

COMMUNITY WORKSHOP

Monday, August 19, 2024

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: 2101 West Vineyard Avenue Mono-Eucalyptus; PLANNING AND ZONING PERMIT NO. 23-530-04 (Special Use Permit - Wireless); Windsor North/River Ridge Neighborhood**

This item has been continued to September 16, 2024

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

COMMUNITY WORKSHOP

Monday, August 19, 2024

The attached documents have been submitted by the applicant for the following item:

2. PROJECT NAME: 901 Cheyenne Way Multi-Family Development; PLANNING AND ZONING PERMIT NO. 23-200-02 (Development Design Review); College Estates Neighborhood

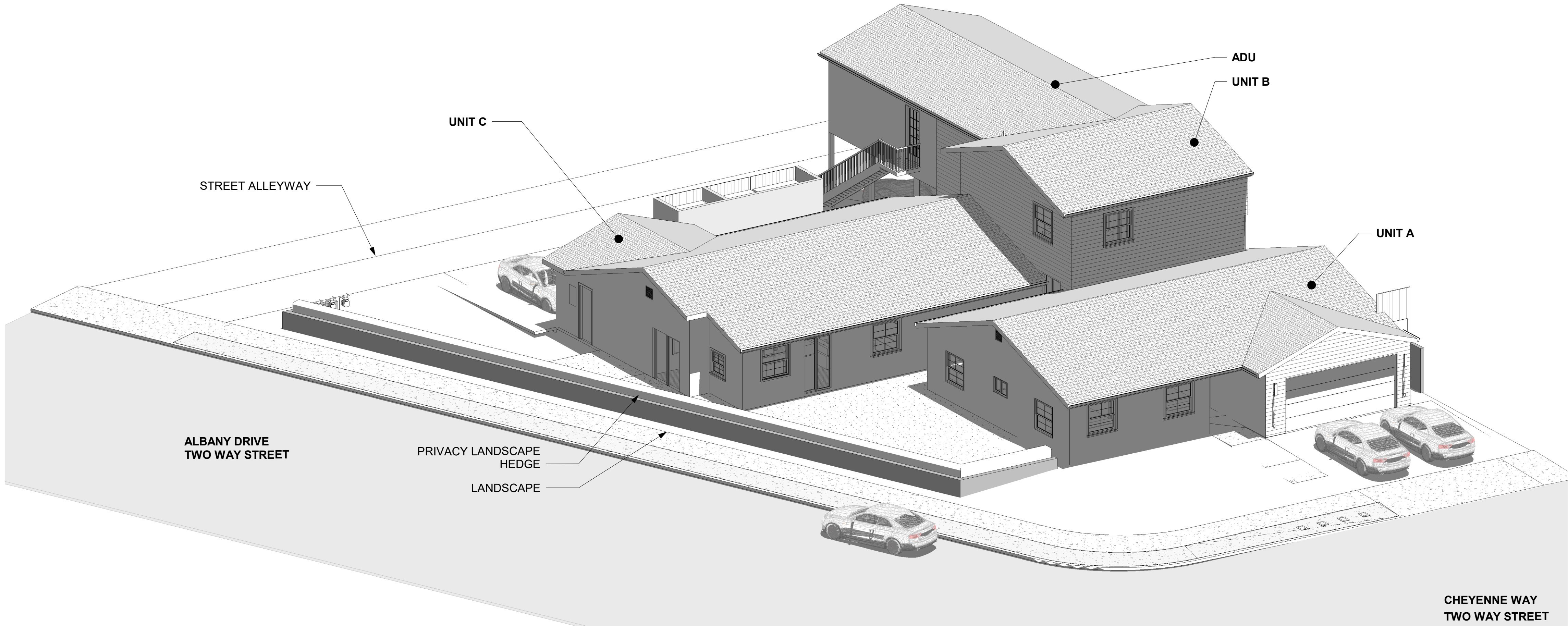
A request to construct three, one-story 1,530 square-foot single family residences and an 840 square-foot accessory dwelling unit (ADU) on a 10,585 square-foot vacant site located at 901 Cheyenne Way (APN: 221-0-063-165) within the Garden Apartment - Planned Development (R3PD) zone. Proposed development includes an attached two-car garage for each of the three residences and a two-car carport for the ADU. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Rafael Lopez
City Contact: Malinda Lim, Contract Case Planner

Phone: (805) 775-7001
Phone: (951) 756-4874

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858



02 AXON VIEW FROM CHEYENNE STREET



01 SOUTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES:

-NEW ADDRESS REQUESTED FOR ALL UNITS
-THE FINISHED FLOOR OF ALL HABITABLE SPACE MUST BE A MINIMUM OF 25 INCHES ABOVE LOWEST ADJOINING STREET GRADE TO PREVENT FLOODING PER CITY CODE

ALL STUCCO TO BE CONSISTENT IN PROJECT, SMOOTH STUCCO PAINTED TO MATCH HOUSE

BRIGHT SKIES
DESIGN STUDIO, LLC

8 0 5 - 7 7 5 - 7 0 0 1

PROPERTY IDENTIFICATION

PROPERTY ADDRESS
901 CHEYENNE WAY, OXNARD CA. 93033
ASSESSOR PARCEL NUMBER 221-0-063-165

PROPERTY OWNER: SALVADOR ANGUIANO

LAND USE & MAPPING INFORMATION

BASE YEAR 2020/2021
PREVIOUS PARCEL NUMBER UNAVAILABLE
TRACT NUMBER 1570-01

LOT NUMBER WITHIN TRACT 28 C
MAP NUMBER 043MR 057

PROPERTY CHARACTERISTICS INFORMATION

ACREAGE 0.24 LOT SIZE (SQFT) 10,585

RESIDENTIAL DATA

CONSTRUCTION TYPE:
TYPE V-B STORIES: TWO
OCCUPANCY GROUP: R-3
ZONING: R1
EXISTING RESIDENCE FIRE SPRINKLERS: NONE
NEW CONSTRUCTION ADU: NONE

CONSULTANTS:

PROJECT DESIGNER

BRIGHTSKIES DESIGN STUDIO
805-775-7001

STRUCTURAL ENGINEER:

TO BE DETERMINED

TITLE 24:

IGOR PICHKO, CEA
ENERGY CONSULT LLC
WWW.TITLE24EZ.COM

SHEET INDEX	
SHEET NUMBER	SHEET NAME

A0.00	COVER PAGE
A0.01	GENERAL NOTES
A0.02	GENERAL NOTES
A0.04	SITE IMAGERY
A1.01	SITE PLAN
A1.02	EXISTING CONDITIONS
A1.03	SURVEY SITE PLAN
A1.04	SURVEY SITE OVERLAY
A2.00	FLOOR PLAN
A2.01	SECOND LEVEL FLOOR PLAN
A2.02	MATERIALS PALETTE
A3.00	BUILDING ELEVATIONS
A9.01	MATERIAL SPECIFICATIONS
L1.01	IRRIGATION LEGEND
L1.02	IRRIGATION NOTES
L1.10	IRRIGATION PLAN
L1.20	IRRIGATION DETAILS
L1.21	IRRIGATION DETAILS
L1.22	IRRIGATION DETAILS
L1.30	IRRIGATION SPECIFICATIONS
L1.31	IRRIGATION SPECIFICATIONS
L2.01	PLANTING PLAN
L2.02	PLANTING DETAILS AND NOTES
L2.03	PLANTING SPECIFICATIONS

I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

03/28/2024

No.	Description	Date

901 CHEYENNE WAY

COVER PAGE

A0.00

Scale

3/16" = 1'-0"

APPLICABLE BUILDING CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY EFFICIENCY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA FIRE CODE

ANGUIANO FAMILY
NEW CONSTRUCTION RESIDENCES + ADU

SCOPE OF WORK:

-3 NEW RESIDENCES AND 1 ADU
-UNIT A-1,065 SF + 465 SF GARAGE
-UNIT B- MIRRORED- 1,065 SF + 465 GARAGE
-UNIT C- 694+435 = 1,129 SF
-ADU- 840 SF

-NEW WATER METERS (4)
-NEW ELECTRICAL METERS (4)
-NEW GAS METERS (4)
-NEW 4" SEWER LINE

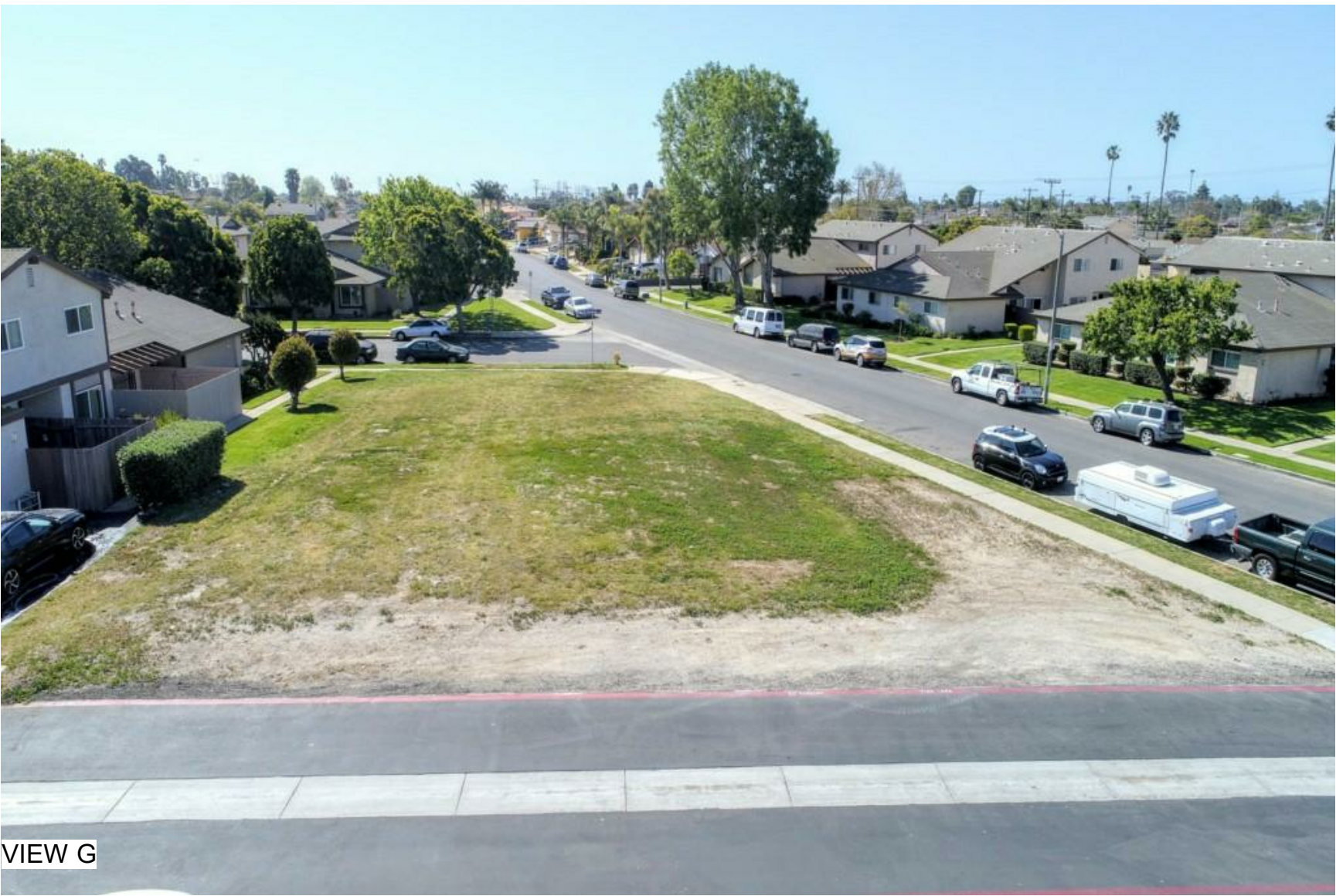
-NEW SOLAR PANELS- SEPARATE PERMIT



VIEW I



VIEW H



VIEW G



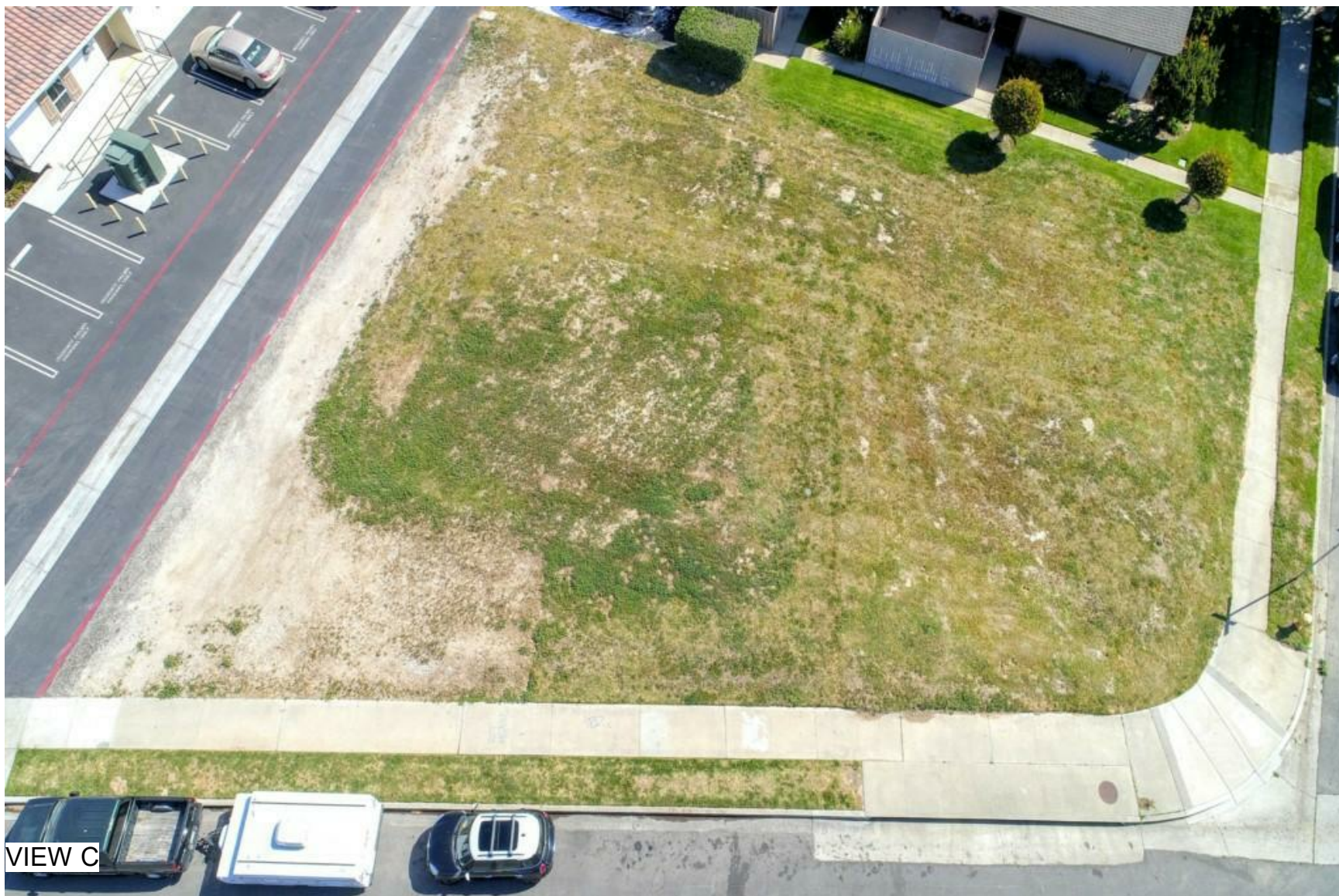
VIEW F



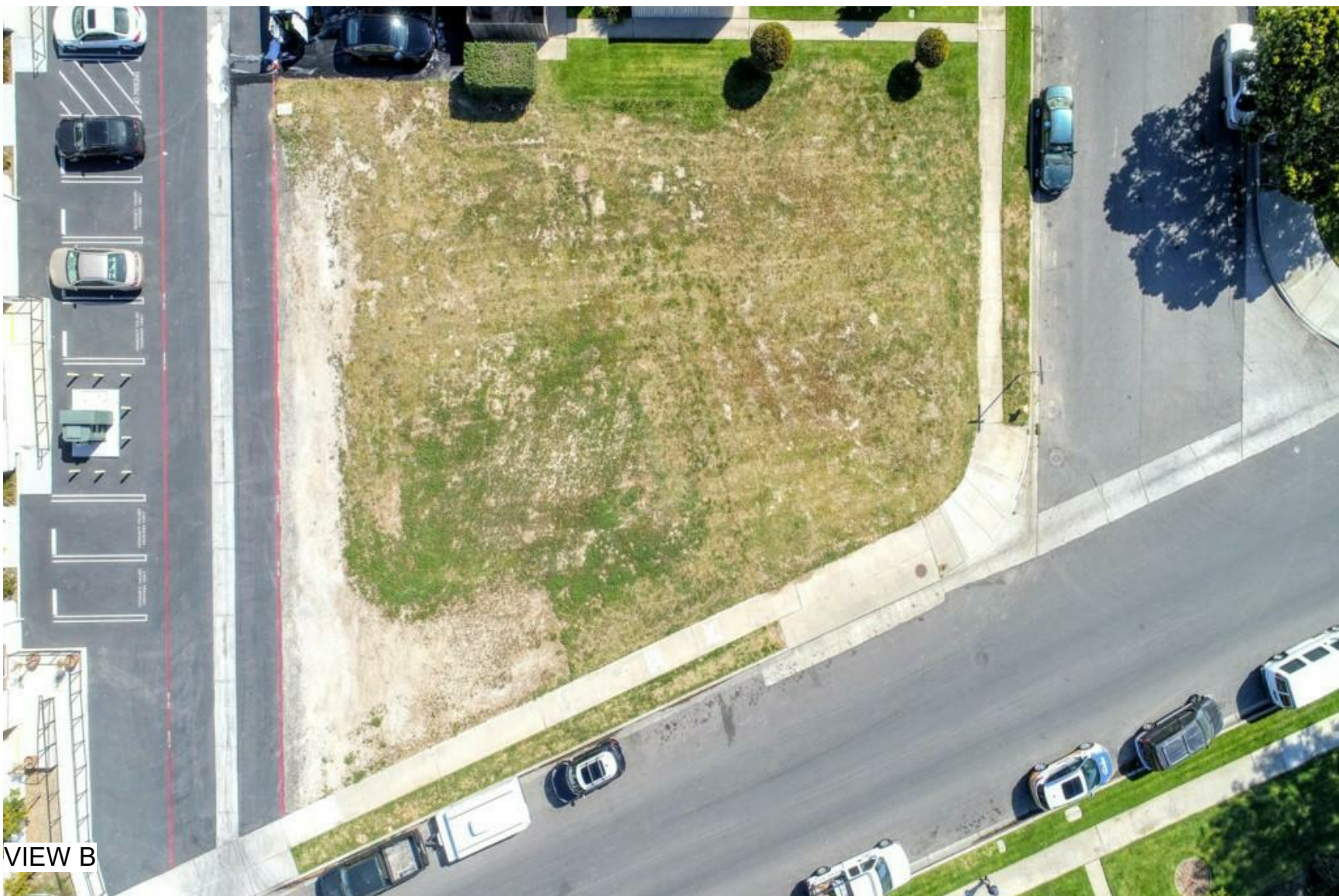
VIEW E



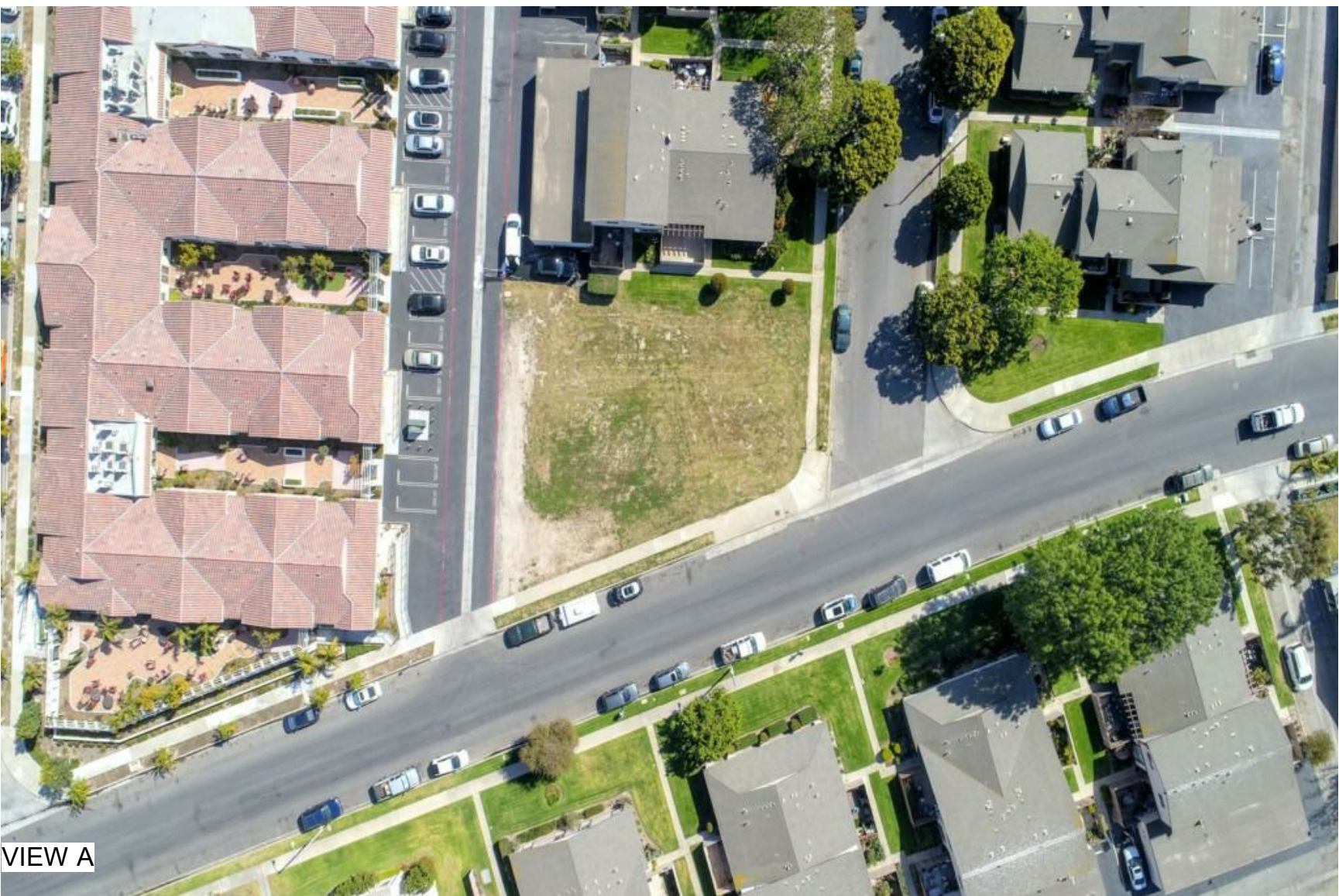
VIEW D



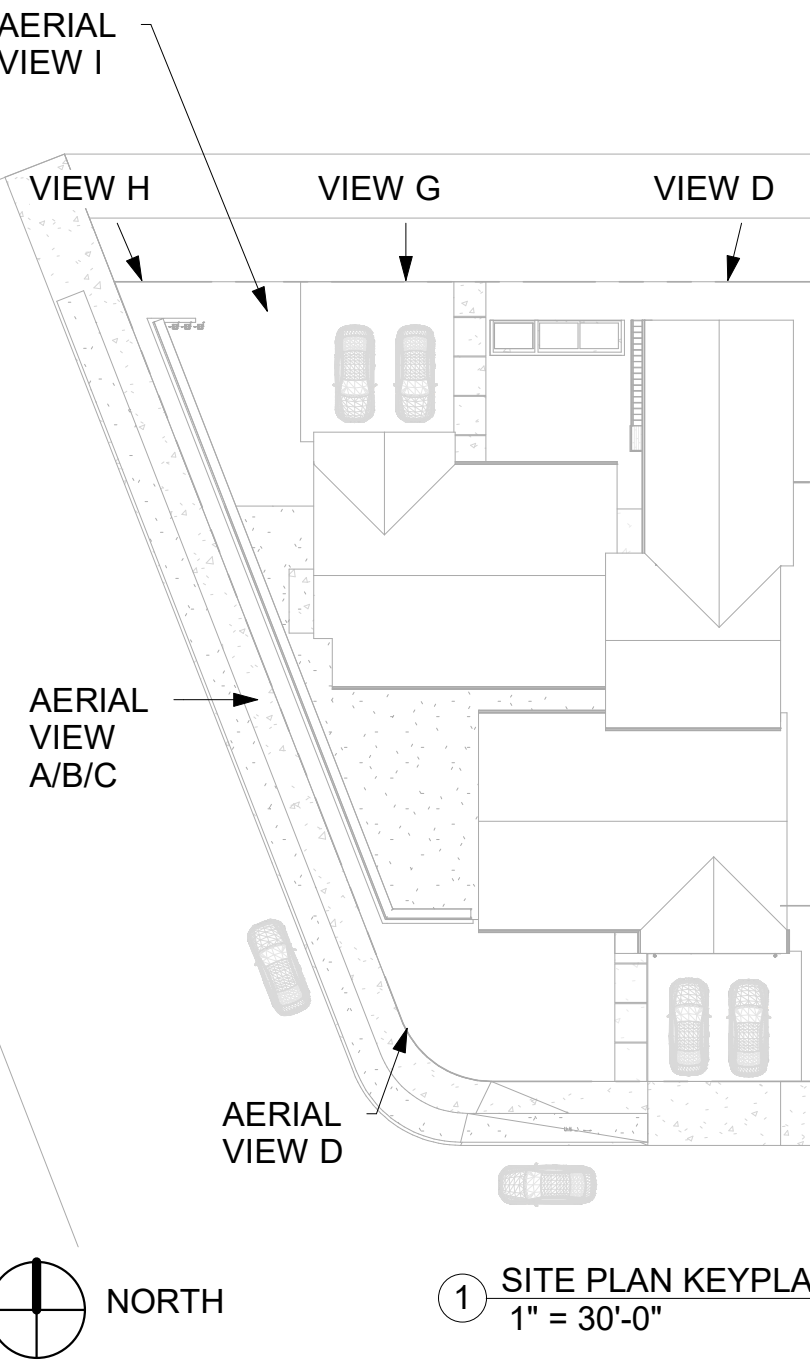
VIEW C



VIEW B



VIEW A



① SITE PLAN KEYPLAN
1" = 30'-0"

I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

03/28/2024

No.	Description	Date

901 CHEYENNE WAY

SITE IMAGERY

A0.04

Scale

1" = 30'-0"

**PROJECT SHALL ABANDON ANY UNUSED UTILITY
SERVICE PER CITY STANDARD PLATES**

Raf.

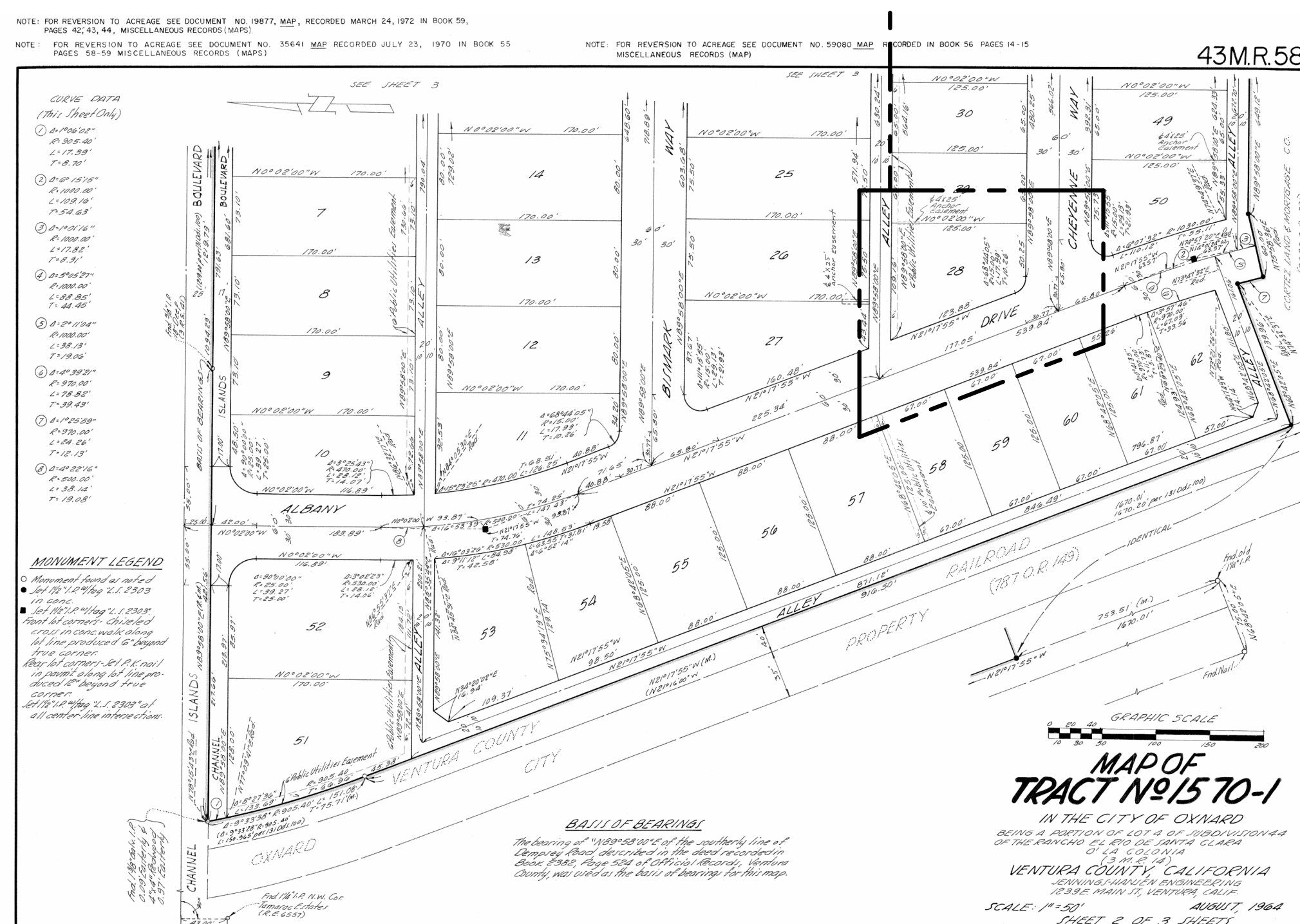
No.	Description	Date
1	PLANNING COMMENTS	01/21/2024

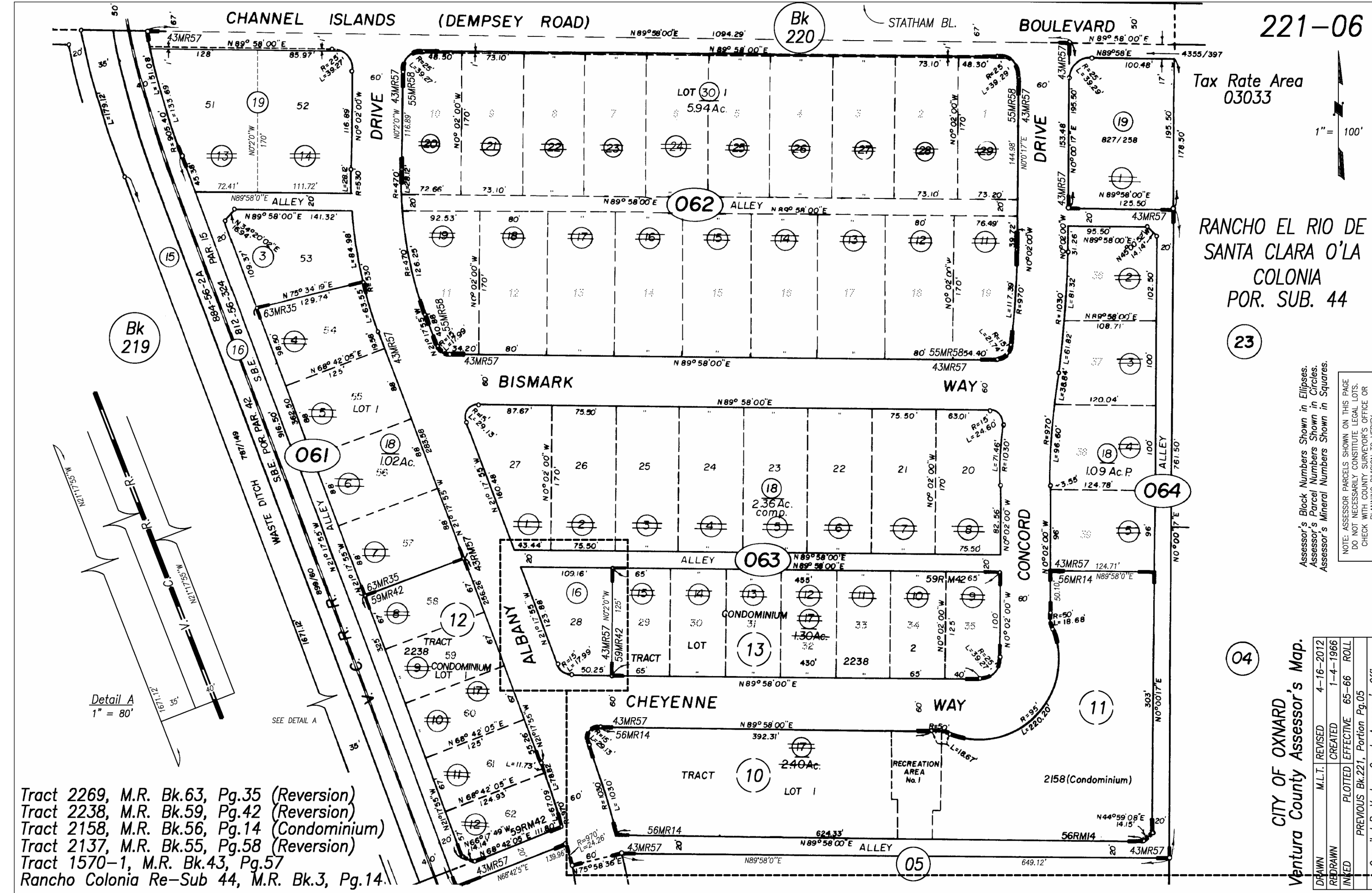
A1.01

$$1/8'' = 1'-0''$$


① SITE PLAN
1/8" = 1'-0"

43M.R.58





Tract 2269, M.R. Bk.63, Pg.35 (Reversion)
Tract 2238, M.R. Bk.59, Pg.42 (Reversion)
Tract 2158, M.R. Bk.56, Pg.14 (Condominium)
Tract 2137, M.R. Bk.55, Pg.58 (Reversion)
Tract 1570-1, M.R. Bk.43, Pg.57
Rancho Colonia Re-Sub 44, M.R. Bk.3, Pg.14

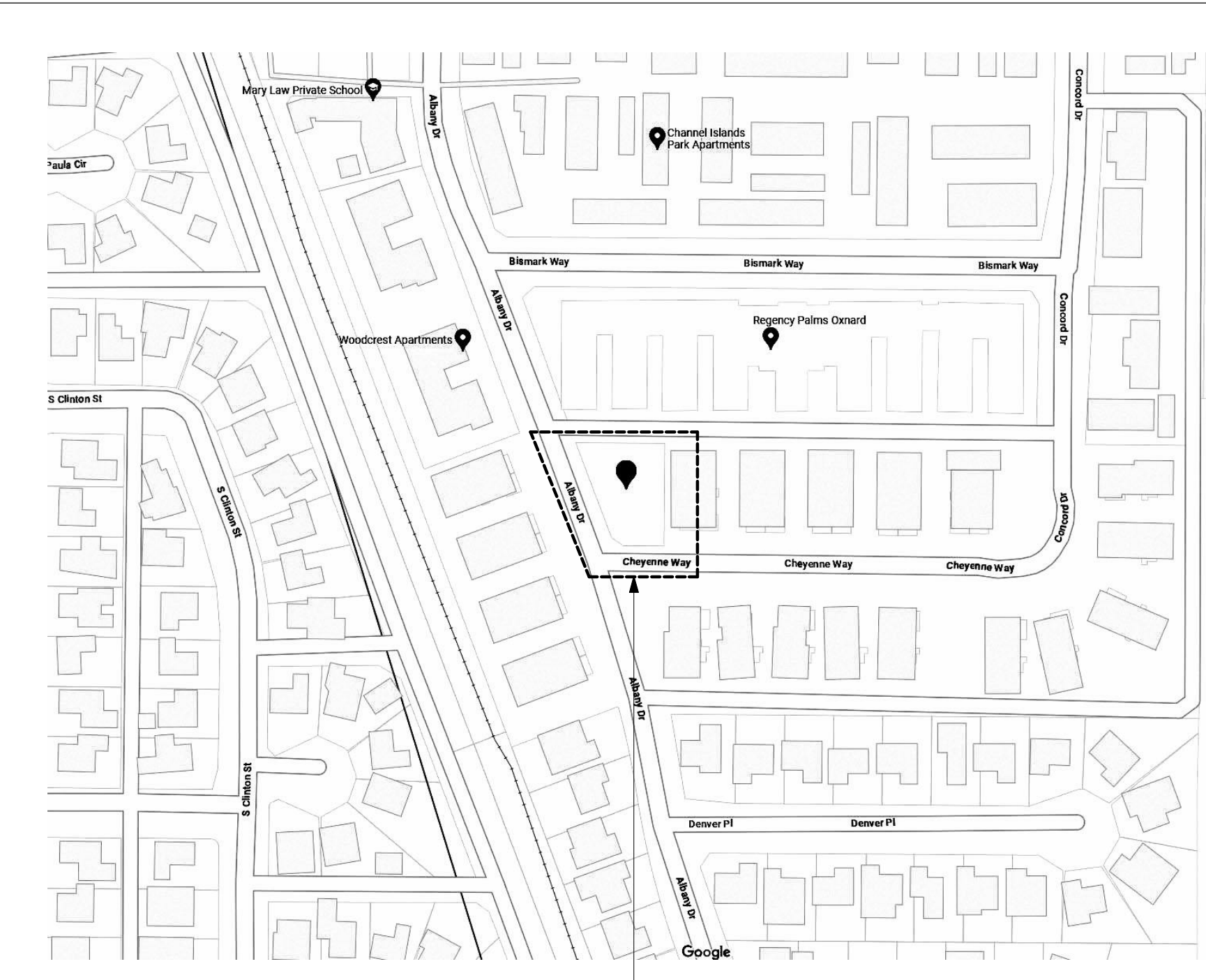
221-06

RANCHO EL RIO DE
SANTA CLARA O'LA
COLONIA
POR. SUB. 44

CITY OF OXNARD
Ventura County Assessor's Map.

Roll-Year	12-13	DATE	12/19/13	REFERENCE	DOC.	N/A	CODE	CONSIDERATION	EXPLANATION	DESCRIPTION	APPLICABLE	REVISION	LOG	VOID	AP.N.(6)	RESIDUAL	AP.N.(6)	NEW
BK. 221	PG. 06	REVISION	LOG															

901 CHEYENNE WAY

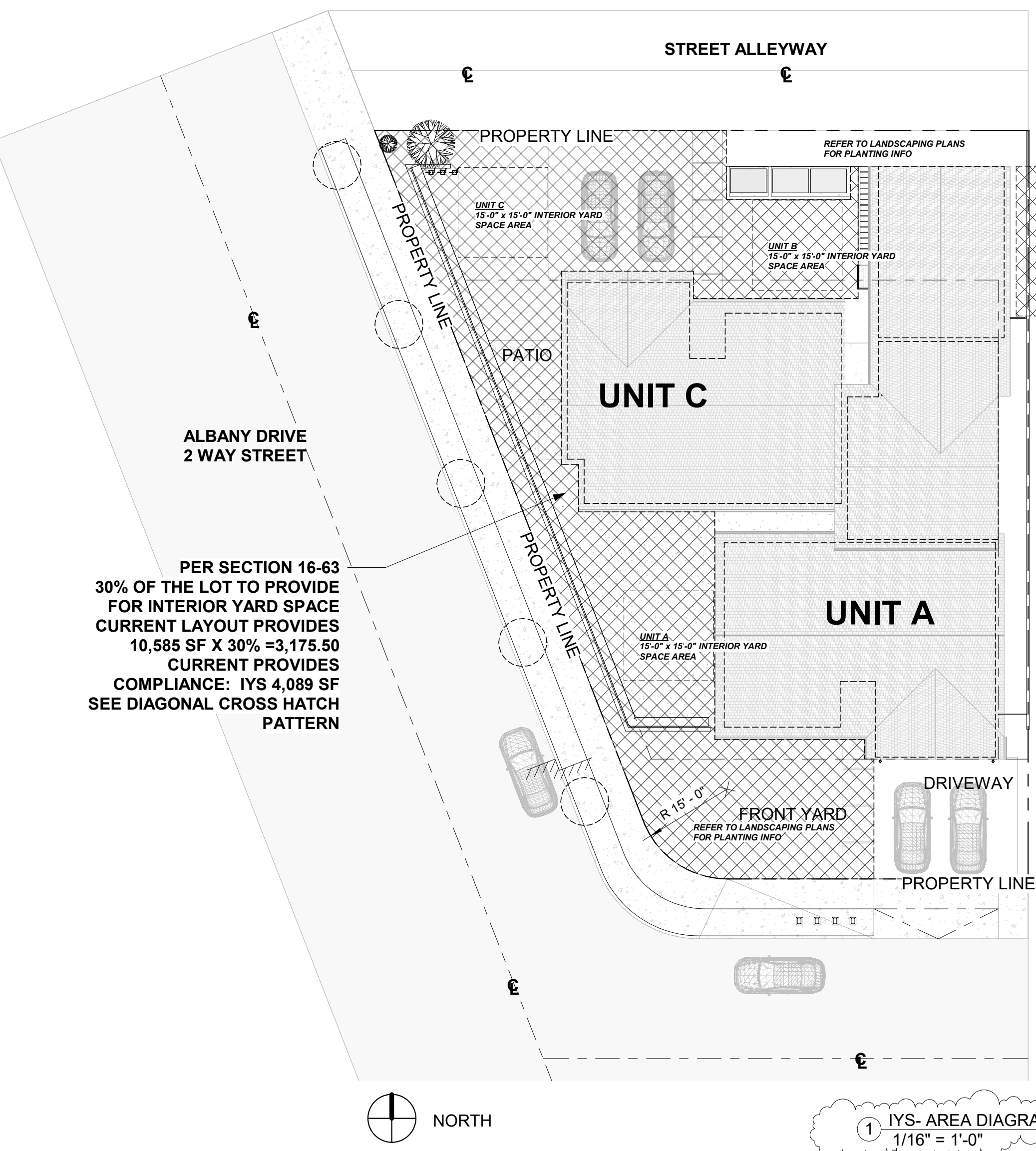


VICINITY PLAN

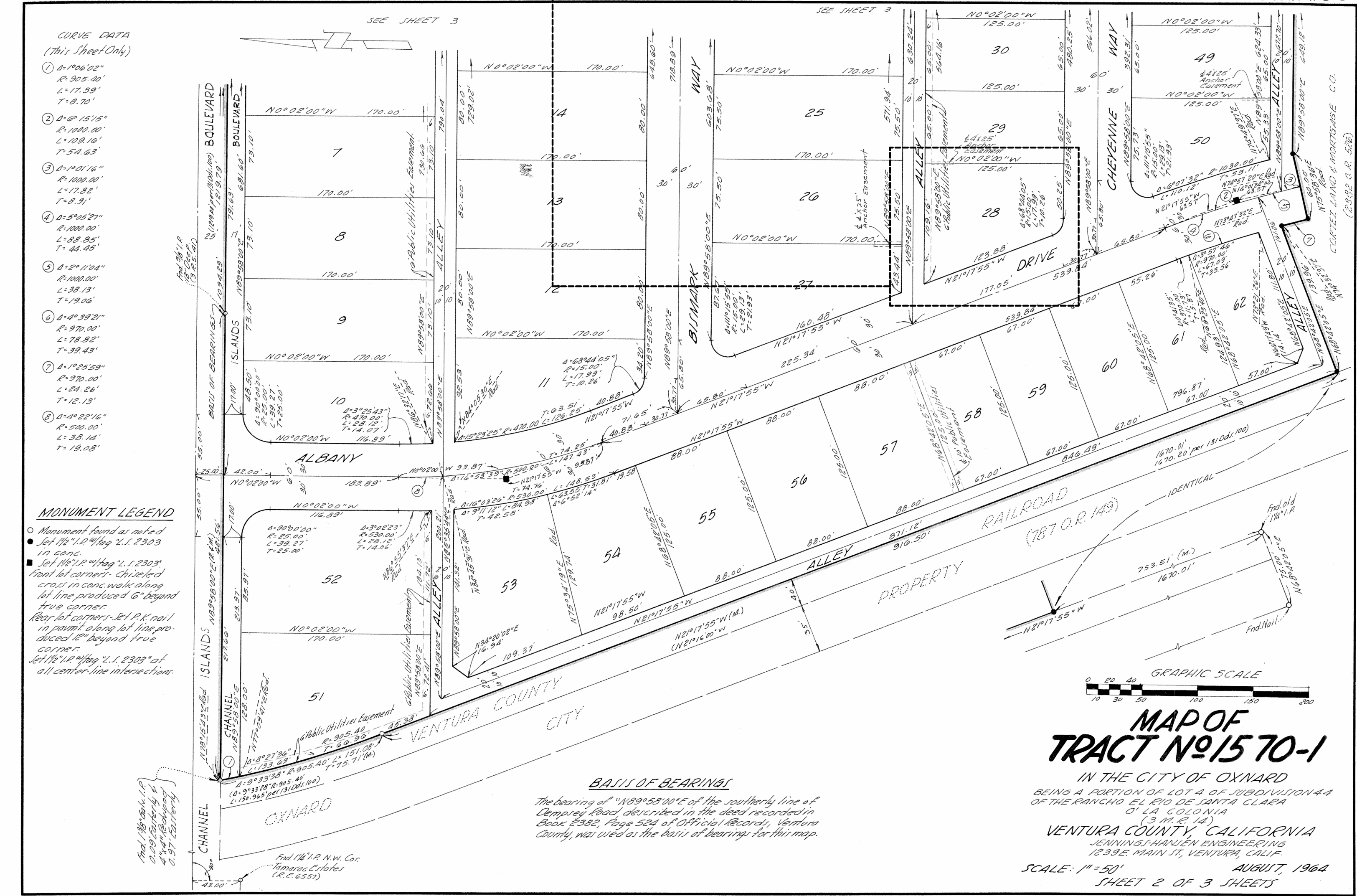
NOTE: FOR REVERSION TO ACREAGE SEE DOCUMENT NO. 198777, MAP, RECORDED MARCH 24, 1972 IN BOOK 59, PAGES 42, 43, 44, MISCELLANEOUS RECORDS (MAPS)
NOTE: FOR REVERSION TO ACREAGE SEE DOCUMENT NO. 35641, MAP, RECORDED JULY 23, 1970 IN BOOK 55, PAGES 58-59 MISCELLANEOUS RECORDS (MAPS)

NOTE: FOR REVERSION TO ACREAGE SEE DOCUMENT NO. 59080, MAP, RECORDED IN BOOK 56, PAGES 14-15 MISCELLANEOUS RECORDS (MAP)

43M.R.58



PER SECTION 16-63
30% OF THE LOT TO PROVIDE
FOR INTERIOR YARD SPACE
CURRENT LAYOUT PROVIDES
10,585 SF X 30% = 3,175.50
CURRENT PROVIDES
COMPLIANCE: IYS 4,089 SF
SEE DIAGONAL CROSS HATCH
PATTERN



MAP OF
TRACT NO. 1570-1
IN THE CITY OF OXNARD
BEING A PORTION OF LOT 4 OF SUBDIVISION 44
OF THE RANCHO EL RIO DE SANTA CLARA
O'LA COLONIA
VENTURA COUNTY, CALIFORNIA
JENNINGS HANSEN ENGINEERING
1839 E. MAIN ST., VENTURA, CALIF.
SCALE: 1" = 50'
SHEET 2 OF 3 SHEETS

BRIGHT SKIES
DESIGN STUDIO, LLC

8 0 5 - 7 7 5 - 7 0 0 1

I HEREBY CERTIFY THAT THE PLANS AND OTHER
DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS
OF CITY OF OXNARD

03/28/2024

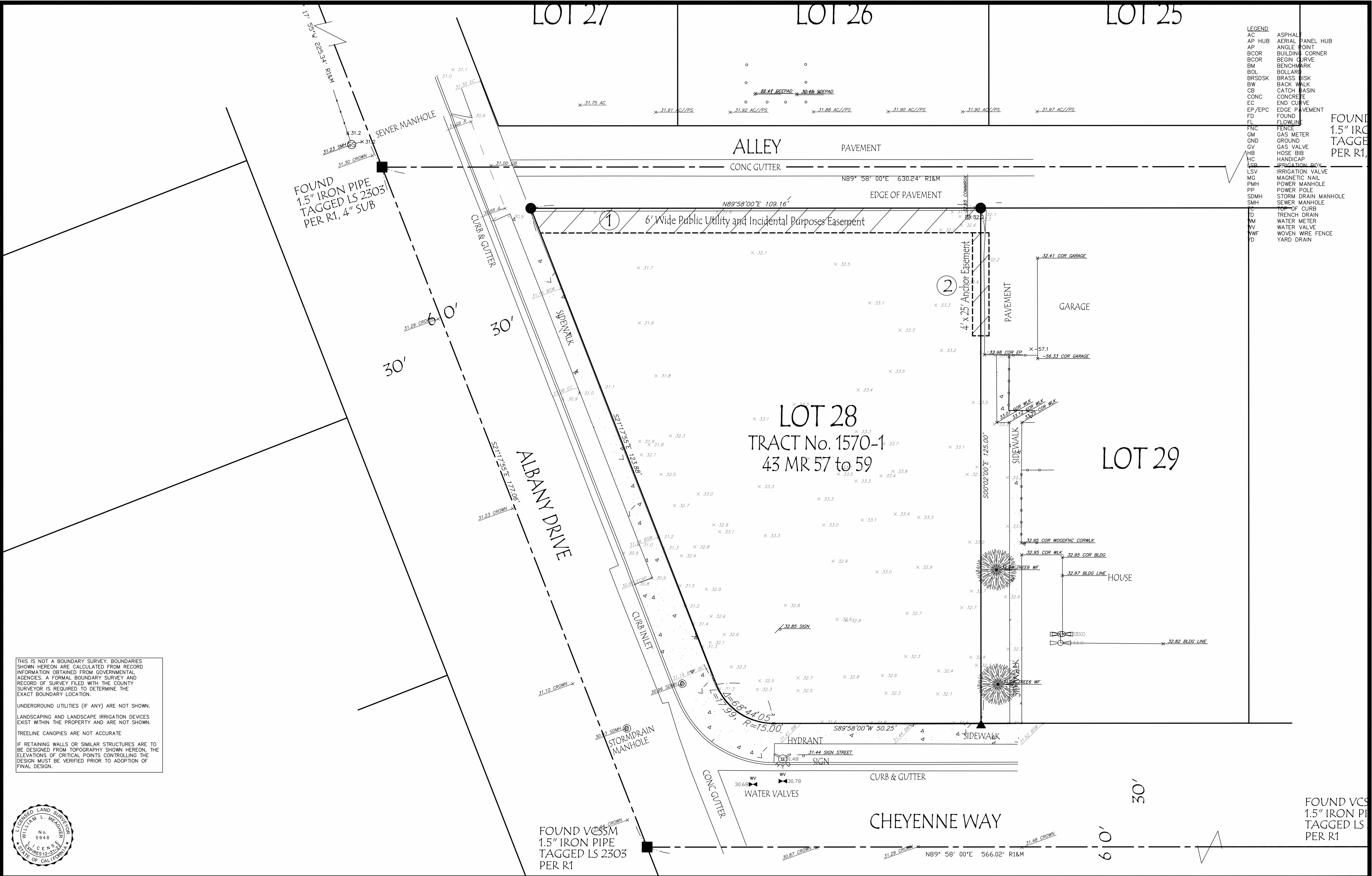
No.	Description	Date
1	PLANNING COMMENTS	01/21/2024

901 CHEYENNE WAY

EXISTING CONDITIONS

A1.02

Scale 1/16" = 1'-0"



I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

03/28/2024

No.	Description	Date

901 CHEYENNE WAY

SURVEY SITE PLAN

A1.03

Scale



I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

03/28/2024

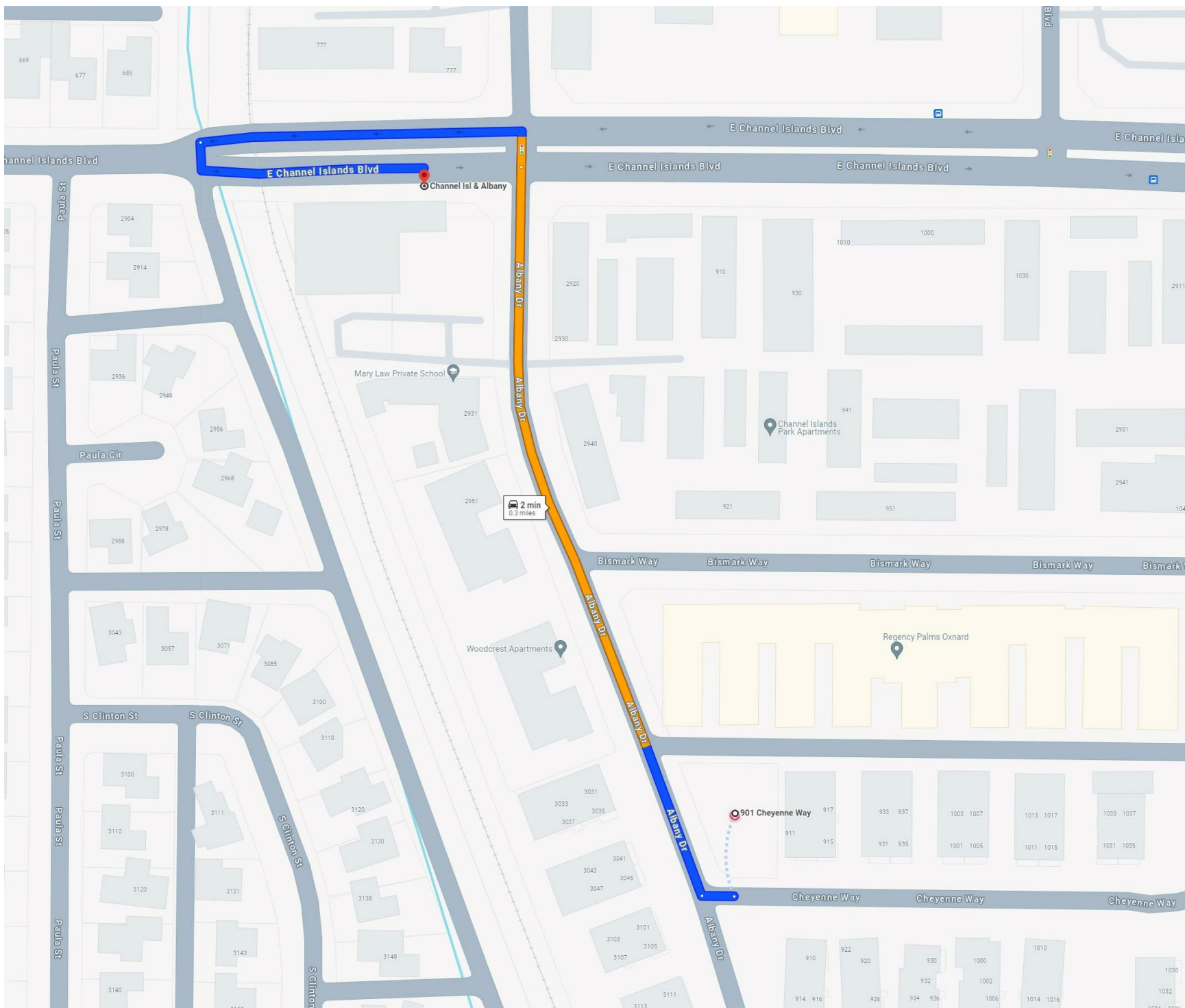
No.	Description	Date

901 CHEYENNE WAY

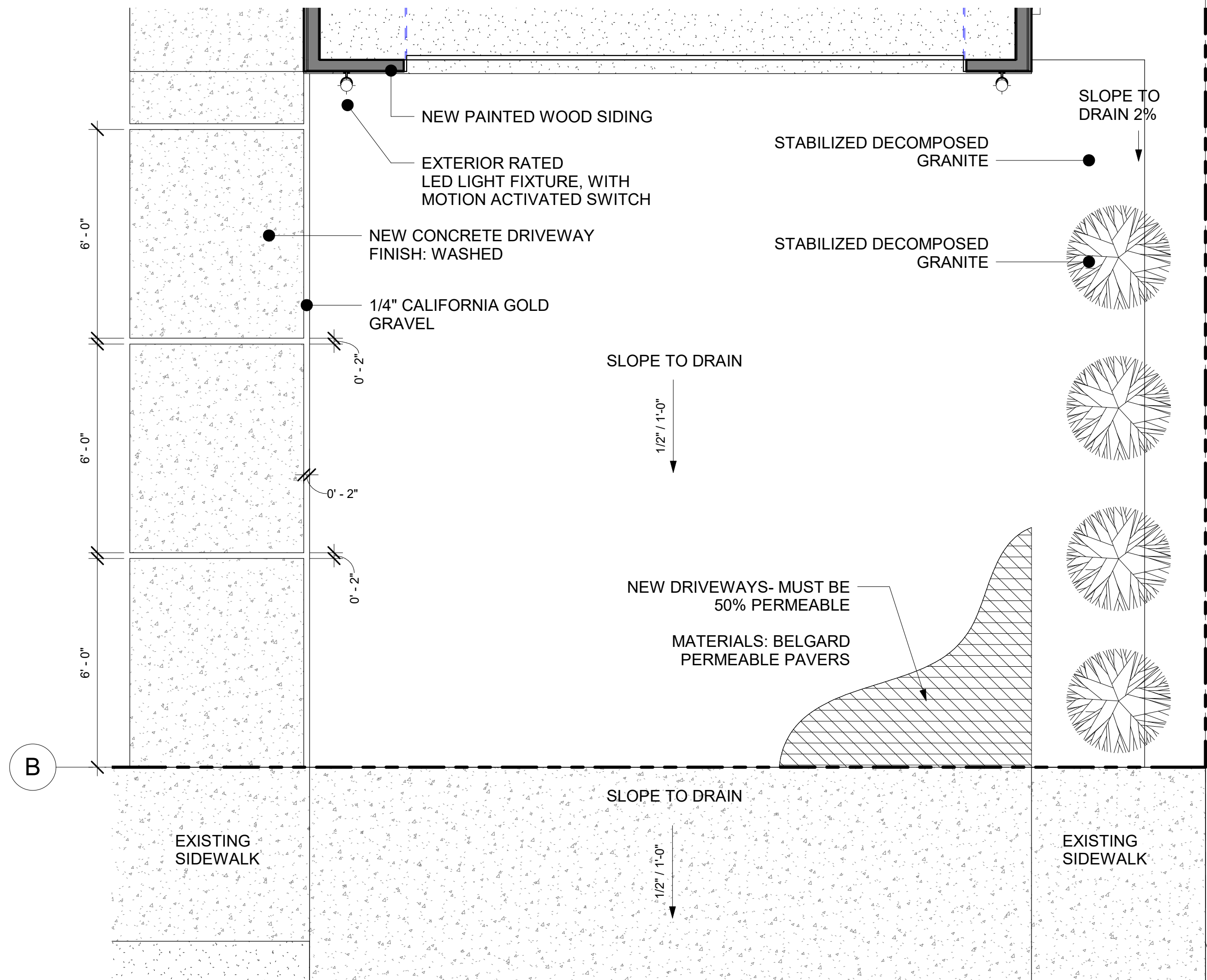
SURVEY SITE OVERLAY

A1.04

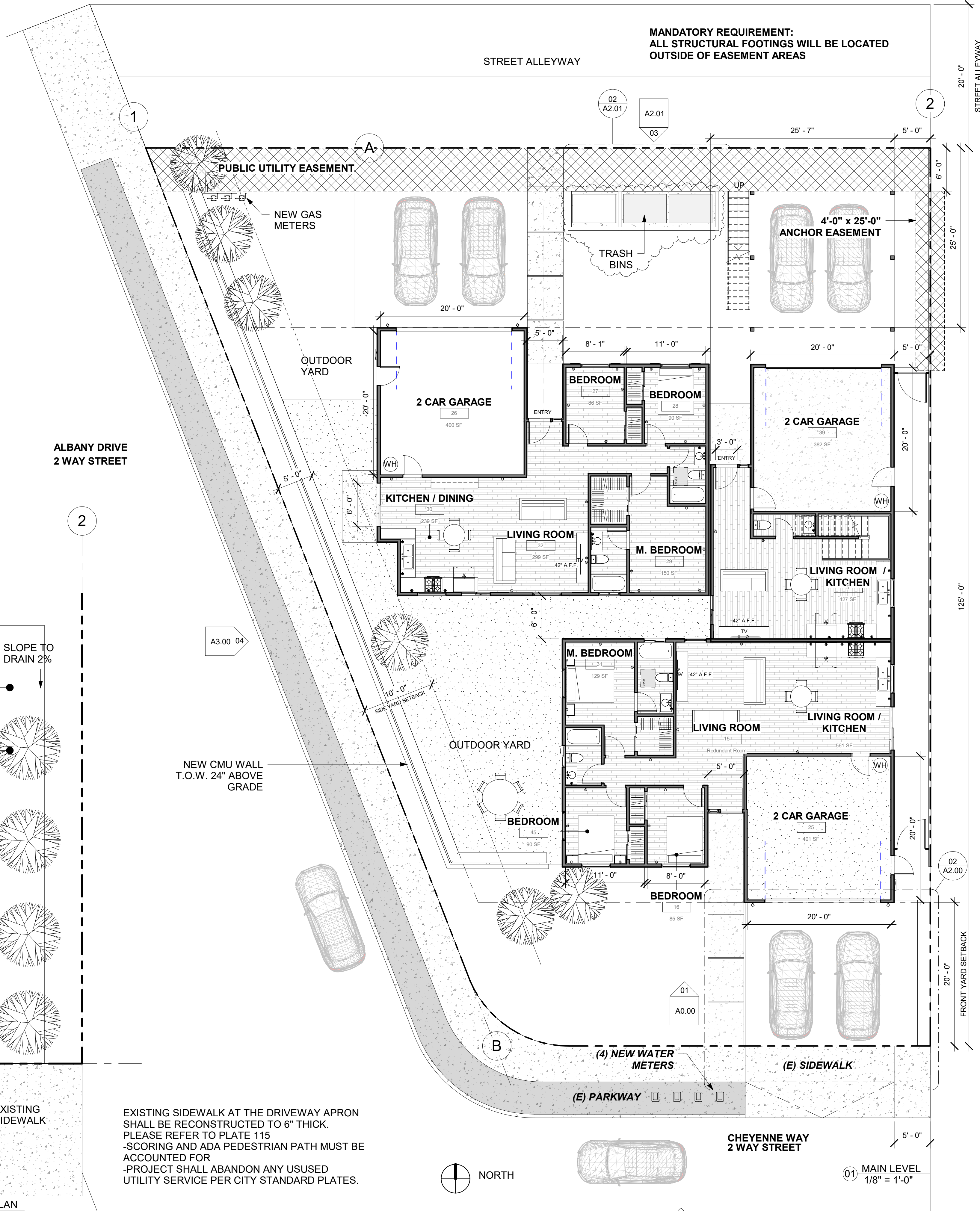
Scale



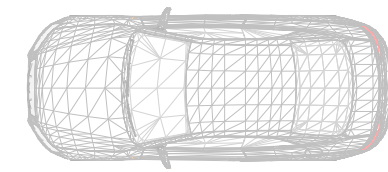
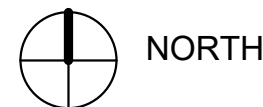
PUBLIC TRANSPORTATION IS LESS THAN ONE-HALF MILE WALKING DISTANCE OF PUBLIC TRANSIT



02 ENLARGED DRIVEWAY PLAN
3/8" = 1'-0"



EXISTING SIDEWALK AT THE DRIVEWAY APRON SHALL BE RECONSTRUCTED TO 6" THICK.
PLEASE REFER TO PLATE 115
-SCORING AND ADA PEDESTRIAN PATH MUST BE ACCOUNTED FOR
-PROJECT SHALL ABANDON ANY UNUSED UTILITY SERVICE PER CITY STANDARD PLATES.



01
A3.00

01 MAIN LEVEL
1/8" = 1'-0"

DEVICE LEGEND	
	POWER RECEPTACLE
	120V GFI POWER RECEPTACLE
	SINGLE POLE SWITCH
	LED STRIP LIGHT FIXTURE
	WALL SCONCE FIXTURE
	PENDANT LIGHT
	RECESSED CAN LIGHT
	EXHAUST FAN-50 CFM
	SMOKE DETECTOR 120V
	SOLAR SKY SOLAR TUBE SKYLIGHT
	ATTIC ACCESS PANEL 22X30
	CARBON MONOXIDE DETECTOR
	GAS METER
	WATER METER
	WATER HEATER
	TANKLESS WATER HEATER

I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

03/28/2024

No.	Description	Date
1	PLANNING COMMENTS	01/21/2024

901 CHEYENNE WAY

FLOOR PLAN

A2.00

Scale

As indicated

I HEREBY CERTIFY THAT THE PLANS AND OTHER
DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS
OF CITY OF OXNARD

03/28/2024

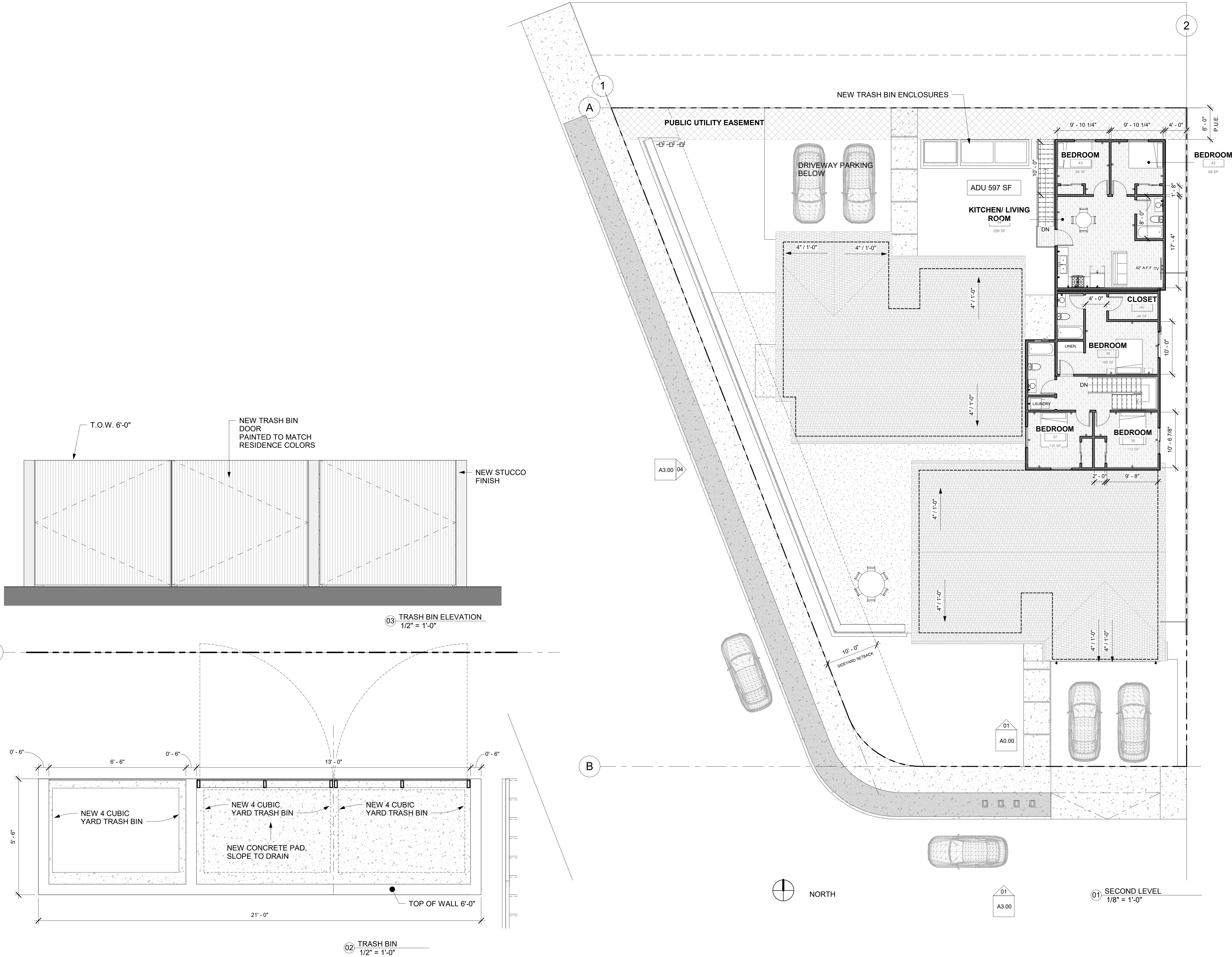
No.	Description	Date

901 CHEYENNE WAY

SECOND LEVEL FLOOR PLAN

A2.01

Scale As indicated





BLACK, LED LIGHT FIXTURE



BLACK ANODIZED WINDOW
JELD WEN



CALIFORNIA GOLD GRAVEL
3/8" SIZE
-AT ALL BACKYARD AREAS



NATURAL CMU BLOCK WALL
-AT LOCATIONS AROUND
PERIMETER



PEPPERCORN SW 7674
SHERWIN WILLIAMS SW 9542
-ALL STUCCO WALLS



NATURAL WHITE
SHERWIN WILLIAMS SW 9542
-ALL STUCCO WALLS



CONCRETE FINISH
-ALL WALKING SURFACES

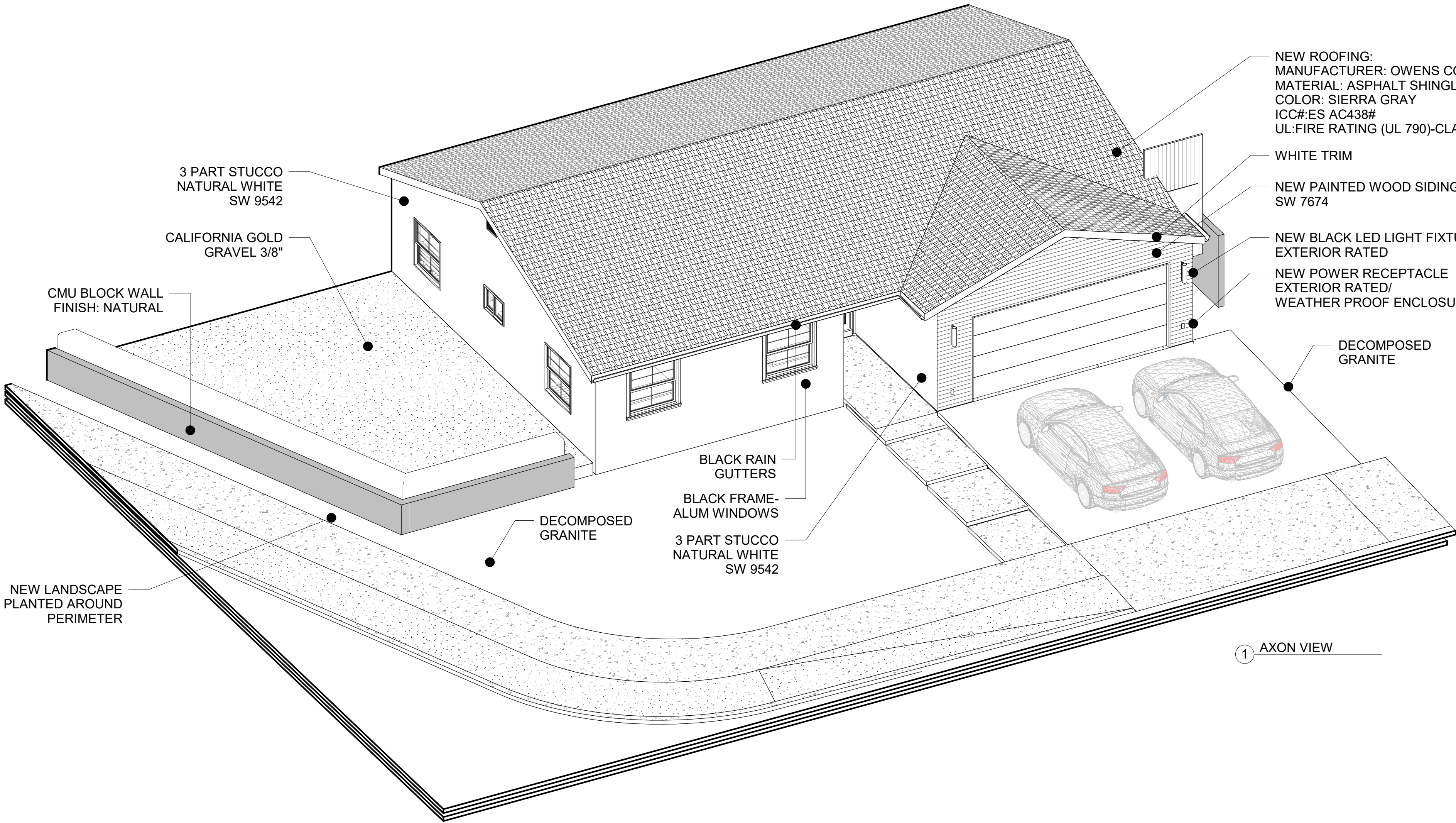
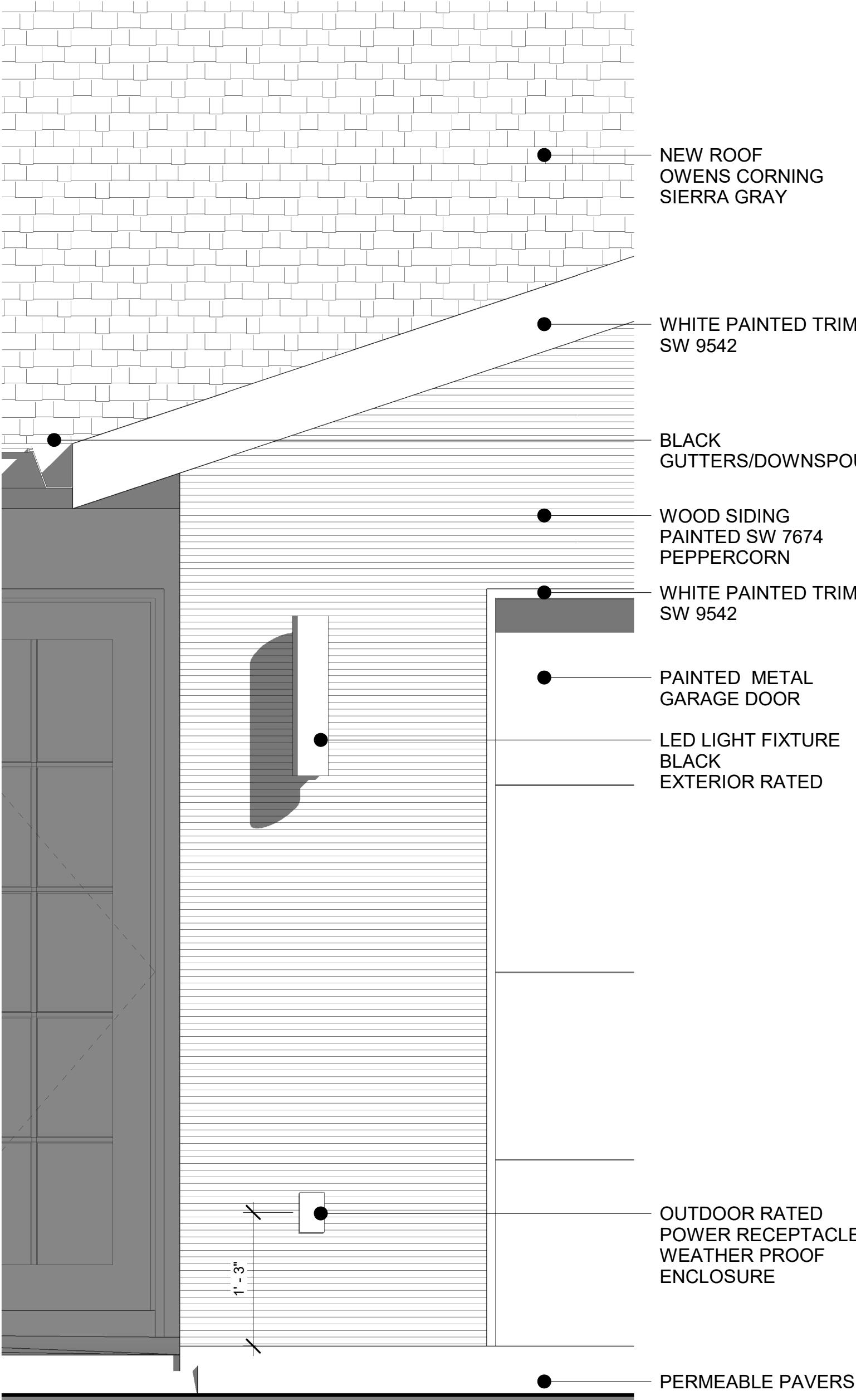
BRIGHT SKIES
DESIGN STUDIO, LLC

8 0 5 - 7 7 5 - 7 0 0 1

TRASH BIN REQUIREMENT

(2) 4 CUBIC YARD

(1) 2 CUBIC YARD



1 AXON VIEW

2 SOUTH ELEVATION _ MATERIAL
CALLOUT
1" = 1'-0"

I HEREBY CERTIFY THAT THE PLANS AND OTHER
DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS
OF CITY OF OXNARD

03/28/2024

[Signature]

No.	Description	Date

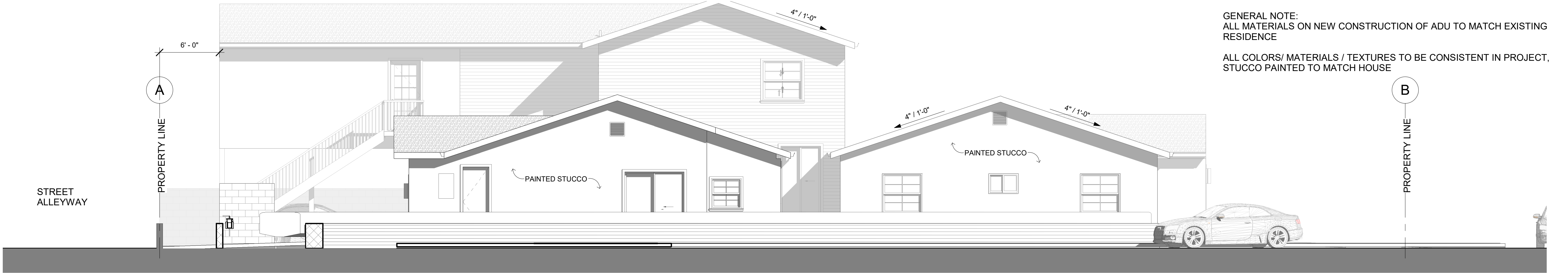
901 CHEYENNE WAY

MATERIALS PALETTE

A2.02

Scale 1" = 1'-0"

THIS DOCUMENT AND THE PROPERTY OF BRIGHT SKIES DESIGN STUDIO, LLC ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRIGHT SKIES DESIGN STUDIO, LLC. ANY VIOLATION OF THIS AGREEMENT WILL BE SUBJECT TO LEGAL ACTION.



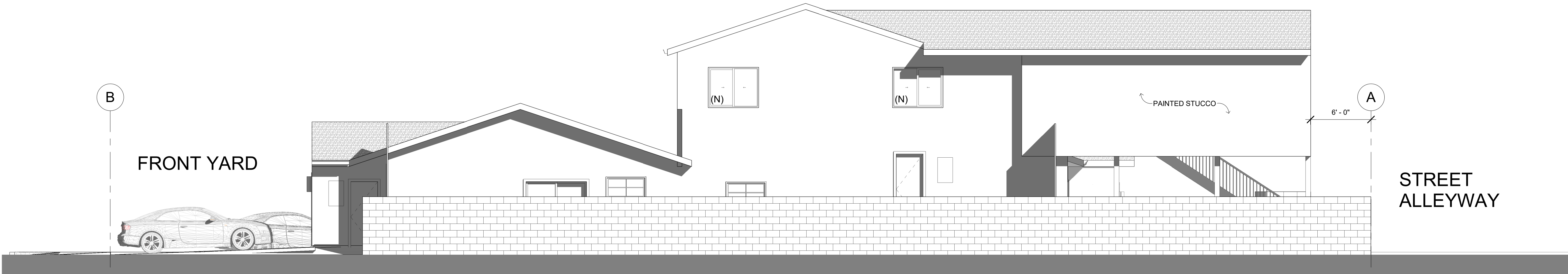
GENERAL NOTE:
ALL MATERIALS ON NEW CONSTRUCTION OF ADU TO MATCH EXISTING
RESIDENCE

ALL COLORS/ MATERIALS / TEXTURES TO BE CONSISTENT IN PROJECT,
STUCCO PAINTED TO MATCH HOUSE

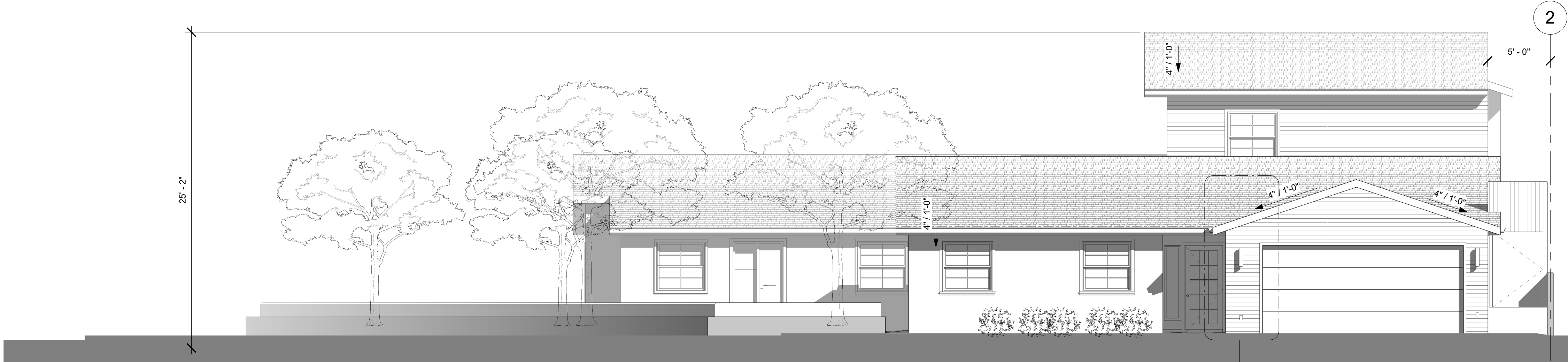
04 WEST ELEVATION
3/16" = 1'-0"



03 NORTH ELEVATION
3/16" = 1'-0"



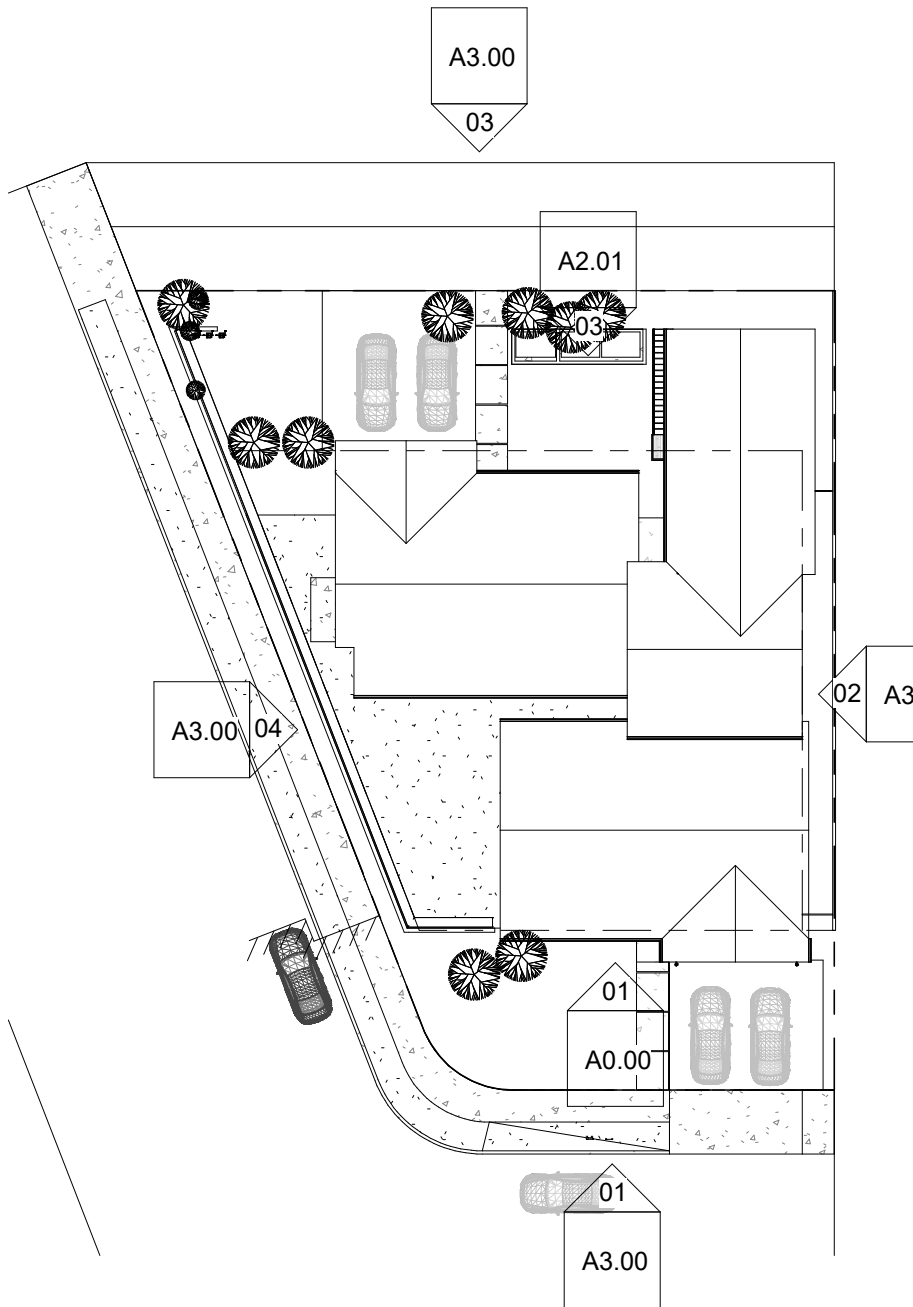
02 EAST ELEVATION
3/16" = 1'-0"



01 SOUTH ELEVATION
3/16" = 1'-0"

BRIGHT SKIES
DESIGN STUDIO, LLC

8 0 5 - 7 7 5 - 7 0 0 1



KEYPLAN
1" = 30'-0"

I HEREBY CERTIFY THAT THE PLANS AND OTHER
DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS
OF CITY OF OXNARD

03/28/2024

No.	Description	Date

901 CHEYENNE WAY

BUILDING ELEVATIONS

A3.00

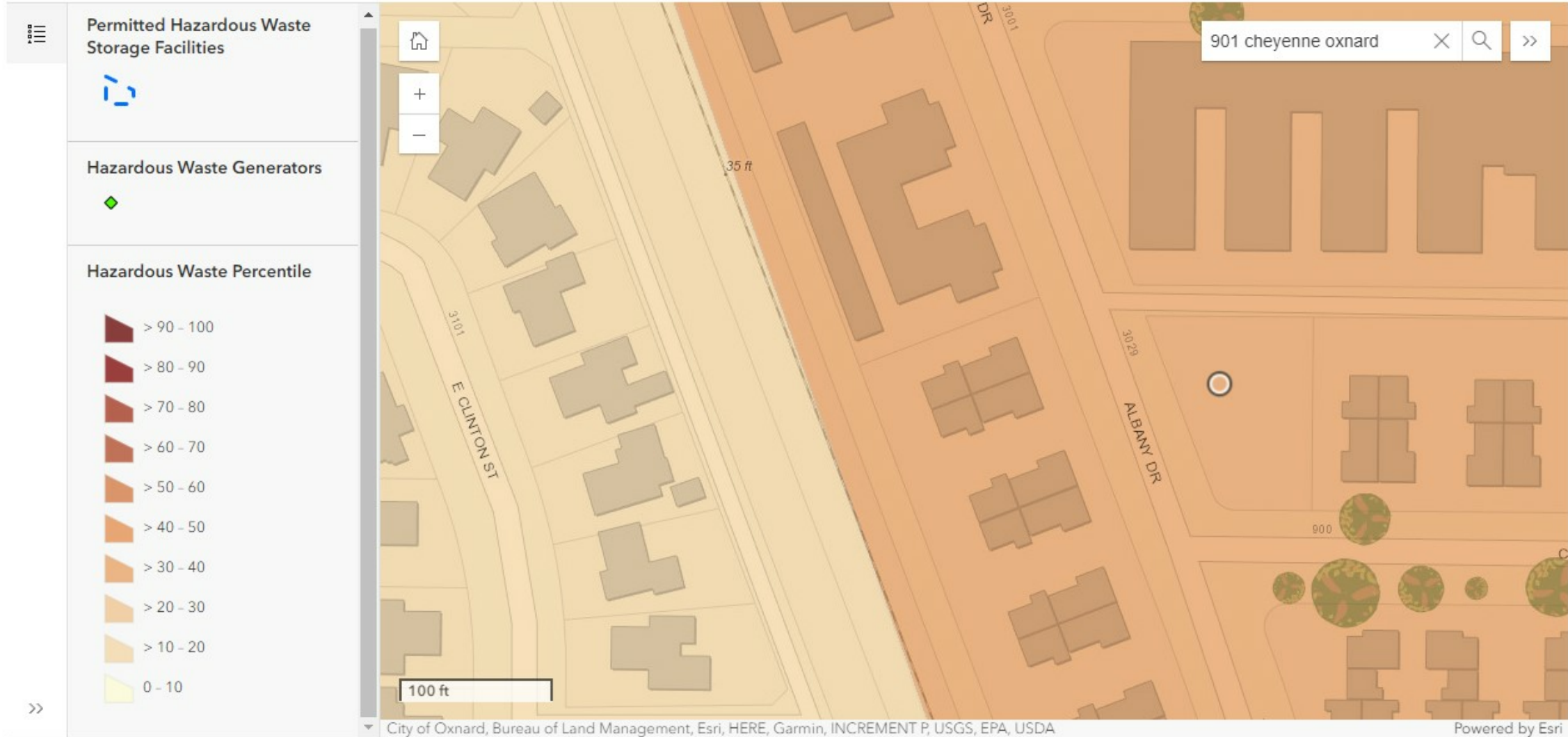
Scale

As indicated

CalEnviroScreen 4.0 Hazardous Waste Map

[Click to open in a new window](#)

CalEnviroScreen 4.0 Hazardous Waste



PERMEABLE PAVERS- PRODUCT SPECIFICATIONS



AVAILABLE COLORS



PROPOSITION AS WARNING: This product can expose you to chemicals including Crystalline Silica, which is known to the state of California to cause cancer, and Cadmium, which is known to the State of California to cause birth defects or other reproductive harm. For more information, go to www.P60Warnings.ca.gov.

PROPOSICIÓN AS ADVERTENCIA: Este producto puede exponer a productos químicos incluyendo sílica cristalina, que el estado de California para causar cáncer, y Cadmio, que en el estado de California se sabe que causa defectos de nacimiento u otros daños reproductivos. Para más información, vaya a P60Warnings.ca.gov.

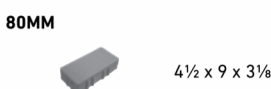
AQUALINE™ PERMEABLE PAVER

LOW MAINTENANCE AND PROVEN DURABILITY IN A CONTEMPORARY 3-PIECE SYSTEM

FEATURES & BENEFITS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a micro-chamber to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 12%
- Can be installed mechanically

SHAPES & SIZES



Please contact your local Belgard representative for additional special order sizes.



BRIGHT SKIES
DESIGN STUDIO

CONTACT INFORMATION
8 0 5 - 7 7 5 - 7 0 0 1
WWW.BRIGHTSKIES.COM

I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

01/21/2024

No.	Description	Date

901 CHEYENNE WAY

MATERIAL SPECIFICATIONS

A9.01

Scale

BELGARD® PAVES THE WAY
For more info, visit Belgard.com

SIERRA FONTANA
10714 Poplar Ave.
Fontana, CA 92337
Ph. 909-355-6422
E. BuildWithBelgard@oldcastle.com

© 2022 Oldcastle APG, Inc. A CRH Company All Rights Reserved.
Revised: 01/12/23 BEL22-412_Sierra F

ENVIRONMENTAL COLLECTION

2.5 Specifications

		Internal (Indoor) Units		External (Outdoor) Units	
		RUR199i	RUR160i	RUR199e	RUR160e
Minimum Gas Consumption Btu/h		15,000			
Maximum Gas Consumption Btu/h		199,000	160,000	199,000	160,000
Flow Rate ¹ (Min - Max)		0.26 - 9.8 GPM (1.0 - 37 L/min)	0.26 - 8.0 GPM (1.0 - 30 L/min)	0.26 - 9.8 GPM (1.0 - 37 L/min)	0.26 - 8.0 GPM (1.0 - 30 L/min)
Max Flow Rate with Parameter Adjustment		11 GPM (42 L/min)	9 GPM (34 L/min)	11 GPM (42 L/min)	9 GPM (34 L/min)
Maximum Temp Setting		● Maximum: Default: 120°F (49° C) ● With Parameter Adjustment: 140°F (60° C)			
Minimum Temperature Setting		98°F (37° C) [Crossover Mode: 120°F (49° C)]			
Weight		73 lb (33 kg)	71 lb (32 kg)	73 lb (33 kg)	71 lb (32 kg)
Sound level		49 dB	48 dB	53 dB	52 dB
Electrical Data	Normal	84 W	52 W	81 W	49 W
	Standby	1.3 W			
	Freeze Protection	160 W		198 W	
	Max Current	4 Amps			
	Fuse	10 Amps			
By-Pass Flow Control		Electronic			
Gas Supply Pressure ²		3.5 in. - 10.5 in. W.C.			
Propane		8.0 in. - 13.5 in. W.C.			
Type of Appliance		Super-High-Efficiency (Condensing), Tankless, Temperature Controlled Continuous Flow Gas Hot Water System			
Ignition System		Direct Electronic Ignition			
Electric Connections		Appliance: AC 120 Volts, 60Hz; Temperature Controller: DC 12 Volts (Digital)			
Water Supply Pressure		Minimum Water Pressure: 50 PSI (Recommended 60-80 PSI for maximum performance)			
Maximum Water Supply Pressure		150 PSI			
Remote Control Cable		Non-Polarized Two Core Cable (Minimum 22 AWG)			
ENERGY STAR® Qualified		Yes			
Complies with South Coast Air Quality Management District 14 ng/l or 20 ppm NOx emission levels		Yes			

¹ Minimum flow may vary slightly depending on the temperature setting and the inlet water temperature. Minimum activation flow is 0.4 GPM (1.5 L/min).

² The maximum gas supply pressure must not exceed the value specified by the manufacturer.

Rinnai products are continually being updated and improved; therefore, specifications are subject to change without prior notice.



MONTEREY HOME FURNACES



DUAL-WALL TOP-VENT
50,000 BTU/hr.

25,000 - 35,000
BTU/hr.

Monterey Home Furnace models feature energy and money-saving operating costs. Easily recessed or surface-mounted options are great in homes, schools, cabins, apartments, offices and shops.

Heating rooms individually allows comfort in areas being used while saving fuel costs in unused areas.

For additional money-saving efficiency, install one of our optional blowers.

FEATURES

- No electricity required
- "Matchless" pilot igniter
- Easy installation
- Patented side-relief opening draft hood design reduces flue gas temperature to minimize normal heat loss
- Natural or propane models (conversion kits available)
- Automatic temperature and safety controls
- Resettable vent-limit safety switch

Williams' dual-wall model, with patented energy-maximizing side-relief draft hood openings, will heat two or more rooms quickly and economically. Conveniently installs in the wall to heat two adjacent rooms (25,000 BTU/hr. on each side).



MONTEREY HOME FURNACES

MODEL NUMBER		BTU/hr. INPUT	BTU/hr. OUTPUT	EFFICIENCY PERCENT		DIMENSIONS (INCHES)			THERMOSTAT	SHIPPING WEIGHT (LBS.)
NATURAL	PROPANE			THERMAL	AFUE	WIDTH	DEPTH	HEIGHT		
SINGLE-SIDED FURNACES										
						CONVERSION KITS AVAILABLE				
2509G22A	2509G21A	25,000	17,870	72	701	16	6	65 1/4	MILLIVOLT	83
3509G22A	3509G21A	35,000	23,700	68	66	16	6	65 1/4	MILLIVOLT	83
DOUBLE-SIDED FURNACES										
						CONVERSION KITS AVAILABLE				
5009G22A	5009G21A	50,000	36,900	74	70	16	6 EACH SIDE	65 1/4	MILLIVOLT	137

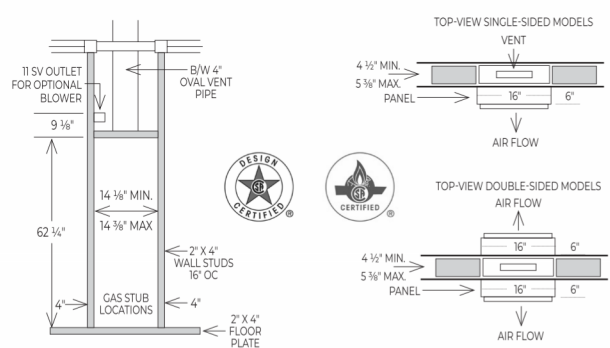
Elevation rating from sea level to 2,000' Consult Owner's Manual for installation of product at elevations over 2000' 1/2" Gas Connection

FEATURES

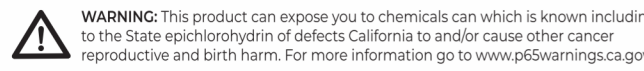
"MATCHLESS" PILOT IGNITER
All models include a "matchless" pilot igniter that assures convenient pilot lighting without matches.

CONTEMPORARY FINISH
Soft-white, powder-coat, heat-resistant finish to compliment any decor.

INTERIOR FURNACE CLEARANCES
1" from an intersecting wall.
16" from the top of the appliance to the ceiling or other obstructions.
48" from the furnace front to draperies, furniture or other obstructions, or other combustibles.
2 1/2" from finished floor.



- IMPORTANT**
- Read owner's manual before using/installing.
 - Photographs are representative only.
 - Check local codes and ordinances for permitted uses.
 - Consult installation manual for clearances prior to installation.
 - We reserve the right to amend product specifications without notice.
 - Installation and servicing recommended by a qualified service person.
 - Please read the warranty for any limitations of disclaimers. Combustion chamber carries a 10-year limited warranty. All other parts carry a one-year limited warranty.
 - Venting must comply with the "Venting and Chimney Requirements" section of the instruction manual.
 - Massachusetts Approval GI-0816-23.



WARNING: This product can expose you to chemicals can which is known including to the State epidemiologists of defects California to under cause other cancer reproductive and birth harm. For more information go to www.dhs.gov

ACCESSORIES

THERMOSTAT SOLD SEPARATELY
part number P32206

BLOWER
Attaches to top of the Monterey furnaces with ON/OFF switch or automatic operation. Improves circulation of warm air and reduces temperature differences in the room. Optional deluxe blower for increased airflow. Two blowers may be used on 50,000 BTU/hr. units.
Model 2901 - 1,000 CFM, shipping weight 9 lbs.
Model 2907 - 125 CFM, shipping weight 9 lbs.

REAR-OUTLET REGISTER
Chain operated damper with register flush on rear wall, adjusts amount of heat delivered through rear register. Motorized rear outlet register for increased airflow also available.
Model 6901 - Standard model, shipping weight 4 lbs.
Model 6919 - Motorized model for recessed installation.
Model 6920 - Motorized model for surface mounted installation. Shipping weight 6919 and 6920, 10 lbs.

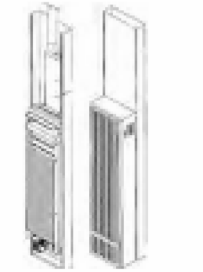
CONVERSION KITS
Natural gas to LP or LP to Natural gas selections available.

OVAL-VENT STARTER KIT
Contains hold down plate, oval-to-round adapter, spacer plates and two pieces of 2-foot lengths of oval pipe.
Model 9929 - USA
Model 9930 - Canada
Shipping weight 9 lbs.

REPLACEMENT FACE PANEL
Soft white powder coat face panel.
Model 4915 - shipping weight 30 lbs.

VENT ADAPTER
Surface-mounted furnace installations only.
Model 9922 - Without optional blower installed.
Model 9910 - With optional blower installed.
Shipping weight 3 lbs.

FREE-STANDING KIT
Allows single sided furnaces to be surface mounted instead of recessed ideal for remodeling in existing masonry construction or when studs are substandard. (furnace and face panel not included.)
Model 4901 - Shipping weight 23 lbs.



I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

03/28/2024

No.	Description	Date

901 CHEYENNE WAY

ARCHITECTURAL DETAILS

A9.03

Scale

William Brunsky Landscape Architect, Inc.

Landscape Architecture Site Planning Construction Management
(805) 910-7816 bill@williambrunsky.com

Landscape Construction Documents Anguiano Residence 901 Cheyenne Way Oxnard, CA 93033 APN 221-0-063-165 Tract No. 1570-01

Issued October 9, 2023

Sheet Index

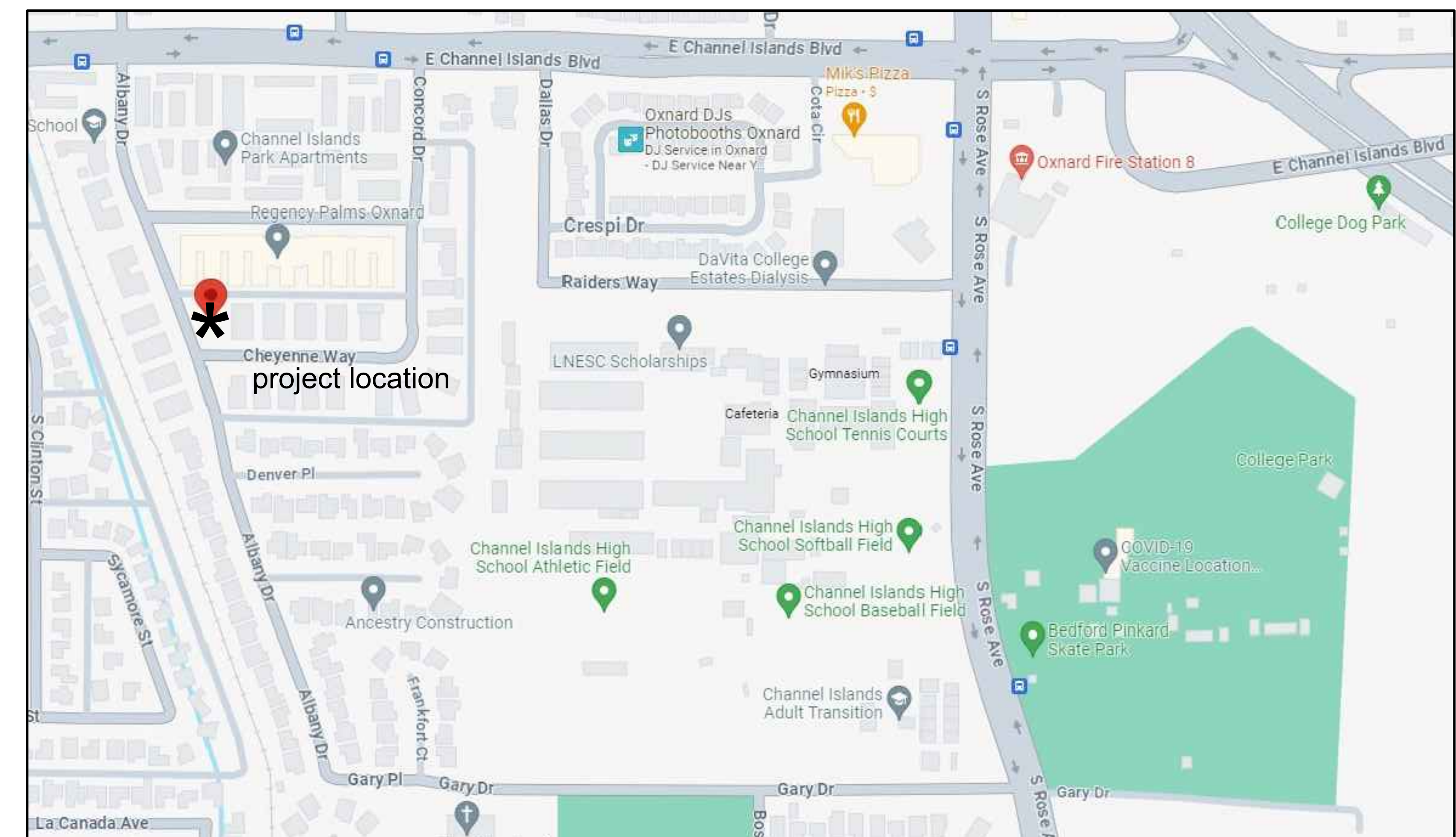
CS Cover Sheet
L1.01 Irrigation Legend
L1.02 Irrigation Notes
L1.10 Irrigation Plan
L1.20 Irrigation Details
L1.21 Irrigation Details
L1.22 Irrigation Details
L1.30 Irrigation Specifications
L1.31 Irrigation Specifications
L2.01 Planting Plan
L2.02 Planting Details and Notes
L2.03 Planting Specifications

Applicant

Bright Skies Design Studio
631 Palm Drive
Oxnard, CA 93030
(805)775-7001

Total landscaped area: 2,315 SF

Vicinity Map



Copyright 2016-2023 William Brunsky Landscape Architect, Inc. This drawing was originally scaled on 30"x42" sheet. Drawing accuracy cannot be guaranteed if sheet size varies from original.

SYMBOL

MFR.

MODEL NO. / DESCRIPTION

DETAIL

TREE DRIP IRRIGATION

T

RAIN BIRD

XERI-BIRD 8 DRIP MULTI-OUT EMITTER MANIFOLD: MODEL XBD-80. EACH SYMBOL REPRESENTS ONE UNIT PER TREE/PALM INSTALL, USING RAIN BIRD 'XB' AND/OR 'PC' EMITTERS WITHIN UNIT. PLACE MANIFOLD UNIT A MINIMUM OF 48" FROM EDGE OF ROOTBALL. SEE 'EMITTER TABLES' BELOW FOR SIZE AND QUANTITY OF EMITTERS PER TREE/PALM IN SUN OR SHADE AND WHEN TREES/PALMS ARE CONNECTED TO SAME IRRIGATION ZONE. QUANTITY OF EMITTERS AND FLOW RATES AS SHOWN ARE EDUCATED ESTIMATES TO BE USED AS A GUIDE ONLY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MONITORING TREES/PALMS AND FOR APPLYING PROPER QUANTITIES OF WATER AS REQUIRED BASED ON THE TYPE AND SIZE OF TREE/PALM, AND ALL ENVIRONMENTAL FACTORS DURING PROJECT INSTALLATION AND SUBSEQUENT MAINTENANCE PERIOD. PLACE ALL EMISSION POINTS AT 3/4 DISTANCE FROM TRUNK TO EDGE OF ROOTBALL ACROSS FROM EACH OTHER ON OPPOSITE SIDES OF TREE/PALM ROOTBALL. CROSSING OVER ROOTBALL WITH 1/4" TUBING IS NOT ALLOWABLE.

L1.22/A,B,D

EMITTER TABLE (TREE IN SUN)		EMITTER TABLE (TREE IN DEEP SHADE)		
PLANT SIZE	# OF EMITTERS	PLANT SIZE	# OF EMITTERS	% OF (SUN) GPM
15 GALLON TREE	3- 2 GPH	15 GALLON TREE	3 - 1 GPH	50%
24" BOX TREE	4 - 2 GPH	24" BOX TREE	4 - 1 GPH	50%
36" BOX TREE	4 - 5 GPH	36" BOX TREE	5 - 2 GPH	50%
48" BOX TREE	6 - 5 GPH	48" BOX TREE	4 - 5 GPH	67%
60" BOX TREE	8 - 5 GPH	60" BOX TREE	6 - 5 GPH	75%

F

SPEARS

FLUSH VALVE ASSEMBLY: PROVIDE GRAY 1/2" PVC THREADED BALL VALVE, MODEL 2621-005G, WITH CHAMPION IRRIGATION PRODUCTS (ARROWHEAD BRASS) BRASS HOSE-TO-PIPE THREAD INSERT ADAPTER, MODEL #10F, FOR FLUSHING PVC PIPE WITH STANDARD GARDEN HOSE, INSTALL FLUSH VALVE INSIDE 7" ROUND VALVE BOX, ONE AT THE END OF EACH AND EVERY LATERAL PIPE RUN IN EACH DIRECTION. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN TREE ZONE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLUSH VALVES REQUIRED, AS PLANS MAY NOT SHOW ALL FLUSH VALVES REQUIRED FOR A PARTICULAR AREA. INSTALL FINAL LOCATION 18" FROM PAVING FOR EASE OF MAINTENANCE. PLACE FLUSH VALVE AT MINIMUM FORTY EIGHT (48") INCHES FROM TREE/PALM ROOT BALL, TYPICAL.

L1.21/A,E

*NOTES:

A. ALL MAINLINES AND LATERAL LINES SHALL BE THOROUGHLY FLUSHED CLEAN BEFORE DRIP MANIFOLD ASSEMBLIES AND/OR DRIP TUBING CONNECTIONS ARE MADE. ALL DRIP TUBING LINES SHALL BE FLUSHED CLEAN BEFORE BACKFILLING.

B. WHEN DIFFERENT SPECIES OF TREES OR PALMS ARE TIED TO THE SAME ZONE VALVE CONTRACTOR SHALL BE REQUIRED TO MAKE ADJUSTMENTS TO SIZE OF EMITTERS (FOR QUANTITY OF WATER PURPOSES) FOR EACH TREE OR PALM IN THE ZONE AS NEEDED TO PROVIDE PROPER AND ADEQUATE AMOUNT OF WATER AS REQUIRED BY EACH SPECIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INFORMATION REGARDING PROPER AND ADEQUATE AMOUNT OF WATER AS REQUIRED BY EACH SPECIES.

SHRUB IRRIGATION

PD

POINT SOURCE DRIP AREA

PD

HUNTER

POINT SOURCE SHRUB IRRIGATION OUTLINE. DIAGRAMMATICALLY SHOWN FOR CLARITY ONLY. ALL "BACKBONE" PIPING SHALL BE SCH 40 PVC.

SHRUB AREA TO USE THE FOLLOWING: HUNTER HEB-20 SERIES EMISSION DEVICES; INSTALL ONE (1) HEB-20 OR TWO (2) HEB-20 SERIES EMISSION DEVICES DIRECTLY ADJACENT TO EDGE OF ROOTBALL. REFER TO TABLE AT RIGHT. INSTALL ON HUNTER IH-RISER (CUT TO LENGTH). INSTALL TOP OF BUBBLER 1" TO 2" ABOVE MULCH LAYER. RISER MAY REQUIRE CUTTING TO SHORTEN THEN REFITTING WITH A MALE ADAPTER. ALWAYS INSTALL ON UPHILL SIDE OF SHRUB. GRAVITY FLOW SHALL TRAVEL THROUGH MIDDLE OF ROOTBALL.

SHRUB BUBBLER TABLE	
PLANT SIZE	# OF BUBBLERS
1 GALLON SHRUB	1 - 2 GPH
5 GALLON SHRUB	1 - 2 GPH
15 GALLON SHRUB	2 - 2 GPH

FOR 15 G. SHRUB/TREE, INSTALL DEVICES ON EITHER SIDE OF SHRUB ON HIGH SIDE OF PLANT. GRAVITY FLOW SHALL TRAVEL DOWN EITHER SIDE OF PLANT.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

PD

POINT SOURCE DRIP AREA

PD

HUNTER

ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.

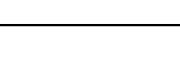
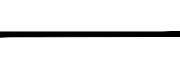
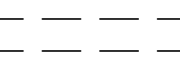
PD

POINT SOURCE DRIP AREA

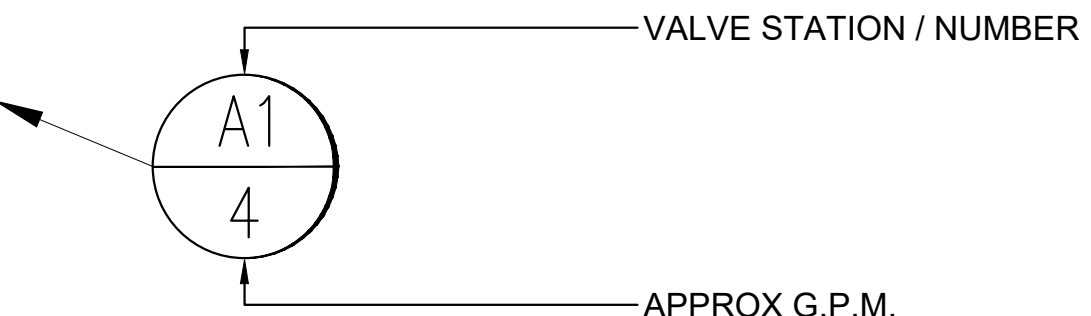
PD</

IRRIGATION CONTROLLER AND RELATED EQUIPMENT			
	RAIN BIRD	WALL MOUNTED RAIN BIRD CONTROLLER, ESP4-ME3, WITH ESP-SM6 EXTENSION MODULES, AND LNK2-WIFI WIFI MODULE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLER SET UP REQUIREMENTS TO OPERATE VIA WIFI FOR CLOUD DATA TRANSFER THROUGH HOMEOWNER'S WIFI AND CABLE SERVICE. CONTRACTOR SHALL VERIFY EXACT CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION. VERIFY 120v ELECTRICAL CONDUCTORS WITHIN CONDUIT TO THE CONTROLLER LOCATION WITH THE ELECTRICAL CONTRACTOR. DUE TO THE PROPOSED LOCATION OF THE CONTROLLER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY ADDITIONAL EQUIPMENT AS MAY BE NECESSARY FOR THE OPERATION OF A PROPER WIFI SIGNAL.	L1.20/A,D
	RAIN BIRD	WIRELESS RAIN SENSOR, MODEL WR2-RFC. INSTALL PER MANUFACTURER'S SPECIFICATION. INSTALL ON BUILDING EYE/ROOF, WALL, OR POST. CONTRACTOR SHALL CONFIRM EXACT LOCATION AND MOUNTING PROCEDURES WITH OWNER'S AUTHORIZED REPRESENTATIVE BEFORE INSTALLING SENSOR. INSTALL SENSOR IN OPEN LOCATION WITH 360 DEGREE VIEW OF SKY WITHOUT INTERFERENCE OR INFLUENCE OF SHADE FROM BUILDINGS, TREES, OR OTHER OBSTRUCTIONS. ALSO ANY LOCATION SO AS TO NEGATIVELY IMPACT RAINFALL ON THE UNIT, AND WITH EASY ACCESS FOR MAINTENANCE. INSTALL CONTROLLER INTERFACE NEXT TO CABINET OR PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SIGNAL AND PROPER OPERATION BETWEEN CONTROLLER AND SENSOR UNIT.	L1.20/A
NO SYMBOL	AS APPRVD	CONTROLLER GROUNDING: CONTRACTOR SHALL GROUND CONTROLLER PER MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN PER LOCAL AND NATIONAL ELECTRICAL CODE. MAXIMUM RESISTANCE SHALL BE NO MORE THAN 10 OHMS.	N/A
	BY OTHERS	117 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN. CONTRACTOR SHALL COORDINATE AND VERIFY CONTROLLER PEDESTAL LOCATION IN FIELD WITH ELECTRICIAN. ELECTRICIAN SHALL ROUTE AND INSTALL ALL CONDUIT AND CONDUCTORS TO WITHIN THE CONTROLLER PEDESTAL LOCATION. IRRIGATION CONTRACTOR SHALL CONNECT IRRIGATION CONTROLLER TO ELECTRICAL STUB-OUT. CONTROLLER CIRCUIT SHALL BE SUPPLIED FROM A DEDICATED BREAKER FROM THE POWER SOURCE.	N/A

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
IRRIGATION EQUIPMENT			
	P.O.C.	POINT OF CONNECTION FOR PRIVATE LOT IRRIGATION SYSTEM TO INCLUDE THE FOLLOWING: 1. DOMESTIC WATER METER FOR RESIDENCE, EXISTING. 2. 1-1/4" SCH 40 PVC IRRIGATION MAINLINE 3. 1-1/4" LASCO SUPER 'C' PVC BALL VALVE, MODEL V14191N. INSTALL WITHIN ROUND VALVE BOX, RAIN BIRD, MODEL VB-10RND. 4. WILKINS MODEL 70 PRESSURE REGULATOR, 1-1/4" SIZE. INSTALL WHEN STATIC WATER PRESSURE REGISTERS OVER 80 PSI. PRESSURE REGULATOR FACTORY SET TO 50 PSI. INSTALL WITHIN 10" ROUND VALVE BOX, RAIN BIRD MODEL VB-10RND.	L1.20/B,C,E
	RAIN BIRD	1" MASTER VALVE, MODEL 100-PEB. INSTALL UPSTREAM OF FLOW SENSOR, BOTH CENTERED WITHIN A RAIN BIRD JUMBO VALVE BOX, MODEL VB-JMB.	L1.22/E
	RAIN BIRD	1" FLOW SENSOR, MODEL UFS100, FOR FLOW MANAGEMENT PURPOSES. INSTALL PER MANUFACTURER'S SPECIFICATION. INSTALL DOWNSTREAM OF MASTER VALVE, BOTH CENTERED WITHIN A RAIN BIRD JUMBO VALVE BOX, MODEL VB-JMB.	L1.22/D
	RAIN BIRD	REMOTE CONTROL VALVE TO INCLUDE THE FOLLOWING: WHERE CONTROL VALVE IS LOWER THAN DRIP LINES, SPRINKLER HEADS, AND LATERALS ON SLOPES: 1. RAIN BIRD, 100-DV-A, 1" ANGLE CONTROL VALVE. 2. CHAMPION, 262-100, 1" BRASS ATMOSPHERIC VACUUM BREAKER, INSTALL A 1" PRF-RBY FILTER DOWNSTREAM OF BREAKER FOR DRIP ZONES. 3. LASCO, MODEL V(X)611N SERIES, SWING CHECK VALVE, SIZE PER LATERAL PIPE. WHERE CONTROL VALVE IS HIGHER THAN DRIP LINES, SPRINKLER HEADS, AND LATERALS: 1. RAIN BIRD, XACZ-100-PRF, 1" DRIP VALVE ASSEMBLY.	L1.20/H
	LASCO	1" SUPER 'C' SCH 80 PVC BALL VALVE, MODEL V08191N FOR SYSTEM SHUTOFF. INSTALL WITHIN ROUND VALVE BOX, RAIN BIRD, MODEL VB-10RND.	L1.20/E
NO SYMBOL	WILKINS	1" PRESSURE REGULATOR, MODEL 70. REQUIRED WHEN STATIC PRESSURE IS GREATER THAN 90 PSI.	L1.20/B

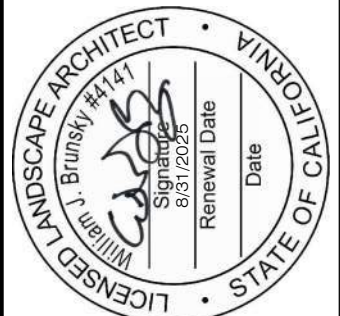
IRRIGATION PIPE/SLEEVE			
	AS APRVD	PVC PIPE, SCH 40, 3/4" - 1-1/4", AS LATERAL LINES. 12" BELOW GRADE. SEE PLAN FOR SIZES	L1.22/F
	AS APRVD	PVC PIPE, SCH 40, AS BURIED (BACKBONE) LATERAL LINES FOR SHRUB POINT SOURCE BUBBLER SYSTEMS. 12" BELOW GRADE. 1/2" PVC PIPE TO EACH SHRUB IS NOT SHOWN FOR DRAWING CLARITY.	L1.22/F
	AS APRVD	PVC PIPE, SCH 40, 3/4" - 1-1/4", AS TREE ZONE LATERAL (THICK) LINES. 12" BELOW GRADE. SEE PLAN FOR SIZES.	L1.21/A; L1.22/F
	AS APRVD	PVC PIPE, PVC SCH 40, AS MAINLINE, 18" BELOW GRADE. SEE PLAN FOR SIZES.	L1.22/F
	AS APRVD	PIPE AND WIRE SLEEVES, SCH 40 PVC PIPE, MINIMUM TWICE THE DIAMETER OF PIPE CARRIED AND MINIMUM 1-1/4" PIPE FOR WIRE CARRIED. 1-1/4" ELECTRICAL CONDUIT FOR 'HOA' 2-WIRE DECODER CABLE. PLACE BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. NOT SHOWN ON PLAN FOR DRAWING CLARITY.	L1.22/F

IRRIGATION MISCELLANEOUS			
NO SYMBOL	SPEARS	PVC FITTINGS/NIPPLES: 1.) REQUIRED FOR ALL SOLVENT WELD MAINLINE FITTINGS UP TO 1-1/2 INCH (1-1/2"), USE PVC SCH 40 FITTINGS. 2.) REQUIRED FOR ALL FITTINGS WITH A THREADED MALE AND/OR FEMALE COMPONENT 1 INCH (1") OR LARGER, USE SPEARS PVC CL 315 BLUE 'EVERTUFF' TYPE OR SCH 80 FITTINGS. FEMALE FITTINGS REQUIRE STAINLESS STEEL REINFORCED COLLAR. 3.) FOR ALL THREADED PLASTIC NIPPLES USE SCH 80 PVC.	N/A
NO SYMBOL	RAIN BIRD	SPECIFICATION GRADE IRRIGATION VALVE BOXES FOR IRRIGATION EQUIPMENT. USE AS REQUIRED: MODELS VB-JMB, VB-STD, VB-10RND, VB-7RND. WITH GREEN LIDS IN TURF AREAS, WITH BLACK LIDS IN SHRUB AREAS.	L1.5/G
NO SYMBOL	3M	WIRE SPLICE CONNECTOR, MODEL DBR/Y-6 FOR RCV CONNECTIONS AND SPLICES.	L1.20/F
NO SYMBOL	N/A	CONTRACTOR SHALL COORDINATE ALL CONDUITS, SLEEVES, AND WIRE ROUTING WITH GENERAL CONTRACTOR AND ANY AFFECTED ON-SITE TRADES AS REQUIRED THROUGHOUT PROJECT.	N/A
NO SYMBOL	AS APRVD	IRRIGATION WIRE #14 AWG UF DIRECT BURIAL (U.L. APPROVED) FOR RCV WIRES. CONTRACTOR MAY USE #18 MULTI-STRAND CABLE AS A SUBSTITUTE.	L1.22/F
NO SYMBOL	CHRISTY'S	ALL REMOTE CONTROL VALVES SHALL BE OUTFITTED WITH A YELLOW' ID TAG INDICATING THE VALVE NUMBER.	L1.20/H
	NIBCO	3/4" HOSE BIBB ASSEMBLY FOR GARDEN AREA. USE NIBCO 3/4" BENT NOSE HOSE BIB, MODEL 61. CONTRACTOR SHALL CONSTRUCT ASSEMBLY USING GALVANIZED RISER AND PIPE FITTINGS. ATTACH TO ASSEMBLY TO PVC MAINLINE WITH PVC MALE ADAPTER. ASSEMBLY SHALL EXTEND 30" ABOVE FINISH GRADE. INSTALL RISER 9" FROM PLANTER BOX WHERE APPLICABLE. REINFORCE RISER ASSEMBLY WITH MINIMUM 1 CU. FT. OF CONCRETE SACK MIX.	L1.21/C

IRRIGATION VALVE IDENTIFICATION			
			

Issued October 09, 2023

William Brunsky Landscape Architect, Inc.
Landscape Architecture • Site Planning • Construction Management
(805) 910-7816 bill@williambrunsky.com



Revision	Date	Description
A	00/00/00	Description

Drawn by JB
Checked by JB
Sheet number

L1.01

WELO CACLULATIONS

California Water Efficient Landscape Ordinance Worksheet							
City: OXNARD		Anguiano Residence					
Reference Evapotranspiration (ET _a)		42.5		Project Type		Residential	
Hydrozone # / Planting Description ^a		Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area
							Estimated Total Water Use (ETWU) ^d
							0.55
Regular Landscape Areas							
LOW water use-Planting		0.35	Drip	0.81	0.43	1900	821
MOD water use-Planting		0.50	Drip	0.81	0.62	343	212
					Totals	2243	1033
							27,212
Special Landscape Areas							
					1	0	0
					Totals	0	0
						ETWU Total	27,212
Maximum Annual Water Allowance (MAWA) ^e							32,507
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area		1033					
Total Area		2243					
Average ETAF		0.46					
All Landscape Areas							
Total ETAF x Area		1033					
Total Area		2243					
Average ETAF		0.46					

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Project:	Anguiano Residence
City:	OXNARD
a	Hydrozone # / Planting Description e.g. 1.) Front lawn 2.) Low water use planting 3.) Medium water use planting
b	Irrigation Method 1.) Overhead Spray 2.) Drip
c	Irrigation Efficiency 1.) 0.75 for Overhead Spray 2.) 0.81 for Drip
d	ETWU (Estimated Total Water Required) = $E_{to} \times 0.62 \times ETAF_{(Avg.)} \times LA$ Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year MAWA (Maximum Annual Water Allowed) = $(E_{to}) [0.62] [(ETAF \times LA) + ((1-ETAF) \times SLA)]$ Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

California Water Efficient Landscape Ordinance Calculations												
MAWA (Maximum Annual Water Allowed) =												
(E _t) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] =												
42.5	x	.62	x	[(	0.55	x	2,243	) + ((1 -	0.55	) x	-	)]
				26.35	x	[(	1,234	) + ((	0.45	) x	-	)]
				26.35	x	[(	1,234	)	+	(	-	)]
				26.35	x		1,234	=	<u>32,507</u>		gal.	
ETWU (Estimated Total Water Use Required) =												
E _t x 0.62 x ETAF _(Avg.) x LA =												
42.5	x	.62	x		0.46	x	2,243	=	<u>27,212</u>		gal.	
TOTAL WATER USE REDUCTION												
MAWA - ETWU = <u>5,295</u> gallons												

GENERAL IRRIGATION NOTES

DESIGN CRITERIA:

1. THE IRRIGATION DESIGN IS BASED ON THE EQUIPMENT MANUFACTURERS, MODELS, AND SPECIFICATIONS AS SHOWN IN THE PLAN, LEGEND, DETAILS, AND SPECIFICATIONS. IN THE EVENT THE CONTRACTOR CHOOSES TO USE AN ALTERNATE PRODUCT, THE PRODUCT MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO SUBSTITUTION AND MUST MEET THE SAME DESIGN PARAMETERS (PRECIPITATION RATES, FLOW CHARACTERISTICS, PRESSURE LOSS CHARACTERISTICS, OPTIMAL OPERATING PRESSURE REQUIREMENTS, PROGRAMMING PROTOCOL, ETC). THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASSOCIATED CHANGES AND DESIGN REQUIREMENTS (REDESIGN, PLAN CHECK, LAYOUT, CONSTRUCTION ADMINISTRATION, ETC.) AND SHALL TAKE ON AND ASSUME ALL LIABILITY FOR THE DESIGN, IMPLEMENTATION OF THE DESIGN, AND OPERATION OF THE IRRIGATION SYSTEM.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION.
3. XEROX COPIES OF THESE PLANS ARE NOT ALLOWED FOR BIDDING AND CONSTRUCTION AS THEY MAY NOT SHOW IRRIGATION SYMBOLS, LINE WEIGHTS, OR LINE TYPES CLEARLY.
4. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK.
6. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
8. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
9. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SYMBOL SIZES ARE SHOWN FOR DESIGN CLARITY ONLY. THE CONTRACTOR SHALL MEASURE ALL DISTANCES AND SPACING FROM CENTER OF SYMBOLS ON THE PLAN AND TRANSFER THOSE DISTANCES TO THE FIELD USING A PROPER MEASURING DEVICE SUCH AS A MEASURE TAPE OR WHEEL.
10. THE CONTRACTOR UNDERSTANDS IT IS THE INTENT OF THESE DRAWINGS TO IRRIGATE ALL NEW PLANT MATERIAL, AND EXISTING PLANT MATERIAL AS REQUIRED, UNLESS SPECIFICALLY NOTATED IN THE DRAWINGS THAT A PLANT MATERIAL IS A NON-IRRIGATED TYPE. WHEN PLANT MATERIAL IS SHOWN IN THESE DRAWINGS TO NOT HAVE IRRIGATION SUBSCRIBED TO IT, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT THROUGH THE PROJECT REQUEST FOR INFORMATION (RFI) PROCESS AND CLARIFICATION AND FURTHER DIRECTION. IT IS THE INTENT OF THESE DRAWINGS THAT ALL NEW PLANT MATERIAL RECEIVE A MINIMUM OF 100% IRRIGATION COVERAGE FROM TWO ADJACENT SPRINKLERS WHEN OVERHEAD SYSTEMS ARE USED, AND AT LEAST ONE OR MORE EMITTER POINTS PER PLANT, AS DIRECTED IN THE DRIP EMITTER LEGEND, WHEN IRRIGATION DRIP SYSTEMS ARE USED. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF A DISCREPANCY THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IRRIGATION TO THE PLANT MATERIAL. IRRIGATION SHALL BE OF THE SAME TYPE AS THE SURROUNDING AREA. ULTIMATELY, IT IS RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION TO EVERY PLANT THAT IS INSTALLED UNDER HIS SUPERVISION.

EQUIPMENT / P.O.C. NOTES:

1. VERIFY THE ACTUAL DYNAMIC WATER PRESSURE IN THE FIELD AT THE P.O.C. PRIOR TO STARTING WORK. USE 10 G.P.M. FLOW AT CONNECTION POINT TO DETERMINE DYNAMIC PRESSURE. THE DYNAMIC PRESSURE SHALL READ NO LESS THAN 60 PSI OR NO GREATER THAN 80 PSI AT THE P.O.C. STATIC WATER PRESSURE SHALL NOT BE USED AS A FIELD MEASUREMENT DUE TO THE ANTICIPATED SIGNIFICANT PRESSURE DROP DURING SYSTEM OPERATION. SHOULD THE CONTRACTOR FAIL TO FIELD VERIFY THE DYNAMIC WATER PRESSURE INFORMATION AND NOTIFY THE LANDSCAPE ARCHITECT OF SAID PRESSURE, THEN ANY ADDITIONAL COSTS INCURRED BY CHANGES REQUIRED TO BE MADE TO THE IRRIGATION SYSTEM BECAUSE OF LOW SYSTEM PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. VERIFY THE ACTUAL LOCATION AND SIZE OF WATER METER AND BOTH STATIC AND DYNAMIC WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FIELD VERIFY THE P.O.C. INFORMATION AND NOTIFY THE ABOVE, ANY ADDITIONAL COSTS INCURRED BY CHANGES REQUIRED TO BE MADE TO THE IRRIGATION SYSTEM BECAUSE OF LOW OR HIGH PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. PRIVATE LOTS: POC EQUIPMENT LAYOUT INCLUDING THE WATER METER IS DIAGRAMMATIC. ACTUAL LOCATIONS MAY BE ON THE OPPOSITE SIDE OF DRIVEWAYS THAN HOW SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND EQUIPMENT TO INSTALL COMPLETE IRRIGATION SYSTEM REGARDLESS OF LOCATION OF METER. PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C. CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT.
14. P.O.C. EQUIPMENT LAYOUT INCLUDING, BUT NOT LIMITED TO, IRRIGATION WATER METER, ELECTRICAL STUB-OUT IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING. LOCATIONS MAY BE SHOWN WITHIN PAVING AND/OR ORIENTED IN A CERTAIN DIRECTION FOR CLARITY ONLY. PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C. CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT
15. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONTACT REPRESENTATIVE BEFORE COMMENCING WORK.
16. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT WHERE SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST, WHICH ARE NOT INDICATED ON THE PLANS. SUCH CONDITIONS MAY HAVE BEEN UNKNOWN AND NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE ABOVE, ANY ADDITIONAL COSTS INCURRED BY REQUIRED CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
17. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

CONTROLLER / WIRE NOTES:

18. CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL P.O.C. SHALL BE CONFIRMED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
19. CONNECTION OF IRRIGATION CONTROLLER TO THE PROVIDED ELECTRICAL STUB-OUT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND INSTALLATION THEREOF SHALL BE PER LOCAL CODE REQUIREMENTS. CONTRACTOR MAY CHOOSE, IF SO DESIRED, TO SUB THIS WORK TO THE ELECTRICAL CONTRACTOR.
20. CONTROLLER POWER SOURCE SHALL BE SUPPLIED FROM A 'CONTROLLER DEDICATED' CIRCUIT BREAKER.
21. ALL CONTROL WIRE UNDER PAVED AREAS SHALL BE INSTALLED WITHIN A PVC SLEEVE. MINIMUM SIZE: 1-1/2 INCH- FOR UP TO 15 WIRES; 2 INCH- FOR 16-20 WIRES; 3 INCH- FOR 21-55 WIRES. FOR SLEEVE RUNS LONGER THAN 40 FEET REDUCE WIRE COUNT PER SLEEVE SIZE BY 25%.
22. PRIVATE LOTS: CONTRACTOR MAY INSTALL MULTI-STRAND WIRE CABLE USING #18 GAUGE WIRE. PROVIDE WIRE QUANTITY WITHIN BUNDLE TO SUPPLY ALL RCV'S ON MAINLINE IN EACH DIRECTION AS REQUIRED, PLUS THREE (3) ADDITIONAL WIRES TO FARTHEST RCV'S FROM CONTROLLER.
23. PRIVATE LOTS: CONTRACTOR SHALL PROVIDE AND ROUTE MINIMUM TWO ADDITIONAL 'CONTROL' WIRES AND ONE ADDITIONAL WIRE FOR 'COMMON' FROM CONTROLLER TO FARTHEST RCV LOCATIONS IN EACH DIRECTION AS REQUIRED. ROUTE WIRE ALONG MAINLINE.

CONTROLLER PROGRAMMING NOTES:

24. SHOW WATER USE SCHEDULE NOTING IRRIGATION CYCLES AND RUN TIMES PER STATION OR PLANT TYPE (TURF SHRUB, TREES, SUN, SHADE) MONTHLY OR SEASONALLY.
25. ADD MULTIPLE START TIMES TO PREVENT RUN OFF.
26. WATERING SHALL OCCUR BETWEEN 6PM & 6AM.
- OVERHEAD SPRINKLER / BUBBLER NOTES:
27. ALL HEADS ARE INTENDED TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS.
28. OVERHEAD SPRINKLER (SPRAY/ROTOR) HEADS ADJACENT TO ANY NON-PERMEABLE PAVING SHALL BE INSTALLED A MINIMUM DISTANCE OF 24" INCHES FROM THE NON-PERMEABLE SURFACE TO MINIMIZE ANY OVERSPRAY ON TO SURFACE.

29. ALL HEADS ARE REQUIRED TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO ROADWAYS, PATHWAYS, BUILDINGS, WALLS, FENCES, AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OR ADDITION OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNIT AFTER FIELD REVIEW OF AN AREA DETERMINES SUCH IS REQUIRED.
 30. ALL IRRIGATION (SPRAY OR DRIP) ADJACENT TO BUILDING SHALL BE INSTALLED A MINIMUM DISTANCE OF 12" INCHES FROM BUILDING TO AVOID OVERSPRAY ON TO BUILDING OR WINDOWS OR FOUNDATION SATURATION.
- RCV / OCV NOTES:
31. REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE PROJECT DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.
 32. RCV SYMBOL LOCATIONS ARE SHOWN DIAGRAMMATICALLY FOR CLARITY ONLY. TO CONCEAL VALVE BOX LOCATIONS INSTALL EQUIPMENT AWAY FROM BUILDING ENTRANCES AND OTHER AREAS AS DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

PIPE / SLEEVE NOTES:

33. MAINLINE LAYOUT IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWINGS. ROUTING MAY BE SHOWN WITHIN BUILDINGS AND/OR PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE WITHIN PLANTER A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYPE. CONTRACTOR SHALL ADJUST MAINLINE ROUTING TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO TREES, LIGHT POLES, BOLLARDS, FIRE HYDRANTS, DRINKING FOUNTAINS, CONCRETE FOOTINGS, ETC.
34. MAINLINE AND/OR LATERAL PIPE ROUTING SHOWN OUTSIDE PROPERTY LINE AND/OR L.O.W. IS DIAGRAMMATIC AND FOR CLARITY ONLY. CONTRACTOR SHALL ROUTE MAINLINE WITHIN PROPERTY LINE AND/OR L.O.W.
35. ALL PIPE MATERIAL AND INSTALLATION LABOR REQUIRED FOR MAINLINE OR LATERAL LINE ADJUSTMENTS DUE TO ACCOMMODATIONS IN THE FIELD SHALL BE INCLUDED WITHIN CONTRACTED PRICE AND MAY NOT BE SUBMITTED AS A CHANGE ORDER TO THE ORIGINAL BID.
36. SLEEVES AND THEIR LOCATIONS ARE DIAGRAMMATICALLY SHOWN FOR CLARITY ONLY. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN FOR CLARITY PURPOSES. CONTRACTOR SHALL INSTALL SLEEVES BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL PIPE UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE, AT MINIMUM TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE/SLEEVE DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
37. ALL SLEEVE ENDS MUST BE SEALED WITH FOAM SEALANT INSIDE PIPE TO MINIMIZE DEBRIS INTRUSION.
38. LATERAL LINES MAY BE SHOWN WITHIN BUILDINGS AND/OR PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER.
39. ALL CONVENTIONAL CONTROL WIRE UNDER HARDSCAPE AND/OR PAVED AREAS SHALL BE INSTALLED WITHIN A SLEEVE OR CONDUIT. SEE LEGEND FOR TYPE. MINIMUM SIZE: 1-1/2 INCH- FOR UP TO 15 WIRES (#14 GAUGE); 2 INCH- FOR 16-20 WIRES (#14 GAUGE); 3 INCH- FOR 21-55 WIRES (#14 GAUGE). FOR SLEEVE RUNS LONGER THAN 40 FEET REDUCE WIRE COUNT PER SLEEVE SIZE BY 25%. ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE/SLEEVE DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

DRIP/LOW VOLUME SYSTEMS- GENERAL NOTES:

40. ALL MAINLINES AND LATERAL LINES SHALL BE THOROUGHLY FLUSHED CLEAN BEFORE DRIP MANIFOLD ASSEMBLIES AND/OR DRIP TUBING CONNECTIONS ARE MADE. ALL DRIP TUBING LINES SHALL BE FLUSHED CLEAN BEFORE BACKFILLING.
41. ALL LATERAL LINES FOR DRIP ZONES SHALL BE PVC SCH 40 PIPE.
- DRIP/LOW VOLUME SYSTEMS- DRIPLINE NOTES:
42. DRIPLINE SYSTEMS RUN TIME SHALL ALWAYS BE PROGRAMMED TO USE THE CONTROLLER'S 'CYCLE AND SOAK' FUNCTION FOR 'PULSE IRRIGATION' PROGRAMMING. AFTER DETERMINING TOTAL ZONE RUN TIME CONTRACTOR SHALL BREAK THE RUN TIME INTO A MINIMUM OF 3-4 CYCLES. INEFFICIENT IRRIGATION OCCURS WHEN ONLY ONE CYCLE IS USED. WATER WILL MIGRATE BELOW THE ROOT ZONE OF TURF OR PLANTS VIA 'GRAVITY FLOW'. SHORT RUN TIMES ALLOW WATER TO SPREAD THROUGHOUT AREA MORE EFFICIENTLY.

43. DUE TO REQUIREMENT OF MAXIMUM SYSTEM

4. CONTRACTOR SHALL COMPACT ALL DRIPLINE TRENCHES TO 95% SOIL COMPACTION. CONSISTENT COMPACTION IS REQUIRED TO PROVIDE EFFICIENT AND EVEN WATERING OF TURF OR SHRUB PLANT MATERIAL.
5. CONTRACTOR SHALL AND IS REQUIRED TO USE THE RAIN BIRD INSERT TOOL, MODEL FITNS-TOOL FOR INSTALLATION OF RAIN BIRD DRIPLINE INSERT FITTINGS. CONTRACTOR SHALL ALWAYS INSERT FITTING UNTIL THE FITTING 'STOP' IS ABUTTED TO TUBING.
6. FOR DRIPLINE SYSTEMS IN TURF: IT IS RECOMMENDED TO INSTALL ONE OR TWO DRIP LINES AT A TIME DUE TO THE CLOSE PROXIMITY OF THE 12" SPACING OF ADJACENT LINES. INSTALLATION OF ONLY ONE OR TWO LINES ALLOWS FOR PROPER TRENCHING AND SOIL COMPACTION THAT IS REQUIRED.
7. CONTRACTOR SHALL TEMPORARILY IRRIGATE ANY TURF AREAS INSTALLED OVER SUB-SURFACE DRIP SYSTEMS BY HAND WATERING OR BY USING TEMPORARY OVERHEAD SPRINKLERS, UNTIL THE TURF ROOTS HAVE BECOME ESTABLISHED INTO THE SOIL PROFILE IN SUFFICIENT QUANTITY AND DEPTH TO BE IRRIGATED SOLELY BY THE SUB-SURFACE DRIP SYSTEMS. DURING TURF ESTABLISHMENT THE CONTRACTOR SHALL OPERATE THE SUB-SURFACE DRIP SYSTEMS AND MANUALLY IRRIGATE AS REQUIRED TO ESTABLISH TURF GROWTH. AS TURF ROOTS ARE DEVELOPED, THE HAND WATERING OR OVERHEAD SPRINKLER IRRIGATION OF THE TURF SHALL BE REDUCED UNTIL NO LONGER REQUIRED. THE AMOUNT AND DURATION OF MANUAL IRRIGATION WILL VARY WITH LOCAL CLIMATE CONDITIONS, SOIL PROFILE, AND OTHER SITE SPECIFIC FACTORS. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE ESTABLISHMENT OF THE TURF AND ITS ROOTS AND SHALL BE REQUIRED TO WEAN THE TURF OFF OF HAND WATERING OR TEMPORARY OVERHEAD IRRIGATION PRIOR TO FINAL ACCEPTANCE AND TURN-OVER OF THE PROJECT.
8. FOR SHRUB AREAS ON SLOPES INSTALLED WITH DRIPLINE TUBING THE CONTRACTOR SHALL BE HELD ACCOUNTABLE FOR CREATING A TRIANGULAR WETTING PATTERN ACROSS ALL SLOPES. LAY TUBING HORIZONTAL TO SLOPE. OFFSET THE EMITTERS BY HALF THE EMITTER SPACING WHEN INSTALLING TUBING TO CREATE A TRIANGULAR WETTING PATTERN ACROSS THE SLOPE. DO NOT INSTALL TUBING SO AS THE EMITTERS ARE DIRECTLY IN LINE (PERPENDICULAR) WITH EACH OTHER.

DRIP/LOW VOLUME SYSTEMS- POINT SOURCE DRIP NOTES:

4. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR COMMENCING WORK. CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS, BASED ON THE ACTUAL PLANT COUNT WITH REFERRAL TO THE EMITTER TABLE SHOWN IN THE LEGEND.
50. CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL SHRUB AND TREE COUNT AND THE EMITTER TABLES SHOWN, ANY REFERENCE TO TOTAL EMITTER QUANTITIES ON THESE PLANS IS FOR DESIGN USE ONLY. VERIFY THE ACTUAL SHRUB AND TREE QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR COMMENCING WORK.
51. THE EMITTER TABLE IN LEGEND IS ESTIMATED EMITTER QUANTITIES AND FLOWS. CONTRACTOR SHALL INSTALL EMITTERS AS SHOWN IN THE TABLE AT INITIAL INSTALLATION.
52. **SUB-LATERAL PIPING AS SHOWN IN DETAIL 'LI-5.03/F' SHALL BE 1/2" SCH 40 PIPE. 'BACKBONE' LATERALS SHALL BE PER PLANT SIZE.**
53. FOR MULTI-OUTLET DRIP MANIFOLDS: UNITS SHALL BE ALIGNED WITH TREES AS SHOWN IN THE DETAILS. INSTALL AT DISTANCE FROM TREE PER LEGEND DESCRIPTION. CONFIRM ALL PROPOSED LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
54. TREE/PALM DRIP SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE UP-SIZING OF EMITTERS TO COMPENSATE FOR FUTURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPSIZE EMITTERS AND QUANTITIES AS REQUIRED TO PROVIDE ADEQUATE WATER FOR HEALTHY PLANT GROWTH.
55. WHEN DIFFERENT SPECIES OF TREES/PALMS ARE TIED TO THE SAME ZONE VALVE CONTRACTOR SHALL BE REQUIRED TO MAKE ADJUSTMENTS TO SIZE OF EMITTERS (FOR QUANTITY OF WATER PURPOSES) FOR EACH SPECIES OF TREE/PALM IN THE ZONE AS NEEDED TO PROVIDE PROPER AND ADEQUATE AMOUNT OF WATER AS REQUIRED BY EACH SPECIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INFORMATION REGARDING PROPER AND ADEQUATE AMOUNT OF WATER AS REQUIRED BY EACH SPECIES.
56. POST PLANT INSTALLATION; IT SHALL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR TO REVISE EMITTER SIZES AS MAY BE NEEDED TO PROVIDE ANY WATER VOLUME ADJUSTMENTS FOR HEALTHY PLANT GROWTH. THIS TASK SHALL BE COMPLETED AFTER THREE WEEKS OF PLANT OBSERVATIONS AFTER INITIAL INSTALLATION AND AGAIN ONE WEEK BEFORE MAINTENANCE PERIOD IS COMPLETED. ALL EMITTER CHANGES AND FINE TUNE ADJUSTMENTS SHALL BE CARRIED OUT AS PART OF THIS PROJECT WITH NO ADDITIONAL COST TO THE OWNER. COMPLETE AFTER CONSULTATION AND REVIEW OF WATER NEEDS WITH THE IRRIGATION CONSULTANT AND LANDSCAPE ARCHITECT.

Copyright 2016-2023 William Brunsky Landscape Architect, Inc. This drawing was originally scaled on 30"x42" sheet. Drawing accuracy cannot be guaranteed if sheet size varies from original.

NOTE A:
POINT OF CONNECTION SHALL BE A 1/2" POTABLE WATER METER CONNECTED TO A 1" SERVICE LINE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C. INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD THE CONTRACTOR FAIL TO VERIFY THE P.O.C. INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CITY CONFIRMED STATIC WATER PRESSURE 71 PSI
DESIGN WATER PRESSURE 65 PSI
MAXIMUM SYSTEM DEMAND 6 GPM

NOTE B:
CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE AND SIZE. LOCATE CONTROLLER ON GARAGE OUTSIDE WALL. ROUTE CONTROLLER AND RAIN SENSOR WIRES THROUGH ELECTRICAL CONDUIT. CONNECT CONTROLLER POWER TO 117V POWER CONDUCTORS PROVIDED BY OTHERS. THE FINAL LOCATION OF CONTROLLER AND ELECTRICAL P.O.C. SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE 1:
EMITTERS, BUBBLERS AND LATERAL LINES MAY BE SHOWN WITHIN PAVING AND BUILDING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. EMITTERS AND DRIP MANIFOLDS SHALL BE ALIGNED WITH SHRUBS AND TREES PER INSTALLATION DETAILS. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE 2:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLE, TYP.

NOTE 3:
ALL PIPING AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF PIPE INSIDE. ALL MAINLINE SLEEVE SHALL BE ACCOMPANIED WITH A WIRE SLEEVE. SLEEVES TO EXTEND MINIMUM 12 INCHES BEYOND PAVING.

NOTE 4:
CONTRACTOR SHALL ADJUST DRIPLINE LAYOUT TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR WITHIN THE PROJECT INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, LIGHT POLES, PEDESTRIAN BOLLARDS, BENCHES, ETC.

NOTE 5:
"A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LA, DESIGNER, OF THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."

NOTE 6:
"AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."

NOTE 7:
"AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION." SUBMIT THIS REPORT TO VENTURA COUNTY PLANNING FOR REVIEW AND ACCEPTANCE.

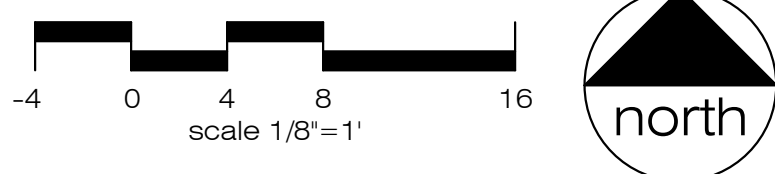
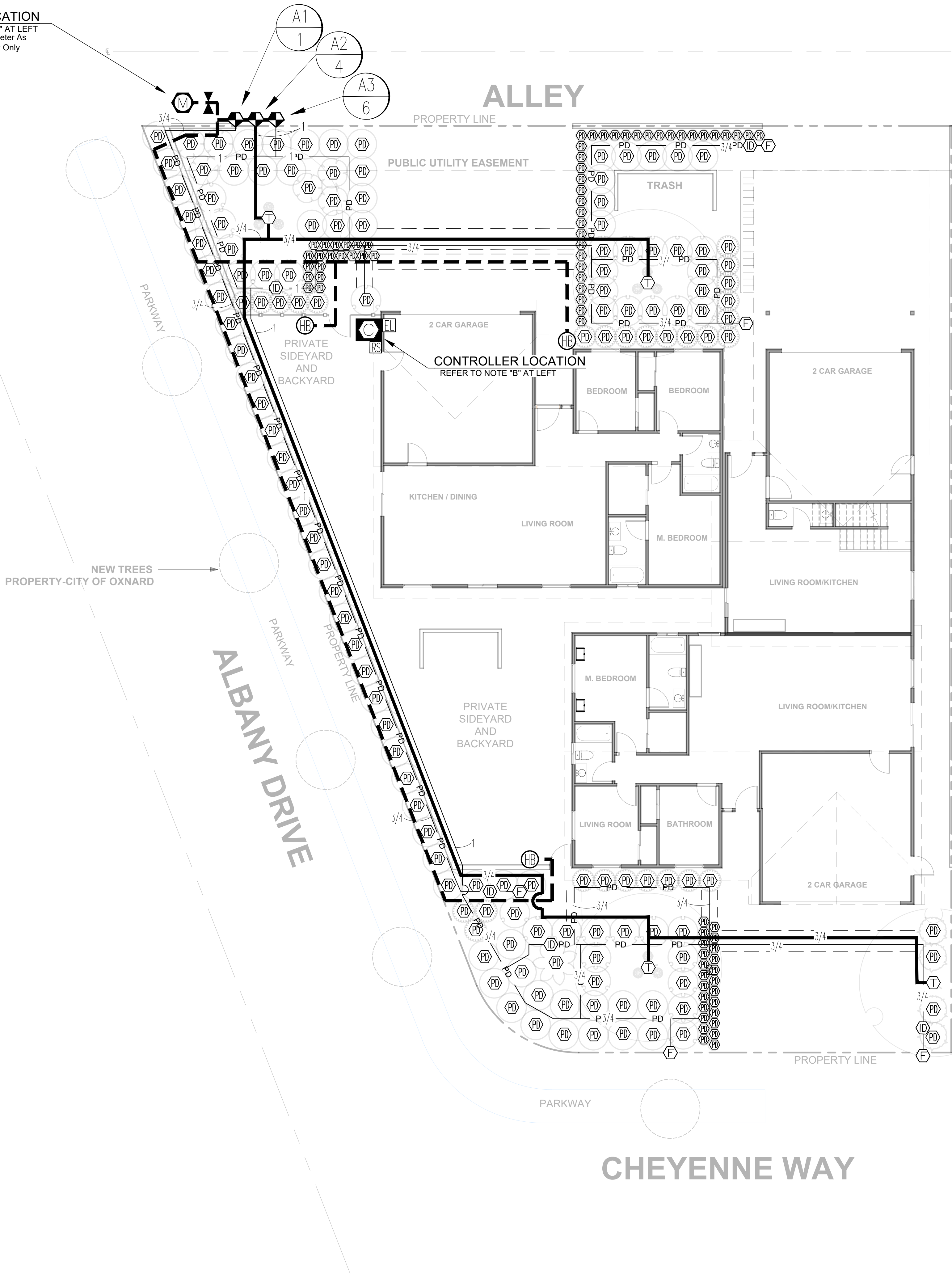
VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE IRRIGATION CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN THE OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE, ALL VALVES SHALL BE INSTALLED AS SHOWN IN SHRUB PLANTING AREAS.

CONTROLLER ASSEMBLY LOCATION NOTE:
CONTROLLER LOCATION SHOWN ON THIS DRAWING IS APPROXIMATE. THE IRRIGATION CONTRACTOR SHALL STAKE OUT THE CONTROLLER LOCATION FOR REVIEW AND APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF THIS EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTION FROM 120 VOLT POWER SOURCE TO THE CONTROLLER AND ALL WIRE CONNECTIONS FROM ALL VALVES AND APPURTENANCE VALVES TO TERMINAL STRIP. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL STATE AND NATIONAL ELECTRICAL CODES AND REGULATIONS. FINAL LOCATION AND EXACT POSITIONING OF THE CONTROLLER SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF CONTROLLER REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER.

DRIP IRRIGATION NOTES

1. PROVIDE DRIP EMITTER SYSTEM FOR PLANTING AREAS AS SHOWN ON DRAWINGS.
2. PVC 'BACKBONE' LINES ARE SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL 'BACKBONE' PIPE AND NON-PRESSURE LATERAL LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
3. PVC 'BACKBONE' PIPE, AS SHOWN DIAGRAMMATICALLY ON PLANS CONNECTS TO THE NON-PRESSURE LATERAL LINE FROM THE DRIP RCV ASSEMBLY SERVING THE DESIGNATED DRIP AREA.
4. VALVE STATION CALLOUTS INDICATE THE APPROXIMATE SIZE OF THE DRIP AREA COVERAGE ASSIGNED TO EACH VALVE. CONTRACTOR SHALL PROVIDE AND INSTALL THE REQUIRED AMOUNT OF EMITTERS AS REQUIRED TO PROPERLY IRRIGATE ASSIGNED LANDSCAPE AREAS WITH THE EMITTER COUNT AS INDICATED IN THE EQUIPMENT LEGEND.
5. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, SPACING, AND ADDITIONAL INFORMATION.
6. CONNECT DRIP 'BACKBONE' PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS.
7. PROVIDE NUMBER OF DRIP EMITTERS TO SHRUBS AND/OR TREES PER EMITTER LEGEND, SPACED AT EDGE OF ROOTBALL.

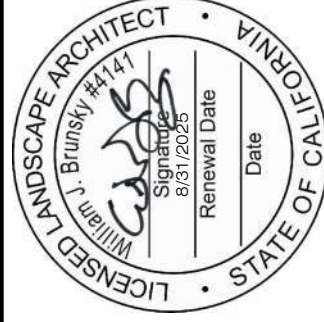
P.O.C. LOCATION
REFER TO NOTE "A" AT LEFT
Irrigation Water Meter As
Shown For Clarity Only



DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

William Brunsky Landscape Architect, Inc.
Landscape Architecture Site Planning Construction Management
(805) 910-7816 bill@williambrunsky.com



Revision Date Description
A 00/00/00

Irrigation Plan

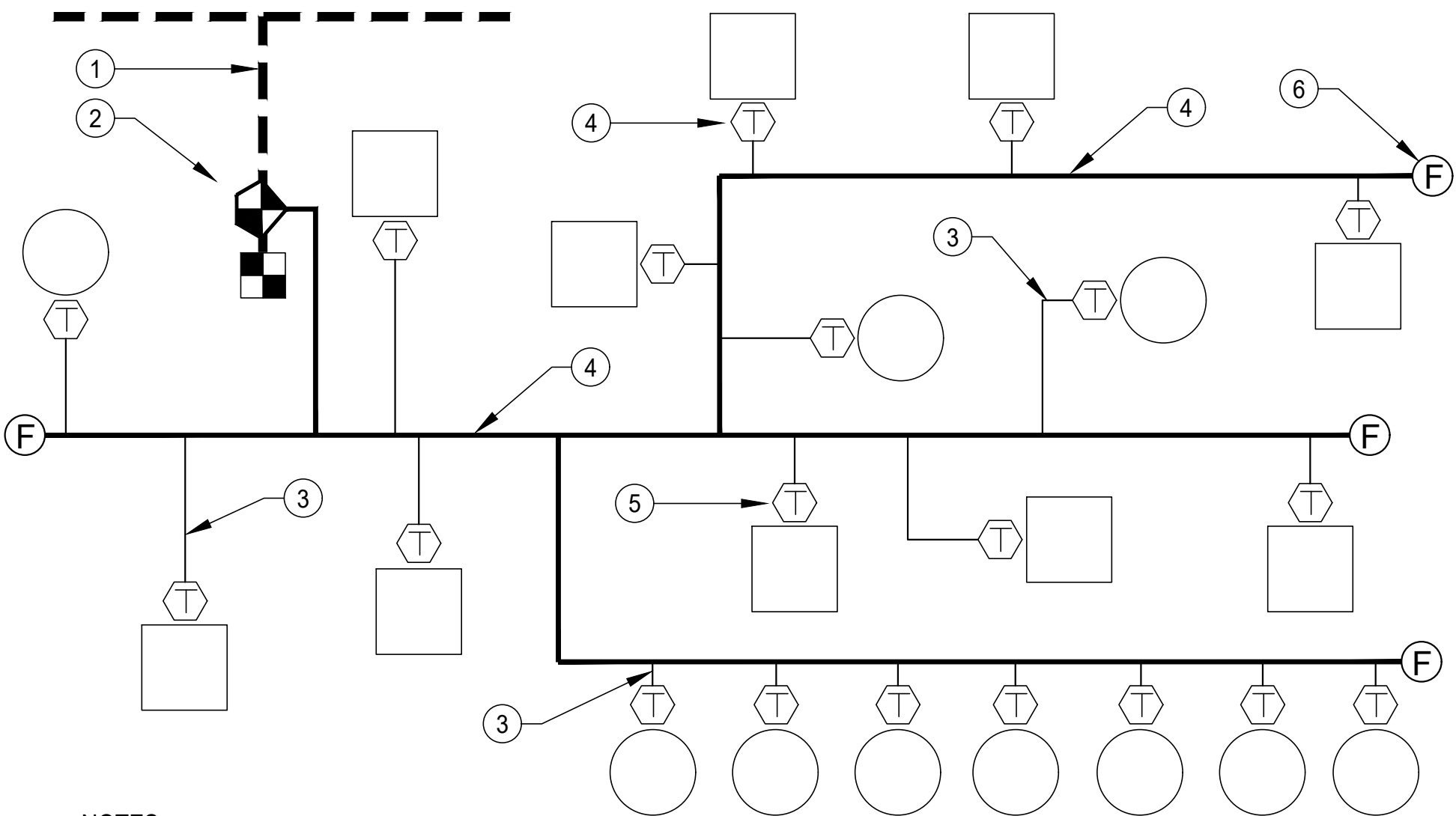
Anguiano Residence
901 Cheyenne Way
Oxnard, CA 93033

Drawn by JB
Checked by JB
Sheet number

L1.10

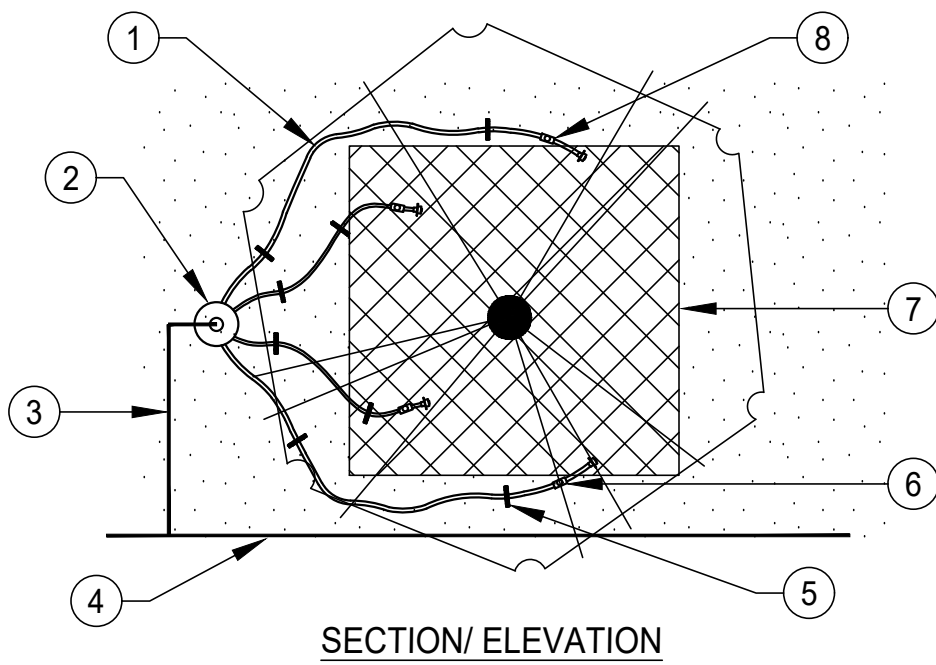
Issued October 09, 2023

Copyright 2015-2023 William Brunsky Landscape Architect, Inc. This drawing was originally scaled on 30"x42" sheet. Drawing accuracy cannot be guaranteed if sheet size varies from original.



NOTES:
A. CONTRACTOR SHALL ROUTE LATERAL PIPE THROUGHOUT ZONE USING BEST INSTALLATION PRACTICES.
B. PLACE MULTI-EMISSION MANIFOLD AT MINIMUM FORTY EIGHT INCHES (48") FROM TREE/PALM ROOT BALL, TYPICAL.

- LEGEND
1. MAINLINE, REFER TO LEGEND FOR TYPE
 2. TREE/PALM DRIP ZONE CONTROL VALVE ASSEMBLY, REFER TO LEGEND FOR SPECIFICATION
 3. 1/2" SCH 40 PVC SUB-LATERAL PIPE TO DRIP MANIFOLD ASSEMBLY, TYPICAL
 4. SCH 40 PVC LATERAL 'BACKBONE' PIPE, TYPICAL. REFER TO PLAN FOR SIZES
 5. MULTI-EMISSION MANIFOLD DEVICE PLACEMENT EXAMPLE
 6. FLUSH VALVE WITHIN 7" ROUND VALVE BOX, TYPICAL. SEE DETAIL LI-5.02/E

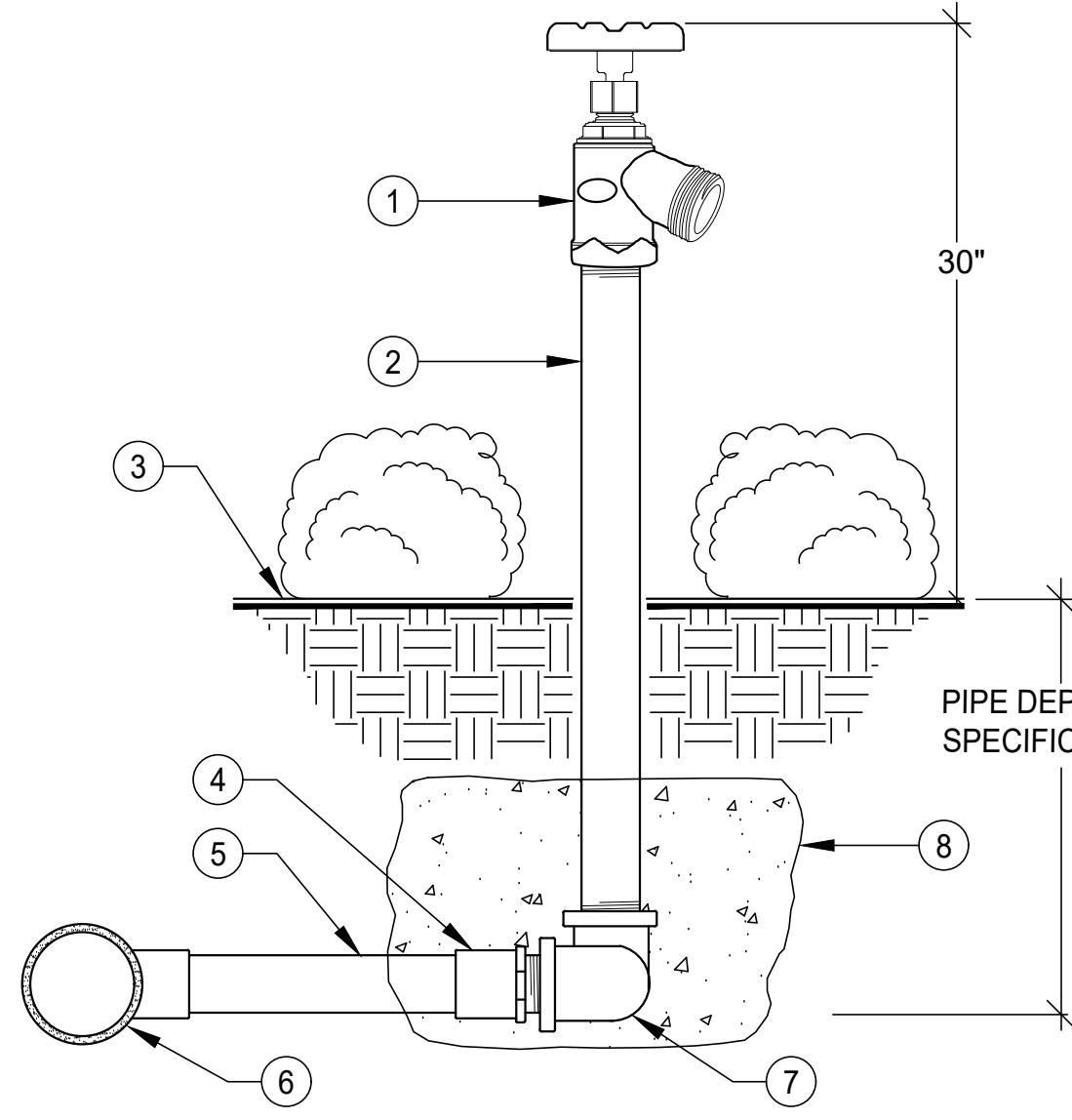


DRIP SYSTEM NOTES:
A. EMITTER TABLE AT RIGHT IS ESTIMATED EMITTER QUANTITIES AND FLOWS. CONTRACTOR SHALL INSTALL EMITTERS AS SHOWN AT INITIAL INSTALLATION.
B. ALL LATERAL LINES FOR DRIP ZONES SHALL BE PVC SCH 40 PIPE.
C. SUB-LATERAL PIPING AS SHOWN IN DETAIL LI-5.02/A SHALL BE 1/2" SCH 40 PIPE. 'BACKBONE' LATERALS SHALL BE PER PLAN SIZE.
D. CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT AND THE EMITTER TABLE SHOWN AT RIGHT.
E. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR COMMENCING WORK.
F. POST PLANT INSTALLATION: IT SHALL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR TO REVISE EMITTER SIZES AS MAY BE NEEDED TO PROVIDE ANY WATER VOLUME ADJUSTMENTS FOR HEALTHY PLANT GROWTH. THIS TASK SHALL BE COMPLETED AFTER THREE WEEKS OF PLANT OBSERVATIONS AFTER THE INITIAL INSTALLATION AND AGAIN ONE WEEK BEFORE MAINTENANCE PERIOD IS COMPLETED. THESE EMITTER CHANGES AND FINE TUNE ADJUSTMENTS SHALL BE CARRIED OUT AFTER CONSULTATION AND REVIEW OF WATER NEEDS WITH THE IRRIGATION CONSULTANT AND LANDSCAPE ARCHITECT.

NOTES:
A. PLACE MULTI-OUTLET DRIP MANIFOLD MINIMUM FORTY EIGHT INCHES (48") FROM EDGE OF ROOTBALL. ADJUST PER ROOTBALL SIZE, TYPICAL. INSTALL REQUIRED AMOUNT OF EMITTERS, TUBING, AND BUG CAPS PER EMITTER TABLE. NUMBER OF EMITTERS IN DETAIL ARE FOR EXAMPLE ONLY.
B. SLOPED AREAS: PLACE EMITTERS OFF-CENTER ON UPHILL SIDE OF TREE DEPENDING ON STEEPNESS. TO ALLOW WATER TO FLOW ACROSS ROOTBALL FOR MAXIMUM EFFECTIVE WATER USE.
C. ROUTE 1/4" TUBING AROUND ROOTBALL ALONG OUTSIDE EDGE. DO NOT CROSS ROOTBALL AT ANY TIME.
D. INSTALL RAIN BIRD U-STAKES, MODEL TDS-050 OVER 1/4" TUBING 4"-6" BEHIND EMITTER STAKE AND 1" O.C. (MIN. 2 STAKES PER 1/4" EMITTER TUBING) AROUND ROOTBALL AT EDGE TO ELIMINATE TUBING MOVEMENT.
E. ALL 1/4" TUBING SHALL BE BURIED TO A MINIMUM DEPTH OF 2" BELOW SOIL SURFACE. EMITTER OUTLET AND BUG CAP SHALL BE PLACED AT GRADE.

- LEGEND
1. 1/4" DISTRIBUTION TUBING: RAIN BIRD, MODEL XQ
 2. MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERI-BIRD 8, MODEL XBD-80 (W/O EMITTERS) INSTALLED WITHIN 7" SPECIFICATION GRADE VALVE BOX
 3. 1/2" PVC SCH 40 LATERAL LINE PIPE
 4. PVC SCH 40 LATERAL LINE PIPE, SEE SPECIFICATIONS FOR DEPTH REQUIREMENTS
 5. GALVANIZED TIE-DOWN TUBING U-STAKE: RAIN BIRD, MODEL TDS-050
 6. 1/4-INCH TUBING STAKE: RAIN BIRD, MODEL TS-025
 7. ROOTBALL OF TREE
 8. DIFFUSER BUG CAP: RAIN BIRD MODEL DBC-025

TREE EMITTER TABLE (SUN)	
PLANT SIZE	# OF EMITTERS
15 GAL. TREE	3 - 2 GPH
24" BOX TREE	4 - 2 GPH
36" BOX TREE	4 - 5 GPH
48" BOX TREE	6 - 5 GPH
60" BOX TREE	8 - 5 GPH
72" BOX TREE	8 - 7 GPH
84" BOX TREE	8 - 12 GPH
96" BOX TREE	8 - 18 GPH



NOTES:
A. SET TOP OF HOSE BIBB 30" ABOVE GROUND LEVEL OR AT DISTANCE SPECIFIED BY OWNER.
B. USE TEFLON TAPE ON THREADS, MIN. 5 WRAPS. COVER ALL THREADS WITHIN SOCKET.
C. INSTALL RISER PERPENDICULAR TO GROUND LEVEL.

- LEGEND
1. 3/4" BENT NOSE HOSE BIBB. REFER TO LEGEND FOR SPECIFICATION
 2. 3/4" RISER- LENGTH AS REQUIRED. SEE LEGEND FOR MATERIAL SPECIFICATION
 3. FINISH GRADE
 4. PVC SCH 80 MALE ADAPTER
 5. PVC SCH 40 PIPE, PIPE SIZE ROUTING DISTANCE FROM MAINLINE:
1'-50' 1"
51'-99' 1-1/4"
100'+ 1-1/2"
 6. MAINLINE PVC SCH 80 OR CL315 FITTING, TEE / EL. REFER TO LEGEND FOR FITTINGS SPECIFICATION.
 7. TWO ST. ELS. SEE LEGEND FOR MATERIAL SPECIFICATION
 8. CONCRETE THRUST BLOCK. MIN. 1 CU. FT.

A TREE DRIP SYSTEMS PVC LATERAL LAYOUT

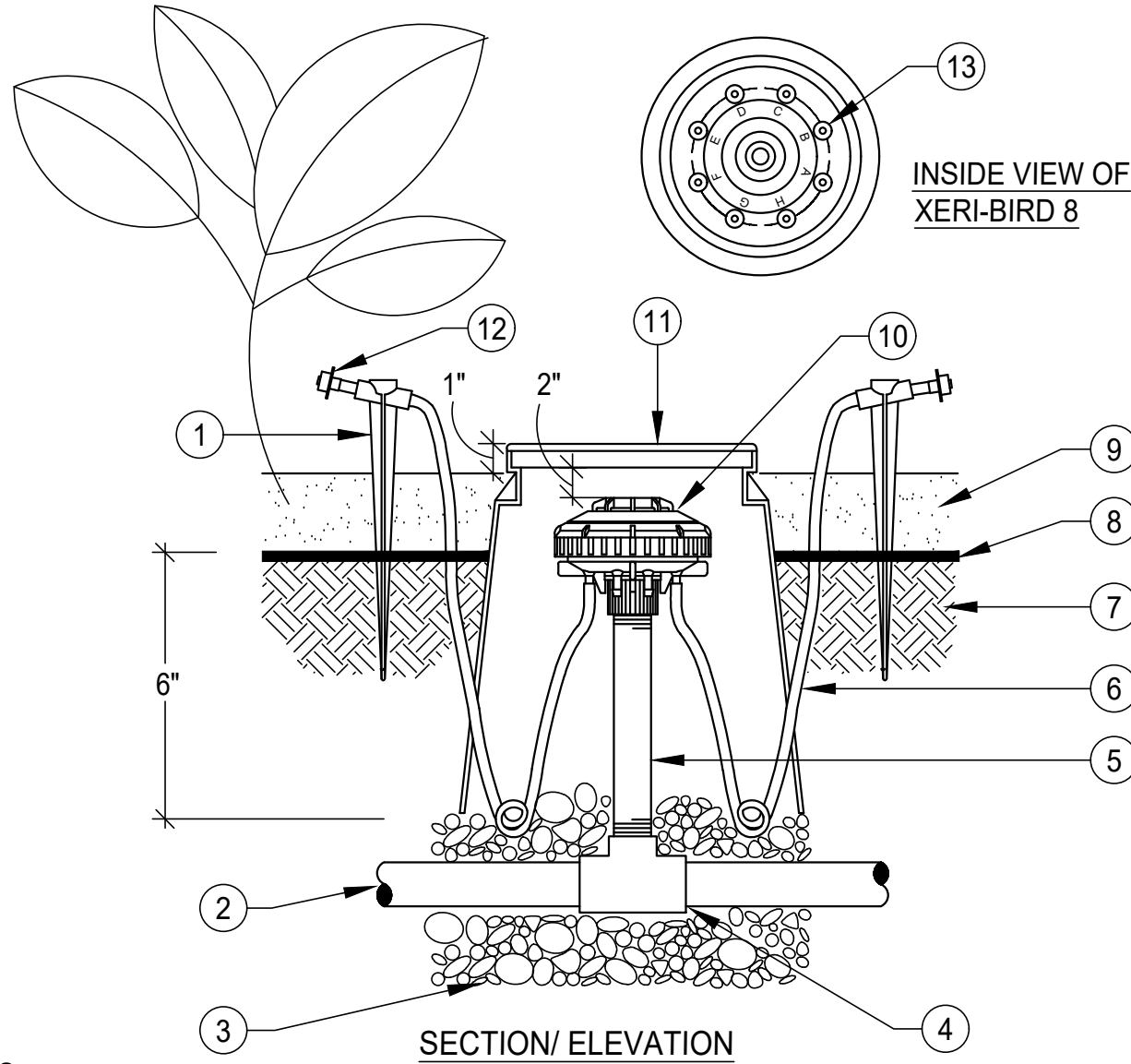
SCALE: N.T.S.

B TREE DRIP MANIFOLD INSTALLATION

SCALE: N.T.S.

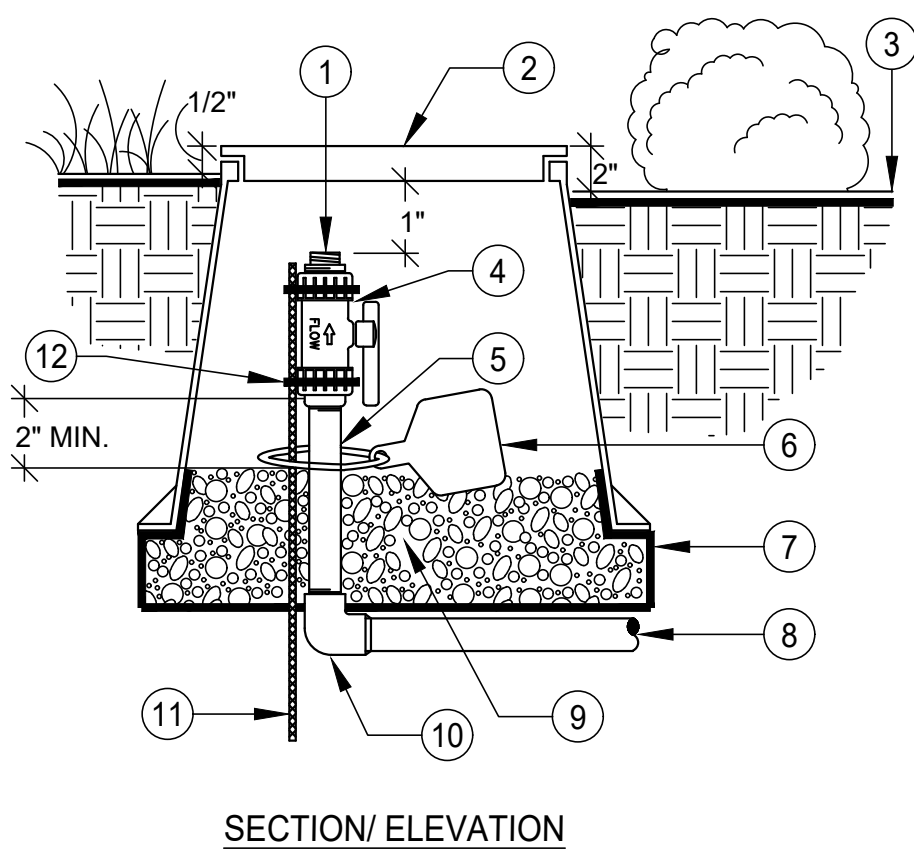
C HOSE BIBB ASSEMBLY

SCALE: N.T.S.



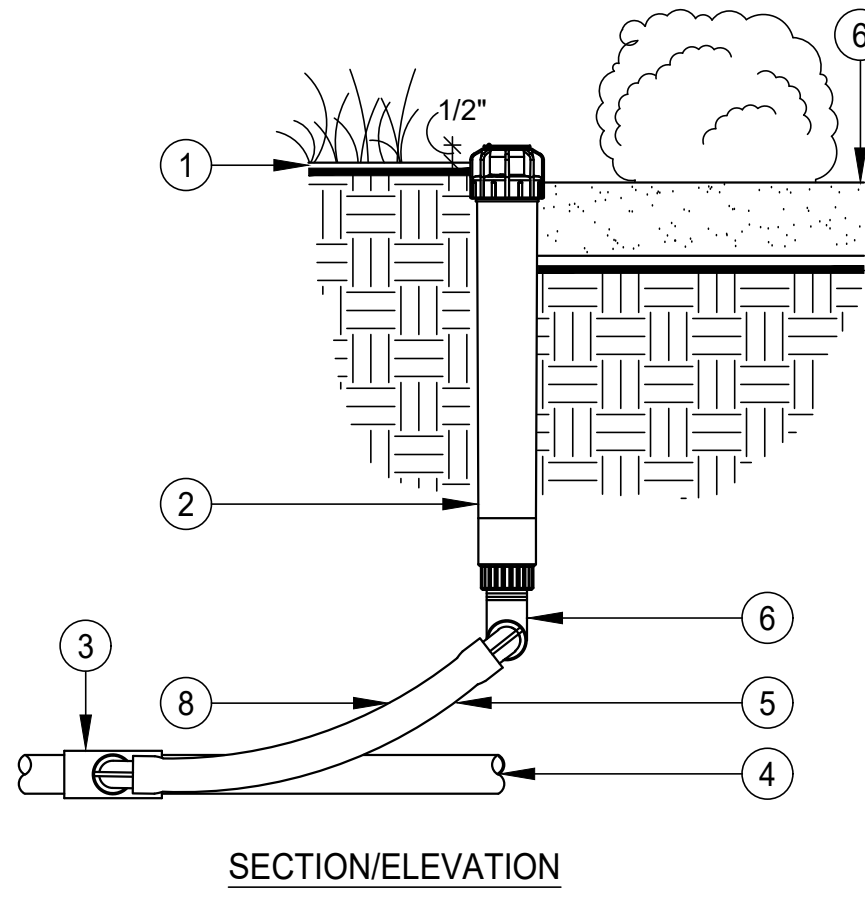
NOTES:
A. COIL ADDITIONAL 9-INCHES OF 1/4" TUBING IN VALVE BOX TO FACILITATE MAINTENANCE.
B. INSTALLED VALVE BOX HEIGHT AT 1/2" ABOVE MULCH COVER.
C. INSTALL MANIFOLD AT MINIMUM OF FORTY EIGHT INCHES (48") FROM EDGE OF ROOTBALL.

- LEGEND
1. 1/4-INCH TUBING STAKE: RAIN BIRD, MODEL TS-025, QTY'S. - ONE PER EMITTER. SEE EMITTER TABLE FOR QUANTITY OF EMITTERS PER PLANT
 2. PVC LATERAL PIPE
 3. 3/4" CRUSHED GRAVEL, MIN. 3" DEPTH
 4. PVC SCH 40 TEE/ELL FITTING
 5. PVC SCH 80 NIPPLE, 1/2" x 10" LENGTH
 6. 1/4" DISTRIBUTION TUBING: RAIN BIRD, MODEL XQ
 7. AMENDED SITE SOIL
 8. FINISH GRADE
 9. MULCH LAYER. REFER TO LANDSCAPE SPECIFICATIONS FOR TYPE AND DEPTH
 10. MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERIBIRD 8, MODEL XBD-80 (W/O EMITTERS)
 11. 7-INCH VALVE BOX: RAIN BIRD MODEL VB-7RND
 12. DIFFUSER BUG CAP: RAIN BIRD MODEL DBC-025 (TYP.)
 13. EMITTER: RAIN BIRD MODELS. SEE EMITTER TABLE IN LEGEND FOR TYPE AND QUANTITY OF EMITTERS PER PLANT



NOTES:
A. INSTALL IN LOCATIONS AS SHOWN ON PLAN, DESCRIBED IN THE LEGEND, AND INSTALLATION DETAILS.
B. DUE TO FIELD CHANGES OR OTHER REASONS TOTAL FV SYMBOLS SHOWN ON PLAN MAY NOT EQUAL TOTAL QUANTITY OF FV'S REQUIRED.
C. CONTRACTOR SHALL REVIEW DRIP ZONE AREA AND LAYOUT TO DETERMINE EXACT QUANTITY OF FV'S TO INSTALL.
D. SET TOP OF VALVE BOX 1/2" ABOVE FINISHED GRADE IN TURF AREAS.
E. IN SHRUB AREAS INSTALL VALVE BOX 2" ABOVE SOIL LEVEL OR 1" ABOVE MULCH LAYER, WHICHEVER IS HIGHER.

- LEGEND
1. BRASS HOSE/PIPE ADAPTER, ARROWHEAD BRASS/CHAMPION IRRIGATION PRODUCTS, MODEL #10F (3/4" MALE HOSE THREAD TO 1/2" MALE PIPE THREAD)
 2. 7" ROUND SPECIFICATION GRADE VALVE BOX, HEAT BRAND "FV" ONTO LID
 3. FINISH GRADE
 4. 1/2" PVC SCH 80 THREADED BALL VALVE. REFER TO LEGEND FOR SPECIFICATION
 5. SCH 80 PVC NIPPLE 1/2" x LENGTH AS REQUIRED
 6. APPURTENANCE PURPLE ID TAG
 7. LANDSCAPE FABRIC
 8. SUB-SURFACE TUBING DRIP ZONES: PVC SCH 40 PIPE FROM DRIP ZONE MANIFOLD 'FOOTER', MANIFOLD PIPE SIZE BASED ON ZONE FLOW. POINT SOURCE DRIP ZONES: PVC SCH 40 PIPE FROM PVC 'BACKBONE' PIPE
 9. 3/4" CRUSHED GRAVEL, MIN. 5"-6" DEPTH
 10. PVC SLIP (LINE SIZE) x 1/2" THREAD ELL (SF)
 11. (#3) 3/8" x 24" REBAR STAKE
 12. STAINLESS STEEL CLAMPS, TYPICAL



NOTES:
A. INSTALL ONE (1) ECO-ID WITHIN EACH PLANTER TO SHOW EXTENT OF ZONE WHILE UNDER OPERATION.
B. DUE TO CLARITY ISSUES ECO-ID SYMBOLS ARE NOT SHOWN ON PLAN.
C. CONTRACTOR SHALL REVIEW EACH DRIP ZONE AREA AND LAYOUT TO DETERMINE EXACT QUANTITY OF ECO-ID UNITS TO INSTALL. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNITS REQUIRED ON THE PROJECT.
D. IN TURF AREAS INSTALL UNIT 1/2" ABOVE FINISHED GRADE.
E. IN SHRUB AREAS INSTALL UNIT 2" ABOVE SOIL LEVEL OR 1" ABOVE MULCH LAYER, WHICHEVER IS HIGHER.
F. DUE TO NO FACTORY INSTALLED CHECK VALVE INSTALL AT HIGH POINTS OF ZONE, OR INSTALL HUNTER MANUALLY INSTALLED CHECK VALVE, P/N 462237SP.

- LEGEND
1. FINISH GRADE
 2. ECO-INDICATOR
 3. DRIP MANIFOLD TEE OR EL
 4. PVC DRIP MANIFOLD PIPE. SEE SPECIFICATIONS FOR DEPTH REQUIREMENTS
 5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2)
 6. 1/2" MARLEX STREET EL
 7. MULCH LAYER
 8. ALTERNATE INSTALL: WHEN ATTACHING UNIT TO DRIP TUBING CONTRACTOR MAY INSTALL UNIT USING 1/2" BARBED INSERT FITTINGS AND DRIP POLYETHYLENE TUBING

D TREE DRIP EMITTER MANIFOLD ASSEMBLY

SCALE: N.T.S.

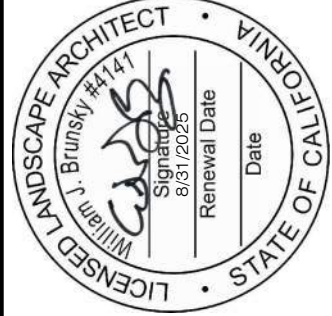
E DRIP ZONE FLUSH VALVE ASSEMBLY

SCALE: N.T.S.

F DRIP ZONE OPERATION INDICATOR ASSEMBLY

SCALE: N.T.S.

William Brunsky Landscape Architect, Inc.
Landscape Architecture Site Planning Construction Management
(805) 910-7816 bill@williambrunsky.com

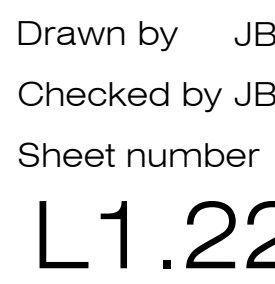


Revision	Date	Description
A	00/00/00	Description

Issued October 09, 2023
Anguiano Residence
901 Cheyenne Way
Oxnard, CA 93033

Drawn by JB
Checked by JB
Sheet number

L1.21



Copyright 2016-2023 William Brunsky Landscape Architect, Inc. This drawing was originally scaled on 30"x42" sheet. Drawing accuracy cannot be guaranteed if sheet size varies from original.

SECTION 02810
IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. FURNISH ALL MATERIALS, LABOR, TRANSPORTATION, SERVICES, AND EQUIPMENT NECESSARY TO INSTALL LANDSCAPE IRRIGATION AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

1.2 DEFINITIONS

- A. THE OWNER'S AUTHORIZED REPRESENTATIVE IN THIS SECTION WILL REFER TO THE LANDSCAPE ARCHITECT.

1.3 REQUIREMENTS OF REGULATORY AGENCIES

- 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 THIS SPECIFICATION, AND ITS PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THIS SPECIFICATION SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OR REQUIREMENTS OF THE SAME. HOWEVER, WHEN THE DRAWINGS AND SPECIFICATIONS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THE PROVISIONS OF THE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE.

1.4 QUALITY CONTROL

- A. MANUFACTURER'S DIRECTIONS
1. THE MANUFACTURER'S DIRECTIONS AND DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS SPECIFICATION, FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- B. PERMITS, FEES, BONDS AND INSPECTIONS
1. THE CONTRACTOR SHALL PAY FOR ANY AND ALL PERMITS, FEES, BONDS AND INSPECTIONS NECESSARY TO PERFORM AND COMPLETE HIS PORTION OF THE WORK.
- C. EXPLANATION OF THE DRAWINGS
1. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY. FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
 2. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THIS SPECIFICATION.
 3. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.

1.5 SUBMITTALS

- A. MATERIALS LIST
1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 2. COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBER AND DESCRIPTION OF ALL MATERIALS AND EQUIPMENT TO BE USED. ALTHOUGH MANUFACTURER AND OTHER INFORMATION MAY BE DIFFERENT, THE FOLLOWING IS A GUIDE TO PROPER SUBMITTAL FORMAT:

ITEM NO.	DESCRIPTION
MANUFACTURER MODEL NO.	
1.	BACKFLOW ASSEMBLY FEBCO 825Y
2.	GATE VALVE NIBCO T-113
3.	ETC. ETC. ETC.
THE IRRIGATION SUBMITTAL LIST MUST BE SPECIFIC AND COMPLETE. ALL ITEMS MUST BE LISTED AND SHOULD INCLUDE SOLVENT/PRIMER, WIRE, WIRE CONNECTORS, VALVE BOXES, ETC. NO COPIES OF THE MANUFACTURER'S LITERATURE (CATALOG CUTS) ARE REQUIRED AS SUBMITTAL INFORMATION.	
3.	THE CONTRACTOR MAY SUBMIT SUBSTITUTIONS FOR EQUIPMENT AND MATERIALS LISTED ON THE DRAWINGS BY FOLLOWING PROCEDURES AS OUTLINED IN SECTION 1.6 OF THIS SPECIFICATION.
4.	EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE

SUCH MATERIALS FROM THE SITE AT NO COST TO THE OWNER.

5. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
6. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- B. RECORD DRAWINGS OR "AS-BUILTS"

 1. THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AT ALL TIMES, A COMPLETE RECORD SET "AS-BUILTS" OF BLUE LINE OZALID PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS AND THE EXACT INSTALLED LOCATIONS, SIZES, AND KINDS OF EQUIPMENT. PRINTS FOR THIS PURPOSES MAY BE OBTAINED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S COST. "AS-BUILTS" SHALL BE KEPT ON THE SITE AND SHALL BE USED ONLY AS A RECORD SET.
 2. "AS-BUILTS" SHALL ALSO SERVE AS WORK PROGRESS SHEETS AND SHALL BE THE BASIS FOR MEASUREMENT AND PAYMENT FOR WORK COMPLETED. "AS-BUILTS" SHALL BE AVAILABLE AT ALL TIMES FOR OBSERVATION AND SHALL BE KEPT IN A LOCATION EASILY ACCESSIBLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD THE "AS-BUILT" PROGRESS SHEETS NOT BE AVAILABLE FOR REVIEW OR NOT CURRENT AT THE TIME OF ANY SITE VISIT BY THE OWNER'S AUTHORIZED REPRESENTATIVE, IT WILL BE ASSUMED NO WORK HAS BEEN COMPLETED AND THE CONTRACTOR WILL BE ASSESSED THE COST OF THAT SITE VISIT AT THE CURRENT BILLING RATE OF THE OWNER'S AUTHORIZED REPRESENTATIVE. NO OTHER SITE OBSERVATIONS SHALL TAKE PLACE WITHOUT PRIOR PAYMENT OF THIS ASSESSMENT.
 3. THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE NOTATIONS ON "AS-BUILT" PROGRESS SHEETS DAILY AS THE WORK PROCEEDS, SHOWING THE WORK AS ACTUALLY INSTALLED. FOR EXAMPLE, SHOULD A PIECE OF EQUIPMENT BE INSTALLED IN A LOCATION THAT DOES NOT MATCH THE DRAWINGS, THE CONTRACTOR MUST INDICATE THAT EQUIPMENT HAS BEEN RELOCATED IN A GRAPHIC MANNER SO AS TO MATCH THE ORIGINAL SYMBOLS AS INDICATED IN THE IRRIGATION LEGEND. THE RELOCATED EQUIPMENT AND DIMENSIONS WILL THEN BE TRANSFERRED TO THE ORIGINAL "AS-BUILTS" AT THE PROPER TIME.
 4. BEFORE THE DATE OF THE FINAL WALKTHROUGH, THE CONTRACTOR SHALL TRANSFER ALL INFORMATION FROM THE "AS-BUILT" PRINTS TO SEPIA MYLAR PLANS PROCURED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S COST. ALL DRAFTING SHALL BE DONE WITH WATERPROOF TECHNICAL PEN INK AND APPLIED TO THE SEPIA MYLAR BY TECHNICAL DRAFTING PENS MADE EXPRESSLY FOR USE ON MYLAR SURFACES. DIMENSIONS SHALL BE MADE ON THE SEPIA MYLAR SO AS TO BE EASILY READABLE EVEN ON THE FINAL IRRIGATION CONTROLLER CHART. THE ORIGINAL SEPIA MYLAR "AS-BUILTS" SHALL BE SUBMITTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO THE MAKING OF THE IRRIGATION CONTROLLER CHARTS.
 5. THE CONTRACTOR SHALL DIMENSION FROM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, SIDEWALK, OR ROAD INTERSECTIONS, ETC., TO THE LOCATION OF THE FOLLOWING ITEMS:
 - a. CONNECTION TO EXISTING WATER LINES.
 - b. CONNECTION TO EXISTING ELECTRICAL POWER.
 - c. GATE VALVES.
 - d. ROUTING OF SPRINKLER PRESSURE LINES.
 - e. SPRINKLER CONTROL VALVES.
 - f. ROUTING OF CONTROL WIRING.
 - g. QUICK COUPLING VALVES.
 - h. BACKFLOW PREVENTER.
 - i. OTHER RELATED EQUIPMENT.
 6. ON OR BEFORE THE DATE OF THE FINAL WALKTHROUGH, THE CONTRACTOR SHALL DELIVER THE CORRECTED AND COMPLETED SEPIA MYLAR "AS-BUILTS" TO THE OWNER'S AUTHORIZED REPRESENTATIVE. DELIVERY OF THE SEPIA "AS-BUILTS" WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING REQUIRED INFORMATION THAT MAY BE OMITTED FROM THE "AS-BUILTS."

- C. IRRIGATION CONTROLLER CHARTS

 1. "AS-BUILT" DRAWINGS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE IRRIGATION CONTROLLER CHARTS ARE PREPARED.
 2. PROVIDE ONE IRRIGATION CONTROLLER CHART FOR EACH IRRIGATION CONTROLLER SUPPLIED.
 3. EACH IRRIGATION CONTROLLER CHART SHALL SHOW THE AREA CONTROLLED BY THAT IRRIGATION CONTROLLER AND SHALL BE THE MAXIMUM SIZE OF WHICH THE IRRIGATION CONTROLLER DOOR WILL ALLOW.
 4. THE IRRIGATION CONTROLLER CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL INSTALLED IRRIGATION SYSTEM. IN THE

EVENT THAT THE IRRIGATION CONTROLLER CHART IS NOT LEGIBLE WHEN THE CHART IS REDUCED, IT MAY BE ENLARGED TO A SIZE THAT WILL BE READABLE WHEN REDUCED.

5. THE IRRIGATION CONTROLLER CHART SHALL BE A 11" X 17" XEROX BOND REDUCTION WITH EACH VALVE STATION REPRESENTED BY A DIFFERENT COLOR.
6. WHEN COMPLETED, HERMETICALLY SEAL THE IRRIGATION CONTROLLER CHART BETWEEN TWO PIECES OF 3 MIL PLASTIC WITH A 1/8" EDGE OVERLAP.
7. IRRIGATION CONTROLLER CHARTS SHALL BE COMPLETED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE FINAL WALK-THROUGH.
- D. OPERATION AND MAINTENANCE MANUALS

 1. PREPARE AND DELIVER TO THE OWNER'S AUTHORIZED REPRESENTATIVE WITHIN 10 CALENDAR DAYS PRIOR TO COMPLETION OF IRRIGATION INSTALLATION, TWO (2) - 3 RING HARD COVER BINDERS EACH CONTAINING THE FOLLOWING INFORMATION:
 - a. INDEX SHEETS STATING THE CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER AND A LIST OF EQUIPMENT WITH THE NAME AND ADDRESSES OF LOCAL MANUFACTURER'S REPRESENTATIVES.
 - b. CATALOG AND PART SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
 - c. GUARANTEE STATEMENT.
 - d. COMPLETE OPERATING AND MAINTENANCE INSTRUCTION ON ALL MAJOR EQUIPMENT.
 2. IN ADDITION TO THE ABOVE MENTIONED MAINTENANCE MANUAL, PROVIDE THE OWNER WITH ON-SITE INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW EVIDENCE IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONCLUSION OF THE PROJECT THAT THIS SERVICE WAS RENDERED.

- E. EQUIPMENT TO BE FURNISHED

 1. SUPPLY AS A PART OF THIS CONTRACT THE FOLLOWING TOOLS:
 - a. TWO (2) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE SUPPLIED ON THE PROJECT.
 - b. TWO (2) FIVE-FOOT VALVE KEYS FOR OPERATION OF GATE VALVES.
 - c. TWO (2) KEYS FOR EACH AUTOMATIC CONTROLLER AND IRRIGATION CONTROLLER ENCLOSURE.
 - d. ONE (1) QUICK COUPLER KEY AND MATCHING HOSE SWIVEL FOR EVERY FIVE (5), OR FRACTION THEREOF, OF EACH TYPE OF QUICK COUPLING VALVE INSTALLED.
 2. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT. BEFORE THE FINAL WALK-THROUGH SHALL BE PERFORMED, EVIDENCE THAT THE OWNER HAS RECEIVED THIS MATERIAL MUST BE SHOWN TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. HANDLING OF PVC PIPE AND FITTINGS
1. THE CONTRACTOR IS CAUTIONED TO EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING OF PVC PIPE AND FITTINGS. ALL PVC PIPE SHALL BE TRANSPORTED IN A VEHICLE WHICH ALLOWS THE LENGTH OF PIPE TO LIE FLAT SO AS NOT TO SUBJECT IT TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOAD AT ANY POINT. ANY SECTION OF PIPE THAT HAS BEEN DENTED OR DAMAGED WILL BE DISCARDED AND, IF INSTALLED, SHALL BE REPLACED WITH NEW PIPING AT NO COST TO THE OWNER.

1.7 SUBSTITUTIONS

- A. IF THE CONTRACTOR WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS LISTED ON THE DRAWINGS AND SPECIFICATIONS, HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL:
1. PROVIDE A STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION. USE A SEPARATE SHEET OF PAPER FOR EACH ITEM TO BE SUBSTITUTED.
 2. PROVIDE DESCRIPTIVE CATALOG LITERATURE, PERFORMANCE CHARTS AND FLOW CHARTS FOR EACH ITEM TO BE SUBSTITUTED.
 3. PROVIDE THE AMOUNT OF COST SAVINGS IF THE SUBSTITUTED ITEM IS APPROVED.
- B. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE THE SOLE RESPONSIBILITY IN ACCEPTING OR REJECTING ANY SUBSTITUTED ITEM AS AN APPROVED EQUAL TO THOSE EQUIPMENT AND MATERIALS LISTED ON THE DRAWINGS AND SPECIFICATIONS.

1.8 PRIOR TO START OF THE LANDSCAPE MAINTENANCE PERIOD

- A. THE CONTRACTOR SHALL SUBMIT PROOF OF WARRANTY TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF THE LANDSCAPE MAINTENANCE PERIOD. ALL COMPUTERIZED IRRIGATION CONTROL SYSTEM MATERIALS EXCEPT INTERCONNECT CONDUCTORS SHALL HAVE A FIVE-YEAR WARRANTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY EQUIPMENT SUPPLIER. NO INSTALLATIONS WILL BE ACCEPTED WITHOUT PROOF OF WARRANTY.

1.9 GUARANTEE

- A. THE GUARANTEE FOR THE IRRIGATION SYSTEM SHALL BE MADE IN ACCORDANCE WITH THE ATTACHED FORM.
- B. A COPY OF THE GUARANTEE FORM SHALL BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.
- C. THE GUARANTEE FORM SHALL BE RE-TYPED ONTO THE CONTRACTOR'S LETTERHEAD AND CONTAIN THE FOLLOWING INFORMATION:

1.10 GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

- A. WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. ORDINARY WEAR AND TEAR AND UNUSUAL ABUSE, OR NEGLECT EXCEPTED. WE AGREE TO REPAIR OR REPLACE ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH MAY DEVELOP DURING THE PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND ALSO TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME, AS DETERMINED BY THE OWNER, AFTER RECEIPT OF WRITTEN NOTICE. IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND.

PROJECT:

LOCATION:

SIGNED:

ADDRESS:

PHONE:

DATE OF ACCEPTANCE:

1.11 RULES AND REGULATIONS

- A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE AS PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION, AND APPLICABLE LAWS AND REGULATIONS OF THE GOVERNING AUTHORITIES.

1.12 PROTECTION OF WORK AND MATERIALS

- A. THE CONTRACTOR SHALL PROTECT HIS WORK AND WORK OF OTHERS FOR THE DURATION OF THE CONTRACT. HE SHALL PROTECT PIPES AND FITTINGS FROM DIRECT SUNLIGHT, AND AVOID UNDUE BENDING AND ANY CONCENTRATED EXTERNAL LOADING. PIPE OR FITTINGS THAT HAVE BEEN DAMAGED SHALL NOT BE USED.
- B. THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. DAMAGE TO UTILITIES WHICH ARE CAUSED BY CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- C. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND PLANT MATERIAL THAT IS TO REMAIN. SHOULD DAMAGE TO INCURRED, CONTRACTOR SHALL REPAIR DAMAGE TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUAL REPLACEMENTS.
- D. ALL EXISTING IRRIGATION SYSTEMS SHALL BE KEPT IN OPERATION AT ALL TIMES. IF THE EXISTING SYSTEM IS DAMAGED BY CONTRACTOR, HE SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIR OF SUCH DAMAGE. AFTER EACH REPAIR, ALL HEADS OF THE REPAIRED SYSTEM SHALL BE REMOVED SO THAT THE LINES CAN BE CLEARED OF ALL DIRT AND FOREIGN MATTER.

1.13 CORRECTION OF WORK

- A. ANY AND ALL DISCREPANCIES OF UNSATISFACTORY WORK SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CORRECTION OF WORK SHALL BE FINISHED WITH A REASONABLE PERIOD MUTUALLY AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.

PART 2 - PRODUCTS

2.1 GENERAL

- A. USE ONLY NEW MATERIALS OF BRANDS AND TYPES NOTED ON THE DRAWINGS OR SPECIFICATIONS.

2.2 PVC PRESSURE MAIN LINE PIPE AND FITTINGS

- A. REFER TO LEGEND FOR TYPE.
- B. CLASS 315 PIPE SHALL BE MADE FROM AN NSF APPROVED TYPE I, GRADE I, PVC COMPOUND CONFORMING TO ASTM D2241 (SOLVENT-WELD CLASS PIPE), WITH AN APPROPRIATE STANDARD DIMENSION (S.D.R.).
- C. CLASS 200 GASKET PIPE PIPE SHALL BE MADE FROM AN NSF APPROVED TYPE I, GRADE I, PVC COMPOUND CONFORMING TO ASTM D2241 (SOLVENT-WELD CLASS PIPE), WITH AN APPROPRIATE STANDARD DIMENSION (S.D.R.).
- D. SCHEDULE 40 PIPE SHALL BE MADE FROM NSF APPROVED TYPE I, GRADE I PVC COMPOUND CONFORMING TO ASTM D1785 (SOLVENT-WELD SCHEDULE PIPE).
- E. PVC SOLVENT-WELD FITTINGS SHALL BE

- SCHEDULE 40, SCHEDULE 80, OR CL315. REFER TO LEGEND FOR APPROPRIATE SPECIFICATION.
- F. SOLVENT CEMENT AND PRIMER FOR PVC SOLVENT-WELD PIPE AND FITTINGS SHALL BE OF TYPE AND INSTALLATION METHODS PRESCRIBED BY THE MANUFACTURER.
- G. ALL PVC PIPE MUST BEAR THE FOLLOWING MARKINGS:

1. MANUFACTURER'S NAME.
2. NOMINAL PIPE SIZE.
3. SCHEDULE OR CLASS.
4. PRESSURE RATING IN PSI.
5. NSF (NATIONAL SANITATION FOUNDATION) APPROVAL.
6. DATE OF EXTRUSION.
7. ALL FITTINGS SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK, MATERIAL DESIGNATION, SIZE, APPLICABLE IPS SCHEDULE AND NSF SEAL OF APPROVAL.

2.3 PVC NON-PRESSURE LATERAL LINE PIPING

- A. NON-PRESSURE BURIED LATERAL LINE PIPING SHALL BE PVC SCH 40 WITH SOLVENT-WELDED JOINTS.
- B. NON-PRESSURE LATERAL LINE PIPING INSTALLED UNDER PAVED AREAS SHALL BE INSTALLED IN A PVC SCHEDULE 40 SLEEVE.
- C. PIPE SHALL BE MADE FROM NSF APPROVED, TYPE I, GRADE II PVC COMPOUND CONFORMING TO ASTM COMPOUND SPECIFICATION D1784. ALL PIPE MUST MEET REQUIREMENTS SET FORTH IN ASTM D2241 (SOLVENT-WELD CLASS PIPE) WITH AN APPROPRIATE STANDARD DIMENSION RATIO.
- D. EXCEPT AS NOTED IN PARAGRAPHS A, B, C AND D OF SECTION 2.2, ALL REQUIREMENTS FOR NON-PRESSURE LATERAL LINE PIPE AND FITTINGS SHALL BE THE SAME AS FOR SOLVENT-WELD PRESSURE MAIN LINE PIPE AND FITTINGS AS SET FORTH IN THIS SPECIFICATION.

2.4 BRASS PIPE AND FITTINGS

- A. WHERE INDICATED ON THE DRAWINGS, USE RED BRASS SCREWED PIPE CONFORMING TO FEDERAL SPECIFICATION #WW-P-351.
- B. FITTINGS SHALL BE RED BRASS CONFORMING TO FEDERAL SPECIFICATION #WW-P-460.

2.5 BALL VALVES

- A. BALL VALVES 2" AND SMALLER SHALL BE 125 LB. SWP PLASTIC BALL VALVE WITH BLOW-OUT PROOF AND FULL PORT.
- B. BALL VALVES 2" AND SMALLER SHALL HAVE THREADED ENDS. REFER TO LEGEND FOR TYPE.
- C. ALL BALL VALVES SHALL BE INSTALLED PER IRRIGATION INSTALLATION DETAILS.

2.6 QUICK COUPLING VALVES

- A. QUICK COUPLING VALVES SHALL HAVE A BRASS ONE-PIECE BODY DESIGNED FOR A WORKING PRESSURE OF 150 PSI, OPERABLE WITH QUICK COUPLER. KEY SIZE AND TYPE SHALL BE AS INDICATED ON THE DRAWINGS.

2.7 BACKFLOW PREVENTION UNITS

- A. BACKFLOW PREVENTION UNITS SHALL BE OF SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH THE DRAWINGS.
- B. WYE STRAINERS AT BACKFLOW PREVENTION UNITS SHALL HAVE A BRONZED SCREWED BODY WITH 60 MESH STAINLESS STEEL SCREEN AND SHALL BE SIMILAR TO THE BAILEY #100B OR APPROVED EQUAL.
- C. ALL PRESSURE MAINLINE PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER SHALL BE INSTALLED AS REQUIRED BY LOCAL CODE. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL GOVERNING BODY AS TO MATERIAL TYPE AND INSTALLATION PROCEDURES PRIOR TO START OF CONSTRUCTION. SUBMIT SHOP DRAWING FOR APPROVAL.

2.8 CHECK VALVES

- A. SWING CHECK VALVES 2" AND SMALLER SHALL BE 200 POUND WOG BRONZE CONSTRUCTION WITH REPLACEABLE COMPOSITION, NEOPRENE OR RUBBER DISC AND SHALL MEET OR EXCEED FEDERAL SPECIFICATION WW-V-51D, CLASS A, TYPE IV.
- B. CHECK VALVES SHALL BE OF HEAVY DUTY VIRGIN PVC CONSTRUCTION WITH FIP THREADED INLETS AND OUTLETS. INTERNAL PARTS SHALL BE STAINLESS STEEL AND NEOPRENE. CHECK VALVES SHALL BE FIELD ADJUSTABLE AGAINST DRAW-OUT FROM 5 TO 40 FEET OF HEAD. CHECK VALVES SHALL BE SIMILAR TO THE KING BROS. INDUSTRIES "CV" SERIES, OR EQUAL.

2.9 2-WIRE DECODER CALBE

- A. CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRIC CONTROL VALVE DECODERS SHALL BE MADE WITH 2-WIRE DECODER CABLE AS SPECIFIED IN THE LEGEND.
- B. CABLE ELECTRICAL CONDUIT SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AND PRESSURE SUPPLY OR LATERAL LINES WHERE POSSIBLE.
- C. AN EXPANSION CURL SHALL BE PROVIDED WITHIN THREE (3) FEET OF EACH CABLE CONNECTION. EXPANSION CURL SHALL BE OF SUFFICIENT LENGTH AT EACH SPLICE CONNECTION AT EACH ELECTRIC CONTROL, SO THAT IN CASE OF REPAIR, THE VALVE BONNET MAY BE BROUGHT TO THE SURFACE WITHOUT DISCONNECTING THE CONTROL WIRES. CONTROL WIRES SHALL BE LAID LOOSELY IN THE TRENCH WITHOUT STRESS OR STRETCHING OF THE CONTROL WIRE CONDUCTORS.
- D. ALL SPLICES SHALL BE MADE WITH SPEARS DS-400 WIRE CONNECTOR, OR APPROVED EQUAL. USE ONE SPLICE PER CONNECTOR SEALING PACK.
- E. FIELD WIRE SPLICES BETWEEN THE AUTOMATIC CONTROLLER AND THE ELECTRICAL CONTROL VALVES SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- F. WHEN DECODER CABLE IS TRENCHED SEPARATELY FROM MAINLINE TRENCHES A CONTINUOUS WARNING TAPE SHALL BE INSTALLED WITH THE CABLE ELECTRICAL CONDUIT. WARNING TAPE: INERT PLASTIC FILM HIGHLY RESISTANT TO ALKALIS, ACIDS, OR OTHER DESTRUCTIVE CHEMICAL COMPONENTS LIKELY TO BE ENCOUNTERED IN SOILS. THREE INCHES WIDE, COLORED YELLOW, AND IMPRINTED WITH "CAUTION: BURIED ELECTRIC LINE BELOW".

2.10 AUTOMATIC IRRIGATION CONTROLLERS

- A. AUTOMATIC IRRIGATION CONTROLLERS SHALL BE OF THE SIZE AND TYPE AS THAT INDICATED ON THE DRAWINGS.
- B. FINAL LOCATION OF AUTOMATIC IRRIGATION CONTROLLERS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE 120 VOLT ELECTRICAL POWER TO THE AUTOMATIC IRRIGATION CONTROLLER SHALL BE FURNISHED BY OTHERS. THE FINAL ELECTRICAL HOOK-UP SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- D. THE AUTOMATIC IRRIGATION CONTROLLER SHALL BE INCLUDED AS A PART OF THE IRRIGATION CONTROLLER ENCLOSURE ASSEMBLY.

2.11 ELECTRICAL CONTROL VALVES

- A. ALL ELECTRIC CONTROL VALVES SHALL BE OF THE SAME SIZE AND TYPE THAT IS INDICATED ON THE DRAWINGS.
- B. ALL ELECTRIC CONTROL VALVES SHALL HAVE A MANUAL FLOW ADJUSTMENT.
- C. PROVIDE AND INSTALL ONE (1) CONTROL VALVE BOX FOR EACH GLOBE STYLE ELECTRIC CONTROL VALVE.

2.12 VALVE BOXES

- A. USE A 10" DIAMETER SPECIFICATION ROUND VALVE BOX FOR GATE VALVES, BALL VALVES, CONTROL WIRE SPLICES, AND QUICK COUPLING VALVES AS MANUFACTURED BY RAIN BIRD, MODEL #VB-RND WITH GREEN OR BLACK COVER. REFER TO LEGEND FOR COVER COLOR REQUIREMENTS. EXTENSION SLEEVES SHALL BE 6" MINIMUM PVC PIPING MATERIAL.
- B. USE A RECTANGULAR SPECIFICATION GRADE VALVE BOX FOR ELECTRICAL CONTROL VALVES, MASTER VALVES, FLOW SENSORS, AND CONTROL WIRE PULL BOXES, AS MANUFACTURED BY RAIN BIRD, MODEL #VB-STD WITH A GREEN OR BLACK COVER. REFER TO LEGEND FOR COVER COLOR REQUIREMENTS.
- C. USE TWO JUMBO RECTANGULAR SPECIFICATION GRADE VALVE BOX FOR DRIP ZONE ASSEMBLIES, AS MANUFACTURED BY RAIN BIRD, MODEL #VB-JMB WITH A GREEN OR BLACK COVER. REFER TO LEGEND FOR COVER COLOR REQUIREMENTS.
- D. VALVE BOXES SHALL BE A MINIMUM OF ONE (1) FOOT APART WHEN ARRANGED IN A GROUP OR SIDE BY SIDE. OR UNLESS NOTED OTHERWISE IN THE DRAWINGS.

2.13 SPRINKLER HEADS

- A. ALL SPRINKLER NOZZLES SHALL BE OF THE SAME SIZE, TYPE, AND DELIVER THE SAME RATE OF PRECIPITATION WITH THE DIAMETER (OR RADIUS) OF THROW, PRESSURE, AND DISCHARGE AS SHOWN ON THE DRAWINGS AND IN THIS SPECIFICATION.
- B. SPRAY/ROTARY HEAD NOZZLES SHALL HAVE A SCREW ADJUSTMENT.
- C. RISER UNITS SHALL BE FABRICATED IN ACCORDANCE WITH THE DRAWINGS.
- D. RISER NIPPLES FOR ALL SPRINKLER HEADS SHALL BE THE SAME SIZE AS THE RISER OPENING IN THE SPRINKLER BODY.
- E. ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE FROM THE SAME MANUFACTURER.
- F. SPRAY HEAD BODIES SHALL BE INSTALLED AT A MINIMUM OF 24" FROM HARDSCAPE SUCH AS SIDEWALKS, CURBS, AND WALLS.

2.14 IDENTIFICATION TAGS

- A. IDENTIFICATION TAGS FOR ELECTRICAL CONTROL VALVES, AND OTHER EQUIPMENT ASSEMBLIES AS DESIGNATED ON DRAWINGS, SHALL BE MANUFACTURED FROM POLYURETHANE BEHR DESOPAN. USE CHRISTY'S STANDARD TAG HOT STAMPED WITH BLACK LETTERS ON YELLOW BACKGROUND

- FOR POTABLE WATER AND PURPLE BACKGROUND FOR RECYCLED WATER SYSTEMS. THE TAGS SHALL BE NUMBERED TO MATCH STATION IDENTIFICATION AS INDICATED ON DRAWINGS. PROVIDE ONE (1) TAG FOR EACH ELECTRIC CONTROL VALVE.
- B. SPECIAL ORDER TAGS FROM T. CHRISTY ENTERPRISES, (714)771-4142.

2.15 SLEEVING

- A. INSTALL SEPARATE SLEEVE BENEATH PAVED AREAS TO ROUTE EACH RUN OF IRRIGATION PIPE OR WIRING BUNDLE.
- B. SLEEVING MATERIAL BENEATH PEDESTRIAN PAVEMENTS - SCHEDULE 40 PIPE OR ASTM D3034 PVC GRAVITY SEWER PIPE.
- C. SLEEVING BENEATH STREETS AND DRIVES - SCHEDULE 40 PIPE OR ASTM D3034 PVC GRAVITY SEWER PIPE.
- D. SLEEVING DIAMETER - EQUAL TO TWICE THAT OF THE PIPE OR WIRING BUNDLE. MINIMUM SLEEVING DIAMETER SHALL BE 2 INCHES.
- E. MARKING STAKES - 2" X 2" X 24" WOOD STAKES.

2.16 OTHER COMPONENTS

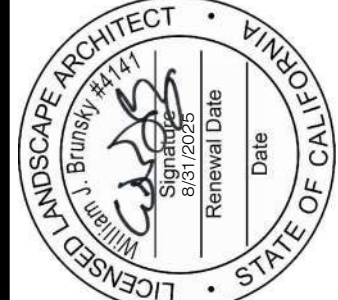
- A. TOOLS AND SPARE PARTS
1. PROVIDE OPERATING KEYS, SERVICING TOOLS, TEST EQUIPMENT, OTHER ITEMS, AND SPARE PARTS AS INDICATED IN OTHER AREAS OF THIS SPECIFICATION.
- B. OTHER MATERIALS
1. PROVIDE OTHER MATERIALS OR EQUIPMENT NOT INDICATED ON THE DRAWINGS OR REFERENCED IN THIS SPECIFICATION, AS NECESSARY, TO COMPLETE THE INSTALLATION OF THE IRRIGATION SYSTEM.

Issued October 09, 2023

Irrigation Specifications

Anguiano Residence
901 Cheyenne Way
Oxnard, CA 93033

Drawn by JB
Checked by JB
Sheet number
L1.30

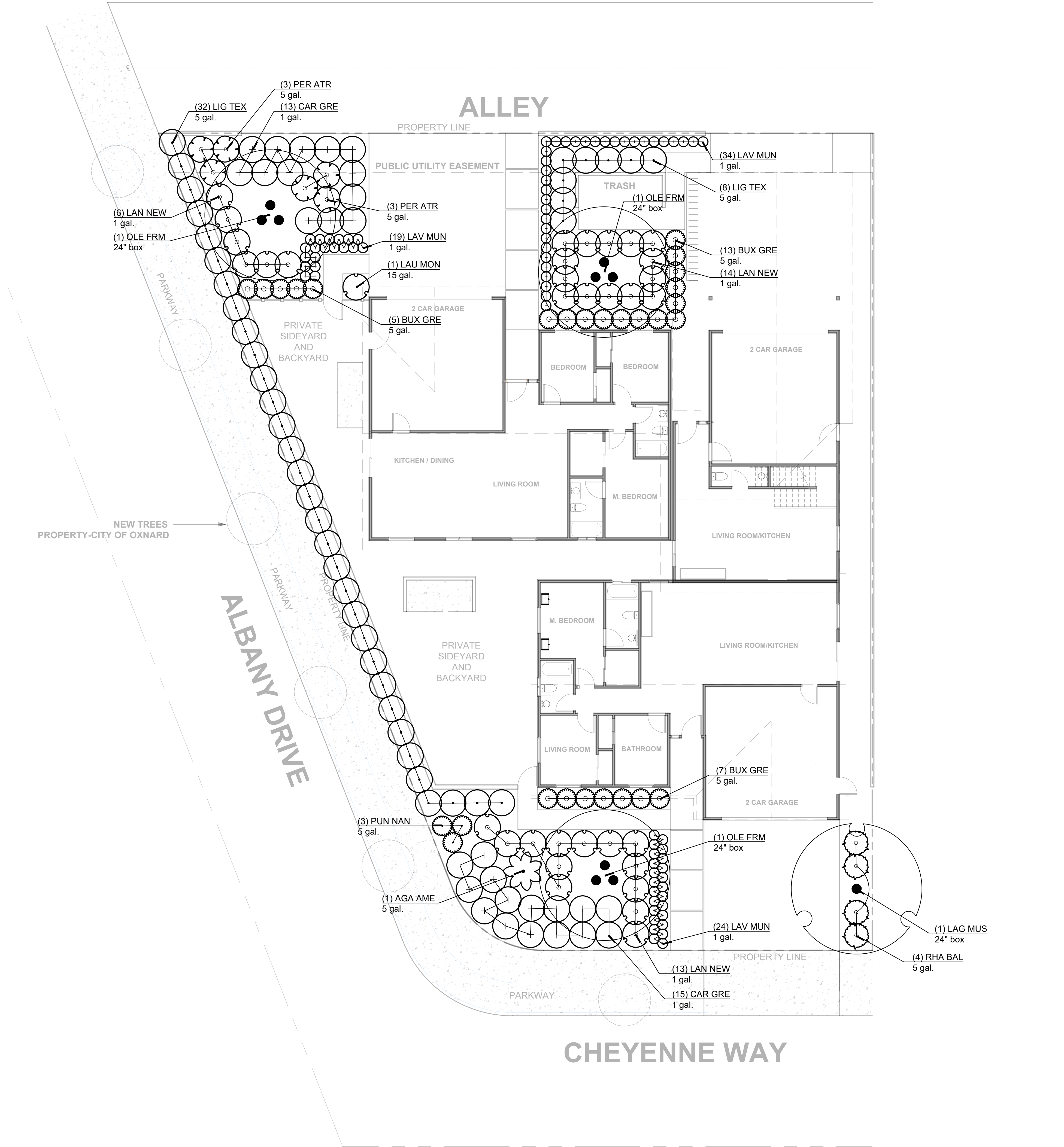


William Brunsky Landscape Architect, Inc.
Landscape Architecture Site Planning Construction Management
(805) 910-7816 bill@williambrunsky.com

This drawing was prepared in accordance with the California Building Code, which is incorporated by reference into this drawing. The architect is not responsible for the accuracy of the information provided by others, and the user of this drawing is advised to verify the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others, and the user of this drawing is advised to verify the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others, and the user of this drawing is advised to verify the accuracy of the information provided by others.

Issued October 09, 2023

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	LAG MUS	1	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	24" box	Medium
	OLE FRM	3	Olea europaea 'Fruitless'	Fruitless Olive	24" box	Low
	SHRUBS					
	AGA AME	1	Agave americana	Century Plant	5 gal.	Very low
	BUX GRE	25	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 gal.	Medium
	CAR GRE	28	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal.	Low
	LAN NEW	33	Lantana x 'New Gold'	New Gold Lantana	1 gal.	Very low
	LAU MON	1	Laurus nobilis 'MonRik' TM	Little Ragu Sweet Bay	15 gal.	Low
	LAV MUN	77	Lavandula angustifolia 'Munstead'	Munstead English Lavender	1 gal.	Low
	LIG TEX	40	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal.	Medium
	PER ATR	6	Perovskia atriplicifolia	Russian Sage	5 gal.	Low
	PUN NAN	3	Punica granatum 'Nana'	Dwarf Pomegranate	5 gal.	Low
	RHA BAL	4	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal.	Low





Know what's below.
Call before you dig.

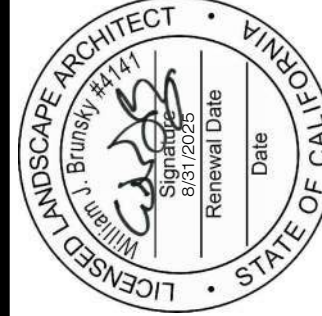
DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

Issued October 9, 2023

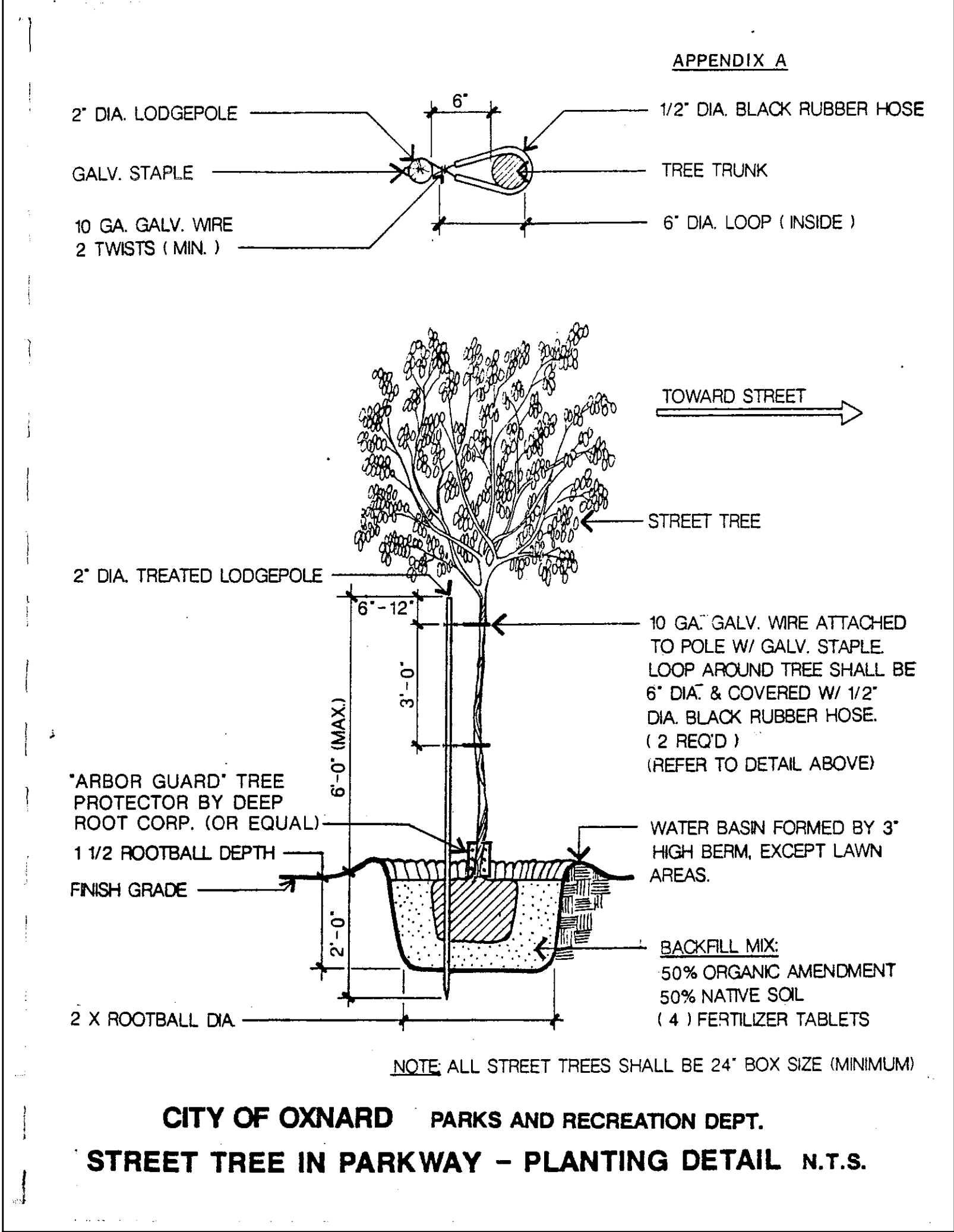
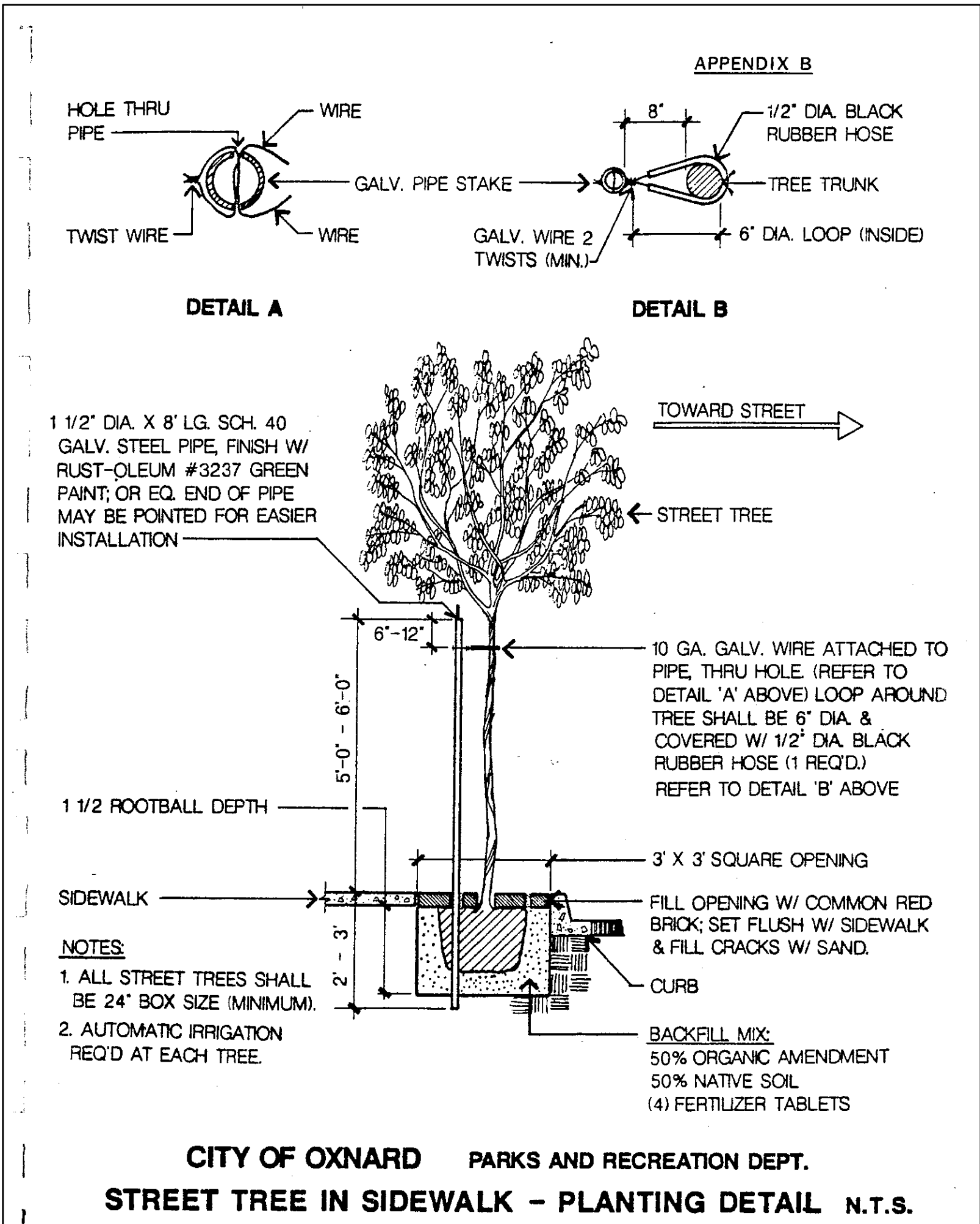
Planting Plan
Anguiano Residence
901 Cheyenne Way
Oxnard, CA 93033

Drawn by WJB
Checked by WJB
Sheet number
L2.01



William Brunsky Landscape Architect, Inc.
Landscape Architecture Site Planning Construction Management
(805) 910-7816 bill@williambrunsky.com

This drawing may be provided in electronic format as it is the property of William Brunsky Landscape Architect, Inc. and may not be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of William Brunsky Landscape Architect, Inc. This drawing is the property of William Brunsky Landscape Architect, Inc. and may not be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of William Brunsky Landscape Architect, Inc. This drawing is the property of William Brunsky Landscape Architect, Inc. and may not be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of William Brunsky Landscape Architect, Inc.



Best Management Practices for Construction

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by forces of wind and water.
- Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete waste on site until they can be disposed of as a solid waste.
- Trash and construction related solid waste must be deposited into covered receptacles to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental deposits must be swept up immediately and may not be washed down drains or gutters by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind or water.

General Planting Notes

- Contractor shall examine the site of proposed work noting existing conditions and proposed work as shown on plans.
 - Plant quantities in legend are for convenience only. Contractor shall install all plants as shown on plan.
 - Installers shall be responsible for familiarizing themselves with all underground utility pipes and structures. Any damage caused to utilities must be repaired at contractor's expense.
 - Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations. Contractor shall ensure that utilities are not installed in areas that will conflict with planting.
 - Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of owner's representative. The installer shall assume full responsibility for all necessary revisions due to failure to give such notice.
 - Finish grade areas in planting shall meet the following criteria from top of header, curb, or finished surface of walk or paved areas:
 - shrub and groundcover - minus 3" to allow for 3" layer of mulch.
 - turf areas - minus 1.5" for sodded areas, minus 3/4" for seeded areas.
 - Any rocks, clods, or debris greater than 3/4" on any side shall be removed from planting area. Rocks and debris will be removed from site.
 - All plant material shall be approved by the owner's representative prior to installation. Contractor should submit for approval photos of all boxed trees. Photos should include a person for scale purposes. All box trees shall be of a quality as determined by the owner's representative. Material found unsuitable for the design or specification intent will be rejected. No plant substitutions will be allowed without prior approval of landscape architect.
 - It is the installer's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or tagged materials must be inspected by the contractor and certified pest and disease free prior to installation.
 - All trees and shrubs shall be field spotted or staked by contractor and locations approved by landscape architect prior to installation. Final location of all plant materials shall be subject to the approval of the owner's authorized representative.
 - See details for plant pit dimensions and backfill requirements.
 - Provide watering basins for trees and shrubs located in planter beds. Plant crown to be 1" above finish grade for all trees and shrubs.
 - Prior to planting, test all areas for drainage by digging a planting pit and filling it with water. If the pit does not completely drain within 24 hours, notify landscape architect immediately for drainage solution (drain lines may be required).
 - Install 3" layer of gorilla hair bark or approved equal in all planting beds, excluding slopes 2:1 or steeper.
 - Provide results of soils agronomy test to landscape architect for review prior to construction. Testing lab shall provide amendment and fertilizer recommendations based on soils tests. Use the following soil amendment specification for bidding purposes. Soil amendments shall be adjusted prior to planting based on recommendations of soils testing lab. Refer to the complete soil sample test results for additional information. All application rates are for each 1,000 square feet of growing area. Follow all other recommendations as outlined in report relating to leaching, irrigation, and post-plant fertilization.
- Pre-plant soil amendments and fertilizers**
- | Turf and groundcover | Soil amendments | Organic (well-composted) | 2.00 cu. yds. |
|----------------------|---|--------------------------|---------------|
| | Soil sulfur | 25.00 lbs. | |
| | Tri-C humate | 30.00 lbs. | |
| | Fertilizers (6-20-20) | 15.00 lbs. | |
| | Rototill above amendments and fertilizer into the top 8" of all turf and groundcover areas prior to planting. | | |
| | Tree and shrub backfill mix | | |
| | Native (site) soil | 66% | |
| | Nitrogen fertilized organic material | 33% | |
| | Commercial fertilizer (9-9-9) | 1 lb./cu. yd. | |
| | Iron | 2 oz./cu. yd. | |
| | Zinc | 1 oz./cu. yd. | |
| | Manganese | 1 oz./cu. yd. | |
| | Tri-C humate | 5 lbs./cu. yd. | |
| | Add tri-c myco tabs, 17 species of mycorrhizae and 17-9-5 npk, with seaweed extract per rates shown on plans. | | |
- All fertilizer, pesticide and herbicide products used on-site shall be certified as organically based. Landscape plans and practices shall be designed to eliminate the use of toxic materials and shall include the following: incorporation of organic matter into the soil prior to planting, recycling attachments on lawnmowers, use of organic mulch, insect free plants, use of composting where possible, introduction of earthworms, and introduction of beneficial organisms (such as nematodes).
 - Contractor shall include 90 days maintenance and plant establishment in his bid.
 - Contractor shall guarantee planting and irrigation for a period of one year from date of final acceptance by Owner. Any plants deemed unhealthy during this guarantee period shall be replaced with like kind and size to the satisfaction of the Owner.
 - Install Deep Root 18" linear root barriers along edge of paving or curb per manufacturers specifications on all trees within 5' of paving and curbs.

City Of Oxnard General Notes

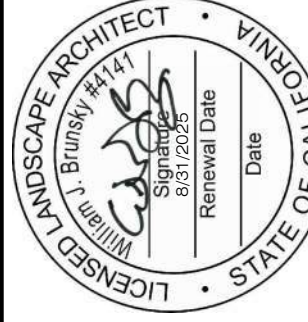
- Completed landscape and irrigation systems must be inspected and approved by the Landscape Architect (plan preparer).
- Upon completion of landscaping and approval by the Landscape Architect, City of Oxnard, Parks Division must be contacted for an inspection based on the approved plans. Only after completed landscape and irrigation systems are inspected and approved by the Department of Parks and Recreation can a certificate of occupancy be issued by the City.
- Changes to landscaping and/or irrigation must be approved by Parks and Recreation Department prior to installation.
- The landscape contractor shall screen the irrigation controller and backflow device with shrubs, 5 gallon size (minimum).
- All street, median, and parkway trees shall be approved by the City's Park and Recreation Department prior to planting. The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees shall not be planted until inspected.
- All construction shall conform to appropriate sections of the Standard Specifications of Public Works Construction, Latest Edition, on public property (medians and parkways only).

Issued October 9, 2023

Planting Details and Notes

Anguiano Residence
901 Cheyenne Way
Oxnard, CA 93033

Drawn by WJB
Checked by WJB
Sheet number
L2.02



William Brunsky Landscape Architect, Inc.
Landscape Architecture • Site Planning • Construction Management
(805) 910-7816 bill@williambrunsky.com

This drawing was prepared in accordance with the California Professional Landscaping Act, Chapter 12, Division 16, Title 27, of the California Code of Regulations. The drawing was prepared by William Brunsky, a Licensed Landscape Architect, and the seal of the California State Board of Landscape Architecture is hereby acknowledged. The drawing was prepared by William Brunsky, a Licensed Landscape Architect, and the seal of the California State Board of Landscape Architecture is hereby acknowledged. The drawing was prepared by William Brunsky, a Licensed Landscape Architect, and the seal of the California State Board of Landscape Architecture is hereby acknowledged.

SECTION 02900

LANDSCAPE PLANTING

PART 1 GENERAL

1.1 GENERAL CONDITIONS

The requirements of the "General Conditions of the Contract" and of Division 1, "General Requirements" shall apply to all work in this Section with the same force and effect as though repeated in full herein.

1.2 SCOPE OF WORK

Furnish all materials, labor, transportation, services and equipment necessary to install landscape planting as shown on the Drawings and as specified herein.

A. Work included in this Section:

1. Fine grading
 2. Soil preparation
 3. Tree, shrub, and groundcover planting
 4. Tree staking and guying
 5. Hydros seeding
 6. Clean up
- B. Related work in other sections:
1. Landscape Irrigation - Section 02810
 2. Soil Preparation and Soil Mixes - Section 02920
 3. Landscape Maintenance - Section 02970

1.3 DEFINITIONS

The Owner's Authorized Representative in this section will refer to the Landscape Architect.

1.4 REQUIREMENTS OF REGULATORY AGENCIES

All Federal, State, and local laws and regulations governing this work are hereby incorporated into and made part of this section. When this section calls for certain materials, workmanship or a level of construction that exceeds the level of Federal, State, or local requirements, the provisions of this section shall take precedence.

1.5 APPLICABLE STANDARDS

A. All plant material shall be true to botanical and common name as indicated in "Annotated Checklist of Woody Ornamental Plants in California, Oregon and Washington", published by the University of California School of Agriculture - 1979.

B. All plant material shall conform to the California State Department of Agriculture's regulations for nursery inspections, rules and ratings.

1.6 QUALITY CONTROL

- A. Manufacturer's Directions
- Manufacturer's directions and drawings shall be followed in all cases where the manufacturer's of articles used in the Section furnish directions covering points not shown in the Drawings and Specifications.
- B. Permits, Fees, Bonds and Inspections
- The Contractor shall pay for any and all permits, fees, bonds and inspections necessary to perform and complete his portion of the Work.
- C. Plant Source Quality
1. Submit written documentation to the Landscape Architect within forty-five (45) days of Contract award that the plant material listed on the Drawings is available. Any substitutions required due to unavailability must be requested prior to delivering plant material to the site.
 2. Upon execution of the order, the Owner's Authorized Representative and the Owner have the option of either inspecting the plant material at the source of growth, requesting representative color photos, or inspecting material as it is being delivered to the site. Such approvals shall not impair the right of additional inspections during progress of the Work.
 3. Any tagging of plant material by either the Owner's Authorized Representative or the Owner does not constitute their approval of the plant materials' health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor.
- D. Plant Inspection Request
1. Submit written request to the Owner's Authorized Representative and the Owner for inspection of the specified plant material, either at the place of growth or by color photographs. Request for inspection shall state the place of growth and the quantity and variety of plant material.
 2. The Owner's Authorized Representative and the Owner reserve the right to refuse inspection if in their judgment, a sufficient quantity of plant material is not available for inspection.

1.7 QUALIFICATIONS

A. Hydros seeding

Hydros seeding to be applied by an approved hydromulch company.

1.8 SUBMITTALS

- A. Product information and Specifications
- The Contractor shall submit, no later than 10 days after the award of Contract, manufacturers catalog cuts and specifications or a typed report of all products proposed for use in this Section. The Owner's Authorized Representative reserves the right to have the Contractor submit additional information about a product if in his judgment the information currently provided is insufficient.
- B. Soil Testing:
1. If existing topsoil from the site is used, the top 3"-4" will be striped and stockpiled on site. Once the building construction is completed, the contractor will take a minimum of (3) soil samples from different areas of the site. An agricultural suitability soils test is to be performed on each sample. The test will provide recommendations for fertilizer and soil amendment.
 2. If import topsoil is used, the contractor must first submit a soil source soils test for the proposed import source. After soil is installed and soil is compacted, an agricultural suitability soil test is recommended (same as #1 above).
 3. Contractor shall coordinate, obtain, and pay for all soil tests.
- C. Soil Amendments
1. Submit copies of soil amendment receipts containing analytical data and physical samples of all specified amendments.

1.9 SUBSTITUTIONS

Specified reference to manufacturer's names and products specified in this Section are used as standards of quality. This implies no right to the Contractor to substitute other materials without prior written approval. Any materials installed without written approval may be rejected and shall be removed from the site. If an approval is granted for substitution, adjustment in the Contract price will be made in accordance with the Contract Conditions.

1.10 SAMPLES, TESTS AND MOCK-UPS

A. The Owner's Authorized Representative reserves the right to take and analyze selected samples of plant material for conformity to these Specifications at any time. Rejected plant material shall be removed from the site and be replaced by the Contractor at no cost to the Owner.

1.11 PROJECT CONDITIONS

A. Perform planting operations only when weather and soil conditions are suitable.

1.12 PROJECT HANDLING

- A. Delivery
1. Deliver plant material with legible identification labels indicating size and species.
 2. Deliver fertilizer in original, unopened containers bearing the manufacturer's name, guaranteed chemical analysis and its conformance to California State Law.
 3. Notify the Owner's Authorized Representative within seven days of the delivery of plant material to the site. Indicate the quantity and type of plant material in each delivery.
- B. Storage
1. Store on site plant materials in the shade and protect from the weather.
- C. Protection
1. Protect plant material during delivery to the site and after, in order to prevent damage to the plants.
- D. Handling
1. Take extreme care in the loading and unloading of plant material. Any plant material that has been damaged due to mishandling shall be removed and replaced with new material.

1.13 COORDINATION

The Contractor shall notify the General Contractor and all other contractors related to the installation of his work, so as to allow sufficient time for those contractor's to perform their portion of the work.

1.14 GUARANTEE

All plant material installed under this Contract shall be guaranteed against poor, inadequate and inferior quality and installation for a period of one (1) year from the date of final acceptance. Any plant material not meeting the

satisfaction of the Owner's Authorized Representative shall immediately be removed and replaced at no cost to the Owner. Replaced plant material will also be guaranteed for a period of one (1) year upon installation.

PART 2 PRODUCTS

2.1 SOIL AMENDMENTS AND FERTILIZERS

The following soil amendments and fertilizers are bid price basis only. Specific amendment and fertilizer recommendations may be made only after rough grading operations are completed and horticultural soil tests are performed.

- A. Organic Amendments
1. Nitrogen stabilized
 2. Particle Size
 3. Salinity
- The saturation extract conductivity shall not exceed 3.5 millimhos/centimeter at 25 degrees centigrade as determined by the saturation extract method.
4. Iron Content
- Minimum 0.08% diluted acid soluble Fe on dry weight basis.
5. Ash
- 0.0%- 6.0% dry weight.
- B. Soil Amendments
1. Soil Sulfur
 2. Calcium Carbonate
 3. Gypsum
 4. Sulfate
- Agricultural grade sulfur containing a minimum of 99% sulfur (expressed as elemental).
- 20% iron (expressed as metallic iron), derived from ferric and ferrous sulphate, 100% sulfur (expressed as elemental).
- 95% lime as derived from oyster shells
- Agricultural grade product containing 98% minimum calcium sulphate.
- C. Fertilizers
1. General Purpose Planting Fertilizer
 2. Planting tablets
 3. Hydros seeding Fertilizer
 4. Pre-Sod Fertilizer
 5. Sulphate of Potash: 0-0-50.
 6. Superphosphate
 7. Urea Formaldehyde: 38-0-0.
- Pelleted or granular form shall consist of the following percentages by weight:
- 6% nitrogen
- 20% phosphoric acid
- 20% potash
- Agrrifom 21 gram tablets.
- Ammonium phosphate consisting of the following percentages by weight:
- 16% nitrogen
- 20% phosphoric acid
- 8% potash
- Ammonium phosphate consisting of the following percentages by weight:
- 16% nitrogen
- 20% phosphoric acid
- 8% potash
- Nitrogen stabilized organic amendment - 6 cy
- Planting fertilizer - 15 lbs.
- Agricultural gypsum - 200 lbs.
- Soil sulphur - 20 lbs.
- D. Imported Top Soil

In order to insure conformance with this Specification, soil samples shall be taken by the Contractor and submitted to a qualified soil-testing laboratory for analysis prior to planting.

1. Silt plus clay content shall not exceed 20% by weight with a minimum 95% passing the 2.0 millimeter sieve.
2. Sodium absorption ratio (SAR) shall not exceed 6.
3. Electrical conductivity (Ece) of the saturated extract of this soil shall not exceed 3.0 millimhos per centimeter at 25 degrees centigrade.
4. Boron content shall not exceed 1 part per billion as measured on the saturation extract.

2.2 PLANT MATERIAL

- A. General Plant Condition
- All plant material delivered to the site shall have a normal habit of growth, be healthy, vigorous, and free from insects, diseases, sunscalds, abrasions of the bark, or other objectionable disfigurements.
- B. Trees and Shrubs
1. Tree and shrub trunks shall be sturdy and well hardened with vigorous and fibrous root systems which are not root bound.
 2. In the event of a disagreement as to the condition of the root system, the root condition of the plants furnished by the Contractor will be determined by the removal of soil around the roots of not less than ten plants or more than 2% of the total number of plants of each species.
 3. When container grown plants are supplied from several sources, the root of not less than ten plants of each species from each source will be inspected. In case the plants sampled are found to be defective, the Owner's Authorized Representative has the right to reject the entire lot represented by the defective sample. Any plant material rendered unsuitable for use because of this inspection will be considered as samples and will be provided at the full expense of the Contractor.

- C. Nursery Grown and Collected Stock
- Nursery grown and collected stock shall be grown under climatic conditions similar to that found in the locality of the site.
- D. Container Grown Stock
- Container grown stock shall be in a vigorous and healthy condition, not root bound or with the root system hardened off.
- E. Tree Box Removal
1. Liner stock shall be well established in removable containers or having formed homogenous soil sections.

- F. Plant Material Size
1. The size of plant material shall correspond with that normally expected for that species currently available at any quality commercial or wholesale nursery. The minimum acceptable size of any plant material before pruning and with the branches in normal position, shall conform with the measurements, if any, as specified on the Drawings. The use of plant material larger than that specified on the Drawings may be used, pending approval from the Owner's Authorized Representative, however, there will be no change in the Contract amount if the larger plant material is used.

- G. Seed
1. Turf seed mix: "Marathon Fescue 2" as supplied by Southland Sod Farms or as noted on Drawings.
 2. All seed shall be labeled and furnished in standard sealed containers with signed copies of a statement from the manufacturer certifying that each container of seed delivered is fully labeled in accordance with the California State Agricultural Code and is equal or better than the requirements of these Specifications.
 3. Seed that has become wet, moldy, or damaged will not be accepted.
- H. Sod
- "Marathon Fescue 2" as supplied by Southland Sod Farms (805)488-3585.

- 2.3 MATERIALS
- A. HYDROSEEDING FIBER MULCH
- Hydro-Mulch by Conwed.
- B. HYDROSEEDING BINDER ADDITIVE
- Ecology Control - M-Binder by Conwed.
- C. TREE STAKES
- Wood tree stakes: 2" diameter by 10 feet Lodgepole Pine stake.
- D. TREE TIES
- Twist Brace Tree Support by V.I.T. Products (760)735-2450. Size as required.
- E. GUYING ANCHORS
- Atorbrace anchor system (305)992-4104.
- F. GUYING HARDWARE
1. Safety sleeve: 1/2" white Class 315 PVC pipe-full length of cable.
- G. TREE WOUND PAINT
- Morrison Tree Seal or Cabot Tree Paint.
- H. WATER
- Clean, fresh and potable.

- I. MULCH
- Gorilla Hair available from West Coast Forest Products (805)272-0752.
- J. WOOD HEADER
1. Wood header shall be 2"x 4" pressure treated Douglas Fir or Construction Grade Redwood.
 2. Nails shall be hot dipped galvanized common nails.
 3. Stakes shall be Construction Grade Redwood.
- K. WOOD BENDERBOARD
- Shall be Construction Grade Redwood.
- L. SAND
- Washed plaster sand.
- M. SOIL SEPARATOR
- Guy wires shall be located 120 degrees apart and detailed as indicated on the Drawings.
- N. DRAINAGE GRAVEL
- 3/4" crushed gray gravel.
- O. ROOT BARRIER
- As manufactured by Deep Root Corporation (800)458-7668. Size as recommended by manufacturer, installed per manufacturer's recommendations.

- 2.4 REJECTION OF PLANT MATERIAL
- All plant material not conforming to the requirements herein, shall be considered defective. Such plants, whether in place or not, shall be marked as rejected and immediately removed from the site and replaced with new material at the full expense of the Contractor. Replacement plant materials shall be of the same size, species, and condition as that indicated on the drawings.

- 2.5 PRUNING
- At no time shall plant material be pruned, trimmed or topped prior to delivery. Any alteration to their shape shall be conducted only on-site and in the presence of the Owner's Authorized Representative.

- PART 3 EXECUTION
- 3.1 ROUGH GRADING CERTIFICATION
- Obtain the Owner's written certification that indicates that final grades to plus or minus 0.10' have been established, prior to commencing fine grading operations.

- 3.2 SOIL PREPARATION
- A. Soil Preparation
1. Final grading
 - 1.1. Upon acceptance of the rough grade, minor grading modifications may be required to establish approved final grades.
 - 1.2. The Contractor shall insure proper drainage of the site. If it is found that the completed rough grade operations make it impossible to do so, contact the Owner's Authorized Representative or Owner immediately for direction.
2. Soil Conditioning
- After finish grades have been established and approved by the Owner's Authorized Representative, the soil shall be conditioned in the following manner:
- Spread amendments uniformly and cultivate thoroughly into the top 6" of soil by means of a rototiller in both directions.
- The following soil amendments and fertilizers are to be used for bid purposes only. Specific amendment recommendations will be made after horticultural soil samples are taken and analyzed.
- Application rates per 1,000 SF shall be as follows:
- Nitrogen stabilized organic amendment - 6 cy
- Planting fertilizer - 15 lbs.
- Agricultural gypsum - 200 lbs.
- Soil sulphur - 20 lbs.

3. Debris Removal
- Before beginning planting operations, insure that the top 2" of soil is free of stones, roots, stumps, wire, or other deleterious matter 1" in diameter and larger. Dispose of debris offsite.

- 3.3 PLANTING OPERATIONS
- A. Weed Control
1. If live weeds exist on site at the beginning of planting operations, treat the areas with a non-selective systemic herbicide. Follow manufacturer's directions for application.
 2. Clear and remove existing weeds by mowing or grubbing to at least 1/4" below the soil surface.
 3. Apply water to the treated area for five (5) to ten (10) days, or as needed by the manufacturer's directions to achieve weed germination. Apply herbicide and wait as necessary before planting. Repeat the procedure if necessary.
- B. Planting Layout
1. Locations for all shrubs and trees shall be marked on the ground either by flagged grade stakes indicating plant type and size or the actual plants themselves for the Owner's Authorized Representative's review.
 2. If an underground construction or utility lines are encountered in the excavation of planting holes, alternative planting locations may be selected by the Owner's Authorized Representative. It is the Contractor's responsibility to confirm these utility locations.

- C. Tree and Shrub Planting
1. Plant only as many plants as can be planted and watered on any given day in a given planting area.
 2. Protect the planting area from excessive vehicle compaction.
 3. Plant containers shall be opened and removed in such a manner that the soil surrounding the rootball shall not be broken.
 4. Excavation for planting trees and shrubs shall include the stripping and stockpiling of all acceptable topsoil encountered within the areas to be excavated for plant pits and planting beds. Excess soil generated from these holes and not used as backfill or in the establishment of final grades shall be removed from the site at no cost to the Owner.
 5. Can Removal
 6. Tree Box Removal
 7. Face plant material with fullest growth into the prevailing wind and/or the primary direction of view.
 8. Center plant material in the planting hole.
 9. Set plant material plumb and hold rigidly in place until soil has been tamped firmly around the rootball.
 10. Planting pits shall have vertical sides and roughened surfaces. The size of the plant pit shall be two (2) times the diameter and 1-1/2 times the depth of the rootball.
 11. Plant Material Backfill Mix
 12. The following backfill mix is for bid purposes only. Specific backfill recommendations will be made after horticultural soil testing is completed:
 13. Plant tablets

- 6 parts by volume on-site soil
- 4 parts by volume organic amendments
- 1 lbs. 6-20-20 fertilizer per cy of mix
- 2 lbs. iron sulphate per cy of mix
- Apply backfill mix to the plant pit up to 1/2 the height of the rootball. Add water to the top of the remaining plant pit and let soak in before completing the remainder of backfilling.

13. Plant tablets
- After the water has soaked in thoroughly, place the remaining backfill and tamp firmly. After final backfilling, construct an earthen basin around the base of each plant. The basin shall be deep enough to hold at least 2" of water. Construct the basins of amended backfill mix. Remove basins in turf areas after initial watering is completed.

14. Final Backfilling
- Once the water has soaked in thoroughly, place the remaining backfill and tamp firmly. After final backfilling, construct an earthen basin around the base of each plant. The basin shall be deep enough to hold at least 2" of water. Construct the basins of amended backfill mix. Remove basins in turf areas after initial watering is completed.

15. Plant Setting
- Any plant material that has settled deeper than the surrounding grade shall be raised to the correct level.
16. Pruning
- Pruning shall be limited to the minimum necessary to remove injured twigs and branches.
17. Tree Staking
- Staking of trees shall be completed only after planting. All stakes shall be installed plumb and tied to the tree as indicated on the drawings.
18. Tree Guying
- Guy wires shall be located 120 degrees apart and detailed as indicated on the Drawings.
- D. Groundcover Planting
1. Groundcover flats shall contain sufficient moisture to reduce soil separation when lifting out the plants.
 2. Plant groundcovers in straight rows, evenly, triangular spaced, and at an on-center spacing as indicated on the drawings.
 3. Each rooted groundcover plant shall be planted with its proportional amount of soil.
 4. Apply a 1" layer of wood mulch at the completion of planting.
 5. Water generously after planting, until the entire planted areas are thoroughly soaked to the full depth of each hole.
- E. Hydrosseed Planting
1. Follow weed control procedures to the area prior to hydros seeding - refer to paragraph 3.03A.
 2. Plant all trees and shrubs prior to commencing hydros seeding operations.
 3. The hydromulch slurry shall consist of cellulose fiber, seed, binder, chemical additives, fertilizers, and water.
 4. The slurry mix shall be hydraulically sprayed to the soil surface to form a blotter-like groundcover.
 5. The slurry mix shall be sprayed in a uniformly visible coating by using temporary green dye as a guide. The slurry shall be applied in a seeping motion so as to fall like rain, allowing the wood fibers to build upon themselves until a thick coating is achieved.
 6. All slurry mixes that have not been applied within two hours after mixing shall be rejected.
 7. Upon completion of hydros seeding operations, clean off any slurry overspray from drainage devices, paving surfaces, plant materials and architectural features. Take care in cleaning these areas so as to not wash away previously hydrosseeded areas.
 8. A work report shall be submitted to the Owner's Authorized Representative. This report shall be signed by the hydrosseed operator and contain the following information:

- Seed type and quantity.
- Fertilizer type and amount.
- Fiber mulch type and amount.
- Binder type and amount.
- Area covered.
- Equipment used.
- Operator's license number.
- F. Container Pot Planting
1. Refer to the drawings for specific planting layout, drainage and installation details.
- 3.4 CLEAN UP
- Upon completion of the work under this Section, the Contractor shall remove all rubbish, waste and debris resulting from his operations offsite or as directed by the Owner. Remove all equipment and implements of service, and leave the entire work area in a neat, clean, and Owner-accepted condition.
- 3.5 FIELD OBSERVATION SCHEDULE
- A. The Contractor shall be responsible for notifying the Owner's Authorized Representative in advance to schedule the following field observations:
1. Pre-construction meeting - 7 days
 2. Final grading review - 2 days
 3. Plant material review - 2 days
 4. Soil preparation review - 2 days
 5. Plant layout review - 2 days
 6. Typical tree planting and staking - 2 days
 7. Pre-final prior to going on maintenance - 7 days
 8. Final walkthrough and acceptance - 7 days
- The Owner's Authorized Representative may or may not attend all of the above mentioned field observations. He may also elect to attend more than listed above, without notice to the Contractor.
- B. When field observations are made by other than the Owner's Authorized Representative, the Contractor shall show evidence in writing of when and by whom the field observation was made.
- C. No field observation will commence without all previous punch list items being completed, unless compliance has been waived by the Owner. Failure to accomplish the timely execution of these punch list items and preparing adequately for the current field observation, shall make the Contractor potentially liable for reimbursing the Owner for the Owners Authorized Representative's charges. Charges will be billed at the Owner's Authorized Representative current hourly billing rate.

SECTION 02920

SOIL PREPARATION AND SOIL MIXES

PART 1 GENERAL

- 1.1 SCOPE
- A. Cultivate planting areas and provide import topsoil, soil amendments, fertilizers, and conditioners.
- 1.2 SUBMITTALS
- A. Furnish manufacturer's literature or laboratory analytical data for approval of the following items:
1. Organic amendment
 2. Topsoil
 3. Commercial fertilizers
 4. Chemical additives
- B. Forward submittals in a single package to Landscape Architect within 10 days of award of the Contract.
- 1.3 JOB CONDITIONS
- A. Deliver products in manufacturers' standard packaging.
- B. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.
- C. Coordinate work with other site work.
- D. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.
- E. Trucks and vehicles are not permitted to pass over curbs or sidewalks, unless adequately protected against damage.
- F. Soil Investigation Percolation Test
1. Prior to bringing in the amended import soil, dig a test pit 2' x 2' x 2'.
 2. Fill the pit to the top with water. It should drain quickly. Refill a second time to the top.
 3. Measure how quickly the water drains. 1" of water drop per hour is a satisfactory minimum drain rate. If the pit does not drain at the recommended rate, then a 8" - 12" in diameter augured drain sump 6' deep will be required.

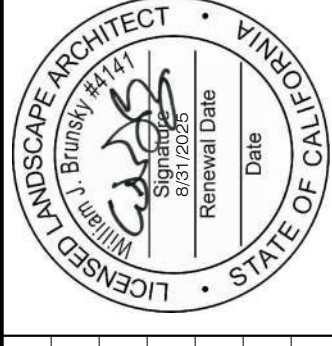
- PART 2 MATERIALS
- 2.1 IMPORT TOPSOIL
- Imported topsoil shall be of a uniform composition and structure, fertile and friable sandy loam garden soil character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter and not be infested with nematodes or other undesirable insects and plant disease organisms. Imported topsoil shall meet the following additional requirements.
- A. Grading:
- | Sieve Size | Percent Passing |
|-------------------------|-----------------|
| 25.4 mm (1") | 95-100 |
| 9.51 mm (3/8") | 85-100 |
| 53.00 Micron (270 mesh) | 10-30 |
- B. Chemistry - Suitability Considerations
1. Salinity: Saturation Extract Conductivity (Ece x 10/3 @25 degrees C.) less than 4.0
 2. Sodium: Sodium Adsorption Ratio (SAR) less than 9.0
 3. Boron: Saturation Extract Concentration less than 1.0 PPM
 4. Reaction: pH of Saturated Paste: 5.5 - 7.5

- 2.2 SOIL AMENDMENTS
- A. Organic Amendments
1. Gro-Power 5-3-1
- B. Nitrogen Treated Shavings: 100% redwood, fir or cedar shavings
1. Physical Properties
- | Sieve Size | Percent Passing |
|------------------|-----------------|
| 6.35 mm (1/4") | 95-100 |
| 2.36 mm (#8) | 80-100 |
| 500 micron (#35) | 0-30 |
2. Chemistry:
- a. Nitrogen (dry weight basis)
 - Redwood 0.4-0.6%
 - Fir 0.56-0.84%
 - Cedar 0.56-0.84%
 - b. Iron Content (dry weight basis):
 - Minimum 0.80% iron as metallic
 - c. Soluble Salts: Maximum 3.5 millimoles/centimeter at 25 degrees centigrade as determined by saturation extract method.
 - d. Ash (dry weight basis): 0-0.6%
- C. Bone Meal: Horticultural type

- PART 3 EXECUTION
- 3.1 PREPARATION OF SUBGRADE
- A. Remove the top 12"-14" of existing soil from site, minimum depth.
- 3.2 INSTALL AMENDED TOPSOIL
- A. Thoroughly mix topsoil with 300 lbs of Grow Power 5-3-1 and 3 cubic yards of Nitrogen treated wood shavings.
- 3.3 SOIL PREPARATION AND FINE GRADING
- A. Prior to planting, finish grade planting areas, and rake areas to a smooth, uniform grade as indicated on the Grading Plans. Slope planting areas to drain. Roll, scarify, rake and level as necessary to obtain true, even planting surfaces.
- B. Finished grades will be reviewed by Landscape Architect before planting.
- 3.4 SCARIFICATION
- A. Scarify planting areas prior to fine grading to insure relative compaction of 85% or less. Planting areas which become compacted in excess of 85%, due to construction activities, shall be thoroughly cross ripped to maximum depth feasible to alleviate condition, taking care to avoid existing subsurface utility lines.
- 3.5 FILL
- A. Using import topsoil fill material, thoroughly incorporate fill material into ripped or scarified subsoil and place in layers not more than 6" in thickness.
- B. Compact to a maximum of 85% relative dry density.
- C. Build earth mounds in lines, grades, and contours indicated. Flare bottom of slopes into surrounding surface.
- 3.6 PLANT BACKFILL MIX FOR TREES AND SHRUB PLANTING
- A. Backfill mix for planting:
1. 2/3 volume of imported topsoil
 2. 1/3 volume of N-fortified redwood shavings
 3. 20 lbs. Gro-Power-Plus per CY backfill mix
- B. Mix bone meal into bottom of plant pit at following rates:
1. 1 gallon can plants 1/4 cup
 2. 5 gallon can plants 1/2 cup
 3. 15 gallon can plants 1 cup
 4. 24" box trees 2 cups
 5. 36" box trees 3 cups
 6. 48" box trees 4 cups

- SECTION 02970
- LANDSCAPE MAINTENANCE
- PART 1 GENERAL
- 1.1 SCOPE
- A. Maintain planting and irrigation system.
- 1.2 GENERAL REQUIREMENTS
- A. Begin maintenance after each plant and each portion of lawn or groundcover is installed and continue until Final Acceptance.
- B. Maintenance: 90 calendar days, immediately following acceptance of planting operations (final walk through and completion of punch list items). Continue where necessary to establish acceptable stands of turf and thriving plants.
- C. Protect areas against damage, including erosion and trespass, and provide proper safeguards. Maintain, and keep in good repair, temporary barriers erected to prevent trespass. Check barriers and temporary fencing during work week, and make immediate repairs or replace as required.
- D. Replacements:
1. At the end of maintenance period, plant material shall be in a healthy growing condition.
 2. During maintenance period, should appearance of any plant indicate weakness and probability of dying, immediately replace plant with a new healthy plant of same type and size.
 3. Replacements required because of vandalism or other causes beyond control of Contractor are not part of Contract.

- PART 2 MATERIALS
- 2.1 GENERAL
- A. All products utilized in maintaining planted area and irrigation systems shall be as specified under other sections of these specifications.
- PART 3 EXECUTION
- 3.1 TREES, SHRUBS AND GROUNDCOVERS
- A. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of planting saucer, and furnishing and applying such sprays and fertilizers as are necessary to keep planting free of insects and disease and in thriving condition.
- B. Fertilize each tree and shrub with commercial fertilizer, 16-6-8, at the end of 75 days. Spread evenly over surface of plant basin and cultivate into mulch or soil. Thoroughly water after applying fertilizer. Provide fertilizer as follows:
- | | |
|---------------------------------|----------|
| 1 gallon can plants | 1/4 pint |
| 5 gallon can plants | 1/2 pint |
| 15 gallon can plants and larger | 1 pint |
- C. Fertilize groundcover with commercial fertilizer, 18-18-6, at the rate of 25 lbs. per 1,000 square feet at the end of 75 days.
- 3.2 IRRIGATION SYSTEM
- A. Maintenance of irrigation system shall consist of cleaning nozzles, servicing valves, setting controller programs, and other activity required during landscape maintenance period.
- 3.3 FINAL INSPECTION
- A. At completion of formal maintenance period, final inspection shall be performed.
- B. Contractor shall request inspection, in writing, to Landscape Architect 10 working days before completion of work in order that a mutually agreeable time for inspection may be arranged.
- C. Landscape Architect, Contractor, and an Owner's representative shall be present at inspection.
- D. If, after inspection, Landscape Architect is of opinion that work has been performed as per drawings and specifications, and plant materials are in satisfactory growing condition and irrigation system is in operating order, he will give Contractor written notice of Final Acceptance and end of formal maintenance period.
- E. Work requiring corrective action or replacement in judgment of Landscape Architect shall be performed within 10 days after final inspection. Corrective work and materials shall be in accordance with drawings and specifications, and shall be made by Contractor at no cost to the Owner.





ENGINEERED GRADING CERTIFICATE

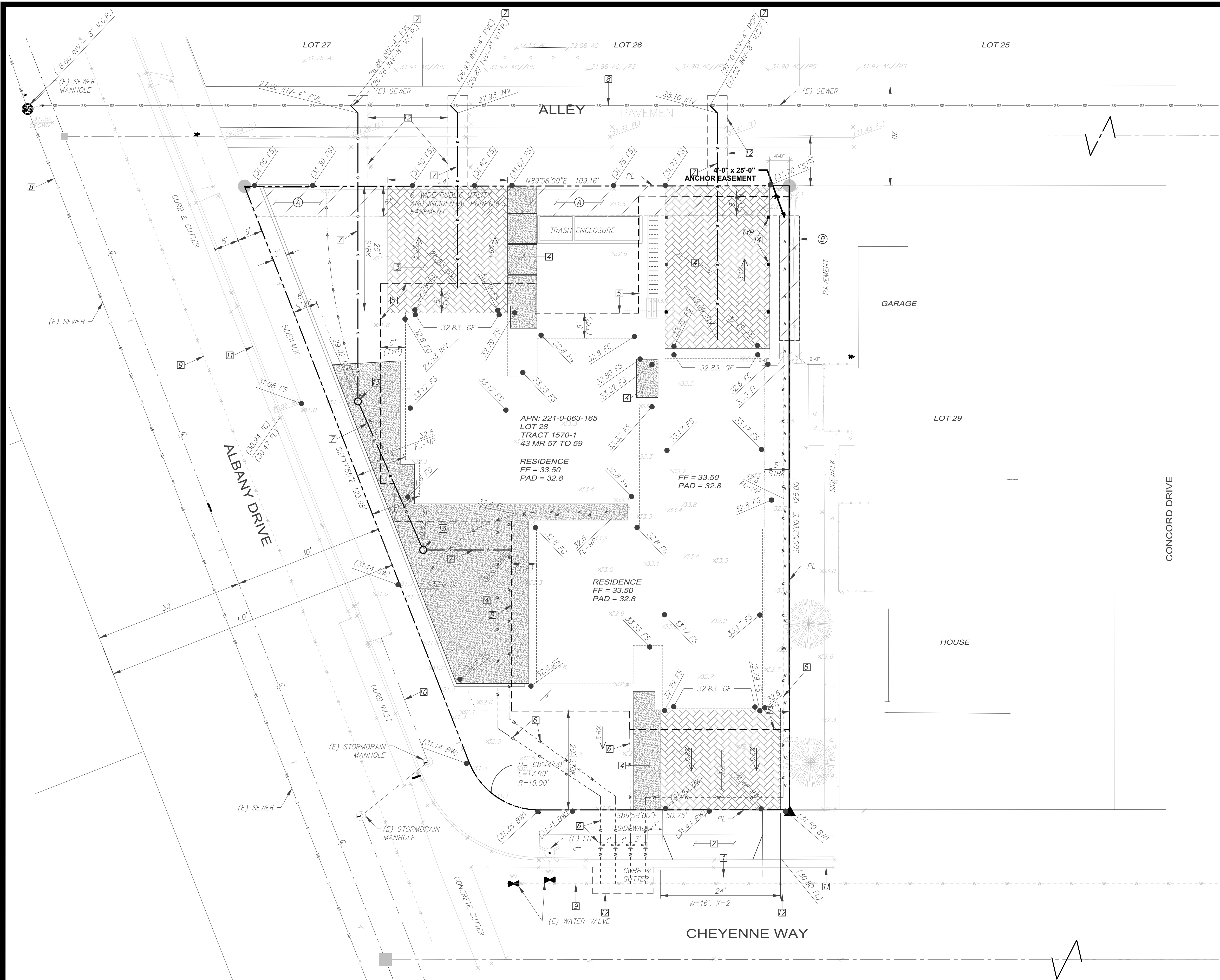
11. All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
12. All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
13. All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
14. The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
15. During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or performing certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
16. The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes or existing facilities.
17. Maximum slopes for both cut and fill shall be 2:1.
18. No oversize or overweight loads are permitted without a separate moving permit.
19. Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
20. All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
21. In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
22. Fine grading to be no less than the following:
- | | <u>Longitudinal-Slope</u> | <u>Cross-Slope</u> |
|-------------------|---------------------------|--------------------|
| Pervious surfaces | 1.00% | 2.0% |
| Asphalt surfaces | 0.50% | 1.0% |
| Concrete surfaces | .25% | 0.5% |
23. If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a foot planting strip between walls. Maximum wall height shall not exceed 8 feet between footings.
24. Prior to a final inspection and acceptance of the grading operation, all certification herein shall be fully executed by the appropriate registered professionals.
25. All sewers and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE FOR ALL "A" OR "V" ZONES)

LOCATION MAP	APPROVAL BY CONSULTANTS	BENCH MARK	OWNER'S AGENT		AS-BUILT CERTIFICATE		DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA																																																																																														
	THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS. SOILS ENGINEERING REPORT(S) No. _____ DATED _____ ENGINEERING GEOLOGIC REPORT No. _____ DATED _____ BY: _____ SOILS ENGINEER R.C.E. _____ COMPANY: _____, _____ 20 _____ BY: _____ ENGINEERING GEOLOGIST CERT. No. _____ COMPANY: _____, _____ 20 _____	<u>BENCHMARK STATEMENT</u> THE CONTINUOUSLY OPERATING GPS STATION "VENT" PART OF THE CALVRS NETWORK WAS USED AS THE BENCHMARK FOR THIS PROJECT. ELEV = 116.89' NAVD 88 F.E.M.A. FLOOD ZONE FROM F.I.R.M. _____ BASE FLOOD ELEVATION _____ (REQUIRED FOR ALL "A" OR "V" ZONES) <u>EARTHWORK QUANTITIES:</u> CUT = _____ CU. YDS. FILL = _____ CU. YDS. EXPORT = _____ CU. YDS. IMPORT = _____ CU. YDS. <u>DESIGNATED SITE FOR IMPORT/EXPORT:</u>	AGENT _____ 24 HRS. PHONE No. () _____ NOTICE OF INTENT THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WIDID# _____ WO 10601.0 PREPARED BY: ROBERT WILLIAM COMPANY ENGINEERING AND LAND PLANNING DIVISION GENERAL ENGINEERING & BUILDING CONTRACTORS 216 N. 8TH ST., SANTA PAULA, CA 93060 P: (805)671-9811 917 RAILROAD AVENUE - P.O. BOX 1025 SANTA PAULA, CA 93061 R.C.E. No. _____ DATE _____	I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. _____ THROUGH _____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK. _____ DATE _____ SIGNATURE _____ R.C.E. No.																																																																																																	
	<table><thead><tr><th colspan="4">RECOMMENDED FOR APPROVAL</th><th colspan="4">REVISIONS</th></tr><tr><th>DEPARTMENT</th><th>SIGNATURE</th><th>TITLE</th><th>DATE</th><th>MARK</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>PUBLIC WORKS</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>TRAFFIC</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>FIRE</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>PLANNING</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>PARKS</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>		RECOMMENDED FOR APPROVAL					REVISIONS				DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY	PUBLIC WORKS								TRAFFIC								FIRE								PLANNING								PARKS																																								<table><thead><tr><th colspan="2">REVIEWED BY:</th></tr><tr><th>DATE</th><th>DATE</th></tr></thead><tbody><tr><td>_____</td><td>_____</td></tr><tr><td>_____</td><td>_____</td></tr></tbody></table>		REVIEWED BY:		DATE	DATE	_____	_____	_____	_____
	RECOMMENDED FOR APPROVAL				REVISIONS																																																																																																
DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY																																																																																														
PUBLIC WORKS																																																																																																					
TRAFFIC																																																																																																					
FIRE																																																																																																					
PLANNING																																																																																																					
PARKS																																																																																																					
REVIEWED BY:																																																																																																					
DATE	DATE																																																																																																				
_____	_____																																																																																																				
_____	_____																																																																																																				
<table><tr><td>CITY ENGINEER</td><td>R.C.E.</td><td>EXP. DATE</td><td>DATE</td></tr></table>		CITY ENGINEER	R.C.E.	EXP. DATE	DATE	<table><tr><td>SCALE: HORIZ.: <u>NONE</u></td><td>SHEET No. <u>1</u> OF <u>4</u></td></tr><tr><td>VERT.: <u>NONE</u></td><td></td></tr><tr><td>DESIGN BY: <u>DRAFTSMAN</u></td><td>DRAWING NUMBER <u>XX-XXA</u></td></tr><tr><td>CHECKED BY: <u>ENGINEER</u></td><td></td></tr></table>		SCALE: HORIZ.: <u>NONE</u>	SHEET No. <u>1</u> OF <u>4</u>	VERT.: <u>NONE</u>		DESIGN BY: <u>DRAFTSMAN</u>	DRAWING NUMBER <u>XX-XXA</u>	CHECKED BY: <u>ENGINEER</u>																																																																																							
CITY ENGINEER	R.C.E.	EXP. DATE	DATE																																																																																																		
SCALE: HORIZ.: <u>NONE</u>	SHEET No. <u>1</u> OF <u>4</u>																																																																																																				
VERT.: <u>NONE</u>																																																																																																					
DESIGN BY: <u>DRAFTSMAN</u>	DRAWING NUMBER <u>XX-XXA</u>																																																																																																				
CHECKED BY: <u>ENGINEER</u>																																																																																																					



LEGEND

- PROPOSED OVER EXCAVATION
- PROPOSED OVER EXCAVATION
- PROPERTY LINE
- (E) EXISTING
- (P) PROPOSED
- FS FINISHED SURFACE
- FG FINISHED GRADE
- BW BACK OF WALK
- FL FLOW LINE
- PL PROPERTY LINE

CONSTRUCTION NOTES

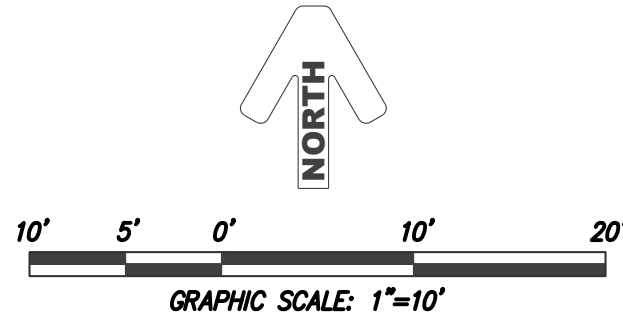
- SAWCUT AND REMOVE EXISTING A/C AND CURB AND GUTTER.
- INSTALL RESIDENTIAL DRIVEWAY PER CITY OF OXNARD STD. PLAN 115, SECTION "B-B".
- INSTALL REMOVABLE PAVERS PER LANDSCAPE DRAWINGS AND SEPARATE PERMIT.
- INSTALL CONCRETE PAVING PER LANDSCAPE DRAWINGS AND SEPARATE PERMIT.
- REMOVE AND RECOMPACT 5' MINIMUM OUTSIDE OF STRUCTURE AND 3' BELOW FOOTING.
- INSTALL 1" POLYETHYLENE SERVICE AND RESIDENTIAL FIRE LINE SERVICE PER CITY OF OXNARD STD. PLAN 305 AND 322.
- INSTALL 4" PVC (SDR 35) SEWER LATERAL PER CITY OF OXNARD STD. PLAN 405.
- EXISTING SEWER MAIN, PROTECT IN PLACE.
- EXISTING WATER MAIN, PROTECT IN PLACE.
- EXISTING CATCH BASIN, PROTECT IN PLACE.
- EXISTING CURB AND GUTTER, PROTECT IN PLACE.
- SAWCUT AND REMOVE EXISTING A/C, REPLACE A/C AND BASE PER CITY OF OXNARD STD. PLAN 602.
- INSTALL SEWER CLEANOUT PER CITY OF OXNARD STD. PLAN 407.
- COLUMN PER STRUCTURAL PLAN

EASEMENTS

- 6' WIDE PUBLIC UTILITY EASEMENT.
- 4' X 25' ANCHOR EASEMENT.



Know what's below.
Call before you dig.



PREPARED BY:
RWC-LLC
ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

W.O. 10601.000



RANDY W. TOEDTER R.C.E. 37316 DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT			
FINE GRADING PLAN 901 CHEYENNE WAY			
APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE			
SCALE: HORIZ.: NONE		SHEET No. 2 OF 4	
VERT.: NONE		DRAWING NUMBER	
DESIGN BY: R.W.T.		CHECKED BY: R.W.T.	

GENERAL NOTES:

- BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONSTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
- THE SWPPP SHALL:
 - IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
 - BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
- NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
- DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. SALVADOR ANGUIANO _____ SHALL BE NOTIFIED AT (XXX) XXX-XXXX _____ IN CASE OF AN EMERGENCY.
- PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
- EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
- SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
- THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

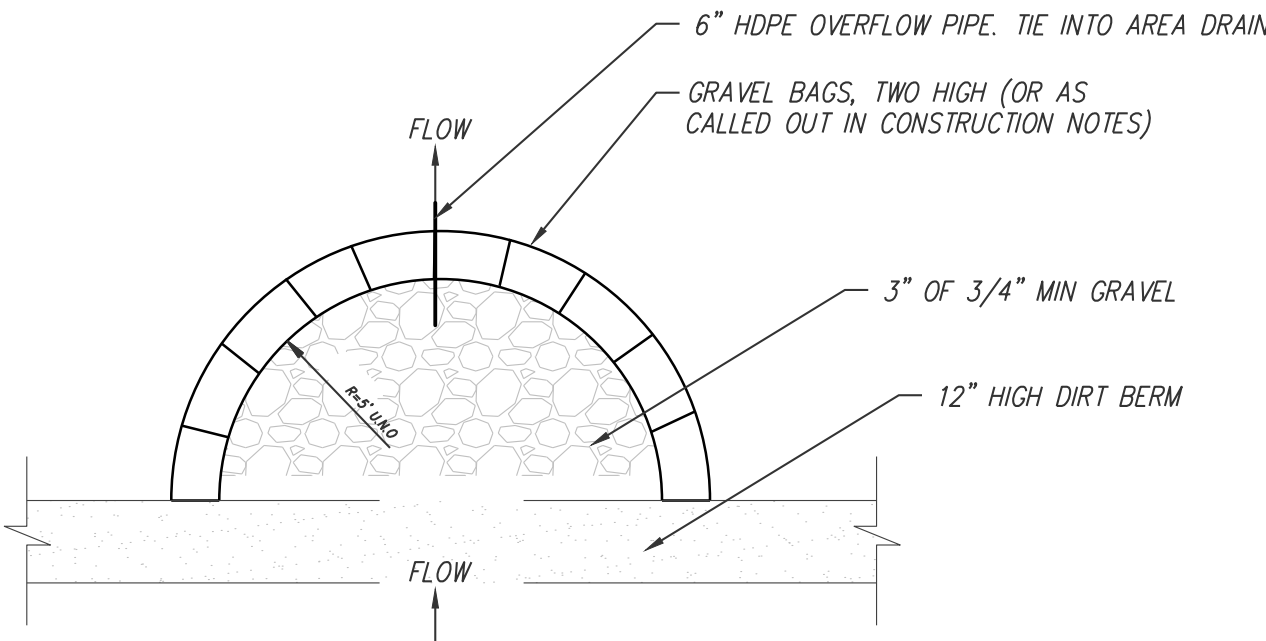
- VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
- IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
 - DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
 - SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
 - GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
 - ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
 - SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
 - THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
 - ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
 - PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
 - APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
 - ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
 - PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY – WATER QUALITY ORDER 2009-0009-DWQ
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
- VENTURA COUNTY STORMWATER MANAGEMENT PLAN



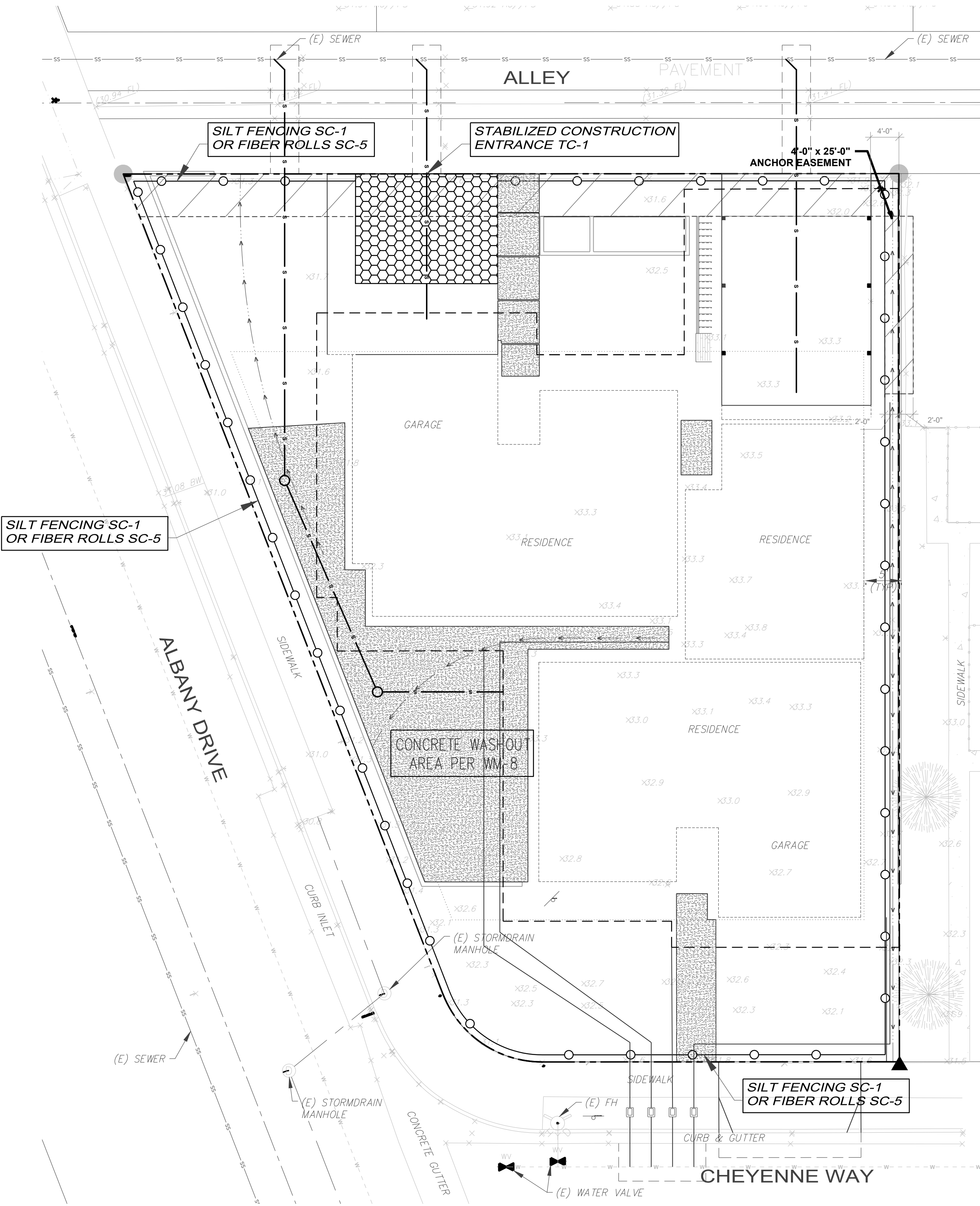
GRAVEL BAG DESILTING BASIN
NTS

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "G" ON SHEET 4
- SILT FENCE LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.

NOTE:

- CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
- THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.



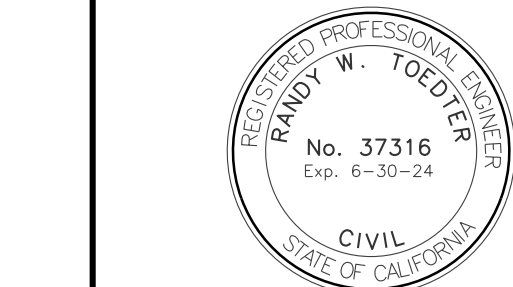
PREPARED BY:

RWC-LLC

ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316

W.O. 10601.000



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE DATE

CITY OF **OXNARD** DEVELOPMENT SERVICES DEPARTMENT

EROSION & SEDIMENT CONTROL PLAN
901 CHEYENNE WAY

APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE VERT.: NONE

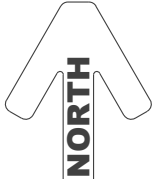
DESIGN BY: R.W.T. CHECKED BY: R.W.T.

SHEET No. **3** OF **4**

DRAWING NUMBER



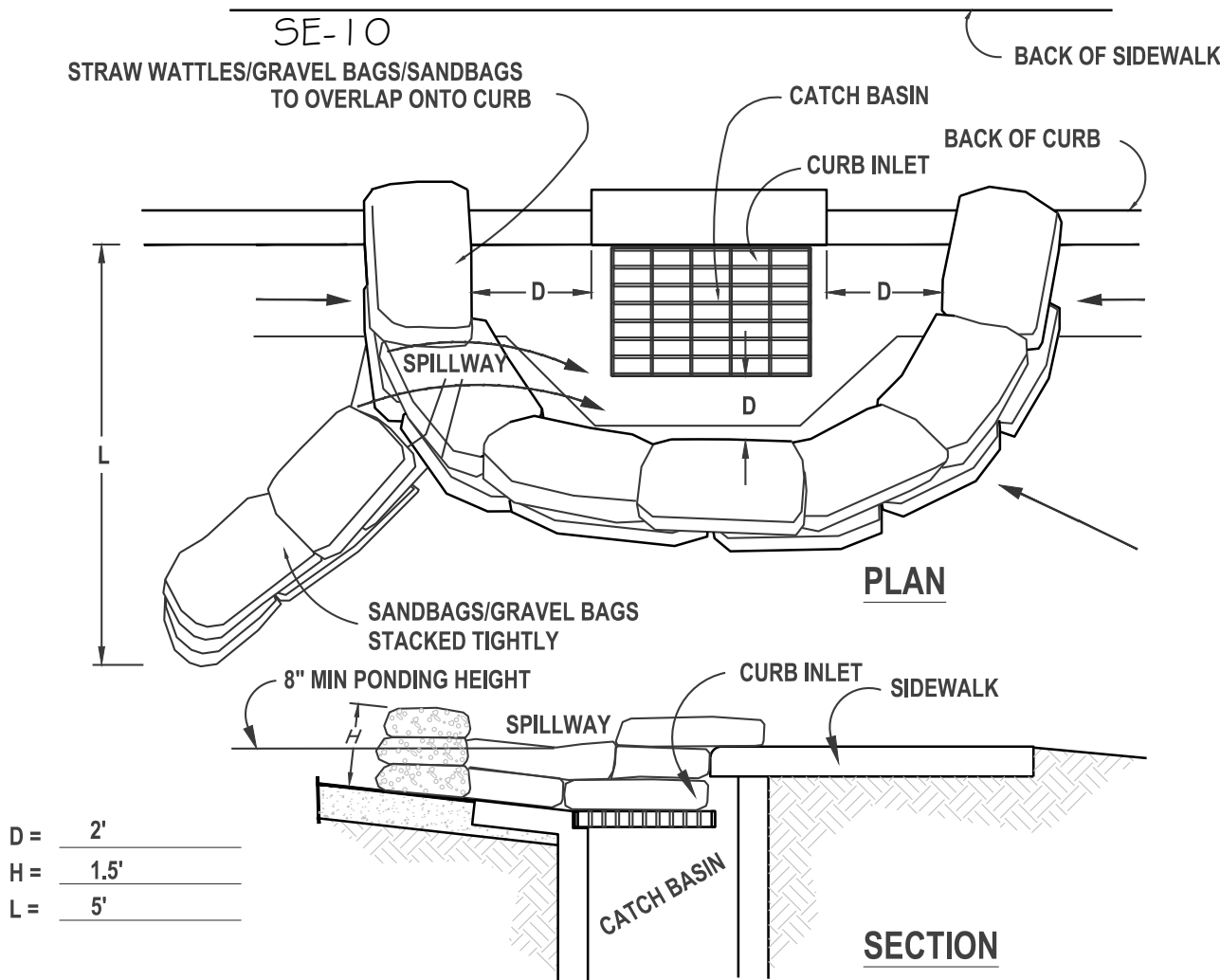
Know what's below.
Call before you dig.



10' 5' 0' 10' 20'

GRAPHIC SCALE: 1"=10'

A CATCH BASIN/INLET PROTECTION



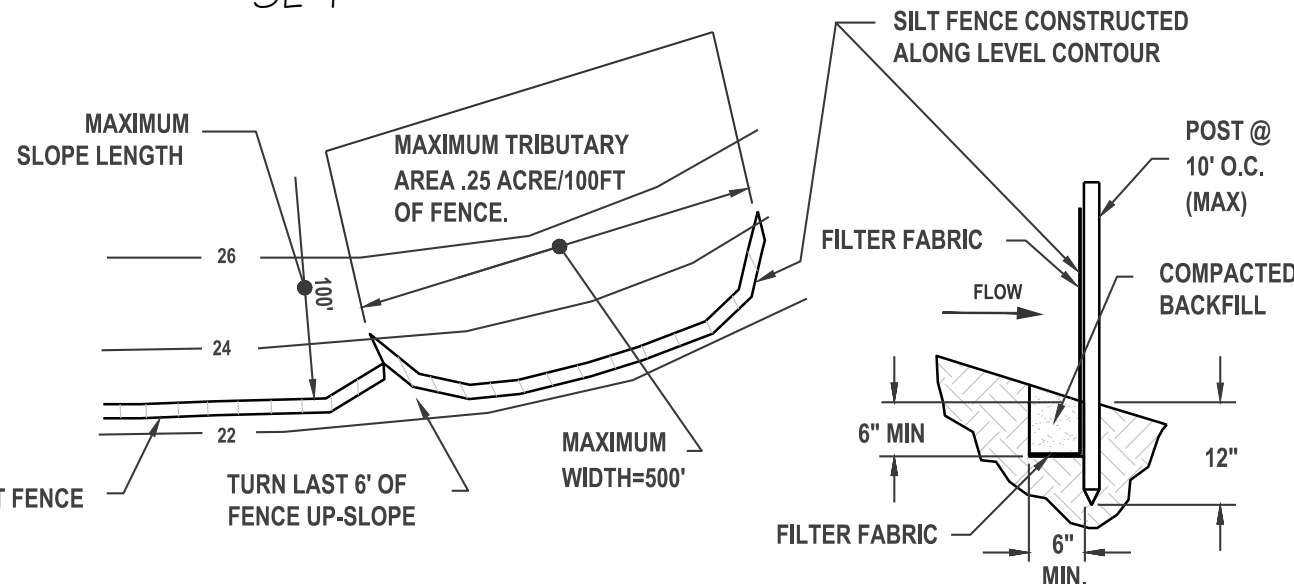
NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
- INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
- MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
- INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
- INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1

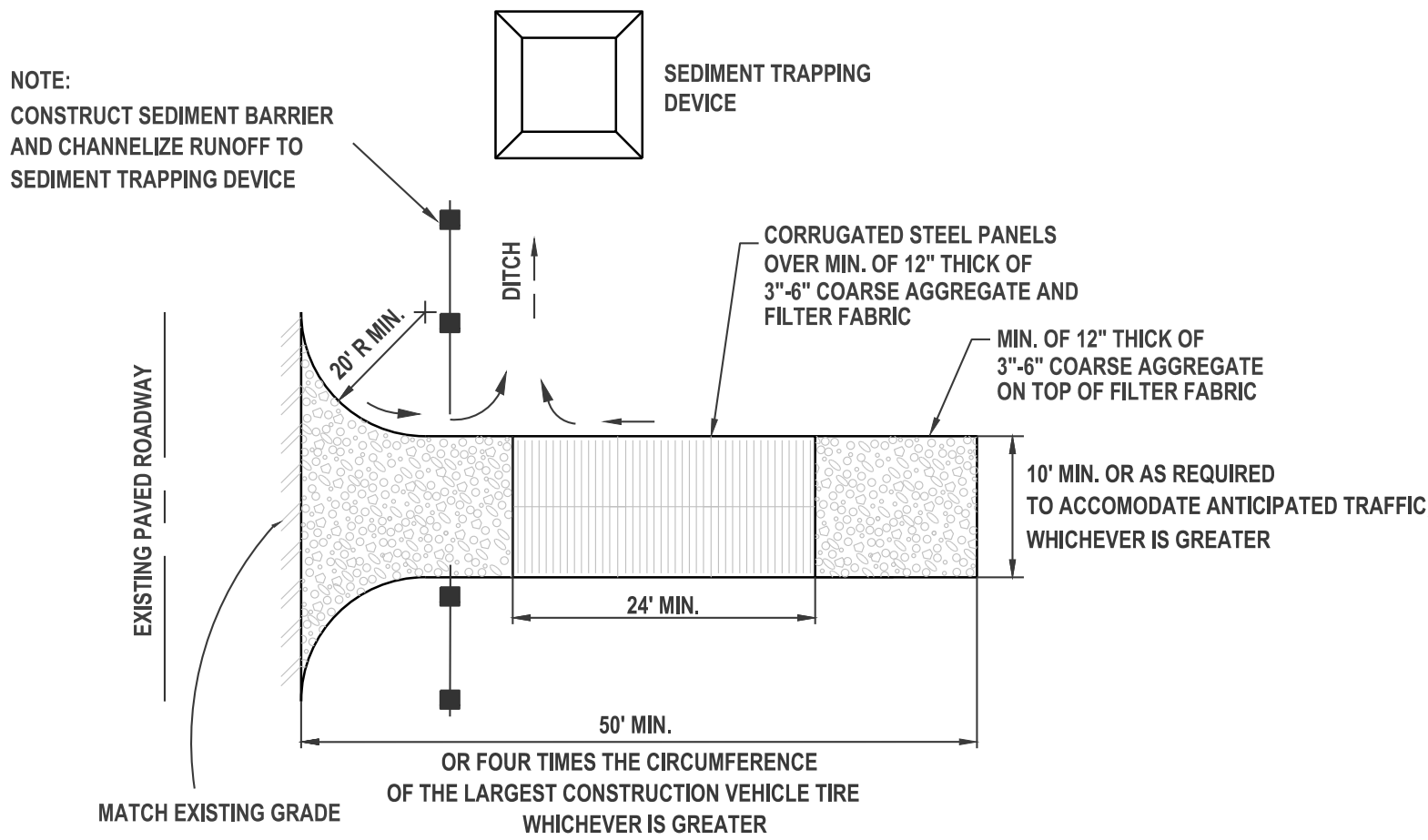


NOTES:

- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
- TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
- LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
- DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
- WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
- REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

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

NOTES:

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

STREET MAINTENANCE

D MATERIAL STORAGE AND DELIVERY

WM-3

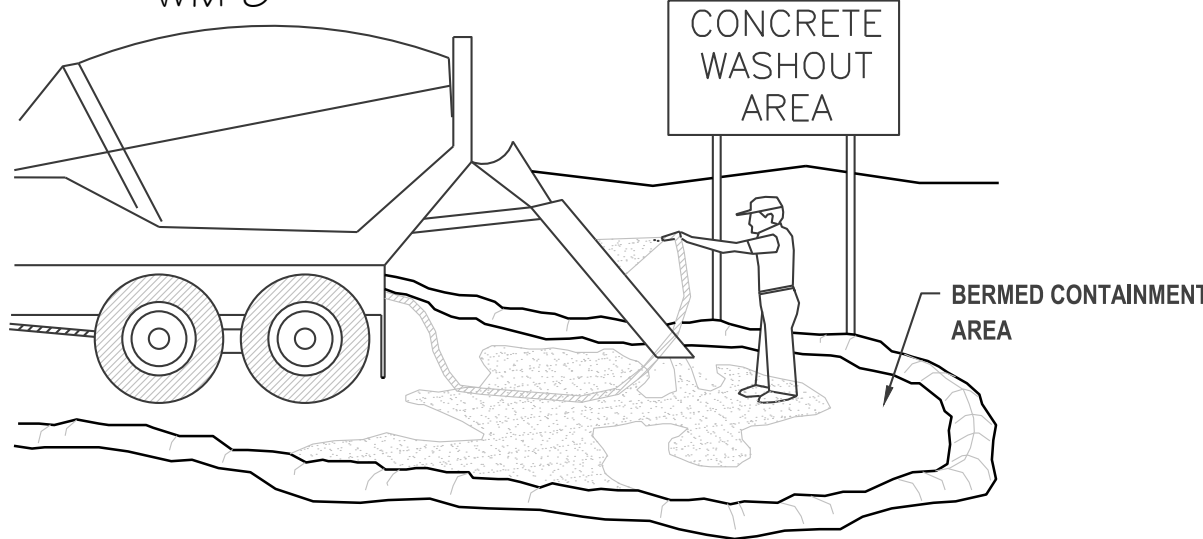
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

- MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
- MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
- EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

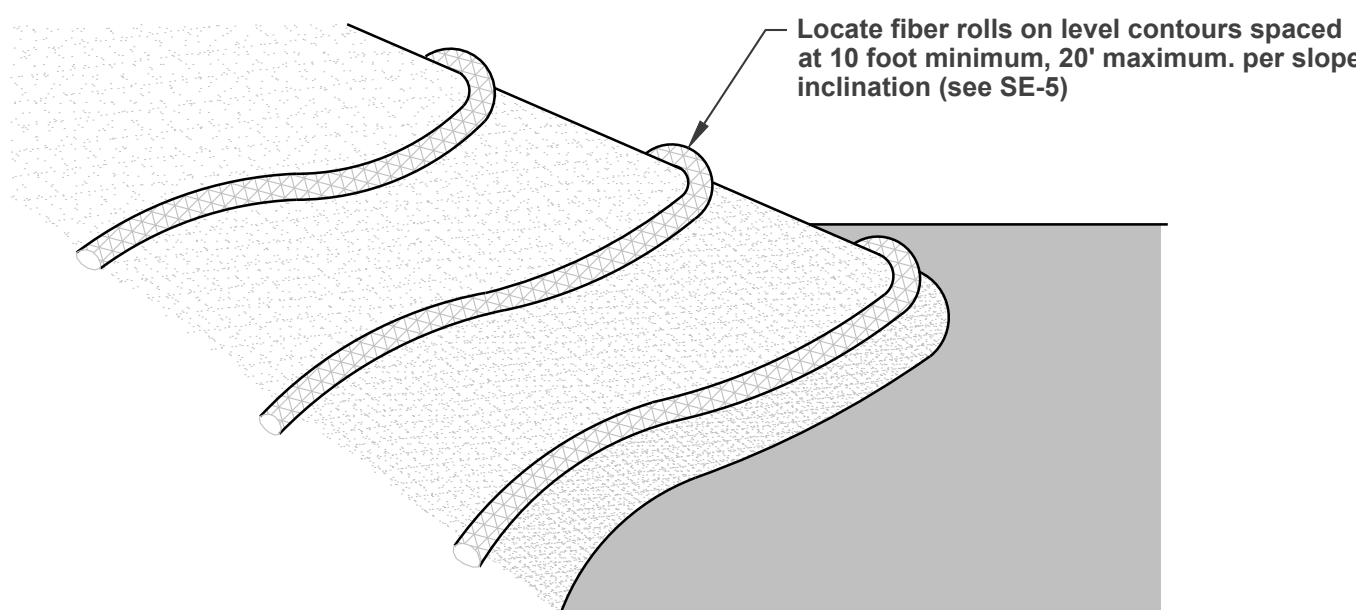


NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

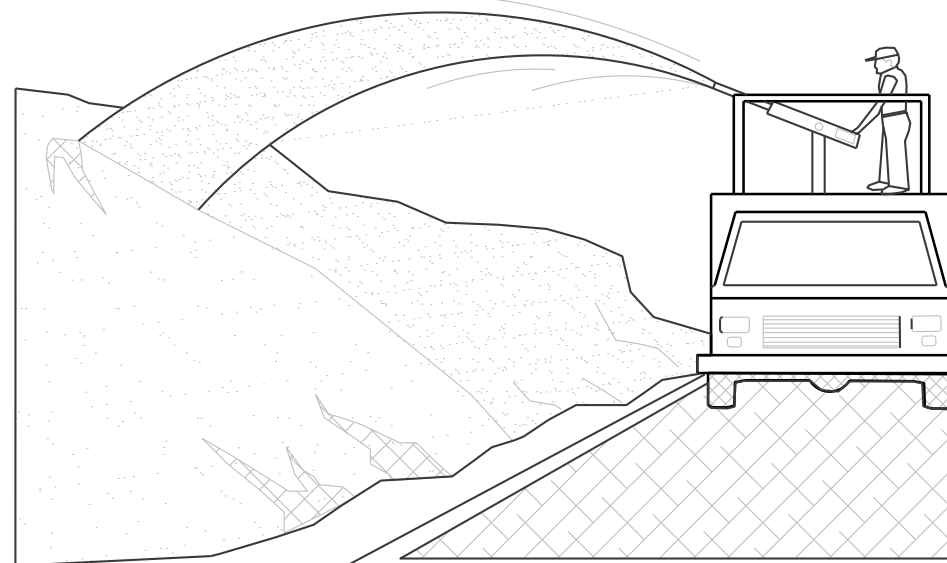


Fiber rolls may be suitable:

- Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed areas.
- At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

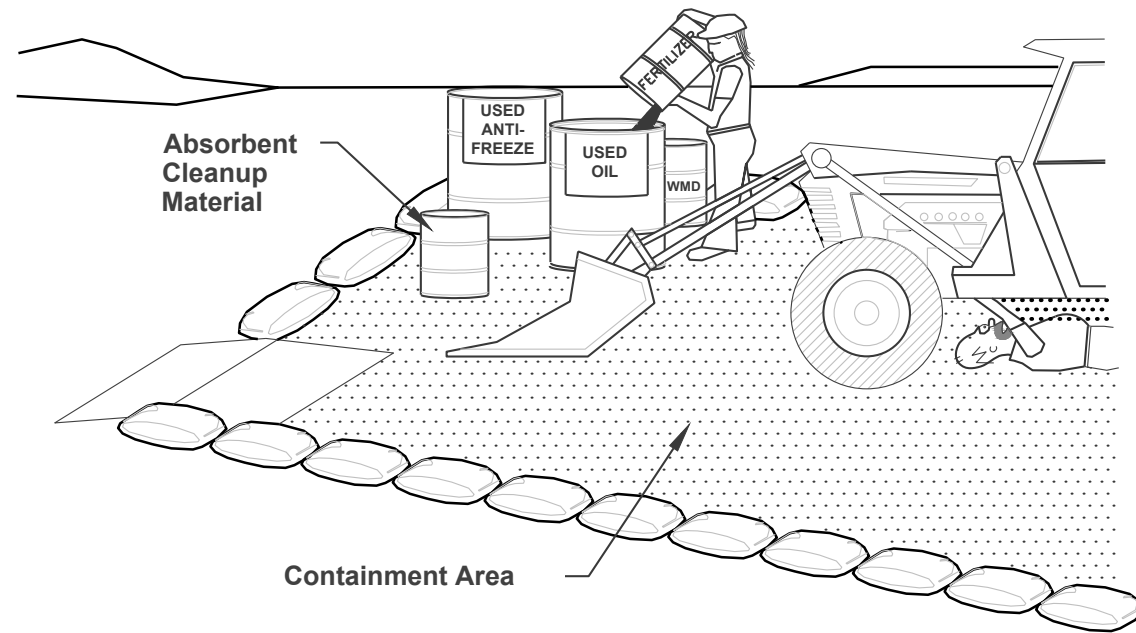


NOTES:

- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
- SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
- STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
- STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
- WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
- WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
- FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
- FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION..

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

- Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
- Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
- Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
- Legally dispose of used oils, fluids, and lubricants.
- Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums. Maintain an adequate supply of absorbent spill cleanup materials in designated area.
-

PREPARED BY:

W.O. 10601.000

RWC-LLC

ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:



DEVELOPMENT SERVICES DEPARTMENT

EROSION CONTROL DETAILS
901 CHEYENNE WAY

APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE

VERT.: NONE

DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

SHEET No. 4 OF 4

DRAWING NUMBER

PROPERTY IDENTIFICATION
PROPERTY ADDRESS
901 CHEYENNE WAY, OXNARD CA. 93033
ASSESSOR PARCEL NUMBER 221-0-063-165

PROPERTY OWNER:
SALVADOR ANGUIANO

LAND USE & MAPPING INFORMATION
BASE YEAR 2020/2021
PREVIOUS PARCEL NUMBER UNAVAILABLE
TRACT NUMBER 1570-01

LOT NUMBER WITHIN TRACT 28 C
MAP NUMBER 043MR 057

PROPERTY CHARACTERISTICS INFORMATION
ACREAGE 0.24
LOT SIZE (SQFT) 10,585

RESIDENTIAL DATA
CONSTRUCTION TYPE:
TYPE V-B
STORIES:TWO
OCCUPANCY GROUP: R-3
ZONING: R1

EXISTING RESIDENCE FIRE SPRINKLERS: NONE
NEW CONSTRUCTION ADU: NONE

CONSULTANTS:

ARCHITECTURAL:
BRIGHTSKIES DESIGN STUDIO
805-775-7001

STRUCTURAL ENGINEER:
TO BE DETERMINED

TITLE 24:
IGOR PICHKO, CEA
ENERGY CONSULT LLC
WWW.TITLE24EZ.COM

SHEET INDEX

SHEET NUMBER	SHEET NAME
E.01	PHOTOMETRIC

I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY OF OXNARD

06/05/2023

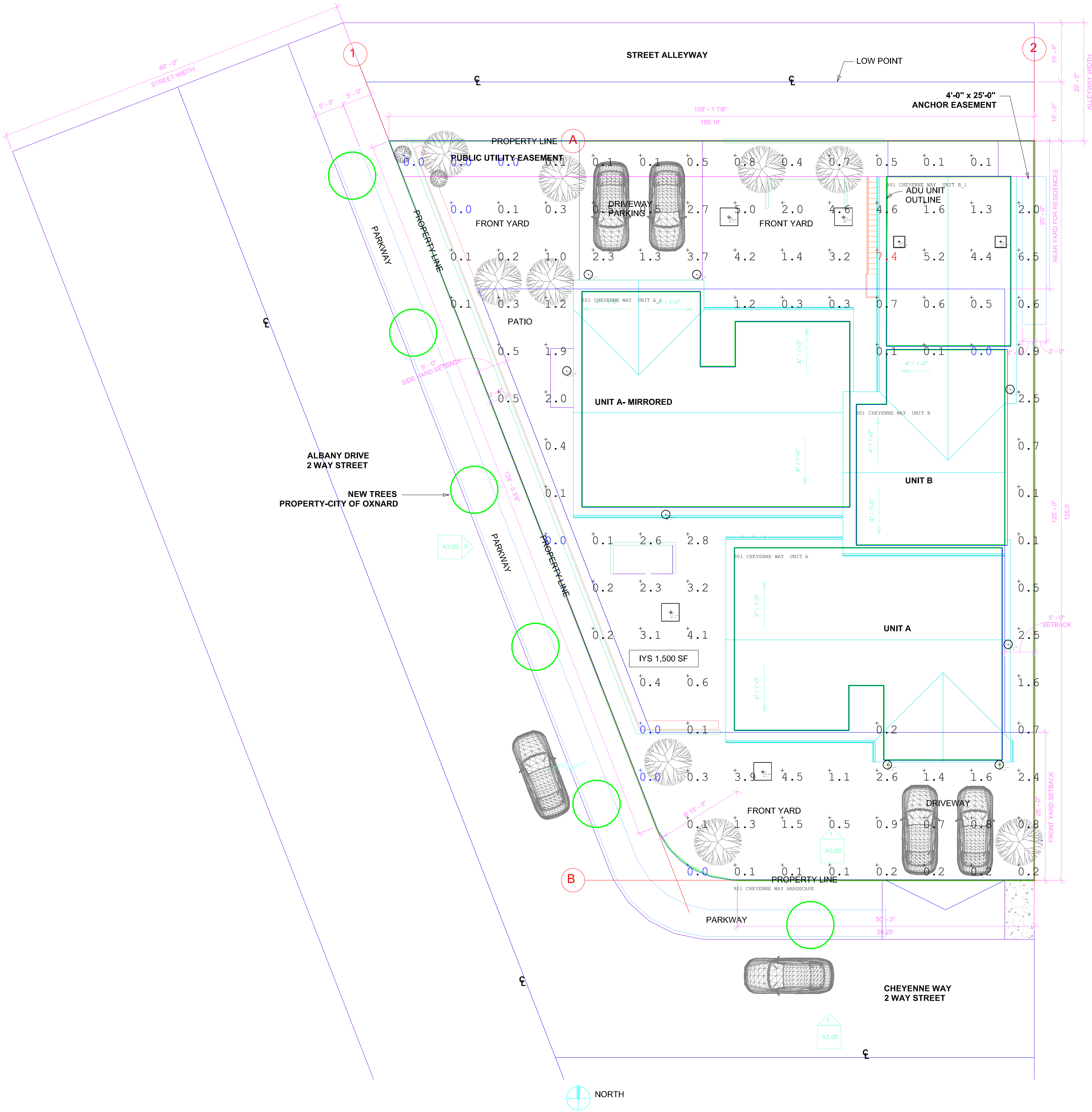
No.	Description	Date

901 CHEYENNE WAY

PHOTOMETRIC

E.01

Scale 3/32" = 1'-0"



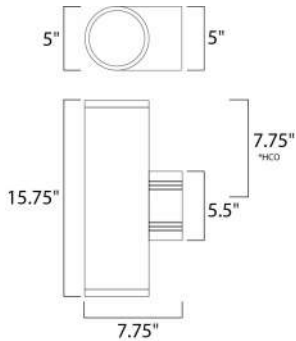
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
+	2	TYPE DNL	SINGLE	N.A.	0.850	CCT_ 2974K, CRI_ 82_0Ra
+	8	TYPE W	SINGLE	N.A.	0.850	86102
+	4	TYPE BOL	SINGLE	N.A.	0.850	BYB-PLED-CA-VSQ-M-20LED-175mA-40K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
901 CHEYENNE WAY HARDSCAPE_Planar	Illuminance	Fc	1.27	7.4	0.0	N.A.	N.A.



PRODUCT DESCRIPTION

Indirect exterior lighting not only provides illumination where you want but it also highlights the building structure for a beautiful architectural effect. Our collection of up and down lighting fixtures are available in both Architectural Bronze, Black, and Brushed Aluminum.



*height from center of outlet to the top of the fixture

MEASUREMENTS

DIMENSION : 5" W x 15.75" H x 7.75" Ext
BACK PLATE : 5" W x 5.5" H x 7.75" HCO
HANGING WEIGHT : 8.25 lb

LAMPING

INPUT VOLTAGE : 120V
LUMENS : 1,280 Rated (458 Del.)
BULB : 2 x 16W LED PCB Integrated , 32W Total
BULB INCLUDED : (Integrated)
DIMMABLE : ELV or Triac CL
CRI : 90+ CRI
COLOR_TEMP : 3000K
LIGHTING_DIRECTION : Up/Down

FINISHES OPTION

- Architectural Bronze (ABZ)
- Brushed Aluminum (AL)

MATERIAL

Aluminum + Glass

RATINGS

cETLus
Wet Location
For Outdoor



ADDITIONAL

INSTALL UP/DOWN: Any
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

PHOTOMETRIC: Report Found Online

Always consult a qualified electrician before installing any lighting product.



WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com