

PROJECT ADDRESS:
177 N SAN PEDRO RD
SAN RAFAEL, CA 94903

PROJECT DESCRIPTION:
RENOVATION OF THE EXISTING FIELD WITH ADDITION OF A RUNNING TRACK AND ASSOCIATED SITE WORK.

OWNER
SAN RAFAEL CITY SCHOOLS
320 NOVIA ALBION WAY,
SAN RAFAEL, CA 94903
CONTACT: DAN ZAICH
P: (415) 492-3200

ARCHITECT
SVA ARCHITECTS
203 FRANKLIN ST., SUITE 210
OAKLAND, CA 94612
CONTACT: CHRIS BRADLEY
P: (510) 267-3180

CONSTRUCTION MANAGER
CUMMING GROUP
1111 BROADWAY, SUITE 300,
OAKLAND, CA 94607
CONTACT: TERI MATHERS
P: (510) 906-2123

CIVIL
HOHBACH-LEWIN, INC.
260 SHERIDAN AVE, SUITE 150
PALO ALTO, CA 94306
CONTACT: BILL HENN
P: 650.617.5930

PROJECT SUMMARY

DIVISION OF THE STATE ARCHITECT (DSA)
DSA OAKLAND REGIONAL OFFICE
1515 CLAY STREET, SUITE 1201
OAKLAND, CA 94612
P: 510.622.3101

SAN RAFAEL FIRE DEPARTMENT
1600 LOS GAMOS DRIVE
SAN RAFAEL, CA 94903
P: 415.485.3304

GOVERNING AGENCIES

THIS PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

FEDERAL:
AMERICANS WITH DISABILITIES ACT (ADA)

ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)

STATE OF CALIFORNIA PARTIAL LIST OF APPLICABLE CODES AS OF JAN 1, 2020

2019 BUILDING STANDARDS ADMINISTRATIVE CODE
CALIFORNIA CODE OF REGULATIONS (CCR) PART 1, TITLE 24 C.C.R.

2019 CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 2
(2018 INTERNATIONAL BUILDING CODE WITH THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)

2019 CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 3
(2018 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

2019 CALIFORNIA MECHANICAL CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 4
(2018 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2019 CALIFORNIA PLUMBING CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 5
(2018 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF THE PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2019 CALIFORNIA ENERGY CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 6

2019 CALIFORNIA FIRE CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 9
(2018 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN CODE)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 11

2019 CALIFORNIA REFERENCED STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 12

PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19

PARTIAL LIST OF APPLICABLE STANDARDS:

2019 BUILDING CODE (FOR SFM) REFERENCED STANDARDS CHAPTER 35

NFPA 13	AUTOMATIC SPRINKLER SYSTEM	2016 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2016 EDITION
NFPA 17A	WET CHEMICAL SYSTEMS	2016 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE	2016 EDITION
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVES	2016 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2018 EDITION
UL 454	AUDIBLE SIGNAL APPLIANCES	2016 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTION SIGNAL SYSTEMS	1999 EDITION

APPLICABLE CODES

SVA ARCHITECTS IS THE DESIGNATED ARCHITECT OF RECORD AS REQUIRED BY THE STATE OF CALIFORNIA. THE ARCHITECT OF RECORD SHALL REVIEW SUBMITTALS AND COORDINATE SUBMITTALS AND DEFERRED SUBMITTALS THROUGH THE DIVISION OF THE STATE ARCHITECT. DEFERRED SUBMITTALS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE DIVISION OF THE STATE ARCHITECT.

DSA SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE ARCHITECT OF RECORD IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES. THE OWNER SHALL DESIGNATE A SUBSTITUTE ARCHITECT OR ENGINEER OF RECORD WHO SHALL PERFORM ALL OF THE DUTIES REQUIRED OF THE ORIGINAL ARCHITECT OF RECORD.

REVIEW AND COMMENT ON SUBMITTALS AND DEFERRED SUBMITTALS SHALL NOT RELIEVE THE AUTHOR OF THE DOCUMENTS OR THE CONTRACTOR FROM COMPLIANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF OTHER TRADES, AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

ARCHITECT OF RECORD

STATEMENT OF GENERAL CONFORMANCE
FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

APPLICATION NUMBER: 01-119706 FILE NUMBER: 21-39

THE DRAWINGS OR SHEETS LISTED IN THE INDEX ON THIS SHEET HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. IT HAD BEEN EXAMINED BY ME FOR:

- DESIGN INTENT AND APPEARS TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME.
- COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THE PROJECT.

THIS STATEMENT OF GENERAL CONFORMANCE "SHALL" NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES AND RESPONSIBILITIES UNDER SECTION 17302 AND 81138 OF THE EDUCATION CODE AND SECTION 4-336, 4-341 AND 4-344 OF TITLE 24, PART 1 (TITLE 24, PART 1 SECTION 4-317) (B)

I FIND THAT ALL DRAWINGS OR SHEETS LISTED IN THE INDEX ON THIS SHEET (CIVIL, LANDSCAPE, AND IRRIGATION) ARE IN GENERAL CONFORMANCE AND HAVE BEEN COORDINATED.



OCTOBER 15, 2021

GENERAL CONFORMANCE STATEMENT

GENERAL

GEN-1 PROJECT INFORMATION & SHEET INDEX
GEN-2 GENERAL NOTES
Grand total: 2

ARCHITECTURAL

A1.0 SITE PLAN
A1.1 DETAILS
Grand total: 2

CIVIL

C1.0 COVER SHEET
C1.1 NOTES
C2.0 DEMOLITION PLAN
C3.0 GRADING AND DRAINAGE PLAN
C3.1 PAVEMENT PLAN
C6.0 DETAILS
Grand total: 6

LANDSCAPE

LA1.0 LANDSCAPE PLANTING PLAN
Grand total: 1

IRRIGATION

IR1.00 IRRIGATION LEGEND AND NOTES
IR1.01 IRRIGATION PLAN
IR2.00 IRRIGATION DETAILS
IR2.01 IRRIGATION DETAILS
IR3.00 IRRIGATION SPECIFICATIONS
Grand total: 5

TOTAL SHEETS: 16

PROJECT DIRECTORY

- ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STATE ARCHITECT (DSA), AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
- A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR: CLASS 1.
- CCD MUST BE SIGNED AS REQUIRED BY DSA IR A-6.
- A COPY OF CCR TITLE 24, PARTS 1 THROUGH 5 MUST BE KEPT ON SITE DURING CONSTRUCTION.
- THE SOILS REPORT TO BE UTILIZED FOR THIS PROJECT IS TO BE:

"GEOTECHNICAL INVESTIGATION VENETIA VALLEY K-8 SCHOOL SAN RAFAEL CITY SCHOOLS SAN RAFAEL, CALIFORNIA - Project 779.253" dated April 27, 2017 by Miller Pacific Engineering Group

GENERAL NOTES

THE FOLLOWING ITEMS ARE DESIGN-BUILD SYSTEMS AND WILL BE A DEFERRED SUBMITTAL BY THE CONTRACTOR AT A LATER DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGINEERING AND CALCULATIONS FOR APPLICABLE ITEMS. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CIVIL OR STRUCTURAL ENGINEER WHO SHALL BE RESPONSIBLE FOR THE DESIGN. THE CONTRACTOR SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS TO THE ARCHITECT OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE DIVISION OF THE STATE ARCHITECT WITH NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE DIVISION OF THE STATE ARCHITECT.

- NONE

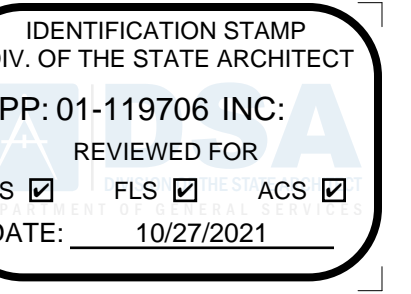
DEFERRED APPROVALS



ARCHITECT OF RECORD

VICINITY MAP

SHEET INDEX



OWNER: SAN RAFAEL CITY SCHOOLS
PROJECT NAME: VENETIA VALLEY SCHOOL FIELD RESTORATION
CLIENT ADDRESS: 177 N SAN PEDRO RD, SAN RAFAEL, CA 94903



REVISIONS:

	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		

PROJECT NO: Project Number

DATE ISSUED: Issue Date

SCALE:

GEN-1

PROJECT INFORMATION & SHEET INDEX



6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707
T 949.609.3380 WWW.SVA-ARCHITECTS.COM

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SVA ARCHITECTS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, REVIEW OR REVISION. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF SVA ARCHITECTS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2018.



BUILDING	FUNCTION	EXISTING DSA APPLICATION HISTORY	
		DSA App #	Date Certified
BUILDING A	LIBRARY	BUILDING A	APPL # 105957 APPL # 26987 11/30/2016 04/12/1967
BUILDING B	GYM	BUILDING B	APPL # 18374 APPL # 26987 APPL # 34077 APPL # 34052 APPL # 01-105957 06/22/1960 04/12/1967 04/02/1973 07/12/1973 11/30/2016
BUILDING C	ADMIN	BUILDING C	APPL # 6426 APPL # 34077 APPL # 01-105957 03/17/1952 04/02/1973 11/30/2016
BUILDING D	MULTIPURPOSE	BUILDING D	APPL # 117438 07/20/21
BUILDING E	CLASSROOMS	BUILDING E	APPL # 117438 07/20/21
BUILDING G	CLASSROOMS	BUILDING G	APPL # 19093 06/28/1960
BUILDING H	CLASSROOMS	BUILDING H	APPL # 19093 APPL # 34077 06/28/1960 04/02/1973
BUILDING I	CLASSROOMS	BUILDING I	APPL # 27434 05/11/1967
BUILDING K	RESTROOM (PORTABLE)	BUILDING K	APPL # 01-104884 8/23/2006
BUILDING L1-3	CLASSROOMS (PORTABLE)	BUILDING L1-3	APPL # 01-106302 12/20/2016
BUILDING P1-4	CLASSROOMS (PORTABLE)	BUILDING P1-4	APPL # 01-111334 8/27/2011
BUILDING P5-6	CLASSROOMS (PORTABLE)	BUILDING P5-6	APPL # 01-115903 2/7/2017

DSA APPLICATION SUMMARY

PARKING LOT A
 USE: STAFF AND VISITOR PARKING
 TOTAL NUMBER OF STALLS: 38
 VAN ACCESSIBLE STALLS REQUIRED: 1
 VAN ACCESSIBLE STALLS PROVIDED: 1
 TOTAL ACCESSIBLE STALLS (VAN + STANDARD) REQUIRED: 2
 TOTAL ACCESSIBLE STALLS (VAN + STANDARD) PROVIDED: 3

PARKING LOT B
 USE: STAFF AND VISITOR PARKING
 TOTAL NUMBER OF STALLS: 35
 VAN ACCESSIBLE STALLS REQUIRED: 1
 VAN ACCESSIBLE STALLS PROVIDED: 1
 TOTAL ACCESSIBLE STALLS (VAN + STANDARD) REQUIRED: 2
 TOTAL ACCESSIBLE STALLS (VAN + STANDARD) PROVIDED: 2

ACCESSIBLE PARKING CALCULATIONS

- (S01) EXISTING ACCESSIBLE PARKING PER 01-117438, REF. 2/A05.1 (CCD 80)
- (S02) EXISTING ACCESSIBLE STAFF RESTROOM PER 01-117438, REF. 1/A45.3
- (S03) EXISTING ACCESSIBLE STUDENT RESTROOM PER 01-117438, REF. 1/A45.4
- (S04) EXISTING ACCESSIBLE DRINKING FOUNTAIN PER 01-117438, REF. 1/A45.4
- (S05) EXISTING ACCESSIBLE RAMP PER 01-117438, REF. 2/A05.1 (CCD 80)
- (S06) EXISTING ACCESSIBLE GATES PER 01-117438, REF. 9/A04.1 (INCREMENT 1)
- (S07) NEW TRACK AND ACCESSIBLE PATH, REF. CIVIL AND LANDSCAPE
- (S08) NEW ACCESSIBLE PARKING AND PATH OF TRAVEL, REF. CIVIL
- (S09) EXISTING BICYCLE LANE STRIPING
- (S10) EXISTING FACE OF CURB
- (S11) EXISTING ACCESSIBLE DROP OFF PER 01-117438 C3.0 (CCD B 79). SEE ALSO DET. 1 AND 2/A1.1.
- (S12) NEW TOW AWAY PARKING SIGN, REF. CIVIL
- (S13) BLACKOUT EXISTING ACCESSIBLE PARKING STRIPING AND RESTRIPE AS STANDARD PARKING STALLS
- (S14) NEW ACCESSIBLE GATE AND FENCING, REF. DET. 4 AND 6/A1.1
- (S15) NEW CHAINLINK FENCING. MATCH HEIGHT OF EXISTING FENCING. REF. DET. 7/A1.1
- (S16) EXISTING FENCE TO REMAIN. PROTECT IN PLACE.
- (S17) EXISTING VEHICULAR GATE TO REMAIN. PROTECT IN PLACE.

NOTE: PROJECT 01-117438 CERTIFIED 7-20-21

KEYNOTES - SITE PLAN

PATH OF TRAVEL REQUIREMENTS FOR ALTERATION PROJECTS

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS.

AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

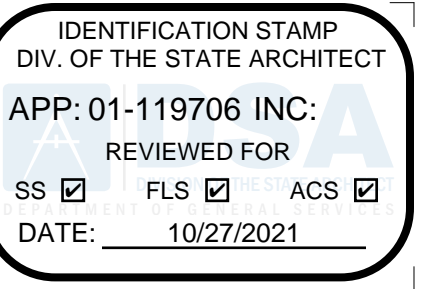
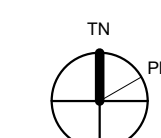
ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCOMFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

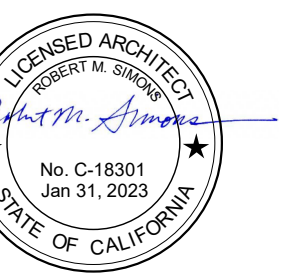
ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/2" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP-RESISTANT. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT BE STEEPER THAN 1:20. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF OBJECTS PROTRUDING MORE THAN 4" FROM THE WALL, ABOVE 27" AND LESS THAN 80" ABOVE THE FLOOR. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

LEGEND - ACCESSIBLE POT NOTE

- (?) SITE KEYNOTE
- PROPERTY LINE
- FIRE TRUCK LANE
- EXISTING ACCESSIBLE PATH OF TRAVEL PER 01-117438
- [Hatched Box] AREA OF ACCESSIBLE RESTROOMS AND DRINKING FOUNTAIN PER 01-11743, REF. SITE KEYNOTES FOR ADDITIONAL INFORMATION.



OWNER: SAN RAFAEL CITY SCHOOLS
PROJECT NAME: VENETIA VALLEY SCHOOL FIELD RESTORATION
 CLIENT ADDRESS: 177 N San Pedro Rd, San Rafael, CA 94903



REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO: 2017 / 40104

DATE ISSUED: 12/18/2018

SCALE: As indicated

A1.0

SITE PLAN



2335 BROADWAY #301 OAKLAND, CA 94612
 T 510.287.3180 WWW.SVA-ARCHITECTS.COM

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SVA ARCHITECTS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, REVIEW OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF SVA ARCHITECTS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2018.



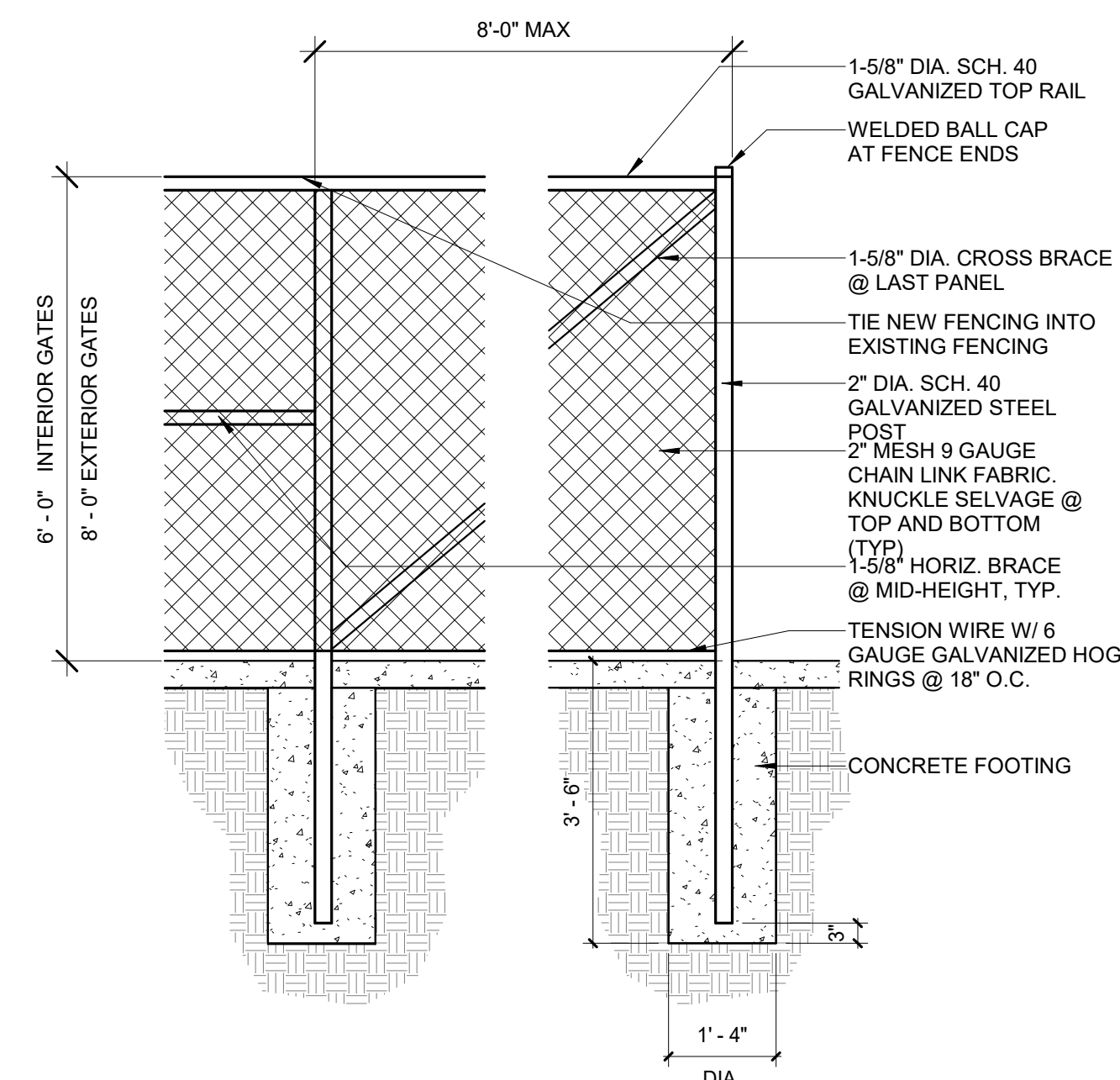
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO: 2017 / 40104
DATE ISSUED: 12/18/2018
SCALE: As indicated

A.1.1

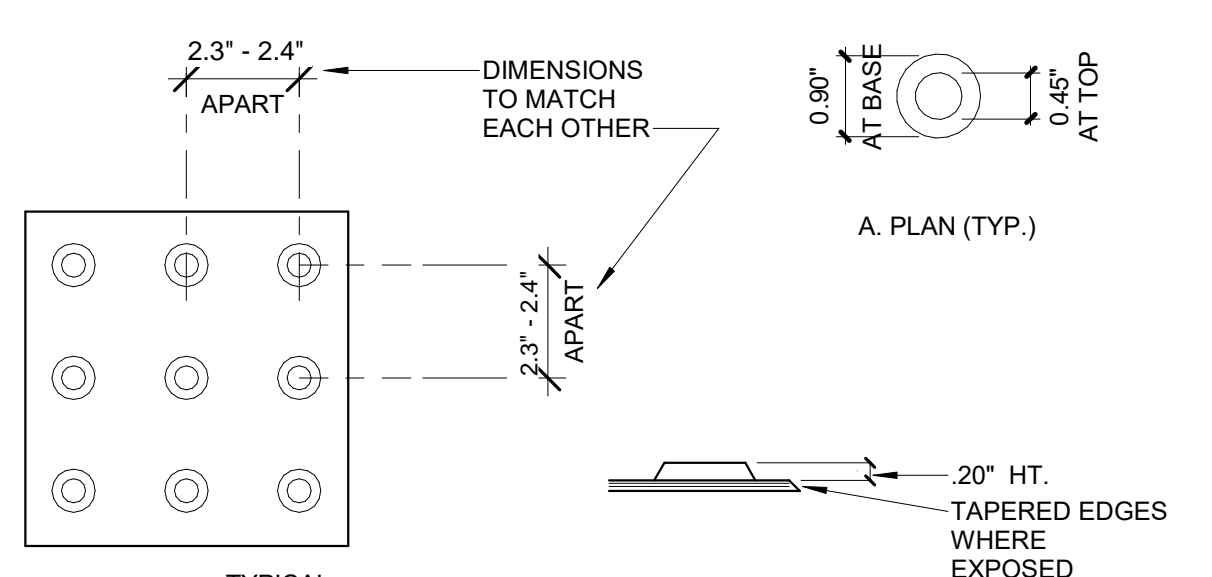
DETAILS



NOTES:
1. OPEN MESH FENCES ARE NOT PART OF DSA REVIEW AND APPROVAL PER 2019 CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE SEC. 4-314.
2. ALL CHAIN LINK FABRIC SHALL BE GALVANIZED. POSTS, RAILS AND CONNECTING HARDWARE SHALL BE GALVANIZED. PROVIDE SHOP DRAWINGS FOR APPROVAL.

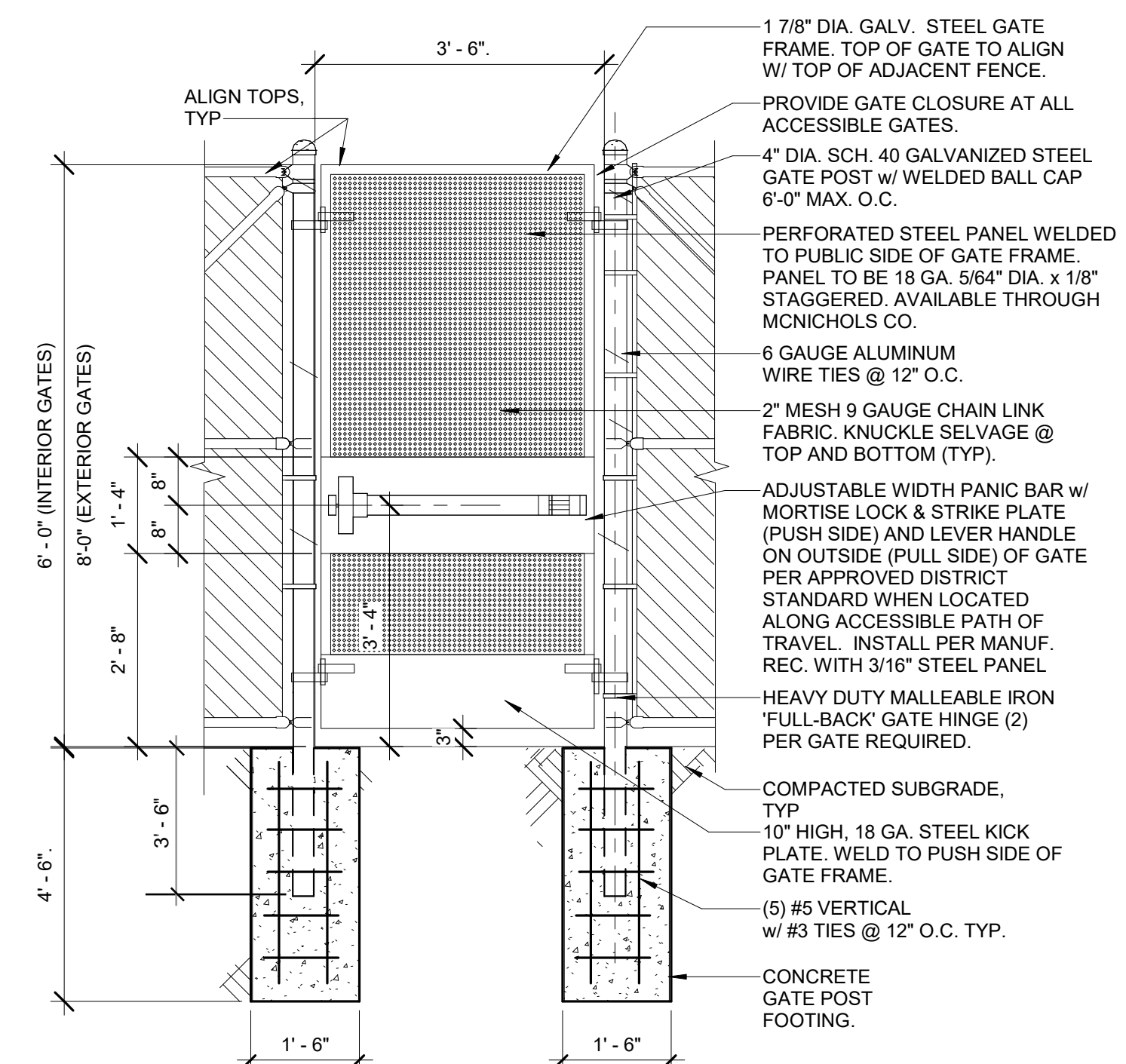
CHAIN LINK FENCE 1/2" = 1'-0" 7

ACCESSIBLE GATE CLEARANCES 1/4" = 1'-0" 4



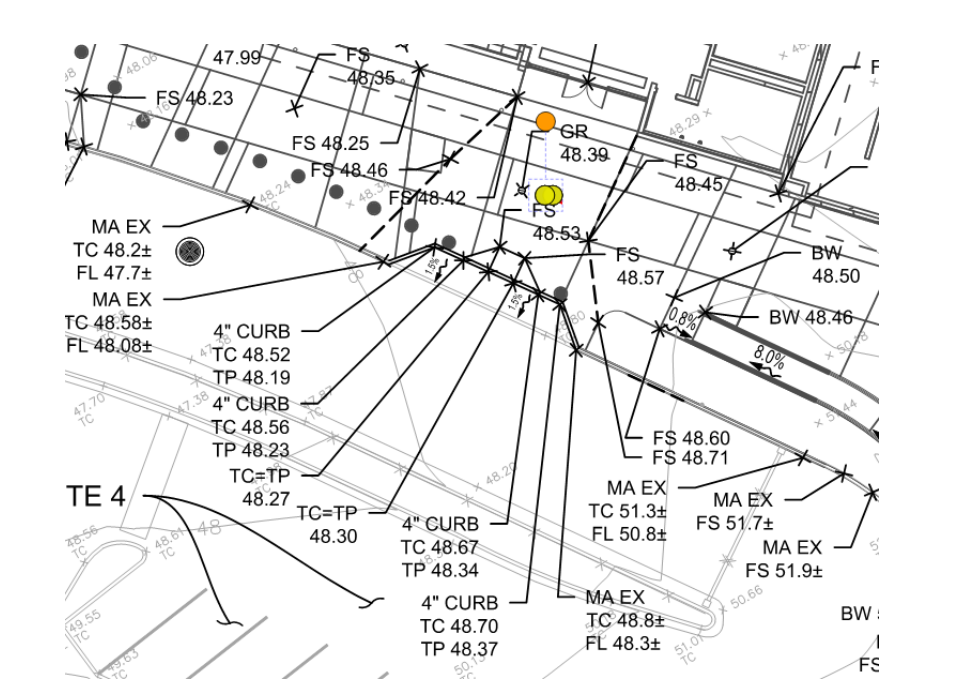
NOTES:
1. USE ONLY APPROVED DSA/AC DETECTABLE WARNING PRODUCTS THAT COMPLY WITH CBC SECTION 11B-705
2. IF A WALK CROSSES OR ADJAINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 3'-0" WIDE
3. DSA WILL PROVISIONALLY ACCEPT A WRITTEN FIVE (5) YEAR PRODUCT WARRANTY PROVIDED BY THE MANUFACTURER OF DETECTABLE WARNINGS AND DIRECTIONAL SURFACE PRODUCTS AS EQUIVALENT TO THE EVALUATION AND PRODUCT APPROVAL PROGRAM. SUCH WARRANTY SHALL INDICATE COMPLIANCE WITH ARCHITECTURAL STANDARDS AS PUBLISHED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, AND ALSO INCLUDE DURABILITY CRITERIA WHICH INDICATES THAT THE SHAPE, COLOR, FASTNESS, CONFIRMATION, SOUND-ON-CANE ACOUSTIC QUALITY, RESILIENCE AND ATTACHMENT WILL NOT DEGRADE SIGNIFICANTLY FOR AT LEAST FIVE (5) YEARS AFTER INITIAL INSTALLATION.

DETECTABLE WARNING DOMES 3\"/>



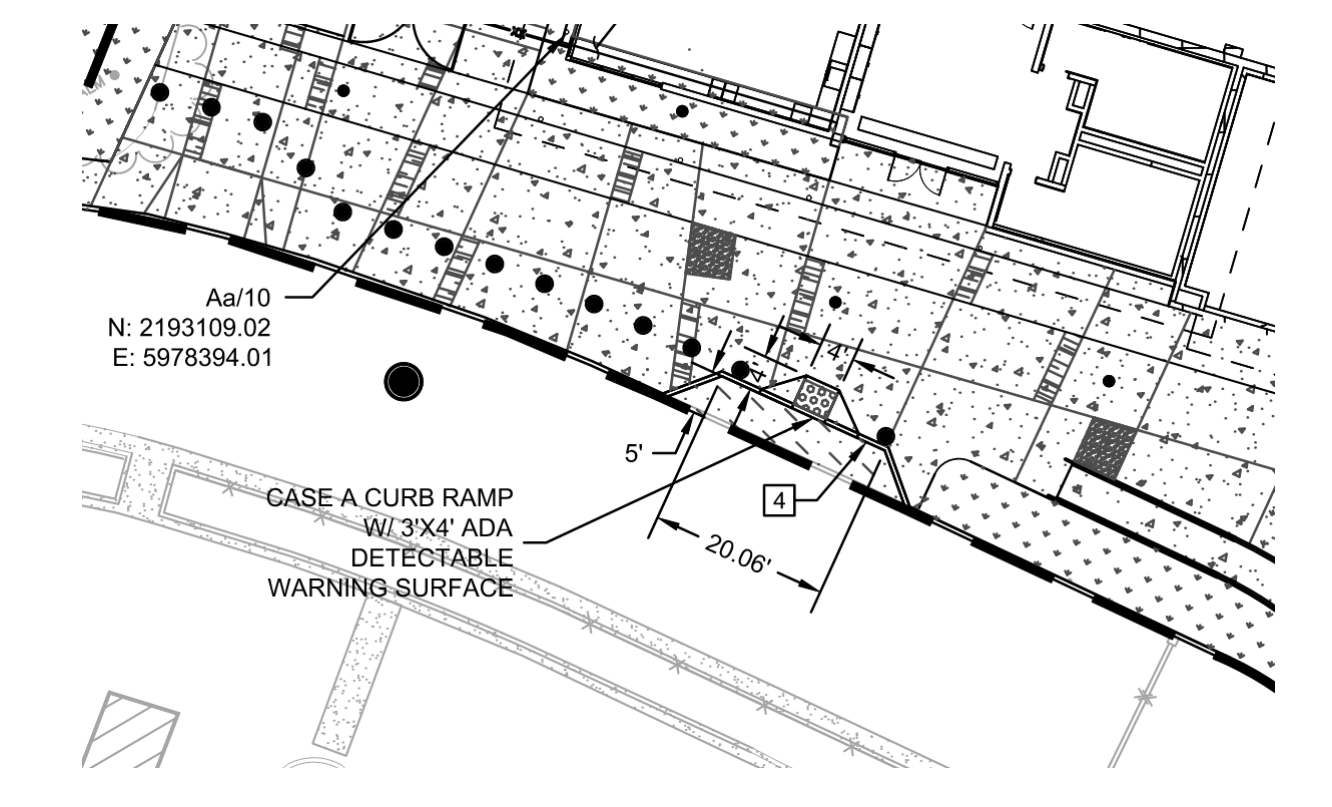
NOTES:
1. OPEN MESH FENCES ARE NOT PART OF DSA REVIEW AND APPROVAL PER 2019 CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE SEC. 4-314.
2. ALL CHAIN LINK FABRIC SHALL BE GALVANIZED. POSTS, RAILS AND CONNECTING HARDWARE SHALL BE GALVANIZED. PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. GATE SHALL HAVE 5 LBS MAX OPERATING FORCE (11B-404.2.9)

CHAIN LINK GATE (PEDESTRIAN) 1/2" = 1'-0" 6



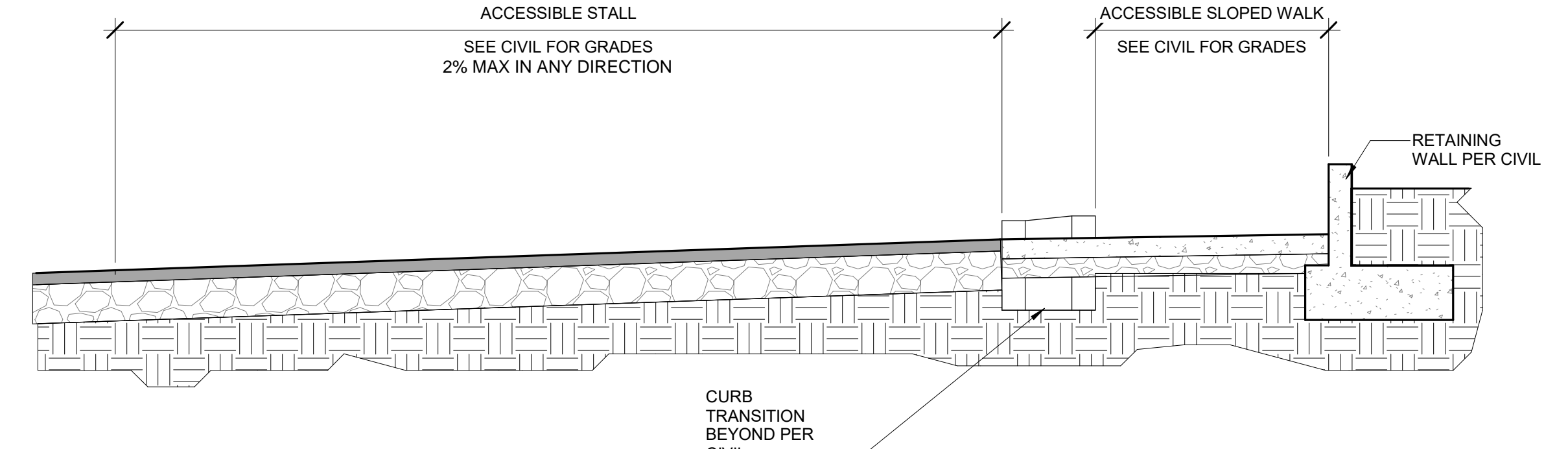
ACCESSIBLE DROP OFF GRADING PLAN 1\"/>

- KEYNOTES**
- HALF-STRUCTURAL BIORETENTION AREA (1/81) NOT USED
 - NON-STRUCTURAL BIORETENTION AREA (2/81) NOT USED
 - CURB AND GUTTER (1/81) NOT USED
 - VERTICAL CURB (1/81) PER DSA APPROVED 01-117438 INCREMENT 2

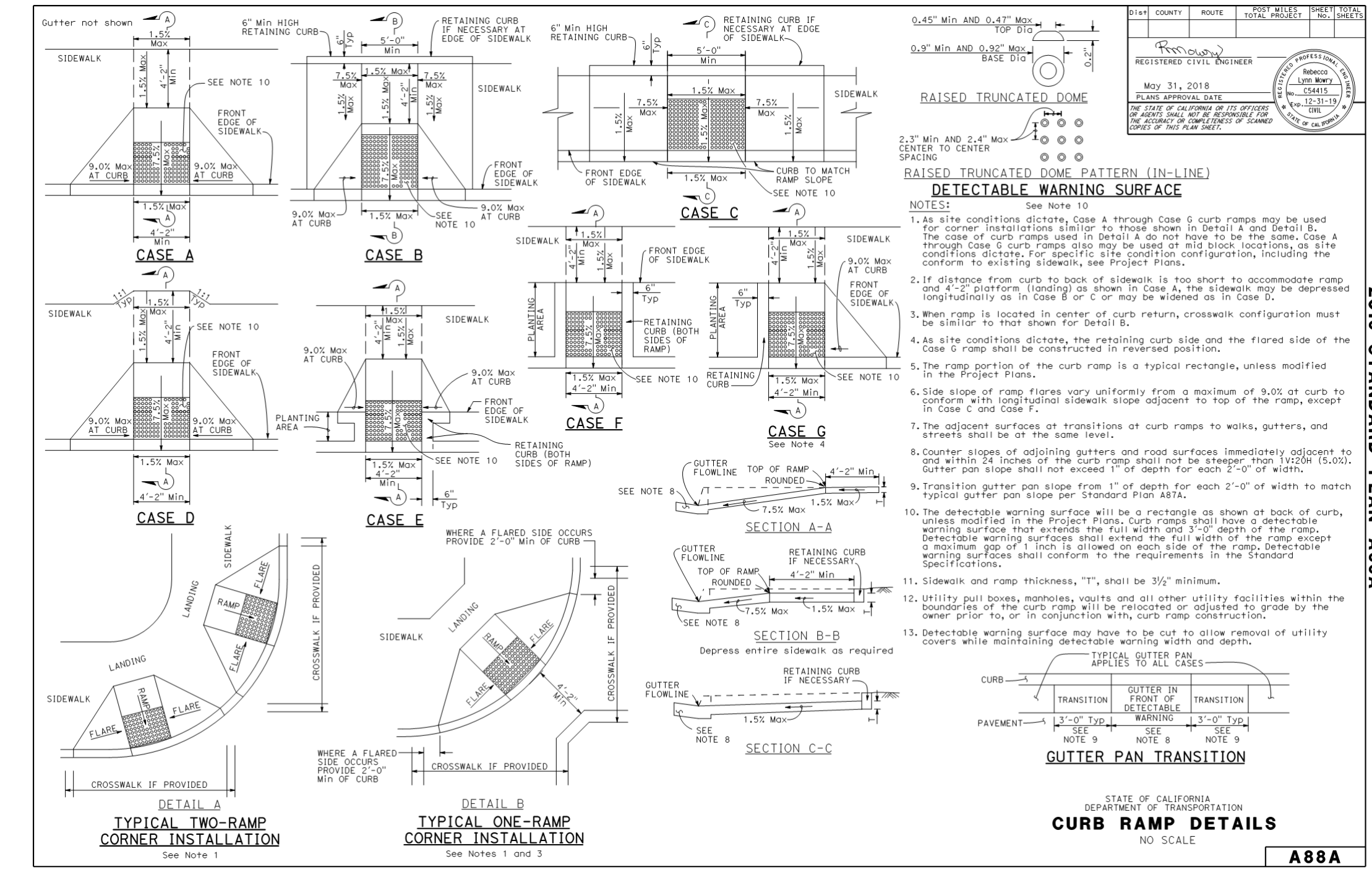


REF. DET. 3/- FOR DETECTABLE WARNING SURFACE
REF. DET. 5/- FOR CASE A CURB RAMP

ACCESSIBLE DROP OFF PLAN 1\"/>



SECTION THROUGH ACCESSIBLE PARKING 3/8\"/>



TYPICAL ACCESSIBLE CURB DETAILS 3/16\"/>

SECTION THROUGH ACCESSIBLE PARKING 3/8\"/>

GENERAL CIVIL NOTES

GENERAL:

- 1. ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- 2. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- 3. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES TO PROVIDE FOR SAFETY.
- 4. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE POLICE, FIRE AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
- 5. LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
- 6. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM AT THEIR EXPENSE A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING ELEVATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- 7. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- 8. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPES SHALL NOT BE STRUCK NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- 9. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
- 10. CONTRACTOR TO TAKE NECESSARY PRECAUTIONARY MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION. EXISTING AND PROPOSED DRAINAGE STRUCTURES TO BE TEMPORARILY COVERED WITH FILTER FABRIC OR EQUAL UNTIL SURROUNDING PAVEMENT IS INSTALLED.
- 11. ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS, AND FILE THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON-SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR (MATERIALS AND INSTALLATION).
- 12. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- 13. THESE PLANS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. NOTIFY OWNER WHEN DISCOVERING ASBESTOS MATERIALS. REFER TO SPECIFICATION 'HAZARDOUS MATERIALS PROCEDURES AND CONTROL' AND 'HAZARDOUS MATERIALS ABATEMENT AND CONTROL.'
- 14. THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 15. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- 16. CONTRACTOR SHALL ARRANGE, INSTALL, AND PAY FOR ANY TEMPORARY UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, SEWER, WATER, ETC., THE CONTRACTOR IS TO COORDINATE ANY SUCH UTILITY NEEDS WITH THE OWNER.
- 17. ALL SITE AREAS SHALL BE GRADED AT 1% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
- 18. ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES. HOHBACH-LEWIN ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- 19. WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, I.E. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
- 20. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2800.
- 21. THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS. TO WITHIN 1" OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- 22. ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- 23. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
- 24. STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), GLASS FIBRE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOCK SURE-LIN WT PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP, IF SPECIFIED ON PLANS, NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
- 25. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
- 26. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
- 27. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- 28. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- 29. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

GRADING NOTES:

- 1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- 2. IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- 3. ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

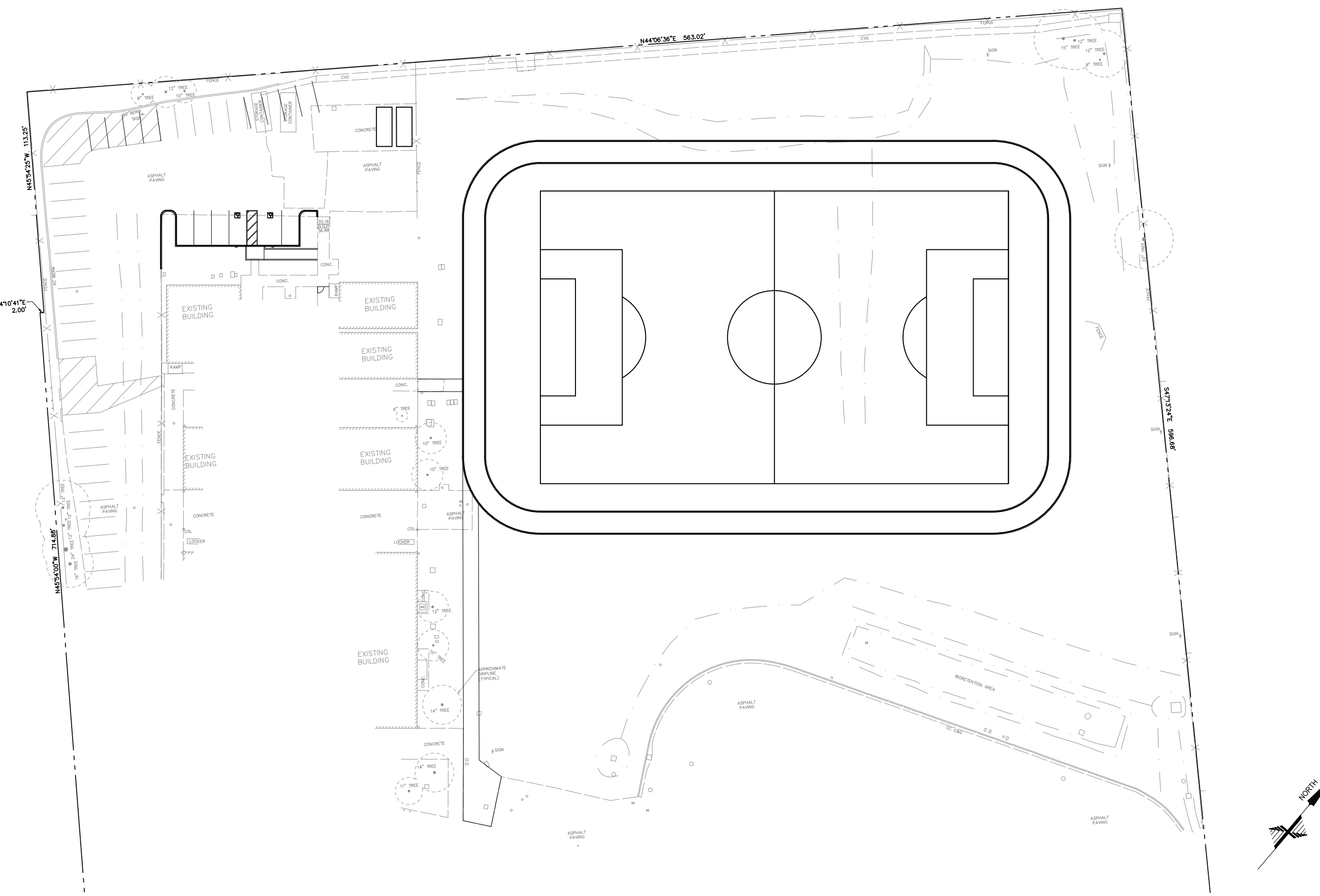
- 1. THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, SIZES OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- 2. IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- 3. UTILITY ABANDONMENT/REMOVAL, DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DISPOSE OF OFF-SITE, OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
- 4. NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
- 5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER, AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
- 6. PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION 6. & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
- 7. EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
- 8. ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
- 9. ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR H20 VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA GRATE.

ADA COMPLIANCE:

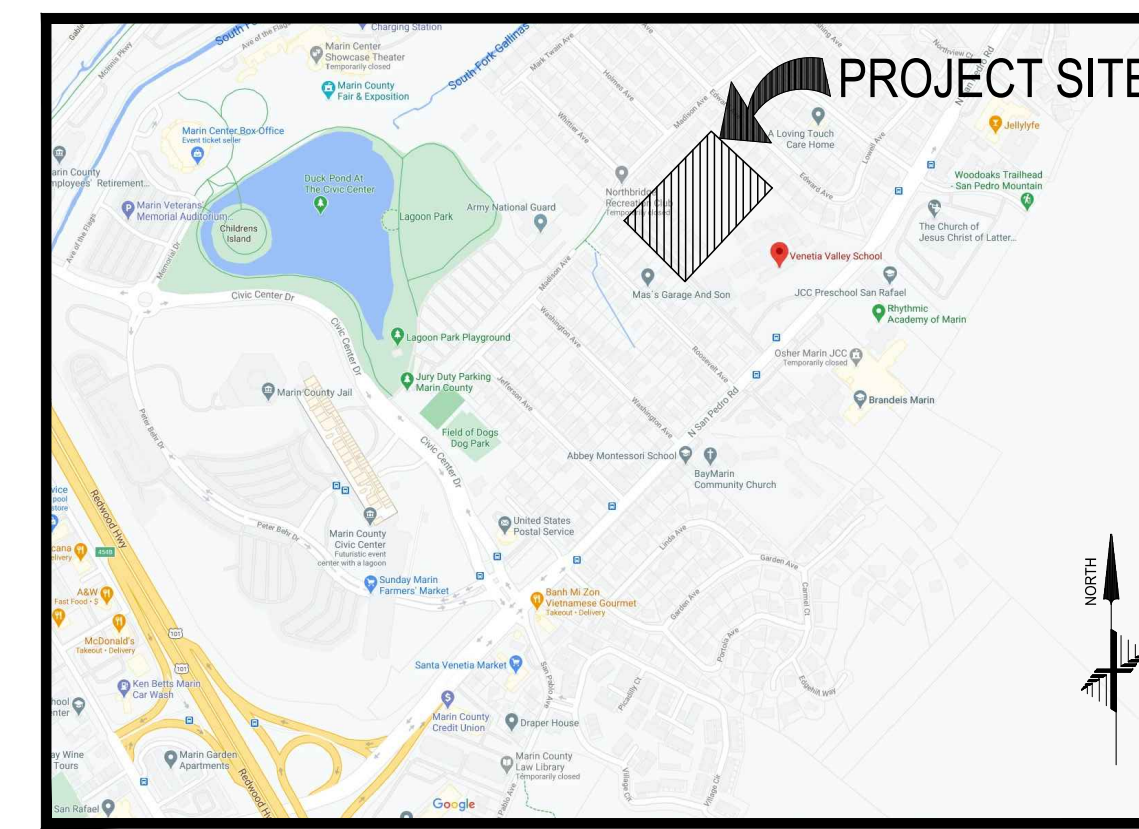
- 1. ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ANY LOCAL OR STATE AMENDMENTS THEREOF.
- 2. ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
- 3. ALL NEW ENTRANCE WALKS TO THE BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL PLANS FOR RAILING REQUIREMENTS.
- 4. LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
- 5. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30' VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AND LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
- 6. MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALL SHALL BE 2%.

GEOTECHNICAL CRITERIA:

- 1. ALL WORK INCLUDING GRADING, TRENCHING, COMPACTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
- 2. ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.

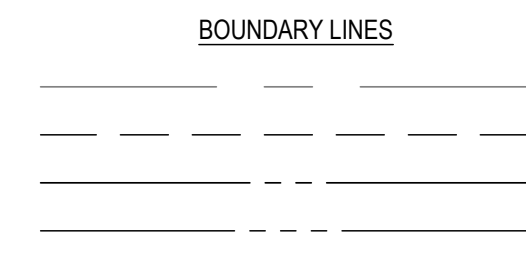


IMPROVEMENT PLANS FOR VENETIA VALLEY SCHOOL FIELD 177 N SAN PEDRO ROAD SAN RAFAEL, CA 94903

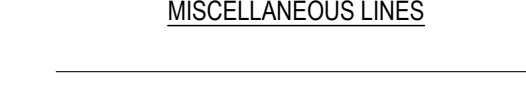


VICINITY MAP

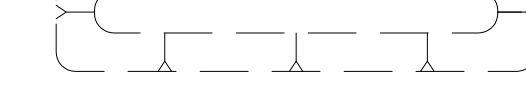
LEGEND



CENTER LINE
EASEMENT LINE
PROPERTY LINE
ADJACENT PROPERTY LINE



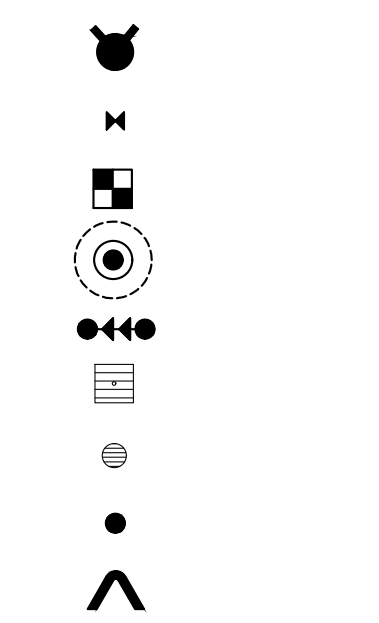
SIDEWALK
LIP OF GUTTER
FENCE-WIRE



BIORETENTION AREA

UTILITY LINES
E - ELECTRIC
FO - FIBER OPTIC
FS - FIRE SERVICE
G - GAS LINE
IRR - IRRIGATION LINE
JT - JOINT TRENCH
NG - NITROGEN GAS
OH - OVERHEAD
RW - RECYCLED WATER
SS - STORM DRAIN
T - TELEPHONE
W - WATER

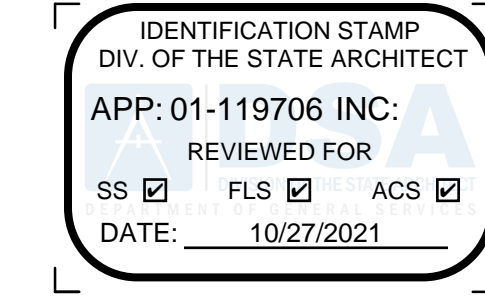
UTILITY LEGEND



FIRE HYDRANT
WATER VALVE
WATER METER
STORM DRAIN MANHOLE
BACKFLOW PREVENTER
CATCH BASIN
AREA DRAIN
CLEANOUT TO GRADE
FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

Table listing abbreviations for construction terms such as Aggregate Base, Asphalt Concrete, Area Drain, etc.



OWNER: SAN RAFAEL CITY SCHOOLS

PROJECT NAME: VENETIA VALLEY SCHOOL FIELD

CLIENT ADDRESS: 177 N SAN PEDRO RD, SAN RAFAEL, CA 94903

SEAL:



REVISIONS:

Table for tracking revisions with columns for Description and Date.

DATE ISSUED:

PROJECT NO: 2017-1018

SCALE: AS SHOWN

SHEET NUMBER: C1.0

SHEET TITLE:

COVER SHEET

SHEET INDEX

Table listing sheet index details such as C1.0 COVER SHEET, C1.1 NOTES, C2.0 DEMOLITION PLAN, C3.0 GRADING AND DRAINAGE PLAN, C3.1 PAVEMENT PLAN, and C8.0 DETAILS.



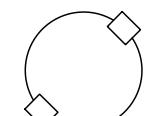


DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC., SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.






Pln Date: Oct 15, 2021 4:29 PM



DEMOLITION LEGEND

-  TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
-  DEMOLITION AREA - ALL SITE FEATURES (PAVEMENT, CONCRETE, BASE ROCK AND UTILITIES) WITHIN THIS AREA ARE TO BE REMOVED, UNLESS NOTED TO REMAIN.
-  TREE PROTECTION TREES TO REMAIN

DEMOLITION KEYNOTES

-  EXISTING BOX TO REMAIN. PROTECT IN PLACE.
-  EXISTING GATE AND FENCE TO REMAIN. PROTECT IN PLACE.
-  EXISTING STORM DRAIN LINE TO BE REMOVED.
-  EXISTING STORM DRAIN BOX TO BE REMOVED.
-  EXISTING STORM DRAIN LINE TO REMAIN. PROTECT IN PLACE.
-  EXISTING DRINKING FOUNTAIN TO REMAIN. PROTECT IN PLACE.
-  EXISTING STRIPING TO BE REMOVED. SEE GRADING PLAN FOR RESTRIPING.
-  STORAGE CONTAINERS TO BE RELOCATED TO CONCRETE PAD AREA. SEE GRADING PLAN.
-  SAWCUT EXISTING FLATWORK CONCRETE AT NEAREST JOINT

DEMOLITION NOTES

1. ALL EXISTING SERVICES AND UTILITIES THAT ARE TO REMAIN OPERATIONAL SHALL BE RELOCATED AS NECESSARY.
2. ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-119706 INC.
REVIEWED FOR:
SS FLS ACS
DATE: 10/27/2021

OWNER: SAN RAFAEL CITY SCHOOLS
PROJECT NAME: VENETIA VALLEY SCHOOL FIELD
CLIENT ADDRESS: 177 N SAN PEDRO RD, SAN RAFAEL, CA 94903

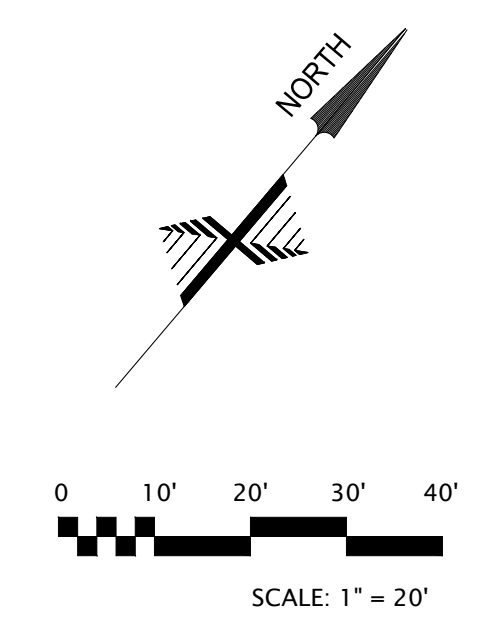


REVISIONS:

NO.	DESCRIPTION	DATE

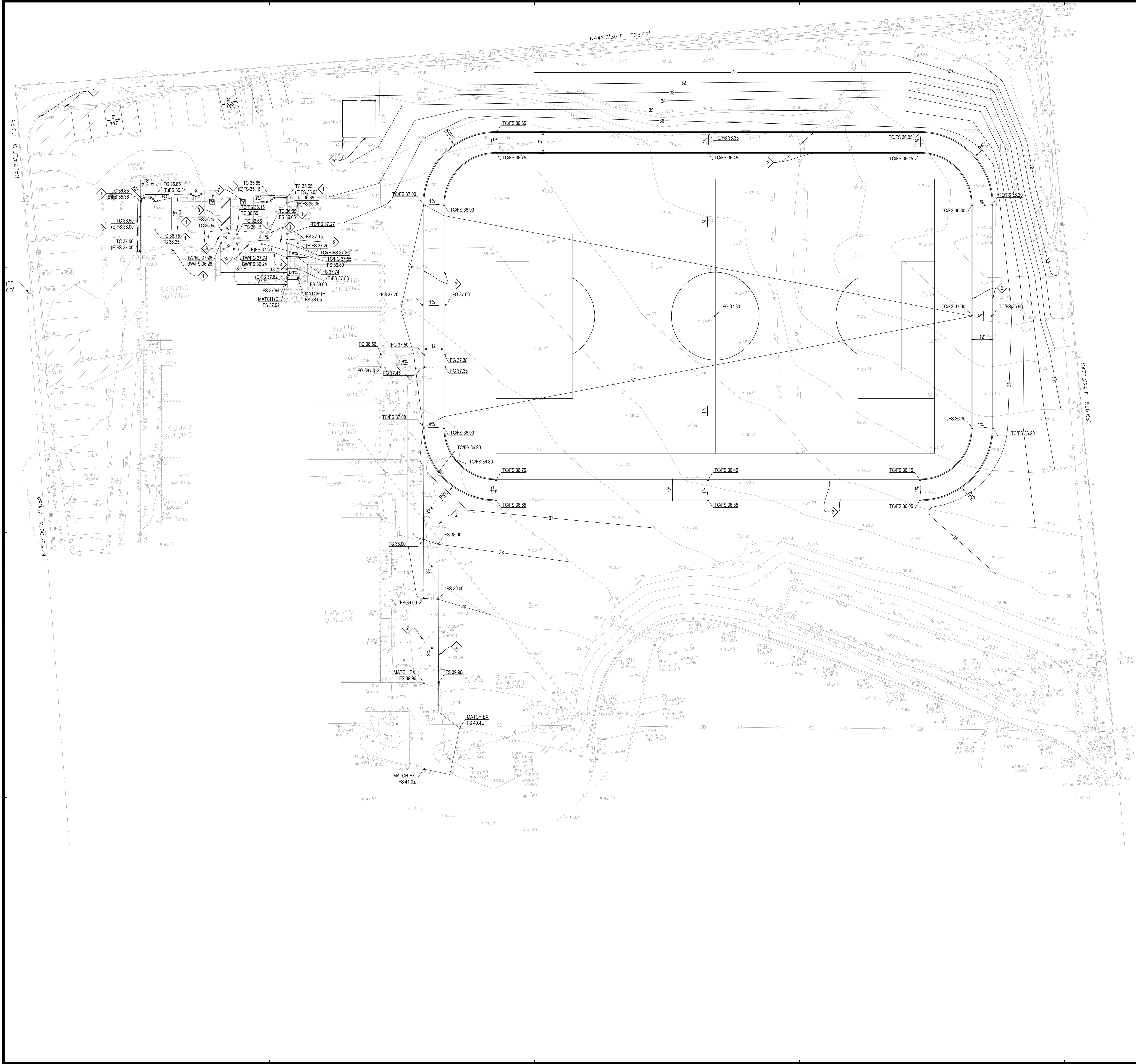
DATE ISSUED: _____
PROJECT NO: 2017-1018
SCALE: AS SHOWN
SHEET NUMBER: _____

C2.0
SHEET TITLE: DEMOLITION PLAN



DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC., SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
200 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932



GRADING LEGEND

- XXXX GRADE ELEVATION
- X% SLOPE AND DIRECTION

GRADING KEYNOTES

- 1 INSTALL NEW 6" CURB, SEE DETAIL 2/C6.0
- 2 INSTALL REDWOOD HEADER, SEE DETAIL 1/C6.0
- 3 CONTRACTOR TO FIX LOW SPOT IN ASP PAVEMENT AREA
- 4 CONTRACTOR TO REGRADE DIRT AREA TO WORK WITH NEW CURB
- 5 RELOCATED STORAGE CONTAINER
- 6 INSTALL SLOPING WALKWAY, SEE DETAIL 4/C6.0
- 7 NEW ADA PARKING STALLS, SEE DETAIL 9/C6.0
- 8 INSTALL NEW FLUSH CURB, SEE DETAIL 6/C6.0
- 9 INSTALL NEW RETAINING WALL, SEE DETAIL 8/C6.0

IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 APP: 01-119706 INC.
 REVIEWED FOR:
 SS FLS ACS
 DATE: 10/27/2021

OWNER: SAN RAFAEL CITY SCHOOLS
PROJECT NAME: VENETIA VALLEY SCHOOL FIELD
CLIENT ADDRESS: 177 N SAN PEDRO RD, SAN RAFAEL, CA 94903

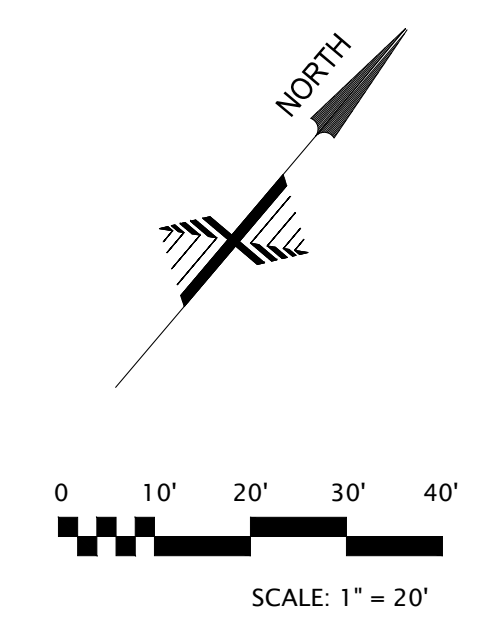
SEAL:

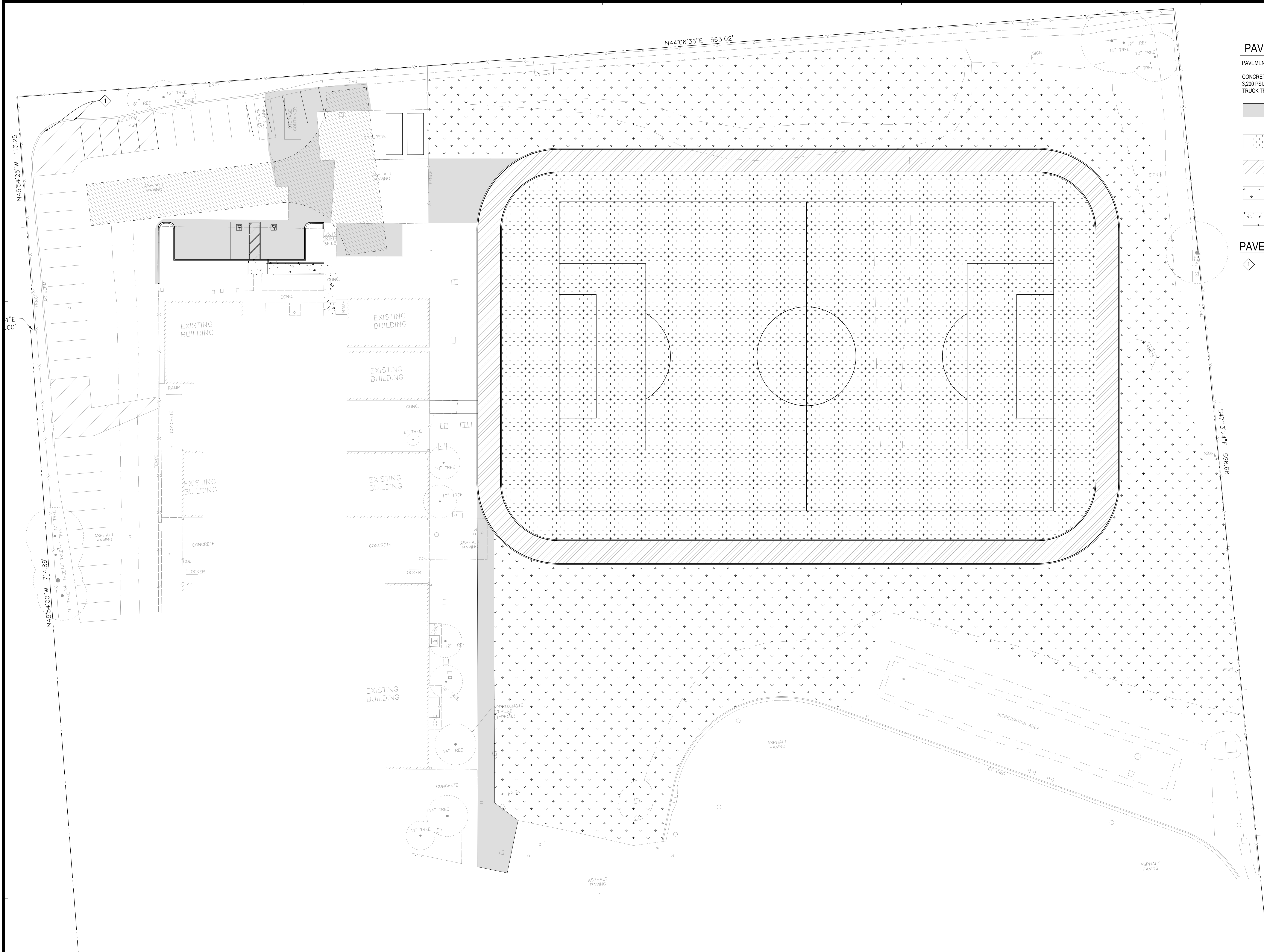
REVISIONS:

NO.	DESCRIPTION	DATE


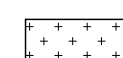

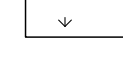
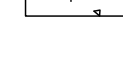
DATE ISSUED:
PROJECT NO: 2017-1018
SCALE: AS SHOWN
SHEET NUMBER: C3.0

SHEET TITLE:
 GRADING AND DRAINAGE PLAN






PAVEMENT LEGEND

- PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- CONCRETE PAVING SURFACES TO HAVE 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 3,200 PSI. CONCRETE PAVING IN VEHICULAR TRAVEL AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.
-  AC PAVEMENT 3" AC PAVEMENT OVER 10" CLASS 2 BASEROCK COMPACTED TO 98% R.C. OVER 90% R.C. COMPACTED NATIVE SOILS
 -  NEW FIELD NEW TURF AREA. SEE LANDSCAPE ARCHITECT PLANS FOR SPECIFICATIONS.
 -  TRACK 6" DG ROCK WITH STABILIZER OVER 90% R.C. COMPACTED NATIVE SOILS
 -  LANDSCAPE AREA SEE LANDSCAPE PLANS
 -  SIDEWALK CONCRETE 5" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 5" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.

PAVEMENT KEYNOTES

-  CONTRACTOR TO FIX LOW SPOT IN AC PAVEMENT AREA

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-119706 INC.
REVIEWED FOR:
SS FLS ACS
DATE: 10/27/2021

OWNER: SAN RAFAEL CITY SCHOOLS

PROJECT NAME: VENETIA VALLEY SCHOOL FIELD

CLIENT ADDRESS: 177 N SAN PEDRO RD, SAN RAFAEL, CA 94903

SEAL:



REVISIONS:

NO.	DESCRIPTION	DATE

DATE ISSUED:

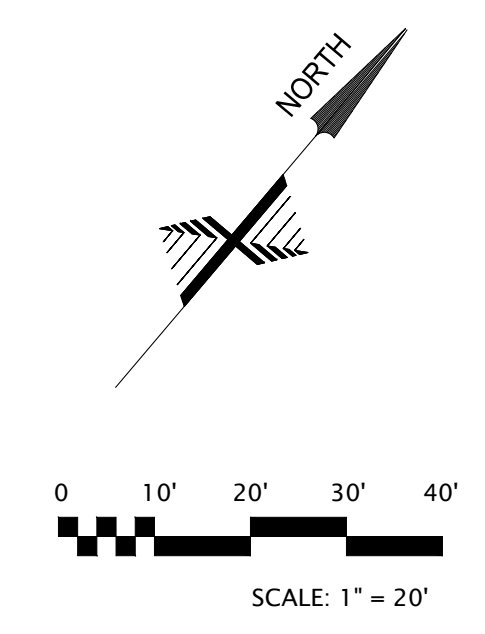
PROJECT NO: 2017-1018

SCALE: AS SHOWN

SHEET NUMBER: C3.1

SHEET TITLE:

PAVEMENT PLAN



DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC., SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

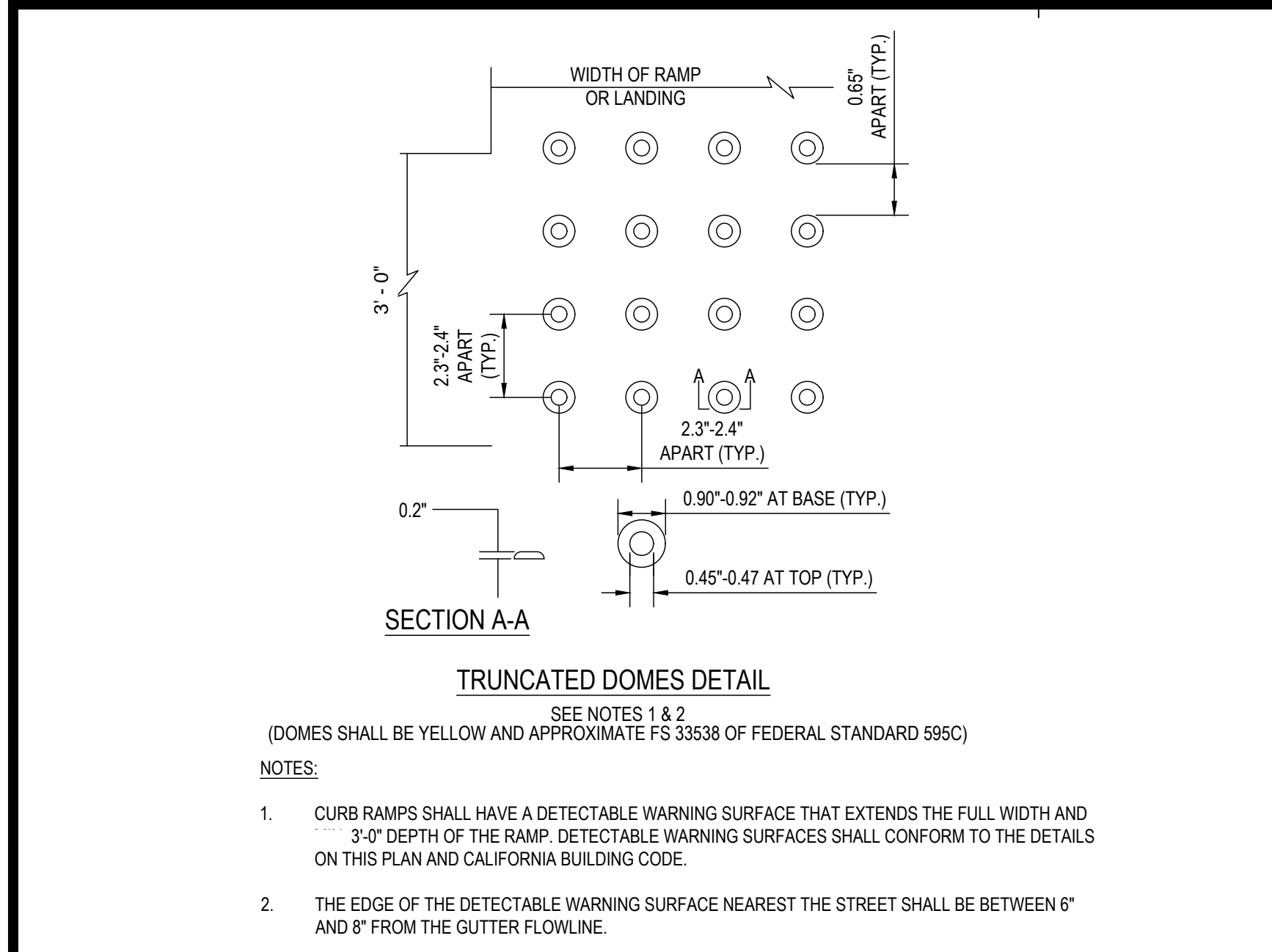
HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
200 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932



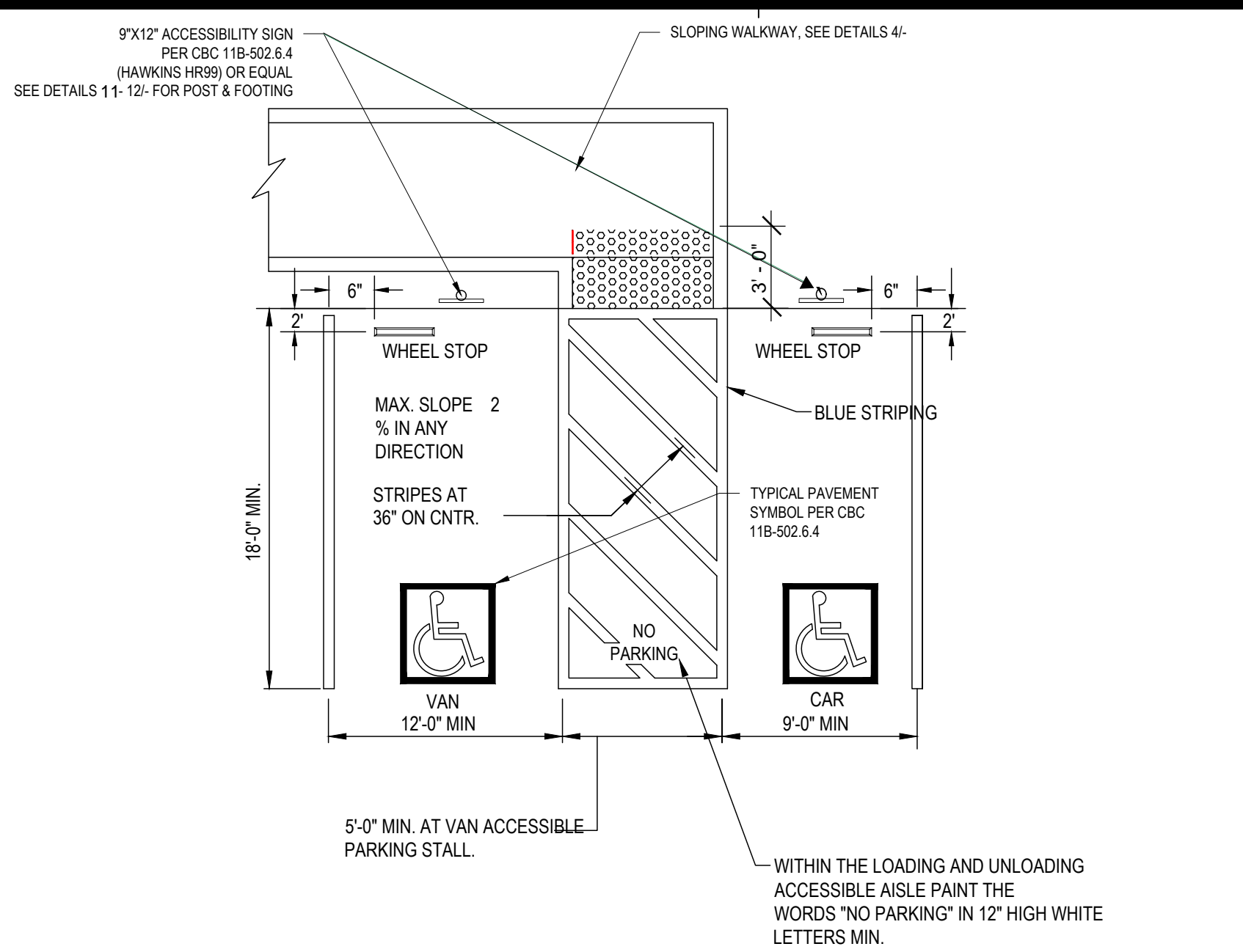
REVISIONS:

NO.	DESCRIPTION	DATE

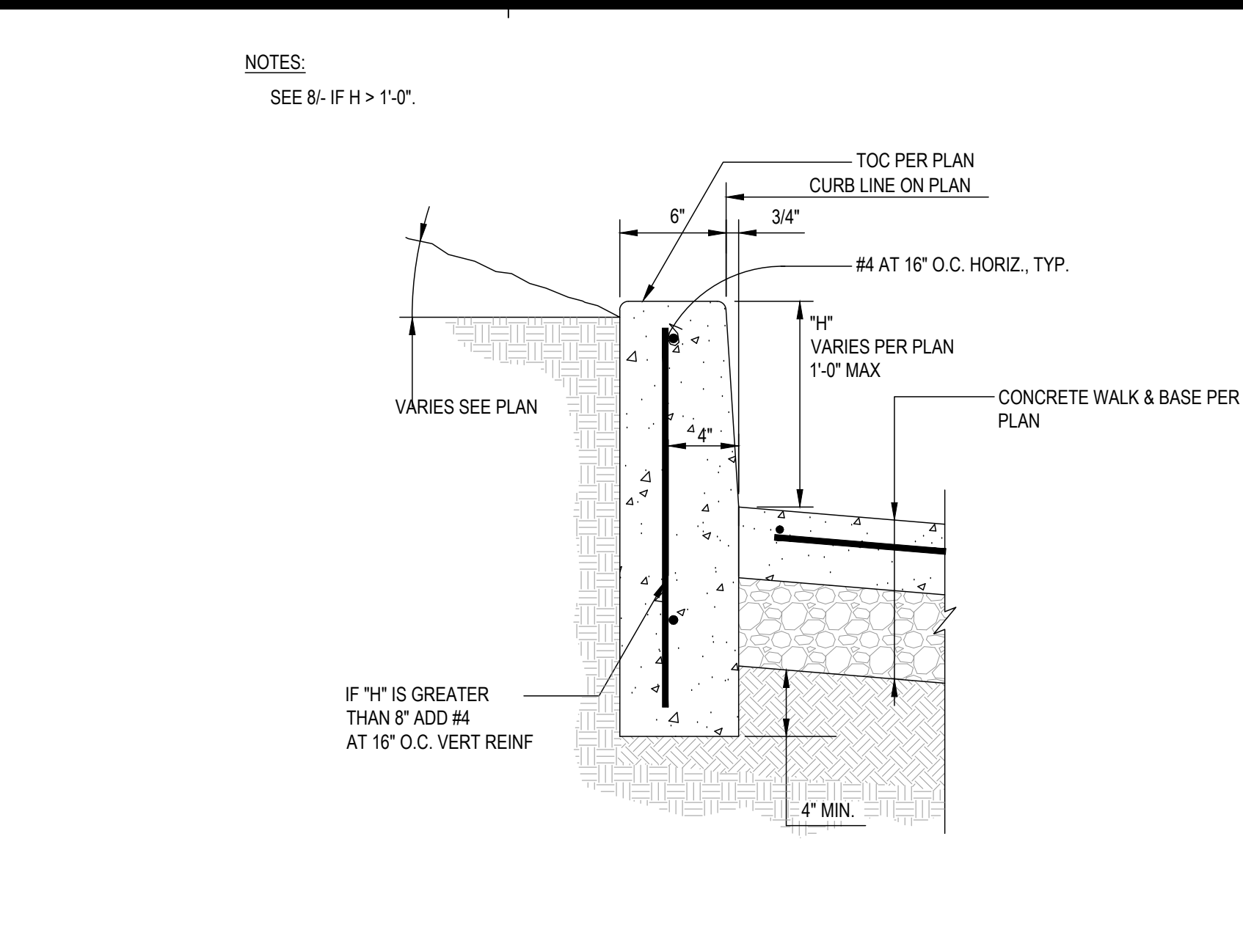
DATE ISSUED:
PROJECT NO: 2017-1018
SCALE: AS SHOWN
SHEET NUMBER: **C6.0**



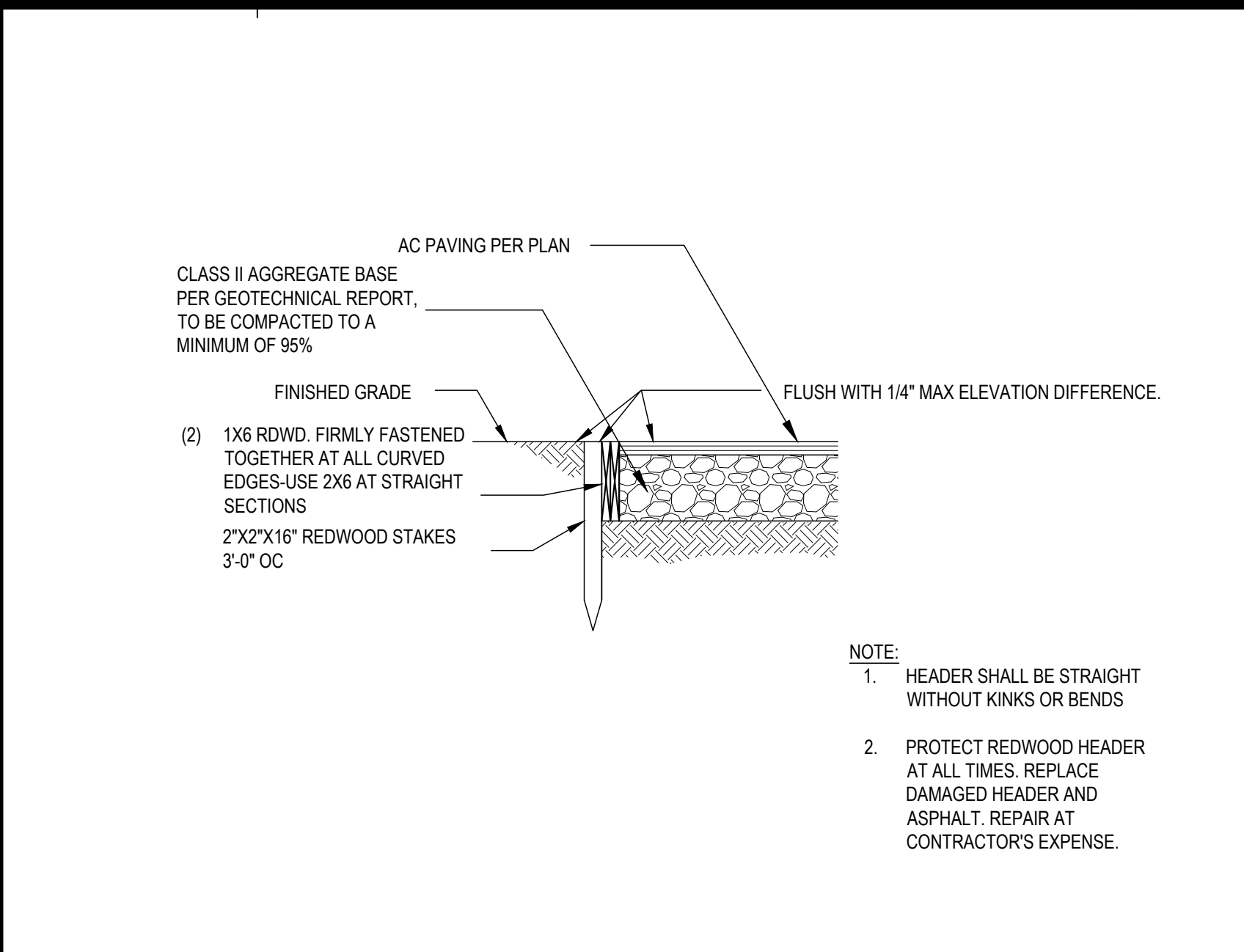
13 TRUNCATED DOMES



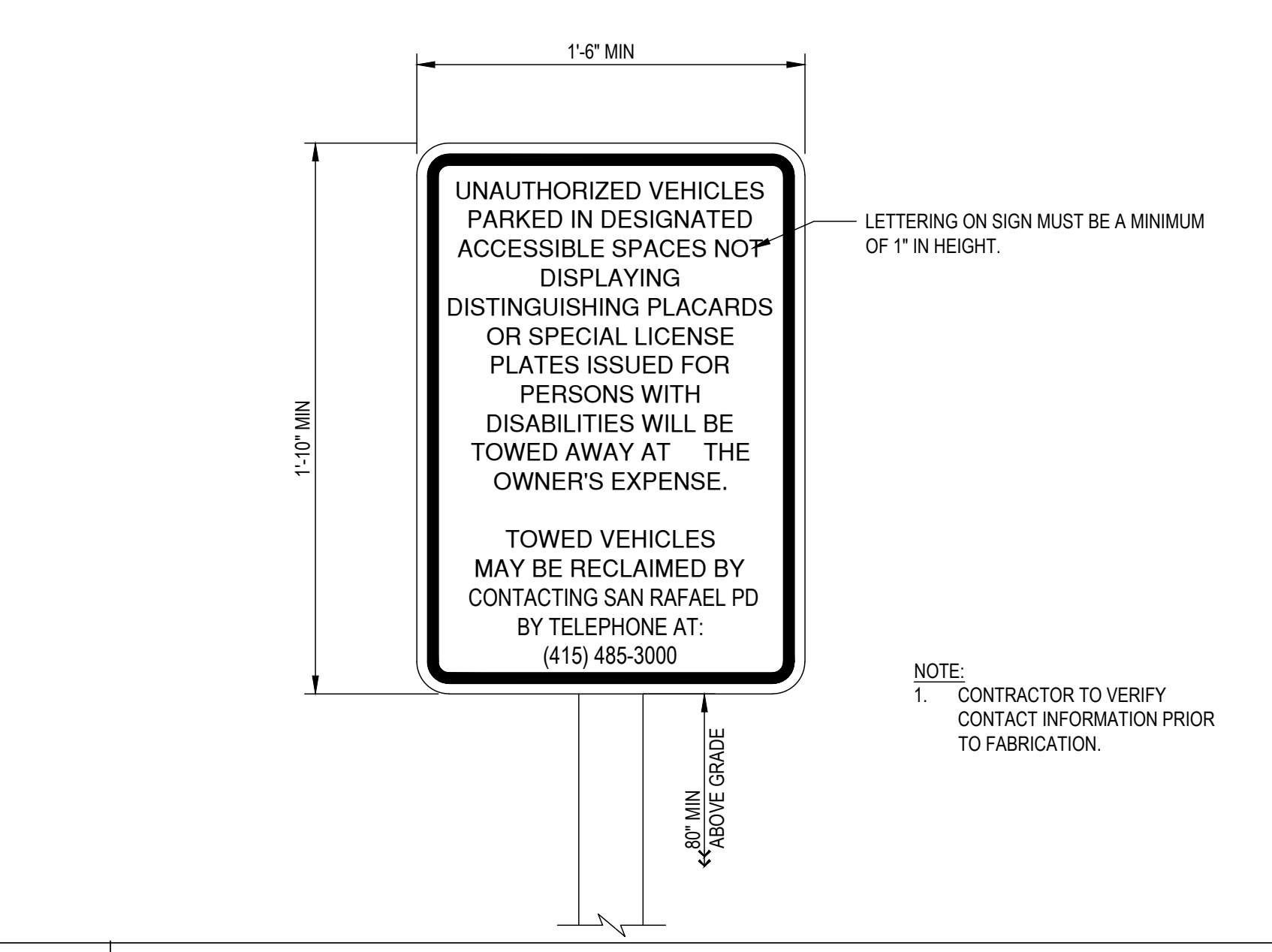
9 ACCESSIBLE PARKING DETAIL



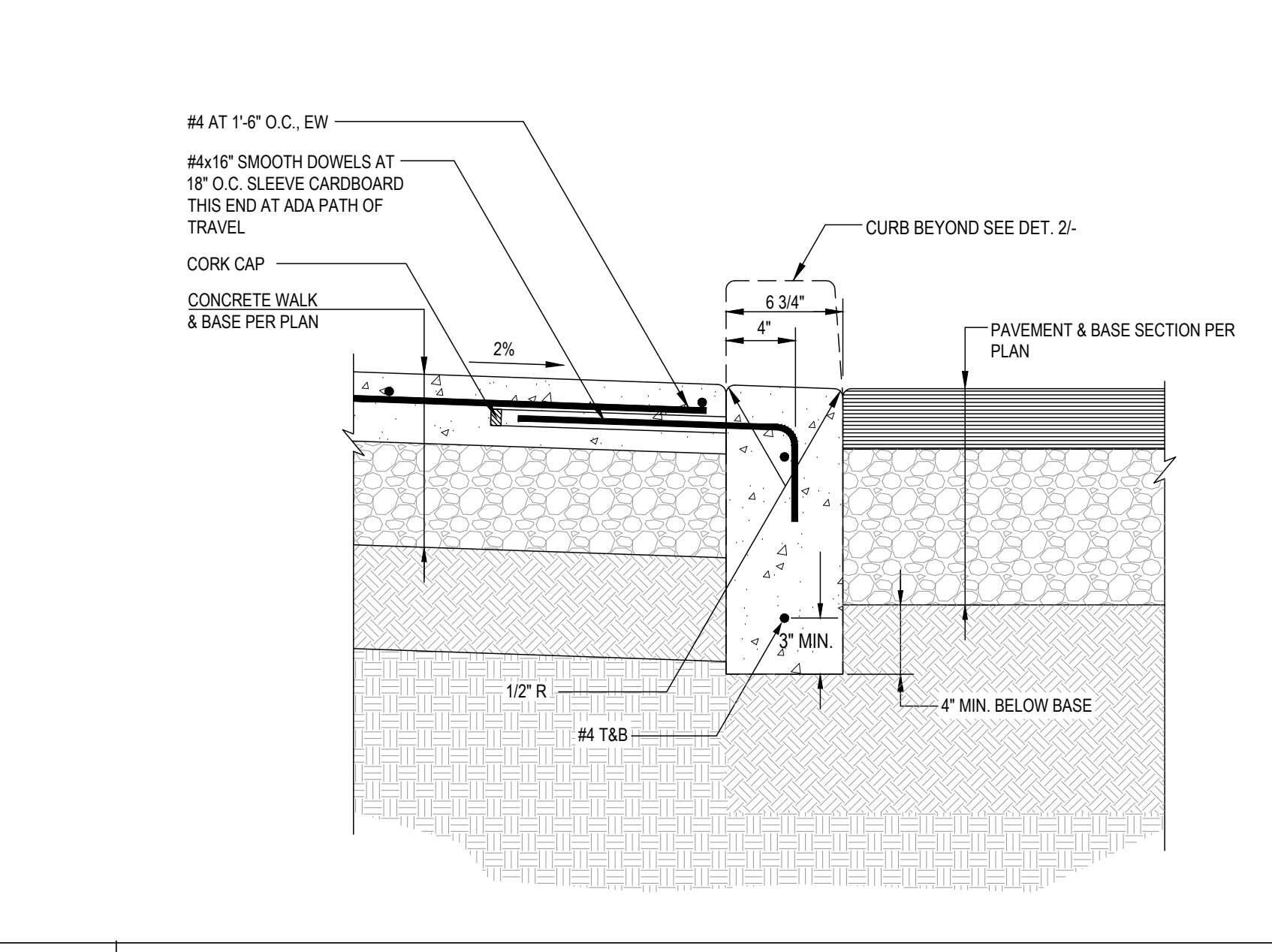
5 CONCRETE HIGH CURB



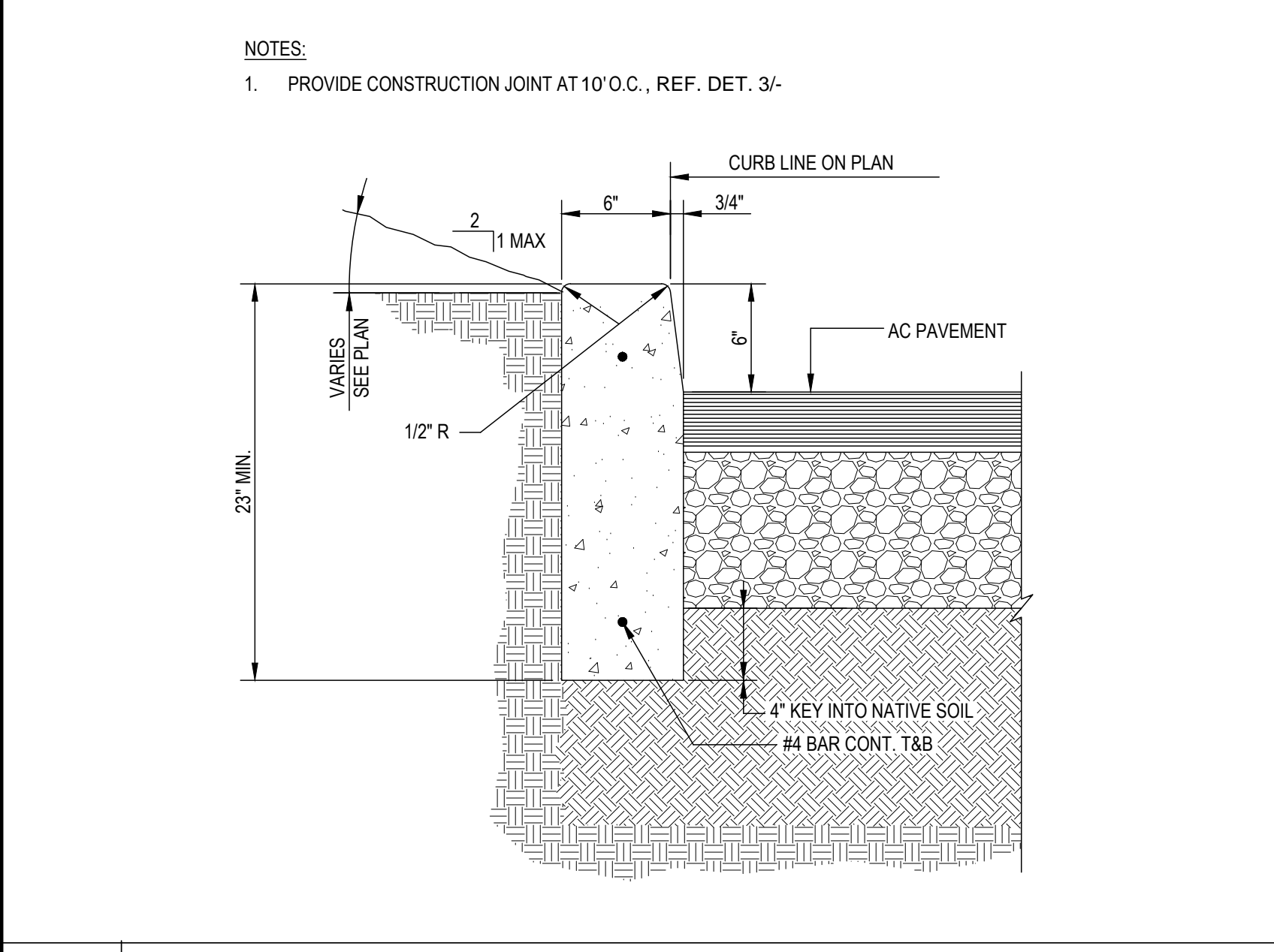
1 REDWOOD HEADER



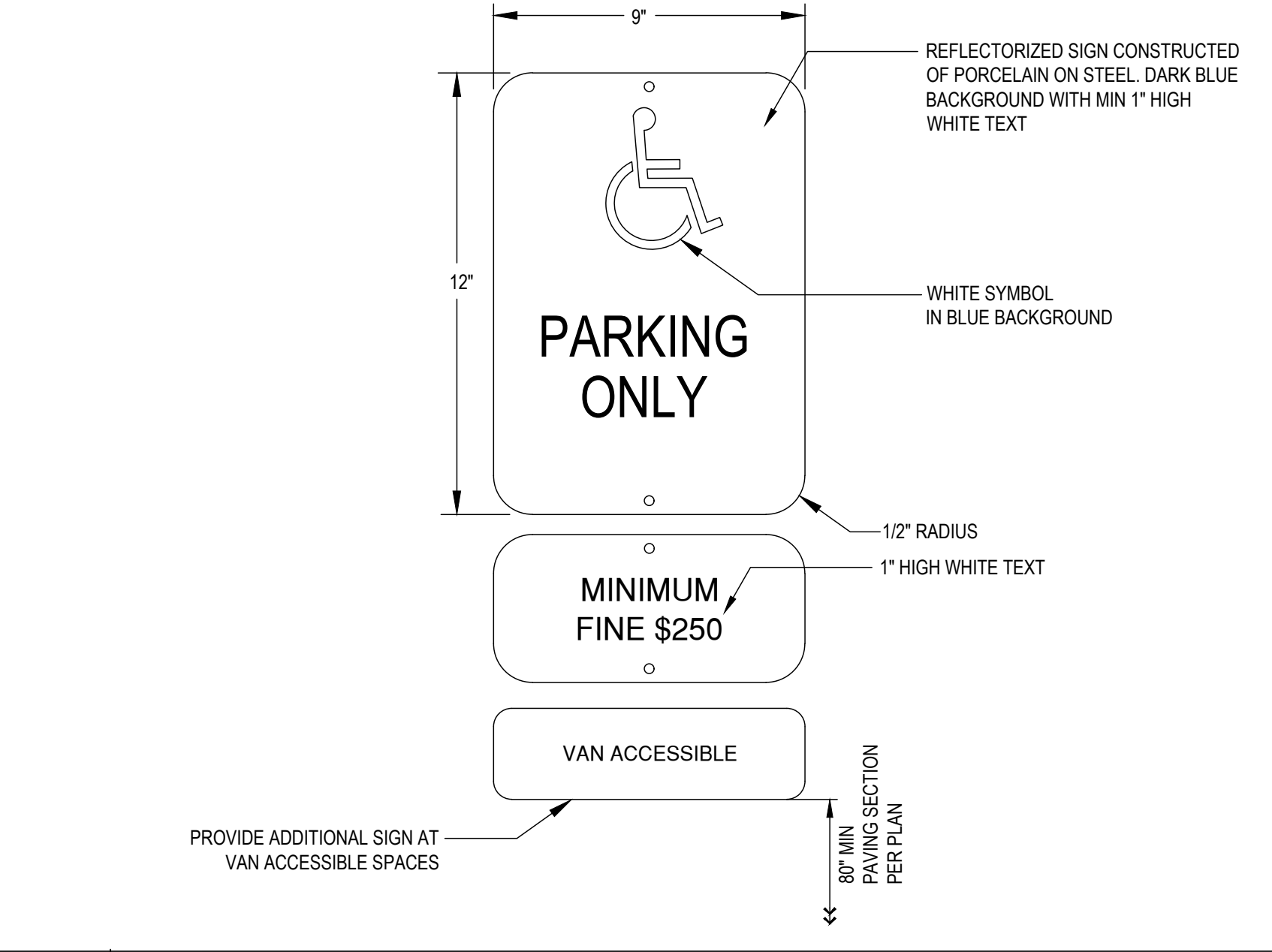
10 ACCESSIBLE ENTRANCE SIGN



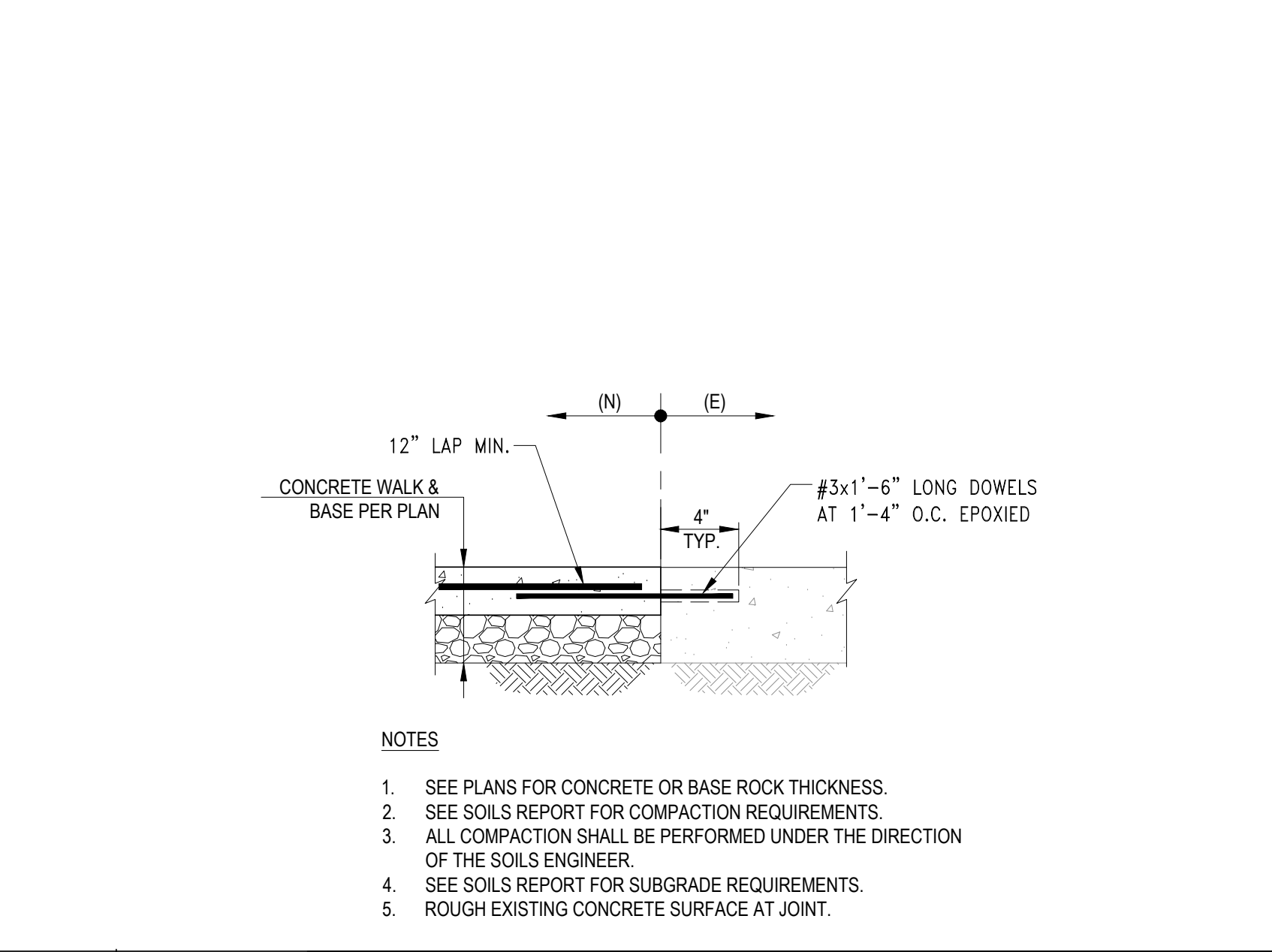
6 FLUSH CURB



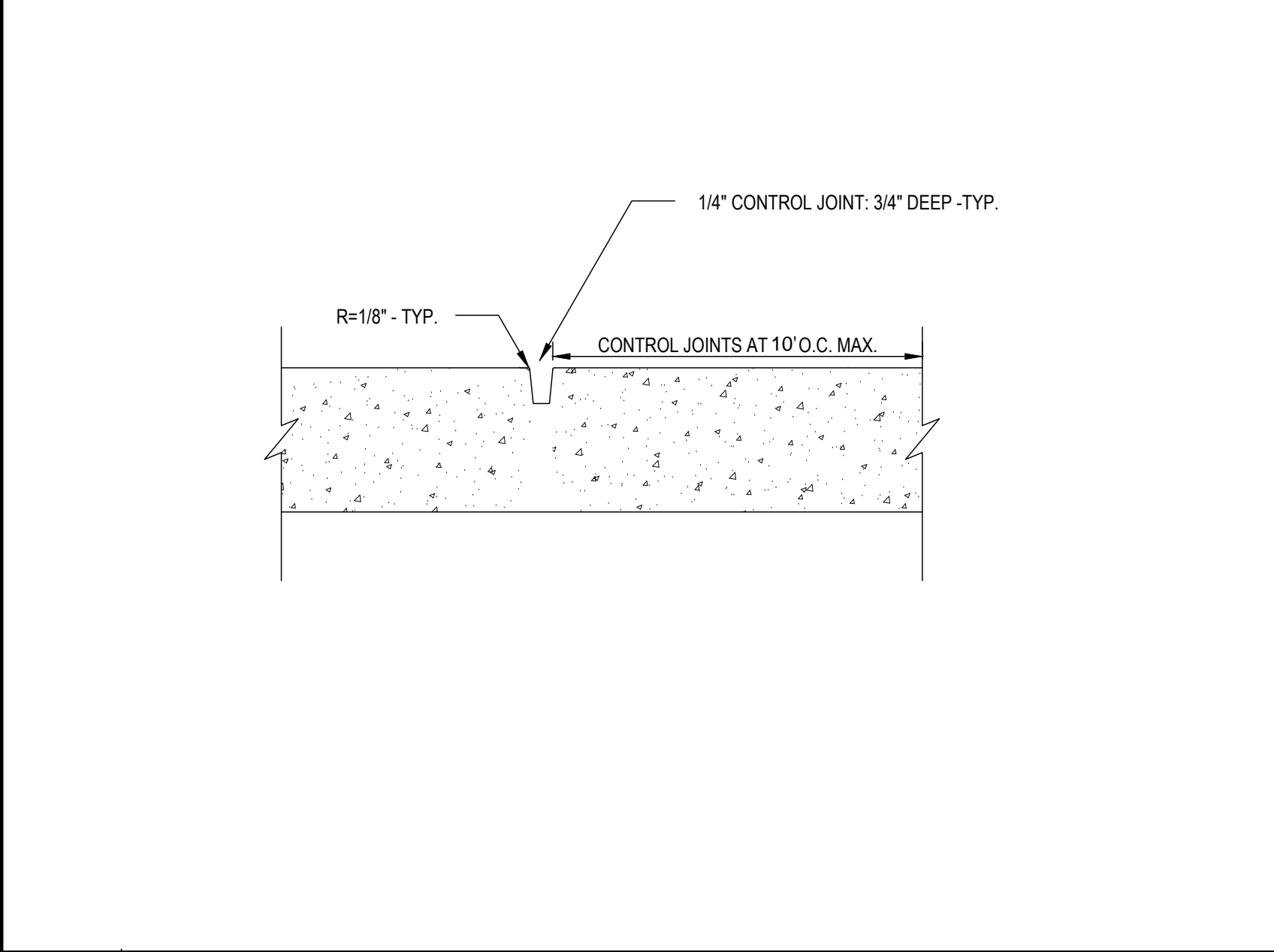
2 6" CURB DETAIL



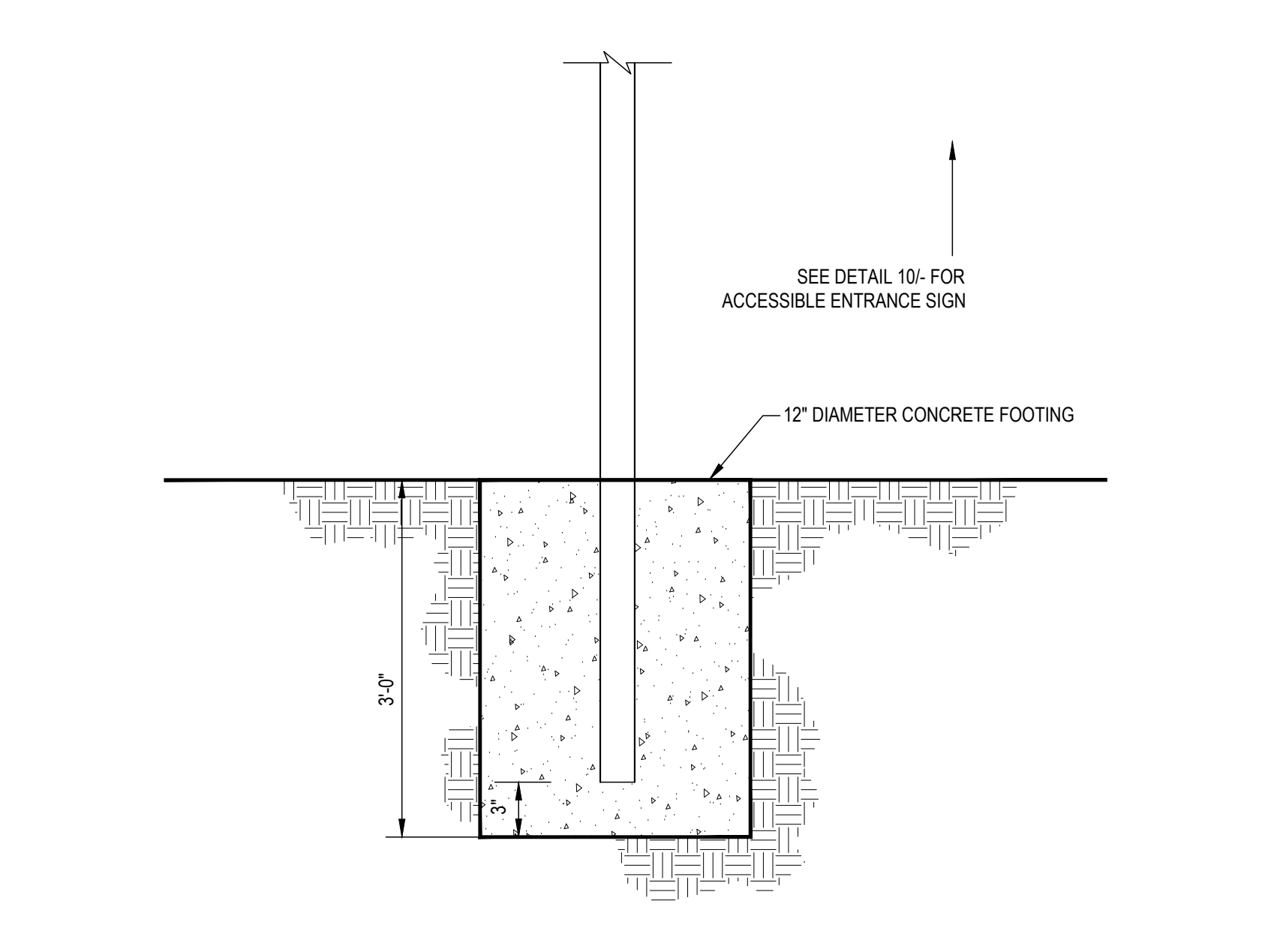
11 ACCESSIBLE PARKING STALL SIGN



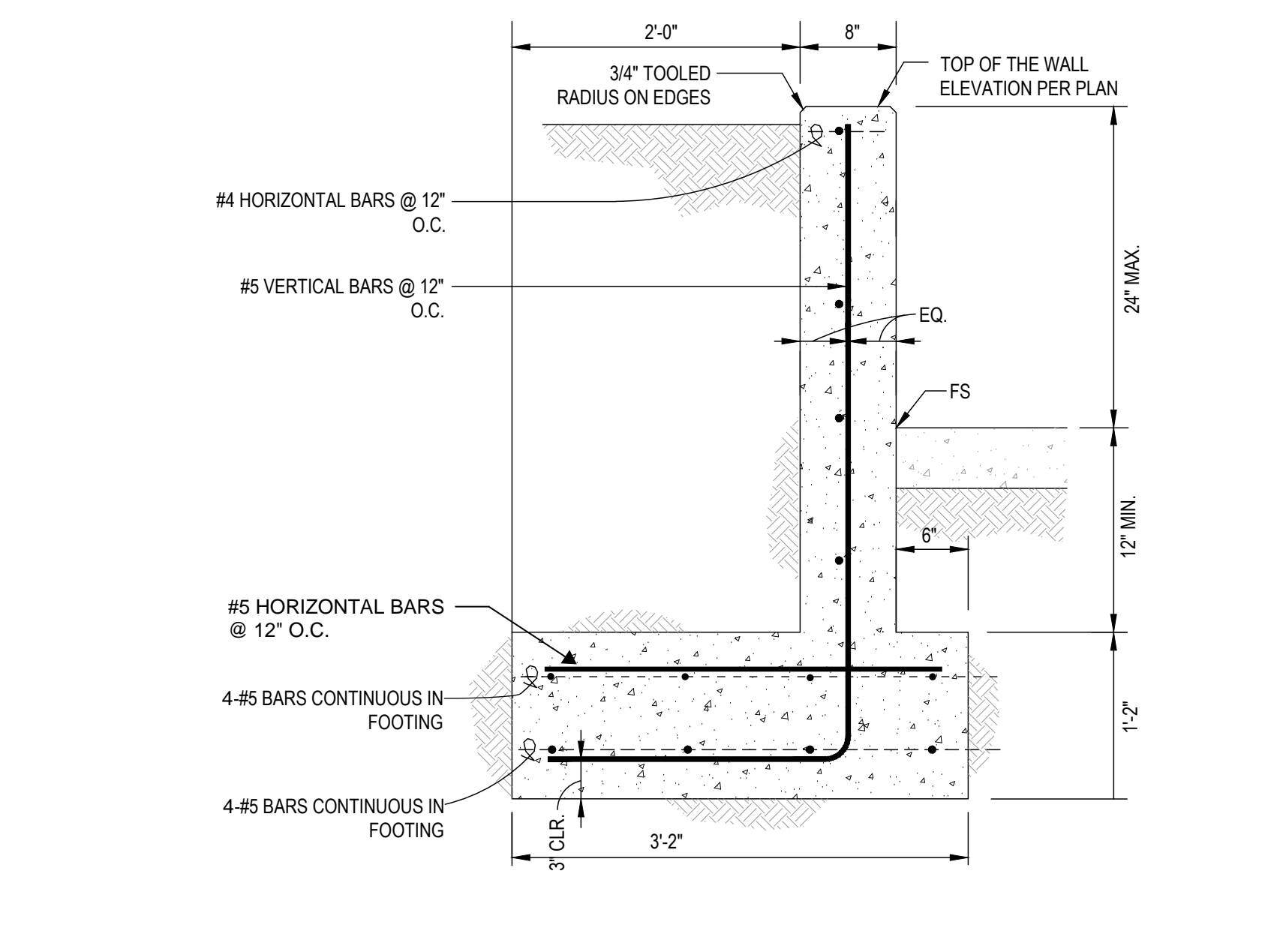
7 NEW CONCRETE TO EXISTING CONCRETE CONNECTION



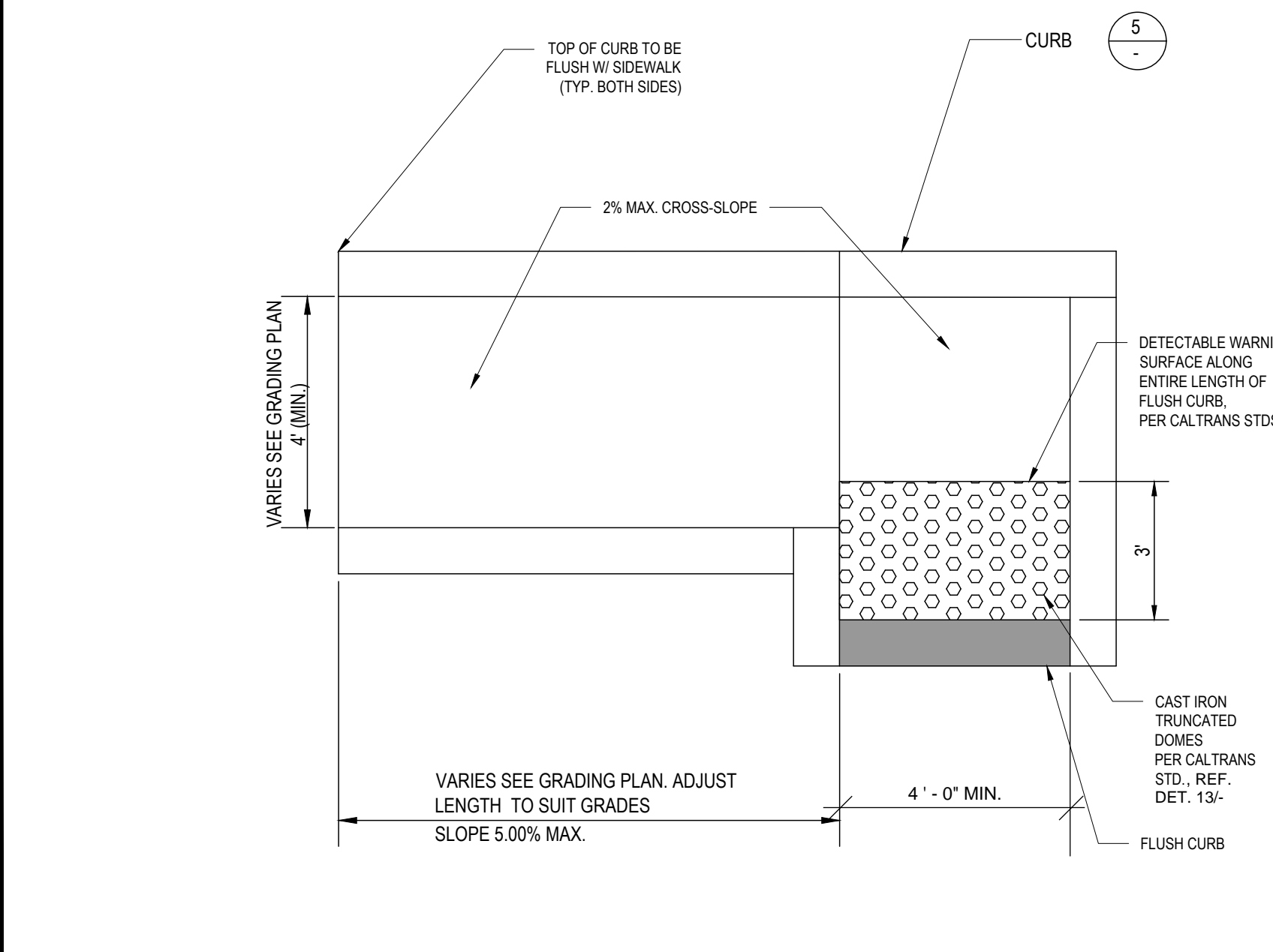
3 CURB CONTROL JOINT - SECTION



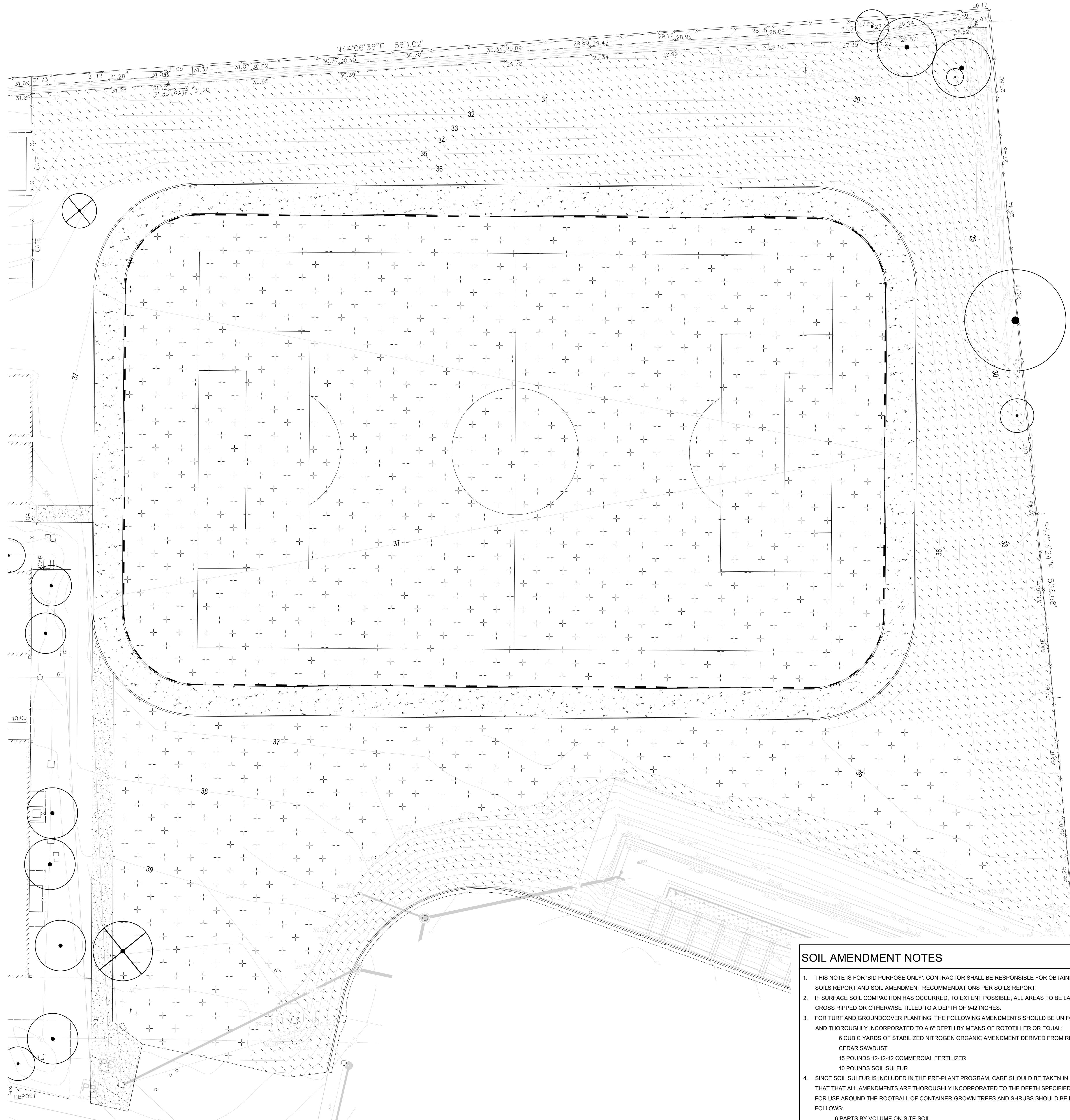
12 TYPICAL SIGN BASE PAVEMENT DETAIL



8 8" CONCRETE RETAINING WALL



4 SLOPING WALKWAY DETAIL



SHRUB AND GROUNDCOVER LEGEND (USDA ZONE 10a)					
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS (157)
+	FESTUCA ARUNDINACEAE	TALL FESCUE	SOD	69,603 SQ. FT.	UNKNOWN
•	UNDERSTORY HYDROSEED OR WILDFLOWER MIX		SEED AND HYDROSEED MIX	34,203 SQ. FT.	UNKNOWN

TREE LEGEND	
SYM.	DESCRIPTION
○	TREE TO BE PROTECTED-IN-PLACE
⊗	TREE TO BE REMOVED

MATERIALS LEGEND				
SYM.	DESCRIPTION	COLOR	FINISH	TOTAL
▨	ASPHALT PAVING (REFER TO CIVIL FOR DETAIL AND SECTION) (REFER TO CIVIL PLANS FOR GRADING)		STANDARD WITH WOOD HEADER	1,805 SQ. FT.
▨	DECOMPOSED GRANITE (REFER TO CIVIL FOR DETAIL AND SECTION) (REFER TO CIVIL PLANS FOR GRADING)		STANDARD WITH WOOD HEADER	10,137 SQ. FT.

COASTAL GRASSLAND & WILDFLOWER MIX

SPECIES	COMMON NAME	BULK #/s/ACRE	MIN % PLS*
<i>Bromus carinatus</i>	California brome	8.00	86
<i>Eschscholzia californica</i>	California poppy	2.00	83
<i>Amsinckia intermedia</i>	Fiddleneck	1.00	30
<i>Festuca microstachys</i>	Small fescue	6.00	90
<i>Festuca rubra Molate</i>	Molate Red Fescue	2.00	72
<i>Lupinus microcarpus densiflorus</i>	Chick lupine	4.00	83
<i>Mimulus aurantiacus aurantiacus</i>	Monkey flower	2.00	5
<i>Phacelia cicutaria</i>	Catepillar phacelia	1.00	80
<i>Melica imperfecta</i>	Coast Melic	2.00	60
<i>Stipa pulchra</i>	Purple needle grass	6.00	73
		34.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

Seeding rate: 34 lbs per acre

For additional plant characteristics visit the plant database portion of our website at www.ssseeds.com.

SEED ESTABLISHMENT AND CULTURE

TIMING: AN IDEAL TIME TO SOW THIS MIX WOULD BE UPON THE INITIATION OF THE COOLER FALL SEASON IN ORDER TO TAKE ADVANTAGE OF WINTER RAINFALL. IN MANY CASES, ANNUAL WINTER WEED GROWTH PRESENTS THE GREATEST COMPETITION TO THE ESTABLISHMENT OF AN EFFECTIVE ORNAMENTAL GRASS COVER OR ALTERNATIVE LAWN USING THIS OR ANY OTHER SEED MIX.

INSTALLATION: THE INSTALLATION OF THIS MIX OUGHT TO BE APPROACHED WITH OTHER THAN TURF-TYPE EXPECTATIONS. IT REQUIRES A GROW-IN PERIOD THAT IS LONGER THAN CONVENTIONAL TURFGRASS WITH LONGER ATTENTION PAID TO THE CONTROL OF INVASIVE WEEDS. IN ANY EVENT, THERE ARE SIGNIFICANT DIFFERENCES IN MANAGEMENT REQUIREMENTS FOR NON-IRRIGATED AND LIGHTLY IRRIGATED SITES.

IRRIGATION: THIS MIX IS CAPABLE OF SURVIVING, AFTER ESTABLISHMENT, WITH ONLY NATURAL PRECIPITATION ALTHOUGH THE LIKELIEST SUCCESS ASSUMES THE AVAILABILITY OF SUPPLEMENTAL IRRIGATION ON SITE. THE **SUMMER DOMINANCE** OF THE NATIVES EXPRESSES ITSELF AS A BROWNING OFF OF THE GRASS COVER, GREENING UP AGAIN WITH THE NATURAL RAINFALL AND COOLER WEATHER OF WINTER. WHILE THE LONG-TERM IRRIGATION GOAL MAY BE TO REDUCE OR ELIMINATE WATER USE - WITH THE NATIVE FESCUES ALLOWED TO TURN A TAWNY BROWN IN THE DORMANT SUMMER MONTHS - THIS GOAL MAY BE FEASIBLE ONLY AFTER THE GRASSES HAVE BECOME ESTABLISHED.

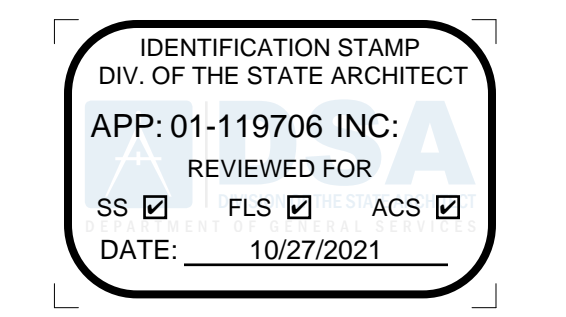
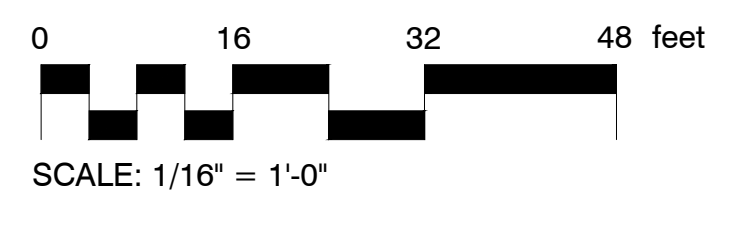
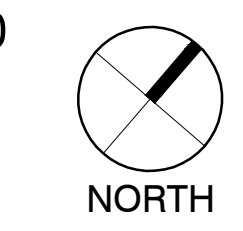
IN NON-IRRIGATED PROJECTS, THE PLANTS WILL OF COURSE BE DEPENDENT ON NATURAL RAINFALL TO ESTABLISH AND GROW OVER THE FIRST AND SUBSEQUENT WINTERS. PLANT DEVELOPMENT WILL BE SLOWER AND MORE DEPENDENT ON WEATHER CONDITIONS AFTER PLANTING AND THROUGH THE FIRST SPRING.

- GENERAL PLANTING NOTES**
- REFER TO THE WRITTEN SPECIFICATION.
 - ALL BOXED TREES WILL BE SELECTED AND TAGGED BY THE LANDSCAPE DESIGNER AND OWNER REPRESENTATIVE.
 - ANY TREE INDICATED ON A PLAN SHOULD BE CONSIDERED DIAGRAMMATIC. ALL LOCAL JURISDICTION STANDARDS AND SPECIFICATIONS SHOULD BE REVIEWED PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUALITY AND QUANTITIES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON ARRIVAL TO THE SITE. ALL TREES, SHRUBS, VINES AND GROUNDCOVERS SHALL BE SPOTTED UNDER THE DIRECTION OF THE LANDSCAPE DESIGNER AND OWNER REPRESENTATIVE.
 - CONTRACTOR IS TO SPOT ALL PLANT MATERIAL AND HAVE THE LANDSCAPE DESIGNER APPROVE LOCATION PRIOR TO EXCAVATION OF ANY PLANT PIT. ALLOW 48 HOURS LEAD TIME. ANY TREE, SHRUB OR VINE THAT IS PLANTED WITHOUT APPROVAL OF THE LANDSCAPE DESIGNER MAY BE MOVED AT THE CONTRACTOR'S EXPENSE.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT HEIGHT OF ROOT BALL ABOVE GRADE.
 - ADJUST TREE LOCATIONS IF THERE IS A CONFLICT WITH SUBSURFACE DRAIN LINES OR STORM DRAINS.
 - ALL SPECIMEN TREES ARE TO BE FINE PRUNED AFTER PLANTING.
 - THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER OF 16-6-8 OR APPROVED EQUAL, APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. FERTILIZER APPLICATION SHALL BE CONTINUOUS THEREAFTER AT MONTHLY INTERVALS.
 - DURING THE LAST 30 DAYS OF MAINTENANCE, THE BUILDER IS RESPONSIBLE FOR OBTAINING AS-BUILTS, CONTROLLER CHARTS AND WATER SCHEDULES FROM THE LANDSCAPE CONTRACTOR. THREE (3) COPIES ARE TO BE SUBMITTED TO THE MASTER OR SUB ASSOCIATION AND MAINTENANCE CONTRACTOR.
 - INSTALL 12" DIAMETER MINIMUM MULCH RING AROUND THE BASE OF TREES PLANTED WITHIN TURF AREAS.
 - CONTRACTOR SHALL COVER ALL PLANTING AREAS WITH A 3" LAYER OF SHREDDED BARK MULCH.
 - ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM PER CIVIL ENGINEERING PLANS.
 - ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER.
 - SUBMIT MULCH SAMPLE WITH HORTICULTURAL SOILS REPORT PRIOR TO DELIVERY.
 - FLOWLINE/DIRECTION OF DRAINAGE @ 1% MIN. SEE CIVIL ENG. PLANS.

- SOIL AMENDMENT NOTES**
- THIS NOTE IS FOR 'BID PURPOSE ONLY'. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN AGRONOMIC SOILS REPORT AND SOIL AMENDMENT RECOMMENDATIONS PER SOILS REPORT.
 - IF SURFACE SOIL COMPACTION HAS OCCURRED, TO EXTENT POSSIBLE, ALL AREAS TO BE LANDSCAPED SHOULD BE CROSS RIPPED OR OTHERWISE TILLED TO A DEPTH OF 9-12 INCHES.
 - FOR TURF AND GROUNDCOVER PLANTING, THE FOLLOWING AMENDMENTS SHOULD BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED TO A 6" DEPTH BY MEANS OF ROTOTILLER OR EQUAL:
 - 6 CUBIC YARDS OF STABILIZED NITROGEN ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SAWDUST
 - 15 POUNDS 12-12-12 COMMERCIAL FERTILIZER
 - 10 POUNDS SOIL SULFUR
 - SINCE SOIL SULFUR IS INCLUDED IN THE PRE-PLANT PROGRAM, CARE SHOULD BE TAKEN IN ORDER TO INSURE THAT ALL AMENDMENTS ARE THOROUGHLY INCORPORATED TO THE DEPTH SPECIFIED. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF CONTAINER-GROWN TREES AND SHRUBS SHOULD BE PREPARED AS FOLLOWS:
 - 6 PARTS BY VOLUME ON-SITE SOIL
 - 4 PARTS BY VOLUME STABILIZED NITROGEN ORGANIC AMENDMENT
 - 1 POUND 12-12-12 PER CUBIC YARD OF MIX
 - 2 POUNDS IRON SULFATE PER CUBIC YARD OF MIX
 - THE ABOVE MATERIALS SHOULD BE THOROUGHLY BLENDED PRIOR TO USE FOR BACKFILL PURPOSES. THE IRON SULFATE SHOULD NOT BE IN CONTACT WITH CEMENT SURFACES AT ANY TIME, OR SEVERE STAINING WILL OCCUR.



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG



OWNER: SAN RAFAEL CITY SCHOOLS
PROJECT NAME: VENETIA VALLEY SCHOOL FIELD RESTORATION
CLIENT ADDRESS: 177 N San Pedro Rd, San Rafael, CA 94903



REVISIONS:

NO.	DESCRIPTION	DATE

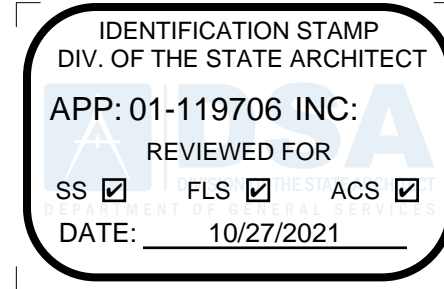
PROJECT NO: 2017 / 40104
DATE ISSUED: 12/18/2018
SCALE: As indicated

LA1.00
LANDSCAPE PLANTING PLAN



3235 BROADWAY #301 OAKLAND, CA 94612
T 510.287.3180 WWW.SVA-ARCHITECTS.COM

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SVA ARCHITECTS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, REVIEW OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF SVA ARCHITECTS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2018.



IRRIGATION GENERAL NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS...
2. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY 811 DIG ALERT 72 HOURS PRIOR TO ANY EXCAVATION...
3. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE...
4. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE...
5. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN...
6. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE...
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS...
8. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS...
9. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION...
10. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS...
11. CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK...
12. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS...
13. ALL VALVE BOXES AND LIDS SHALL BE PLASTIC WITH PURPLE LOCKING COVERS...
14. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES...
15. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS...
16. CONTROLLER WIRE SHALL BE 12GA MIN. UL APPROVED WIRE...
17. CONTRACTOR SHALL INSTALL TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES...
18. ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER...
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES...
20. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES...
21. THE CONTRACTOR SHALL STAKE THE LOCATION OF THE MAINLINE, TURF LATER LINES, DRIP IRRIGATION LINES...
22. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY...
23. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" PURPLE VALVE BOX AT THE END OF ALL BRANCHES...
24. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED...
25. IRRIGATION CLOSEOUT DOCUMENTS SHALL INCLUDE A LAMINATED COPY OF THE WATER BUDGET...
- CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
- LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.

IRRIGATION GENERAL NOTES CONTINUED:

- 26. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM...
- CHECK HEADS FOR COVERAGE AND LEAKAGE.
- CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
- CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
- PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.

PROJECT SPECIFIC IRRIGATION NOTES:

- 1. SYSTEM PARAMETERS:
a. WATER WINDOW: 9:00 PM - 6:00 AM
b. MAXIMUM GALLONS PER MINUTE 60 GPM
c. STATIC PRESSURE AT POC: 125.00 PSI
2. POINT OF CONNECTION:
a. PROPOSED PLAYFIELD 2'-1/2" MAINLINE STUB-OUT POINT OF CONNECTION LOCATED BY BIORETENTION
b. EXISTING 2" RECYCLED WATER METER #70045091 LOCATED ON THE SOUTH DRIVEWAY ON SAN PEDRO ROAD
c. EXISTING BACKFLOW
3. CONTROLLER: CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR ELECTRICAL POWER SERVICE...
4. RAIN SENSORS: MOUNT THE RAIN SENSOR ON BUILDING EAVE ADJACENT TO THE CONTROLLER...
5. FINAL IRRIGATION CONTROLLER, SENSOR LOCATION AND SENSOR MOUNTING SYSTEM TO BE APPROVED BY THE OWNER'S REPRESENTATIVE...
6. SYSTEM PRESSURE:
a. REQUIRED MINIMUM STATIC PRESSURE OF 80 PSI AND MAXIMUM SAFE FLOW OF 5 FPS FROM POINT OF CONNECTION.
b. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION...
c. CONTRACTOR SHALL INSTALL A WILKINS 500XLYSBR PRESSURE REGULATING VALVE AT PLAYFIELD POINT OF CONNECTION...

SLEEVING COORDINATION NOTES

- 1. INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS...
3. THE CONTRACTOR SHALL SLEEVES ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES...
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS...
5. SLEEVING SHALL BE INSTALLED PER THE PLANS BASED ON THE CHART BELOW...
SLEEVED PIPE SIZE/WIRE QTY REQUIRED SLEEVE SIZE AND QTY
MAINLINE PIPING 6" PVC (1)
LATERAL PIPING 2X DIAMETER OF PIPE
CONTROL WIRES 4" PVC (1)

EXISTING TREE NOTES

- 1. ALL TRENCING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL PLANT MATERIAL SHALL BE DONE BY HAND...
2. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE...
3. EXCAVATION, IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND...
4. WHERE A TRENCING MACHINE IS OPERATED CLOSE TO TREES HAVING ROOTS SMALLER THAN 2 INCHES IN DIAMETER...
5. TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS...

EXISTING IRRIGATION NOTES:

- 1. BEFORE STARTING WORK, CONTRACTOR TO PERFORM SYSTEM WALK THRU TO VERIFY FUNCTION OF ENTIRE SYSTEM.
2. CONTRACTOR TO CONFIRM FUNCTION OF ALL AFFECTED VALVES PRIOR TO CONSTRUCTION AND AGAIN POST CONSTRUCTION.
3. CONTRACTOR TO REPAIR/ REPLACE ANY DAMAGE CAUSED BY CONSTRUCTION BEYOND SCOPE OF WORK.
4. WIRES, COMPONENTS THAT OPERATE AREAS OUTSIDE OF LOC TO REMAIN AND ARE TO BE UNDISTURBED, IF POSSIBLE.
5. REUSE EXISTING VALVE WIRES TO BE ABANDONED. ALL NEW VALVES TO BE CONNECTED TO EXISTING CONTROLLERS IF CAPABLE.
6. EXISTING IRRIGATION WITHIN EXCAVATION AREA TO BE REMOVED OR ABANDONED TO LIMITS OF WORK BOUNDARY.
7. CONTRACTOR TO VERIFY EXISTING SYSTEM FUNCTIONS FOLLOWING DEMO AND RETROFIT PER IRRIGATION PLANS...
8. CONTRACTOR TO MINIMIZE DOWN TIME OF EXISTING SYSTEM...
9. CONTRACTOR TO RECONNECT EXISTING MASTER VALVE, FLOW SENSOR, AND VALVE STATIONS #1-16 TO NEW CONTROLLER.
10. CONTRACTOR TO VERIFY OPERABLE CONDITIONS OF POC EQUIPMENT AND REPAIR AND OR REPLACE IF NECESSARY, COORDINATE WITH CLIENT REPRESENTATIVE BEFORE ANY WORK TO BE DONE.

GUARANTEED AND ACCEPTANCE:

- 1. MAINTENANCE PERIOD, DURING THE INSTALLATION, ESTABLISHMENT, AND MAINTENANCE, CONTRACTOR SHALL PERFORM THE FOLLOWING ACTIVITIES AS A MINIMUM AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT:
a. INSTALL AND MAINTAIN THE CONTROLLER PROGRAM TO INSURE THE PROPER DISTRIBUTION OF WATER...
b. INSPECT, REPAIR, AND/OR REPLACE ANY EQUIPMENT THAT IS FOUND DEFECTIVE OR MAY BE DAMAGED BY OTHER MAINTENANCE.
c. MAKE ANY ADJUSTMENTS THAT MAY BECOME NECESSARY TO ENSURE THE PROPER DELIVERY OF WATER TO THE PLANT MATERIAL.
2. AS-BUILT DRAWINGS, UPON COMPLETION OF THE REQUIRE MAINTENANCE PERIOD, THE LANDSCAPE ARCHITECT WILL MAKE AN INSPECTION OF THE PROJECT...
3. CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS THAT INCLUDE, BUT NOT LIMITED TO THE FOLLOWING ITEMS:
a. CONTROLLER LOCATION
b. BACKFLOW, MASTER VALVE, AND FLOW SENSOR
c. MAINLINE RUN
d. MAINLINE, LATERAL, AND WIRE SLEEVES
e. CONTROL, VALVES AND DRIP CONTROL ZONE KITS
f. PULL BOXES, SPLICE BOXES
4. OPERATING AND MAINTENANCE DATA, THE CONTRACTOR SHALL PROVIDE INSTRUCTIONS COVERING FULL OPERATION, CARE AND MAINTENANCE OF THE EQUIPMENT...
5. THE CONTRACTOR SHALL ALSO TEST AND ASSURE THE PROPER ELECTRICAL WORKING ORDER OF THE SYSTEM TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

TEMPORARY IRRIGATION NOTES:

- 1. CONTRACTOR TO INSTALL PROPER IRRIGATION METHODOLOGY TO ESTABLISH HYDROSEED ON ALL PLANTING AREAS...
2. CONTRACTOR TO FOLLOW PROPER PROCEDURES OF TEMPORARY IRRIGATION PER JURISDICTION.
3. CONTRACTOR SHALL BE ABLE TO USE PROPOSED IRRIGATION MAINLINE AND CONTROLLER TO ESTABLISH HYDROSEED...
4. CONTRACTOR TO REVIEW PROPOSED IRRIGATION PARAMETERS IN ORDER PRIOR TO INSTALLATION OF TEMPORARY IRRIGATION.

Maximum Applied Water Allowance form showing project information, landscaped area, MAWA, and water use table.

CRITICAL ANALYSIS

Table with 2 columns: Category and Value. Includes Pressure Available (125.00 psi), DESIGN ANALYSIS (60.00 gpm), and Residual Pressure Available (4.08 psi).

Marin Water Landscape Plan Review Packet

Recycled Water Irrigation Notes

- 1. Regulations - Prior to start of work contractors shall familiarize themselves with all state and local laws, codes, regulations, and ordinances pertaining to the installation, use, and operation of recycled water...
2. Approved Plans - Contractor shall conduct all work from plans approved and stamped by MMWD.
3. Temporary Connection* - A temporary point-of-connection (POC) from the potable water system may be necessary to supply the irrigation system until final approval has been granted...
4. Controller - Irrigation system(s) shall be equipped with a high-efficiency, weather based, or other sensor-based self-adjusting irrigation controller...
5. Irrigation Schedule* - The contractor shall provide MMWD a detailed irrigation schedule for each recycled water controller...
6. Backflow Protection* - Backflow protection is not required on recycled water services unless provisions for chemical injection...
7. Pressure Regulation - A pressure reducing valve (PRV) shall be installed between the recycled water meter and the first control valve...
8. Quick Couplers - Quick couplers (QC) shall have locking, purple color thermoplastic covers marked with "Do Not Drink"...
9. Irrigation Control Valves - Use of special irrigation control valves (dirty water valves) shall not be required...
10. Irrigation Valve Boxes - Valve boxes shall be purple in color, shall be installed in planters, and shall be grouped whenever possible...
11. Piping - All new buried irrigation pipe (PVC) shall be purple PVC with "CAUTION RECYCLED WATER DO NOT DRINK" clearly imprinted on the pipe...
12. Water Waste - Irrigation system components shall be installed and adjusted to prevent recycled water from leaving the landscape area via overspray, mist, or runoff...
13. Appearance Identification* - All appearances within the irrigation system, i.e., control valves, shut-off valves, quick couplers, etc. shall have attached, by nylon wire tie an identification tag...
14. Signage - Notification signs as supplied by MMWD shall be installed in locations designated by MMWD...
15. Inspections - All irrigation pipe and components installed in a recycled water irrigation system shall be inspected by the MMWD prior to burial...
16. Separation Test - Contractor shall perform a recycled water system separation test in the presence of an MMWD Recycled Water representative...
17. Coverage Test - Contractor shall perform an irrigation system coverage test in the presence of an MMWD Recycled Water representative...
*Requirement does not apply to irrigation projects where recycled water is not readily available.

OWNER: SAN RAFAEL CITY SCHOOLS

PROJECT NAME: VENETIA VALLEY SCHOOL FIELD RESTORATION

CLIENT ADDRESS: 177 N San Pedro Rd., San Rafael, CA 94903



REVISIONS:

Table with 2 columns: DESCRIPTION and DATE. Includes a grid for tracking revisions.

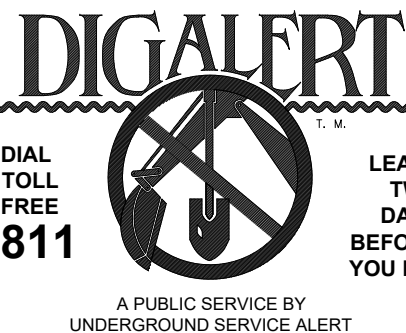
PROJECT NO: 2017 / 40104

DATE ISSUED: 12/18/2018

SCALE: As indicated

IR1.00

IRRIGATION LEGEND AND NOTES



2335 BROADWAY #301 OAKLAND, CA 94612
T 510.287.3180 WWW.SVA-ARCHITECTS.COM

THE DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SVA ARCHITECTS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION. BEFORE ANY REVIEW, THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF SVA ARCHITECTS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2018.



IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 APP: 01-119706 INC.
 REVIEWED FOR
 SS FLS ACS
 DATE: 10/27/2021

OWNER: SAN RAFAEL CITY SCHOOLS
 PROJECT NAME: VENETIA VALLEY SCHOOL FIELD RESTORATION
 CLIENT ADDRESS: 177 N San Pedro Rd., San Rafael, CA 94903



REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO: 2017 / 40104
 DATE ISSUED: 12/18/2018
 SCALE: As indicated

IR1.01
 IRRIGATION PLAN



HEAD LEGEND

SYMBOL	DESCRIPTION	GPM			RADIUS	
		O	H	F		
⊙	POP-UP SPRAY Hunter PROS-12-PRS30-CV-R	.12	23	47	30	5'
⊙	POP-UP SPRAY Hunter PROS-12-PRS30-CV-R	.24	47	97	30	8'
⊙	POP-UP SPRAY Hunter PROS-12-PRS30-CV-R	.42	88	1.59	30	10'
⊙	POP-UP SPRAY Hunter PROS-12-PRS30-CV-R	.67	1.30	2.70	30	12'
⊙	POP-UP SPRAY Hunter PROS-12-PRS30-CV-R	.97	1.86	3.75	30	15'
⊙	POP-UP ROTARY Hunter MP2000 PROS-12-PRS40-CV-R	.43	77	1.48	40	20'
⊙	POP-UP ROTARY Hunter MP3000 PROS-12-PRS40-CV-R	.86	1.82	3.64	40	30'
⊙	POP-UP ROTOR Hunter I-20-06-PRB-R-MPR	1.00	1.98	3.82	45	25'
⊙	POP-UP ROTOR Hunter I-20-06-PRB-R-MPR	1.40	2.96	5.78	45	30'
⊙	POP-UP ROTOR Hunter I-20-06-PRB-R-MPR	1.92	3.81	7.58	45	35'
⊙	POP-UP ROTOR Hunter I-20-12-PRB-MPR-R	1.00	1.98	3.82	45	25'
⊙	POP-UP ROTOR Hunter I-20-12-PRB-MPR-R	1.40	2.96	5.78	45	30'
⊙	POP-UP ROTOR Hunter I-20-12-PRB-MPR-R	1.92	3.81	7.58	45	35'
⊙	POP-UP ROTOR Hunter I-50-SS-06-ON-TURFCUP	16.6			70	60'

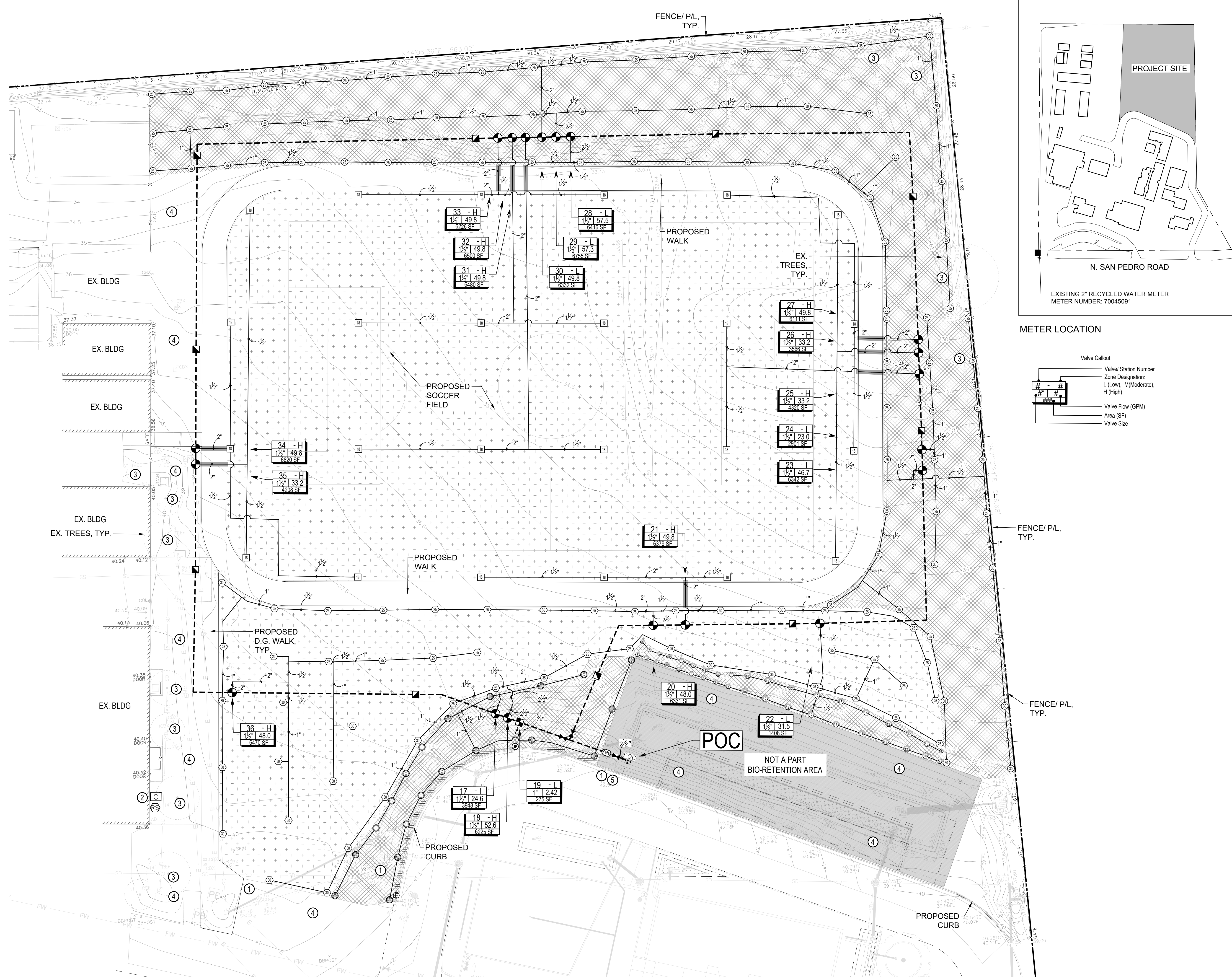
IRRIGATION LEGEND

SYMBOL	DESCRIPTION	COMMENTS
⊙	POINT OF CONNECTION Connection to existing 2-1/2" mainline	
⊙	RECYCLED WATER SIGN Locations and quantity of signs to be coordinated with owner's representative and city representative	Refer to City of Marin Recycled Water Notes
⊙	WATER METER Existing 2" Recycled Water Meter #70045091	Located on south driveway on San Pedro Road
⊙	CONTROLLER Rain Master EGP-48-S w/ RM-ISVC-2Y 48 station controller w/ additional 2 years of premium (freedom) wireless data service and zipet for Rain Master iCentral Control System	Rain Master Eagle Plus Controller in a stainless steel wall mount enclosure; includes I-Card and 2 years Rain Master iCentral Service
⊙	RAIN SENSOR Irritrol RS-900 wireless rain sensor	Wireless
⊙	ISOLATION SHUT-OFF VALVE Nibco Stainless Steel Ball Valve (T-580) Carson Round Purple Valve Box (910)	Line Size
⊙	QUICK COUPLER Rain Bird 3/4" Quick Coupler (33-DNP) Carson Round Purple Valve Box (910)	Provide: Swivel (SH-0) Key (33DK)
⊙	REMOTE CONTROL VALVE Irritrol (700-1/OMR-100) - Size per plan Carson Jumbo Purple Valve Box (1220)	Install a ball valve at each valve manifold
⊙	DRIP CONTROL ZONE VALVE Irritrol 1" Drip Valve (700DK-1-LF) Carson Jumbo Purple Valve Box (1220)	Install a ball valve at each valve manifold
⊙	PRESSURE REDUCING VALVE 1-1/2" Wilkins PRV (500XLYSBR) Carson Jumbo Purple Valve Box (1220)	Set pressure to 80 psi. Ref. system pressure notes
⊙	DRIPLINE TRANSITION POINT Pipe transition point from PVC lateral to dripline header	
⊙	DRIPLINE Toro Dripline w/ rootguard (RGP-212-NP) 0.53 GPH @ 12" Row and Emitter Spacing	
⊙	FLUSH VALVE Toro Automatic flush valve (T-FCH-H-FIPT) Carson Round Purple Valve Box (809)	Install at lowest elevation in dripline area.
⊙	SLEEVING Sch. 40 PVC Purple Pipe	Sleeving pipe shall be 2X diameter of pipe.
⊙	MAINLINE 2-1/2" Sch. 40 Purple PVC Pipe	Unless otherwise noted on the plan
⊙	LATERAL Sch. 40 Purple PVC Pipe (3/4" Minimum)	Unless otherwise noted on the plan

IRRIGATION KEY NOTES

NOTE: ITEMS LISTED BELOW REFERENCE CONTRACTOR COORDINATION REQUIREMENTS. ITEMS ARE INCLUDED FOR CONTRACTOR CONVENIENCE AND CONTRACTOR SHALL VERIFY ASSOCIATED COORDINATION AND WORK TO BE DONE.

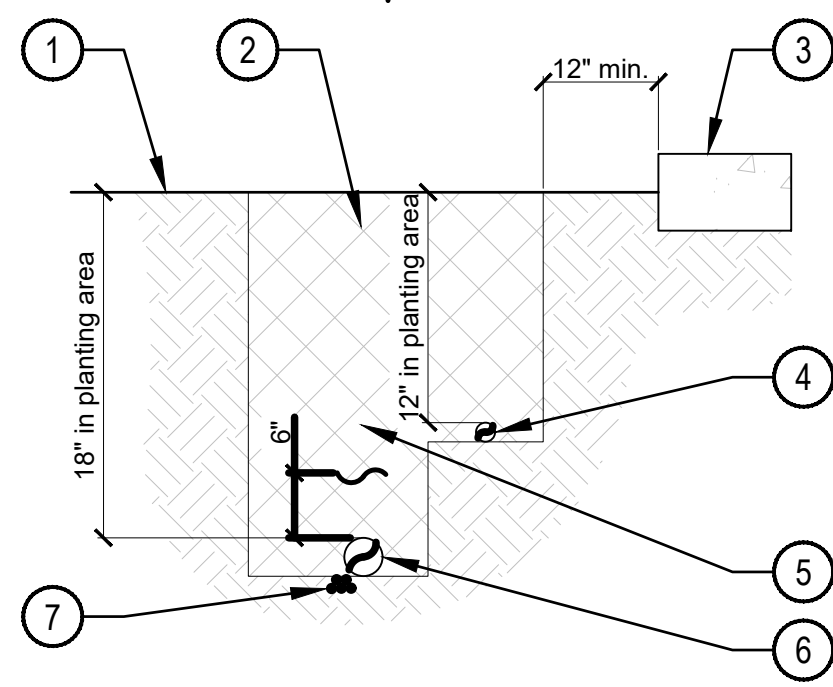
- IRRIGATION EQUIPMENT IS SHOWN FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN PLANTING/ TURF AREAS. IRRIGATION MAINLINE AND LATERAL ROUTING AND EQUIPMENT INSTALLATION SHALL BE ADJUSTED TO AVOID CONFLICTS WITH ELECTRICAL, UTILITY, LIGHTING, DRAIN INLETS AND STORM WATER DRAINAGE FIXTURES. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS AND THE OWNER'S REPRESENTATIVE DURING LAYOUT OF SYSTEM. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS UNABLE TO BE AVOIDED AND PROVIDE ADJUSTED LOCATIONS OF ANY AND ALL EQUIPMENT ON AS-BUILT DRAWINGS.
- CONTRACTOR TO COORDINATE EXISTING CONTROLLER REPLACEMENT WITH NEW CONTROLLER. RECONNECT EXISTING WIRES FROM MASTER VALVE, FLOW SENSOR, AND VALVE STATIONS #1-16
- CONTRACTOR SHALL AVOID INSTALLING IRRIGATION MAINLINE, LATERALS, AND ALL EQUIPMENT WITHIN THE EXISTING TREE CRITICAL ZONE AREA. REFER TO EXISTING TREE NOTES.
- EXISTING PLANTING AND IRRIGATION TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EXISTING IRRIGATION SYSTEM IN PROPER WORKING CONDITION AND SHALL NOT SHUT-OFF WATER TO EXISTING LANDSCAPE AREAS. CONTRACTOR TO COORDINATE WITH OWNER REPRESENTATIVE IF MODIFICATIONS, REPAIRS, OR SHUT-OFF OF EXISTING IRRIGATION SYSTEM ARE REQUIRED.
- CONTRACTOR SHALL INSTALL A WILKINS 500XLYSBR PRESSURE REGULATING VALVE AT PLAYFIELD POINT OF CONNECTION AND SET AT 69 PSI IF PRESSURE EXCEEDS 75 PSI. IF PRESSURE IS LESS THAN 65 PSI, PLEASE CONTACT OWNER'S REPRESENTATIVE FOR COORDINATION.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PRECIP
17	Irritrol 700 with OMR-100	1-1/2"	Shrub Rotary	24.64	40	42.08	0.40 in/h
18	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	52.57	45	49.43	0.64 in/h
19	Irritrol 700DK-1-LF	1"	Area for Dripline	2.42	30	33.04	0.85 in/h
20	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	47.98	45	49.78	0.64 in/h
21	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	49.80	70	72.44	0.44 in/h
22	Irritrol 700 with OMR-100	1-1/2"	Shrub Spray	31.48	30	32.16	1.64 in/h
23	Irritrol 700 with OMR-100	1-1/2"	Shrub Rotor	46.68	45	49.17	0.64 in/h
24	Irritrol 700 with OMR-100	1-1/2"	Shrub Rotor	23.04	45	46.37	0.64 in/h
25	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	33.20	70	71.72	0.44 in/h
26	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	33.20	70	71.69	0.44 in/h
27	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	49.80	70	72.69	0.44 in/h
28	Irritrol 700 with OMR-100	1-1/2"	Shrub Rotor	57.47	45	49.86	0.64 in/h
29	Irritrol 700 with OMR-100	1-1/2"	Shrub Rotor	57.34	45	49.6	0.64 in/h
30	Irritrol 700 with OMR-100	1-1/2"	Shrub Rotor	49.76	45	50.92	0.64 in/h
31	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	49.80	70	74.23	0.44 in/h
32	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	49.80	70	73.27	0.44 in/h
33	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	49.80	70	72.29	0.44 in/h
34	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	49.80	70	72.43	0.44 in/h
35	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	33.20	70	71.71	0.44 in/h
36	Irritrol 700 with OMR-100	1-1/2"	Turf Rotor	48.00	45	48.59	0.64 in/h

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



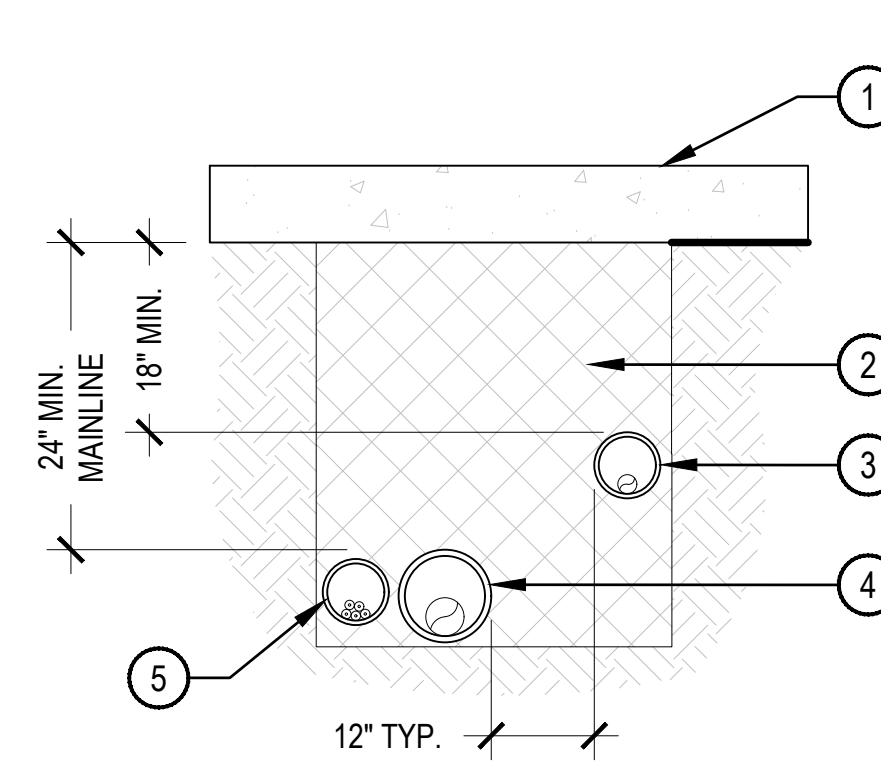
TRENCHES SHALL BE IN CONFORMANCE WITH CBC 1809A.14

NOTE:

1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
3. BUNDLE AND TAPE WIRING AT 10' INTERVALS.
4. PIGTAIL AND LOOP CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION.
5. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
6. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
7. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
8. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
9. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE. BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.
10. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1 PIPE TRENCH

NTS



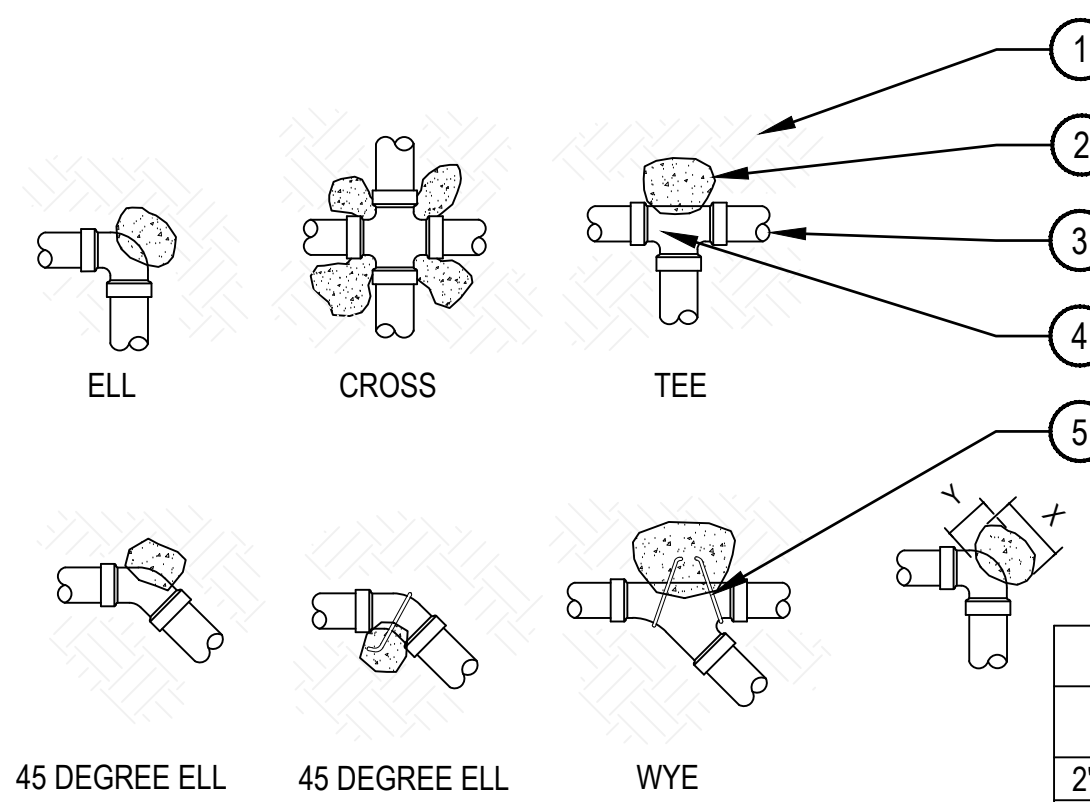
TRENCHES SHALL BE IN CONFORMANCE WITH CBC 1809A.14

NOTES:

1. ALL SLEEVES TO BE SCH 40 PVC.
2. EXTEND ALL SLEEVES 1' MIN. BEYOND EDGE OF HARDSCAPE BOTH SIDES.
3. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
4. CAP SLEEVES UNTIL USE.
5. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
6. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
7. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.
8. WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE.

2 PIPE SLEEVING

NTS



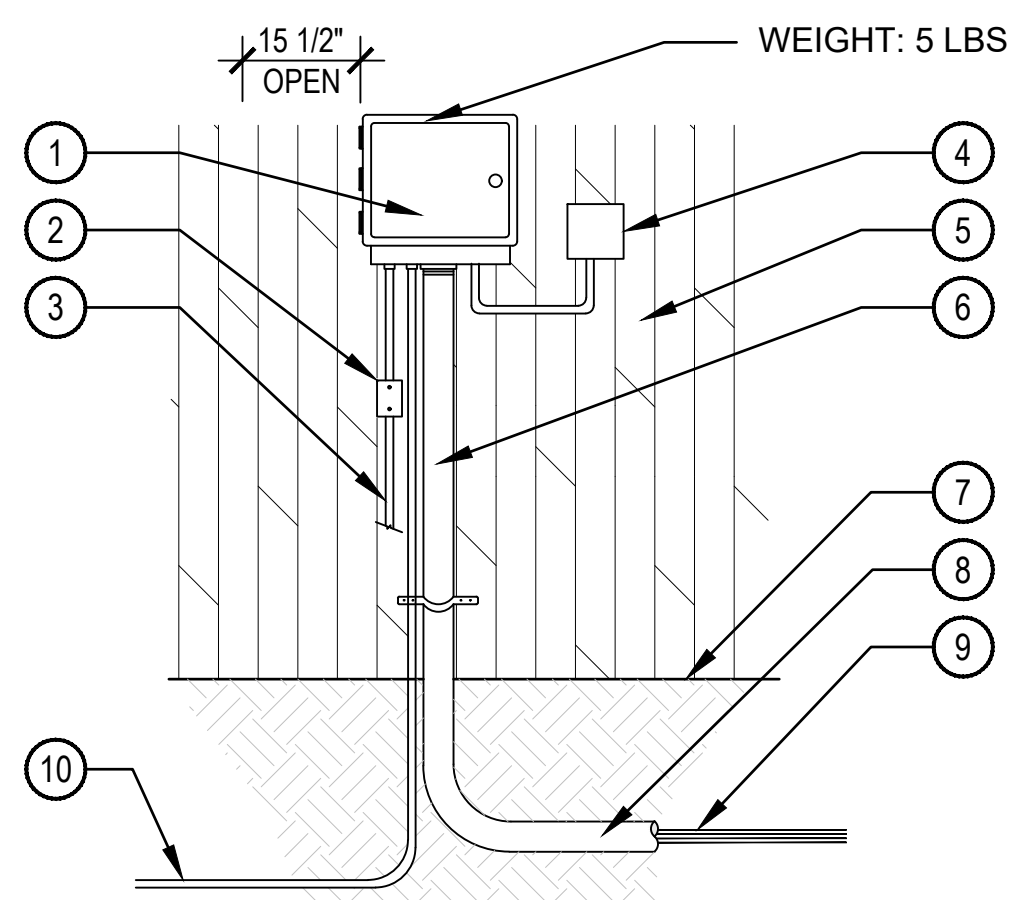
PIPE SIZE	TEE, DEAD END 90° BEND	45°, 22°, 5°
2" & LESS	NOT REQUIRED	NOT REQUIRED
2-1/2" & 3"	2 S.F.	1 S.F.
4"	2 S.F.	1 S.F.
6"	4 S.F.	3 S.F.

NOTE:

1. SUPPLY LINES 2-1/2 INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKING.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
3. ALL CONCRETE SHALL BE A CLASS 'C' CONCRETE.
4. THRUST BLOCKS SHALL BE A MIN. OF 1 CU. FT. OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE.
5. FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED USING PIPE TAPE.

3 THRUST BLOCK

NTS



WEIGHT: 5 LBS

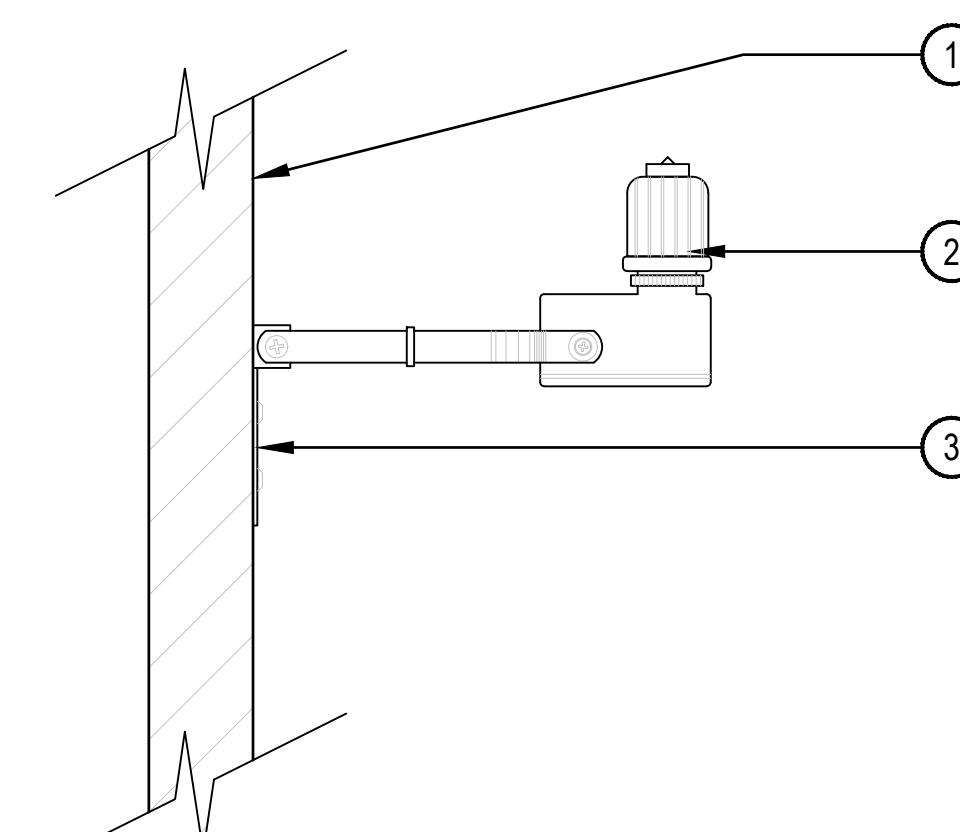
- 1 CONTROLLER MOUNT AT EYE-LEVEL PER MANUFACTURER'S RECOMMENDATIONS
- 2 DISCONNECT SWITCH
- 3 120V POWER SOURCE IN STEEL CONDUIT
- 4 WIRELESS SENSOR RECEIVER
- 5 EXISTING BUILDING EXTERIOR WALL: CONTRACTOR TO VERIFY EXTERIOR WALL AND FOLLOW MANUFACTURER'S RECOMMENDATIONS ON MOUNTING CONTROLLER TO WALL.
- 6 RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES
- 7 FINISH GRADE
- 8 CONDUIT TO EXTEND 5 FT. BEYOND WALL
- 9 UF DIRECT BURIAL WIRE TO CONTROL VALVES
- 10 UF DIRECT BURIAL WIRE TO GROUNDING PER ASIC GUIDELINES

NOTE:

1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
4. PROVIDE LOCK FOR ENCLOSURE.

4 CONTROLLER - EXTERIOR WALL MOUNT

NTS

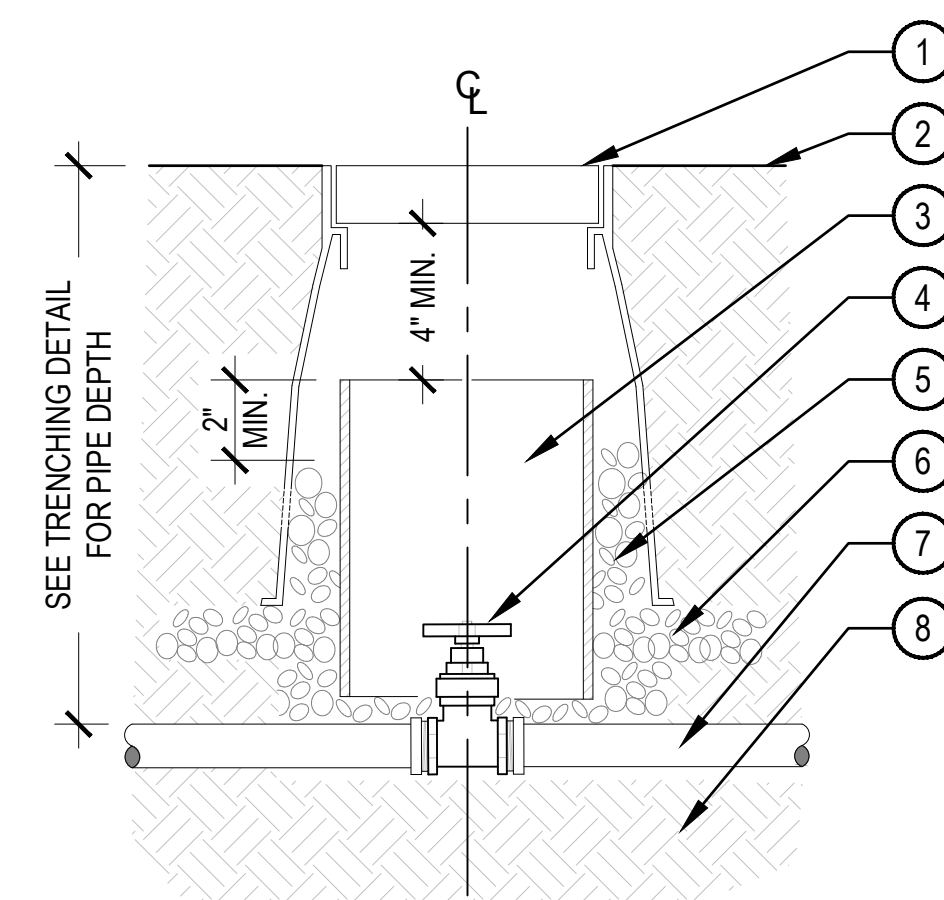


NOTE:

1. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER'S REPRESENTATIVE.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

5 RAIN SENSOR

NTS

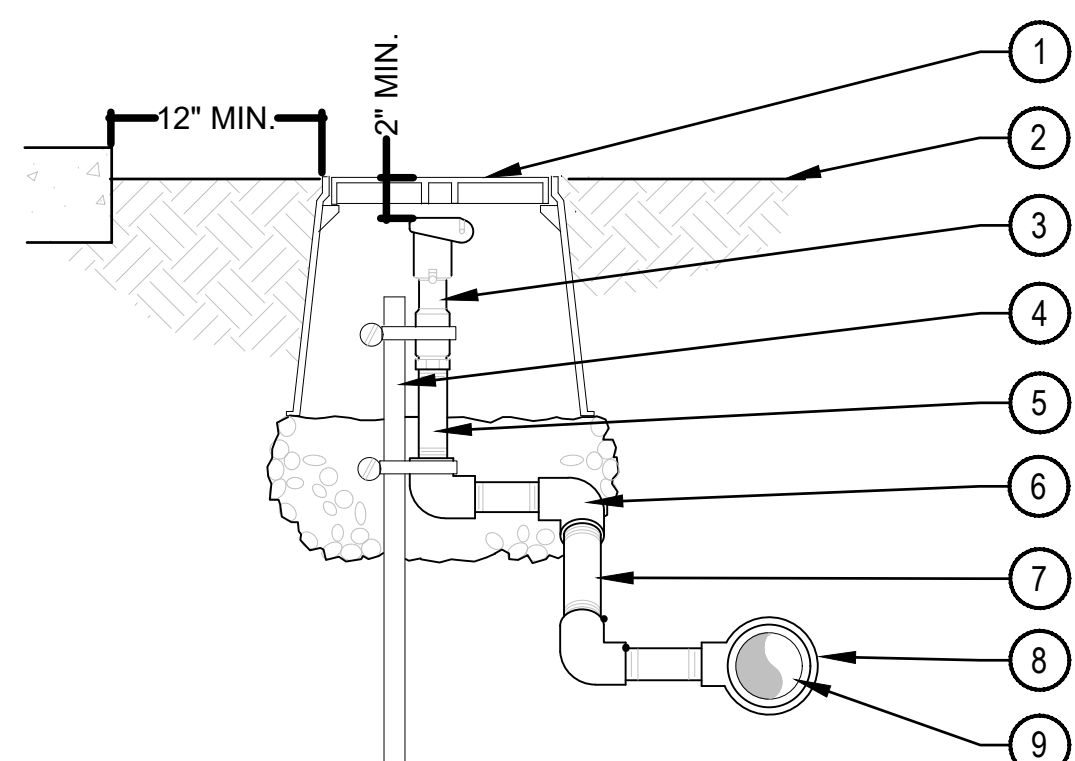


NOTE:

1. COMPACT SOIL AROUND BALL VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX ON MAINLINE OR LATERAL LINE.
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
4. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

6 GATE VALVE - 3" AND SMALLER

NTS

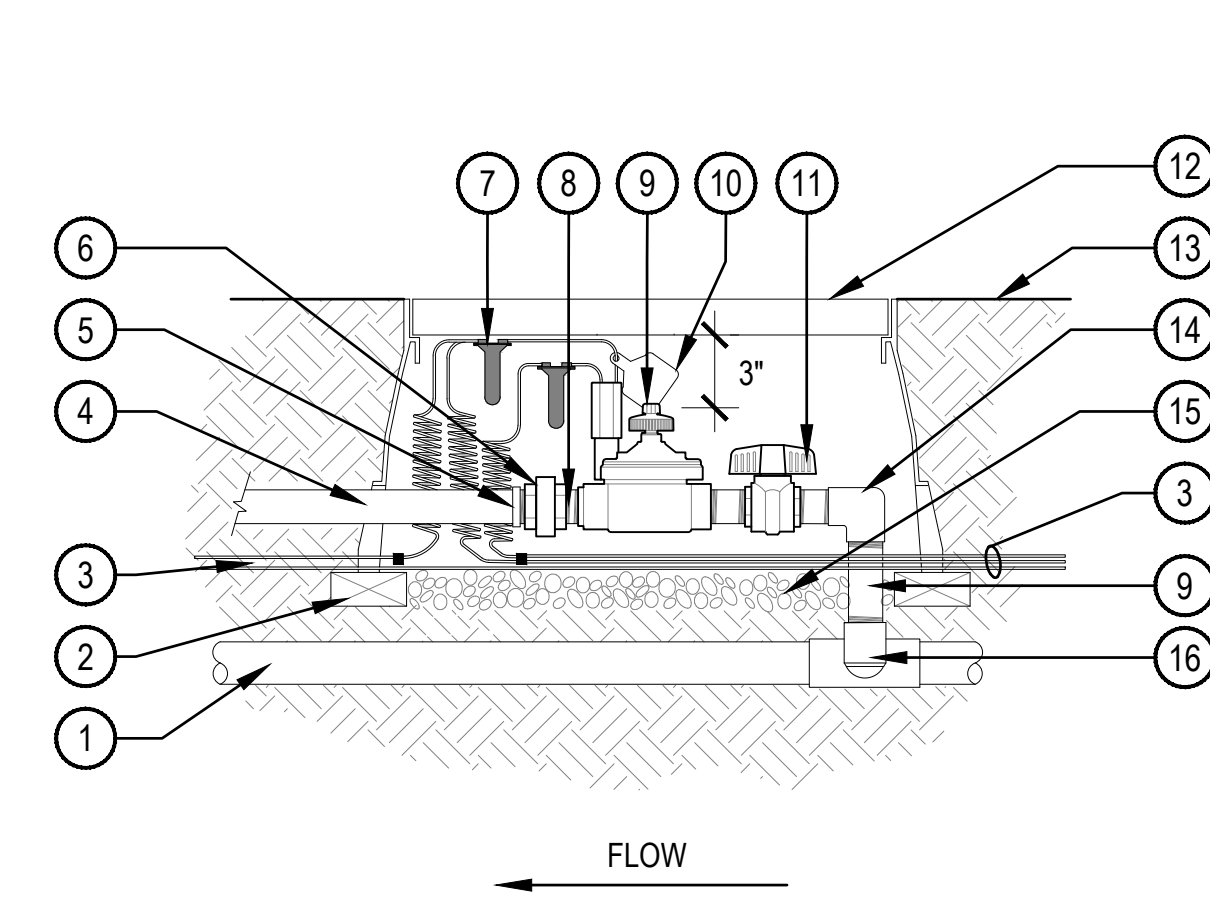


NOTE:

1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
3. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER.
4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

7 QUICK COUPLER VALVE

NTS



NOTE:

1. CONTRACTOR TO INSTALL RCV PER MANUFACTURER'S RECOMMENDATIONS.

8 REMOTE CONTROL VALVE

NTS

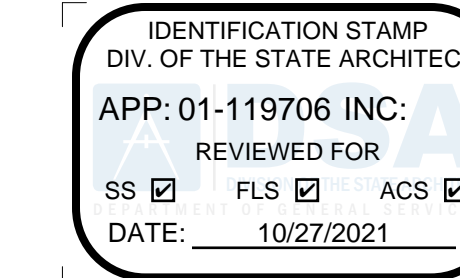
- 1 PURPLE PVC MAINLINE PIPE
- 2 BRICK SUPPORTS (1 OF 4)
- 3 CONTROL AND COMMON WIRE TO NEXT VALVE
- 4 PURPLE PVC LATERAL PIPE
- 5 PVC MALE ADAPTER
- 6 SCH. 80 PVC UNION (THREADED)
- 7 WATERPROOF CONNECTIONS
- 8 SCH. 80 PVC NIPPLE (SIZE & LENGTH VARY)
- 9 PURPLE REMOTE CONTROL VALVE
- 10 PURPLE VALVE ID TAG
- 11 SCH. 80 PVC BALL VALVE
- 12 VALVE BOX W/ PURPLE LOCKING LID
- 13 FINISH GRADE
- 14 PVC ELBOW (T x T)
- 15 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- 16 PVC TEE (S x S x T)

NOTE:

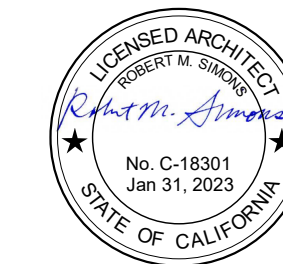
1. SET TOP OF HEAD FLUSH WITH FINISH GRADE.
2. ADJUSTABLE ARC NOZZLES SHALL BE USED ON CURVED OR NON-STANDARD ANGLED EDGES.
3. ROTORS SHALL BE INSTALLED 6" MINIMUM FROM ANY WALLS, WALKS, COURTS, ETC. PER LOCAL CODES.
4. ADJUST ALL ROTOR HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

9 ROTOR POP-UP

NTS



OWNER: SAN RAFAEL CITY SCHOOLS
 PROJECT NAME: VENETIA VALLEY SCHOOL FIELD RESTORATION
 CLIENT ADDRESS: 177 N San Pedro Rd., San Rafael, CA 94903



REVISIONS:

	DESCRIPTION	DATE
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

PROJECT NO: 2017 / 40104

DATE ISSUED: 12/18/2018

SCALE: As indicated

IR2.00

IRRIGATION DETAILS

DIGIFERT



DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

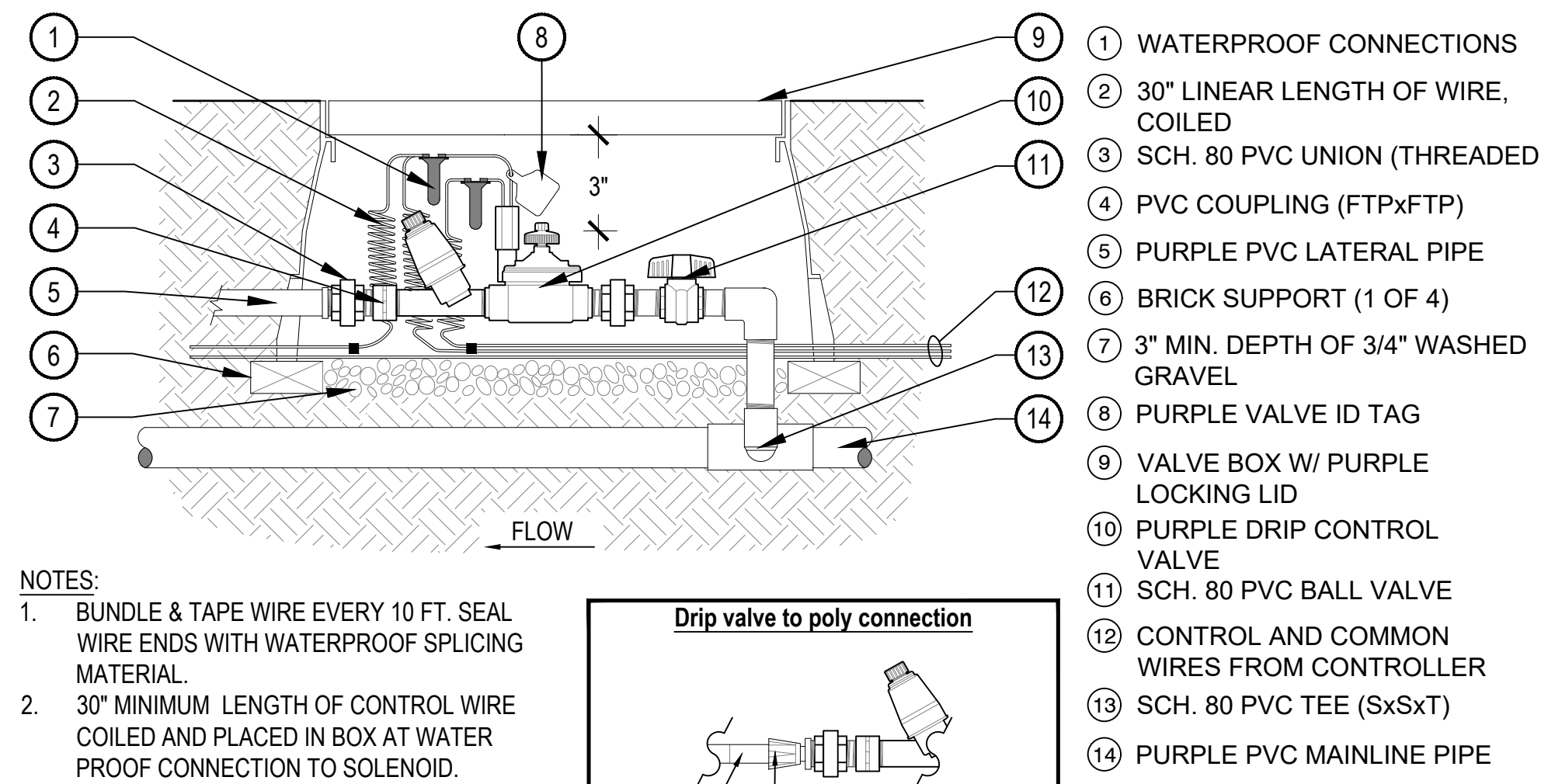
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

SVA ARCHITECTS

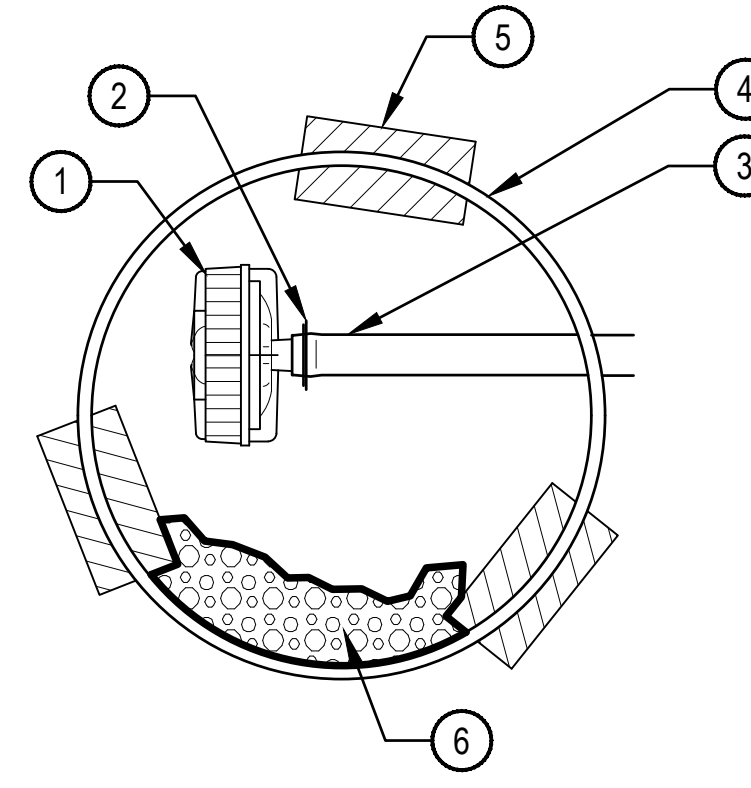
2335 BROADWAY #301 OAKLAND, CA 94612

T 510 267 3180 WWW.SVA-ARCHITECTS.COM

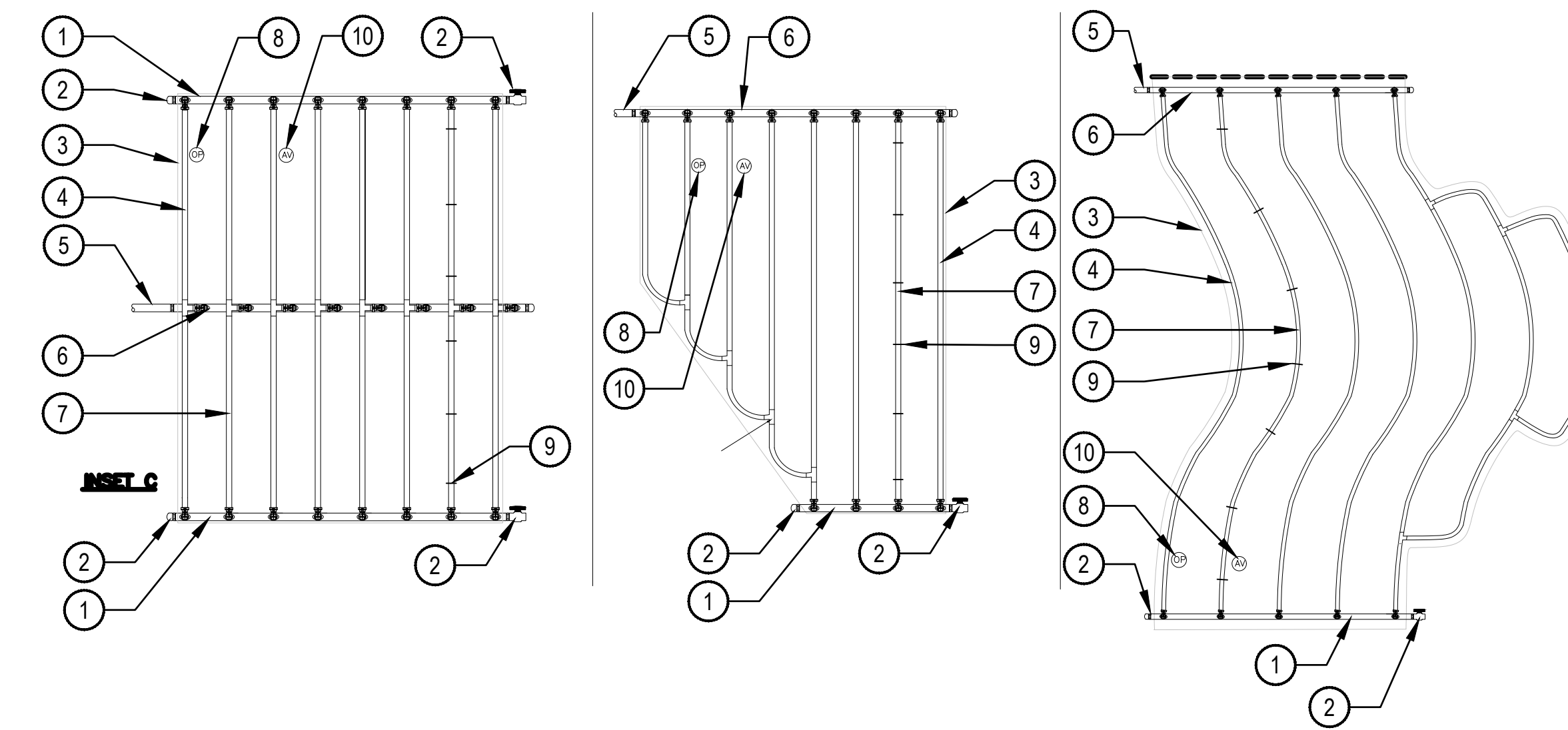
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SVA ARCHITECTS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, RECORD OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF SVA ARCHITECTS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2018



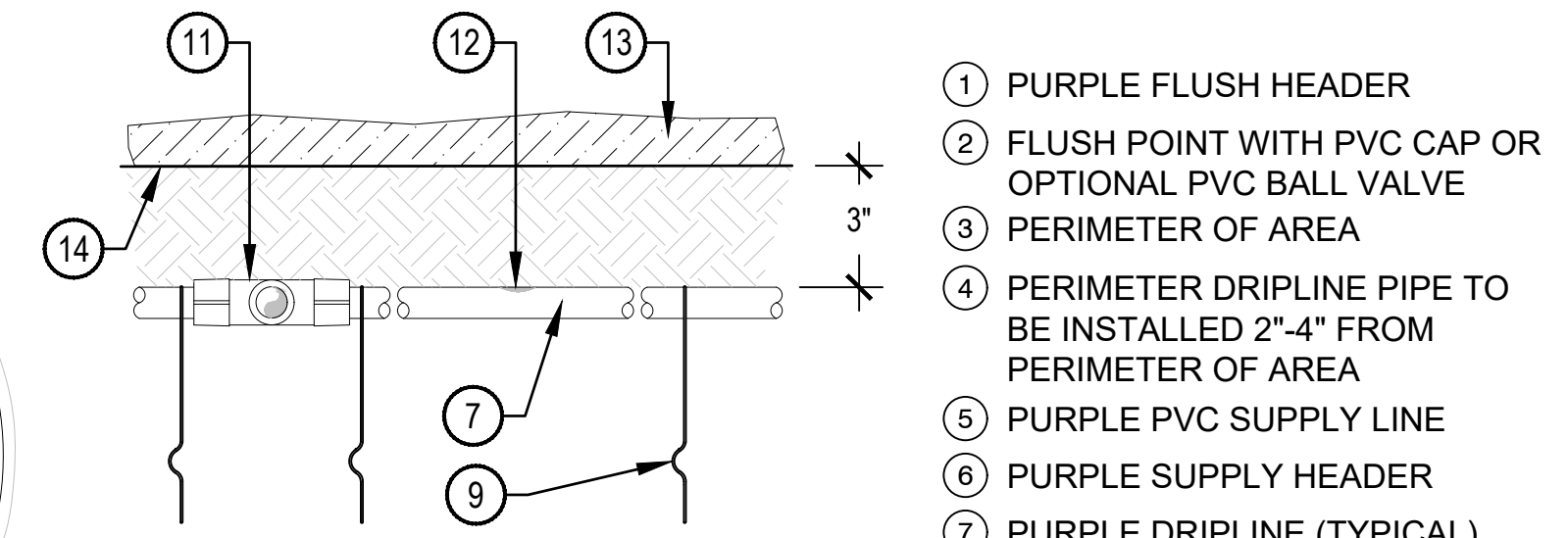
1 DRIP CONTROL ZONE KIT
 NTS



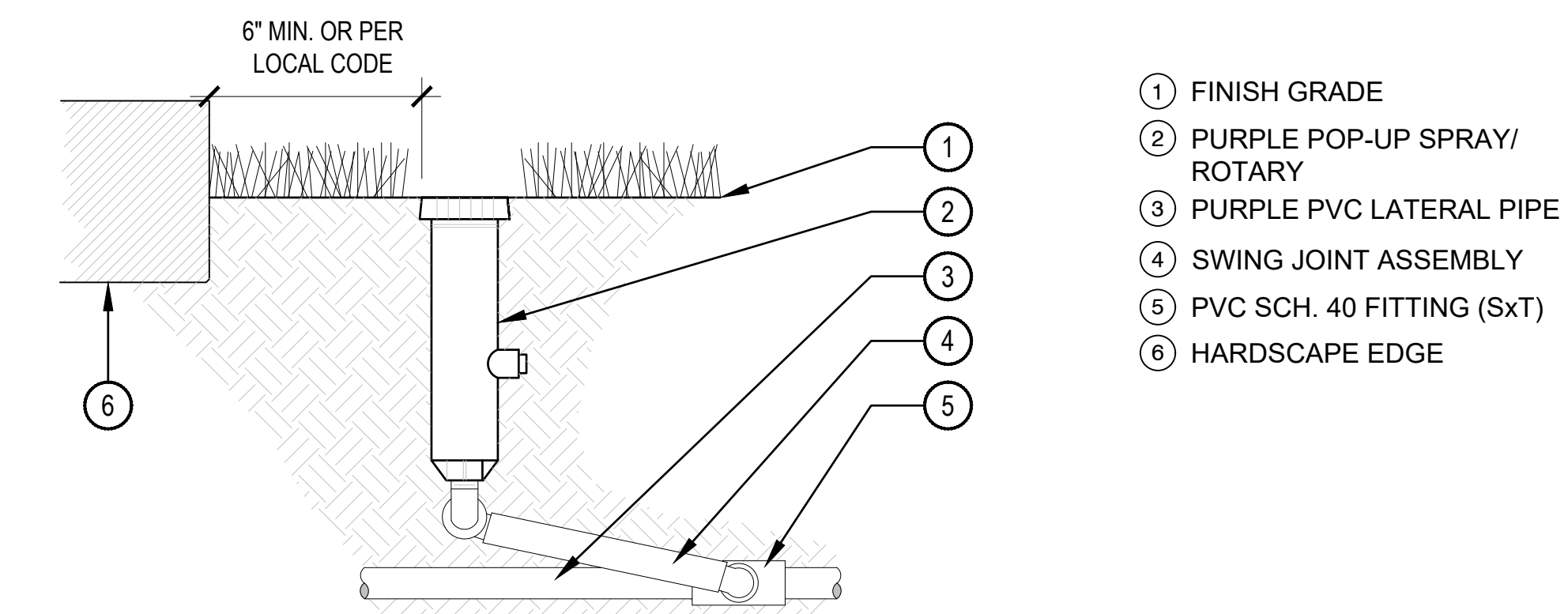
2 FLUSH VALVE
 NTS



3 DRIPLINE LAYOUT
 NTS



- 1 PURPLE FLUSH HEADER
- 2 FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
- 3 PERIMETER OF AREA
- 4 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 5 PURPLE PVC SUPPLY LINE
- 6 PURPLE SUPPLY HEADER
- 7 PURPLE DRIPLINE (TYPICAL)
- 8 OPERATIONAL INDICATOR
- 9 DRIPLINE TIE-DOWN STAKES REFER TO MANUFACTURER'S DRIPLINE DESIGN GUIDE FOR PROPER SPACING
- 10 AIR RELIEF VALVE
- 11 DRIPLINE FITTING
- 12 INLINE DRIP EMITTER
- 13 MULCH
- 14 FINISH GRADE



- 1 FINISH GRADE
- 2 PURPLE POP-UP SPRAY/ROTARY
- 3 PURPLE PVC LATERAL PIPE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 FITTING (SxT)
- 6 HARDSCAPE EDGE

4 POP-UP SPRAY/ ROTARY
 NTS

WEEKLY SCHEDULE BASED ON JULY ET₀ AND PRECIPITATION RATE

Type	Precip Rate (in/hr)	Weekly Water Req. (in/wk)	Time cycle (min/wk)	No. of Zones	Total Times (hr/wk)
Shrub Dripline	0.85	0.52	37	1	0.61
Shrub Spray	1.64	0.62	23	2	0.76
Shrub Rotaries	0.40	0.58	87	2	2.92
Shrub Rotors	0.64	0.58	55	7	6.38
Turf MPR Rotors	0.64	1.17	109	9	16.40
Turf Rotors	0.44	1.17	159	7	18.55

Water window per local codes: 9 PM to 6 AM (9 Hours)
 Note: Hunter I-50 turf rotors have been calculate for half (180 degrees) spray and contractor shall calculate for quarter and full rotors.

MAINTENANCE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Monthly Et ₀	1.43	2.03	3.26	4.53	5.35	5.95	6.22	5.52	4.46	3.2	1.78	1.29	45.02
Estimated Percent Run Time Per Month of July													
Run Time	23%	33%	52%	73%	86%	96%	100%	89%	72%	51%	29%	21%	
Estimated Number of Watering Days Per Month													
Shrub Dripline	2	3	4	6	7	8	8	7	6	4	2	2	37
Shrub Spray	2	3	4	6	7	8	8	7	6	4	2	2	23
Shrub Rotaries	2	3	4	6	7	8	8	7	6	4	2	2	87
Shrub Rotors	2	3	4	6	7	8	8	7	6	4	2	2	55
Turf MPR Rotors	3	5	8	11	13	14	15	13	11	8	4	3	109
Turf Rotors	3	5	8	11	13	14	15	13	11	8	4	3	159

ESTABLISHMENT

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Monthly Et ₀	1.43	2.03	3.26	4.53	5.35	5.95	6.22	5.52	4.46	3.2	1.78	1.29	45.02
Estimated Percent Run Time Per Month of July													
Run Time	23%	33%	52%	73%	86%	96%	100%	89%	72%	51%	29%	21%	
Estimated Number of Watering Days Per Month													
Shrub Dripline	4	5	8	12	14	15	16	14	12	8	5	3	73
Shrub Spray	4	5	8	12	14	15	16	14	12	8	5	3	46
Turf Dripline	4	5	8	12	14	15	16	14	12	8	5	3	175
Turf Rotors	4	5	8	12	14	15	16	14	12	8	5	3	109
Turf Dripline	7	10	16	22	26	29	30	27	22	15	9	6	219
Turf Rotors	7	10	16	22	26	29	30	27	22	15	9	6	318

- TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS PER WEEK.
- CONTRACTOR TO VERIFY AND ADJUST WATERING SCHEDULE SOAK AND CYCLE PER FIELD CONDITIONS IN ORDER TO AVOID WATER RUNOFF.
- CONTRACTOR SHALL PROGRAM THE CONTROLLER TO MEET THE WEEKLY RUNTIME MINUTES WHILE ACHIEVING THE NUMBER OF DAYS PER MONTH.
- THE CONTRACTOR SHALL ADJUST THE WEEKLY MINUTES PER THE MONTHLY PERCENTAGES BASED ON ET.
- DRIP IRRIGATION CAN RUN OUTSIDE OF WATERING WINDOW.

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO: 2017 / 40104
 DATE ISSUED: 12/18/2018
 SCALE: As indicated

IR2.01
 IRRIGATION DETAILS

