

RESOLUTION NO. 21-21

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RICHMOND APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO OPERATE AND ESTABLISH A RETAIL STORE GREATER THAN 3,000 SQUARE FEET IN SIZE (10,000 SF PROPOSED), INCLUDING BUILDING RENOVATIONS AND SITE IMPROVEMENTS LOCATED AT 12300 SAN PABLO AVENUE (PLN21-129)

WHEREAS, Kim Kevin and Jennifer Yu (collectively the “applicant”) request approval of a Conditional Use Permit and Design Review to operate and establish a retail store greater than 3,000 square feet in size, including building renovations and site improvements (“project”) located at 12300 San Pablo Avenue (APN: 519-200-018 and 519-200-013) (“subject site”); and

WHEREAS, the Conditional Use Permit and Design Review Permit are subject to the provisions of Section 15.04.806 and 15.04.805 of the Richmond Zoning Ordinance respectively; and

WHEREAS, the proposed project is categorically exempt under Section 15301 and 15332 of the California Environmental Quality Act (CEQA) consisting of projects involving minor alterations to existing commercial structures and facilities that will not result in an increase in floor area and infill development projects of less than 5 acres surrounded by urban uses; and

WHEREAS, on August 25 and September 22, 2021, the Design Review Board held a public hearing and voted to recommend approval of the design of the proposed project to the Planning Commission; and

WHEREAS, the Planning Commission has reviewed the proposed project for conformance with the provisions of Section 15.04.806 and 15.04.805 of the Richmond Zoning Ordinance related to Conditional Use Permits and Design Review, respectively, as well as all other applicable regulations of the Richmond Municipal Code; and

WHEREAS, on November 4, December 2, 2021, and January 6, 2022, the Planning Commission conducted a properly noticed public hearing pursuant to California Government Code Section 65090 and duly considered all written and verbal testimony presented before or during the hearing, including the staff reports dated November 4, December 2, 2021, and January 6, 2022; and

WHEREAS, on the basis of the application, plans, materials, and testimony received at or before the public hearing, the Planning Commission makes the following findings with statements of fact in support of the findings required by Section 15.04.806.040 of the Richmond Zoning Ordinance for approval of a Conditional Use Permit:

1. **The location of the proposed conditional use is in accordance with the General Plan and any applicable specific plan and the land use designations for the project site.**

Statement of Fact: *Criterion Satisfied.* The proposed project complies with all applicable development standards for the Medium-Intensity Mixed-Use General Plan designation of the subject property. This land use classification is intended to enable local-serving retail uses as proposed by the applicant. The project is also consistent with the General Plan Land Use Goal LU-A and Land Use Policy LU-I as the proposed project will result in an improved urban environment and will provide local-serving commercial activities near residential areas.

2. **The location, size, design, and operating characteristics of the proposed use will be compatible with and will not be adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

Statement of Fact: *Criterion Satisfied.* The proposed use is compatible with and will not infringe upon the character of the surrounding neighborhood. The project includes conditions of approval that will further enhance the appearance of the property. The project complies with the development standards of the CM-4, Commercial Mixed-Use District, including setbacks, floor area ratio, and parking requirements. It will complement the existing array of land uses in the area and the project as designed incorporates measures to reduce any potential adverse impacts to the surrounding area. The conditions of approval further ensure the operations are compatible with surrounding uses. The proposal will fulfill an important need to enhance commercial activity on a property and existing commercial building that has been vacant for several years.

3. **The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.**

Statement of Fact: *Criterion Satisfied.* The subject site is located in the CM-4, Commercial Mixed Use (Community Nodes and Gateways) Zoning District, and the proposed retail store is conditionally allowed in this district to ensure operations are compatible with surrounding uses. Given that conditions of approval will be incorporated, the proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.

4. **The proposed use complies with all applicable provisions of Article XV.**

Statement of Fact: *Criterion Satisfied.* The proposed project complies with all applicable provisions of Article XV. The zoning district of the site, CM-4, Commercial Mixed Use (Community Nodes and Gateways) enables local-serving retail uses as proposed by the applicant with approval of a Conditional Use Permit. All applicable development standards, such as parking, setbacks, building height, floor area ratio (FAR), landscaping are met.

5. **The site of the proposed use is adequately served by highways, streets, and other public service facilities and services.**

Statement of Fact: *Criterion Satisfied.* The subject site is located in an urbanized area with adequate street and highway access and public service facilities, including utilities.

WHEREAS, on the basis of the application, plans, materials, and testimony received at or before the public hearing, the Planning Commission makes the following findings with supporting statements of fact required by Section 15.04.805.050 of the Richmond Zoning Ordinance for approval of a Design Review application, regarding the project's consistency with:

A. The General Plan and any applicable specific plans;

Staff Statement: *Criterion Satisfied.* The proposed project complies with all applicable development standards for the Medium-Intensity Mixed-Use General Plan designation of the subject property. This land use classification is intended to enable local-serving retail uses as proposed by the applicant. The project is also consistent with the General Plan Land Use Goal LU-A and Land Use Policy LU-I as the proposed project will result in an improved urban environment and will provide local-serving commercial activities near residential areas.

B. Any applicable design guidelines;

Staff Statement: *Criterion Satisfied.* There are no applicable design guidelines in this neighborhood.

C. Any approved tentative map, Use Permit, Variance, or other planning or zoning approval that the project required; and

Staff Statement: *Criterion Conditionally Satisfied.* The project requires a Conditional Use Permit, which must be approved by the Planning Commission. The proposed conditions of approval will ensure the operations are compatible with surrounding uses. D. The design review criteria in Section 15.04.805.040.

The project must satisfy these criteria to the extent they apply.	Criteria Met?
A. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, reflects design integrity and the relationship of form and function in a coherent manner.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
B. The project design evidences a sense of place; does not overwhelm or adversely impact adjoining properties; and respects prevailing setbacks and the scale and heights of neighboring buildings and how they relate to the street.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
C. The project's design elements, materials, signage, and landscaping are internally consistent, fully integrated with one another, and applied in a manner that is visually consistent with the proposed architectural design.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
D. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
E. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
F. Landscaping is designed to be compatible with and enhance the architectural character of the buildings on site. Proposed planting materials avoid conflicts with views, lighting, and signage.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Staff Statement (A to C, and F): Criterion Satisfied. In context of the surrounding area, the proposed development would enhance the integrity and aesthetic quality of the area. Overall, the project updates the appearance of an existing commercial property that has been vacant for several years. The proposed design modifications and landscaping will be harmonious with the site and surrounding properties.

Staff Statement (D and E): Criterion Conditionally Satisfied. Condition of approval No.3 will ensure lighting and lighting fixtures are designed to avoid creating glare. The proposed building design supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission does hereby approve a Conditional Use Permit and Design Review (PLN21-129), subject to the following conditions of approval:

1. Development is to be constructed in compliance with the Project Plans in **Exhibit C**, attached, submitted to and dated December 28, 2021, by the Planning Department. Any modifications shall be reviewed by the Zoning Administrator who shall determine whether the modification requires additional approval.
2. All Design Review conditions of approval shall be printed on the informational page of the final construction plans submitted for building permits, along with annotations by the applicant of where the conditions have been met on the drawings. All conditions of approval shall be on all grading and construction plans, which shall be kept on the project site at all times. It is the responsibility of the building developer to ensure that the project contractor and construction crew is aware of and adheres to all conditions of approval.
3. Lighting installed throughout the site shall consist of pedestrian-friendly lighting at a height that is human scale. Lighting shall also be consistent with International Dark-Sky Association guidelines and include any shielding necessary to limit the amount of light spill over to residential areas. Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct light is confined to the property and is satisfactory to the Zoning Administrator or his/her designee. Fixtures shall be appropriate to the style and scale of the architecture. The top of the fixture shall not exceed the height of the parapet or roof or eave of roof. No lights shall be greater than 3,000K LED and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof. All parking lot fixtures and, on the building, shall be shielded and directed downward so that no light trespasses onto adjacent residential properties, including, if needed, by also using bollard lights and other lower or directed lighting fixture. Total lumens shall be provided on plan sheet E.10.
4. Failure to abide and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Planning Commission.

5. Planning Commission approval shall expire two years from the date of final approval, unless made permanent by the issuance of building permits and the commencement of construction. If the use(s) or structure(s) approved by this action is not established within such period of time, this approval shall be terminated and shall, thereafter, be null and void, unless the applicant or owner applies for an extension of time prior to expiration of the Planning Commission approval. Extensions of time may be approved by the Zoning Administrator.
6. The applicant agrees, on behalf of himself, his successor in interest and assigns, to defend, indemnify, and hold harmless the City, its Council, Planning Commission, Design Review Board, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to acts or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant or City. If applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.
7. The applicant shall obtain an encroachment permit from the City of Richmond Public Services/Engineering Department for all work within the public right-of-way. All curb, gutter, and sidewalk replacement shall conform to City of Richmond standards. Should any infrastructure be damaged or destroyed as a result of the construction of the project, the applicant shall be responsible for returning the infrastructure to an acceptable condition as determined by the City of Richmond Public Works Director.
8. Any relocation of existing improvements or public utilities shall be accomplished under the direction of the City or impacted utility company's requirement at no expense to the City or utility company.
9. No green stripe shall be located on the East Elevation of the building facing McLaughlin Street.
10. The Dollar Tree Sign proposed on Barrett Avenue shall be located closer to the corner at San Pablo Avenue as shown on the plans dated December 28, 2021 and shall not be internally illuminated.

11. Applicant to plant one additional street tree on Barrett Avenue, between existing street trees and San Pablo Avenue. The tree species shall be Tristania trees, which match the existing street trees along San Pablo Avenue and the southside of Barrett Avenue.
12. The window film shall be designed to be consistent with the style depicted in the attachment showing-Works Progress Administration era art and reflecting Richmond's history, which was prepared by a local artist. The window film shall include color and shall be opaque enough to hide the shelving units that are inside the store in front of the windows. Final design of the window film shall be subject to approval by the Community Development Director prior to issuance of certificates of occupancy (**Exhibit A**).
13. Hedge species shall be either Pittosporum or Potocarpus planting spaced to form hedge or screen buffer to the neighboring properties located to the north.
14. All trees in the parking area shall be 36-inch box in lieu of 24-inch.
15. All trees in the rear of the property (east) shall be:
 - One row of 15-gallon trees to match street trees.
 - One row of 15-gallon evergreen trees adjacent to the building in middle of 10-foot setback.
16. Guard railing on the second exit shall be more of a residential scale per **Exhibit B**.
17. The parking lot shall provide bicycle racks.
18. A right turn only sign shall be installed at the driveway exit on San Pablo Avenue.
19. All deliveries by Dollar Tree distribution trucks to the store shall arrive no earlier than 7:00 a.m. and no later than 9:00 p.m. Dollar Tree distribution trucks shall turn off engines during unloading.
20. The store hours shall be between 9:00 a.m. to 9:00 p.m., with seasonal adjustments allowed for the holidays.
21. All sales operations related to the store shall be conducted wholly inside the building located on the premises. All doors shall remain closed during operations to minimize any noise impacts on the abutting residential neighborhood.
22. The parking area and the sidewalks shall be kept clean, including removal of litter and graffiti. The applicant shall provide for parking lot sweeping twice a month. The applicant shall post at all building exits and entrances "No Loitering" signs in lettering two inches or larger, in English and in Spanish. Additionally, the applicant shall post such signs on all sides of the building. Landscaping and existing trees on and adjacent to the property shall be maintained in a healthy and attractive condition.

23. The exterior of the premise, including those adjacent to public sidewalks, shall be illuminated during all hours of darkness when the premises are open for business. Illumination shall be shielded to prevent light spill and glare to adjoining properties.
24. Pursuant to Section 15.04.803.130 of the Richmond Zoning Ordinance, this Conditional Use Permit may be revoked after the required notice and hearing, if the exercise of rights granted by the Conditional Use Permit ceases to exist or has been voluntarily suspended for one (1) year or more. The use may not be resumed if the Conditional Use Permit is revoked unless a new application for Conditional Use Permit is submitted and approved by the Planning Commission.
25. The applicant shall construct a new 8-foot-tall wooden construction fence along the rear of the parking lot where the parking lot abuts residential properties to provide residences with additional privacy and security. Applicant shall coordinate construction of new fencing with adjacent neighbors.
26. The applicant shall construct a new 8-foot-tall wooden construction fence along the loading zone, with landscaping hedge along the fence as provided in Condition 13, as shown in the Project Plans dated December 28, 2021. An acoustic absorbent material shall be installed along the portion of this loading zone fence opposite to the loading dock to further reduce potential noise.
27. As shown in the attached plans dated December 28, 2021, the trash enclosure shall be located in the north-west portion of the parking lot. The City shall request that Republic Services, in consultation with Applicant and Dollar Tree, schedule refuse pick-up at the Project site to occur after 9:00 a.m. to avoid noise to neighboring residences and avoid conflicts with delivery times.
28. The Applicant and Dollar Tree shall consult with the Richmond Crime Prevention Manager to complete a site visit for a CPTED review prior to issuance of certificates of occupancy. As shown on the Project Plans dated December 28, 2021, either large planters or bollards shall be constructed at the main entrance to the building and the parking stall in front of the entrance shall be marked as loading only.
29. Applicant shall work with the City to install a local traffic only sign at San Pablo and Roosevelt Avenue, subject to review and approval by the Director of Public Works. Installation of the sign shall be pursued diligently but shall not be a condition of obtaining the certificate of occupancy for the use.
30. A hedge of Viburnum tinus 'Spring Bouquet' Shrubs (6' tall x 5' wide) shall be provided between the sidewalk and the trash enclosure to provide additional screening.
31. As provided in the Project Plans dated December 28, 2021, the signage lettering on the San Pablo building frontage shall not exceed 28" in height.

I **CERTIFY**, that the foregoing resolution was adopted by the Planning Commission of the City of Richmond, California, at a regular meeting held on January 6, 2022.

AYES: Chair Tucker, Commissioners Agarwal, Harrison, Soofani, and Brubaker

NOES:

ABSTENTIONS:

ABSENT: Commissioners Huang and Loy

David A Tucker

DAVID TUCKER
CHAIR, RICHMOND PLANNING COMMISSION

Approved as to form:



JAMES ATENCIO
SENIOR ASSISTANT CITY ATTORNEY

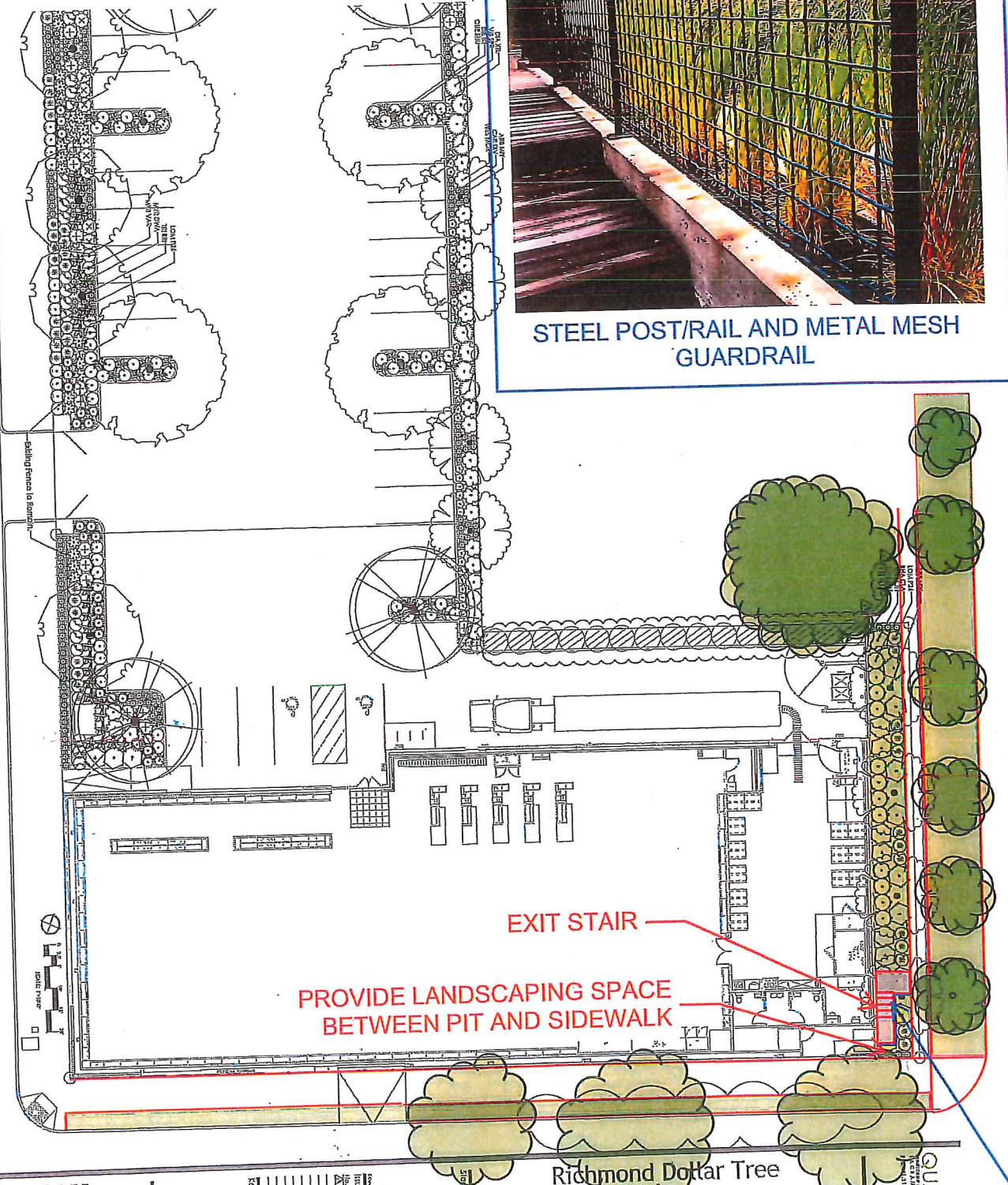
Exhibit A: Schematic for Condition of Approval No.12
Exhibit B: Schematic for Condition of Approval No.16
Exhibit C: Project Plans

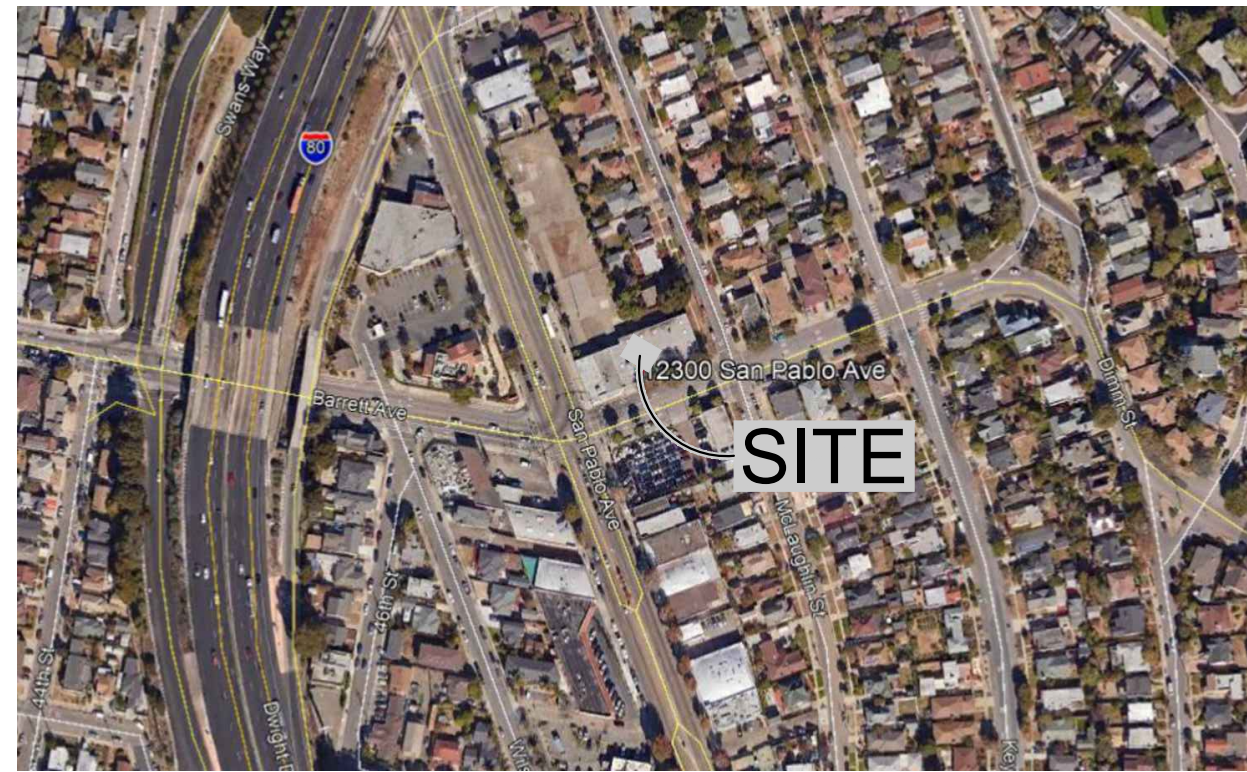
Exhibit A



Exhibit B

CONDITION OF APPROVAL No16





2 Vicinity Map
N.T.S.

Project Data

PROJECT DESCRIPTION:
CONDITIONAL USE PERMIT FOR FUTURE DOLLAR TREE STORE.

SCOPE OF WORK:
FUTURE TENANT IMPROVEMENT WILL INCLUDE...
REORGANIZATION OF PARKING LOT WITH LIGHTING
ADDITION OF TRASH ENCLOSURE
DEMOLITION OF INTERIOR MEZZANINE
DEMOLITION OF A PORTION OF THE ROOF AND WEST WALLS
REPLACING ROOF AND WEST WALL TO PROVIDE STRUCTURAL STABILITY
REMODEL OF BUILDING INTERIOR FOR DOLLAR TREE STORE
REDESIGN OF RAMP ON NORTH SIDE AT FRONT OF STORE
ADDITION OF SECOND MEANS OF EGRESS AT EAST ELEVATION

PROJECT ADDRESS:
12300 SAN PABLO AVE, RICHMOND, CALIFORNIA 97053

APN: 519-200-018-9

ZONE: CM-4

GENERAL PLAN DESIGNATION:
EXISTING USE: AUTO/VEHICLE SALES SERVICES
PROPOSED USE: GENERAL RETAIL, SMALL SCALE

AREAS:
EXISTING GROUND FLOOR (NO PROPOSED CHANGE): 13,383 S.F.
EXISTING MEZZANINE (TO BE REMOVED): 1,656 S.F.

HEIGHT:
EXISTING BUILDING HEIGHT: 18'-3"

LOT COVERAGE:
EXISTING: 91.3%
PROPOSED: 73.1%

PARKING:
ESTIMATED PER TABLE 15.04.607.040
RETAIL 60,000 S.F. OR LESS: 3 PER 1,000 GROSS S.F. = 41 SPACES
MINIMUM REQUIRED, 33% LESS THAN ESTIMATED = 28
PROPOSED SPACES TO BE PROVIDED: 30

BICYCLE PARKING:
RETAIL SALES, SHORT TERM CLASS 2 SPACES: 1 PER 5,000 S.F. = 3
RETAIL SALES, LONG TERM CLASS 1 SPACES: 1 PER 5,000 S.F. = 3
PROPOSED BICYCLE PARKING TO BE PROVIDED: 6

OWNER:
JK KIM LLC.
569 HIGH ST., OAKLAND, CALIFORNIA 94601
(510) 418-3584

BUILDER:
B.DAVIS, INC.
1441-A TERMINAL AVE., SAN JOSE, CALIFORNIA 95112
(408) 436-4800

BUILDING DEPARTMENT:
CITY OF RICHMOND, PLANNING DIVISION
450 CIVIC CENTER PLAZA, RICHMOND, CA 94804
(510) 620-6706

Sheet Index

- A1.0 COVER SHEET, SITE / FLOOR PLAN
- A1.2 PROPOSED DOLLAR TREE FLOOR PLAN
- A1.3 PROPOSED DOLLAR TREE ROOF PLAN
- A2.1 EXISTING ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A2.3 TRASH ENCLOSURE, EGRESS
- A3.0 CONCEPTUAL RENDERINGS - COLORS

C2.1 SITE PLAN

- L1.00 IRRIGATION NOTES & SCHEDULES
- L1.01 IRRIGATION PLAN
- L1.02 IRRIGATION DETAILS
- L1.03 IRRIGATION DETAILS
- L2.00 PLANTING NOTES & SCHEDULES
- L2.01 PLANTING PLAN & LEGEND
- L2.02 PLANTING SCHEDULE, NOTES & DETAILS
- L3.0 PLANTING SPECIFICATIONS
- L3.1 IRRIGATION SPECIFICATIONS

- E0.1 SYMBOLS, NOTES, FIXTURE SCHEDULE
- E1.0 SITE PLAN - PHOTOMETRIC

TOPOGRAPHIC MAP

Exhibit C

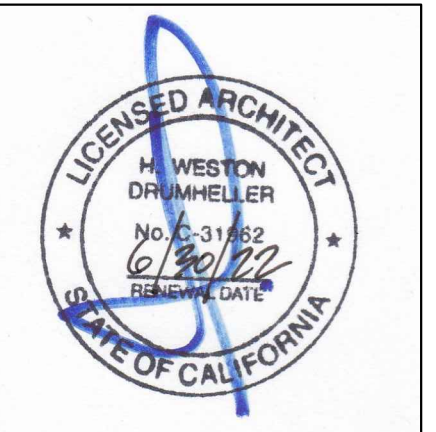
ARCHITECT

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NOT FOR
CONSTRUCTION
PURPOSES

CONDITIONAL USE PERMIT
12300 SAN PABLO AVE.
RICHMOND, CALIFORNIA
APN: 519200013 & 519200018
COVER SHEET, SITE/FLOOR PLAN

STAMP & SIGNATURE

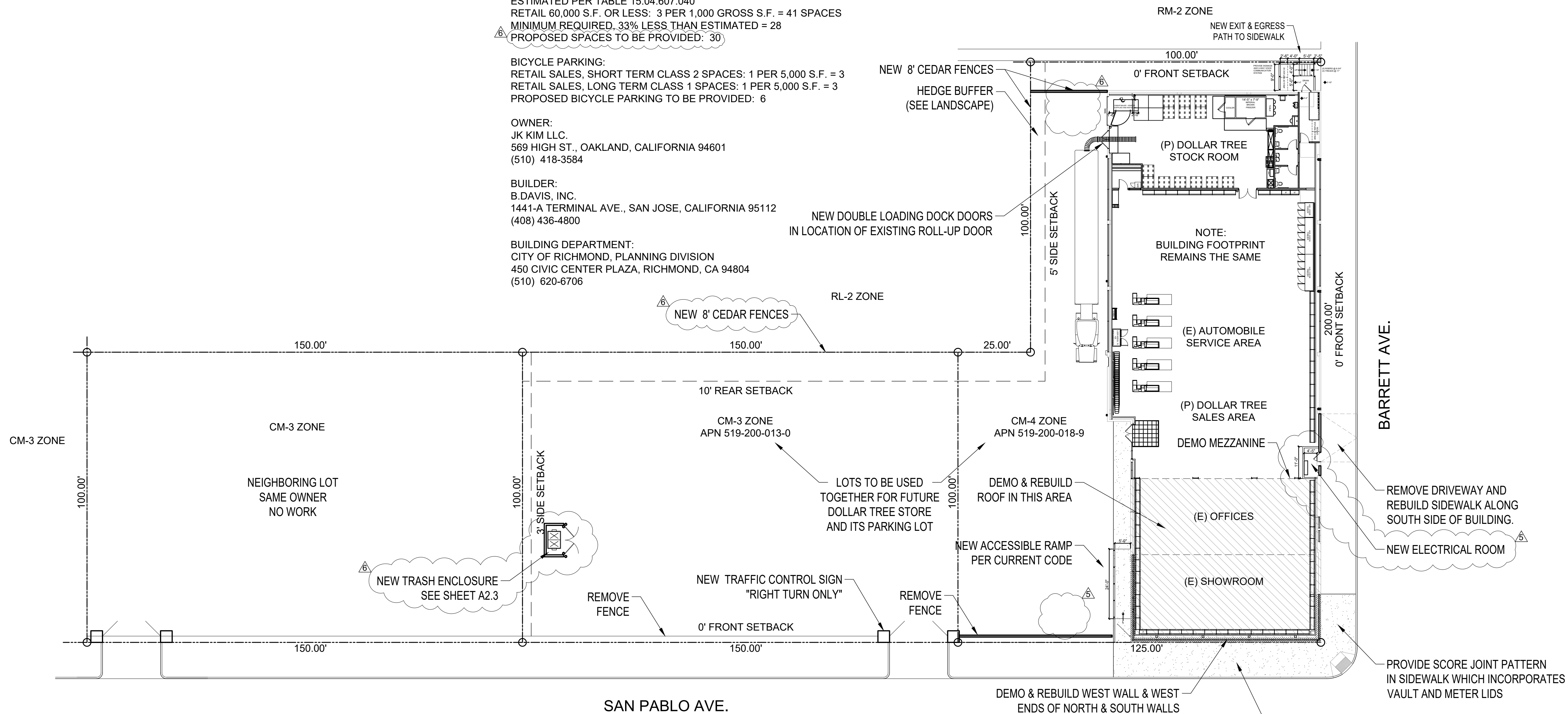


03/11/21 CONDITIONAL USE PERMIT

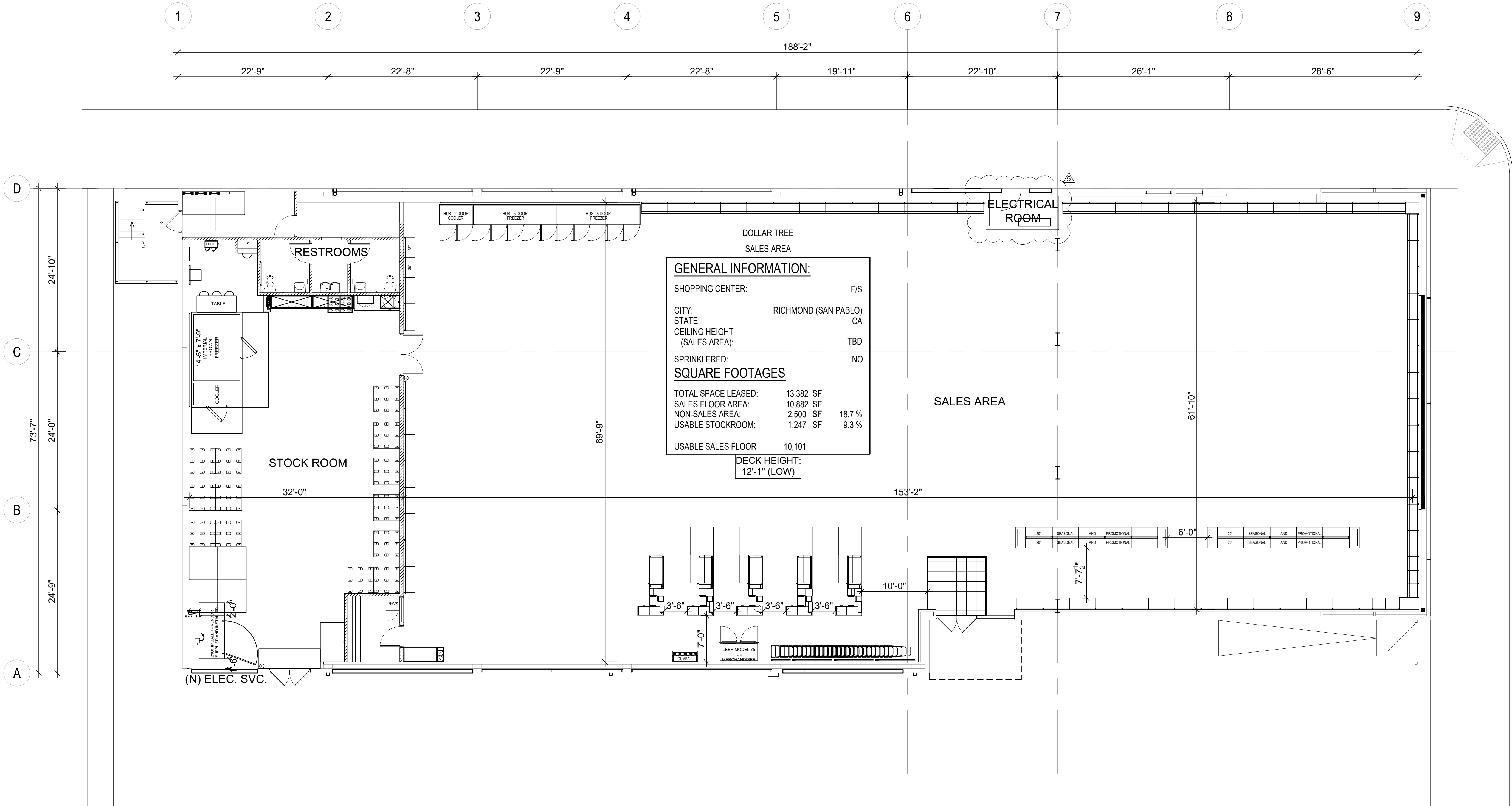
REVISIONS	
10/19/21	REVISIONS PER AND SINCE DRB APPROVAL
12/16/21	REVISIONS PER AND SINCE DRB APPROVAL

PROJECT NUMBER: H20015
ISSUE DATE: 12/28/21
SCALE: AS NOTED
PLOT SCALE: 1:1
DRAWN BY:
SHEET NUMBER:

A1.0



1 Site Plan & Existing Parking Lot
1" = 20'



GENERAL INFORMATION:			
SHOPPING CENTER:		F/S	
CITY:	RICHMOND (SAN PABLO)		
STATE:	CA		
CEILING HEIGHT (SALES AREA):			TBD
SPRINKLERED:		NO	
SQUARE FOOTAGES			
TOTAL SPACE LEASED:	13,382	SF	
SALES FLOOR AREA:	10,882	SF	
NON-SALES AREA:	2,500	SF	18.7 %
USABLE STOCKROOM:	1,247	SF	9.3 %
USABLE SALES FLOOR		10,101	

DECK HEIGHT:
12'-1" (LOW)

1 Proposed Dollar Tree Floor Plan
1/8" = 1'



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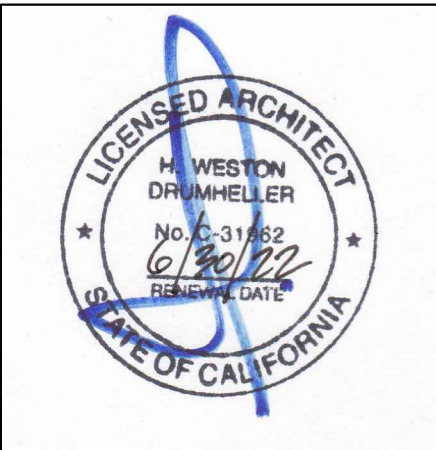
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CONDITIONAL USE PERMIT

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DOLLAR TREE FLOOR PLAN

STAMP & SIGNATURE

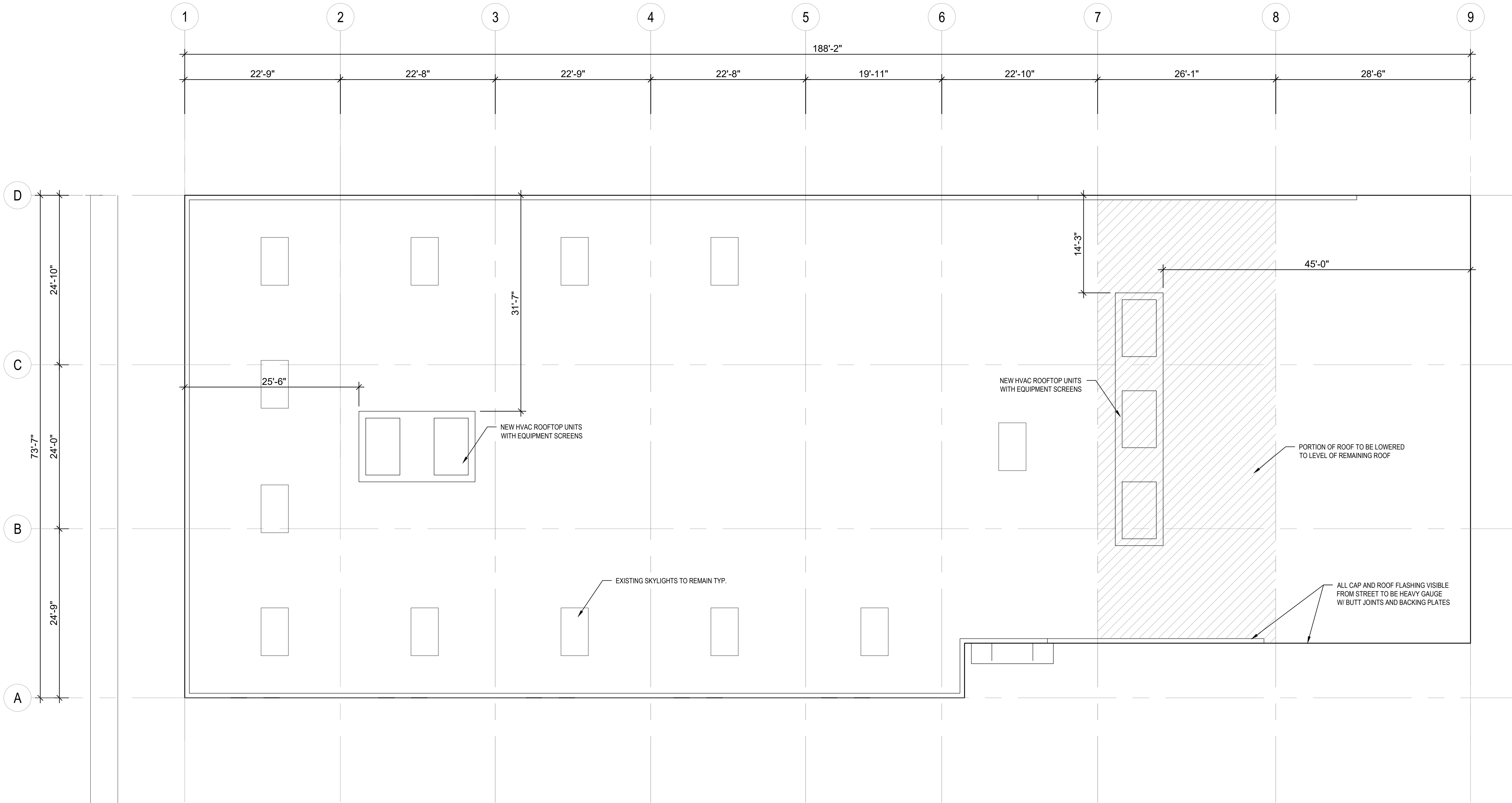


03/11/21 CONDITIONAL USE PERMIT

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SHEET NUMBER:

A1.2



1 Proposed Dollar Tree Roof Plan
1/8" = 1'



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CONDITIONAL USE PERMIT

12300 SAN PABLO AVE.
RICHMOND, CALIFORNIA
APN: 519200013 & 519200018

DOLLAR TREE ROOF PLAN

STAMP & SIGNATURE



03/11/21 CONDITIONAL USE PERMIT

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EXISTING ELEVATIONS

STAMP & SIGNATURE



03/11/21 CONDITIONAL USE PERMIT

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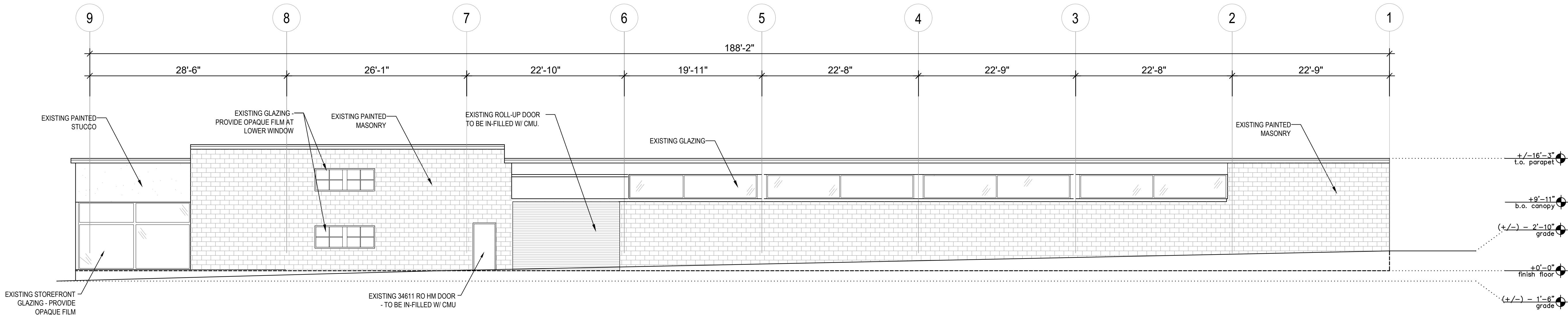
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PLOT SCALE: 1:1

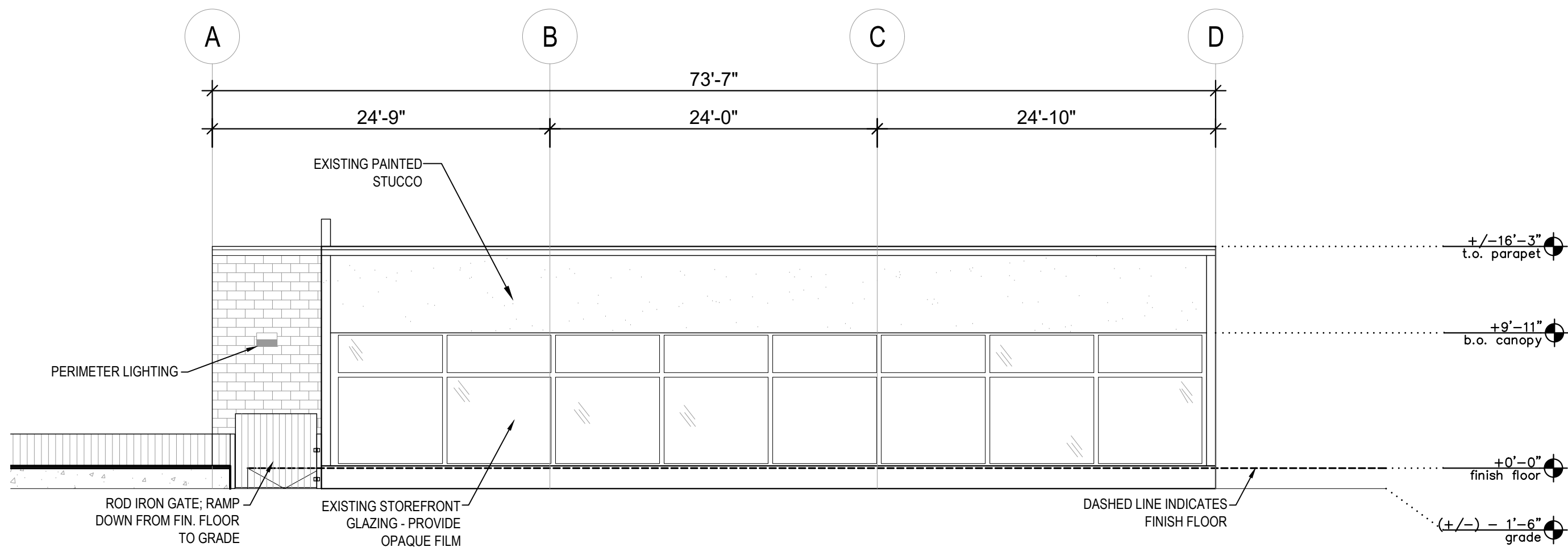
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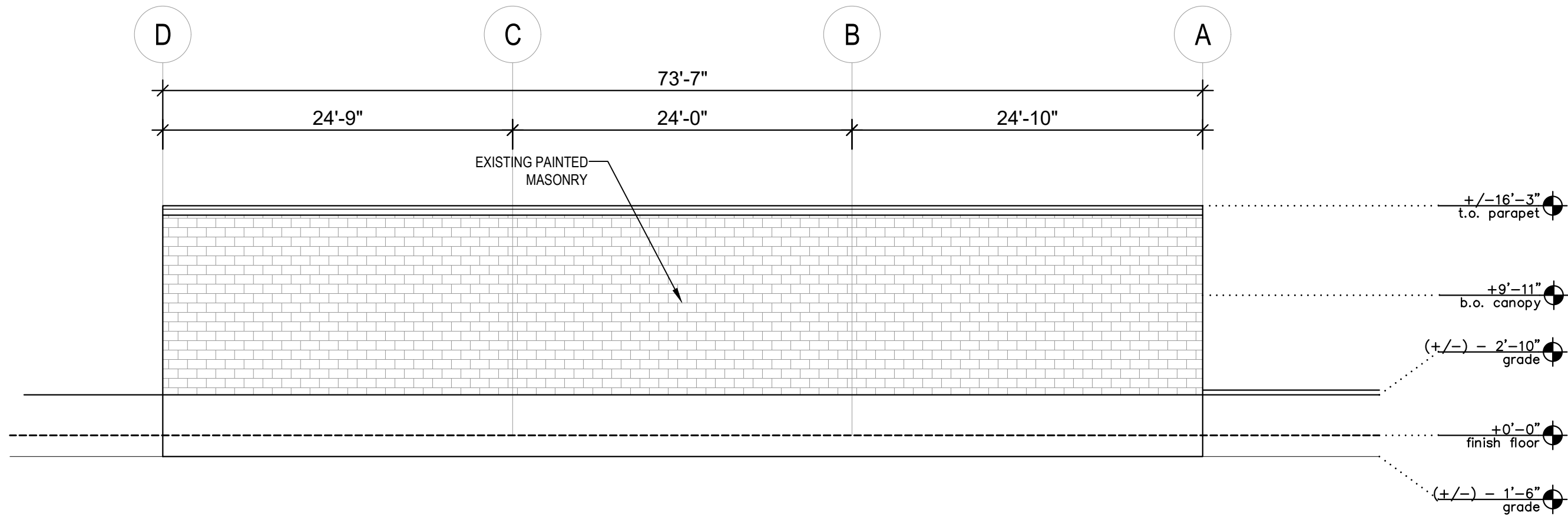
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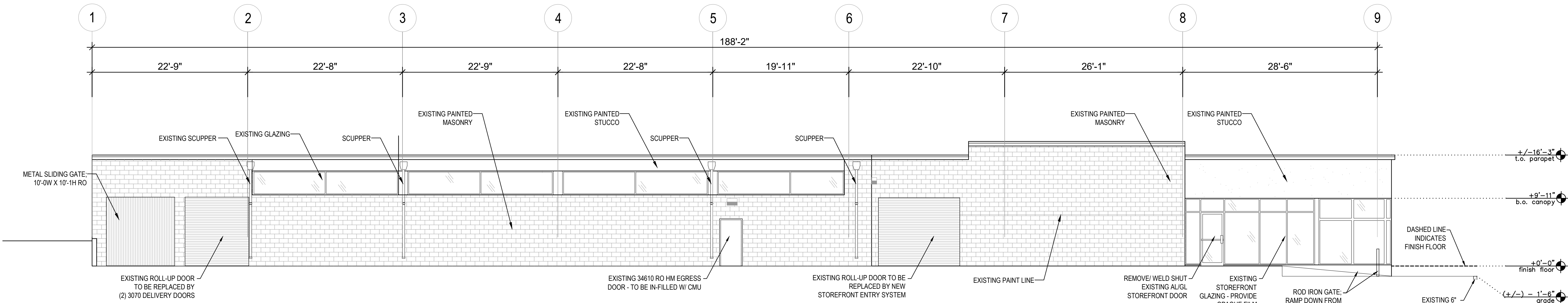
4 Existing South Elevation
1/8" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



2 Existing East Elevation
1/8" = 1'-0"



1 Existing North Elevation
1/8" = 1'-0"

ARCHITECT

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CONDITIONAL USE PERMIT

12300 SAN PABLO AVE.
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APN: 519200013 & 519200018

PROPOSED ELEVATIONS

STAMP & SIGNATURE

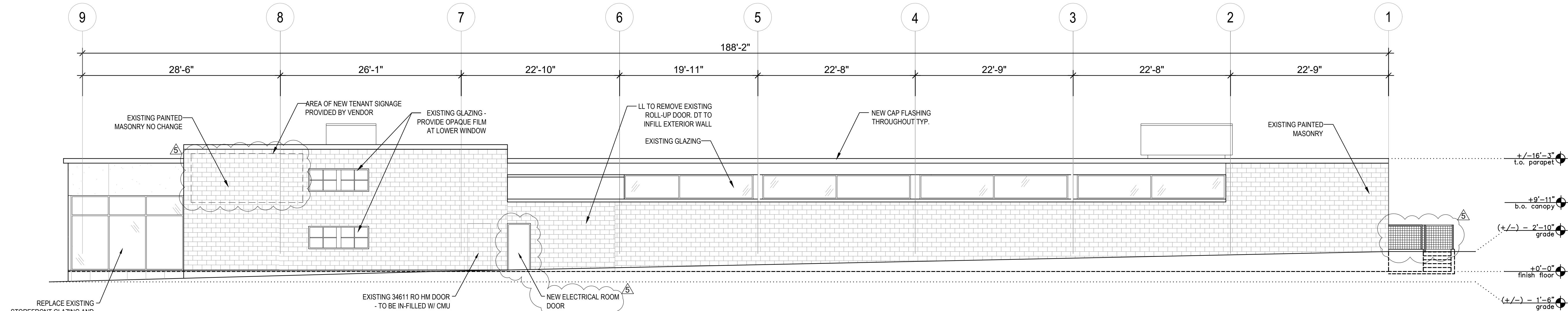


03/11/21 CONDITIONAL USE PERMIT

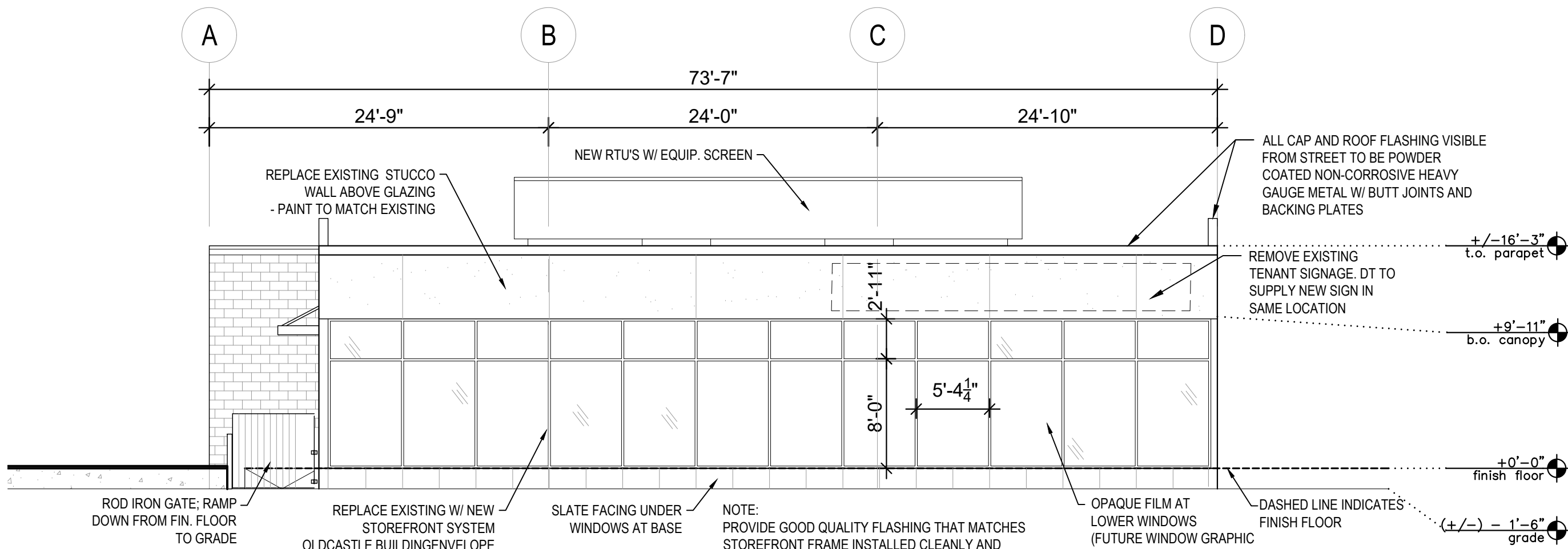
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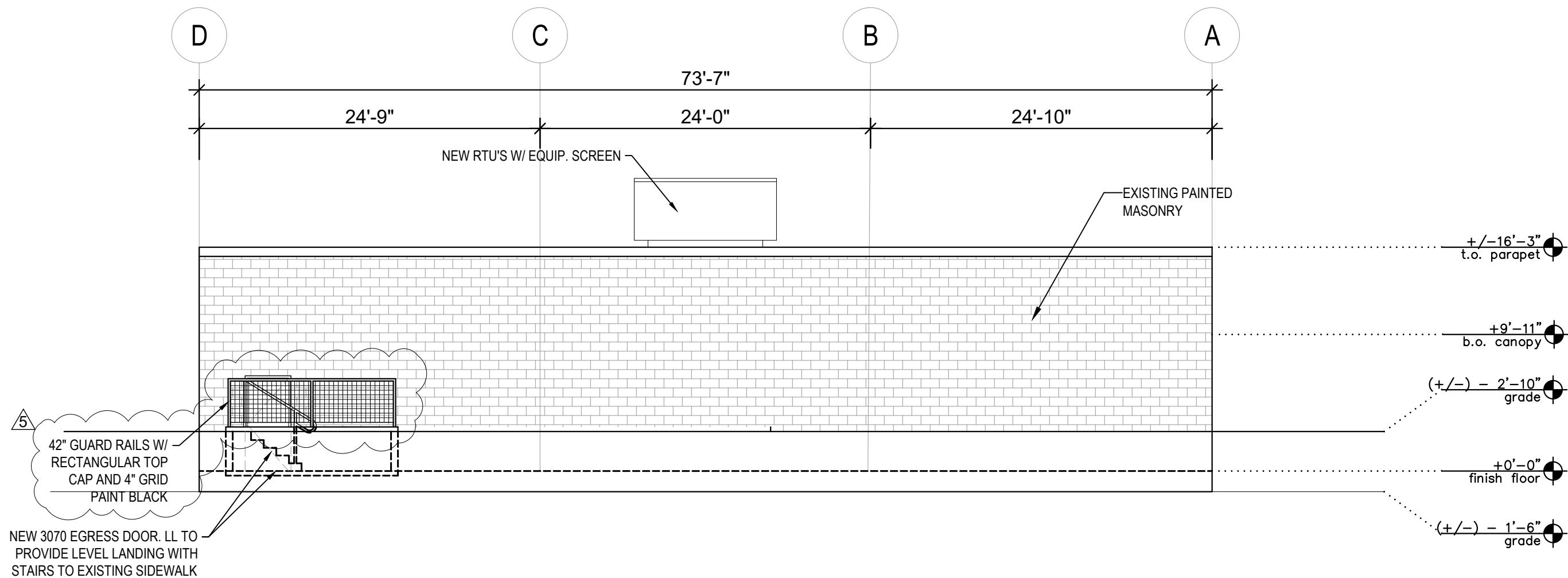
A2.2



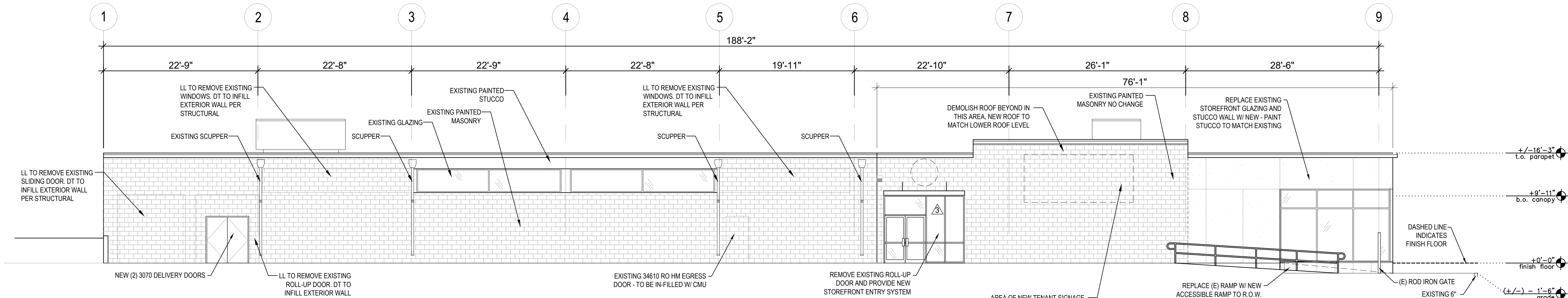
4 Proposed South Elevation
1/8" = 1'-0"



3 Proposed West Elevation
1/8" = 1'-0"

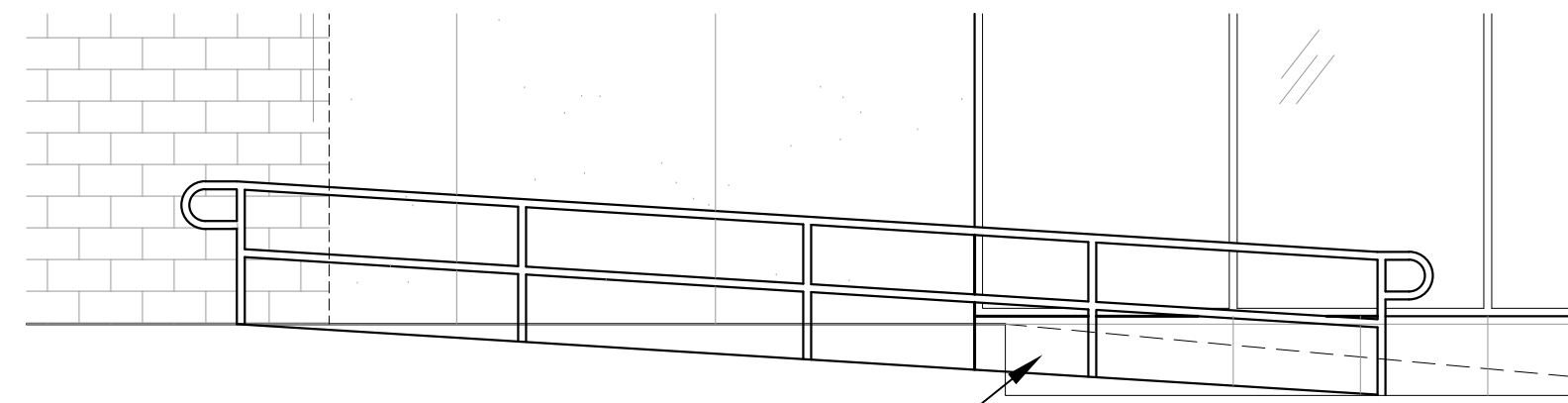


2 Proposed East Elevation
1/8" = 1'-0"



NOTE:
ILLUMINATED 'DOLLAR TREE' SIGNS ARE ON
AUTOMATIC TIMERS, TURN ON 1/2 HOUR BEFORE
OPENING AND OFF 1/2 HOUR AFTER CLOSE

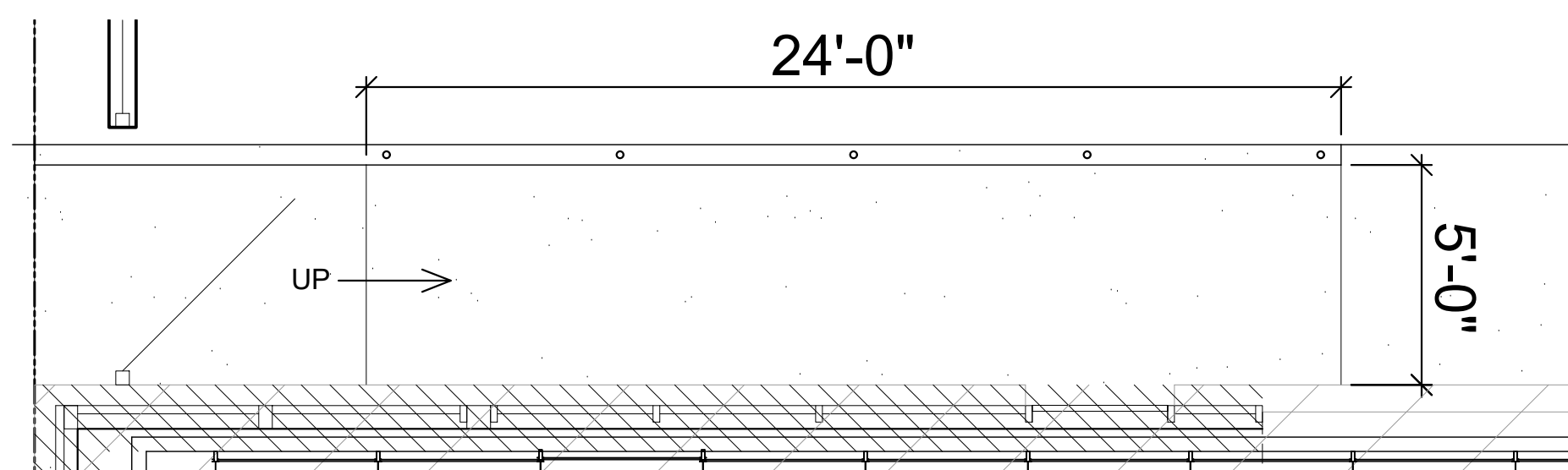
1 Proposed North Elevation
1/8" = 1'-0"



REPLACE (E) RAMP W/ NEW
ACCESSIBLE RAMP TO R.O.W.
1:12 MAXIMUM SLOPE

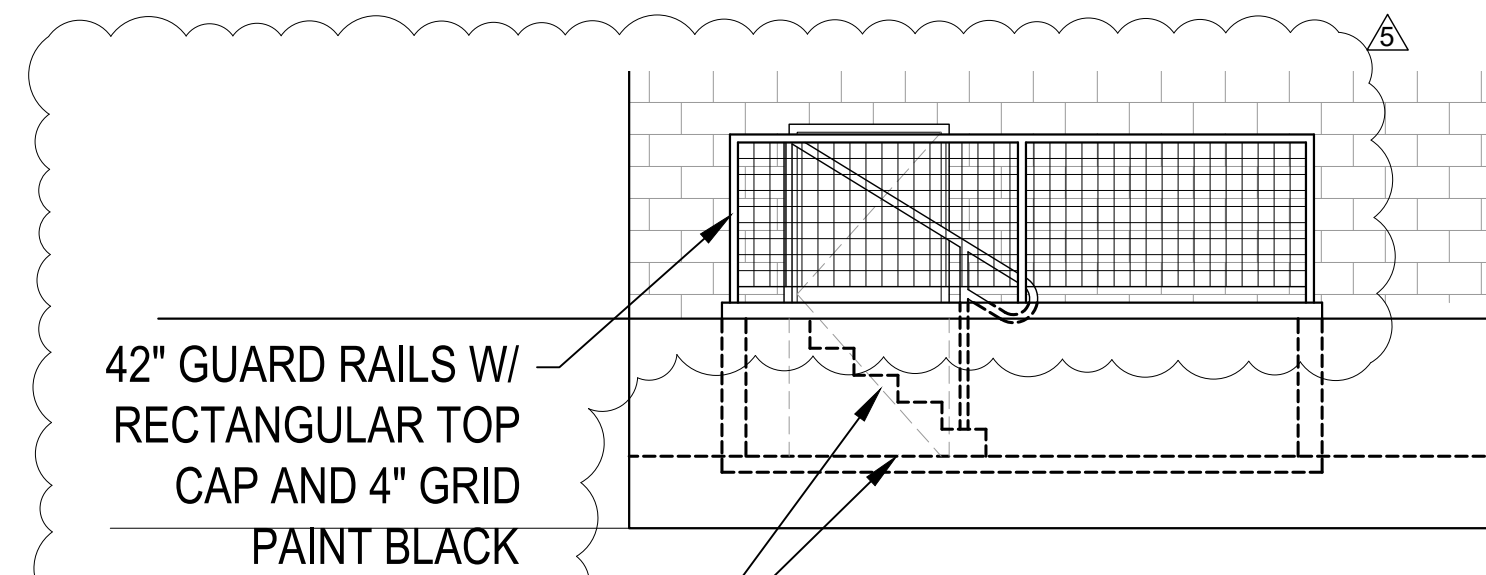
6 Proposed North Acc. Ramp Elevation

1/4" = 1'-0"



5 Proposed North Acc. Ramp Plan

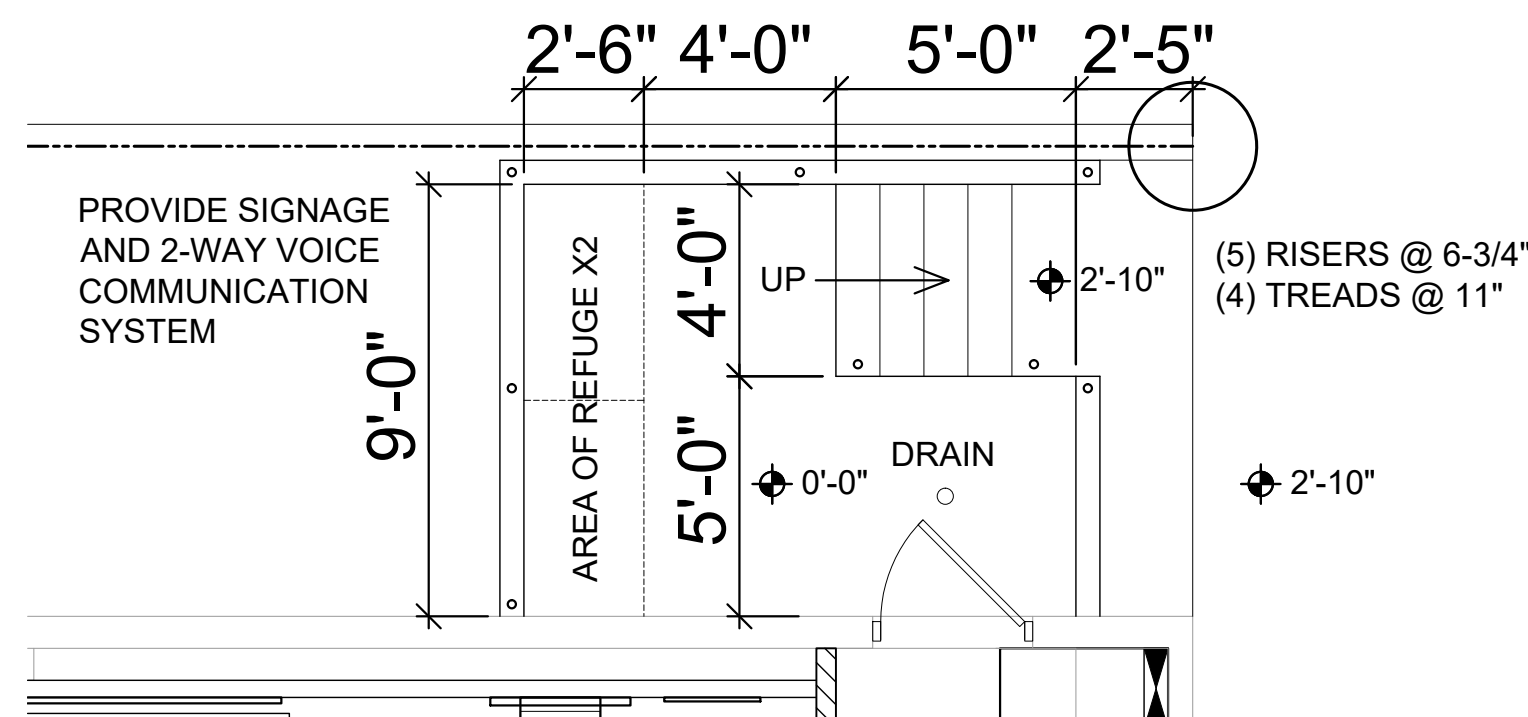
1/4" = 1'-0"



NEW 3070 EGRESS DOOR, LL TO
PROVIDE LEVEL LANDING WITH
STAIRS TO EXISTING SIDEWALK

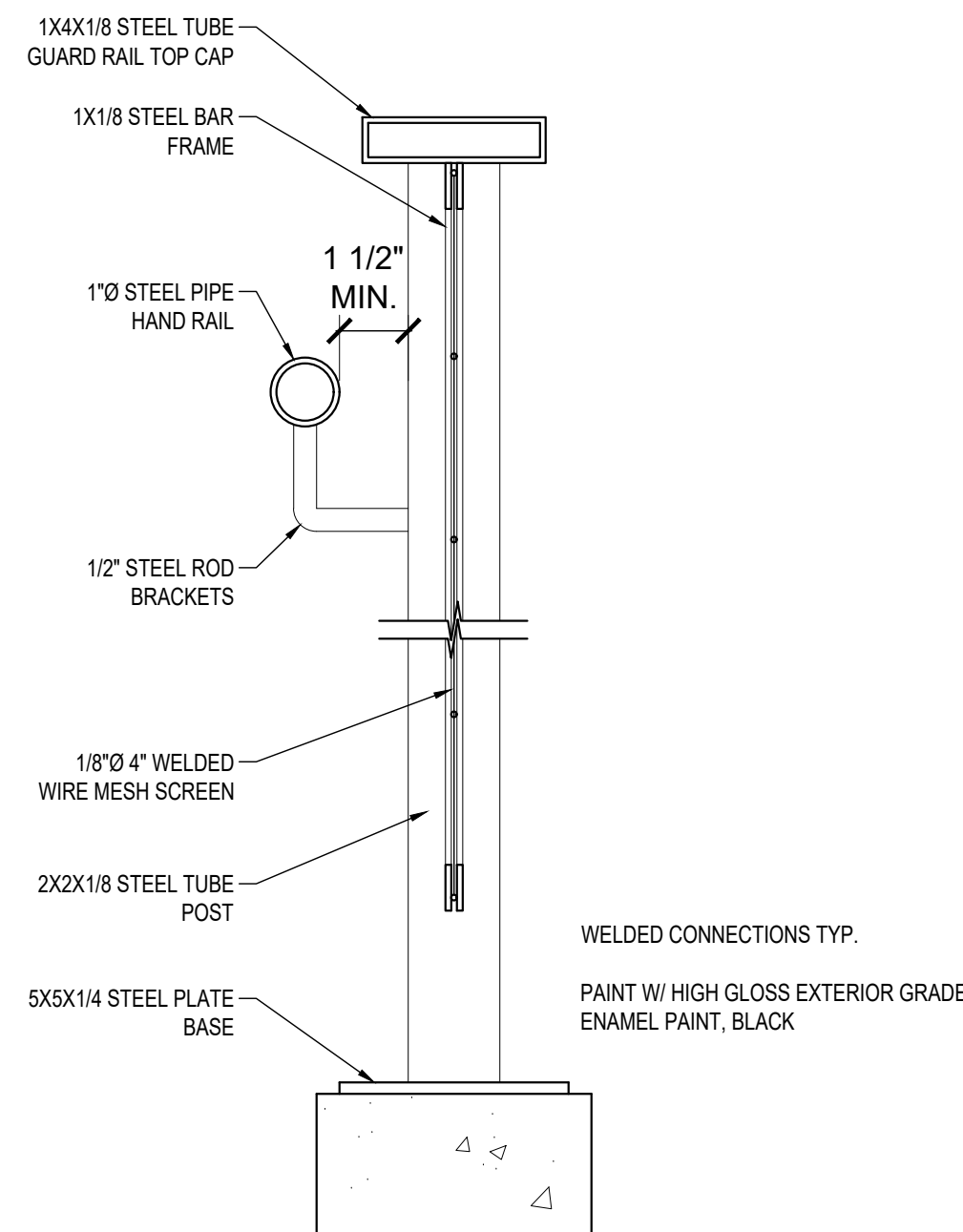
4 Proposed East Egress Elevation

1/4" = 1'-0"



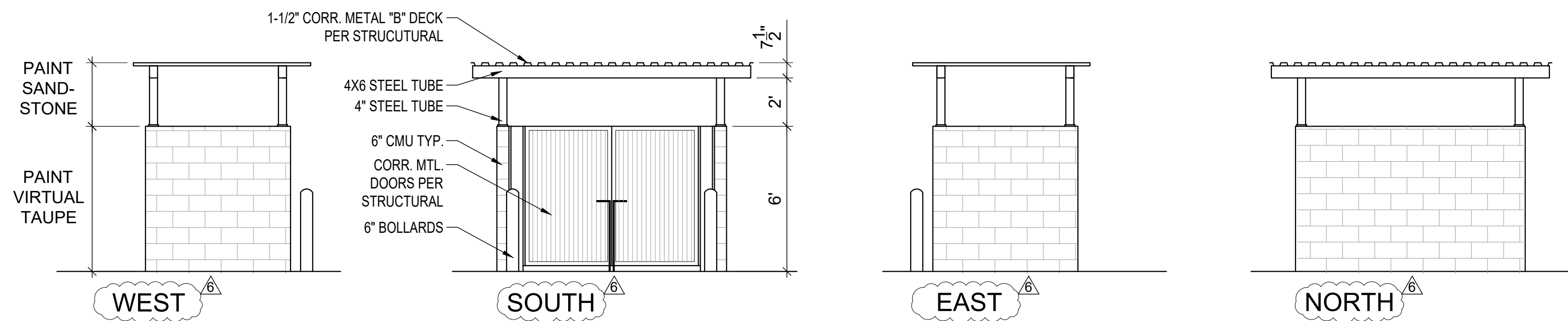
3 Proposed East Egress Plan

1/4" = 1'-0"



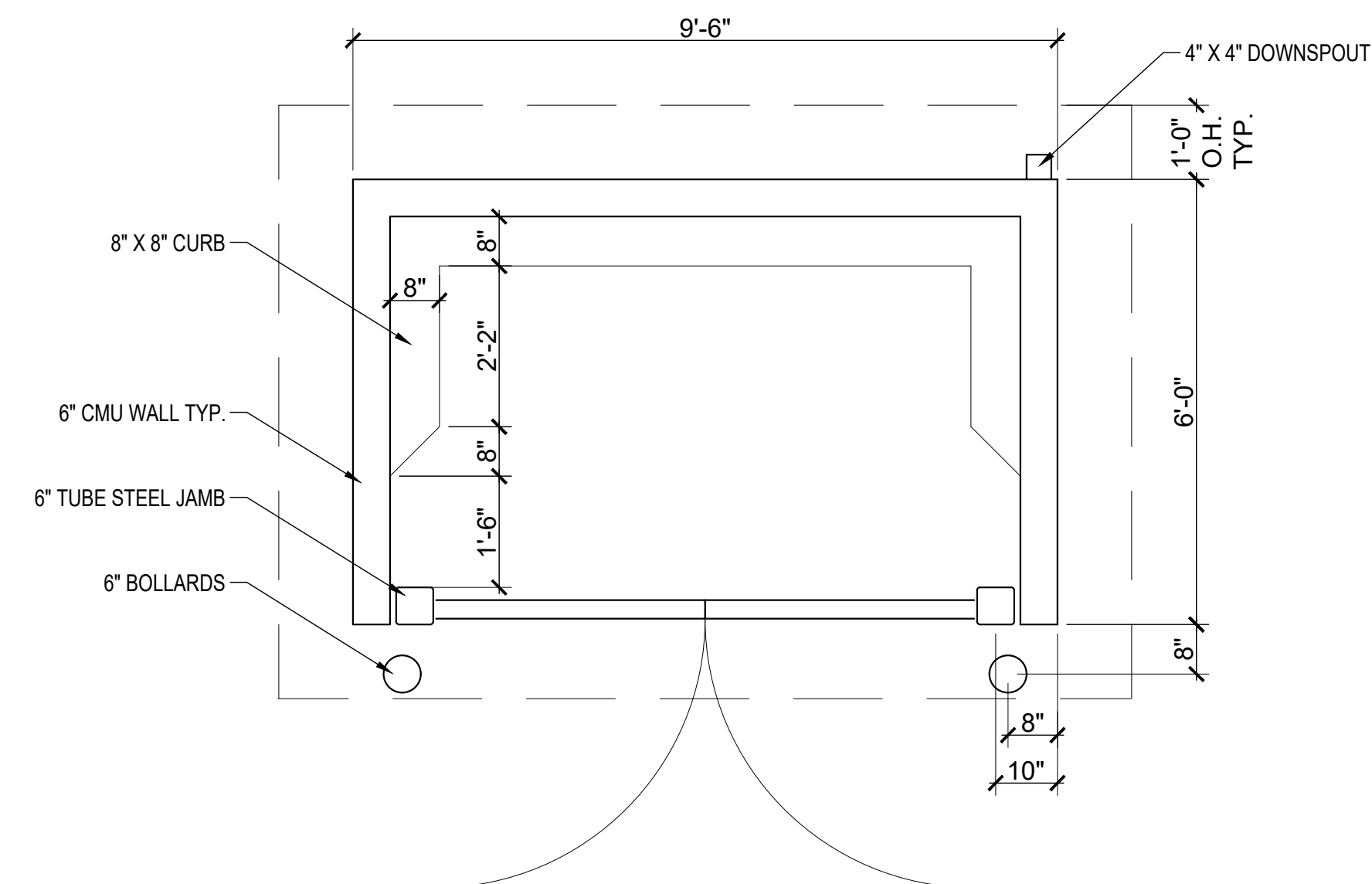
7 Proposed East Egress Railing Detail

3" = 1'-0"



2 Proposed Trash Enclosure Elevations

1/4" = 1'-0"



1 Proposed Trash Enclosure Plan

1/4" = 1'-0"

ARCHITECT

H. Weston Drumheller
33144 Stone Rd. Warren, OR 97053
Phone: (503) 396-8353
e-mail: hwestond@yahoo.com

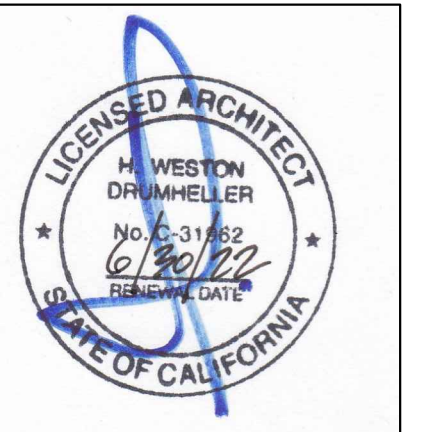
NOT FOR
CONSTRUCTION
PURPOSES

CONDITIONAL USE PERMIT

12300 SAN PABLO AVE.
RICHMOND, CALIFORNIA
APN: 519200013 & 519200018

TRASH ENCLOSURE & EGRESS

STAMP & SIGNATURE



03/11/21 CONDITIONAL USE PERMIT

REVISIONS	
10/19/21	REVISIONS PER AND SINCE DRB APPROVAL
12/16/21	REVISIONS PER AND SINCE DRB APPROVAL

PROJECT NUMBER: H20015
ISSUE DATE: 12/28/21
SCALE: AS NOTED
PLOT SCALE: 1:1
DRAWN BY:
SHEET NUMBER:

A2.3



SW Corner



Entry

2 Conceptual Renderings

No Scale

- SW ENVY
- SW BALANCED BEIGE / STO SANDSTONE
- SW VIRTUAL TAUPE
- SW AESTHETIC WHITE / STO SMOKED PUTTY

1 Color Samples

ARCHITECT

H. Weston Drumheller
33144 Stone Rd. Warren, OR 97053
Phone: (503) 396-8353
e-mail: hwestond@yahoo.com

NOT FOR
CONSTRUCTION
PURPOSES

CONDITIONAL USE PERMIT

12300 SAN PABLO AVE.
RICHMOND, CALIFORNIA
APN: 519200013 & 519200018

RENDERINGS - COLORS

STAMP & SIGNATURE

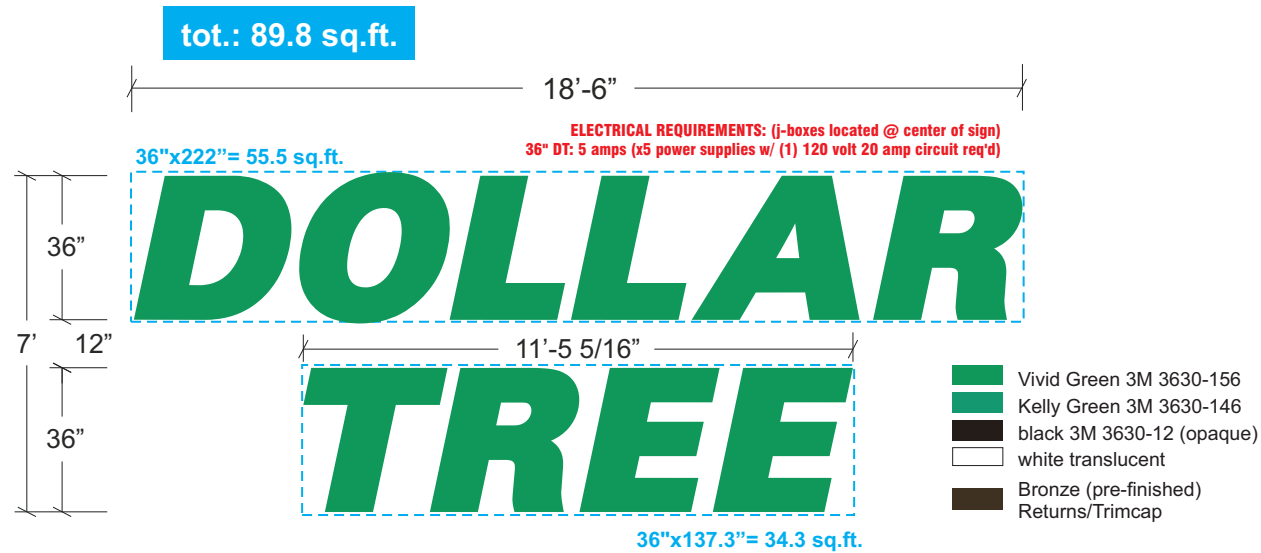


03/11/21 CONDITIONAL USE PERMIT

REVISIONS	
10/19/21	REVISIONS PER AND SINCE DRB APPROVAL
12/16/21	REVISIONS PER AND SINCE DRB APPROVAL

PROJECT NUMBER: H20015
ISSUE DATE: 12/28/21
SCALE: AS NOTED
PLOT SCALE: 1:1
DRAWN BY:
SHEET NUMBER:

A3.0

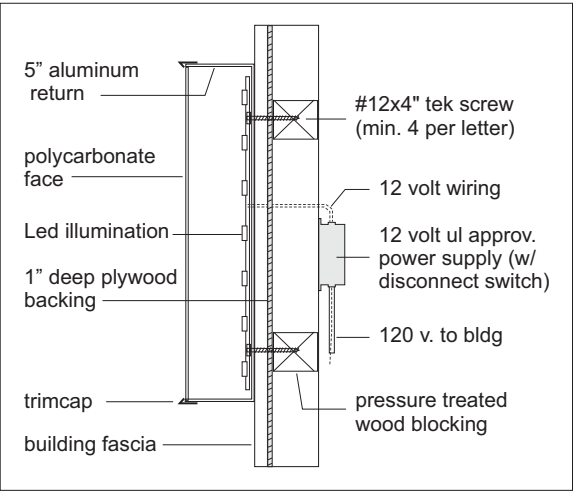
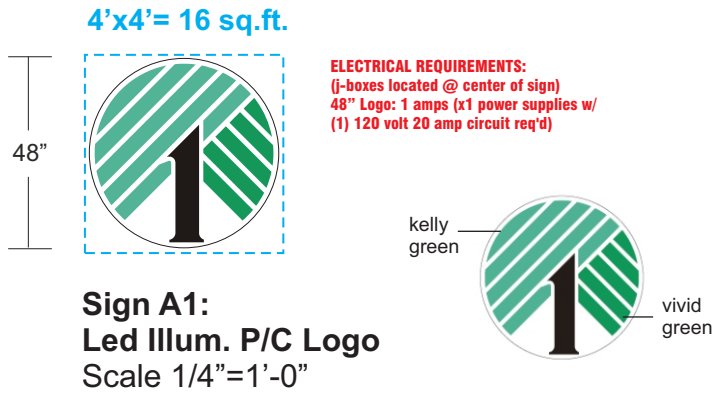


Sign A: Led Illum. P/C Sign

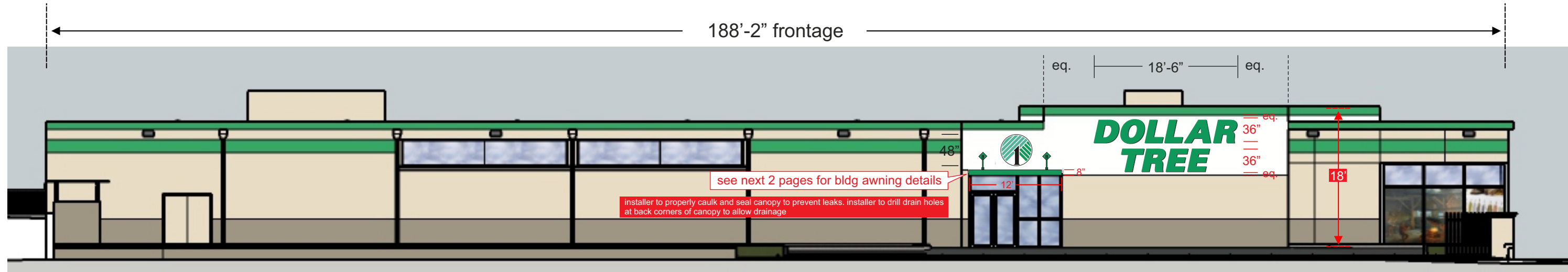
Scale 1/4"=1'-0"

clear solar grade polycarbonate letter faces
with 2nd surface decoration. vivid green #156 with white diffuser.
Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).
5" deep bronze returns with 1" bronze trimcap. ul approved
green Led illumination.

Note: interior of letters returns/backs pnt'd MAP matte white.



Led P/C Logo/Letter Mount Detail



Building North Elevation (front view / faces parking lot)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED
SIGN SYSTEMS

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Dr.
Modesto, Ca. 95356
1-800-481-SIGN
FAX (209) 543-1326

JOB #:20728 DEAL #0000
CLIENT: DOLLAR TREE
CONTACT:
DATE: 3-2-21
PROJECT LOCATION:
ALGREENS 12331 SC
12300 SAN PABLO AVE
RICHMOND, CA 94805

SALESPERSON: DAVID RANDOLPH
DRAWN BY: BAM
PAGE 1 OF 7

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

JOB INFO

REVISIONS:
3-13-21 bam
8-31-21 bam
10-15-21 bam
10-18-21 bam
12-9-21 bam

SCALE:
NOTED

FILE NAME:
DOLLAR TREE-
richmond
san pablo

FILE

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

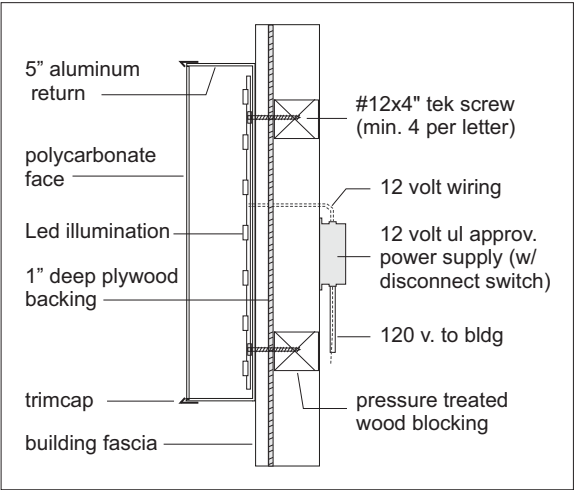
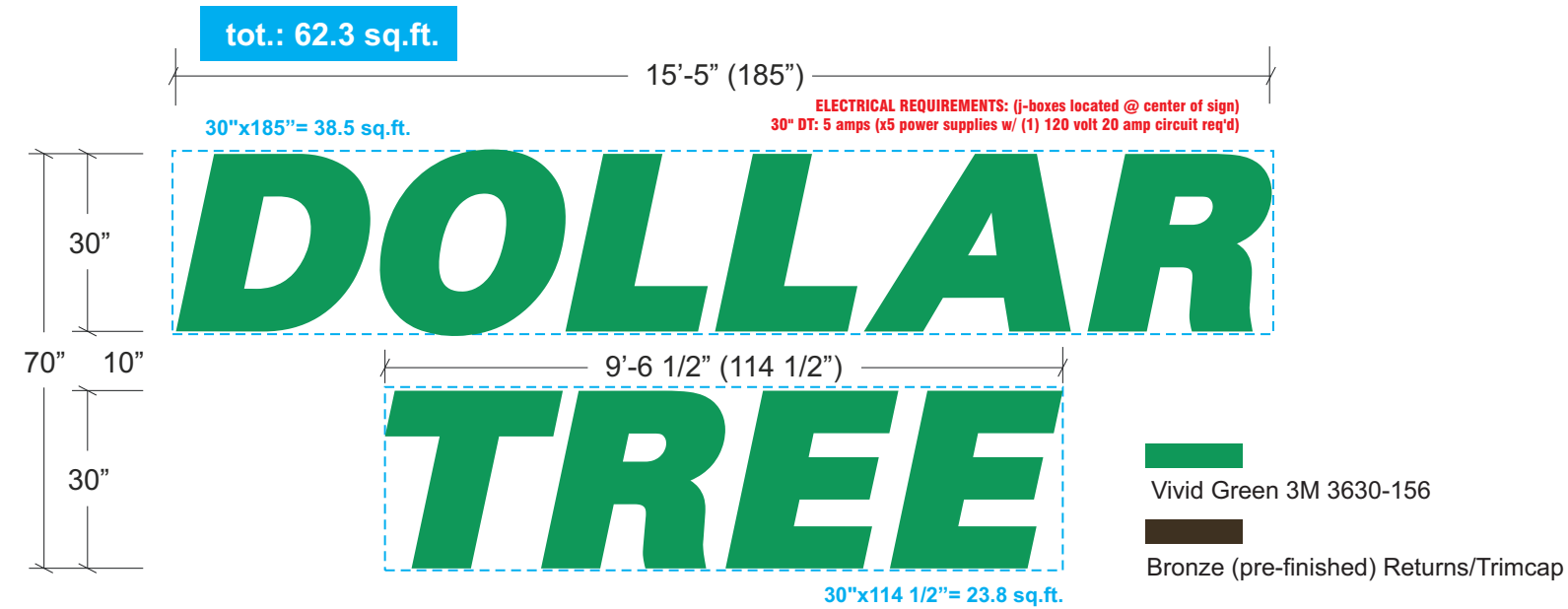
See Drawing for Specifications

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SPECIFICATIONS

CITY CODE

wall: 1 sq.ft. of sign for 1 ft.
of frontage
Sign A: 89.8 sq.ft.
36" Dollar Tree
Sign A1: 16 sq.ft.
48" logo
Sign C: 000 sq.ft.
00" Dollar Tree



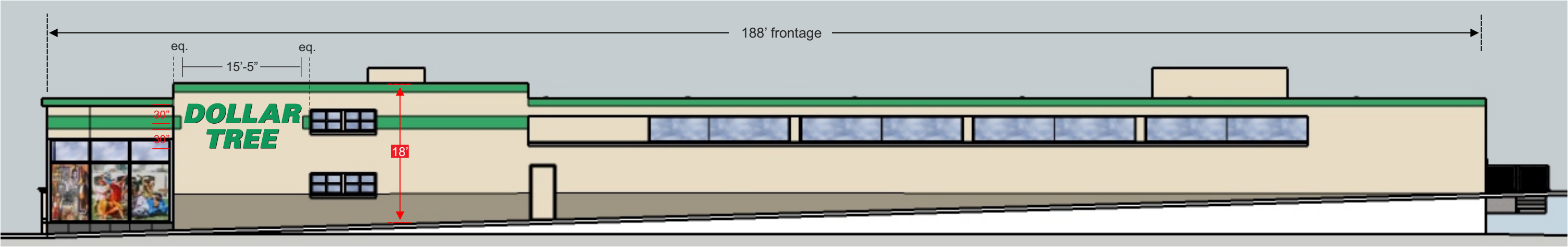
Led P/C Letter Mount Detail

Sign B: Led Illum. P/C Sign

Scale 3/8"=1'-0"

clear solar grade polycarbonate letter faces with 2nd surface decoration. vivid green #156 with white diffuser. Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll). 5" deep bronze returns with 1" bronze trimcap. ul approved green Led illumination.

Note: interior of letters returns/backs pnt'd MAP matte white.



Building South Elevation (rear view - faces barrett ave)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code



5201 Pentecost Dr.
Modesto, Ca. 95356
1-800-481-SIGN
FAX (209) 543-1326

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB #: 20728 DEAL #0000
CLIENT: DOLLAR TREE
CONTACT:
DATE: 3-2-21
PROJECT LOCATION:
ALGREENS 12331 SC
12300 SAN PABLO AVE
RICHMOND, CA 94805

SALESPERSON: DAVID RANDOLPH
DRAWN BY: BAM
PAGE 4 OF 7
CLIENT APPROVAL DATE
LANDLORD APPROVAL DATE

JOB INFO

REVISIONS:
3-13-21 bam
10-15-21 bam
10-18-21 bam
12-9-21 bam
00-00-00

SCALE:
NOTED
FILE NAME:
DOLLAR TREE-
richmond
san pablo

FILE

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

See Drawing for Specifications

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SPECIFICATIONS

CITY CODE

wall: 1 sq.ft. of sign for 1 ft. of frontage
Sign B: 62.3 sq.ft.
30" Dollar Tree
Sign C: 000 sq.ft.
00" Dollar Tree



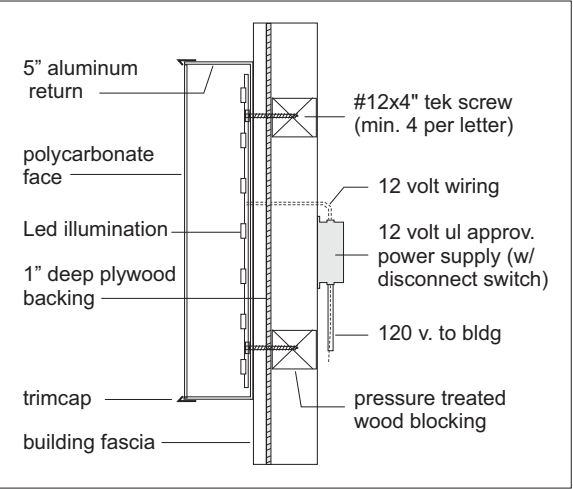
Sign C:
Led Illuminated Pan Channel Sign

clear solar grade polycarbonate letter faces
with 2nd surface decoration. vivid green #156 with white diffuser.
Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).

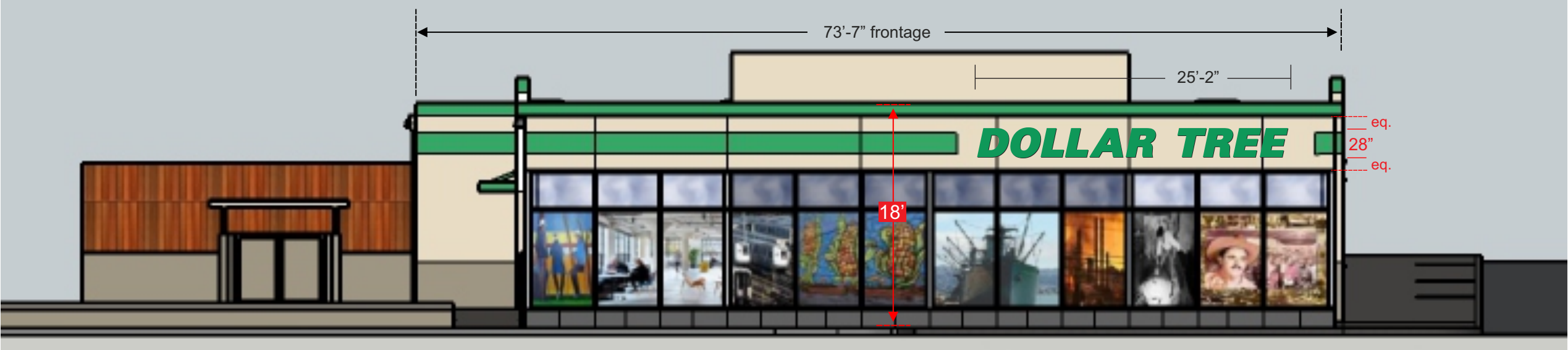
5" deep bronze returns with 1" bronze trimcap. ul approved
green Led illumination.

Note: interior of letters returns/back's pnt'd MAP matte white.

- Vivid Green 3M 3630-156
- Bronze (pre-finished) Returns/Trimcap



Led P/C Letter Mount Detail



Building West Elevation (faces san pablo ave)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

2) The location of the disconnect switch after installation shall comply with the Strical 600.6 (A)(1) of the National Electrical Code						
JOB INFO		FILE	ELECT.	SPECIFICATIONS	CITY CODE	
<div><div><div>USS UNITED</div><div>SIGN SYSTEMS</div></div><div>C.S.C.L. # 718965</div><div>DESIGN MANUFACTURING INSTALLATION MAINTENANCE</div></div>	<div><div>JOB #:20728</div><div>DEAL #0000</div><div>CLIENT: DOLLAR TREE</div><div>CONTACT:</div><div>DATE: 3-2-21</div><div>PROJECT LOCATION:</div><div>ALGREENS 12331 SC</div><div>12300 SAN PABLO AVE</div><div>RICHMOND, CA 94805</div></div>	<div><div>SALESPERSON: DAVID RANDOLPH</div><div>DRAWN BY: BAM</div><div>PAGE 5 OF 7</div><div>CLIENT APPROVAL</div><div>DATE</div><div>LANDLORD APPROVAL</div><div>DATE</div></div>	<div><div>REVISIONS:</div><div>3-11-21 bam</div><div>3-10-21 bam</div><div>3-13-21 bam</div><div>4-14-21 bam</div><div>10-15-21 bam</div><div>10-18-21 bam</div><div>12-9-21 bam</div><div>SCALE:</div><div>NOTED</div><div>FILE NAME:</div><div>DOLLAR TREE-richmond</div><div>san pablo</div></div>	<div><div>120 Volt</div><div>277 Volt</div><div>Other</div><div>one box above</div><div>MUST be checked</div><div>prior to any mfg.</div></div>	<div><div>See Drawing for Specifications</div><div>Copyright 2000 Johnson Sign Systems This artwork/design is sole property of Johnson Sign Systems & cannot be reproduced without written permission of Johnson Sign Systems.</div></div>	<div>wall: 1 sq.ft. of sign for 1 ft. of frontage</div> <div>Sign C: 58.7 sq.ft.</div> <div>28" Dollar Tree</div>
						<div>Sign C: 000 sq.ft.</div> <div>00" Dollar Tree</div>

field check req'd for exact sign measurements



Sign D:
Existing D/F Monument Sign
(reface to new signage)

new signage to be Led illuminated pan-channel constr.

Logo:
clear solar grade polycarbonate face w/ 2nd surface decoration.
digital printed colors; vivid green, kelly green, black & white.

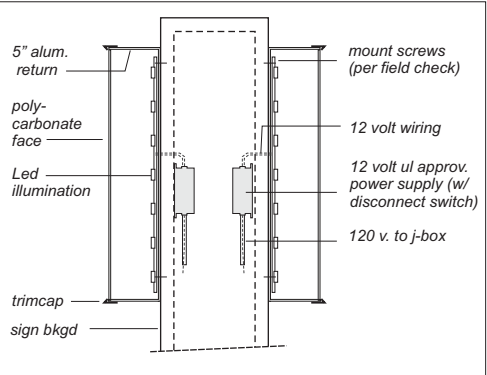
Copy Spec's:
clear solar grade polycarbonate with 2nd surface decoration.
white with white diffuser.

above to have:
5" deep bronze returns with 1" bronze trimcap.
ul approved white Led illumination.

Note:
interior of logo/letter returns/backs pnt'd MAP matte white.

Note:
letters + logo provided by U.S.S.
removal of existing signage & painting of structure - by landlord
providing electrical to sign - by landlord

install of signage - by U.S.S.



Led P/C Letter Mount Detail



Photo Elevation (reface/mnmnt sign)



Photo Elevation (wide view)



Photo Elevation (OPPOSING SIDE)

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

JOB INFO

JOB #: 20728 DEAL #0000
CLIENT: DOLLAR TREE
CONTACT:
DATE: 3-2-21
PROJECT LOCATION:
ALGREENS 12331 SC
12300 SAN PABLO AVE
RICHMOND, CA 94805

SALESPERSON: DAVID RANDOLPH
DRAWN BY: BAM
PAGE 6 OF 7

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
3-12-21 bam
3-16-21 bam
4-14-21 bam
8-31-21 bam
9-2-21 bam

SCALE:
NOTED

FILE NAME:
DOLLAR TREE-
richmond
san pablo

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐
*one box above
MUST be checked
prior to any mfg.*

SPECIFICATIONS

See Drawing for Specifications

CITY CODE

wall: 1 sq.ft. of sign for 1 ft.
of frontage
Sign D: 000 sq.ft.
reface 10"±- p/c copy - d/f
reface 24"±- logo - d/f

Sign C: 000 sq.ft.
00" Dollar Tree

USS UNITED
SIGN SYSTEMS

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Dr.
Modesto, Ca. 95356
1-800-481-SIGN
FAX (209) 543-1326



SITE PLAN

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code



5201 Pentecost Dr.
Modesto, Ca. 95356
1-800-481-SIGN
FAX (209) 543-1326

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB #:20728 DEAL #0000
CLIENT: DOLLAR TREE
CONTACT:
DATE: 3-2-21
PROJECT LOCATION:
ALGREENS 12331 SC
12300 SAN PABLO AVE
RICHMOND, CA 94805

SALESPERSON: DAVID RANDOLPH
DRAWN BY: BAM
PAGE 7 OF 7

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

JOB INFO

REVISIONS:
4-14-21 bam
00-00-00

SCALE:
NOTED
FILE NAME:
DOLLAR TREE-
richmond
san pablo

FILE

ELECT.

120 Volt ☐
277 Volt ☐
Other
one box above
MUST be checked
prior to any mfg.

See Drawing for Specifications

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SPECIFICATIONS

CITY CODE

wall: 1 sq.ft. of sign for 1 ft.
of frontage
Sign D: 000 sq.ft.
00" Dollar Tree
Sign C: 000 sq.ft.
00" Dollar Tree

Client
Bud R. Davis
1441-A Terminal Avenue
San Jose, CA 95112

Project
Tenant Space Renovation
12300 San Pablo Ave
Richmond, CA 94805



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LLC AND ARE NOT TO BE USED OR
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AUTHORIZATION.

REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

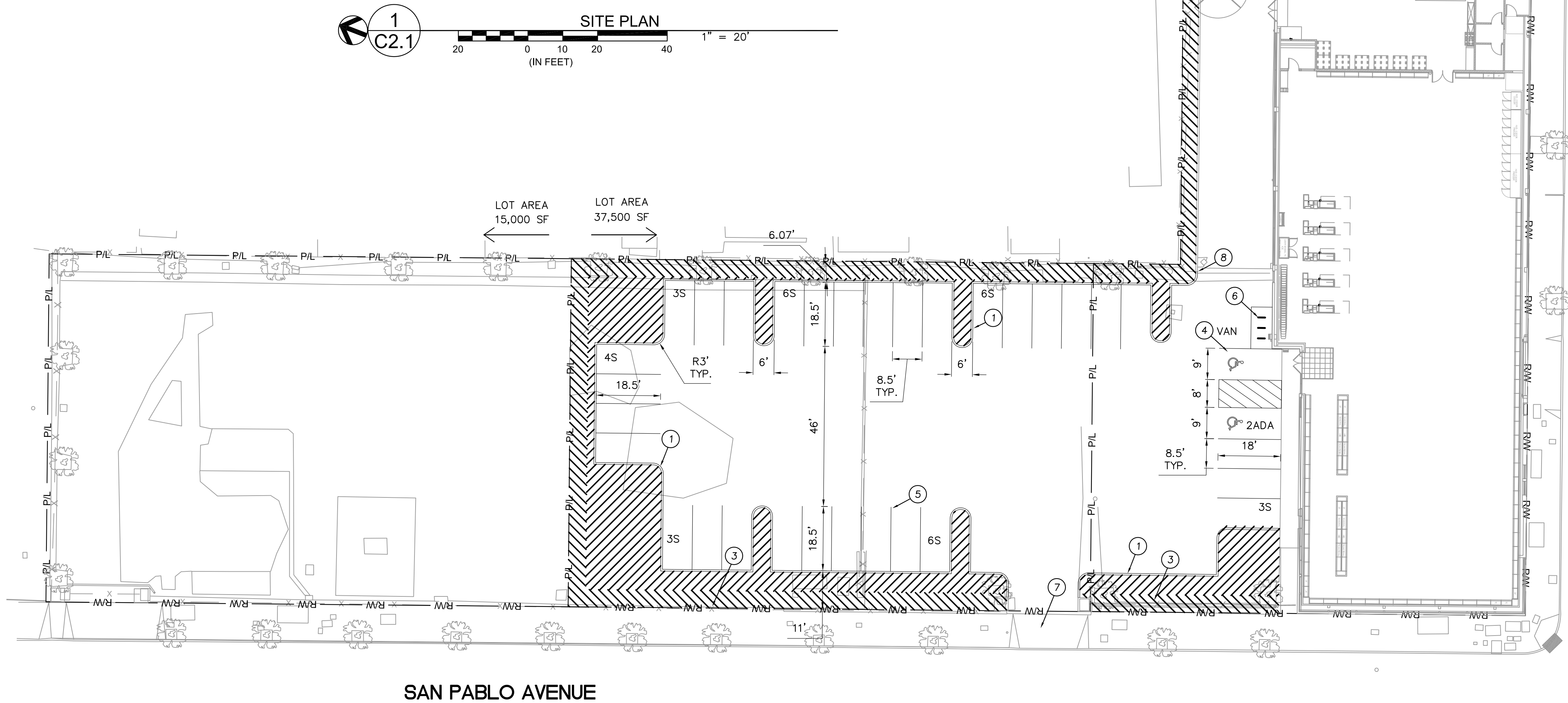
SHEET TITLE:
SITE PLAN

DRAWN BY: JMH
APPROVED BY: JLH

SHEET:

C2.1

JOB NO.:
20-104



BARRETT AVENUE

SAN PABLO AVENUE

SITE DATA

SITE AREA	37,500 SF	
LANDSCAPE AREA	6,314 SF (16.8%)	5,625 SF (15%) REQ'D
ASPHALT PARKING	14,032 SF	
INTERIOR	2,855 SF (20.3%)	1,401 SF (10%) REQ'D (10% OF ASPHALT PARKING AREA)
EXTERIOR	3,600 SF (9.6%)	1,875 SF (5%) REQ'D (5% OF LOT AREA)
BUILDING AREA	13,277 SF	

VEHICLE PARKING SPACES	
STANDARD	31 SPACES
ADA	2 SPACES
TOTAL PROVIDED	33 SPACES
TOTAL REQUIRED	28 SPACES
BICYCLE SPACES PROVIDED	6 SPACES
BICYCLE SPACES REQUIRED	6 SPACES

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF RICHMOND, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE. ALL WORK IN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATORS MUST COMPLY WITH ORS 757.541 THROUGH 757.571; EXCAVATORS SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STANDARDS. THE GOVERNING JURISDICTION SHALL, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISHED GRADES.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES NOT SHOWN FOR REMOVAL. DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR WITH CONTRACTOR'S OWN RESOURCES.
- THE BUILDING OUTLINE SHOWN ON THIS PLAN IS SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION, WHETHER MEASURING, STAKING OR OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL MEASUREMENTS, DIMENSIONS, OUTLINE AND FEATURES.
- INFORMATION DEPICTED ON THESE DRAWINGS MAY NOT REFLECT EVERY STRUCTURE OR OBJECT IN THE WORK AREA SHOWN. ADDITIONALLY, THE INFORMATION DEPICTED ON THE DRAWINGS REPRESENTS INFORMATION BASED ON THE SURVEY PROVIDED TO SUMMIT BY THE CLIENT, DATED ON THE SURVEY NOTE PROVIDED ON THE LOWER LEFT CORNER OF EACH SHEET. THE CONTRACTOR SHALL FIELD VERIFY THE INFORMATION SHOWN WITH THEIR OWN RESOURCES PRIOR TO BEGINNING WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

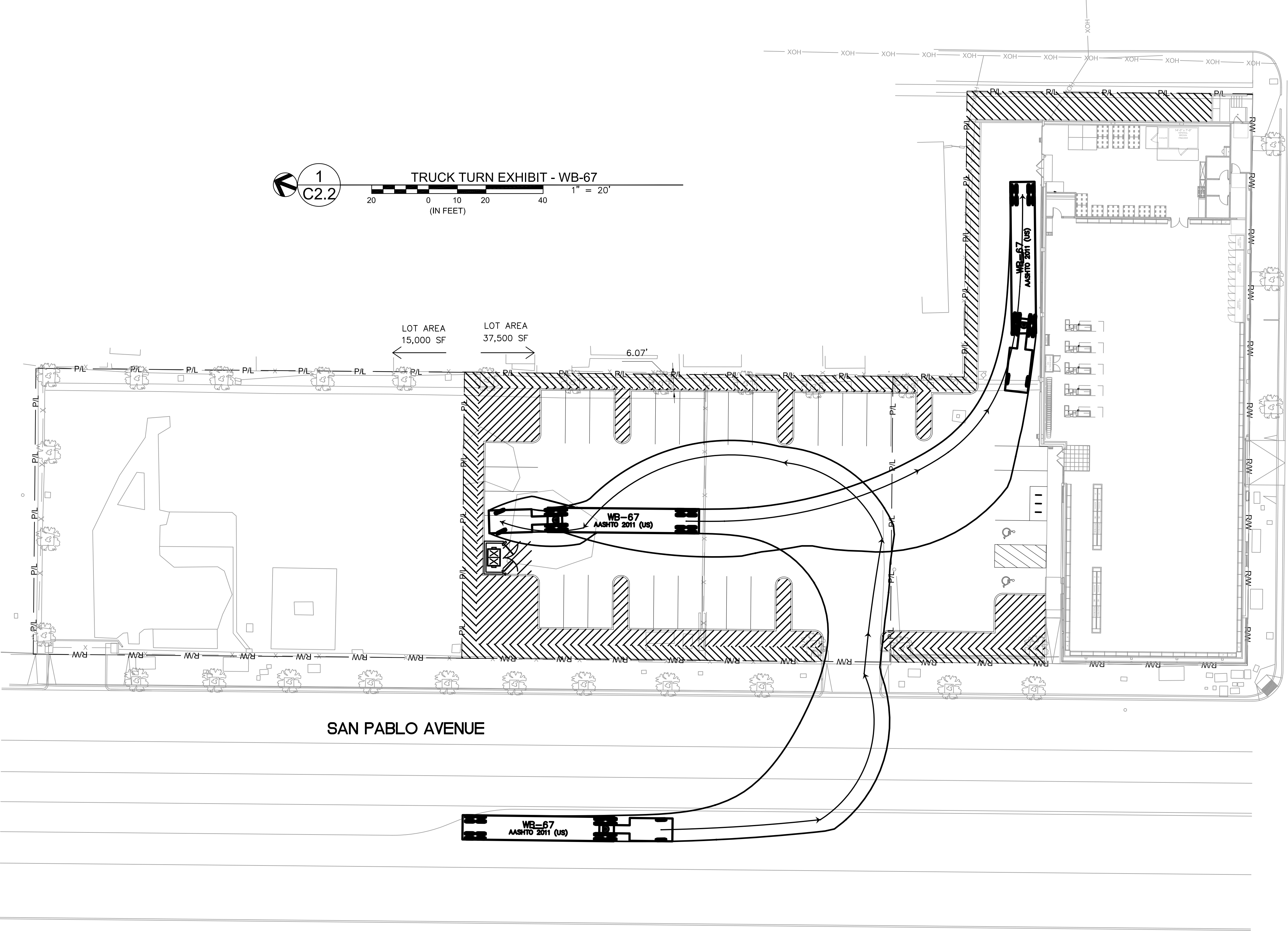
THE BACKGROUND INFORMATION SHOWN ON THESE PLANS WAS BASED ON A SURVEY BY
RSEA CONSULTING ENGINEERS AND SURVEYORS DATED DECEMBER 2020. ALL INFORMATION
SHOWN SHOULD BE VERIFIED PRIOR TO EXCAVATING OR ORDERING MATERIALS.

CONSTRUCTION NOTES

- NEW CONCRETE EXTRUDED CURB.
- NOT USED.
- EXISTING FENCE TO REMAIN.
- NEW ADA PARKING.
- REMOVE EXISTING FENCE.
- INSTALL (3) TWO-BIKE GROUND MOUNTED BIKE RACKS.
- EXISTING DRIVEWAY AND ENTRANCE TO REMAIN.
- MATCH EXISTING CURB.

LEGEND

	PERIMETER/OTHER LANDSCAPING
	INTERIOR PARKING LOT LANDSCAPING
	EXTRUDED VERTICAL
	PROPERTY LINE



BARRETT AVENUE

SITE DATA

SITE AREA	37,500 SF	
LANDSCAPE AREA	6,310 SF (16.8%)	5,625 SF (15%) REQ'D
ASPHALT PARKING	14,032 SF	
INTERIOR	2,617 SF (18.7%)	1,401 SF (10%) REQ'D (10% OF ASPHALT PARKING AREA)
EXTERIOR	3,489 SF (9.3%)	1,875 SF (5%) REQ'D (5% OF LOT AREA)
BUILDING AREA	13,277 SF	
VEHICLE PARKING SPACES		
STANDARD	30 SPACES	
ADA	2 SPACES	
TOTAL PROVIDED	32 SPACES	
TOTAL REQUIRED	28 SPACES	
BICYCLE SPACES PROVIDED	6 SPACES	
BICYCLE SPACES REQUIRED	6 SPACES	



Client
Bud R. Davis
1441-A Terminal Avenue
San Jose, CA 95112

Project
Tenant Space Renovation
12300 San Pablo Ave
Richmond, CA 94805



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AUTHORIZATION.

REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

SHEET TITLE:
**TRUCK TURN
EXHIBIT
WB-67**

DRAWN BY: JMH
APPROVED BY: JLH

SHEET:

C2.2

JOB NO.:
20-104

MWEL0 CALCULATIONS

ETWU (Estimated Total Water Use) Annual Gallons Required									
Valve #	Plant Type (Hydrozone)	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Area (ft²)	ETAF x Area	ETWU (Eto)(0.62)(ETAF)(Area)	
A-1	Low	0.2	In-line Drip	0.81	0.25	3,284	811	21,014	
A-2	Tree-M	0.5	Tree Bubbler	0.81	0.62	180	111	2,880	
A-3	Med	0.5	In-line Drip	0.81	0.62	2,135	1,318	34,155	
A-4	Tree-M	0.5	Tree Bubbler	0.81	0.62	216	133	3,455	
A-5	Low	0.2	In-line Drip	0.81	0.25	838	207	5,361	
					0.39	6,653	2,580	66,865	
MAWA (Maximum Applied Water Allowance) Annual Gallons Allowed									
					Eto	0.62	ETAF	Area (ft²)	MAWA (Eto)(0.62)(ETAF)(Area)
					41.8	0.62	0.45	6,653	77,587
The ETWU (66,865 gallons) is less than the MAWA (77,587 gallons), therefore this design complies with the California Code of Regulations Title 23, Waters - Model Water Efficient Landscape Ordinance.									

IRRIGATION SCHEDULE

Location: Richmond					Eto: 41.8		Soil Type: Loam		Cycles per Week:				4 days per week									
Station	GPM	Soil Type	Plant Type	Area SqFt	Irrigation Type	Kc (Pf)	IE	Precip Rate	No. of Cycles	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total In/Yr
A-1	14.6	0.7	Low	3,284	In-line Drip	0.2	0.81	0.43	1	1.7	2.9	5.3	8.1	10.6	12.1	12.8	11.3	8.7	5.8	2.8	1.6	10.32
A-2	5.0	0.7	Tree-M	180	Tree Bubbler	0.5	0.81	2.68	1	0.7	1.2	2.1	3.2	4.2	4.9	5.1	4.5	3.5	2.3	1.1	0.6	25.80
A-3	9.5	0.7	Med	2,135	In-line Drip	0.5	0.81	0.43	1	4.2	7.3	13.2	20.3	26.6	30.3	32.0	28.3	21.8	14.4	6.9	4.0	25.80
A-4	6.0	0.7	Tree-M	216	Tree Bubbler	0.5	0.81	2.68	1	0.7	1.2	2.1	3.2	4.2	4.9	5.1	4.5	3.5	2.3	1.1	0.6	25.80
A-5	3.7	0.7	Low	838	In-line Drip	0.2	0.81	0.43	1	1.7	2.9	5.3	8.1	10.6	12.1	12.8	11.3	8.7	5.8	2.8	1.6	10.32
Note: During Maintenance Period irrigation times may be increased by 20% to allow for establishment of newly planted material																						

HYDROZONE SUMMARY

Summary Hydrozone Table		
Hydrozone	Area (Sq. Ft.)	% of Landscape Area
High Water Use	0	0
Med. Water Use	2,531	38%
Low Water Use	4,122	62%
Total	6,653	100%

System Operating Flow & Pressure

Maximum flow: 20 GPM
Static Design Pressure: 50 psi*
Normal Operating Pressure: 25 psi

*Design pressure is contingent upon verification of static pressure available on-site. Contractor shall perform a pressure test upon award of contract and notify landscape architect if pressure is below 50 psi downstream of the water meter and backflow preventer.

STATEMENT OF COMPLIANCE



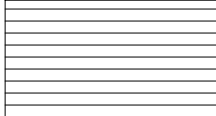









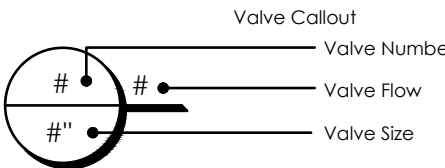
I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

PREPARRER: John Suesens

PREPARRER SIGNATURE: 

PROFESSIONAL LICENSE: PLA CA #5344

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	DETAIL
	Rain Bird RWS-B-C 1401. Two per tree.	44	25	0.25	2/L1.03
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL		
	Rain Bird XCV-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	3	6/L1.02		
	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm. Install with flush valves (not shown) per manufacturer's instructions at the low points of each circuit.	6,257 s.f.	8/L1.02		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL		
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2	5/L1.02		
	Buckner-Superior 3100 1" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3".	1	4/L1.03		
	Zurn 975XL 1" Reduced Pressure Backflow device	1	3/L1.03		
	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. Install with LNK WiFi Module for automatic weather adjustments of the system. Install with Metal Pedestal Enclosure.	1	1/L1.02		
	Rain Bird MJ100B 1" Brass Flow Sensor for the ESP-ME3.	1	4/L1.03		
	Point of Connection 1-1/4"	1			
	Irrigation Lateral Line: PVC Schedule 40	1,121 l.f.	2/L1.02		
	Irrigation Mainline: PVC Schedule 40	511.3 l.f.	2/L1.02		
	Pipe Sleeve: PVC Schedule 40 Size For Laterals: 4" diameter Size for Mainline: 6" diameter	76.9 l.f.	2/L1.02		
					

DRIP SUPPLY/EXHAUST
HEADER SIZING GUIDE

ZONE FLOW	HEADER SIZE	HEADER TYPE
0-5 GPM	1/2"	PVC
5-8 GPM	3/4"	PVC
8-13 GPM	1"	PVC

CONTROL WIRE SIZING GUIDE

Control/ Common Wire	No. 14	No. 12	No. 10	No. 8
No. 14	1700'	2000'	2400'	2700'
No. 12		2700'	3300'	3800'
No. 10			4800'	5200'
No. 8				6700'

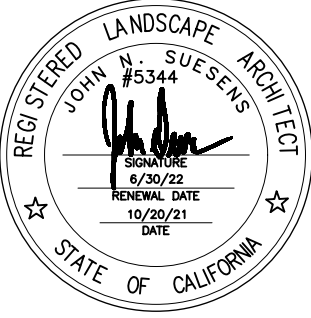
LATERAL SIZING GUIDE

CIRCUIT GPM	PIPE SIZE	PIPE CLASS
0-8 GPM	3/4"	SCH. 40 PVC
9-12 GPM	1"	SCH. 40 PVC
13-22 GPM	1-1/4"	SCH. 40 PVC
23-30 GPM	1-1/2"	SCH. 40 PVC
31-50 GPM	2"	SCH. 40 PVC
51-70 GPM	2-1/2"	SCH. 40 PVC
71-110 GPM	3"	SCH. 40 PVC

IRRIGATION NOTES

- The Landscape Contractor shall inspect the site and verify conditions and dimensions prior to construction.
- Install irrigation system in accordance with all local codes and ordinances.
- See details and specifications for procedures, material and installation requirements.
- Prior to cutting into soil, locate all cables, conduits, sewers, and other utilities or architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any damage made during the installation of the irrigation system of the aforementioned items shall be repaired and/or replaced to the satisfaction of the Owner at the Contractor's own expense.
- Contractor to minimize disturbance to existing tree roots on site. Cut minor roots (less than 2" in diameter) of trees indicated to remain in a clean and careful manner where such roots obstruct installation of new construction. If any roots greater than 2" are encountered stop work and contact the Owner's representative immediately.
- The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas. Main and valves shall be installed in shrub/ground cover areas only. Avoid conflicts with utilities, new planting, new site or architectural elements.
- All valves shall be placed in Carson 1419B-12B, or equal, green valve box. All valve boxes shall be located in groundcover areas whenever possible, and shall be bolted.
- Station operation times shall not exceed the soil's infiltration rate as determined by the soils report.
- All lateral end runs shall be 3/4" size unless otherwise noted.
- Where pipe sizes have been omitted or there is a conflict, refer to the lateral pipe sizing chart for sizes.
- Install one spare common and two spare control wires from each controller in a continuous loop through each valve box connected to that controller for future use.
- Contractor shall coordinate sleeving for irrigation piping with Paving Contractor prior to paving installation. It is the contractor's responsibility for providing appropriate sleeving under hardscape. At each mainline sleeve, provide a separate, appropriate-size sleeve for control/common wiring.
- The landscape Contractor shall coordinate his work with other trades involved (I.E. Grading, Plumbing and Electrical Contractors).
- The irrigation systems are designed to operate at 50 psi at point of connection to domestic water supply. Landscape Contractor shall test pressure at point of connection prior to installation of the irrigation backflow prevention device, or any other irrigation equipment. Notify Landscape Architect immediately if pressure is below 50 psi or over 50 psi to determine needed pressure regulation devices. (i.e. boost pump or regulating valve.)

Stamp



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Issuances & Revisions

No.	Description	Date

Key Plan/Consultant Stamp

Irrigation Notes & Schedule

Date: 10/20/2021
Project Number: 21-2656
Scale: 1"=10'-0"

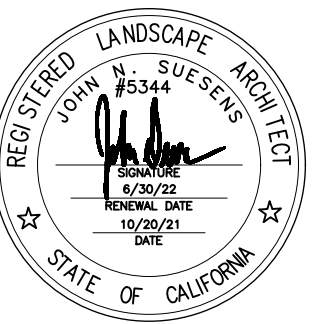
L1.00

Richmond Dollar Tree

Parking Lot Landscape Design

12300 San Pablo Ave
Richmond, CA 94805

Stamp



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Issuances & Revisions

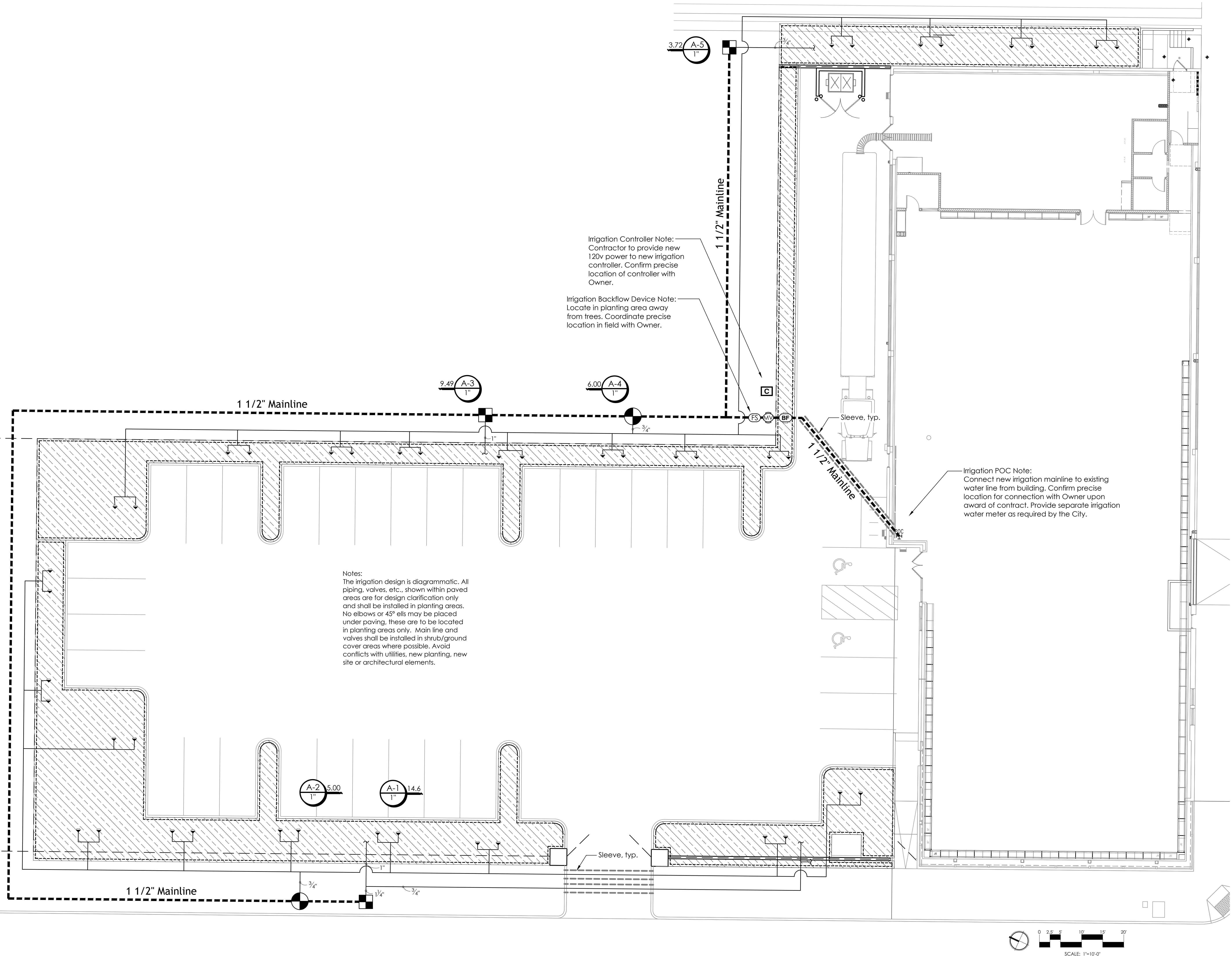
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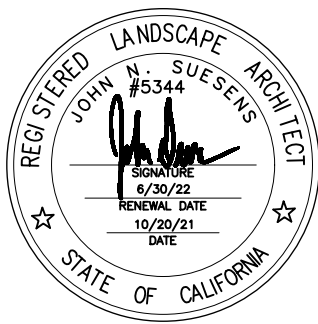
Key Plan/Consultant Stamp

Irrigation Plan

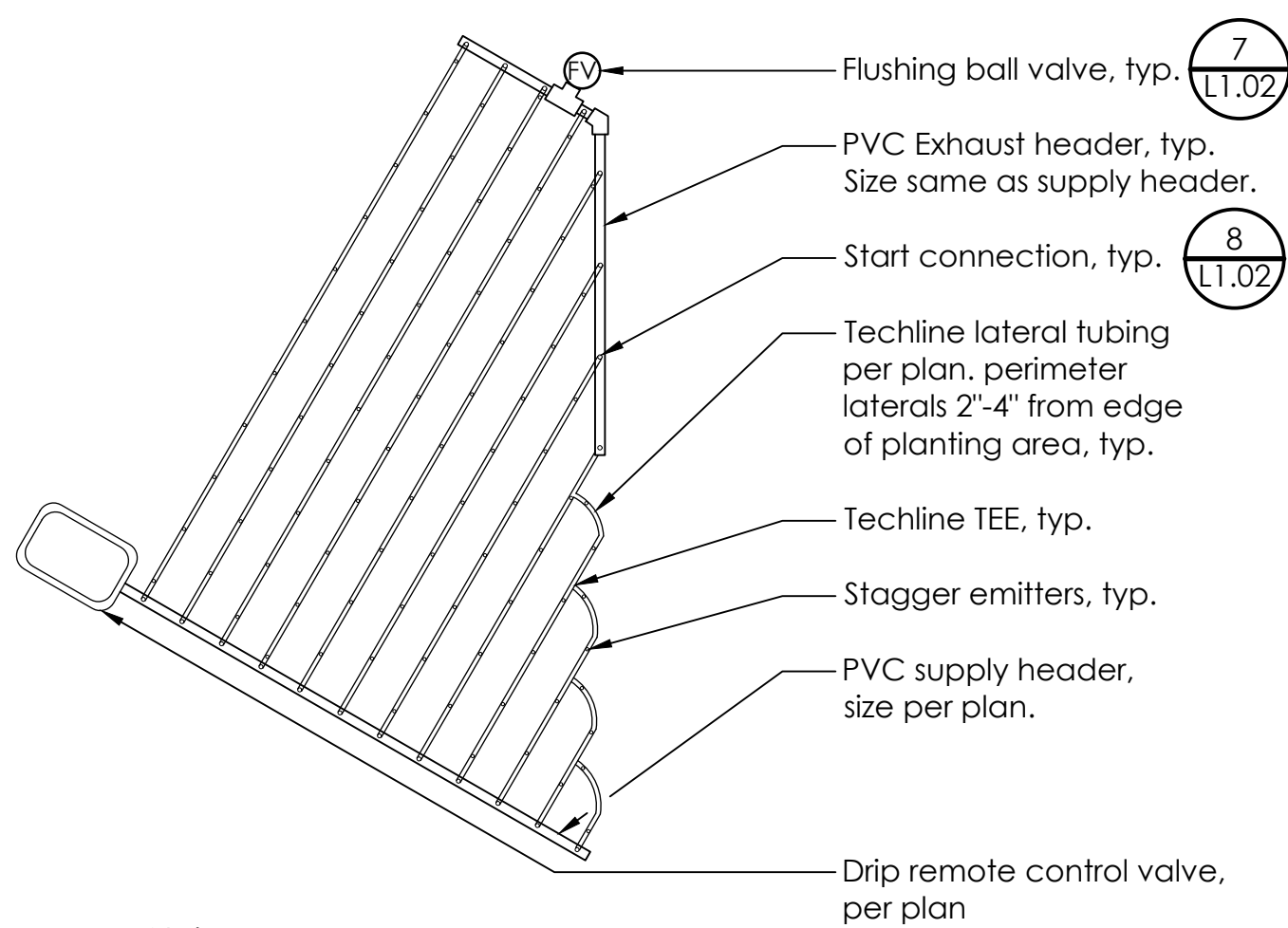
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Project Number: 21-2656
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L1.01





No.	Description	Date



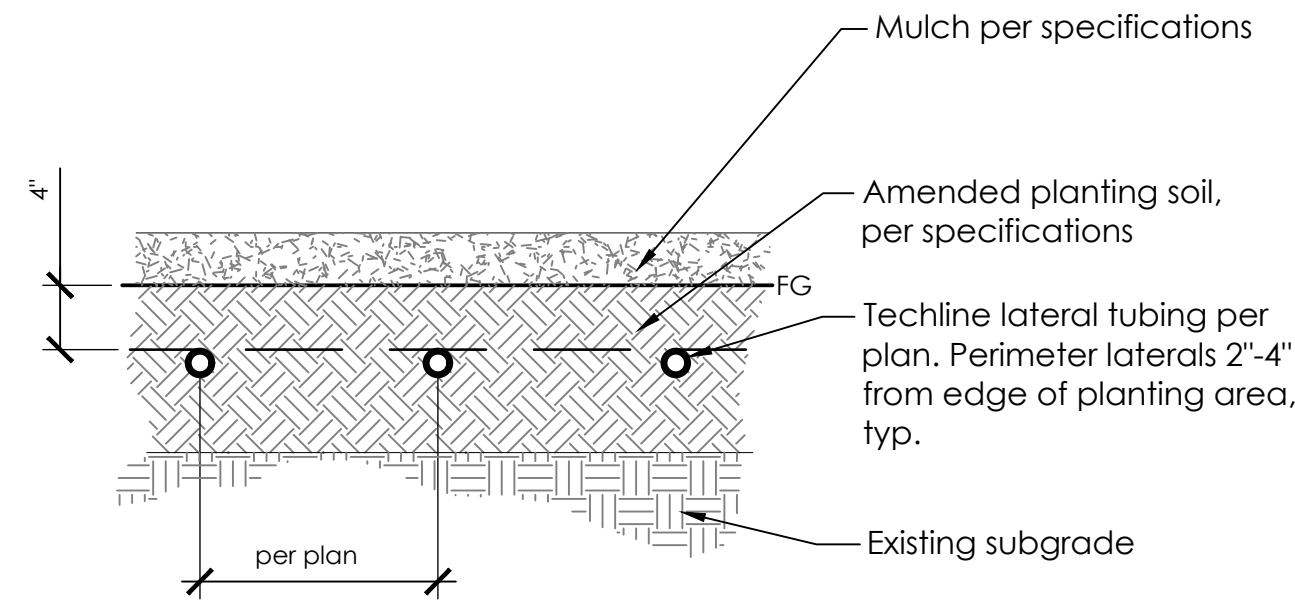
Notes:

- Affix all lines to ground using soil staples every 3' from drip valve.
- Techline CV emitters are pressure compensating and have check valves.
- See legend for emitter and row spacing.
- Install check valves on supply and exhaust headers where elevation meets/exceeds 4-1/2' & as needed to prevent low-head drainage.

12 LAYOUT FOR IRREGULAR AREAS - TRIANGULAR

NOT TO SCALE

P-CO-RIC-04

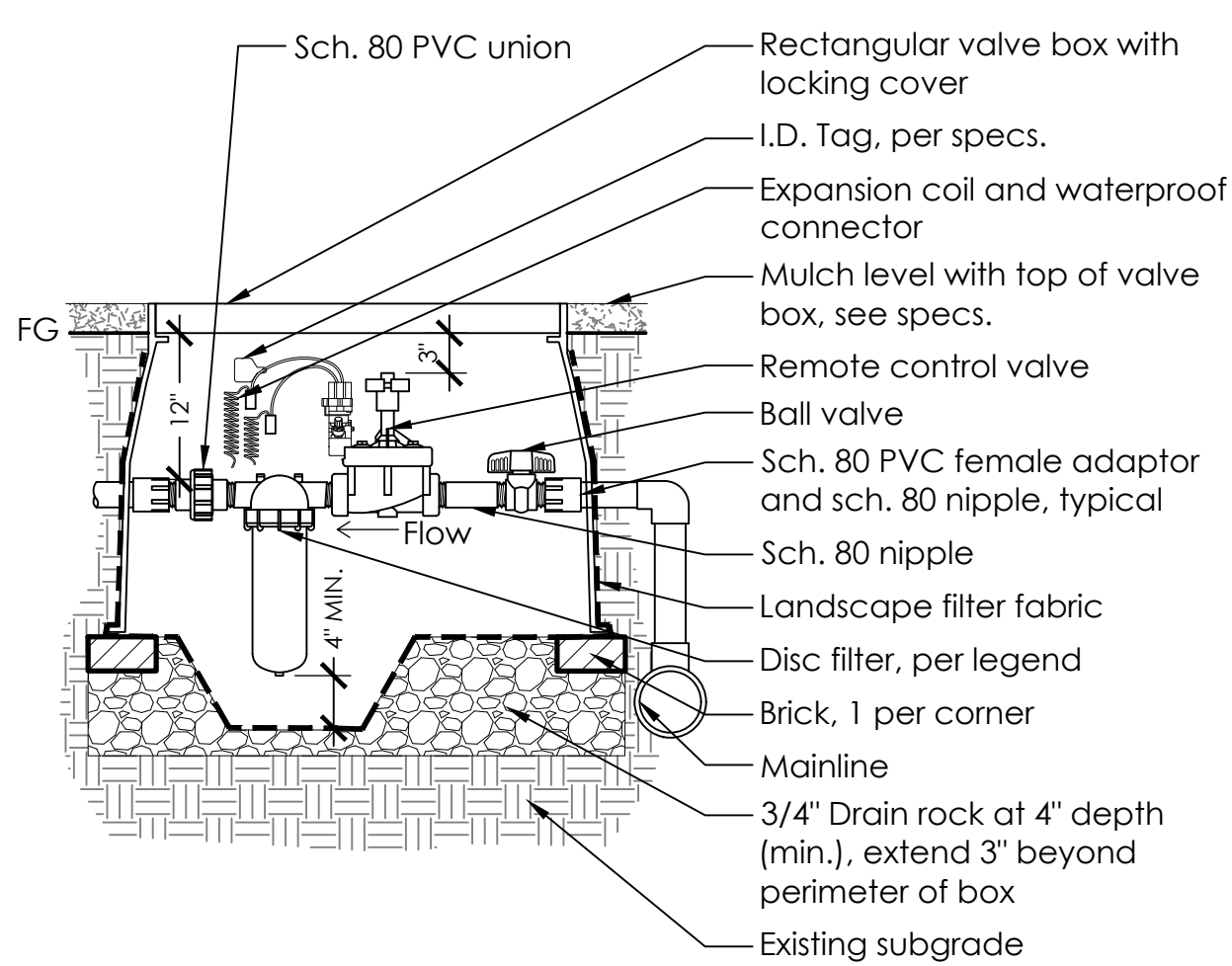


NOTE:
Install techline tubing 4" below finish grade, staple in place, per layout detail, then backfill with amended planting soil, per planting specifications.

9 TECHLINE SUBGRADE INSTALLATION

NOT TO SCALE

P-CO-RIC-27



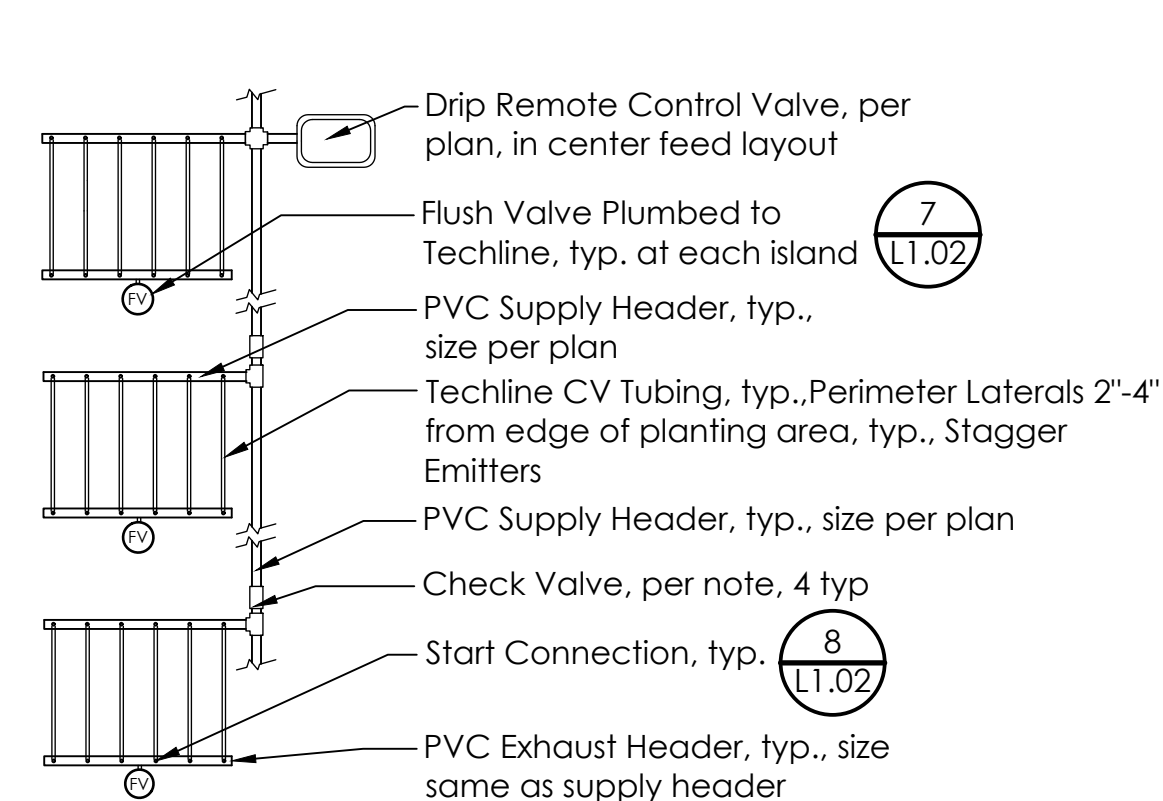
Notes:

- Filter position as shown preferred to minimize debris in housing when servicing. Filter may be mounted horizontally or upside-down if needed due to space constraints.
- Supply PVC sch. 80 nipples as required.
- Supply jumbo valve box and/or housing extensions as required to fit equipment.
- Each RCV to receive a permanent metal tag with controller and station number.

6 REMOTE CONTROL VALVE - DRIP

NOT TO SCALE

P-CO-RIC-47



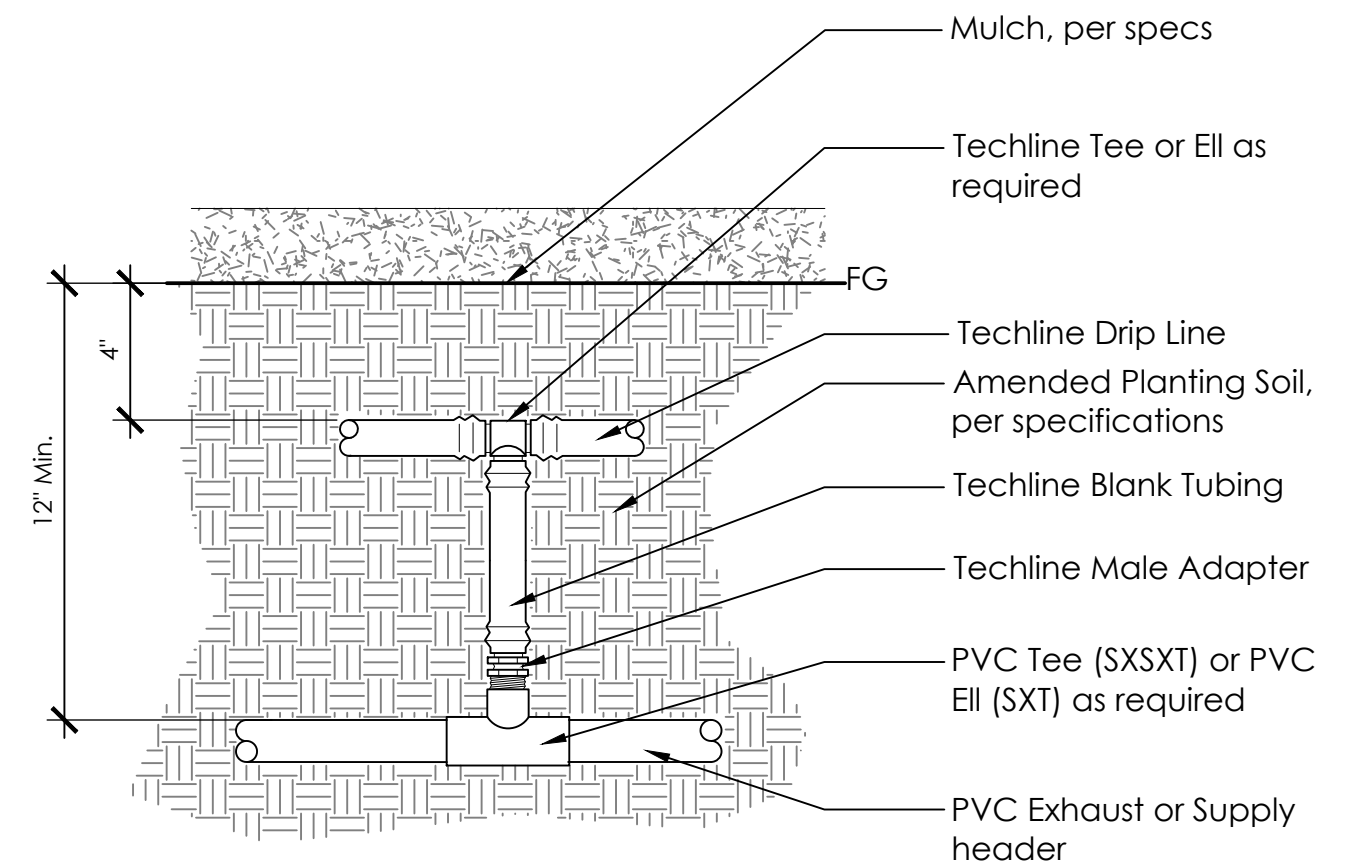
NOTES:

- Affix all lines to ground using soil staples approximately every 3' from drip valve.
- Do not exceed manufacturer's recommended maximum length of a single lateral, see chart.
- See legend for emitter and row spacing.
- Install check valves on supply headers where elevation meets/exceeds 4-1/2' and as needed to prevent low-head drainage.

11 TECHLINE ISLAND LAYOUT

NOT TO SCALE

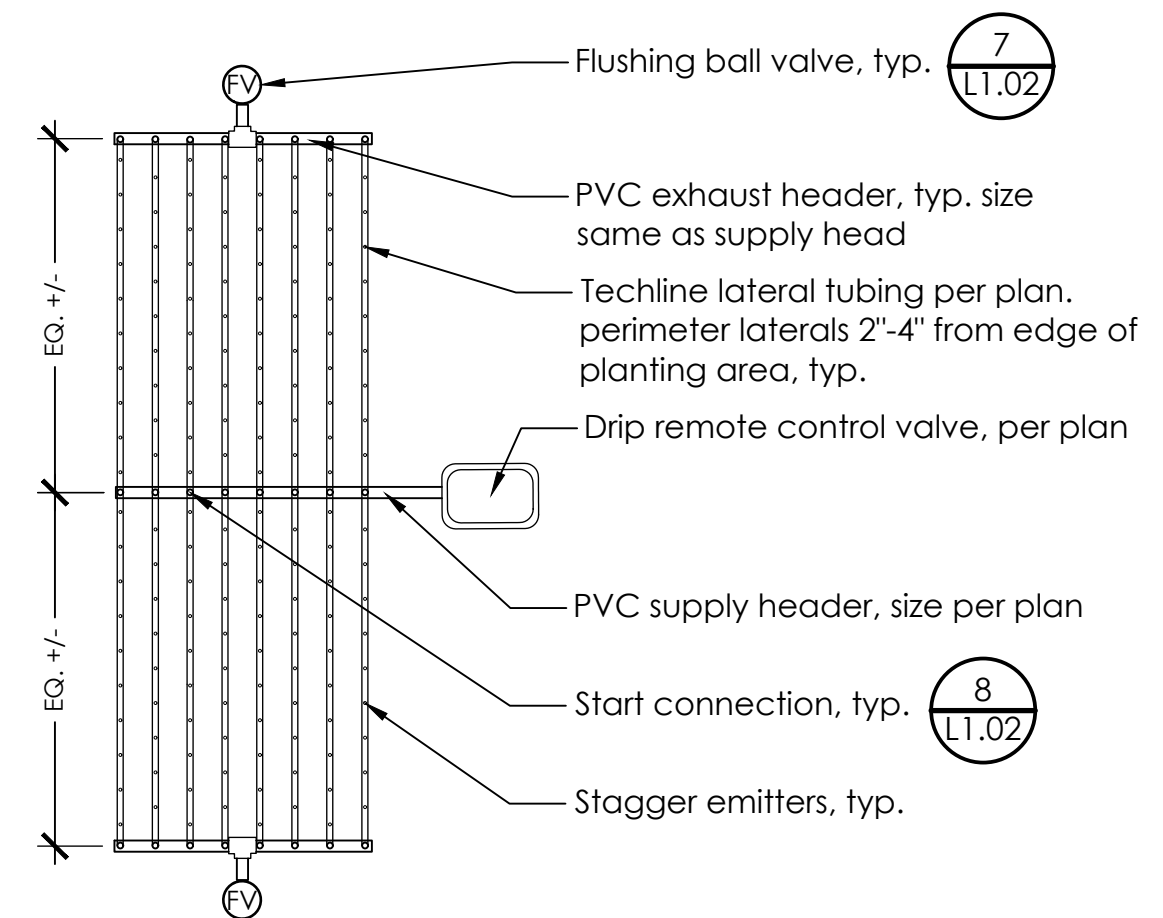
P-CO-RIC-05



8 TECHLINE START CONNECTION

NOT TO SCALE

P-CO-RIC-06



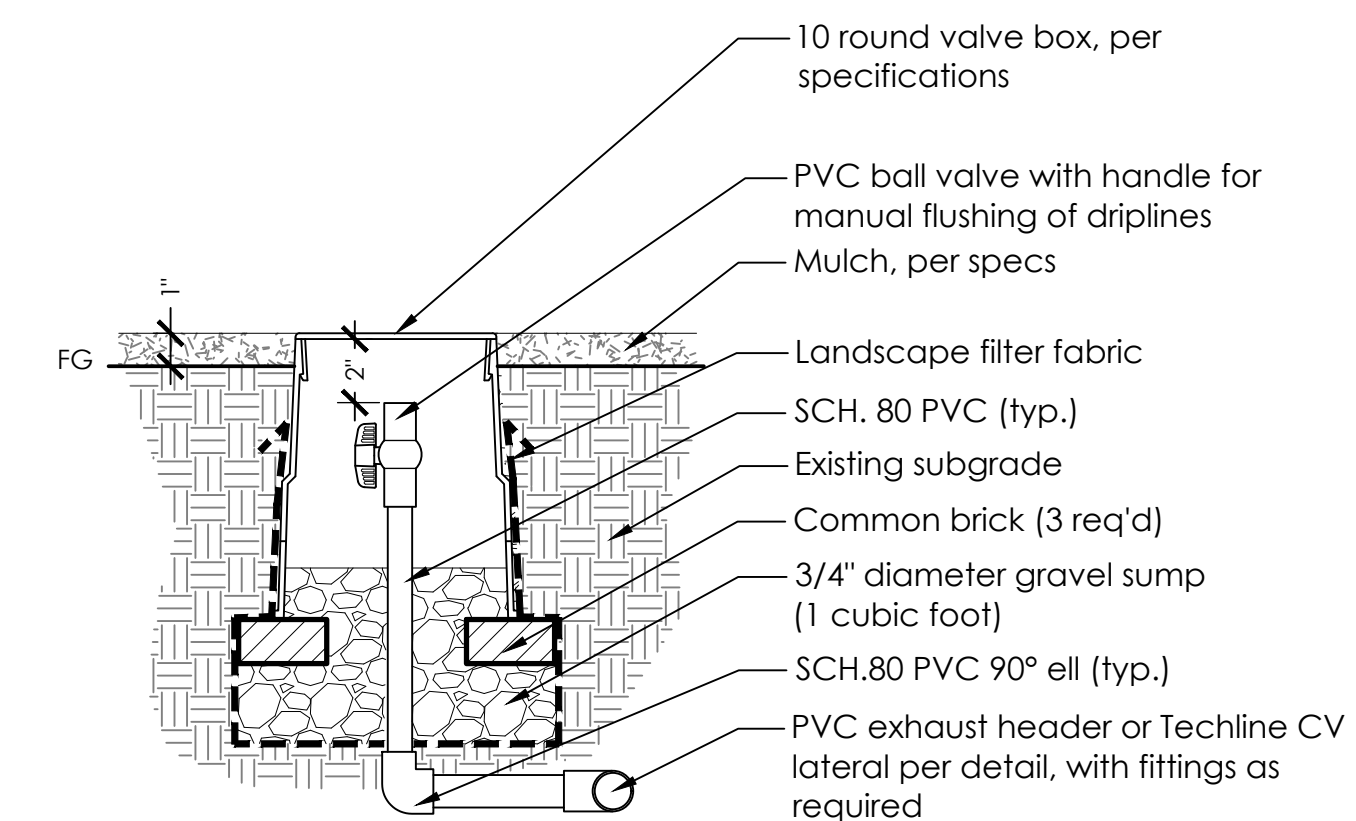
NOTES:

- Affix all lines to ground using soil staples every 3' from drip valve.
- Techline cv emitters are pressure compensating and have check valves.
- See legend for emitter and row spacing.
- Install check valves on supply and exhaust headers where elevation meets/exceeds 4-1/2' & as needed to prevent low-head drainage.

10 TECHLINE LINEAR LAYOUT

NOT TO SCALE

P-CO-RIC-21

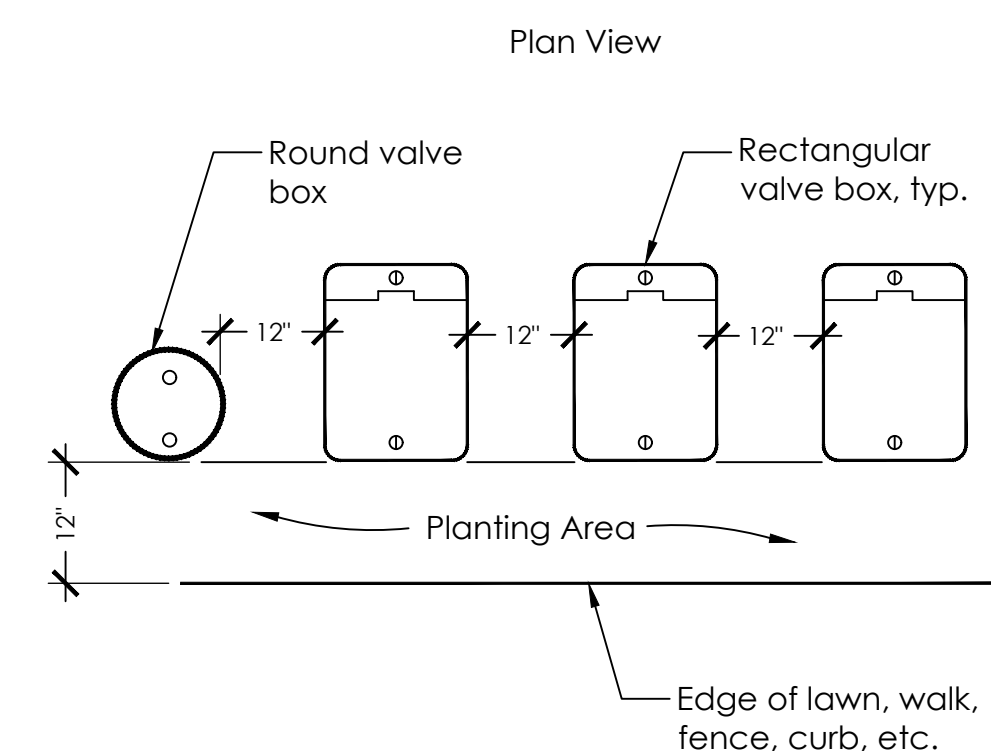


NOTE:
Locate flushing ball valves as shown on techline cv layout details, and at low points as req'd by manufacturer.

7 TECHLINE FLUSH VALVE

NOT TO SCALE

P-CO-RIC-42



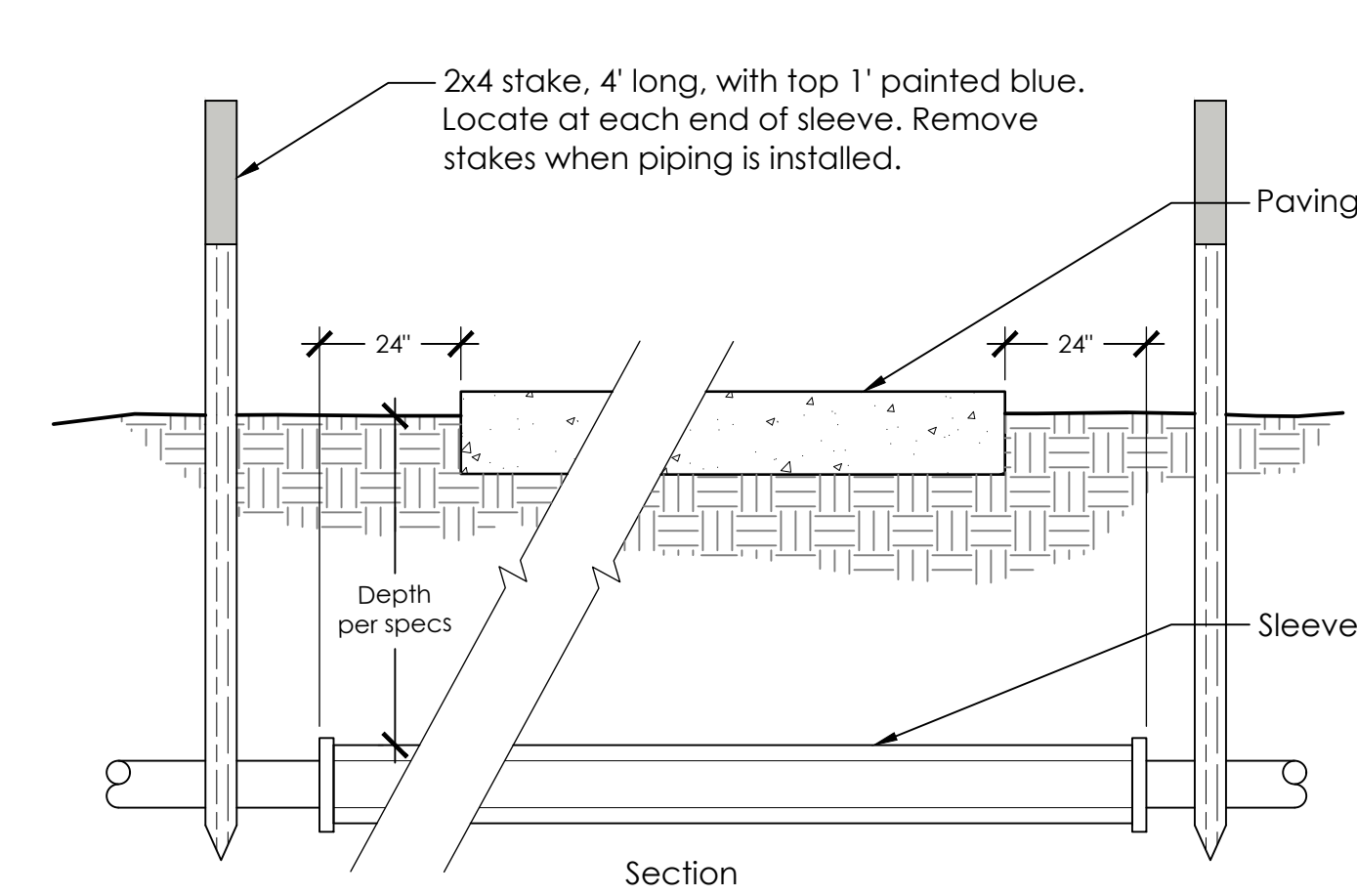
Notes:

- Center boxes over valves.
- Set boxes in ground cover/shrub area where possible.
- Set boxes parallel to each other and perpendicular to edge of hardscape.
- Valve box shall be Pantone 512 for reclaimed water.

4 VALVE BOX DETAIL

NOT TO SCALE

P-CO-RIC-03



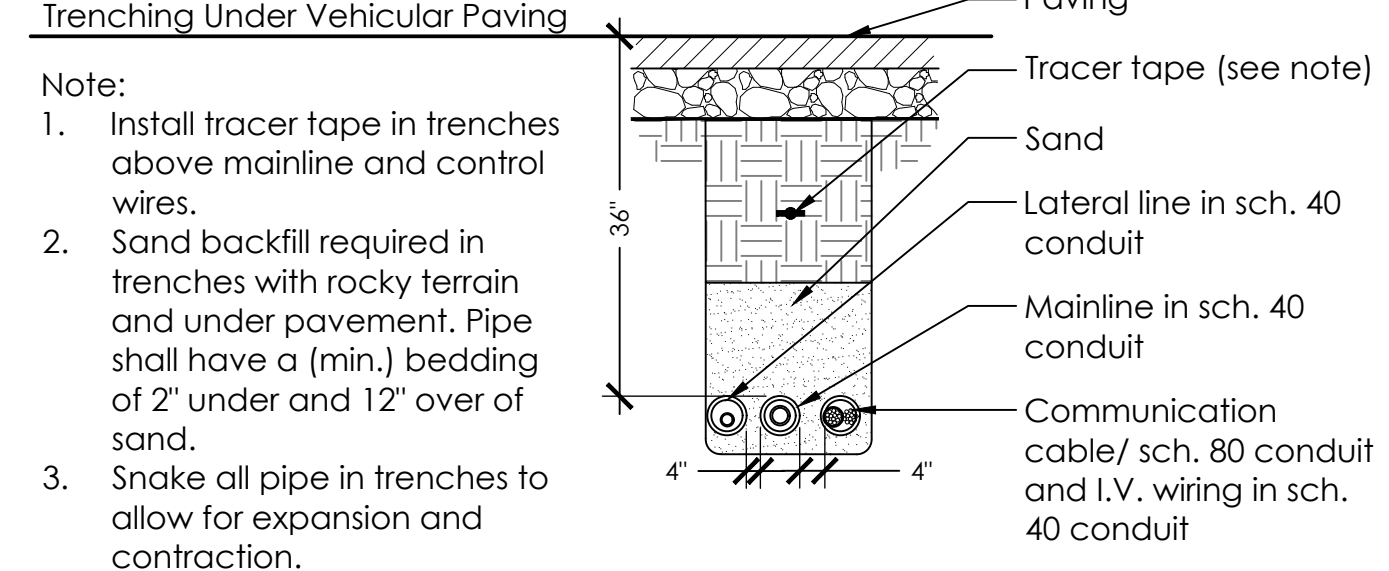
Notes:

- All pipe and fittings to be sch. 40 PVC, see plan for location.
- Sleeves to be large enough to accept the pipe and fittings to be encased.
- Provide a separate sleeve for each lateral or main crossing.
- Provide a separate sleeve for control wire.
- Tape all ends with duct tape to prevent entry of soil.

3 SLEEVE DETAIL

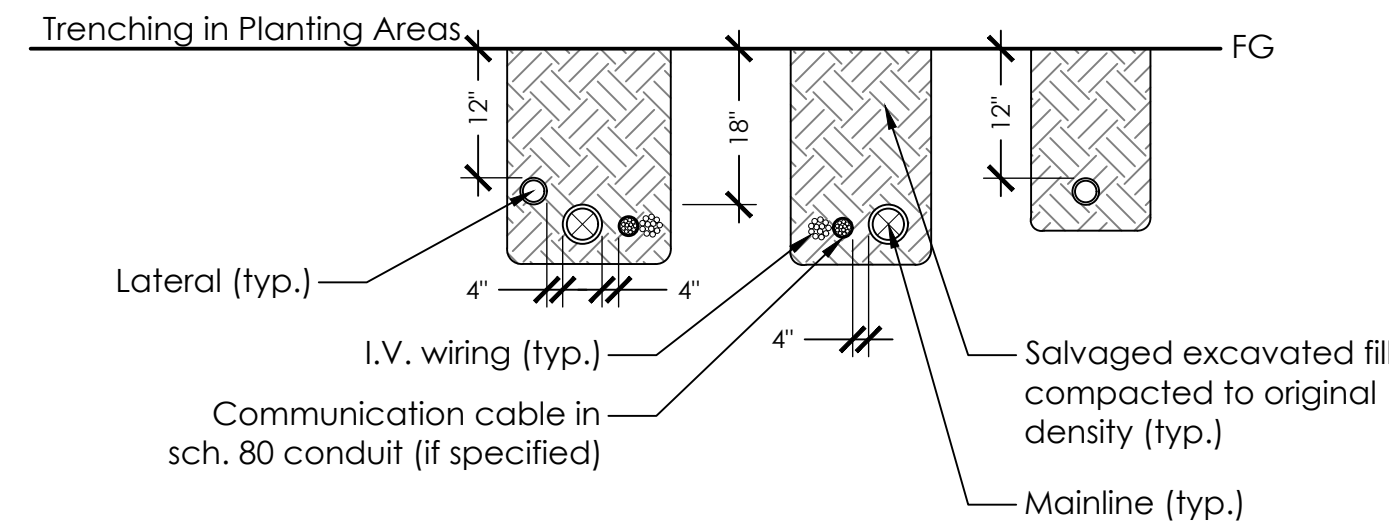
NOT TO SCALE

P-CO-RIC-10



Notes:

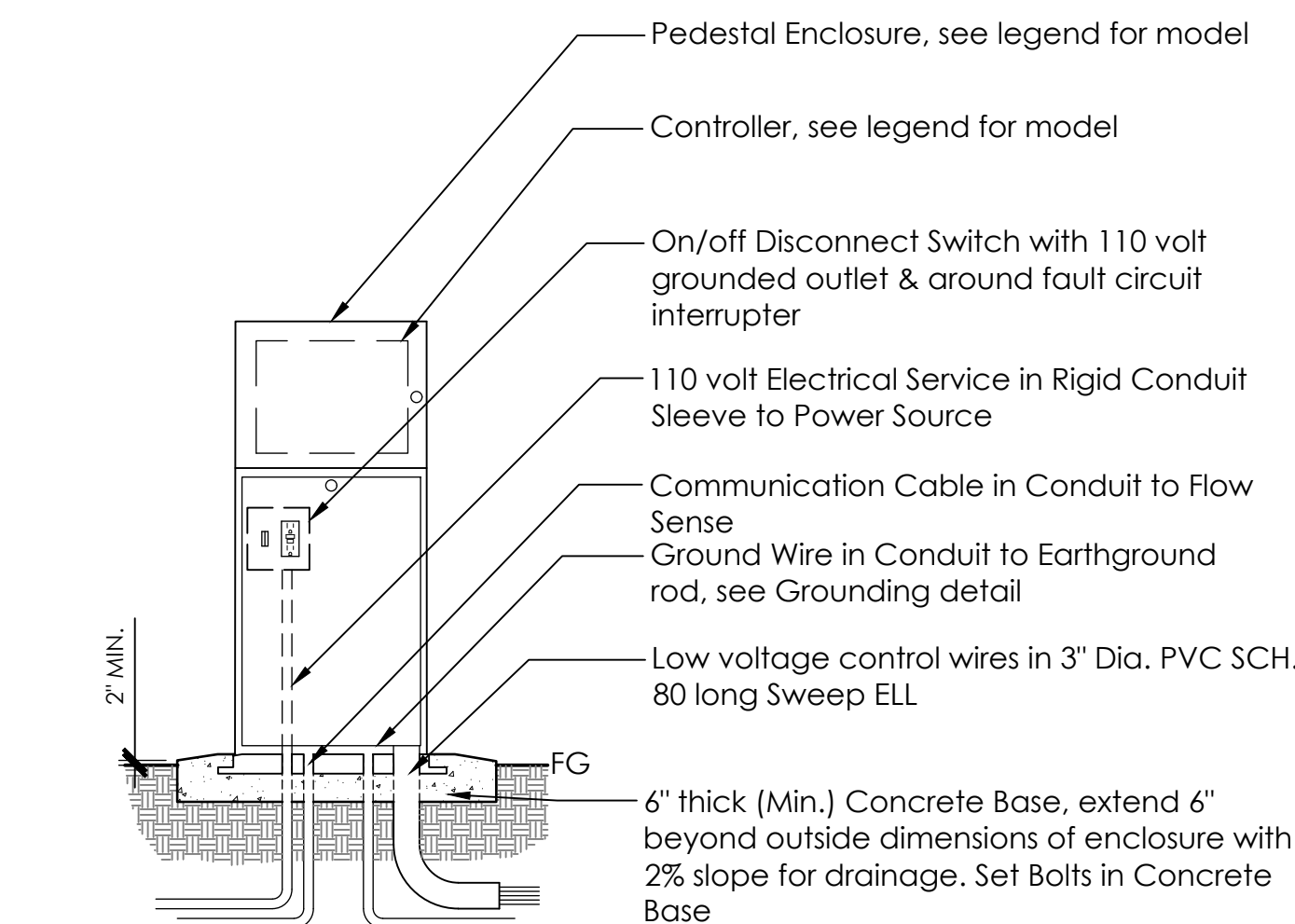
- Install tracer tape in trenches above mainline and control wires.
- Sand backfill required in trenches with rocky terrain and under pavement. Pipe shall have a (min.) bedding of 2" under and 12" over of sand.
- Snake all pipe in trenches to allow for expansion and contraction.



2 PIPE AND TRENCHING

NOT TO SCALE

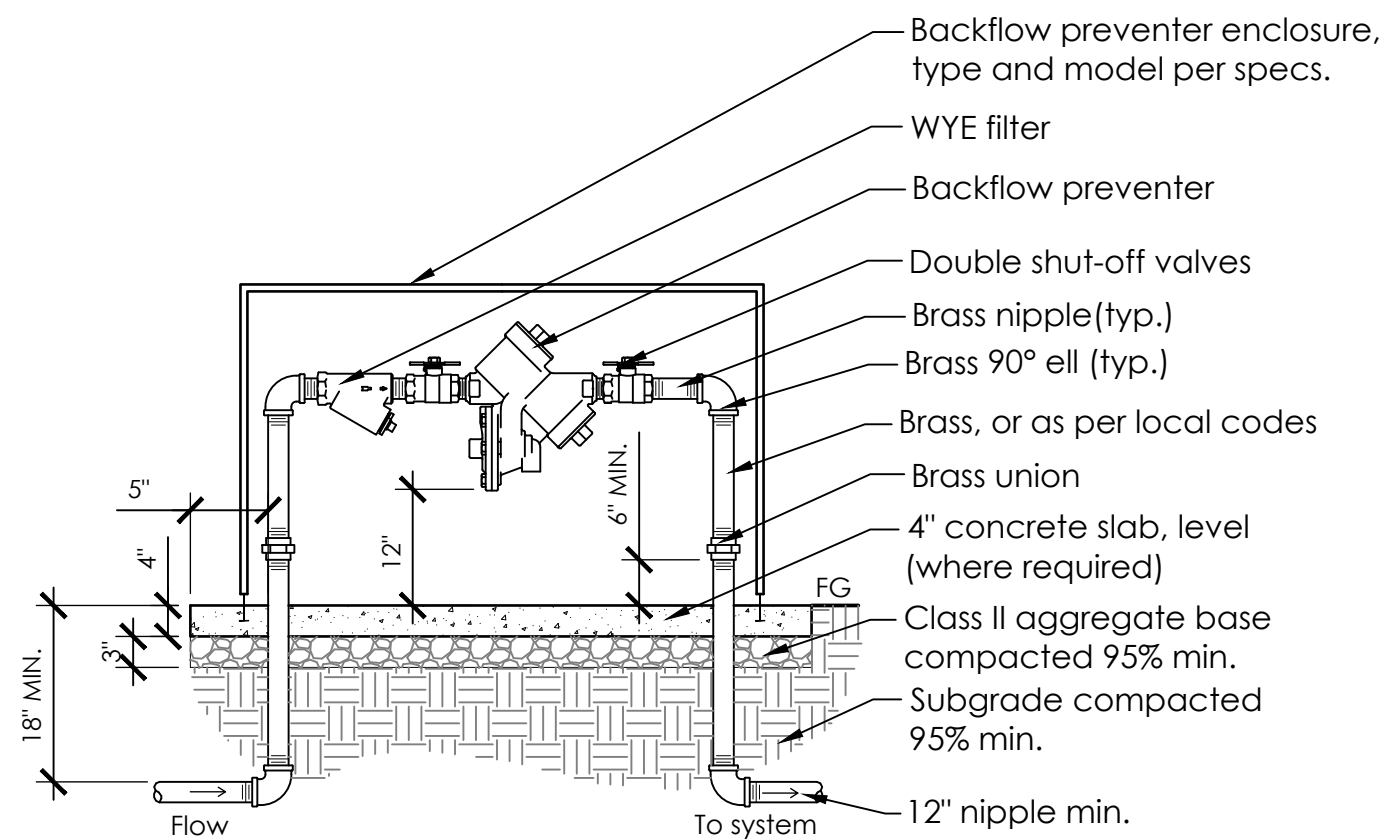
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1 CONTROLLER AND PEDESTAL

NOT TO SCALE

P-CO-RIC-01

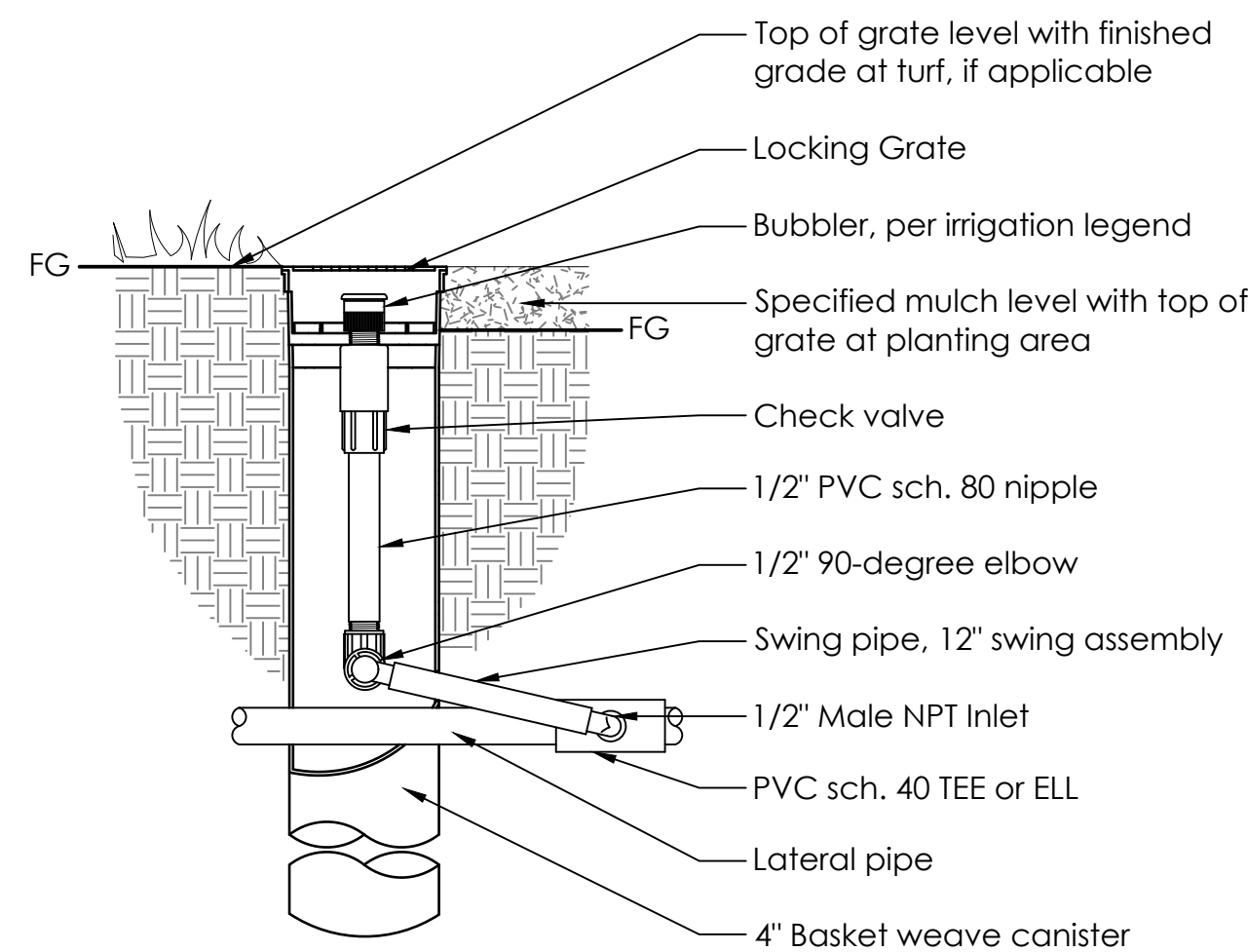


NOTES:
1. Equipment to be installed 24" min. from any structure or hardscape.
2. All piping and fittings to be as per state and local requirements.
3. Contractor is to provide a frost protection blanket with eyehook/padlock securing system.

3 BACKFLOW PREVENTER ASSEMBLY

NOT TO SCALE

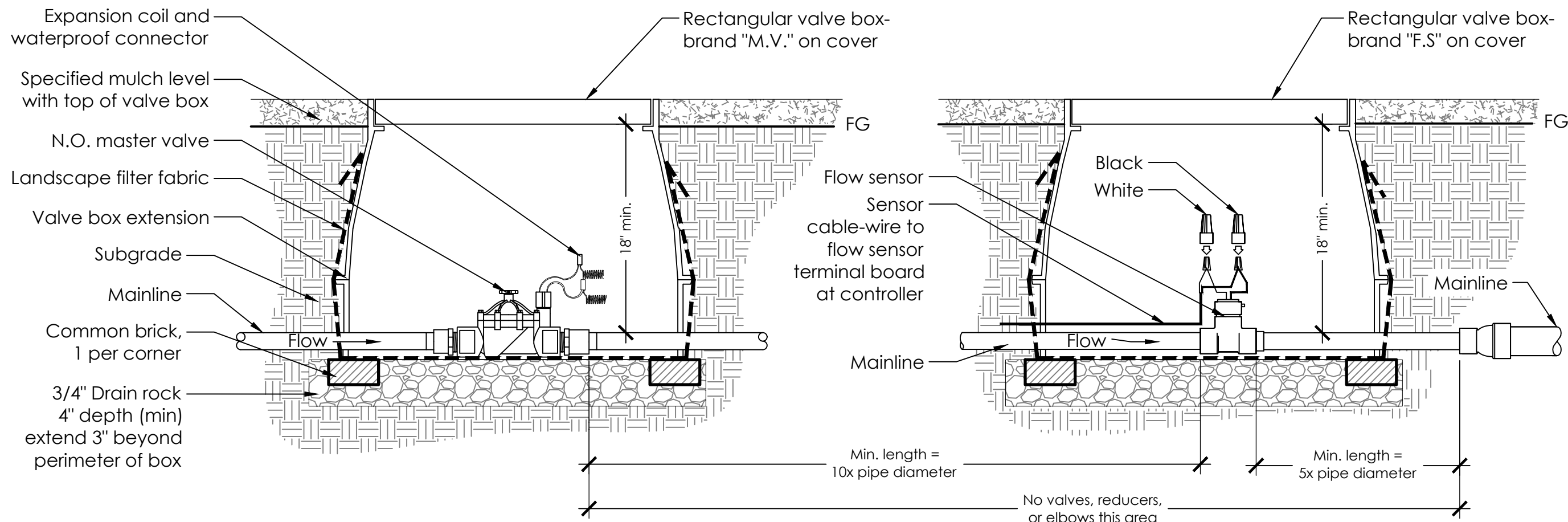
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2 DEEP WATERING TREE BUBBLER

NOT TO SCALE

P-CO-RIC-31

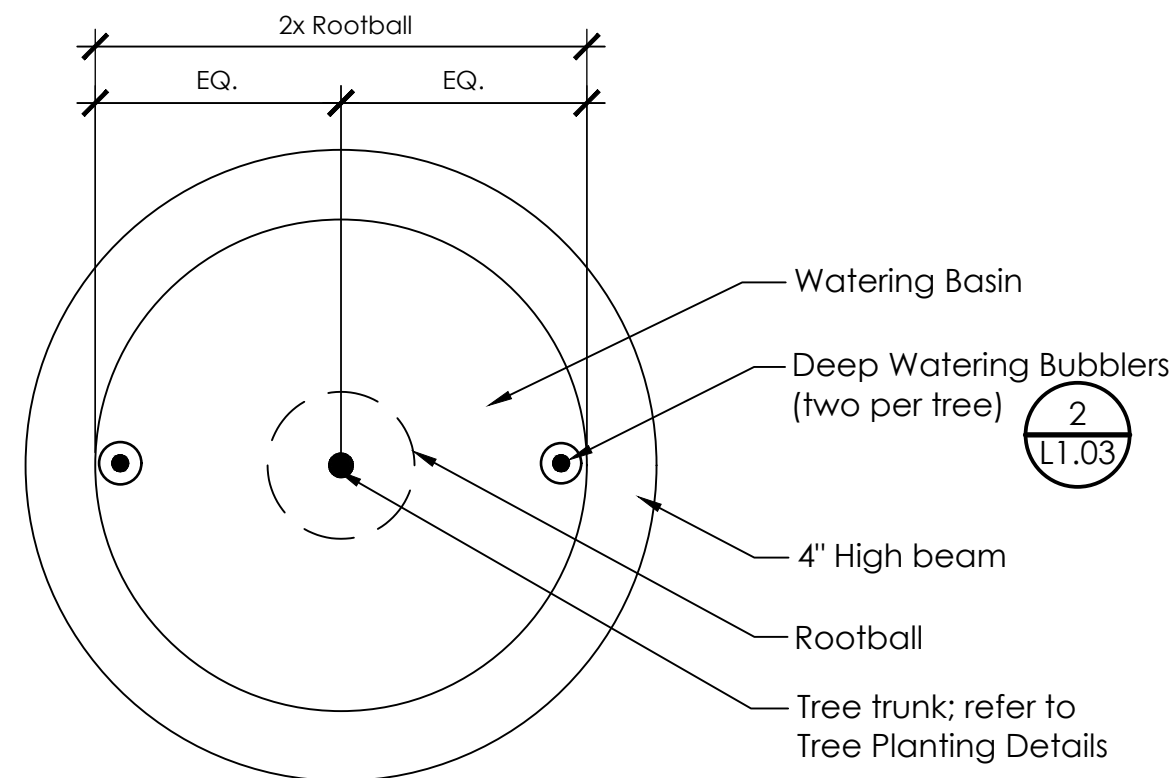


Note:
1. Connect master valve to the last station in the controller.
2. Route flow sensor cable in 1" PVC conduit from flow sensor to controller enclosure.

4 MASTER VALVE AND FLOW SENSOR

NOT TO SCALE

P-CO-RIC-08

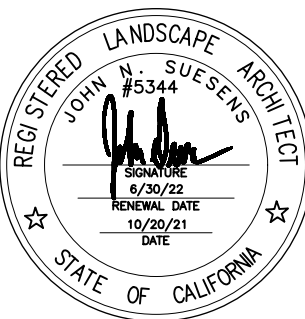


1 DEEP WATERING TREE BUBBLER LAYOUT

NOT TO SCALE

P-CO-RIC-35

Stamp



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Issuances & Revisions

No.	Description	Date

Key Plan/Consultant Stamp

Irrigation Details

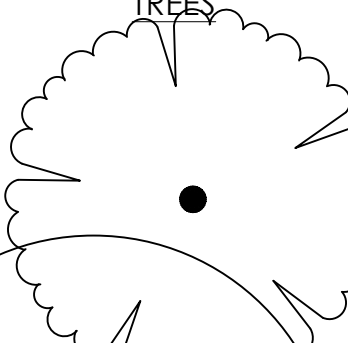
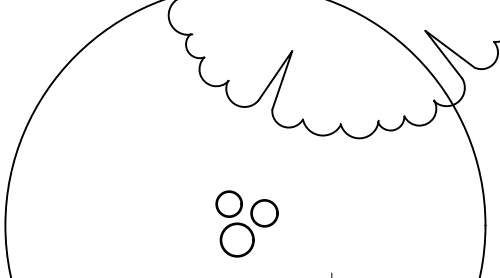
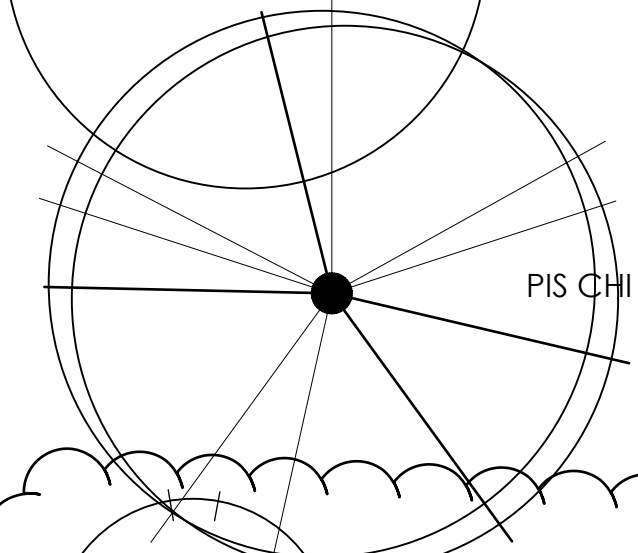
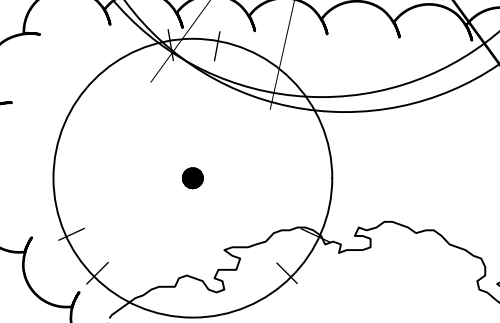

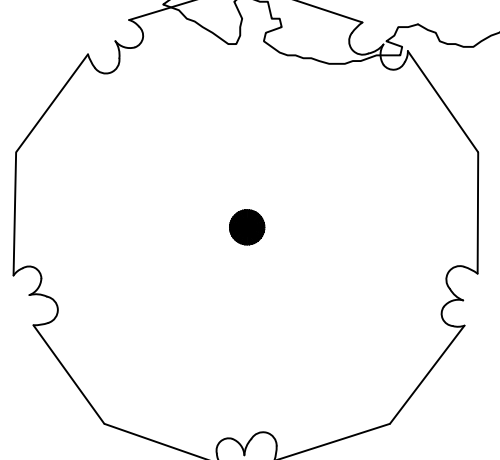
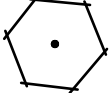




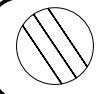

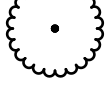







Date: 10/20/2021
Project Number: 21-2656
Scale: 1"=10'-0"

L1.03

PLANTING NOTES

1. The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts and if a discrepancy exists, the plan shall govern.
2. Substitution of specified plant material shall not be made unless otherwise approved by the Landscape Architect. Same genus different species substitutions are acceptable provided the variety is similar in growth habit to the specified plant and water use is the same. Example: Escallonia "Terry" could sub for "Red Elf". Rhapsiolepis can not substitute for Escallonia as they have different water use requirements. Certificates of compliance will not be completed for projects which exceed the water use of specified plant materials until conformance with the water efficient landscape requirements is achieved.
3. Finish grade in planter areas shall be 3" below the top of adjacent curbs, walks or paved areas. Finish grade shall be smooth and even prior to installation of 3" bark mulch. All landscape areas not covered with live material shall be covered with 3" of bark mulch.
4. Planting areas shall be kept clean and free from all waste materials such as concrete, asphaltic waste, lumber or other such materials. Waste materials shall be removed by excavation of the soil. Replace with clean native top soil.
5. See details and specifications for procedures, material, and installation requirements.
6. Imported top soil (if required) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 9% by volume. The soil shall be free from subsoil, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life, native top soil shall be used where available prior to importing soil. A soils report shall be provided for all imported top soils, per specifications.
7. Adjacent streets, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from earthwork operations.
8. Any damaged or destroyed landscaping shall be replaced to the satisfaction of the Owner's Representative.
9. For best results, native plant materials should not have their roots disturbed. For plastic cans, remove bottom of can, place in plant pit and cut sides to remove. Cut metal cans in three places minimum and carefully slide root ball into plant pit, for large plant material, use bottom support as necessary.
10. Soil sample reports and irrigation water suitability report shall be reviewed by Landscape Architect prior to amending soils, per specifications.

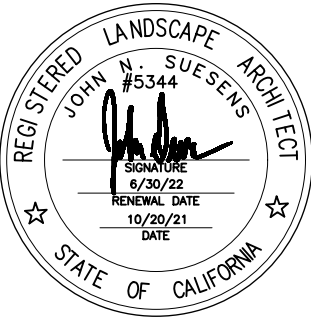
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	ARB MIY	Arbutus x `Marina` / Marina Strawberry Tree	24"box	Low	Per Plan	8
	LAG N40	Lagerstroemia indica x fauriei `Natchez` / Natchez Crape Myrtle	24"box	Low	Per Plan	2
	PIS CHI	Pistacia chinensis / Chinese Pistache	36"box	Medium	Per Plan	4
	PRU CCU	Prunus cerasifera `Newport` / Newport Flowering Plum	24"box	Low	Per Plan	5
	QUE SHU	Quercus shumardii / Shumard Red Oak	36"box	Medium	Per Plan	4
	TRI BRI	Tristania conferta / Brisbane Box	24"box	Medium	Per Plan	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	CAL LJN	Callistemon viminalis `Little John` / Little John Weeping Bottlebrush	5 gal	Low	5' O.C.	27
	DIE IRI	Dietes iridioides / Fortnight Lily	1 gal	Low	3' O.C	60
	MYR VAR	Myrtus communis `Compacta Variegata` / Variegated Dwarf Myrtle	5 gal	Low	3' O.C	16
	MYR DWA	Myrtus communis `Compacta` / Dwarf Myrtle	5 gal	Low	3' O.C	22
	NAN GUL	Nandina domestica `Gulf Stream` TM / Gulf Stream Heavenly Bamboo	5 gal	Low	3' O.C	30
	POD MAK	Podocarpus macrophyllus `Maki` / Maki Podocarpus	5 gal	Low	4' O.C.	23
	RHA CLA	Rhapsiolepis indica `Clara` / Clara Indian Hawthorn	5 gal	Low	4' O.C.	46
	VIB SPR	Viburnum tinus `Spring Bouquet` / Spring Bouquet Laurustinus	5 gal	Medium	5' O.C.	12
	WES MOR	Westringia fruticosa `Morning Light` / Morning Light Coast Rosemary	5 gal	Low	4' O.C.	27
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	CAR DIV	Carex divulsa / European Grey Sedge	1 gal	Low	2' O.C.	160
	CHO TEC	Chondropetalum tectorum / Small Cape Rush	5 gal	Low	4' O.C.	39
	DIA XTL	Dianella revoluta Little Rev / Little Rev Flax Lily	1 gal	Low	2' O.C.	30
	LOM IRA	Lomandra longifolia `Breeze` TM / Breeze Mat Rush	1 gal	Low	3' O.C	85
	LOM P26	Lomandra longifolia `Platinum Beauty` / Platinum Beauty Mat Rush	1 gal	Low	3' O.C	53
	MUH WHI	Muhlenbergia capillaris `White Cloud` / White Cloud Muhly Grass	1 gal	Low	3' O.C	56

Richmond Dollar Tree

Parking Lot Landscape Design
12300 San Pablo Ave
Richmond, CA 94805

Stamp



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Issuances & Revisions

No.	Description	Date
Δ	DRB Meeting	10/19/2021

Key Plan/Consultant Stamp

Planting Notes & Schedule

Date: 10/20/2021
Project Number: 21-2656
Scale: 1"=10'-0"

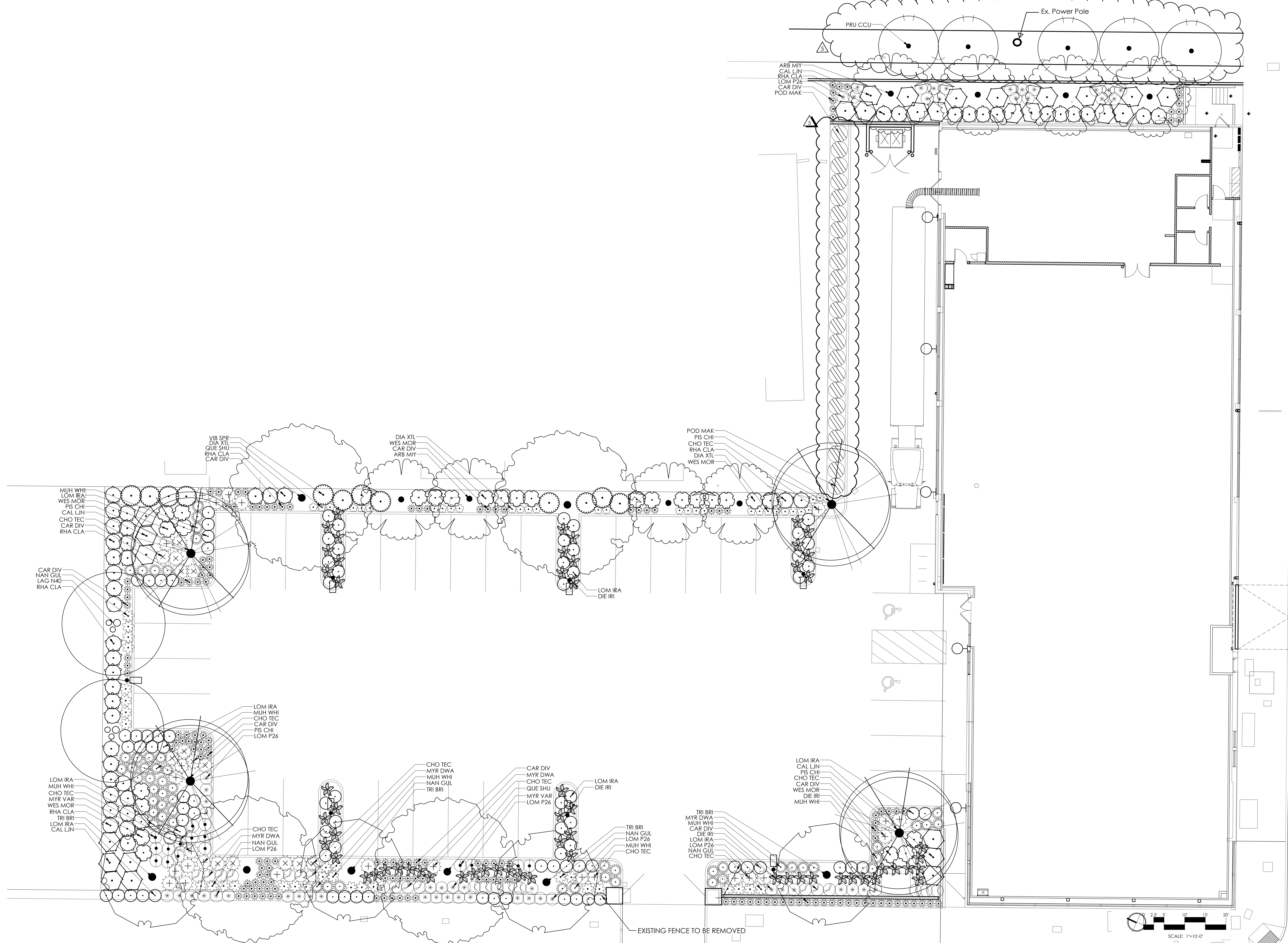
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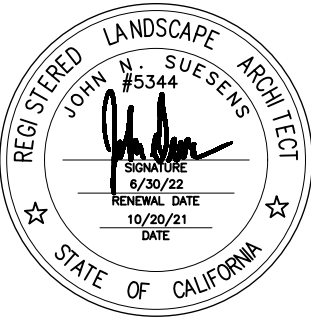
No.	Description	Date
5	DRB Meeting	10/19/2021

Planting Plan

L2.01



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Issuances & Revisions

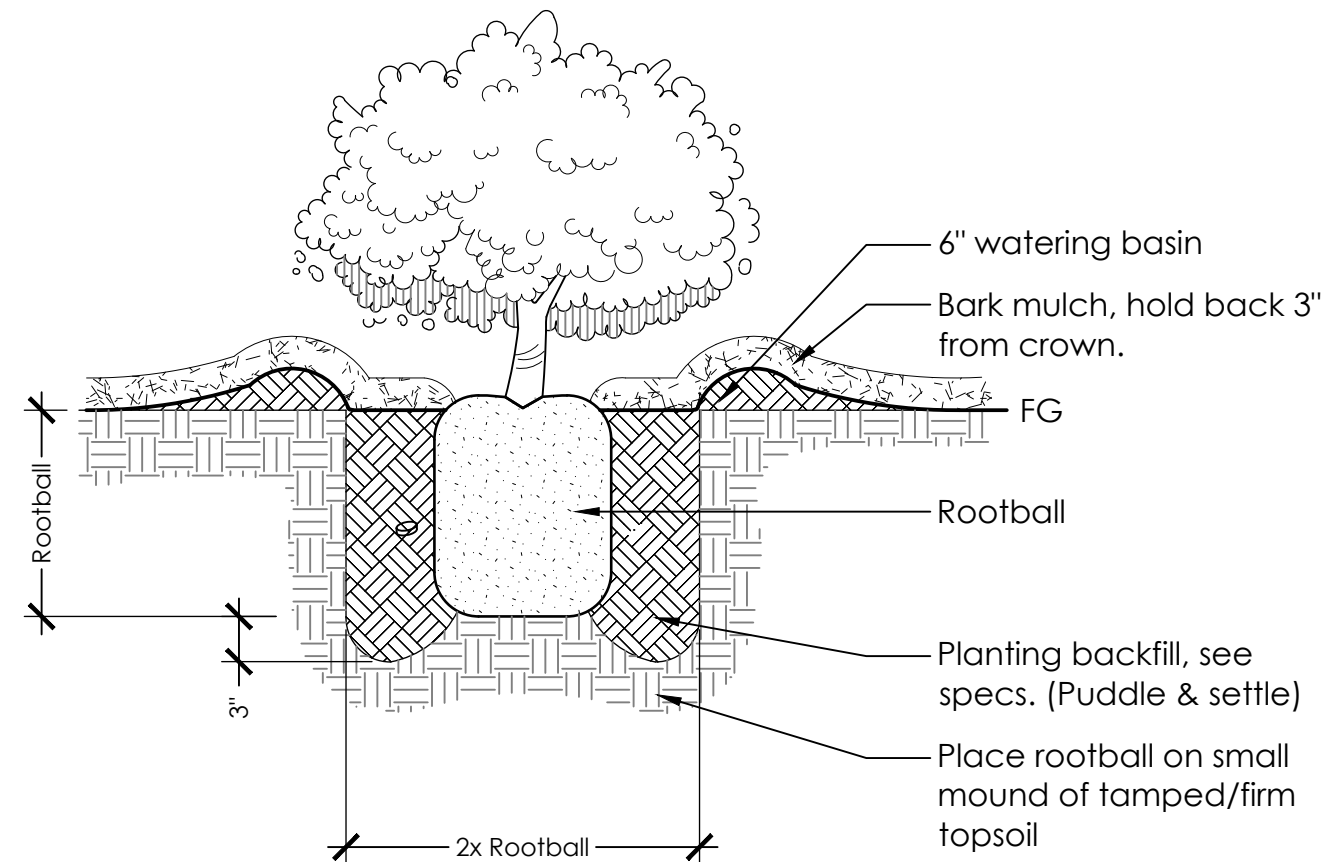
No.	Description	Date

Key Plan/Consultant Stamp

Planting Details

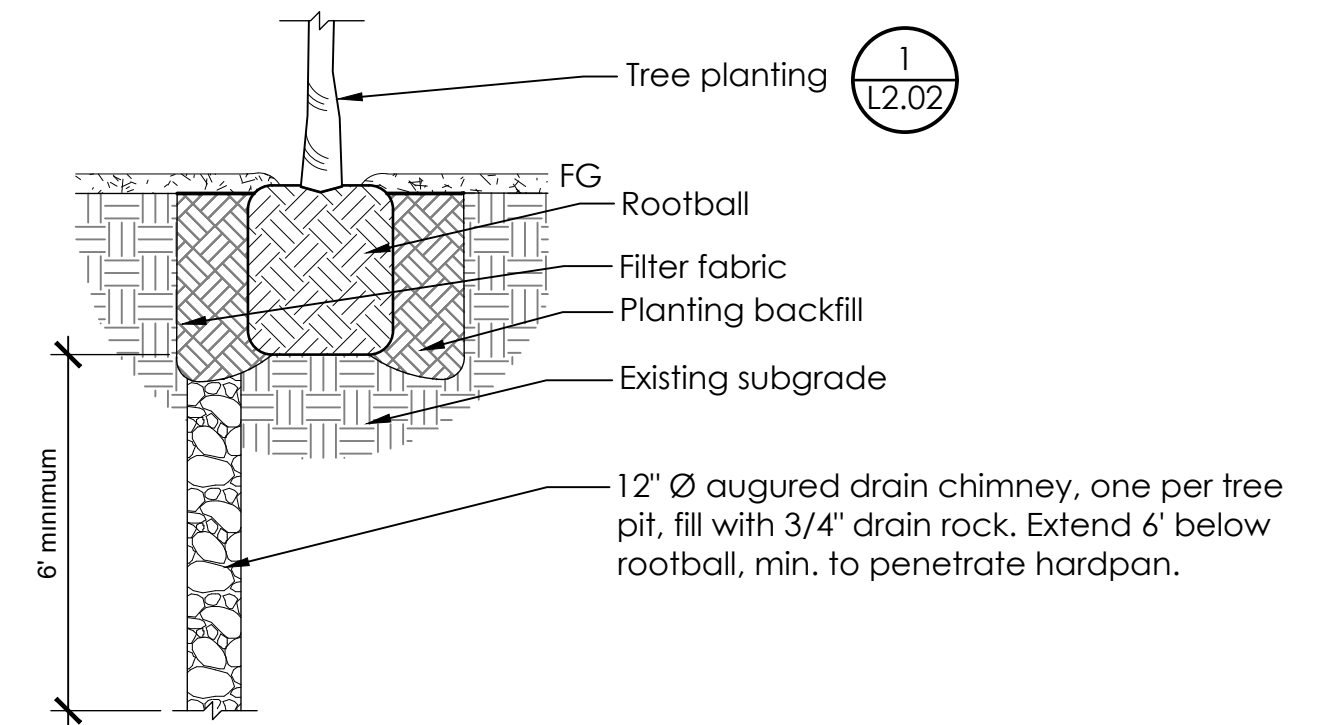
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Project Number: 21-2656
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L2.02



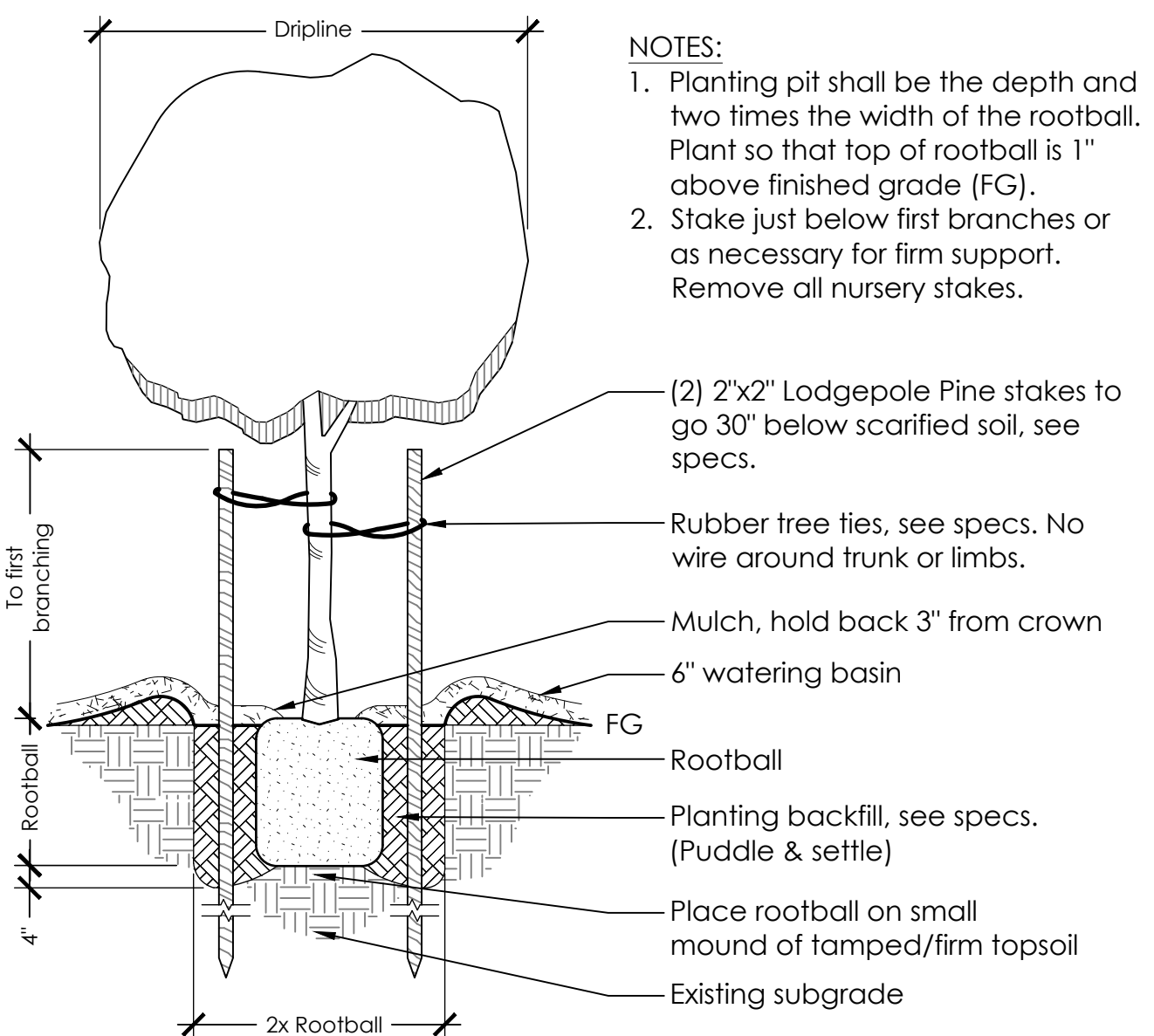
Note:
Planting pit shall be the depth and two times the width of the root ball.
Plant so that top of rootball is 1" above finished grade. Remove all nursery stakes.

3 SHRUB PLANTING
NOT TO SCALE
P-CO-RIC-25



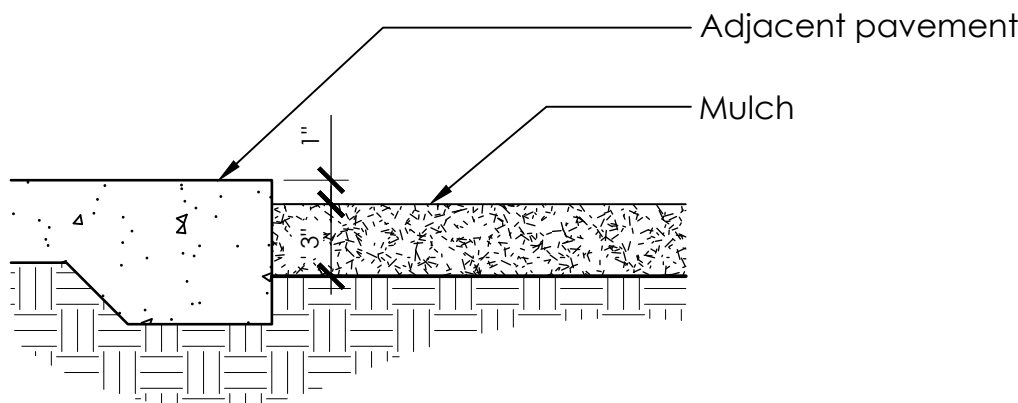
- Notes:
1. Drainage required only for tree pits failing tree pit drainage test as described in the specifications.
 2. Contractor to repeat tree pit drainage test after installation of drain chimney to ensure proper drainage.

2 TREE PIT DRAINAGE CHIMNEY
NOT TO SCALE
P-CO-RIC-15

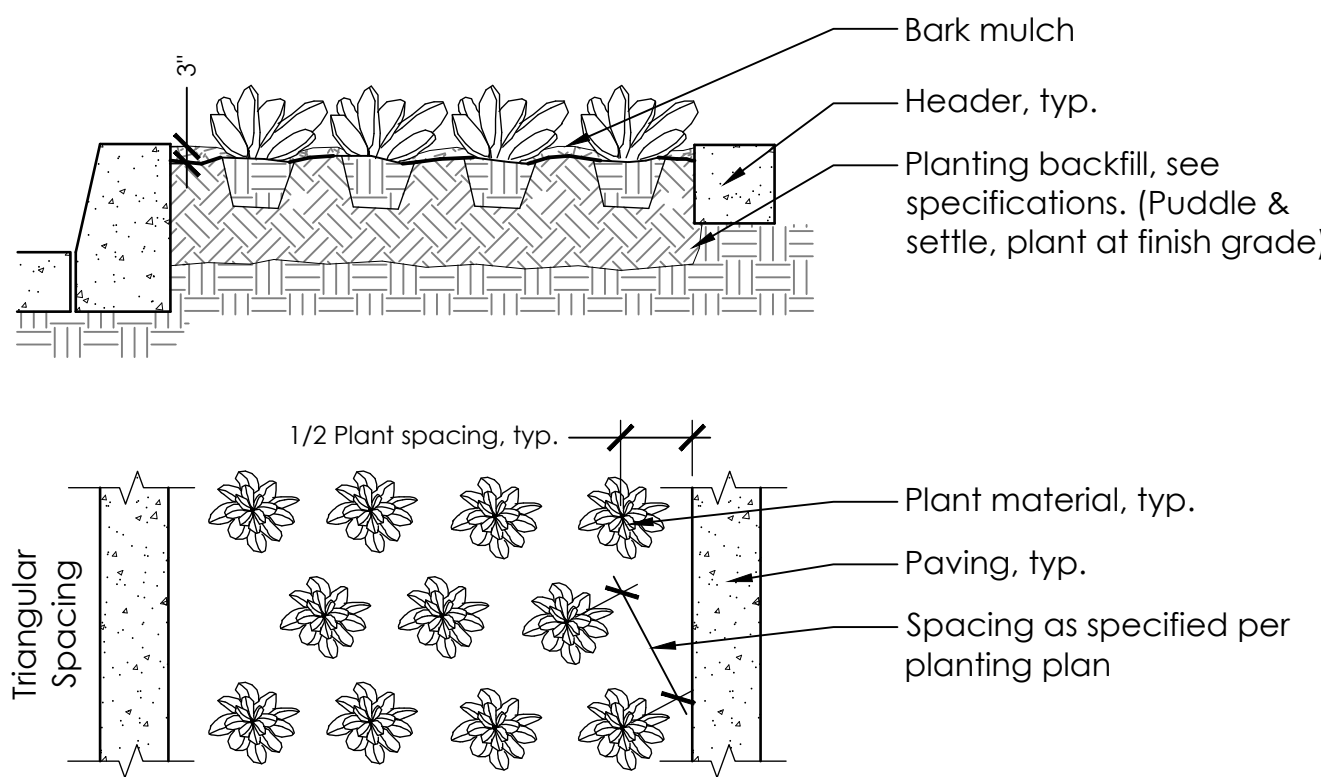


- NOTES:
1. Planting pit shall be the depth and two times the width of the rootball. Plant so that top of rootball is 1" above finished grade (FG).
 2. Stake just below first branches or as necessary for firm support. Remove all nursery stakes.

1 TREE PLANTING
NOT TO SCALE
P-CO-RIC-07



5 MULCH
N.T.S.
P-CO-RIC-19



- Notes:
1. Rip or scarify top 12" of subgrade prior to planting.
 2. Add amendments and fertilizer per soils report.
 3. Rototill amendments and fertilizer into top 12" of topsoil or per soils report.
 4. Plant groundcover: triangular spacing (see plan).
 5. Add 3" of bark mulch.
 6. Landscape fabric per specifications.

4 GROUNDCOVER AND PERENNIAL PLANTING
NOT TO SCALE
P-CO-RIC-66

SECTION 02950
LANDSCAPE PLANTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Work Included: All services, labor, materials, transportation and equipment necessary to perform the work indicated on the Drawings and as specified.
- B. Contractor is responsible for removing and disposing of lime treated soils from planting areas, if lime treatment was used in construction of buildings and paving. Clean top soil from site is to replace lime treated soil in planting areas, or imported top soil may be used, subject to review and approval. Amend replacement soil as outlined in these specifications. Method and extent of lime treated soil removal shall be approved by project geotechnical engineer.

1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of contract, including general and supplementary conditions and project specifications sections, apply to these instructions.

1.3 SUBMITTALS

- A. Comply with with **submittal procedures, unless otherwise indicated.**
- B. Samples: Samples of soil amendments, fertilizers, mulches, binders/tackifiers, and seed mixes, shall be submitted for review and stored on site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by the Landscape Architect.
1. Submit mixed product samples for all specified mulches.
- C. Technical Reports: Contractor to provide and submit copies of technical reports. Work is to be performed by:

Soil and Plant Laboratory, Inc.
352 Mathew Street
Santa Clara, CA 95030 408-737-0330.

1. Agronomy Reports: A minimum of **one Agronomy Report** shall be prepared, which shall include basic and minor nutrients, as well as a textual analysis of the sample. The sample for reporting shall consist of a composite of three shovelfuls of soil, every shovelful location as directed by the Landscape Architect.
2. Post-Amendment Agronomy Reports: After soil amendments have been thoroughly mixed into the site, random samples of the mixed soil will be taken by the Landscape Architect and submitted to a soils laboratory. Results of testing will be sent to the Contractor, and cost of the above testing by the soils laboratory shall be borne by the Contractor. **One Post-Amendment Agronomy Report is required.** The report shall include recommendations for post planting fertilizing for the duration of the Maintenance Period.
- D. Fertilizers and Soil Conditioners: Submit product data for fertilizers and soil conditioners, and planting tablets. Quantities of fertilizers and soil conditioners shall be per the Agronomy Reports, including adjustments as required based on the results of the Agricultural Suitability Test for the reclaimed water, where applicable.
1. Cost adjustments: Contractor shall provide a line item cost for installation of the soil conditioners and fertilizers according to these specifications. Should the agronomy reports recommend a lesser degree of soil conditioning and fertilizing, Contractor shall adjust fees or provide a credit to the Client accordingly. In the event that the required soil conditioners and fertilizers are greater than these specifications, the Contractor shall not be responsible for funding the difference.
- E. Post-Planting Fertilizers: Submit product data for fertilizers for use post-planting. Quantities of fertilizers shall be per the Post-Amendment Agronomy Reports, including adjustments.
- F. Submit certificates, trip slips and invoices for soil preparation materials. See 1.5 Review of Plant Invoices and Soil Preparation Conformance Test.
- G. Protective Fencing: Fencing for use in protecting newly installed work during the Maintenance Period shall be submitted to the Landscape Architect prior to installation.
- H. Weed Eradication: Contractor to submit product data and schedules for weed eradication.
1. Manufacturer's Instructions: Contractor to submit installation instructions for planting items not herein outlined or detailed on drawings.

1.4 GENERAL REQUIREMENTS

- A. The term "Planting Area" shall mean all areas to be planted with trees, shrubs, and groundcovers, and areas covered with organic mulch.
- B. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practice.
- C. All rock and other growth or debris accumulated during the duration of the project shall be removed from the site.
- D. Prior to excavation for planting or placing of plant materials, locate all underground utility lines still in use and take proper precautions to avoid damage to such improvements. In the event of a conflict between such lines and plant locations, notify the Architect who shall arrange for the relocation of one or the other. The Contractor assumes all responsibility for making any and all repairs for damages resulting from work as herein specified.
- E. Grading and soil preparation work shall be performed only during the period when beneficial and optimum results may be obtained. If the moisture content of the soil should reach such a level that working it would destroy soil structure, spreading and grading operations shall be suspended until the moisture content is increased or reduced to acceptable levels and the desired results are likely to be obtained.
- F. All scaled dimensions are approximate. Before proceeding with any work carefully check and verify all dimensions and immediately inform the Landscape Architect of any discrepancy between the drawings and/or specifications and actual conditions.
- G. Quantities for plant materials are shown for convenience only, and not guaranteed. Check and verify count and supply sufficient number to fulfill intent of drawings.
- H. Adequately stake, barricade, and protect all irrigation equipment, manholes, utility lines, and other existing property during all phases of the soil amending and grading operations.
- I. Observation of Plant Material:
1. All plant material shall be delivered to the project site for Observation by the Architect, for approval prior to installation.
 2. The Contractor shall immediately remove any plant material not approved.
 3. Approved plant material shall remain on the site and shall be maintained by the Contractor as standards of comparison for material to be furnished.
 4. The Contractor, at his option and at his expense, can retain the services of the Landscape Architect to review trees 15 gallon and larger tagged at the nursery and/or at its place of growth, or as otherwise specified on drawings.
- L. Rejection and Substitution:
1. All plants not conforming to the requirements herein specified shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and be immediately removed from the site of the work and replaced with acceptable plant materials. The plant materials shall meet all applicable observations required by law. All plants shall be of the species, variety, size, age, flower color and condition as specified herein and/or as indicated on the drawings. Under no condition will there be any substitution of plant species, variety, or reduced sizes for those listed on the accompany drawings, except with the express written consent of the Landscape Architect.
- M. Tree Drainage:
1. It shall be the Contractor's responsibility to provide adequate drainage of all trees, sufficient to ensure healthy growth.
 2. Coordinate locations for tree pit drainage testing with Landscape Architect. At a minimum, locations shall be selected based upon known soil profiles, with concentration on areas of specific concern, high clay. Tree pit drainage testing is described in section 3 of these specifications.

1.5 REVIEW OF PLANT INVOICES AND SOIL PREPARATION CONFORMANCE TEST

- A. Upon delivery of materials and/or completion of all soil conditioning and grading but prior to initiating planting operations, the Contractor shall provide Landscape Architect with signed copies of required certificates, trip slips and invoices for soil preparation materials. The Landscape Architect shall review such material, comparing the total quantities of each material furnished against the total area to each operation. If the minimum rates of application have not been met, the Landscape Architect will require the incorporation of additional quantities of these materials to fulfill the minimum application requirements specified.

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. All products shall be delivered to the site in manufacturer's unopened standard containers bearing original labels showing quantity, analysis and name of manufacturer.
- B. All materials shall be stored in designated areas and in such a manner as to protect from weather or other conditions that might impair the effectiveness of the product.

1.7 OBSERVATION

- A. Observations herein specified shall be made by the Landscape Architect. The Contractor shall request observations in writing, 3 days in advance of the time observation is required.
- B. The Contractor or his authorized representative shall be on the site at the time of each observation.
- C. Observation will be required for the following parts of the work:

1. Incorporation of soil conditioning and fertilizing into the soil.
 2. Upon the completion of grading prior to planting.
 3. Approval of plant materials [refer to 1.4 General Requirements].
 4. When trees and shrubs are spotted in place for planting, but before planting holes are excavated. Approval of mulch product shall be obtained prior to spreading.
 5. When all planting, except the Maintenance Period, has been completed. Acceptance and written approval shall establish beginning of the Maintenance Period.
 6. Final Observation at the completion of the Maintenance Period. This observation shall establish the beginning date for the guarantee of all trees.
- D. Acceptances: Upon completion of the Final Observation and the work of this section, the Contractor will be notified in writing (1) whether the work is acceptable, (2) if any requirements necessary for completion and acceptance.
- E. The Contractor will be charged, and responsible for, any time and mileage used by the Landscape Architect as a result of prematurely scheduled site visit.

1.8 MAINTENANCE

- A. The Maintenance Period begins on the day the Architect has given Notice of Completion and shall continue thereafter for no less than **90 continuous calendar days**.
1. Phased Maintenance Periods, if required, shall be negotiated prior to construction.
 2. If phased Maintenance Periods are not negotiated prior to construction, the Maintenance Period for all areas will begin after the entire project is 100% complete per contract documents. Portions completed earlier shall be maintained up to and including the specified Maintenance Period without additional compensation.
- B. The Contractor shall continuously protect and maintain all involved areas of the Contract during the progress of the work and during the Maintenance Period until the Final Acceptance of the work.
- C. A protective temporary fence shall be installed and remain in place until final acceptance of the project. Contractor is responsible for removal of the protective temporary fence at the close of the Maintenance Period and after Final Acceptance of the project.
- D. Regular planting maintenance operations shall begin immediately after each plant is planted. Plants shall be kept in a healthy, growing condition and in a visually pleasing appearance by watering, pruning, mowing, rolling, firming, edging, fertilizing, restaking, pest and disease controlling, spraying, weeding, clearing up and any other necessary operation of maintenance. Landscape areas shall be kept free of weeds, noxious grass, and all other undesired vegetative growth and debris. All plants found to be dead or in an impaired condition shall be replaced immediately. See Post-Planting Fertilizing requirements.
- E. The Contract completion date of the Contract Maintenance Period will be extended, when in the opinion of the Landscape Architect, improper maintenance and/or possible poor or unhealthy condition of planted material are evident at the termination of the scheduled Maintenance Period. The Contractor shall be responsible for additional maintenance of the work at no change in Contract price until all of the work is completed and acceptable.
- F. The Contractor shall be responsible for maintaining adequate protection of the areas. Damaged areas shall be repaired immediately at the Contractor's expense.
- G. All plants (including sodded areas) found to be dead, and all plants not in a vigorous condition noted within the Maintenance Period, shall be replaced within fourteen (14) days.
- 1.9 GUARANTEES AND REPLACEMENTS
- A. All plants (except trees- see 1.098) shall be guaranteed to remain healthy and vigorously growing for 3 months from time of final acceptance.
- B. All trees that have been supplied and installed under this Contract shall be guaranteed to live in a healthy condition for a period of one (1) year from date of final acceptance of project. Trees are to be inspected for disease and certified by an authorized Arboriculturist prior to planting.
- C. All plants found to be dead, and all plants not in a vigorous condition noted within the Maintenance Period, shall be replaced within fourteen (14) days.
- D. Plants used for replacement shall be the same kind and size as specified in the plant list. They shall be furnished, planted and fertilized as originally specified.

PART 2 - PRODUCTS

2.1 SOIL AMENDMENT AND FERTILIZER

- A. Soil Amendment and Fertilizer: the following amendments and fertilizers are to be **used for bidding purposes only**.
1. Organic Material (nitralized redwood sawdust or equal and composted humus materials. 50:50 mix) PH of 5.5 to 6.5
 2. Gypsum shall be a commercially processed and packaged gypsum (CaSo4, 2 H2O @ .90%).
 3. PAM (polyacrylamide) Complete Green
 4. Calcium Nitrate [Ca(NO3)215/0/0]
 5. Potassium Nitrate (KNO3- 13/0/44)
 6. SCU [Jurea] [NH2]2CO37/0/0]
 7. Triple Superphosphate [Ca H2PO42-0/45/0]
 8. Oyster Shell Lime [CaCO3.95%]
 9. MicroMax fertilizer
- B. Planting Tablets: Agriform 20-10-5, 21-gram planting tablet plus minors, by The Scotts Company, 1-800-492-8255, www.scotts.com, or approved equal.
- C. Quantities shall be furnished as needed to complete work shown on drawings.

2.2 PLANTING

- A. Backfill: The following planting backfill ratios are to be **used for bidding purposes only**. Contractor is responsible for providing agronomy reports as described in 1.3-C, which shall outline backfill specifications. Fully amended [upper] excavation materials shall be put in one pile to go around the rootball. Any deeper un-amended materials shall be put in a separate pile. Condition this deeper soil at the following rates and use for the planting pit below the rootball: PAM (polyacrylamide) 0.5 lbs / cy Gypsum 1 1/6 lbs / cy. Over-excavate the planting pits so that there shall be one foot of this material between native soil and the bottom of the rootball. No OM or fertilizer shall be used below the rootball.
- B. Tree Staking:
1. Stakes shall be untreated lodge pole stakes, with length as required to meet staking requirements per detail. Stake quantity per detail.
 2. Tree ties shall be 24" Gro-Straight Tree Ties, or approved equal.
- C. Weed Eradication:
1. Pre-emergence herbicide shall be Surflan, Treflan, Ronstar, or equal.
 2. Post-emergence weed contact spray shall be Round-Up, or equal.

2.3 PLANT MATERIAL

- A. All plants shall be vigorous, of normal growth free from disease, insects, insect eggs, and meet or exceed the measurements specified.
- B. Turf sod, if applicable, shall be of uniform density, color and texture, strongly rooted, and capable for vigorous growth and development when planted
- C. Identify plant species or varieties correctly on legible, weatherproof labels attached securely to the plant. There shall be a minimum of one labeled plant for each 5 plants in a lot.
- D. Substitutions will not be permitted except if proof is submitted that any plant specified is not obtainable, in which case a proposed substitution will be considered for use of the nearest equivalent size or variety and cost. All proposed substitutions shall be approved by Landscape Architect prior to ordering.

2.5 MULCH:

- A. Planting areas shall be covered with 'Arbor Mulch', or approved equal. Mulch shall be a recycled soft wood, dark color product shredded into small pieces consisting of a mix of finely shredded wood and medium shredded wood processed through an industrial tub grinder. No 'gold' color, rounded wood chips will be accepted. Available from Grab n' Grow Soil Products, 707-575-7275

PART 3 - EXECUTION

3.1 WEED ERADICATION PROGRAM

- A. Prior to planting, eradicate and physically remove all weeds dead or alive within the limits of work, in the following order:
1. Irrigate twice each day for approximately 10 minutes each watering time for a period of 14 calendar days, until seedlings appear.
 2. Apply post emergence weed contact spray according to manufacturer's recommendations. Take care to protect existing plant material which is to remain as shown on the plans.
 3. Wait the required period for the post emergent to take effect (approximately 7-14 days).
 4. Physically remove all weeds, dead or alive, within the limits of work.
- B. Post-Planting:
1. Planting Areas: Apply pre-emergence herbicide according to product directions.
 2. Turf and Hydroseed Areas: Spot spray with post-emergence weed contact spray, taking care to protect existing plant material which is to remain as shown on the plans.

3.2 SOIL CONDITIONING, FERTILIZING & ROTOTILLING

- A. Grub and clean planting area, removing all weeds, debris and rocks from the site.
- B. Rip and cross rip soil in planting areas to 12" deep.
- Contractor to install amendments per agronomy reports. The following soil amendment incorporation is to be **used for bidding purposes only**. The soil conditioning and amendment materials shall be evenly

- spread over all planting areas and shall be thoroughly scarified to an average depth of 12 inches by rototilling a minimum of two alternating passes.
- | | |
|--|-------------------|
| Organic Material (nitralized redwood sawdust or equal, and composted humus materials, 50:50 mix) | 8 C.Y / 1000 sf |
| PAM (polyacrylamide)* | 20 lbs / 1000 sf |
| Gypsum | 300 lbs / acre |
| Oyster Shell Lime | 20 lbs / 1000 sf |
| Calcium Nitrate | 20 lbs/1000 sf |
| Potassium Nitrate | 10 lbs/1000 sf |
| SCU | 12 lbs/1000 sf |
| Triple Superphosphate | 10 lbs / 1000 sf. |
| MicroMax | 15 lbs / 1000 sf |
- *Do not allow PAM to become wet before installation
- C. The thoroughness and completeness of the rototilling and incorporation of the soil conditioners/amendments shall be acceptable to the Landscape Architect.

3.3 FINISH GRADING

- A. Finish grades shall be as indicated on the Civil Engineer's drawings.
- B. Planting surfaces shall be graded with no less than 2 percent surface slope for positive drainage, or as otherwise noted according to Civil Engineer's plans.
- C. Final finish grades shall insure positive drainage of the site with all surface drainage away from buildings, walls, and toward roadways, drains and catch basins.
- D. Finish grades shall be measured as the final water compacted and settled surface grades, and shall be acceptable to the Landscape Architect before planting operations will be allowed to begin.
- E. All undulations and irregularities in the planting surfaces resulting from tillage, rototilling and all other operations shall be leveled and floated out before planting operations are initiated.
- F. The Contractor shall take every precaution to protect and avoid damage to sprinkler heads, irrigation lines, and other underground utilities during his grading and conditioning operations.

3.4 TREE PIT DRAINAGE TESTING

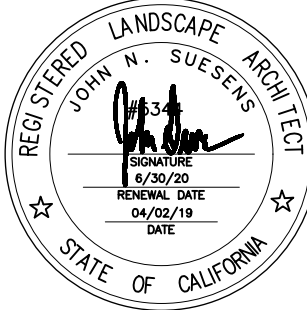
- A. After tree pit is dug, but prior to backfilling or planting, Contractor shall completely fill pit with water and then allow the water to completely drain from the pit. Fill the pit with water a second time. If the amount of time necessary for the pit to drain a second time is greater than 24 hours, install supplemental drainage per plan and detail.
- B. Contractor to secure tree pit opening for safety.

3.5 PLANTING

- A. The layout of locations for plants and outlines of groundcover to be planted shall be approved on the site by the Landscape Architect, prior to their planting. All such locations shall be checked for possible interference with existing underground piping, prior to excavation of holes. If underground construction or utility lines are encountered in the excavation of planting areas, other locations for the planting may be selected by the Landscape Architect. Damage to existing utilities shall be the responsibility of the Contractor.
- B. Planting Trees, Shrubs, and Container-stock Groundcovers, Vines, and Grasses:
1. All excavated holes shall have vertical sides with roughened surfaces and shall be of the minimum sizes indicated on detailed drawings. Holes shall be, in all cases, large enough to permit handling and planting without injury or breakage of root balls or roots.
 2. Root barriers shall be installed where indicated on plans in accordance with manufacturer's recommendations.
 3. Excavation shall include the stripping and staking of all acceptable soil encountered within the areas to be excavated for plant pits and planting beds. Protect all areas that are to be trucked over and upon which soil is to be temporarily stacked pending its re-use for the filling of holes, pits and beds.
 4. Plants in can containers shall have the cans opened by cutting vertically on opposite sides of each can with nursery can openers. Tin snips or other approved instruments for this purpose. All used cans shall be removed to the storage areas or from the site daily.
 5. The plants shall be planted at approved locations with the heretofore specified conditioner and soil planting backfill.
 6. The plants shall be placed in the planting pits on the backfill material which has been hand tamped and water settled to level rootball base levels prior to the placement of the plants. After setting the plants, the remaining backfill material shall be carefully tamped and settled around each rootball to fill all voids.
 7. Each plant shall be placed in the center of the hole and shall be set plumb and held rigidly in position until the planting backfill has been tamped from around each root ball.
 8. All plants shall be set at such a level that after settling they bear the same relationship to the surrounding finish grade as they bore to the soil line grade in the container, unless otherwise noted.
9. Planting tablets shall be placed on the sides of each planting hole at the following rates:
- a) (1) 5-gram tablet per liner, d-pot and flat-size plant
 - b) (1) 21-gram tablet per one gallon container
 - c) (3) 21-gram tablets per 5 gallon container
 - d) (4) 21-gram tablets per 15 gallon container
 - e) (1) 21-gram tablet per every 4 inches of box size
10. No plant will be accepted if the rootball is broken or cracked before, during, or after the process of installation.
11. All plants shall be thoroughly watered in to the full depth of each planting hole immediately after planting.
12. All trees, 15 gallon and larger, shall be staked. One of the stakes shall be driven into the ground of the windward side of the tree. The stakes shall be driven in plumb and secure. Special care shall be taken that the driving in of the stake does not damage the tree roots or root ball. Tree ties shall be fastened to each tree and stake by looping figure 8's with the inside diameter of the tie at 2 or 3 times the diameter of the tree (Also see detailed drawings).
13. The staking shall be accomplished in such a manner as to insure the proper and healthy growth and safety of the plants, property, and the public.
14. The Contractor shall be responsible for all surface and subsurface drainage required which may affect his guarantee of the plants.
- C. Planting Groundcovers (from flats):
1. Groundcovers shall be planted in the areas indicated on the drawings. The groundcover plants shall be rooted cuttings grown in flats, and shall remain in those flats until transplanting.
 2. All groundcover plants shall be planted with soil around roots, evenly spaced at the intervals called out on the drawings.
 3. The groundcover plants shall be planted sufficiently deep to cover all roots and planting tablets shall be placed in each planting hole and shall be immediately sprinkled after planting until the entire area is soaked to the full depth of all holes.
 4. The groundcover planting areas shall be hand smoothed after planting to provide an even, smooth final finish grade.
- D. Mulch:
1. Apply **a 3"** deep layer of specified mulch throughout all planting areas, unless otherwise noted on plans. Also refer to planting details for mulch requirements

3.6 CLEANUP

- A. As project progresses, Contractor shall maintain all areas in a neat manner and remove unsightly debris as necessary. After completion of project, Contractor shall remove all debris and containers used in accomplishing work. Contractor shall sweep and clean all sidewalks, asphalt, and concrete, and planter walls adjacent to plantings.

REVISIONS:	REVISION	ISSUE	DATED						
<div><div>ACE Design LLC</div><div>1024 Iron Point Road, Suite 1046 Folsom, CA 95630 Phone: (702) 396-5113, Fax: (702) 446-8155</div><div>Land Planning • Civil Engineering • Architectural Design • Structural Engineering</div></div>									
TITLE		PLANTING SPECIFICATIONS							
PROJECT		1878 DANIELS STREET STAYBRIDGE SUITES SAN JOAQUIN COUNTY, CA							
									
DATE: 04-02-2019 JOB : 18-07 DWG. BY: NO CHK. BY: JS									
L3.0									

SECTION 328000 - IRRIGATION

PART 1 - GENERAL

1.1 SUMMARY

A. Work included: All services, labor, materials, transportation and equipment necessary to perform the work indicated on the drawings and as specified.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including general and supplementary conditions and project specifications sections, apply to these instructions.

1.3 SCOPE OF WORK

A. The Contractor shall furnish all service, labor, materials, transportation and equipment necessary to perform the work indicated on the drawings as specified and shall perform other incidental work necessary to meet the intent of this specification and the approved plans including the following:

1. Submittals of materials lists, as-built, controller charts, manuals and guarantee.

2. Furnishing, delivery, storage, handling, assembly and installation of materials described in this specification and as indicated on the drawings.

3. System adjustment and testing.

4. Notification of the Landscape Architect in advance of scheduled observations.

5. Construction-site clean up.

6. Maintenance period.

7. One-year guarantee.

8. Protection of work and materials.

B. All work called for in the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specification.

C. The Contractor shall coordinate his work with other trades involved; i.e. Grading, plumbing and electrical contractors.

D. Physical layout:

1. Due to the scale of 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.

2. The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas to the greatest extent possible. Avoid conflict with utilities, new planting, new site or architectural elements, and existing trees.

3. Paving, walls, landscape headers and mowing strips shall be in place before installation of sprinkler system.

4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary and shall perform such revisions at his own expense.

E. Contractor shall acquaint himself with all site conditions prior to submitting bid proposal.

1.4 SUBMITTALS REQUIRED

A. Comply with submittal procedures, unless otherwise indicated.

B. Material 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 Landscape Architect.

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.

3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

4. 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.

5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

C. Record and as-built drawings:

1. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

2. The Contractor shall provide and keep up to date a complete "as built" record set of plans which shall be corrected daily and show every change from the original drawings and specifications and the exact "as built" locations, sizes, and kinds of equipment. This set of drawings shall be kept on the site and shall be used only as a record set.

3. These drawings shall also serve as work progress sheets, and the Contractor shall make neat and legible annotations therein daily as the work proceeds; showing the work as actually installed. These drawings shall be available at all times for review.

4. Contractor shall provide Landscape Architect and owner with a record set of drawings before final acceptance of work.

5. Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following items:

a. Connection to existing water lines

b. Connection to existing electrical power

c. Ball valves

d. Routing of sprinkler pressure lines (dimension max 100' along routing)

e. Remote control valves

f. Routing of control wiring

g. Quick coupling valves

h. Other related equipment as directed by Landscape Architect significant changes in routing of lateral lines from those indicated on the plans.

6. On or before the date of the final observation, the Contractor shall deliver the corrected and completed "as-built" plans to the Landscape Architect. Delivery of the "as-built" plans will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

D. Controller charts:

1. As-built drawings shall be approved by the Landscape Architect before controller charts are prepared.

2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.

4. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controlled sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.

5. The chart shall be a photocopy print and a different color shall be used to indicate the area of coverage for each station.

6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils. thick.

7. These charts shall be completed and approved prior to final observation of the irrigation system.

E. Operation and maintenance manuals:

1. Prepare and deliver to the owner within ten calendar days prior to completion of construction, two hard cover binders with three rings containing the following information:

a. Index sheet stating Contractor's address and telephone number, list of equipment with name and addresses of local manufacturer's representatives.

b. Catalog and parts sheets on every material and equipment installed under this contract.

c. Guarantee statement.

d. Complete operating and maintenance instructions on all major equipment.

e. In addition to the above mentioned maintenance manuals, provide the owner's maintenance personnel with instructions for major equipment and show evidence in writing to the owner at the conclusion of the project that this service has been rendered.

F. Equipment to be furnished:

1. Supply as part of this contract the following tools:

Two (2) sets of special tools required for removing, disassembling and adjusting each type of valve supplied on this project.

Two (2) keys for each automatic controller.

One (1) quick coupler key and matching hose swivel for every five (5) of each type of quick coupling valve installed.

Two (2) sets of special tools required for adjusting each type of sprinkler supplied on this project.

2. The above mentioned equipment shall be turned over to the owner at the conclusion of the project. Before final observation can occur, evidence that the owner has received material must be shown to the Landscape Architect.

G. Guarantee: the irrigation system guarantee shall be made in accordance with the form below.

1. A copy of the guarantee form shall be included in the operations and maintenance manual. The guarantee form shall be re-typed onto the Contractor's letterhead as follows:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

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, including settling of backfilled areas below grade which may develop during the period of one year from date of 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 72 hours after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt, A. 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: _____

Contractor

Address: _____

Phone: _____

Date of acceptance: _____

1.5 PROTECTION OF WORK AND MATERIALS

A. Packing and shipping: deliver products in original unopened packaging with legible manufacturer's identification.

B. Storage and protection: comply with manufacturer's recommendations.

1. Store in a cool, dry place out of direct sunlight.

2. Protect from damage by the elements and construction procedures.

3. Store at temperature above 40 degrees f.

C. Contractor shall protect his work and the work of others for the duration of this contract.

D. Contractor shall protect pipes and fittings from direct sunlight and avoid undue bending and any concentrated external loading. Beds on which pipe is stored shall be full length of pipe. Pipe or fittings that have been damaged shall not be used.

E. Extreme care shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by his operations.

F. Contractor shall take necessary precautions to protect site conditions and plant material that is to remain. Should damage be incurred, contractor shall repair damage and restore to original condition or furnish and install equal replacements.

G. All existing irrigation systems that are to remain 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.

PART 2 - PRODUCTS

2.1 MATERIALS

A. When using materials with non-potable water, use an appropriate model designated and manufactured for this purpose.

B. Piping: pipe sizes shown are nominal inside diameter unless otherwise noted.

1. Polyvinyl chloride pipe

C. PVC plastic pressure lines: for piping upstream of remote control valves and quick couplers: all 2" pipe and larger shall be class 315; Type 1, Grade 1 (Impact modified), designated as 12454, PVC 1120, conforming to commercial standards CS256-63 and ASTM D2241. All 1-1/2" pipe and smaller shall be Schedule 40; Type 1, Grade 1 (Impact modified), designated as 12454, PVC 1120, conforming to commercial standards CS256-63 and ASTM D1785.

D. PVC plastic non-pressure lines: for piping downstream of remote control valves: all pipe shall be schedle 40; Type 1, Grade 1 (Impact modified), designated as 12454, PVC 1120, (SDR21), conforming to commercial standards CS256-63 and ASTM d2241.

E. Fittings and connections:

1. Polyvinyl chloride pipe fittings and connections: Type 1, Grade 1, Schedule 40, high impact molded fittings, manufactured from virgin compounds as specified for piping, tapered socket or molded threaded type, suitable for either solvent weld or screwed connections. Machine threaded fittings and plastic saddle and flange fittings are not acceptable. Furnish fittings permanently marked with following information: nominal pipe size, type and schedule of material, and national sanitation foundation (NSF) seal of approval. PVC fitting shall conform to ASTM D2464 and D2466.

2. ABS and PVC pipe fittings and connections (for drip irrigation): for above-ground drip piping downstream of remote control valves: all fittings shall be UV-rated unless otherwise shown on plans.

F. Automatic control wire: electric wiring runs from the automatic controller to the electric control valves shall be solid single conductor, copper wire, Neutral (common) wires shall be a minimum size of # 12 and colored white. Control wires shall be a minimum size of # 14 in colors other than white. All wire shall have a PVC UF jacket with a minimum of .045" thick insulation. Wire shall be UL listed and approved for direct burial.

G. Remote control valves: remote control valves shall be as shown on plans.

H. Valve box: for remote control valves and ball valves, use rectangular box with locking cover by NDS Pro Series or approved equal. Valve box shall be of a size that accommodates all equipment as illustrated on the plans. All boxes used with non-potable water shall be purple with appropriate markings.

I. Tracer wire: tracer wire shall be installed above mainline and shall be metal detectable and Tapex or equal. Include "Dymo-tape" type plastic label with the designation "Tracer wire".

J. Drip emission devices: drip emitters, inline emitter tubing and micro spray nozzles shall be as shown on plans.

K. Controllers: Shall be as shown on plans and installed per manufacturer's specifications.

L. Rain Sensors: Shall be as shown on plans and installed per manufacturer's specifications.

G. Wire connectors: wire connectors shall be Scotchlok or equal.

R. Filter fabric: filter fabric under valve boxes shall be landscape quality, non-woven geotextile fabric with 3 oz/sy minimum weight.

S. PVC Unions: shall be installed before each electric control valve and shall be as shown on plans.

T. PVC Ball Valves: shall be installed before each electric control valve and shall be as shown on plans.

PART 3 - EXECUTION

3.1 INSTALLATION OF IRRIGATION SYSTEM

A. Code requirements:

1. Code requirements shall be those of state and municipal codes and regulations locally governing this work, providing that any requirements of the drawings and specifications, not conflicting therewith but exceeding the code requirements, shall govern, unless written permission to the contrary is granted by the landscape architect.

2. Install irrigation system in accordance with all local and state codes and ordinances.

B. Prior to construction:

1. The Contractor shall inspect the site and verify conditions and dimensions, as scaled dimensions are approximate.

2. The Contractor shall locate all cables, conduits, sleeves and other utilities or architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any damage made during the installation of the irrigation system of the aforementioned items shall be prepared and/or replaced to the satisfaction of the owner at the contractor's own expense. Contact USA at 1-800-227-2600.

C. Point of connection

1. Contractor is responsible for making final connection between water source and irrigation system. Water source shall be provided by others unless specified otherwise on plans.

2. Connections shall be made at approximately the locations shown on the drawings. Contractor shall be responsible for minor changes caused by actual site conditions. Connect new underground piping and valves and provide all flanges, adapters or other necessary fittings for connection.

3. Permission to shut off any existing in-use water line must be obtained 48 hours in advance, in writing from the owner. The Contractor shall receive instructions from the owner as to the exact length of time of each shut-off.

D. Sleeves:

1. Contractor is responsible for installation of sleeves under all hardscape surfaces. Sleeves are diagrammatically depicted on the drawings only, and may not depict actual field conditions or quantity of sleeves.

2. If sleeves are to be installed by others, the Contractor is responsible for coordinating installation of sleeves under paved areas with Paving Contractor.

E. Excavation and backfilling of trenches:

1. Do not trench in lime-treated soils.

2. Underground trenching for utilities shall avoid major support and absorbing tree roots of protected trees.

3. Excavate trenches, prepare subgrade, and backfill to line and grade with sufficient room for pipe fittings, testing and observation operations. Do not backfill until the pipe system has been subjected to a hydrostatic test as specified.

4. Depth of piping: as specified unless otherwise noted on plans.

Under pedestrian paving:

Pressure mainline 24" min.

Control wiring 24" min.

Non-pressure lateral line 24" min.

Under vehicular paving:

Pressure mainline 36" min.

Control wiring 36" min.

Non-pressure lateral line 36" min.

Under planting areas:

Pressure mainline 18" min.

Control wiring 18" min.

Non-pressure lateral line 12" min.

5. When trenching through areas where topsoil has been spread, deposit topsoil on one side of trench and sub-soil on opposite side.

6. Repair any leaks and replace all defective pipe or fittings until lines meet test requirements. Do not cover any lines until they have been inspected and approved for lightness, quality of workmanship and materials.

7. Backfill: compact specified backfill to equal the compaction of the existing, adjacent, undisturbed soil.

F. Sub-soil backfill shall be free of all rocks over one inch diameter, debris and litter.

G. Sand backfill shall be used at the bottom of all trenches under paving, or in rocky terrain. Sand depth to include a minimum of 2" under and 4" over piping.

1. Generally, piping under existing sidewalks and/or concrete may be accomplished by jacking or boring, but where any cutting or breaking of sidewalk and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the owner.

H. Installation of polyvinyl chloride pipe:

1. Because of the nature of plastic pipe and fittings, exercise caution in handling, loading and storing, to avoid damage.

2. The pipe and fittings shall be stored under cover until using, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lay flat so as not to be subjected to undue bending or concentrated external load at any point.

3. Any pipe that has been dented or damaged shall be discarded until such dent or damaged section is cut and rejoined with a coupling.

4. Pipe depth in trench shall be as specified above, from the finish grade to the top of the pipe. The bottom of the trench shall be free of rocks, clods, and other sharp-edged objects.

5. Pipe ends and fittings shall be wiped with MEK, or equal, before welding solvent is applied. Welded joints shall be given a minimum of 15 minutes to set before moving or handling. All field cuts shall be beveled to remove burrs and excess before fitting and gluing together.

6. Pipe shall be snaked from side-to-side of trench bottom to allow for expansion and contraction.

7. Center load pipe with small amount of backfill to prevent arching and slipping under pressure. Leave joints exposed for observation(s) during testing.

8. No water shall be permitted in the pipe until observations have been completed and a period of at least 24 hours has elapsed for solvent weld setting and curing.

9. Plastic to metal joints shall be made with plastic male adapters, metal nipple hand tightened, plus one turn with a strap wrench.

10. Plastic to plastic joints: solvent-weld, using solvent recommended by pipe manufacturer only.

11. Solvent-weld joints: assemble per manufacturer's recommendations.

12. All lateral end runs shall be ¾" size unless otherwise specified.

I. Installation of polyethylene (PE) pipe:

1. Because of the nature of plastic pipe and fittings, exercise caution in handling, loading and storing, to avoid damage.

2. The pipe and fittings shall be stored under cover until using, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lay flat so as not to be subjected to undue bending or concentrated external load at any point.

3. Any pipe that has been dented or damaged shall be discarded until such dent or damaged section is cut and rejoined with a coupling.

4. Plastic to plastic joints: assemble with PVC or ABS compression fittings unless otherwise specified on plans.

5. Stake pipe to ground every 3' on center.

J. Remote control wiring:

1. Direct burial control wire sizes: as specified herein, before.

2. Provide one control wire and one common ground wire to service each valve in system. Provide 3 foot minimum expansion loop at each valve to permit removal and maintenance of valves. Do not

interconnect neutral wires between controllers.

3. Install control wires at least 18" below finish grade and minimum of 4" from any pipe or fittings except at terminal points.

4. Install control wires and irrigation piping in common trenches wherever possible.

5. Control wire splices: allow only on runs of more than 300-feet and shall be made only in valve or pull boxes only, splices as follows:

a. Strip off minimum of 2-1/2" of insulation from each wire.

b. Twist on Scotchlok electrical spring connector, minimum four complete turns.

c. Seal connector in Epoxy resin.

d. Tape completed splice with Scotch 33 electrical tape.

K. Numbering and tagging: identify direct burial control wires from automatic valves to terminal strips or controller at terminal strip by color coding and tagging wire with number of connected valve.

L. Valve boxes: install valve boxes as shown on detail. Install no more than one valve per box. Install valve boxes so that the top of the valve box is flush with the adjacent finished grade for areas receiving seed, 1" above finished grade in areas receiving sod and 3" above finished grade in areas receiving mulch. See planting specifications, as actual depth of mulch may vary. Stencil valve number and controller letter on underside of valve box lid. Valve boxes shall be identified on the top surface of the covers by heat branding the box lid with the appropriate abbreviations for the irrigation facilities contained in the valve boxes as shown on the plans. Valve boxes that contain remote control valves shall be identified by the appropriate letters and numbers (controller and station numbers). Identification letters or numbers shall be 2 inch high. Heat branding shall be accomplished using branding irons specifically designed for this purpose. Heat branding shall not weaken or in any way puncture the valve box cover.

M. Remote control valves: install remote control valves in locations as shown on the drawings, with a clearance of 4 1/2 inches minimum over top of flow control stem. Install a union type connection. Fit with valve box and cover.

N. Tracer wires:

1. Tracer tape shall be installed in trenches above main line and control wires.

2. Tracer tape shall follow the main line pipe and/or branch lines and terminate in the yard box with the control valves. Provide enough length of wire or tape to make a loop and attach a "Dymo-tape" type plastic label with the designation "Tracer wire".

Q. Flushing of system:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

R. Pressure test the system before covering trenches to pre-test for leaks.

5. Pre-irigate planting areas to ensure that the soil is hydrated to field capacity before planting begins.

3.2 SYSTEM ADJUSTMENT AND TESTING

A. Adjustment of the system:

1. If it is determined that adjustment in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting.

B. Testing of the system:

1. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch, and prove watertight for 3 hours. Note: testing of pressure mainlines shall occur prior to installation of electric control valves.

2. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch, and proved watertight, prior to paving.

C. Watering schedules:

1. Station operating times shall not exceed the soil's infiltration rate as determined by the soils report.

2. Watering schedules shall be adjusted not to exceed local evapotranspiration (ET0) rate.

3.3 OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Landscape Architect 72 hours (or 3 working days) in advance for the following observations:

1. Pre-construction meeting (this includes planting review also)

2. Spot check for lateral installation

3. Coverage tests, electrical valves

4. Review of controller and controller connections. Approval to begin maintenance period (this includes planting review also).

5. End of maintenance period walk-thru (this includes planting review also)

B. The contractor will be back-charged for any time and mileage used by the Landscape Architect as a result of a prematurely scheduled site visit.

3.4 CLEAN-UP

A. As project progresses, Contractor shall maintain all areas in a neat manner and remove unsightly debris as necessary. After completion of project, Contractor shall remove all debris and containers used in accomplishing work. Contractor shall sweep and clean all sidewalks, asphalt, and concrete areas adjacent to plantings.

3.5 MAINTENANCE

A. The maintenance period begins on the day the Landscape Architect has given notice of substantial completion and shall continue thereafter for no less than ninety (90) continuous calendar days.

1. Phased maintenance periods, if required, shall be negotiated prior to construction.

2. If phased maintenance periods are not negotiated prior to construction, the maintenance period for all areas will begin after the entire project is 100% complete per contract documents. Portions completed earlier shall be maintained up to and including the specified maintenance period without additional compensation.




B. The Contractor shall continuously maintain all involved areas of the contract during the progress of the work and during the maintenance period until the final acceptance of the work.

C. Regular irrigation maintenance operations shall begin immediately after each system is installed.

D. The contract completion date of the contract maintenance period will be extended, when in the opinion of the Architect, improper maintenance is evident at the termination of the scheduled maintenance period. The Contractor shall be responsible for additional maintenance of the work at no change in contract price until all of the work is completed and acceptable.

E. The contractor shall be responsible for maintaining adequate protection of the areas. Damaged areas shall be repaired immediately at the Contractor's expense.

End of section

TITLE	PROJECT		DATE: 04-02-2019 JOB : 18-07 DWG. BY: NO CHK. BY: JS
IRRIGATION SPECIFICATIONS			Land Planning • Civil Engineering • Architectural Design • Structural Engineering
1878 DANIELS STREET STAYBRIDGE SUITES SAN JOAQUIN COUNTY, CA			
ACE Design LLC			1024 Iron Point Road, Suite 1046 Folsom, CA 95630 Phone: (702) 396-5113; Fax: (702) 446-8155
1024 Iron Point Road, Suite 1046 Folsom, CA 95630 Phone: (702) 396-5113; Fax: (702) 446-8155			
REVISIONS:		REVISION ISSUE	
DATE			

WST LED Architectural Wall Scone

Catalog Number	
Name	
Type	

View the full range of products on the right hand side of this page

Specifications Luminaire

Height: 8-1/2"
(215.9 mm)

Width: 17"
(431.8 mm)

Depth: 30-3/16"
(773.9 mm)

Weight: 20 lbs
(9.1 kg)

Optional Back Box (PBWB)

Height: 8.49"
(215.9 mm)

Width: 17.01"
(431.2 mm)

Depth: 1.70"
(43.2 mm)

Optional Back Box (BBW)

Height: 4"
(101.6 mm)

Width: 5-1/2"
(140 mm)

Depth: 1-1/2"
(38.1 mm)

COMMERCIAL OUTDOOR

One Lithonia Way • Cary, Georgia 30012 • Phone: 800-765-5191 (313) • www.lithonia.com

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WST482
Rev. 12/2022

D-Series Size 0 LED Area Luminaire

Catalog Number	
Name	
Type	

View the full range of products on the right hand side of this page

Specifications

EPA: 0.95 ft²
(0.09 m²)

Length: 26"
(661.4 mm)

Width: 13"
(330.2 mm)

Height: 3"
(76.2 mm)

Height: 7"
(177.8 mm)

Weight: 14 lbs
(6.3 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series boasts the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in spaces with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DOBXD

DSX0 LED	Order	DSX0	Color Temperature	Structure	Mount	Options	Accessories
Forward optics							
P1	P5	30K	3000K	T15	1" type 1 (shaded)	T25	1" type 1 (shaded)
P2	P6	40K	4000K	T25	1" type 1 (shaded)	T30	1" type 1 (shaded)
P3	P7	50K	5000K	T30	1" type 1 (shaded)	T35	1" type 1 (shaded)
P4				T35	1" type 1 (shaded)	BC	Back box (shaded)
P5				T35	1" type 1 (shaded)	BC	Back box (shaded)
P6				T35	1" type 1 (shaded)	BC	Back box (shaded)
P7				T35	1" type 1 (shaded)	BC	Back box (shaded)
P8				T35	1" type 1 (shaded)	BC	Back box (shaded)
P9				T35	1" type 1 (shaded)	BC	Back box (shaded)
P10				T35	1" type 1 (shaded)	BC	Back box (shaded)
P11				T35	1" type 1 (shaded)	BC	Back box (shaded)
P12				T35	1" type 1 (shaded)	BC	Back box (shaded)
P13				T35	1" type 1 (shaded)	BC	Back box (shaded)
P14				T35	1" type 1 (shaded)	BC	Back box (shaded)
P15				T35	1" type 1 (shaded)	BC	Back box (shaded)
P16				T35	1" type 1 (shaded)	BC	Back box (shaded)
P17				T35	1" type 1 (shaded)	BC	Back box (shaded)
P18				T35	1" type 1 (shaded)	BC	Back box (shaded)
P19				T35	1" type 1 (shaded)	BC	Back box (shaded)
P20				T35	1" type 1 (shaded)	BC	Back box (shaded)
P21				T35	1" type 1 (shaded)	BC	Back box (shaded)
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P24				T35	1" type 1 (shaded)	BC	Back box (shaded)
P25				T35	1" type 1 (shaded)	BC	Back box (shaded)
P26				T35	1" type 1 (shaded)	BC	Back box (shaded)
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P46				T35	1" type 1 (shaded)	BC	Back box (shaded)
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P61				T35	1" type 1 (shaded)	BC	Back box (shaded)
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P65				T35	1" type 1 (shaded)	BC	Back box (shaded)
P66				T35	1" type 1 (shaded)	BC	Back box (shaded)
P67				T35	1" type 1 (shaded)	BC	Back box (shaded)
P68				T35	1" type 1 (shaded)	BC	Back box (shaded)
P69				T35	1" type 1 (shaded)	BC	Back box (shaded)
P70				T35	1" type 1 (shaded)	BC	Back box (shaded)
P71				T35	1" type 1 (shaded)	BC	Back box (shaded)
P72				T35	1" type 1 (shaded)	BC	Back box (shaded)
P73				T35	1" type 1 (shaded)	BC	Back box (shaded)
P74				T35	1" type 1 (shaded)	BC	Back box (shaded)
P75				T35	1" type 1 (shaded)	BC	Back box (shaded)
P76				T35	1" type 1 (shaded)	BC	Back box (shaded)
P77				T35	1" type 1 (shaded)	BC	Back box (shaded)
P78				T35	1" type 1 (shaded)	BC	Back box (shaded)
P79				T35	1" type 1 (shaded)	BC	Back box (shaded)
P80				T35	1" type 1 (shaded)	BC	Back box (shaded)
P81				T35	1" type 1 (shaded)	BC	Back box (shaded)
P82				T35	1" type 1 (shaded)	BC	Back box (shaded)
P83				T35	1" type 1 (shaded)	BC	Back box (shaded)
P84				T35	1" type 1 (shaded)	BC	Back box (shaded)
P85				T35	1" type 1 (shaded)	BC	Back box (shaded)
P86				T35	1" type 1 (shaded)	BC	Back box (shaded)
P87				T35	1" type 1 (shaded)	BC	Back box (shaded)
P88				T35	1" type 1 (shaded)	BC	Back box (shaded)
P89				T35	1" type 1 (shaded)	BC	Back box (shaded)
P90				T35	1" type 1 (shaded)	BC	Back box (shaded)
P91				T35	1" type 1 (shaded)	BC	Back box (shaded)
P92				T35	1" type 1 (shaded)	BC	Back box (shaded)
P93				T35	1" type 1 (shaded)	BC	Back box (shaded)
P94				T35	1" type 1 (shaded)	BC	Back box (shaded)
P95				T35	1" type 1 (shaded)	BC	Back box (shaded)
P96				T35	1" type 1 (shaded)	BC	Back box (shaded)
P97				T35	1" type 1 (shaded)	BC	Back box (shaded)
P98				T35	1" type 1 (shaded)	BC	Back box (shaded)
P99				T35	1" type 1 (shaded)	BC	Back box (shaded)
P100				T35	1" type 1 (shaded)	BC	Back box (shaded)




Order options	Order options	Order options
Shipped installed	Shipped installed	Shipped installed
IS002 1" type 1 (shaded) 1" type 1 (shaded)	IS002 1" type 1 (shaded) 1" type 1 (shaded)	IS002 1" type 1 (shaded) 1" type 1 (shaded)
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IS046 1" type 1 (shaded) 1" type 1 (shaded)	IS046 1" type 1 (shaded) 1" type 1 (shaded)	IS046 1" type 1 (shaded) 1" type 1 (shaded)
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IS049 1" type 1 (shaded) 1" type 1 (shaded)	IS049 1" type 1 (shaded) 1" type 1 (shaded)	IS049 1" type 1 (shaded) 1" type 1 (shaded)
IS050 1" type 1 (shaded) 1" type 1 (shaded)	IS050 1" type 1 (shaded) 1" type 1 (shaded)	IS050 1" type 1 (shaded) 1" type 1 (

4. INSTALL ALL EQUIPMENT, CONDUITS, OUTLETS, AND FIXTURES IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES (CEC, STATE, COUNTY AND CITY).
5. DO NOT SCALE PLANS FOR FIXTURES, DEVICES, OR APPLIANCE LOCATIONS. USE FIGURED DIMENSIONS IF GIVEN OR CHECK MECHANICAL AND ARCHITECTURAL PLANS. ALSO REFER TO ACTUAL ON-SITE CONDITIONS.
6. ALL MATERIAL AND EQUIPMENT IS TO BE LISTED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CEC 110.3.
7. ALL ELECTRICAL DEVICES AND EQUIPMENT, FIXTURES, CONDUITS AND WIRING SHOWN ON THESE PLANS ARE NEW, UNLESS OTHERWISE NOTED.
8. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHER-PROTECTED.
9. ALL CONDUIT SHALL BE ROUTED CONCEALED UNLESS NOTED ON PLAN OR ACCEPTED BY THE ARCHITECT.
10. ALL WIRING SHALL BE INSTALLED IN METALLIC CONDUIT, UNLESS OTHERWISE NOTED. CONDUITS INSTALLED IN WALL AND CEILING MAY BE EMT WITH STEEL COMPRESSION TYPE FITTINGS. PVC WHERE INSTALLED UNDERGROUND AND/OR SLAB. INSTALL ALL CONDUITS IN ACCORDANCE WITH NECA STANDARDS OF INSTALLATION. MC CABLE IS ALLOWED ON THIS PROJECT.
11. CONDUCTORS, #12 AND LARGER, SHALL BE STRANDED COPPER WITH THIN/THIN INSULATION, UNLESS OTHERWISE NOTED.
12. PROVIDE WORKING CLEARANCE PER CEC 110.26. SERVICE PANEL, SUBPANELS, MOTOR AND HVAC DISCONNECT SWITCHES, CONTROL SECTIONS, HVAC EQUIPMENT, APPLIANCES, ETC.
13. PROVIDE A WARNING SIGN CLEARLY VISIBLE TO QUALIFIED PERSONS TO COMPLY WITH NEC AND CEC 110.16 OF POTENTIAL ELECTRIC ARC FLASH HAZARDS AT SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED.
14. CONTRACTOR SHALL SIZE ALL INTERIOR AND EXTERIOR BUILDING PULL BOXES AND UNDERGROUND PULL BOXES PER CEC 914.16 AND COMPLY WITH CEC 914.29 FOR INSTALLATION OF RACEWAYS AND WIRING AS REQUIRED BY CODE, UNLESS OTHERWISE NOTED.
15. ALL TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS SHALL BE RATED AT 60°C. ALL TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES SHALL BE RATED AT 75°C PER CEC 110.14(C).
16. BUILDING SERVICE AND SUBPANELS TO COMPLY WITH CEC 110.9 AND 110.10 INTERRUPTING RATINGS AND BRACING. PROVIDE A.I.C. CALCULATIONS FOR SUBPANELS IF INTERRUPTING RATINGS TO BE USED IS LOWER THAN MAIN SERVICE RATINGS.
17. COORDINATE ALL ELECTRICAL SERVICES WITH THE RESPECTIVE UTILITY COMPANIES AND PROVIDE ALL TRENCHING, CONDUITS, WIRING, METER FACILITIES AND OUTLETS REQUIRED BY THEM. VERIFY EXACT AIC RATINGS WITH PG&E PRIOR TO BID FOR ALL EQUIPMENT.
18. TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. PRIOR TO THE TRENCHING, ETC. AND THE INSTALLATION OF THE ELECTRICAL SYSTEM, ALL WORK SHALL BE STAKED OUT.
19. MINIMUM COVERAGE FOR UNDERGROUND CONDUIT TO BE 24", UNLESS NOTED OTHERWISE. PROVIDE MINIMUM OF 12" SEPARATION BETWEEN THE POWER AND ALL LOW VOLTAGE CONDUITS.
20. PROVIDE METAL DETECTION STRIP ABOVE THE NONMETAL UNDERGROUND CONDUITS.
21. ALL UNDERGROUND SERVICE CONDUITS SHALL BE SEALED PER CEC 230.8.
22. SEPARATION OF THE ELECTRICAL CIRCUITS FOR ELECTRICAL ENERGY MONITORING IS REQUIRED. ELECTRICAL POWER DISTRIBUTION SYSTEM SHALL INCLUDE MEASUREMENT DEVICES CAPABLE OF MONITORING THE ELECTRICAL ENERGY USAGE OF LOAD TYPES PER CEC 130.5.

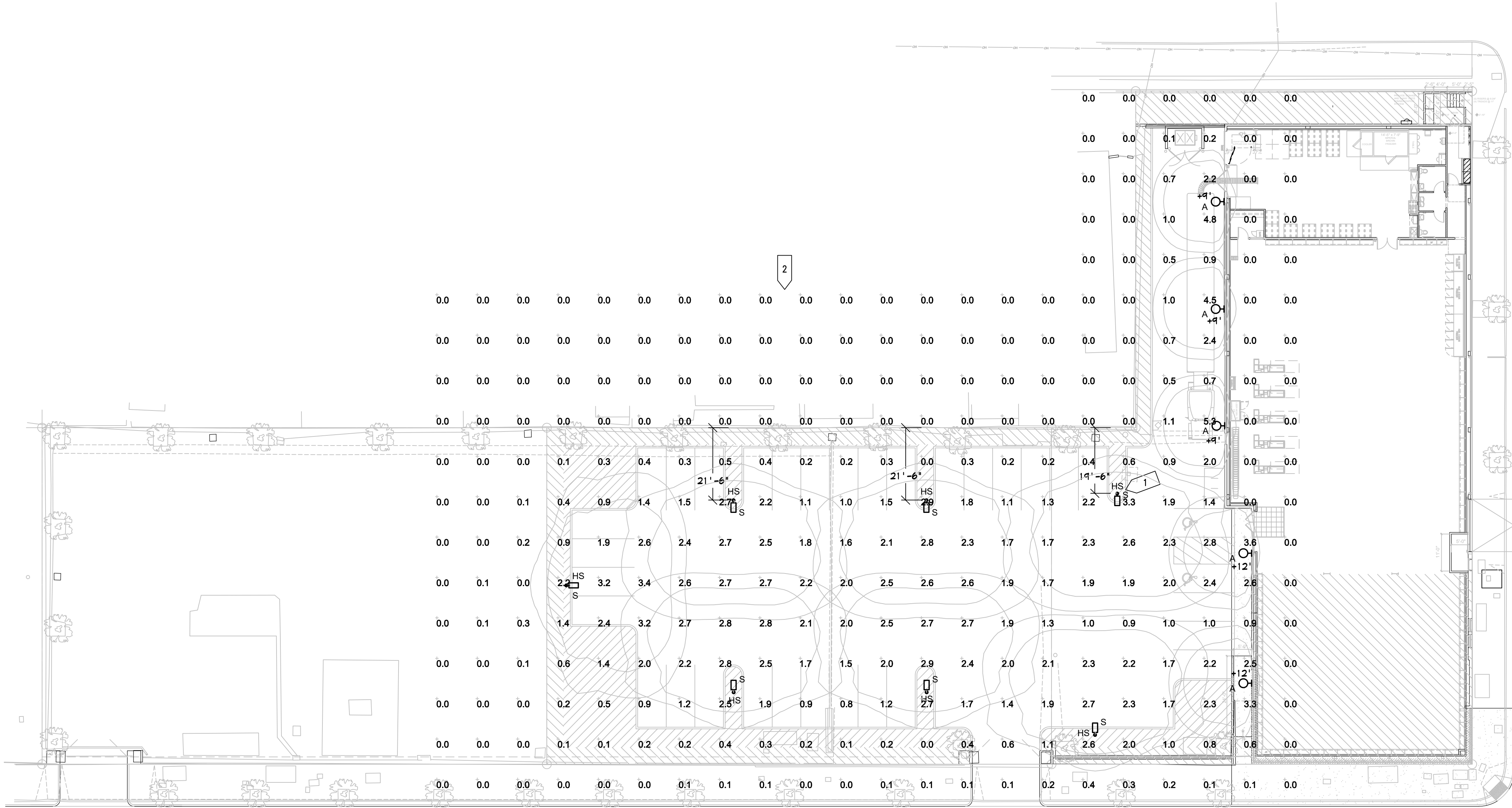
FF	STAIR LIGHTING FIXTURE, SURFACE OR DOWN-HOOD OR DOWN-EXIT LIGHT FIXTURE, WALL MOUNTED WITH ARROWS AS SHOWN
EL	EMERGENCY LIGHT
□ □ □ □	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
X	LIGHTING FIXTURE, MOUNTED ON POLE (POST-TOP HEAD)
A	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS

AF	ABOVE FINISHED FLOOR
C	CONDUIT
CLG	CEILING
(E)	EXISTING
EM	DENOTES EMERGENCY FIXTURE. PROVIDE WITH 90-MINUTE BATTERY BACK-UP BALLAST, SEE LIGHTING PLANS FOR LOCATIONS AND QUANTITIES.
GFCI	GROUND FAULT CIRCUIT INTERRUPT
IG	ISOLATED GROUND
MP&S	SEE MECHANICAL PLANS & SPECIFICATIONS
MT	EMPTY CONDUIT WITH NYLON PULL ROPE
(N)	NEW
NIES	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
FPB	PROVISION FOR FUTURE BREAKER
PNL	PANELBOARD
(R)	RELOCATED
TTB	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF, RECEPTACLE COVERS SHALL BE "WEATHERPROOF WHILE IN USE". (CEC 406.9)

<div><div>ELECTRICAL ENGINEER</div><div><div></div><div><div>CAPITOL CITY DESIGN, INC.</div><div>Electrical Engineering Consultants</div></div></div><div><div>1751 Cebrarian Street West Sacramento CA 95691 916.375.0935 www.capcitydesign.com</div></div></div>	
<div>NOT FOR CONSTRUCTION PURPOSES</div>	
<div><div>LANDLORD TENANT SPACE RENOVATIONS</div><div>12300 SAN PABLO AVE. RICHMOND, CALIFORNIA</div></div>	
<div>SYMBOLS, NOTES, FIXTURE SCHEDULE</div>	
<div><div>STAMP & SIGNATURE</div><div><div>Oct 19 2021</div><div></div></div></div>	
08/18/20	DESIGN DEVELOPMENT
REVISIONS	
<div></div>	DRB MEETING COMMENTS
09/07/21	
PROJECT NUMBER: 2020-089	
ISSUE DATE: 10/30/20	
SCALE: AS NOTED	
PLOT SCALE: 1:1	
DRAWN BY:	
SHEET NUMBER:	
<div>E0.1</div>	

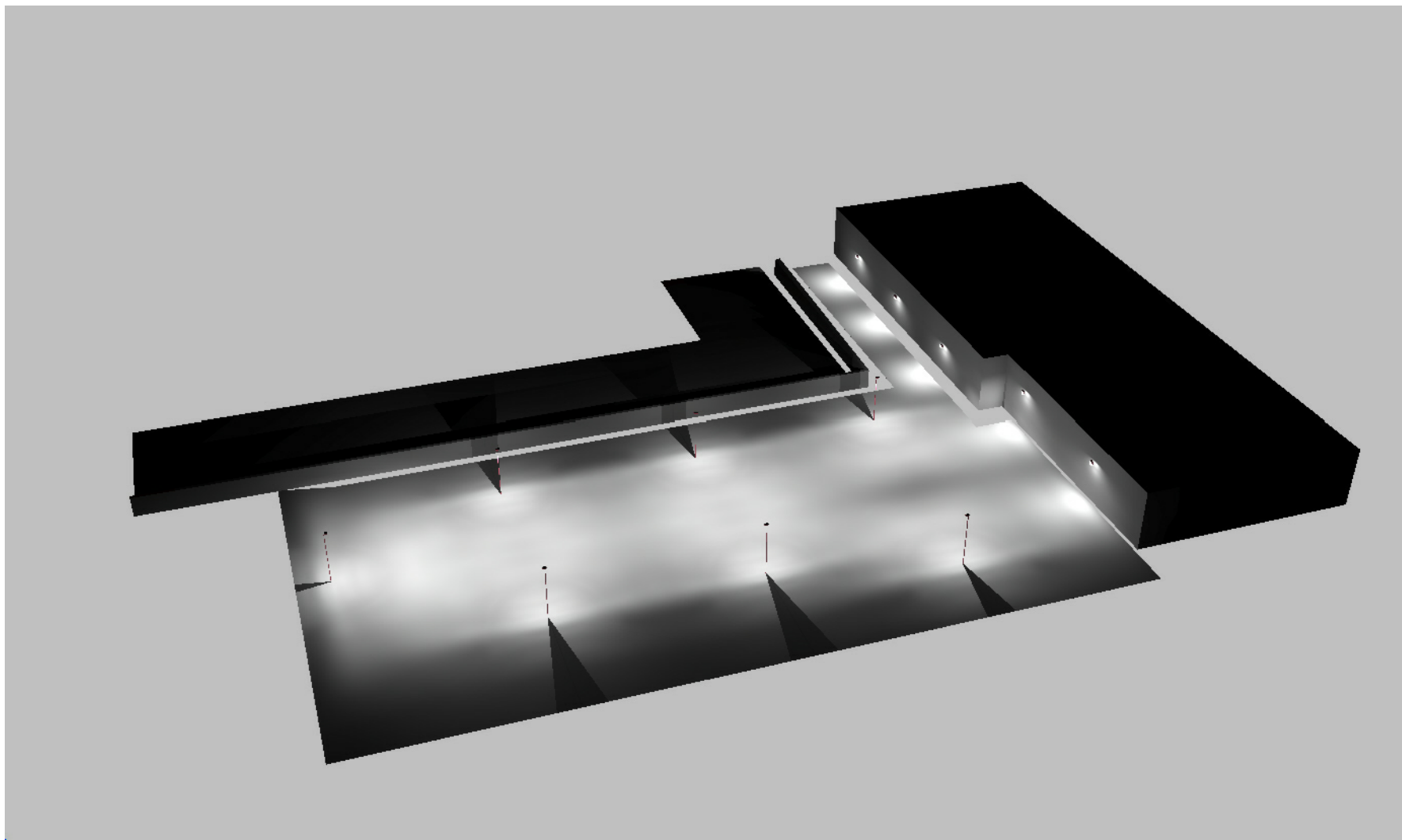
C:\sdsk\PROJ\2020-089 Dollar Tree Richmond Photometric Drawings\20089-E1.0.dwg Time: Oct 20, 2021 - 02:51pm Login: jgaines Dimscale: 240 LScale: 0.5 Images: "", \Xrefs\Render.jpg"
Xrefs: "", \Xrefs\DDS Titleblock 24x36.dwg", \Xrefs\104-PSITE.dwg", \Xrefs\104-XARCH.dwg", \Xrefs\104-XTOPO.dwg
THESE PLANS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM CAPITOL CITY DESIGN, INC. DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY
SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED.



SITE PLAN - PHOTOMETRIC FOOT-CANDLES

SHEET NOTES

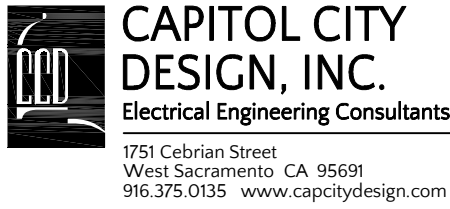
- 1
- POLE LIGHTS TO HAVE HOUSE SIDE SHIELDS, TYPICAL OF 7.
- 2
- CALCULATIONS SHOWN ARE IN FOOT CANDLES.



ARCHITECT

H. Weston Drumheller
33144 Stone Rd. Warren, OR 97053
Phone: (503) 396-8353
e-mail: hwestond@yahoo.com

ELECTRICAL ENGINEER



NOT FOR
CONSTRUCTION
PURPOSES

LANDLORD TENANT SPACE
RENOVATIONS
12300 SAN PABLO AVE.
RICHMOND, CALIFORNIA

SITE PLAN - PHOTOMETRIC F.C.

STAMP & SIGNATURE



08/18/20 DESIGN DEVELOPMENT

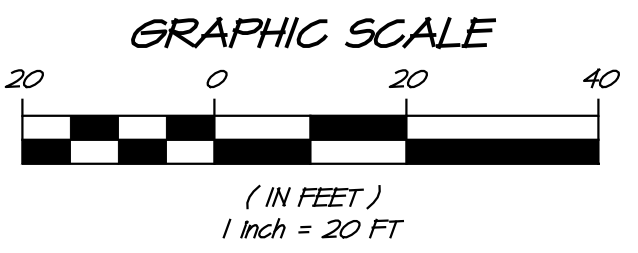
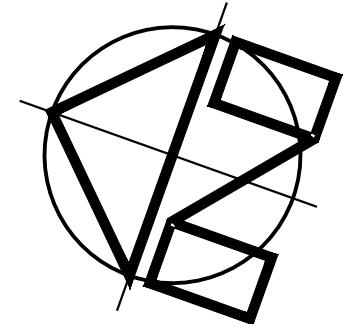
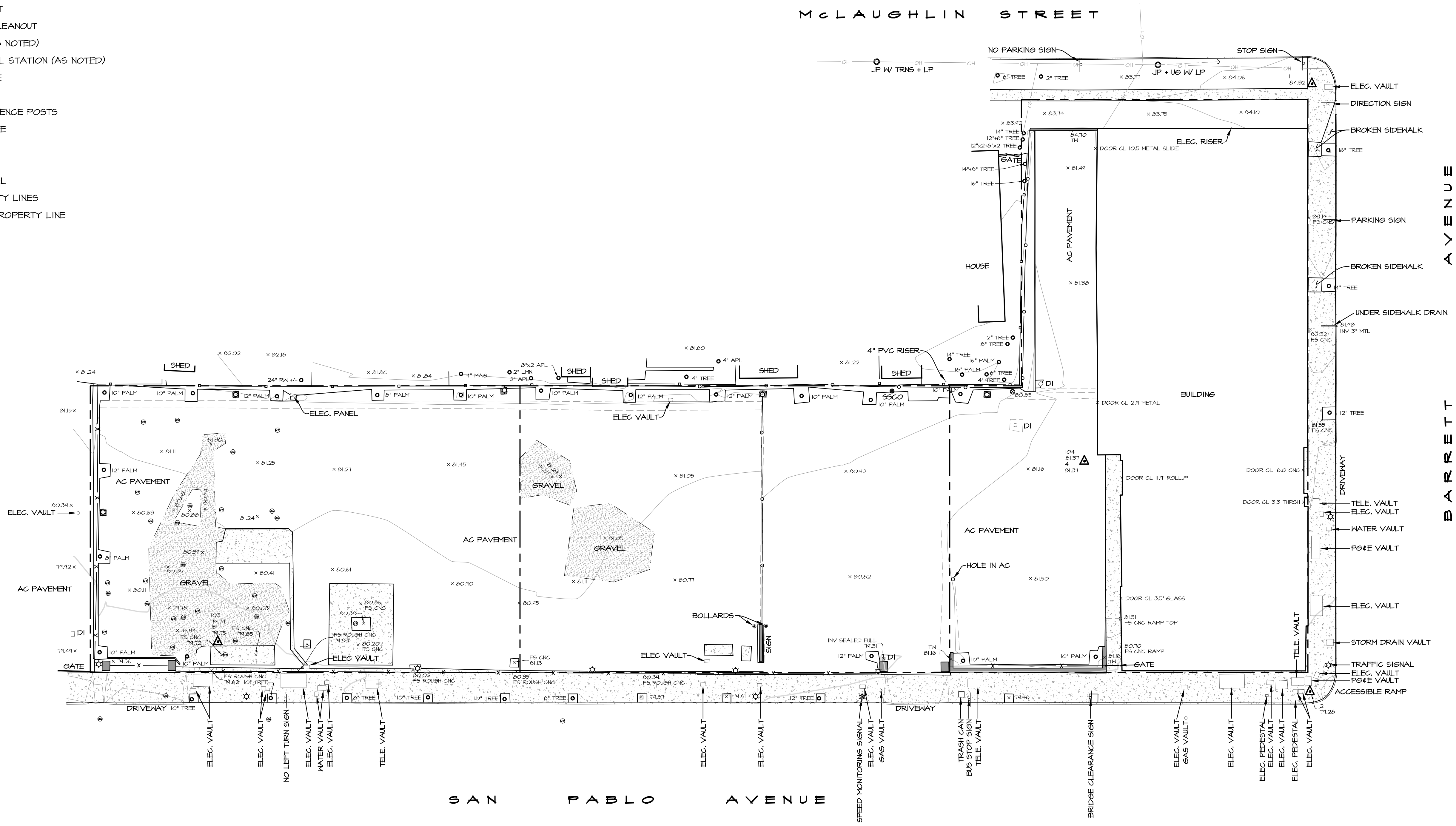
REVISIONS

PROJECT NUMBER: 2020-089
ISSUE DATE: 10/30/20
SCALE: AS NOTED
PLOT SCALE: 1:1
DRAWN BY:
SHEET NUMBER:

E1.0

LEGEND

	SIGN
	MONITORING WELL
	LIGHT
	GUY WIRE
	TREE (AS NOTED)
	SEWER CLEANOUT
	STORM DRAIN CLEANOUT
	UTILITY POLE (AS NOTED)
	SURVEY CONTROL STATION (AS NOTED)
	CHAINLINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE POSTS
	GRAVEL SURFACE
	CONC. WALL
	CONC. SURFACE
	EDGE OF GRAVEL
	OVERHEAD UTILITY LINES
	APPROXIMATE PROPERTY LINE



NOTES

- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
- RECORD BOUNDARY SHOWN IS APPROXIMATE PER BOOK 11 OF MAPS AT PAGE 256B, CONTRA COSTA COUNTY RECORDS.

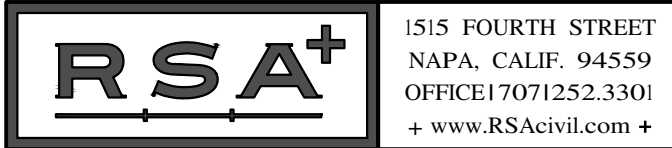
TOPOGRAPHIC MAP

OF THE LANDS OF
KIM

A.P.N.'S 519-200-013 & 519-200-018

CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA

PREPARED BY:



DECEMBER, 2020
DWG: 5266.0-TOPO.DWG

-REVISED PARKING LOT LAYOUT- RELOCATED TRASH ENCLOSURE AND ACCESSIBLE PARKING STALLS

PROPOSED LANDSCAPED AREAS:



NO LOITERING NO SOLICITING
SIGN AT ENTRY

TRUCK
LOADING
AREA

EXISTING BUILDING
SEE C2.1

3 STALLS

6 STALLS

5 STALLS

STALL MARKED "LOADING ONLY"

1 STALL

4 STALLS

CONCRETE PYLONS OR LARGE PLANTERS

BICYCLE
PARKING

30 STALLS PROVIDED
28 STALLS REQUIRED
COMPLIES

2 STALLS

3 STALLS

6 STALLS

SITE PLAN REVISIONS 6

(NOT TO SCALE)

12/28/21