

HOMEFED CORPORATION 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 COUNTY 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: [Signature] DATE: 2/28/2023
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

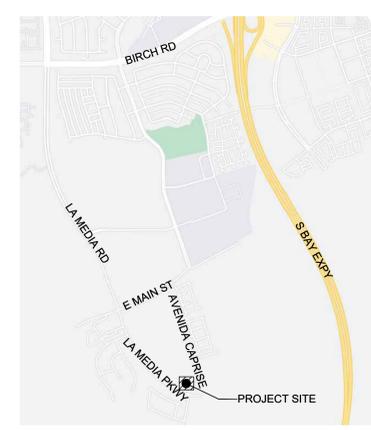
TOTAL LANDSCAPED AREA: 23,641 SF



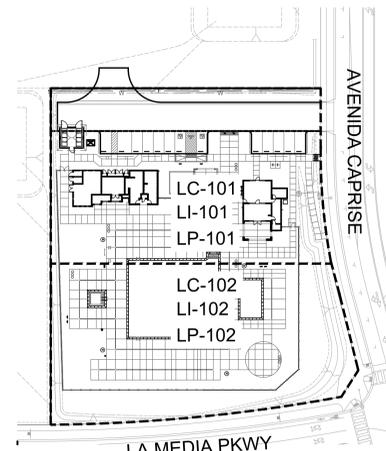
PLAN REVISION DESCRIPTION



VICINITY MAP



LOCATION MAP



SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
T-000	TITLE SHEET			SP-201	POOL PLAN VIEW AND PLUMBING LAYOUT		
CONSTRUCTION				SP-202	POOL DIMENSION PLAN		
LC-001	CONSTRUCTION NOTES			SP-203	POOL SECTION VIEWS		
LC-002	CONSTRUCTION LEGEND			SP-204	WADING POOL PLAN VIEW, PLUMBING LAYOUT, AND SECTION VIEWS		
LC-101	CONSTRUCTION PLANS			SP-301	SPA PLAN VIEW, PLUMBING LAYOUT, AND SECTION VIEWS		
LC-102	CONSTRUCTION PLANS			SP-401	POOL, SPA, AND WADING POOL DETAILS		
LC-401	CONSTRUCTION DETAILS			SP-402	POOL, SPA, AND WADING POOL DETAILS		
LC-402	CONSTRUCTION DETAILS			SP-501	EQUIPMENT ROOM LAYOUT, LIST, AND SCHEMATIC DIAGRAMS		
LC-403	CONSTRUCTION DETAILS			SP-502	EQUIPMENT LIST AND SCHEMATIC DIAGRAMS		
LC-404	CONSTRUCTION DETAILS			SP-601	PRODUCT SPECIFICATION CUT SHEETS		
LC-405	CONSTRUCTION DETAILS			SP-602	PRODUCT SPECIFICATION CUT SHEETS		
LC-406	CONSTRUCTION DETAILS			SP-603	PRODUCT SPECIFICATION CUT SHEETS		
IRRIGATION				SP-604	PRODUCT SPECIFICATION CUT SHEETS		
LI-000	IRRIGATION LEGENDS			SP-701	CHEMICAL REGULATION		
LI-001	IRRIGATION CALCULATIONS			SP-702	CHEMICAL REGULATION		
LI-002	IRRIGATION SPECIFICATIONS			SPS-100	POOL AND WADING POOL LAYOUT, SECTION, GENERAL NOTES AND DETAILS		
LI-003	IRRIGATION NOTES			SPS-101	SPA LAYOUT, SECTION, AND DETAILS		
LI-101	IRRIGATION PLANS			ELECTRICAL			
LI-102	IRRIGATION PLANS			LE-1	ELECTRICAL SITE PLAN		
LI-401	IRRIGATION DETAILS			LE-2	PHOTOMETRIC SITE PLAN		
LI-402	IRRIGATION DETAILS			LE-3	ELECTRICAL GENERAL NOTES, LEGEND AND ABBREVIATIONS		
LI-403	IRRIGATION DETAILS			LE-4	ELECTRICAL DETAILS AND SCHEDULES		
LI-404	IRRIGATION DETAILS			LE-5	TITLE 24 COMPLIANCE FORMS		
PLANTING				STRUCTURAL			
LP-001	PLANTING NOTES			SN-1	STRUCTURAL NOTES		
LP-002	PLANTING LEGEND			SSD-1	SITE STRUCTURE DETAILS		
LP-101	PLANTING PLANS			SSD-2	SITE STRUCTURE DETAILS		
LP-102	PLANTING PLANS			SSD-3	SITE STRUCTURE DETAILS		
LP-401	PLANTING DETAILS			SSD-4	SITE STRUCTURE DETAILS		
POOL AND SPA				SSD-5	SITE STRUCTURE DETAILS		
SP-001	COVER SHEET, NOTES AND VISITOR MAP			NOTIFICATIONS			
SP-101	PLOT PLAN			APPROVALS			
SP-102	GROUNDING PLAN			PLAN CHECK GR230012 and DEH2023-FPOOL-001816			
SP-103	GROUNDING PLAN, EQUIPOTENTIAL BONDING NOTES AND DETAIL			DEPARTMENT OF DEVELOPMENT SERVICES			

ADDITIONAL NOTES

NOTE:
REFER TO THE GEOTECHNICAL 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

CHULA VISTA REFERENCE NUMBERS	
IMPROVEMENT PLAN	IP23-0012
GRADING PLAN	GR23-0012
BUILDING PLAN	B23-0135

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: NA	FLOW SENSOR: 1.5"
PRESSURE REGULATOR: 2"	

GENERAL NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
- 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.
- 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.
- LANDSCAPE IMPROVEMENTS SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS.
- THESE PLANS ARE BASED ON:
CIVIL IMPROVEMENTS BY HUNSAKER AND ASSOCIATES DATED 06/29/2023, DRAWING NUMBER(S) B23-0135 AND/OR BUILDING IMPROVEMENTS BY STARCK ARCHITECTURE+PLANNING DATED 06/06/2023, PERMIT NUMBER(S) B23-0135
- THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS THEY RELATE TO THE WORK DEPICTED ON THESE PLANS.
- 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.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
- 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.
- 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.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT OF RECORD (OR OWNERS REPRESENTATIVE).
- THE LANDSCAPE ARCHITECT OF RECORD AND CITY REPRESENTATIVES SHALL BE NOTIFIED NO LESS THAN 72 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)
- 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.
- THE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A MINIMUM OF 1 YEAR AFTER SUBSTANTIAL COMPLETION AS DETERMINED BY CITY REPRESENTATIVE.
- 72 HOURS 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).
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IN-KIND ANY DAMAGES TO PUBLIC AREAS, TO THE SATISFACTION OF THE LANDSCAPE INSPECTOR.
- THE FOLLOWING ARE THE LANDSCAPE AND IRRIGATION FINAL CONSTRUCTION APPROVAL, ACCEPTANCE AND TURN-OVER DOCUMENTS REQUIRED FOR ALL PRIVATE INFRASTRUCTURE WITHIN THE CITY OF CHULA VISTA. THE RESPONSIBLE PARTY SHALL SUBMIT THE FOLLOWING TURN-OVER 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 QUIL 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	819.266.6557
WATER DISTRICT	OTAY WATER DISTRICT	619.670.2222
PHONE	SOUTHERN CALIFORNIA TELEPHONE COMPANY	661.424.9530

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

BVDD JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012
SHEET TITLE	
TITLE SHEET	
SHEET NUMBER	OF 60
T-000	
COPYRIGHT 2019	BRIGHTVIEW DESIGN GROUP

L:\1730912-OTAY RANCH VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-10.000 TITLE SHEET.DWG

	1	2	3	4	5	6	7
A							
B							
C							
D							
E							
F							

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-12-001-CONSTRUCTION NOTES.DWG

I. CONTRACTOR'S CONSTRUCTION WORK RESPONSIBILITIES:

- 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.
- CONFORMANCE: ALL CONSTRUCTION WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES.
- LICENSE: ALL WORK SHALL BE PERFORMED BY A STATE LICENSED CONTRACTOR.
- 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).
- 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.
- LIABILITY 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.
- 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).
- 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.
- 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 DISCREPANCY HAS BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK AFTER THE DISCREPANCY IS AT THE CONTRACTOR'S RISK AND EXPENSE.
- LIABILITY 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).
- LIABILITY 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).
- 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.
- 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.
- 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.
- METHODS OF CONSTRUCTION: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OR PHYSICAL ELEMENTS OF CONSTRUCTION. THE CONTRACTOR SHALL DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

II. OWNER'S CONSTRUCTION WORK RESPONSIBILITIES:

- 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.
- 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.
- ROUGH GRADE: OWNER (JOB SUPERINTENDENT) FROM SHALL PROVIDE ROUGH GRADE TO WITHIN 1/16" TOLERANCE OF FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.
- 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.
- 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.
- 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:

- 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:

- 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 BE RESPONSIBLE FOR THE COSTS OF THE OBSERVATION AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.
- 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.
- CONSTRUCTION STAKING AND LAYOUT OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL CONSTRUCTION ELEMENTS, ROW LINES AND FINISH GRADES HAVE BEEN LOCATED IN THE FIELD, BUT PRIOR TO FORMING OR EXCAVATING.
- 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.
- PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER (JOB SUPERINTENDENT) DURING CONSTRUCTION OPERATIONS TO INSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- 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:**
- 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:**
- BASE SHEETS WERE DERIVED FROM PLANS:
 DATED: 07/07/2023
 TITLED: COTA VERA SWIM CLUB
 DATED: 07/07/2023
 REVISED: 11/08/2023
 COPIES AVAILABLE FROM OWNER UPON REQUEST.
- C. GEOTECHNICAL REPORT:**
- 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:**
- LICENSE: THE CONCRETE CONTRACTOR SHALL BE A STATE LICENSED CONCRETE CONTRACTOR. THE MASONRY CONTRACTOR SHALL BE A STATE LICENSED MASONRY CONTRACTOR.
 - 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.
 - 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, BACKFILL, COMPACTION, ETC., IS TO BE ACCOMPLISHED ONLY UNDER THE SUPERVISION OF A SOILS ENGINEER.
 - INSPECTIONS: ALL EXCAVATIONS ARE TO BE INSPECTED AND APPROVED BY A SOILS ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL OR REINFORCING STEEL.
 - 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.
 - ROCK AND SAND SPECIFICATIONS: AGGREGATES FOR CONCRETE SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.
 - AGGREGATES: AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-144 AND C-604.
 - CEMENT: CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II OR TYPE V SHOW ALKALI PER GEOTECHNICAL REPORT.
 - 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 3" AND A MAXIMUM WATER-CEMENT RATIO OF 0.45. UNLESS GEOTECHNICAL ENGINEER BUILDING DEPARTMENT DETERMINES THAT SOILS SULFATE EXPOSURE IS NEGLIGIBLE PER TABLE 15.4-A. CONTINUOUS INSPECTION NOT REQUIRED UNLESS OTHERWISE NOTED AS DESIGN STRENGTH IS 2,500 PSI.)
 - FIBER REINFORCING: PROVIDE 1.5 LBS OF "X" SUPERNET FIBER REINFORCEMENT BY FORTA FIBER CORP. PER CUBIC YARD OF CONCRETE USED FOR FLATWORK ONLY, AS REQUIRED.
 - CONCRETE BLOCK: ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-90, GRADE N.
 - 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.
 - 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.
 - 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.
 - COMPRESSIVE STRENGTH OF CONCRETE: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. (5.2 SKYD), UNLESS NOTED OTHERWISE.
 - 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.
 - DOWELS: DOWELS FOR WALLS SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT AND WALL LAP WITH THE REINFORCING BAR AS NOTED ABOVE UNLESS NOTED OTHERWISE.
 - 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.
 - WELDING: WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING PROPER LOW HYDROGEN ELECTRODES.
 - 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. FOR TYPE V CEMENT THE MAXIMUM WATER-CEMENT RATIO SHALL NOT EXCEED .45.
 - 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".
 - SPECIFICATIONS TESTING: SEE STRUCTURAL ENGINEERING CALCULATIONS TEST AND/OR INSPECTION REQUIREMENTS.
 - 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.
 - FOOTINGS: FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.
 - 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.
 - 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: 1620: 4 PARTS ANTI-SHRINKAGE AGENT: 3 OZ BY WEIGHT PER SACK CEMENT FLOW 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.
 - DRAWING FINISH: ALL PLASTER FINISHES AND COLORS SHALL BE AS INDICATED ON THE PLANS. 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.
 - WATER SEAL: APPLY NON-YELLOWING WATER SEALER TO ALL PLASTER SURFACES AS APPROVED BY THE OWNER (JOB SUPERINTENDENT). PROVIDE SAMPLE FOR REVIEW/ APPROVAL.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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

- LICENSE: THE TUBULAR STEEL FENCE CONTRACTOR SHALL BE A STATE LICENSED TUBULAR STEEL FENCE CONTRACTOR.
- MATERIAL STANDARDS: ALL STEEL TUBING SHALL BE ASTM 500 GRADE A, OR ASTM A801 SEAMLESS. ALL STAINLESS STEEL SHALL BE GRADE 316 UNLESS NOTED OTHERWISE.
- 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.
- PRIMER PAINT: PRIME ALL METAL AFTER FABRICATION PRIOR TO DELIVERY TO THE JOB SITE.
- REPAIR OF GALVANIZED SURFACES: TO TOUCH-UP GALVANIZED SURFACES, USE 95% ZINC PRIMER.
- QUALITY CONTROL: MISCELLANEOUS TO METAL WORK SHALL BE FREE OF DEFECTS WHICH IMPAIR STRENGTH, DURABILITY AND APPEARANCE.
- INSTALLATION: ERECT PLUMB, STRAIGHT, TRUE AND ACCURATELY FIX IN PLACE, BRACE, REINFORCE, AND ANCHOR IN PLACE. GRIND ALL FIELD WELDS SMOOTH.
- SLEEVES: SET RAILING STANDARDS TRUE AND PLUMB IN PROPERLY POSITIONED SLEEVES, THEN BRACE TO POSITION AND CEMENT IN PLACE WITH QUICK SETTING CEMENT.
- CORROSION PREVENTION: PROTECT ALL DISSIMILAR METALS FROM GALVANIC CORROSION BY PRESSURE TAPES, COATINGS OR ISOLATORS.
- CLEANING: AFTER ERECTION, CLEAN OFF ALL RUST, SCALE AND OIL. CLEAN FIELD WELDS, BOLTS AND ABRASED AREAS. TOUCH UP ALL AREAS WITH THE SAME MATERIAL AS USED FOR THE SHOP COAT LEAVING ALL SURFACES READY TO RECEIVE FINISH COATS.
- ZINC GALVANIZED/METALIZED METAL: ALL METAL SHALL BE PRIME ZINC METALIZED OR HOT DIPPED GALVANIZED.
- 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.
- POWDER COATED METAL: ALL POWDER COATED METALS SHALL HAVE A ZINC METALIZED PRIMER APPLIED PRIOR TO POWDER COAT.

F. POOL AND SPA NOTES

- 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.
- LICENSE: THE POOL/SPA CONTRACTOR SHALL BE STATE LICENSED SWIMMING POOL CONTRACTOR.
- 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.
- BUILDING/HEALTH CODE: ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EDITION OF THE BUILDING AND HEALTH CODES.
- 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.
- 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.
- SOILS REPORT: ALL SUBGRADE AND FOUNDATION PREPARATION SHALL CONFORM TO THE STRUCTURAL SOILS INVESTIGATION REPORT.
- 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.
- CONTROL SITE: ALL MAJOR HORIZONTAL AND VERTICAL CONTROL DATUM POINTS SHALL BE PROVIDED BY THE OWNER'S CIVIL ENGINEER SURVEY CREWS.
- WATER SEAL: POOL CONTRACTOR SHALL MASTIC SEAL BETWEEN COPING/CANTILEVERED DECK AND BOND BEAM ON POOL/SPA.
- ELECTRICAL CONNECTIONS: ELECTRICAL SHALL BE SUBBED OUT IN POOL EQUIPMENT ROOM. ALL CONNECTIONS TO EQUIPMENT SHALL BE BY POOL CONTRACTOR.
- COMPLETE INSTALLATION: POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTIONS AND EQUIPMENT AS REQUIRED FOR A COMPLETE, OPERABLE POOL, FOUNTAIN AND SPA.
- POOL CONTRACTOR SHALL SUBMIT DIGITAL SHOP DRAWINGS FOR ALL POOL AND SPA EQUIPMENT. POOL AND SPA SHOULD BE CONSTRUCTED WITH THE FOLLOWING EQUIPMENT:
 - INTERNAL PUMP: INSTALL IN POOL EQUIPMENT ROOM (3 MINIMUM RETURN INLETS OR AS REQUIRED PER CODE FOR SAFETY 6' OF HEAD 700 GPH MIN.)
 - CARTRIDGE FILTER: INSTALL IN POOL EQUIPMENT ROOM.
 - RECESS LIGHTS: INSTALL IN BOTTOM/SIDES OF FOUNTAIN PER FOUNTAIN DETAIL, INSTALL PER ELECTRICAL PLAN.
 - AUTO FILL VALVE: INSTALL OUT OF VIEW.
 - TILE: PER POOL DETAIL AND CONSTRUCTION MATERIAL NOTES.
 - CLEAN OUT SUMP WITH SCREEN.
 - EXTERNAL HIGH EFFICIENT HEATER.
 - 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

REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL PLANNING ARCHITECT
REGISTERED PROFESSIONAL URBAN DESIGNER
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER

PLAN REVISION DESCRIPTION

△	
△	
△	
△	

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

REFER TO THE SHEET INDEX ON THIS SHEET TO VIEW EACH SHEET IN THE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

BVDG JOB NUMBER: 1730912
DRAWN BY: HWBT
PLAN CHECK NO: GR23-0012

SHEET TITLE
CONSTRUCTION NOTES

SHEET NUMBER
OF 60

LC-001

Copyright 2019 BRIGHTVIEW DESIGN GROUP

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	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	A	LC-403	CUSTOM TUBULAR STEEL GATE	BLACK, 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	LC-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 POOL 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 DEH2023-FPOOL-001816	PER POOL ENG DEH2023-FPOOL-001816	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 DEH2023-FPOOL-001816	PER POOL ENG DEH2023-FPOOL-001816	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 DEH2023-FPOOL-001816	PER POOL ENG DEH2023-FPOOL-001816	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	I	LC-401	QA: CUSTOM FIRE TABLE	BLACK	OASIS FIRE TABLES	N/A
S-06	OVERHEAD SHADE STRUCTURE	A	LC-406	10' X 12' STEEL FRAME	DER COATED BLACK SEA	TUCCI	SUBMIT PRODUCT SPECIFICATIONS SHEET WWW.TUCCI.COM
				TRELLIS ROOF	DER COATED BLACK SEA	TUCCI	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
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#graf
S-09	STAIR AND HANDRAILS	A/B	LC-402	STEPS - CONCRETE HANDRAILS - TUBULAR STEEL	NATURAL GRAY WITH MEDIUM BROOM FINISH BLACK, SEMI GLOSSY	N/A N/A	SUBMIT METAL RAL OR PAINT COLOR CHIP
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 SHEET https://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	PER ARCH B23-0135 & B23-0136	PER ARCH B23-0135 & B23-0136	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 CLADDEN 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	PER CIVIL	PER CIVIL	SHOWN FOR REFERENCE/PER SEPARATE PERMIT
S-19	JUNCTION BOX	PER POOL ENG DEH2023-FPOOL-001816	PER POOL ENG DEH2023-FPOOL-001816	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



PLAN REVISION DESCRIPTION

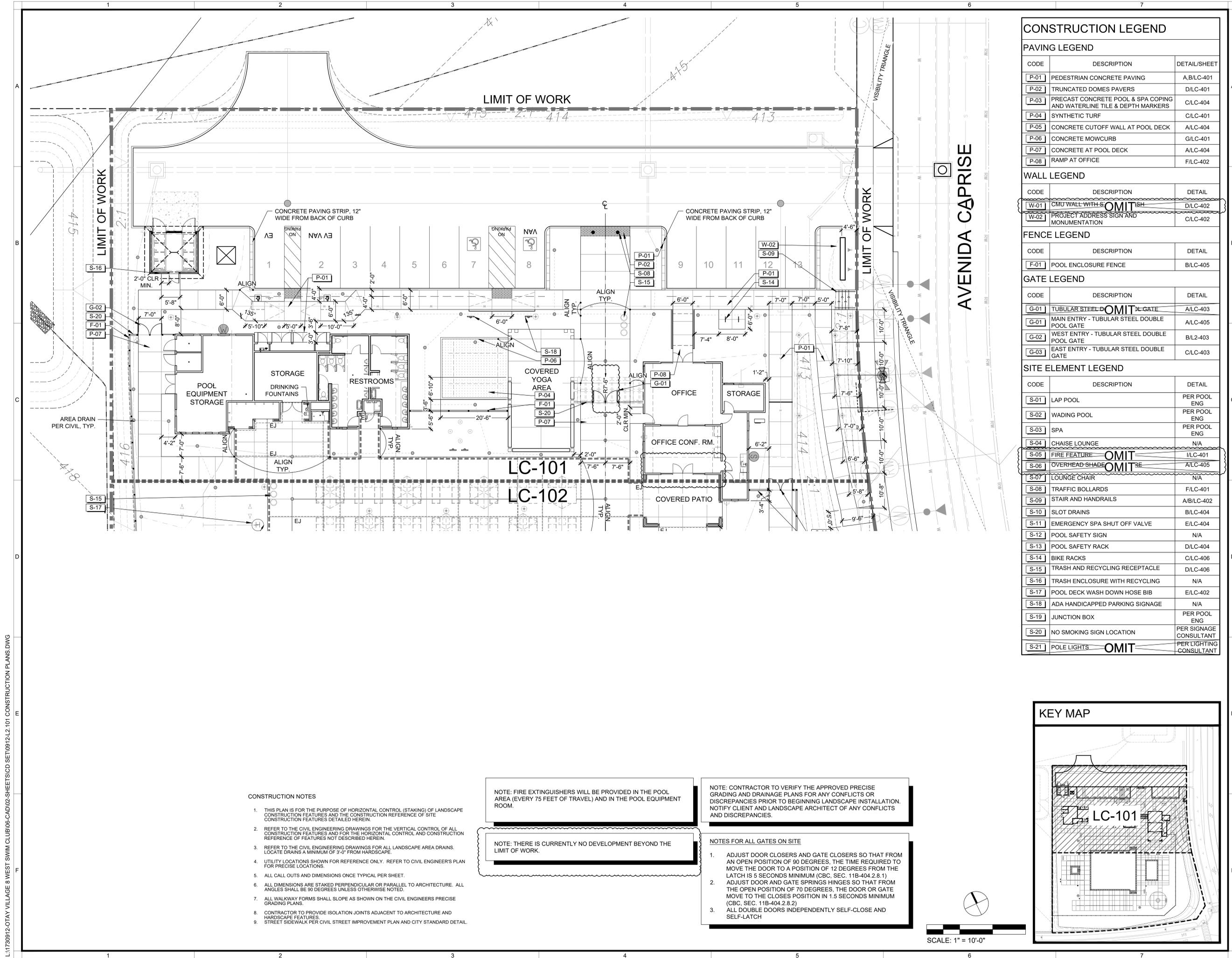


HOMEFED CORPORATION
 OTAY RANCH VILLAGE 8 WEST SWIM CLUB
 LANDSCAPE DEVELOPMENT PLANS
 CHULA VISTA, CALIFORNIA
AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

BVDG JOB NUMBER:	1730912
DRAWN BY:	HW/BT
PLAN CHECK NO:	GR23-0012
CONSTRUCTION LEGEND	
OF 60	
LC-002	

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-12.002 CONSTRUCTION LEGEND.DWG



CONSTRUCTION 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 SMOOTH FINISH	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 DOUBLE GATE	A/LC-403
G-01	MAIN ENTRY - TUBULAR STEEL DOUBLE POOL GATE	A/LC-405
G-02	WEST ENTRY - TUBULAR STEEL DOUBLE POOL GATE	B/L2-403
G-03	EAST ENTRY - TUBULAR STEEL DOUBLE GATE	C/LC-403

SITE ELEMENT LEGEND

CODE	DESCRIPTION	DETAIL
S-01	LAP POOL	PER POOL ENG
S-02	WADING POOL	PER POOL ENG
S-03	SPA	PER POOL ENG
S-04	CHAISE LOUNGE	N/A
S-05	FIRE FEATURE	I/LC-401
S-06	OVERHEAD SHADE	A/LC-405
S-07	LOUNGE CHAIR	N/A
S-08	TRAFFIC BOLLARDS	F/LC-401
S-09	STAIR AND HANDRAILS	A/B/LC-402
S-10	SLOT DRAINS	B/LC-404
S-11	EMERGENCY SPA SHUT OFF VALVE	E/LC-404
S-12	POOL SAFETY SIGN	N/A
S-13	POOL SAFETY RACK	D/LC-404
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
S-20	NO SMOKING SIGN LOCATION	PER SIGNAGE CONSULTANT
S-21	POLE LIGHTS	PER LIGHTING CONSULTANT

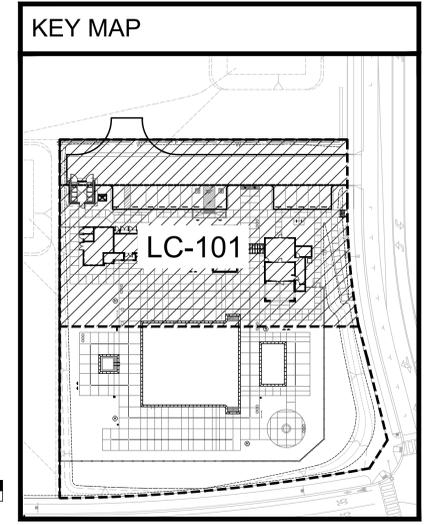
- #### CONSTRUCTION NOTES
- THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF LANDSCAPE CONSTRUCTION FEATURES AND THE CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
 - REFER TO THE CIVIL ENGINEERING DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES AND FOR THE HORIZONTAL CONTROL AND CONSTRUCTION REFERENCE OF FEATURES NOT DESCRIBED HEREIN.
 - REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ALL LANDSCAPE AREA DRAINS. LOCATE DRAINS A MINIMUM OF 3'-0" FROM HARDSCAPE.
 - UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S PLAN FOR PRECISE LOCATIONS.
 - ALL CALL OUTS AND DIMENSIONS ONCE TYPICAL PER SHEET.
 - ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL TO ARCHITECTURE. ALL ANGLES SHALL BE 90 DEGREES UNLESS OTHERWISE NOTED.
 - ALL WALKWAY FORMS SHALL SLOPE AS SHOWN ON THE CIVIL ENGINEERS PRECISE GRADING PLANS.
 - CONTRACTOR TO PROVIDE ISOLATION JOINTS ADJACENT TO ARCHITECTURE AND HARDSCAPE FEATURES.
 - STREET SIDEWALK PER CIVIL STREET IMPROVEMENT PLAN AND CITY STANDARD DETAIL.

NOTE: FIRE EXTINGUISHERS WILL BE PROVIDED IN THE POOL AREA (EVERY 75 FEET OF TRAVEL) AND IN THE POOL EQUIPMENT ROOM.

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

NOTE: CONTRACTOR TO VERIFY THE APPROVED PRECISE GRADING AND DRAINAGE PLANS FOR ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING LANDSCAPE INSTALLATION. NOTIFY CLIENT AND LANDSCAPE ARCHITECT OF ANY CONFLICTS AND DISCREPANCIES.

- #### NOTES FOR ALL GATES ON SITE
- 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)
 - ADJUST DOOR AND GATE SPRINGS HINGES SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE MOVE TO THE CLOSE POSITION IN 1.5 SECONDS MINIMUM (CBC, SEC. 11B-404.2.8.2)
 - ALL DOUBLE DOORS INDEPENDENTLY SELF-CLOSE AND SELF-LATCH



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 NUMBER ON SHEET TITLE BLOCK FOR COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

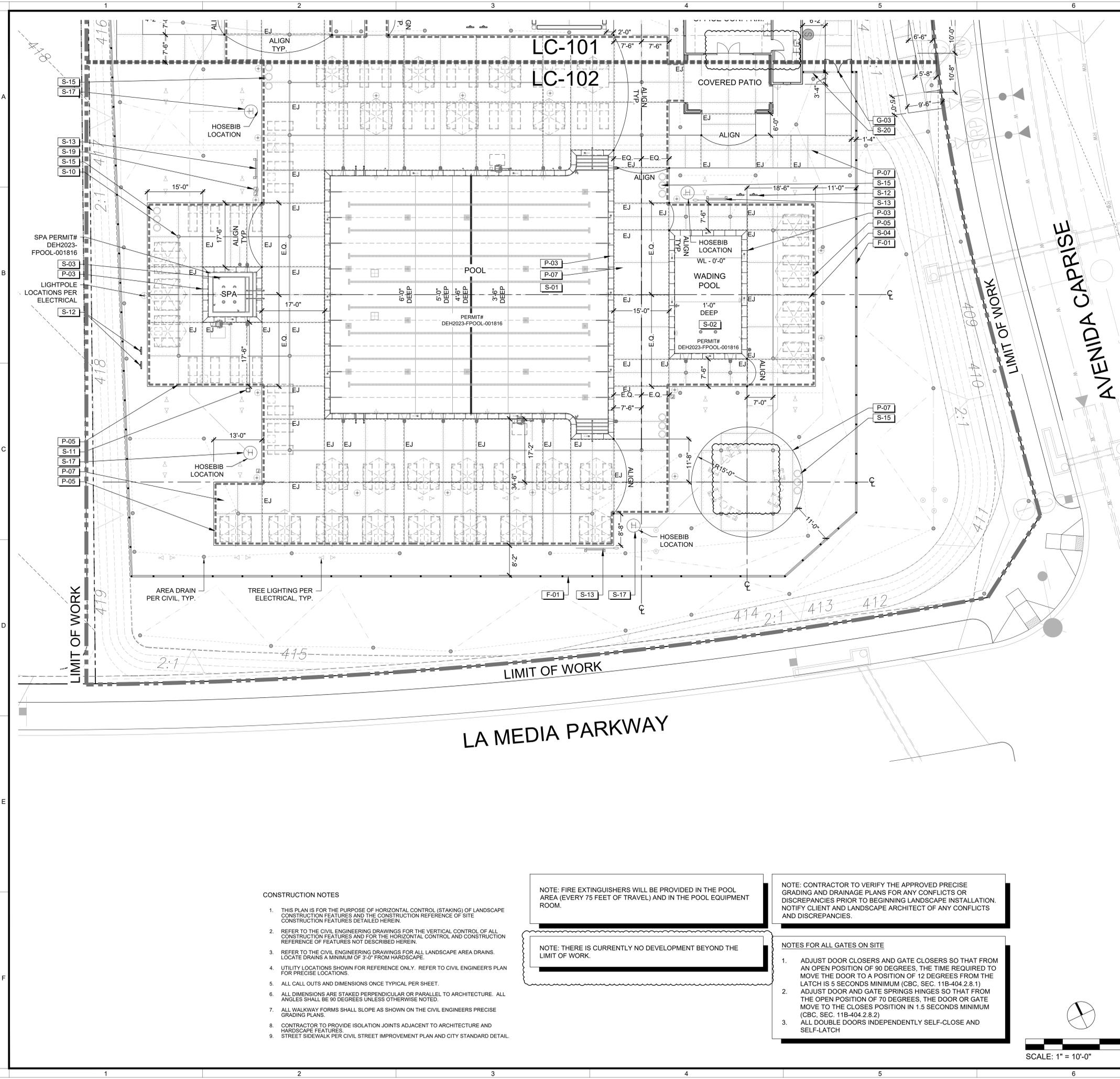
CONSTRUCTION PLANS

OF 60

LC-101

COPYRIGHT 2019 BRIGHTVIEW DESIGN GROUP

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-L2.101-CONSTRUCTION PLANS.DWG



CONSTRUCTION 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

PAVING LEGEND

CODE	DESCRIPTION	DETAIL/SHEET
W-01	CMU WALL WITH SMOOTH FINISH	D/LC-402
W-02	PROJECT ADDRESS SIGN AND MONUMENTATION	C/LC-402

WALL LEGEND

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

FENCE LEGEND

CODE	DESCRIPTION	DETAIL
G-01	TUBULAR STEEL DOUBLE GATE	A/LC-403
G-01	MAIN ENTRY - TUBULAR STEEL DOUBLE POOL GATE	A/LC-405
G-02	WEST ENTRY - TUBULAR STEEL DOUBLE POOL GATE	B/L2-403
G-03	EAST ENTRY - TUBULAR STEEL DOUBLE GATE	C/LC-403

GATE LEGEND

CODE	DESCRIPTION	DETAIL
S-01	LAP POOL	PER POOL ENG
S-02	WADING POOL	PER POOL ENG
S-03	SPA	PER POOL ENG
S-04	CHAISE LOUNGE	N/A
S-05	FIRE FEATURE	I/LC-401
S-06	OVERHEAD SHADE LOUNGE CHAIR	A/LC-405
S-07	LOUNGE CHAIR	N/A
S-08	TRAFFIC BOLLARDS	F/LC-401
S-09	STAIR AND HANDRAILS	A/B/LC-402
S-10	SLOT DRAINS	B/LC-404
S-11	EMERGENCY SPA SHUT OFF VALVE	E/LC-404
S-12	POOL SAFETY SIGN	N/A
S-13	POOL SAFETY RACK	D/LC-404
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
S-20	NO SMOKING SIGN LOCATION	PER SIGNAGE CONSULTANT
S-21	POLE LIGHTS	PER LIGHTING CONSULTANT

SITE ELEMENT LEGEND

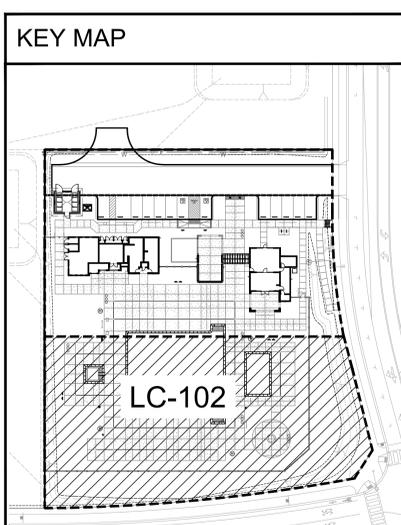
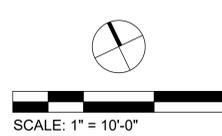
- #### CONSTRUCTION NOTES
- THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF LANDSCAPE CONSTRUCTION FEATURES AND THE CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
 - REFER TO THE CIVIL ENGINEERING DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES AND FOR THE HORIZONTAL CONTROL AND CONSTRUCTION REFERENCE OF FEATURES NOT DESCRIBED HEREIN.
 - REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ALL LANDSCAPE AREA DRAINS. LOCATE DRAINS A MINIMUM OF 3'-0" FROM HARDSCAPE.
 - UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S PLAN FOR PRECISE LOCATIONS.
 - ALL CALL OUTS AND DIMENSIONS ONCE TYPICAL PER SHEET.
 - ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL TO ARCHITECTURE. ALL ANGLES SHALL BE 90 DEGREES UNLESS OTHERWISE NOTED.
 - ALL WALKWAY FORMS SHALL SLOPE AS SHOWN ON THE CIVIL ENGINEERS PRECISE GRADING PLANS.
 - CONTRACTOR TO PROVIDE ISOLATION JOINTS ADJACENT TO ARCHITECTURE AND HARDSCAPE FEATURES.
 - STREET SIDEWALK PER CIVIL STREET IMPROVEMENT PLAN AND CITY STANDARD DETAIL.

NOTE: FIRE EXTINGUISHERS WILL BE PROVIDED IN THE POOL AREA (EVERY 75 FEET OF TRAVEL) AND IN THE POOL EQUIPMENT ROOM.

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

NOTE: CONTRACTOR TO VERIFY THE APPROVED PRECISE GRADING AND DRAINAGE PLANS FOR ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING LANDSCAPE INSTALLATION. NOTIFY CLIENT AND LANDSCAPE ARCHITECT OF ANY CONFLICTS AND DISCREPANCIES.

- #### NOTES FOR ALL GATES ON SITE
- 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)
 - ADJUST DOOR AND GATE SPRINGS HINGES SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM (CBC, SEC. 11B-404.2.8.2)
 - ALL DOUBLE DOORS INDEPENDENTLY SELF-CLOSE AND SELF-LATCH



BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LANDSCAPE ARCHITECT
VINCI LI TO
STATE OF CALIFORNIA
272600024

PLAN REVISION DESCRIPTION

△	
△	
△	

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

SEEKS TO UNDERSTAND THE INDEX ON SHEET TO UNDERSTAND THE COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

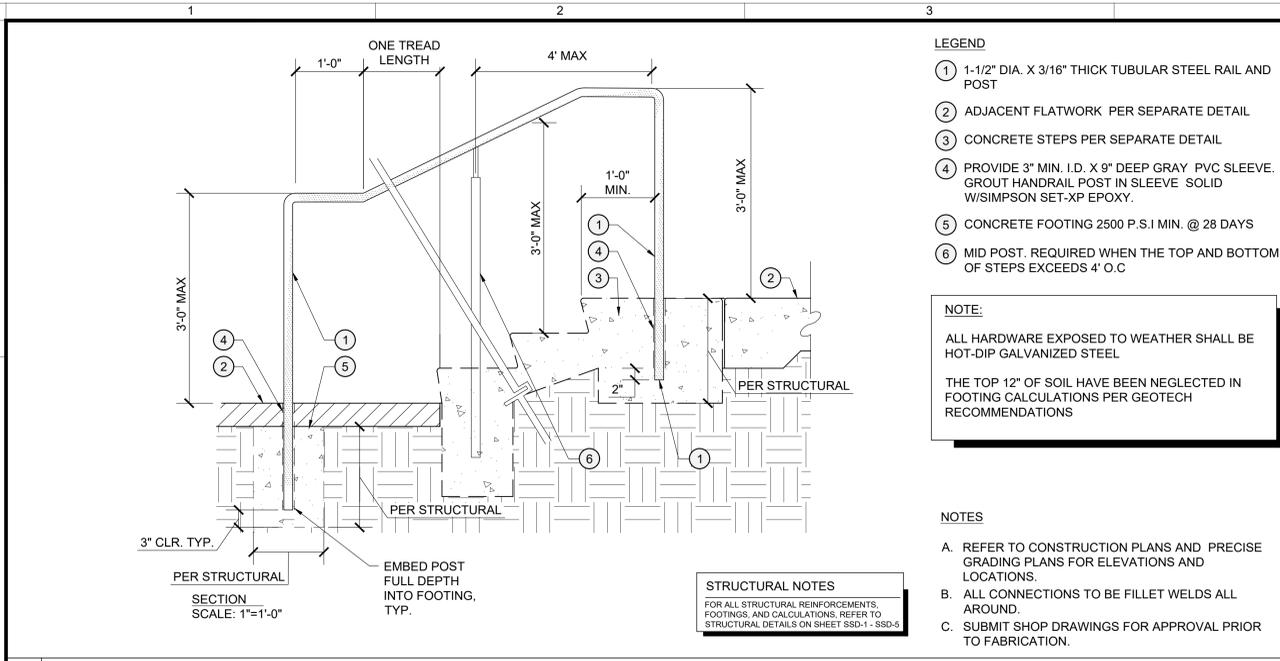
BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

CONSTRUCTION PLANS

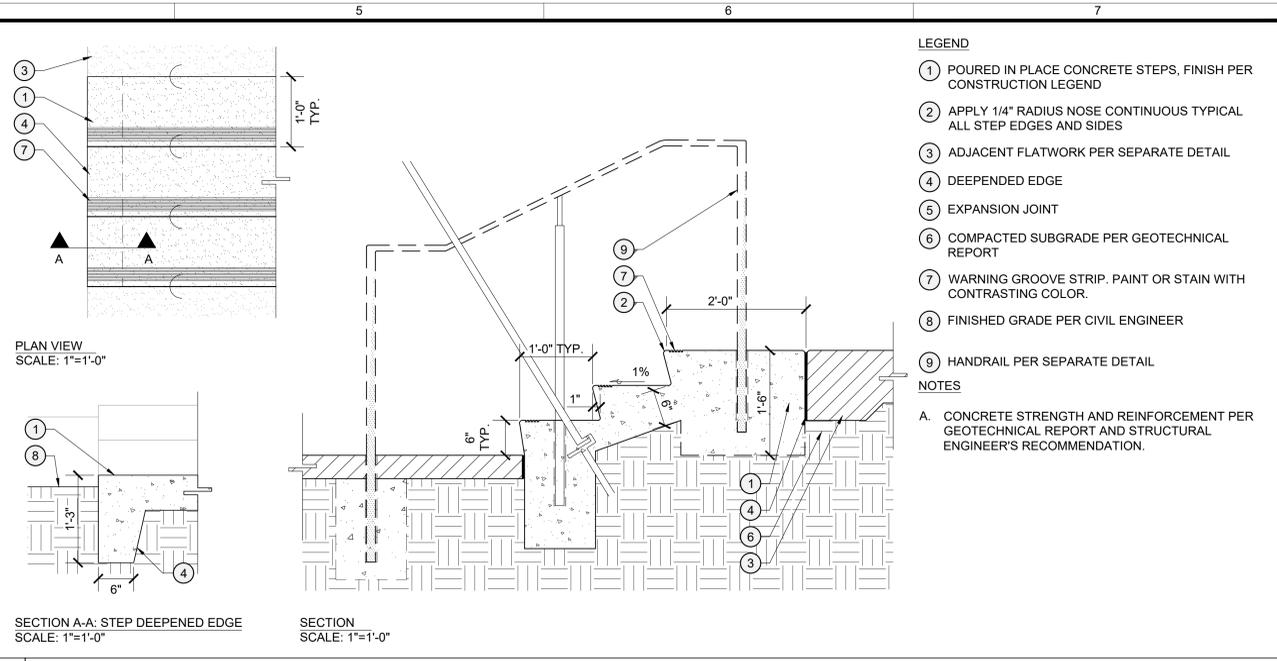
OF 60

LC-102

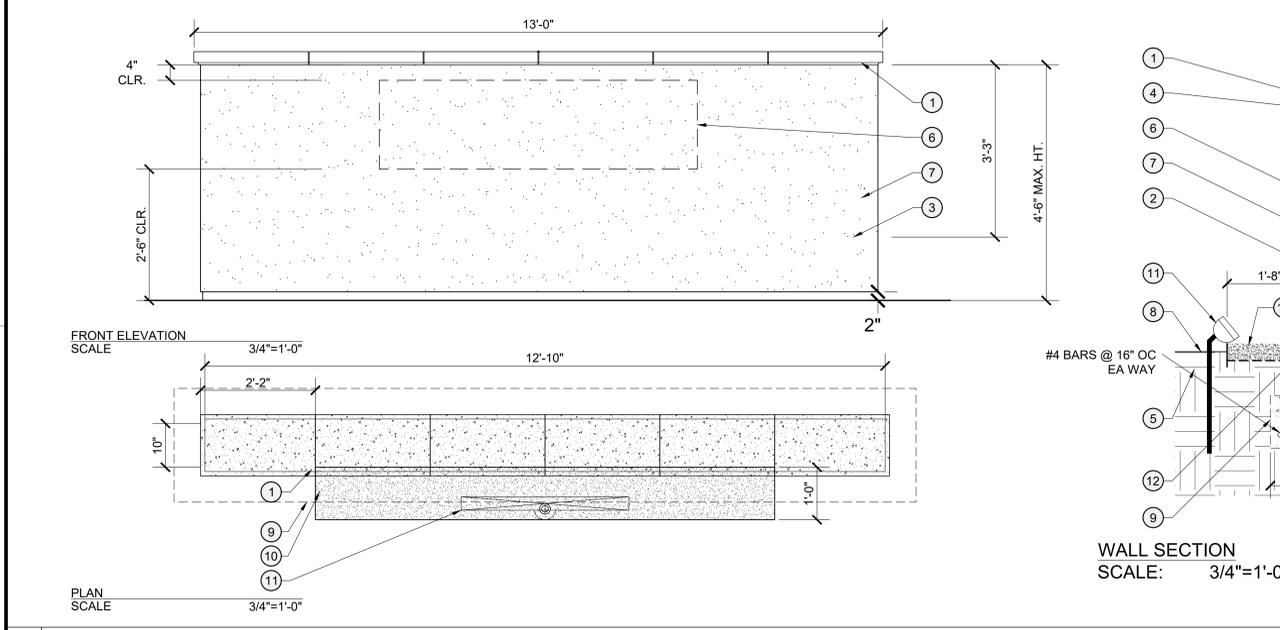
CONSTRUCTION LEGEND



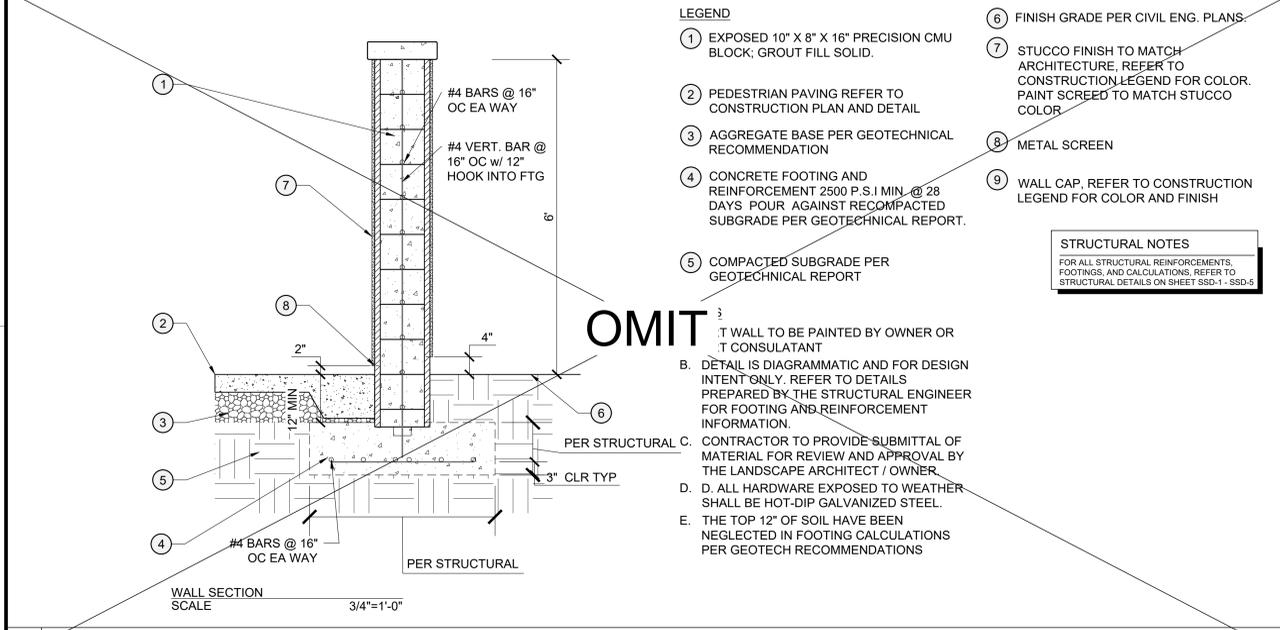
A HANDRAIL AT STAIRS



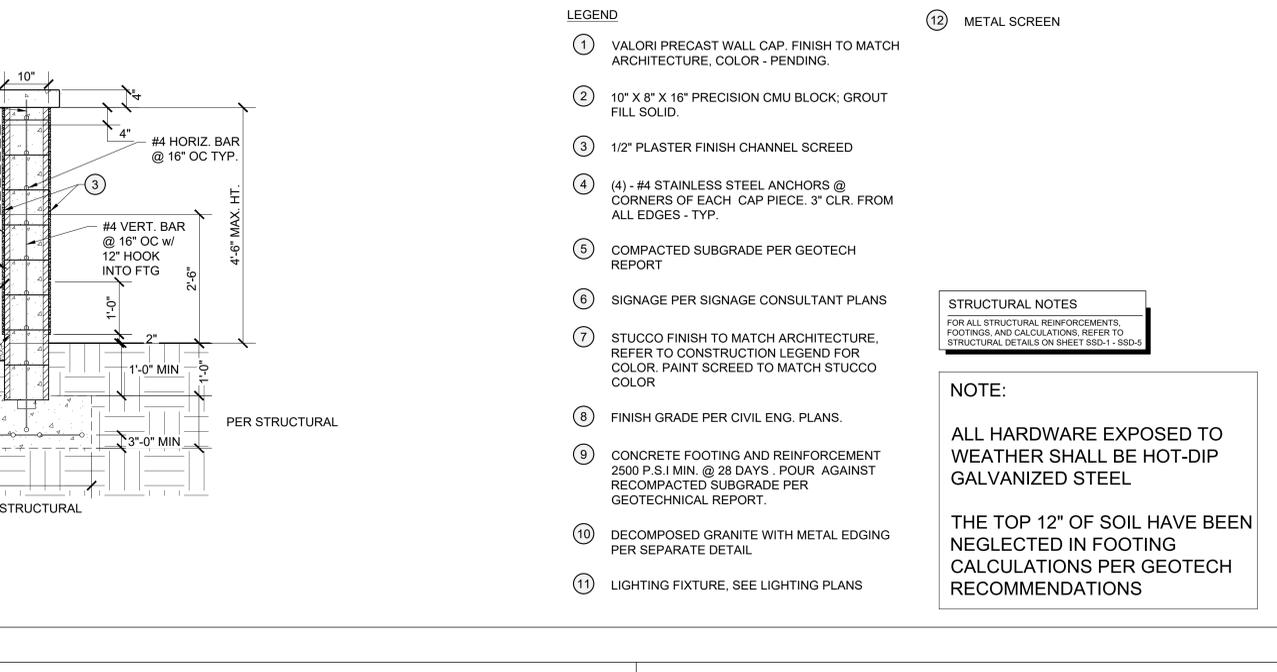
B CONCRETE STEPS



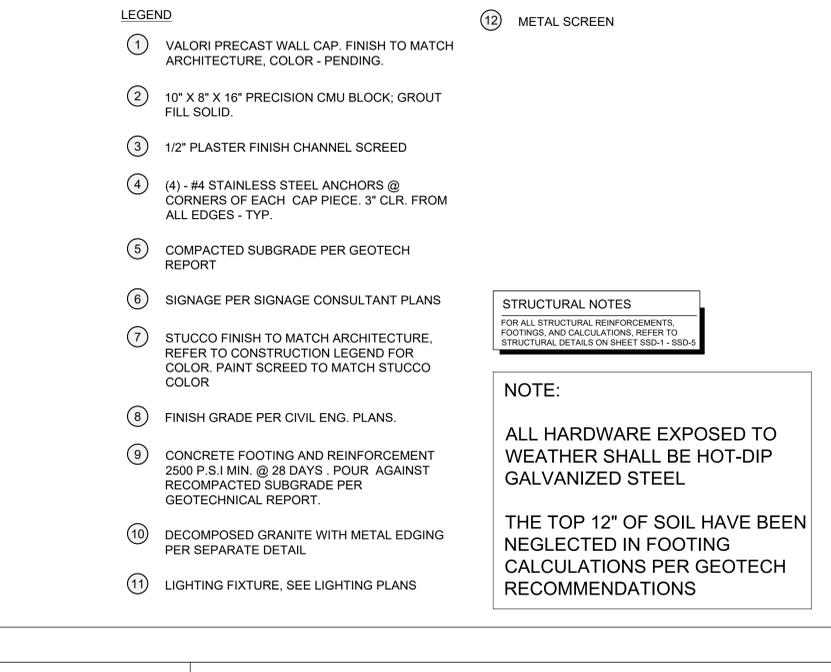
C ADDRESS WALL



D CMU WALL WITH STUCCO FINISH



E POOL WASHDOWN HOSEBIB



F RAMP AT OFFICE ENTRANCE

BrightView Design Group

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

8 HUGHES, SUITE 150 IRVINE, CALIFORNIA 92618 (949) 238-4900

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

REFER TO SHEET INDEX ON SHEET TO UNDERSTAND COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

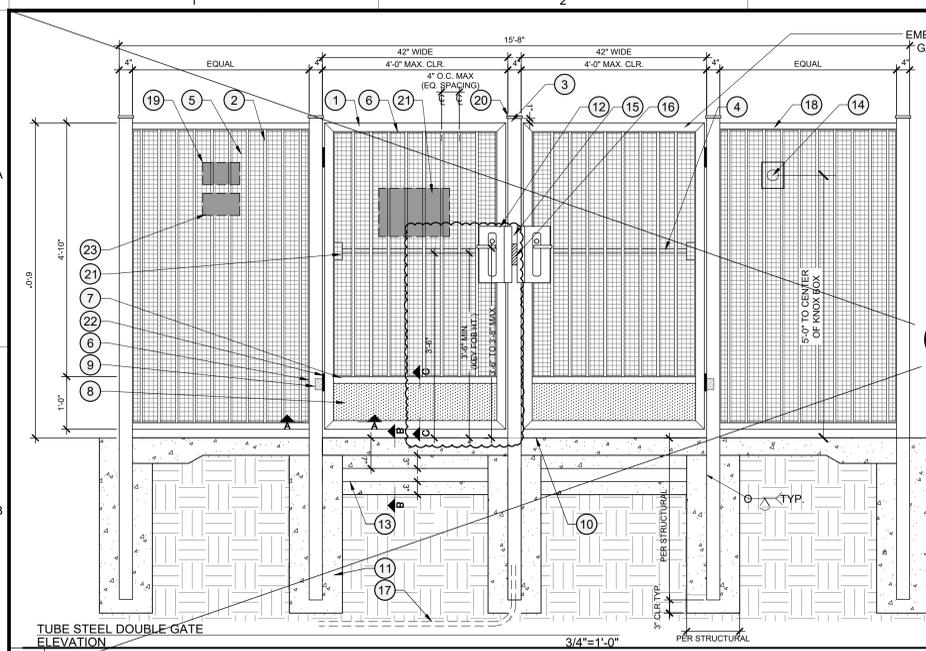
BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

CONSTRUCTION DETAILS

SHEET NUMBER _____ OF 60

LC-402

2/23/2024 8:50 AM



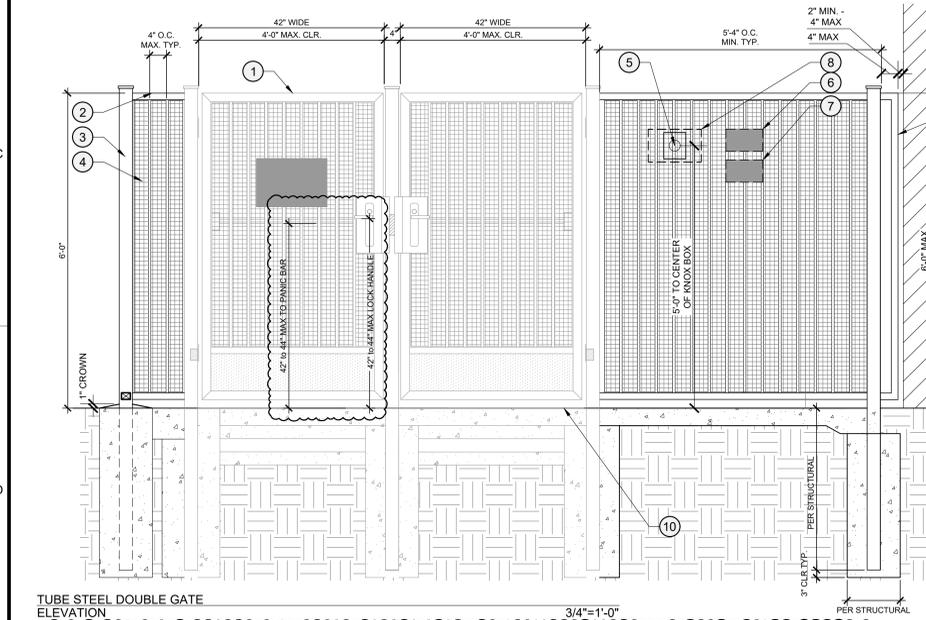
OMIT

- EMERGENCY EGRESS LEGEND**
GATE (EXIT ONLY)
- 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

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

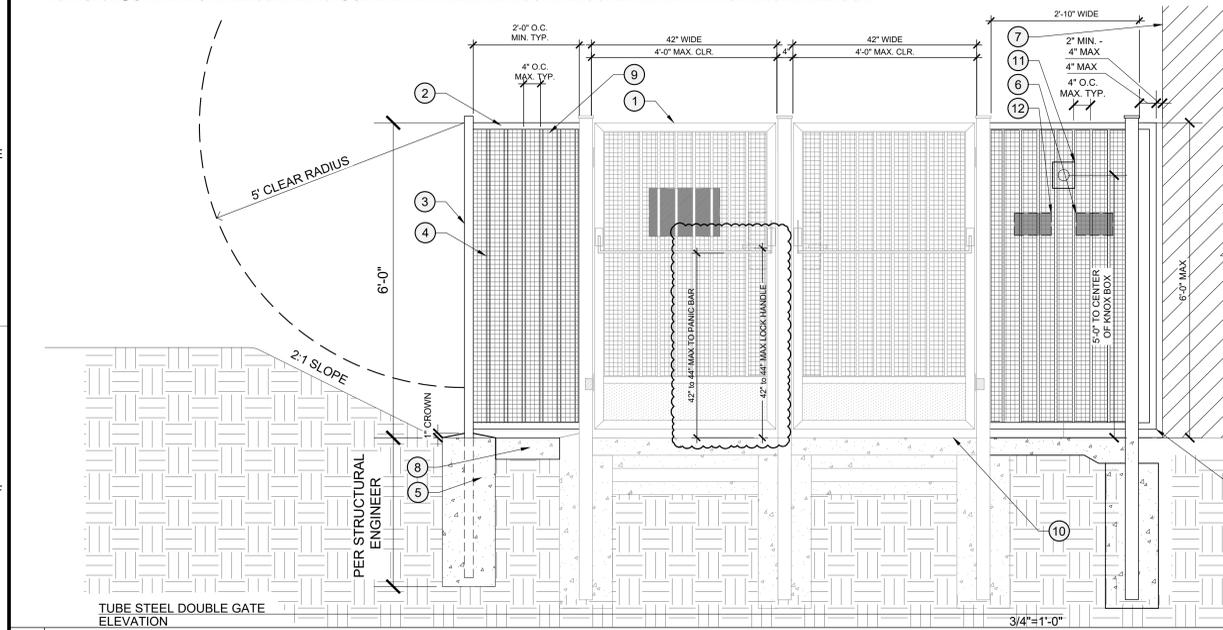


- LEGEND**
- 1 SEE TUBULAR STEEL POOL DOUBLE GATE DETAIL FOR REFERENCE
 - 2 1 1/2" SQ. TOP AND BOTTOM TUBULAR STEEL RAIL. REFER TO DOUBLE GATE POOL FENCE DETAIL
 - 3 4" SQ. X 1/4" TUB. STEEL POSTS W/SQ. END CAPS (WELDED).
 - 4 1/2" OPENING GRID SCREEN DESIGN, MODEL #3709 BY DIAMOND PERFORATED METAL CO. 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, UNDISTURBED 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 EAST ENTRY GATE - TUBULAR STEEL DOUBLE POOL GATE

E NOT USED



- 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" POST, 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, UNDISTURBED 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 THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE MOVE TO THE CLOSE 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 WEST ENTRY POOL GATE - TUBULAR STEEL POOL DOUBLE GATE WITH SLOPE

F NOT USED



PLAN REVISION DESCRIPTION

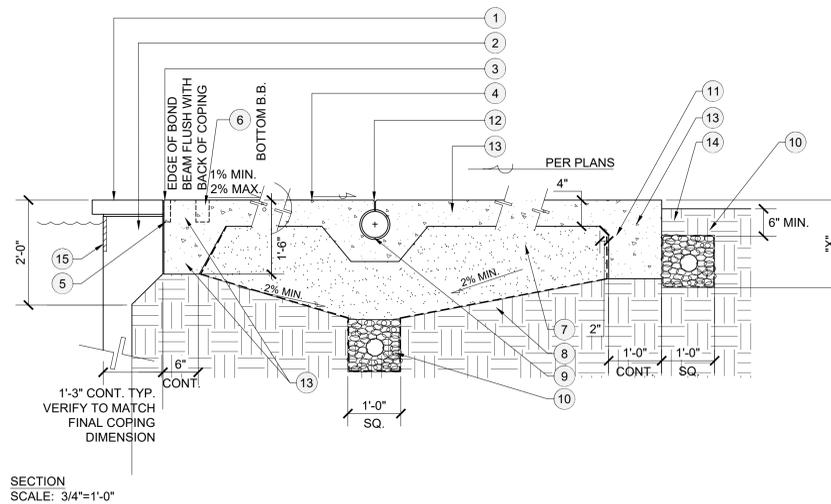
811
Know what's below.
Call 811 before you dig.
SEE SHEET INDEX ON SHEET 1000-EP-1 FOR COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA
AGENCY SUBMITTAL #3

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012
CONSTRUCTION DETAILS
OF 60
LC-403



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

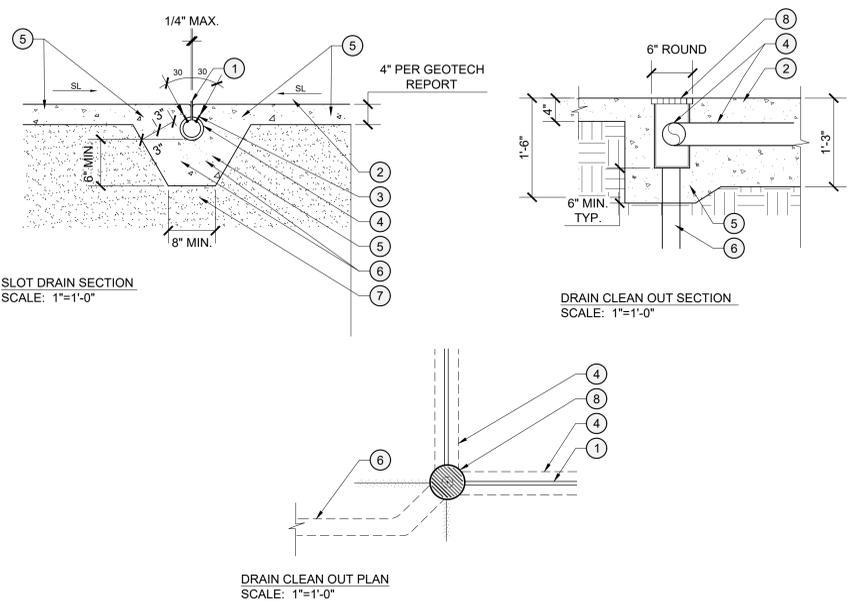
* PER GEOTECHNICAL REPORT.

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.

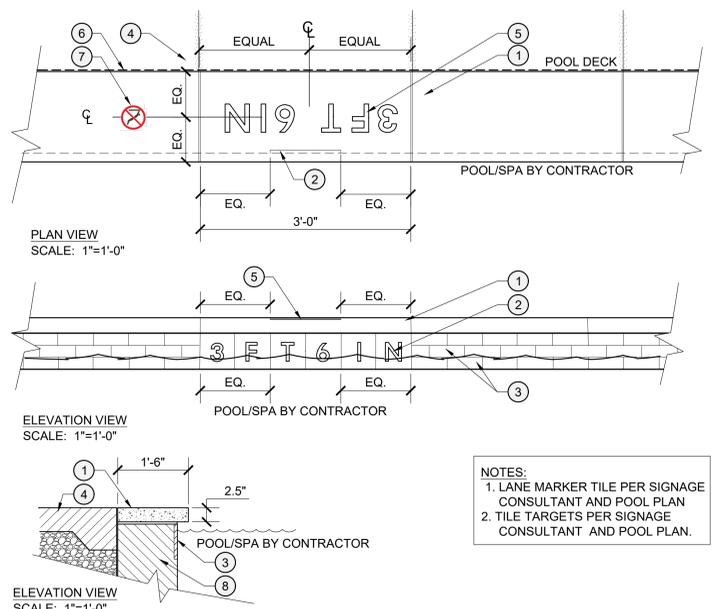
- LEGEND
- INT. COLOR, PRE-CAST CONCRETE POOL COPING PER POOL ENG. PLANS FIN. TO MATCH POOL DECK CAST COPING WITH 2% MAX SLOPE AWAY FROM POOL TO DRAIN SEE MATERIAL LIST FOR COPING FINISH.
 - BOND BEAM PER POOL ENG. DWGS. (TO ACCOMMODATE 16" POOL FACE TO BACK COPING)
 - EXP. JOINT CONT. W/W P. MASTIC COLOR AND FINISH TO MATCH POOL DECK.
 - INT. COLOR CONCRETE POOL DECK JOINTING PER CONSTRUCTION PLAN. 2500 P.S.I. @ 28 DAYS. VERIFY PER GEOTECHNICAL REPORTS
 - MICRO DRAIN AT THE BACK OF SPA COPING WHERE APPLICABLE. REFER TO CONSTRUCTION PLAN AND CIVIL PRECISE GRADING AND DRAINAGE PLAN.
 - HANDICAP HOIST ANCHOR - PROVIDE APPROPRIATE SLEEVE AND DEEP CAN OUT IN POOL DECK. FOOTING AND ANCHOR SPECIFICATION PER POOL/SPA ENGINEERING PLANS.
 - CLEAN SAND BACKFILL.
 - COMPACTED SUB GRADE TO BE MINIMUM RELATIVE COMPACTION OF 90% PER GEOTECHNICAL REPORT. SLOPE SURFACE TO DRAIN @ 2% MIN.
 - POOL DECK SLOT DRAIN
 - 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.
 - CONC. CUT-OFF WALL/ DEEPEDED EDGE TO RECEIVE POOL DECK.
 - SAWCUT JOINT, CHASE THROUGH PIPE
 - ALL REINFORCEMENT PER STRUCTURAL ENGINEER.
 - FINISHED GRADE @ PLANTERS.
 - SANDBLASTED DEPTH INDICATORS ON COPING LOCATED PER POOL AND SPA PLAN

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

A CONCRETE AT POOL DECK

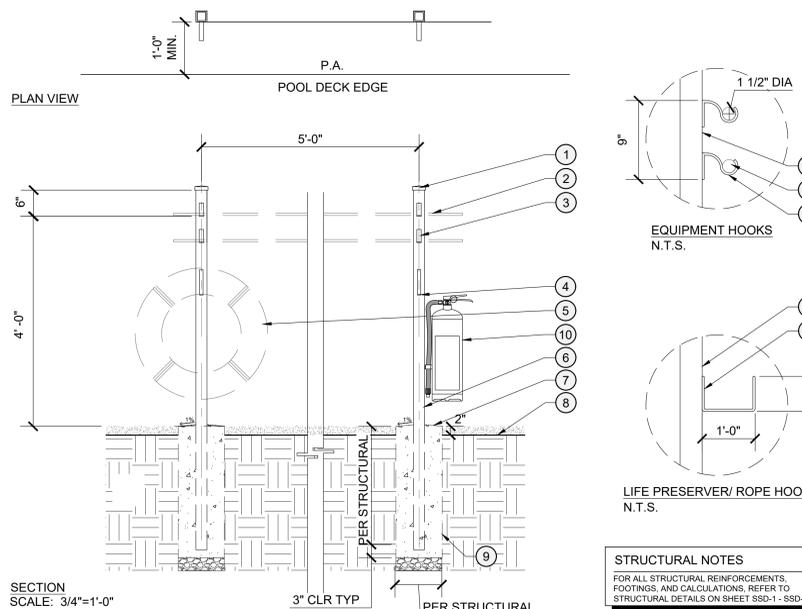


- LEGEND
- DECK DRAIN SLOT SAW CUT W/ DOUBLE BLADE 1/4" TOTAL WIDTH. EASE EXPOSED EDGES AFTER CUT.
 - CONC. POOL DECK W/ ETCHED FINISH PER DETAIL 'A', THIS SHEET.
 - #6 X 1 1/2" S.S SHEET METAL SCREWS EA. SIDE OF SLOT DRAIN @ 24" O.C. MAX.
 - 4" DIA. SDR-35 PVC PIPING.
 - CONCRETE REINFORCEMENT PER GEOTECHNICAL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



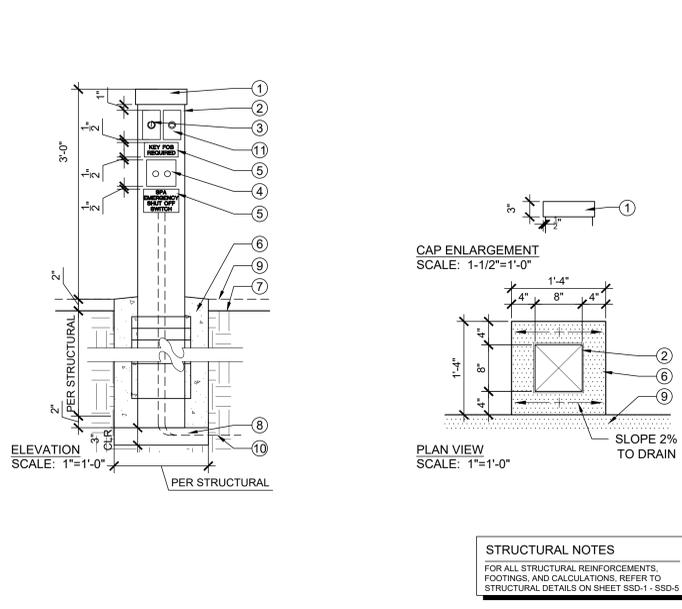
- LEGEND
- INTEGRAL COLOR PRECAST POOL COPING - 3' LENGTH (2'-11 5/8" TO ALLOW FOR 3/8" JOINT WIDTH). ORDER CORNER PIECES TO BE 4" MIN. LENGTH TO ALLOW FOR MITER CUT IN FIELD. REFER TO PROFILE BY POOL CONSULTANT.
 - TILE DEPTH MARKERS 6"x6". PER POOL ENGINEER
 - POOL WATERLINE TILE, REFER TO CONSTRUCTION MATERIAL LEGEND
 - CONCRETE POOL DECK, PER CIVIL ENGINEER PLANS
 - 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
 - JOINT SEALANT, TYP.
 - "NO DIVING" LOGO WHERE OCCURS
 - POOL GUNITE SHELL PER POOL CONTRACTOR
- NOTES
- 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.
 - CONTRACTOR TO PROVIDE SAMPLE MOCKUP OF WATERLINE TILE WITH GROUT FOR OWNER APPROVAL PRIOR TO ORDERING
 - CONTRACTOR TO PROVIDE SAMPLE MOCKUP OF POOL COPING WITH SANDBLAST DEPTH MARKERS FOR OWNER APPROVAL PRIOR TO ORDERING.
- DEPTH MARKER NOTES
- CONTRACTOR TO LOCATE DEPTH MARKERS PER INSTALLED DEPTH OF POOL/SPA BOTTOM & ALL APPLICABLE CODES. VERIFY PRIOR TO INSTALLATION.
 - SANDBLAST DEPTH MARKERS ARE TO ALIGN CENTERED ON WATERLINE TILE DEPTH MARKERS.

B SLOT DRAIN



- LEGEND
- CAST IRON POST CAP
 - 12' RESCUE POLE WITH A BODY HOOK.
 - 1" WIDE X 3/16" THICK METAL STRAP EQUIPMENT HOOKS, (4 TOTAL) WIDTH AT 1 1/2" DIAMETER TO RECEIVE POLES; WELDED TO POST.
 - 1" WIDE X 3/16" THICK METAL STRAP HOOK; WELDED TO THE POST.
 - LIFE PRESERVER
 - HSS 3"x3"x1/4" COLUMN, TYP.
 - INTEGRAL CONCRETE FOOTING TO MATCH POOL DECK COLOR. ALL OTHER INFO Fc = 2500 PSI
 - FINISH GRADE PER CIVIL ENGINEER PLANS.
 - DRAINAGE ROCK
 - FIRE EXTINGUISHER
- NOTES
- ALL WELDS SHALL BE 1/8" FILLET WELDS, ALL AROUND.
 - ALL MATERIAL PRE-GALVANIZED WITH ZINC RICH PRIMER & POWDER COATED FINISH.
 - POST TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION.
 - NOTE: THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

C POOL COPING TILE



- LEGEND
- CUSTOM DECORATIVE STEEL CAP (COLOR TO MATCH MATCH POOL FENCE AND POOL SIGNAGE).
 - HSS 8"x8"x3/8" COLUMN, TYP. POST COLOR TO MATCH POOL GATE.
 - SPA TIMER PER POOL CONTRACTOR
 - SHUT OFF SWITCH PER POOL CONTRACTOR
 - SIGNAGE PER SIGNAGE CONSULTANT SEE SPECS.
 - CONC. FTG. TO BE FLUSH WITH ADJACENT PAVING (MATCH COLOR AND FINISH). 2,500 P.S.I. @ 28 DAYS, CROWN 2% TO DRAIN.
 - FINISH GRADE PER CIVIL ENGINEER
 - COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
 - ADJACENT PAVING
 - CONTRACTOR SHALL COORDINATE ELECTRICAL WIRING THROUGH TUBULAR STEEL POST.
 - CONTROL TIMER, PER POOL ENGINEER DETAIL AND SPECS PLAN
- NOTES
- ALL WELDS SHALL BE 1/8" FILLET WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.
 - ZINC RICH PRIMER AND POWDERCOAT; ALL TUBULAR STEEL COLOR PER CONST. SCHEDULE.
 - POUR CONC. FTG. AGAINST FIRM UNDISTURBED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT.
 - SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
 - THE TOP 12" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

D POOL SAFETY RACK

E SPA SHUT OFF

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LANDSCAPE ARCHITECT
VINCIGLILO
STATE OF CALIFORNIA
27260024

PLAN REVISION DESCRIPTION

▲	
▲	
▲	
▲	

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

REFER TO SHEET INDEX ON SHEET 100-000 FOR COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

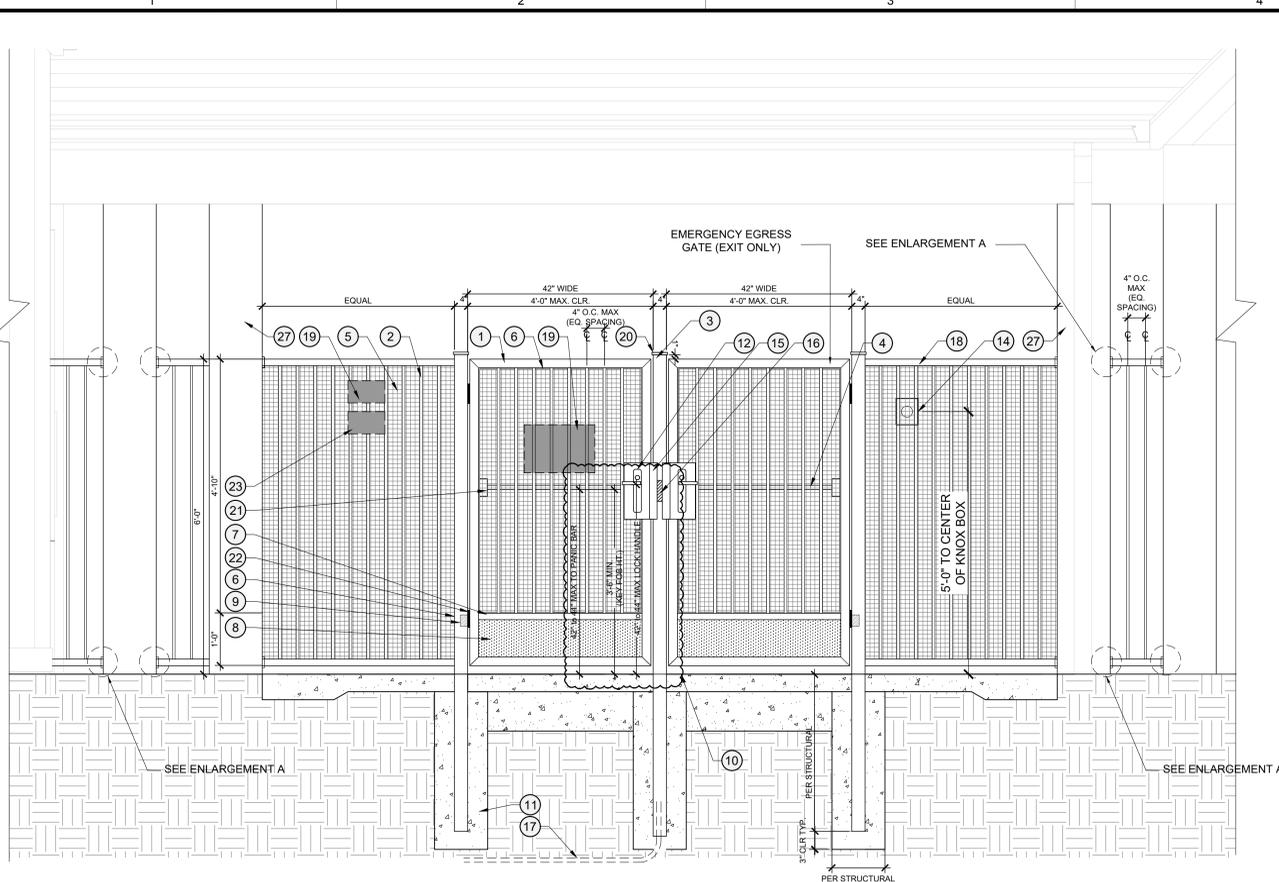
BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

CONSTRUCTION DETAILS

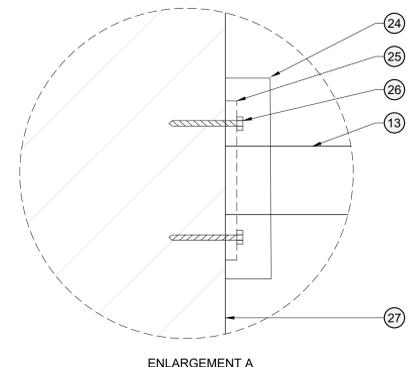
OF 60

LC-404

9/23/2024 8:51 AM



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



ENLARGEMENT A

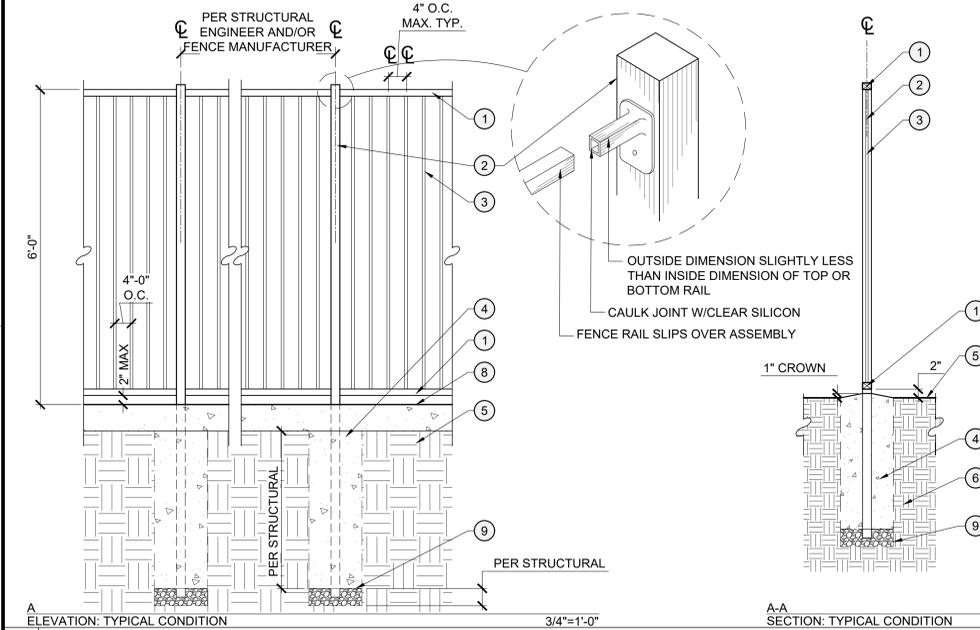
- LEGEND**
- 1 2" X 2", 11 GA. TUBE STEEL GATE FRAME; MITER CORNERS-FULL WELD.
 - 2 5/8" X 5/8" SQ. 16 GA. TUB. STEEL PICKETS @ 4" O.C. MAX. WELD ALL AROUND TO TOP AND MID GATE RAIL.
 - 3 HSS 4"X4"X1/4" COLUMN, TYP. W/SQ. END CAPS (WELDED).
 - 4 PANIC BAR, VON DURPIN 55 SERIES MORTISE LOCK CROSS BAR 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, UNDISTURBED 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.

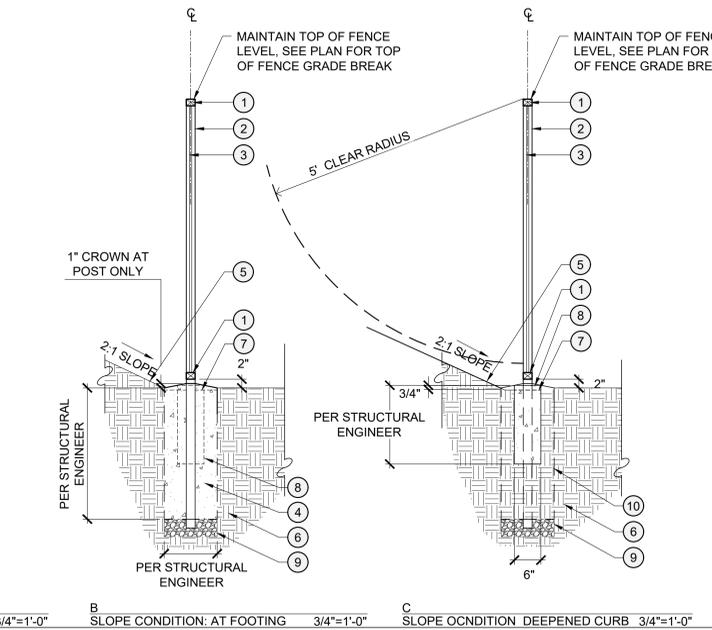
STRUCTURAL NOTES
 FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-6

A MAIN ENTRY GATE

C NOT USED



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



A-A SECTION: TYPICAL CONDITION 3/4"=1'-0" B SLOPE CONDITION: AT FOOTING 3/4"=1'-0" C SLOPE CONDITION DEEPENED CURB 3/4"=1'-0"

STRUCTURAL NOTES
 FOR ALL STRUCTURAL REINFORCEMENTS, FOOTINGS, AND CALCULATIONS, REFER TO STRUCTURAL DETAILS ON SHEET SSD-1 - SSD-6

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

- LEGEND**
- 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.



PLAN REVISION DESCRIPTION

811
 Know what's below.
 Call 811 before you dig.
 REFER TO THE SHEET INDEX ON SHEET SSD-1 FOR A COMPLETE LIST OF DRAWINGS.
 COMPLETE

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

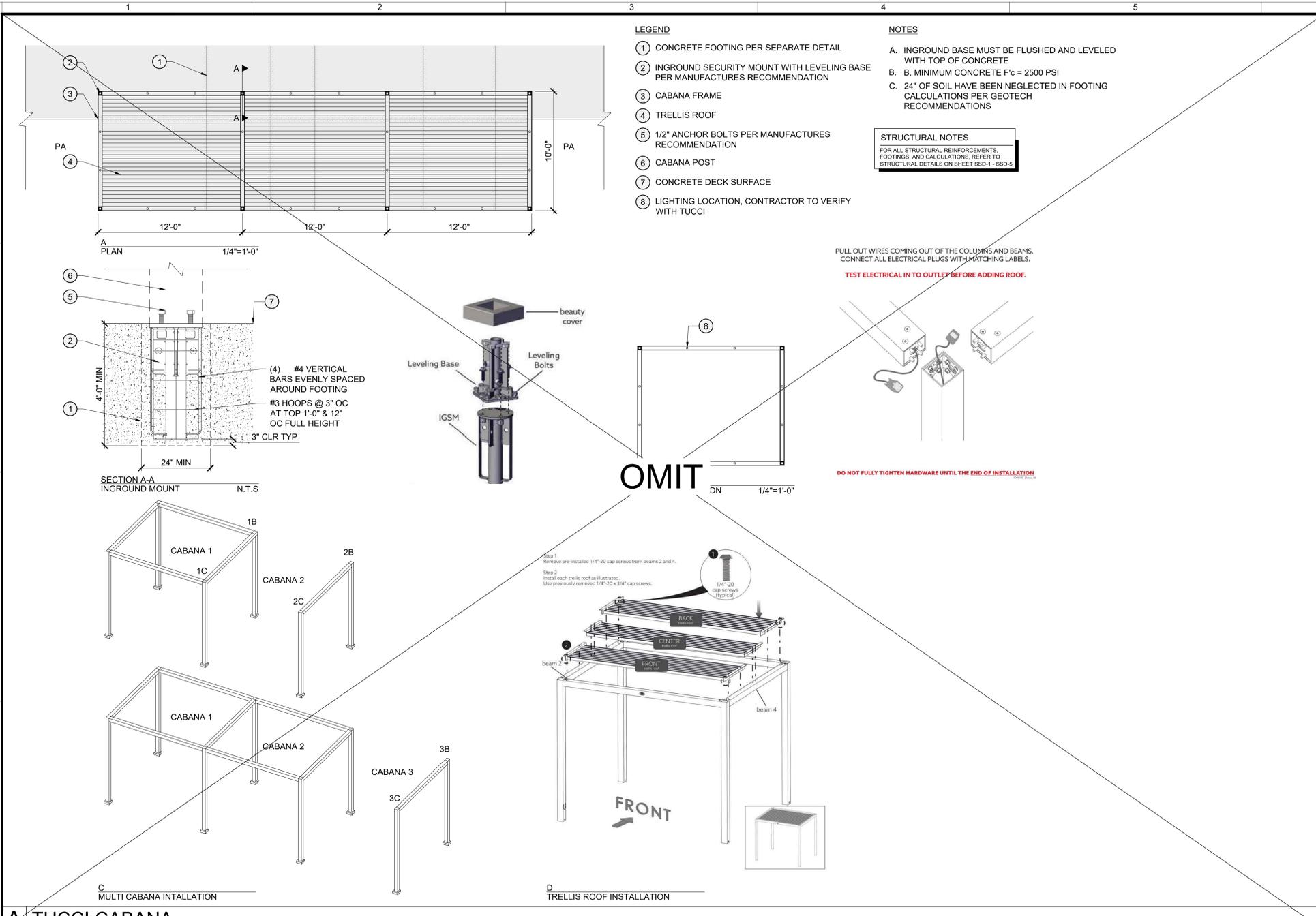
AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

BVDG JOB NUMBER: 1730912
 DRAWN BY: HW/BT
 PLAN CHECK NO: GR23-0012
CONSTRUCTION DETAILS
 OF 60
LC-405

L:\1730912-OTAY RANCH VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-12-401-CONSTRUCTION DETAILS.DWG

2/23/2024 8:51 AM



A TUCCI CABANA

B NOT USED

- 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

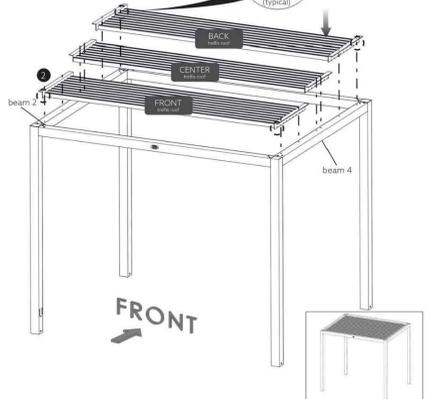
- NOTES**
- A. INGROUND BASE MUST BE FLUSHED AND LEVELED WITH TOP OF CONCRETE
 - B. MINIMUM CONCRETE F_c = 2500 PSI
 - C. 24" OF SOIL HAVE BEEN NEGLECTED IN FOOTING CALCULATIONS PER GEOTECH RECOMMENDATIONS

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

PULL OUT WIRES COMING OUT OF THE COLUMNS AND BEAMS. CONNECT ALL ELECTRICAL PLUGS WITH MATCHING LABELS.
TEST ELECTRICAL IN TO OUTLET BEFORE ADDING ROOF.

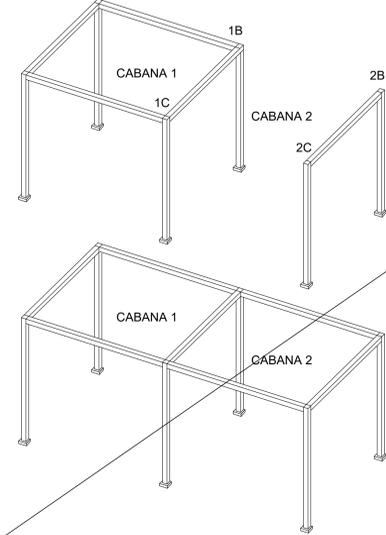
DO NOT FULLY TIGHTEN HARDWARE UNTIL THE END OF INSTALLATION

- Step 1**
Remove pre-installed 1/4" x 20 cap screws from beams 2 and 4.
- Step 2**
Install each trellis roof as illustrated. Use previously removed 1/4" x 20 x 3/4" cap screws.



D TRELLIS ROOF INSTALLATION

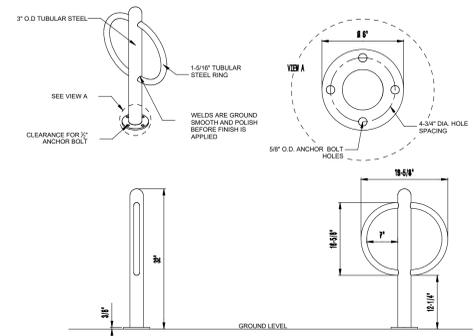
SECTION A-A INGROUND MOUNT N.T.S



C MULTI CABANA INTALLATION

VICTOR STANLEY
Create a timeless moment.[®]

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL: (301) 855-8300 - FAX: (410) 257-7575
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC
CUSTOM COLORS (INCLUDING THE RAL RANGE)

- NOTES:**
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 - 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).
 - IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BIKERACK IS IN PLACE. THIS IS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 - ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
 - FOR SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860F (460C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO 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 DETAILS.
 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 - THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

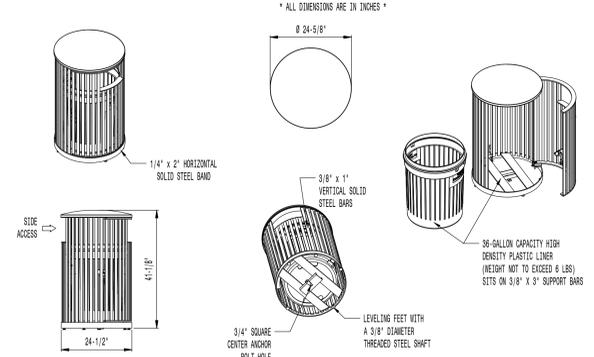
ERBS-103
CYCLES AVAILABLE

THE MAXIMUM WEIGHT CAPACITY IS 100 LBS.

C BIKE RACK

VICTOR STANLEY, INC.®
Manufacturers of Quality Site Furnishings since 1962.

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL: (301) 855-8300 - FAX: (410) 257-7575
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM



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

LID
STANDARD WITH SOLID CONVEY LID (AS SHOWN), AVAILABLE WITH OPTIONAL SOLID CONVEY 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 KEYS LOCK BOX OR THE KEYS LOCK BOX. LID SOLD IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

- NOTES:**
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 - 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 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).
 - ALL UNPAINTED BRONZE FINISHES AND STAINLESS STEEL FINISHES FOR YOUR WORKSHOP, STANDARD 316L SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYS LOCK ASSEMBLY.
 - THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 - VICTOR STANLEY, INC., PLASTIC LINER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING OPTIMAL WELDED JOBS, INTERNAL HANDHOLES, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
 - ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
 - 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 860F (460C). 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.
 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 - THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

COPYRIGHT 2014 VICTOR STANLEY, INC.® ALL RIGHTS RESERVED
REV. 12/16/14 DRAW L.O.L. 2014-1027

D TRASH RECEPTACLE

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 THIS SHEET NUMBER ON SHEET TO AVOID EPCS. COMPLETE LIST OF DRAWINGS.

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

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OVD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OVD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

CONSTRUCTION DETAILS

OF 60

LC-406

COPYRIGHT 2019 BRIGHTVIEW DESIGN GROUP

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 HARDCAPE.	
7. ADJUST ROTOR PATTERN AND COVERAGE WITH NOZZLE SCREW TO ELIMINATE OVERSPRAY ONTO HARDCAPE.	
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:	
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.	
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.	
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	
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.	

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"	

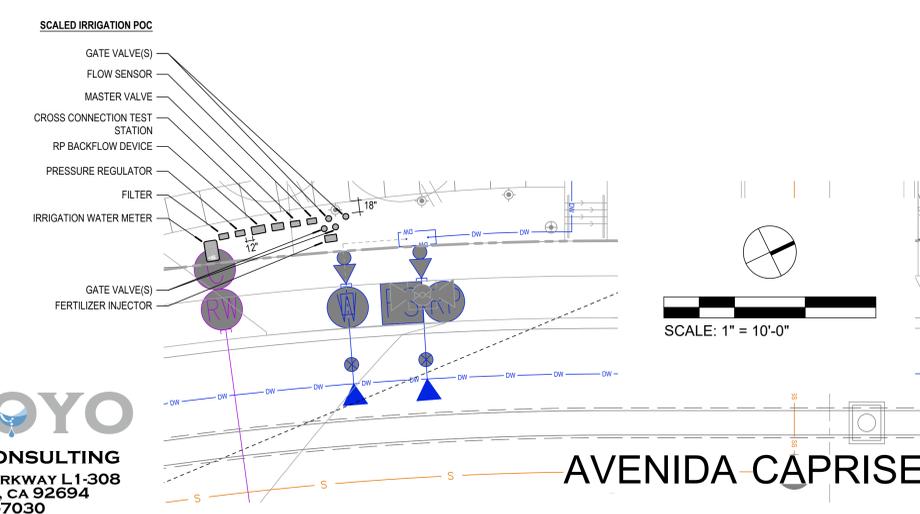
IRRIGATION EQUIPMENT LEGEND RECYCLED WATER			
SYMBOL	ITEM	MANUFACTURER - MODEL NUMBER - DESCRIPTION	
NOT SHOWN	STATION ID TAG	CHRISTY'S ID-MAX-P1 PURPLE STATION ID TAGS WITH BLACK LETTERING	
		• PER REMOTE CONTROL VALVE	
NOT SHOWN	WATER ID TAG	CHRISTY'S ID-MAX-P2-RC006 PURPLE BILINGUAL RECYCLED WATER ID TAG	
		• PER PIECE OF RECYCLED WATER EQUIPMENT	
NOT SHOWN	VALVE BOX	IRRIGATION VALVE BOXES	
		BOX	LID
		• 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 SYSTEM NOTES	
DESIGN CLARIFICATIONS:	
1. THE IRRIGATION PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT AND PIPING SHOWN WITHIN HARDCAPE 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.	
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.	

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.	
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.	
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.1. ACTUAL SIZE AND LOCATION OF FACILITIES SHALL BE VERIFIED. CONTRACTOR SHALL POT-HOLE ALL EXISTING UTILITIES TO VERIFY TIE IN LOCATIONS, PIPE SIZE AND TYPE PRIOR TO ANY WORK BEING PERFORMED. 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.	

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 EQUIPMENT LEGEND RECYCLED WATER		DETAIL	
SYMBOL	ITEM	MANUFACTURER - MODEL NUMBER - DESCRIPTION	DETAIL
WM	RECYCLED WATER METER	FOR REFERENCE ONLY - REFER TO CIVIL PLAN FOR SIZE AND LOCATION	1.0
		• VERIFY STATIC WATER PRESSURE AND REPORT TO IRRIGATION CONSULTANT BEFORE START OF WORK	
BK	BASKET STRAINER	KECKLEY SSGFY SERIES FLANGED CLASS 150 CAST 316 STAINLESS STEEL BASKET STRAINER WITH 60 MESH STAINLESS STEEL SCREEN	2.0
		• REFER TO PLAN FOR SIZE	
PR	PRESSURE REGULATOR	WILKINS 500XL-HLR-SC BRONZE PRESSURE REDUCING VALVE WITH HIGH-LONG RANGE SPRING AND SEALED CAGE BELL HOUSING	WR-01
		• REFER TO PLAN FOR SIZE AND PRESSURE SETTING	WR-08
BE	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	
CS	CROSS CONNECTION TEST STATION	RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION. REFER TO WATER AGENCIES' STANDARDS DETAIL WR-04.	WR-04
MA	MASTER VALVE	RAIN BIRD EFB-CP SERIES NORMALLY CLOSED BRASS MASTER VALVE	3.0
		• INCLUDE SINGLE STATION TWO-WIRE DECODER	
		• REFER TO PLAN FOR SIZE	
FS	FLOW SENSOR	CREATIVE SENSOR TECHNOLOGY FSI-T SERIES PLASTIC FLOW SENSOR INCLUDED WITH CONTROLLER ASSEMBLY	4.0
		• INCLUDE TWO-WIRE SENSOR DECODER	
		• REFER TO CONTROLLER NOTE	
GV	GATE VALVE	NIBCO T-113-K BRONZE CROSS TOP GATE VALVE	5.0
		• LINE SIZE UP TO 3"	
FI	FERTILIZER INJECTOR	EZ-FLO SYSTEMS FERTILIZER INJECTOR - REFER TO DETAIL FOR MODEL MATRIX. FERTILIZER AMENDMENT SCHEDULE TO BE PER THE SOILS REPORT.	6.0
AR	AIR RELIEF	NETAFIM 65ARB1 1" COMBINATION AIR / VACUUM RELIEF VALVE	7.0
CV	CONTROL VALVE	RAIN BIRD PESB-R-PRS-D SERIES PRESSURE REGULATING CONTROL VALVE	8.0
		• INCLUDE PRS DIAL VALVE PRESSURE REGULATOR	
		• INCLUDE SINGLE STATION TWO-WIRE DECODER	
		• REFER TO PLAN FOR SIZE	
CD	CONTROL VALVE DRIP	RAIN BIRD 100-PESB-R 1" CONTROL VALVE	9.0
		• INCLUDE RAIN BIRD PRB-OKC#K-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	10.0
		• INCLUDE SINGLE STATION TWO-WIRE DECODER	
LC	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	
FL	FLUSH VALVE	1/2" SCHEDULE 40 PVC BALL VALVE MANUAL DRIP FLUSH VALVE	20.0
		• INCLUDE RAIN BIRD 1812-PRS SPRAY BODY WITH RAIN BIRD 4" VAN NOZZLE (CLOSED) - DRIP OPERATION INDICATOR ASSEMBLY	21.0
TI	TREE IRRIGATION	TWO (2) RWS-M-B-C-1401 ROOT WATERING SYSTEMS WITH FACTORY INSTALLED 1401 BUBBLER AND CHECK VALVE PER TREE.	22.0
WS	RECYCLED WATER SIGN	CHRISTY'S ID-SIGN-REC1218 (12" X 18") ALUMINUM BILINGUAL RECYCLED WATER WARNING SIGN	WM-08
		• INCLUDE 1'-1/2" SQUARE ALUMINUM POST	
RC	RW CROSSING	REFER TO RECYCLED WATER CROSSING DETAIL	WI-04
LA	LOCATION ARROW	INDICATES MAINLINE INSTALLATION LOCATION	23.0
TL	TWO-WIRE LINE SURGE PROTECTION	HYDROPOINT WT2W-LSP TWO-WIRE LINE SURGE PROTECTION	13.0
		• INCLUDE GROUND ROD / PLATE PER INSTALLATION DETAIL	
		• REFER TO DETAIL FOR LOCATION AND SPACING	14.0
RS	RAIN SENSOR	RAIN BIRD WR2-48 WIRELESS 48-HOUR RAIN DELAY SENSOR AND CONTROLLER INTERFACE	11.0
			12.0
CT	CONTROLLER	STRONGBOX TOP MOUNTED STAINLESS STEEL CONTROLLER ASSEMBLY	11.0
		• REFER TO CONTROLLER NOTE FOR MODEL NUMBER AND FEATURES	12.0
RM	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"	24.0
		• ALL PIPE TO BE SOLVENT WELD	
		• REFER TO PLAN FOR SIZE	
		• FURNISH AND INSTALL DETECTABLE WARNING TAPE	
		• REFER TO TRENCHING DETAIL FOR DEPTHS	
		PURPLE SCHEDULE 40 SOLVENT WELD PVC LATERAL LINE	24.0
		• REFER TO PLAN FOR SIZE - 3/4" MINIMUM	
		• REFER TO TRENCHING DETAIL FOR BURIAL DEPTHS	
		FLAT - BELOW GRADE	24.0
		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	17.0
		RAIN BIRD XF5-CVPS-06-12 SERIES WITH COPPER SHIELD, CHECK VALVE AND PURPLE STRIPE OPTION	18.0
		• 0.6 GPH EMITTERS SPACED AT 12" O.C. WITHIN TUBING	19.0
		• 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	25.0
		PURPLE SCHEDULE 40 PVC	
		REFER TO SLEEVING LEGEND FOR QUANTITY AND SIZE	
		DOMESTIC WATER LINE	
		DOMESTIC WATER LINES PER CIVIL PLANS - FOR REFERENCE ONLY	
		RECYCLED WATER LINE	
		RECYCLED WATER LINES PER CIVIL PLANS - FOR REFERENCE ONLY	
		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 DBRY-6 600 VAC WATERPROOF DIRECT BURY CONNECTORS	16.0
		• 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	



BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL PLANNING ARCHITECT
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL MECHANICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CHEMICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL BIOMEDICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL MECHANICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CHEMICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL BIOMEDICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL MECHANICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CHEMICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL BIOMEDICAL ENGINEER
STATE OF CALIFORNIA
NO. 10000
2/28/2024

REGISTERED PROFESSIONAL CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 1

C:\USERS\GARRY\COLLINS\ONEDRIVE - ARROYO IRRIGATION\DESKTOP\AUTOCAD 2.20\24\IOTAY SWIM CLUB - IRR.DWG

A B C D E F

1 2 3 4 5 6 7

2/21/2024 3:23 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	2.00"				
Water Type	Recycled Water				
Hydraulic Gradient	680'				
Elevation of Meter	410'				
Static Pressure	116 PSI				
Valve Information					
Automatic Control Valve Size	A15				
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	2.00"		Water Meter	30 GPM	0.71 PSI
1	2.00"	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	12 GPM	9.59 PSI
			Lateral Line Loss		4.00 PSI
			Fitting Loss (10%)		3.44 PSI
			Elevation Change		1.73 PSI
			Total System Losses		40 PSI
			Pressure to Operate Head		30 PSI
			Safety Factor	20%	14 PSI
			Static Pressure at Water Meter		116 PSI
			Residual Pressure / Boost Pressure		32 PSI
			Pressure Required with Safety Factor		84 PSI

Water Efficient Landscape Worksheet										
Water Meter #:	A			Controller ID:	A					
CIMIS Zone or City:	State Zone 1			Reference Evapotranspiration (ET _o):	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 MWEO				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.)										
ET _o = Reference Evapotranspiration										
PF = Plant Water Use Factor										
IE = Irrigation Efficiency										
ETAF = ET Adjustment Factor										
$MAWA = ET_o \times .82 \times [(LA \times ETAF) + SLA \times (1 - ETAF)]$ $ETWU = \frac{ET_o \times 0.82 \times LA \times PF}{IE}$										

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.

Smart Irrigation Controller Programming Recommendation											
Water Meter #:	A			CIMIS Zone:	Zone 1		Soil Type:	Loam			
Controller ID:	A			Peak ET _o Per Day:	0.15						
Station #	Hydrozone #	Aspect Exposure	Plant Type	Peak Landscape Coefficient	Sprinkler Type	Precipitation Rate (In/Hr)	Efficiency	Establishment Schedule		Maturity Schedule	
								Cycles Per Week	Peak Runtime (Minutes)	Cycles Per Week	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.											

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 THIS DRAWING FOR A COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

IRRIGATION CALCULATIONS

OF 60

LI-001

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.

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 manufacturer's 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. 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.
b. 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.
c. 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 sepiar 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 MAINTENANCE

- 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, 3/4 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-volatile.
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. 30 Thread One End (T.O.E.) with the threaded side attached to the FIPT device and the SLP end attached to the pressure mainline with a SLP 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 soldus as 1125 degrees F. and liquids at 1145 degrees F., conforming to ASTM B206 and FS QQB-655C.

Type: Fittings: Niobo 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 valves 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 - 10 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 Page-Electric, voltage rating, size and type, and UL file number.
e. All cables shall be tested physically and electrically in accordance with UL Standards 493, and 83 (paragraphs 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 cut 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. Strapping 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 lead 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 made using 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 trash 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 into 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 than one (1) PSI pressure drop at maximum rated pressure and flow.
3. The sprinkler shall have a strong stainless steel reset spring for positive pop-down. Pop-up height shall be as indicated on the irrigation drawings and not 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 35 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 1000 series sprinkler and the PA-3S plastic shrub adapter.
9. Rotary Nozzles shall have multiple arc stream 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 22 x 22 mesh screen to protect the nozzle against clogging. The Rotary Nozzle shall have a precipitation rate matched with Rain Bird 5000/5000 Plus/MPR 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 bars 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 of 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 systems 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 ell. 3/4 inch and larger swing joints shall be made with Sch. 40 PVC street ell.

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 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, bumps, 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



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



PLAN REVISION DESCRIPTION

Table with 2 columns: Revision number (1-4) and Description.

811 logo with text: Know what's below. Call 811 before you dig. REFER TO THE SHEET INDEX ON THIS DRAWING FOR A COMPLETE LIST OF DRAWINGS.

HOMEFED CORPORATION OTAY RANCH VILLAGE 8 WEST SWIM CLUB LANDSCAPE DEVELOPMENT PLANS CHULA VISTA, CALIFORNIA AGENCY SUBMITTAL #3

PROJECT STATUS LOG table with columns: PLAN SET, ISSUE DATE, PROJECT STATUS, PROJECT #1-6.

BVDG JOB NUMBER: 1730912

DRAWN BY: HW/BT

PLAN CHECK NO: GR23-0012

IRRIGATION SPECIFICATIONS

OF 60

LI-002

COPYRIGHT 2019 BRIGHTVIEW DESIGN GROUP



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.

C:\USERS\GARRY\COLLINS\ONEDRIVE - ARROYO IRRIGATION\DESKTOP\IAUTOCAD 2.20\24\OTAY SWIM CLUB - IRR.DWG

	1	2	3	4	5	6	7
A							
B							
C							
D							
E							
F							

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
NO. 10000
EXPIRES 12/31/2024

RECEIVED AT THE OFFICE OF THE DISTRICT ENGINEER
FOR THE SAN DIEGO COUNTY DEPARTMENT OF HEALTH SERVICES
ON 08/03/2018 AT 10:00 AM

PLAN REVISION DESCRIPTION

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

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

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OVD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OVD SUB #2/HEALTH DEPT #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

IRRIGATION NOTES

OF 60

LI-003

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.

Copyright 2019 BRIGHTVIEW DESIGN GROUP

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

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 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 water 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:

- Meter location and size
- Gross and net irrigation area served by each meter (sq ft or acres)
- Peak flow through the meter in liters/minute (gpm)

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 4 of 14

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:

- 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.
- Hose bibs on recycled water facilities are prohibited.
- 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.
- 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:

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

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 8 of 14

B. Operational:

- Liability: The District shall not be liable for any water-related damage resulting from, but not limited to:
 - defective plumbing
 - broken or faulty services
 - onsite facilities failures
 - high or low pressure conditions
 - interruptions of service
 - unauthorized connections
- 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.

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 3 of 14

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 with purple 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 "Peilgro: 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

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 7 of 14

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.

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 2 of 14

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

- 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.
- 100mm (4") and larger pipe shall conform to either AWWA C300 or C305 with elastomeric ring ball-type pipe ends, conforming to ASTM-D3139. Where purple pipe is unavailable, 0.203mm (0.008" or 8 mils) purple plastic sleeve material may be used in accordance with Section 15151.
- 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:

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

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 6 of 14

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.

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 1 of 14

- Estimate of the yearly demand (acre-feet)
- 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:

- Manufacturer and model number
- Sprinkler radius in meters (feet)
- Operating pressure in Kpa (psi)
- Flow in liters/minute (gpm)
- Sprinkler pattern

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

- Points of connection
- Routing of all pipes
- Gate valves
- Control valves
- Quick-coupling valves
- Routing of control wires
- Control stations
- The area controlled by each control station
- Signage plan and sign detail
- Cross connection test station locations and detail
- Location of mow strips, fences, walls, or other barriers
- 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:

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

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 5 of 14

	1	2	3	4	5	6	7
A							
B							
C							
D							
E							
F							

OTAY WATER DISTRICT RECYCLED WATER NOTES

- 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.
- CROSS CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.
- 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.
- 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.
- PUBLIC FACILITIES, SUCH AS DRINKING AND DECORATIVE FOUNTAINS, COMFORT STATIONS, PLAYGROUND EQUIPMENT, ETC., DO EXIST ON THIS PROJECT.
- 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.
- 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".
- ALL ON-SITE POTABLE WATER LINES SHALL BE WHITE PVC UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- 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.
- 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.
- A MINIMUM VERTICAL SEPARATION OF 12 INCHES SHALL BE MAINTAINED BETWEEN UTILITIES AT ALL TIMES.
- HOSE BIBS ARE STRICTLY PROHIBITED ON RECYCLED WATER SYSTEMS.
- ALL SPRAY HEADS, VALVE BOXES, AND QUICK COUPLER VALVES SHALL BE CLEARLY COLOR CODED (PURPLE) TO INDICATE THE USE OF RECYCLED WATER.
- RECYCLED WATER LINES SHALL NOT CROSS ROADS, STREETS, OR EASEMENTS UNLESS SPECIFICALLY SHOWN ON THESE PLANS.
- 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.
- 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).
- ALL METER SIZES SHALL BE VERIFIED BY THE DISTRICT. FINAL DETERMINATION OF METER SIZES IS RESERVED BY THE DISTRICT.
- 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.
- PRIOR TO ENERGIZING THE ON-SITE SYSTEM WITH WATER, ONE (1) COMPLETE SET OF LAMINATED CONTROLLER CHARTS SHALL BE PROVIDED TO THE DISTRICT.
- 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.
- 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.
- 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.
- NO SUBSTITUTION OF PIPE MATERIALS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DISTRICT.
- 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.
- 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.
- 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 _____ PHONE NO. _____
OR AFTER HOURS, CONTACT _____ AT _____ PHONE NO. _____

- BEST MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
- RECYCLED WATER QUICK COUPLING VALVES SHALL BE OF A TYPE DESIGNED FOR USE ON RECYCLED WATER DISTRIBUTION SYSTEMS (SPKES NOT INTERCHANGEABLE WITH POTABLE WATER QUICK COUPLER SPIKES) PER OTAY WATER DISTRICT'S RULES AND REGULATIONS.
- ALL BUILDINGS SHALL HAVE A THRESHOLD VALVE ON THE POTABLE WATER SUPPLY.
- ALL BOX LIDS SHALL BE BRANDED.
- 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.
- 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
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.

- Controller clocks are set to operate during the approved hours.
 - Controller maps have been submitted to the District.
 - 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:
- 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.
 - 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:
- To ensure that all operations and maintenance personnel are trained and familiarized with the use of recycled water.
 - 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.
 - 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.
 - 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

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 11 of 14

- 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.
- 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:

- Provide one map for each automatic controller showing the area covered. The map shall be 275mm x 425mm (11" x 17") in size.
 - 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.
 - The map shall be a blackline print with a different color used to show area of coverage for each station and subsystem.
 - 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:
- Application for recycled service has been made to the District.
 - Warning signs and labels are installed.
 - 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.
 - Windblown spray, runoff and ponding have been limited or prevented.

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 10 of 14

- 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.
- 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.
- 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.
- 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.

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 13 of 14

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 9 of 14

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

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

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 12 of 14

END OF SECTION

Standard Specifications Recycled Water Facilities (Onsite) Revised: 08/03/2018
15152 - Page 14 of 14



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 THIS DRAWING FOR A COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	HEALTH DEPT. SUBMITTAL #2
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

IRRIGATION NOTES

OF 60

LI-004

INSPECTION NOTE
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.

C:\USERS\GARRY\COLLINS\DRIVE - ARROYO IRRIGATION\DESKTOP\UAUTOCAD 2.20.24\OTAY SWIM CLUB - IRR.DWG

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

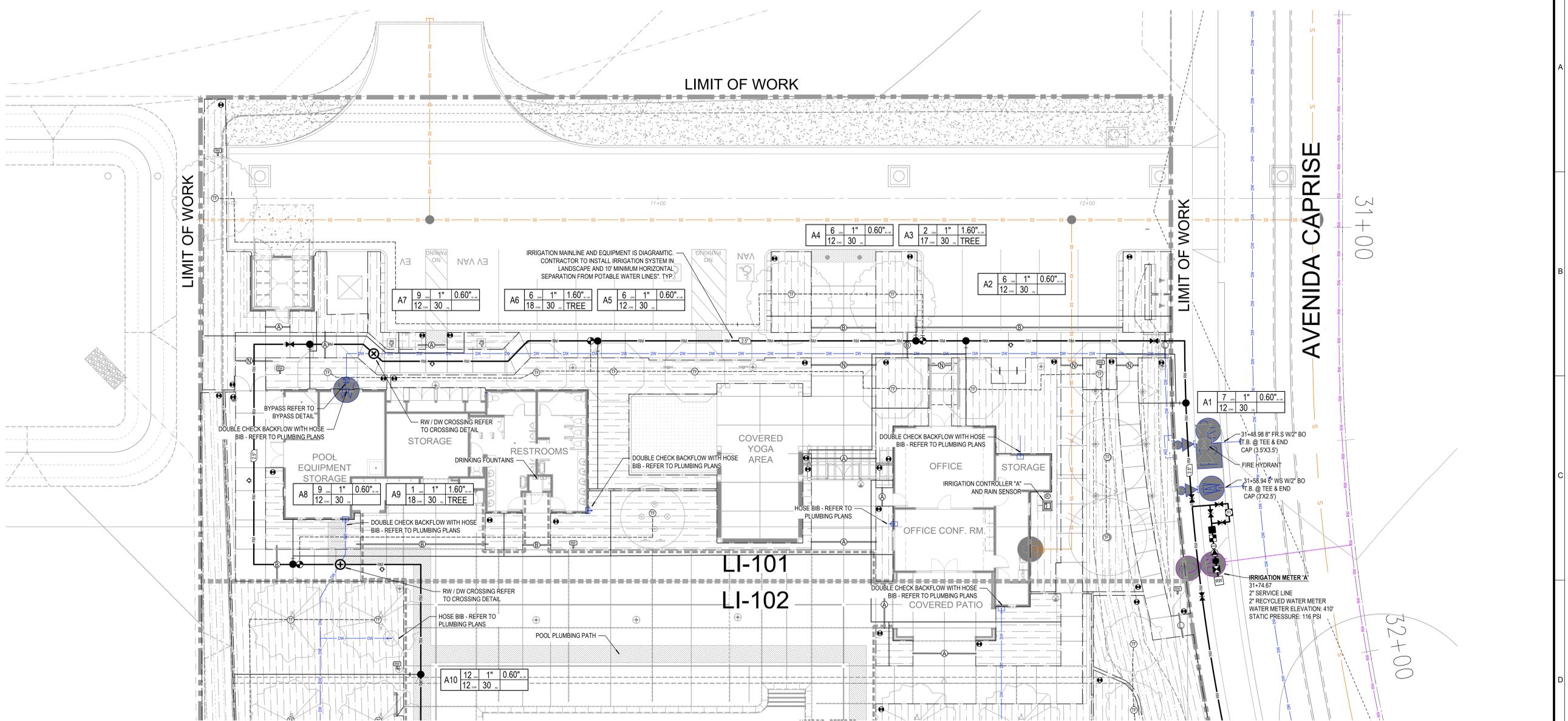
BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

IRRIGATION PLANS

OF 60

LI-101

2/21/2024 3:23 PM



LATERAL PIPE SIZING LEGEND

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

- 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)

SLEEVE SIZING LEGEND

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

(2) 2"	(3) 4"
(3) 2"	(4) 4"
(4) 2"	(5) 4"
(2) 3"	(1) 6" + (2) 4"
(3) 3"	(1) 6" + (3) 4"
(4) 3"	(1) 6" + (4) 4"

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

- 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.

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

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: HYDROPPOINT
CONTROLLER MODEL: WEATHERTRAK ET PRO3
WIRE TYPE: TWO-WIRE
ASSEMBLY TYPE: WALL MOUNT ENCLOSURE
SERVICE WARRANTY: 2 YEARS
RAIN SENSOR: YES

FLOW SENSOR MANUFACTURE: CST
FLOW SENSOR SIZE AND TYPE: 1.5" PLASTIC

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

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

IRRIGATION CONTRACTOR WILL HAVE LABELING IDENTIFYING RECYCLED WATER USE

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

POC NOTE

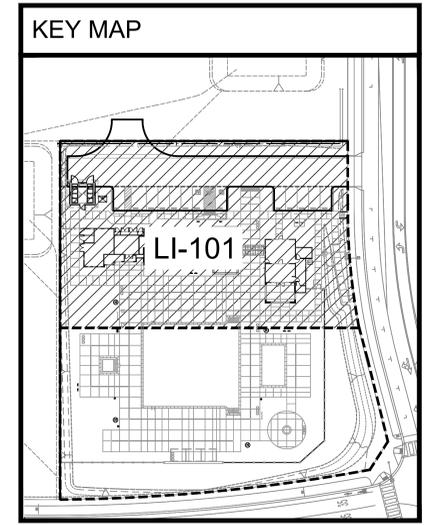
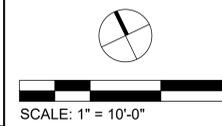
BELOW IS SIZING OF THE POC IRRIGATION EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL REFER TO THE IRRIGATION EQUIPMENT LEGEND FOR SPECIFICATION.

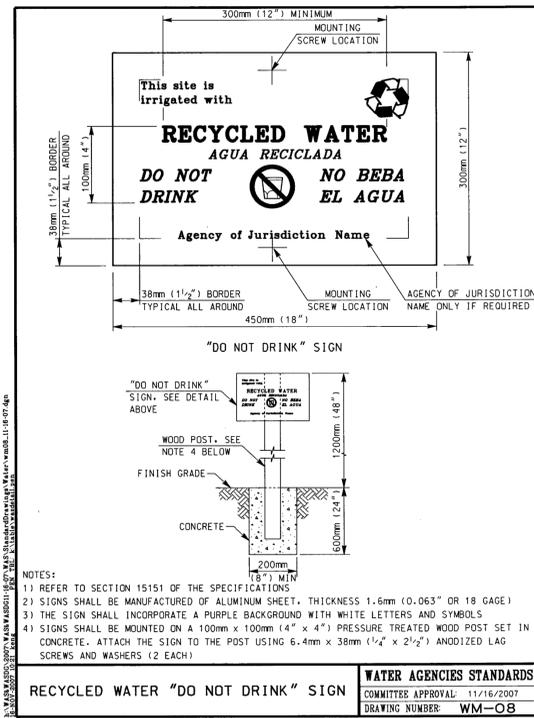
POINT OF CONNECTION 'A'

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

WATER METER INFORMATION TABLE

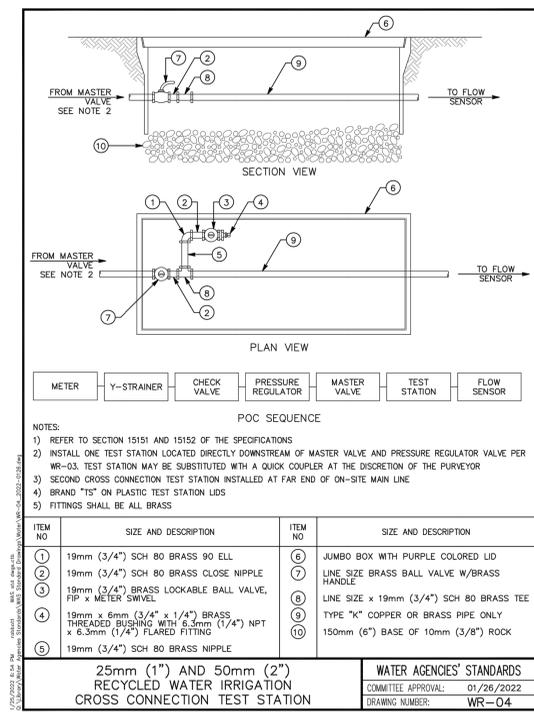
METER NUMBER	A - NEW METER
CIVIL STATION	31+74.67
METER SIZE	2"
SERVICE LINE SIZE	2"
PROPOSED MAX FLOW	30GPM
AREA SERVED	25,523 SQFT
ANNUAL WATER USE	0.59 ACRE FEET
DESIGN OPERATING PRESSURE	84 PSI
WATER PROVIDER	OTAY WATER DISTRICT
WATER TYPE	RECYCLED WATER





- NOTES:
- REFER TO SECTION 15151 OF THE SPECIFICATIONS
 - SIGNS SHALL BE MANUFACTURED OF ALUMINUM SHEET, THICKNESS 1.6mm (0.063\" OR 18 GAGE)
 - THE SIGN SHALL INCORPORATE A PURPLE BACKGROUND WITH WHITE LETTERS AND SYMBOLS
 - 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 (1/4\" x 2 1/2\") ANODIZED LAG SCREWS AND WASHERS (2 EACH)

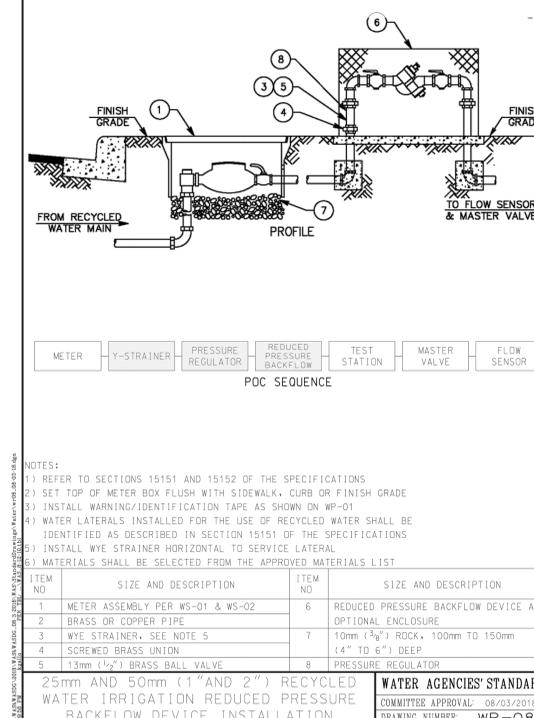
RECYCLED WATER "DO NOT DRINK" SIGN	WATER AGENCIES' STANDARDS
COMMITTEE APPROVAL: 11/16/2007	COMMITTEE APPROVAL: 11/16/2007
DRAWING NUMBER: WM-08	DRAWING NUMBER: WM-08



- NOTES:
- REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
 - 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
 - SECOND CROSS CONNECTION TEST STATION INSTALLED AT FAR END OF ON-SITE MAIN LINE
 - BRAND "TS" ON PLASTIC TEST STATION LIDS
 - 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

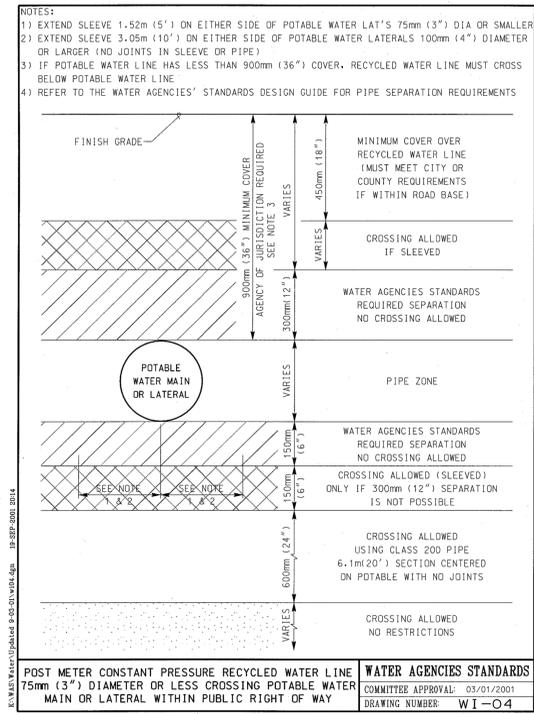
25mm (1\") AND 50mm (2\") RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION	WATER AGENCIES' STANDARDS
COMMITTEE APPROVAL: 01/28/2022	COMMITTEE APPROVAL: 01/28/2022
DRAWING NUMBER: WR-04	DRAWING NUMBER: WR-04



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

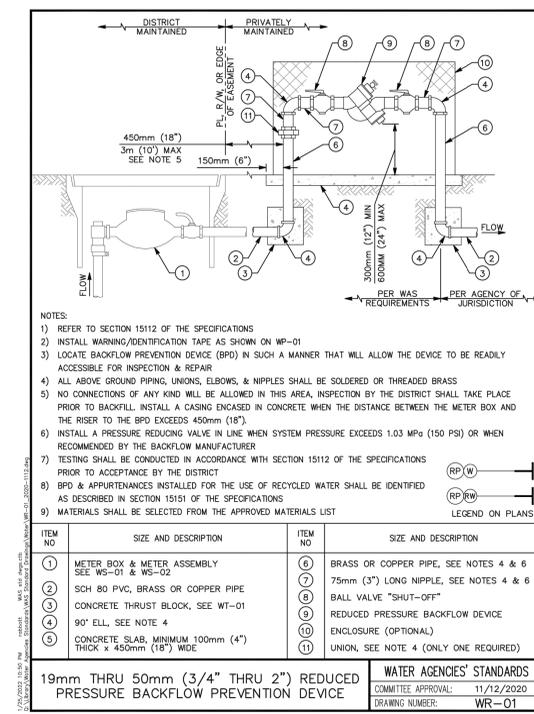
ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	METER ASSEMBLY PER WS-01 & WS-02	6	REDUCED PRESSURE BACKFLOW DEVICE AND OPTIONAL ENCLOSURE
2	BRASS OR COPPER PIPE	7	10mm (3/8\") ROCK, 100mm TO 150mm (4\" TO 6\") DEEP
3	WYE STRAINER, SEE NOTE 5	8	PRESSURE REGULATOR
4	SCREWED BRASS UNION		
5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

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



- NOTES:
- EXTEND SLEEVE 1.52m (5') ON EITHER SIDE OF POTABLE WATER LAT'S 75mm (3\") DIA OR SMALLER
 - EXTEND SLEEVE 3.05m (10') ON EITHER SIDE OF POTABLE WATER LATERALS 100mm (4\") DIAMETER OR LARGER (NO JOINTS IN SLEEVE OR PIPE)
 - IF POTABLE WATER LINE HAS LESS THAN 900mm (36\") COVER, RECYCLED WATER LINE MUST CROSS BELOW POTABLE WATER LINE
 - 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	COMMITTEE APPROVAL: 03/01/2001
DRAWING NUMBER: WI-04	DRAWING NUMBER: WI-04



- NOTES:
- REFER TO SECTION 15112 OF THE SPECIFICATIONS
 - INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP-01
 - LOCATE BACKFLOW PREVENTION DEVICE (BPD) IN SUCH A MANNER THAT WILL ALLOW THE DEVICE TO BE READILY ACCESSIBLE FOR INSPECTION & REPAIR
 - ALL ABOVE GROUND PIPING, UNIONS, ELBOWS, & NIPPLES SHALL BE SOLDERED OR THREADED BRASS
 - 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\"
 - INSTALL A PRESSURE REDUCING VALVE IN LINE WHEN SYSTEM PRESSURE EXCEEDS 1.03 MPa (150 PSI) OR WHEN RECOMMENDED BY THE BACKFLOW MANUFACTURER
 - TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 15112 OF THE SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE DISTRICT
 - BPD & APPURTENANCES INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
 - MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST

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	COMMITTEE APPROVAL: 11/12/2020
DRAWING NUMBER: WR-01	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

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\DESKTOP\AUTOCAD 2.20\24\OTAY SWIM CLUB - IRR.DWG



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

LANDSCAPE ARCHITECT
L. J. BROWN
STATE OF CALIFORNIA
22920204

PLAN REVISION DESCRIPTION

811 Know what's below. Call 811 before you dig.
REFER TO THE SHEET INDEX ON LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS	LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1	
B	06/28/2023	PLANNING SUBMITTAL #1	
C	08/23/2023	OWD SUBMITTAL #1	
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2	
E	01/05/2024	PLANNING SUBMITTAL #2	
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3	
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4	

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012
SHEET TITLE: IRRIGATION DETAILS
OF 60
SHEET NUMBER: LI-401
COPYRIGHT 2019 BRIGHTVIEW DESIGN GROUP



PLAN REVISION DESCRIPTION

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

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

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

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

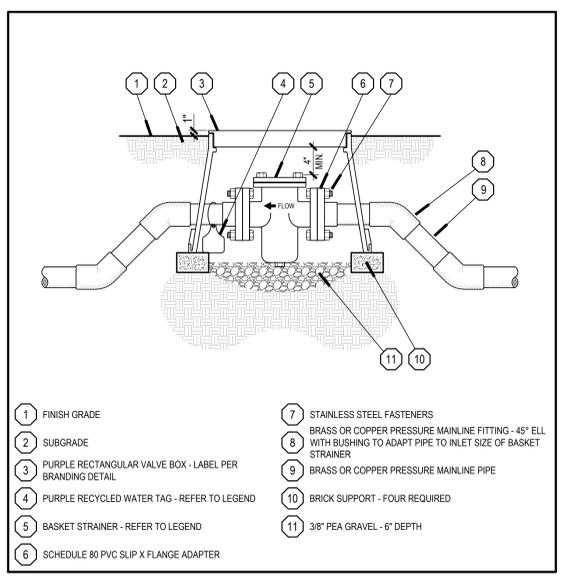
BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012

IRRIGATION DETAILS

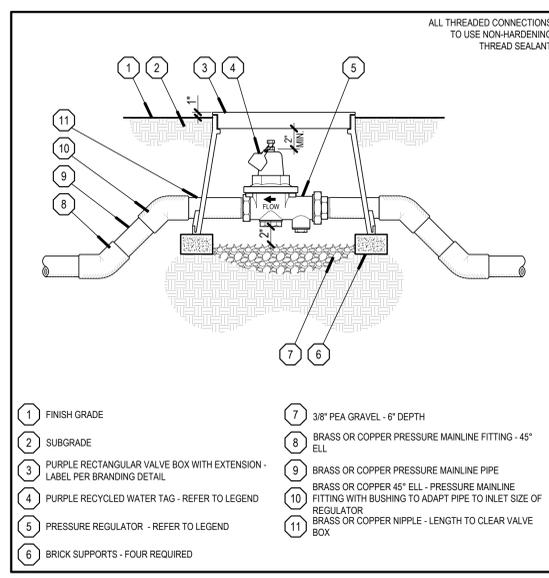
OF 60

SHEET NUMBER
LI-402

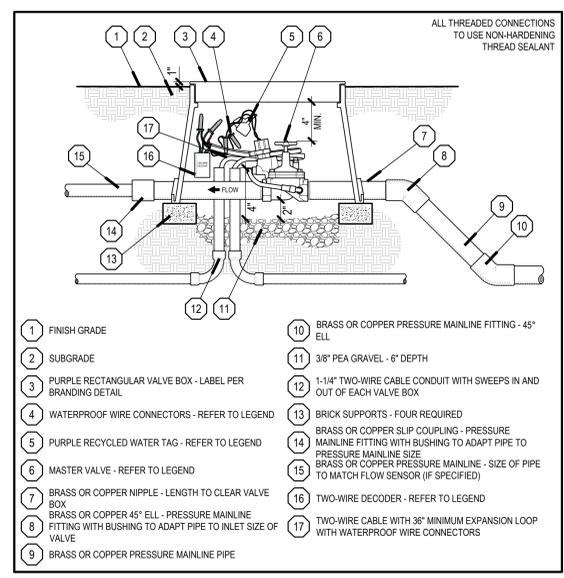
2/21/2024 3:23 PM



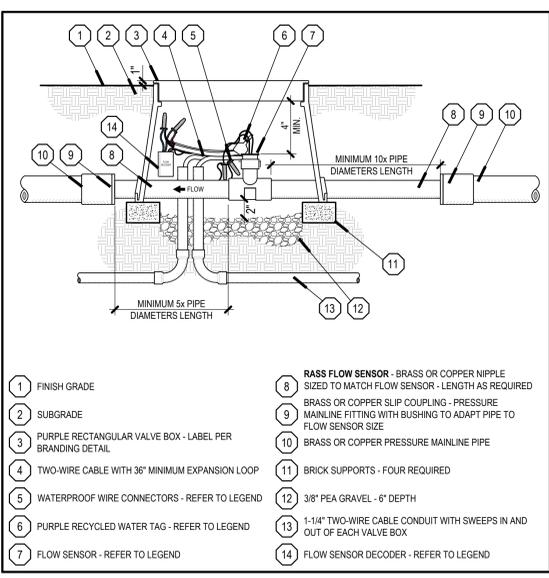
1.0 FLANGED BASKET STRAINER NO SCALE



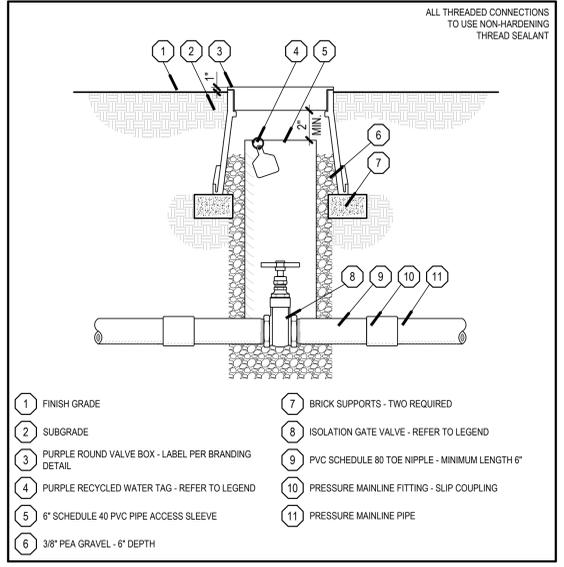
2.0 PRESSURE REGULATOR NO SCALE



3.0 MASTER VALVE - TWO-WIRE NO SCALE



4.0 FLOW SENSOR - TWO-WIRE NO SCALE



5.0 ISOLATION GATE VALVE NO SCALE

EZ-FLO MODEL MATRIX

MODEL	PROJECT SIZE		MINIMUM VALVE BOX SIZE L x W x H
	GALLONS	SQUARE FEET	
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"

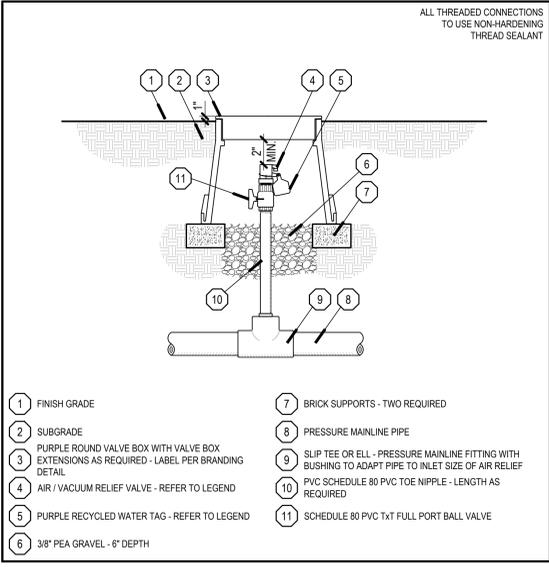
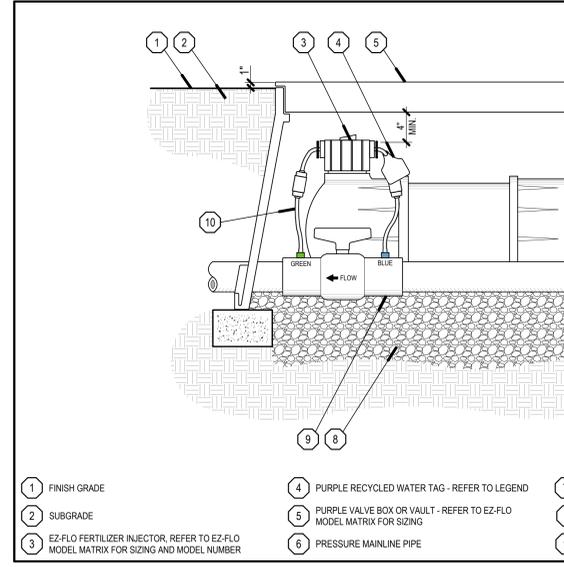
CONTRACTOR TO SIZE EZ-FLO BY PROJECT SQUARE FOOTAGE. PROJECT SQUARE FOOTAGE IS PROVIDED IN MAWA CALCULATION AND/OR WATER METER STATISTICS BOX. ROUND PROJECT SQUARE FOOTAGE UP TO NEXT LARGEST EZ-FLO UNIT.

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.

ISOLATION VALVE → EZ-FLO → ISOLATION VALVE

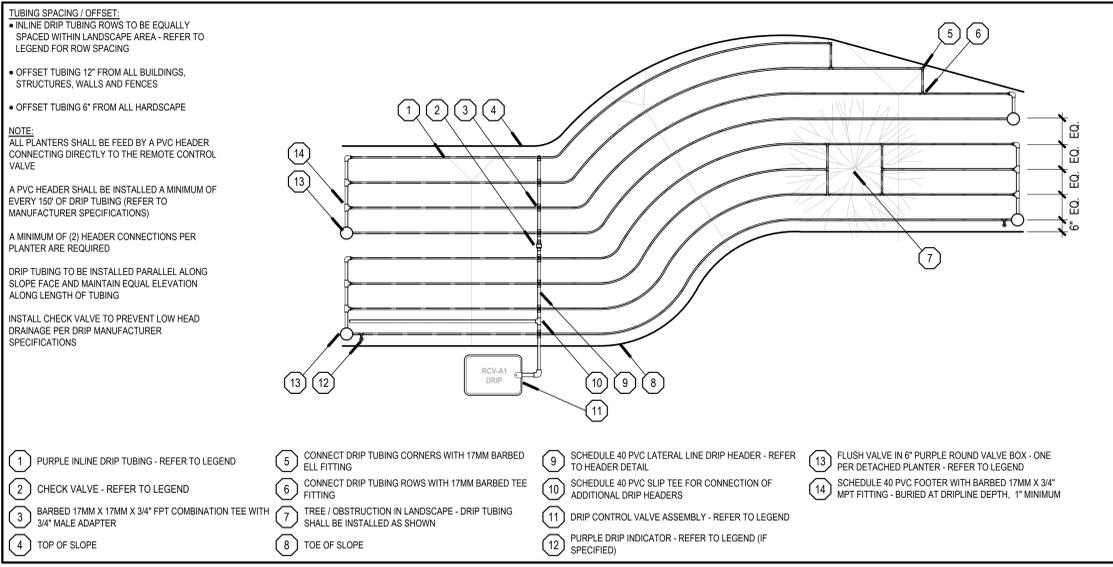
6.0 FERTILIZER INJECTION ASSEMBLY - EZ-FLO NO SCALE



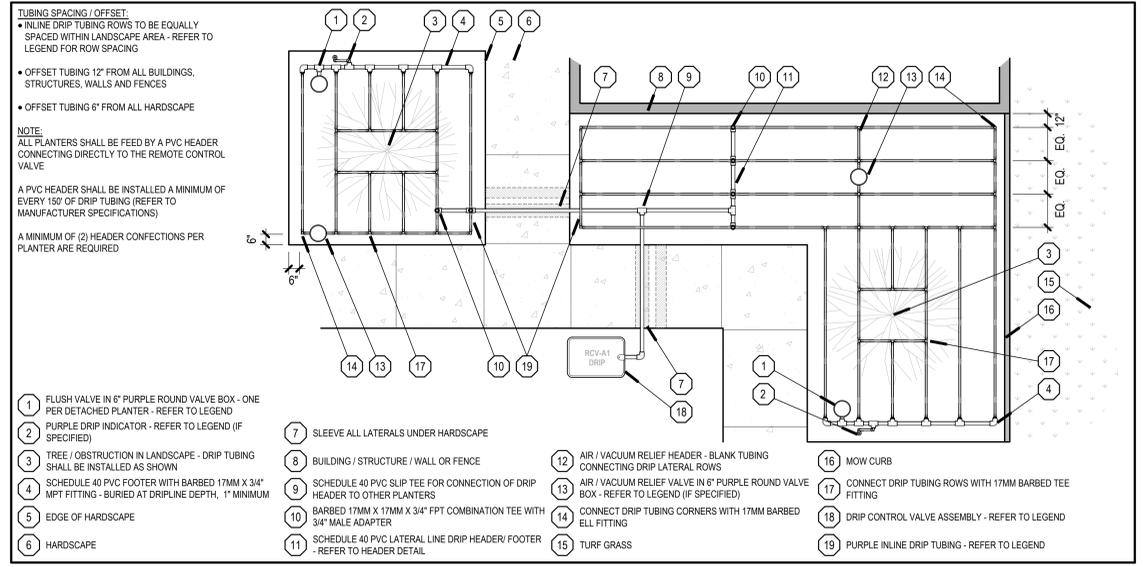
7.0 AIR RELIEF VALVE NO SCALE

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.

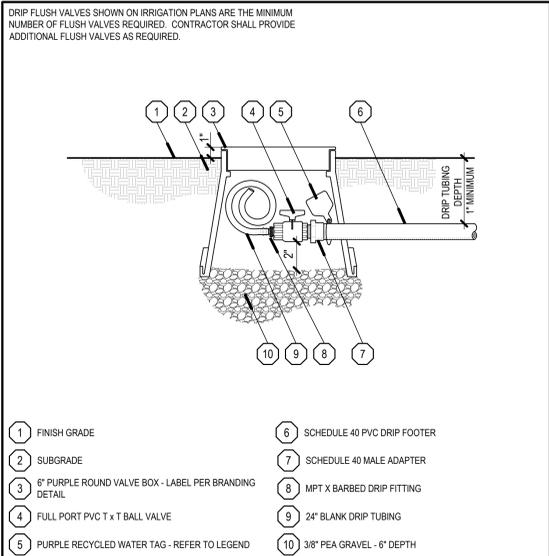
COLOR CODING
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS.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



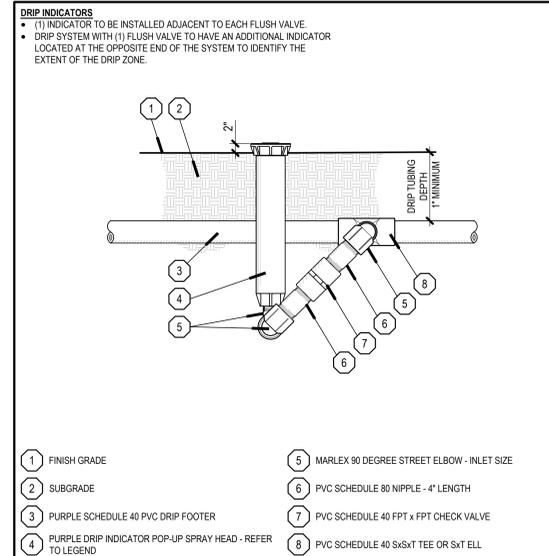
18.0 SLOPE INLINE DRIP IRRIGATION - PVC FOOTER NO SCALE



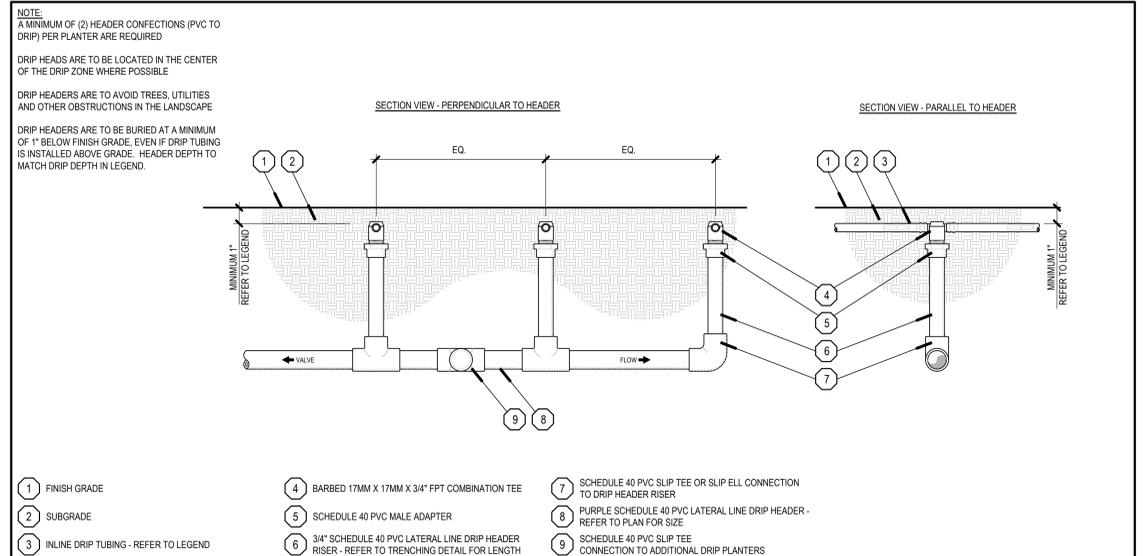
17.0 INLINE DRIP IRRIGATION NO SCALE



21.0 DRIP FLUSH VALVE NO SCALE



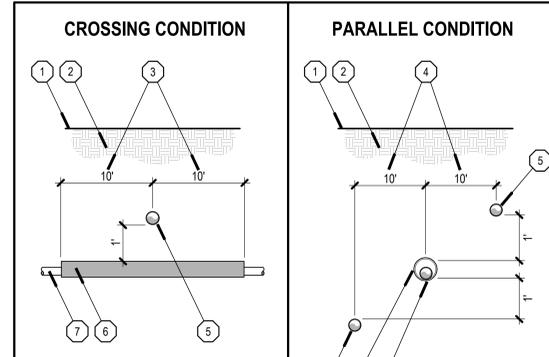
20.0 DRIP INDICATOR NO SCALE



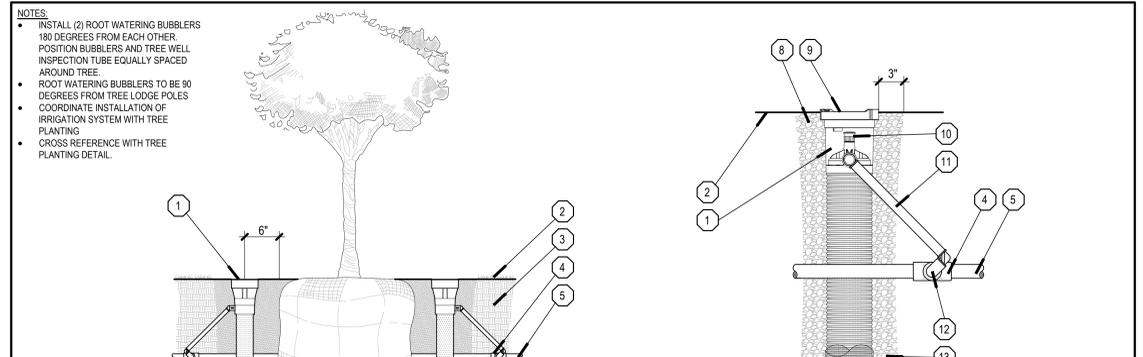
19.0 INLINE DRIP HEADER NO SCALE

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.



23.0 DW / RW PIPE CROSSING NO SCALE



22.0 ROOT ZONE WATERING SYSTEM NO SCALE

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

LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
22920204

PLAN REVISION DESCRIPTION

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

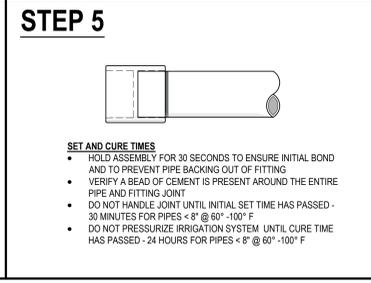
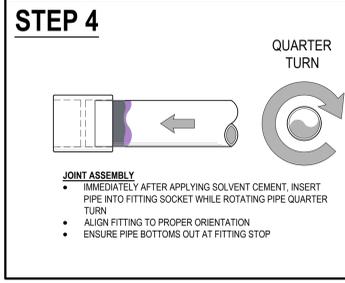
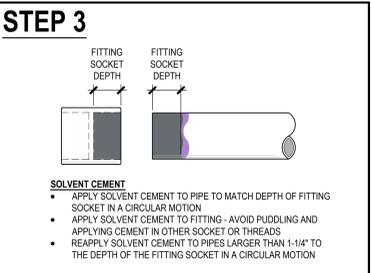
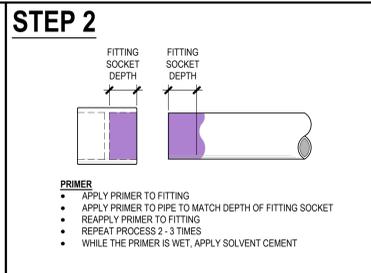
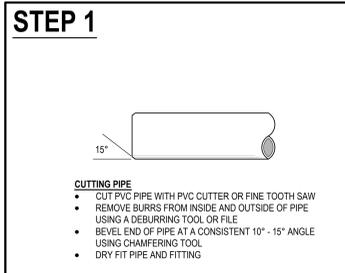
HOMEFED CORPORATION
OTAY RANCH VILLAGE 8 WEST SWIM CLUB
LANDSCAPE DEVELOPMENT PLANS
CHULA VISTA, CALIFORNIA

AGENCY SUBMITTAL #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

BVDG JOB NUMBER: 1730912
DRAWN BY: HW/BT
PLAN CHECK NO: GR23-0012
SHEET TITLE: IRRIGATION DETAILS
OF 60
SHEET NUMBER: LI-404
COPYRIGHT 2019 BRIGHTVIEW DESIGN GROUP

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\DESKTOP\UAUTOCAD 2.20.24\10TAY SWIM CLUB - IRR.DWG



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 ARROYO IRRIGATION CONSULTING

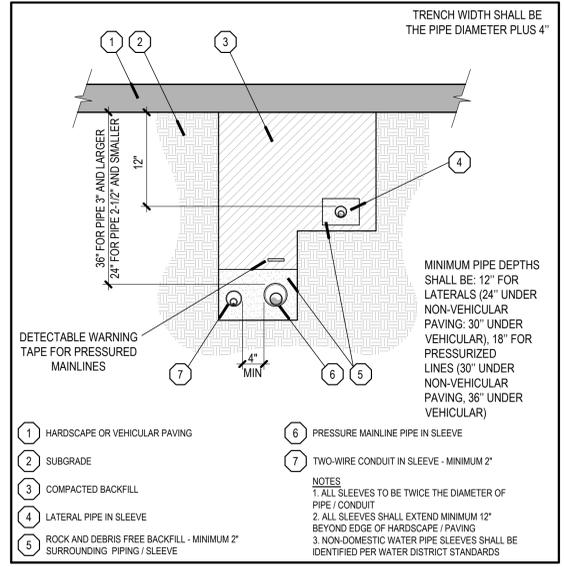
INSPECTION NOTE

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.

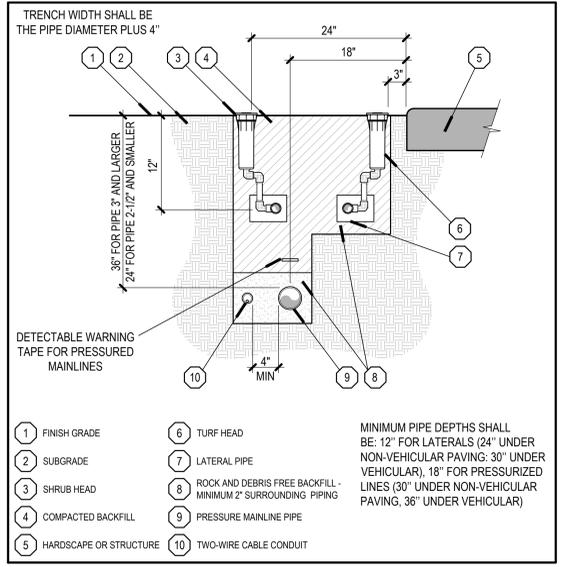
COLOR CODING

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.

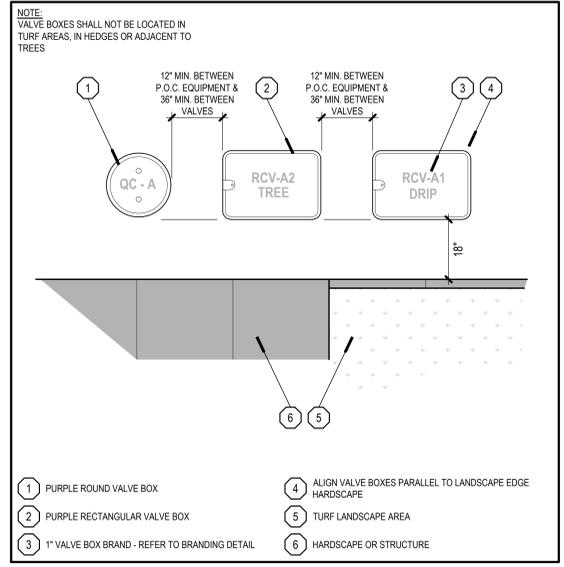
28.0 VALVE BOX LAYOUT NO SCALE ARROYO IRRIGATION CONSULTING



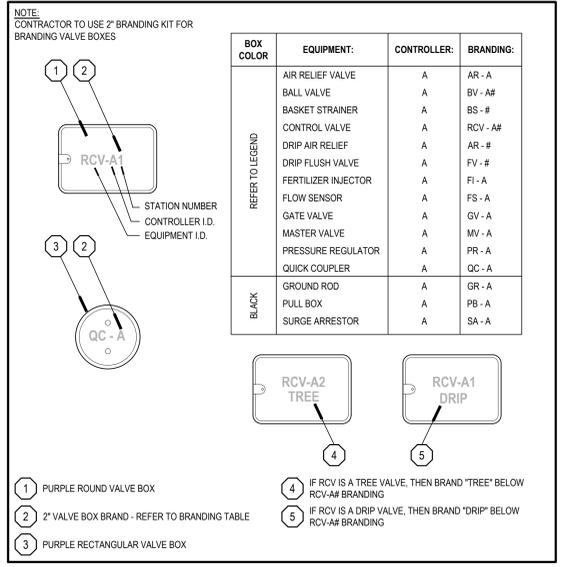
25.0 PIPE UNDER PAVING - TWO-WIRE NO SCALE ARROYO IRRIGATION CONSULTING



24.0 PIPE TRENCHING - TWO-WIRE NO SCALE ARROYO IRRIGATION CONSULTING



28.0 VALVE BOX LAYOUT NO SCALE ARROYO IRRIGATION CONSULTING



27.0 VALVE BOX BRANDING NO SCALE ARROYO IRRIGATION CONSULTING

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
22920204

PLAN REVISION DESCRIPTION

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

REFER TO THE SHEET INDEX ON LIST OF DRAWINGS. COMPLETE

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

AGENCY SUBMITTAL #3

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	01/31/2023	HEALTH DEPT. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

IRRIGATION
DETAILS

OF 60

LI-405

2/21/2024 3:23 PM

C:\USERS\GARRYCOLLINS\ONEDRIVE - ARROYO IRRIGATION\DESKTOP\IAUTOCAD 2.20.24\OTAY SWIM CLUB - IRR.DWG

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 WORKMANS 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. LIABILITY 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. LIABILITY 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. LIABILITY 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 AS NOTED.
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 ALL PLANT MATERIALS TO BE USED. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUND COVER, THEIR BOTANICAL AND COMMON NAME, EACH REQUIRED QUANTITY AND SIZE, THEIR NURSERY SOURCE LOCATION(S) AND NURSERY SALES PERSON TO CONTACT, THEIR LOW COUNTRY 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) AND 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 (UTILITIES 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 AND/OR DAMAGE TO THE PROJECT. ANY 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 MATERIALS, BAGGILL 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: HUNSEKER AND ASSOCIATES, TITLED: COTA VERA SWIM CLUB, DATED: 07/07/2022, REVISION: xxx/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: HAYPOINT SOILS LAB, TITLED: PENDING, DATED: XXX/XX/XXX, REVISION: XXX/XX/XXX. 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 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 FLOTTAS 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 (EC) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS/CM AT 25OC. 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, REGARDLESS 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. GROUND COVER PLANTINGS: ALL GROUND COVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM PLANTS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.
11. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUND COVER FROM FLATS AND/OR TURF (EXCEPT GROUND COVER 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 SPECIFIED IN THE HORTICULTURAL SOILS REPORT. FOR AMENDMENT AMT./PER 1000 SQ. FT. REFER TO HORTICULTURAL SOILS REPORT WHEN AVAILABLE, ADJUST SOILS AMENDMENT AS NEEDED. REFER TO SPECIAL PLANTING NOTES #12.
12. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: REFER TO HORTICULTURAL SOILS REPORT, TO BE PROVIDED BY CONTRACTOR.
13. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE GRO-POWER PLANTING TABLETS 12x8x7 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 FIFTEEN (15) 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. GROUND COVER 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 GROUND COVER 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 EDGED 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 PLANTING 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 DESIGN. ALL PLANTING 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 ACAAIA 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 10 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 FROM MANURE/ANIMAL BYPRODUCTS, AGUNAGA OR EQUAL.
12. SOIL SHALL BE AMENDED AT A MINIMUM OF 4 CUBIC YARDS 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.

BrightView Design Group logo and contact information. Includes address: 8 HUGHES, SUITE 150, IRVINE, CALIFORNIA 92618, (949) 238-4900. Also includes a circular seal for Landscape Architect No. 10001 and State of California. Below the seal is a table for Plan Revision Description with columns for revision number and description. A note says 'Know what's below. Call 811 before you dig.' and another note says 'REFER TO THE SHEET INDEX ON SHEET 01-000 FOR A COMPLETE LIST OF DRAWINGS.'

HOMEFED CORPORATION logo and project name: OTAY RANCH VILLAGE 8 WEST SWIM CLUB LANDSCAPE DEVELOPMENT PLANS CHULA VISTA, CALIFORNIA. A large vertical text reads 'AGENCY SUBMITTAL #3'.

Table with 2 columns: PLAN SET, ISSUE DATE, PROJECT STATUS, LOG. Rows A-F with dates and log descriptions.

BVDG JOB NUMBER: 1730912, DRAWN BY: HW/BT, PLAN CHECK NO: GR23-0012. SHEET TITLE: PLANTING NOTES OF 60. SHEET NUMBER: LP-001. Copyright 2019 BrightView Design Group.

L:\1730912-OTAY RANCH VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-14.001 - PLANTING NOTES.DWG

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING	QTY	REMARKS
TREES - REFER TO TREE PLANTING DETAILS C, E, F, G, H, J AND K ON SHEET LP-401						
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX - STANDARD TRUNK	L		7	
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	L		8	
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE	15 GAL	M		8	
	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	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 - REFER TO SHRUB PLANTING DETAILS A, B, AND I ON SHEET LP-401						
	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.	21	
	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.	285	
	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.	187	
	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.	320	
	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL	L	48" o.c.	39	
	PHLOMIS LANATA JERUSALEM SAGE	5 GAL	L	60" o.c.	13	
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	1 GAL	L	42" o.c.	10	
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	1 GAL	L	54" o.c.	26	
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L	18" o.c.	272	
	TEUCRIUM CHAMAEDRYIS GERMANDER	1 GAL	L	36" o.c.	114	
	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	5 GAL	VL	60" o.c.	12	
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	L	60" o.c.	242	
	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY	5 GAL	L	48" o.c.	17	
	MULCH					



PLAN REVISION DESCRIPTION

△	
△	
△	
△	

811
Know what's below.
Call 811 before you dig.
SEE SHEET INDEX ON SHEET LP-001 FOR COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

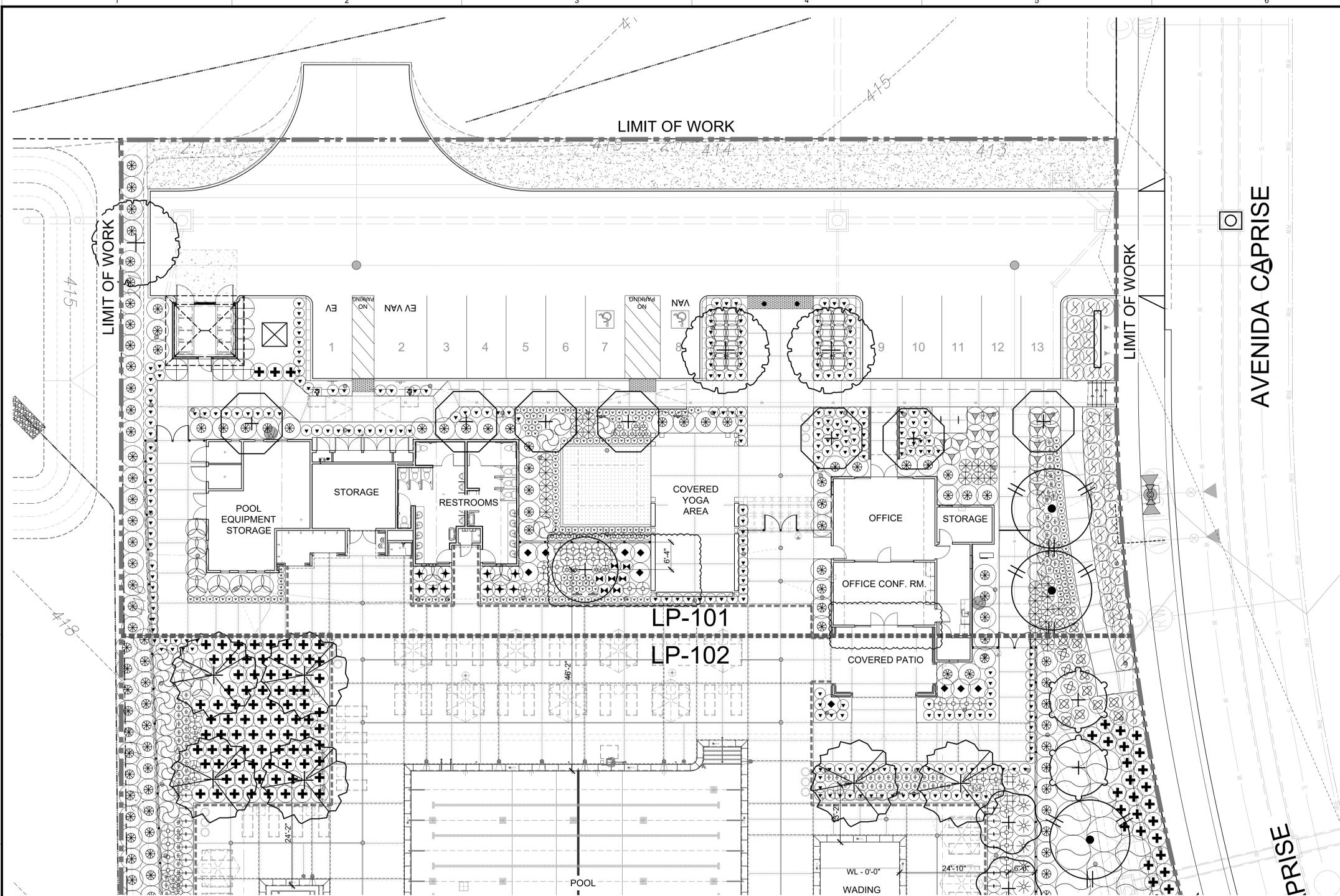
PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OWD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

PLANTING LEGEND

OF 60
SHEET NUMBER

LP-002



PLANT SCHEDULE L4.101		
SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
+	ARBUSUS UNEDO STRAWBERRY TREE	24" BC
+	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BC
+	TRISTANIA CONFERTA BRISBANE BOX	15 GAL
+	X CHITALPA TASHKENTENSIS 'MORNING CLOUD' MORNING CLOUD CHITALPA	36" BC
SHRUBS		
+	ALOE X 'BLUE ELF' BLUE ELF ALOE	1 GAL
+	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL
+	CISTANTHE GRANDIFLORA ROCK PURSLANE	1 GAL
+	CRASSULA OVATA LARGE JADE PLANT	1 GAL
+	DIANELLA REVOLUTA LITTLE REV LITTLE REV FLAX LILY	1 GAL
+	ENCELIA FARINOSA BRITTLE BUSH	1 GAL
+	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA	5 GAL
+	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL
+	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL
+	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
+	LIGUSTRUM JAPONICUM 'COLUMNAR' WAX LEAF PRIVET COLUMNAR FORM	15 GAL
+	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' PUTAH CREEK TRAILING MYOPORUM	1 GAL
+	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL
+	PHLOMIS LANATA JERUSALEM SAGE	5 GAL
+	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	1 GAL
+	SALVIA LEUCANTHA MEXICAN BUSH SAGE	1 GAL
+	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL
+	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	5 GAL
+	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL
+	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY	5 GAL
+	MULCH	

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LANDSCAPE ARCHITECT
VINCE L. BOON
22800204

PLAN REVISION DESCRIPTION

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

REFERS TO SHEET NUMBER ON
SHEET COVER SHEET FOR COMPLETE
LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

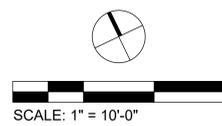
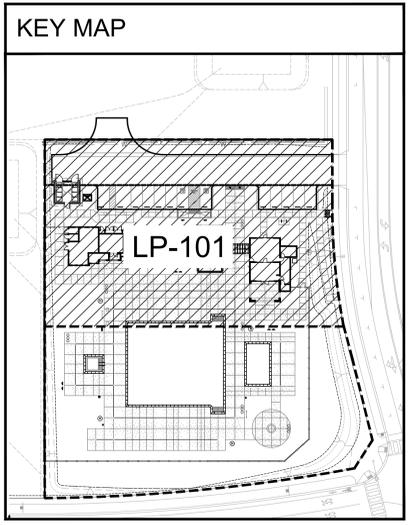
NOTE:
1) THERE IS CURRENTLY NO DEVELOPMENT BEYOND THE LIMIT OF WORK.

2) ANYTHING THAT CAN BE USED AS A STEP (TREE, PLANTING, OR STRUCTURES) SHALL NOT BE LOCATED WITHIN 5 FEET OF THE POOL FENCE OUTSIDE THE LIMIT OF WORK.

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.

- PLANTING NOTES:**
- ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM.
 - 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.
 - APPLY PRE-EMERGENT BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEED DEVELOPS.
 - 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.
 - 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.
 - REFER TO POT LEGEND FOR PLANTING MATERIAL.
 - ALL TREE TRUNKS SHALL BE KEPT A MINIMUM OF 5'-0" CLEAR FROM OUTSIDE POOL FENCE.
 - 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.
 - 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.

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20'
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10'
DRIVEWAYS	10'
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25'



PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
B	06/28/2023	PLANNING SUBMITTAL #1
C	08/23/2023	OWD SUBMITTAL #1
D	10/03/2023	HEALTH DEPT. SUBMITTAL #2
E	01/05/2024	PLANNING SUBMITTAL #2
F	01/12/2024	OWD SUB #2/HEALTH DEPT SUB #3
	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

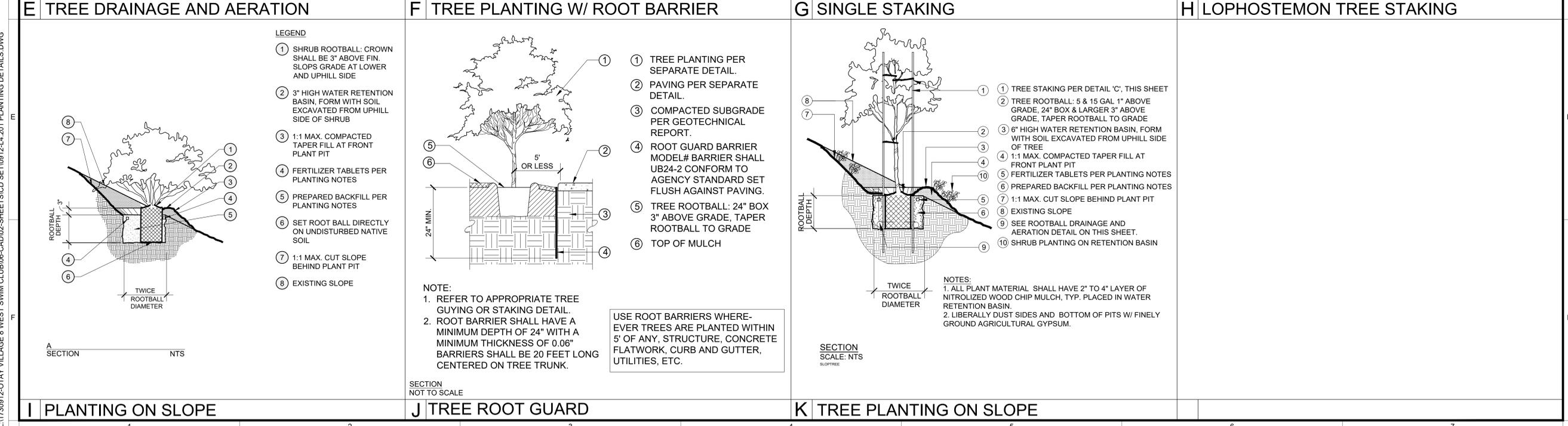
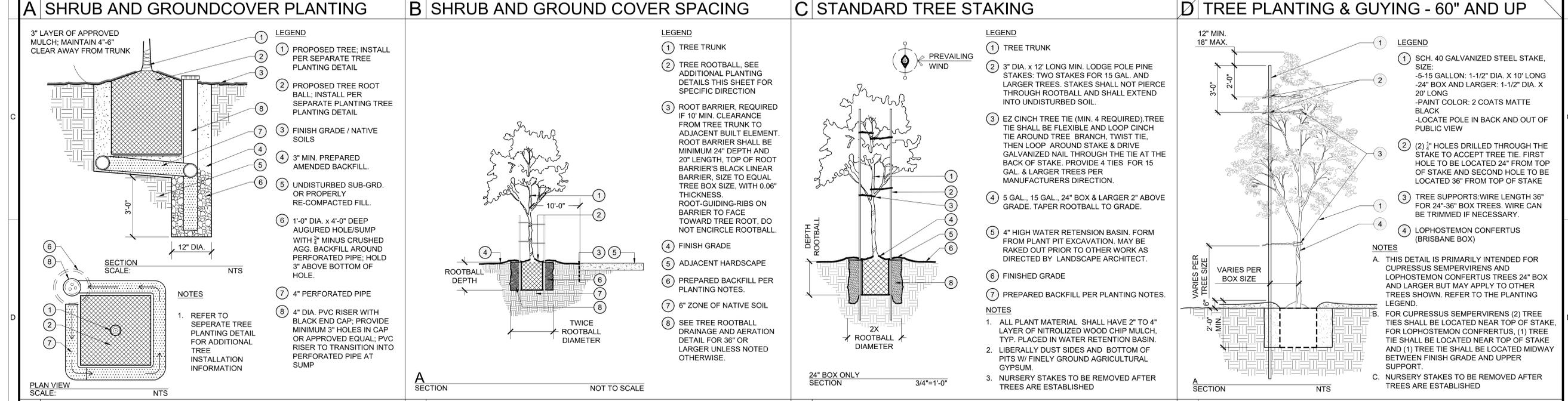
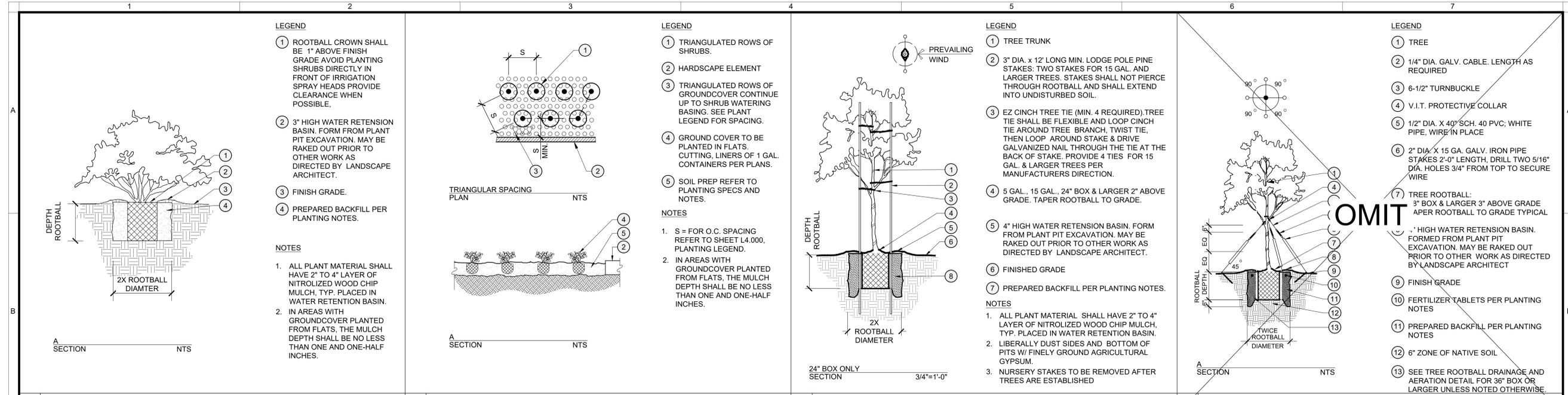
PLANTING PLANS

OF 60

LP-101

Copyright 2019 BRIGHTVIEW DESIGN GROUP

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



BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LANDSCAPE ARCHITECT
VINCIGLI TO
STATE OF CALIFORNIA
27282

PLAN REVISION DESCRIPTION

▲	
▲	
▲	
▲	

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

REFER TO SHEET INDEX ON SHEET TO UNDERSTAND COMPLETE LIST OF DRAWINGS.

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

AGENCY SUBMITTAL #3

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	01/31/2023	HEALTH DEPART. SUBMITTAL #1
A	06/28/2023	PLANNING SUBMITTAL #1
B	08/23/2023	OVD SUBMITTAL #1
C	10/03/2023	HEALTH DEPT. SUBMITTAL #2
D	01/05/2024	PLANNING SUBMITTAL #2
E	01/12/2024	OVD SUB #2/HEALTH DEPT SUB #3
F	02/28/2024	PLANNING SUB #3/HEALTH DEPT SUB #4

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

PLANTING DETAILS

OF 60

SHEET NUMBER
LP-401

AGENCY SUBMITTAL #3

L:\1730912-OTAY VILLAGE 8 WEST SWIM CLUB\06-CAD\02-SHEETS\CD SET\0912-14-201-PLANTING DETAILS.DWG

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:

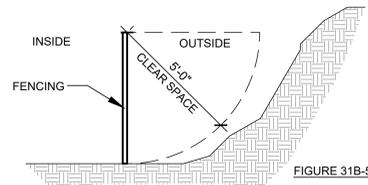
- A. THE THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS.
- B. AN ON/OFF SWITCH FOR THE HEATER.
- C. INSTALL A WATERPROOF PLATE PROVIDING INSTRUCTION FOR THE ENERGY EFFICIENT OPERATION OF THE HEATER.
- D. POOL/SPA WILL HAVE DIRECTIONAL INLETS FOR MIXING THE WATER;
- E. A TIME 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 ENCLOSED 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.



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 INCH 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. RAMP: 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

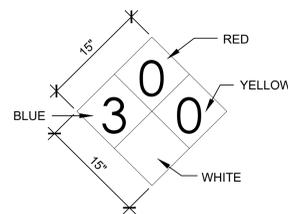
ALL SIGNS SHALL HAVE MINIMUM 4 INCHES HIGH, LEGIBLE LETTERS OR NUMBERS UNLESS OTHERWISE REQUIRED IN THIS SECTION. ALL SIGNS MUST MEET REQUIREMENTS OF 2022 CALIFORNIA BUILDING CODE, CCR TITLE 24.

- OCCUPANT CAPACITY: POOL $\frac{1}{20}$ SPA $\frac{1}{10}$
- "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.

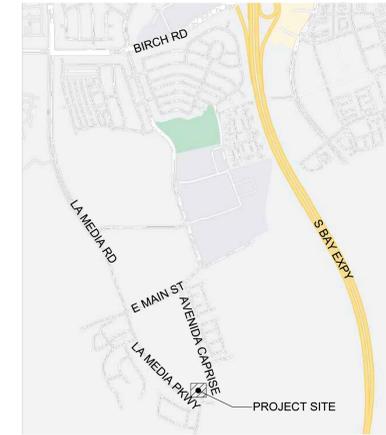
EXCEPTION: FOOTRESTS SHALL NOT BE REQUIRED ON POOL LIFTS PROVIDED IN SPAS.

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

SHEET INDEX

SP-001	COVER SHEET, NOTES & VICINITY MAP
SP-101	PLOT PLAN
SP-102	GROUNDING PLAN
SP-103	GROUNDING PLAN, EQUIPOTENTIAL BONDING NOTES AND DETAIL
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, BOOSTER JET LAYOUT & SECTION VIEWS
SP-401	POOL, SPA & WADING POOL DETAILS
SP-402	POOL, SPA & WADING POOL DETAILS
SP-501	EQUIPMENT ROOM LAYOUT, LIST & SCHEMATIC DIAGRAMS
SP-502	EQUIPMENT LIST & SCHEMATIC DIAGRAMS
SP-601	PRODUCT SPECIFICATION CUT SHEETS
SP-602	PRODUCT SPECIFICATION CUT SHEETS
SP-603	PRODUCT SPECIFICATION CUT SHEETS
SP-604	PRODUCT SPECIFICATION CUT SHEETS
SP-701	CHEMICAL REGULATION
SP-702	CHEMICAL REGULATION
SPS-100	POOL AND WADING POOL LAYOUT, SECTION, GENERAL NOTES AND DETAIL
SPS-101	SPA LAYOUT, SECTION AND DETAILS



AquaticTECHNOLOGIES

POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 32232 PASEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 F1849493-8648 F1849493-8485
 LICENSE# 744177C53 A & B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.



PROJECT NAME:
COTA VERA SWIM CLUB
 2168 AVENIDA CAPRISE
 CHULA VISTA, CA 91913

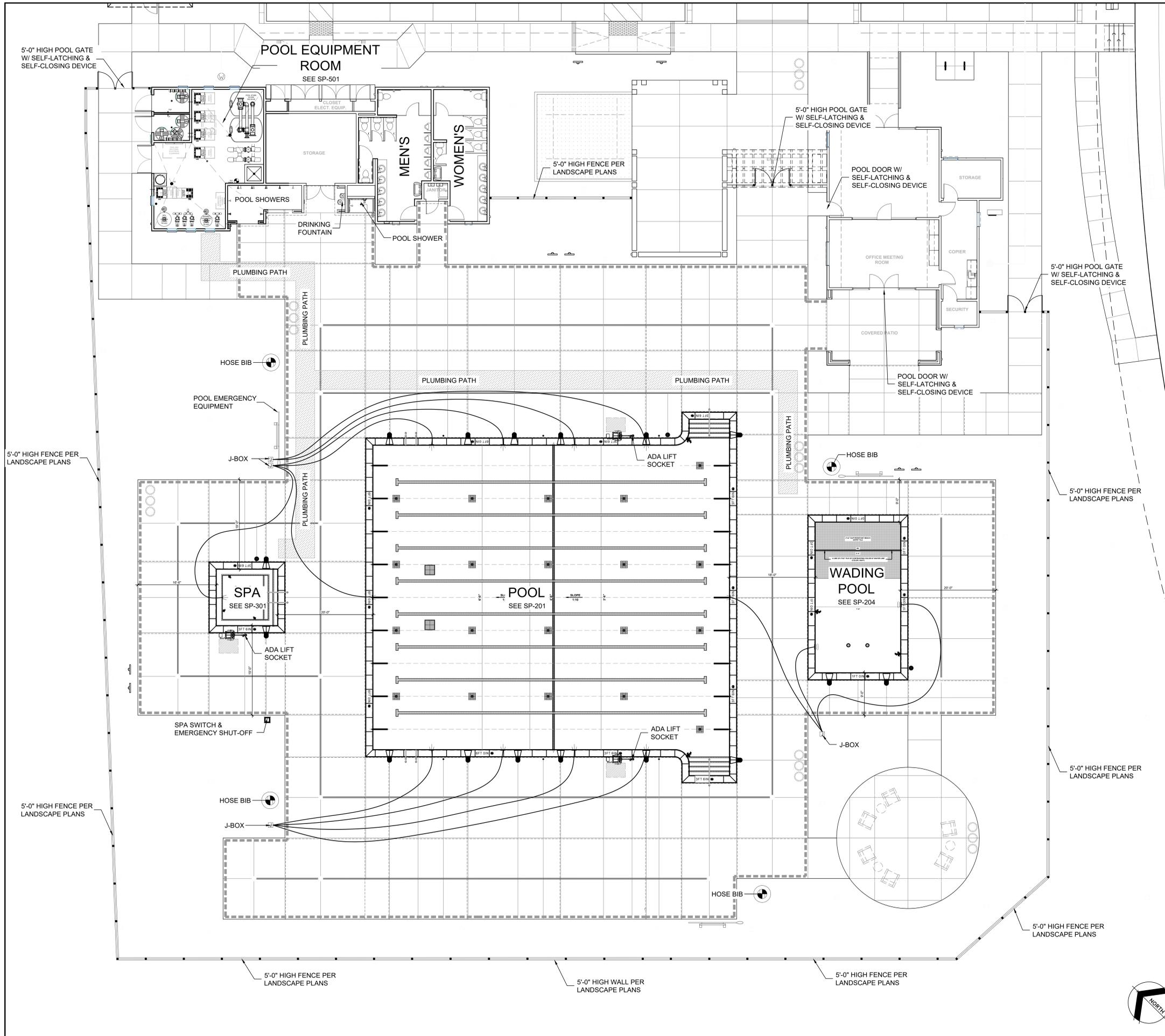
No.	Date	Revision

OWNERS NAME:
HOMIEFF 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:	

COVER SHEET, NOTES & VICINITY MAP

SP-001



LEGEND	
	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
	3 FT 6 IN DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	JUNCTION BOX
	SPA SWITCH & EMERGENCY SHUT-OFF
	HOSE BIB
	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:

- ALL FENCING OVER PLANTER AREA SHALL BE CONSTRUCTED OVER 6" CONCRETE MOW CURB.
- DECK SLOPE OF 1% AND MAX DECK SLOPE OF 2% AWAY FROM POOL/SPA TO DRAINAGE.
- A POOL SHALL BE WHITE IN COLOR WITH NO LETTERS, MARKINGS OR DESIGNS EXCEPT FOR SAFETY MARKINGS.
- SPA SWITCH WILL SHUT OFF BOTH RECIRCULATION SYSTEM AND JET PUMPS ON A SINGLE SWITCH.
- THERE SHALL BE A MINIMUM 6' BETWEEN EACH BODY OF WATER AND 4' WIDE OF UNOBSTRUCTED DECK SURROUNDING THE BODIES OF WATER.



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.



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:	

PLOT PLAN

SP-101

1/8"

PLOT PLAN

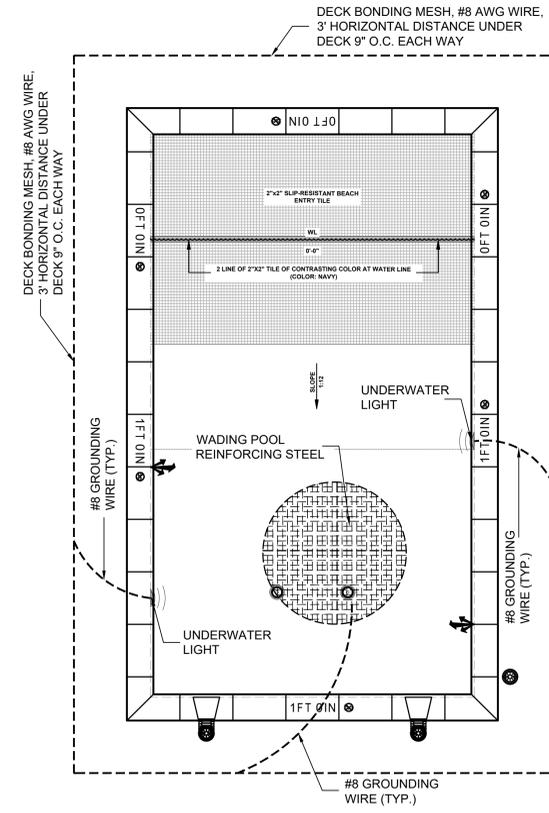
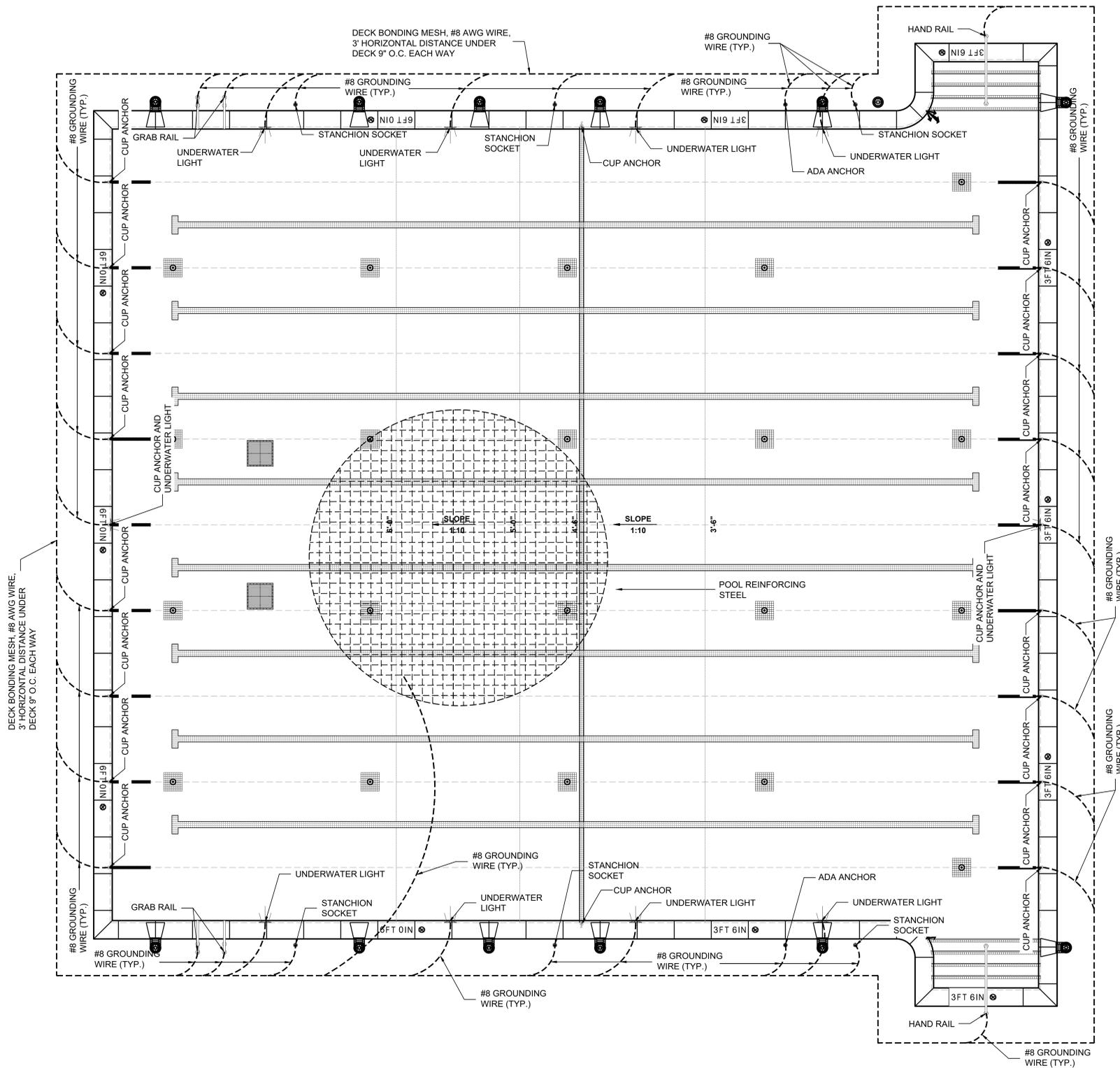


Aquatic TECHNOLOGIES

POOL - SPAS - WATER FEATURES
WWW.AQUATICTECHNOLOGIES.COM
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
PH: 949/483-8548 F: 949/483-8485
LICENSE# 744177C53 A & B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
DBA AQUATIC TECHNOLOGIES
LICENSE # 744177C53 A & B C611006
EXPIRES: 12-31-2025
DB
SIGNATURE DATE



LEGEND	
	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	FLOOR INLET

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMIEF CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE:
FAX:

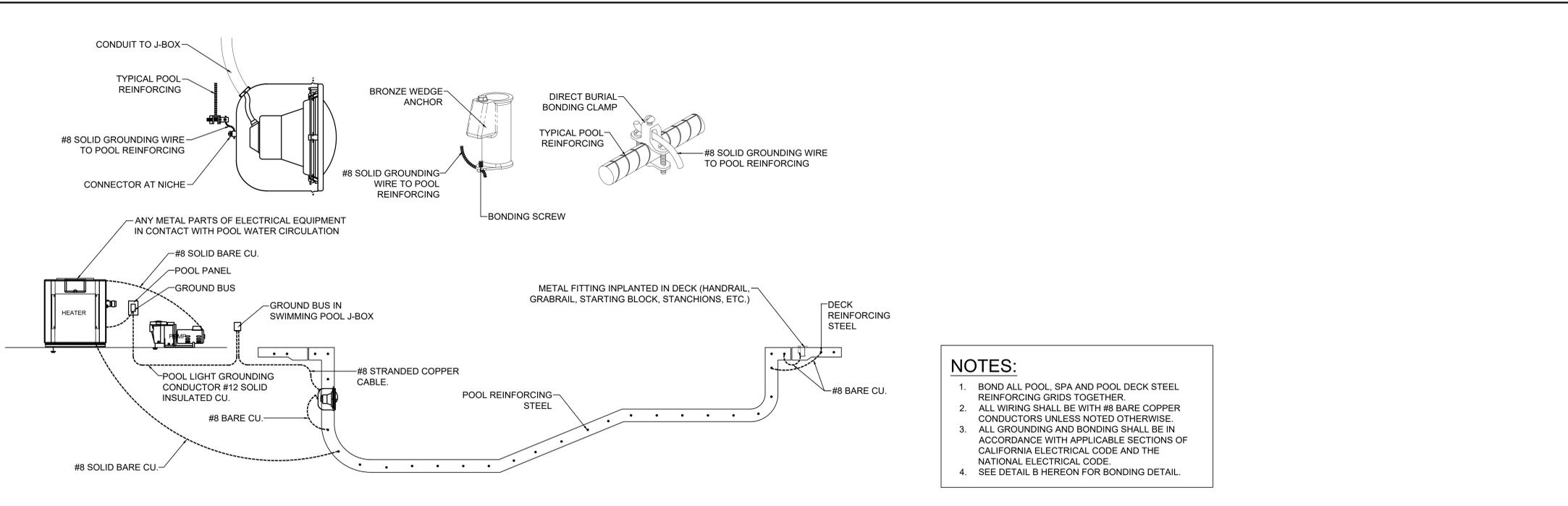
Drawn: SM
Checked: AT
Project Number: 22-564
Date: 03/16/23
Sheet Title:

GROUNDING PLAN

SP-102

B 1/4"

GROUNDING PLOT PLAN



- 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.

LEGEND	
	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
	3FT 6IN DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR

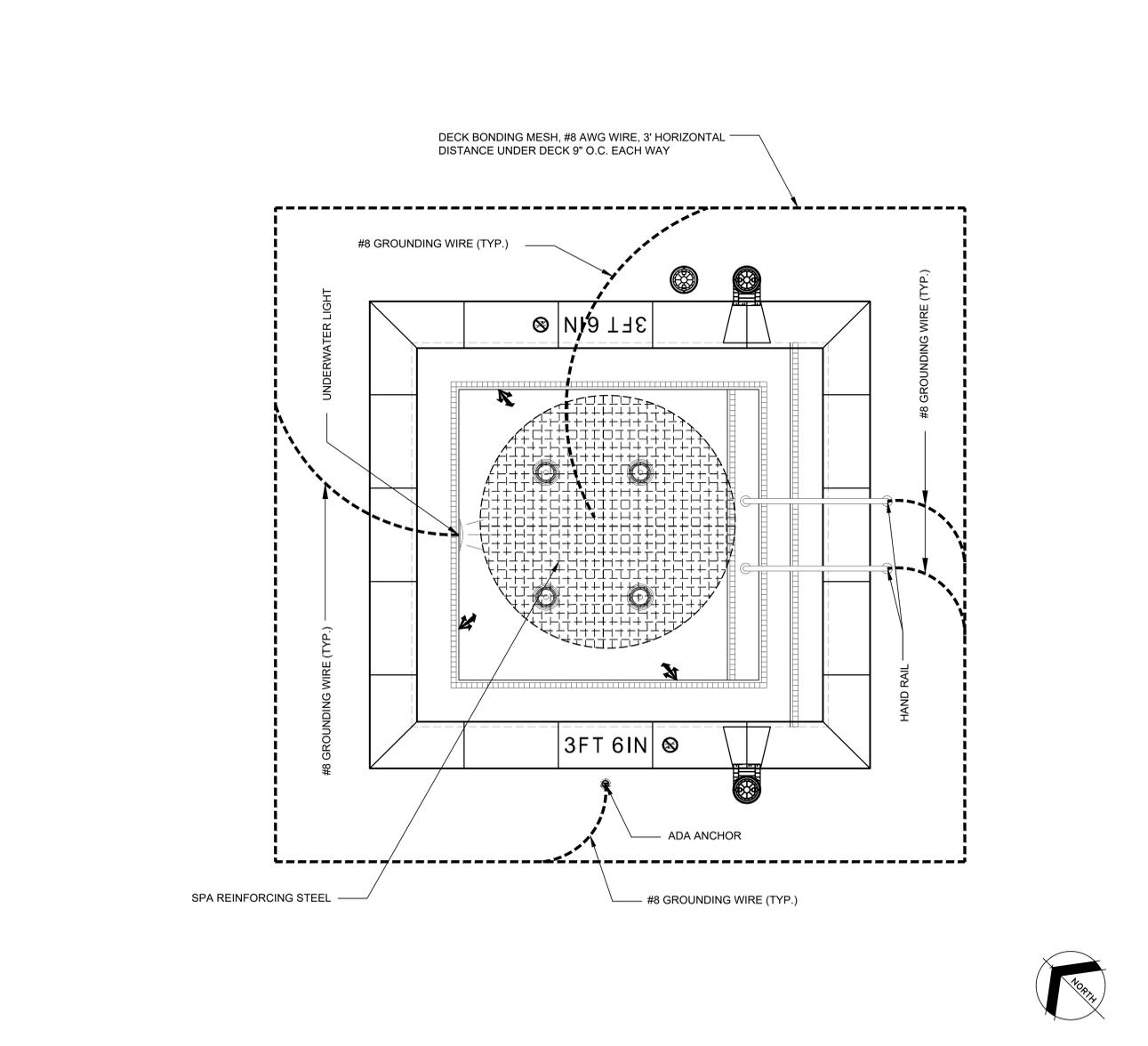
Aquatic TECHNOLOGIES
 POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 32232 PASEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 PH: 949/483-9548 FX: 949/483-9485
 LICENSE # 744177C53 A & B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
 DBA AQUATIC TECHNOLOGIES
 LICENSE # 744177C53 A & B C611006
 EXPIRES: 12-31-2025

 SIGNATURE DATE

A 1/2" BONDING DETAIL



C NTS NOT USED

B 1/2" GROUNDING PLOT PLAN

PROJECT NAME:
COTA VERA SWIM CLUB
 2168 AVENIDA CAPRISE
 CHULA VISTA, CA 91913

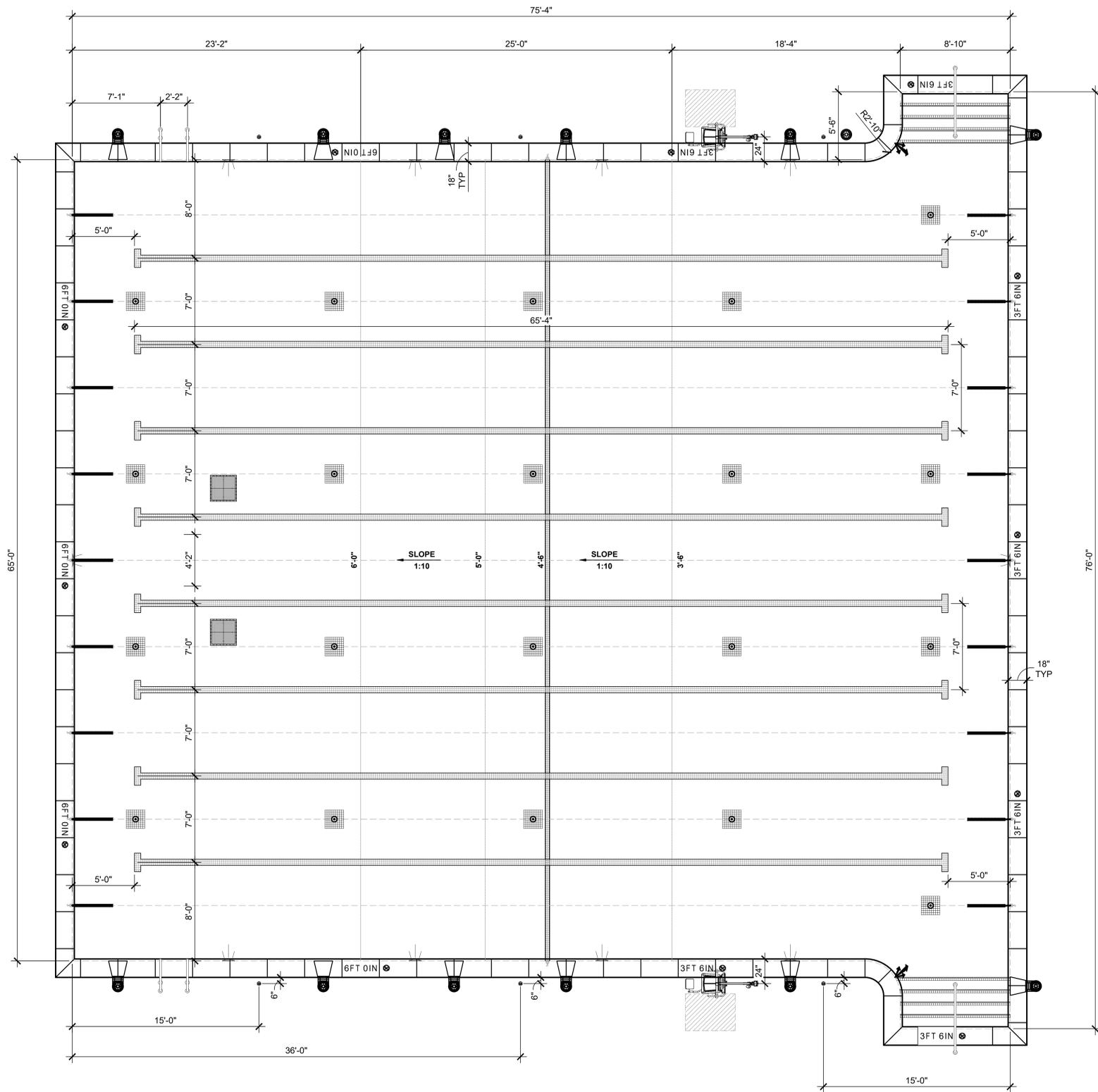
No.	Date	Revision

OWNERS NAME:
HOMIEFED 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:	

**GROUNDING PLAN,
 EQUIPOTENTIAL
 BONDING NOTES AND
 DETAIL**

SP-103



LEGEND	
	STAINLESS STEEL HANDRAIL
	STAINLESS STEEL GRAB RAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
	3FT 6IN DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	FLOOR INLET

Aquatic TECHNOLOGIES
 POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 32232 PASEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 P1849483-9548 F1849483-9485
 LICENSE# 744177033 A & B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
 DBA AQUATIC TECHNOLOGIES
 LICENSE # 744177033 A & B C611006
 EXPIRES: 12-31-2025

 SIGNATURE DATE

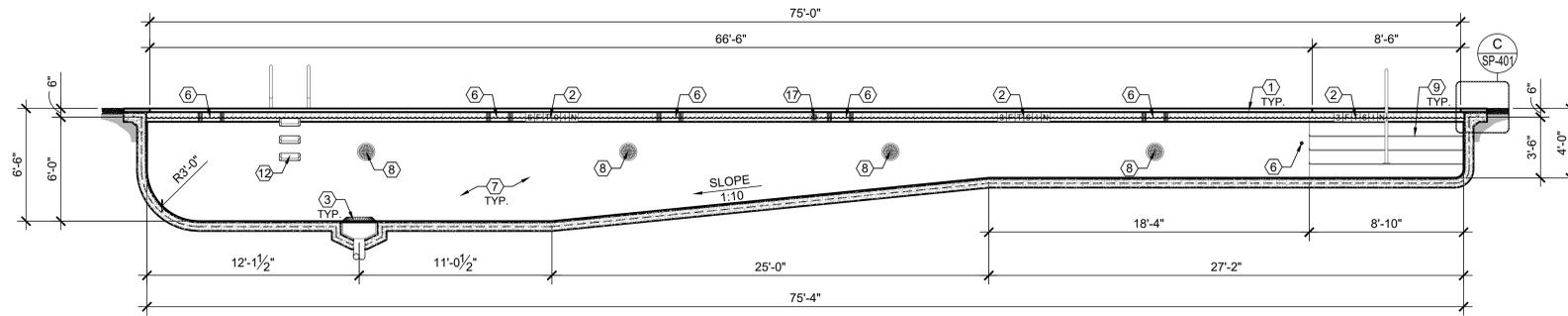
PROJECT NAME:
COTA VERA SWIM CLUB
 2168 AVENIDA CAPRISE
 CHULA VISTA, CA 91913

No.	Date	Revision

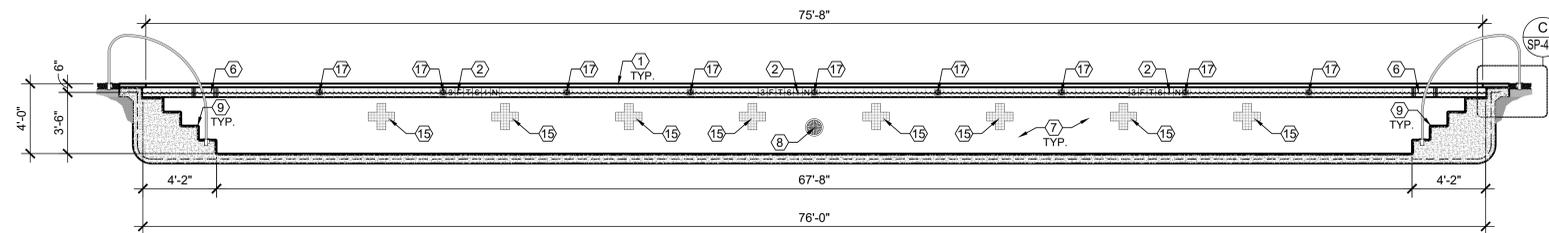
OWNERS NAME:
HOMIEFED CORPORATION
 1903 WRIGHT PLACE, SUITE 220
 CARLSBAD, CA 92008
 PHONE:
 FAX:

Drawn:	SM
Checked:	AT
Project Number:	22-564
Date:	03/16/23
Sheet Title:	

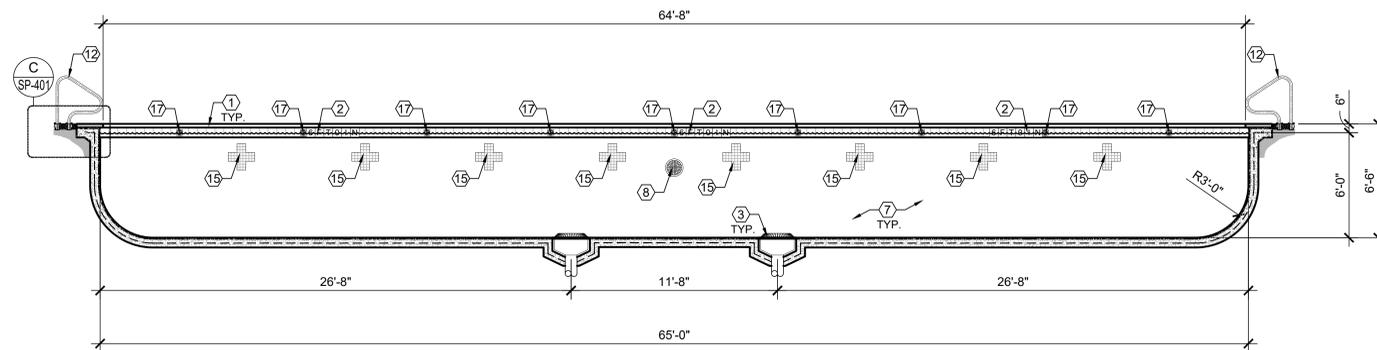
POOL DIMENSION PLAN



A 1/2" POOL LONGITUDINAL SECTION THRU MAIN DRAIN



B 1/2" POOL CROSS SECTION THRU STAIRS



C 1/2" 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 28" 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 RP8FP, 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 1/2 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-402
- 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 4 1/2 FT. 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
	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR
	FLOOR INLET



Aquatix TECHNOLOGIES
POOL - SPAS - WATER FEATURES
WWW.AQUATIXTECHNOLOGIES.COM
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
PH: 949-493-9548 F: 949-493-9495
LICENSE # 744177053 A B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIX TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIX TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIX TECHNOLOGIES.



PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

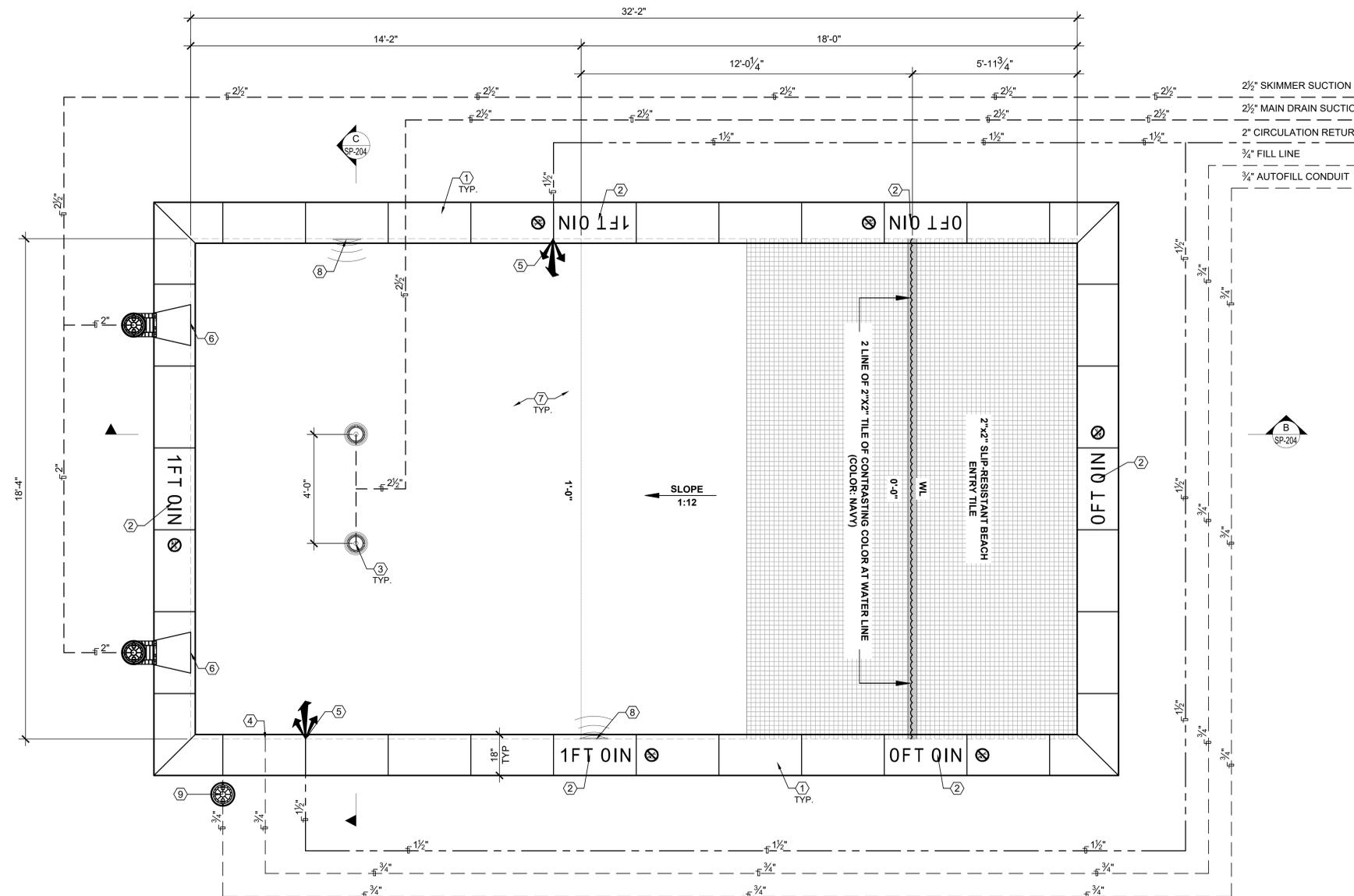
No.	Date	Revision

OWNERS NAME:
HOMIEFED 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:

POOL SECTION VIEWS

SP-203



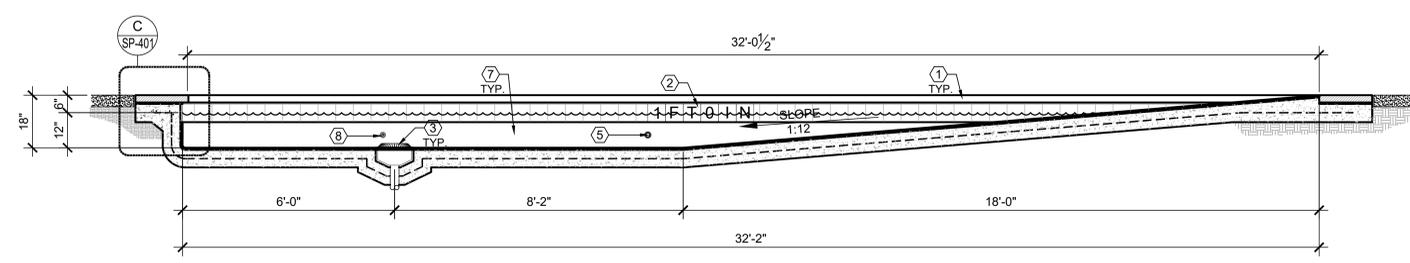
WADING POOL DATA	
SIZE	18'-4" X 32'-2"
AREA	590 SQ. FT.
PERIMETER	101'-0"
WATER DEPTH	1'-0"
CAPACITY	2,768 GALLONS
TURNOVER REQ.	46 GPM
OCCUPANT LOAD	29

- ### CONSTRUCTION NOTES
- 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
 - 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 G/SP-401 FOR DEPTH (WALL) MARKERS
 - 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
 - FILL LINE** TO BE 2" MIN. ABOVE WATER LINE AND BELOW RIM. SUPPLY FROM APPROVED SOURCE VIA FEBCO 825-Y RPBF, AND IN PROTECTED AREA SUCH AS EQUIPMENT ROOM. SEE DETAIL I/SP-401
 - WALL INLET** W/ ADJUSTABLE EYEBALL INLETS LOCATED 18" BELOW WATERLINE IN POOL. SEE DETAIL F/SP-401
 - 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
 - PLASTER** TO BE WHITE AND SMOOTH W/ 6" MIN. CERAMIC TILE BAND AT WATERLINE.
 - LIGHTS** TO PROVIDE THE EQUIVALENT OF 1/2 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
 - 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

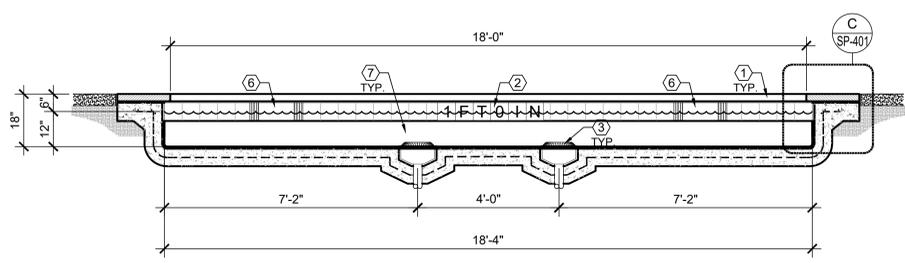


PROJECT NAME:
COTA VERA SWIM CLUB
 2168 AVENIDA CAPRISE
 CHULA VISTA, CA 91913

A 1/2" WADING POOL PLUMBING PLAN



B 1/2" WADING POOL LONGITUDINAL SECTION THRU MAIN DRAIN



C 1/2" WADING POOL CROSS SECTION THRU MAIN DRAIN

D NTS NOT USED

LEGEND

	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
	DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN

OWNERS NAME:
HOMIEF CORPORATION
 1903 WRIGHT PLACE, SUITE 220
 CARLSBAD, CA 92008
 PHONE:
 FAX:

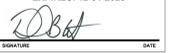
Drawn: SM
 Checked: AT
 Project Number: 22-564
 Date: 03/16/23
 Sheet Title:
WADING POOL PLAN VIEW, PLUMBING LAYOUT AND SECTION VIEWS

SP-204



Aquatic TECHNOLOGIES
 POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 32232 PASEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 PH:949-83-8548 F:949-83-8485
 LICENSE# 744177CS3 A B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
 DBA AQUATIC TECHNOLOGIES
 LICENSE # 744177CS3 A B C611006
 EXPIRES: 12-31-2025


PROJECT NAME:
COTA VERA SWIM CLUB
 2168 AVENIDA CAPRISE
 CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMIEFED 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:

**SPA PLAN VIEW,
 PLUMBING
 LAYOUT, BOOSTER
 JET LAYOUT &
 SECTION VIEWS**

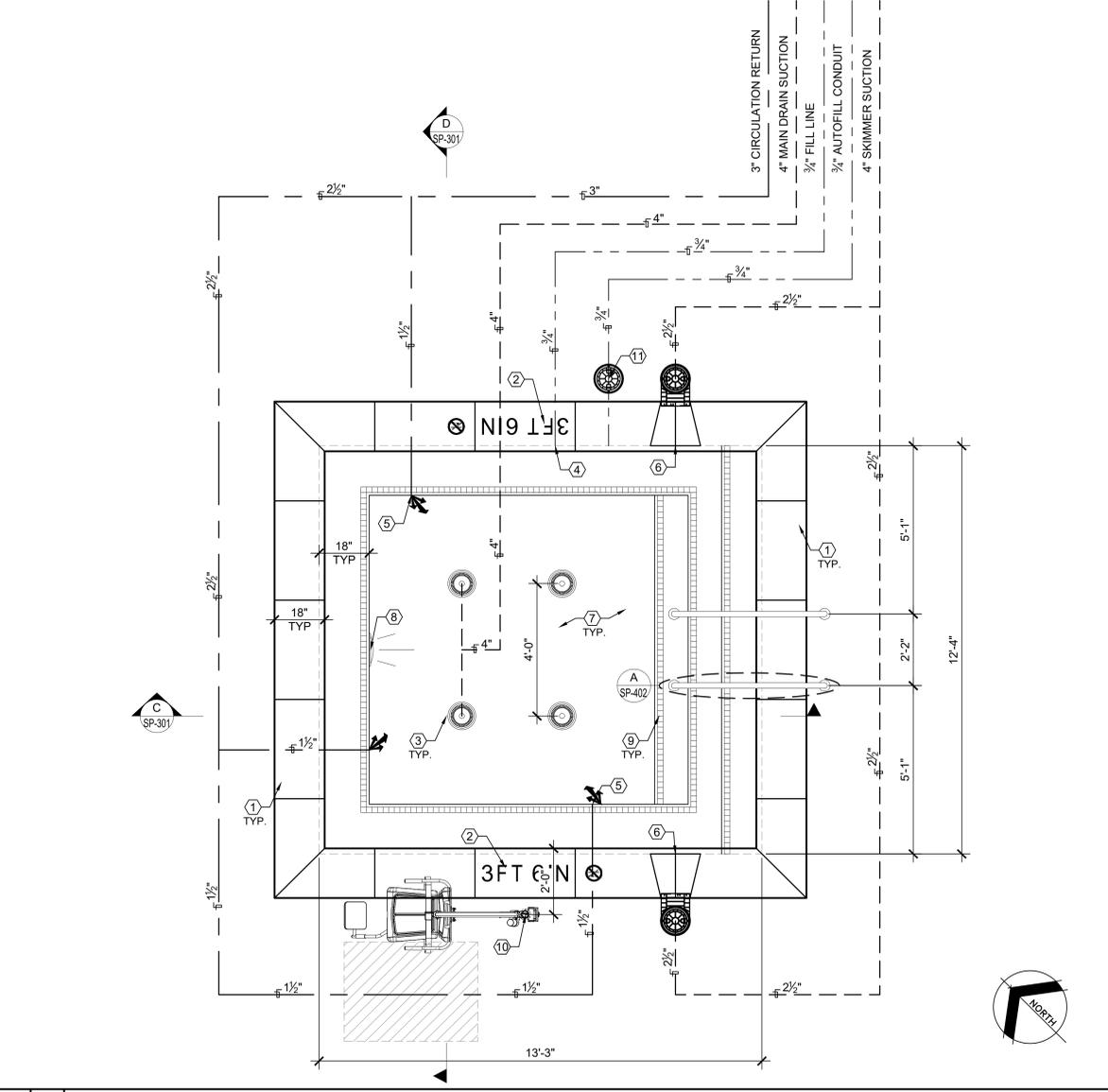
SP-301

SPA DATA

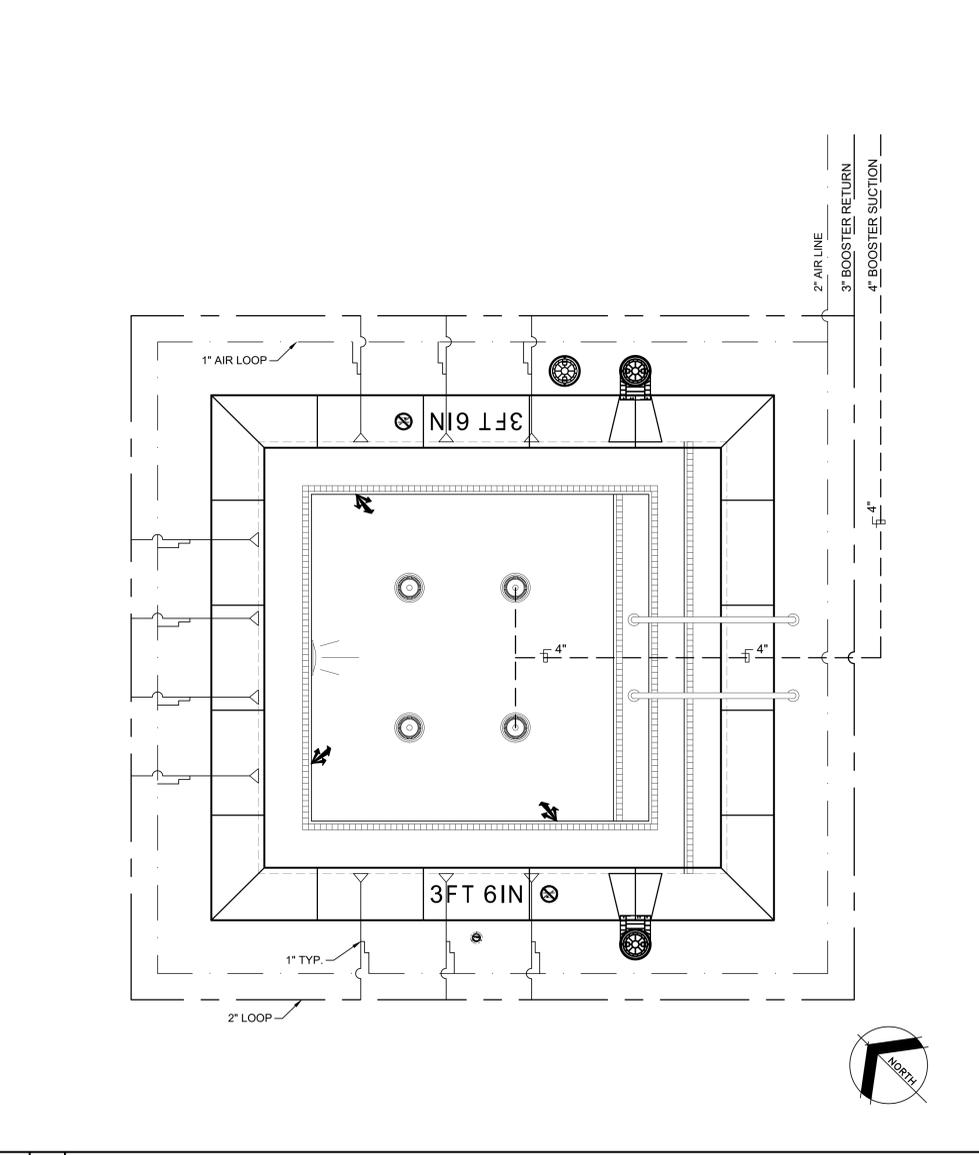
SIZE	12'-4" X 13'-3"
AREA	164 SQ. FT.
PERIMETER	51'-2"
WATER DEPTH	3'-6"
CAPACITY	3,006 GALLONS
TURNOVER REQ.	100 GPM
OCCUPANT LOAD	16

CONSTRUCTION NOTES

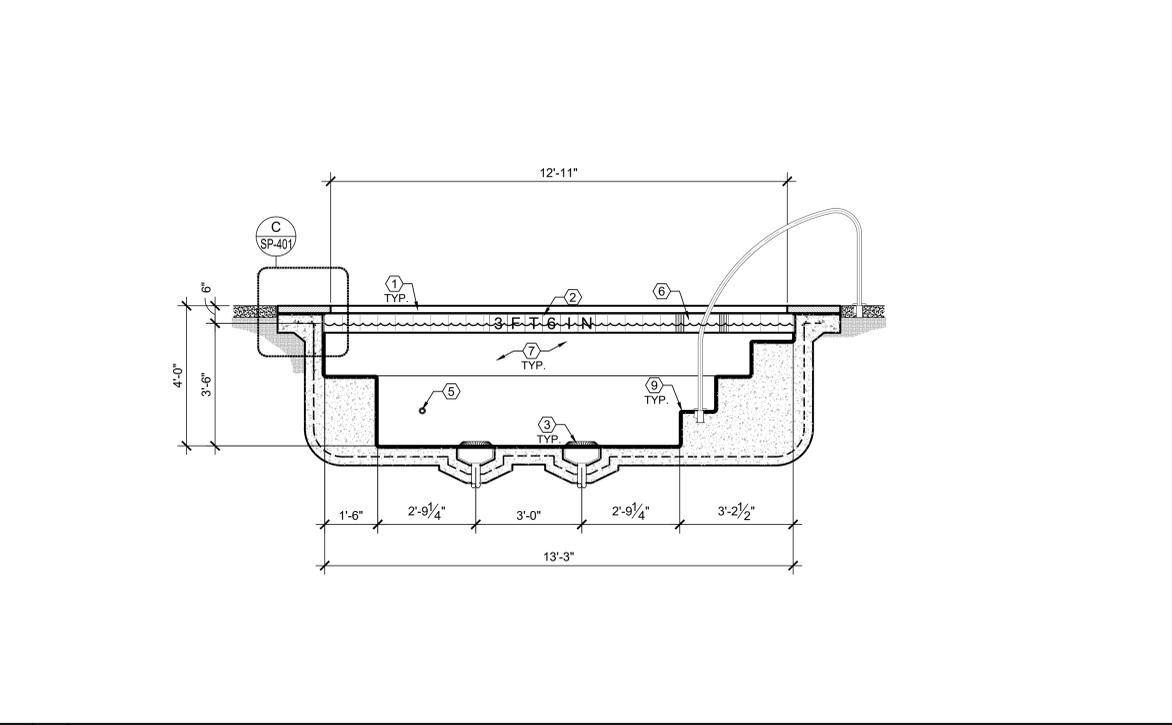
- COPING** TO BE 18" PRE-CAST CONCRETE COPING TYPE WITH A FULL EXPANSION JOINT AND PLIABLE MASTIC BETWEEN DECK & POOL BOND BEAM. SEE DETAIL C/SP-401
- DEPTH/DECK MARKERS** TO BE CONTRASTING COLOR ON ALL POOL WALLS AT 25'-0" MAX. SPACING, WITH SLIP- RESISTANT, SANDBLASTED MARKERS IN COPING. SEE DETAIL K/SP-401 FOR DECK MARKERS SEE DETAIL G/SP-401 FOR DEPTH (WALL) MARKERS
- 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
- 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
- WALL INLET** W/ ADJUSTABLE EYEBALL INLETS LOCATED 18" BELOW WATERLINE IN POOL. SEE DETAIL F/SP-401
- 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
- PLASTER** TO BE WHITE AND SMOOTH W/ 6" MIN. CERAMIC TILE BAND AT WATERLINE.
- LIGHTS** TO PROVIDE THE EQUIVALENT OF 1/2 WATT PER SQ. FT. OF POOL SURFACE AREA. LIGHTS MUST BE LOCATED WITH WATER DEPTH OVER LENS AT LEAST 18". SEE DETAIL G/SP-402
- 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
- ADA LIFT SOCKET**, SEE DETAIL M/SP-401
- 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



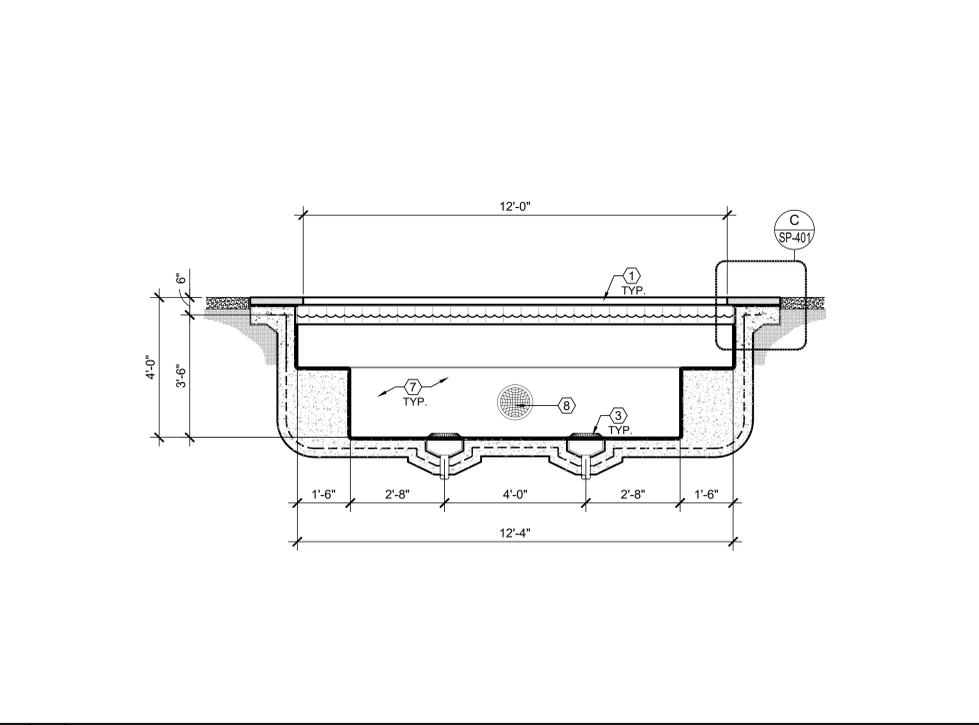
A 1/2" SPA PLUMBING PLAN



B 1/2" SPA BOOSTER JET LAYOUT



C 1/2" SPA LONGITUDINAL SECTION THRU MAIN DRAIN



D 1/2" SPA CROSS SECTION THRU MAIN DRAIN

LEGEND

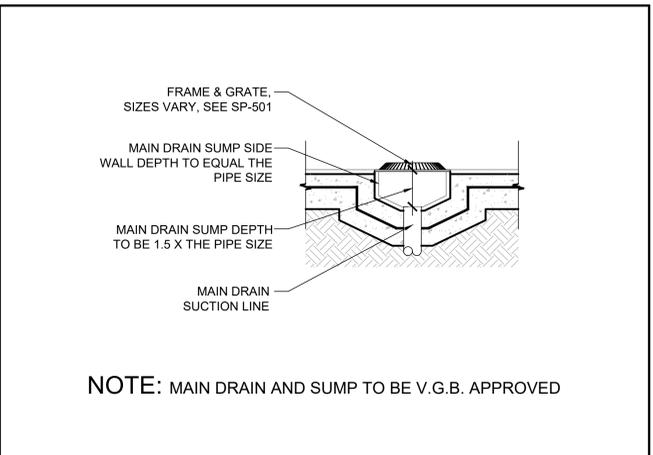
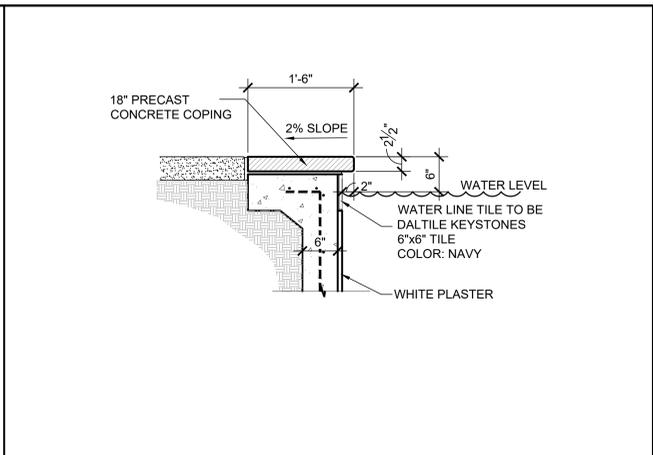
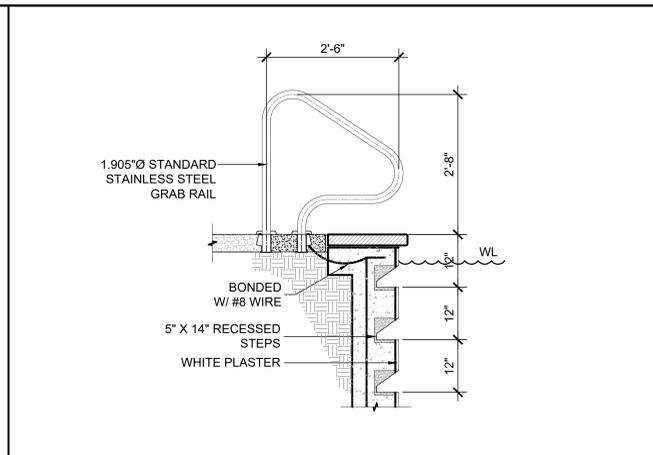
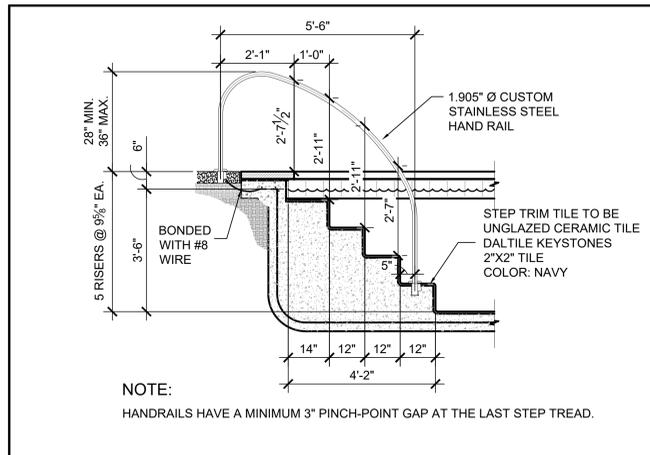
	STAINLESS STEEL HANDRAIL
	VGB COMPLIANT ANTI-VORTEX MAIN DRAIN COVER
	SKIMMER
	UNDERWATER LIGHT
	3FT 6IN DEPTH MARKER
	AUTOFILL HOUSING
	WALL RETURN
	ADA LIFT & ANCHOR



Aquatic TECHNOLOGIES

POOL - SPAS - WATER FEATURES
WWW.AQUATICTECHNOLOGIES.COM
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
FID#0493-9548 FID#0493-9495
LICENSE# 744177C53 A B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

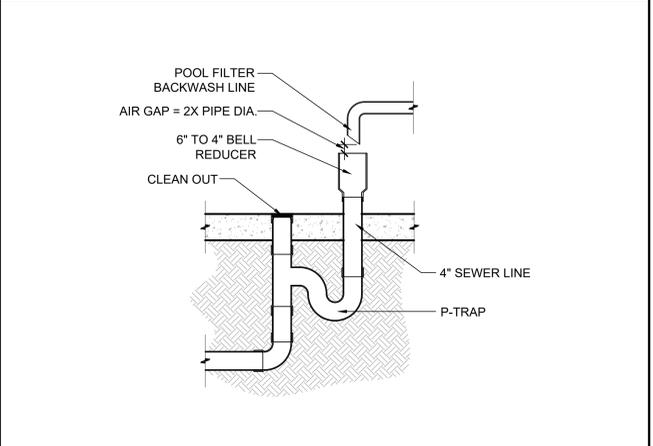
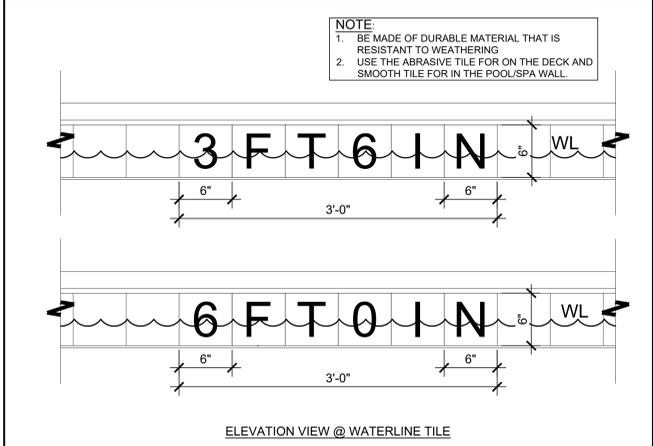
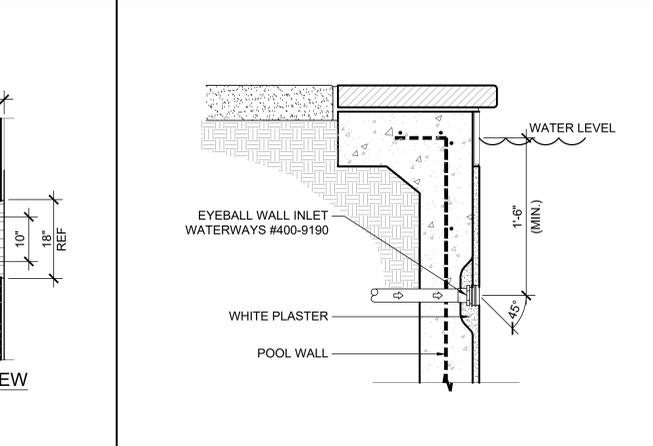
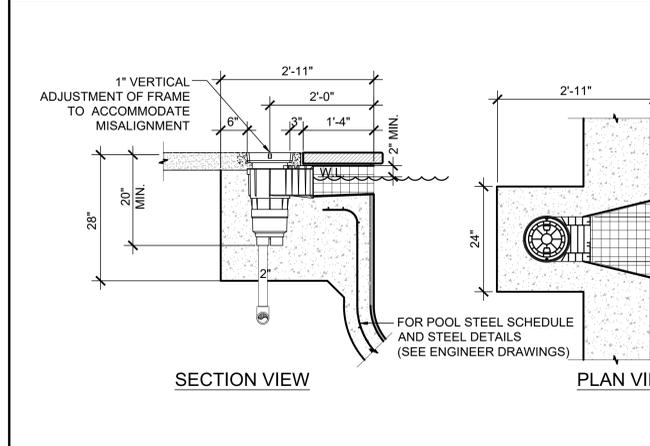


A 1/2" POOL STEP SECTION

B 3/4" POOL GRAB RAIL SECTION

C 1" COPING DETAIL

D 1" MAIN DRAIN DETAIL

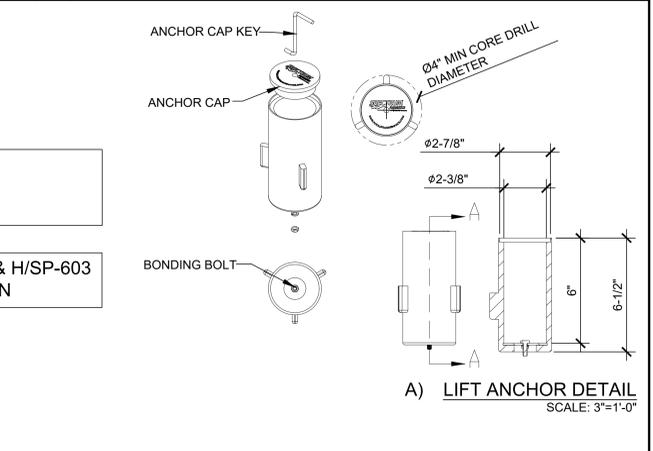
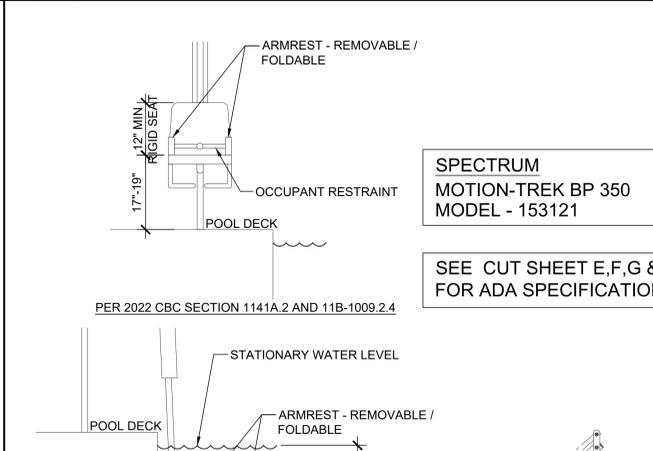
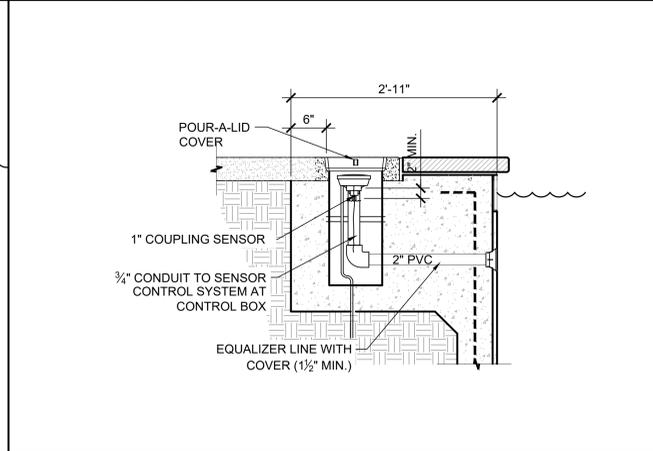
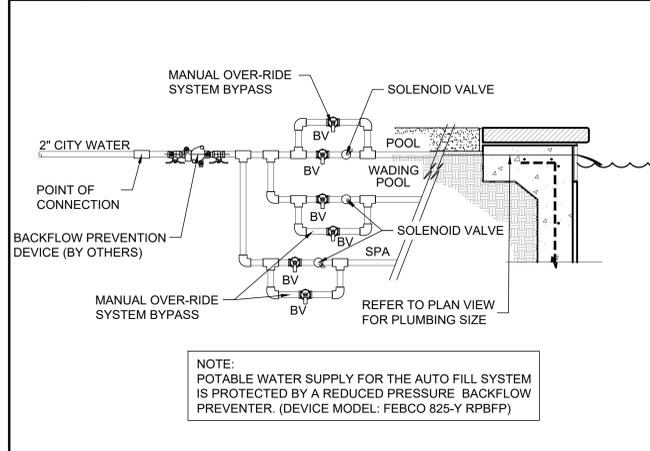


E 3/4" SKIMMER DETAIL

F 1/2" WALL INLET

G 1/2" DEPTH (WALL) MARKERS

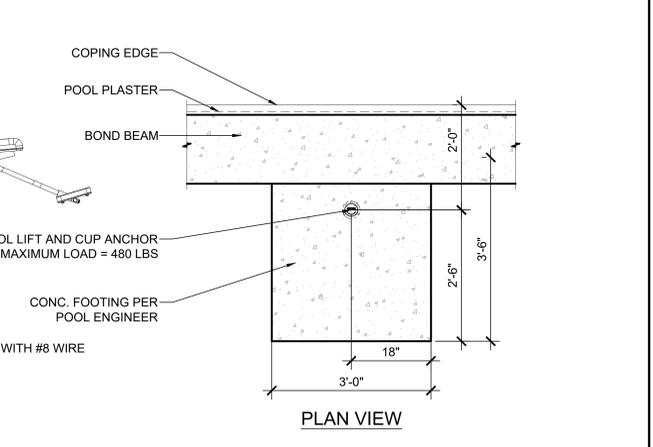
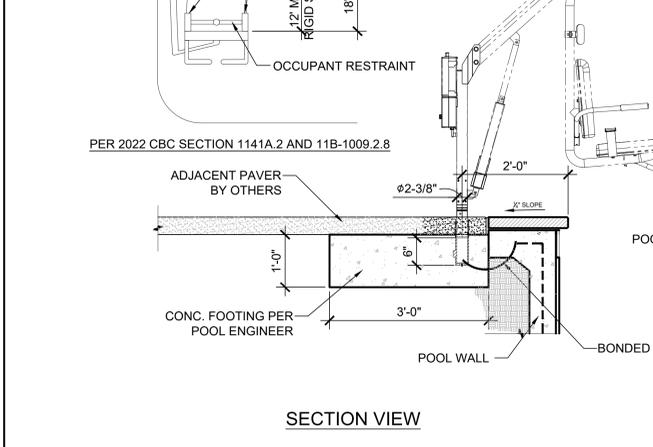
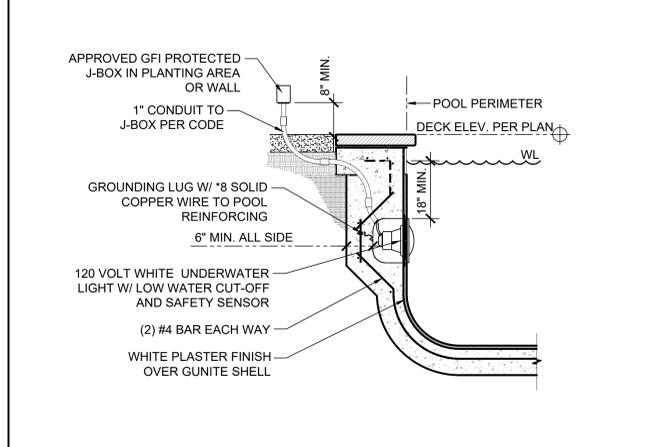
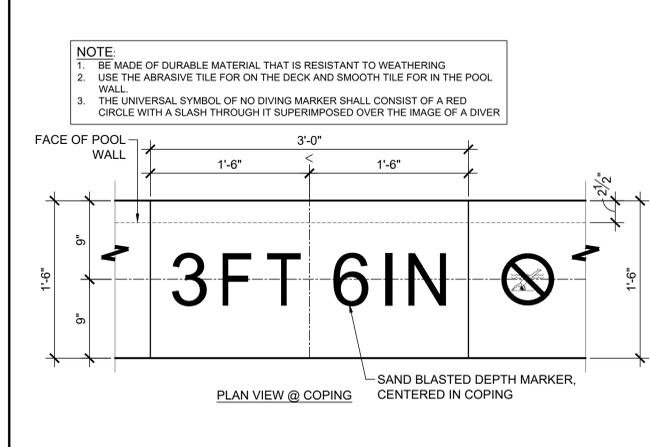
H 3/4" P-TRAP DETAIL



I 1" FILL LINE DETAIL

J 1" AUTOFILL DETAIL

M 3/4" ACCESSIBLE LIFT AND ANCHOR



K 1/2" DECK MARKERS

L 3/4" POOL UNDERWATER LIGHT

M 3/4" ACCESSIBLE LIFT AND ANCHOR

M 3/4" ACCESSIBLE LIFT AND ANCHOR

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMIEF 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:
POOL, SPA & WADING POOL DETAILS

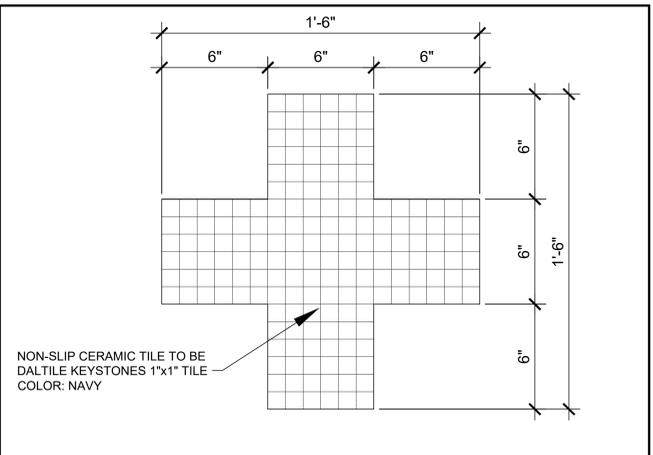
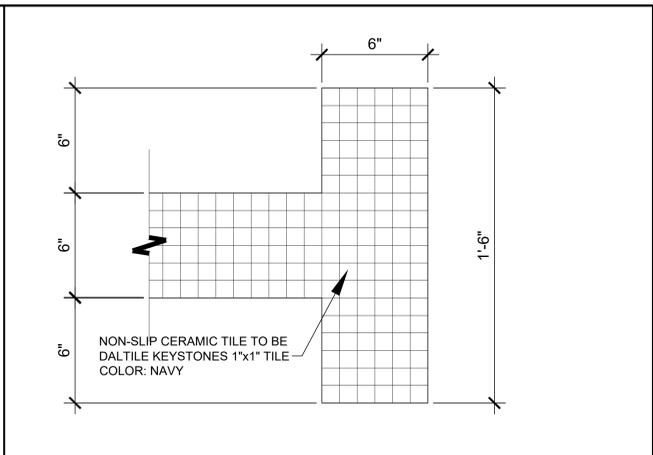
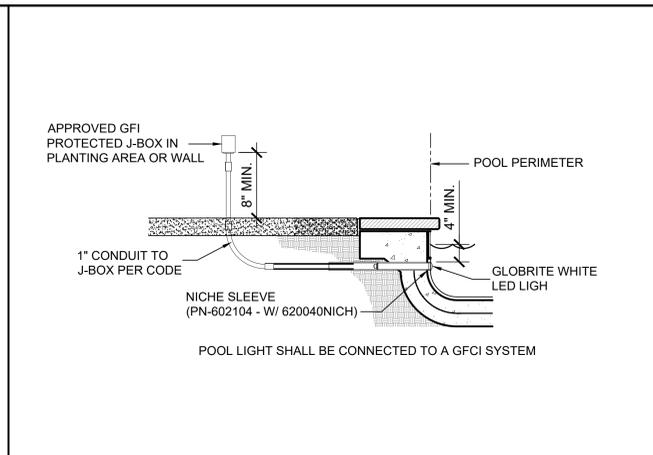
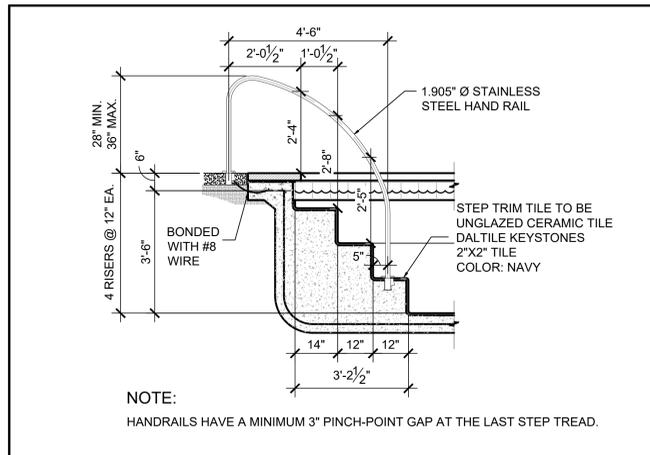
SP-401



Aquatic TECHNOLOGIES

POOL - SPAS - WATER FEATURES
WWW.AQUATICTECHNOLOGIES.COM
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
FID#04983-9548 FID#04983-9495
LICENSE# 744177CS3 A & C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

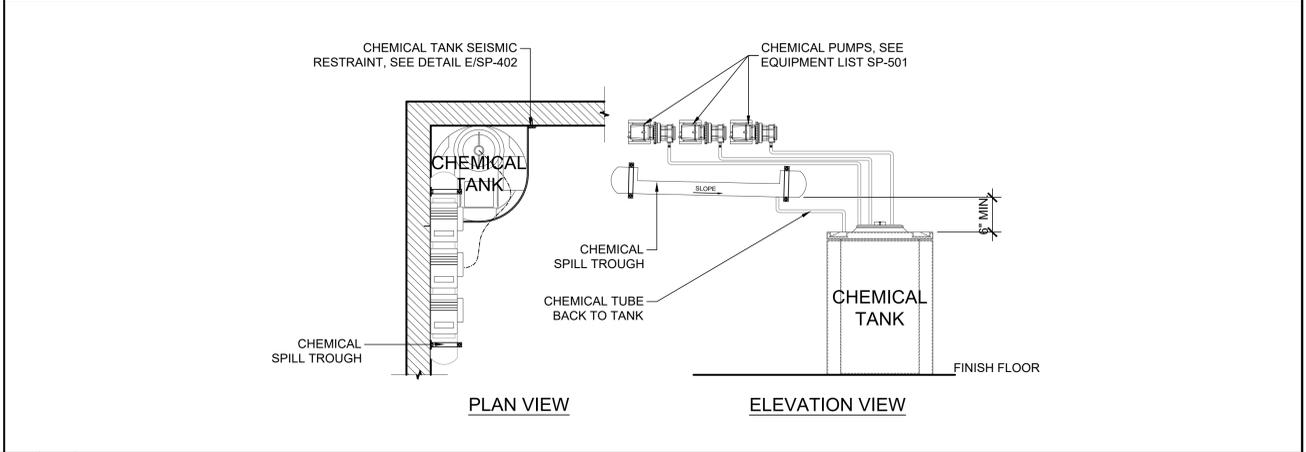
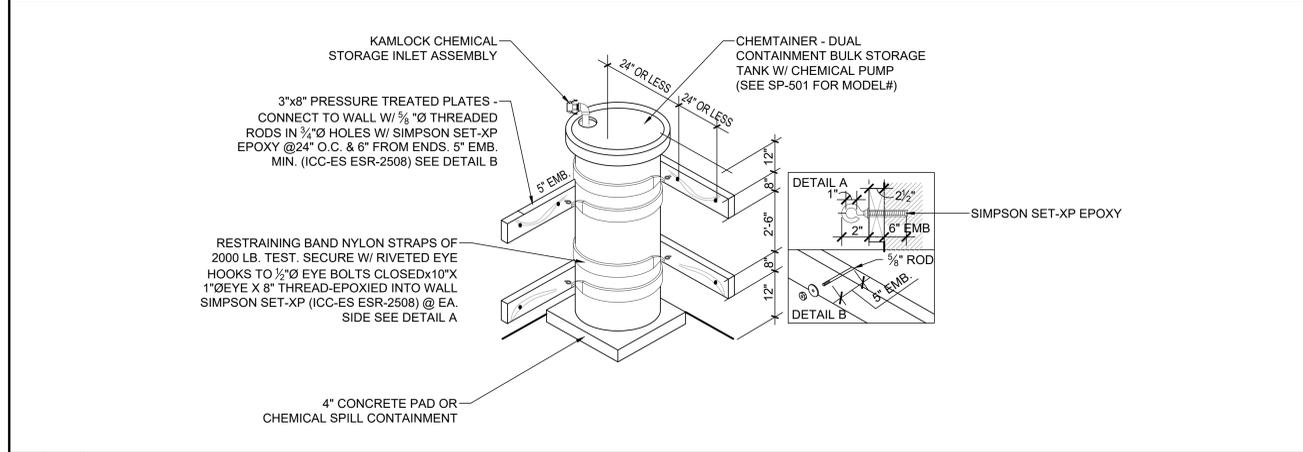


A 1/2" SPA STEP SECTION

B 3/4" WADING POOL UNDERWATER LIGHT

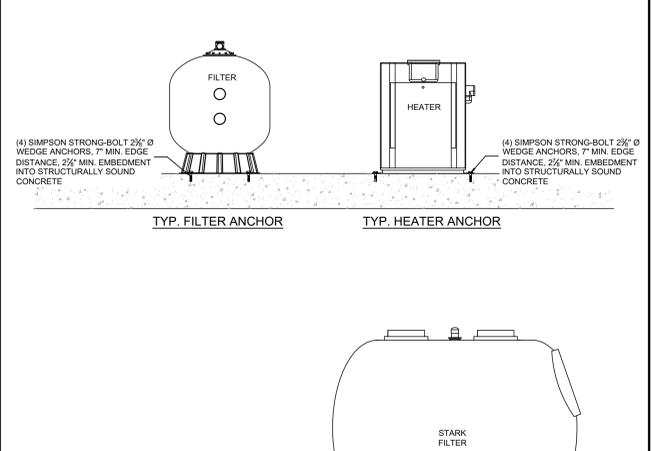
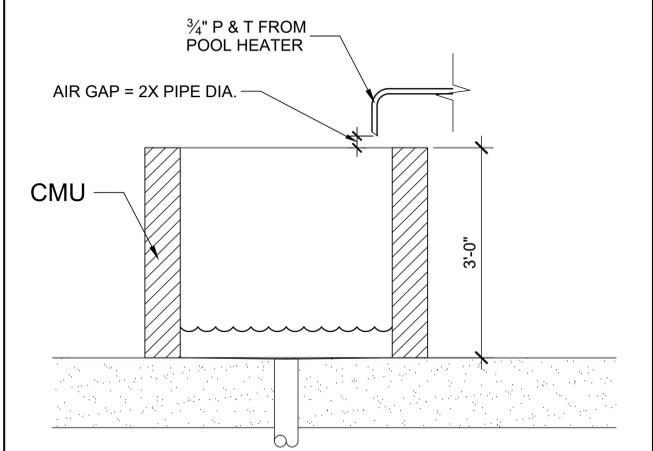
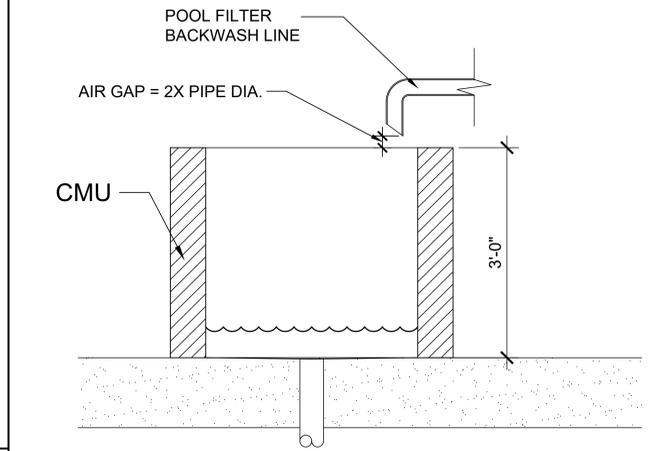
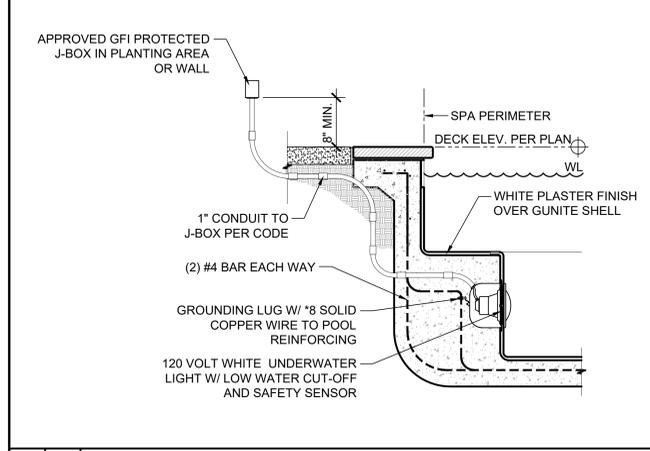
C 3" RACE LANE DETAIL

D 3" TARGET DETAIL



E NTS CHEMICAL TANK SEISMIC RESTRAINT

F 3/4" CHEMICAL SPILL TROUGH

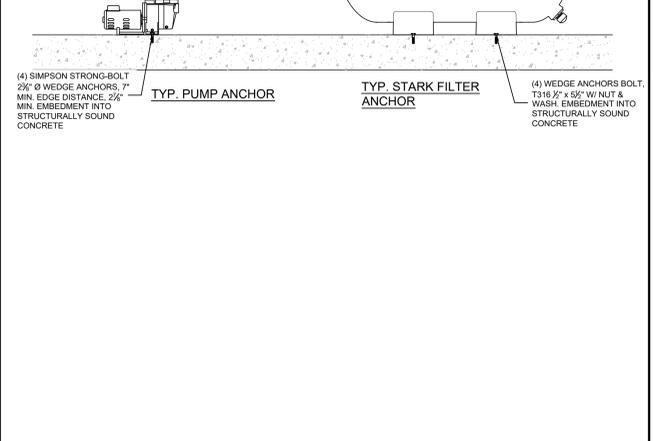
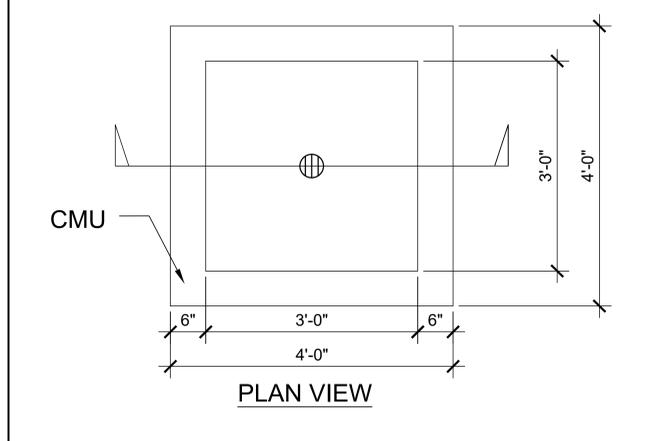
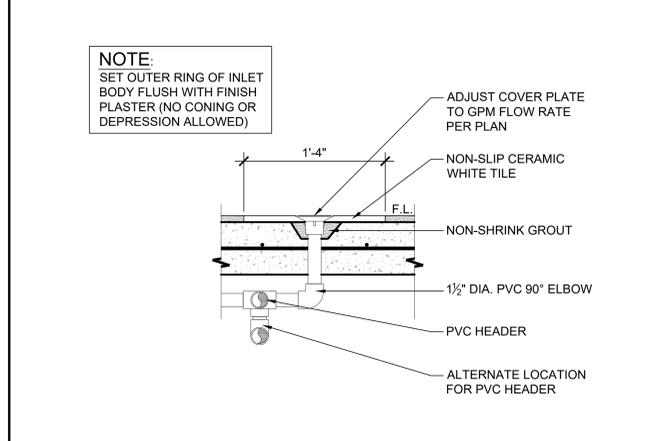


G NTS SPA UNDERWATER LIGHT

I 1" BACKWASH BOX

J 1" P & T RELIEF DETAIL

K NTS EQUIPMENT ANCHOR DETAIL



H 1/2" FLOOR INLET

I 1" BACKWASH BOX

J 1" P & T RELIEF DETAIL

K NTS EQUIPMENT ANCHOR DETAIL

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMIEFED 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:
POOL, SPA & WADING POOL DETAILS

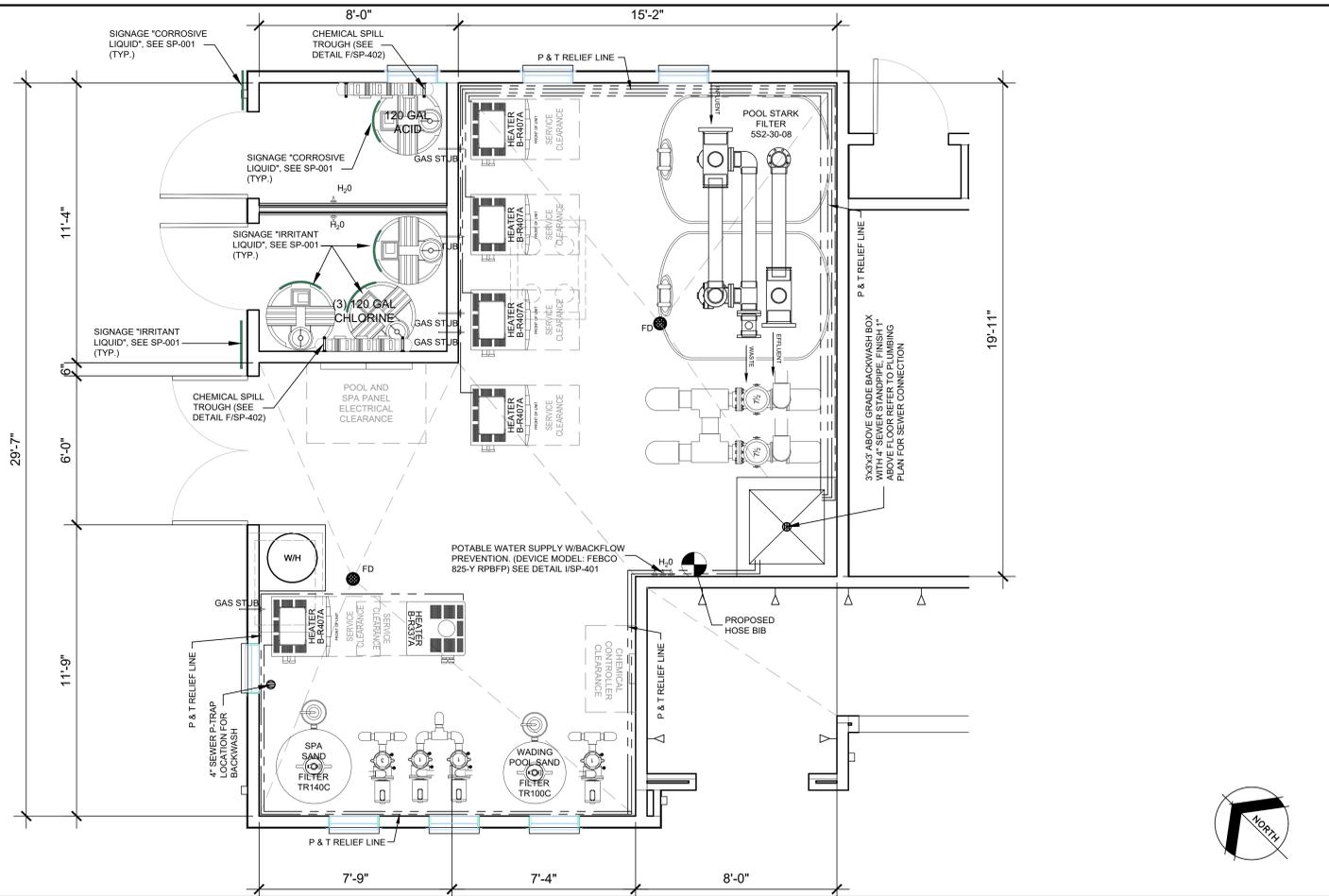
SP-402

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

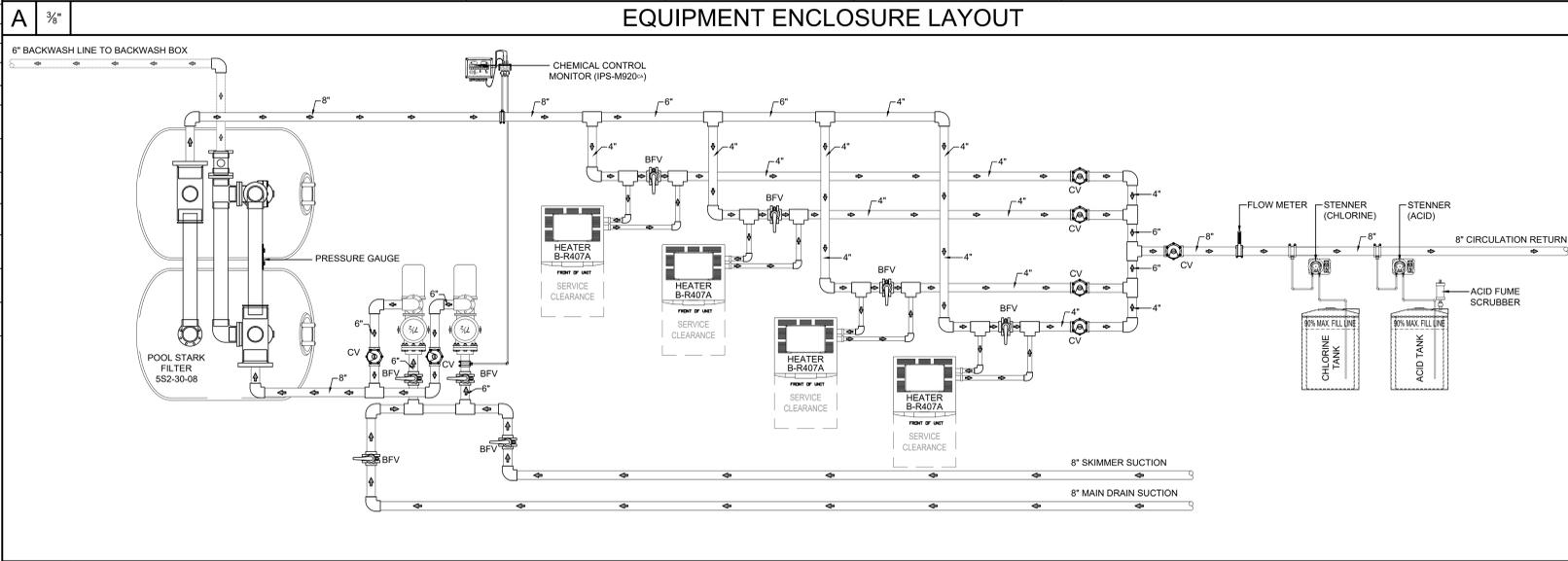
WADING POOL EQUIPMENT LIST					
EQUIPMENT	BRAND	MODEL	QTY	SPEC.	DESCRIPTION
PUMP	PENTAIR	WFK-4	1	K,L/SP-603	1HP WHISPERFLO HIGH PERFORMANCE PUMP (THREE PHASE) @ MAX. 74 GPM (ITEM# 011641)
FILTER	PENTAIR	TR-100C	1	C,D/SP-601	HIGH CAPACITY FIBERGLASS SAND FILTER @ 98 GPM
MULTI-PORT BACKWASH VALVE	PENTAIR	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	1½" 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

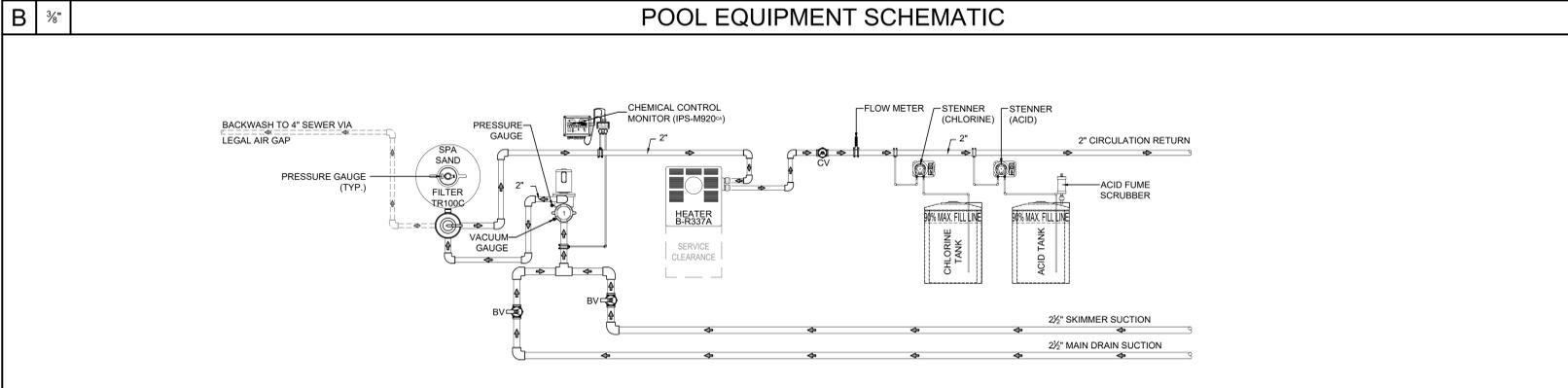
- A. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
- B. ALL VALVES SHALL BE TAGGED WITH WATERPROOF OPERATING CARD.
- C. ALL PIPE MATERIALS TO BE PVC SCH. 40.
- D. FILTERS BACKWASH TO SANITARY SEWER VIA LEGAL AIR GAP AND SIGHT GLASS.
- E. PRESSURE GAUGES SHALL BE MOUNTED AT THE SAME ELEVATION.
- 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 THAN 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 ON 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.



EQUIPMENT ENCLOSURE LAYOUT



POOL EQUIPMENT SCHEMATIC



WADING POOL EQUIPMENT SCHEMATIC

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
 DBA AQUATIC TECHNOLOGIES
 LICENSE # 744177033 A & B C811006
 EXPIRES: 12-31-2025

PROJECT NAME:
COTA VERA SWIM CLUB
 2168 AVENIDA CAPRISE
 CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMIEFED 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:

EQUIPMENT ROOM LAYOUT, LIST & SCHEMATIC DIAGRAMS

PENTAIR

C SERIES[®] HIGH PERFORMANCE COMMERCIAL BRONZE PUMPS
FOR COMMERCIAL AND HIGH-END RESIDENTIAL SWIMMING POOLS AND OTHER WATER APPLICATIONS
AVAILABLE IN FLOWS TO 740 GPM, AND FROM 5 TO 10 HP



The C Series pump is a heavy-duty pump specifically designed for large pools, fountains and water attractions that demand high flow rates and continuous operation. With bronze construction and a stainless steel strainer basket, the C Series pump is perfect for the toughest indoor or outdoor projects. This pump's lasting efficiency, quiet operation, easy maintenance and durability has set the standard for medium- and high-head performance in the pool industry for many years. Available with and without a hair and lint strainer.

STANDARD FEATURES

- All bronze construction for strength and durability.
- Close coupled for quiet, stable flow.
- Heavy-gauge stainless steel strainer basket, with open area five times the area of the suction port.
- 4-inch suction and 1-inch discharge for maximum efficiency with strainer.
- Closed impeller for longer motor bearing life.
- Heat-resistant seal for operation up to 150° F.
- Available in single- and three-phase 50 and 60 Hz models.
- 200V/208 and 575-volt models available on request.
- One-year limited warranty. See warranty for details.

Motor

TV Frame Motor

Frame size
NEMA Rate frame: 220V/40V are open drip-proof design.

Shaft
303 Stainless steel construction.

Design
1 to 25 HP: 3000 RPM, IM open drip-proof, continuous duty, three-phase and single-phase 5, 7½, and 10 HP only.

Bearings
Industrial double sealed ball bearings.

Thermal Overload Protection
All models require external thermal overload protector.

Electrical
Power Supply Required
Three-phase pumps are 208/230V, 440 and 200/208 V, 7½, and 10 HP single-phase models are available at 230V, 40 Hz only.

Impeller
Bronze CA 85400.

Base
Enamel Coated Cast Iron Foot CL30.

Corrosion Protection
All-bronze pump with stainless steel basket for maximum corrosion prevention.

Hair and Lint Strainer

Material
Strainer pot - Bronze CA 84400.
Strainer - Stainless Steel.

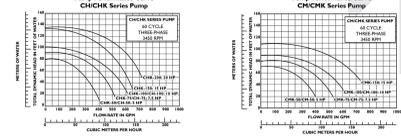
Size
4" ANSI Rated 125 lb. bolted flange suction ports.

Pump Maximum Limits
Liquid Temperature: 104° F.
Ambient Air Temperature: 104° F.



pentaircommercial.com

C SERIES[®] HIGH PERFORMANCE COMMERCIAL BRONZE PUMPS



MATERIALS AND DESIGN

Pump Body
Volute type, back-pull-out design.

Port Size
4" - ANSI Rated 125 lb. bolted flange suction port on strainer.
5" - ANSI Rated 125 lb. bolted flange suction port less strainer.
4" - ANSI Rated 125 lb. bolted flange discharge port.

Material
Volute & Motor Adapter: Bronze CA 84400.
Impeller: Bronze CA 85400.
Base: Enamel Coated Cast Iron Foot CL30.
Corrosion Protection: All-bronze pump with stainless steel basket for maximum corrosion prevention.

Hair and Lint Strainer

Material
Strainer pot - Bronze CA 84400.
Strainer - Stainless Steel.

Size
4" ANSI Rated 125 lb. bolted flange suction ports.

Pump Maximum Limits
Liquid Temperature: 104° F.
Ambient Air Temperature: 104° F.

Motor

TV Frame Motor

Frame size
NEMA Rate frame: 220V/40V are open drip-proof design.

Shaft
303 Stainless steel construction.

Design
1 to 25 HP: 3000 RPM, IM open drip-proof, continuous duty, three-phase and single-phase 5, 7½, and 10 HP only.

Bearings
Industrial double sealed ball bearings.

Thermal Overload Protection
All models require external thermal overload protector.

Electrical
Power Supply Required
Three-phase pumps are 208/230V, 440 and 200/208 V, 7½, and 10 HP single-phase models are available at 230V, 40 Hz only.

Impeller
Bronze CA 85400.

Base
Enamel Coated Cast Iron Foot CL30.

Corrosion Protection
All-bronze pump with stainless steel basket for maximum corrosion prevention.

Hair and Lint Strainer

Material
Strainer pot - Bronze CA 84400.
Strainer - Stainless Steel.

Size
4" ANSI Rated 125 lb. bolted flange suction ports.

Pump Maximum Limits
Liquid Temperature: 104° F.
Ambient Air Temperature: 104° F.

Pentair Water Commercial Pool and Aquatics[™]



Triton[®] C Series Commercial Sand Filters



For commercial and high-end residential swimming pools and other water applications. Available in flow rates from 88 to 141 gallons per minute.

Capable of increased flow rates to 20 gpm per square foot of filter media, these filters are ideal for commercial applications and tandem installations when several filters are required.

Standard Features

- 2" and 3" plumbing connections for maximum flow.
- 2" drains for easy winterizing.
- C and C-3 models fit 30" and 36".
- Can be combined for tandem installation.
- NSF Listed.

Model Number Filter Area Flow Rate Turnover Capacity Gallons Dimension Media Required

Model Number	Filter Area Sq. Ft.	Flow Rate 20 GPM/Sq. Ft.	8 Hours	8 Hours	8 Hours	Dimension A B	Media Sand	Media Sand/GraVEL
TR100C	4.91	98	35,260	47,040	39" x 30"	30"	800 lbs.	450 lbs./750 lbs.
TR140C	7.06	141	50,760	67,680	45" x 36"	36"	925 lbs.	600 lbs./775 lbs.
TR100C3	4.91	98	35,260	47,040	39" x 30"	30"	800 lbs.	450 lbs./750 lbs.
TR140C3	7.06	141	50,760	67,680	45" x 36"	36"	925 lbs.	600 lbs./775 lbs.

Flow Rate System

Flow Rate System	A	B	C	D	Total Wt.
2" - TR100C	82" x 12 1/2"	48" Min.	18" Min.	2,300 lbs.	
2" - TR140C	88" x 17 1/2"	54" Min.	18" Min.	3,300 lbs.	
4" - TR100C	89" x 19 1/2"	54" Min.	18" Min.	2,300 lbs.	
4" - TR140C	111" x 24 1/2"	54" Min.	18" Min.	3,300 lbs.	

Standard Features

- 2" and 3" plumbing connections for maximum flow.
- 2" drains for easy winterizing.
- C and C-3 models fit 30" and 36".
- Can be combined for tandem installation.
- NSF Listed.

1650 Hawkins Avenue
Atlanta, GA 30328
Phone: 800-878-7322
www.pentairpool.com

Triton[®] C Series Commercial Sand Filters



The Triton[®] Heavy Duty (HD) filter is a thirty-inch fiberglass filter that offers a maximum operating pressure of 75 PSI. This filter is specifically designed for special high-pressure commercial applications that require up to 98 gpm, and is ideal for all heavy-duty commercial applications.

Model Number Filter Area Flow Rate Turnover Capacity Gallons Dimension Media Required

Model Number	Filter Area Sq. Ft.	Flow Rate 20 GPM/Sq. Ft.	8 Hours	8 Hours	8 Hours	Dimension A B	Media Sand	Media Sand/GraVEL
TR100C	4.91	98	35,260	47,040	39" x 30"	30"	800 lbs.	450 lbs./750 lbs.
TR140C	7.06	141	50,760	67,680	45" x 36"	36"	925 lbs.	600 lbs./775 lbs.
TR100C3	4.91	98	35,260	47,040	39" x 30"	30"	800 lbs.	450 lbs./750 lbs.
TR140C3	7.06	141	50,760	67,680	45" x 36"	36"	925 lbs.	600 lbs./775 lbs.

Flow Rate System

Flow Rate System	A	B	C	D	Total Wt.
2" - TR100C	82" x 12 1/2"	48" Min.	18" Min.	2,300 lbs.	
2" - TR140C	88" x 17 1/2"	54" Min.	18" Min.	3,300 lbs.	
4" - TR100C	89" x 19 1/2"	54" Min.	18" Min.	2,300 lbs.	
4" - TR140C	111" x 24 1/2"	54" Min.	18" Min.	3,300 lbs.	

Standard Features

- 2" and 3" plumbing connections for maximum flow.
- 2" drains for easy winterizing.
- C and C-3 models fit 30" and 36".
- Can be combined for tandem installation.
- NSF Listed.

1650 Hawkins Avenue
Atlanta, GA 30328
Phone: 800-878-7322
www.pentairpool.com

Aquatic TECHNOLOGIES

POOL • SPAS • WATER FEATURES
WWW.AQUATICTECHNOLOGIES.COM

32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
PH: 949/493-9548 F: 949/493-8495
LICENSE# 744177353 A & B C611006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
DBA AQUATIC TECHNOLOGIES
1900 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
LICENSE # 744177353 A & B C611006
EXPIRES: 12-31-2025

Signature: [Signature] Date: [Date]

DIGITAL GAS POOL AND SPA HEATER

MODERN DESIGN AND CONSTRUCTION

DYNAMIC SELF-DIAGNOSTIC CONTROLS

FEATURING PROTEK SHIELD[™]

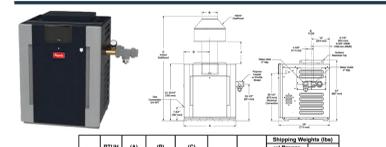
AVAILABLE AS ATMOSPHERIC, LOW NO_x AND ASME



Raypak[®] & Rheem[®] Company

DIGITAL BRONZE LOW NO_x ASME

- ProTek Shield[™] module
- 2" bronze headers
- High-wind reliability
- 125# pressure relief valve included
- Unitherm governor eliminates condensation
- ANSI Z21.58 design certified
- Digital LCD for temperature control and settings
- Microprocessor controls diagnostic readout and continuously monitors operational status



MODEL	GAS	ELEVATION (feet)	PART NUMBER	SHIPPING WEIGHT (LBS)
B-R207A-EN-C-#26	Natural	0-5000	017705	193
B-R207A-EN-C-#26	Natural	0-5000	017708	216
B-R337A-EN-C-#26	Natural	0-5000	017707	238
B-R407A-EN-C-#26	Natural	0-5000	017708	256

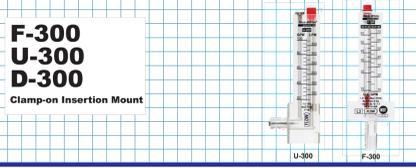
Not available for propane gas.

Outdoor top is standard. For indoor top and other options, see page 15.

Blue-White Industries, Ltd. Pitot Tube Insertion Meters

F-300 U-300 D-300

Clamp-on Insertion Mount



Features:

- 1" through 1 1/2" pipe sizes
- Flow rates from 4 to 100 GPM (15 to 700 LPM)
- Resistant to PVC internal tank materials
- One-piece machined acrylic body
- Mounts to existing pipe. No cutouts or welds required.
- Models for mounting on horizontal or vertical pipe
- Measuring glasses and gasket included
- NSF Listed

Specifications:

Pipe Requirements: IPS 1/2" pipe size (ASTM-D-1785) Max. Pipe Weight: 18 lbs. (8.2 kg) @ 100' (30.5 m)
Pipe Length: 10' to 100' (3.05 m to 30.5 m)
Pipe Temp. range: -20° to 180° F (-29° to 82° C) @ 0 PSI
Ambient Temp. range: -20° to 180° F (-29° to 82° C)
Note: Temperature & Pressure ratings of meter only. Actual pipe rating may vary.

Materials of Construction:

Meter Body: Cast Acrylic
Flow: PVC

Installation Requirements:

Minimum Straight Pipe Length Requirements

Normal Pipe Diameter	Minimum Straight Pipe Length	Minimum Offset Pipe Length
1/2"	20" (51.0 cm)	10" (25.4 cm)
3/4"	24" (61.0 cm)	12" (30.5 cm)
1"	28" (71.1 cm)	14" (35.6 cm)
1 1/4"	36" (91.4 cm)	18" (45.7 cm)
1 1/2"	40" (101.6 cm)	20" (50.8 cm)
2"	48" (121.9 cm)	24" (61.0 cm)
2 1/2"	56" (141.3 cm)	28" (71.1 cm)
3"	64" (162.6 cm)	32" (81.3 cm)
4"	80" (203.2 cm)	40" (101.6 cm)
6"	120" (304.8 cm)	60" (152.4 cm)

Mounting location:

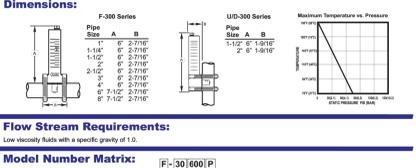
- The meter is designed to withstand outdoor conditions.
- 1/2" series meters must be installed on the vertical (header/crown) position on horizontal pipe only.
- 1 1/2" series meters must be installed on vertical pipe only.
- The pipe must be completely full of water at all times.
- Use the minimum straight length requirements chart above.
- The meter can accurately measure flow from any direction only.
- 1/2" series meters measure downward flow only.
- 1 1/2" series meters measure downward flow only.

Blue-White Industries, Ltd. 14000 Highway 101, San Diego, CA 92186
Tel: 760-444-0020 Fax: 760-444-0000
www.blue-white.com Email: sales@blue-white.com

Blue-White Industries, Ltd. Pitot Tube Insertion Meters

F-300 U-300 D-300

Clamp-on Insertion Mount



Dimensions:

Flow Stream Requirements:

Low velocity fluids with a specific gravity of 1.0.

Model Number Matrix: [F-300] [U-300] [D-300]

Pipe Size, Flow Range and Display Model Options:

Models for U.S. IPS 1/2" & 3/4" Pipe (ASTM D-1785)

Flow Rate	Flow Range	Flow Range	Model Number
4-100 GPM	15-700 LPM	15-700 LPM	F-300
4-100 GPM	15-700 LPM	15-700 LPM	U-300
4-100 GPM	15-700 LPM	15-700 LPM	D-300

Models for Mounting on Horizontal Pipe

Models for Mounting on Vertical Pipe

Blue-White Industries, Ltd. 14000 Highway 101, San Diego, CA 92186
Tel: 760-444-0020 Fax: 760-444-0000
www.blue-white.com Email: sales@blue-white.com

PROJECT NAME:

COTA VERA SWIM CLUB

2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:

HOMIEF CORPORATION
1900 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
PHONE: [Phone]
FAX: [Fax]

Drawn: SM
Checked: AT
Project Number: 22-564
Date: 03/16/23
Sheet Title: **PRODUCT SPECIFICATION CUT SHEETS**

Jandy Performance Reliability Technology

Levolor[®] Electronic Water Leveling Systems

Simple, Reliable & Completely Automatic

Levolor[®] water leveling systems electronically maintain water levels in pools, spas, fountains and ponds. It can be used anywhere a constant level of water is needed to maintain a beautiful appearance and protect equipment, especially Vanishing Edge designs. Easily installed on new or existing pools and spas, the Levolor system does not require structural modifications for installation. The solid state electronic controls have no moving parts to wear out or rust.

Add Backyard Convenience to Your Carefree Environment

EASILY MAINTAIN WATER LEVEL

With Levolor you'll never need to fill your pool with a garden hose! Modern pool and spa designs with multiple bodies of water, spill-overs, Vanishing Edge, fountains and waterfalls benefit from a Levolor system.

SOPHISTICATED ELECTRONICS

Mechanical float systems simply do not perform to this level. Our unique electronic components for waters, will not overfill your pool with our exclusive lock-out feature and, since there is no moving parts, it will not break or rust.

SIMPLE INSTALLATION: RETROFIT OR NEW

Since a Levolor System requires no structural modifications, you can easily retrofit existing equipment systems.

PROTECT EQUIPMENT & APPEARANCE

Water leveling is an important part of hydraulic design. System overflow designs where high and low level sensing is needed, and activates a pump. The K-2100 is for ponds with a low level cut-off that turns off a pump or light.

ALL JANDY PRODUCTS WORK SEAMLESSLY TOGETHER.
Jandy Control Systems manage our complete line of technologically advanced products.

Jandy

Pumps • Filters • Heaters • Heat Pumps
Controls • Lights • Water Purification • Valves
Water Features • Water Leveling • Cleaners • Accessories

1.707.776.8200 • www.jandy.com • ©2009 Jandy Pool Products, Inc.

Accurate Water Leveling Technology for any Application

Jandy's Levolor water leveling technology allows more time to enjoy your pool and spa while providing a higher level assurance that your equipment is protected and your water level is always correct. Gone are the days of manually filling your pool or spa with the garden hose.

COMPLETELY ELECTRONIC - NO MOVING PARTS

Modern pool and spa designs require modern electronics to maintain hydraulic integrity, protect equipment, and to simply keep your beautiful appearance flowing as it was designed. Unfortunately, evaporation and splashing are a natural part of the pool and spa environment. Levolor addresses the concern of lost water with an elegant solution - a completely electronic system with no moving parts to wear out or rust. With the unique time-out feature, Levolor is guaranteed to never overfill.

EASY INSTALLATION

Installation is quick and easy and can be performed with no modifications to the pool surface or structure since Levolor needs no extra in-deck canisters or undrilled pressurized lines. The sensors can be located in either a skimmer throat, behind the door arc or a static pipe - whenever a constant level of water can be measured. For convenience, sensor wires include both skimmer and static pipe sensors. Electronics are contained in a waterproof, wall mounted unit built for an outdoor environment. Everything is easily wired through 1/2" conduit connections. The easy-to-read LED display effectively communicates the status, if you ever need to check the system at all.

A MODEL FOR ANY APPLICATION

With models for pool, spa, dual equipment, fountains and Vanishing Edge catch basins, we have an ideal water leveling solution for your unique design. Most designs will benefit from our basic fill models, such as the K-1100 or LX2. For two separate bodies of water, the K-2000 provides everything you need, and the K-2000 is ideal for Vanishing Edge, perimeter overflow designs where high and low level sensing is needed, and activates a pump. The K-2100 is for ponds with a low level cut-off that turns off a pump or light.

Specifications:

Levolor Electronic Water Leveling Systems:

Model - Applications:

- K-1100 Fill system for pools and spas.
- LX2 Fill system (Static pipe) for pools and spas.
- K-2000 Fill system for Vanishing Edge pools with high level switch that activates a pump.
- K-2100 Fill system for fountains with low level cut-off that turns off the pump.
- K-2300 Fill system for two separate bodies of water with two sensors and two solenoid valves.

All models are factory wired for 220V with configurations and full instructions for 110V. Models with sensor wires from 80% to 500 ft. Models include a wireless valve and sensor. Consult the Levolor Catalog for additional information on all models to locate the model that's right for your design. ETL approved.

Jandy

Pumps • Filters • Heaters • Heat Pumps
Controls • Lights • Water Purification • Valves
Water Features • Water Leveling • Cleaners • Accessories

1.707.776.8200 • www.jandy.com • ©2009 Jandy Pool Products, Inc.

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 M920[™] will provide reports from the controller system.

Maintain consistent pH and sanitizer levels throughout 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 M920[™], 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 opt level 7.0 - 8.0
- ORP set level 400-900
- Default low/high alert settings
- Rebuild - LED with digital display
- Alarm - LED alert display
- Push button overfeed adjustment
- Push button high/low alert adjustment
- Onset Rate - timed or continuous
- External visual and audible alarm is an available option
- Uses advanced algorithm to calculate FAC (PPM)
- Stores and displays CVA levels
- Electrical Input/Output 110 VAC
- Electrical Input/Output 230 VAC
- Electrical Output 110V, 230V, & Dry Contact
- Delay time - 1-60 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 ClO₂
- 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 and display
- Accessories available
- NSF Certified for the highest level of code compliance
- 5-year limited warranty; Made in the USA.

IPS M920[™] Data Sheet Created 4/17

Need a custom product or more information? Email or Call 877-653-6903.

www.ipscntrllers.com Phone: 877-693-6903
Email: info@ipscntrllers.com Fax: 951-893-3224
26111 Tree Road, Suite C-4, Temecula, CA 92591

IPS Controllers

ANSI/ASME A112-19.8, 2007, 2008 addenda and VGB 2008 Compliance available drains

Part #	Part Description	Picture	Specification	Size	Drain cover opening in in.	Certifications
1008XXXX	Main drain sump with AFB 84 (1008A) VGB white, black, light grey, dark grey, tan		7.375" dia. Max. flow rate: floor 88 GPM 2.21 1.75" flow rate: 1.5" x 1.5"	12.48	12.48	VGB 2008
1009XXXX	Main drain sump with AFB 84 (1008A) VGB floor glass/Vinyl liner		7.375" dia. Max. flow rate: floor 88 GPM 2.21 1.75" flow rate: 1.5" x 1.5"	12.48	12.48	VGB 2008
1004XXXX	Ring and Certified cover AFB 84 (1008A) VGB white, black, light grey, dark grey, tan		7.375" dia. Max. flow rate: floor 88 GPM 2.21 1.75" flow rate: 1.5" x 1.5"	12.48	12.48	VGB 2008
1104XXXX	Certified drain cover AFB 84 (1008A) VGB white, black, light grey, dark grey, tan		7.375" dia. Max. flow rate: floor 88 GPM 2.21 1.75" flow rate: 1.5" x 1.5"	12.48	12.48	VGB 2008
1004AXXXX	High capacity ring and cover 11.125" dia. AFB 84 (1008A) VGB white, black, light grey, dark grey, tan		11.125" dia. Max. flow rate: floor 188 GPM 2.21 1.99" flow rate: 1.99" x 1.99"	25.80	25.80	VGB 2008
1004BXXXX	High capacity plate and cover 11.125" dia. AFB 84 (1008A) VGB white, black, light grey, dark grey, tan		11.125" dia. Max. flow rate: floor 188 GPM 2.21 1.99" flow rate: 1.99" x 1.99"	25.80	25.80	VGB 2008
1004CXXXX	12"x12" RingPlate with AFB 84 (1008A) VGB Certified drain cover		12"x12" dia. Max. flow rate: floor 188 GPM 2.21 1.99" flow rate: 1.99" x 1.99"	25.80	25.80	VGB 2008
1004DXXXX	12"x12" Frame with RingPlate, AFB 84 (1008A) VGB Certified drain cover		12"x12" dia. Max. flow rate: floor 188 GPM 2.21 1.99" flow rate: 1.99" x 1.99"	25.80	25.80	VGB 2008

IPS Controllers, Inc. 2680 N. Torrey Pines Rd., Moorpark, CA 93421 Tel: 865.323.0177 Fax: 865.323.0662 www.ipscntrllers.com

PRE-PLUMBED VALVES

BACKWASH VALVES FOR 1-1/2" & 2" IN. D.E. AND SAND FILTERS

HEINRICH

Side mounted HFlow™ and Multipart Valves are designed for maximum performance and working pressure. 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.)
MULTIPART VALVE-40 FOR FILTERS, SLIP			
20155	2 in. MPV for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
20152	2 in. MPV for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
20151	1 1/2 in. MPV for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
20153	1 1/2 in. MPV for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
HIFLOW VALVE KIT FOR FILTERS, SLIP			
20150	2 in. w/ backwash fittings for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
20142	2 in. w/ backwash fittings for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
PVC SLIDE VALVE, SLIP			
20304	Flush Pull Valve, 1 1/2 in. Center, PVC, Annual	1	4.3
20307	2 in. w/ backwash fittings for 1/2" & 3/4" D.E. Flare (28-31.7) D.E. Connections	1	4
MULTI-PORT BACKWASH VALVES			
20207	Site fill version for System 3 Mod E, site set up, with 3/4" riser and adapter gasket		
20209	Site fill version for System 3 D.E. and Sand, site set up, with 3/4" riser and adapter gasket		
20208	Water with three inlet ports for use in tanks, no riser, no valve		
20201	Water with three inlet ports for use in tanks, no riser, no valve		
20300	Water for Sand and Dual D.E. filter port on top, Part # 2 in. riser gasket		
20303	Water for D.E. filter port on top, Part # 2 in. riser gasket		

See page 580, 583-585 for replacement parts.

Fittings / Return Fittings

Part No.	Description	Color	Carton Qty.	Carton Wt. (Lbs.)	UPP/SL
400-9100	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9101	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9102	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9103	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9104	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9105	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9106	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9107	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9108	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9109	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9110	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9111	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9112	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9113	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9114	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9115	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9116	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9117	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9118	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9119	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9120	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9121	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9122	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9123	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9124	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9125	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9126	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9127	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9128	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9129	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9130	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9131	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9132	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9133	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9134	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9135	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9136	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9137	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9138	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9139	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9140	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9141	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9142	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9143	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9144	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9145	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9146	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9147	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9148	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9149	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	
400-9150	1/2" Return Fitting Under Head (1/2" Socket)	Black	600	5.72	

CLASSIC - SINGLE HEAD ADJUSTABLE SPECIFICATIONS STENNER PUMPS

CLASSIC - SINGLE HEAD ADJUSTABLE SPECIFICATIONS STENNER PUMPS

Shipping Weight: 9 lbs (4 kg)

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 trap pipe 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 pumps include interchange between models
- Models (Santoprene) only tested by Water Quality Association to conform to ANSI/ NSF Std 61
- Adjustable models (Santoprene) only tested by IFL to conform to ANSI/ NSF Std 50

AGENCY LISTINGS

UL, NSF, CE, CSA, IEC, NEMA, ATEX, FM, DNV, ISO 9001, ISO 14001, ISO 45001, ISO 50001, ISO 26000, ISO 27001, ISO 28000, ISO 30000, ISO 31000, ISO 34000, ISO 35000, ISO 36000, ISO 37000, ISO 38000, ISO 39000, ISO 40000, ISO 41000, ISO 42000, ISO 43000, ISO 44000, ISO 45000, ISO 46000, ISO 47000, ISO 48000, ISO 49000, ISO 50000, ISO 51000, ISO 52000, ISO 53000, ISO 54000, ISO 55000, ISO 56000, ISO 57000, ISO 58000, ISO 59000, ISO 60000, ISO 61000, ISO 62000, ISO 63000, ISO 64000, ISO 65000, ISO 66000, ISO 67000, ISO 68000, ISO 69000, ISO 70000, ISO 71000, ISO 72000, ISO 73000, ISO 74000, ISO 75000, ISO 76000, ISO 77000, ISO 78000, ISO 79000, ISO 80000, ISO 81000, ISO 82000, ISO 83000, ISO 84000, ISO 85000, ISO 86000, ISO 87000, ISO 88000, ISO 89000, ISO 90000, ISO 91000, ISO 92000, ISO 93000, ISO 94000, ISO 95000, ISO 96000, ISO 97000, ISO 98000, ISO 99000, ISO 100000, ISO 101000, ISO 102000, ISO 103000, ISO 104000, ISO 105000, ISO 106000, ISO 107000, ISO 108000, ISO 109000, ISO 110000, ISO 111000, ISO 112000, ISO 113000, ISO 114000, ISO 115000, ISO 116000, ISO 117000, ISO 118000, ISO 119000, ISO 120000, ISO 121000, ISO 122000, ISO 123000, ISO 124000, ISO 125000, ISO 126000, ISO 127000, ISO 128000, ISO 129000, ISO 130000, ISO 131000, ISO 132000, ISO 133000, ISO 134000, ISO 135000, ISO 136000, ISO 137000, ISO 138000, ISO 139000, ISO 140000, ISO 141000, ISO 142000, ISO 143000, ISO 144000, ISO 145000, ISO 146000, ISO 147000, ISO 148000, ISO 149000, ISO 150000, ISO 151000, ISO 152000, ISO 153000, ISO 154000, ISO 155000, ISO 156000, ISO 157000, ISO 158000, ISO 159000, ISO 160000, ISO 161000, ISO 162000, ISO 163000, ISO 164000, ISO 165000, ISO 166000, ISO 167000, ISO 168000, ISO 169000, ISO 170000, ISO 171000, ISO 172000, ISO 173000, ISO 174000, ISO 175000, ISO 176000, ISO 177000, ISO 178000, ISO 179000, ISO 180000, ISO 181000, ISO 182000, ISO 183000, ISO 184000, ISO 185000, ISO 186000, ISO 187000, ISO 188000, ISO 189000, ISO 190000, ISO 191000, ISO 192000, ISO 193000, ISO 194000, ISO 195000, ISO 196000, ISO 197000, ISO 198000, ISO 199000, ISO 200000, ISO 201000, ISO 202000, ISO 203000, ISO 204000, ISO 205000, ISO 206000, ISO 207000, ISO 208000, ISO 209000, ISO 210000, ISO 211000, ISO 212000, ISO 213000, ISO 214000, ISO 215000, ISO 216000, ISO 217000, ISO 218000, ISO 219000, ISO 220000, ISO 221000, ISO 222000, ISO 223000, ISO 224000, ISO 225000, ISO 226000, ISO 227000, ISO 228000, ISO 229000, ISO 230000, ISO 231000, ISO 232000, ISO 233000, ISO 234000, ISO 235000, ISO 236000, ISO 237000, ISO 238000, ISO 239000, ISO 240000, ISO 241000, ISO 242000, ISO 243000, ISO 244000, ISO 245000, ISO 246000, ISO 247000, ISO 248000, ISO 249000, ISO 250000, ISO 251000, ISO 252000, ISO 253000, ISO 254000, ISO 255000, ISO 256000, ISO 257000, ISO 258000, ISO 259000, ISO 260000, ISO 261000, ISO 262000, ISO 263000, ISO 264000, ISO 265000, ISO 266000, ISO 267000, ISO 268000, ISO 269000, ISO 270000, ISO 271000, ISO 272000, ISO 273000, ISO 274000, ISO 275000, ISO 276000, ISO 277000, ISO 278000, ISO 279000, ISO 280000, ISO 281000, ISO 282000, ISO 283000, ISO 284000, ISO 285000, ISO 286000, ISO 287000, ISO 288000, ISO 289000, ISO 290000, ISO 291000, ISO 292000, ISO 293000, ISO 294000, ISO 295000, ISO 296000, ISO 297000, ISO 298000, ISO 299000, ISO 300000, ISO 301000, ISO 302000, ISO 303000, ISO 304000, ISO 305000, ISO 306000, ISO 307000, ISO 308000, ISO 309000, ISO 310000, ISO 311000, ISO 312000, ISO 313000, ISO 314000, ISO 315000, ISO 316000, ISO 317000, ISO 318000, ISO 319000, ISO 320000, ISO 321000, ISO 322000, ISO 323000, ISO 324000, ISO 325000, ISO 326000, ISO 327000, ISO 328000, ISO 329000, ISO 330000, ISO 331000, ISO 332000, ISO 333000, ISO 334000, ISO 335000, ISO 336000, ISO 337000, ISO 338000, ISO 339000, ISO 340000, ISO 341000, ISO 342000, ISO 343000, ISO 344000, ISO 345000, ISO 346000, ISO 347000, ISO 348000, ISO 349000, ISO 350000, ISO 351000, ISO 352000, ISO 353000, ISO 354000, ISO 355000, ISO 356000, ISO 357000, ISO 358000, ISO 359000, ISO 360000, ISO 361000, ISO 362000, ISO 363000, ISO 364000, ISO 365000, ISO 366000, ISO 367000, ISO 368000, ISO 369000, ISO 370000, ISO 371000, ISO 372000, ISO 373000, ISO 374000, ISO 375000, ISO 376000, ISO 377000, ISO 378000, ISO 379000, ISO 380000, ISO 381000, ISO 382000, ISO 383000, ISO 384000, ISO 385000, ISO 386000, ISO 387000, ISO 388000, ISO 389000, ISO 390000, ISO 391000, ISO 392000, ISO 393000, ISO 394000, ISO 395000, ISO 396000, ISO 397000, ISO 398000, ISO 399000, ISO 400000, ISO 401000, ISO 402000, ISO 403000, ISO 404000, ISO 405000, ISO 406000, ISO 407000, ISO 408000, ISO 409000, ISO 410000, ISO 411000, ISO 412000, ISO 413000, ISO 414000, ISO 415000, ISO 416000, ISO 417000, ISO 418000, ISO 419000, ISO 420000, ISO 421000, ISO 422000, ISO 423000, ISO 424000, ISO 425000, ISO 426000, ISO 427000, ISO 428000, ISO 429000, ISO 430000, ISO 431000, ISO 432000, ISO 433000, ISO 434000, ISO 435000, ISO 436000, ISO 437000, ISO 438000, ISO 439000, ISO 440000, ISO 441000, ISO 442000, ISO 443000, ISO 444000, ISO 445000, ISO 446000, ISO 447000, ISO 448000, ISO 449000, ISO 450000, ISO 451000, ISO 452000, ISO 453000, ISO 454000, ISO 455000, ISO 456000, ISO 457000, ISO 458000, ISO 459000, ISO 460000, ISO 461000, ISO 462000, ISO 463000, ISO 464000, ISO 465000, ISO 466000, ISO 467000, ISO 468000, ISO 469000, ISO 470000, ISO 471000, ISO 472000, ISO 473000, ISO 474000, ISO 475000, ISO 476000, ISO 477000, ISO 478000, ISO 479000, ISO 480000, ISO 481000, ISO 482000, ISO 483000, ISO 484000, ISO 485000, ISO 486000, ISO 487000, ISO 488000, ISO 489000, ISO 490000, ISO 491000, ISO 492000, ISO 493000, ISO 494000, ISO 495000, ISO 496000, ISO 497000, ISO 498000, ISO 499000, ISO 500000, ISO 501000, ISO 502000, ISO 503000, ISO 504000, ISO 505000, ISO 506000, ISO 507000, ISO 508000, ISO 509000, ISO 510000, ISO 511000, ISO 512000, ISO 513000, ISO 514000, ISO 515000, ISO 516000, ISO 517000, ISO 518000, ISO 519000, ISO 520000, ISO 521000, ISO 522000, ISO 523000, ISO 524000, ISO 525000, ISO 526000, ISO 527000, ISO 528000, ISO 529000, ISO 530000, ISO 531000, ISO 532000, ISO 533000, ISO 534000, ISO 535000, ISO 536000, ISO 537000, ISO 538000, ISO 539000, ISO 540000, ISO 541000, ISO 542000, ISO 543000, ISO 544000, ISO 545000, ISO 546000, ISO 547000, ISO 548000, ISO 549000, ISO 550000, ISO 551000, ISO 552000, ISO 553000, ISO 554000, ISO 555000, ISO 556000, ISO 557000, ISO 558000, ISO 559000, ISO 560000, ISO 561000, ISO 562000, ISO 563000, ISO 564000, ISO 565000, ISO 566000, ISO 567000, ISO 568000, ISO 569000, ISO 570000, ISO 571000, ISO 572000, ISO 573000, ISO 574000, ISO 575000, ISO 576000, ISO 577000, ISO 578000, ISO 579000, ISO 580000, ISO 581000, ISO 582000, ISO 583000, ISO 584000, ISO 585000, ISO 586000, ISO 587000, ISO 588000, ISO 589000, ISO 590000, ISO 591000, ISO 592000, ISO 593000, ISO 594000, ISO 595000, ISO 596000, ISO 597000, ISO 598000, ISO 599000, ISO 600000, ISO 601000, ISO 602000, ISO 603000, ISO 604000, ISO 605000, ISO 606000, ISO 607000, ISO 608000, ISO 609000, ISO 610000, ISO 611000, ISO 612000, ISO 613000, ISO 614000, ISO 615000, ISO 616000, ISO 617000, ISO 618000, ISO 619000, ISO 620000, ISO 621000, ISO 622000, ISO 623000, ISO 624000, ISO 625000, ISO 626000, ISO 627000, ISO 628000, ISO 629000, ISO 630000, ISO 631000, ISO 632000, ISO 633000, ISO 634000, ISO 635000, ISO 636000, ISO 637000, ISO 638000, ISO 639000, ISO 640000, ISO 641000, ISO 642000, ISO 643000, ISO 644000, ISO 645000, ISO 646000, ISO 647000, ISO 648000, ISO 649000, ISO 650000, ISO 651000, ISO 652000, ISO 653000, ISO 654000, ISO 655000, ISO 656000, ISO 657000, ISO 658000, ISO 659000, ISO 660000, ISO 661000, ISO 662000, ISO 663000, ISO 664000, ISO 665000, ISO 666000, ISO 667000, ISO 668000, ISO 669000, ISO 670000, ISO 671000, ISO 672000, ISO 673000, ISO 674000, ISO 675000, ISO 676000, ISO 677000, ISO 678000, ISO 679000, ISO 680000, ISO 681000, ISO 682000, ISO 683000, ISO 684000, ISO 685000, ISO 686000, ISO 687000, ISO 688000, ISO 689000, ISO 690000, ISO 691000, ISO 692000, ISO 693000, ISO 694000, ISO 695000, ISO 696000, ISO 697000, ISO 698000, ISO 699000, ISO 700000, ISO 701000, ISO 702000, ISO 703000, ISO 704000, ISO 705000, ISO 706000, ISO 707000, ISO 708000, ISO 709000, ISO 710000, ISO 711000, ISO 712000, ISO 713000, ISO 714000, ISO 715000, ISO 716000, ISO 717000, ISO 718000, ISO 719000, ISO 720000, ISO 721000, ISO 722000, ISO 723000, ISO 724000, ISO 725000, ISO 726000, ISO 727000, ISO 728000, ISO 729000, ISO 730000, ISO 731000, ISO 732000, ISO 733000, ISO 734000, ISO 735000, ISO 736000, ISO 737000, ISO 738000, ISO 739000, ISO 740000, ISO 741000, ISO 742000, ISO 743000, ISO 744000, ISO 745000, ISO 746000, ISO 747000, ISO 748000, ISO 749000, ISO 750000, ISO 751000, ISO 752000, ISO 753000, ISO 754000, ISO 755000, ISO 756000, ISO 757000, ISO 758000, ISO 759000, ISO 760000, ISO 761000, ISO 762000, ISO 763000, ISO 764000, ISO 765000, ISO 766000, ISO 767000, ISO 768000, ISO 769000, ISO 770000, ISO 771000, ISO 772000, ISO 773000, ISO 774000, ISO 775000, ISO 776000, ISO 777000, ISO 778000, ISO 779000, ISO 780000, ISO 781000, ISO 782000, ISO 783000, ISO 784000, ISO 785000, ISO 78

STAINLESS STEEL CUP ANCHOR

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 wetting rod to enhance corrosion resistance.

Anchor Bolt
An eyebolt shall be provided. The eyebolt shall be 1/2" diameter 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 1/2" diameter stainless steel. Minimum size of bonding screw shall be 0.24" diameter.

Warranty
Two year limited warranty.

ENGINEERING DATA
 7100 Spectrum Lane - Missoula, Montana 59808
 800.751.8056 - 406.542.9781
 Fax: 406.542.1158
 www.spectrumproducts.com

8-FOOT STANCHION

APPROVED
 REVISION AND RESUBMIT
 APPROVED AS CORRECTED
 REFLECTED
 SUBMIT SPECIFIED ITEM

Approval is only for conformance with the design shown of the Project and conformance with the information given in the Contract Documents. Contractor is responsible for dimensions to be confirmed and completed at the job site by information that pertains solely to the fabrication process or to techniques of construction, and for coordination of the work of all trades.

Signature: _____ Date: _____

ENGINEERING DATA
 7100 Spectrum Lane - Missoula, Montana 59808
 800.751.8056 - 406.542.9781
 Fax: 406.542.1158
 www.spectrumproducts.com

ANCHORS AND ACCESSORIES MODEL - STANCHION ANCHOR 1.90"

SECTION A-A

ANCHOR LID KEY PART # 23628-00
 ANCHOR LID PART # 23628-00
 STANCHION ANCHOR 1.90" PART # 23626-00

Dimensions vary with specific applications.
 Note: Specifications are nominal and are subject to change. Please contact Spectrum Products for custom applications.

ENGINEERING DATA
 7100 Spectrum Lane - Missoula, Montana 59808
 800.751.8056 - 406.542.9781
 Fax: 406.542.1158
 www.spectrumproducts.com

Aquatic TECHNOLOGIES
 POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 32232 PASEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 PH: 949.943-9548 F: 949.943-9495
 LICENSE # 744177053 A B C 011006

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
 DBA AQUATIC TECHNOLOGIES
 LICENSE # 744177053 A B C 011006
 EXPIRES: 12-31-2025

Signature: _____ Date: _____

A

B

Lane Line Extenders

Qty. 32 Ek03 EP-009-00020
 Vinyl coated lane line extension hooks, 23" in length

Ek0 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

C

GLOBRITE POOL AND SPA LED LIGHTS

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.

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.

AVAILABLE FROM:
PENTAIR
 1420 HAWKINS AVE., SANFORD, NC 27330 800.831.7133 WWW.PENTAIRPOOL.COM

D

THE BEST AND BRIGHTEST...

When you install Globrite® Pool and Spa Color LED Lighting in a pool or spa, you'll enjoy the vibrant, colorful lighting effects for years to come. Globrite lights are the brightest, most efficient LED light technology on the market today.

PRODUCT FEATURES:
 • The brightest and most efficient LED lights available.
 • 5 vibrant lead colors, 7 gazing pre-programmed light shows.
 • The perfect complement to InLight® by 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 IntelliTouch® line of LED pool lights. When used with an optional IntelliTouch Light Controller, pool and spa owners without an automation system can enjoy fast and easy control of their pool lighting.

H

Haws model 7260BT-7270BT AXION® MSR Wall Mount Eye/Face Wash

FEATURES & BENEFITS
QUALITY CONTROL
 Surface wash and valve assembly is pre-built and fully waterproof 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-encased cast-aluminum wall bracket to assist in the installation process.

TRAP
 The 1" (25.9 cm) round green ABS plastic receptor is resistant to damage from debris.

TRAP
 1-1/2" #3 chrome-plated brass trap with tailpiece allow for the emergency equipment to meet desired requirements for wall-mounting.

STRAINERS/FILTERS
 Chrome-plated brass inline 80 x 30 mesh water strainer prevents debris from trapping the sprayer to the unit from backwashing or its best strainer is easily serviceable.

EYE/FACE WASH
 AXION® MSR eye/face wash head (patent pending) uses an internal directional laminar flow to create conformant spray from the vulnerable roof cavity.

OPTIONS
 Thermostatic Mixing Valve: Model 9201EW AXION® emergency temperature valve thermodynamically 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 (3.8 L).

Dust Cover: Model 9102 is a stainless steel cover that protects the eye/face wash as well as the bowl. (Picture shows cover mounted to an eye/face wash.)

Emergency Alarm System: Model 9001S, 1/2" 120 VAC emergency alarm and light system. Buzzer and flashing light are activated by a 1/2" #3 double pole, double throw floor switch.

Social Protection Beed Valve: Model SP187B, fully engineered social protection valve.

For more information, visit www.hawsco.com or call (888) 640-0297.

APPLICATIONS
 Where the eyes of any person may be exposed to injurious or corrosive material, suitable facilities for quick flushing and cleaning of the eyes must be provided within the work area or immediate emergency use. Emergency eye/face wash facilities shall be constructed and installed in accordance with the requirements of the International Code Council (ICC) and shall be no more than 10 seconds for the injured person to reach, install 7260BT-7270BT is certified by CSA to meet the ANSI Z358.1 Standard for Emergency Eye/face Wash and Shower Equipment.

E

Pouralid Square Pouralid

Variety of uses:
 Universal Pool Skimmer Cover, Water Main, Valves, Waterfalls, Fountains and Sewer Cleanouts

Available in Frosted, Tan, Gray & White

STETSON DEVELOPMENT, INC.
 Pouralid is a product of Stetson Development, Inc.
 For further information call: (800) 532-8215
 Come visit our website at www.pouralid.com

F

Pouralid

Part Number Description
 11" Square Pouralid Pool Skimmer Cover for New Construction
 Fits: Hayward 1070, Hayward 1080, Waterway, Sta-Rite, Swimming, US, Jazuzzi, American, Pentair/Pacfab

Part Number Description
 10" Pouralid Pool Skimmer Cover for New Construction
 Fits: Hayward 1070, Hayward 1080, Waterway, Sta-Rite, Swimming, US, Jazuzzi, American, Pentair/Pacfab

Part Number Description
 9" Pouralid Replacement Lid for existing Pool Skimmer
 Fits: Hayward 1070, Waterway, Sta-Rite, US, MP Auto Fill

Part Number Description
 6" Pouralid Cover
 Fits: Play Equipment, Sewer Cleanouts, Valves, Water Main

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

G

POOL SPECIALTY FITTINGS (CONT'D)

Ordering Information
 Product Description Carton Qty. Carton Wt. (Lbs.)

FLOOR-INLET FITTINGS			
0847-0000	2 in. Slip with 1-1/2 in. slip bushing, white*	1	1
0845-0100	2 in. Slip with 1-1/2 in. slip bushing, grey†	1	1
0847-0002	2 in. Slip with 1-1/2 in. slip bushing, black†	1	1
SPECIAL FITTINGS			
4450000	Arerator Cap, 1-1/2 in. for air channel, white	50	13
4450005	Arerator Cap, 1-1/2 in. for air channel, dark grey	50	13
4450006	Arerator Cap, 1-1/2 in. for air channel, grey	50	13
510166	Hook adapter, straight, white*	50	3
8020100	Arerator Inlet (used as a return spray nozzle)	10	1
8020000	Slide Lock Kit Fitting	1	0.10
0W9150	Vac-pert fitting, NSF listed	1	0.10
8020050	Vacuum or Winterizing plug with O-ring	1	0.50
VALVE COVERS			
8030100	Valve Lid & Ring, ABS, 4 in., white	1	1
8030150	Valve Lid & Ring, ABS, 6 in., beige	1	1
GRATE INSERTS			
540156	Grate insert, 1-1/2 in. MP, white†	50	2
540157	Grate insert, 1-1/2 in. MP, black†	50	2
540158	Grate insert, 1-1/2 in. MP, dark grey†	50	2
ROSE ANCHORS & HOOKS			
50204	Anchor Cup with SS bar, white†	100	24
50205	Anchor Cup with SS bar, black†	100	24
8020100	Anchor Cup, ABS, white	100	16
8020150	Anchor Cup, ABS, dark grey	100	16
8020100	Anchor Cup, ABS with SS cross bar, white†	100	16
8020150	Ridge Hook, 3/4 in., ABS	100	16
542142	Ridge Hook for 3/4 in. ridge with two SS screws	200	22
STEPS			
8240100	ABS Steps, set of three, white	1	3
8240000	ABS Steps, set of three, grey	1	3

* Not for use with saltwater pools.
 † Not for use as a suction fitting.
 ‡ Use only as floor mount fitting.
 § Not to NPT fittings.

H

I

OWNERS NAME:
HOMEFED CORPORATION
 1903 WRIGHT PLACE, SUITE 220
 CARLSBAD, CA 92008
 PHONE:
 FAX:

Drawn: SM
 Checked: AT
 Date: 03/16/24
 Project Number: 22-564
 Sheet Title:

PRODUCT SPECIFICATION CUT SHEETS

SP-604

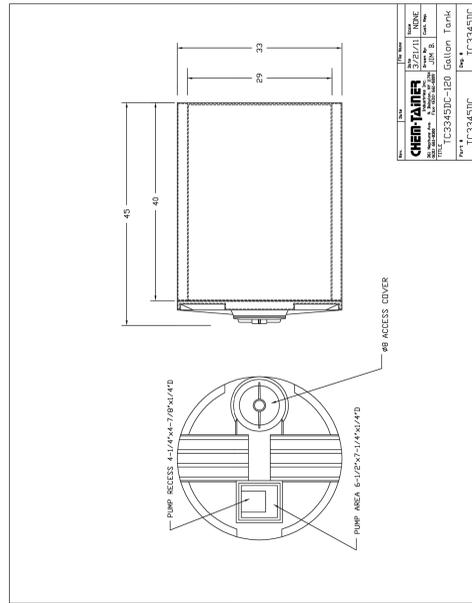
Detailed Specifications for Part # TC3345DC
120 Gallon Double Wall Tank / Dual Containment Tank



These molded double walled tanks are designed for stringent environmental concerns and codes. Outer containment tank capacity complies with federal regulation 40CFR-264.193 requirements.

- Primary tank is completely contained.
- Save valuable floor space

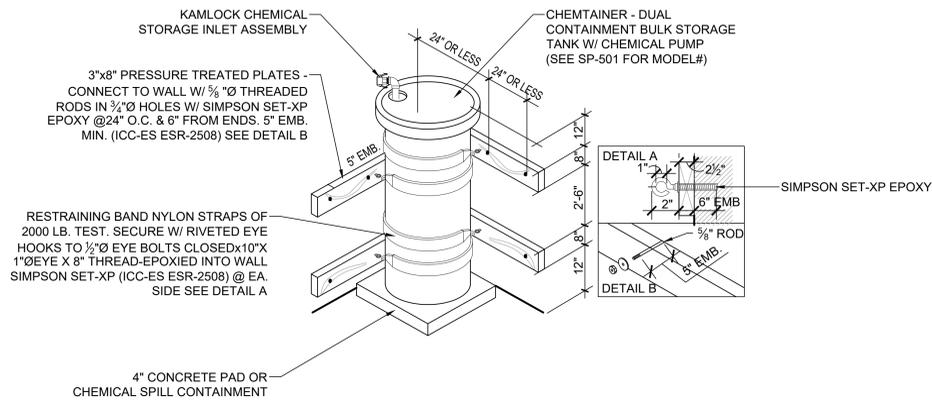
Diameter: 33 Inches
Height: 45 Inches
Capacity: 120 Gallons
Manway: 8 Inches
Ships From: California, Tennessee



Part No.	TC3345DC
Part Name	120 Gallon Tank
Part Description	120 Gallon Tank
Part Category	120 Gallon Tank
Part Status	120 Gallon Tank
Part Location	120 Gallon Tank
Part Date	120 Gallon Tank
Part Author	120 Gallon Tank
Part Checker	120 Gallon Tank
Part Approver	120 Gallon Tank
Part Release	120 Gallon Tank
Part Revision	120 Gallon Tank

A CHEMICAL TANK - CHLORINE/ACID

B -



C TANK SEISMIC RESTRAINT - TYP. OF CHLORINE & ACID

D CHLORINE HAZARDOUS MATERIALS PLACARD

MURIATIC ACID HAZARDOUS MATERIALS PLACARD



CHLORINE
LETTERS TO BE 3" TALL



ACID
LETTERS TO BE 3" TALL

Acid Fume Scrubber
A fume-free work environment!

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 cartboys
- Standard with 3/4 inch male NPT connection which allows direct installation or removal on to cartboy's
- AFS can be tank mounted or wall mounted
- Equipped with proprietary reagents
- Reagent needs changed when white turns to purple
- Full reagent acid separator

Ordering Information

- Acid fume scrubber P/N 7747090
- Wall mounting kit P/N 7747091
- Full reagent kit P/N 7747102
- O-ring replacement kit P/N 7747088
- Suction hoses with tubing connections available
- Tubing size determined by selection of feed cartboy

ProMinent Fluid Controls, Inc.
1903 Wright Place, Suite 220
Carlsbad, CA 92008
Phone: 760-439-1000
Fax: 760-439-1001
www.prominent.us

E ACID FUME SCRUBBER

F

G

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

HART BROTHERS CONSTRUCTION, INC.
DBA AQUATIC TECHNOLOGIES
LICENSE # 744177C53 A B C611D06
EXPIRES: 12-31-2025
Signature: [Signature] Date: [Date]

PROJECT NAME:
COTA VERA SWIM CLUB
2168 AVENIDA CAPRISE
CHULA VISTA, CA 91913

No.	Date	Revision

OWNERS NAME:
HOMIEFED 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



AquaticTECHNOLOGIES
 POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 32323 PASSEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 P(949)933-8548 F(949)933-8495
 LICENSE# 744177 C53 A & B

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE WORKED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.



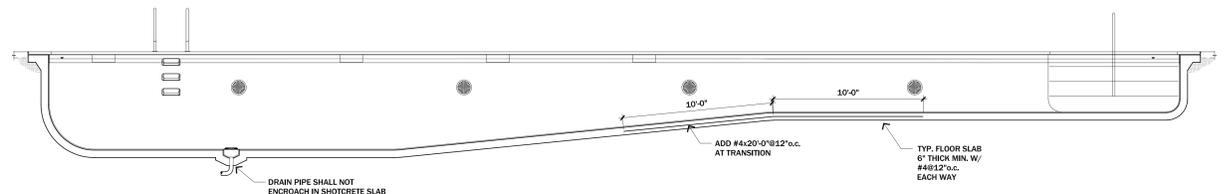
4/10/2023

GENERAL

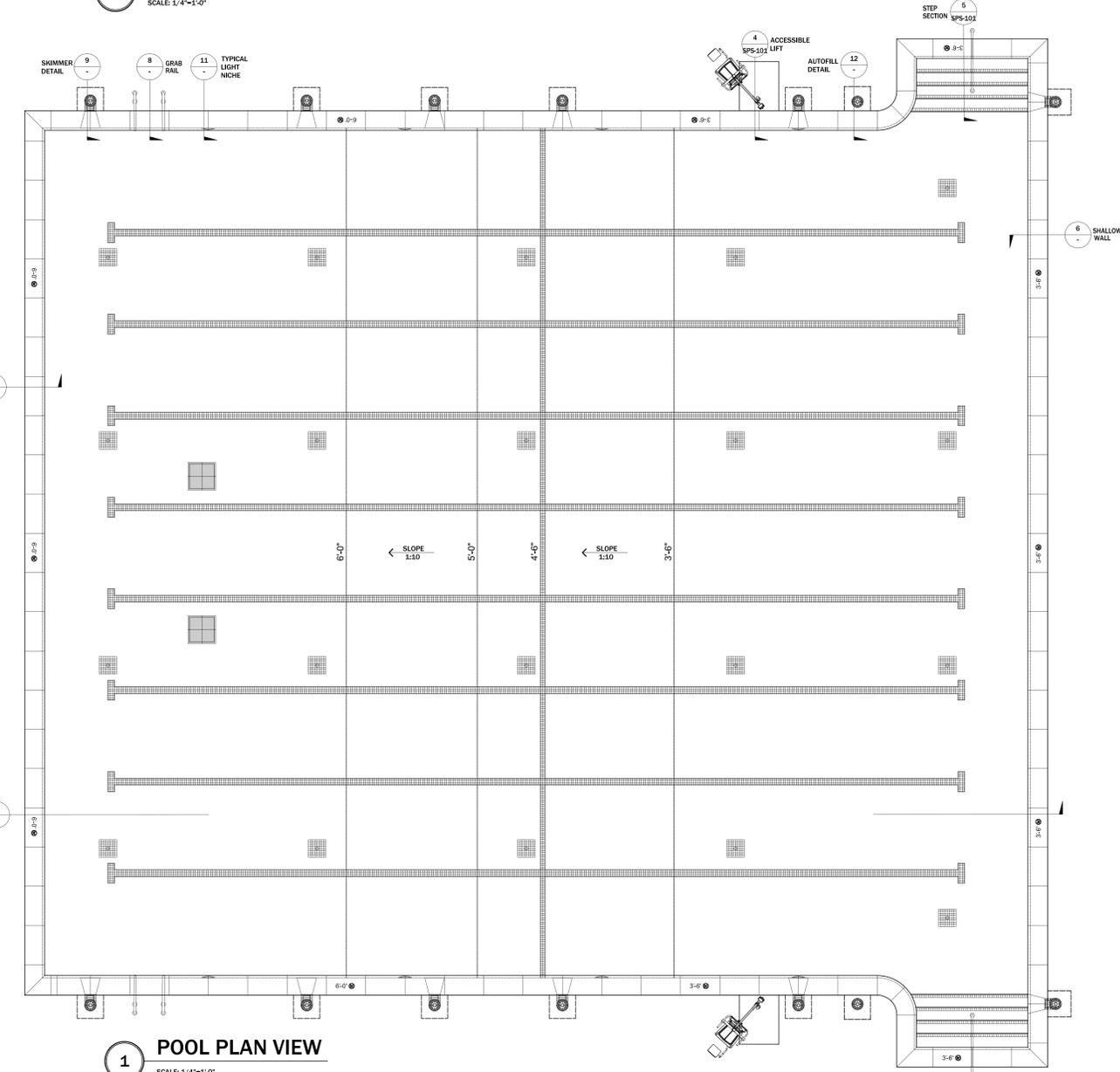
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AT JOB SITE. THE ARCHITECT AND ENGINEER SHALL BE MADE AWARE OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. CONCRETE SHALL BE PLACED AGAINST NATURAL SOIL OR MINIMUM 90% COMPACTED FILL APPROVED BY THE PROJECT SOIL ENGINEER. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 1,500 PSF.
3. POOL CONCRETE (SHOTCRETE) SHALL BE PNEUMATICALLY PLACED AND THE PROPORTIONS SHALL NOT BE LESS THAN 1 PART CEMENT TO 4.2 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 C555/52 AND 175.56.
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 #4 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 TOF 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 2022 CBC.

DESIGN VALUES

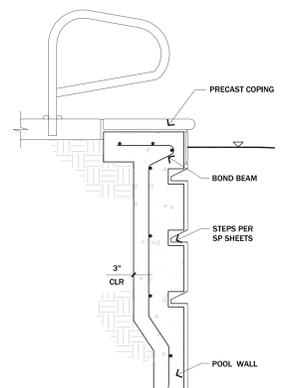
1. POOL WALLS HAVE BEEN DESIGN FOR 100 PCF EQUIVALENT FLUID PRESSURE (EFP PER CODE MINIMUM VALUES).
2. POOL SLAB HAS BEEN DESIGN FOR 1,500 PSF ALLOWABLE BEARING BREAKURE.



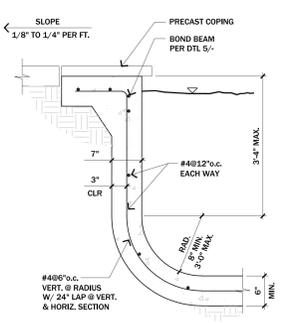
2 POOL SECTION
SCALE: 1/4"=1'-0"



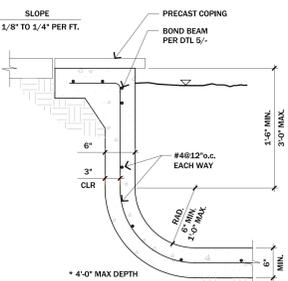
1 POOL PLAN VIEW
SCALE: 1/4"=1'-0"



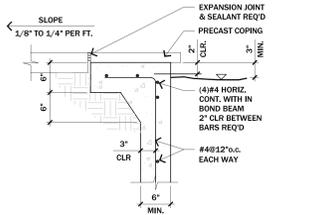
8 GRAB BAR DTL
SCALE: 1"=1'-0"



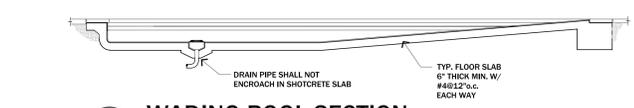
7 DEEP WALL SECT
SCALE: 1"=1'-0"



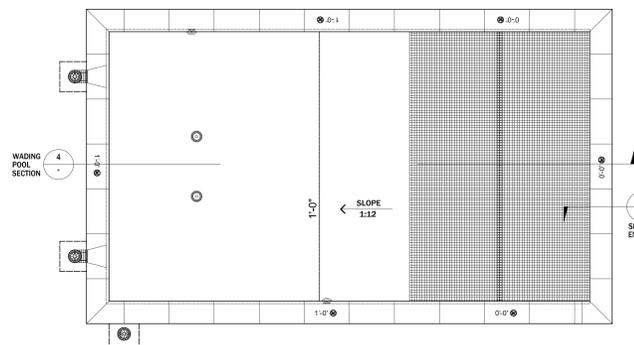
6 SHALLOW WALL
SCALE: 1"=1'-0"



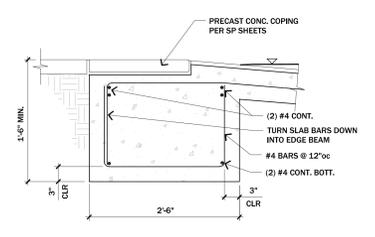
5 BOND BEAM
SCALE: 1"=1'-0"



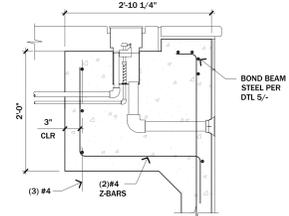
4 WADING POOL SECTION
SCALE: 1/4"=1'-0"



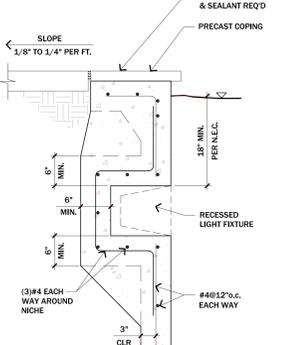
3 WADING POOL PLAN VIEW
SCALE: 1/4"=1'-0"



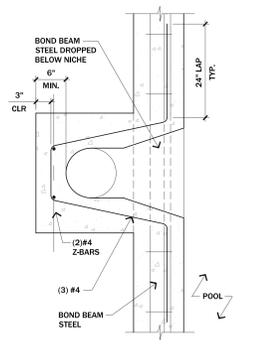
13 SHALLOW ENTRY DETAIL
SCALE: 1"=1'-0"



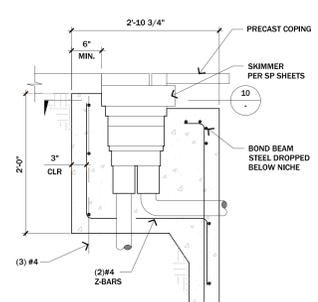
12 AUTOFILL DTL
SCALE: 1"=1'-0"



11 LIGHT NICHE
SCALE: 1"=1'-0"



10 SKIMMER DTL
SCALE: 1"=1'-0"



9 SKIMMER DTL
SCALE: 1"=1'-0"

PROJECT NAME:
COTA VERA SWIM CLUB
 LA MEDIA PARKWAY AND AVENIDA CAPRISE
 CHULA VISTA, CA

No.	Date	Revision

OWNERS NAME:
 OWNER NAME
 ADDRESS
 CITY, CA 920xx
 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

Sheet Number:

SPS-100



AquaticTECHNOLOGIES
 POOL - SPAS - WATER FEATURES
 WWW.AQUATICTECHNOLOGIES.COM
 3232 PASSEO ADELANTO, SUITE A
 SAN JUAN CAPISTRANO, CA 92675
 P(949)493-8548 F(949)493-8495
 LICENSE# 744177 C53 A & B

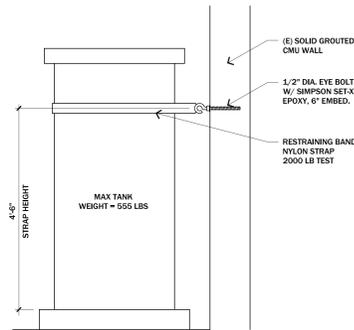
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.



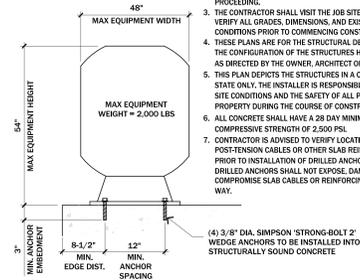
4/10/2023

GENERAL NOTES

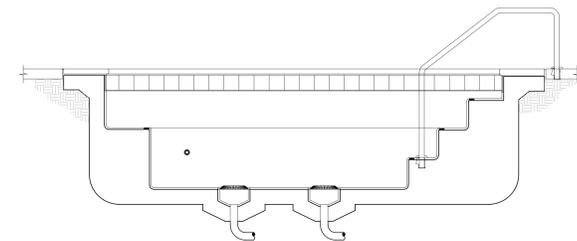
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED EDITION OF THE CBC/IBC.
2. OWNER, ARCHITECT OR CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND CHECKING STRUCTURAL PLANS AND DETAILS HEREIN FOR CORRECTNESS OF DESIGN PRIOR TO SUBMITTING FOR PERMIT. INITIATION OF WORK 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.



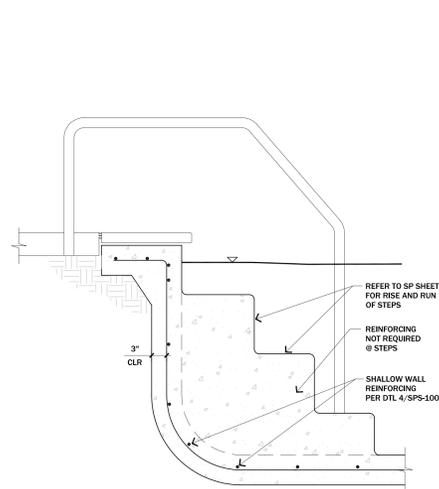
7 EQUIPMENT WALL ANCHORAGE
SCALE: 1"=1'-0"



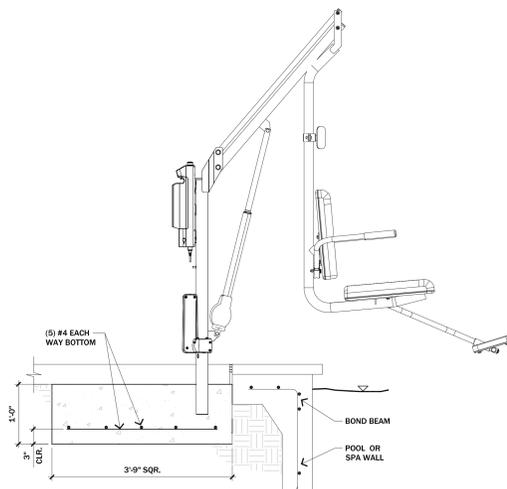
6 EQUIPMENT BASE ANCHORAGE
SCALE: 1"=1'-0"



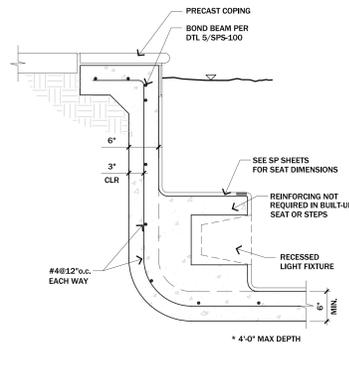
2 LONGITUDINAL SPA SECTION
SCALE: 1/2"=1'-0"



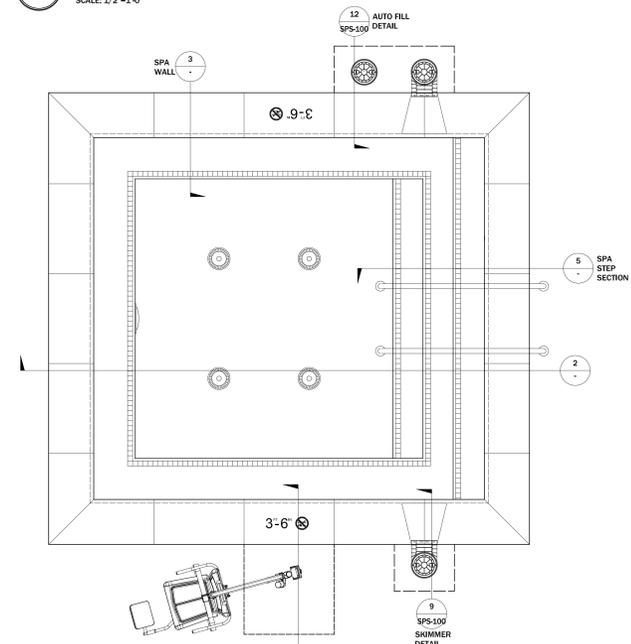
5 STEP DTL
SCALE: 1"=1'-0"



4 ACCESSIBLE LIFT FOOTING
SCALE: 1"=1'-0"



3 SPA WALL DTL
SCALE: 1"=1'-0"



1 SPA PLAN VIEW
SCALE: 1/2"=1'-0"

PROJECT NAME:
COTA VERA SWIM CLUB
 LA MEDIA PARKWAY AND AVENIDA CAPRISE
 CHULA VISTA, CA

OWNER NAME:
COTA VERA
 ADDRESS:
 CITY, CA 920xx
 PHONE:
 FAX:

No.	Date	Revision

OWNERS NAME:
COTA VERA
 ADDRESS:
 CITY, CA 920xx
 PHONE:
 FAX:

Drawn: JIC
 Checked: JIC
 Project Number: 22-040
 Date: 8/29/2022
 Sheet Title:

SPA LAYOUT, SECTION AND DETAILS

Sheet Number:

SPS-101



#	DATE	DESCRIPTION
1	05.03.2023	PLAN CHECK COMMENTS
2	08.17.2023	PLAN CHECK COMMENTS
3	10.13.2023	PLAN CHECK COMMENTS

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL LIGHT FIXTURE LOCATIONS.

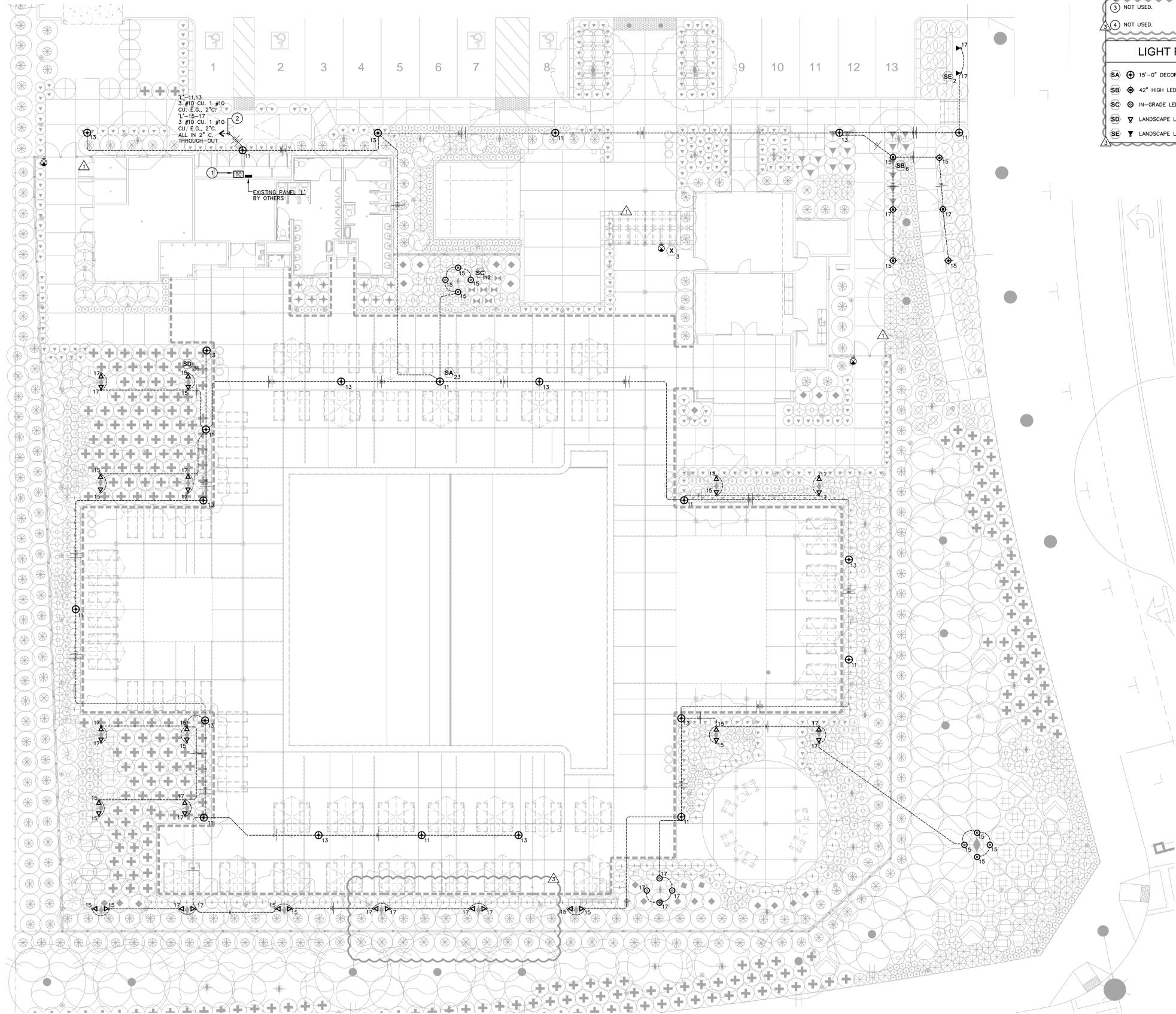
KEYED NOTES

- NEW EXTERIOR LIGHTING TIME CLOCK.
- CIRCUIT THROUGH NEW EXTERIOR LIGHTING TIME CLOCK.
- NOT USED.
- 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.

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.



NORTH



SCALE:
1"=10'-0"

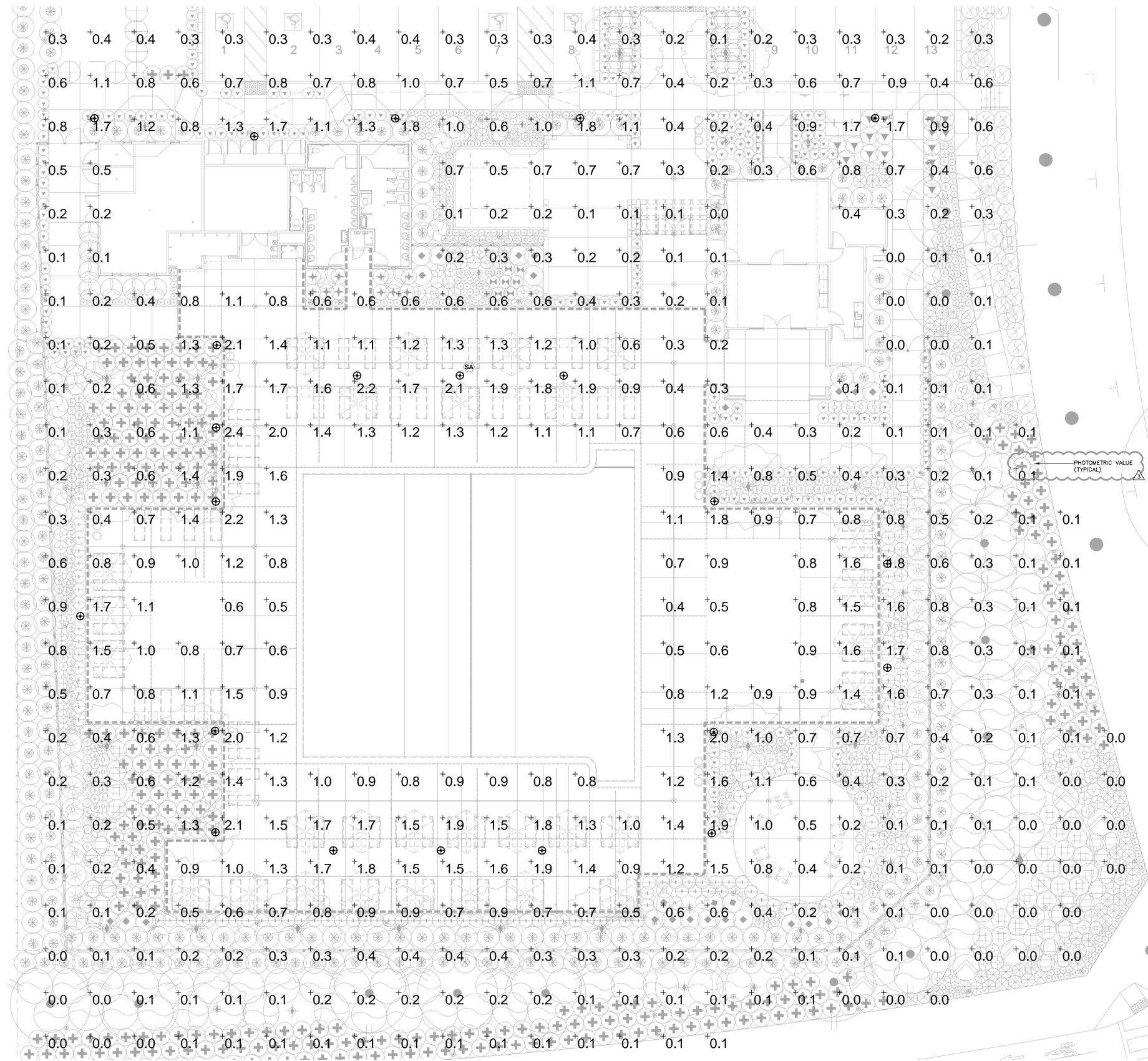
1



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.

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.



ISSUANCE:

REVISIONS:

#	DATE	DESCRIPTION
△ 05.03.2023		PLAN CHECK COMMENTS
△ 08.17.2023		PLAN CHECK COMMENTS
△ 10.13.2023		PLAN CHECK COMMENTS

DATE: 10-24-2023

PROJECT NUMBER:
22.HFC.001

DRAWN BY:
GL

CHECKED BY:
FR

SHEET TITLE:

PHOTOMETRIC
SITE PLAN

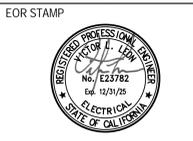
SHEET NO:

LE-2



SCALE:
1"=10'-0"

1



PROJECT:

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

SHEET NO: 1

SCALE: 1 NTS

SCALE: 2 NTS

SCALE: 3 NTS

SCALE: 4 NTS

SCALE: 5 NTS

SCALE: 6 NTS

SCALE: 7 NTS

SCALE: 8 NTS

SCALE: 9 NTS

SCALE: 10 NTS

SCALE: 11 NTS

SCALE: 12 NTS

SCALE: 13 NTS

SCALE: 14 NTS

SCALE: 15 NTS

SCALE: 16 NTS

SCALE: 17 NTS

SCALE: 18 NTS

SCALE: 19 NTS

SCALE: 20 NTS

SCALE: 21 NTS

SCALE: 22 NTS

SCALE: 23 NTS

SCALE: 24 NTS

SCALE: 25 NTS

SCALE: 26 NTS

SCALE: 27 NTS

SCALE: 28 NTS

SCALE: 29 NTS

SCALE: 30 NTS

SCALE: 31 NTS

SCALE: 32 NTS

SCALE: 33 NTS

SCALE: 34 NTS

SCALE: 35 NTS

SCALE: 36 NTS

SCALE: 37 NTS

SCALE: 38 NTS

SCALE: 39 NTS

SCALE: 40 NTS

SCALE: 41 NTS

SCALE: 42 NTS

SCALE: 43 NTS

SCALE: 44 NTS

SCALE: 45 NTS

SCALE: 46 NTS

SCALE: 47 NTS

SCALE: 48 NTS

SCALE: 49 NTS

SCALE: 50 NTS

SCALE: 51 NTS

SCALE: 52 NTS

SCALE: 53 NTS

SCALE: 54 NTS

SCALE: 55 NTS

SCALE: 56 NTS

SCALE: 57 NTS

SCALE: 58 NTS

SCALE: 59 NTS

SCALE: 60 NTS

SCALE: 61 NTS

SCALE: 62 NTS

SCALE: 63 NTS

SCALE: 64 NTS

SCALE: 65 NTS

SCALE: 66 NTS

SCALE: 67 NTS

SCALE: 68 NTS

SCALE: 69 NTS

SCALE: 70 NTS

SCALE: 71 NTS

SCALE: 72 NTS

SCALE: 73 NTS

SCALE: 74 NTS

SCALE: 75 NTS

SCALE: 76 NTS

SCALE: 77 NTS

SCALE: 78 NTS

SCALE: 79 NTS

SCALE: 80 NTS

SCALE: 81 NTS

SCALE: 82 NTS

SCALE: 83 NTS

SCALE: 84 NTS

SCALE: 85 NTS

SCALE: 86 NTS

SCALE: 87 NTS

SCALE: 88 NTS

SCALE: 89 NTS

SCALE: 90 NTS

SCALE: 91 NTS

SCALE: 92 NTS

SCALE: 93 NTS

SCALE: 94 NTS

SCALE: 95 NTS

SCALE: 96 NTS

SCALE: 97 NTS

SCALE: 98 NTS

SCALE: 99 NTS

SCALE: 100 NTS

SCALE: 101 NTS

SCALE: 102 NTS

SCALE: 103 NTS

SCALE: 104 NTS

SCALE: 105 NTS

SCALE: 106 NTS

SCALE: 107 NTS

SCALE: 108 NTS

SCALE: 109 NTS

SCALE: 110 NTS

SCALE: 111 NTS

SCALE: 112 NTS

SCALE: 113 NTS

SCALE: 114 NTS

SCALE: 115 NTS

SCALE: 116 NTS

SCALE: 117 NTS

SCALE: 118 NTS

SCALE: 119 NTS

SCALE: 120 NTS

SCALE: 121 NTS

SCALE: 122 NTS

SCALE: 123 NTS

SCALE: 124 NTS

SCALE: 125 NTS

SCALE: 126 NTS

SCALE: 127 NTS

SCALE: 128 NTS

SCALE: 129 NTS

SCALE: 130 NTS

SCALE: 131 NTS

SCALE: 132 NTS

SCALE: 133 NTS

SCALE: 134 NTS

SCALE: 135 NTS

SCALE: 136 NTS

SCALE: 137 NTS

SCALE: 138 NTS

SCALE: 139 NTS

SCALE: 140 NTS

SCALE: 141 NTS

SCALE: 142 NTS

SCALE: 143 NTS

SCALE: 144 NTS

SCALE: 145 NTS

SCALE: 146 NTS

SCALE: 147 NTS

SCALE: 148 NTS

SCALE: 149 NTS

SCALE: 150 NTS

SCALE: 151 NTS

SCALE: 152 NTS

SCALE: 153 NTS

SCALE: 154 NTS

SCALE: 155 NTS

SCALE: 156 NTS

SCALE: 157 NTS

SCALE: 158 NTS

SCALE: 159 NTS

SCALE: 160 NTS

SCALE: 161 NTS

SCALE: 162 NTS

SCALE: 163 NTS

SCALE: 164 NTS

SCALE: 165 NTS

SCALE: 166 NTS

SCALE: 167 NTS

SCALE: 168 NTS

SCALE: 169 NTS

SCALE: 170 NTS

SCALE: 171 NTS

SCALE: 172 NTS

SCALE: 173 NTS

SCALE: 174 NTS

SCALE: 175 NTS

SCALE: 176 NTS

SCALE: 177 NTS

SCALE: 178 NTS

SCALE: 179 NTS

SCALE: 180 NTS

SCALE: 181 NTS

SCALE: 182 NTS

SCALE: 183 NTS

SCALE: 184 NTS

SCALE: 185 NTS

SCALE: 186 NTS

SCALE: 187 NTS

SCALE: 188 NTS

SCALE: 189 NTS

SCALE: 190 NTS

SCALE: 191 NTS

SCALE: 192 NTS

SCALE: 193 NTS

SCALE: 194 NTS

SCALE: 195 NTS

SCALE: 196 NTS

SCALE: 197 NTS

SCALE: 198 NTS

SCALE: 199 NTS

SCALE: 200 NTS

SCALE: 201 NTS

SCALE: 202 NTS

SCALE: 203 NTS

SCALE: 204 NTS

SCALE: 205 NTS

SCALE: 206 NTS

SCALE: 207 NTS

SCALE: 208 NTS

SCALE: 209 NTS

SCALE: 210 NTS

SCALE: 211 NTS

SCALE: 212 NTS

SCALE: 213 NTS

SCALE: 214 NTS

SCALE: 215 NTS

SCALE: 216 NTS

SCALE: 217 NTS

SCALE: 218 NTS

SCALE: 219 NTS

SCALE: 220 NTS

SCALE: 221 NTS

SCALE: 222 NTS

SCALE: 223 NTS

SCALE: 224 NTS

SCALE: 225 NTS

SCALE: 226 NTS

SCALE: 227 NTS

SCALE: 228 NTS

SCALE: 229 NTS

SCALE: 230 NTS

SCALE: 231 NTS

SCALE: 232 NTS

SCALE: 233 NTS

SCALE: 234 NTS

SCALE: 235 NTS

SCALE: 236 NTS

SCALE: 237 NTS

SCALE: 238 NTS

SCALE: 239 NTS

SCALE: 240 NTS

SCALE: 241 NTS

SCALE: 242 NTS

SCALE: 243 NTS

SCALE: 244 NTS

SCALE: 245 NTS

SCALE: 246 NTS

SCALE: 247 NTS

SCALE: 248 NTS

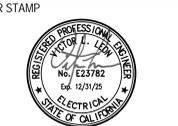
SCALE: 249 NTS

SCALE: 250 NTS

SCALE: 251 NTS

SCALE: 252 NTS

SCALE: 253 NTS



PROJECT:

OTAY SWIM CLUB
Chula Vista, CA

ISSUANCE:

#	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

SHEET NO:

LE-5

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
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 (ft ²)	10287
02 Climate Zone	7		
03 Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):			
<input type="checkbox"/> LZ-0: Very Low - Undeveloped Parkland	<input type="checkbox"/> LZ-2: Moderate - Rural Areas	<input type="checkbox"/> LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
<input type="checkbox"/> LZ-1: Low - Developed Parkland	<input checked="" type="checkbox"/> 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)(2), for alterations.

My Project Consists of:

<input checked="" type="checkbox"/> New Lighting System	Must Comply with Allowances from §140.7		
<input type="checkbox"/> Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? <input type="radio"/> Yes <input checked="" type="radio"/> No		
03 % of Existing Luminaires Being Altered ¹		04 Sum Total of Luminaires Being Added or Altered	05 Calculation Method
<input type="checkbox"/> < 10%	<input type="checkbox"/> >= 10% and < 50%	<input type="checkbox"/> >= 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.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

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)(2)

01	02	03	04	05	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 Allowance §140.7(d)(2) (See Table K)	Ornamental Allowance §140.7(d)(2) (See Table L)	Per Specific Area Allowance §140.7(d)(2) (See Table M)	Existing Power Allowance §141.0(b)(2) (See Table N)	Total Allowed (Watts)	Total Actual (Watts)	07 must be >= 08
1,144.43	---	---	---	---	---	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.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

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)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e. existing luminaires remaining or existing luminaires being moved are not included).

Designated 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 of luminaires ³	Luminaire Status ⁴	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 <input type="checkbox"/> Linear	41	Mfr. Spec	24	New	<input type="checkbox"/>	984	NA: < 6200 lumens	<input type="checkbox"/> <input type="checkbox"/>
Type SB	25w LED <input type="checkbox"/> Linear	25	Mfr. Spec	6	New	<input type="checkbox"/>	150	NA: < 6200 lumens	<input type="checkbox"/> <input type="checkbox"/>
							Total Design Watts:	1134	

¹ NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
² EX: Luminaire is lighting a status; EXCEPTION 2 to §130.2(b).
³ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c).
⁴ 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.
⁵ 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.
⁶ 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.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

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	<input type="checkbox"/> <input type="checkbox"/>

¹ NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
² EX: Not permitted by health & safety to be turned off; EXCEPTION 2 to §130.2(c).

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

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) Per Application Table J Sales Frontage Table K Ornamental Table L Per Specific Area Table M

Use it or lose it" Allowance (select all that apply) (select all that apply)

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	9	10
		Area Wattage Allowance (AWA)	Area Wattage Allowance (AWA)		Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)				
Area Description	Surface Type	Illuminated Area (ft ²)	Allowed Density (W/ft ²)	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.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

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 has 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/NRC/

Yes	No	Form/Title	Field Inspector Pass/Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCI-LTO-01-E - Must be submitted for all buildings	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/> <input type="checkbox"/>

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	<input type="checkbox"/> <input type="checkbox"/>

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gilbert Leyva
Signature Date: 2023-01-10
Address: 74770 HIGHWAY 111, SUITE 203 INDIAN WELLS CA 92210
Phone: 760.363.9291

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the law of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- 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.
- 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.
- 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
Signature Date: 2023-01-10
Address: 74770 Highway 111 Suite 203 Indian Wells CA
Phone: 760.340.9005

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gilbert Leyva
Signature Date: 2023-01-10
Address: 74770 HIGHWAY 111, SUITE 203 INDIAN WELLS CA 92210
Phone: 760.363.9291

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the law of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- 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.
- 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.
- 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
Signature Date: 2023-01-10
Address: 74770 Highway 111 Suite 203 Indian Wells CA
Phone: 760.340.9005

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gilbert Leyva
Signature Date: 2023-01-10
Address: 74770 HIGHWAY 111, SUITE 203 INDIAN WELLS CA 92210
Phone: 760.363.9291

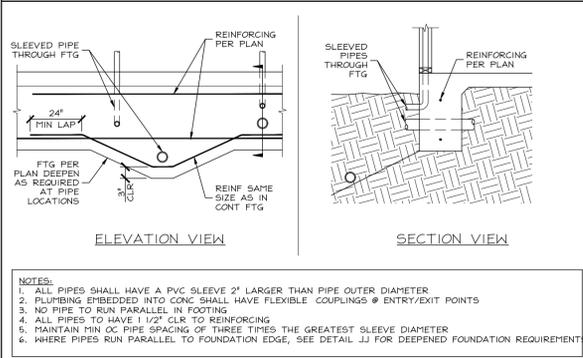
RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the law of the State of California:

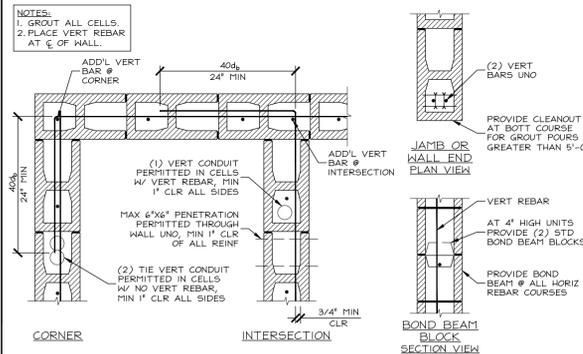
- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features 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.
- 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.
- 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
Signature Date: 2023-01-10
Address: 74770 Highway 111 Suite 203 Indian Wells CA
Phone: 760.340.9005

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft Schema Version: rev 20200601 Report Generated: 2023-01-10 10:01:52



II PIPE THROUGH FOOTING



CC TYP MASONRY WALL FRAMING

TYPICAL REINFORCING PROPERTIES & LENGTHS	
REINFORCEMENT PROPERTIES	
REINFORCING PROPERTIES	BAR SIZE
NORMAL AREA (sq in)	0.11 0.20 0.31 0.44 0.60 0.79 1.00 1.27 1.56
HEIGHT (in)	0.376 0.460 0.624 0.844 1.120 1.416 1.812 2.280 2.832
NORMAL DIA (in)	0.375 0.500 0.625 0.750 0.875 1.000 1.125 1.250 1.480
DEVELOPMENT LENGTH, L _d (LENGTH IN INCHES)	
CONCRETE STRENGTH (PSI)	3000 4000 5000
CONCRETE MASONRY UNIT STRENGTH (PSI)	f _m 900 1100 1300
LAP SPlice LENGTH, L _s (LENGTH IN INCHES)	
CONCRETE STRENGTH (PSI)	3000 4000 5000
CONCRETE MASONRY UNIT STRENGTH (PSI)	f _m 900 1100 1300
STANDARD HOOKED DEVELOPMENT LENGTH, L _{dh} (LENGTH IN INCHES)	
CONCRETE STRENGTH (PSI)	3000 4000 5000
CONCRETE MASONRY UNIT STRENGTH (PSI)	f _m 900 1100 1300
BAR BENDS AND HOOKS (LENGTH IN INCHES)	
OTHER THAN HOOKS AND CHANGES	10° 15° 30° 45° 60° 75° 90° 105° 120° 135° 150° 165° 180°
STAIRS, TIES, HOOKS, AND CHANGES	10° 15° 30° 45° 60° 75° 90° 105° 120° 135° 150° 165° 180°

FF TYP REINFORCEMENT DETAILS & DEVELOPMENT

3.1 CONCRETE

- GENERAL REQUIREMENTS: CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318.
- MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT, UNO AND SHALL MEET THE REQUIREMENTS OF SECTION 11 AND AS NOTED ON THE FOUNDATION PLAN (CONCRETE SHALL BE UNO).
 - CEMENT SHALL CONFORM TO ASTM C150 WHERE A PROJECT SOils REPORT IS PROVIDED, VERIFY SITE SPECIFIC CRITERIA, SUCH AS PROTECTION AGAINST SOL CORROSION, PRIOR TO CONSTRUCTION.
 - CONCRETE AGGREGATES: NATURAL SANDS AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.
 - FLY ASH & GROUND GRANULATED BLAST FURNACE SLAG (GGBS) MAY REPLACE UP TO 30% OF THE CEMENT (BY WEIGHT) PROVIDED FERTILITY TESTS ARE LEFT IN PLACE AND SLAB IS NOT LOADED UNTIL CONCRETE HAS REACHED 65% OF THE SPECIFIED DESIGN STRENGTH.
- CONSTRUCTION REQUIREMENTS:
 - MAXIMUM FREE FALL OF CONCRETE SHALL BE 4'-0".
 - REINFORCING DOUELS, BOLTS, ANCHORS, SLEEVES, ETC TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE CONCRETE PLACEMENT.
 - WOOD BRACKETS ARE NOT ALLOWED. WOOD & METAL STAKES ARE NOT ALLOWED IN AREAS TO BE CONCRETED.
 - PIPES PASSING THROUGH CONCRETE MAY BE SLEEVED OR OTHERWISE PROTECTED BY POAM, BUT MAY NOT BE EMBEDDED THEREIN. SEE DETAIL 11/9.3.
 - 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 308 ARE FOLLOWED.

3.2 REINFORCING

- MATERIALS:
 - REINFORCING SHALL CONFORM TO ASTM A615 GRADE 60 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP SHALL BE 18" MIN.
- CONSTRUCTION REQUIREMENTS:
 - REINFORCING SHALL BE DETAILED, FABRICATED, AND INSTALLED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE" BY CRSI.
 - DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF CONCRETE AND DENOTE CLEAR COVERAGE UNO. COVERAGE SHALL BE AS FOLLOWS (UNO AND PLAN):
 - 2" 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.
 - LAPS, SPLICES, AND BENDS SHALL BE AS DEFINED IN DETAIL 11/9.3.

4.1 MASONRY NOTES

- MATERIALS:
 - ALL CONCRETE MASONRY UNIT BLOCKS SHALL CONFORM TO ASTM C90, LATEST EDITION, HOLLOW CMU UNITS SHALL CONFORM TO APPLICABLE CODES PER DESIGN CRITERIA AND SHALL CONFORM TO 1500 PSI.
 - 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.
 - 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 I PORTLAND CEMENT CONFORMING TO ASTM C150. GROUT COMPRESSIVE STRENGTH WHEN TESTED PER CBC STANDARD NO 2-18 SHALL BE EQUAL OR EXCEED THE CONCRETE MASONRY UNIT STRENGTH. FINE GROUT SHALL CONFORM TO ASTM C418. EQUAL 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. SLIP SHALL BE 9 TO 11 INCHES.
 - THE USE OF ADMIXTURES SHALL NOT BE PERMITTED IN MORTAR OR GROUT UNLESS SUSTAINING DATA HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER.
 - AGGREGATES 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 I. 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, LUMP, SHALE, ALKALI, SURFACE COATINGS AND ORGANIC MATTER.
 - CEMENT SHALL BE TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150. IF PLASTIC CEMENT IS USED, IT SHALL HAVE LESS THAN 1% 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 LINE MAY BE USED IN THE MORTAR. MISCELLANEOUS MATERIALS SUCH AS ANCHORS, BOLTS, 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.
- PREPARATION AND CONSTRUCTION:
 - BEFORE BLOCKS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LATANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JNT.
 - BLOCK SHALL BE PLACED IN RUNNING BOND AND SHALL BE 8"x8"x16" NOMINAL UNITS, UNO USE OPEN ENDED UNITS WHERE ARCHITECTURE CRUIKINGS REQUIRE STACK BOND.
 - PLACE ALL HORIZONTAL REINFORCEMENT BARS IN BOND BEAM UNITS. WHEN 2 BARS ARE USED, STAGGER LAPS A MINIMUM OF 5'-0". VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 6'-0" BAR DIAMETER.
 - ALL EMBEDDED ITEMS (BOLTS, ETC) SHALL BE SECURED IN PLACE PRIOR TO GROUTING. PROVIDE A MINIMUM OF 1" GROUT AROUND ALL BOLTS IN MASONRY.
 - CLEAN ALL CELLS AND BOND BEAMS OF EXCESSIVE MORTAR PROTRUSIONS AND OTHER DEBRIS BEFORE GROUTING.
 - 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".
 - ALL CELLS SHALL BE SOLIDLY GROUTED.
 - 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.
 - CONSTRUCTION JOINTS: WHEN GROUTING IS STOPPED FOR A PERIOD OF 1 HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT 4" TO 1/2" MINIMUM BELOW THE UPPER JOINT UNO, EXCEPT AT TOP OF WALL.
 - SEE ARCHITECTURAL DRAWINGS FOR EXPANSION FOR CONTROL JOINT LOCATIONS. PROVIDE JOINTS AT A MAXIMUM OF 10'-0" FOR SITE WALLS NOT CONNECTED TO SUPPORTING STRUCTURES. THE SMALLER OF 25'-0" OR 1/3 THE WALL HEIGHT FOR ALL OTHER MASONRY WALLS.

5.1 STRUCTURAL STEEL NOTES

- GENERAL:
 - DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS AND STANDARD OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AS CONTAINED IN THE "AISC MANUAL OF STEEL CONSTRUCTION", 14TH EDITION.
 - ALL CONNECTIONS NOT SHOWN SHALL CONFORM TO THE "AISC MANUAL OF STEEL CONSTRUCTION".
 - ALL STRUCTURAL WELDS SHALL HAVE SPECIAL INSPECTION UNLESS PERFORMED IN AND BY AN APPROVED SHOP.
- MATERIALS:
 - 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 (F_y = 46 KSI)
 - ROUND HSS: ASTM A500, GRADE B (F_y = 42 KSI)
 - PIPER: ASTM A53 TYPE E OR S, GRADE B (F_y = 35 KSI)
 - PLATES, ANGLES, CHANNELS & TEES: ASTM A36 (F_y = 36 KSI)
 - MACHINE BOLTS (M8): ASTM A307
 - HIGH STRENGTH BOLTS (H88): ASTM A325 TYPE N OR ASTM F1552
 - WELDED HEADED STUDS: ASTM A109
 - ANCHOR RODS: ASTM A490, GRADE 36
 - 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 45% OF DESIGN CAPACITY BEFORE ADDING VERTICAL LOAD.
 - ALL BOLTS SHALL BE MACHINE BOLTS UNO LOCK WITS BY BURNING THREAD & ALL BOLTS.
 - EXPOSED STEEL SHALL BE SHOP PRIMED AND FIELD (FNAL) COATED OR HOT DIPPED GALVANIZED AFTER FABRICATION.
 - STEEL SPECIFIED ON THE ARCHITECTURAL OR FRAMING PLANS AS POWDER COATED SHALL NOT BE GALVANIZED.
- CONSTRUCTION:
 - 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.
 - 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 AISC STANDARD QUALIFICATION TESTS. ALL GROOVE OR BUTT WELDS SHALL BE GROUND SMOOTH.
 - 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

- PROJECT SHALL CONFORM TO THE 2022 CBC, ITS REFERENCED STANDARDS, AND APPLICABLE LOCAL BUILDING DEPARTMENT STANDARDS.
- THE PROJECT IS A RISK CATEGORY I, SEISMIC ANALYSIS IS COMPLETED USING THE EQUIVALENT FORCE PROCEDURE.
- DESIGN LOAD AND FOUNDATION CRITERIA ARE AS FOLLOWS:

SEISMIC CRITERIA (PAGE 1-16, CH 12)	SOils REPORT
RESPONSE MODIFICATION FACTOR, R	BY ADVANCED GEOTECHNICAL SOLUTIONS, INC.
FREE-STANDING CONCRETE/CMU WALLS, 2.0	REPORT 2207-04-B-2
PISTERS, ETC.	DATE 04/09/2022
EMBEDDED POSTS, LIGHT POLES, ETC.	FOUNDATION DESIGN PARAMETERS: NOTES
WOOD-FRAMED BUILDINGS OUTBUILDINGS	BEARING PRESSURE 2,000 PSF
SEISMIC IMPORTANCE FACTOR, I	ACTIVE 30 PCF
SITE CLASS	C
SHORT PERIOD SPECTRAL ACCELERATION, S _s	0.184
SECOND SPECTRAL ACCELERATION, S ₁	0.275
SHORT PERIOD ACCELERATION PARAMETER, S _{s1} (0.2)	PASSIVE 250 PCF
SECOND ACCELERATION PARAMETER, S _d	0.275
SEISMIC DESIGN CATEGORY	D
UNO DESIGN PARAMETERS	GRAVITY LOADS
UNO DEAD LOAD	N/A
UNO FLOOR LOAD	N/A
UNO CEILING LL	N/A
RISK CATEGORY: FENCES & SIGNS	II
EXPOSURE	I
INTERNAL PRESSURE COEFFICIENT	0.18
DESIGN PRESSURE: FENCES & SIGNS	14 PSF
DESIGN PRESSURE: ALL OTHERS	17 PSF
LIVE LOAD	N/A
DEAD LOAD	N/A
CEILING LL	N/A
CEILING DL	N/A
6" CMU	67 PSF
8" CMU	84 PSF
12" CMU	128 PSF
6" CONCRETE	15 PSF
8" CONCRETE	60 PSF
12" CONCRETE	150 PSF

- SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED FOR THE ITEMS BELOW AND MUST CONFORM TO CBC SECTION 1194.

SPECIAL INSPECTION AND TESTING SUMMARY	
R = EPOXIED REBAR AND ANCHORS	R = SPECIAL INSPECTION REQUIRED
E = CONCRETE PLACEMENT, F _c = 2500 PSI	CR = SPECIAL INSPECTION AND STATEMENT OF CONTRACTOR RESPONSIBILITY REQUIRED
E = REINFORCING STEEL PLACEMENT	E = EXEMPT PER EXCEPTION(S) IN REFERENCED CODE SECTION
E = BOLTS INSTALLED IN CONCRETE	NA = NOT APPLICABLE TO THIS PROJECT
R = SPECIAL GRADING, EXCAVATION, AND FILLING	
E = MASONRY INSTALLATION	
MASONRY PLACEMENT AND GROUTING, F _m = 1500 PSI	
- VERIFICATION OF MATERIAL STRENGTHS & PROPORTIONS	
- INSPECTION OF REINFORCEMENT, GROUT PLACEMENT, & MORTAR JOINTS.	

- VERIFY SPECIAL INSPECTION REQUIREMENTS WITH THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.
- SEE THE STATEMENT OF SPECIAL INSPECTIONS FOR SPECIAL INSPECTION REQUIREMENTS.
- 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 1194.

1.2 GENERAL NOTES

- SCOPE:
 - THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN THAT DESIGNATED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
 - THIS IS A "BUILDER'S SET" PRODUCED SOLELY FOR USE BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR.
 - THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION 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 PURPOSES 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.
 - 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.
 - FLASHING & WATERPROOFING SHALL BE SPECIFIED BY THE PROJECT ARCHITECT. UNO, IT IS ASSUMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS ARE PROPERLY WATERPROOFED.
 - WHERE SPECIFIED WITHIN THIS SET, IC-BOAT STUCCO APPLIES TO PRODUCTS COVERED UNDER ICC ESR-1194 OR T11. CONTACT HARRIS & SLOAN TO CONFIRM REQUIREMENTS FOR ALL OTHER PRODUCTS.
- CONTRACTOR REQUIREMENTS:
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC.
 - ANY OR PART OF THE SYSTEMS, MATERIALS, CONNECTIONS AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL.
 - 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.
 - THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONDITIONS AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTRACT THE ENGINEER OR ARCHITECT FOR ANY REQUIRED DIMENSIONS NOT SHOWN. DRAWINGS & DETAILS WITHIN THIS SET SHALL NOT BE SCALED FOR ANY PURPOSE.
 - THE GENERAL CONTRACTOR AND ITS SUB-CONTRACTORS MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS THAT ARE SUBMITTED TO THE ENGINEER OF RECORD FOR THEIR REVIEW. 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

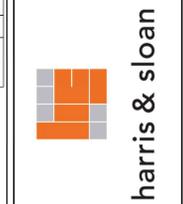
ABV	ANCHOR BOLT	FTG	FOOTINGS	PL	PLATE
ABV	ABOVE	GA	GAUGE	PL	POUNDS PER LINEAR FOOT
APP	ABOVE FINISHED FLOOR	GLV	GALVANIZED	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	GLP	GLUE LAMINATED BEAM	PSI	POUNDS PER SQUARE INCH
APA	AMERICAN PLYWOOD ASSN	HL	HOLDUP	PSL	PARALLEL STRAND LUMBER
BK	BOTTOM CHORD	HDR	HEADER	PT	PRESSURE TREATED WOOD
BLG	BLOCKING	HORZ	HORIZONTAL	FT	FOOT (TENSORED CONCRETE)
BLW	BELOW	H8	HIGH STRENGTH	RFN	REINFORCED
BSM	BOTTOM CHORD	H8SD	HOLLOW STRUCTURAL SECTION REQUIRED	SEC	SECTION
BRG	BEARING	IBC	INTERNATIONAL BUILDING CODE	SAD	SEE ARCHITECTURAL DRAWINGS
CB	CALIFORNIA BUILDING CODE	ICC	INTERNATIONAL CODE CONGAL	SCL	STRUCTURAL COMPOSITE LUMBER
CL	CENTERLINE	LL	LIVE LOAD	SHD	SHEDDING
CLR	CLEAR	LVL	LAMINATED STRAND VENEER	SG	SLAB ON GRADE
CMU	CONCRETE MASONRY UNIT	LVL	LAMINATED VENEER LUMBER	SPC	SPECIFICATION
CONC	CONCRETE	MAN	MANUFACTURER	SQ	SQUARE
CONT	CONTINUOUS	MAX	MAXIMUM	STD	STANDARD
DBL	DOUBLE	MB	MACHINE BOLT	SW	SHREAWALL
DL	DIAMETER	MIN	MINIMUM	TB	TOP & BOTTOM
DIA	DIAMETER	NEW	NEW	TC	TOP CHORD
DIST	DISTANCE	NHR	NO HOLDUPS REQUIRED	TS	TUBE STEEL
DL	DEAD LOAD	NOT	NOT TO SCALE	TRF	TYPICAL
EX	EXISTING	OI	OVER	UNO	UNLESS NOTED OTHERWISE
EA	EACH	OC	ON CENTER	VERT	VERTICAL
ELEV	ELEVATION	OSB	ORIENTED STRAND BOARD	W	W/ SHAPESHEET
EN	EDGE NAIL	PERF	PERFORATED	W	WELDED-THREADED STUD
EQ	EQUAL	PERP	PERPENDICULAR		

1.4 FOUNDATION NOTES

- SOIL CLASSIFICATIONS & GENERAL REQUIREMENTS:
 - SITE AND PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT LISTED UNDER SECTION 11. DESIGN CRITERIA SOIL BEARING CONDITION IS CLASSIFIED BY SOils REPORT.
 - 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 REPORT AND SHALL CERTIFY THAT THE PAD AND FOOTING EXCAVATIONS ARE READY TO RECEIVE IMPROVEMENTS.
 - 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.
- DIMENSIONS, GRADINGS, AND PAD PREPARATION:
 - FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT GRADE OR BOTTOM OF UNAPPROVED FILL. FT SLAB FIBS ARE MEASURED FROM TOP OF SLAB. UNO
 - 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 CONTACTED ENGINEERED FILL.
 - BREASTED FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNO.
 - AT FOUNDATION PERIMETER, 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.
- GENERAL SLAB SPECIFICATIONS:
 - 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.
 - PROPER SLAB CURING PROCEDURES 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.
 - 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.

FOR JURISDICTION USE:
 Structural
 Mechanical
 Electrical
 Plumbing
 2295 Gateway Oaks Dr
 Sacramento, CA 95833
 toll free 800.877.1430
 www.harrisandsloan.com

tel 916.921.2800
 fax 916.921.2878



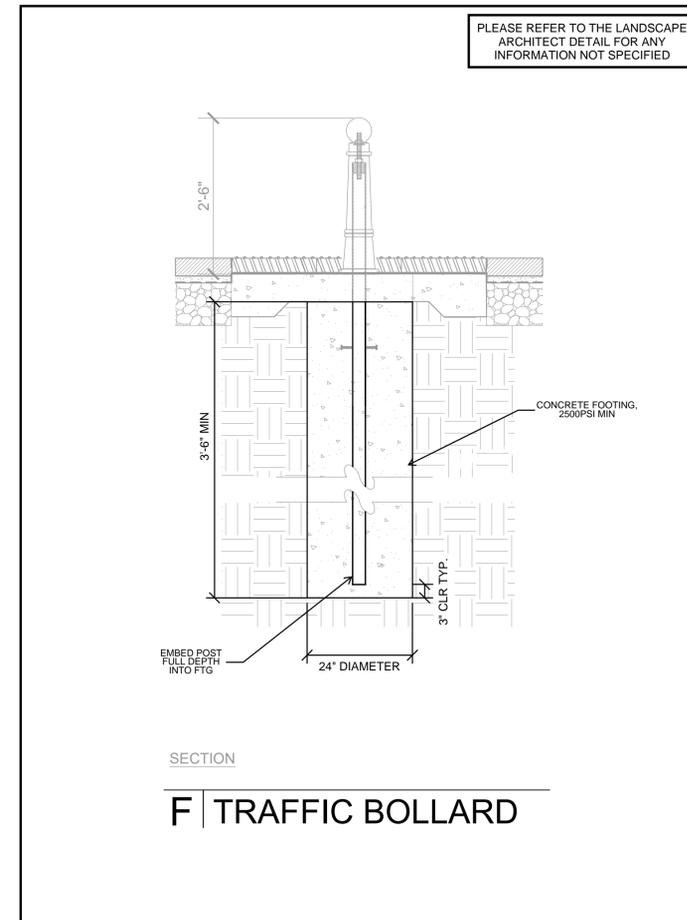
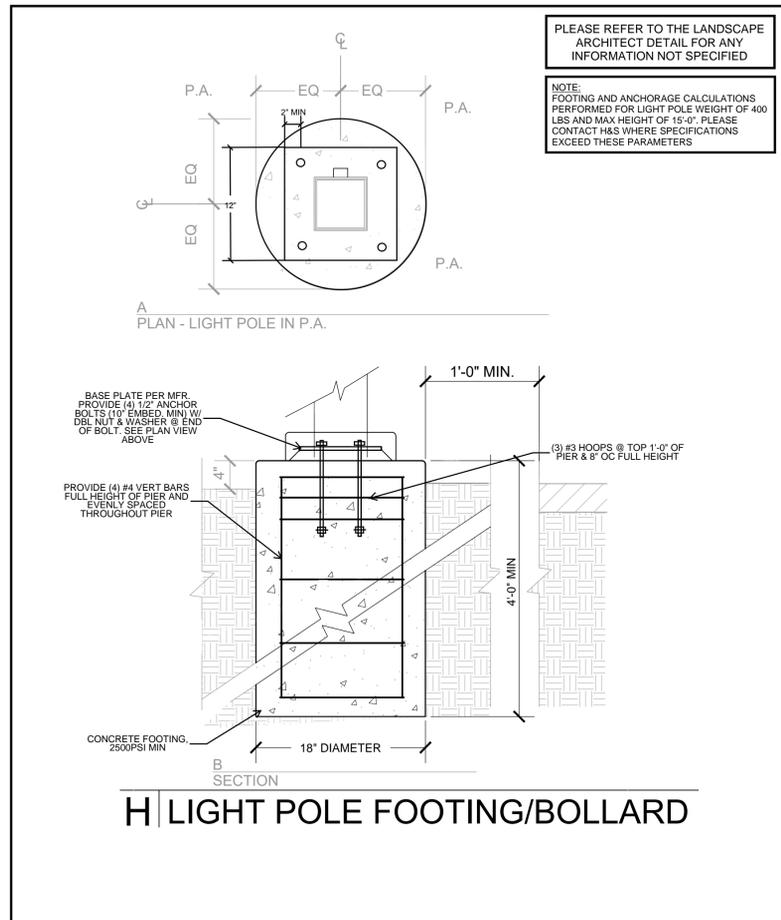
harris & sloan
 PROJECT: COTA VERA SWIM CLUB
 CLIENT: CHULA VISTA, CA
 PROJECT MANAGER: PJ
 DESIGNER: JD
 DRAWN BY: JD
 CHECKED BY: PJ
 ISSUE DATE: 03-11-2023
 REVISIONS:
 1 PLAN CHECK 02-27-2024

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 51234
 EXPIRES 12/31/2024

STRUCTURAL NOTES

SCALE:
 SHEET NUMBER:
SN.1

JOB NUMBER: H82244



FOR JURISDICTION USE:

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878



harris & sloan

PROJECT: **COTA VERA SWIM CLUB**

CLIENT: **HOMEFED CORPORATION**
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT MANAGER: P.J.

DESIGNER: J.D.

DRAWN BY: J.D.

CHECKED BY: P.J.

ISSUE DATE: 09-11-2023

REVISIONS:

1 PLAN CHECK 02-27-2024

STAMP:



PLAN NUMBER:

SHEET TITLE:

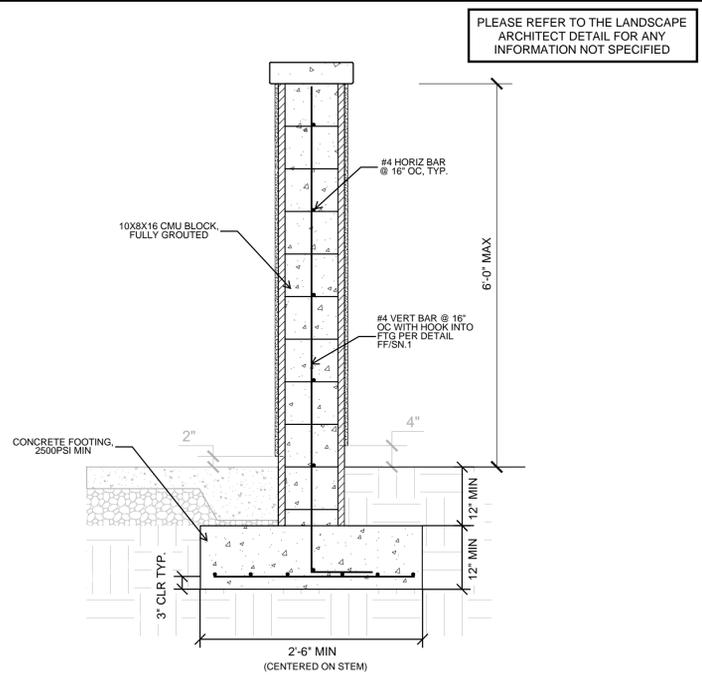
SITE STRUCTURE
DETAILS

SCALE:

SHEET NUMBER:

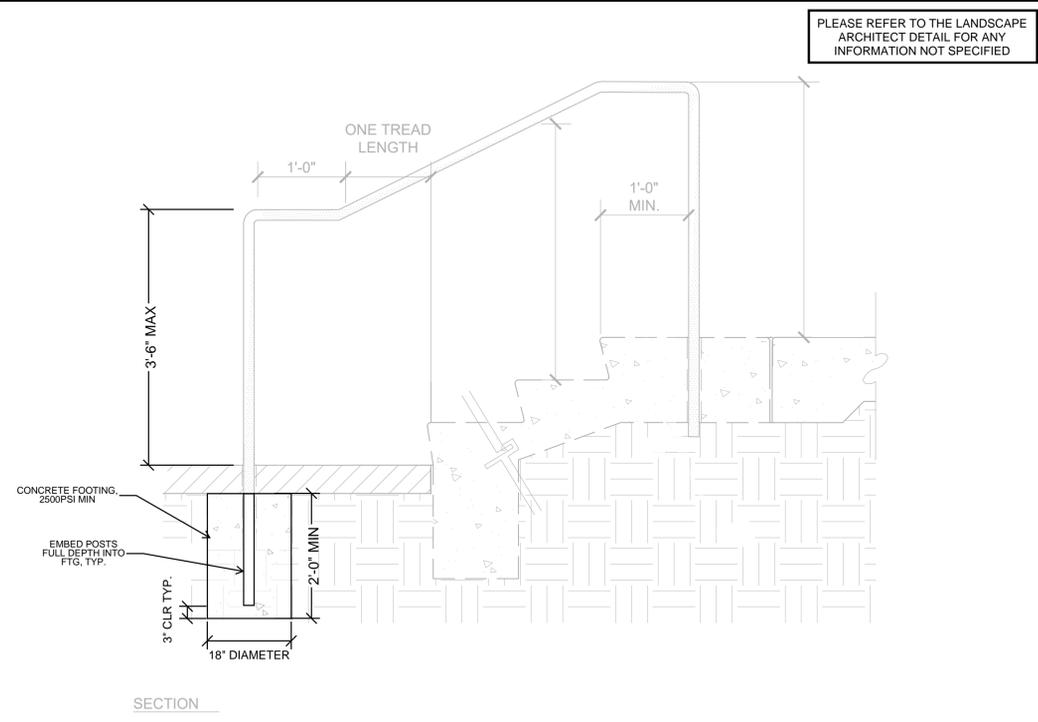
SSD.1

JOB NUMBER: 4822244



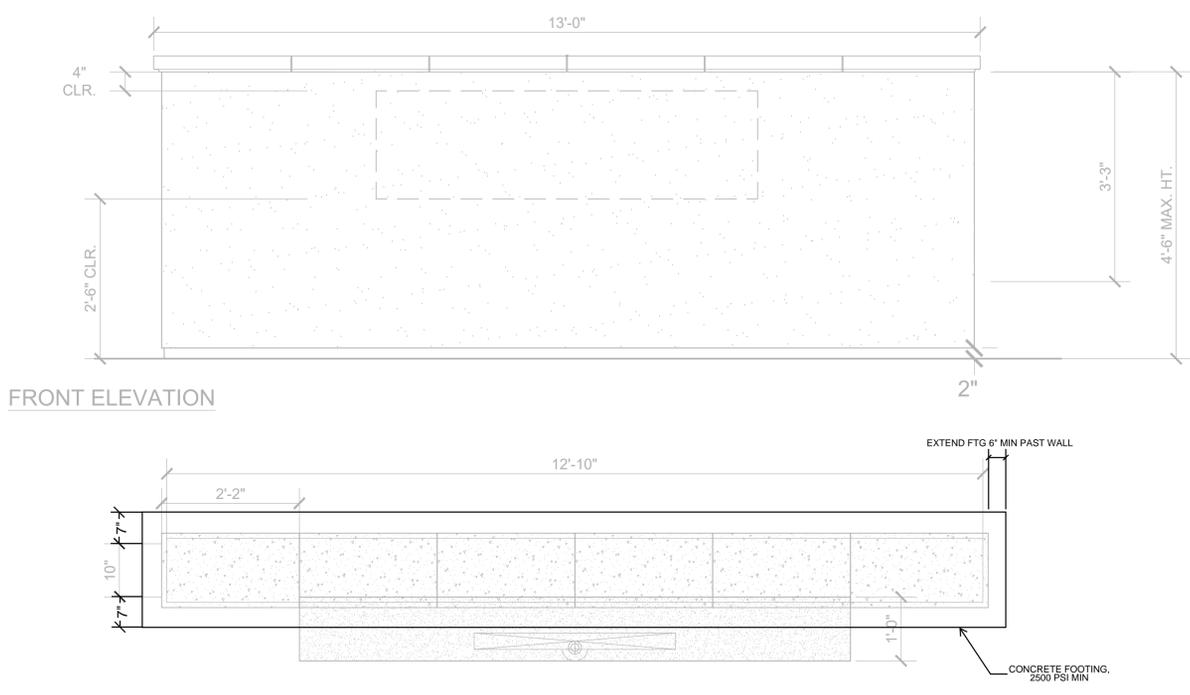
WALL SECTION

D | CMU WALL WITH STUCCO FINISH



SECTION

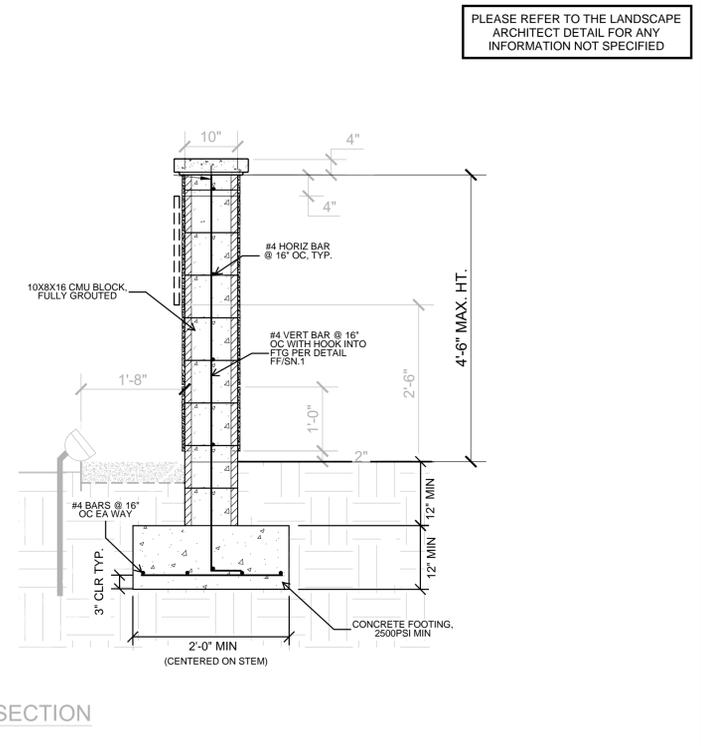
A | HANDRAIL AT STAIRS



FRONT ELEVATION

PLAN

C | ADDRESS WALL



WALL SECTION

FOR JURISDICTION USE:

Structural
Mechanical
Electrical
Plumbing
toll free 800.877.1430
www.harrisandsloan.com

2295 Gateway Oaks Dr
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

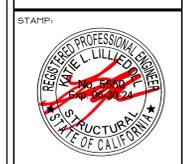


harris & sloan

PROJECT: **COTA VERA SWIM CLUB**
CHULA VISTA, CA
CLIENT: **HOMEFED CORPORATION**
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT MANAGER: P.J.
DESIGNER: J.B.
DRAWN BY: J.B.
CHECKED BY: P.J.
ISSUE DATE: 09-11-2023

REVISIONS:
1 PLAN CHECK 02-27-2024



PLAN NUMBER:

SHEET TITLE:

SITE STRUCTURE DETAILS

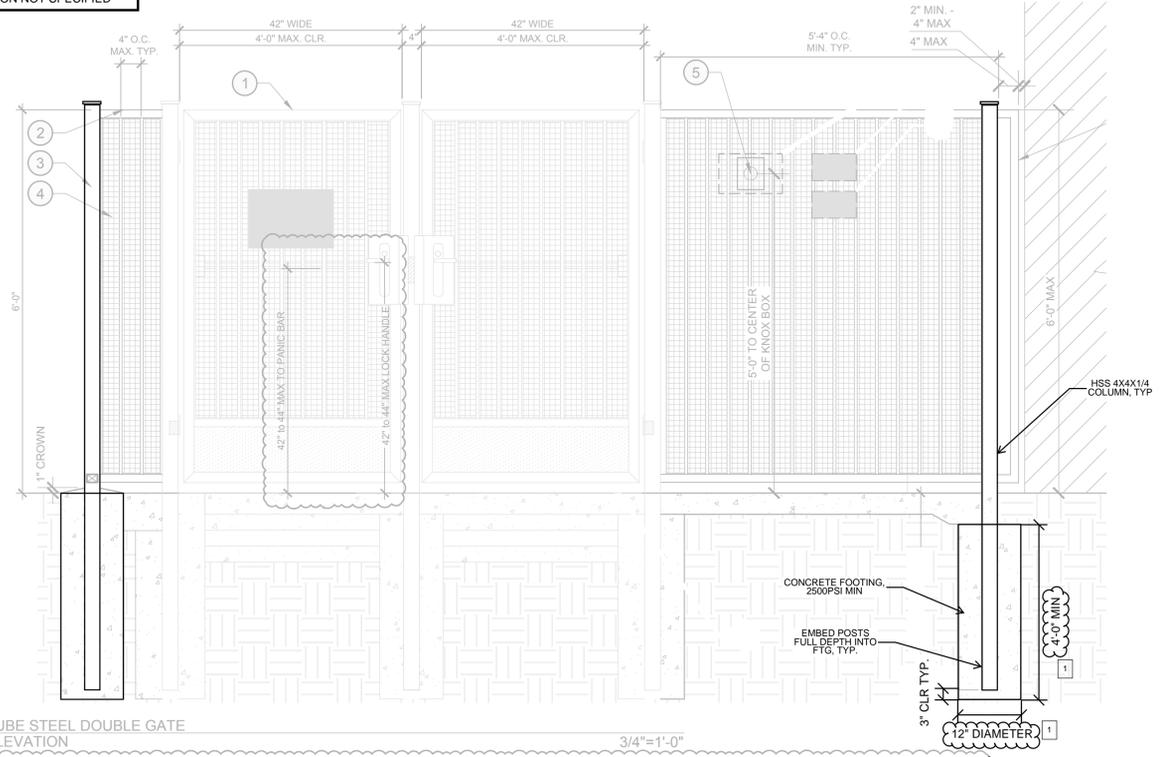
SCALE:

SHEET NUMBER:

SSD.2

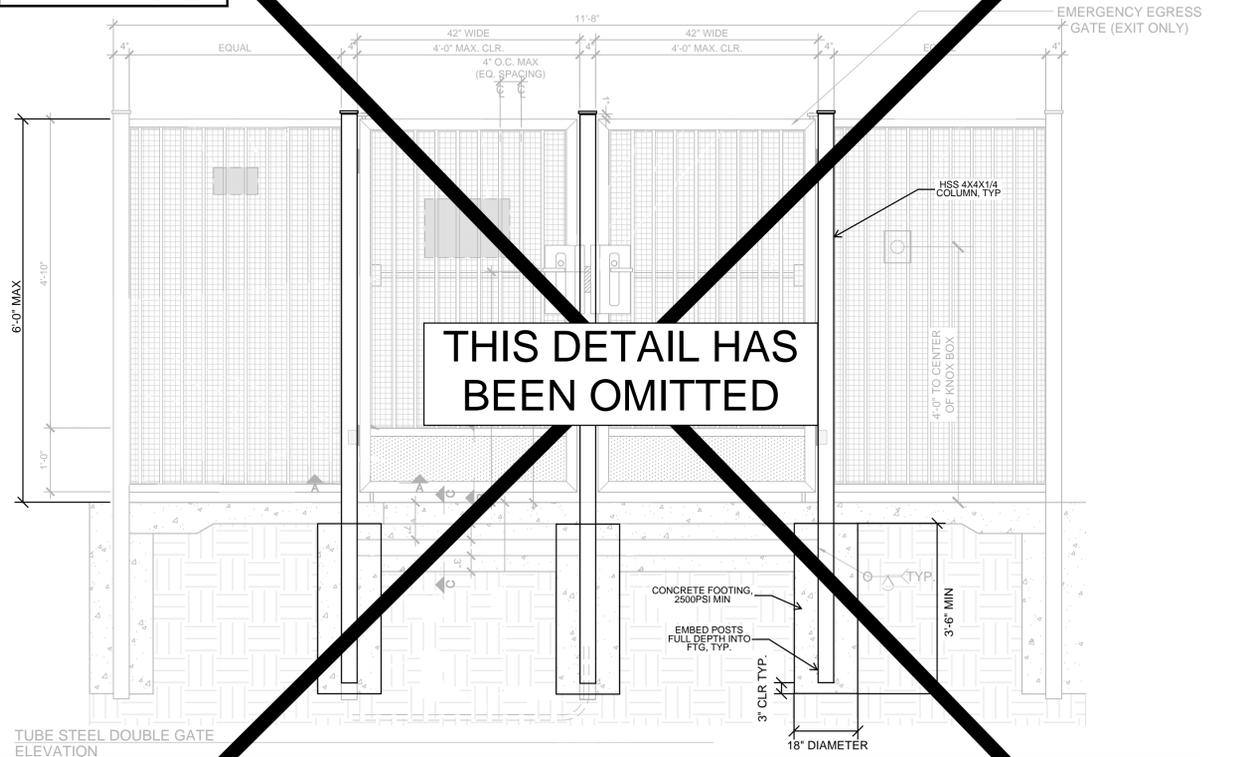
JOB NUMBER: 482244

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



B EAST ENTRY GATE - TUBULAR STEEL DOUBLE POOL GATE

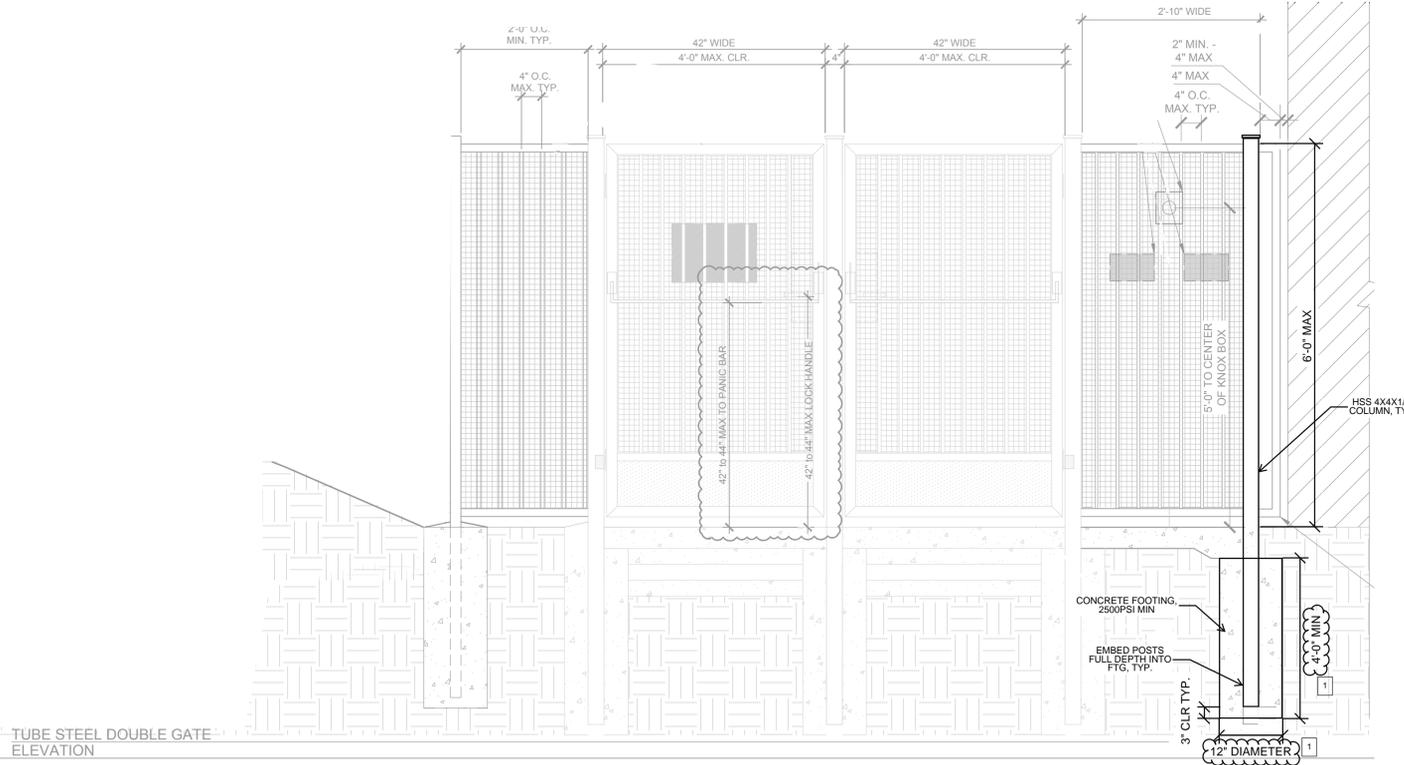
PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



A MAIN ENTRY GATE - TUBULAR STEEL POOL DOUBLE GATE

THIS DETAIL HAS BEEN OMITTED

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



C WEST 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

harris & sloan
toll free 800.877.1430
www.harrisandsloan.com

PROJECT: **COTA VERA SWIM CLUB**
CLIENT: **HOMEFED CORPORATION**
CHULA VISTA, CA
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT MANAGER: P.J.
DESIGNER: J.D.
DRAWN BY: J.D.
CHECKED BY: P.J.
ISSUE DATE: 09-11-2023

REVISIONS:
1 PLAN CHECK 02-27-2024



PLAN NUMBER:

SHEET TITLE:

SITE STRUCTURE DETAILS

SCALE:
SHEET NUMBER:

SSD.3

JOB NUMBER: H82244



COTA VERA SWIM CLUB
CHULA VISTA, CA

HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT:
CLIENT:

PROJECT MANAGER: P.J.
DESIGNER: J.D.
DRAWN BY: J.D.
CHECKED BY: P.J.
ISSUE DATE: 09-11-2023

REVISIONS:

1 PLAN CHECK 02-27-2024



PLAN NUMBER:

SHEET TITLE:

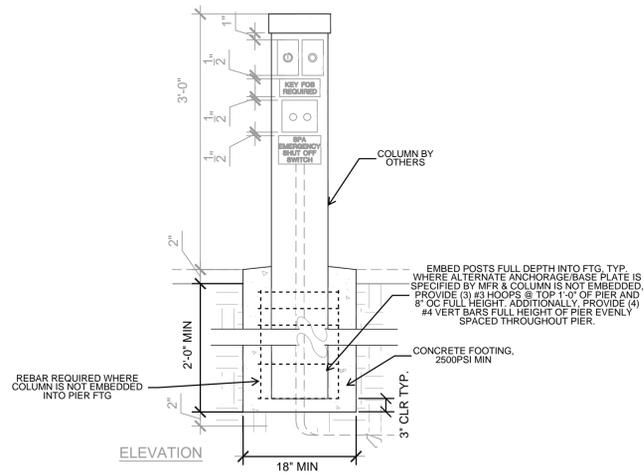
SITE STRUCTURE
DETAILS

SCALE:
SHEET NUMBER:

SSD.4

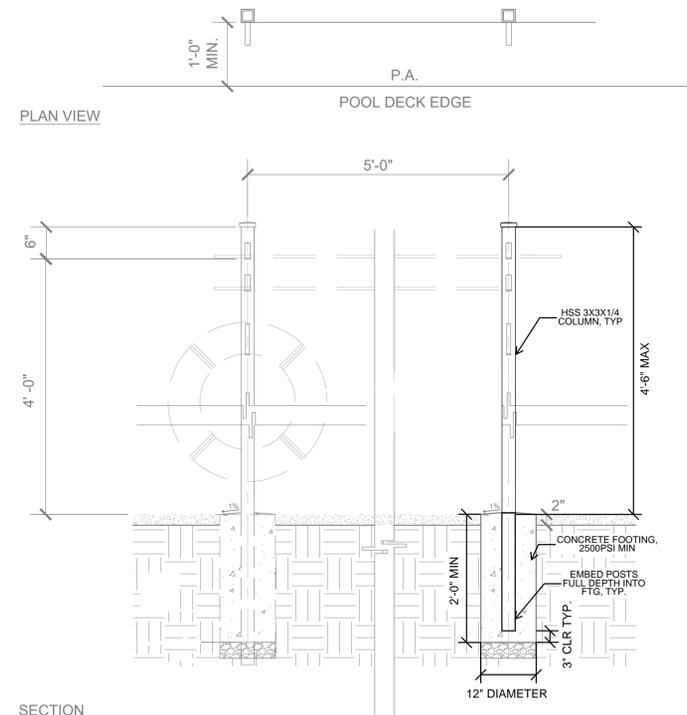
JOB NUMBER: 4822244

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED

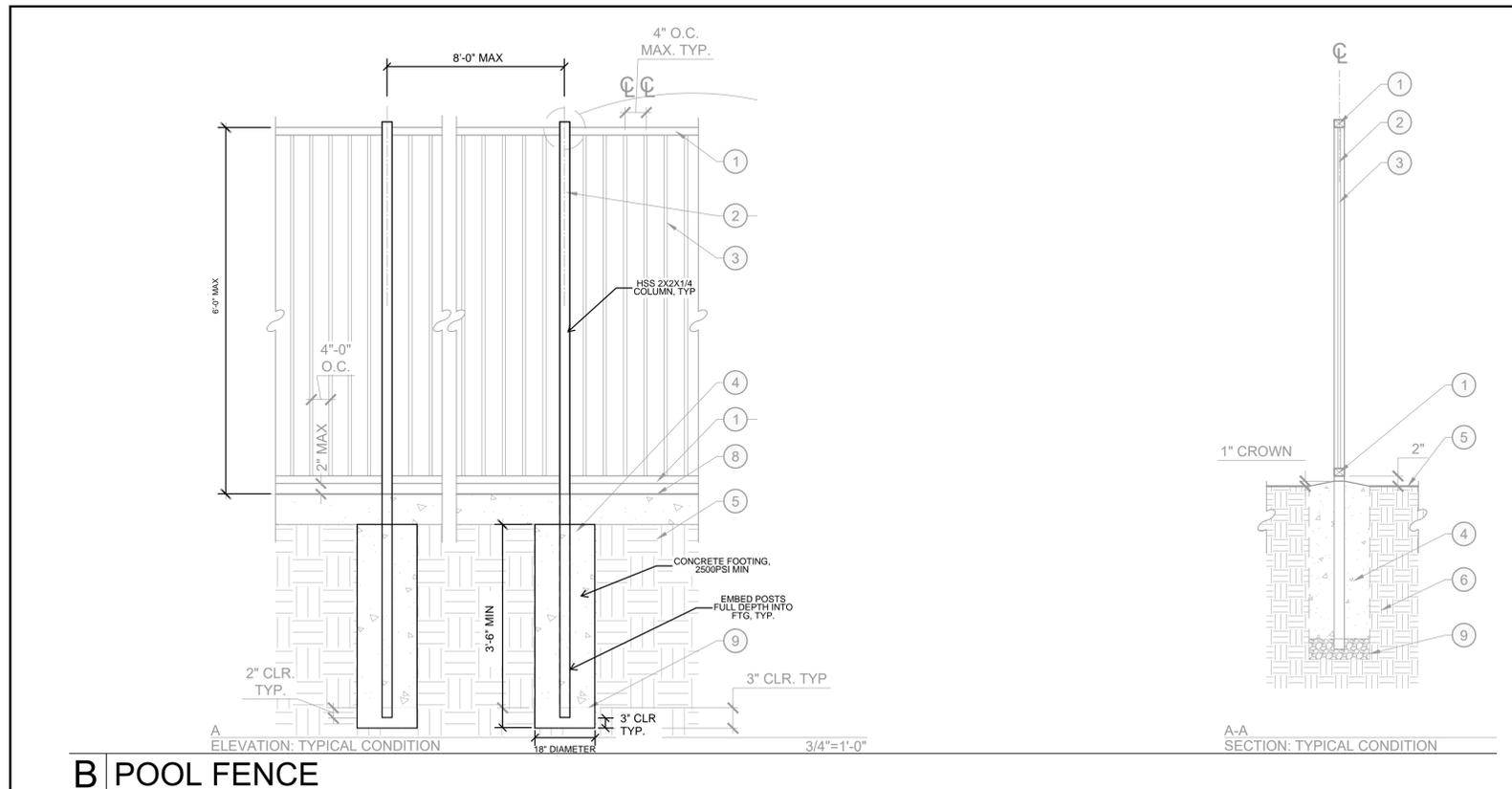
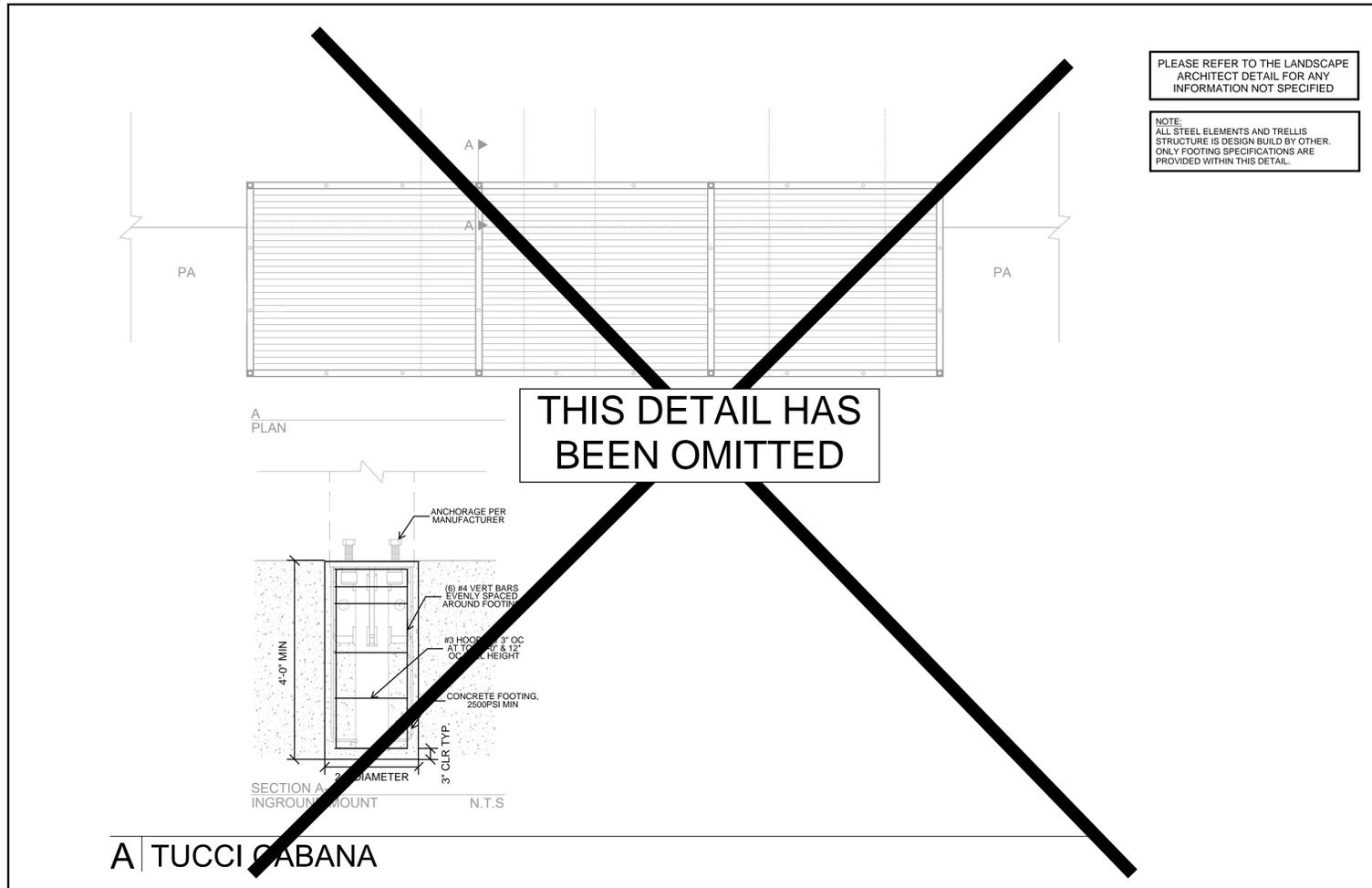


E SPA SHUT OFF

PLEASE REFER TO THE LANDSCAPE ARCHITECT DETAIL FOR ANY INFORMATION NOT SPECIFIED



D POOL SAFETY RACK



FOR JURISDICTION USE:

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878



harris & sloan

COTA VERA SWIM CLUB
CHULA VISTA, CA

HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

PROJECT:
CLIENT:

PROJECT MANAGER: P.J.

DESIGNER: J.D.

DRAWN BY: J.D.

CHECKED BY: P.J.

ISSUE DATE: 09-11-2023

REVISIONS:

1 PLAN CHECK 02-27-2024

STAMP:



PLAN NUMBER:

SHEET TITLE:

SITE STRUCTURE DETAILS

SCALE:

SHEET NUMBER:

SSD.5

JOB NUMBER: 482244