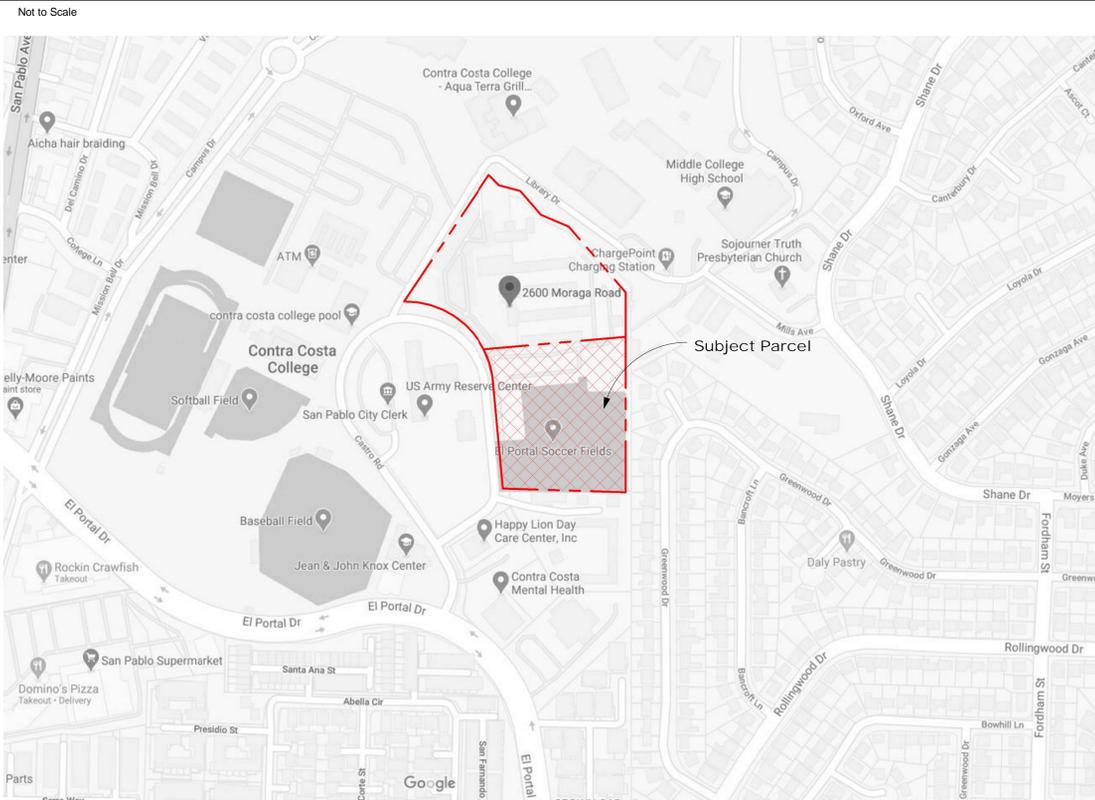


Appendix CSP

Construction Site Plans

Vicinity Map



Project Contacts

Developer
 American Recess
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Preliminary Design Team - Architecture
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 Palo Alto, CA 94306
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 650-468-2335 (direct)
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Landscape Architect
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 Fax 925-513-3099
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 Contact H. Ross Wells

Geotechnical Engineer
 Alan Kropp & Associates
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 Berkeley, CA 94704
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 Fax 510-841-8357
 Email akropp@akropp.com
 Contact Alan Kropp, G.E.

Proposed Commercial Project for MORAGA RD. STORAGE

2600 Moraga Rd
 San Pablo, CA 94806
 Contra Costa County APN 416140050

Project Scope

THE SITE IS CURRENTLY OWNED BY THE CITY OF SAN PABLO AND OCCUPIED BY AN ABANDONED SCHOOL AND A COMMUNITY SPORTS FIELD, AND CONSISTS OF APPROXIMATELY 8.947 ACRES. THE CITY AND AMERICAN RECESS INTEND THAT THE SCHOOL SITE SHALL BE DIVIDED INTO A SOUTHERN PARCEL OF APPROXIMATELY 4.08 ACRES TO BE SOLD TO THE AMERICAN RECESS FOR DEVELOPMENT (SELF-STORAGE FACILITY), AND A NORTHERN PARCEL OF APPROXIMATELY 4.867 ACRES TO BE RETAINED BY THE CITY FOR DEVELOPMENT OF A PUBLIC PARK.

THIS PROJECT WILL REQUIRE GENERAL PLAN AMENDMENT (RE-ZONING FROM OPEN SPACE TO INSTITUTIONAL DISTRICT (I)), IN ORDER TO ALLOW FOR SELF STORAGE DEVELOPMENT WITH A CIP.

THE MIXED USE PROJECT PROPOSES TO CONSTRUCT A 124,620 SF SELF-STORAGE FACILITY. THE SELF STORAGE FACILITY WILL CONSIST OF (3) SINGLE STORY BUILDINGS AND (1) THREE STORIES BUILDING.

THE SITE CONTAINS AN EXISTING WELL THAT PROVIDES IRRIGATION WATER FOR THE EXISTING PARK LOCATED ON THE SOUTH SIDE. ALL EXISTING STRUCTURES WILL BE DEMOLISHED AND THE WELL WILL BE DECOMMISSIONED.

TRACES OF THE HAYWARD FAULT INTERCEPT THIS SITE IN TWO LOCATIONS. APPROPRIATE SOILS MITIGATION WILL BE IN PLACE PRIOR TO STARTING THE CONSTRUCTION. SITE PLANNING AND BUILDING DESIGN WILL BE COMPATIBLE WITH AND ENHANCE THE ADJACENT AND SURROUNDING RESIDENTIAL AND COMMERCIAL NEIGHBORHOOD IN TERMS OF SCALE, BUILDING DESIGN, EXTERIOR MATERIALS, ROOF STYLES, LIGHTING, LANDSCAPING, AND SIGNAGE.

Parcel Data

Parcel Description

2600 MORAGA RD
 SAN PABLO, CA 94806
 CONTRA COSTA COUNTY APN 416140050

Zoning Designation

EXISTING ZONING: (OS) OPEN SPACE
 PROPOSED ZONING: (I) INSTITUTIONAL DISTRICT

PROPERTY NOT LOCATED IN A FLOODPLAIN OR WETLAND

Parcel Size

EXISTING LOT: 8.947AC
 PROPOSED DIVISION: LOT #1: 4.867 AC
 LOT #2: 4.08 AC
 PROPOSED DEVELOPMENT WILL BE ON LOT #2

Parcel Summary

TOTAL GROSS LOT#2 AREA : #177,724SF/ #4.084AC

BUILDING A (1 STORY) : 11,607 SF
 BUILDING B (1 STORY) : 24,865 SF
 BUILDING C (3 STORY) : 83,138 SF
 BUILDING D (1 STORY) : 3,910 SF

SS SUBTOTAL : 123,520 SF
 OFFICE : 1,100 SF

PROJECT TOTAL : 124,620 SF



85 Keystone Avenue
 Suite E
 Reno, Nevada 89503
 Tel (775) 357,9206

DESIGN
 CONCEPT

MORAGA RD. STORAGE
 2600 Moraga Rd
 San Pablo, CA

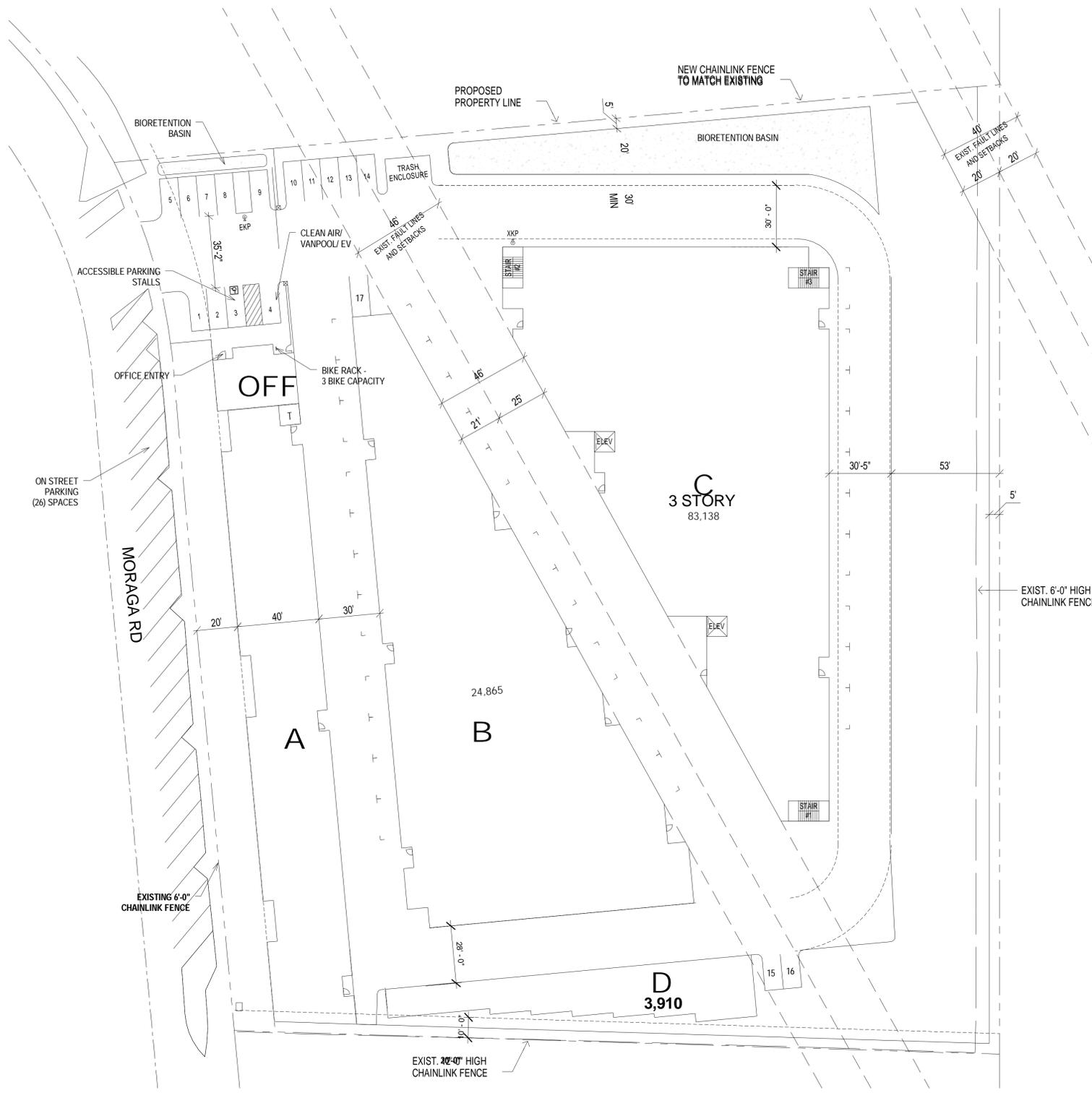
DATE
 1 Oct. 2020

SCALE:
 As indicated

SHEET
 CONTENT
 GENERAL
 INFO

DWG #

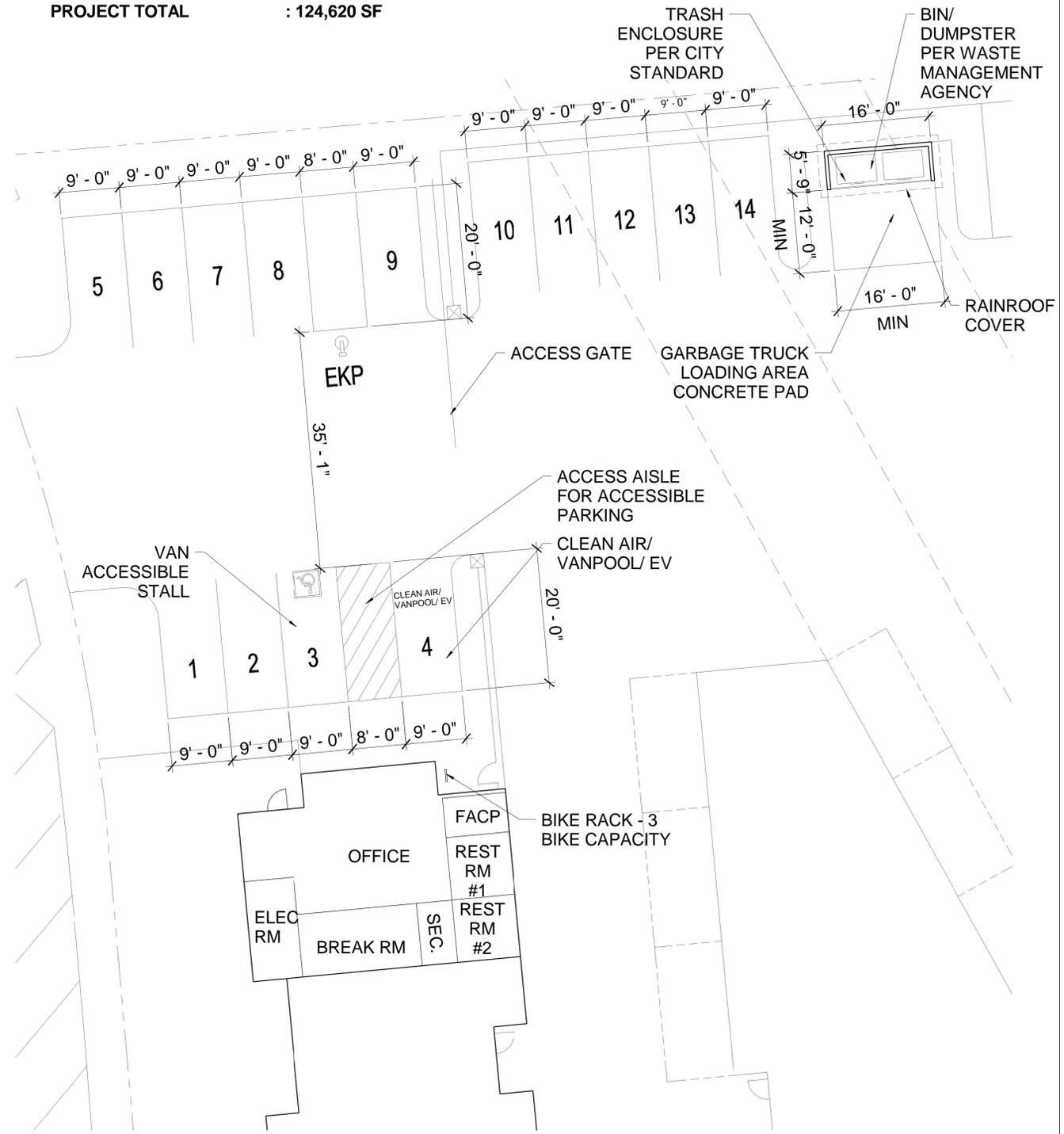
A.O.1



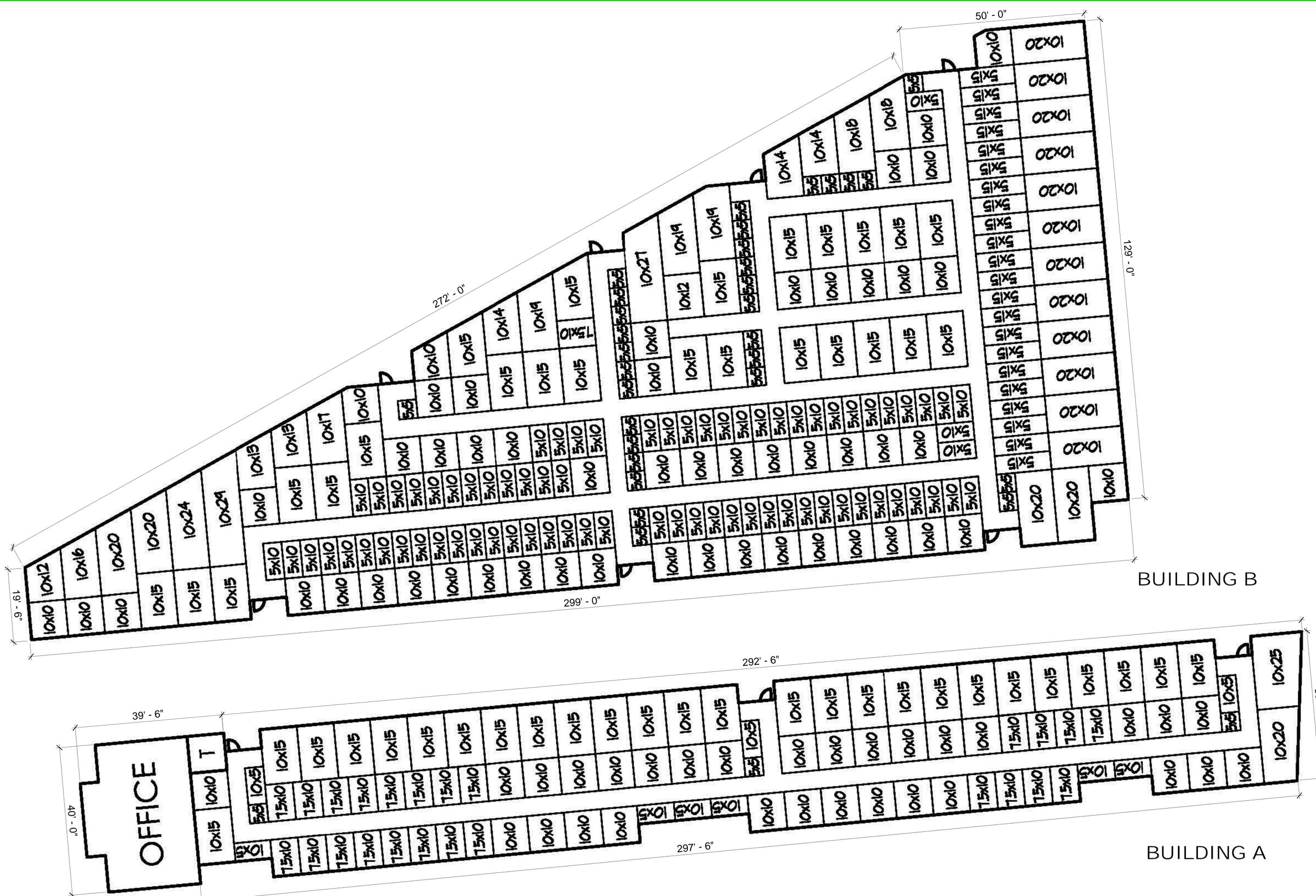
SITE PLAN
Scale 1" = 30'-0"

PARCEL DATA

BUILDING A (1 STORY)	: 11,607 SF
BUILDING B (1 STORY)	: 24,865 SF
BUILDING C (3 STORY)	: 83,138 SF
BUILDING D (1 STORY)	: 3,910 SF
SS SUBTOTAL	: 123,520 SF
OFFICE	: 1,100 SF
PROJECT TOTAL	: 124,620 SF

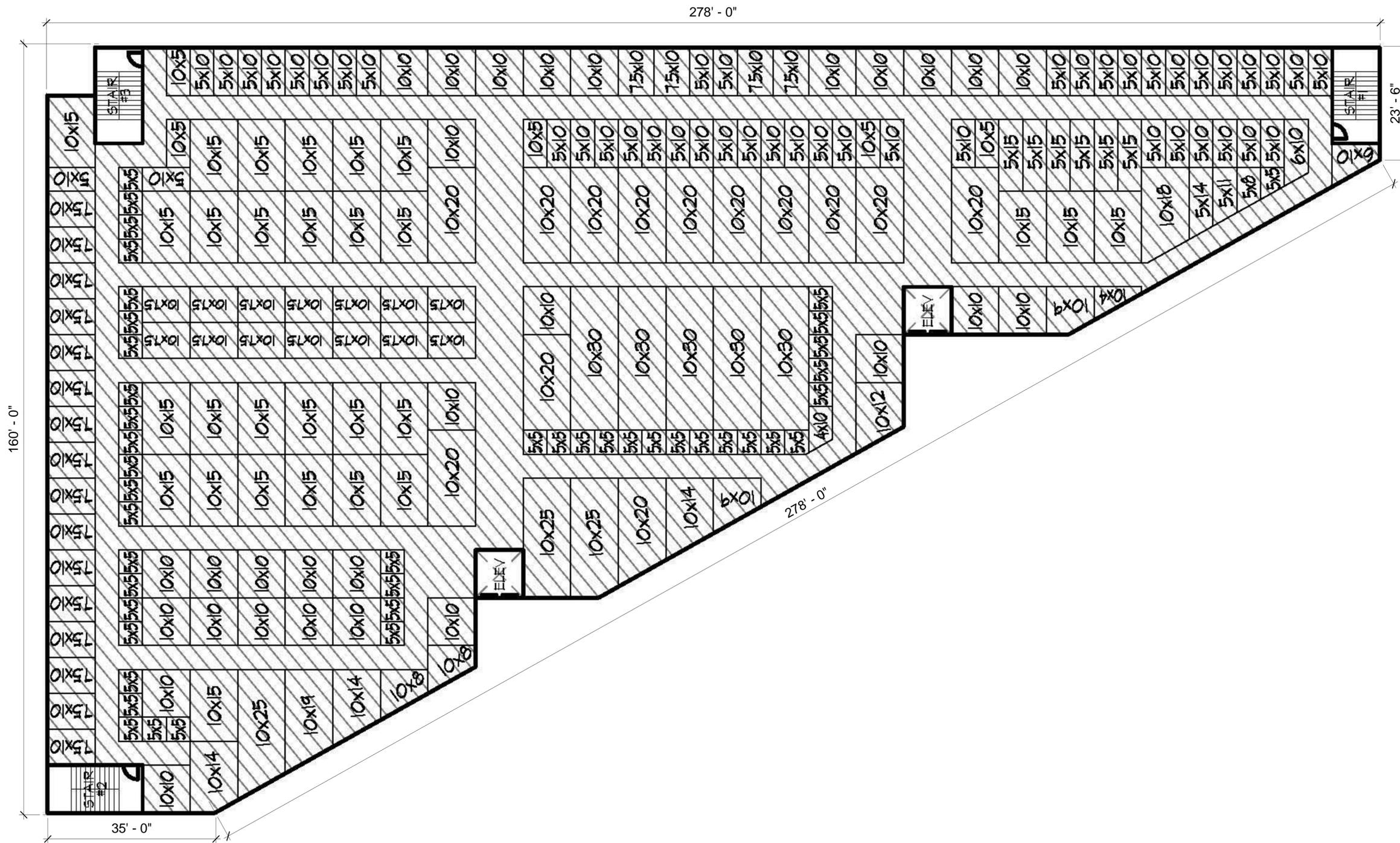


DETAILED PARKING PLAN
Scale 1" = 10'-0"



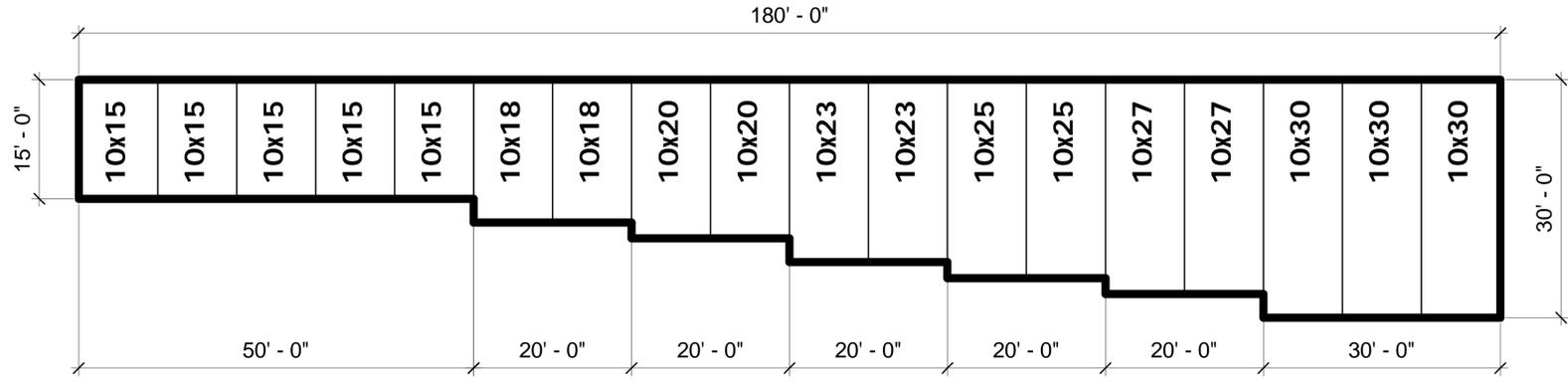
BUILDING A AND B FIRST FLOOR PLAN

Scale 3/32" = 1'-0"



BUILDING C SECOND FLOOR

Scale 3/32" = 1'-0"



BUILDING D FIRST FLOOR PLAN

Scale 3/32" = 1'-0"



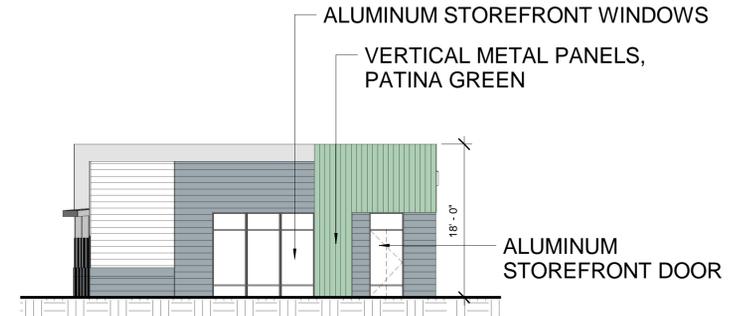
Building A - West Elevation

Scale 1" = 10'-0"



Building A - East Elevation

Scale 1" = 10'-0"



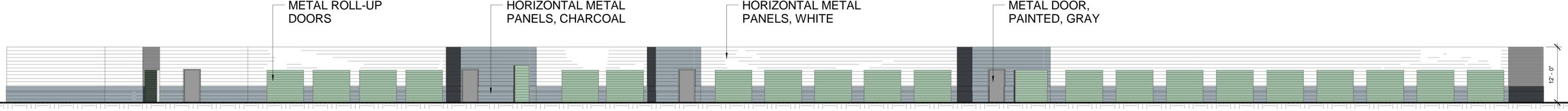
Building A - North Elevation

Scale 1" = 10'-0"



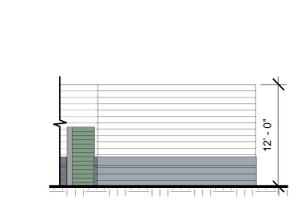
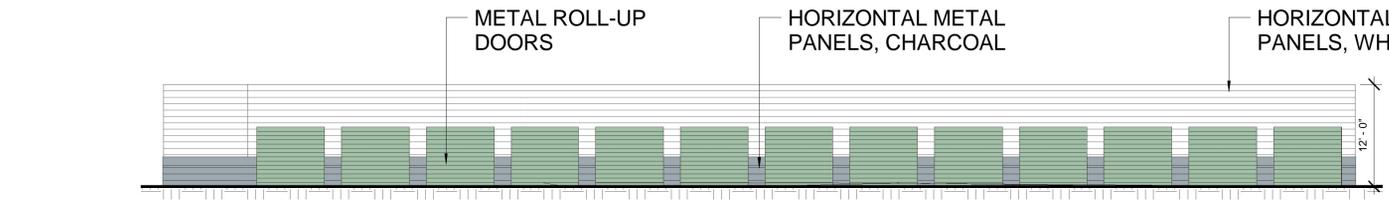
Building A - South Elevation

Scale 1" = 10'-0"



Building B - East Elevation

Scale 1" = 10'-0"

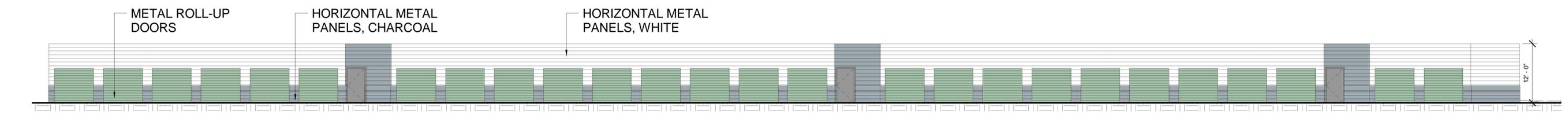


Building B - South Elevation

Scale 1" = 10'-0"

Building B - North Elevation

Scale 1" = 10'-0"



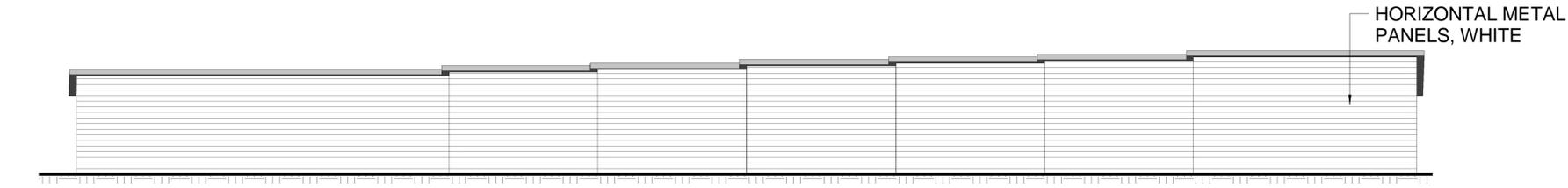
Building B - West Elevation

Scale 1" = 10'-0"



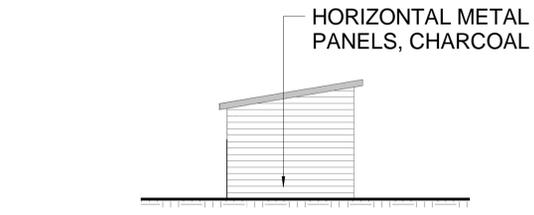
Building D - South Elevation

Scale 1" = 10'-0"



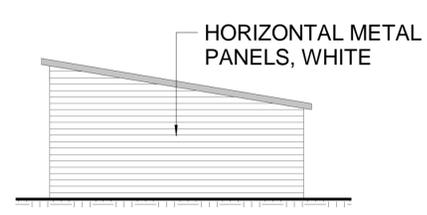
Building D - North Elevation

Scale 1" = 10'-0"



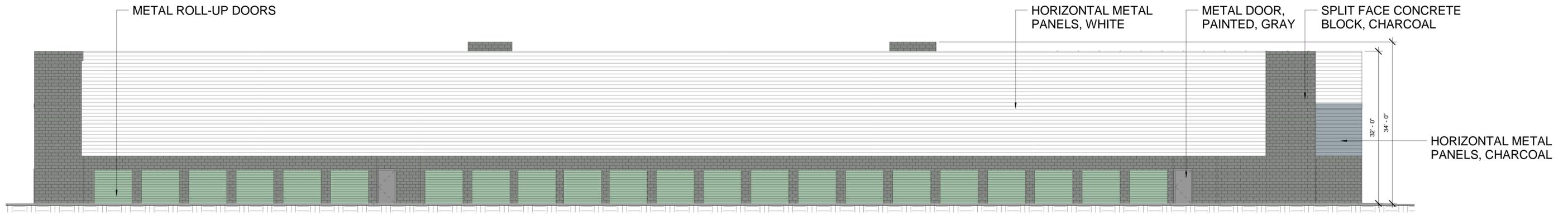
Building D - West Elevation

Scale 1" = 10'-0"



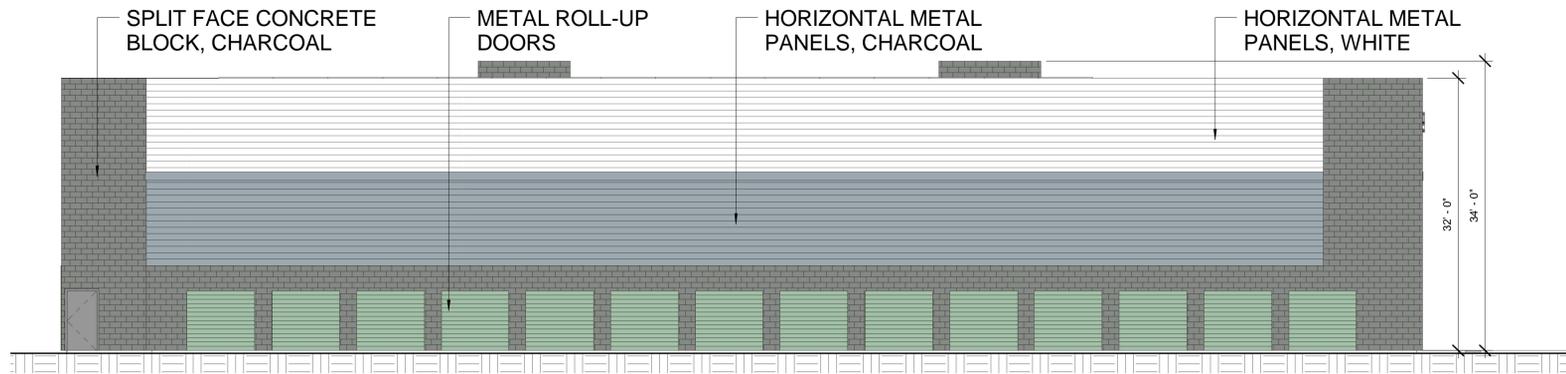
Building D - East Elevation

Scale 1" = 10'-0"



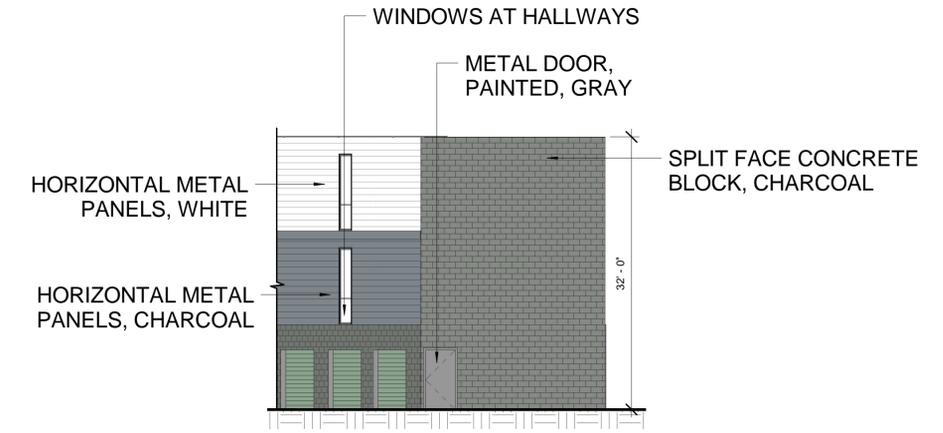
Building C - East Elevation

Scale 1" = 10'-0"



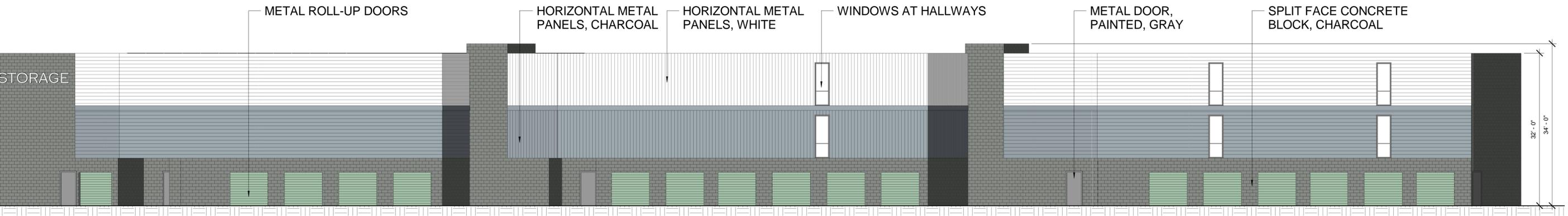
Building C - North Elevation

Scale 1" = 10'-0"



Building C - South Elevation

Scale 1" = 10'-0"

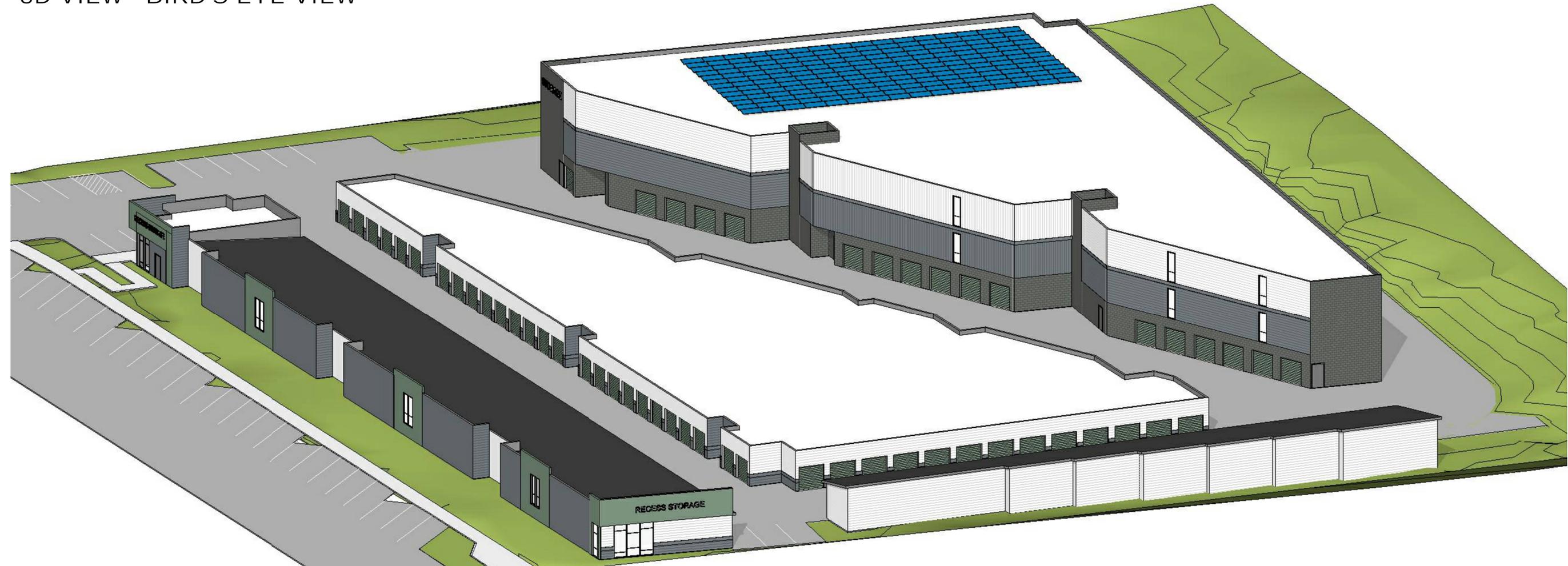


Building C - West Elevation

Scale 1" = 10'-0"



3D VIEW - BIRD'S EYE VIEW



3D VIEW - BIRD'S EYE VIEW



3D VIEW - STREET VIEW



3D VIEW - STREET VIEW

GENERAL CIVIL NOTES

GENERAL:

- ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE POLICE, FIRE AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
- LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM AT THEIR EXPENSE A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING ELEVATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPES SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR TO TAKE NECESSARY PRECAUTIONARY MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION. EXISTING AND PROPOSED DRAINAGE STRUCTURES TO BE TEMPORARILY COVERED WITH FILTER FABRIC OR EQUAL UNTIL SURROUNDING PAVEMENT IS INSTALLED.
- ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS, AND FILE THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON-SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR (MATERIALS AND INSTALLATION).
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THESE PLANS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS, OR EQUIPMENT. NOTIFY OWNER WHEN DISCOVERING ASBESTOS MATERIALS. REFER TO SPECIFICATION 'HAZARDOUS MATERIALS PROCEDURES AND CONTROL' AND 'HAZARDOUS MATERIALS ABATEMENT AND CONTROL.'
- THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- CONTRACTOR SHALL ARRANGE, INSTALL, AND PAY FOR ANY TEMPORARY UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, SEWER, WATER, ETC.. THE CONTRACTOR IS TO COORDINATE ANY SUCH UTILITY NEEDS WITH THE OWNER.
- ALL SITE AREAS SHALL BE GRADED AT 1% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
- ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES. HOHBACH-LEWIN ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, I.E. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2600.
- THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS, TO WITHIN 1" OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
- STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP, IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
- PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

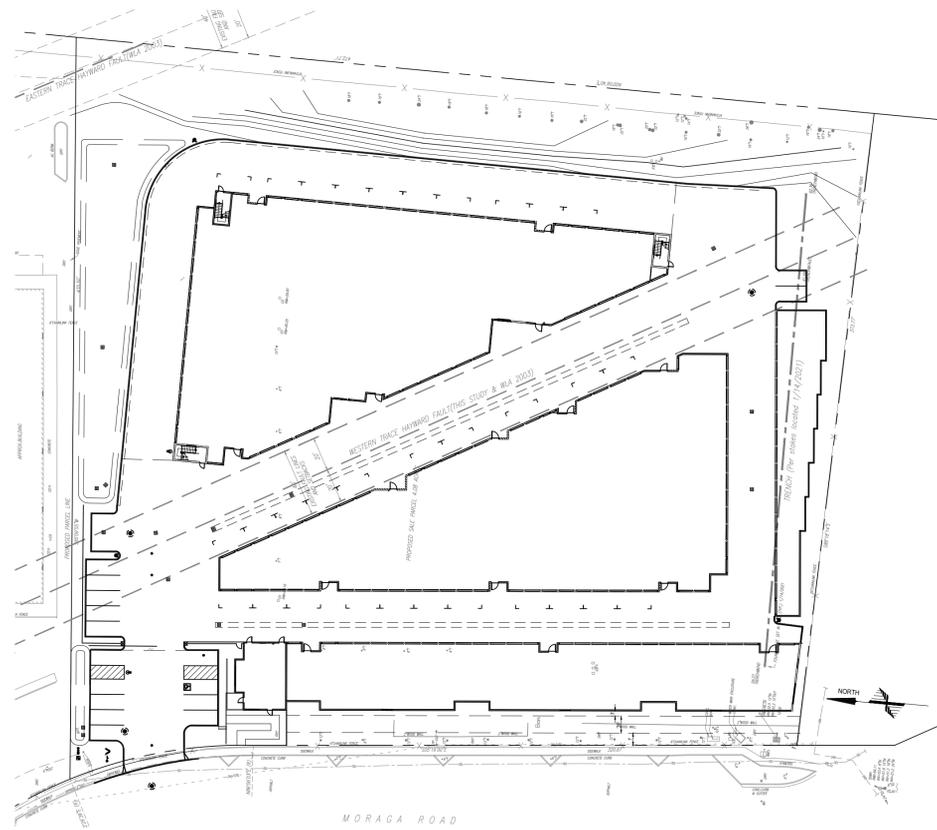
IMPROVEMENT PLANS

FOR

SELF-STORAGE FACILITY

2600 MORAGA ROAD

SAN PABLO, CA 94806



GENERAL NOTES CONTINUATION

GRADING NOTES:

- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

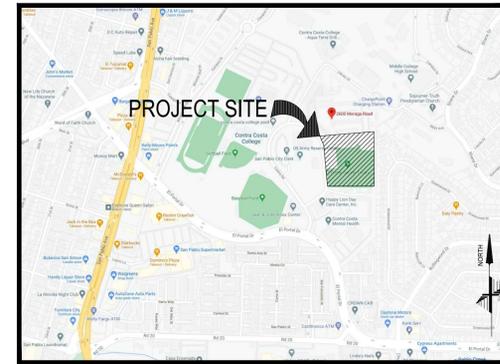
- THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, SIZES OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- UTILITY ABANDONMENT/REMOVAL: DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DISPOSE OF OFF-SITE. OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
- NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER, AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
- PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
- EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
- ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
- ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR H20 VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA GRATE.

ADA COMPLIANCE:

- ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ANY LOCAL OR STATE AMENDMENTS THEREOF.
- ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
- ALL NEW ENTRANCE WALKS TO THE BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL PLANS FOR RAILING REQUIREMENTS.
- LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
- RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30" VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AND LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
- MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALL SHALL BE 2%.

GEOTECHNICAL CRITERIA:

- ALL WORK INCLUDING GRADING, TRENCHING, COMPACTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
- ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.



VICINITY MAP

LEGEND

BOUNDARY LINES		
---	CENTER LINE	
---	EASEMENT LINE	
---	PROPERTY LINE	
---	ADJACENT PROPERTY LINE	
MISCELLANEOUS LINES		
---	SIDEWALK	
---	LIP OF GUTTER	
---	FENCE-WIRE	
---	BIORETENTION AREA	
UTILITY LINES		
---	ELECTRIC	
---	FIBER OPTIC	
---	FIRE SERVICE	
---	GAS LINE	
---	IRRIGATION LINE	
---	JOINT TRENCH	
---	NITROGEN GAS	
---	OVERHEAD	
---	RECYCLED WATER	
---	STORM DRAIN	
---	SANITARY SEWER	
---	TELEPHONE	
---	WATER	

UTILITY LEGEND

	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	BACKFLOW PREVENTER
	CATCH BASIN
	AREA DRAIN
	CLEANOUT TO GRADE
	FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ATT	AT&T
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BOW	BACK OF WALK
BW	BOTTOM OF WALL
BWFS	BOTTOM OF WALL/FINISHED SURFACE
C	CONCRETE
CATV	CABLE TV
CB	CATCH BASIN
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DI	DRAIN INLET
DS	DOWN SPOUT
E	ELECTRIC OR EAST
EW	EACH WAY
EX	EXISTING
(E)	EXISTING
ELEC	ELECTRIC
ESMT	EASEMENT
G	GAS
GB	GRADE BREAK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FM	FORCE MAIN
FS	FINISHED SURFACE
GRN	GROUND
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LT	LIGHT
M	MAPS
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OR	OF RECORD
PERF	PERFORATED PIPE
PGE	PACIFIC GAS & ELECTRIC
POC	POINT OF CONNECTION
PV	PAVEMENT
RC	RELATIVE COMPACTION
RW	RECYCLED WATER
RIM	RIM OF UTILITY OBJECT
S	SOUTH
SD	STORM DRAIN
SE	SOUTHEAST
SJWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SOUTHWEST
T	TREE
TC	TOP OF CURB
TW	TOP OF WALL
TWFS	TOP OF WALL/FINISHED SURFACE
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
W	WATER/WEST/WITH
WM	WATER METER
WTR	WATER
WV	WATER VALVE

SHEET INDEX

C1.0	COVER SHEET
C1.1	NOTES
C2.0	DEMOLITION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	PAVEMENT PLAN
C4.0	UTILITY PLAN
C4.1	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C6.0	DETAILS

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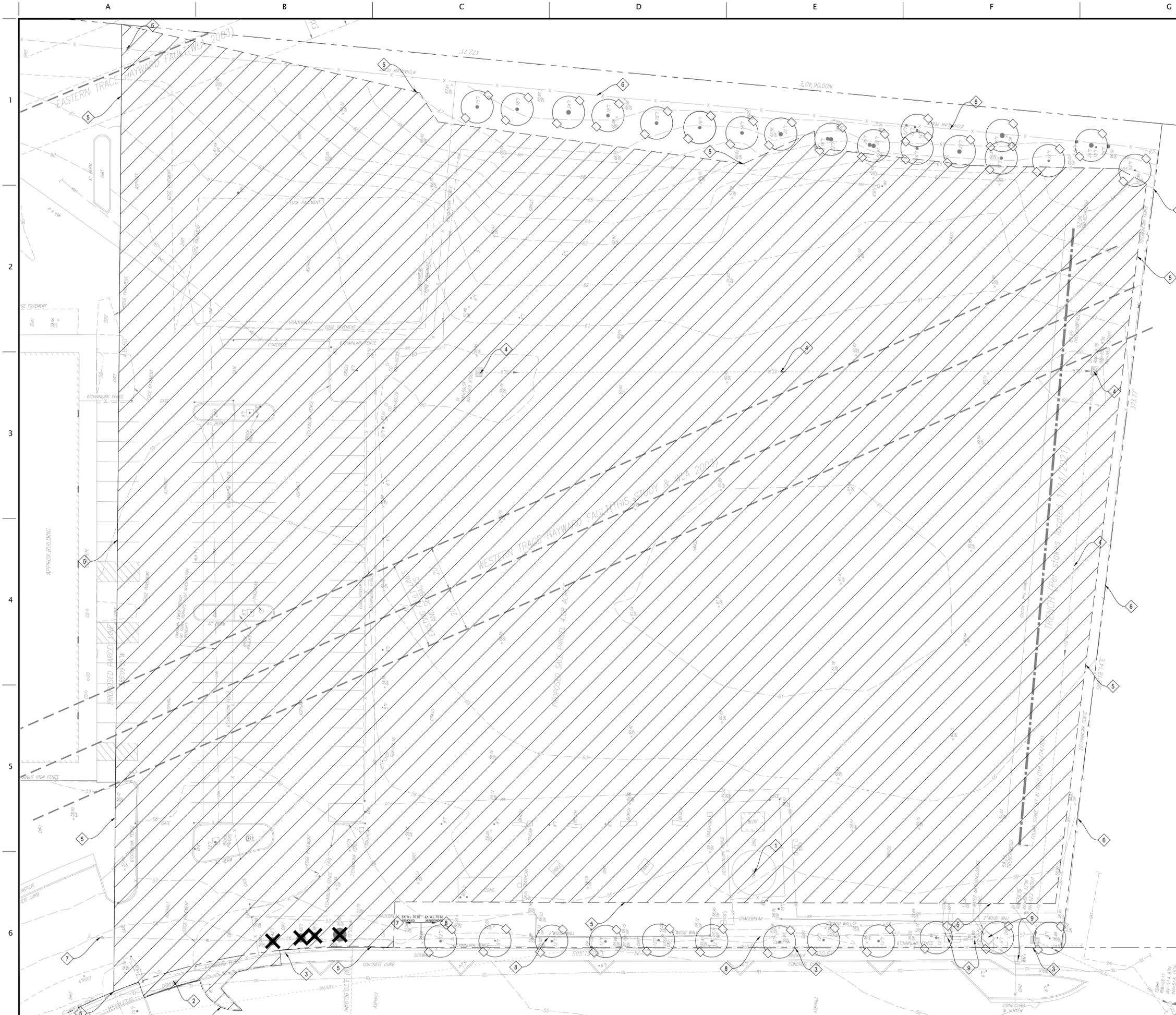


COVER SHEET
SELF-STORAGE FACILITY
2600 MORAGA ROAD
SAN PABLO, CA 94806

Date	2/22/2021
Scale	AS SHOWN
Drawn	GML, VAB
Checked	BJH
Job	14845.31
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C1.0





DEMOLITION LEGEND

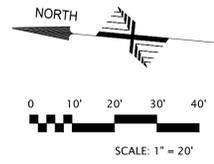
-  TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
-  DEMOLITION AREA - ALL SITE FEATURES WITHIN THIS AREA ARE TO BE REMOVED, UNLESS NOTED TO REMAIN.
-  EXISTING BUILDING STRUCTURE TO BE DEMOLISHED
-  TREE PROTECTION TREES TO REMAIN

DEMOLITION KEYNOTES

-  TANK TO BE REMOVED
-  EXISTING DRIVEWAY TO BE DEMOLISHED
-  EXISTING FENCE TO BE REMOVED
-  STORM DRAIN INLETS AND STORM DRAIN 8" LINE TO BE REMOVED
-  LIMIT OF WORK
-  EXISTING FENCE TO REMAIN
-  EXISTING WATERLINE TO BE REMOVED
-  EXISTING WATERLINE TO BE ABANDONED IN PLACE
-  EXISTING UTILITIES TO BE REMOVED

DEMOLITION NOTES

1. SEE ELECTRICAL PLANS FOR REMOVAL OR RELOCATION OF ALL ELEC/COMM CONDUITS, BOXES, LINE ETC.
2. SEE UTILITY PLAN FOR ALL NEW TIE-IN LOCATIONS AND ANY INSTANCES OF STORM, SANITARY SEWER, OR WATER BEING RELOCATED. ANY EXISTING UTILITIES NOT BEING USED ARE TO BE REMOVED.
3. ALL EXISTING SERVICES AND UTILITIES THAT ARE TO REMAIN OPERATIONAL SHALL BE RELOCATED AS NECESSARY.
4. ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE
7. CONTRACTOR TO COORDINATE WITH CITY PUBLIC WORKS DEPT. TO DETERMINE EXTENTS OF EXISTING SIDEWALK TO BE REMOVED.



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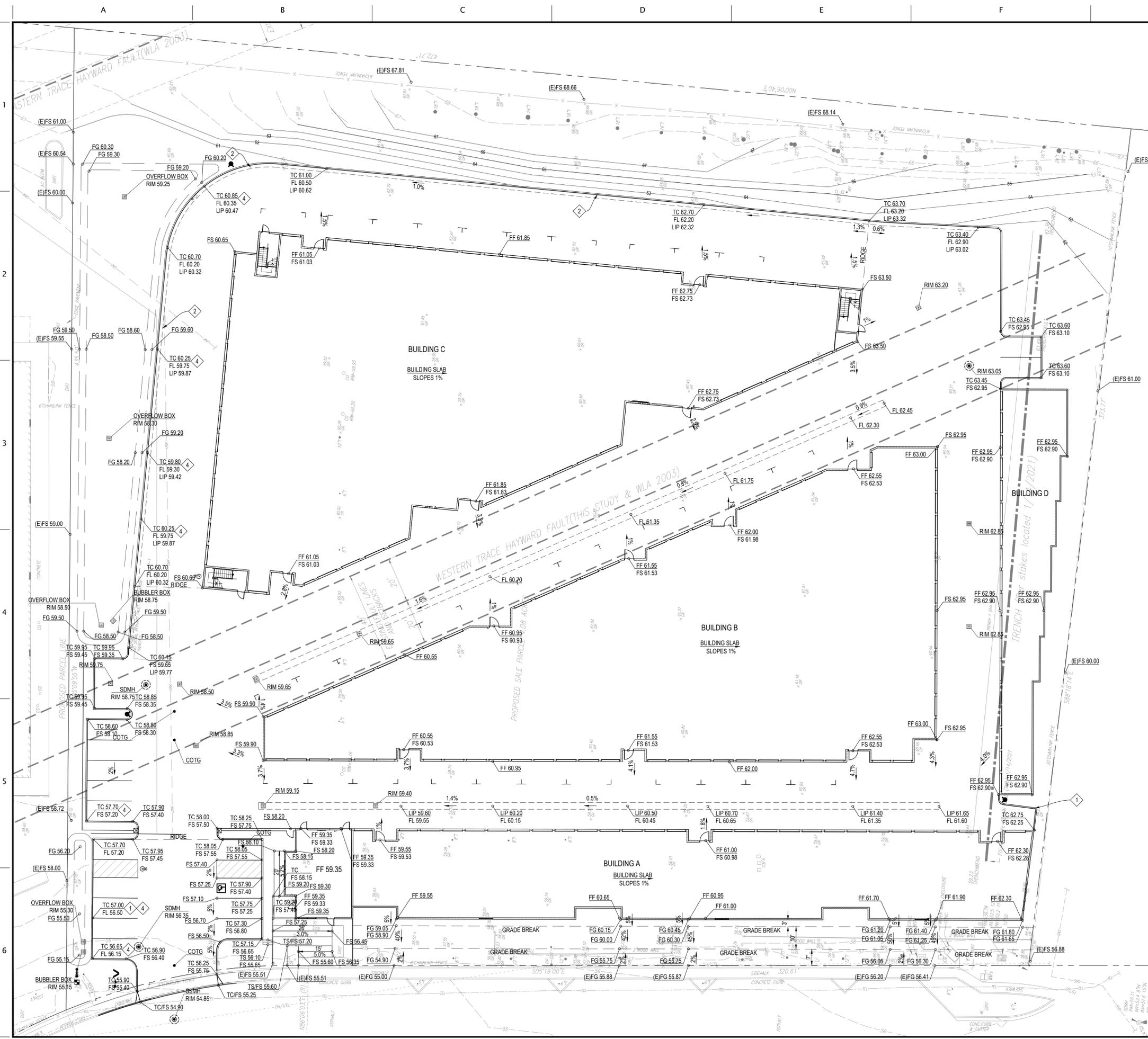
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DEMOLITION PLAN
SELF-STORAGE FACILITY
2600 MORAGA ROAD
SAN PABLO, CA 94806

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GRADING LEGEND

- XX.XX GRADE ELEVATION
- X% SLOPE AND DIRECTION

GRADING KEYNOTES

- 1 INSTALL NEW 6" CURB, SEE DETAIL 1/C6.0
- 2 INSTALL NEW CURB & GUTTER, SEE DETAIL 3/C6.0
- 3 INSTALL NEW FLUSH CURB, SEE DETAIL 2/C6.0
- 4 CURB BREAK, SEE DETAIL 4/C6.0

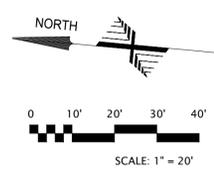
EARTHWORK QUANTITIES

TOTALS	CUT (CY)	FILL (CY)
	3,476 CY	2,305 CY

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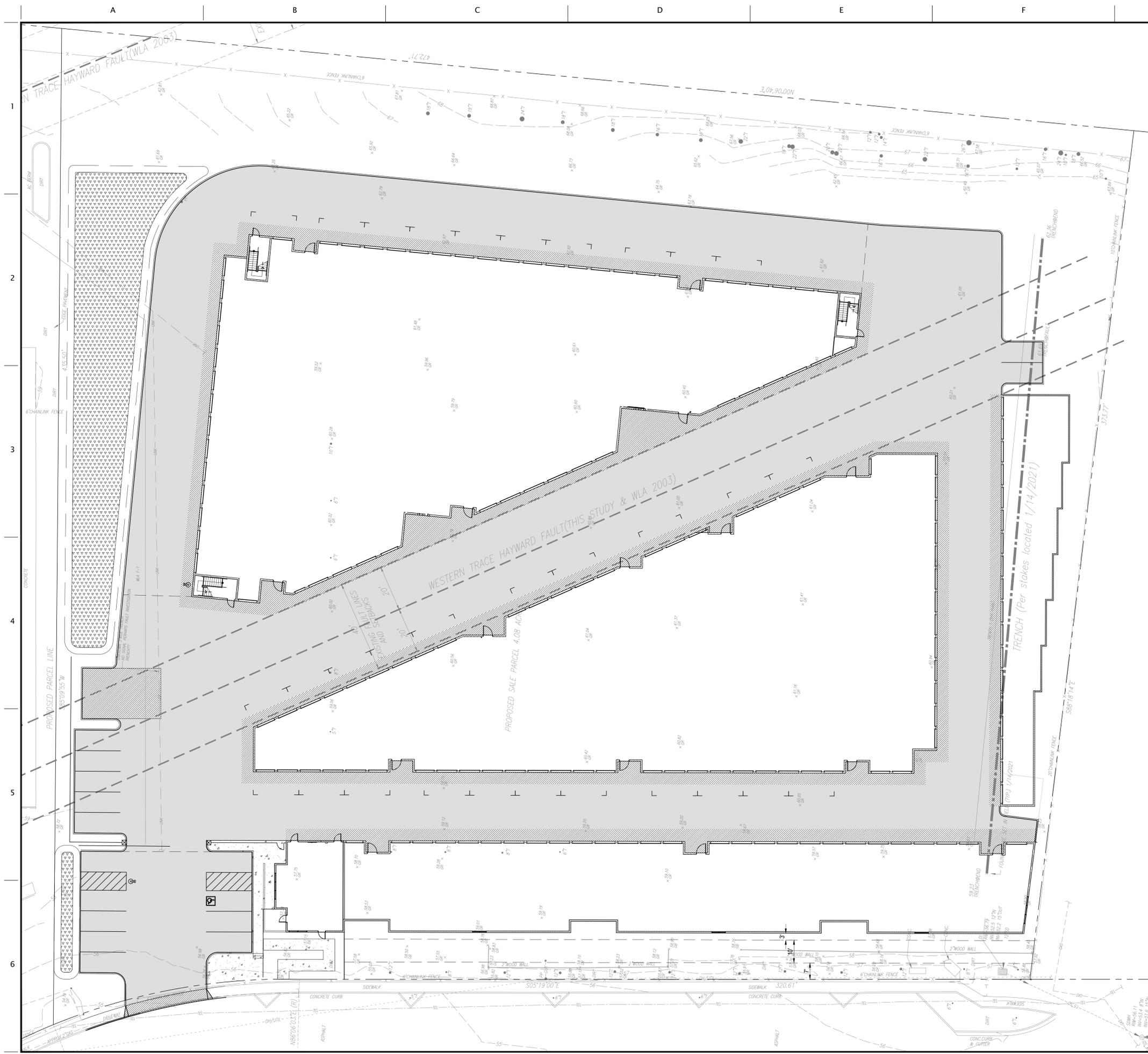
GRADING AND DRAINAGE PLAN
 SELF-STORAGE FACILITY
 2600 MORAGA ROAD
 SAN PABLO, CA 94806



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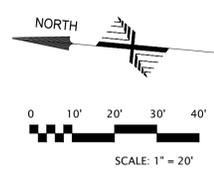
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C3.0



PAVEMENT LEGEND

- PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- CONCRETE PAVEMENT SURFACES TO HAVE 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 3,200 PSI. CONCRETE PAVING IN VEHICULAR TRAVEL AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.
-  SIDEWALK CONCRETE: 5" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 4" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.
 -  AC PAVEMENT: X" AC PAVEMENT OVER X" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER 90% R.C. COMPACTED NATIVE SOILS
 -  VEHICULAR CONCRETE: 6" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 6" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.
 -  LANDSCAPE AREA



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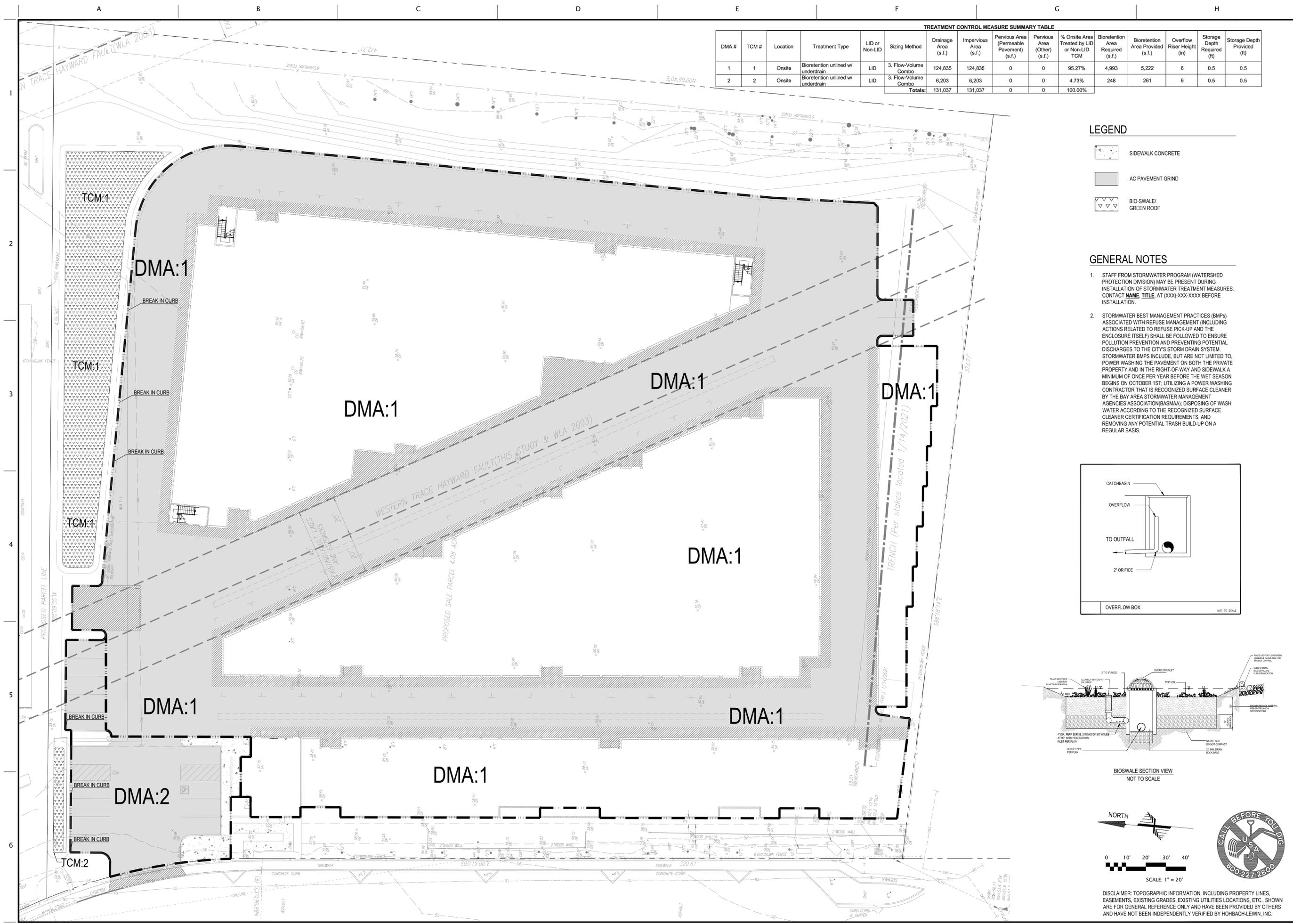
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PAVEMENT PLAN
SELF-STORAGE FACILITY
 2600 MORAGA ROAD
 SAN PABLO, CA 94806

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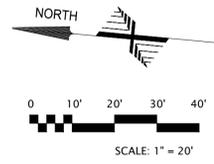
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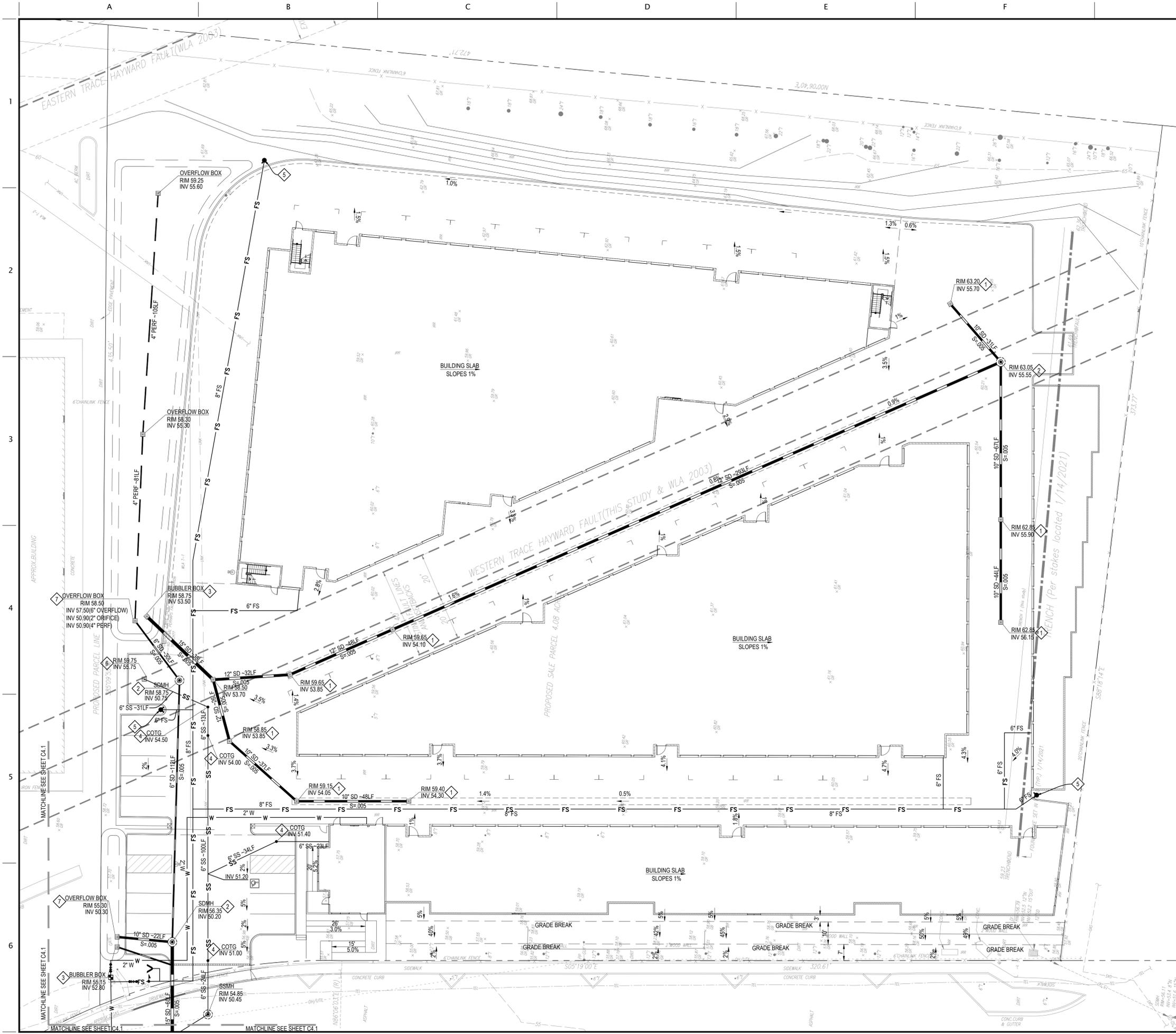
STORM WATER TREATMENT PLAN
SELF-STORAGE FACILITY
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 SAN PABLO, CA 94806

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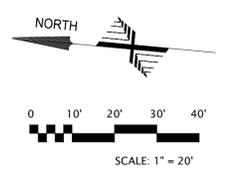
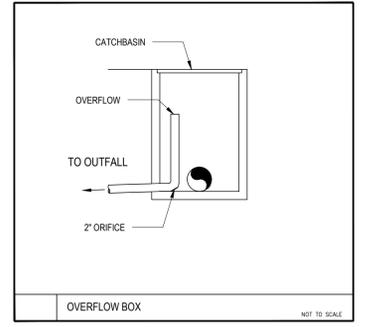
UTILITY LEGEND

	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	BACKFLOW PREVENTER
	CATCH BASIN
	AREA DRAIN
	CLEANOUT TO GRADE
	FIRE DEPARTMENT CONNECTION

UTILITY KEYNOTES

1	CATCH BASIN, SEE DETAIL 6/C6.0
2	STORM DRAIN MANHOLE, SEE DETAIL 7/C6.0
3	BUBBLER BOX, SEE DETAIL 5/C6.0
4	CLEANOUT TO GRADE, SEE DETAIL 11/C6.0
5	FIRE HYDRANT, SEE DETAIL 9/C6.0
6	TRASH ENCLOSURE SEWER DRAIN, SEE DETAIL 10/C6.0
7	OVERFLOW BOX, SEE DETAIL 8/C6.0

- ### UTILITY NOTES
- CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
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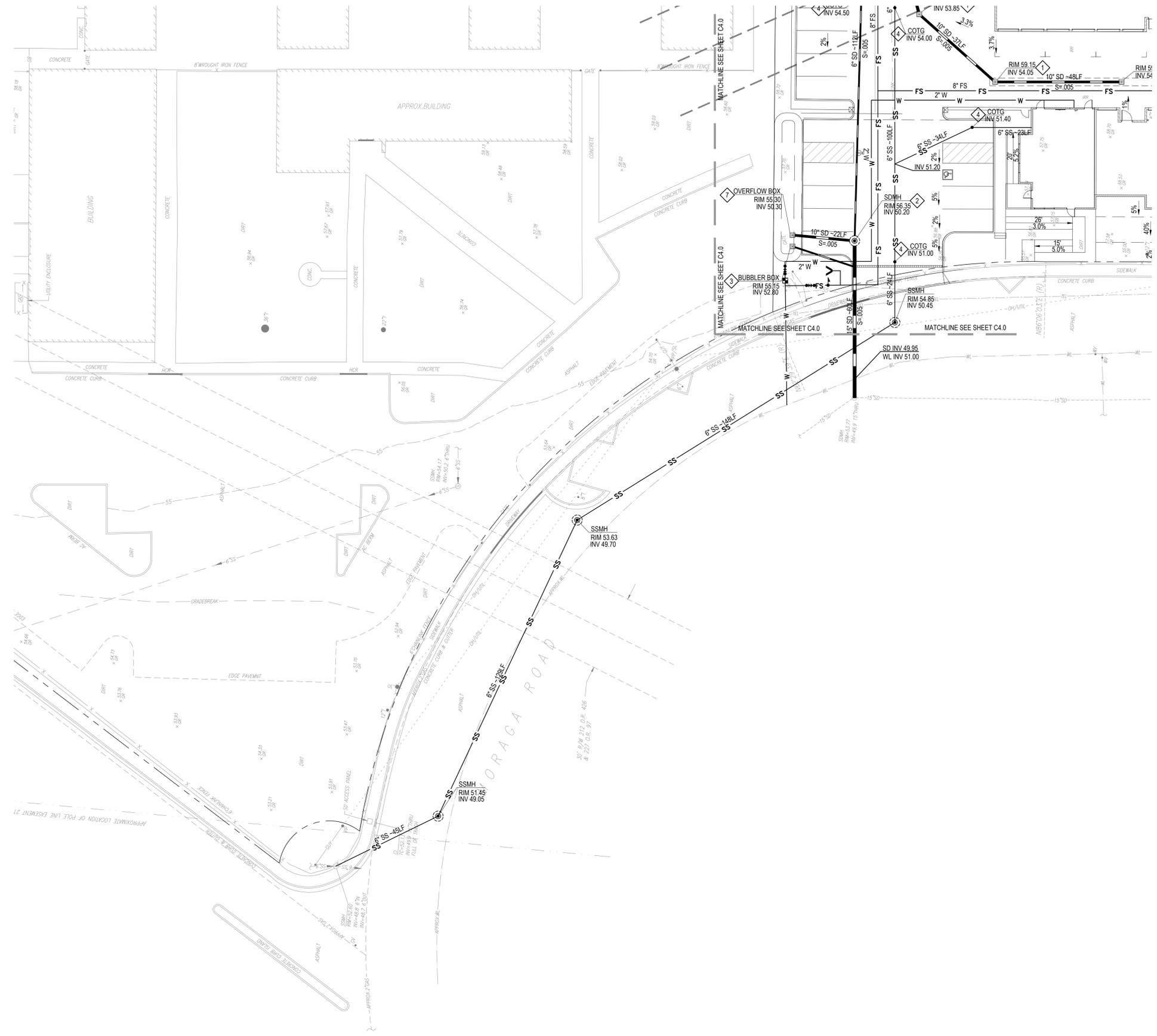
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UTILITY PLAN
 SELF-STORAGE FACILITY
 2600 MORAGA ROAD
 SAN PABLO, CA 94806

Date	2/22/2021
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UTILITY LEGEND

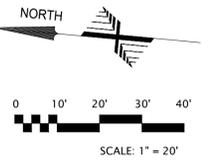
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- BACKFLOW PREVENTER
- CATCH BASIN
- AREA DRAIN
- CLEANOUT TO GRADE
- FIRE DEPARTMENT CONNECTION

UTILITY KEYNOTES

- 1 CATCH BASIN, SEE DETAIL 6/C6.0
- 2 STORM DRAIN MANHOLE, SEE DETAIL 7/C6.0
- 3 BUBBLER BOX, SEE DETAIL 5/C6.0
- 4 CLEANOUT TO GRADE, SEE DETAIL 11/C6.0
- 5 FIRE HYDRANT, SEE DETAIL 9/C6.0
- 6 TRASH ENCLOSURE SEWER DRAIN, SEE DETAIL 10/C6.0
- 7 OVERFLOW BOX, SEE DETAIL 8/C6.0

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
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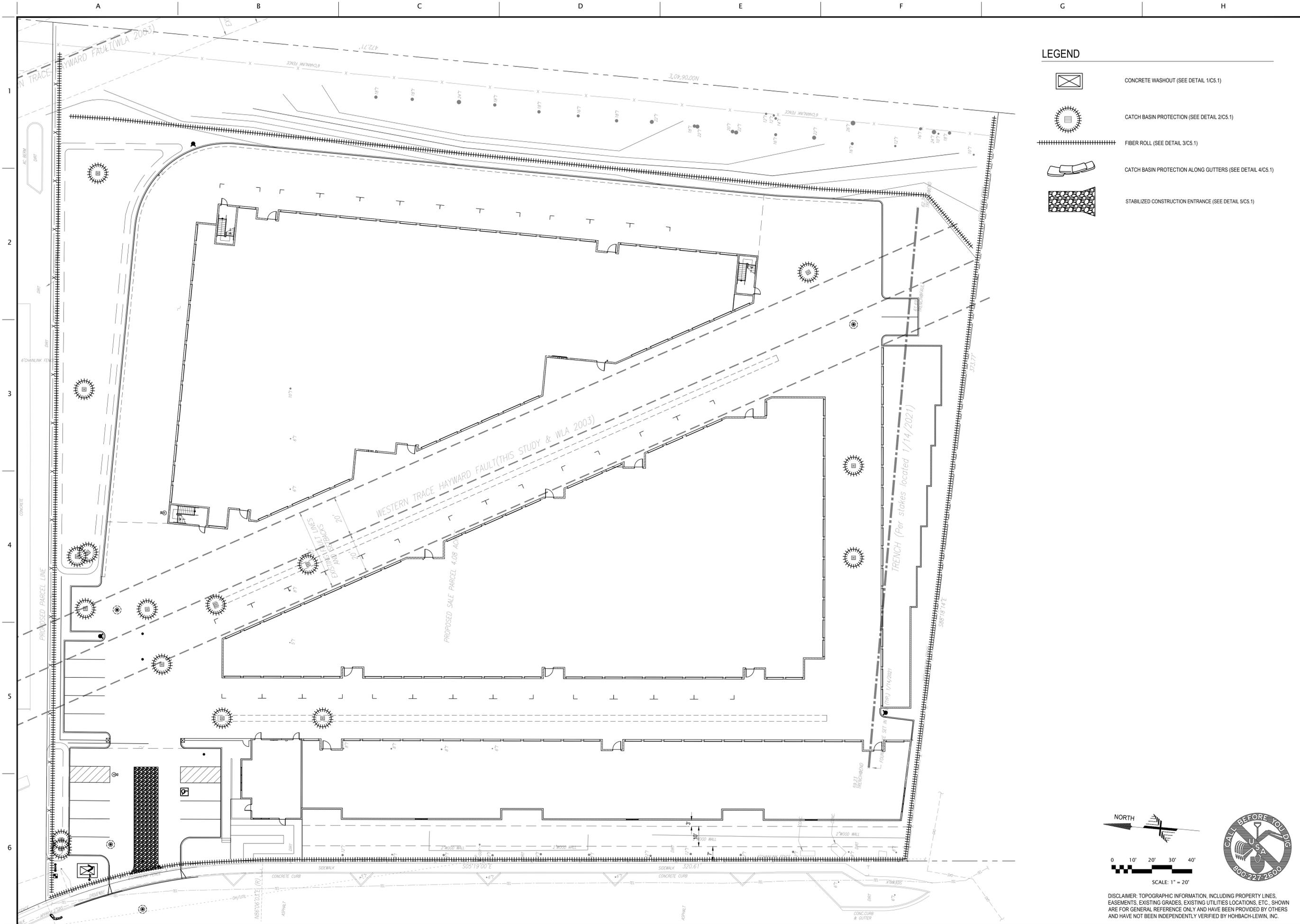
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UTILITY PLAN
 SELF-STORAGE FACILITY
 2600 MORAGA ROAD
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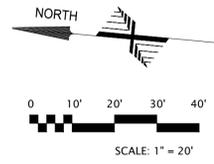
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C4.1



LEGEND

	CONCRETE WASHOUT (SEE DETAIL 1/C5.1)
	CATCH BASIN PROTECTION (SEE DETAIL 2/C5.1)
	FIBER ROLL (SEE DETAIL 3/C5.1)
	CATCH BASIN PROTECTION ALONG GUTTERS (SEE DETAIL 4/C5.1)
	STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL 5/C5.1)



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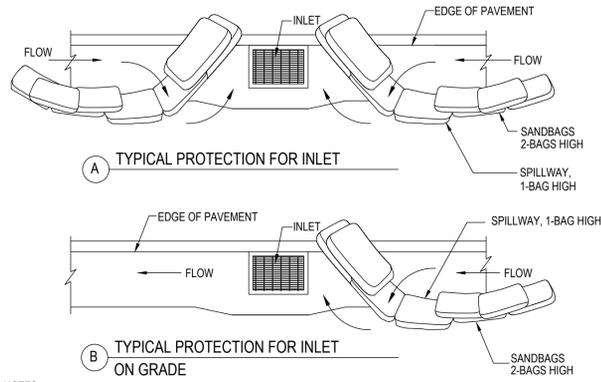
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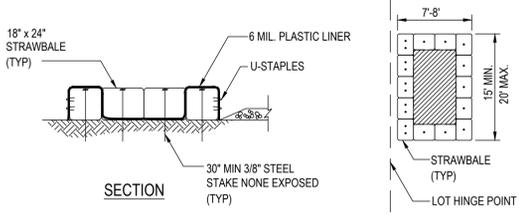
EROSION CONTROL PLAN
SELF-STORAGE FACILITY
2600 MORAGA ROAD
SAN PABLO, CA 94806

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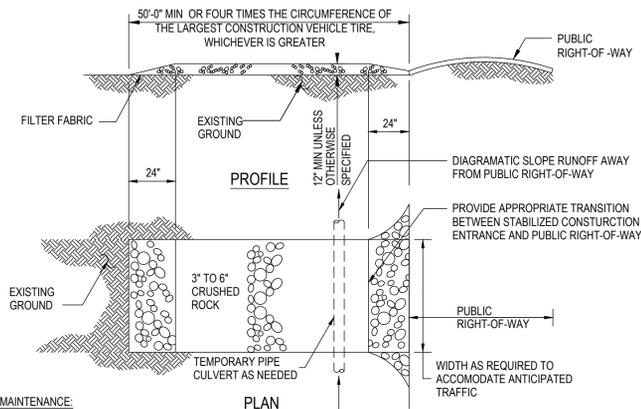
- NOTES:**
1. INTENDED FOR SHORT-TERM USE.
 2. USE TO INHIBIT NON-STORM WATER FLOW.
 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.



- NOTES:**
1. WHEN WASHING ON-SITE, USE DESIGNATED, BERMED WASH AREAS TO PREVENT WASHWATER CONTACT WITH STORM WATER, CREEKS, RIVERS, AND OTHER WATER BODIES. THE WASH AREA CAN BE SLOPED FOR WASH WATER COLLECTION AND SUBSEQUENT INFILTRATION INTO THE GROUND.
 2. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
 3. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

2

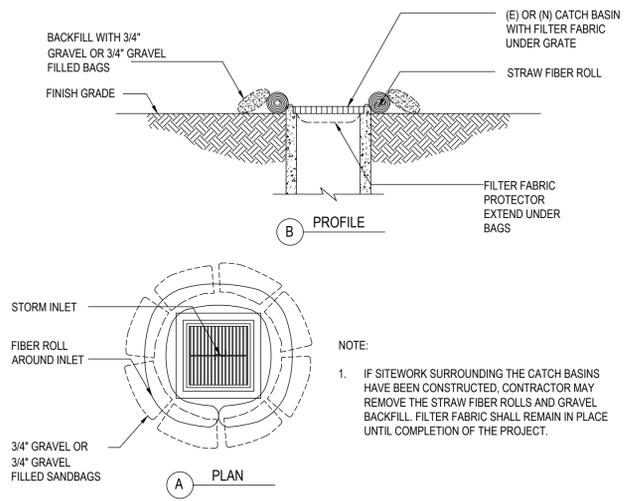
4 CATCH BASIN PROTECTION ALONG GUTTERS



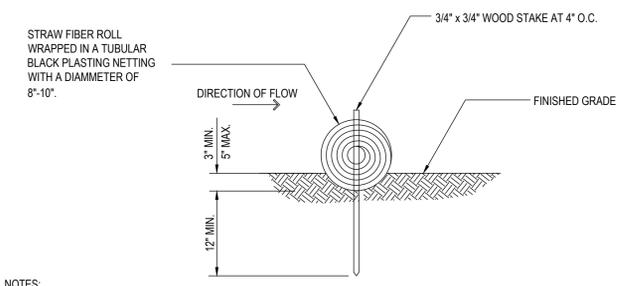
- MAINTENANCE:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AND REPAIR OR CLEAN OUT OF TRAPPED SEDIMENT.
 2. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5 STABILIZED CONSTRUCTION ENTRANCE

1 CONCRETE WASH AREA



2 CATCH BASIN PROTECTION (TYP.)



- NOTES:**
1. FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
 2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSIONS BY REDUCING SLOPE GRADIENT, IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
 3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3'-5" DEEP, DUG ON CONTOUR, RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3 FIBER ROLL

3

4

5

6

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EROSION CONTROL DETAILS
 SELF-STORAGE FACILITY
 2600 MORAGA ROAD
 SAN PABLO, CA 94806

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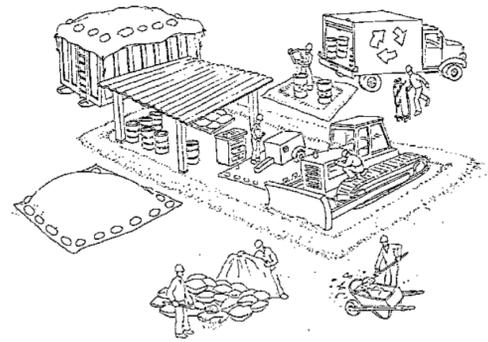
C5.1

Contra Costa Clean Water Program

Program Participants: Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, Walnut Creek, Contra Costa County and Contra Costa County Flood Control and Water Conservation District

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay and Delta. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will help ensure your compliance with local agency stormwater ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly. Cover dumpsters during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with local agency, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately!

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on-site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on-site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use straw bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, seed with fast-growing grasses or other appropriate erosion control measures.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the local agency.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call the local agency before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the local agency to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, straw bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with straw bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt or concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off-site.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain. If a suitable dirt area is not available, filter the wash water before discharging to a storm drain.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Local Agencies: Antioch (925) 779-7035; Brentwood (925) 516-5420; Clayton (925) 673-7300; Concord (925) 671-3127; Danville (925) 314-3300; El Cerrito (510) 215-4382; Hercules (510) 799-8242; Lafayette (925) 284-1951; Martinez (925) 372-3515; Moraga (925) 376-2590; Oakley (925) 625-7003; Orinda (925) 253-4231; Pinole (510) 724-8949; Pittsburg (925) 252-4920; Pleasant Hill (925) 671-5264; Richmond (510) 307-8091; San Pablo (510) 215-3066; San Ramon (925) 973-2610; Walnut Creek (925) 943-5834; Contra Costa County (925) 313-2259; Contra Costa Clean Water Program (925) 313-2392

Storm drain polluters may be liable for fines of up to \$10,000 per day plus \$10 per gallon!

DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC., SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

NO.	DATE	REVISIONS

HOHBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 260 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-5930, Fax (650) 617-5932



BMP
 SELF-STORAGE FACILITY
 2600 MORAGA ROAD
 SAN PABLO, CA 94806

Date	2/22/2021
Scale	AS SHOWN
Drawn	GML, VAB
Checked	BJH
Job	14845.31
Sheet	

C7.0

Recess Self Storage

2600 Moraga Road
San Pablo, California



Recess Self Storage
2600 Moraga Road
San Pablo, California

BIDDERS REPRESENTATION:

1. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

APPLICABLE CODES & ORDINANCES:

2. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE UNIFORM BUILDING CODE, AND OTHER APPLICABLE REGULATIONS AND CONDITIONS OF APPROVAL OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.

INTENT AND SCOPE OF WORK:

3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COVERED IN THE CONTRACT DOCUMENTS WILL NOT BE REQUIRED UNLESS IT IS CONSISTENT THEREWITH AND IS REASONABLY INFERRABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. WORDS AND ABBREVIATIONS WHICH HAVE WELL KNOWN TECHNICAL OR TRADE MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.

4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE.

5. SHOULD EITHER THE DRAWINGS AND THE SPECIFICATIONS, OR ANY PARTICULAR SPECIFICATION CONTRADICT EACH OTHER IN ANY POINT, OR REQUIRE CLARIFICATIONS, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO THE SUBMISSION OF BIDS, OTHERWISE THE LANDSCAPE ARCHITECT'S INTERPRETATION WILL GOVERN THE PERFORMANCE OF THE WORK, AND NO ALLOWANCE SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE ON HIS PART IN THIS CONNECTION.

6. PROSPECTIVE CONTRACTORS AND SUBCONTRACTORS SHALL SECURE ALL DATA AT THE SITE OF THE PROPOSED CONSTRUCTION, SUCH AS GRADES OF LOT, CONVENIENCE OF RECEIVING AND SORTING MATERIALS, LOCATION OF PUBLIC SERVICES, AND OTHER INFORMATION WHICH WILL HAVE A BEARING ON MAKING THEIR PROPOSALS OR ON THE EXECUTION OF THE WORK IF AWARDED THE CONTRACT, AND NO ALLOWANCE WILL BE MADE FOR FAILURE OF THE CONTRACTOR TO OBTAIN SUCH ON-SITE INFORMATION PRIOR TO BIDDING.

7. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR PROPER ADJUSTMENT, AND IN NO CASE PROCEED WITH THE WORK IN UNCERTAINTY WITH INSUFFICIENT DRAWINGS. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ASSIST THE LANDSCAPE ARCHITECT IN MAKING THEIR EVALUATION AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES AND PHOTOGRAPHS SUFFICIENT TO CLEARLY

DESCRIBE DISCREPANCIES, CONFLICTS AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING THE WORK. THE GENERAL CONTRACTOR SHALL FURTHER ASSIST BY PROVIDING IN A TIMELY MANNER PROPOSED SOLUTIONS TO UNANTICIPATED EXISTING CONDITIONS.

8. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT AND IN THE PROPOSED CONSTRUCTION BUILDING OR SITE OR SURROUNDINGS. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWING. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND, SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR HIS CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.

9. CONTRACTORS SHALL FOLLOW SIZES IN SPECIFICATIONS OR FIGURES ON DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS, AND FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS, AND FOLLOW ACTUAL FIELD CONDITIONS.

10. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIOUS AND SO CONSTRUCTED.

11. FURNISH, INSTALL AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL REQUIRED BARRICADES, WARNING SIGNS, AND OTHER TEMPORARY CONSTRUCTION NECESSARY FOR PROPER COMPLETION OF THE WORK IN COMPLIANCE WITH ALL PERTINENT SAFETY AND OTHER REGULATIONS.

SUBSTITUTIONS:

13. ANY SUBSTITUTIONS FOR MATERIALS CALLED OUT IN THESE PLANS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER AND LANDSCAPE ARCHITECT SAID SUBSTITUTIONS SHALL BE ACCOMPLISHED BY CONTRACTOR SUBMITTING SETS OF SHOP DRAWINGS, AND/OR CATALOG CUTS, TO OWNER FOR APPROVAL. NO WORK TO INSTALL SUBSTITUTIONS SHALL COMMENCE UNTIL CONTRACTOR RECEIVES 1 COPY OF SAID SHOP DRAWINGS, AND/OR CATALOG CUTS STAMPED "APPROVED" AND SIGNED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

PRODUCT INSTALLATION AND QUALITY ASSURANCE:

14. MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE REQUIREMENTS OF SPECIFICALLY NAMED CODES OR STANDARDS. UNLESS OTHERWISE SPECIFIED OR NOTED ON DRAWINGS, ALL PRODUCTS PROVIDED AND/OR INSTALLED IN THIS PROJECT SHALL BE TRANSPORTED, HANDLED, STORED, PROTECTED, AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS RESULTING IN THE HIGHEST QUALITY INSTALLATION. WORK SHALL BE PERFORMED BY SPECIALISTS AND SHALL BE STRAIGHT, PLUMB AND LEVEL, OR WITHIN SPECIFIED TOLERANCES IF INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANLINESS AND PUBLIC SAFETY OF THE PROJECT WORK AREA. CLEAN THE JOBSITE DAILY AND PROVIDE A THROUGH FINAL CLEANING. ALL SURFACES ADJACENT TO THE WORK AREA SHALL BE LEFT IN CONDITION EQUAL TO, OR BETTER THAN PRIOR TO THE PROJECT.

STORAGE:

15. PROTECT MATERIALS FROM MOISTURE AND OTHER DAMAGE. DO NOT USE DAMAGED MATERIAL; ALLOCATE AVAILABLE STORAGE AREAS AND

COORDINATE USE AS APPROVED BY OWNER. ASSUME RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS UNDER THIS CONTRACT, STORED AND INSTALLED ON SITE.

UTILITIES:

16. ARRANGE FOR TEMPORARY AND PERMANENT CONNECTION TO UTILITY SERVICES. CONTRACTOR SHALL PAY CONNECTION FEES AND OTHER UTILITY COSTS.

LAYOUT OF WORK:

17. EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO BIDDING AND BEFORE FABRICATION OR INSTALLATION. BE RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK, AND FOR LINES AND MEASUREMENTS. VERIFY THE FIGURES SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND REPORT ERRORS, OR INACCURACIES, TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK. THE LANDSCAPE ARCHITECT WILL, IN NO CASE, ASSUME THE RESPONSIBILITY FOR LAYING OUT THE WORK.

LOCATIONS OF PLANT MATERIALS AND IRRIGATION PIPING:

18. DRAWINGS ARE DIAGRAMMATIC (DO NOT SCALE DRAWINGS). IF JOB CONDITIONS DO NOT PERMIT INSTALLATIONS AS SHOWN, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND RELOCATION WILL BE DETERMINED. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR RELOCATING ALL ITEMS WITHOUT FIRST OBTAINING THE LANDSCAPE ARCHITECT'S APPROVAL, AND SHALL REMOVE AND RELOCATE SUCH ITEMS AT CONTRACTOR'S EXPENSE, IF DIRECTED.

TEMPORARY FACILITIES (PAID BY CONTRACTOR):

19. FURNISH, INSTALL AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL TEMPORARY FACILITIES NECESSARY FOR PROPER COMPLETION OF THE WORK IN COMPLIANCE WITH ALL PERTINENT SAFETY AND OTHER REGULATIONS (INCLUDES HEAT, POWER, WATER, FIELD OFFICE, PORTABLE TOILET, TELEPHONE, BARRICADES, WARNING SIGNS, FENCING, SCAFFOLDING AND REFUSE DISPOSAL, WEATHER-TIGHT ENCLOSURES AS REQUIRED TO PROTECT WORK).

CLEANING:

20. PROPERLY CONTAINERIZE AND DISPOSE OF ALL PROJECT DEBRIS AND WASTE MATERIAL. KEEP SITE IN NEAT AND ORDERLY CONDITION. PRIOR TO PROJECT CLOSE-OUT THOROUGHLY CLEAN ALL SURFACES INTERIOR AND EXTERIOR TO THE ACCEPTANCE OF THE OWNER.

BACKING:

21. PROVIDE BACKING AS REQUIRED FOR EQUIPMENT AND FIXTURES.

SUBMITTALS:

22. SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION TO OWNERS FOR APPROVAL FOR MECHANICAL SYSTEMS, SPRINKLER SYSTEMS, ELECTRICAL FIXTURES, AND ALL FINISH MATERIALS, AND AS NOTED ON THE DRAWINGS.



Vicinity Map

General Notes

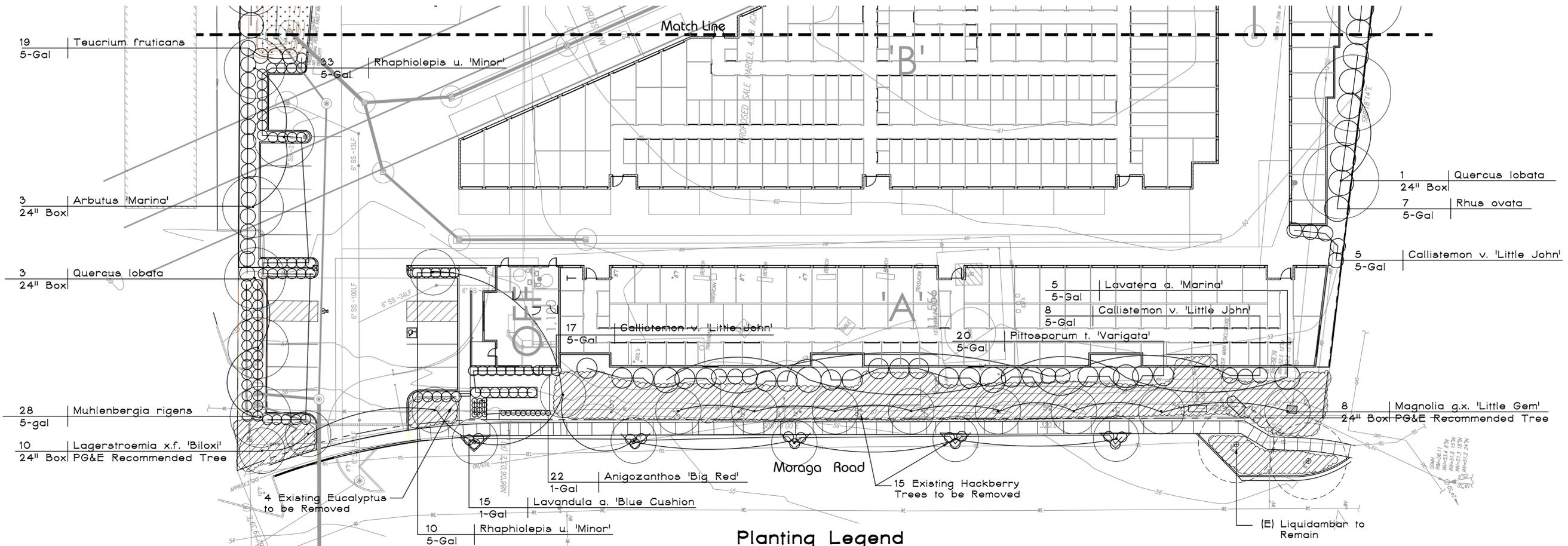
Cover Sheet

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job no: 0102020

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L.0
of 4 sheets

L.0	Cover Sheet
L.1 - L.2	Planting Plans
L.3	Details
L.4	Planting Specifications
I.1	Irrigation Plan & Legend
I.2	Irrigation plan & Notes
I.3 - I.5	Irrigation Details
I.4	Water Use & Schedules
I.5	Irrigation Specifications
Index of Drawings	



Planting Notes

- Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractor's convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
- Contractor to install root barriers per detail on sheet L3 on all trees within parking strip.
- Contractor shall submit soil samples to a Soils and Plant Laboratory and amend soil in accordance with the soils report.
- Contractor shall install 3" Bark Mulch in all planting areas
- See Sheet L3 for ground cover detail for "Plant Quantity Diagram".
- See Sheet L3 and L4 for Landscape Details and Specifications.
- TOTAL LANDSCAPE AREA: 37,186s.f.

Planting Legend

QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATE-USE	HEIGHT	WIDTH
TREES:						
9	24" Box	Arbutus 'Marina'	NCN	Low	20-40'	20-40'
18	24" Box	Cercis occidentalis	WESTERN REDBUD	Low	10-18'	10-18'
10	24" Box	Lagerstroemia xf 'Biloxi'	CAPE MYRTLE	Low	20'	20'
8	24" Box	Magnolia g.x. 'Little Gem'	LITTLE GEM MAGNOLIA	Moderate	20'	10-15'
13	24" Box	Pistacia chinensis	CHINESE PISTACHE	Low	30-60'	30-60'
8	24" Box	Quercus lobata	VALLEY OAK	Low	70'	70'
3	24" Box	Shinus molle	CALIFORNIA PEPPER	Low	25-40'	25-40'
SHRUBS:						
51	5-Gal	Rhus Ovata	NCN	Low	8-10'	8-10'
31	5-Gal	Salvia m. 'Hot lips'	NCN	Low	1.5-2'	1.5-2'
29	5-Gal	Teucrium fruticans	GERMANDER	Low	4'-8'	4'-8'
9	5-Gal	Lavatera a. 'Maritima'	TREE MALLOW	Low	6-8'	6-8'
45	5-Gal	Rhaphiolepis u. 'Minor'	YEDDA HAWTHORN	Low	3-4'	3-4'
28	5-Gal	Muehlenbergia rigens	DEER GRASS	Low	4'	4'
15	1-Gal	Lavandula s. 'Blue Cushion'	NCN	Low	1.5'	2'
22	1-Gal	Anigozanthos 'Big Red'	KANGAROO PAW	Low	1.5'	1.5'
37	5-Gal	Callistemon v. 'Little John'	NCN	Low	3'	3'
20	5-Gal	Pittosporum t. 'Varigata'	NCN	Moderate	5-10'	5-10'
GROUND COVER:						
	1-Gal	Arctostaphylos e. 'Carmel Sur'	MANZANITA 5,960 s.f.	Low	Plant @ 4' o.c.	
	Sod	Bioretention Sod (Delta Bluegrass)	14,384 s.f.	Low		





Recess Self Storage
 2600 Moraga Road
 San Pablo, California

Planting Plan

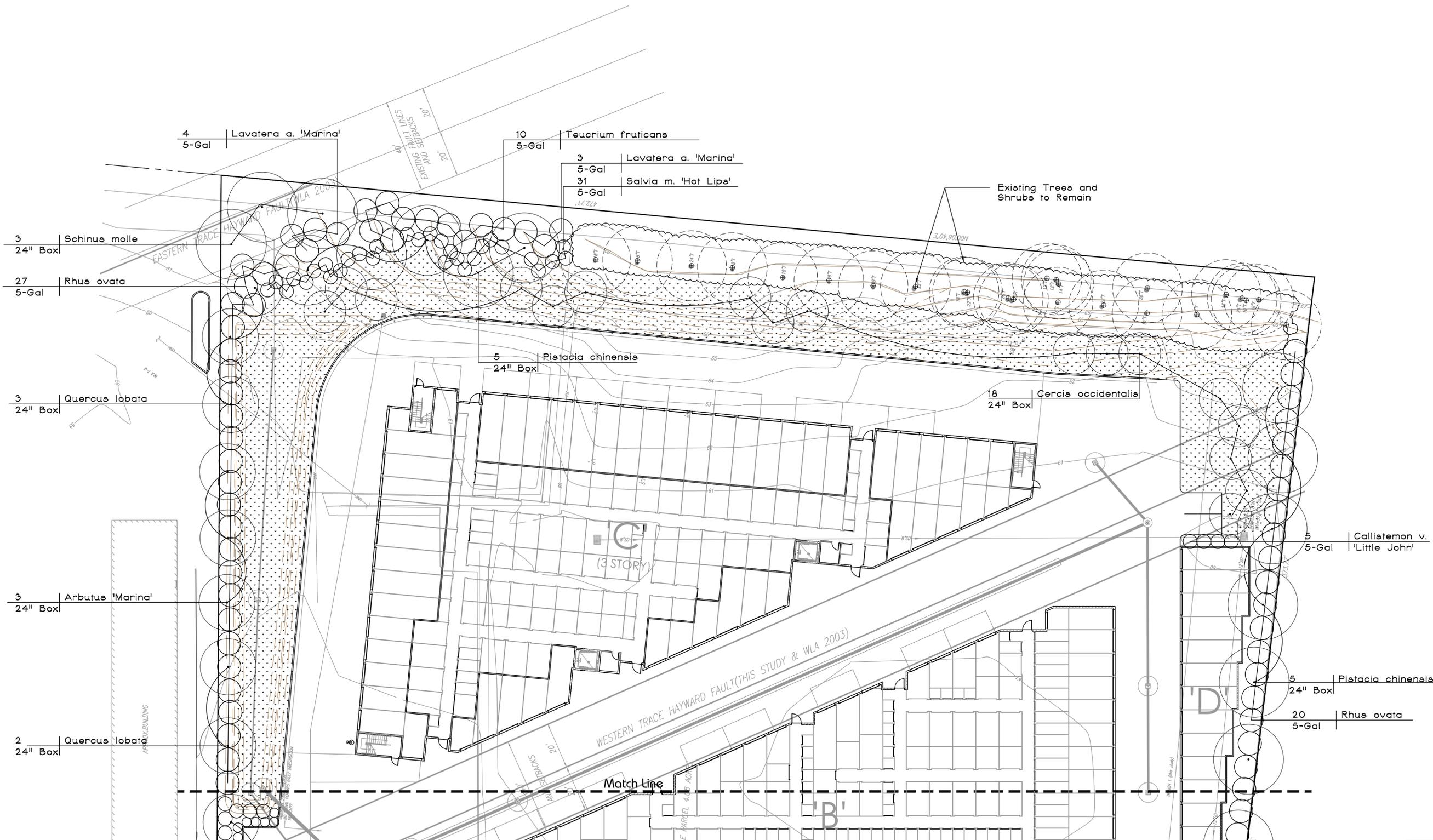
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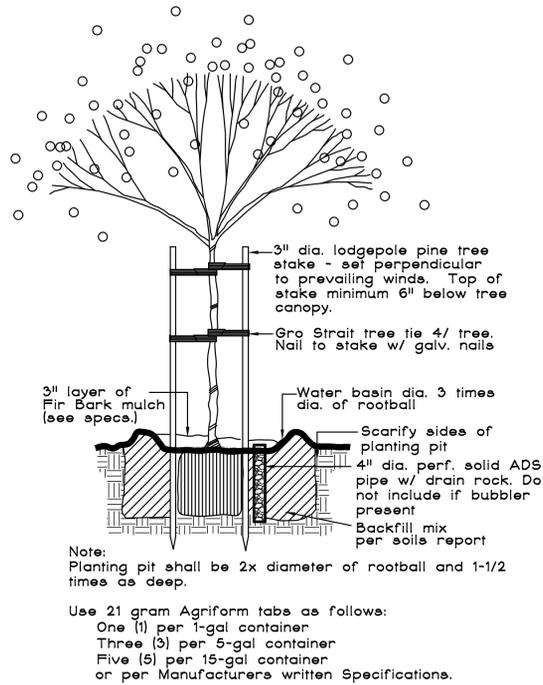
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of 4 sheets





1 Tree Planting

n.t.s.

Plant Quantity Diagram

SPACING 'A'	SPACING 'B'	NO. OF PLANTS/S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.95"	2.60
9" O.C.	7.79"	1.75
10" O.C.	8.86"	1.66
12" O.C.	10.40"	1.75
15" O.C.	15.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.07
72" O.C.	62.55"	0.04

See ground cover legend for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover plants required in a given area.

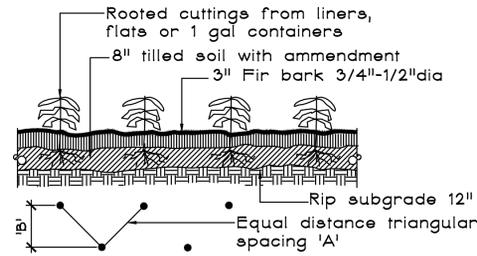
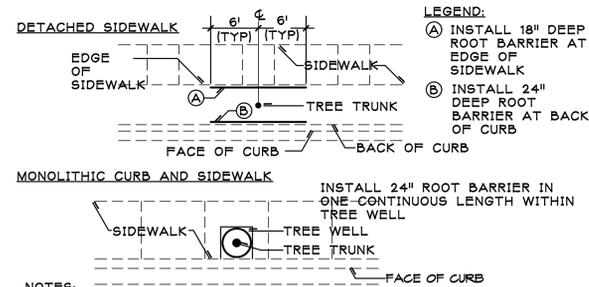


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings.

4 Groundcover Planting

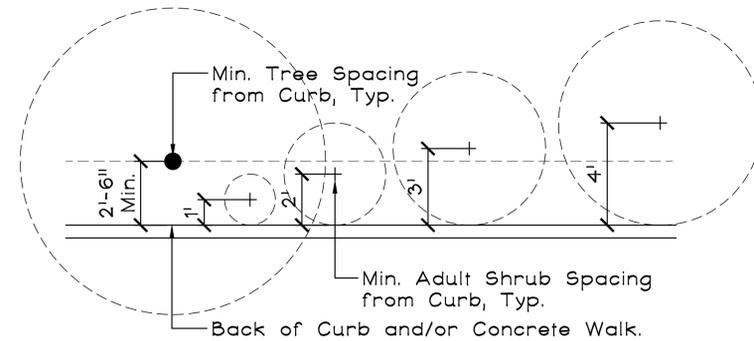
n.t.s.



- NOTES:
- 18" ROOT BARRIER AND 24" ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC AS AVAILABLE FROM "DEEP ROOT", 345 LORTON AVE., SUITE 103, BURLINGTON, CA 94010 AT 1-800-458-7668, OR FROM "ROOT SOLUTIONS", INC., 3276 KITCHEN DRIVE, CARSON CITY, NEVADA 89701, AT 1-702-788-9577.
 - TOP OF ROOT BARRIER SHALL BE SET 1/2-INCH ABOVE FINISHED GRADE OF SOIL, BUT UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

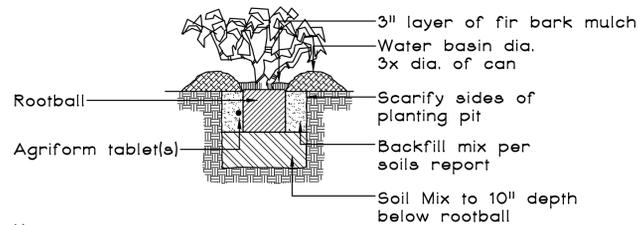
2 Root Barrier

n.t.s.



5 Planting Setbacks

n.t.s.



- Note:
1. Planting pit shall be 2x diameter of rootball
 2. Set rootball 2" above finish grade
 3. See shrub planting diagram for planting distance from edge of paving.
 4. Use 21 gram agriform tablets. Place tablets in contact with rootball 1/2 way up.
 5. See specifications and/or soils report for backfill mix

3 Shrub Planting

n.t.s.

SECTION 02480 - LANDSCAPE PLANTING

PART 1 - GENERAL

1.01 WORK SPECIFIED

- A. Furnish all necessary labor and materials for soil preparation, installation of lawns, ground covers, shrubs and trees in accordance with landscape drawings and as specified herein. Work includes, but is not necessarily limited to, the following:
 1. Site preparation including the removal of weeds and rubble.
 2. Finish grading.
 3. Soil preparation.
 4. Installation of plant materials.

1.02 RELATED WORK

- A. Irrigation System - Section 02441
- B. Landscape Maintenance - Section 02499

1.03 INSPECTIONS

- A. The Landscape Contractor shall give 48-hours' notice and set appointments for all inspections by the Landscape Architect.
- B. Inspections by the Landscape Architect shall be scheduled for the following operations:
 1. Approval of all plant materials.
 2. Preliminary pre-maintenance inspection.
 3. Final inspection.
- C. The preliminary, pre-maintenance inspection shall be called for at the end of all planting operations for the purpose of determining compliance with plans and specifications, workmanship and clean-up. The Landscape Contractor shall secure written verification of inspection data and any corrections required to work. If all work is acceptable, the maintenance period shall begin. If unacceptable, the Landscape Contractor shall correct the deficiencies and request another inspection.
- D. Final inspection shall be made at the end of the required maintenance period for full approval of the landscape work.

1.04 QUALITY ASSURANCE

- A. All landscape work shall be performed by personnel experienced in the work required and work shall be performed under the direction of a skilled foreman.
- B. Provide plant materials correctly labeled, true to name and variety as established by the "International Code of Botanical Nomenclature" (dated 1972, Utrecht, Netherlands, for the International Association of Plant Taxonomy) and as amended.
- C. Provide trees, shrubs, and other plants complying with the recommendations and requirements of ANSI Z60.1 for type and species required. Provide single stem tree except where special forms are shown or listed.
- D. Provide tree sizes listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required.

1.05 SUBSTITUTIONS

- A. No substitutions of plant materials will be permitted without the written approval of the Landscape Architect.

1.06 SCHEDULE OF WORK

- A. Upon award of the contract a satisfactory work schedule shall be submitted to the Owner and/or Landscape Architect for carrying out the work. No modifications shall be made to this schedule which have not been approved by the Owner.

1.07 ORDINANCES AND REGULATIONS

- A. All local, municipal and state laws and 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 Landscape Contractor. Anything contained in the specifications shall not be construed to conflict with any of the above rules and regulations or requirements of same. However, when the specifications and/or drawings call for or describe materials, workmanship, or construction of a better quality, higher standard or larger size, specifications and/or drawings shall take precedence over the requirements of said rules and regulations.

1.08 DELIVERY, STORAGE AND PROTECTION

- A. Plant material shall be delivered to the site in covered carriers to prevent plants from being windblown. Plants stored on site shall be kept moist and maintained in a healthy condition.
- B. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.
- C. Plants shall be protected upon arrival at the site by being watered thoroughly and properly maintained until planted by covering with wet soil, peat moss, suitable straw mulch material or other approved method.
- D. Plants shall not remain unprotected for a period exceeding 24 hours.
- E. Planting areas and plants shall be protected against trespassing and damage of any kind. If any plants become damaged or injured they shall be treated or replaced at no additional cost to the Owner. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.
- F. Plant materials are subject to inspection and approval, or rejection, on the site at any time by the Landscape Architect for size, variety, condition, latent defects, or injury. Rejected plant materials shall be immediately removed from the site and replaced.

1.09 WARRANTY

- A. The Landscape Contractor shall provide an 18 month warranty on all plant materials from date of Substantial Completion. Guarantee shall be provided to Owner on Contractors letterhead.
- B. Warrant that all plant materials under this contract will be vigorous, healthy, free from dead or dying branches and branch tips, bearing foliage of normal density and color, and will otherwise comply with these Specifications.
- C. Plant material found dead, or not in a healthy growing condition, shall be replaced. Replacement plant material shall be of same size and species with a new warranty commencing on the date of replacement.

1.10 AS-BUILT DRAWINGS

- A. Prepare "As-Built" drawings which shall show deviations from the bid documents made during construction affecting the planting installation.
- B. The drawings shall be reproducible, reverse mylar-line drawings and shall be drafted by a qualified draftsman.
- C. The drawings shall indicate and show approved substitutions, botanical and common name, size and quantity of material.
- D. The reproducible drawings shall be delivered to the Landscape Architect before final acceptance of the Work.

PART 2 - PRODUCTS

2.01 PLANT MATERIALS

- A. Trees, shrubs, vines and ground cover shall be of the size and species indicated on the planting drawings. All plant materials shall be nursery grown container stock of top quality. All plants shall be healthy, well foliated and well rooted, free of pests, insect or disease and properly hardened off. All plants shall be labeled as to species and nursery in which they were grown or purchased.
- B. No trees shall be accepted that will not stand on their own trunks after the nursery stake has been removed.
- C. No pruning shall be done except as directed by the Landscape Architect.
- D. Quantities shall be furnished to complete the Work. Plant legend quantities are for the Landscape Contractor's convenience only.
- E. All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the locality of the project for at least one year.
- F. Plants shall be typical of their species or variety and shall have normal habits of growth. They shall be free of disease, scale, insect pests, eggs, or larvae and defects such as knots, sun-scorch, injuries, abrasions or disfigurements, and shall have healthy, well-developed root systems.
- G. Trees shall have straight trunks unless otherwise specified with the leader intact, undamaged, and uncut.
- H. All plants shall conform to the measurements specified in the plant List except that plants larger than specified may be used. Use of such plants shall not increase the contract price.
- I. Container stock shall have grown in the containers in which delivered for at least 3-months, but not over 2-years, and shall in no case be accepted if root bound.
- J. Plants shall not be pruned prior to delivery except upon the special approval of the Landscape Architect.
- K. Ground cover plants and annuals, unless otherwise indicated on the Drawings, shall be well rooted and established in flats, and shall have been hardened off for a minimum period of thirty (30) days before shipping to the Work site.
- L. Grass sod: Sod shall be of type as indicated on the Drawing.
- M. Certificates of inspection of all plant materials shall be furnished as required by Federal, State or other authorities having jurisdiction.

2.02 FERTILIZER

- A. Granular fertilizer shall be (6-20-20), as manufactured by Sierra Chemical Company, or approved equal.
- B. Planting tablets shall be Agriform slow release planting tablets, 20-10-5, 21-gram tablet size, as manufactured by Sierra Chemical Company, or approved equal.
- C. Fertilizers, unless otherwise specified, shall be delivered in standard size, unopened containers showing weight, analysis, and name of manufacturer. They shall be stored in a weatherproof storage place and in such a manner that the fertilizer will be kept dry and its effectiveness not impaired.

2.03 SOIL AMENDMENTS

- A. Compost shall be nitrified redwood or cedar compost or peat soil report on the Drawings. Submit sample and analysis to the Landscape Architect for approval prior to delivery to the Work site.

2.04 HERBICIDES

- A. All non-turf, excluding seeded or bulb planting, areas shall receive pre-emergent herbicide treatment with a chemical that is approved for use within the State of California and the County in which the work is performed. The selected herbicide(s) shall be labeled for use with the projects plant material. The applicator must adhere to all the label instructions and warnings. Furthermore, the applicator must be licensed to spray, or trained and supervised by a licensed individual in the safe and proper application procedures. The Landscape Contractor assumes all legal responsibilities associated with the chemical's selection and application and must insure that the proper State certification and liability insurance coverage for chemical usage is in place.
- B. Submit a list of selected chemicals to the Landscape Architect for approval and notify of the date and time of anticipated application.

2.05 WOOD CHIP MULCH

- A. The wood chip mulch shall be 1/2"-3/4" Fir bark as manufactured by Sequoia Forest Products, or approved equal.
- B. All areas of exposed soil shall be covered with a minimum of 3-inches of bark as per Detail on the Drawings.
- C. Submit samples to the Landscape Architect for approval prior to delivery to the site.

2.06 PLANT STAKING MATERIALS

- A. Stakes shall be 2" minimum diameter by 10' long, new lodgepole pine tree stakes, pointed at one end and chamfered at the other.
- B. Stakes shall be pressure treated by Wolmanizing with CCA (Chromated Copper Arsenate) Wood Preservative.
- C. Tree ties shall be sturdy rubber tire type, without wire, length as required, as manufactured by Gro Strait Products, or approved equal.
- D. Tree ties shall be attached to stake with galvanized nails.

2.07 PLANTING MIX

- A. planting backfill mix for planting of all trees and shrubs shall consist of the following, per cubic yard:
 - 75% clean on-site topsoil
 - 25% compost
 - 2.5# 6-20-20/yd of mix
- B. Planting backfill shall be thoroughly mixed and stockpiled on site for planting operations.

2.08 OTHER MATERIALS

- A. All other materials, not specifically described, but required for a complete and proper planting installation, shall be selected by the Landscape Contractor subject to the approval of the Landscape Architect.

PART 3 - INSTALLATION

3.01 GENERAL

- A. Prior to commencing the work in this Section, carefully examine the work of other trades and verify that such work is sufficiently complete so that the planting may be installed in complete accordance with the Drawings and Specifications. In the event of a discrepancy, notify the Landscape Architect and proceed as directed.
- B. Installer must examine the subgrade, verify the elevations, observe the conditions under which the work is to be performed and notify the Landscape Architect of unsatisfactory conditions.
- C. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Landscape Architect before planting.
- D. Prior to planting all rough grading shall have been completed to within 6-inches of finished grade.
- E. Water will be supplied by the Owner.

3.02 SITE PREPARATION

- A. Finish grades adjacent to curbs shall be 2" below top of curb. In all shrubbery, ground cover and lawn areas, the finish grades shall be 1/2" below adjacent paving.
- B. Finish grade surfaces shall have 1% minimum slopes to drain.

3.03 SOIL PREPARATION

- A. Verify that finish grading has been completed satisfactorily prior to beginning soil preparation.
- B. All areas to be planted shall be cleared of debris and weeds. All planting areas shall be cultivated to a minimum 12" depth in order to make soil loose and friable. Rocks 1 1/2" or larger shall be removed from the site. After initial cultivation, apply the following materials evenly over planting areas:
 - 1. Organic soil amendment - 2 cu yd/1,000 sf
 - 2. Fertilizer (6-20-20) - 16 lbs/1,000 sf
- C. Thoroughly incorporate these materials into the top 8" of soil.

3.04 TREE AND SHRUB PLANTING

- A. Planting shall not commence until completion of all construction work, grading, soil preparation and sprinkler installation. All container stock shall be spotted on site by the Landscape Contractor in accordance with the Drawings prior to planting. Set out only quantity that can be reasonably planted in one day. Plant pits shall not be excavated until the approval of plant locations by the Landscape Architect.
- B. Planting layout shall be in accordance with the Drawings.
- C. Prepare plant pits in accordance with the Drawings. Backfill partially with the prepared backfill mix and add planting tablets at a rate of:
 - 5 tablets per 15-gal plant
 - 3 tablets per 5-gal plant
 - 1 tablet per 1-gal plant
- D. Install plastic deep watering pipes in accordance with the Tree Planting Detail for those trees indicated on the Drawings.
- E. Install a 3" layer of wood chip mulch in the watering basins of all trees and shrubs not in the grass areas as indicated by the planting Details on the Drawings.
- F. All trees shall be securely staked with double stakes, driven vertically 2' into firm ground. Trees shall be fastened in two or more places with rubber tree ties, nailed with galvanized nails in a figure '8' fashion, with room allowed for two years growth. Staking shall be done immediately after planting and trees shall stand plumb after staking.
- G. Trees shall not be planted within 10 feet of water or sewer lines.

3.05 GROUND COVER PLANTING

- A. Prepare soil in accordance with the Specifications.
- B. Rake and fine grade soil to conform with grading requirements.
- C. Water area lightly to moisten the soil prior to planting as necessary to thoroughly soak the soil, but not sufficiently to cause erosion. Water flats and 1-gallon containers of ground cover one (1) hour before planting.
- D. Ground cover shall be planted from rooted flats or 1-gallon containers in conformance with the spacing as called for on the Drawings in evenly spaced rows incorporating staggered or triangular spacing.
- E. Immediately treat all ground cover areas with the pre-emergent herbicide as recommended by the Pest Control Advisor and approved by the Landscape Architect. Apply in accordance with the Advisor's directions.

3.06 SODDED LAWN

- A. Prepare soil in accordance with the Specifications.
- B. Roll sod bed with a 200-pound water ballast roller in two directions and bring depressions to finish grade.
- C. Water areas to receive sod. Soil to be moist to a depth of 6 inches.
- D. Spread fertilizer provided by sod supplier evenly over planting areas.
- E. Lay sod so that the adjacent strips butt tightly with no spaces between strips. Lay sod on mounds and slopes with strips parallel to contours.
- F. Tamp and roll sod thoroughly to make contact with sod bed.
- G. Apply top dress fertilizer at the rate of 6-pounds per 1,000 square feet.
- H. Water sod thoroughly immediately after fertilization.

3.07 CLEAN-UP

- A. During the course of planting operations, excess waste materials shall be removed daily.
- B. When planting in an area that has been completed, area shall be thoroughly cleaned up.
- C. Prior to preliminary acceptance, the entire landscape area shall be cleaned up to the satisfaction of the Landscape Architect and the Owner.
- D. Remove all debris resulting from the work of this section.

END OF SECTION

SECTION 02499 - LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.01 WORK SPECIFIED

- A. The growing and maintenance operations necessary to establish the turf areas, ground cover and all other planted areas, to provide pest and disease control, and to maintain the irrigation system and related construction elements.
- B. Soil Testing: A one-quart sample of the in-place topsoil (taken 20 days after planting) shall be submitted to Sunland Analytical Lab, Inc., Rancho Cordova, California at (916) 852-8557 for fertilizer recommendations. Cost of test shall be paid by the Landscape Contractor.

1.02 RELATED WORK

- A. Irrigation System - Section 02441
- B. Landscape Maintenance - Section 02480

1.03 DURATION

- A. The maintenance period shall be for a period of 90 calendar days beginning with the approval of the preliminary pre-maintenance inspection.

END OF SECTION

PART 2 - PRODUCTS

2.01 GENERAL

- A. The Landscape Contractor may select to use herbicides or pesticides during planting or maintenance procedures. If this is done, the selection and use of the materials is solely the responsibility of the Landscape Contractor and shall be in accordance with rules of governing agencies.

2.02 MATERIALS

- A. Turf Fertilizer: Granular commercial fertilizer 16-6-8 plus trace elements.
- B. Shrub and Ground Cover Fertilizer: Sunland Analytical Lab, Inc. recommends that 5 pounds of Ammonium Sulfate (21-0-0) be applied per 1,000 square feet every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

PART 3 - EXECUTION

3.01 GENERAL

- A. The entire site shall be maintained in a proper and orderly fashion. Areas shall be protected from damage, including erosion and trespass. Walks, paved areas, structures and equipment shall be maintained in good repair and kept free of debris.

3.02 IRRIGATION SYSTEM

- A. Piping, equipment and appurtenances shall be adjusted, cleaned and maintained in proper working order. Defects shall be corrected and damaged, faulty or missing materials and equipment shall be repaired or replaced at the Landscape Contractors expense.
- B. IMPORTANT: It is the Landscape Contractor's responsibility to determine water application rates and controller cycling. The Landscape Contractor will instruct the Landscape Maintenance Contractor (if Maintenance Contractor is a Subcontractor) on the operation and programming of the controller.
- C. Irrigation scheduling, shall be the responsibility of the Landscape Contractor. Whenever possible, landscape irrigation shall be scheduled between 2:00 A.M. and 10:00 A.M. to avoid irrigation during times of high winds or high temperature.

3.03 SHRUB, TREES AND GROUND COVER

- A. Areas shall be maintained in a moist condition for the duration of the maintenance period.
- B. Areas shall be kept weed free.
- C. Plant material indicating weakness or probability of dying shall be replaced with similar material by the Landscape Contractor at his own expense.
- D. Tree stakes or straps which for any reason are damaged or rendered inadequate for support shall be repaired or replaced by the Landscape Contractor at his expense.
- E. Constant diligence shall be maintained for the advent of disease, insects, and infestations and proper preventative or control measures taken.

3.04 PAVED AREAS AND CLEANUP

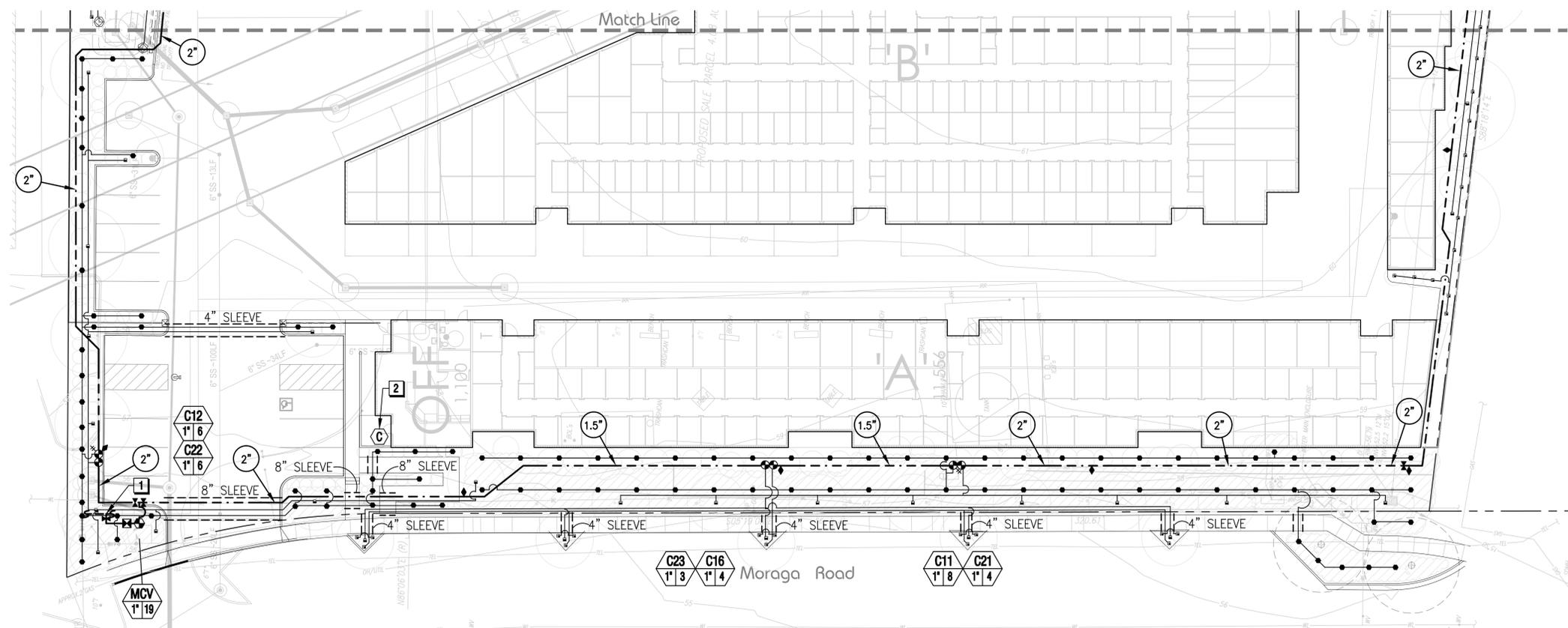
- A. All walks and paved areas shall be kept clear of debris, mud, sand or standing water by sweeping or hosing down as required to maintain cleanliness throughout. Remove all debris resulting from the work of this section.



Recess Self Storage
 2600 Moraga Road
 San Pablo, California

Planting Specifications

date: 03.01.2021
 scale:
 revisions:
 drawn by: ru
 job no.: 010.0200



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SHEET NOTES

- 1 IRRIGATION POINT OF CONNECTION:** CONNECT MAIN LINE PIPE TO WATER LINE TO BUILDING AT DISCHARGE SIDE OF (E) 5/8" OR LARGER EBMUD POTABLE WATER METER. CONFIRM (E) WATER METER LOCATION AND SIZE IN THE FIELD. IRRIGATION DEMAND: 3-19 GPM MAXIMUM AT A MINIMUM OF 60-65 STATIC PSI PER EBMUD. VERIFY THE STATIC PRESSURE PRIOR TO START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR OF ANY VARIANCE TO THE STATED STATIC PRESSURE. DESIGN ADJUSTMENTS MAY BE REQUIRED TO PROVIDE THE PROPER WORKING PRESSURE.
- 2 IRRIGATION CONTROLLER (PEDESTAL MOUNT):**
 IRRIGATION CONTRACTOR IS TO PROVIDE AND INSTALL:
 1. THE CONTROLLER, PEDESTAL MOUNTED AT SITE LOCATION AS DIRECTED BY GENERAL CONTRACTOR AND DEVELOPER.
 2. THE 120 VAC ELECTRICAL CONNECTIONS TO THE CONTROLLER TERMINALS.
 3. THE FLOW SENSOR CONNECTIONS TO THE CONTROLLER TERMINALS.
 4. FLOW SENSOR CABLE AND CONDUIT.
 5. THE SOLAR-SYNC SENSOR
 6. LAMINATED IRRIGATION PLANS AND SCHEDULES AS THE SPECIFICATIONS INDICATE.
 7. GROUNDING OF CONTROLLER
 8. 2-WIRE DUAL-1 DECODER AT EACH REMOTE CONTROL VALVE
 9. 2-WIRE SURGE DECODERS PER HUNTER INDUSTRIES
 ELECTRICAL CONTRACTOR IS TO PROVIDE AND INSTALL:
 1. THE 120 VAC/15 AMP SERVICE (1 AMP DEMAND) ELECTRICAL SERVICE TO CONTROLLER LOCATION.
 2. THE RIGID STEEL ELECTRICAL CONDUIT, PULL BOXES AND SWEEP ELLS FROM ELECTRICAL SOURCE TO CONTROLLER LOCATION. WIRE TYPE IN BUILDING STRUCTURE OR CONDUIT TO MATCH THE BUILDING ELECTRICAL SPECIFICATIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM (OR GPH WHERE NOTED)	RADIUS (MIN-MAX.)	AVERAGE PRECIP. RATE
12" POP-UP STREAM ROTOR WITH 40 PSI REGULATION:						
	PROS-12-PRS40-CV/MP3000-360,180,90	HUNTER POP-UP WITH HUNTER MP ROTATOR	40	3.7,1.8,0.9	22-30	0.45 IN./HR.
	PROS-12-PRS40-CV/MP2000-360,270,180,90	HUNTER POP-UP WITH HUNTER MP ROTATOR	40	1.5,1.1,0.8,0.4	16-19	0.45 IN./HR.
	PROS-12-PRS40-CV/MP1000-360,180,90	HUNTER POP-UP WITH HUNTER MP ROTATOR	40	0.8,0.4,0.2	12-14	0.45 IN./HR.
	PROS-12-PRS40-CV/MP CORNER-45	HUNTER POP-UP WITH HUNTER MP ROTATOR	40	0.2	12-14	-
SHRUB BUBBLER						
	1401	RAIN BIRD	30	0.25	N/A	0.25 GPM
TREE ROOT WATERING SYSTEM (2 PER TREE)						
	[RWS-B-C-1401]+[RWS-SOCK]	RAIN BIRD ROOT WATERING SYSTEM	30	0.25	N/A	0.5 GPM
MULTI-OUTLET EMITTER						
	XBD-81 (TO SHRUBS)	RAIN BIRD SHRUB MULTI-OUTLET EMITTER, 8 OUTLETS AT EACH EMITTER	30	1 GPH/OUTLET	DRIP	1 GPH
SUBSURFACE DRIPPERLINE						
	12" SPACING	SUBSURFACE IRRIGATION FOR SHRUB ZONE: HUNTER SUB-SURFACE DRIPPERLINE AS FOLLOWS: 5/8" HDL PRESSURE COMPENSATING DRIP LINE WITH CHECK VALVES, MODEL HDL-04-12-CV, 0.4 GPH, STANDARD COLOR, 12" EMITTER SPACING, WITH HUNTER FITTINGS. INSTALL TUBING AT A SPACING OF 10"-12" BETWEEN ROWS UNLESS OTHERWISE NOTED ON THE PLANS, 4"-6" FROM PAVEMENT OR LANDSCAPE EDGE, TRIANGULATE THE EMITTER PORTS BETWEEN ROWS, AND 400 FEET MAX RUN. INSTALL EACH ZONE WITH AIR VALVE AND FLUSH VALVE AS INDICATED IN THE DRIPPERLINE CONSTRUCTION DETAILS. LOCATE AIR VALVE AND FLUSH VALVE IN SHRUB AREAS, NOT IN TURF AREA. PROVIDE 3"-4" SOIL COVER.				
	PLD-BV	HUNTER HOSE END FLUSH DEVICE FOR FLUSHING THE PIPING AT END RUNS OF THE DRIPPERLINE SYSTEMS. INSTALL AT ENDS OF DRIPPERLINE AREAS.				
	PLD-AVR	HUNTER DRIPPERLINE AIR VENT/VACUUM RELIEF VALVE. INSTALL IN THE MIDDLE OF DRIPPERLINE SYSTEMS TO EXHAUST AIR OR RELIEVE VACUUM.				

SYMBOL	MODEL NUMBER	DESCRIPTION
VALVES		
	[375XLS-1]+[GS-1]+[FG-1]	WILKINS 1" REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY, GUARDSHACK LIFT-OFF ENCLOSURE, AND GUARDSHACK FROST GUARD INSULATED BLANKET. OPTIONAL: ADD WILKINS PRESSURE REGULATOR IF STATIC PSI EXCEEDS 75 PSI, MODEL 600L-1.5".
	[ICV-101G-FS]+[DUAL-1]+[FSI-T10-001] (1")	HUNTER 1" SOLENOID CONTROLLED MASTER CONTROL VALVE, NORMALLY CLOSED, PLASTIC CONSTRUCTION, FIPT, FILTER SENTRY AND CST FLOW SENSOR. OPERATION RANGE: 1-40 GPM.
	[ICV-101G-FS]+[DUAL-1] (1")	HUNTER 1" SOLENOID CONTROLLED REMOTE CONTROL VALVE, NORMALLY CLOSED, PLASTIC CONSTRUCTION, FIPT, AND SINGLE STATION 2-WIRE SENSOR. OPERATION RANGE: 0.1-40 GPM.
	[PCZ-101-40]+[DUAL-1] (1")	HUNTER 1" SOLENOID CONTROLLED EMITTER CONTROL ZONE KIT WITH PRESSURE REGULATOR, BASKET FILTER, 40 PSI DISCHARGE, AND SINGLE STATION 2-WIRE SENSOR. OPERATION RANGE: 0.5-15 GPM.
	HQ-33DLRC	HUNTER 3/4" QUICK COUPLING VALVE, TWO-PIECE, YELLOW VINYL LOCKING COVER
	78-137-01 (1.5") 78-138-01 (2")	APOLLO BRASS BALL VALVE, FULL PORT, SQUARE OPERATING NUT, SIZE EQUAL TO MAIN LINE SIZE
CONTROLLERS		
	[IC-600-PP]+[DUAL48M]+[WSS-SEN]+[ROAM XL]	HUNTER 2-WIRE I-CORE/DUAL CONTROLLER WITH 48 STATIONS AS FOLLOWS: • HUNTER I-CORE CONTROLLER • HUNTER 2-WIRE DUAL MODULE • HUNTER PLASTIC FLIP TOP ENCLOSURE • DUAL-1: 1-STATION DECODER AT EACH VALVE AND MASTER VALVE • DUAL-S SURGE DECODER: INSTALL HUNTER DUAL-S SURGE ARRESTORS AFTER EVERY 12TH DECODER, OR AT 1,000 FT AT A MINIMUM. • WIRELESS SOLAR-SYNC SENSOR • HAND HELD REMOTE, SEE INSTALLATION NOTE #12. • ID10RG ORANGE JACKETED 2-WIRE CABLE (OR COLOR CHOICE BY CONTRACTOR)
		CONTROLLER STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE
SLEEVES AND PIPE		
		MAIN LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC SOLVENT WELDED FITTINGS. 18" SOIL COVER, 24" UNDER VEHICULAR PAVEMENT. SIZE AS NOTED.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC SOLVENT WELDED FITTINGS. 12" SOIL COVER, 18" UNDER PEDESTRIAN PAVEMENT, 24" UNDER VEHICULAR PAVEMENT. SIZE 1" UNLESS OTHERWISE NOTED.
		SLEEVE: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE EQUAL TO PIPE DEPTH OF COVER OR 24" MINIMUM, MEASURED FROM TOP OF PAVEMENT TO TOP OF SLEEVE. SIZE 2" UNLESS OTHERWISE NOTED. WHERE PAVEMENT IS TO BE INSTALLED PRIOR TO THE IRRIGATION CONTRACT WORK, SLEEVE SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION UNDER WORK OF ANOTHER CONTRACT.

Plot Date: 2/25/2021
 File No.: Moraga Road Irrigation.dwg

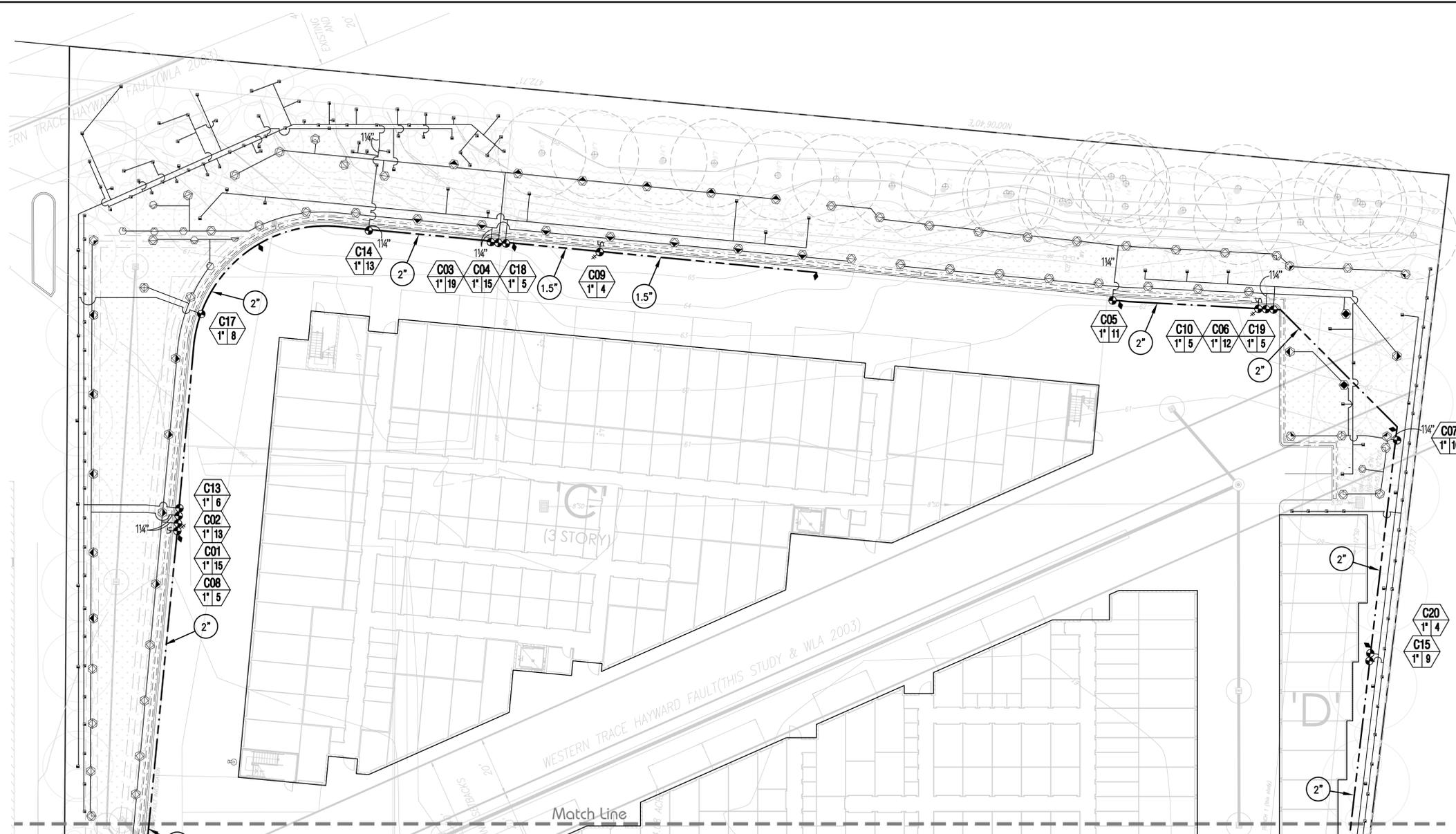
Recess Self Storage
 2400 Moraga Road
 San Pablo, California

Irrigation Plan & Legend

drawn by: sl/jk
 job no.: 010.0090
 date: 03.01.2021
 scale: 1"=20'
 revisions:

sheet:
1.1
 of 7 sheets





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- ABBREVIATIONS:
- AV AIR VALVE
 - CI CAST IRON
 - CU COPPER
 - DEC DEGREES
 - DI DUCTILE IRON
 - DIA DIAMETER
 - ECV EMITTER CONTROL VALVE
 - EFF EFFICIENCY
 - ETWU ESTIMATED TOTAL WATER USE
 - ETO(ET) EVAPOTRANSPIRATION
 - (E) EXISTING
 - (F) FUTURE
 - FC FULL CIRCLE (360°)
 - FT FEET
 - FIPT FEMALE IRON PIPE THREAD
 - FPS FEET PER SECOND
 - FS FLOW SENSOR
 - FV FLUSH VALVE
 - GA GAUGE
 - GI GALVANIZED IRON
 - GV GATE VALVE
 - GPH GALLONS PER HOUR
 - GPM GALLONS PER MINUTE
 - ID INTERNAL DIAMETER
 - IN INCHES
 - IRR IRRIGATION
 - LA LANDSCAPE ARCHITECT
 - MAWA MAXIMUM APPLIED WATER ALLOWANCE
 - MAX MAXIMUM
 - MCV MASTER CONTROL VALVE
 - MV MASTER VALVE
 - MIN MINIMUM
 - MPT MALE IRON PIPE THREAD
 - MPR MATCHED PRECIPITATION RATE
 - MWLO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
 - (N) NEW
 - NIC NOT IN CONTRACT
 - NPW NON POTABLE WATER
 - NTS NOT TO SCALE
 - OD OUTSIDE DIAMETER
 - PC PART CIRCLE (20°-360°)
 - PE POLYETHYLENE
 - POC POINT OF CONNECTION
 - PRECIP PRECIPITATION
 - PRV PRESSURE REDUCING VALVE
 - PVBA PRESSURE VACUUM BREAKER ASSEMBLY
 - PSI POUNDS PER SQUARE INCH
 - PVC POLYVINYLCHLORIDE
 - PW POTABLE WATER
 - QTY QUANTITY
 - QCV QUICK COUPLING VALVE
 - RCV REMOTE CONTROL VALVE
 - RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
 - RS RIGID STEEL
 - RW RECYCLED WATER
 - SCH SCHEDULE
 - SF SQUARE FOOT OR FEET
 - SQ SQUARE
 - SS STAINLESS STEEL
 - STD STANDARD
 - TBD TO BE DETERMINED
 - TBE THREADED BOTH ENDS
 - TOE THREADED ONE END
 - TYP TYPICAL
 - UNON UNLESS OTHERWISE NOTED
 - UPC UNIFORM PLUMBING CODE
 - USA UNDERGROUND SERVICE ALERT
 - UV ULTRAVIOLET
 - UVR ULTRAVIOLET RESISTANT
 - VAC VOLTS-ALTERNATING CURRENT
 - VB VALVE BOX
 - WM WATER METER

IRRIGATION INSTALLATION NOTES

1. PROVIDE INSTALLATION OF SYSTEM BY PERSONS FAMILIAR WITH IRRIGATION WORK AND UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
2. OBTAIN THE PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. LOCATE AND PROTECT NEW OR EXISTING UTILITIES PRIOR TO EXCAVATION WORK.
4. DO NOT DAMAGE EXISTING UTILITIES, PAVING OR STRUCTURES. PROVIDE THE NECESSARY REPAIRS AT NO ADDITIONAL COST TO DEVELOPER.
5. REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO DEVELOPER.
6. MAINTAIN SITE FOR THE SPECIFIED CALENDAR DAYS (SEE LANDSCAPE SPECIFICATIONS) FOLLOWING ACCEPTANCE OF THE WORK BY DEVELOPER AND MAKE CORRECTIONS, REPAIRS AND REPLACEMENTS TO THE IRRIGATION AS DIRECTED BY THE DEVELOPER'S REPRESENTATIVE AT THE COMPLETION OF THE MAINTENANCE PERIOD.
7. THE DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARITY ONLY AND IS TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. WHERE FIELD DIFFERENCES EXIST, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE DEVELOPER AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC. BEFORE CONSTRUCTION. ASSUME FULL RESPONSIBILITY FOR REQUIRED REVISIONS IF THESE NOTIFICATIONS ARE NOT PERFORMED.
8. THE INTENT OF THIS IRRIGATION SYSTEM DESIGN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
9. PROGRAM THE CONTROLLER STATIONS ASSOCIATED WITH THIS WORK TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. MAKE ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURES.
10. IRRIGATION WIRES:
 - A. CONTROLLER TO REMOTE CONTROL VALVE: HUNTER 1D10RG TWO-WIRE CABLE OR COLOR CHOICE BY CONTRACTOR.
 - B. FLOW SENSOR: 2 X DIRECT BURIAL, #14-AWG, COLOR-CODED OR MARKED FOR POLARITY, UP TO 1000 FEET FROM CONTROLLER.
 - C. SPLICES: MADE WITH 3M DBR/Y6, OR APPROVED EQUAL SEAL PACKS. SPLICING OF CONTROL WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE.
 - D. SPARE TWO-WIRE CABLE: INSTALL ONE (1) SPARE TWO-WIRE CABLE ALONG THE ENTIRE MAIN LINE. INSTALL 24" OF EXCESS CABLE INTO A VALVE BOX AT EACH VALVE GROUP.
 - E. STUBBED CABLE: WEATHERPROOF UNUSED WIRE ENDS.
 - F. LEAVE A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG TWO-WIRE RUN.
 - G. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING OF WIRES IS NOT REQUIRED INSIDE SLEEVES OR CONDUITS.
11. PLASTIC VALVE BOXES SHALL BE GREEN IN COLOR WITH A GREEN COLOR, BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER: RAIN BIRD, CARSON, BROOKS, OR APPLIED ENGINEERING.
12. INSTALL REMOTE CONTROL VALVE BOXES 24" FROM WALK, CURB, LAWN, HEADERBOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC. REFER TO VALVE BOX INSTALLATION DETAIL.
13. INSTALL QUICK COUPLING VALVES IN LOCATIONS EASILY ACCESSIBLE BY MAINTENANCE PERSONNEL, SUCH AS ADJACENT TO WALKS, CURBS, OR RCV VALVE BOXES.
14. VALVE LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
15. IRRIGATION HEAD LAYOUT AND PIPING AS SHOWN ON THE DRAWINGS IS INDICATIVE OF THE WORK TO BE INSTALLED. IRRIGATION HEADS AND PIPING AT CERTAIN LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO PREVENT HARM TO TREE ROOTS AND INTERFERENCE BY TREES.
16. LOCATE EMITTER DISTRIBUTION TUBE OUTLETS ON UP-HILL SIDE OF PLANT OR TREE, REFER TO INSTALLATION DETAIL.
17. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE DEVELOPER'S REPRESENTATIVE.
18. IRRIGATION DEMAND: 3-19 GPM AT 60-65 PSI STATIC PRESSURE AT THE POTABLE WATER IRRIGATION POINT OF CONNECTION.
19. PIPE THREAD SEALANT COMPOUND SHALL BE PERMATEX "TACK-N-SEAL" OR RECTORSEAL T+2.
20. AFTER THE PIPING AND WIRE IS INSTALLED THROUGH SLEEVES, GROUT THE ENDS OF THE SLEEVES TO PREVENT ROOT INTRUSION INTO THE SLEEVE.
21. DO NOT INSTALL MAIN OR LATERAL LINE PIPING UNDER TREE ROOTBALLS. PLAN PIPING INSTALLATION TO KEEP PIPING AWAY FROM TREE ROOTZONES.
22. REFER TO PLANTING PLAN FOR EXACT QUANTITIES & PLACEMENT FOR TREE & SHRUB MATERIALS.
23. ANY VARIANCE FOUND IN THE FIELD TO THE DRAWINGS, SPECIFIED MATERIALS, AND SPECIFICATIONS WILL REQUIRE THE SUBMITTAL OF A SHOP DRAWING FROM THE CONTRACTOR AND AN APPROVAL BY THE DEVELOPER'S REPRESENTATIVE. CHANGES BY THE CONTRACTOR, WITHOUT THE SHOP DRAWINGS, AND FINAL DEVELOPER APPROVAL ARE AT THE RISK OF THE CONTRACTOR.
37. THE IRRIGATION DESIGN COMPLIES WITH THE STATE OF CALIFORNIA'S AB 1881 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 2.7.
38. JDE HAS COMPLIED WITH THE CRITERIA OF THE EBMUD'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THE CRITERIA ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Recess Self Storage
 2600 Moraga Road
 San Pablo, California

Irrigation Plan & Notes

drawn by: sfl/jk
 job no: 010.2020
 scale: 1"=20'
 date: 03.01.2021
 revisions:

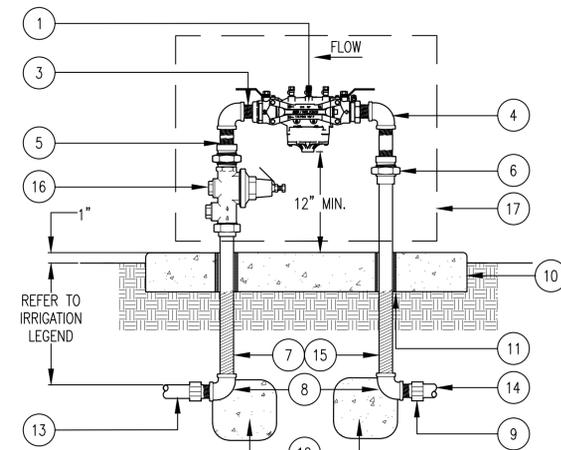
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Plot Date: 2/28/2021
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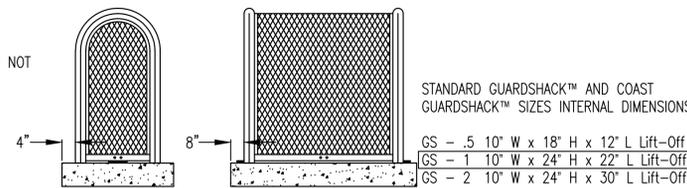


ITEM LIST AND EQUIPMENT NOTES:

- BACKFLOW ASSEMBLY NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY, DAMAGE MAY OCCUR.
- NOT USED
- NIPPLE, BRASS, CLOSE THREAD, 2-3 TOTAL
- ELBOW, BRASS, FIPT, 90°, 2 TOTAL
- NIPPLE, BRASS, LENGTH AS REQUIRED, 2 TOTAL
- UNION, BRASS, FIPT X SOLDER, 2 TOTAL
- PIPE, COPPER, TYPE K, LENGTH AS REQUIRED, 2 TOTAL
- ELBOW, BRASS, FIPT X SOLDER, 90°, 2 TOTAL
- MALE ADAPTER, PVC, SCHEDULE 80, 2 TOTAL - USE A REDUCER BUSHING AS REQUIRED
- CONCRETE OR GUARDSHACK EncPad PAD - REFER TO ENCLOSURE DETAIL
- PVC SLEEVE CAST IN CONCRETE BASE - SIZE 1.5 TIMES LARGER THAN PIPE O.D.
- THRUST/SUPPORT BLOCK, CONCRETE, 2 TOTAL
- MAIN LINE PIPE TO IRRIGATION SYSTEM
- MAIN LINE PIPE TO POINT OF CONNECTION OR WATER METER
- EVENLY COAT COPPER FITTINGS EXPOSED TO SOIL WITH SCOTCHWRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHWRAP NO. 51 BLACK PVC TAPE (3/4" OVERLAP)
- PRESSURE REGULATING VALVE, SET DISCHARGE PRESSURE AS INDICATED ON DRAWINGS. OMIT IF STATIC PRESSURE IS LESS THAN 70 PSI.
- BACKFLOW ENCLOSURE, REFER TO ENCLOSURE DETAIL



1 BACKFLOW PREVENTION ASSEMBLY WITH PRESSURE REGULATOR
NOT TO SCALE



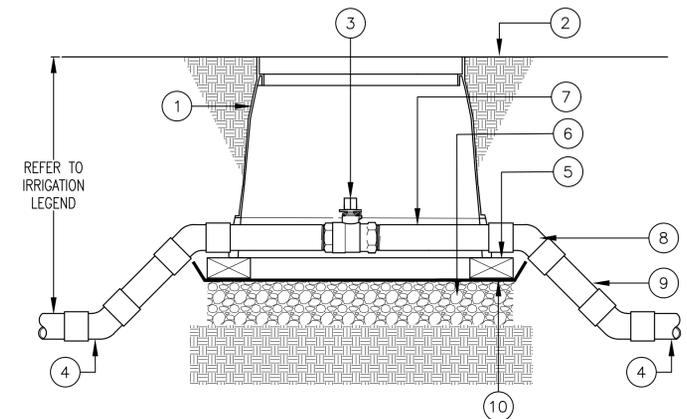
GUARDSHACK GENERAL SPECIFICATIONS:

- ALL PIPE SHALL BE 1-1/4" SCHEDULE 40 A.S.T.M. A-53 GRADE A-ELECTRIC WELD PIPE.
- ANGLE IRON SHALL BE 1" X 1" X 1/8" STEEL.
- STAINLESS STEEL UNITS SHALL BE 1-1/4" SCHEDULE 10 A.S.T. M. A-312 304 S.S.
- EXPANDED METAL SHALL BE 1/2" SPACING X #13 GA. FLATTENED DIAMOND PATTERN STEEL.
- STAINLESS STEEL UNITS SHALL BE 1/2" SPACING X #13 GA. FLATTENED EXPANDED METAL DIAMOND PATTERN TYPE 304 S.S.
- ALL STAINLESS STEEL EXPANDED METAL SHALL BE SANDBLASTED PRIOR TO FABRICATION TO REMOVE BURRS, FLASHING AND SHARP EDGES.
- THERE SHALL BE NO EXPOSED ENDS OF EXPANDED METAL ON THE OUTSIDE OF THE ENCLOSURE.
- WELDING SHALL BE A MINIMUM OF 1/4" LONG WELDS ON 4" SPACING.
- STANDARD MOUNTING BRACKETS SHALL BE WELDED ON EACH END OF LIFT OFF ENCLOSURES.
- ONE BRACKET ON HINGED UNITS SHALL BE WELDED ON END OPPOSITE HINGES.
- HARDWARE KITS PROVIDED FOR MOUNTING ENCLOSURES.
- ON 304 S.S. UNITS, ALL HINGES, EXPOSED HARDWARE, AND BRACKETS SHALL BE 304 S.S.
- ALL HARDWARE SHALL BE SECURELY ATTACHED TO ENCLOSURES.
- ALL ENCLOSURES SHALL WITHSTAND A MINIMUM OF 200 LBS. PER SQUARE FOOT WITHOUT ANY PERMANENT DEFLECTION OR DISTORTION.
- 3/8" SPACING BETWEEN ANGLE IRON FRAMEWORK OF ENCLOSURE AND SLAB TO PREVENT RUSTING. ONLY PIPE ENDS TO TOUCH SLAB.

POWDERCOATED UNITS:
PRE-POWDERCOAT TREATMENT PROCESS
CLEAN GUARDSHACK™ UNIT WITH A S-44 ALKALINE CLEANER, OVERFLOW RINSE, APPLY AN AC-8115 IRON PHOSPHATE TREATMENT, OVERFLOW RINSE AND FINISH WITH A #198 SEALER RINSE TO PREVENT RUSTING AND IMPROVE ADHESION.
POWDERCOAT TREATMENT PROCESS
UNITS SHALL BE PREHEATED AND COATED BY ELECTROSTATIC APPLICATION OF 2.0 TO 3.5 MIL THICKNESS ON ALL SURFACES. POWDER SHALL BE RAL 1019 WOODLANDS TAN OR TCI 8810-6058 FOREST GREEN OR APPROVED EQUAL IMPACT RESISTANCE FINISH 160 INCH POUNDS DIRECT 160 INCH POUNDS REVERSE, PER ASTM D-2794 SPECS. GLOSS FINISH >85, PER ASTM D-523. ADHESION TO BE RATED EXCELLENT WHEN TESTED TO ASTM D-3359 STANDARDS.

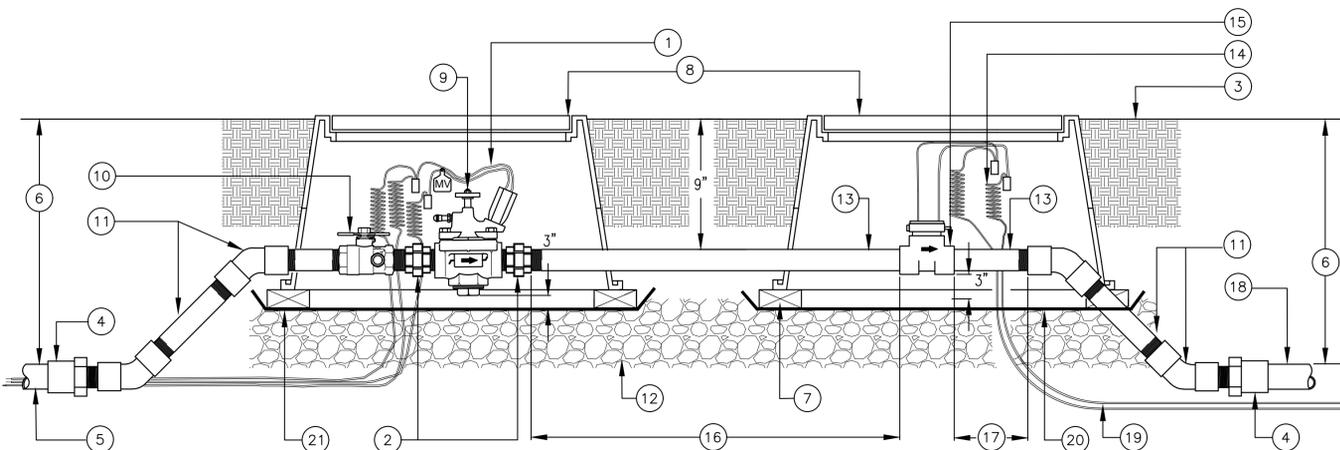
STAINLESS STEEL ELECTRO-POLISH FINISH:
All 304 Stainless Steel units shall be chemically electro-polished to impart a lustrous finish to the unit.

2 GUARDSHACK BACKFLOW ENCLOSURE
NOT TO SCALE



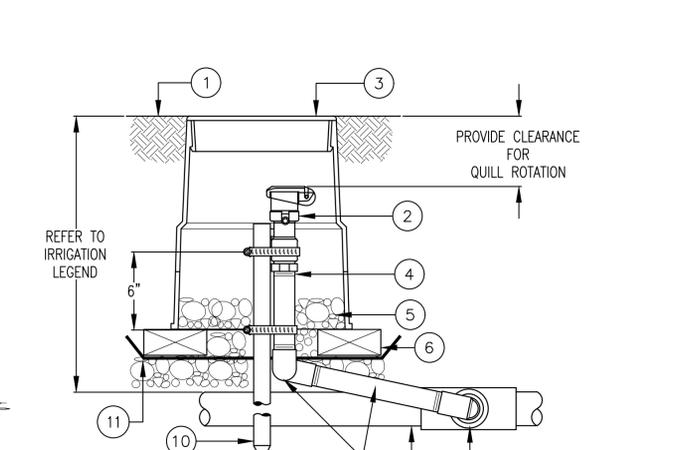
- ITEM LIST AND INSTALLATION NOTES:**
- 14 X 19 RECTANGULAR PLASTIC VALVE BOX WITH PLASTIC BOLT-DOWN LID. INSTALL VALVE BOX FLUSH WITH FINISH GRADE IN TURF AND 1" ABOVE FINISH GRADE IN SHRUB AREAS.
 - FINISH GRADE
 - BALL VALVE
 - PVC MAIN LINE (SIZE AND TYPE PER SPECIFICATIONS)
 - COMMON BRICK (4 TOTAL-ONE AT EACH CORNER)-KEEP BRICKS AWAY FROM PIPE
 - PEA GRAVEL BASE (4" DEEP)
 - PVC SCH 80 TOE NIPPLE, 2 TOTAL, SIZE EQUAL TO BALL VALVE
 - PVC SCH 80 45 DEGREE ELL (4 TOTAL-SXS)-REDUCING ELL AS NEEDED
 - PVC MAIN LINE PIPE NIPPLE (2 TOTAL)
 - WIRE MESH TO PREVENT GOPHER INTRUSION, GALVANIZED STEEL, 1/2" MESH, 19 GAUGE

3 F.I.P.T. BALL VALVE
NOT TO SCALE



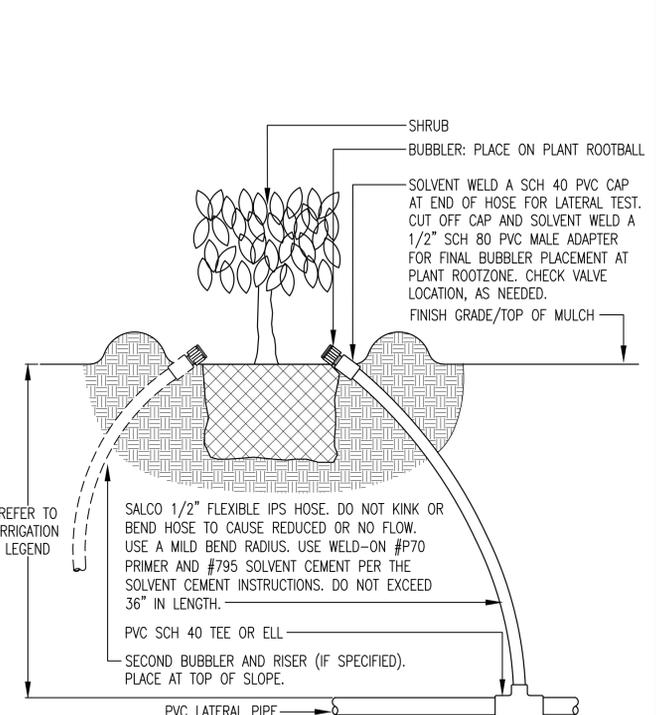
- ITEM LIST AND INSTALLATION NOTES:**
- VALVE CONTROL WIRE - PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS WIRE IN A 1" DIAMETER COIL AND VALVE TAG
 - UNION, PVC SCH 80, MIPT X THREAD, 2 TOTAL, KBI U-XXXX-TMV SERIES
 - FINISH GRADE
 - MALE ADAPTER, PVC (SCHEDULE AS SPECIFIED IN IRRIGATION LEGEND)
 - PVC MAIN LINE FROM BACKFLOW PREVENTION ASSEMBLY
 - REFER TO IRRIGATION LEGEND OR SPECIFICATIONS FOR SOIL COVER
 - COMMON BRICK, 8 TOTAL, INSTALL AT EACH CORNER OF EACH VALVE BOX
 - VALVE BOX, PLASTIC, RECTANGULAR WITH BOLT-DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION 11-3/4" X 17" X 12" DEEP.
 - MASTER CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (SIZE AS SPECIFIED IN IRRIGATION LEGEND OR SPECIFICATIONS)
 - BALL VALVE, BRASS, FULL PORT, THREADED
 - ELBOWS (45 DEG), NIPPLES (TBE), PVC SCH 80, THREADED, AS REQUIRED
 - PEA GRAVEL - 6" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
 - NIPPLE, PVC SCH 80, TOE (BETWEEN MASTER VALVE & FLOW SENSOR; AT DISCHARGE FROM FLOW SENSOR)
 - CONTROL WIRE: PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS WIRE IN A 1" DIAMETER COIL (#14 AWG-UF WIRE) AND CONTROLLER I.D. TAG
 - FLOW SENSOR WITH SOLVENT WELD TEE, SIZE AS SPECIFIED IN LEGEND. INSTALL FLOW SENSOR TO ALLOW STRAIGHT-FLOW OF A MINIMUM OF TEN TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE INLET SIDE AND FIVE TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE OUTLET SIDE OF THE SENSOR. WIRE TO CONTROLLER AS DIRECTED BY MANUFACTURER'S REPRESENTATIVE. DO NOT ALLOW EXCESS SOLVENT CEMENT TO ENTER INSIDE THE TEE AND DISRUPT THE FLOW SENSOR MECHANISM.
 - PROVIDE TEN (10) X THE PIPE DIAMETER; EX: 10 X 1" PIPE = 10" MINIMUM
 - PROVIDE FIVE (5) X THE PIPE DIAMETER; EX: 5 X 1" = 5" MINIMUM
 - PVC MAIN LINE TO IRRIGATION SYSTEM
 - FLOW SENSOR CONTROL WIRE FROM FLOW SENSOR TO CONTROLLER. USE A SHIELDED DIRECT BURIAL CABLE WITH AT LEAST ONE TWISTED PAIR OF CONDUCTORS. MULTIPLE PAIR CABLE MAY BE USED. USE #20 AWG OR LARGER SOLID COPPER WIRE CONDUCTORS TO EXTEND THE DISTANCE UP TO 2,000 FEET. PROVIDE AND INSTALL 1" ELECTRICAL CONDUIT WITH PULL BOXES EVERY 200 FEET AS NEEDED. DO NOT SPLICE SENSOR CABLE BETWEEN CONTROLLER AND FLOW SENSOR OR EXCEED 2000 FEET OF WIRE.
 - METAL WIRE MESH TO PREVENT GOPHER INTRUSION, 1/2" MESH, 19 GAUGE, GALVANIZED

4 1" MASTER CONTROL VALVE & FLOW SENSOR
NOT TO SCALE



- NOTES:**
- FINISH GRADE/TOP OF MULCH
 - QUICK COUPLING VALVE
 - 10" ROUND PLASTIC VALVE BOX WITH PLASTIC BOLT-DOWN LID. INSTALL VALVE BOX FLUSH WITH GRADE IN TURF AND 1" ABOVE FINISH GRADE IN SHRUB AREAS. PVC SCH 80 NIPPLE, TBE, SIZED EQUAL TO VALVE, LENGTH AS REQUIRED
 - PEA GRAVEL BASE, 6" DEEP
 - COMMON BRICK-2 TOTAL, 180 DEGREES APART. KEEP BRICKS AWAY FROM PIPE.
 - RAIN BIRD TSJ SWING JOINT
 - TEE OR ELL PER MAIN LINE SPECIFICATION
 - PVC MAIN LINE PIPE
 - #4 X 30" REBAR STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM
 - WIRE MESH TO PREVENT GOPHER INTRUSION, GALVANIZED STEEL, 1/2" MESH, 19 GAUGE
- CONSTRUCTION NOTES:**
- FURNISH THREADED FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
 - INSTALL VALVE IN GROUND COVER AREAS, NOT IN LAWN.

5 QUICK COUPLING VALVE
NOT TO SCALE



INSTALLATION NOTE: AT SLOPE AREAS, INSTALL A KBI CV SERIES OR EQUAL SPRING LOADED CHECK VALVE UNDER BUBBLER(S) TO PREVENT LOW BUBBLER DRAINAGE DOWN THE SLOPE. INSTALL BUBBLER(S) ON THE UPHILL SIDE OF THE PLANT ROOTBALL, INSIDE PLANTING BASIN, AND AT FINISHED GRADE AS SHOWN.

6 SHRUB BUBBLER
NOT TO SCALE

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HWA
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Site Planning
768 Fittessa Drive,
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Cell: 925.585.5705



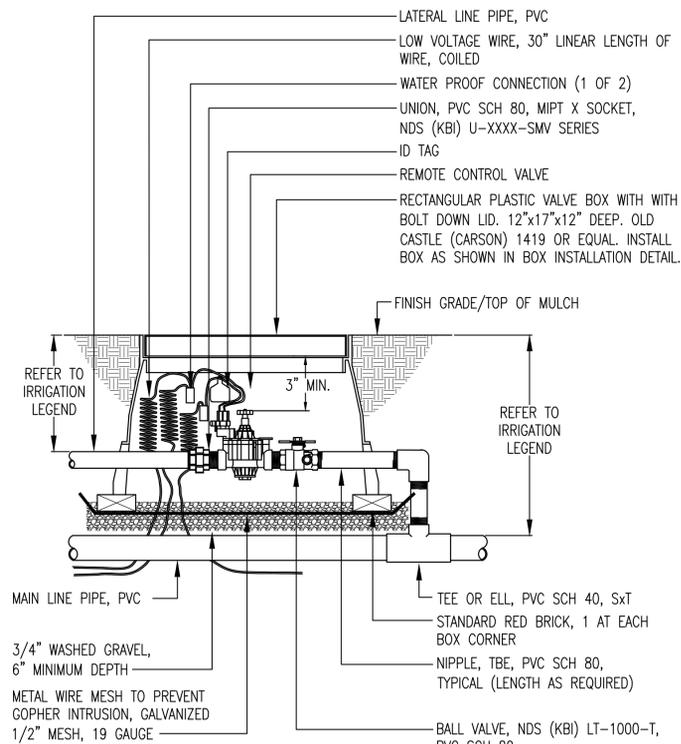
Recess Self Storage
2600 Moraga Road
San Pablo, California

Irrigation Details

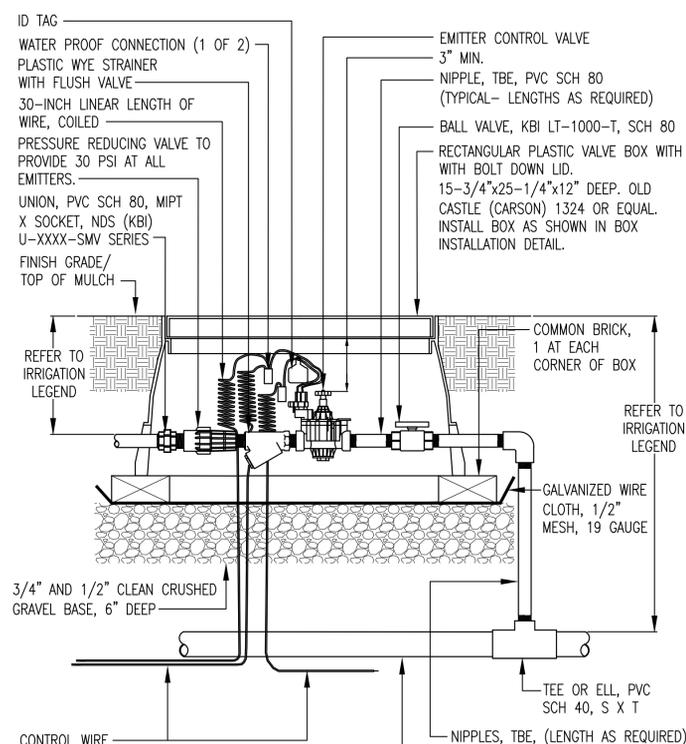
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job no: 010.0090
scale: As Noted
revisions:

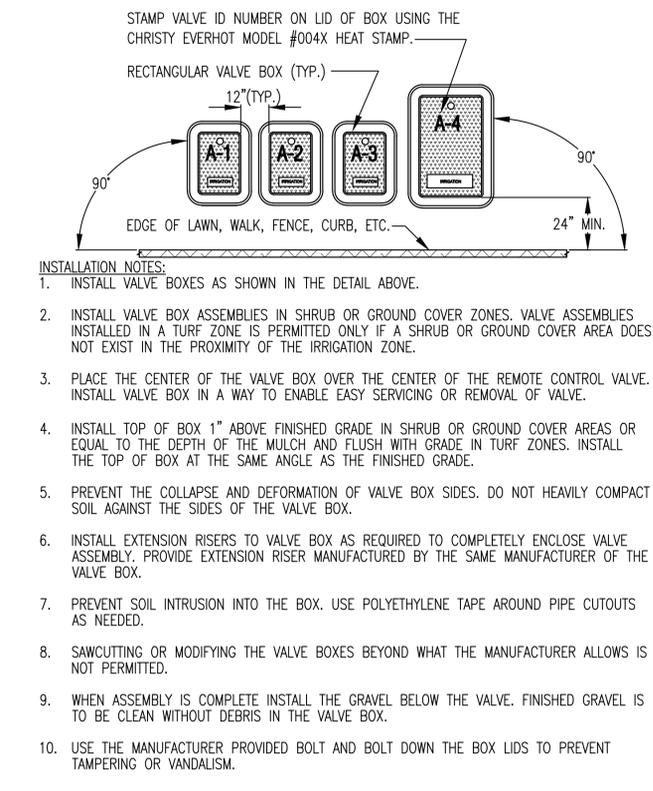
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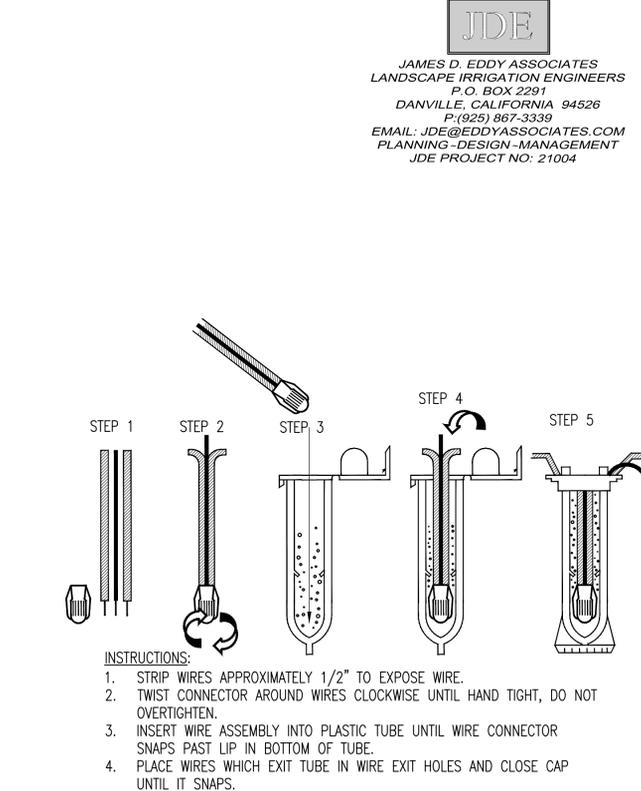
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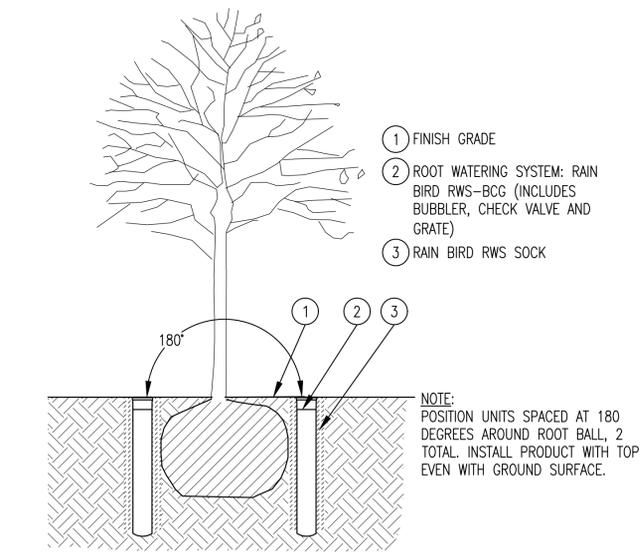
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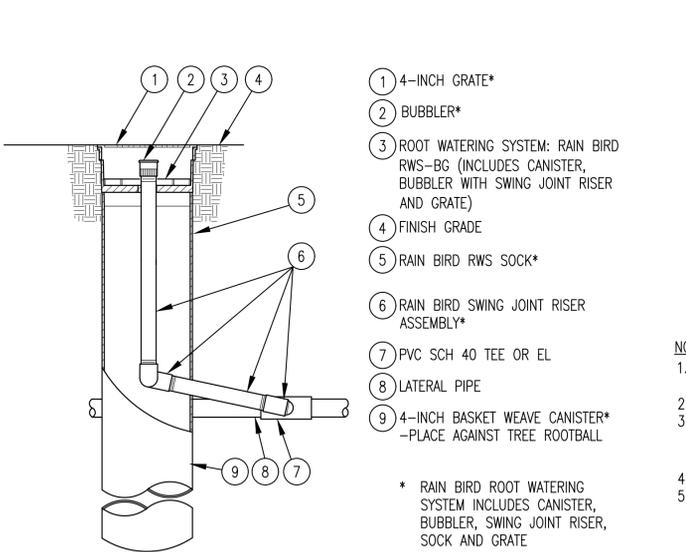
3 BOX INSTALLATION
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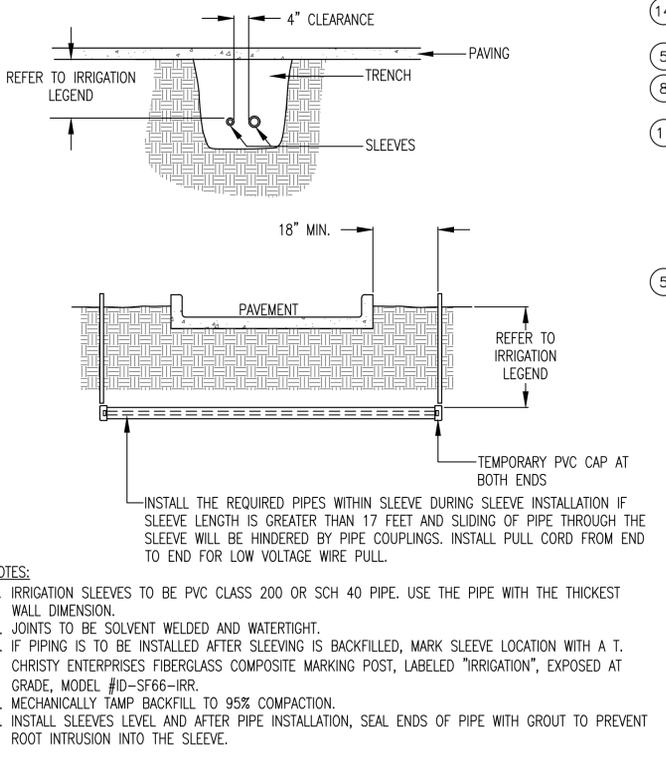
4 WIRE SPLICE
NOT TO SCALE



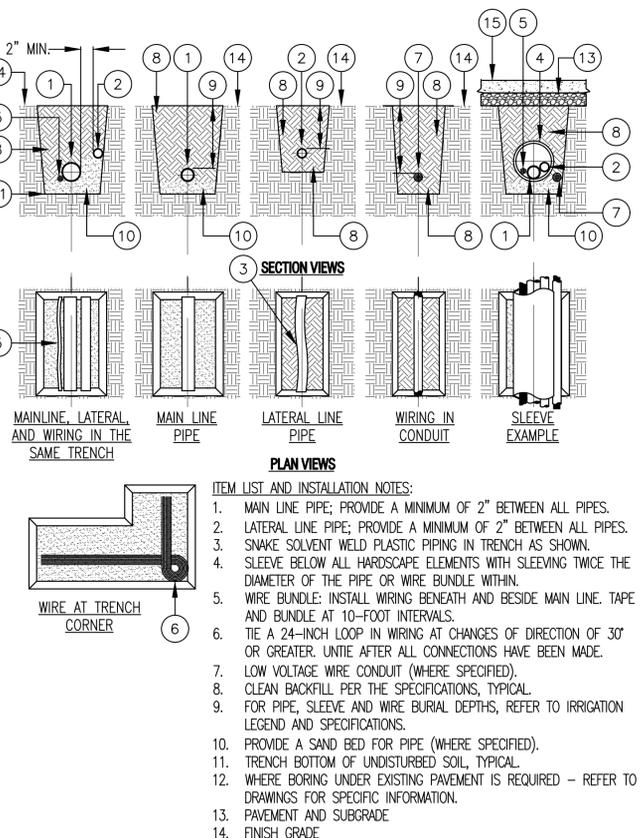
5 TREE WATERING SYSTEM
NOT TO SCALE



6 ROOT WATERING SYSTEM
NOT TO SCALE



7 SLEEVE INSTALLATION
NOT TO SCALE



8 TRENCH
NOT TO SCALE

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768 Filbessa Drive,
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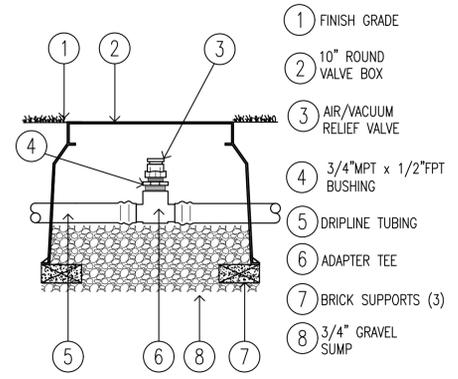
REGISTERED LANDSCAPE ARCHITECT
No. 2078
Exp. 03/31/2017
JDE

Recess Self Storage
2600 Moraga Road
San Pablo, California

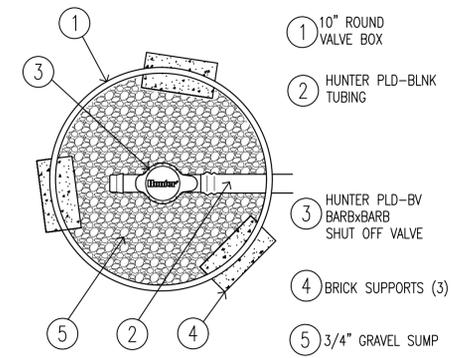
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job no.: 010.0090
date: 03.01.2021
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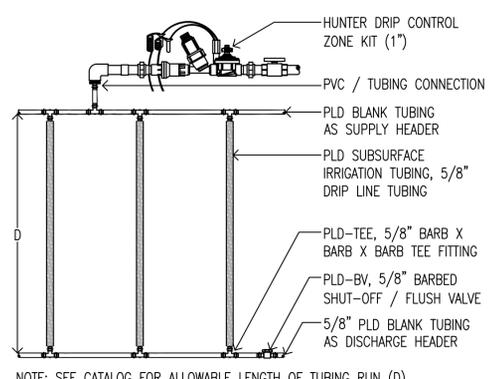
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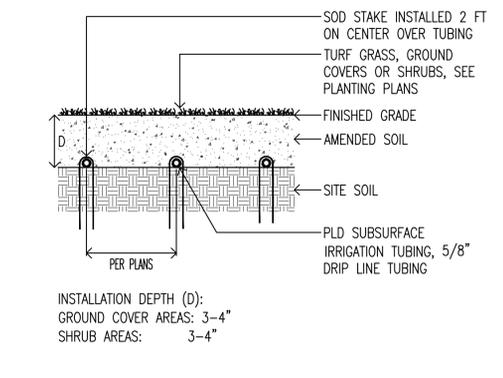
1 AIR RELIEF TUBING
SCALE: 1.5" = 1'-0" Hunter®



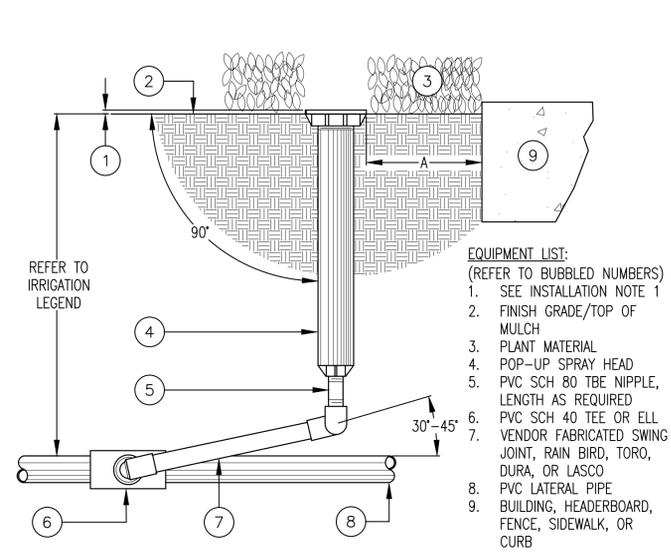
3 MANUAL FLUSH VALVE
SCALE: 1.5" = 1'-0" Hunter®



2 PLD - PLAN
SCALE: N.T.S. Hunter® IRRIGATION DETAIL



4 PLD - SECTION
SCALE: N.T.S. Hunter® IRRIGATION DETAIL

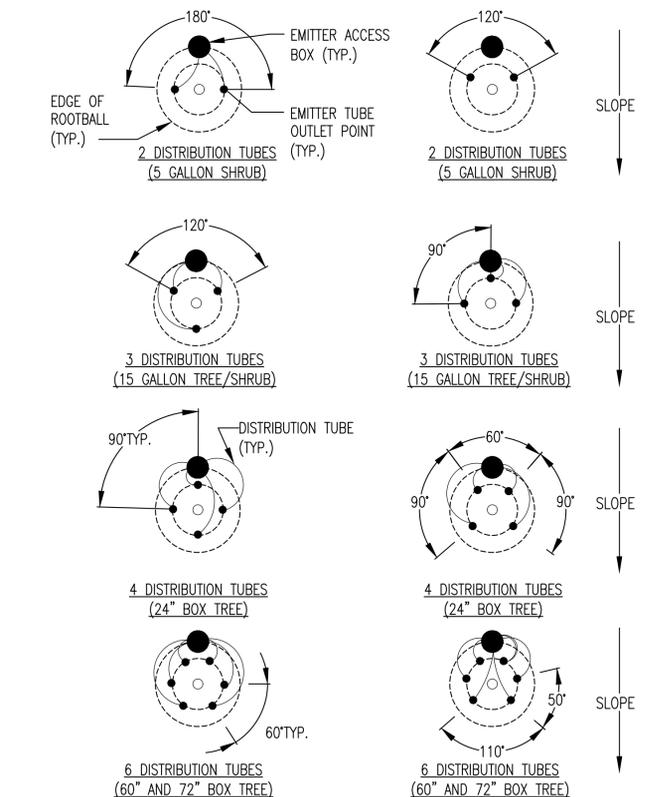


5 POP-UP SPRAY OR STREAM ROTOR
NOT TO SCALE

EQUIPMENT LIST:
(REFER TO BUBBLED NUMBERS)
1. SEE INSTALLATION NOTE 1
2. FINISH GRADE/TOP OF MULCH
3. PLANT MATERIAL
4. POP-UP SPRAY HEAD
5. PVC SCH 80 TBE NIPPLE, LENGTH AS REQUIRED
6. PVC SCH 40 TEE OR ELL VENDOR FABRICATED SWING JOINT, RAIN BIRD, TORO, DURA, OR LASCO
7. PVC SCH 40 TEE OR ELL VENDOR FABRICATED SWING JOINT, RAIN BIRD, TORO, DURA, OR LASCO
8. PVC LATERAL PIPE BUILDING, HEADERBOARD, FENCE, SIDEWALK, OR CURB

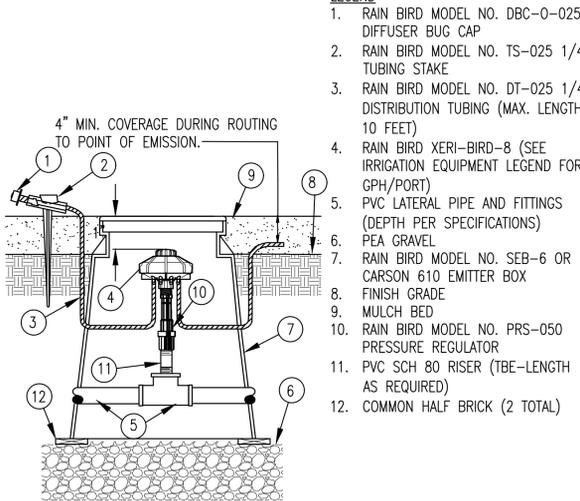
INSTALLATION NOTES:
1. INSTALL TOP OF HEAD 1" ABOVE FINISH GRADE IN SHRUB AREAS AND FLUSH WITH GRADE IN TURF AREAS. SIDE INLET USE IS NOT PERMITTED.
2. DIMENSION "A": INSTALL HEAD 4" FROM FACE OF BUILDING, HEADERBOARD, OR FENCE; 24" FROM NON-PERMEABLE PAVEMENT.
3. INSTALL HEAD PERPENDICULAR TO FINISHED GRADE.
4. PRIOR TO NOZZLE INSTALLATION, FLUSH HEAD WITH WATER USING MANUFACTURER'S FLUSH NOZZLE TO ELIMINATE DEBRIS FROM WITHIN HEAD AND RISER.
5. INSTALL NOZZLE SCREEN. INSTALL NOZZLE, HAND TIGHT. RATCHET POP-UP RISER AND ADJUST VARIABLE ARC NOZZLES SO NOZZLE SPRAY IS WITHIN PLANTED AREA. NO OVERSPRAY ON WINDOWS, BUILDINGS, STREETS OR PAVEMENT.

5 POP-UP SPRAY OR STREAM ROTOR
NOT TO SCALE



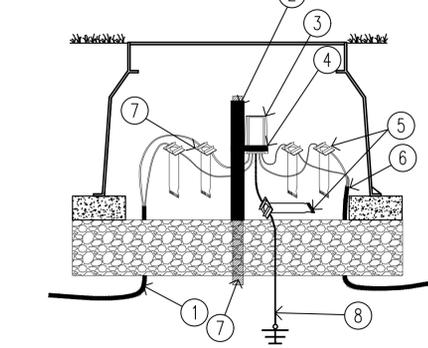
8 EMITTER OUTLET PLACEMENT DETAIL
NOT TO SCALE

- NOTES:**
- INSTALL A PORT PLUG ON UNUSED PORTS.
 - PLACE POINT OF WATER EMISSION FROM DISTRIBUTION TUBE TO EMIT WATER DIRECTLY ON THE CONTAINER ROOTBALL OF PLANT OR TREE AS FOLLOWS:
1 GAL SIZE - 1 TUBE 24" BOX - 4 TUBES
5 GAL SIZE - 2 TUBES 36" BOX - 6 TUBES
15 GAL SIZE - 3 TUBES 48" BOX - 8 TUBES
 - EQUAL EQUIPMENT MANUFACTURED BY THE SAME MANUFACTURER MAY BE SUBSTITUTED FOR ITEMS 1, 2, 3, 4, 7, AND 10.



7 MULTI-OUTLET EMITTER WITH BOX
NOT TO SCALE

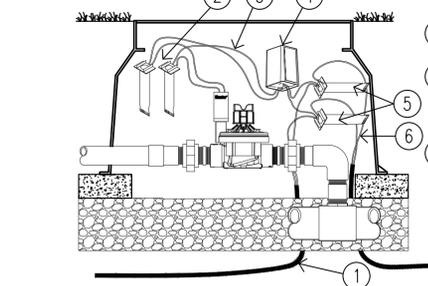
NOTE:
DUAL DECODERS DO NOT INCLUDE INTEGRATED SURGE SUPPRESSION. INSTEAD, INSTALL HUNTER DUAL-S SURGE ARRESTORS AFTER EVERY 12TH DECODER, OR 1,000 FT/300 M, AT A MINIMUM. IN HIGH LIGHTNING AREAS, INSTALL MORE FREQUENTLY.



6 DUAL-S SURGE DEVICE
SCALE: NTS Hunter® IRRIGATION DETAIL

- LEGEND**
- RAIN BIRD MODEL NO. DBC-0-025 DIFFUSER BUG CAP
 - RAIN BIRD MODEL NO. TS-025 1/4" TUBING STAKE
 - RAIN BIRD MODEL NO. DT-025 1/4" DISTRIBUTION TUBING (MAX. LENGTH: 10 FEET)
 - RAIN BIRD XERI-BIRD-8 (SEE IRRIGATION EQUIPMENT LEGEND FOR GPH/PORT)
 - PVC LATERAL PIPE AND FITTINGS (DEPTH PER SPECIFICATIONS)
 - PEA GRAVEL
 - RAIN BIRD MODEL NO. SEB-6 OR CARSON 610 EMITTER BOX
 - FINISH GRADE
 - MULCH BED
 - RAIN BIRD MODEL NO. PRS-050 PRESSURE REGULATOR
 - PVC SCH 80 RISER (TBE-LENGTH AS REQUIRED)
 - COMMON HALF BRICK (2 TOTAL)

- NOTES:**
- ALL DUAL-1 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR: ADDRESS 1 = Black
 - DUAL DECODERS DO NOT INCLUDE INTEGRATED SURGE SUPPRESSION. INSTEAD, INSTALL HUNTER DUAL-S SURGE ARRESTORS AFTER EVERY 12TH DECODER, OR 1,000 FT/300 M, AT A MINIMUM. IN HIGH LIGHTNING AREAS, INSTALL MORE FREQUENTLY.
 - REFER TO RCY DETAIL FOR ACTUAL VALVE CONSTRUCTION



9 DUAL-1 DECODER
SCALE: NTS Hunter® IRRIGATION DETAIL

- LEGEND**
- JACKETED ID WIRE PATH TO NEXT DECODER
 - PVC PIPE 1" SCH 40
 - MODEL DUAL-S SURGE PROTECTION MODULE
 - ELECTRICAL CABLE TIE - 12"
 - DBR/Y-6 (5)
 - JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER SURGE DEVICE 1/2 ON EITHER SIDE
 - PVC PIPE .75" SCH 40
 - TO EARTH GROUND 8FT/2.5M FROM DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

- LEGEND**
- JACKETED ID WIRE PATH TO NEXT DECODER
 - DBY-(2)
 - TWO BLACK WIRES TO VALVE SOLENOID/UP TO 100 FT/30M
 - MODEL DUAL-1 DECODER
 - DBR/Y-6 (2)
 - JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 FT/1.5M SLACK PER DECODER/1/2 ON EITHER SIDE OF DECODER

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REGISTERED LANDSCAPE ARCHITECT
No. 2078
Exp. 03/31/17
Date: 03/31/17

Recess Self Storage
2600 Moraga Road
San Pablo, California

Irrigation Details

drawn by: sl/jk
job no.: 010.0090
date: 03.01.2021
scale: As Noted
revisions:

sheet:
1.5
of 7 sheets



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STREAM ROTOR IRRIGATION @ SHRUB OR BIOSWALE AREAS - LOW WATER USE

MANUFACTURER: HUNTER		PR RATE(INCHES/HOUR): 0.5												
MODEL: MP		SPECIES FACTOR(Kc): 0.3												
PSI: 40		IRRIGATION EFFICIENCY: 0.75												
SPACING(Feet): 30		SOIL INFILTRATION RATE(INCHES): 0.2												
GPM: 3.7		YEAR 2 REDUCTION AMOUNT(%): 10												
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
	ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	ADJUSTED ET0/MONTH(INCHES)	0.3	0.3	0.8	1.0	1.2	1.4	1.5	1.3	1.0	0.7	0.4	0.2	
	ADJUSTED ET0/WEEK(INCHES)	1.5	1.8	4.1	5.0	6.6	7.3	8.0	7.1	5.5	3.9	2.0	1.2	
	MINUTES PER WEEK	1	1	2	3	5	5	5	5	3	2	1	1	
	YEAR 1	1	1	2	3	5	5	5	5	3	2	1	1	
	YEAR 2	1	1	2	3	5	5	5	5	3	2	1	1	
	DAYS PER WEEK	1	1	2	3	3	3	3	3	3	2	1	1	
	YEAR 1	1	1	2	3	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	3	3	3	3	3	3	2	1	1	
	MINUTES OF WATER PER DAY	15	18	21	17	14	15	16	15	11	13	10	12	
	YEAR 1	15	18	21	17	14	15	16	15	11	13	10	12	
	YEAR 2	14	17	19	16	13	14	15	14	10	12	9	11	
	CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 1	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	2	2	2	2	2	2	2	1	2	
	MAX. RUN TIME (MINUTES) PER CYCLE	8	9	11	9	7	8	8	8	6	7	10	6	
	YEAR 1	8	9	11	9	7	8	8	8	6	7	10	6	
	YEAR 2	7	9	10	8	7	7	8	7	5	6	9	6	

BUBBLER IRRIGATION @ SHRUBS - LOW WATER USE, ONE BUBBLER

MANUFACTURER: RAIN BIRD		SHRUB CANOPY(SQ.FT.): 6.2												
MODEL: 1401		SPECIES FACTOR(Kc): 0.3												
PSI: 30		MICROCLIMATE FACTOR(KmC): 1												
GPM OF BUBBLER: 0.25		DENSITY FACTOR(Kd): 1												
NUMBER OF BUBBLERS: 1		IRRIGATION EFFICIENCY: 0.81												
GPM OF ALL BUBBLERS(S): 0.25		SOIL INFILTRATION RATE(INCHES): 0.2												
SHRUB CANOPY(FT.): 2.8		YEAR 2 REDUCTION AMOUNT(%): 10												
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
	ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	ADJUSTED ET0/MONTH(INCHES)	0.3	0.3	0.8	1.0	1.2	1.4	1.5	1.3	1.0	0.7	0.4	0.2	
	ADJUSTED ET0/WEEK(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	MINUTES PER WEEK	2	2	5	6	8	8	9	8	6	5	3	2	
	YEAR 1	2	2	5	6	8	8	9	8	6	5	3	2	
	YEAR 2	2	2	5	6	8	8	9	8	6	5	3	2	
	DAYS PER WEEK	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
	MINUTES OF WATER PER DAY	2	2	3	3	3	3	3	3	2	2	2	2	
	YEAR 1	2	2	3	3	3	3	3	3	2	2	2	2	
	YEAR 2	2	2	3	3	3	3	3	3	2	2	2	2	
	CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 1	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	2	2	2	2	2	2	2	1	2	
	MAX. RUN TIME (MINUTES) PER CYCLE	1	1	2	1	1	1	1	1	1	1	1	2	
	YEAR 1	1	1	2	1	1	1	1	1	1	1	1	2	
	YEAR 2	1	1	2	1	1	1	1	1	1	1	1	2	

BUBBLER IRRIGATION @ TREES - LOW WATER USE

MANUFACTURER: RAIN BIRD		TREE CANOPY(SQ.FT.): 19.6												
MODEL: RWS		SPECIES FACTOR(Kc): 0.3												
PSI: 30		MICROCLIMATE FACTOR(KmC): 1												
GPM OF BUBBLER: 0.25		DENSITY FACTOR(Kd): 1												
NO. OF BUBBLERS: 2		IRRIGATION EFFICIENCY: 0.81												
GPM OF ALL BUBBLERS(S): 0.5		SOIL INFILTRATION RATE(INCHES): 0.2												
TREE CANOPY(FT.): 5		YEAR 2 REDUCTION AMOUNT(%): 10												
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
	ADJUSTED ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	ADJUSTED ET0/WEEK(INCHES)	0.3	0.3	0.8	1.0	1.2	1.4	1.5	1.3	1.0	0.7	0.4	0.2	
	ADJUSTED ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	MINUTES PER WEEK	3	4	7	9	12	13	14	13	10	7	4	3	
	YEAR 1	3	4	7	9	12	13	14	13	10	7	4	3	
	YEAR 2	3	4	7	9	12	13	14	13	10	7	4	3	
	DAYS PER WEEK	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
	MINUTES OF WATER PER DAY	3	4	5	4	5	4	5	5	4	3	2	3	
	YEAR 1	3	4	5	4	5	4	5	5	4	3	2	3	
	YEAR 2	3	4	5	4	5	4	5	5	4	3	2	3	
	CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 1	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	2	2	2	2	2	2	2	1	2	
	MAX. RUN TIME (MINUTES) PER CYCLE	2	2	2	2	2	2	2	2	2	2	2	2	
	YEAR 1	2	2	2	2	2	2	2	2	2	2	2	2	
	YEAR 2	2	2	2	2	2	2	2	2	2	2	2	2	

BUBBLER IRRIGATION @ TREES - MEDIUM WATER USE

MANUFACTURER: RAIN BIRD		TREE CANOPY(SQ.FT.): 19.6												
MODEL: RWS		SPECIES FACTOR(Kc): 0.5												
PSI: 30		MICROCLIMATE FACTOR(KmC): 1												
GPM OF BUBBLER: 0.25		DENSITY FACTOR(Kd): 1												
NO. OF BUBBLERS: 2		IRRIGATION EFFICIENCY: 0.81												
GPM OF ALL BUBBLERS(S): 0.5		SOIL INFILTRATION RATE(INCHES): 0.2												
TREE CANOPY(FT.): 5		YEAR 2 REDUCTION AMOUNT(%): 10												
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
	ADJUSTED ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.90
	ADJUSTED ET0/WEEK(INCHES)	0.3	0.3	0.8	1.0	1.2	1.4	1.5	1.3	1.0	0.7	0.4	0.2	
	ADJUSTED ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.90
	MINUTES PER WEEK	5	6	12	15	19	21	23	21	16	11	6	4	
	YEAR 1	5	6	12	15	19	21	23	21	16	11	6	4	
	YEAR 2	5	6	11	14	18	19	21	19	15	10	6	4	
	DAYS PER WEEK	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
	MINUTES OF WATER PER DAY	5	6	6	8	7	7	8	7	6	4	3	4	
	YEAR 1	5	6	6	8	7	7	8	7	6	4	3	4	
	YEAR 2	5	6	6	8	7	7	8	7	6	4	3	4	
	CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 1	2	2	2	2	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	2	2	2	2	2	2	2	1	2	
	MAX. RUN TIME (MINUTES) PER CYCLE	3	3	3	3	3	3	3	3	3	2	3	2	
	YEAR 1	3	3	3	3	3	3	3	3	3	2	3	2	
	YEAR 2	3	3	3	3	3	3	3	3	3	2	3	2	

MULTI-OUTLET EMITTER IRRIGATION - SHRUB - LOW WATER USE

MANUFACTURER: RAIN BIRD		TOTAL NUMBER OF EMITTER OUTLETS AT PLANT: 1												
MODEL: XBD		TOTAL GPM OF EMITTER(S): 0.02												
PSI: 30		MICROCLIMATE FACTOR(KmC): 1												
GPH PER OUTLET: 1		DENSITY FACTOR(Kd): 1												
PLANT CANOPY(FT.): 2.5		IRRIGATION EFFICIENCY: 0.81												
PLANT CANOPY(SQ.FT.): 4.9		SOIL INFILTRATION RATE(INCHES): 0.2												
SPECIES FACTOR(Kc): 0.3		YEAR 2 REDUCTION AMOUNT(%): 10												
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
	ADJUSTED ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	ADJUSTED ET0/WEEK(INCHES)	0.3	0.3	0.8	1.0	1.2	1.4	1.5	1.3	1.0	0.7	0.4	0.2	
	ADJUSTED ET0/MONTH(INCHES)	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
	MINUTES PER WEEK	19	24	53	65	85	94	104	91	71	50	25	16	
	YEAR 1	19	24	53	65	85	94	104	91	71	50	25	16	
	YEAR 2	18	22	48	59	77	85	94	82	64	45	23	15	
	DAYS PER WEEK	1	1	2	2	4	4	4	4	4	3	2	1	
	YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1	
	YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1	
	MINUTES OF WATER PER DAY	19	24	27	33	22	24	26	23	18	17	13	16	
	YEAR 1	19	24	27	33	22	24	26	23	18	17	13	16	
	YEAR 2	18	22	25	30	20	22	24	21	17	16	12	15	
	CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	2	2	2	3	2	2	2	2	2	2	1	2	
	YEAR 1	2	2	2	3	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	3	2	2	2	2	2	2	1	2	
	MAX. RUN TIME (MINUTES) PER CYCLE	10	12	14	11	11	12	13	12	9	9	13	8	
	YEAR 1	10	12	14	11	11	12	13	12	9	9	13	8	
	YEAR 2	9	11	13	10	10	11	12						



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SECTION 2441 - LANDSCAPE IRRIGATION SYSTEM

PART 1 - GENERAL

- 1.01 WORK SPECIFIED**
 Provide all labor, materials, equipment, tools, transportation, and services necessary to install a complete and operational automatic irrigation system as required by the Drawings and Specifications; including, but not necessarily limited to the following:
 A. Excavation, back filling, compaction, and finish grading of trenches as required.
 B. Power supply to the irrigation controller.
 C. Automatically controlled irrigation system.
 D. Test all systems and make operative.
 E. "As-built" drawings.
- 1.02 INSPECTION OF CONDITIONS**
 A. Examine related work and surfaces before starting work of this section. Report to the Landscape Architect, in writing, conditions which will prevent the proper provision of this work. Beginning the work of this section without reporting unsuitable conditions to the Landscape Architect constitutes acceptance of conditions by the Landscape Contractor. Any required removal, repair or replacement of this work caused by unsuitable conditions to be done at no additional cost to the Owner.
 B. Review the site conditions and verify that the irrigation system will provide adequate coverage as intended. Notify the Landscape Architect in the event of any discrepancies so that they may be reviewed and design changes made as might be necessary.
- 1.03 CODES, RULES AND SAFETY ORDERS**
 A. All work and materials to be in full accordance with the latest rules and regulations of safety orders of the Division of Industrial Safety, the Uniform Plumbing Code published by the Western Plumbing Officials Association and other applicable laws or regulations. Nothing in these drawings and specifications is to be construed to permit work not conforming to these codes. Should the construction documents or instructions be at variance with the aforementioned rules and regulations, notify the Landscape Architect and obtain instructions before proceeding with the work affected.
 B. Furnish and maintain all warning signs, shoring, barricades, red lanterns, etc. as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
- 1.04 STANDARDS**
 A. Commercial Standards (C) - as in cooperation with Commodity Standards Division of the Office of Technical Services, Business and Defense Services Administration and with the National Bureau of Standards available from the U.S. Government Printing Office, Washington D.C. 20402.
- 1.05 PERMITS AND FEES**
 A. Obtain all permits and pay required fees to any governmental agency having jurisdiction over the Work. Arrange inspections required by local agencies and ordinances during the course of construction as required.
- 1.06 APPROVAL**
 A. Wherever the terms "approve", "approval" or "approved" are used in the specifications they mean approval of the Landscape Architect in writing.
- 1.07 WORK SCHEDULE**
 A. Submit a proposed work schedule at least 30-days prior to start of work under this section. After approval no modification shall be made to this schedule without written authorization.
- 1.08 PRE-CONSTRUCTION CONFERENCE**
 A. Schedule a pre-construction conference with the Landscape Architect at least 15-days before beginning work under this section. The purpose of this conference is to review questions the Landscape Contractor may have regarding the Work, administrative procedures during construction and the project work schedule.
 B. The Landscape Contractor shall take necessary precautions to protect site conditions. Should damage be incurred the Landscape Contractor shall repair damage to its original condition or furnish and install equal replacement at no additional cost to the Owner.
- 1.09 SUBSTITUTIONS**
 A. Brands of irrigation equipment have been selected by the Landscape Architect to meet certain requirements, one of the primary being that all material brands used on this Work shall be available from three (3) or more distributors with branch outlets in the county of the Project and within 45 minutes normal driving time.
 B. Specific references to manufacturers' names and products specified in this section are used as standards, but this implies no right to substitute other material or methods without written approval of the Landscape Architect.
 C. Installation of any approved substitutions is the Landscape Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the Landscape Architect and without additional cost to the Owner. Inability to supply the equipment specified shall not be sufficient reason for substitution.
 D. Verbal approval of substituted equipment and/or dimensional drawings does not waive these requirements, unless confirmed by the Landscape Architect in writing.
- 1.10 PROTECTION OF EXISTING CONDITIONS**
 A. The Landscape Contractor be familiar with all site conditions prior to start of work. Should utilities or other work not shown on the plans be found during excavations, the Landscape Contractor shall promptly notify the Landscape Architect or Owner for further instructions as to further action. Failure to do so will make the Landscape Contractor liable for damage arising from the operations subsequent to discovery of such utilities not shown on the drawings.
- 1.11 COORDINATION**
 A. Coordinate and cooperate with other contractors to enable the work to proceed rapidly and efficiently.
- 1.12 PRODUCT HANDLING**
 A. Protect work and materials under this section from damage during construction and storage. Protect polyvinyl chloride (PVC) pipe and fittings from direct sunlight. Beds on which pipe is stored must be full length of pipe. Do not use any pipe or fitting that has been damaged or dented.

1.13 SAMPLES

- A. The Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Landscape Contractor shall furnish samples upon request by the Landscape Architect. Rejected materials shall be immediately removed from the site and replaced at the Landscape Contractor's expense. The cost of testing of materials falling below standards shall be paid by the Landscape Contractor.

1.14 AS-BUILT DRAWINGS

- A. Prepare an "As-Built" drawing showing deviations from the bid documents made during construction affecting the mainline pipe, controller locations, remote control valves, sprinkler heads, and lateral lines.
 B. The drawings shall be reproducible, reverse mylar line drawings and shall be drafted by a qualified draftsman by hand or by computer.
 C. The drawings shall indicate and show approved substitutions of size, material and manufacturer's name and catalogue name and catalogue number.
 D. The reproducible drawings shall be delivered to the Landscape Architect before final acceptance of the Work.

1.15 OPERATIONS MANUAL

- A. Upon completion of the irrigation system, and as condition of its acceptance, deliver to the Landscape Architect two (2) copies of a manual compiled in accordance with the Specifications, including a copy of the irrigation watering schedule and reductions of the As-Built Drawings as referenced in Section 1.14.

1.16 GUARANTEE

- A. The Landscape Contractor shall submit to the Owner, a written guarantee covering the entire irrigation system against defects in materials and installation for a period of one (1) year from the date of acceptance of this Work by the Landscape Architect and the Owner. Written Guarantee cards for the irrigation controller, and other equipment requiring registration, shall be included and attached with the Landscape Contractor's guarantee.

PART 2 - PRODUCTS

2.01 PLASTIC PIPE

- A. General: Materials throughout the system shall be new and in perfect condition. After award of the Contract and prior to beginning work, the Landscape Contractor shall submit for approval six (6) copies of the complete list of materials which he proposes to install. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed without prior written approval.
 B. Plastic pipe shall be new, free from defects, continuously and permanently marked with the following information:
 Manufacturer's name, pipe size, IPS size, type of material, and code number.
 C. Pressure main line pipe shall be PVC 1120-1220, NSF polyvinyl chloride, type as indicated in the legend, meeting ASTM D-2241, solvent weld.
 D. Non-pressure lateral line pipe shall be PVC 1120-1220, NSF polyvinyl chloride, pressure rated minimum Schedule 40, meeting ASTM D-2241, solvent weld.

2.02 PLASTIC FITTINGS AND NIPPLES

- A. Lateral line fittings shall be type I-II, NSF polyvinylchloride, minimum Schedule 40, solvent weld, ASTM D-2466-76A & 1784-75.
 B. Riser assembly fittings for valves and emitter/bubbler heads shall be type I-II, NSF polyvinyl chloride, minimum IPS Schedule 80, ASTM 1785, die threaded at both ends.

2.03 PVC SOLVENT AND PRIMER

- A. Use only plastic pipe solvent approved by NSF and UPC, ASTM D-2584-66T, and as recommended for use by the manufacturer of the plastic pipe.
 B. Use only plastic pipe primer approved by NSF and UPC, and as recommended for use by manufacturer of the plastic pipe.
 C. Solvent cement cans shall have labels intact and stamped with the date of the manufacturer. No cans dated one year old will be permitted.

2.04 IRON OR BRASS PIPE, FITTINGS AND JOINT COMPOUND

- A. Pipe nipples or spools: domestic ductile or galvanized iron or red brass pipe, NSF approved, flanged/threaded both ends, reamed, burrs and scale removed, complying with the requirements of ASTM.
 B. Fittings: domestic ductile or galvanized, or brass, NSF approved flanged/threaded, with burrs and scale removed.
 C. Joint compound for threaded connections shall be Rector Seal T-2 or approved equal.

2.05 IRRIGATION CONTROLLER

- A. The irrigation Controller shall be as listed on the drawings.

2.06 REMOTE CONTROL VALVES

- A. Remote control valves shall be constructed of corrosion resistant materials and stainless steel hardware, 24V electric, removable, lamp-resistant, flow control handle, sized as required, as manufactured by Hunter.
 B. Valve IPS shall be as indicated for each location.

2.07 LOW VOLTAGE WIRE AND CONNECTORS

- A. Low voltage wire shall be Hunter two-wire cable, direct burial, PVC cased wire, Hunter ID1.
 B. Control wire connectors shall be 3M-DBR/76 with sealant, UL approved for water resistant PVC copper wires.
 C. Electric conduit as required shall meet the requirements of State and local electrical codes, UL approved.

2.08 ROTOR HEADS, POP-UP SPRAY HEADS AND FITTINGS

- A. Rotor heads, pop-up spray heads, and fittings shall be the model, spacing, GPM and manufacturer as indicated on the Drawings, Hunter or approved equal.

2.09 EMITTERS, TUBING, AND FITTINGS

- A. Emitters, tubing, and fittings shall be the model, spacing, GPH and manufacturer as indicated on the Drawings, Hunter, Rain Bird, or approved equal.

PART 3 - INSTALLATION

3.01 EXCAVATION AND BACKFILL

- A. The Landscape Contractor shall perform all necessary excavation for the installation of all work included in the contract.
 B. After the work has been installed, inspected and approved, all excavations shall be backfilled. Only finely pulverized granular soil shall be used in backfilling. Trenches shall be filled to approximately 3/4 capacity and then water-settled until all voids are filled. When stability has returned to the partially filled trench, the balance shall be backfilled and again water-settled. Again when stable, complete fill with topsoil to 2" above finish grade.
 C. Settling of backfilled trenches, which may occur during one (1) year period after acceptance of the irrigation system, shall be repaired including restoration of any or all damaged planting, paving, or other improvements; by the Landscape Contractor at no additional cost to the Owner.
 D. Mechanical trench diggers used on the site shall be of an approved type with straight sides. Trenches shall be ample in size to accommodate the pipe(s) to be laid and deep enough to provide the minimum cover from finish grade as shown on the Irrigation Drawings.
 E. Pipe installations shall comply with Sections 15000 and 15050 and the latest editions of the International Association of Plumbing and Mechanical Officials (IAPMO).
 F. Perform all excavations as required for the installation of the work included under this section. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original conditions and in a manner approved by the Owner. Trenches shall be made wide enough to allow a minimum of 6-inches between parallel pipe lines.

3.02 PIPING

- A. Piping layout shall be in accordance with the Drawings.
 B. Carefully inspect all pipe and fittings before installation, remove all dirt, scale and burrs, and ream as necessary.
 C. Where not indicated on the Drawings and Details, minimum soil coverage shall be 12" for non-pressure lateral lines and 18" for pressure main lines or low voltage electrical wires.
 D. Use the specified primer and solvent, making joints in accordance with the manufacturer's recommended methods. Allow at least 24 hours set-up time for solvent welded joints before pressurizing pipe with water.
 E. Plastic to metal joints: Work all joints first. Use joint compound on male threads and first two female threads, tighten with pipe wrench.

3.03 REMOTE CONTROL VALVES

- A. Remote control valves shall be installed as indicated on the Drawings and in the Details.

3.04 CONTROLLER AND LOW VOLTAGE WIRING

- A. Low voltage wire which exceeds a total distance of 2000 feet shall be 12 AWG wire (not applicable to this project).
 B. Sprinkler controller charts, consisting of reduced photostatic reproductions of As-built Irrigation Plans, and the Irrigation Watering Schedule shall be laminated in plastic and posted next to or mounted inside the controller cover.
 C. Low voltage wiring shall have a minimum soil cover of 18", or be installed in appropriate conduit, with all the splices made in boxes, using the manufacturer's published directions.

3.05 EMITTERS

- A. Emitters and fittings shall be type as indicated on the Drawings.
 B. Install emitters in accordance with the manufacturer's recommendations and instructions, Details and the Drawings.
 C. After installation and prior to soil backfill, thoroughly flush and clean tubing with water using the end flush valve. Close flush valve, activate zone, Check some tubing for dripping at all emitter ports, leaks, and a solid connection at all fittings.

3.06 INSPECTIONS AND TESTS

- A. Call the Landscape Architect for inspections at least 48-hours prior to anticipated inspection.
 B. Inspection of completed installation will be made by the Landscape Architect prior to backfilling of trenches and will be made during hydrostatic testing.
 C. Make hydrostatic tests when welded PVC joints have cured at least 24-hours and with risers capped. Apply continuous static water pressure of 100 psi as follows:
 1. All piping on the pressure side of control valves shall be tested for 4-hours.
 2. All piping on the non-pressure side of the control valves shall be tested for 2-hours.
 D. Leaks resulting from tests shall be repaired and tests repeated until system passes tests.
 E. Equipment test: The Landscape Contractor shall operate each valve by the controller, prior to planting to ensure correct functioning of the system. Sprinkler heads shall be checked to determine that they function according to the manufacturer's data and give full coverage according to intent of the Drawings. Replace any sprinklers not functioning as specified with similar heads that do function properly.

3.07 FINAL ACCEPTANCE

- A. Work under this section will be accepted by the Landscape Architect upon satisfactory completion of work. Upon final acceptance, the Owner will assume responsibility for maintenance of the Work. Said assumption does not relieve the Landscape Contractor of obligations under warranty.
 B. Submittals to be provided at final inspection:
 * Operations Manuals
 * Reproducible As-Built Drawings
 * Irrigation Watering Schedules
 * Wrenches and keys specified
 * Contractor's written guarantee
 * Manufacturer's warranty registration cards

3.08 CLEAN-UP

- A. Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up all debris from the entire work area prior to final acceptance to the satisfaction of the Landscape Architect and the Owner. Remove all debris resulting from the work of this section.

END OF SECTION

Plot Date: 2/25/2021
 File: 101 - Moraga Road Irrigation.dwg

Recess Self Storage
 2600 Moraga Road
 San Pablo, California

Irrigation Specification

date: 03.01.2021
 scale: As Noted
 drawn by: s/j/e
 job no.: 010.2020
 revisions:

sheet:
1.7
 of 7 sheets

Design Concept Narrative for a proposed Self Storage project – Moraga Rd Storage

PROJECT: Moraga Rd Storage
2600 Moraga Rd, San Pablo, CA
APN 416140050

EXISTING ZONING: (OS) Open Space

PROPOSED ZONING: (I) Institutional District

PROJECT SUMMARY:

The Site is currently owned by the City of San Pablo and occupied by an abandoned school and a community sports field, and consists of approximately 8.947 acres. The City and American Recess intend that the School Site shall be divided into a southern parcel of approximately 4.08 acres to be sold to the American Recess for development (Self-Storage Facility), and a northern parcel of approximately 4.867 acres to be retained by the City for development of a public park.

This project will require General Plan Amendment (re-zoning from Open Space to Institutional District (I)), in order to allow for Self Storage development with a CUP.

The mixed use project proposes to construct a 125,159 SF self-storage facility. The Self Storage Facility will consist of (3) single story buildings and (1) three story building.

The site contains an existing well that provides irrigation water for the existing park located on the south side. All existing structures will be demolished and the well will be decommissioned.

Traces of the Hayward fault intercept this site in two locations. Appropriate soils mitigation will be in place prior to starting the construction.

During the design phase we strived to preserve as many existing trees as possible. The majority of the existing mature trees on site will remain and will serve as buffer/screening zone for the residential development on the east side and as required setback landscape on the Moraga Rd. frontage. The trees and vegetation removed will be replaced with code compliant landscaping, in compliance with the City's Tree Ordinance.

Site planning and building design will be compatible with and enhance the adjacent and surrounding residential and commercial neighborhood in terms of scale, building design, exterior materials, roof styles, lighting, landscaping, and signage.



EXISTING GRADE CONSIDERATIONS:

From a site perspective, the design follows the natural topography, with respect to the existing slope as well as the mature trees located on the eastern side of the property, which not only preserves, but highlights the natural features of our site and the surrounding areas. The site development makes full effort to locate the four buildings in the most accessible, least visually prominent location by creating pads at the lowest feasible elevation. The vast majority of the site development is located on a “flat” ground.

SITE ACCESS:

The new use will have access to the site provided from the existing driveway on Moraga Rd., with fire apparatus access maintained per the Contra Costa Fire Department requirements along all buildings.

PARKING:

The parking requirements are set forth in the Zoning Code Chapter 17.54.030.
Parking required: 127 (1/1000SF + 1 per employee)
Bicycle Parking: 7

Parking Provided On-Site: 17
Bicycle Parking: 2

American Recess will apply for a variance to reduce the required parking. A parking study prepared by Kittelson & Associates is provided to support this request.

Self Storage loading areas will be located as far as possible from residential units and will be screened from view from the residential portion of the project to the extent feasible.

LANDSCAPING:

The design intent of the landscaping being proposed for the project is to provide an attractive, low maintenance and durable landscape. Planting will include a mixture of native California and horticultural appropriate trees, shrubs and groundcover. Lawn areas are not planned for any portion of the project. Tall growing drought resistant grasses will be used within the bio-retention areas. The intent of the landscape and water delivery systems is to meet all aspects of the Water Efficient Landscape Ordinance.

SELF STORAGE FACILITY:

American Recess is proposing a first class, top tier self storage facility located along Moraga Rd.



Construction: S-1/ Type II-B w/ fully sprinklered construction.

The maximum building height allowed per code is (27) twenty-seven feet. The proposed three stories building maximum height is 35 feet. American Recess will request a variance for the building height increase in the Conditional Use Permit application. The building main entrance elevation is approximately the same level as the vehicular entrance from Moraga Rd.

The Storage facility will include a rental office, and will not include a manager's dwelling.

The exterior finish materials will consist of a mixture of horizontal and vertical decorative metal siding, as well as exposed CMU block and exterior stucco/ fiber cement board siding. Display storage doors will be visible behind large glazed areas, providing variation of textures and colors, while defining the structure's use.

Our goal is to deliver a project that is modern and visually appealing, high quality and innovative, while incorporating design elements, materials and colors of the adjacent properties. We wanted to create a project that was fresh, modern and eye catching.

REFUSE AND RECYCLING:

The enclosure will be located in the office proximity, and will house dumpsters for solid waste, recycling, and green waste. The dumpster enclosure will match in architecture and style with the buildings on site and will have a man door in addition to the double swing gates for access.

BUSINESS PLAN:

HOURS OF OPERATION:

Office hours Mon - Fri 7:00 am - 7:00 pm; Sat - Sun 8:00 am - 8:00 pm. Customer access hours Mon - Sun 6:00 am to 10:00 pm; Number of employees, 2. More than one employee will be onsite during normal business hours. Customers will be assigned a unique passcode, which will be entered on the gate and building entry keypads. A passcode will be required to enter the self-storage facility. This will allow customers access to the self-storage facility during customer access hours (Mon - Sun 6:00 am to 10:00 pm). Customers will be able to gain access and exit the facility with their vehicles or moving trucks through one motorized vehicle gate.

The approximate number of self-storage units is 959. The final number of self-storage units will be based on final configuration and unit mix.



SECURITY:

There will be building mounted security cameras with the ability to pan, tilt, zoom and record in low light. All data will be recorded for all security cameras by High Definition Digital Video Recorders, which store up to 30 days of recordings. The final number of security cameras will be determined once construction is complete and we can accurately identify any blind spots. The interior of the facility will be monitored via multiple security cameras and motion sensor alarms on each level in order to eliminate any after-hours activity onsite.

All entrances and exits will be equipped with alarms, and a passcode will be required to enter the self-storage facility. Passcodes will be disabled during the non-customer access hours preventing entrance into the gated area and the building.

SIGNAGE:

Signs shown on the elevations and 3D views are for reference only and they will not exceed the allowable signage area per code.

FENCE:

The existing chain link fence along the eastern, western and southern property lines will be kept. We will install a new 6' chain link fence (match existing) along the newly created northern property line. We will install (1) 6' high chain link sliding gate at the entry to serve the property and to provide a secure access to the facility. Customers will be assigned a unique passcode, which will be entered on the gate entry keypad.

SITE LIGHTING:

Wall pack lights will be installed per code on the exterior of the buildings and at each entrance/exit to enhance the security of the site.

SCREENING:

The eastern side of the property is adjacent to a residential neighborhood. The existing 6' chain link fence and the existing 30' landscape strip comprised of mature trees and vegetation will be maintain to provide the required screening.

