

1. LANDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF LOS ANGELES, CALIFORNIA CURRENT STANDARDS AND SPECIFICATIONS AS APPROVED INCLUDING ALL AMENDMENTS THERETO TO DATE. IMPROVEMENTS SHALL ALSO BE IN COMPLIANCE WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS LATEST EDITION, WHERE APPLICABLE. IN THE EVENT THERE IS A CONFLICT WITH THE PLANS AND REFERENCES STATED ABOVE, THE GOVERNING BODY STANDARDS AND SPECIFICATIONS SHALL PREVAIL. ALL WORK SHALL BE SUBJECT TO INSPECTION.
2. DESIGN: THE DRAWINGS HEREIN REPRESENT THE DESIGN TO BE IMPLEMENTED ON THE SITE DEPICTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO CLARIFY PLAN DETAILS RELATED TO SITE OR CONSTRUCTION DETAILS NECESSARY FOR PROJECT COMPLETION.
3. COORDINATION: CONTRACTORS SHALL COORDINATE INSTALLATION AND SCHEDULING WITH THAT OF THE CITY AND OTHER CONTRACTORS EFFICIENTLY AND IN A TIMELY MANNER, ENSURING THE PROJECT COMPLETION IS UNIMPEDED AND INSTALLED CORRECTLY WITH MINIMAL MAINTENANCE. THE CITY SHALL BE CONTACTED DIRECTLY AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COVERING, COMPLETION, OR EXPOSING WORK THAT WILL BE INSTALLED.
4. SITE CONDITIONS: SEE GENERAL PROVISIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO SITE CONDITIONS. CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS OF SITE. IN THE EVENT THAT ON-SITE CONDITIONS DIFFER FROM CONDITIONS DEPICTED ON PLANS AND WILL IMPACT THE INSTALLATION PROCESS, THE CONTRACTOR SHALL SUBMIT THESE FINDINGS TO THE LANDSCAPE ARCHITECT/CITY IN WRITING PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONFIRM ALL POINTS OF CONNECTIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING SITE CONDITIONS.
5. BASE INFORMATION: THE PROPOSED LANDSCAPE IMPROVEMENTS SHOWN HEREIN ARE SUPERIMPOSED OVER DATA PROVIDED TO THE LANDSCAPE ARCHITECT BY OTHER SOURCES. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR THE CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS RELATED TO THIS DATA. THE BASE INFORMATION IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND ACCOMMODATING ANY DISCREPANCIES.

BASE INFORMATION PROVIDED BY:
TOPOGRAPHICAL SURVEY –
• O'DELL ENGINEERING
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 95350
PHONE: (209) 571-1785

6. BIDDING INFORMATION: SEE GENERAL PROVISIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO BIDDING INFORMATION AND SITE VISITS PRIOR TO BID SUBMITTAL.
7. PRE-CONSTRUCTION MEETING: THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT/BUILDING PERMIT FROM THE CITY OF LOS ANGELES, CALIFORNIA BUILDING DEPARTMENT, PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING OR OBTAINING AN ENCROACHMENT PERMIT. A PRE-CONSTRUCTION MEETING SHALL BE COORDINATED WITH THE APPROPRIATE REGULATORY BODY PRIOR TO BEGINNING WORK. APPLICABLE AGENCIES AND PARTIES SHALL BE NOTIFIED AT LEAST 3 WORKING DAYS (72 HOURS) IN ADVANCE OF THE PRE-CONSTRUCTION MEETING.
8. UTILITIES: THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL CONTACT U.S.A. AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK.
9. POT HIGHLIGHT: ONLY EXCAVATION WILL REVEAL ACTUAL TYPES, LOCATIONS, SIZES, AND DEPTHS OF UNDERGROUND UTILITIES. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES OR OF BURIED EXISTING OBJECTS AND UTILITIES NOT SHOWN ON THESE PLANS.
10. AS-BUILTS: FOR AS-BUILT PURPOSES, THE CONTRACTOR SHALL KEEP A CURRENT SET OF DRAWINGS ON SITE AT ALL TIMES WITH DEVIATIONS FROM ORIGINAL PLANS AND SPECIFICATIONS NOTED. UPON PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE THE CITY WITH A DIGITAL FORMAT, COMPLETE SET OF AS-BUILT DRAWINGS.

MARTIN STREET

MANUEL COURT

EVELYN COURT

PROJECT LIMITS

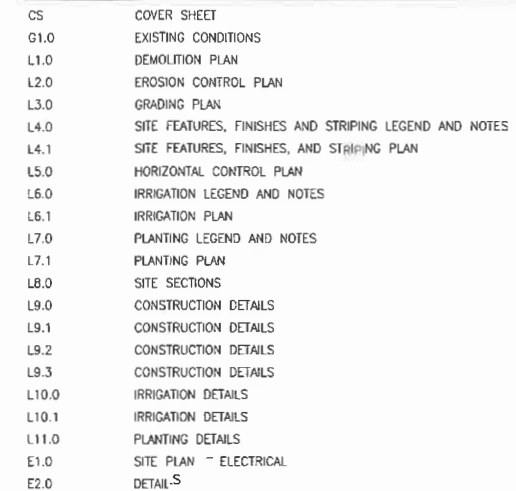
LANDSCAPE IMPROVEMENT LIMITS

0 25 50 100

SCALE: 1" = 50'

N

PROJECT TITLE:	SUNRISE RANCH PARK	PROJECT TYPE:	NEW CONSTRUCTION
PARCEL NUMBER:	42808	GRADING PLANS:	SEE CIVIL ENGINEERING PLANS
ZONING:	PI - PUBLIC & INSTITUTIONAL	BUILDING ELEVATIONS:	N/A
PROJECT ADDRESS:	MARTIN ST. LOS BANOS, CA, 93635	WATER SUPPLY TYPE & LOCAL PURVEYOR:	POTABLE : THE CITY OF LOS BANOS
APPLICANT/OWNER:	JOE HEIM CITY OF LOS BANOS 520 J ST. LOS BANOS, CA, 93635 (209) 827-7000 JOE.HEIM@LOSBANOS.ORG	COMMUNITY FORESTRY DEPT. CONTACT:	N/A
PLANS PREPARED BY:	O'DELL ENGINEERING 1165 SCENIC DRIVE, SUITE A MODESTO, CA 95350 (209) 571-1765 OFFICE (209) 571-2466 FAX EMAIL: KLEWIS@OODELLENGINEERING.COM	ADJACENT PROPERTY USES:	NORTH - RESIDENTIAL SOUTH - RESIDENTIAL EAST - RESIDENTIAL WEST - RESIDENTIAL
LICENSE NUMBER:	CLA #6818	UTILITY PLANS:	SEE CIVIL ENGINEERING PLANS
LANDSCAPE AREA:	28,960 SQUARE FEET	SOIL REPORT:	NOTES: SOIL AMENDMENTS IN THE GENERAL PLANTING NOTES ARE FOR BID PURPOSES ONLY, ACTUAL AMENDMENTS SHALL REFLECT THE RECOMMENDATIONS OF THE REPORT ONCE FINAL MASS GRADING HAS BEEN PERFORMED AND SAMPLES HAVE BEEN SUBMITTED TO SOILS LAB.



BC	BOTTOM OF CURB	GB	GRADE BREAK
BW	BOTTOM OF WALL	HP	HIGH POINT
BOW	BACK OF WALK	INV	INVERT
BR	BOTTOM OF RAMP	LP	LOW POINT
CJ	TOOLED CONTROL JOINT	MAX	MAXIMUM
CL	CENTERLINE	ME	MECHANICAL ENGINEER
CLR	CLEAR	MIN	MINIMUM
CIP	CAST IN PLACE	(N)	NEW
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
C	CONCRETE	PA	PLANTING AREA
C(R)	CONCRETE RAMP	PIP	POURED IN PLACE CONCRETE
DG	DECOMPOSED GRANITE	POB	POINT OF BEGINNING
DWGS	DRAWINGS	R	RADIUS
(E) OR EX	EXISTING	RIM	RIM ELEVATION
EJ	EXPANSION JOINT	RP	RADIUS POINT
EQ	EQUAL	SAD	SEE ARCHITECTURAL DRAWINGS
FC	FACE OF CURB	SCD	SEE CIVIL DRAWINGS
FDE	FINISH DECK ELEVATIONS	SED	SEE ELECTRICAL DRAWINGS
FF/FFE	FINISH FLOOR ELEVATION	SIM	SIMILAR
FG	FINISH GRADE	SLD	SEE LANDSCAPE DRAWINGS
FL	FLOW LINE	SP	SPACE
FOB	FACE OF BUILDING	TBD	TO BE DETERMINED
FOW	FACE OF WALL	TC	TOP OF CURB
FS	FINISH SURFACE	TP	TOP OF PAVEMENT
FSS	FINISH SUB-SURFACE	TRC	TOP OF FLUSH CURB
FV	FIELD VERIFY	TF	TOP OF RAMP
HP	HIGH POINT	TW	TOP OF WALL
		TYP	TYPICAL

WDID# 5F24C404519



Know what's below.
Call before you dig.

LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

DESIGNED:	MS
DRAWN:	MS
CHECKED:	CK
SCALE:	1" = 50'
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-CS.DWG

HEET NO.
CS
OF
22

PLAN REVISIONS		
NO.	DATE	REVISION



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com
westwoodps.com

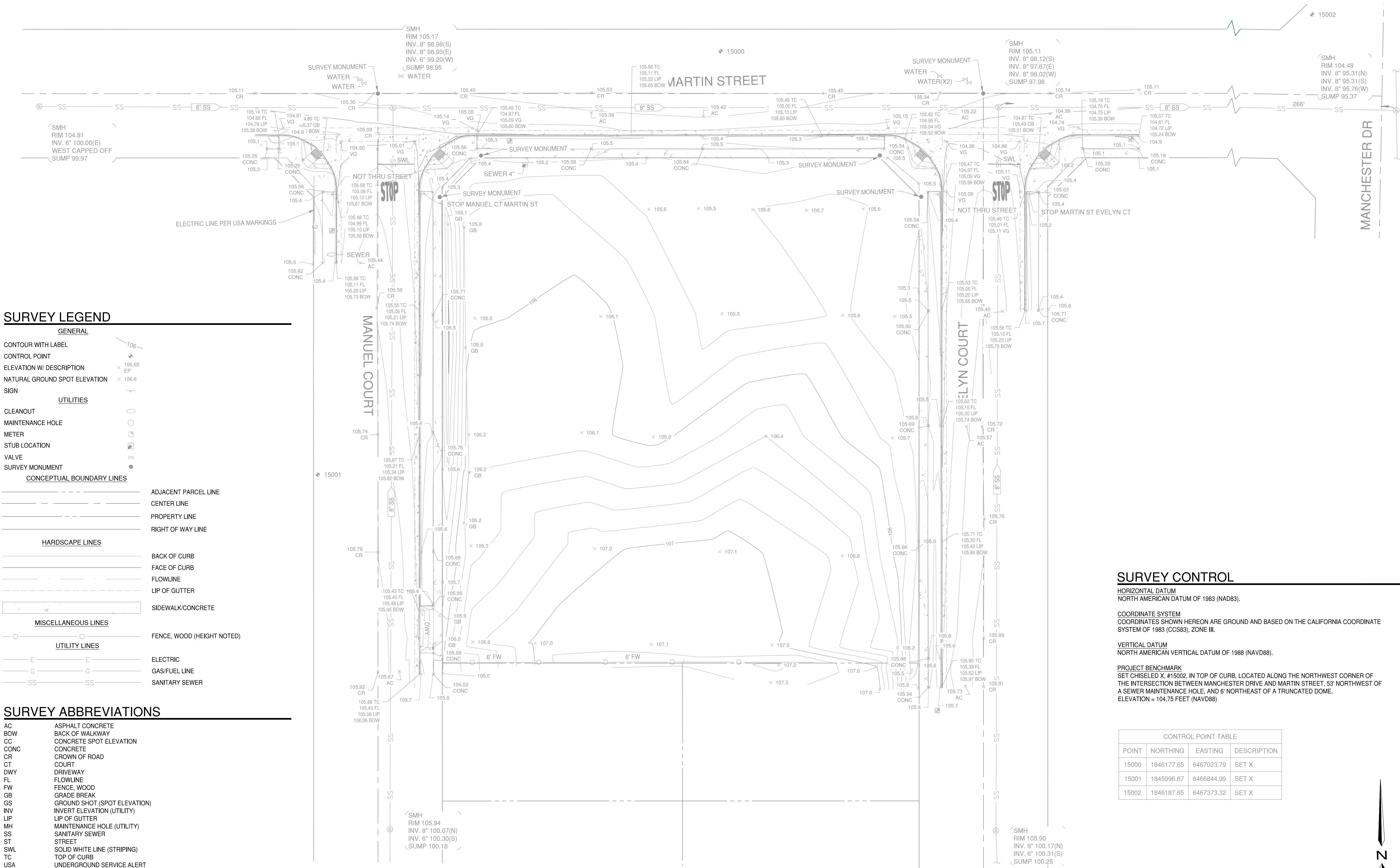
LANDSCAPE IMPROVEMENT PLANS
SUNRISE RANCH PARK
LOS BANOS, CALIFORNIA

EXISTING
CONDITIONS

APPROVED:

DESIGNED:	N/A
DRAWN:	CJ
CHECKED:	FB
SCALE:	1" = 20'
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-CS.DWG

SHEET NO.
G1.0
OF
22



SURVEY LEGEND

GENERAL	
CONTOUR WITH LABEL	
CONTROL POINT	
ELEVATION W/ DESCRIPTION	
NATURAL GROUND SPOT ELEVATION	
SIGN	
UTILITIES	
CLEANOUT	
MAINTENANCE HOLE	
METER	
STUB LOCATION	
VALVE	
SURVEY MONUMENT	
CONCEPTUAL BOUNDARY LINES	
	ADJACENT PARCEL LINE
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
HARDSCAPE LINES	
	BACK OF CURB
	FACE OF CURB
	FLOWLINE
	LIP OF GUTTER
	SIDEWALK/CONCRETE
MISCELLANEOUS LINES	
	FENCE, WOOD (HEIGHT NOTED)
UTILITY LINES	
	ELECTRIC
	GAS/FUEL LINE
	SANITARY SEWER

SURVEY ABBREVIATIONS

AC	ASPHALT CONCRETE
BOW	BACK OF WALKWAY
CC	CONCRETE SPOT ELEVATION
CONC	CONCRETE
CR	CROWN OF ROAD
CT	COURT
DWY	DRIVEWAY
FL	FLOWLINE
FW	FENCE, WOOD
GB	GRADE BREAK
GS	GROUND SHOT (SPOT ELEVATION)
INV	INVERT ELEVATION (UTILITY)
LIP	LIP OF GUTTER
MH	MAINTENANCE HOLE (UTILITY)
SS	SANITARY SEWER
ST	STREET
SWL	SOLID WHITE LINE (STRIPING)
TC	TOP OF CURB
USA	UNDERGROUND SERVICE ALERT
V	VALVE (UTILITY)
VG	VALLEY GUTTER
W	WATER

SURVEY NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN JULY 2023.
- NO ATTEMPT WAS MADE TO IDENTIFY THE NATURE OF USE OF UNDERLYING LAND SHOWN HEREON, ANY POTENTIAL PAST USES, INCLUDING THOSE WHICH MAY HAVE RESULTED IN SIGNIFICANT ENVIRONMENTAL OR CULTURAL IMPACTS, WERE NOT ASSESSED BY THIS SURVEY.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON THIS SITE, IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND SECTION 805 OF THE CALIFORNIA PENAL CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- NOTHING ON THIS SURVEY SHALL BE INTERPRETED IN A MANNER CONTRARY TO THESE STATEMENTS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE-VISIBLE STRUCTURES, FACILITIES, AND FEATURES OBSERVED AT THE TIME OF THE FIELD SURVEY. SUBSURFACE OBJECTS, IF ANY, WERE NOT LOCATED BY THIS SURVEY.
- BOUNDARY LINES (STREET CENTERLINES, ROAD RIGHTS-OF-WAY, PARCEL LINES, EASEMENTS, SECTION LINES, ETC.) ARE FOR CONCEPTUAL PURPOSES ONLY AND PLOTTED FROM RECORD INFORMATION ONLY.

SURVEY CONTROL

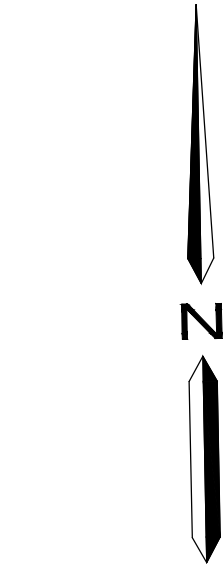
HORIZONTAL DATUM
NORTH AMERICAN DATUM OF 1983 (NAD83).

COORDINATE SYSTEM
COORDINATES SHOWN HEREON ARE GROUND AND BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE III.

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROJECT BENCHMARK
SET CHISELED X, #15002, IN TOP OF CURB, LOCATED ALONG THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN MANCHESTER DRIVE AND MARTIN STREET, 53' NORTHWEST OF A SEWER MAINTENANCE HOLE, AND 6' NORTHEAST OF A TRUNCATED DOME.
ELEVATION = 104.75 FEET (NAVD88)

CONTROL POINT TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
15000	1846177.65	6467023.79	SET X
15001	1845996.67	6466844.99	SET X
15002	1846187.65	6467373.32	SET X



SCALE: 1" = 20'



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BID SET

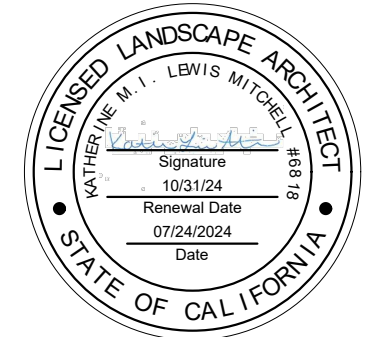


O'DELL
ENGINEERING
a **Westwood** company

1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com
westwoodps.com

LOS BANOS, CALIFORNIA

EROSION CONTROL PLAN



APPROVED:

DESIGNED:	MS
DRAWN:	MS
CHECKED:	CK
SCALE:	1" = 20'
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-EC.DWG

SHEET NO.

L2.0

OF

22

EROSION CONTROL LEGEND

- | | |
|---|---|
|  | FIBER ROLL, WHEN ADJACENT TO CONSTRUCTION FENCING, PLACE FIBER ROLL ON INSIDE OF CONSTRUCTION FENCING - SEE DETAIL 1 ON THIS SHEET. |
|  | TEMPORARY GRAVEL BAGS, SEE DETAIL 2 ON THIS SHEET. IF NEEDED FOR EXCESS RUNOFF. |
|  | CONSTRUCTION FENCE AND ACCESS GATE. SEE DEMOLITION PLAN, SHEET L1.0. |
|  | LIMIT OF WORK (LOW) SHALL BE THE CONSTRUCTION FENCE EXTENTS UNLESS OTHERWISE NOTED. |

SEDIMENT CONTROL DEVICES

CONTRACTOR TO PROVIDE TEMPORARY SEDIMENT CONTROL DEVICE AT CATCH BASINS AS SHOWN IN DETAIL. CONTRACTOR MAY SUBSTITUTE OTHER SEDIMENT CONTROL DEVICES (GRAVEL BAGS, SILT TRAPPS, ETC.) UNDER THE DIRECTION OF THE QSP. MODIFICATIONS TO THIS PLAN NEED TO BE APPROVED BY QSD, AND LOGGED IN THE SWPPP AMENDMENT LOG.

EACH SEDIMENT CONTROL DEVICE SHALL BE SECURED PER APPLICABLE BMP STANDARDS.

IF ANY SEDIMENT CONTROL DEVICES ARE MOVED AND/OR RELOCATED IN GAINING ACCESS TO THE SITE DURING THE WINTER MONTHS, THEY SHALL BE REPLACED IF THEY ARE NO LONGER STABLE. ONCE INSTALLED, ALL WINTERIZATION MATERIALS SHOULD BE CHECKED BEFORE EACH WEEKEND AND EACH STORM.

DUST CONTROL MEASURES

1. CONTRACTOR TO PRACTICE DUST CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF LOS BANOS STANDARDS THROUGHOUT CONSTRUCTION.

EROSION CONTROL NOTES:

1. THIS PLAN PROVIDES EROSION CONTROL AND SEDIMENTATION INFORMATION AND DESIGN USING THE FOLLOWING ASSUMPTIONS:
 - 1a. GROUND HAS BEEN ROUGH GRADED
2. CONTRACTOR SHALL ADJUST THE SEDIMENTATION AND EROSION CONTROL METHODS AS THE PROJECT DEVELOPS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE INSTALLED EROSION CONTROL AND SEDIMENTATION MEASUREMENTS ARE IN ACCORDANCE WITH THE STATE OF CALIFORNIA STORM WATER POLLUTION PREVENTION PLAN GUIDELINES AND THE CALIFORNIA BEST MANAGEMENT PRACTICES

EROSION CONTROL DEVICES

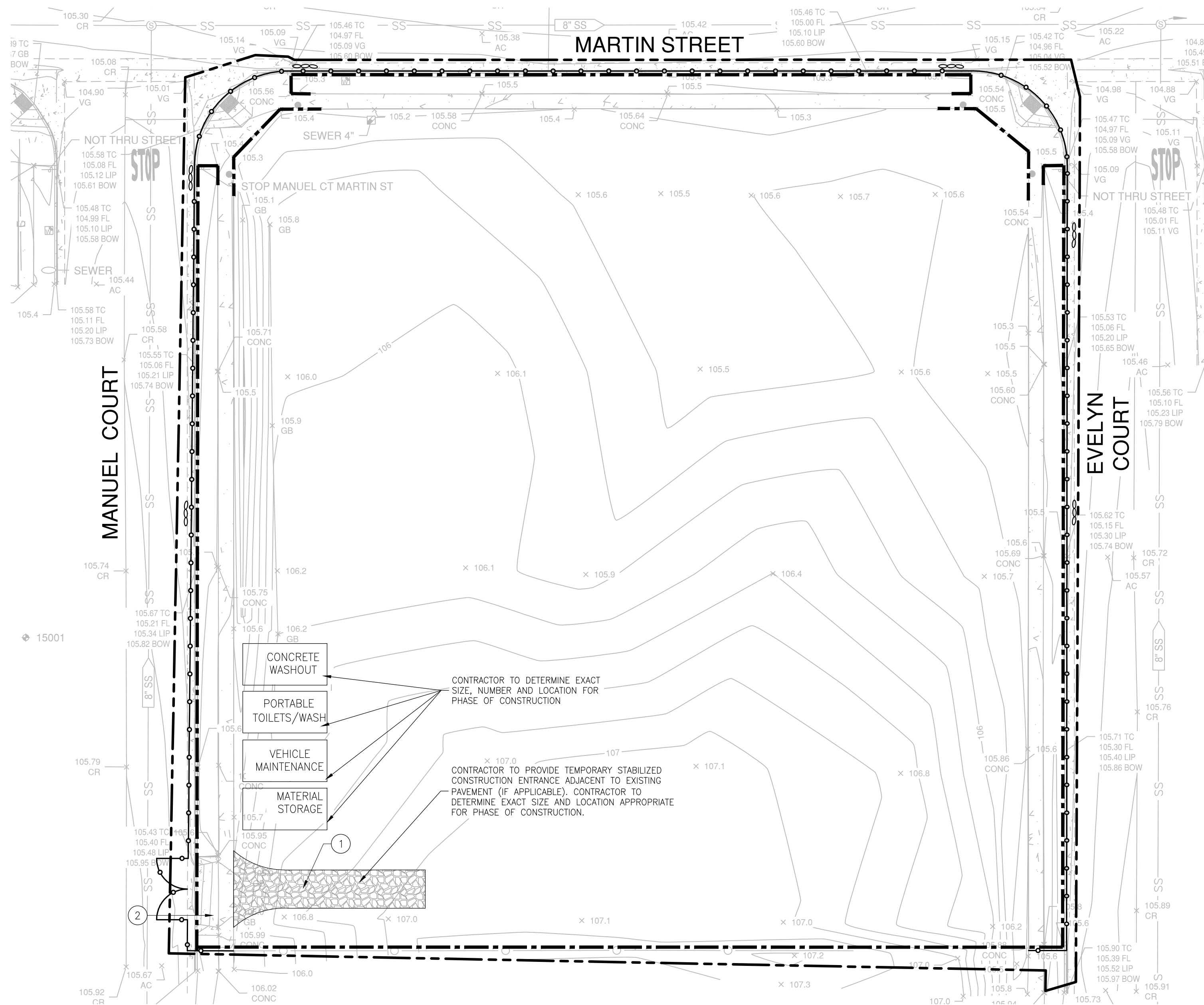
CONTRACTOR TO PROVIDE TEMPORARY OR PERMANENT EROSION CONTROL MEASURES ACROSS THE GRADED SECTIONS OF THE SITE. CONTRACTOR MAY SUBSTITUTE OTHER EROSION CONTROL DEVICES (HYDROSEED, EROSION CONTROL BLANKETS, ETC) UNDER DIRECTION OF THE QSP. MODIFICATIONS TO THE PLAN NEED TO BE APPROVED BY QSD AND LOGGED IN THE SWPPP AMENDMENT LOG.

WINTERIZATION NOTES

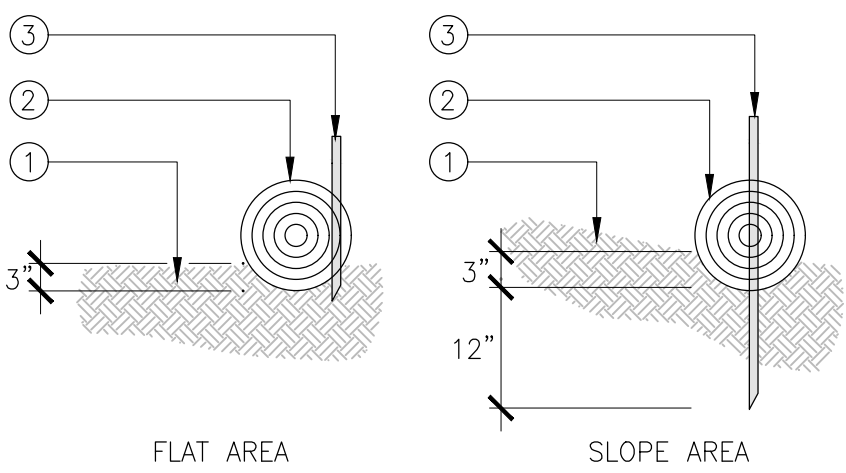
1. ALL MATERIALS NECESSARY FOR WINTERIZATION SHALL BE AVAILABLE AT THE SITE.
2. WINTERIZATION SHALL BE INSTALLED ACCORDING TO THIS PLAN AND AS DIRECTED BY THE QUALIFIED SWPPP PRACTITIONER (QSP).
3. FILL SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL BE TO WALK A TRACK-TYPE TRACTOR UP AND DOWN THE SLOPE, CREATING CLEAR MARKS ON THE SLOPE WITH CONTOURS. THESE WILL PROVIDE SEED AND FIBER COLLECTION POINTS.
4. CUT SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL LEAVE THE SLOPE IN A ROUGHENED CONDITION WITH 2 INCHES OF LOOSESED MATERIAL FOR STABILIZATION.
5. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.

SHEET NOTES

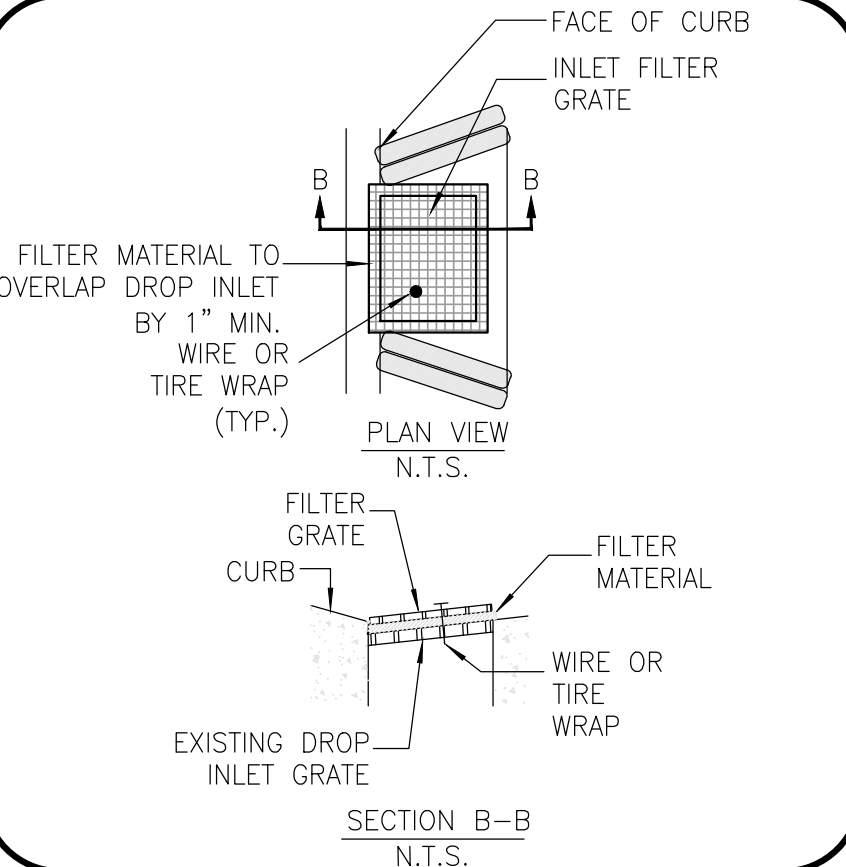
- ① DESIGNATED CONSTRUCTION ENTRANCE. CONTRACTOR TO MAINTAIN ENTRANCE TO REMAIN FREE OF MUD AND DEBRIS. WASH TIRES AS NEEDED TO MAINTAIN ENTRANCE AND PREVENT TRACKING OFF SITE. SEE DETAIL 3, THIS SHEET.
- ② CONTRACTOR SHALL PROTECT EXISTING PAVEMENT, CURB AND GUTTER IN PLACE. IF DAMAGED, CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO CITY.



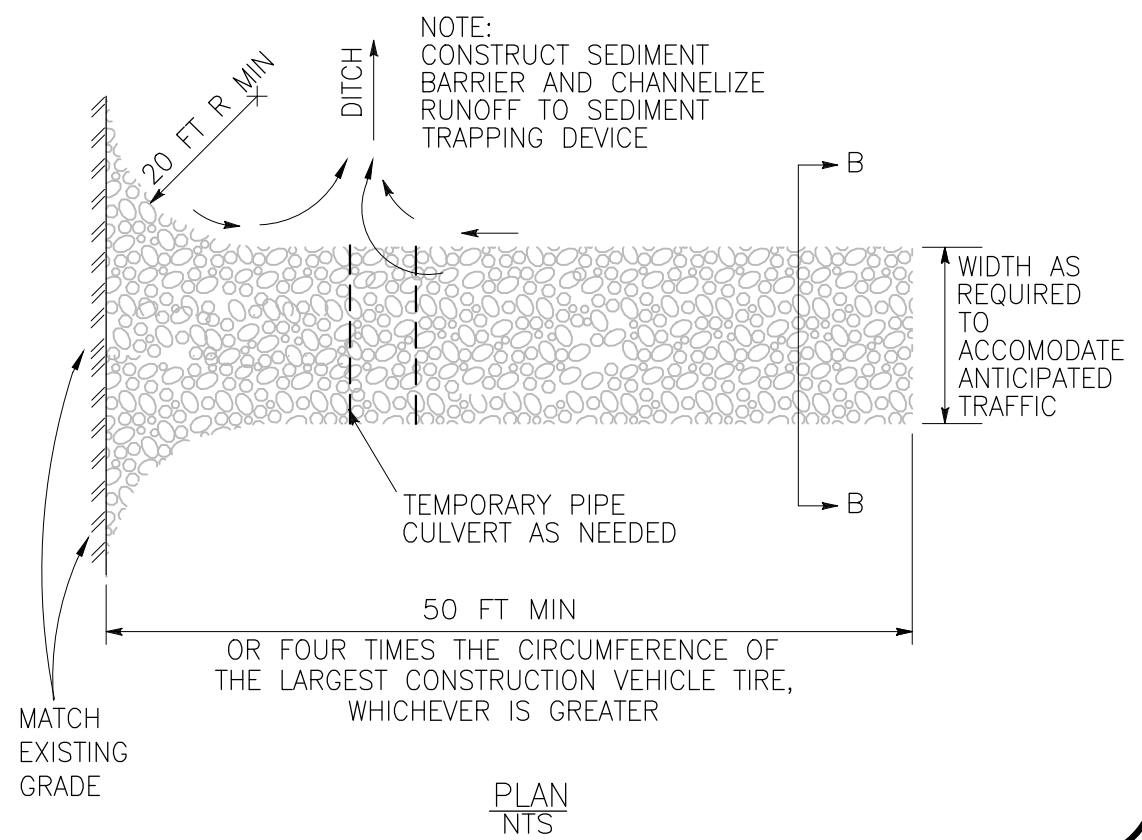
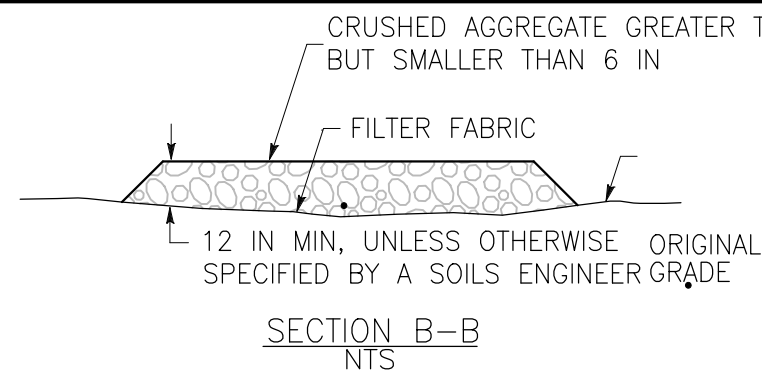
- ① FINISH GRADE
- ② FIBER ROLL
- ③ WOOD STAKE - 4' MAX. SPACING



1 FIBER ROLL ENTRENCHMENT DETAIL



2 SEDIMENT CONTROL DEVICE @ CURB



STABILIZED CONSTRUCTION ENTRANCE/EXIT

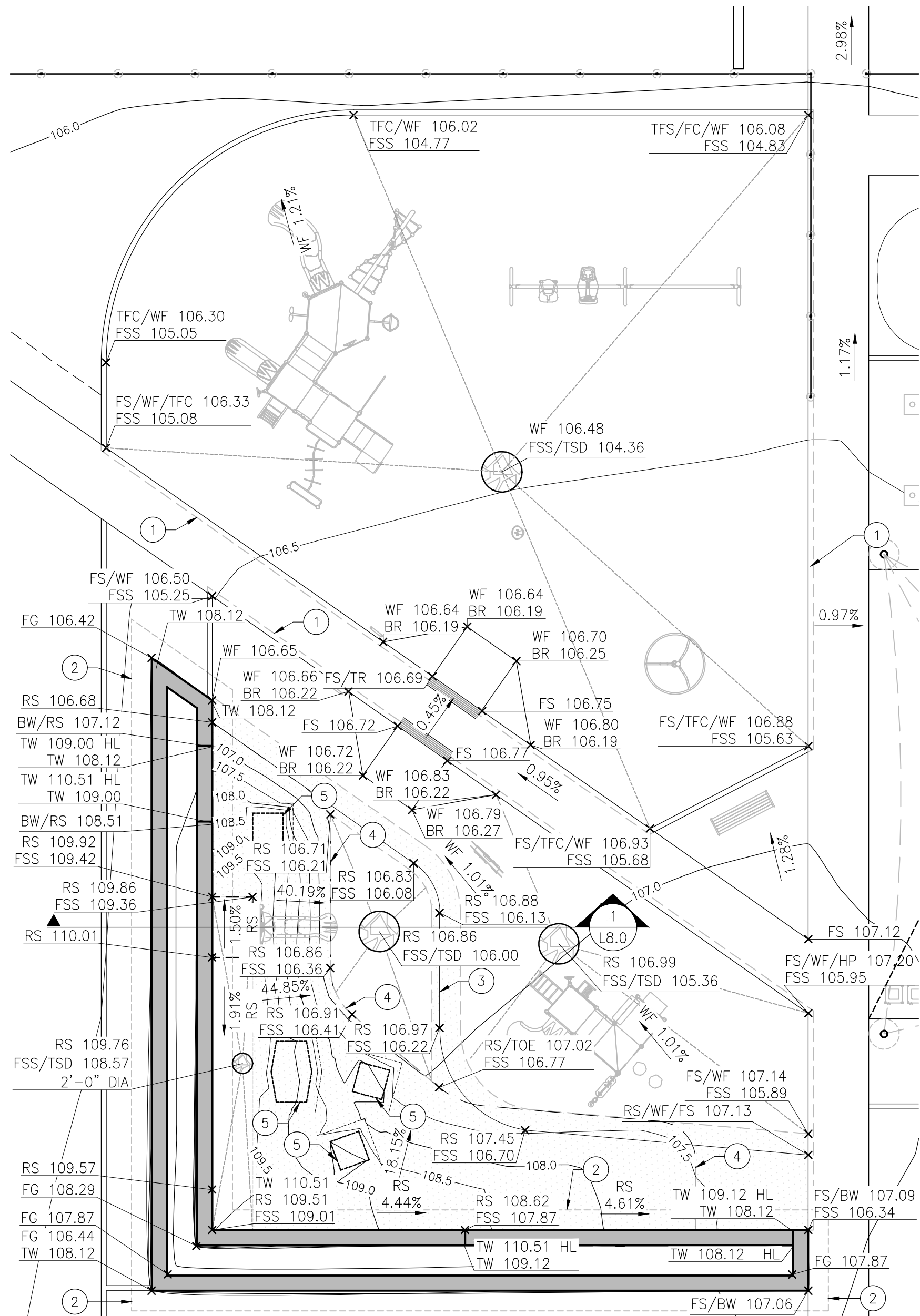
NOT TO SCALE

WDID# 5F24C404519

BID SET

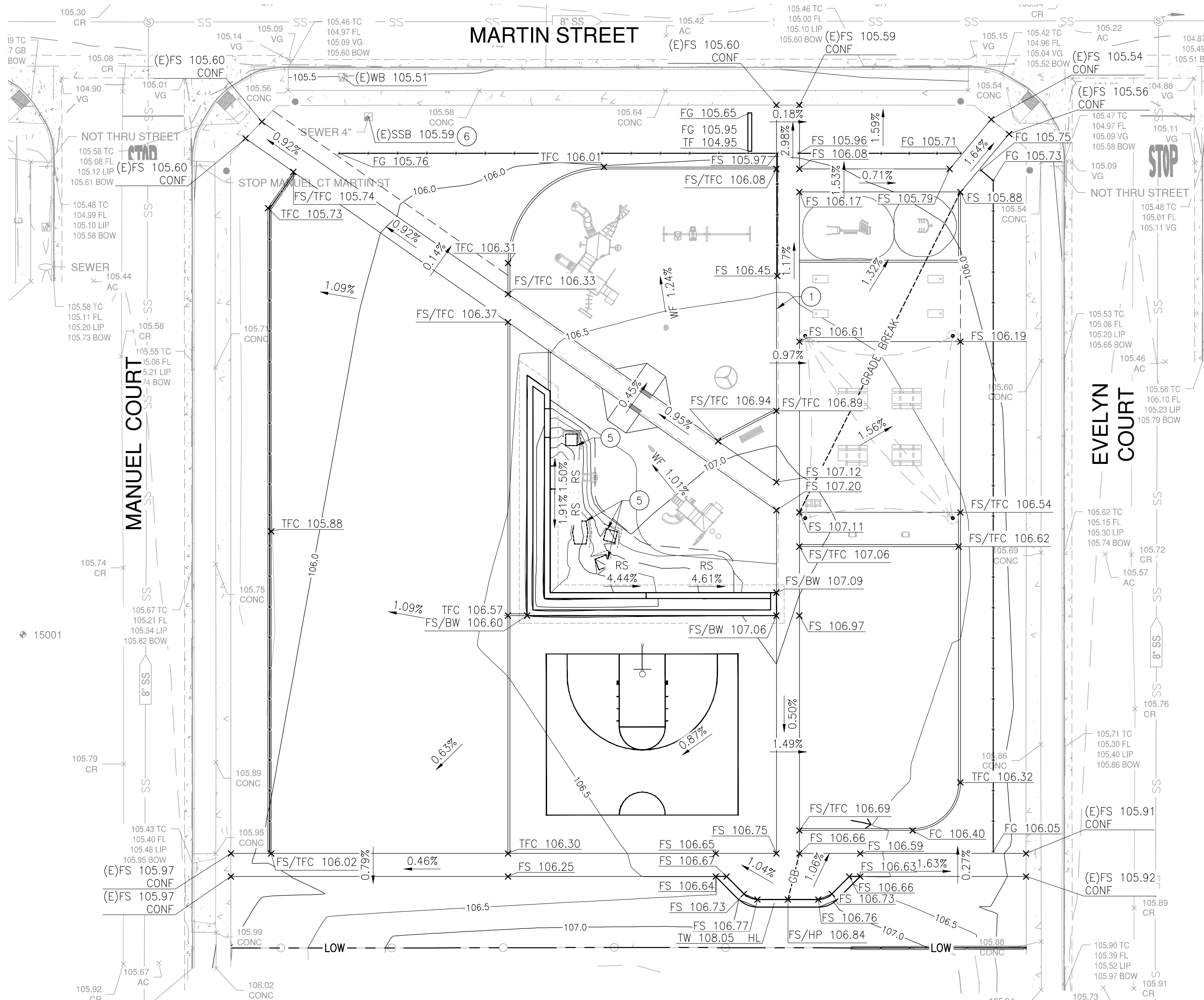
Know what's **below**.
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H:\41356 Sunrise Ranch Park PW\Landscape\CostPlans\41356-GR.dwg MSamiripoo 09/45/31 07/31/2024



PLAYGROUND ENLARGEMENT GRADING PLAN

1"=10'



OVERALL SITE GRADING PLAN

1"=20'

NOTES

1. THE PROJECT AREAS SHOULD BE PREPARED FOR GRADING BY REMOVING EXISTING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER POTENTIALLY DELETERIOUS MATERIALS.
2. EXISTING UTILITY LINES THAT WILL NOT REMAIN IN SERVICE SHOULD BE EITHER REMOVED OR PROPERLY ABANDONED. THE APPROPRIATE METHOD OF UTILITY ABANDONMENT WILL DEPEND UPON THE TYPE, DEPTH, AND LOCATION OF THE UTILITY. RECOMMENDATIONS FOR ABANDONMENT CAN BE MADE AS NECESSARY.
3. THE CONTRACTOR SHALL REQUIRE WATER TRUCKS TO OPERATE IN CONJUNCTION WITH GRADING EQUIPMENT AND APPLICATION OF WATER SHALL BE MADE AS FREQUENTLY AS IS NECESSARY TO CONTROL DUST AT A MINIMUM OF THREE TIMES A DAY. IF THE DUST IS NOT ADEQUATELY CONTROLLED THROUGH THE APPLICATION OF WATER, GRADING ACTIVITIES WILL BE SUSPENDED AND AN HOURLY WATERING SCHEDULE AND/OR MAXIMUM LIMIT ON THE DAILY NUMBER OF CUBIC YARDS TO BE GRADED WILL BE IMPOSED PRIOR TO THE RESUMPTION OF GRADING. IN ADDITION, ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WINDS (OVER 15 MPH) ARE PROHIBITED.
4. ALL ADA PATHS OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND SHALL HAVE A MAXIMUM 1.53% CROSS SLOPE AND A MAXIMUM 4.66% RUNNING SLOPE.
5. FEATHER OUT FINISH GRADES TO ENSURE POSITIVE DRAINAGE. MATCH EXISTING GRADES WHERE APPLICABLE. MAX GRADES ON TURF SHALL BE 1:6 (16.6%).
6. SITE GRADING PLAN HAS BEEN DEVELOPED TO NEARLY BALANCE ALL SOIL ON-SITE; HOWEVER, MINIMAL OFF-HAUL IS EXPECTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CUT/FILL QUANTITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO "OFF-HAUL" ANY EXCESS SOIL FROM THE SITE AT THE CONTRACTOR'S EXPENSE. SHOULD IT BECOME APPARENT DURING GRADING OPERATIONS THAT EXCESS SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE CITY / LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO COMPLETING THE GRADING OPERATION. FAILURE TO DO SO WILL PLACE RESPONSIBILITY OF IN-FILL/OFF-HAUL ON CONTRACTOR

LEGEND

- 4'-0"Ø SUB-SURFACE PLAYGROUND INFILTRATION SUMP, UNLESS OTHERWISE NOTED - SEE DETAIL 5 ON SHEET L9.2
- UNDERGROUND UTILITY LABEL AND DIRECTION.
- SWALE
- LIMIT OF WORK (LOW)
- PROPOSED TUBULAR STEEL FENCE, SEE DETAIL 4 ON SHEET L9.1
- APPROXIMATE LOCATION OF CONCRETE SUB-BASE AT PIP RUBBER SURFACING, CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO INSTALLATION - SEE DETAIL 10 ON SHEET L9.0

SHEET NOTES

1. DEEPENED CONCRETE EDGE AT PLAYGROUND, SEE DETAIL 3 ON SHEET L9.0
2. WALL FOOTING BELOW GRADE, SEE DETAIL 1 ON SHEET L9.2 & ELEVATION 2 ON SHEET L8.0
3. FINISHED SURFACE OF PIP RUBBER SURFACING AND ENGINEERED WOOD FIBER TRANSITION, SEE DETAILS 7 & 10 ON SHEET L9.0
4. TOE OF SLOPE
5. HILLSIDE PLAY SHAPE, SEE DETAIL 11 ON SHEET L9.0
6. EXISTING SANITARY SEWER CLEAN OUT UTILITY BOX, CONTRACTOR TO RAISE TOP OF BOX TO MEET PROPOSED GRADE IF NEEDED. CONTRACTOR TO VERIFY IN FIELD, IF UTILITY STRUCTURES ARE DAMAGED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN ACCORDANCE TO CITY OF LOS BANOS CODE / STANDARD DETAILS AT NO ADDITIONAL COST TO THE CITY

ABBREVIATIONS

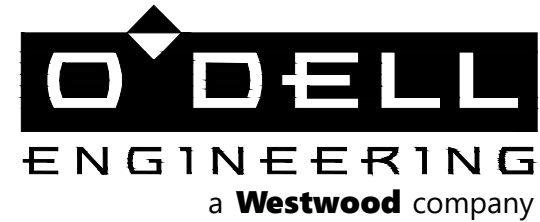
BOW	BACK OF WALK
BR	BOTTOM OF RAMP
BW	BOTTOM OF WALL
C	CONCRETE
C(R)	CONCRETE RAMP
CONF	CONFORM TO EXISTING
DI	DRAIN INLET
(E)	EXISTING
EX	EXISTING
FC	FLUSH CURB
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
FSS	FINISH SUB-SURFACE
GB	GRADE BREAK
HL	HOLD LEVEL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
RIM	RIM OF DRAIN LINE
RS	TOP OF RUBBER SURFACE
SSB	TOP OF SANITARY SEWER UTILITY BOX
TC	TOP OF CURB
TF	TOP OF FOOTING
TFC	TOP OF FLUSH CURB
TR	TOP OF RAMP
TSD	TOP OF SUMP DRAIN
TW	TOP OF WALL
WB	TOP OF WATER UTILITY BOX
WF	TOP OF WOOD FIBER PLAY SURFACE

BID SET

Know what's below.
Call before you dig.



PLAN REVISIONS		
NO.	DATE	REVISION

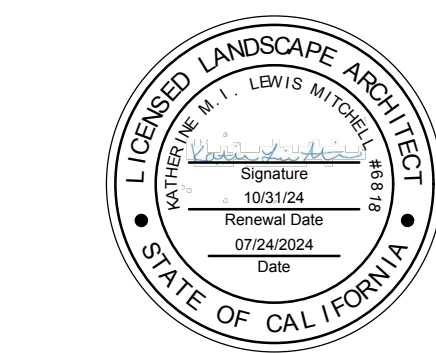


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LANDSCAPE IMPROVEMENT PLANS SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

GRADING PLAN



APPROVED:

DESIGNED: MS
DRAWN: MS
CHECKED: CK
SCALE: AS SHOWN
DATE: 07/24/2024
JOB NO.: 41356
FILE NO.: 41356-GR.DWG

SHEET NO.

L3.0

OF

22

[illegible]

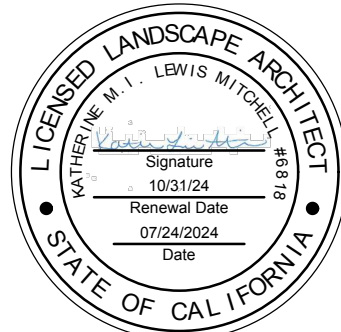
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westwoodps.com

LANDSCAPE IMPROVEMENT PLANS
SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

SITE FEATURES, FINISHES AND STRIPING LEGEND AND NOTES



APPROVED:

DESIGNED:	MS
DRAWN:	MS
CHECKED:	CK
SCALE:	NO SCALE
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-SF.DWG

SHEET NO.

L4.0

OF

22

SITE FEATURE SCHEDULE					
ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION	DET REF.
①	PICNIC TABLE / #100SSK	ODC LIGHT GRAY – TEXTURE SMOOTH	3 EA	OUTDOOR CREATIONS / CHAD SMITH / P: (530) 365–6106	1/L9.1
②	ADA PICNIC TABLE / #100SK2E	ODC LIGHT GRAY – TEXTURE SMOOTH	1 EA	OUTDOOR CREATIONS / CHAD SMITH / P: (530) 365–6106	2/L9.1
③	BENCH / #164–80 ARMREST	TEXTURED GREY	1 EA	DUMOR / ROSS RECREATION / CASEY HILBERT / P: (831) 689–9110 / INSTALLATION: SURFACE MOUNT / EXPANSION ANCHORS PROVIDED BY MANUFACTURER	3/L9.1
④	48" HIGH TUBULAR STEEL FENCING / REGAL STYLE	BLACK	592 LF	BUILDERS FENCE COMPANY INC. / P: (916) 381–4065 / MOUNT: EMBEDDED / MATERIAL FINISH: GALVA-GUARD 1 / PANEL INSTALLATION TYPE: STEPPED / GRIND SMOOTH ALL WELDS / PRIME AND APPLY 2 COATS OF BLACK PAINT TO CLEAN SURFACES PER MANUFACTURER / CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION	4/L9.1
⑤	1'–6" WIDE CONCRETE RETAINING WALL	NATURAL	246 LF	INSTALL PER DETAILS	1,2,3/L9.2 & 2/L8.0
⑥	PARK SIGN	MULTI	1 EA	PROVIDED BY THE CITY OF LOS BANOS	7/L9.2
⑦	FABRIC SHADE SAIL STRUCTURE / #13F	POST: GRAY / CANOPY: BLUE	1 EA	CUSTOM CANOPIES INC. / HYPER SAILS / PARK PLANET / KASANNA COUNTER / P: (559) 341–5768 / SIZE: 47.5'x38.5' / 4 POSTS / SAILS SHALL BE MOUNTED MIN. 13' CLEARANCE FROM GROUND	3/L9.2
⑧	TRASH RECEPTACLE / #508	ODC LIGHT GRAY – TEXTURE SMOOTH	1 EA	OUTDOOR CREATIONS / CHAD SMITH / P: (530) 365–6106	7/L9.1
⑨	RECYCLING RECEPTACLE / #508	ODC LIGHT GRAY – TEXTURE SMOOTH	1 EA	OUTDOOR CREATIONS / CHAD SMITH / P: (530) 365–6106	7/L9.1
⑩	CORNHOLE BOARD / #TF7060	L33 MISTY GRAY	4 EA	WAUSAU TILE / WWW.WAUSAU.COM / P: (800) 388–8728 / 24" X 48"	6/L11.0
⑪	ALUMINUM EDGING / CLEANLINE	BLACK	96 LF	PERMALOC EDGING / WWW.PERMALOC.COM / P: (800) 356–9660 / ¾" X 4" / 12" LONG ALUMINUM STAKES SPACED PER MANUFACTURER'S RECOMMENDATIONS	6/L9.2
⑫	PARK BBQ GRILL / #21–00	BLACK	2 EA	DUMOR / WWW.DUMOR.COM / P: (800) 598–4018 / FOOTING: 12"Ø X 30" DEEP / SET TOP OF FOOTING 1" BELOW FINISHED GRADE	5/L9.1
⑬	BASKETBALL GOAL	MULTI	1 EA	LA STEELCRAFT / P: (800) 371–2438 / POST: LA–1266PC / POWDER COAT COLOR: 550 WHITE / BACKBOARD: LA–07 W/ #29 ORANGE TARGET AND PERIMETER / RIM: LA–44 W/ L–33 CHAIN NET / ANTI-SPIN SLEEVE: LA–8306–48	6/L9.1
⑭	CONCRETE FENCE BAND	NATURAL	226 LF	2500 PSI PORTLAND CEMENT CONCRETE / 5 SACK ¾" CRUSHED	9/L9.0
⑮	CONCRETE MOW BAND	NATURAL	364 LF	AGGREGATE / FINISH: MEDIUM BROOM PARALLEL TO LENGTH OF CURB / SCORE JOINTING: HAND TOOLED AT 6' ON CENTER MAX / EXPANSION JOINTING: 18' ON CENTER MAX	9/L9.0
⑯	CONCRETE PLAYGROUND BAND	NATURAL	120 LF		8/L9.0
⑰	DEEPEDED CONCRETE EDGE AT PLAYGROUND	NATURAL	225 LF	MATCH CONCRETE FLATWORK FINISH "B"	3/L9.0
⑱	PLAYGROUND ENTRY RAMP	NATURAL	2 EA	2500 PSI PORTLAND CEMENT CONCRETE / 5 SACK ¾" CRUSHED AGGREGATE /	4/L9.0
⑲	2'–0" WIDE CONCRETE SEATWALL	NATURAL	40 LF	INSTALL PER DETAILS	4/L9.2

SITE FINISH SCHEDULE

ITEM	DESCRIPTION	COLOR	QUANTITY	PATTERN / INFORMATION	DET REF.
A	EXISTING CONCRETE FLATWORK	—	—	—	—
B	CONCRETE FLATWORK	NATURAL	3,920 SF	2500 PSI PORTLAND CEMENT CONCRETE / 5 SACK ¾" CRUSHED AGGREGATE / FINISH: MEDIUM BROOM PERPENDICULAR TO PATH OF TRAVEL	1&2/L9.0
C	CONCRETE PAVEMENT (CONTRASTING)	SILVER SMOKE #8084	1,869 SF	/ JOINT LAYOUT AS SHOWN ON HORIZONTAL CONTROL PLANS DAVIS COLORS / DAVISCOLORS.COM / P: (323) 265-8323	
D	ENGINEERED WOOD FIBER	NATURAL	4,890 SF	PROVIDED AND INSTALLED BY CITY OF LOS BANOS	8/L9.0
E	POUR-IN-PLACE RUBBER SURFACING	AZURE RH23-40%, STANDARD BLUE RH20-40%, LIGHT GREY RH61-20%	2,040 SF	SPECTRAPOUR / SPECTRATURF / SPECTRATURF.COM / P: (800) 875-5788	7/L9.0
F	ASPHALT PAVEMENT	NATURAL	4,340 SF	HOT MIX ASPHALT (HMA) SUITED FOR ATHLETIC USE	6/L9.0
G	DECOMPOSED GRANITE WITH STABILIZER	GRAY	1,667 SF	AVAILABLE FROM LOCAL SOURCES / STABILIZER SOLUTIONS INC. / NATURAL STABILIZER	5/L9.0
H	OUTDOOR BASKETBALL COURT COLOR 01	BLUE	3,968 SF	SPORTMASTER / NEUTRAL COLOR CONCRETE WITH SAND COATING / 100% ACRYLIC EMULSION COATING / PREPARE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS	—
I	OUTDOOR BASKETBALL COURT COLOR 02	DOVE GRAY	342 SF		
J	OUTDOOR BASKETBALL COURT STRIPING	WHITE	335 LF	SPORTMASTER / WHITE LINE PAINT / 100% ACRYLIC EMULSION / INSTALL PER MANUFACTURER'S RECOMMENDATIONS	—
K	PLANTING AREA ORGANIC MULCH	SEE PLANTING NOTES	16,066 SF	SEE PLANTING OPERATIONS NOTES ON SHEET L7.0	L7.0
L	SOD AREA	SEE PLANTING SHEETS L7.0-L7.1			L7.0-L7.1

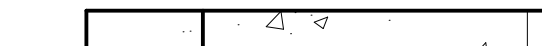
PLAYGROUND EQUIPMENT SCHEDULE

ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION
①	2 BAY SWING SET / CUSTOM MREC EQUIP	PLUM, CHARTREUSE, AZURE WITH METALLIC GRAY POSTS AND DARK GRAY DECKS	1 EA	MIRACLE PLAY SYSTEMS INC. / MATT DURKIN / P: (800) 879-7730 / E: MATT@MIRACLEPLAYGROUP.COM / QUOTE: #Q-08162
②	5-12 PLAY STRUCTURE / CUSTOM MREC EQUIP		1 EA	
③	2-5 PLAY STRUCTURE / CUSTOM MREC EQUIP		1 EA	
④	CHAMELEON II SLIDE		1 EA	
⑤	MAYPOLE		1 EA	
⑥	SADDLE SEAT		1 EA	
⑦	MINI CITY GARDEN WALL W/ MAGICAL MUSIC		1 EA	
⑧	5-12 SIGN		1 EA	
⑨	2-5 SIGN	1 EA		
⑩	CUSTOM HILLSIDE CLIMBING SHAPES	SEE SITE FINISH SCHEDULE "E"	4 EA	SEE DETAIL 11 ON SHEET L9.0

EXERCISE EQUIPMENT SCHEDULE

ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION
A	EXERCISE EQUIPMENT / GROUP FIT 4 / #OTSM4	DARK GREY	1 EA	MIRACLE PLAY SYSTEMS INC. / MATT DURKIN / P: (800) 879-7730 /
B	EXERCISE EQUIPMENT / PRESS STATION / #LF004FULL	DARK GREY	1 EA	E: MATT@MIRACLEPLAYGROUP.COM / QUOTE: #Q-08162

REFERENCE KEY

SCHEDULE KEY		SECTION CUT	CONCRETE JOINT LEGEND
SITE FURNISHINGS NUMBER  PLAYGROUND FEATURE/EXERCISE EQUIPMENT NUMBER 	SURFACING NUMBER 	SECTION NUMBER  SHEET NUMBER 	 EJ = EXPANSION JOINT SJ = TOOLED CONTROL JOINT CJ = COLD JOINT

GENERAL NOTES

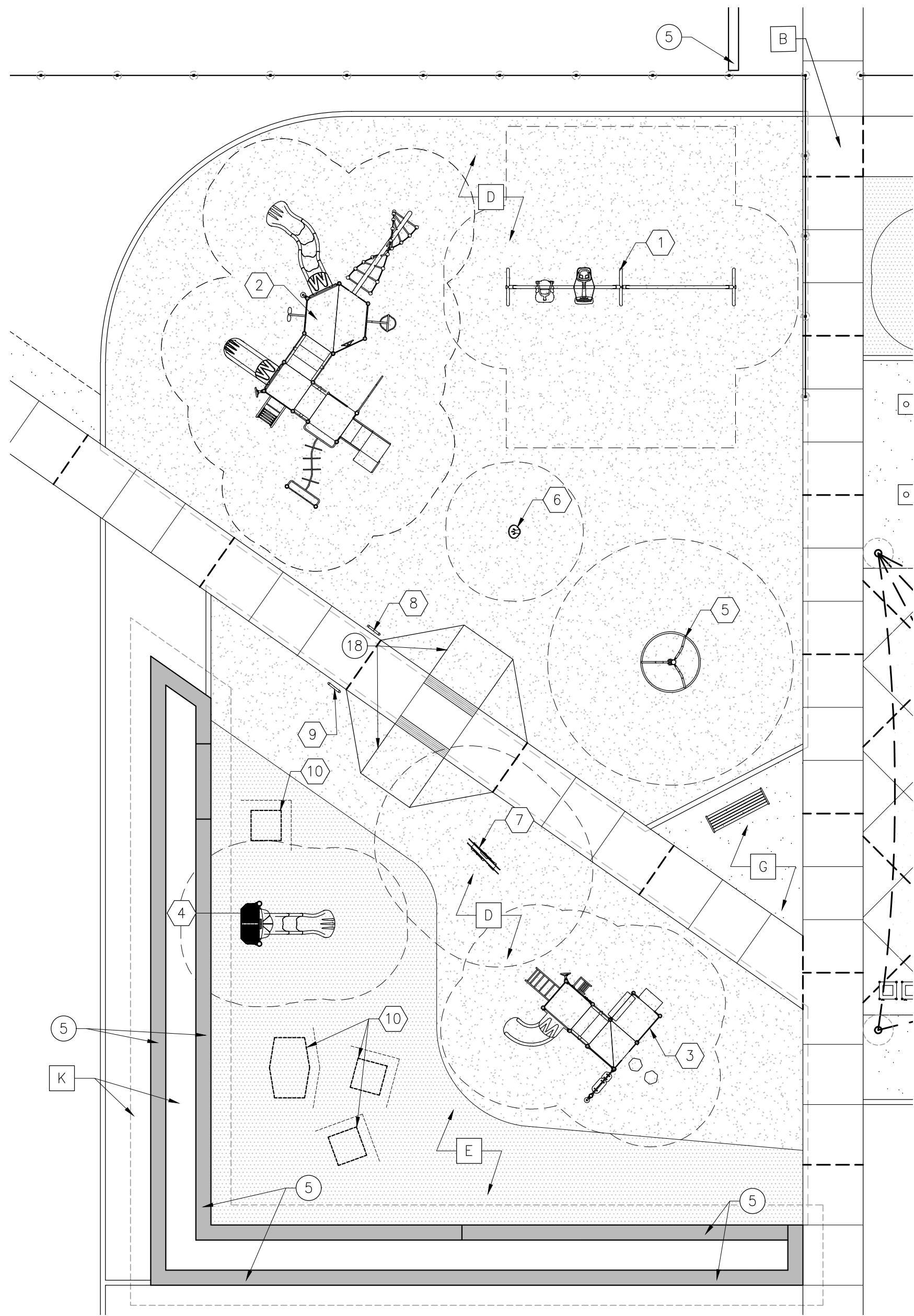
1. COORDINATE INSTALLATION OF **SITE FURNISHINGS, STRUCTURES, AND SPORT SURFACING** WITH OTHER WORK OF **GRADING, CONCRETE, AND ELECTRICAL**.
2. ALL **SITE FURNISHINGS** SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. **SITE FURNISHING INSTALLATION SCHEDULE** SHALL BE COORDINATED WITH OTHER CONTRACTORS TO AVOID CONFLICT AND POSSIBLE DAMAGE.
3. MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS.
4. CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK ON THIS SECTION AND SHOULD REPORT TO THE **LANDSCAPE ARCHITECT AND/OR CITY** WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS, ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE **CITY**.
5. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
6. CONTRACTOR SHALL PROVIDE COMPACTION TESTING. REPORTS SHALL BE DELIVERED DIRECTLY FROM THE LAB TO THE CITY OR CITY REPRESENTATIVE.
7. ALL **EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL** SHALL BE PROVIDED BY THE CONTRACTOR.
8. ALL **CONCRETE COLORS** SHALL BE REVIEWED AND APPROVED BY **CITY** PRIOR TO INSTALLATION.
9. **INTEGRAL COLOR CONCRETE** SHALL BE DAVIS COLORS, OR APPROVED EQUAL.
10. **CONCRETE COLOR SEALER** SHALL BE CURE SEAL BY L.M. SCOFIELD COMPANY, OR APPROVED EQUAL.
11. **INSTALL INTEGRAL COLOR CONCRETE MIX AT MANUFACTURER'S RECOMMENDED RATES FOR SPECIFIED COLORS LISTED ABOVE.**
12. **APPLY COLOR SEAL TO COLORED CONCRETE BY MEANS, RATE AND TIMING AS RECOMMENDED BY MANUFACTURER.**
13. CONTRACTOR SHALL PROVIDE A 6"x6" POURED SAMPLE OF **COLORED CONCRETE, FINISH AND JOINTING** TO OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



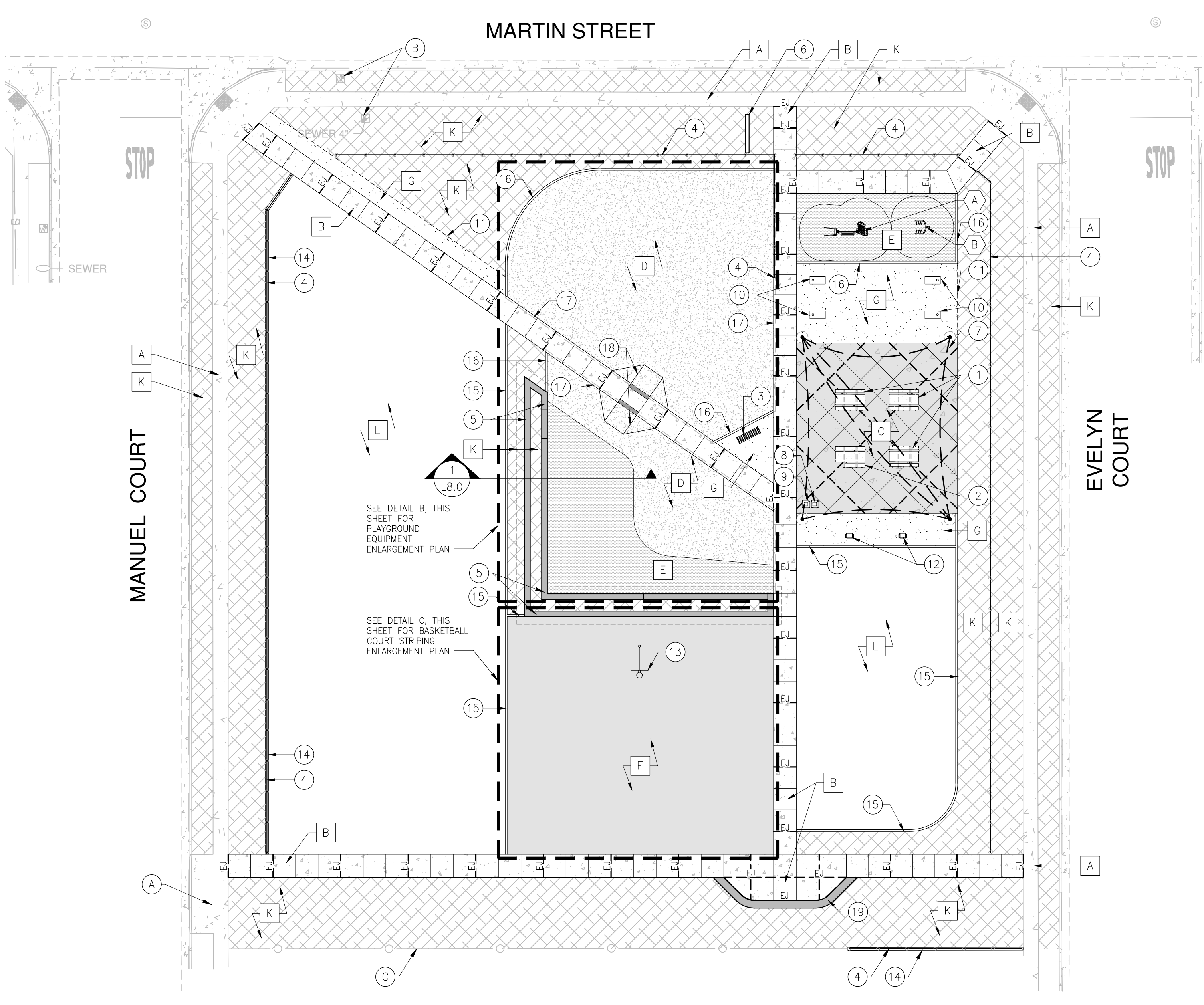
Know what's **below**.
Call before you dig.

BID SET

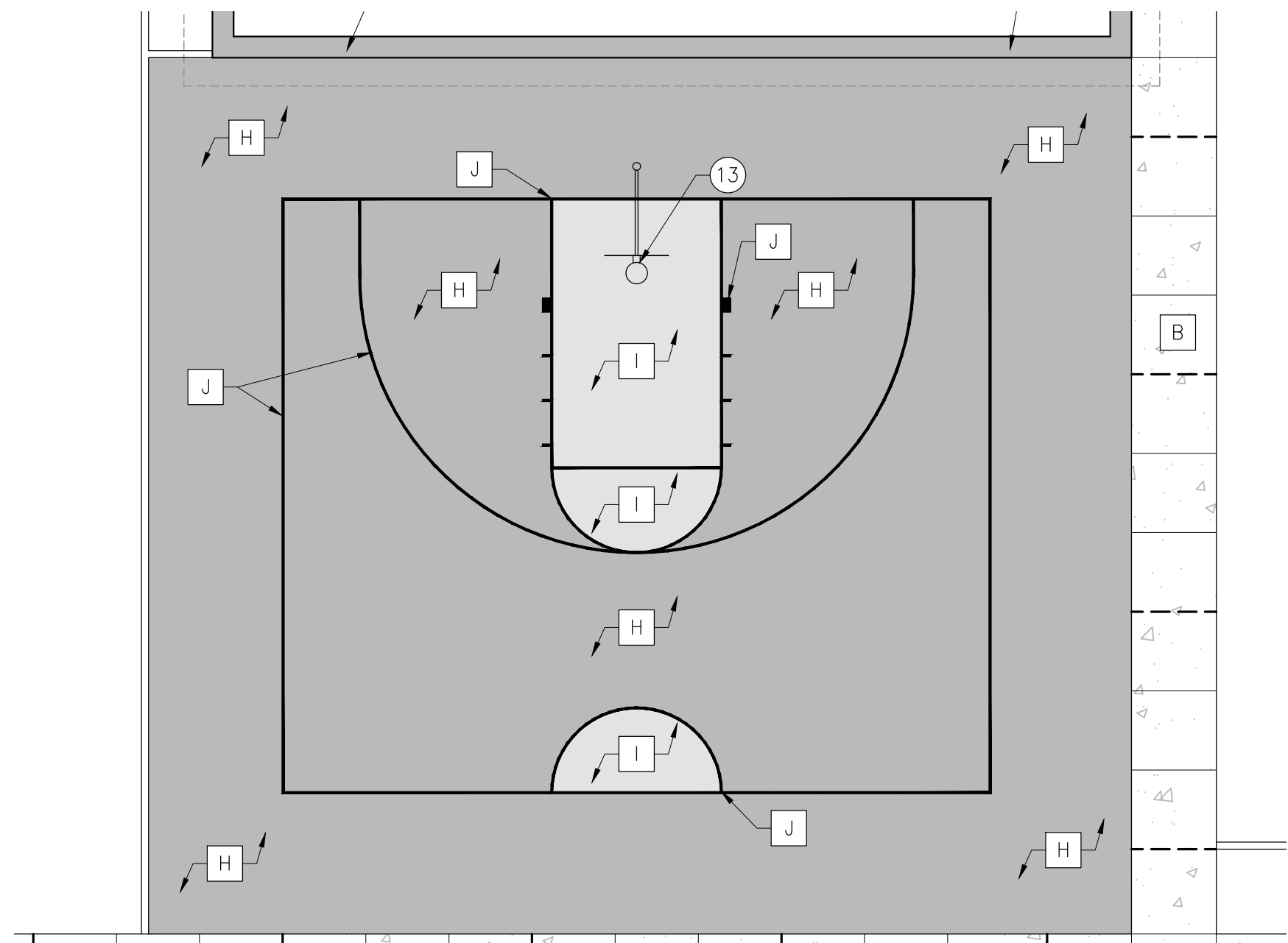
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B PLAYGROUND EQUIPMENT ENLARGEMENT PLAN
1"=10'



A OVERALL SITE FEATURES AND FINISHES PLAN
1"=20'



C BASKETBALL COURT STRIPING ENLARGEMENT PLAN
1"=10'

SHEET NOTES

- A EXISTING CONCRETE DRIVEWAY, PROTECT IN PLACE
- B EXISTING UTILITY BOX, SET TOP OF BOX TO NEW ELEVATION AS NEEDED
- C EXISTING WOOD FENCE, PROTECT IN PLACE

PLAN REVISIONS

NO.	DATE	REVISION

O'DELL
ENGINEERING
a Westwood company

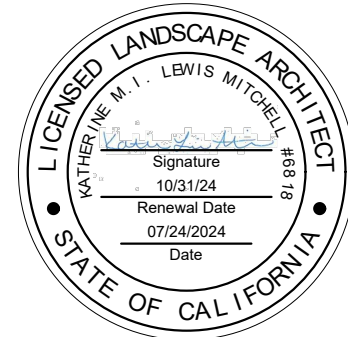
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com
westwoodps.com

LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

SITE FEATURES, FINISHES, AND STRIPING PLAN



APPROVED:

DESIGNED: MS
DRAWN: MS
CHECKED: CK
SCALE: AS SHOWN
DATE: 07/24/2024
JOB NO.: 41356
FILE NO.: 41356-SF.DWG

SHEET NO.

L4.1

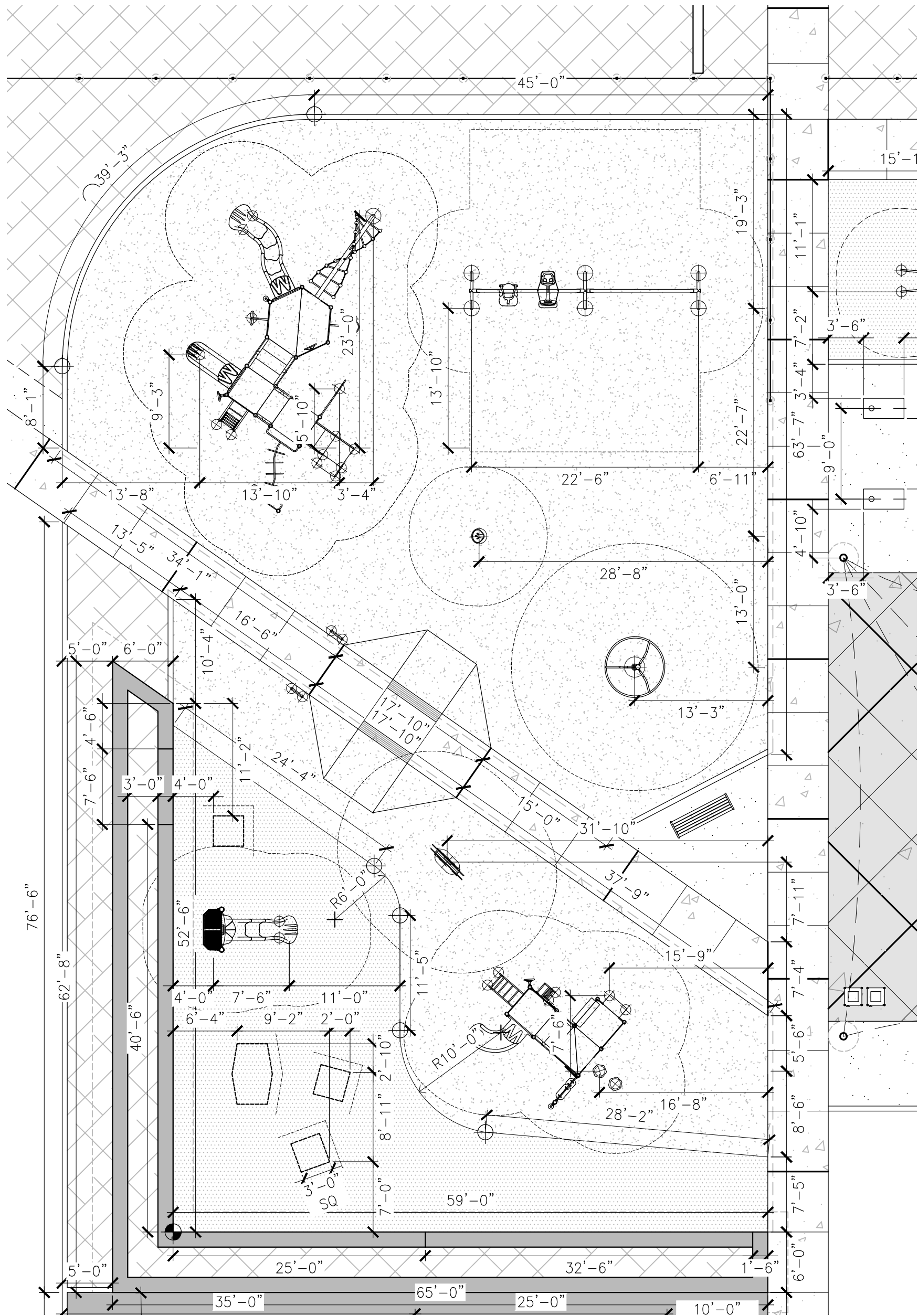
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22

BID SET

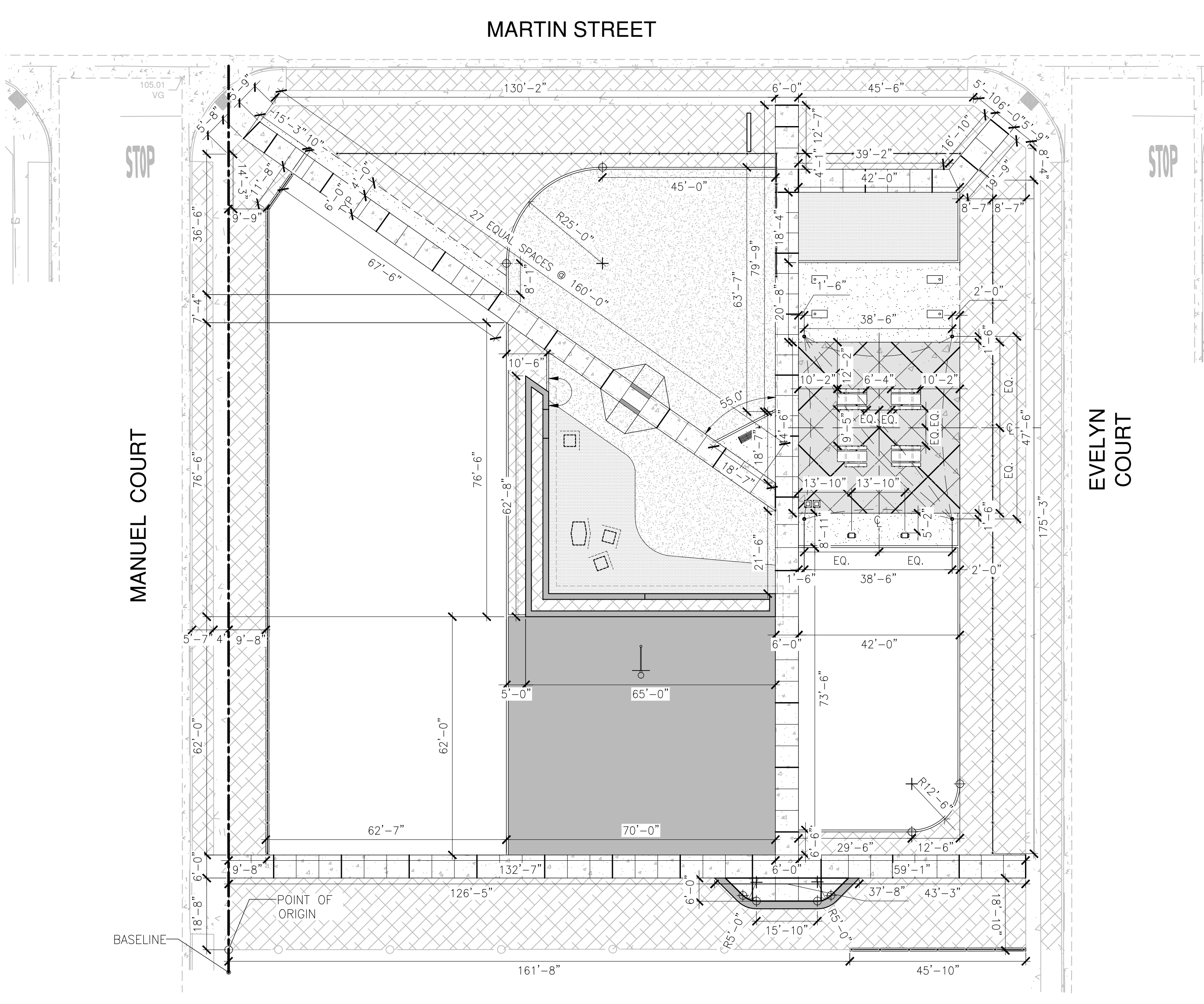


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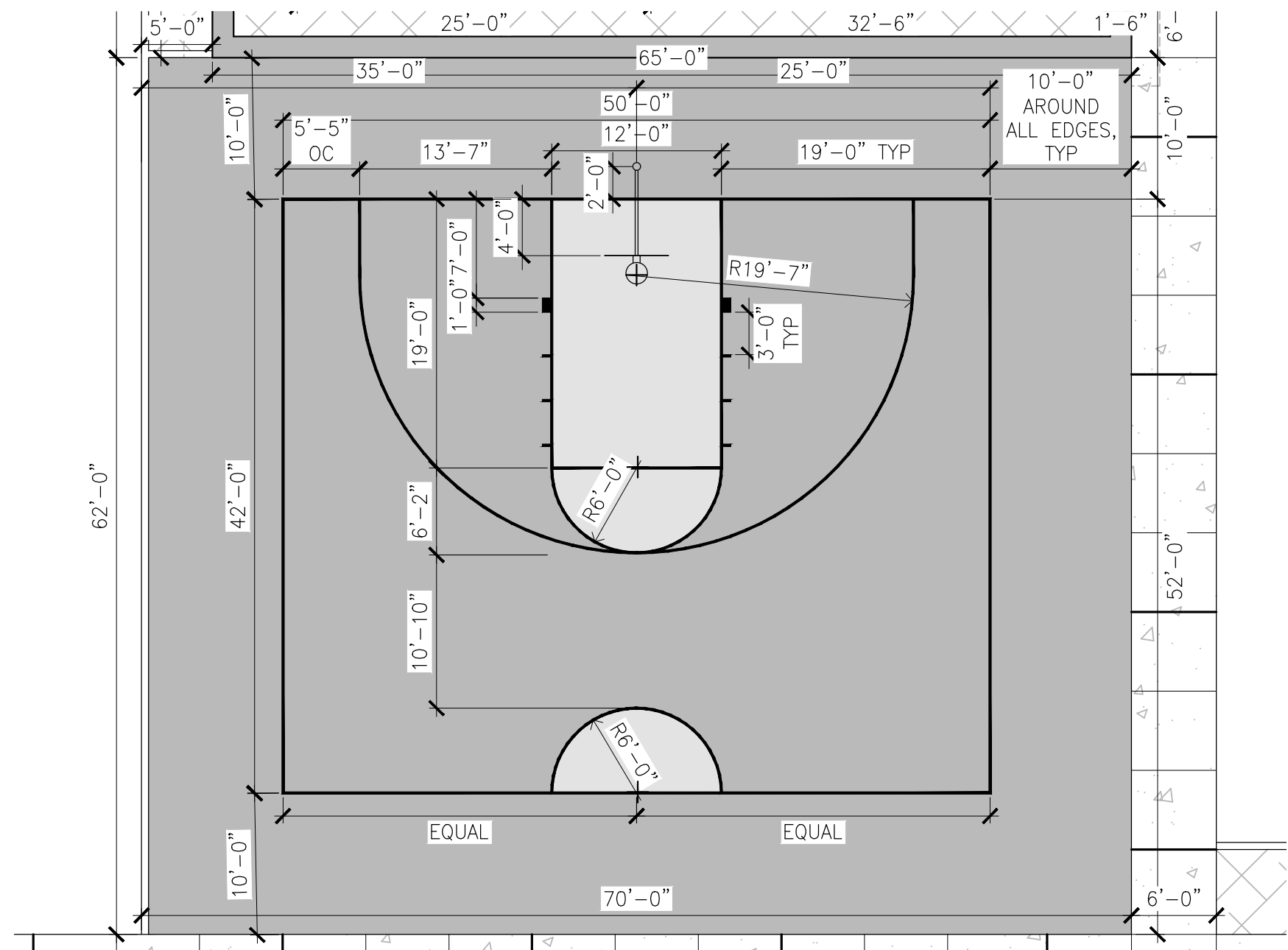
B PLAYGROUND HORIZONTAL CONTROL ENLARGEMENT

1"=10'



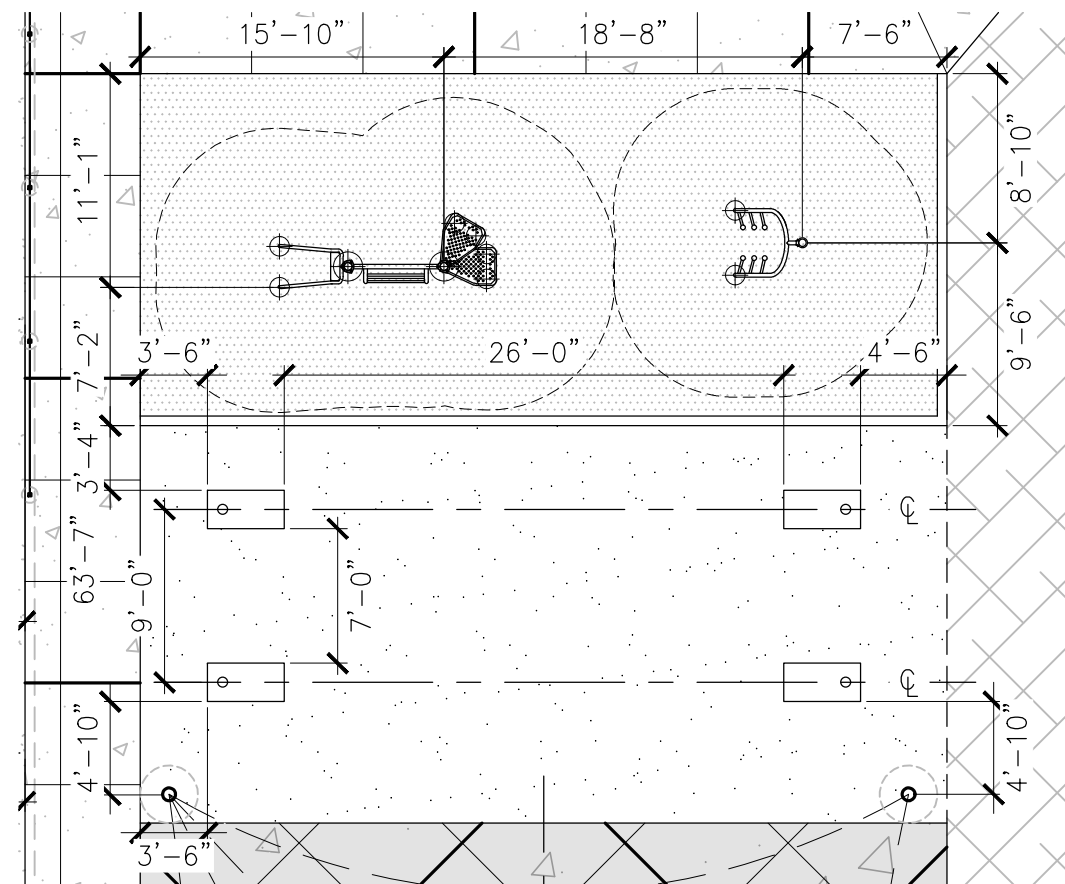
A OVERALL SITE HORIZONTAL CONTROL

1"=20'



C BASKETBALL COURT HORIZONTAL CONTROL ENLARGEMENT

1"=10'



D FITNESS AREA HORIZONTAL CONTROL ENLARGEMENT

1"=10'

GENERAL LAYOUT NOTES

- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK ON THIS PROJECT TO VERIFY THE LOCATIONS OF EXISTING UTILITY LINES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) TOLL FREE AT 1-800-227-2600 OR 811, 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.
- ALL DIMENSIONS SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
- WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE CITY AND OBTAIN A CLARIFICATION BEFORE CONSTRUCTION. NO DEVIATION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE CITY.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, STAKED, PAINTED, AND/OR STRING LINED. ANY MINOR ADJUSTMENTS REQUIRED TO ACHIEVE OVERALL DESIGN LAYOUT SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- ALL TRANSITIONS BETWEEN CURVES AND RADII SHALL BE SMOOTH AND CONTINUOUS.
- CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING.

HORIZONTAL CONTROL LEGEND

	CENTER LINE
	ARC RADIUS
	DIMENSION
	ALIGN
	ORIGIN OF RADIUS
	START/END POINT OF ARC
	POINT OF BEGINNING / INSTALLATION CENTER
	PLAY EQUIPMENT FOOTING

PLAN REVISIONS		
NO.	DATE	REVISION

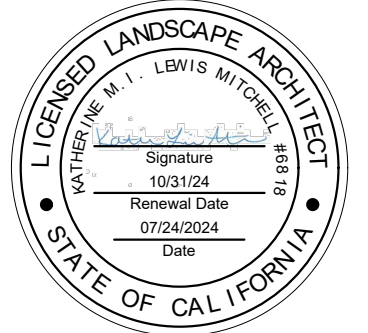
O'DELL
ENGINEERING
a Westwood company

1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com
westwoodps.com

LANDSCAPE IMPROVEMENT PLANS SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

HORIZONTAL CONTROL PLAN



APPROVED:

DESIGNED:	MS
DRAWN:	MS
CHECKED:	CK
SCALE:	AS SHOWN
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-HC.DWG

SHEET NO.

L5.0

OF

22

BID SET



GENERAL IRRIGATION NOTES

1. ANY AND ALL PORTIONS OF WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
2. IRRIGATION SHALL BE INSTALLED CONSISTENT WITH CITY WATER CONSERVATION REQUIREMENTS (**CITY CODE**) AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (AB1887).
3. PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH/AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE **LANDSCAPE ARCHITECT/CITY**. FAILURE TO REPORT DISCREPANCIES TO THE **LANDSCAPE ARCHITECT/CITY** BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS/ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY. SHALL BE REPORTED TO THE **LANDSCAPE ARCHITECT/CITY** PRIOR TO COMMENCEMENT OF SITE WORK. CONTRACTOR SHALL COORDINATE & SCHEDULE INSTALLATION EFFORTS WITH THOSE OF OTHER TRADES TO AVOID COSTLY DELAYS & ERRORS.
4. CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT PER DETAILS AND SPECIFICATIONS. ALL IRRIGATION EQUIPMENT REQUIRED FOR PROJECT COMPLETION BUT NOT DETAILED ON THESE PLANS SHALL BE INSTALLED PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
5. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR SUCCESSFUL COMPLETION OF PROJECT PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL PROJECT RELATED ARCHITECTURAL OR ENGINEERING DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL REPAIR, REPLACE, OR COMPENSATE CITY FOR ALL ITEMS DAMAGED BY THEIR WORK.
8. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE INSTALLATION EFFORTS WITH THOSE OF OTHER TRADES TO AVOID COSTLY DELAYS AND ERRORS.
9. CONTACT CITY OF **LOS BANOS, CALIFORNIA** AND **LANDSCAPE ARCHITECT/CITY** IN ADVANCE TO SCHEDULE ALL NECESSARY IRRIGATION TESTS.
10. REQUIRED TESTING
- 10.1. PRESSURE TEST: MAINLINE SHALL HOLD 120 PSI MIN. FOR 8 HOURS. IF LEAKS OCCUR, REPLACE FAULTY COMPONENTS AND RE-TEST. CONTRACTOR SHALL PROVIDE MAINLINE & WIRE AS-BUILT'S TO **LANDSCAPE ARCHITECT/CITY** PRIOR TO BACKFILLING TRENCH AFTER PRESSURE TEST IS COMPLETE.
- 10.2. COVERAGE TEST: COVERAGE TEST SHALL BE PERFORMED PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IRRIGATION AUDIT SHALL BE PERFORMED AT THIS POINT, BY CERTIFIED IRRIGATION AUDITOR. CONTRACTOR SHALL PROVIDE RESULTS TO **LANDSCAPE ARCHITECT/CITY** AND MAKE ALL NECESSARY CORRECTIONS PRIOR TO PLANTING. FAILURE TO DO SO SHALL MAKE ALL REQUIRED COSTS ASSOCIATED WITH ADJUSTING IRRIGATION THE CONTRACTOR'S RESPONSIBILITY.
- 10.3. BACKFLOW PREVENTION DEVICE TEST: BACKFLOW PREVENTION TEST SHALL BE PERFORMED BY A CERTIFIED BACKFLOW PREVENTION TESTER. CONTRACTOR SHALL PROVIDE RESULTS TO **LANDSCAPE ARCHITECT/ CITY** UPON COMPLETION.

POINT OF CONNECTION NOTES

1. CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE POINT OF CONNECTION LOCATION. IF DIFFERENT THAN SHOWN ON THESE PLANS THIS SHALL BE REPORTED TO THE **LANDSCAPE ARCHITECT/CITY**.
2. THE IRRIGATION SYSTEM AS SHOWN WITHIN THESE PLANS HAS BEEN DESIGNED BASED ON OPERATING PRESSURES OF 40 PSI AND MAXIMUM FLOW DEMANDS OF 19.3 GPM. THE CITY OF LOS BANOS, CALIFORNIA REPORTS THAT STATIC WATER PRESSURES AT THE SITE WILL BE APPROXIMATELY 45 PSI. THE CONTRACTOR IS TO PERFORM PRESSURE TESTS AT THE POINT OF CONNECTION TO CONFIRM ACTUAL SITE PRESSURE LEVELS. ANY DISCREPANCIES BETWEEN INFORMATION ON THESE PLANS AND THAT OF EXISTING SITE CONDITIONS OR MANUFACTURER DATA SHALL BE REPORTED TO THE **LANDSCAPE ARCHITECT/CITY**. FAILURE TO CONFIRM POC INFORMATION RESULTING IN REQUIRED CHANGES, DUE TO LOW PRESSURE OR VOLUME, WILL RESULT IN CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY.
3. CONTRACTOR SHALL CONFIRM ALL POINTS OF CONNECTIONS PRIOR TO CONSTRUCTION.

CONTROLLER ASSEMBLY NOTES

1. CONTROLLER LOCATION SHOWN ON DRAWINGS IS AN APPROXIMATE LOCATION. CONTRACTOR SHALL CONFIRM LOCATION OF CONTROLLER WITH CITY PRIOR TO CONTROLLER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL CONNECTIONS BETWEEN THE 120 VOLT POWER TO THE CONTROLLER, VALVES, AND ADDITIONAL IRRIGATION EQUIPMENT. SEE ELECTRICAL ENGINEERING DRAWINGS FOR ELECTRICAL CONNECTION REQUIREMENTS AND LOCATION. FAILURE TO OBTAIN APPROVAL OF CONTROLLER ASSEMBLY LOCATION PRIOR TO INSTALLATION WILL RESULT IN CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY.
2. A LAMINATED, WATERPROOF, LEGIBLE, CHART OF THE IRRIGATION SYSTEM NOT EXCEEDING 11"x17", SHALL BE PROVIDED TO THE CITY AND ONE ADHERED TO THE INSIDE COVER OF THE CONTROLLER. ALL VALVES AND THEIR RESPECTIVE COVERAGE AREAS SHALL BE IDENTIFIED WITH SEPARATE AND DISTINCT COLORS.

IRRIGATION VALVE NOTES

1. VALVE AND QUICK COUPLER LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL STAKE THE LOCATIONS OF VALVES AND QUICK COUPLERS FOR APPROVAL BY **LANDSCAPE ARCHITECT/CITY** PRIOR TO INSTALLATION.
2. VALVES AND QUICK COUPLERS SHALL BE GROUPED TOGETHER AND INSTALLED IN SHRUB BEDS, UNLESS NOTED OTHERWISE.
3. INSTALL ALL VALVES AND QUICK COUPLERS PER PLAN DETAILS AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.

OVERHEAD SPRAY AND ROTOR NOTES

1. ALL HEADS SHALL INCLUDE A FACTORY INSTALLED DRAIN CHECK VALVE TO PREVENT LOW HEAD DRAINAGE.
2. ALL HEADS SHALL INCLUDE A FACTORY INSTALLED PRESSURE REGULATOR. SEE LEGEND FOR SPECIFIED PRESSURE LEVELS OF INDIVIDUAL HEADS.
3. ALL HEADS AND NOZZLES SHALL BE INSTALLED PER PLANS. AFTER INSTALLATION, ADJUST ALL ARCS AND THROWS FOR EVEN COVERAGE AND TO PREVENT OVERSPRAY ONTO PAVEMENT, BUILDINGS, WALLS, OR EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ADJUSTMENTS TO THE RADIUS REDUCTION SCREW, SCREEN REPLACEMENTS, AND APPROVED NOZZLE REPLACEMENTS. ANY VERTICAL OBSTRUCTIONS NOT NOTED ON THESE PLANS ARE TO BE REPORTED TO THE **LANDSCAPE ARCHITECT** PRIOR TO COMMENCING WORK.
4. FLOOD TRENCHES TO COMPACT SOIL PRIOR TO LEVELING HEADS. ALL HEADS SHALL BE INSTALLED FLUSH AND PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE NOTED OR DETAILED.

DRIP AND LOW FLOW EMITTER NOTES

1. INSTALL ALL DRILLLINE AND EMITTERS PER DETAILS AND PLANS. TUBING TO BE INSTALLED 1-2" BELOW SOIL SURFACE WITH GALVANIZED TIE-DOWN STAKES AT 24" INTERVALS.

ELECTRICAL WIRING NOTES (TWO-WIRE)

1. WIRING SHALL BE INSTALLED IN SAME TRENCH AS MAINLINE WITH 24" OF COVER.
2. CONTRACTOR SHALL INSTALL A 1" CONDUIT ALONG THE ENTIRE MAINLINE WITH SWEEPS INTO EVERY VALVE, SPLICE OR STUB BOX FOR 2-WIRE PATH. PROVIDE 6' OF EXTRA WIRE ON EACH LEG [IN/OUT] COILED UP IN VALVE/SPLICE BOX.
3. CONTRACTOR SHALL CLEARLY LABEL EACH RUN OF WIRE FROM CONTROLLER TO EACH AND EVERY VALVE. SPLICE OR STUB LOCATION WITH A CORRESPONDING COLOR OF ELECTRICAL TAPE.
4. CONTROL WIRE TO BE U.L. LISTED DIRECT BURIAL PAIGE ELECTRIC 7354D JACKETED 2-WIRE-14G #14UF AWG MIN BUNDLE/ROLL/COIL 6' (EACH LEG IN/OUT) OF TWO-WIRE IN EACH VALVE, SPLICE, STUB BOX. (DO NOT CUT OR SPLICE CONTINUOUS RUN UNLESS NECESSARY) WIRE TYPE SHALL BE PAIGE ELECTRONIC TWISTED/JACKETED P73540-HUNTER OR EQUAL.
5. WATERPROOF DBY/R WIRE CONNECTORS TO BE USED AT ALL WIRE CONNECTIONS. THE USE OF "GREASE CAPS" WILL NOT BE ACCEPTED.
6. AN 8' COPPER CLAD GROUNDING ROD SHALL BE PLACED AT CONTROLLER AND EVERY 500' ALONG IRRIGATION WIRE PATH WITH HUNTER SURGE ARRESTOR. IF INDIVIDUAL DECODERS HAVE BUILT IN SURGE PROTECTION CONTRACTOR MAY OMIT INSTALLING LINE-SURGE PROTECTION FOR WIRE PATH, BUT SHALL INSTALL ONE LINE-SURGE PROJECTOR AT CONTROLLER.

PVC PIPING NOTES

1. PIPING AND EQUIPMENT LAYOUT IS SHOWN SCHEMATICALLY FOR VISUAL CLARITY. PIPING AND EQUIPMENT SHOWN WITHIN PAVED AREAS SHALL BE INSTALLED WITHIN AREAS DESIGNATED FOR LANDSCAPE. MAINLINES SHALL BE LOCATED A MINIMUM OF 18" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES.
2. NON-PRESSURIZED LINES SHALL BE BURIED WITH A MINIMUM OF **18"** COVER. PRESSURIZED MAINLINES SHALL BE BURIED WITH A MINIMUM OF **24"** COVER. UNDERGROUND WARNING TAPE READING "CAUTION, BURIED IRRIGATION LINE BELOW" SHALL BE INSTALLED 12" ABOVE PRESSURIZED LINES.
3. PIPE SIZES SHALL BE INSTALLED PER PLANS. SMALLER PIPE SIZE SUBSTITUTIONS ARE NOT ACCEPTABLE; LARGER PIPE SIZES MAY BE APPROVED.
4. SOLVENT WELD FITTINGS FOR MAINLINES 2½" AND SMALLER SHALL BE SCHEDULE 80 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 80 PVC.

SLEEVING NOTES

1. SCHEDULE 40 PVC SLEEVES SHALL BE PROVIDED FOR ALL IRRIGATION LINES UNDER PAVING.
2. SLEEVES SHALL BE SIZED PER PLAN OR TWICE THE SIZE OF THE PIPE WHEN NOT SPECIFIED. ELECTRICAL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES. PIPING AND WIRING SHALL BE IN SEPARATE SLEEVES.
3. SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND PAVED SURFACES OR AS NOTED.

WATER CONSERVATION STATEMENT

1. I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF **LOS BANOS, CALIFORNIA** WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
2. AN IRRIGATION AUDIT SHALL BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR AFTER INSTALLATION AND PER THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE AUDIT SHALL BE PROVIDED TO THE CITY OF **LOS BANOS, CALIFORNIA**. BUILDING PERMIT WILL NOT BE SIGNED OFF UNTIL AUDIT HAS BEEN PROVIDED.
3. CHANGES TO THE APPROVED PLANS OR FIELD SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF THE CITY/CONTRACTOR DEVIATES FROM THE APPROVED PLAN WITHOUT PRIOR WRITTEN APPROVAL THEY WILL BE REQUIRED TO MAKE ANY CORRECTIONS, AT THEIR OWN EXPENSE, TO BRING THE LANDSCAPE AND IRRIGATION INTO COMPLIANCE WITH THE APPROVED PLANS AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

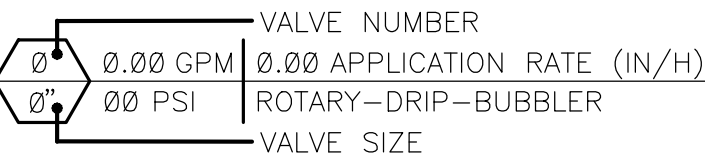
AS-BUILT NOTES

1. CONTRACTOR SHALL MAKE DAILY AS-BUILT PLANS OF MAINLINE & WIRE. CONTRACTOR SHALL SUBMIT AS-BUILT'S TO **LANDSCAPE ARCHITECT/CITY** DURING MAINLINE PRESSURE TESTING AND SHALL NOT BURY MAINLINE UNTIL AS-BUILT SET HAS BEEN APPROVED BY **LANDSCAPE ARCHITECT/CITY**. AS-BUILT'S SHALL INDICATE COLOR OF ELECTRICAL TAPE ON EACH RUN/LEG OF WIRE TO AID IN FUTURE WIRE TROUBLE SHOOTING.

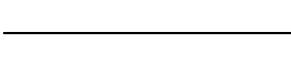
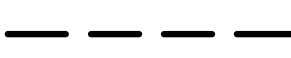
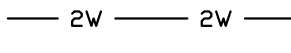
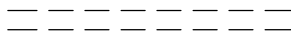
CLOSE-OUT DOCUMENTS

1. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUPPLY A "CERTIFICATE OF COMPLETION" DOCUMENT. THE DOCUMENT SHALL INCLUDE:
- A. PROJECT INFORMATION SHEET THAT CONTAINS:
1. DATE
2. PROJECT NAME
3. PROJECT APPLICANT NAME, TELEPHONE NUMBER, AND MAILING ADDRESS.
4. PROJECT ADDRESS
5. PROPERTY CITY NAME, TELEPHONE NUMBER AND MAILING ADDRESS.
- B. CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE DESIGNER OF THE IRRIGATION DESIGN PLAN OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
1. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION.
2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
- D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
- E. IRRIGATION AUDIT REPORT
- F. SOILS ANALYSIS REPORT IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOILS REPORT RECOMMENDATIONS.

VALVE CALLOUT



IRRIGATED LANDSCAPE WATER EFFICIENCY TABLE								IRRIGATION SCHEDULE							
WATER BUDGET CALCULATIONS								SCHEDULING NOTES & RUN TIMES							
MAXIMUM APPLIED WATER ALLOWANCE								WATERING CYCLES AND DURATION DURING PRE-ESTABLISHMENT PERIODS SHOULD BE ADJUSTED PER PLANT PROVIDER'S RECOMMENDATIONS AND CURRENT WEATHER CONDITIONS.							
MAWA=(Eto)(0.62)(((0.45xLA)+((1.0-0.45)xSLA))		LOCAL Eto=	LA =	SLA =		MAWA TOTAL=									
		50	28960	12,894		623,835 GAL.	POST ESTABLISHMENT IRRIGATION SCHEDULE CALCULATED USING AVERAGE CLIMATE CONDITIONS AND AVERAGE PLANT REQUIREMENTS. THIS SCHEDULE SERVES AS A BASE FOR CONTROLLER PROGRAMMING. EXTREME AND SITE SPECIFIC CONDITIONS WILL RESULT IN Eto ADJUSTMENTS AND MAY REQUIRE ADJUSTMENTS TO SCHEDULE FREQUENCY/DURATION.								
ESTIMATED TOTAL WATER USE															
ETWU=(Eto)(0.62)(((PFxHA)/IE)+SLA)		LOCAL Eto=	PF =	LA =	SLA =		ETWU TOTAL=	IRRIGATION CONTROLLER SHALL BE CONFIGURED TO RUN ALL ZONES ON SOAK CYCLES.							
		50	SEE BELOW	28,960	12,894		559,416 GAL.								
HYDROZONE INFORMATION TABLE								WINTER		SPRING		SUMMER		FALL	
HYDROZONE TAG	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)	PRE-EST.	POST-EST.	PRE-EST.	POST-EST.	PRE-EST.	POST-EST.	PRE-EST.	POST-EST.
LANDSCAPE AREAS															
VALVE #: 3 (TREE/RWS/MODERATE)	0.50	RWS	0.81	0.62	1,046 SF	646	20,016 GAL	1 MIN/ 2 DW	2 MIN/ 1 DW	4 MIN/ 2 DW	8 MIN/ 1 DW	6 MIN/ 2 DW	11 MIN/ 1 DW	2 MIN/ 2 DW	4 MIN/ 1 DW
VALVE #: 1, 6 ,7 ,8 (SHRUB/BUBBLER/LOW)	0.24	BUBBLER	0.81	0.30	15,020 SF	4,506	139,686 GAL	4 MIN/ 4 DW	8 MIN/ 2 DW	16 MIN/ 4 DW	32 MIN/ 2 DW	21 MIN/ 4 DW	41 MIN/ 2 DW	8 MIN/ 4 DW	16 MIN/ 2 DW
					TOTAL AREA= 16,066 SF	TOTAL= 5,152	TOTAL = 159,702 GAL.								
SPECIAL LANDSCAPE AREAS															
VALVE #: 2, 4, 5, 9 (TURF/ROTOR/HIGH)				1	12,894 SF	12,894	399,714 GAL	7 MIN/ 6 DW	13 MIN/ 3 DW	27 MIN/ 6 DW	54 MIN/ 3 DW	35 MIN/ 6 DW	71 MIN/ 3 DW	14 MIN/ 6 DW	28 MIN/ 3 DW
					TOTAL AREA= 12,894 SF	TOTAL= 12,894	TOTAL = 399,714 GAL.								
* THIS INFORMATION DERIVED FROM PLANT FACTOR DESIGNATIONS IN THE WUCOLS IV DOCUMENT.															

IRRIGATION SCHEDULE						
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
ROTARY						
	HUNTER PROS-06-PRS40-CV W/MP1000 ROTARY NOZZLE TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.	25	40	VARIES	8'-14'	6/L10.1
	HUNTER PROS-06-PRS40-CV W/MP2000 ROTARY NOZZLE TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.	53	40	VARIES	13'-21'	6/L10.1
BUBBLER						
	RAIN BIRD PCT-05 BUBBLER W/ SR050 FILTER SCREEN	623	20	.083/EA		7/L10.1
	(1) RAIN BIRD RWS-B-C-1401 ROOT WATERING SYSTEM W/RWS-GRATE & RWS-SOCK AND (1) 1401 BUBBLER, PER TREE	37	20	.25/EA		5/L10.1
IRRIGATION EQUIPMENT						
	RAIN BIRD PESB 1" DURABLE REMOTE CONTROL VALVE W/ SCRUBBER MECHANISM TECHNOLOGY AND RAIN BIRD TBOS POTTED LATCHING SOLENOID (SEPARATE). USE HUNTER ACC2 2-WIRE DECODER ICD-100, ICD-200 (SIZE AS NEEDED). INSTALL IN PLASTIC VALVE BOX.	5				7/L10.0& 3/L10.1
	RAIN BIRD XCZ-100-PRB-COM 1" PLASTIC INDUSTRIAL REMOTE CONTROL VALVE WITH 40 PSI PRESSURE REGULATING BASKET FILTER AND RAIN BIRD TBOS POTTED LATCHING SOLENOID (SEPARATE). USE HUNTER ACC2 2-WIRE DECODER ICD-100, ICD-200 (SIZE AS NEEDED). INSTALL IN PLASTIC VALVE BOX.	4				8/L10.0& 3/L10.1
	RAIN BIRD 44LRC QUICK COUPLER VALVE. PLACE IN PLASTIC VALVE BOX PER CITY STANDARD DETAIL.	4				6/L10.0 CITY STD
	NIBCO T-113 K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER. INSTALL IN PLASTIC VALVE BOX (PER CITY STANDARD DETAIL).	2				5/L10.0 CITY STD
	FLOW SENSOR W/HUNTER ICD-SEN SENSOR DECODER. RELOCATE TO NEW LOCATION BEHIND BACK OF SIDEWALK. IF FLOW SENSOR IS DAMAGED OR DOESN'T MEET CURRENT MWEO CODE REQUIREMENTS CONTRACTOR SHALL INSTALL FSI-B15-001 1-1/2" CREATIVE SENSOR TECHNOLOGY BRASS FLOW SENSOR. INSTALL IN PLASTIC VALVE BOX.	1				4/L10.0
	GRISWOLD 3200150 1-1/2" MASTER VALVE W/HUNTER ICD-100 DECODER 1-1/2" NORMALLY CLOSED MASTER VALVE W/ DC LATCHING SOLENOID. INSTALL IN PLASTIC VALVE BOX.	1				3/L10.0
	FEBCO LF825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH LOCKING METAL ENCLOSURE PER CITY STANDARD SHOW IN DETAIL.	1				2/L10.0 CITY STD
	BARRETT ENGINEERED BOOSTER PUMP MODEL #: IBC45-1.5-2-2/VFD-F MANUFACTURER: G2 ENTERPRISES / C: KIM M. GOLDENSTEIN / KIMGOLDENSTEIN1@GMAIL.COM / (619) 380-1833 BOOSTER PUMP WITH 230V/1PH/60HZ, IN A MARINE GRADE ALUMINUM ENCLOSURE.	1				-
	CONTROLLER (C) 9 STATION HUNTER ACC2 2-WIRE CONTROLLER. A2C-75-SS W/ STAINLESS STEEL ENCLOSURE PER CITY STD. ACC2 DECODERS AND ACC-P2P-LITE CENTRALUS COMMUNICATION SET. SET ON CONCRETE PAD, SEE DETAIL FOR MORE INFORMATION	1				1/L10.0 CITY STD
	WEATHER SENSOR HUNTER SOLAR SYNC-SEN	1				4/L10.1
	EXISTING 2" WATER METER, VERIFY LOCATION IN FIELD	1				-
PIPING						
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	5,610 SF				1/L10.1
	IRRIGATION MAINLINE: 1-1/2" PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ALL MAINLINE FITTINGS SHALL BE SCH 80 PVC.	634 SF				1/L10.1
	1" PVC SCHEDULE 40 ELECTRICAL CONDUIT FOR 2-WIRE PATH, WITH PAIGE ELECRTRIC 7354D COMMUNICATION CABLE	562 LF				1/L10.1
	PIPE SLEEVE: SCH 40 PVC	102 LF				2/L10.1

PIPING SCHEDULE		PRESSURE LOSS CALCULATIONS			
SEE SLEEVING NOTES FOR SIZE		STATIC WATER PRESSURE		45 PSI	
SLEEVE SCH 40 PVC PIPE		MAX. DYNAMIC FLOW		19 GPM	
1-1/2" MAINLINE SIZE		PROPOSED OPERATING PRESSURE		40 PSI	
3/4" LATERAL SIZE		COMPONENT	SIZE	DISTANCE	PSI LOSS
1" LATERAL SIZE		ELEVATION CHANGE	+/-	N/A	0.0 PSI
1-1/4" LATERAL SIZE		WATER METER	2"	N/A	1.0 PSI
		BACKFLOW PREVENTION DEVICE	1-1/2"	N/A	12.0 PSI
		MASTER VALVE	1-1/4"	N/A	1.5 PSI
		GATE/BALL VALVE	1-1/2"	N/A	1.5 PSI
		REMOTE CONTROL VALVE	1"	N/A	3.0 PSI
		MAIN LINE	1-1/2"	820 L.F.	2.5 PSI
		LATERAL LINE	VARIES	5556 L.F.	5.0 PSI
		TOTAL PSI LOSS:	26.5 PSI		
		ACTUAL OPERATING PRESSURE:	18.5 PSI		
		BOOST PRESSURE DEMAND:	21,500 PSI		

PLAN REVISIONS		
NO.	DATE	REVISION

1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com
westwoodps.com

LANDSCAPE IMPROVEMENT PLANS
SUNRISE RANCH PARK
LOS BANOS, CALIFORNIA

IRRIGATION LEGEND
AND NOTES

APPROVED:

DESIGNED: MS

DRAWN: MS

CHECKED: CK

SCALE: NO SCALE

DATE: 07/24/2024

JOB NO.: 41356

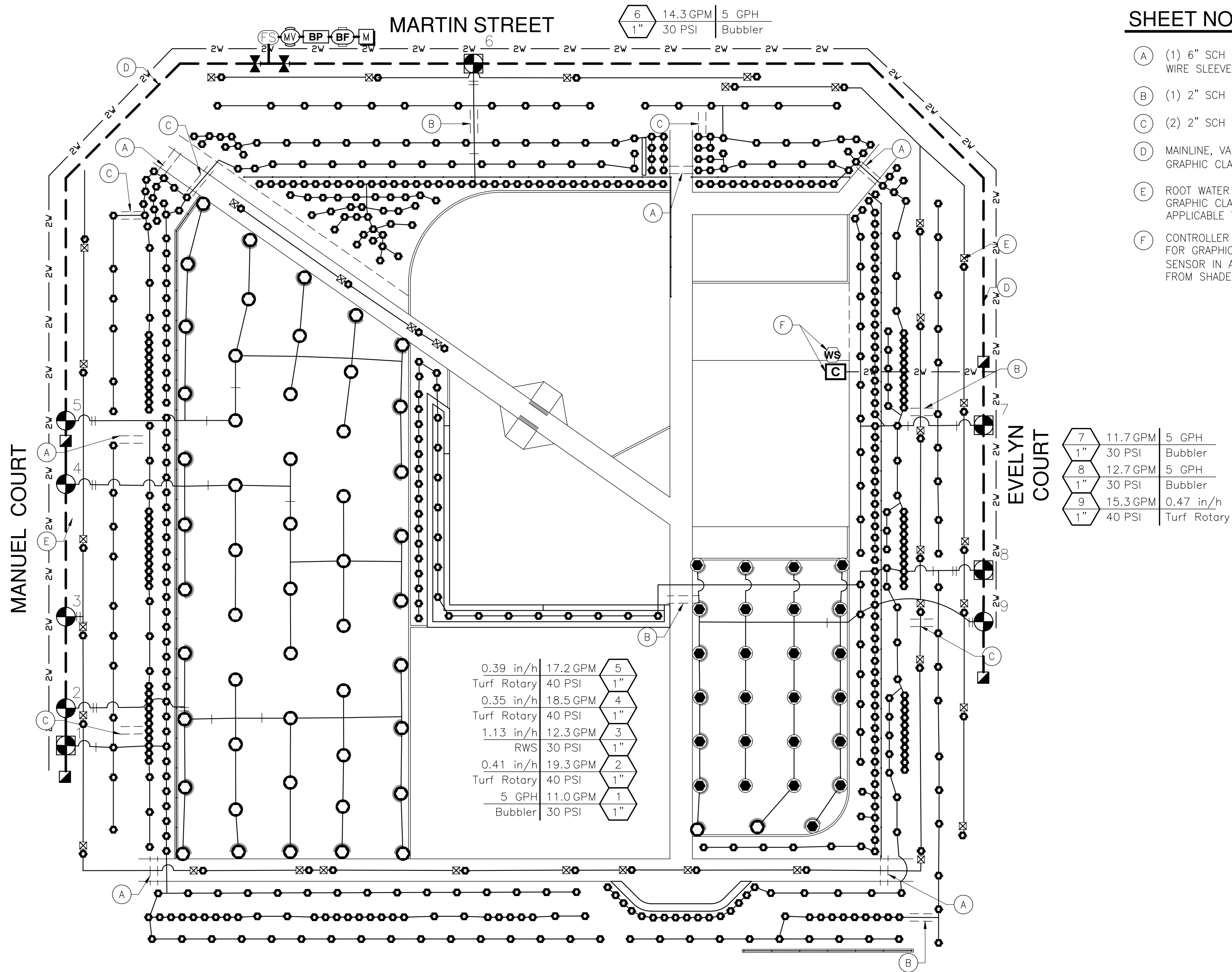
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BID SET

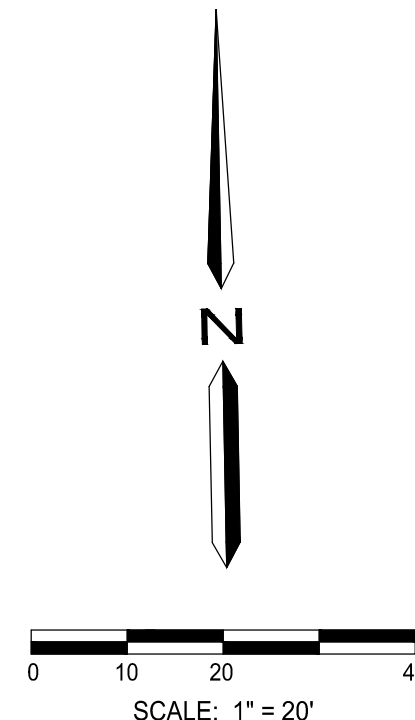
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Call before you dig.

H:\41356 Sunrise Ranch Park PW\Landscape\ConstPlans\41356-IR.dwg HU 13.51.26 07/26/2024



SHEET NOTES

- (1) 6" SCH 40 PVC MAINLINE SLEEVE, (2) 2" SCH 40 PVC WIRE SLEEVE, (2) 2' SCH LATERAL SLEEVE
- (1) 2" SCH 40 PVC LATERAL LINE SLEEVE
- (2) 2" SCH 40 PVC LATERAL LINE SLEEVE
- MAINLINE, VALVES, ETC. SHOWN IN STREET/SIDEWALK FOR GRAPHIC CLARITY; INSTALL ON BACKSIDE OF SIDEWALK (TYP.)
- ROOT WATER SYSTEM SHOWN IN STREET/SIDEWALK FOR GRAPHIC CLARITY; INSTALL IN LANDSCAPE AREA ADJACENT TO APPLICABLE TREES.
- CONTROLLER AND WEATHER SENSOR SHOWN IN HARDSCAPE FOR GRAPHIC CLARITY. LOCATE CONTROLLER AND WEATHER SENSOR IN ADJACENT PLANTING AREA AND MIN. 5' CLEAR FROM SHADE STRUCTURE POST.



BID SET

Know what's below.
Call before you dig.

PLAN REVISIONS		
NO.	DATE	REVISION

ODELL
ENGINEERING
a Westwood company

1165 Scenic Drive, Suite A
Modesto, CA 95350

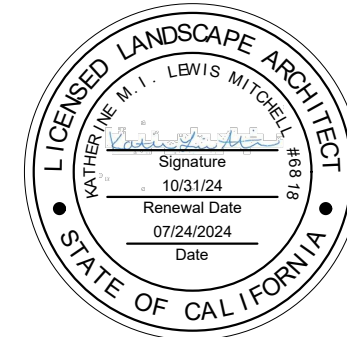
odellengineering.com
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LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

IRRIGATION PLAN



APPROVED:

DESIGNED:	MS
DRAWN:	MS
CHECKED:	CK
SCALE:	1" = 20'
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-IR.DWG

SHEET NO.

L6.1

OF

22

1. ANY AND ALL PORTIONS OF THIS WORK ARE SHALL CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
2. PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE **LANDSCAPE ARCHITECT/CITY**. FAILURE TO REPORT DISCREPANCIES TO THE **LANDSCAPE ARCHITECT/CITY** BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING PLANTING RELATED INSTALLATIONS.
3. CONTRACTOR TO PURCHASE AND PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE LANDSCAPE WORK (I.E. TREE PLANTING, LAWN HYDROSEEDING, ETC.) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE ITEMS UNTIL THE PROJECT IS COMPLETED.
4. ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE **LANDSCAPE ARCHITECT/CITY** OF ANY DISCREPANCY BETWEEN THE INFORMATION, NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY. THE NUMBER OF SYMBOLS SHOWN ON THE PLANS SHALL HAVE PRIORITY OVER THE NUMBERS GIVEN.

SOIL PREPARATION

1. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE PLANTER AREAS FOR EXTREME COMPACTION PARTICULARLY AROUND CONSTRUCTION AREAS. PROVIDE MEANS FOR RIPPING TO A DEPTH OF TWELVE INCHES (12") ALL COMPACTED AREAS TO INSURE PROPER ROOT GROWTH OF NEW PLANTINGS.
2. CULTIVATE TOP SIX INCHES (6") OF SOIL IN ALL AREAS.
3. NO SOIL SHALL BE HANDLED OR WORKED WHEN IN A MUDDY CONDITION.
4. FINISH GRADE SHALL BE APPROVED BY THE **LANDSCAPE ARCHITECT/CITY** BEFORE ANY PLANTING BEGINS.
5. AN EVEN FINISHED GRADE WITH NO RIDGES OR DEPRESSIONS SHALL BE CAREFULLY MAINTAINED DURING OPERATIONS TO ENSURE PROPER SURFACE DRAINAGE.
6. LAWN AREAS SHALL BE FINE GRADED TO WITHIN ONE INCH (1") BELOW ADJACENT SURFACES.
7. CONTRACTOR TO PERFORM SOILS ANALYSIS AND OBTAIN ADEQUATE RECOMMENDATIONS FROM SOIL LABORATORY PRIOR TO BEGINNING WORK AND AFTER BACKFILL SOIL HAS BEEN PLACED. CONTRACTOR SHALL AMEND SOILS PER MOST RECENT RECOMMENDATIONS FOR BID PURPOSES ONLY. THE FOLLOWING MINIMUM AMENDMENTS SHALL BE INCORPORATED INTO ALL PLANTED AREAS AND TILLED INTO THE SOIL TO A DEPTH OF SIX TO TWELVE INCHES (6"-12"):
 - 6-20-20 FERTILIZER AT 25 LBS PER 1,000 SF.
 - SOIL CULTUR AT 25 LBS PER 1,000 SF.
 - ORGANIC AMENDMENT AT 5 CUBIC YARDS PER 1,000 SF.
 - BACKFILL MIX, 1/3 NATIVE SOIL, MIXED WITH 2/3 SOIL AMENDMENT.

PLANT MATERIAL

1. SUBSTITUTIONS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE **LANDSCAPE ARCHITECT/CITY**.
2. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM INJURY, WEEDS, DISEASE, INSEST PESTS, OR THEIR EGGS AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS AND COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
3. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY EXCEPT AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE. DO NOT "TOP" TREES.
4. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY THE **LANDSCAPE ARCHITECT/CITY** PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY REJECTED MATERIAL.
5. CONTRACTOR SHALL PREPARE PLANT MATERIAL DELIVERY TO JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE, CARE, INSTALLATION, AND GUARANTEE FROM TIME OF DELIVERY. DO NOT STORE PLANT MATERIAL ON CONCRETE OR ASPHALT SURFACES.

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD OF **THIRTY (30) DAYS** COMMENCING AT COMPLETION OF PLANT MATERIAL INSTALLATION.
2. APPROXIMATELY 30 DAYS AFTER INITIAL PLANTING, APPLY A BALANCED FERTILIZER TO TURF AND SHRUB AREAS PER MANUFACTURER'S RECOMMENDED RATES.
3. FOLLOWING THE PLANT ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR **NINETY (90) DAYS** INCLUDING MOWING AND MAINTENANCE OF TURF AND SHRUBS, TREES, FERTILIZATION, REMOVING CLIPPINGS FROM SITE, EDGING, AND THE CONTROL OF WEEDS, ADJUSTMENTS TO THE IRRIGATION SYSTEM FOR TIME AND DURATION OF FLOWS AND REPLACEMENT AND ADJUSTMENTS TO HEADS AND NOZZLES ARE ALSO REQUIRED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS.

1. COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY **LANDSCAPE ARCHITECT/CITY**. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS SHALL BE SUBMITTED TO THE LANDSCAPE CONTRACTOR AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS SHALL BE REVIEWED AND APPROVED BY OWNER.
2. UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING.

1. ALL TREES AND SHRUBS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO LIVE AND GROW IN A HEALTHY UPRIGHT POSITION DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS. REPLACEMENT MATERIAL WILL BE AT THE LANDSCAPE CONTRACTOR'S EXPENSE EXCEPT IF VANDALIZED OR STOLEN.

1. I HAVE COMPLIED WITH THE CRITERIA OF THE
(STATE/CITY WATER CONSERVATION) ORDINANCE AND
APPLIED THEM FOR THE EFFICIENT USE OF WATER IN
THE LANDSCAPE DESIGN PLAN.

1. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUPPLY A "CERTIFICATE OF COMPLETION" DOCUMENT. THE DOCUMENT SHALL INCLUDE:
 - A. PROJECT INFORMATION SHEET THAT CONTAINS:
 1. DATE
 2. PROJECT NAME
 3. PROJECT APPLICANT NAME, TELEPHONE NUMBER, AND MAILING ADDRESS.
 4. PROJECT ADDRESS
 5. PROPERTY OWNER NAME, TELEPHONE NUMBER AND MAILING ADDRESS.
 - B. CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE DESIGNER OF THE IRRIGATION DESIGN PLAN OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
 1. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION.
 2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 - C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE IRRIGATION CONTROLLER
 - D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
 - E. IRRIGATION AUDIT REPORT.
 - F. SOILS ANALYSIS REPORT IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOILS REPORT RECOMMENDATIONS.

1. SUBSTITUTIONS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE **LANDSCAPE ARCHITECT/CITY**.
2. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM NOXIOUS WEEDS, PLANT DISEASE, INSECT PESTS, OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS AND COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
3. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY EXCEPT AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE FOR "TOP" TREES.
4. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY THE **LANDSCAPE ARCHITECT/CITY** PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY REJECTED MATERIAL.
5. CONTRACTOR SHALL PROVIDE PLANT MATERIAL DELIVERY TO JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE, CARE, INSTALLATION, AND GUARANTEE FROM TIME OF DELIVERY. DO NOT STORE PLANT MATERIAL ON CONCRETE OR ASPHALT SURFACES.

1. THE CONTRACTOR SHALL APPLY A BROADLEAF HERBICIDE FORTY-FIVE (45) DAYS AFTER SEEDING BUT NOT BEFORE THE THIRD MOWING. THE HERBICIDE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS.
2. AFTER PLANTING SHRUB BEDS AND PRIOR TO TOPDRESSING, APPLY RONSTAR-G (OR EQUAL) PRE-EMERGENT WEED CONTROL IN THE AMOUNTS SPECIFIED BY THE MANUFACTURER.

1. ALL PLANTS SHALL BE PLANTED, STAKED, AND TIED ACCORDING TO THESE PLANS.
2. STAKE TREES AT THE LOWEST POINT WHERE THE TREE CAN SUPPORT ITSELF.
3. THOROUGHLY WATER TREES, SHRUBS, AND GROUNDCOVER IMMEDIATELY AFTER PLANTING.
4. RELOCATION OF TREES: IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF THE TREE HOLES, ALTERNATE LOCATIONS WILL BE SELECTED BY THE **LANDSCAPE ARCHITECT/CITY**.
5. ALL TREES SHALL BE PRUNED TO REMOVE BROKEN AND DAMAGED LIMBS AND BRANCHES. NO OTHER PRUNING IS APPROVED.
6. ROOT BARRIERS SHALL BE REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF A PAVED SURFACE. SEE DETAIL 5.0, SECTION 111110 FOR MORE INFORMATION.
7. 3" TOPDRESSING OF DECORATIVE MULCH (BLACK) BY **RECYCLO ENVIRONMENTAL PRODUCTS (866)-764-5765** OR EQUAL. MAXIMUM 2 INCH LENGTHS SHALL BE INSTALLED PER DETAILS. WASH EXCESS BARK OFF LEAVES AND DO NOT ENGULF STEMS OF PLANTS AND GROUNDCOVER.
8. FERTILIZER TABLETS SHALL BE BEST-PAKS (20-10-5) PLANTER PACKETS PLACED IN ALL PLANTING PITS PER DETAILS.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	APPROX SPACING	WATER USE	QTY	REMARKS	DETAIL REF.
TREES								
CER OKL	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	15 GAL	PER PLAN	MODERATE	3	F&B, FGR, HI BR, MATCH	1&2/L11.0
GIN AUT	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	15 GAL	PER PLAN	MODERATE	4	F&B, FGR, HIGH BR, MALE ONLY	1&2/L11.0
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	PER PLAN	LOW	12	F&B, FGR, HI BR, MATCH	1&2/L11.0
LAG MUS	LAGERSTROEMIA X 'MUSKOGEE'	CRAPE MYRTLE LIGHT LAVENDER	15 GAL	PER PLAN	LOW	8	F&B, FGR, LAVENDER FLW, HI BR, MATCH	1&2/L11.0
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	PER PLAN	MODERATE	2	F&B, FGR, HI BR, MATCH	1&2/L11.0
ULM PRI	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	15 GAL	PER PLAN	MODERATE	8	F&B, FGR, HI BR, MATCH	1&2/L11.0

CE	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL	96" O.C.	LOW	33	F&B, FGR, BLUE FLW, MATCH, SP	3&4/L11.0
C	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GAL	60" O.C.	LOW	4	F&B, FGR, MATCH, SP	3&4/L11.0
⊙	DIANELLA REVOLUTA 'DR5000' TM	LITTLE REV FLAX LILY	1 GAL	24" O.C.	LOW	66	F&B, FGR, MATCH, TRI SP	3&4/L11.0
⑩	DIETES GRANDIFLORA 'VARIEGATA'	FORTNIGHT LILY	1 GAL	36" O.C.	LOW	37	F&B, FGR, MATCH, TRI SP	3&4/L11.0
Ⓔ	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	36" O.C.	LOW	124	F&B, FGR, MATCH, TRI SP	3&4/L11.0
☼	HESPERALOE PARVIFOLIA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	1 GAL	36" O.C.	LOW	19	F&B, FGR, RED FLW, MATCH, TRI SP	3&4/L11.0
⦿	JUNIPERUS CONFERTA 'ALL GOLD'	ALL GOLD SHORE JUNIPER	1 GAL	96" O.C.	LOW	37	F&B, FGR, MATCH, TRI SP	3&4/L11.0
Ⓙ	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	PRINCE OF WALES JUNIPER	1 GAL	96" O.C.	LOW	38	F&B, FGR, MATCH, TRI SP	3&4/L11.0
Ⓜ	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	36" O.C.	LOW	15	F&B, FGR, MATCH, TRI SP	3&4/L11.0
Ⓟ	MYOPORUM X PUTAH CREEK	PUTAH CREEK MYOPORUM	1 GAL	96" O.C.	LOW	70	F&B, FGR, MATCH, TRI SP	3&4/L11.0
Ⓡ	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	1 GAL	96" O.C.	LOW	7	F&B, FGR, MATCH, TRI SP	3&4/L11.0
Ⓢ	SALVIA GREGGII 'FURMANS 'RED'	FURMAN'S RED AUTUMN SAGE	1 GAL	36" O.C.	LOW	42	F&B, FGR, MATCH, RED FLW, TRI SP	3&4/L11.0
☼	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	1 GAL	48" O.C.	LOW	42	F&B, FGR, MATCH, PURPLE FLW, TRI SP	3&4/L11.0
Ⓣ	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPED CAPE GARLIC	1 GAL	36" O.C.	LOW	38	F&B, FGR, PURPLE FLW MATCH, TRI SP	3&4/L11.0
ⓧ	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	1 GAL	72" O.C.	LOW	26	F&B, FGR, MATCH, TRI SP	3&4/L11.0

	SOD TURF – BOLERO PLUS	90/10 FESCUE BLEND	SOD	HIGH	12,894 SF	AVAILABLE FROM LOCAL SOURCES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	
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— — —	ROOT BARRIER (DEEPROOT UB24-2, OR EQUAL)	522 LF	DEEPROOT OR EQUAL. WWW.DEEPROOT.COM , P: (800) 458-7668.	5/L11.0
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BR GR	BRANCHED TO GROUND	MATCH	MATCHED SIZE, FORM, CALIPER, BRANCHING AND CULTIVAR. SELECT
DV	DWARF VARIETY		FROM ONE LOT, ONE GROWER, FOR GUARANTEED CONSISTENCY THROUGH
F&B	FULL DENSE, BUSHY, VIGOROUS PLANTS, WITH YOUNG GROWTH CLOSELY SPACED ON BRANCHES		LIFE OF PLANTS. IN GENERAL PLANTS WITHIN A GROUP OR AREA ARE TO BE MATCHED, UNLESS NOTED OTHERWISE
FOR	FREE OF GIRDLING ROOTS	MULTI	MULTI STEMMED
FLW	FLOWER	SL	SINGLE, STRAIGHT, DOMINANT LEADER
GAL	GALLON CAN	TRI SP	TRIANGULARLY SPACED
HI BR	HIGH BRANCHED	TTW	TRAIN TO WALL
LO BR	LOW BRANCHED	VAR	VARIATED SPECIES

Diagram illustrating the structure of a data record (Table 1):

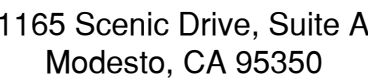
###	PIS	CHI
	15	GAL

Labels and their corresponding fields:

- TREE SPECIES (points to the top row of the table)
- CONTAINER SIZE (points to the bottom row of the table)
- QUANTITY (points to the middle column of the table)

TOTAL PROJECT AREA - PARCEL SIZE:	52,144 SF	100%
LANDSCAPE AREA:	16,563 SF	
TURF AREA:	12,893 SF	
PERCENT OF SITE IN LANDSCAPE:		56.5%

NO.	DATE	REVISION



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SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

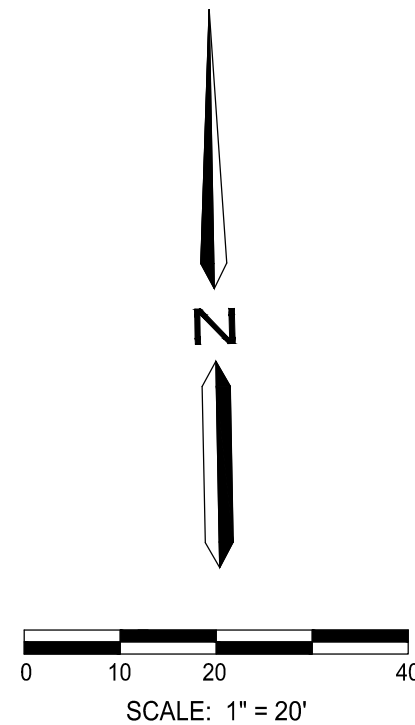
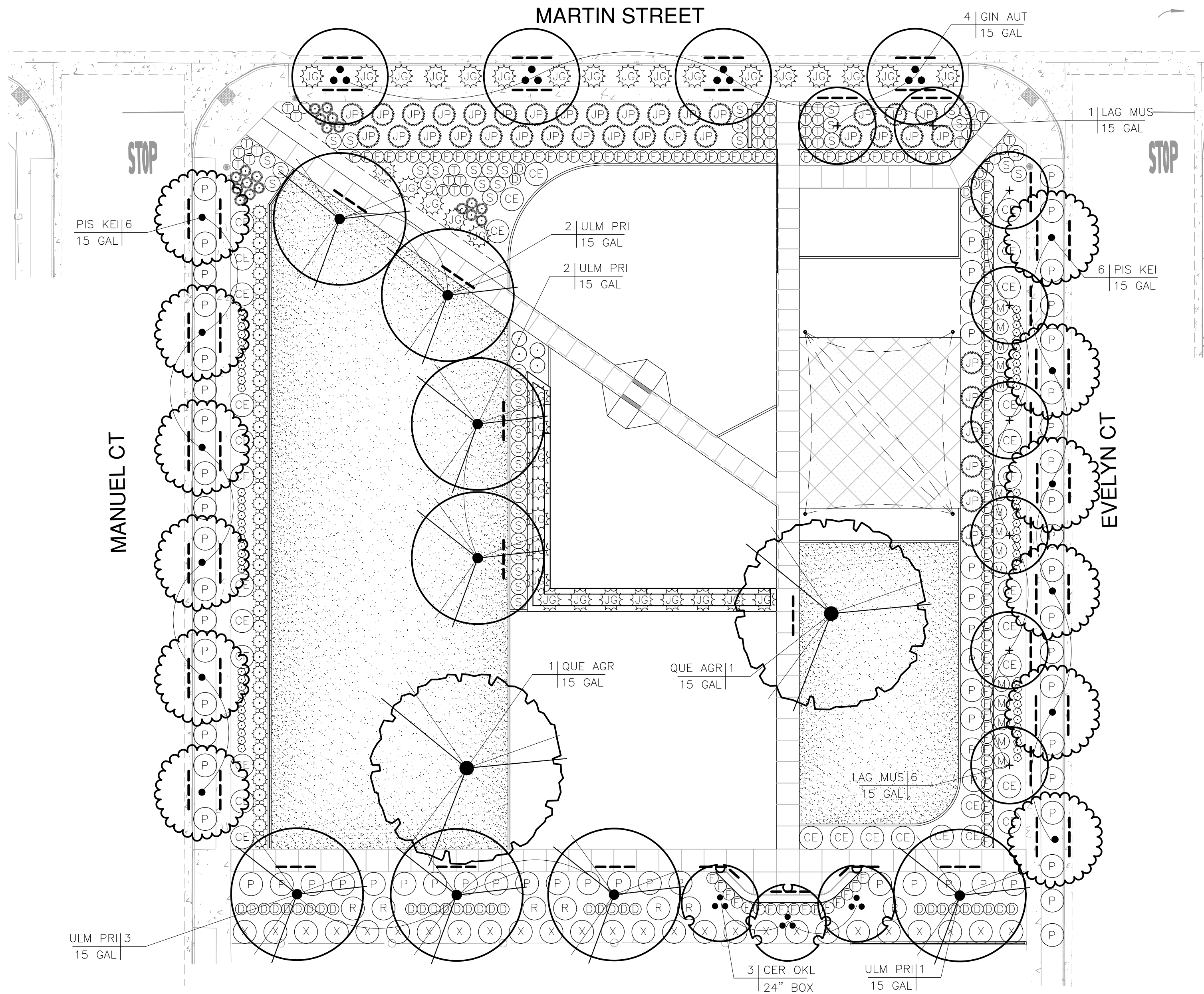
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DRAWN:	MS
CHECKED:	CK
SCALE:	NO SCALE
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-PT.DWG

L7.0

22



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BID SET



PLAN REVISIONS		
NO.	DATE	REVISION



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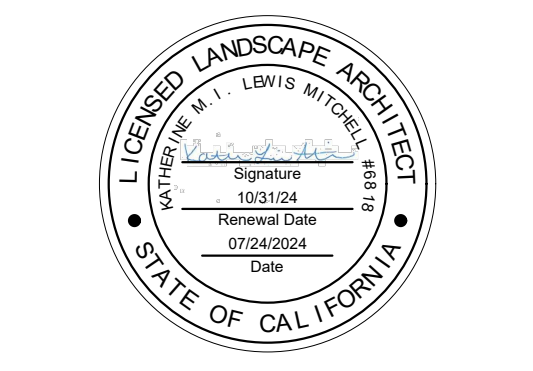
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LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

PLANTING PLAN



APPROVED:	
DESIGNED:	MS
DRAWN:	MS
CHECKED:	CK
SCALE:	1" = 20'
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-PT.DWG

SHEET NO.

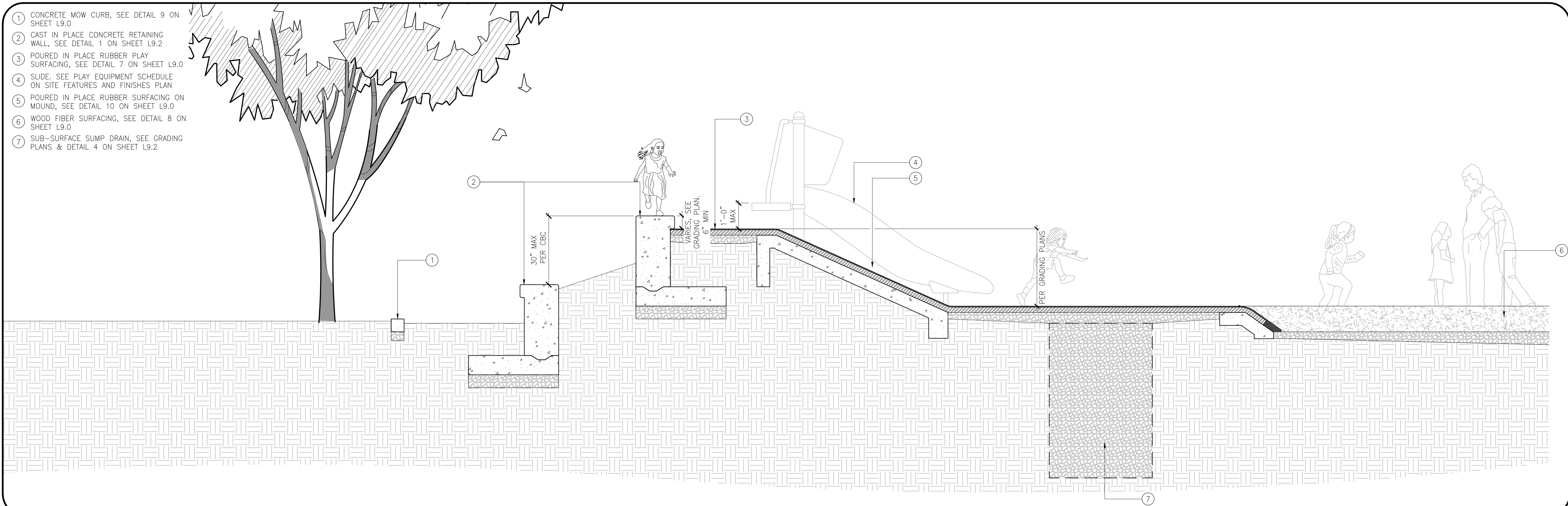
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OF

22

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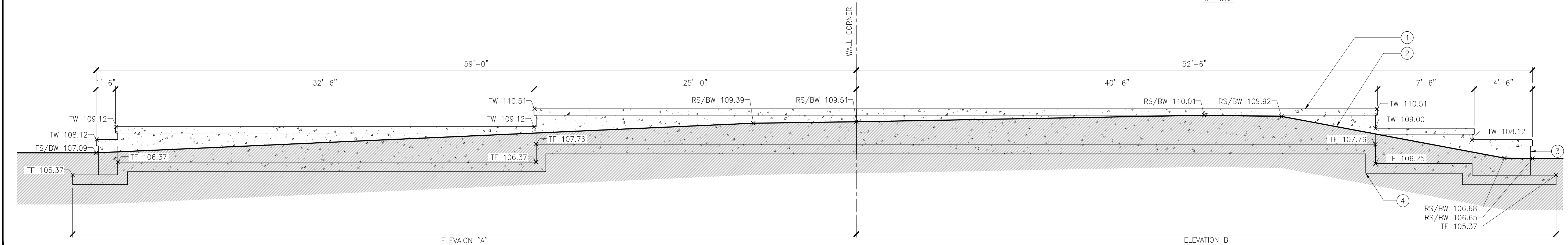
- 1 CONCRETE MOW CURB, SEE DETAIL 9 ON SHEET L9.0
- 2 CAST IN PLACE CONCRETE RETAINING WALL, SEE DETAIL 1 ON SHEET L9.2
- 3 POURED IN PLACE RUBBER PLAY SURFACING, SEE DETAIL 7 ON SHEET L9.0
- 4 SLIDE, SEE PLAY EQUIPMENT SCHEDULE ON SITE FEATURES AND FINISHES PLAN
- 5 POURED IN PLACE RUBBER SURFACING ON MOUND, SEE DETAIL 10 ON SHEET L9.0
- 6 WOOD FIBER SURFACING, SEE DETAIL 8 ON SHEET L9.0
- 7 SUB-SURFACE SUMP DRAIN, SEE GRADING PLANS & DETAIL 4 ON SHEET L9.2



1 2-5 YEAR OLD PLAY HILL SECTION

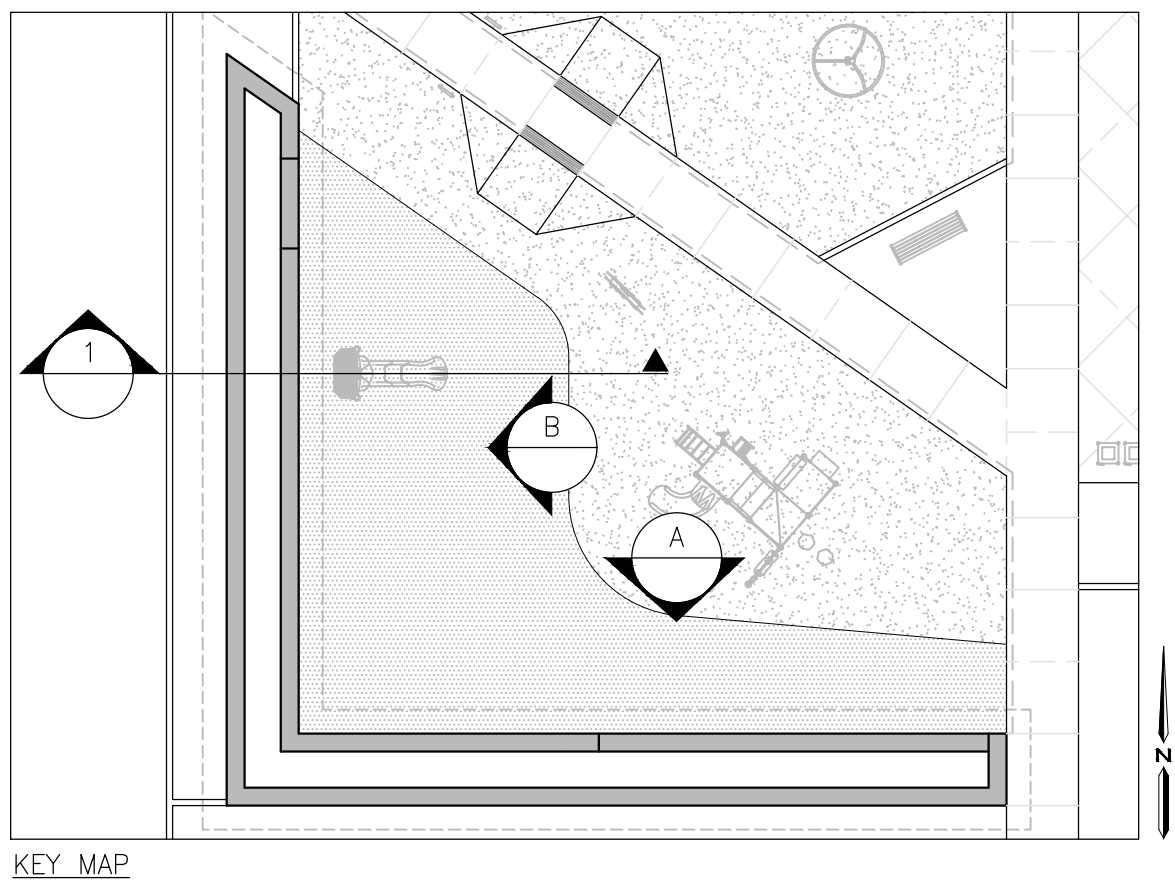
1/2"=1'-0"

- 1 1'-6" WIDE CONCRETE RETAINING WALL, SEE DETAILS 1-3 ON SHEET L9.2
- 2 ADJACENT PAVEMENT FINISHED SURFACE, SEE PLANS FOR TYPE
- 3 CONCRETE RETAINING WALL REVEAL, SEE DETAILS 1-3 ON SHEET L9.2 FOR MORE INFORMATION
- 4 CONCRETE FOOTING, SEE DETAILS 1-3 ON SHEET L9.2



2 RETAINING WALL UNFOLDED ELEVATION

1/4"=1'-0"



BID SET



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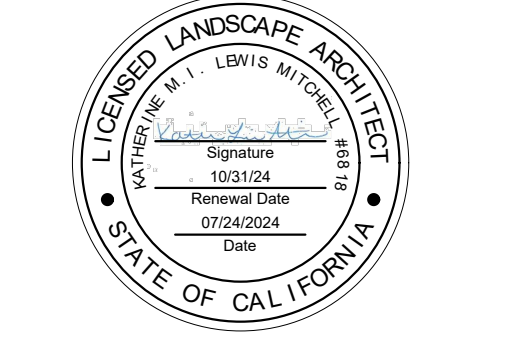
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LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

SITE SECTIONS



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SCALE:	NO SCALE
DATE:	07/24/2024
JOB NO.:	41356
FILE NO.:	41356-SE.DWG

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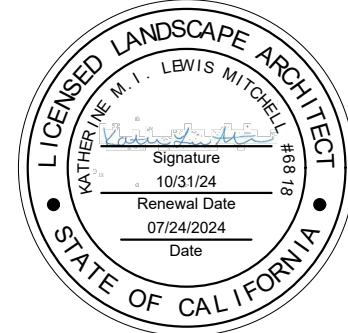
PLAN REVISIONS		
NO.	DATE	REVISION



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LANDSCAPE IMPROVEMENT PLANS
SUNRISE RANCH PARK
LOS BANOS, CALIFORNIA

CONSTRUCTION
DETAILS



APPROVED:

DESIGNED: MS
DRAWN: MS
CHECKED: CK
SCALE: NO SCALE
DATE: 07/24/2024
JOB NO.: 41356
FILE NO.: 41356-DT.DWG

SHEET NO.
L9.0
OF
22



BID SET

Know what's below.
Call before you dig.

1

FINISH SURFACE OF CONCRETE. SEE SITE FINISHES SCHEDULE FOR FINISH AND COLOR

2

CONTROL JOINT. SEE PLANS FOR LOCATIONS AND DETAIL 2 ON THIS SHEET FOR MORE INFORMATION

3

SEE PLANS FOR CONCRETE FINISH

4

EXPANSION JOINT. SEE PLANS FOR LOCATIONS AND DETAIL 2 ON THIS SHEET FOR MORE INFORMATION

5

4" CONCRETE PAVING. SEE SITE FINISHES SCHEDULE FOR FINISH AND COLOR

6

4" AGGREGATE BASE COURSE. COMPACT TO 95% PER ASTM D1557

7

PROCESS AND PREPARE SUBGRADE THE UPPER 6" OF COMPACTED SUBGRADE TO 85% MIN AND 90% MAX

8

#3 REBAR 16" O.C. MAX. (BOTH WAYS) NO CLOSER THAN 3" FROM EDGE OF CONCRETE

1" IN TURF
3" IN SHRUB AREA

1

DECOMPOSED GRANITE WITH STABILIZER COMPACTED TO 90% RELATIVE COMPACTION, SEE SITE FINISH SCHEDULE FOR COLOR

2

CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION

3

SHRUB AREA, SEE PLANS FOR LOCATIONS

4

GEOTEXTILE FABRIC

5

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

6

STEEL EDGING & STAKES, SEE DETAIL 6, SHEET L9.2

1

PORTLAND CEMENT CONCRETE, 5 SACK CRUSHED AGGREGATE 3/4" @ 3500 PSI. LIGHT BROOM FINISH (PARALLEL TO CURBING).

2

#3 REBAR CONTINUOUS CENTERED IN CURB EXCEPT AT FENCE CONDITIONS, KEEP REBAR 3" CLR FROM ALL EDGES

3

1/2" RADIUS, TYPICAL

4

ADJACENT PAVEMENT FINISHED SURFACE WHERE OCCURS, SEE PLANS FOR TYPE

5

4" GRAVEL SUBGRADE COMPACTED @ 90% RELATIVE COMPACTION

6

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

NOTES:

A. 3/8" ASPHALT IMPREGNATED EXPANSION JOINTS SHALL BE PLACED @ 20' O.C. TRIM 1/4" BELOW FINISH SURFACE, TYPICAL.

B. CONTROL JOINTS SHALL BE PLACED @ 10' O.C., TYPICAL.

1

CONCRETE PAVING

NOT TO SCALE

1

ELASTOMERIC SEALANT, MATCH TO COLOR OF CONCRETE, SEE SPECIFICATIONS

2

BACKER ROD, SEE SPECIFICATIONS

3

DOWEL, 1/2" X 1'-0" @ 2'-0" O.C. GREASE SLEEVE ONE END

4

3/8" ASPHALTIC IMPREGNATED EXPANSION JOINT, SEE SPECIFICATIONS

5

CONCRETE PAVEMENT, SEE DETAIL 1 ON THIS SHEET

6

TOOLED SCORE JOINT, 3/4" DEEP

5

DECOMPOSED GRANITE WITH METAL EDGING

NOT TO SCALE

1

HOT MIX ASPHALT, SEE SITE FINISHES SCHEDULE FOR MORE INFORMATION

2

CLASS II AGGREGATE BASE COURSE, COMPACTED TO 95% PER ASTM D1557

3

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

9

6" WIDE CONCRETE MOW BAND

NOT TO SCALE

1

SLURRY SPRAYED CONCRETE ON PREPARED HILL, 2500 PSI 5 SACK PORTLAND CEMENT, ANGLE / PITCH DEPENDENT ON SLOPE - SEE GRADING PLANS

2

POUR-IN-PLACE RUBBER SURFACING, SEE SITE FINISHES SCHEDULE AND DETAIL 7 ON THIS SHEET FOR MORE INFORMATION

3

1/4" REBAR SPACED AT 16" ON CENTER MAX

4

#4 REBAR SPACED AT 16" ON CENTER MAX, PLACE REBAR AT TOP AND BOTTOM OF PIER

5

FOOTING EXCAVATIONS SHALL BE CLEAN, UNIFORM AND UNYIELDING AT BOTTOM OF FOOTING.

6

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

7

THICKEN CUSHION ATTENUATION LAYER AT EDGE OF SLOPE

8

ENGINEERED WOOD FIBER, SEE DETAIL 8 ON THIS SHEET

9

8 OZ PER SQUARE YARD NON WOVEN GEO-TEXTILE FILTER FABRIC, WRAP UP THE FACE OF THE CONCRETE TO TO TOP, TYPICAL

10

CONTINUOUS SLOPE WARNING BUMP AT TOP EDGE OF EMBANKMENT

2

EXPANSION JOINTS / SCORE JOINTS

NOT TO SCALE

1

CLASS II AGGREGATE BASE COMPACTED TO 90% RELATIVE COMPACTION, TYPICAL

2

DEEPEINED EDGE AT CONCRETE PAVING WHERE SHOWN ON PLANS

3

1/8" LONG X 10" DEEP #4 REBAR AT 36" ON CENTER

4

CONCRETE PAVEMENT, SEE DETAIL 1 ON THIS SHEET

5

(2) TWO CONTINUOUS #4 REBAR TOP AND BOTTOM OF DEEPEINED EDGE

6

1/2" RADIUS TYPICAL

7

ENGINEERED WOOD FIBER, SEE SITE FINISHES SCHEDULE

8

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

9

8 OZ. PER SQUARE YARD NON WOVEN GEO-TEXTILE FILTER FABRIC, WRAP UP SIDE OF DEEPEINED EDGE 11 INCHES MINIMUM AND ADHERE TO FACE OF DEEPEINED EDGE

10

DRAIN ROCK

6

ASPHALT PAVEMENT

NOT TO SCALE

1

POUR-IN-PLACE RUBBER COLORED WEAR LAYER SURFACING, SEE SITE FINISHES SCHEDULE FOR MORE INFORMATION

2

POUR-IN-PLACE ATTENUATION CUSHION LAYER TO MEET OR EXCEED ASTM F1292 SPECIFICATIONS

3

3/4" CLEAN WASHED CRUSHED DRAIN ROCK

4

8 OZ PER SQUARE YARD NON-WOVEN GEOTEXTILE FILTER FABRIC

5

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

10

PLAY SURFACING ON SLOPE

1"=1'-0"

1

RUBBER SURFACING HILLSIDE PLAY MOUND WITH EASED EDGES, SEE GRADING PLANS FOR SLOPES AND SHAPES

2

POUR-IN-PLACE RUBBER SURFACING, SEE DETAIL 7 ON SHEET L9.0 - SIMILAR

3

PLAY SURFACING ON SLOPE, SEE DETAIL 10 ON SHEET L9.0

4

CONCRETE SLURRY WITH WELDED WIRE MESH, HOLD MESH 3" CLEAR OF ALL EDGES

5

#3 REBAR DOWEL WITH MINIMUM 6" EMBEDMENT @ 12" OC MAX, HOLD 3" CLEAR FROM EDGES

3

DEEPEINED CONCRETE AT PLAYGROUND EDGE

NOT TO SCALE

1

12" WIDE 1/4" WIDE X 1/4" DEEP TACTILE GROOVES

2

EXPANSION JOINT, SEE DETAIL 2 ON THIS SHEET

3

#4 REBAR AT 16" O.C. BOTH WAYS, KEEP 3" CLEAR FROM ALL EDGES OF RAMP - TYPICAL

4

CONCRETE ACCESS RAMP, SEE CONCRETE PAVEMENT SPECIFICATIONS IN THE SITE FINISHES SCHEDULE

5

1" RADIUS TOOLED EDGE

6

ENGINEERED WOOD FIBER SETTLED FINISH SURFACE

7

ENGINEERED WOOD FIBER, SEE SITE FINISHES SCHEDULE

8

8 OZ PER SQUARE YARD NON WOVEN GEO-TEXTILE FILTER FABRIC

9

CLASS II AGGREGATE BASE COMPACTED TO 90% RELATIVE COMPACTION

10

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

7

POUR-IN-PLACE RUBBER SURFACING

NOT TO SCALE

1

LOOSE-FULL ENGINEERED WOOD FIBER SURFACING, SEE SITE FINISHES SCHEDULE

2

1/2" RADIUS AT ALL EXPOSED EDGES

3

CONCRETE CURB, SEE SITE FEATURES SCHEDULE FOR MORE INFORMATION

4

HOLD TOP OF ADJACENT FINISHED GRADE 2" BELOW TOP OF CURB AT PLANTING AREAS

5

#4 REBAR AT TOP AND BOTTOM OF CURB, HOLD REBAR 3" CLEAR OF ALL EDGES OF CURB

6

8 OZ PER SQUARE YARD NON-WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP THE FACE OF CURB 11 INCHES AND ADHERE TO CURB

7

3/4" CLEAN WASHED CRUSHED DRAIN ROCK

8

PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%

9

POUR-IN-PLACE SURFACING, SEE DETAIL 7 THIS SHEET

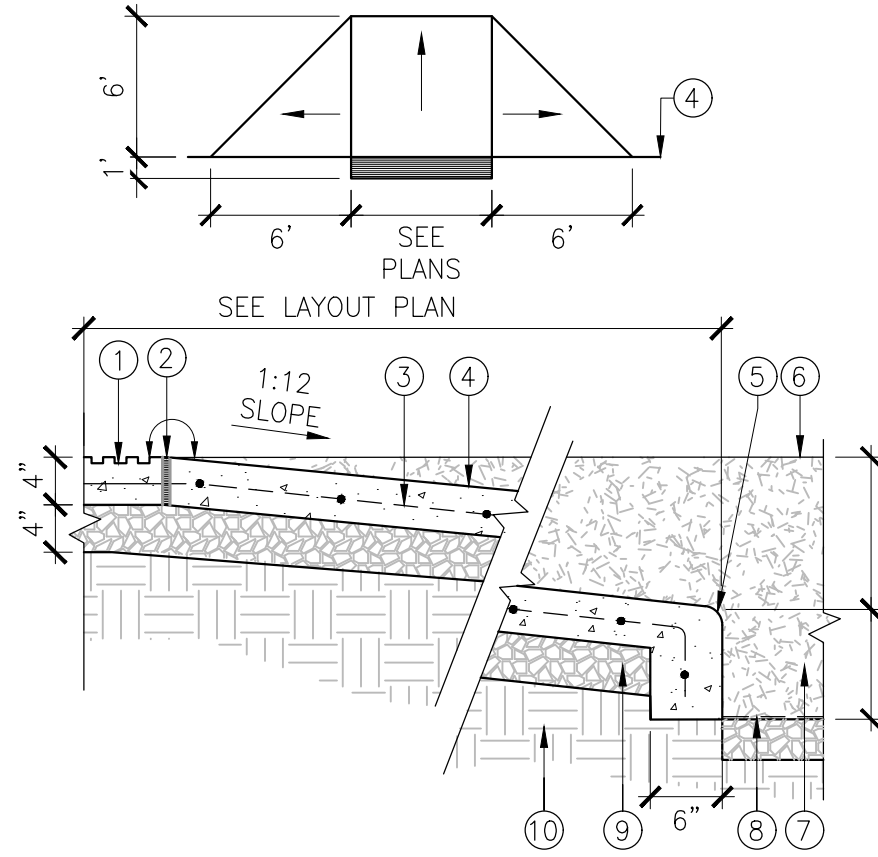
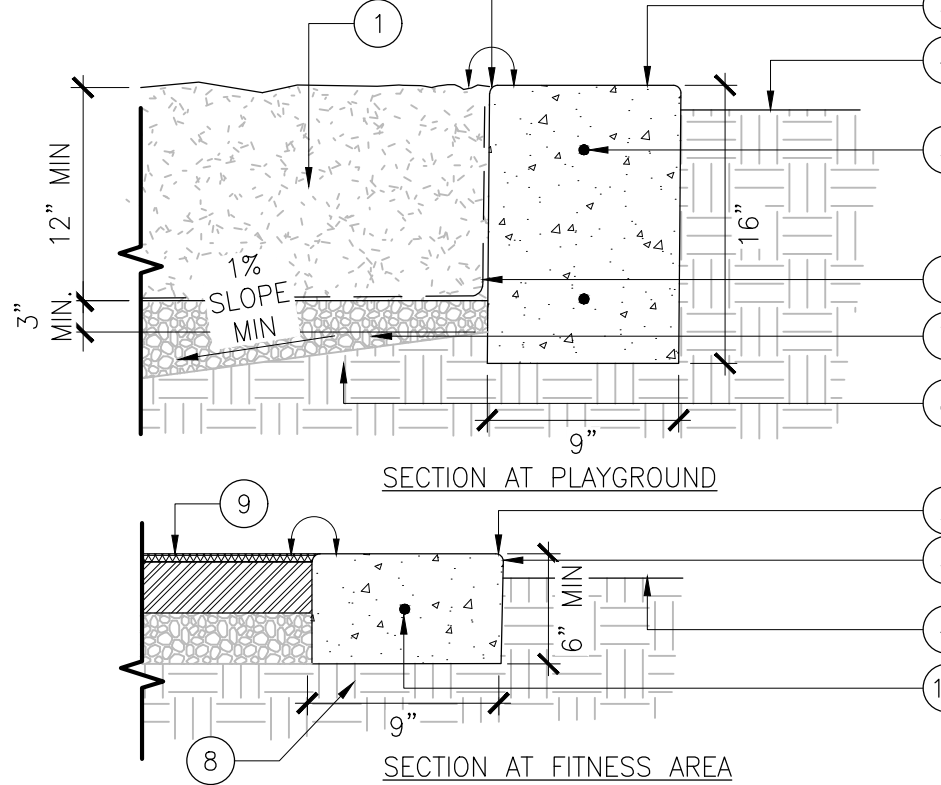
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#3 REBAR, CONTINUOUS

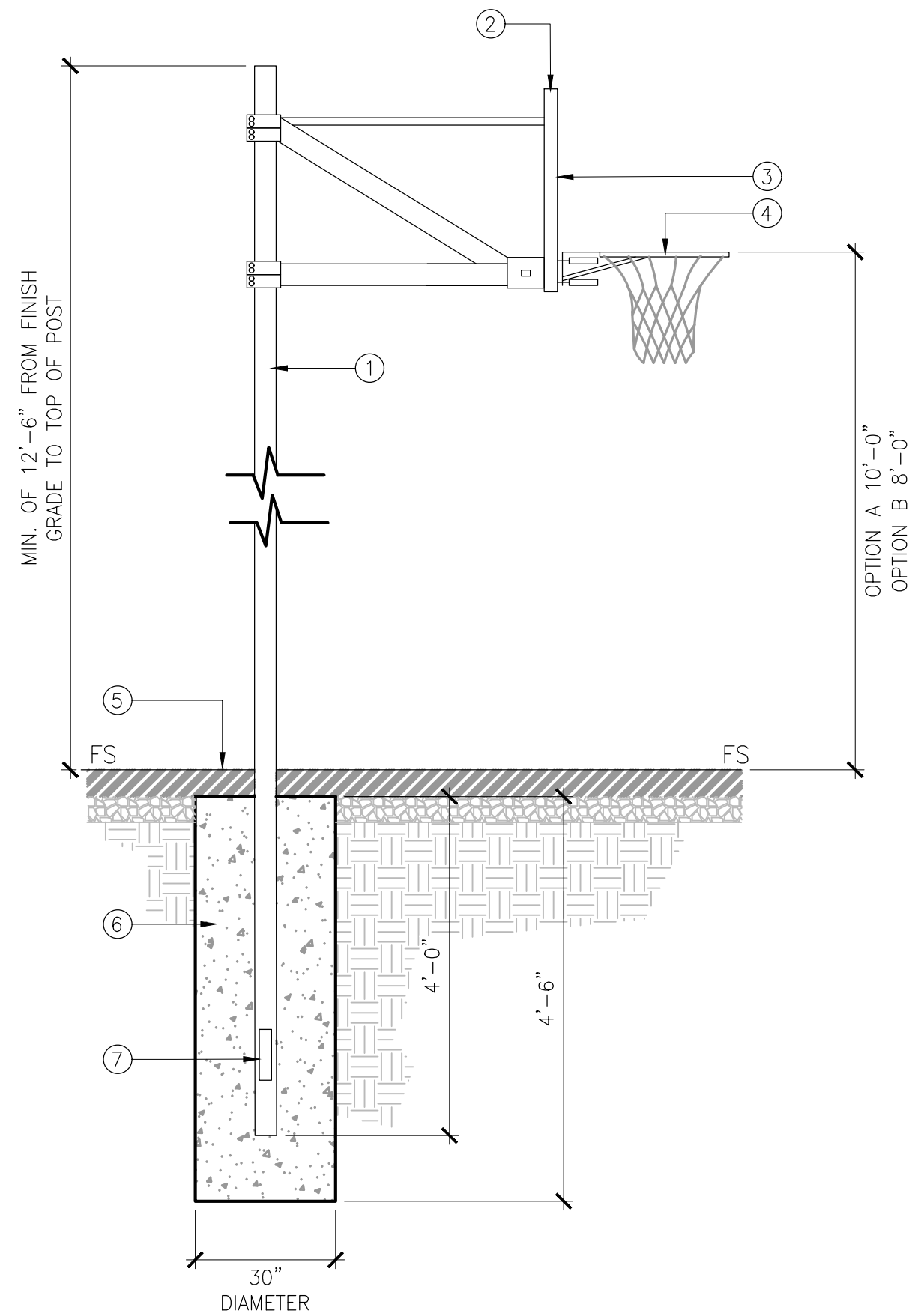
11

HILLSIDE PLAY SHAPE MOUND

NOT TO SCALE



- POWDER COATED POST W/ WELDED CAP & 6'-0" EXTENSION
- BACKBOARD, SEE SITE FEATURES SCHEDULE FOR MORE INFORMATION
- BACKBOARD TARGET, SEE SITE FEATURES SCHEDULE FOR COLORS
- RIM AND CHAIN NET, SEE SITE FURNISHINGS SCHEDULE FOR MORE INFORMATION
- FINISH SURFACE, SEE SITE FINISHES SCHEDULE.
- 30"Ø CONCRETE FOOTING, PER MANUFACTURER'S RECOMMENDATIONS
- 1" OD PIPE WELDED TO SIDE OF POST TO PREVENT ROTATION WHILE IN-GROUND, PER MANUFACTURER

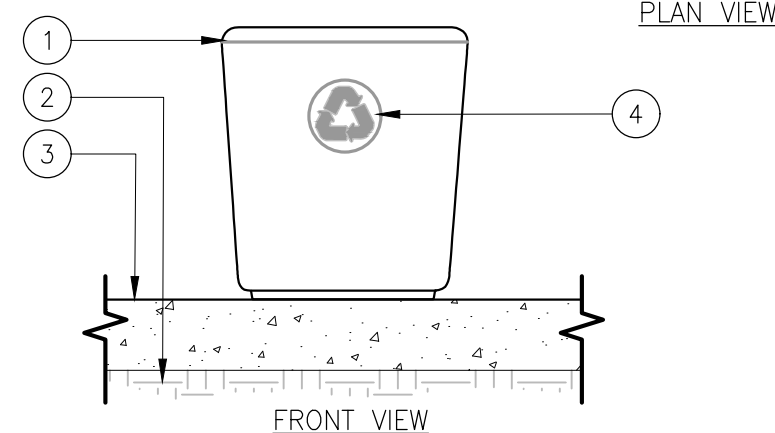


6 BASKETBALL HOOP

NOT TO SCALE

- TRASH / RECYCLING RECEPTACLE PER SITE FURNISHING LEGEND
- COMPACTED SUBGRADE
- CONCRETE PAVING, SEE DETAIL 1, SHEET L9.0
- CITY LOGO TO BE REPLACED WITH 8.5" DIA. CIRCULAR RECYCLING LOGO ON RECYCLE RECEPTACLES
- POWDER COATED LID (LIGHT GRAY ON TRASH RECEPTACLES AND BLUE ON RECYCLE RECEPTACLES)

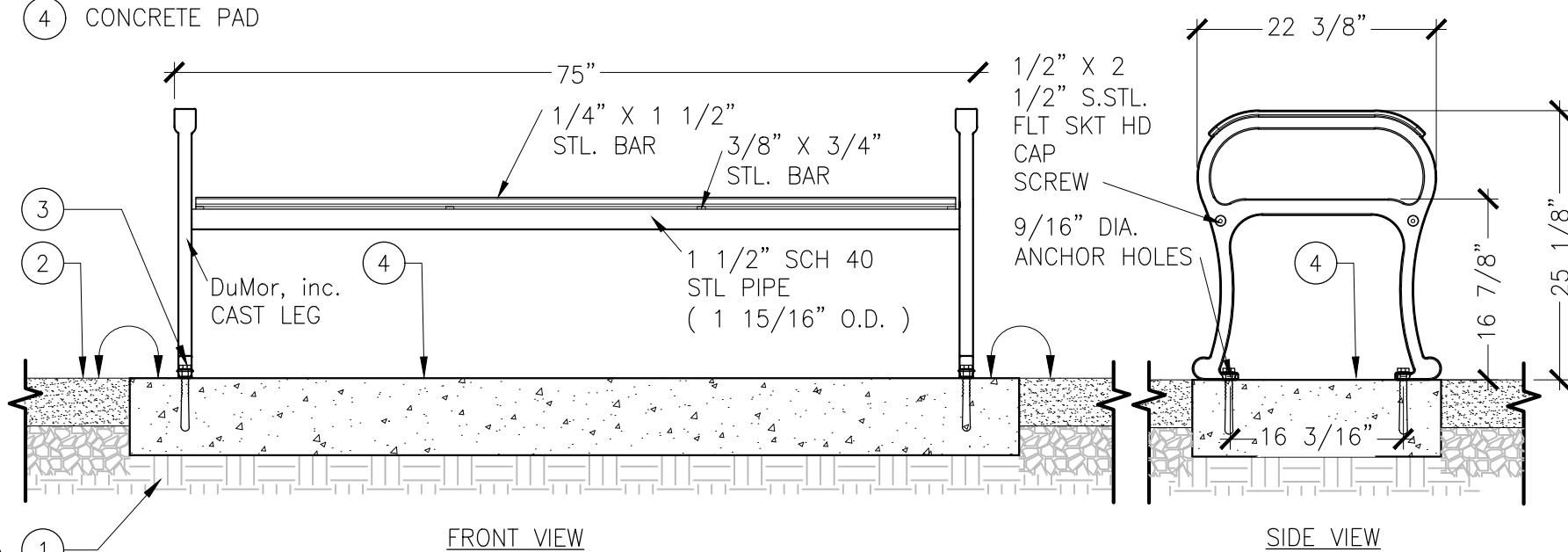
NOTE:
A. FINISH: SMOOTH; COLOR ODC LIGHT GRAY W/STANDARD ACRYLIC SEALER
B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



7 OUTDOOR CREATIONS TRASH RECEPTACLE

NOT TO SCALE

- COMPACTED SUBGRADE
- DECOMPOSED GRANITE SEE DETAIL 5, SHEET L9.0
- USE EXPANSION ANCHOR BOLTS PROVIDED BY MANUFACTURER
- CONCRETE PAD



3 DUMOR BENCH (MODEL # 164 SERIES STEEL BENCH)

NOT TO SCALE

- 1" SQ. TOP RAIL
- 5/8" TUBULAR STEEL PICKETS AT 3 7/8" O.C., TYP.
- 2" SQ. 1 GAUGE POST AT 8' O.C., W/CAP, TYP.
- INSET MOUNTING BRACKET
- 1" SQ. BOTTOM RAIL
- FINISH GRADE OR TOP OF MOW BAND. SEE PLANS FOR LOCATIONS & MOW CURB BAND DETAIL 9/L9.0
- 3000 PSI MIN CONCRETE FOOTING AT ALL POSTS. FOOTING DIMENSIONS FOR REFERENCE ONLY -INSTALL PER MANUFACTURER'S RECOMMENDATIONS. HOLD TOP OF THE FOOTING 2" ABOVE FINISHED GRADE IN LOCATIONS WHERE THERE IS NO CURB, SEE PLANS FOR LOCATIONS
- PROCESS AND PREPARE SUBGRADE. SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION
- 9" MOW CURB, SEE MOW CURB BAND DETAIL 9/L9.0

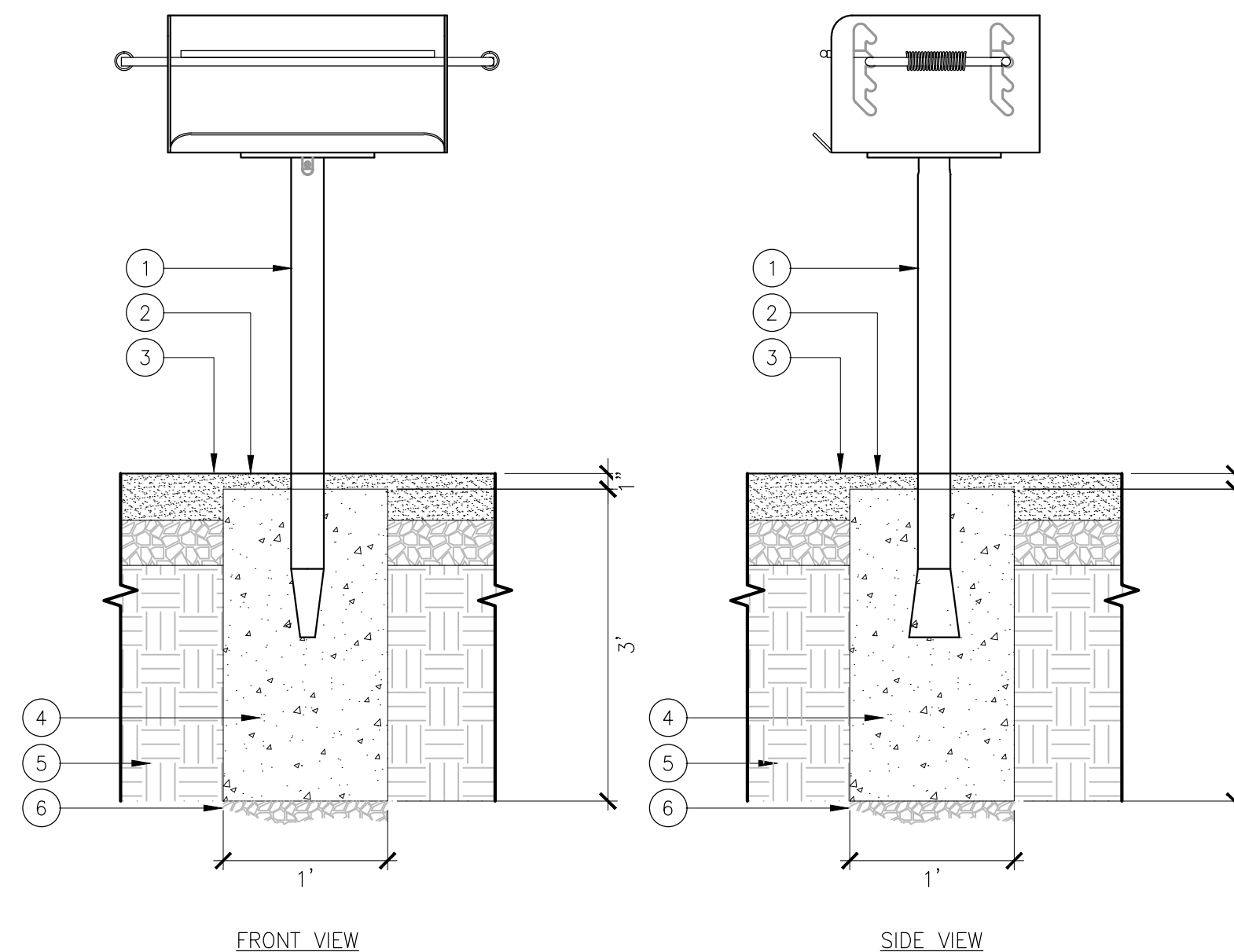
NOTES:
A. SEE SITE FEATURES SCHEDULE FOR FENCE TYPE AND MANUFACTURER.
B. CONTRACTOR TO PROVIDE SHOP DRAWINGS AS A SUBMITTAL TO CITY FOR APPROVAL PRIOR TO ORDERING MATERIALS AND FABRICATION.

4 48" TALL TUBULAR STEEL FENCE

NOT TO SCALE

- GRILL TYPE, SEE SITE FEATURES SCHEDULE
- DECOMPOSED GRANITE
- FINISHED GRADE
- CONCRETE FOOTING
- NATIVE SOIL
- COMPACTED BASE ROCK

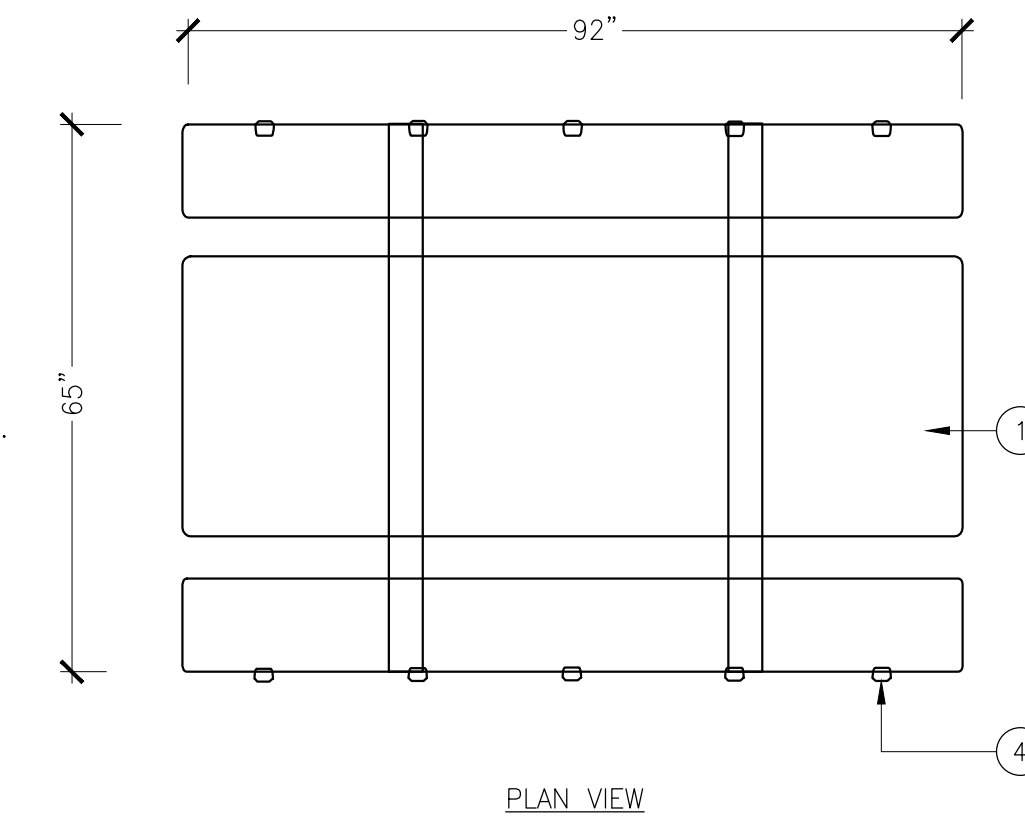
NOTE:
B. DETAIL FOR INFORMATIONAL PURPOSES ONLY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



5 BBQ GRILL

NOT TO SCALE

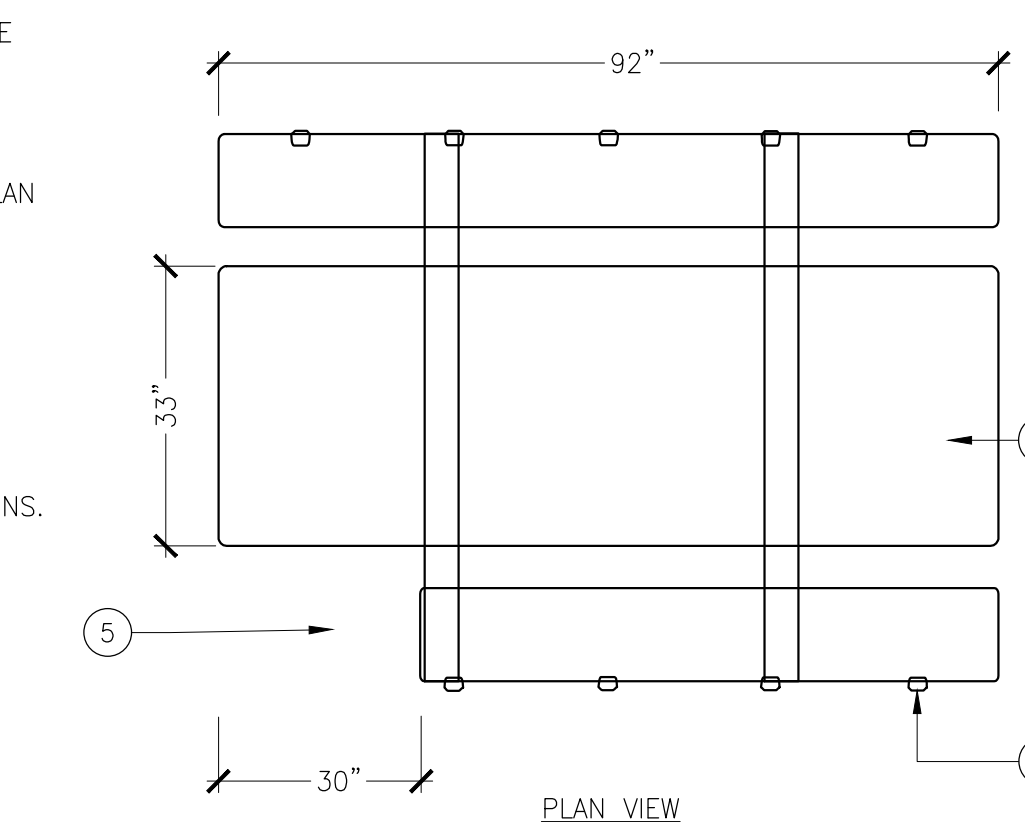
- OUTDOOR CREATIONS PICNIC TABLE, SEE SITE FEATURES SCHEDULE FOR MODEL
 - PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%
 - CONCRETE PAVEMENT, SEE SITE FINISHES PLAN AND LEGEND
 - INTEGRALLY CAST ANTI-SKATE DETERRENTS
- NOTE:
A. FINISH: SMOOTH; COLOR ODC LIGHT GRAY W/ STANDARD ACRYLIC SEALER
B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



1 OUTDOOR CREATIONS PICNIC TABLE

NOT TO SCALE

- OUTDOOR CREATIONS PICNIC TABLE, SEE SITE FEATURES SCHEDULE FOR MODEL
 - PROCESS AND PREPARE UPPER 6" OF SUBGRADE, COMPACT TO 85%-90%
 - CONCRETE PAVEMENT, SEE SITE FINISHES PLAN AND LEGEND
 - INTEGRALLY CAST ANTI-SKATE DETERRENTS
 - WHEELCHAIR ACCESS
- NOTE:
A. FINISH: SMOOTH; COLOR ODC LIGHT GRAY W/ STANDARD ACRYLIC SEALER
B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



2 OUTDOOR CREATIONS ACCESSIBLE PICNIC TABLE

NOT TO SCALE

PLAN REVISIONS		
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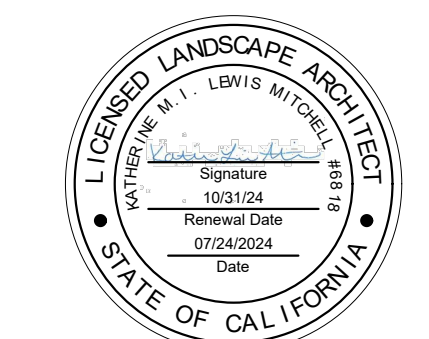
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LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

CONSTRUCTION DETAILS



APPROVED:

DESIGNED: MS
DRAWN: MS
CHECKED: CK
SCALE: NO SCALE
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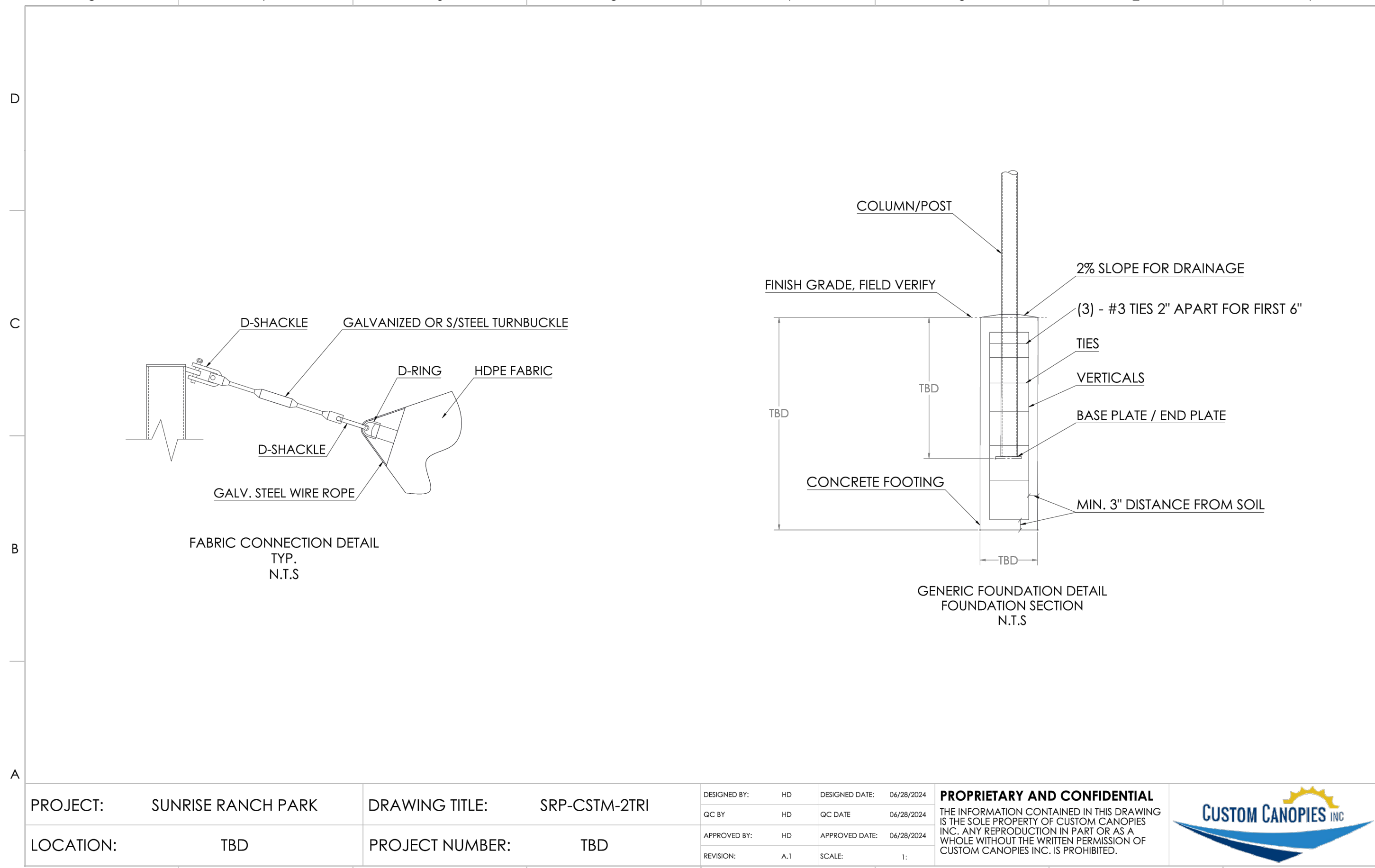
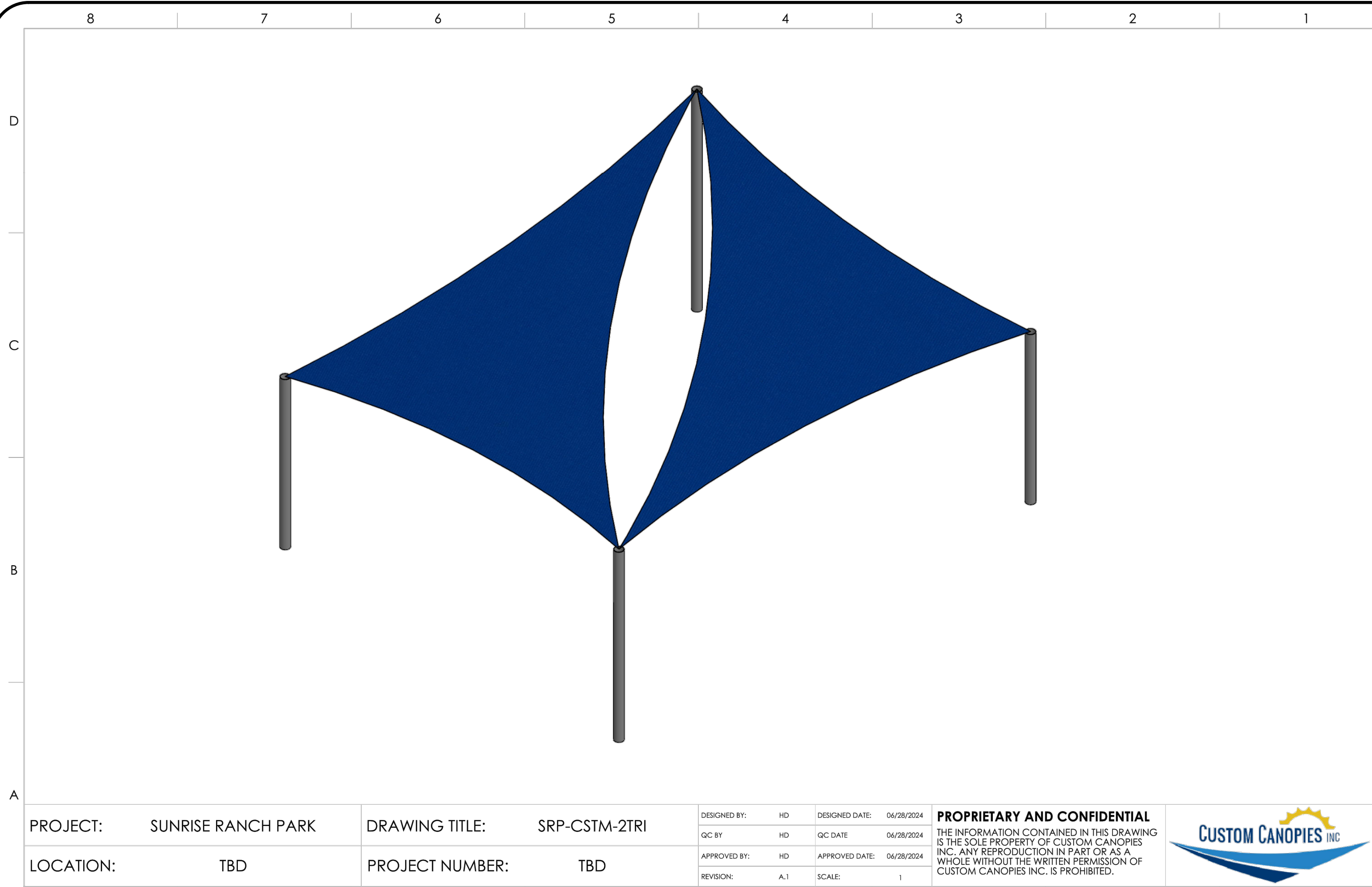
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Know what's below.
Call before you dig.

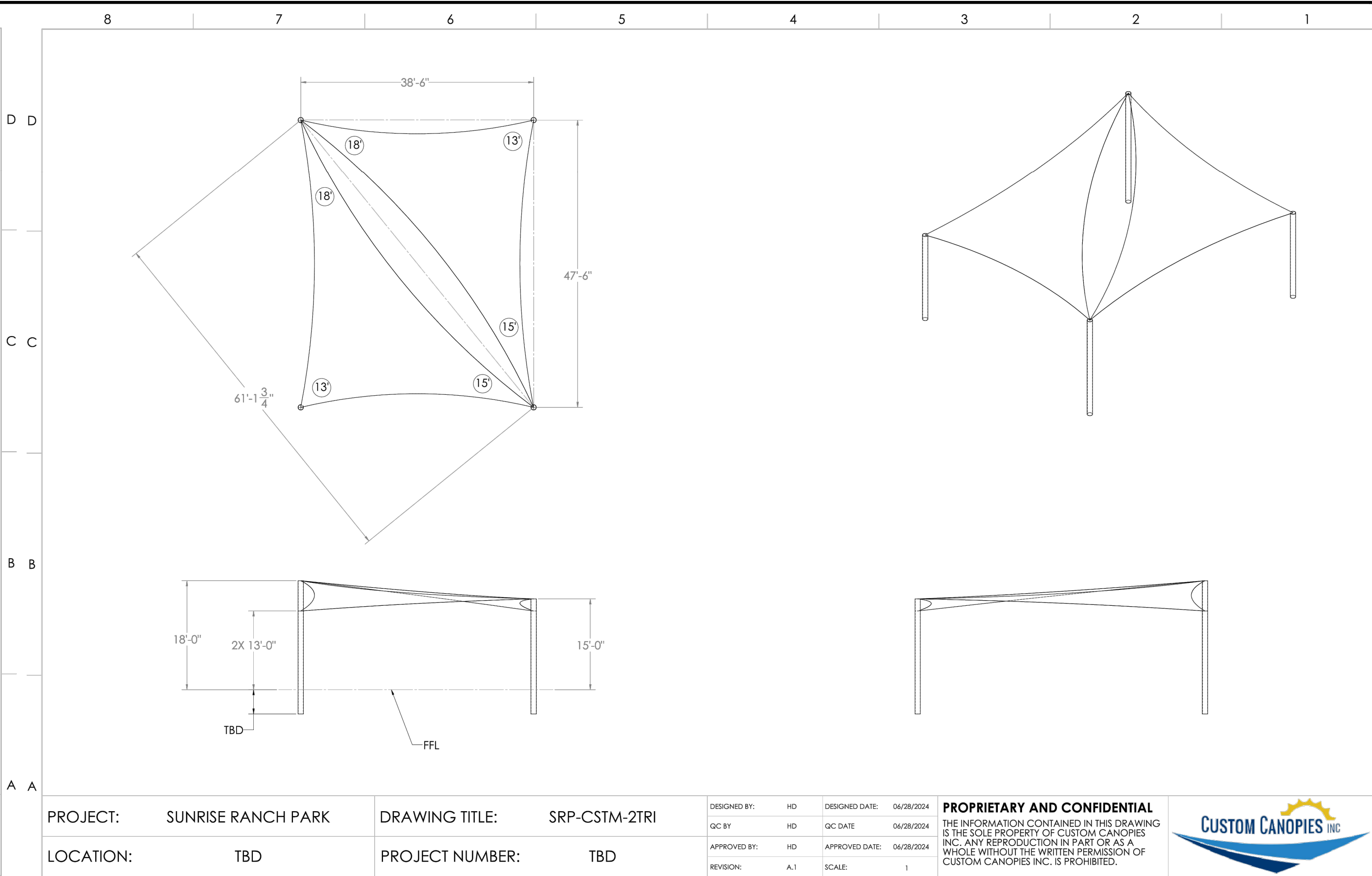
- $$\frac{3}{4}'' = 1' - 0'$$

NOT TO SCALE

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1 SHADE SAIL STRUCTURE DETAILS



1 SHADE SAIL STRUCTURE DETAILS

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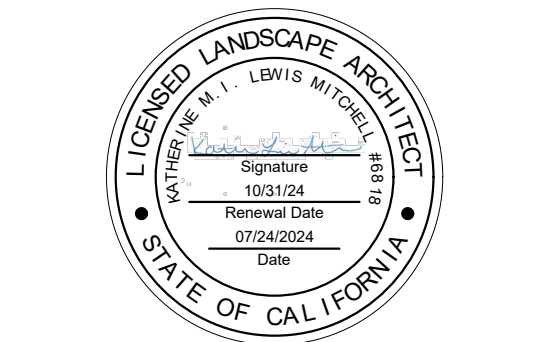
LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

CONSTRUCTION

DETAILS



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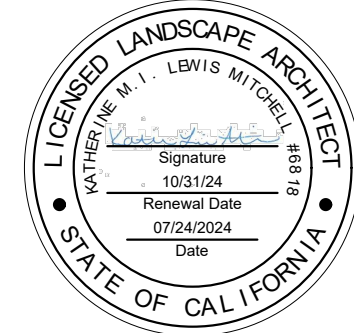


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LANDSCAPE IMPROVEMENT PLANS
SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

IRRIGATION DETAILS



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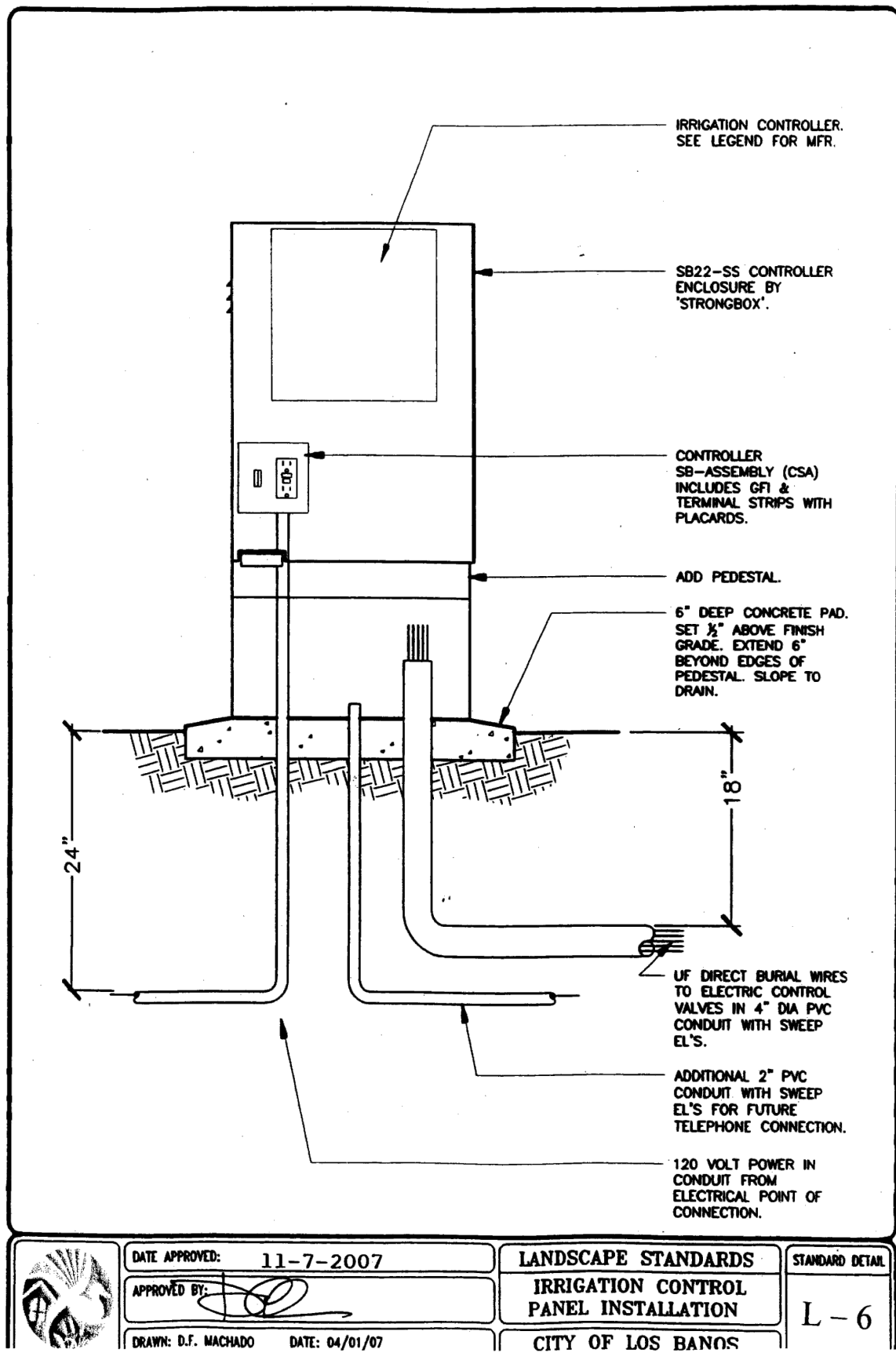
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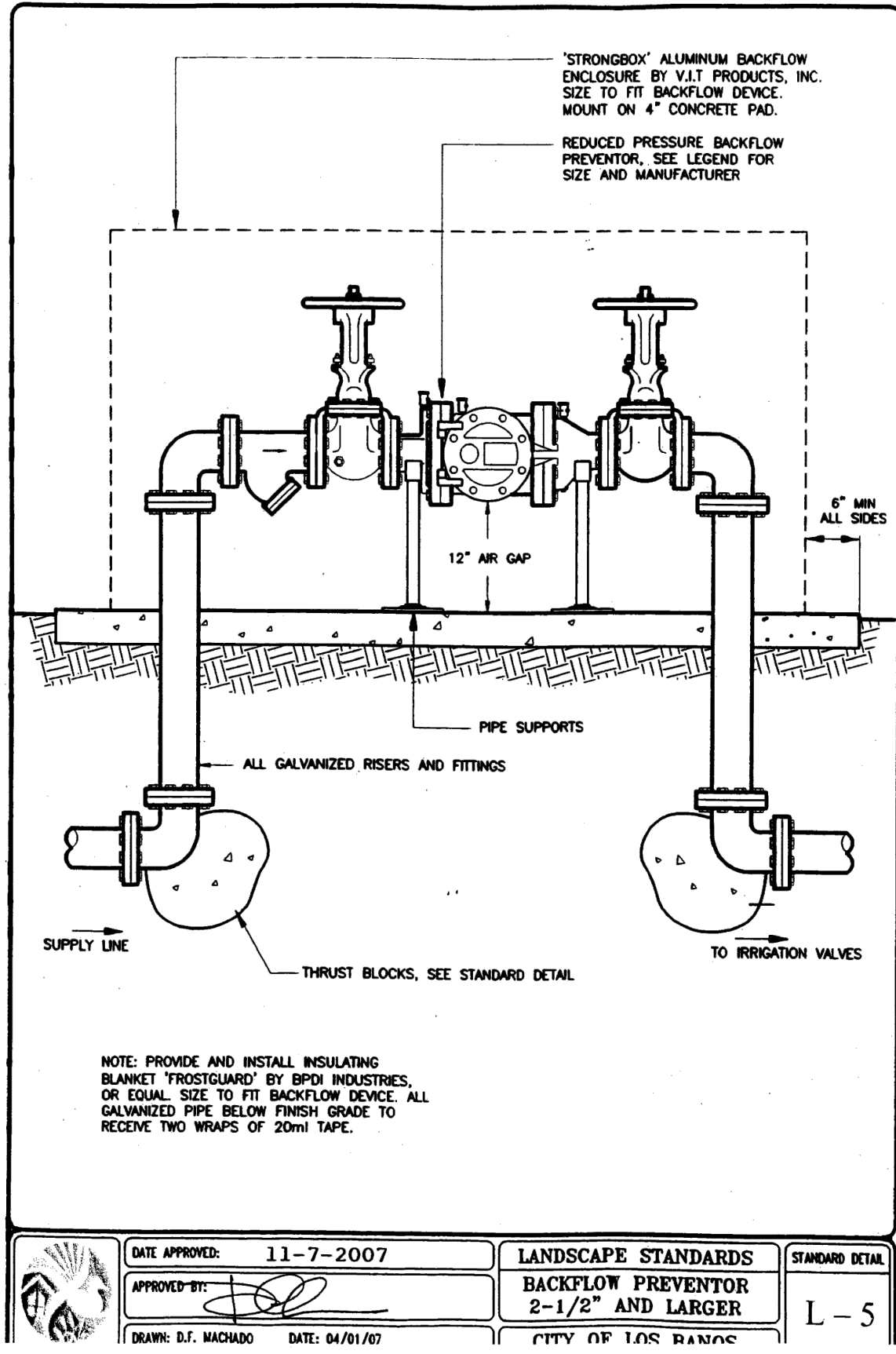
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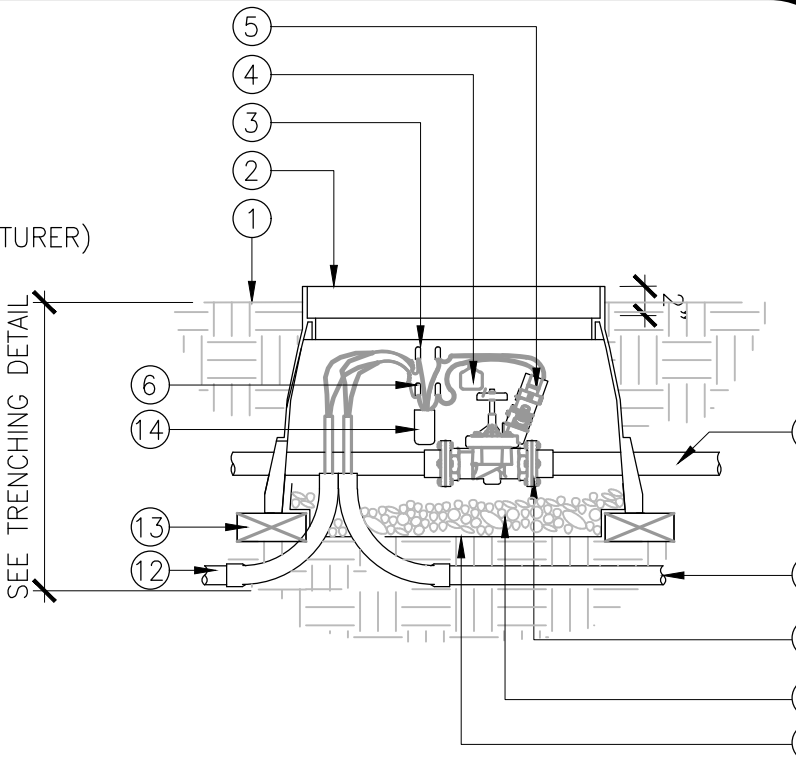
1 CONTROLLER

NOT TO SCALE



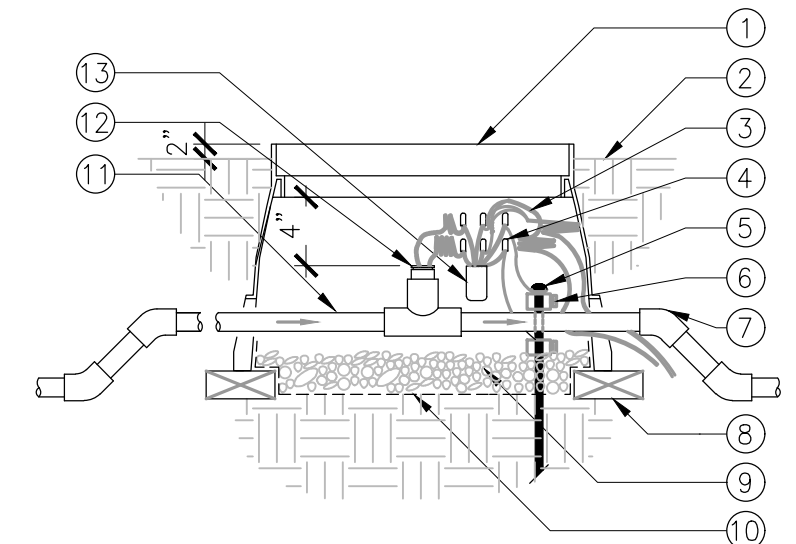
2 BACKFLOW PREVENTER

NOT TO SCALE



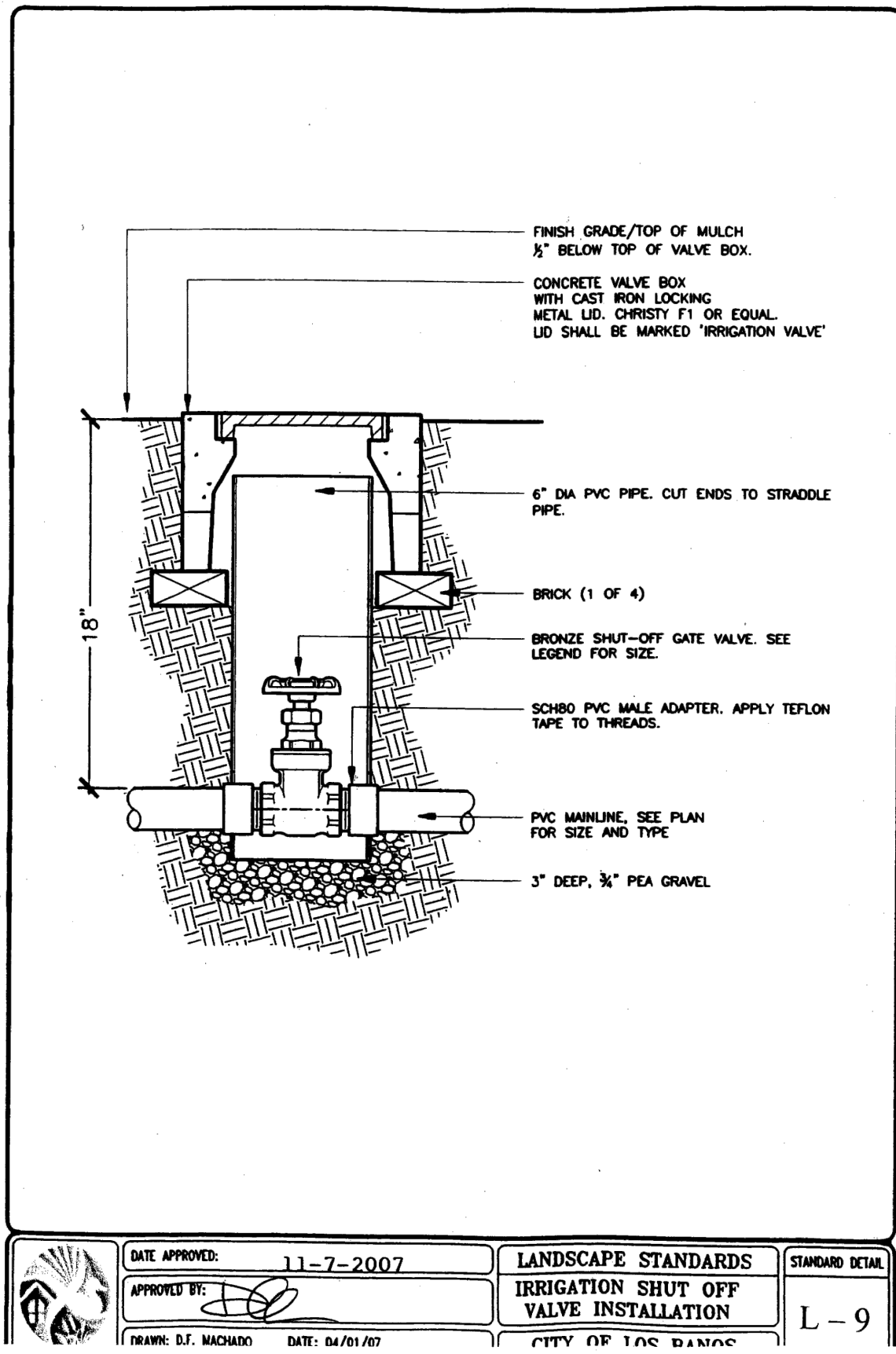
3 MASTER VALVE IN CONCRETE VALVE BOX WITH DECODER

NOT TO SCALE



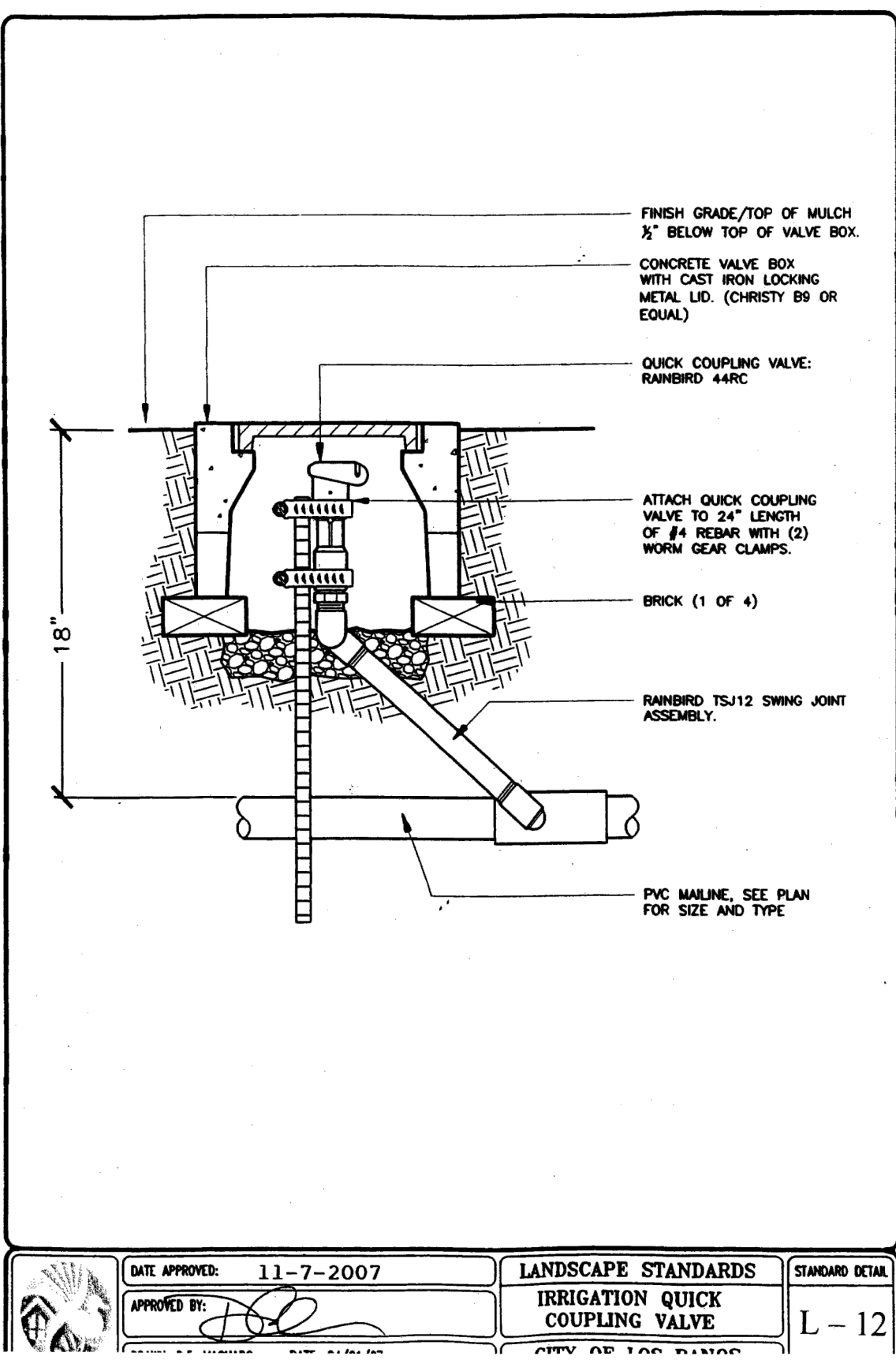
4 FLOW SENSOR IN CONCRETE VALVE BOX

NOT TO SCALE



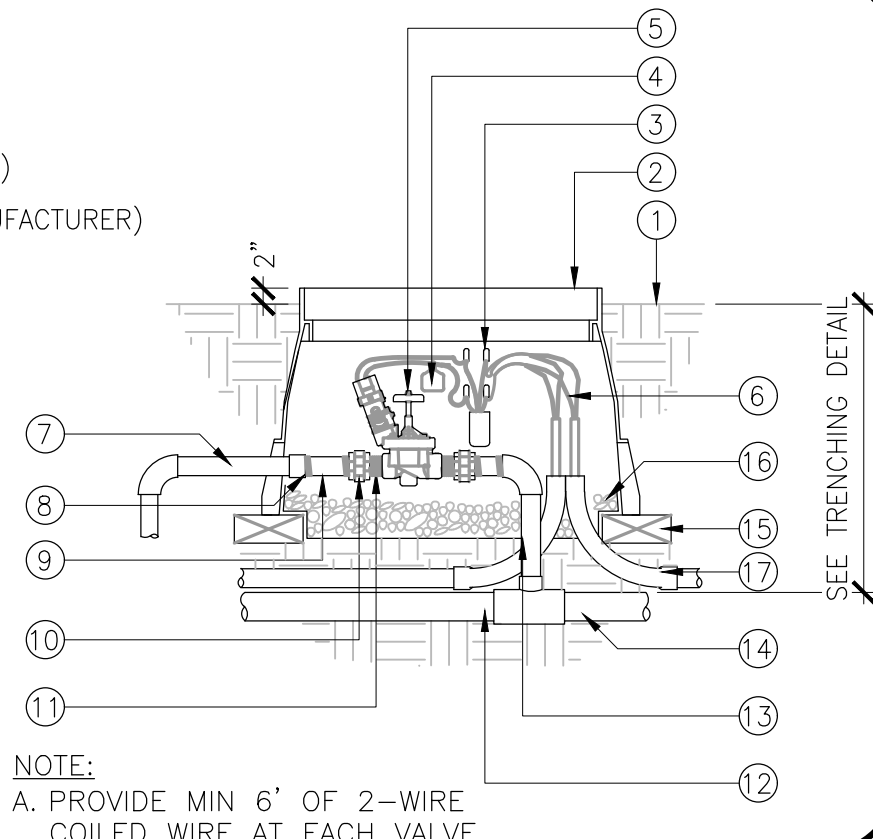
5 GATE VALVE IN VALVE BOX

NOT TO SCALE



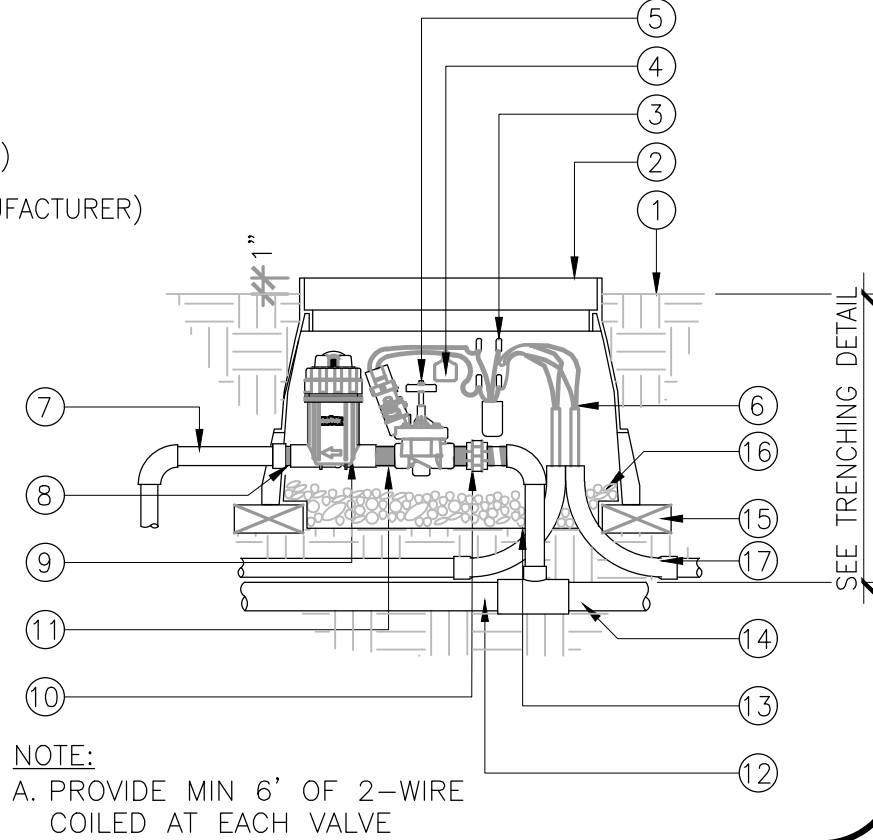
6 QUICK COUPLER VALVE

NOT TO SCALE



7 REMOTE CONTROL VALVE IN PLASTIC VALVE BOX WITH DECODER

NOT TO SCALE



8 REMOTE DRIP CONTROL VALVE IN PLASTIC VALVE BOX

NOT TO SCALE

- 1 FINISH GRADE
- 2 PLASTIC VALVE BOX AND LOCKING LID
- 3 DBY/R CONNECTOR W/EPOXY SPLICE
- 4 ID TAG ON CONTROL WIRE (PLASTIC - CHRISTY'S OR EQUAL)
- 5 REMOTE CONTROL VALVE (SEE LEGEND FOR TYPE AND MANUFACTURER)
- 6 WIRE CONNECTION TO VALVE DECODER AND 2-WIRE CABLE
- 7 PVC MAIN LINE TO FLOW SENSOR
- 8 1" SCH 40 PVC ELEC. CONDUIT WITH 2-WIRE TO VALVES
- 9 FLANGE CONNECTION TO MAIN LINE
- 10 DRAIN ROCK
- 11 LANDSCAPE FABRIC
- 12 1" SCH 40 PVC ELEC. CONDUIT WITH 2-WIRE TO CONTROLLER
- 13 COMMON BRICK (4)
- 14 2-WIRE DECODER

NOTE:
A. PROVIDE MIN 6" OF 2-WIRE
COILED WIRE AT EACH VALVE

- 1 CONCRETE VALVE BOX W/ LOCKING LID
- 2 FINISH GRADE
- 3 2-WIRE COMMUNICATION PATH
- 4 PENTITE CONNECTOR W/ EPOXY SPLICE
- 5 3/8" DIA X 8'-0" LONG COPPER CLAD GROUND ROD (3 REQUIRED) WHEN FURTHER THAN 150' FROM CONTROLLER
- 6 BRASS CLAMP
- 7 PVC SCH 40 MAINLINE PER IRRIGATION PLANS (MINIMUM SEPARATION 5 PIPE DIAMETERS BETWEEN SENSOR AND ELBOW).
- 8 COMMON BRICK (4)
- 9 DRAIN ROCK
- 10 LANDSCAPE FABRIC
- 11 PVC MAINLINE PIPE FROM MASTER VALVE (MINIMUM SEPARATION 10 PIPE DIAMETERS BETWEEN MASTER VALVE AND SENSOR).
- 12 FLOW SENSOR
- 13 DECODER

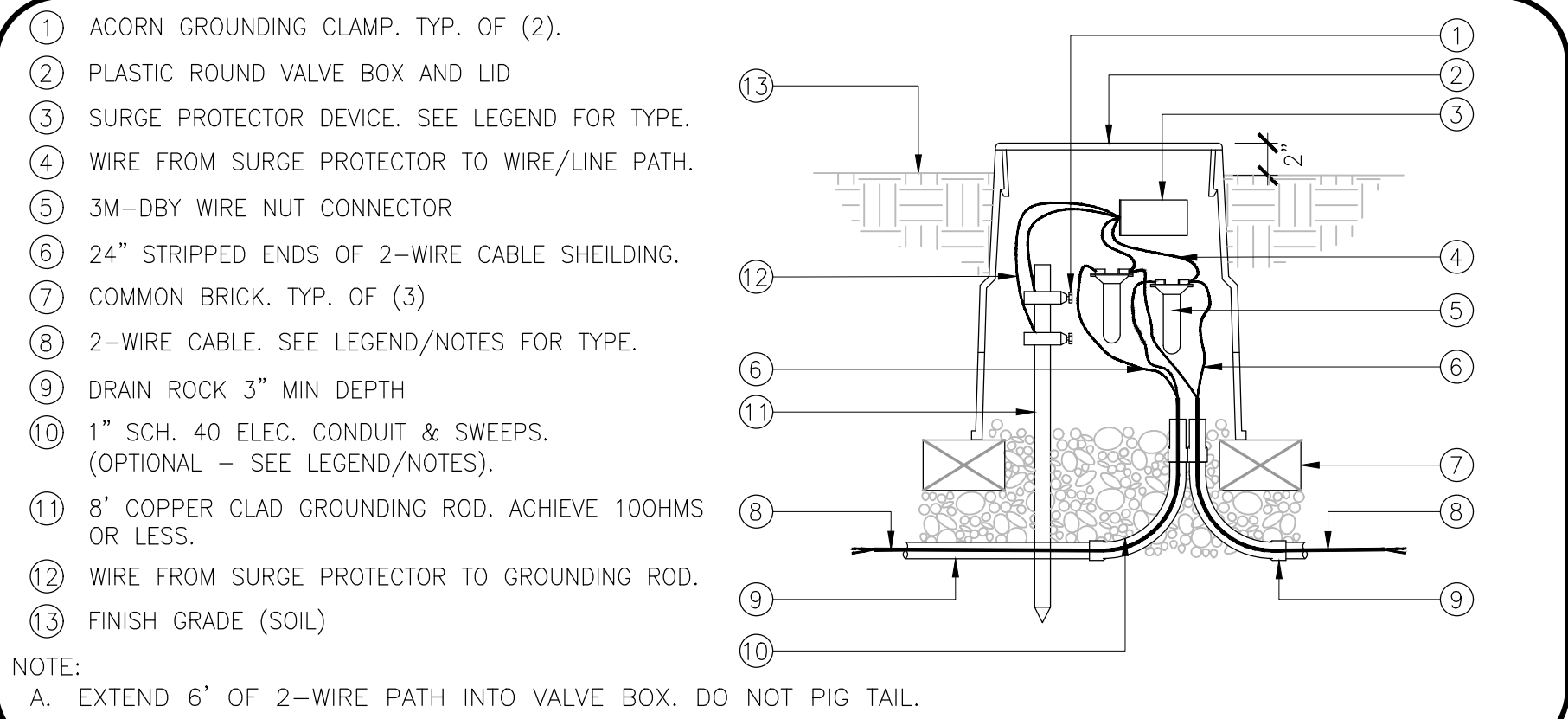
- 1 FINISH GRADE
- 2 PLASTIC VALVE BOX W/LOCKING LID
- 3 PENTITE CONNECTOR W/EPOXY SPLICE
- 4 ID TAG ON CONTROL WIRE (PLASTIC - CHRISTY'S OR EQUAL)
- 5 REMOTE CONTROL VALVE (SEE LEGEND FOR TYPE AND MANUFACTURER)
- 6 WIRE CONNECTION TO VALVE DECODER AND 2-WIRE CABLE
- 7 PVC LATERAL TO SPRINKLER
- 8 PVC SCH 80 ADAPTER
- 9 PVC SCH 80 4" NIPPLE
- 10 PVC SCH 80 UNION
- 11 PVC SCH 80 NIPPLE
- 12 PVC MAINLINE
- 13 LANDSCAPE FABRIC
- 14 PVC TEE (SxSxT) (SIZE PER MAINLINE)
- 15 COMMON BRICK (4)
- 16 DRAIN ROCK
- 17 1" SCH 40 ELEC. CONDUIT

NOTE:
A. PROVIDE MIN 6" OF 2-WIRE
COILED WIRE AT EACH VALVE

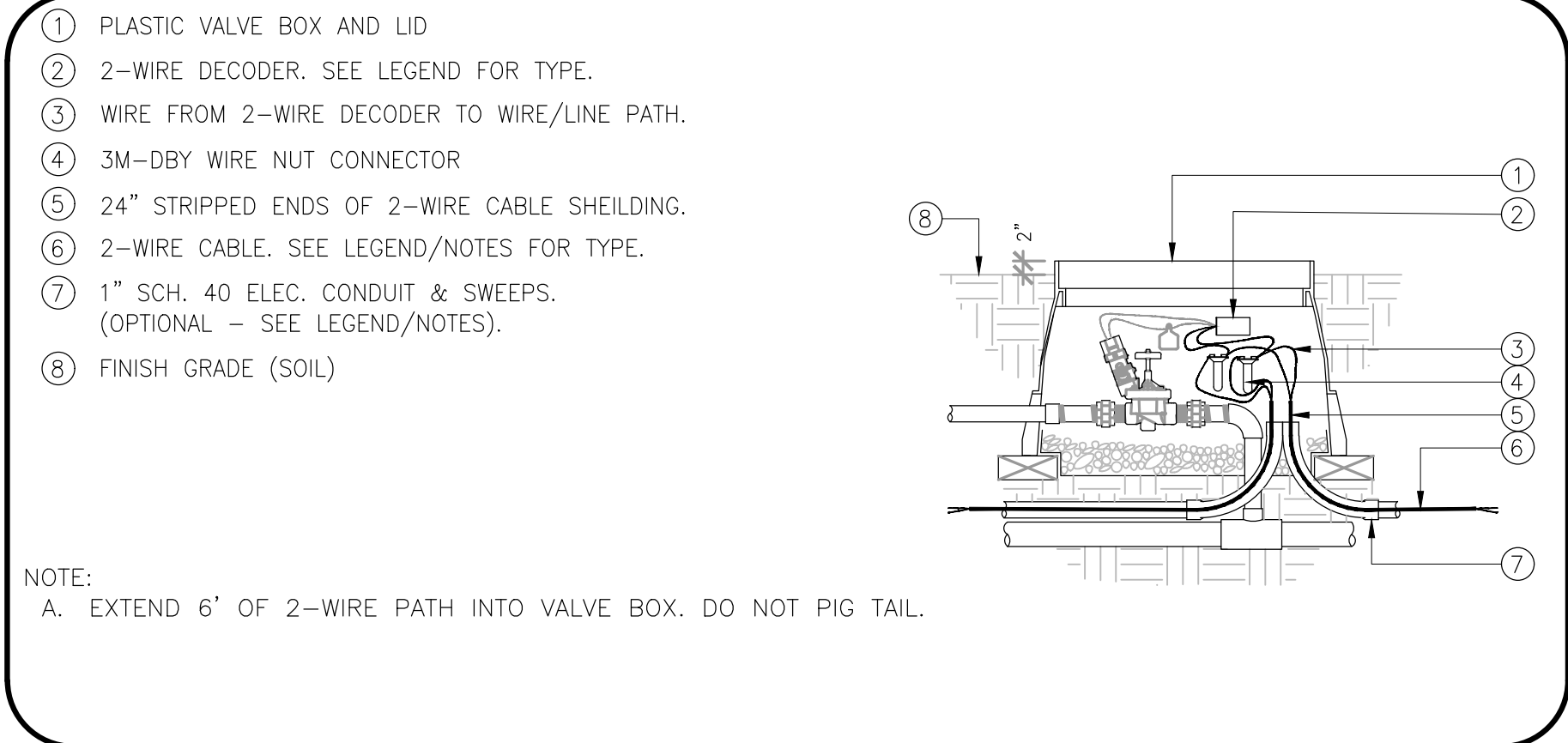
- 1 FINISH GRADE
- 2 RAIN BIRD VB-STD PLASTIC VALVE BOX W/LOCKING LID
- 3 DBY/R CONNECTOR
- 4 ID TAG ON CONTROL WIRE (PLASTIC - CHRISTY'S OR EQUAL)
- 5 REMOTE CONTROL VALVE (SEE LEGEND FOR TYPE AND MANUFACTURER)
- 6 WIRE CONNECTION TO VALVE DECODER AND 2-WIRE CABLE
- 7 PVC LATERAL TO SPRINKLER
- 8 PVC SCH 80 ADAPTER
- 9 FILTER
- 10 PVC SCH 80 UNION
- 11 PVC SCH 80 NIPPLE
- 12 PVC MAINLINE
- 13 LANDSCAPE FABRIC
- 14 PVC TEE (SxSxT) (SIZE PER MAINLINE)
- 15 COMMON BRICK (4)
- 16 DRAIN ROCK
- 17 1" SCH. 40 ELEC. CONDUIT

NOTE:
A. PROVIDE MIN 6" OF 2-WIRE
COILED AT EACH VALVE

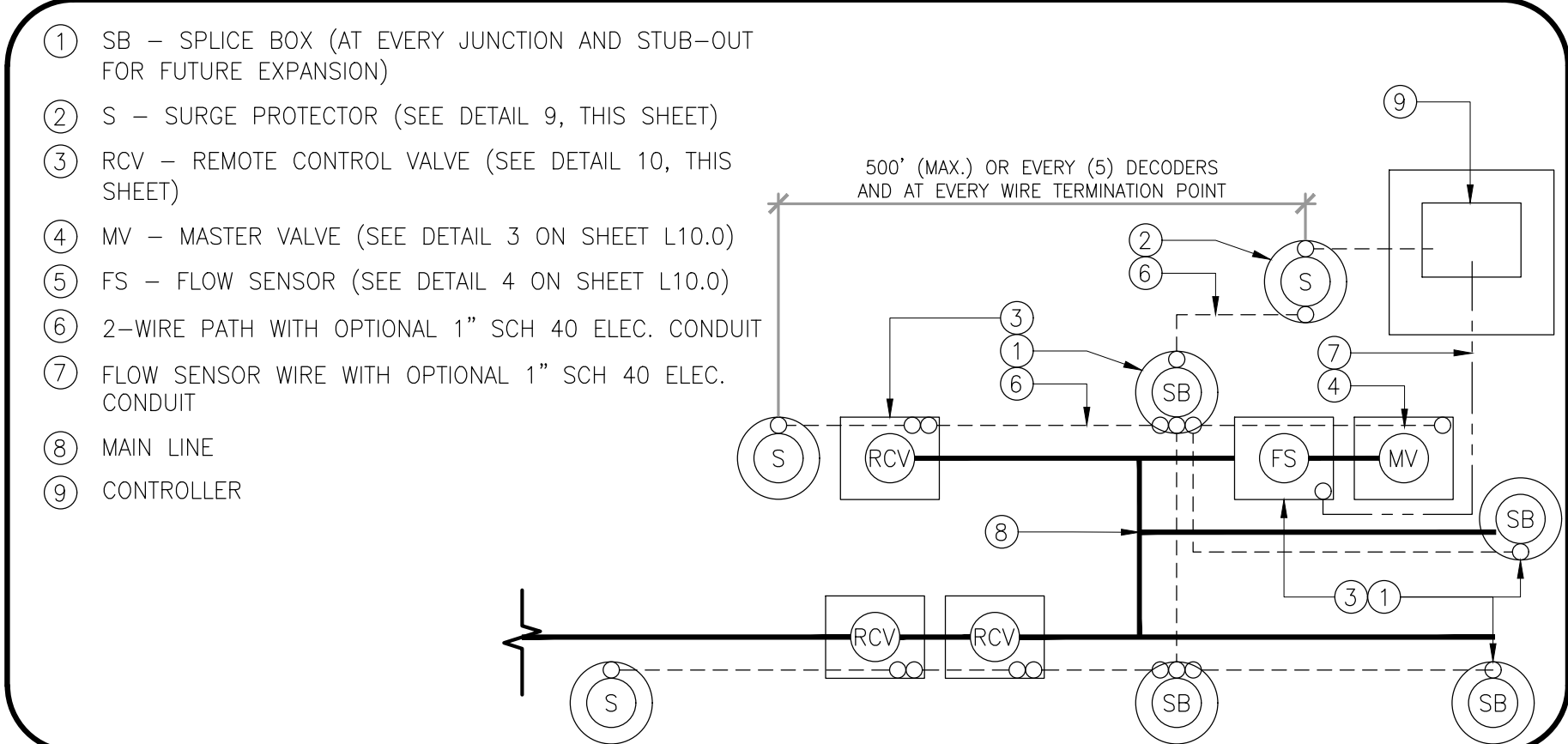
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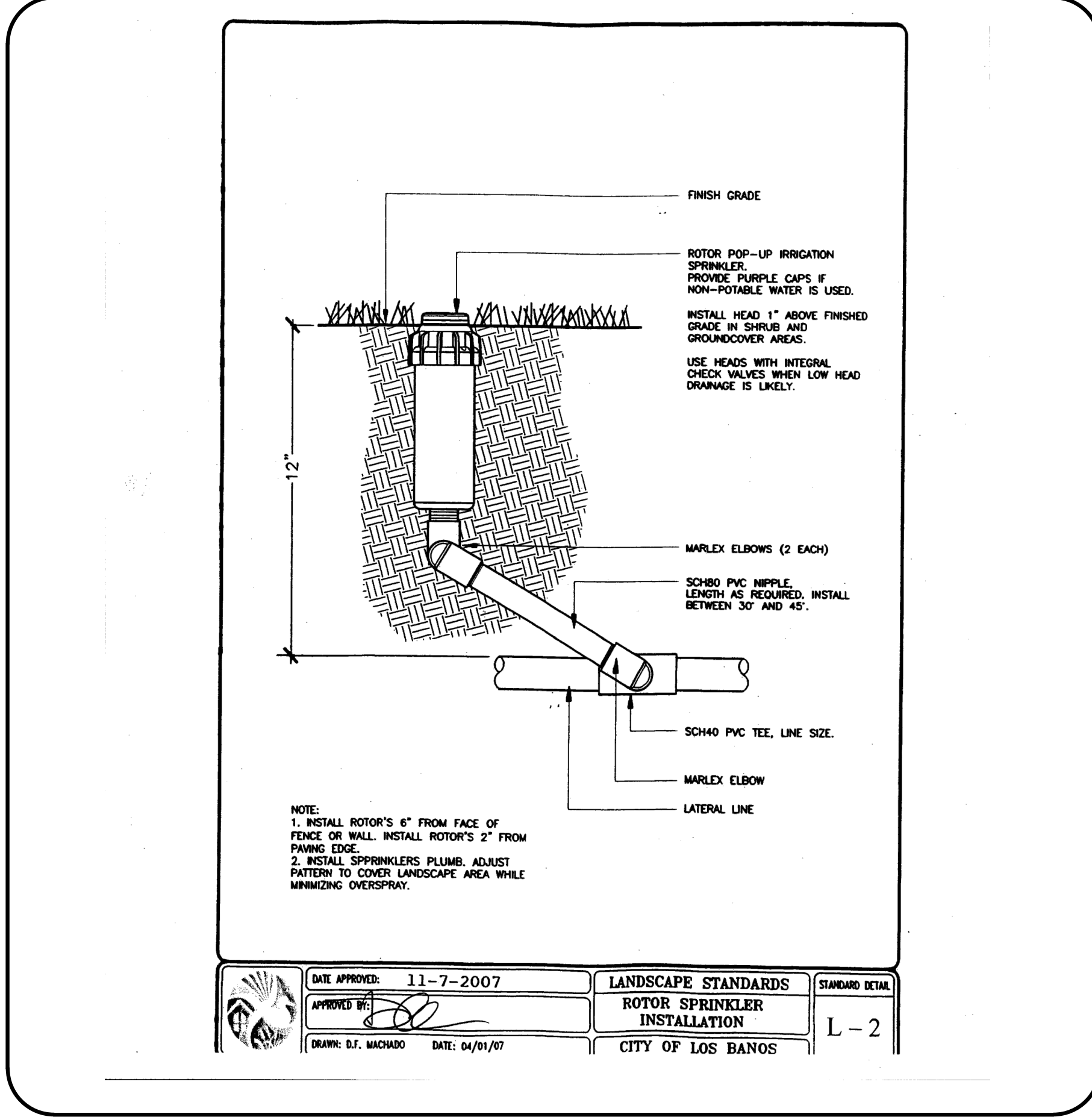
9 SURGE PROTECTOR & GROUNDING ROD NOT TO SCALE



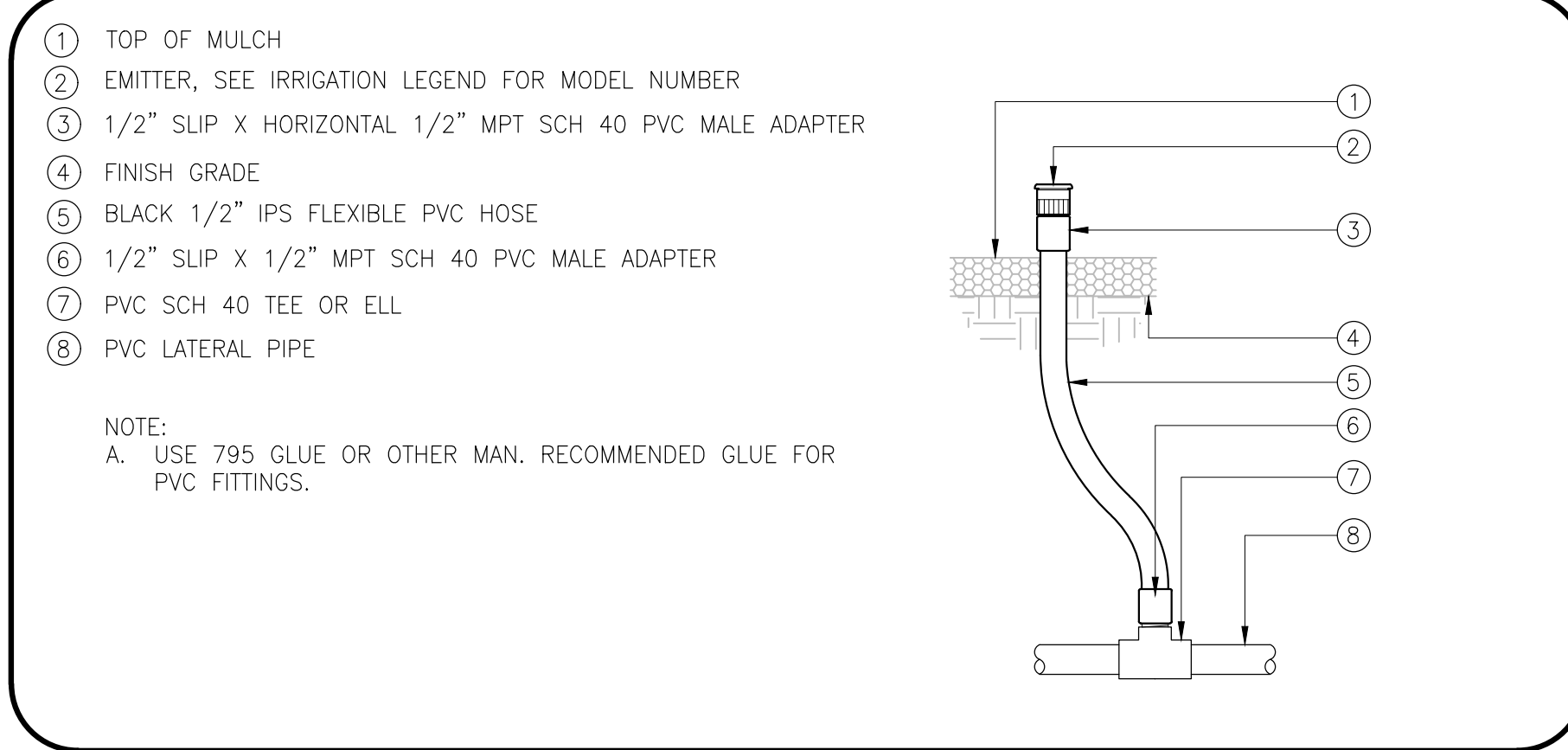
10 REMOTE CONTROL VALVE 2-WIRE CONNECTION NOT TO SCALE



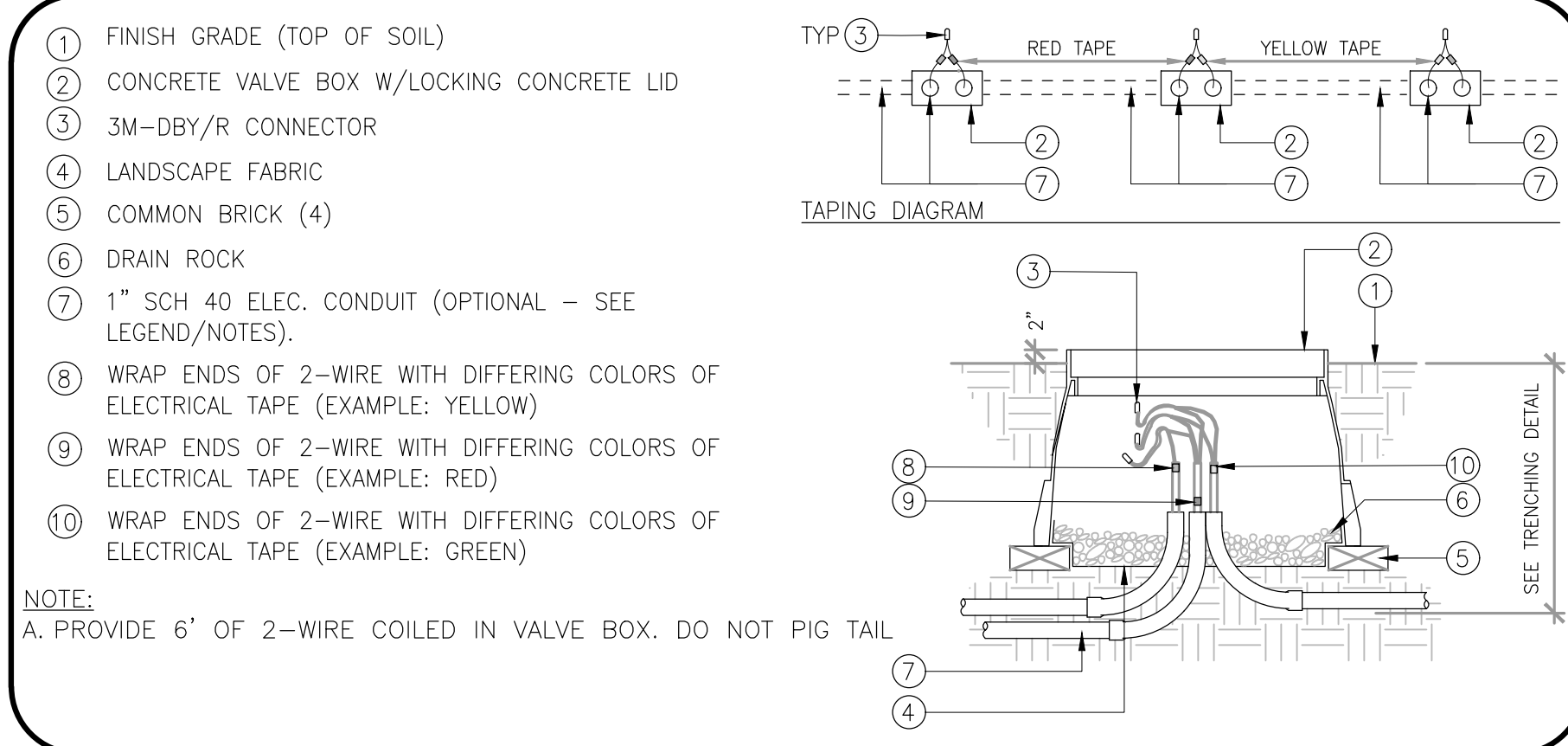
11 2-WIRE SCHEMATIC LAYOUT NOT TO SCALE



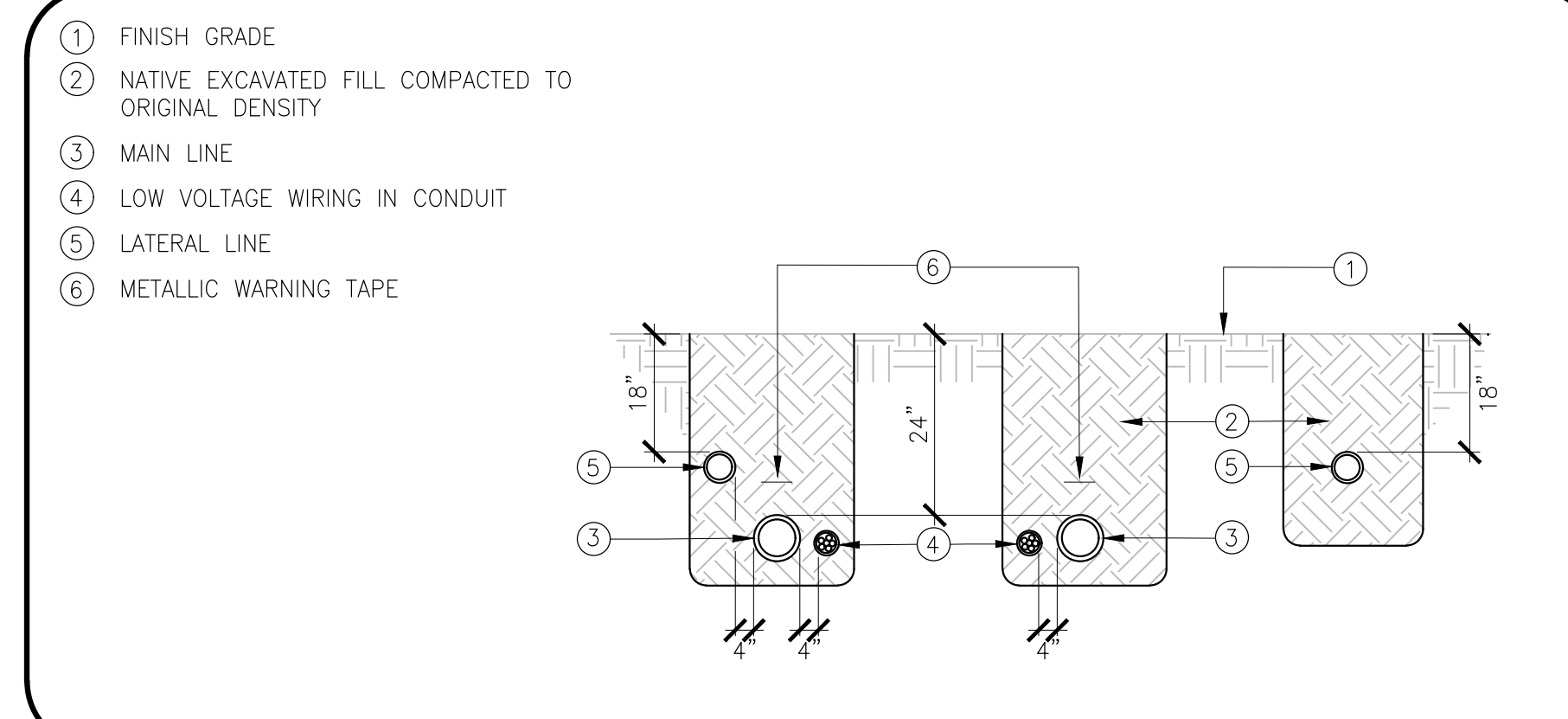
6 POP-UP ROTARY HEAD NOT TO SCALE



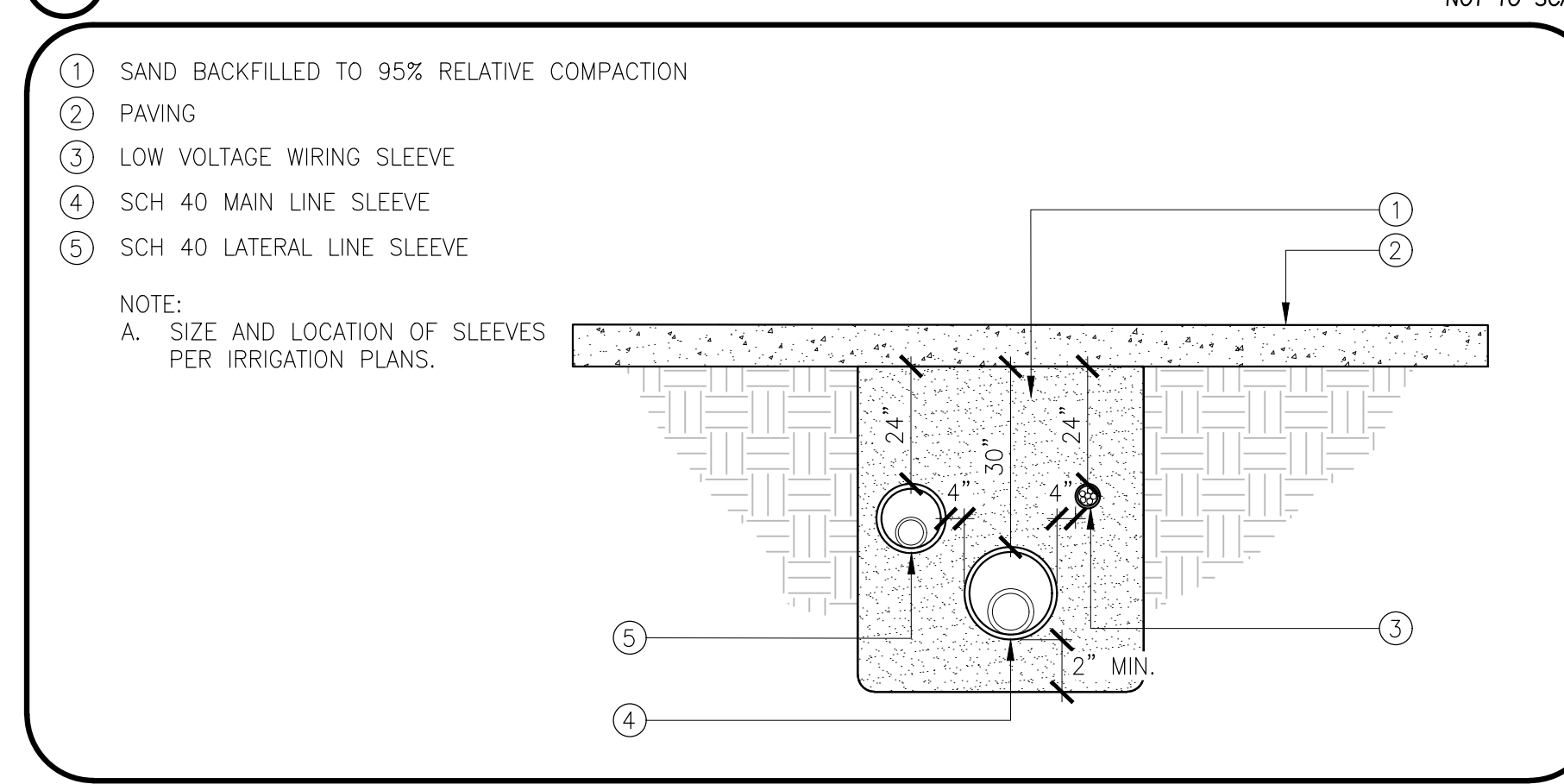
7 SHRUB EMITTER NOT TO SCALE



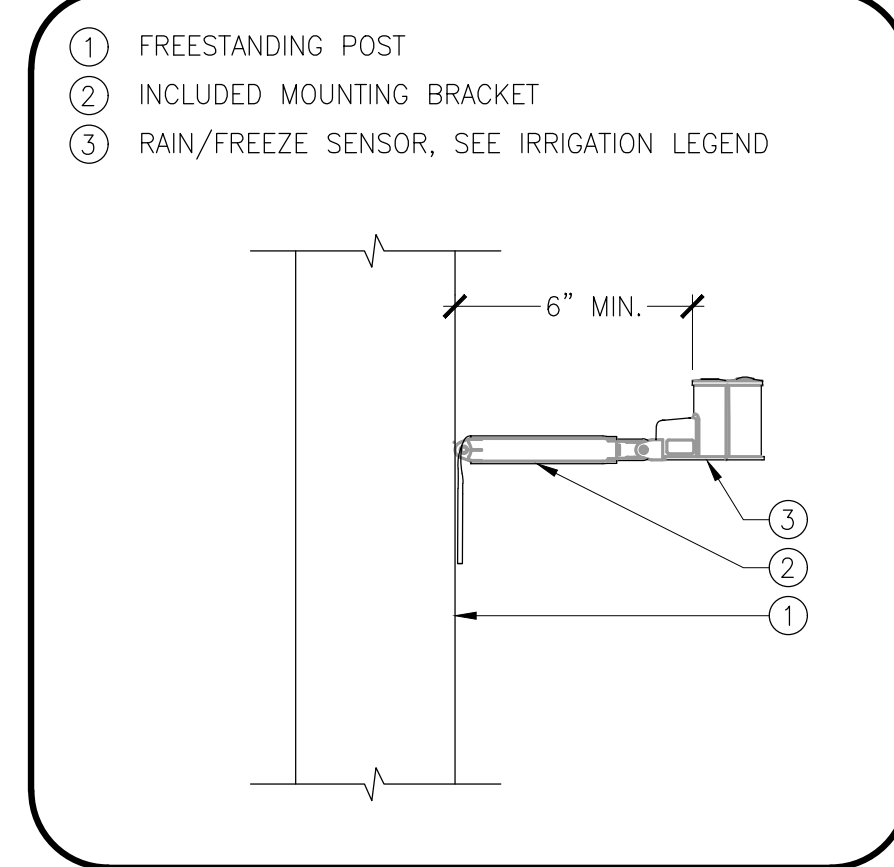
8 PULL BOX 2-WAY SPLICING NOT TO SCALE



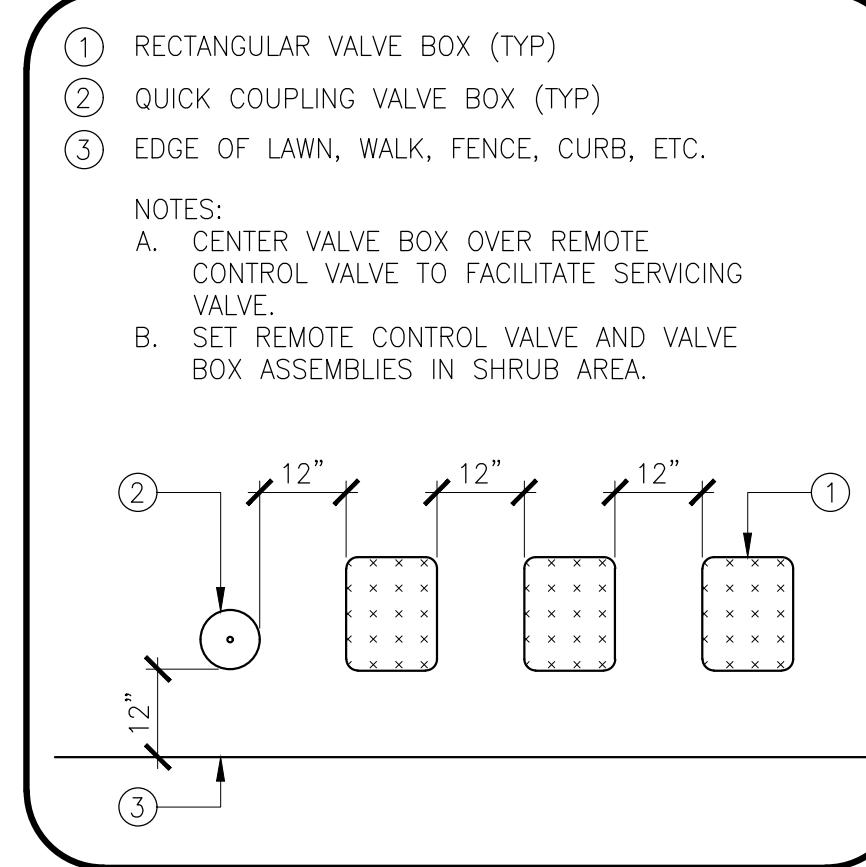
1 IRRIGATION LINE TRENCHING NOT TO SCALE



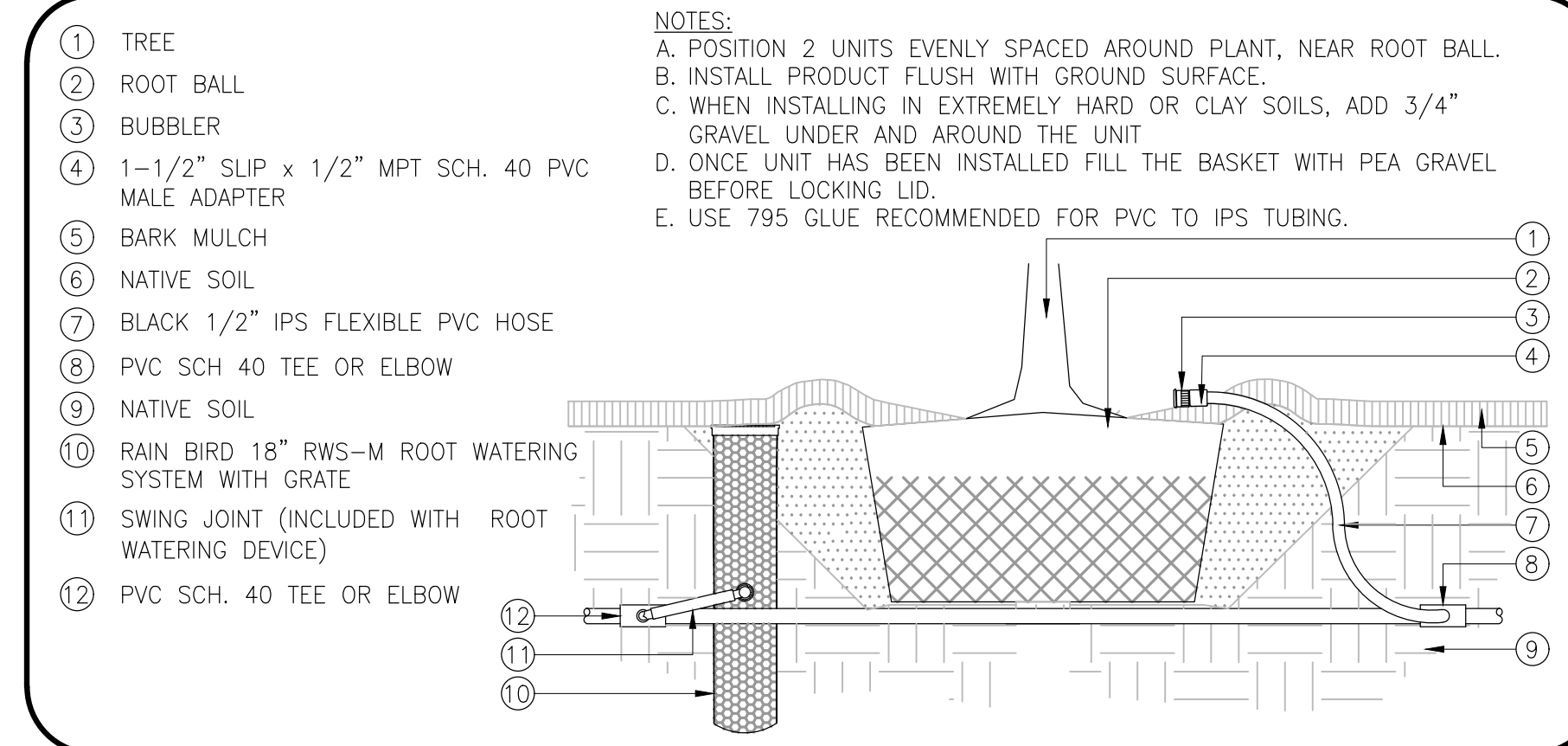
2 SLEEVE INSTALLATION NOT TO SCALE



4 WIRELESS RAIN SENSOR POST MOUNTED NOT TO SCALE



3 VALVE BOX LAYOUT NOT TO SCALE



5 TREE BUBBLER NOT TO SCALE

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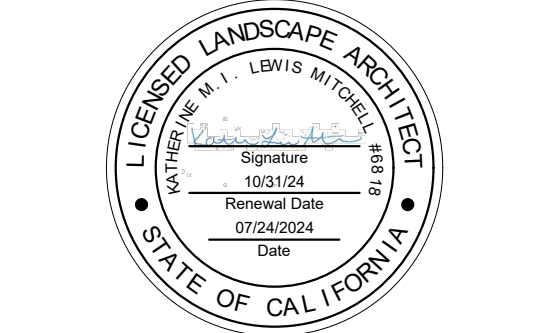
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LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

IRRIGATION DETAILS



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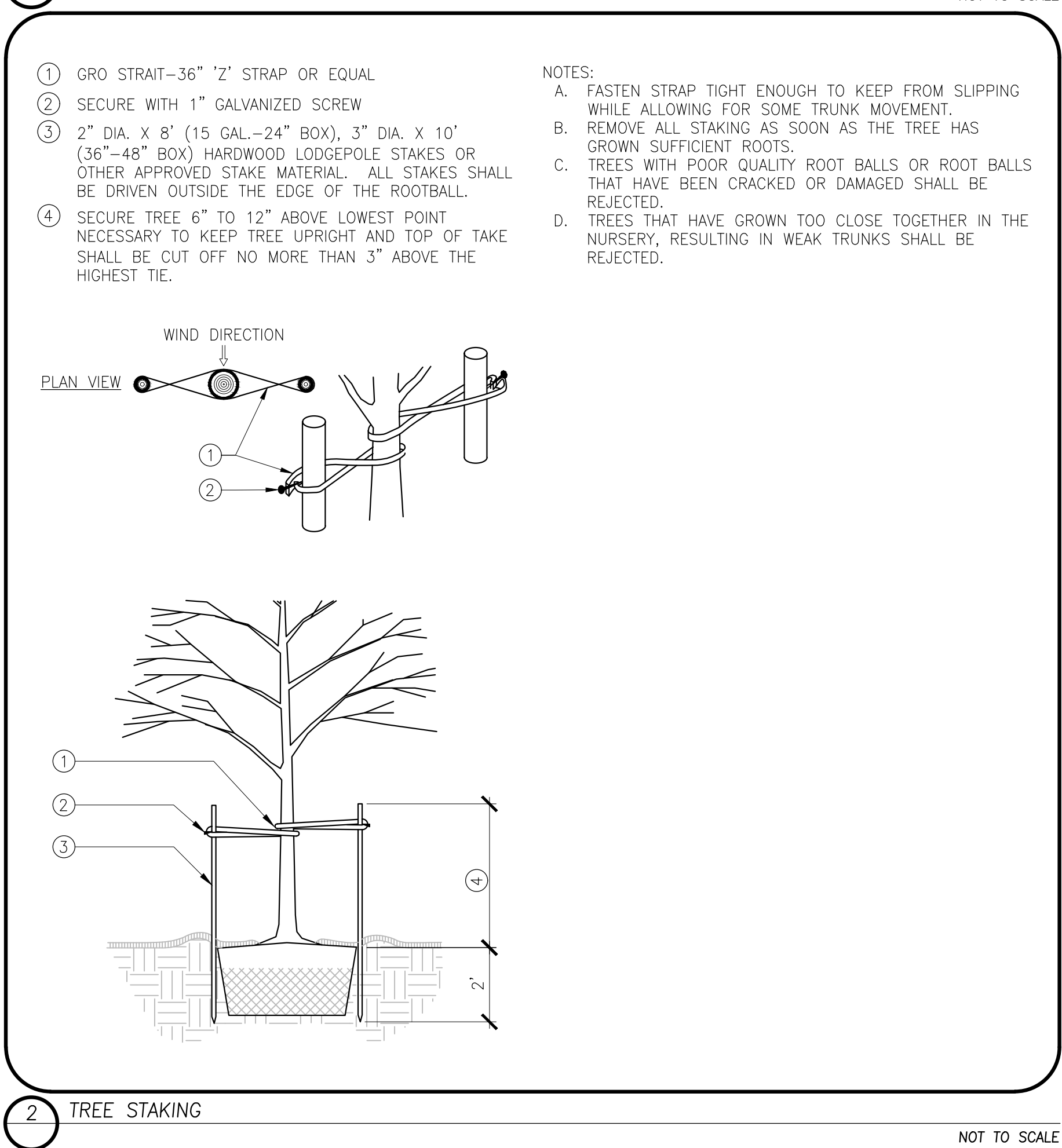
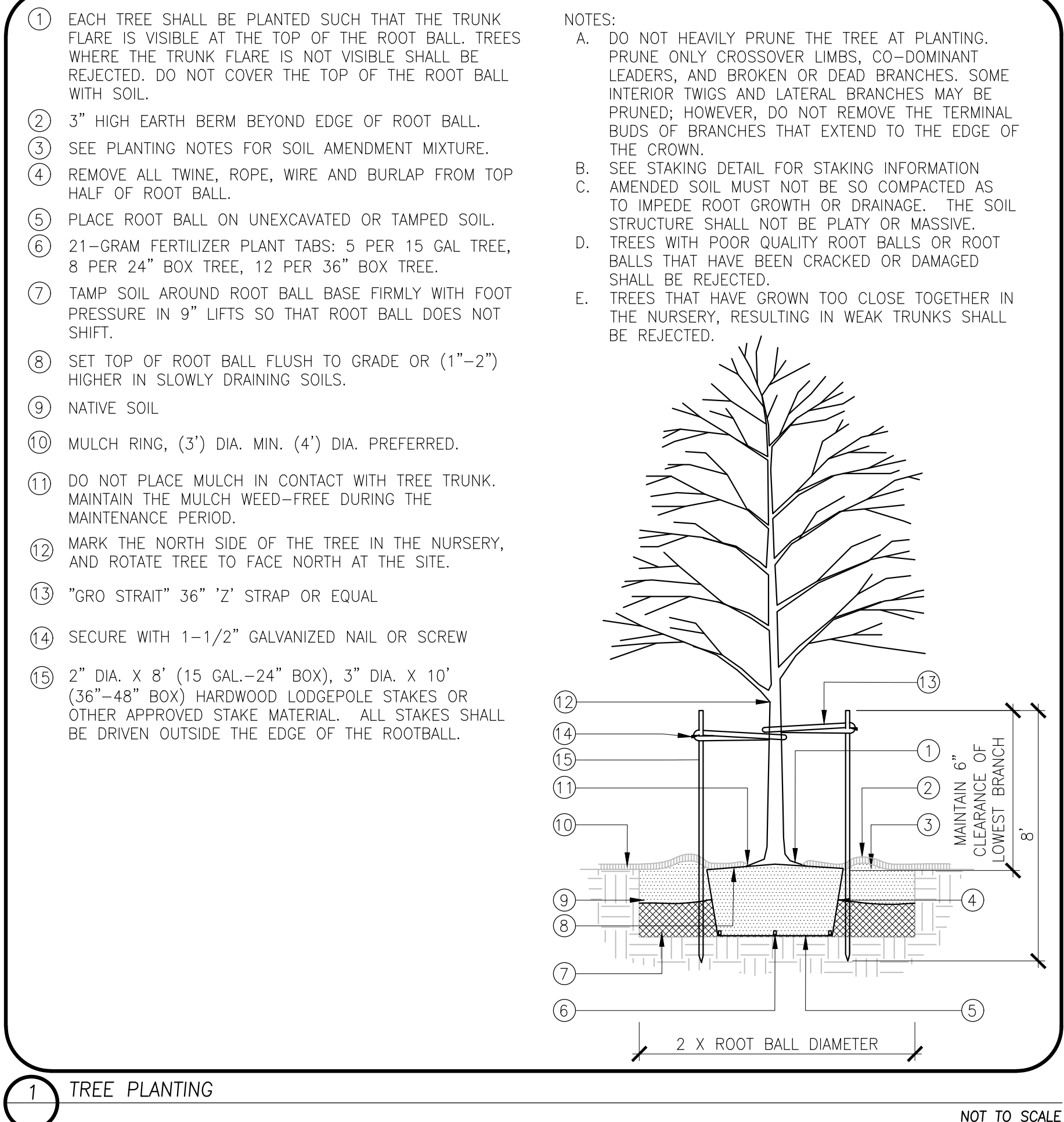
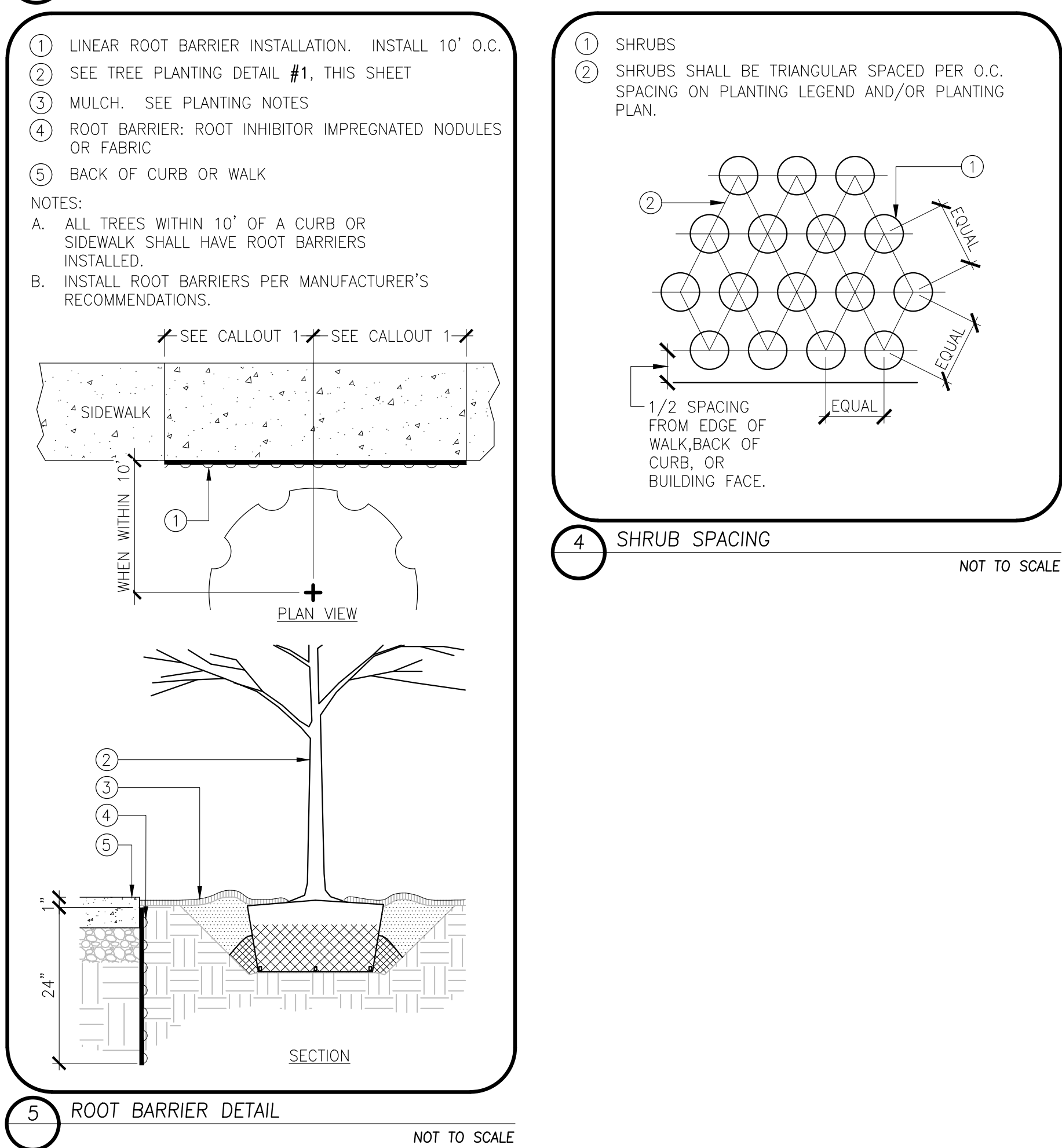
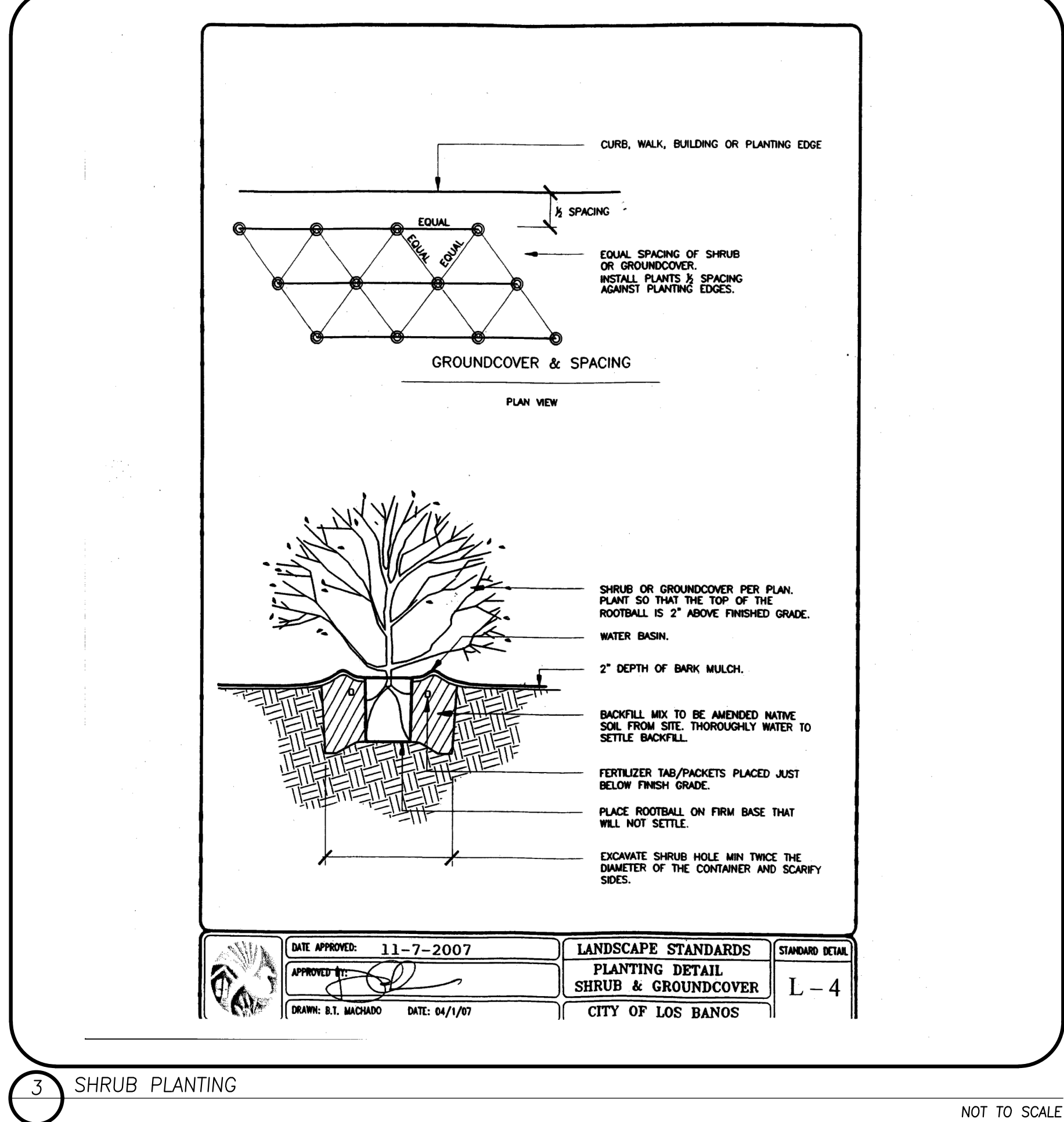
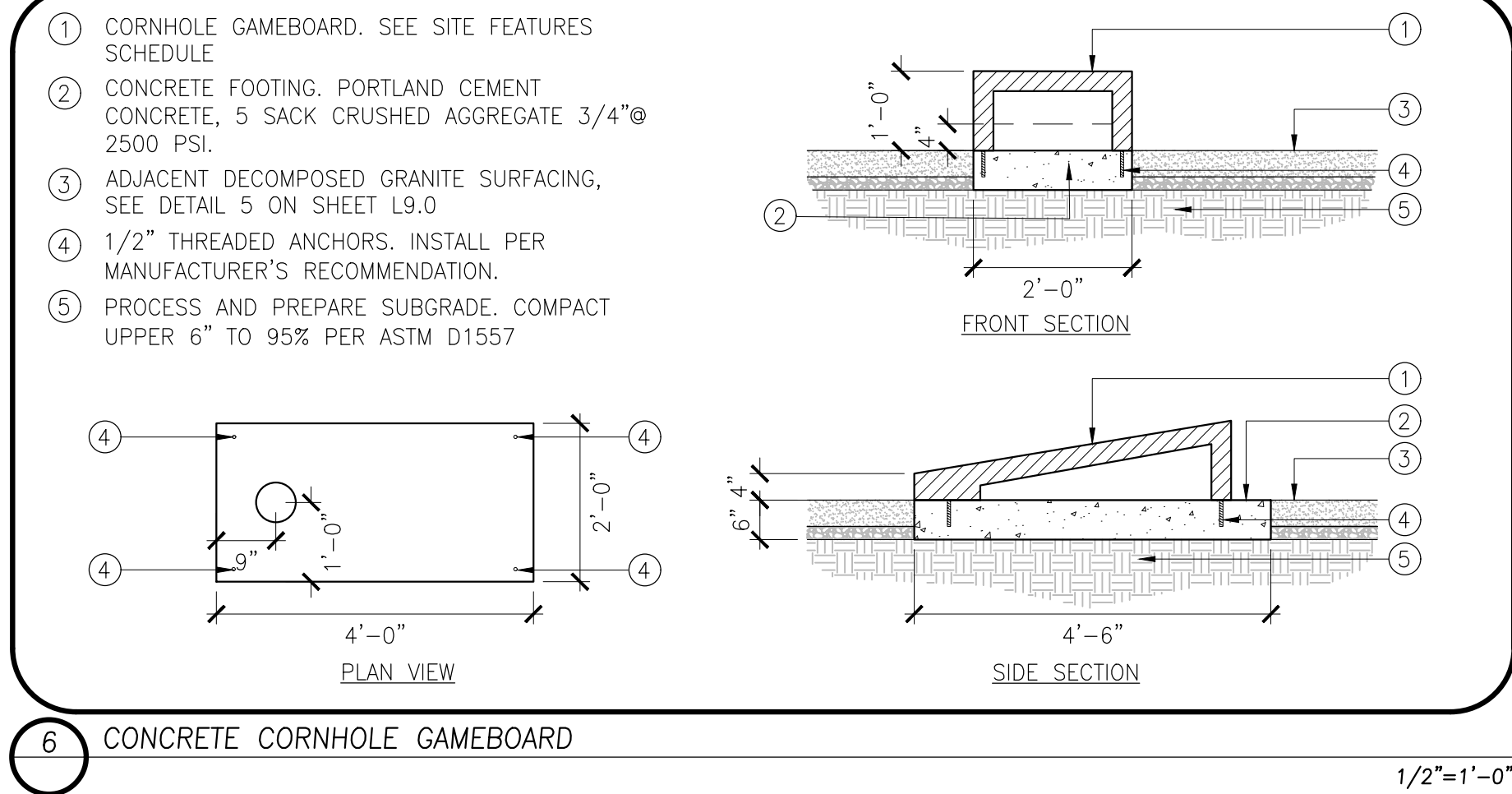
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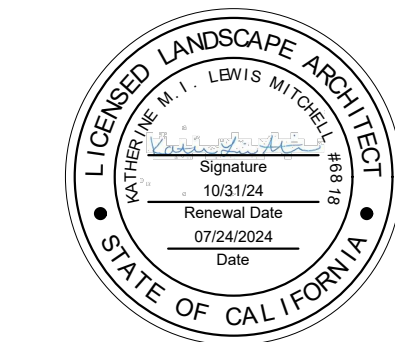
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LANDSCAPE IMPROVEMENT PLANS

SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

PLANTING DETAILS



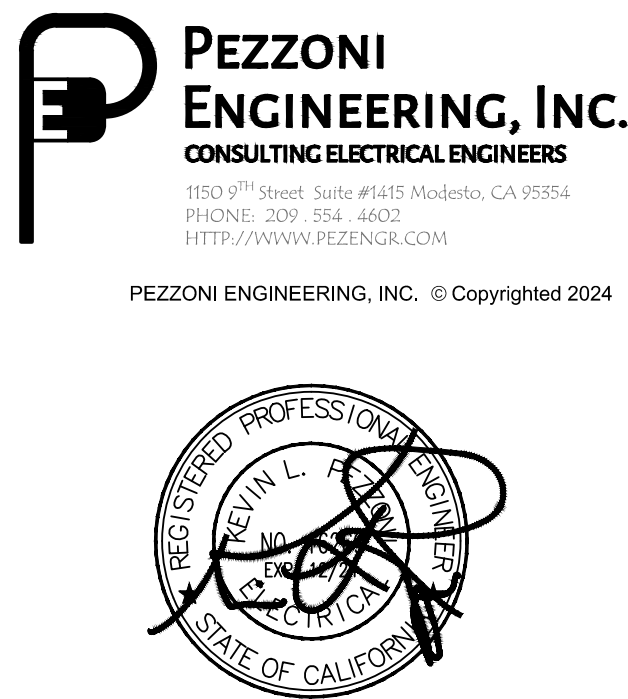
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ELECTRICAL ABBREVIATIONS

Δ	DELTA CONNECTED	CR	CONTROL RELAY	HI	HIGH	NAC	NOTIFICATION APPLIANCE CIRCUIT	SW	SWITCH
Y	WYE CONNECTED	CT	CURRENT TRANSFORMER	HV	HIGH VOLTAGE	NC	NORMALLY CLOSED	SWD	SWITCHED
O	PHASE	CU	COPPER	HVAC	HEATING, VENTILATION, AIR CONDITIONING	NL	NIGHT LIGHT	SP	SPARE
A	AMPERES	DC	DIRECT CURRENT	IDF	INTERMEDIATE DISTRIBUTION FRAME	OC	ON CENTER	STD	STANDARD
AC	ALTERNATING CURRENT	DISC	DISCONNECT	INCAN	INCANDESCENT	OFCl	OWNER FURNISHED CONTRACTOR INSTALL	STR	STRANDED
ACT	ABOVE COUNTERTOP/BACKSPLASH	DIST	DISTRIBUTION	INST	INSTANTANEOUS	OH	OVERHEAD	SWBD	SWITCHBOARD
AFF	ABOVE FINISHED FLOOR	(E)	EXISTING	KV	KILOVOLTS	OL	OVERLOAD RELAY	TEL	TELEPHONE
AL	ALUMINUM	EC	ELECTRICAL CONTRACTOR	KVA	KILOVOLT AMPERES	OT	OVER TEMPERATURE	TEMP	TEMPERATURE
APPROX	APPROXIMATE	EL, ELEV	ELEVATION	KW	KILOWATTS	OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT	TH	THERMOSTAT
AUTO	AUTOMATIC	ELECT	ELECTRICAL	LB	ELBOW	PA	PUBLIC ADDRESS	TRANSF	TRANSFORMER
AUX	AUXILIARY	EMT	ELECTRICAL METALLIC TUBING	LF	LINEAR FEET	PB	PULL BOX	TYP	TYPICAL
ALT	ALTERNATE	EOL	END OF LINE	LV	LOW VOLTAGE	PH	PANEL	TSP	TWISTED SHIELDED PAIR
AWG	AMERICAN WIRE GAUGE	ENCL	ENCLOSURE	M	MOTOR	PNL	PANEL	UG	UNDERGROUND
B	BARE	EP	EXPLOSION PROOF	MAX	MAXIMUM	PS	PHASE	UNO	UNLESS NOTED OTHERWISE
BC	BARE COPPER GROUND	EQUIP	EQUIPMENT	MCA	MINIMUM CIRCUIT AMPS	PRI	PRIMARY	V	VOLTS
BKBD	BACKBOARD	ETC	ET CETERA	MCC	MOTOR CONTROL CENTER	PS	PRESSURE SWITCH	VA	VOLT AMPS
BRKR	BREAKER	EVAP	EVAPORATOR	MCM	THOUSAND CIRCULAR MILLS	PWR	POWER	VFD	VARIABLE FREQUENCY DRIVE
BLDG	BUILDING	(F)	FUTURE	MECH	MECHANICAL	(R)	REMOVE(D)	VM	VOLT METER
C	CONDUIT OR CONTRACTOR	FA	FIRE ALARM	MFG	MANUFACTURER	RA	REMOTE ANNUNCIATOR	W/	WITH
CAB	CABINET	FACP	FIRE ALARM CONTROL PANEL	REQ	REQUIRED	REQMTS	REQUIREMENTS	W/O	WITHOUT
CATV	CABLE TELEVISION	FLA	FULL LOAD AMPS	RM	ROOM	RGP	REDUNDANT GROUND PATH	WP	WEATHERPROOF
CKT	CIRCUIT	FLEX	FLEXIBLE	RECP	RECEPTACLE	RM	ROOM	WHD	WATT HOUR DEMAND METER
CLG	CEILING	FLUOR	FLUORESCENT	SCH	SCHEDULE	SEC	SECONDS, SECONDARY	WM	WATT METER
COMM	COMMUNICATION	FS	FLOW SWITCH	SIG	SIGNAL	WH	WATER HEATER	XFMR	TRANSFORMER
CONN	CONNECT	GALV	GALVANIZED	MSB	MAIN SWITCHBOARD	(XR)	REMOVE AND RELOCATE(D)		
CONT	CONTINUATION OR CONTINUED	GND	GROUND	N	NEUTRAL				
COORD	COORDINATE	GC	GENERAL CONTRACTOR	(N)	NEW				
				NA	NON-AUTOMATIC				

GENERAL ELECTRICAL NOTES

1. PROVIDE ALL LABOR, MATERIALS, TOOLS, PLANT EQUIPMENT, TRANSPORTATION AND ALL PERFORM ALL OPERATIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL ELECTRICAL WORK REQUIRED FOR THE COMPLETE AND OPERATING SYSTEMS AS OUTLINED WITHIN THE SCOPE OF WORK.
2. UNDERWRITERS LABORATORIES, INC., SHALL MEET THEIR REQUIREMENTS AND SHALL BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY.
3. THE SIZE AND LOCATIONS OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE, CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT THE SITE.
4. CONDUCTORS SHALL BE COPPER CONDUCTORS TYPE AS NOTED ON CONSTRUCTION DOCUMENTS.
5. ALL ELECTRICAL WORK SHALL CONFORM WITH THE 2022 CALIF. ELECTRICAL CODE CALIFORNIA TITLE 17, 19 & 24 ALONG WITH N.F.P.A. STANDARDS AND THE STATE FIRE MARSHAL'S REQUIREMENTS.
6. ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS OF STATE & GOVERNING LOCAL FIRE CODES AND BUILDING CODES.
7. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, AND PERFORMANCE.
8. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
9. CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.
10. ALL CHANGE ORDER PROPOSALS AND CHANGE ORDERS, BOTH ADDITIVE AND DEDUCTIVE, SHALL BE BASED UPON AND BE ACCOMPANIED BY A DETAILED MATERIALS AND LABOR BREAKDOWN FOR EACH SPECIFIC TASK AND/OR ITEM. THE BREAKDOWN SHALL INCLUDE ACTUAL MATERIALS COSTS PLUS OVERHEAD AND PROFIT, AS WELL AS LABOR UNITS BASE UPON THE MOST RECENT NECA MANUAL OF LABOR UNITS (NECA INDEX #4090) OR EQUIVALENT PUBLICATION FOR EACH SPECIFIC TASK AND ITEM. LABOR COSTS SHALL BE COMPUTED AS OUTLINED WITHIN THE GENERAL CONDITIONS, BASED UPON THE NECA LABOR TABLES FOR EACH TASK REQUIRED. MATERIALS COSTS SHALL INCLUDE ACTUAL CONTRACTOR INVOICE PLUS NO MORE THAN 15% MARKUP. THE OWNER AND CONTRACTOR AGREE TO THE ABOVE CHANGE ORDER COST PROCEDURE, FOR BOTH ADDITIVE AND DEDUCTIVE CHANGE ORDERS.
11. ALL PERSONNEL WORKING WITH ENERGIZED EQUIPMENT WITHIN THE RESTRICTED ZONE PER NFPA-70E SHALL COMPLY WITH ALL NFPA-70E AND OSHA REQUIREMENTS AND BE ARC FLASH SAFETY CERTIFIED.



PLAN REVISIONS		
NO.	DATE	REVISION
-	-	-

O'DELL
ENGINEERING
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ELECTRICAL COMPLIANCE NOTES

THE INTENT OF THE DRAWINGS AND SPECIFICATION IS TO CONSTRUCT THE PROPOSED BUILDING IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE FOLLOWING CODES AND REGULATIONS AS APPLICABLE:

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- PART 2, TITLE 24, CCR
- BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- PART 3, TITLE 24, CCR
- BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- PART 4, TITLE 24, CCR
- BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- PART 5, TITLE 24, CCR
- BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- PART 9, TITLE 24, CCR
- BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)
- 2022 NFPA 72, NATIONAL FIRE ALARM & SIGNALING CODE
- w/ CALIFORNIA AMENDMENTS.

UNLESS OTHERWISE STATED, IT IS INTENDED THAT THE ABOVE CODES AND REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN EFFECT ON THE DATE OF THE CONTRACT. NOTHING ON THE DRAWING IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE ABOVE LISTED CODES AND REGULATIONS, OR OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS WHICH MAY BE APPLICABLE.

GENERAL POWER LEGEND

- CONCRETE PULL BOX -SIZE AS NOTED - LIDS AS NOTED 'P' POWER, 'S' SIGNAL, 'F' FIRE ALARM & 'D' DATA; '-T' DENOTES TRAFFIC LID
- CONDUIT -SURFACE MOUNTED OR ABOVE CEILING -EMT WITH COMPRESSION FITTING UNLESS NOTED ON PLANS
- CONDUIT -CONCEALED BELOW FLOOR IN EMT OR UNDERGROUND IN PVC SCH 40 WITH IMC ELBOWS
- HOMERUN TO PERSPECTIVE PANEL OR CABINET -BRANCH CIRCUIT WITH OUT FURTHER DESIGNATION IS A #12 WIRE CIRCUIT
- FLEX
- TERMINAL CABINET
- PANEL BOARD -SEE SCHEDULE
- MOTOR/EXHAUST FAN -N.I.E.S. -CONNECT AS REQUIRED
- DUPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- QUADPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- JUNCTION BOX - SINGLE GANG BOX
- FUSED DISCONNECT SWITCH -SIZE AS NOTED -30A. SHOWN
- MOTOR RATED DISCONNECT SWITCH
- FIXTURE IDENTIFICATION -LETTER INDICATES FIXTURE TYPE -NUMERAL INDICATES LAMP QUANTITY AND WATTAGE

PLAN NOTES:

1. (N) N30 PULLBOX -INSTALL PER DETAIL 2/E2.0.
2. (N) IRRIGATION CONTROLLER (120V, 50VA) -COORDINATE 120V CIRCUIT TO UNIT W/LANDSCAPING -INSTALL (N) 3/4" C BETWEEN CONTROLLER & BOOSTER PUMP.
3. (N) BOOSTER PUMP (240V, 1HP) -COORDINATE 240V CKT TO UNIT W/LANDSCAPING -PROVIDE DISCONNECT IF NOT INTEGRAL TO UNIT.
4. (N) 2 -1 1/2" C W/SITE BRANCH CIRCUIT WIRING & PULL-STRINGS BETWEEN PULLBOX & PEDESTAL.
5. (E) 3" C INTERCEPT AND EXTEND TO NEW LOCATION SHOWN.
6. STUB INTO (E) PG&E SECONDARY BOX



1 SITE PLAN - ELECTRICAL
SCALE: 1"=20'-0"

BID SET



SHEET NO.
E1.0
OF
22

APPROVED:

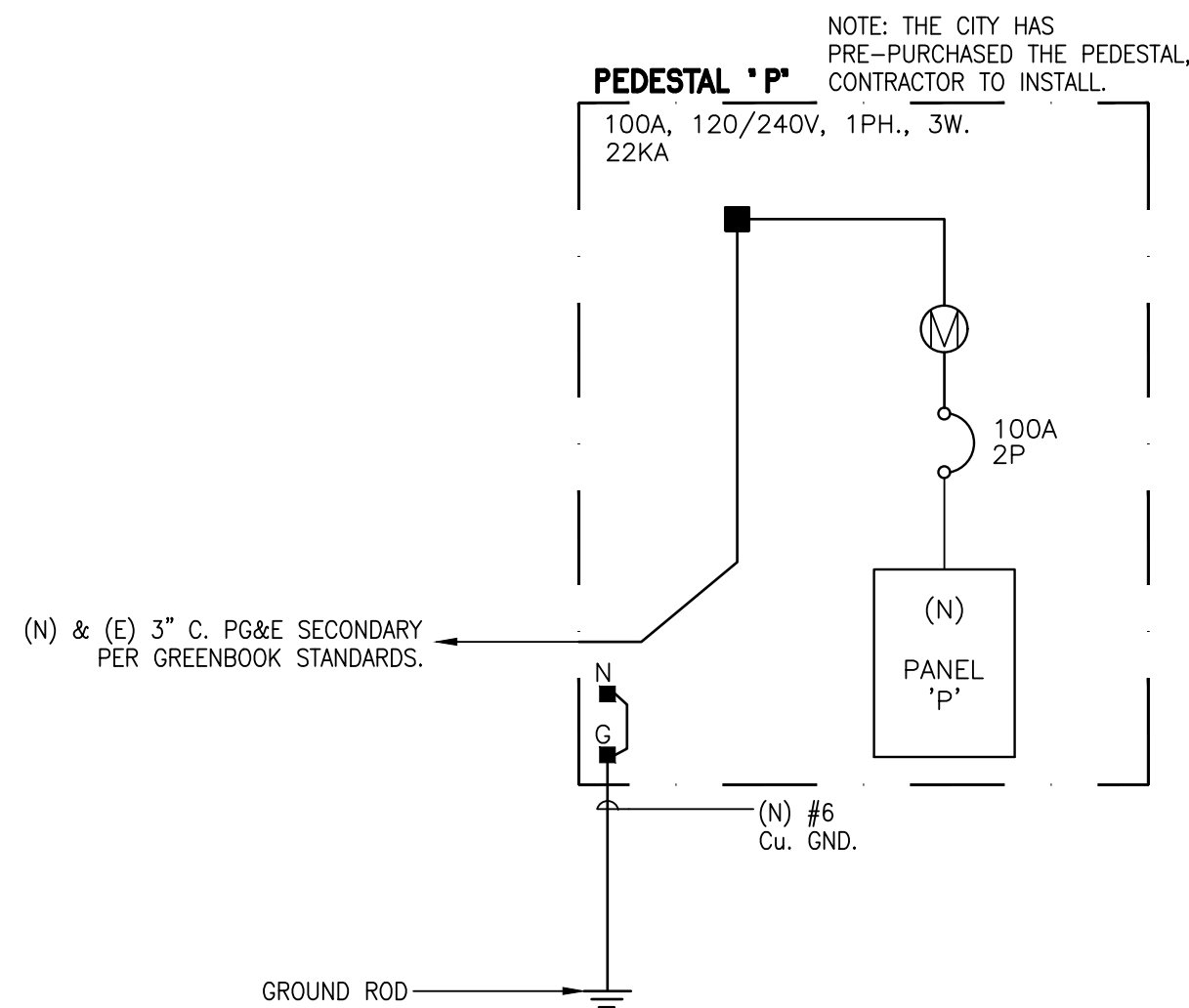
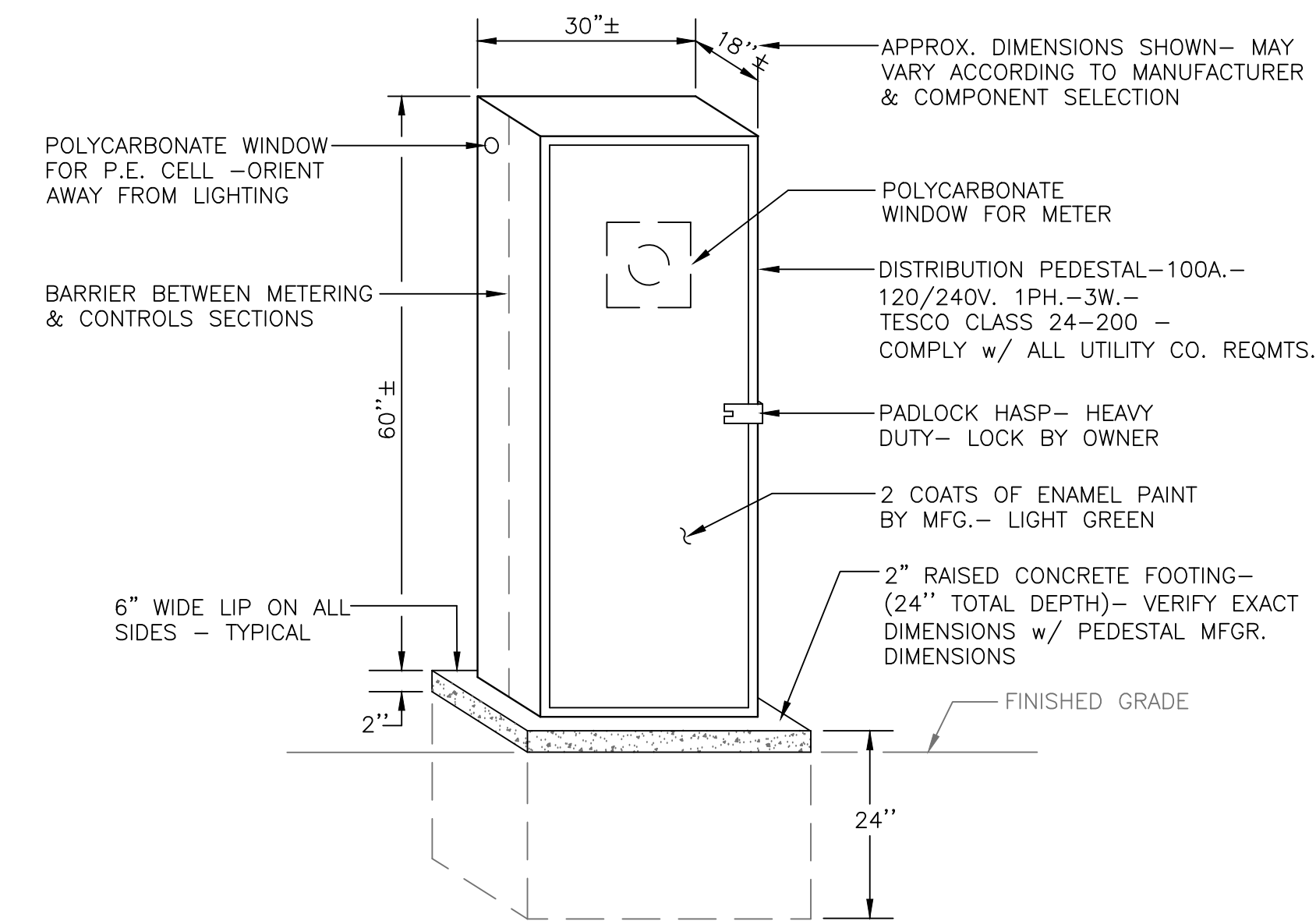
DESIGNED: KP
DRAWN: CCM
CHECKED: KP
SCALE:
DATE: 07/30/2024
JOB NO.: 41356

LANDSCAPE IMPROVEMENT PLANS
SUNRISE RANCH PARK

SITE PLAN -
ELECTRICAL

LOS BANOS, CALIFORNIA

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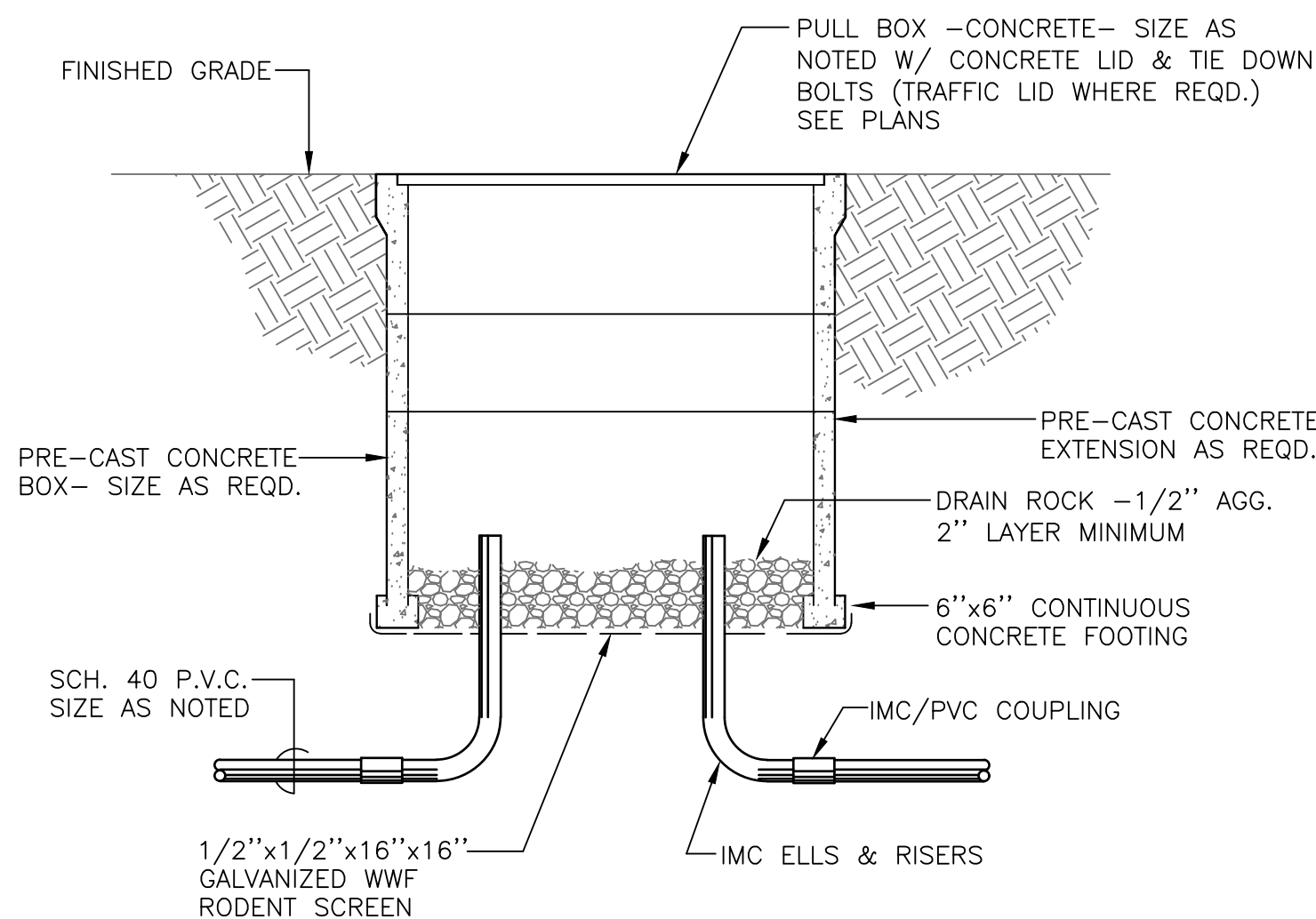


SERVICE PEDESTAL SINGLE LINE DIAGRAM

PEDESTSAL SCHEDULE												
PANEL: P												
BUS RATING: 100 A.				PHASE: 1Ø		SCCR: 22k						
VOLTAGE: 120/240 V.				WIRE: 3		BUSSING: Cu						
CKT	DESCRIPTION	BRKR	TYPE	LOAD	A (va)	B (va)	LOAD	TYPE	BRKR	DESCRIPTION	CKT	
1	RECEP PEDESTAL	20/1	R	180	180				20/1	SPARE	2	
3	SPARE	20/1				0			20/1	SPARE	4	
5	IRRIGATION CONTROL	20/1	C	100	1370		1270	M1	20/2	BOOSTER PUMP	6	
7	SPARE	20/1					1270	M1	/		8	
9	SPARE	20/1			0				20/1	SPARE	10	
11					0		0				12	
13					0						14	
					1550		1270					
CONTINUOUS (C):		125 VA		MCB: 100/2								
NON-CONTINUOUS (N):		0 VA		MLO: -		MAX. PHASE Ø125% = 16.1 A.						
RECEP. (R):		180 VA				DEMAND TOTAL = 3.5 kVA						
MOTOR (M) OR (M1):		3175 VA				= 14.5 A.						
LIGHTING (L):		0 VA				Ø125% = 18.1 A.						
KITCHEN >1750W (K):		0 VA										
DEMAND CALC. PER ART 220												

1 SERVICE PEDESTAL (OFCI)

SCALE: NTS



2 PULL BOX -TYPICAL

SCALE: N.T.S.

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LANDSCAPE IMPROVEMENT PLANS SUNRISE RANCH PARK

LOS BANOS, CALIFORNIA

DETAILS

APPROVED:

DESIGNED: KP
DRAWN: CCM
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SHEET NO.
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