HOMEFED CORPORTATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
2168 AVENIDA CAPRISE,
CHULA VISTA, CALIFORNIA 91913
APN: 644-072-26/LOT 27

LANDSCAPE DEVELOPMENT PLANS

DECLARATION OF RESPONSIBLE CHARGE / LANDSCAPE WATER CONSERVATION STATEMENT

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CHULA VISTA, SWEETWATER AUTHORITY/OTAY WATER DISTRICT, AND THE SAN DIEGO COUNTIY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS LANDSCAPE ARCHITECT OF WORK OF MY RESPONSIBILITY FOR PROJECT DESIGN. I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN CHAPTER 20.12 OF THE MUNICIPAL CODE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

NAME: DAN HOON

NAME OF FIRM: BRIGHTVIEW DESIGN GROUP

ADDRESS: 8 HUGHES IRVINE, CA 92618

SIGNATURE: D. Hoon DATE: 11/14/2023

REGISTRATION NO.: 5609 EXP. DATE 06/30/2025

EXITING LOAD DATA FOR POOL AREA

MAIN POOL AREA OCCUPANT LOAD DATA:
THE MAXIMUM FLOOR AREA PER OCCUPANT REQUIREMENTS FOR THE POOL AREA HAS BEEN DETERMINED BY USING CBC, CHAPTER 10, TABLE 1004.5.

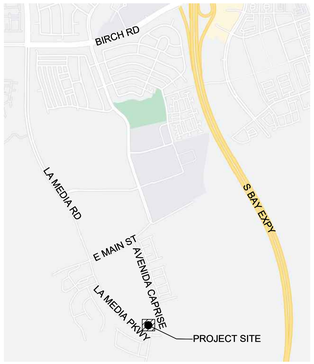
MAIN POOL	4,947 SF / 50 = 99 OCCUPANTS
SPA	155 SF / 50 = 3 OCCUPANTS
WADING POOL	576 SF / 50 = 12 OCCUPANTS
POOL / SPA DECK	14,051 SF / 15 = 937 OCCUPANTS
TOTAL POOL OCCUPANCY	= 1,226 OCCUPANTS

PER CBC CHAPTER 10, SECTION 1005.3.2, TOTAL MEANS OF EGRESS WIDTH IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANCY LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY .2 INCHES

TOTAL EXIT WIDTH REQUIRED (1,226 OCC. X 0.2" = 210")
= 210" REQUIRED EXIT WIDTH
EXIT WIDTH PER LOCATION (210" / 3 EXITS REQ. = 70") = 70" REQ. WIDTH PER EXIT
TOTAL EXIT WIDTH PROVIDED: 84" (WESTERN EXIT) + 84" (CENTER EXIT) + 42" (EASTERN EXIT) = 210" EXIT WIDTH PROVIDED

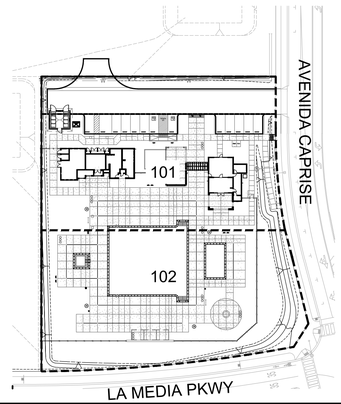
TOTAL LANDSCAPED AREA: 37,599 SF

VICINITY MAP



NORTH
N.T.S.

LOCATION MAP



NORTH
N.T.S.

SHEET INDEX

SHEET	TITLE	REVISION	DATE
T-000	TITLE SHEET		
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LC-001	CONSTRUCTION SPECIFICATIONS		
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LC-102	CONSTRUCTION PLANS		
LC-401	CONSTRUCTION DETAILS		
LC-402	CONSTRUCTION DETAILS		
LC-403	CONSTRUCTION DETAILS		
LC-404	CONSTRUCTION DETAILS		
LC-405	CONSTRUCTION DETAILS		
LC-406	CONSTRUCTION DETAILS		
IRRIGATION			
LI-000	IRRIGATION LEGENDS		
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LI-404	IRRIGATION DETAILS		
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POOL AND SPA			
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SP-101	PLOT PLAN		
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SHEET	TITLE	REVISION	DATE
SP-201	POOL PLAN VIEW AND PLUMBING LAYOUT		
SP-202	POOL DIMENSION PLAN		
SP-203	POOL SECTION VIEWS		
SP-204	WADING POOL PLAN VIEW, PLUMBING LAYOUT, AND SECTION VIEWS		
SP-301	SPA PLAN VIEW, PLUMBING LAYOUT, AND SECTION VIEWS		
SP-401	POOL, SPA, AND WADING POOL DETAILS		
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SP-502	EQUIPMENT LIST AND SCHEMATIC DIAGRAMS		
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SP-602	PRODUCT SPECIFICATION CUT SHEETS		
SP-603	PRODUCT SPECIFICATION CUT SHEETS		
SP-604	PRODUCT SPECIFICATION CUT SHEETS		
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SPS-100	POOL AND WADING POOL LAYOUT, SECTION, GENERAL NOTES AND DETAILS		
SPS-101	SPA LAYOUT, SECTION, AND DETAILS		
ELECTRICAL			
LE-1	ELECTRICAL SITE PLAN		
LE-2	PHOTOMETETRIC SITE PLAN		
LE-3	ELECTRICAL GENERAL NOTES, LEGEND AND ABBREVIATIONS		
LE-4	ELECTRICAL DETAILS AND SCHEDULES		
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SN-1	STRUCTURAL NOTES		
SSD-1	SITE STRUCTURE DETAILS		
SSD-2	SITE STRUCTURE DETAILS		
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SSD-5	SITE STRUCTURE DETAILS		

ADDITIONAL NOTES

NOTE:
REFER TO THE GEOTECHINICAL REPORT AND CIVIL ENGINEERING PLANS FOR FLATWORK REINFORCEMENT, SUB-BASE AND STRUCTURAL TIE RECOMMENDATIONS. ALL LANDSCAPE CONSTRUCTION DETAILS REFERENCE DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS / SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE:
REFER TO STRUCTURAL ENGINEERING PLANS FOR STRUCTURAL DESIGN OF STEEL FABRICATION, FOOTINGS, ATTACHMENTS, AND REINFORCEMENT. ALL LANDSCAPE CONSTRUCTION DETAILS REFERENCE DESIGN INTENT, MATERIALS, COLOR, AND FINISHES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE:
LANDSCAPING FOR THIS PROJECT SHALL BE DESIGNED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND WITH THE GUIDELINES FOR IMPLEMENTATION OF THE WATER EFFICIENT LANDSCAPE ORDINANCE.

NOTE:
ALL WORK CONFORMS WITH:
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE

NOTE:
ALL WORK CONFORMS WITH:
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE

CHULA VISTA REFERENCE NUMBERS
- IP23-0012
- GR23-0012
- B23-0135

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

POC NOTE
BELOW IS SIZING OF THE POC IRRIGATION EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL REFER TO THE IRRIGATION EQUIPMENT LEGEND FOR SPECIFICATION.

POINT OF CONNECTION 'A'

SERVICE LINE:	2"	BASKET STRAINER:	2"
WATER METER:	1.5"	MASTER VALVE:	1.5"
BACKFLOW DEVICE:	N/A	FLOW SENSOR:	1.5"
PRESSURE REGULATOR:	2"		

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
2. CONTRACTOR SHALL MAINTAIN A SIGNED SET OF APPROVED CONSTRUCTION PLANS AND RELATED DOCUMENTATION AND A COPY OF THE CONSTRUCTION PERMIT ON THE JOB SITE DURING WORK OPERATIONS.
3. LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHULA VISTA LANDSCAPE MANUAL, LANDSCAPE WATER CONSERVATION ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK"), AND THE CITY OF CHULA VISTA'S LANDSCAPE IMPROVEMENT REVIEW PACKET, LATEST APPROVED EDITIONS (AS APPLICABLE). WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE STRICTER REQUIREMENT SHALL APPLY.
4. LANDSCAPE IMPROVEMENTS SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS.
5. THESE PLANS ARE BASED ON:
   CIVIL IMPROVEMENTS BY HUNSAKER AND ASSOCIATES DATED06/29/2023, DRAWING NUMBER(S)B23-0135
   AND/OR
   BUILDING IMPROVEMENTS BY STARCK ARCHITECTURE+PLANNING DATED 06/06/2023, PERMIT NUMBER(S) B23-0135
6. THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS THEY RELATE TO THE WORK DEPICTED ON THESE PLANS.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
8. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
9. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLANS PRIOR TO THE BEGINNING OF WORK.
10. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE PROJECT OWNER, PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
11. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT OF RECORD (OR OWNERS REPRESENTATIVE).
12. THE LANDSCAPE ARCHITECT OF RECORD AND CITY REPRESENTATIVES SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO:
    a. PRE-CONSTRUCTION MEETING
    b. LANDSCAPE GRADING AND SOIL AMENDING
    c. LANDSCAPE CONSTRUCTION
    d. SPOTTING OF SPECIMEN PLANTS
    e. IRRIGATION PRESSURE AND COVERAGE TEST
    f. PLANTING AND/OR HYDROSEEDING
    g. PRE-MAINTENANCE
    h. POST-MAINTENANCE (FINAL)
13. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT OF RECORD DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE CONTRACTOR OF THEIR PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
14. THE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A MINIMUM OF 1 YEAR AFTER SUBSTANTIAL COMPLETION AS DETERMINED BY CITY REPRESENTATIVE.
15. PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE CITY LANDSCAPE INSPECTOR TO OBTAIN A LANDSCAPE INSPECTION PACKET, LANDSCAPE, AND IRRIGATION BOND EXONERATION WORKSHEET (IF APPLICABLE).
16. PROPOSED SCOPE OF WORK MAY INCLUDE WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND OTHER PUBLICLY OWNED AREAS. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (DDEFACCI@CHULAVISTACA.GOV) ("LANDSCAPE INSPECTOR") TO COORDINATE WORK WITHIN AND AROUND THESE AREAS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IN-KIND ANY DAMAGES TO PUBLIC AREAS, TO THE SATISFACTION OF THE LANDSCAPE INSPECTOR.
18. THE FOLLOWING ARE THE LANDSCAPE AND IRRIGATION FINAL CONSTRUCTION APPROVAL, ACCEPTANCE AND TURNOVER DOCUMENTS REQUIRED FOR ALL PRIVATE INFRASTRUCTURE WITHIN THE CITY OF CHULA VISTA. THE RESPONSIBLE PARTY SHALL SUBMIT THE FOLLOWING TURNOVER ITEMS TO SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI:
    a. FORM 5522 COMPLETED AND SIGNED BY LANDSCAPE ARCHITECT OF RECORD AND PROJECT APPLICANT.
    b. TRUE HALF SIZE PAPER COPY OF DIMENSIONED AS-BUILT IRRIGATION AND PLANTING PLANS WITH TREES NOTED.
    c. SIGNED LETTER FROM THE ENTITY THAT IS MAINTAINING THE PROJECT (E.G. OWNER, HOA, ETC.) STATING THEY ARE SATISFIED WITH THE PROJECT INSTALLATION AND HAVE ACCEPTED MAINTENANCE.
    d. COPY OF THE BOND, BOND ESTIMATE, AND BOND EXONERATION WORKSHEET, IF APPLICABLE.
    e. CITY OF CHULA VISTA L&I INSPECTION CARD AS APPROPRIATE FOR THE TYPE OF PROJECT (PUBLIC, PRIVATE, OR HYBRID).
    f. ALL OF THE ABOVE, ON A USB FLASH DRIVE IN PDF FILE FORMAT.

NOTIFICATIONS

CLIENT
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PH. 760.918.8200
CONTACT: DON ROSS
EMAIL: DROSS@HFC-CA.COM

LANDSCAPE ARCHITECT
BRIGHTVIEW DESIGN GROUP
8 HUGHES, STE 150
IRVINE, CA 92618
PH. 714.656.1019
CONTACT: HWA WANG
EMAIL: HWA.WANG@BRIGHTVIEW.COM

POOL
AQUATIC TECHNOLOGIES
32232 PASEO ADELANTO
SAN JUAN CAPISTRANO, CA 92675
PH. 949.276.7609
CONTACT: DAVE HART
EMAIL: DAVE@AQUATICTECHNOLOGIES.COM

ARCHITECT
STARCK ARCHITECTURE AND PLANNING
2045 KETTNER BLVD. SUITE 100
SAN DIEGO, CA 92101
PH. 619.299.707 X 113
CONTACT: JAMIE STARCK
EMAIL: JAMIE@STARCKAP.COM

CIVIL ENGINEER
HUNSAKER AND ASSOCIATES
9707 WAPLES STREET
SAN DIEGO, CA 92121
PH. 858.558.4500
CONTACT: TROY BURNS
EMAIL: TBRUNS@HUNSAKERSD.COM

SOILS ENGINEER
ADVANCE GEOTECHNICAL, INC.
485 CORPORATE DRIVE, SUITE B
ESCONDIDO, CA 92029
PH. 619.867.0487
CONTACT: SHANE P. SMITH

LIGHTING
RTM ENGINEERING CONSULTANTS
1300 QAUIL ST. #200,
NEWPORT BEACH, CA 92660
PH. 949.610.7390
CONTACT: VICTOR LEON
EMAIL: VICTOR.LEON@RTMEC.COM

STRUCTURAL ENGINEER
HARRIS AND SLOAN
130 VANTIS, SUITE 130
ALISO VIEJO, CA 92656
PH. 916.921.2441
CONTACT: KATIE LILLIDOLL
EMAIL: KILLIEDOLL@HARRISANDSLOAN.COM

DRY UTILITIES
ENGINEERING PARTNERS
10150 MEANLEY DRIVE.
SUITE 200 SAN DIEGO, CA 92130
PH: 858.824.1761
CONTACT: EVAN LIKES
EMAIL: EVAN@ENGINEERINGPARTNERS.COM

APPROVALS

PLAN CHECK GR230012 and DEH2023-FPOOL-001816

DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF CHULA VISTA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

DIRECTOR OF DEVELOPMENT SERVICES
LAURA C. BLACK OR DESIGNEE, CITY OF CHULA VISTA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

BUILDING & SAFETY DEPARTMENT
CITY OF CHULA VISTA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

UTILITIES [CONTRACTOR TO NOTIFY THE FOLLOWING AGENCIES OR UTILITIES 48 HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.]

ELECTRICAL COMPANY	SOUTHERN CALIFORNIA EDISON	805.654.7486
GAS COMPANY	SOUTHERN CALIFORNIA GAS COMPANY	818.266.6557
WATER DISTRICT	OTAY WATER DISTRICT	619.670.2222
PHONE	SOUTHERN CALIFORNIA TELEPHONE COMPANY	661.424.9530

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT DAN L. HOON 5609 REGISTERED 6/30/2025 RENEWAL 11/17/2023 STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

1	
2	
3	
4	
5	

811 Know what's below. Call 811 before you dig.
REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:		
PLAN SET	ISSUE DATE	
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
TITLE SHEET

1 OF 62

SHEET NUMBER
T-000

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L0.000 TITLE SHEET.DWG
11/17/2023 2:22 PM

I. CONTRACTOR'S CONSTRUCTION WORK RESPONSIBILITIES:

1. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. CONFORMANCE: ALL CONSTRUCTION WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES.
3. LICENSE: ALL WORK SHALL BE PERFORMED BY A STATE LICENSED CONTRACTOR.
4. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND THE OWNER (JOB SUPERINTENDENT).
5. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) IMMEDIATELY.
6. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
7. COORDINATION OF ACTIVITIES: THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES THROUGH THE OWNER (JOB SUPERINTENDENT).
8. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONSTRUCTION ELEMENTS AS DELINEATED ON THE PLANS FOR APPROVAL BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT.
9. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.
10. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, MARKED OR UNMARKED, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER (JOB SUPERINTENDENT).
11. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER (JOB SUPERINTENDENT).
12. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.
13. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS SIGNATURE AND STATE CONTRACTOR'S LICENSE NUMBER.
14. STATE CIVIL CODE TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF THE CIVIL CODE.
15. METHODS OF CONSTRUCTION: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

II. OWNER'S CONSTRUCTION WORK RESPONSIBILITIES:

1. CONSTRUCTION RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL CONSTRUCTION INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT) TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER (JOB SUPERINTENDENT) PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.
2. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER (JOB SUPERINTENDENT) SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.
3. ROUGH GRADE: OWNER (JOB SUPERINTENDENT) FROM SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.
4. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. IT IS THE OWNER'S (JOB SUPERINTENDENT'S) RESPONSIBILITY TO CONSULT THE LANDSCAPE ARCHITECT PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
5. CONTRACT FULFILLMENT: ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS, QUALITY OF WORK AND ACCEPTABLE FULFILLMENT OF INTENT OF THE CONTRACT DOCUMENTS SHALL BE DECIDED BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT CONCURRENTLY.
6. PERMITS AND INSPECTIONS: THE OWNER SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

III. REQUIRED FIELD OBSERVATION WORK:

1. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S CONSTRUCTION FIELD OBSERVATION SCHEDULE:

1. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.
2. CONTRACTOR ORIENTATION/ PRECONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO THE MEETING, CONTRACTOR SHALL THOROUGHLY ACQUAINT THEMSELVES WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.
3. CONSTRUCTION STAKING AND LAYOUT OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL CONSTRUCTION ELEMENTS, FLOW LINES AND FINISH GRADES HAVE BEEN LOCATED IN THE FIELD, BUT PRIOR TO FORMING OR EXCAVATING.
4. ROUGH CONSTRUCTION PROGRESS OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL FORMING, EXCAVATION, REINFORCING STEEL AND STRUCTURAL STEEL WORK HAS BEEN COMPLETED, BUT PRIOR TO PLACEMENT OF ANY CONCRETE.
5. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER (JOB SUPERINTENDENT) DURING CONSTRUCTION OPERATIONS TO INSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
6. FINAL OBSERVATION/PROJECT CERTIFICATION: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE CONSTRUCTION NOTES:

A. GENERAL CONSTRUCTION NOTE:

1. THESE SPECIFICATION NOTES IDENTIFY THE MINIMUM REQUIRED PROJECT SCOPE EXPECTATION TO BE PERFORMED BY THE AWARDED LICENSED CONTRACTOR. ALL INFORMATION REFERENCED ON THE APPROVED PLAN AND/ OR DETAILS AND GOVERNING AGENCY REQUIREMENTS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY PLAN, DETAIL AND/ OR NOTE DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER / LANDSCAPE ARCHITECT IN WRITING OF ANY CHANGED SPEC WHICH HAS COST DIFFERENCES THAN WHAT IS SHOWN THE APPROVED PLANS.

B. BASE SHEETS:

1. BASE SHEETS WERE DERIVED FROM PLANS:
   PREPARED BY: HUNSAKER AND ASSOCIATES
   TITLED: COTA VERA SWIM CLUB
   DATED: 07/07/2022 REVISED: 11/08/2023
   COPIES AVAILABLE FROM OWNER UPON REQUEST.

C. GEOTECHNICAL REPORT:

1. THE GEOTECHNICAL REPORT UTILIZED IN THE PREPARATION OF THE CONSTRUCTION PLANS AND DETAILS WAS PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS
   TITLED: GRADING PLAN REVIEW
   DATED: 06/01/2018
   COPIES AVAILABLE FROM OWNER UPON REQUEST.

D. CONCRETE AND MASONRY NOTES:

1. LICENSE: THE CONCRETE CONTRACTOR SHALL BE A STATE LICENSED CONCRETE CONTRACTOR. THE MASONRY CONTRACTOR SHALL BE A STATE LICENSED MASONRY CONTRACTOR.
2. GEOTECHNICAL REPORTS: ALL EXCAVATION, GRADING, COMPACTION, ETC. SHALL BE ACCOMPLISHED AND PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT IS HEREBY MADE A PART OF THESE DRAWINGS AND THE RECOMMENDATIONS CONTAINED THEREIN ARE TO BE FOLLOWED AND CONSIDERED AS MINIMUM UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED OR DETAILED IN THE DRAWINGS OR SPECIFICATIONS.
3. SOILS COMPACTION: ALL EXISTING FILL SOIL AND DISTURBED NATURAL SOILS ARE TO BE EXCAVATED AND REPLACED WITH PROPERLY COMPACTED FILL PER THE GEOTECHNICAL REPORT. ALL FILLING, BACKFILLING, RECOMPACTION, ETC., IS TO BE ACCOMPLISHED ONLY UNDER THE SUPERVISION OF A SOILS ENGINEER.
4. INSPECTIONS: ALL EXCAVATIONS ARE TO BE INSPECTED AND APPROVED BY A SOILS ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL OR REINFORCING STEEL.
5. SLEEVE COORDINATION: ALL PIPE SLEEVING FOR DRAINAGE, IRRIGATION AND ELECTRICAL SERVICE, BENEATH OR EMBEDDED IN CONCRETE OR MASONRY WALLS SHALL BE COORDINATED WITH THE APPROPRIATE SUBCONTRACTORS THROUGH THE OWNER (JOB SUPERINTENDENT) AND APPROVED BY THE OWNER.
6. ROCK AND SAND SPECIFICATIONS: AGGREGATES FOR CONCRETE SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.
7. AGGREGATES: AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-144 AND C-404.
8. CEMENT: CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II OR TYPE V SHOW ALKALI PER GEOTECHNICAL REPORT.
9. CONCRETE: FOR ALL CONCRETE IN CONTACT WITH SOIL, PROVIDE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,500PSI WITH TYPE V CEMENT PLUS POZZOLAN, A MAXIMUM SLUMP OF 5" AND A MAXIMUM WATER/CEMENT RATIO OF 0.45 UNLESS GEOTECHNICAL ENGINEER BUILDING DEPARTMENT DETERMINES THAT SOILS SULFATE EXPOSURE IS NEGLIGIBLE PER UBC TABLE 19-A-4. (CONTINUOUS INSPECTION NOT REQUIRED UNLESS OTHERWISE NOTED AS DESIGN STRENGTH IS 2,500 PSI.)
10. FIBER REINFORCING: PROVIDE 1.5 LBS OF ¾" SUPERNET FIBER REINFORCEMENT BY FORTA FIBER CORP. PER CUBIC YARD OF CONCRETE USED FOR FLATWORK ONLY, AS REQUIRED.
11. CONCRETE BLOCK: ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-90, GRADE N.
12. MORTAR: MORTAR SHALL BE TYPE 'S' MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 1/2 TO 1/4 PARTS LIME PUTTY TO 2-1/4 TO 3 TIMES THE QUANTITY OF THE CEMENT PLUS LIME PUTTY PARTS OF SAND.
13. GROUT: GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS AND SHALL BE MIXED IN PROPORTIONS OF 1 PART PORTLAND CEMENT TO 1/10 PART LIME PUTTY TO 2 TO 3 PARTS SAND TO A MAXIMUM OF 2 PARTS GRAVEL.
14. TESTING: ALL CEMENT, AGGREGATE, REINFORCING STEEL, STRUCTURAL STEEL, ETC. SHALL BE FROM TESTED STOCK. COPIES OF TEST REPORTS SHALL BE FURNISHED TO THE OWNER (JOB SUPERINTENDENT) UPON REQUEST.
15. COMPRESSIVE STRENGTH OF CONCRETE: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. (5.2 SK/YD). UNLESS NOTED OTHERWISE.
16. REBARS: LAP ALL BARS IN CONCRETE A MINIMUM OF THIRTY SIX (36) TIMES THE DIAMETER OF THE REINFORCING BAR (2'-6" MINIMUM) AT ALL SPLICES. LAP ALL BARS IN MASONRY A MINIMUM OF FORTY (40) TIMES THE DIAMETER OF THE REINFORCING BAR (2'-6" MINIMUM) AT ALL SPLICES, UNLESS NOTED OTHERWISE. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40, #4 AND SMALLER AND ASTM 1615, GRADE 60, #5 AND LARGER.
17. DOWELS: DOWELS FOR WALLS SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT AND SHALL LAP WITH THE REINFORCING BAR AS NOTED ABOVE UNLESS NOTED OTHERWISE.
18. SECURE INSERTS: ANCHOR BOLTS, DOWELS, INSERTS, ETC., SHALL BE SECURELY TIED IN PLACE PRIOR TO THE POURING OF ANY CONCRETE OR GROUT. ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED AND/OR METALIZED.
19. WELDING: WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING PROPER LOW HYDROGEN ELECTRODES.
20. MINIMUM CONCRETE COVERAGE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

a. SLABS ON EARTH, 2" MINIMUM OR AT CENTER OF SLAB
b. CONCRETE BELOW GRADE, FORMED. . . . . 2" MINIMUM COVER
c. CONCRETE BELOW GRADE, UNFORMED (POURED AGAINST EARTH) ……… 3" MINIMUM COVER
d. MAXIMUM SLUMP IN ALL CONCRETE FLATWORK SHALL NOT EXCEED 4".
e. MAXIMUM WATER-CEMENT RATIO FOR ALL CONCRETE FLATWORK SHALL NOT EXCEED .55.
f. FOR TYPE V CEMENT THE MAXIMUM WATER -CEMENT RATIO SHALL NOT EXCEED .45.

21. GROUTING: ALL MASONRY SHALL BE REINFORCED GROUTED SOLID MASONRY UNLESS NOTED OTHERWISE. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS, ETC. GROUT SOLID ALL CELLS BELOW GRADE. ALL REINFORCEMENT, BOLTS, ETC. IN MASONRY SHALL HAVE A MINIMUM GROUT COVERAGE OF 3/4".
22. SPECIFICATIONS TESTING: SEE STRUCTURAL ENGINEERING CALCULATIONS TEST AND/OR INSPECTION REQUIREMENTS.
23. FIELD TESTING: CONTINUOUS INSPECTION SHALL BE PROVIDED BY A TESTING LABORATORY FOR ALL FIELD WELDING, CONCRETE WITH SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI OR GREATER AND CAISSONS. MASONRY SHALL HAVE CONTINUOUS INSPECTION WHERE NOTES ARE CALLED FOR IN DRAWINGS.
24. FOOTINGS: FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.
25. BACKFILL: MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL WALLS TO GRADES PER PLAN, FINISH GRADING FOR RUNOFF SWALE BEHIND ALL WALLS, PERFORATED DRAIN LINES COMPLETE, WATERPROOFING ALL WALLS BELOW GRADE AND ALL EXCAVATION NECESSARY FOR THE EXECUTION OF MASONRY WORK. RELATIVELY NON-EXPANSIVE FILL SHALL BE USED IN BACKFILLING BEHIND WALLS. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING THE BACKFILL OPERATION.
26. PLASTER: PRECISION BLOCK WALLS AS NOTED ON THE PLANS AND DETAILS SHALL RECEIVE BROWN COAT (3/8" THICK MIN.) APPLIED AS NOTED: PORTLAND CEMENT: 1 PART HYDRATED LIME: 1/4 PART SAND 16/20: 4 PARTS ANTI-SHRINKAGE AGENT: 3 OZ. BY WEIGHT PER SACK CEMENT FOLLOW WITH COLOR FINISH COAT - 1/8" THICK MIN. PORTLAND CEMENT PLASTER - MIX WITH WATER PER MANUFACTURER'S INSTRUCTIONS EXCEPT ADD ONE PART ADMIXTURE EMULSION TO THREE PARTS OF WATER FOR ALL EXTERIOR PLASTER APPLIED TO THE WALLS.
27. PLASTER FINISH: ALL PLASTER FINISHES AND COLORS SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE A 4' X 4' SAMPLE OF EACH FINISH FOR OWNER APPROVAL PRIOR TO PROCEEDING WITH BALANCE OF PLASTER WORK. ALL WORK SHALL CONFORM TO APPROVED SAMPLE AND SHALL BE A PART ON THIS CONTRACT.
28. WATER SEAL: APPLY NON-YELLOWING WATER SEALER TO ALL PLASTER SURFACES AS APPROVED BY THE OWNER (JOB SUPERINTENDENT). PROVIDE SAMPLE FOR REVIEW/ APPROVAL.
29. FINISH: CONCRETE COLORS AND FINISHES SHALL BE PER CONSTRUCTION PLANS / CONSTRUCTION SCHEDULE. COLORS AS SPECIFIED ON THE CONSTRUCTION PLAN SHALL BE OF THE INTEGRAL TYPE UNLESS NOTED OTHERWISE ON CONSTRUCTION SCHEDULE.
30. SAMPLES: PROVIDE THE OWNER (JOB SUPERINTENDENT) WITH A 2' X 2' SAMPLE (AT A MINIMUM) OF ALL CONCRETE FINISHES AS NOTED ON THESE PLANS. SAMPLES SHALL BE APPROVED BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT AT THE SITE PRIOR TO POURING FLATWORK. ALL WORK SHALL CONFORM TO THE APPROVED SAMPLES.
31. THICKNESS OF CONCRETE: ALL CONCRETE FLATWORK SHALL BE A MINIMUM OF 4" THICK. NOSE ALL EDGES AS SHOWN ON THE DETAILS. REFER TO THE GEOTECHNICAL REPORT.
32. SLOPE WALKS TO DRAIN: ALL CONCRETE FLATWORK SHALL SLOPE TO DRAIN AT A MINIMUM OF 1% IN THE DIRECTION OF SITE DRAINAGE AS INDICATED ON THE CONSTRUCTION PLAN.
33. JOINTS: CONCRETE CONSTRUCTED FROM THESE PLANS SHALL MEET ALL ENGINEER'S OR ARCHITECT'S WALKS, DRIVEWAYS, CONCRETE DECKS AND PADS, AND TOPS OF CURBS, ETC. FLUSH.
34. CONSTRUCTION JOINTS: CONSTRUCTION JOINT SPACING IN CONCRETE FLATWORK OCCURS, AT A MINIMUM, AT ALL CHANGES IN DIRECTION AND SHALL NOT EXCEED A MAXIMUM SPACING OF 20'-0" ON CENTER, OR AS NOTED ON THE PROJECT GEOTECHNICAL REPORT. CONSTRUCTION JOINT MATERIAL SHALL BE AS APPROVED BY THE OWNER (JOB SUPERINTENDENT).

E. METAL WORK NOTES

1. LICENSE: THE TUBULAR STEEL FENCE CONTRACTOR SHALL BE A STATE LICENSED TUBULAR STEEL FENCE CONTRACTOR.
2. MATERIAL STANDARDS: ALL STEEL TUBING SHALL BE ASTM 500 GRADE A, OR ASTM A501 SEAMLESS. ALL STAINLESS STEEL SHALL BE GRADE 316 UNLESS NOTED OTHERWISE.
3. STATE AND LOCAL CODES: ALL FENCING AS SHOWN ON THE PLANS AND DETAILS IS INTENDED TO MEET THE MINIMUM STATE AND LOCAL CODES. ALL CONDITIONS THAT DO NOT CONFORM SHALL BE BROUGHT TO THE OWNER'S (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION AND INSTALLATION.
4. PRIMER PAINT: PRIME ALL METAL AFTER FABRICATION PRIOR TO DELIVERY TO THE JOB SITE.
5. REPAIR OF GALVANIZED SURFACES: TO TOUCH-UP GALVANIZED SURFACES, USE 95% ZINC PRIMER
6. QUALITY CONTROL: MISCELLANEOUS METAL WORK SHALL BE FREE OF DEFECTS WHICH IMPAIR STRENGTH, DURABILITY AND APPEARANCE.
7. INSTALLATION: ERECT PLUMB, STRAIGHT, TRUE AND ACCURATELY FIX IN PLACE, BRACE, REINFORCE, AND ANCHOR IN PLACE. GRIND ALL FIELD WELDS SMOOTH.
8. SLEEVES: SET RAILING STANDARDS TRUE AND PLUMB IN PROPERLY POSITIONED SLEEVES, THEN BRACE TO POSITION AND CEMENT IN PLACE WITH QUICK SETTING CEMENT.
9. CORROSION PREVENTION: PROTECT ALL DISSIMILAR METALS FROM GALVANIC CORROSION BY PRESSURE TAPES, COATINGS OR ISOLATORS.
10. CLEANING: AFTER ERECTION, CLEAN OFF ALL RUST, SCALE AND OIL. CLEAN FIELD WELDS, BOLTS AND ABRADED AREAS. TOUCH UP ALL AREAS WITH THE SAME MATERIAL AS USED FOR THE SHOP COAT LEAVING ALL SURFACES READY TO RECEIVE FINISH COATS.
11. ZINC GALVANIZED/METALIZED METAL: ALL METAL SHALL BE PRIMED ZINC METALIZED OR HOT DIPPED GALVANIZED.
12. PAINTING: APPLY ONE (1) COMPLETE PRIMER COAT PER NOTE (5) ABOVE AND A MINIMUM OF TWO (2) COATS OF EXTERIOR METAL PAINT. PAINT AND PAINT COLOR TO BE APPROVED BY THE OWNER. PROVIDE ANY ADDITIONAL COLOR COATS TO PROVIDE COMPLETE COVERAGE.
13. POWDER COATED METAL: ALL POWDER COATED METALS SHALL HAVE A ZINC METALIZED PRIMER APPLIED PRIOR TO POWDER COAT.

F. POOL AND SPA NOTES

1. DESIGN INTENT: THE POOL, FOUNTAIN AND SPA DATA CONTAINED ON THE CONSTRUCTION PLANS, DETAILS AND NOTES IS FOR THE PURPOSE OF SPECIFYING THE FINISH PHYSICAL APPEARANCE OF THESE IMPROVEMENTS.
2. LICENSE: THE POOL/SPA CONTRACTOR SHALL BE STATE LICENSED SWIMMING POOL CONTRACTOR.
3. SHOP AND ENGINEERING DRAWINGS: THE CONTRACTOR SHALL PROVIDE SHOP AND ENGINEERING DRAWINGS APPROVED AND DESIGNED BY A REGISTERED STRUCTURAL ENGINEER, MECHANICAL ENGINEER AND ELECTRICAL ENGINEER FOR ALL ASPECTS OF A COMPLETE OPERABLE POOL, FOUNTAIN AND SPA.
4. BUILDING/HEALTH CODE: ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EDITION OF THE BUILDING AND HEALTH CODES.
5. APPROVALS: POOL CONTRACTOR SHALL BE FAMILIAR WITH CITY, COUNTY, STATE AND ALL APPLICABLE CODES AND SUBMITTALS AND SHALL PROVIDE ALL NECESSARY POOL ENGINEERING SHOP DRAWINGS TO GAIN GOVERNING AGENCY APPROVALS AND PERMITS.
6. OWNER SHOP DRAWINGS REVIEW: CONTRACTOR SHALL PROVIDE SIX (6) SETS OF POOL AND SPA SHOP AND ENGINEERING DRAWINGS APPROVED AND SIGNED BY A STATE REGISTERED STRUCTURAL ENGINEER TO THE OWNER (JOB SUPERINTENDENT) FOR REVIEW AND APPROVAL PRIOR TO AGENCY SUBMITTAL.
7. SOILS REPORT: ALL SUBGRADE AND FOUNDATION PREPARATION SHALL CONFORM TO THE STRUCTURAL SOILS INVESTIGATION REPORT.
8. NOTIFICATION OF DISCREPANCIES: POOL CONTRACTOR SHALL VERIFY AT THE SITE ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
9. CONTROL SITE: ALL MAJOR HORIZONTAL AND VERTICAL CONTROL DATUM POINTS SHALL BE PROVIDED BY THE OWNER'S CIVIL ENGINEER SURVEY CREWS.
10. WATER SEAL: POOL CONTRACTOR SHALL MASTIC SEAL BETWEEN COPING/CANTILEVERED DECK AND BOND BEAM ON POOL/SPA.
11. ELECTRICAL CONNECTIONS: ELECTRICAL SHALL BE STUBBED OUT IN POOL EQUIPMENT ROOM. ALL CONNECTIONS TO EQUIPMENT SHALL BE BY POOL CONTRACTOR.
12. COMPLETE INSTALLATION: POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTIONS AND EQUIPMENT AS REQUIRED FOR A COMPLETE, OPERABLE POOL, FOUNTAIN AND SPA.
13. POOL/CONTRACTOR SHALL SUBMIT DIGITAL SHOP DRAWINGS FOR ALL POOL AND SPA EQUIPMENT. POOL AND SPA SHOULD BE CONSTRUCTED WITH THE FOLLOWING EQUIPMENT:

   A. EXTERNAL PUMP: INSTALL IN POOL EQUIPMENT ROOM (3 MINIMUM RETURN INLETS OR AS REQUIRED PER CODE FOR SAFETY 6' OF HEAD 700 GPH MIN.)
   B. CARTRIDGE FILTER: INSTALL IN POOL EQUIPMENT ROOM.
   C. RECESS LIGHTS: INSTALL IN BOTTOM/SIDES OF FOUNTAIN PER FOUNTAIN DETAIL, INSTALL PER ELECTRICAL PLAN.
   D. AUTO FILL VALVE: INSTALL OUT OF VIEW.
   E. TILE: PER POOL DETAIL AND CONSTRUCTION MATERIAL NOTES.
   F. CLEAN OUT SUMP WITH SCREEN.
   G. EXTERNAL HIGH EFFICIENT HEATER.
   H. ALL EQUIPMENT TO BE LOCATED PER PLANS IN POOL EQUIPMENT ROOM/GARAGE EQUIPMENT ROOM TO REDUCE MECHANICAL EQUIPMENT NOISE.

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT
DANIEL L. HOON
5609
Signature
6/30/2025
Renewal Date
11/17/2023
Date
STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
CONSTRUCTION NOTES

SHEET NUMBER
LC-001

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L2.001 CONSTRUCTION NOTES.DWG
11/17/2023 2:22 PM

CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL	SHEET	MATERIAL / MODEL NO.	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS
P-01	PEDESTRIAN CONCRETE PAVING	A,B	LC-401	POUR IN PLACE CONCRETE	NATURAL GRAY - MEDIUM BROOM FINISH	N/A	N/A
P-02	TRUNCATED DOMES PAVERS	D	LC-401	12"X12"X2" TRUNCATED DOME PAVERS	CHARCOAL / A-100	ORCO TEXTURA OR APPROVED EQUAL BY OWNER	SUBMIT SAMPLE AND SPEC SHEET - PROVIDE MOCK UP IN RADIAL PATTERN SPECIFIED WIDTH.
P-03	PRECAST CONCRETE POOL & SPA COPING AND WATERLINE TILE & DEPTH MARKERS	C	LC-404	CUSTOM PRECAST CONCRETE, COLORBODY PORCELAIN TILE, AND GLASS MOSAIC	COPING - DARK GRAY	PACIFIC STONE OR APPROVED EQUAL BY OWNER	SUBMIT FULL SIZE PRECAST PIECE WITH POOL DECK MOCK UP, SUBMIT TILE MESH MOUNTED 6" WIDE MIN.
					POOL WATER TILE LINE	REFER TO POOL ENG PLANS	N/A
					EXPANSION JOINT - SANDED JOINT SEALANT. MATCH POOL COPING FINISH.	N/A	N/A
P-04	SYNTHETIC TURF	C	LC-401	IMPERIAL SYNTHETIC TURF GRASS	CALIFORNIA TALL FESCUE 90	IMPERIAL SYNTHETIC TURF INVISIBLE STRUCTURES	N/A
P-05	CONCRETE CUTOFF WALL AT POOL DECK	A	LC-404	CONCRETE	NATURAL GRAY CONCRETE	N/A	N/A
P-06	CONCRETE MOWCURB	G	LC-401	CONCRETE	NATURAL GRAY WITH MEDIUM BROOM FINISH	N/A	N/A
P-07	CONCRETE AT POOL DECK	A	LC-404	POUR IN PLACE CONCRETE	NATURAL GRAY - LIGHT ETCHED (SIMILAR TO TOPCAST #3)	N/A	PROVIDE 4'X4' MOCK UP
P-08	RAMP AT OFFICE	F	LC-402	POUR IN PLACE CONCRETE	NATURAL GRAY - MEDIUM BROOM FINISH	N/A	N/A
				HANDRAILS - TUBULAR STEEL	BLACK, SEMI GLOSSY	N/A	SUBMIT METAL RAL OR PAINT COLOR CHIP

WALL LEGEND

CODE	DESCRIPTION	DETAIL	SHEET	MATERIAL / MODEL NO.	COLOR / FINISH / PATTERN	MANUFACTURER/ SUPPLIER	REMARKS / COMMENTS
W-01	~~CMU WALL WITH STUCCO FINISH~~ (OMIT)	D	LC-402	WALL: CMU WITH SMOOTH STUCCO FINISH	FINISH TO MATCH ARCHITECTURE, COLOR - PENDING	TBD	N/A
				WALL CAP: 14" SQ, VALORI PRECAST VP-SQ14CRNB	FINISH TO MATCH ARCHITECTURE, COLOR - PENDING	VALORI PRECAST	SUBMIT SPEC SHEET AND COLOR SAMPLE http://www.valoriprecast.com/
W-02	PROJECT ADDRESS SIGN AND MONUMENTATION	C	LC-402	WALL: CMU WITH SMOOTH STUCCO FINISH	FINISH TO MATCH ARCHITECTURE, COLOR - PENDING	N/A	SUBMIT PAINT COLOR CHIP
				WALL CAP: 14" SQ, VALORI PRECAST VP-SQ14CRNB	LIGHT SAND FINISH - NATURAL GRAY	VALORI PRECAST	SUBMIT SPEC SHEET AND COLOR SAMPLE http://www.valoriprecast.com/

FENCE LEGEND

CODE	DESCRIPTION	DETAIL	SHEET	MATERIAL / MODEL NO.	COLOR / FINISH / PATTERN	MANUFACTURER/ SUPPLIER	REMARKS / COMMENTS
F-01	POOL ENCLOSURE FENCE	B	LC-405	TUBULAR STEEL	BLACK, SEMI GLOSSY	AMERISTAR OR APPROVED EQUAL BY OWNER	SUBMIT SHOP DRAWINGS METAL RAL OR PAINT COLOR CHIP

GATE LEGEND

CODE	DESCRIPTION	DETAIL	SHEET	MATERIAL / MODEL NO.	COLOR / FINISH / PATTERN	MANUFACTURER/ SUPPLIER	REMARKS / COMMENTS
G-01	~~TUBULAR STEEL DOUBLE POOL GATE~~ (OMIT)	A	LC-403	CUSTOM TUBULAR STEEL GATE	SEMI GLOSSY	CUSTOM	SUBMIT SHOP DRAWINGS METAL RAL OR PAINT COLOR CHIP
G-01	MAIN ENTRY - TUBULAR STEEL DOUBLE POOL GATE	A	LC-405	CUSTOM TUBULAR STEEL GATE	BLACK, SEMI GLOSSY	CUSTOM	SUBMIT SHOP DRAWINGS METAL RAL OR PAINT COLOR CHIP
G-02	WEST ENTRY - TUBULAR STEEL DOUBLE POOL GATE	B	L2-403	CUSTOM TUBULAR STEEL GATE	BLACK, SEMI GLOSSY	CUSTOM	SUBMIT SHOP DRAWINGS METAL RAL OR PAINT COLOR CHIP
G-03	EAST ENTRY - TUBULAR STEEL DOUBLE GATE	C	LC-403	CUSTOM TUBULAR STEEL GATE	BLACK, SEMI GLOSSY	CUSTOM	SUBMIT SHOP DRAWINGS METAL RAL OR PAINT COLOR CHIP

SITE ELEMENT LEGEND

CODE	DESCRIPTION	DETAIL	SHEET	MATERIAL / MODEL NO.	COLOR / FINISH / PATTERN	MANUFACTURER/ SUPPLIER	REMARKS / COMMENTS
S-01	LAP POOL	PER POOL ENG	PER POOL ENG	BY POOL/SPA ENGINEER	WHITE PLASTER	AQUATIC TECHNOLOGIES	SUBMIT EQUIPMENT AND MATERIAL SPECIFICATION SHEETS AND PLASTER SAMPLE, SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-02	WADING POOL	PER POOL ENG	PER POOL ENG	BY POOL/SPA ENGINEER	WHITE PLASTER	AQUATIC TECHNOLOGIES	SUBMIT EQUIPMENT AND MATERIAL SPECIFICATION SHEETS AND PLASTER SAMPLE, SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-03	SPA	PER POOL ENG	PER POOL ENG	BY POOL/SPA ENGINEER	WHITE PLASTER	AQUATIC TECHNOLOGIES	SUBMIT EQUIPMENT AND MATERIAL SPECIFICATION SHEETS AND PLASTER SAMPLE, SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-04	CHAISE LOUNGE	N/A	N/A	PER OWNER/INTERIOR DESIGNER	PER OWNER/INTERIOR DESIGNER	PER OWNER/INTERIOR DESIGNER	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-05	FIRE FEATURE (OMIT)	I	LC-401	~~OA-CUSTOMFTOA 7'W X 22"H~~	~~AL~~	~~OASIS FIRE TABLES~~	N/A
S-06	~~OVERHEAD SHADE STRUCTURE~~ (OMIT)	A	LC-405	10' X 12' STEEL FRAME	R COATED BLACK SEA	TUCCI SHOWN FOR REFERENCE/PER SEPARATE PERMIT	SUBMIT PRODUCT SPECIFICATIONS SHEET WWW.TUCCI.COM
				TRELLIS ROOF	POWDER COATED BLACK SEA		
S-07	LOUNGE CHAIR	N/A	N/A	PER OWNER/INTERIOR DESIGNER	PER OWNER/INTERIOR DESIGNER	PER OWNER/INTERIOR DESIGNER	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-08	TRAFFIC BOLLARDS	F	LC-401	RELIANCE FOUNDRY: MODEL R-7842 COVER WITH C-40 R-1009-40 FIXED CRASH RATED BOLLARD	BLACK, SEMI GLOSSY	N/A	SUBMIT PRODUCT SPECIFICATIONS SHEET https://www.reliance-foundry.com/bollard#gref
S-09	STAIR AND HANDRAILS	A/B	LC-402	STEPS - CONCRETE	NATURAL GRAY WITH MEDIUM BROOM FINISH	N/A	SUBMIT METAL RAL OR PAINT COLOR CHIP
				HANDRAILS - TUBULAR STEEL	BLACK, SEMI GLOSSY	N/A	
S-10	SLOT DRAINS	B	LC-404	CUSTOM	ROUND BRASS CLEAN OUT, SIZE PER CIVIL PLANS	N/A	N/A
S-11	EMERGENCY SPA SHUT OFF VALVE	E	LC-404	TUBULAR STEEL	BLACK, SEMI GLOSS	N/A	SUBMIT METAL RAL OR PAINT COLOR CHIP
S-12	POOL SAFETY SIGN	N/A	N/A	BY SIGNAGE CONSULTANT	BY SIGNAGE CONSULTANT	BY SIGNAGE CONSULTANT	SUBMIT SHOP DRAWINGS, SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-13	POOL SAFETY RACK	D	LC-404	TUBULAR STEEL	BLACK, SEMI GLOSSY	N/A	SUBMIT METAL RAL OR PAINT COLOR CHIP
S-14	BIKE RACKS	C	LC-406	BRBS-103 - CYCLE SENTRY	POWDER COATED BLACK	VICTOR STANLEY	SUBMIT PRODUCT SPECIFICATION SHEEThttps://victorstanley.com/product/brbs-103/
S-15	TRASH AND RECYCLING RECEPTACLE	D	LC-406	SDC-36 SIDE DEPOSIT RECEPTACLE - LABELED TRASH RECEPTACLE	POWDER COATED BLACK, GLOSSY FINISH	VICTOR STANLEY	SUBMIT PRODUCT SPECIFICATION SHEET https://victorstanley.com/product/sdc-36/
				SDC-36 SIDE DEPOSIT RECEPTACLE - LABELED RECYCLE RECEPTACLE	POWDER COATED BLUE, GLOSSY FINISH	VICTOR STANLEY	SUBMIT PRODUCT SPECIFICATION SHEET https://victorstanley.com/product/sdc-36/
				SDC-36 SIDE DEPOSIT RECEPTACLE - LABELED ORGANICS RECEPTACLE	POWDER COATED GREEN, GLOSSY FINISH	VICTOR STANLEY	SUBMIT PRODUCT SPECIFICATION SHEET https://victorstanley.com/product/sdc-36/
S-16	TRASH ENCLOSURE WITH RECYCLING	N/A	N/A	BY ARCHITECT	BY ARCHITECT	BY ARCHITECT	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-17	POOL DECK WASH DOWN HOSE BIB	E	LC-402	COPPER PIPE, TUBE STEEL POST CLADDED IN WOOD	DARK STAIN FOR WOOD BLACK, SEMI GLOSSY	CUSTOM	SUBMIT WOOD STAIN PRODUCT SHEET AND COLOR SAMPLE
S-18	ADA HANDICAPPED PARKING SIGNAGE	N/A	N/A	PER CIVIL AND/OR SIGNAGE CONSULTANT	PER CIVIL AND/OR SIGNAGE CONSULTANT	PER CIVIL AND/OR SIGNAGE CONSULTANT	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-19	JUNCTION BOX	PER POOL ENG	PER POOL ENG	BY POOL/SPA ENGINEER	BY POOL/SPA ENGINEER	AQUATIC TECHNOLOGIES	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-20	NO SMOKING SIGN LOCATION	PER SIGNAGE CONSULTANT	PER SIGNAGE CONSULTANT	BY SIGNAGE CONSULTANT	BY SIGNAGE CONSULTANT	BY SIGNAGE CONSULTANT	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-21	POLE LIGHTS	PER LIGHTING CONSULTANT	PER LIGHTING CONSULTANT	BY LIGHTING CONSULTANT	BY LIGHTING CONSULTANT	BY LIGHTING CONSULTANT	SHOWN FOR REFERENCE/PER SEPARATE PERMIT

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT · DANIEL L. HOON · 5609 · Signature · 6/30/2025 Renewal Date · 11/17/2023 Date · STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

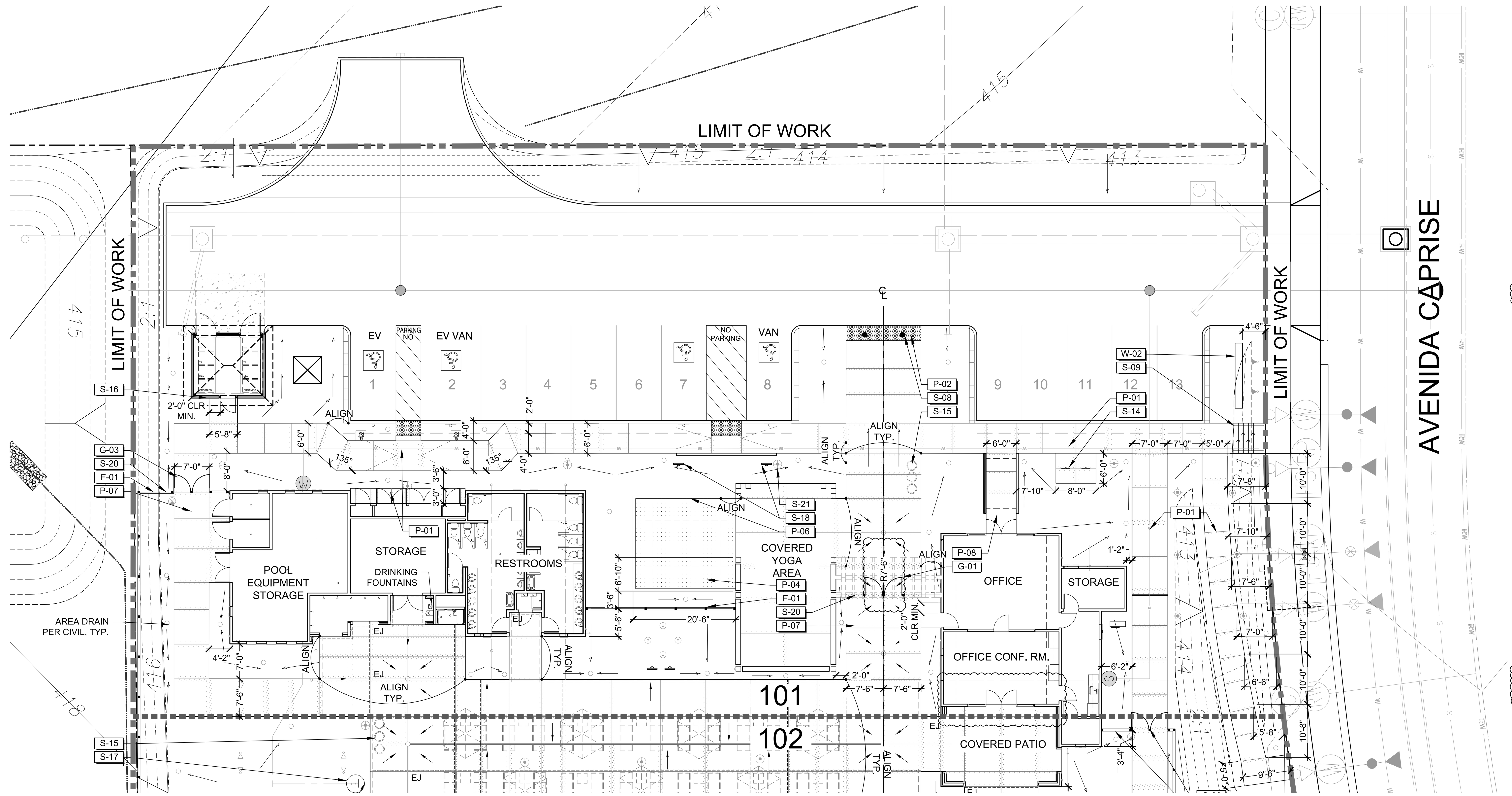
PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE: CONSTRUCTION LEGEND

3 OF 62

SHEET NUMBER: LC-002



CONSTRUCTION LEGEND

PAVING LEGEND

CODE	DESCRIPTION	DETAIL/SHEET
P-01	PEDESTRIAN CONCRETE PAVING	A,B/LC-401
P-02	TRUNCATED DOMES PAVERS	D/LC-401
P-03	PRECAST CONCRETE POOL & SPA COPING AND WATERLINE TILE & DEPTH MARKERS	C/LC-404
P-04	SYNTHETIC TURF	C/LC-401
P-05	CONCRETE CUTOFF WALL AT POOL DECK	A/LC-404
P-06	CONCRETE MOWCURB	G/LC-401
P-07	CONCRETE AT POOL DECK	A/LC-404
P-08	RAMP AT OFFICE	F/LC-402

WALL LEGEND

CODE	DESCRIPTION	DETAIL
W-01	CMU WALL WITH S OMIT ISH	D/LC-402
W-02	PROJECT ADDRESS SIGN AND MONUMENTATION	C/LC-402

FENCE LEGEND

CODE	DESCRIPTION	DETAIL
F-01	POOL ENCLOSURE FENCE	B/LC-405

GATE LEGEND

CODE	DESCRIPTION	DETAIL
G-01	TUBULAR STEEL D OMIT L GATE	A/LC-403
G-01	MAIN ENTRY - TUBULAR STEEL DOUBLE POOL GATE	A/LC-405
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CODE	DESCRIPTION	DETAIL
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S-09	STAIR AND HANDRAILS	A/B/LC-402
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S-14	BIKE RACKS	C/LC-406
S-15	TRASH AND RECYCLING RECEPTACLE	D/LC-406
S-16	TRASH ENCLOSURE WITH RECYCLING	N/A
S-17	POOL DECK WASH DOWN HOSE BIB	E/LC-402
S-18	ADA HANDICAPPED PARKING SIGNAGE	N/A
S-19	JUNCTION BOX	PER POOL ENG
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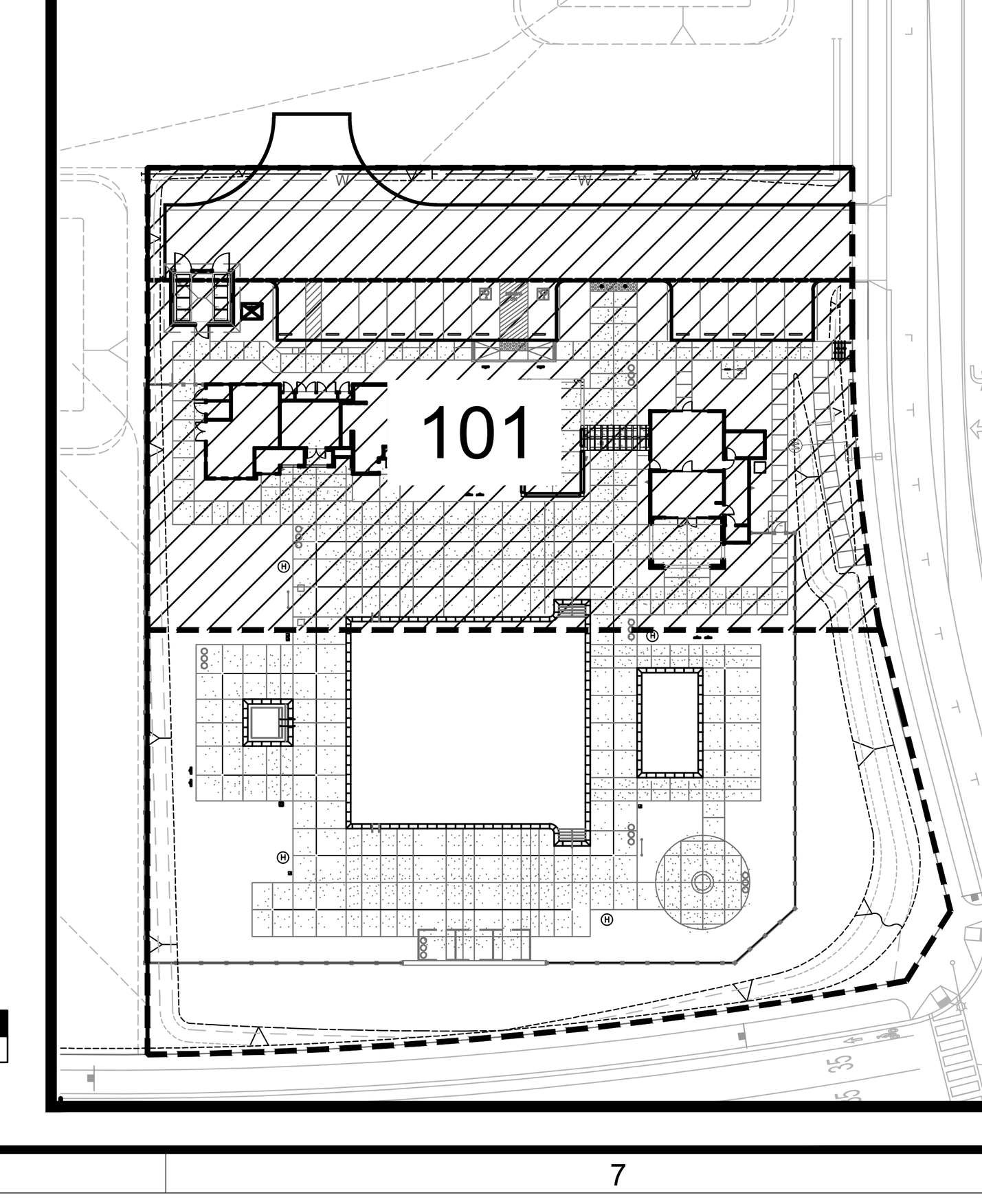
SCALE: 1" = 10'-0"

KEY MAP



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HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

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BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
CONSTRUCTION PLANS

SHEET NUMBER
LC-101

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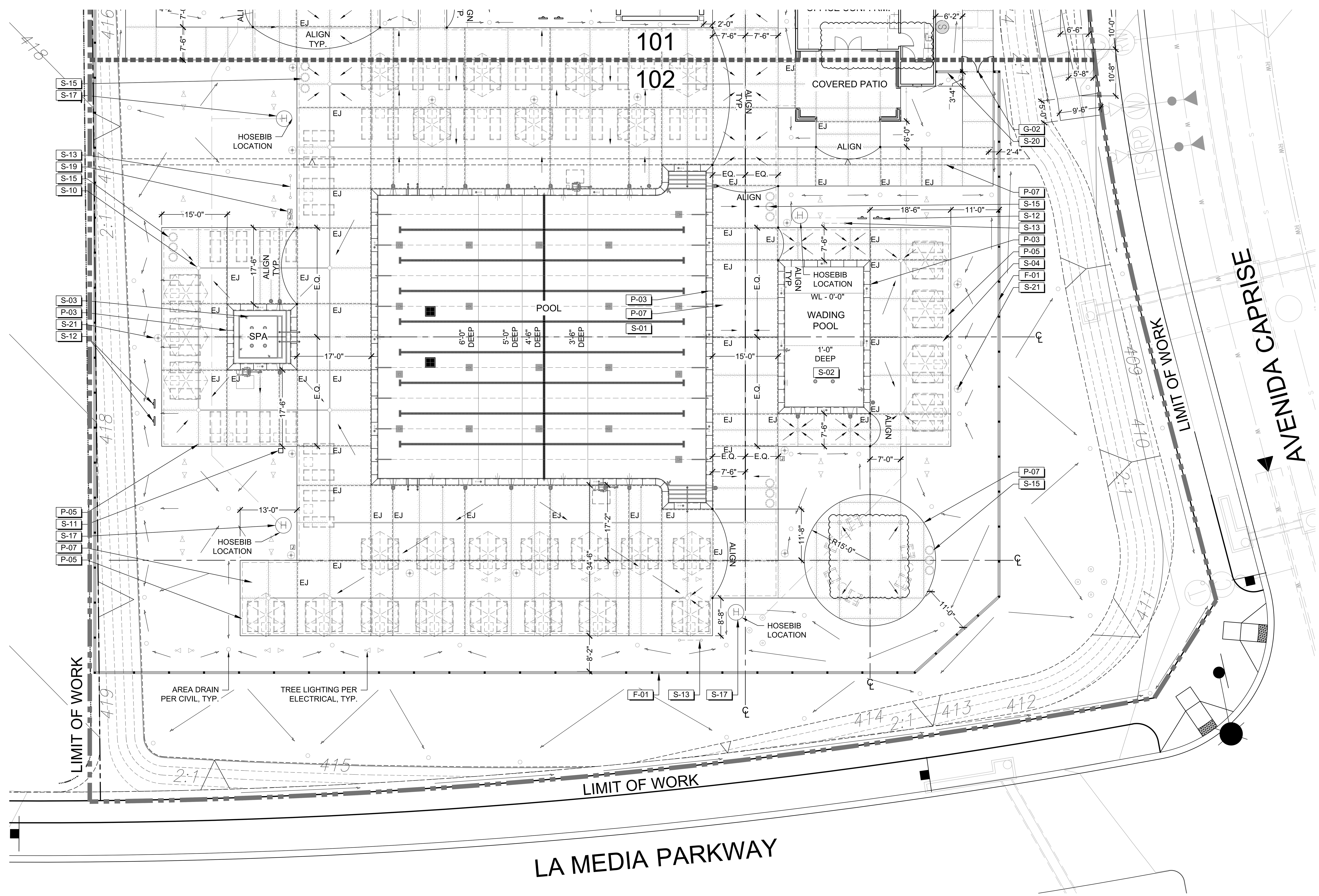

CONSTRUCTION LEGEND

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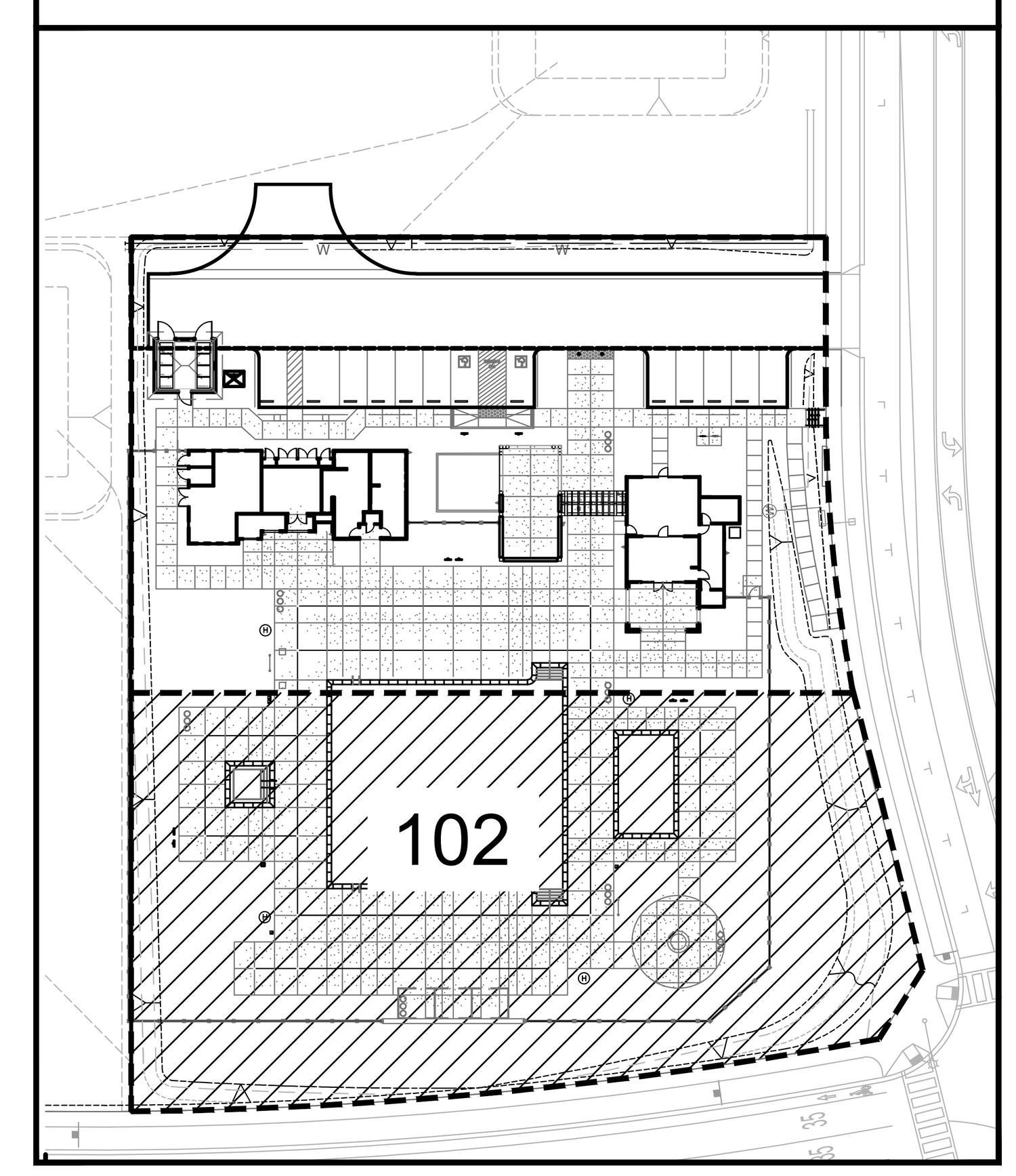
KEY MAP



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LICENSED LANDSCAPE ARCHITECT ★ STATE OF CALIFORNIA ★
DANIEL L. HOON
5609
Signature
6/30/2025
Renewal Date
11/17/2023
Date

PLAN REVISION DESCRIPTION

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HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
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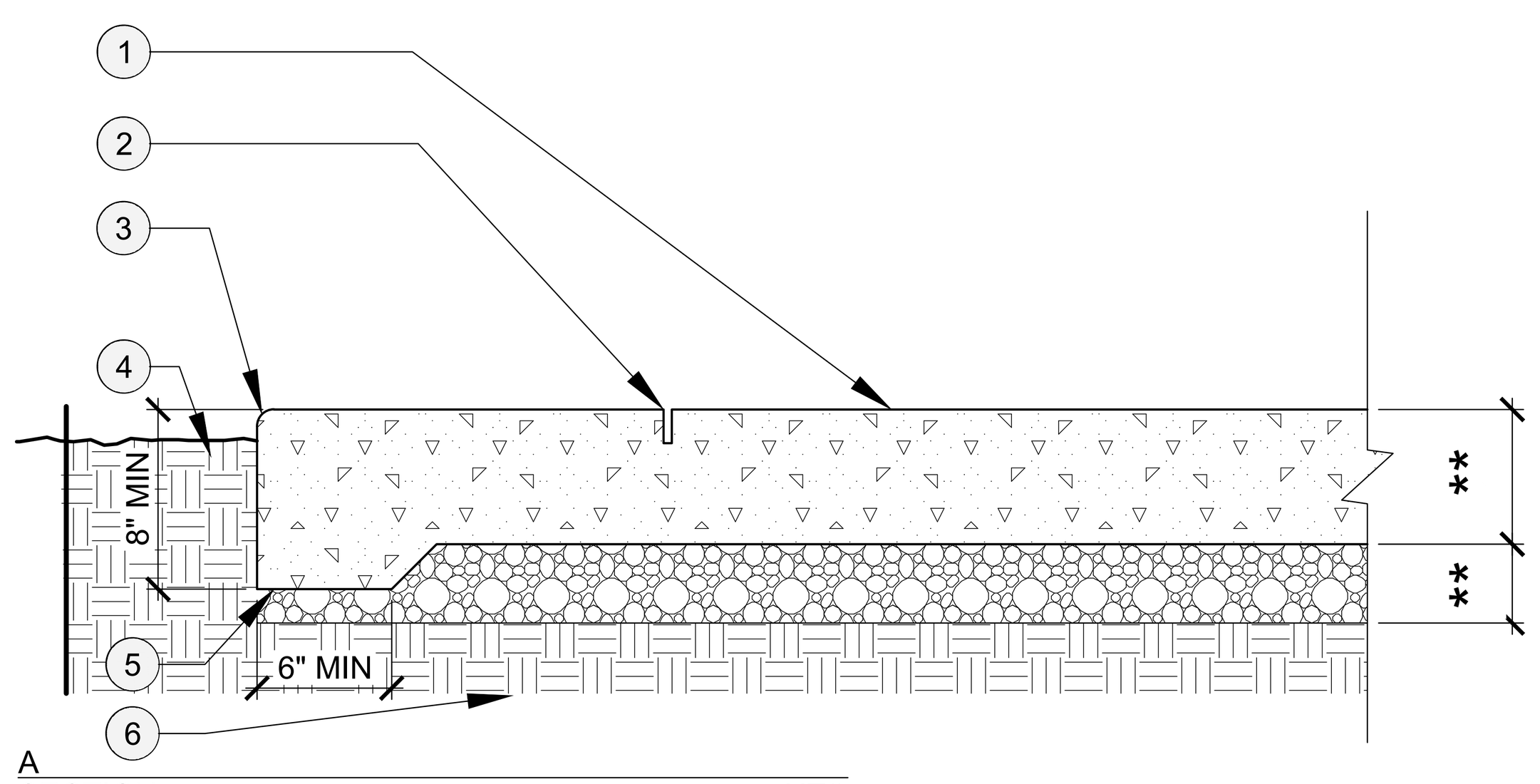
BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
CONSTRUCTION PLANS

5 OF 62

SHEET NUMBER
LC-102



A
SECTION NTS

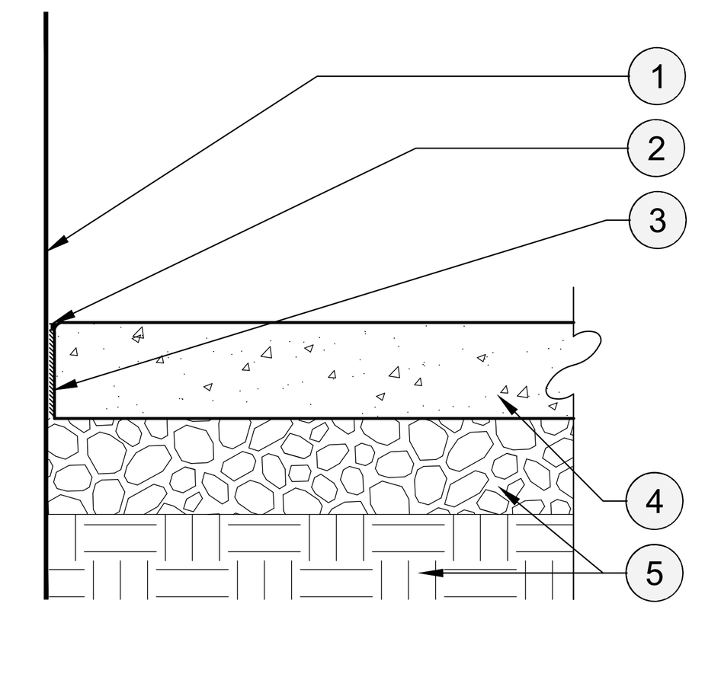
LEGEND

1. CONCRETE PAVING; POUR AGAINST FIRM COMPACT SOIL
2. SCORE JOINT; REFER TO TYPICAL SCORE JOINT DETAIL
3. APPLY 1/4" RADIUS NOSE ALL EXPOSED EDGES CONTINUOUS, TYPICAL
4. FINISH GRADE. 2" @ P.A. AND 1" @ TURF AREAS, TYP.
5. THICKENED EDGE OF CONCRETE AT ALL PLANTER EDGES PER GEOTECH REPORT
6. COMPACTED BASE/ NATIVE SOIL AND/ OR RECOMPACTED SUB GRADE MATERIAL

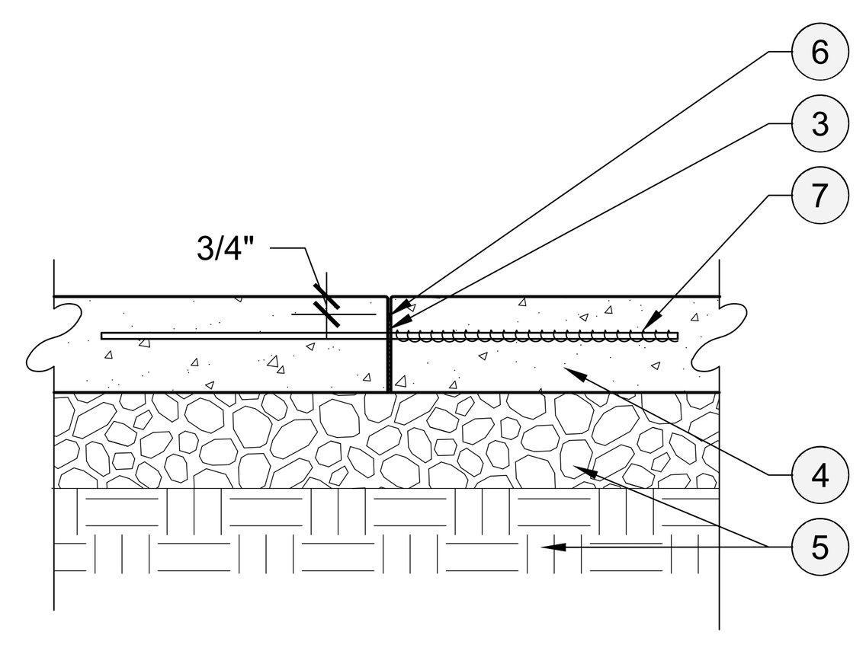
NOTES

A. (**) REFER TO THE GEOTECHNICAL REPORT AND CIVIL ENG. PLANS FOR THICKNESS, SUB GRADE BASE AND STRUCTURAL RECOMMENDATIONS. LANDSCAPE CONSTRUCTION PLANS AND DETAILS REFERENCE DESIGN INTENT ONLY (IE. SCORING). REFER TO THE CONSTRUCTION LEGEND FOR MATERIALS, COLORS AND FINISHES.
B. POUR CONCRETE AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILL AND SOIL PRE-SATURATION PER GEOTECHNICAL REPORT.
C. FINISH GRADE IN "PA" EDGE FROM PAVING SHALL BE 2" BELOW WHEN DEEPENED EDGE NOT SHOWN.
D. SEE LANDSCAPE CONSTRUCTION PLANS FOR SCORE JOINT LAYOUT AND SEPARATE DETAIL FOR SPECIFIC CONCRETE JOINTS.

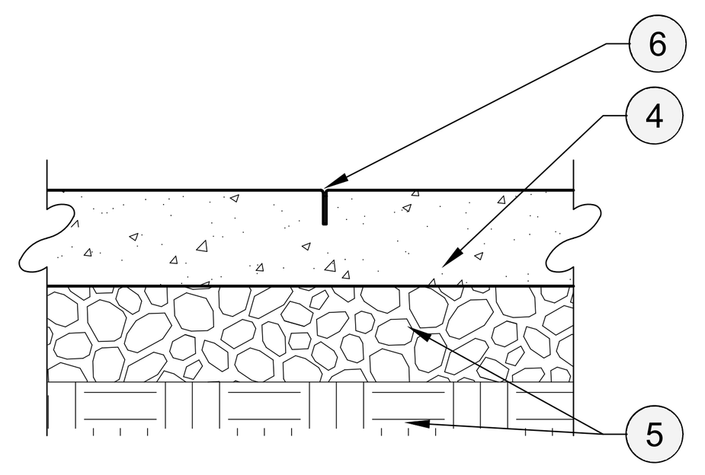
A CONCRETE PAVING



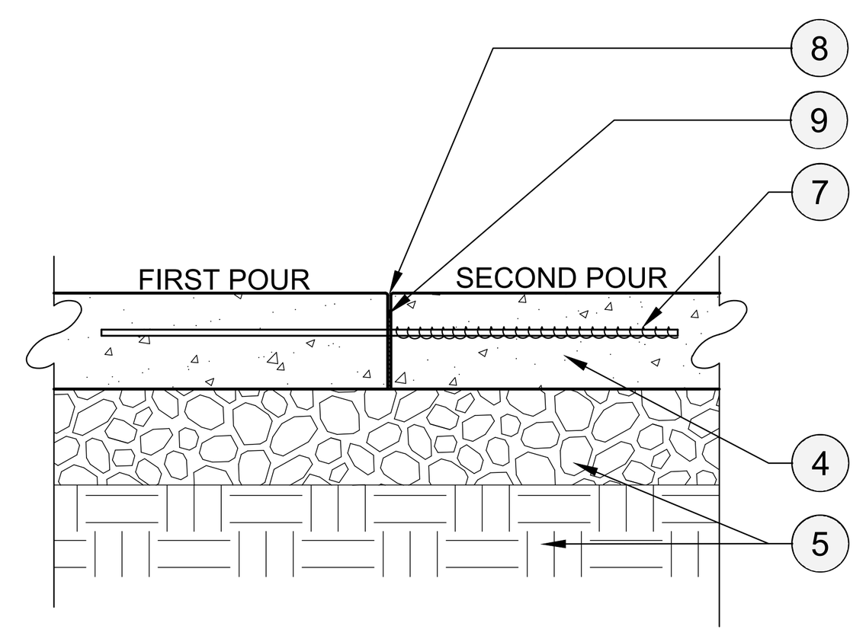
ISOLATION JOINT (COLD JOINT)
SCALE: 1-1/2"=1'-0"



EXPANSION JOINT(COLD JOINT)
SCALE: 1-1/2"=1'-0"



SCORE JOINT (CONTRACTION JOINT)
SCALE: 1-1/2"=1'-0"



SAWCUT EXPANSION JOINT(TWO POUR)
SCALE: 1-1/2"=1'-0"

LEGEND

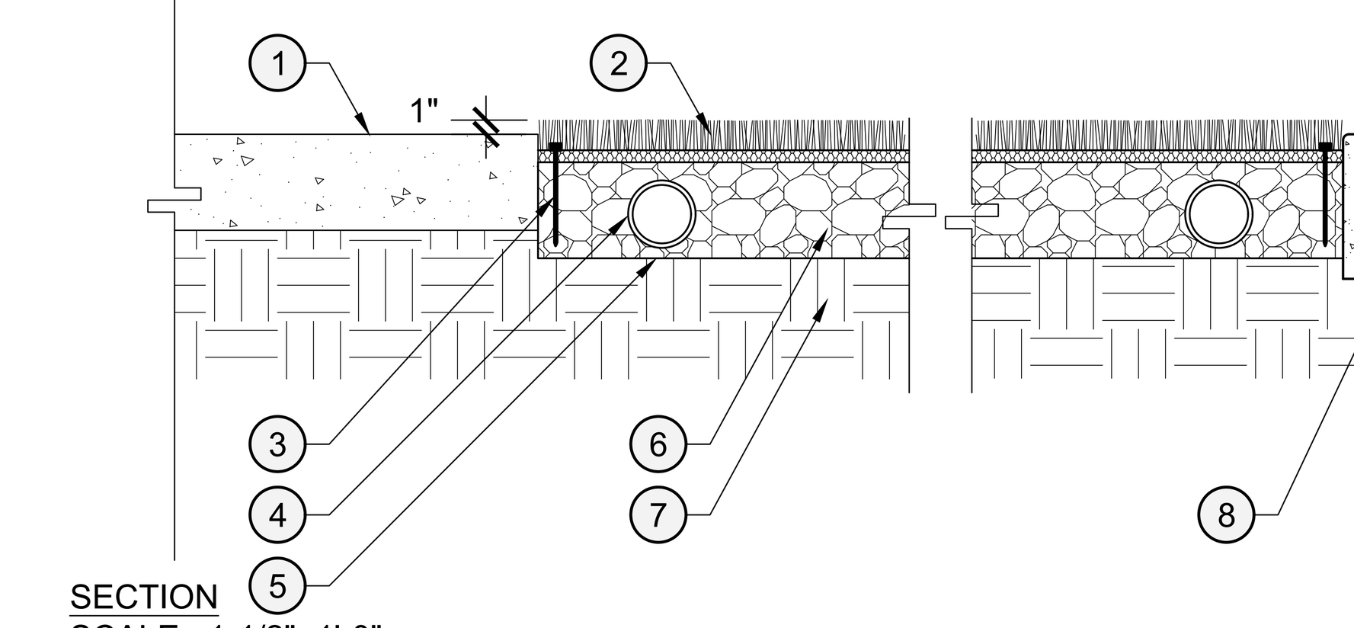
1. HARDSCAPE VERTICAL SURFACE
2. 1/4" WIDE POLYURETHANE JOINT FILLER AND 2-PART POLYETHYLENE SEALANT TOPPED WITH SILICA 60 SAND
3. 1/2" THICK ASPHALTIC FELT/ "ISO-STRIP-OFF" OR APPROVED EQUAL
4. CONCRETE PAVING, SEE SEPARATE DETAIL AND GEOTECHNICAL REPORT
5. COMPACTED BASE / RECOMPACTED SUB GRADE/ NATIVE SOIL PER GEOTECHNICAL REPORT
6. $\frac{1}{4}$" TOOLED AND/ OR $\frac{3}{16}$" WIDE SAW-CUT JOINT, 1/3 THE THICKNESS OF PAVING
7. #3 BAR X 12" LENGTH DOWEL AT 16" ON CENTER; CONFIRM AND COMPLY WITH ALL GEOTECHNICAL SOILS REPORT RECOMMENDATIONS
8. TOOLED EDGE TO BE FOLLOWED WITH A $\frac{3}{16}$" SAWCUT SCORE JOINT, 1/3 DEPTH OF SLAB
9. COMPRESSIVE POLYURETHANE JOINT SEALANT

CONCRETE SCORING / JOINT NOTES:

THE JOINTS GRAPHICALLY SHOWN ON THIS PLAN INCLUDE ALL THREE TYPES OF JOINTS DESCRIBED BELOW:

A. **EXPANSION JOINTS** - THESE JOINTS SHALL BE PLACED AT THE JUNCTURE OF TWO DIFFERENT PAVING TYPES. ADDITIONALLY, THIS JOINT WILL OCCUR WITHIN A SINGULAR PAVING TYPE AT THE LIMITS OF A CONCRETE POUR. THESE JOINTS REQUIRE DOWELS.
B. **ISOLATION JOINTS** - THESE JOINTS SEPARATE THE CONCRETE PAVEMENT FROM FIXED VERTICAL OBJECTS OR STRUCTURES. THESE FEATURES SUCH AS BUILDINGS, WALLS, COLUMNS, EMBEDDED SITE FURNISHINGS; LIGHT FIXTURES; STEPS AND ALL OTHER FIXED OBSTRUCTIONS.
C. **SCORE JOINTS** - THESE JOINTS ARE TO BE SAWCUT OR TOOLED AS NOTED ON PLANS AND CONSTRUCTION LEGEND. TOOLED JOINTS TO BE $\frac{1}{4}$" RADIUS. SAWCUT JOINTS TO BE $\frac{3}{16}$" WIDE. JOINT TO REMAIN CONSTANT AND A MINIMUM DEPTH OF 1/3 THE THICKNESS OF THE CONCRETE SLAB.

B CONCRETE JOINTS



SECTION
SCALE: 1-1/2"=1'-0"

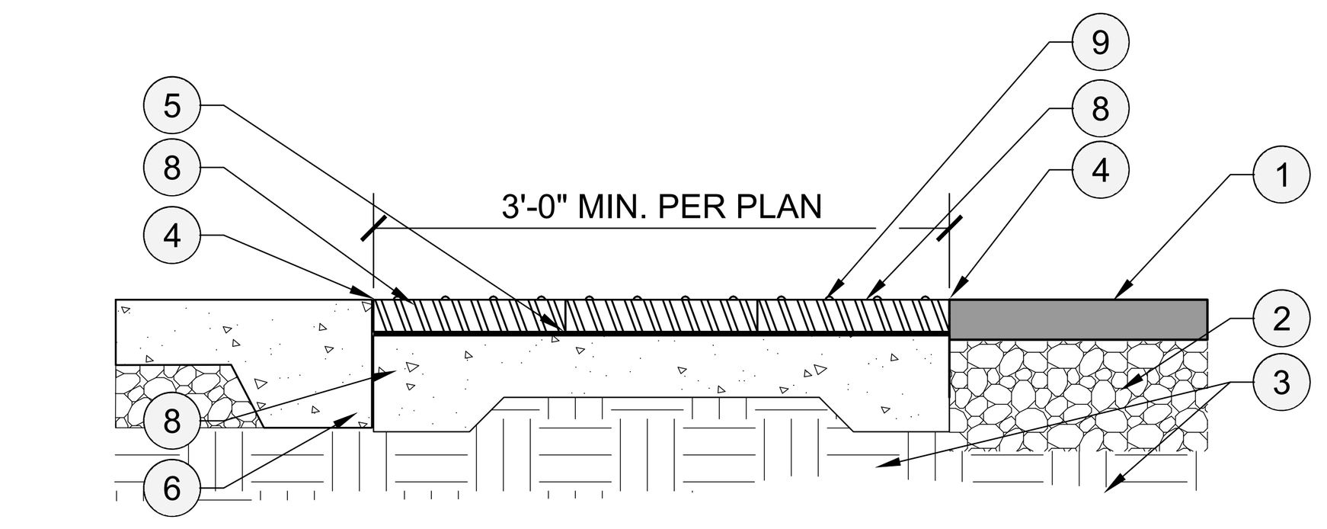
LEGEND

1. ADJACENT PAVING PER SEPARATE DETAIL.
2. ARTIFICIAL TURF, INFILL WITH CLEAN WASHED SILICA SAND.
3. 3" LONG 16D GALVANIZED COMMON NAIL, INSTALL AT PERIMETER OF TURF AT 2" O.C.
4. 4" PERFORATED DRAIN PIPE, WRAPPED IN FILTER FABRIC; REFER TO CIVIL ENG.'S PLANS.
5. FILTER FABRIC, MIRAFI OR APPROVED EQUAL.
6. CLASS II AGGREGATE BASE, COMPACTED TO 95%.
7. SUBGRADE COMPACTED 95% TO MIN. 12" DEPTH.
8. NATURAL GREY CONCRETE CURB

NOTES

A. INSTALL ARTIFICIAL TURF PER MANUFACTURER'S RECOMMENDATIONS.
B. REFER TO CONSTRUCTION LEGEND FOR MATERIALS AND SPECIFICATIONS.

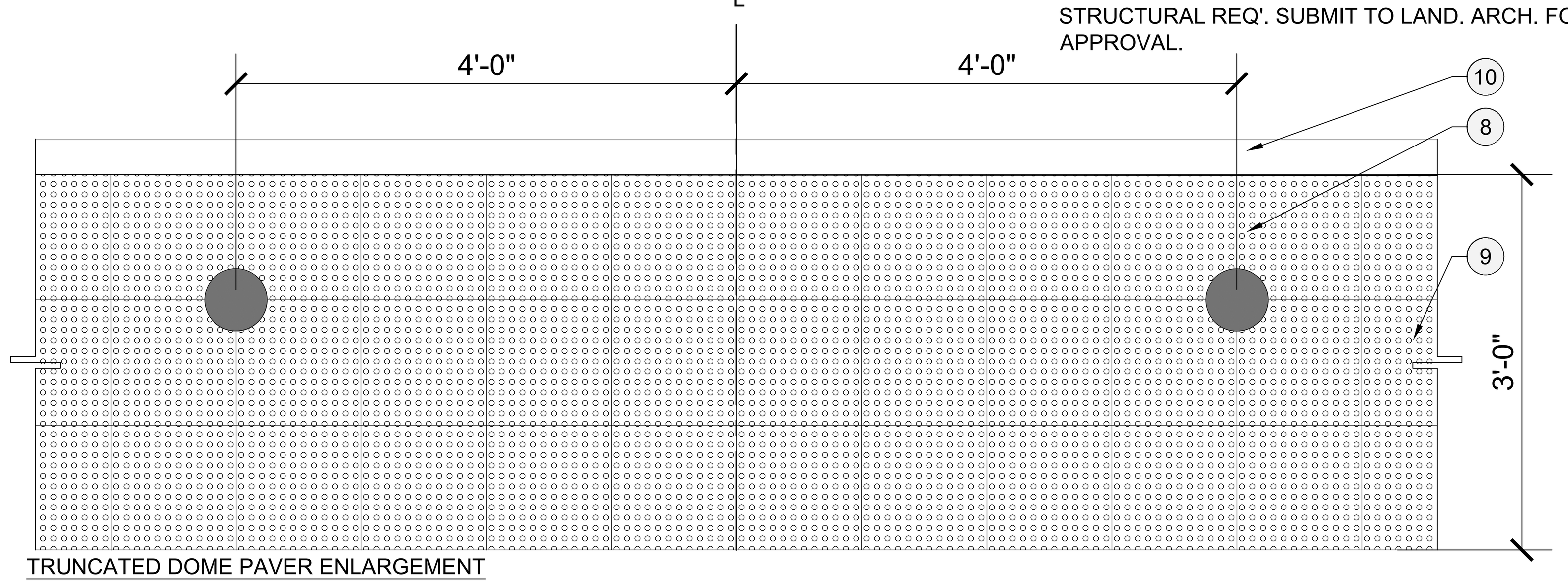
C SYNTHETIC TURF



SECTION - TRUNCATED DOME
SCALE: 1"=1'-0"

LEGEND

1. AC PAVING PER CIVIL ENGINEER PLANS AND DETAIL
2. AGGREGATE BASE PER GEOTECH RECOMMENDATION IF REQUIRED
3. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. SUBGRADE SOILS TO BE PRESATURATED PER GEOTECHNICAL REPORT.
4. FINISH SURFACE TO JOIN FLUSH
5. MORTAR BED ON CONC. BASE USING LATEX OR POLY MODIFIED MORTAR, THICKNESS PER MANUFACTURER RECOMMENDATION (TO PREVENT EFFLORESCENCE) AND SLURRY BOND COAT IF REQ' BY MANUFACTURE. INSTALL PER MANUF.'S RECOMMENDATIONS. MUST MEET ALL STRUCTURAL REQ'. SUBMIT TO LAND. ARCH. FOR APPROVAL.
6. ADJACENT CONCRETE PAVING WHERE OCCURS PER SEPARATE DETAIL
7. POURED IN PLACE CONCRETE BASE. REINFORCEMENT PER STRUCTURAL ENGINEER.
8. TRUNCATED DOMES PAVER. MORTARED IN PLACE. REFER TO CONSTRUCTION LEGEND FOR SPECIFICATION
9. CONTRACTOR TO VERIFY PAVER THICKNESS PRIOR TO INSTALLING CONCRETE LOW POUR.
10. PARK CONCRETE CURB

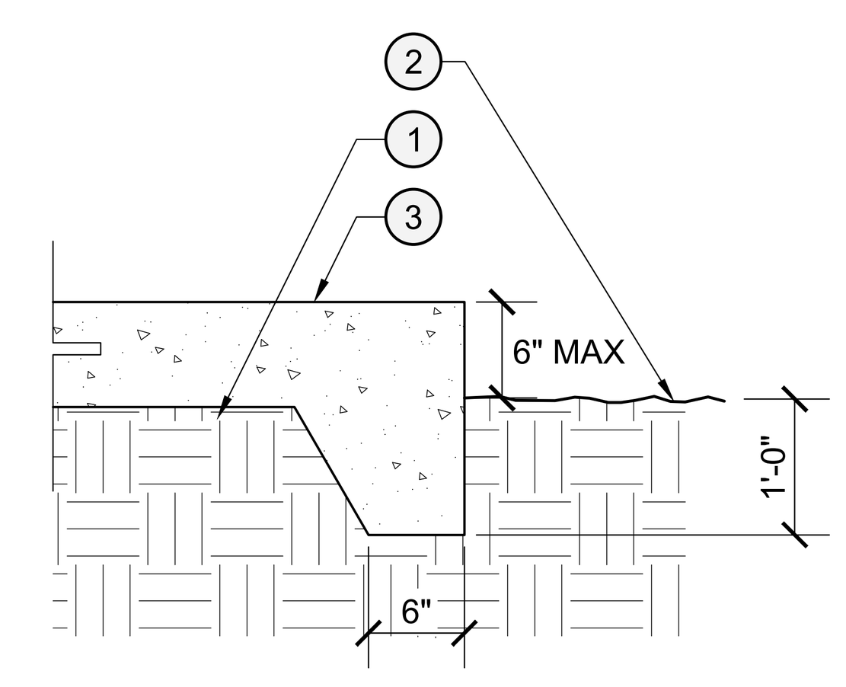


TRUNCATED DOME PAVER ENLARGEMENT
SCALE: 1"=1'-0"

NOTES

A. POUR CONC. AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILL PER GEOTECHNICAL REPORT.
B. JOINT SAND FILL MATERIAL (ASTM C144), COLOR TO MATCH PAVER. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
C. SEALER SHALL BE BP PRO JOINT STABILIZER SEALER (ENHANCED): SUREBOND SB 1300 AVAILABLE FROM ORCO BLOCK.
D. CONCRETE THICKNESS, STRENGTH, AND REINFORCEMENT PER STRUCTURAL ENGINEER'S PLANS AND DETAILS
E. STAGGER PAVING PATTERN BY ROW IF NEEDED FOR TIGHT FIT

D TRUNCATED DOME PAVERS



CONCRETE TURNDOWN SECTION
SCALE: 1"=1'-0"

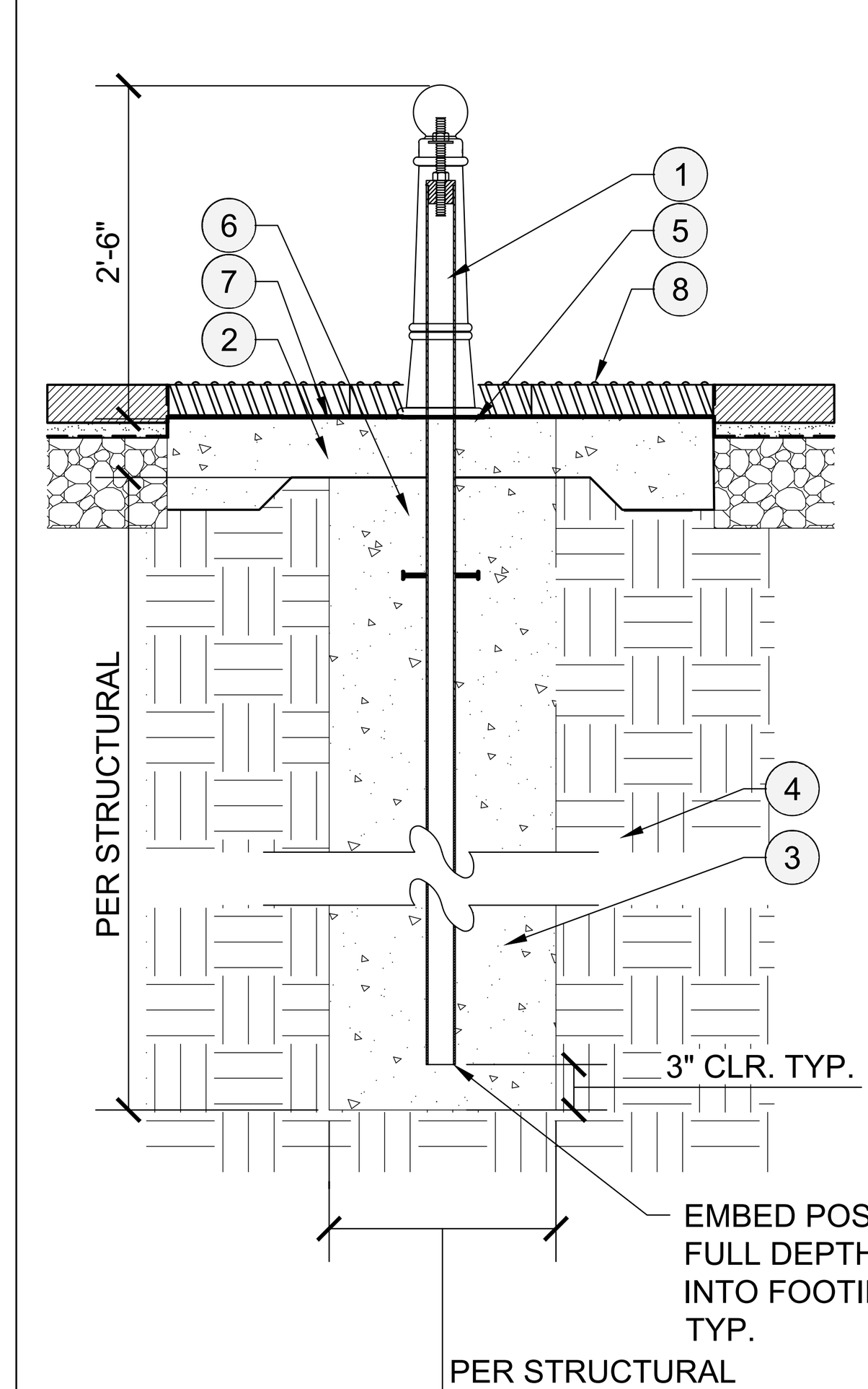
LEGEND

1. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
2. ADJACENT FINISH GRADE PER CIVIL ENGINEERS PLANS
3. CONCRETE PAVING PER SEPARATE DETAIL

NOTES

A. POUR CONC. AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILL PER GEOTECHNICAL REPORT.
B. PROVIDE TURN DOWN EDGE AT BUILDING FLATWORK EDGES AS NEEDED.

E CONCRETE TURNDOWN



SECTION
SCALE: 1"=1'-0"

LEGEND

1. TRAFFIC BOLLARD. REFER TO CONSTRUCTION LEGEND.
2. CONCRETE PAVING PER SEPARATE DETAIL
3. CONCRETE FOOTING, 2500 P.S.I MIN. @ 28 DAYS
4. COMPACTED SOIL PER GEOTECHNICAL REPORT
5. EXPANSION FOAM
6. EPOXY SET
7. FINISHED SURFACE
8. TRUNCATED DOME PER SEPARATE DETAIL

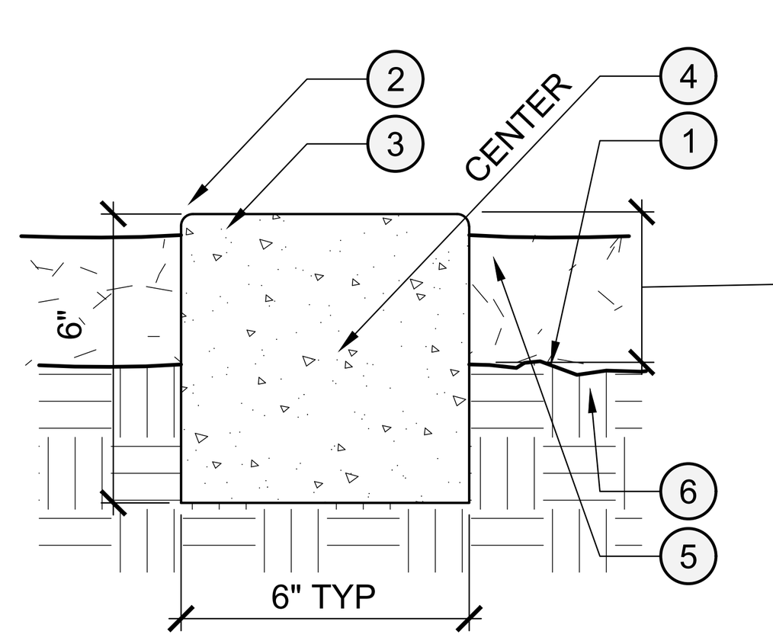
NOTES

A. REFER TO THE CONSTRUCTION LEGEND FOR EQUIPMENT MODEL, FINISH, AND COLOR.
B. ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED STEEL.
C. THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

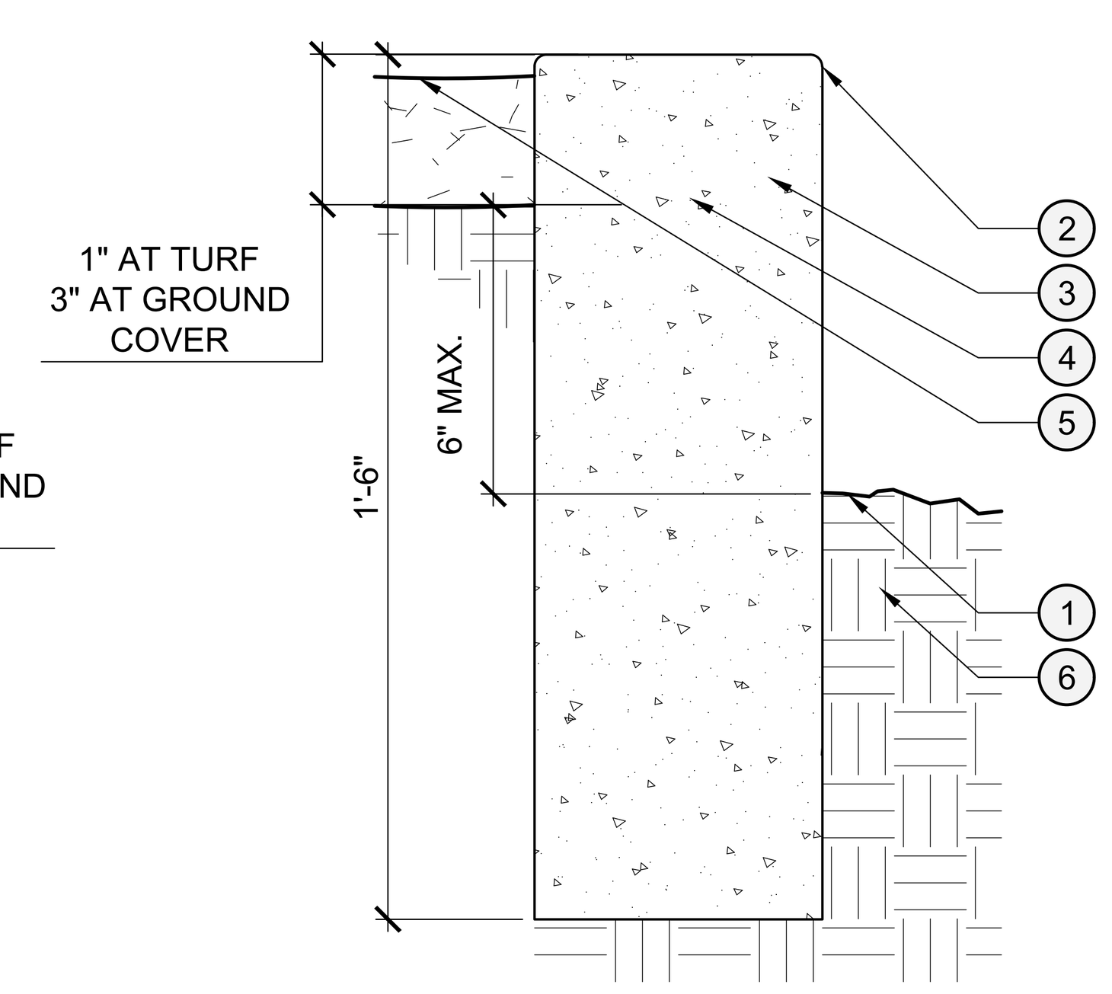
STRUCTURAL NOTES

FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

F TRAFFIC BOLLARD



STANDARD CURB SECTION
SCALE: 3"=1'-0"



DEEPENED CURB FOR MINOR RETAINING CONDITION
SCALE: 3"=1'-0"

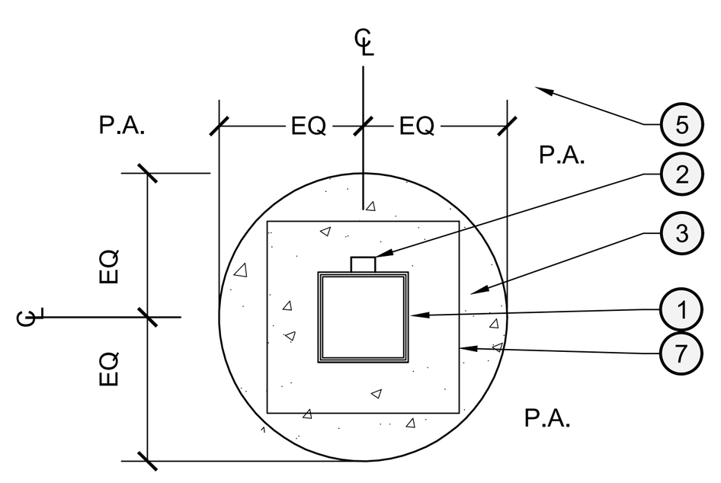
LEGEND

1. FINISH GRADE PER CIVIL PLANS. 1" @ TURF AREAS AND 3" @ G.C., TYP.
2. APPLY 1/4" RADIUS NOSE ALL EXPOSED EDGES CONT. TYP.
3. NATURAL GREY CONC. MOW STRIP FINISH TO MATCH CONCRETE WALK PER CONST. PLAN. 2,500 P.S.I. @ 28 DAYS.
4. REINFORCEMENT PER STRUCTURAL ENGINEER.
5. TOP OF MULCH OR GRASS
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

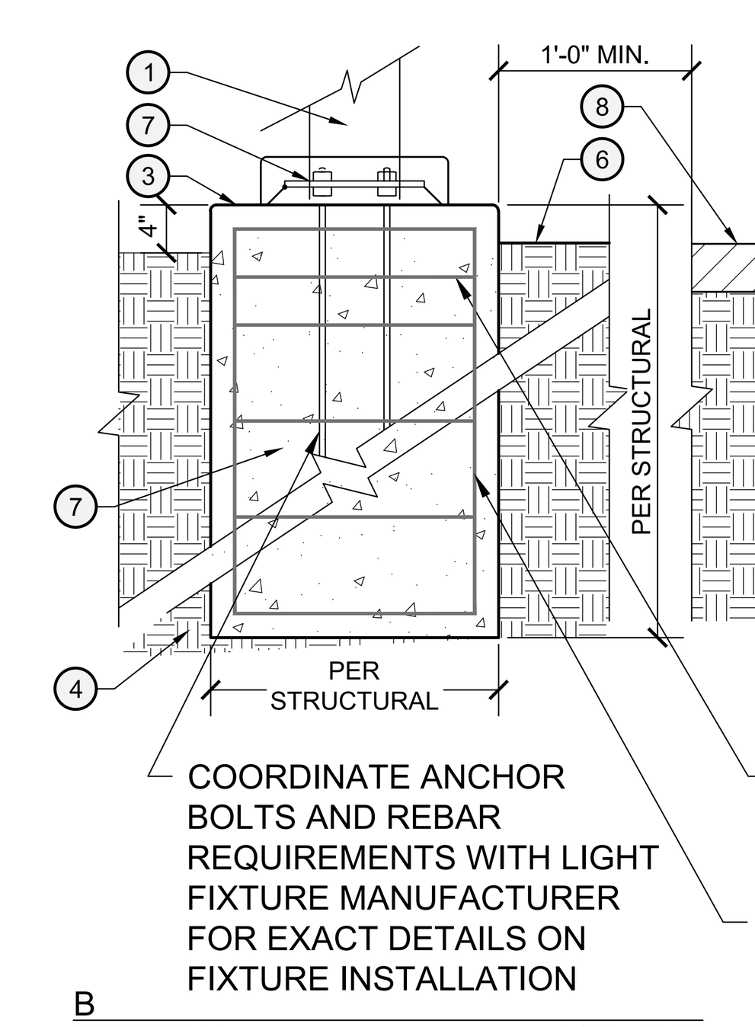
NOTES

A. PROVIDE SCORE JOINTS AT 4'-0" O.C. MAX. SPACING AND EXPANSION JOINTS @ 20'-0" O.C. MAX. SPACING AND AT ALL CHANGES IN DIRECTION.
B. JOIN ALL OTHER PAVED SURFACES FLUSH, UNLESS NOTED OTHERWISE.

G CONCRETE CURB



A
PLAN - LIGHT POLE IN P.A. 3/4"=1'-0"



B
SECTION 3/4"=1'-0"

LEGEND

1. LIGHT POLE PER LIGHTING PLANS.
2. ELECTRICAL RECEPTACLE ON BACKSIDE OF POLE, TYP.
3. CONCRETE FOOTING, 2500 P.S.I MIN. @ 28 DAYS
4. RECOMPACTED SUB-GRADE PER GEOTECH. SOILS REPORT.
5. PLANTER AREA PER PLANTING PLAN
6. FINISHED GRADE PER CIVIL ENG. PLANS
7. 1/2" x 12" SQ BASE PLATE PER MFR. PROVIDE (4) 1/2" ANCHOR BOLTS (10" EMBED. MIN) W/ DBT NUT @ END OF BOLT. SEE PLAN VIEW ABOVE FOR DIMENSIONS
8. ADJACENT PAVING PER SEPARATE DETAIL

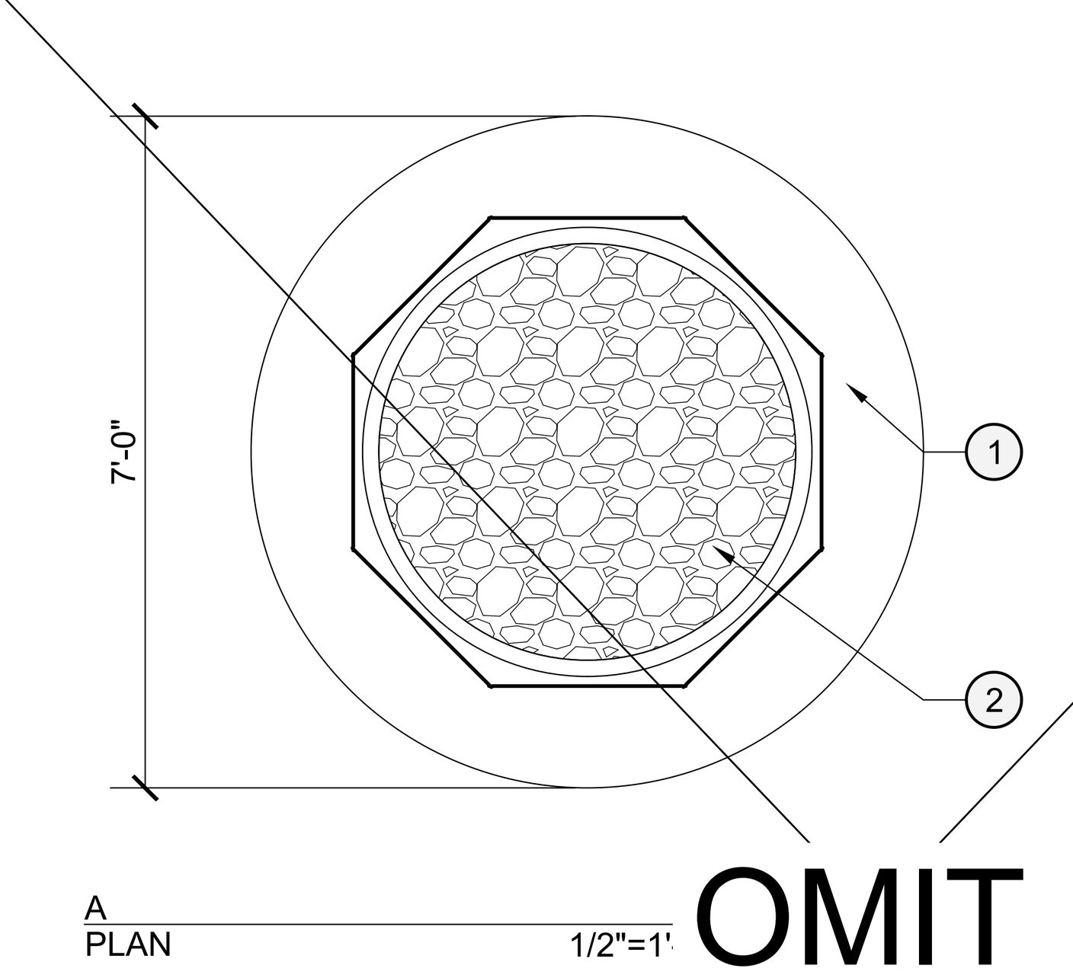
NOTES

A. LIGHT FIXTURES & FOOTINGS SHALL BE PER ELECTRICAL AND STRUCTURAL ENG. PLANS AND DETAILS.
B. CONTRACTOR TO CONFIRM AND VERIFY FOOTING CONDITION FOR EACH POLE LOCATION
C. ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED STEEL.
D. THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

STRUCTURAL NOTES

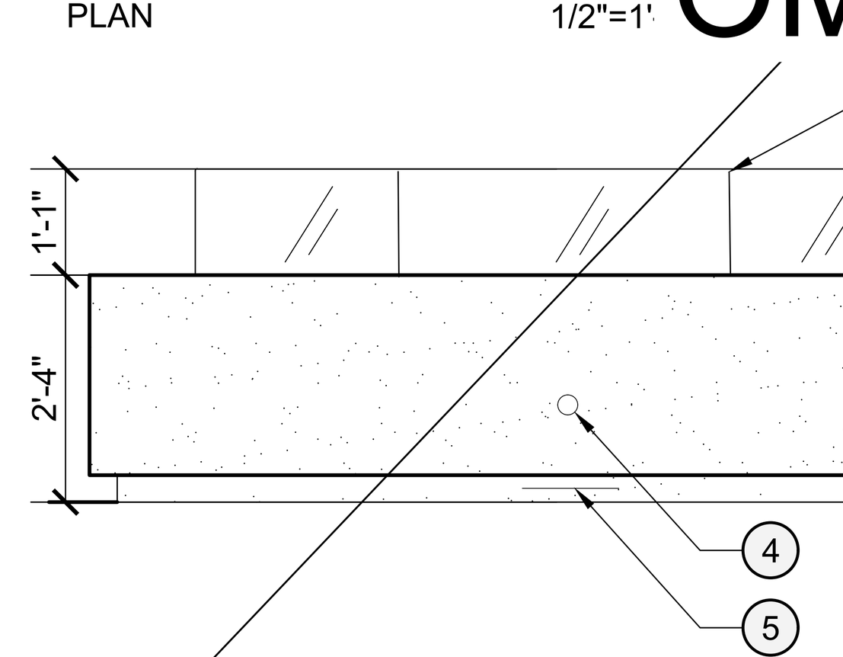
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

H LIGHT POLE FOOTING/BOLLARD



A
PLAN 1/2"=1'

OMIT



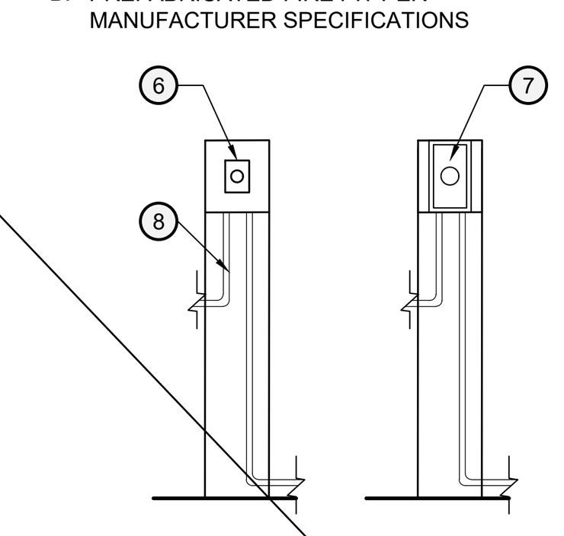
B
ELEVATION 1/2"=1'-0"

LEGEND

1. PREFABRICATED GFRC FIRE PIT.
2. 4" THK. LAYER OF 1-1/2" MINUS FIRE ROCK MATERIAL, ON ALUMINUM PLATE.
3. TEMPERED GLASS
4. KEY VALVE, CONNECT TO GAS LINE.
5. VENTING BELOW
6. EMERGENCY GAS SHUTOFF SWITCH PER PLUMBING PLANS; TIMER AND SHUT OFF TO BE ON SEPARATE POST IN ADJACENT PLANTER AREA.
7. TIMER - WOODLAND DIRECT: HPC 2 HOUR COMMERCIAL TIMER
8. ELECTRICAL CONDUIT PER LOW VOLTAGE CONDUIT DRAWINGS BY SITE ELECTRICAL)
9. ADJACENT DECOMPOSED GRANITE PAVING PER CONSTRUCTION PLAN AND CONSTRUCTION SCHEDULE
10. CONCRETE BASE, REINFORCEMENT PER GEOTECHNICAL SOILS REPORT

NOTES

A. REFER TO MATERIALS LEGEND FOR ALL MATERIALS, COLORS, AND FINISHES
B. PREFABRICATED FIRE PIT PER MANUFACTURER SPECIFICATIONS



I FIRE FEATURE

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT DANIEL L. HOON 5609 Signature 6/30/2025 Renewal Date 11/17/2023 Date STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/DWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
LC-401

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L2.401 CONSTRUCTION DETAILS.DWG
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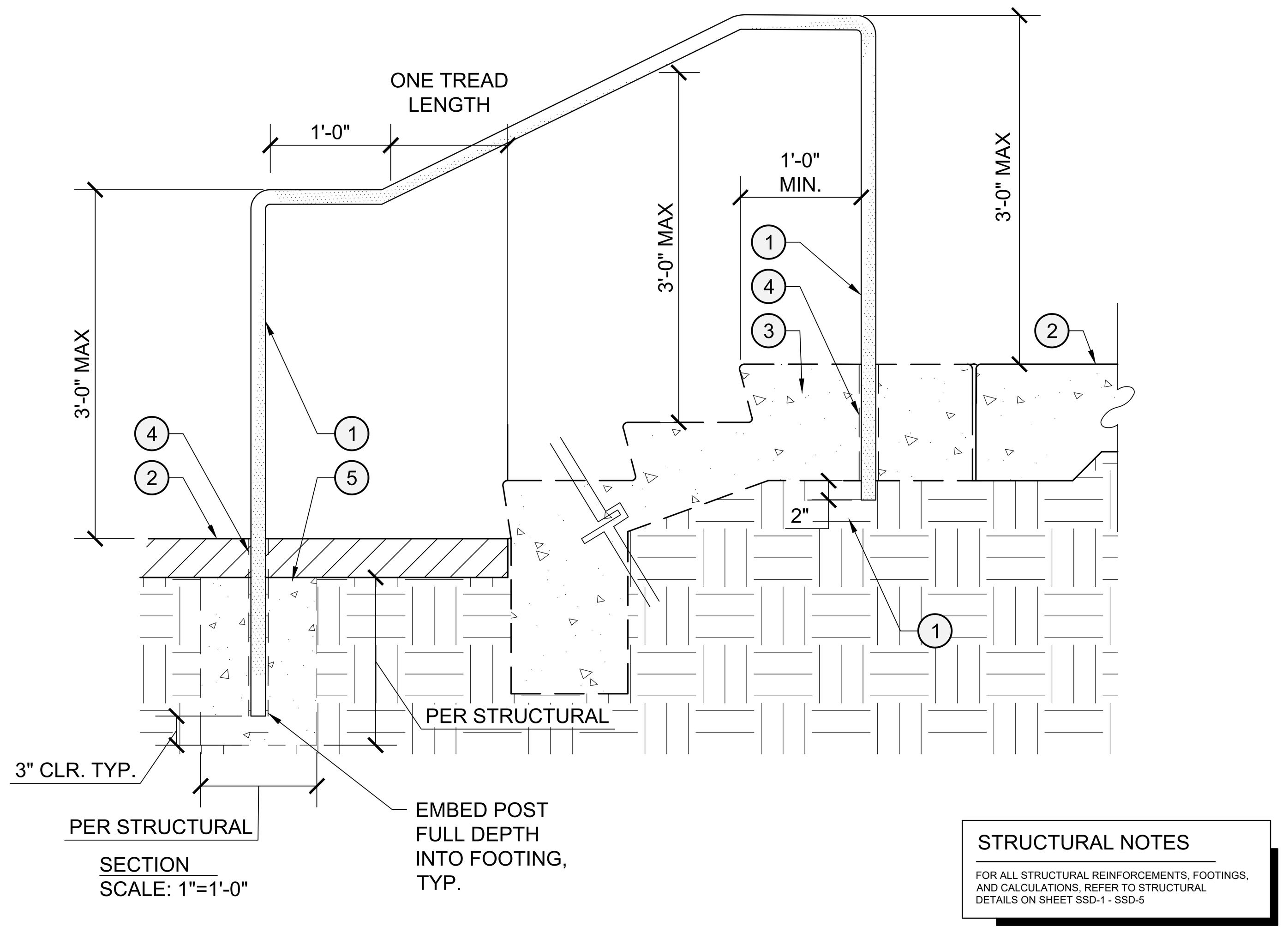
A HANDRAIL AT STAIRS



SECTION
SCALE: 1"=1'-0"

LEGEND

1. 1-1/2" DIA. X 3/16" THICK TUBULAR STEEL RAIL AND POST
2. ADJACENT FLATWORK PER SEPARATE DETAIL
3. CONCRETE STEPS PER SEPARATE DETAIL
4. PROVIDE 3" MIN. I.D. X 9" DEEP GRAY PVC SLEEVE. GROUT HANDRAIL POST IN SLEEVE SOLID W/SIMPSON SET-XP EPOXY.
5. CONCRETE FOOTING 2500 P.S.I MIN. @ 28 DAYS

NOTE:

ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED STEEL

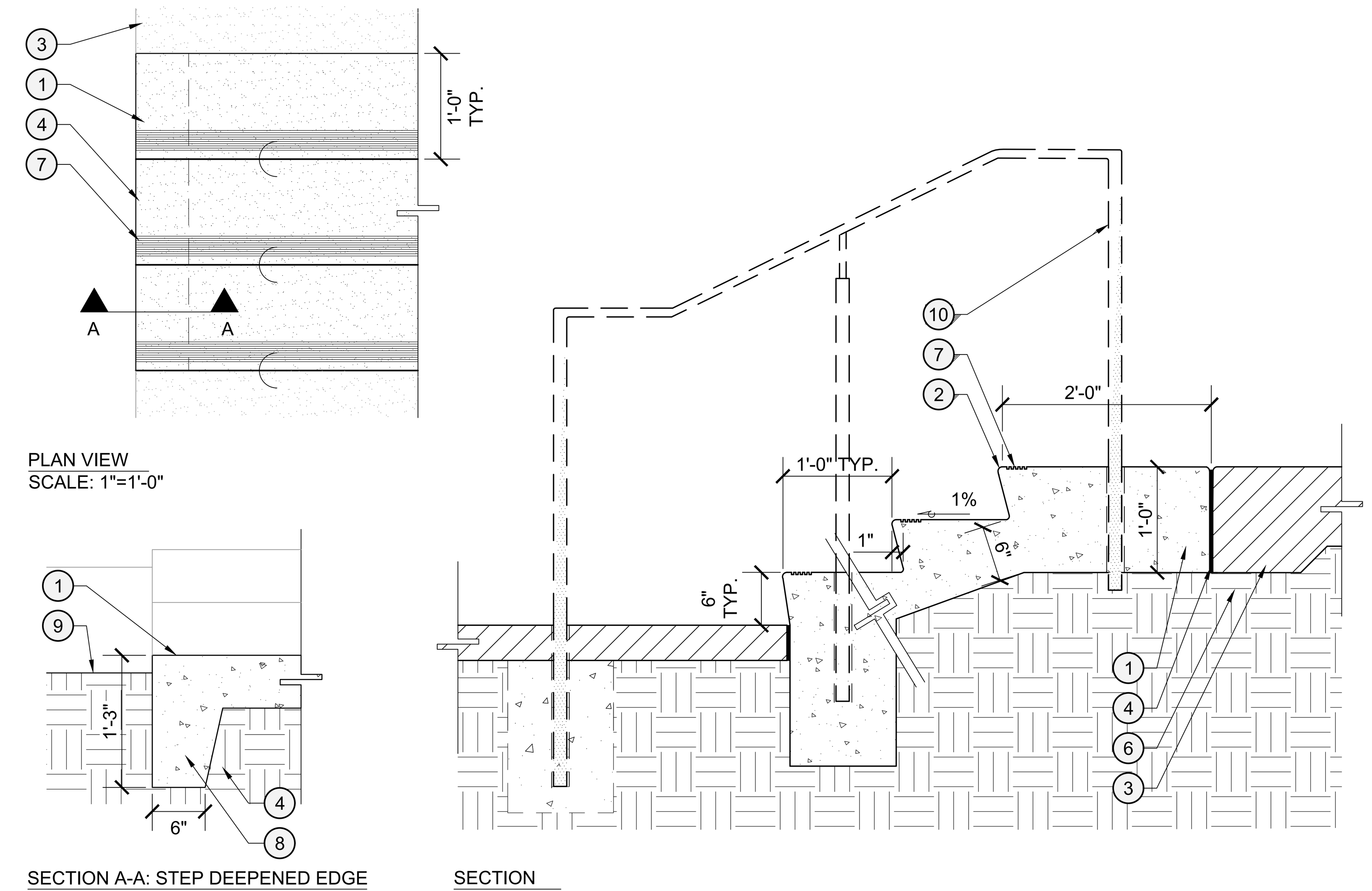
THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

NOTES

A. REFER TO CONSTRUCTION PLANS AND PRECISE GRADING PLANS FOR ELEVATIONS AND LOCATIONS.
B. ALL CONNECTIONS TO BE FILLET WELDS ALL AROUND.
C. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

STRUCTURAL NOTES
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-3

B CONCRETE STEPS



PLAN VIEW
SCALE: 1"=1'-0"

SECTION A-A: STEP DEEPENED EDGE
SCALE: 1"=1'-0"

SECTION
SCALE: 1"=1'-0"

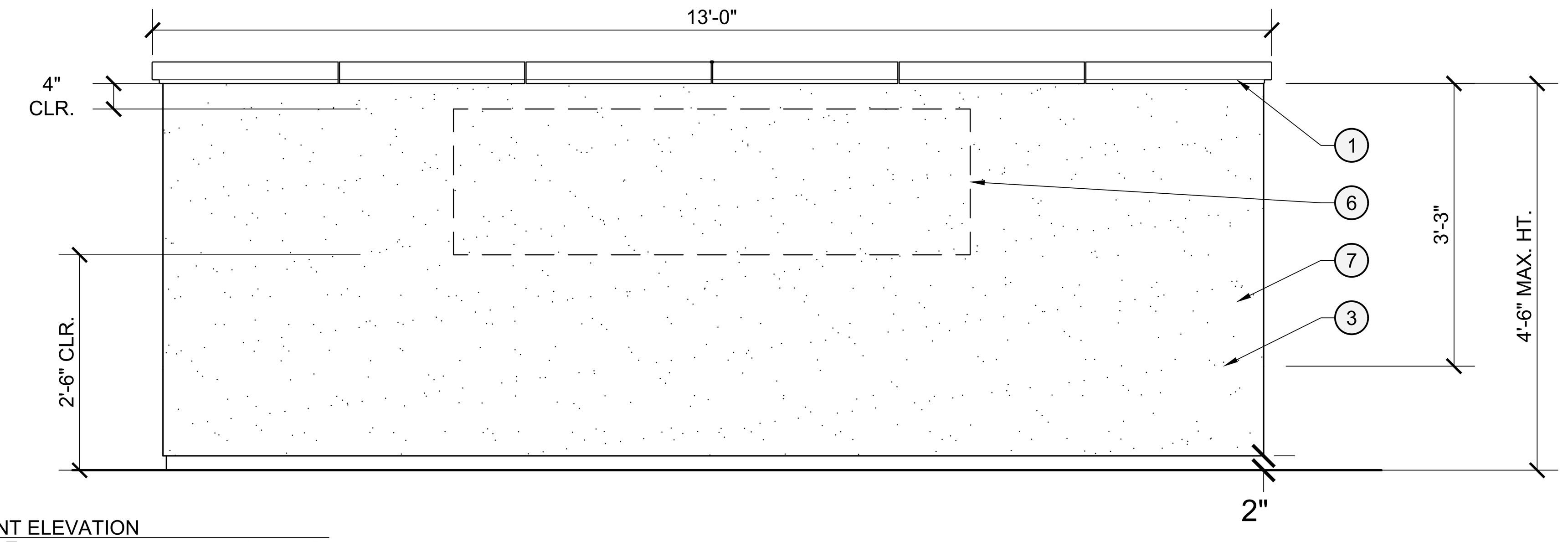
LEGEND

1. POURED IN PLACE CONCRETE STEPS, FINISH PER CONSTRUCTION LEGEND
2. APPLY 1/4" RADIUS NOSE CONTINUOUS TYPICAL ALL STEP EDGES AND SIDES
3. ADJACENT FLATWORK PER SEPARATE DETAIL
4. DEEPENDED EDGE
5. EXPANSION JOINT
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
7. WARNING GROOVE STRIP. PAINT OR STAIN WITH CONTRASTING COLOR.
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9. FINISHED GRADE PER CIVIL ENGINEER
10. HANDRAIL PER SEPARATE DETAIL

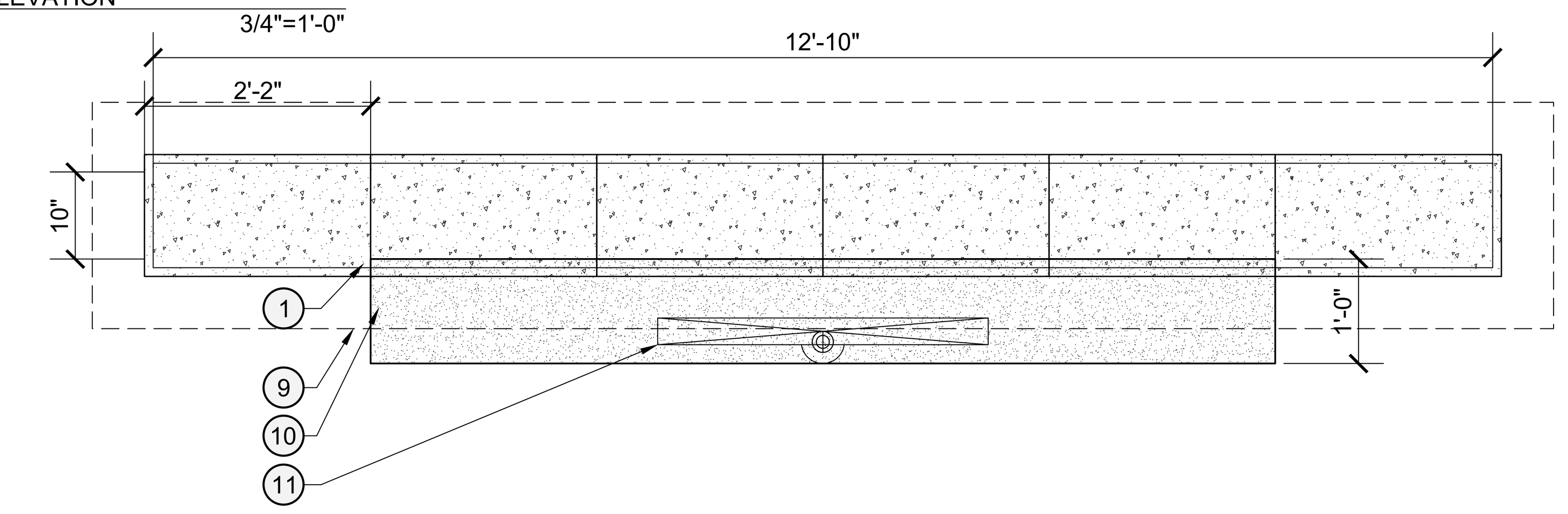
NOTES

A. CONCRETE STRENGTH AND REINFORCEMENT PER GEOTECHNICAL REPORT AND STRUCTURAL ENGINEER'S RECOMMENDATION.

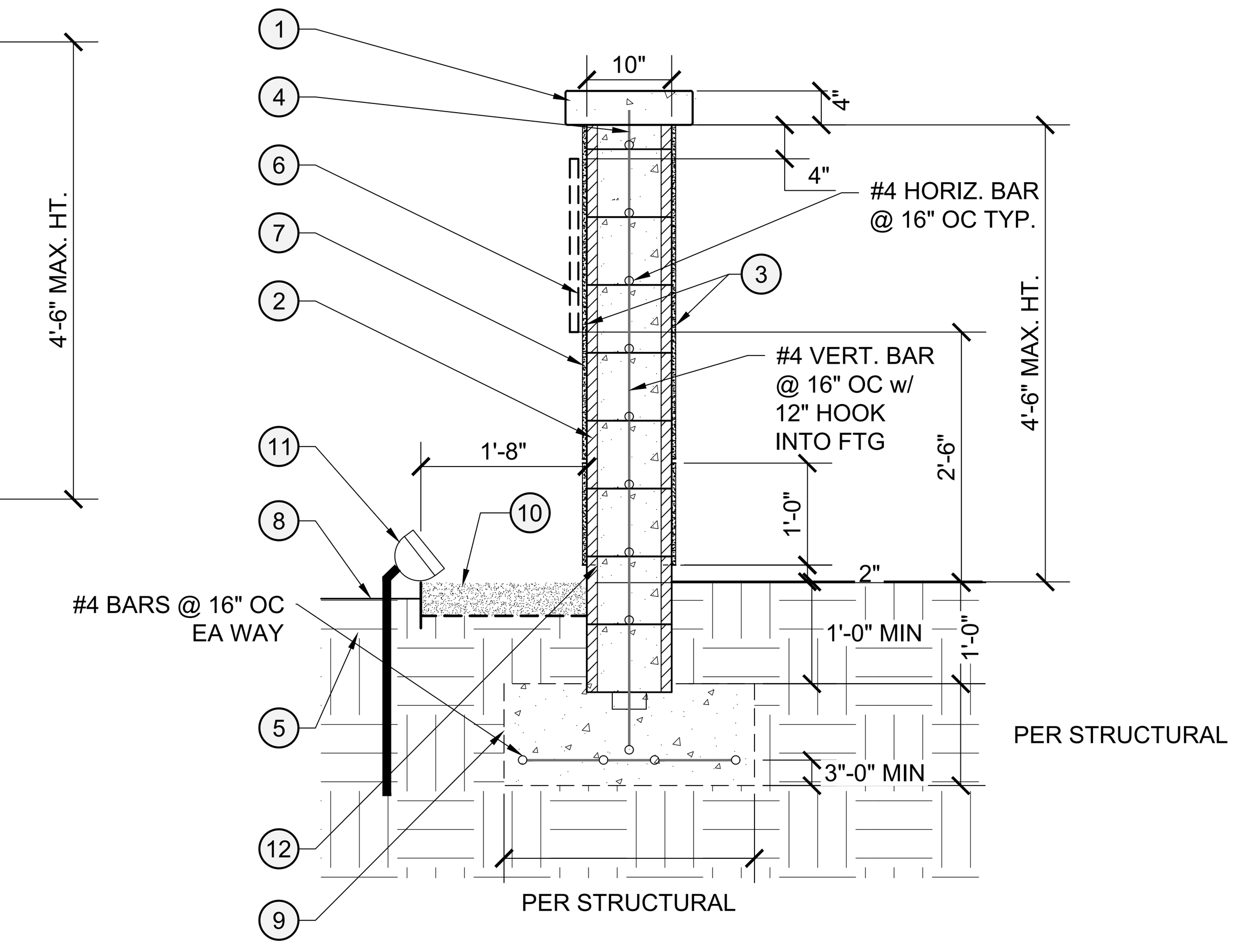
C ADDRESS WALL



FRONT ELEVATION
SCALE 3/4"=1'-0"



PLAN
SCALE 3/4"=1'-0"



WALL SECTION
SCALE: 3/4"=1'-0"

LEGEND

1. VALORI PRECAST WALL CAP. FINISH TO MATCH ARCHITECTURE, COLOR - PENDING.
2. 10" X 8" X 16" PRECISION CMU BLOCK; GROUT FILL SOLID.
3. 1/2" PLASTER FINISH CHANNEL SCREED
4. (4) - #4 STAINLESS STEEL ANCHORS @ CORNERS OF EACH CAP PIECE. 3" CLR. FROM ALL EDGES - TYP.
5. COMPACTED SUBGRADE PER GEOTECH REPORT
6. SIGNAGE PER SIGNAGE CONSULTANT PLANS
7. STUCCO FINISH TO MATCH ARCHITECTURE, REFER TO CONSTRUCTION LEGEND FOR COLOR. PAINT SCREED TO MATCH STUCCO COLOR
8. FINISH GRADE PER CIVIL ENG. PLANS.
9. CONCRETE FOOTING AND REINFORCEMENT 2500 P.S.I MIN. @ 28 DAYS . POUR AGAINST RECOMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
10. DECOMPOSED GRANITE WITH METAL EDGING PER SEPARATE DETAIL
11. LIGHTING FIXTURE, SEE LIGHTING PLANS
12. METAL SCREEN

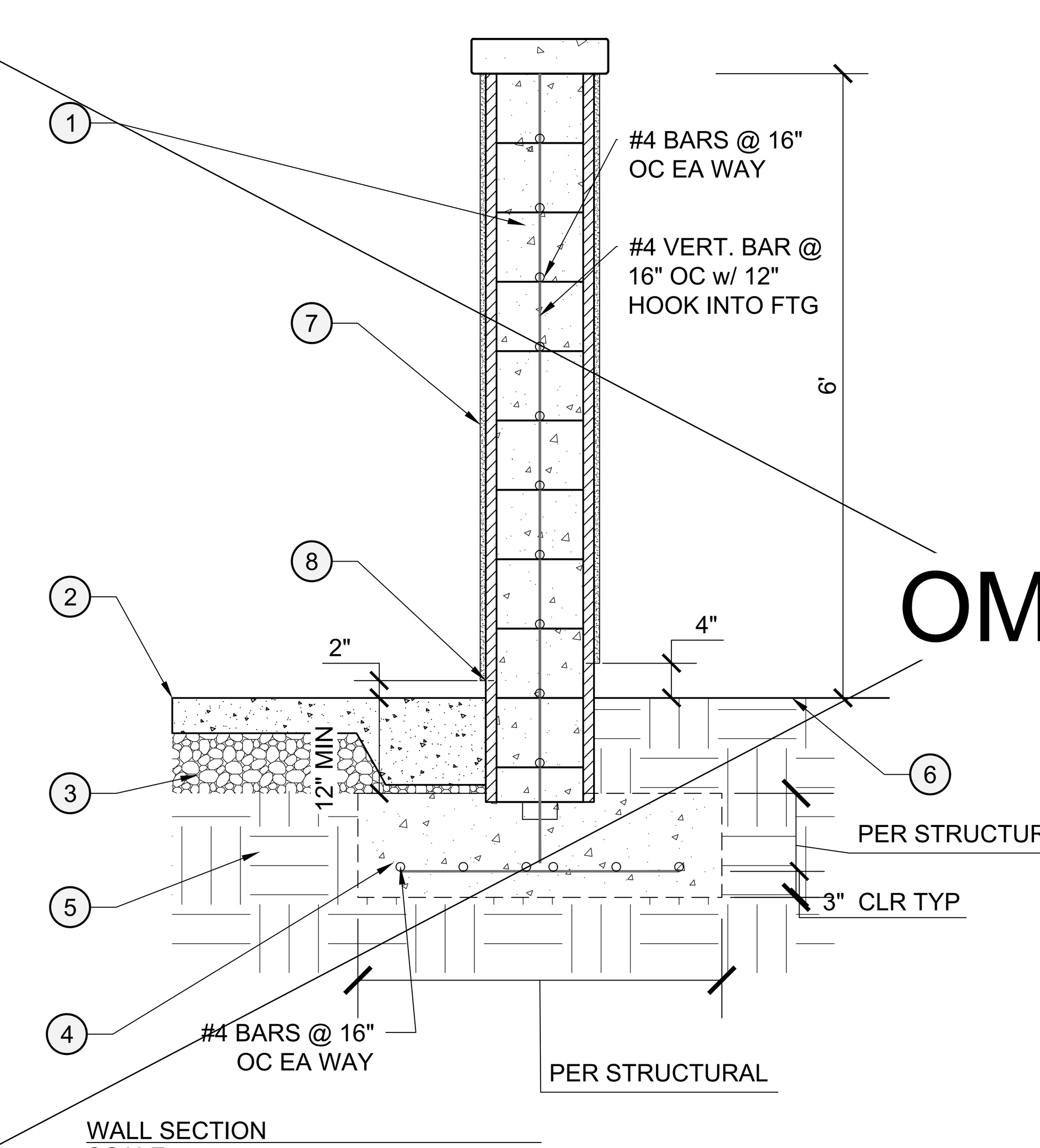
STRUCTURAL NOTES
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-3

NOTE:

ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED STEEL

THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

D CMU WALL WITH STUCCO FINISH



WALL SECTION
SCALE 3/4"=1'-0"

OMIT

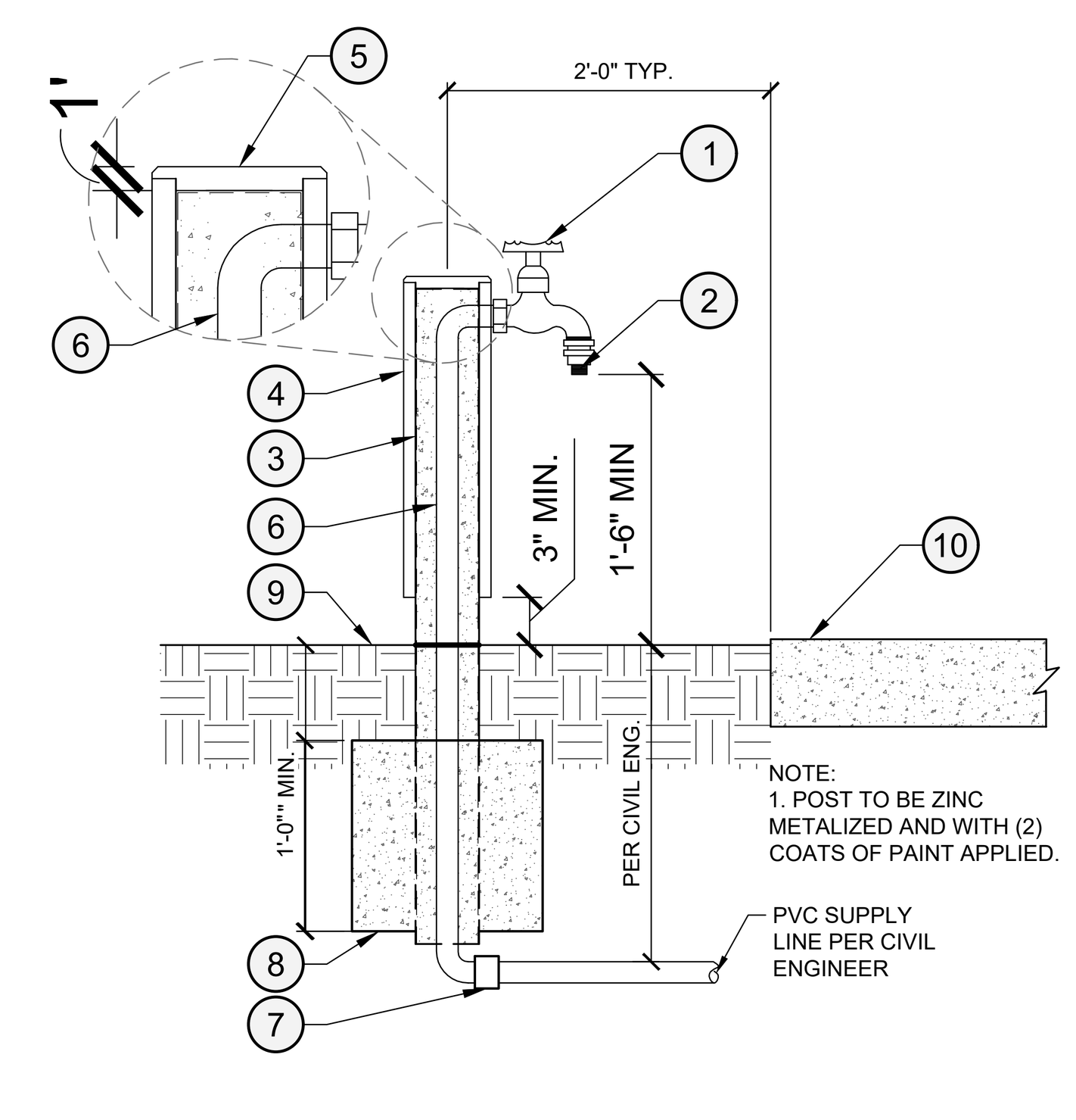
LEGEND

1. EXPOSED 10" X 8" X 16" PRECISION CMU BLOCK; GROUT FILL SOLID.
2. PEDESTRIAN PAVING REFER TO CONSTRUCTION PLAN AND DETAIL
3. AGGREGATE BASE PER GEOTECHNICAL RECOMMENDATION
4. CONCRETE FOOTING AND REINFORCEMENT 2500 P.S.I MIN. @ 28 DAYS POUR AGAINST RECOMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
5. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
6. FINISH GRADE PER CIVIL ENG. PLANS.
7. STUCCO FINISH TO MATCH ARCHITECTURE, REFER TO CONSTRUCTION LEGEND FOR COLOR. PAINT SCREED TO MATCH STUCCO COLOR
8. METAL SCREEN
9. WALL CAP, REFER TO CONSTRUCTION LEGEND FOR COLOR AND FINISH

STRUCTURAL NOTES
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-3

...T WALL TO BE PAINTED BY OWNER OR ...T CONSULTANT
B. DETAIL IS DIAGRAMMATIC AND FOR DESIGN INTENT ONLY. REFER TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER FOR FOOTING AND REINFORCEMENT INFORMATION.
C. CONTRACTOR TO PROVIDE SUBMITTAL OF MATERIAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT / OWNER.
D. ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED STEEL.
E. THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

E POOL WASHDOWN HOSEBIB



A
HOSEBIB SECTION 1"=1'-0"

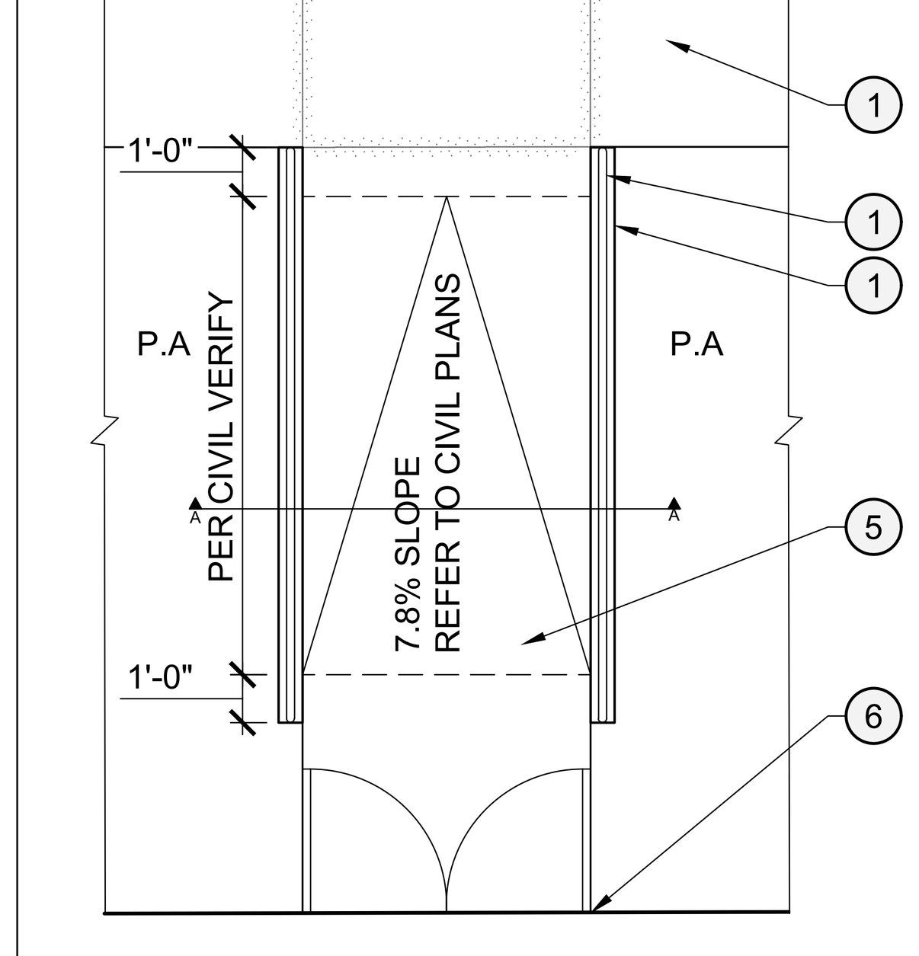
LEGEND

1. INSTALL ¾" KEYED HOSEBIB
2. HOSE CONNECTION VACUUM BREAKER
3. 4" X 4" TUBE STEEL POST CLAD IN WOOD; PLUMB AND GROUT FILL POST. PAINT EXPOSED ANY EXPOSED TUBE STEEL TO MATCH TUBE STEEL FENCE COLOR
4. 1" X 4" WOOD CLADDING EPOXY WOOD TO STEEL POST. MITER GLUE AND FINISH NAIL ALL VERTICAL EDGES
5. 1" THICK WOOD CAP; CAP TO BE INSET IN VERTICAL CLADDING PROVIDE 45° CHAMFER ON ALL EDGES. EDGES OF CAP TO BE FLUSH WITH SURFACE OF VERTICAL WOOD CLADDING
6. ¾" TYPE K COPPER PIPE
7. UNION CONNECTION BETWEEN COPPER PIPE AND PVC SUPPLY LINE
8. CONCRETE FOOTING
9. FINISH GRADE
10. ADJACENT FINISH SURFACE

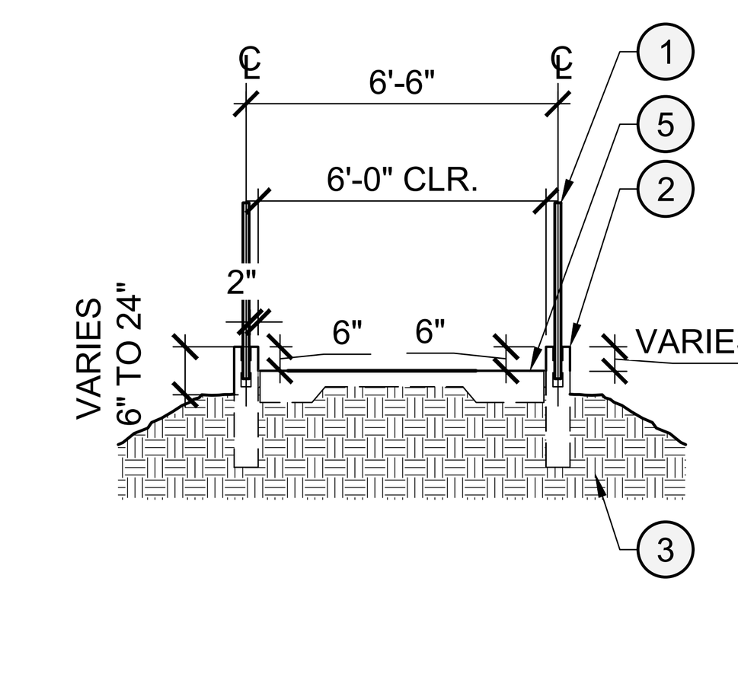
NOTES

A. CONTRACTOR TO PROVIDE MOCK UP OF WOOD CLADDING
B. WOOD COLOR AND FINISH PER CONSTRUCTION SCHEDULE

F RAMP AT OFFICE ENTRANCE



A
PLAN 1/4"=1'-0"



A
SECTION A'-A' 1/4"=1'-0"

LEGEND

1. HANDRAIL/GUARDRAIL. REFER TO SEPERATE HANDRAIL DETAIL
2. CONCRETE CURB. REFER TO CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
3. COMPACT SUBGRADE PER GEOTECHNICAL REPORT
4. ADJACENT SIDEWALK
5. CONCRETE RAMP. REFER TO CONSTRUCTION LEGEND FOR FINISH
6. ADJACENT ACHITECTURE

NOTES

A. REFER TO CONSTRUCTION PLANS AND PRECISE GRADING PLANS FOR ELEVATIONS AND LOCATIONS
B. METALIZE ALL TUBULAR STEEL. PRIME AND PAINT WITH TWO COATS OF ENAMEL. REFER TO CONSTRUCTION LEGEND FOR COLOR AND FINISH
C. REFER TO CONSTRUCTION PLAN AND CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
D. CONTRACTORS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION

BrightView
Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT · STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.00 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1 PLANNING/HEALTH DEPT/DWD SUBMITTAL #2
B	11/17/2023	

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
LC-402

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L2.401 CONSTRUCTION DETAILS.DWG

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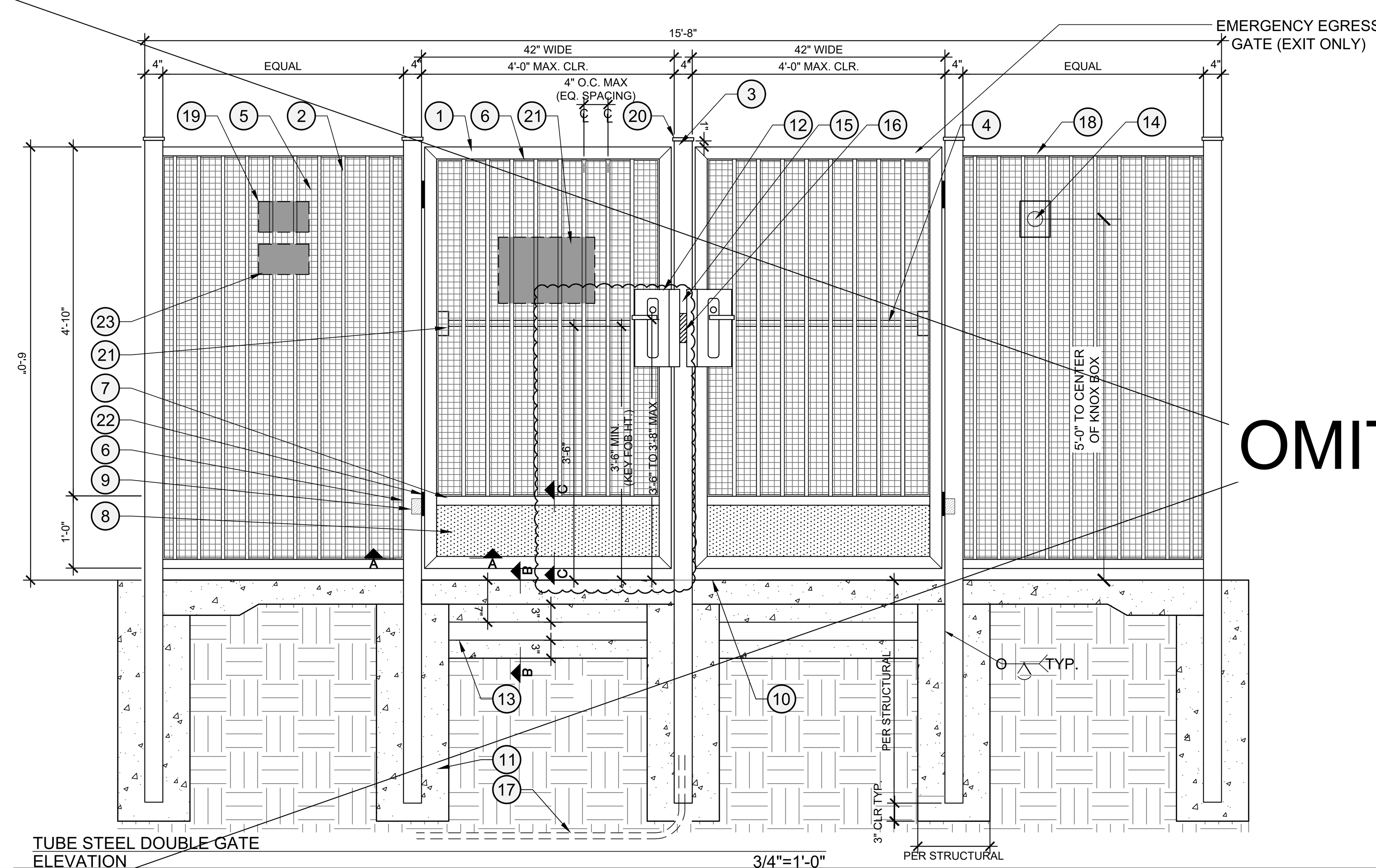


TUBE STEEL DOUBLE GATE ELEVATION

3/4"=1'-0"

LEGEND

1. 2" X 2", 11 GA. TUBE STEEL GATE FRAME; MITER CORNERS-FULL WELD.
2. 5/8" X 5/8" SQ. 16 GA. TUB. STEEL PICKETS @ 4" O.C. MAX. WELD ALL AROUND TO TOP AND MID GATE RAIL.
3. HSS 4"X4"X1/4" COLUMN, TYP. W/SQ. END CAPS (WELDED).
4. PANIC BAR, VON DURPIN 55 SERIES MORTISE LOCK CROSS BAR EXIT DEVICE, OR EQUAL. BRUSHED STAINLESS STEEL.
5. 1/2" OPENING GRID SCREEN DESIGN , MODEL #3709 BY DIAMOND PERFORATED METAL CO. W/ 1/4" SQ. SOLID BAR @ EDGE ON BOTH SIDES OF GATE.
6. 1/4" SQ. SOLID BAR STOCK AT EDGE; BOTH SIDES OF GATE; WELD ALL AROUND.
7. 2" X 1-1/2", 11 GA. TUB. STEEL MID. RAIL, LAID FLAT.
8. 11 GA. SOLID SHEET METAL PLATE FLUSH WITH THE FRAME AS REQUIRED PER (CBC,SEC.11B-404.2.10); WELD ALL AROUND FRAME.
9. GATE STOP; COLOR TO MATCH GATE.
10. CONCRETE FINISH SURFACE PER CIVIL ENG.
11. CONC. FTG. 2,500 P.S.I. MIN. @ 28 DAYS
12. GATE LEVER/TRIM MORTISE LOCK.
13. 4" SQ. X 1/4" TUBE STEEL FRAME IN FOOTING.
14. KNOX BOX WITH FLANGE PLATE; COLOR TO MATCH GATE.
15. 1/4"THICK STRIKE STOP PLATE; FULLY COVER STRIKE WHEN CLOSED (ELECTRIC STRIKE SUPPLIED AND INSTALLED BY SECURITY CONSULTANT)
16. PROXIMITY READER PER SECURITY CONSULTANT
17. 1/2" CONDUIT FOR ACCESS CONTROL SYSTEM. CONNECT TO SECURITY PULLBOX BY SECURITY CONSULTANT; COORDINATE AS NEEDED.
18. FENCE PANEL (CUT), ATTACH TO GATE POST WITH BRACKET ASSEMBLY.
19. POOL SIGNAGE PER SIGNAGE CONSULTANT
20. 1/2" THICK STEEL POST CAP, PROVIDE 1/4" OVERHANG AT POST. FULL WELD.
21. 1/4" THICK PANIC HARDWARE MOUNTING PLATE
22. LOCINOX MAMMOTH180-9005 HYDRAULIC SELF CLOSING GATE HINGE, OR EQUAL. INSTALL PER MANUFACTURER SPEC.
23. NO SMOKING SIGN PER SIGNAGE CONSULTANT

NOTES

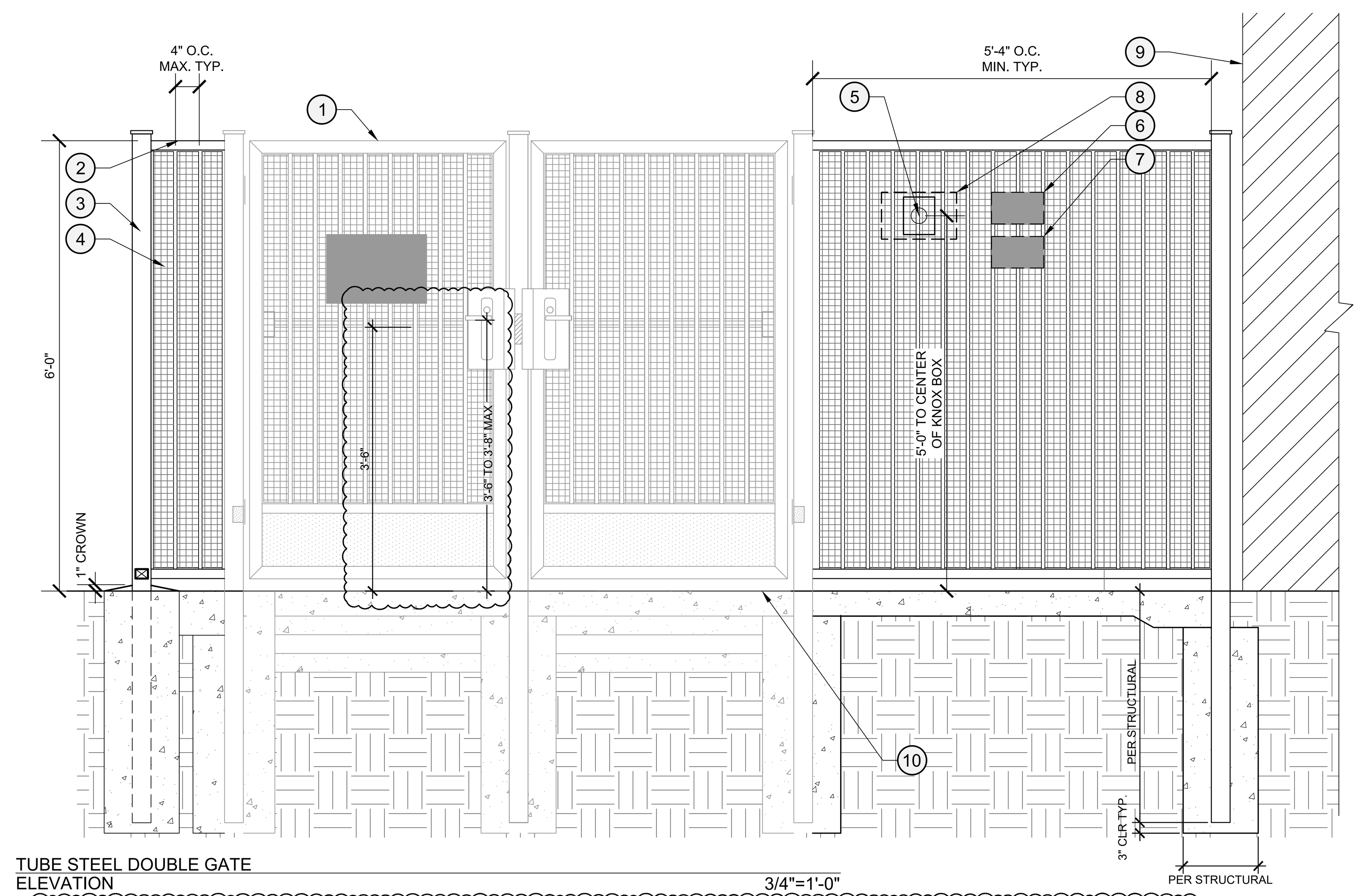
A. ALL WELDS SHALL BE 1/8" FILLET WELD ALL AROUND. GRIND ALL WELDS SMOOTH.
B. ALL TUB. STEEL AND METAL TO BE POWDER COATED WITH A ZINC RICH PRIMER
C. POUR CONC. FTG. AGAINST FIRM, UNDISTRUBRED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT
D. POOL GATE SHALL COMPLY WITH ALL APPLICABLE CODES
E. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

STRUCTURAL NOTES

FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

A MAIN ENTRY GATE - TUBULAR STEEL POOL DOUBLE GATE

D NOT USED



TUBE STEEL DOUBLE GATE ELEVATION

3/4"=1'-0"

LEGEND

1. SEE TUBULAR STEEL POOL DOUBLE GATE DETAIL FOR REFERENCE
2. 1 1/2" SQ. TOP AND BOTTOM TUBULAR STEEL RAIL. REFER TO DOUBLE GATE POOL FENCE DETAIL
3. 4" SQ. X 1/4" TUB. STEEL POSTS W/SQ. END CAPS (WELDED).
4. 1/2" OPENING GRID SCREEN DESIGN , MODEL #3709 BY DIAMOND PERFORATED METAL CO. W/ 1/4" SQ. SOLID BAR @ EDGE ON BOTH SIDES OF GATE.
5. KNOX BOX WITH FLANGE PLATE; COLOR TO BE DARK BRONZE.
6. POOL SIGNAGE PER SIGNAGE CONSULTANT
7. NO SMOKING SIGN PER SIGNAGE CONSULTANT
8. "EXIT" SIGN PER ELECTRICAL ENGINEER. TO MATCH ARCHITECTURE. PLACE ON INTERIOR OF POOL FENCE.
9. ADJACENT BUILDING PER ARCH.
10. FINISHED SURFACE
11. KNOX BOX WITH FLANGE PLATE; COLOR TO BE DARK BRONZE.
12. NO SMOKING SIGN PER SIGNAGE CONSULTANT

NOTES

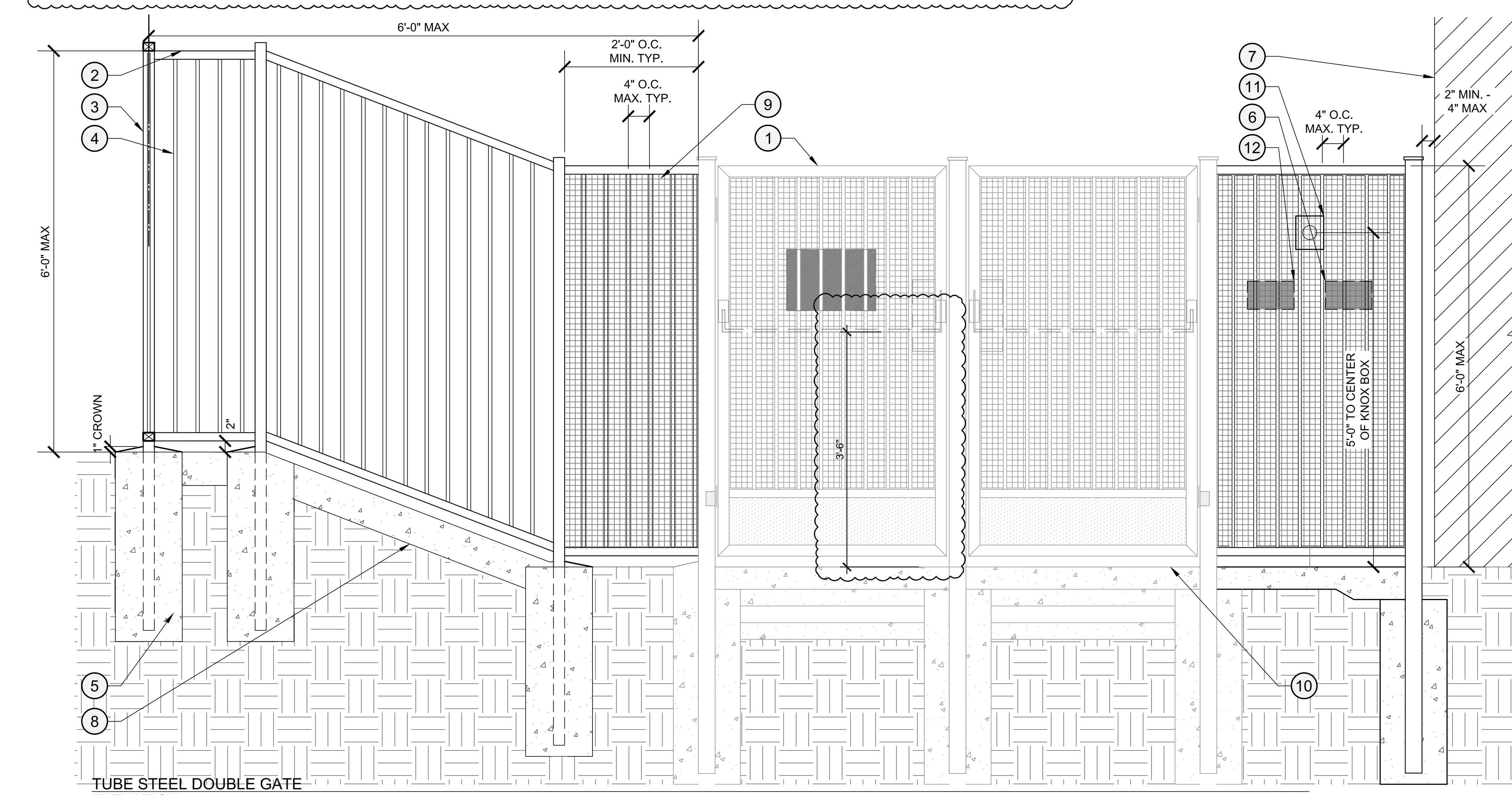
A. ALL WELDS SHALL BE 1/8" FILLET WELD ALL AROUND. GRIND ALL WELDS SMOOTH.
B. ALL TUB. STEEL AND METAL TO BE POWDER COATED WITH A ZINC RICH PRIMER
C. POUR CONC. FTG. AGAINST FIRM, UNDISTRUBRED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT
D. POOL GATE SHALL COMPLY WITH ALL APPLICABLE CODES
E. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
F. THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

STRUCTURAL NOTES

FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

B WEST ENTRY GATE - TUBULAR STEEL DOUBLE POOL GATE

E NOT USED



TUBE STEEL DOUBLE GATE ELEVATION

3/4"=1'-0"

LEGEND

1. SEE TUBULAR STEEL POOL DOUBLE GATE DETAIL FOR REFERENCE
2. 1 1/2" SQ. TOP AND BOTTOM TUBULAR STEEL RAIL. REFER TO DOUBLE GATE POOL FENCE DETAIL
3. HSS 2"X2"X1/4" COLUMN, TYP.
4. 5/8" SQ. TUBULAR STEEL PICKETS AT 4" O.C.
5. CONCRETE FOOTING 2500 P.S.I MIN. @ 28 DAYS . CROWN 1" ABOVE FINISH GRADE.
6. POOL SIGNAGE PER SIGNAGE CONSULTANT
7. ADJACENT BUILDING PER ARCH.
8. CONCRETE CURB, REFER TO CONCRETE CURB DETAIL FOR REFERENCE
9. PERFORATED MESH, REFER TO TUBULAR STEEL POOL DOUBLE GATE DETAIL FOR REFERENCE
10. FINISHED SURFACE
11. KNOX BOX WITH FLANGE PLATE; COLOR TO BE DARK BRONZE.
12. NO SMOKING SIGN PER SIGNAGE CONSULTANT

NOTES

A. ALL WELDS SHALL BE 1/8" FILLET WELD ALL AROUND. GRIND ALL WELDS SMOOTH.
B. ALL TUB. STEEL AND METAL TO BE POWDER COATED WITH A ZINC RICH PRIMER
C. POUR CONC. FTG. AGAINST FIRM, UNDISTRUBRED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT
D. POOL GATE SHALL COMPLY WITH ALL APPLICABLE CODES
E. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
F. THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

NOTES FOR ALL GATE DETAILS:
1. ADJUST DOOR CLOSERS AND GATE CLOSERS SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM (CBC, SEC. 11B-404.2.8.1)
2. ADJUST DOOR AND GATE SPRINGS HINGES SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE MOVE TO THE CLOSES POSITION IN 1.5 SECONDS MINIMUM (CBC, SEC. 11B-404.2.8.2)

NOTE
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT / OWNER APPROVAL PRIOR TO INSTALLATION.

STRUCTURAL NOTES

FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

C EAST ENTRY POOL GATE - TUBULAR STEEL POOL DOUBLE GATE WITH SLOPE

F NOT USED

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE

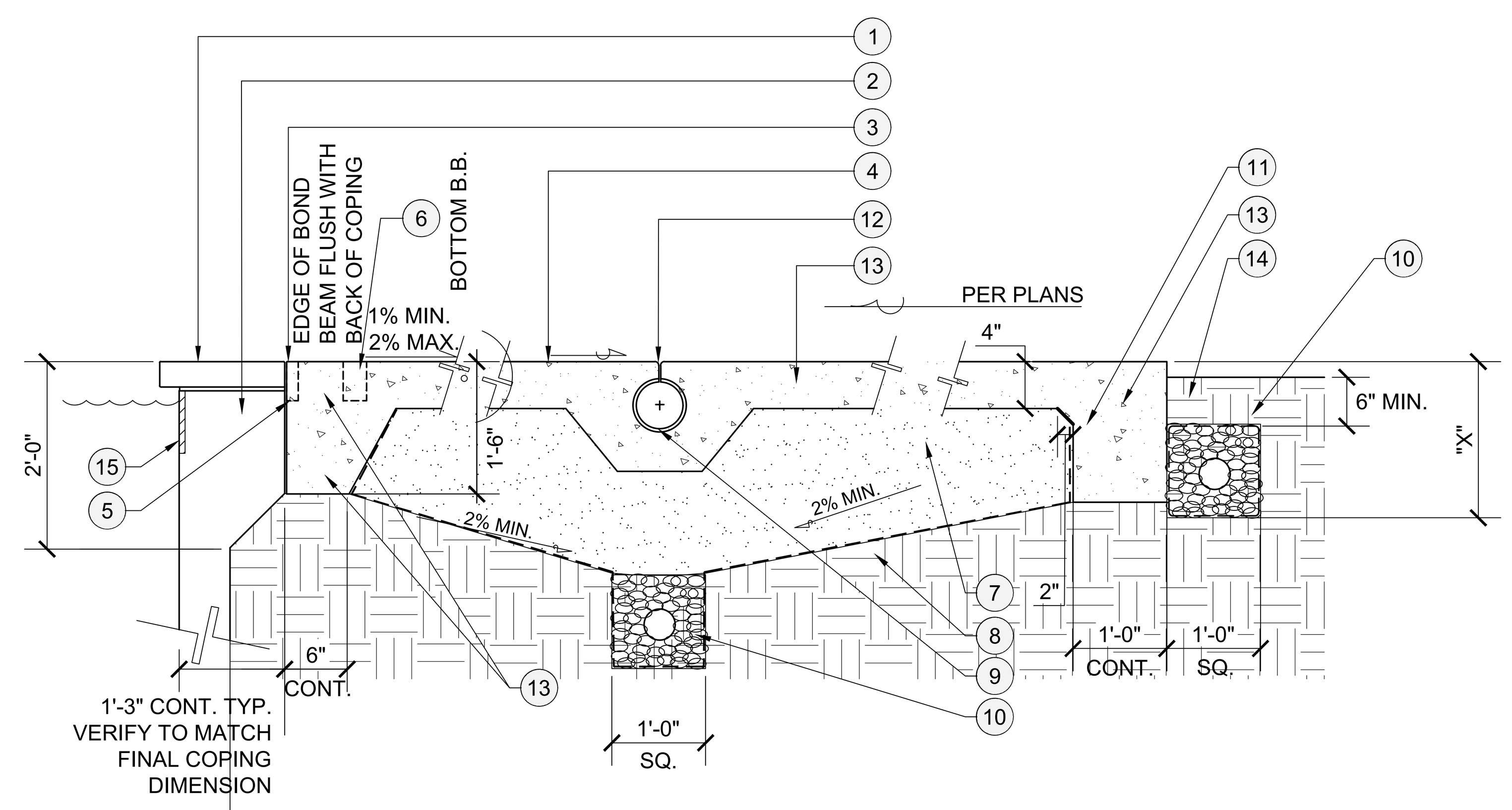
CONSTRUCTION DETAILS

8 OF 62

SHEET NUMBER

LC-403

A CONCRETE AT POOL DECK



SECTION
SCALE: 3/4"=1'-0"

EXPANSION POTENTIAL	MIN. DEPTH OF CUT-OFF "X"	MIN THCKNS OF SAND BACKFILL	MIN OF PRESATURATION MOISTURE CONTENT
LOW	12"	4"	120% OF OPTIMUM
MED.	18"	6"	130% OF OPTIMUM
HIGH	24"	12"	140% OF OPTIMUM
VERY HIGH	30"	18"	140% OF OPTIMUM

✳ PER GEOTECHNICAL REPORT.

NOTE:
AFTER SUB-DRAIN, IRRIGATION, SURFACE DRAIN AND PLANTING, IS INSTALLED, COMPACT 12" WIDE SECTION AGAINST CUT-OFF WALL TO 85% REL. DEN. AND RE-ESTABLISH SURFACE DRAINAGE PER CIVIL PLAN @ 1% MIN.

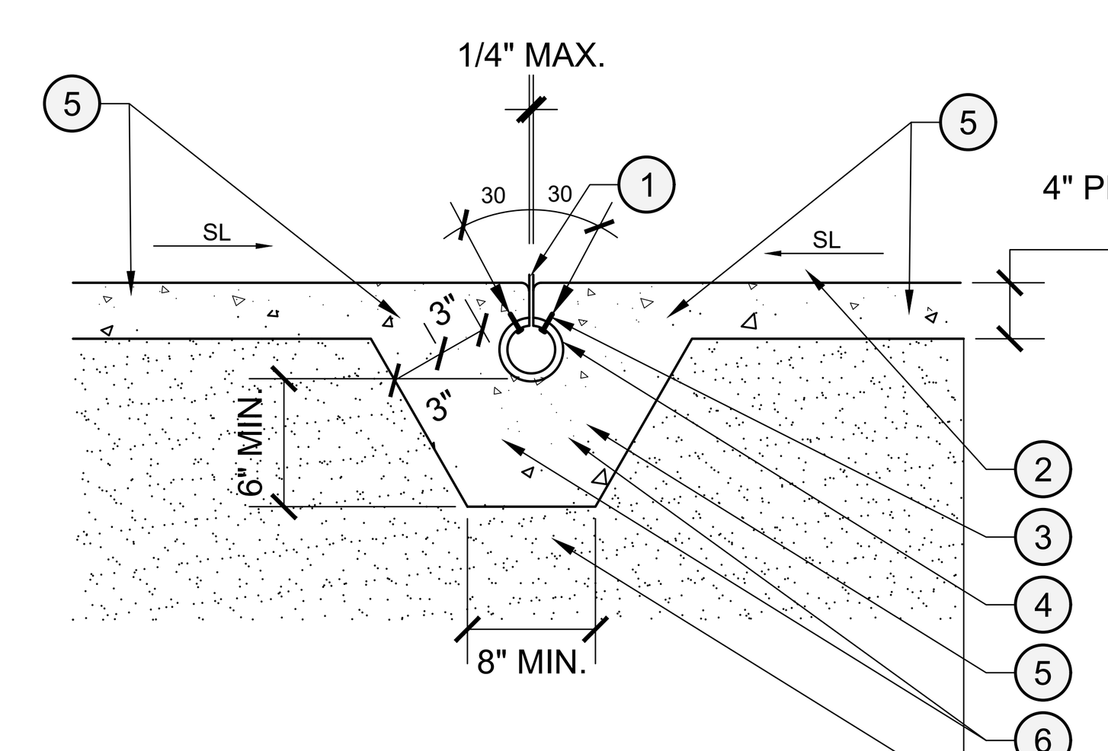
LEGEND

1. INT. COLOR, PRE-CAST CONCRETE POOL COPING PER POOL ENG. PLANS FIN. TO MATCH POOL DECK CAST COPING WITH 2% MAX SLOPE AWAY FROM POOL TO DRAIN SEE MATERIAL LIST FOR COPING FINISH.
2. BOND BEAM PER POOL ENG. DWGS. (TO ACCOMODATE 16" POOL FACE TO BACK COPING)
3. EXP. JOINT CONT. W/W.P. MASTIC COLOR AND FINISH TO MATCH POOL DECK.
4. INT. COLOR CONCRETE POOL DECK JOINTING PER CONSTRUCTION PLAN. 2500 P.S.I. @ 28 DAYS. VERIFY PER GEOTECHNICAL REPORTS
5. MICRO DRAIN AT THE BACK OF SPA COPING WHERE APPLICABLE, REFER TO CONSTRUCTION PLAN AND CIVIL PRECISE GRADING AND DRAINAGE PLAN.
6. HANDICAP HOIST ANCHOR - PROVIDE APPROPRIATE SLEEVE AND DEEP CAN OUT IN POOL DECK. FOOTING AND ANCHOR SPECIFICATION PER POOL/SPA ENGINEERING PLANS.
7. CLEAN SAND BACKFILL.
8. COMPACTED SUB GRADE TO BE MINIMUM RELATIVE COMPACTION OF 90% PER GEOTECHNICAL REPORT. SLOPE SURFACE TO DRAIN @ 2% MIN.
9. POOL DECK SLOT DRAIN
10. 4" DIA. PVC SCH. 40 PERF. DRAINLINE IN 3/4" GRAVEL POCKET WRAPPED W/FILTER FABRIC CONT. SEE CIVIL ENG. PREC. GRADING PLANS. CONNECT TO DRAINAGE SYSTEM.
11. CONC. CUT-OFF WALL/ DEEPENED EDGE TO RECEIVE POOL DECK.
12. SAWCUT JOINT, CHASE THROUGH PIPE
13. ALL REINFORCEMENT PER STRUCTURAL ENGINEER.
14. FINISHED GRADE @ PLANTERS.
15. SANDBLASTED DEPTH INDICATORS ON COPING LOCATED PER POOL AND SPA PLAN

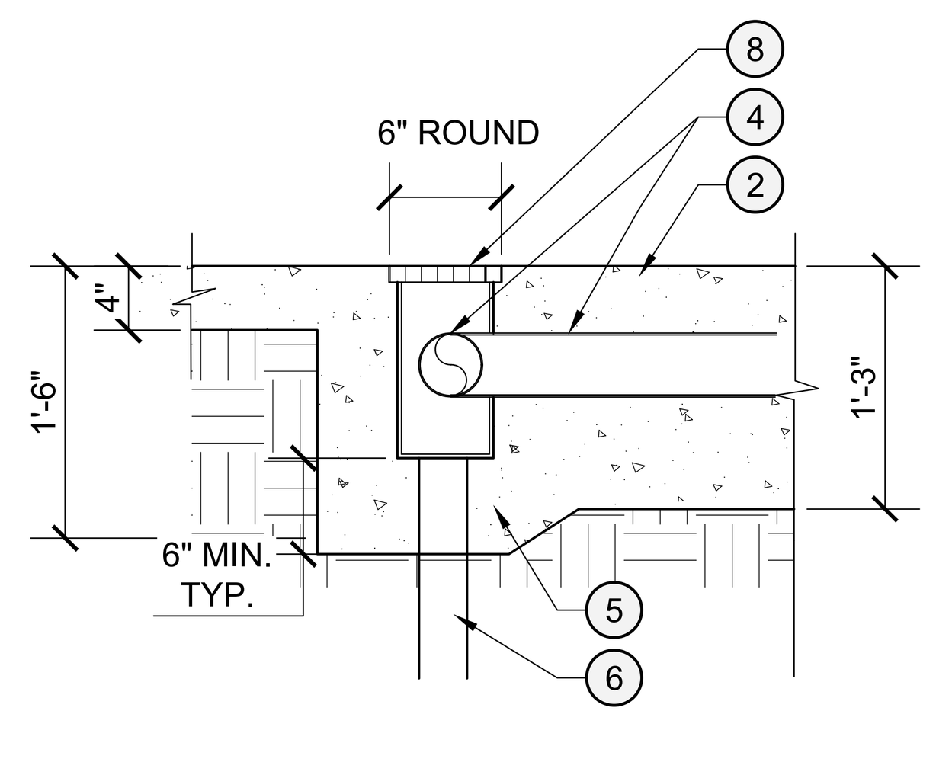
NOTES

A. PROVIDE EXPANSION JOINTS WHERE NOTED PER PLAN AND AT 20'-0" O.C. MAX.
B. SAWCUT ALL JOINTS WHERE NOTED PER PLAN & PER OWNER DIRECTION
C. COLOR & FINISH PER CONSTRUCTION LEGEND

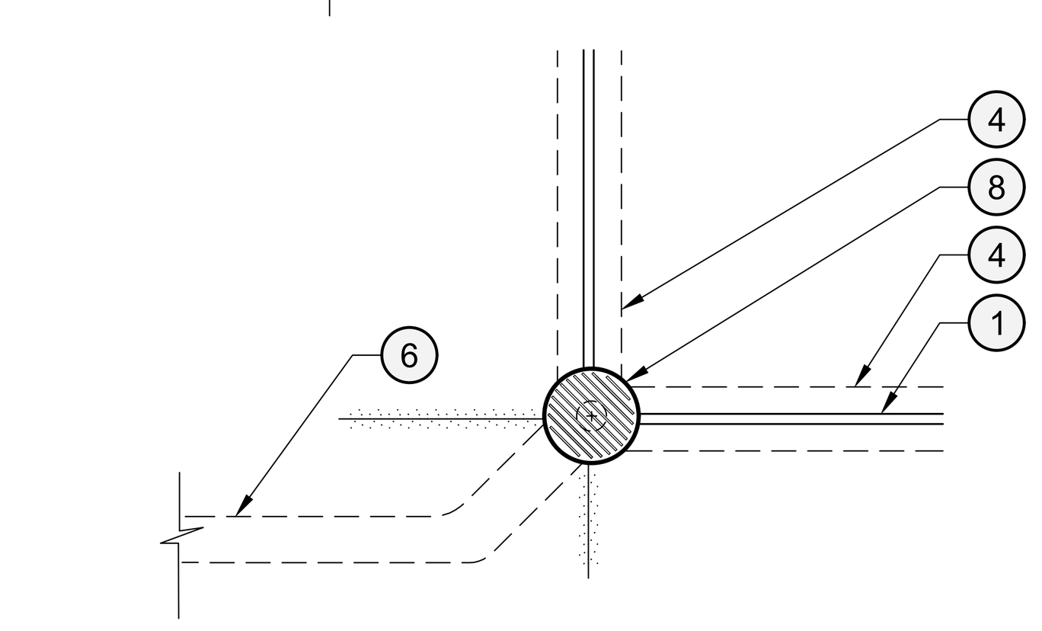
B SLOT DRAIN



SLOT DRAIN SECTION
SCALE: 1"=1'-0"



DRAIN CLEAN OUT SECTION
SCALE: 1"=1'-0"



DRAIN CLEAN OUT PLAN
SCALE: 1"=1'-0"

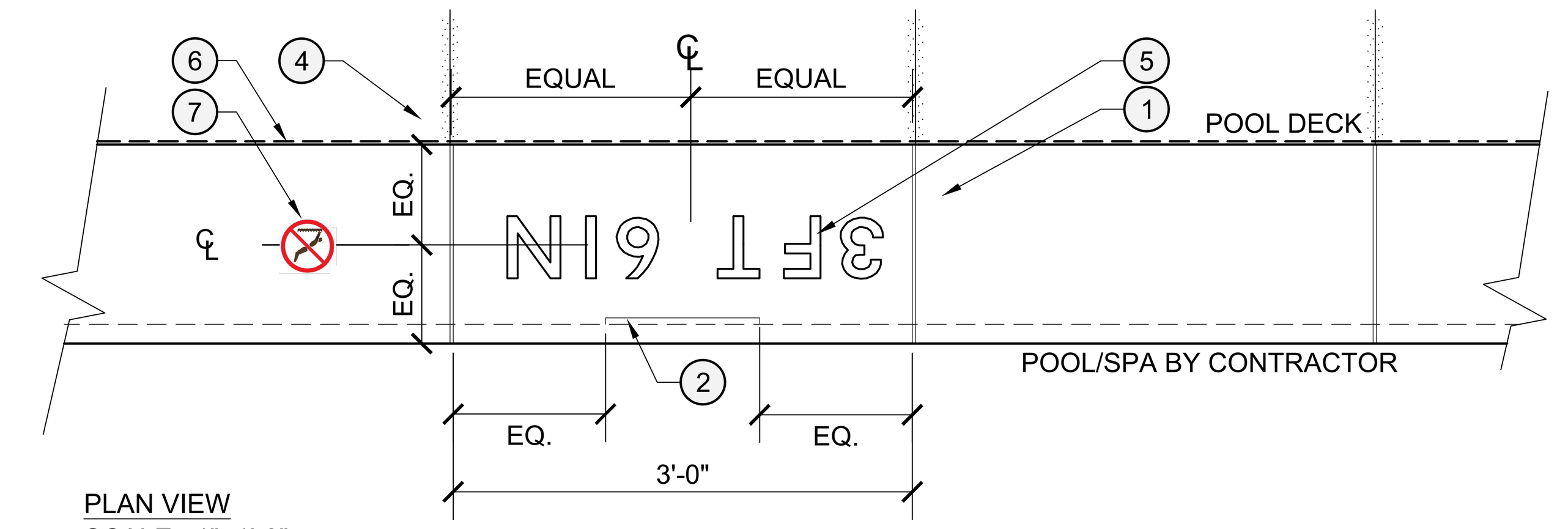
LEGEND

1. DECK DRAIN SLOT SAW CUT W/ DOUBLE BLADE 1/4" TOTAL WIDTH. EASE EXPOSED EDGES AFTER CUT.
2. CONC. POOL DECK W/ ETCHED FINISH PER DETAIL 'A', THIS SHEET.
3. #6 X 1 1/2" S.S SHEET METAL SCREWS EA. SIDE OF SLOT DRAIN @ 24" O.C. MAX.
4. 4" DIA. SDR-35 PVC PIPING.
5. CONCRETE REINFORCEMENT PER GEOTECHNICAL REPORT
6. CONNECTION TO STORM DRAIN PER CIVIL ENGINEER
7. CLEAN SAND BACKFILL.
8. SATIN FINISH BRONZE GRATE & FRAME WITH VANDAL PROOF SCREWS. MAX. GRATE SLOT WIDTH = 3/8". CONTACTOR TO SUBMIT SAMPLE FOR APPROVAL.

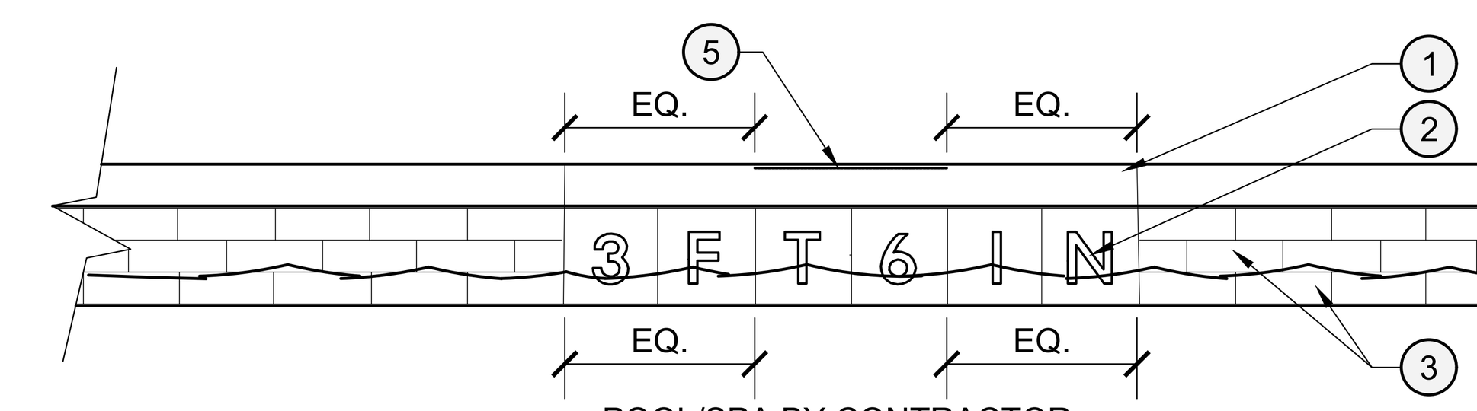
NOTES

A. CORE DRILL CORNERS OF DRAIN BOX TO RECEIVE 4" DIA. DRAIN PIPE.

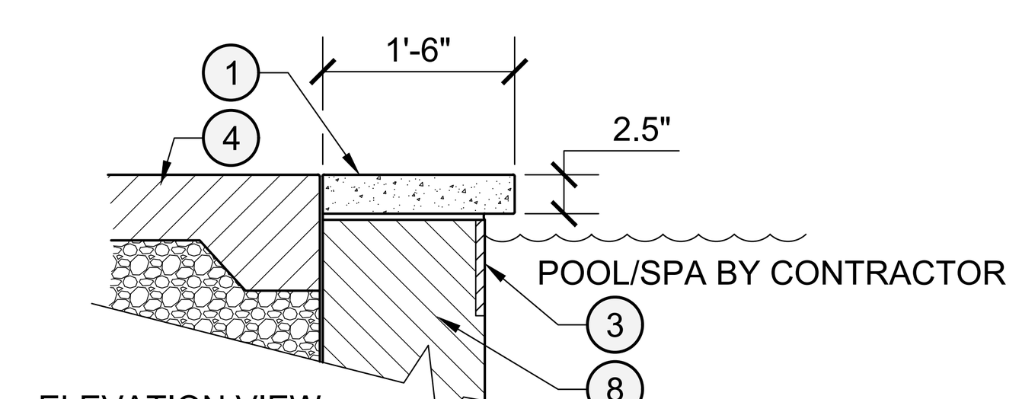
C POOL COPING TILE



PLAN VIEW
SCALE: 1"=1'-0"



ELEVATION VIEW
SCALE: 1"=1'-0"



ELEVATION VIEW
SCALE: 1"=1'-0"

NOTES:
1. LANE MARKER TILE PER SIGNAGE CONSULTANT AND POOL PLAN
2. TILE TARGETS PER SIGNAGE CONSULTANT AND POOL PLAN.

LEGEND

1. INTEGRAL COLOR PRECAST POOL COPING - 3' LENGTH (2'-11 5/8" TO ALLOW FOR 3/8" JOINT WIDTH). ORDER CORNER PIECES TO BE 4' MIN. LENGTH TO ALLOW FOR MITER CUT IN FIELD. REFER TO PROFILE BY POOL CONSULTANT.
2. TILE DEPTH MARKERS 6"X6", PER POOL ENGINEER
3. POOL WATERLINE TILE, REFER TO CONSTRUCTION MATERIAL LEGEND
4. CONCRETE POOL DECK, PER CIVIL ENGINEER PLANS
5. LIGHT SANDBLAST DEPTH MARKERS, 4" MIN. HEIGHT (CENTERED IN A SINGLE POOL COPING PIECE), 1/8" MIN. DEPTH. FILL WITH A CONTRASTING COLOR EPOXY FLUSH WITH FINISH SURFACE. SANDBLAST DEPTH MARKERS, CENTERED IN COPING, TO ALIGN CENTERED ON WATERLINE TILE DEPTH MARKERS
6. JOINT SEALANT, TYP.
7. "NO DIVING" LOGO WHERE OCCURS
8. POOL GUNITE SHELL PER POOL CONTRACTOR

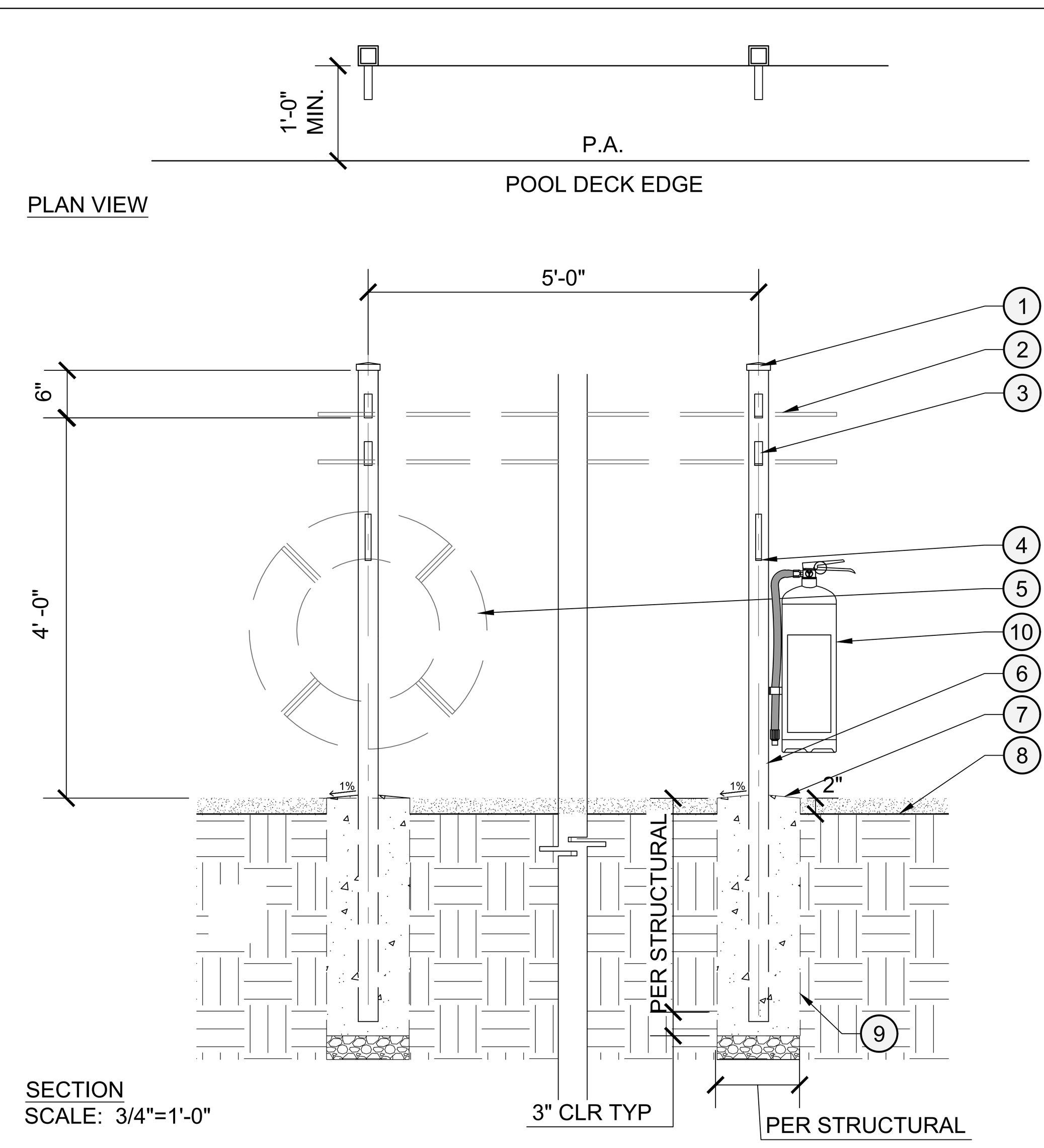
NOTES

A. ALIGN WATERLINE DEPTH MARKERS WITH COPING DEPTH MARKERS. CONTRACTOR TO LOCATE WATERLINE TILE DEPTH MARKERS AND SANDBLAST COPING DEPTH MARKERS FOR LANDSCAPE ARCHITECT/OWNER APPROVAL PRIOR TO INSTALLATION.
B. CONTRACTOR TO PROVIDE SAMPLE MOCKUP OF WATERLINE TILE WITH GROUT FOR OWNER APPROVAL PRIOR TO ORDERING
C. CONTRACTOR TO PROVIDE SAMPLE MOCKUP OF POOL COPING WITH SANDBLAST DEPTH MARKERS FOR OWNER APPROVAL PRIOR TO ORDERING.

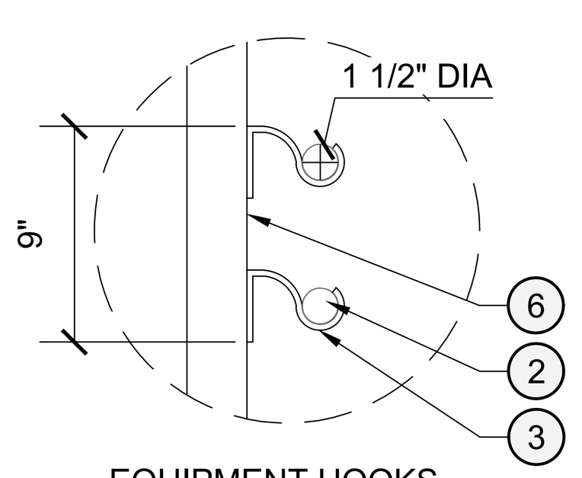
DEPTH MARKER NOTES

A. CONTRACTOR TO LOCATE DEPTH MARKERS PER INSTALLED DEPTH OF POOL/SPA BOTTOM & ALL APPLICABLE CODES. VERIFY PRIOR TO INSTALLATION.
B. SANDBLAST DEPTH MARKERS ARE TO ALIGN CENTERED ON WATERLINE TILE DEPTH MARKETS.

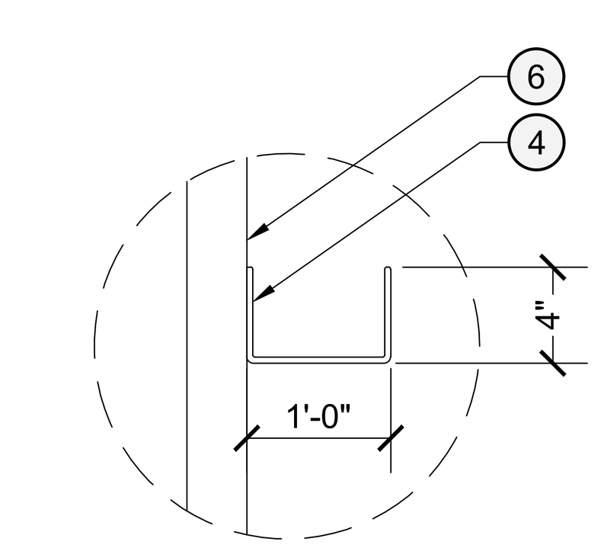
D POOL SAFETY RACK



SECTION
SCALE: 3/4"=1'-0"



EQUIPMENT HOOKS
N.T.S.



LIFE PRESERVER/ ROPE HOOK
N.T.S.

STRUCTURAL NOTES
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

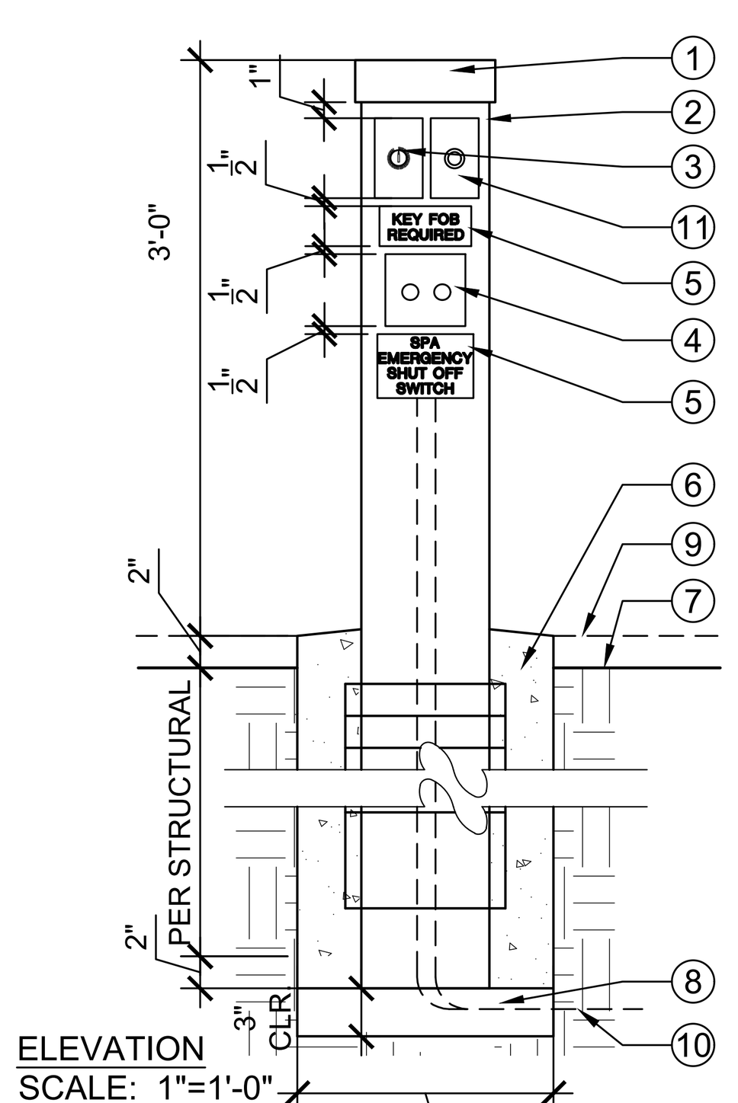
LEGEND

1. CAST IRON POST CAP
2. 12' RESCUE POLE WITH A BODY HOOK.
3. 1" WIDE X 3/16" THICK METAL STRAP EQUIPMENT HOOKS, (4 TOTAL) WIDTH AT 1 1/2" DIAMETER TO RECEIVE POLES; WELDED TO POST.
4. 1" WIDE X 3/16" THICK METAL STRAP HOOK; WELDED TO THE POST.
5. LIFE PRESERVER
6. HSS 3"X3"X1/4" COLUMN, TYP.
7. INTEGRAL CONCRETE FOOTING TO MATCH POOL DECK COLOR. ALL OTHER INFO F'c = 2500 PSI
8. FINISH GRADE PER CIVIL ENGINEER PLANS.
9. DRAINAGE ROCK
10. FIRE EXTINGUISHER

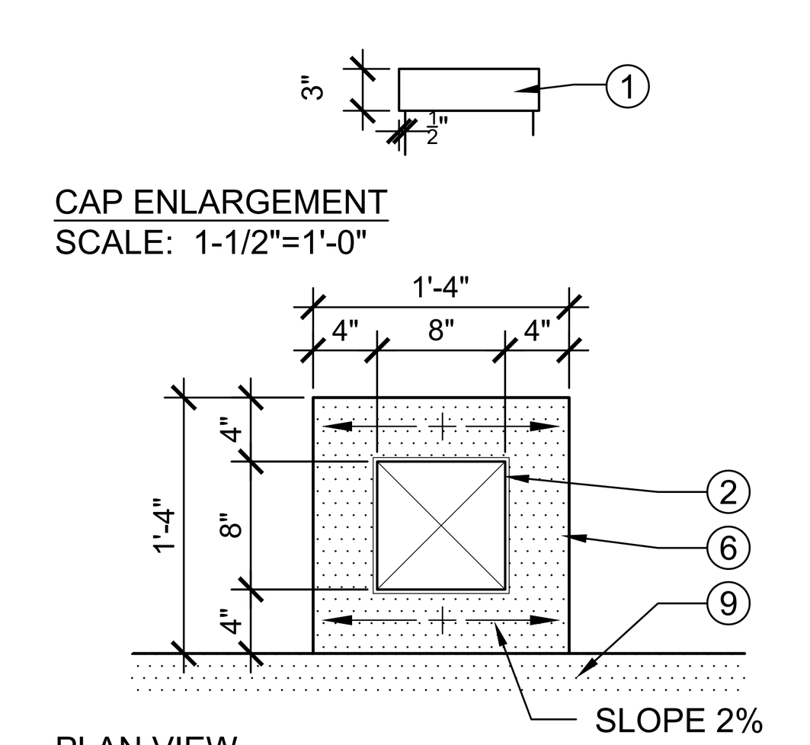
NOTES

A. ALL WELDS SHALL BE 1/8" FILLET WELDS, ALL AROUND.
B. ALL MATERIAL PRE-GALVANIZED WITH ZINC RICH PRIMER & POWDER COATED FINISH.
C. POST TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION.
D. NOTE: THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

E SPA SHUT OFF



ELEVATION
SCALE: 1"=1'-0"



CAP ENLARGEMENT
SCALE: 1-1/2"=1'-0"

PLAN VIEW
SCALE: 1"=1'-0"

STRUCTURAL NOTES
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

LEGEND

1. CUSTOM DECORATIVE STEEL CAP (COLOR TO MATCH MATCH POOL FENCE AND POOL SIGNAGE).
2. HSS 8"X8"X3/8" COLUMN, TYP. POST COLOR TO MATCH POOL GATE.
3. SPA TIMER PER POOL CONTRACTOR
4. SHUT OFF SWITCH PER POOL CONTRACTOR
5. SIGNAGE PER SIGNAGE CONSULTANT SEE SPECS.
6. CONC. FTG. TO BE FLUSH WITH ADJACENT PAVING (MATCH COLOR AND FINISH). 2,500 P.S.I. @ 28 DAYS, CROWN 2% TO DRAIN.
7. FINISH GRADE PER CIVIL ENGINEER
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9. ADJACENT PAVING
10. CONTRACTOR SHALL COORDINATE ELECTRICAL WIRING THROUGH TUBULAR STEEL POST.
11. CONTROL TIMER, PER POOL ENGINEER DETAIL AND SPECS PLAN

NOTES

A. ALL WELDS SHALL BE 1/8" FILLET WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.
B. ZINC RICH PRIMER AND POWDERCOAT; ALL TUBULAR STEEL COLOR PER CONST. SCHEDULE.
C. POUR CONC. FTG. AGAINST FIRM UNDISTURBED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT.
D. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
E. THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.00 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/DWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
LC-404

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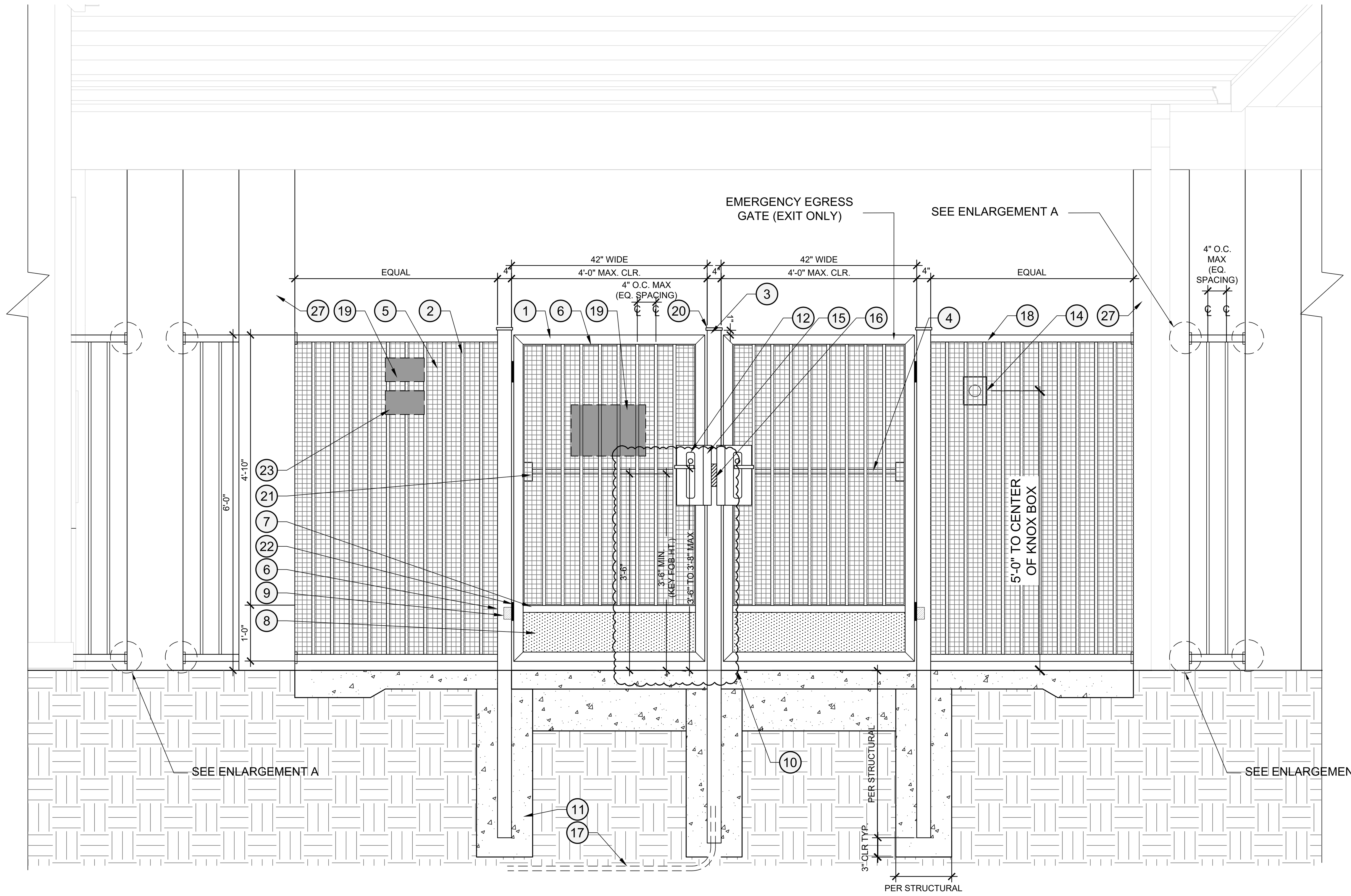
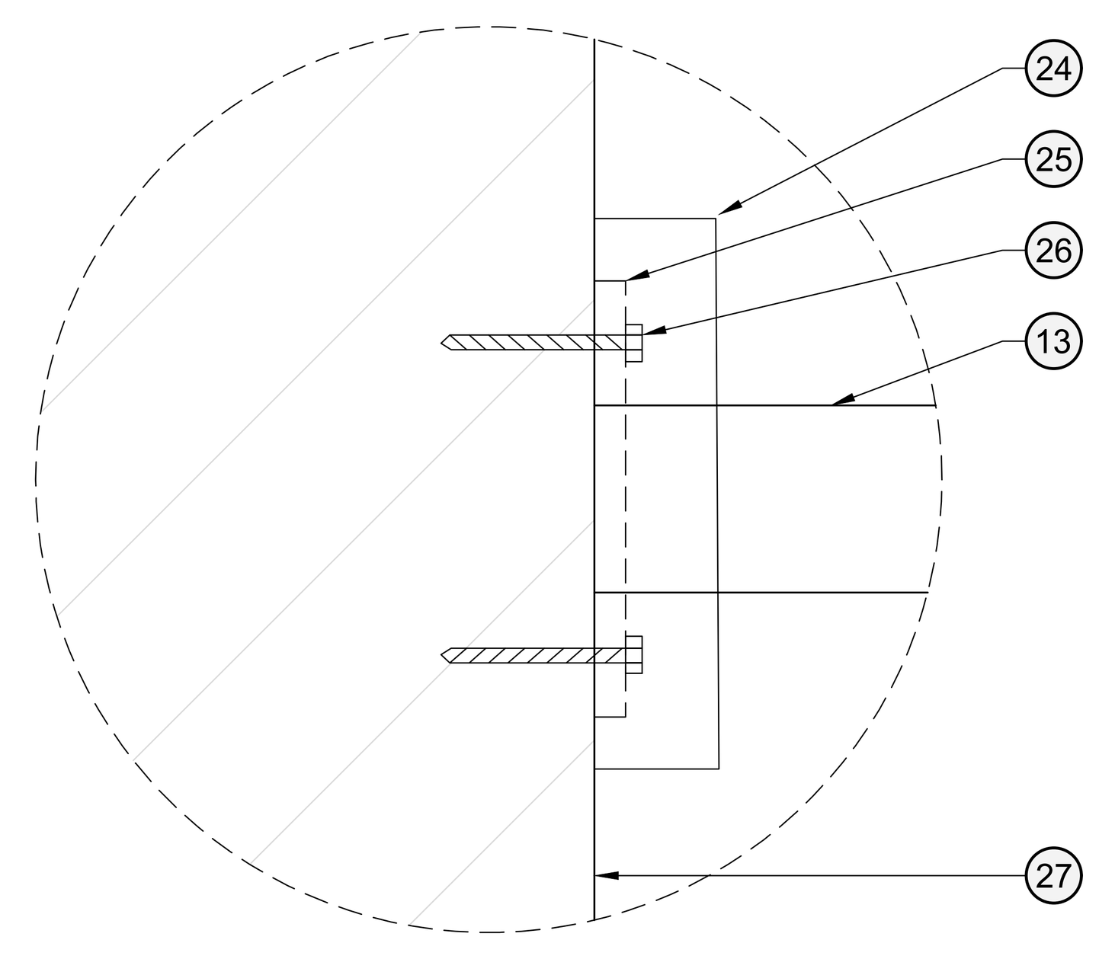


A
ELEVATION 3/4"=1'-0"



ENLARGEMENT A

A MAIN ENTRY GATE

LEGEND

1. 2" X 2", 11 GA. TUBE STEEL GATE FRAME; MITER CORNERS-FULL WELD.
2. 5/8" X 5/8" SQ. 16 GA. TUB. STEEL PICKETS @ 4" O.C. MAX. WELD ALL AROUND TO TOP AND MID GATE RAIL.
3. HSS 4"X4"X1/4" COLUMN, TYP. W/SQ. END CAPS (WELDED).
4. PANIC BAR, VON DURPIN 55 SERIES MORTISE LOCK CROSS BAR EXIT DEVICE, OR EQUAL. BRUSHED STAINLESS STEEL.
5. 1/2" OPENING GRID SCREEN DESIGN , MODEL #3709 BY DIAMOND PERFORATED METAL CO. W/ 1/4" SQ. SOLID BAR @ EDGE ON BOTH SIDES OF GATE.
6. 1/4" SQ. SOLID BAR STOCK AT EDGE; BOTH SIDES OF GATE; WELD ALL AROUND.
7. 2" X 1-1/2", 11 GA. TUB. STEEL MID. RAIL, LAID FLAT.
8. 11 GA. SOLID SHEET METAL PLATE FLUSH WITH THE FRAME AS REQUIRED PER (CBC,SEC.11B-404.2.10); WELD ALL AROUND FRAME PLATE INSIDE AND OUTSIDE
9. GATE STOP; COLOR TO MATCH GATE.
10. CONCRETE FINISH SURFACE PER CIVIL ENG.
11. CONC. FTG. 2,500 P.S.I. MIN. @ 28 DAYS REFER TO STRUCTURAL DETAIL
12. GATE LEVER/TRIM MORTISE LOCK.
13. FENCE TUBULAR STEEL TOP AND BOTTOM, REFER TO FENCE DETAIL
14. KNOX BOX WITH FLANGE PLATE; COLOR TO MATCH GATE.
15. 1/8" THICK STRIKE STOP PLATE; FULLY COVER STRIKE WHEN CLOSED (ELECTRIC STRIKE SUPPLIED AND INSTALLED BY SECURITY CONSULTANT)
16. PROXIMITY READER PER SECURITY CONSULTANT
17. 1/2" CONDUIT FOR ACCESS CONTROL SYSTEM. CONNECT TO SECURITY PULLBOX BY SECURITY CONSULTANT; COORDINATE AS NEEDED.
18. FENCE PANEL (CUT), ATTACH TO GATE POST WITH BRACKET ASSEMBLY OR WELD IN PLACE
19. POOL SIGNAGE PER SIGNAGE CONSULTANT
20. 1/2" THICK STEEL POST CAP, PROVIDE 1/4" OVERHANG AT POST. FULL WELD.
21. MOUNT PANIC HARDWARE ON GATE FRAME OR ADD 1/4" THICK PANIC HARDWARE MOUNTING PLATE IF NEEDED
22. LOCINOX MAMMOTH180-9005 HYDRAULIC SELF CLOSING GATE HINGE, OR EQUAL. INSTALL PER MANUFACTURER SPEC.
23. NO SMOKING SIGN PER SIGNAGE CONSULTANT
24. SQUARE ESCUTCHEON COVER, SIZE AS NEEDED. COLOR TO MATCH GATE
25. FENCE FRAME ATTACHEMENT
26. PLATE BOLT ATTACHMENTS PER ARCHITECT REFER TO ARCHITECTURE DETAIL
27. BUILDING COLUMN PER ARCHITECTS PLANS

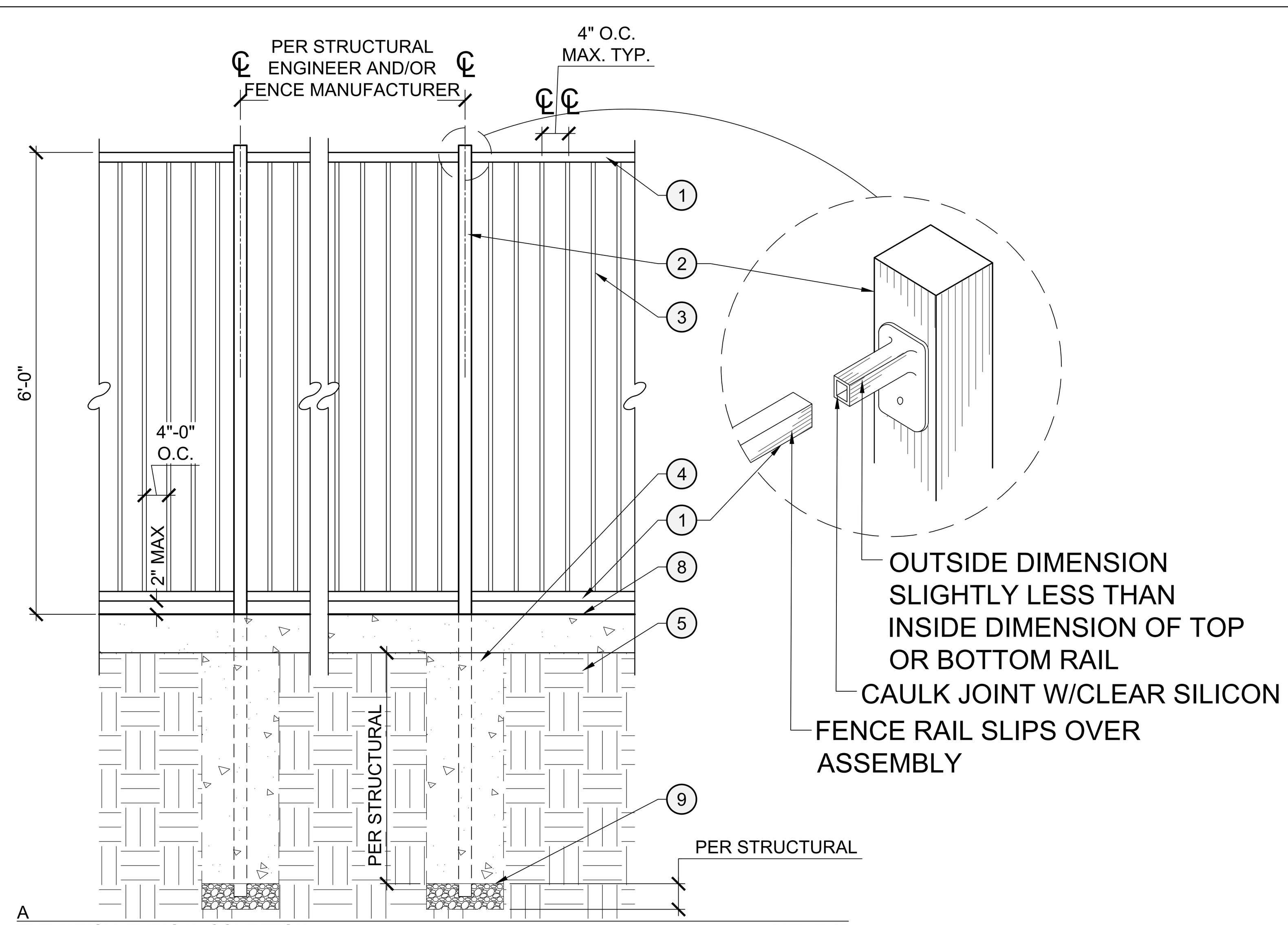
NOTES

A. ALL WELDS SHALL BE 1/8" FILLET WELD ALL AROUND. GRIND ALL WELDS SMOOTH.
B. ALL TUB. STEEL AND METAL TO BE POWDER COATED WITH A ZINC RICH PRIMER
C. POUR CONC. FTG. AGAINST FIRM, UNDISTRUBED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT
D. POOL GATE SHALL COMPLY WITH ALL APPLICABLE CODES
E. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

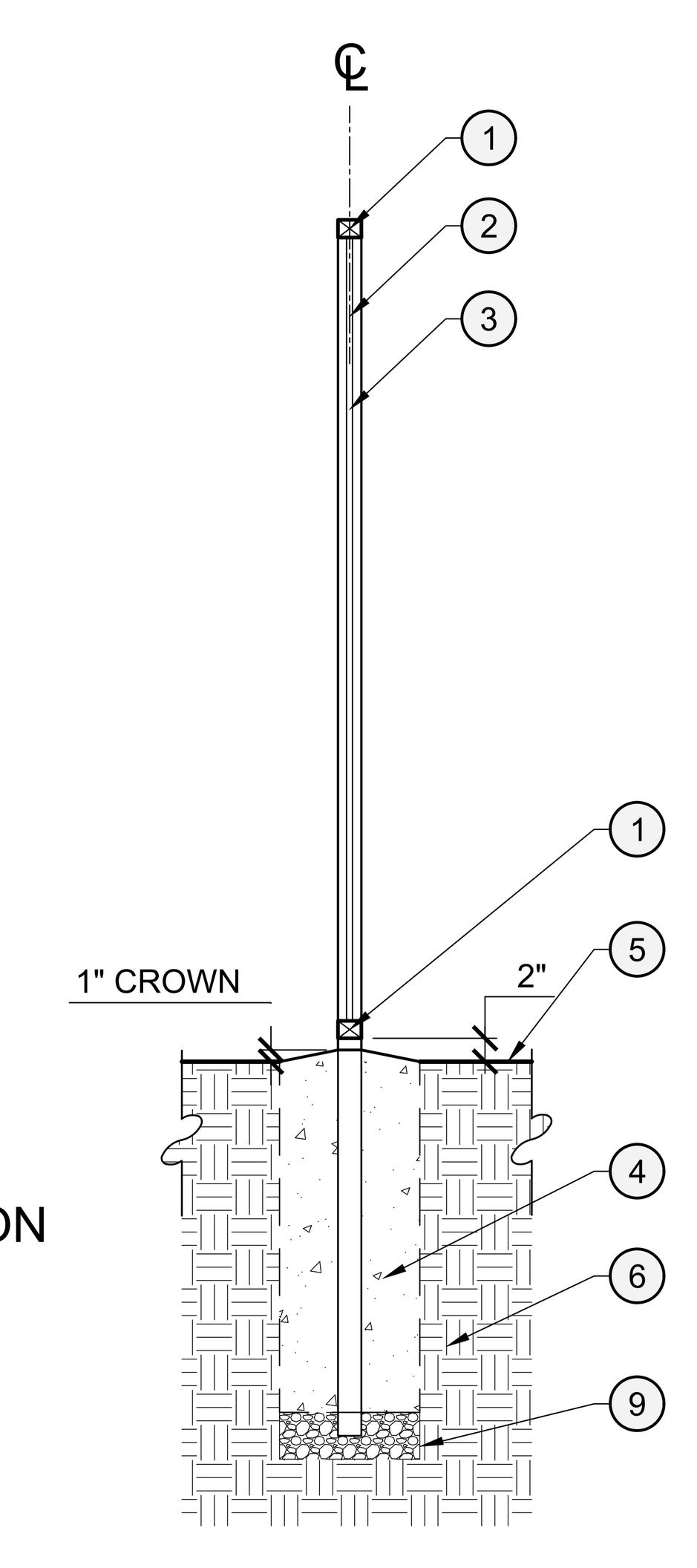
STRUCTURAL NOTES

FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

C NOT USED



A
ELEVATION: TYPICAL CONDITION 3/4"=1'-0"



A-A
SECTION: TYPICAL CONDITION 3/4"=1'-0"

STRUCTURAL NOTES

FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

NOTE
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT / OWNER APPROVAL PRIOR TO INSTALLATION.

LEGEND

1. 1 1/2" SQ. TOP AND BOTTOM TUBULAR STEEL RAIL.
2. 2"X2" TUBULAR STEEL POSTS WITH CAP.
3. 5/8" SQ. TUBULAR STEEL PICKETS AT 4" O.C.
4. CONCRETE FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER. CROWN 1" ABOVE FINISH GRADE.
5. FINISH GRADE PER CIVIL ENGINEER
6. COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
7. 1/2" WIDE X 3/4" DEEP DRAINAGE CURB NOTCH PLACED EVERY 3' O.C.
8. CONCRETE CURB PER SEPARATE DETAIL.
9. 3/4" CRUSHED ROCK
10. CONCRETE FOOTING BEYOND ELEVATION, SEE CALLOUT 4.

NOTES

A. POUR CONCRETE AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILL PER THE GEOTECHNICAL REPORT
B. SOIL PRE-SATURATION IS TO BE PER GEOTECHNICAL REPORT
C. ALL WELDS SHALL BE 1/8" FILLET WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.
D. METALIZE ALL TUBULAR STEEL.
E. PAINT ALL METAL MEMBERS WITH ONE COAT PRIMER AND TWO COATS ENAMEL PAINT PER CONSTRUCTION LEGEND.

B POOL FENCE

D NOT USED

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PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
CONSTRUCTION DETAILS

A TUCCI CABANA

LEGEND

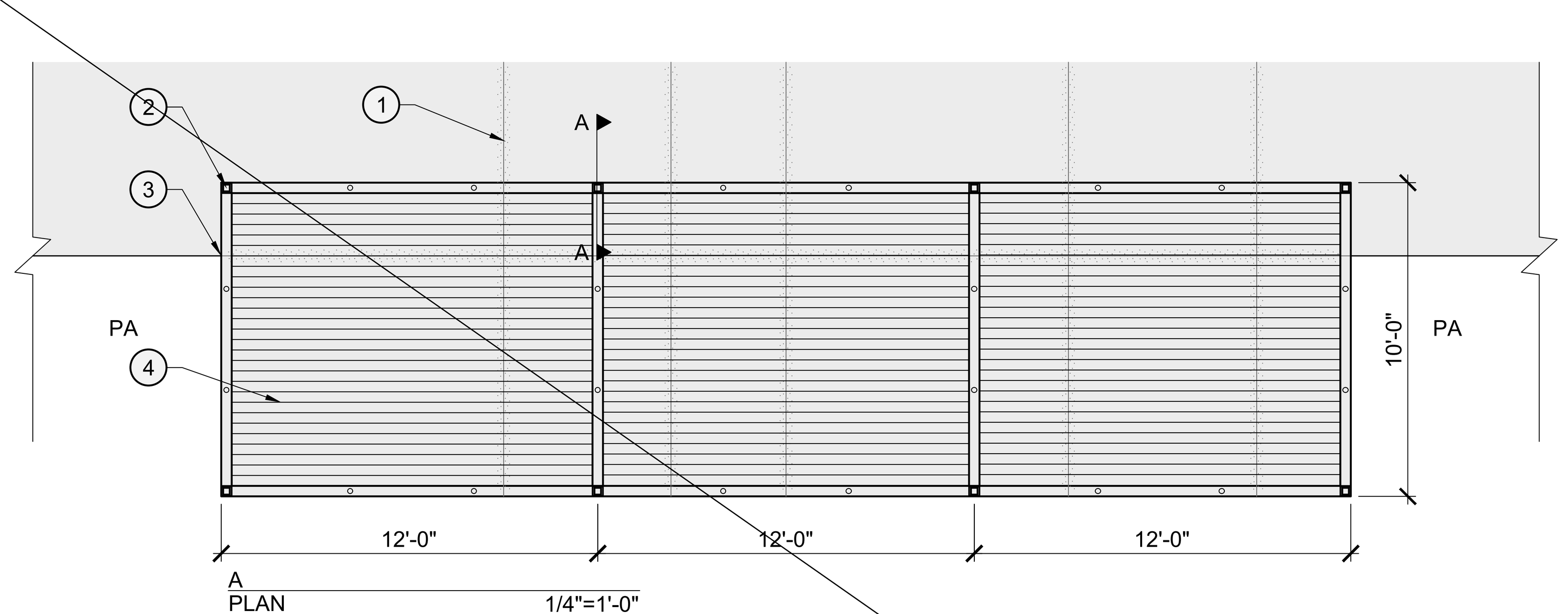
1. CONCRETE FOOTING PER SEPARATE DETAIL
2. INGROUND SECURITY MOUNT WITH LEVELING BASE PER MANUFACTURES RECOMMENDATION
3. CABANA FRAME
4. TRELLIS ROOF
5. 1/2" ANCHOR BOLTS PER MANUFACTURES RECOMMENDATION
6. CABANA POST
7. CONCRETE DECK SURFACE
8. LIGHTING LOCATION, CONTRACTOR TO VERIFY WITH TUCCI

NOTES

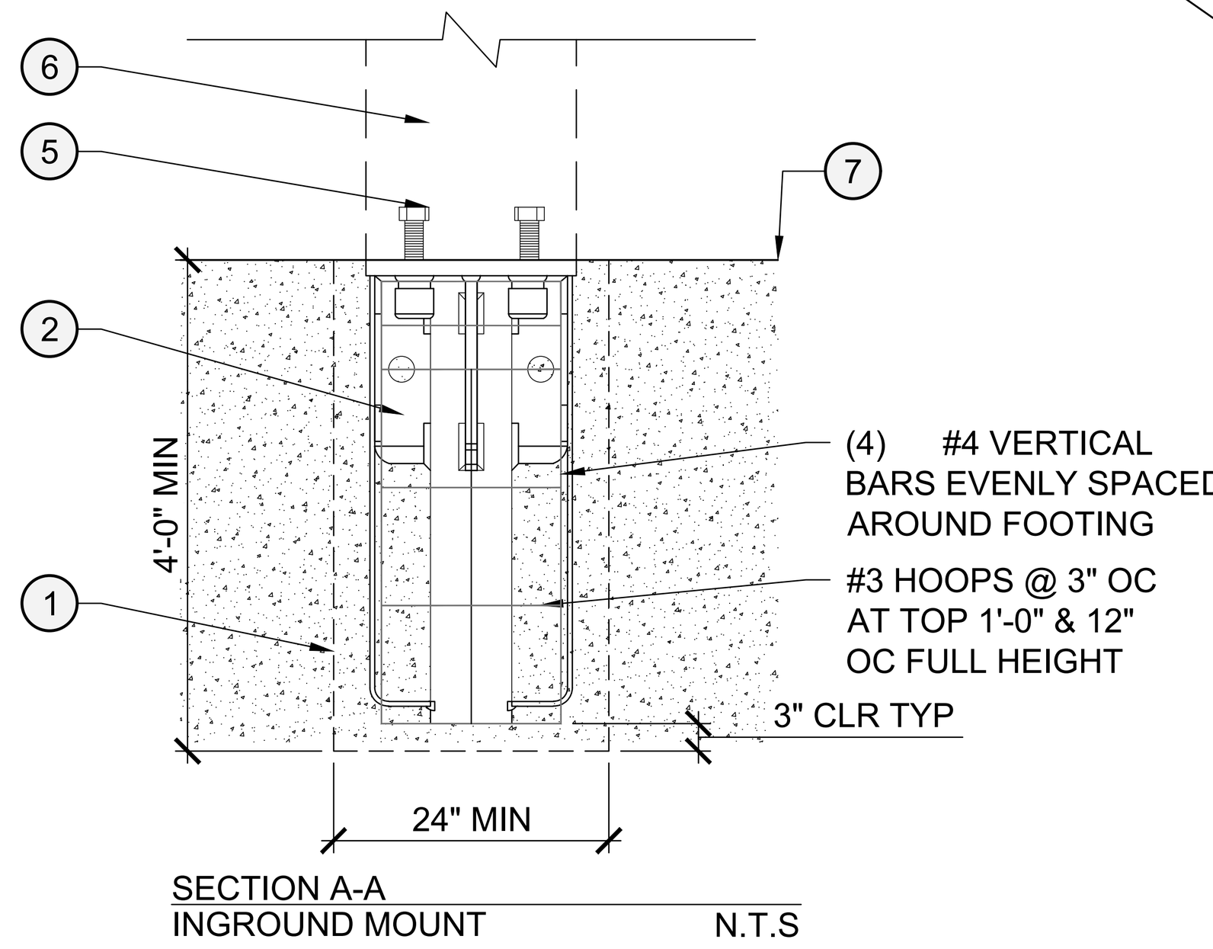
A. INGROUND BASE MUST BE FLUSHED AND LEVELED WITH TOP OF CONCRETE
B. B. MINIMUM CONCRETE F'c = 2500 PSI
C. 24" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

STRUCTURAL NOTES

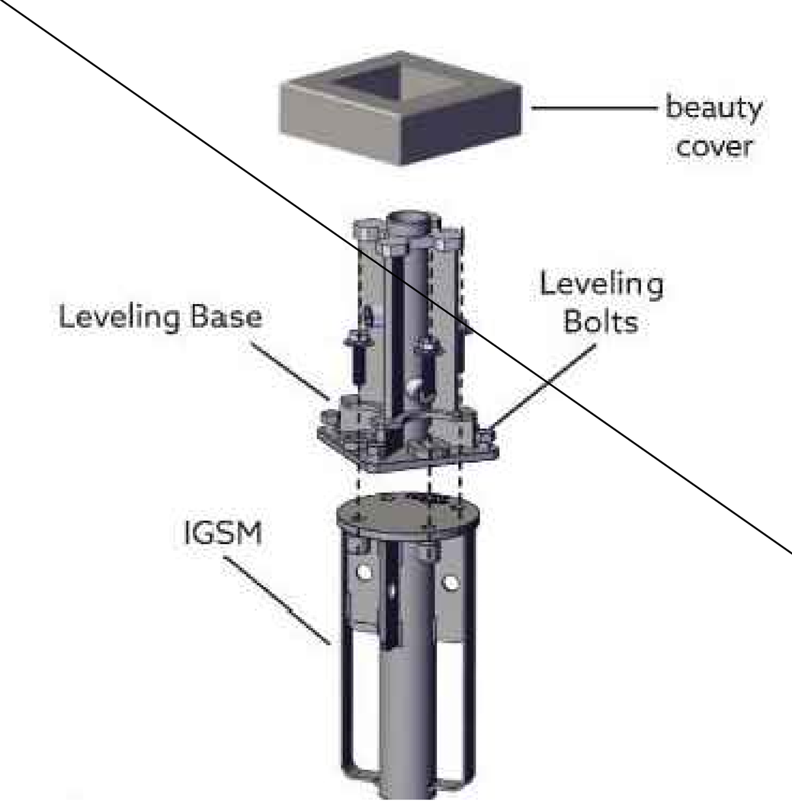
FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-5

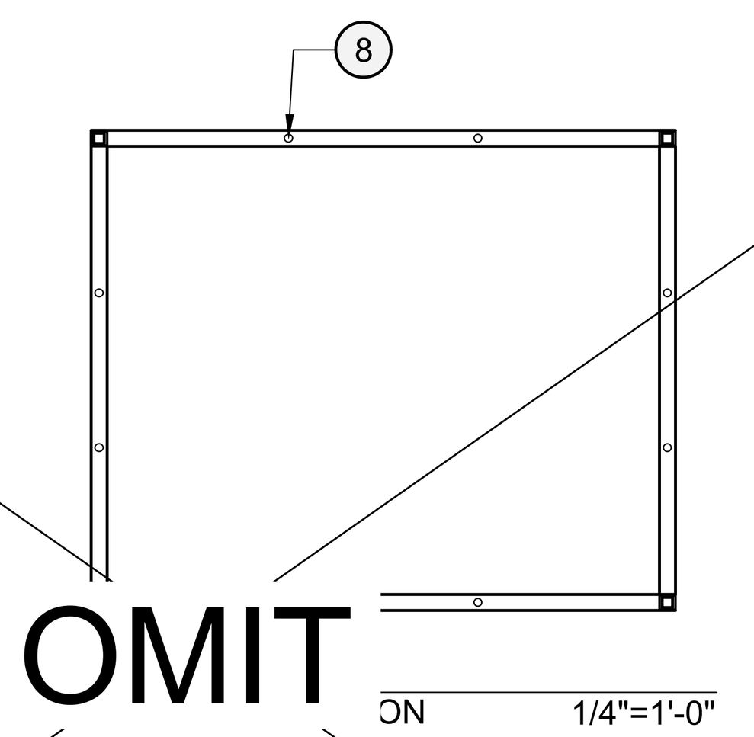


A
PLAN 1/4"=1'-0"



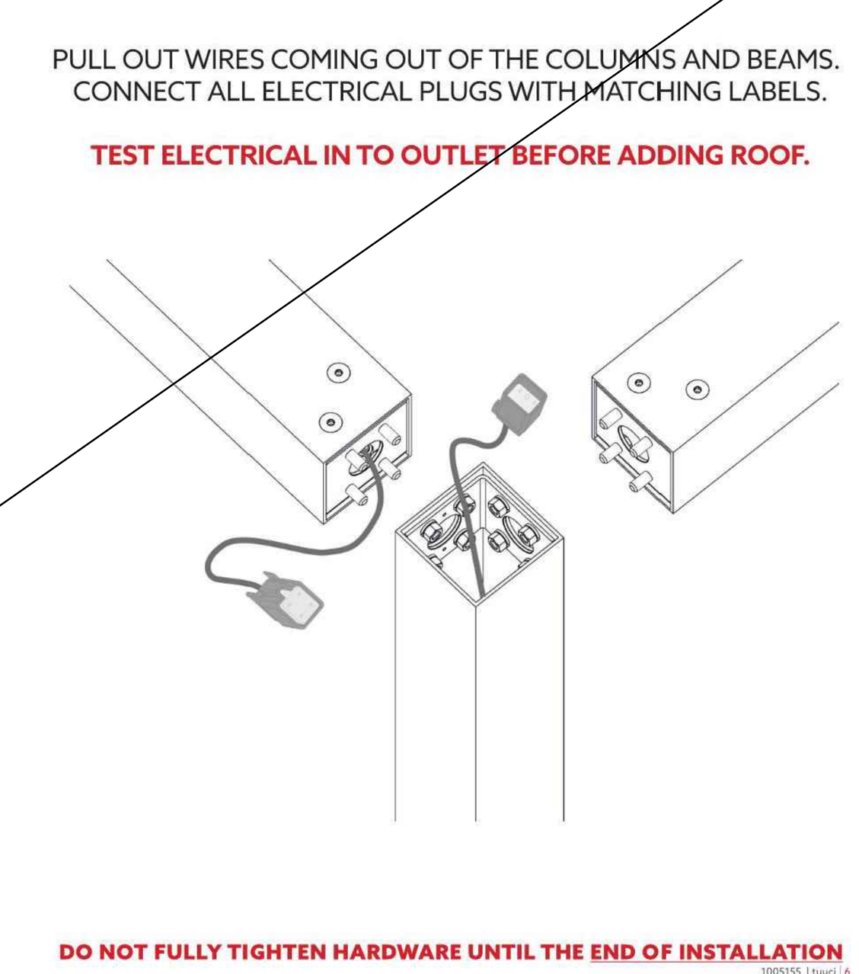
SECTION A-A
INGROUND MOUNT N.T.S

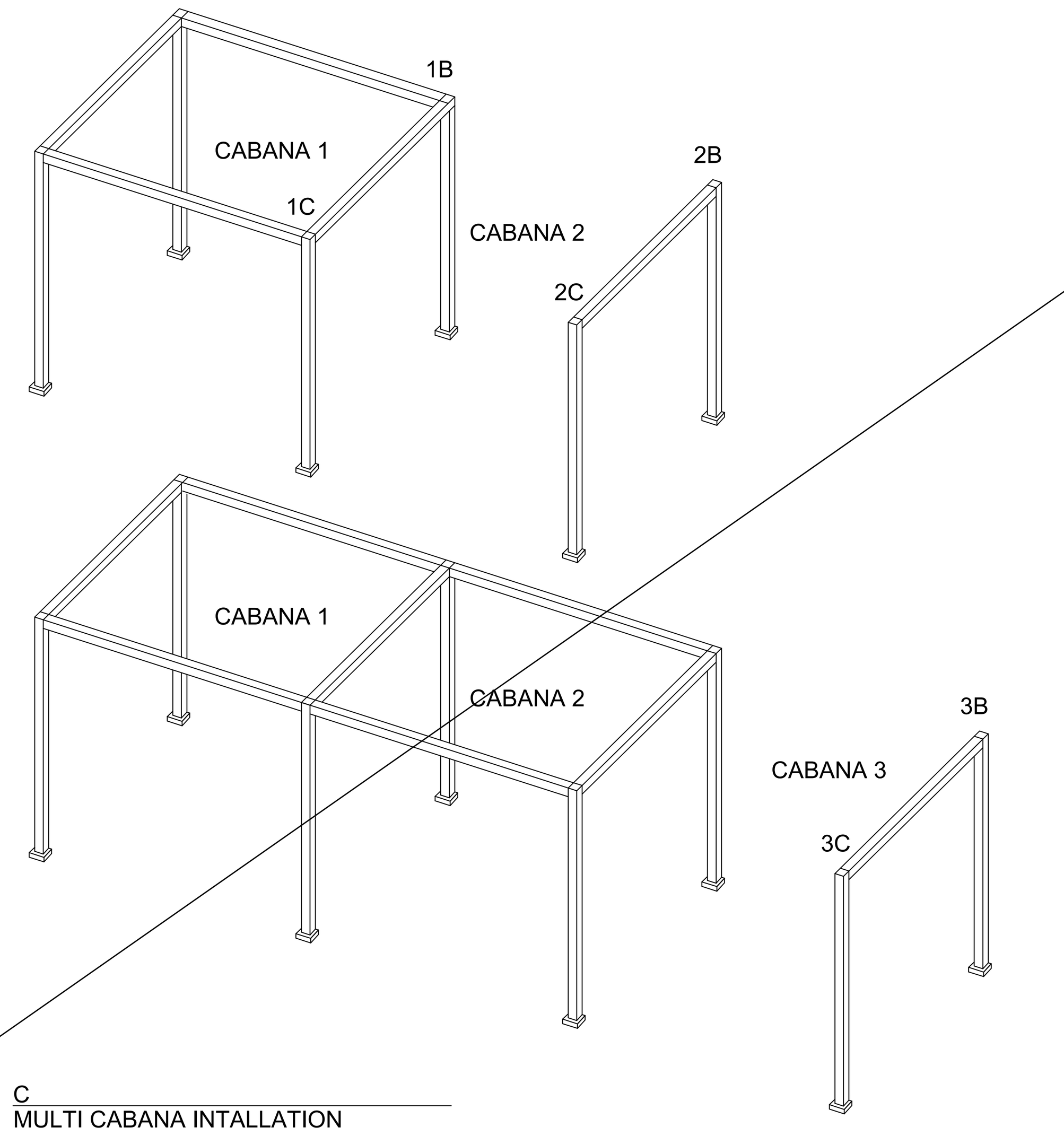




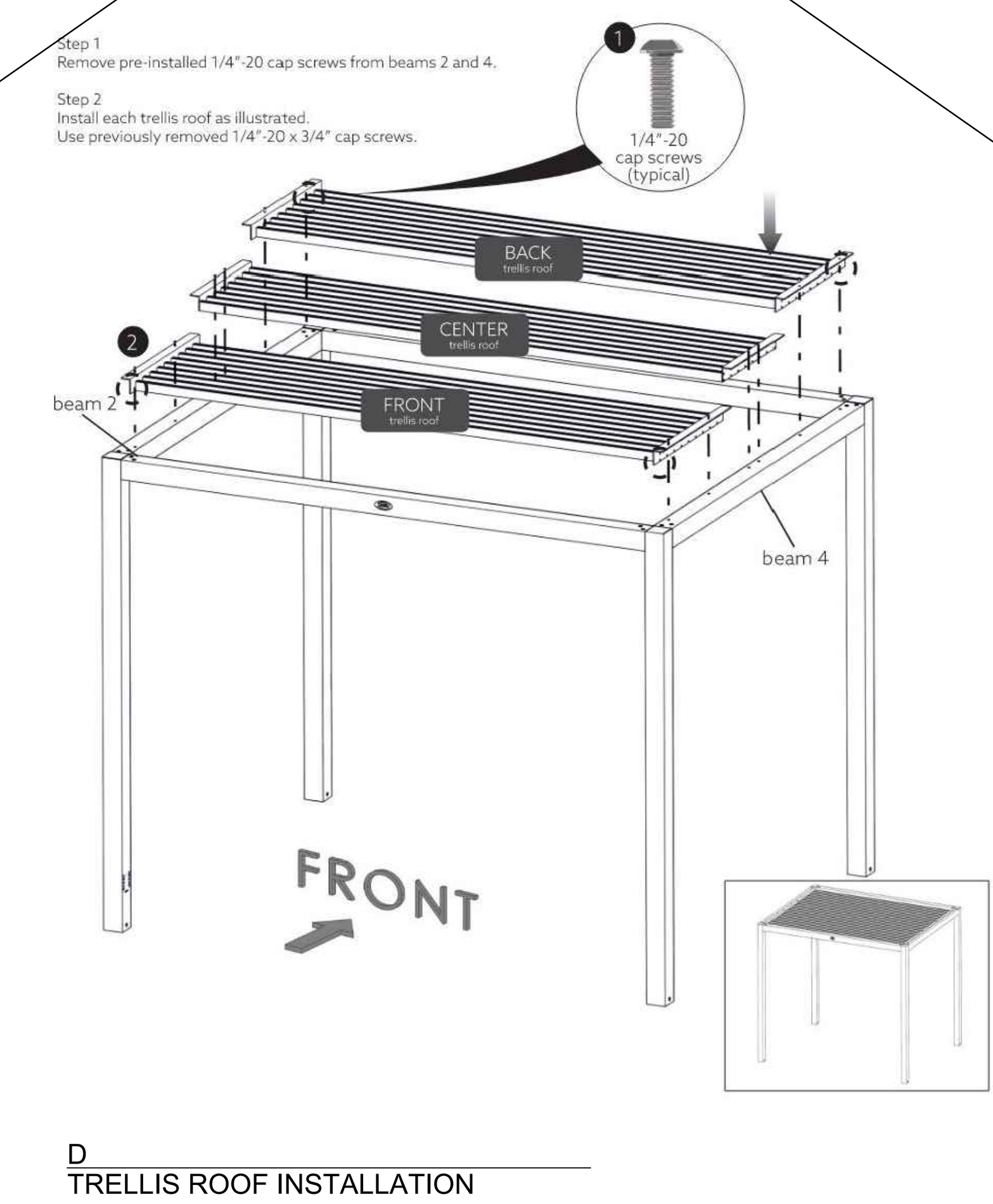
OMIT

ON 1/4"=1'-0"





C
MULTI CABANA INTALLATION



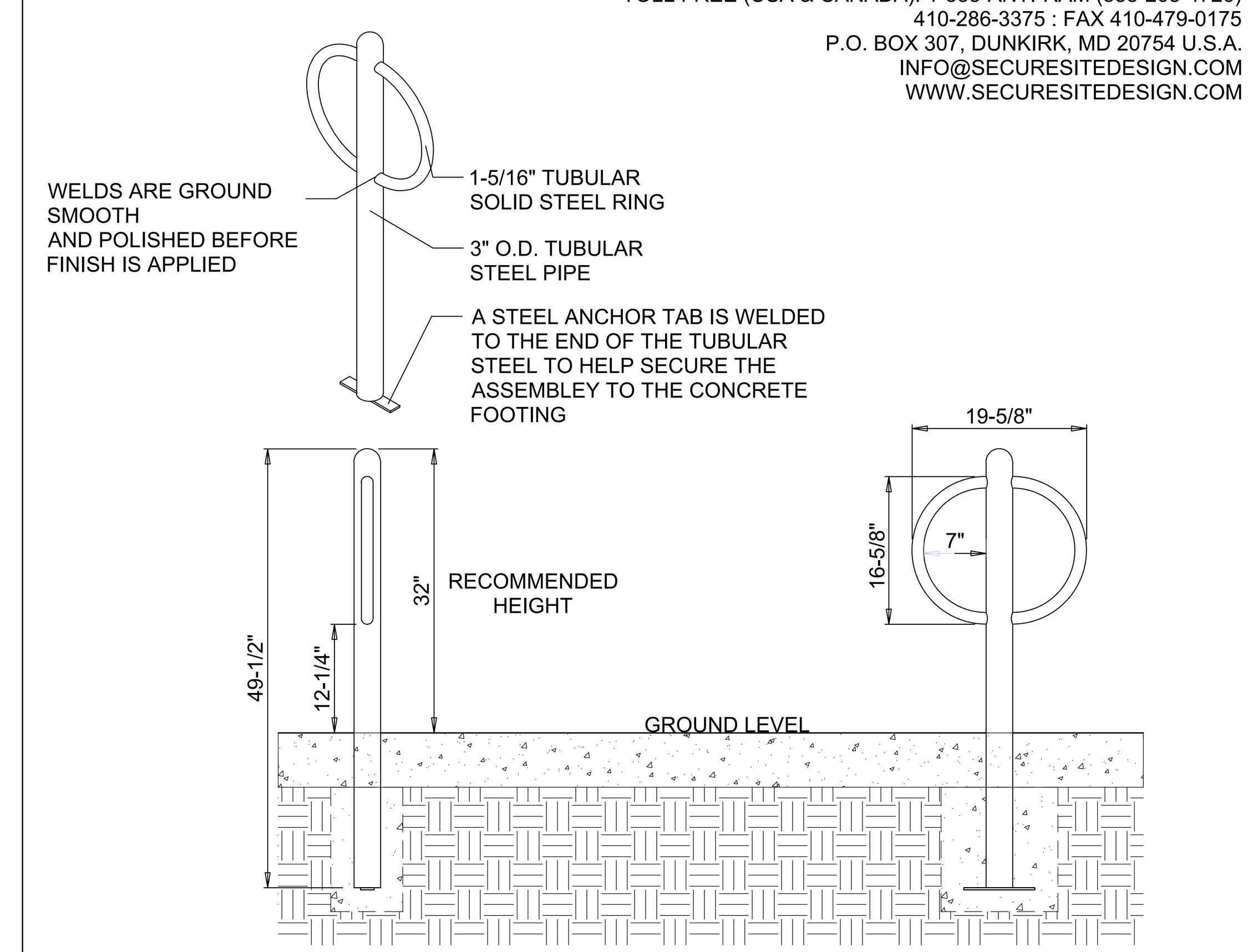
D
TRELLIS ROOF INSTALLATION

C BIKE RACK

SECURE SITE DESIGN™ L.L.C
(a VICTOR STANLEY, INC.® affiliate)

* ALL DIMENSIONS ARE IN INCHES *

TOLL FREE (USA & CANADA): 1-888-ANTI-RAM (888-268-4726)
410-286-3375 : FAX 410-479-0175
P.O. BOX 307, DUNKIRK, MD 20754 U.S.A.
INFO@SECURESITEDESIGN.COM
WWW.SECURESITEDESIGN.COM



AVAILABLE OPTIONS:
POWDER COATING
10 AVAILABLE COLORS, 2 OPTIONAL METALLIC
CUSTOM COLORS (INCLUDING THE RAL RANGE AT AN ADDITIONAL COST)
(ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI) TO MATCH THE VSI PRODUCT LINE)
OTHER FINISHES: GALVANIZED (SPECIAL QUOTE NEEDED)

MOUNTING
STANDARD IN-GROUND (AS SHOWN) AND SURFACE

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESIGN, LLC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
5. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

REV. 8/8/13 DRAWN C.R.K 2013-882

D TRASH RECEPTACLE

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-Manufacturers of Quality Site Furnishings since 1962-

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
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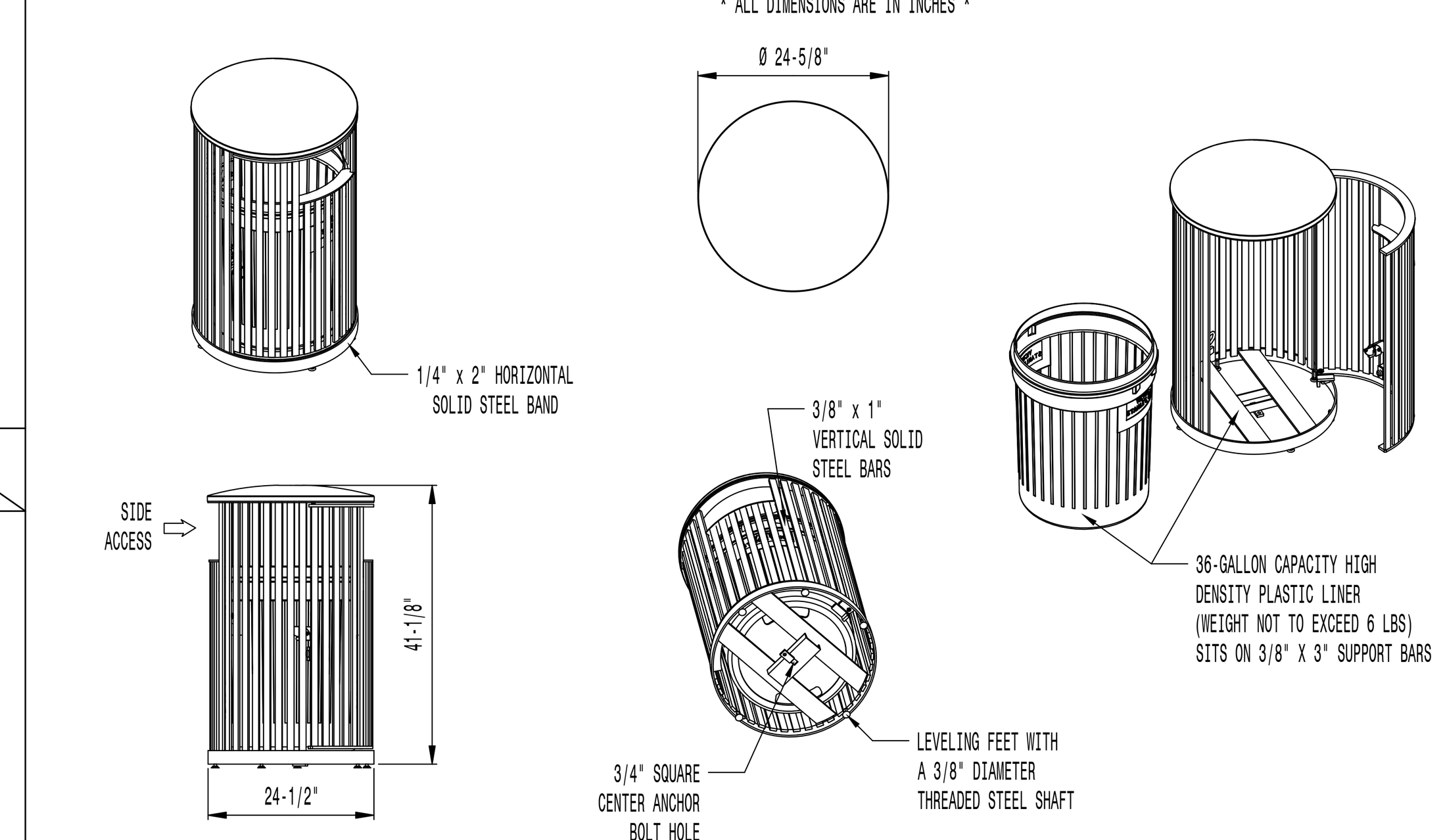
TEL (301) 855-8300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SESITIVE VINYL OUTDOOR DECALS

LID
STANDARD WITH SOLID CONVEX LID (AS SHOWN), AVAILABLE WITH OPTIONAL SOLID CONVEX LID WITH RAISED BAND. AVAILABLE WITH OPTIONAL STAINLESS STEEL ASHTRAY. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
STANDARD WITH INTERIOR LATCH (AS SHOWN). AVAILABLE WITH OPTIONAL KEYED LOCK BOX OR TRI-KEYED LOCK BOX. LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

REV. 12/18/14 DRAWN L.D.L. 2014-1027

B NOT USED

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT
DANIEL L. HOON
5609
Signature
6/30/2025
Renewal Date
11/17/2023
Date
STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION	
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811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1 PLANNING/HEALTH DEPT/OWD SUBMITTAL #2
B	11/17/2023	

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
LC-406

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L2.401 CONSTRUCTION DETAILS.DWG

11/17/2023 2:23 PM

IRRIGATION SYSTEM MAINTENANCE SCHEDULE

IRRIGATION SYSTEM ADJUSTMENT/MAINTENANCE (INSTALLATION)

1. FLUSH IRRIGATION SYSTEM THOROUGHLY BEFORE INSTALLING DRIP COMPONENTS / SPRINKLER NOZZLES.
2. ADJUST PRESSURE REGULATOR DOWNSTREAM OF WATER METER TO REQUIRED PRESSURE SETTING.
3. ADJUST CONTROL VALVE FLOW / PRESSURE WITH MAXIMUM FLOW OPERATING PER POINT OF CONNECTION.
4. ADJUST PRESSURE DIAL SETTING ON CONTROL VALVES AS FOLLOWS:
   A. SPRAY HEADS - 35 PSI
   B. MEDIUM RANGE ROTORS AND ROTATORS - 50 PSI
   C. LARGE RANGE ROTORS - 65 PSI
      * INCREASE AS NEEDED FOR ELEVATION CHANGE
5. ACTIVATE VALVE AND ADJUST FLOW CONTROL STEM UNTIL DESIRED FLOW / PRESSURE IS ACHIEVED. VALVE STEM SHALL NOT BE FULLY OPEN PER MANUFACTURER RECOMMENDATIONS.
6. ADJUST SPRAY HEAD PATTERN AND COVERAGE WITH NOZZLE SCREW ADJUSTMENT TO ELIMINATE OVERSPRAY ONTO HARDSCAPE.
7. ADJUST ROTOR PATTERN AND COVERAGE WITH NOZZLE SCREW TO ELIMINATE OVERSPRAY ONTO HARDSCAPE.

IRRIGATION SYSTEM MAINTENANCE (POST INSTALLATION - 90 DAYS MAINTENANCE PERIOD + 1 YEAR WARRANTY)

1. MAINTENANCE OF THE IRRIGATION SYSTEM IS AN ONGOING PROCESS THAT INVOLVES MONITORING, ADJUSTMENT, AND REPAIR. BY INSTITUTING A MAINTENANCE PROGRAM THAT EMPHASIZES MONITORING AND ADJUSTMENT, YOU CAN MINIMIZE REPAIRS.
2. SEVERAL IRRIGATION SYSTEM MAINTENANCE ACTIVITIES ARE BEST DONE AT REGULAR, PERIODIC INTERVALS; OTHERS REQUIRE PERFORMANCE ON AN AS-NEEDED BASIS. THESE ACTIVITIES ARE SUMMARIZED AS FOLLOWS:
3. **WEEKLY:**
   A. WET CHECK - BRIEFLY ACTIVATE EACH CONTROL VALVE AND OBSERVE FOR MAJOR LEAKING OR BROKEN PIPES AND/OR TUBING.
   B. INSPECT EMITTERS FOR PROPER COVERAGE AND OPERATION. IMMEDIATELY REPAIR OR REPLACE ANY EMITTERS WHICH MAY HAVE BECOME DAMAGED OR CLOGGED BY DEBRIS.
   C. OBSERVE IRRIGATION SYSTEM FOR RUN-OFF AND ADJUST AS NEEDED.
   D. FLUSH DRIP SYSTEMS BY OPENING UP FLUSH VALVE.
   E. BASED ON OBSERVED FIELD CONDITIONS ADJUST IRRIGATION PROGRAMMING OF THE AUTOMATIC IRRIGATION CONTROLLERS. ADJUST WATER APPLICATIONS ACCORDING TO CHANGES IN THE WEATHER. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM EITHER OVER OR UNDER-WATERING.
   F. SOIL: AS OFTEN AS NECESSARY THE SOIL SHOULD BE CHECKED WITH A SOIL MOISTURE SENSOR AND/OR AUGER TO EVALUATE SOIL MOISTURE LEVEL IN RESPECT TO THE PLANT MATERIAL'S ROOT ZONE.
   G. RECORDS: THE CONTRACTOR SHALL ESTABLISH A FORM TO RECORD WATER USAGE, WEATHER DATA, SOIL DATA AND SYSTEM OPERATION.
4. **MONTHLY:**
   A. PERFORM A PREVENTATIVE MAINTENANCE REVIEW OF ALL IRRIGATION EQUIPMENT, INCLUDING STRAINERS, CONTROLLERS, VALVES AND EMITTERS. IT IS IMPERATIVE THAT THE SYSTEM BE CHECKED PRIOR TO THE INCREASED SEASONAL WATER NEEDS OF SPRING AND SUMMER.
   B. MAINTAIN AUTOMATIC CONTROLLERS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, INCLUDING PERIODIC INSPECTION FOR LOOSE WIRING, ACCUMULATED DEBRIS, AND DETERIORATING HOUSINGS. REPORT ANY MALFUNCTIONS OR NEEDED REPAIRS TO OWNER'S REPRESENTATIVE.
   C. INSPECT AND FLUSH WYE STRAINERS, BASKET STRAINERS AND DRIP FILTERS.
5. **YEARLY:**
   A. CERTIFY IRRIGATION BACKFLOW DEVICE (AS APPLICABLE)
   B. RENEW IRRIGATION CONTROLLER SUBSCRIPTION SERVICE (AS APPLICABLE)
   C. SERVICE IRRIGATION CONTROLLER AND RAIN SENSOR / WEATHER STATION
   D. RE-LEARN STATION FLOWS AND ADJUST IRRIGATION PROGRAMMING
6. **AS NEEDED:**
   A. EXPOSE EMITTERS AS NECESSARY TO ACHIEVE A VISUAL INSPECTION OF OPERATION.
   B. BEFORE PERIODS OF RAINFALL, CHANGE CONTROLLER SETTINGS TO TEMPORARILY PREVENT IRRIGATION WATERING.
   C. MAINTAIN ELECTRIC CONTROL VALVES FREE OF DEBRIS AND ACCUMULATED SILT.

CONTROLLER NOTES

CONTRACTOR REQUIREMENT NOTES FOR HYDROPOINT ET PRO3 CONTROLLER - EQUIPMENT INSTALLATION AND OPERATION

1. **PRE-CONSTRUCTION MEETING:**
CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH SITEONE GREENTECH SERVICES TO REVIEW ALL COMPONENTS OF TWO-WIRE CONTROLLER SYSTEM. THIS SHALL BE COMPLETED PRIOR TO INSTALLING ANY IRRIGATION CONTROL EQUIPMENT INCLUDING TWO-WIRE PATH. A WRITTEN CONFIRMATION SHALL BE PROVIDED TO OWNER'S REPRESENTATION.

2. **HYDROPOINT ACTIVATION:**
INSTALLATION AND MAINTENANCE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REGISTERING AND DOWNLOADING HYDROPOINT SMARTPHONE APPLICATION TO MANAGE IRRIGATION CONTROLLERS VIA THE INTERNET/WEB INTERFACE. CONTROLLER TO BE ACTIVATED WHEN CONTROLLER IS INSTALLED AND BEFORE WALK(S) WITH IRRIGATION CONSULTANT OR CLIENT REPRESENTATIVE.

3. **TWO-WIRE CABLE SPECIFICATION:**
a. PAIGE ELECTRIC P-7072D COMMUNICATION CABLE – 14 AWG/2 CONDUCTOR WITH TWO TYPE UF WIRES WITH A PE OUTER JACKET.
b. EACH CONTROLLER SHALL HAVE ITS OWN WIRE PATH AND SPECIFIC COLOR (SEE BELOW).
   PAIGE DESCRIPTION
   - 14 AWG BLUE – CONTROLLER 'A'
c. CONTRACTOR SHALL PROVIDE PAIGE #P7072D WITHIN SCHEDULE 40 ELECTRICAL CONDUIT PER DETAILS, NOTES AND SPECIFICATIONS.
d. WIRE SPLICING SHALL BE MADE WITHIN A WIRE JUNCTION BOX WITH ELECTRICAL CONDUIT SWEEPS PER DETAILS, NOTES AND SPECIFICATIONS. WIRE SPLICES SHALL BE MADE "ONLY" WHEN ABSOLUTELY NECESSARY AND KEPT TO A MINIMUM.

IRRIGATION SYSTEM NOTES

DESIGN CLARIFICATIONS:

1. THE IRRIGATION PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT AND PIPING SHOWN WITHIN HARDSCAPED LOCATIONS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN LANDSCAPED LOCATIONS WHEREVER POSSIBLE.
2. THE IRRIGATION CONTRACTOR SHALL BECOME FAMILIAR WITH ALL GRADE DIFFERENCES AND LOCATION OF ALL WALLS, FENCES, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ALL ITEMS DAMAGED BY THEIR WORK. WORK SHALL BE COORDINATED WITH THE SITE SUPERINTENDENT FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER STREETS, PARKING LOTS, AND PAVING, ETC.
3. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE AS NOTED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE IRRIGATION POINT OF CONNECTION PRIOR TO START OF CONSTRUCTION. REPORT THE ONSITE MEASURED PRESSURE READING TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO START OF WORK.
4. DO NOT PURPOSEFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS CLEAR IN THE FIELD THAT UNKNOWN STRUCTURES, UTILITIES, GRADE DIFFERENCES, OR DIFFERENCES IN THE LANDSCAPE AREA EXIST THAT ARE NOT REPRESENTED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE OBSTRUCTIONS OR DIFFERENCES. IF A NOTIFICATION IS NOT PROVIDED, THE IRRIGATION CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

INSTALLATION NOTES:

1. THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT SHALL APPROVE THE FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW DEVICE, SIGNAGE AND ALL OTHER ABOVE GRADE EQUIPMENT PRIOR TO INSTALLATION.
2. 120 VAC ELECTRICAL SOURCE AT IRRIGATION CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE IRRIGATION CONTROLLER PER LOCAL ELECTRICAL CODES.
3. INSTALL ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE R.P. BACKFLOW DEVICE AS PER LOCAL CODES.
4. ALL MAINLINE / LATERAL LINE PIPING AND WIRES / CONDUITS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE / LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. WIRE / CONDUIT SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWING. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED PIPE SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
6. ALL SPRINKLER / ROTOR HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

BOOSTER PUMP NOTES (IF PUMP IS REQUIRED):

1. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL POWER TYPE (VOLTAGE AND PHASE) FOR IRRIGATION PUMP(S) BEFORE ORDERING / PURCHASING EQUIPMENT. IF ELECTRICAL POWER TYPE DIFFERS FROM THE PUMP SPECIFICATION, THEN IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND IRRIGATION CONSULTANT. IF A NOTIFICATION IS NOT PROVIDED, THE IRRIGATION CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL COSTS.
2. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING STATIC AND DYNAMIC PRESSURE (PSI) OF THE PROJECT BEFORE ORDERING / PURCHASING IRRIGATION PUMPS EQUIPMENT. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND IRRIGATION CONSULTANT OF PRESSURE READINGS. IF A NOTIFICATION IS NOT PROVIDED, THE IRRIGATION CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL COSTS.
3. IF PUMP ASSEMBLY DOES NOT INCLUDE A WAFER CHECK VALVE, CONTRACTOR SHALL INSTALL A LINE SIZE WAFER CHECK VALVE IMMEDIATELY DOWNSTREAM OF PUMP.
4. IF PUMP ASSEMBLY DOES NOT INCLUDE PUMP RELAY, PUMP START WIRING AND/OR TWO-WIRE DECODER, CONTRACTOR SHALL FURNISH AND INSTALL IF REQUIRED.
5. INSTALL ALL ABOVE GRADE PUMP PIPING AS:
   A. BRASS PIPE WITH PIPE WRAP FOR PIPING UP TO 3" IN SIZE
   B. DUCTILE IRON PIPE WITH TWO COATS OF PAINT SHALL BE USED FOR PIPING 4"+ IN SIZE

SYSTEM ADJUSTMENT NOTES:

1. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL VALVES, SPRAY HEADS AND ROTORS FOR OPTIMUM COVERAGE WITH NO OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
2. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES IN AREAS WHERE FINISH GRADE EXCEEDS 4:1 AND WHERE POST VALVE SHUT-OFF LOW HEAD DRAINAGE OF THE IRRIGATION SYSTEM OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATION SCREENS (PCS) AS NECESSARY TO ELIMINATE OVERSPRAY ONTO WALKS, STREETS, WALLS, OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. SHRUB RISER HEADS MAY BE SUBSTITUTED FOR SHRUB POP-UP HEADS IN LANDSCAPE AREAS EXCEPT WHERE ADJACENT TO PUBLIC AREAS SUCH AS WALKS, CURBS, TURF HEADERS, MONUMENTS, FOUNTAINS, OR SIGNAGE. REFER TO INSTALLATION DETAILS.

IRRIGATION AUDIT FOR CERTIFICATE OF COMPLETION:

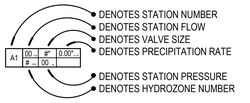
1. AN IRRIGATION AUDIT REPORT PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IS REQUIRED AT THE COMPLETION OF INSTALLATION. CONTRACTOR TO HIRE IRRIGATION AUDITOR AT NO COST TO OWNER. THE AUDIT MUST BE CONDUCTED IN A MANNER CONSISTENT WITH THE IRRIGATION ASSOCIATION'S LANDSCAPE IRRIGATION AUDITOR CERTIFICATION PROGRAM OR OTHER US ENVIRONMENTAL PROTECTION AGENCY 'WATERSENSE' LABELED AUDITING PROGRAM. PROOF OF CERTIFICATION MUST BE PROVIDED WITH THE SIGNED AND DATED REPORT. IRRIGATION AUDIT REPORT TO MEET AGENCY REQUIREMENTS FOR CERTIFICATE OF COMPLETION.

CITY OF CHULA VISTA NOTES

- OPERATING VELOCITY WILL NOT EXCEED 5 FEET PER SECOND.
- SYSTEM TO BE DESIGNED TO WORK WITH THE WATERING WINDOWS AS SET BY THE LOCAL WATER PURVEYOR/DISTRICT & CITY OF CHULA VISTA
- MINIMUM PIPE DEPTHS SHALL BE: 12" FOR LATERALS (24" UNDER NON-VEHICULAR PAVING: 30" UNDER VEHICULAR), 18" FOR PRESSURIZED LINES (30" UNDER NON-VEHICULAR PAVING, 36" UNDER VEHICULAR)
- FLOW SENSOR CONDUIT TO BE SET A MINIMUM OF 12" FROM ALL OTHER SLEEVES
- SLEEVING NOTES
  a. ALL SLEEVES UNDER VEHICULAR PAVEMENT TO BE SCH. 40 AND 4" MINIMUM DIAMETER
  b. MINIMUM OF 4" SPACING BETWEEN SLEEVES FOR ALL LATERAL AND PRESSURIZED LINES
  c. FLOW SENSOR CONDUIT TO BE SET A MINIMUM OF 12" FROM ALL OTHER SLEEVES
  d. ELECTRICAL CONDUIT SLEEVES ARE SEPARATED FROM WATER PIPE SLEEVES BY A MINIMUM OF 4"

IRRIGATION EQUIPMENT LEGEND
RECYCLED WATER

SYMBOL	ITEM	MANUFACTURER - MODEL NUMBER - DESCRIPTION
NOT SHOWN	STATION ID TAG	CHRISTY'S ID-MAX-P1 PURPLE STATION ID TAGS WITH BLACK LETTERING • PER REMOTE CONTROL VALVE
NOT SHOWN	WATER ID TAG	CHRISTY'S ID-MAX-P2-RC006 PURPLE BILINGUAL RECYCLED WATER ID TAG • PER PIECE OF RECYCLED WATER EQUIPMENT
NOT SHOWN	VALVE BOX	**IRRIGATION VALVE BOXES** BOX / LID / SKU NUMBER • 6" ROUND — SNAP ON T-COVER — CARSON 07081138 • 10" ROUND — T-COVER — CARSON 09101043 • 14" x 19" RECTANGULAR — T-COVER — CARSON 14191430 • 12" x 20" JUMBO — T-COVER — CARSON 12201070 BOX / LID COLOR: PURPLE - INCLUDES STANDARD HEX BOLT "RECYCLED WATER - DO NOT DRINK" MOLDED OR EMBOSSED ON THE LID **LOW VOLTAGE IRRIGATION WIRE VALVE BOXES** • 10" ROUND — T-COVER — CARSON 09101037 • 14" x 19" RECTANGULAR — T-COVER — CARSON 14191434 BOX / LID COLOR: BLACK - INCLUDES STANDARD HEX BOLT



IRRIGATION EQUIPMENT LEGEND
RECYCLED WATER

SYMBOL	ITEM	MANUFACTURER - MODEL NUMBER - DESCRIPTION
RW	RECYCLED WATER METER	CONTRACTOR TO FURNISH AND INSTALL RECYCLED WATER METER • REFER TO PLAN FOR SIZE • VERIFY STATIC WATER PRESSURE AND REPORT TO IRRIGATION CONSULTANT BEFORE START OF WORK
	BASKET STRAINER	KECKLEY SSGFV SERIES FLANGED CLASS 150 CAST 316 STAINLESS STEEL BASKET STRAINER WITH 60 MESH STAINLESS STEEL SCREEN • REFER TO PLAN FOR SIZE
	PRESSURE REGULATOR	WILKINS 500XL-HLR-SC BRONZE PRESSURE REDUCING VALVE WITH HIGH/LOW RANGE SPRING AND SEALED CAGE BELL HOUSING • REFER TO PLAN FOR SIZE AND PRESSURE SETTING
	BACKFLOW WITH ENCLOSURE	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTION DEVICE • INCLUDE WATTS LF777 STRAINER WITH 30 MESH SCREEN ON UPSTREAM SIDE OF BACKFLOW PREVENTION DEVICE • STRONGBOX SBBC-##SS SMOOTH TOUCH BACKFLOW ENCLOSURE • REFER TO PLAN FOR SIZE
	MASTER VALVE	RAIN BIRD EFB-CP SERIES NORMALLY CLOSED BRASS MASTER VALVE • INCLUDE SINGLE STATION TWO-WIRE DECODER • REFER TO PLAN FOR SIZE
	CROSS CONNECTION TEST STATION	RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION. REFER TO WATER AGENCIES' STANDARDS DETAIL WR-04.
	FLOW SENSOR	FLOMEC QS2000 SERIES PLASTIC FLOW SENSOR INCLUDED WITH CONTROLLER ASSEMBLY • INCLUDE TWO-WIRE SENSOR DECODER • REFER TO CONTROLLER NOTE
	FERTILIZER INJECTOR	EZ-FLO SYSTEMS FERTILIZER INJECTOR - REFER TO DETAIL FOR MODEL MATRIX. FERTILIZER AMENDMENT SCHEDULE TO BE PER THE SOILS REPORT.
	GATE VALVE	NIBCO T-113-K BRONZE CROSS TOP GATE VALVE • LINE SIZE UP TO 3"
	CONTROL VALVE	RAIN BIRD PESB-R-PRS-D SERIES PRESSURE REGULATING CONTROL VALVE • INCLUDE PRS DIAL VALVE PRESSURE REGULATOR • INCLUDE SINGLE STATION TWO-WIRE DECODER • REFER TO PLAN FOR SIZE
	CONTROL VALVE DRIP	RAIN BIRD 100-PESB-R 1" CONTROL VALVE • INCLUDE RAIN BIRD PRB-QKCHK-100 40 PSI PRESSURE REGULATING 200 MESH QUICK CHECK BASKET FILTER • INCLUDE SINGLE STATION TWO-WIRE DECODER RAIN BIRD XCZ-150-LCDR 1.5" CONTROL VALVE WITH 40 PSI PRESSURE REGULATOR AND DISC FILTER • INCLUDE SINGLE STATION TWO-WIRE DECODER
	AIR RELIEF	NETAFIM 65ARIB1 1" COMBINATION AIR / VACUUM RELIEF VALVE
	LATERAL LINE CHECK VALVE	NDS KSC-S SERIES LINE SIZE SWING CHECK FOR UPHILL FLOW DIRECTION NDS KC-S SERIES LINE SIZE SPRING CHECK FOR DOWNHILL FLOW DIRECTION
	FLUSH VALVE	1/2" SCHEDULE 40 PVC BALL VALVE MANUAL DRIP FLUSH VALVE • INCLUDE RAIN BIRD 1812-PRS SPRAY BODY WITH RAIN BIRD 4' VAN NOZZLE (CLOSED) - DRIP OPERATION INDICATOR ASSEMBLY
TT	TREE IRRIGATION	TWO (2) RWS-M-B-C-1401 ROOT WATERING SYSTEMS WITH FACTORY INSTALLED 1401 BUBBLER AND CHECK VALVE PER TREE.
	RECYCLED WATER SIGN	CHRISTY'S ID-SIGN-REC1218 (12" X 18") ALUMINUM BILINGUAL RECYCLED WATER WARNING SIGN • INCLUDE 1-1/2" SQUARE ALUMINUM POST
	RW CROSSING	REFER TO RECYCLED WATER CROSSING DETAIL
	LOCATION ARROW	INDICATES MAINLINE INSTALLATION LOCATION
	TWO-WIRE LINE SURGE PROTECTION	HYDROPOINT WT2W-LSP TWO-WIRE LINE SURGE PROTECTION • INCLUDE GROUND ROD / PLATE PER INSTALLATION DETAIL • REFER TO DETAIL FOR LOCATION AND SPACING
	RAIN SENSOR	RAIN BIRD WR2-48 WIRELESS 48-HOUR RAIN DELAY SENSOR AND CONTROLLER INTERFACE
	CONTROLLER	STRONGBOX TOP MOUNTED STAINLESS STEEL CONTROLLER ASSEMBLY • REFER TO CONTROLLER NOTE FOR MODEL NUMBER AND FEATURES
RW	BELOW GRADE PRESSURE MAINLINE	RECYCLED WATER MAINLINE (RM) PURPLE SCHEDULE 40 PVC PRESSURE MAINLINE FOR PIPE 1" THROUGH 1-1/2" PURPLE CLASS 315 PVC PRESSURE MAINLINE FOR PIPE 2" THROUGH 3" • ALL PIPE TO BE SOLVENT WELD • REFER TO PLAN FOR SIZE • FURNISH AND INSTALL DETECTABLE WARNING TAPE • REFER TO TRENCHING DETAIL FOR DEPTHS
	BELOW GRADE LATERAL LINE	PURPLE SCHEDULE 40 SOLVENT WELD PVC LATERAL LINE • REFER TO PLAN FOR SIZE - 3/4" MINIMUM • REFER TO TRENCHING DETAIL FOR BURIAL DEPTHS
	TREE IRRIGATION LATERAL	FLAT - BELOW GRADE PURPLE SCHEDULE 40 SOLVENT WELD PVC LATERAL LINE • REFER TO PLAN FOR SIZE - 3/4" MINIMUM • REFER TO TRENCHING DETAIL FOR BURIAL DEPTHS
	DRIP LATERAL	RAIN BIRD XFS-CVPS-06-12 SERIES WITH COPPER SHIELD, CHECK VALVE AND PURPLE STRIPE OPTION • 0.6 GPH EMITTERS SPACED AT 12" O.C. WITHIN TUBING • 18" ROW SPACING AND 3" BURIAL DEPTH • INSTALL RAIN BIRD TDS-060 TUBING STAPLES AT 4' O.C. • ALL FITTINGS SHALL BE RAIN BIRD BARBED XF SERIES
	SLEEVE	PURPLE SCHEDULE 40 PVC REFER TO SLEEVING LEGEND FOR QUANTITY AND SIZE
DW	DOMESTIC WATER LINE	DOMESTIC WATER LINES PER CIVIL PLANS - FOR REFERENCE ONLY
RW	RECYCLED WATER LINE	RECYCLED WATER LINES PER CIVIL PLANS - FOR REFERENCE ONLY
SS	SANITARY SEWER LINE	SANITARY SEWER LINES PER CIVIL PLANS - FOR REFERENCE ONLY
NOT SHOWN	IRRIGATION WIRE TWO-WIRE PATH	PAIGE P7072D UL LISTED U.F. 600V, 14 AWG TWO-WIRE DIRECT BURIAL CABLE • INSTALL IN A GRAY SCHEDULE 40 1-1/4" PVC CONDUIT • EACH CONTROLLER TO HAVE DIFFERENT COLOR JACKET • NO WIRE SPLICES BETWEEN VALVES • WIRE CONNECTORS TO BE 600VAC RATED
NOT SHOWN	WIRE CONNECTORS	3M DBR/Y-6 600 VAC WATERPROOF DIRECT BURY CONNECTORS • FOR USE WITH TWO-WIRE CABLE CONNECTIONS
NOT SHOWN	MAINLINE FITTINGS	PRESSURE MAINLINE FITTINGS TO BE SCHEDULE 40 PVC SOLVENT WELD
	LATERAL FITTINGS	NON-PRESSURE LATERAL LINE FITTINGS TO BE: • BURIED LATERAL: SCHEDULE 40 PVC SOLVENT WELD • ABOVE GRADE LATERAL: UVR SCHEDULE 40 PVC SOLVENT WELD

SEPARATION NOTE

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 1' VERTICAL SEPARATION BETWEEN ALL DOMESTIC AND RECYCLED WATER LINES. RECYCLED WATER LINES SHALL BE SLEEVED AT ALL DOMESTIC WATER LINE CROSSINGS. REFER TO RECYCLED WATER CROSSING DETAIL FOR ADDITIONAL INFORMATION.

EQUIPMENT LOCATION APPROVAL

ALL VALVE BOX LOCATIONS AND ABOVE GRADE IRRIGATION EQUIPMENT ARE TO BE REVIEWED WITH THE PROJECT'S LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MAINLINE TO ENSURE THAT THE EQUIPMENT IS LOCATED OUT OF SIGHT AND CONFLICTS WITH LANDSCAPING DO NOT OCCUR.

INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED

RESPONSIBILITY DISCLAIMER
ALL SCREENED FACILITIES, EXISTING OR PROPOSED, WERE OBTAINED FROM CIVIL PLAN [INSERT CITY OF CHULA VISTA DRAWING NO. AND OTAY WATER DISTRICT PROJECT NO.]. ACTUAL SIZE AND LOCATION OF FACILITIES SHALL BE VERIFIED. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERFIFY TIE IN LOCATIONS, PIPE SIZE AND TYPE PRIOR TO ANY WORK BEING PERFROMED. TO THE BEST OF OUR KNOWLEDGE THE FACILITIES EXIST OR WILL EXIST AS SHOWN. THE OTAY WATER DISTRICT AND [LANDSCAPE ARCHITECT FIRM] SHALL NOT BE HELD RESPONSIBLE FOR ACTUAL SIZE OR LOCATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OTAY WATER DISTRICT ENGINEER.

IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

Know what's below. Call 811 before you dig.
REFER TO THE SHEET INDEX ON SHEET LI-0000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
IRRIGATION LEGENDS

12 OF 62

SHEET NUMBER
LI-3000

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\ARROYO IRRIGATION\DESIGN PROJECTS\BRIGHTVIEW DESIGN GROUP\OTAY SWIM CLUB\AUTOCAD\OTAY SWIM CLUB - IRR.DWG

11/17/2023 3:38 PM

Irrigation Pressure Calculation

Water Meter #: A **Controller ID:** A

Source of Information	Dexter Wilson Engineering/ Fernando Fregos
Phone Number	760-438-4422
Date of Information	1/11/2023
Basis for Calculation	Longest Run/Highest Elevation/Highest Flow

Water Meter Information

Maximum Flow	30 GPM
Service Line	2.00"
Water Meter Size	1.50"
Water Type	Recycled Water
Hydraulic Gradiant	680'
Elevation of Meter	410'
Static Pressure	**116 PSI**

Valve Information

Automatic Control Valve	**A15**
Size	1.00"
Demand	12 GPM
Elevation of Highest Head	414'
Head Type	Drip

Friction Loss

QTY	SIZE (INCHES)	TYPE	ITEM	FLOW (GPM)	PRESSURE LOSS (PSI)
10'	2.00"	Copper	Service Line	30 GPM	0.10 PSI
1	1.50"		Water Meter	30 GPM	1.81 PSI
1	1.50"	RP Device	Basket Strainer	30 GPM	15.00 PSI
1	1.50"	EFB-CP	Master Valve	30 GPM	2.35 PSI
1	1.50"		Flow Sensor	30 GPM	0.05 PSI
2	2.50"		Isolation Valves	30 GPM	0.02 PSI
880'	2.50"	PVC	Mainline	30 GPM	2.61 PSI
1	1.00"	Drip Small	Automatic Control Valve	12 GPM	9.59 PSI
			Lateral Line Loss		4.00 PSI
			Fitting Loss (10%)		3.55 PSI
			Elevation Change		1.73 PSI
			Total System Losses		41 PSI
			Pressure to Operate Head		30 PSI
			Safety Factor	20%	14 PSI
			Static Pressure at Water Meter		116 PSI
			Residual Pressure / Boost Pressure		31 PSI
			Pressure Required with Safety Factor		**85 PSI**

Water Efficient Landscape Worksheet

Water Meter #: A **Controller ID:** A

CIMIS Zone or City: State Zone 1 **Reference Evapotraspiration (ETo):** 32.90 **Landscape Type:** Non-Residential

Landscape Area

Hydrozone #	Plant Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area Sq. Ft.	Percent %	ETAF x Area	Estimated Total Water Use (ETWU) Gallons
					Totals:				

Special Landscape Area

Hydrozone #	Plant Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area Sq. Ft.	Percent %	ETAF x Area	Estimated Total Water Use (ETWU) Gallons
Recycled Water	THIS SPACE LEFT BLANK PER MWELO				1.00	23,641	100%	23,641	482,229
Active Play									
Edible Garden									
Urban Forest									
					Totals:	**23,641**	**100%**	**23,641**	**482,229**

Total Area (Sq. Ft.)	**23,641**	**Sitewide Estimated Total Water Use (Gallons)**	**482,229**
Landscape Area Average ETAF	**0**	**Maximum Applied Water Allowance (Gallons)**	**482,229**
All Landscape Area Sitewide ETAF	**0**	**ETWU < MAWA**	**COMPLIANT**

2016 Model Water Efficient Landscape Ordinance Formulas

MAWA = Maximum Applied Water Allowance
ETWU = Estimated Total Water Use
LA = Landscape Area (Sq. Ft.)
SLA = Special Landscape Area (Sq. Ft.)
ETo = Reference Evapotranspiration
PF = Plant Water Use Factor
IE = Irrigation Efficiency
ETAF = ET Adjustment Factor

$$MAWA = ETo \times .62 \times [(LA \times ETAF) + SLA \times (1-ETAF)]$$

$$ETWU = \left(\frac{ETo \times 0.62 \times LA \times PF}{IE}\right)$$

Smart Irrigation Controller Programming Recommendation

Water Meter #: A **CIMIS Zone:** Zone 1 **Soil Type:** Loam
Controller ID: A **Peak ETo Per Day:** 0.15

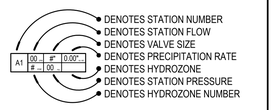
Station #	Hydrozone #	Aspect Exposure	Plant Type	Peak Landscape Coefficient	Sprinkler Type	Precipitation Rate (In/Hr)	Efficiency	Establishment Schedule: Cycles Per Week	Establishment Schedule: Peak Runtime (Minutes)	Maturity Schedule: Cycles Per Week	Maturity Schedule: Peak Runtime (Minutes)
1	12	East - Partial Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	12	2	19
2	12	North - Shade	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	10	2	17
3	17	South - Full Sun	Tree - Mod	0.50	Tree Bubbler	3.8	0.81	1	10	1	10
4	12	North - Shade	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	10	2	17
5	12	North - Shade	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	10	2	17
6	18	North - Shade	Tree - Low	0.30	Tree Bubbler	3.8	0.81	1	4	1	4
7	12	West - Mostly Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	13	2	22
8	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28
9	18	South - Full Sun	Tree - Low	0.30	Tree Bubbler	3.8	0.81	1	6	1	6
10	12	West - Mostly Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	13	2	22
11	12	West - Mostly Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	13	2	22
12	17	West - Mostly Sun	Tree - Mod	0.50	Tree Bubbler	3.8	0.81	1	8	1	8
13	12	West - Mostly Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	13	2	22
14	18	South - Full Sun	Tree - Low	0.30	Tree Bubbler	3.8	0.81	1	6	1	6
15	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28
16	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28
17	17	South - Full Sun	Tree - Mod	0.50	Tree Bubbler	3.8	0.81	1	10	1	10
18	17	East - Partial Sun	Tree - Mod	0.50	Tree Bubbler	3.8	0.81	1	7	1	7
19	12	East - Partial Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	12	2	19
20	12	East - Partial Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	12	2	19
21	17	South - Full Sun	Tree - Mod	0.50	Tree Bubbler	3.8	0.81	1	10	1	10
22	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28
23	17	South - Full Sun	Tree - Mod	0.50	Tree Bubbler	3.8	0.81	1	10	1	10
24	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28
25	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28
26	12	South - Full Sun	Shrub - Low	0.30	Inline Drip	0.6	0.81	3	17	2	28

IRRIGATION SCHEDULES ARE RECOMMENDATIONS ONLY AND ARE TO BE USED IN A BASIC ET PROGRAM IN A SMART IRRIGATION CONTROLLER. CONTRACTOR TO ADJUST IRRIGATION SCHEDULES PER SITE CONDITIONS. CONTRACTOR TO ENABLE CYCLE AND SOAK FEATURES AS NEEDED TO PREVENT RUN OFF. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT. IF ALLOWABLE HOURS OF IRRIGATION DIFFER FROM THE LOCAL WATER PURVEYOR, THE STRICTER OF THE TWO SHALL APPLY. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.

HYDROZONE NOTE

THE IRRIGATION PLANS COMPLY WITH THE STATE OF CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE PER THE FOLLOWING INFORMATION:

- LANDSCAPE HYDROZONE (NUMBER), IRRIGATION SQUARE FOOTAGE, PRECIPITATION RATE AND FLOW RATE ARE LOCATED IN THE STATION ID FOR ALL VALVES.
- HYDROZONE NUMBERS ARE ASSIGNED BY PLANT TYPE, PLANT WATER USE, AND IRRIGATION TYPE.
- THE WATER USE CALCULATIONS ARE ORGANIZED BY HYDROZONE CATEGORY NUMBER THAT CORRESPONDS TO THE HYDROZONE NUMBER IN THE STATION ID ON THE PLANS. EACH HYDROZONE CATEGORY SUMMARIZES THE TOTAL AREA OF EACH CATEGORY.
- WATER USE CALCULATIONS ARE PER WATER METER.
- REFER TO THE STATION ID SYMBOL (BELOW) FOR LOCATION OF HYDROZONE AND IRRIGATION DATA PROVIDED.



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IRRIGATION CONSULTING
27762 Antonio Parkway L1-308
Ladera Ranch, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

11/17/2023

PLAN REVISION DESCRIPTION

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△	
△	
△	
△	

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

REFER TO THE SHEET INDEX ON SHEET LI-0001 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
IRRIGATION CALCULATIONS

13 OF 62

SHEET NUMBER
LI-3001

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IRRIGATION SYSTEM

1. GENERAL
   a. Permits: Contractor shall obtain and pay for all permits required for irrigation installation.
   b. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish directions covering points not shown in the Drawings and Specifications.
   c. Ordinances and Regulations:
      1. Comply with all local, municipal and state laws, rules and regulations.
      2. Conform to applicable provisions of the latest editions of the Uniform Plumbing Code, the National Electric Code and all codes properly governing the materials and work at the project site.
   d. Explanation of Drawings:
      1. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting, underground utilities, above ground utilities and architectural features.
      2. All work called for on the Drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the Specifications.
      3. The Contractor shall not willfully install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's Authorized Representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

2. AS BUILT DRAWINGS
   a. Record accurately on one set of black and white prints (irrigation drawings), all changes in work constituting departures from the original contract drawings. Include changes in both pressure and non-pressure lines.
   b. Upon completion of each increment of work, transfer all such information and dimensions to the prints. Record changes and dimensions in a legible and professional manner. When the drawings are approved, the Contractor shall perform all final as-built drawings.
   c. Dimension from two permanent points of reference (monuments, sidewalks, curbs, pavement). Record information on as-built drawings day-to-day as the work is installed. All dimensions noted on the drawings shall be 1/4 inch in size.
   d. Show dimensional locations and depths of the following:
      1. Connection to existing water lines.
      2. Connection to existing electrical power.
      3. Point of connection - including backflow assembly, basket strainer, master valve, flow sensor
      4. Isolation valves.
      5. Routing of sprinkler pressure lines (dimension max. 100' along routing and at each change of direction).
      6. Electric control valves.
      7. Routing of control wiring and flow sensor cable.
      8. Quick coupling valves.
      9. Sleeves and wire splice boxes
      10. Other related equipment as directed by the Owner's Authorized Representative.
   e. Maintain as-built drawings on site at all times

3. CONTROLLER CHARTS
   a. As-built drawings shall be provided by the Contractor prior to the preparation of the Controller Charts. As-builts shall be drawn on 3 mil sepia mylar of same size as construction documents.
   b. The Contractor shall provide two 11 x 17 color controller charts for each controller supplied, showing the area covered by the automatic controller.
   c. The chart shall be a reproduction of the as-built system drawing. If the controller sequence is not legible when the drawing is reduced, enlarge it to a size that will be readable when reduced.
   d. Charts shall be a photocopy print or computer plot with a different transparent color used to show area of coverage for each station.
   e. When completed and approved, hermetically seal the chart between two pieces of plastic, each piece being a minimum of 10 mils thick.

4. OPERATION AND MANUALS
   a. Prepare all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in two individually bound copies. Describe the material installed in sufficient detail to permit qualified maintenance personnel to understand, operate and maintain the equipment. Each manual shall include the following:
      Index sheet stating contractor's address and telephone number.
      Duration of guarantee period with guarantee forms.

5. SPARE PARTS AND EQUIPMENT
   a. Prepare and deliver to the Owner's Authorized representative, prior to the start of maintenance, all required spare parts, tools and equipment. Spare parts, tools, and equipment shall include the following per water meter:
      1. Operation and maintenance manuals.
      2. Two (2) keys for each automatic controller.
      3. One (1) set of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
      4. Color-coded controller charts laminated between 2 pieces of 10 mil plastic - Provide two charts for each controller.
      5. “As-built” record drawing mylars of irrigation plans.
      6. Completed Irrigation Guarantee Statement.

6. QUALIFICATION OF IRRIGATION PERSONNEL
   A. Contractor and on site field superintendent shall have the following minimum qualifications:
      1. Not less than five years continuous experience in installation of commercial irrigation systems.
      2. Upon Owner's request, supply a list of references listing successfully completed commercial irrigation systems.

7. GUARANTEE
   a. Submit written guarantee, in approved form, that all work showing defects in materials or workmanship will be repaired or replaced at no cost to the Owner contracted with the Landscape Contractor for a period of one (1) year from date of acceptance by the Irrigation Consultant.
   b. The guarantee form shall be written onto the Contractor's letterhead and contain the following information. (Shown as an example only)

Guarantee for Irrigation System

We hereby guarantee that the irrigation system we have furnished and installed for *Project Name*, is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect expected. We agree to repair or replace any defects in material or workmanship which may develop during the period of one (1) year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of such written notice from the Owner, we authorize them to proceed to have said repairs or replacements made at our expense and we will pay for the costs and charges therefore upon demand.

Project Name:__________ Owner:__________

Landscape Architect:__________

Tract Number(s)_______________Lot Number(s)___________

Signed: _______________________ Title: _______________

Address:______________________ Telephone:__________

Date of Signature:____________

PRODUCTS

1. GENERAL PIPING
   a. Contractor shall be aware of sources of water for each water meter as they may vary within the same project. Differing sources of water may be treated with colored piping system.
   b. Recycled water pipe (Pressurized mainline and laterals) shall be extruded of an improved P. V. C. virgin pipe compound featuring high impact strength. Confirm to ASTM D-1784 or D-2241 to meet the requirements of cell classification 12454B for pipe. Compound shall have a 2,000 P. S. I. hydrostatic design stress rating. Pipe shall be purple in color.
   c. Ultra-Violet Resistant (UVR) pipe shall be extruded of an improved PVC. virgin pipe compound featuring high impact strength. Confirm to ASTM D-1784 or D-2241 to meet the requirements of cell classification 12454B for pipe. Compound shall have a 2,000 P.S.I. hydrostatic design stress rating.
   d. UVR water pipe shall be manufactured using ASTM G-53 testing for accelerated weathering to resist weakening or corrosion by ultra-violet radiation. Pipe shall be brown colored. UVR water pipe shall use Sch. 40 PVC. fittings manufactured of the same material or process as the UVR pipe on which they are used.

   Type: Pipe: Pacific Plastics, or approved equal.

   e. Pipe materials shall be used as follows:
      1. Mainlines (pressurized) 1-1/2 inch and smaller downstream of backflow unit: Schedule 40 solvent-weld PVC. unless otherwise noted.
      2. Mainlines (pressurized) 2 inch through 3 inch downstream of backflow unit: Class 315 solvent-weld PVC. unless otherwise noted.
      3. Lateral lines: Schedule 40 PVC solvent-weld PVC. ¾ inch and above unless otherwise noted.

2. PLASTIC PIPE FITTINGS
   a. Solvent weld pipe, extruded of an improved PVC. virgin pipe compound featuring high impact strength. Confirm to ASTM D-1784 or D-2241 to meet the requirements of cell classification 12454B for pipe. Compound shall have a 2,000 P.S.I. hydrostatic design stress rating.
   b. All pipe and fittings shall bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating P.S.I., NSF, and date of extrusion.
   c. Make solvent cement joints for plastic pipe and fittings as prescribed by the manufacturer and shall be low-volitile.
   d. All PVC. fittings shall be Schedule 40 PVC. and shall be injection molded of an approved PVC. fitting compound featuring high tensile strength, high chemical resistance, and high impact strength. Fittings shall conform to ASTM D-1784, and meet the requirements of cell classification 12454B. Where threads are required in plastic fittings, these shall be injection molded also.

   Type: Spears or approved equal.

   e. All threaded nipples shall be standard weight Schedule 80, with molded threads.
   f. Nipples on pressurized mainline shall be Sch. 80 Thread One End (T.O.E.) with the threaded side attached to the FIPT device and the SLIP end attached to the pressure mainline with a SLIP coupling.
   g. Use 3/4 inch size Teflon tape on all threaded ends.

3. COPPER PIPE AND FITTINGS
   a. Copper Pipe shall be Type K, hard tempered, ASTM B88, with fittings of wrought solder joint type in accordance with ANSI B16.22.
   b. Solder joints with silver solder: 45 percent silver, 15 percent copper, 16 percent zinc, 24 percent cadmium and solidus as 1125 degrees F. and liquids at 1145 degrees F., conforming to ASTM B206 and FS QQB-655C.

   Type: Fittings: Nibco or approved equal.

4. BRASS PIPE FITTINGS
   a. Brass pipe shall be American National Standard Institute (ANSI), Schedule 40 screwed pipe.
   b. Fittings shall be medium brass, screwed, 125 pound class.

5. GALVANIZED STEEL PIPE & FITTINGS
   a. Galvanized steel pipe shall be hot dip galvanized Schedule 40 screwed pipe.
   b. Fittings shall be hot dip galvanized Schedule 40, screwed.
   c. All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 bitumastic.

6. SHUT OFF VALVES
   a. Shut off valves shall be of the brand, size and type indicated on the irrigation plans.

7. QUICK COUPLING VALVES
   a. Quick coupler valves shall be of the brand, size and type indicated on the irrigation plans.
   b. Quick coupler valve shall have a body constructed of red brass with a wall thickness guaranteed to withstand normal working pressure of 150 P.S.I. without leakage, with female threads opening at base.
   c. Quick coupler valve shall have a hinge cover constructed of red brass with a leather like vinyl cover bonded to it in a permanent type of cover.
   d. Quick couplers used with potable water shall have vinyl covers purple in color.
   e. Quick coupler valve shall be operated only with quick coupler key, designed for that purpose. Quick coupler key is inserted into the valve and a positive, water-tight connection shall be made between coupler key and valve.
   f. Locate all quick coupling valves within 12 - 18 inch of walks, curbs, header boards, or paved areas where applicable. Locate quick coupler valves inside shrub and ground cover areas when ever possible. Quick coupling valves shall be installed such that valve top will be 3 inch below the lid of the valve box.

8. REMOTE CONTROL VALVES
   a. Remote control valves shall be of the brand, size and type indicated on the irrigation plans.
   b. The remote control valve shall be normally closed 24 VAC solenoid actuated globe pattern, spring loaded diaphragm type.
   c. The valve shall be pressure rated up to 200 P.S.I.
   d. The valve shall have a 600 pound test fabric reinforced rubber diaphragm assembly with self-cleaning stainless steel screen.
   e. The body and bonnet shall be plastic and the valve shall have a stainless steel control / shut-off stem and manual operator.
   f. The valve shall provide for all internal parts to be removable from the top without disturbing the valve installation.
   g. Install valves in planting areas and according to the construction details. Only one valve per box will be allowed.
   h. Align valve boxes at right angles to adjacent hardscape whenever possible. Where several valve boxes are located in the same area, arrange them in a uniform and orderly fashion.
   i. When grouped together, allow a minimum of 12 inches between valves. The valves shall be installed in valve boxes which will have enough room on all sides of the valves to allow repair personnel to completely reconstruct the valves without removing the valve box.

9. CONTROLLER SATELLITES
   a. All materials furnished and installed shall be new and shall conform to manufacturer's installation instructions and these specifications.
   b. Controllers shall be of the brand, size and type indicated on the irrigation plans.

10. WIRE SPLICES
   a. Conductors shall be installed with no underground splices, unless absolutely necessary and unavoidable. Any and all underground splices that are required to be made, must be approved by the Irrigation Consultant, and shall be placed in a suitable type valve box for easy access.
   b. All wire splice boxes shall be noted on the irrigation as-built drawings.

11. LOW VOLTAGE CONTROL WIRING
   a. Connections between the controller and remote control valves shall be made with direct burial UF type wire, installed in accordance with valve manufacturer's wire chart and specifications.
   b. Wire shall be soft drawn bare copper meeting the requirements of ASTM specification B-3 or B-8 10 C + 60 C.
   c. Wire shield shall be Polyvinyl chloride, 60 C rated conforming to UL Standards 493 and 83.
   d. Shield shall be surface marked with Paige-Electric, voltage rating, size and type, and UL file number
   e. All cables shall be tested physically and electrically in accordance with UL Standard 493, and 83 (paragrahs 28.1, 29.1 and 29.2). All reels and cartons shall bear UL labels
   f. Wiring shall be installed adjacent to the mainline whenever possible and shall never be installed above or below the pipe.
   g. Where more than one wire is placed in a trench, the wiring shall be taped together using black electrical tape at intervals of 10 feet.
   h. All splices shall be made using sealed waterproof connectors.
   i. An expansion curl shall be provided at all directional changes. Expansion curls shall be sufficient length at each splice connection at each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires.
   j. Control wires shall be laid loosely in the trench without stress or stretching of control wire conductors. A thirty six (36) inch expansion loop shall be located every 100 feet on continuous wire runs.
   k. Sizing of the lead wire shall be in accordance with irrigation drawings and manufacturer's recommendations, in no case shall the thickness of the wire be less than #14 AWG.
   l. All leads wires to be #14 AWG
   m. All common wire shall be #14 AWG.
   n. Use continuous wire between controller and remote control valves. Under no circumstances shall splices exist without prior approval. Any splices allowed shall be installed in a labeled pull box.
   o. All control wires shall be uniform in color. When more than one controller is installed use a different color wire for each controller.
   p. All common wires and only common wires shall be white in color. When more than one controller is installed use white colored wire with a different color stripe for each controller. Green color shall not be used except for ground wire. Color of the stripe shall match the color of the control wire.

12. VALVE BOXES
   a. Valve boxes shall be used as durable, rigid enclosures for valves or other irrigation system components requiring subsurface protection for installation or maintenance.
   b. The valve box shall be made of structural foam HDPE resin that is resistant to UV light, weather, moisture, and chemical action of soils.
   c. The standard rectangular body shall have knock-outs molded into the sides that can be readily removed. The knock-outs shall remain an integral part of the body unless removed to run pipes or wires through the valve box.
   d. The valve box shall have corrugated sides.
   e. Rectangular valve boxes shall have a grooved feature on one side, just below the lid at the top of the box, for inserting a shovel blade or other prying tool to provide easy lid removal. This is useful following compaction of the surrounding soil or after the eventual accumulation of thatch over the valve box.
   f. There shall be no hole in the valve box lid unless the bolt-hole knock-out is removed in order to use the locking bolt. Lids shall have beveled edges to minimize potential damage from lawn equipment.
   g. Lids shall be clearly marked with the words “Irrigation Control Valve” molded onto the top. Lids shall have a marking area measuring at least 6 inch by 2 inch that is suitable for branding or other means of identification.
   h. The locking bolt, washer, and clip shall be made of stainless steel.
   i. Valve box types and sizes shall be furnished and installed per the irrigation legends and details.
   j. Valve boxes and covers shall be purple in color.
   k. Identification letters or numbers shall be 2 inch high and heat branded onto the box cover. Identification shall be as indicated on the detail drawings.
   l. Heat branding shall be accomplished using branding irons specifically designed for this purpose. Heat branding shall not weaken or in any way puncture the valve box cover.

13. SPRINKLER HEADS
   a. Full circle, part circle pressure regulating spray heads and built-in check valve sprinkler heads:
      1. The sprinkler body, stem nozzle and screen shall be constructed of heavy duty plastic.
      2. The sealing device shall create no more that one (1) PSI pressure drop at maximum rated pressure and flow.
      3. The sprinkler shall have a strong stainless steel retract spring for positive pop-down. Pop-up height shall be as indicated on the irrigation drawings and no less than 6 inches.
      4. The sprinkler shall have a screen under the nozzle to protect it from clogging and for easy removal for cleaning and flushing system.
      5. The sprinkler shall be equipped with a built in pressure regulating device capable of regulating an inlet pressure of 35 - 70 PSI to 30 PSI for proper operation of the spray head. The pressure regulating device shall be constructed of stainless steel springs and heavy duty plastic parts.
      6. Pop-up sprinklers shall be equipped with a built in anti-drain valve capable of holding water within the sprinkler head from up to 8 feet of elevation change. The check valve equipped pop-up sprinkler shall be identified on the cap as being so equipped.
      7. The sprinkler shall have a matched precipitation rate (MPR) plastic nozzle with an adjusting screw capable of regulating the radius and flow.
      8. MPR nozzles - The plastic nozzles shall have matched precipitation rates across sets (8 feet, 10 feet, 12 feet, 15 feet). The spray nozzles shall have female thread configuration for use on the 1800 series sprinkler and the PA-8S plastic shrub adapter.
      9. Rotary Nozzles shall have multiple arced streams and have a matched precipitation rate of 0.60 in/hr. The Rotary Nozzle shall be constructed of UV-resistant plastic. The radius adjustment screw shall be of stainless steel.
      10. The Rotary Nozzles shall include a removable .02 x .02 mesh screen to protect the nozzle against clogging. The Rotary Nozzle shall have a precipitation rate matched with Rain Bird 5000/5000 PlusMPR Rotor Nozzles.

   Type: Pop-up: Rain Bird 1800-PRS series

14. Sub-Surface Drip Irrigation System
   a. Drip tubing shall be of nominal sized one-half inch low density, ultra-violet-resistant, linear polyethylene tubing with internal pressure-compensating, self cleaning, integral drippers with check valve feature at a specified interval. The low volume tubing shall be capable of a discharge rate of 0.60 gallons per hour (GPH) between operating pressures of 7 to 70 psi for each individual dripper.
   b. The individual self-cleaning, pressure-compensating, check valve type drippers shall be welded to the inside of the tubing wall.
   c. Dripper spacing shall be 12 inch on center.
   d. All insert barbed fittings shall be constructed of molded, ultra-violet-resistant, brown colored plastic having a nominal inside dimension (I.D.) of 0.57 inch (17 mm). Each fitting shall have a minimum of two ridges or barbs per outlet. All fittings shall be Rain Bird and shall be available in one of the following end configuration:
      1. barbed insert fittings.
      2. male pipe threads (MPT) with barbed insert fittings or female pipe threads (FPT) with barbed insert fittings.
   e. The check valve feature of the inline tubing shall be capable of holding 5 feet of water due to elevation change in the tubing layout. Tubing exceeding 5 feet in elevation change will require a separate header supply line with an independent inline check valve to ensure drainage of the system does not occur after valve operation is completed.
   f. Non-pressure supply and exhaust headers shall be rigid, un-plasticized polyvinyl chloride PVC 1220, (Type 1, Grade 2), schedule 40 with schedule 40 PVC.

15. CHECK VALVES
   a. Provide check valves and/or anti-drain valves as may be required by the Irrigation Consultant to prevent drainage of irrigation water from sprinkler system due to changes in elevation.
   b. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 4 to 32 feet of head.

16. MISCELLANEOUS EQUIPMENT
   a. Gravel: All gravel used in valve boxes shall be washed crushed gravel of approximately 3/4 inch size. No pea gravel shall be used.
   b. Identification tags with numbers are required on all valves.
      Type: Christy Tags (yellow background with black lettering)
   c. Swing Joint Assemblies: All sprinklers shall be installed with triple swing joints. Assembly shall be sized per the sprinkler inlet, with a 6 inch minimum lay length. 1/2 inch swing joints shall be made with marlex street ells. 3/4 inch and larger swing joints shall be made with Sch. 40 PVC street ells.

EXECUTION

1. INSPECTION SCHEDULE
   a. Contractor is responsible for notifying the Irrigation Consultant 48 hours in advance for on-site meetings and observations.
   b. As-built drawings must be submitted to the Irrigation Consultant for approval prior to site inspection; no inspection will commence without as-built drawing approval.
   c. When performing the irrigation coverage test, the contractor shall be responsible for having a two-way communication system or sufficient personnel, so that the directions from the inspection area to the controller of the system can be readily accomplished.

2. WATER SUPPLY
   a. Utilize water meter and provide connections to backflow prevention unit per the irrigation drawings and details.
   b. Connections to the existing water meter shall be at the approximate locations shown on the drawings. Minor changes caused by actual site conditions shall be made without additional cost to Owner.
   c. Any R.P. backflow prevention unit shall be tested by a certified backflow prevention technician and its operation certified in writing. Landscape Contractor is to arrange and pay for all testing and certification fees. The original written certification of the backflow prevention unit is to be submitted to the Irrigation Consultant.

3. LAYOUT
   a. Lay out irrigation heads and make any minor adjustments required due to differences between site and the drawings. Any such deviations in layout shall be within the intent of the original drawings and approved by the Irrigation Consultant.
   b. Lay out all irrigation equipment using an approved staking method, and maintain the staking of approved layout.
   c. All layouts in deviation of the design intent shall be approved by the Irrigation Consultant prior to equipment installation.
   d. Before starting work on irrigation system, determine that work may proceed without disruption of activities of other trades.
   e. The contractor shall carefully check grades to ensure that the area is safe to begin work.
   f. Contractor is responsible for taking all reasonable investigative actions and precautions, when working around any utility system. Underground Service Alert shall be utilized where possible.
   g. Contractor shall be responsible for verification of site conditions and minor revisions as approved by the Irrigation Consultant to insure 100% irrigation coverage in all areas.

4. ASSEMBLIES
   a. Routing of irrigation lines as indicated on drawings is diagrammatic. Install lines (and various assemblies) to conform to details on plans. Whenever possible, place all irrigation gate valves, remote control valves, quick couplers, pull boxes, etc. in the shrub planting areas. Irrigation elements drawn in hardscape areas on the plans are for graphic clarity only and intended to be placed in shrub planting areas.
   b. Do not install multiple assemblies on plastic lines. Provide each assembly with its own outlet.
   c. Install all assemblies specified herein according to the respective detail drawings or specifications, using the best standard practices with prior approval.
   d. Assemble brass pipe / fittings and plastic pipe / threaded fittings, using Teflon tape applied to the male threads only.
   e. Install concrete thrust blocking per detail on all mainline with gasketed pipe.

5. LINE CLEARANCE
   a. All lines shall have a minimum clearance of 4 inches from each other and 24 inches from lines of other trades.
   b. Do not install parallel lines directly over one another.

6. TRENCHING
   a. Dig trenches and support pipe continuously on bottom of trench. Lay pipe to an even grade. Pipe shall be snaked from side to side to allow for expansion and contraction. Trenching excavation shall follow layout indicated and as noted.
   b. Refer to details for trenching and pipe installation under paving dimensions.

7. BACKFILLING
   a. Initial backfill on all lines shall be of a fine granular material, not larger than 1/2 inch diameter.
   b. Compact backfill to dry density equal to 95 percent compaction, conforming to adjacent grades without dips, sunken areas, humps, or other irregularities.
   c. In appropriate types of soil, the Irrigation Consultant may authorize the use of flooding in lieu of tamping.
   d. Under no circumstances shall vehicle wheels be used for compacting soil.
   e. Provide sand backfill a minimum of 4 inches over and under all piping under paved areas, and a minimum of 2 inches on all other piping.
   f. If settlement occurs and subsequent adjustments in pipe, valves, irrigation heads, turf or other plantings, or other construction are necessary, the contractor shall make all required adjustments without cost to the Owner.

8. FLUSHING THE SYSTEM
   a. After all irrigation pipe lines and risers are in place and connected, and prior to installation of irrigation heads, the control valves shall be opened and a full head of water used to flush out the system.
   b. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Irrigation Consultant.

9. UNDER EXISTING AND/OR PROPOSED PAVEMENT:
   a. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand and compacted in layers to 95 % compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in flush with the adjoining grade. The irrigation contractor shall set in place, cap and pressure test all piping under paving prior to paving work.
   b. Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. However, no hydraulic driving will be permitted under asphalt paving.
   c. Provide a minimum cover of 18 inches between the top of the pipe and the bottom non-pressure piping (laterals) installed under asphaltic concrete paving.
   d. Sleeves shall be two times the diameter of lateral line, mainline, and wire bundle size, and a minimum of 2 inch size. Install separate sleeves for each use.
   e. Under public roads, all mainlines and lateral piping must have a minimum cover of 36 inches from the top of the pipe to the bottom of aggregate base or per local code.
   f. Secure permission from the Irrigation Consultant before cutting or breaking existing pavement. All necessary repairs and replacements shall be approved by the Irrigation Consultant and Owner at no additional cost to the Owner.

10. CONTROLLER
   a. The contractor shall install a new controller as specified on the irrigation drawings.
   b. Controller shall be installed in the locations indicated on the irrigation drawings and approved by the Irrigation Consultant.
   c. Contractor shall install separate sleeve conduits for phone line, control wiring, ground wire and electrical power wires as required.
   d. Controller shall be installed in shrub areas only.
   e. Install controller per local electrical code.

11. IRRIGATION HEADS
   a. Install irrigation heads as indicated on the irrigation drawings.
   b. Spacing of heads shall not exceed the maximum indicated. In no case shall the spacing exceed the maximum recommended by the manufacturer.
   c. Heads along curbs, walks, paving, etc., shall be placed 1/2 inch above finish grade.
   d. Final sprinkler head heights shall be as indicated on the irrigation detail drawings. All sprinkler heads installed adjacent to hardscape features shall be located min. 4 inches off the edge of the hardscape feature for turf and 6 inches for shrub heads.
   e. All irrigation heads shall be set perpendicular to finish grades unless otherwise indicated on the plans.

12. ADJUSTING THE SYSTEM
   a. The contractor shall flush and adjust all irrigation heads and valves for optimum performance and to eliminate over spray onto walks, roadways, buildings, walls and other structures.
   b. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all such changes or make arrangements with the manufacturer and Irrigation Consultant to have adjustments made, prior to any planting.

13. COVERAGE TEST
   a. When the irrigation system is completed, perform a coverage test in the presence of the Irrigation Consultant to determine if the water coverage for turf, planting and slope areas is complete and adequate.
   b. Coverage must be 100 % head-to-head and accepted by the Irrigation Consultant. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the plans or where the system has been willfully installed as indicated in the drawings, when it is obviously inadequate or inappropriate, without bringing this to the attention of the Irrigation Consultant. This test shall be accomplished before any plant material is planted (excluding trees).

16. TESTS
   a. All piping under paved areas shall be tested under a hydrostatic pressure of 150 PSI and approved watertight, prior to the paving operation. Make hydrostatic tests only in the presence of the Irrigation Consultant and Water District Inspector. No pipe shall be backfilled until it has been inspected, tested, and approved in writing. Allow 48 hours lead time for pressure testing inspections.
   b. Furnish necessary force pump and all other test equipment.
   c. Test all pressure mainlines under a hydrostatic pressure of 150 PSI for a period of four hours.
   d. All testing shall be approved prior to the installation of remote control valves, quick couplers, or other valve assemblies.

17. MAINTENANCE
   a. The entire irrigation system shall be under full automatic operation for a period of seven days prior to any planting or hydroseeding (excluding trees).

18. COMPLETION CLEANING:
   a. Upon completion of the work, make ground surface-level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.

END OF SECTION

INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

ARROYO
IRRIGATION CONSULTING
27762 Antonio Parkway L1-308
Ladera Ranch, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT DANIEL L. HOON 5609 Signature 6/30/2025 Renewal Date 11/17/2023 Date STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
IRRIGATION SPECIFICATIONS

SHEET NUMBER
LI-3002

WATER AGENCIES' STANDARDS

STANDARD SPECIFICATIONS

SECTION 15152 RECYCLED WATER FACILITIES (ONSITE)

PART 1 GENERAL

1.01 DESCRIPTION

This section includes special provisions, materials, and identification of onsite (post meter, private) recycled water irrigation or plumbing systems. The purpose of this section is to provide Rules and Regulations and establish procedures and specifications for the development and operation of recycled water systems in the District's service area.

1.02 REFERENCE STANDARDS

The publications listed below form part of this specification to the extent referenced and are referred to in the text by the basic designation only. Reference shall be made to the latest edition of said standards unless otherwise called for.

AWWA	-	American Waterworks Association Guidelines for Distribution of Non-potable Water
CCR	-	California Code of Regulations Title 22 and Title 17.
DOHS	-	Department of Health Services
Recycled Water Plan Check and Inspection Manual, County of San Diego, Department of Environmental Health		

1.03 RELATED WORK SPECIFIED ELSEWHERE

WAS Standard Drawings
WAS Standard Specification 01000

1.04 OFFSITE AND ONSITE CRITERIA

Recycled water facilities are separated into two categories:

A. "Offsite" (pre-meter, public) recycled water facilities consist of those facilities which are on the upstream side of the meter. These facilities are, or will be, owned, operated and maintained by the District. Specification Section 15151 details the requirements for construction of Offsite Recycled Water Facilities.

B. "Onsite" (post-meter, private) recycled water facilities consist of those facilities which are on the downstream side of the water meter. These are facilities which will be owned, operated and maintained by the customer. This specification will detail the requirements for the design, installation and testing of onsite recycled irrigation and plumbing systems.

1.05 POLICY

The District operates and maintains a recycled water distribution system within its service area enabling it to provide disinfected tertiary treated recycled water for a variety of beneficial uses. Recycled Water usage as an alternate will conserve an equal amount of potable water for domestic use.

The beneficial use of recycled water is regulated by the California State Water Resources Control Board (CWRCB). California Water Code Section 13551 establishes a State policy to encourage the use of recycled water. Permission to use recycled water is based on the ability to adequately treat wastewater to the point that the recycled water (effluent) meets or exceeds the requirements of existing Title 22, Chapter 3, regulations of the California Code of Regulations. Title 22 was promulgated by the State of California Department of Health Services (DOHS) to ensure proper health protection and specify the treatment degree to match the intended applications.

In accordance with waste discharge requirements for water reclamation projects, the Regional Water Quality Control Board, San Diego Region, (RWQCB) requires that Rules and Regulations for facilities using recycled water be established.

1.06 APPROVED USE

These Rules and Regulations pertain to recycled water service to lands and/or improvements lying within the legal boundaries of the District unless otherwise stated. It is the intent of the District to provide recycled water service in accordance with these Rules and Regulations to all areas identified in the District's Water Reclamation Master Plan, including all subsequent revisions for the use of recycled water. Recycled water service shall be provided to the service area when related transmission distribution facilities are completed and service becomes available.

In accordance with the goals of the District, the uses of recycled water include only those uses approved by the State of California Department of Health Services (DOHS), the County of San Diego Department of Environmental Health (DEH) and for which Title 22 of the California Code of Regulations provides treatment requirements. All potential applications of recycled water shall be reviewed and approved by the District prior to installation of facilities. Prior to approval and at its discretion, the District may set forth specific requirements as conditions for providing service and/or require specific prior approval from the appropriate regulatory agencies.

The facilities shall be constructed in accordance with the procedures and requirements of the District. No recycled water mains or connections to the recycled water mains shall be installed unless shown on the Approved Plans.

1.07 CONDITIONS OF SERVICE

Recycled water service shall be provided by the District only if such service is obtained in the manner provided in these Rules and Regulations. Recycled water service shall be available, provided, and used in accordance with other codes, rules, and regulations referenced in this specification.

If any of the following conditions of service are not satisfied at all times recycled water service may be revoked by the District.

A. Financial: Conditions relating to service rates, fees and billing shall be established by the Board of Directors.

B. Operational:

1. Liability: The District shall not be liable for any water-related damage resulting from, but not limited to:

a. defective plumbing

b. broken or faulty services

c. onsite facilities failures

d. high or low pressure conditions

e. interruptions of service

f. unauthorized connections

2. Service: All recycled water will be provided to the user as specified in the Application/Permit For Recycled Water Service. Recycled water use will be subject to the same restrictions as stated in these specifications and the regulatory requirements of DOHS and DEH.

C. Regulatory: Recycled water service may be suspended whenever the quality of the recycled water does not comply with the requirements of the regulatory agencies or at any time these Rules and Regulations For Recycled Water Service are violated.

1.08 DESIGN CRITERIA - ONSITE RECYCLED SYSTEMS

A. The design of onsite recycled water facilities, including the preparation of plans and specifications, shall be under the responsibility of a licensed Landscape Architect or Civil Engineer registered with the State of California. A Declaration of Responsible Charge shall appear on the title sheet of the plans.

B. The design of onsite recycled facilities shall conform to the most current provisions set forth herein and to any other conditions, standards, and requirements set forth by the District.

C. In those areas where recycled water is not immediately available, and the District has determined that recycled water will be supplied in the future, the onsite facilities shall be designed to use recycled water. Provisions shall be made, as directed by the District, to allow for connection to the recycled distribution main when it becomes available. In the interim, potable water shall be supplied through a temporary potable water connection using a master reduced pressure principal backflow device installed per these Standard Specifications. When recycled water becomes available, the Owner shall remove the backflow prevention device in the presence of, and as directed by, the District Engineer. The onsite system will be connected to the recycled water distribution main per the requirements of the Standard Specifications at the time the connection is made.

D. Onsite recycled water systems shall be designed to include backflow prevention per the requirements of the Standard Specifications. In some cases, more stringent backflow protection may be required.

E. The recycled water system shall be separate and independent of any potable water system. Cross connections between potable water facilities and recycled water facilities are prohibited.

F. Hose bibs on recycled water facilities are prohibited.

G. Fire hydrants, wharf heads, or other appurtenances shall only be included in the design when these appurtenances are expressly approved by the District and DOHS.

H. Drinking fountains shall be protected from the spray of recycled water. There shall be no direct contact of recycled water with a drinking fountain. Protection of drinking fountains can be accomplished either by maintaining a horizontal separation of at least 9m (30') between the drinking fountain and the nearest spray type emitter, spray head modification, or by the use of a covered fountain. The manner used to protect drinking fountains from the spray of recycled water shall be approved by the District and DOHS.

I. Potable and recycled lines shall not to be installed in the same trench. Recycled lines shall be designed to be installed below the potable lines where the two pipelines run parallel to each other. Where this is not possible, the recycled line shall be installed in a casing. Details of this installation shall be clearly drawn on the plans.

J. Onsite recycled water irrigation systems shall be designed to meet the peak moisture demand of the plant material to be irrigated. The use of moisture sensors is encouraged, but not mandatory.

K. Onsite recycled water irrigation systems shall be designed to apply irrigation water in a manner compatible with the infiltration rates of the soil types within the approved use area. Evidence that infiltration rates have been assessed shall be included with the design. Where varying soil types are present, the system design shall be compatible with the lowest infiltration rate present.

L. Onsite recycled water systems shall be designed to prevent discharge onto areas not under control of the Owner. Appropriate sprinklers, bubblers, emitters, rotors, etc., shall be employed in the design to confine the discharge to the approved use area. The design shall avoid spray patterns which discharge onto obstructions that tend to concentrate water which results in ponding and/or runoff.

M. Onsite recycled irrigation systems shall be designed to provide a physical separation between adjacent areas irrigated with potable water. The means of separation shall be provided by either a distance of 3m (10'), concrete mow strips, approved fence or other approved means. Where concrete mow strips or other means are used, they shall be shown on the plans.

N. Onsite recycled water systems shall be designed to operate during periods of minimal public use of the area. The total time required to irrigate the design area shall not exceed nine (9) hours in any twenty four (24) hour period. The system shall be designed to operate between the hours of 9 PM and 6 AM.

O. Onsite recycled water system designs shall include automatic system control devices which can be easily adjusted to minimize ponding and runoff.

P. Onsite recycled water system design plans shall contain the following information for each meter requested:

1. Meter location and size

2. Gross and net irrigation area served by each meter (sq ft or acres)

3. Peak flow through the meter in liters/minute (gpm)

4. Estimate of the yearly demand (acre-feet)

5. Design operating pressure at the meter in Kpa (psi)

Q. Onsite recycled water system design plans shall contain a legend showing the pertinent data for the materials to be used in the system construction. Included shall be a pipe schedule (listing pipe sizes and materials of construction), valve types (including quick-coupling type valves), and the following information for each type of sprinkler device:

1. Manufacturer and model number

2. Sprinkler radius in meters (feet)

3. Operating pressure in Kpa (psi)

4. Flow in liters/minute (gpm)

5. Sprinkler pattern

R. Onsite recycled water design plans shall contain the following detailed information:

1. Points of connection

2. Routing of all pipes

3. Gate valves

4. Control valves

5. Quick-coupling valves

6. Routing of control wires

7. Control stations

8. The area controlled by each control station

9. Signage plan and sign detail

10. Cross connection test station locations and detail

11. Location of mow strips, fences, walls, or other barriers

12. Adjacent parcels, lots or home sites irrigated with potable water

S. Onsite recycled water design plans shall clearly detail backflow prevention devices, all potable water lines, buildings, walls, exterior drinking, and decorative fountains, swimming pools, playgrounds, or any other permanent facilities in the design area. If none of the items listed in this paragraph are present in the design area, it shall be specifically stated on the plans that none exist.

T. Onsite recycled water design plans shall clearly indicate the following minimum top of pipe depth requirements:

1. Intermittent pressure lines 50mm (2") in diameter and smaller: 300mm (12") deep.

2. Constant pressure lines less than 150mm (6") in diameter: 450mm (18") deep.

3. Constant pressure lines 150mm (6") in diameter and larger: 750mm (30") deep.

U. The District's Recycled Water Use Notes are to be included on all onsite recycled water system design plans. These notes, as appended, may be expanded or otherwise modified as directed by the District.

V. The name(s) and 24-hour contact telephone number for the party responsible for operation and maintenance of the system shall appear on the cover sheet of the design plans..

W. An Inspection Note shall be shown on each page of the design plans. The note shall be as follows: The District's Inspection Division shall be notified 48 hours (2 working days) prior to the start of construction. All work performed without benefit of inspection shall be subject to rejection and removal.

1.09 WARNING/IDENTIFICATION TAPE

All irrigation pipe, both potable and recycled, shall include the installation of Warning/Identification Tape.

PART 2 MATERIALS

2.01 ONSITE RECYCLED WATER FACILITIES

A. Pipe shall be solid purple-colored PVC material conforming to the following:

1. 75mm (3") or smaller pipe shall conform to ASTM-D1784, Type 1, Grade 1, PVC-1120 for schedule 40 or 80, or ASTM-D2241, Type 1, Grade 1, PVC-1120 for SDR rated pipe. Ends shall be solvent welded joints conforming to ASTM-D2672.

2. 100mm (4") and larger pipe shall conform to either AWWA C900 or C905 with elastomeric ring bell-type pipe ends, conforming to ASTM-D3139. Where purple pipe is unavailable, 0.203mm (0.008" or 8 mils) purple plastic sleeve material maybe used in accordance with Section 15151.

3. Identification markings shall be continuous on two sides of the pipe. Markings shall include the nominal pipe size, PVC type, ASTM or AWWA designation, pressure rating and the words "CAUTION-RECYCLED WATER".

B. Fittings for PVC pipe shall conform to the following:

1. 75mm (3") and smaller pipe shall use solvent weld joint type fittings, minimum Schedule 40, with a working pressure rating no lower than that of the pipe. Schedule 40 fittings shall conform to ASTM-D2466 and Schedule 80 fittings to ASTM-D2464 and D-2467. PVC solvent cement shall conform to ASTM-D2564.

2. 100mm (4") and larger pipe shall use either mechanical joint ductile-iron Class 350 fittings conforming to AWWA C153; or grip tite fittings conforming to AWWA

C110 and C111.

C. Warning tape shall be an inert plastic film formulated for prolonged underground conditions. The minimum thickness shall be 0.102mm (0.004" or 4 mils) and the overall width shall be a minimum of 75mm (3"). The tape shall have purple printing on a silver background or black printing on a purple background with the words "CAUTION: RECYCLED WATERLINE BELOW".

D. Quick-coupling valves shall be acme thread type for operation with a special coupler key. They shall be constructed of brass with a solid purple-colored locking rubber or vinyl cover. The locking cover shall have the warning "NON-POTABLE-DO NOT DRINK" in English and Spanish, and the International "DO NOT DRINK" symbol. The warnings shall be permanently molded into the cover.

E. Sprinklers, rotor heads and other types of dispersion heads shall have the exposed surface colored purple. The exposed surface shall be colored through the use of integrally molded purple plastic or permanently attached purple plastic ring or disc.

F. Valve boxes shall be per industry standards with solid purple-colored lids as a minimum. The entire box may be molded from purple-colored PVC. The lids shall have the warning "NON-POTABLE- DO NOT DRINK" in English and Spanish and the International "DO NOT Drink" symbol. The warnings shall be permanently molded into the lid.

G. Valves shall have their exterior surface painted purple and be tagged with identification tags. The purple paint shall be as listed on the Approved Materials List. Identification tags shall be 75mm x 100mm (3" x 4") weatherproof purple plastic. The plastic tags shall be imprinted in black permanent markings with the words "Caution: Recycled Water- Do Not Drink" on one side and "Peligro: Agua Impura- No Beber" on the opposite side.

H. Warning labels and signs shall be required and installed per the approved signage plans. Labels and signs shall be submitted to the District Engineer for approval prior to installation. The labels and signs shall notify that the system contains recycled water that is unsafe to drink. They shall be in English and Spanish with the international "Do Not Drink" symbol. As a minimum, signs shall be installed at impoundments, ingress and egress points, and on the exterior front panel of irrigation controllers.

I. Strainers shall be the same nominal size as the service meter and shall have a ball valve on the strainer leg for flushing. 50mm (2") and smaller wye pattern strainers shall be bronze body, in-line type with stainless steel screens. Strainers shall have a 13mm (1/2") bronze ball valve installed on the strainer's wye leg. 75mm (3") and larger wye pattern strainers shall be cast-or ductile-iron and have the size ball valve recommended by the manufacturer installed on the strainer's wye leg

J. Check valves shall be in-line, spring-loaded, bronze-body construction. Check valves shall be globe, wafer, or dual check type valves with stainless steel springs. Check valves shall be the same size as the service meter.

K. A more stringent method of backflow prevention may be required when a fertilizer or pesticide injection system is shown on the Approved Plans.

2.02 ONSITE POTABLE WATER FACILITIES

A. Pipe shall be white-or blue-colored PVC material conforming to this specification.

B. Quick-coupling valves shall not be acme thread type. They shall have a cover made of

brass, yellow rubber or vinyl.

C. Onsite systems distributing potable water shall not have purple markings.

2.03 WARNING/IDENTIFICATION TAPE

Warning/Identification Tape materials shall conform to Section 15000.

PART 3 EXECUTION

3.01 ONSITE RECYCLED WATER FACILITIES

A. Onsite recycled water facilities shall not be installed until the plans have been approved by the District Engineer and the San Diego County, Department of Environmental Health Services (DOHS), and a pre-construction meeting has been held with the District Inspection Division. If any portion of the onsite recycled system is installed prior to plan approval and/or inspection, all or any portion of the system shall be exposed and corrected as directed by the District Engineer.

B. Onsite recycled water facilities shall be installed as shown on the approved plans. Deviations from these plans by the installer shall not be permitted until the revised plans have been submitted to, and approved by, the governing regulatory agencies.

C. Installation of onsite recycled water facilities shall conform to the following:

1. The recycled water system shall be separate and independent of any potable water system. Cross connections between potable water facilities and onsite recycled water facilities are prohibited.

2. Hose bibs on recycled water facilities are prohibited.

3. Drinking fountains shall be protected from the spray of recycled water in a manner approved by the governing regulatory agencies and as directed by the District Engineer.

4. Conditions that cause overspray, ponding and runoff shall be limited or prevented.

D. Onsite recycled water and potable water facilities shall be installed in accordance with the following criteria:

1. The horizontal separation between onsite recycled and potable lines shall be a minimum of 1200mm (48"), measured between outside diameters.

2. In general, onsite recycled water lines shall be installed below potable water lines, with a minimum vertical separation of 300mm (12"), measured between outside diameters. Exceptions to this general requirement are as follows:

a. Recycled water lines may be installed above potable water lines where the recycled lines (laterals) are intermittently pressurized. No special construction requirements are necessary, provided the 300mm (12") vertical separation is maintained.

INSPECTION NOTE

OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

ARROYO
IRRIGATION CONSULTING
27762 Antonio Parkway L1-308
Ladera Ranch, CA 92694
(949) 430-7030

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LANDSCAPE ARCHITECTURE
URBAN DESIGN
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SHEET TITLE
IRRIGATION NOTES

15 OF 62

SHEET NUMBER
LI-3003

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b. Constantly pressurized recycled water lines may be installed above potable water lines providing the recycled pressured line has an automatic flow control/shut-off device installed, or the recycled line is sleeved. An automatic flow control/shut-off device shall terminate all flow to a lateral automatically should the flow exceed a preset maximum Kpa (gpm). Sleeving shall extend 1.5m (5') each side from the center-line of the potable line, for a total length of 3m (10'). The sleeve shall be purple PVC. In all cases, the 300mm (12") vertical separation shall be maintained.

E. Onsite recycled water systems shall be installed to prevent discharge onto areas not under control of the Owner. Appropriate irrigation components shall be employed in the installation to confine the discharge to the approved use area. The installation shall avoid spray patterns which discharge onto obstructions that tend to concentrate water to produce ponding and/or runoff.

F. Onsite recycled water systems shall be installed to operate during periods of minimal public use of the area. The total time required to irrigate the design area shall not exceed nine (9) hours in any 24-hour period. The system shall be installed to operate between the hours of 9 PM and 6 AM.

G. Onsite recycled water systems shall be installed to the following minimum top of pipe depth requirements:

1. Intermittent pressure lines 50mm (2") and smaller – 300mm (12").

2. Constant pressure lines smaller than 150mm (6") – 450mm (18").

3. Constant pressure lines 150mm (6") and larger – 750mm (30").

H. Warning/Identification Tape shall be installed on all onsite potable and recycled lines as called for in Section 15000.

I. Hydrotesting shall be performed on all constant pressure lines in the presence of the District Engineer. The test pressure shall be a minimum of 345 Kpa (50 psi) above the rating of the pipe. The two hour pressure test will consist of a one hour pump up period and a one hour hold period. No leakage (drop in pressure) shall be allowed. If leakage exceeds this rate, the leak points shall be located and repaired, and the hydrotest repeated until there is zero leakage.

J. Only potable water shall be used for hydrotesting, flushing, the operational test and the cross connection test (if required). Potable water shall be supplied through a separate temporary water meter obtained from the District and located at a District-approved potable water source. A reduced pressure principal backflow device shall be installed at ground level immediately downstream of the temporary potable water meter. A temporary high line shall be installed to supply the proposed recycled irrigation system during the construction and testing period.

K. A wye strainer and check valve shall be installed in accordance with Standard Drawing WR-03 selected from the Approved Materials List.

1. For meter sizes 19mm (¾") through 50mm (2"), the strainer and check valve shall be installed in a separate 25mm (1") meter box abutted to the service meter box.

2. For meter sizes larger than 50mm (2"), the strainer and check valve shall be installed in a separate vault adjacent to meter vault. The vault shall be of sufficient size to provide adequate room for maintenance and removal of the strainer and check valve.

3. The strainer and check valve shall be installed and inspected prior to service being established.

L. Cross connection test stations shall be installed at the locations shown on the Approved Plans and detailed on the Standard Drawings. In general, one test station shall be installed directly downstream of each point of connection, downstream of any pressure reducing valves. Additional cross connection station(s) may be required as indicated on the Approved Plans.

M. A controller recycled irrigation map shall be prepared and submitted to the District prior to commencing service. The map shall be prepared as follows:

1. Provide one map for each automatic controller showing the area covered. The map shall be 275mm x 425mm (11" x 17") in size.

2. The map is to be a reduced drawing of the actual system. The line weights and lettering on the original controller map drawing shall be so drawn that, when reduced, it is clearly legible.

3. The map shall be a blackline print with a different color used to show area of coverage for each station and subsystem.

4. When completed and approved, the maps shall be hermetically sealed between two pieces of clear, colorless plastic, each piece being a minimum of 0.254mm (0.010" or 10 mils) thick.

N. The owner or owner's representative shall contact the District's Inspection Division and arrange for a coverage test inspection. The owner or owner's representative must be in attendance along with persons capable of making system adjustments. If modifications to the system are required, other than minor adjustments, the owner will be notified in writing of the changes required. To avoid suspension of service, the modifications must be made in a timely manner. All modifications to the system are the responsibility of the owner, applicant, or customer and said owner, applicant or customer shall pay all costs associated with such modifications.

O. Either prior to or at the time of the coverage test, a Final Inspection shall also be performed. The following items must be completed to the satisfaction of the District Engineer before permanent service will be established:

1. Application for recycled service has been made to the District.

2. Warning signs and labels are installed.

3. Quick coupling valves, valve boxes, controllers and other system components are clearly identified with the proper markings indicating distribution of either recycled or potable water.

4. Windblown spray, runoff and ponding have been limited or prevented.

5. Controller clocks are set to operate during the approved hours.

6. Controller maps have been submitted to the District.

7. Site supervisor and twenty four (24) hour contact phone number identified.

P. In those areas where recycled water is not immediately available, but the District has determined that recycled water will be supplied in the future, the onsite facilities shall be installed to use recycled water. Provisions shall be made, as directed by the District, to allow for connection to the recycled distribution main when it becomes available. In the interim, potable water shall be supplied through a temporary potable water connection installed in accordance with the District's Standard Specifications. When recycled water becomes available, the Owner shall remove the backflow prevention device in the presence of and as directed by the District Engineer, and shall connect the onsite system to the recycled water service lateral.

3.02 OPERATION AND MAINTENANCE

A. General:

1. The operation, surveillance, maintenance, and repair of all onsite recycled water facilities are the responsibility of the customer. The customer's designated "On-Site Recycled Water Supervisor" shall bear the responsibility for the distribution of recycled water in accordance with the District Rules and Regulations. The District shall receive the following information regarding the individual designated as "On-Site Supervisor": their name, address and telephone number of their location during normal working hours, and a telephone number at which they can be reached during off hours.

2. The District must be notified in writing of any change in the information in Section 15152.3.02.A.1 within ten (10) working days.

B. The customer shall have the following responsibilities pertaining to operation of onsite facilities:

1. To ensure that all operations and maintenance personnel are trained and familiarized with the use of recycled water.

2. To ensure precautionary measures be taken to minimize direct contact with recycled water. For work involving more than a casual contact with recycled water, employees must be provided with proper protective equipment. Adequate first aid supplies should be available on the premises. All cuts and abrasions should be promptly treated to prevent infection.

3. To furnish their operations and maintenance personnel with maintenance instructions, irrigation schedules, controller charts, and as-built plans to ensure proper operation in accordance with these Rules and Regulations.

4. To ensure all recycled water facilities are operated and maintained in accordance with these Rules and Regulations and other documents governing recycled water systems within the District.

C. The customer shall be responsible for any and all subsequent uses of the recycled water. Operation, maintenance and control measures to be utilized in this regard, where

appropriate, shall include but are not limited to the following:

1. Operation of onsite recycled water facilities shall be operated to prevent or minimize discharge onto areas not under control of the customer so as to minimize public contact.

2. Operation of the onsite recycled water facilities shall be during periods of minimal human use of the service area. Consideration shall be given to allow a maximum dry-out time before the irrigated area will be used by the public.

3. Utilization of automatic controller systems to minimize ponding and runoff of recycled water. Total sprinkler run times shall not be greater than the time needed to supply the landscape's water requirement. If runoff occurs before the landscape's water requirements are met, the automatic controllers shall be reprogrammed with a greater number of water cycles of shorter duration to meet the requirements. This method of operation is intended to minimize ponding and runoff.

4. The customer reporting to the District any and all failures in the recycled water system that cause an unauthorized discharge of recycled water.

5. Protection of all drinking fountains located within the approved use area from contact with windblown recycled water spray, direct application through irrigation or other approved uses by location and/or a protecting structure. Protection shall be by design, construction practice and system operation.

6. Protection of facilities that may be used by the public. They include but are not limited to, eating surfaces and playground equipment located within the approved use areas. These shall be protected by siting and/or shelter from contact with recycled water to the maximum extent possible. Windblown spray, direct contact through wash down or by irrigation application, or other approved uses are considered sources of recycled water. Protection shall be by design, construction practice and system operation.

7. Notification of the District of all updates and proposed changes. Approval by the District and DOHS shall be obtained prior to construction in accordance with District procedures. All updates and proposed changes shall comply with these Rules and Regulations and the governing documents of all other regulatory agencies.

D. The customer shall enforce the following prohibitions:

1. Cross-connections: Cross-connections, as defined by the California Code of Regulations, Title 17, resulting from the use of recycled water or from the physical presence of a recycled water service, whether by design, construction practice or system operation, are strictly prohibited.

2. Hose Bibs: Use or installation of permanent hose bibs on any customer water system that presently operates or is designed to operate with recycled water, regardless of the hose bib construction or identification, is prohibited.

3. Runoff: Conditions that directly or indirectly cause runoff of recycled water either within or outside of the approved use area, whether by design, construction practice or system operation, are prohibited.

4. Ponding: Conditions that directly or indirectly cause recycled water to pond either within or outside of the approved use area, whether by design, construction practice, or system operation, are prohibited.

5. Windblown Spray: Conditions that directly or indirectly permit windblown spray to pass outside of the approved use area, whether by design, construction practice, or system operation, are prohibited.

6. Disposal in Unapproved Areas: Disposal of recycled water for any purposes, including approved uses, in areas other than those specifically approved by the District and without the prior knowledge and approval of the governing regulatory agencies, is prohibited.

7. Unapproved Uses: Use of recycled water for any purposes other than those specifically approved by the District, is prohibited.

3.03 MONITORING AND INSPECTION

The District shall monitor and inspect the entire recycled distribution facility, including both offsite and onsite facilities. The District shall conduct monitoring programs, maintain records as deemed necessary, inspect onsite facilities for compliance with these Rules and Regulations, and provide reports as requested by other regulating agencies. For these purposes, the District shall have the right to enter upon the customer's premises during reasonable hours to inspect onsite recycled water facilities and approved use areas. Reasonable hours shall include hours when irrigation is occurring. The District, Regional Water Quality Control Board, DOHS and DEH shall have the right to enter upon the customer's premises during reasonable hours, from time to time, to verify that the customer's irrigation practices conform with these Rules and Regulations. Where necessary, keys and/or lock combinations shall be issued upon request to the District to provide such access.

3.04 VIOLATION AND NOTIFICATION

A. The District reserves the right to determine whether a violation of the Rules and Regulations has resulted from any action or occurrence that is the responsibility of a customer. Insofar as the violation of these Standards Specifications constitutes a violation of any regulatory agency requirement, the District shall make its determination with consultation on behalf of the concerned agency.

B. Specific violations shall include those that directly cause noncompliance with any one of the specific prohibitions as listed in these Rules and Regulations. However, by definition, noncompliance with any condition or conditions of these Rules and Regulations, whether willfully or by accident, shall constitute a violation.

C. It is the responsibility of the customer to notify the District of any and all failures in the onsite recycled water system whether or not in the customer's opinion the failures resulted in violations. Failures may occur as a result of the customer's action, an action by unauthorized personnel or any non-designated use of the recycled water service. If there are any doubts regarding whether a violation has occurred, the customer should notify the District so that a determination can be made.

D. Notification of failures and violations should be made by telephone, as soon as possible, to the District. If the failure occurs after normal business hours, notification should be made no later than 9:00 a.m. on the next regular business day following the occurrence.

3.05 CORRECTIVE ACTION

A. If the District's investigation results in the determination that a violation has occurred, then it shall be the responsibility of the customer to initiate corrective action. Pertinent violations will be documented and a copy of this notice will be hand-delivered or mailed to the customer.

B. A timetable for completing the corrective action should be negotiated with the District by the customer. Such corrections can involve human factors, such as additional training or procedures modifications, as well as physical alterations to the system. Corrections not made in accordance with the timetable shall result in the termination of service by shutting off and locking the meter.

C. If, in the opinion of the District, the violation constitutes an immediate danger to the public health, then service shall be terminated immediately by shutting off the meter or service and locking it. Service shall be resumed only after the violation has been corrected to the satisfaction of the District.

D. The customer is to maintain a written log of all system failures and violations, including corrective action taken. The log will be reviewed by the District regularly.

3.06 ADMINISTRATIVE REVIEW

A mandatory administrative review will be conducted to examine customer's irrigation practice if three written violations are issued within a 30-day period. The District and customer or agent is required to present reasons for non-compliance with these Rules and Regulations. The customer shall present a plan for corrective action acceptable to the District and the regulatory agencies. The accepted plan and implementation schedule shall be adhered to or service may be suspended.

END OF SECTION

OTAY WATER DISTRICT RECYCLED WATER NOTES

1. ALL ON-SITE IRRIGATION IMPROVEMENTS SHOWN ON THESE PLANS ARE PART OF A RECYCLED WATER DISTRIBUTION SYSTEM. NO CONSTRUCTION WILL BE ALLOWED UNTIL ALL APPROVALS HAVE BEEN OBTAINED.

2. CROSS CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.

3. USE OF RECYCLED WATER SHALL ADHERE TO TITLE 22, DIVISION 4, CHAPTER 3 OF THE CALIFORNIA CODE OF REGULATIONS AND THE CURRENT RULES, REGULATIONS AND SPECIFICATIONS OF THE DISTRICT.

4. OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

5. PUBLIC FACILITIES, SUCH AS DRINKING AND DECORATIVE FOUNTAINS, COMFORT STATIONS, PLAYGROUND EQUIPMENT, ETC., DO EXIST ON THIS PROJECT.

6. ALL ON-SITE RECYCLED WATER IRRIGATION PIPING AND ON-SITE POTABLE WATER PIPING INSTALLED UNDER THIS DESIGN SHALL BE IDENTIFIED IN ACCORDANCE WITH THE DISTRICT STANDARD SPECIFICATIONS.

7. ALL ON-SITE RECYCLED WATER PIPING SHALL BE PURPLE COLORED PVC, CONTINUOUSLY STENCILED ON OPPOSITE SIDES OF THE PIPE WITH THE WORDS "CAUTION - RECYCLED WATER". APPROVED MANUFACTURERS OF THIS PIPE CAN BE FOUND IN THE DISTRICTS' "APPROVED MATERIALS LIST".

8. ALL ON-SITE POTABLE WATER LINES SHALL BE WHITE PVC UNLESS OTHERWISE APPROVED BY THE DISTRICT.

9. UNLESS OTHERWISE DIRECTED BY THE DISTRICT, A 10-FOOT HORIZONTAL AND 1-FOOT VERTICAL SEPARATION BETWEEN POTABLE WATER AND CONSTANT PRESSURE RECYCLED WATER LINES SHALL BE MAINTAINED AT ALL TIMES. THE POTABLE LINES SHALL BE INSTALLED ABOVE THE RECYCLED LINES.

10. WHERE POTABLE LINES AND CONSTANT PRESSURE RECYCLED WATER LINES CROSS, THE RECYCLED WATER LINE SHALL BE INSTALLED BELOW THE POTABLE WATER LINE IN A CLASS 200 PURPLE COLORED PVC SLEEVE. THE SLEEVE SHALL EXTEND 10-FEET ON EITHER SIDE OF THE POTABLE LINE, FOR A TOTAL OF 20-FEET.

11. A MINIMUM VERTICAL SEPARATION OF 12 INCHES SHALL BE MAINTAINED BETWEEN UTILITIES AT ALL TIMES.

12. HOSE BIBS ARE STRICTLY PROHIBITED ON RECYCLED WATER SYSTEMS.

13. ALL SPRAY HEADS, VALVE BOXES, AND QUICK COUPLER VALVES SHALL BE CLEARLY COLOR CODED (PURPLE) TO INDICATE THE USE OF RECYCLED WATER.

14. RECYCLED WATER LINES SHALL NOT CROSS ROADS, STREETS, OR EASEMENTS UNLESS SPECIFICALLY SHOWN ON THESE PLANS.

15. ALL PRESSURE LINES SHALL BE TESTED WITH HYDROSTATIC PRESSURE AS REQUIRED IN THE DISTRICT STANDARD SPECIFICATIONS, AND ALL NON-PRESSURE LINES SHALL BE TESTED WITH THE EXISTING STATIC LINE PRESSURE. NO LEAKS SHALL BE ALLOWED. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR HYDROSTATIC THESE TESTS SHALL BE WITNESSED BY A REPRESENTATIVE OF THE DISTRICT.

16. ALL SIGNAGE SHALL BE APPROVED AND INSTALLED PRIOR TO ENERGIZING THE SYSTEM WITH WATER. A SIGNAGE PLAN INDICATING USE OF RECYCLED WATER SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION. AS A MINIMUM, SIGNS MUST BE POSTED AND WRITTEN IN ENGLISH AND SPANISH WITH THE INTERNATIONAL SYMBOL (DO NOT DRINK).

17. ALL METER SIZES SHALL BE VERIFIED BY THE DISTRICT. FINAL DETERMINATION OF METER SIZES IS RESERVED BY THE DISTRICT.

18. ALL RECYCLED WATER SERVICES REQUIRE BACKFLOW PREVENTION. IRRIGATION SYSTEMS BEING SUPPLIED WITH RECYCLED WATER SHALL INSTALL BACKFLOW PREVENTION AND A WYE STRAINER PER DISTRICT STANDARD DRAWING W-45. IRRIGATION SYSTEMS CURRENTLY BEING SUPPLIED WITH POTABLE WATER SHALL INSTALL A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER DISTRICT STANDARD DRAWINGS WR-01 OR WR-02. WHEN RECYCLED WATER BECOMES AVAILABLE, THE REDUCED PRESSURE BACKFLOW DEVICE SHALL BE REMOVED BY THE OWNER AND REPLACED WITH A BACKFLOW DEVICE AND WYE PER DISTRICT STANDARD DRAWING WR-03.

19. PRIOR TO ENERGIZING THE ON-SITE SYSTEM WITH WATER, ONE (1) COMPLETE SET OF LAMINATED CONTROLLER CHARTS SHALL BE PROVIDED TO THE DISTRICT.

20. EACH AUTOMATIC CONTROLLER AND ITS ASSOCIATED EQUIPMENT SHALL BE IDENTIFIED WITH A SIGN BEARING THE WORDS "RECYCLED WATER USED FOR IRRIGATION" IN ENGLISH AND SPANISH, WITH WHITE LETTERS AT LEAST 1 INCH HIGH ON A PURPLE, PANTONE 512, BACKGROUND. THE SIGN SHALL BE PLACED AS TO BE READILY SEEN BY ANY OPERATIONS PERSONNEL UTILIZING THE EQUIPMENT.

21. THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVERSPRAYS, PONDING, OR RUNOFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.

22. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AND SHALL BE OPERATED BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. UNLESS OTHERWISE APPROVED BY THE DISTRICT.

23. NO SUBSTITUTION OF PIPE MATERIALS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DISTRICT.

24. AN INITIAL AND ANNUAL CROSS-CONNECTION INSPECTION WILL BE DONE AT SITES WITH BOTH POTABLE AND RECYCLED WATER SERVICE BY THE DISTRICT AND/OR THE SAN DIEGO COUNTY ENVIRONMENTAL HEALTH. COPIES OF INSPECTION REPORTS WILL BE FORWARDED TO THE NON-INSPECTING PARTY.

25. FAILURE TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS IS A VIOLATION AND COULD RESULT IN SUSPENSION OF SERVICE UNTIL THE APPROPRIATE CORRECTIVE STEPS HAVE BEEN TAKEN.

26. WHEN RECYCLED WATER BECOMES AVAILABLE, AN ON-SITE USER/SUPERVISOR SHALL BE DESIGNATED IN WRITING. THIS INDIVIDUAL SHALL BE FAMILIAR WITH PLUMBING SYSTEMS WITHIN THE PROPERTY, WITH THE BASIC CONCEPTS OF BACKFLOW/CROSS CONNECTION PROTECTION, THE RECYCLED PURVEYOR'S RULES AND REGULATIONS, AND THE SPECIFIC REQUIREMENTS OF A RECYCLED WATER SYSTEM. COPIES OF THE DESIGNATION, WITH CONTACT PHONE NUMBERS SHALL BE PROVIDED TO THE OTAY WATER DISTRICT AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

IN CASE OF EMERGENCY, CONTACT________________________AT ________________
NAME PHONE NO.
OR AFTER HOURS, CONTACT____________________________AT_________________
NAME PHONE NO.

27. BEST MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.

28. RECYCLED WATER QUICK COUPLING VALVES SHALL BE OF A TYPE DESIGNED FOR USE ON RECYCLED WATER DISTRIBUTION SYSTEMS (SPIKES NOT INTERCHANGEABLE WITH POTABLE WATER QUICK COUPLER SPIKES) PER OTAY WATER DISTRICT'S RULES AND REGULATIONS.

29. ALL BUILDINGS SHALL HAVE A THRESHOLD VALVE ON THE POTABLE WATER SUPPLY.

30. ALL BOX LIDS SHALL BE BRANDED.

31. A 10-FOOT SEPARATION BETWEEN RECYCLED WATER IRRIGATION MAIN LINE TIE IN POINT AND PROJECT POINT OF CONNECTION (POC) IS TO BE MAINTAINED DURING THE CONSTRUCTION PROCESS AND IS TO BE TIED IN AT THE INSPECTIONS DIRECTION, AFTER DEH APPROVALS AND METER(S) SET(S) HAVE TAKEN PLACE.

32. RECYCLED WATER IRRIGATION PROJECTS THAT REQUIRE PHASING OF CONSTRUCTION SHALL REQUIRE A DETAILED PHASING PLAN BE SUBMITTED BY THE PROJECT ARCHITECT TO THE DISTRICT FOR REVIEW. UPON APPROVAL OF THE PHASING PLAN BY THE DISTRICT, A COPY OF THE APPROVED PHASING PLAN SHALL BE INCORPORATED INTO THE APPROVED PLAN SET(S) BY THE PROJECT ARCHITECT.

INSPECTION NOTE

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ARROYO IRRIGATION CONSULTING
27762 Antonio Parkway L1-308
Ladera Ranch, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET LI-0001 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
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BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
IRRIGATION NOTES

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\ARROYO IRRIGATION\DESIGN PROJECTS\BRIGHTVIEW DESIGN GROUP\OTAY SWIM CLUB\AUTOCAD\OTAY SWIM CLUB - IRR.DWG
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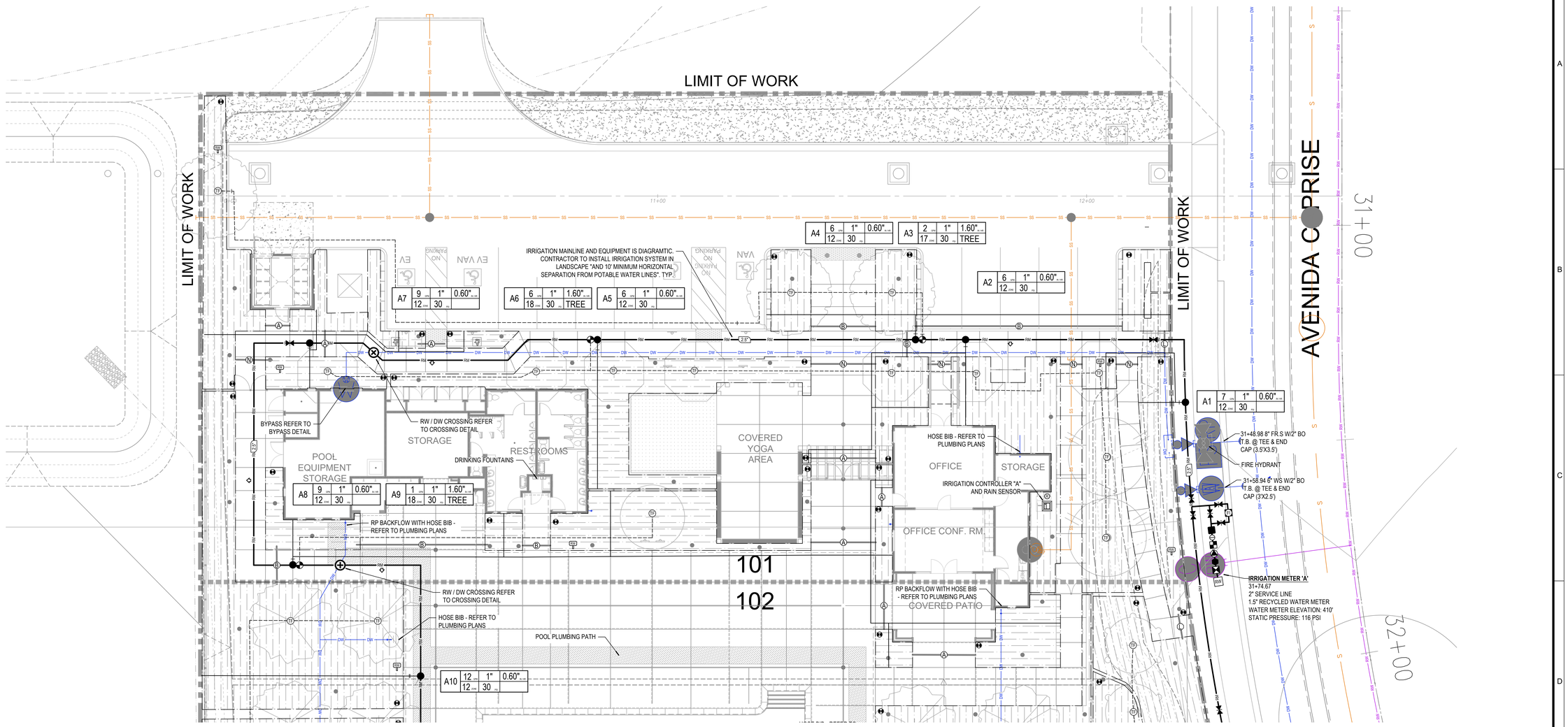

LATERAL PIPE SIZING LEGEND

1/2" PIPE PROHIBITED
3/4" MINIMUM
1"
1-1/4"
1-1/2"
2"
2-1/2"
3"

SLEEVE SIZING LEGEND

REFER TO IRRIGATION LEGEND FOR SLEEVE SPECIFICATION AND DETAIL FOR BURIAL REQUIREMENTS.

A	(2) 2"	H	(2) 4"
B	(3) 2"	I	(3) 4"
C	(4) 2"	J	(4) 4"
D	(2) 3"	K	(5) 4"
E	(3) 3"	L	(1) 6" + (2) 4"
F	(4) 3"	M	(1) 6" + (3) 4"
		N	(1) 6" + (4) 4"

G — GALVANIZED SLEEVE MINIMUM 2X DIAMETER OF PIPE OVER V-DITCH

EQUIPMENT LOCATION NOTES

ALL VALVE BOXES, ABOVE GRADE EQUIPMENT AND PIPING SHALL BE LOCATED IN LANDSCAPE AREAS. IRRIGATION EQUIPMENT SHALL NOT BE LOCATED IN HARDSCAPE / PAVED AREAS OR IN TURF AREAS WITHOUT WRITTEN PERMISSION FROM THE IRRIGATION CONSULTANT. LOCATE ALL VALVE BOXES IN SHRUB AREAS ONLY. CONTRACTOR WILL BE RESPONSIBLE TO RE-LOCATE VALVE BOXES INSTALLED IN TURF AREAS AT NO COST TO THE OWNER.

DIGALERT 811

811 DIGALERT

CONTACT DIGALERT BY DIALING 811 A MINIMUM OF (3) WORKING DAYS BEFORE EXCAVATION.

CONTROLLER NOTE

CONTRACTOR SHALL PURCHASE AND INSTALL THE FOLLOWING CONTROLLER AS NOTED BELOW:

CONTROLLER MANUFACTURE:	HYDROPOINT
CONTROLLER MODEL:	WEATHERTRAK ET PRO3
WIRE TYPE:	TWO-WIRE
ASSEMBLY TYPE:	WALL MOUNT ENCLOSURE
SERVICE WARRANTY:	2 YEARS
RAIN SENSOR:	YES
FLOW SENSOR MANUFACTURE:	FLOMEC
FLOW SENSOR SIZE AND TYPE:	1.5" PLASTIC

CONTROLLER 'A' MODEL NUMBER:
SITEONE GREENTECH - SA6-WT3-48/GR-K-RSE-UFM-150P

THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO CONTROLLER PER LOCAL ELECTRICAL CODE.

IRRIGATION CONTROLLER WILL HAVE LABELING IDENTIFYING RECYCLED WATER USE

CONTACT JOSHUA SEIPEL FOR ORDER INFORMATION (909) 240-6887

POC NOTE

BELOW IS SIZING OF THE POC IRRIGATION EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL REFER TO THE IRRIGATION EQUIPMENT LEGEND FOR SPECIFICATION.

POINT OF CONNECTION 'A'

SERVICE LINE:	2"	BASKET STRAINER:	2"
WATER METER:	1.5"	MASTER VALVE:	1.5"
BACKFLOW DEVICE:	N/A	FLOW SENSOR:	1.5"
PRESSURE REGULATOR:	2"		

WATER METER INFORMATION TABLE

METER NUMBER	A - NEW METER
CIVIL STATION	31+74.67
METER SIZE	2"
SERVICE LINE SIZE	2"
PROPOSED MAX FLOW	30GPM
AREA SERVED	25,523 SQFT
ANNUAL WATER USE	0.59 ACRE FEET
DESIGN OPERATING PRESSURE	84 PSI
WATER PROVIDER	OTAY WATER DISTRICT
WATER TYPE	RECYCLED WATER

TWO-WIRE CABLE NOTE

- TWO-WIRE CABLE SHALL BE INSTALLED IN 1-1/4" PVC CONDUIT WITH SWEEPS IN AND OUT OF EACH SURGE ARRESTOR AND CONTROL VALVE BOX.
- CONDUIT TO EXTEND 4" ABOVE GRAVEL LEVEL IN VALVE BOX.
- SURGE ARRESTORS TO BE INSTALLED 500' O.C. AND AT ENDS OF ALL MAINLINE.
- ALL WIRE SPLICES AND STUBS SHALL HAVE 600V WATERPROOF WIRE CONNECTORS INSTALLED. ALL WIRE SPLICES SHALL HAVE 24" OF SPARE TWO-WIRE CABLE PROVIDED ON EACH CABLE LEG.
- INSTALL PULL BOX IF WIRE RUN EXCEEDS 200' OR IF THERE EXCEED (5) SWEEPS ON CONDUIT PATH.
- PULL WIRE SEPARATELY AT EACH VALVE BOX. (DO NOT PULL ALL WIRE END TO END)

SLEEVING NOTES

- SLEEVES TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.
- REFER TO LEGEND FOR SLEEVE SPECIFICATION AND PLAN FOR SLEEVE SIZE MATRIX
- IRRIGATION PIPE AND WIRE / CONDUIT SHALL BE SLEEVED UNDER PAVING.
- PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH A MINIMUM 2" WIRE / CONDUIT SLEEVE.
- SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.
- SLEEVES TO EXTEND MINIMUM 12" BEYOND PAVING.
- IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPERINTENDENT PRIOR TO INSTALLATION OF ANY HARDSCAPE.

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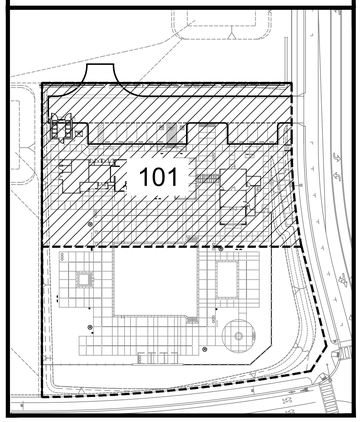
KEY MAP



SCALE: 1" = 10'-0"

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IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 11/17/2023

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L1.00 FOR A COMPLETE LIST OF DRAWINGS.

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LANDSCAPE DEVELOPMENT PLANS
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DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
IRRIGATION PLANS

17 OF 62

SHEET NUMBER
LI-3101

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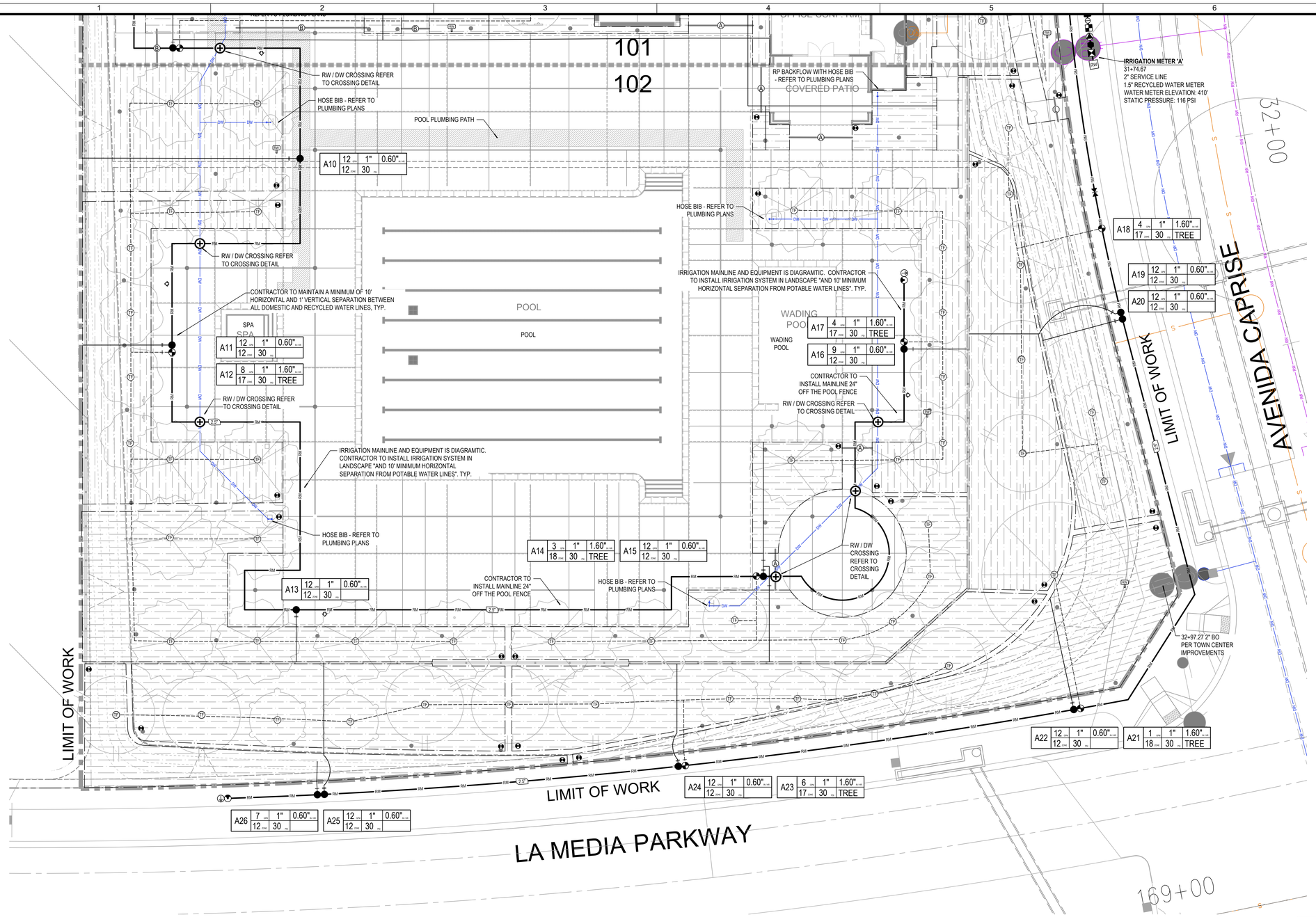

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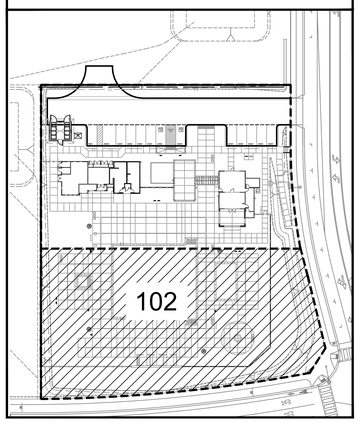

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SHEET TITLE
IRRIGATION PLANS

18 OF 62

SHEET NUMBER
LI-3102

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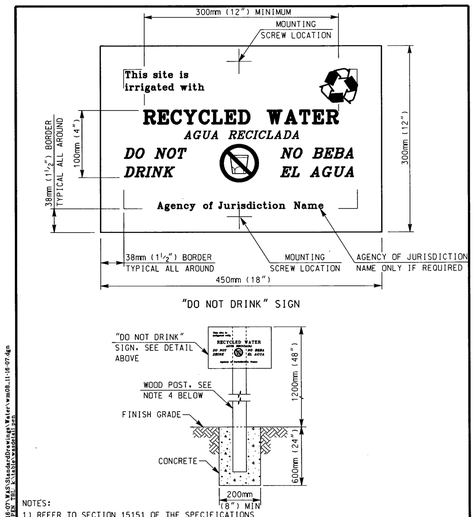
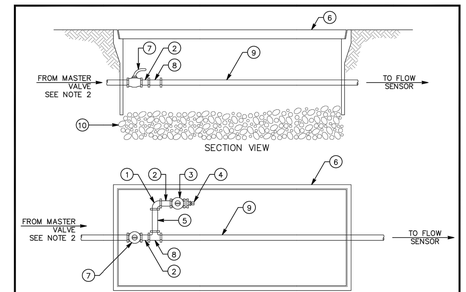


"DO NOT DRINK" SIGN

NOTES:
1) REFER TO SECTION 15151 OF THE SPECIFICATIONS
2) SIGNS SHALL BE MANUFACTURED OF ALUMINUM SHEET. THICKNESS 1.6mm (0.063" OR 18 GAGE)
3) THE SIGN SHALL INCORPORATE A PURPLE BACKGROUND WITH WHITE LETTERS AND SYMBOLS
4) SIGNS SHALL BE MOUNTED ON A 100mm x 100mm (4" x 4") PRESSURE TREATED WOOD POST SET IN CONCRETE. ATTACH THE SIGN TO THE POST USING 6.4mm x 38mm (¼" x 2½") ANODIZED LAG SCREWS AND WASHERS (2 EACH)

RECYCLED WATER "DO NOT DRINK" SIGN	WATER AGENCIES STANDARDS
	COMMITTEE APPROVAL: 11/16/2007
	DRAWING NUMBER: WM-08



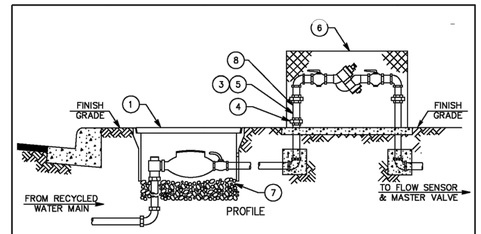
METER	Y-STRAINER	CHECK VALVE	PRESSURE REGULATOR	MASTER VALVE	TEST STATION	FLOW SENSOR

POC SEQUENCE

NOTES:
1) REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
2) INSTALL ONE TEST STATION LOCATED DIRECTLY DOWNSTREAM OF MASTER VALVE AND PRESSURE REGULATOR VALVE PER WR-03. TEST STATION MAY BE SUBSTITUTED WITH A QUICK COUPLER AT THE DISCRETION OF THE PURVEYOR
3) SECOND CROSS CONNECTION TEST STATION INSTALLED AT FAR END OF ON-SITE MAIN LINE
4) BRAND "TS" ON PLASTIC TEST STATION LIDS
5) FITTINGS SHALL BE ALL BRASS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	19mm (3/4") SCH 80 BRASS 90 ELL	6	JUMBO BOX WITH PURPLE COLORED LID
2	19mm (3/4") SCH 80 BRASS CLOSE NIPPLE	7	LINE SIZE BRASS BALL VALVE W/BRASS HANDLE
3	19mm (3/4") BRASS LOCKABLE BALL VALVE, FIP x METER SWIVEL	8	LINE SIZE x 19mm (3/4") SCH 80 BRASS TEE
4	19mm x 6mm (3/4" x 1/4") BRASS THREADED BUSHING WITH 6.3mm (1/4") NPT x 6.3mm (1/4") FLARED FITTING	9	TYPE "K" COPPER OR BRASS PIPE ONLY
5	19mm (3/4") SCH 80 BRASS NIPPLE	10	150mm (6") BASE OF 10mm (3/8") ROCK

25mm (1") AND 50mm (2") RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION	WATER AGENCIES' STANDARDS
	COMMITTEE APPROVAL: 01/26/2022
	DRAWING NUMBER: WR-04



METER	Y-STRAINER	PRESSURE REGULATOR	REDUCED PRESSURE BACKFLOW	TEST STATION	MASTER VALVE	FLOW SENSOR

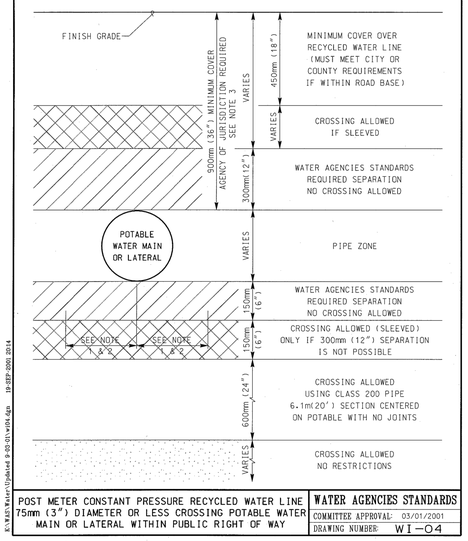
POC SEQUENCE

NOTES:
1) REFER TO SECTIONS 15151 AND 15152 OF THE SPECIFICATIONS
2) SET TOP OF METER BOX FLUSH WITH SIDEWALK, CURB OR FINISH GRADE
3) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP-01
4) WATER LATERALS INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
5) INSTALL WYE STRAINER HORIZONTAL TO SERVICE LATERAL
6) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST

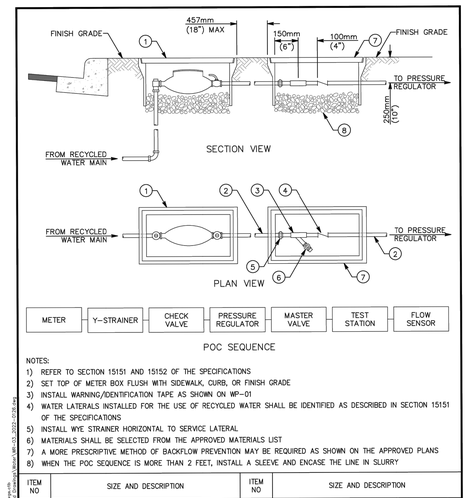
ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	METER ASSEMBLY PER WS-01 & WS-02	6	REDUCED PRESSURE BACKFLOW DEVICE AND OPTIONAL ENCLOSURE
2	BRASS OR COPPER PIPE		
3	WYE STRAINER, SEE NOTE 5	7	10mm (3/8") ROCK, 100mm TO 150mm (4" TO 6") DEEP
4	SCREWED BRASS UNION		
5	13mm (1/2") BRASS BALL VALVE	8	PRESSURE REGULATOR

25mm AND 50mm (1"AND 2") RECYCLED WATER IRRIGATION REDUCED PRESSURE BACKFLOW DEVICE INSTALLATION	WATER AGENCIES' STANDARDS
	COMMITTEE APPROVAL: 08/03/2018
	DRAWING NUMBER: WR-08

NOTES:
1) EXTEND SLEEVE 1.52m (5') ON EITHER SIDE OF POTABLE WATER LAT'S 75mm (3") DIA OR SMALLER
2) EXTEND SLEEVE 3.05m (10') ON EITHER SIDE OF POTABLE WATER LATERALS 100mm (4") DIAMETER OR LARGER (NO JOINTS IN SLEEVE OR PIPE)
3) IF POTABLE WATER LINE HAS LESS THAN 900mm (36") COVER, RECYCLED WATER LINE MUST CROSS BELOW POTABLE WATER LINE
4) REFER TO THE WATER AGENCIES' STANDARDS DESIGN GUIDE FOR PIPE SEPARATION REQUIREMENTS



POST METER CONSTANT PRESSURE RECYCLED WATER LINE 75mm (3") DIAMETER OR LESS CROSSING POTABLE WATER MAIN OR LATERAL WITHIN PUBLIC RIGHT OF WAY	WATER AGENCIES STANDARDS
	COMMITTEE APPROVAL: 03/01/2001
	DRAWING NUMBER: WI-04



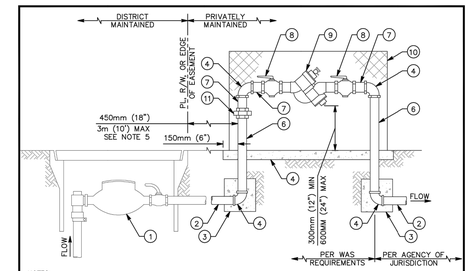
METER	Y-STRAINER	CHECK VALVE	PRESSURE REGULATOR	MASTER VALVE	TEST STATION	FLOW SENSOR

POC SEQUENCE

NOTES:
1) REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
2) SET TOP OF METER BOX FLUSH WITH SIDEWALK, CURB, OR FINISH GRADE
3) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP-01
4) WATER LATERALS INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
5) INSTALL WYE STRAINER HORIZONTAL TO SERVICE LATERAL
6) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST
7) A MORE PRESCRIPTIVE METHOD OF BACKFLOW PREVENTION MAY BE REQUIRED AS SHOWN ON THE APPROVED PLANS
8) WHEN THE POC SEQUENCE IS MORE THAN 2 FEET, INSTALL A SLEEVE AND ENCASE THE LINE IN SLURRY

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	METER ASSEMBLY PER WS-01 & WS-02	6	13mm (1/2") BRASS BALL VALVE W/BRASS HANDLE
2	BRASS OR COPPER PIPE	7	METER BOX WITH LID 250mm x 500mm (10"x20") OR 425mm x 750mm (17"x30")
3	WYE STRAINER, SEE NOTE 5	8	10mm (3/8") ROCK, 100mm TO 150mm (4" TO 6") DEEP
4	BRASS CHECK VALVE		
5	SCREWED BRASS UNION		

25mm (1") AND 50mm (2") RECYCLED WATER IRRIGATION CHECK VALVE INSTALLATION	WATER AGENCIES' STANDARDS
	COMMITTEE APPROVAL: 01/26/2022
	DRAWING NUMBER: WR-03



NOTES:
1) REFER TO SECTION 15112 OF THE SPECIFICATIONS
2) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP-01
3) LOCATE BACKFLOW PREVENTION DEVICE (BPD) IN SUCH A MANNER THAT WILL ALLOW THE DEVICE TO BE READILY ACCESSIBLE FOR INSPECTION & REPAIR
4) ALL ABOVE GROUND PIPING, UNIONS, ELBOWS, & NIPPLES SHALL BE SOLDERED OR THREADED BRASS
5) NO CONNECTIONS OF ANY KIND WILL BE ALLOWED IN THIS AREA, INSPECTION BY THE DISTRICT SHALL TAKE PLACE PRIOR TO BACKFILL. INSTALL A CASING ENCASED IN CONCRETE WHEN THE DISTANCE BETWEEN THE METER BOX AND THE RISER TO THE BPD EXCEEDS 450mm (18").
6) INSTALL A PRESSURE REDUCING VALVE IN LINE WHEN SYSTEM PRESSURE EXCEEDS 1.03 MPa (150 PSI) OR WHEN RECOMMENDED BY THE BACKFLOW MANUFACTURER
7) TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 15112 OF THE SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE DISTRICT
8) BPD & APPURTENANCES INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
9) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST

LEGEND ON PLANS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	METER BOX & METER ASSEMBLY SEE WS-01 & WS-02	6	BRASS OR COPPER PIPE, SEE NOTES 4 & 6
2	SCH 80 PVC, BRASS OR COPPER PIPE	7	75mm (3") LONG NIPPLE, SEE NOTES 4 & 6
3	CONCRETE THRUST BLOCK, SEE WT-01	8	BALL VALVE "SHUT-OFF"
4	90° ELL, SEE NOTE 4	9	REDUCED PRESSURE BACKFLOW DEVICE
5	CONCRETE SLAB, MINIMUM 100mm (4") THICK x 450mm (18") WIDE	10	ENCLOSURE (OPTIONAL)
		11	UNION, SEE NOTE 4 (ONLY ONE REQUIRED)

19mm THRU 50mm (3/4" THRU 2") REDUCED PRESSURE BACKFLOW PREVENTION DEVICE	WATER AGENCIES' STANDARDS
	COMMITTEE APPROVAL: 11/12/2020
	DRAWING NUMBER: WR-01

INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED

IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

A	
B	
C	
D	
E	

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

REFER TO THE SHEET INDEX ON THE COVER SHEET FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

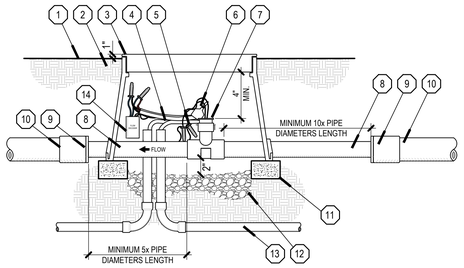
SHEET TITLE
IRRIGATION DETAILS

19 OF 62

SHEET NUMBER
LI-3401

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\ARROYO IRRIGATION\DESIGN PROJECTS\BRIGHTVIEW DESIGN GROUP\OTAY SWIM CLUB\AUTOCAD\OTAY SWIM CLUB - IRR.DWG

11/17/2023 3:38 PM

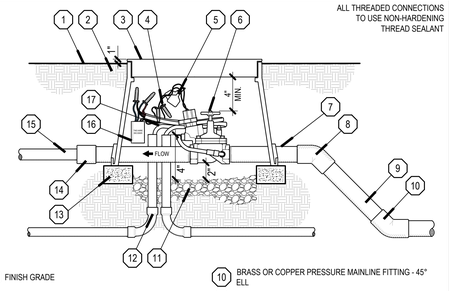


1. FINISH GRADE
2. SUBGRADE
3. PURPLE RECTANGULAR VALVE BOX - LABEL PER BRANDING DETAIL
4. TWO-WIRE CABLE WITH 36" MINIMUM EXPANSION LOOP
5. WATERPROOF WIRE CONNECTORS - REFER TO LEGEND
6. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
7. FLOW SENSOR - REFER TO LEGEND
8. **RASS FLOW SENSOR** - BRASS OR COPPER NIPPLE SIZED TO MATCH FLOW SENSOR - LENGTH AS REQUIRED
9. BRASS OR COPPER SLIP COUPLING - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO FLOW SENSOR SIZE
10. BRASS OR COPPER PRESSURE MAINLINE PIPE
11. BRICK SUPPORTS - FOUR REQUIRED
12. 3/8" PEA GRAVEL - 6" DEPTH
13. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
14. FLOW SENSOR DECODER - REFER TO LEGEND

4.0 FLOW SENSOR - TWO-WIRE

NO SCALE

ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT

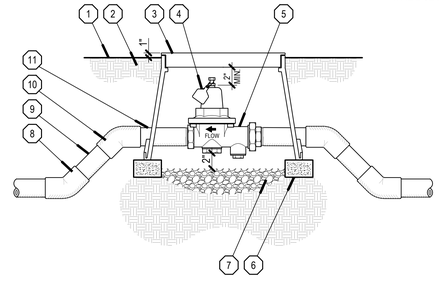


1. FINISH GRADE
2. SUBGRADE
3. PURPLE RECTANGULAR VALVE BOX - LABEL PER BRANDING DETAIL
4. WATERPROOF WIRE CONNECTORS - REFER TO LEGEND
5. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
6. MASTER VALVE - REFER TO LEGEND
7. BRASS OR COPPER NIPPLE - LENGTH TO CLEAR VALVE BOX
8. BRASS OR COPPER 45° ELL - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF VALVE
9. BRASS OR COPPER PRESSURE MAINLINE PIPE
10. BRASS OR COPPER PRESSURE MAINLINE FITTING - 45° ELL
11. 3/8" PEA GRAVEL - 6" DEPTH
12. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
13. BRICK SUPPORTS - FOUR REQUIRED
14. BRASS OR COPPER SLIP COUPLING - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO PRESSURE MAINLINE SIZE
15. BRASS OR COPPER PRESSURE MAINLINE - SIZE OF PIPE TO MATCH FLOW SENSOR (IF SPECIFIED)
16. TWO-WIRE DECODER - REFER TO LEGEND
17. TWO-WIRE CABLE WITH 36" MINIMUM EXPANSION LOOP WITH WATERPROOF WIRE CONNECTORS

3.0 MASTER VALVE - TWO-WIRE

NO SCALE

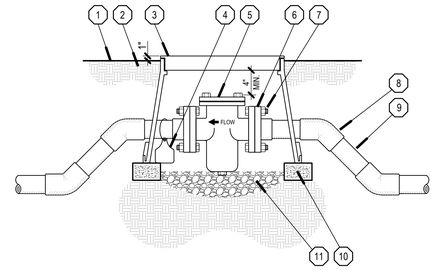
ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT



1. FINISH GRADE
2. SUBGRADE
3. PURPLE RECTANGULAR VALVE BOX WITH EXTENSION - LABEL PER BRANDING DETAIL
4. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
5. PRESSURE REGULATOR - REFER TO LEGEND
6. BRICK SUPPORTS - FOUR REQUIRED
7. 3/8" PEA GRAVEL - 6" DEPTH
8. BRASS OR COPPER PRESSURE MAINLINE FITTING - 45° ELL
9. BRASS OR COPPER PRESSURE MAINLINE PIPE
10. BRASS OR COPPER 45° ELL - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF REGULATOR
11. BRASS OR COPPER NIPPLE - LENGTH TO CLEAR VALVE BOX

2.0 PRESSURE REGULATOR

NO SCALE

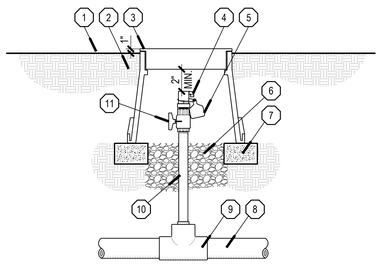


1. FINISH GRADE
2. SUBGRADE
3. PURPLE RECTANGULAR VALVE BOX - LABEL PER BRANDING DETAIL
4. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
5. BASKET STRAINER - REFER TO LEGEND
6. SCHEDULE 80 PVC SLIP X FLANGE ADAPTER
7. STAINLESS STEEL FASTENERS
8. BRASS OR COPPER PRESSURE MAINLINE FITTING - 45° ELL WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF BASKET STRAINER
9. BRASS OR COPPER PRESSURE MAINLINE PIPE
10. BRICK SUPPORT - FOUR REQUIRED
11. 3/8" PEA GRAVEL - 6" DEPTH

1.0 FLANGED BASKET STRAINER

NO SCALE

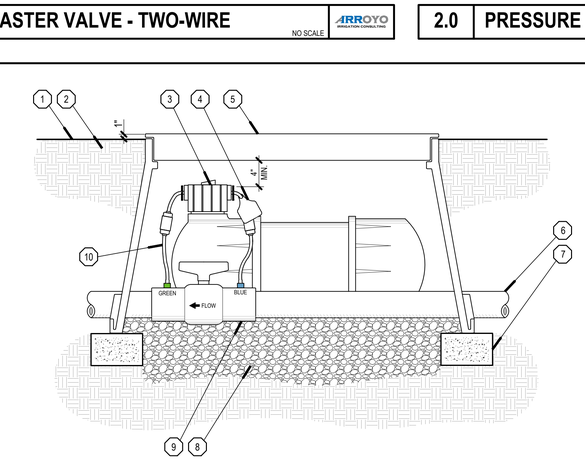
ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT



1. FINISH GRADE
2. SUBGRADE
3. PURPLE ROUND VALVE BOX WITH VALVE BOX EXTENSIONS AS REQUIRED - LABEL PER BRANDING DETAIL
4. AIR / VACUUM RELIEF VALVE - REFER TO LEGEND
5. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
6. 3/8" PEA GRAVEL - 6" DEPTH
7. BRICK SUPPORTS - TWO REQUIRED
8. PRESSURE MAINLINE PIPE
9. SLIP TEE OR ELL - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF AIR RELIEF
10. PVC SCHEDULE 80 PVC TOE NIPPLE - LENGTH AS REQUIRED
11. SCHEDULE 80 PVC TxT FULL PORT BALL VALVE

7.0 AIR RELIEF VALVE

NO SCALE



1. FINISH GRADE
2. SUBGRADE
3. EZ-FLO FERTILIZER INJECTOR, REFER TO EZ-FLO MODEL MATRIX FOR SIZING AND MODEL NUMBER
4. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
5. PURPLE VALVE BOX OR VAULT - REFER TO EZ-FLO MODEL MATRIX FOR SIZING
6. PRESSURE MAINLINE PIPE
7. BRICK SUPPORT - FOUR REQUIRED
8. 3/8" PEA GRAVEL - 6" DEPTH
9. EZ-FLO SOCKET COUPLING BALL VALVE CONNECTOR - MAINLINE SIZE (NOT INCLUDED WITH INJECTOR)
10. EZ-FLO SIPHON TUBING

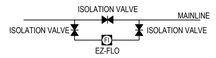
EZ-FLO MODEL MATRIX

MODEL	CAPACITY	PROJECT SIZE	MINIMUM VALVE BOX SIZE
	GALLONS	SQUARE FEET	L x W x H
EZ001-CX	1.50	10,000	19" X 14" X 12"
EZ003-CX	2.50	15,000	24" X 13" X 12"
EZ005-CX	5.00	30,000	30" X 18" X 17"
EZ010-CX	9.40	50,000	30" X 18" X 17"
EZ010-HC	10.00	75,000	36" X 24" X 24"
EZ017-HC	17.50	150,000	36" X 24" X 24"
EZ025-HC	25.00	225,000	36" X 24" X 24"

CONTRACTOR TO SIZE EZ-FLO BY PROJECT SQUARE FOOTAGE. PROJECT SQUARE FOOTAGE IS PROVIDED IN MAWA CALCULATION AND/OR WATER METER STATISTICS BOX. ROUND PROJECT SQUARE FOOTAGE UP TO NEXT LARGEST EZ-FLOW UNIT.

CONTRACTOR TO NOTIFY IRRIGATION CONSULTANT IF IRRIGATION SYSTEM EXCEEDS 300 GPM AND/OR 80 PSI THROUGH EZ-FLO SYSTEM

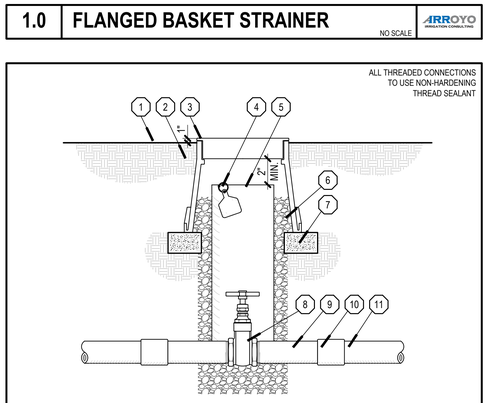
CONTRACTOR TO PROVIDE BYPASS OF FERTIGATION SYSTEM WITH ISOLATION VALVES.



6.0 FERTLIZER INJECTION ASSEMBLY - EZ-FLO

NO SCALE

ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT



1. FINISH GRADE
2. SUBGRADE
3. PURPLE ROUND VALVE BOX - LABEL PER BRANDING DETAIL
4. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
5. 6" SCHEDULE 40 PVC PIPE ACCESS SLEEVE
6. 3/8" PEA GRAVEL - 6" DEPTH
7. BRICK SUPPORTS - TWO REQUIRED
8. ISOLATION GATE VALVE - REFER TO LEGEND
9. PVC SCHEDULE 80 TOE NIPPLE - MINIMUM LENGTH 6"
10. PRESSURE MAINLINE FITTING - SLIP COUPLING
11. PRESSURE MAINLINE PIPE

5.0 ISOLATION GATE VALVE

NO SCALE

INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED

ARROYO IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
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BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 11/17/2023

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L-000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
		PLANNING/HEALTH
B	11/17/2023	DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE
IRRIGATION DETAILS

20 OF 62

SHEET NUMBER
LI-3402

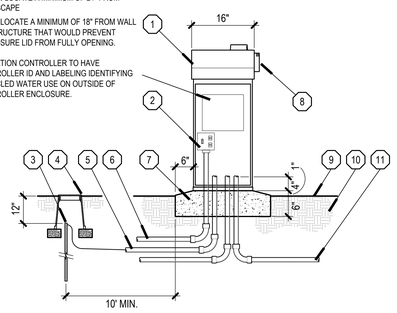
C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\ARROYO IRRIGATION\DESIGN PROJECTS\BRIGHTVIEW DESIGN GROUP\OTAY SWIM CLUB\AUTOCAD\OTAY SWIM CLUB - IRR.DWG

11/17/2023 3:38 PM

NOTES:
FRONT: LOCATE A MINIMUM OF 24" FROM HARDSCAPE

REAR: LOCATE A MINIMUM OF 18" FROM WALL OR STRUCTURE THAT WOULD PREVENT ENCLOSURE LID FROM FULLY OPENING.

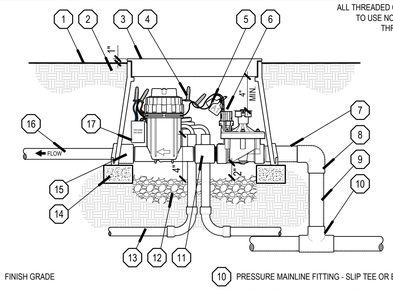
IRRIGATION CONTROLLER TO HAVE CONTROLLER ID AND LABELING IDENTIFYING RECYCLED WATER USE ON OUTSIDE OF CONTROLLER ENCLOSURE.



1. CONTROLLER ASSEMBLY ENCLOSURE
2. CONTROLLER ON/OFF SWITCH WITH GFCI - PER LOCAL ELECTRICAL CODE
3. 5/8" X 96" COPPER GROUND ROD OR GROUNDING PLATE - INSTALL PER MANUFACTURER SPECIFICATIONS
4. 10" BLACK ROUND VALVE BOX - LABEL PER BRANDING DETAIL
5. (1) 1" PVC CONDUIT AND SWEEP ELLS FOR 120 VAC ELECTRICAL CONNECTION
6. (1) 1" PVC SWEEP ELL AND CONDUIT FOR GROUND WIRE
7. 6" THICK CONCRETE CONTROLLER BASE - SLOPE EDGES AWAY FROM CONTROLLER ASSEMBLY
8. RAIN SENSOR - REFER TO LEGEND / CONTROLLER NOTE
9. FINISH GRADE
10. SUBGRADE
11. (2) 1-1/4" PVC CONDUITS AND SWEEP ELLS FOR TWO-WIRE CABLE

11.0 CONTROLLER - TOP MOUNT TWO-WIRE
NO SCALE

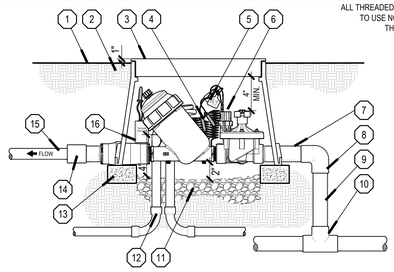
ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT



1. FINISH GRADE
2. SUBGRADE
3. PURPLE RECTANGULAR VALVE BOX - LABEL PER BRANDING DETAIL
4. TWO-WIRE CABLE WITH 24" MINIMUM EXPANSION LOOP WITH WATERPROOF WIRE CONNECTORS
5. STATION ID TAG AND PURPLE RECYCLED WATER TAG - REFER TO LEGEND
6. REMOTE CONTROL VALVE DRIP KIT - REFER TO LEGEND
7. SCHEDULE 80 PVC TOE NIPPLE - LENGTH TO CLEAR VALVE BOX
8. SLIP ELL - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF VALVE
9. PRESSURE MAINLINE PIPE
10. PRESSURE MAINLINE FITTING - SLIP TEE OR ELL
11. THREAD X THREAD COUPLING WITH SCHEDULE 80 NIPPLE
12. 3/8" PEA GRAVEL - 6" DEPTH
13. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
14. BRICK SUPPORTS - FOUR REQUIRED
15. SLIP X THREAD COUPLING - LATERAL FITTING WITH BUSHING TO ADAPT PIPE TO LATERAL SIZE
16. LATERAL PIPE
17. TWO-WIRE DECODER - REFER TO LEGEND

10.0 CONTROL VALVE - TWO-WIRE
NO SCALE

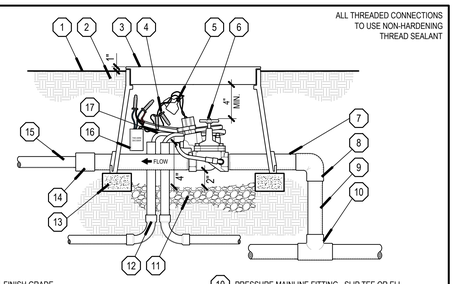
ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT



1. FINISH GRADE
2. SUBGRADE
3. PURPLE JUMBO VALVE BOX - LABEL PER BRANDING DETAIL
4. TWO-WIRE CABLE WITH 24" MINIMUM EXPANSION LOOP WITH WATERPROOF WIRE CONNECTORS
5. STATION ID TAG AND PURPLE RECYCLED WATER TAG - REFER TO LEGEND
6. REMOTE CONTROL VALVE HIGH FLOW DRIP KIT - REFER TO LEGEND
7. SCHEDULE 80 PVC TOE NIPPLE - LENGTH TO CLEAR VALVE BOX
8. SLIP ELL - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF VALVE
9. PRESSURE MAINLINE PIPE
10. PRESSURE MAINLINE FITTING - SLIP TEE OR ELL
11. 3/8" PEA GRAVEL - 6" DEPTH
12. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
13. BRICK SUPPORTS - FOUR REQUIRED
14. SLIP COUPLING - LATERAL FITTING WITH BUSHING TO ADAPT PIPE TO LATERAL SIZE
15. LATERAL PIPE
16. TWO-WIRE DECODER - REFER TO LEGEND

9.0 CONTROL VALVE - TWO-WIRE
NO SCALE

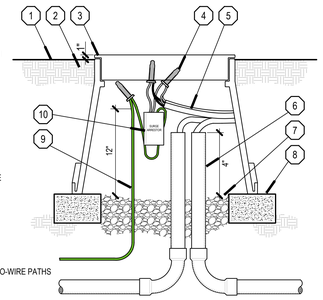
ALL THREADED CONNECTIONS TO USE NON-HARDENING THREAD SEALANT



1. FINISH GRADE
2. SUBGRADE
3. PURPLE RECTANGULAR VALVE BOX - LABEL PER BRANDING DETAIL
4. WATERPROOF WIRE CONNECTORS - REFER TO LEGEND
5. STATION ID TAG AND PURPLE RECYCLED WATER TAG - REFER TO LEGEND
6. REMOTE CONTROL VALVE - REFER TO LEGEND
7. SCHEDULE 80 PVC TOE NIPPLE - LENGTH TO CLEAR VALVE BOX
8. SLIP ELL - PRESSURE MAINLINE FITTING WITH BUSHING TO ADAPT PIPE TO INLET SIZE OF VALVE
9. PRESSURE MAINLINE PIPE
10. PRESSURE MAINLINE FITTING - SLIP TEE OR ELL
11. 3/8" PEA GRAVEL - 6" DEPTH
12. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
13. BRICK SUPPORTS - FOUR REQUIRED
14. SLIP COUPLING - LATERAL FITTING WITH BUSHING TO ADAPT PIPE TO LATERAL SIZE
15. LATERAL PIPE
16. TWO-WIRE DECODER - REFER TO LEGEND
17. TWO-WIRE CABLE WITH 24" MINIMUM EXPANSION LOOP WITH WATERPROOF WIRE CONNECTORS

8.0 CONTROL VALVE - TWO-WIRE
NO SCALE

NOTE:
- CONTROLLERS TO BE GROUNDED PER LOCAL ELECTRICAL CODE
- INSTALLATION OF A GROUND ROD TO BE AUTHORIZED BY THE OWNER IN WRITING PRIOR TO INSTALLATION
- ALL GROUND RODS TO BE INSTALLED BY LICENSED ELECTRICIAN
- GROUND PLATES ARE AN ALLOWABLE SUBSTITUTION FOR GROUND RODS
- CONSULT DIG ALERT OR UNDERGROUND SERVICE ALERT (811) PRIOR TO INSTALLATION
- EARTH RESISTANCE SHALL BE MEASURED AND RECORDED AFTER INSTALLATION WITHIN ACCORDANCE WITH THE LATEST REQUIREMENTS OF NFPA 780. READINGS TO BE BETWEEN 5 - 10 OHMS



LOCATE SURGE ARRESTORS:
- AT CONTROLLER LOCATION
- 500' MAXIMUM SPACING ALONG TWO-WIRE PATHS
- AT EVERY 15TH DEVICE
- AT END OF ALL TWO-WIRE PATHS

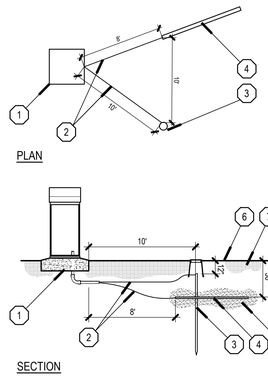
NOTE: CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS. MINIMUM QUANTITY SHOWN ON PLANS, CONTRACTOR TO INSTALL ADDITIONAL ARRESTORS/GROUNDING AS NEEDED, AT NO ADDITIONAL COST TO OWNER, TO MEET MANUFACTURER AND DISTRIBUTOR'S SPECIFICATIONS.

1. FINISH GRADE
2. SUBGRADE
3. BLACK ROUND VALVE BOX - LABEL PER BRANDING DETAIL
4. WATERPROOF WIRE CONNECTORS - REFER TO LEGEND
5. TWO-WIRE CABLE WITH 24" MINIMUM EXPANSION LOOP
6. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
7. 3/4" CRUSHED GRAVEL - 6" DEPTH
8. BRICK SUPPORTS - TWO REQUIRED
9. #6 AWG SOLID BARE COPPER GROUND WIRE TO GROUNDING DEVICE - REFER TO GROUNDING DETAIL
10. SURGE ARRESTOR - REFER TO LEGEND

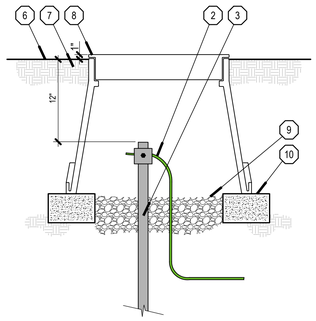
14.0 TWO-WIRE SURGE ARRESTOR
NO SCALE

NOTE:
- CONTROLLERS TO BE GROUNDED PER LOCAL ELECTRICAL CODE
- INSTALLATION OF A GROUND ROD TO BE AUTHORIZED BY THE OWNER IN WRITING PRIOR TO INSTALLATION
- ALL GROUND RODS TO BE INSTALLED BY LICENSED ELECTRICIAN
- GROUND PLATES ARE AN ALLOWABLE SUBSTITUTION FOR GROUND RODS
- CONSULT DIG ALERT OR UNDERGROUND SERVICE ALERT (811) PRIOR TO INSTALLATION
- EARTH RESISTANCE SHALL BE MEASURED AND RECORDED AFTER INSTALLATION WITHIN ACCORDANCE WITH THE LATEST REQUIREMENTS OF NFPA 780. READINGS TO BE BETWEEN 5 - 10 OHMS

CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS. MINIMUM QUANTITY SHOWN ON PLANS, CONTRACTOR TO INSTALL ADDITIONAL ARRESTORS/GROUNDING AS NEEDED, AT NO ADDITIONAL COST TO OWNER, TO MEET MANUFACTURER AND DISTRIBUTOR'S SPECIFICATIONS.



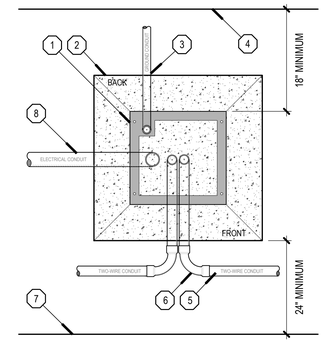
GROUND ROD



1. IRRIGATION CONTROLLER OR SURGE ARRESTOR - REFER TO PLANS
2. #6 AWG SOLID BARE COPPER GROUND WIRE
3. 5/8" X 96" COPPER GROUND ROD - INSTALL PER MANUFACTURER SPECIFICATIONS
4. 4" X 96" GROUNDING PLATE - INSTALL PER MANUFACTURER SPECIFICATIONS
5. 100 POUNDS OF POWERSET EARTH CONTACT MATERIAL MINIMUM
6. FINISH GRADE
7. SUBGRADE
8. BLACK ROUND VALVE BOX - LABEL PER BRANDING DETAIL
9. 3/4" CRUSHED GRAVEL - 6" DEPTH
10. BRICK SUPPORTS - TWO REQUIRED

13.0 GROUNDING
NO SCALE

NOTES:
EMPTY CONDUITS SHALL HAVE A NYLON PULL ROPE INSTALLED WITH PULL POXES INSTALLED EVERY 200' O.C.

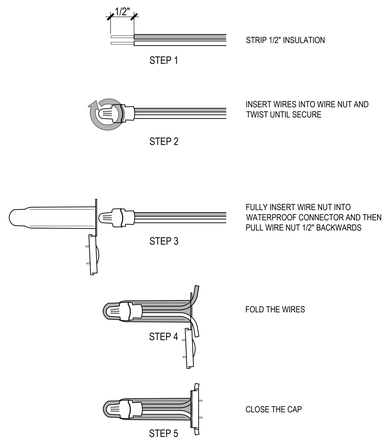


1. ENCLOSURE MOUNTING BRACKET
2. 6" THICK CONCRETE CONTROLLER BASE - SLOPE 2% FOR DRAINAGE
3. 1" CONDUIT FOR GROUND ROD WIRE (SET 90 DEGREE FROM TWO-WIRE CABLE)
4. WALL OR STRUCTURE
5. (2) 1-1/4" CONDUIT FOR TWO-WIRE CABLES
6. 1-1/4" CONDUIT SWEEP ELL
7. HARDSCAPE
8. (1) 1" CONDUIT FOR 120 VAC ELECTRICAL WIRES

12.0 CONTROLLER BASE - TWO-WIRE
NO SCALE

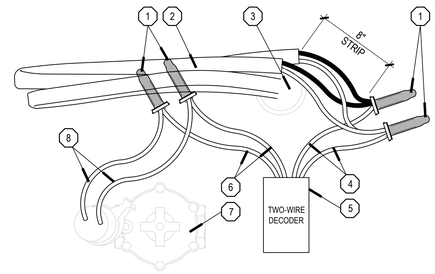
COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED

INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.



16.0 WATERPROOF WIRE CONNECTOR
NO SCALE

NOTE:
CONTRACTOR SHALL UTILIZE U.F. SAFETY CABLE STRIPPER FOR ALL TWO-WIRE CONNECTION SPLICES.



1. WATERPROOF WIRE CONNECTORS - REFER TO LEGEND
2. TWO-WIRE CABLE WITH 24" MINIMUM EXPANSION LOOP
3. 1-1/4" TWO-WIRE CABLE CONDUIT WITH SWEEPS IN AND OUT OF EACH VALVE BOX
4. TWO-WIRE DECODER WIRES TO TWO-WIRE CABLE
5. TWO-WIRE DECODER - REFER TO LEGEND
6. TWO-WIRE DECODER WIRES TO AUTOMATIC CONTROL VALVE
7. AUTOMATIC CONTROL VALVE
8. AUTOMATIC CONTROL VALVE SOLENOID WIRES

15.0 TWO-WIRE DECODER
NO SCALE

ARROYO IRRIGATION CONSULTING
27762 Antonio Parkway L1-308
Ladera Ranch, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

1	
2	
3	
4	
5	

Know what's below. Call 811 before you dig.
REFER TO THE SHEET INDEX ON SHEET LI-0001 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
IRRIGATION DETAILS

21 OF 62

SHEET NUMBER
LI-3403

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\ARROYO IRRIGATION\DESIGN PROJECTS\BRIGHTVIEW DESIGN GROUP\OTAY SWIM CLUB\AUTOCAD\OTAY SWIM CLUB - IRR.DWG

11/17/2023 3:38 PM

TUBING SPACING / OFFSET:
- INLINE DRIP TUBING ROWS TO BE EQUALLY SPACED WITHIN LANDSCAPE AREA - REFER TO LEGEND FOR ROW SPACING
- OFFSET TUBING 12" FROM ALL BUILDINGS, STRUCTURES, WALLS AND FENCES
- OFFSET TUBING 6" FROM ALL HARDSCAPE

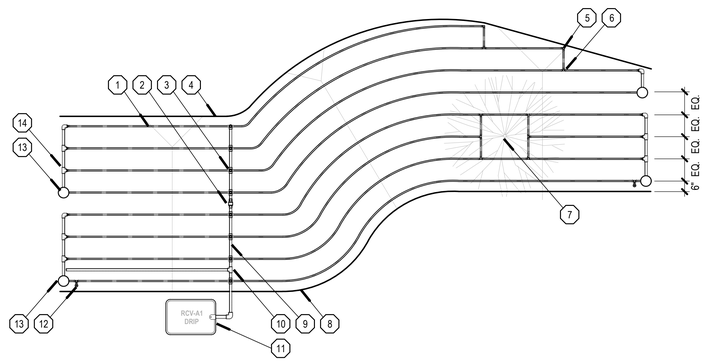
NOTE:
ALL PLANTERS SHALL BE FEED BY A PVC HEADER CONNECTING DIRECTLY TO THE REMOTE CONTROL VALVE

A PVC HEADER SHALL BE INSTALLED A MINIMUM OF EVERY 150' OF DRIP TUBING (REFER TO MANUFACTURER SPECIFICATIONS)

A MINIMUM OF (2) HEADER CONNECTIONS PER PLANTER ARE REQUIRED

DRIP TUBING TO BE INSTALLED PARALLEL ALONG SLOPE FACE AND MAINTAIN EQUAL ELEVATION ALONG LENGTH OF TUBING

INSTALL CHECK VALVE TO PREVENT LOW HEAD DRAINAGE PER DRIP MANUFACTURER SPECIFICATIONS



1. PURPLE INLINE DRIP TUBING - REFER TO LEGEND
2. CHECK VALVE - REFER TO LEGEND
3. BARBED 17MM X 17MM X 3/4" FPT COMBINATION TEE WITH 3/4" MALE ADAPTER
4. TOP OF SLOPE
5. CONNECT DRIP TUBING CORNERS WITH 17MM BARBED ELL FITTING
6. CONNECT DRIP TUBING ROWS WITH 17MM BARBED TEE FITTING
7. TREE / OBSTRUCTION IN LANDSCAPE - DRIP TUBING SHALL BE INSTALLED AS SHOWN
8. TOE OF SLOPE
9. SCHEDULE 40 PVC LATERAL LINE DRIP HEADER - REFER TO HEADER DETAIL
10. SCHEDULE 40 PVC SLIP TEE FOR CONNECTION OF ADDITIONAL DRIP HEADERS
11. DRIP CONTROL VALVE ASSEMBLY - REFER TO LEGEND
12. PURPLE DRIP INDICATOR - REFER TO LEGEND (IF SPECIFIED)
13. FLUSH VALVE IN 6" PURPLE ROUND VALVE BOX - ONE PER DETACHED PLANTER - REFER TO LEGEND
14. SCHEDULE 40 PVC FOOTER WITH BARBED 17MM X 3/4" MPT FITTING - BURIED AT DRIPLINE DEPTH, 1" MINIMUM

18.0 SLOPE INLINE DRIP IRRIGATION - PVC FOOTER

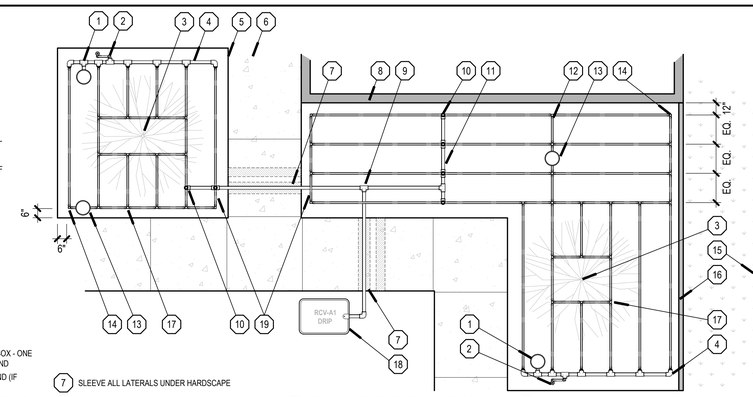
NO SCALE

TUBING SPACING / OFFSET:
- INLINE DRIP TUBING ROWS TO BE EQUALLY SPACED WITHIN LANDSCAPE AREA - REFER TO LEGEND FOR ROW SPACING
- OFFSET TUBING 12" FROM ALL BUILDINGS, STRUCTURES, WALLS AND FENCES
- OFFSET TUBING 6" FROM ALL HARDSCAPE

NOTE:
ALL PLANTERS SHALL BE FEED BY A PVC HEADER CONNECTING DIRECTLY TO THE REMOTE CONTROL VALVE

A PVC HEADER SHALL BE INSTALLED A MINIMUM OF EVERY 150' OF DRIP TUBING (REFER TO MANUFACTURER SPECIFICATIONS)

A MINIMUM OF (2) HEADER CONFECTIONS PER PLANTER ARE REQUIRED

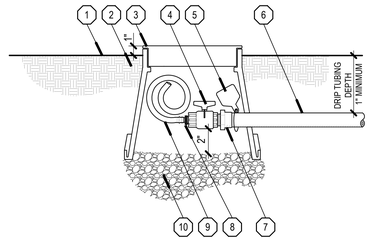


1. FLUSH VALVE IN 6" PURPLE ROUND VALVE BOX - ONE PER DETACHED PLANTER - REFER TO LEGEND
2. PURPLE DRIP INDICATOR - REFER TO LEGEND (IF SPECIFIED)
3. TREE / OBSTRUCTION IN LANDSCAPE - DRIP TUBING SHALL BE INSTALLED AS SHOWN
4. SCHEDULE 40 PVC FOOTER WITH BARBED 17MM X 3/4" MPT FITTING - BURIED AT DRIPLINE DEPTH, 1" MINIMUM
5. EDGE OF HARDSCAPE
6. HARDSCAPE
7. SLEEVE ALL LATERALS UNDER HARDSCAPE
8. BUILDING / STRUCTURE / WALL OR FENCE
9. SCHEDULE 40 PVC SLIP TEE FOR CONNECTION OF DRIP HEADER TO OTHER PLANTERS
10. BARBED 17MM X 17MM X 3/4" FPT COMBINATION TEE WITH 3/4" MALE ADAPTER
11. SCHEDULE 40 PVC LATERAL LINE DRIP HEADER/ FOOTER - REFER TO HEADER DETAIL
12. AIR / VACUUM RELIEF HEADER - BLANK TUBING CONNECTING DRIP LATERAL ROWS
13. AIR / VACUUM RELIEF VALVE IN 6" PURPLE ROUND VALVE BOX - REFER TO LEGEND (IF SPECIFIED)
14. CONNECT DRIP TUBING CORNERS WITH 17MM BARBED ELL FITTING
15. TURF GRASS
16. MOW CURB
17. CONNECT DRIP TUBING ROWS WITH 17MM BARBED TEE FITTING
18. DRIP CONTROL VALVE ASSEMBLY - REFER TO LEGEND
19. PURPLE INLINE DRIP TUBING - REFER TO LEGEND

17.0 INLINE DRIP IRRIGATION

NO SCALE

DRIP FLUSH VALVES SHOWN ON IRRIGATION PLANS ARE THE MINIMUM NUMBER OF FLUSH VALVES REQUIRED. CONTRACTOR SHALL PROVIDE ADDITIONAL FLUSH VALVES AS REQUIRED.

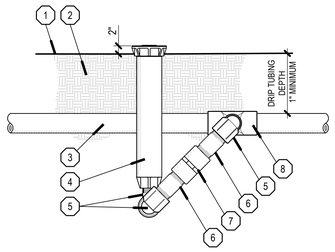


1. FINISH GRADE
2. SUBGRADE
3. 6" PURPLE ROUND VALVE BOX - LABEL PER BRANDING DETAIL
4. FULL PORT PVC T x T BALL VALVE
5. PURPLE RECYCLED WATER TAG - REFER TO LEGEND
6. SCHEDULE 40 PVC DRIP FOOTER
7. SCHEDULE 40 MALE ADAPTER
8. MPT X BARBED DRIP FITTING
9. 24" BLANK DRIP TUBING
10. 3/8" PEA GRAVEL - 6" DEPTH

21.0 DRIP FLUSH VALVE

NO SCALE

DRIP INDICATORS
- 1) INDICATOR TO BE INSTALLED ADJACENT TO EACH FLUSH VALVE.
- DRIP SYSTEM WITH (1) FLUSH VALVE TO HAVE AN ADDITIONAL INDICATOR LOCATED AT THE OPPOSITE END OF THE SYSTEM TO IDENTIFY THE EXTENT OF THE DRIP ZONE.



1. FINISH GRADE
2. SUBGRADE
3. PURPLE SCHEDULE 40 PVC DRIP FOOTER
4. PURPLE DRIP INDICATOR POP-UP SPRAY HEAD - REFER TO LEGEND
5. MARLEX 90 DEGREE STREET ELBOW - INLET SIZE
6. PVC SCHEDULE 80 NIPPLE - 4" LENGTH
7. PVC SCHEDULE 40 FPT x FPT CHECK VALVE
8. PVC SCHEDULE 40 SxSxT TEE OR SxT ELL

20.0 DRIP INDICATOR

NO SCALE

NOTE:
A MINIMUM OF (2) HEADER CONFECTIONS (PVC TO DRIP) PER PLANTER ARE REQUIRED

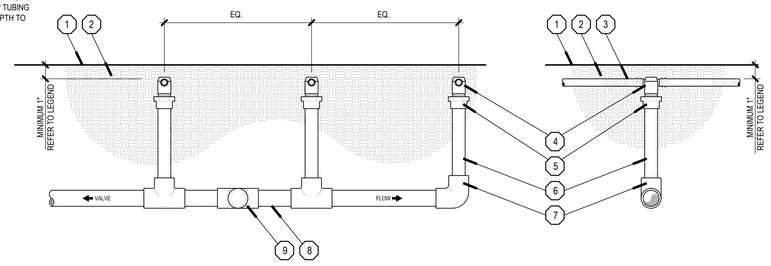
DRIP HEADS ARE TO BE LOCATED IN THE CENTER OF THE DRIP ZONE WHERE POSSIBLE

DRIP HEADERS ARE TO AVOID TREES, UTILITIES AND OTHER OBSTRUCTIONS IN THE LANDSCAPE

DRIP HEADERS ARE TO BE BURIED AT A MINIMUM OF 1" BELOW FINISH GRADE, EVEN IF DRIP TUBING IS INSTALLED ABOVE GRADE. HEADER DEPTH TO MATCH DRIP DEPTH IN LEGEND.

SECTION VIEW - PERPENDICULAR TO HEADER

SECTION VIEW - PARALLEL TO HEADER



1. FINISH GRADE
2. SUBGRADE
3. INLINE DRIP TUBING - REFER TO LEGEND
4. BARBED 17MM X 17MM X 3/4" FPT COMBINATION TEE
5. SCHEDULE 40 PVC MALE ADAPTER
6. 3/4" SCHEDULE 40 PVC LATERAL LINE DRIP HEADER RISER - REFER TO TRENCHING DETAIL FOR LENGTH
7. SCHEDULE 40 PVC SLIP TEE OR SLIP ELL CONNECTION TO DRIP HEADER RISER
8. PURPLE SCHEDULE 40 PVC LATERAL LINE DRIP HEADER - REFER TO PLAN FOR SIZE
9. SCHEDULE 40 PVC SLIP TEE CONNECTION TO ADDITIONAL DRIP PLANTERS

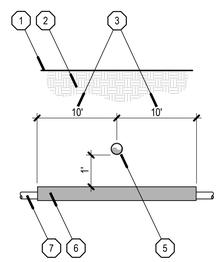
19.0 INLINE DRIP HEADER

NO SCALE

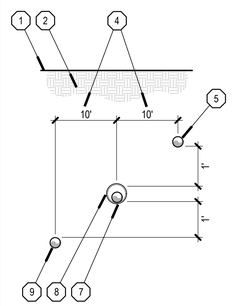
INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED

CROSSING CONDITION



PARALLEL CONDITION



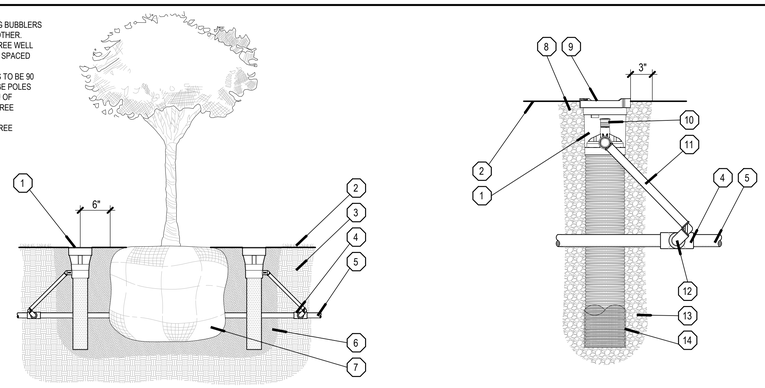
NOTE:
CONTRACTOR TO COORDINATE ALL CROSSING WITH WATER DISTRICT INSPECTOR PRIOR TO TRENCHING

1. FINISH GRADE
2. SUBGRADE
3. RECYCLED WATER MAINLINE TO BE SLEEVED WITHIN 10' OF POTABLE WATER CROSSING
4. MAINTAIN 10' HORIZONTAL SEPARATION
5. POTABLE WATER PIPE
6. RECYCLED WATER MAINLINE SLEEVE
7. RECYCLED WATER MAINLINE PIPE
8. RECYCLED WATER MAINLINE TO BE SLEEVED WITHIN 10' OF POTABLE WATER PIPE
9. SANITARY SEWER PIPE

23.0 DW / RW PIPE CROSSING

NO SCALE

NOTES:
- INSTALL (2) ROOT WATERING BUBBLERS 180 DEGREES FROM EACH OTHER. POSITION BUBBLERS AND TREE WELL INSPECTION TUBE EQUALLY SPACED AROUND TREE.
- ROOT WATERING BUBBLERS TO BE 90 DEGREES FROM TREE LODGE POLES
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH TREE PLANTING
- CROSS REFERENCE WITH TREE PLANTING DETAIL.



1. (2) ROOT ZONE WATERING SYSTEM - REFER TO LEGEND
2. FINISH GRADE
3. SUBGRADE
4. PVC SCHEDULE 40 SxSxT TEE OR 90 DEGREE ELBOW
5. LATERAL PIPE
6. AMENDED SOIL
7. ROOT BALL
8. PEA GRAVEL - EVENLY DISTRIBUTE AROUND ROOT WATERING SYSTEM IN CLAY SOILS
9. 4" GRATE
10. THREADED BUBBLER - REFER TO LEGEND FOR GPM
11. SWING JOINT, 12" PIPE SWING ASSEMBLY
12. PVC SCHEDULE 40 STREET ELL - INLET SIZE
13. 4"X36" LONG RIGID BASKET WEAVE CANISTER, FILL WITH PEA GRAVEL IN HEAVY SOILS
14. INSTALL SOCK IN SANDY SOILS

22.0 ROOT ZONE WATERING SYSTEM

NO SCALE

ARROYO IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
(949) 430-7030

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L-000.1 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	06/28/2023	AGENCY SUBMITTAL #1
		PLANNING/HEALTH
B	11/17/2023	DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
IRRIGATION DETAILS

22 OF 62

SHEET NUMBER
LI-3404

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STEP 1

15°

CUTTING PIPE
- CUT PVC PIPE WITH PVC CUTTER OR FINE TOOTH SAW
- REMOVE BURRS FROM INSIDE AND OUTSIDE OF PIPE USING A DEBURRING TOOL OR FILE
- BEVEL END OF PIPE AT A CONSISTENT 10° - 15° ANGLE USING CHAMFERING TOOL
- DRY FIT PIPE AND FITTING

STEP 2

FITTING SOCKET DEPTH | FITTING SOCKET DEPTH

PRIMER
- APPLY PRIMER TO FITTING
- APPLY PRIMER TO PIPE TO MATCH DEPTH OF FITTING SOCKET
- REAPPLY PRIMER TO FITTING
- REPEAT PROCESS 2 - 3 TIMES
- WHILE THE PRIMER IS WET, APPLY SOLVENT CEMENT

STEP 3

FITTING SOCKET DEPTH | FITTING SOCKET DEPTH

SOLVENT CEMENT
- APPLY SOLVENT CEMENT TO PIPE TO MATCH DEPTH OF FITTING SOCKET IN A CIRCULAR MOTION
- APPLY SOLVENT CEMENT TO FITTING - AVOID PUDDLING AND APPLYING CEMENT IN OTHER SOCKET OR THREADS
- REAPPLY SOLVENT CEMENT TO PIPES LARGER THAN 1-1/4" TO THE DEPTH OF THE FITTING SOCKET IN A CIRCULAR MOTION

STEP 4

QUARTER TURN

JOINT ASSEMBLY
- IMMEDIATELY AFTER APPLYING SOLVENT CEMENT, INSERT PIPE INTO FITTING SOCKET WHILE ROTATING PIPE QUARTER TURN
- ALIGN FITTING TO PROPER ORIENTATION
- ENSURE PIPE BOTTOMS OUT AT FITTING STOP

STEP 5

SET AND CURE TIMES
- HOLD ASSEMBLY FOR 30 SECONDS TO ENSURE INITIAL BOND AND TO PREVENT PIPE BACKING OUT OF FITTING
- VERIFY A BEAD OF CEMENT IS PRESENT AROUND THE ENTIRE PIPE AND FITTING JOINT
- DO NOT HANDLE JOINT UNTIL INITIAL SET TIME HAS PASSED - 30 MINUTES FOR PIPES < 8" @ 60° -100° F
- DO NOT PRESSURIZE IRRIGATION SYSTEM UNTIL CURE TIME HAS PASSED - 24 HOURS FOR PIPES < 8" @ 60° -100° F

NOTE:
- APPLY PRIMER AND SOLVENT CEMENT TO PIPE AND FITTING WITH AN APPLICATOR 1/2 THE PIPE DIAMETER

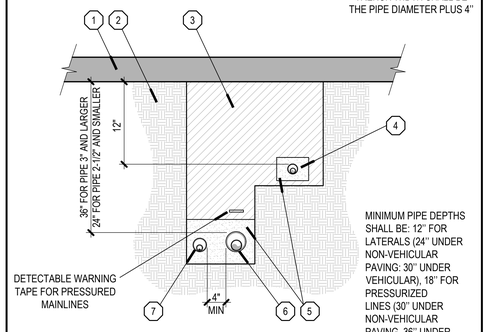
26.0 SOLVENT CEMENT JOINTS

NO SCALE

INSPECTION NOTE
OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2244. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED

TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 4"



MINIMUM PIPE DEPTHS SHALL BE: 12" FOR LATERALS (24" UNDER NON-VEHICULAR PAVING: 30" UNDER VEHICULAR), 18" FOR PRESSURIZED LINES (30" UNDER NON-VEHICULAR PAVING, 36" UNDER VEHICULAR)

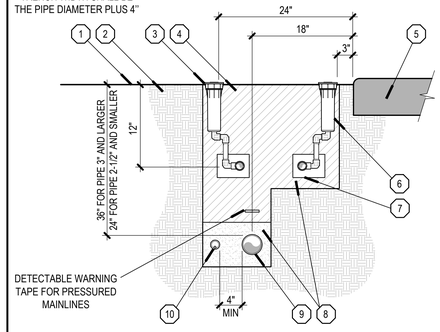
1. HARDSCAPE OR VEHICULAR PAVING
2. SUBGRADE
3. COMPACTED BACKFILL
4. LATERAL PIPE IN SLEEVE
5. ROCK AND DEBRIS FREE BACKFILL - MINIMUM 2" SURROUNDING PIPING / SLEEVE
6. PRESSURE MAINLINE PIPE IN SLEEVE
7. TWO-WIRE CONDUIT IN SLEEVE - MINIMUM 2"

NOTES
1. ALL SLEEVES TO BE TWICE THE DIAMETER OF PIPE / CONDUIT
2. ALL SLEEVES SHALL EXTEND MINIMUM 12" BEYOND EDGE OF HARDSCAPE / PAVING
3. NON-DOMESTIC WATER PIPE SLEEVES SHALL BE IDENTIFIED PER WATER DISTRICT STANDARDS

25.0 PIPE UNDER PAVING - TWO-WIRE

NO SCALE

TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 4"



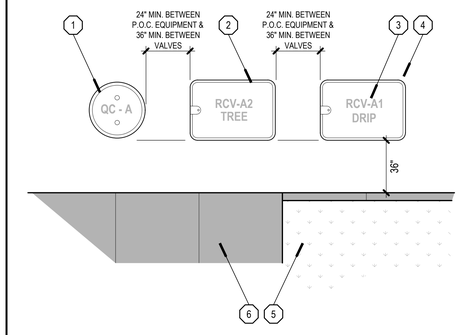
1. FINISH GRADE
2. SUBGRADE
3. SHRUB HEAD
4. COMPACTED BACKFILL
5. HARDSCAPE OR STRUCTURE
6. TURF HEAD
7. LATERAL PIPE
8. ROCK AND DEBRIS FREE BACKFILL - MINIMUM 2" SURROUNDING PIPING
9. PRESSURE MAINLINE PIPE
10. TWO-WIRE CABLE CONDUIT

MINIMUM PIPE DEPTHS SHALL BE: 12" FOR LATERALS (24" UNDER NON-VEHICULAR PAVING: 30" UNDER VEHICULAR), 18" FOR PRESSURIZED LINES (30" UNDER NON-VEHICULAR PAVING, 36" UNDER VEHICULAR)

24.0 PIPE TRENCHING - TWO-WIRE

NO SCALE

NOTE:
VALVE BOXES SHALL NOT BE LOCATED IN TURF AREAS, IN HEDGES OR ADJACENT TO TREES

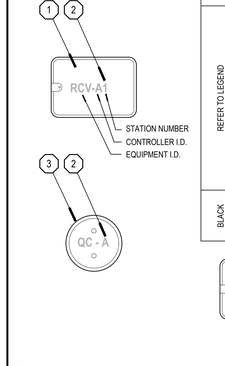


1. PURPLE ROUND VALVE BOX
2. PURPLE RECTANGULAR VALVE BOX
3. 1" VALVE BOX BRAND - REFER TO BRANDING DETAIL
4. ALIGN VALVE BOXES PARALLEL TO LANDSCAPE EDGE HARDSCAPE
5. TURF LANDSCAPE AREA
6. HARDSCAPE OR STRUCTURE

28.0 VALVE BOX LAYOUT

NO SCALE

NOTE:
CONTRACTOR TO USE 2" BRANDING KIT FOR BRANDING VALVE BOXES



BOX COLOR	EQUIPMENT:	CONTROLLER:	BRANDING:
REFER TO LEGEND	AIR RELIEF VALVE	A	AR - A
	BALL VALVE	A	BV - A#
	BASKET STRAINER	A	BS - #
	CONTROL VALVE	A	RCV - A#
	DRIP AIR RELIEF	A	AR - #
	DRIP FLUSH VALVE	A	FV - #
	FERTILIZER INJECTOR	A	FI - A
	FLOW SENSOR	A	FS - A
	GATE VALVE	A	GV - A
	MASTER VALVE	A	MV - A
	PRESSURE REGULATOR	A	PR - A
	QUICK COUPLER	A	QC - A
BLACK	GROUND ROD	A	GR - A
	PULL BOX	A	PB - A
	SURGE ARRESTOR	A	SA - A

1. PURPLE ROUND VALVE BOX
2. 2" VALVE BOX BRAND - REFER TO BRANDING TABLE
3. PURPLE RECTANGULAR VALVE BOX
4. IF RCV IS A TREE VALVE, THEN BRAND "TREE" BELOW RCV-A# BRANDING
5. IF RCV IS A DRIP VALVE, THEN BRAND "DRIP" BELOW RCV-A# BRANDING

27.0 VALVE BOX BRANDING

NO SCALE

IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
(949) 430-7030

BrightView Design Group
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PLAN REVISION DESCRIPTION

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LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

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I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL PLANTING ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER (JOB SUPERINTENDENT).

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT -OF-WAYS, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTION EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIRED ACTIVITIES WITH ALL OTHER TRADES THROUGH THE OWNER (JOB SUPERINTENDENT).

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT FOR APPROVAL BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, MARKED OR UNMARKED, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN MANNER ACCEPTABLE TO THE OWNER (JOB SUPERINTENDENT).

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING FROM THE OWNER (JOB SUPERINTENDENT).

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE PLANTING WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS SIGNATURE AND **CALIFORNIA C-27** CONTRACTOR'S LICENSE NUMBER.

O. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL, WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER; THEIR BOTANICAL AND COMMON NAME; EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT; THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE AND SHRUB SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S CONSTRUCTION WORK RESPONSIBILITIES:

A. CONSTRUCTION RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT) TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER (JOB SUPERINTENDENT) PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER (JOB SUPERINTENDENT) SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) AND ANY OTHER LEGAL OR PHYSICAL ELEMENTS AS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER (JOB SUPERINTENDENT) SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT FROM FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. IT IS THE OWNER'S (JOB SUPERINTENDENT'S) RESPONSIBILITY TO CONSULT THE LANDSCAPE ARCHITECT PRIOR TO ANY FURTHER WORK IN THE DISCREPANCY AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

E. CONTRACT FULFILLMENT: ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS, QUALITY OF WORK AND ACCEPTABLE FULFILLMENT OF INTENT OF THE CONTRACT DOCUMENTS SHALL BE DECIDED BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT CONCURRENTLY.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

A. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

B. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT LANDSCAPE WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO THE MEETING, CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.

C. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

D. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS PER THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION. OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL TYPE AND QUALITY; LOCATIONS OF ALL PLANT MATERIAL; BACKFILL MIX AND FINE GRADE PRIOR TO ANY PLANTING WORK.

E. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER (JOB SUPERINTENDENT) DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

F. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT. THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT SHALL VERIFY CONFORMANCE OF HYDROSEED MATERIALS AND SEED PRIOR TO APPLICATION, AND PRIOR TO STARTING THE MAINTENANCE PERIOD.

G. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD WITH THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS. REFER TO SECTION VI, THIS SHEET FOR ADDITIONAL INFORMATION.

H. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE CONSTRUCTION:

A. BASE SHEETS:

1. BASE SHEETS WERE DERIVED FROM PLANS:
PREPARED BY: HUNSAKER AND ASSOCIATES
TITLED: COTA VERA SWIM CLUB
DATED: 07/07/2022 REVISED: xx/xx/20xx
COPIES AVAILABLE FROM OWNER UPON REQUEST.

B. HORTICULTURAL REPORT:

1. THE HORTICULTURAL SOILS REPORT FOR PREPARATION OF THE PLANTING NOTES WAS
PREPARED BY: WAYPOINT SOILS LAB
TITLED: PENDING
DATED: XX/XX/XXXX
THE HORTICULTURAL SOILS REPORT SHALL BE CONSIDERED PART OF THE LANDSCAPE DOCUMENTS AND IS AVAILABLE UPON REQUEST FROM THE OWNER.

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE; CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

4. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

5. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

   SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM. SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM. AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

6. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

7. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. FOR REJECTION OF PLANT MATERIAL, THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

9. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

10. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

11. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE AMENDMENTS PER HORTICULTURAL SOILS REPORT AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. FOR AMENDMENT AMT./PER 1000 SQ. FT. REFER TO HORTICULTURAL SOILS REPORT

12. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS:

    REFER TO HORTICULTURAL SOILS REPORT

13. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.
    - A. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
    - B. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
    - C. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
    - D. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
    - E. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
    - F. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
    - G. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
    - H. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
    - I. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

14. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.
    - A. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

1. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS:

   NINETY (90) CONTINUOUS CALENDAR DAYS MIN. + 1 YEAR WARRANTY, OR AS SPECIFIED BY THE OWNER.

2. MAINTENANCE PROCEDURES:
   - A. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.
   - B. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
   - C. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT
   - D. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.
   - E. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
   - F. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
   - G. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
   - H. FESCUE TURF AREA: EDGE AND MOW TURF TO HEIGHT OF 2 INCHES WHENEVER THE TURF REACHES A HEIGHT OF 3 INCHES (WHERE TURF OCCURS ON THE PLANS.)
   - I. RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDROSEED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY (30) DAYS OF MAINTENANCE.
   - J. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

X. SPECIAL PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.

2. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
   - A. TREES SHALL BE A MINIMUM OF 5'-0" FROM ALL HARDSCAPE, CENTERED IN A 10' -0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
   - B. ALL TREES THAT ARE WITHIN 5'-0" OF HARDSCAPE ELEMENTS SHALL HAVE A ROOT BARRIER. TREES SHALL NOT BE PLANTED IN AREAS LESS THAN THE MINIMUM PLANTING AREA SPECIFIED IN THE LEGEND
   - C. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ LANDSCAPE ARCHITECT.

3. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.

4. FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 1 0 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.

5. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.

6. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

7. EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.

8. ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.

9. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.

10. TURF EDGING: TURF EDGING SHALL BE "SHOVEL CUT" OR CONCRETE CURB AS NOTED ON THE APPROVED PLANS.

11. MULCH: ALL APPROVED MULCH SHALL BE COMPOSTED RECYCLED LANDSCAPE GREEN WASTE MULCH WITHOUT MANURE/ANIMAL BYPRODUCTS. AGUINAGA OR EQUAL.

12. SOIL SHALL BE AMENDED AT MINIMUM OF 4 CUBIC YEARS COMPOST PER 1,000 SQUARE FEET AT 6" DEPTH

13. THERE SHALL BE A CLEARANCE OF 6'-1" GROUND CLEARANCE MAINTAINED FROM GROUND LEVEL TO BOTTOM OF TREE CANOPY.

14. ROOT BARRIER CONTACT: VILLA ROOT BARRIER INC. (951) 253-4220 OR APPROVED EQUAL

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LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
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(949) 238-4900

LICENSED LANDSCAPE ARCHITECT ★ STATE OF CALIFORNIA ★
DANIEL L. HOON
5609
Signature
6/30/2025
Renewal Date
11/17/2023
Date

PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

AGENCY SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
PLANTING NOTES

SHEET NUMBER
LP-001

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS		QTY	REMARKS
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX - STANDARD TRUNK	L		7	5' CLEAR TRUNK MIN
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL - STANDARD TRUNK	L		12	5' CLEAR TRUNK MIN
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE	15 GAL - STANDARD TRUNK	M		8	5' CLEAR TRUNK MIN
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX - MULTI TRUNK	VL		3	NARROW VASE SHAPE TRUNKS
	PODOCARPUS GRACILIOR FERN PINE	36" BOX - STANDARD TRUNK	M		18	TOTAL HEIGHT 13'-14', TREE CANOPY TO BE AT LEAST 5' ABOVE GRADE INSTALLED, AND ANY PORTION OF THE TREE CANOPY EXTENDING OUTSIDE THE POOL FENCE IS TO BE MAINTAINED ABOVE THE FENCE LINE
	QUERCUS AGRIFOLIA COAST LIVE OAK	48" BOX - STANDARD TRUNK	VL		1	
	TRISTANIA CONFERTA BRISBANE BOX	15 GAL - STANDARD TRUNK	M		12	BRANCHES SHALL BE MAINTAINED AT 6' MINIMUM HIGH ABOVE POOL ENCLOSURE FENCE.
	X CHITALPA TASHKENTENSIS 'MORNING CLOUD' MORNING CLOUD CHITALPA	36" BOX - STANDARD TRUNK	L		2	TREE CANOPY TO BE AT LEAST 5' ABOVE GRADE INSTALLED, AND ANY PORTION OF THE TREE CANOPY EXTENDING OUTSIDE THE POOL FENCE IS TO BE MAINTAINED ABOVE THE FENCE LINE
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**WUCOLS**	**SPACING**	**QTY**	**REMARKS**
	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	1 GAL	L	96" o.c.	75	
	AGAVE AMERICANA CENTURY PLANT	5 GAL	VL	72" o.c.	8	
	ALOE X 'BLUE ELF' BLUE ELF ALOE	1 GAL	L	24" o.c.	36	
	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL	VL	54" o.c.	5	
	CISTANTHE GRANDIFLORA ROCK PURSLANE	1 GAL	L	36" o.c.	67	
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	L	60" o.c.	33	
	CRASSULA OVATA LARGE JADE PLANT	1 GAL	L	36" o.c.	108	
	DIANELLA REVOLUTA LITTLE REV LITTLE REV FLAX LILY	1 GAL	L	30" o.c.	308	
	ENCELIA FARINOSA BRITTLE BUSH	1 GAL	VL	36" o.c.	4	
	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA	5 GAL	L	36" o.c.	7	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	VL	54" o.c.	37	
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	L	48" o.c.	17	
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL	VL	48" o.c.	43	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL	L	24" o.c.	184	
	LIGUSTRUM JAPONICUM `COLUMNAR` WAX LEAF PRIVET COLUMNAR FORM	15 GAL	L	60" o.c.	6	
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' PUTAH CREEK TRAILING MYOPORUM	1 GAL	L	48" o.c.	338	
	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL	L	48" o.c.	45	
	PHLOMIS LANATA JERUSALEM SAGE	5 GAL	L	60" o.c.	12	
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	1 GAL	L	42" o.c.	10	
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	1 GAL	L	54" o.c.	25	
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L	18" o.c.	272	
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	36" o.c.	99	
	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	5 GAL	VL	60" o.c.	11	
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	L	60" o.c.	213	
	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY	5 GAL	L	48" o.c.	17	

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IRVINE, CALIFORNIA 92618
(949) 238-4900

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HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

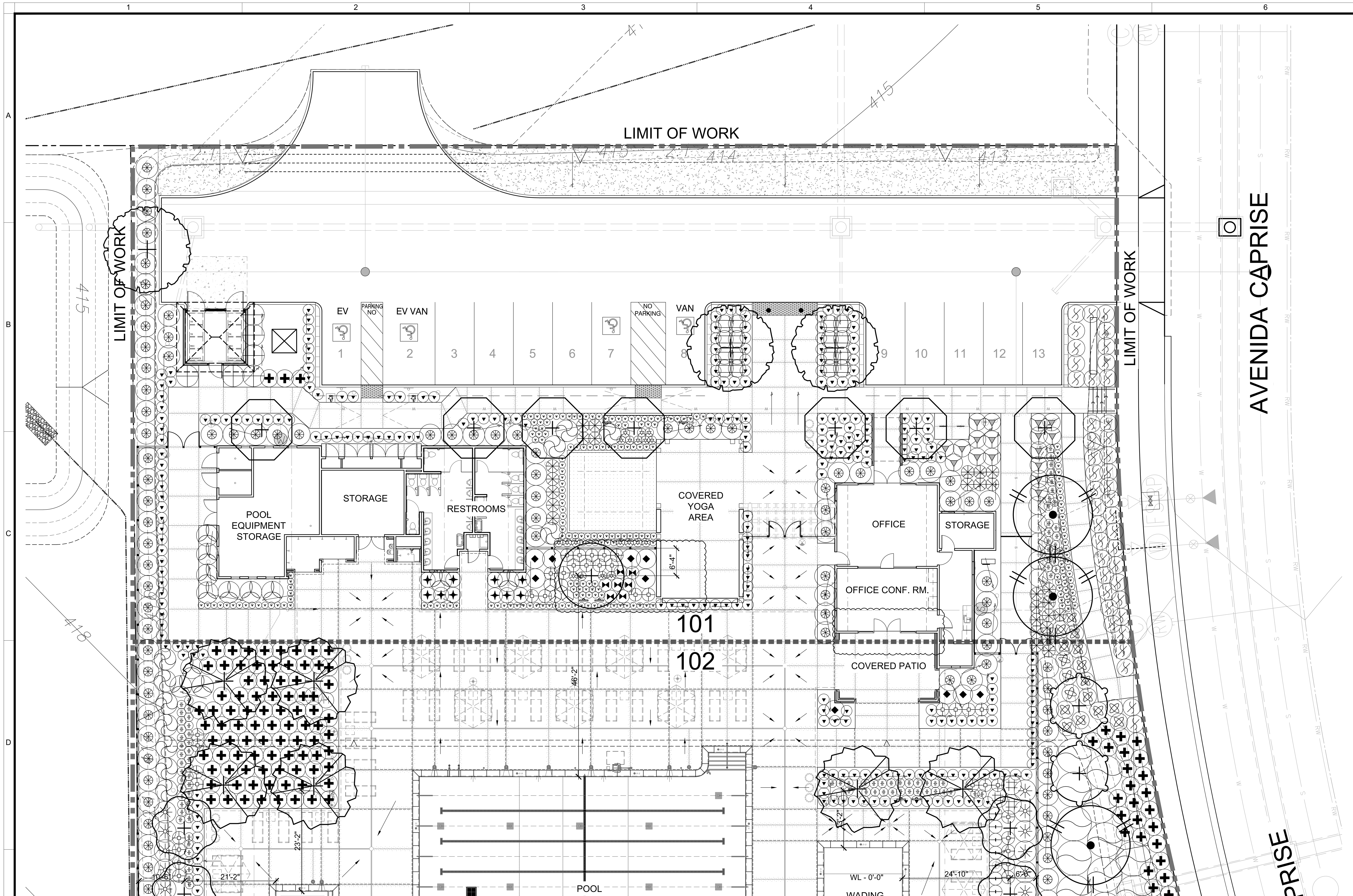
PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
PLANTING LEGEND

25 OF 62

SHEET NUMBER
LP-002



PLANT SCHEDULE L4.101

TREES	BOTANICAL / COMMON NAME
	ARBUTUS UNEDO STRAWBERRY TREE
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE
	TRISTANIA CONFERTA BRISBANE BOX
	X CHITALPA TASHKENTENSIS 'MORNING CLOUD' MORNING CLOUD CHITALPA
SHRUBS	**BOTANICAL / COMMON NAME**
	ALOE X 'BLUE ELF' BLUE ELF ALOE
	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER
	CISTANTHE GRANDIFLORA ROCK PURSLANE
	CRASSULA OVATA LARGE JADE PLANT
	DIANELLA REVOLUTA LITTLE REV LITTLE REV FLAX LILY
	ENCELIA FARINOSA BRITTLE BUSH
	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	LIGUSTRUM JAPONICUM 'COLUMNAR' WAX LEAF PRIVET COLUMNAR FORM
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' PUTAH CREEK TRAILING MYOPORUM
	PHLOMIS FRUTICOSA JERUSALEM SAGE
	PHLOMIS LANATA JERUSALEM SAGE
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE
	SALVIA LEUCANTHA MEXICAN BUSH SAGE
	SENECIO MANDRALISCAE BLUE FINGERS
	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS
	WESTRINGIA FRUTICOSA COAST ROSEMARY
	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY
	MULCH

PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM.
2. FINAL TREE AND SHRUB LOCATIONS MAY BE ADJUSTED IN FIELD PENDING AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH ON-SITE CITY INSPECTOR AND OWNER/LANDSCAPE ARCHITECT ON TREE AND SHRUB LOCATIONS.
3. APPLY PRE-EMERGENT BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEED DEVELOPS.
4. A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND A MINIMUM 1-INCH LAYER ON EXPOSED SURFACES OF GROUND COVER AREAS, EXCEPT TURF AREAS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. ORGANIC MULCH SHOULD BE BROWN FOREST FLOOR TYPE WOOD CHIPPED MULCH (AGUINAGA BRAND) OR EQUAL - CHIP TO BE 2" OR SMALLER .
5. TREES 5' OR CLOSER TO A HARDSCAPE EDGE TO BE INSTALLED WITH LINEAR POLYETHYLENE ROOT BARRIER(24"D X 20'W) PER DETAIL ON SHEET L4.401.
6. REFER TO POT LEGEND FOR PLANTING MATERIAL.
7. ALL TREE TRUNKS SHALL BE KEPT A MINIMUM OF 5'-0" CLEAR FROM OUTSIDE POOL FENCE.
8. ALL TREES TO BE SUBMITTED TO LANDSCAPE ARCHITECT VIA NURSERY PHOTOS OF CURRENT SUPPLY STOCK AND SHALL MEET ANSI Z60.1 SPECIFICATIONS FOR NURSERY STOCK; BE FREE FROM DEFECTS INCLUDING CO-DOMINANT STEMS, AND GIRDLING ROOTS; ROOT FLARE SHALL BE VISIBLE AT TOP OF SOIL LEVEL. STREET TREES AND TREES NEXT TO WALKWAYS SHALL HAVE A MINIMUM 5' TRUNK FREE OF BRANCHES. DEFECTIVE PLANT MATERIAL SHALL BE REMOVED AND REPLACED AS SOON AS POSSIBLE AND VERIFIED AT FINAL CITY INSPECTION OR TURN OVER. CONTRACTOR SHALL ALSO SUBMIT SHRUB PHOTOS OF CURRENT SUPPLY STOCK FOR REVIEW AND APPROVAL PRIOR TO SHIPPING PLANT MATERIAL TO THE SITE
9. TREE CANOPY TO BE AT LEAST 5' ABOVE GRADE INSTALLED, AND ANY PORTION OF THE TREE CANOPY EXTENDING OUTSIDE THE POOL FENCE IS TO BE MAINTAINED ABOVE THE FENCE LINE.

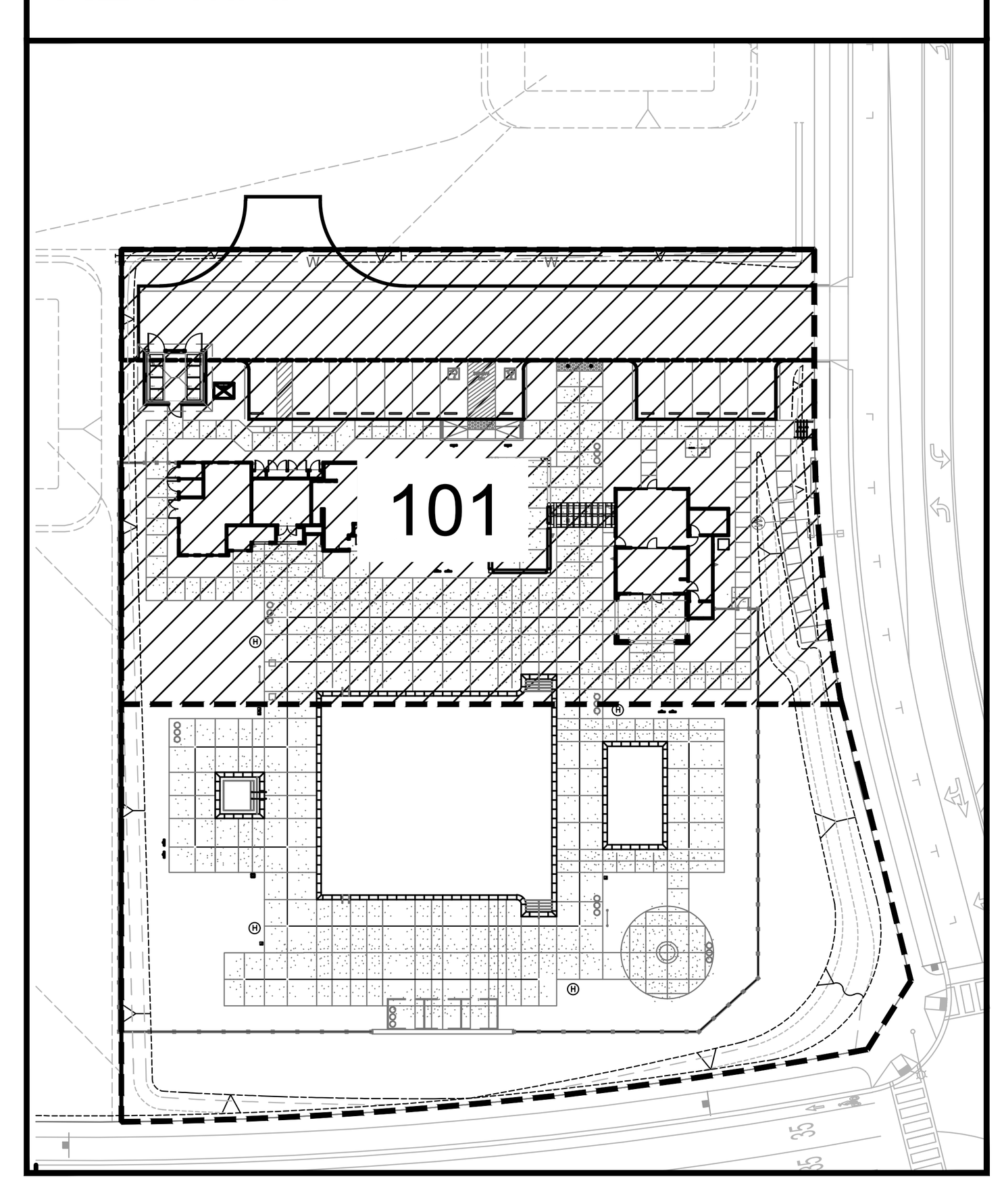
NOTE:

1) MAINTENANCE CONTRACTOR TO TRIM OR REMOVE LOWER CLIMBABLE BRANCHES AS NEEDED TO MAINTAIN 6 FEET VERTICAL CLEARANCE WITHIN 5 FEET FROM THE POOL FENCE. THIS INCLUDES TRISTANIA CONFERTA AND PODOCARPUS GRACILIOR TREES.

NOTE: THERE IS CURRENTLY NO DEVELOPMENT BEYOND THE LIMIT OF WORK.

SCALE: 1" = 10'-0"

KEY MAP



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IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT DANIEL L. HOON 5609 Signature 6/30/2025 Renewal Date 11/17/2023 Date STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
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BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE

PLANTING PLANS

SHEET NUMBER

LP-101

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L4.101 PLANTING PLANS.DWG

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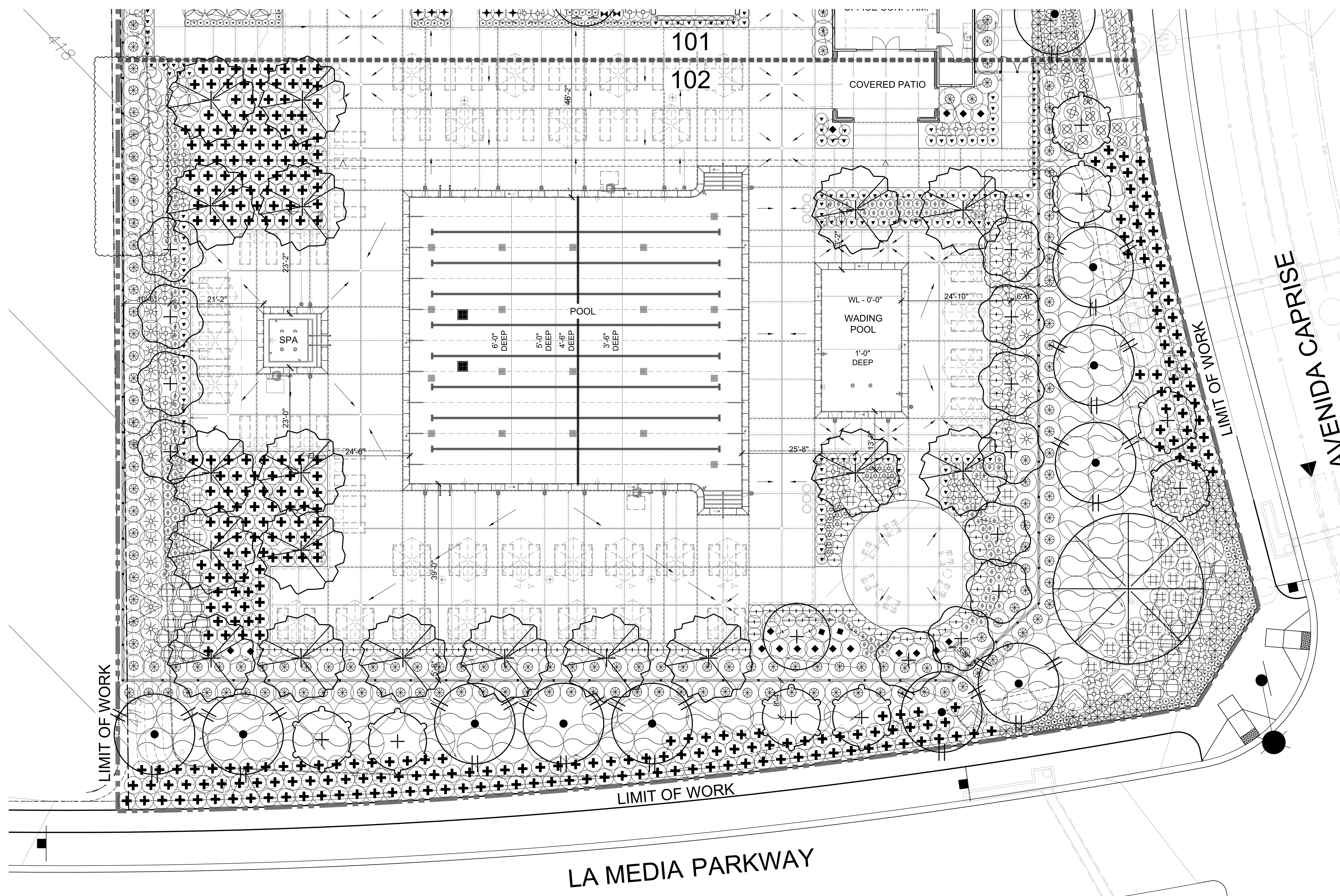


PLANT SCHEDULE L4.102

TREES	BOTANICAL / COMMON NAME
	CERCIS OCCIDENTALIS WESTERN REDBUD
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE
	PODOCARPUS GRACILIOR FERN PINE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	TRISTANIA CONFERTA BRISBANE BOX
	X CHITALPA TASHKENTENSIS 'MORNING CLOUD' MORNING CLOUD CHITALPA
SHRUBS	**BOTANICAL / COMMON NAME**
	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW
	AGAVE AMERICANA CENTURY PLANT
	ALOE X 'BLUE ELF' BLUE ELF ALOE
	CISTANTHE GRANDIFLORA ROCK PURSLANE
	CISTUS X PURPUREUS ORCHID ROCKROSE
	CRASSULA OVATA LARGE JADE PLANT
	DIANELLA REVOLUTA LITTLE REV LITTLE REV FLAX LILY
	HESPERALOE PARVIFLORA RED YUCCA
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' PUTAH CREEK TRAILING MYOPORUM
	PHLOMIS FRUTICOSA JERUSALEM SAGE
	PHLOMIS LANATA JERUSALEM SAGE
	SALVIA LEUCANTHA MEXICAN BUSH SAGE
	SENECIO MANDRALISCAE BLUE FINGERS
	TEUCRIUM CHAMAEDRYS GERMANDER
	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS
	WESTRINGIA FRUTICOSA COAST ROSEMARY
	MULCH

PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM.
2. FINAL TREE AND SHRUB LOCATIONS MAY BE ADJUSTED IN FIELD PENDING AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH ON-SITE CITY INSPECTOR AND OWNER/LANDSCAPE ARCHITECT ON TREE AND SHRUB LOCATIONS.
3. APPLY PRE-EMERGENT BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEED DEVELOPS.
4. A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND A MINIMUM 1-INCH LAYER ON EXPOSED SURFACES OF GROUND COVER AREAS, EXCEPT TURF AREAS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. ORGANIC MULCH SHOULD BE BROWN FOREST FLOOR TYPE WOOD CHIPPED MULCH (AGUINAGA BRAND) OR EQUAL - CHIP TO BE 2" OR SMALLER .
5. TREES 5' OR CLOSER TO A HARDSCAPE EDGE TO BE INSTALLED WITH LINEAR POLYETHYLENE ROOT BARRIER(24"D X 20'W) PER DETAIL ON SHEET L4.401.
6. REFER TO POT LEGEND FOR PLANTING MATERIAL.
7. ALL TREE TRUNKS SHALL BE KEPT A MINIMUM OF 5'-0" CLEAR FROM OUTSIDE POOL FENCE.
8. ALL TREES TO BE SUBMITTED TO LANDSCAPE ARCHITECT VIA NURSERY PHOTOS OF CURRENT SUPPLY STOCK AND SHALL MEET ANSI Z60.1 SPECIFICATIONS FOR NURSERY STOCK; BE FREE FROM DEFECTS INCLUDING CO-DOMINANT STEMS, AND GIRDLING ROOTS; ROOT FLARE SHALL BE VISIBLE AT TOP OF SOIL LEVEL. STREET TREES AND TREES NEXT TO WALKWAYS SHALL HAVE A MINIMUM 5' TRUNK FREE OF BRANCHES. DEFECTIVE PLANT MATERIAL SHALL BE REMOVED AND REPLACED AS SOON AS POSSIBLE AND VERIFIED AT FINAL CITY INSPECTION OR TURN OVER. CONTRACTOR SHALL ALSO SUBMIT SHRUB PHOTOS OF CURRENT SUPPLY STOCK FOR REVIEW AND APPROVAL PRIOR TO SHIPPING PLANT MATERIAL TO THE SITE
9. TREE CANOPY TO BE AT LEAST 5' ABOVE GRADE INSTALLED, AND ANY PORTION OF THE TREE CANOPY EXTENDING OUTSIDE THE POOL FENCE IS TO BE MAINTAINED ABOVE THE FENCE LINE.

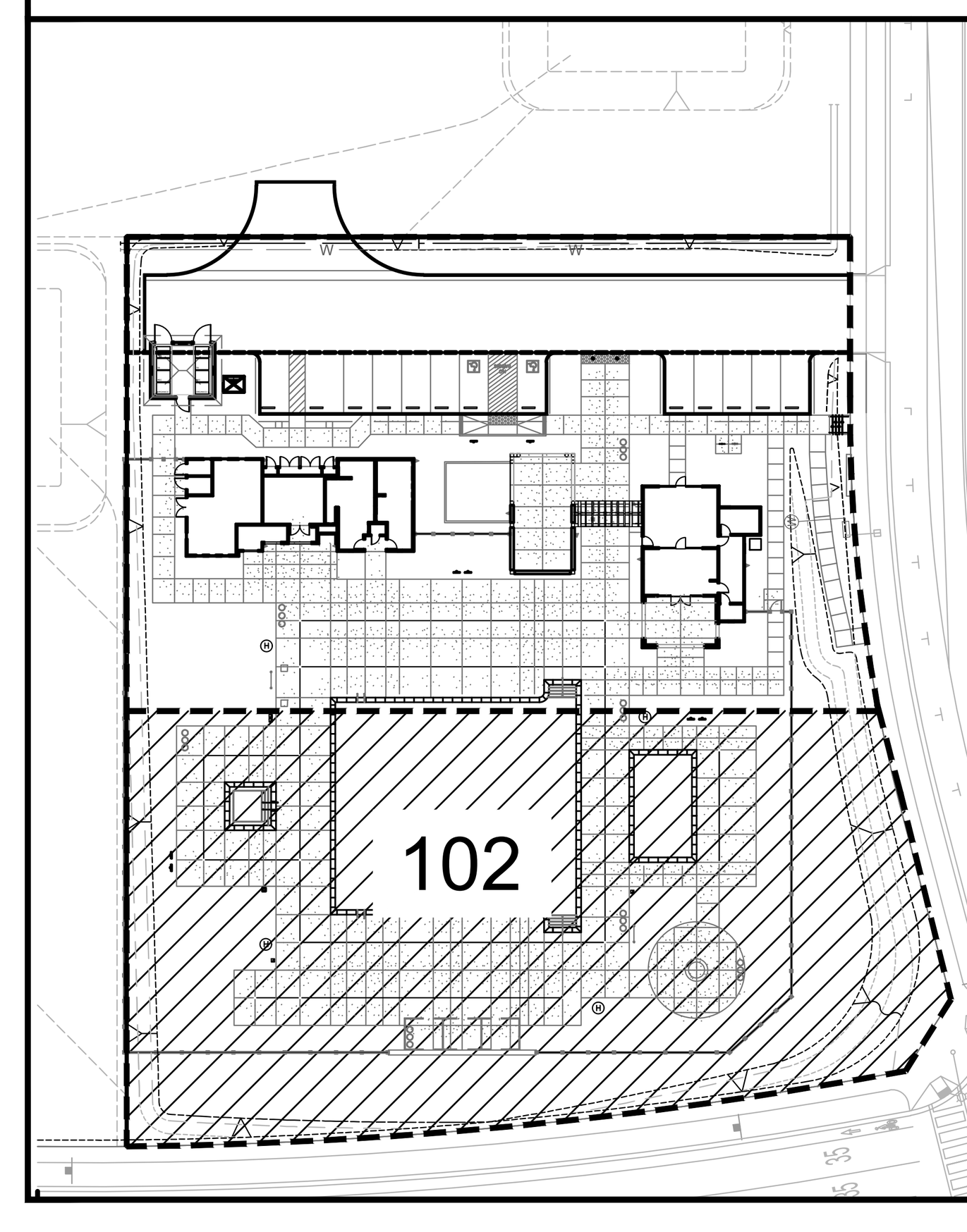
NOTE:

1) MAINTENANCE CONTRACTOR TO TRIM OR REMOVE LOWER CLIMBABLE BRANCHES AS NEEDED TO MAINTAIN 6 FEET VERTICAL CLEARANCE WITHIN 5 FEET FROM THE POOL FENCE. THIS INCLUDES TRISTANIA CONFERTA AND PODOCARPUS GRACILIOR TREES.

NOTE: THERE IS CURRENTLY NO DEVELOPMENT BEYOND THE LIMIT OF WORK.

SCALE: 1" = 10'-0"

KEY MAP



BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT ★ STATE OF CALIFORNIA ★
DANIEL L. HOON
5609
Signature
6/30/2025
Renewal Date
11/17/2023
Date

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

SHEET TITLE
PLANTING PLANS

SHEET NUMBER
LP-102

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L4.101 PLANTING PLANS.DWG
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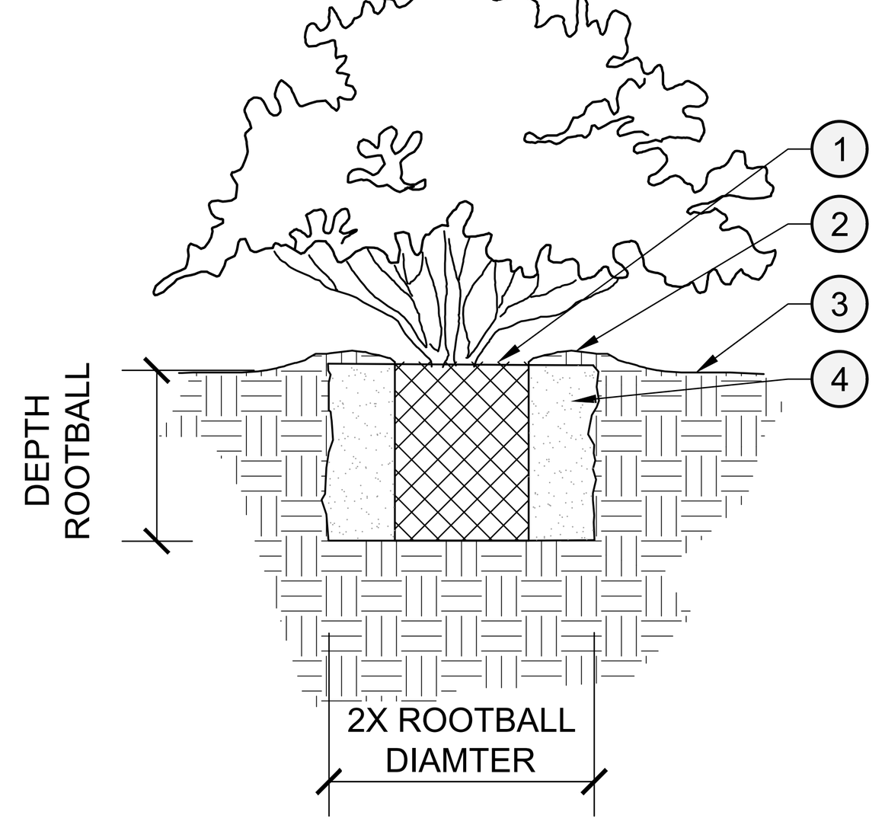
A SHRUB AND GROUNDCOVER PLANTING



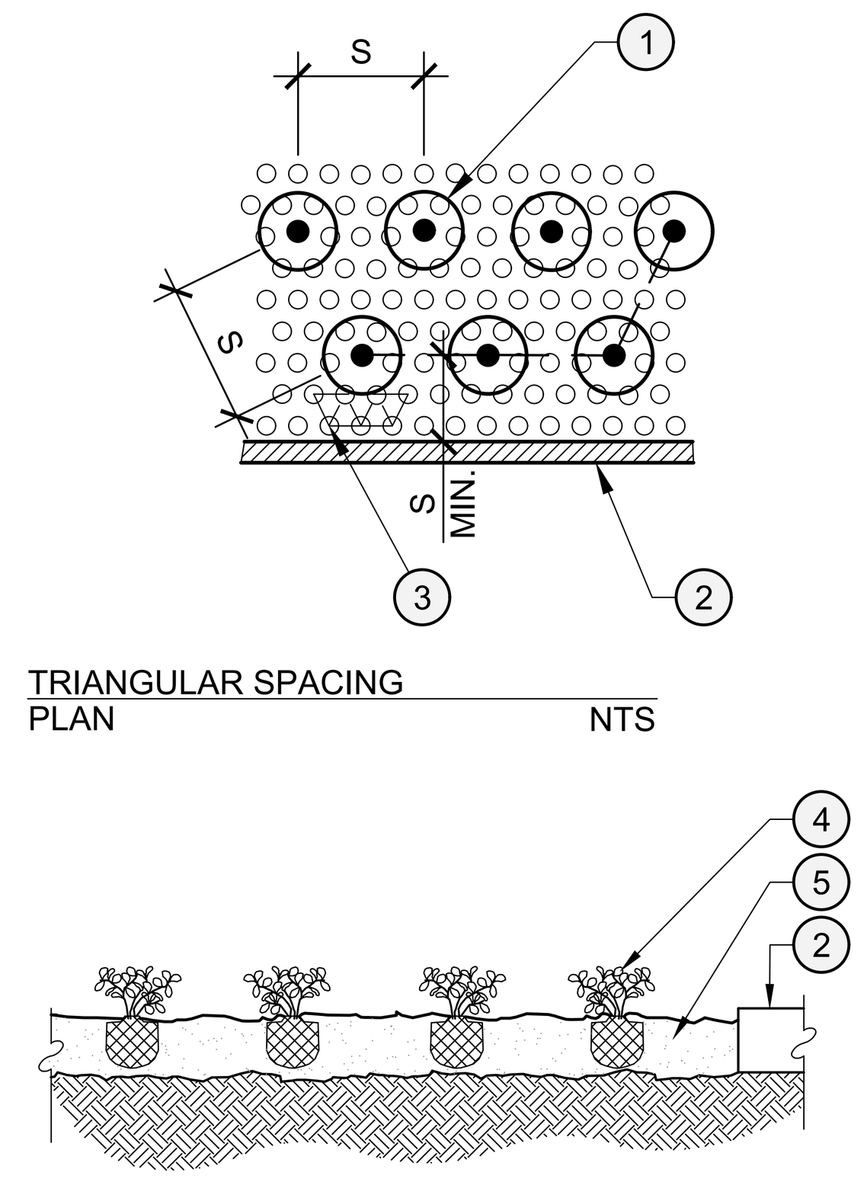
LEGEND

1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE.
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
3. FINISH GRADE.
4. PREPARED BACKFILL PER PLANTING NOTES.

NOTES

1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.

B SHRUB AND GROUND COVER SPACING



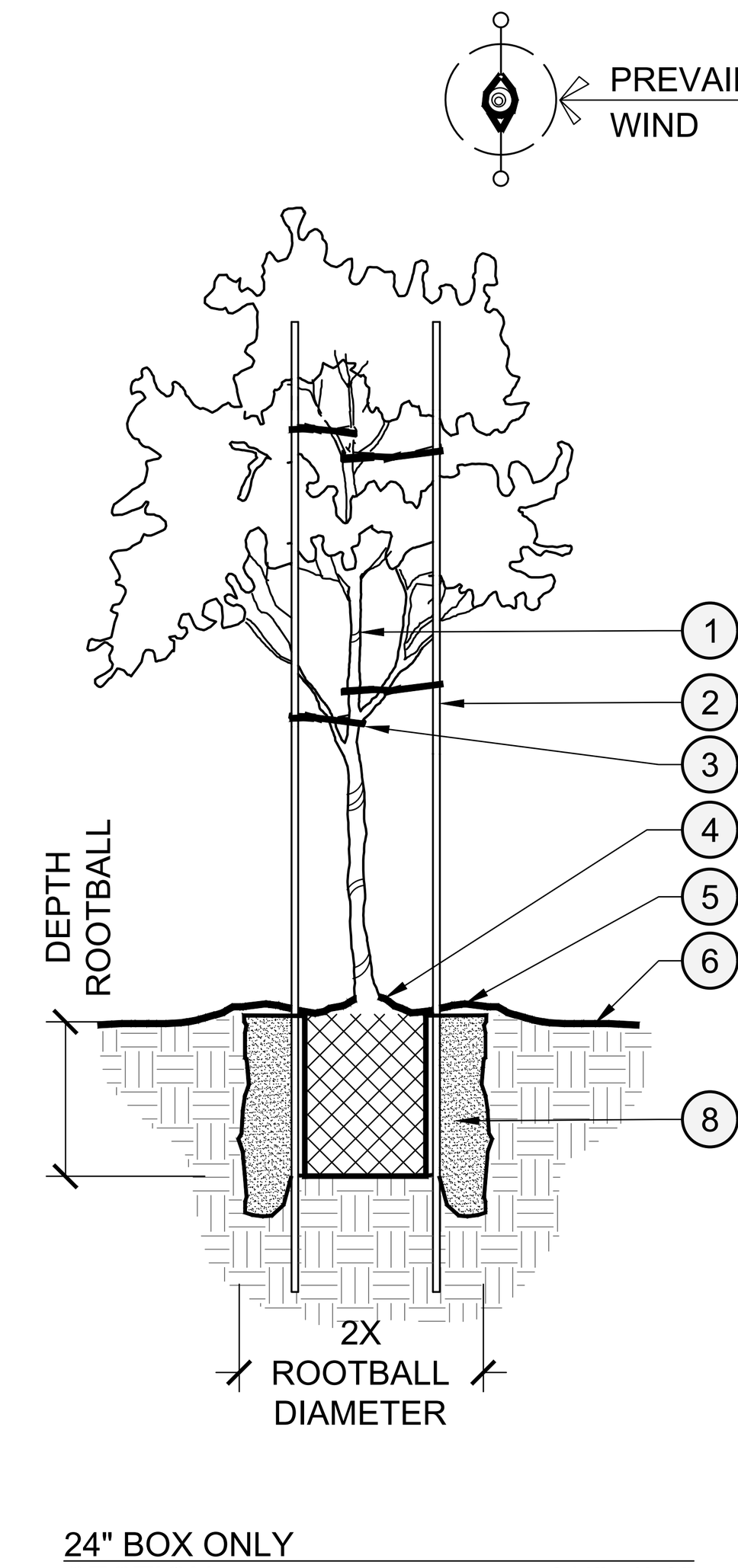
LEGEND

1. TRIANGULATED ROWS OF SHRUBS.
2. HARDSCAPE ELEMENT
3. TRIANGULATED ROWS OF GROUNDCOVER CONTINUE UP TO SHRUB WATERING BASING. SEE PLANT LEGEND FOR SPACING.
4. GROUND COVER TO BE PLANTED IN FLATS. CUTTING, LINERS OF 1 GAL. CONTAINERS PER PLANS.
5. SOIL PREP REFER TO PLANTING SPECS AND NOTES.

NOTES

1. S = FOR O.C. SPACING REFER TO SHEET L4.000, PLANTING LEGEND.
2. IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.

C STANDARD TREE STAKING



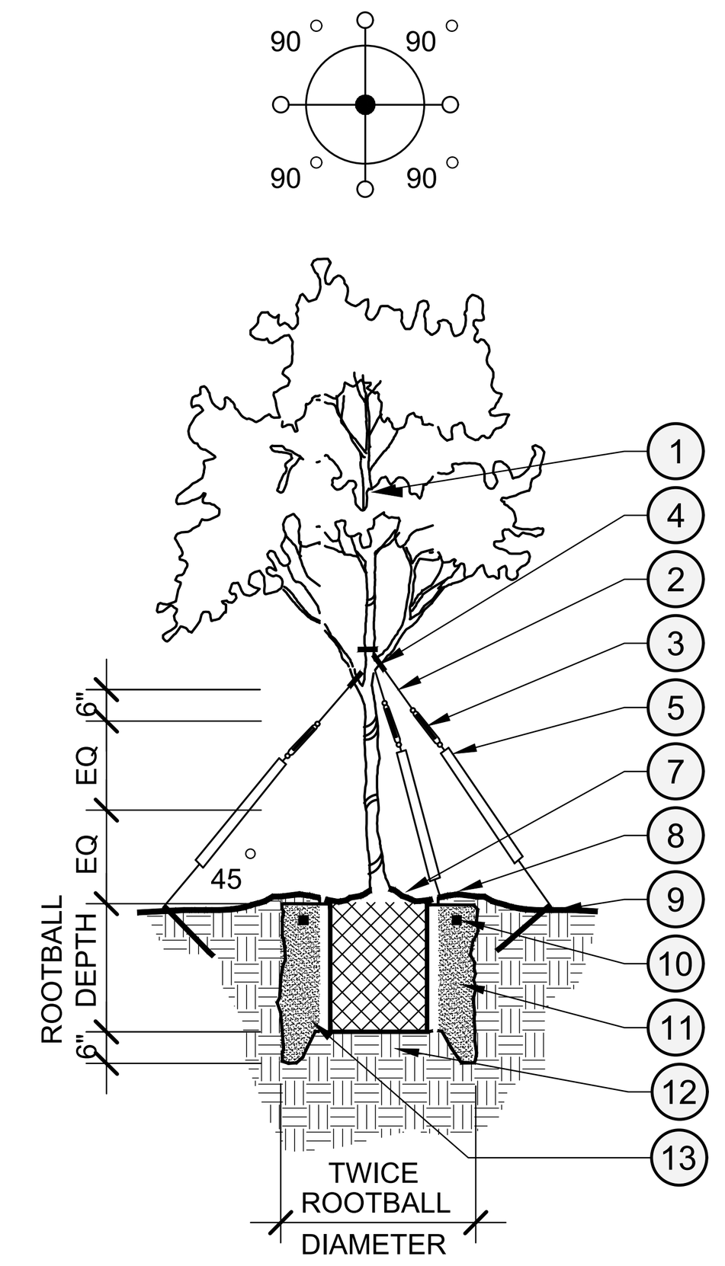
LEGEND

1. TREE TRUNK
2. 3" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: TWO STAKES FOR 15 GAL. AND LARGER TREES. STAKES SHALL NOT PIERCE THROUGH ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.
3. EZ CINCH TREE TIE (MIN. 4 REQUIRED).TREE TIE SHALL BE FLEXIBLE AND LOOP CINCH TIE AROUND TREE BRANCH, TWIST TIE, THEN LOOP AROUND STAKE & DRIVE GALVANIZED NAIL THROUGH THE TIE AT THE BACK OF STAKE. PROVIDE 4 TIES FOR 15 GAL. & LARGER TREES PER MANUFACTURERS DIRECTION.
4. 5 GAL., 15 GAL., 24" BOX & LARGER 2" ABOVE GRADE. TAPER ROOTBALL TO GRADE.
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
6. FINISHED GRADE
7. PREPARED BACKFILL PER PLANTING NOTES.

NOTES

1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM.
3. NURSERY STAKES TO BE REMOVED AFTER TREES ARE ESTABLISHED

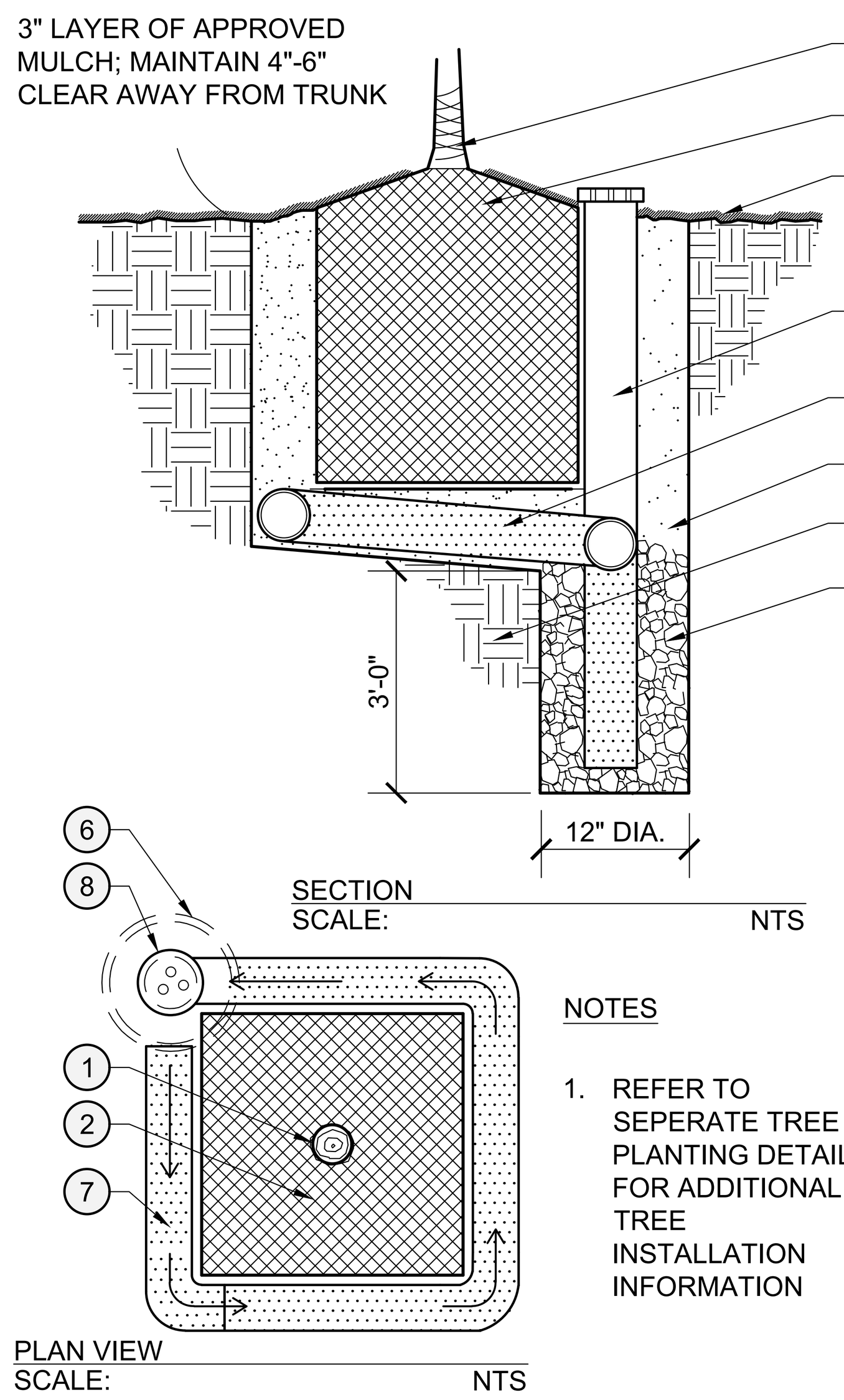
D TREE PLANTING & GUYING - 60" AND UP



LEGEND

1. TREE
2. 1/4" DIA. GALV. CABLE. LENGTH AS REQUIRED
3. 6-1/2" TURNBUCKLE
4. V.I.T. PROTECTIVE COLLAR
5. 1/2" DIA. X 40" SCH. 40 PVC; WHITE PIPE, WIRE IN PLACE
6. 2" DIA. X 15 GA. GALV. IRON PIPE STAKES 2'-0" LENGTH, DRILL TWO 5/16" DIA. HOLES 3/4" FROM TOP TO SECURE WIRE
7. TREE ROOTBALL: 48" BOX & LARGER 3" ABOVE GRADE TAPER ROOTBALL TO GRADE TYPICAL
8. 4" HIGH WATER RETENSION BASIN. FORMED FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
9. FINISH GRADE
10. FERTILIZER TABLETS PER PLANTING NOTES
11. PREPARED BACKFILL PER PLANTING NOTES
12. 6" ZONE OF NATIVE SOIL
13. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL FOR 36" BOX OR LARGER UNLESS NOTED OTHERWISE.

E TREE DRAINAGE AND AERATION



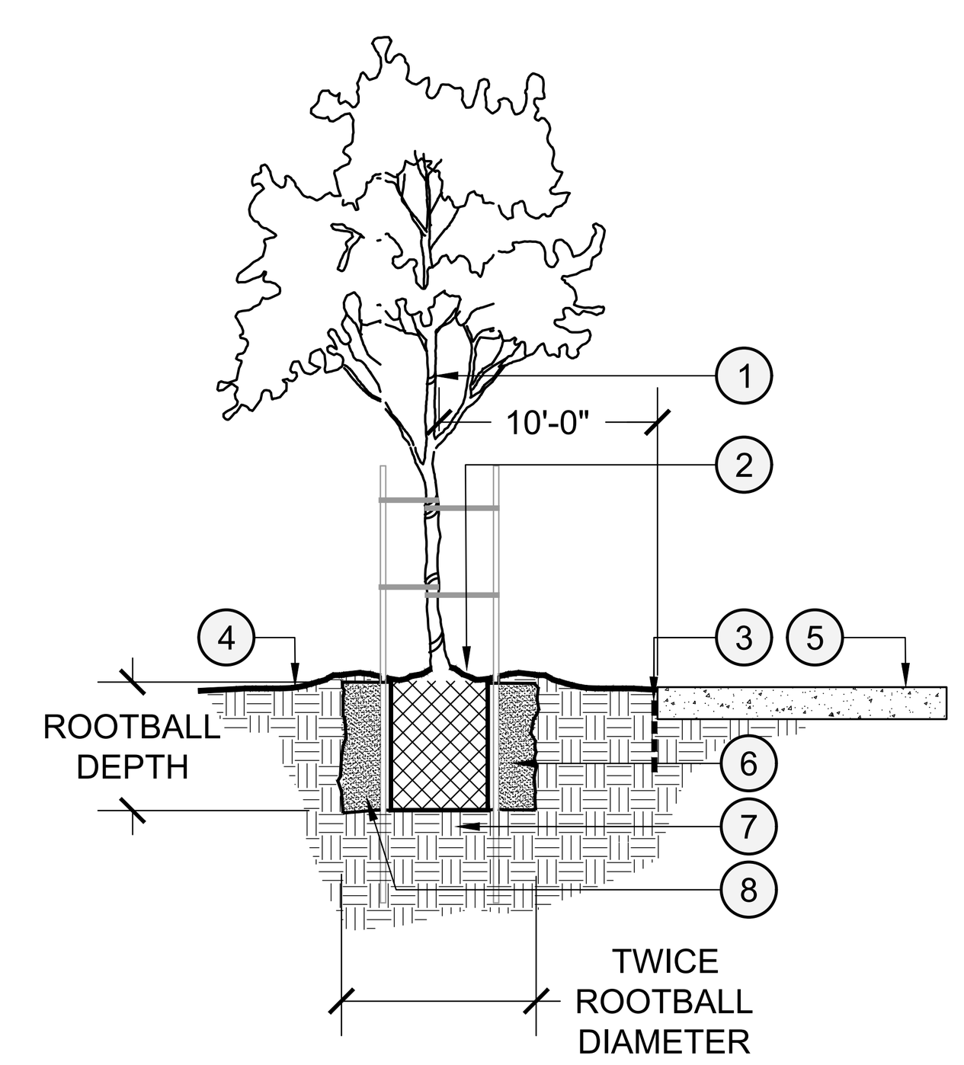
NOTES

1. REFER TO SEPERATE TREE PLANTING DETAIL FOR ADDITIONAL TREE INSTALLATION INFORMATION

LEGEND

1. PROPOSED TREE; INSTALL PER SEPARATE TREE PLANTING DETAIL
2. PROPOSED TREE ROOT BALL; INSTALL PER SEPARATE PLANTING TREE PLANTING DETAIL
3. FINISH GRADE / NATIVE SOILS
4. 3" MIN. PREPARED AMENDED BACKFILL.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 1'-0" DIA. x 4'-0" DEEP AUGURED HOLE/SUMP WITH 3/4" MINUS CRUSHED AGG. BACKFILL AROUND PERFORATED PIPE; HOLD 3" ABOVE BOTTOM OF HOLE.
7. 4" PERFORATED PIPE
8. 4" DIA. PVC RISER WITH BLACK END CAP; PROVIDE MINIMUM 3" HOLES IN CAP OR APPROVED EQUAL; PVC RISER TO TRANSITION INTO PERFORATED PIPE AT SUMP

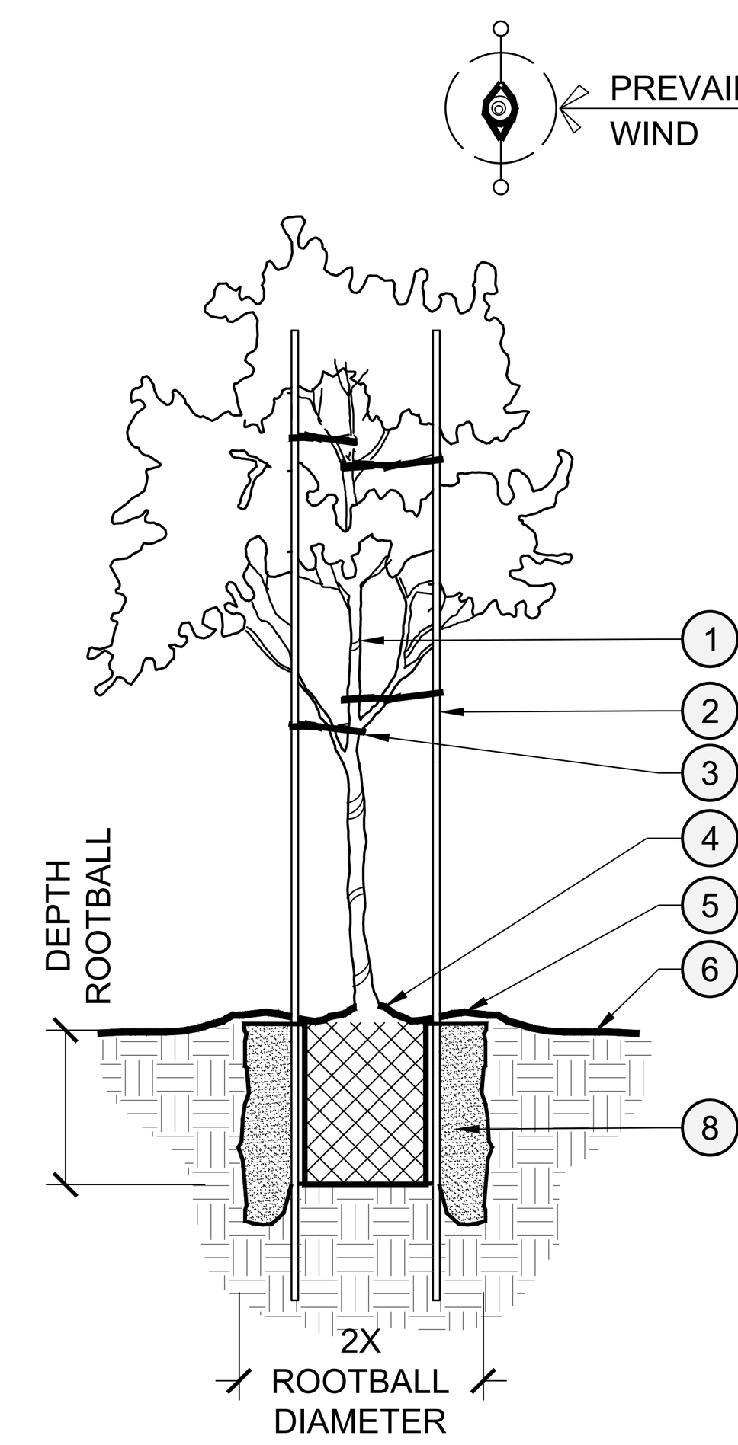
F TREE PLANTING W/ ROOT BARRIER



LEGEND

1. TREE TRUNK
2. TREE ROOTBALL, SEE ADDITIONAL PLANTING DETAILS THIS SHEET FOR SPECIFIC DIRECTION
3. ROOT BARRIER, REQUIRED IF 10' MIN. CLEARANCE FROM TREE TRUNK TO ADJACENT BUILT ELEMENT. ROOT BARRIER SHALL BE MINIMUM 24" DEPTH AND 20" LENGTH, TOP OF ROOT BARRIER'S BLACK LINEAR BARRIER, SIZE TO EQUAL TREE BOX SIZE, WITH 0.06" THICKNESS. ROOT-GUIDING-RIBS ON BARRIER TO FACE TOWARD TREE ROOT, DO NOT ENCIRCLE ROOTBALL.
4. FINISH GRADE
5. ADJACENT HARDSCAPE
6. PREPARED BACKFILL PER PLANTING NOTES.
7. 6" ZONE OF NATIVE SOIL
8. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL FOR 36" OR LARGER UNLESS NOTED OTHERWISE.

G SINGLE STAKING



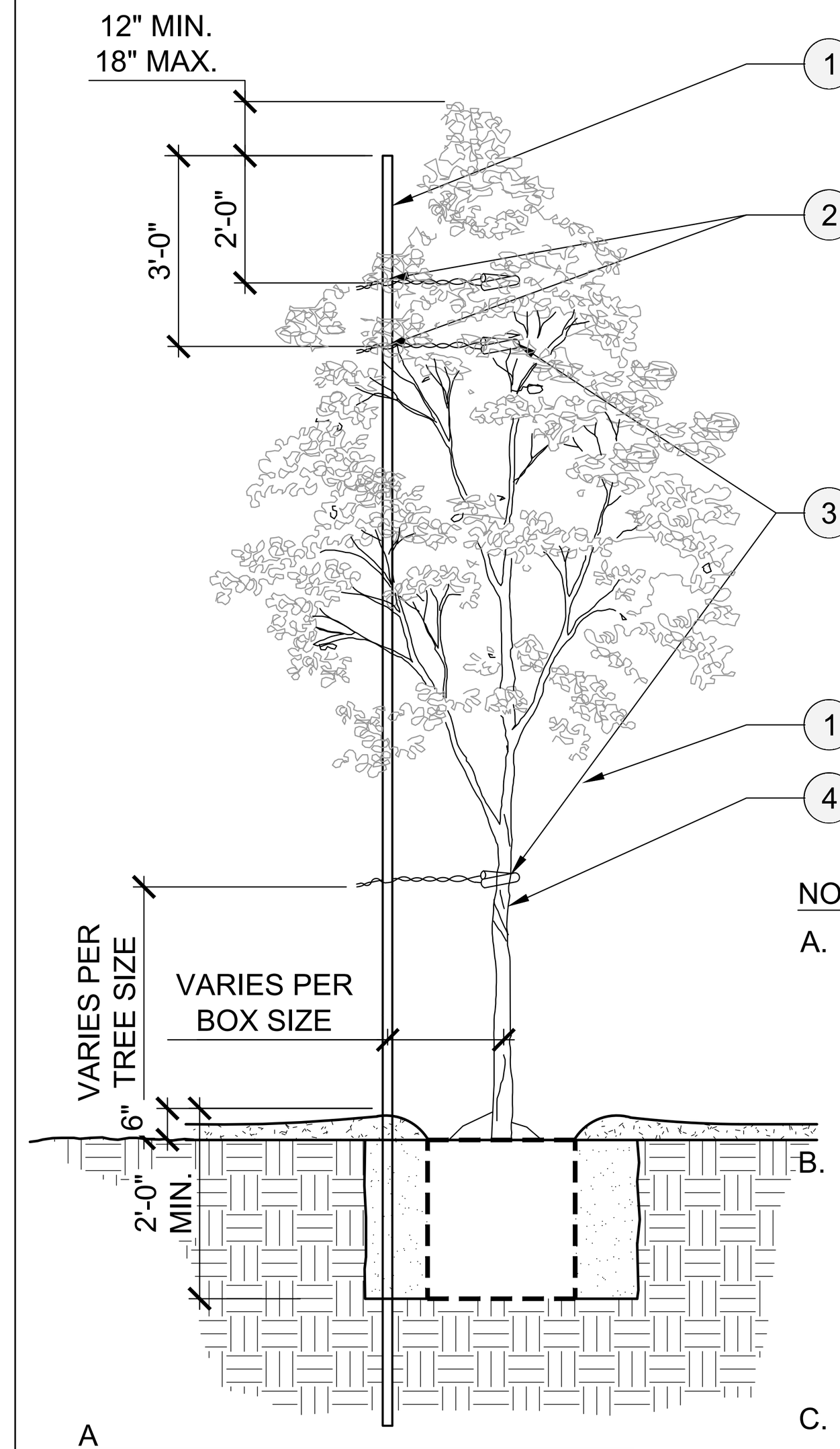
LEGEND

1. TREE TRUNK
2. 3" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: TWO STAKES FOR 15 GAL. AND LARGER TREES. STAKES SHALL NOT PIERCE THROUGH ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.
3. EZ CINCH TREE TIE (MIN. 4 REQUIRED).TREE TIE SHALL BE FLEXIBLE AND LOOP CINCH TIE AROUND TREE BRANCH, TWIST TIE, THEN LOOP AROUND STAKE & DRIVE GALVANIZED NAIL THROUGH THE TIE AT THE BACK OF STAKE. PROVIDE 4 TIES FOR 15 GAL. & LARGER TREES PER MANUFACTURERS DIRECTION.
4. 5 GAL., 15 GAL., 24" BOX & LARGER 2" ABOVE GRADE. TAPER ROOTBALL TO GRADE.
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
6. FINISHED GRADE
7. PREPARED BACKFILL PER PLANTING NOTES.

NOTES

1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM.
3. NURSERY STAKES TO BE REMOVED AFTER TREES ARE ESTABLISHED

H LOPHOSTEMON TREE STAKING



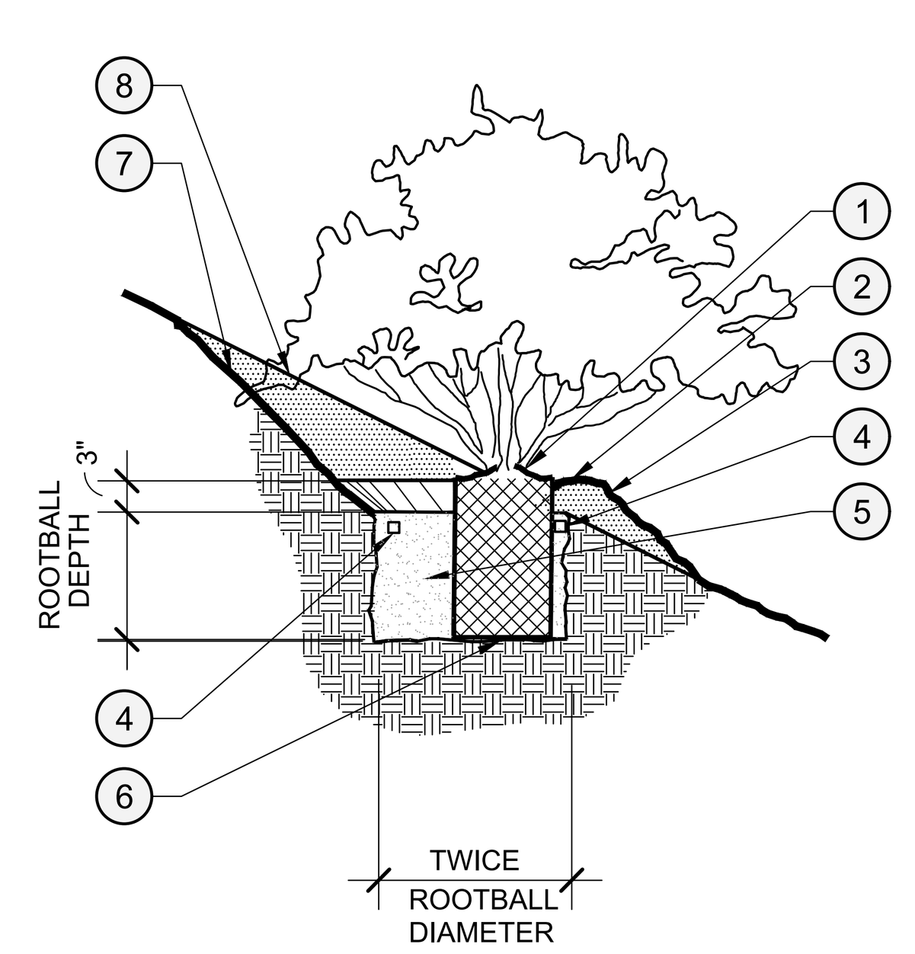
LEGEND

1. SCH. 40 GALVANIZED STEEL STAKE, SIZE:
   -5-15 GALLON: 1-1/2" DIA. X 10' LONG
   -24" BOX AND LARGER: 1-1/2" DIA. X 20' LONG
   -PAINT COLOR: 2 COATS MATTE BLACK
   -LOCATE POLE IN BACK AND OUT OF PUBLIC VIEW
2. (2) 3/8" HOLES DRILLED THROUGH THE STAKE TO ACCEPT TREE TIE. FIRST HOLE TO BE LOCATED 24" FROM TOP OF STAKE AND SECOND HOLE TO BE LOCATED 36" FROM TOP OF STAKE
3. TREE SUPPORTS:WIRE LENGTH 36" FOR 24"-36" BOX TREES. WIRE CAN BE TRIMMED IF NECESSARY.
4. LOPHOSTEMON CONFERTUS (BRISBANE BOX)

NOTES

A. THIS DETAIL IS PRIMARILY INTENDED FOR CUPRESSUS SEMPERVIRENS AND LOPHOSTEMON CONFERTUS TREES 24" BOX AND LARGER BUT MAY APPLY TO OTHER TREES SHOWN. REFER TO THE PLANTING LEGEND.
B. FOR CUPRESSUS SEMPERVIRENS (2) TREE TIES SHALL BE LOCATED NEAR TOP OF STAKE, FOR LOPHOSTEMON CONFRERTUS, (1) TREE TIE SHALL BE LOCATED NEAR TOP OF STAKE AND (1) TREE TIE SHALL BE LOCATED MIDWAY BETWEEN FINISH GRADE AND UPPER SUPPORT.
C. NURSERY STAKES TO BE REMOVED AFTER TREES ARE ESTABLISHED

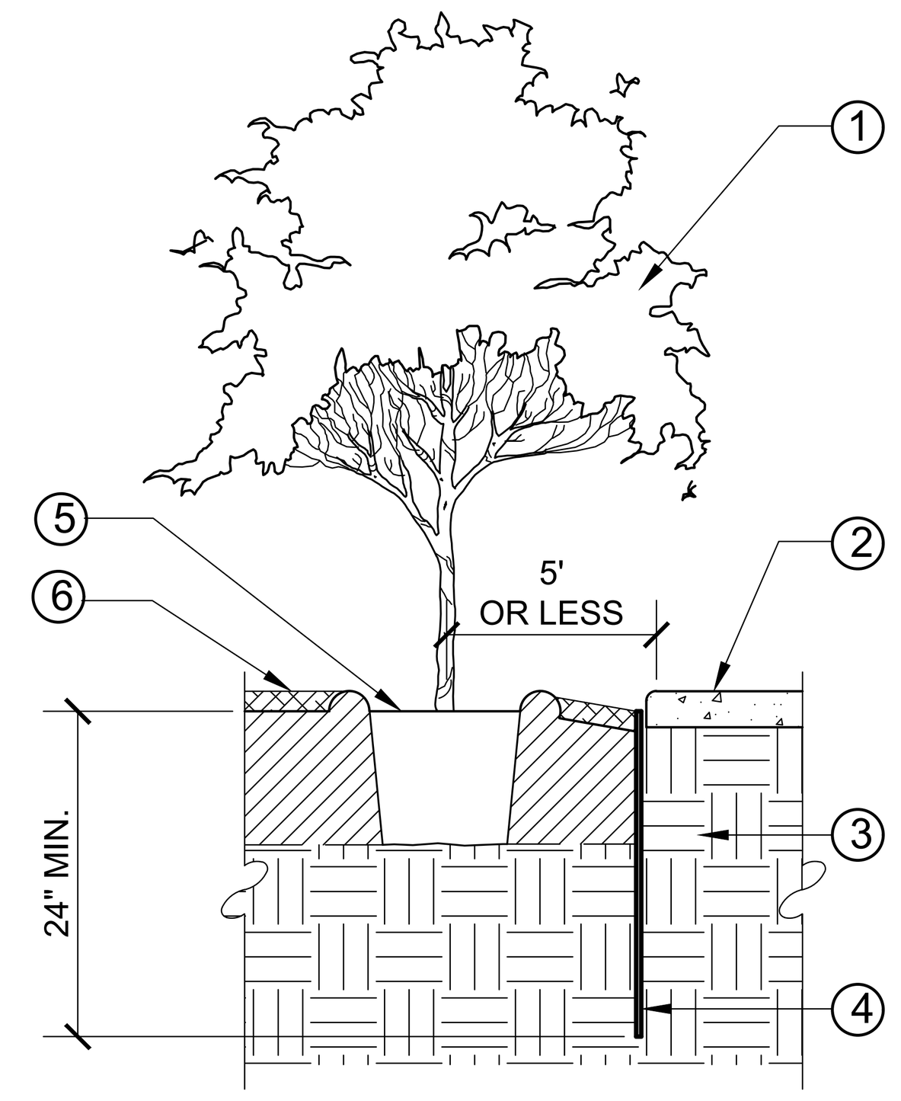
I PLANTING ON SLOPE



LEGEND

1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPS GRADE AT LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. SET ROOT BALL DIRECTLY ON UNDISTURBED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

J TREE ROOT GUARD



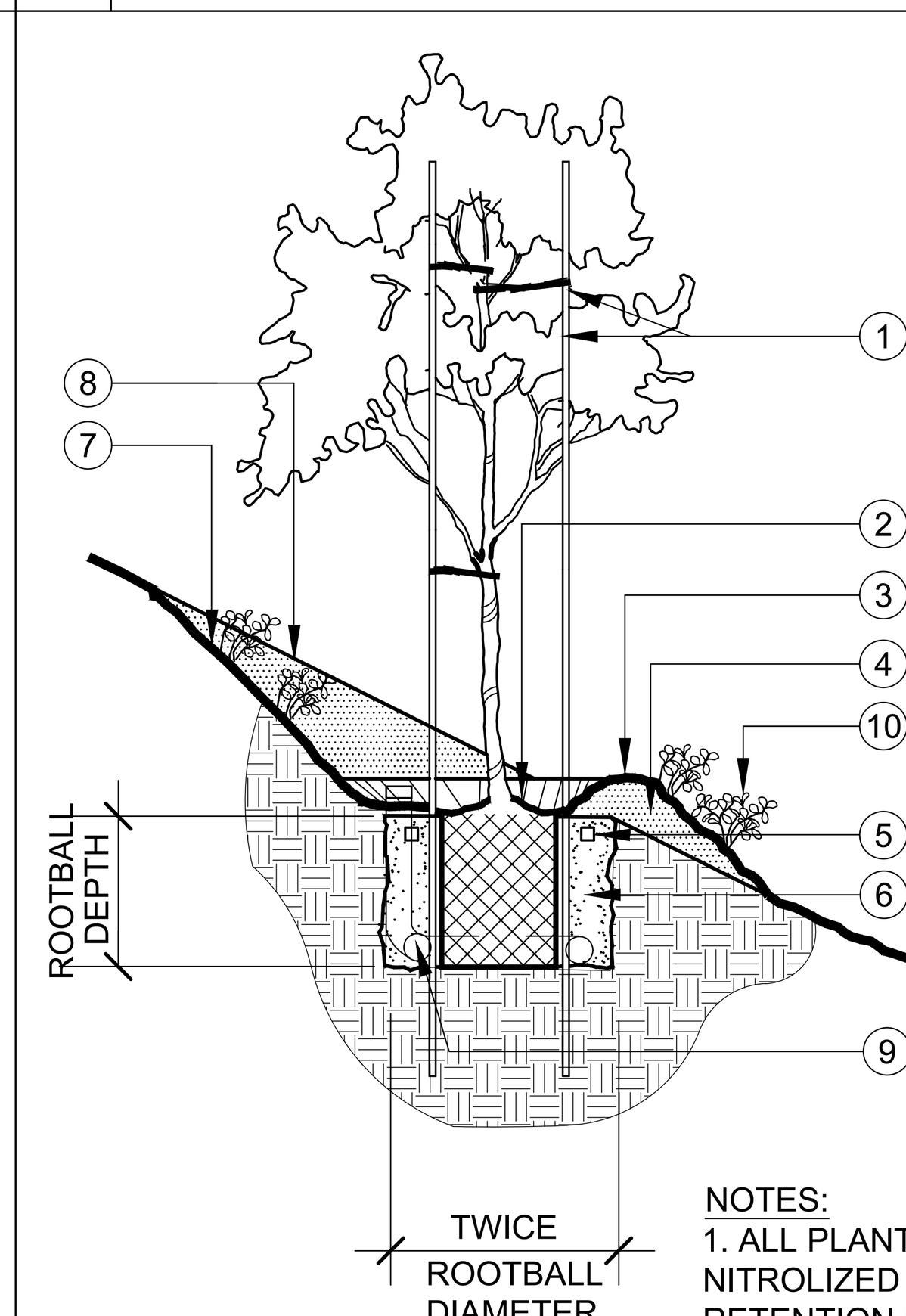
1. TREE PLANTING PER SEPARATE DETAIL.
2. PAVING PER SEPARATE DETAIL.
3. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
4. ROOT GUARD BARRIER MODEL# BARRIER SHALL UB24-2 CONFORM TO AGENCY STANDARD SET FLUSH AGAINST PAVING.
5. TREE ROOTBALL: 24" BOX 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
6. TOP OF MULCH

NOTE:

1. REFER TO APPROPRIATE TREE GUYING OR STAKING DETAIL.
2. ROOT BARRIER SHALL HAVE A MINIMUM DEPTH OF 24" WITH A MINIMUM THICKNESS OF 0.06" BARRIERS SHALL BE 20 FEET LONG CENTERED ON TREE TRUNK.

USE ROOT BARRIERS WHERE-EVER TREES ARE PLANTED WITHIN 5' OF ANY, STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ETC.

K TREE PLANTING ON SLOPE



1. TREE STAKING PER DETAIL 'C', THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 6" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE
9. SEE ROOTBALL DRAINAGE AND AERATION DETAIL ON THIS SHEET.
10. SHRUB PLANTING ON RETENTION BASIN

NOTES:

1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM.

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/28/2023	AGENCY SUBMITTAL #1
B	11/17/2023	PLANNING/HEALTH DEPT/OWD SUBMITTAL #2

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012

SHEET TITLE

PLANTING DETAILS

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GENERAL NOTES FOR PUBLIC SWIMMING POOLS & SPA

ALL WORK SHALL COMPLY WITH
2022 CBC 2022 CMC 2022 CFC
2022 CEC 2022 CPC
2022 CALIFORNIA GREEN STANDARDS CODE
STATE OF CALIFORNIA AND CITY MUNICIPAL CODE

THIS PROJECT WILL COMPLY WITH SECTION 110.4 OF THE ENERGY REGULATIONS:

A. THE THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS.
B. AN ON/OFF SWITCH FOR THE HEATER.
C. INSTALL A WATERPROOF PLATE PROVIDING INSTRUCTION FOR THE ENERGY EFFICIENT OPERATION OF THE HEATER.
D. POOL/SPA WILL HAVE DIRECTIONAL INLETS FOR MIXING THE WATER;
E. A TIME CLOCK WILL BE INSTALLED AS PART OF THE POOL WATER CIRCULATION SYSTEM.
F. POOL/SPA'S HEATER(S) WILL NOT HAVE A CONTINUOUS PILOT.
G. AT LEAST 36 INCHES OF PIPE SHALL BE INSTALLED BETWEEN THE FILTER AND THE HEATER TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.

AREA NOTES

THE POOL SHALL BE ENCLOSURED BY ONE OR A COMBINATION OF THE FOLLOWING: A FENCE, PORTION OF A BUILDING, WALL, OR OTHER APPROVED DURABLE ENCLOSURE.

ENCLOSURE OF POOL AREA TO BE MINIMUM EFFECTIVE PERPENDICULAR HEIGHT OF 5 FEET MINIMUM OR PER CITY REGULATION IF GREATER. ENCLOSURE TO BE CHILDPROOF TYPE WITH 4 INCHES MAX. OPENING, HOLES, OR GAPS IN THE ENCLOSURE, DOOR AND/OR GATES SHALL NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE. THE ENCLOSURE SHALL BE CONSTRUCTED OVER A HARD AND PERMANENT MATERIAL EQUIVALENT TO CONCRETE.

NO PLANTERS OR OTHER STRUCTURES THAT CAN BE CLIMBED SHALL BE PERMITTED WITHIN 5 FEET OF THE OUTSIDE OF THE POOL ENCLOSURE OR WITHIN A 5 FOOT ARC AS DEPICTED IN FIGURE 31B-5. THE AREA 5 FEET OUTSIDE OF THE POOL ENCLOSURE SHALL BE A COMMON AREA OPEN TO THE PUBLIC PER CBC 3119B.1.

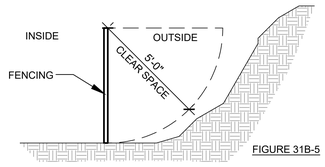


FIGURE 31B-5

GATES AND DOOR TO BE OPENED OUTWARDLY AWAY FROM THE POOL. DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

- LEVER-OPERATED OR PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE WILL MOUNTED NO HIGHER THAN 44 IN & NO LOWER THAN 42 IN ABOVE FINISHED FLOOR.
- DECKS TO BE SLIP-RESISTANT CONCRETE EXTENDING A MINIMUM OF 4 FEET BEYOND POOL EDGE. EXCEPT: AT LEAST 4 FEET IN WIDTH SHALL EXTEND AROUND A CONTINUOUS 50% OR MORE OF THE SPADECKS TO SLOPE NO MORE THAN 2 PERCENT (1/4 INCHE PER FOOT) AWAY FROM THE POOL TO A DECK DRAINAGE SYSTEM. LANDSCAPE PLANTERS, FLOWER BEDS OR SIMILAR UNPAVED AREAS SHALL NOT BE LOCATED WITHIN 4 FEET OF A SPA/POOL.
- EMERGENCY SHUT OFF SWITCH FOR ALL SPA PUMPS (BOTH CIRCULATION & BOOSTER) SHALL BE LOCATED 5 FEET MINIMUM FROM WATER AND WITHIN ENCLOSURE. EMERGENCY SHUT OFF SIGN SHALL BE CONSPICUOUSLY POSTED.

SAFETY (SUPPLIED BY POOL CONTRACTOR)

EXCEPT FOR SPRAY GROUNDS WITHOUT STANDING WATER, THE POOL OPERATOR SHALL ENSURE THE FOLLOWING SAFETY AND FIRST AID EQUIPMENT:

- FIRST AID KIT WITH INSTRUCTIONS.
- TELESCOPIC POLE WITH LEAF RAKE AND 18 INCHES BRUSH, 16 FEET (POOL), 12 FEET (SPA) STRAIGHT POLE WITH BODY HOOK. FOR POOLS THAT EXCEED 75 FEET IN LENGTH OR 50 FEET IN WIDTH, THE POOL OPERATOR SHALL PROVIDE A RESCUE POLE AND A LIFE RING ON AT LEAST TWO OPPOSING SIDES OF THE PUBLIC POOL AT CENTRALIZED LOCATIONS.
- SAFETY LIFE RING WITH 1/4 INCH NYLON ROPE MINIMUM LENGTH TO WIDTH OF POOL.

ACCESSIBILITY NOTES

THE FOLLOWING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND COMPLY WITH THE PHYSICALLY DISABLED ACCESSIBILITY REQUIREMENTS.

1. RAMPS: SHALL NOT EXCEED MAXIMUM SLOPES (1/12).
2. DECKS: SHALL NOT EXCEED MAXIMUM SLOPES.
3. GATES AND DOORS: SHALL BE 3'-0" MINIMUM WIDTH.
4. POOL AND/OR SPA:
   A) SHALL BE PROVIDED WITH RAMP FOR DISABLED ACCESS
   OR
   B) SHALL BE PROVIDED WITH A SLEEVE AND A ACCESSIBLE LIFT AS SPECIFIED BY THE MANUFACTURER.

SIGNAGE

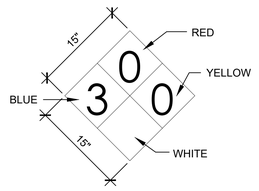
ALL SIGNS SHALL HAVE MINIMUM 4 INCHES HIGH, LEGIBLE LETTERS OR NUMBERS UNLESS OTHERWISE REQUIRED IN THIS SECTION.
ALL SIGNS MUST MEET REQUIREMENTS OF 2022 CALIFORNIA BUILDING CODE, CCR TITLE 24.

- OCCUPANT CAPACITY: POOL ½₀ SPA ½₀
- "NO DIVING"
- "WARNING: NO LIFEGUARD ON DUTY" THE SIGN ALSO SHALL STATE IN LETTERS AT LEAST 1 INCH HIGH "CHILDREN SHOULD NOT USE POOL WITHOUT A ADULT SUPERVISION".
- AN ILLUSTRATED DIAGRAM OF ARTIFICIAL RESPIRATION AND CPR PROCEDURES IN 1/4 INCH HIGH LETTERING.
- "DIAL 911 FOR EMERGENCIES". THE POOL FACILITY NAME AND ADDRESS. THE NEAREST EMERGENCY SERVICE PHONE NUMBER.
- "KEEP CLOSED" OR "KEEP GATE CLOSED"
- "PERSONS HAVING CURRENTLY ACTIVE DIARRHEA OR WHO HAVE HAD ACTIVE DIARRHEA WITHIN 14 DAYS SHALL NOT BE ALLOWED TO ENTER THE POOL WATER" IN LETTERS AT LEAST 1 INCH.

ADDITIONAL REQUIREMENT FOR SPA SIGNAGE

- "EMERGENCY SHUT-OFF SWITCH" IN 1 INCH HIGH.
- "CAUTION" SIGN. THIS SIGN IS FOLLOWED BY THE FOLLOWING IN 1 INCH HIGH LETTERING:
  a. ELDERLY PERSONS, PREGNANT WOMEN, INFANTS AND THOSE WITH HEALTH CONDITIONS REQUIRING MEDICAL CARE SHOULD CONSULT WITH A PHYSICIAN BEFORE ENTERING THE SPA.
  b. CHILDREN SHOULD NOT USE SPA WITHOUT ADULT SUPERVISION.
  c. HOT WATER IMMERSION WHILE UNDER THE INFLUENCE OF ALCOHOL, NARCOTICS, DRUGS, OR MEDICINES MAY LEAD TO SERIOUS CONSEQUENCES AND IS NOT RECOMMENDED.
  d. DO NOT USE ALONE.
  e. LONG EXPOSURE MAY RESULT IN HYPERTHERMIA, NAUSEA, DIZZINESS OR FAINTING.

HAZARDOUS MATERIALS SIGNAGE



* ALL SIGNAGE AND PLACARDING DETAILS SHALL BE IN ACCORDANCE WITH NFPA 704

MAINTENANCE NOTE.

- PROVIDE VACUUM HEADS AND VACUUM HOSE.
- CYANURIC ACID, FREE CHLORINE, AND PH TEST KIT.
- THERMOMETER

POOL LIFT AND ACCESSIBLE NOTES

POOL LIFT SHALL COMPLY WITH ALL OF THE CRITERIA OUTLINES IN CBC 2022 SECTION 11B-1009.2

1009.2.1 POOL LIFT SHALL BE LOCATED WHERE THE WATER LEVEL IS 36 INCHES MINIMUM AND 48 INCHES MAXIMUM.

EXCEPTIONS:

1. WHERE THE ENTIRE POOL DEPTH IS LESS THAN 36 INCHES OR GREATER THAN 48 INCHES, COMPLIANCE WITH SECTION 11B-1009.2.1 SHALL NOT BE REQUIRED
2. WHERE MULTIPLE POOL LIFT LOCATIONS ARE PROVIDED, NO MORE THAN ONE POOL LIFT SHALL BE REQUIRED TO BE LOCATED IN AN AREA WHERE THE WATER LEVEL IS 48 INCHES MAXIMUM.

1009.2.2 IN THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16 INCHES MINIMUM FROM THE EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.

1009.2.3 ON THE SIDE OF THE SEAT OPPOSITE THE WATER, A CLEAR DECK SPACE SHALL BE 36 INCHES WIDE MINIMUM AND SHALL EXTEND FORWARD 48 INCHES MINIMUM FROM A LINE LOCATED 12 INCHES BEHIND THE REAR EDGE OF THE SEAT. THE CLEAR DECK SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.

1009.2.4 THE SEAT SHALL BE RIGID AND SHALL HAVE A BACK SUPPORT THAT IS AT LEAST 12 INCHES TALL. THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 17 INCHES MINIMUM TO 19 INCHES MAXIMUM MEASURED FROM THE DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED (LOAD) POSITION. THE SEAT SHALL HAVE A RESTRAINT FOR THE USE OF THE OCCUPANT WITH OPERABLE PARTS COMPLYING WITH SECTION 11B-309.

1009.2.5 THE SEAT SHALL BE 16 INCHES WIDE MINIMUM.

1009.2.6 FOOTRESTS SHALL BE PROVIDED AND SHALL MOVE WITH THE SEAT. THE SEAT SHALL HAVE TWO ARMRESTS. THE ARMREST POSITIONED OPPOSITE THE WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE RAISED (LOAD) POSITION.

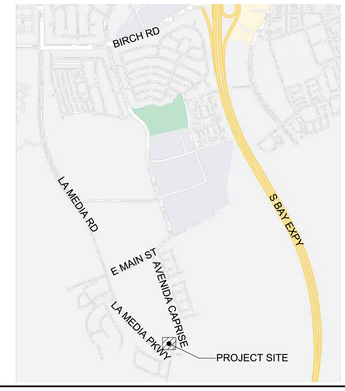
EXCEPTION: FOOTRESTS SHALL NOT BE REQUIRED ON POOL LIFTS PROVIDED IN SPAS.

1009.2.7 THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS AND OPERATING MECHANISMS SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN USE AND SHALL COMPLY WITH SECTION 11B-309.4. THE LIFT SHALL BE STABLE AND NOT PERMIT UNINTENDED MOVEMENT WHEN A PERSON IS GETTING INTO OR OUT OF THE SEAT.

1009.2.8 THE LIFT SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18 INCHES MINIMUM BELOW THE STATIONARY WATER LEVEL.

1009.2.9 SINGLE PERSON POOL LIFTS SHALL HAVE A WEIGHT CAPACITY OF 300 POUNDS MINIMUM AND BE CAPABLE OF SUSTAINING A STATIC LOAD OF AT LEAST ONE AND A HALF TIMES THE RATED LOAD.

VICINITY MAP



ABBREVIATION

AF - AUTOFILL
AL - ADA LIFT SLEEVE
DM - DEPTH MARKER
FI - FLOOR INLET
FL - FLOATING LANE
GR - GRAB RAIL
HR - HAND RAIL
MD - MAIN DRAIN
RA - ROPE ANCHOR
SK - SKIMMER
UL - UNDERWATER LIGHT
WI - WALL INLET

SCOPE OF WORK:

***POOL, SPA AND WADING POOL AND POOL/SPA AND WADING POOL EQUIPMENT ONLY**

***ALL OTHER ITEMS ARE SHOWN FOR REFERENCE ONLY UNDER SEPARATE PERMIT, BY OTHERS**

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DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONTRACTOR
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

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CARLSBAD, CA 92008
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FAX:

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COVER SHEET, NOTES & VICINITY MAP

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SP-001

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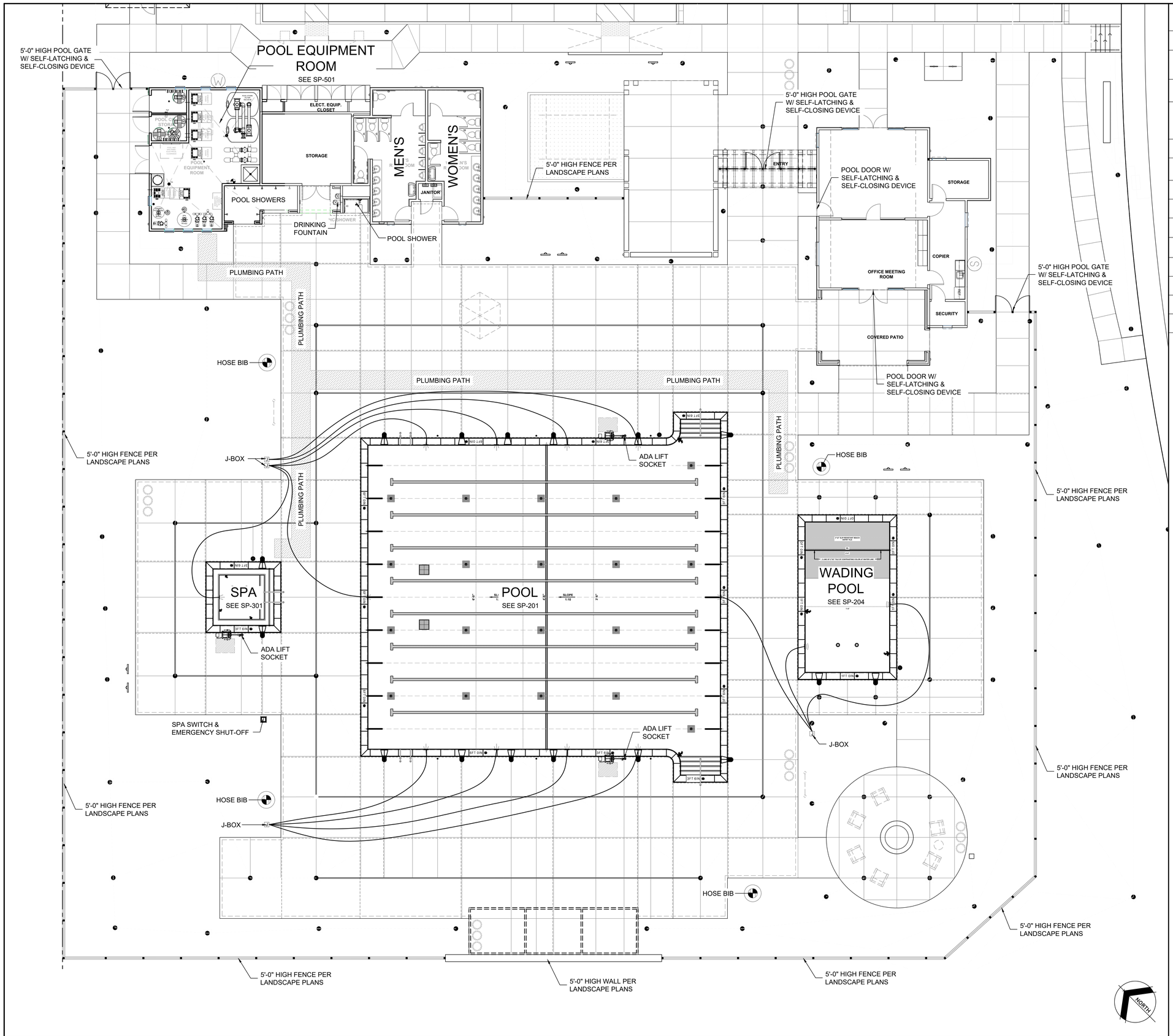

LEGEND

	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
J	JUNCTION BOX
	SPA SWITCH & EMERGENCY SHUT-OFF
	HOSE BIB
PLUMBING PATH	PLUMBING PATH
	FLOOR INLET

TILE NOTES:

- CONTRASTING TILE ON STEPS AND BENCHES IS REQUIRED. INSTALLATION OF TRIM TILE IS LIMITED TO THE EDGES OF STEPS, SPA BENCHES ON HORIZONTAL SURFACES. SURFACES MUST BE SLIP-RESISTANT, CONTRASTING COLOR, AND NO MORE THAN 4 INCHES WIDE. SLIP-RESISTANT IS CONSIDERED A WET COEFFICIENT OF FRICTION OF 0.6 OR GREATER.
- 6" CERAMIC GLOSSY/SMOOTH/CONTRASTING COLOR TILES ARE REQUIRED AROUND THE ENTIRE WATERLINE PERIMETER FOR ALL TYPES OF POOLS INCLUDING FIBERGLASS POOLS AND SPAS.

NOTES:

1. ALL FENCING OVER PLANTER AREA SHALL BE CONSTRUCTED OVER 6" CONCRETE MOW CURB.
2. DECK SLOPE OF 1% AND MAX DECK SLOPE OF 2% AWAY FROM POOL/SPA TO DRAINAGE.
3. A POOL SHALL BE WHITE IN COLOR WITH NO LETTERS, MARKINGS OR DESIGNS EXCEPT FOR SAFETY MARKINGS.

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PLOT PLAN

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1/8" PLOT PLAN

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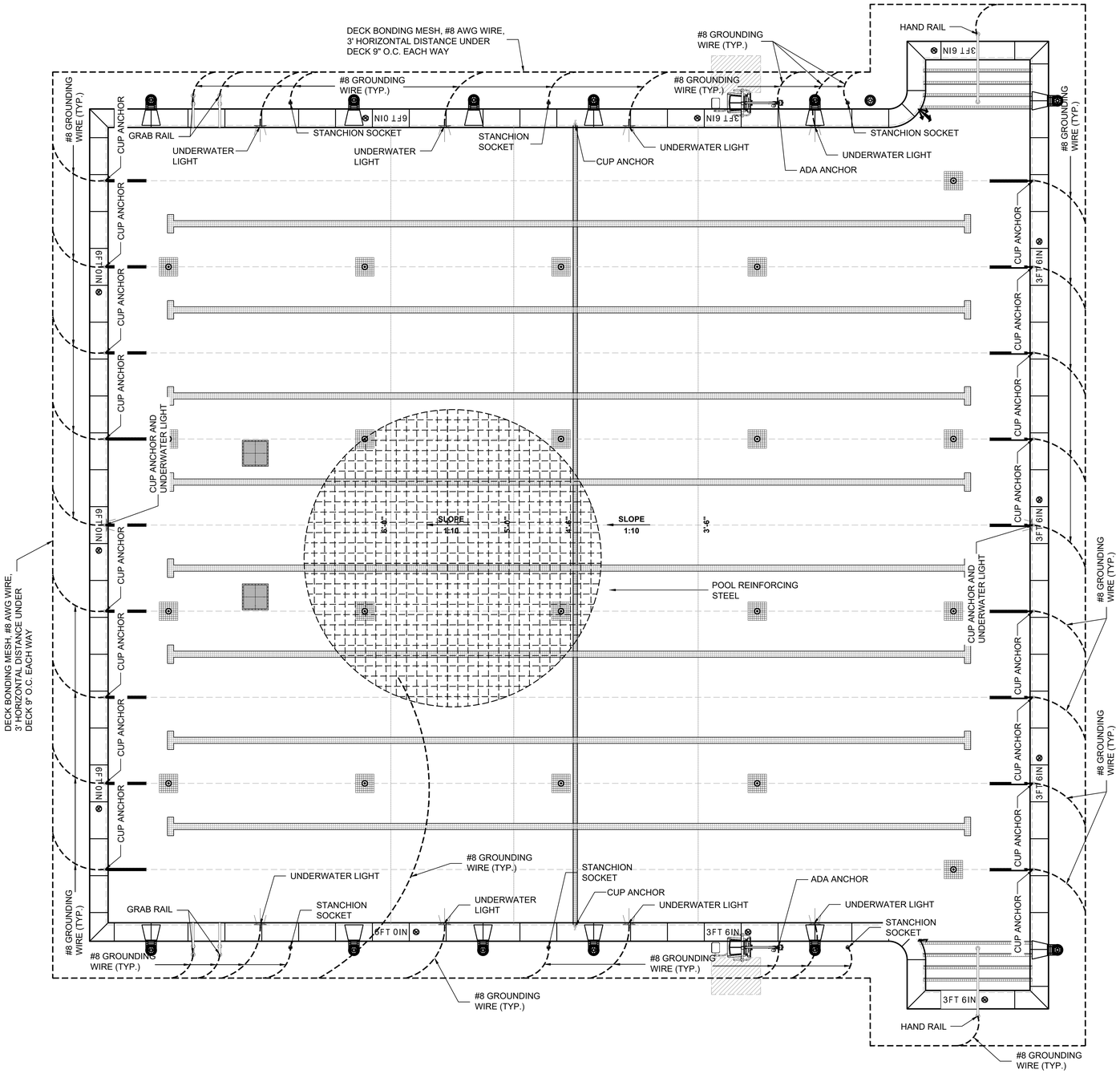

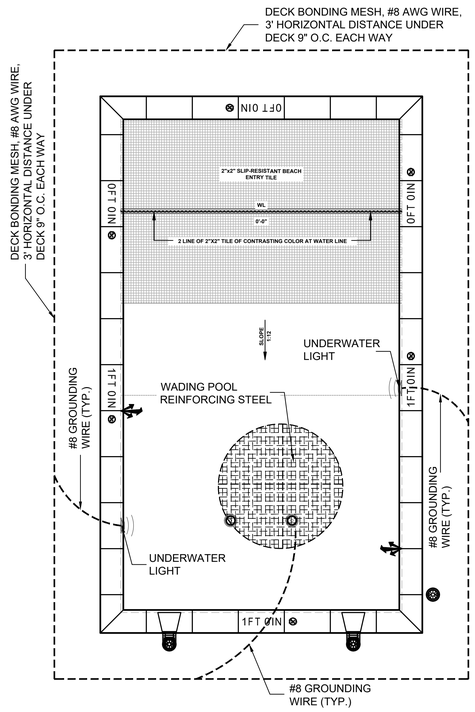

LEGEND

	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	FLOOR INLET

B | ¼" | GROUNDING PLOT PLAN

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GROUNDING PLAN

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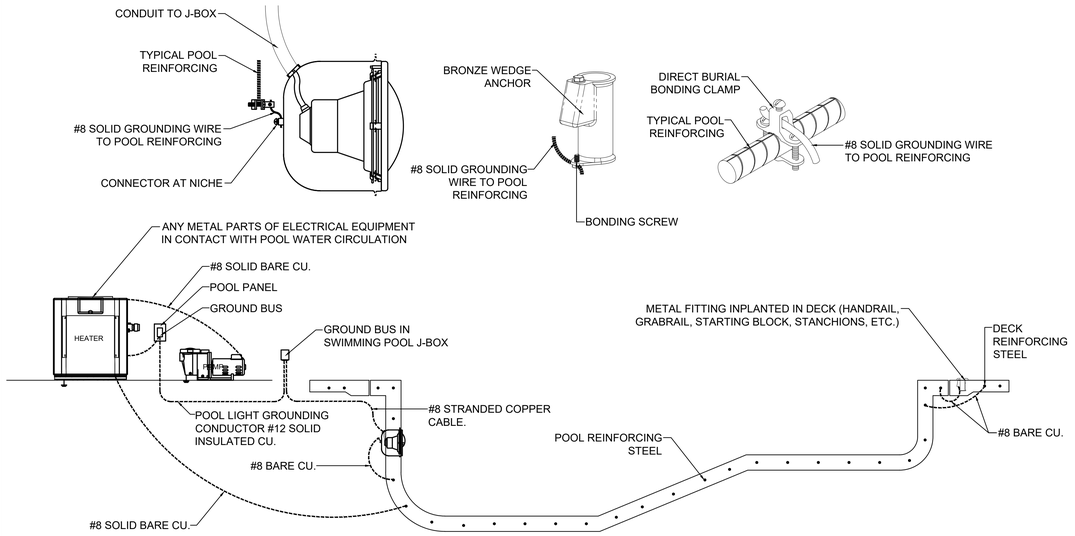
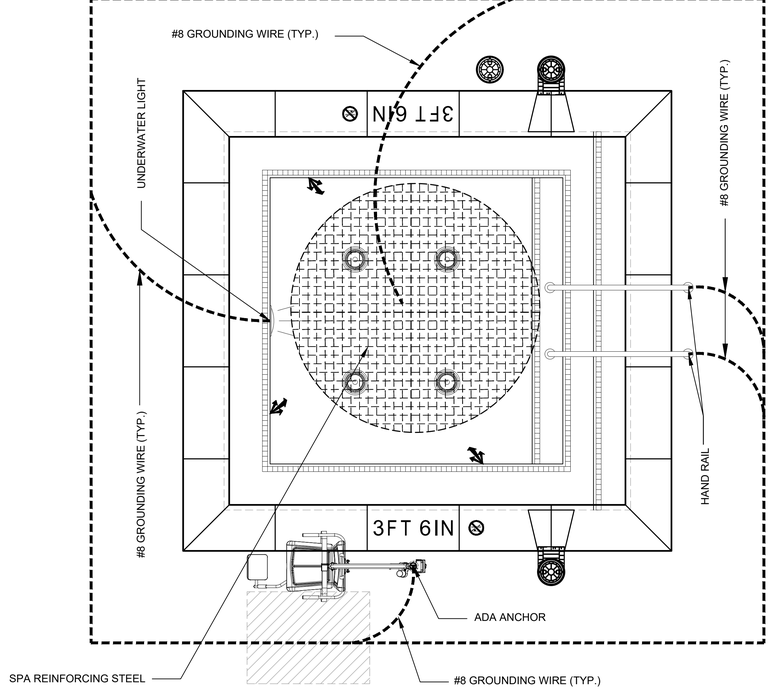


NOTES:

1. BOND ALL POOL, SPA AND POOL DECK STEEL REINFORCING GRIDS TOGETHER.
2. ALL WIRING SHALL BE WITH #8 BARE COPPER CONDUCTORS UNLESS NOTED OTHERWISE.
3. ALL GROUNDING AND BONDING SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
4. SEE DETAIL B HEREON FOR BONDING DETAIL.

A | ½" | BONDING DETAIL



B | ½" | GROUNDING PLOT PLAN

C | NTS | NOT USED

LEGEND

	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR

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GROUNDING PLAN, EQUIPOTENTIAL BONDING NOTES AND DETAIL

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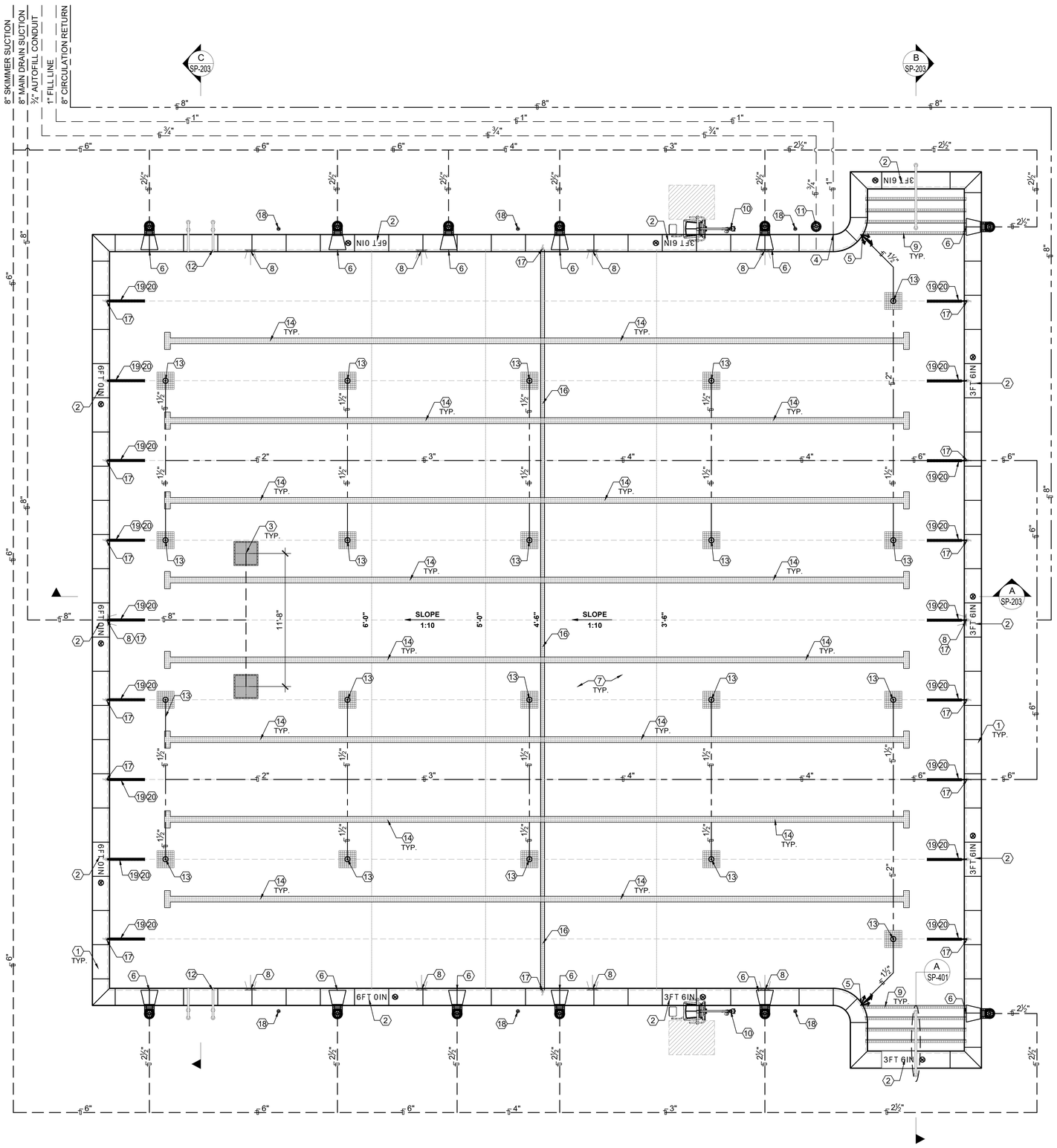

POOL DATA

SIZE	75'-4" X 76'-0"
AREA	4,997 SQ. FT.
PERIMETER	300'-2"
WATER DEPTH	3'-6" TO 6'-0"
CAPACITY	174,204 GALLONS
TURNOVER REQ.	484 GPM
OCCUPANT LOAD	249

CONSTRUCTION NOTES

1. **COPING** TO BE 18" PRE-CAST CONCRETE COPING TYPE WITH A FULL EXPANSION JOINT AND PLIABLE MASTIC BETWEEN DECK & POOL BOND BEAM. SEE DETAIL **C/SP-401**
2. **DEPTH/DECK MARKERS** TO BE CONTRASTING COLOR ON ALL POOL WALLS AT 25'-0" MAX. SPACING, WITH SLIP-RESISTANT, SANDBLASTED MARKERS IN COPING. SEE DETAIL **K/SP-401** FOR DECK MARKERS SEE DETAIL **G/SP-401** FOR DEPTH (WALL) MARKERS
3. **DRAINS** TO BE TAMPERPROOF TYPE, 36" MIN. SEPARATION W/ A HYDROSTATIC DEVICE INSTALLED IF HIGH GROUND WATER IS ENCOUNTERED OR ANTICIPATED. SEE DETAIL **D/SP-401**
4. **FILL LINE** TO BE 2" MIN. ABOVE WATER LINE AND BELOW RIM. SUPPLY FROM APPROVED SOURCE VIA FEBCO 825-Y RPBFP, AND IN PROTECTED AREA SUCH AS EQUIPMENT ROOM. SEE DETAIL **I/SP-401**
5. **WALL INLET** W/ ADJUSTABLE EYEBALL INLETS LOCATED 18" BELOW WATERLINE IN POOL. SEE DETAIL **F/SP-401**
6. **SKIMMERS** TO BE WATERWAYS 540-6300 2". PROVIDE ONE SKIMMER FOR EACH 500 SQ. FT. OF POOL SURFACE AREA OR FRACTION THEREOF. SEE DETAIL **E/SP-401**
7. **PLASTER** TO BE WHITE AND SMOOTH W/ 6" MIN. CERAMIC TILE BAND AT WATERLINE.
8. **LIGHTS** TO PROVIDE THE EQUIVALENT OF ½ WATT PER SQ. FT. OF POOL SURFACE AREA. LIGHTS MUST BE LOCATED WITH WATER DEPTH OVER LENS AT LEAST 18". SEE DETAIL **L/SP-401**
9. **POOL STEPS** SHALL HAVE THE SAME DIMENSIONS WITH A TREAD NOT LESS THAN 12" IN WIDTH, EXCEPT THE TOP STEP NOT LESS THAN 14" IN WIDTH. IF THE TOP STEP IS CURVED CONVEXLY, THE TOP STEP TREAD SHALL NOT BE LESS THAN 21" IN WIDTH OR GREATER 24" AS MEASURED AT THE POINT OF MAXIMUM CURVATURE. RISERS SHALL BE UNIFORM AND SHALL NOT EXCEED 12" IN HEIGHT. SEE DETAIL **A/SP-401**
10. **ADA LIFT** SOCKET, SEE DETAIL **M/SP-401**
11. **AUTOFILL** - LEVOLOR STATIC PIPE HOUSING - COMPUTER CONTROLLED DEVICES THAT DETECT A LOW WATER CONDITION AND AUTOMATICALLY REPLACE THE WATER R TO A PRESET LEVEL. SEE DETAIL **J/SP-401**
12. **LADDER / RECESS STEPS** W/ 2" STAINLESS GRAB RAILS. RECESSED STEP TREADS TO BE 5" X 14" MIN. W/ MAX. RISE OF 12". IF THE WIDTH OF THE POOL EXCEEDS 30FT. TWO LADDERS SHALL BE PROVIDED, ONE ON EACH SIDE OF THE DEEP END. SEE DETAIL **B/SP-401**
13. **FLOOR INLET** TO BE INSTALLED IN POOL FLOOR INLETS TO BE A MIN. 10'-0" APART. SEE DETAIL **H/SP-40**2
14. **RACE LANES** - TO BE UNGLAZED, SLIP RESISTANT CERAMIC TILE W/ CONTRASTING COLORS. RACE LANES TO BE 6" IN SQUARE DIAMOND. SEE DETAIL **C/SP-402**
15. **RACE TARGET** - TO BE UNGLAZED, SLIP RESISTANT CERAMIC TILE W/ CONTRASTING COLORS. SEE DETAIL **D/SP-402**
16. **BREAK LINE** TO BE CONTRASTING COLOR ON POOL FLOOR AND WALL AT THE 4½FT. W/CUP ANCHORS AND ROPE FLOATS.
17. **STAINLESS STEEL CUP ANCHOR** FOR SECURING RACING LINES AND IN CONCRETE AND GUNITE POOLS. SEE DETAIL **A/SP-604**
18. **8-FOOT STANCHION SOCKET** - DESIGNED TO SUPPORT BACKSTROKE LINES, FINISH LINES AND RECALL LINES. SEE DETAIL **B/SP-604**
19. **COMPETITOR LANE** LINES PATENTED FLOW-THROUGH DESIGN CONTROLS WATER TURBULENCE BY ALLOWING WAVE ENERGY TO BE DISPERSED ALONG THE LENGTH OF THE LANE. SEE DETAIL **C/SP-604**
20. **ANTIWAVE LANE LINES** DESIGNED TO DEFLECT WAVE MOTIONS DOWNWARD THROUGH HYDRODYNAMIC PROPULSION FOR WAKE FREE COMPETITIVE SWIMMING. DURABLE, INJECTION-MOLDED POLYETHYLENE DISCS WITH BUILT-IN UV AND CHEMICAL RESISTORS. SHIPS ASSEMBLED AND COMPLETE WITH AN "S" HOOK ON ONE END AND A SUPERTENSIONER™ ON THE OTHER. ALL HARDWARE IS MADE OF STAINLESS STEEL AND PLASTIC.

LEGEND

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	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR

NORTH

A ¼" POOL PLAN VIEW AND PLUMBING LAYOUT

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POOL PLAN VIEW AND PLUMBING LAYOUT

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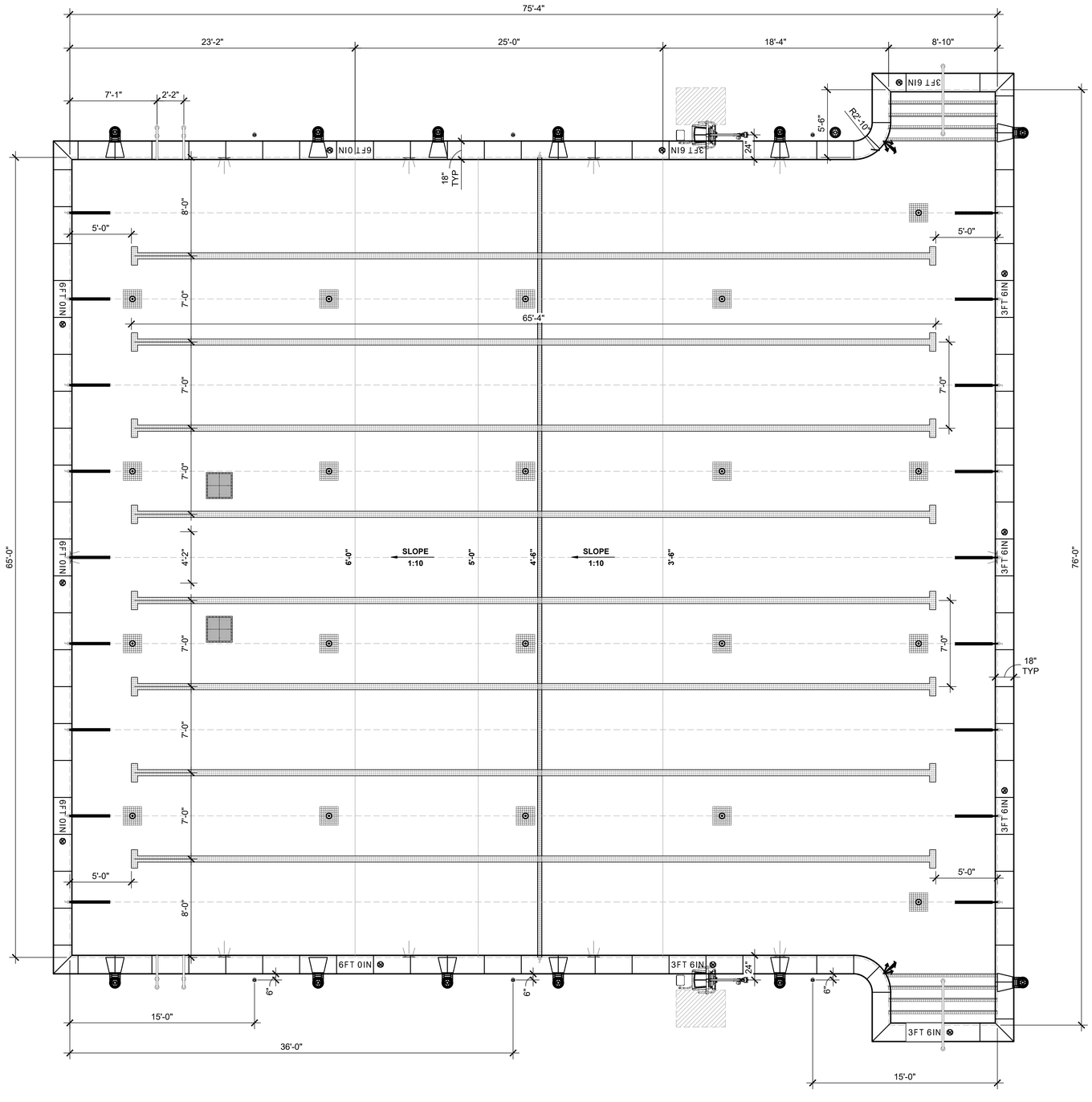

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	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	FLOOR INLET

A ¼"

POOL PLAN VIEW AND PLUMBING LAYOUT

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POOL DIMENSION PLAN

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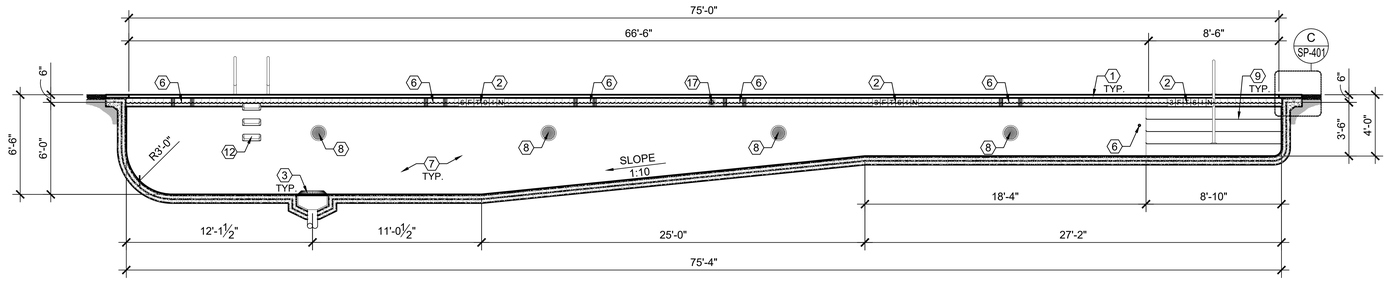
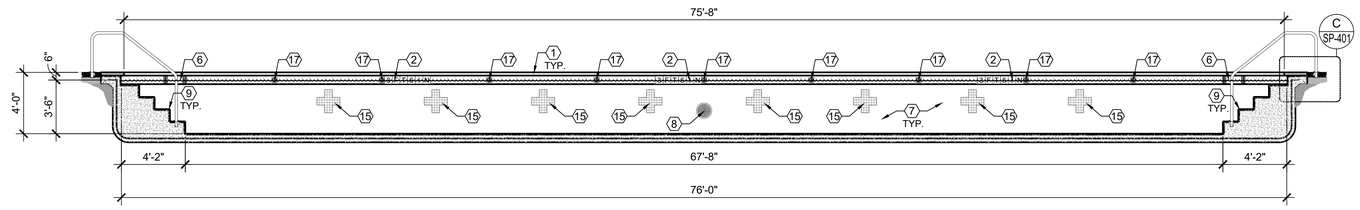
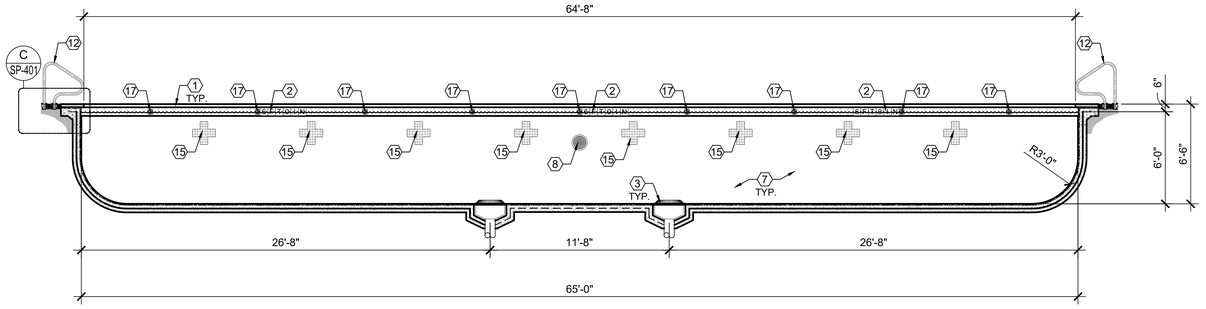


A | ¼" | POOL LONGITUDINAL SECTION THRU MAIN DRAIN



B | ¼" | POOL CROSS SECTION THRU STAIRS



C | ¼" | POOL CROSS SECTION THRU MAIN DRAINS

D | NTS | NOT USED

CONSTRUCTION NOTES

1. **COPING** TO BE 18" PRE-CAST CONCRETE COPING TYPE WITH A FULL EXPANSION JOINT AND PLIABLE MASTIC BETWEEN DECK & POOL BOND BEAM. SEE DETAIL **C/SP-401**
2. **DEPTH/DECK MARKERS** TO BE CONTRASTING COLOR ON ALL POOL WALLS AT 25'-0" MAX. SPACING, WITH SLIP-RESISTANT, SANDBLASTED MARKERS IN COPING. SEE DETAIL **K/SP-401** FOR DECK MARKERS SEE DETAIL **G/SP-401** FOR DEPTH (WALL) MARKERS
3. **DRAINS** TO BE TAMPERPROOF TYPE, 36" MIN. SEPARATION W/ A HYDROSTATIC DEVICE INSTALLED IF HIGH GROUND WATER IS ENCOUNTERED OR ANTICIPATED. SEE DETAIL **D/SP-401**
4. **FILL LINE** TO BE 2" MIN. ABOVE WATER LINE AND BELOW RIM. SUPPLY FROM APPROVED SOURCE VIA FEBCO 825-Y RPBFP, AND IN PROTECTED AREA SUCH AS EQUIPMENT ROOM. SEE DETAIL **I/SP-401**
5. **WALL INLET** W/ ADJUSTABLE EYEBALL INLETS LOCATED 18" BELOW WATERLINE IN POOL. SEE DETAIL **F/SP-401**
6. **SKIMMERS** TO BE WATERWAYS 540-6300 2". PROVIDE ONE SKIMMER FOR EACH 500 SQ. FT. OF POOL SURFACE AREA OR FRACTION THEREOF. SEE DETAIL **E/SP-401**
7. **PLASTER** TO BE WHITE AND SMOOTH W/ 6" MIN. CERAMIC TILE BAND AT WATERLINE.
8. **LIGHTS** TO PROVIDE THE EQUIVALENT OF ½ WATT PER SQ. FT. OF POOL SURFACE AREA. LIGHTS MUST BE LOCATED WITH WATER DEPTH OVER LENS AT LEAST 18". SEE DETAIL **L/SP-401**
9. **POOL STEPS** SHALL HAVE THE SAME DIMENSIONS WITH A TREAD NOT LESS THAN 12" IN WIDTH, EXCEPT THE TOP STEP NOT LESS THAN 14" IN WIDTH. IF THE TOP STEP IS CURVED CONVEXLY, THE TOP STEP TREAD SHALL NOT BE LESS THAN 21" IN WIDTH OR GREATER 24" AS MEASURED AT THE POINT OF MAXIMUM CURVATURE. RISERS SHALL BE UNIFORM AND SHALL NOT EXCEED 12" IN HEIGHT. SEE DETAIL **A/SP-401**
10. **ADA LIFT** SOCKET, SEE DETAIL **M/SP-401**
11. **AUTOFILL** - LEVOLOR STATIC PIPE HOUSING - COMPUTER CONTROLLED DEVICES THAT DETECT A LOW WATER CONDITION AND AUTOMATICALLY REPLACE THE WATER R TO A PRESET LEVEL. SEE DETAIL **J/SP-401**
12. **LADDER / RECESS STEPS** W/ 2" STAINLESS GRAB RAILS. RECESSED STEP TREADS TO BE 5" X 14" MIN. W/ MAX. RISE OF 12". IF THE WIDTH OF THE POOL EXCEEDS 30FT. TWO LADDERS SHALL BE PROVIDED, ONE ON EACH SIDE OF THE DEEP END. SEE DETAIL **B/SP-401**
13. **FLOOR INLET** TO BE INSTALLED IN POOL FLOOR INLETS TO BE A MIN. 10'-0" APART. SEE DETAIL **H/SP-40**2
14. **RACE LANES** - TO BE UNGLAZED, SLIP RESISTANT CERAMIC TILE W/ CONTRASTING COLORS. RACE LANES TO BE 6" IN SQUARE DIAMOND. SEE DETAIL **C/SP-402**
15. **RACE TARGET** - TO BE UNGLAZED, SLIP RESISTANT CERAMIC TILE W/ CONTRASTING COLORS. SEE DETAIL **D/SP-402**
16. **BREAK LINE** TO BE CONTRASTING COLOR ON POOL FLOOR AND WALL AT THE 4½FT. W/CUP ANCHORS AND ROPE FLOATS.
17. **STAINLESS STEEL CUP ANCHOR** FOR SECURING RACING LINES AND IN CONCRETE AND GUNITE POOLS. SEE DETAIL **A/SP-604**
18. **8-FOOT STANCHION SOCKET** - DESIGNED TO SUPPORT BACKSTROKE LINES, FINISH LINES AND RECALL LINES. SEE DETAIL **B/SP-604**
19. **COMPETITOR LANE** LINES PATENTED FLOW-THROUGH DESIGN CONTROLS WATER TURBULENCE BY ALLOWING WAVE ENERGY TO BE DISPERSED ALONG THE LENGTH OF THE LANE. SEE DETAIL **C/SP-604**
20. **ANTIWAVE LANE LINES** DESIGNED TO DEFLECT WAVE MOTIONS DOWNWARD THROUGH HYDRODYNAMIC PROPULSION FOR WAKE FREE COMPETITIVE SWIMMING. DURABLE, INJECTION-MOLDED POLYETHYLENE DISCS WITH BUILT-IN UV AND CHEMICAL RESISTORS. SHIPS ASSEMBLED AND COMPLETE WITH AN "S" HOOK ON ONE END AND A SUPERTENSIONER™ ON THE OTHER. ALL HARDWARE IS MADE OF STAINLESS STEEL AND PLASTIC.

LEGEND

	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	FLOOR INLET

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HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT & CONTRACTOR
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2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

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CARLSBAD, CA 92008
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FAX:

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Project Number	22-564
Date:	03/16/23
Sheet Title:	

POOL SECTION VIEWS

35 OF 62

SP-203

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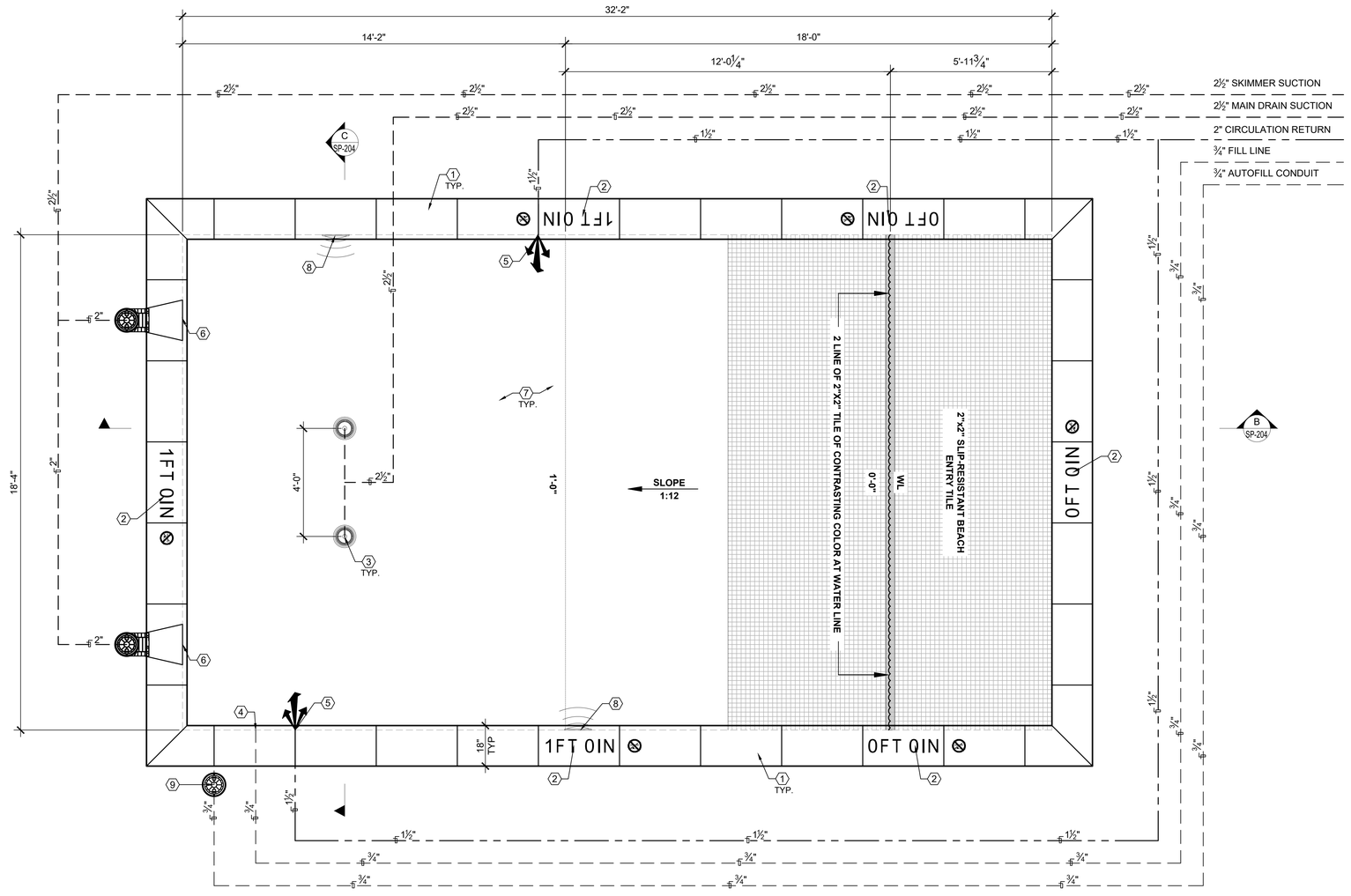
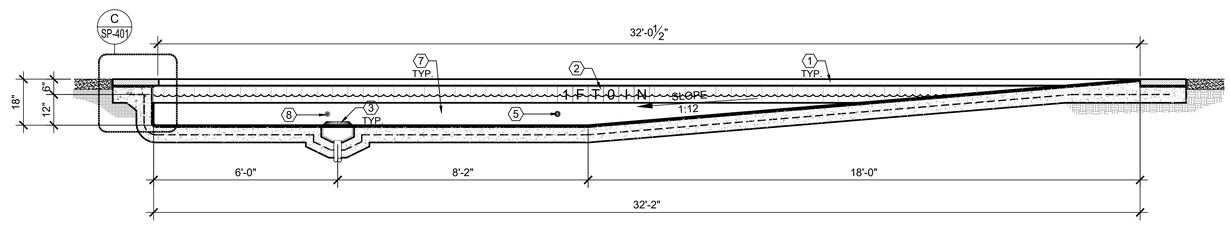
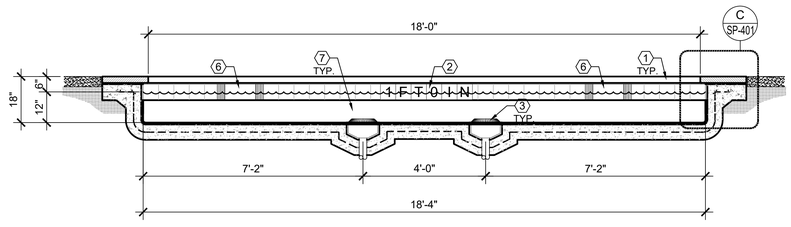


A ½" WADING POOL PLUMBING PLAN



B ½" WADING POOL LONGITUDINAL SECTION THRU MAIN DRAIN



C ½" WADING POOL CROSS SECTION THRU MAIN DRAIN

D NTS NOT USED

WADING POOL DATA

SIZE	18'-4" X 32'-2"
AREA	590 SQ. FT.
PERIMETER	101'-0"
WATER DEPTH	1'-0"
CAPACITY	2,768 GALLONS
TURNOVER REQ.	46 GPM
OCCUPANT LOAD	29

CONSTRUCTION NOTES

1. **COPING** TO BE 18" PRE-CAST CONCRETE COPING TYPE WITH A FULL EXPANSION JOINT AND PLIABLE MASTIC BETWEEN DECK & POOL BOND BEAM. SEE DETAIL **C/SP-401**
2. **DEPTH/DECK MARKERS** TO BE CONTRASTING COLOR ON ALL POOL WALLS AT 25'-0" MAX. SPACING, WITH SLIP-RESISTANT, SANDBLASTED MARKERS IN COPING. SEE DETAIL **K/SP-401** FOR DECK MARKERS SEE DETAIL **G/SP-401** FOR DEPTH (WALL) MARKERS
3. **DRAINS** TO BE TAMPERPROOF TYPE, 36" MIN. SEPARATION W/ A HYDROSTATIC DEVICE INSTALLED IF HIGH GROUND WATER IS ENCOUNTERED OR ANTICIPATED. SEE DETAIL **D/SP-401**
4. **FILL LINE** TO BE 2" MIN. ABOVE WATER LINE AND BELOW RIM. SUPPLY FROM APPROVED SOURCE VIA FEBCO 825-Y RPBFP, AND IN PROTECTED AREA SUCH AS EQUIPMENT ROOM. SEE DETAIL **I/SP-401**
5. **WALL INLET** W/ ADJUSTABLE EYEBALL INLETS LOCATED 18" BELOW WATERLINE IN POOL. SEE DETAIL **F/SP-401**
6. **SKIMMERS** TO BE WATERWAYS 540-6300 2". PROVIDE ONE SKIMMER FOR EACH 500 SQ. FT. OF POOL SURFACE AREA OR FRACTION THEREOF. SEE DETAIL **E/SP-401**
7. **PLASTER** TO BE WHITE AND SMOOTH W/ 6" MIN. CERAMIC TILE BAND AT WATERLINE.
8. **LIGHTS** TO PROVIDE THE EQUIVALENT OF ½ WATT PER SQ. FT. OF POOL SURFACE AREA. LIGHTS MUST BE LOCATED WITH WATER DEPTH OVER LENS AT LEAST 18". SEE DETAIL **L/SP-401**
9. **AUTOFILL** - LEVOLOR STATIC PIPE HOUSING - COMPUTER CONTROLLED DEVICES THAT DETECT A LOW WATER CONDITION AND AUTOMATICALLY REPLACE THE WATER R TO A PRESET LEVEL. SEE DETAIL **J/SP-401**

LEGEND

	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
3'-6"	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN

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WADING POOL PLAN VIEW, PLUMBING LAYOUT AND SECTION VIEWS

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SP-204

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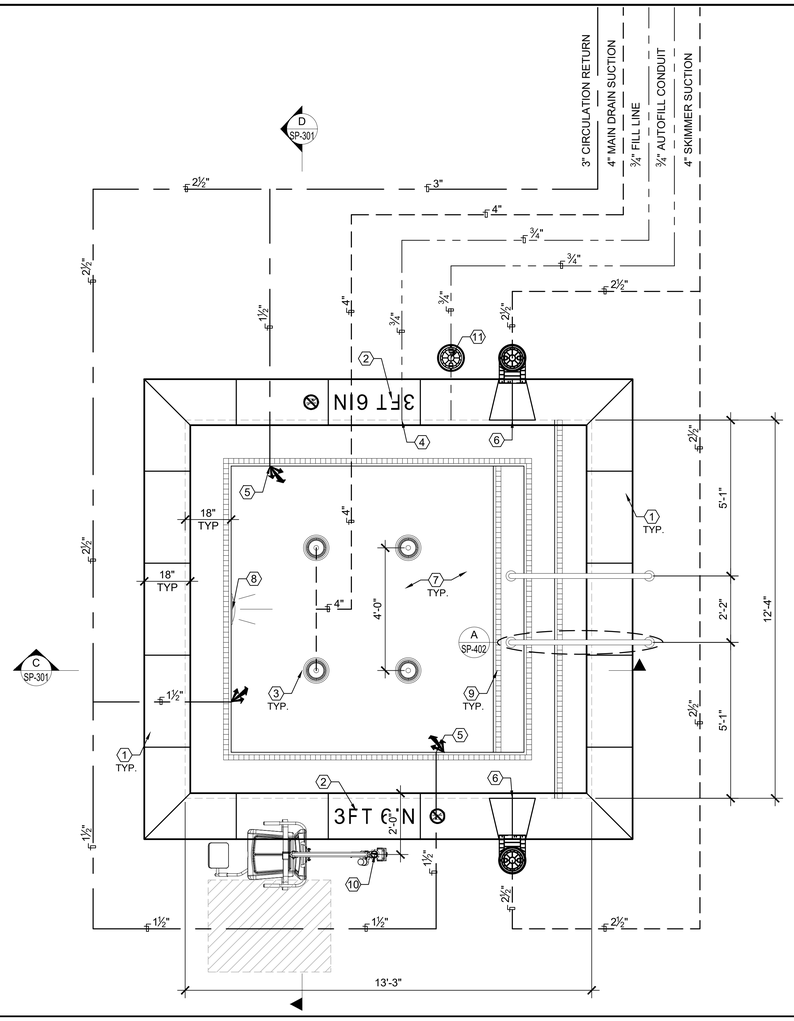
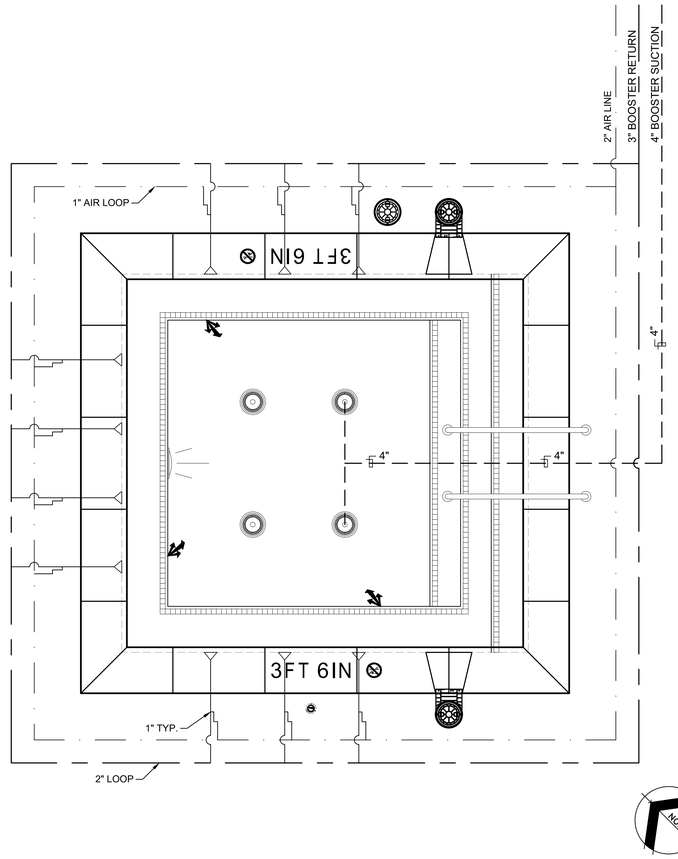
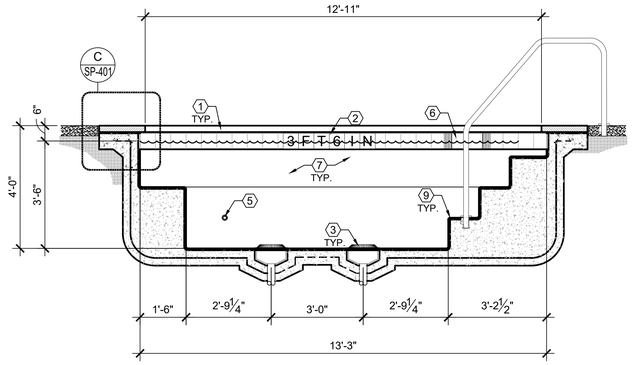


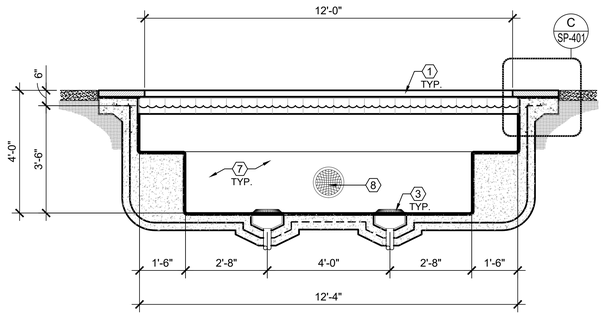
A ½" SPA PLUMBING PLAN



B ½" SPA BOOSTER JET LAYOUT



C ½" SPA LONGITUDINAL SECTION THRU MAIN DRAIN



D ½" SPA CROSS SECTION THRU MAIN DRAIN

SPA DATA

SIZE	12'-4" X 13'-3"
AREA	164 SQ. FT.
PERIMETER	51'-2"
WATER DEPTH	3'-6"
CAPACITY	3,006 GALLONS
TURNOVER REQ.	100 GPM
OCCUPANT LOAD	16

CONSTRUCTION NOTES

1. **COPING** TO BE 18" PRE-CAST CONCRETE COPING TYPE WITH A FULL EXPANSION JOINT AND PLIABLE MASTIC BETWEEN DECK & POOL BOND BEAM. SEE DETAIL **C/SP-401**
2. **DEPTH/DECK MARKERS** TO BE CONTRASTING COLOR ON ALL POOL WALLS AT 25'-0" MAX. SPACING, WITH SLIP- RESISTANT, SANDBLASTED MARKERS IN COPING. SEE DETAIL **K/SP-401** FOR DECK MARKERS SEE DETAIL **G/SP-401** FOR DEPTH (WALL) MARKERS
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9. **SPA STEPS** SHALL HAVE THE SAME DIMENSIONS WITH A TREAD NOT LESS THAN 12" IN WIDTH, EXCEPT THE TOP STEP NOT LESS THAN 14" IN WIDTH. IF THE TOP STEP IS CURVED CONVEXLY, THE TOP STEP TREAD SHALL NOT BE LESS THAN 21" IN WIDTH OR GREATER 24" AS MEASURED AT THE POINT OF MAXIMUM CURVATURE. RISERS SHALL BE UNIFORM AND SHALL NOT EXCEED 12" IN HEIGHT. SEE DETAIL **A/SP-402**
10. **ADA LIFT** SOCKET, SEE DETAIL **M/SP-401**
11. **AUTOFILL** - LEVOLOR STATIC PIPE HOUSING - COMPUTER CONTROLLED DEVICES THAT DETECT A LOW WATER CONDITION AND AUTOMATICALLY REPLACE THE WATER R TO A PRESET LEVEL. SEE DETAIL **J/SP-401**

LEGEND

	STAINLESS STEEL HANDRAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
3½	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR

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Sheet Title:

SPA PLAN VIEW, PLUMBING LAYOUT, BOOSTER JET LAYOUT & SECTION VIEWS

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SP-301

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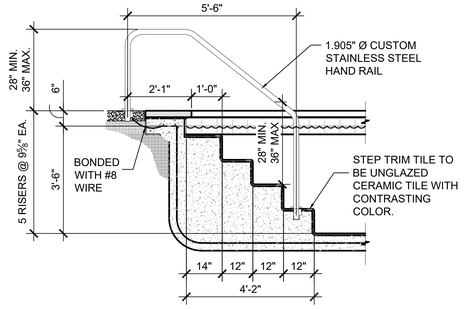
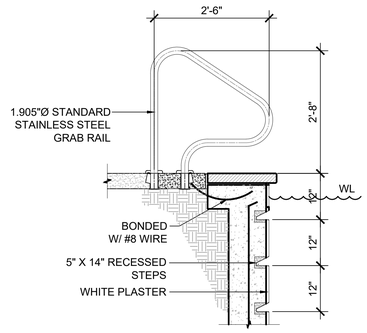
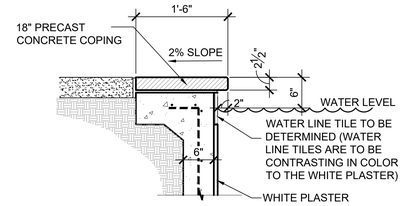


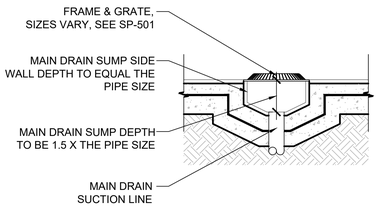
A ½" POOL STEP SECTION



B ¾" POOL GRAB RAIL SECTION

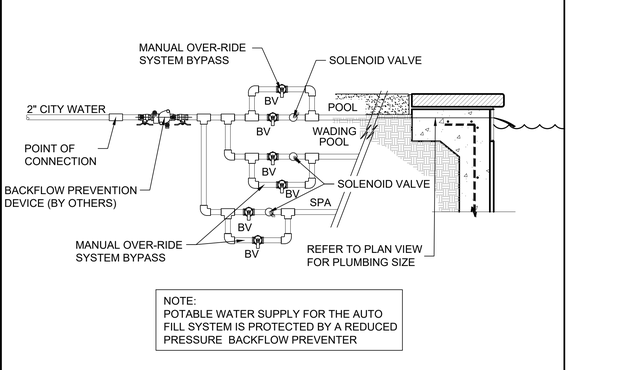


C 1" COPING DETAIL

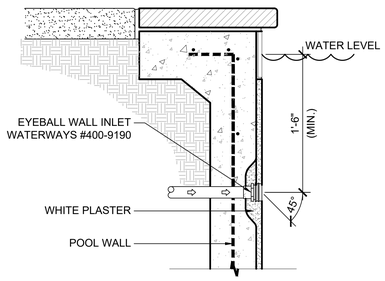


NOTE: MAIN DRAIN AND SUMP TO BE V.G.B. APPROVED

D 1" MAIN DRAIN DETAIL

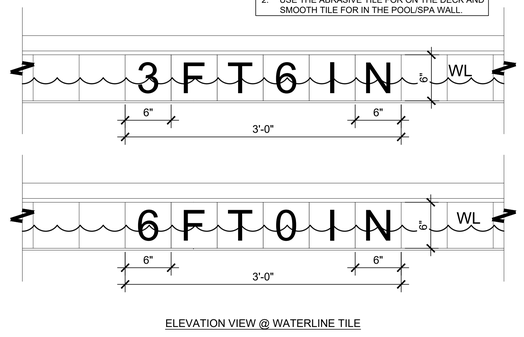


E ¾" SKIMMER DETAIL



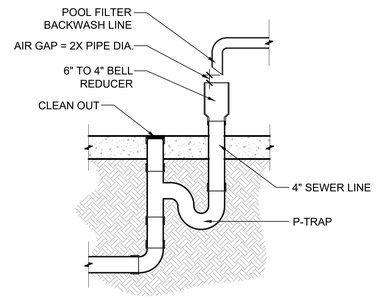
F 1½" WALL INLET

NOTE:
1. BE MADE OF DURABLE MATERIAL THAT IS RESISTANT TO WEATHERING
2. USE THE ABRASIVE TILE FOR ON THE DECK AND SMOOTH TILE FOR IN THE POOL/SPA WALL.



ELEVATION VIEW @ WATERLINE TILE

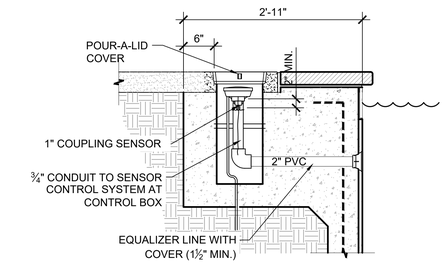
G 1½" DEPTH (WALL) MARKERS



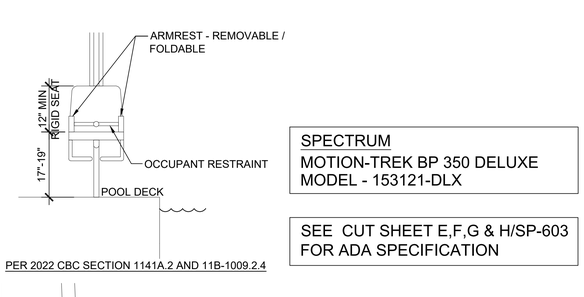
H ¾" P-TRAP DETAIL

NOTE:
POTABLE WATER SUPPLY FOR THE AUTO FILL SYSTEM IS PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER

I 1" FILL LINE DETAIL



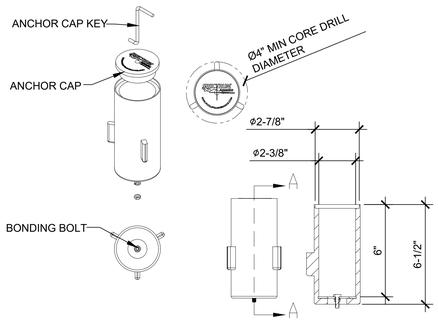
J 1" AUTOFILL DETAIL



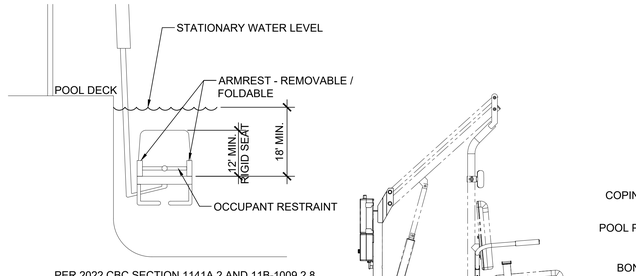
PER 2022 CBC SECTION 1141A.2 AND 11B-1009.2.4

SPECTRUM
MOTION-TREK BP 350 DELUXE
MODEL - 153121-DLX

SEE CUT SHEET E,F,G & H/SP-603
FOR ADA SPECIFICATION

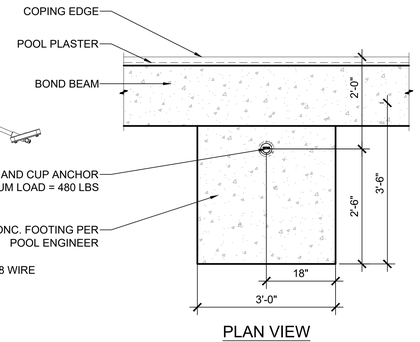


A) LIFT ANCHOR DETAIL
SCALE: 3"=1'-0"



PER 2022 CBC SECTION 1141A.2 AND 11B-1009.2.8

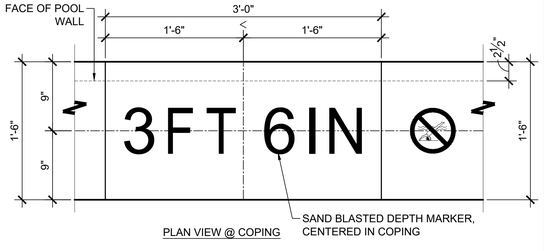
SECTION VIEW



PLAN VIEW

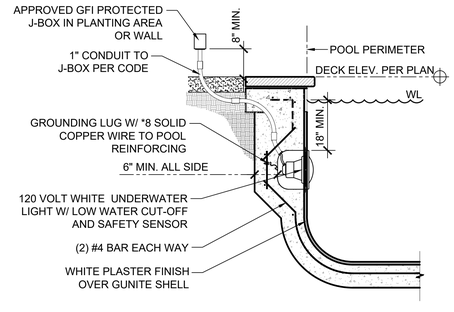
M ¾" ACCESSIBLE LIFT AND ANCHOR

NOTE:
1. BE MADE OF DURABLE MATERIAL THAT IS RESISTANT TO WEATHERING
2. USE THE ABRASIVE TILE FOR ON THE DECK AND SMOOTH TILE FOR IN THE POOL WALL.
3. THE UNIVERSAL SYMBOL OF NO DIVING MARKER SHALL CONSIST OF A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER



PLAN VIEW @ COPING

K 1½" DECK MARKERS



L ¾" POOL UNDERWATER LIGHT

M ¾" ACCESSIBLE LIFT AND ANCHOR

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POOL, SPA & WADING POOL DETAILS

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SP-401

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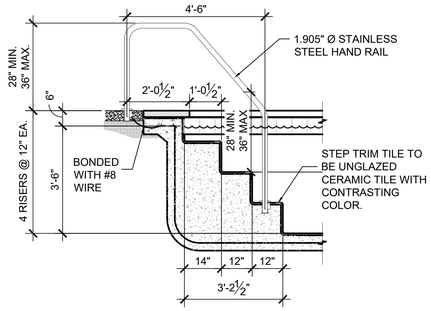
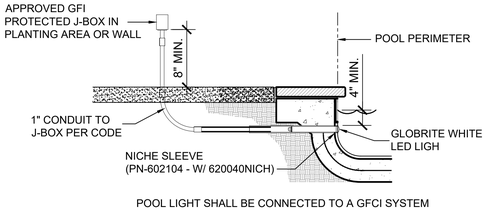
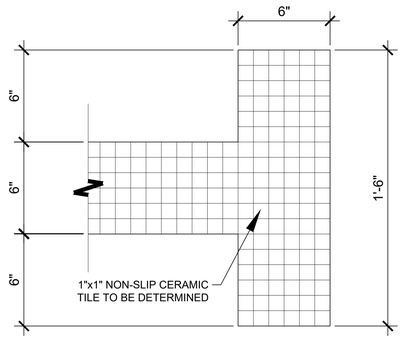


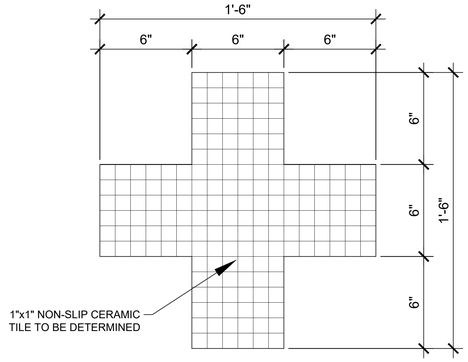
A | ½" | SPA STEP SECTION



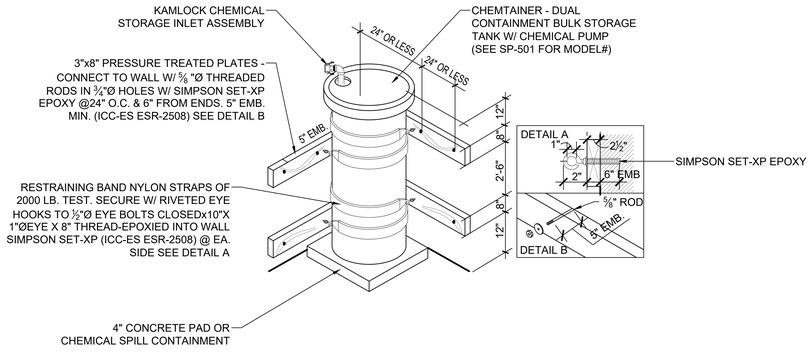
B | ¾" | WADING POOL UNDERWATER LIGHT



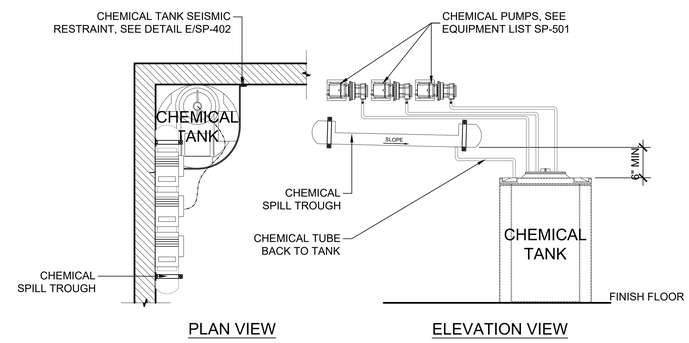
C | 3" | RACE LANE DETAIL



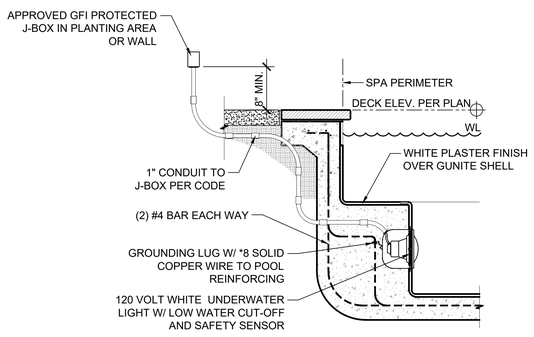
D | 3" | TARGET DETAIL



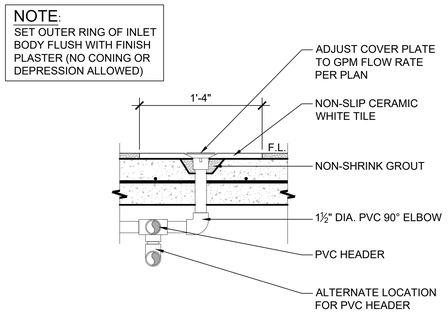
E | NTS | CHEMICAL TANK SEISMIC RESTRAINT



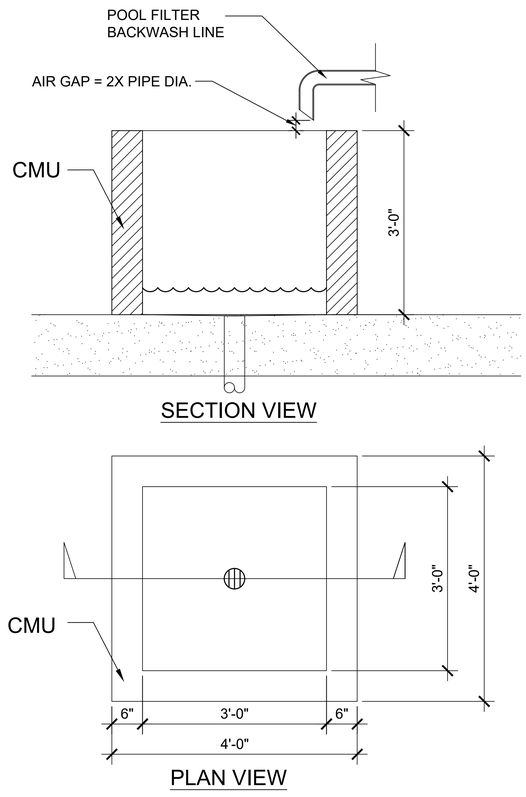
F | ¾" | CHEMICAL SPILL TROUGH



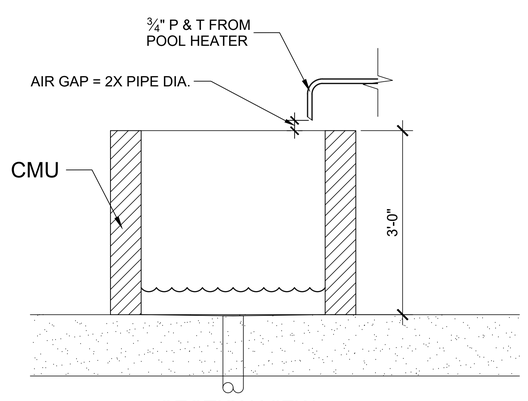
G | NTS | SPA UNDERWATER LIGHT



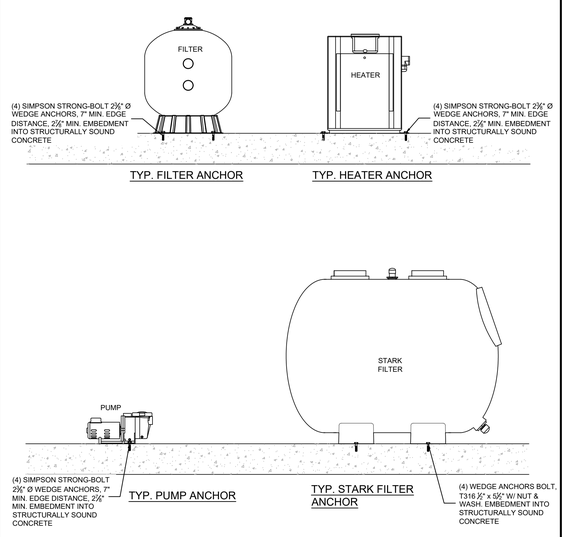
H | 1½" | FLOOR INLET



I | 1" | BACKWASH BOX



J | 1" | P & T RELIEF DETAIL



K | NTS | EQUIPMENT ANCHOR DETAIL

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SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 A & B

HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT & CONTRACTOR
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

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COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

Drawn:	SM
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Date:	03/16/23
Sheet Title:	

POOL, SPA & WADING POOL DETAILS

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POOL EQUIPMENT LIST

EQUIPMENT	BRAND	MODEL	QTY	SPEC.	DESCRIPTION
PUMP	PENTAIR	CHK-75	2	A,B/SP-601	7½ HP C SERIES COMMERCIAL BRONZE PUMPS - THREE PHASE POOL PUMPS @ MAX. 410 GPM (ITEM# 011658)
FILTER	PENTAIR	5S2-30-08	1	C,D/SP-603	STARK 5S SERIES HORIZONTAL SAND FILTRATION SYSTEMS (2 TANKS @ MAX 900 GPM)(450 GPM EACH TANK)
HEATER	RAYPAK	B-R407A	4	E,F/SP-601	399K BTUH DIGITAL ASME HEATERS
FLOWMETER	BLUE & WHITE	F-300	1	G,H/SP-601	F-30800P (8")
CHEMICAL CONTROLLER	IPS CONTROLLERS	M920CA	1	K/SP-601	DISINFECTANT DIGITAL CONTROLLER (PH/ DUAL ORP)
CHLORINATOR	STENNER	85M5	1	C,D/SP-602	LIQUID CHLORINE PUMP (MAX. 85 GAL PER DAY)
ACID PUMP	STENNER	45M5	1	C,D/SP-602	LIQUID ACID PUMP (MAX. 50 GAL PER DAY)
LIGHT	PENTAIR	INTELLIBRITE	10	G,H/SP-602	500WATT EQUIVALENCY UNDERWATER WHITE LED LIGHTS (55 WATTAGE)
SKIMMER	WATERWAY	540-6300	12	I,J/SP-602	COMMERCIAL RENEGADE GUNITE IN-GROUND SKIMMER
MAIN DRAIN	WATERWAY	640-4760 V	2	I/SP-603	24" SQUARE DRAIN COVERS
WALL RETURN	WATERWAY	400-9190	2	B/SP-602	FLUSH MOUNT RETURN FITTING (WHITE COLOR)
FLOOR INLET	STA-RITE	8417-0000	20	H/SP-604	FLUSH MOUNT RETURN FITTING (WHITE COLOR)
CHLORINE TANK	CHEMTAINER	TC3345DC	3	A,B/SP-603	120 GAL DOUBLE WALL DUAL CONTAINMENT BULK STORAGE TANK
ACID TANK	CHEMTAINER	TC3345DC	1	A,B/SP-603	120 GAL DOUBLE WALL DUAL CONTAINMENT BULK STORAGE TANK
ACID FUME SCRUBBER	PROMINENT	7747090	1	F/SP-602	
WATER LEVELER	LEVOLOR	K1100	1	I,J/SP-601	AUTOMATIC WATER LEVELER SYSTEM
CONTROL	PENTAIR	LX802	1	J/SP-603	COMMERCIAL POOL & SPA CONTROL SYSTEM
AUTOFILL LID	POUR-A-LID	201 PAL CLEAR	1	F,G/SP-604	10" POUR-A-LID POOL AUTOFILL COVER
SKIMMER LID	POUR-A-LID	201 PAL CLEAR	12	F,G/SP-604	10" POUR-A-LID POOL SKIMMER COVER
EYEWASH	HAWS	7260BT-7270BT	2	E/SP-604	MSR WALL MOUNT EYE/FACE WASH STATION

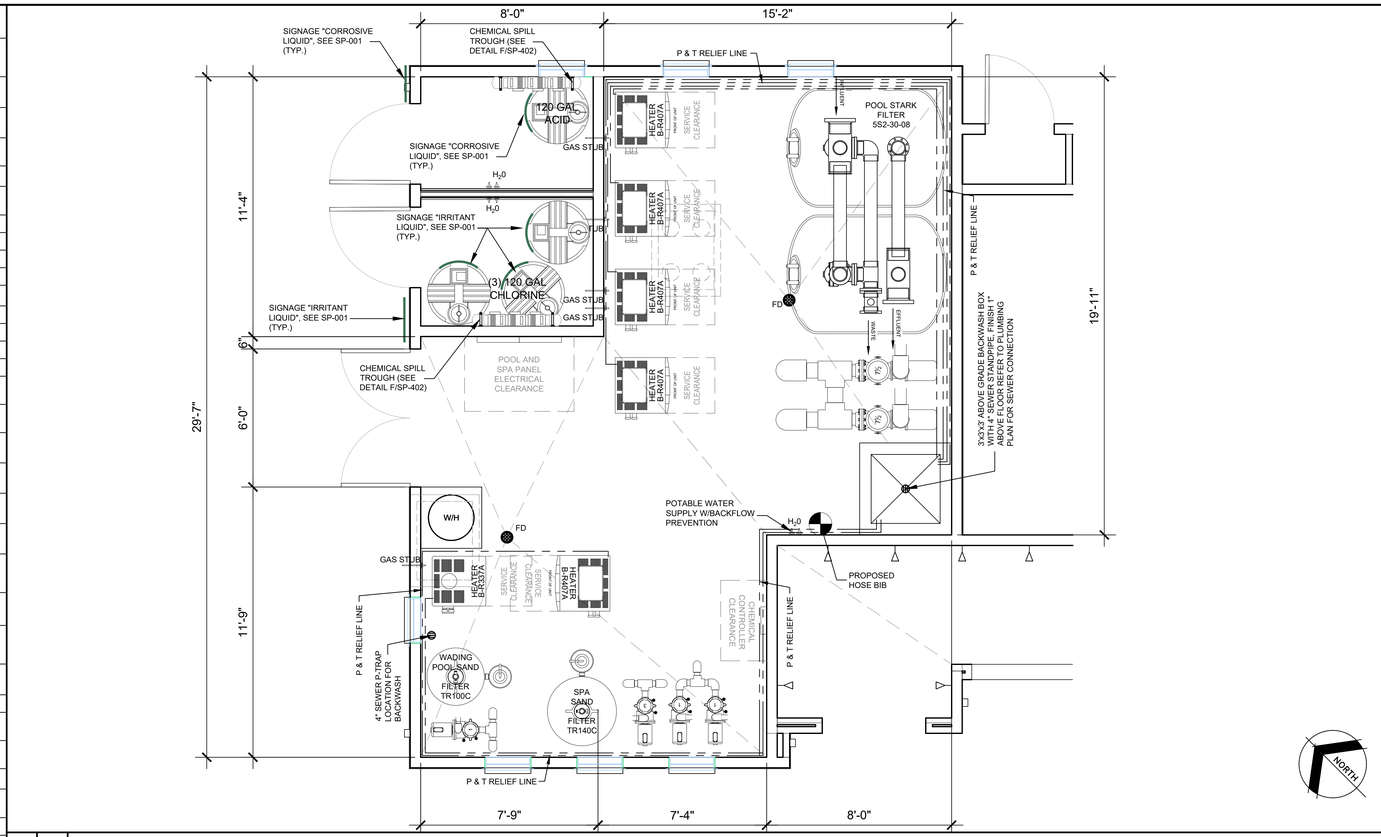
WADING POOL EQUIPMENT LIST

EQUIPMENT	BRAND	MODEL	QTY	SPEC.	DESCRIPTION
PUMP	PENTAIR	WFK-4	1	K,L/SP-603	1HP WHISPERFLO HIGH PERFORMANCE PUMP (THREE PHASE) @ MAX. 74 GPM (ITEM# 011641)
FILTER	PENTAIR	TR-100C	1	C,D/SP-601	HIGH CAPACITY FIBERGLASS SAND FILTER @ 98 GPM
MULTI-PORT BACKWASH VALVE	PENTAIR	261050	1	A/SP-602	2" BACKWASH VALVE
HEATER	RAYPAK	B-R337A	1	E,F/SP-601	332.5K BTUH DIGITAL ASME HEATERS
FLOWMETER	BLUE & WHITE	F-300	1	G,H/SP-601	F-30200P (2")
CHEMICAL CONTROLLER	IPS CONTROLLERS	M920CA	1	K/SP-601	DISINFECTANT DIGITAL CONTROLLER (PH/ DUAL ORP)
CHLORINATOR	STENNER	45MHP10	1	C,D/SP-602	LIQUID CHLORINE PUMP (MAX. 10 GAL PER DAY)
ACID PUMP	STENNER	45MHP10	1	C,D/SP-602	LIQUID ACID PUMP (MAX. 10 GAL PER DAY)
LIGHT	PENTAIR	GLOBRITE	2	D/SP-604	190WATT EQUIVALENCY UNDERWATER WHITE LED LIGHTS (15 WATTAGE)
SKIMMER	WATERWAY	540-6300	2	I,J/SP-602	COMMERCIAL RENEGADE GUNITE IN-GROUND SKIMMER
MAIN DRAIN	AFRAS	ABF-64A	2	L/SP-601	11⅛" ROUND DRAIN COVERS
WALL RETURN	WATERWAY	400-9190	2	B/SP-602	FLUSH MOUNT RETURN FITTING (WHITE COLOR)
CHLORINE TANK	CHEMTAINER	TC3345DC	0	A,B/SP-603	120 GAL DOUBLE WALL DUAL CONTAINMENT BULK STORAGE TANK (SHARED W/ POOL & SPA)
ACID TANK	CHEMTAINER	TC3345DC	0	A,B/SP-603	120 GAL DOUBLE WALL DUAL CONTAINMENT BULK STORAGE TANK (SHARED W/ POOL & SPA)
ACID FUME SCRUBBER	PROMINENT	7747090	0	F/SP-602	SHARED W/ POOL & SPA
WATER LEVELER	LEVOLOR	K1100	1	I,J/SP-601	AUTOMATIC WATER LEVELER SYSTEM
CONTROL	INTERMATIC	T101	2	K,L/SP-602	1 TIME CLOCK FOR PUMP & 1 TIME CLOCK FOR LIGHTS
AUTOFILL LID	POUR-A-LID	201 PAL CLEAR	1	F,G/SP-604	10" POUR-A-LID WADING POOL AUTOFILL COVER
SKIMMER LID	POUR-A-LID	201 PAL CLEAR	2	F,G/SP-604	10" POUR-A-LID WADING POOL SKIMMER COVER

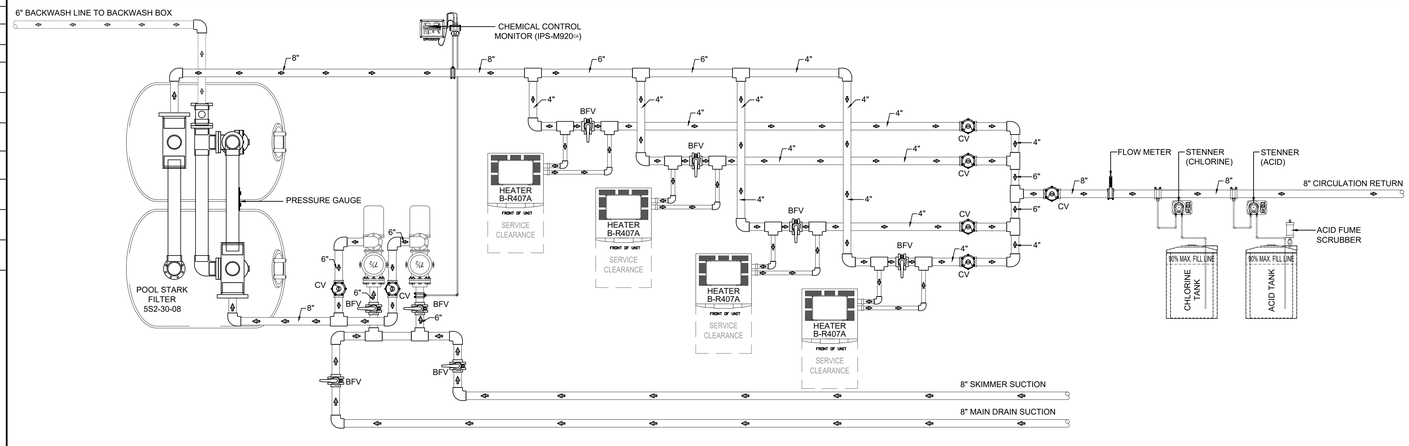
EQUIPMENT NOTES

A. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
B. ALL VALVES SHALL BE TAQQED WITH WATERPROOF OPERATING CARD.
C. ALL PIPE MATERIALS TO BE PVC. SCH. 40.
D. FILTERS BACKWASH TO SANITARY SEWER VIA LEGAL AIR GAP AND SIGHT GLASS.
E. PRESSURE GAUGES SHALL BE MOUNTED AT THE SAME ELEVATION.
F. FLOW METER B&W F-300-10 X PIPE DIAMETER AHEAD & 4 X PIPE DIAMETER BACK ON STRAIGHT PIPE.
G. HEATERS WITH AUTO TEMPERATURE CONTROL AND INTERNAL BY-PASS.
H. ALL EQUIPMENT, CONSTRUCTION AND ETC.... SHALL MEET TITLE 22 & 24.
I. HAZARDOUS MATERIALS STORED AND/OR USED WITHIN THE BUILDING, WILL NOT EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.2(2)
J. LABEL ALL PIPES SHOWING DIRECTION OF FLOW AND ANY VALVES INDICATING PURPOSE. IDENTIFY MULTIPLE RE-CIRCULATION SYSTEMS.
K. PIPES CARRYING WASTEWATER FROM SWIMMING POOLS, INCLUDING POOL DRAINAGE AND BACKWASH FROM FILTER, SHALL BE INSTALLED AS AN INDIRECT WASTE. WHERE A PUMP IS USED TO DISCHARGE WASTE POOL WATER TO THE DRAINAGE SYSTEM, THE PUMP DISCHARGE SHALL BE INSTALLED AS AN INDIRECT WASTE (SEC. 813.0 CPC)
L. INCOMPATIBLE MATERIALS IN STORAGE AND STORAGE OF MATERIALS THAT ARE INCOMPATIBLE WITH MATERIALS IN USE SHALL BE SEPARATED WHEN THE STORED MATERIALS ARE IN CONTAINERS HAVING A CAPACITY OF MORE THEN 5 POUNDS (2 kg) OR 0.5 GALLON (2 L). (2022 CFC 5003.9.8)
M. EQUIPMENT ROOM FLOORS SHALL BE SLOPED A MINIMUM OF ¼ IN. PER FT. TO A FLOOR DRAIN.
N. CHLORINE AND ACID TANKS TO BE CLEARLY MARKED WITH A FILL LINE AT 90% CAPACITY TO AVOID OVER FILLING
O. USE OF POOL CHEMICALS AND ASSOCIATED EQUIPMENT SHALL MEET REQUIREMENTS OF THE 2022 CALIFORNIA FIRE CODE, CHAPTER 50
P. POOL EQUIPMENT WILL BE MOUNTED A CONTINUOUS SLAB OF CONCRETE.
Q. CHEMICAL FEEDER PUMPS ARE ELECTRONICALLY INTERLOCKED TO SHUT-OFF WHEN THE RECIRCULATION PUMP SHUT-OFF
R. POTABLE WATER SUPPLY FOR FILL LINE (POINT OF CONNECTION) SEE DETAIL I/SP-401.

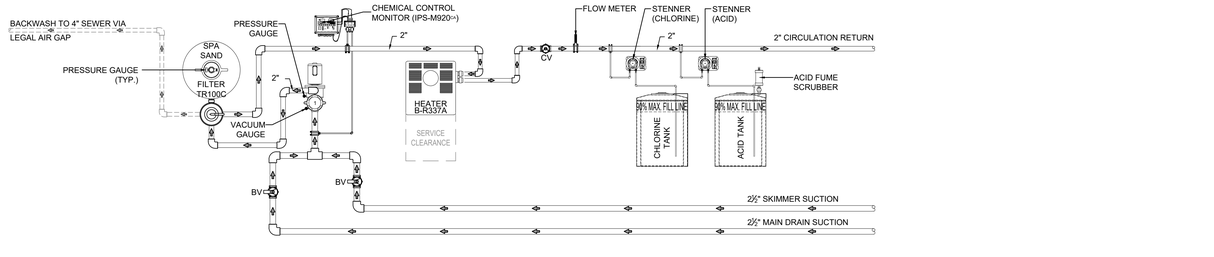
A ⅜" EQUIPMENT ENCLOSURE LAYOUT



A ⅜" 6" BACKWASH LINE TO BACKWASH BOX



B ⅜" POOL EQUIPMENT SCHEMATIC



C ⅜" WADING POOL EQUIPMENT SCHEMATIC

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Sheet Title:
EQUIPMENT ROOM LAYOUT, LIST & SCHEMATIC DIAGRAMS
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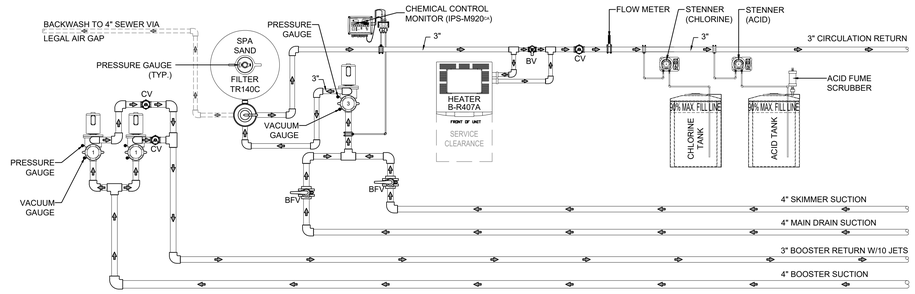
SPA EQUIPMENT LIST

EQUIPMENT	BRAND	MODEL	QTY	SPEC.	DESCRIPTION
CIRCULATION PUMP	PENTAIR	WFK-12	1	K,L/SP-603	3HP WHISPERFLO HIGH PERFORMANCE PUMP (THREE PHASE) @ MAX. 138 GPM (ITEM# 011644)
BOOSTER PUMP	PENTAIR	WFK-4	2	K,L/SP-603	1HP WHISPERFLO HIGH PERFORMANCE PUMP (THREE PHASE) @ MAX. 74 GPM (ITEM# 011641)
FILTER	PENTAIR	TR-140C	1	C,D/SP-601	HIGH CAPACITY FIBERGLASS SAND FILTER @ 141 GPM
MULTI-PORT BACKWASH VALVE	PENTAIR	261050	1	A/SP-602	2" BACKWASH VALVE
HEATER	RAYPAK	B-R407A	1	E,F/SP-601	399K BTUH DIGITAL ASME HEATERS
FLOWMETER	BLUE & WHITE	F-300	1	G,H/SP-601	F-30250P (2½")
CHEMICAL CONTROLLER	IPS CONTROLLERS	M920CA	1	K/SP-601	DISINFECTANT DIGITAL CONTROLLER (PH/ DUAL ORP)
CHLORINATOR	STENNER	45MHP10	1	C,D/SP-602	LIQUID CHLORINE PUMP (MAX. 10 GAL PER DAY)
ACID PUMP	STENNER	45MHP10	1	C,D/SP-602	LIQUID ACID PUMP (MAX. 10 GAL PER DAY)
LIGHT	PENTAIR	INTELLIBRITE	1	G,H/SP-602	300WATT EQUIVALENCY UNDERWATER WHITE LED LIGHTS (40 WATTAGE)
SKIMMER	WATERWAY	540-6300	2	I,J/SP-602	COMMERCIAL RENEGADE GUNITE IN-GROUND SKIMMER
MAIN DRAIN	AFRAS	ABF-64A	2	L/SP-601	11⅛" ROUND DRAIN COVERS
BOOSTER MAIN DRAIN	AFRAS	ABF-64A	2	L/SP-601	11⅛" ROUND DRAIN COVERS
WALL RETURN	WATERWAY	400-9190	2	B/SP-602	FLUSH MOUNT RETURN FITTING (WHITE COLOR)
JET RETURN	WATERWAY	210-3330	10	E/SP-602	10" TEE-1½" SX½" S-¾" SPIGOT X ½" SPIGOT
CHLORINE TANK	CHEMTAINER	TC3345DC	0	A,B/SP-603	120 GAL DOUBLE WALL DUAL CONTAINMENT BULK STORAGE TANK (SHARED W/ POOL & WADING POOL)
ACID TANK	CHEMTAINER	TC3345DC	0	A,B/SP-603	120 GAL DOUBLE WALL DUAL CONTAINMENT BULK STORAGE TANK (SHARED W/ POOL & WADING POOL)
ACID FUME SCRUBBER	PROMINENT	7747090	0	F/SP-602	SHARED W/ POOL & WADING POOL
WATER LEVELER	LEVOLOR	K1100	1	I,J/SP-601	AUTOMATIC WATER LEVELER SYSTEM
CONTROL	PENTAIR	LX802	0	J/SP-603	POOL & SPA CONTROLLER (SHARED W/ POOL)
AUTOFILL LID	POUR-A-LID	201 PAL CLEAR	1	F,G/SP-604	10" POUR-A-LID SPA AUTOFILL COVER
SKIMMER LID	POUR-A-LID	201 PAL CLEAR	2	F,G/SP-604	10" POUR-A-LID SPA SKIMMER COVER



A ⅜" SPA EQUIPMENT SCHEMATIC

EQUIPMENT WEIGHTS

FILTER		HEATER		PUMP		CHEMICAL TANK	
TR100C	70 LB	B-R337A.	238 LB	WFK-4	42 LB	CHLORINE TANK	1,005 LB
SAND	600 LB	INDOOR DRAFTHOOD	17 LB	WFK-12	52 LB	ACID TANK	1,130 LB
TOTAL WT.	670 LB	TOTAL WT.	255 LB	CHK-75	349 LB		
OPERATING WEIGHT	1,150 LB						
TR140C	82 LB	B-R407A	256 LB				
SAND	925 LB	INDOOR DRAFTHOOD	20 LB				
TOTAL WT.	1,007 LB	TOTAL WT.	276 LB				
OPERATING WEIGHT	1,600 LB						
5S2-30-08	4,100 LB						
SAND	7,926.07 LB						
TOTAL WT.	12,026.07 LB						
OPERATING WEIGHT	30,000 LB						

NOTES

1. ANCHOR BOLTS FOR PENTAIR STARK FILTER (5S2-30208): (2) ITEM# 94995 (WEDGE ANCHOR BOLTS, T316 ½ x 5½, INC. NUTS & WASH. (4 EA)

B NTS EQUIPMENT WEIGHTS CALCULATION

C NTS NOT USED

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Sheet Title:
EQUIPMENT LIST & SCHEMATIC DIAGRAMS

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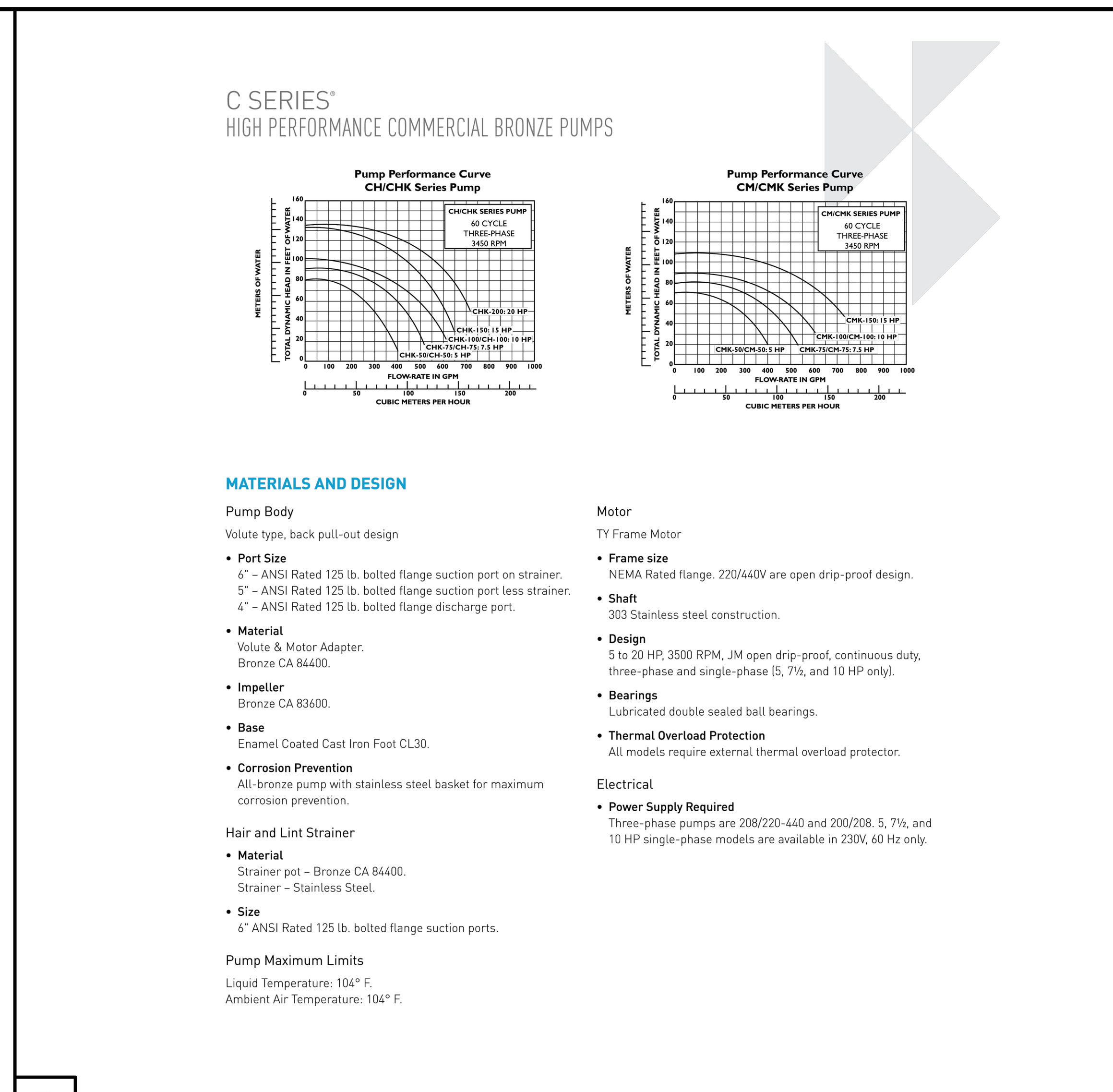
A



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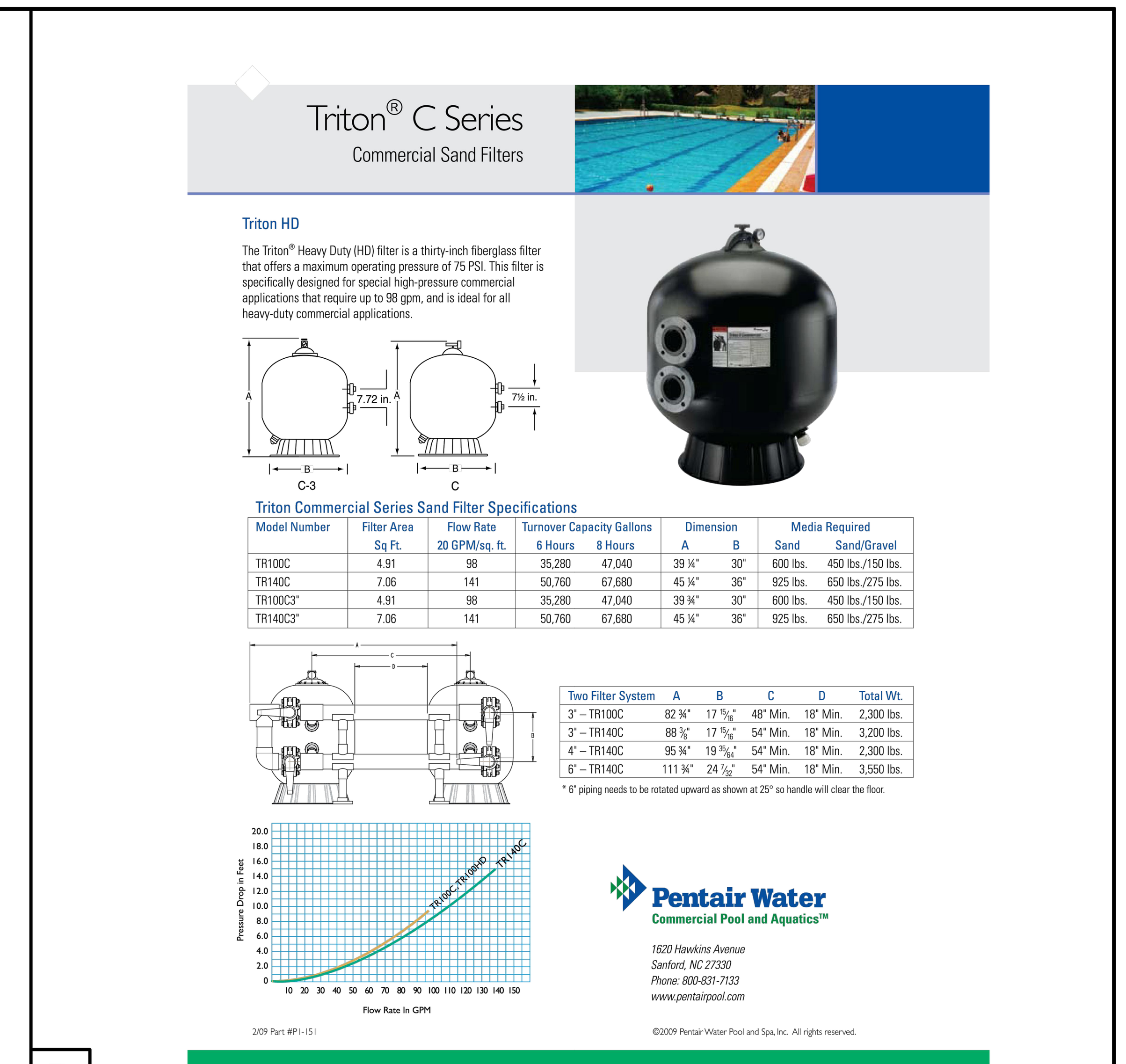

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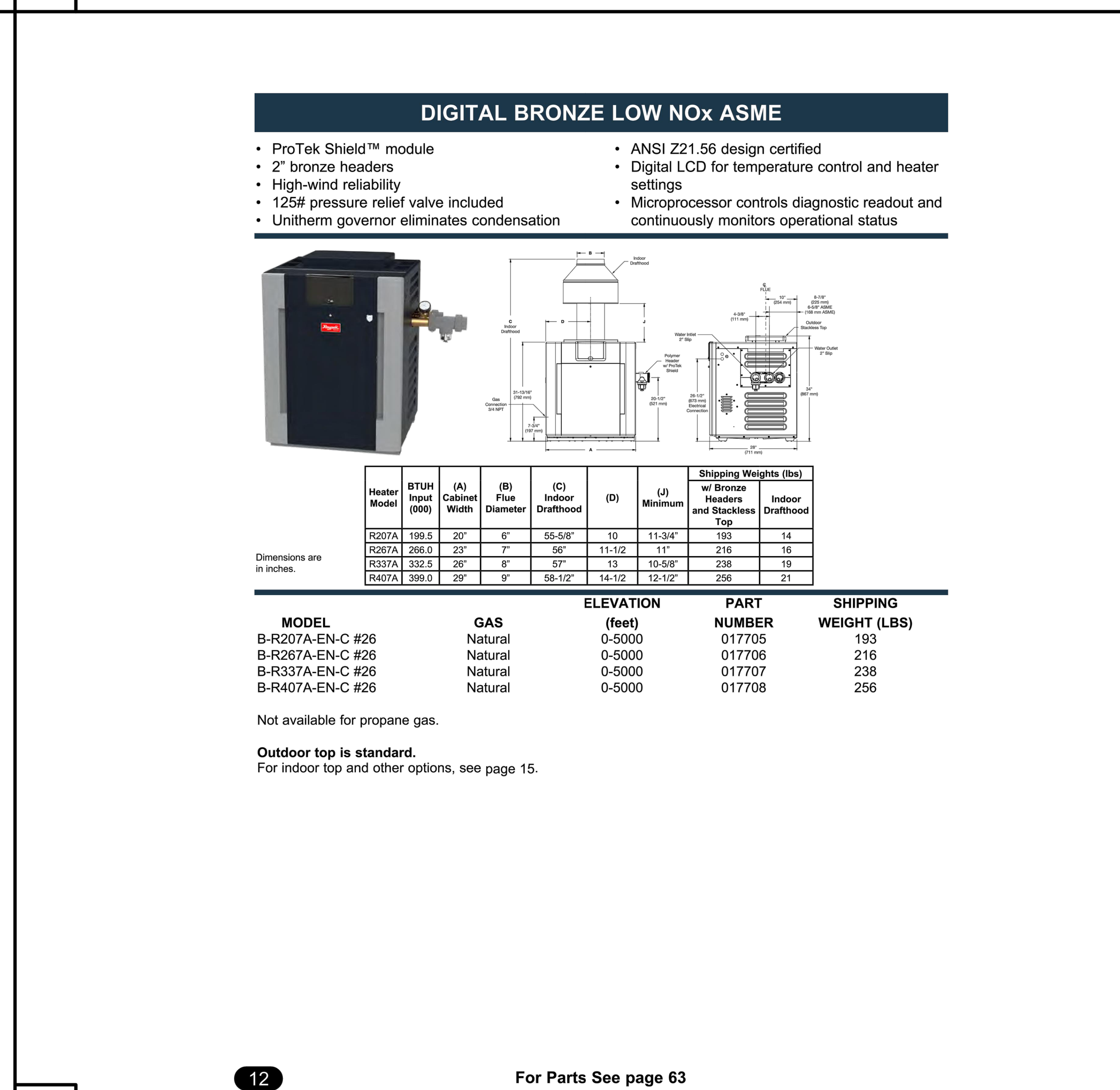

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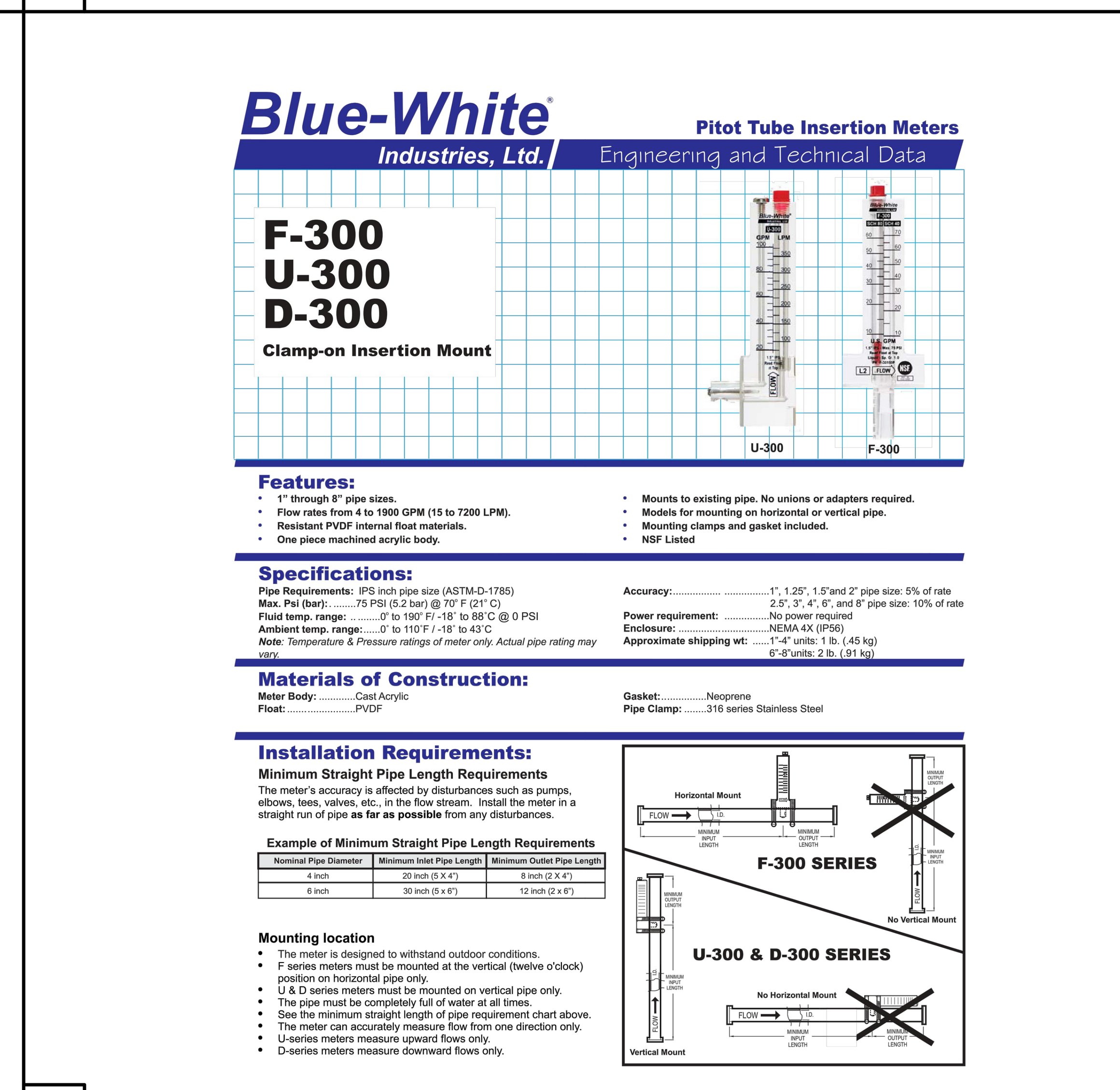

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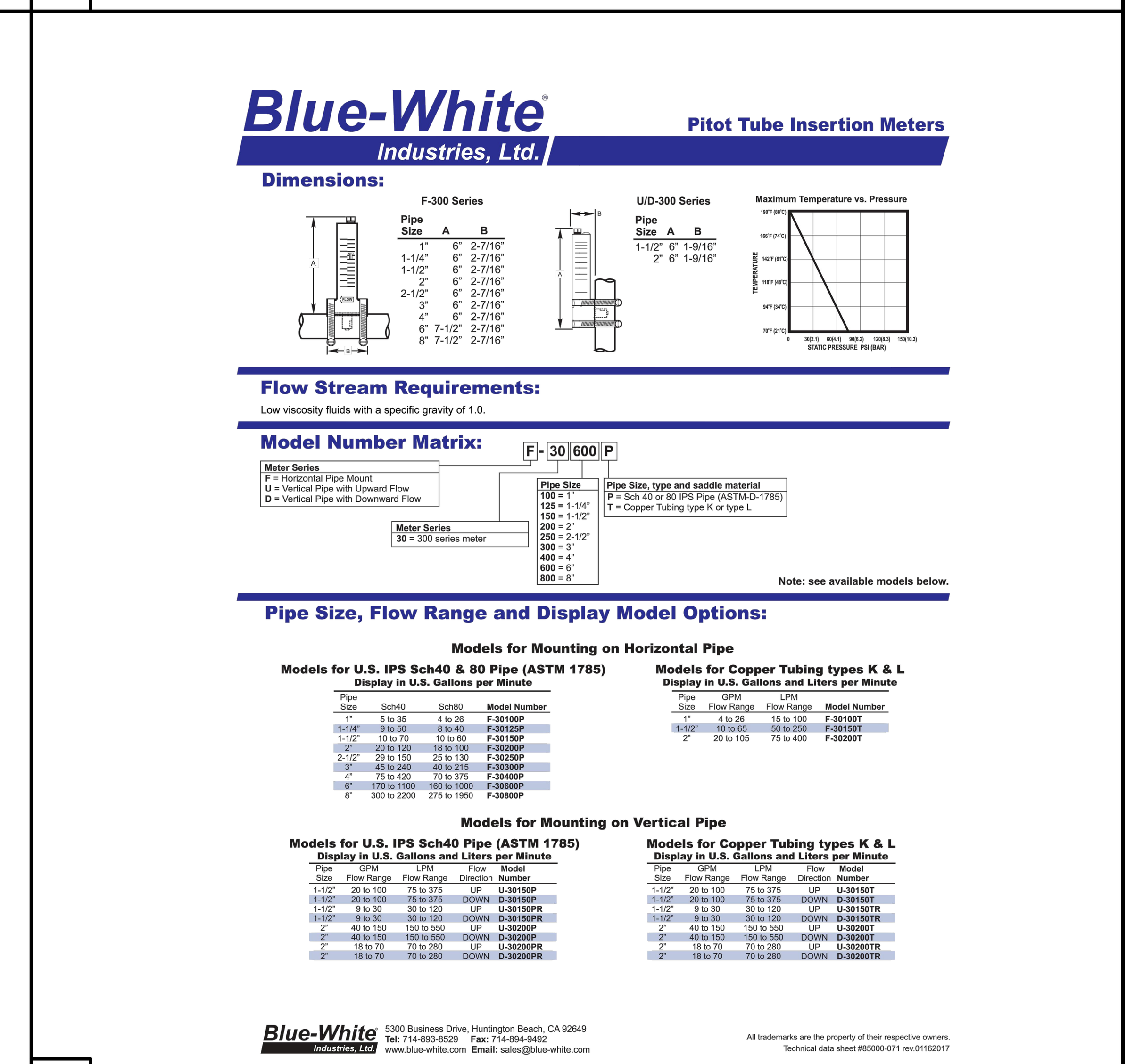

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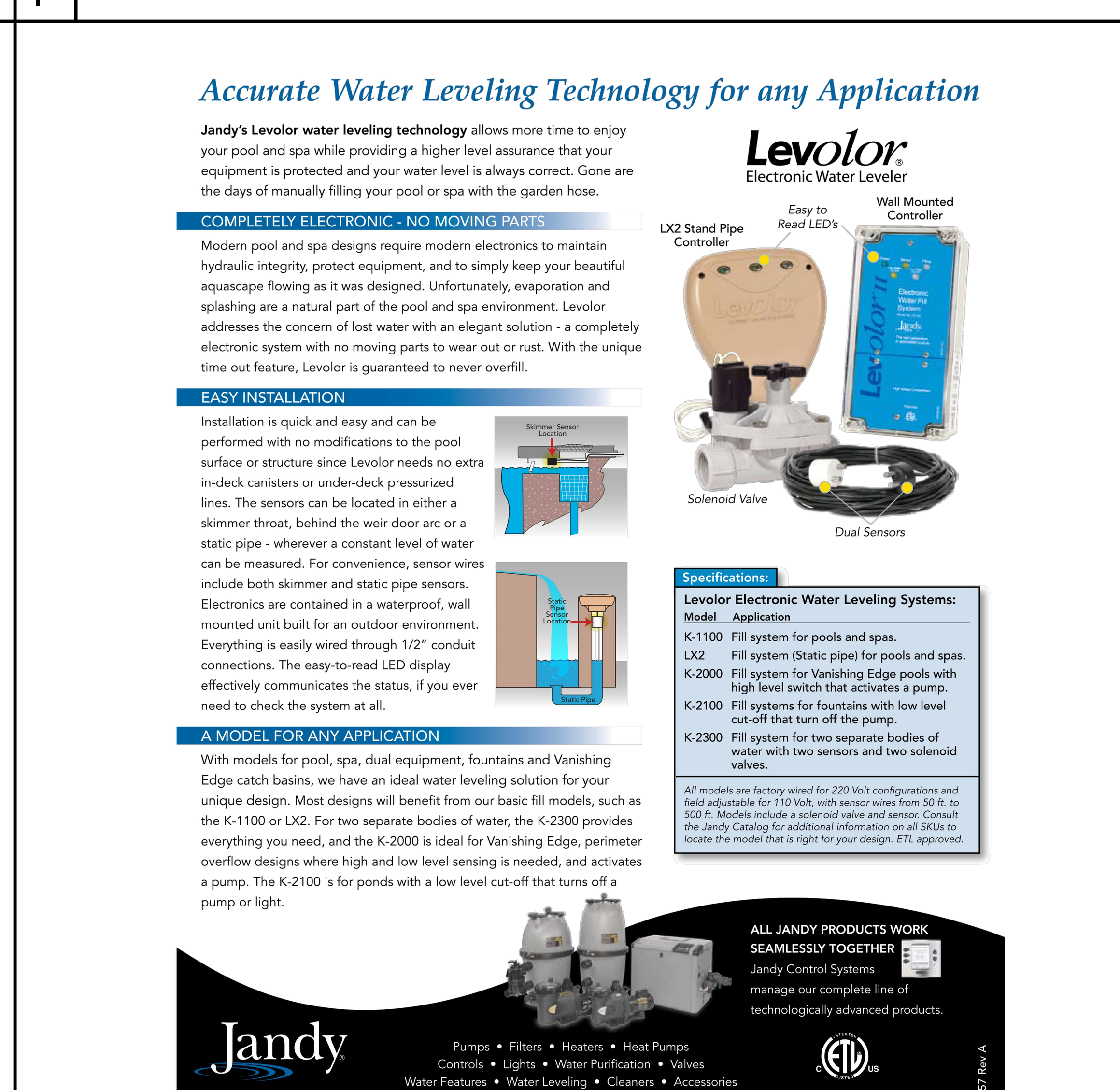

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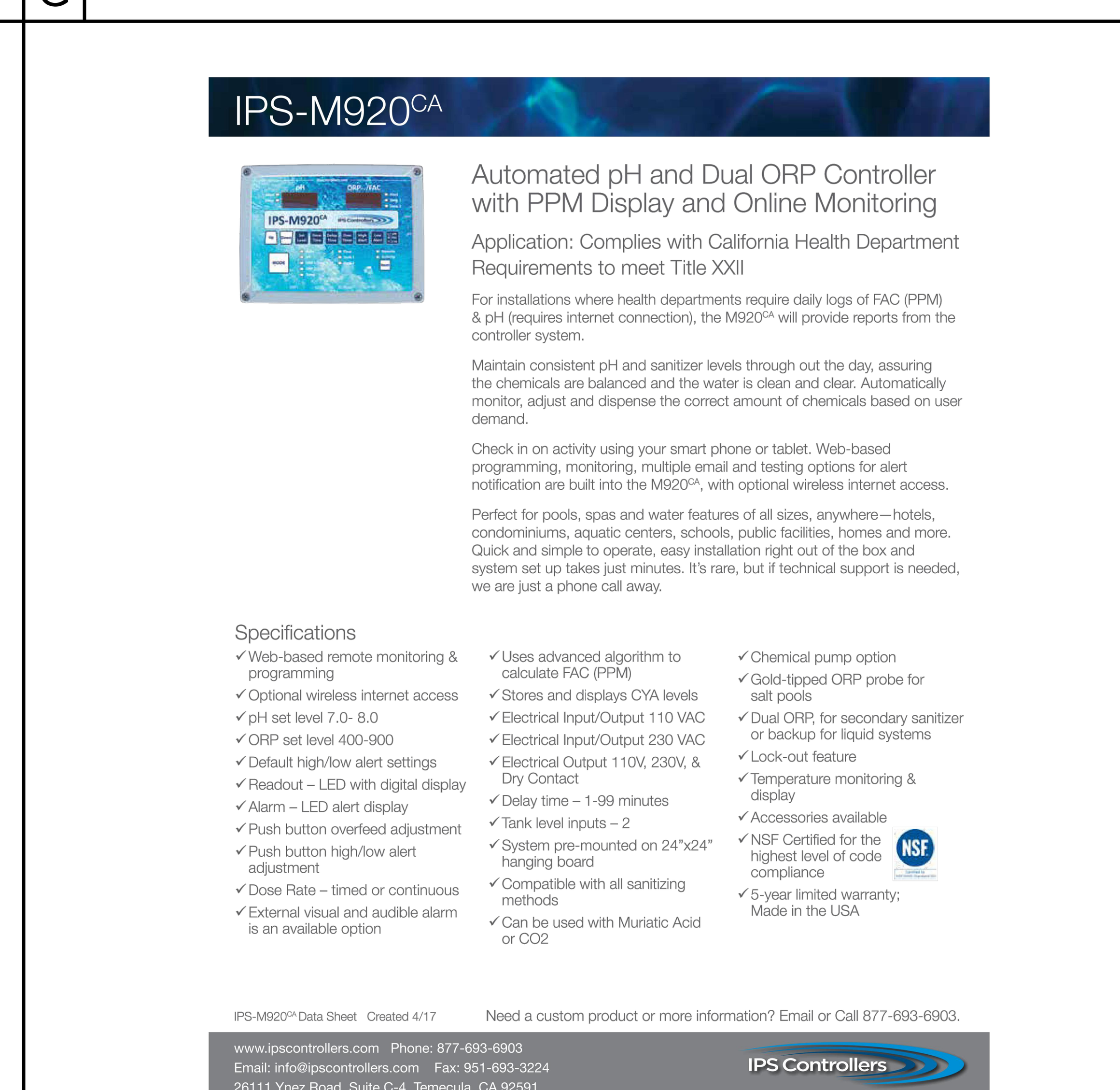

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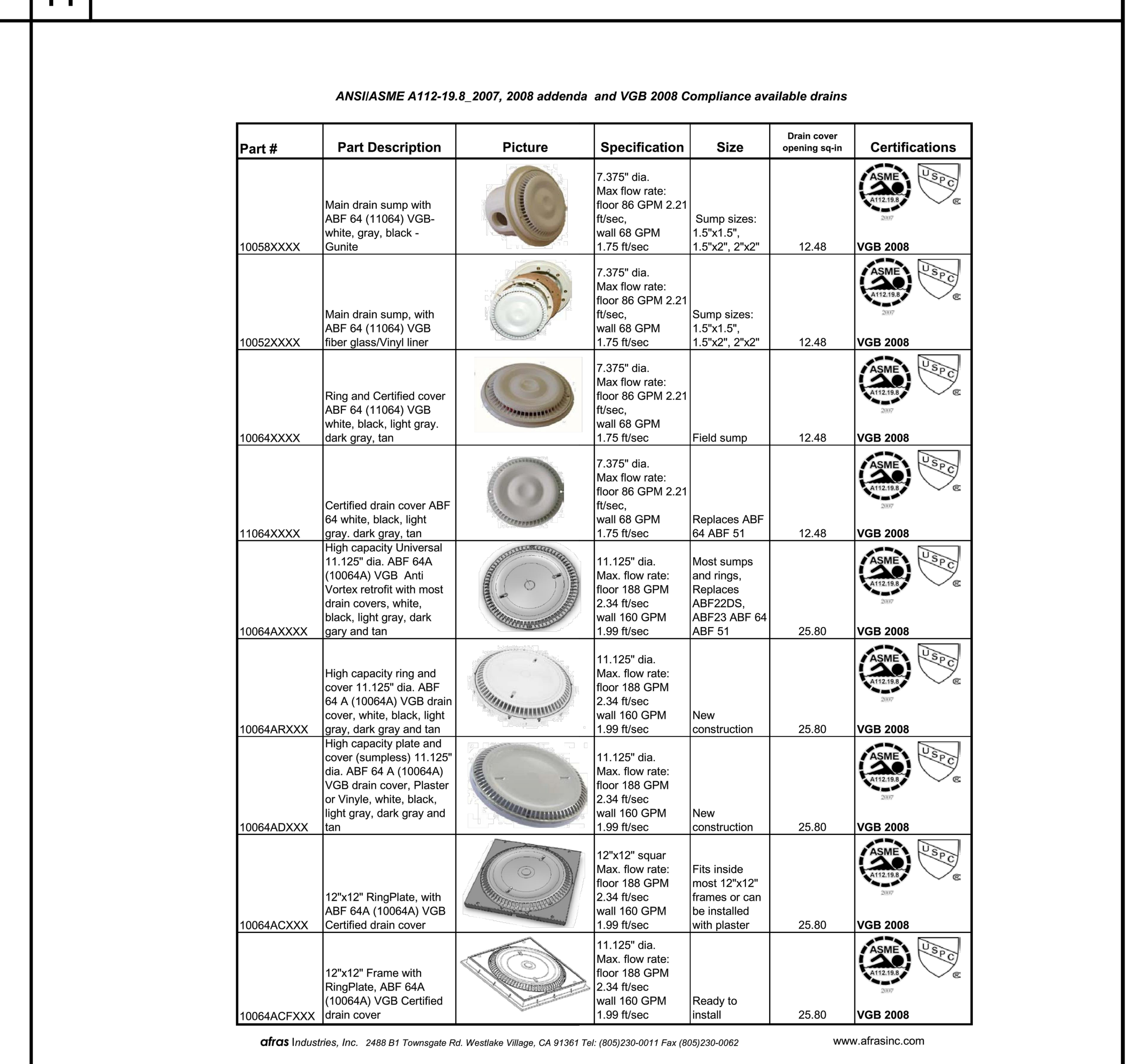

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AquaticTECHNOLOGIES
POOL · SPAS · WATER FEATURES
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32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-8648 F(949)493-8495
LICENSE# 744177 C53 A & B

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HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

Drawn:	SM
Checked:	AT
Project Number	22-564
Date:	03/16/23

Sheet Title:
PRODUCT SPECIFICATION CUT SHEETS

42 OF 62

SP-601

A

VALVES

PRE-PLUMBED VALVES

BACKWASH VALVES FOR 1-1/2 & 2 IN. D.E. AND SAND FILTERS

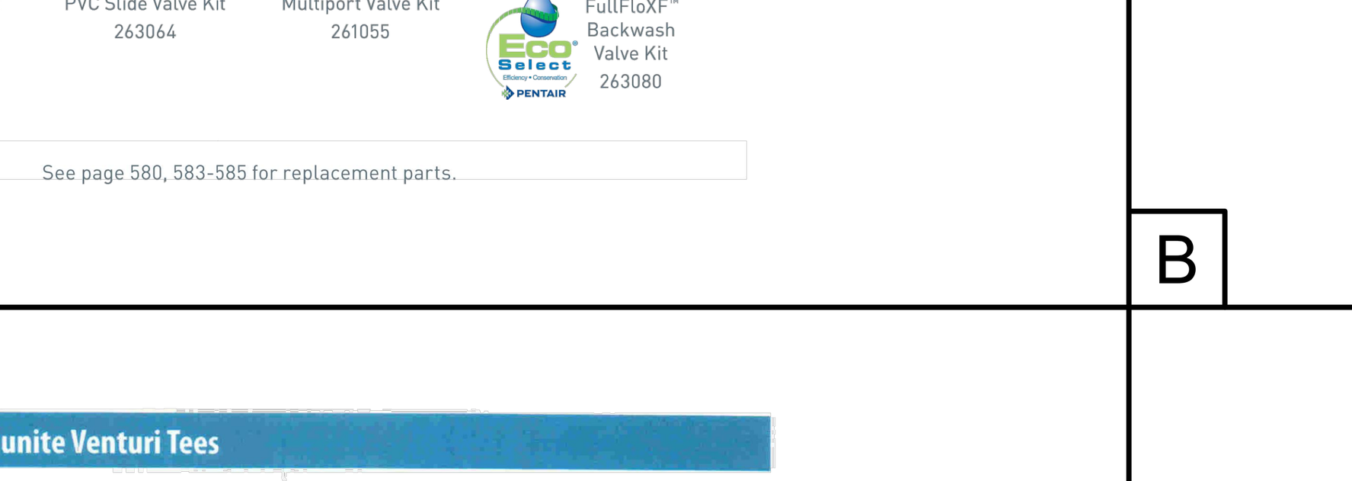
PENTAIR

Side mounted HiFlow™ and Multiport Valves are designed for maximum performance and working pressures. Available in 1-1/2 and 2 in. threaded or slip models.

Featured Highlights
- PVC body
- The right valve for easy operation
- Six-position, positive-lock operation
- Special winterizing position

Ordering Information

Product	Description	Carton Qty.	Carton Wt. (Lbs.)
MULTIPORT VALVE KIT FOR FILTERS, SLIP			
261055	2 in. MPV, for Triton & Quad D.E. filters [SM 20-3] 7-1/2 in. Centerline	1	9
261152	2 in. MPV, for FNS, FNS Plus & NSP filters [SM 20-2] 7-1/2 in. Centerline	1	9
261173	1-1/2 in. MPV, for Triton & Quad D.E. filters [SM 10-3] 7-1/2 in. Centerline	1	8
261177	1-1/2 in. MPV, for FNS, FNS Plus & NSP filters [SM 10-2] 7-1/2 in. Centerline	1	8
HIFLOW VALVE KIT FOR FILTERS, SLIP			
261050	2 in., w/ bulkhead fittings, for Triton & Quad D.E. filters, 7-1/2 in. Centerline	1	9
261142	2 in., w/ bulkhead fittings, for FNS, FNS Plus & NSP filters, 7-1/2 in. Centerline	1	9
PVC SLIDE VALVE, SLIP			
263064	Push Pull Valve, 7-1/2 in. Center, PVC, Almond	1	4.5
263079	2 in. w/o bulkhead fittings for D.E. and sand filters, 7-1/2 in. Centerline	1	
FULLFLOXF BACKWASH VALVES			
262507	Sta-Rite version for System 3 Mod D.E., inlet on top, with Sta-Rite offset adapters glued on		
262508	Sta-Rite version for System 3 D.E. and Sand, inlet on bottom, with Sta-Rite offset adapters glued on		
262509	Valve with filter inlet port on top, no fittings, only valve		
262511	Valve with filter inlet port on bottom, no fittings, only valve		
263080	Valve for Sand and Quad D.E., inlet port on top, Pentair 2 in. unions glued on		
263081	Valve for D.E., inlet port on bottom, Pentair 2 in. unions glued on		



HiFlow Valve Kit 261050 | PVC Slide Valve Kit 263064 | Multiport Valve Kit 261055 | FullFloXF™ Backwash Valve Kit 263080

Eco Select PENTAIR

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See page 580, 583-585 for replacement parts.

B

Fittings / Return Fittings

400-9180 | 400-9190 | 400-9190P | 400-9390 | 550-9230

Return Fittings

Part No.	Description	Color	Case Weight	Case Quantity	List (US $)
400-9180	Econ 1" Return Fitting Insider Inlet (fits inside 1" pipe)	White	6 lbs.	100	5.72
400-9181	Econ 1" Return Fitting Insider Inlet (fits inside 1" pipe)	Black	6 lbs.	100	5.72
400-9187	Econ 1" Return Fitting Insider Inlet (fits inside 1" pipe)	Gray	6 lbs.	100	5.72
400-9189-DKG	Econ 1" Return Fitting Insider Inlet (fits inside 1" pipe)	Dark Gray	6 lbs.	100	5.72
400-9190	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	White	25 lbs.	220 (bulk)	11.27
400-9191	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	Black	25 lbs.	220 (bulk)	11.27
400-9192	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	Bone	25 lbs.	220 (bulk)	11.27
400-9197	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	Gray	25 lbs.	220 (bulk)	11.27
400-9199-DKG	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	Dark Gray	25 lbs.	220 (bulk)	11.27
400-9199-BEI	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	Beige	25 lbs.	220 (bulk)	11.27
400-9199-DKB	Flush Mount Return Fitting 1" Socket (fits inside 1 ½" pipe)	Dark Blue	25 lbs.	220 (bulk)	11.27
400-9190P	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	White	27 lbs.	220 (bulk)	11.76
400-9191P	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	Black	27 lbs.	220 (bulk)	11.76
400-9192P	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	Bone	27 lbs.	220 (bulk)	11.76
400-9197P	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	Gray	27 lbs.	220 (bulk)	11.76
400-9199P-DK	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	Dark Gray	27 lbs.	220 (bulk)	11.76
400-9199P-BE	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	Beige	27 lbs.	220 (bulk)	11.76
400-9199P-DB	Flush Mount Return Fitting with Plaster Plug 1" Socket (fits inside 1 ½" pipe)	Dark Blue	27 lbs.	220 (bulk)	11.76
400-9390	Flush Mount Return Fitting 1 ½" Socket	White	38.95 lbs.	190	11.27
400-9391	Flush Mount Return Fitting 1 ½" Socket	Black	38.95 lbs.	190	11.27
400-9392	Flush Mount Return Fitting 1 ½" Socket	Bone	38.95 lbs.	190	11.27
400-9397	Flush Mount Return Fitting 1 ½" Socket	Gray	38.95 lbs.	190	11.27
400-9399-DKG	Flush Mount Return Fitting 1 ½" Socket	Dark Gray	38.95 lbs.	190	11.27
400-9399-BEI	Flush Mount Return Fitting 1 ½" Socket	Beige	38.95 lbs.	190	11.27
400-9399-DKB	Flush Mount Return Fitting 1 ½" Socket	Dark Blue	38.95 lbs.	190	11.27
400-9390P	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	White	43.68 lbs.	180	11.72
400-9391P	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	Black	43.68 lbs.	180	11.72
400-9392P	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	Bone	43.68 lbs.	180	11.72
400-9397P	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	Gray	43.68 lbs.	180	11.72
400-9399P-DK	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	Dark Gray	43.68 lbs.	180	11.76
400-9399P-BE	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	Beige	43.68 lbs.	180	11.76
400-9399P-DB	Flush Mount Return Fitting with Plaster Plug 1 ½" Socket	Dark Blue	43.68 lbs.	180	11.76
550-9230	Self-Aligning Return Fitting ¾" Eye (fits inside 1 ½" pipe)	White	6 lbs.	100 (indiv.)	7.19
550-9231	Self-Aligning Return Fitting ¾" Eye (fits inside 1 ½" pipe)	Black	6 lbs.	100 (indiv.)	7.19
550-9237	Self-Aligning Return Fitting ¾" Eye (fits inside 1 ½" pipe)	Gray	6 lbs.	100 (indiv.)	7.19
550-9239-DKG	Self-Aligning Return Fitting ¾" Eye (fits inside 1 ½" pipe)	Dark Gray	6 lbs.	100 (indiv.)	7.19
550-9240	Self-Aligning Return Fitting 1" Eye (fits inside 1 ½" pipe)	White	8 lbs.	100 (bulk)	7.19
550-9241	Self-Aligning Return Fitting 1" Eye (fits inside 1 ½" pipe)	Black	8 lbs.	100 (bulk)	7.19
550-9247	Self-Aligning Return Fitting 1" Eye (fits inside 1 ½" pipe)	Gray	8 lbs.	100 (bulk)	7.19
550-9249-DKG	Self-Aligning Return Fitting 1" Eye (fits inside 1 ½" pipe)	Dark Gray	8 lbs.	100 (bulk)	7.19

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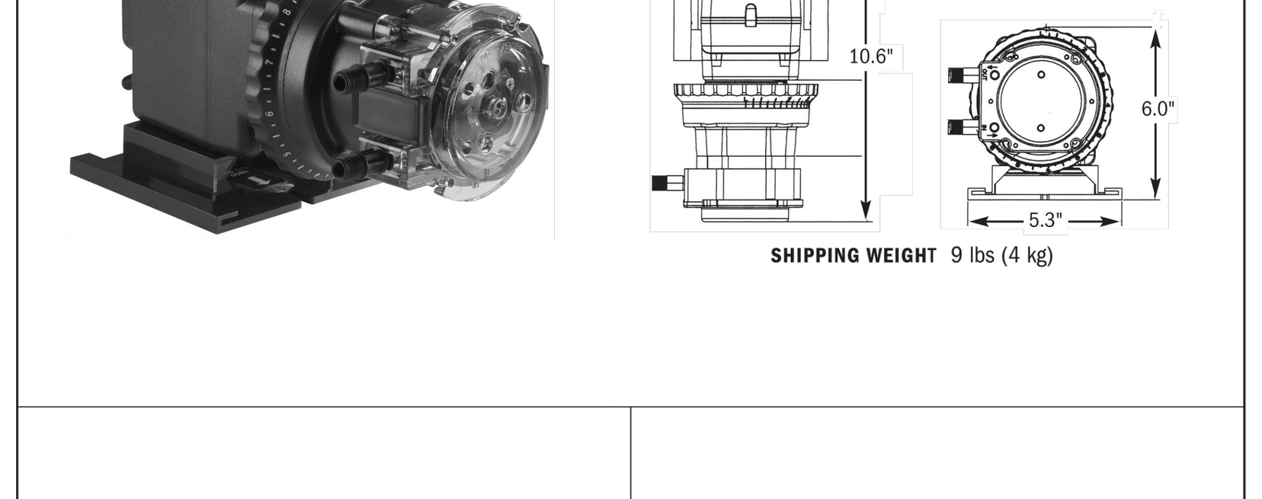
C

CLASSIC - SINGLE HEAD ADJUSTABLE SPECIFICATIONS

STENNER PUMPS



SHIPPING WEIGHT 9 lbs (4 kg)

METERING PUMP 96FO LISTED | METERING PUMP LR79585 | CE | IPX4

THIS PUMP IS TESTED AND CERTIFIED BY WQA ACCORDING TO NSF/ANSI 61 FOR CONTACT WITH SODIUM HYPOCHLORITE AND WATER ONLY AND NSF/ANSI 372.

Intertek 94247 CONFORMS TO ANSI/NSF STD. 50 Equipment for swimming pools, spas, hot tubs and other recreational water facilities.

Agency listings vary by model. Contact factory for details.

FEATURES
- 3-point roller design assists in anti-siphon protection
- Pump head requires no valves, allows for easy maintenance
- Self-priming against maximum working pressure, foot valve not required
- Pump does not lose prime or vapor lock
- Pumps off-gassing solutions and can run dry
- Output volume is not affected by back pressure
- Injection check valve included with models rated 100 psi (6.9 bar) maximum
- Easy to change pump tube; lubrication is not required
- Pump tubes and pump heads interchange between models
- Models (Santoprene® only) tested by Water Quality Association to conform to ANSI/NSF STD 61
- Adjustable models (Santoprene® only) tested by ETL to conform to ANSI/NSF STD 50

This information is not intended for specific application purposes. Stenner Pump Company reserves the right to make changes to prices, products, and specifications at any time without prior notice. FSPECCSHA 050117

STENNER PUMP COMPANY Jacksonville, Florida USA www.stenner.com

D

CLASSIC - SINGLE HEAD ADJUSTABLE SPECIFICATIONS

STENNER PUMPS

OUTPUT CONTROL
Adjustable models only, external dial ring adjustment from 5%-100% in 2.5% increments

MAXIMUM WORKING PRESSURE
100 psi (6.9 bar) 45MHP2, 45MHP10, 45MHP22, 85MHP5, 85MHP17, 85MHP40
25 psi (1.7 bar) 45M1, 45M2, 45M3, 45M4, 45M5, 85M1, 85M2, 85M3, 85M4, 85M5

MAXIMUM OPERATING TEMPERATURE
125° F (52° C)

MAXIMUM SUCTION LIFT
25 ft (7.6 m) vertical lift, based on water

MOTOR TYPE
1/30 HP, shaded pole, class B

APPROXIMATE GEAR MOTOR RPM
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DUTY CYCLE
Continuous

MOTOR VOLTAGE (AMP DRAW)
120V 60Hz 1PH (1.7)
220V 60Hz 1PH (0.9)
230V 50Hz 1PH (0.9) *International*
250V 50Hz 1PH (0.9) *International*

POWER CORD TYPE
SJTOW

POWER CORD PLUG END
120V 60Hz NEMA 5/15
220V 60Hz NEMA 6/15
230V 50Hz CEE 7/VII
250V 50Hz CEE 7/VII

MATERIALS OF CONSTRUCTION
All Housings Polycarbonate
Pump Tube Santoprene*, FDA approved or Versilon**
Check Valve Duckbill Santoprene*, FDA approved or Pellethane*†
Pump Head Rollers Polyethylene
Roller Bushings Oil impregnated bronze
Suction/Discharge Tubing, Ferrules Polyethylene, FDA approved
Tube and Injection Fittings PVC or Polypropylene, NSF listed
Check Valve Fittings Type 1 Rigid PVC, NSF listed
Connecting Nuts PVC, NSF Listed
3/8" Adapter PVC or Polypropylene, NSF listed
Suction Line Strainer PVC, NSF listed, with ceramic weight
All Fasteners Stainless steel
Pump Head Latches Polypropylene

ACCESSORY KIT SHIPPED WITH EACH PUMP
3 connecting nuts 1/4" or 3/8"
3 ferrules 1/4" or 6 mm *Europe*
1 injection check valve 100 psi (6.9 bar) OR 1 injection fitting 25 psi (1.7 bar)
1 weighted suction line strainer 1/4", 3/8" or 6 mm *Europe*
1 20' roll suction/discharge tubing 1/4" or 3/8", white or UV black OR 6 mm white *Europe*
1 additional pump tube
2 additional latches
1 mounting bracket
1 manual

* Santoprene® is a registered trademark of Exxon Mobil Corporation.
** Versilon® is a registered trademark of Saint-Gobain Performance Plastics.
† Pellethane® is a registered trademark of Lubrizol Advanced Materials, Inc.

45 Series – Adjustable Output Pump

Single Head Model	Maximum Pressure	Pump Tube Number	Gallons per Day (60Hz)	Liters per Day (60Hz)	Gallons per Hour (60Hz)	Liters per Hour (60Hz)	Ounces per Minute (60Hz)	Milliliters per Minute (60Hz)	Liters per Day (50Hz)	Liters per Hour (50Hz)	Milliliters per Minute (50Hz)
45MHP2* / 45M1	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#1 / #1	0.2 to 3.0	0.8 to 11.4	0.01 to 0.13	0.03 to 0.48	0.02 to 0.27	0.56 to 7.92	0.6 to 9.1	0.03 to 0.38	0.31 to 6.32
45MHP10* / 45M2	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#2 / #2	0.5 to 10.0	1.9 to 37.9	0.02 to 0.42	0.08 to 1.58	0.04 to 0.89	1.32 to 26.32	1.5 to 30.3	0.06 to 1.26	1.04 to 21.04
45MHP22* / 45M3	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#7 / #3	1.1 to 22.0	4.2 to 83.3	0.05 to 0.92	0.18 to 3.47	0.10 to 1.96	2.92 to 57.85	3.3 to 66.6	0.14 to 2.78	2.29 to 46.25
45M4	25 psi (1.7 bar) max.	#4	1.7 to 35.0	6.4 to 132.5	0.07 to 1.46	0.27 to 5.52	0.15 to 3.11	4.44 to 92.01	5.1 to 106.0	0.21 to 4.42	3.54 to 73.61
45M5	25 psi (1.7 bar) max.	#5	2.5 to 50.0	9.5 to 189.3	0.10 to 2.08	0.40 to 7.89	0.22 to 4.44	6.60 to 131.43	7.6 to 151.4	0.32 to 6.31	5.28 to 105.14

85 Series – Adjustable Output Pump

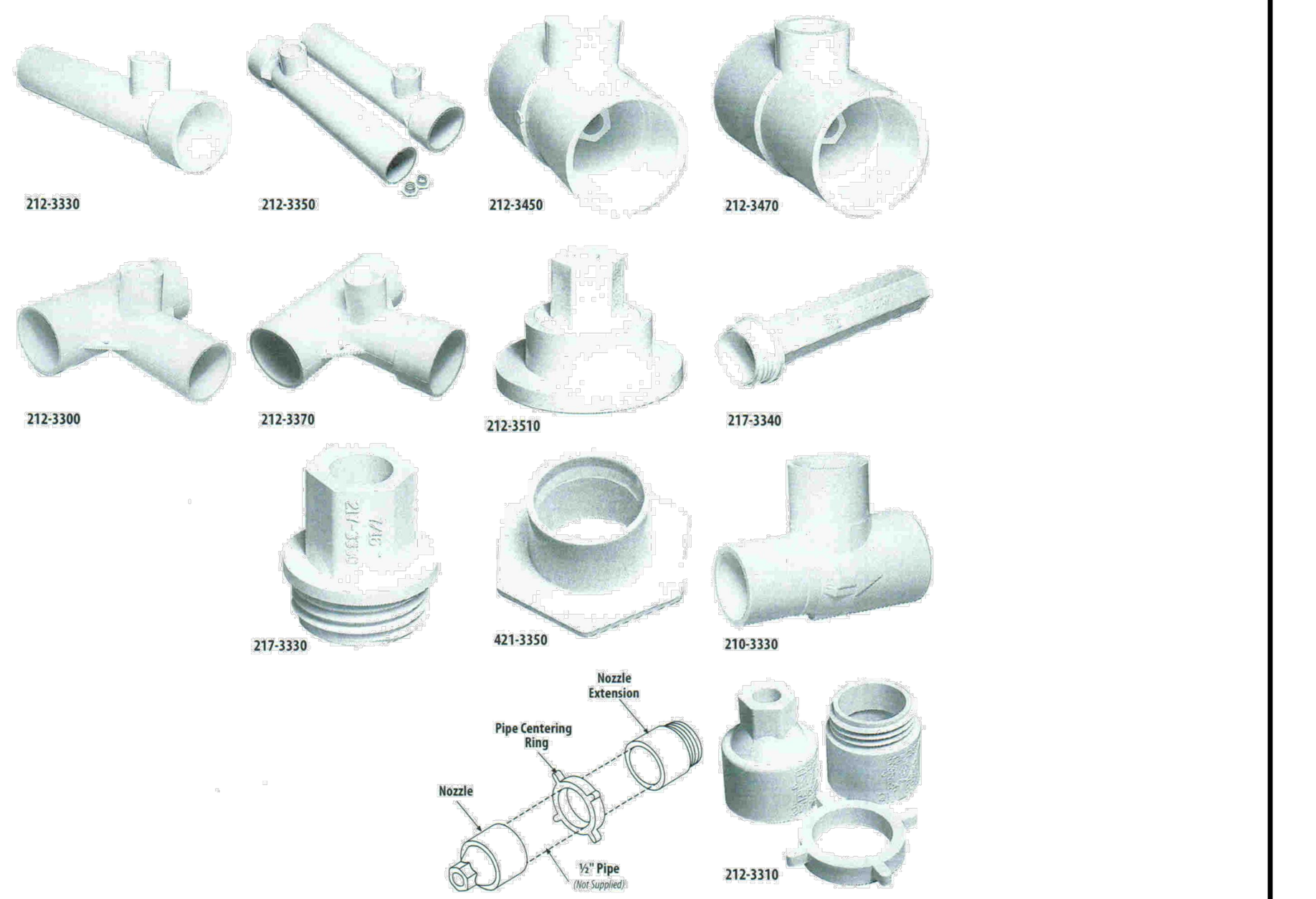
Single Head Model	Maximum Pressure	Pump Tube Number	Gallons per Day (60Hz)	Liters per Day (60Hz)	Gallons per Hour (60Hz)	Liters per Hour (60Hz)	Ounces per Minute (60Hz)	Milliliters per Minute (60Hz)	Liters per Day (50Hz)	Liters per Hour (50Hz)	Milliliters per Minute (50Hz)
85MHP5* / 85M1	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#1 / #1	0.3 to 5.0	1.1 to 18.9	0.01 to 0.21	0.05 to 0.79	0.03 to 0.44	0.76 to 13.13	0.9 to 15.1	0.04 to 0.63	0.52 to 10.49
85MHP17* / 85M2	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#2 / #2	0.8 to 17.0	3.0 to 64.4	0.03 to 0.71	0.13 to 2.68	0.07 to 1.51	2.08 to 44.65	2.4 to 51.5	0.10 to 2.15	1.67 to 35.76
85MHP40* / 85M3	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#7 / #3	2.0 to 40.0	7.6 to 151.4	0.08 to 1.67	0.32 to 6.31	0.18 to 3.55	5.27 to 105.14	6.1 to 121.1	0.25 to 5.05	4.24 to 84.10
85M4	25 psi (1.7 bar) max.	#4	3.0 to 60.0	11.4 to 227.1	0.13 to 2.50	0.48 to 9.46	0.27 to 5.33	7.92 to 157.71	9.1 to 181.7	0.38 to 7.57	6.32 to 126.18
85M5	25 psi (1.7 bar) max.	#5	4.3 to 85.0	16.3 to 321.8	0.18 to 3.54	0.68 to 13.40	0.38 to 7.55	11.32 to 223.40	13.0 to 257.4	0.54 to 10.73	9.03 to 178.75

*Injection check valve included with pumps rated 100 psi (6.9 bar) maximum.

NOTICE: The information within this chart is solely intended for use as a guide. The output data is an approximation based on pumping water under a controlled testing environment. Many variables can affect the output of the pump. Stenner Pump Company recommends that all metering pumps undergo field calibration by means of analytical testing to confirm their outputs. The information contained in this flyer is not intended for specific application purposes. Stenner Pump Company reserves the right to make changes to prices, products, and specifications at any time without prior notice.

E

Gunite Jets / Gunite Venturi Tees



Gunite Venturi Tees

Part No.	Description	Orifice	GPM	Case Weight	Case Quantity	List (US $)
212-3330*	10" Tee - 1 ½" S x ½" S - ¾" Spigot x ½" Spigot	7/16"	17-20	32 lbs.	50 (2/bag)	13.27
212-3340*	10" Tee - 1 ½" S x ½" S - 1" Spigot x 1 ½" Spigot	7/16"	17-20	32 lbs.	50 (2/bag)	13.27
212-3350*	10" Tee - 1 ½" S x ½" S - 1" Spigot x 1 ½" Spigot	5/16"	10-12	32 lbs.	50 (2/bag)	13.27
212-3440	Tee with Nozzle - 1 ½" S / 2" Spigot x ¾" S / 1" Spigot	7/16"	17-20	18 lbs.	50	5.14
212-3450	Tee with Nozzle - 1 ½" S / 2" Spigot x ¾" S / 1" Spigot	¼"	7-9	18 lbs.	50	5.14
212-3470	Tee with Nozzle - 1 ½" S / 2" Spigot x ½" S / 1" Spigot	7/16"	17-20	8 lbs.	50	5.14
212-3300	Gunite Double Tee Body Assembly - 1 ½" Spigot	5/16"	10-12	31 lbs.	45	14.26
212-3370	Gunite Double Tee Body Assembly - 1 ½" S	5/16"	10-12	28 lbs.	40	14.26
212-3500	Tee Jet Insert Assembly - ¼"	¼"	7-9	17.55 lbs.	50	7.26
212-3510	Tee Jet Insert Assembly - 7/16"	7/16"	17-20	17.55 lbs.	50	7.26
217-3340	4" Nozzle (included with 10" Tee)	7/16"	17-20	12 lbs.	50	2.10
217-3330	Venturi Tee Nozzle - 7/16"	7/16"	17-20	--	--	1.70
217-3350	Venturi Tee Nozzle - ¼"	¼"	7-9	--	--	1.70
421-3350	Orifice Reducer (fits inside 7/16" orifice)	⅜"	14-16	4.05 lbs.	300	0.57
210-3330	Venturi Tee #7 - 1" S x 1" Spigot - ¾" S (#7 nozzle included - not sold separately)	⅜"	14-16	11 lbs.	70	3.59
212-3310	Nozzle Extension Kit (fits all Gunite Venturi Tees except #7 Tee)	5/16"	10-12	9 lbs.	180	5.08

* 4" nozzle and ⅜" orifice reducer included

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F

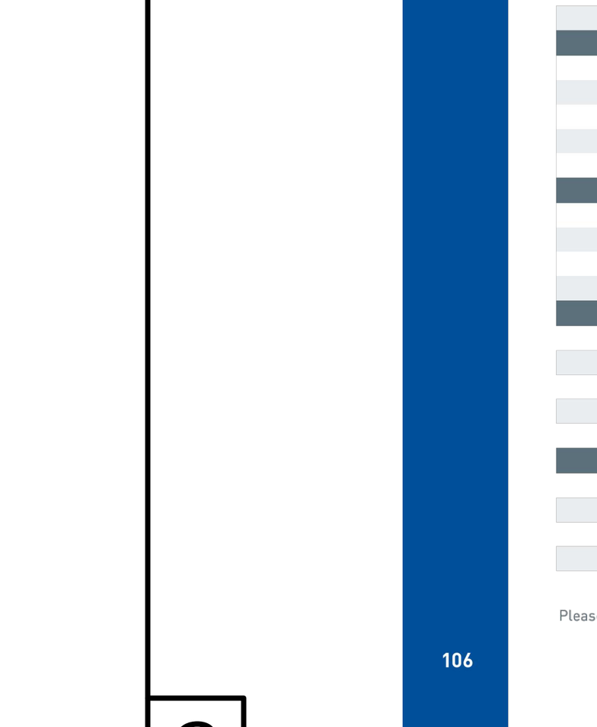
Acid Fume Scrubber

ProMinent®

A fume-free work enviroment!

*The **Acid Fume Separator (AFS)** is a proprietary device that allows for direct venting of an acid tank located inside a mechanical room. The **AFS** eliminates the need for costly venting via fans to outside areas or secondary water tank type fume traps. The result is a fume-free workplace with added protection of metal and electrical components. The proprietary reagent will change from white to purple when reagent is no longer effective.*

Features & Benefits
- Designed for muriatic/ hydrochloric acid tanks
- Eliminates fume attack on electrical components
- For use on sealed tanks and carboys
- Standard with 3/4 inch male NPT connection which allows direct installation or removal on to carboy's
- AFS can be tank mounted or wall mounted
- Equipped with proprietary reagents
- Reagent needs changed when white turns to purple
- Refill reagent sold separately



Ordering Information
- Acid fume scrubber P/N 7747090
- Wall mounting kit P/N 7747091
- Refill reagent kit P/N 7747102
- O-ring replacement kit P/N 7747088
- Suction lances with tubing connections available Tubing size determined by selection of feed pump

| Metering Pumps | Process Instrumentation | Engineered Metering Systems |

ProMinent Fluid Controls, Inc.
136 Industry Drive • Pittsburgh, PA 15275 USA
(412) 787-2484 • Fax: (412) 787-0704
email: sales@prominent.us • www.prominent.us

PN: 7750508
Acid_Fume_Scrubber.indd rev1 03/28/2013

G

LIGHTING - WHITE

INTELLIBRITE® 5G WHITE LED LIGHTS

UNDERWATER LED LIGHTS FOR SWIMMING POOLS AND SPAS

PENTAIR

IntelliBrite 5g White LED Pool Light

Eco Select PENTAIR

Featured Highlights
- The brightest most energy efficient white LED pool light on the market
- Energy efficient utilizing up to 86% less energy than comparable incandescent lights
- Superior lens geometry and innovative reflector design combine to create a wider beam and more uniform light distribution
- Pool lens can be rotated to 180 degrees to provide wide beam pattern (standard) or narrow beam pattern
- Compatible with Pentair stainless steel and plastic niches
- Available in 120V and 12V versions
- Available in 300W, 400W, and 500W incandescent equivalencies

IntelliBrite 5g White LED light offers a brighter, more energy efficient alternative to incandescent white lighting. Utilizing its array of LEDs, it is also ideal for commercial applications.

All Pentair UL Listed underwater lights are certified for use in fresh water with up to 6,000 ppm salinity.

Ordering Information for Pool Lights

Product	Voltage	Wattage	Cord Length (Ft.)	Incandescent Equivalency	Carton Qty.
INTELLIBRITE 5g WHITE POOL LIGHTS – 300 WATT EQUIVALENT, 120 VOLT					
601100	120V	40	30 ft.	300W Equivalency	1
601101	120V	40	50 ft.	300W Equivalency	1
601102	120V	40	100 ft.	300W Equivalency	1
601103	120V	40	150 ft.	300W Equivalency	1
601104	120V	40	250 ft.	300W Equivalency	1
INTELLIBRITE 5g WHITE POOL LIGHTS – 300 WATT EQUIVALENT, 12 VOLT					
601105	12V	40	30 ft.	300W Equivalency	1
601106	12V	40	50 ft.	300W Equivalency	1
601107	12V	40	100 ft.	300W Equivalency	1
601108	12V	40	150 ft.	300W Equivalency	1
INTELLIBRITE 5g WHITE POOL LIGHTS – 400 WATT EQUIVALENT, 120 VOLT					
601200	120V	48	30 ft.	400W Equivalency	1
601201	120V	48	50 ft.	400W Equivalency	1
601202	120V	48	100 ft.	400W Equivalency	1
601203	120V	48	150 ft.	400W Equivalency	1
601204	120V	48	250 ft.	400W Equivalency	1
INTELLIBRITE 5g WHITE POOL LIGHTS – 400 WATT EQUIVALENT, 12 VOLT					
601205	12V	48	30 ft.	400W Equivalency	1
601206	12V	48	50 ft.	400W Equivalency	1
601207	12V	48	100 ft.	400W Equivalency	1
601208	12V	48	150 ft.	400W Equivalency	1
INTELLIBRITE 5g WHITE POOL LIGHTS – 500 WATT EQUIVALENT, 120 VOLT					
601300	120V	55	30 ft.	500W Equivalency	1
601301	120V	55	50 ft.	500W Equivalency	1
601302	120V	55	100 ft.	500W Equivalency	1
601303	120V	55	150 ft.	500W Equivalency	1
601304	120V	55	250 ft.	500W Equivalency	1
INTELLIBRITE 5g WHITE POOL LIGHTS – 500 WATT EQUIVALENT, 12 VOLT					
601305	12V	55	30 ft.	500W Equivalency	1
601306	12V	55	50 ft.	500W Equivalency	1
601307	12V	55	100 ft.	500W Equivalency	1
601308	12V	55	150 ft.	500W Equivalency	1

Please refer to pages 120-122 for Canadian listed Pool Lights.

106

H

LIGHTING - WHITE

INTELLIBRITE® 5G WHITE LED LIGHTS (CONT'D)

UNDERWATER LED LIGHTS FOR SWIMMING POOLS AND SPAS

Ordering Information for Spa Lights

Product	Voltage	Wattage	Cord Length (Ft.)	Incandescent Equivalency	Carton Qty.	Carton Wt. (Lbs.)
INTELLIBRITE 5g WHITE SPA LIGHTS - 120 VOLT						
640140	120V	18W	30 ft.	100W Equivalency	1	6.5
640141	120V	18W	50 ft.	100W Equivalency	1	8
640142	120V	18W	100 ft.	100W Equivalency	1	12
640143	120V	18W	150 ft.	100W Equivalency	1	16
640144	120V	18W	250 ft.	100W Equivalency	1	25
INTELLIBRITE 5g WHITE SPA LIGHTS - 12 VOLT						
640150	12V	18W	30 ft.	100W Equivalency	1	5.5
640151	12V	18W	50 ft.	100W Equivalency	1	7
640152	12V	18W	100 ft.	100W Equivalency	1	11
640153	12V	18W	150 ft.	100W Equivalency	1	18

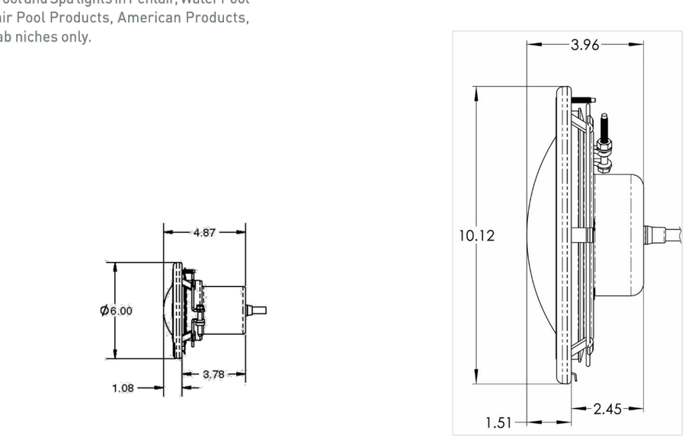
Warning: The IntelliBrite White LED light cannot be used with a dimmer circuit. Using a dimmer switch will result in permanent damage to the light.

Dimensions and Certifications

Note: All 120 volt pool and spa lights must be connected to a branch circuit protected by a ground fault circuit interrupter (GFCI).

Notice: Underwriters Laboratories has listed Pentair Water Pool and Spa, Inc. lights for use with Pentair Water Pool and Spa, Pentair Pool Products, American Products, Purex, or PacFab niches ONLY. To ensure proper grounding/bonding connections install only Pentair Water Pool and Spa lights in Pentair, Water Pool and Spa, Pentair Pool Products, American Products, Purex or PacFab niches only.

Please refer to pages 120-122 for Canadian listed Pool Lights.



IntelliBrite White Spa Light Dimensions | IntelliBrite White Pool Light Dimensions

See pages 478-479 for replacement parts.

107

I

Waterway™

Be Sure it's Genuine

2200 East Sturgis Road, Oxnard, California 93030 • Ph. 805-981-0262 • Fax 805-981-9403
waterway@waterwayplastics.com • www.waterwayplastics.com

807-0078.0409

J

Renegade Gunite Skimmers - Single-Port - Square Lid

Part No.	Description	Color
540-6510-S	2" Socket (2 ½" Spigot)	White
540-6510-9SB	2" Socket (2 ½" Spigot)	White/Beige Lid

Renegade Gunite Skimmers - 2-Port - Square Lid

Part No.	Description	Color
540-6410-9SB	2" Socket (2 ½" Spigot)	White/Beige Lid
540-6411-S	2" Socket (2 ½" Spigot)	Black
540-6411-9SB	2" Socket (2 ½" Spigot)	Black/Beige Lid
540-6417-S	2" Socket (2 ½" Spigot)	Gray
540-6417-9SB	2" Socket (2 ½" Spigot)	Gray/Beige Lid

Renegade Gunite Skimmers - 2-Port - Round Lid

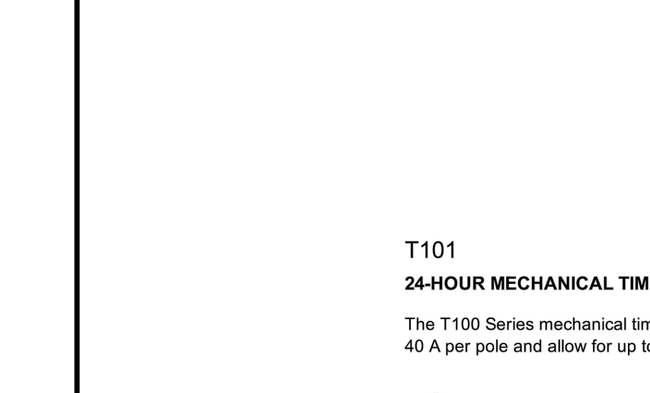
Part No.	Description	Color
540-6430	1 ½" Socket (2" Spigot)	White
540-6630	1 ½" Socket with Float Valve	White
540-6410	2" Socket (2 ½" Spigot)	White
540-6410-9B	2" Socket (2 ½" Spigot)	White/Beige Lid
540-6411	2" Socket (2 ½" Spigot)	Black
540-6411-9B	2" Socket (2 ½" Spigot)	Black/Beige Lid
540-6417	2" Socket (2 ½" Spigot)	Gray
540-6417-9B	2" Socket (2 ½" Spigot)	Gray/Beige Lid
540-6419-BEI	2" Socket (2 ½" Spigot)	Beige
540-6410G	2" Socket (2 ½" Spigot) - Side-by-Side	White
540-6610	2" Socket (2 ½" Spigot) with Float Valve	White
540-6610-9B	2" Socket (2 ½" Spigot) with Float Valve	White/Beige Lid
540-6611	2" Socket (2 ½" Spigot) with Float Valve	Black
540-6617	2" Socket (2 ½" Spigot) with Float Valve	Gray
540-6617-9B	2" Socket (2 ½" Spigot) with Float Valve	Gray/Beige Lid
540-6619-BEI	2" Socket (2 ½" Spigot) with Float Valve	Beige
540-6619-DKG	2" Socket (2 ½" Spigot) with Float Valve	Dark Gray

Commercial Renegade Gunite In-Ground Skimmers

Part No.	Description	Color
540-6200	2 ½" Spigot x 2" S x 2" NPT with Equalizer	White
540-6250	2" Spigot x 1 ½" NPT x 1 ½" NPT with Equalizer	White
540-6300	2 ½" Spigot x 2" S x 2" NPT with Equalizer	White
540-6350	2 ½" Spigot x 2" NPT x 2" NPT with Equalizer	White

Renegade Gunite Skimmers - Single-Port - Round Lid

Part No.	Description	Color
540-6510	2" Socket (2 ½" Spigot)	White
540-6510-9B	2" Socket (2 ½" Spigot)	White/Beige Lid
540-6511	2" Socket (2 ½" Spigot)	Black
540-6511-9B	2" Socket (2 ½" Spigot)	Black/Beige Lid
540-6517	2" Socket (2 ½" Spigot)	Gray
540-6517-9B	2" Socket (2 ½" Spigot)	Gray/Beige Lid
540-6519-BEI	2" Socket (2 ½" Spigot)	Beige
540-6519-DKG	2" Socket (2 ½" Spigot)	Dark Gray



Accessories

Part No.	Description	Color
540-6010	Equalizer Valve	White
542-6200	Float Valve	White
519-6480	Vacuum Plate	White
519-6560	Extension Ring	White
519-6561	Extension Ring	Black
519-6567	Extension Ring	Gray
519-6569-BEI	Extension Ring	Beige
519-6569-DKG	Extension Ring	Dark Gray
540-6500	Skimmer Test Loop Kit	--

Waterway™

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waterway@waterwayplastics.com • www.waterwayplastics.com

807-0078.0409

K

INTERMATIC®

Timer Controls : Analog/Mechanical Time Switches

T101 | 24-Hour Mechanical Time Switch

T101

24-HOUR MECHANICAL TIME SWITCH

The T100 Series mechanical time switch has proven it can stand the test of time. These dependable time switches can handle electrical loads up to 40 A per pole and allow for up to 12 ON/OFF operations per day. A manual override switch provides added convenience.

Features & Applications

Features
- Direct 24-hour control of most loads
- Up to 12 ON/OFF operations each day with minimum ON/OFF times of one hour
- Manual override
- One ON and one OFF tripper included

Applications
- Indoor/Outdoor Lighting
- Signs
- Filters
- Electric Fences
- Fans
- Conveyors
- Pool Heaters
- Blowers
- Pumps

System Includes

L

System Includes (1)

2T2040GA

CASE-INDOOR, TYPE 1 METAL, GRAY

Qty: 1

Specifications

Specification	Value	Specification	Value	Specification	Value
Minimum ON/OFF Times	1 hour	Maximum Power Consumption (W)	3 W	Enclosure Type	Indoor Type 1 Metal
Maximum ON/OFF Operations	12	Operating Temperature Max (°C)	54	Product Height (mm)	200
Input Voltages Display	120 VAC, 60 Hz	Operating Temperature Max (F)	130	Product Width (mm)	130.2
Operation Mode	24-hours	Operating Temperature Min (°C)	-40	Product Depth (mm)	87.3
Has Override Switch	No	Operating Temperature Min (F)	-40	Warranty	1-year
Electronic Ballast	16 A, 277 VAC, 60 Hz	Wire Size Max	#8 AWG		
Motor	2 HP, 24 FLA, 120 VAC, 60 Hz; 5 HP, 28 FLA, 240 VAC, 60 Hz	Wire Size Min	#14 AWG		

AquaticTECHNOLOGIES
POOL · SPAS · WATER FEATURES
WWW.AQUATICTECHNOLOGIES.COM
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 A & B

HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT & CONTRACTOR
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

Drawn:	SM
Checked:	AT
Project Number	22-564
Date:	03/16/23

Sheet Title:

PRODUCT SPECIFICATION CUT SHEETS

43 OF 62

SP-602

M:\ACTIVE PROJECTS\Commercial Projects\22-564 - Cota Vera Swim Club\Pool Plan's\Cota Vera Swim Club-SP Dwg13.dwg

A

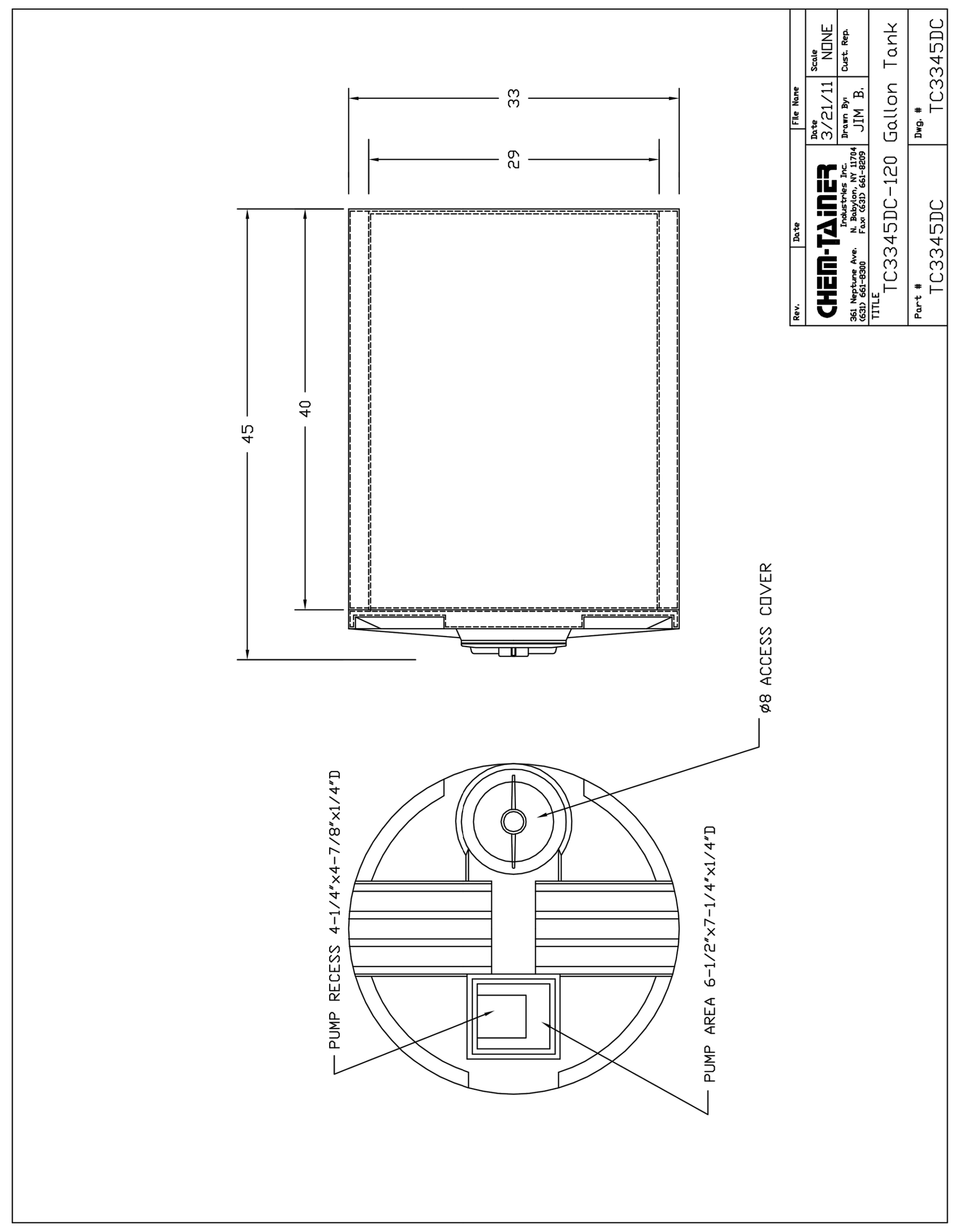
Detailed Specifications for Part # TC3345DC
120 Gallon Double Wall Tank / Dual Containment Tank

These molded double walled tanks are designed for stringent environmental concerns and codes. Outer containment tank capacity copies with federal regulation 40CFR-264.193 requirements.

- Primary tank is completely contained.
- Save valuable floor space

Diameter: 33 Inches
Height: 45 Inches
Capacity: 120 Gallons
Manway: 8 Inches
Ships From: California,Tennessee

B



C

60" Diameter End-Manway, Top Connection Filtration Systems

STARK® 5S Series™

Horizontal Sand Filtration Systems

The 5S Series Systems are designed as an extension to the industry-leading ***SS Series Filtration Systems***, with many of the same features including fully-assembled Schedule 80 Face Piping. However, this Series includes new innovations, including the only 8" Backwash Valve in the industry, and air valve actuation for the smoothest, quickest valve movement.

Standard systems accommodate flows from 135 to 3,000 GPM – custom systems accommodate unlimited flows.

5S4-50-12
60" Dia. System

All Stark SS & 5S Series vessels are corrosion-proof, filament-wound, composite vessels with end-manway – top connections for ease of assembly and service. Stark Diaphragm Valves and Controls are Standard; butterfly-valve options (including linked valves) are also available.

Multiple vessel sizes available:

36" Dia: 13.5 & 17.2 SF

42" Dia: 13.5, 20, & 27 SF

60" Dia 5S Series: 30, 35, 40, 45 & 50 SF

Feature Summary

- All vessel models are NSF listed.
- ***Manway cover has integral viewport for internal filter observation.***
- Solid composite construction – does not employ a bladder.
- Schedule 80 Face Piping is fully assembled.
- Vessels feature proprietary PARACOTE® All-Weather Exterior Coating with UV Inhibitors.
- Vessels greater than 40 SF utilize our unique 8" air-actuated backwash valve.
- Several backwash control options available.

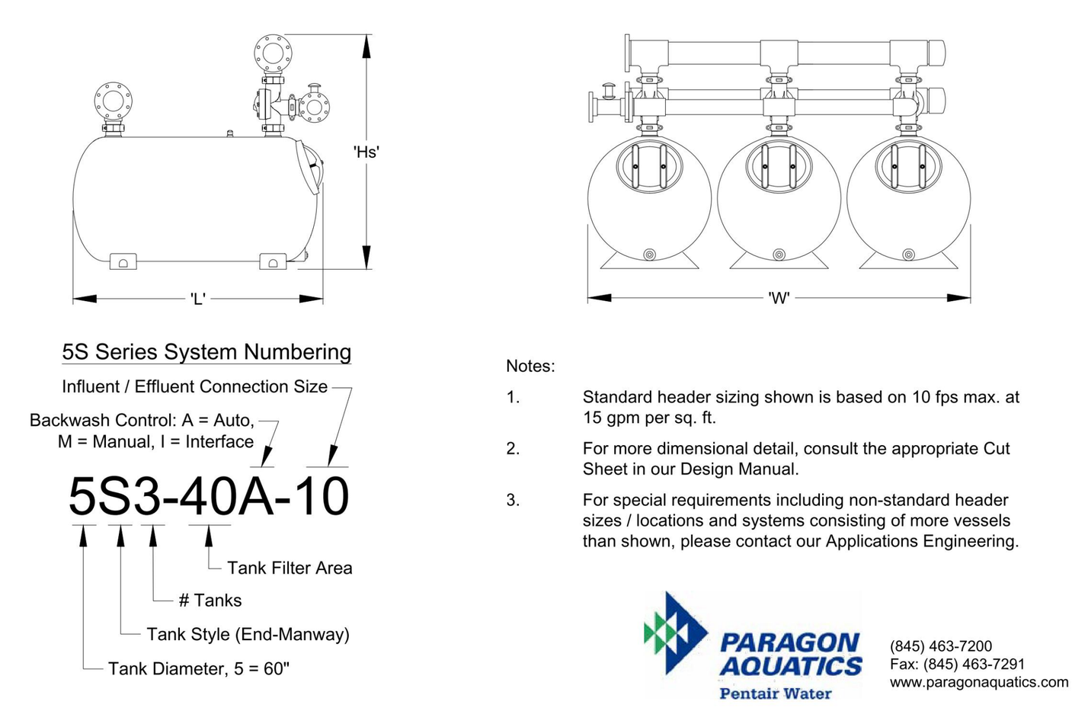
PARAGON AQUATICS Pentair Water
(845) 463-7200
Fax: (845) 463-7291
www.paragonaquatics.com

7-07a

D

Capacity Information

# Tanks	*System Number	Internal Tank Size	Filtration Area (Sq. Ft.)	Flow (GPM) 12 gpm/sf	Flow (GPM) 15 gpm/sf	Backwash Valve Size/Type	'W'	'L'	'Hs'	Total Media (cu ft)	Operating Weight (lbs.)	Shipping Weight (lbs.)
1	5S1-30-06	60" X 78"	30.0	360	450	6" Clear	62"	83"	106"	63.5	15,000	2,000
	5S1-35-06	60" X 90"	35.0	420	525	6" Clear	62"	95"	106"	74.3	17,000	2,300
	5S1-40-06	60" X 102"	40.0	480	600	6" Clear	62"	107"	106"	85.4	20,000	2,600
	5S1-45-08	60" X 114"	45.0	540	675	8" Gray	62"	119"	123"	96.4	23,000	2,900
	5S1-50-08	60" X 126"	50.0	600	750	8" Gray	62"	131"	123"	107.4	25,000	3,200
2	5S2-30-08	60" X 78"	60.0	720	900	6" Clear	128"	83"	111"	127.0	30,000	4,100
	5S2-35-08	60" X 90"	70.0	840	1,050	6" Clear	128"	95"	111"	148.6	35,000	4,600
	5S2-40-08	60" X 102"	80.0	960	1,200	6" Clear	128"	107"	111"	170.8	40,000	5,200
	5S2-45-08	60" X 114"	90.0	1,080	1,350	8" Gray	128"	119"	127"	192.8	45,000	5,700
	5S2-50-10	60" X 126"	100.0	1,200	1,500	8" Gray	128"	131"	133"	214.8	49,000	6,300
3	5S3-30-08	60" X 78"	90.0	1,080	1,350	6" Clear	194"	83"	111"	190.5	45,000	6,100
	5S3-35-10	60" X 90"	105.0	1,260	1,575	6" Clear	194"	95"	117"	222.9	53,000	6,900
	5S3-40-10	60" X 102"	120.0	1,200	1,800	6" Clear	194"	107"	117"	256.2	60,000	7,800
	5S3-45-10	60" X 114"	135.0	1,620	2,025	8" Gray	194"	119"	133"	289.2	68,000	8,600
	5S3-50-12	60" X 126"	150.0	1,800	2,250	8" Gray	194"	131"	135"	322.2	75,000	9,500
4	5S4-30-10	60" X 78"	120.0	1,440	1,800	6" Clear	260"	83"	117"	254.0	61,000	8,100
	5S4-35-10	60" X 90"	140.0	1,680	2,100	6" Clear	260"	95"	117"	297.2	70,000	9,200
	5S4-40-12	60" X 102"	160.0	1,920	2,400	6" Clear	260"	107"	119"	341.6	80,000	10,400
	5S4-45-12	60" X 114"	180.0	2,160	2,700	8" Gray	260"	119"	135"	385.6	92,000	11,500
	5S4-50-12	60" X 126"	200.0	2,400	3,000	8" Gray	260"	131"	135"	429.6	100,000	12,600



5S Series System Numbering

5S3-40A-10

Notes:

1. Standard header sizing shown is based on 10 fps max. at 15 gpm per sq. ft.
2. For more dimensional detail, consult the appropriate Cut Sheet in our Design Manual.
3. For special requirements including non-standard header sizes / locations and systems consisting of more vessels than shown, please contact our Applications Engineering.

PARAGON AQUATICS Pentair Water
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Fax: (845) 463-7291
www.paragonaquatics.com

E

AQUATIC LIFTS

SPECTRUM Aquatics
A PLAYCORE Company

Motion Trek™ BP 350 & Deluxe

MADE IN USA

The Motion Trek 350 and 350 Deluxe are ADA compliant battery powered lifts that are self operable from the deck and water with a robust operating system. These lifts are designed for in-ground pools and spas.

Part #153121
Part #153121-DLX

*Anchor sold separately

Features

- 350 pound lifting capacity
- 90 lifts per battery charge
- Spacious seat with excellent lumbar support and ease of transfer
- Rotationally and vertically powered with 360° continuous power rotation
- Stainless steel construction (electro-polished 304L grade)
- Accommodates setback of 6" to 28" and water draft up to 13"
- Easy to install, even into existing concrete decks and anchors
- Powder coating availability to match any pool setting

Accessories

- Wheelchair attachment
- Spine board
- Spine board attachment and stability strap
- Protective cover
- Bronze 1.90" ID anchor with threaded cap and key
- Extra 24 volt battery and charger
- Lift maintenance kit
- Transport cart

Includes

- 5 year structural warranty
- 2 year electronics warranty
- 24 volt battery and charger
- Spectra Shield® coating for maximum corrosion protection
- Wired handset
- Seatbelt
- Flip-down armrests
- Adjustable padded headrest (Deluxe models)
- Swing-out adjustable footrest (Deluxe models)

800-791-8056
www.spectrumproducts.com

F

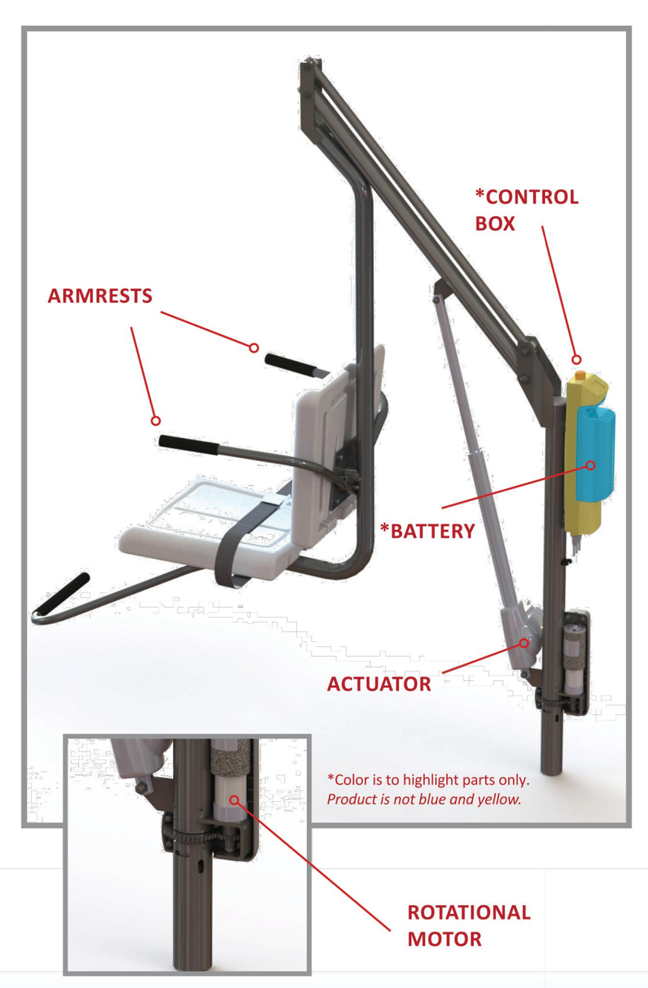
SPECTRUM Aquatics A PLAYCORE Company

ADA COMPLIANT POOL LIFTS

MOTION TREK CUTAWAY

– WIRED CONTROL –

The MOTION TREK is an **ADA compliant** battery powered lift that is self operable from the deck and water with a robust operating system. The ***Motion Trek 350 and 400*** are designed for in-ground pools and spas.



ROTATION
- Safe, smooth operation
- USA made sealed motor
- Grease fittings- external fitting for ease of maintenance

ACTUATOR
- Corrosion resistant to withstand harsh aquatic environment
- Smooth, quiet operation (60 dB or less)
- Plastic and Anodized Aluminum housing
- Smooth start and stop technology

BATTERY
- Locking battery
- No cables – easy to install and remove
- Cradle charge, no connector to plug in

CONTROL BOX
- E Stop button to safely stop the lift in an emergency
- Wired control for increased reliability
- Larger buttons - easy to use
- Sound alert system for low battery, won't leave a user stranded
- *IP 67, fully sealed for water intrusion

ARMRESTS
- 2 Flip down armrests provided, easier to transfer
- Transfer from either side

LIFT CAPACITY
- 400 lbs \ 350 lbs

FRAME
- US made and sourced stainless steel
- 100% stainless – no aluminum to corrode
- Electropolished, passivated and coated with spectra shield for maximum corrosion protection

PROTECTED BY SPECTRA SHIELD
ADA COMPLIANT Title 24: California Code Compliant

'Intrusion protection rating "IP" typical "waterproof" IP ratings are IP67. The larger the number of each digit, the greater the protection.

7100 Spectrum Lane Missoula, MT 59808 • 800.791.8056 • SPECTRUMAQUATICS.COM
RI. 5-2016

G H

Motion Trek 350 Part Number 153121

The lift shall be designed for use on aboveground or in-ground swimming pools and/or spas and shall accommodate installation at a range of 6"- 28" from the pool wall to centerline of anchor. The lift shall be user-operated, battery powered - requiring no more than a 24-VDC, rechargeable, capable of transferring (rotating) payload over a wall height of 10" (without footrest), and shall be rated for a 350 lb. load capacity. The lift shall be designed in accordance with all ADAAG guidelines.

The assisted access lift shall consist of the following components:

Linear Actuator
The battery-powered ram shall bolt to the lift superstructure and shall have a maximum in push thrust of 7000 N. The driver shall be a permanent magnet motor, 24-VDC. The unit shall have built in limit switches, shall operate at 60-db noise level or less. The unit shall operate with force in the push direction only.

Rotational Actuator
The 24-VDC rotational motor geared drive system allows for continuous mast rotation in either direction (360°).

Operating Controls and Power Source
Wired Control handset must be operable from pool or deck and shall be designed for ease of use. Wired Control handset shall be of molded plastic, and be sealed to IP67 to prevent water damage. Control buttons for up, down, right, and left directional control shall be provided. Lift control system shall be fitted with an emergency stop.

The power source is to be a 24-VDC rechargeable battery. A battery charger, wall current to charge, with mounting bracket and electrical power cord, for remote installation, will be provided with the lift.

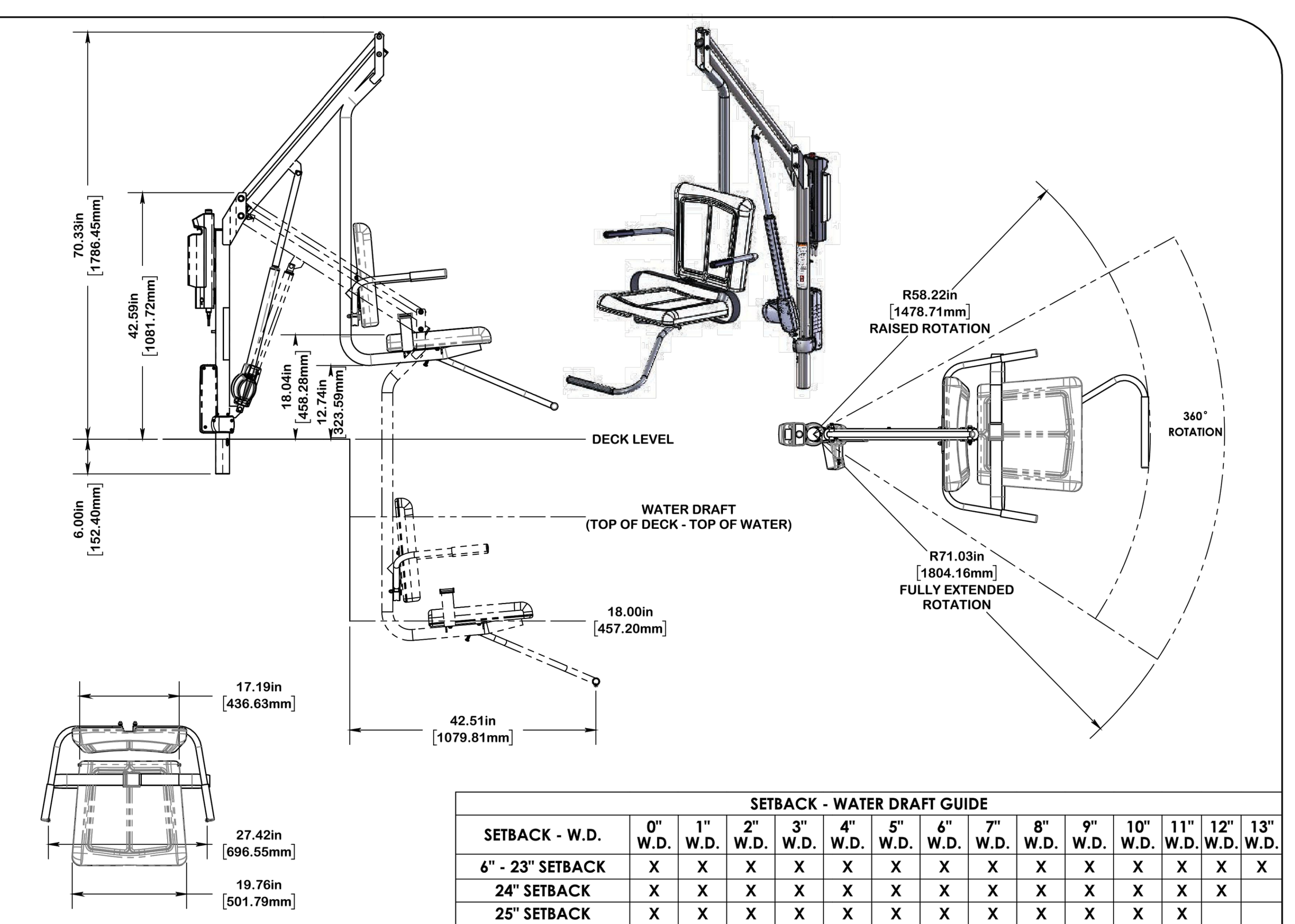
Lift Superstructure
The boom arm shall be constructed of 1.90" O.D. x 1.50" I.D., 304L stainless steel tube. The mast arm shall be constructed of 2.375" O.D. x 2.067" I.D. 304L stainless steel tube.

Seat Assembly
The seat shall be constructed of a 304L stainless steel frame attached to a polymer seat assembly. This assembly shall be attached to the lift superstructure by a 1.9" x 0.145" 304L stainless steel tube.

Armrest
Each lift shall include (2) fold down armrests constructed of 1"x.120" 304L stainless steel tube. Each armrest shall be provided with a 6" black vinyl covering.

Footrest
A vertically self-adjusting footrest is provided. The footrest shall be provided with a 12" vinyl covering.

Warranty
Two year limited warranty.



SETBACK - WATER DRAFT GUIDE														
SETBACK - W.D.	0" W.D.	1" W.D.	2" W.D.	3" W.D.	4" W.D.	5" W.D.	6" W.D.	7" W.D.	8" W.D.	9" W.D.	10" W.D.	11" W.D.	12" W.D.	13" W.D.
6" - 23" SETBACK	X	X	X	X	X	X	X	X	X	X	X	X	X	X
24" SETBACK	X	X	X	X	X	X	X	X	X	X	X	X	X	
25" SETBACK	X	X	X	X	X	X	X	X	X	X	X	X		
26" SETBACK	X	X	X	X	X	X	X	X	X	X				
27" SETBACK	X	X	X	X	X	X	X							
28" SETBACK	X	X	X	X										

SPECTRUM Aquatics A PLAYCORE Company
7100 Spectrum Lane 800.791.8056
Missoula, Montana 59808 www.spectrumaquatics.com

ENGINEERING DATA

PRODUCT:	MOTION TREK 350 -
MODEL #:	153121 CATALOG #: 153121 REVISION: B
MATERIAL:	304L STAINLESS STEEL
FINISH #:	PASSIVATE IAW ASTM A967

NOTE:
1 DIMENSIONS VARY WITH SPECIFIC APPLICATIONS. SPECIFICATIONS ARE NOMINAL AND ARE SUBJECT TO CHANGE. PLEASE CONTACT SPECTRUM AQUATICS FOR CUSTOM APPLICATIONS

♦350 LB LIFTING CAPACITY ♦USER-OPERATED ♦BATTERY POWERED CAPABLE OF TRANSFERRING OVER A WALL HEIGHT OF 10" ♦WIRED CONTROL HANDSET OPERABLE FROM POOL OR DECK ♦ADJUSTABLE FOOTREST ♦ACCOMMODATES SETBACK OF 6" TO 28" AND WATER DRAFT UP TO 13"

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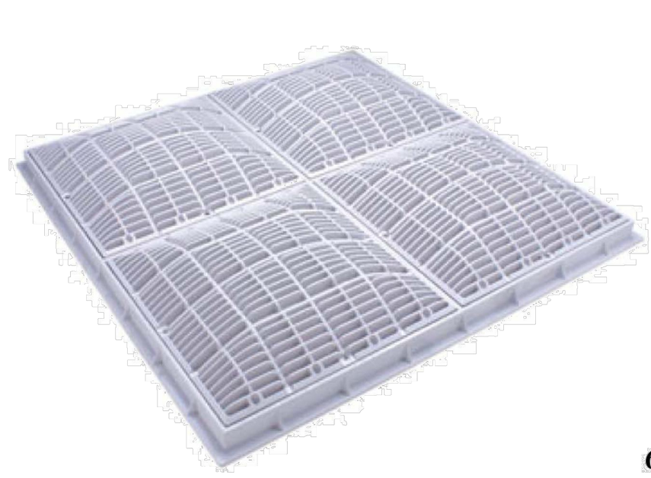
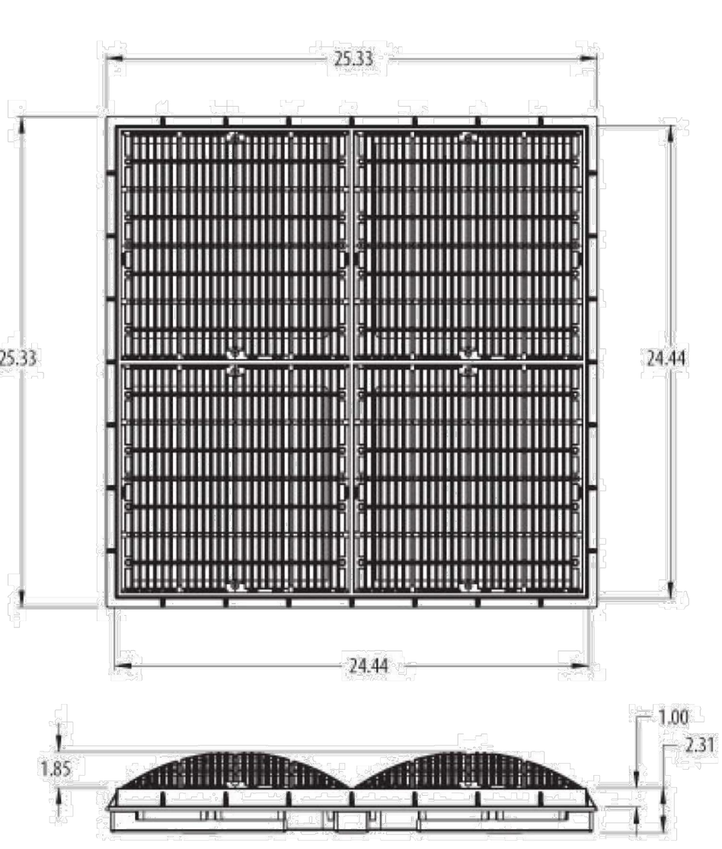


640-4760 V



VGB 2008 UL

FEATURES:

- Total Open Area: 249.6 sq. in.
- Frame Size: 25.33" x 25.33"
- Floor Flow Rate: 2035 GPM @ 2.62 ft/sec
- Wall Flow Rate: N/A
- Flow Rate @ 1.5 ft/sec: 1168 GPM

24" x 24" Grate and Frame

Part No.	Description	Case Quantity
640-476x V	24" x 24" Grate & Frame	1

Replace the final x in the part number with the color of your choice.

J

LX80 & LX820 SYSTEMS

COMMERCIAL POOL/SPA CONTROL SYSTEMS

PENTAIR

AUTOMATION

Featured Highlights

LX802 Commercial Pool/Spa Control System
- Emergency Shut-off Switch (disables all pumps)
- Audio Alarm
- Power Center available (with or without circuit breaker sub-panel) at the equipment site, features: mechanical time clocks for the Pool and Spa Filter Pumps, power relays (3) for Pool and Spa Filter Pumps and Spa jet Pump, electronic cool-down cycle for pool and spa heaters and equipment service switches

LX8202 Emergency Shut-off System
- Emergency Shut-off Switch
- Audio Alarm
- Power Center at the equipment site with equipment status lights and power relays (2) for Spa Filter Pump and Jet Booster Pump

LX802
Designed for a commercial pool and spa application. Provides Remote Spa Jets switch (suitable for outdoor locations) with electronic countdown timer (15/30 minutes).

Ordering Information

Product	Circuits	Power Relays Std/Max	Circuit Breaker Capacity	Compatible Heaters	Voltage	Relay Amp Inductive
LX80 & LX820 COMMERCIAL POOL/SPA CONTROL SYSTEMS						
LX802*	Pool Filter, Spa Filter, Jet1, Jet2	3 / 8	N/A	Gas/Elec/Solar/Heat Pump	115V/230V	20
LX802L*	Pool Filter, Spa Filter, Jet1, Jet2	3 / 8	4qty. @ 230V	Gas/Elec/Solar/Heat Pump	115V/230V	20
LX8202	*Spa Filter, Jet1, Jet2	2 / 3	N/A	N/A	115V/230V	20

* LX80 and LX820 systems standard relays included are 20 amp 2HP. Part number RLYLX3HP can be ordered if installing a 3HP pump.

LX802L

LX8202
Designed for retrofitting commercial spas where an emergency shut-off switch is required.

Product	Description
ACCESSORIES FOR LX80 COMMERCIAL POOL/SPA CONTROL SYSTEM	
263045	Valve Actuator
MODSOL	Temperature Control Module (for pool or spa). Required for solar control
RCS1	Additional Spa Jets Switch (for multiple jet pumps)
ES03	Emergency Shut-Off Switch w/Audible Alarm
RLYLX	Additional Power Relay (for auxiliary equipment)
RLYLX3HP	Additional 25 Amp, 3 HP Power Relay (for auxiliary equipment)
RYALX	Harness to operate 2 Power Relays from one control circuit
TS5L	Solar Temperature Sensor
ACCESSORIES FOR LX8202 COMMERCIAL POOL/SPA CONTROL SYSTEM	
RLYSC	Additional Power Relay (for second jet pump or filter pump)
RLYSC3HP	Additional 25 Amp, 3 HP Power Relay (for auxiliary equipment))

39

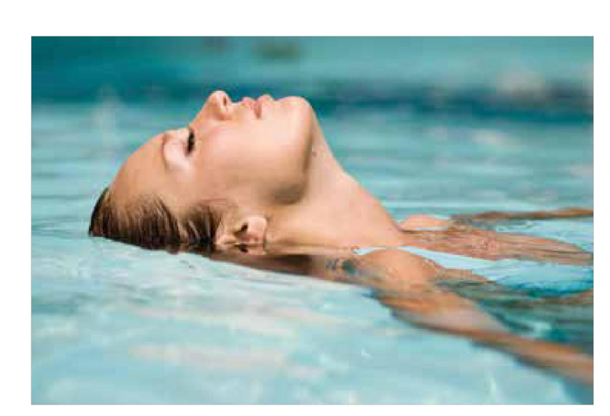
K

PENTAIR

WHISPERFLO®

WHISPERFLO®

HIGH PERFORMANCE PUMP



THE INDUSTRY STANDARD BY EVERY MEASURE

We call it the WhisperFlo pump for good reason. This innovative hydraulic design moves water more efficiently and more quietly than competitive pumps. Under typical operating conditions, the WhisperFlo pump offers the highest water flow of any high performance pump—yet with the lowest electricity consumption. And, the WhisperFlo pump is designed to be a tireless workhorse. Its engineered thermoplastic housing withstands extreme heat and resists corrosion. The commercial grade motor frame has a rustproof, stainless steel motor shaft and sealed bearings that never need lubrication. Engineered to provide optimum performance in any size pool or pool and spa combination, the WhisperFlo pump is built to last a lifetime, and as a result, has become the industry's top seller for years.

The WhisperFlo pump costs less to operate, because it uses less horsepower to produce required water flow.

- Specially-engineered design assures whisper-quiet operation.
- Oversized strainer basket extends time between cleanings.
- See-through lid makes inspection fast and easy—engineered polymer remains clear and strong for years.
- The user-friendly Cam and Ramp™ Lid is easy to remove and quickly locks in place with a quarter-turn.

pentairpool.com

L

WHISPERFLO®

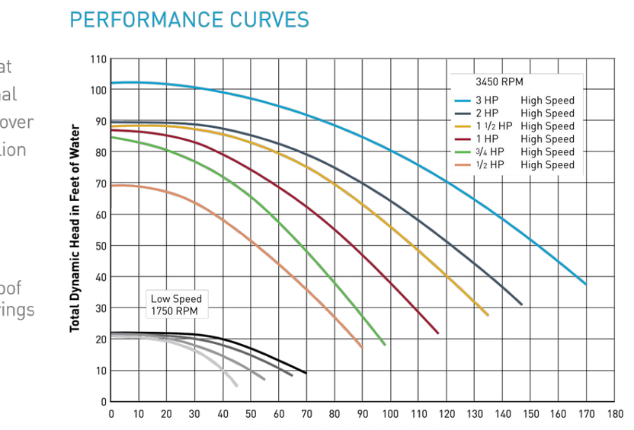
HIGH PERFORMANCE PUMP

QUIET. EFFICIENT. DURABLE.

The WhisperFlo pump delivers maximum circulation efficiency at the lowest operating cost, and long, trouble-free life with minimal maintenance. Our legendary hydraulic design has been refined over 40 years for superior performance. No wonder more than 2 million Pentair pumps have been selected by pool professionals.

- Advanced FunnelFlo™ Diffuser and high-efficiency impeller maximize water flow and energy efficiency while minimizing turbulence and noise.
- Energy-efficient motor with commercial-grade frame, rustproof stainless steel shaft and permanently lubricated, sealed bearings for long life.
- Available in single-speed and two-speed models.
- Ideal for pool and spa combinations and for operating in-floor cleaning systems.

PERFORMANCE CURVES



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HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT & CONTRACTOR
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

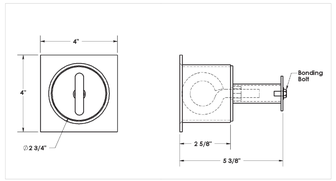
Drawn:	SM
Checked:	AT
Project Number	22-564
Date:	03/16/23

Sheet Title:
PRODUCT SPECIFICATION CUT SHEETS

SP-603

A

STAINLESS STEEL CUP ANCHOR



*Note: Drawings not to scale. Specifications are nominal and are subject to change.

SPECTRUM Products	7100 Spectrum Lane Missoula, Montana 59808 406.542.9781 • 800.791.8056 Fax: 406.542.1158 www.spectrumproducts.com	ENGINEERING DATA	
		Product:	Stainless Steel Cup Anchor
		Product #:	58316
		Date:	6/2002
		Data Sheet #:	SA 58315.602

Stainless Steel Cup Anchor part number 58316-00

Anchor Body
The stainless steel cup anchor shall be fabricated entirely of type 300 series stainless steel. The cup and flange portion of the anchor body shall be stamped or drawn for a single piece of material. The cup portion shall be 3" inside diameter with a depth of 2.5". The face flange shall be 4" square and shall fit flush with the finished pool wall. A standoff shall be provided which shall secure the eyebolt, support an anchoring flange and bonding screw attachment.

Welds
All welds shall be the TIG type and shall be applied using type 300 series welding rod to enhance corrosion resistance.

Anchor Bolt
An eyebolt shall be provided. The eyebolt shall be 18-8 stainless steel. The eyebolt, when installed, shall be flush with the flange face of the anchor body and provide for a 1" diameter eye opening. The eyebolt shall have a 0.50" threaded shank.

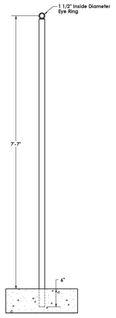
Bonding
A bonding screw shall be provided. The bonding screw will be 18-8 stainless steel. Minimum size of bonding screw shall be 0.24" diameter.

Warranty
Two year limited warranty.

SPECTRUM Products
7100 Spectrum Lane ~ Missoula, Montana 59808
800.791.8056 ~ 406.542.9781
Fax: 406-542-1158
www.spectrumproducts.com

B

8-FOOT STANCHION

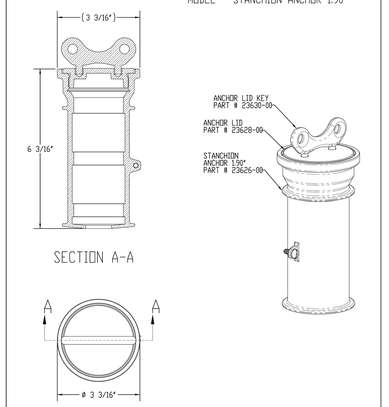


☐ APPROVED ☐ REVISE AND RESUBMIT ☐ APPROVED AS CORRECTED ☐ REJECTED ☐ SUBMIT SPECIFIED ITEM	Approval is only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Contractor is responsible for dimensions to be confirmed and correlated at the job site for information that pertains solely to the fabrication process or to techniques of construction, and for coordination of the work of all trades. Signature _____ Date _____

*Note: Drawings not to scale. Specifications are nominal and are subject to change.

SPECTRUM Products	7100 Spectrum Lane Missoula, Montana 59808 406.542.9781 • 800.791.8056 Fax: 406.542.1158 www.spectrumproducts.com	ENGINEERING DATA	
		Product:	8-foot Stanchion 1.90 x .145
		Product #:	23614
		Date:	3/08
		Data Sheet #:	SA 23610.308

ANCHORS AND ACCESSORIES
MODEL - STANCHION ANCHOR 1.90"



⚠ Dimensions vary with specific applications.
Note: Specifications are nominal and are subject to change.
Please contact Spectrum Products for custom applications.

SPECTRUM Products	7100 Spectrum Lane Missoula, Montana 59808 406.542.9781 • 800.791.8056 Fax: 406.542.1158 www.spectrumproducts.com	ENGINEERING DATA	
		PRODUCT:	STANCHION ANCHOR 1.90"
		PRODUCT #:	23638-00
		SCHEDULE:	A
		MATERIAL:	BRONZE

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PHONE:
FAX:

Drawn:	SM
Checked:	AT
Project Number	22-564
Date:	03/16/23
Sheet Title:	

PRODUCT SPECIFICATION CUT SHEETS

45 OF 62

SP-604

C

Qty. 32 Eko3 EP-009-00020
Vinyl coated lane line extension hooks, 23" in length

Lane Line Extenders

Eko³ Systems # EP-009-00020
Vinyl Coated Lane Line Extension Hooks
23" in length

KNORR SYSTEMS, INC.
Aquatic Equipment Suppliers, Water Treatment Specialists
2221 Standard Ave., Santa Ana, CA 92707 714-754-4044 / Fax: 714-754-1405

D

ADD THE MAGIC AND VIBRANCY OF WHITE LED LIGHTING

GloBrite White LED Lights are engineered with the brightest, most efficient LED light technology on the market today.

- LED array creates powerful illumination with remarkable energy efficiency.
- Uses only 15 watts to deliver the equivalent of 190 watts of incandescent light.
- Two dimming levels enhance the beauty of water features, pool entries and more.
- Savings add up with extended service life and energy efficiency.

An Eco Select® Brand Product

GloBrite lights have earned the Eco Select brand distinction as one of greenest and most efficient equipment choices from Pentair.

Concrete, vinyl and fiberglass niches available.

Contact us to learn more about GloBrite lights.

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E

THE BEST AND BRIGHTEST...

When you install GloBrite® Pool and Spa Color LED Lighting in a poolscape, poolside evenings go from great to spectacular. GloBrite lights are the creative, cost-effective way to showcase and enhance pool features like baja shelves, steps, beach entries and other water features.

GloBrite lights utilize the industry's most advanced technology for bright, energy-efficient lighting—while using less energy than comparable pool and spa lights.

Don't settle for an ordinary poolscape experience...let GloBrite LED lighting illuminate your water features and make your evening swims and backyard entertainment more beautiful and exhilarating.

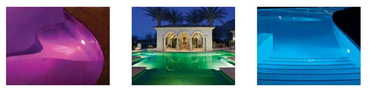
PRODUCT FEATURES:

- The brightest and most efficient LED lights available.
- 5 brilliant fixed colors, 7 dazzling pre-programmed light shows.
- The perfect complement to IntelliBrite® 5g Color-changing LED Pool Lighting for dynamic, synchronized colored light shows.
- UL Listed.

THE SIMPLICITY OF COMPATIBILITY

The GloBrite light is more than a stand-alone pool and spa LED light. It is fully compatible with our IntelliBrite 5g line of LED pool lights. When used with an optional IntelliBrite Light Controller, pool and spa owners without an automation system can enjoy fast and easy control of their pool lighting.

For the ultimate in convenience and control, consider an IntelliTouch® or EasyTouch® Control System. You can program and control light shows from home or on the go with our many options, including an indoor control panel and wireless remote. For even greater control, add an optional ScreenLogic® Interface to your Pentair automation system and access your pool from practically anywhere and at anytime using your smartphone, computer or mobile digital device.



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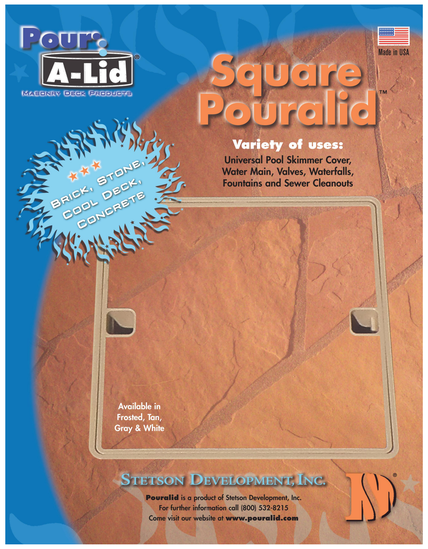

G

Pouralid™

Part Number	Description
50201 PAL Tan 50201 PAL Gray 50201 PAL Frosted	**11" Square Pouralid Pool Skimmer Cover for New Construction** **Fits:** Hayward 1070, Hayward 1080, Waterway, Sta-Rite, Swimquip, U3, Jacuzzi, American, Pentair/Pacfab

Part Number	Description
201 PAL Tan 201 PAL Gray 201 PAL Frosted 201 PAL White Bow with universal fit and screw down capability	**10" Pouralid Pool Skimmer Cover for New Construction** **Fits:** Hayward 1070, Hayward 1080, Waterway, Sta-Rite, Swimquip, U3, Jacuzzi, American, Pentair/Pacfab

Part Number	Description
204 PAL Tan 204 PAL Gray Screw down capability	**9" Pouralid Replacement Lid for existing Pool Skimmer** **Fits:** Hayward 1070, Waterways, Sta-Rite, U3, MP Auto Fill

Part Number	Description
202 PAL Tan 202 PAL Gray 202 PAL Frosted	**6" Pouralid Cover** **Fits:** Play Equipment, Sewer Cleanouts, Valves, Water Main

Pour A-Lid MASONRY DECK PRODUCTS

Pouralid is a product of Stetson Development, Inc. Patent #6,393,771 B1
For further information call: (800) 532-8215
visit our website at: **www.pouralid.com**

H

POOL SPECIALTY FITTINGS (CONT'D)

PENTAIR

WHITE GOODS

Ordering Information


Vacuum Plug


86201500


Rope Hook


Valve Lid & Ring ABS


540044


542142

Product	Description	Carton Qty.	Carton Wt. (Lbs.)
FLOOR INLET FITTINGS			
08417-0000	2 in. Slip with 1-1/2 in. slip bushing, white [1]	1	1
08417-0100	2 in. Slip with 1-1/2 in. slip bushing, grey [1]	1	1
08417-0200	2 in. Slip with 1-1/2 in. slip bushing, black [1]	1	1
SPECIAL FITTINGS			
44550000	Aerator Cap, 1-1/2 in. for air channel, white	50	13
44550015	Aerator Cap, 1-1/2 in. for air channel, dark grey	50	13
44550065	Aerator Cap, 1-1/2 in. for air channel, gray	50	13
510166	Hose adapter, straight, white [4]	50	3
86201500	Aerator inlet (used as a return spray nozzle)	10	1
K12500	Snap Lock Kit Fitting	1	0.10
GWP530	Vac-port fitting, NSF listed	1	0.10
86200500	Vacuum or Winterizing plug with Oring	1	0.50
VALVE COVERS			
86300100	Valve Lid & Ring, ABS, 6 in., white	1	1
86300130	Valve Lid & Ring, ABS, 6 in., beige	1	1
GRATE INSERTS			
540056	Grate insert, 1-1/2 in. MIP, white [1]	50	2
540057	Grate insert, 1-1/2 in. MIP, black [1]	50	2
540058	Grate insert, 1-1/2 in. MIP, dark grey [1]	50	2
ROPE ANCHORS & HOOKS			
542044	Anchor Cup with SS bar, white [1]	100	24
542045	Anchor Cup with SS bar, black [1]	100	24
86201200	Anchor Cup, ABS, white	100	16
86201215	Anchor Cup, ABS dark grey	100	16
86201300	Anchor Cup, ABS with SS cross bar, white [1]	100	16
86201600	Rope Hook, 3/4 in., ABS	150	16
542142	Rope Hook for 3/4 in. rope with two SS screws	200	22
STEPS			
82400700	ABS Steps, set of three, white	1	3
82400800	ABS Steps, set of three, grey	1	3

[1] Not for use with saltwater pools.
[2] Not for use as a suction fitting.
[3] Use only as a floor inlet fitting.
[4] Hose to NPT fittings.

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I

Haws® model 7260BT-7270BT
AXION® MSR Wall Mount Eye/Face Wash

FEATURES & BENEFITS

QUALITY CONTROL
Eye/face wash and valve assembly is pre-built and fully water/pressure tested to ensure no leaks and proper function which ultimately reduces installation time and gives the end contractor an added peace of mind. Unit also ships with pre-assembled cast-aluminum wall bracket to assist in the installation process.

BOWL
The 11" (27.9 cm) round green ABS plastic receptor is resistant to damage from alkalies

TRAP
1-1/2" IPS chrome-plated brass trap with tailpiece allow for the emergency equipment to meet desired requirements for wall mounting.

STRAINERS/FILTERS
Chrome-plated brass in-line 50 x 50 mesh water strainer prevents debris from reaching the eyewash so the unit stays functioning at its best. Strainer is easily serviceable.

EYE/FACE WASH
AXION® MSR eye/face wash head (patent pending) uses an inverted directional laminar flow to sweep contaminants away from the vulnerable nasal cavity.

OPTIONS

- ☐ Thermostatic Mixing Valve: Model 9201EW AXONB Emergency Tempering Valve thermostatically mixes hot and cold water to provide a safe fluid supply for a single emergency eye/face wash, with a flow rate of 10 gpm (38.0 L).
- ☐ Dust Cover: Model 9102 is a stainless steel cover that protects the eyewash heads as well as the bowl. (Picture shows cover mounted to an eyewash.)
- ☐ Emergency Alarm System : Model 9001.5, 1/2" 120 VAC emergency alarm and light system. Buzzer and flashing light are activated by a 1/2" IPS double pole, double throw flow switch.
- ☐ Scald Protection Bleed Valve: Model SP1578, fully engineered scald protection valve.

For more information, visit www.hawsco.com or call (888) 640-4297.

SPECIFICATIONS

Model 7260BT-7270BT wall mounted eye/face wash shall include a green ABS plastic 11" (27.9 cm) bowl, an AXONB MSR eye/face wash head shall feature inverted directional laminar flow which achieves Zero Vertical Velocity™ supplied by an integral 3.7 gpm flow control, chrome-plated brass stay-open ball valve equipped with stainless steel ball and stem, tail piece and trap, and chrome-plated brass in-line 50 x 50 mesh water strainer. Unit shall also include cast-aluminum chromate protected wall bracket, yellow plastic pop-off dust cover for eyewash head, drain trap and tailpiece, universal sign, 1/2" NPT inlet, and 1-1/2" NPT waste.

APPLICATIONS

Where the eyes of any person may be exposed to injurious or corrosive materials, suitable facilities for quick flushing and cleansing of the eyes must be provided within the work area for immediate emergency use. Emergency eyewash facilities shall be in unobstructed and accessible locations that require no more than 10 seconds for the injured person to reach. Model 7260BT-7270BT is certified by CSA to meet the ANSI Z358.1 Standard for Emergency Eyewash and Shower Equipment.

1455 Kleppe Lane • Sparks, NV 89431 • p: 775.359.4712 • f: 775.359.7434 • e: info@hawsco.com • www.hawsco.com • 03 August, 2018

CHEMICAL CLASSIFICATION FORM

COMMON NAME	CHEMICAL NAME	% Comp	CAS #	FORM	QUANT. STORED	QUANT. IN USE (Open/ Closed)	LOCATION (Storage & Use)	HAZ. CLASSES	JUSTIFICATION
SANI-CHLOR	SODIUM HYPOCHLORITE	12.5	7681-52-9	L	240 GAL	120 GAL	Pool Equip. Chemical Room	IRRITANT LIQUID	MSDS
MURIATIC ACID	HYDROCHLORIC ACID	31.45	7647-01-0	L	0 GAL	120 GAL (DILUTED 4:1 W/ WATER)	Pool Equip. Chemical Room	CORROSIVE LIQUID	MSDS

SR# (if applicable):

Company Name: Aquatic Technologies
Company Address: 32232 Paseo Adelanto, Ste A
San Juan Capistrano, CA 92675

Page 1 of 1
Area: Pool Equipment Room

Rev. 01/11

CHEMICAL NOTES

ALLOWABLE QUANTITY IS 500 GALLONS OR 1000 GALLONS IF SPRINKLERED. (PER TABLE 5003.1.1 (2))

A CHEMICAL CLASSIFICATION FORM

Chemical Resistance Data cont'd

47

TANK MATERIALS: LDPE LMDPE HDPE 70° 140° | PP 70° 140° | XLPE 70° 140°
FITTING MATERIALS: PVC | CPVC | EPDM | NEOPRENE | VITON | 316 SS | TITANIUM | HASTELLOY C

REAGENT | CONC. — Chlorobenzene through Lactic Acid (Hydrochloric Acid, all conc., highlighted) [illegible]

*Contact Sales Office regarding chemical concentration and temperature ranges.
FOB Codes: N=NY, T=TX, I=IL, C=CA, F=FL, P=PA, H=HI,Tn=TN

Chemical Resistance Data cont'd

49

REAGENT | CONC. — Sodium Benzoate through Zinc Sulphate (Sodium Hypochlorite, 15%, highlighted) [illegible]

* Stress-crack agent - Certain surface active materials, although they have no chemical effect on polyethylene, can accelerate the cracking of polyethylene when it is under stress. Although our tanks are generally stress-free, caution should be used when large tanks are unsupported, and welded fittings are used.

Plasticizer - Certain types of chemicals are absorbed to varying degrees by polyethylene, causing swelling, weight gain, softening, and some loss of yield strength. These plasticizing materials cause no actual chemical degradation of the resin. Some of these chemicals have a strong plasticizing effect (e.g. aromatic hydrocarbons benzene), whereas others have weaker effects (e.g. gasoline). Certain plasticizers are sufficiently volatile that if they are removed from contact with the polyethylene, the part will "dry" out and return to it's original condition with no loss of properties.

\+ Oxidizers - Oxidizers are the only group of materials capable of chemically degrading polyethylene. The effects on the polyethylene may be gradual even for strong oxidizers, and short term effects may not be measurable. However, if continuous, long-term exposure is intended, the chemical effects should be checked.

(1) Welded tank connections are not recommended.
CODE:
(A) Resistant, no indication that serviceability would be impaired.
(B) Variable resistance, depending on conditions of use.
(C) Unresistant, not recommended for service applications under any conditions
(–) Information not yet available.

*Contact Sales Office regarding chemical concentration and temperature ranges.
FOB Codes: N=NY, T=TX, I=IL, C=CA, F=FL, P=PA, H=HI,Tn=TN

B CHEMICAL RESISTANCE DATA

Chemical Resistance Chart — Ferrous Sulfate - Hydrofluosilicic Acid

RATINGS - CHEMICAL EFFECT
A: No effect - Excellent
B: Minor effect - Good
C: Moderate effect - Fair
D: Severe effect - Not Recommended

Materials: 302 Stainless Steel, 304Stainless Steel, 316 Stainless Steel, 440 Stainless Steel, Aluminum, TITANIUM, HASTELLOY C, Cast Bronze, Brass, Cast Iron, Carbon Steel, KYNAR, PVC (Type 1), Tygon (E-3606), Teflon, Noryl, Polyacetal, Nylon, Cycolac (ABS), Polyethylene, POLYPROPYLENE, RYTON, CARBON, CERAMIC, CERAMAGNET "A", VITON, BUNA N (NITRILE), Silicon, Neoprene, Ethylene Propylene (EPM), Rubber (Natural), Epoxy

Chemicals: Ferrous Sulfate, Fluoboric Acid, Fluorine, Fluosilicic Acid, Formaldehyde 40%, Formaldehyde, Formic Acid, Freon 11, Freon 12 (wet), Freon 22, Freon 113, Freon T.F., Fruit Juice, Fuel Oils, Furan Resin, Furfural, Gallic Acid, Gasoline, Gelatin, Glucose, Glue P.V.A., Glycerine, Glycolic Acid, Gold Monocyanide, Grape Juice, Grease, Heptane, Hexane, Honey, Hydraulic Oils (Petroleum), Hydraulic Oils (Synthetic), Hydrazine, Hydrobromic Acid 20%, Hydrobromic Acid, Hydrochloric Acid (Dry Gas), Hydrochloric Acid 20%, Hydrochloric Acid 37% (highlighted), Hydrochloric Acid 100%, Hydrocyanic Acid, Hydrocyanic Acid (Gas 10%), Hydrofluoric Acid 20%, Hydrofluoric Acid 75%, Hydrofluoric Acid 100%, Hydrofluosilicic Acid 20%, Hydrofluosilicic Acid — ratings [illegible]

FOOTNOTES
1. P.V.C. - Satisfactory to 72° F.
2. Polypropylene - Satisfactory to 72° F.
3. Polypropylene - Satisfactory to 120° F.
4. Buna-N - Satisfactory for "O" Rings
5. Polyacetal - Satisfactory to 72° F.
6. Ceramag - Satisfactory to 72° F.

Page 5

Chemical Resistance Chart — Sodium Hydroxide - Tartaric Acid

Chemicals: Sodium Hydroxide (20%), Sodium Hydroxide (50% Solution), Sodium Hydroxide (80% Solution), Sodium Hypochlorite (to 20%), Sodium Hypochlorite (highlighted), Sodium Hyposulfate, Sodium Metaphosphate, Sodium Metasilicate, Sodium Nitrate, Sodium Perborate, Sodium Peroxide, Sodium Polyphosphate (Mono, Di, Tribasic), Sodium Silicate, Sodium Sulfate, Sodium Sulfide, Sodium Sulfide, Sodium Tetraborate, Sodium Thiosulphate ("Hypo"), Sorghum, Soy Sauce, Stannic Chloride, Stannic Fluoborate, Stannous Chloride, Starch, Stearic Acid, Stoddard Solvent, Styrene, Sugar (Liquids), Sulfate Liquors, Sulfur Chloride, Sulfur Dioxide, Sulfur Dioxide (dry), Sulfur Trioxide (dry), Sulfuric Acid (to 10%), Sulfuric Acid 10%-75%, Sulfuric Acid 75%-100%, Sulfurous Acid, Sulfuryl Chloride, Syrup, Tallow, Tannic Acid, Tanning Liquors, Tartaric Acid — ratings [illegible]

FOOTNOTES
1. P.V.C. - Satisfactory to 72° F.
2. Polypropylene - Satisfactory to 72° F.
3. Polypropylene - Satisfactory to 120° F.
4. Buna-N - Satisfactory for "O" Rings
5. Polyacetal - Satisfactory to 72° F.
6. Ceramag - Satisfactory to 72° F.

Page 11

C CHEMICAL RESISTANCE CHART

CLASSIC - SINGLE HEAD ADJUSTABLE SPECIFICATIONS — STENNER PUMPS

10.6" 6.0" 5.3"
SHIPPING WEIGHT 9 lbs (4 kg)

METERING PUMP UL LISTED 96F0 · METERING PUMP LR79585 CSA C US · CE · IPX4
THIS PUMP IS TESTED AND CERTIFIED BY WQA ACCORDING TO NSF/ANSI 61 FOR CONTACT WITH SODIUM HYPOCHLORITE AND WATER ONLY AND NSF/ANSI 372.
ETL Intertek 94247 CONFORMS TO ANSI/NSF STD. 50 Equipment for swimming pools, spas, hot tubs and other recreational water facilities.

Agency listings vary by model. Contact factory for details.

FEATURES
- 3-point roller design assists in anti-siphon protection
- Pump head requires no valves, allows for easy maintenance
- Self-priming against maximum working pressure, foot valve not required
- Pump does not lose prime or vapor lock
- Pumps off-gassing solutions and can run dry
- Output volume is not affected by back pressure
- Injection check valve included with models rated 100 psi (6.9 bar) maximum
- Easy to change pump tube; lubrication is not required
- Pump tubes and pump heads interchange between models
- Models (Santoprene* only) tested by Water Quality Association to conform to ANSI/NSF STD 61
- Adjustable models (Santoprene* only) tested by ETL to conform to ANSI/NSF STD 50

This information is not intended for specific application purposes. Stenner Pump Company reserves the right to make changes to prices, products, and specifications at any time without prior notice. FSPECCSHA 050117

STENNER PUMP COMPANY Jacksonville, Florida USA www.stenner.com © Stenner Pump Company All Rights Reserved

CLASSIC - SINGLE HEAD ADJUSTABLE SPECIFICATIONS — STENNER PUMPS

OUTPUT CONTROL
Adjustable models only, external dial ring adjustment from 5%-100% in 2.5% increments

MAXIMUM WORKING PRESSURE
100 psi (6.9 bar) 45MHP2, 45MHP10, 45MHP22, 85MHP5, 85MHP17, 85MHP40
25 psi (1.7 bar) 45M1, 45M2, 45M3, 45M4, 45M5, 85M1, 85M2, 85M3, 85M4, 85M5

MAXIMUM OPERATING TEMPERATURE
125° F (52° C)

MAXIMUM SUCTION LIFT
25 ft (7.6 m) vertical lift, based on water

MOTOR TYPE
1/30 HP, shaded pole, class B

APPROXIMATE GEAR MOTOR RPM
26

DUTY CYCLE
Continuous

MOTOR VOLTAGE (AMP DRAW)
120V 60Hz 1PH (1.7)
220V 60Hz 1PH (0.9)
230V 50Hz 1PH (0.9) *International*
250V 50Hz 1PH (0.9) *International*

POWER CORD TYPE
SJTOW

POWER CORD PLUG END
120V 60Hz NEMA 5/15
220V 60Hz NEMA 6/15
230V 50Hz CEE 7/VII
250V 50Hz CEE 7/VII

MATERIALS OF CONSTRUCTION
All Housings Polycarbonate
Pump Tube Santoprene*, FDA approved or Versilon**
Check Valve Duckbill Santoprene*, FDA approved or Pellethane*†
Pump Head Rollers Polyethylene
Roller Bushings Oil impregnated bronze
Suction/Discharge Tubing, Ferrules Polyethylene, FDA approved
Tube and Injection Fittings PVC or Polypropylene, NSF listed
Check Valve Fittings Type 1 Rigid PVC, NSF listed
Connecting Nuts PVC, NSF Listed
3/8" Adapter PVC or Polypropylene, NSF listed
Suction Line Strainer PVC, NSF listed, with ceramic weight
All Fasteners Stainless steel
Pump Head Latches Polypropylene

ACCESSORY KIT SHIPPED WITH EACH PUMP
3 connecting nuts 1/4" or 3/8"
3 ferrules 1/4" or 6 mm *Europe*
1 injection check valve 100 psi (6.9 bar) OR 1 injection fitting 25 psi (1.7 bar)
1 weighted suction line strainer 1/4", 3/8" or 6 mm *Europe*
1 20' roll suction/discharge tubing 1/4" or 3/8", white or UV black OR 6 mm white *Europe*
1 additional pump tube
2 additional latches
1 mounting bracket
1 manual

* Santoprene® is a registered trademark of Exxon Mobil Corporation.
** Versilon® is a registered trademark of Saint-Gobain Performance Plastics.
† Pellethane® is a registered trademark of Lubrizol Advanced Materials, Inc.

45 Series – Adjustable Output Pump

Single Head Model	Maximum Pressure	Pump Tube Number	60Hz Gallons per Day	60Hz Liters per Day	60Hz Gallons per Hour	60Hz Liters per Hour	60Hz Ounces per Minute	60Hz Milliliters per Minute	50Hz Liters per Day	50Hz Liters per Hour	50Hz Milliliters per Minute
45MHP2* / 45M1	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#1 / #1	0.2 to 3.0	0.8 to 11.4	0.01 to 0.13	0.03 to 0.48	0.02 to 0.27	0.56 to 7.92	0.6 to 9.1	0.03 to 0.38	0.31 to 6.32
45MHP10* / 45M2	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#2 / #2	0.5 to 10.0	1.9 to 37.9	0.02 to 0.42	0.08 to 1.58	0.04 to 0.89	1.32 to 26.32	1.5 to 30.3	0.06 to 1.26	1.04 to 21.04
45MHP22* / 45M3	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#7 / #3	1.1 to 22.0	4.2 to 83.3	0.05 to 0.92	0.18 to 3.47	0.10 to 1.96	2.92 to 57.85	3.3 to 66.6	0.14 to 2.78	2.29 to 46.25
45M4	25 psi (1.7 bar) max.	#4	1.7 to 35.0	6.4 to 132.5	0.07 to 1.46	0.27 to 5.52	0.15 to 3.11	4.44 to 92.01	5.1 to 106.0	0.21 to 4.42	3.54 to 73.61
45M5	25 psi (1.7 bar) max.	#5	2.5 to 50.0	9.5 to 189.3	0.10 to 2.08	0.40 to 7.89	0.22 to 4.44	6.60 to 131.43	7.6 to 151.4	0.32 to 6.31	5.28 to 105.14

85 Series – Adjustable Output Pump

Single Head Model	Maximum Pressure	Pump Tube Number	60Hz Gallons per Day	60Hz Liters per Day	60Hz Gallons per Hour	60Hz Liters per Hour	60Hz Ounces per Minute	60Hz Milliliters per Minute	50Hz Liters per Day	50Hz Liters per Hour	50Hz Milliliters per Minute
85MHP5* / 85M1	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#1 / #1	0.3 to 5.0	1.1 to 18.9	0.01 to 0.21	0.05 to 0.79	0.03 to 0.44	0.76 to 13.13	0.9 to 15.1	0.04 to 0.63	0.52 to 10.49
85MHP17* / 85M2	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#2 / #2	0.8 to 17.0	3.0 to 64.4	0.03 to 0.71	0.13 to 2.68	0.07 to 1.51	2.08 to 44.65	2.4 to 51.5	0.10 to 2.15	1.67 to 35.76
85MHP40* / 85M3	100 psi (6.9 bar) max. / 25 psi (1.7 bar) max.	#7 / #3	2.0 to 40.0	7.6 to 151.4	0.08 to 1.67	0.32 to 6.31	0.18 to 3.55	5.27 to 105.14	6.1 to 121.1	0.25 to 5.05	4.24 to 84.10
85M4	25 psi (1.7 bar) max.	#4	3.0 to 60.0	11.4 to 227.1	0.13 to 2.50	0.48 to 9.46	0.27 to 5.33	7.92 to 157.71	9.1 to 181.7	0.38 to 7.57	6.32 to 126.18
85M5	25 psi (1.7 bar) max.	#5	4.3 to 85.0	16.3 to 321.8	0.18 to 3.54	0.68 to 13.40	0.38 to 7.55	11.32 to 223.40	13.0 to 257.4	0.54 to 10.73	9.03 to 178.75

*Injection check valve included with pumps rated 100 psi (6.9 bar) maximum.

NOTICE: The information within this chart is solely intended for use as a guide. The output data is an approximation based on pumping water under a controlled testing environment. Many variables can affect the output of the pump. Stenner Pump Company recommends that all metering pumps undergo field calibration by means of analytical testing to confirm their outputs. The information contained in this flyer is not intended for specific application purposes. Stenner Pump Company reserves the right to make changes to prices, products, and specifications at any time without prior notice.

D CHEMICAL PUMP

IPS-M920CA

Automated pH and Dual ORP Controller with PPM Display and Online Monitoring

Application: Complies with California Health Department Requirements to meet Title XXII

For installations where health departments require daily logs of FAC (PPM) & pH (requires internet connection), the M920CA will provide reports from the controller system.

Maintain consistent pH and sanitizer levels through out the day, assuring the chemicals are balanced and the water is clean and clear. Automatically monitor, adjust and dispense the correct amount of chemicals based on user demand.

Check in on activity using your smart phone or tablet. Web-based programming, monitoring, multiple email and testing options for alert notification are built into the M920CA, with optional wireless internet access.

Perfect for pools, spas and water features of all sizes, anywhere—hotels, condominiums, aquatic centers, schools, public facilities, homes and more. Quick and simple to operate, easy installation right out of the box and system set up takes just minutes. It's rare, but if technical support is needed, we are just a phone call away.

Specifications
- ✓ Web-based remote monitoring & programming
- ✓ Optional wireless internet access
- ✓ pH set level 7.0- 8.0
- ✓ ORP set level 400-900
- ✓ Default high/low alert settings
- ✓ Readout – LED with digital display
- ✓ Alarm – LED alert display
- ✓ Push button overfeed adjustment
- ✓ Push button high/low alert adjustment
- ✓ Dose Rate – timed or continuous
- ✓ External visual and audible alarm is an available option
- ✓ Uses advanced algorithm to calculate FAC (PPM)
- ✓ Stores and displays CYA levels
- ✓ Electrical Input/Output 110 VAC
- ✓ Electrical Input/Output 230 VAC
- ✓ Electrical Output 110V, 230V, & Dry Contact
- ✓ Delay time – 1-99 minutes
- ✓ Tank level inputs – 2
- ✓ System pre-mounted on 24"x24" hanging board
- ✓ Compatible with all sanitizing methods
- ✓ Can be used with Muriatic Acid or CO2
- ✓ Chemical pump option
- ✓ Gold-tipped ORP probe for salt pools
- ✓ Dual ORP, for secondary sanitizer or backup for liquid systems
- ✓ Lock-out feature
- ✓ Temperature monitoring & display
- ✓ Accessories available
- ✓ NSF Certified for the highest level of code compliance
- ✓ 5-year limited warranty; Made in the USA

IPS-M920CA Data Sheet Created 4/17 — Need a custom product or more information? Email or Call 877-693-6903.

www.ipscontrollers.com Phone: 877-693-6903
Email: info@ipscontrollers.com Fax: 951-693-3224
26111 Ynez Road, Suite C-4, Temecula, CA 92591
IPS Controllers

E CHEMICAL CONTROLLER

F

G

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LICENSE# 744177 C53 A & B

HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT & CONTRACTOR
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

Drawn: SM
Checked: AT
Project Number 22-564
Date: 03/16/23
Sheet Title:

CHEMICAL REGULATION

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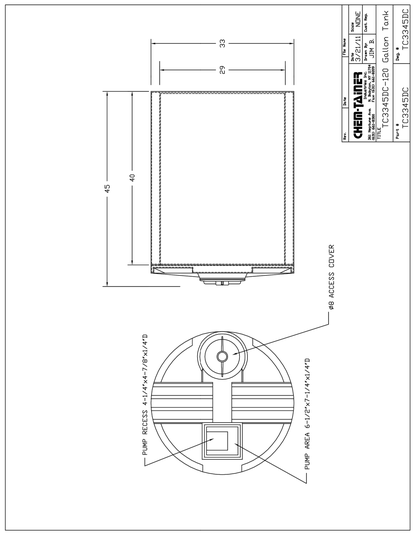
SP-701

Detailed Specifications for Part # TC3345DC
120 Gallon Double Wall Tank / Dual Containment Tank

These molded double walled tanks are designed for stringent environmental concerns and codes. Outer containment tank capacity coplies with federal regulation 40CFR-264.193 requirements.

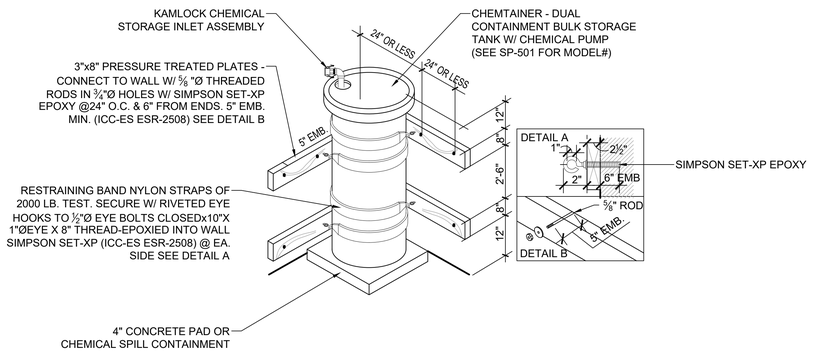
- Primary tank is completely contained.
- Save valuable floor space

Diameter: 33 Inches
Height: 45 Inches
Capacity: 120 Gallons
Manway: 8 Inches
Ships From: California,Tennessee



A CHEMICAL TANK - CHLORINE/ACID

B -



C TANK SEISMIC RESTRAINT - TYP. OF CHLORINE & ACID

PLACARD AND VERBIAGE TO BE PLACED ON TANK AND OUTSIDE OF DOOR

CHLORINE

LETTERS TO BE 3" TALL

PLACARD AND VERBIAGE TO BE PLACED ON TANK AND OUTSIDE OF DOOR

ACID

LETTERS TO BE 3" TALL

D CHLORINE HAZARDOUS MATERIALS PLACARD

MURIATIC ACID HAZARDOUS MATERIALS PLACARD

E ACID FUME SCRUBBER

F

G

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HART BROTHERS CONSTRUCTION, INC
DBA AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT & CONTRACTOR
LICENSE # 744177C53 A & B
EXPIRES: 12-31-2023
SIGNATURE DATE

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

Drawn:	SM
Checked:	AT
Project Number	22-564
Date:	03/16/23
Sheet Title:	

CHEMICAL REGULATION

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SP-702

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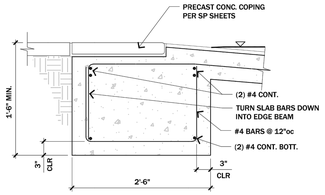
GENERAL

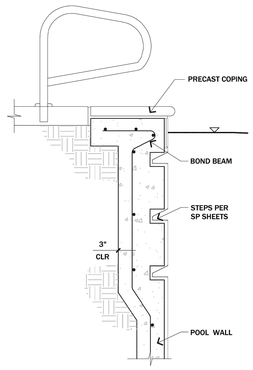
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AT JOB SITE. THE ARCHITECT AND ENGINEER SHALL BE MADE AWARE OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. CONCRETE SHALL BE PLACED AGAINST NATURAL SOIL OR MINIMUM 90% COMPACTED FILL APPROVED BY THE PROJECT SOIL ENGINEER. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 2,000 PSF.
3. POOL CONCRETE (SHOTCRETE) SHALL BE PNEUMATICALLY PLACED AND THE PROPORTIONS SHALL NOT BE LESS THAT 1 PART CEMENT TO 4 1/2 PARTS SAND WITH MAXIMUM 3 GALLONS WATER PER SAC OF CEMENT. CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI MINIMUM AT 28 DAYS. TYPE V CEMENT SHALL BE USED. CEMENT SHALL CONFORM TO CBC CHAPTER 19 ASTM C150-02 AND 175-66.
4. KEEP POOL CONCRETE CONSTANTLY DAMP FOR 14 DAYS AFTER PLACING.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR #5 BARS AND GREATER, GRADE 40 ELSEWHERE.
6. SIZE AND SHAPE OF POOL TO BE DETERMINED BY OWNER AND POOL COMPANY.
7. ALL INTERIOR SURFACES OF POOL TO BE COATED WITH WATERPROOF PLASTER.
8. IN WATER TABLE AREAS A HYDROSTATIC RELIEF VALVE SHALL BE PLACED AT THE LOW POINT OF THE POOL.
9. THIS PLAN IS A STANDARD STRUCTURAL EXAMPLE OF A SWIMMING POOL LOCATED IN FLAT GROUND, NOT CLOSER THAN 10'-0" FROM THE TOP OF TO OF SLOPES GREATER THAN 5:1 AND CLEAR OF SURCHARGE FROM STRUCTURES. IF THE SITE DOES NOT MEET THESE CONDITIONS, THE OWNER OR POOL CONTRACTOR SHALL NOTIFY JEFF CANFIELD CONSULTING ENGINEER, FOR A REVIEW OF THE FIELD CONDITIONS.
10. JEFF CANFIELD CONSULTING ENGINEER IS RESPONSIBLE FOR STRUCTURE ONLY, AND ASSUMES NO RESPONSIBILITY FOR NON-STRUCTURAL ITEMS SUCH AS PLUMBING, ELECTRICAL AND SOIL.
11. ALL WORK SHALL CONFORM TO THE 2019 CBC.

DESIGN VALUES

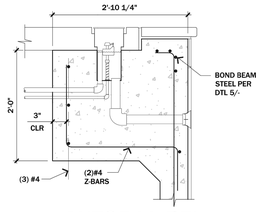
1. POOL WALLS HAVE BEEN DESIGN FOR 100 PCF EQUIVALENT FLUID PRESSURE (EFP PER CODE MINIMUM VALUES.
2. POOL SLAB HAS BEEN DESIGN FOR 1,500 PSF ALLOWABLE BEARING BREASURE.



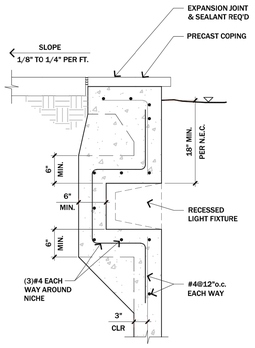
13 **SHALLOW ENTRY DETAIL**
SCALE: 1"=1'-0"



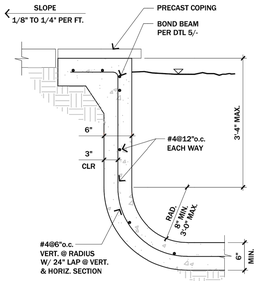
8 **GRAB BAR DTL**
SCALE: 1"=1'-0"



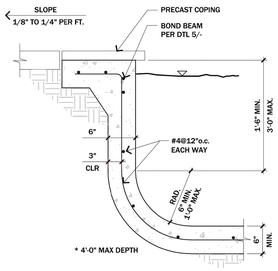
12 **AUTOFILL DTL**
SCALE: 1"=1'-0"



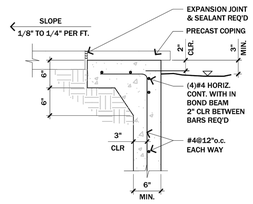
11 **LIGHT NICHE**
SCALE: 1"=1'-0"



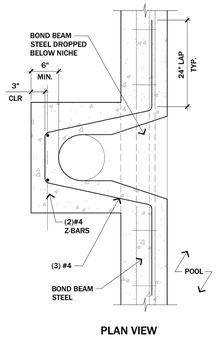
7 **DEEP WALL SECT**
SCALE: 1"=1'-0"



6 **SHALLOW WALL**
SCALE: 1"=1'-0"

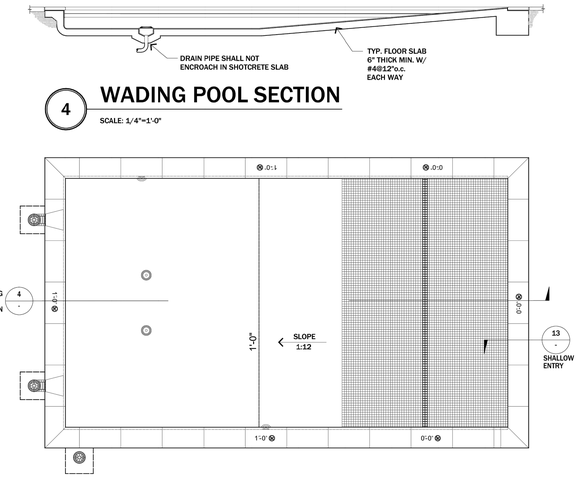


5 **BOND BEAM**
SCALE: 1"=1'-0"



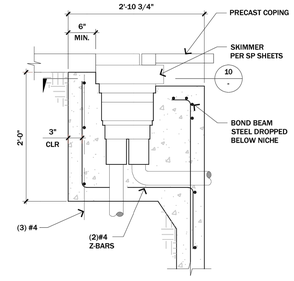
PLAN VIEW

10 **SKIMMER DTL**
SCALE: 1"=1'-0"

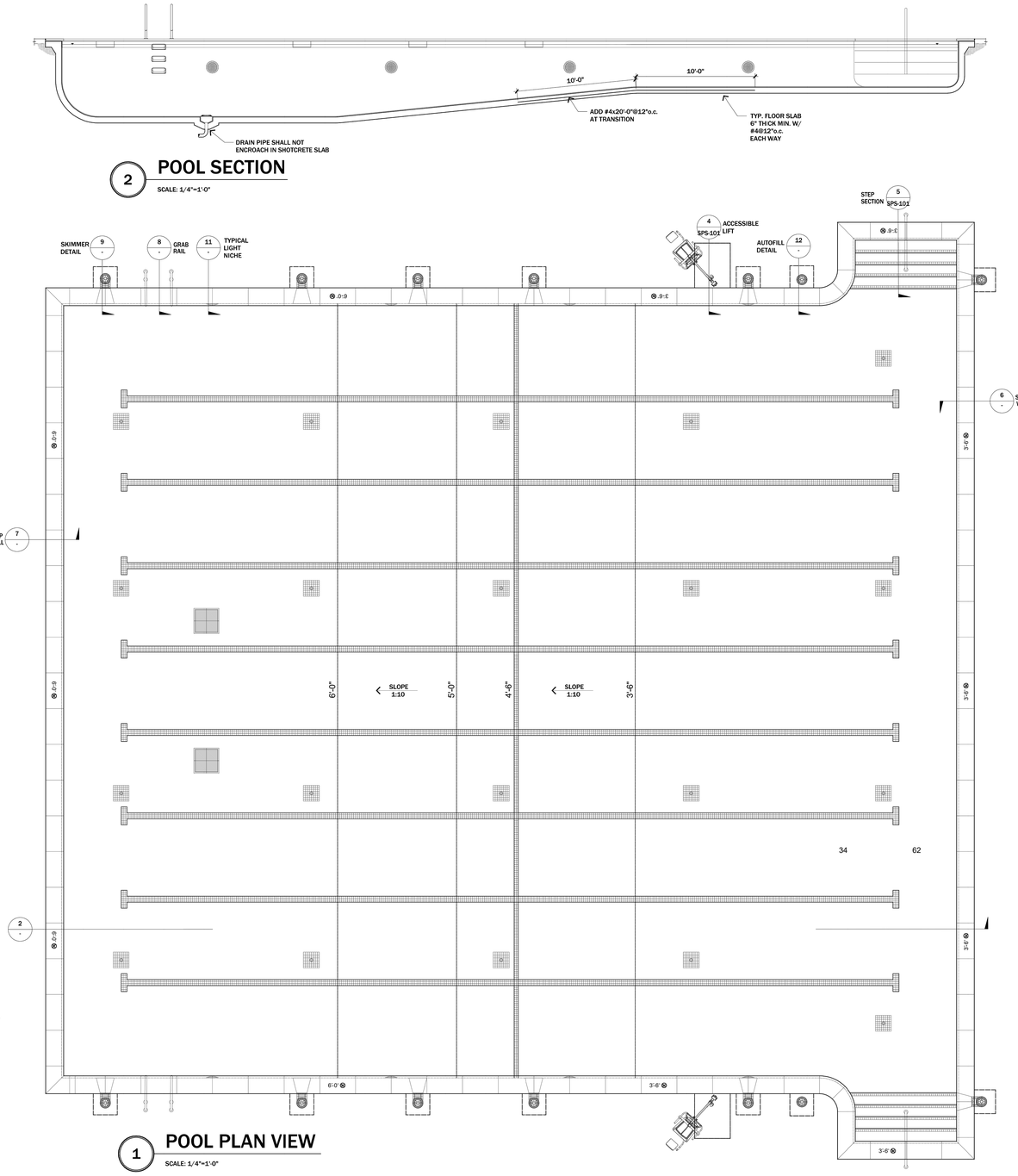


4 **WADING POOL SECTION**
SCALE: 1/4"=1'-0"

3 **WADING POOL PLAN VIEW**
SCALE: 1/4"=1'-0"



9 **SKIMMER DTL**
SCALE: 1"=1'-0"



2 **POOL SECTION**
SCALE: 1/4"=1'-0"

1 **POOL PLAN VIEW**
SCALE: 1/4"=1'-0"

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P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 A & B

REGISTERED PROFESSIONAL ENGINEER
JEFFREY CANFIELD
No. 63595
EXP. 9/30/22
CIVIL
STATE OF CALIFORNIA
8/29/2022

PROJECT NAME:
OTAY RANCH VILLAGE 8
LA MEDIA PARKWAY AND AVENIDA CAPRISE
CHULA VISTA, CA

No.	Date	Revision

OWNERS NAME:
OWNER NAME
ADDRESS
CITY, CA 92xxx
PHONE:
FAX:

Drawn:	JC
Checked:	JC
Project Number	22-040
Date:	8/29/2022

Sheet Title:
POOL AND WADING POOL LAYOUT, SECTION, GENERAL NOTES AND DETAILS

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Sheet Number:
SPS-100

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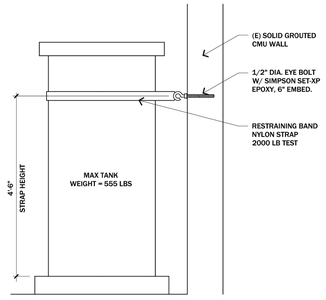
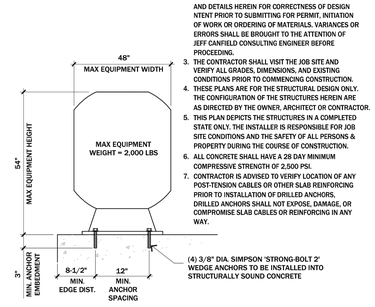
GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED EDITION OF THE CBC/IBC.
2. OWNER, ARCHITECT OR CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND CHECKING STRUCTURAL PLANS AND DETAILS HEREIN FOR CORRECTNESS OF DESIGN NTENT PRIOR TO SUBMITTING FOR PERMIT, INITIATION OF WORK OR ORDERING OF MATERIALS. VARIANCES OR ERRORS SHALL BE BROUGHT TO THE ATTENTION OF JEFF CANFIELD CONSULTING ENGINEER BEFORE PROCEEDING.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
4. THESE PLANS ARE FOR THE STRUCTURAL DESIGN ONLY. THE CONFIGURATION OF THE STRUCTURES HEREIN ARE AS DIRECTED BY THE OWNER, ARCHITECT OR CONTRACTOR.
5. THIS PLAN DEPICTS THE STRUCTURES IN A COMPLETED STATE ONLY. THE INSTALLER IS RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF ALL PERSONS & PROPERTY DURING THE COURSE OF CONSTRUCTION.
6. ALL CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.
7. CONTRACTOR IS ADVISED TO VERIFY LOCATION OF ANY POST-TENSION CABLES OR OTHER SLAB REINFORCING PRIOR TO INSTALLATION OF DRILLED ANCHORS, DRILLED ANCHORS SHALL NOT EXPOSE, DAMAGE, OR COMPROMISE SLAB CABLES OR REINFORCING IN ANY WAY.



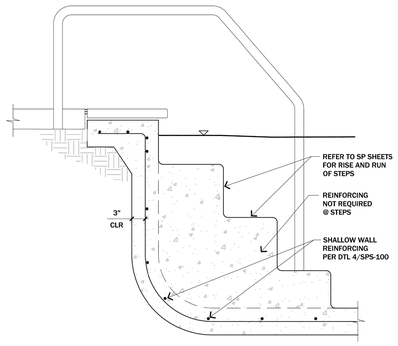
7 **EQUIPMENT WALL ANCHORAGE**

SCALE: 1"=1'-0"



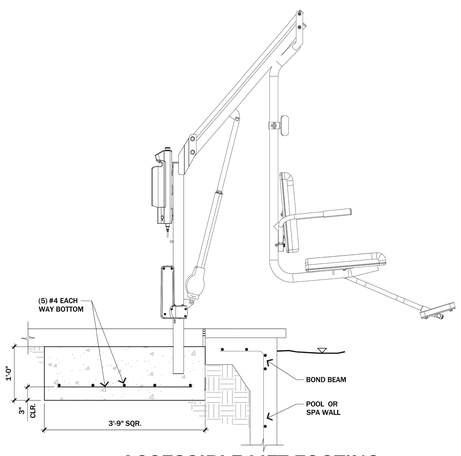
6 **EQUIPMENT BASE ANCHORAGE**

SCALE: 1"=1'-0"



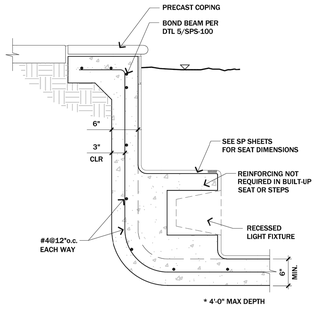
5 **STEP DTL**

SCALE: 1"=1'-0"



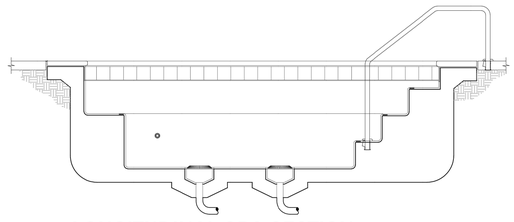
4 **ACCESSIBLE LIFT FOOTING**

SCALE: 1"=1'-0"



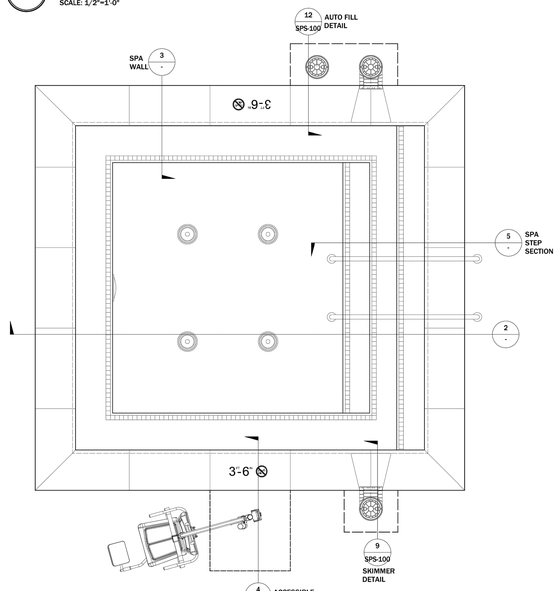
3 **SPA WALL DTL**

SCALE: 1"=1'-0"



2 **LONGITUDINAL SPA SECTION**

SCALE: 1/2"=1'-0"



1 **SPA PLAN VIEW**

SCALE: 1/2"=1'-0"

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SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 A & B

REGISTERED PROFESSIONAL ENGINEER — JEFFREY CANFIELD — 63595 — EXP. 9/30/22 — CIVIL — STATE OF CALIFORNIA

8/29/2022

PROJECT NAME:

OTAY RANCH VILLAGE 8

LA MEDIA PARKWAY AND AVENIDA CAPRISE
CHULA VISTA, CA

No.	Date	Revision

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OWNER NAME
ADDRESS
CITY, CA 92xxx
PHONE:
FAX:

Drawn:	JC
Checked:	JC
Project Number	22-040
Date:	8/29/2022
Sheet Title:	

SPA LAYOUT, SECTION AND DETAILS

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Sheet Number:

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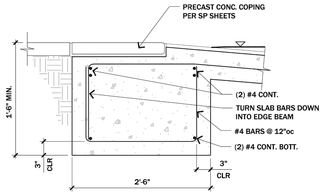
GENERAL

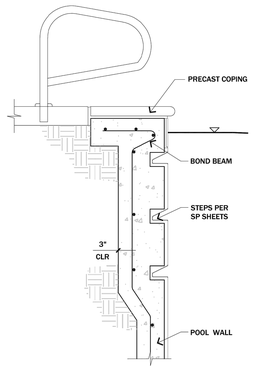
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AT JOB SITE. THE ARCHITECT AND ENGINEER SHALL BE MADE AWARE OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. CONCRETE SHALL BE PLACED AGAINST NATURAL SOIL OR MINIMUM 90% COMPACTED FILL APPROVED BY THE PROJECT SOIL ENGINEER. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 2,000 PSF.
3. POOL CONCRETE (SHOTCRETE) SHALL BE PNEUMATICALLY PLACED AND THE PROPORTIONS SHALL NOT BE LESS THAT 1 PART CEMENT TO 4 1/2 PARTS SAND WITH MAXIMUM 3 GALLONS WATER PER SAC OF CEMENT. CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI MINIMUM AT 28 DAYS. TYPE V CEMENT SHALL BE USED. CEMENT SHALL CONFORM TO CBC CHAPTER 19 ASTM C150-02 AND 175-66.
4. KEEP POOL CONCRETE CONSTANTLY DAMP FOR 14 DAYS AFTER PLACING.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR #5 BARS AND GREATER, GRADE 40 ELSEWHERE.
6. SIZE AND SHAPE OF POOL TO BE DETERMINED BY OWNER AND POOL COMPANY.
7. ALL INTERIOR SURFACES OF POOL TO BE COATED WITH WATERPROOF PLASTER.
8. IN WATER TABLE AREAS A HYDROSTATIC RELIEF VALVE SHALL BE PLACED AT THE LOW POINT OF THE POOL.
9. THIS PLAN IS A STANDARD STRUCTURAL EXAMPLE OF A SWIMMING POOL LOCATED IN FLAT GROUND, NOT CLOSER THAN 10'-0" FROM THE TOP OF TO OF SLOPES GREATER THAN 5:1 AND CLEAR OF SURCHARGE FROM STRUCTURES. IF THE SITE DOES NOT MEET THESE CONDITIONS, THE OWNER OR POOL CONTRACTOR SHALL NOTIFY JEFF CANFIELD CONSULTING ENGINEER, FOR A REVIEW OF THE FIELD CONDITIONS.
10. JEFF CANFIELD CONSULTING ENGINEER IS RESPONSIBLE FOR STRUCTURE ONLY, AND ASSUMES NO RESPONSIBILITY FOR NON-STRUCTURAL ITEMS SUCH AS PLUMBING, ELECTRICAL AND SOIL.
11. ALL WORK SHALL CONFORM TO THE 2019 CBC.

DESIGN VALUES

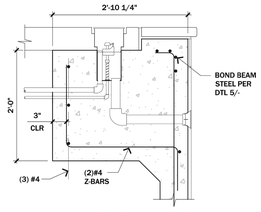
1. POOL WALLS HAVE BEEN DESIGN FOR 100 PCF EQUIVALENT FLUID PRESSURE (EFP PER CODE MINIMUM VALUES.
2. POOL SLAB HAS BEEN DESIGN FOR 1,500 PSF ALLOWABLE BEARING BREASURE.



13 **SHALLOW ENTRY DETAIL**
SCALE: 1"=1'-0"



8 **GRAB BAR DTL**
SCALE: 1"=1'-0"



12 **AUTOFILL DTL**
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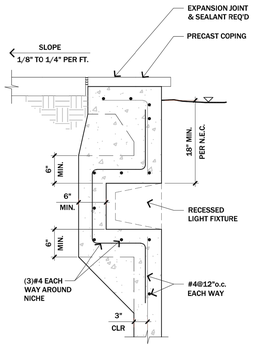
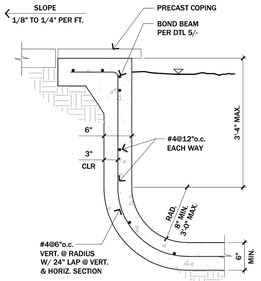
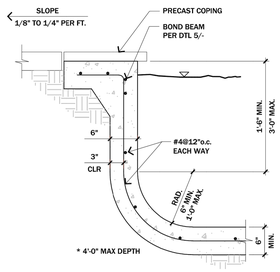


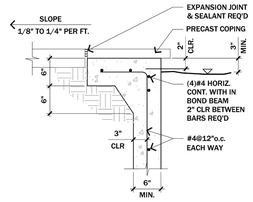
11 **LIGHT NICHE**
SCALE: 1"=1'-0"



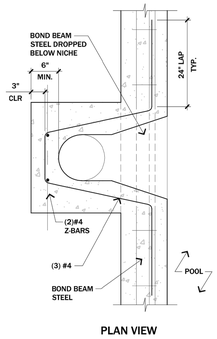
7 **DEEP WALL SECT**
SCALE: 1"=1'-0"



6 **SHALLOW WALL**
SCALE: 1"=1'-0"

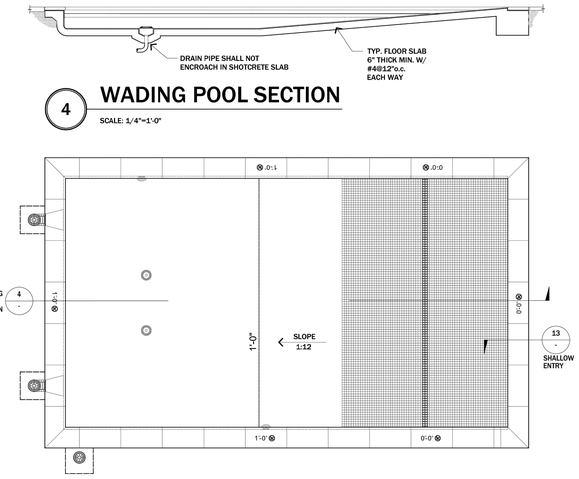


5 **BOND BEAM**
SCALE: 1"=1'-0"



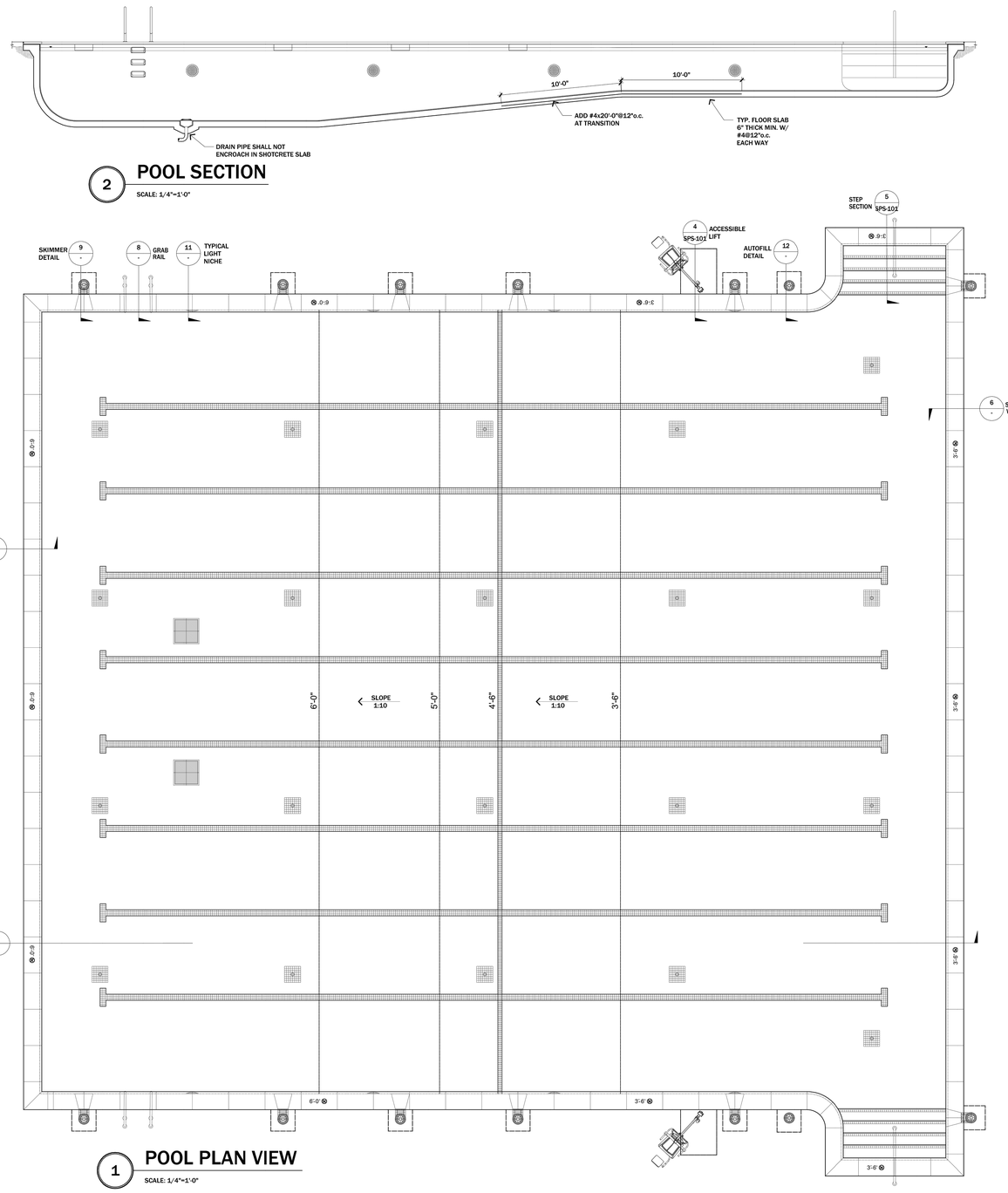
PLAN VIEW

10 **SKIMMER DTL**
SCALE: 1"=1'-0"



4 **WADING POOL SECTION**
SCALE: 1/4"=1'-0"

3 **WADING POOL PLAN VIEW**
SCALE: 1/4"=1'-0"



1 **POOL PLAN VIEW**
SCALE: 1/4"=1'-0"

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P(949)493-9548 F(949)493-8495
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POOL AND WADING POOL LAYOUT, SECTION, GENERAL NOTES AND DETAILS

Sheet Number: 50 OF 62

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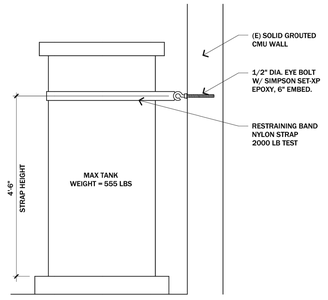
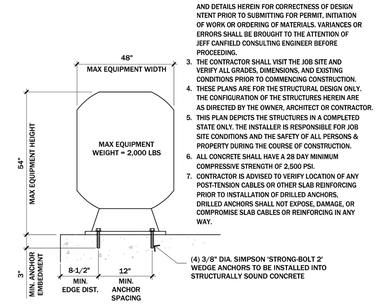
GENERAL NOTES

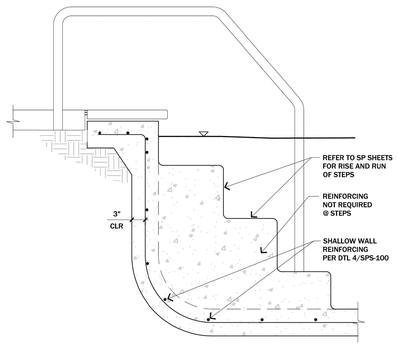
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED EDITION OF THE CBC/IBC.
2. OWNER, ARCHITECT OR CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND CHECKING STRUCTURAL PLANS AND DETAILS HEREIN FOR CORRECTNESS OF DESIGN NTENT PRIOR TO SUBMITTING FOR PERMIT, INITIATION OF WORK OR ORDERING OF MATERIALS. VARIANCES OR ERRORS SHALL BE BROUGHT TO THE ATTENTION OF JEFF CANFIELD CONSULTING ENGINEER BEFORE PROCEEDING.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
4. THESE PLANS ARE FOR THE STRUCTURAL DESIGN ONLY. THE CONFIGURATION OF THE STRUCTURES HEREIN ARE AS DIRECTED BY THE OWNER, ARCHITECT OR CONTRACTOR.
5. THIS PLAN DEPICTS THE STRUCTURES IN A COMPLETED STATE ONLY. THE INSTALLER IS RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF ALL PERSONS & PROPERTY DURING THE COURSE OF CONSTRUCTION.
6. ALL CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.
7. CONTRACTOR IS ADVISED TO VERIFY LOCATION OF ANY POST-TENSION CABLES OR OTHER SLAB REINFORCING PRIOR TO INSTALLATION OF DRILLED ANCHORS, DRILLED ANCHORS SHALL NOT EXPOSE, DAMAGE, OR COMPROMISE SLAB CABLES OR REINFORCING IN ANY WAY.



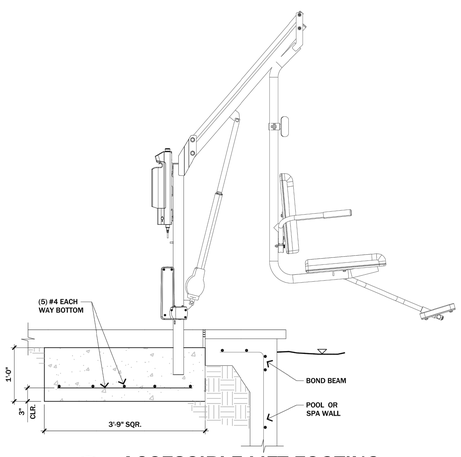
7 **EQUIPMENT WALL ANCHORAGE**
SCALE: 1"=1'-0"



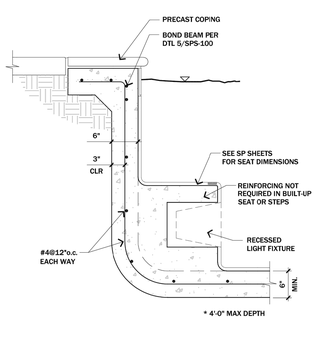
6 **EQUIPMENT BASE ANCHORAGE**
SCALE: 1"=1'-0"



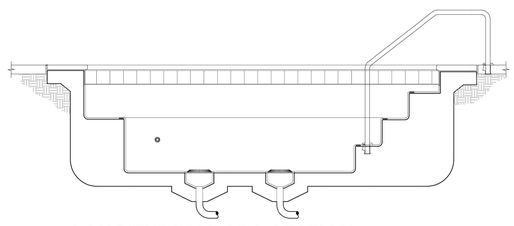
5 **STEP DTL**
SCALE: 1"=1'-0"



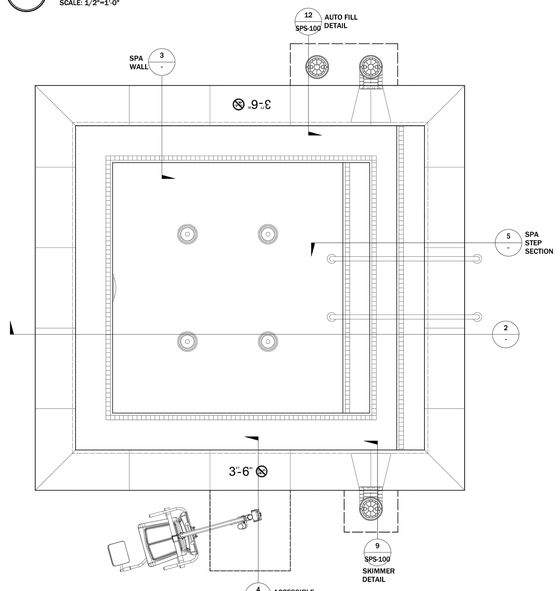
4 **ACCESSIBLE LIFT FOOTING**
SCALE: 1"=1'-0"



3 **SPA WALL DTL**
SCALE: 1"=1'-0"



2 **LONGITUDINAL SPA SECTION**
SCALE: 1/2"=1'-0"



1 **SPA PLAN VIEW**
SCALE: 1/2"=1'-0"

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63595
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Sheet Title:
SPA LAYOUT, SECTION AND DETAILS

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Sheet Number:
SPS-101

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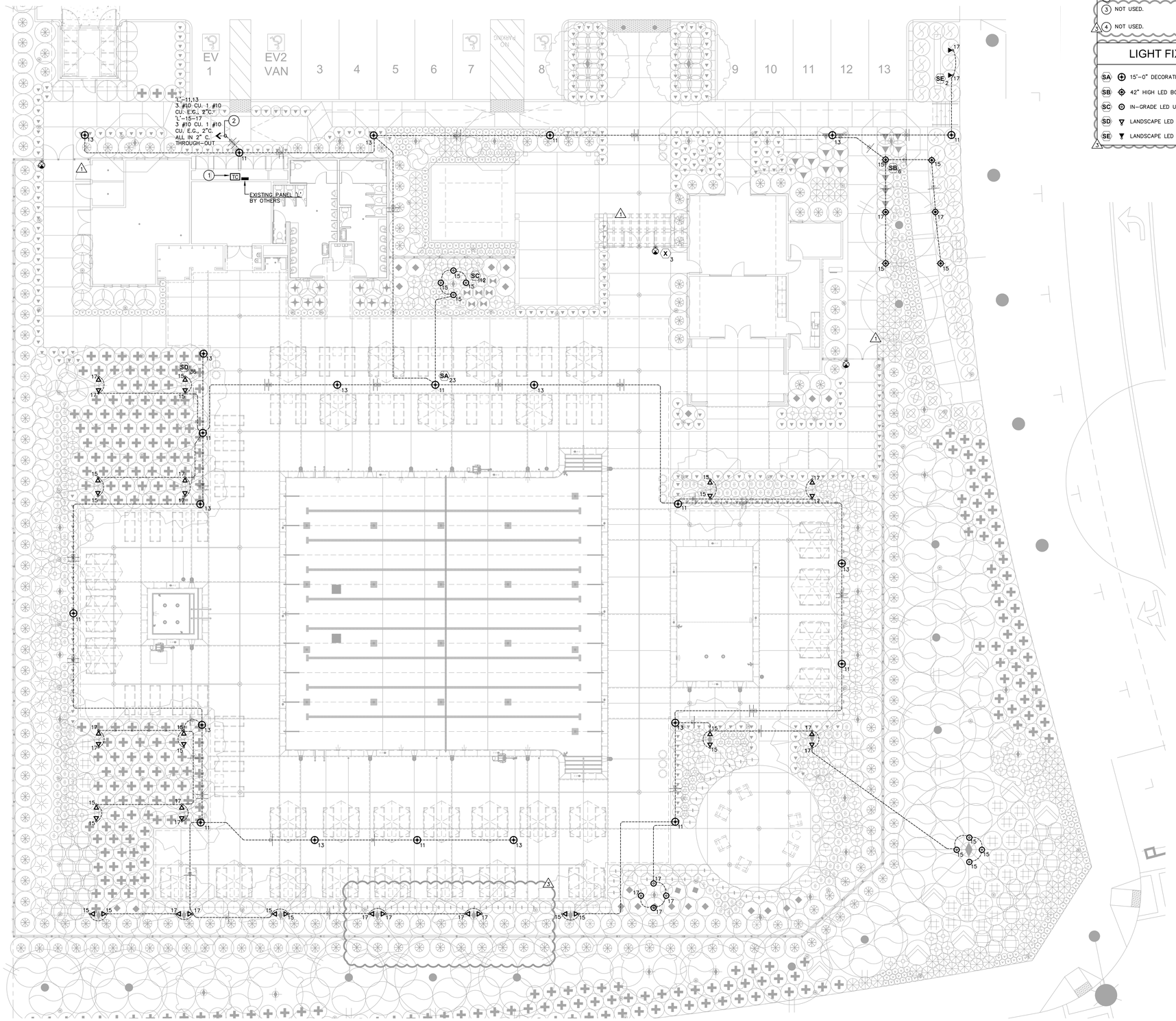
NOTE:
THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.



GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL LIGHT FIXTURE LOCATIONS.

KEYED NOTES

1. NEW EXTERIOR LIGHTING TIME CLOCK.
2. CIRCUIT THROUGH NEW EXTERIOR LIGHTING TIME CLOCK.
3. NOT USED.
4. NOT USED.

LIGHT FIXTURE LEGEND

- SA — 15'-0" DECORATIVE LIGHT POST.
- SB — 42" HIGH LED BOLLARD.
- SC — IN-GRADE LED UPLIGHT.
- SD — LANDSCAPE LED FLOOD LIGHT.
- SE — LANDSCAPE LED FLOOD LIGHT.

rtm engineering consultants
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Indian Wells, CA 92210
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EOR STAMP

REGISTERED PROFESSIONAL ENGINEER — VICTOR F. LEON — No. E23782 — Exp. 12/31/23 — ELECTRICAL — STATE OF CALIFORNIA

PROJECT:

OTAY SWIM CLUB
Chula Vista, CA

ISSUANCE:
-

REVISIONS:

#	DATE	DESCRIPTION
1	05.03.2023	PLAN CHECK COMMENTS
2	08.17.2023	PLAN CHECK COMMENTS
3	10.13.2023	PLAN CHECK COMMENTS

DATE: 10-24-2023
PROJECT NUMBER: 22.HFC.001

DRAWN BY: GL
CHECKED BY: FR

SHEET TITLE:
ELECTRICAL SITE PLAN

52 OF 62

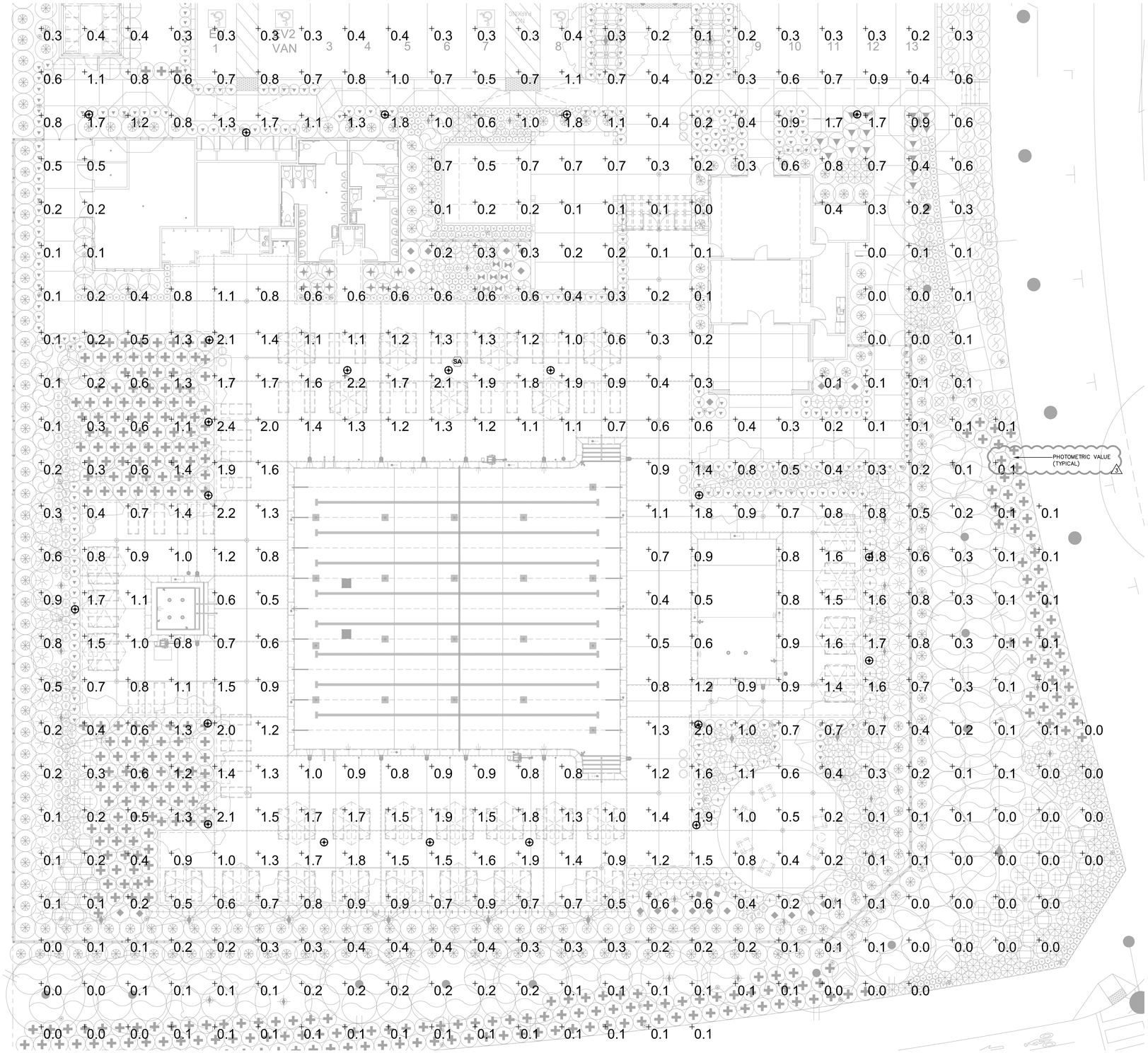
SHEET NO: 2
LE-1

NORTH

ELECTRICAL SITE PLAN

SCALE: 1"=10'-0"

1



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PROJECT NUMBER: 22.HFC.001
DRAWN BY: GL
CHECKED BY: FR
SHEET TITLE:

PHOTOMETRIC SITE PLAN

53 OF 62

SHEET NO: 2

LE-2

NORTH

SCALE: 1"=10'-0"

PHOTOMETRIC SITE PLAN

1

GENERAL

1. THE FOLLOWING NOTES REFLECT THE REQUIREMENTS OF THE ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, CONDUIT, WIRING, CONTROL DEVICES AND EQUIPMENT REQUIRED TO INSURE ALL SYSTEMS ARE COMPLETE AND OPERABLE.
3. THE DIAGRAMS AND SYMBOLS ILLUSTRATED ON THESE DRAWINGS REFLECT THE INTENT OF THE ELECTRICAL SYSTEMS AND ARE SHOWN DIAGRAMATICALLY.
4. THE CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND VISIT THE PROJECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.
5. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, SHOP DRAWINGS, ADDENDUM'S AND CHANGE ORDERS ON THE JOB SITE.
6. THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AND ARCHITECT SHOULD A CONFLICT EXIST BETWEEN THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.
7. COORDINATE THE INSTALLATION OF THE ELECTRICAL SYSTEMS WITH ALL PROJECT TRADES AND NOTIFY THE PROJECT MANAGER IF A CONFLICT EXISTS.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A WARRANTEE FOR THE ELECTRICAL WORK INCLUDING MATERIALS, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. NO ADDITIONAL COST FOR LABOR OR REPLACEMENT OF PARTS, MATERIALS AND EQUIPMENT SHALL BE INCURRED BY THE OWNER.
9. RETURN OPERATING MANUALS, COPIES OF SHOP DRAWINGS, BROCHURES AND EQUIPMENT WARRANTIES TO THE OWNER AT THE COMPLETION OF THE PROJECT.
10. MAINTAIN AND UPDATE DAILY A COMPLETE SET OF AS-BUILT ELECTRICAL DOCUMENTS AND RETURN TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
11. ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
    11.1. FIXED EQUIPMENT ON GRADE: 33 PERCENT OF OPERATING WEIGHT.
    11.2. FIXED EQUIPMENT ON STRUCTURE: 40 PERCENT OF OPERATING WEIGHT.
    11.3. FOR FLEXIBLY MOUNTED EQUIPMENT, USE 4 TIMES ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE, USE ONE-THIRD TIMES HORIZONTAL FORCE.
12. THESE NOTES DO NOT REPLACE BOOK SPECIFICATIONS. IF A CONFLICT IS FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
13. PROVIDE A DEDICATED ELECTRICAL CIRCUIT FOR THE PROJECT IRRIGATION CONTROLLERS. COORDINATE THE LOCATION WITH THE LANDSCAPE DRAWINGS AND LANDSCAPE ARCHITECT.

EXISTING CONDITIONS

1. WHEN APPLICABLE, THE CONTRACTOR SHALL VERIFY EXISTING SITE AND/OR BUILDING CONDITIONS AND NOTIFY THE PROJECT MANAGER AND ARCHITECT IF A CONFLICT EXISTS.
2. NOTIFY UNDERGROUND DIG ALERT (811) TO IDENTIFY EXISTING UNDERGROUND STRUCTURES PRIOR TO BEGINNING UNDERGROUND WORK.
3. CONTACT THE PROJECT MANAGER AND ARCHITECT WHEN IT BECOMES NECESSARY TO CORE, DRILL OR CUT THROUGH EXISTING CONDITIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE ARCHITECT.

MATERIALS

1. ELECTRICAL MATERIALS AND PARTS SHALL BE PROVIDED BY THE SAME MANUFACTURE FOR EACH CLASS OR GROUP OF MATERIALS.
2. ALL MATERIALS, PARTS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED.
3. EXISTING MATERIALS, PARTS AND EQUIPMENT TO BE RE-USED SHALL BE CLEANED AND REPAIRED.

SERVICES

1. THE CONTRACTOR SHALL COORDINATE ALL SERVICE REQUIRMENTS WITH EACH UTILITY COMPANY PRIOR TO BIDDING THE PROJECT. IF FINAL UTILITY PLANS ARE NOT AVAILABLE THE CONTRACTOR SHALL PROVIDE A SEPERATE ALLOWANCE IN THE BID FOR CONDUITS AND STRUCTURES AS A SEPERATE LINE ITEM FOR EACH UTILITY SYSTEM.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITY COMPANY SERVICE REQUIREMENTS (POWER, TELEPHONE AND CABLE), POINT OF CONNECTIONS, QUANTITY OF CONDUITS AND SIZES, CONDUIT INSTALLATION, CONDUIT ENCASEMENT, PULL BOX, VAULTS, EQUIPMENT PADS, JOINT TRENCHES AND EQUIPMENT GROUNDING REQUIREMENTS PRIOR TO STARTING CONSTRUCTION.
3. VERIFY THE AVAILABLE FAULT CURRENT WITH THE UTILITY COMPANY PRIOR TO SUBMITTING ELECTRICAL DISTRIBUTION EQUIPMENT SHOP DRAWINGS.
4. COORDINATE ALL UTILITY COMPANY INSPECTIONS DURING THE INSTALLATION OF CONDUITS AND STRUCTURES.

SHOP DRAWINGS AND SUBSTITUTIONS

1. THE CONTRACTOR SHALL NOT RELEASE ELECTRICAL EQUIPMENT OR LIGHTING FIXTURES UNTIL SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED.
2. PRODUCT SUBSTITUTIONS WILL ONLY BE ALLOWED AFTER THE PROJECT PLANS AND SPECIFICATIONS ARE BID AS SPECIFIED.
3. SUBSTITUTIONS WILL ONLY BE CONSIDERED DURING THE SHOP DRAWING PROCESS AND ONLY IF THE SUBMITTAL INCLUDES UNIT PRICES FOR EACH SPECIFIED AND ALTERNATE PRODUCTS AND A TOTAL PROJECT SAVINGS.
4. SUBSTITUTION PRODUCTS SHALL BE EQUAL TO THE PERFORMANCE, QUALITY AND WORKMANSHIP OF THE SPECIFIED PRODUCT. WORKING SAMPLES MAY BE REQUIRED.
5. SHOP DRAWINGS SHALL BE PROVIDED FOR THE FOLLOWING ITEMS; GENERAL ELECTRICAL MATERIALS, CONDUIT AND WIRE, SWITCHGEAR, PANELS, TRANSFORMERS, LIGHTING FIXTURES, LAMPS, CONTROL EQUIPMENT AND SPECIAL SYSTEMS NOTED ON DRAWINGS OR SPECIFICATIONS.
6. ELECTRICAL EQUIPMENT, PARTS AND MATERIALS SHALL BE RELEASED TO INSURE THE CONSTRUCTION SCHEDULE IS NOT JEOPARDIZED DUE TO LATE DELIVERIES.
7. MAIN SWITCHBOARD SHOP DRAWINGS SHALL BE SUBMITTED TO THE SERVING UTILITY COMPANY FOR REVIEW PRIOR TO RELEASING EQUIPMENT FOR FABRICATION. METERING FACILITIES AND UNDERGROUND PULL SECTIONS SHALL MEET THE LOCAL UTILITY COMPANY REQUIREMENTS.

GROUNDING

1. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 – GROUNDING, OF THE CALIFORNIA ELECTRICAL CODE (CEC).
2. VERIFY SYSTEM GROUNDING REQUIREMENTS AND PROVIDE GROUND RODS AS REQUIRED TO INSURE THAT THE RESISTANCE TO GROUND IS 25 OHMS OR LESS.
3. THE COMPLETE ELECTRICAL SYSTEM SHALL BE TESTED TO INSURE COMPLIANCE GROUNDING REQUIREMENTS.
4. THE METHOD OF OBTAINING GROUND RESISTANCE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE JAMES G. BIDDLE MANUAL PUBLISHED ON THE SUBJECT.

SERVICE AND DISTRIBUTION EQUIPMENT

1. PANEL BOARDS WITH MOLDED CASE CIRCUIT BREAKERS SHALL SHALL BE FURNISHED WITH HINGED LOCKABLE DOORS THAT ARE KEYED ALIKE, INDEX CARD HOLDERS AND PERMANENT DEVICE NUMBERS. PANELS SHALL BE AS MANUFACTURED BY SEIMANS, CUTLER-HAMMER OR EQUAL.
2. REFER TO PANEL SCHEDULES FOR PANEL MOUNTING REQUIREMENTS, VOLTAGE AND INDIVIDUAL DEVICE REQUIREMENTS.
3. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE UNLESS OTHERWISE NOTED, WITH A MINIMUM GROUND FAULT RATING OF 10,000 AIC. FOR 120/208 SYSTEMS AND 14,000 AIC FOR 277/480 VOLT SYSTEMS.
4. ALL SWITCHBOARD TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.
5. THE COMPLETE SYSTEM SHALL BE "SERIES RATED" FOR THE AVAILABLE FAULT CURRENT. THE SERIES CONNECTED DEVICES SHALL HAVE BEEN INVESTIGATED BY UL IN COMBINATION WITH THE END USE EQUIPMENT. EQUIPMENT IN WHICH THESE DEVICES ARE USED SHALL BE LABLED WITH THE SERIES CONNECTED RATING. ALL EQUIPMENT SHALL BE LABLED IN ACCORDANCE WITH CEC 110.22.
6. ELECTRICAL METER PEDESTALS SHALL BE UL LISTED AND PROVIDED WITH NEMA 3R VANDAL-RESISTANT CABINETS, ISOLATED, LOCKABLE & SEALABLE UTILITY METERING & LUG LANDING SECTION, LOCKABLE CUSTOMER SECTION AND LOAD OR PANEL BOARD SECTIONS. PEDESTALS SHALL BE FURNISHED WITH 1 OR 2 METERING AND DISTRIBUTION SECTIONS AS SPECIFIED, MULTIPLE SYSTEM VOLTAGES, MAIN BREAKER CAPABILITIES AND 14,000 TO 50,000 KAIC OPTIONS. PEDESTALS SHALL BE AS MANUFACTURED BY MILBANK OR APPROVED EQUAL.
7. FEEDER CONNECTIONS AT ALL ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE TIGHTENED BEFORE GROUND TESTS ARE TAKEN.
8. PROVIDE ENGRAVED NAMEPLATES ON THE SWITCHBOARD AND DEVICES, DISTRIBUTION PANELS AND DEVICES, PANEL BOARDS AND TRANSFORMERS. NAMEPLATES SHALL BE 3 PLY WITH BLACK FACE AND WHITE CORE PERMANENTLY ATTACHED WITH STAINLESS STEEL LOCKING SCREWS.
9. THE CONTRACTOR SHALL CONFIRM THAT EQUIPMENT WORKING SPACE AND GUARDING MEETS THE INTENT OF THE APPLICABLE CODE. REFER TO CEC ARTICLE 110.26 FOR REQUIREMENTS.
10. APPLICABLE EQUIPMENT MANUFACTURER'S SHALL BE RSE SIERRA, SIEMENS, GENERAL ELECTRIC, SQUARE D OR WESTINGHOUSE, EXCEPT WHERE REQUIRED TO MATCH EXISTING EQUIPMENT.

BRANCH CIRCUITING

1. BRANCH CONDUIT AND WIRE HASH MARKS MAY NOT BE DEPICTED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE BRANCH CONDUITS AND WIRING TO ALL CIRCUITS INDICATED AND AS REQUIRED FOR A COMPLETE AND OPERABLE BRANCH CIRCUIT DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA OR NATIONAL ELECTRICAL CODE.
2. MINIMUM CONDUCTOR SIZE SHALL BE #12 COPPER WITH A MINIMUM CONDUIT SIZE OF 3/4".
3. PROVIDE A GREEN GROUND CONDUCTOR IN ALL BRANCH CIRCUIT AND FEEDER CABLES OR CONDUITS.
4. AT THE END OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUIT DRAWING TO THE OWNER AND ENGINEER.

REGULATIONS, CODES AND PERMITS

1. THE COMPLETE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE (CEC). REFER TO THE ARCHITECTURAL DRAWINGS FOR A LIST OF CODES THAT PERTAIN TO THIS PROJECT.
2. NOTHING ON THE DRAWINGS, GENERAL NOTES OR SPECIFICATIONS IS TO BE INTERPRETED AS PERMITTING WORK NOT CONFORMING WITH ANY CODE, REGULATION OR CITY ORDINANCES.

LIGHTING

1. THE LIGHTING FIXTURES ARE SPECIFIED WITH A GENERIC MOUNTING FORMAT. THE CONTRACTOR IS RESPONSIBLE TO VERIFY AND PROVIDING ALL HANGARS, CLIPS AND NECESSARY HARDWARE TO INSTALL LIGHTING FIXTURE AT THE LOCATION INDICATED ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY THE LIGHTING FIXTURE VOLTAGE PRIOR TO SUBMITTING SHOP DRAWINGS.
3. VERIFY THE COLOR TEMPERATURE OF ALL LED LAMPS PRIOR TO ORDERING AND INSTALLATION OF LAMPS.
4. BOLLARD LIGHTING PRODUCTS SHALL BE MOUNTED ON CONCRETE BASES. REFER TO DETAILS AND SPECIFICATIONS FOR TYPE AND SIZES REQUIRED.
5. FLUSH IN-GROUND LIGHTING FIXTURES SHALL BE INSTALLED IN A CONCRETE FOUNDATION. PROVIDE CONCRETE 3" MINIMUM AROUND THE COMPLETE LIGHTING FIXTURE UNLESS MOUNTED IN A CONCRETE WALK OR FLOOR.
6. PROVIDE A TYPED WRITTEN LIST OF A LAMP TYPES, WATTAGE'S AND BEAM SPREADS FOR EACH FIXTURE LOCATION TO THE PROJECT MANAGER AT THE COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL AIM EXTERIOR ADJUSTABLE LIGHT FIXTURES DURING THE EVENING HOURS WITH THE ARCHITECT AND/OR ENGINEER PRESENT.

OUTLET, JUNCTION AND PULL BOXES

1. BOXES OR SPLICE BOX ENCLOSURES SHALL SIZED AND INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE ARTICLE 314. BOXES LOCATED OUTDOORS, WET OR DAMP LOCATIONS SHALL BE WEATHERPROOF.
2. THE MINIMUM SIZE UNDERGROUND PULL BOXES SHALL BE 11"x18"X12" DEEP WITH BOLT DOWN COVERS LABELED TO INDICATE THE PULL BOX SYSTEM. PROVIDE TRAFFIC COVERS IN WALKS, DRIVEWAYS AND PARKING LOTS. OLDCASTLE PRECAST #S1118B12AA OR EQUAL.
3. LARGE PULL BOXES SHALL BE SIZED IN ACCORDANCE WITH THE ELECTRICAL CODE REQUIREMENTS FOR CABLE PULLING, AND CONDUIT SIZE. OLDCASTLE PRECAST OR APPROVED EQUAL.
4. JUNCTION, OUTLET AND PULL BOXES SHALL BE PERMANENTLY MARKED INDICATING THE ELECTRICAL AND CIRCUITS INSTALLED.
5. GROUND MOUNTED WEATHERPROOF/GFI RECEPTACLES SHALL BE INSTALLED IN A ARLINGTON INDUSTRIES "GARDA-POST" #GPD19BR.

CONTROL DEVICES

1. PROVIDE A PHOTOCELL DEVICE TO TURN ON ALL EXTERIOR LIGHTING AND AN ELECTRONIC TIME CLOCK TO TURN OFF GROUPS OF EXTERIOR LIGHTING FIXTURES. COORDINATE THE MOUNTING LOCATION OF THE PHOTOCELL DEVICE PRIOR TO INSTALLATION.

CONDUIT

1. ELECTRICAL METALLIC TUBING UP TO 4" SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE.
2. PVC SCHEDULE 40 CONDUITS SHALL BE USED FOR UNDERGROUND INSTALLATIONS WHEN CONDUIT IS IN CONTACT WITH EARTH.
3. CONDUIT RISERS SHALL BE GALVANIZED OR PVC WITH HALF LAPPED IMC TAPE COVERING.
4. RIDGED GALVANIZED CONDUIT SHALL BE USED IN WET OR DAMP AREAS, ON ROOFS, EMBEDDED IN CONCRETE OR MASONRY WALLS AND EXPOSED IN ALL AREAS WHERE CONDUIT IS EXPOSED TO PHYSICAL DAMAGE.
5. LIQUID TIGHT FLEXIBLE CONDUITS SHALL BE USED FOR ALL FINAL CONNECTIONS TO MOTORS AND CONTROL DEVICES MOUNTED ON VIBRATING OR ROTATING EQUIPMENT.
6. ALUMINUM FLEXIBLE CONDUITS MAY BE USED FOR CONNECTION TO LIGHTING FIXTURES INSTALLED IN SUSPENDED CEILING AREAS.
7. THE MINIMUM CONDUIT SIZE PERMITTED SHALL BE 3/4".
8. PROVIDE GALVANIZED SEAMLESS COUPLINGS AND CONNECTORS (SET SCREW OR COMPRESSION TYPE) WITH FACTORY APPLIED INSULATED THROAT. DEVICES SHALL BE USED IN ACCORDANCE WITH THE ARTICLE 358 – ELECTRICAL METALLIC TUBING.
9. CONDUITS INSTALLED UNDER GROUND SHALL BE INSTALLED A MINIMUM OF 18" BELOW FINISHED GRADE. CONDUITS INSTALLED UNDER STREETS AND PARKING AREAS SHALL BE INSTALLED 24" BELOW FINISHED GRADE.
10. CONDUIT RUNS FOR UNDERGROUND FEEDERS RUN OUTSIDE OF THE BUILDING SHALL BE INSTALLED 24" BELOW GRADE.
11. PROVIDE A CODE SIZED COPPER GROUND CONDUCTOR IN ALL UNDERGROUND PVC CONDUIT SYSTEMS. ELECTRICAL METALLIC RACEWAY SYSTEMS SHALL BE GROUNDED TO THE SAME GROUND SYSTEM.
12. EXPOSED CONDUIT SHALL BE INSTALLED PARALLEL TO AND AT RIGHT ANGLES WITH THE BUILDING FLOOR. EXPOSED CONDUITS SHALL BE GALVANIZED WHEN INSTALLED BELOW 9 FEET. EXPOSED CONDUITS ARE NOT APPROVED IN PLUBLIC AREAS.
13. EXPOSED CONDUITS THAT PENETRATE WALLS OR CEILINGS SHALL BE MADE WITH 90 DEGREE "LB" CONDUIT BODIES FOR EMT OR RIGID CONDUITS AT PENETRATION POINTS. CONDUIT SWEEP PENETRATIONS ARE NOT ACCEPTABLE.
14. CONDUIT INSTALLED WITHOUT CONDUCTORS SHALL BE INSTALLED WITH PULL ROPES, CONDUIT CAPS AND PERMANENTLY LABELED TO ITS DESTINATION AND SYSTEM.

DEVICES

1. SWITCHES SHALL HAVE A RATING OF 20 AMPERE AND BE TOTALLY ENCLOSED TOGGLE TYPE WITH 277V A.C. RATING FOR FULL CAPACITY. MANUFACTURED BY PASS & SEYMOUR, HUBBELL OR LEVITON.
2. DEVICE AND COVER PLATE COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER AND ARCHITECT PRIOR TO INSTALLATION.
3. RECEPTACLES SHALL BE GROUNDED TYPE 120 VOLT RATED AT 20 AMPERE TOTALLY ENCLOSED. MANUFACTURED BY PASS & SEYMOUR, HUBBELL OR LEVITON.
4. GFI RECEPTACLES SHALL BE PROVIDED AT LOCATIONS INDICATED AND IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE ARTICLE 210.8.
5. SPECIFICATION GRADE SWITCHES AND RECEPTACLES SHALL BE PROVIDED. MANUFACTURED BY PASS & SEYMOUR, HUBBELL OR LEVITON.
6. GROUND MOUNTED WEATHERPROOF/GFI RECEPTACLES SHALL BE INSTALLED IN A ARLINGTON INDUSTRIES "GARDA-POST" #GPD19BR.

CONDUCTORS & WIRING

1. THE WIRING METHOD FOR THE OCCUPANCY OF THIS PROJECT SHALL COMPLY WITH THE SPECIFIC CODE SECTION AS STATED IN THE ADOPTED CALIFORNIA ELECTRICAL CODE AND LOCAL ORDINANCES. EXAMPLE: HEALTH CARE FACILITIES SHALL COMPLY WITH CHAPTERS 1 THROUGH 4 AND AS MODIFIED IN ARTICLE 517 – HEALTH CARE FACILITIES.
2. IDENTIFY THE OCCUPANCY TYPE OF THIS PROJECT AND PROVIDE THE PROPOER WIRING MEATHODS AS IDENTIFIED IN THE CALIFORNIA ELECTRICAL CODE.
3. ALL CONDUCTORS SHALL BE COPPER WITH AMPACITY RATINGS IN ACCORDANCE WITH ARTICLE 310.15 AND TABLE 310.16.
4. ALUMINUM CONDUCTORS ARE NOT APPROVED FOR THIS PROJECT.
5. CONDUCTORS SHALL BE CODE GRADE THHN/THWN (DRY/WET) 600 VOLT 75 DEGREE C. COPPER WITH MARKINGS (24" O.C.) INDICATING MANUFACTURE, WIRE TYPE, AMPERAGE AND SIZE.
6. THE MINIMUM WIRE SIZE SHALL BE #12 AWG SOLID. WIRE SIZE #8 AND LARGER SHALL BE COPPER STRANDED.
7. SOLDERLESS CONNECTORS AND TERMINALS SHALL BE USED FOR TERMINATING STRANDED CONDUCTORS #8 AND LARGER. APPROVED MANUFACTURES ARE BURNDY OR T&B.
8. BRANCH CIRCUIT AND FIXTURE WIRING, SPLICES AND TAPS FOR CONDUCTORS #10 AND SMALLER SHALL BE MADE WITH UL LISTED 600 VOLT CONNECTORS AS MANUFACTURED BY IDEAL OR SCOTCHLOCK.
9. CONDUCTORS IN PANELS, TERMINAL CABINETS, PULL BOXES AND WIRING GUTTERS SHALL BE NEATLY GROUPED AND TAPES TOGETHER WITH 3M "SCOTCH #33 PLASTIC ELECTRICAL TAPE OR T&B #TY-RAP CABLE STRAPS.
10. REMOVE ALL DEBRIS AND MOISTURE FROM CONDUITS, BOXES AND CABINETS BEFORE THE INSTALLATION OF CONDUCTORS.
11. WHEN REQUIRED MINERALAC OR LINSEED SOAP ARE APPROVED WIRE PULLING COMPOUNDS. OIL, GREASE OR SIMILAR SUBSTANCES ARE NOT APPROVED AS PULLING COMPOUNDS.
12. ALL CONDUCTORS SHALL BE PERMANENTLY TAGGED TO INDICATE SYSTEM OR CIRCUIT NUMBER.
13. CONNECTIONS OR SPLICES LOCATED IN PULL BOXES OR OTHER SPACE BELOW GRADE SHALL BE WEATHERPROOF. #8 CONDUCTORS AND SMALLER SHALL USE SCOTCHLOK CONNECTORS IMBEDDED WITHIN A "UNIPAK" 3M SCOTCHCAST EPOXY TYPE RESIN. #6 AND LARGER SHALL USE "HI-PRESS" HYDRAULICALLY COMPRESSED HEAVY WALL CONNECTOR AS MANUFACTURED BY THOMAS & BETTS #HS-LR OR RAYCHEM #MWTM OR #WCSM SERIES PRE-APPLIED SEALANT, POLYLEFIN HEAT SHRINKABLE TUBE INSULATOR FOR EACH CONDUCTOR OR OR COLD SHRINK TUBE INSULATORS RAYCHEN #RVS.
14. BOLT TYPE SODERLESS CONNECTORS SHALL BE TIGHTEN TWICE AT 24 AND 48 HOURS AFTER THE ORIGINAL INSTALLATION AND BEFORE TAPING.

GENERAL NOTES | SCALE: NTS | 3

A5	LIGHT FIXTURE CALL OUT – NUMBER INDICATES THE QUANTITY OF LIGHTS, REFER TO THE FIXTURE SCHEDULE
	DUPLEX RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED
	DUPLEX RECEPTACLE WITH USB DUAL PORT OUTLET – WALL MOUNTED +18" OR AS NOTED.
	QUADPLEX RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED
	GFIC DUPLEX RECEPTACLE – WALL MOUNTED MOUNTED ABOVE COUNTER OR AS REQUIRED
	DUPLEX RECEPTACLE – WALL MOUNTED MOUNTED ABOVE COUNTER OR AS REQUIRED
	GFIC WEATHERPROOF RECEPTACLE – WALL MOUNTED +18" OR AS NOTED
$	DUPLEX ISOLATED GROUND RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED
	SINGLE POLE SWITCH – WALL MOUNTED +42" OR AS NOTED, SUBSCRIPT SYMBOLS INDICATE THE FOLLOWING: OS/D – COMBINATION MOTION SENSOR AND DIMMER 3 – THREE WAY SWITCH D – DIMMER OS – MOTION SENSOR M – MOTOR STARTING SWITCH R – REMOTE CONTROL RELAY SWITCH a,b,c, etc. – INDICATES THE NUMBER OF SWITCHES AND ITEMS CONTROLLED
	JUNCTION BOX – ACCESSIBLE FOR THE APPLICATION SHOWN ON THE DRAWINGS
	JUNCTION BOX – WALL MOUNTED +18" AFF OR AS NOTED
	PULL BOX – SIZED IN ACCORDANCE WITH ELECTRICAL CODE ARTICLE #370
	SURFACE MOUNTED PANELBOARD OR LOAD CENTER – REFER TO PANEL SCHEDULE AND GENERAL NOTES
	FLUSH MOUNTED PANELBOARD AND LOAD CENTER – REFER TO PANEL SCHEDULE AND GENERAL NOTES
	SYSTEM GROUND IN ACCORDANCE WITH ELECTRICAL CODE ARTICLE #250
A-2,4,6	CIRCUIT HOME RUN TO PANEL "A" CIRCUITS 2,4,6 – HASH MARKS INDICATE NUMBER OF CONDUCTORS
	CONDUIT CONCEALED WITHIN BUILDING WALLS, CEILING SPACE OR CONCEALED BELOW GRADE OR IN CONCRETE SLAB. HASH MARKS INDICATE QUANTITY OF CONDUCTORS. PROVIDE CODE SIZED COPPER BOND CONDUCTOR AS REQUIRED AND REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
	CONDUIT CONCEALED BELOW GRADE OR IN CONCRETE SLAB. HASH MARKS INDICATE QUANTITY OF CONDUCTORS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL CONDUCTOR. PROVIDE CODE SIZED COPPER BOND CONDUCTOR AS REQUIRED AND REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
	STUB-OUT AND CAP AT GRADE – PROVIDE CONCRETE MARKER AND LABEL
	DISCONNECT SWITCH – FUSED AND HP RATED ACCORDING TO THE DEVICE BEING SERVED
	EXHAUST FAN – REFER TO HVAC DRAWINGS AND SPECIFICATIONS
	MOTOR – REFER TO MOTOR SPECIFICATIONS
AC-1	MECHANICAL EQUIPMENT CALL OUT – LETTER IDENTIFIES UNIT TYPE, NUMBER IDENTIFIES UNIT REFER TO HVAC DRAWINGS AND SPECIFICATIONS FOR SPECIFIC REQUIREMENTS
	DATA OUTLET DUAL PORT – WALL MOUNTED +18" OR AS NOTED. PROVIDE A 3/4" CONDUIT AND CAT-6 CABLE TO THE COMMUNICATION BACKBOARD COMPUTER SYSTEM PATCH PANEL UNLESS OTHERWISE NOTED.
	TELEPHONE OUTLET – WALL MOUNTED +18" OR AS NOTED. PROVIDE A 3/4" CONDUIT AND CAT-6 CABLE TO THE COMMUNICATION BACKBOARD UNLESS OTHERWISE NOTED.
	COMBINATION DATA / TELEPHONE OUTLET – WALL MOUNTED +18" OR AS NOTED. PROVIDE 3/4" CONDUIT AND 2 CAT-6 CABLES TO THE COMMUNICATION BACKBOARD AND TERMINATE TO THEIR RESPECTIVE TERMINATION POINTS.
N	FEEDER – NEW
E	FEEDER – EXISTING

LEGEND | SCALE: NTS | 2

AWG – AMERICAN WIRE GAUGE
AMP, A – AMPERES
AIC – INTERRUPTING CAPACITY (SYMMETRICAL)
CIRC, CKT – CIRCUIT
CB – CIRCUIT BREAKER
CU –COPPER
DIA – DIAMETER
EC – ELECTRICAL CONTRACTOR
EMT – ELECTRICAL METALLIC TUBING
EG – EQUIPMENT GROUND (GREEN)
E – EXISTING
F – FUSED
FLA – FULL LOAD AMPS
GRN – GROUND
JB –JUNCTION BOX
KVA – KILOVOLT AMPERES
KW – KILOWATT
LCL – LONG CONTINUOUS LOAD
LTG – LIGHT, LIGHTS, LIGHTING
MCB – MAIN CIRCUIT BREAKER
MIN – MINIMUM
MLO – MAIN LUGS ONLY
MCM, KCMIL – THOUSAND CIRCULAR MILS
MFGR – MANUFACTURER
MTD, MTG – MOUNTED, MOUNTING
NEC – NATIONAL ELECTRICAL CODE
NTS – NOT TO SCALE
NIC – NOT IN CONTRACT
P – POLE
PB – PULL BOX
PH – PHASE
PVC – POLYVINYL CHLORIDE CONDUIT
PWR – POWER
REC, RECEPT – RECEPTACLE
TYP – TYPICAL
UGPS – UNDERGROUND PULL SECTION
V – VOLTS
VA – VOLT AMPERES
WP – WEATHERPROOF
W – WIRE
XFMR – TRANSFORMER

ABBREVIATIONS | SCALE: NTS | 1

rtm engineering consultants
74770 Highway 111, Suite 203
Indian Wells, CA 92210
rtmec.com | 760.340.9005

EOR STAMP

REGISTERED PROFESSIONAL ENGINEER TREVOR N. LEE No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

PROJECT:

OTAY SWIM CLUB
Chula Vista, CA

ISSUANCE:
-

REVISIONS:

#	DATE	DESCRIPTION
1	05.03.2023	PLAN CHECK COMMENTS
2	08.17.2023	PLAN CHECK COMMENTS
3	10.13.2023	PLAN CHECK COMMENTS

DATE: 10-24-2023
PROJECT NUMBER: 22.HFC.001
DRAWN BY: GL
CHECKED BY: FR

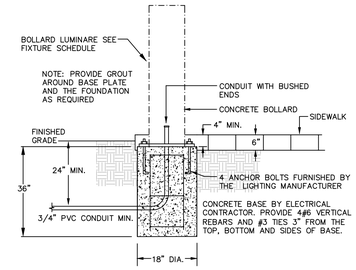
SHEET TITLE:
ELECTRICAL GENERAL NOTES, LEGEND AND ABBREVIATIONS

54 OF 62

SHEET NO: 3
LE-3

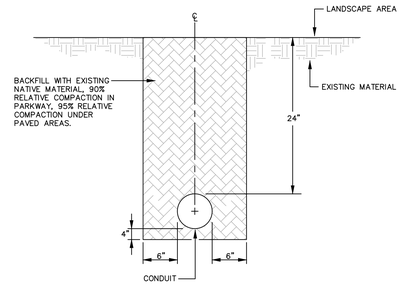
NOT USED

SCALE: NTS | 7



BOLLARD FIXTURE BASE DETAIL

SCALE: NTS | 4



TYPICAL CONDUIT TRENCH DETAIL

SCALE: NTS | 3

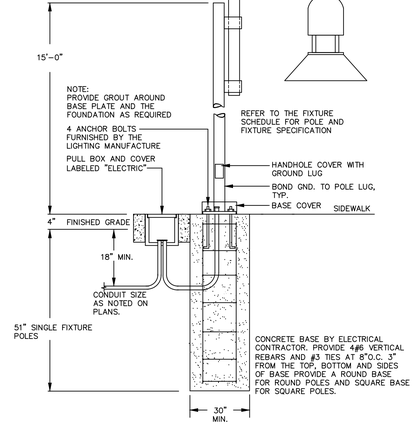
PANEL:	L		VOLTAGE:	120/208V., 3ϕ, 4W			LOCATION:	ELEC. ROOM			
BUS:	100 (1)		A/C RATING:	42,000 AIC FULLY RATED			NEMA:	1			
M.C.B.:	MLO		MOUNTING:	SURFACE			FED FROM:	-			

NOTE	LOAD DESCRIPTION USE/AREA SERVED	C.B. SIZE	POLES	25% CONT.	CKT. NO.	LOAD / VA ϕ A	LOAD / VA ϕ B	LOAD / VA ϕ C	CKT. NO.	25% CONT.	POLES	C.B. SIZE	LOAD DESCRIPTION USE/AREA SERVED	NOTE
2	LIGHTING. - EXTERIOR BLDG.	20	1	Y	1	400			2	Y	1	20	LIGHTING. - REST/POOLS/STOR.	2
	SPACE				3	350			4		1	20	SPARE	
	SPACE				5				6				SPACE	
	SPACE		1		7				8				SPACE	
	RECEPTS. - CABANA	20	1	N	9		360		10				SPACE	
	LIGHTING. - SITE	20	1	Y	11			451	12				SPACE	
	LIGHTING. - SITE	20	1	Y	13	492			14				SPACE	
	LIGHTING. - SITE	20	1	Y	15		524		16				SPACE	
	LIGHTING. - SITE	20	1	Y	17			494	18				SPACE	
	SUBTOTAL CONNECTED LOAD / VA:					1242	884	945						
	25% CONTINUOUS LOAD / VA:					311	131	236						
	TOTAL CONNECTED LOAD / VA:					1553	1015	1181	HIGHEST LEG VA: 1553 @ 120V. 12.9 AMPS					

NOTE:
1.– BY BUILDING ELECTRICAL ENGINEER.
2.– CIRCUITS BY BUILDING ELECTRICAL ENGINEER.

PANEL SCHEDULE

SCALE: NTS | 6



LIGHT POST BASE MOUNTED DETAIL

SCALE: NTS | 2

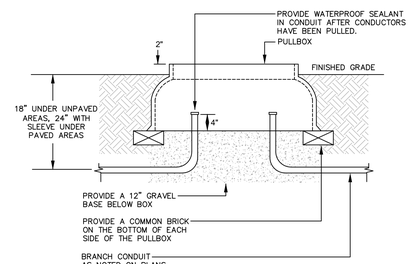
LIGHTING FIXTURE SCHEDULE

(REFER TO THE PROJECT ELECTRICAL GENERAL NOTES FOR ADDITIONAL LIGHTING FIXTURE REQUIREMENTS)

TYPE	SYMBOL	FIXTURE MANUFACTURE	WATTAGE	VOLTAGE	LAMP TYPE	DESCRIPTION AND NOTES	MOUNTING
SA	⊕	INTRIGUE LIGHTING #EL-PAS-37-30K-D-OL-120-TO BE DETERMINED	41	120	LEDS INCLUDED	DECORATIVE LED AREA LIGHT MOUNTED ON A 15'-0" POLE	POLE
SB	⊕	KIM LIGHTING #B30-LED-20L-3K-DBT	25	120	LEDS INCLUDED	42" BOLLARD	BOLLARD
SC	⊙	BK LIGHTING #HP2-LED-TR-E66-MFL-A9-12	7	120	LEDS INCLUDED	LED UPLIGHT	IN-GRADE
SD	⧋	KIM LIGHTING #CFL-VF-21-3K-35-UV-DBT-SF	26	120	LEDS INCLUDED	LED FLOODLIGHT	SURFACE
SE	▸	KIM LIGHTING #KLV217-33-3K-DB215DB	9.5	120	LEDS INCLUDED	MICRO FLOOD LED	SURFACE
X	⊠	EXITRONIX #EG100-1-R	N/A	N/A	N/A	SELF ILLUMINATED / PHOTOLUMINESCENT EXIT SIGN.	FENCE

LIGHTING FIXTURE SCHEDULE

SCALE: NTS | 8

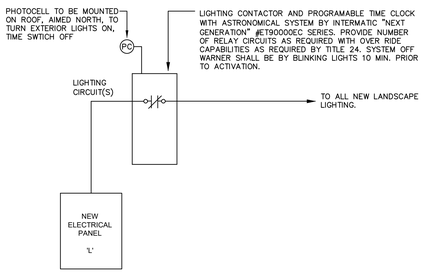


SECTION

NOTE:
PULL BOXES SHALL BE PROVIDED AT EACH PEDESTAL LOCATION, AT EACH END OF SLEEVES, AND AT ALL TREE LOCATIONS AS INDICATED ON THE DRAWINGS. CONDUIT RUNS SHALL BE A MAXIMUM 150' BETWEEN PULLBOXES.

INGROUND PULLBOX DETAIL

SCALE: NTS | 5



EXTERIOR LIGHTING TIME CLOCK

SCALE: NTS | 1

rtm engineering consultants
74770 Highway 111, Suite 203
Indian Wells, CA 92210
rtmec.com | 760.340.9005

EOR STAMP

REGISTERED PROFESSIONAL ENGINEER — VICTOR T. LEE — No. E23782 — Exp. 12/31/23 — ELECTRICAL — STATE OF CALIFORNIA

PROJECT:

OTAY SWIM CLUB
Chula Vista, CA

ISSUANCE:
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1	05.03.2023	PLAN CHECK COMMENTS
2	08.17.2023	PLAN CHECK COMMENTS
3	10.13.2023	PLAN CHECK COMMENTS

DATE: 10-24-2023
PROJECT NUMBER: 22.HFC.001

DRAWN BY: GL | CHECKED BY: FR

SHEET TITLE:
ELECTRICAL DETAILS AND SCHEDULES

55 OF 62

SHEET NO: 2
LE-4

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Cota Vera Swim Club	**Report Page:**	**(Page 1 of 7)**
Project Address:		**Date Prepared:**	1/10/2023

A. GENERAL INFORMATION

01	Project Location (city)	Chula Vista	04	Total Illuminated Hardscape Area (ft²)	10287
02	Climate Zone	7			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from §140.7
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Cota Vera Swim Club	**Report Page:**	**(Page 2 of 7)**
Project Address:		**Date Prepared:**	1/10/2023

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results	
01		02		03		04		05	OR	06	=	07	≥	08	09
General Hardscape Allowance §140.7(d)1 (See Table I)	+	Per Application §140.7(d)2 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)		Existing Power Allowance §141.0(b)2L (See Table N)		**Total Allowed** (Watts)		**Total Actual** (Watts)	**07 must be >= 08**
1,144.43	+	---	+	---	+	---	+	---	OR	---	=	1,144.43	≥	1,134	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Cota Vera Swim Club	**Report Page:**	**(Page 3 of 7)**
Project Address:		**Date Prepared:**	1/10/2023

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b)[4]	Field Inspector	
										Pass	Fail
Type SA	41w LED	☐ Linear	41	Mfr. Spec	24	New	☐	984	NA: < 6200 lumens	☐	☐
Type SB	25w LED	☐ Linear	25	Mfr. Spec	6	New	☐	150	NA: < 6200 lumens	☐	☐
					Total Design Watts:			1134			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[2] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Cota Vera Swim Club	**Report Page:**	**(Page 4 of 7)**
Project Address:		**Date Prepared:**	1/10/2023

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector	
				Pass	Fail
Outdoor Lighting	Astronomical Timer	Yes	Yes	☐	☐

** NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.*
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c)

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Cota Vera Swim Club	**Report Page:**	**(Page 5 of 7)**
Project Address:		**Date Prepared:**	1/10/2023

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B . Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

	01				
	☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
		☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 0, 1 & 4)
This section does not apply to this project.
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)			Total General AWA + LWA (Watts)
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Walkway	Asphalt	10287	0.03	257.175	2149	0.4	537.25	794.425
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		1144.425

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Cota Vera Swim Club	**Report Page:**	**(Page 6 of 7)**
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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
●	○	NRCI-LTO-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐

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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
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Project Address:		**Date Prepared:**	1/10/2023

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gilbert Leyva	Documentation Author Signature:
Company: RTM Engineering Consultants, LLC	Signature Date: 2023-01-10
Address: 74770 HIGHWAY 111, SUITE 203	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: INDIAN WELLS CA 92210	Phone: 760.363.9291

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Victor Leon	Responsible Designer Signature:
Company: RTM Engineering Consultants	Date Signed: 2023-01-10
Address: 74770 Highway 111 Suite 203	License: E23782
City/State/Zip: Indian Wells CA	Phone: 760.340.9005

rtm engineering consultants
74770 Highway 111, Suite 203
Indian Wells, CA 92210
rtmec.com | 760.340.9005

EOR STAMP

REGISTERED PROFESSIONAL ENGINEER — VICTOR R. LEON — No. E23782 — Exp. 12/31/23 — ELECTRICAL — STATE OF CALIFORNIA

PROJECT:

OTAY SWIM CLUB
Chula Vista, CA

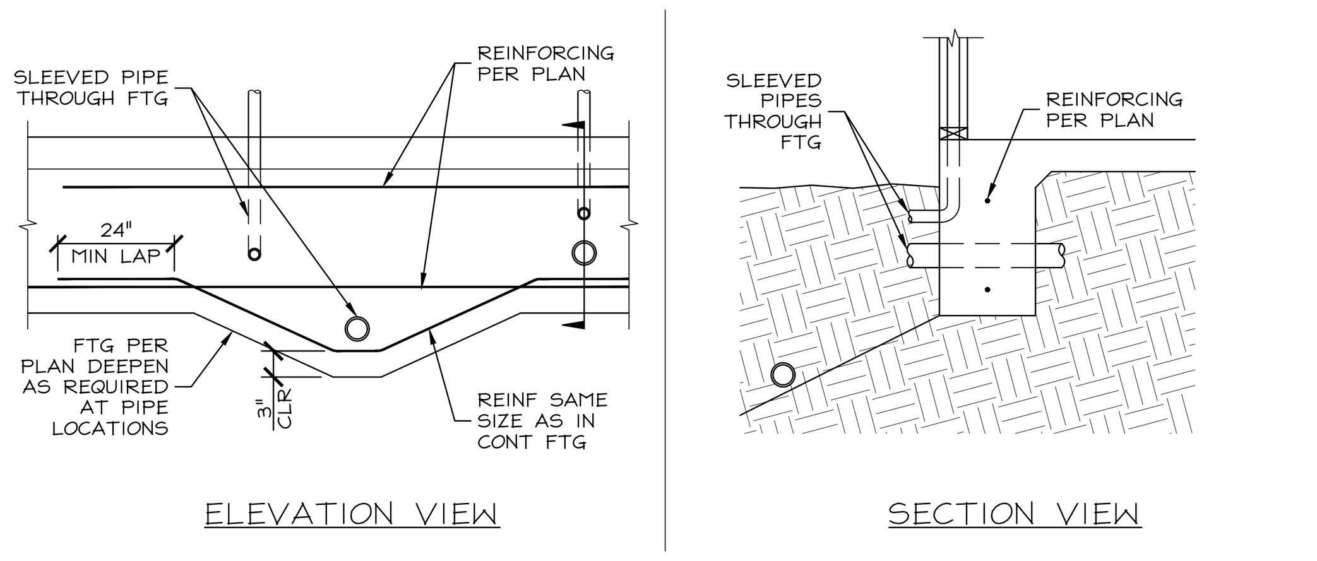
ISSUANCE:
-

REVISIONS:

#	DATE	DESCRIPTION
1	05.03.2023	PLAN CHECK COMMENTS
2	08.17.2023	PLAN CHECK COMMENTS
3	10.13.2023	PLAN CHECK COMMENTS

DATE: 10-24-2023
PROJECT NUMBER: 22.HFC.001
DRAWN BY: GL
CHECKED BY: FR
SHEET TITLE:
TITLE 24 COMPLIANCE FORMS
56 OF 62
SHEET NO: 3
LE-5

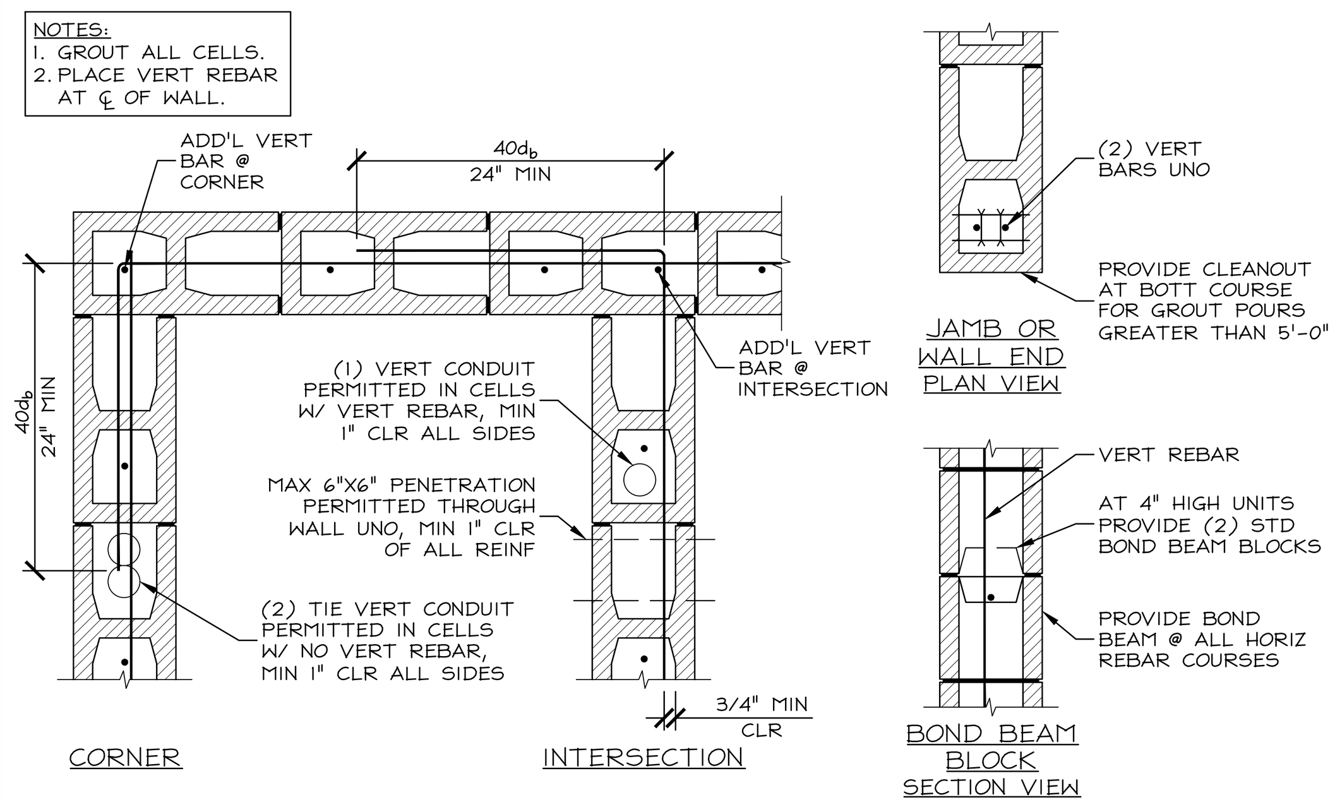
STANDARD NOTES AND SPECIFICATIONS



NOTES:
1. ALL PIPES SHALL HAVE A PVC SLEEVE 2" LARGER THAN PIPE OUTER DIAMETER
2. PLUMBING EMBEDDED INTO CONC SHALL HAVE FLEXIBLE COUPLINGS @ ENTRY/EXIT POINTS
3. NO PIPE TO RUN PARALLEL IN FOOTING
4. ALL PIPES TO HAVE 1 1/2" CLR TO REINFORCING
5. MAINTAIN MIN OC PIPE SPACING OF THREE TIMES THE GREATEST SLEEVE DIAMETER
6. WHERE PIPES RUN PARALLEL TO FOUNDATION EDGE, SEE DETAIL JJ FOR DEEPENED FOUNDATION REQUIREMENTS.

II PIPE THROUGH FOOTING

NOTES:
1. GROUT ALL CELLS.
2. PLACE VERT REBAR AT ℄ OF WALL.

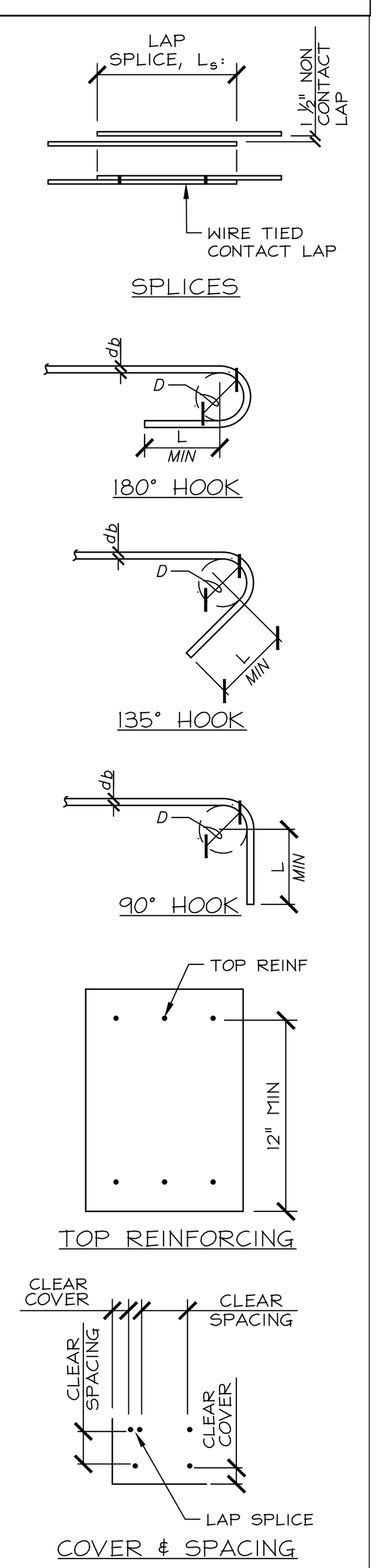


CC TYP MASONRY WALL FRAMING

TYPICAL REINFORCING PROPERTIES & LENGTHS

			#3	#4	#5	#6	#7	#8	#9	#10	#11
REINFORCEMENT PROPERTIES											
REINFORCEMENT PROPERTIES	REINF GRADE (ksi)		40	60	60	60	60	60	60	60	60
	NOMINAL AREA (in)		0.11	0.20	0.31	0.44	0.60	0.79	1.00	1.27	1.56
	WEIGHT (lb/ft)		0.376	0.668	1.043	1.502	2.044	2.670	3.400	4.303	5.313
	NOMINAL DIA (in)"d"		.375	.500	0.625	0.750	0.875	1.000	1.128	1.270	1.410
DEVELOPMENT LENGTH, L_d (LENGTH IN INCHES)											
CONCRETE STRENGTH (PSI)	≤3000	TYPICAL	17	22	28	33	48	55	62	70	78
		TOP REINF[2]	22	29	36	43	63	72	81	91	101
	4000	TYPICAL	15	19	24	29	42	48	54	61	67
		TOP REINF[2]	19	25	31	37	54	62	70	79	87
	≥5000	TYPICAL	13	17	22	26	38	43	48	54	60
		TOP REINF[2]	17	23	28	34	49	56	63	70	78
CONCRETE MASONRY UNIT STRENGTH (PSI)	f'm ≥1900		12	22	23	65	89	134	171	216	267
LAP SPLICE LENGTH, L_s (LENGTH IN INCHES)											
CONCRETE STRENGTH (PSI)	≤3000	TYPICAL	22	29	36	43	63	72	81	91	101
		TOP REINF[2]	29	38	47	56	81	93	105	118	131
	4000	TYPICAL	19	25	31	37	54	62	70	79	87
		TOP REINF[2]	24	33	41	49	71	81	91	102	113
	≥5000	TYPICAL	17	23	28	34	49	56	63	70	78
		TOP REINF[2]	22	29	36	43	63	72	81	92	102
CONCRETE MASONRY UNIT STRENGTH (PSI)	f'm ≥1900		12	22	23	65	89	134	171	216	267
STANDARD HOOKED DEVELOPMENT LENGTH, L_{dh} (LENGTH IN INCHES)											
CONCRETE STRENGTH (PSI)	≤3000		8	11	13	17	20	22	25	28	31
	4000		7	10	12	15	17	19	22	24	26
	≥5000		7	9	11	13	15	17	20	22	24
CONCRETE MASONRY UNIT STRENGTH (PSI)	f'm ≥1900		5	7	8	10	11	13	15	17	18
BAR BENDS AND HOOKS (LENGTH IN INCHES)											
OTHER THAN STIRRUPS, TIES, HOOPS, AND CROSS-TIES	"D"		2 1/4	3	3 3/4	4 1/2	5 1/4	6	9 1/2	10 3/4	12
	"L"	180° BEND	2 1/2	2 1/2	2 1/2	3	3 1/2	4	4 1/2	5 1/4	5 3/4
		135° BEND	2 1/2	3	3 3/4	4 1/2	5 1/4	6	6 3/4	7 3/4	8 1/2
		90° BEND	4 1/2	6	7 1/2	9	10 1/2	12	13 1/2	15 1/4	17
STIRRUPS, TIES, HOOPS, AND CROSS-TIES	"D"		1 1/2	2	2 1/2*	4 1/2	5 1/4	6			
	"L"	135° BEND	4	4	4	4 1/2	5 1/4	6			
		90° BEND	4	4	4	9	10 1/2	12			

NOTES:
1. REINFORCEMENT TABLE IS BASED ON ACI 318
2. TOP REINF IS HORIZONTAL REINFORCEMENT PLACED SUCH THAT 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE.
3. EMBEDMENT AND LAP LENGTH IS BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE MULTIPLY THE TENSION DEVELOPMENT AND SPLICE LENGTHS BY 1.3.
4. THE DEVELOPMENT AND LAP SPLICE SCHEDULE CAN BE USED FOR NON CONTACT LAP SPLICES WHEN BAR SPACING IS LESS THAN 6".
5. THE SCHEDULE ABOVE IS APPLICABLE FOR THE FOLLOWING CONDITIONS. IF THE FOLLOWING CONDITIONS ARE NOT MET MULTIPLY THE LENGTHS PROVIDED BY 1.5.
   BARS NOT CONFINED BY TIES:
   * CLEAR SPACING OF DEVELOPED OR SPLICED BARS GREATER THAN OR EQUAL TO BAR DIAMETER AND
   * CLEAR COVER GREATER THAN OR EQUAL TO BAR DIAMETER
   BARS CONFINED BY TIES:
   * CLEAR SPACING OF DEVELOPED OR SPLICED BARS GREATER THAN OR EQUAL TO (2) TIMES THE BAR DIAMETER AND
   * CLEAR COVER GREATER THAN OR EQUAL TO BAR DIAMETER
6. USE 3 3/4" FOR CONCRETE BLOCK CONSTRUCTION
7. SPLICE AND DEVELOPMENT LENGTHS MAY BE USED FOR CONCRETE WITH DESIGN STRENGTHS LESS THAN OR EQUAL TO THE VALUE SHOWN IN THE TABLE



FF TYP REINFORCEMENT DETAILS & DEVELOPMENT

3.1 CONCRETE

1. GENERAL REQUIREMENTS: CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318.
2. MATERIALS:
2.1. CONCRETE SHALL BE NORMAL WEIGHT, UNO AND SHALL MEET THE REQUIREMENTS OF SECTION 1.1 AND AS NOTED ON THE FOUNDATION PLAN (F'C,MIN=2500 PSI UNO).
2.2. CEMENT SHALL CONFORM TO ASTM C150. WHERE A PROJECT SOILS REPORT IS PROVIDED, VERIFY SITE SPECIFIC CRITERIA, SUCH AS PROTECTION AGAINST SOIL CORROSIVITY, PRIOR TO CONSTRUCTION.
2.3. CONCRETE AGGREGATES: NATURAL SANDS AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.
2.4. FLY ASH & GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) MAY REPLACE UP TO 30% OF THE CEMENT (BY WEIGHT) PROVIDED FORM BOARDS ARE LEFT IN PLACE AND SLAB IS NOT LOADED UNTIL CONCRETE HAS REACHED 65% OF THE SPECIFIED DESIGN STRENGHT.
2.4.1. FLY ASH MUST CONFORM TO ASTM C618.
2.4.2. GGBFS MUST CONFORM TO ASTM C989.
2.4.3. CEMEENT REPLACEMENTS OUTSIDE THESE LIMITATIONS MUST BE APPROVED BY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.
3. CONSTRUCTION REQUIREMENTS:
3.1. MAXIMUM FREE FALL OF CONCRETE SHALL BE 4'-0".
3.2. REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSTIONED BEFORE CONCRETE PLACEMENT.
3.3. WOOD SPREADERS ARE NOT ALLOWED. WOOD & METAL STAKES ARE NOT ALLOWED IN AREAS TO BE CONCRETED.
3.4. PIPES PASSING THROUGH CONCRETE MAY BE SLEEVED OR OTHERWISE PROTECTED BY FOAM, BUT MAY NOT BE EMBEDDED THEREIN. SEE DETAIL II/SN.3.
3.5. CONCRETE SHALL NOT BE ALLOWED TO CURE IN TEMPERATURES LESS THAN 40° F FOR THE FIRST SEVEN DAYS UNLESS THE COLD WEATHER CONCRETING PROVISIONS OF ACI 306 ARE FOLLOWED.

3.2 REINFORCING

1. MATERIALS:
1.1. REINGORCING SHALL CONFORM TO ASTM A615 GRADE 60 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER.
1.2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP SHALL BE 18" MIN.
2. CONSTRUCTION REQUIREMENTS:
2.1. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND INSTALLED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE" BY CRSI.
2.2. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF CONCRETE AND DENOTE CLEAR COVERAGE UNO. COVERAGE SHALL BE AS FOLLOWS UNO ON PLANS:
3" CLEAR FOR CONCRETE CAST AGAINST EARTH, 2" CLEAR FOR CONCRETE EXPOSED TO MOISTURE BUT NOT CAST AGAINST EARTH, AND 1 1/2" FOR ALL OTHER CONDITIONS.
2.3. LAPS, SPLICES, AND BENDS SHALL BE AS DEFINED IN DETAIL FF/SN.3.

4.1 MASONRY NOTES

1. MATERIALS:
1.1. ALL CONCRETE MASONRY UNIT BLOCKS SHALL CONFORM TO ASTM C90, LATEST EDITION. HOLLOW CMU UNITS SHALL CONFORM TO APPLICABLE CODE PER DESIGN CRITERIA AND SHALL HAVE A DESIGN COMPRESSIVE STRENGTH OF 1900 PSI.
1.2. MORTAR SHALL BE PROPORTIONED AS NECESSARY TO CONFORM TO THE REQUIREMENTS OF ASTM C270 FOR TYPE S MORTAR. THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 1800 PSI. THE USE OF FIRE CLAY, ROCK DUST, DIRT AND OTHER DELETERIOUS MATERIALS IS PROHIBITED IN MORTAR.
1.3. GROUT SHALL HAVE A MINIMUM STRENGTH OF 2000 PSI. CEMENT CONTENT OF THE GROUT SHALL BE INCREASED, AS NECESSARY TO ACHIEVE THE SPECIFIED MASONRY ASSEMBLY STRENGTH (f'm) AND ADEQUATE WORKABILITY. CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150. GROUT COMPRESSIVE STRENGTH, WHEN TESTED PER CBC STANDARD NO 21-18 SHALL EQUAL OR EXCEED THE CONCRETE MASONRY UNIT STRENGTH, PSI. FINE GROUT SHALL CONFORM TO ASTM C476, EXCEPT THAT NATURAL SAND, CONFORMING TO ASTM C33, SHALL BE USED AND LIME SHALL NOT BE USED. ALL GROUT ADDITIVES SHALL RECEIVE THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL. SLUMP SHALL BE 8 TO 11 INCHES.
1.4. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED IN MORTAR OR GROUT UNLESS SUSTAINING DATA HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER.
1.5. AGGREGATES: SAND FOR MORTAR SHALL CONFORM TO ASTM C144 EXCEPT THAT NOT LESS THAN 3% OF THE SAND SHALL PASS THE NUMBER 100 SIEVE. SAND AND PEA GRAVEL FOR GROUT SHALL CONFORM TO ASTM C404, TABLE 1, COARSE AGGREGATE, EXCEPT WHEN OTHER GRADINGS ARE SPECIFICALLY APPROVED BY THE ENGINEER. ALL AGGREGATE FOR MORTAR AND GROUT SHALL BE SHARP, CLEAN AND WELL GRADED AND FREE OF INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKALI, SURFACE COATINGS AND ORGANIC MATTER.
1.6. CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150. IF PLASTIC CEMENT IS USED, IT SHALL HAVE LESS THAN 12% OF THE TOTAL CEMENT VOLUME IN APPROVED TYPES OF PLASTICIZING AGENTS AND SHALL CONFORM TO ALL REQUIREMENTS OF THE PORTLAND CEMENT ASTM C150 AND ONLY 1*10TH PART LIME MAY BE USED IN THE MORTAR. MISCELLANEOUS ITEMS, SUCH AS ROUGH HARDWARE, ANCHORS, BOLTS, TIES, ETC., REQUIRED FOR ITEMS TO BE ANCHORED TO OR EMBEDDED IN CMU CONSTRUCTION SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE MASONRY CONTRACTOR UNLESS OTHERWISE SPECIFIED.
1.7. WATER USED FOR MORTAR AND GROUT SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, SALTS, ALKALI, AND ORGANIC MATERIALS, AND SHALL COME FROM A DOMESTIC SUPPLY.
1.8. THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF THE MASONRY WALL ASSEMBLAGE (f'm) AT 28 DAYS SHALL BE 1500 PSI (10343 KPA). IN ADDITION TO ALL OTHER REQUIREMENTS, MASONRY CONSTITUENTS SHALL POSSESS THE REQUIRED PROPERTIES TO ACHIEVE THIS REQUIRED STRENGTH.
1.9. SEE SECTION 3.2 FOR REINFORCING STEEL NOTES
2. PREPARATION AND CONSTRUCTION:
2.1. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL . ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.
2.2. BLOCK SHALL BE PLACED IN RUNNING BOND AND SHALL BE 8X8X16 NOMINAL UNITS, UNO. USE OPEN-ENDED UNITS WHERE ARCHITECTURAL DRAWINGS REQUIRE STACK BOND.
2.3. PLACE ALL HORIZONTAL REINFORCEMENT BARS IN BOND BEAM UNITS. WHEN 2 BARS ARE USED, STAGGER LAPS A MINIMUM OF 5'-0". VERTICAL REINFORCING SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS
2.4. ALL EMBEDDED ITEMS (BOLTS, ETC.) SHALL BE SECURED IN PLACE PRIOR TO GROUTING. PROVIDE A MINIMUM OF 1" GROUT AROUND ALL BOLTS IN MASONRY.
2.5. CLEAN ALL CELLS AND BOND BEAMS OF EXCESSIVE MORTAR PROTRUSIONS AND OTHER DEBRIS BEFORE GROUTING.
2.6. MAXIMUM GROUT WITHOUT CLEANOUTS SHALL BE 5'-0" IN BLOCK WALLS. IF REQUIRED, CLEANOUTS SHALL NOT BE SEALED BEFORE INSPECTION. THE THICKNESS OF GROUT BETWEEN BLOCK AND REINFORCING STEEL SHALL NOT BE LESS THAN 1/2" AND BETWEEN PARALLEL BARS NOT LESS THAN 3/4".
2.7. ALL CELLS SHALL BE SOLIDLY GROUTED.
2.8. ALL GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION USING A 3/4" HEAD LOW VELOCITY VIBRATOR. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE INITIAL SET.
2.9. CONSTRUCTION JOINTS: WHEN GROUTING IS STOPPED FOR A PERIOD OF 1 HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1 1/2" MINIMUM BELOW THE UPPER-MOST UNIT, EXCEPT AT TOP OF WALL.
2.10. SEE ARCHITECTURAL DRAWINGS FOR EXPANSION FOR CONTROL JOINT LOCATIONS. PROVIDE JOINTS AT A MAXIMUM OF 40'-0" FOR SITE WALLS NOT CONNECTED TO SUPPORTING STRUCTURES: THE SMALLER OF 25'-0" OR 1/2 THE WALL HEIGHT FOR ALL OTHER MASONRY WALLS.

5.1 STRUCTURAL STEEL NOTES

1. GENERAL:
1.1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHAL CONFORM TO THE SPECIFICATIONS AND STANDARD OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AS CONTAINED IN THE "AISC MANUAL OF STEEL CONSTRUCTION", 14TH EDITION.
1.2. ALL CONNECTIONS NOT SHOWN SHALL CONFORM TO THE "AISC MANUAL OF STEEL CONSTRUCTION".
1.3. ALL STRUCTURAL WELDS SHALL HAVE SPECIAL INSPECTION UNLESS PERFORMED IN AND BY AN APPROVED SHOP.
2. MATERIALS:
2.1. STEEL GRADES SHALL MEET OR EXCEED THE FOLLOWING UNO:
WIDE FLANGE BEAMS & COLUMNS ..... ASTM A992, GRADE 50 (F_y = 50 KSI)
RECTANGULAR HSS ..... ASTM A500, GRADE B (FY = 46 KSI)
ROUND HSS ..... ASTM A500, GRADE B (FY = 42 KSI)
PIPES ..... ASTM A53 TYPE E OR S, GRADE B (FY = 35 KSI)
PLATES, ANGLES, CHANNELS & TEES .. ASTM A36 (FY = 36 KSI)
MACHINE BOLTS (MB) ..... ASTM A307
HIGH STRENGTH BOLTS (HSB) ..... ASTM A325 TYPE N OR ASTM F1852
WELDED HEADED STUDS ..... ASTM A108
ANCHOR RODS ..... F1554, GRADE 36
2.2. WHERE NON-SHRINK GROUT IS REQUIRED UNDER BASE PLATES, GROUT SHALL BE EMBECO 636 OR APPROVED EQUAL. GROUT SHALL BE INSTALLED AND ALLOWED TO REACH 65% OF DESIGN CAPACITY BEFORE ADDING VERTICAL LOAD.
2.3. ALL BOLTS SHALL BE MACHINE BOLTS U.N.O. LOCK NUTS BY BURRING THREAD @ ALL BOLTS.
2.4. EXPOSED STEEL SHALL BE SHOP PRIMED AND FIELD (FINAL) COATED OR HOT DIPPED GALVANIZED AFTER FABRICATION.
2.5. STEEL SPECIFIED ON THE ARCHITECTURAL OR FRAMING PLANS AS POWDER COATED SHALL NOT BE GALVANIZED.
3. CONSTRUCTION:
3.1. ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND BE LEFT IN PLACE UNTIL OTHER MEANS ARE PROVIDED TO ADEQUATELY BRACE THE STRUCTURE.
3.2. WELDING PROCEDURES, ELECTRODES, AND WELDER QUALIFICATIONS SHALL CONFORM TO THE "CODE FOR WELDING IN BUILDING CONSTRUCTION", AMERICAN WELDING SOCIETY, AND THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS STANDARD QUALIFICATION TESTS. ALL GROOVE OR BUTT WELDS SHALL BE GROUND SMOOTH.
3.3. WHERE STEEL IS EMBEDDED IN CONCRETE OR MASONRY PROVIDE HOLES AS REQUIRED FOR PASSAGE OF CONTINUOUS REINFORCING BARS WHERE INDICATED ON DRAWINGS.

1.1 DESIGN CRITERIA

1. GENERAL PROJECT INFORMATION.
1.1. PROJECT SHALL CONFORM TO THE 2022 CBC, ITS REFERENCED STANDARDS, AND APPLICABLE LOCAL BUILDING DEPARTMENT STANDARDS.
1.2. THE PROJECT IS A RISK CATEGORY II, SEISMIC ANALYSIS IS COMPLETED USING THE EQUIVALENT FORCE PROCEDURE.
1.3. DESIGN LOAD AND FOUNDATION CRITERIA ARE AS FOLLOWS:

SEISMIC CRITERIA (ASCE 7-16, CH 12)	
RESPONSE MODIFICATION FACTOR, R	
FREE-STANDAND CONCRETE/CMU WALLS,	2.0
PILASTERS, ETC.	
EMBEDDED POSTS, LIGHT POLES, ETC	1.5
WOOD-FRAMED SHEDS, OUTBUILDINGS	6.5
SEISMIC IMPORTANCE FACTOR, I	1.0
SITE CLASS	C
SHORT PERIOD SPECTRAL ACCELERATION, S_S	0.754
1 SECOND SPECTRAL ACCELERATION, S_1	0.275
SHORT PERIOD ACCELERATION PARAMETER, S_{DS}	0.603
1 SECOND ACCELERATION PARAMETER, S_{D1}	0.275
SEISMIC DESIGN CATEGORY	D
WIND DESIGN PARAMETERS	
WIND SPEED: FENCES & SIGNS	96 MPH
WIND SPEED: ALL OTHERS	96 MPH
RISK CATEGORY: FENCES & SIGNS	II
RISK CATEGORY: ALL OTHERS	II
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	0.18
DESIGN PRESSURE: FENCES & SIGNS	14 PSF
DESIGN PRESSURE: ALL OTHERS	17 PSF

SOILS REPORT		
BY	ADVANCED GEOTECHNICAL SOLUTIONS, INC.	
REPORT	2202-04-B-2	
DATE	04/08/2022	
FOUNDATION DESIGN PARAMETERS		NOTES:
BEARING PRESSURE	2,000 PSF	
ACTIVE	38 PCF	
PASSIVE	250 PCF	
FRICTION COEFFECIENT	0.35	

GRAVITY LOADS					
ROOF	LIVE LOAD	N/A	SNOW	GROUND, P_g	0 PSF
ROOF	DEAD LOAD	N/A	SNOW	FLAT ROOF, P_f	N/A
ROOF	CEILING LL	N/A	SNOW	EXPOSURE, C_e	N/A
ROOF	CEILING DL	N/A	SNOW	IMPORTANCE, I_s	N/A
FLOOR	6" CMU	62 PSF	SNOW	THERMAL, C_t	N/A
FLOOR	8" CMU	84 PSF		* CEILING LL NOT CONCURRENT WITH ROOF LL	
FLOOR	12" CMU	128 PSF			
FLOOR	6" CONCRETE	75 PSF			
FLOOR	8" CONCRETE	100 PSF			
FLOOR	12" CONCRETE	150 PSF			

1.4. SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED FOR THE ITEMS BELOW AND MUST CONFORM TO CBC SECTION 1704

SPECIAL INSPECTION AND TESTING SUMMARY	
R	EPOXIED REBAR AND ANCHORS
E	CONCRETE PLACEMENT, f'c = 2500 psi
E	REINFORCING STEEL PLACEMENT
E	BOLTS INSTALLED IN CONCRETE
R	SPECIAL GRADING, EXCAVATION, AND FILLING
E	PILE/PIER INSTALLATION
E	MASONRY PLACEMENT AND GROUTING, f'm = 1500 psi - VERIFICATION OF MATERIAL STRENGTHS & PROPORTIONS. - INSPECTION OF REINFORCEMENT, GROUT PLACEMENT, & MORTAR JOINTS.

R = SPECIAL INSPECTION REQUIRED
CR = SPECIAL INSPECTION AND STATEMENT OF CONTRACTOR RESPONSIBILITY REQUIRED[3]
E = EXEMPT PER EXCEPTION(S) IN REFERENCED CODE SECTION.
NA = NOT APPLICABLE TO THIS PROJECT.

1. VERIFY SPECIAL INSPECTION REQUIREMENTS WITH THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.
2. SEE THE STATEMENT OF SPECIAL INSPECTIONS FOR SPECIFIC INSPECTION REQUIREMENTS.
3. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF ANY DESIGNATED COMPONENT(S) SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE COMPONENT(S) IN ACCORDANCE WITH THE REQUIREMENTS OF CBC 1704.

1.2 GENERAL NOTES

1. SCOPE
1.1. THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN THAT DESIGNATED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENINEER.
1.2. THIS IS A "BUILDER'S SET" PRODUCED SOLELY FOR USE BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR.
1.3. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE COMPLETE SPECIFICATIONS PROVIDED. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SAME OR SIMILAR CONSTRUCTION SHOWN ELSEWHERE WITHIN THE PLAN SET. FOR ITEMS, METHODS AND/OR MATERIALS NOT SPECIFIED WITHIN THE SET, THE MINIMUM REQUIREMENT OF THE APPLICABLE CODE SHALL GOVERN.
1.4. THE ENGINEER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT, NOR DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE PLANS.
1.5. FLASHING & WATERPROOFING SHALL BE SPECIFIED BY THE PROJECT ARCHITECT. UNO, IT IS ASSUMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS ARE PROPERLY WATERPROOFED.
1.6. WHERE SPECIFIED WITHIN THIS SET, 1-COAT STUCCO APPLIES TO PRODUCTS COVERED UNDER ICC ESR-1194 OR 1711. CONTACT HARRIS & SLOAN TO CONFIRM REQUIREMENTS FOR ALL OTHER PRODUCTS.
2. CONTRACTOR REQUIREMENTS
2.1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
2.2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC.
2.3. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS AND DETAILS NOT SPEIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL.
2.4. CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT, UNTIL CONFLICT IS RESOLVED BY THE AFFECTED PARTIES.
2.5. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEARWALLS, ROOF DIAPHRAGMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2.6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER OR ARCHITECT FOR ANY REQUIRED DIMENSIONS NOT SHOWN. DRAWINGS & DETAILS WITHIN THIS SET SHALL NOT BE SCALED FOR ANY PURPOSE.
2.7. THE GENERAL CONTRACTOR AND IT'S SUB-CONTRACTORS MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE ENGINEER OF RECORD FOR THEIR REVIEW DO NOT CONSTITUTE "IN WRITING". CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES.

1.3 TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT	FTG	FOOTING	PL	PLATE
ABV	ABOVE	GA	GAUGE	PLF	POUNDS PER LINEAR FOOT
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	GLB	GLUE-LAMINATED BEAM	PSI	POUNDS PER SQUARE INCH
APA	AMERICAN PLYWOOD ASSN	HD	HOLDOWN	PSL	PARALLEL STRAND LUMBER
BC	BOTTOM CHORD	HDR	HEADER	PT	PRESSURE TREATED (WOOD)
BLKG	BLOCKING	HORIZ	HORIZONTAL	PT	POST TENSIONED (CONCRETE)
BLW	BELOW	HS	HIGH STRENGTH	REINF	REINFORCING
BM	BEAM	HSS	HOLLOW STRUCTURAL SECTION	REQ'D	REQUIRED
BRG	BEARING	IBC	INTERNATIONAL BUILDING CODE	SAD	SEE ARCHITECTRUAL DRAWINGS
CBC	CALIFORNIA BUILDING CODE	ICC	INTERNATIONAL CODE COUNCIL	SCL	STRUCTURAL COMPOSITE LUMBER
CL	CENTERLINE	LL	LIVE LOAD	SHTG	SHEATHING
CLR	CLEAR	LSL	LAMINATED STRAND VENEER	SOG	SLAB ON GRADE
CMU	CONCRETE MASONRY UNIT	LVL	LAMINATED VENEER LUMBER	SPEC	SPECIFICATION
CONC	CONCRETE	MFR	MANUFACTURER	SQ	SQUARE
CONT	CONTINUOUS	MAX	MAXIMUM	STD	STANDARD
DBL	DOUBLE	MB	MACHINE BOLT	SW	SHEARWALL
DF	DOUGLAS FIR LARCH	MIN	MINIMUM	T&B	TOP & BOTTOM
DIA	DIAMETER	(N)	NEW	TC	TOP CHORD
DIST	DISTANCE	NHR	NO HOLDOWNS REQUIRED	TS	TUBE STEEL
DL	DEAD LOAD	NTS	NOT TO SCALE	TYP	TYPICAL
(E)	EXISTING	O/	OVER	UNO	UNLESS NOTED OTHERWISE
EA	EACH	OC	ON CENTER	VERT	VERTICAL
ELEV	ELEVATION	OSB	ORIENTED STRAND BOARD	W	W SHAPESTEEL
EN	EDGE NAIL	PERF	PERFORATED	WTS	WELDED-THREADED STUD
EQ	EQUAL	PERP	PERPENDICULAR		

1.4 FOUNDATION NOTES

1. SOIL CLASSIFICATIONS & GENERAL REQUIREMENTS:
1.1. SITE AND PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT LISTED UNDER SECTION 1.1, DESIGN CRITERIA. SOIL BEARING CONDITION IS CLASSIFIED BY SOILS REPORT.
1.2. PRIOR TO BUILDING DEPARTMENT INSPECTION, THE CONTRACTOR SHALL PROVIDE THE BUILDING DEPARTMENT WITH A CERTIFICATION LETTER FROM THE SOILS ENGINEER. THE LETTER SHALL BE DATED AFTER ISSUANCE OF THE PERMIT AND SHALL CERTIFY THAT THE PAD AND FOOTING EXCAVATIONS ARE READY TO RECEIVE IMPROVEMENTS.
1.3. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY UNIDENTIFIED OR MISIDENTIFIED CONDITIONS OCCUR.
2. DIMENSIONS, GRADING, AND PAD PREPARATION:
2.1. FTGS SHALL BE SUPPORTED ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT GRADE OR BOTTOM OF UNAPPROVED FILL. PT SLAB FTGS ARE MEASURED FROM TOP OF SLAB, UNO.
2.2. FOUNDATIONS SHALL BE PLACED IN NEATLY CUT EXCAVATIONS. EXCAVATIONS SHALL BE CLEANED OF ALL DEBRIS & STANDING WATER SHALL BE REMOVED, PRIOR TO CONCRETE PLACEMENT. ALL FOOTINGS & SLABS SHALL BEAR ON FIRM, UNDISTURBED NATURAL SOILS OR COMPACTED ENGINEERED FILL.
2.3. SPREAD FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS, UNO.
2.4. AT FOUNDATION PERIMETE, PROVIDE MINIMUM 8" CLEARANCE BETWEEN WOOD AND EARTH, 4" BETWEEN WOOD AND CONCRETE, UNO. AT EXTERIOR WOOD COLUMNS/POSTS, PROVIDE MINIMUM 6" BETWEEN WOOD AND EARTH, 1" BETWEEN WOOD AND CONCRETE, UNO.
2.5. OBSERVATION OF SITE PREPARATION, GRADING, PLACEMENT AND COMPACTION OF FILL OPERATIONS BY THE GEOTECHNICAL ENGINEER. ALL FILL TO BE TESTED BY GEOTECHNICAL ENGINEER PRIOR TO POURING.
2.6. SAD FOR FOUNDATION STEPS & SLOPES.
3. GENERAL SLAB SPECIFICATIONS:
3.1. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR GRAVEL BASE SPECIFICATIONS. WHERE NO RECOMMENDATIONS ARE PROVIDED, GRAVEL SHALL BE GRADED SUCH THAT 100% PASSES A 1" SIEVE AND NON PASSES A #4 SIEVE.
3.2. PROPER SLAB CURING PRACTICES ARE CRUCIAL FOR SLAB QUALITY AND PERFORMANCE. CONCRETE CONTRACTOR TO DETERMINE THE APPROPRIATE METHODS OF CONSTRUCTION BASED ON THE DESIGN MIX, PROJECT LOCATION AND TIME OF POUR. ACCELERATED CONSTRUCTION SCHEDULES MAY REQUIRE ADJUSTMENTS TO THE DESIGN MIX AND/OR METHODS OF CONSTRUCTION.
3.3. SAD FOR SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL PLANS. SLOPE FLATWORK AWAY FROM STRUCTURE, 2% MINIMUM SLOPE.

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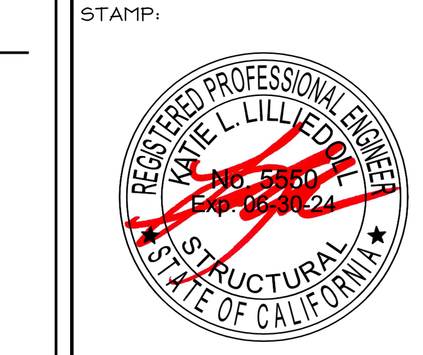
harris & sloan

PROJECT: **COTA VERA SWIM CLUB**
CHULA VISTA, CA

CLIENT: **HOMEFED CORPORATION**
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT MANAGER: PJ
DESIGNER: JD
DRAWN BY: JD
CHECKED BY: PJ
ISSUE DATE: 09-11-2023
REVISIONS:

STAMP:



PLAN NUMBER:

SHEET TITLE: STRUCTURAL NOTES

57 OF 62

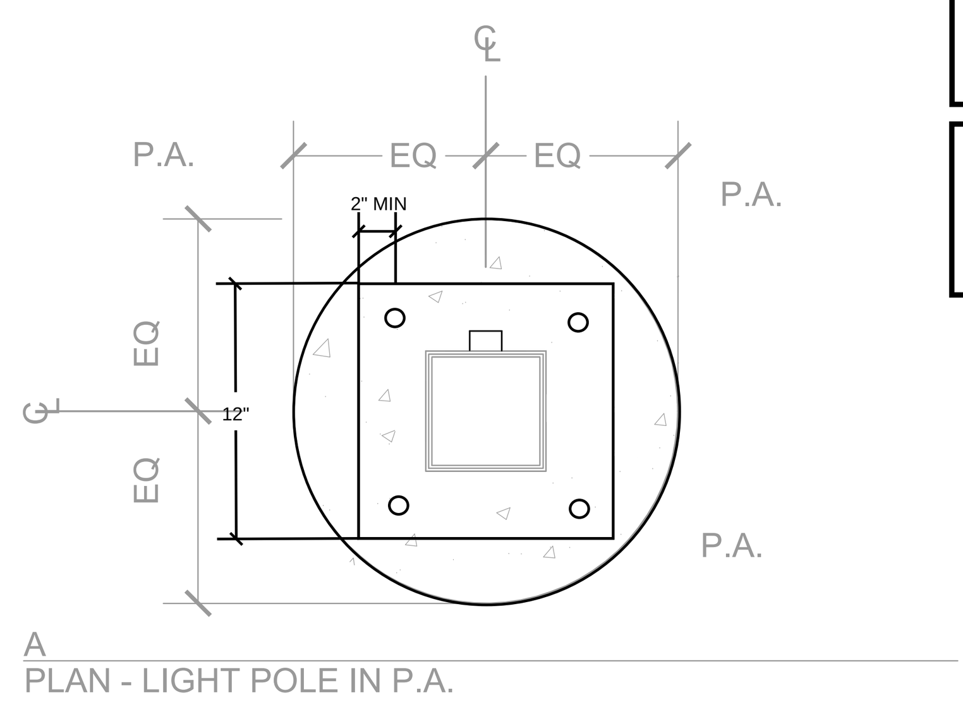
SCALE:

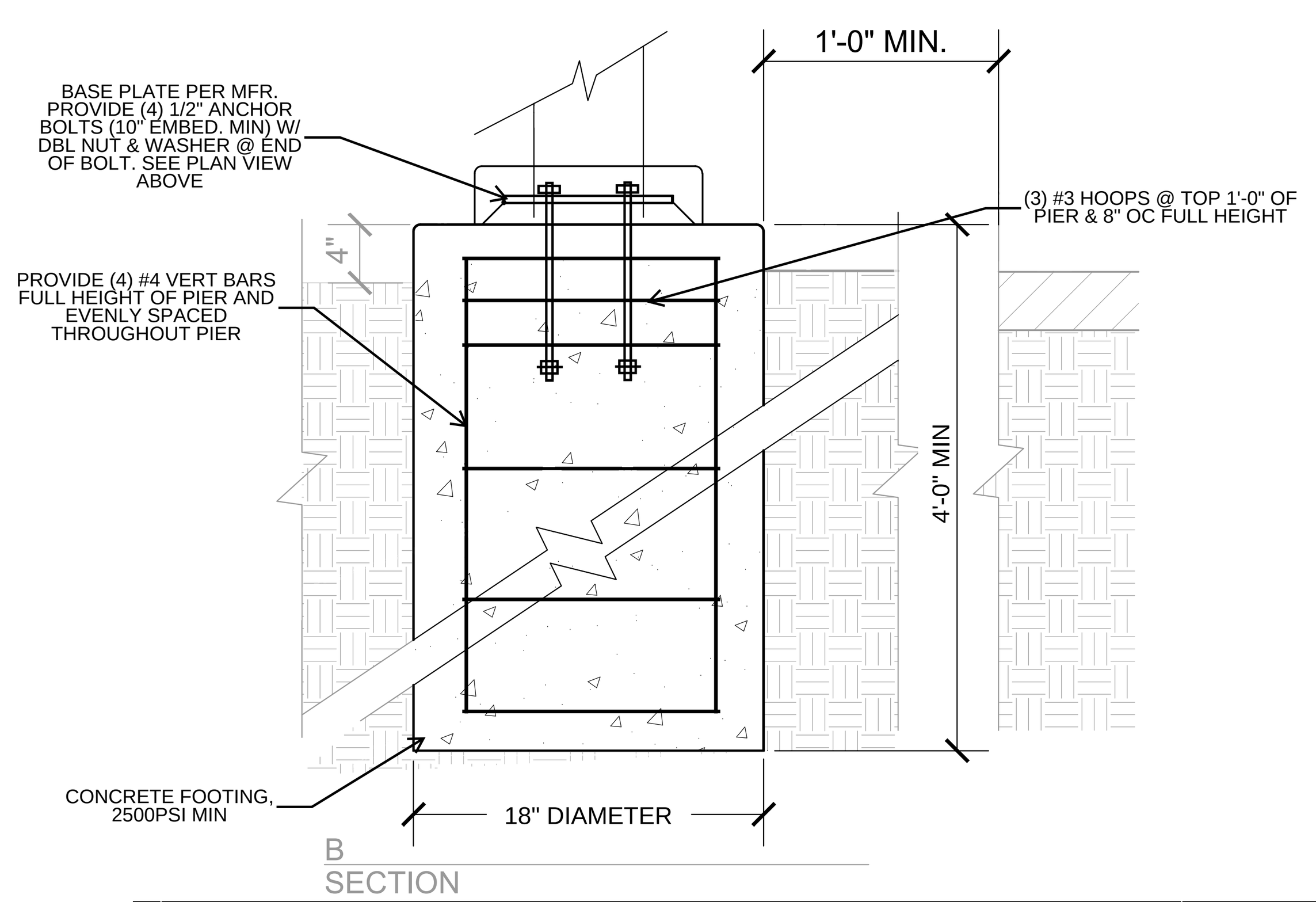
SHEET NUMBER: SN.1

JOB NUMBER: HS22244

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED

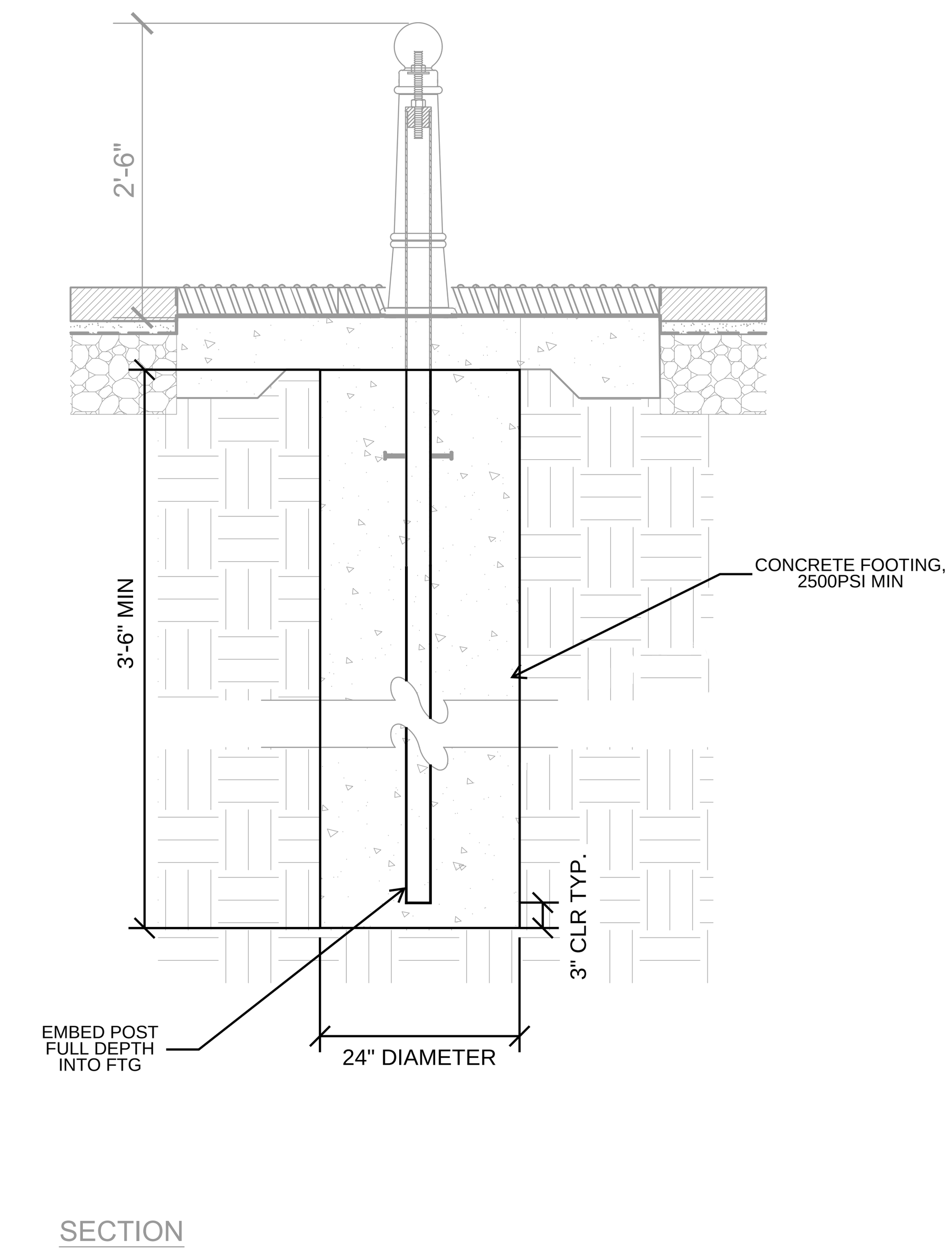
NOTE:
FOOTING AND ANCHORAGE CALCULATIONS PERFORMED FOR LIGHT POLE WEIGHT OF 400 LBS AND MAX HEIGHT OF 15'-0". PLEASE CONTACT H&S WHERE SPECIFICATIONS EXCEED THESE PARAMETERS





H | LIGHT POLE FOOTING/BOLLARD

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



F | TRAFFIC BOLLARD

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PROJECT MANAGER:	PJ
DESIGNER:	JD
DRAWN BY:	JD
CHECKED BY:	PJ
ISSUE DATE:	09-11-2023
REVISIONS:	

STAMP:
REGISTERED PROFESSIONAL ENGINEER
KATIE L. LILLIE
No. 5580
Exp. 06-30-24
STRUCTURAL
STATE OF CALIFORNIA

PLAN NUMBER:

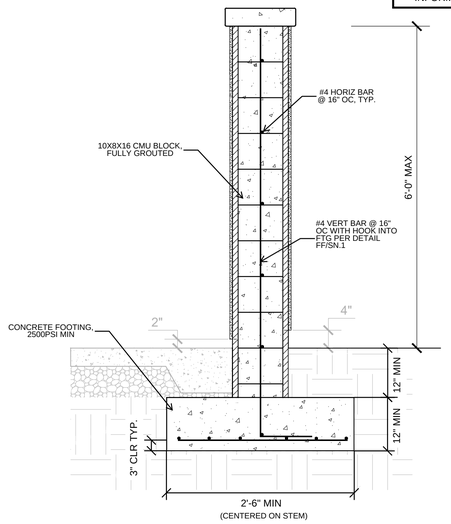
SHEET TITLE:
SITE STRUCTURE DETAILS

SCALE:

SHEET NUMBER:
SSD.1

JOB NUMBER: H822244

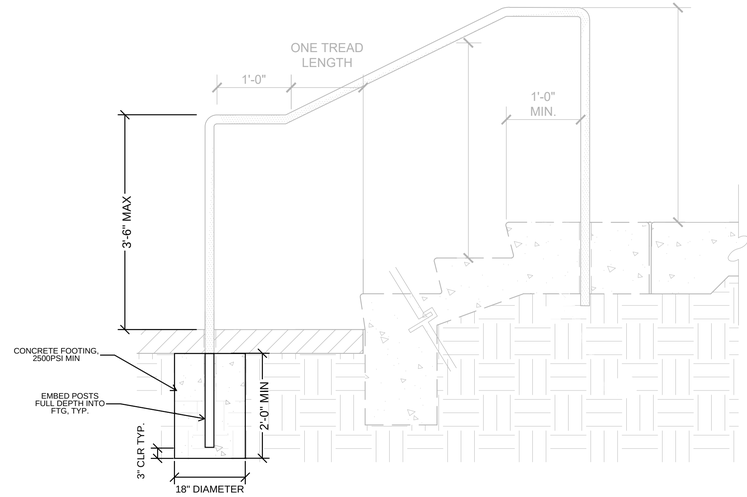
PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



WALL SECTION

D | CMU WALL WITH STUCCO FINISH

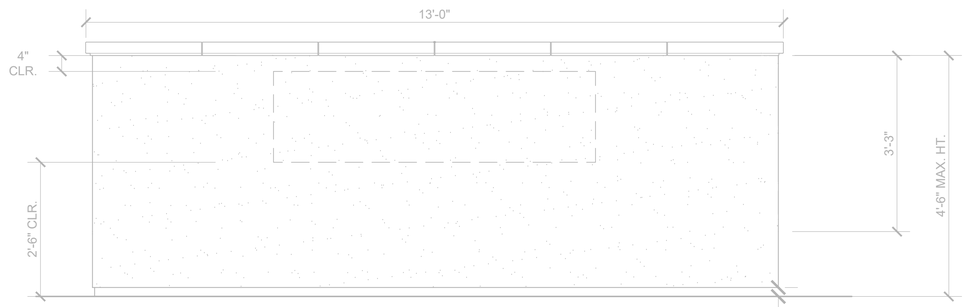
PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



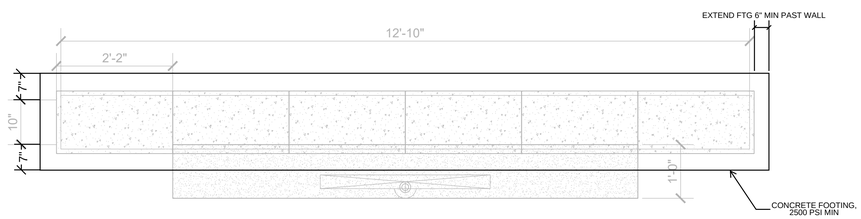
SECTION

A | HANDRAIL AT STAIRS

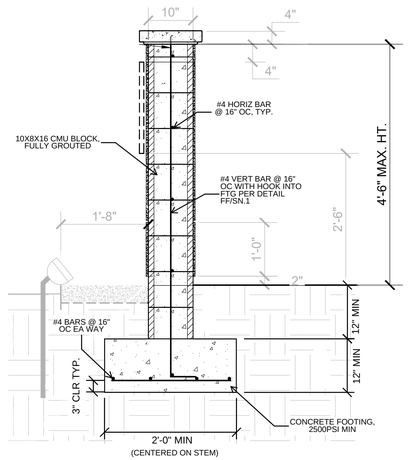
PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



FRONT ELEVATION



PLAN



WALL SECTION

C | ADDRESS WALL

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COTA VERA SWIM CLUB
CHULA VISTA, CA

CLIENT:
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT MANAGER:	PJ
DESIGNER:	JD
DRAWN BY:	JD
CHECKED BY:	PJ
ISSUE DATE:	05-11-2023
REVISIONS:	

STAMP:

PLAN NUMBER:

SHEET TITLE:
SITE STRUCTURE DETAILS

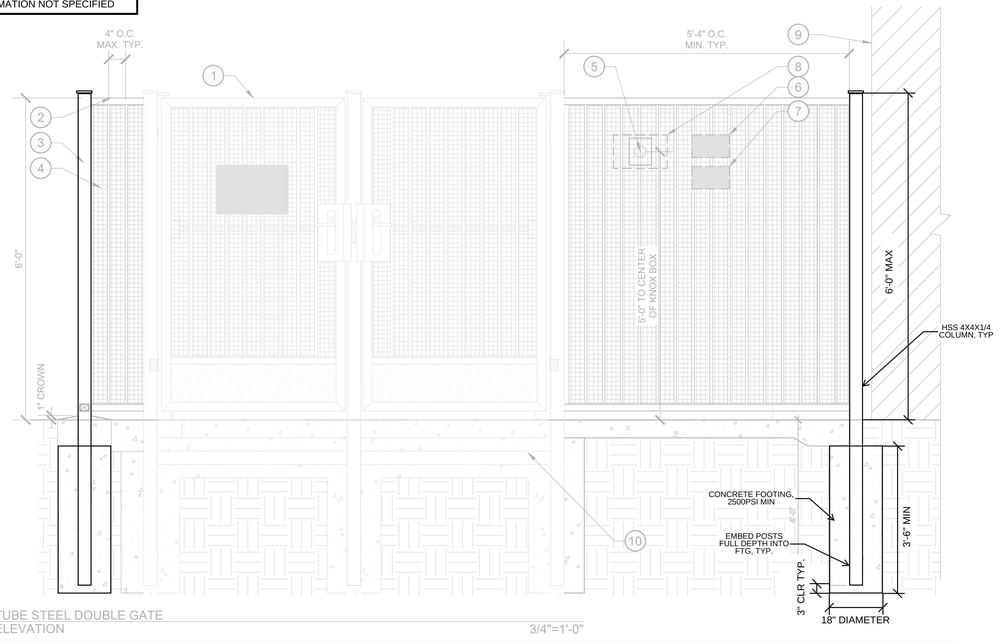
59 OF 62

SCALE:

SHEET NUMBER:
SSD.2

JOB NUMBER: H622244

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED

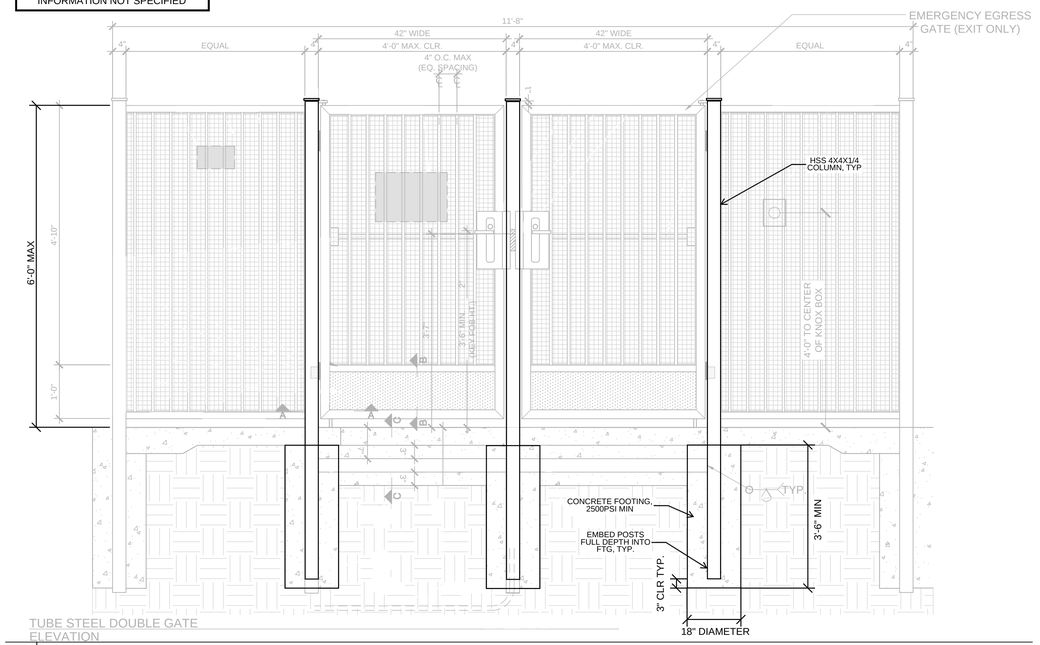


TUBE STEEL DOUBLE GATE
ELEVATION

3/4"=1'-0"

B | WEST ENTRY GATE - TUBULAR STEEL SINGLE POOL GATE

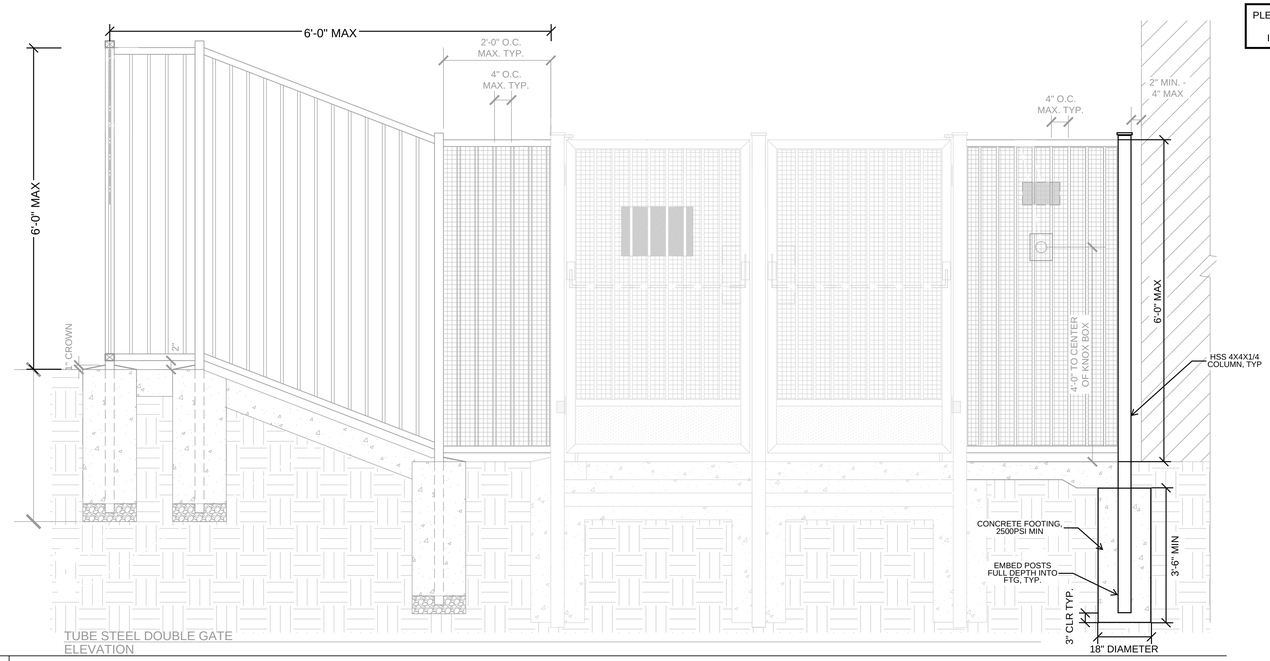
PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



TUBE STEEL DOUBLE GATE
ELEVATION

A | MAIN ENTRY GATE - TUBULAR STEEL POOL DOUBLE GATE

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



TUBE STEEL DOUBLE GATE
ELEVATION

C | EAST ENTRY POOL GATE - TUBULAR STEEL POOL DOUBLE GATE WITH SLOPE

FOR JURISDICTION USE:

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

toll free 800.877.1430
www.harrisandsloan.com

harris & sloan

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SITE STRUCTURE DETAILS

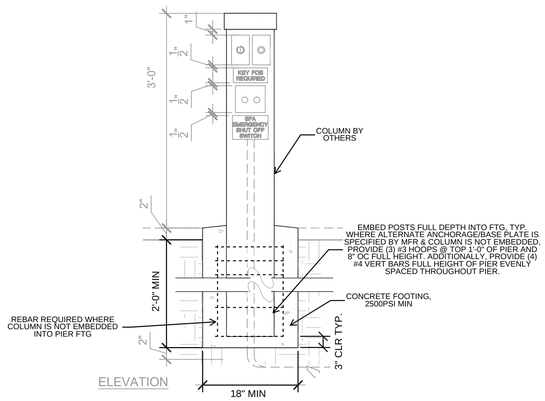
60 OF 62

SCALE:

SHEET NUMBER:
SSD.3

JOB NUMBER: H522244

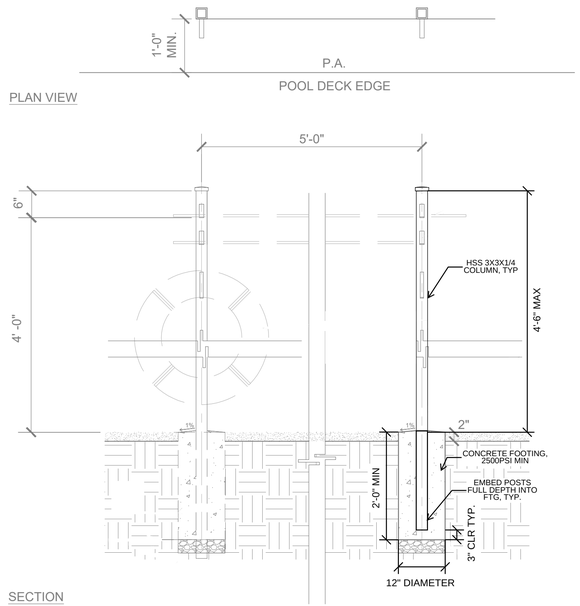
PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



ELEVATION

E | SPA SHUT OFF

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



PLAN VIEW

SECTION

D | POOL SAFETY RACK

FOR JURISDICTION USE:

Structural
Mechanical
Electrical
Plumbing

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SHEET TITLE:
SITE STRUCTURE DETAILS

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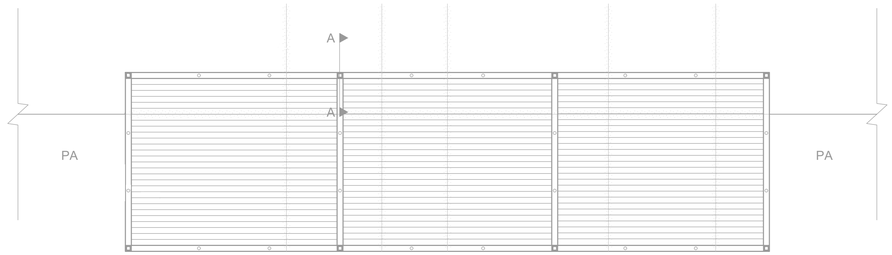
SCALE:

SHEET NUMBER:
SSD.4

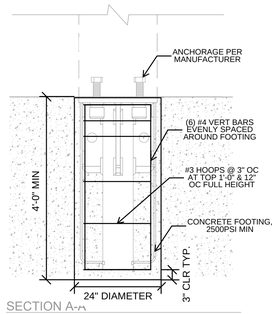
JOB NUMBER: H622244

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED

NOTE:
ALL STEEL ELEMENTS AND TRELLIS STRUCTURE IS DESIGN BUILD BY OTHER. ONLY FOOTING SPECIFICATIONS ARE PROVIDED WITHIN THIS DETAIL.

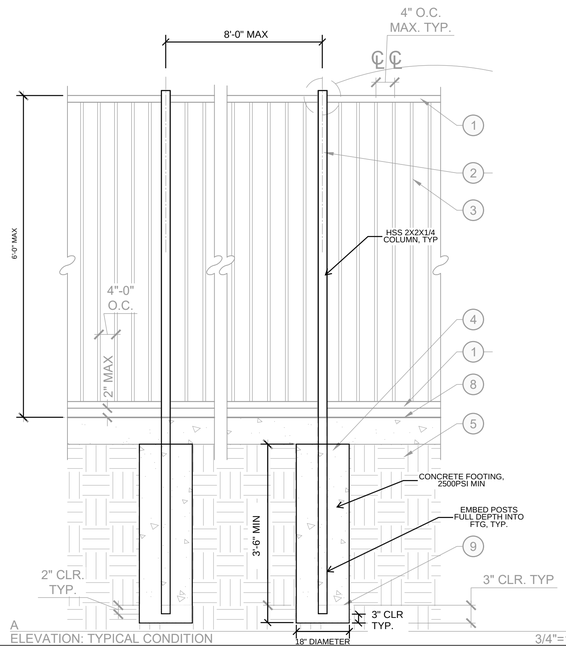


A
PLAN

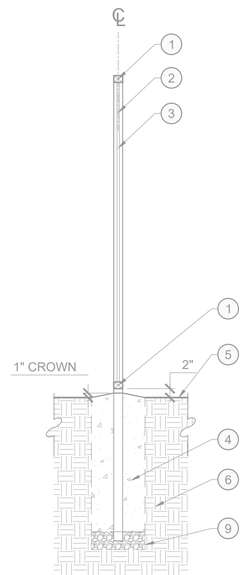


SECTION A-A
INGROUND MOUNT N.T.S

A | TUCCI CABANA



A
ELEVATION: TYPICAL CONDITION 3/4"=1'-0"



A-A
SECTION: TYPICAL CONDITION

B | POOL FENCE

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Electrical
Plumbing

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62 OF 62

SCALE:

SHEET NUMBER:
SSD.5

JOB NUMBER: H522244