



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"
Development Review Committee Agenda

Monday, July 15, 2024, 3:30 PM
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

AMERICANS WITH DISABILITIES ACT

Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

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File #: P23-0037, CUP23-04, PD23-02, B24-0204, and E24-0003

Requested Action: DRC Final Action

Application: Fence height exception for rear fence and review of final architectural details for California Custom Trailers and Powersports

Location: 3031 Union Road

Applicant: Gabriel Architects

2. Item 2

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File #: P23-0041, SPR23-08, CUP23-06

Requested Action: DRC Recommendation to the Planning Commission

Application: Site Plan Review and Conditional Use Permit for a 12-unit residential project in the Office Professional Zoning District.

Location: 321 12th Street

Applicant: Anne Laddon and Jim Irving

D. ADJOURNMENT



3031 UNION ROAD

CALIFORNIA CUSTOM TRAILERS & POWERSPORTS PASO ROBLES, CA 93446

GENERAL NOTES

1. THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES AND CONSULTANTS, INCLUDING DESIGN-BUILD DOCUMENTS TO VERIFY SIZE, LOCATION, WEIGHT, POWER, AND OTHER REQUIREMENTS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCING WORK
2. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ETC. AND AS SOON AS DISCOVERED SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE
4. THE CONTRACTOR SHALL VERIFY AND CONFIRM TO ALL REQUIREMENTS OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL REQUEST VERIFICATION FROM UTILITY COMPANIES OF UNDERGROUND UTILITY LOCATIONS PRIOR TO BEGINNING EXCAVATIONS
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO CONSTRUCTION
6. ALL BIDDERS SHALL VISIT THE SITE TO VERIFY CONDITIONS AND SHALL OBTAIN COMPLETE SETS OF THE MOST RECENT CONSTRUCTION DOCUMENTS BEFORE SUBMITTING BIDS
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES, OR AND UNTIL COMPLETED
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE JOB WHILE THE PROJECT IS IN PROGRESS AND UNTIL COMPLETED
10. THE CONTRACTOR SHALL REPORT ANY CONFLICTS BETWEEN THE SPECIFICATIONS AND THE DRAWINGS BEFORE PROCEEDING
11. PROVIDE A NEAT CUT WHERE UTILITIES PENETRATE RATED WALL AND FLOOR ASSEMBLIES. SEAL WITH FIRE-RATED, NON-COMBUSTIBLE MATERIAL, IMPERVIOUS TO THE PASSAGE OF SMOKE, CONFORMING TO THE CODE AND BUILDING OFFICIAL'S REQUIREMENTS
12. NO BUILDING OR PORTION OF THE BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING OR PORTION OF THE BUILDING
13. MAINTAIN ALL EXIT PATHWAYS DURING CONSTRUCTION
14. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER
15. SLOPE ALL WALKS AND DRIVEWAYS AWAY FROM THE BUILDING
16. PROVIDE APPROVED FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE MARSHAL. VERIFY LOCATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS WITH THE FIRE MARSHAL PRIOR TO FRAMING
17. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF STOREFRONT MULLION, FACE OF CONCRETE OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE
18. PROVIDE BLOCKING IN WALLS TO SUPPORT CABINETRY, SHELVING, BATHROOM FIXTURES, DISPLAY RAILS, AND OTHER IMPROVEMENTS AS REQUIRED
19. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES
20. DO NOT MODIFY THE WORK SHOWN EXCEPT WITH WRITTEN INSTRUCTIONS FROM THE ARCHITECT
21. THESE DRAWINGS ARE EXCLUSIVE PROPERTY OF THE ARCHITECTS MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT
22. AN APPROVED PUBLIC SAFETY BOX (KNOX BOX) SHALL BE INSTALLED NEXT TO THE MAIN ENTRANCE MOUNTED AND SHALL BE CLEARLY VISIBLE, MOUNTED SIX FEET OF GRADE AND APPROVED BY THE LOCAL JURISDICTION. THE FOLLOWING KEYS SHALL BE AVAILABLE TO OPEN DOORS AND MEANS OF ACCESS AS FOLLOWS:
MAIN ENTRANCE
ROOMS CONTROLLING VALVES FOR AUTOMATIC SPRINKLER SYSTEMS
ROOMS CONTAINING ELEVATOR EQUIPMENT
ROOMS CONTAINING MAIN ELECTRICAL SERVICES PANELS
ELEVATOR RECALL AND EMERGENCY OVERRIDE SYSTEMS
THE KEY SHALL BE CLEARLY MARKED AS TO WHAT DOOR, ROOM, AREA OR LOCK THEY EACH SERVE
23. WHEN ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL
24. OBSTRUCTIONS OVERHANGING SIDEWALKS SHALL BE AT LEAST 90" CLEAR ABOVE THE WALKING SURFACE. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12"
25. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM
26. ALL ACCESSIBLE AREAS, PEDESTRIAN WALKS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER
27. COVER DUCT OPENINGS AND PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION PER CBGSC SECTION AS 602 APPLICATION 5.504.3.
28. NO CONSTRUCTION SHALL BE COMMENCED WITHOUT APPROVED PLANS AND PERMITS
29. ANY CHANGE ORDERS MADE DURING THE CONSTRUCTION PROCESS WHICH REQUIRE THE SUBMITTAL OF A PLAN SET BY THE PROPERTY OWNER, REQUIRE A COPY TO BE PROVIDED TO THE ASSESSOR.

ENVIRONMENTAL NOTES

BEFORE ISSUANCE OF THE GRADING PERMIT, THE FOLLOWING MUST OCCUR:

- ENVIRONMENTAL AWARENESS TRAINING FOR CONSTRUCTION PERSONNEL. SUBMIT A LETTER FROM THE PROJECT BIOLOGIST STATING THIS TRAINING HAS OCCURRED TO HER SATISFACTION.
- SUBMIT A KIT FOX AND AMERICAN BADGER PRE-CONSTRUCTION SURVEY CONDUCTED WITHIN 30 DAYS OF THE OF PULLING GRADING PERMIT/BEGINNING GRADING.
- SUBMIT A SPECIAL-STATUS REPTILE PRE-CONSTRUCTION SURVEY CONDUCTED WITHIN 1 WEEK OF PULLING GRADING PERMIT/BEGINNING GRADING.
- SUBMIT A BURROWING OWL PRE-CONSTRUCTION SURVEY CONDUCTED WITHIN 2 WEEKS OF PULLING GRADING PERMIT/BEGINNING GRADING.
- IF GRADING WILL OCCUR BETWEEN FEB. 1 AND SEPT. 15, SUBMIT A PRE-CONSTRUCTION SURVEY FOR NESTING BIRDS CONDUCTED WITHIN ONE WEEK OF PULLING GRADING PERMIT/BEGINNING GRADING.

CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT APPROVED PLANS AND PERMITS. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION AND OTHER ASPECTS OF COMPATIBILITY WITHIN THE WORK OF THESE CONSTRUCTION DOCUMENTS. **ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PRECEDE IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN FORMALLY RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.**

FIRE SAFETY REQUIREMENTS

PRIOR TO OCCUPANCY OR FINAL INSPECTION, THE APPROVED PROJECT TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO BEGINNING CONSTRUCTION, THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN ISSUED BY THE FIRE DEPARTMENT AND BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS, BEING THAT MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS, SPECIAL SAFETY GLAZED WINDOWS, NON-COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS, SPECIAL SETBACKS, SPECIAL DRIVEWAY AND ROADWAY REQUIREMENTS, AND OTHER SPECIAL CONSTRUCTION.

SPECIAL INSPECTIONS

- STRUCTURAL STEEL INSPECTION REQUIRED PER CBC 2022 1705.2.1 AND CBC 2022 1705.12.2. SPECIAL INSPECTIONS AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS IN BUILDINGS, STRUCTURES AND PORTIONS THEREOF SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WELDING OPERATIONS OF ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS (DRAG SHUTS) AND HOLD-DOWNS.

LOCATION MAP



COORDINATE WITH SITE PLAN SCALE : N.T.S.

DEFERRED ITEMS

- SIGNAGE
- FIRE SPRINKLERS AND FIRE ALARM
- FIRE PROTECTION PLAN BY LICENSED PROFESSIONAL ENGINEER

*TWO (2) COPIES OF EACH DEFERRED SUBMITAL WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER-OF-RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

*THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE

WASTE DISPOSAL

A MINIMUM OF 75%, WITH A GOAL TO INCREASE TO 80% OF THE CONSTRUCTION WASTE GENERATED AT THIS SITE IS DIVERTED TO RECYCLE OR SALVAGE, VERIFY WITH LOCAL ORDINANCE.

*PRIOR TO THE FINAL BUILDING INSPECTION, THE PERMITTEE MUST PROVIDE DOCUMENTATION TO SHOW COMPLIANCE WITH THE 75% RECYCLING REQUIREMENT. TO AVOID DELAYING FINAL APPROVAL, SUBMIT ORIGINAL WASTE HANDLING AND RECYCLING RECEIPTS TO THE ENVIRONMENTAL SPEC. COORDINATOR AT LEAST 7 WORKING DAYS PRIOR TO REQUESTING A FINAL INSPECTION. CONTACT THE ENVIRONMENTAL SPEC. COORDINATOR AS NEEDED. FAILURE TO PROVIDE ALL RECEIPTS OR TO ARCHIVE THE 75% RECYCLING REQUIREMENT WILL PREVENT THE FINALING OF YOUR PROJECT. EMAIL RECEIPTS TO THE ENVIRONMENTAL SPEC. COORDINATOR AS NEEDED. PLEASE BE AWARE THAT THEY WILL NEED TO BE READABLE AND CLEAR OTHERWISE A PRINTED COPY WILL BE NEEDED.

HAZARDOUS MATERIALS

- NO HAZARDOUS MATERIALS SHALL BE STORED OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) & 307.1(2). [§ 307.1 CBC]

PROJECT DATA

LOCATION
3031 UNION ROAD
PASO ROBLES, CA 93446

APN#: 025-371-029

BUILDING DATA
ZONING: C3 (COMMERCIAL LIGHT-INDUSTRIAL)

BUILDING SUMMARY:
GROUP OCCUPANCY: MIXED USE B, F-1, S1

TYPE OF CONSTRUCTION: III-A

FIRE SPRINKLERS: YES
FIRE HAZARD SEVERITY ZONE: HIGH

ALLOWABLE AREA (TABLE 506.2): 38,000 SF (SPRINKLERED)
ACTUAL AREA: 14,449 SF (SPRINKLERED)

ALLOWABLE HEIGHT (TABLE 504.3): 75'-0" (SPRINKLERED)
ACTUAL HEIGHT: +/- 27'-0"
NUMBER OF STORIES: 1

PROJECT STATISTICS (CY ±) [PER CIVIL SHEET C-1]
CUT 2330 CY ±, FILL 1820 CY ±, TOTAL 4150 CY ±
MAX. CUT = 4.4 FT, MAX. FILL = 4.5 FT
AVERAGE SLOPE < 10%

PRE-PROJECT (SF ±)
IMPERVIOUS AREA = 0, TOTAL PROJECT AREA = 89,000

POST-PROJECT (SF ±)
TOTAL IMPERVIOUS AREA = 38,200 ; PERVIOUS AREA = 50,800
NEW IMP. AREA = 38,200 ; REMOVED IMP. AREA = 0
REPLACED IMP. SURFACE = 0
TOTAL SITE DISTURBANCE = 89,000 SF

PARKING REQUIRED (PER 11B-208.2 CBC, 5.106.5.2 CGBSC, 5.106.5.3.3 CGBSC
SEE SHEET A1.0):

STANDARD STALL(S)	25
ACCESSIBLE STALL(S)	02
VAN ACC. STALL(S)	01
FEV / VANPOOL / CLEAN AIR STALL(S)	06
FEV/ACC. CHARGING STALL(S)	02

TOTAL PROVIDED: 35 STALLS

BIKE PARKING STALLS PROVIDED (PER 5.106.5.2 CGBSC)
BICYCLE PARKING REQUIRED :
(located within 200'-0" of main entrance)
35 STALLS TOTAL @ 5% = 1.75 ~ 02 BIKE RACK SPACES

TOTAL PROVIDED: 2 BIKE RACKS
SEE SHEET A1.0 (SITE PLAN) FOR MORE INFORMATION

SCOPE OF WORK

THIS PROJECT INCLUDES INSTALLATION OS A 14,360 SQF METAL BUILDING STRUCTURE WITH ARCHITECTURAL FEATURES ON THE PARCEL THAT WILL SERVE AS COMMERCIAL SPACE FOR CALIFORNIA CUSTOM TRAILERS & POWERSPORTS.

TO INCLUDE:
- A PARKING LOT WITH THE REQUIRED PARKING SPACES PER THE CALCULATIONS.
- THE SITE SHALL BE FULLY DEVELOPED WITH THE REQUIRED UTILITIES AND INFRASTRUCTURE TO SUPPORT THE NEW BUILDING.
- LANDSCAPED TO THE EXTENT SHOWN ON THE LANDSCAPE SHEETS WITHIN THE PLANS.

PROJECT DIRECTORY

OWNER
CALIFORNIA CUSTOM TRAILERS & POWERSPORTS
10391 EAST STOCKTON BLVD / ELK GROVE, CA 95624
PHONE : (209)-810-2217
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GENERAL CONTRACTOR
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ARCHITECT OF RECORD
GABRIEL ARCHITECTS
530 10TH STREET / PASO ROBLES, CA 93446
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LARRY GABRIEL : lg@gabriel-architects.com
AMIZIAH VAUGHN : av@gabriel-architects.com
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LANDSCAPE ARCHITECT
JIM BURROWS LANDSCAPE ARCHITECTURE
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JIM BURROWS: jim@blia-slo.com

CIVIL ENGINEER
ROBERTS ENGINEERING
2015 VISTA DE LA VINA / TEMPLETON, CA 93465
PHONE : (805)-239-0664
TIMOTHY P. ROBERTS: tim@robertsenginc.com

STRUCTURAL ENGINEER
SSG STRUCTURAL ENGINEERS
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LEE ENGELMEIER: lee.engelmeier@ssgse.com

MECHANICAL / PLUMBING ENGINEER
AMCOR ENGINEERING
372 MANZANITA AVE. / VENTURA, CA 93001
OFFICE : (805) 641-1212
SCOTT ROBINSON : scott@amcorengineering.com

ELECTRICAL ENGINEER
JMPE ELECTRICAL ENGINEERING
627 OLIVE ST / SANTA BARBARA CA 93101
OFFICE : (805) 569-9216
JOHN MALONEY : maloney@jmpe.net

METAL BUILDING ENGINEER
NUCOR BUILDING SYSTEMS
7960 B SOQUEL DRIVE #420 / APTOS, CA 95003
OFFICE : (831) 706-1263
JAY NELSON : jay.nelson@nbsut.com

SOILS REPORT
GEOSOLUTIONS
220 HIGH STREET / SAN LUIS OBISPO, CA 93401
OFFICE : (805)-543-8539
KRAIG R CROZIER, PE

TOPOGRAPHIC SURVEY
D.H. LAND SURVEYING, INC.
P.O. BOX 4903 / PASO ROBLES, CA 93447
OFFICE : (805)-238-5427

DRAWING INDEX

TS - TITLE SHEET
TS 1.0 TITLE SHEET + PROJECT DATA
TS 1.1 CODE ANALYSIS

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SV 2.0 TOPOGRAPHIC SURVEY 2 OF 4
SV 3.0 TOPOGRAPHIC SURVEY 3 OF 4
SV 4.0 TOPOGRAPHIC SURVEY 4 OF 4

C - CIVIL
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C-2 NOTES & DETAILS
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C-4 STREET IMPROVEMENT PLANS

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L-2 IRRIGATION DETAILS
L-3 IRRIGATION SPECIFICATIONS
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A 1.1 SITE PLAN : PARTIAL
A 2.0 FLOOR PLAN
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S 4.0 FOUNDATION DETAILS
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S 5.1 FRAMING DETAILS

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M-4.1 TITLE 24 DOCUMENTATION

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P-1.2 PLUMBING PLAN
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E101 DETAILS
E102 ELECTRICAL PANEL SCHEDULES
E200 ELECTRICAL SITE PLAN
E201 SITE LIGHTING PLAN
E202 PHOTOMETRICS PLAN
E300 POWER PLAN
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CG 1.1 CAL-GREEN CHECKLIST: NON-RESIDENTIAL
CG 1.2 CAL-GREEN CHECKLIST: NON-RESIDENTIAL



OFFICE OF STATE FIRE MARSHAL STAMP

GABRIEL-ARCHITECTS.COM

PASO ROBLES OFFICE
530 10TH STREET
PASO ROBLES, CA 93446
805.238.9600

STAMP



CONSULTANT

PROJECT

NEW CONSTRUCTION
FOR:

CALIFORNIA CUSTOM
TRAILERS &
POWERSPORTS

3031 UNION ROAD
PASO ROBLES, CA 93446
APN : 025-371-029

PROJECT NUMBER

23-500.01		
NO.	DESCRIPTION	DATE
△	COORDINATION SET	10-23-2023
△	PROGRESS SET	12-14-2023
△	SUBMITTAL SET #1	02-09-2024
△	PC01 RESUBMITTAL SET	05-17-2024
△		
△		
△		
△		

DRAWN BY: AV/JDB
CHECKED BY: LG

SHEET CONTENTS

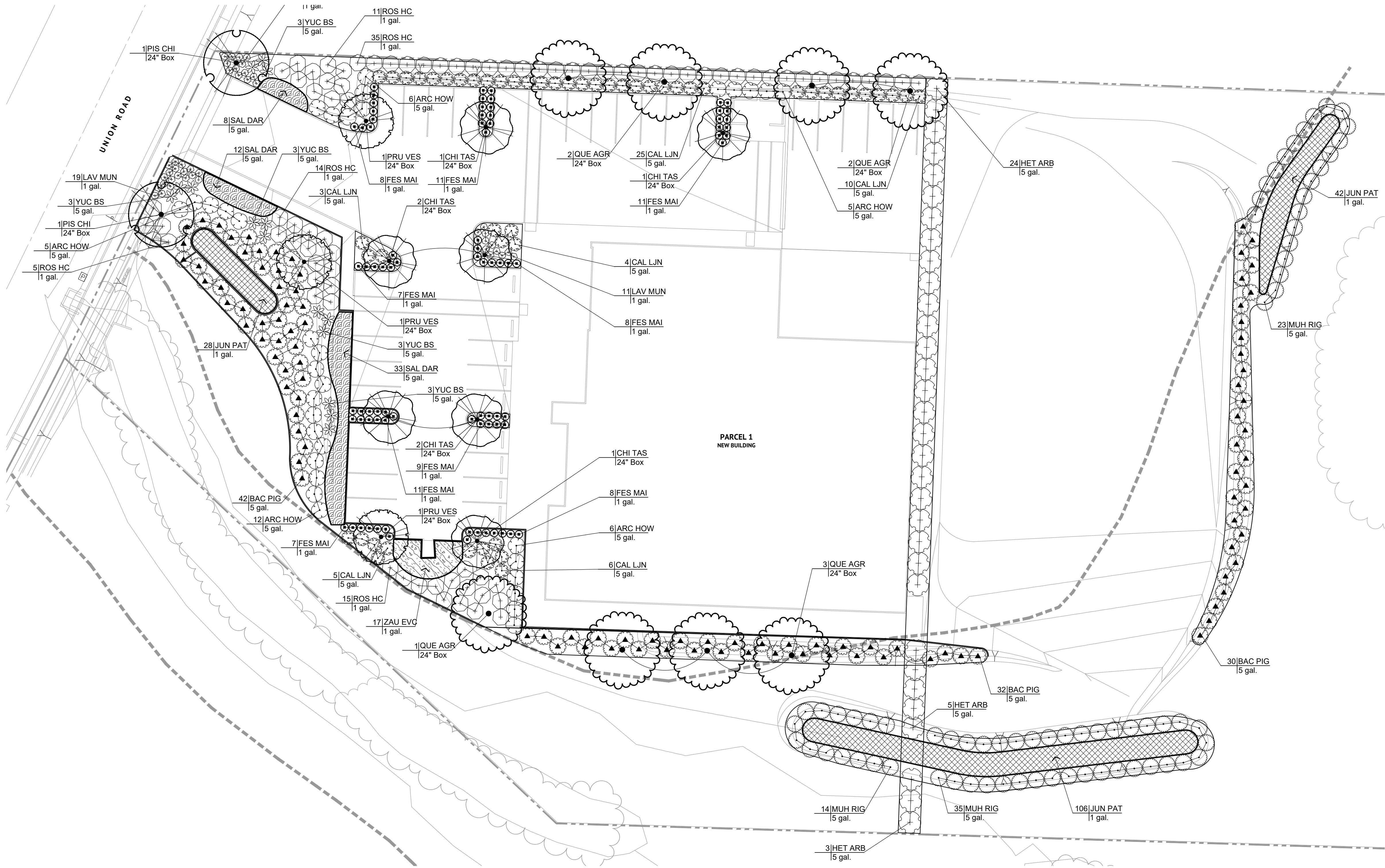
TITLE SHEET +
PROJECT DATA

SHEET NUMBER

TS 1.0

GENERAL PLANTING NOTES:

1. Refer to "Section 32 93 00 (Section 02900) Landscape Planting" for all planting procedures and requirements. The following notes include excerpts from these specifications for convenience. In case of discrepancy between these notes and the specifications, the specifications shall prevail.
2. At the conclusion of rough grading, a soil analysis report shall be prepared per section 1.02 GENERAL. The Contractor will incorporate all Soil Report recommendations and will submit documentation to the Owner verifying implementation of all recommendations, per specifications.
3. Tree locations shown on plan may require adjustment in the field. Whenever feasible, trees should be planted a minimum of ten (10) feet from underground utilities, streetlights, hydrants, and out of drainage flow lines. Should this not be possible, contact the Landscape Architect or Owner for decision on placement.
4. Trees shall not be planted closer than four (4) feet from any walkway, driveway, curb or sidewalk except where tree wells or parkways are provided in the right-of-way. All trees planted within six (6) feet of walkway, driveway, curb, sidewalk or public utilities shall receive deep root barriers, per detail, do not wrap root ball.
5. Trees to be fully rooted but not root-bound, with a minimum caliper size of 1 1/2" displaying good branch structure, not diseased and in generally healthy condition. Refer to section 2.04 TREES, SHRUBS, AND GROUND COVERS (B).
6. All container grown plant materials must meet standard industry specifications for the container size indicated per section 2.04 TREES, SHRUBS, AND GROUND COVERS (B). If the contractor cannot locate material of acceptable size and specified species at the time of installation, contact Landscape Architect or Owner for approval of container size and/or species substitution. Downsizing or substitution of plant material without prior approval of Landscape Architect or Owner will not be acceptable.
7. Ground cover type shown shall be planted in planting areas as specified on plans. Groundcover shall be planted at uniform triangular spacing, per Plant Material Legend, and shall be continuous under free canopies as shown on plan.
8. Plant materials shall not interfere with utilities and traffic sight lines.
9. When planting in established planting areas, contractor shall take utmost care to avoid damage to any existing plants or trees which are to be preserved per section 3.02 PREPARATION (F) Protection of Existing Features.
10. Contractor to provide copies of soil amendment delivery tickets to the Owner at the final inspection, prior to beginning of the maintenance period, per section 3.02 PREPARATION (A, Z).
11. All planting areas to receive mulch layer, at depth specified, per legend and specifications.
12. Contractor to contact the Owner for a final inspection of the landscape once all work is complete, prior to beginning of the maintenance period, per section 3.09 MAINTENANCE (A).
13. Contractor to warrant all work under these plans and specifications per section 3.10 WARRANTY (A).



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
TREES						
	CHI TAS	CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	24" BOX	LOW	7	STD
	PIS CHI	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	LOW	2	STD
	PRU VES	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / KRAUTER VESUVIUS PURPLE-LEAF PLUM	24" BOX	LOW	3	STD
	QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	LOW	8	STD
SHRUBS						
	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINN' / HOWARD MCINN MANZANITA	5 GAL.	LOW	34	
	BAC PIG	BACCHARIS PHILLARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GAL.	LOW	104	
	CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	LOW	53	
	FES MAI	FESTUCA MAIREI / ATLAS FESCUE	1 GAL.	LOW	80	
	HET ARB	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	LOW	32	
	LAV MUN	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL.	LOW	43	
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	LOW	72	
	ROS HC	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW	80	
	YUC BS	YUCCA GLORIOSA RECURVIFOLIA 'WALBRISTAR' / BRIGHT STAR SPANISH DAGGER	5 GAL.	LOW	15	
GROUND COVERS						
	JUN PAT	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	LOW	42" o.c.	176
	SAL DAR	SALVIA X 'DARA'S CHOICE' / DARA'S CHOICE SAGE	5 GAL.	LOW	48" o.c.	53
	ZAU EVC	ZAUSCHNERIA CALIFORNICA 'EVERETT'S CHOICE' / EVERETT'S CHOICE CALIFORNIA FUCHSIA	1 GAL.	VERY LOW	48" o.c.	17

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER ORGANIC MULCH MADE FROM RECYCLED OR POSTCONSUMER PRODUCTS, PER SPECIFICATIONS.

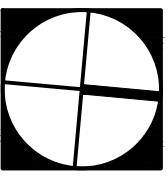
NOTE
PLANT LIST AND QUANTITIES ARE FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THEIR OWN QUANTITIES PRIOR TO ORDERING AND INSTALLING PLANT MATERIALS BASED IN THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD = STANDARD FORMS
LB = LOW BRANCHING FORM
DG = DECOMPOSED GRANITE
DRB = DEEP ROOT BARRIER AS REQUIRED PER PLANTING DETAIL SHEET.

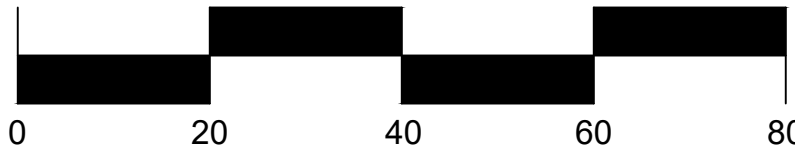
"WATER USE EVALUATION OF PLANT MATERIALS"
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

MWELO COMPLIANCE STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE, 1981 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JIM BURROWS, CLA #2737
MAY 2024



SCALE: 1"=20'-0"



USA North 811



Know what's below.
Call before you dig.

Jim Burrows
Landscape Architecture
407-C TRAFFIC WAY
ARROYO GRANDE, CA 93420
(805) 439-3209

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DATE	REVISION
1	A
2	A
3	A
4	A
5	A
6	A

OWNER:

CALIFORNIA CUSTOM TRAILERS & POWERSPORTS
10391 EAST STOCKTON BLVD.
ELK GROVE, CALIFORNIA 95624
(209) 810-2217

PROJECT:

PARCEL 1 COMMERCIAL BUILDING
3031 UNION ROAD, PARCEL MAP PR 20-0018
PASO ROBLES, CALIFORNIA 93446

ISSUED: 05/01/2024

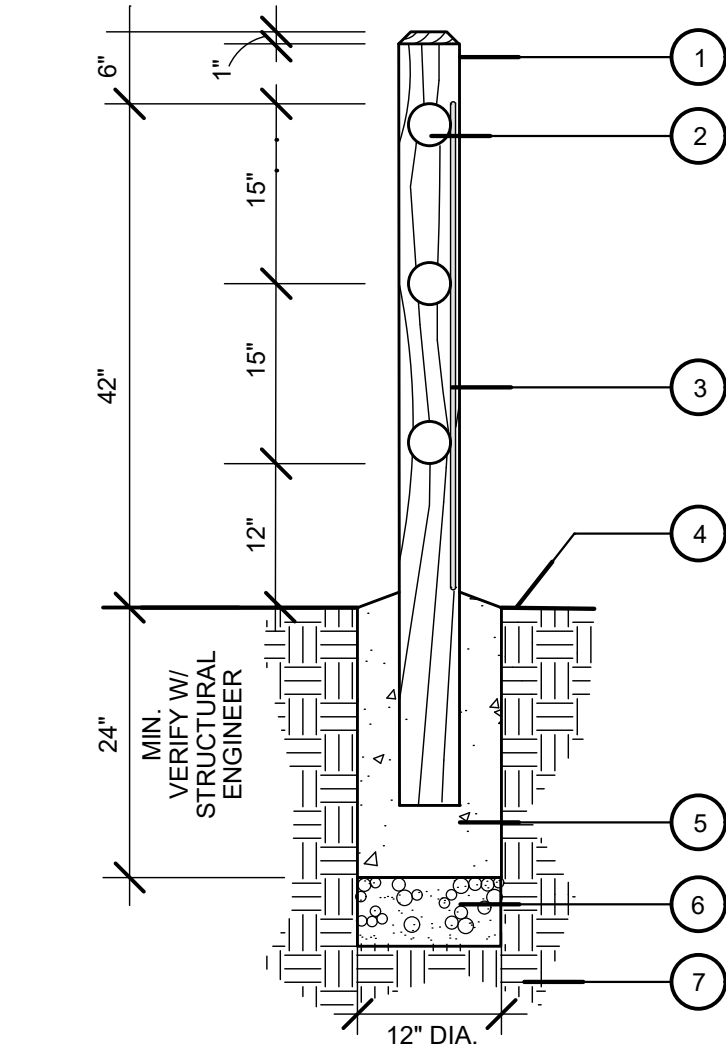
PLAN SET 'B'

JBLA PLAN CONTROL

PLANTING PLAN

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	05/01/2024
JOB NO.	23-122
CAD FILE	
SHEET NUMBER	L-4

4 OF 7 SHEETS



SECTION
3/4"=1'-0"
A THREE RAIL FENCE

CONSTRUCTION NOTES-GENERAL

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.
4. CONSTRUCTION AND INSTALLATION OF ALL WALL & FENCE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND/OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.
6. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.
7. ALL REVISIONS AND CHANGE ORDERS AND SPECIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY BEFORE WORK MAY CONTINUE. MINOR CHANGES ARE TO BE TRANSMITTED BY TELEPHONE FACSIMILE TO THE CITY INSPECTOR. MAJOR CHANGES ARE TO BE DONE WITH TWO REVISED HARDCOPIES BEING SENT TO THE CITY WITH NOTIFICATION GIVEN TO INSPECTOR.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) BEFORE START OF CONSTRUCTION AT (800) 422-4133 or 811. AN ENCROACHMENT PERMIT IS REQUIRED FOR POTHOLES TO VERIFY EXISTING LOCATION OF UTILITIES.

CONSTRUCTION SPECIFICATIONS

- I. GENERAL
- A. Contractual Relationship
- In the performance of this contract, Contractor shall hold Landscape Architect and Owner harmless from any and all liability, costs and charges arising out of, or in connection with, contractors, employees, or its agent's negligence, omissions, errors.
- B. Errors or Conflicts
- No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.
- C. Additions, Deviations and Alterations
- No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.
- D. Interpretation
- The Contractor shall comply with the obvious intent and meaning of these plans and specifications which shall be construed to include all labor, material, tools and equipment necessary to complete the work specified herein in a workmanlike manner in strict accordance with plans and notes. Should any questions arise as to the intent and interpretation of these plans and notes, Contractor shall refer to Owner and Landscape Architect whose decision thereon shall be final.
- E. Observation and rejection of Materials and Workmanship
- All materials and workmanship furnished or performed by Contractor shall be subject to final observation and acceptance by Owner and Landscape Architect upon completion of all contract work whether previously paid for or not. At any and all times during the performance of this contract, Contractor shall make available for observation, test and approval, materials and workmanship. Failure of such observers to make observation, tests or approvals shall not prejudice the right of Landscape Architect or Owner on final observation. Contractor shall promptly replace any and all material, workmanship and equipment which does not conform to the plans and notes. All materials used on this contract shall be new and the best marked quality unless specified otherwise. Observation and Rejection of Materials and Workmanship
- F. Samples
- When so required by the Owner or Landscape Architect, Contractor shall submit for approval samples of the various materials, and specify finish thereon.
- G. Local Codes
- All construction shall conform to all local building codes and ordinances. It is Contractor's responsibility to verify all codes prior to commencing work.
- H. Utilities
- Contractor shall be responsible for verifying the location of all underground utilities, electric cables, conduits, sprinkler lines and all utility lines prior to any construction.
- I. Removal of Debris and Clean-Up
- Contractor shall thoroughly clean and keep free of debris and waste material entire construction area to the satisfaction of the Owner.
- J. General
- The general conditions and any special conditions that Owner may require shall apply with the same force and effect as though written in full herein for all construction sections.
- II. CARPENTRY
- Scope of work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all carpentry as shown on the drawings, including but not limited to the following:
- VII. Materials
1. Wood - rough sawn, resawn, surfaced 4 sides where shown on the drawings, straight, sound, free from marks, pin head knots, sap pockets, slivers, and checks. Select grade or better where shown on the drawings.
 2. Douglas Fir, Redwood, Western Red Cedar or as shown on the drawings.
 3. Posts, Plates and other at-grade connections to be Redwood, Western Red Cedar or pressure treated Douglas Fir as shown on the drawings.
 4. Hardware - column bases - 'Simpson Strong Tie' or equal. Post caps and strap ties - 'Simpson Strong Tie' or equal. Joist hangers and heavy angles - 'Simpson Strong Tie' or equal. Screws, hinges, nails, bolts, and washers. All hardware material to be galvanized.
 5. Stain and paint - as selected and shown on drawings.
 6. Concrete - Class A minimum 2,000 PSI at 28 days.
- B. Rough Carpentry
1. Set all posts, beams, rails and framing plumb and true to line as shown on the drawings.
 2. Connections - make all connections as shown on the drawings. Splice lumber at posts only. Utilize all nail and/or bolt holes for all hardware.
 3. Ease all top edges of exposed lumber for bench tops, low walls, etc., where surface contact is provided.
 4. Post base - set post column base as shown on drawings, providing minimum 1" clear all sides from finished post base to top of paving.
 5. Countersink nails and bolts in all locations where surface contact is provided, i.e., bench top etc.
- C. Painting and Stain
1. Fill all seams and cracks with Latex caulk and/or wood dough to insure an even surface.
 2. Sand smooth all exposed surfaces is specified as S4S.
 3. Prime all painted surfaces with one coat primer.
 4. Paint with minimum two finish coats for painted surfaces.
 5. Stain with minimum two finish coats for stain surfaces.
- D. Protection and Clean-up
1. Protect all existing work from paint overspray.
 2. Upon completion of work, remove all scrap wood, debris, materials and tools from site.

Jim Burrows
Landscape Architecture
407-C TRAFFIC WAY
ARROYO GRANDE, CA 93420
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT
Jim Burrows No. 20176
12/31/2025
Current Exp. 05/01/2024
State of California

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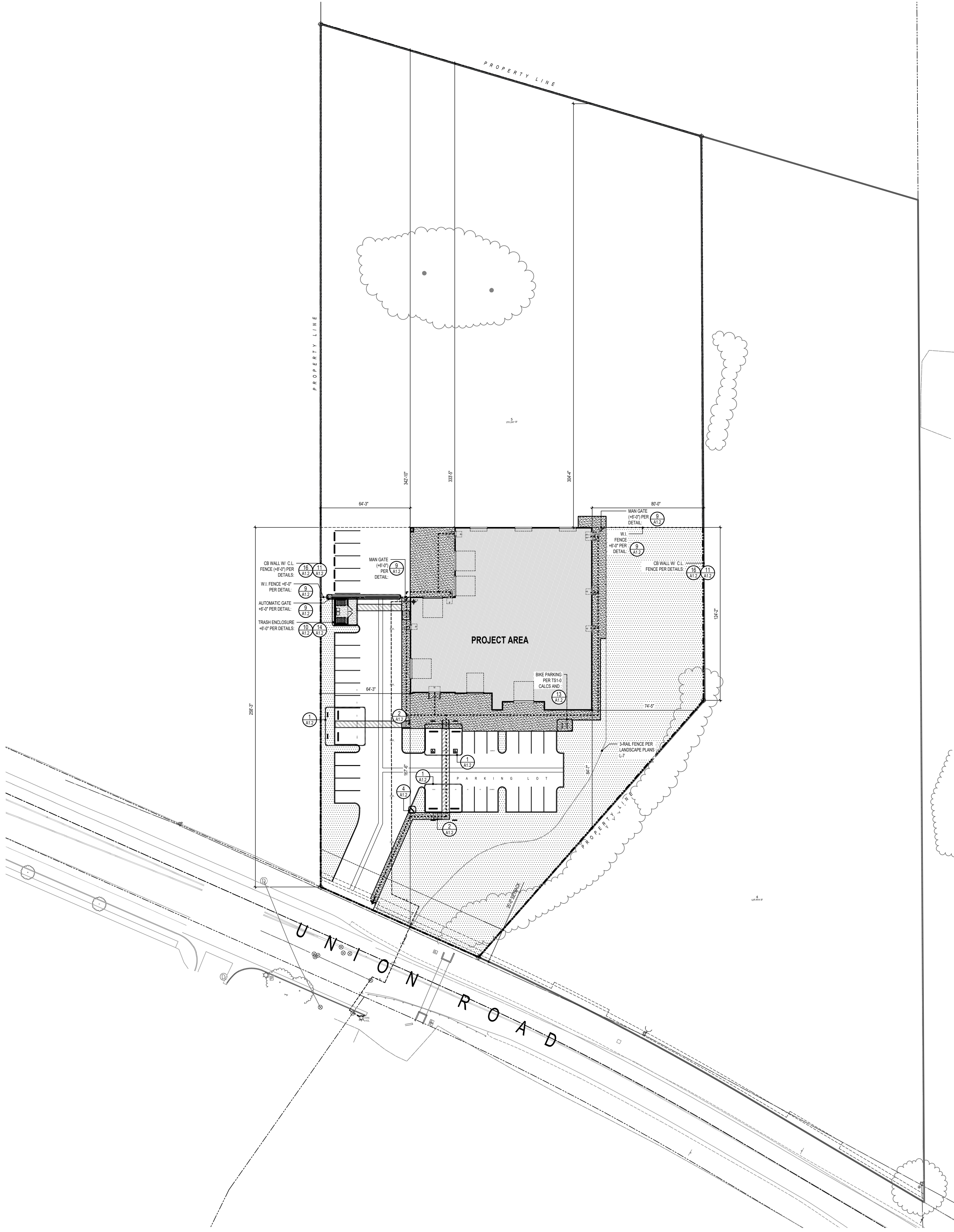
PLAN SET 'B'

JBLA PLAN CONTROL

FENCING PLAN

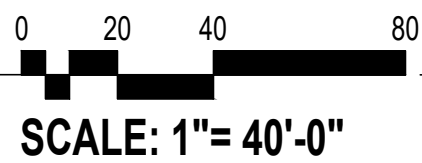
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DRAWN	JBLA
CHECKED	JBLA
DATE	05/01/2024
JOB NO.	23-122
CAD FILE	
SHEET NUMBER	L-7

7 OF 7 SHEETS



SITE PLAN

COORDINATE WITH DIMENSIONED SITE PLAN, SITE DETAILS, AND CIVIL PLANS



LEGEND

- ACCESSIBLE PATH OF TRAVEL
PROVIDE 1:20 MAX. SLOPE IN
DIRECTION OF TRAVEL
AND 1:48 MAX. CROSS-SLOPE
WHERE PATH OF TRAVEL
OCCURS
- CONCRETE BLOCK WALL (6'-0")
WITH CHAIN LINK FENCE (4'-0")
(TOTAL HT. 10'-0") PER DETAIL:

10
A1.2

11
A1.2
- POST + RAIL FENCE
(PER LANDSCAPE L-7)
- BLACK W.I. FENCE (TOTAL HT.
6'-0") PER DETAIL:

9
A1.2
- LANDSCAPE AREAS PER PLAN
- CONCRETE FLATWORK AREAS
PER PLAN
- AC PAVING AREAS PER PLAN +
NOTES

GENERAL NOTES

- WALKS AND SIDEWALKS SHALL BE A
MINIMUM OF 48" CLEAR IN WIDTH AND
HAVE A CONTINUOUS COMMON SURFACE
NOT INTERRUPTED BY STEPS OR BY
ABRUPT CHANGES IN LEVEL EXCEED 1/4"
IN HEIGHT.
- WHEN ABRUPT CHANGES IN LEVEL
EXCEEDING 1/4" OCCUR, THEY SHALL BE
BEVELED WITH A SLOPE NO GREATER
THAN 1:2, EXCEPT THAT CHANGES NOT
EXCEEDING 1/4" MAY BE VERTICAL.
- OBSTRUCTIONS OVERHANGING
WALKWAYS SHALL BE AT LEAST 80" CLEAR
ABOVE THE WALKING SURFACE.
OBSTRUCTIONS SHALL NOT REDUCE THE
WALK CLEAR WIDTH BY MORE THAN 12"
- PARKING SPACES, ACCESS AISLES, AND
VEHICULAR ROUTES SERVING THEM
SHALL PROVIDE A VERTICAL CLEARANCE
OF 98" MINIMUM.
- ALL ACCESSIBLE AREAS, PEDESTRIAN
WALKS AND SIDEWALKS SHALL BE
SLIP-RESISTANT AND NOT ACCUMULATE
WATER.

CONSTRUCTION NOTES

DIV 04 MASONRY
04 22 00 CMU-BLOCK TRASH ENCLOSURE

DIV 05 METALS
05 12 00 METAL FENCING + GATES AT
ENTRANCE AND EXIT DRIVEWAYS
05 13 00 CHAINLINK FENCE + CONCRETE
BLOCK WALL (PER DETAILS 11/A1.2
AND 16/A1.2)

DIV 26 ELECTRICAL
26 56 13 NEW ELECTRICAL PER ELECTRICAL
PLANS

DIV 32 EXTERIOR IMPROVEMENTS
32 12 16 ASPHALT CONCRETE PAVING
AREAS, COORDINATE WITH CIVIL
PLAN.
32 13 13 NEW CONCRETE AREAS,
COORDINATE WITH CIVIL PLANS
32 17 23 NEW PARKING LOT STRIPING PER
LOCAL STANDARDS, INCLUDING
DIRECTIONAL ARROWS
32 93 00 LANDSCAPE PER CIVIL AND
LANDSCAPE PLANS (COORDINATE
BIO-RETENTION AREAS)

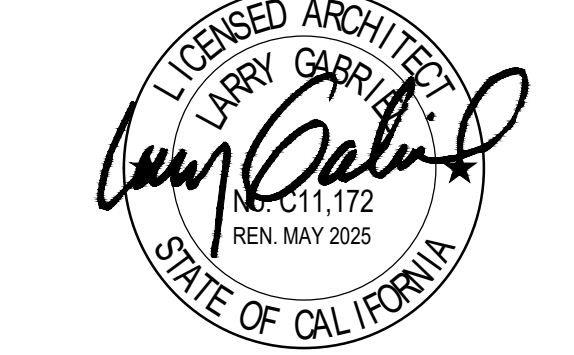
DIV 33 UTILITIES
33 09 00 COORDINATE UTILITIES
IMPROVEMENTS WITH CIVIL PLANS.
32 93 43 STREET TREES PER LANDSCAPE
PLANS AND PASO ROBLES CITY
STANDARDS



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GABRIEL-ARCHITECTS.COM
PASO ROBLES OFFICE
530 10TH STREET
PASO ROBLES, CA 93446
805.238.9600

STAMP



CONSULTANT

PROJECT

**NEW CONSTRUCTION
FOR:
CALIFORNIA CUSTOM
TRAILERS &
POWERSPORTS**

3031 UNION ROAD
PASO ROBLES, CA 93446
APN : 025-371-029

PROJECT NUMBER

23-500.01

NO.	DESCRIPTION	DATE
△	COORDINATION SET	10-23-2023
△	PROGRESS SET	12-14-2023
△	SUBMITTAL SET #1	02-09-2024
△	PC01 RESUBMITTAL SET	05-17-2024
△		
△		
△		

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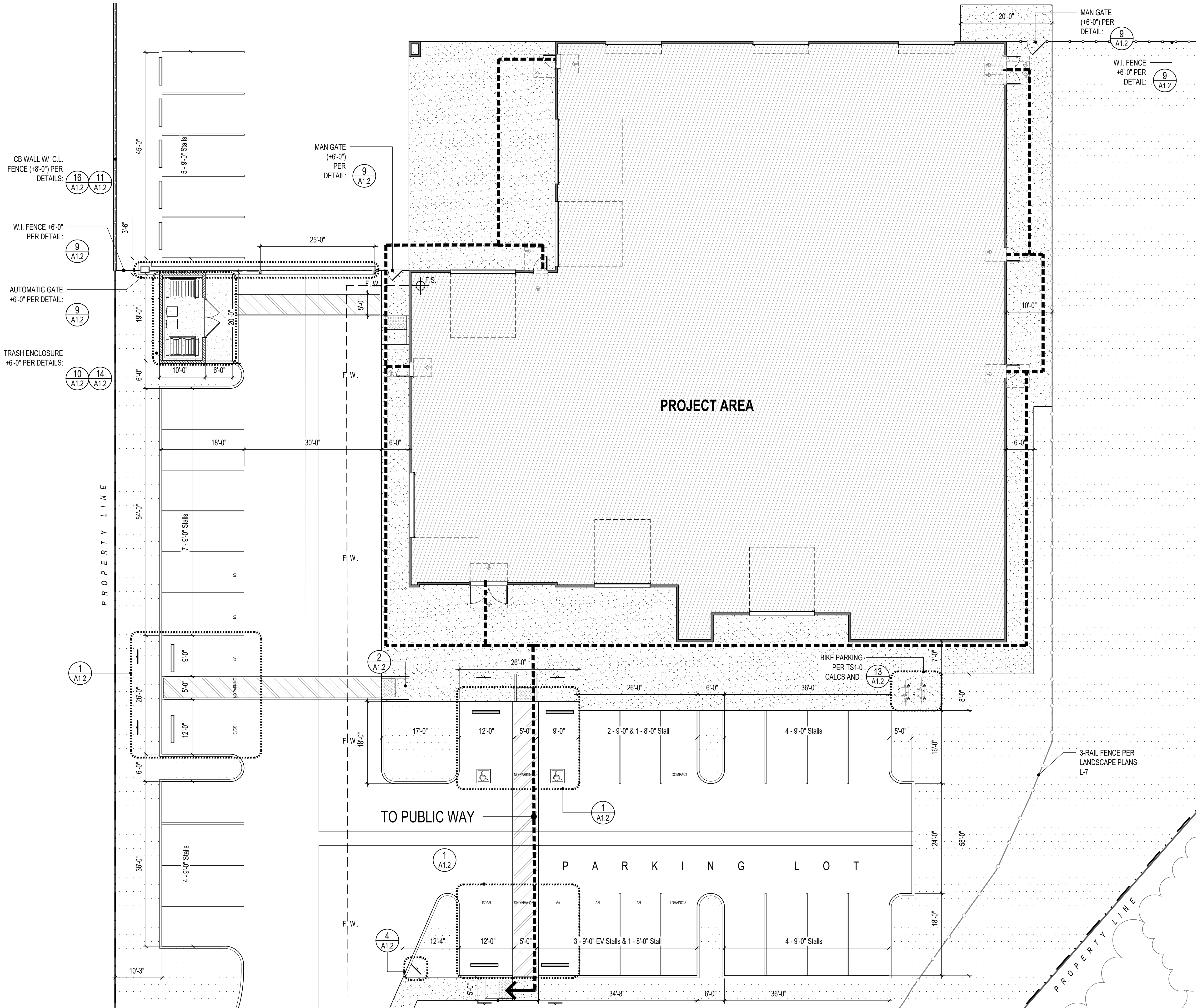
LG

SHEET CONTENTS

**SITE PLAN :
PARTIAL**

SHEET NUMBER

A 1.0



SITE PLAN : PARTIAL

COORDINATE WITH DIMENSIONED SITE PLAN, SITE DETAILS, AND CIVIL PLANS

LEGEND

- ACCESSIBLE PATH OF TRAVEL
PROVIDE 1:20 MAX. SLOPE IN
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AND 1:48 MAX. CROSS-SLOPE
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(PER LANDSCAPE L-7)
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6'-0") PER DETAIL:
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- CONCRETE FLATWORK AREAS
PER PLAN
- AC PAVING AREAS PER PLAN +
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CONSTRUCTION NOTES

- DIV 04 MASONRY**
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- DIV 05 METALS**
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33 09 00 COORDINATE UTILITIES
IMPROVEMENTS WITH CIVIL PLANS.
32 93 43 STREET TREES PER LANDSCAPE
PLANS AND PASO ROBLES CITY
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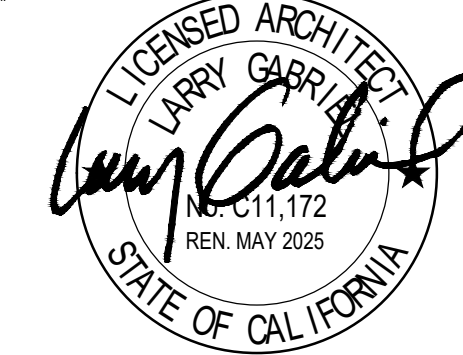


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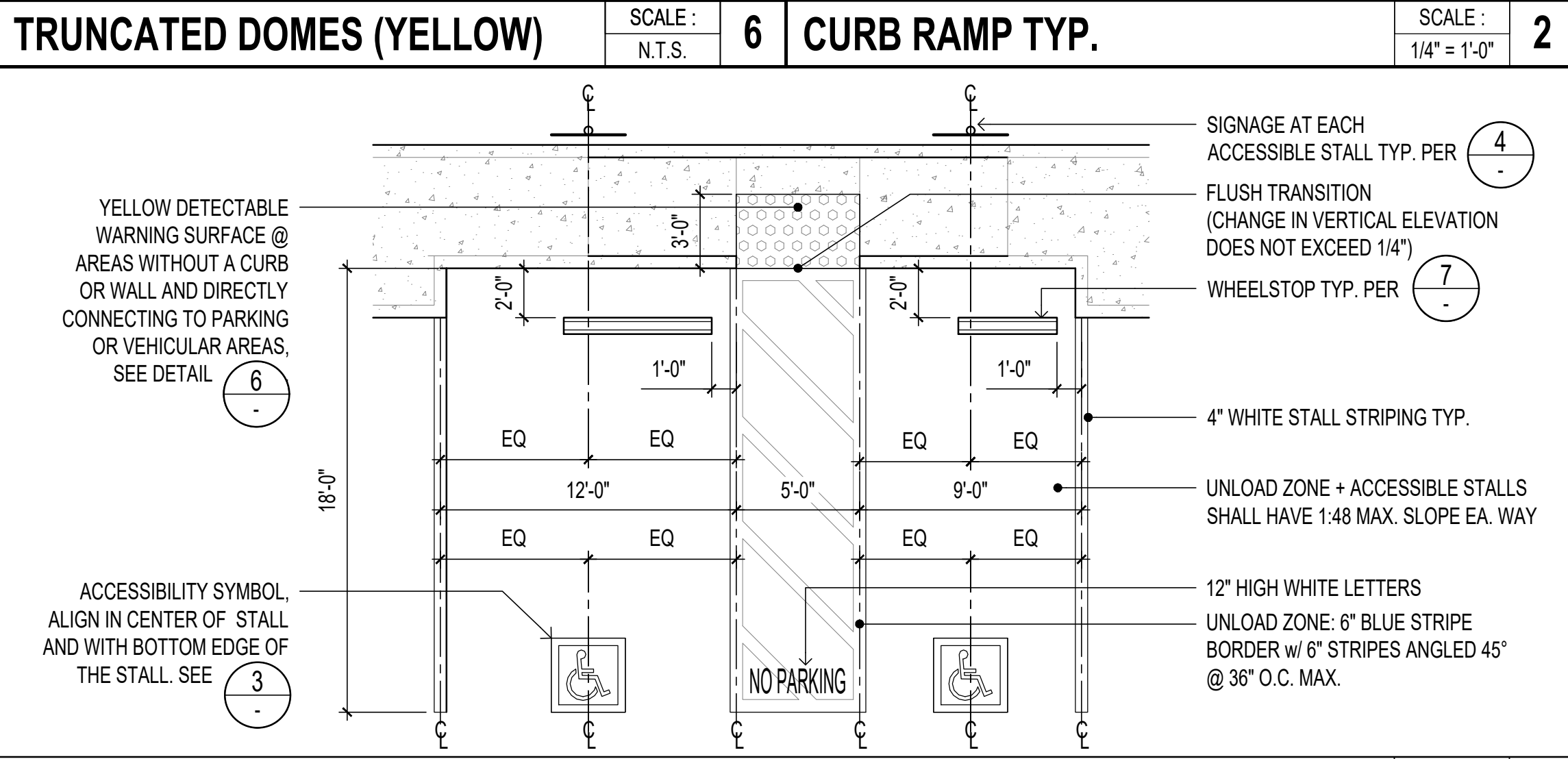
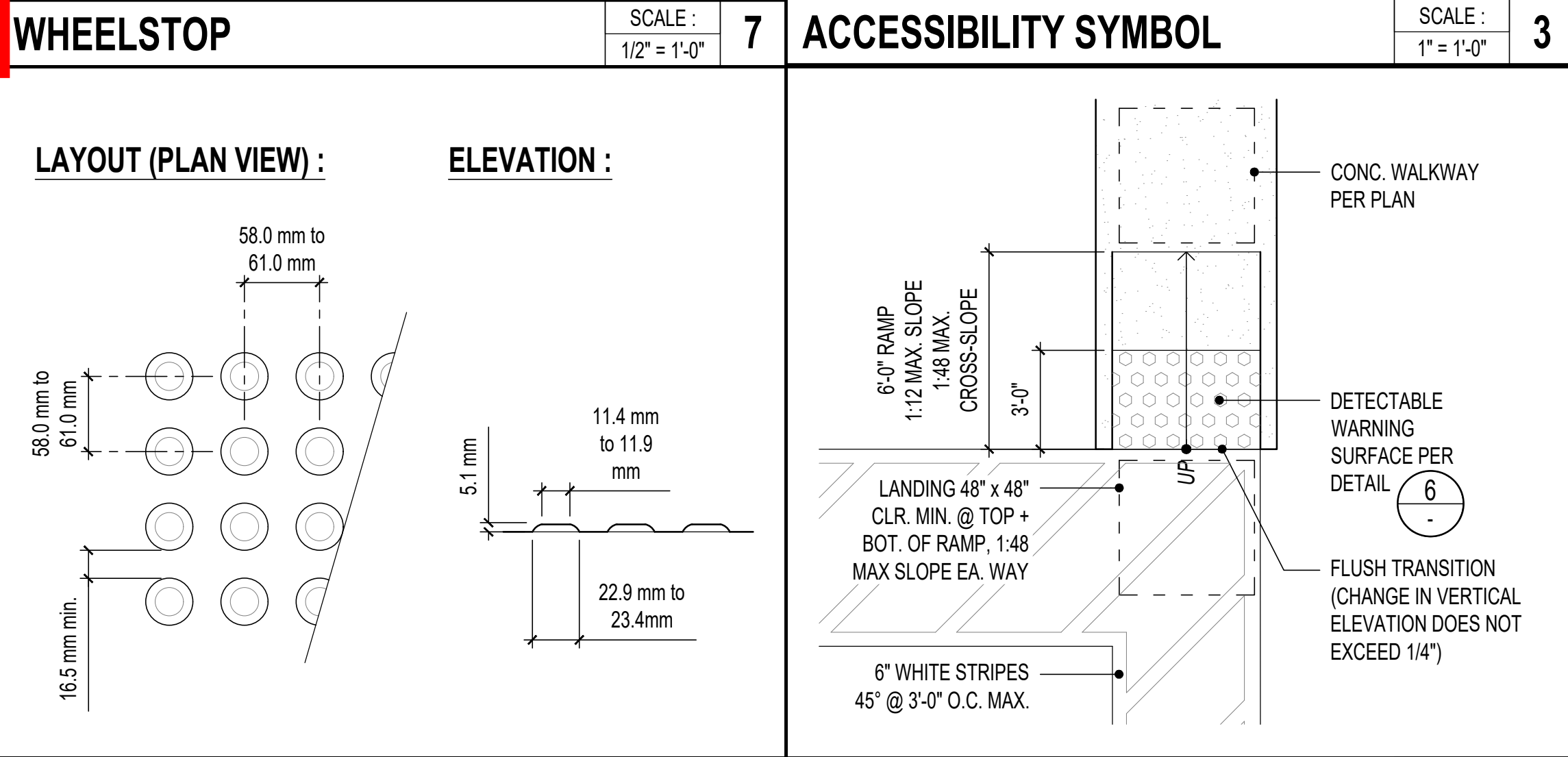
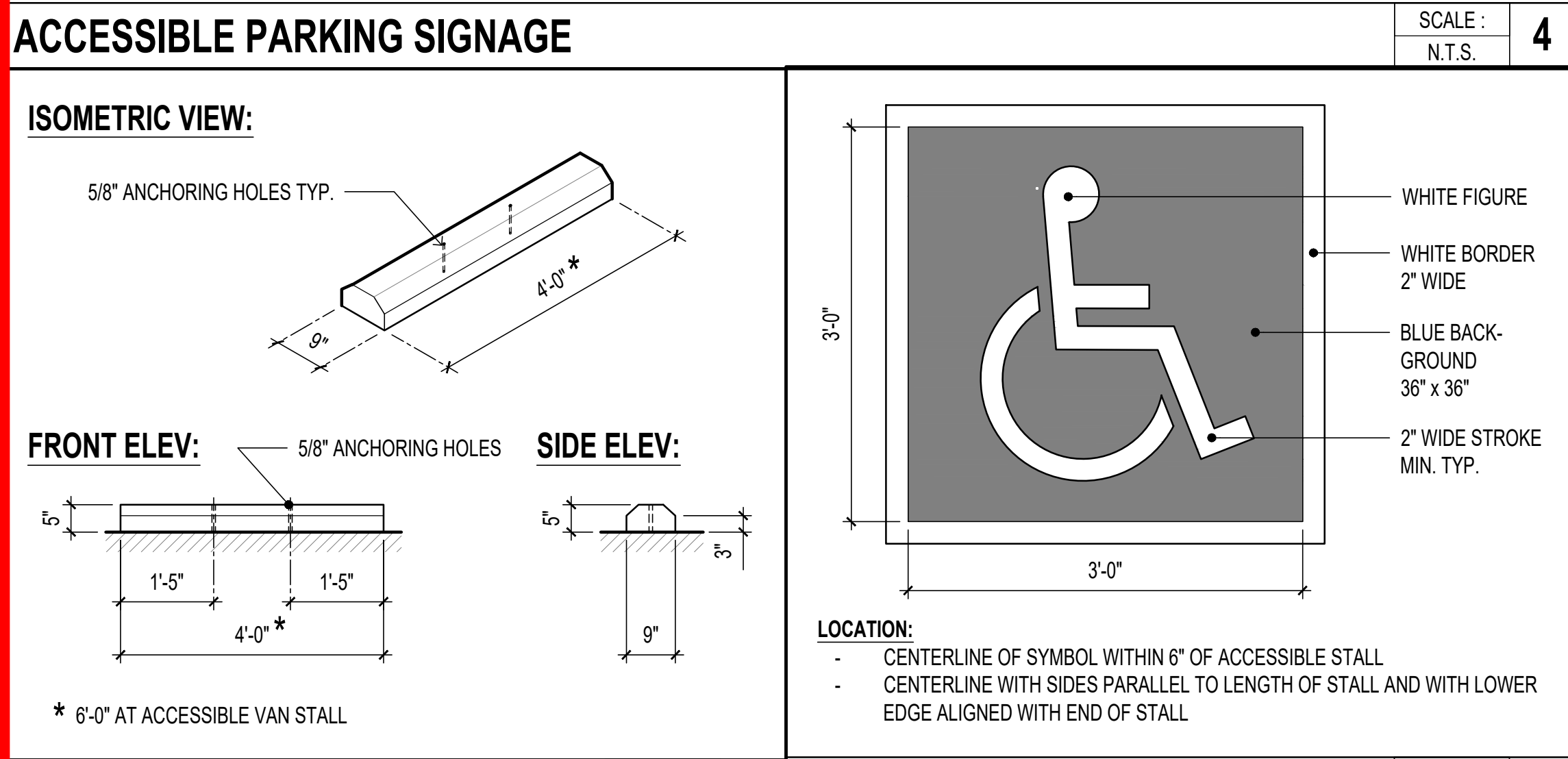
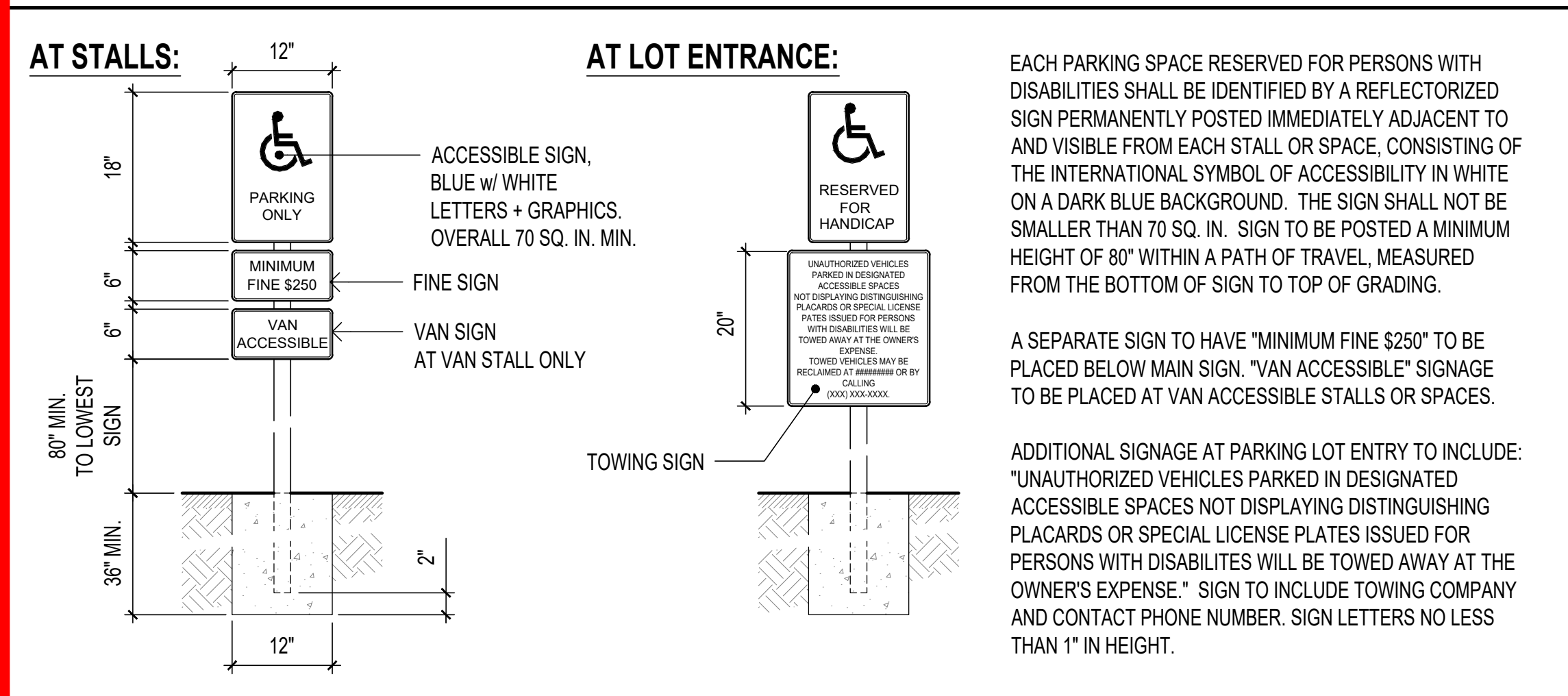
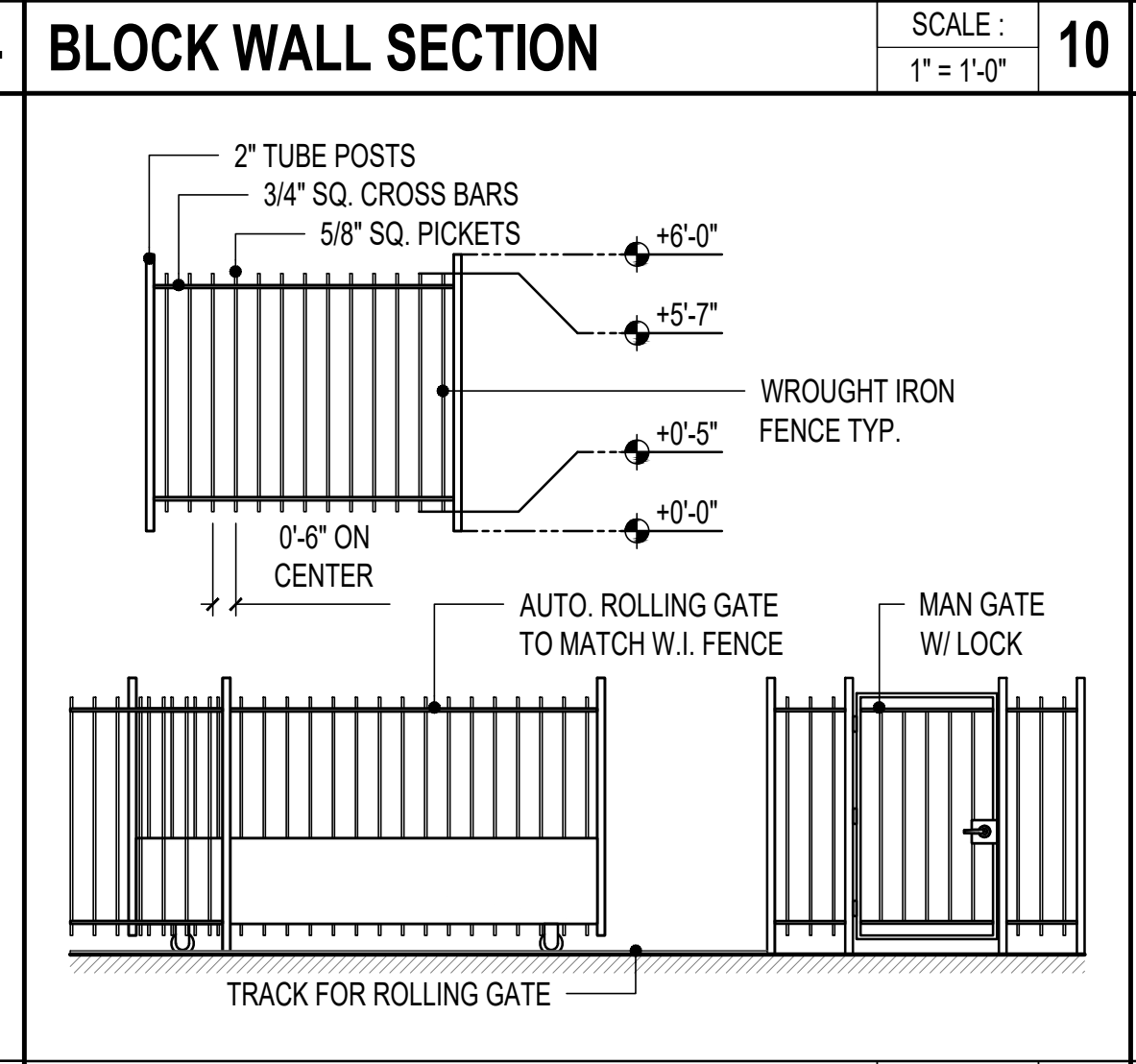
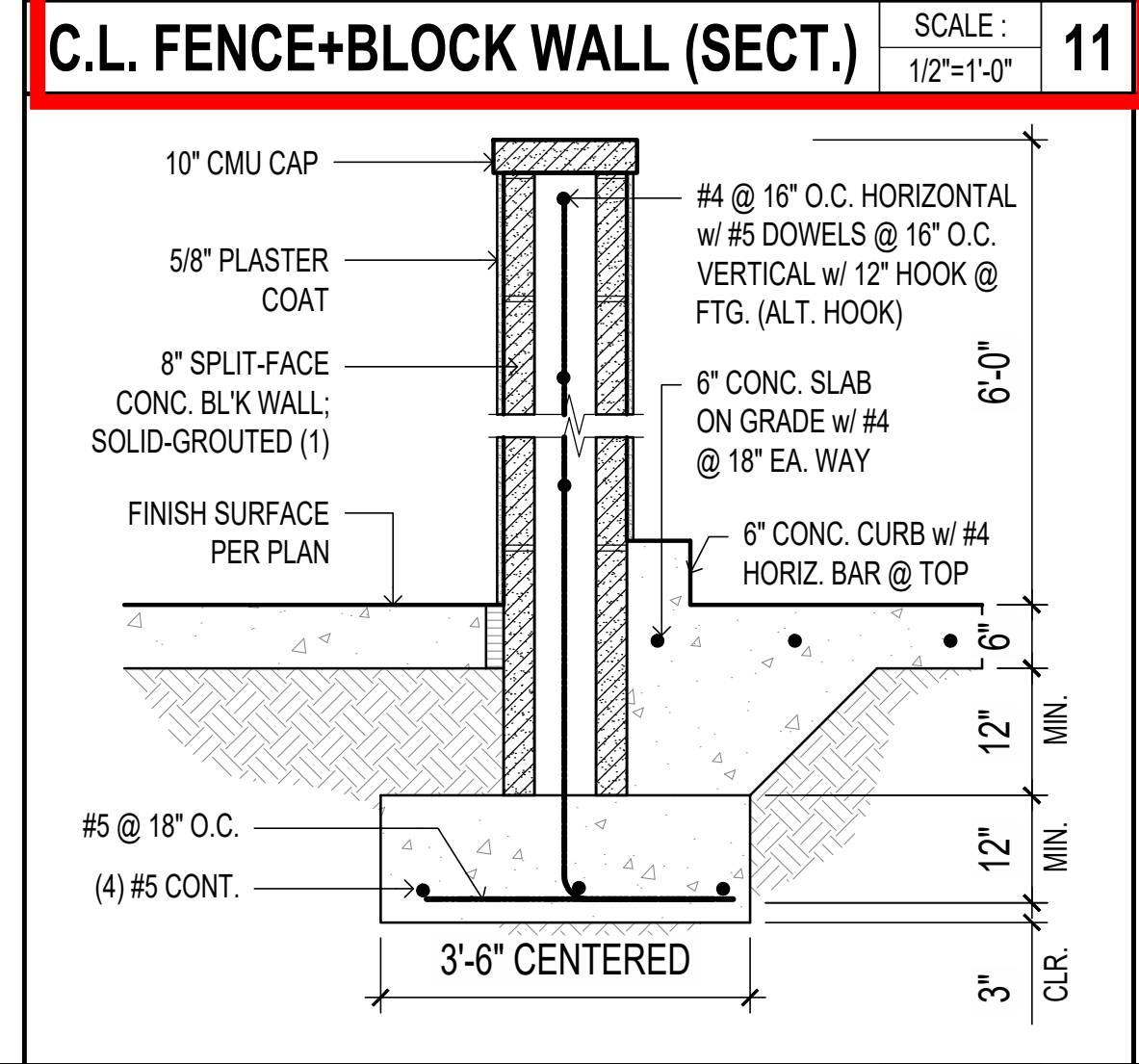
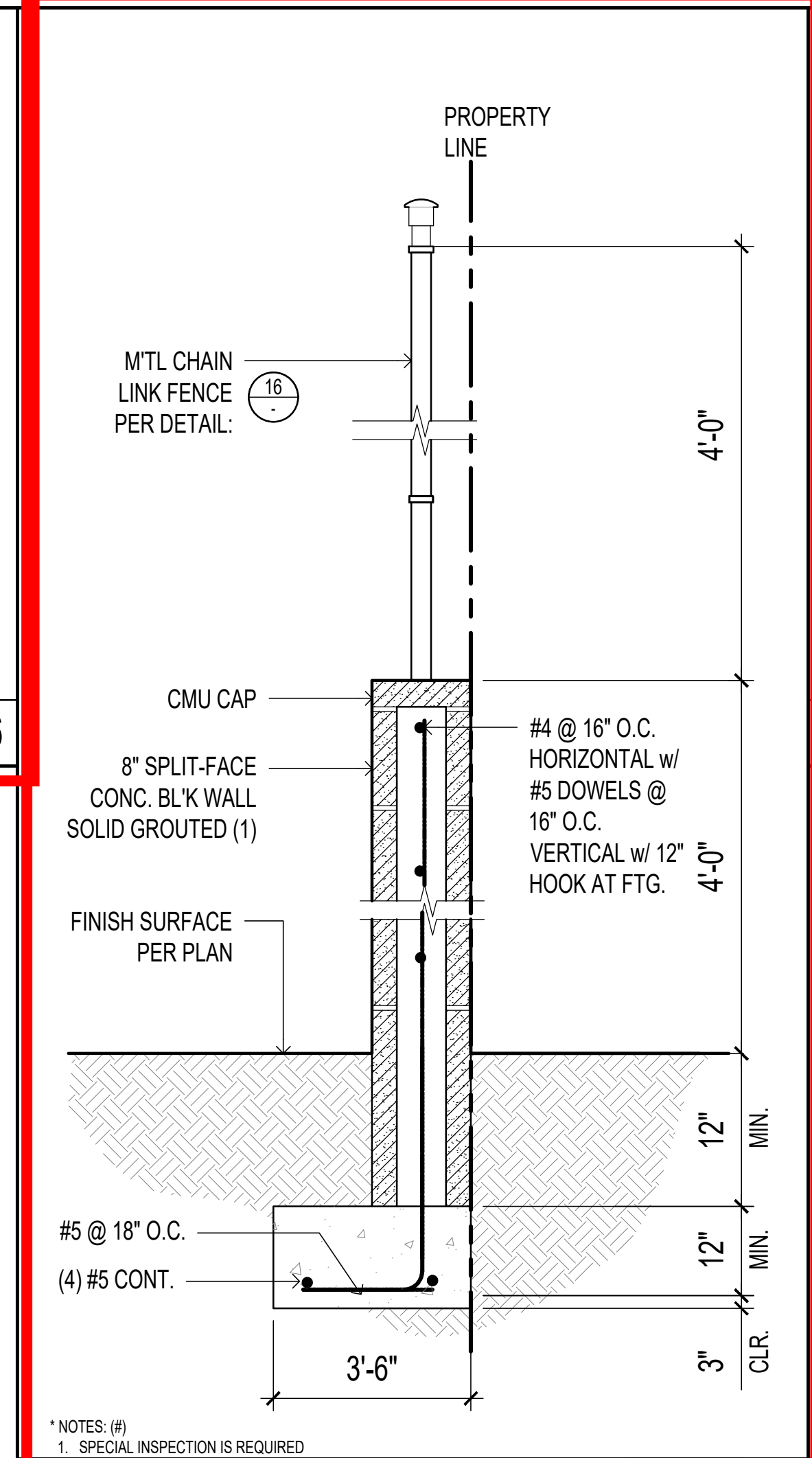
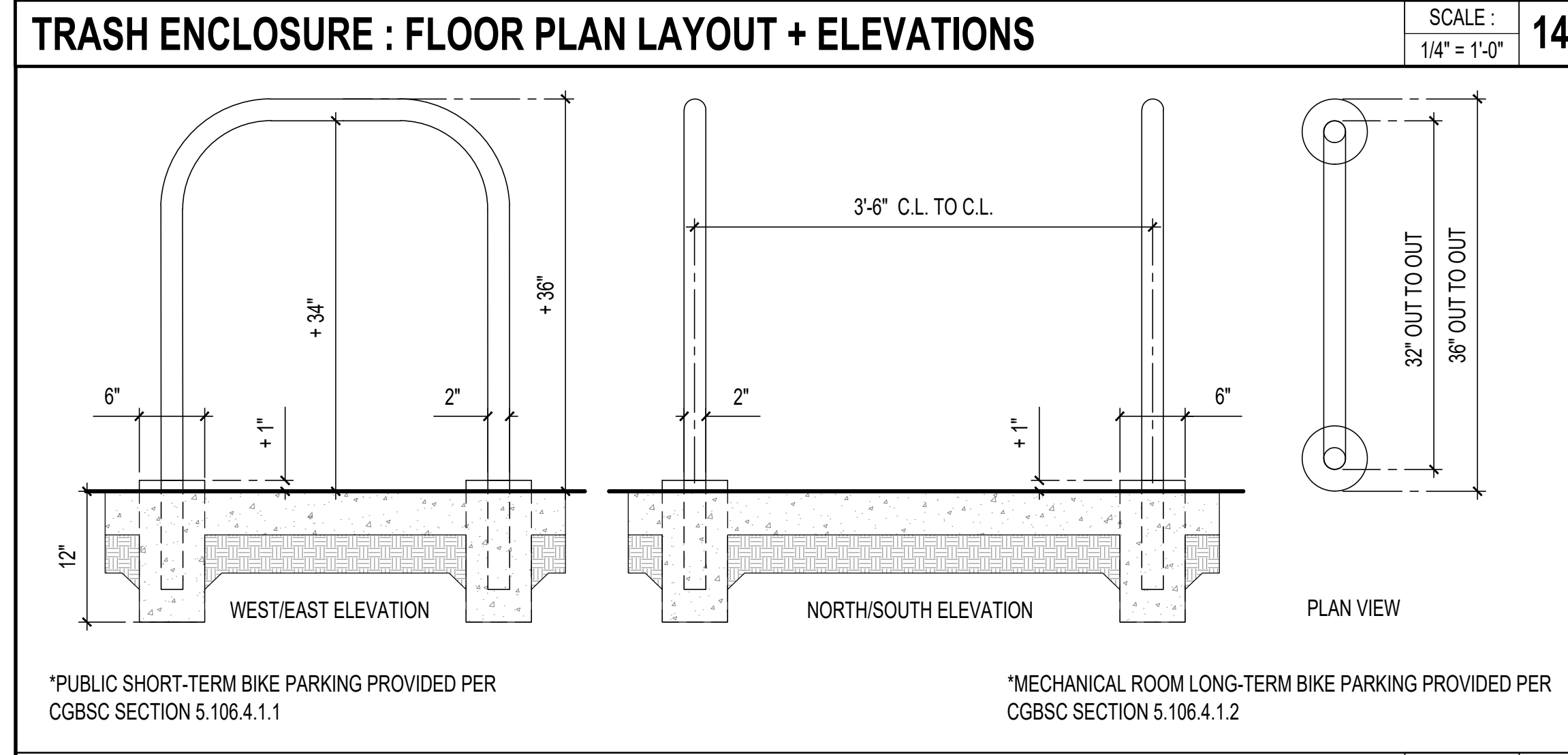
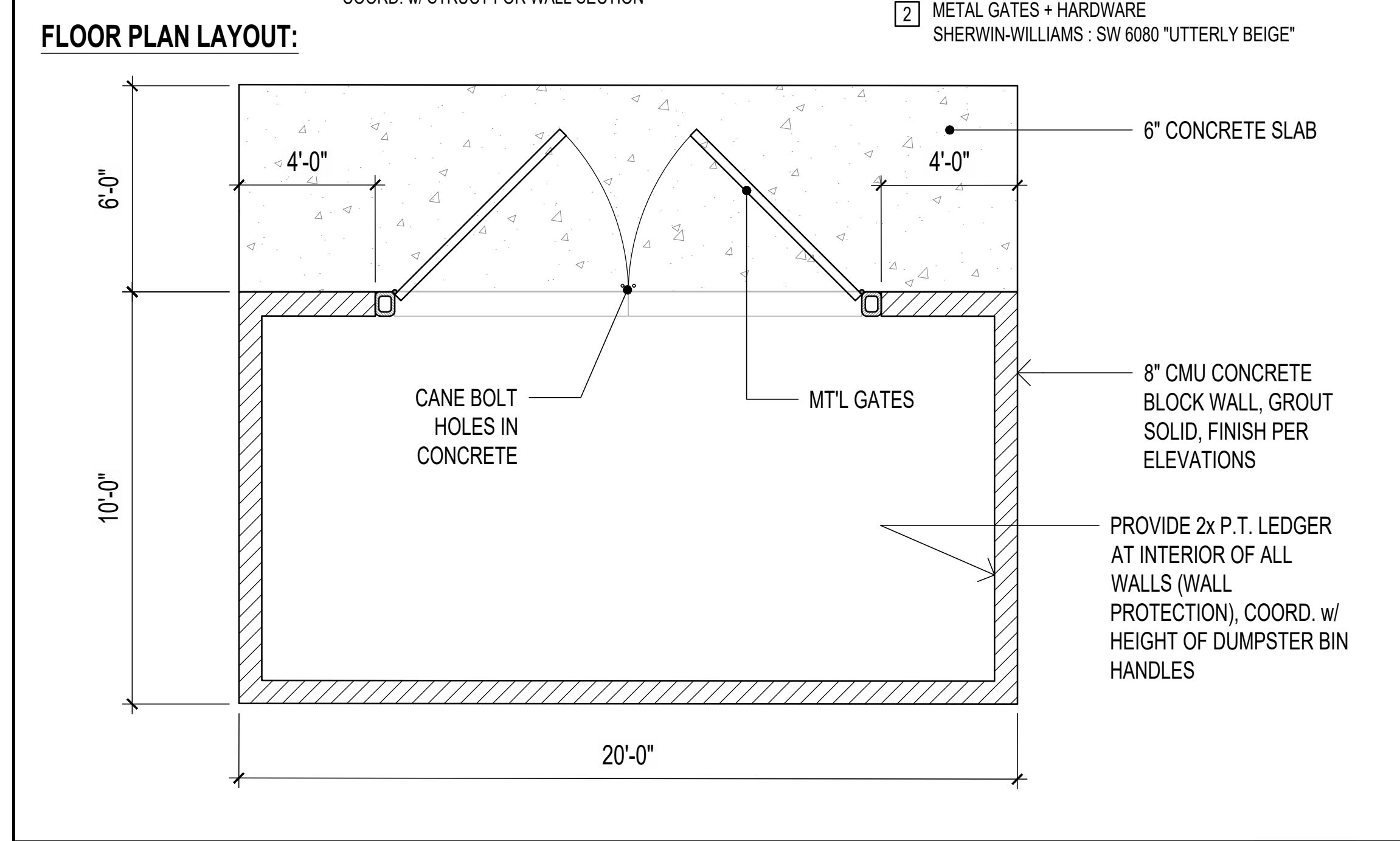
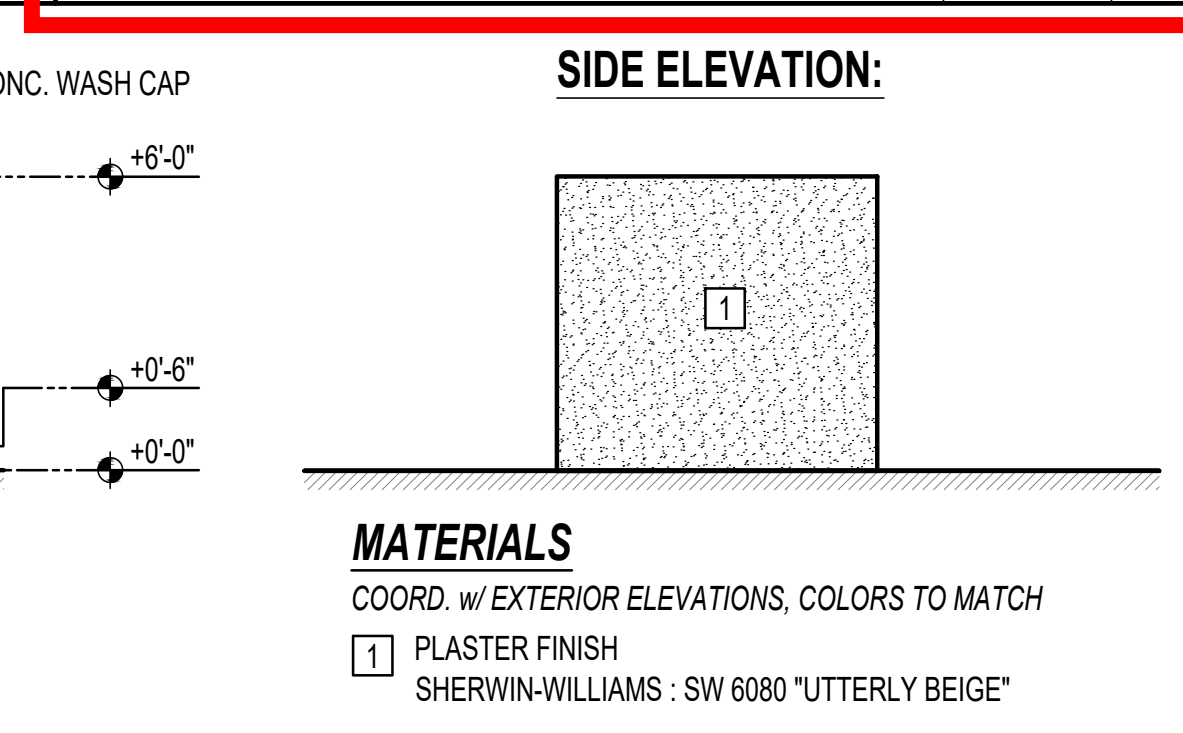
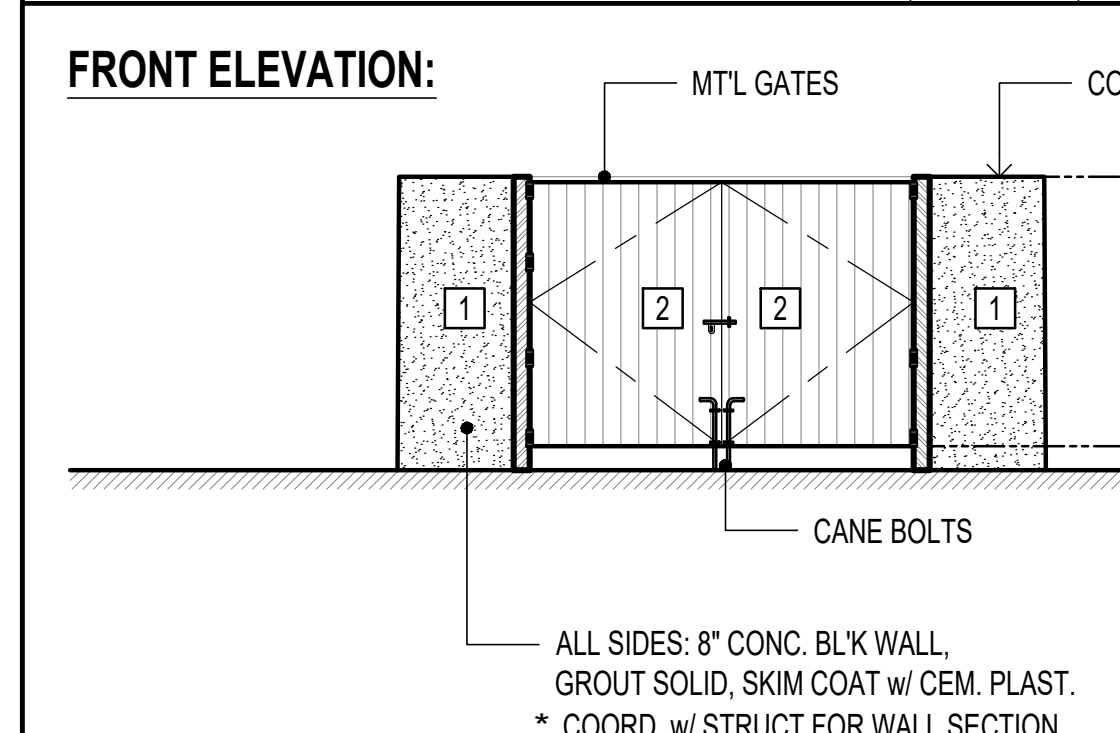
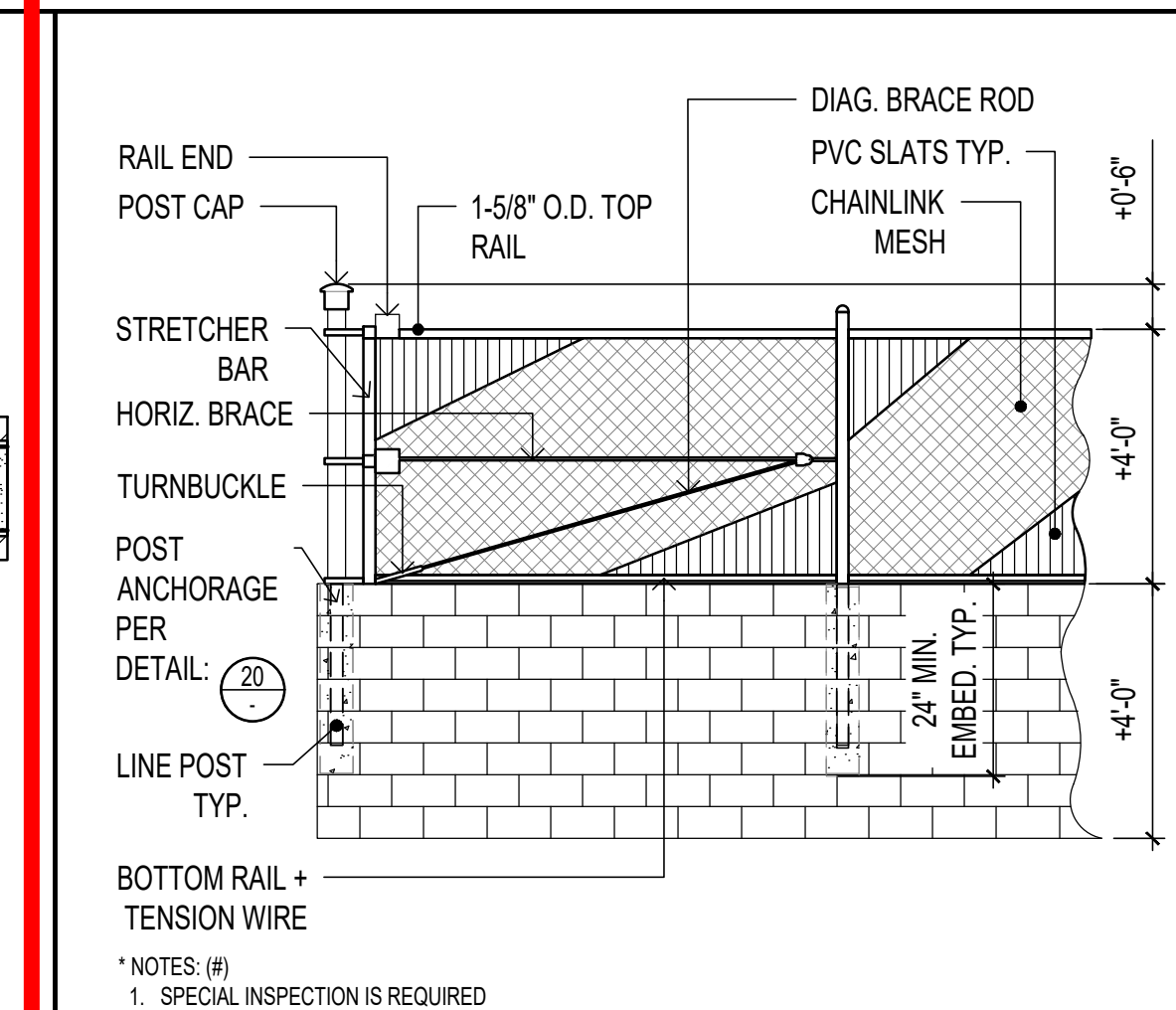
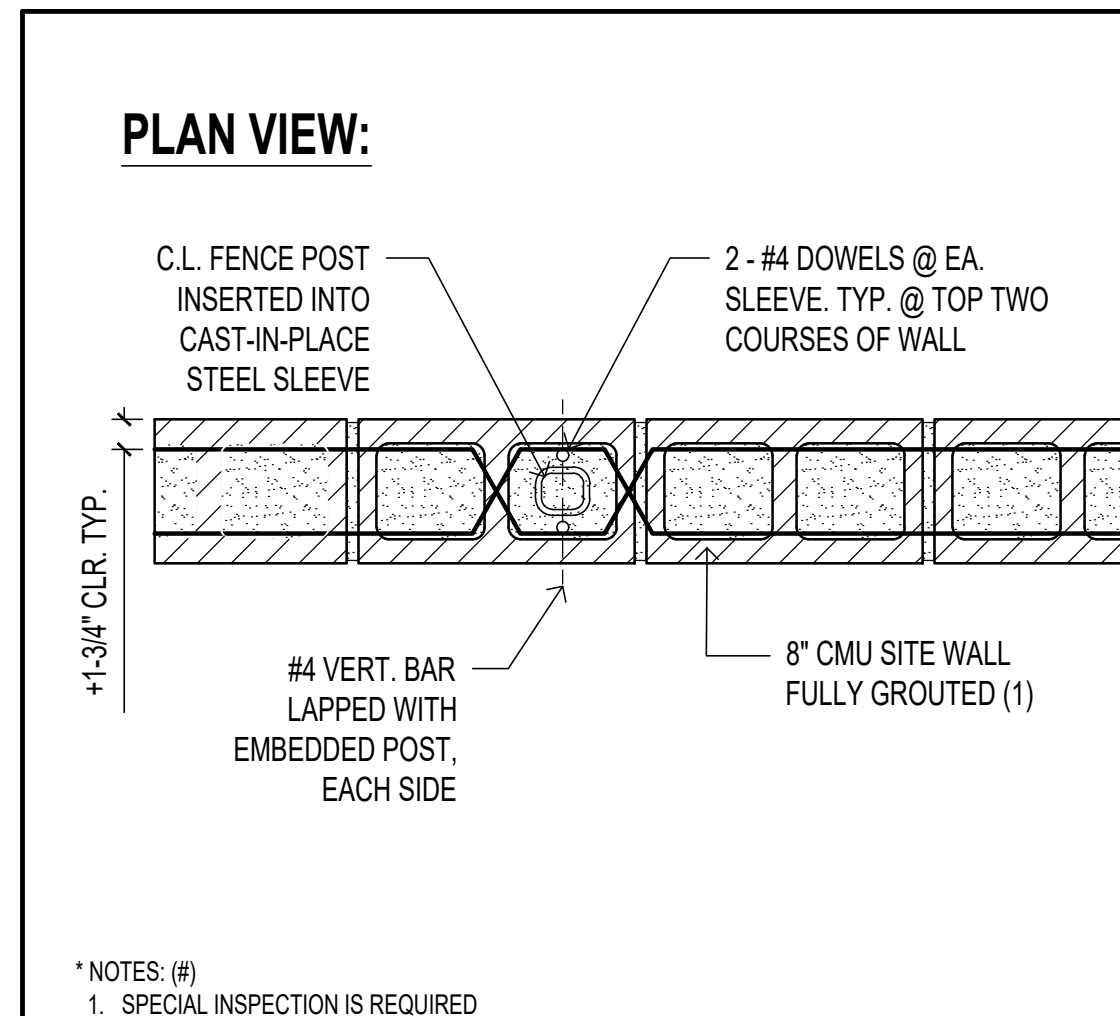
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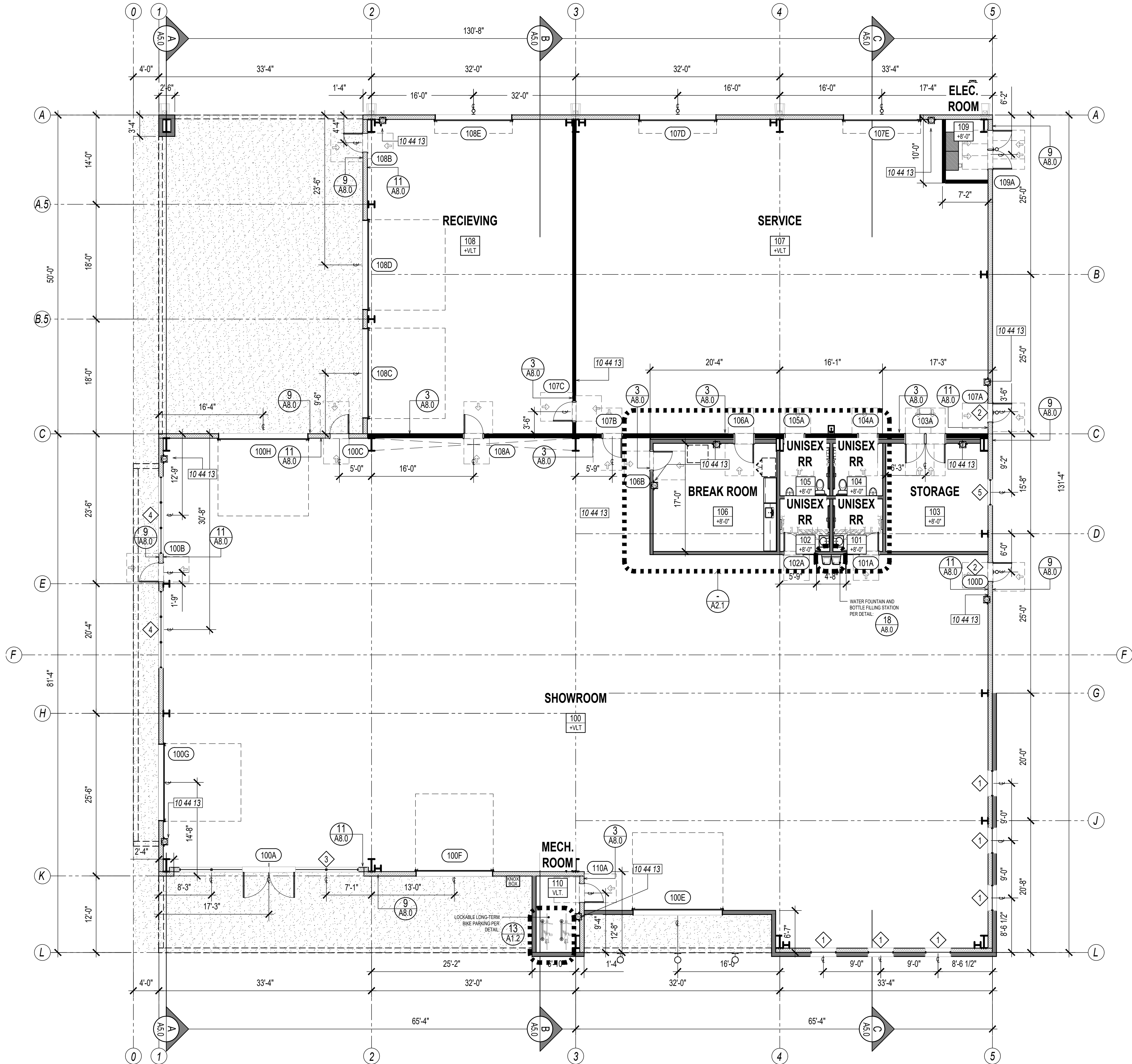
SHEET CONTENTS

SITE PLAN :
PARTIAL

SHEET NUMBER

A 1.1



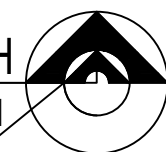


FLOOR PLAN LAYOUT : PROPOSED

ALL DIMENSIONS ARE TO FACE-OF-STUD UNLESS NOTED OTHERWISE. COORDINATE W/ SCHEDULES AND ENLARGED PLANS.

0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN NORTH
TRUE NORTH



LEGEND

- W1 WALL : METAL BUILDING
COORD. W/ MTL
BUILDING PKG AND:
A9.0 A9.0 7 13
- W2 EXT. WALL : 2x8 54-G MTL
STUD FRAMING FULL
HT. PER DETAIL:
A9.0 A9.0 13 15
- W3 INT. WALL : 2x6 33-G MTL
STUD FRAMING FULL
HT. PER DETAILS:
A8.1 A8.1 13 16
- W4 INT. WALL : 2x6 54-G MTL
STUD FRAMING FULL
HT. PER DETAILS:
A8.1 A8.1 13 16
- W5 RAILING: 1 1/4" Ø I.D. PIPE
+36" HD. HT. SEE DETAIL:
A8.0 18
- SEALED CONCRETE FLOOR SLAB
- SPLASH BLOCK
PER DETAIL:
A8.0 9
- 10 LB SEMI-RECESSED FIRE
EXTINGUISHER
- ELECTRONIC KNOX-VAULT 4400
(MOUNT +5'-6" FROM FINISH
FLOOR TO CENTER OF BOX)
- EMERGENCY EXIT LIGHT

CONSTRUCTION NOTES

- DIV 03 CONCRETE
03 30 00 NEW CONCRETE SLAB.
COORDINATE W/ STRUCTURAL
DRAWINGS
- DIV 05 METALS
05 00 01 MTL GIRDERS / SUPERSTRUCTURE
PER MTL BUILDING PLANS
05 00 02 METAL STUD FRAMING PER LEGEND
COORD. W/ DETAILS
A8.0 A8.0 7 13 13 16
- DIV 07 THERMAL + MOISTURE PROTECTION
07 21 16 BLANKET / BATT INSULATION AT ALL
INTERIOR AND EXTERIOR WALLS
PER TITLE-24
- DIV 08 OPENINGS
08 50 00 NEW WINDOWS PER WINDOW
SCHEDULE.
08 71 00 NEW DOORS + HARDWARE PER
SCHEDULE.
- DIV 09 FINISHES
09 00 00 SEE FINISH SCHEDULE FOR MORE
INFORMATION
09 00 01 SEALED CONCRETE FLOOR
09 23 00 GYP. BD. FINISHES PER FINISH
SCHEDULE
09 30 13 CERAMIC TILE PER FINISH
SCHEDULE
09 65 13 SLIM-FOOT BASE PER SCHEDULE
09 65 19 COVED BASE PER SCHEDULE
- DIV 10 SPECIALTIES
10 14 00 NEW EXIT SIGNS, ACCESSIBILITY
SIGNS
10 14 13 NEW ROOM IDENTIFICATION SIGN
AT THE OUTSIDE OF EACH ROOM,
PER DETAIL:
A8.0 3
PLACED ON THE STRIKE SIDE OF
EACH DOOR PER
A8.0 9 A8.0 11
10 44 13 SEMI-RECESSED FIRE
EXTINGUISHER AT EACH EXIT
(WALL-MOUNTED). SELECT PER
CALIFORNIA CODE OF
REGULATIONS, TITLE 19, DIVISION 1,
CHAPTER 3. PROVIDE 30" X 48"
CLEAR AREA PER PLAN. COORD. W/
DETAIL:
A8.0 2
- DIV 22 PLUMBING
22 10 00 NEW PLUMBING THROUGHOUT SEE
PLUMBING SHEETS
- DIV 23 HEATING, VENTILATION & COOLING
23 00 00 NEW HVAC THROUGHOUT SEE
MECHANICAL SHEETS
- DIV 26 ELECTRICAL
26 00 00 NEW ELECTRICAL THROUGHOUT
SEE ELECTRICAL SHEETS



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PASO ROBLES, CA 93446
805.238.9600

STAMP



CONSULTANT

PROJECT

NEW CONSTRUCTION
FOR:
**CALIFORNIA CUSTOM
TRAILERS &
POWERSPORTS**

3031 UNION ROAD
PASO ROBLES, CA 93446
APN : 025-371-029

PROJECT NUMBER

23-500.01		
NO.	DESCRIPTION	DATE
△	COORDINATION SET	10-23-2023
△	PROGRESS SET	12-14-2023
△	SUBMITTAL SET #1	02-09-2024
△	PC01 RESUBMITTAL SET	05-17-2024
△		
△		
△		

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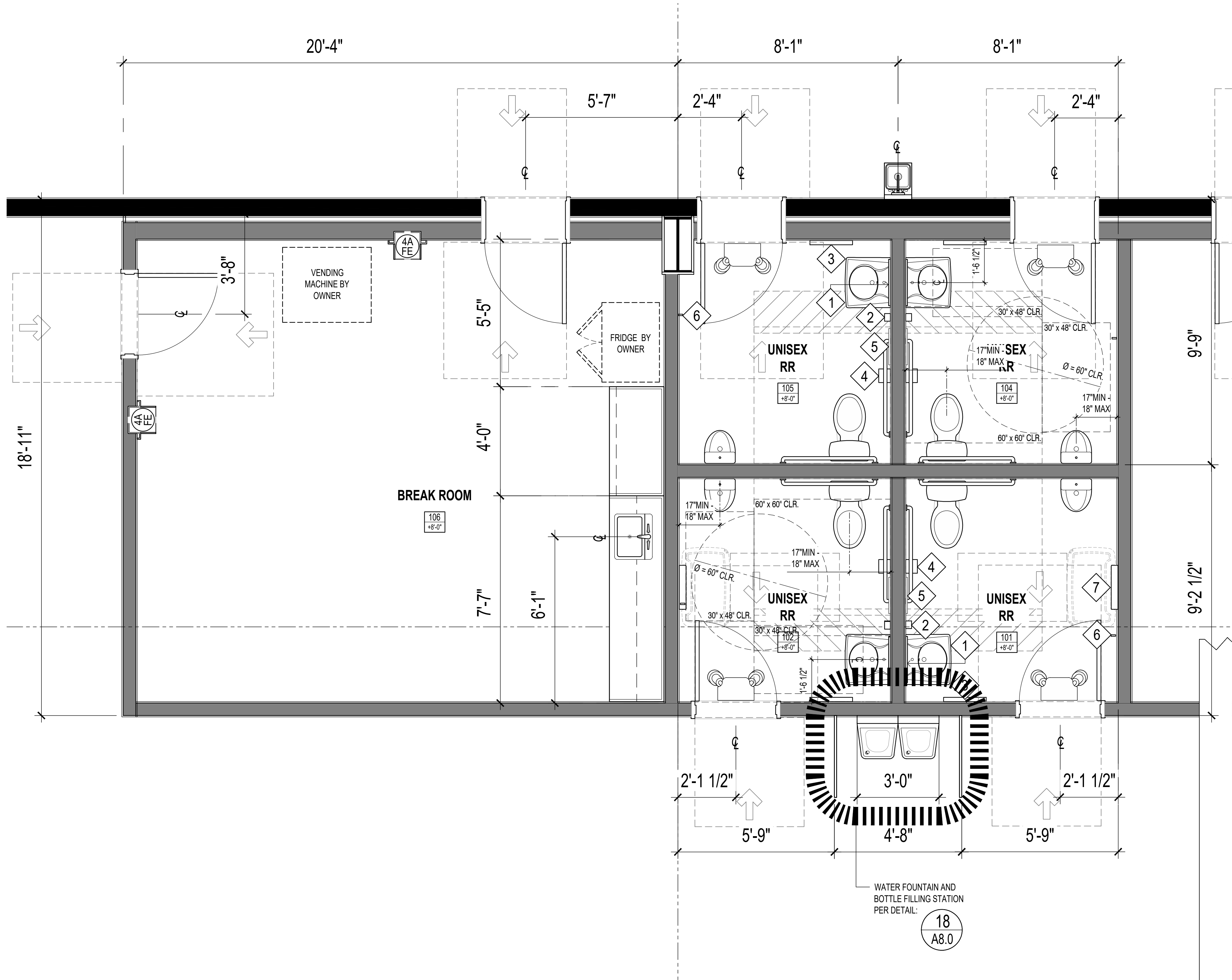
SHEET CONTENTS

FLOOR PLAN :
PROPOSED

SHEET NUMBER

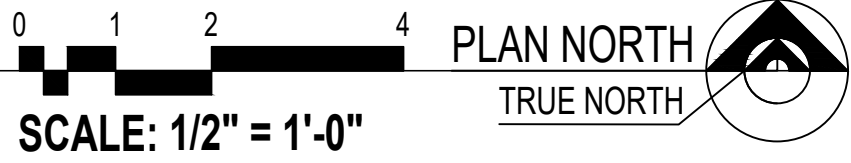
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ENLARGED PLANS : RESTROOMS [101/102(MIRRORED), 104/105(MIRRORED)] & BREAK ROOM (106)]

ALL CLEARANCES ARE FROM THE FACE OF FINISH (INCLUDING ALL REQUIRED COVERED BASE)



LEGEND

- [W1] WALL : METAL BUILDING
COORD. w/ MTL
BUILDING PKG AND: (7) (13) A8.0 A8.0
- [W2] EXT. WALL : 2x8 54-G MTL
STUD FRAMING FULL
HT. PER DETAIL: (13) (15) A8.0 A8.0
- [W3] INT. WALL : 2x6 33-G MTL
STUD FRAMING FULL
HT. PER DETAILS: (13) (16) A8.1 A8.1
- [W4] INT. WALL : 2x6 54-G MTL
STUD FRAMING FULL
HT. PER DETAILS: (13) (16) A8.1 A8.1
- [W5] RAILING: 1 1/4" Ø I.D. PIPE
+36" HD. HT. SEE DETAIL: (18) A8.0

[SEAL] SEALED CONCRETE FLOOR SLAB

[SPLASH] SPLASH BLOCK
PER DETAIL: (9) A8.0

[EXTING] 10 LB SEMI-RECESSED FIRE
EXTINGUISHER

[KNOX] ELECTRONIC KNOX-VAULT 4400
(MOUNT +5'-6" FROM FINISH
FLOOR TO CENTER OF BOX)

[EXIT] EMERGENCY EXIT LIGHT

CONSTRUCTION NOTES

DIV 12 FURNISHINGS
12 36 00 REQUIRED CLEARANCES AT
ACCESSIBLE COUNTERTOPS AS
FOLLOWS:
COUNTERTOPS
MIN CLEAR WIDTH : 36"
CNTRTOP HT : 30"-34"
MIN UNDER-CNTR CLR HT : 27"

DIV 22 PLUMBING
22 42 13 PLUMBING FIXTURES PER
PLUMBING PLANS.
ALL FIXTURES SHALL BE
ACCESSIBLE (FIELD VERIFY ANY
EXISTING FIXTURES IN THE AREAS
OF REMODEL). ALL FLUSH VALVES
SHALL BE FACING AWAY FROM THE
WALL-SIDE OF THE FIXTURE AND
REACHABLE WITHOUT LEANING
ACROSS THE ENTIRE FIXTURE

RESTROOM ACCESSORIES

REFER TO SECTION 10 28 13 OF PROJECT
MANUAL FOR ADDITIONAL INFORMATION.
SEE ALSO A7.0 FOR RESTROOM ELEVATION.

SEE (2) (A8.0) FOR MOUNTING HEIGHTS &
LOCATIONS & CLEARANCES

SEE (3) (A8.0) FOR RESTRM DOOR SIGNS

SEE (14) (15) (A8.1) (A8.1) FOR GRAB BARS

- 1 WALL-MOUNTED STAINLESS STEEL
MIRROR
- 2 WALL-MOUNTED SOAP DISPENSER
TYP.
- 3 WALL-MOUNTED PAPER TOWEL
DISPENSER TYP.
- 4 WALL-MOUNTED TOILET PAPER
DISPENSER
- 5 WALL-MOUNTED TOILET SEAT COVER
DISPENSER
- 6 COAT HOOK
- 7 BABY CHANGING STATION



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△		
△		

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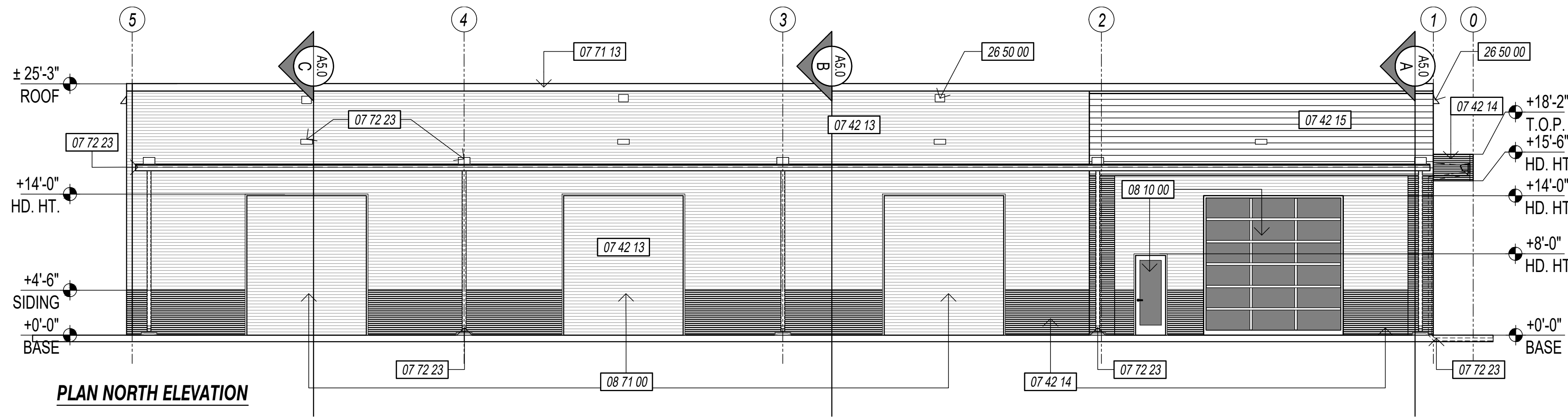
**FLOOR PLAN
ENLARGED PLANS**

SHEET NUMBER

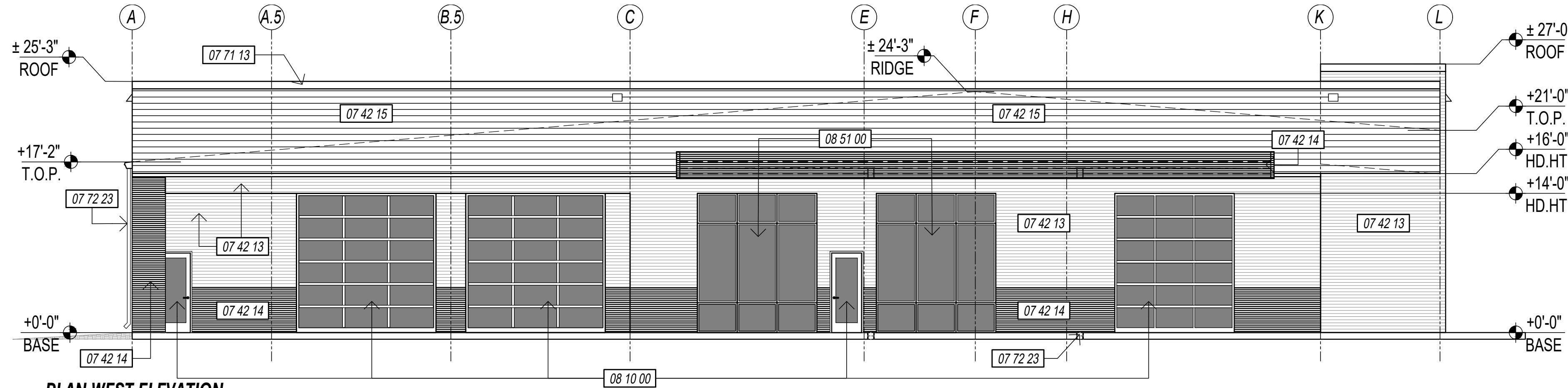
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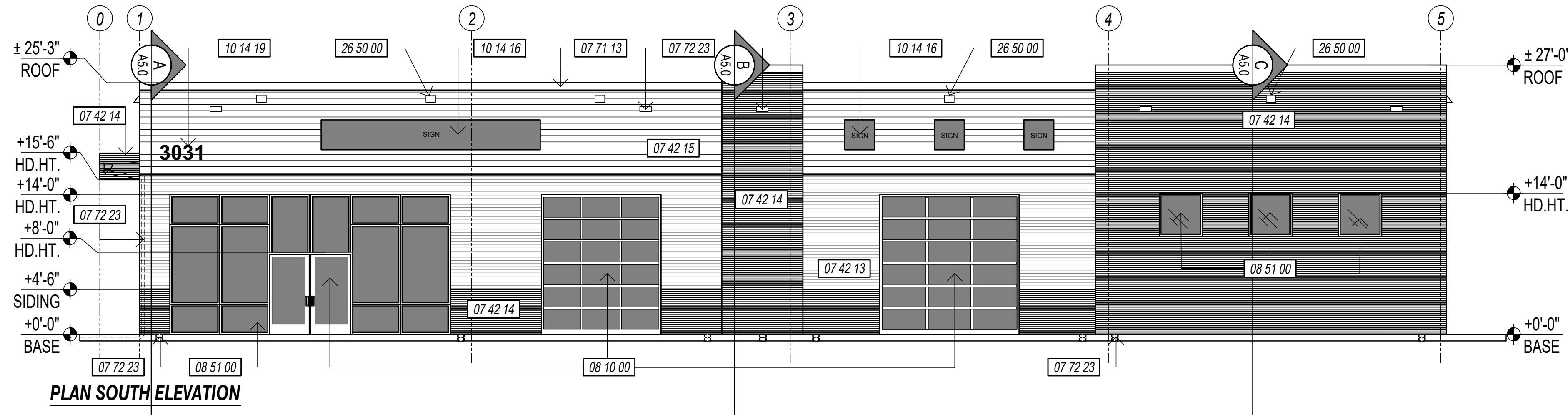
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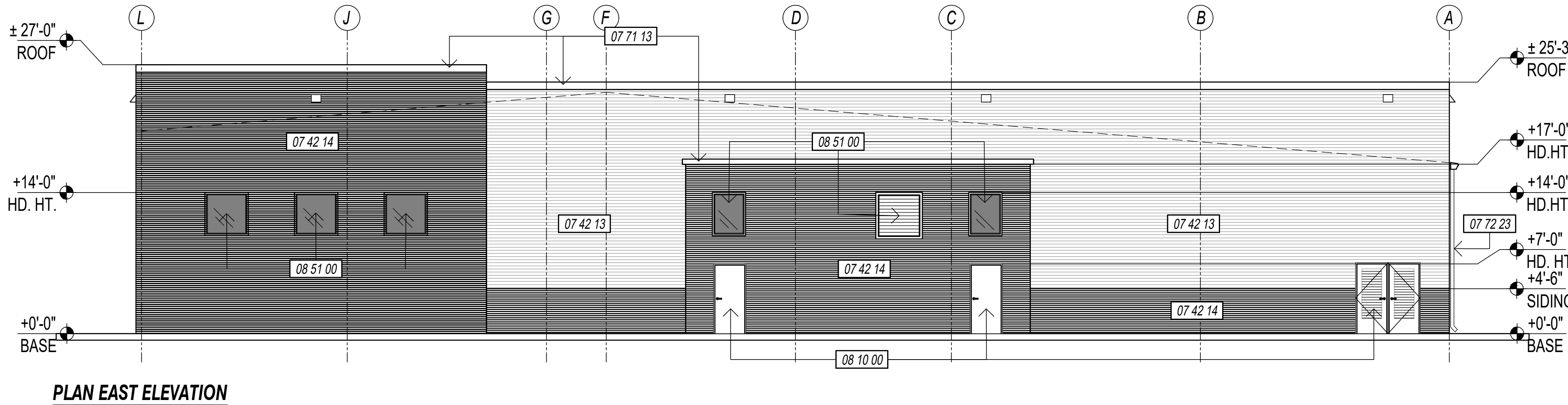
PLAN NORTH ELEVATION



PLAN WEST ELEVATION

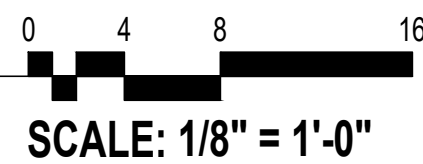


PLAN SOUTH ELEVATION



PLAN EAST ELEVATION

EXTERIOR ELEVATIONS



FINISH LEGEND

- METAL PANEL: 07 42 13
MANUFACTURER: McELROY
MODEL: ASH GRAY U-PANEL
- METAL PANEL: 07 42 14
MANUFACTURER: McELROY
MODEL: CHARCOAL MEGA-RIB
PANEL
- METAL PANEL: 07 42 15
MANUFACTURER: McELROY
MODEL: SLATE GRAY METAL FW
12" SOFFIT
- METAL TRIM: 07 71 13
BLACK ANODIZED ALUMINUM
PER PROJECT MANUAL AND
MANUFACTURER DETAILS
- DRAINAGE: 07 72 23
DOWNSPOUT TYP.

CONSTRUCTION NOTES

DIV 07 THERMAL + MOISTURE PROTECTION
07 42 13 METAL WALL PANELS (U-PANEL)
07 42 14 METAL WALL PANELS (MEGA-RIB)
07 42 15 METAL WALL PANELS (FW SOFFIT)
07 71 13 METAL ROOF TRIM
07 72 23 GUTTERS, COORD. w/ ROOF PLAN +
CIVIL PLAN

DIV 08 OPENINGS
08 10 00 DOORS PER PLAN + SCHEDULE
08 43 00 STOREFRONT ENTRANCE PER
DOOR SCHEDULE
08 51 00 WINDOWS PER PLAN + SCHEDULE

DIV 09 FINISHES
SEE FINISH LEGEND ABOVE FOR
MORE INFORMATION

DIV 10 SPECIALTIES
10 14 16 PLAQUE SIGNAGE
10 14 19 12" HIGH ADDRESS NUMBERS;
BLACK FIBERGLASS; INDIVIDUALLY
PIN-MOUNTED

DIV 23 HVAC
23 00 00 PER MECHANICAL SHEETS - UNITS
TO BE ON PLATFORM PER
MANUFACTURER SPECIFICATIONS,
MECHANICAL SHEETS, AND SITE
PLAN

DIV 26 ELECTRICAL
26 50 00 COORDINATE LIGHTING WITH
ELECTRICAL SHEETS



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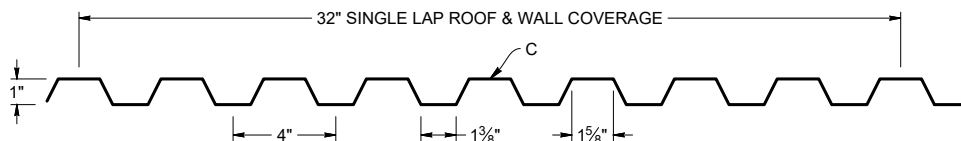
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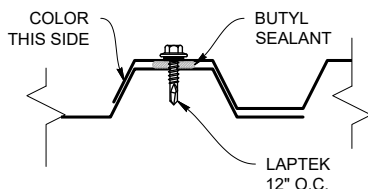
EXTERIOR ELEVATIONS

SHEET NUMBER

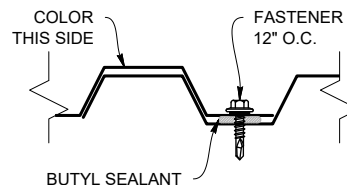
A 6.0



ROOF PROFILE LAP



WALL PROFILE LAP



KEY FEATURES

- 24 and 22 Tru-Gauge™ and .032" Aluminum
- Custom 20 & 18 Tru-Gauge™ and .040" Aluminum (please inquire)
- 1:12 minimum pitch recommended when installed with butyl sealant
- Custom lengths 3' to 20'10" (For longer length panels, please inquire)
- Long length flashings available up to 20' 11"
- Standard trim, custom trim and accessory packages available
- Color matched neoprene washered screws
- Roof and Vertical or Horizontal Wall application
- Structural panel that will span up to 5'
- Manufactured in Salem OR and Sacramento CA
- OverEZee™ retro-fit systems available

TESTING

- ASTM E1680 - Air infiltration (roof)
- ASTM E1646 - Water infiltration (roof)
- ASTM E331 - Water infiltration (wall)
- ASTM E283 - Air infiltration (wall)
- ASTM A653/A924 - G90 Galvanized
- ASTM A792 - Zinalume/Galvalume AZ-50/55

WEIGHT CHART

4.0 Rib	WIDTH	24 GA STEEL	22 GA STEEL	.032 ALUM	.040 ALUM
THICKNESS		0.0236"	0.0285"	0.032"	0.040"
WEIGHT/LINFT	32"	3.606 LBS.	4.354 LBS	1.709 LBS	2.138 LBS
WEIGHT/LSQFT	32"	1.352 LBS	1.633 LBS	0.641 LBS	0.802 LBS

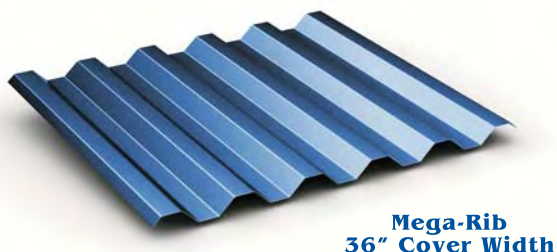
ASTM E 1680/E283 Air Penetration	ASTM E 1646/E331 Water Penetration
25 PSF<0.01 CFM/ft²-PASS	50 PSF - PASS

PROPOSED MEGA-RIB

Mega-Rib is one of the most versatile metal wall and roof panels in the industry. While Mega-Rib was designed and engineered to meet the demands of the industrial environment, it also provides the aesthetics and design flexibility to be used in architectural applications.

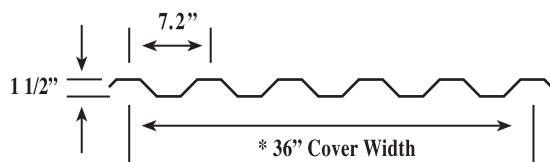


Well suited for vertical and horizontal applications, Mega-Rib's bold ribs provide an architectural statement that is difficult to match.

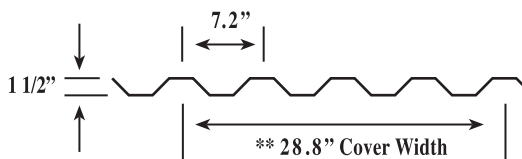


Mega-Rib
36" Cover Width

MEGA-RIB PANEL DIMENSIONS



* Standard for 24, 22, 20, and 18 gauge material. Also available in 26 ga. However, customer must specify if 26 ga is required.



** Adelanto standard coverage for 26 gauge panels: 36".
All other locations, standard 26 gauge coverage: 28.8". (Specify if 36" coverage is required.)



Installed horizontally, Mega-Rib adds distinctive elegance.

Mega-Rib features a Galvalume® substrate and Kynar 500® (PVDF) coatings, which are proven to provide unsurpassed protection against panel chalk and fade.

With 7.2" rib spacing, Mega-Rib provides optimum strength and spanning capabilities.



TEST DATA - SECTION PROPERTIES - LOAD TABLES

For any available Test Data, Section Properties or Load Tables, please visit the download section of our website at: www.mcelroymetal.com



800-562-3576

info@mcelroymetal.com • www.mcelroymetal.com

Oil canning is a natural occurrence in metal panels and is not a cause for panel rejection.

June 25, 2024

DRC members
c/o Katie Banister
Community Development Department
1000 Spring Street
Paso Robles, CA 93446
Via email: kbanister@prcity.com, www.prcity.com wfrace@prcity.com

RE: 321 12th Street; CUP23-06; SPR23-08; Laddon

Dear DRC members

This project was reviewed by DRC on April 8, 2024. At that meeting, our team was asked to clarify the following information:

1. *Determine how trash will be managed*
 - a. Response – On May 10th, a team member met on site to discuss this issue and view options. This resulted in allowing bins to be serviced from the alley. Please refer to revised drawing showing the location of the bins between DP2.3 and L1.00.
 - b. Response - Calculations for bin quantities
 - 1 person generates ~5 lbs. of trash per day.
 - 10 people per parcel = 50 lbs. per day per parcel.
 - 50 lbs. per day x7 days = 350 lbs. per week (one pick-up a week).
 - All three parcels combined = 1,050 lbs. per week.
 - 4 cy trash bin holds 800 lbs.
 - c. Response - Project requires 1.3125 trash bins, and the site plans shows 4 bins (2 trash and 2 recycling).
2. *Clarify how the project will be managed since it comprises 3 legal lots that may be sold separately.*
 - a. Response - There are several options available to manage the property and compliance with the design amenities and limitations. The following will be implemented prior to building permit final.
 - i. Easements for access to the storage bins located on Parcel XXX
 - ii. CC&Rs recorded against all properties that will “run with the land”.
 - iii. HOA if needed per advice of legal counsel to cover items not specified in the CC&Rs.
3. *Justify the number of parking spaces and tandem parking in relation to the number of units.*
 - a. Response – Individual parking assigned to the Accessory Dwelling Units is not required by state law since the project is located within ½ mile of a transit stop.
 - b. Response – The number of parking spaces provided for the single family units and the multi-family units complies with the required number per Paso Robles’ Municipal Code Title 21.

- c. Response - Section 21.22.160 states that Tandem Parking may be permitted upon Planning Commission approval.
 - i. A site plan was presented to the Community Development Director and planning staff prior to any formal preliminary designs. The response was that this project was “a poster child” of how staff foresees future development in the city’s downtown core area. In order to accommodate the density proposed and supported by staff, tandem parking is the only solution.
- 4. *Neighborhood compatibility in regard to density*
 - a. Response – This project addresses the housing shortage in the City of Paso Robles and in San Luis Obispo County. The project is located in an urban area where utilities and services exist within walking distance; this type of project reduces suburban sprawl. The neighborhood will change due to the changes in state law and the updates to Title 21 – zoning code.
- 5. *Provide a detailed landscape and fencing plan*
 - a. Response – please refer to page DP2.3 for fencing detail
 - b. Response – [please refer to pages L1.00 – L6.00]
- 6. *Provide additional storage for the individual units*
 - a. Response – please refer to page DP2.3 colored chart corresponding to a unit’s storage area
- 7. *Provide a second pedestrian access path to 12th Street*
 - a. Response – Please refer to revised Development Plan set pages DP2.3, L1.00 and L4.00

I look forward to discussing the revised plans with DRC and staff. Please contact me at 805-801-0453 or at pam@planningsolutions.us if you have any questions.

Thank you,

Pamela Jardini
Planning Solutions
cc Katie Banister
Warren Frace



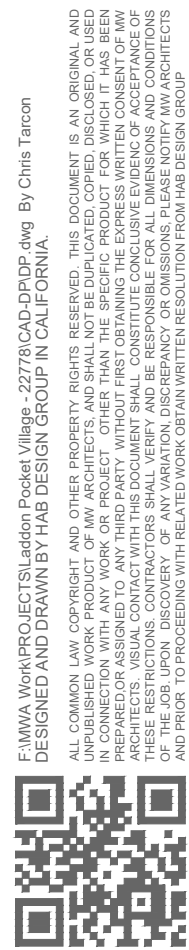
134 W. BRANCH ST. SUITE B
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HABGROUP.NET
805-544-4334



NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
3211 12TH STREET, PASO ROBLES, CA (APN# 009-032-0111)

DP1

Page 16 of 33



EXISTING SITE AND DEMO PLAN



REFERENCE NOTES

- 1. 18" ALDER TREE TO BE REMOVED
- 2. 24" ALDER TREE TO BE REMOVED
- 3. 20" ALDER TREE TO BE REMOVED
- 4. 22" ALDER TREE TO REMAIN



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DESIGNERS
CREATIVE SOLUTION HUNTERS

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805-544-4334

ARCHITECT OF RECORD

JOHN TITLE

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SHEET TITLE

EXISTING SITE AND DEMO PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		

1ST SUB. DATE 06/03/2024

JOB NUMBER 22778

APP. NO. --

DP2.1

SHEET NUMBER



34 W. BRANCH ST. SUITE B
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 805-544-4334



ARCHITECT OF RECORD

1. WHEREVER PRACTICABLE, GRADING SHOULD PRESERVE, MATCH, OR BLEND WITH THE NATURAL CONTOURS OF THE LAND.
2. WHENEVER PRACTICABLE, TREES AND NATIVE VEGETATION SHOULD BE RETAINED.
3. SLOPES, BOTH CUT AND FILL, SHALL NOT BE STEEPER THAN THREE RUN TO ONE RISE (3:1)

IMPERVIOUS SURFACE VALUES

PRE PROJECT:

LOT 8:	IMPERVIOUS AREA=	0 SF
	SITE AREA=	7,006 SF
LOT 9:	IMPERVIOUS AREA=	0SF
	SITE AREA=	7,004 SF
LOT 10:	IMPERVIOUS AREA=	0 SF
	SITE AREA=	6,985 SF

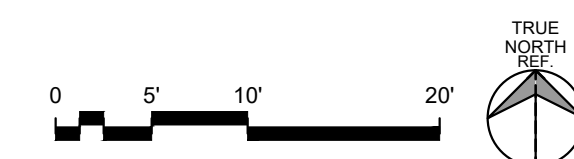
POST PROJECT:

LOT 8: IMPERVIOUS AREA= 3,752 SF

LOT 9: IMPERVIOUS AREA= 3,861 SF

LOT 10: IMPERVIOUS AREA= 3,862 SF

1. EXISTING SITE DRAINAGE
2. EXISTING SIDEWALK
3. EXISTING WATER METERS
4. EXISTING DRIVEWAY
5. EXISTING SEWER MANHOLE
6. CONCRETE V-SWALE
7. CONCRETE WALK
8. TRASH / RECYCLING
9. STORMWATER BASIN AREA- (1,000 INFILTRATION AREA W/ 400 CU. FT. STORAGE)



FUMMA, INC. PROJECTS AND PRODUCT VOUCHER - 22776CAD.00000.dwg By Chris Tarcot
 DESIGNED AND DRAWN BY THE DESIGN GROUP IN CALIFORNIA



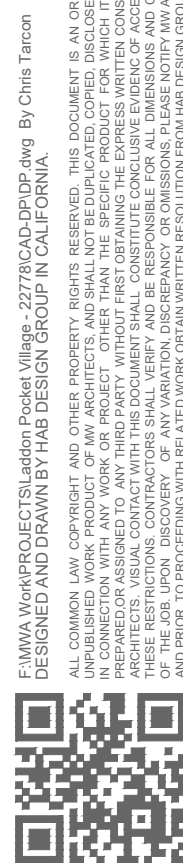
1ST SUB. DATE 06/03/2024

JOB NUMBER 22778

APP. NO.

DP2.2

SHEET NUMBER

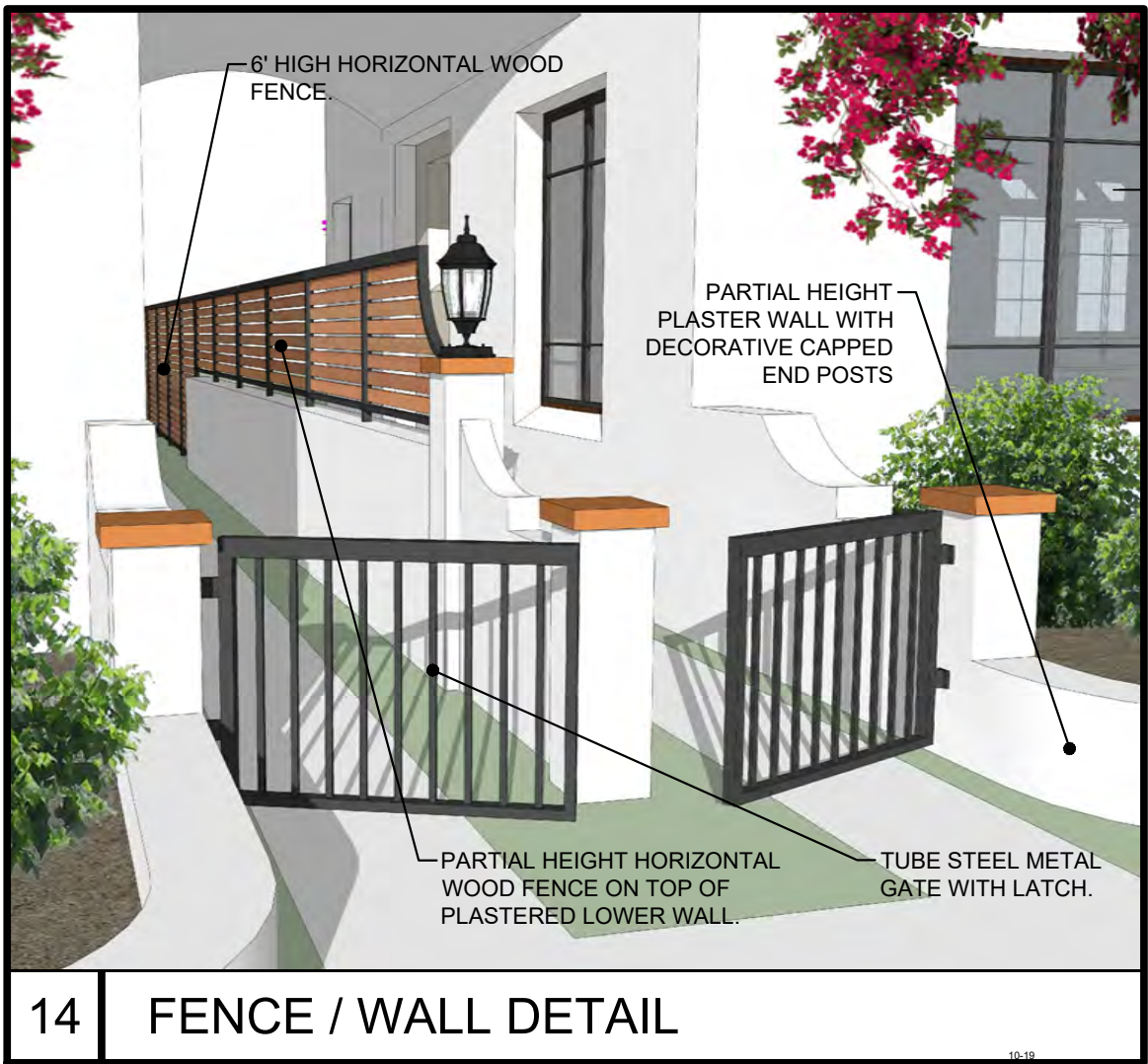


AMENITIES PLAN

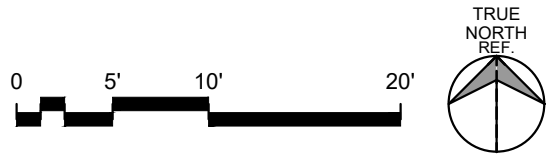


UNIT LEGEND

- LOT 1
- UNIT 9 (TYPE 5.1 - ADU)
 - UNIT 10 (TYPE 4.1 - ADU)
 - UNIT 1 (TYPE 2)
 - UNIT 2 (TYPE 2)
- LOT 2
- UNIT 8 (TYPE 5 - ADU)
 - UNIT 11 (TYPE 4)
 - UNIT 4 (TYPE 3)
 - UNIT 3 (TYPE 1)
- LOT 3
- UNIT 7 (TYPE 5 - ADU)
 - UNIT 12 (TYPE 4)
 - UNIT 5 (TYPE 2)
 - UNIT 6 (TYPE 2)

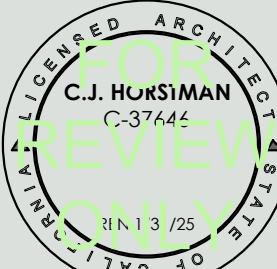


14 FENCE / WALL DETAIL



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DESIGNERS
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ARCHITECT OF RECORD

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

AMENITIES PLAN

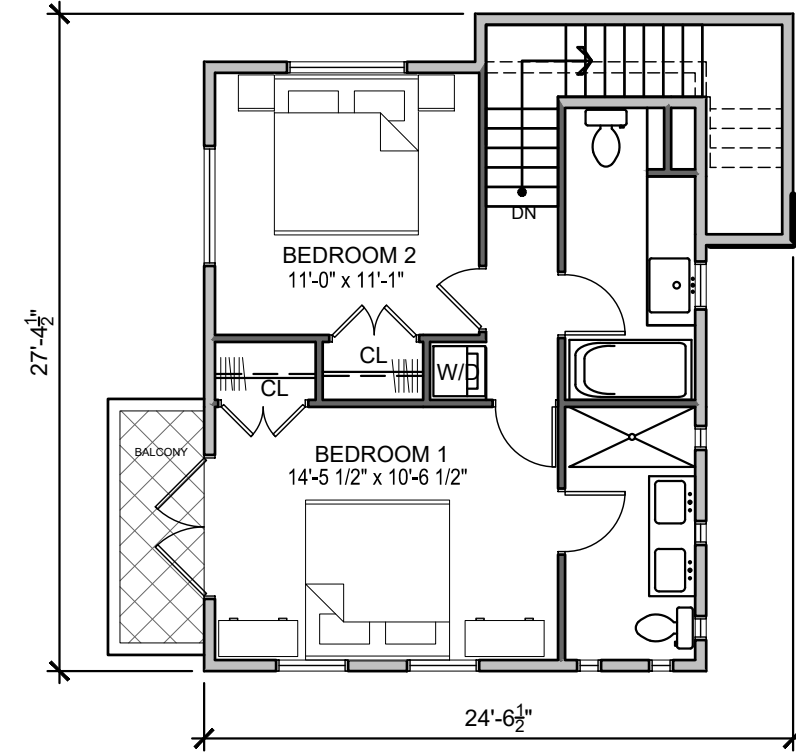
REVISIONS



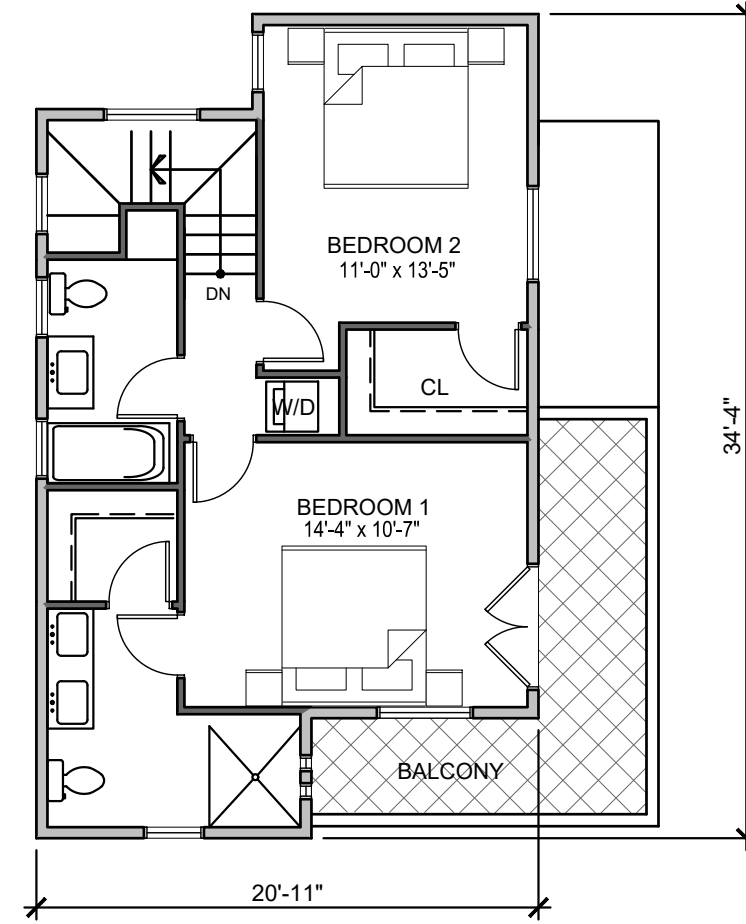
1ST SUB. DATE 06/03/2024
JOB NUMBER 22778
APP. NO. --

DP2.3

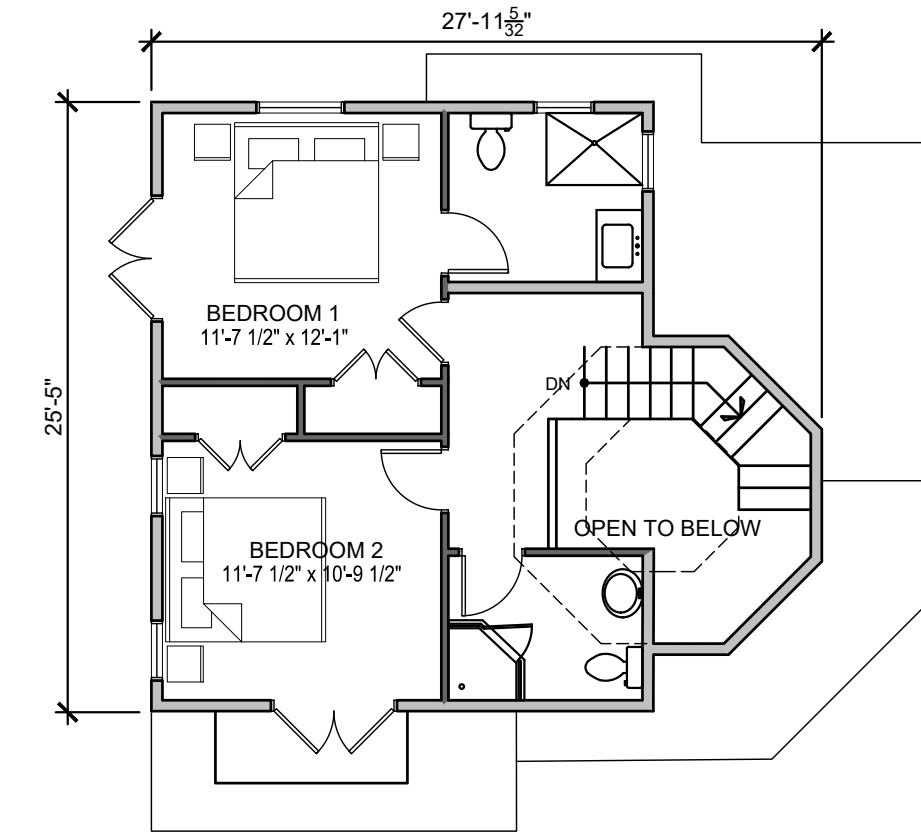
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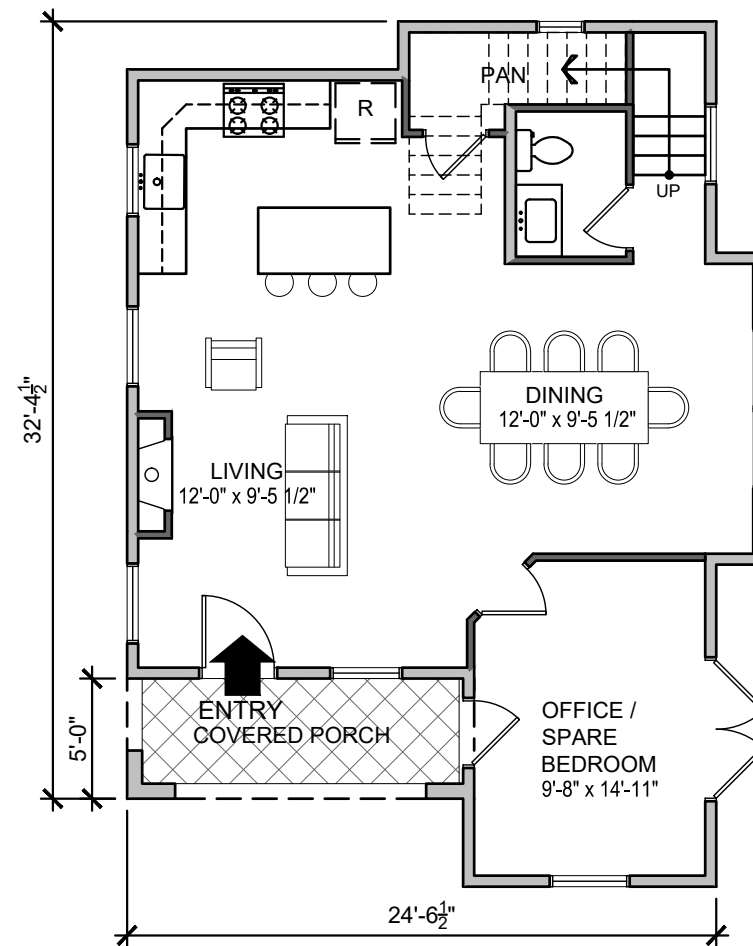
SECOND FLOOR - UNIT TYPE 1 (1,267SF)



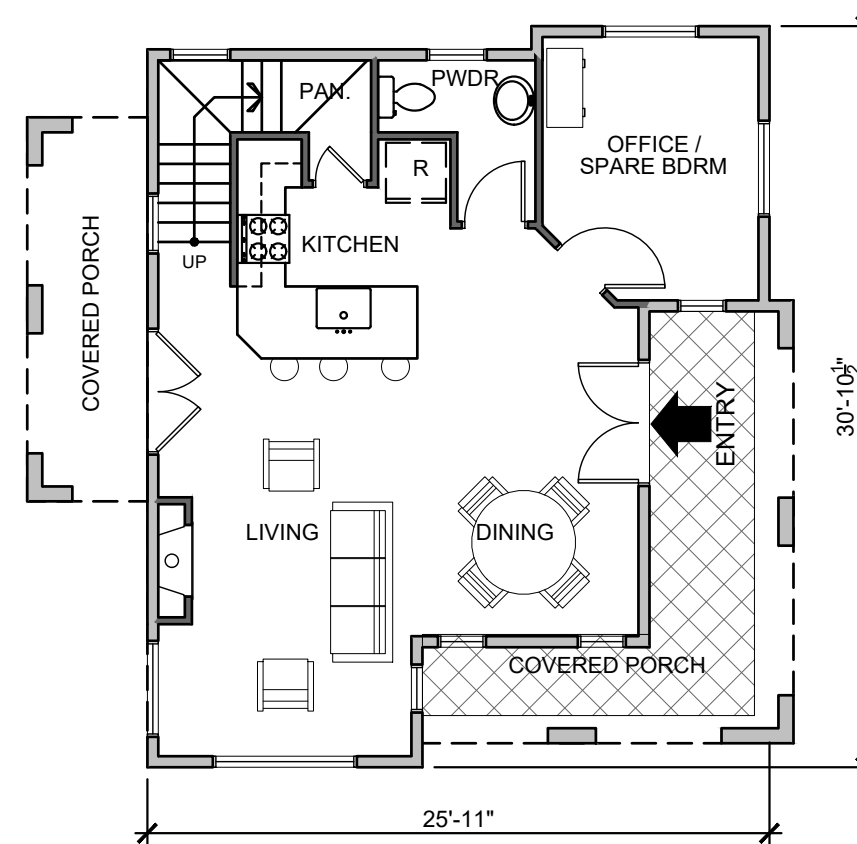
SECOND FLOOR - UNIT TYPE 2 - (1,230SF)



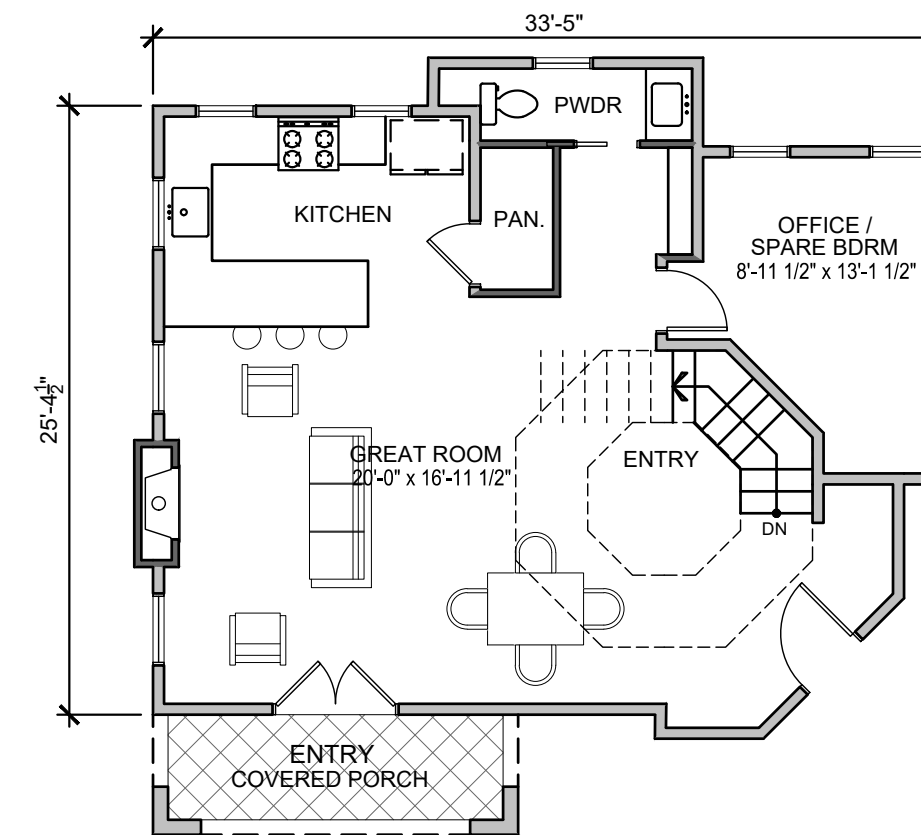
SECOND FLOOR - UNIT TYPE 3 (1,357SF)



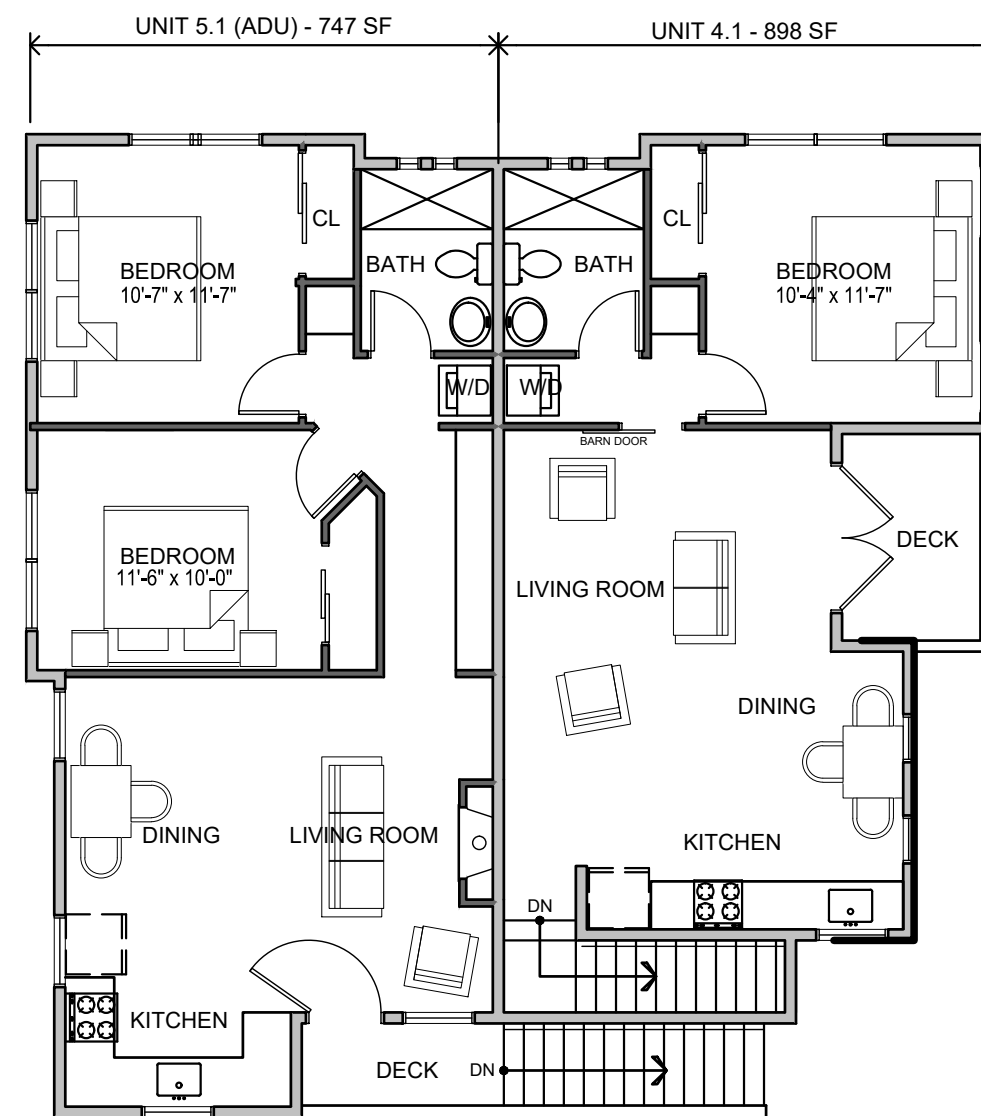
FIRST FLOOR - UNIT TYPE 1 (1,267SF)



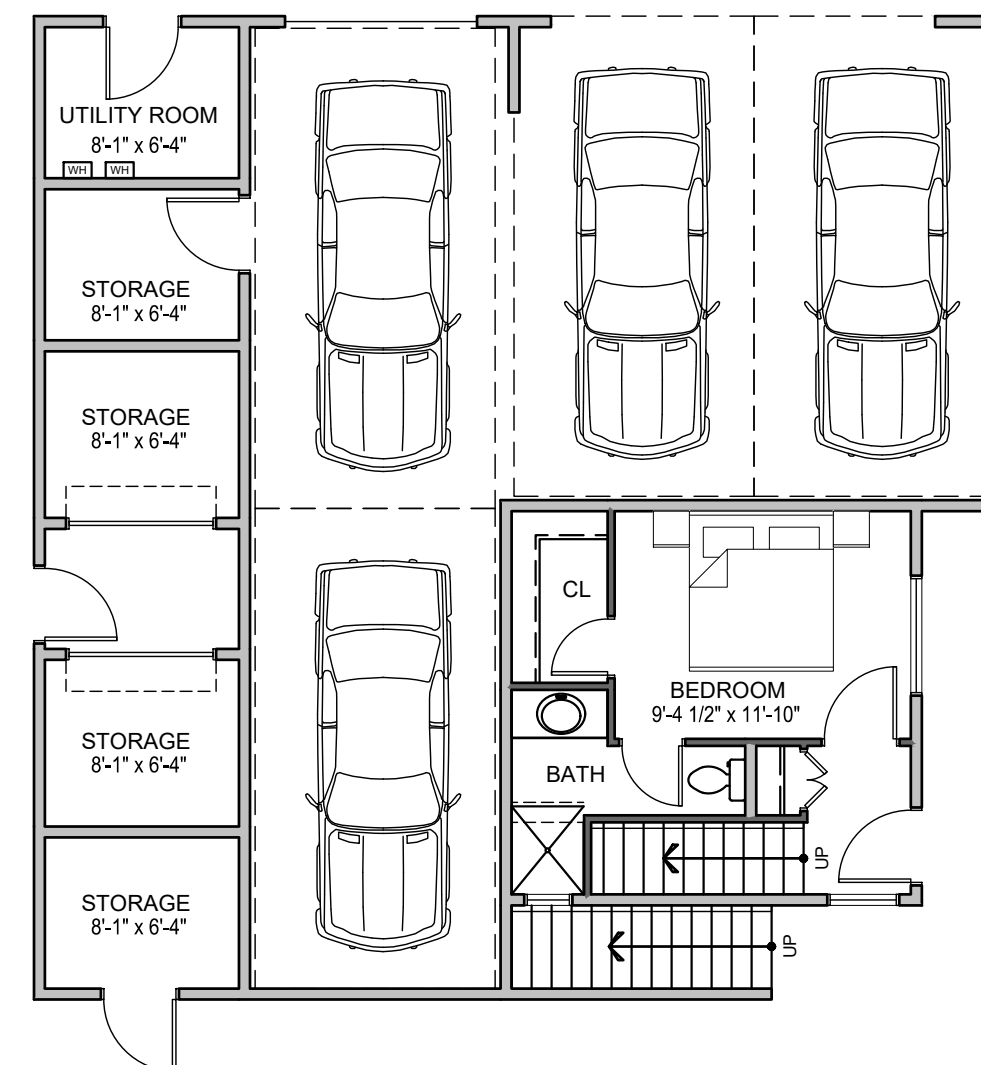
FIRST FLOOR - UNIT TYPE 2 - (1,230SF)



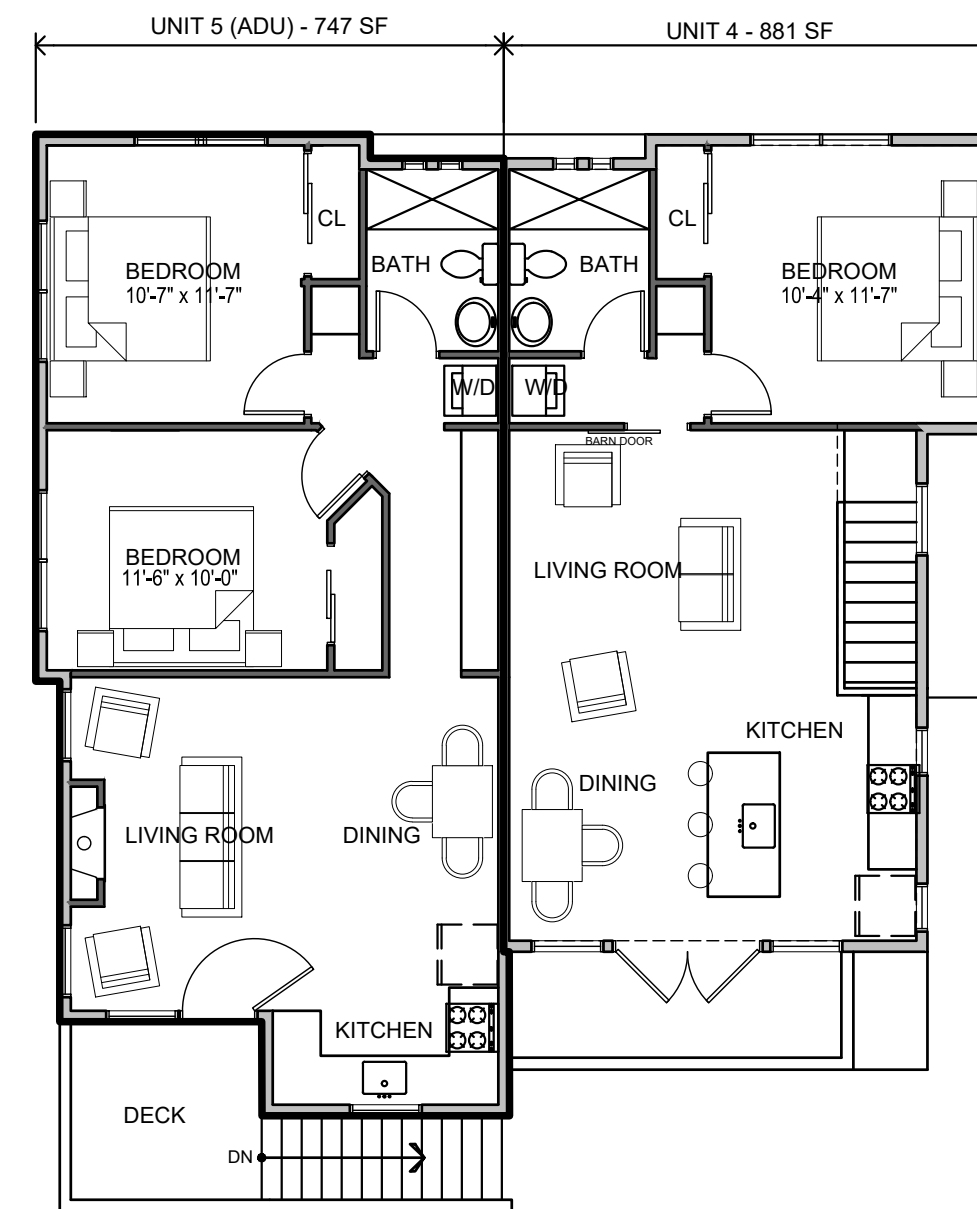
FIRST FLOOR - UNIT TYPE 3 (1,357SF)



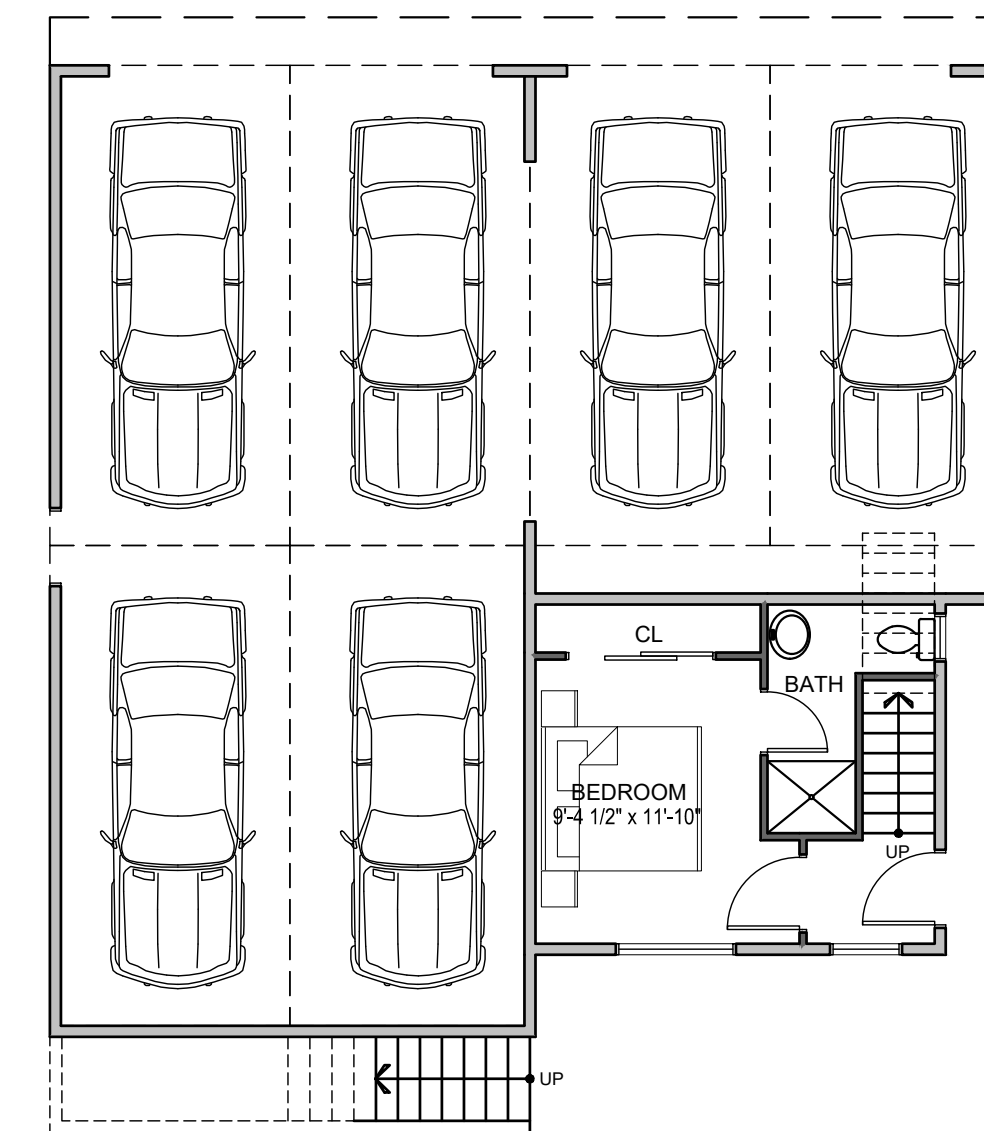
**SECOND FLOOR
UNIT TYPE 4.1 (ADU) (898SF)
UNIT 5.1 (ADU) (747SF)**



**FIRST FLOOR
UNIT TYPE 4.1 (ADU) (898SF)**



**SECOND FLOOR
UNIT TYPE 4 (881SF)
UNIT 5 (ADU) (747SF)**



**FIRST FLOOR
UNIT TYPE 4 (881SF)**

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SCHEMATIC FLOOR PLANS



HAB
DESIGN GROUP

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CREATIVE SOLUTION HUNTERS

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C.J. HUSMAN
C-37645
01/13/25
STATE OF CALIFORNIA
ARCHITECT OF RECORD

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC FLOOR PLANS

REVISIONS

1	06/03/2024	06/03/2024
2	22778	22778
3		

1ST SUB. DATE
JOB NUMBER
APP. NO.

DP3
SHEET NUMBER



MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

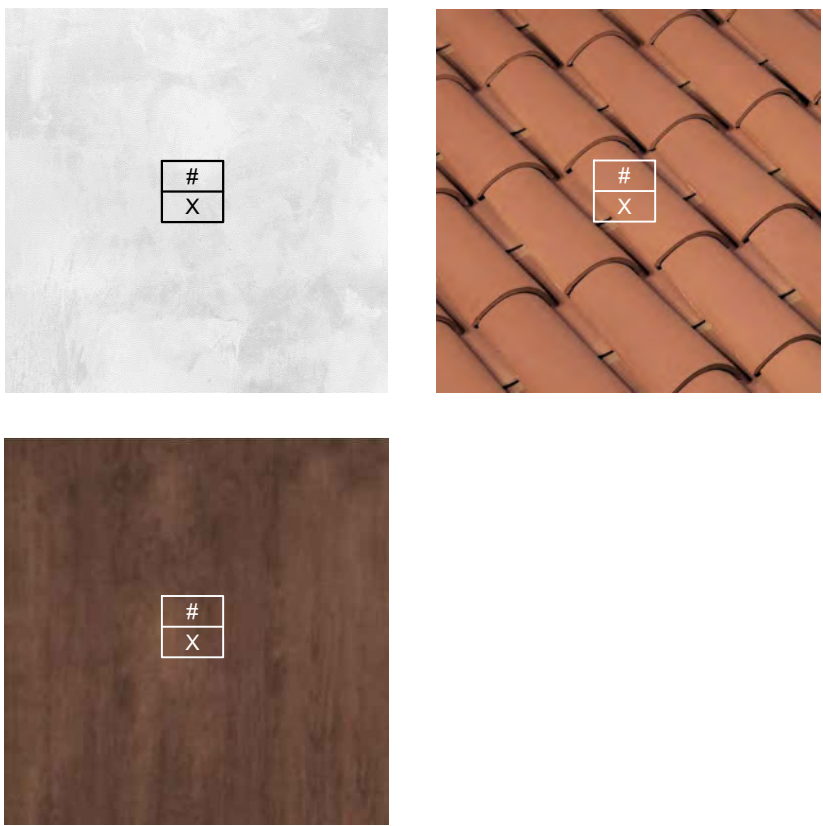
MATERIAL DESIGNATIONS

1. STUCCO (SMOOTH FINISH)
2. MOZAIC TILE
3. ALUMINUM WINDOWS
4. 2 PIECE CURVED CLAY TILES
5. WOOD TRELLIS

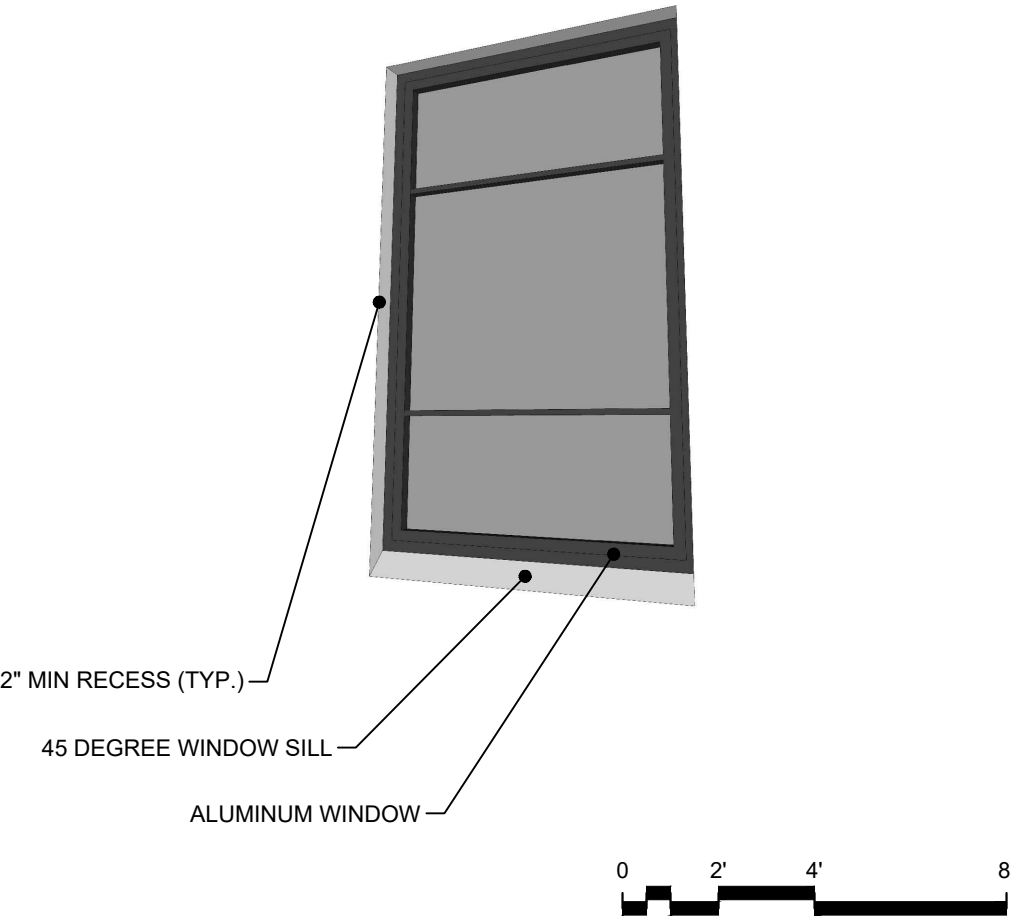
COLOR DESIGNATIONS

- A. WHITE (INTEGRAL COLOR)
- B. BLACK (FACTORY FINISH)
- C. TUSCANY
- D. DARK BROWN (STAIN)

MATERIAL & COLOR EXAMPLES



WINDOW RECESS DETAIL (TYPICAL)



FRONT

LEFT

REAR

RIGHT

SCHEMATIC ELEVATIONS - UNIT TYPE 1

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ARCHITECT OF RECORD

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC ELEVATIONS

REVISIONS

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1ST SUB. DATE 06/03/2024
JOB NUMBER 22778
APP. NO. --

DP4.1
SHEET NUMBER



FRONT



LEFT



REAR



RIGHT

MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

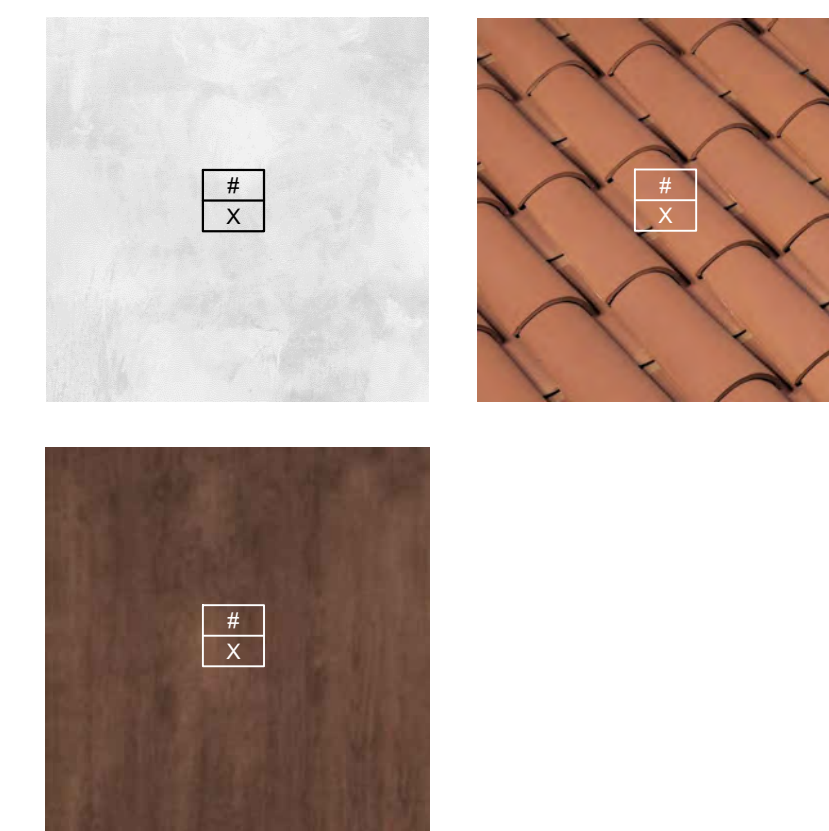
MATERIAL DESIGNATIONS

1. STUCCO (SMOOTH FINISH)
2. MOZAIC TILE
3. ALUMINUM WINDOWS
4. 2 PIECE CURVED CLAY TILES
5. WOOD TRELLIS

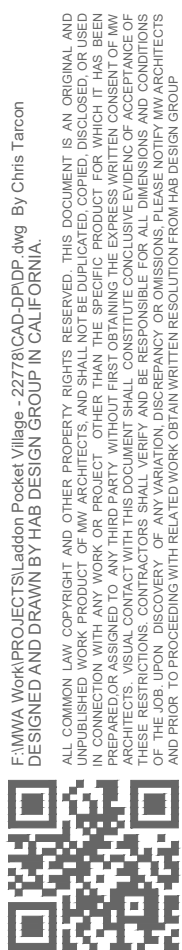
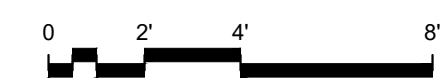
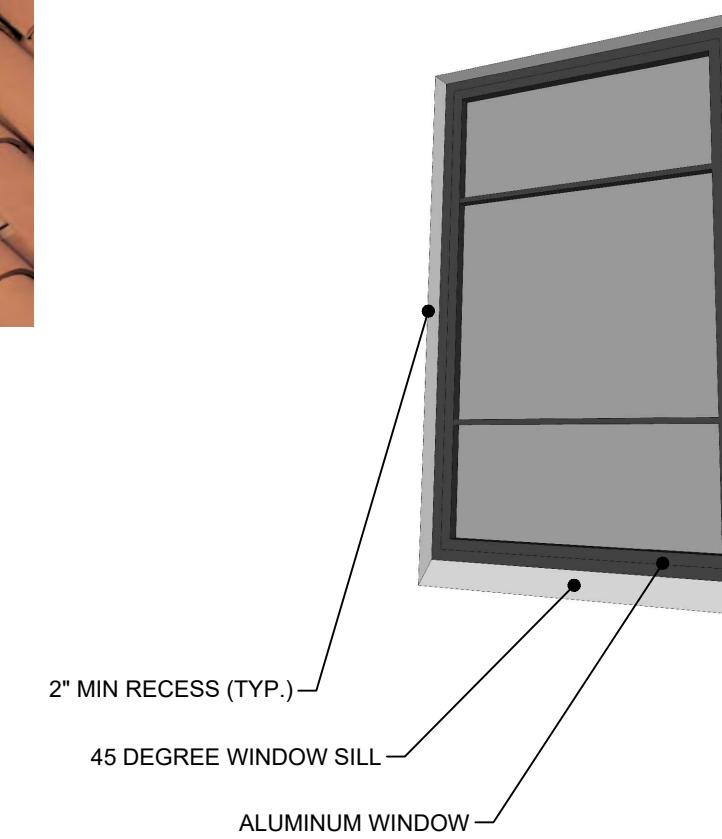
COLOR DESIGNATIONS

- A. WHITE (INTEGRAL COLOR)
- B. BLACK (FACTORY FINISH)
- C. TUSCANY
- D. DARK BROWN (STAIN)

MATERIAL & COLOR EXAMPLES



WINDOW RECESS DETAIL (TYPICAL)



SCHEMATIC ELEVATIONS - UNIT TYPE 2

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ARCHITECT OF RECORD

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
3211 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC ELEVATIONS

REVISIONS

1	2	3	4	5
△	—	—	—	—

1ST SUB. DATE 06/03/2024
JOB NUMBER 22778
APP. NO. —

DP4.2
SHEET NUMBER



FRONT



REAR



LEFT



RIGHT

MATERIAL & COLOR DESIGNATIONS

MATERIAL NUMBER
X COLOR DESIGNATION

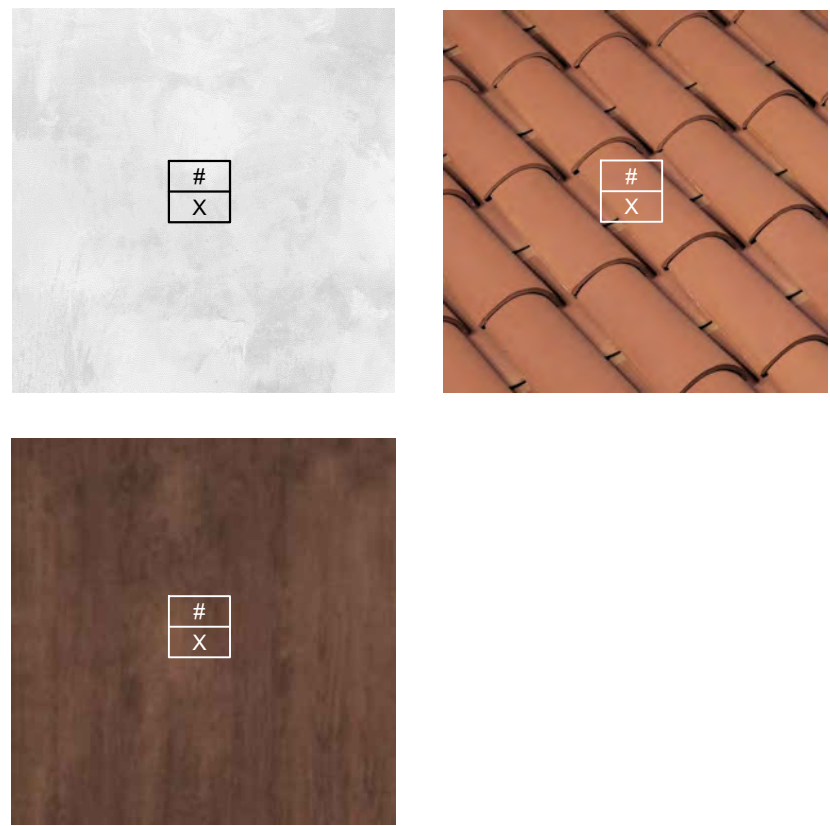
MATERIAL DESIGNATIONS

1. STUCCO (SMOOTH FINISH)
2. MOZAIC TILE
3. ALUMINUM WINDOWS
4. 2 PIECE CURVED CLAY TILES
5. WOOD TRELLIS

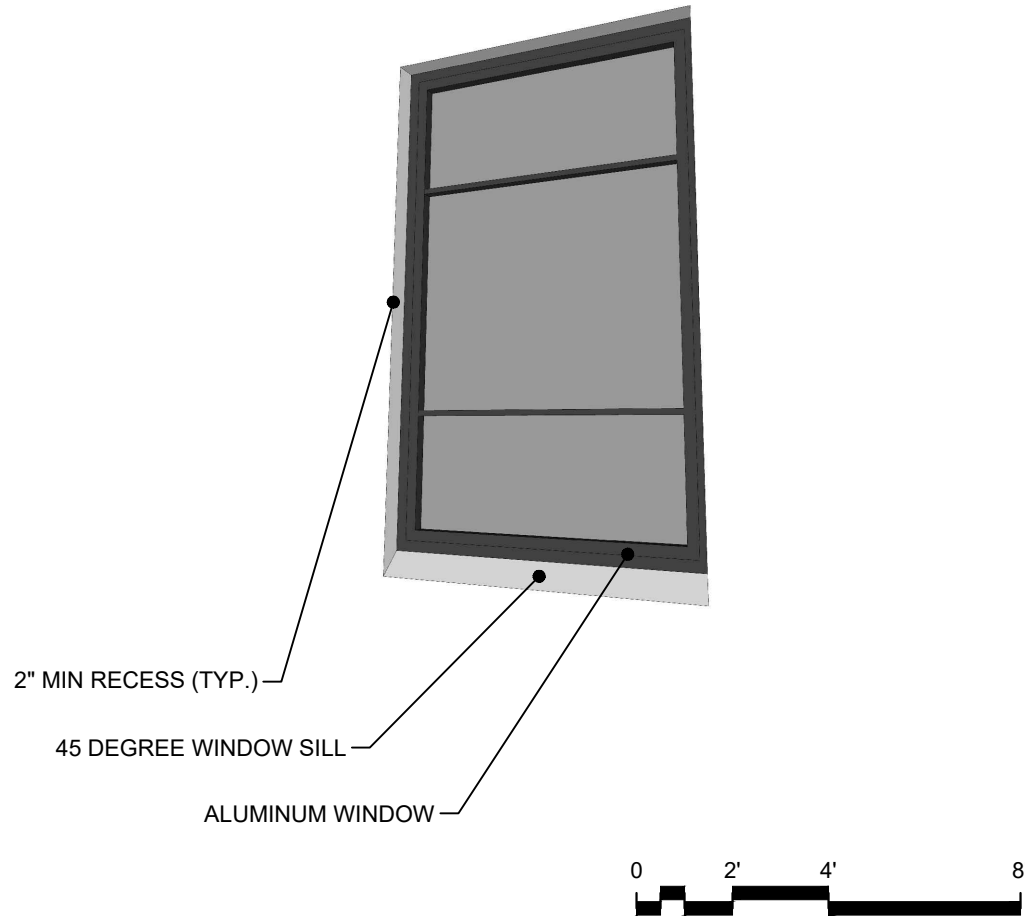
COLOR DESIGNATIONS

- A. WHITE (INTEGRAL COLOR)
B. BLACK (FACTORY FINISH)
C. TUSCANY
D. DARK BROWN (STAIN)

MATERIAL & COLOR EXAMPLES



WINDOW RECESS DETAIL (TYPICAL)



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LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC ELEVATIONS

REVISIONS

1 2 3

1ST SUB. DATE 06/03/2024

JOB NUMBER 22778

APP. NO. --

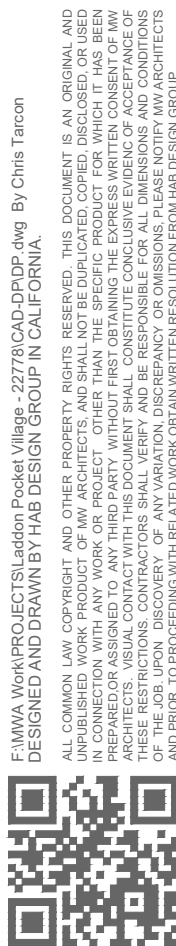
DP4.3

SHEET NUMBER

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SCHEMATIC ELEVATIONS - UNIT TYPE 3



SCHEMATIC ELEVATIONS - UNIT TYPE 4 & 5



FRONT



REAR



LEFT



RIGHT

MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

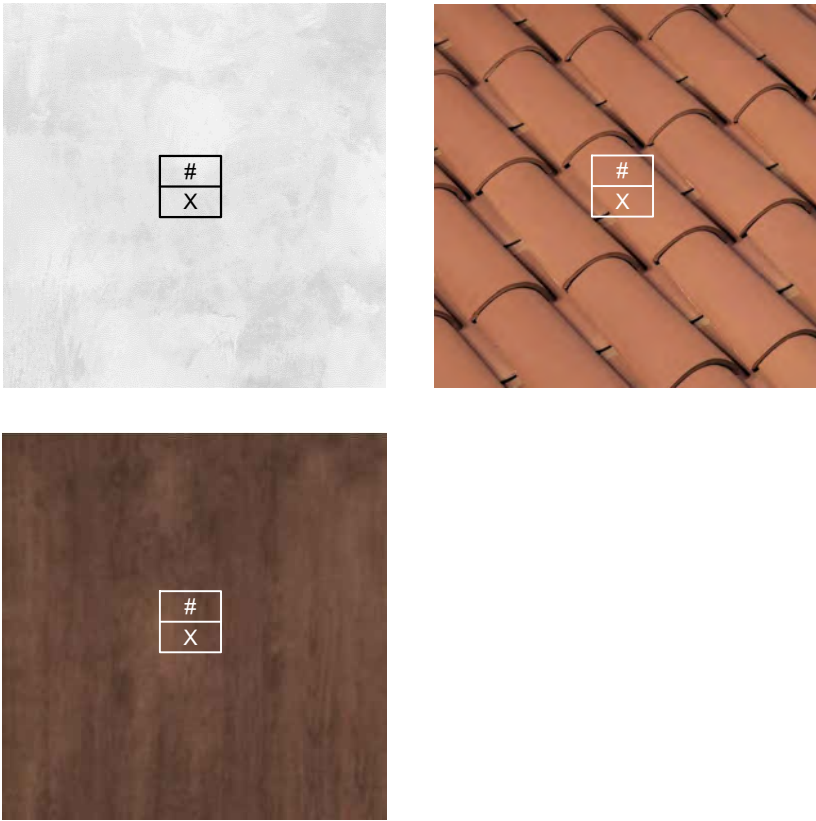
MATERIAL DESIGNATIONS

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2. MOZAIC TILE
3. ALUMINUM WINDOWS
4. 2 PIECE CURVED CLAY TILES
5. WOOD TRELLIS

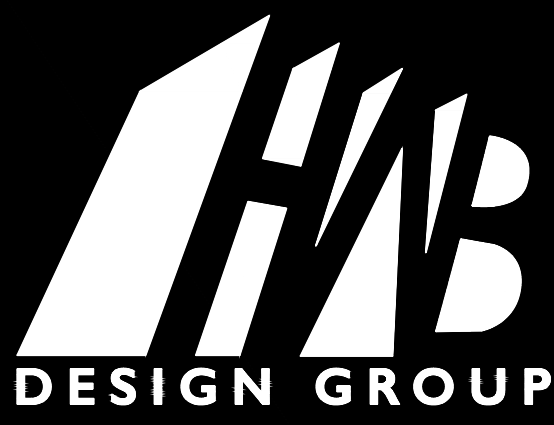
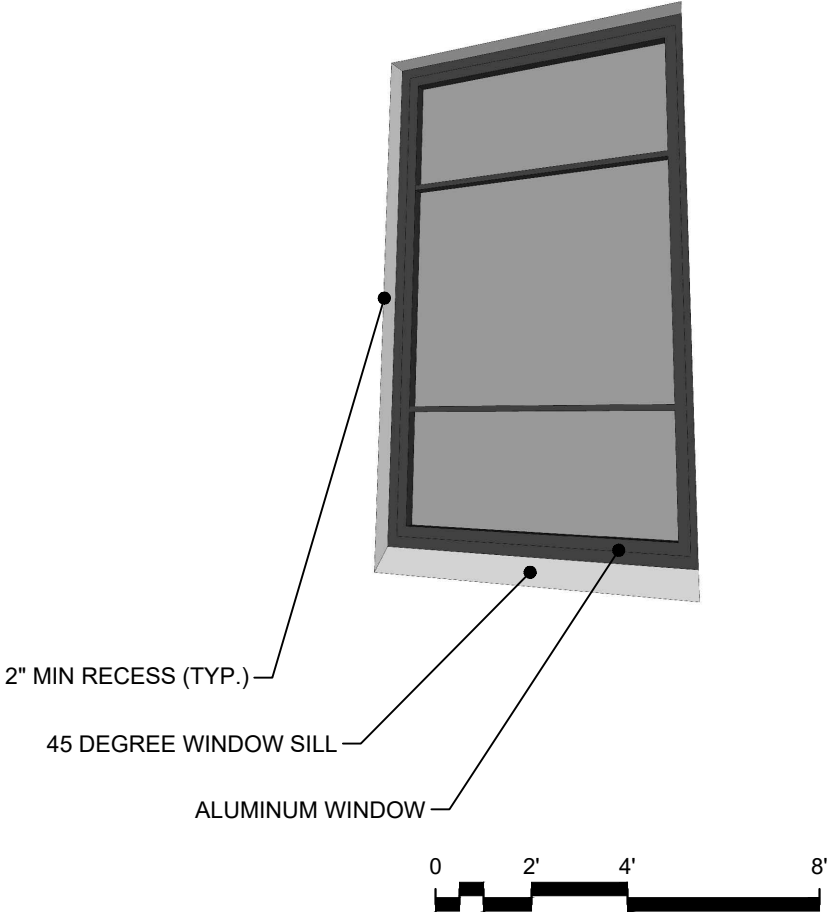
COLOR DESIGNATIONS

- A. WHITE (INTEGRAL COLOR)
- B. BLACK (FACTORY FINISH)
- C. TUSCANY
- D. DARK BROWN (STAIN)

MATERIAL & COLOR EXAMPLES



WINDOW RECESS DETAIL (TYPICAL)



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ARCHITECT OF RECORD

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
3211 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC ELEVATIONS

REVISIONS

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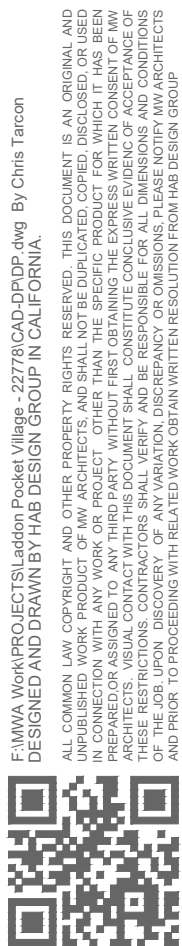
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JOB NUMBER 22778

APP. NO. --

DP4.4

SHEET NUMBER



SCHEMATIC ELEVATIONS - UNIT TYPE 4.1 & 5.1



FRONT



REAR



LEFT



RIGHT

MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

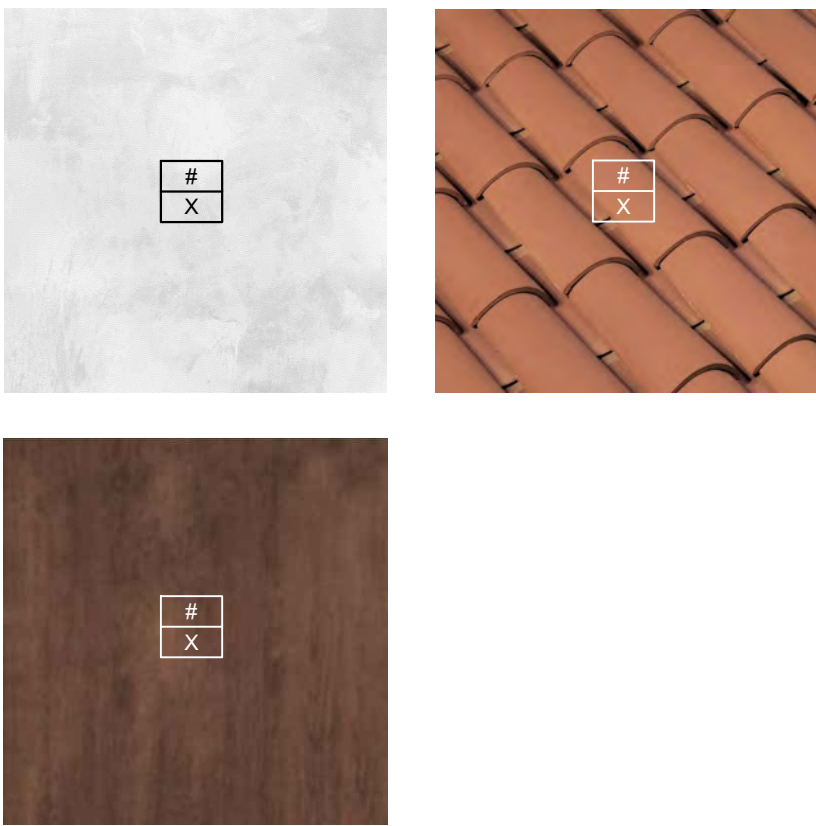
MATERIAL DESIGNATIONS

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2. MOZAIC TILE
3. ALUMINUM WINDOWS
4. 2 PIECE CURVED CLAY TILES
5. WOOD TRELLIS

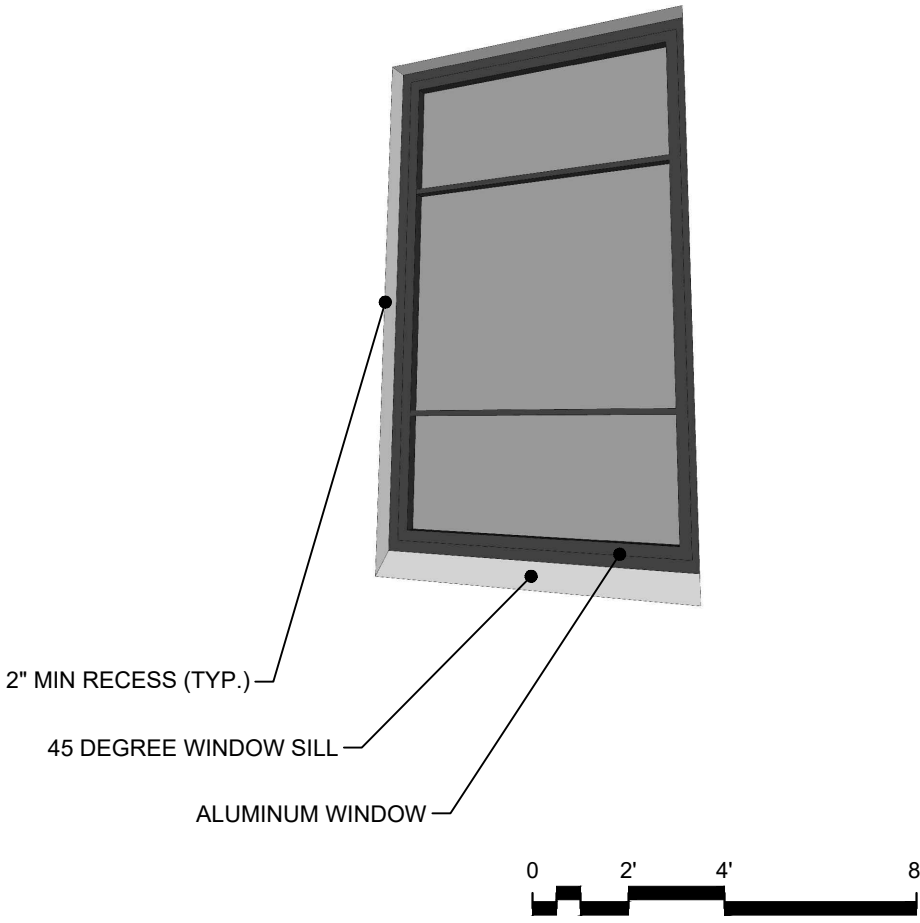
COLOR DESIGNATIONS

- A. WHITE (INTEGRAL COLOR)
- B. BLACK (FACTORY FINISH)
- C. TUSCANY
- D. DARK BROWN (STAIN)

MATERIAL & COLOR EXAMPLES

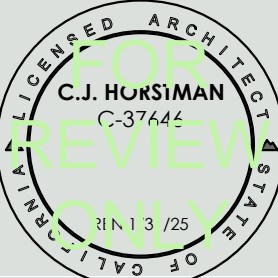


WINDOW RECESS DETAIL (TYPICAL)



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NEW CONSTRUCTION OF
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3211 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC ELEVATIONS

REVISIONS

1	2	3
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1ST SUB. DATE 06/03/2024

JOB NUMBER 22778

APP. NO. --

DP4.5

SHEET NUMBER

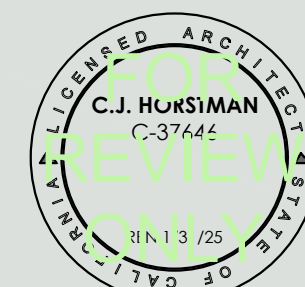


SCHEMATIC PERSPECTIVES



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ARCHITECT OF RECORD

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SCHEMATIC PERSPECTIVES

REVISIONS



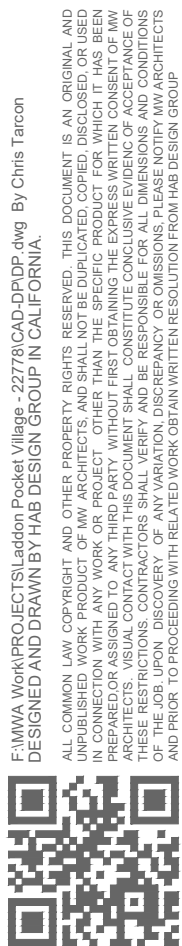
1ST SUB. DATE 06/03/2024

JOB NUMBER 22778

APP. NO

DP5.0

SHEET NUMBER



SCHEMATIC PERSPECTIVES - ALLY



EAST LOOKING WEST



WEST LOOKING EAST



LOOKING SOUTH-EAST OVERVIEW



LOOKING SOUTH-WEST OVERVIEW

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C.J. HUSIMAN
C-37645
REVIEW
8/13/25
11/19/20
LICENSED ARCHITECT

ARCHITECT OF RECORD

JOHN TITLE

NEW CONSTRUCTION OF
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES, CA (APN# 009-032-011)

SHEET TITLE

SCHEMATIC PERSPECTIVES - ALLEY

REVISIONS

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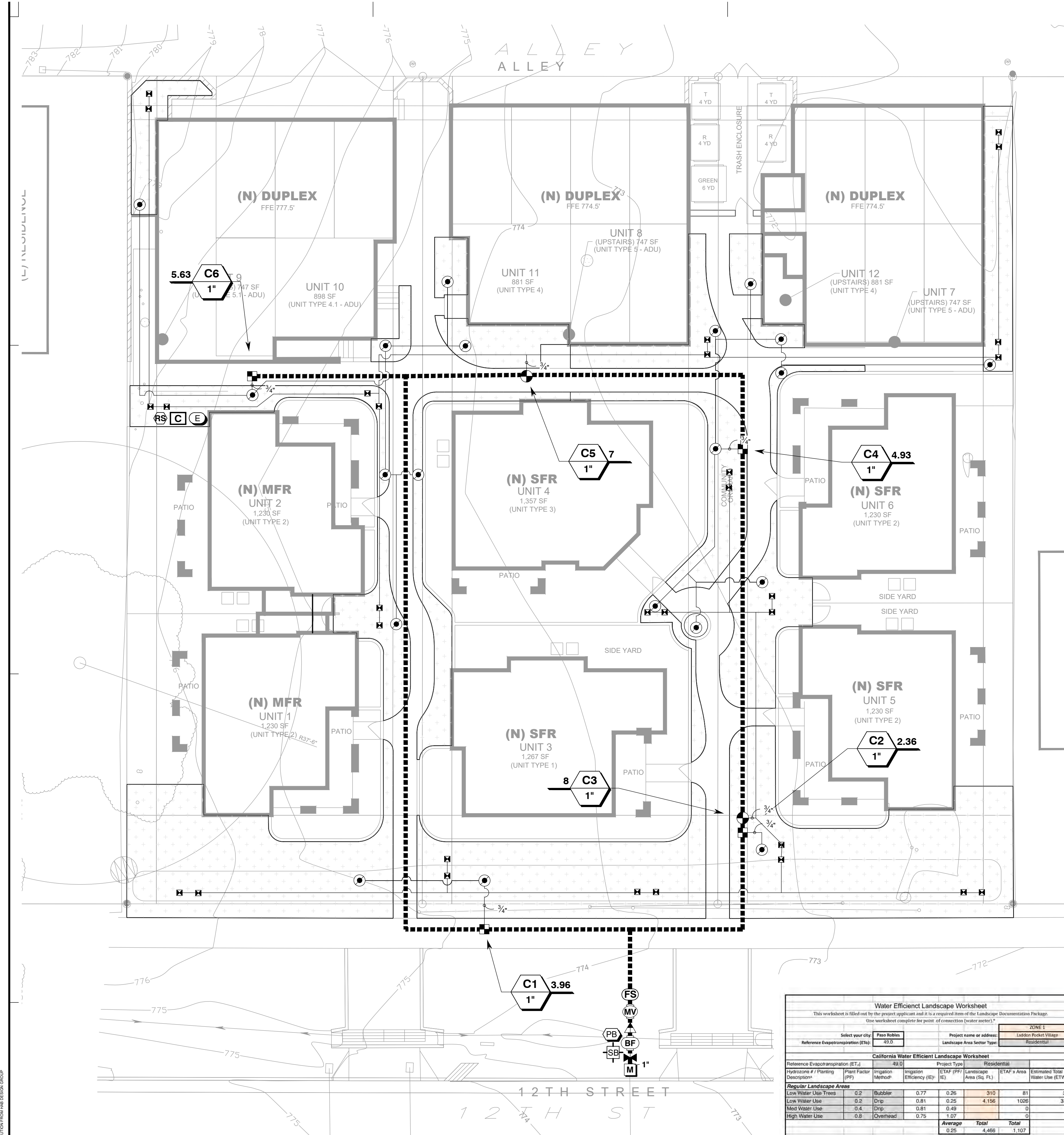
1ST SUB. DATE 06/03/2024

JOB NUMBER 22778

APP. NO. --

DP6.0

SHEET NUMBER

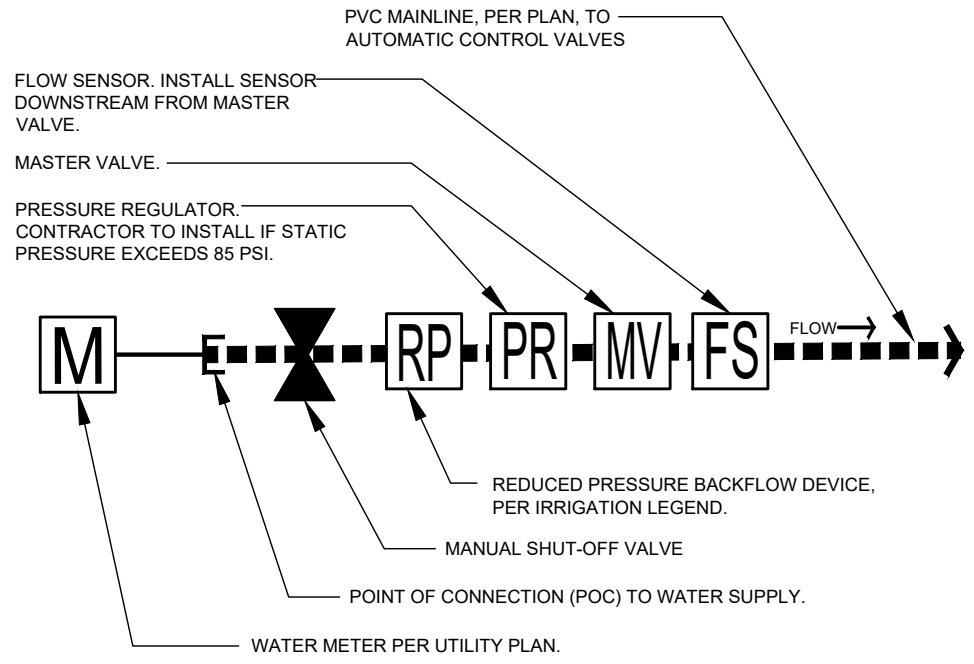


Water Efficient Landscape Worksheet									
This worksheet is filed with the project application and it is a required item in the Landscape Documentation Package. Use worksheet complete for point of connection (water entry).									
Select your city		Pen Fresno		Project name or address		ZONE 1			
Reference Evapotranspiration (ET ₀)		49.0		Landscape Area Sector Type		Landon Pickett Village Residential			
California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET ₀)		49.0		Project Type		Residential		ETAF x Area	
Hydrozone # / Planting Description		Plant Factor (PF)		Irrigation Method		Irrigation Efficiency (IE) (%)		Landscape Area (Sq. Ft.)	
Regular Landscape Areas								ETAF x Area	
Low Water Use Trees		0.2		Bubbler		0.77		0.26 310 81 2446	
Low Water Use		0.2		Drip		0.81		0.26 4,156 1090 3175	
Med Water Use		0.4		Drip		0.81		0.49 0 0 0	
High Water Use		0.8		Overhead		0.75		1.07 0 0 0	
				Average		Total		Total	
				0.25		4,466		1,107	
Average ETAF for Regular Landscape Areas: In Compliance									
Special Landscape Areas									
SLA-1								0 0 0 0	
								Total Landscape Area	
								4,466	
								Statewide ETAF	
								0.25	
								ET ₀ Total	
								33,621	
								Maximum Allowed Water Allowance (MAWA)*	
								61,055	
ETAF Calculations								Percentage of MAWA	
Regular Landscape Areas								Average ETAF for Regular Landscape Areas must be 0.45 or below for residential areas, and 0.45 or below for non-residential areas.	
Total ETAF x Area								1107 55%	
Total Area								4466	
Average ETAF								0.25	
All Landscape Areas								0.45 Non-Residential	
Total ETAF x Area								1107 0.55 Residential	
Total Area								4466 0.81 Drip	
Average ETAF								0.25 0.75 Overhead	

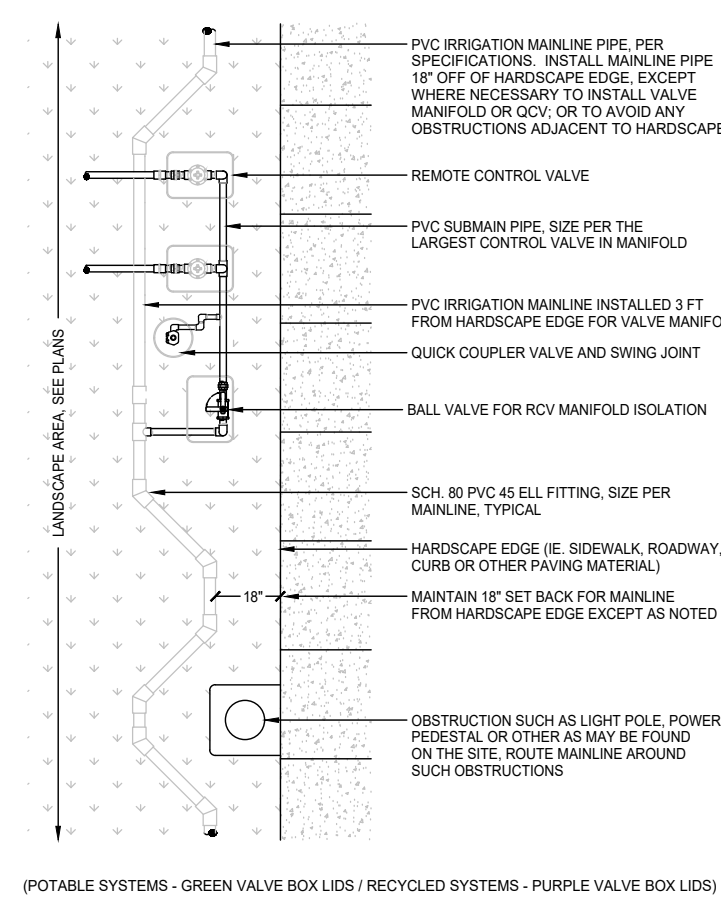
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	RAIN BIRD RWS-M-B-C 1402	360	30	0.5	3'

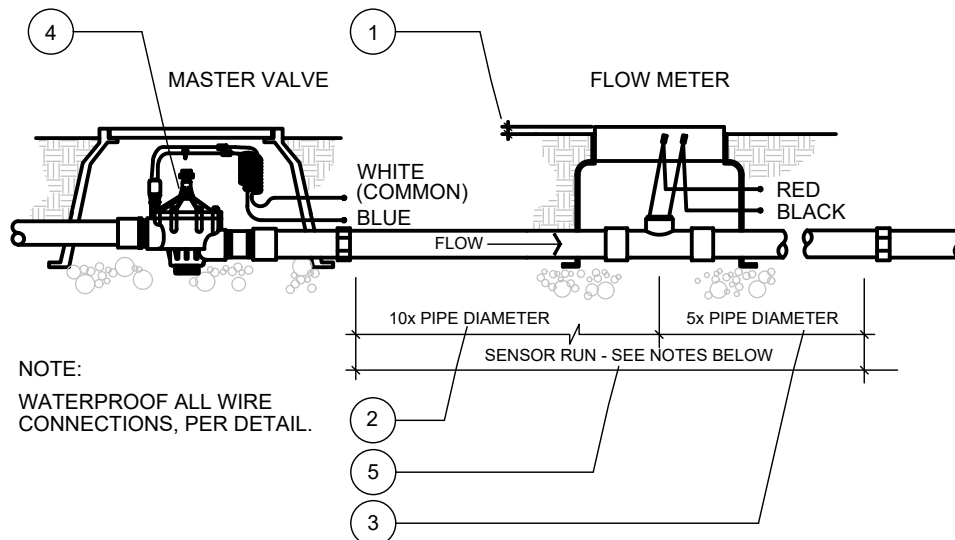
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD XCZ-100-PRB-COM 1\" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	30
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	
	Emitter Notes: 20PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (2 assigned to each 5 gal. plant)	



- NOTES:
1. THE DIAGRAM ABOVE ILLUSTRATES THE TYPICAL SEQUENCING OF COMPONENTS WHERE THE IRRIGATION SYSTEM CONNECTS TO THE WATER SUPPLY.
 2. REFER TO IRRIGATION LEGEND, DETAILS AND SPECIFICATION FOR IRRIGATION EQUIPMENT.

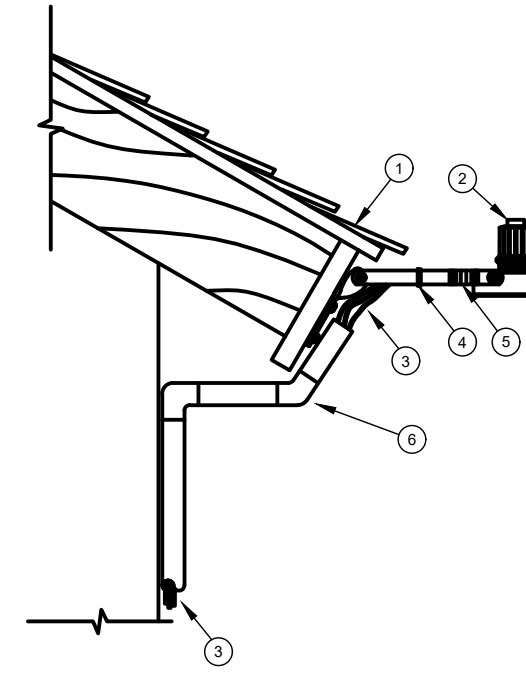


(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

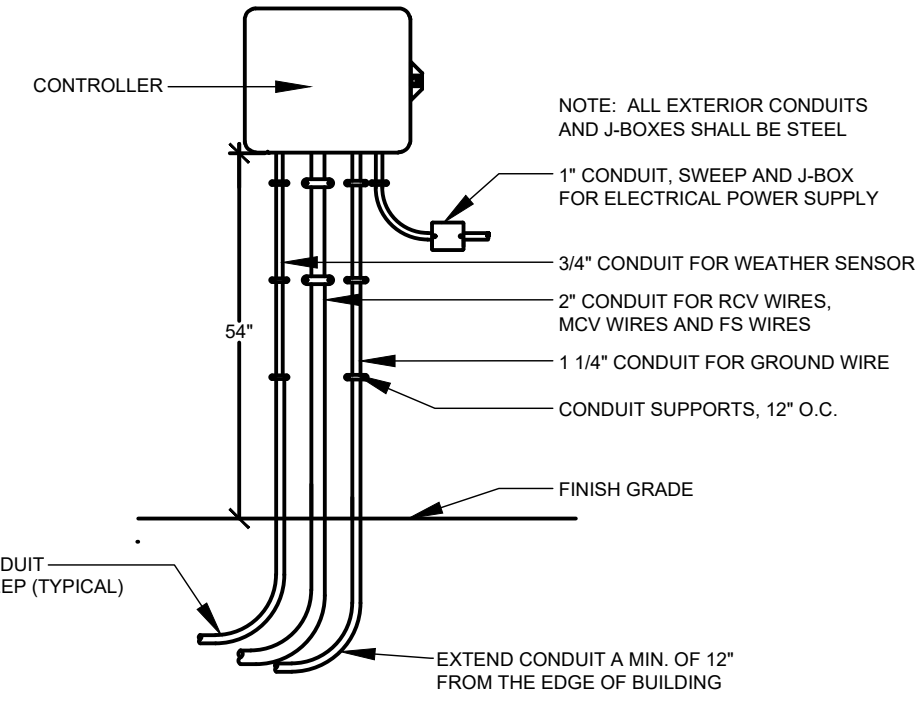


NOTE: WATERPROOF ALL WIRE CONNECTIONS, PER DETAIL.

1. 1" IN LAWN AREAS, 2" IN PLANTING BEDS.
2. MINIMUM DISTANCE UPSTREAM 10x PIPE DIAMETER OF SENSOR INLET.
3. MINIMUM DISTANCE DOWNSTREAM 5x PIPE DIAMETER OF SENSOR INLET.
4. MASTER VALVE, PER DETAIL. INSTALL UPSTREAM OF FLOW SENSOR.
5. SENSOR TO BE PLACED IN STRAIGHT RUN ("SENSOR RUN") OF PIPE, WITH NO COUPLINGS, TEES OR OTHER INTERRUPTIONS IN PIPE.

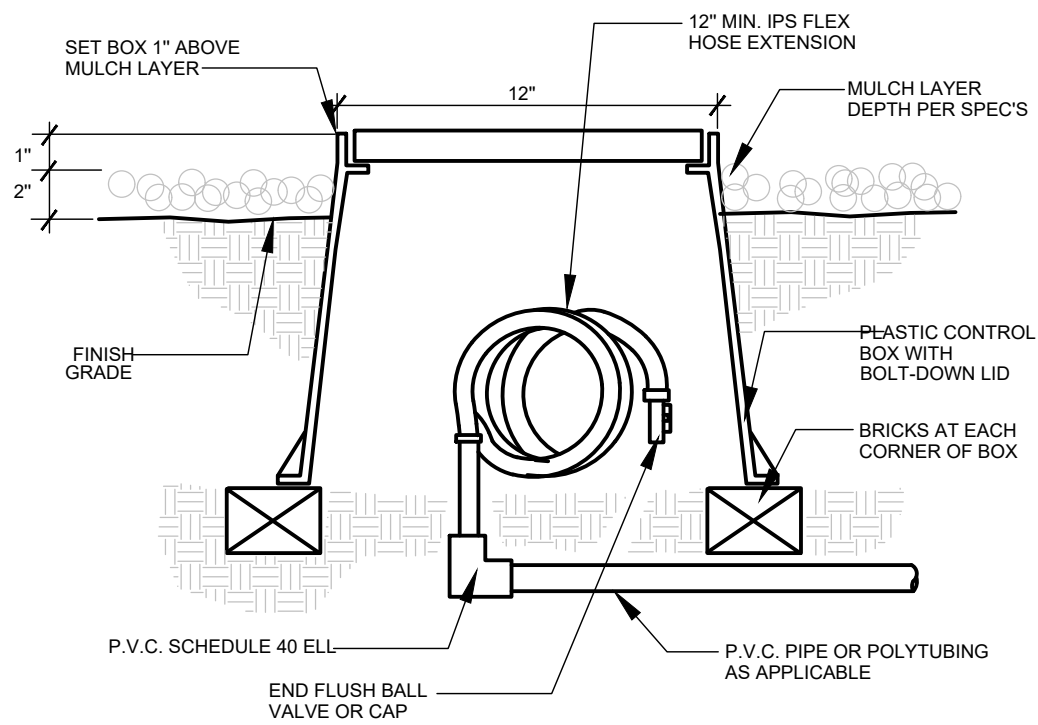


1. EAVE OF BUILDING.
2. RAIN SENSOR: RAINBIRD RSD-Bex.
3. WIRE TO IRRIGATION CONTROLLER.
4. PLASTIC TIE DOWN STRAP.
5. MOUNTING BRACKET.
6. 3/4" PVC CONDUIT.

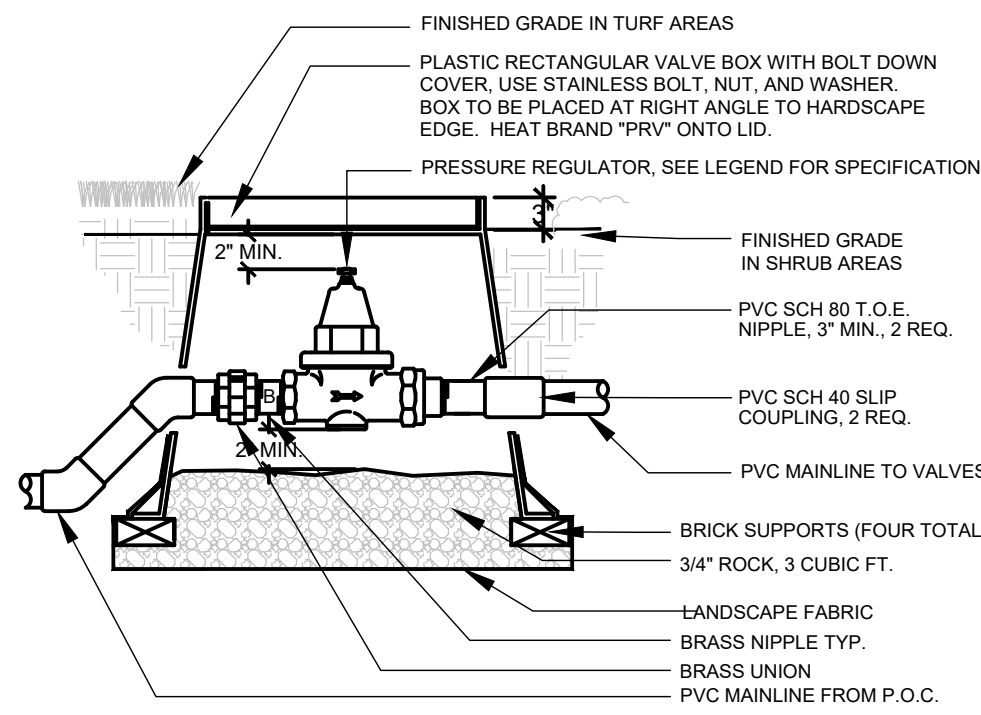


- NOTE: ALL EXTERIOR CONDUITS AND J-BOXES SHALL BE STEEL.
- 1" CONDUIT, SWEEP AND J-BOX FOR ELECTRICAL POWER SUPPLY.
- 3/4" CONDUIT FOR WEATHER SENSOR.
- 2" CONDUIT FOR RCV WIRES, MCV WIRES AND FS WIRES.
- 1 1/4" CONDUIT FOR GROUND WIRE.
- CONDUIT SUPPORTS, 12" O.C.

E POINT-OF-CONNECTION (P.O.C.)

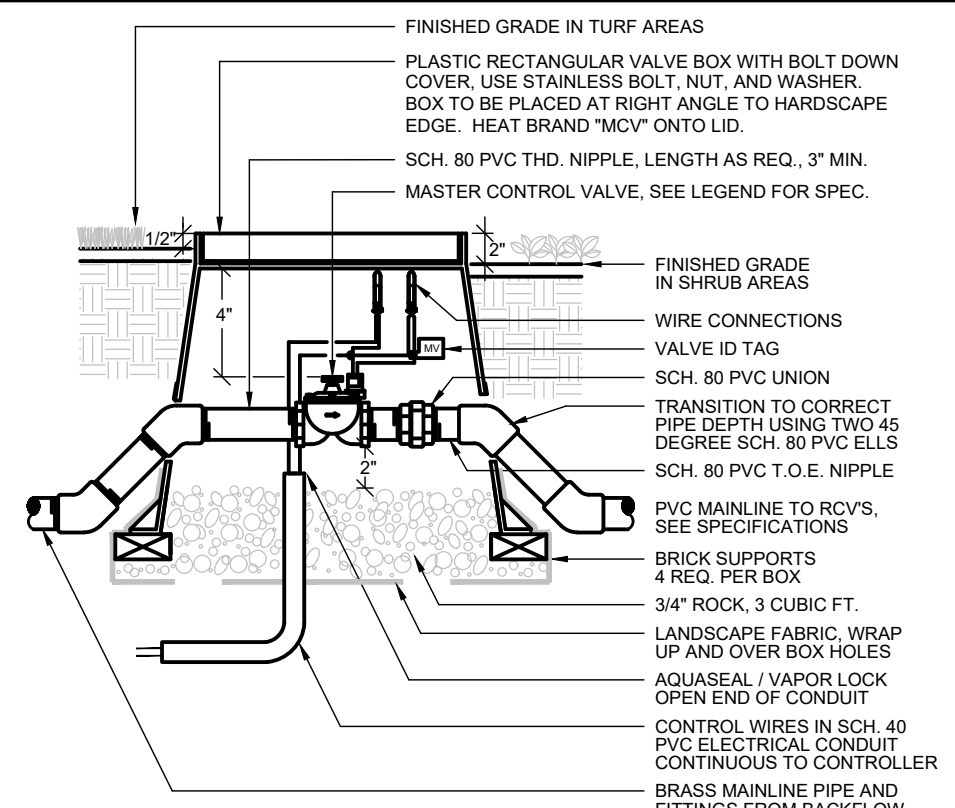


D MAINLINE & VALVE LAYOUT



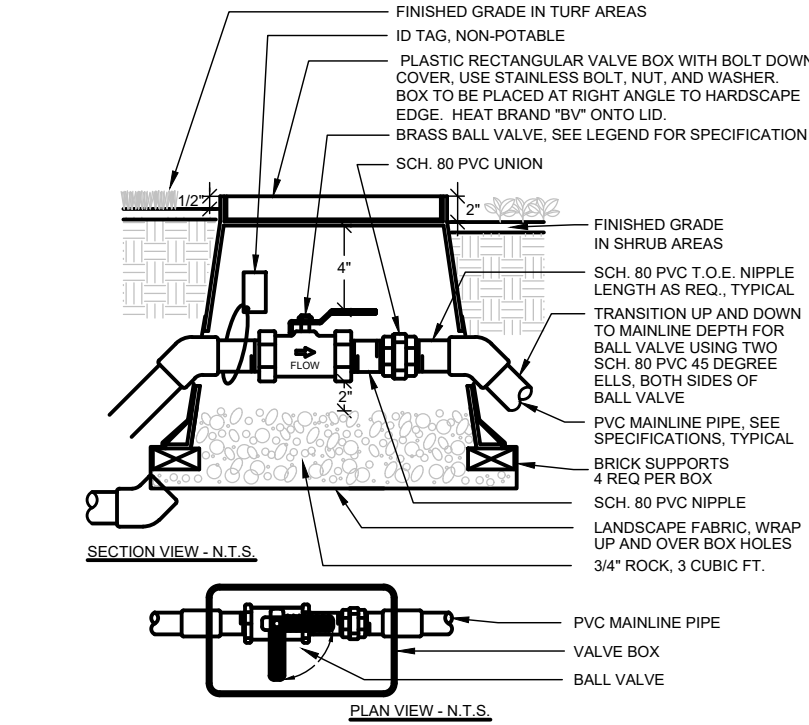
- NOTES:
1. PRESSURE REGULATOR REQUIRED IF STATIC PRESSURE IS ABOVE 85 PSI.
 2. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UPSTREAM SIDE OF THE PRESSURE REGULATOR ASSEMBLY.

C FLOW SENSOR



NOTE: BRASS ELLS, BRASS NIPPLES, UNION, FEMALE ADAPTER AND ALL NIPPLES SHALL BE SIZED TO MATCH THE MASTER CONTROL VALVE OR AS INDICATED ON THE DRAWINGS. INSTALL VALVE BOXES 12" APART AS INDICATED ON DETAIL. 80003. EQUIPMENT SHALL BE INSTALLED SUCH THAT THERE IS NO LEVERAGE OR STRESS ON THE VALVE ASSEMBLY. PIPE SHALL NOT COME INTO CONTACT WITH VALVE BOX. USE A NON-HARDENING TIE ON PIPE SEALANT ON ALL THREADED CONNECTIONS.

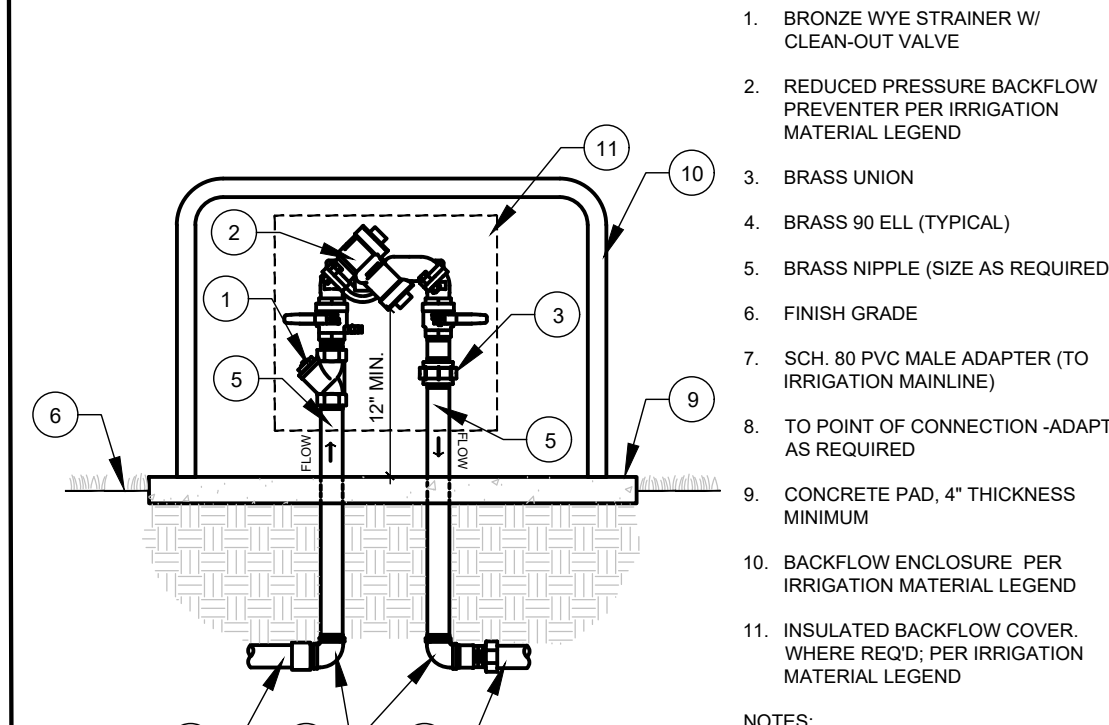
B RAIN SENSOR (WIRED)



BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE, INSTALL VALVE AND BOX PARALLEL TO HARDSCAPE EDGE. INSTALL BOX OFF-CENTER OF VALVE. INSTANT VALVE BOX EXTENSIONS AS REQ. TO ACHIEVE PROPER VALVE AND PIPE DEPTH. WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.

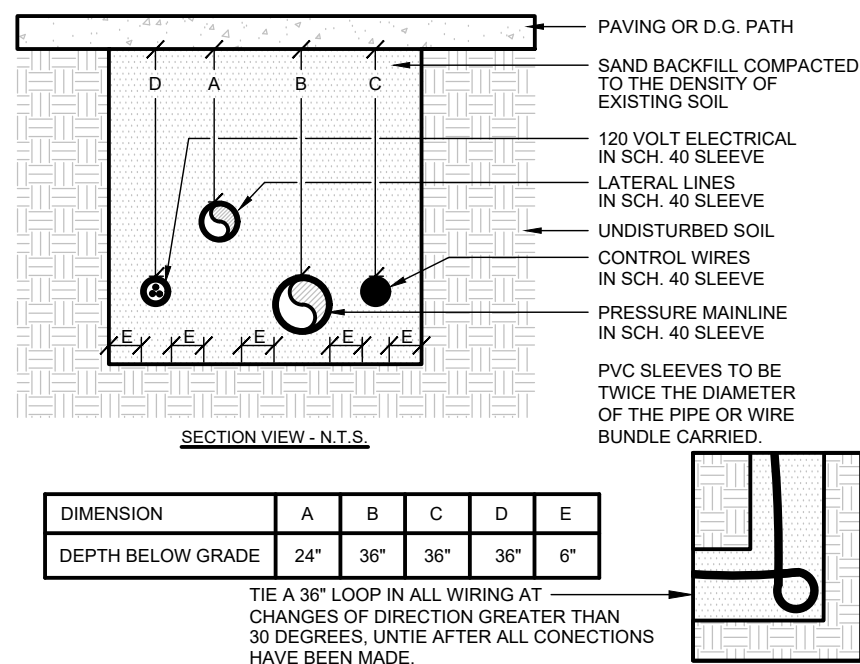
(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

A CONTROLLER - EXTERIOR WALL MOUNT



1. BRONZE WYE STRAINER W/ CLEAN-OUT VALVE.
 2. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION MATERIAL LEGEND.
 3. BRASS UNION.
 4. BRASS 90 ELL (TYPICAL).
 5. BRASS NIPPLE (SIZE AS REQUIRED).
 6. FINISH GRADE.
 7. SCH. 80 PVC MALE ADAPTER (TO IRRIGATION MAINLINE).
 8. TO POINT OF CONNECTION - ADAPT AS REQUIRED.
 9. CONCRETE PAD, 4" THICKNESS MINIMUM.
 10. BACKFLOW ENCLOSURE PER IRRIGATION MATERIAL LEGEND.
 11. INSULATED BACKFLOW COVER, WHERE REQ'D, PER IRRIGATION MATERIAL LEGEND.
- NOTES:
1. INSTALL PER LOCAL CROSS-CONNECTION GUIDELINES.
 2. MAINTAIN MIN. 12" CLEARANCE ON ALL SIDES FROM BUILDINGS, WALLS, ETC.

J DRIP FLUSH VALVE

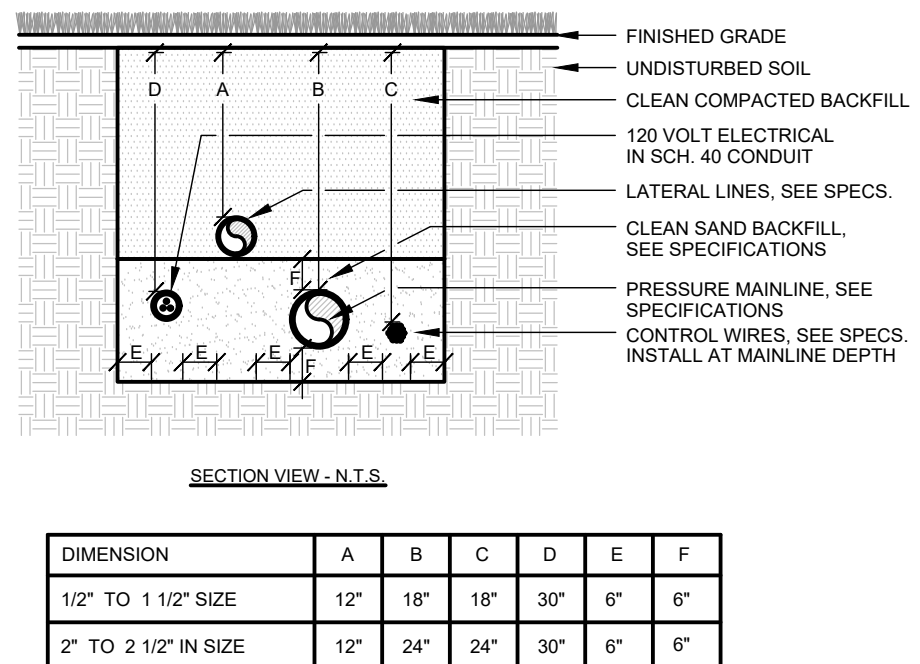


DIMENSION	A	B	C	D	E
DEPTH BELOW GRADE	24"	36"	36"	36"	6"

NOTE: ALL PVC MAINLINE, PVC LATERAL LINES, AND CONTROL WIRES SHALL BE SLEEVED BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC. 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN. ALL CURBS SHALL BE MARKED WITH A "SCORE" MARK TO DESIGNATE SLEEVE LOCATION. HORIZONTAL DIMENSION BETWEEN SLEEVES SHALL BE A MINIMUM OF 4 INCHES DEPTHS OF SLEEVES, BACKFILL, AND COMPACTION OF TRENCH SHALL BE IN ACCORDANCE WITH STANDARD PLAN NO. 223 FOR CROSSINGS OF STREETS AND SHALL BE IN ACCORDANCE STANDARD PLAN NO. 500 FOR CROSSINGS OF PARKING LOTS, SIDEWALKS, OR OTHER HARDSCAPE ELEMENTS.

VERIFY & INCORPORATE LOCAL AGENCY BACKFILL REQUIREMENTS.

I PRESSURE REGULATOR



DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	6"	6"
2" TO 2 1/2" IN SIZE	12"	24"	24"	30"	6"	6"
3" AND LARGER	18"	24"	24"	30"	6"	6"

NOTE: ALL PLASTIC PIPING SHALL BE SHAVED WITHIN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

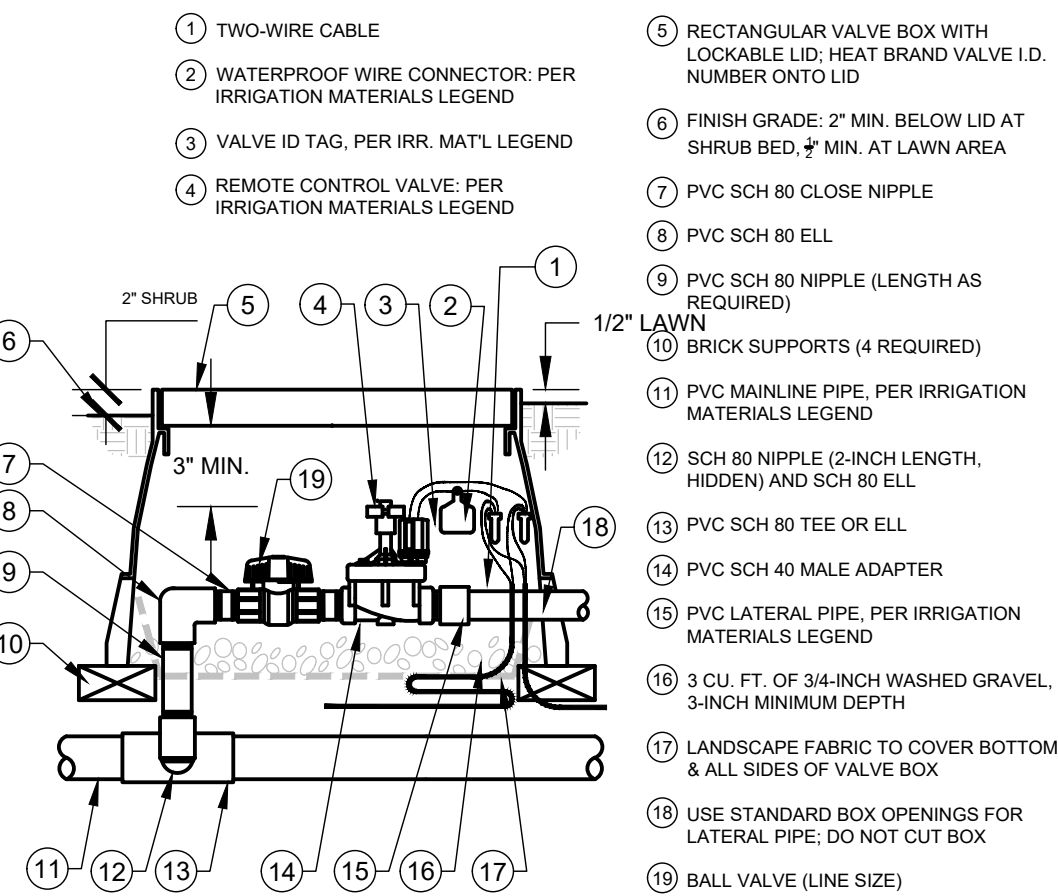
VERIFY & INCORPORATE LOCAL AGENCY BACKFILL REQUIREMENTS.

H MASTER SHUT-OFF VALVE



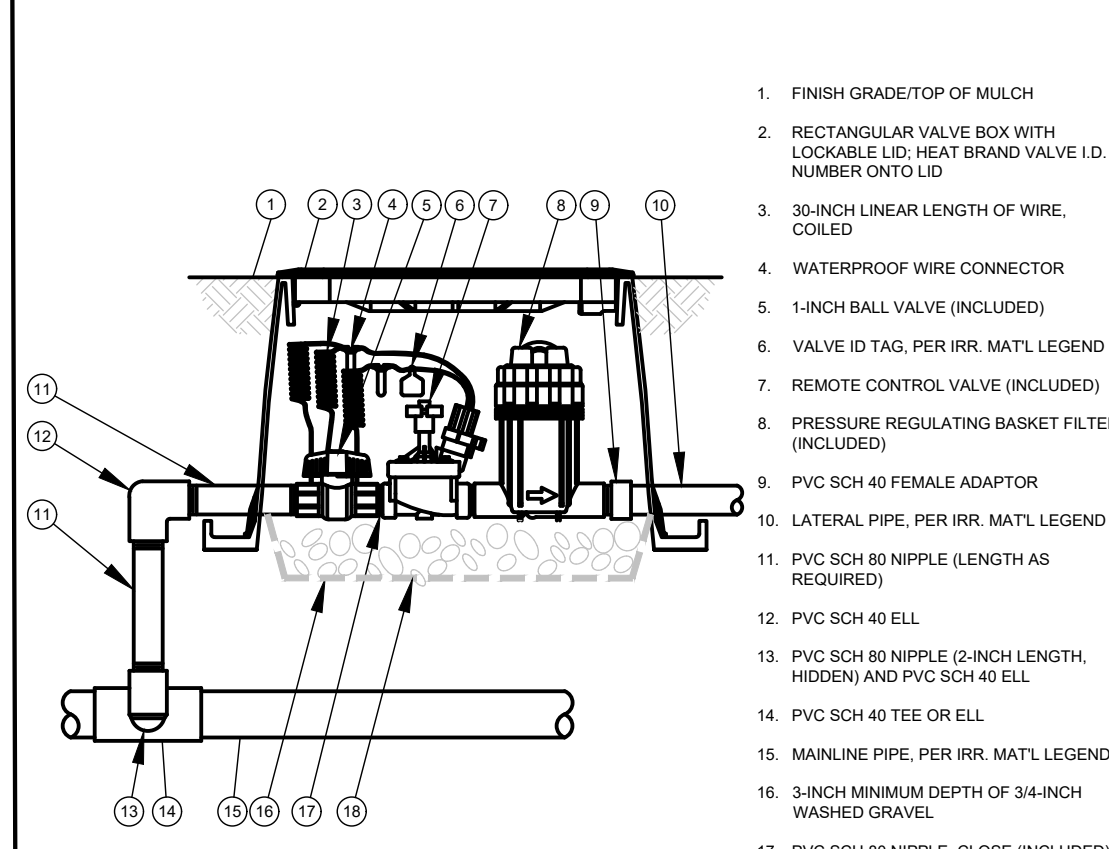
NOTE: BRASS ELLS, BRASS NIPPLES, UNION, FEMALE ADAPTER AND ALL NIPPLES SHALL BE SIZED TO MATCH THE MASTER CONTROL VALVE OR AS INDICATED ON THE DRAWINGS. INSTALL VALVE BOXES 12" APART AS INDICATED ON DETAIL. 80003. EQUIPMENT SHALL BE INSTALLED SUCH THAT THERE IS NO LEVERAGE OR STRESS ON THE VALVE ASSEMBLY. PIPE SHALL NOT COME INTO CONTACT WITH VALVE BOX. USE A NON-HARDENING TIE ON PIPE SEALANT ON ALL THREADED CONNECTIONS.

G MANUAL SHUTOFF VALVE



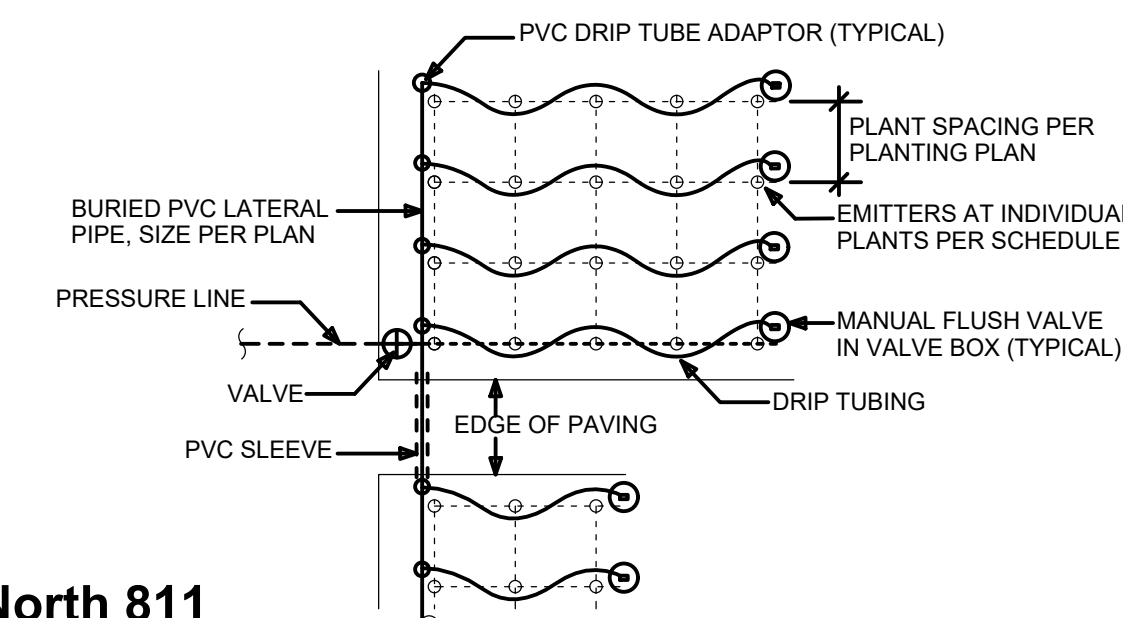
SECTION VIEW - N.T.S.

F BACKFLOW PREVENTER (3/4" TO 2" SIZE)



SECTION VIEW - N.T.S.

O SLEEVE INSTALLATION



NOTE: PLACE END OF DRIP TUBE 3 FOOT MAXIMUM FROM EDGE OF HARDSCAPE IN VALVE BOX WITH FLUSH VALVE AS SHOWN (TYPICAL). SEE ADDITIONAL DETAIL FOR PLACEMENT OF EMITTERS.

PLAN VIEW

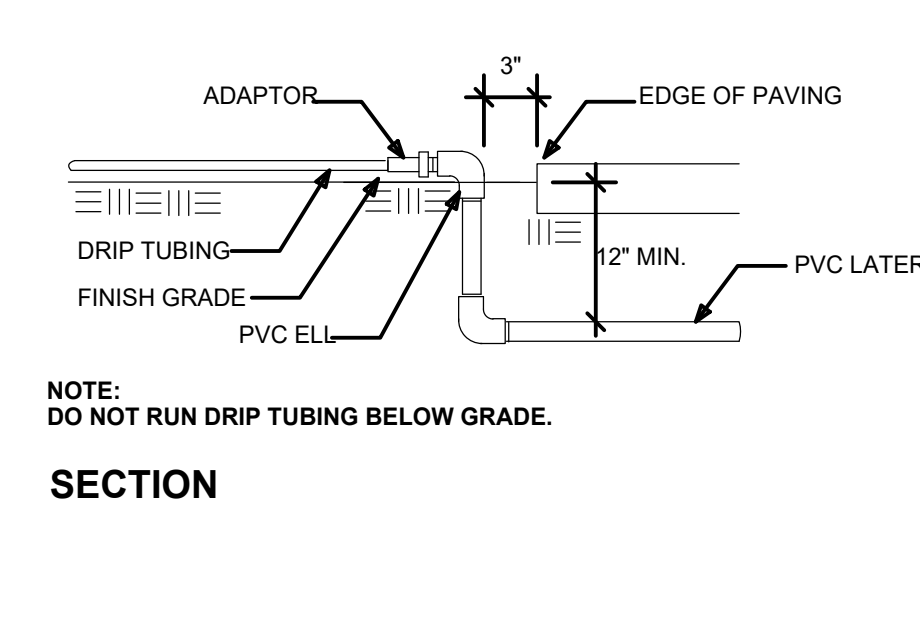
USA North 811



Know what's below. Call before you dig.

T DRIP TUBING SCHEMATIC LAYOUT

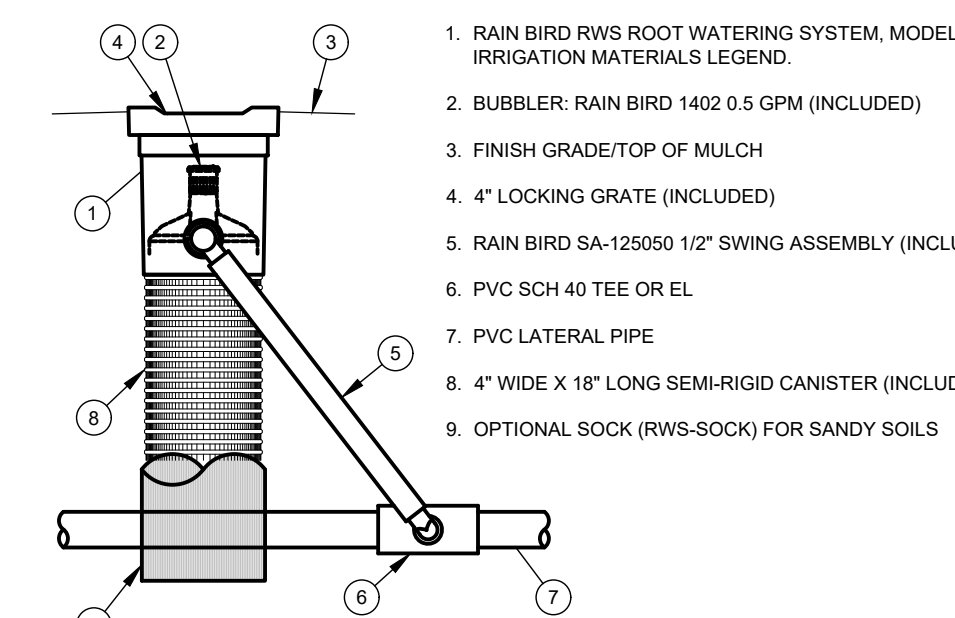
N PIPE INSTALLATION



NOTE: DO NOT RUN DRIP TUBING BELOW GRADE.

SECTION

M NOT USED

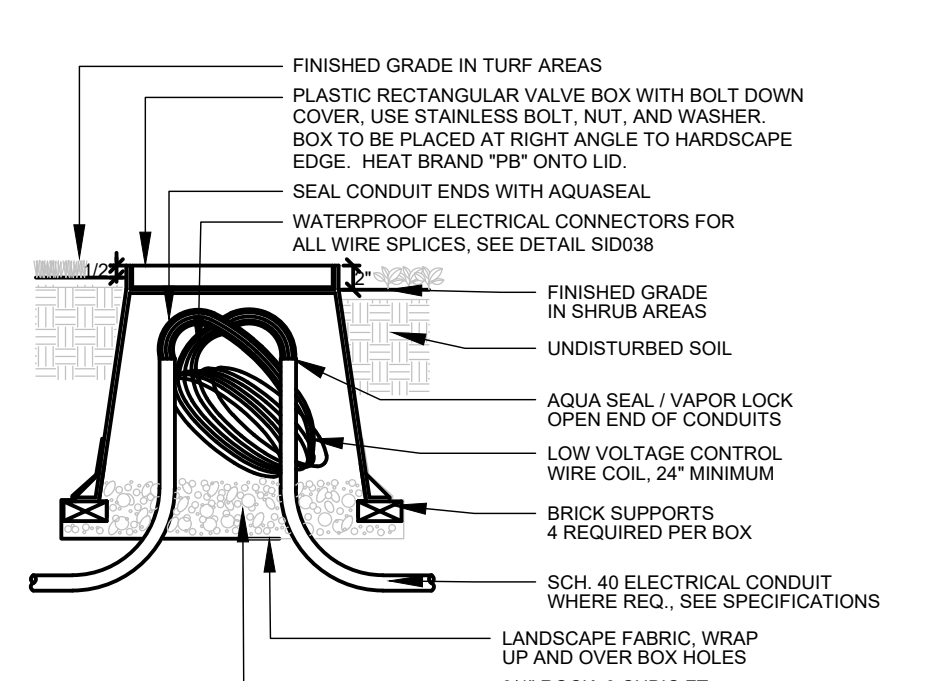


NOTES:

1. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH TOP OF MULCH.
2. OPTIONAL SAND SOCK (RWS-SOCK) FOR SANDY SOIL, CUT TO LENGTH.
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
4. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

R TREE BUBBLER (ROOT WATERING SYSTEM)

L ELECTRIC CONTROL VALVE (BUBBLER)

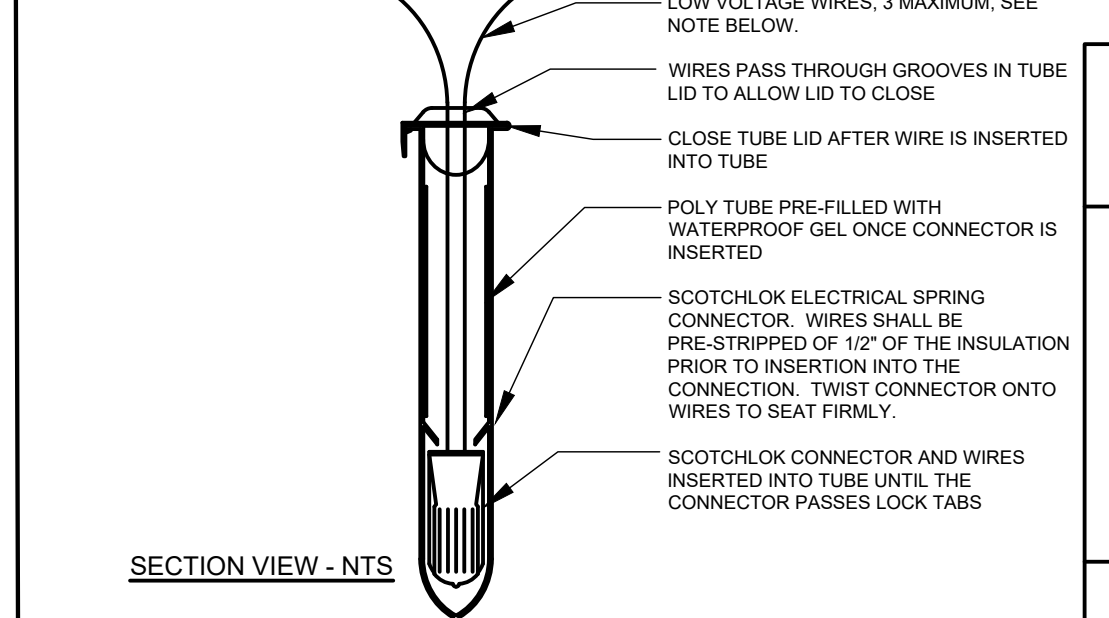


NOTE: ALL CONTROL WIRE SPLICES SHALL BE INSTALLED INSIDE FULL BOXES. ALL SPLICES SHALL BE MADE IN ACCORDANCE WITH STANDARD PLAN NO. 516. WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.

(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

Q CONTROL WIRE PULL BOX

K ELECTRIC CONTROL VALVE (DRIP)



NOTE: WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT. KIT SHALL INCLUDE A SCOTCHLOK Y-SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL. DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES REQUIRE A LARGER APPROVED WIRE CONNECTION.

P WIRE CONNECTOR

HAB
DESIGN GROUP

ARCHITECTS
DESIGNERS
CREATIVE SOLUTION HUNTERS

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ARROYO GRANDE, CA 93420
HABGROUP.NET
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REGISTERED LANDSCAPE ARCHITECT
JBLA
ARCHITECT OF RECORD

JBLA
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SAN LUIS OBISPO, CA 93401
(805) 439-3209

LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES CALIFORNIA

IRRIGATION DETAILS

REVISIONS

1

1ST SUB. DATE 06/04/2024

JOB NUMBER 22778

APP. NO. X-X

L2.00

SHEET NUMBER

LANDSCAPE IRRIGATION

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Contractor will furnish all labor, materials, products, supplies, equipment, tools and transportation; perform all operations to complete installation of the irrigation system; and warranty of the irrigation system. The work will include, but not be limited to the following:
1. Procurement of all applicable licenses, permits, and fees.
 2. Ascertainment of utility locations prior to construction.
 3. Site inspection.
 4. Installation of pipe and fittings, valves, sprinkler heads, drip tubing, emitters, and accessories.
 5. Backflow prevention system.
 6. Control system and accessories.
 7. Cleanup, inspection, and approval.
 8. Warranty of the irrigation system.

1.02 GENERAL

- A. It is the intent of the specifications and drawings that the Contractor will provide and install a finished system which is complete in every respect and will be ready for operation satisfactory to the Owner and/or Owner's authorized representative (hereinafter called the Owner).
- B. The work will include all materials, labor, services, transportation, and equipment necessary to perform the work as indicated on the drawings, in these specifications, and as necessary to complete the contract.
- C. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor will carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work will be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
- D. All work called for on the drawings by notes or details will be furnished and installed whether or not specifically mentioned in the specifications. When an item is shown on the plans but not shown on the specifications or vice versa, it will be deemed to be as shown on both. The Landscape Architect will have final authority for clarification.
- E. The Contractor will not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect as soon as detected. In the event this notification is not performed, the Irrigation Contractor will assume full responsibility for any revision necessary.

1.03 RELATED SECTIONS

1. Section 32 93 00, Landscape Planting

1.04 REFERENCES

- A. The following is a list of standards which may be referenced in this section:
1. ASTM A53 - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
 2. ASTM D1784 - Specification for Rigid PVC Compounds and CPVC Compounds.
 3. ASTM D1785 - Standard Specification for PVC Plastic Pipe, Schedules 40, 80, and 120.
 4. ASTM D2241 - Standard Specification for Polyvinyl Chloride (PVC) Pressure-Rated Pipe (SDR Series).
 5. ASTM D2464 - Standard Specification for Threaded Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 80.
 6. ASTM D2466 - Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 40.
 7. ASTM D2467 - Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 80.
 8. ASTM D2664 - Standard Specification for Solvent Cements for Polyvinyl Chloride (PVC) Plastic Pipe Systems.
 9. ASTM D2672 - Standard Specification for Polyvinyl Chloride (PVC) Joints Using Solvent Cement.
 10. ASTM D3139 - Joints for Plastic Pressure Pipe Using Flexible Elastomeric Seals.
 11. ASTM D3350 - Standard Specification for Polyethylene Plastics Pipe and Fittings Materials.
 12. ASTM F477 - Standard Specification for Gas-tight Joints for Plastic Pipe.
 13. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association.

1.05 DEFINITIONS

- A. Mainline: Supply pipe from water source point of connection (POC) to remote control valves which is always pressured with water when master control valve, if specified, is open.
- B. Lateral Line: Water delivery pipe downstream from remote control valve which is pressured with water only when the remote control valve is open.
- C. Low voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.
- D. Spare Control Wire: Control wire that is intended as a backup in case of faults or unknown conditions.

1.06 SUBMITTALS

- A. Materials List:
1. After award of contract and before any irrigation system materials are ordered from suppliers or delivered to the job site, submit to the Owner a complete list of all irrigation system materials, products and processes proposed to be furnished and installed as part of this contract. To illustrate compliance with the Project Documents.
 2. The submittals will include the following information:
 - a. A title sheet with the job name, the Contractor's name, address and telephone number, submittal date and submittal number.
 - b. An index sheet showing the item number (i.e. 1,2,3, etc.); an item description (i.e. sprinkler head); the manufacturer's name (i.e. Hunter Industries); the item model number (i.e. I-40-ADV36V); and the page(s) in the submittal set that contain the catalog cuts.
 - c. The catalog cuts will be one or two pages from the most recent manufacturer's catalog that indicate the product submitted. Do not submit parts lists, exploded diagrams, price lists or other extra information.
 - d. The catalog cuts will clearly indicate the manufacturer's name and the item model number. The item model number, all specified options and specified sizes will be circled on the catalog cuts.
 - e. Submittals for equipment indicated on the legend without manufacturer names, or "as approved", will contain the manufacturer, Class or Schedule, ASTM numbers and/or other certifications as indicated in these specifications.
 - f. Submittal format requirements:
 - i. Submittals will be provided as one complete package for the project. Multiple partial submittals will not be reviewed.
 - ii. Submittal package will be stapled or bound in such a way as to allow for disassembly for review processing.
 - iii. Submittal package will have all pages numbered in the lower right hand corner. Page numbers will correspond with submittal index.
 3. The Landscape Architect or Owner will allow no substitutions without prior written acceptance.
 4. Manufacturer's guarantees will not relieve the Contractor of his liability under the warranty. Such guarantees will only supplement the warranty.
- B. The Landscape Architect or Owner will not review the submittal package unless provided in the format described above.
- C. Substitutions
1. If the Irrigation Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Landscape Architect or Owner for approval.
 2. Provide a written statement indicating the reason for making the substitution.
 3. Provide catalog cut sheets, technical data, and performance information for each substitute item.
 4. Provide in writing the difference in installed price if the item is accepted.
 2. Record Drawings:
 1. Contractor will obtain a set of the project irrigation system before the start of work. This set of plans will be used for the sole purpose of generating and preparing Record Drawings. Actual locations and installation depths of irrigation system components will be drawn onto the Record Drawings plans as work proceeds, including:
 - a. Pipes;
 - b. Valves;
 - c. Heads;
 - d. Wiring;
 - e. Controllers;
 - f. Electrical service;
 - g. Miscellaneous irrigation components.
 2. Contractor will show the location by dimensioning from two permanent references points all of the following (trees are not considered permanent reference points):
 - a. Point of connection (POC);
 - b. Mainline pipe and electrical conduit routing at all changes in direction and at 150-foot intervals on long straight runs;
 - c. Low voltage wiring that does not parallel the mainline;
 - d. Any direct burial equipment that does not have a utility box access from grade;
 - e. All moisture sensor locations and their exact depth below grade;
 - f. Other related items shown on plans or as may be directed by the Landscape Architect.
 3. Contractor will transfer all the above information onto the Record Drawings in a neat and clear manner. Sign and date the Record Drawings and provide a statement on each sheet indicating:

"Record Drawings are complete and accurate"

- Submit Record Drawings to the Landscape Architect or Owner for review and approval. Complete and accurate Record Drawings are a condition of project acceptance and authorization for final payment. Record Drawings will be completed at same sheet size and scale as original plans.
- D. Controller Charts:
- Upon approval of the Record Drawings, a reduced-size copy will be prepared as follows and attached to the inside cover of each irrigation controller:
1. Prepare at a scale that will fit inside of controller enclosure. Scale shall be legible and no less than 1" = 50'. Use multiple pages as required.
 2. Color-code and label to demonstrate extent of each hydrozone, valve number and location, and location of all components, labels and dimensions provided in the Record Drawings as described in Section 1.06(C) above.
 3. Laminate all sheets with minimum 10 mil. Plastid.
 4. Submit and obtain approval of Landscape Architect or Owner prior to requesting final observation of irrigation system.

1.07 QUALITY ASSURANCE

- A. Site Supervisor: competent, experienced, and knowledgeable person who will be present at all times during execution of this portion of the work and who will be thoroughly familiar with the types of materials, methods and the manufacturer's recommended methods of installation and who will direct all work performed under this section.
- B. Manufacturer's directions and detailed drawings will be followed in all cases where the manufacturer of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
- C. All local, municipal, and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions will be carried out by the Contractor. Anything contained in these specifications will not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings will take precedence.
- D. All materials supplied for this project will be new and free from any defects. All defective materials will be replaced immediately at no additional cost to Owner.
- E. The Contractor will secure the required licenses and permits including payments of charges and fees, give required notices to public authorities, verify permits secured or arrangements made by others affecting the work of this section. State of California licensed Contractor is recommended.
- F. All electrical equipment will be NEMA Type 3, waterproofed for exterior installations. All electrical work will conform to local codes and ordinances.

1.08 EXISTING CONDITIONS

- A. The Contractor will verify and be familiar with the locations, size and detail of points of connection provided as the source of water, electrical supply, and telephone line connection to the irrigation system.
- B. Irrigation design is based on the available static water pressure shown on the drawings. Contractor will verify static water on the project prior to the start of construction. Should a discrepancy exist, notify the Landscape Architect and Owner prior to beginning construction.
- C. Prior to connecting into the soil, the Contractor will locate all cables, conduits, sewer septic tanks, and other utilities as are commonly encountered underground and he will take proper precautions not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the Contractor will promptly notify the Landscape Architect and Owner who will arrange for relocations. The Contractor will proceed in the same manner if a rock layer or any other such conditions are encountered.
- D. The Contractor will protect all existing utilities and features to remain on and adjacent to the project site during construction. Contractor will repair, at his own cost, all damage resulting from his operations or negligence.
- E. The Irrigation Contractor will coordinate with the General Contractor for installation of required pipe and wire sleeves as shown on the plans. Refer to Section 2.02 (H) below.
- F. The Contractor will verify and be familiar with the existing irrigation systems in areas adjacent to and within the Project area of work.
- G. The Contractor will protect all existing irrigation systems, in areas adjacent to and within the project area of work, from damage due to his operations.
- H. Contractor will notify Owner if any existing system is temporarily shut off, capped or modified. Provide 48-hour notice, prior to turning off or modifying any existing irrigation system.
- I. The Contractor will repair or replace all existing irrigation systems, in areas adjacent to and within the project area of work, damaged by the construction of this project. Adjacent irrigation systems will be made completely operational and provide complete coverage of the existing landscaped areas. All repairs will be complete to the satisfaction of the Owner.

1.09 INSPECTIONS

- A. The Contractor will permit the Landscape Architect and Owner to visit and inspect at all times any part of the work and will provide safe access for such visits.
- B. Where the specifications require work to be tested by the Contractor, it will not be covered over until accepted by the Landscape Architect or Owner. The Contractor will be solely responsible for notifying the Landscape Architect and Owner, a minimum of 48 hours in advance, where and when the work is ready for testing. Should any work be covered without testing or acceptance, it will be, if so ordered, uncovered at the Contractor's expense.
- C. Inspections will be required for the following at a minimum:
1. System layout
 2. Pressure test of irrigation mainline (Six hours at 125 PSI or 120% of static water pressure, whichever is greater). Mainline pressure loss during test will not exceed 2 PSI.
 3. Coverage test of irrigation system. Test will be performed prior to any planting.
 4. Final inspection prior to start of maintenance period
 5. Final acceptance
- D. Prior observations and testing will not up to date without the Record Drawings as prepared by the Irrigation Contractor. Record Drawings must complete and up to date for each site visit. Refer to Section 1.04 C Record Drawings.
- E. Work that fails testing and is not accepted will be retested. Hourly rates and expenses of the Landscape Architect and Owner for re-inspection or retesting will be paid by the Irrigation Contractor at no additional expense to Owner.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Use all means necessary to protect irrigation system materials before, during, and after installation and to protect the installation work and materials of all other trades. In the event of damage, immediately make all repairs and replacements necessary to the acceptance of the Landscape Architect or Owner and at no additional cost to the Owner.
- B. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings under cover until ready to install. Transport plastic pipe only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load. Store plastic pipe protected from direct sunlight. Support to prevent sagging and bending.

1.11 CLEANUP AND DISPOSAL

- A. Clean up all trash and debris in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site. Burning of trash and debris will not be permitted. The Contractor will remove and dispose of rubbish and debris generated by his work and workmen at frequent intervals.
- B. At the time of completion the entire site will be cleared of tools, equipment, rubbish and debris which will be disposed of off-site in a legal disposal area.

1.12 COMPLETION

- A. Upon completion of the installation of the landscape and irrigation system the Landscape Architect or Owner will inspect the work, and if not accepted, will prepare a list of items ("punch list") to be completed by the Contractor. Punch list to be checked off by Contractor and submitted to Landscape Architect or Owner prior to any follow-up meeting to indicate that all punch list items have been completed. At that time the installation will be re-inspected and a Notice of Completion will be prepared by the Landscape Architect or Owner.
- B. The Notice of Completion will state that the landscape and irrigation design was installed per the city-approved landscape design, irrigation and grading plans and meets or exceeds an average landscape irrigation efficiency of 0.71.
- C. The Owner will have final authority on all portions of the work.
- D. After the irrigation system has been completed, the Contractor will deliver Record Drawings per section 1.04(C) above and instruct Owner in the operation and maintenance of the irrigation system and will furnish a complete set of operating and maintenance instructions.

1.13 WARRANTY

- A. The entire sprinkler system, including all work done under this contract, will be unconditionally warrantied against all defects and fault of material and workmanship, including settling of backfilled areas below grade, for a period of one (1) year following the filing of the Notice of Completion.
- B. Should any problem with the irrigation system be discovered within the warranty period, it will be corrected by the Contractor at no additional expense to Owner within ten (10) calendar days of receipt of written notice from Owner. When the nature of the repairs as determined by the Owner constitute an emergency (i.e. broken pressure line) the Owner may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, will be repaired to the satisfaction of the Owner by the Contractor, all at no additional cost to the Owner.
- C. Any settling of trenches which may occur during the one-year period following acceptance will be repaired to the Owner's satisfaction by the Contractor without any additional expense to the Owner. Repairs will include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.
- D. Warranty will be submitted on Contractor's own letterhead, as follows:

WARRANTY FOR SPRINKLER IRRIGATION SYSTEM

We hereby warranty that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, with ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defective material during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We will make such repairs or replacements within 10 calendar days following written notification by the Owner. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT NAME:

PROJECT LOCATION:

CONTRACTOR NAME:

ADDRESS:

TELEPHONE:

SIGNED:

PART 2 - PRODUCTS

2.01 GENERAL

Use only new materials of the manufacturer, size and type shown on the drawings and specifications. Materials or equipment installed or furnished that do not meet Landscape Architect's or Owner's standards will be rejected and will be removed from the site at no expense to the Owner.

2.02 MATERIALS

- A. AUTOMATIC CONTROLLER
1. Automatic controller will be of the manufacturer, size, and type indicated on the drawings.
 2. Controller enclosure will be of the manufacturer, size, and type indicated on the drawings.
- B. SENSORS
1. Rain Sensor:
 - a. Rain Sensor will be of the manufacturer, size, and type indicated on the drawings.
 2. Flow Sensor:
 - a. Flow Sensor will be of the manufacturer, size, and type indicated on the drawings.
- C. WATER METER
1. Per Utility Plans; by others.
- D. BACKFLOW PREVENTER
1. Backflow preventer will be of the manufacturer, size, and type indicated on the drawings.
 2. Backflow preventer enclosure will be of the manufacturer, size, and type indicated on the drawings. Install Backflow preventer insulation, if so indicated on the drawings.
- E. PRESSURE REGULATOR
1. Install Pressure Regulator as indicated on the drawings whenever pressure exceeds 85 psi.
- F. VALVES
1. Ball Valves
 - a. Ball valves will be of the manufacturer, size, and type indicated on the drawings.
 - b. Ball valves will be constructed of PVC and will be fully ported. Ball valves will have threaded connections.
 - c. All ball valves will have a minimum working pressure of not less than 150 PSI and will conform to Aw-NA standards.
 2. Remote Control Valves:
 - a. Remote control valves will be of the manufacturer, size, and type indicated on the drawings.
 - b. Remote control valves will be electrically operated.
 3. Master Control Valves:
 - a. Master control valves will be of the manufacturer, size, and type indicated on the drawings.
 - b. Master control valves will be electrically operated with "normally closed" operation.
 4. Quick Coupler Valves:
 - a. Quick Coupler valves will be of the manufacturer, size, and type indicated on the drawings.
- G. VALVE BOXES
1. Valve boxes will be fabricated from a durable, weather-resistant plastic material resistant to sunlight and chemical action of soils, and will be of the manufacturer, size, and type indicated on the drawings.
 2. The valve box cover will be the color indicated on the drawings and will be secured with a hidden latch mechanism or bolts.
 3. Heat brand cover with identification of equipment and/or valve and controller number, as applicable.
 4. Provide valve box extensions as needed; extensions will be by the same manufacturer as the valve box.
 5. The plastic irrigation valve box cover will be an overlapping type.

H. PVC PIPE AND FITTINGS

1. Mainline pipe 3/4 inch to 3 inch in diameter will be Class 315 solvent weld PVC. Pipe will conform to ASTM D2241.
2. Lateral lines 3/4 inch to 3 inch in diameter downstream of the remote control valve will be Class 200 solvent weld PVC conforming to ASTM D2241.
3. Sleeves (pipe and wire) 3/4 inch to 4 inch will be Schedule 40 solvent weld PVC conforming to ASTM D1785. Sleeves will be twice the diameter of pipe or wire bundle carried. Place below all paving, hardscape, etc. as noted per plan and at depth noted in details, and/or as directed by Owner. Sleeves cracked or broken will not be accepted.
4. Pipe will be marked continuously with manufacturer's name, nominal pipe size, schedule or class, PVC type and grade.
5. National Sanitation Foundation Approval, Commercial Standards designation, and date of extrusion.
5. All plastic pipe will be extruded of an improved PVC virgin pipe compound in accordance with ASTM D2672, ASTM D2241 or ASTM D1785.
6. All solvent weld PVC fittings will be standard weight Schedule 40 (and Schedule 80 where specified on the irrigation detail sheet) and will be injection molded of an improved virgin PVC fitting compound. Slip PVC fittings will be the "deep socket" bracketed type. Threaded plastic fittings will be injection molded. All fits and ends will be side gated. All fittings will conform to ASTM D2464 and ASTM D2466.
7. All threaded nipples will be standard weight Schedule 80 with molded threads and will conform to ASTM D1785.
8. All solvent cementing of plastic pipe and fittings will be a two-step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement will be of a fluid consistency, not gel-like or ropy. Solvent cementing will be in conformance with ASTM D2564 and ASTM D2655.
9. When connection is plastic to metal, female adapters will be hand tightened, plus one turn with a strap wrench. Joint compound will be non-lead base Teflon paste, tape, or equal.

I. METAL PIPE AND FITTINGS

1. Brass piping will be standard red brass, ANSI, IPS Standard 125 pounds, Schedule 40 screwed pipe.
2. Fittings will be medium brass, screwed 125-pound class.
3. Copper pipe and fittings will be Type "K" sweet soldered.

J. LOW VOLTAGE CONTROL WIRING

1. Remote control wire will be direct-burial AWG-U/F type, size as indicated on the drawings, and in no case smaller than 14 number.
 2. Connections will be of the manufacturer, size, and type as indicated on the drawings
 3. Ground wires will be white in color. Control wires will be red; however, where two or more controllers are used, the control wires will be a different color for each controller. These colors will be noted on the Record Drawings located inside controller door).
 4. Spare Control Wires:
 - a. Install one (1) spare common wire the full length of the mainline.
 - b. Install spare control wire(s) the full length of the mainline at a ratio of one (1) per each six (6) remote control valves. Provide a 36 inch loop at each valve.
- K. IRRIGATION HEADS AND BUBBLERS
1. Irrigation heads will be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings.
 2. Tree Bubblers will be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings
- L. DRIP TUBING, FITTINGS AND EMITTERS
1. Drip Tubing will be of the manufacturer, size, and type indicated on the drawings. 1/4" distribution tubing will not be used without written consent of landscape architect or Owner.
 2. Fittings will be of the manufacturer, size, and type indicated on the drawings.
 3. Emitters will be of the manufacturer, size, type, operating pressure, and discharge rate as indicated on the drawings. Emitters will be pressure compensating.
 4. Flush Valves will be of the manufacturer, size, and type indicated on the drawings.
- M. CONCRETE
1. All concrete shall be 3,000 psi at 28 days, transit mixed. Provide certifications with each delivery.

PART 3 - EXECUTION

3.01 SITE CONDITIONS

- A. Inspections:
1. Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
 2. Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.
 3. Call Underground Service Alert (811) 48 hours prior to start of work. Locate and field mark underground utilities prior to excavation. Make provisions to protect underground utilities and facilities throughout construction operations.
- B. Discrepancies:
1. In the event of discrepancy, immediately notify the Landscape Architect or Owner.
 2. Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
- C. Grades:
1. Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths with respect to finish grade.
 2. Final grades will be accepted by the Engineer of record and Landscape Architect before work on this section will be allowed to begin.
- D. Field Measurements:
1. Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor will coordinate the installation of all irrigation materials with all other work.
 2. All scaled dimensions are approximate. The Contractor will check and verify all size dimensions prior to proceeding with work under this section.
 3. Exercise extreme care in excavating and working near existing utilities. Contractor will be responsible for damages to utilities, which are caused by his operations or neglect.
- E. Diagrammatic Intent:
- The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in pipe and changes in equipment locations as necessary to conform with structures and to avoid obstructions or conflicts with other work at no additional expense to Owner.
- F. Layout:
1. Prior to installation, the Contractor will stake out all pressure supply lines, routing and location of sprinkler heads, valves, backflow preventer, and automatic controller.
 2. Layout irrigation system and make minor adjustments required due to differences between site and drawings. Where pipe is shown on drawings under paved areas, but running parallel and adjacent to planted areas, install the pipe in the planted areas.
- G. Water Supply:
- Connections to, or the installation of, the water supply will be at the locations shown on the drawings. Minor changes caused by actual site conditions will be made at no additional expense to Owner.
- H. Electrical Service:
1. Connections to the electrical supply will be at the locations shown on the drawings. Minor changes caused by actual site conditions will be made at no additional expense to Owner.
 2. Contractor will make electrical connections to the irrigation controller. Electrical power source to controller locations will be provided by others.

3.02 TRENCHING

- A. Excavations will be straight with vertical sides, even grade, and support pipe continuously on bottom of trench. Trenching excavation will follow layout indicated on drawings to the depths below finished grade and as noted. Where lines occur under paved area, these dimensions will be considered below subgrade.
- B. Provide minimum cover of 18 inches on pressure supply lines.
- C. Provide minimum cover of 18 inches for control wires.
- D. Provide minimum cover of 36 inches on pressure supply lines under vehicular travel ways.
- E. Provide minimum cover of 12 inches for lateral (non-pressure) lines.
- F. Pipes installed in a common trench will have a 4-inch minimum space between pipes.

3.03 PIPE INSTALLATION

- A. Pipe under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.
- B. Cutting or breaking of existing pavement is not permitted.
- C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.
- D. Remove all dented and damaged pipe sections.
- E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.
- F. Parallel lines will not be installed directly over each other.
- G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
- H. PVC pipe will be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
- I. Centerload all plastic pipe prior to pressure testing.
- J. All threaded plastic-to-plastic connections will be assembled using Teflon tape or Teflon paste.
- K. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope on all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections will be made with plastic female adapters.

3.04 EQUIPMENT INSTALLATION

- A. AUTOMATIC CONTROLLER
1. The exact location of the controller will be approved by the Landscape Architect or Owner before installation.
 2. Construct concrete footings as indicated and as required to support the controller cabinet.
 3. Install and wire in conformance with manufacturer's published instructions and specifications.
 4. The Contractor will coordinate the electrical service to this location per Section 3.01.H Electrical Service, above. The Contractor is responsible for the first electrical hook-up to the irrigation.
 5. Wire only one valve per station unless expressly directed by the drawings.
- B. SENSORS
1. Install per drawings and details.
- C. BACKFLOW PREVENTER
1. The exact location of the backflow preventer will be approved by the Landscape Architect or Owner before installation.
 2. Install per drawings and details.
- D. VALVES AND PRESSURE REGULATOR
1. Remote control valves, pressure regulator (where required), quick coupler, and ball valves are to be installed in the approximate locations indicated on the drawings.
 2. Valve will be installed in shrub areas whenever possible.
 3. Install all valves as indicated in the details and drawings.
- E. VALVE BOXES
1. Valve boxes will be installed in shrub areas whenever possible.
 2. Each valve box will be installed with brick supports and 3/4-inch washed gravel backfill, 3-inch minimum depth, per details. Valve boxes will be installed with their tops 1/2 inch above the surface of surrounding finish grade in lawn areas and 2 inches above finish grade in ground cover areas.
 3. Valves to be installed in valve boxes will be installed one valve per box.
- F. IRRIGATION HEADS AND BUBBLERS
1. Sprinkler heads and bubblers will be installed as indicated on the drawings.
 2. Sprinkler nozzles will be adjusted as required for proper arc and radius of coverage, gallonage discharge, and proper and adequate distribution of the water over the coverage pattern of the sprinkler, per manufacturer's specifications.
 3. Riser nipples will be of the same size as the riser opening in the sprinkler body.
 4. Lawn Sprinkler Heads:
 - a. Install lawn sprinkler heads where indicated on the plans and in accordance with the manufacturer's recommendations.
 - b. Along walks and driveways where finished grade is established, set all heads one-quarter inch (1/4") below surface of pavement at time of installation and one and one-half inches (1-1/2") from pavement. Stake all temporary risers.
 - c. Set all heads to final grade at the time of final electrical hook-up to the irrigation.
- G. DRIP TUBING, FITTINGS AND EMITTERS
1. Emitters will be installed as indicated on the drawings.
 2. Spacing of Emitters will not exceed maximum indicated on the drawings.
- H. MISCELLANEOUS EQUIPMENT
1. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practices.
 2. Install devices such as rain sensors, master valves, basket strainers and flow sensors as indicated on the drawings and as recommended by the manufacturer.

3.05 PIPE INSTALLATION

- A. Pipe under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.
- B. Cutting or breaking of existing pavement is not permitted.
- C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.
- D. Remove all dented and damaged pipe sections.
- E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.
- F. Parallel lines shall not be installed directly over each other.
- G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
- H. PVC pipe will be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
- I. Centerload all plastic pipe prior to pressure testing.
- J. All threaded plastic-to-plastic connections shall be assembled using Teflon tape or Teflon paste.
- K. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope on all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections shall be made with plastic female adapters.

3.06 LOW VOLTAGE CONTROL WIRING

1. Low voltage control wiring will occupy the same trench and will be installed along the same route as the pressure supply lines (mainline) whenever possible.
2. Where more than one wire is placed in a trench, the wiring will be taped together in a bundle at intervals of 10 feet. Bundle will be secured to the mainline with tape at intervals of 20 feet.
3. Where low voltage control wiring cannot be located in same trench and route as pressure supply lines, install in schedule 40 electrical conduit, 18" minimum depth and twice the diameter of the wire bundle carried, with 3" wide detectable electrical marking tape with minimum 6" clear above pipe.
4. Connections will be of an approved type and will occur in a valve box. Provide an 18-inch service loop at each connection.
5. An expansion loop of 12 inches will be provided at each wire connection and/or directional change, and one of 24 inches will be provided at each remote control valve.
6. A continuous run of wire will be used between a controller and each remote control valve. Under no circumstances will splices be used without prior approval.

3.07 BACKFILLING

- A. Verify local backfill requirements. Unless otherwise specified by local codes and ordinance, backfill material on all lines will be the same as adjacent soil, free of debris, dirt, and rocks over 1/2 inch in diameter.
- B. Backfill will be tamped in 4-inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Backfill materials will be sufficiently damp to permit thorough compaction, free of voids. Backfill will be compacted to dry density equal to adjacent undisturbed soil and will conform to adjacent grades.
- C. Flooding trenches in lieu of tamping is not allowed.
- D. Under no circumstances will truck wheels be used to compact backfill.
- E. Provide sand backfill a minimum of 4 inches over and under all pipe below paved areas.

3.08 FLUSHING THE SYSTEM

- A. Prior to installation of irrigation heads, the valves will be opened and a full head of water used to flush out the lines and risers.
- B. Irrigation heads will be installed after flushing the system has been completed.

3.09 ADJUSTING THE SYSTEM

- A. Contractor will adjust valves, align heads, and check the coverage of each system prior to coverage test.
- B. If it is determined by the Landscape Architect or Owner that additional adjustments or nozzle changes will be required to provide proper coverage, all necessary changes or adjustments will be made prior to any planting.
- C. The entire system will be operating properly before any planting operations commence.
- D. Remote control valves are to be adjusted so that the irrigation heads and drip emitters operate at the pressure recommended by the manufacturer.
- E. Final planting inspection will not commence without Record Drawings as prepared by the Irrigation Contractor.

3.10 TESTING AND OBSERVATION

- A. Do not allow or cause any of the work of this section to be covered up or enclosed until it has been observed, tested and accepted by the Landscape Architect or Owner.
- B. The Contractor will be solely responsible for notifying the Landscape Architect or Owner a minimum of 48 hours in advance, where and when the work is ready for testing.
- C. When the sprinkler system is completed, the Contractor will perform a coverage test of each system in its entirety to determine if the water coverage for the planted areas is complete and adequate in the presence of the Landscape Architect or Owner.
- D. The Contractor will furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the plans, or where the system was installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test will be accepted by the Landscape Architect or Owner and accomplished before starting any planting.
- E. Final planting inspection will not commence without Record Drawings as prepared by the Irrigation Contractor.

3.11 MAINTENANCE

- A. During the maintenance period the Contractor will adjust and maintain the irrigation system in a fully operational condition providing complete irrigation coverage to all intended plantings.

3.12 COMPLETION CLEANING

- A. Clean up will be made as each portion of the work progresses. Refuse and excess dirt will be removed from the site, all walks and paving will be broomed, and any damage sustained on the work of others will be repaired to original conditions.

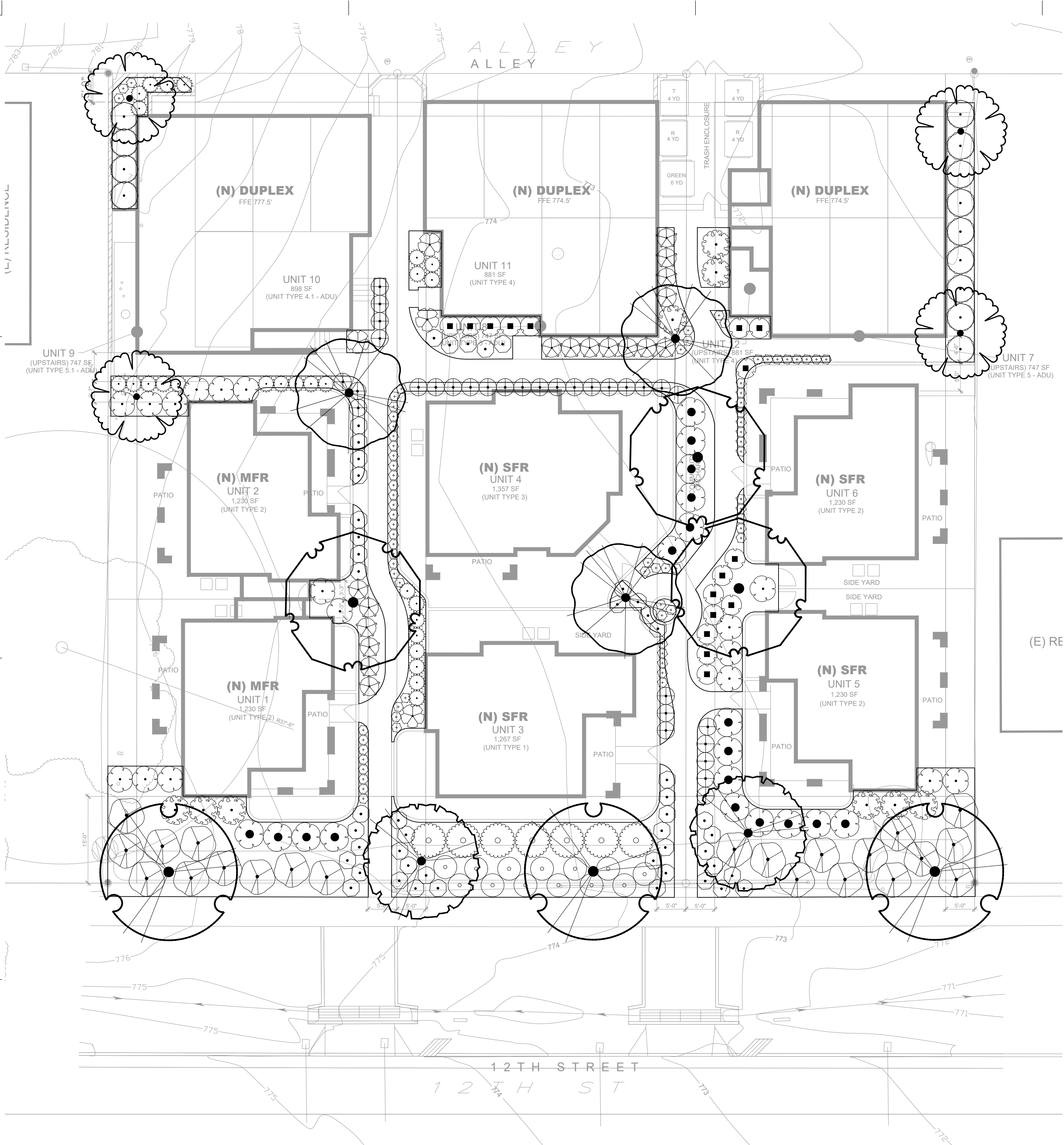
END OF SECTION



ARCHITECTS
DESIGNERS
CREATIVE SOLUTION HUNTERS



USA North 811
Know what's below.
Call before you dig.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
TREES						
CHI TAS		CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	24" BOX	LOW	3	STD
PIS CHI		PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	LOW	3	STD
PRU BNT		PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	24" BOX	MEDIUM	4	
PRU VES		PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / KRAUTER VESUVIUS PURPLE-LEAF PLUM	24" BOX	LOW	2	STD
ULM TG		ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM	24" BOX	LOW	3	
SHRUBS						
ACH PAP		ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA COMMON YARROW	5 GAL.	LOW	48	
ARC HOW		ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL.	LOW	17	
BER CRI		BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	LOW	17	
CAL LIN		CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	LOW	9	
CEA YAN		CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER	5 GAL.	LOW	22	
FES MAI		FESTUCA MAIREI / ATLAS FESCUE	1 GAL.	LOW	31	
ILE JAP		ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	15 GAL.	LOW	4	
LIR BIG		LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.	LOW	75	
NAN GUL		NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	5 GAL.	LOW	27	
OLE LIT		OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE	5 GAL.	LOW	7	
RHA EVE		RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GAL.	LOW	13	
ROS CBC		ROSA X 'ICEBERG' / ICEBERG FLORIBUNDA ROSE	5 GAL.	LOW	18	
SAL SAL		SALVIA GREGGII 'FURMANS RED' / FURMAN'S RED AUTUMN SAGE	5 GAL.	LOW	16	
ZAU GR2		ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' / CALIFORNIA FUCHSIA	1 GAL.	LOW	13	GROUND COVER

GENERAL PLANTING NOTES:

- Refer to "Section 32 93 00 (Section 02900) Landscape Planting" for all planting procedures and requirements. The following notes include excerpts from these specifications for convenience. In case of discrepancy between these notes and plans, the specifications shall prevail.
- At the conclusion of rough grading, a soil analysis report shall be prepared per section 1.02 GENERAL (A). The Contractor will incorporate all Soil Report recommendations and will submit documentation to the Owner verifying implementation of all recommendations, per specifications.
- Use locations shown on plan may require adjustment in the field. Whenever feasible, trees should be planted a minimum of ten (10) feet from underground utilities, steelights, hydrants, and out of drainage flow lines. Should this not be possible, contact the Landscape Architect or Owner for decision on placement.
- Trees shall not be planted closer than four (4) feet from any walkway, driveway, curb or sidewalk except where tree wells or parkways are provided in the right-of-way. All trees planted within six (6) feet of walkway, driveway, curb, sidewalk or public utilities shall receive deep root barriers, per detail; do not wrap root ball. Trees to be fully rooted but not root-bound, with a minimum caliper size of 1.5", displaying good branch structure, not diseased and in generally healthy condition. Refer to section 2.04 TREES, SHRUBS, AND GROUND COVERS (B).
- If the contractor cannot locate material of acceptable size and specified species at the time of installation, contact Landscape Architect or Owner for approval of container size and/or species substitution or downsizing or substitution of plant material without prior approval of Landscape Architect or Owner will not be acceptable.
- Ground cover type shown shall be planted in planting areas as specified on plans. Groundcover shall be planted at uniform triangular spacing, per Plant Material Legend, and shall be continuous under tree canopies as shown on plan.
- Plant materials shall not interfere with utilities and traffic sight lines.
- When planting in established planting areas, contractor shall take utmost care to avoid damage to any existing plants or trees which are to be preserved per section 3.02 PREPARATION (F) Protection of Existing Features.
- Contractor to provide copies of soil amendment delivery tickets to the Owner at the final inspection, prior to beginning of the maintenance period, per section 3.02 PREPARATION (A.2).
- All planting areas to receive mulch layer, at depth specified, per second and specifications.
- Contractor to contact the Owner for a final inspection of the landscape once all work is complete, prior to beginning of the maintenance period, per section 3.09 MAINTENANCE (A).
- Contractor to water these plants and specifications per section 3.10 WARRANTY (A).

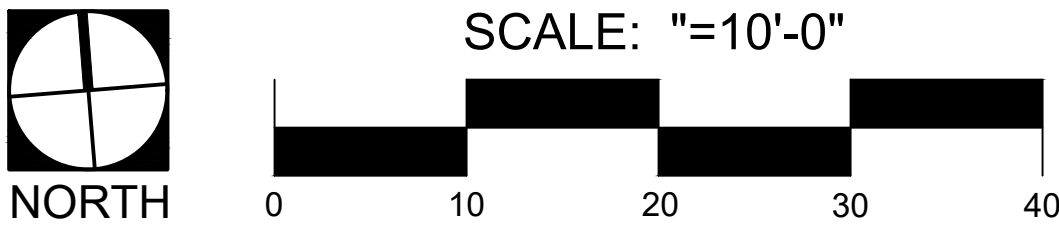
MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER ORGANIC MULCH MADE FROM RECYCLED OR POSTCONSUMER PRODUCTS, PER SPECIFICATIONS.

NOTE
PLANT LIST AND QUANTITIES ARE FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THEIR OWN QUANTITIES PRIOR TO ORDERING AND INSTALLING PLANT MATERIALS BASED IN THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD = STANDARD FORMS
L.B. = LOW BRANCHING FORM
DG = DECOMPOSED GRANITE
DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

*WATER-USE EVALUATION OF PLANT MATERIALS
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS V.1, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

MWELO COMPLIANCE STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE 1681 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
Jim Burrows
JIM BURROWS, CLA #2737
MAY 2024



ISSUED: 06/04/2024
PLAN SET 'B'
JBLA PLAN CONTROL

HAB
DESIGN GROUP

ARCHITECTS
DESIGNERS
CREATIVE SOLUTION HUNTERS

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JOB TITLE
SHEET TITLE
LADDON POCKET VILLAGE
321 12TH STREET, PASO ROBLES CALIFORNIA
PLANTING PLAN

REVISIONS

1ST SUB. DATE 06/04/2024
JOB NUMBER 22778
APP. NO. X-X

L4.00

SHEET NUMBER

