BOX SIZE OR LARGER, SHALL BE IMMEDIATELY ROOT GUYED AFTER PLANTING WITH DUCKBILL ROOT BALL ANCHOR OR EQUAL PER MFG. INSTRUCTIONS.

24.0 ESPALIERING OF VINES
 ALL TRELISES AND STAKES ARE TO BE REMOVED FROM PLANTS, AND THE PLANTS SHALL BE FASTENED AND TRAINED AGAINST FENCES OR WALLS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO DETAIL.

25.0 BARK MULCH
 SHEED CONTROL BARK INSTALLATION SHALL CONSIST OF PLACING SHREDDED WOOD BARK MULCH IN ALL SHRUB PLANTING AREAS PER PLANTING PLAN NOTES. CONTRACTOR SHALL SUPPLY A ONE GALLON BAG SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO DELIVERY. MFG. HALL CERTIFY BARK MULCH TO BE BROWN AND GOLD. COPIES SHALL BE PROVIDED TO CITY LANDSCAPE INSPECTOR AND LANDSCAPE ARCHITECT AVAIL. THRU: AGUINAGA GREEN - PHONE: 714-649-90

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 B. DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPAIRED. EXTERMINATE ALL RODENTS, AND REPAIR RODENT DAMAGE IMMEDIATELY.
 C. THE ENTIRE PROJECT SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN NOTIFICATION FOR "START OF MAINTENANCE". THE PROJECT SHALL BE CARED FOR IN A NEAT AND CLEAN CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.

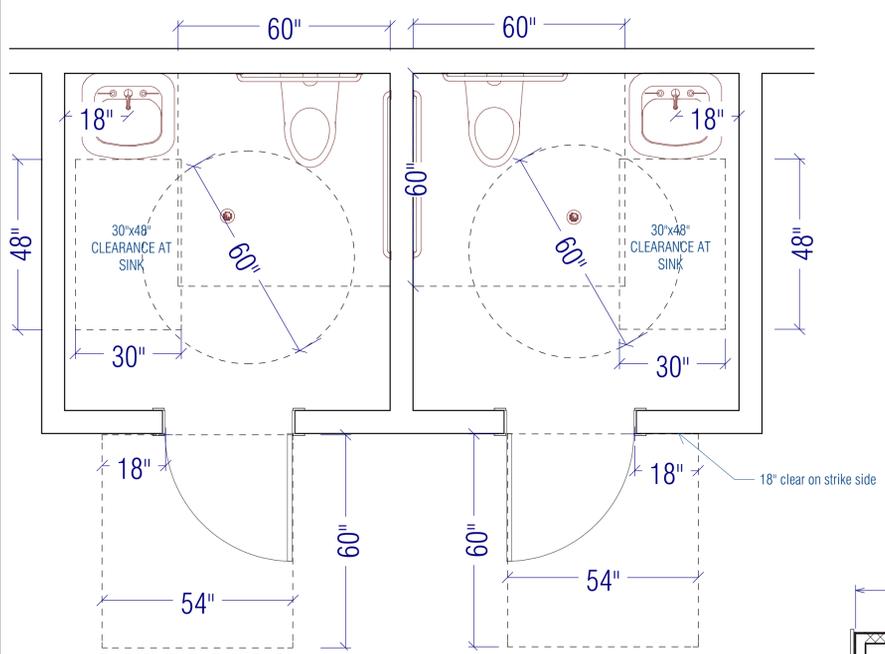
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 C. DISEASES AND PEST CONTROL - FLY TWO WEEKS AFTER APPROVAL OF LAWN INSTALLATION. APPLY A GRANULAR MERCURIAL FUNGICIDE OF 1.8% MERCUROUS CHLORIDE AS PER MANUFACTURER'S RECOMMENDATION.
 D. MOWING - (TALL FESCUE LAWNS) - THE LAWN SHALL BE MOWED AT A HEIGHT OF 2" WITH A ROTARY MOWER, EQUIPPED WITH ROLLER, BEFORE IT REACHES 3" IN HEIGHT. COLLECT GRASS CLIPPING DURING MOWING OPERATIONS AND REMOVE FROM THE SITE. AFTER EACH CUTTING, THE EDGE OF THE GRASS SHALL BE TRIMMED TO A NEAT AND UNIFORM LINE. THE LAWN EDGES SHALL BE MAINTAINED NEATLY AT ALL TIMES.

30.0 GROUNDCOVER AND SHRUB AREA MAINTENANCE
 A. WATERING - NEW PLANTINGS SHALL BE WATERED ONCE PER DAY FOR TWO (2) WEEKS AFTER INSTALLATION. REDUCE WATERING TO EVERY OTHER DAY FOR THE NEXT TWO (2) WEEKS. WATER THEREAFTER THREE (3) TIMES PER WEEK UNTIL FINAL ACCEPTANCE.
 B. FERTILIZATION - FERTILIZE THREE (3) WEEKS AFTER PLANTING WITH 12-12-12 (BEST OR EQUAL) AT RATE PER 1,000 SQUARE FEET. FERTILIZE THEREAFTER EVERY THIRTY (30) DAYS.
 C. DISEASE AND PEST CONTROL - FOR CONTROL OF SLUGS AND SNAILS, APPLY PELLETTIZED TRICALCIUM ARSINATE 5% BY WEIGHT AND METALDEHYDE 5% BY WEIGHT AS PER MANUFACTURER'S RECOMMENDATIONS TWO (2) WEEKS AFTER PLANT INSTALLATIONS. FOR CONTROL OF CUTWORMS AND OTHER SOIL INSECTS, APPLY METRO BRAND SOLDIRIN AS PER MANUFACTURER'S RECOMMENDATIONS TWO (2) WEEKS AFTER PLANT INSTALLATIONS. THIS PRODUCT CONTAINS DIELDRIN, LINDANE AND PHOSPHOROTHIOATE. EXTERMINATE GOPHERS AND MOLES AND REPAIR DAMAGE.
 D. PRUNING - ALL SHRUBS AND TREES SHALL BE PINCH PRUNED AS NECESSARY TO ENCOURAGE NEW GROWTH AND TO ELIMINATE RANK SUCKER GROWTH. DO NOT BALL SHRUBS. OLD FLOWERS, AND DEAD FOLIAGE AND LIMBS SHALL BE REMOVED. NO MAJOR TREE PRUNING SHALL BE DONE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 E. WEEDING - ALL PLANTING AREAS INCLUDING LAUN AREAS SHALL BE KEPT WEED-FREE AT ALL TIMES. WEEDS SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF OFFSITE. UPON COMPLETION OF THE CALLED FOR MAINTENANCE PERIOD, THE CONTRACTOR SHALL FERTILIZE PER #28 - LAWN MAINTENANCE AND #29 GROUNDCOVERS AND SHRUB AREA MAINTENANCE OF ALL PRUNING PERIODS.

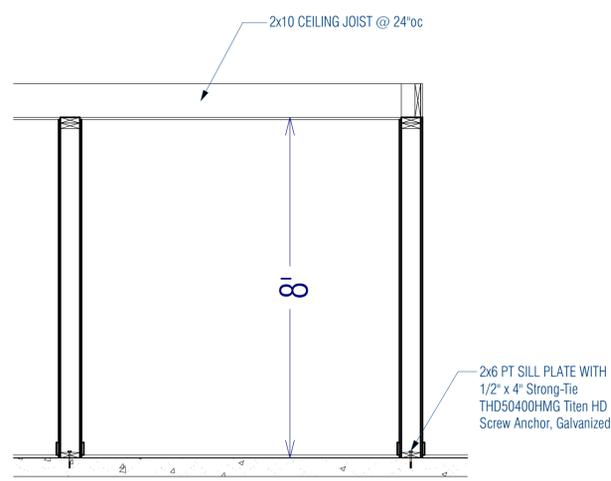
31.0 GUARANTEE AND REPLACEMENTS
 A. ALL SHRUBS AND GROUNDCOVER SHALL BE GUARANTEED BY CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL TREES UP TO 24" BOX SIZE SHALL BE GUARANTEED BY CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. TREES IN 24" BOXES OR LARGER, AND ALL FIELD GROWN SPECIMENS SHALL BE GUARANTEED BY CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT MANNER FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
 B. ALL PLANTS THAT SHOW SIGNS OF FAILING GROWTH AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANTS INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, SHALL BE IMMEDIATELY REPLACED IN KIND AND SIZE AT THE EXPENSE OF THE CONTRACTOR.
 C. CONTRACTOR SHALL, WITHIN 5 DAYS NOTICE BY THE LANDSCAPE ARCHITECT, REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED FOR THE ORIGINAL PLANTING, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL GUARANTEED MATERIALS.

32.0 CLEAN-UP
 UPON COMPLETION OF THE WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE ALL RUBBISH, TRASH AND DEBRIS RESULTING FROM HIS OPERATIONS. CONTRACTOR SHALL REMOVE ALL WEIGHT, PERCENT OF NITROGEN AND PERCENT OF PHOSPHORIC ACID. FOR EACH FERTILIZER AND SOIL CONDITIONER, IN CONTAINERS, A SIMILAR CERTIFICATE OR INVOICE SHALL BE FURNISHED STATING TOTAL QUANTITIES BY WEIGHT AND VOLUME FOR EACH MATERIAL. THESE CERTIFICATES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF THE MAINTENANCE PERIOD.
 27.0 PROTECTION
 CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING PLANT MATERIALS, F



BATHROOM FLOOR PLAN DETAIL

Scale: 1/2" = 1'-0"



BATHROOM SECTION

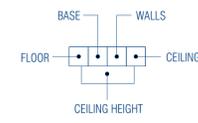
Scale: 1/2" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
[Symbol]	2X6 INTERIOR STUD WALL
[Symbol]	EXTERIOR SHEET METAL WALL WITH R-19 MIN. DETAIL 4/A-23
[Symbol]	EXTERIOR SHEET METAL WALL WITH R-19 MIN. - 2 HOUR FIRE RATED DETAIL 2/A-23

FINISH SCHEDULE

(ALL ITEMS LISTED AS PER OWNER, TO BE CHOSEN BY OWNER AND INSTALLED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE. IF NOT NOTED "PER OWNER", THEN CONTRACTOR PROVIDED AND INSTALLED)

- FLOOR:**
- SEALED CONCRETE
- WALLS:**
- FULL WALL HEIGHT "FRP" WALL PANELING
 - 5/8" TYPE-X GYP BD. - SKIP SMEAR TROWEL FINISH, materials shall not exceed the flame spread classification in CBC Table 803.11
- BASE:**
- INTEGRAL RADIUS "SpeedCove's lightweight"
- CEILING:**
- 5/8" TYPE-X GYP BD. - SKIP SMEAR TROWEL FINISH & PAINT W/ BENJAMIN MOORE, FINISH PER OWNER (COLOR PER OWNER)

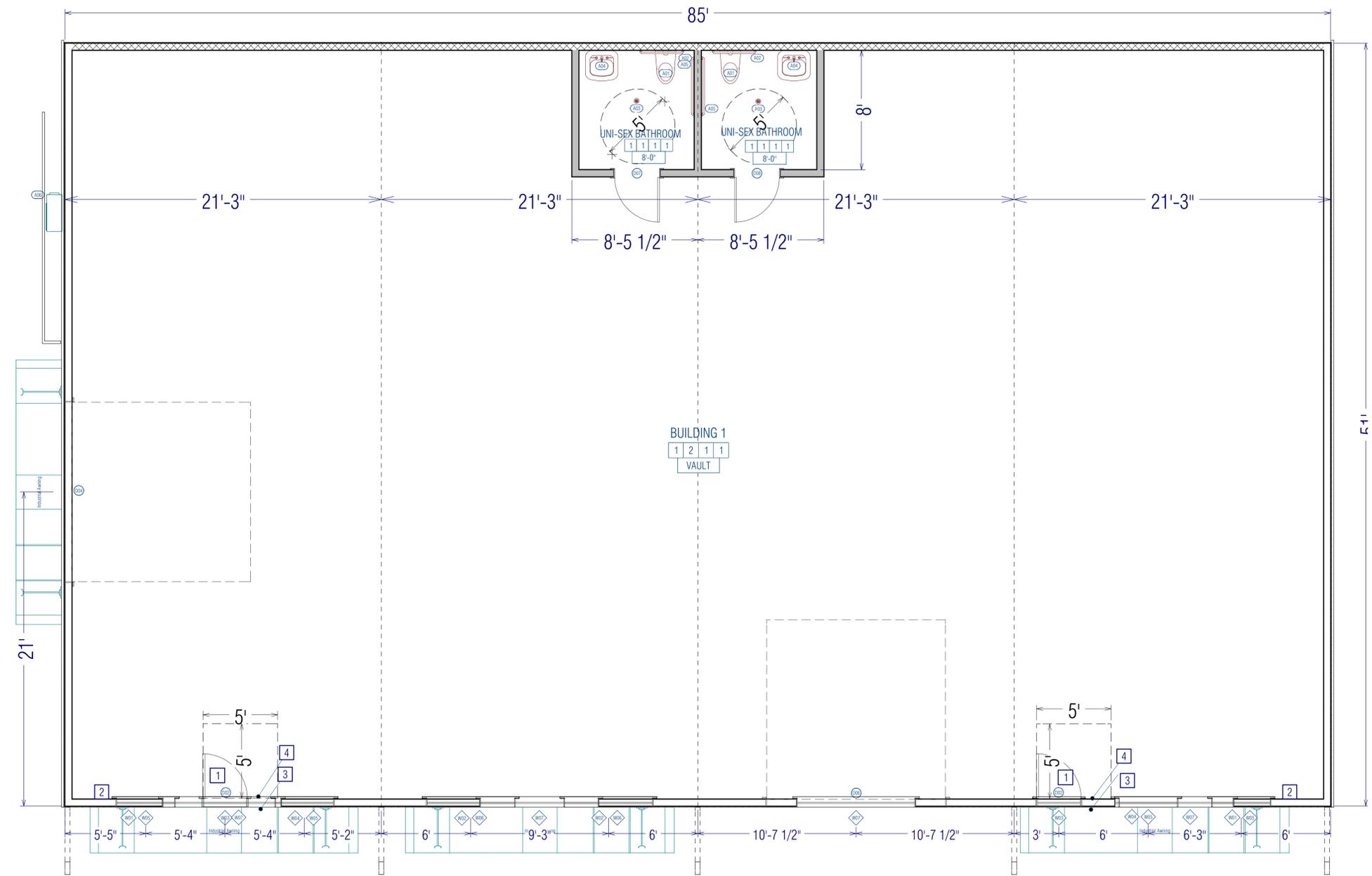


FIXTURE SCHEDULE					
NUMBER	DESCRIPTION	QTY	WIDTH	DEPTH	HEIGHT
A01	ADA TOILET	4	30"	36"	16 15/16"
A02	HORIZONTAL GRAB BAR	4	36"	2 1/4"	2 1/4"
A03	ROUND DRAIN	4	4"	4"	1 11/16"
A04	WALL MOUNTED SINK	4	26 1/8"	24 1/4"	25 5/16"
A05	HORIZONTAL GRAB BAR	4	48"	12 1/4"	12 1/4"
A06	WALL MOUNTED A/C CONDENSOR	4	31"	12 3/4"	29 1/2"

DOOR SCHEDULE							
NUMBER	QTY	SIZE	WIDTH	HEIGHT	HARDWARE	DESCRIPTION	THICKNESS
D02	3	3080 L EX	36"	96"	SCHLAGE NDS0PD, LEVER, SELF-CLOSING	EXT. HINGED-GLASS PANEL	1 3/4"
D03	1	3080 R EX	36"	96"	SCHLAGE NDS0PD, LEVER, SELF-CLOSING	EXT. HINGED-GLASS PANEL	1 3/4"
D04	2	12012D	144"	144"		GARAGE-MODERN STEEL - GROOVED	1 3/4"
D06	2	12012D	144"	144"		GARAGE-AVANTE 3 PANEL 24"	1 3/4"
D07	2	3080 L IN	36"	96"	SCHLAGE NDS0PD, LEVER, SELF-CLOSING	HINGED-DOOR P04	1 3/8"
D08	2	3080 R IN	36"	96"	SCHLAGE NDS0PD, LEVER, SELF-CLOSING	HINGED-DOOR P04	1 3/8"

WINDOW SCHEDULE							
NUMBER	QTY	SIZE	DESCRIPTION	WIDTH	HEIGHT	R/O	EGRESS
W01	4	4050FX	FIXED GLASS	48"	60"	49'X61"	
W02	4	6050FX	FIXED GLASS	72"	60"	73'X61"	
W03	4	3020FX	FIXED GLASS	36"	24"	37'X25"	
W04	4	4050FX	FIXED GLASS	48"	60"	49'X61"	YES
W05	8	4020FX	FIXED GLASS	48"	24"	49'X25"	
W06	4	6020FX	FIXED GLASS	72"	24"	73'X25"	
W07	8	8030FX	FIXED GLASS	96"	36"	87'X37"	

- FLOOR PLAN KEYNOTES**
- COMBO EXITING & EMERGENCY ILLUMINATED LIGHT
 - STAINLESS STEEL FIRE EXTINGUISHER CABINET MOUNT ON WALL WITH 10LB FIRE EXTINGUISHER
 - PROVIDE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (5'x5' Decal) AT THE PRIMARY ENTRANCE TO BUILDING

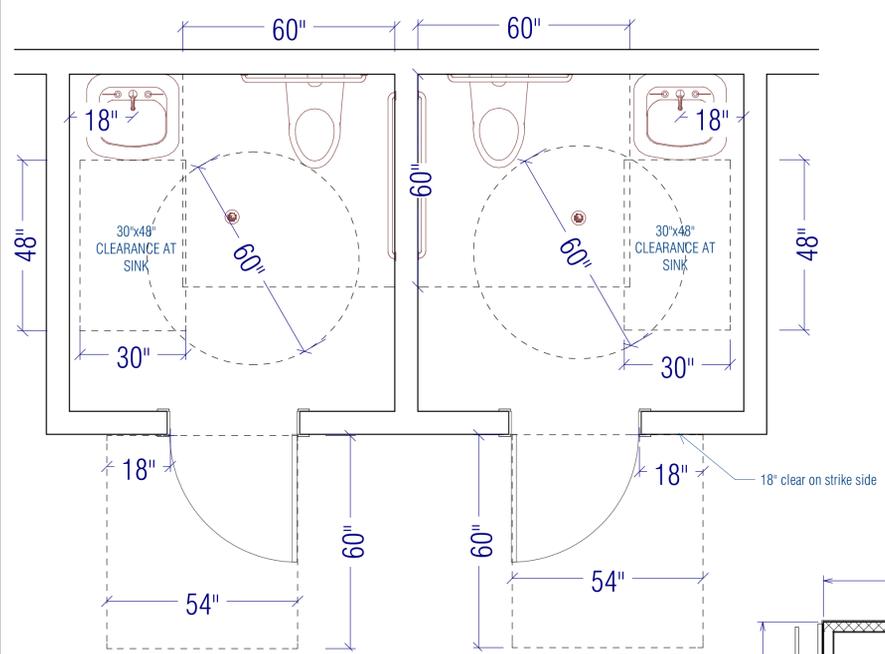


PROPOSED FLOOR PLAN (BLDG. 1)

Scale: 1/4" = 1'-0"

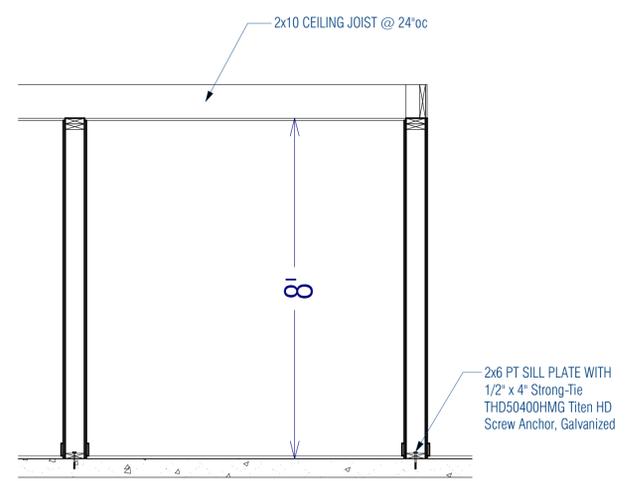


REV.	DESCRIPTION	DATE



BATHROOM FLOOR PLAN DETAIL

Scale: 1/2" = 1'-0"



BATHROOM SECTION

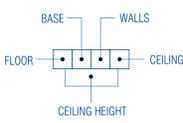
Scale: 1/2" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
[Symbol]	2X6 INTERIOR STUD WALL
[Symbol]	EXTERIOR SHEET METAL WALL WITH R-19 MIN. DETAIL 4/A-23
[Symbol]	EXTERIOR SHEET METAL WALL WITH R-19 MIN. - 2 HOUR FIRE RATED DETAIL 2/A-23

FINISH SCHEDULE

(ALL ITEMS LISTED AS PER OWNER, TO BE CHOSEN BY OWNER AND INSTALLED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE. IF NOT NOTED "PER OWNER", THEN CONTRACTOR PROVIDED AND INSTALLED)

- FLOOR:**
- SEALED CONCRETE
- WALLS:**
- FULL WALL HEIGHT "FRP" WALL PANELING
 - 5/8" TYPE-X GYP. BD. - SKIP SMEAR TROWEL FINISH, materials shall not exceed the flame spread classification in CBC Table 803.11
- BASE:**
- INTEGRAL RADIUS "SpeedCove's lightweight"
- CEILING:**
- 5/8" TYPE-X GYP. BD. - SKIP SMEAR TROWEL FINISH & PAINT W/ BENJAMIN MOORE, FINISH PER OWNER (COLOR PER OWNER)



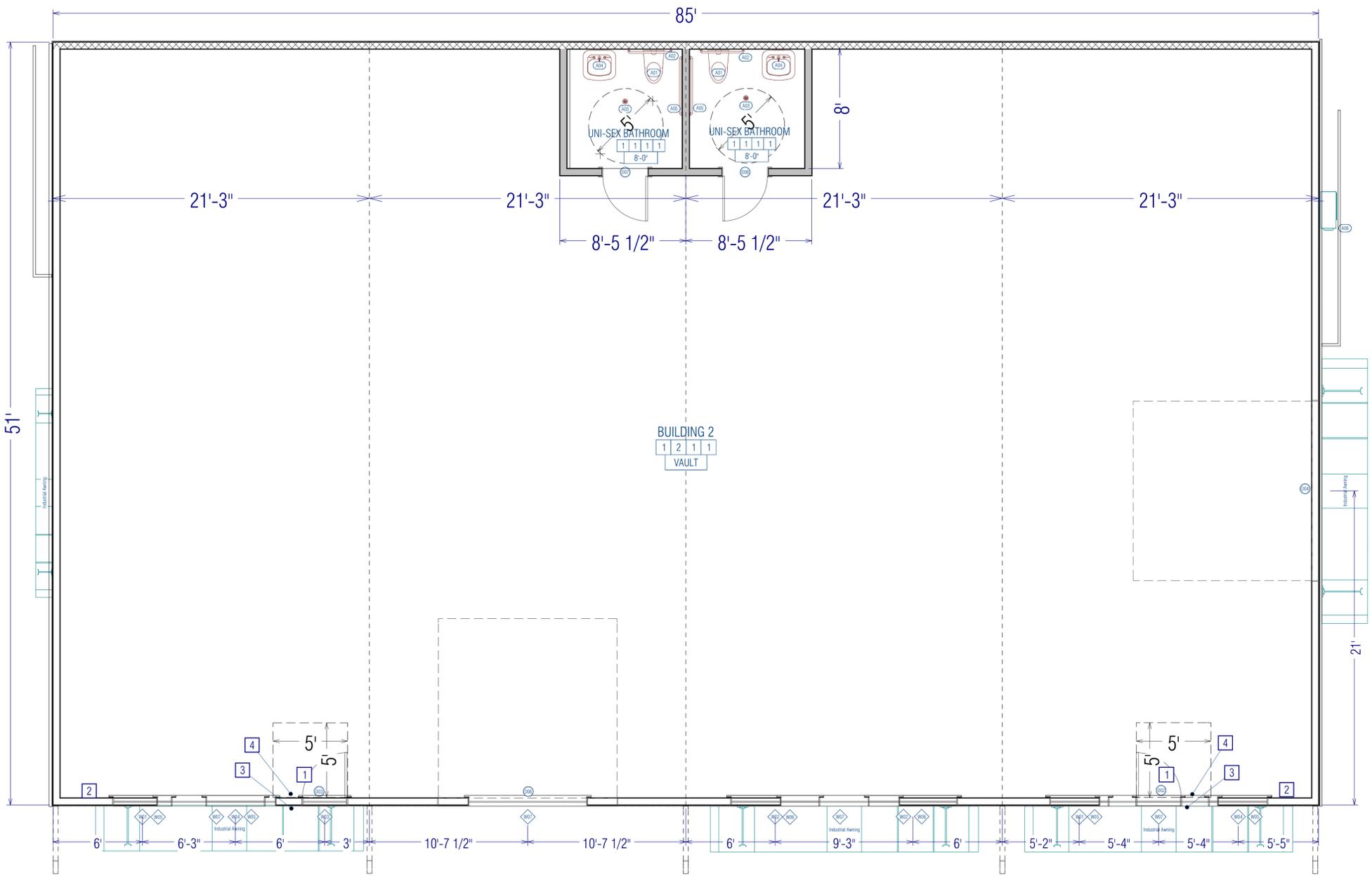
FIXTURE SCHEDULE						
NUMBER	DESCRIPTION	QTY	WIDTH	DEPTH	HEIGHT	COMMENTS
A01	ADA TOILET	4	30"	36"	16 15/16"	MINIMUM CLEARANCES: 24" FRONT, 30" COMPARTMENT WIDTH, NEW WATER CLOSETS AND ASSOCIATED FLUSH-O-METER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2, H.S. CODE, SECTION 17921.3 (B) & CAL GREEN CODE, 4" MIN SEWER LINE REQUIRED
A02	HORIZONTAL GRAB BAR	4	36"	2 1/4"	2 1/4"	
A03	ROUND DRAIN	4	4"	4"	1 11/16"	
A04	WALL MOUNTED SINK	4	26 1/8"	24 1/4"	25 5/16"	MAXIMUM FIXTURE FLOW RATE OF 1.5 GALLONS PER MINUTE @ 60PSI
A05	HORIZONTAL GRAB BAR	4	48"	2 1/4"	2 1/4"	
A06	WALL MOUNTED A/C CONDENSOR	4	31"	12 3/4"	29 1/2"	

DOOR SCHEDULE									
NUMBER	QTY	SIZE	WIDTH	HEIGHT	HARDWARE	DESCRIPTION	THICKNESS	TEMPERED	COMMENTS
D02	3	3080 L EX	36"	96"	SCHLAGE ND50PD, LEVER, SELF-CLOSING	EXT. HINGED-GLASS PANEL	1 3/4"	YES	DRAINABLE THRESHOLD, NONABSORBENT FLOOR & WALL FINISHES 24" MIN
D03	1	3080 R EX	36"	96"	SCHLAGE ND50PD, LEVER, SELF-CLOSING	EXT. HINGED-GLASS PANEL	1 3/4"	YES	DRAINABLE THRESHOLD, NONABSORBENT FLOOR & WALL FINISHES 24" MIN
D04	2	120120	144"	144"		GARAGE-MODERN STEEL - GROOVED	1 3/4"		
D06	2	120120	144"	144"		GARAGE-AVANTE 3 PANEL 24"	1 3/4"	YES	
D07	2	3080 L IN	36"	96"	SCHLAGE ND50PD, LEVER, SELF-CLOSING	HINGED-DOOR P04	1 3/8"		
D08	2	3080 R IN	36"	96"	SCHLAGE ND50PD, LEVER, SELF-CLOSING	HINGED-DOOR P04	1 3/8"		

WINDOW SCHEDULE									
NUMBER	QTY	SIZE	DESCRIPTION	WIDTH	HEIGHT	FIN	EGRESS	TEMPERED	COMMENTS
W01	4	4050FX	FIXED GLASS	48"	60"	49"x61"			
W02	4	6050FX	FIXED GLASS	72"	60"	73"x61"			
W03	4	3020FX	FIXED GLASS	36"	24"	37"x25"			
W04	4	4050FX	FIXED GLASS	48"	60"	49"x61"		YES	
W05	8	4020FX	FIXED GLASS	48"	24"	49"x25"			
W06	4	6020FX	FIXED GLASS	72"	24"	73"x25"			
W07	8	8030FX	FIXED GLASS	96"	36"	97"x37"			

FLOOR PLAN KEYNOTES

- COMBO EXITING & EMERGENCY ILLUMINATED LIGHT
- STAINLESS STEEL FIRE EXTINGUISHER CABINET MOUNT ON WALL WITH 10LB FIRE EXTINGUISHER
- PROVIDE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (5'x5' Detail) AT THE PRIMARY ENTRANCE TO BUILDING



PROPOSED FLOOR PLAN (BLDG. 2)

Scale: 1/4" = 1'-0"

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email:cmiarchitect@gmail.com
phone: 805.459.2849

architect seal:



project type:
Light Industrial Buildings

project address:
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Atascadero, CA

client:
GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:



REV.	DESCRIPTION	DATE

MATERIALS

1. STANDING SEAM METAL ROOFING OVER 2-LAYER OF 30# FELT (400 max VOC)
2. SMOOTH SAND STUCCO EXTERIOR FINISH (350 max VOC)
3. TUFF-RIB 26 GAUGE METAL SIDING OVER WATERPROOF BUILDING WRAP (400 max VOC)
4. ALUMINUM WOOD SIDING "FASTPLANK SYSTEM" OVER WATERPROOF BUILDING WRAP (400 max VOC)
5. ANODIZED ALUMINUM WINDOWS AND DOORS ON FIRST FLOOR
6. METAL GLASS GARAGE DOOR - "ALUMADOOR" GALLERY COLLECTION
7. METAL ROLL-UP GARAGE DOOR
8. EXTERIOR WALL MOUNTED GOOSE NECK LIGHT - "TROY RLM" MODEL# 10N79 (400 max VOC)
9. PRE-FABRICATED HANGING INDUSTRIAL METAL DOOR AWNING WITH CABLES - DETAIL ON A-22 (400 max VOC)
10. NO ROOF OVERHANG AT PROPERTY LINE SIDE, WITH 3" METAL GUTTER - SEE DETAIL 11/A-23
11. 8'-0" HIGH CORRUGATED METAL SIDING SCREENING A/C CONDENSER UNITS & ELECTRIC METER (400 max VOC)
12. CENTER IDENTIFICATION SIGNAGE - INDUSTRIAL METAL HANGING SIGNAGE FOR BUILDINGS #1 & #2. SIGNS TO BE 2'-0" HIGH x 3'-0" WIDE x 3" THICK. SIGNAGE TO BE EXTERNALLY ILLUMINATED AND ON A TIMER TO ENSURE COMPATIBILITY
13. ROCK VENEER - ELDORADO STONE
14. METAL KNEE BRACE
15. PROVIDE A SIGN OVER THE PRIMARY ENTRY DOOR STATING: "THIS DOOR SHALL REMAIN UNLOCK WHEN THIS SPACE IS OCCUPIED"

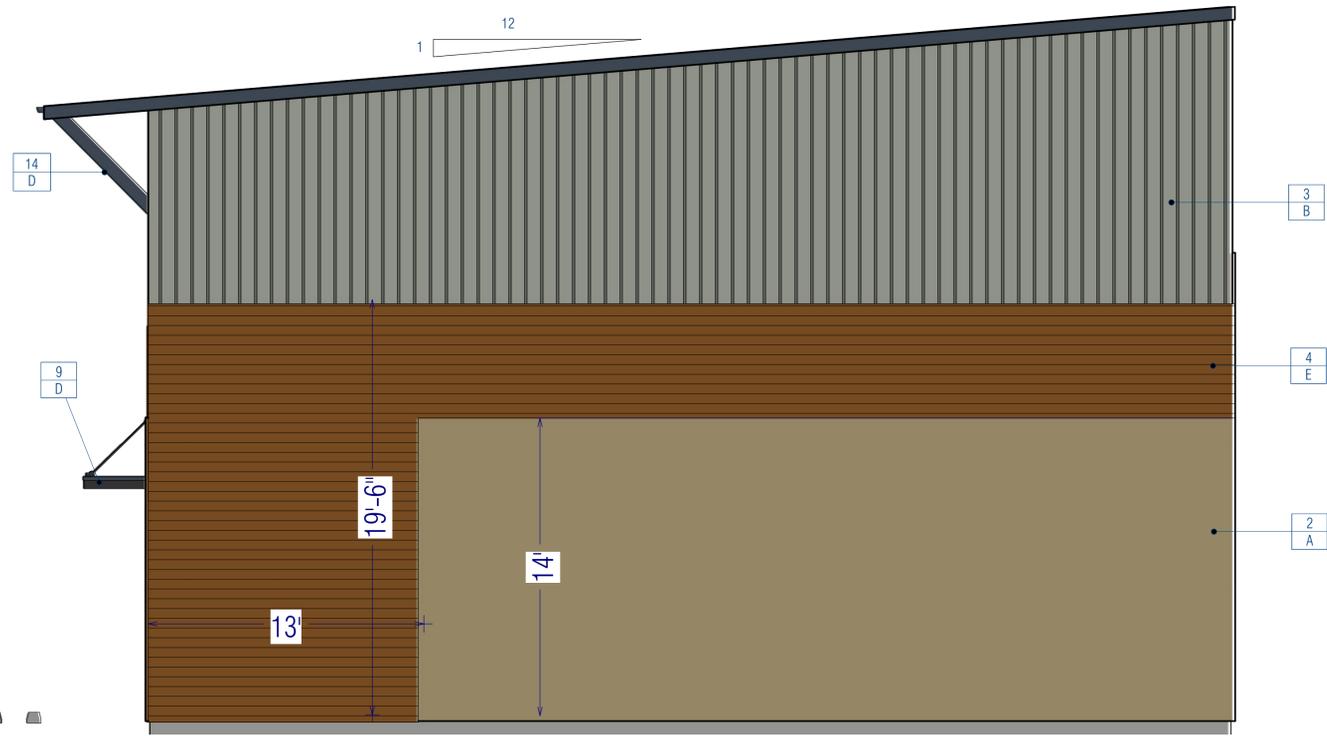
COLORS

- A. BROWN - "BEHR" BARISTA (350 max VOC)
- B. LIGHT GRAY - "BEHR" RIVER VEIL (400 max VOC)
- C. DARK GRAY - "BEHR" LUNAR SURFACE (400 max VOC)
- D. BLACK (400 max VOC)



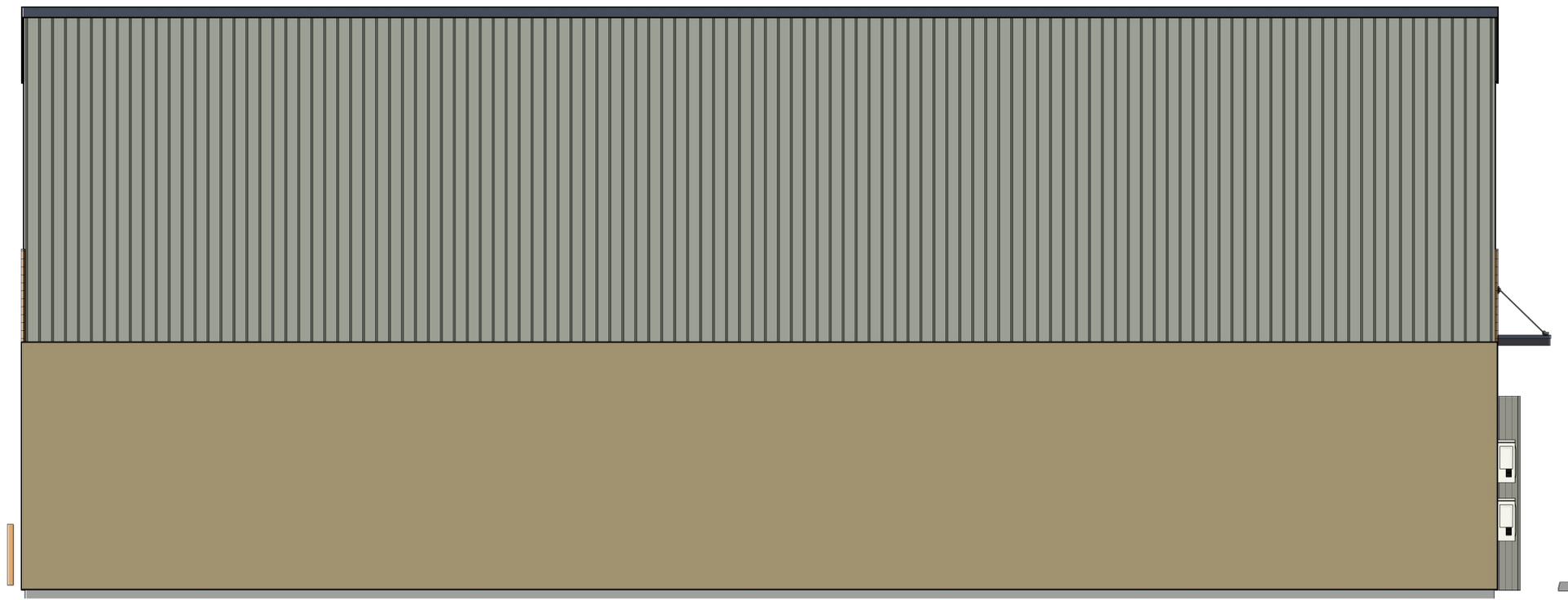
BUILDING 1 - SOUTH ELEVATION

Scale: 1/4" = 1'-0"



BUILDING 1 - EAST ELEVATION

Scale: 1/4" = 1'-0"



BUILDING 1 - NORTH ELEVATION

Scale: 1/4" = 1'-0"

MATERIALS

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- C. DARK GRAY - "BEHR" LUNAR SURFACE (400 max VOC)
- D. BLACK (400 max VOC)



BUILDING 1 - WEST ELEVATION

Scale: 1/4" = 1'-0"

architect seal:



project type:

Light Industrial Buildings

project address:

2440 El Camino Real
Atascadero, CA

client:

GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:



REV.	DESCRIPTION	DATE

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- B. LIGHT GRAY - "BEHR" RIVER VEIL (400 max VOC)
- C. DARK GRAY - "BEHR" LUNAR SURFACE (400 max VOC)
- D. BLACK (400 max VOC)





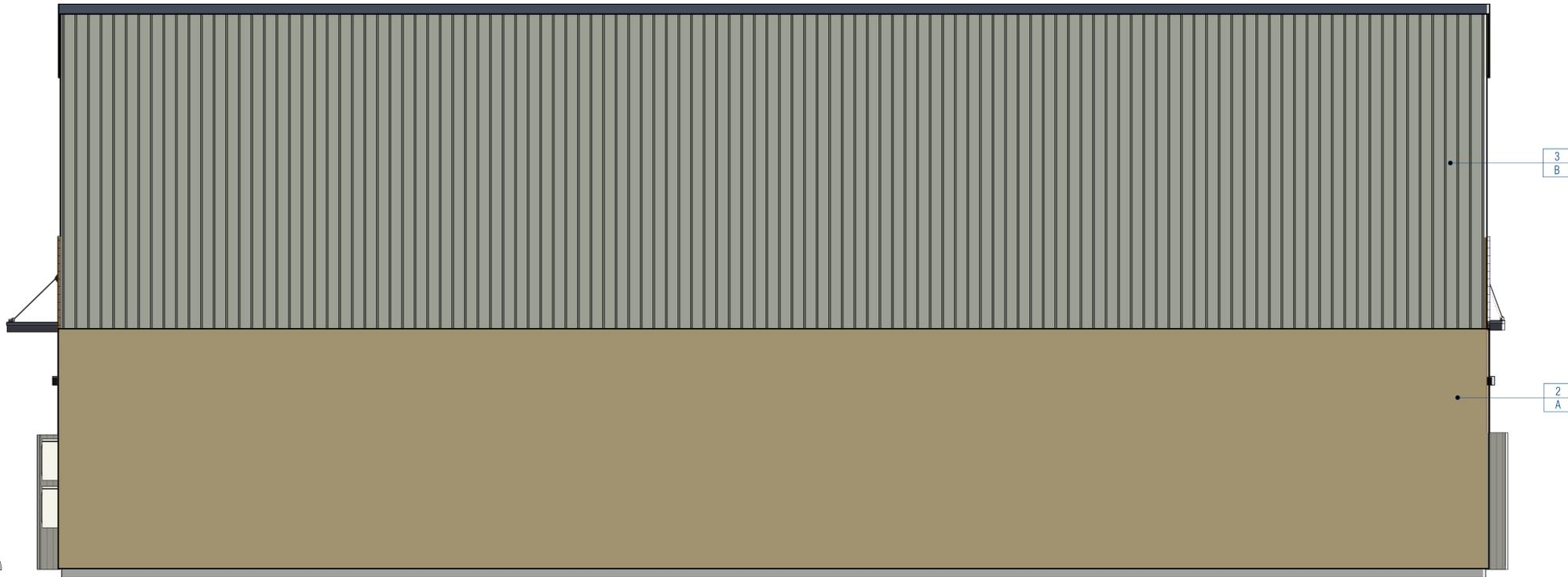
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13. ROCK VENEER - ELDORADO STONE
14. METAL KNEE BRACE
15. FUTURE 6'-0" WIDE x 4'-0" HIGH SIGNAGE - UNDER SEPARATE PERMIT
16. PROVIDE A SIGN OVER THE PRIMARY ENTRY DOOR STATING: "THIS DOOR SHALL REMAIN UNLOCK WHEN THIS SPACE IS OCCUPIED"

COLORS

- A. BROWN - "BEHR" BARISTA (350 max VOC)
- B. LIGHT GRAY - "BEHR" RIVER VEIL (400max VOC)
- C. DARK GRAY - "BEHR" LUNAR SURFACE (400 max VOC)
- D. BLACK (400 max VOC)



BUILDING 2 - NORTH ELEVATION

Scale: 1/4" = 1'-0"



BUILDING 2 - WEST ELEVATION

Scale: 1/4" = 1'-0"

LIFE SAFETY KEY NOTES

1. ARROWS INDICATE EGRESS ROUTE. PROVIDE NEW EMERGENCY ILLUMINATION WHERE REQUIRED PER ELECTRICAL PLAN.
2. PROVIDE A STANDARD 2A-10-BC 5 POUND FIRE EXTINGUISHER PER CALIFORNIA FIRE CODE AT THIS LOCATION

clinton m. iwanicha

architect

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phone: 805.459.2849

architect seal:



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client:

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Garrett Macias

Sheet Title:

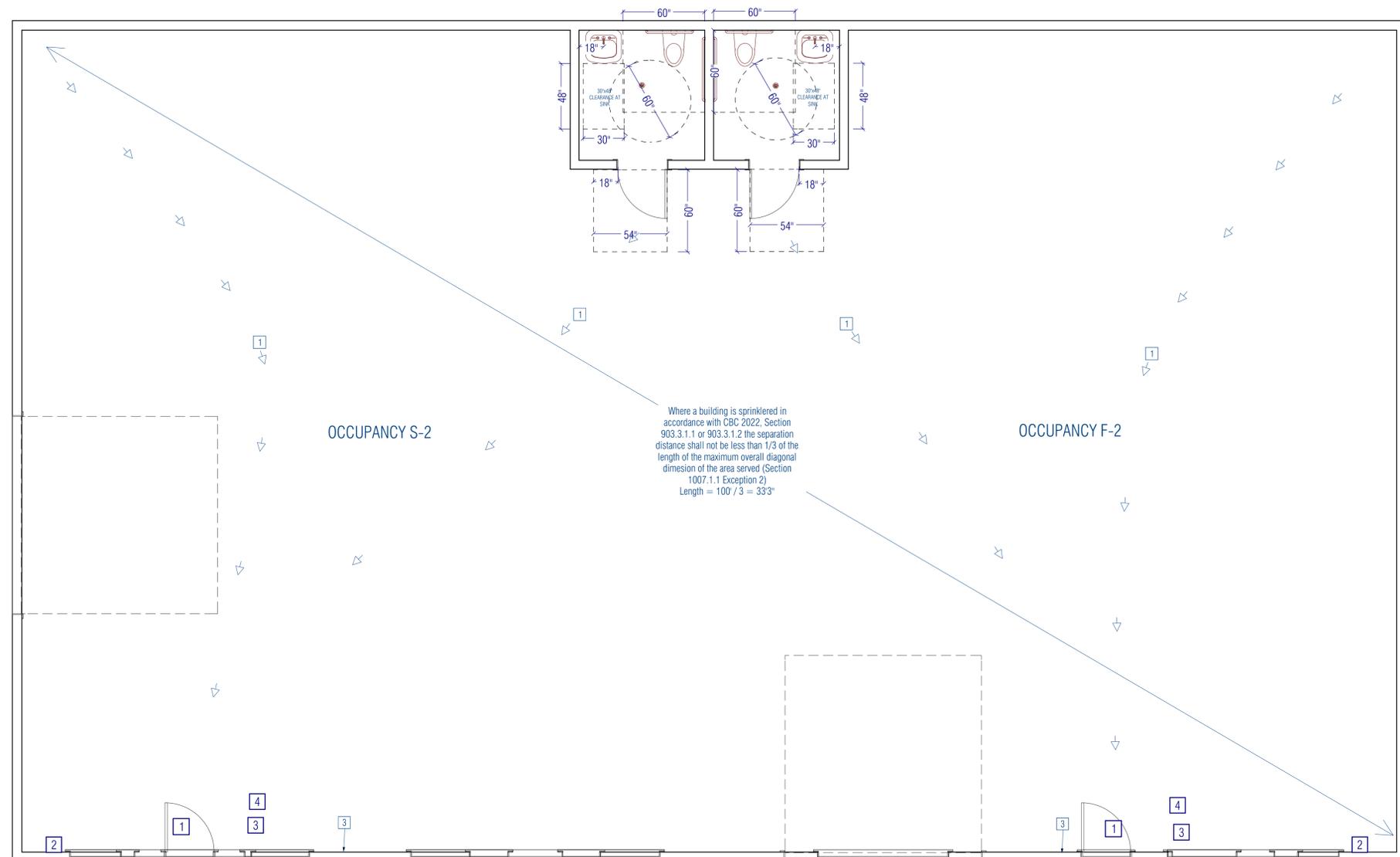
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PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:

A-13



LIFESAFTETY PLAN (BLDG. 1)

Scale: 1/4" = 1'-0"

LIFE SAFETY KEY NOTES

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2. PROVIDE A STANDARD 2A-10-BC 5 POUND FIRE EXTINGUISHER PER CALIFORNIA FIRE CODE AT THIS LOCATION

clinton m. iwanicha

architect

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architect seal:



project type:

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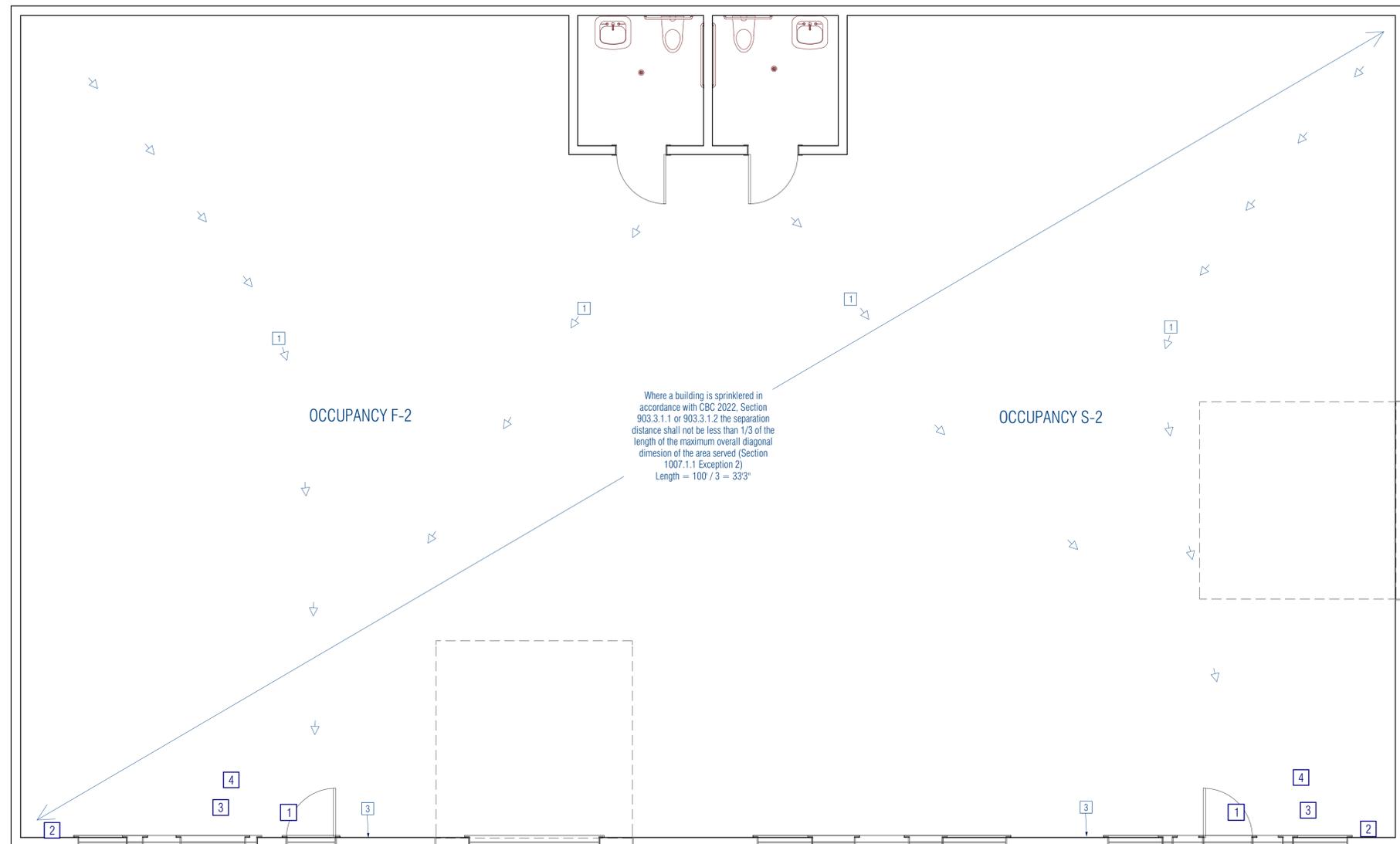
project address:

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Atascadero, CA

client:

GBT Sheet Metal
Garrett Macias

Sheet Title:



LIFESAFTETY PLAN (BLDG. 2)

Scale: 1/4" = 1'-0"

Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:

A-14

EGRESS EXISTING REQUIREMENTS

DOOR #	# OCC	RATIO	REQ'D WIDTH	PROVIDE WIDTH	ACTUAL WIDTH
DOOR #1	4	0.2"	2.0"	36"	34"
DOOR #2	4	0.2"	2.0"	36"	34"

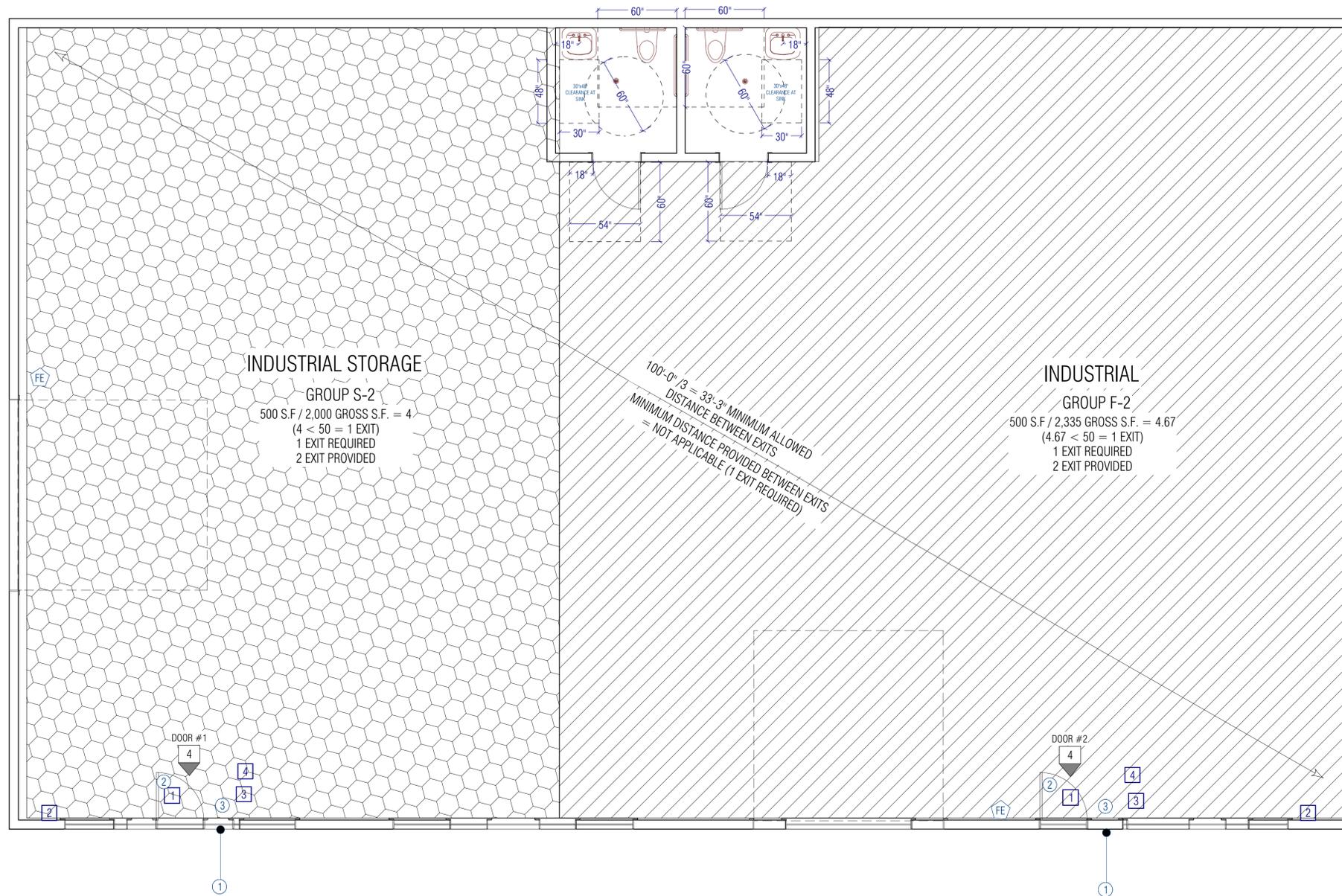
OCCUPANCY & EXITING KEY NOTES

1. ACCESSIBILITY ENTRANCE SIGN
2. TACTILE EXIT SIGN
3. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER SOURCE
4. PORTABLE FIRE EXTINGUISHER, 2A-10B:C RATING MIN., AT LOCATIONS SO THAT MAX. FLOOR TRAVEL DISTANCE DOES NOT EXCEED 75' TO THE NEAREST EXTINGUISHER FROM ANY PORTION OF THE BUILDING. ALL FIRE EXTINGUISHERS TO BE MOUNTED AT 48" MAX HIGH.

CODE LEGEND

GROUP F-2 OCCUPANCY
1 OCC/60 SF GROSS

GROUP S-2 OCCUPANCY
1 OCC/500 SF GROSS



OCCUPANCY PLAN (BLDG. 1)

Scale: 1/4" = 1'-0"

architect seal:



project type:

Light Industrial Buildings

project address:

2440 El Camino Real
Atascadero, CA

client:

GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

Sheet:

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DOOR #	# OCC	RATIO	REQD WIDTH	PROVIDE WIDTH	ACTUAL WIDTH
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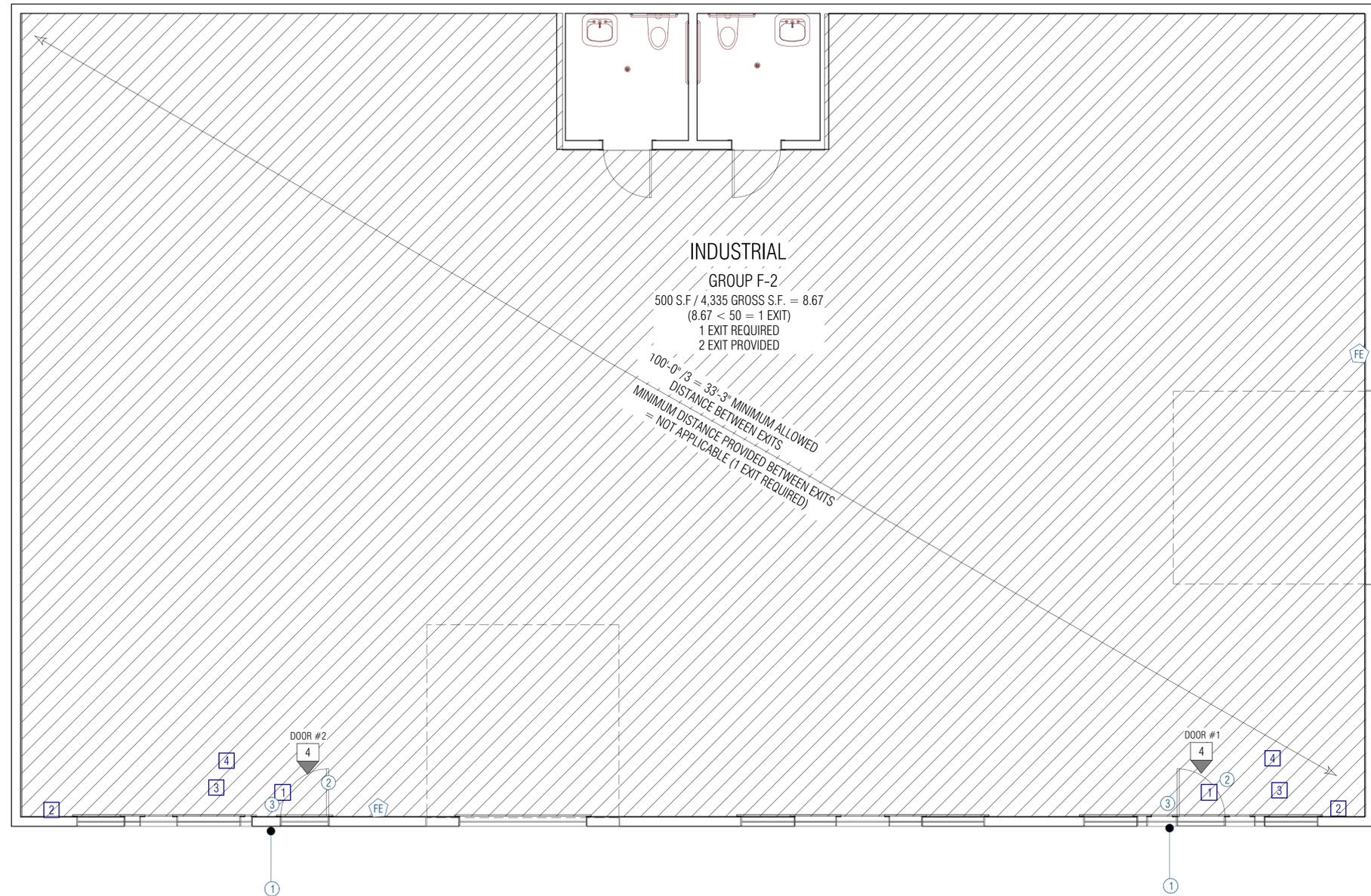
OCCUPANCY & EXITING KEY NOTES

1. ACCESSIBILITY ENTRANCE SIGN
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CODE LEGEND

GROUP F-2
OCCUPANCY
1 OCC/60 SF GROSS

GROUP S-2
OCCUPANCY
1 OCC/500 SF GROSS



OCCUPANCY PLAN (BLDG. 2)

Scale: 1/4" = 1'-0"

architect seal:



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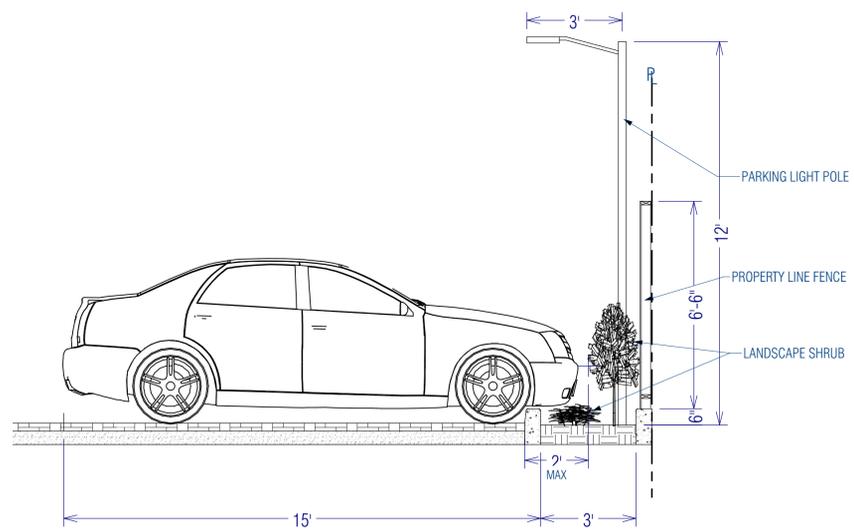
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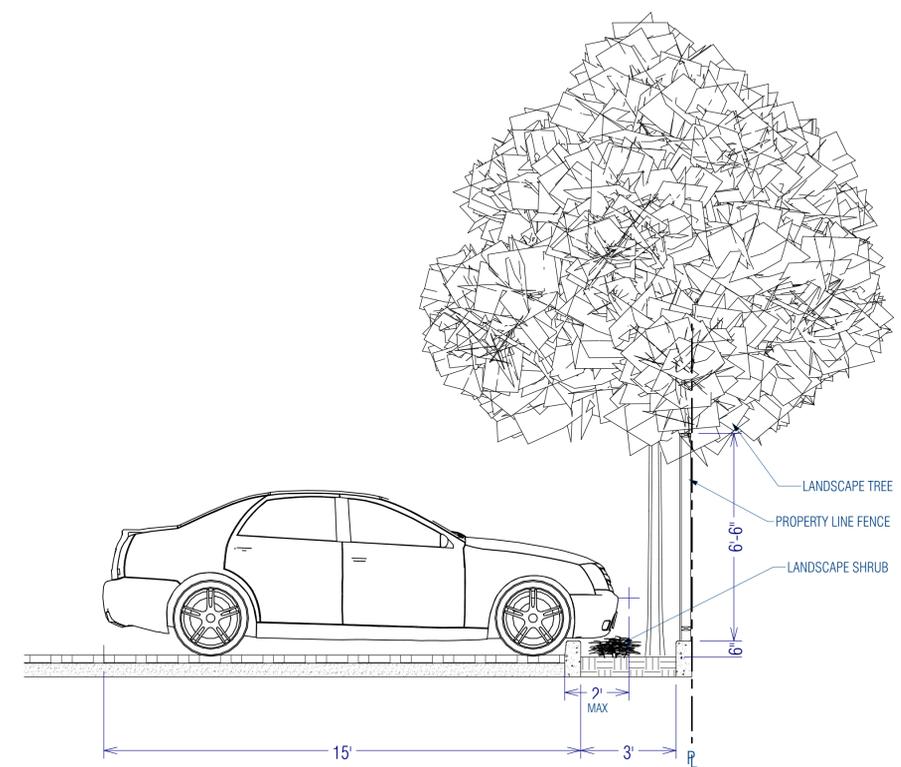
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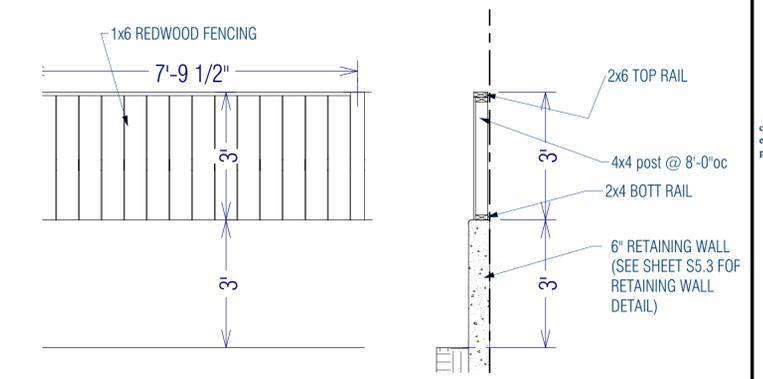
PARKING SECTION 2

Scale: 3/8" = 1'-0"



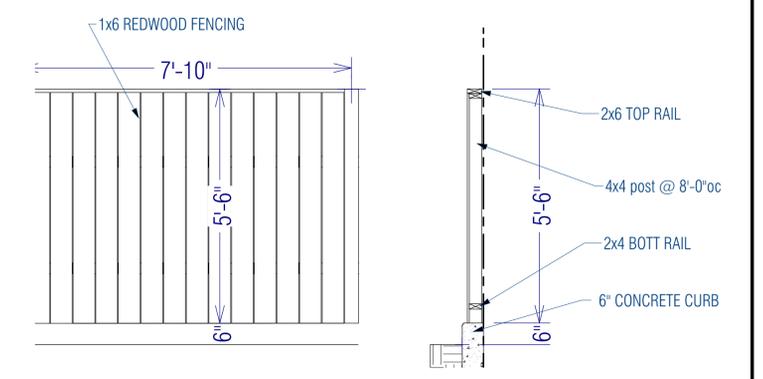
PARKING SECTION 1

Scale: 3/8" = 1'-0"



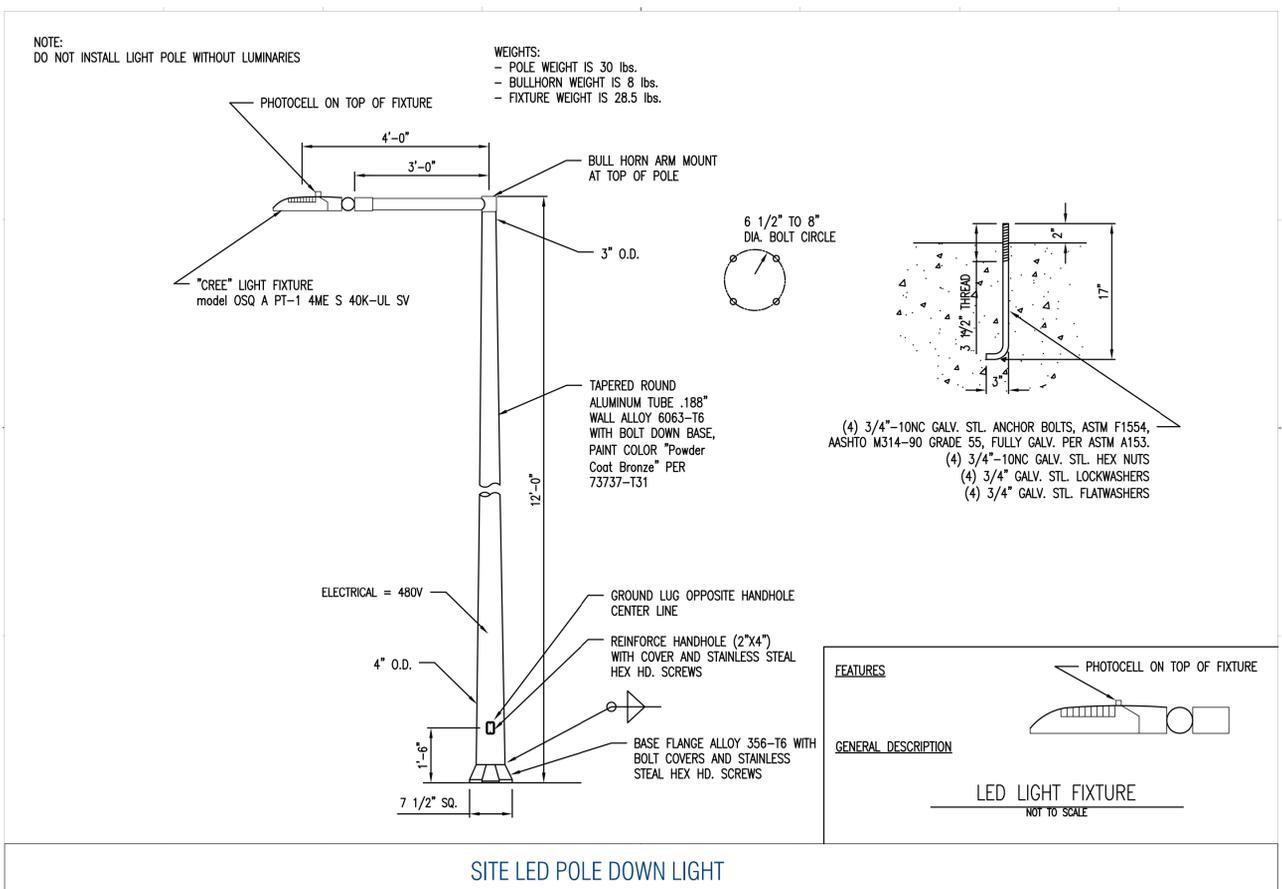
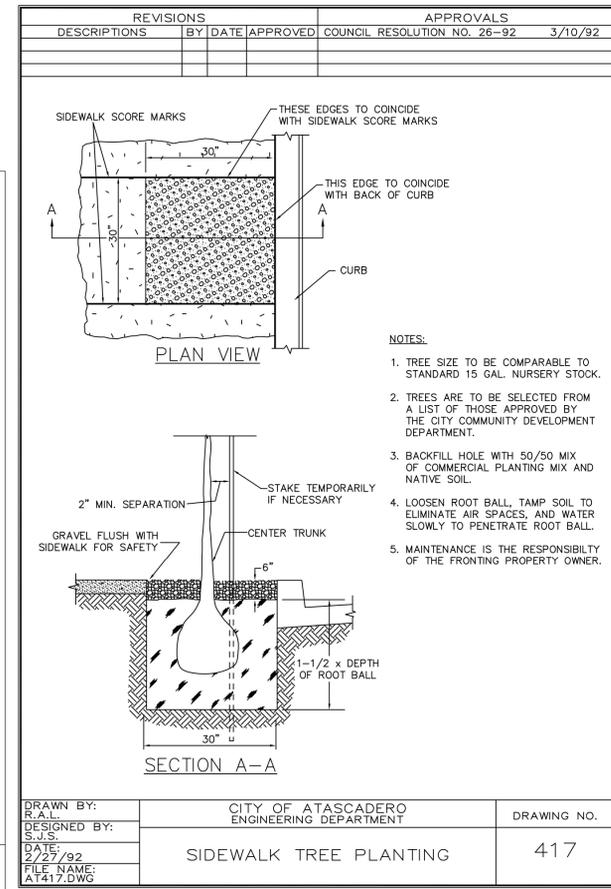
Fencing Detail

Scale: 1/2" = 1'-0"

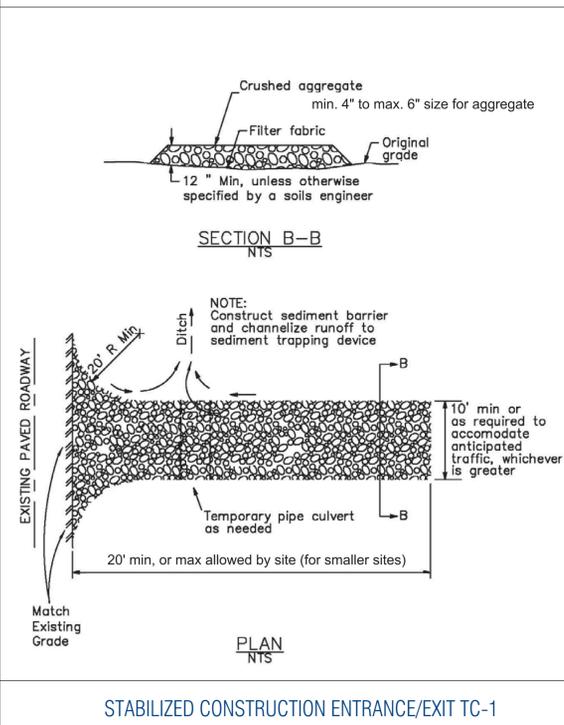
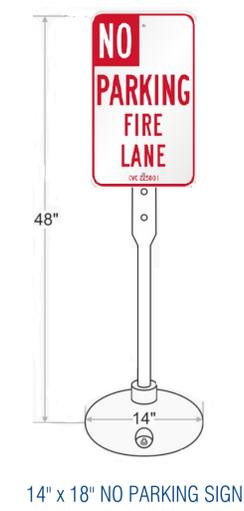


Fencing Detail

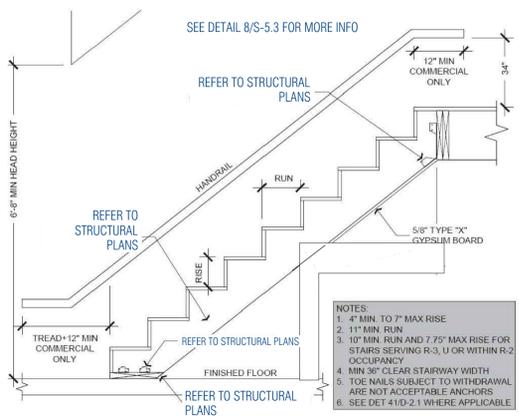
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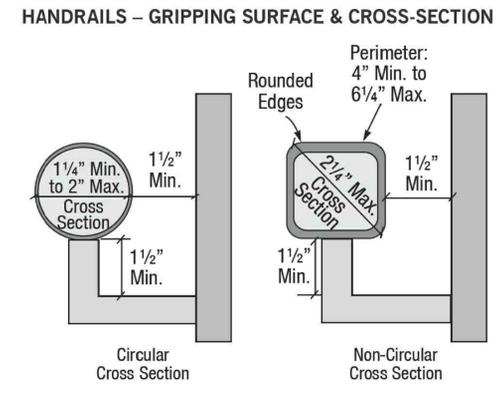
SITE LED POLE DOWN LIGHT



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



D1 typical stair detail
SCALE: N.T.S.



D2 handrails
SCALE: N.T.S.

General

- Handrails provided along walking surfaces, required at ramps and stairs must comply with the requirements of this section.

Where Required

- Handrails must be provided on both sides of stairs and ramps.

Orientation

- The orientation of at least 1 handrail must be in the direction of the stair run, perpendicular to the direction of the stair nosing and must not reduce the minimum required width of the stair.

Continuity

- Handrails must be continuous within the full length of each stair flight or ramp run.
- Inside handrails on switchback or dogleg stairs and ramps must be continuous between flights or runs.

Height

- Top of gripping surfaces of handrails: 34" min. to 38" max. measured vertically above walking surfaces, stair nosings, and ramp surfaces.
- Handrails must be at a consistent height above walking surfaces, stair nosings and ramp surfaces.

Clearance

- Clearance between handrail gripping surfaces and adjacent surfaces: 1 1/2" min.
- Handrails may be located in a recess if the recess is 3" max. deep and 18" min. clear above the top of the handrail.

Gripping Surface

- Handrail gripping surfaces must be continuous along their length and shall not be obstructed along their tops or sides.
- The bottoms of handrail gripping surfaces must not be obstructed for more than 20% of their length.
- Where provided, horizontal projections shall occur 1 1/2" min. below the bottom of the handrail gripping surface.

Circular Cross Section

- Handrail gripping surfaces with a circular cross section must have an outside diameter of 1 1/4" min. and 2" max.

Non-Circular Cross Section

- Handrail gripping surfaces with a non-circular cross section must have a perimeter dimension of 4" min. and 6 1/4" max., and a cross-section dimension of 2 1/4" max.

Surfaces

- Handrail gripping surfaces and any surfaces adjacent to them must be free of sharp or abrasive elements and must have rounded edges.

Fittings

- Handrails must not rotate within their fittings.

Handrail Extensions

- Handrail gripping surfaces must extend beyond and in the same direction of stair flights and ramp runs.

Top and Bottom Extension at Ramps

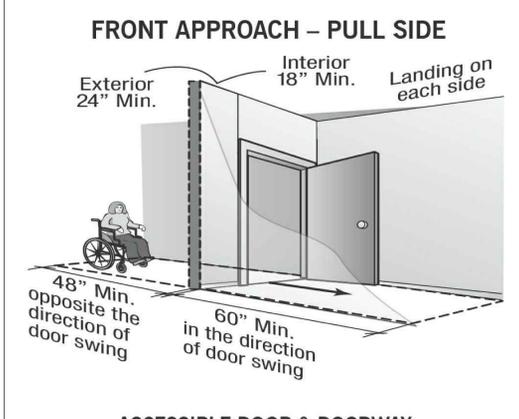
- Ramp handrails must extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.
- Extensions must return to a wall, guard, or the landing surface, or must be continuous to the handrail of an adjacent ramp run.

Top Extension at Stairs

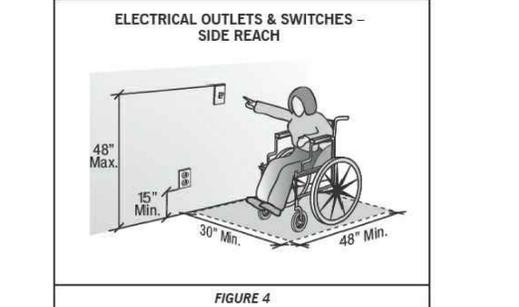
- At the top of a stair flight, handrails must extend horizontally above the landing for 12" min. beginning directly above the first riser nosing.
- Extensions must return to a wall, guard, or the landing surface, or must be continuous to the handrail of an adjacent stair flight.

Bottom Extension at Stairs

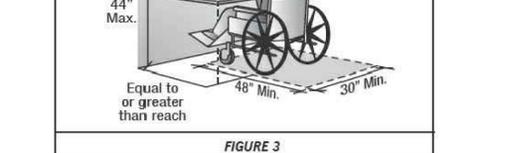
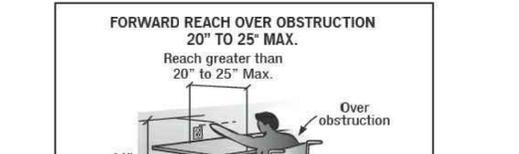
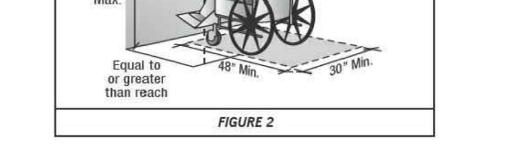
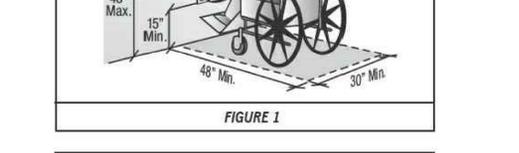
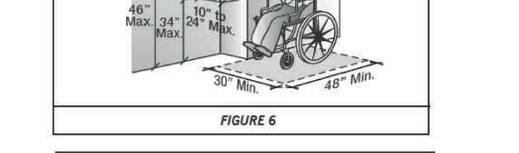
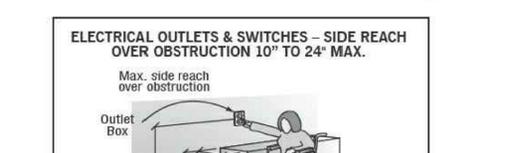
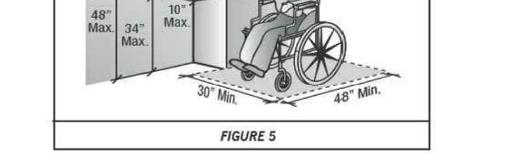
- At the bottom of a stair flight, handrails must extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing.
- The horizontal extension of a handrail must be 12" long min. and a height equal to that of the sloping portion of the handrail as measured above the stair nosings.
- Extension must return to a wall, guard, or the landing surface, or be continuous to the handrail of an adjacent stair flight.



C4 accessible door detail and clearances
SCALE: N.T.S.



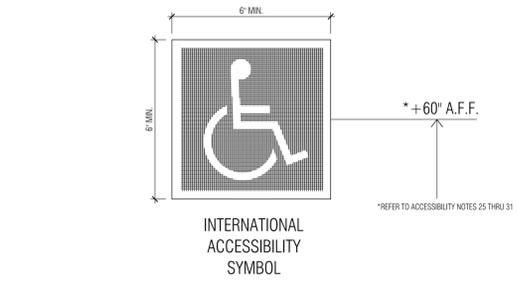
C4 accessible door detail and clearances
SCALE: N.T.S.



A5 accessible electrical switches & outlets
SCALE: N.T.S.

ACCESSIBLE DETAIL GENERAL NOTE

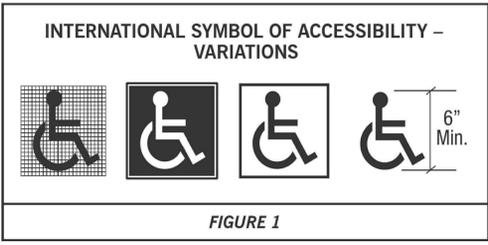
ALL ACCESSIBLE DETAILS SHOWN ARE REFERENCED FROM CALIFORNIA ACCESSIBILITY REFERENCE MANUAL (CARM) 2017 6TH EDITION. ALL DETAILS SHALL COMPLY WITH 2016 CBC.



C1 international symbol of accessibility (per 11B-703.7.2.1)
SCALE: N.T.S.

International Symbol of Accessibility

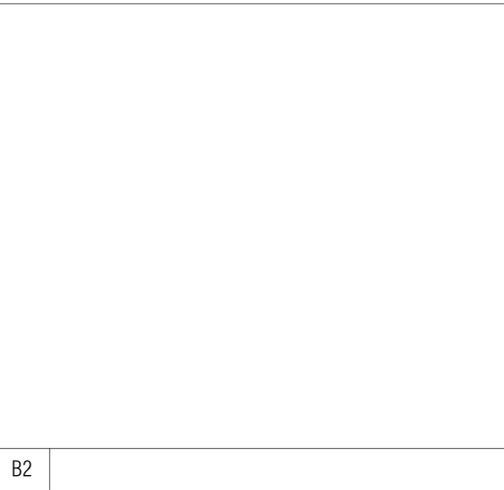
- The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1 (CA T24 11B-703.7.2.1) (ADA 703.7.2.1)
- The symbol shall consist of a white figure on a blue background. (CA T24 11B-703.7.2.1)
- The color blue shall approximate FS 15090 in Federal Standard 595C. (CA T24 11B-703.7.2.1)



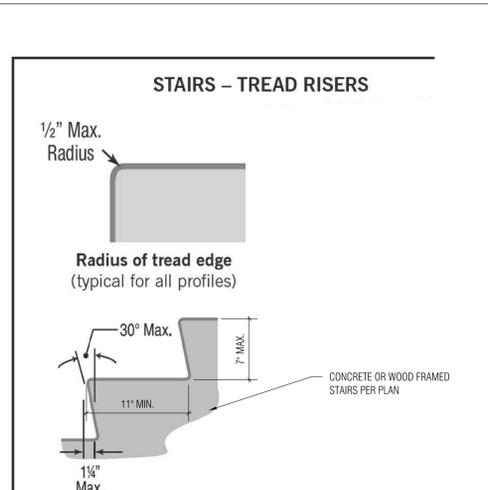
C4 accessible door detail and clearances
SCALE: N.T.S.



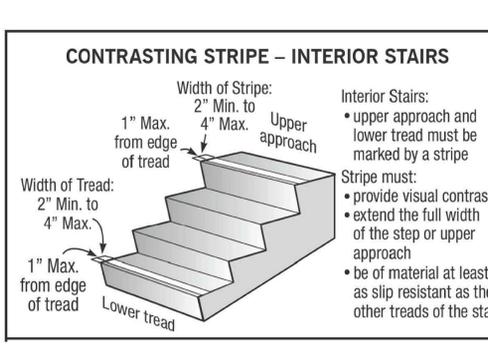
A1 typical exit sign requirements
SCALE: N.T.S.



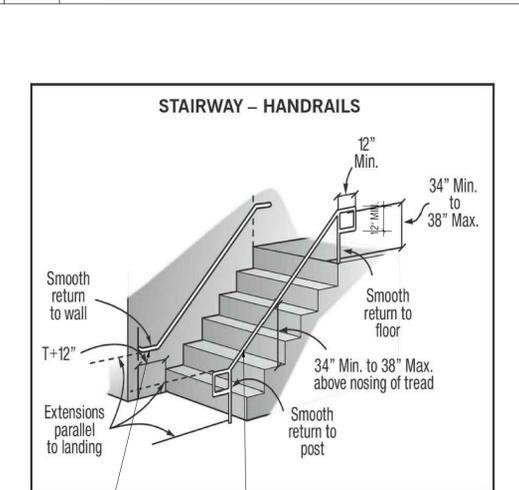
B2



B2



A3 typical stair requirements
SCALE: N.T.S.



A3 typical stair requirements
SCALE: N.T.S.

A5 accessible electrical switches & outlets
SCALE: N.T.S.



Sheet Info:

PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

ACCESSIBLE NOTES:

- Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. Manually operated bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.
- Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.
- Hand-activated door opening hardware shall be centered between 30" and 44" above the floor.
- Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 lb.
- Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 6".
- Walls within 2' of the front and sides of urinals and water closets shall have a smooth, hard, nonabsorbent surface of Portland cement, concrete, ceramic tile or other approved material surface to a height of 4', and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.
- Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements and those in Section 109.1 are required to be accessible. (1117B.6.1)
- Clear floor space complying with Section 1118B.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.
- The highest and lowest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within one of the reach ranges specified in Sections 1118B.5 and 1118B.6. Electrical and communication system receptacles on walls shall be mounted no less than 15" above the floor.
- Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. To force required to activate controls shall be no greater than 5 pounds of force.
- For accessible lavatories, faucet controls and operating mechanisms shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to activate faucet controls and operating mechanisms shall be no greater than 5 lb. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
- The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32" when located at the end and 34" when located at the side with the door positioned at an angle of 90 degrees from its closed position.
- The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist.
- Controls for water closet flush valves shall be mounted on the wide side of toilet areas. Automatic spring to lifted position seats are not allowed.
- Water closet and urinal flush valve controls, and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
- The force required to activate water closet and urinal flush valve controls, and faucet and operating mechanism controls, shall be no greater than 5 lb. Electronic or automatic flushing controls are acceptable and preferable.
- The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications:
 - Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250-lb point load shall be less than the allowable stress for the material of the grab bar or seat.
 - Shear stress induced in a grab bar or seat by the application of a 250-lb point load shall be less than the allowable shear stress for the material of the grab bar or seat, and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.
 - Shear force induced in fastener or mounting devices from the application of a 250-lb point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever has the smaller allowable load.
 - Tensile force induced in a fastener by a direct tension force of a 250-lb point load, plus the maximum moment from the application of a 250-lb point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.
- Grab bars shall not rotate within their fittings.

LETTERS AND NUMBERS:

- LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
- RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
- PICTORIAL SYMBOL, SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. (SEC. 1117B.5.3)
- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. (SEC. 1117B.5.3)
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (SEC. 1117B.5.5)
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". (SEC. 1117B.5.4)
- CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/16" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (SEC. 1117B.5.2)

SIGN LOCATIONS:

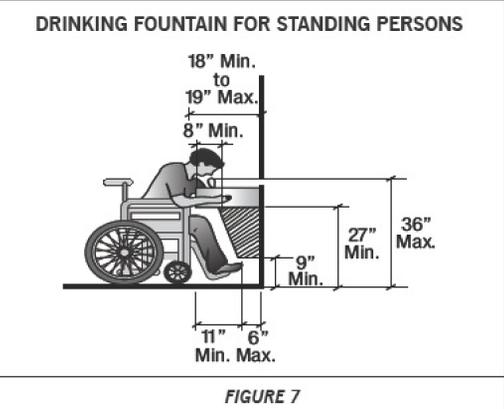
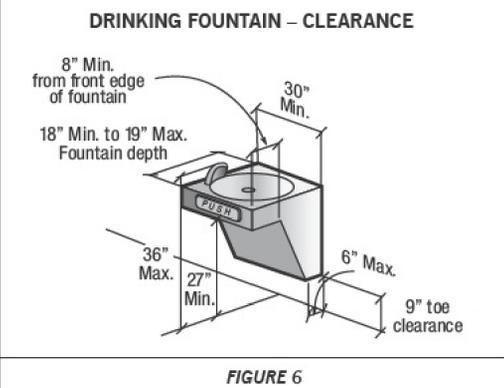
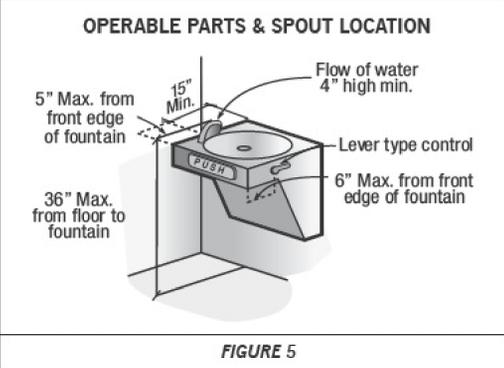
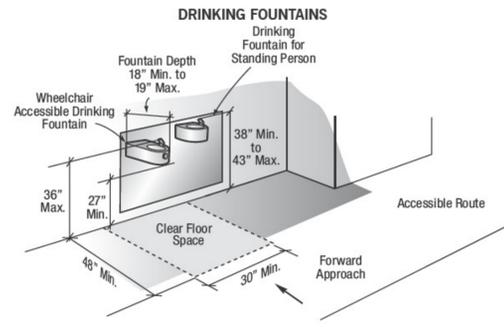
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (SEC. 1117B.5.1 & 1127B.3)
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH/OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAST DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3' OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (SEC. 1117B.5.9)
- ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
- BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

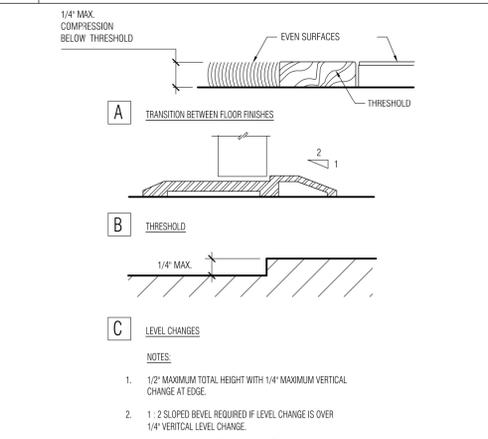
- STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
- WHITE FIGURE ON BLUE BACKGROUND. COLOR # 15090 ON FEDERAL STANDARD # 595A.
- WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

- USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
- 0.2 INCH SPACE BETWEEN CELLS.
- DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.



D3

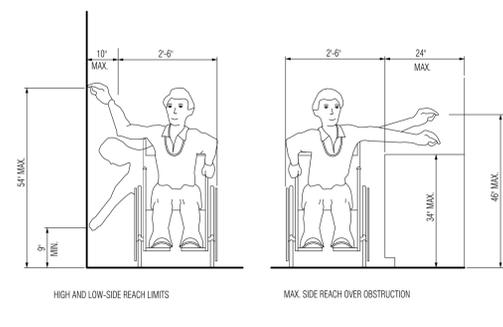


B3

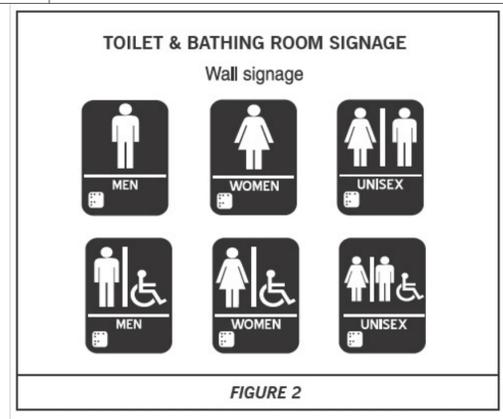
- Restroom Notes:**
- TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6".
 - WALLS WITHIN 2' OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL SURFACE TO A HEIGHT OF 4' AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
 - CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS AND THOSE IN SECTION 109.1 ARE REQUIRED TO BE ACCESSIBLE.
 - CLEAR FLOOR SPACE SHALL ALLOW FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR AND SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.
 - THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ACCESSIBLE DETAILS, ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
 - CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST. TO FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.
 - FOR ACCESSIBLE LAVATORIES, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PUNCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
 - THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.
 - CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. AUTOMATIC SPRING TO LIFTED POSITION SEATS ARE NOT ALLOWED.
 - WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
 - THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LBF. ELECTRONIC OR AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE.
 - THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHOEVER HAS THE SMALLER ALLOWABLE LOAD.
 - TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
 - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - PROVIDE 2X8 BLOCKING FOR GRAB BARS
 - REFER TO PLUMBING SCHEDULE FOR FIXTURE SPEC. (APPROVED EQUIVALENTS ACCEPTABLE)
 - ACCESSORIES SHALL NOT PROTRUDE MORE THAN 4" FROM WALL

A3

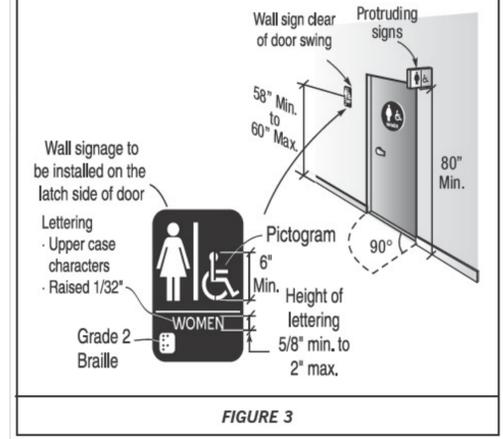
restroom notes



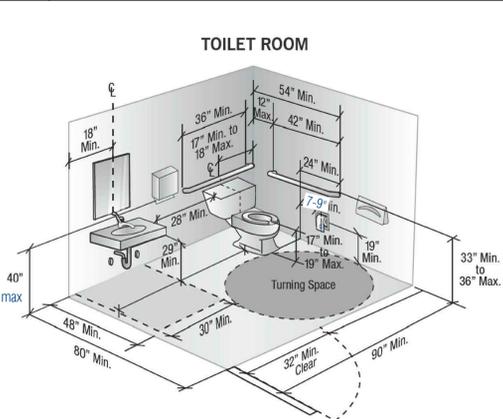
D4



B4

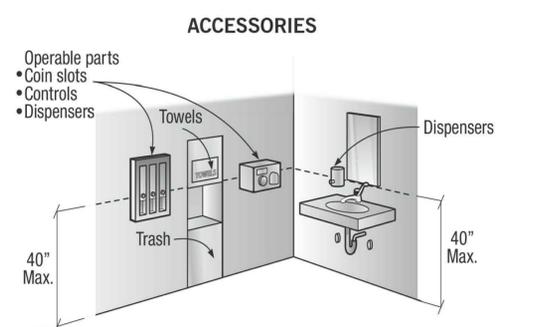


B4

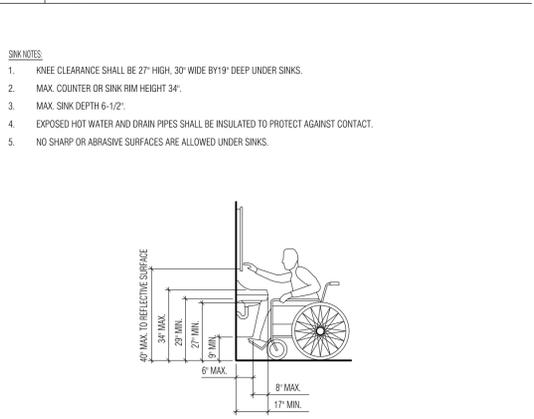


A5

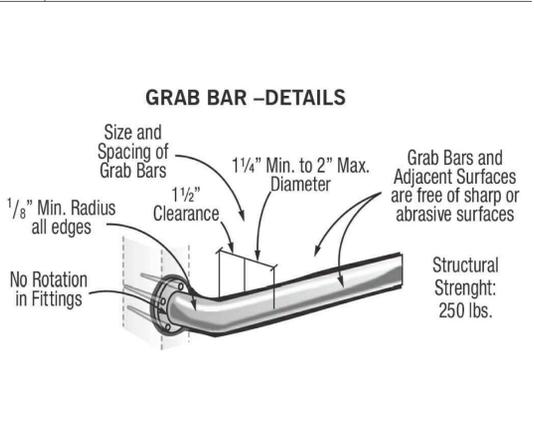
accessible toilet room



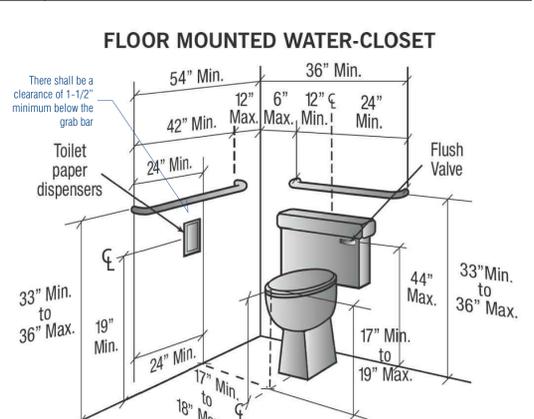
D5



C5



B5



A5

accessible grab bar



project type:
Light Industrial Buildings

project address:
2440 El Camino Real
Atascadero, CA

client:
GBT Sheet Metal
Garrett Macias

Sheet Title:

Sheet Info:

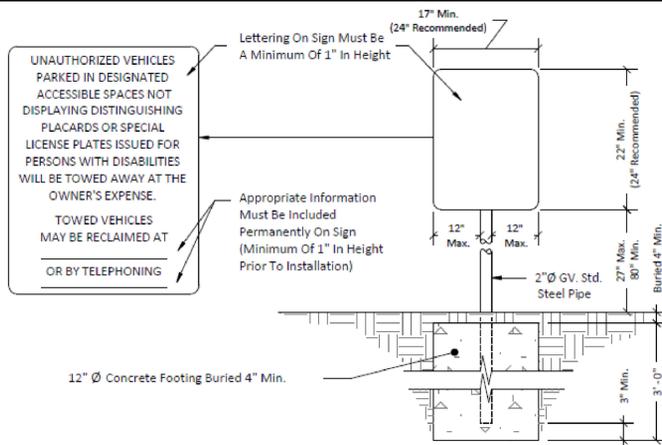
PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE

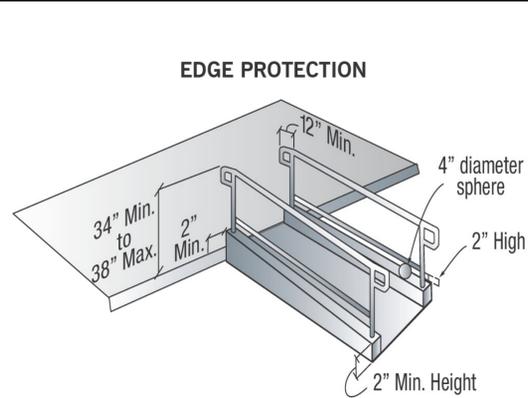
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PLOT DATE: 7/1/2024		
REV.	DESCRIPTION	DATE



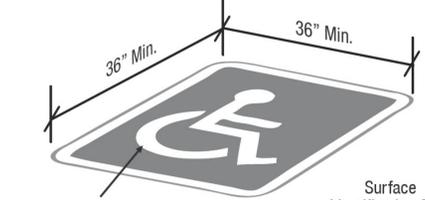
D1 ACCESSIBLE UNAUTHORIZED PARKING SIGN



D3

PARKING SPACE SURFACE IDENTIFICATION

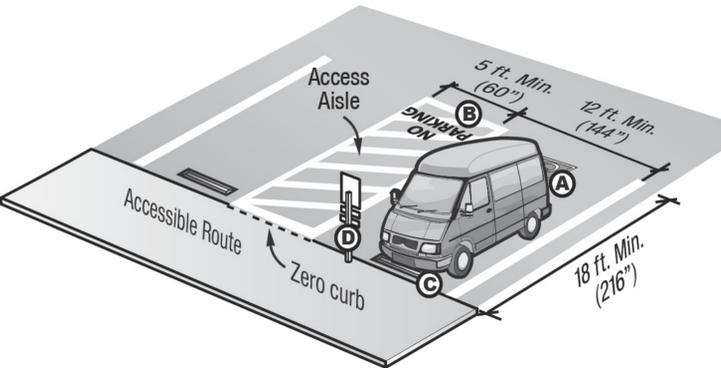
Surface Identification Color Scheme:
Option 1: Accessibility symbol in white on blue background or
Option 2: Accessibility symbol in white or suitable contrasting color on outlined or painted blue parking space



Symbol of Accessibility Color:
White or suitable contrasting color
Surface Identification Size:
36" Min. x 36" Min.

VAN ACCESSIBLE PARKING SPACE

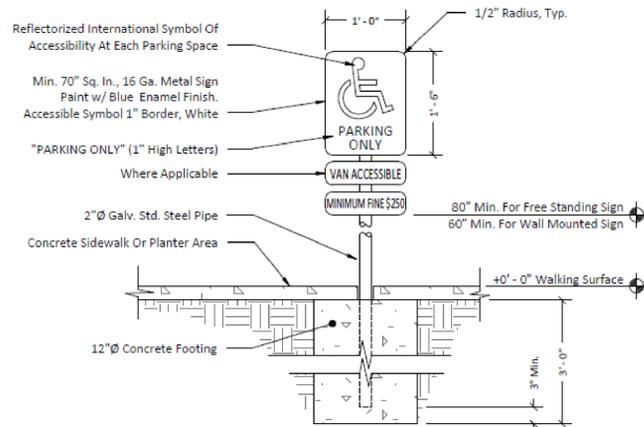
Note: Accessible van parking space width can be reduced to 9 ft. (108") if the access aisle is expanded to a min. of 8 ft. (96")



KEY

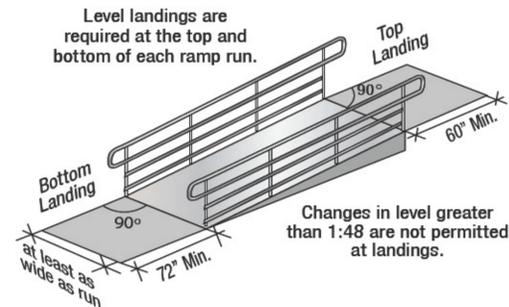
- A:** Surface Identification 36" Min. wide x 36" Min. high
- B:** Access Aisle:
 - Blue painted borderline
 - Hatched Lines: 36" Max. on center.
 - "NO PARKING" must be painted in white letters, 12" Min. Height.
- C:** Wheel Stop
- D:** Parking Identification Sign

NOTE: Width Measurements must be made from Centerline of stripes.



C1 ACCESSIBLE PARKING STALL SIGN

RAMP LANDINGS - TOP & BOTTOM



C3

C4

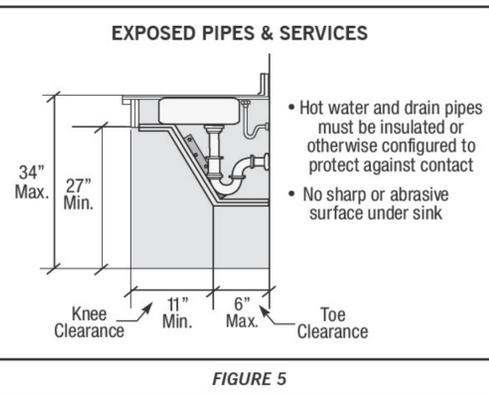
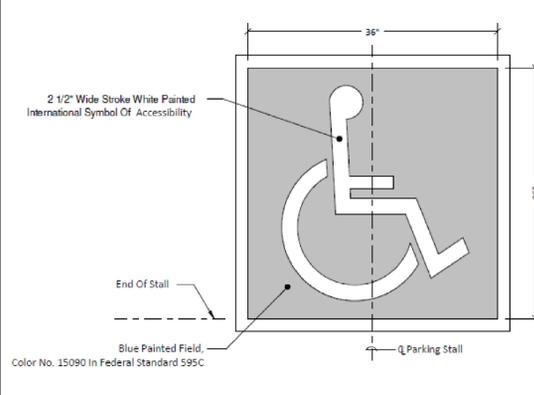
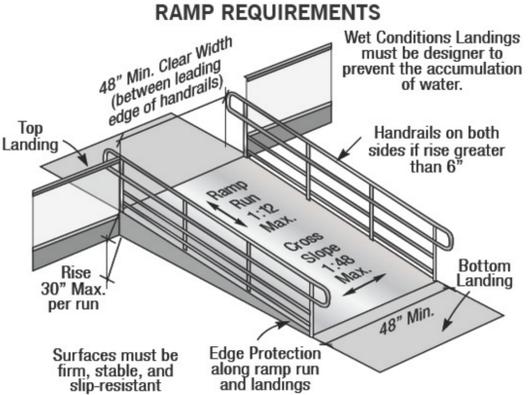


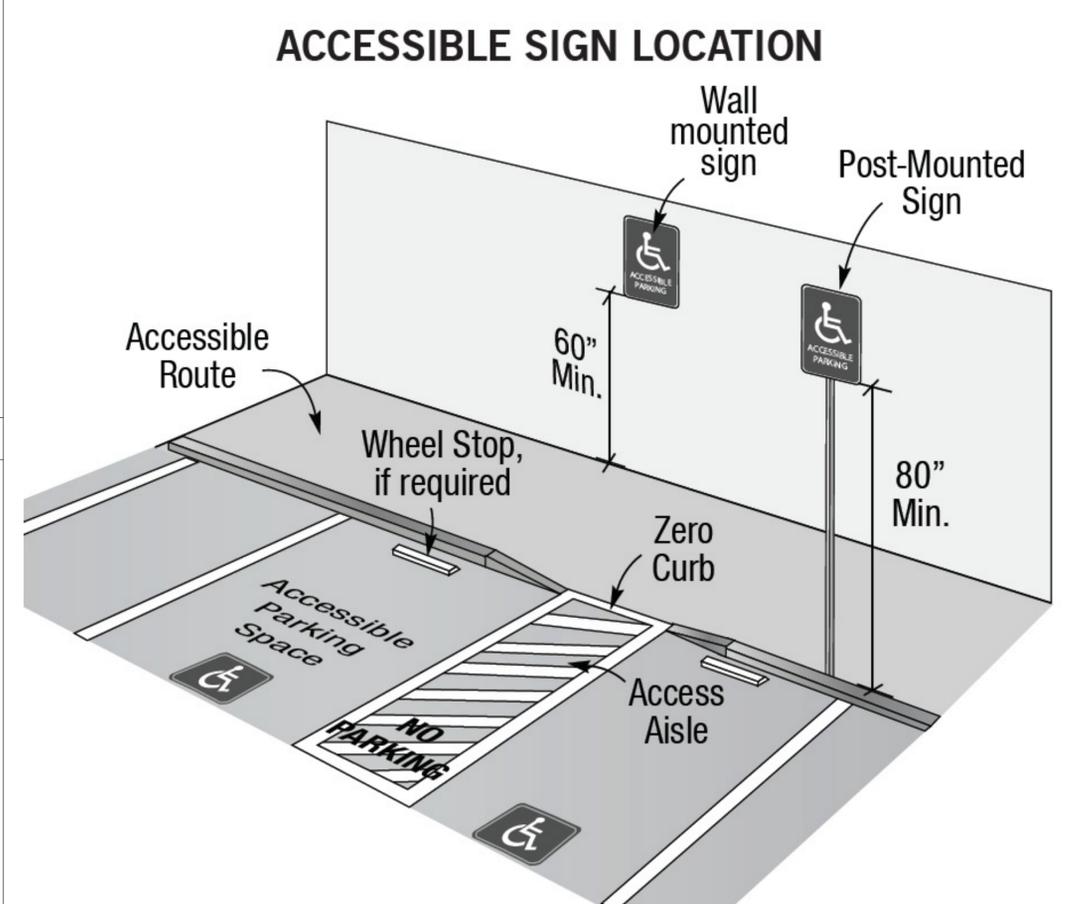
FIGURE 5



B2 INTERNATIONAL SYMBOL OF ACCESSIBLY



B3

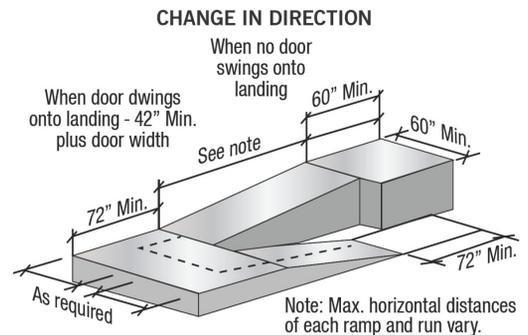


A4

LAVATORIES & SINKS (CA T24 606; ADA 606)	
Feature	Measurement/Clearance
Clear Floor Space Approach	Forward Approach
Clear Floor Space Measurement	30" Min. x 48" Min.
Lavatory/Sink Height	34" Max. above finish floor/ground
Metering Faucets	10 seconds
Force to Activate Operable Parts	5 lbs.
Drains and Hot Water Pipes	Insulated or otherwise configured to protect against contact
Cabinets	If provided, they must be removable
Adjacent Side Wall or Partition	18" Min. to centerline of fixture

A1 EXPOSED SINK

A3



A3

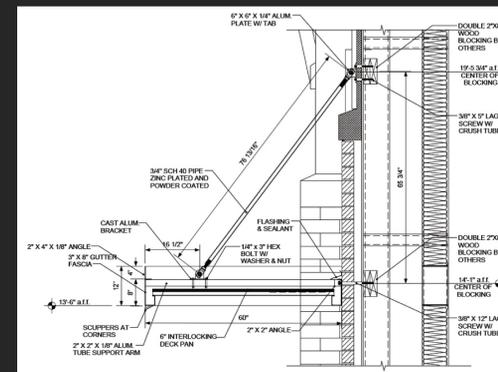
HELIOS ALUMINUM CANOPY

Architectural Fabrication's Helios Canopy is one of the most versatile aluminum canopy systems on the market. A flexible, modular design and custom options allow you to design the canopy that you want.

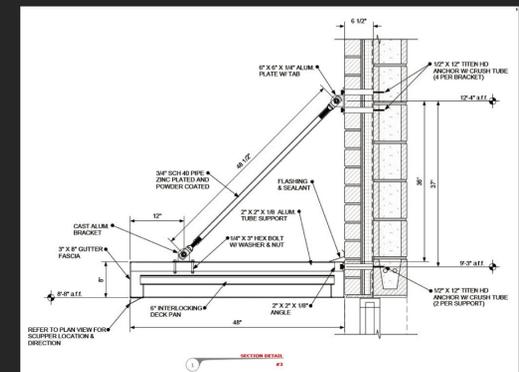
Please visit arch-fab.com to download revit models, specifications, or other product information.

WALL CONNECTION TYPES

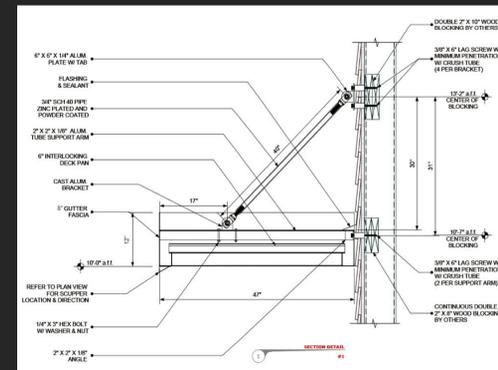
BRICK OVER STUD WALL



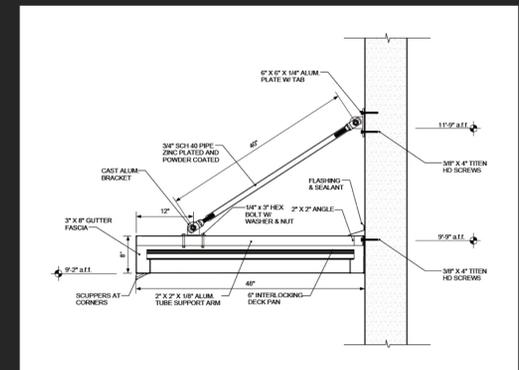
BRICK OVER CMU WALL



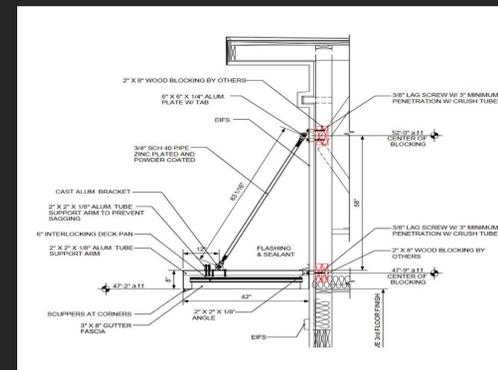
SIDING OVER STUD



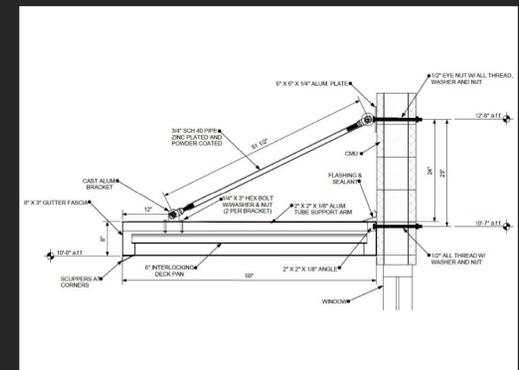
CONCRETE WALL



STUD & EIFS WALL



HOLLOW CMU WALL

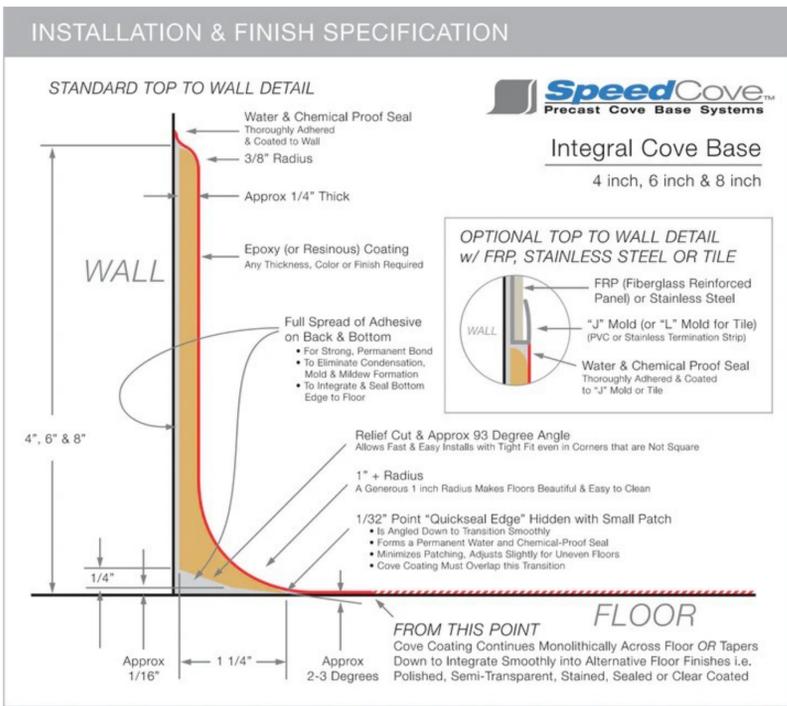


REV.	DESCRIPTION	DATE

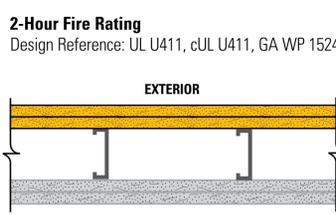


PLOT DATE: 7/1/2024

REV.	DESCRIPTION	DATE



1 COVE BASE DETAIL

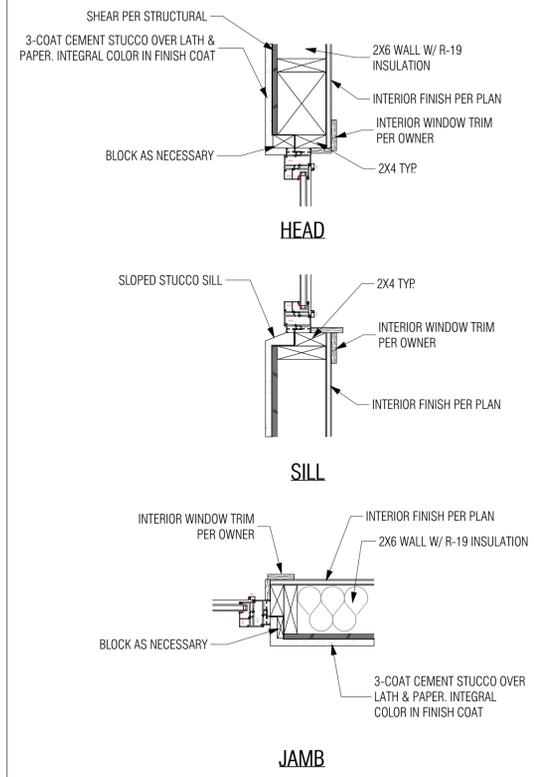


55-59 STC Sound Trans.
Test Reference: IRC IR 761
Wall Thickness: 6 1/8" (156 mm)
Weight per Sq. Ft.: 10 psf (49 Kg/m²)

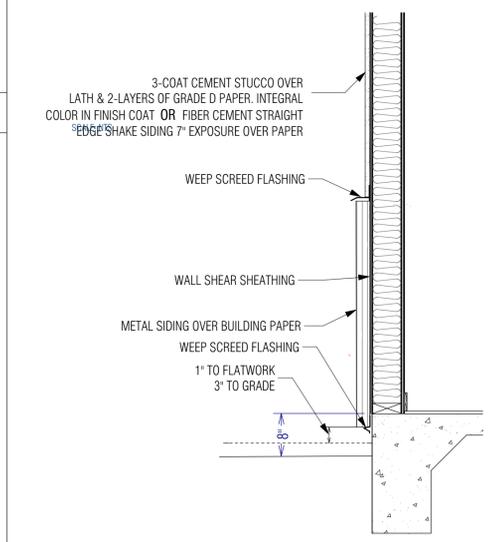
Exterior: Two layers 5/8" (15.9 mm) DensGlass Fireguard Sheathing applied vertically to min. 2-1/2" (64 mm) corrosion resistant 25-gauge (18 mils) steel studs 24" (610 mm) o.c. Base layer attached with 1" (25 mm) Type S corrosion resistant bugle head screws 16" (406 mm) o.c. Face layer attached with 1-5/8" (41 mm) Type S corrosion resistant bugle head screws spaced 8" (203 mm) o.c. Joints staggered.

Interior: Two layers 5/8" (15.9 mm) DensArmor Plus Fireguard or 5/8" (15.9 mm) ToughRock Fireguard X gypsum board applied vertically to framing. Base layer attached with 1" (25 mm) Type S bugle head screws 16" (406 mm) o.c. Face layer attached with 1-5/8" (41 mm) Type S bugle head screws spaced 16" (406 mm) o.c. in the field and along vertical edges and 12" (305 mm) o.c. to the floor and ceiling runners. Joints staggered. Batt or blanket insulation optional. Sound tested with 3-1/2" (89 mm) fiberglass insulation.

2 2 HOUR FIRE WALL ASSEMBLY

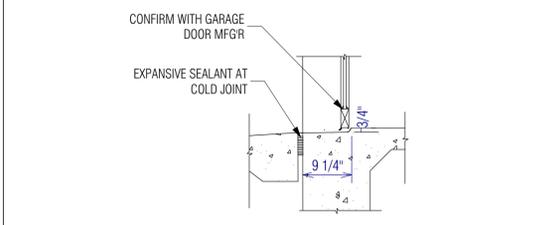


3 WINDOW HEAD, SILL, & JAMB

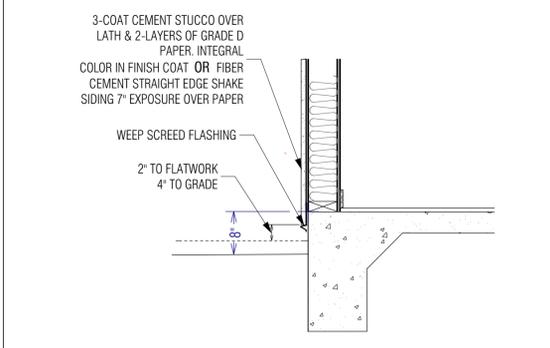


4 TYPICAL WALL (Metal base)

5 GARAGE DOOR SLAB

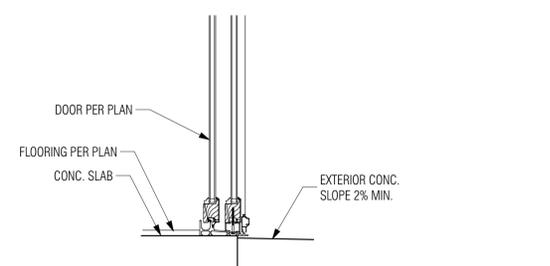


6 GARAGE DOOR SLAB

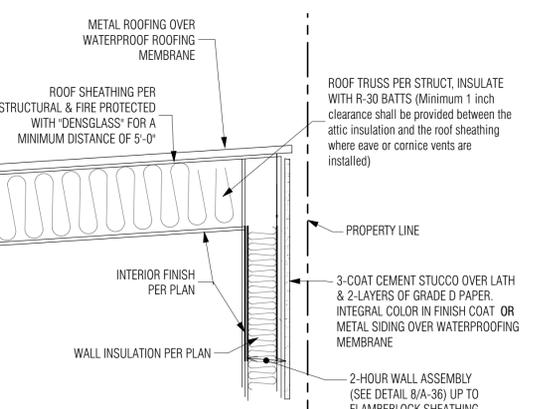


7 TYPICAL WALL

8 EXTERIOR DOOR SILL



9 NO EAVE PROPERTY LINE FIRE PROTECTION



9 NO EAVE PROPERTY LINE FIRE PROTECTION

REVISIONS	BY

GENERAL NOTES

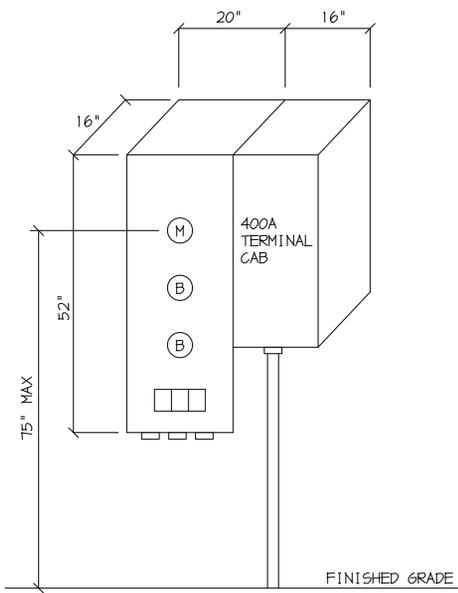
- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

SYMBOLS

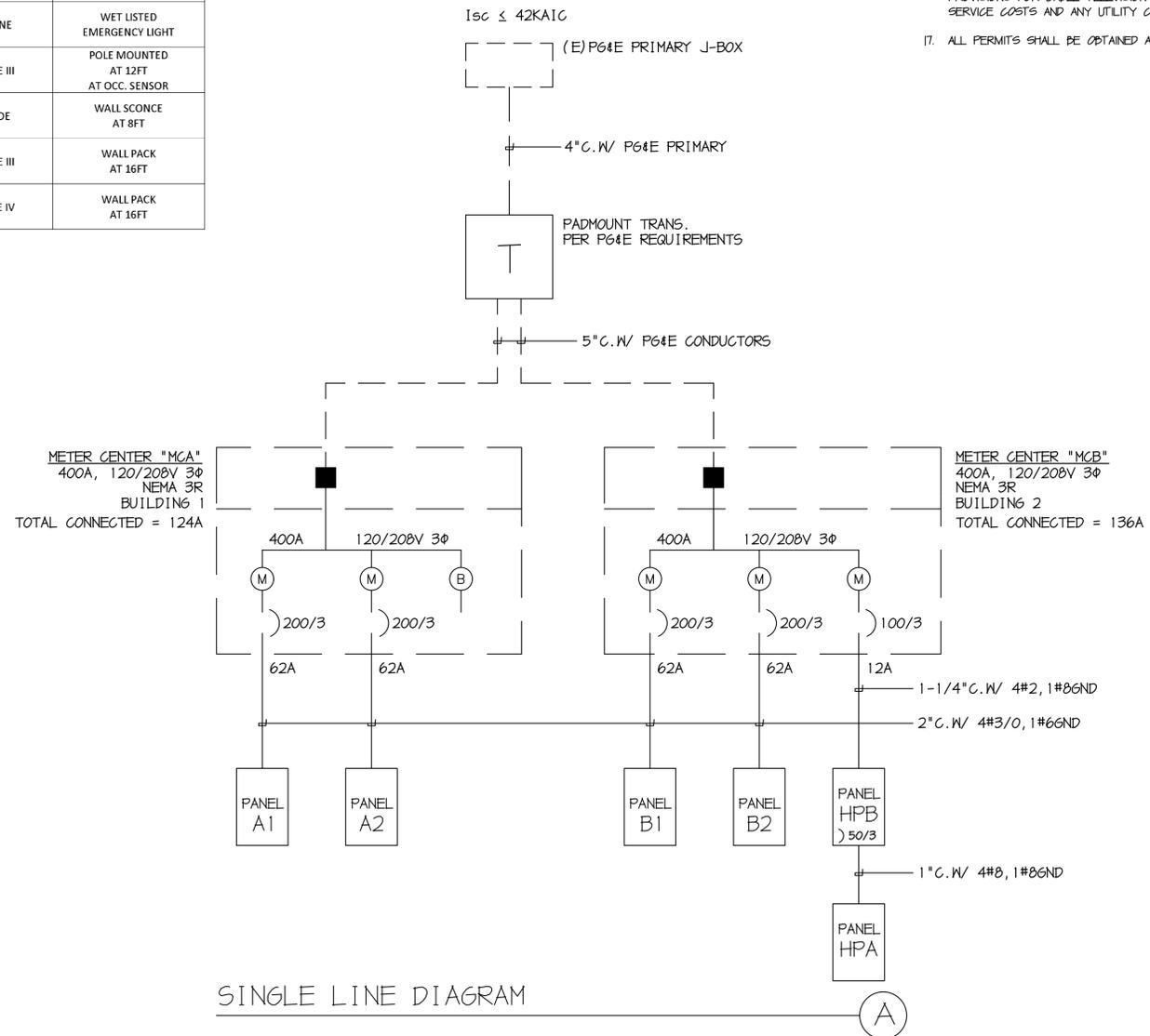
- CONDUIT EXISTING
 - CONDUIT CONCEALED IN WALL OR CEILING
 - CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
 - CONDUIT STUBBED OUT AND CAPPED
 - CONDUIT TURNED UP
 - CONDUIT TURNED DOWN
 - MATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX IN 1/2" C., (5) MAX IN 3/4" C., (8) MAX IN 1" C., NO MARKS = 2#12
 - HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
 - SAWCUT
 - GROUND CONNECTION
 - DISTRIBUTION SWITCHBOARD OR PANEL
 - PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
 - SIGNAL TERMINAL CABINET, SURFACE & FLUSH
 - LINEAR SURFACE FIXTURE
 - OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
 - SURFACE FIXTURE ON FLUSH OUTLET.
 - RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
 - EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
 - LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
 - LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
 - MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
 - SPECIAL RECEPTACLE - SEE PLAN
 - METER
 - FLUSH FLOOR RECEPTACLE
 - RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" UNO.
 - DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
 - DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
 - GFI
 - GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
 - DOUBLE DUPLEX RECEPTACLE
 - CEILING RECEPTACLE
 - RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" UNO.
 - JUNCTION BOX 4" SQUARE, 1-1/2" DEEP UNO.
 - THERMOSTAT F.B.O. +48"
 - MOTOR, NO. INDICATES HORSEPOWER
 - CLOCK OUTLET +7-8" UNO.
 - DISCONNECT SWITCH, NON-FUSED
 - DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
 - COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
 - MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
 - DIMMER W/INTEGRAL "ON-OFF" SW.
 - PUSHBUTTON
 - PHOTOCELL
 - SMOKE DETECTOR
 - TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GRAMMETED OPENING +18" UNO.
 - CABLE TV OUTLET +18" UNO.
 - MOTION SENSOR
 - EXISTING SWITCH
 - SINGLE POLE SWITCH
 - DOUBLE POLE SWITCH } QUIET TOGGLE TYPE RATED AT 20A, 120/277V AC, +42" UNO.
 - THREE WAY SWITCH
 - SWITCH W/PILOT LT.
 - MANUAL MOTOR STARTER
 - FACP FIRE ALARM CONTROL PANEL
 - GFI GROUND FAULT CIRCUIT INTERRUPTING
 - LST LABOR SAVING TANDEM
 - MLO MAIN LINES ONLY
 - W/ WITH
 - C.O. CONDUIT ONLY
 - W.P. WEATHERPROOF
 - F.B.O. FURNISHED BY OTHERS, INSTALL & CONNECT
 - U.N.O. UNLESS NOTED OTHERWISE
 - N.E.C. NATIONAL ELECTRICAL CODE
 - N.I.C. NOT IN CONTRACT
 - (E) EXISTING
 - (N) NEW
 - (R) REMOVE
 - (RL) RELOCATE
 - S/M SURFACE MOUNT
 - U/G UNDERGROUND
 - CWP COLD WATER PIPE
 - AFF ABOVE FINISHED FLOOR
 - HACR HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
 - N.L. NIGHT LIGHT
- NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

PANEL "A1", "A2", "B1", "B2"																				
SERVICE: 120/208V 3Φ 4W			MAIN BKR.: MLO			BUS: 200A			LOC.: SEE PLAN											
									MTG.: SURFACE											
REMARKS	LOAD			R E C	L T G	M I S C	P O L E	T R I P	C I R C	C I R C	T R I P	P O L E	R E C	L T G	M I S C	LOAD			REMARKS	
	ΦA	ΦB	ΦC													ΦA	ΦB	ΦC		
AC UNIT	2400						3	30	1		2	20	1				600			INTERIOR LIGHTS
	2400								3		4						120			EXTERIOR LIGHTS
EV CHARGER	3300		2400				2	40	7		6						720		500	BATHROOM
									9		8						720			RECEPS
SPARE							2	40	11		10									
									13		12						720			
WATER HEATER		2080					2	20	15		14									SPARE
		2080							17		16									
									19		18									
									21		20									
									23		22									
									25		24									
									27		26									
									29		28									
									31		30									
									33		32									
									35		34									
									37		36									
									39		38									
									41		40									
TOTAL WATTS=	22,060										ΦB= 8,620									ΦC= 5,700
AMPS=	61										MINIMUM BKR									A.I.C. RATING= 10,000 AMPS SYM

FIXTURE SCHEDULE							
LED MODULE							
TYPE	MANUFACTURER AND CATALOG NUMBER	TYPE	COLOR	WATTS	DRIVER	OPTIC / LENS	REMARKS
A 175	CREE C-PHB-C-L2F-S24L-SCCT-UL-WH-PIR-EB		4000K	175	ELECTRONIC 0-10V	FROSTED POLYCARB	LED HIGH BAY W/OCC SENSOR AND EM BATTERY
B 30	CREE LS-4-40L-830-R-UL-10V		3000K	31	ELECTRONIC 0-10V	DIFFUSE ACRYLIC	LED SURFACE 4FT
E 15	MOBERN CELL-3-R-W				90 MIN BATTERY	RED	COMBO EXIT / EMERGENCY
EX 15	CREE C-EE-A-EMG-DEC-WET-BB-DB				90 MIN BATTERY	NONE	WET LISTED EMERGENCY LIGHT
P 55	LIGMAN UVK-90002-T3-W30-01-120/277-05		3000K	55	ELECTRONIC	TYPE III	POLE MOUNTED AT 12FT AT OCC. SENSOR
X 15	LIGMAN ULEW-30011-14W-T4-W30-01-120/277-BPC		3000K	14	ELECTRONIC	WIDE	WALL SCNCE AT 8FT
Y 55	LIGMAN UGN-30061-54W-W30-01-120/277-BPC		3000K	54	ELECTRONIC	TYPE III	WALL PACK AT 16FT
Z 40	LIGMAN UVK-30003-T4-W30-01-120/277V		3000K	37	ELECTRONIC	TYPE IV	WALL PACK AT 16FT



ELEVATION AT METER CENTER
SCALE: 1/4" = 1'-0"



SINGLE LINE DIAGRAM



NEW ELECTRICAL SERVICE FOR:
GBT SHEET METAL
2440 EL CAMINO REAL
ATASCADERO, CA

GENERAL NOTES
SYMBOLS
SINGLE LINE DIAGRAM

DATE	05-24-2024
SCALE	NONE
DRAWN	ARREB
SHEET	E0.1



NEW ELECTRICAL SERVICE FOR: GBT SHEET METAL 2440 EL CAMINO REAL ATASCADERO, CA

INDOOR TITLE 24 COMPLIANCE FORMS

DATE 03-12-2024

SCALE NONE

DRAWN ARRED

SHEET E0.2

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Indoor Lighting NRC-174
 CERTIFICATE OF COMPLIANCE
 Project Name: GBT SHEET METAL Report Page: Page 4 of 7
 Date Prepared: 2024-03-12 10:38:16

A. GENERAL INFORMATION
 Project Location (city): ATASCADERO
 Climate Zone: 4
 Occupancy Types Within Project (select all that apply): Commercial Industrial

B. PROJECT SCOPE
 This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b) / 180.2(b) for alterations.

Scope of Work	Conditioned Spaces	Unconditioned Spaces
01	02	03
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)
<input checked="" type="checkbox"/> New Lighting System	Complete Building Method	4204
<input type="checkbox"/> New Lighting System - Parking Garage	N/A	N/A
Total Area of Work (ft²)		4204

Generated Data/Time: Documentation Software: Energy Code Ace
 Report Version: 2022.0.000 Compliance ID: 149621-0324-0006
 Schema Version: rev 20220101 Report Generated: 2024-03-12 10:38:16

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Indoor Lighting NRC-174
 CERTIFICATE OF COMPLIANCE
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C. COMPLIANCE RESULTS
 If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table B for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b) / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)				Total Allowed (Watts)	Adjusted Lighting Power per 140.6(b) / 170.2(e) (Watts)	Compliance Results
	01	02	03	04			
Complete Building	140.6(c)(1)	Area Category 140.6(c)(2) / 170.2(a)(4)	Area Category 140.6(c)(3) / 170.2(a)(4) (+)	Talored 140.6(c)(3) / 170.2(a)(4) (+)	2,522.4	1,460	COMPLIES
Unconditioned	2,522.4	(See Table I)	(See Table J)	(See Table K)			
Unconditioned					2,522.4	1,460	COMPLIES

Controls Compliance (See Table H for Details): COMPLIES
 Rated Power Reduction Compliance (See Table Q for Details): COMPLIES

D. EXCEPTIONAL CONDITIONS
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 149621-0324-0006 Schema Version: rev 20220101 Report Generated: 2024-03-12 10:38:16

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Indoor Lighting NRC-174
 CERTIFICATE OF COMPLIANCE
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F. INDOOR LIGHTING FIXTURE SCHEDULE
 This table includes all planned permanent and portable lighting other than dwelling unit/hotel/motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table E. If using Table F to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designated Wastage: Conditioned Spaces	01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire*	How Wastage determined	Total Number of Luminaires	Excluded per 140.6(a) / 170.2(c)(2)	Design Watts	Pass	Fail
A	LED H-BAY	No	NA	175	MH Spec	8	No	1,400	<input type="checkbox"/>	<input type="checkbox"/>
B	LED STRIP	No	NA	30	MH Spec	2	No	60	<input type="checkbox"/>	<input type="checkbox"/>
Total Designated Watts: CONDITIONED SPACES							1,460			

*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)(8) / 170.2(c)(2) is adjusted to be 75% / 80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
 *Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
 This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)
 This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls	01	02	03
Mandatory Demand Response 130.12(c)		Shut-off controls 130.1(c) / 160.5(b)(4)(C)	Field Inspector
NA < 4,000W subject to multilevel		See Area/Space Level Controls	Pass Fail

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 149621-0324-0006 Schema Version: rev 20220101 Report Generated: 2024-03-12 10:38:16

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Indoor Lighting NRC-174
 CERTIFICATE OF COMPLIANCE
 Project Name: GBT SHEET METAL Report Page: Page 4 of 7
 Date Prepared: 2024-03-12 10:38:16

H. INDOOR LIGHTING CONTROLS (Not including PAFs)
 Area Level Controls

Area Description	04	05	06	07	08	09	10	11	12
WORK AREA	Industrial/Manufacturing Facility	Readily Accessible	Dimmer	Occupancy Sensor	NA, Not daylight zone	NA, Not daylight zone	No	<input type="checkbox"/>	<input type="checkbox"/>
RESTROOMS	Industrial/Manufacturing Facility	Readily Accessible	NA, Restrooms	Occupancy Sensor	NA, Not daylight zone	NA, Not daylight zone	No	<input type="checkbox"/>	<input type="checkbox"/>

Plan Sheet Showing Daylit Zones.

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
 Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(d) are being used.

Area Description	01	02	03	04	05	06
WORK AREA	Industrial/Manufacturing Facility	0.6	4.065	2.439	No	No
RESTROOMS	Industrial/Manufacturing Facility	0.8	1.39	83.4	No	No
TOTALS		4,204	2,522.4		See Tables I, or F for detail	

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 149621-0324-0006 Schema Version: rev 20220101 Report Generated: 2024-03-12 10:38:16

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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
 This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
 This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
 This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
 This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE / SPECIAL EFFECTS
 This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
 This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
 This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS
 This section does not apply to this project.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 149621-0324-0006 Schema Version: rev 20220101 Report Generated: 2024-03-12 10:38:16

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Indoor Lighting NRC-174
 CERTIFICATE OF COMPLIANCE
 Project Name: GBT SHEET METAL Report Page: Page 4 of 7
 Date Prepared: 2024-03-12 10:38:16

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
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S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (DAF)
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T. DWELLING UNIT LIGHTING
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Form/Title: Verified
 Systems/Spaces To be Field Verified: WORK AREA, RESTROOMS

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
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Form/Title: Verified

NRC-174-Q2-A - Must be submitted for occupancy sensors and automatic time switch controls.

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 Project Name: GBT SHEET METAL Report Page: Page 4 of 7
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: John Maloney
 Signature Date: 03-12-2024
 City/State/County of Residence: Santa Barbara, CA 93101
 Phone: (805)564-4266

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I, the undersigned, certify that the information provided in this document is true and correct.
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 1 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. The energy fixtures and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 2 of the California Code of Regulations.
 4. The building design fixtures or system design fixtures identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building permit to the building owner at occupancy.

Responsible Designer Name: JOHN MALONEY
 Signature Date: 03-12-2024
 City/State/County of Residence: Santa Barbara, CA 93101
 Phone: (805)564-4266

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 Project Name: GBT SHEET METAL Report Page: Page 4 of 7
 Date Prepared: 2024-03-12 10:38:16

A. GENERAL INFORMATION
 Project Location (city): ATASCADERO
 Climate Zone: 4
 Occupancy Types Within Project (select all that apply): Commercial Industrial

B. PROJECT SCOPE
 This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b) / 180.2(b) for alterations.

Scope of Work	Conditioned Spaces	Unconditioned Spaces
01	02	03
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)
<input checked="" type="checkbox"/> New Lighting System	Complete Building Method	4204
<input type="checkbox"/> New Lighting System - Parking Garage	N/A	N/A
Total Area of Work (ft²)		4204

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C. COMPLIANCE RESULTS
 If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table B for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b) / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)				Total Allowed (Watts)	Adjusted Lighting Power per 140.6(b) / 170.2(e) (Watts)	Compliance Results
	01	02	03	04			
Complete Building	140.6(c)(1)	Area Category 140.6(c)(2) / 170.2(a)(4)	Area Category 140.6(c)(3) / 170.2(a)(4) (+)	Talored 140.6(c)(3) / 170.2(a)(4) (+)	2,522.4	1,460	COMPLIES
Unconditioned	2,522.4	(See Table I)	(See Table J)	(See Table K)			
Unconditioned					2,522.4	1,460	COMPLIES

Controls Compliance (See Table H for Details): COMPLIES
 Rated Power Reduction Compliance (See Table Q for Details): COMPLIES

D. EXCEPTIONAL CONDITIONS
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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F. INDOOR LIGHTING FIXTURE SCHEDULE
 This table includes all planned permanent and portable lighting other than dwelling unit/hotel/motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table E. If using Table F to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designated Wastage: Conditioned Spaces	01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire*	How Wastage determined	Total Number of Luminaires	Excluded per 140.6(a) / 170.2(c)(2)	Design Watts	Pass	Fail
A	LED H-BAY	No	NA	175	MH Spec	8	No	1,400	<input type="checkbox"/>	<input type="checkbox"/>
B	LED STRIP	No	NA	30	MH Spec	2	No	60	<input type="checkbox"/>	<input type="checkbox"/>
Total Designated Watts: CONDITIONED SPACES							1,460			

*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)(8) / 170.2(c)(2) is adjusted to be 75% / 80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
 *Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
 This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)
 This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls	01	02	03
Mandatory Demand Response 130.12(c)		Shut-off controls 130.1(c) / 160.5(b)(4)(C)	Field Inspector
NA < 4,000W subject to multilevel		See Area/Space Level Controls	Pass Fail

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I. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
 This section does not apply to this project.

J. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
 This section does not apply to this project.

K. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
 This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
 This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE / SPECIAL EFFECTS
 This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
 This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
 This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
 This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
 Area Level Controls

Area Description	04	05	06	07	08	09	10	11	12
WORK AREA	Industrial/Manufacturing Facility	Readily Accessible	Dimmer	Occupancy Sensor	NA, Not daylight zone	NA, Not daylight zone	No	<input type="checkbox"/>	<input type="checkbox"/>
RESTROOMS	Industrial/Manufacturing Facility	Readily Accessible	NA, Restrooms	Occupancy Sensor	NA, Not daylight zone	NA, Not daylight zone	No	<input type="checkbox"/>	<input type="checkbox"/>

Plan Sheet Showing Daylit Zones.

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
 Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(d) are being used.

Area Description	01	02	03	04	05	06
WORK AREA	Industrial/Manufacturing Facility	0.6	4.065	2.439	No	No
RESTROOMS	Industrial/Manufacturing Facility	0.8	1.39	83.4	No	No
TOTALS		4,204	2,522.4		See Tables I, or F for detail	

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REVISIONS	BY

JMPE
 ELECTRICAL ENGINEERING
 LIGHTING DESIGN
 CA REGISTRATION NO. E13083
 23356
 627 OLIVE STREET
 SANTA BARBARA, CA 93105
 (805) 969-9216
 FAX (805) 969-2405
 email: jmaloney@jmpe.net
 www.jmpe.net



NEW ELECTRICAL SERVICE FOR:
 GBT SHEET METAL
 2440 EL CAMINO REAL
 ATASCADERO, CA

SITE PHOTOMETRY PLAN

DATE 06-26-2024

SCALE 1/16" = 1'-0"

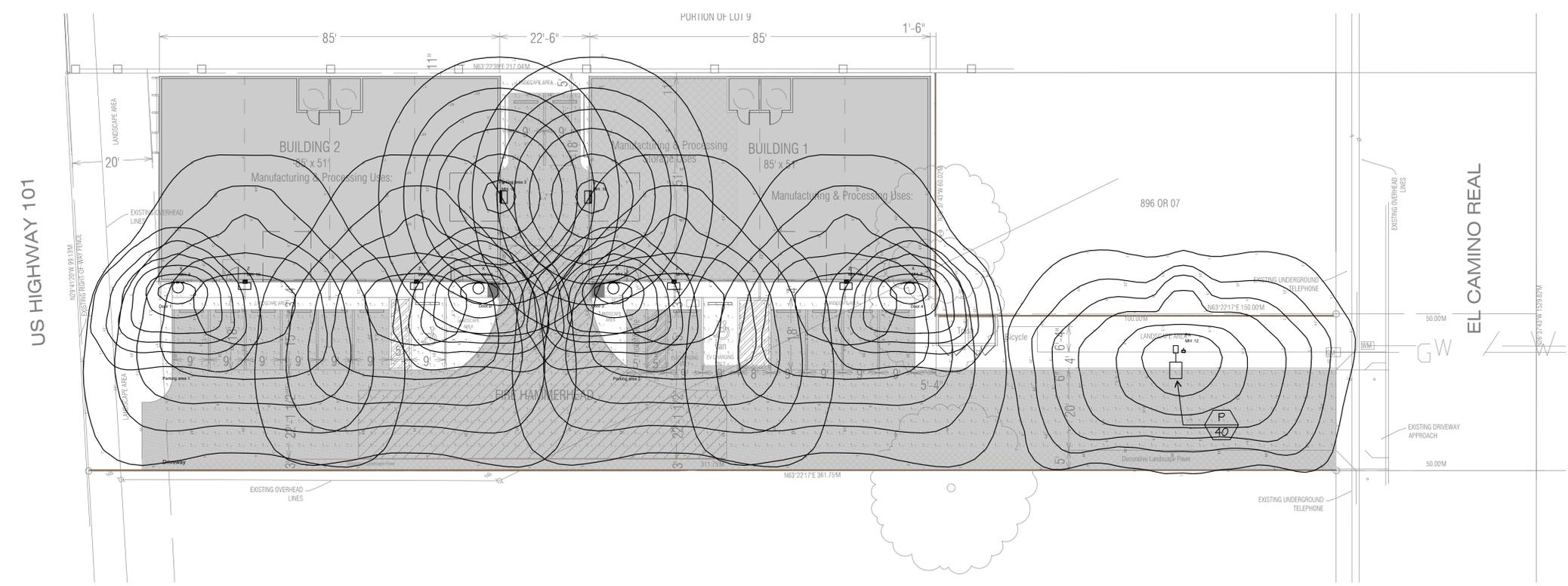
DRAWN ARRED

SHEET

E1.2

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
Door 1	Illuminance	Fc	8.07	9.8	5.7	1.42	1.72	Grid point 1 x 1'	
Door 2	Illuminance	Fc	7.86	9.7	5.3	1.48	1.83	Grid point 1 x 1'	
Door 3	Illuminance	Fc	7.67	9.7	5.2	1.48	1.87	Grid point 1 x 1'	
Door 4	Illuminance	Fc	7.48	9.5	5.1	1.47	1.86	Grid point 1 x 1'	
Driveway	Illuminance	Fc	1.41	6.0	0.3	4.70	20.00	Grid point 3 x 3'	
Parking area 1	Illuminance	Fc	3.01	7.6	1.3	2.32	5.85	Grid point 3 x 3'	
Parking area 2	Illuminance	Fc	3.06	7.9	1.5	2.04	5.27	Grid point 3 x 3'	
Parking area 3	Illuminance	Fc	1.83	3.9	0.5	3.66	7.80	Grid point 3 x 3'	

Luminaire Schedule										
Symbol	Qty	Label	Description	LLF	Arrangement	Luminaire Watts	Luminaire Lumens	Arrangement Watts	Arrangement Lumens	
	1	PA	UVK-90002-T3-W40	0.900	Single	52	6545	52	6545	12FT
	4	X	ULEW-30011-T4-W40	0.900	Single	13.8	1466	13.8	1466	8FT
	2	Y	UGN-30061-W40	0.900	Single	54	3710	54	3710	16FT
	4	Z	UVK-30003-T4-W40	0.900	Single	36.5	4838	36.5	4838	16FT



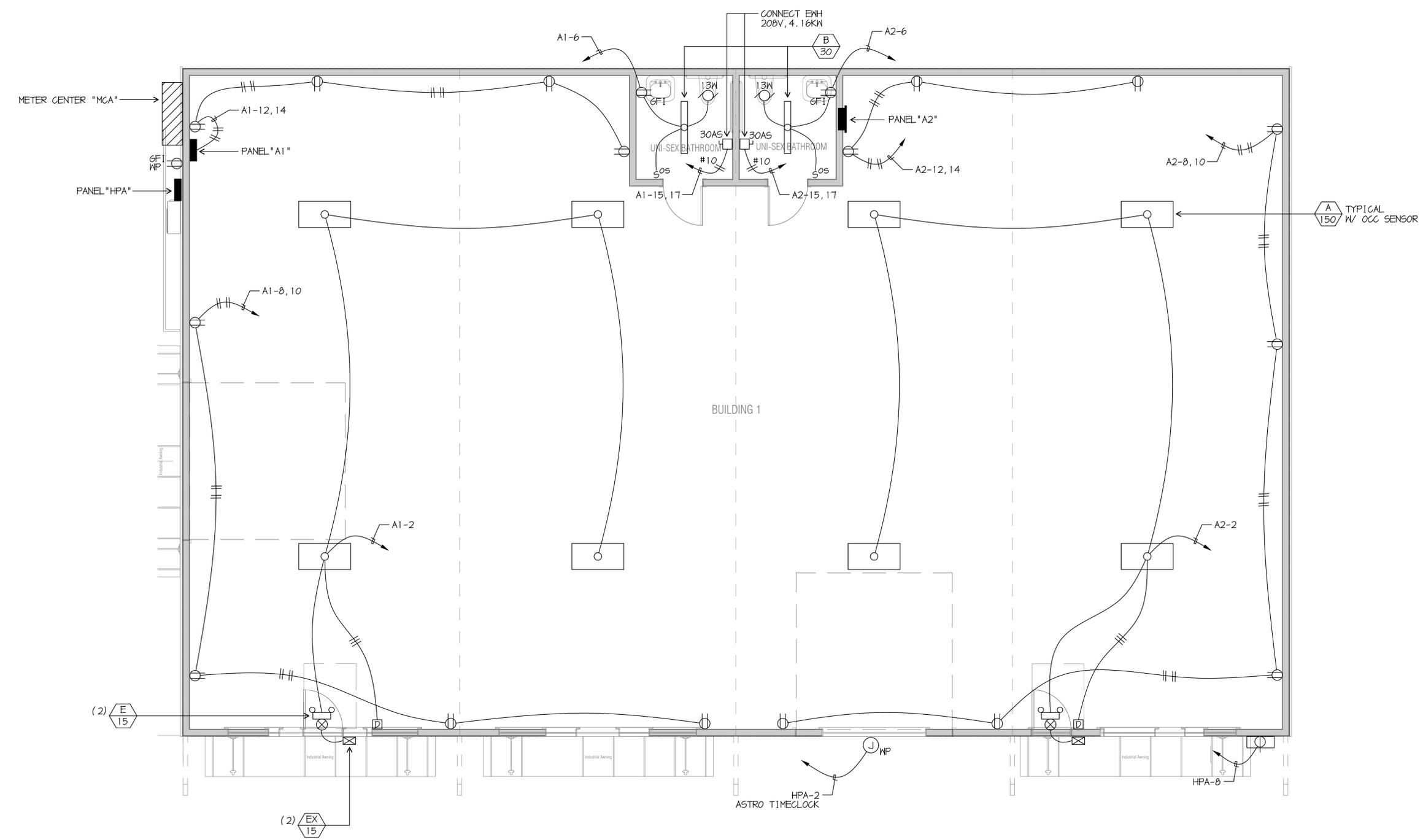
SITE PHOTOMETRY PLAN
 SCALE: 1/16" = 1'-0"



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REVISIONS	BY

JMPE
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 SANTA BARBARA, CA 93105
 (805) 569-8216
 FAX (805) 569-2405
 email: maloney@jmpe.net
 www.jmpe.net



BUILDING 1, ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

NEW ELECTRICAL SERVICE FOR:
 GBT SHEET METAL
 2440 EL CAMINO REAL
 ATASCADERO, CA

BUILDING 1, ELECTRICAL PLAN
 DATE 06-28-2024
 SCALE 1/4" = 1'-0"
 DRAWN ARRED
 SHEET E2.1

REVISIONS	BY

JMPE
 ELECTRICAL ENGINEERING
 LIGHTING DESIGN
 CA REGISTRATION NO E13083
 23356

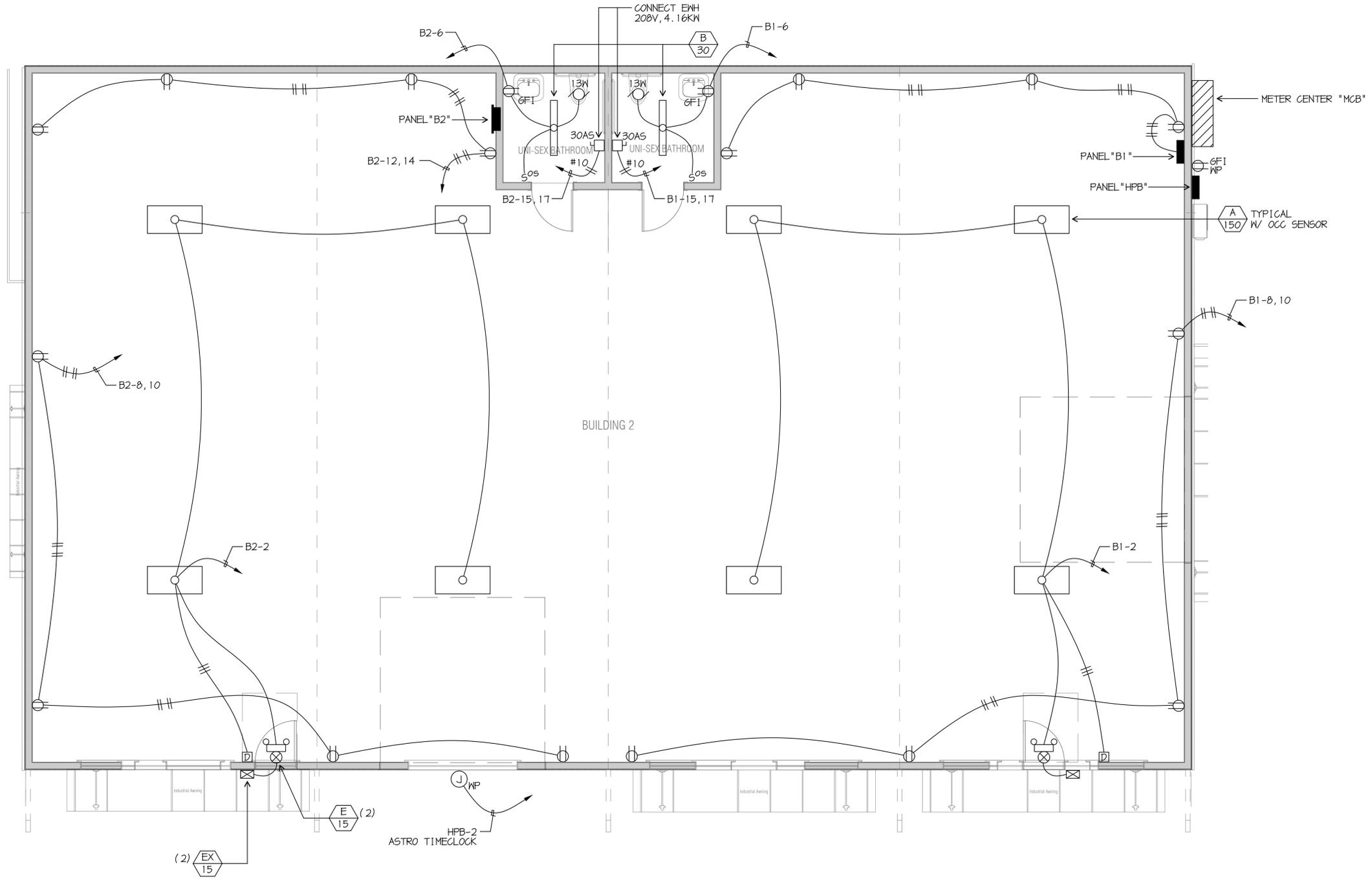


NEW ELECTRICAL SERVICE FOR:
 GBT SHEET METAL
 2440 EL CAMINO REAL
 ATASCADERO, CA

BUILDING 2, ELECTRICAL PLAN

DATE 06-28-2024
 SCALE 1/4" = 1'-0"
 DRAWN ARRED
 SHEET

E2.2



BUILDING 2, ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0" NORTH

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