

16961 Coral Cay Lane, Huntington Beach, CA

OWNER	JOHN AND DIANE GILBERT 16951 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 (714) 745-4447
PROJECT ADDRESS	16951 CORAL CAY LANE LOT 97, TRACT NO. 8040 APN 157-654-7 ZONING RL
BUILDING	V-B (BUILDING SHALL BE FULLY FIRE SPRINKLERED WITH APPROVED NFPA 13 D SYSTEM)
OCCUPANCY	R-3/U (5 BEDROOMS / 5 BATHS)
APPLICABLE CODES	2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY CODE HB MUNICIPAL CODE 17.05 AND HB20 230.84

Subject	Code Section	Maximum Allowed /Required	Existing	Proposed
Site Coverage	HBMC Title 21 Section 210.06	50% maximum	33.6%	48.2%
Building Height	HBMC Title 21 Section 210.07 (N1,c)	30 ft (35 ft with CUP)	26.0 ft	30.0 ft
Parking	HBMC Title 23 Section 231.04	4 spaces required	4 spaces (2 garage, 2 driveway)	7 spaces (including 3 in driveway)
Front Yard Setback	HBMC Title 21 Section 210.07 (L)	10 ft (side loaded garage)	10 ft	10 ft
Rear Yard Setback	HBMC Title 21 Section 210.06	10 ft	27.0 ft	21.0 ft
Side Yard Setback	HBMC Title 21 Section 210.07 (H)	5 ft	5 ft (west) 11 ft (east)	5 ft (west) 5 ft (east)
Minimum Frontyard Landscape required	HBMC Title 21 Section 210.07 (S)	40%	55%	40%
Solid patio covers not contributing to maximum 50% site coverage	HBMC Title 21 Section 210.07 (V)	364.8 sq ft maximum allowable	None	108.0 sq ft

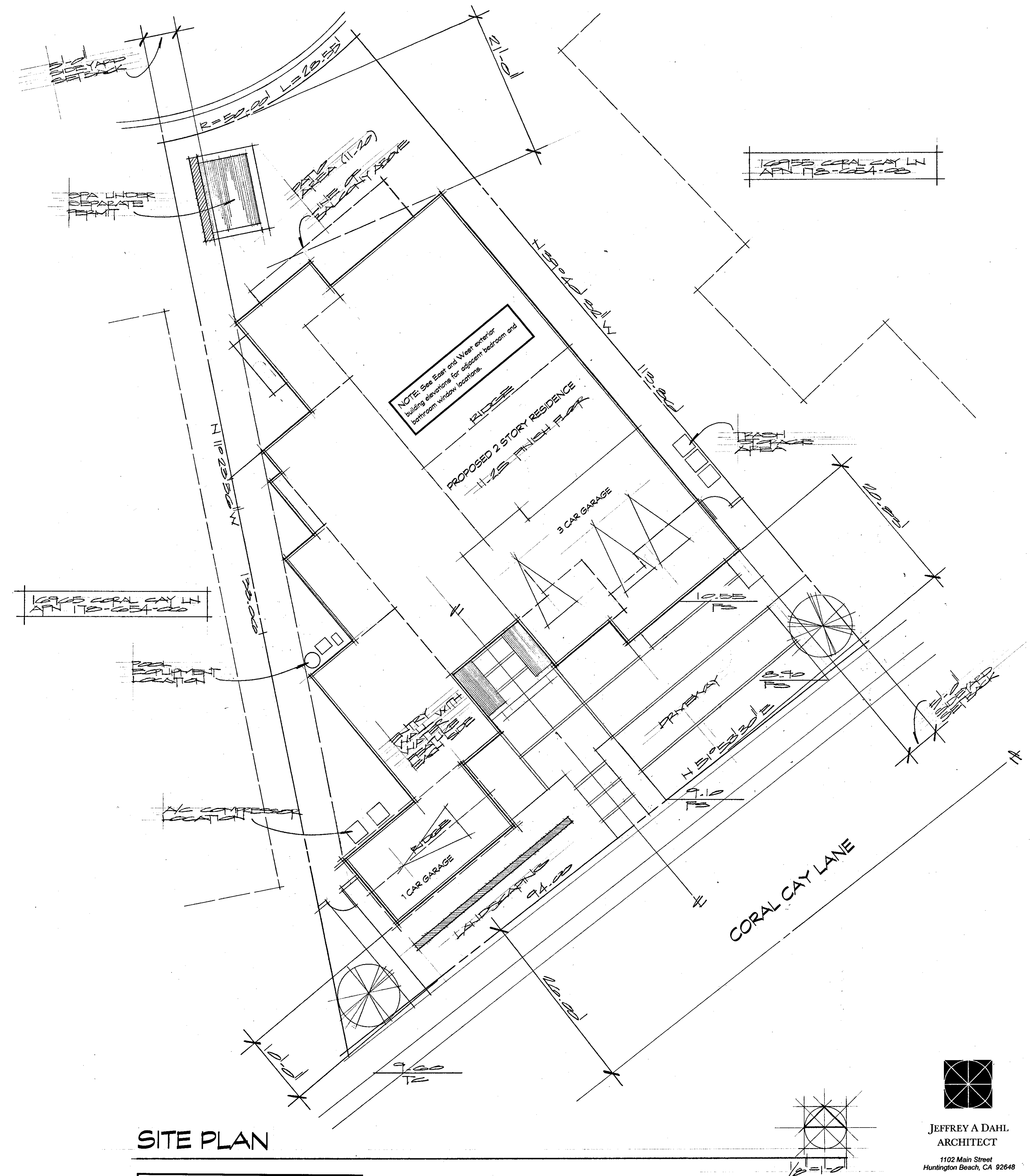
SITE AREA	7,297 SQ FT	
SITE COVERAGE	ALLOWABLE 3,648.5 SQ FT (50.0%)	
	PROPOSED 3,520.0 SQ FT (48.2%)	
	NOTE: DOES NOT INCLUDE 108.0 SQ FT OF OVERHANGS EXCEEDING 2.5 FT IN DEPTH (1.5% PROVIDED, 5.0% MAXIMUM ALLOWABLE FOR COVERED AREAS OPEN 2 SIDES MINIMUM)	
SCOPE OF PROJECT	LIVING	
	1ST FLOOR	2,498.0 SQ FT
	<u>2ND FLOOR</u>	<u>2,482.0 SQ FT</u>
	TOTAL	4,980.0 SQ FT
	2 CAR GARAGE	710.0 SQ FT
	1 CAR GARAGE	120.0 SQ FT
	BALCONY	131.0 SQ FT

ARCHITECT	Jeffrey A Dahl / Architect 1102 Main Street Huntington Beach, CA 92648 (714) 847-8480 jeffreypadahl@verizon.net	CIVIL ENGINEER	Jones-Cahl & Associates Inc. 18090 Beach Blvd, Suite #12 Huntington Beach, CA 92648 (714) 848-0566 coastgeotechnical@gmail.com
STRUCTURAL ENGINEER	Beyond Engineering Inc. 15901 Hawthorne Blvd., Suite 200 Lawndale, CA 90260 (310) 793-8410 info@beyondengineeringinc.com	LANDSCAPE ARCHITECT	Studio Berzunza 5000 Birch Street, Ste. 3000 Newport Beach, CA 92660 (714) 795-0080 jca@jonescahl.com

- 1) A 13D residential fire sprinkler system is required. A separate submittal for fire sprinklers (complying with NFPA 13D) is required. Two sets of fire sprinkler plans shall be submitted to the HBFD for review and approval.

Note: Fire flow information from the City of Huntington Beach is required to be included with any sprinkler plan submittals. To obtain the Fire Flow information, have the sprinkler contractor complete the "Fire Flow Information Form" in Word Format available at the following link http://surfcity-hb.org/government/departments/Fire/fire_prevention_code_enforcement/plan-check-services.cfm

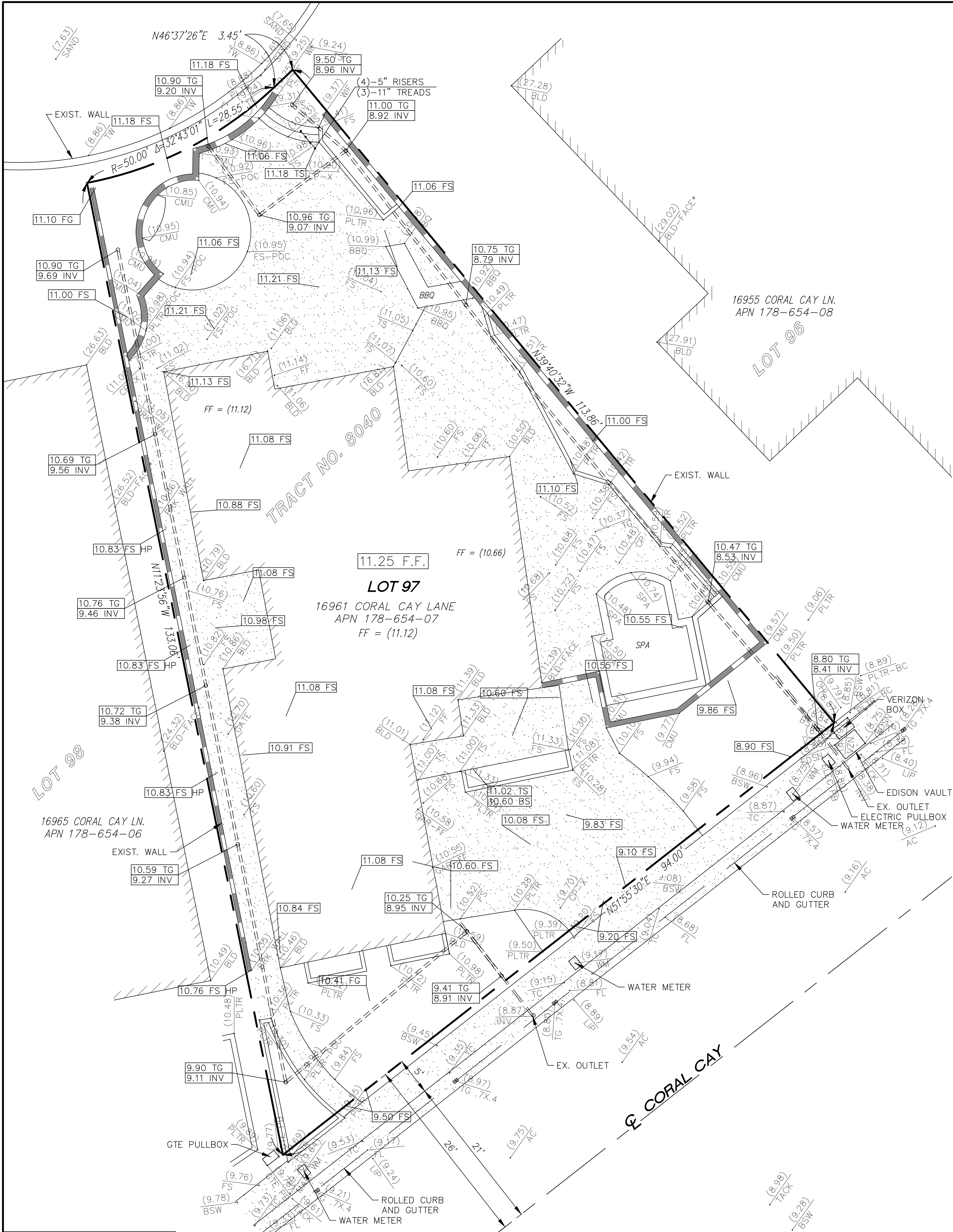
Send this fire flow information request to steve.eros@surfcity-hb.org. Once submitted, the HBFD will forward the request to the Public Works Department. The average turnaround time for Fire Flow Information requests is 10 business days.
- 2) Maintain jobsite safety during construction as per Chapter 33 of the 2021 California Fire Code.
- 3) Address numbers must be placed in clear view of the fronting public street as per City Specification 4428. Minimum size of numbers is 4 inches with a minimum 1/2 inch stroke, and they must contrast with background.
- 4) Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and all work stopped until approval to proceed is obtained from the Fire Department.
- 5) For Fire Department inspections, call (714) 536-5411 at least 3 days in advance to schedule inspections.



SITE PLAN

NOTE: Per FEMA Flood Zone AE designation map, the base flood elevation is 8. The existing/proposed finish floor elevation is 11.25, 2.25 ft above the minimum required elevation HBZSO Section 222.14.

RECEIVED
3/27/2025



LEGEND

(XXX.XX) EXISTING ELEVATIONS
---(XXX)--- EXISTING CONTOUR
--- PROPERTY LINE
--- ORIGINAL LOT LINE
--- X --- CHAIN LINK FENCE
--- S --- SEWER LINE
--- W --- WATER LINE
--- BLOCK WALL
--- BUILDING
--- CONCRETE

AC ASPHALTIC CONCRETE
BSW BACK OF SIDEWALK
CB CATCH BASIN
CL CENTERLINE
CLF CHAIN LINK FENCE
CP SURVEY CONTROL POINT
+ ED EXTRA DEPTH FOOTING
ED VLT EDISON VAULT
ED VLT ELECTRIC BOX
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
FF FACE OF WALL
FL FLOW LINE
FS FINISHED SURFACE
GH SPK GEARHEAD SPIKE
GTE VLT GTE VAULT
H.P. HIGH POINT
IRR VLV IRRIGATION VALVE
INV INVERT
LF LINEAR FEET
LS LANDSCAPE AREA
L.S. LUMP SUM
MH MANHOLE
NG NATURAL GRADE
PP POWER POLE
SF SQUARE FEET
SFN SEARCHED FOUND NOTHING
SMH SEWER MANHOLE
STRP STRIP DRAIN
SW SIDEWALK
TC TOP OF CURB
TG TOP OF GRADE
TS TOP OF STEP
TOW TOP OF WALL
WM WATER METER
WV WATER VALVE
WTR WATER SERVICE
WID WINDOW OF BUILDING

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF CORAL CAY LANE BEING NORTH 46°37'26" EAST PER TRACT NO. 8040, MISCELLANEOUS MAPS BOOK 350, PAGES 27-37, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

EXISTING UTILITY NOTE:
LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR

ARCHITECT:
JEFFREY A DAHL, ARCHITECT
1102 MAIN STREET
HUNTINGTON BEACH, CA 92648
PHONE: (714) 315-2260
EMAIL: jeffreyadahl@verizon.net

OWNER:
JOHN AND DIANE GILBERT
16961 CORAL CAY LANE
HUNTINGTON BEACH, CA 92648
PHONE: (714) 745-447
EMAIL: gilbert3282@outlook.com

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK NO.: G-978
DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCGS BRONZED BENCHMARK DISK STAMPED TO 978 1964". SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 14.4 FT. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 75.5 FT. EASTERLY OF THE NORTHERLY LANES ALONG PCH AND 3.3 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION = 10.256, NAVD 88, LEVELED 2005, O.C.S. 1995 ADJUSTMENT

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 97 OF TRACT NO. 8040, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 350, PAGES 27-37, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
A.P.N.: 178-654-7

DATE	BY	REVISION	APPROVED BY	REFERENCES

JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com

DESIGNED: D.R.	SCALE: 1" = 8'
DRAWN: C.H.	DATE: 3/26/2025
CHECKED: D.R.	JOB NO. 25-2780

PREPARED UNDER THE DIRECTION OF:
DANIEL RUBIO R.C.E. 60934/L.S.8239 DATE

GILBERT RESIDENCE

EXISTING TOPOGRAPHY AND BOUNDARY
16961 CORAL CAY LANE

HUNTINGTON BEACH CALIFORNIA

DWG. NO. 25-2780-EX	SHEET NO. 1 OF 2	REV.
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--- (XXX) EXISTING CONTOUR
--- PROPERTY LINE
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WTR WATER SERVICE
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VICINITY MAP
NOT TO SCALE

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e-mail: jca@jonescahl.com

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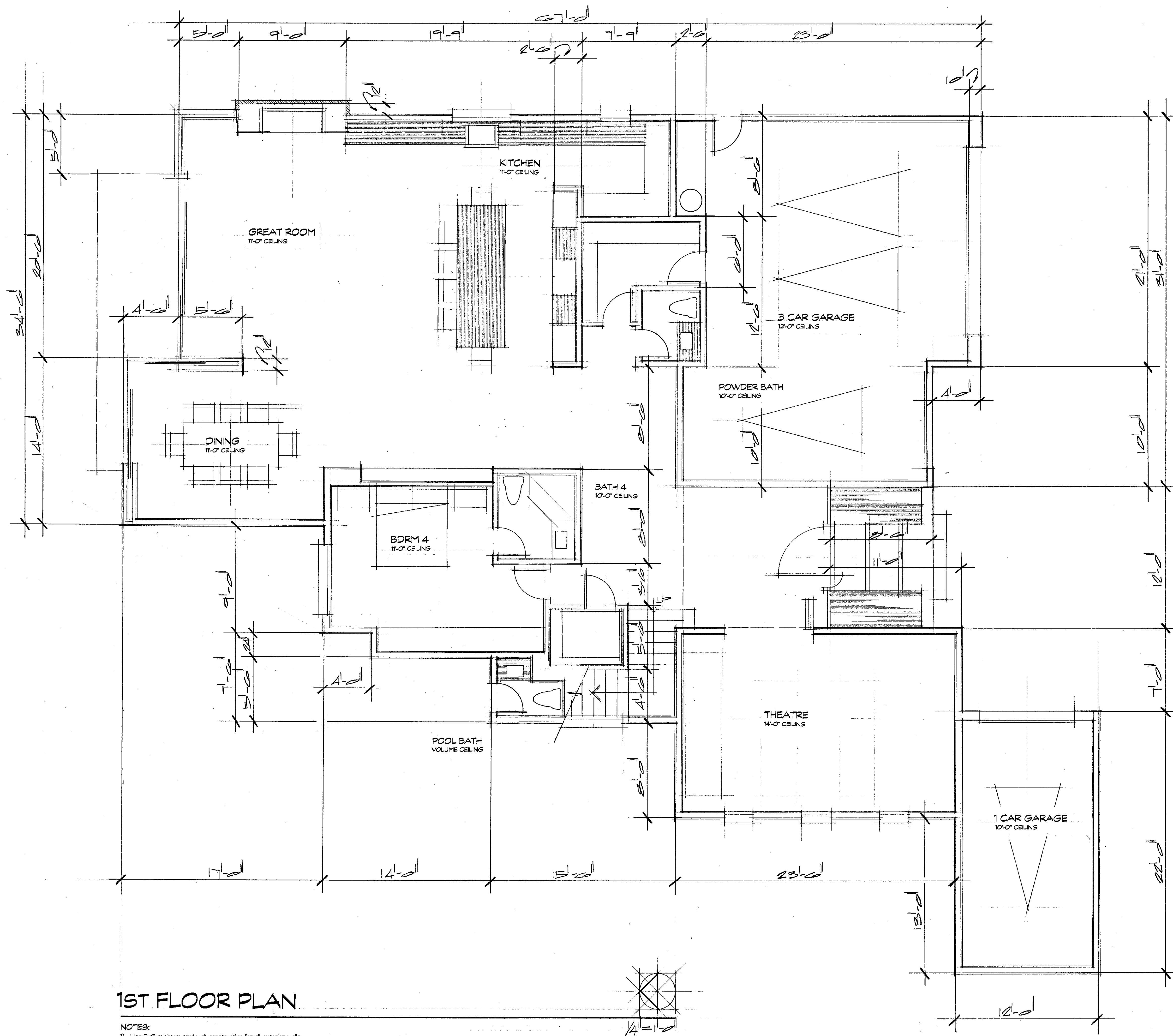
PREPARED UNDER THE DIRECTION OF: DANIEL RUBIO R.C.E. 60934/L.S.8239 DATE

GILBERT RESIDENCE

DRAINAGE AND GRADING PLAN
16961 CORAL CAY LANE

HUNTINGTON BEACH CALIFORNIA

DWG. NO. 25-2780-GP	SHEET NO. 2 OF 2	REV.
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1ST FLOOR PLAN

NOTES:

- 1) Use 2x6 minimum stud wall construction for all exterior walls.
- 2) All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors at the required egress doors shall be not more than 1 1/2 inches lower than the top of the threshold.
- 3) All hallways, closets, etc. to have 8'-0" minimum ceiling heights (unless noted otherwise).
- 4) Penetrations through roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8).

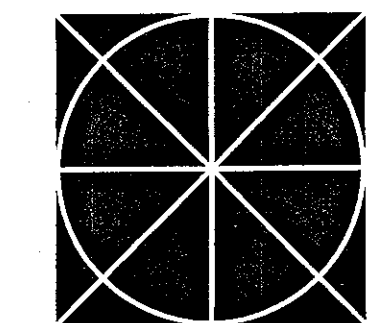
NOTE: As of March 9, 2009 state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction as such appliances or masonry units may still be constructed in exterior conditions as such with the requirements that a complete gas burning assembly be permanently secured attached in the firebox at final inspection. (ALL FIREPLACES MUST BE LISTED/APPROVED DGA's)

NOTE

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED PER CRC SECTION R313.2

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ARCHITECT

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Huntington Beach, CA 92648
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date

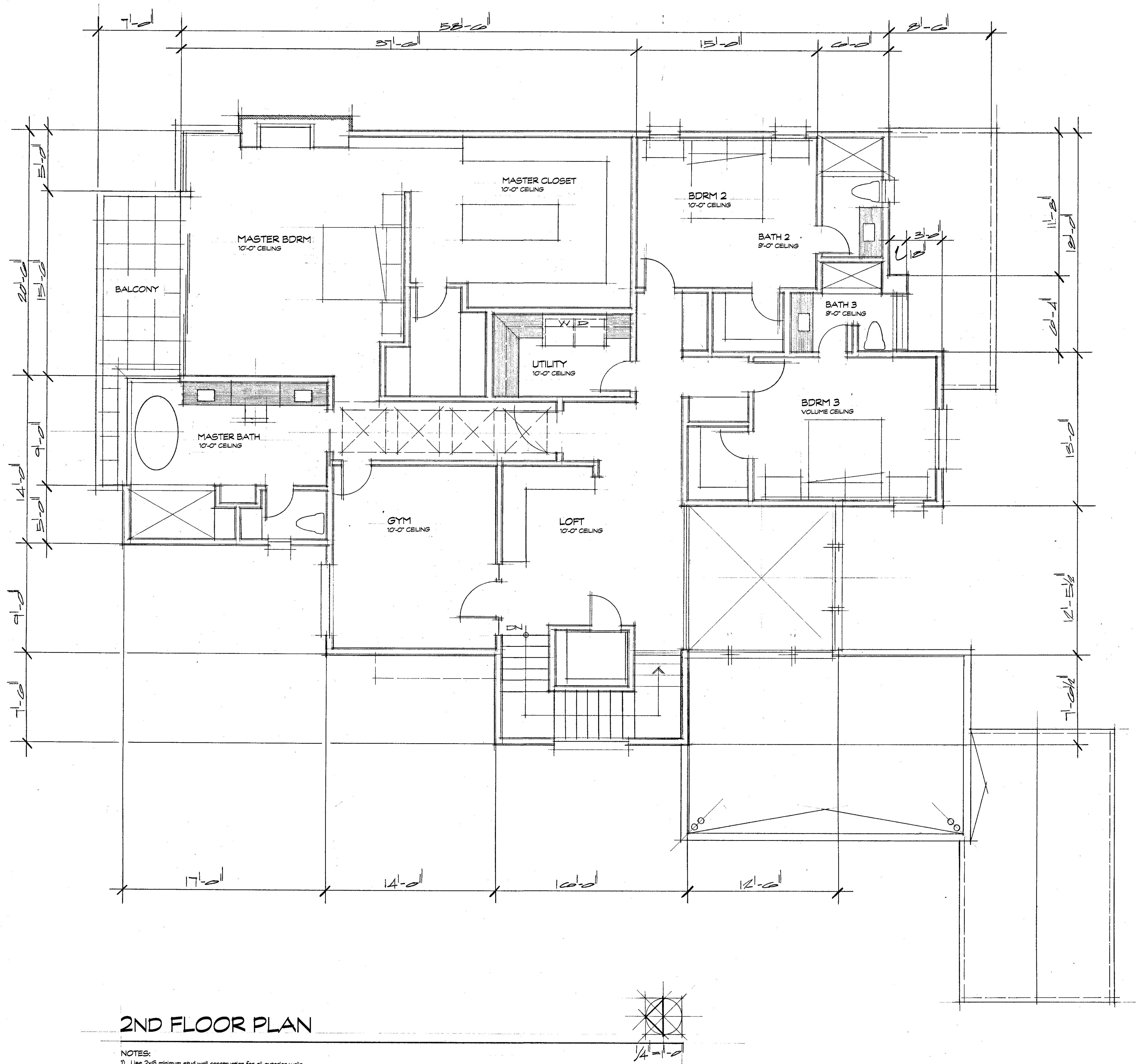
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GILBERT RESIDENCE
16961 Coral Cay Lane, Huntington Beach, CA

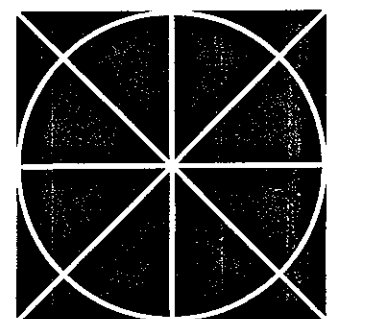


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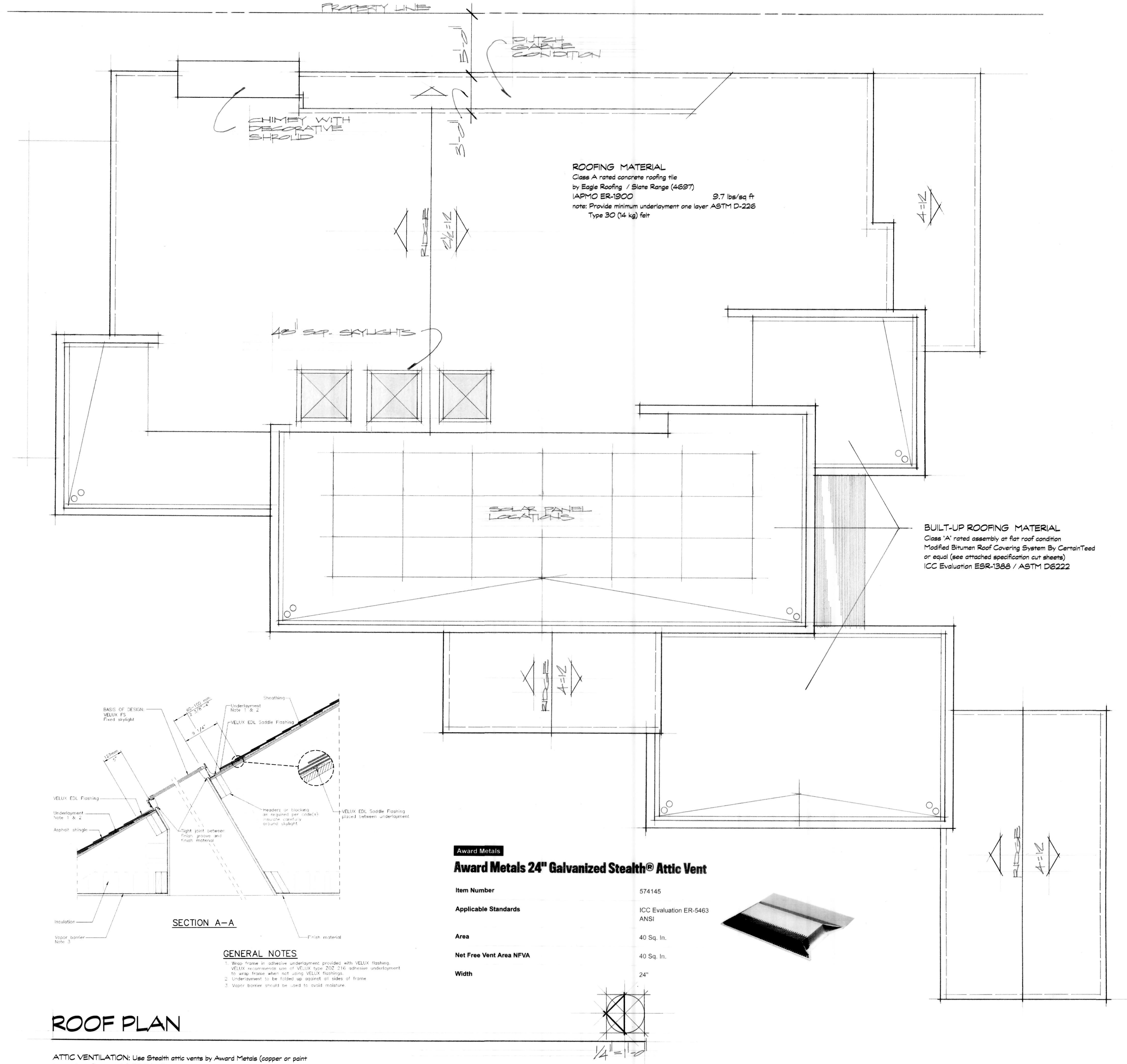
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revisions

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NOTE
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM
IS REQUIRED PER CRC SECTION R313.2



ROOF PLAN

ATTIC VENTILATION: Use Stealth attic vents by Award Metals (copper or paint to match roofing material) 1/150th of attic area to be vented and increase the ventilation area by one square inch per 1,000 BTUs if the forced air unit(s) are located in the attic.
TOTAL VENTILATION REQUIRED: 1,896 SQUARE INCHES

SMITH JAY R. SMITH MFG. CO.
 MEMBER OF SMITH GROUP INTERNATIONAL
 PORT OFFICE BOX 385
 NORTH CANTON, MASSACHUSETTS 01929-0385 (USA)
 TEL: 508-477-8002 FAX: 508-477-7396 www.ssmith.com

UL
 LISTED
 MEMBER OF

LOCATION

ROOF DRAIN AND OVERFLOW DRAIN

*** NOTE:** This Dimension to Internal Stop of Speed-Set Gasket.

A SIZE	B CAULK, NO-HUB & SPEED-SET	C THREADED	*C	FREE AREA SQ. IN. (SQ. CM)
60(50) (38/75)	6 (153)	4 3/4 (120)	4 3/4 (120)	71.5 (461)

REGULARLY FURNISHED:
 Duo Cast Iron Body, Double Expansion Joint (Specify Fig. 1710)
 Deck Plate with Securing Holes, Combined Flashing Clamp and Gravel Stop for Roof Drain and External Water Dam for Overflow Drain, both with Polyethylene Dome.

VARIATIONS:
 Expansion Joint (Specify Fig. 1710)
 Extension (Specify Height) - E
 L Speed-Set Service Weight
 LXH Speed-Set Extra Heavy
 Secondary Flashing Clamp - C2
 Vandal Proof Dome - U
 Threaded Outlet

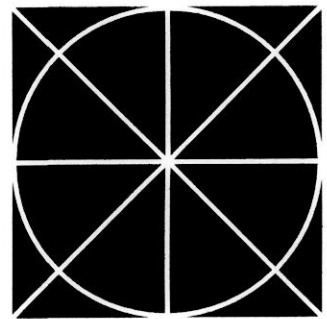
OPTIONAL MATERIALS:
 Aluminum Dome - AD
 Cast Iron Dome - CID
 Galvanized Cast Iron Dome - CIDG
 Galvanized Cast Iron Body & Collar - G
 Rough Bronze Dome - RBD

NOTE: Stated flow rates for roof drains are based on particular test piping configurations and dimensions. Installed roof drain flow rates cannot be stated unless the attached piping configuration is known and the effects of the drainage calculated.

NOTE: Dimensions shown in parentheses are in millimeters.

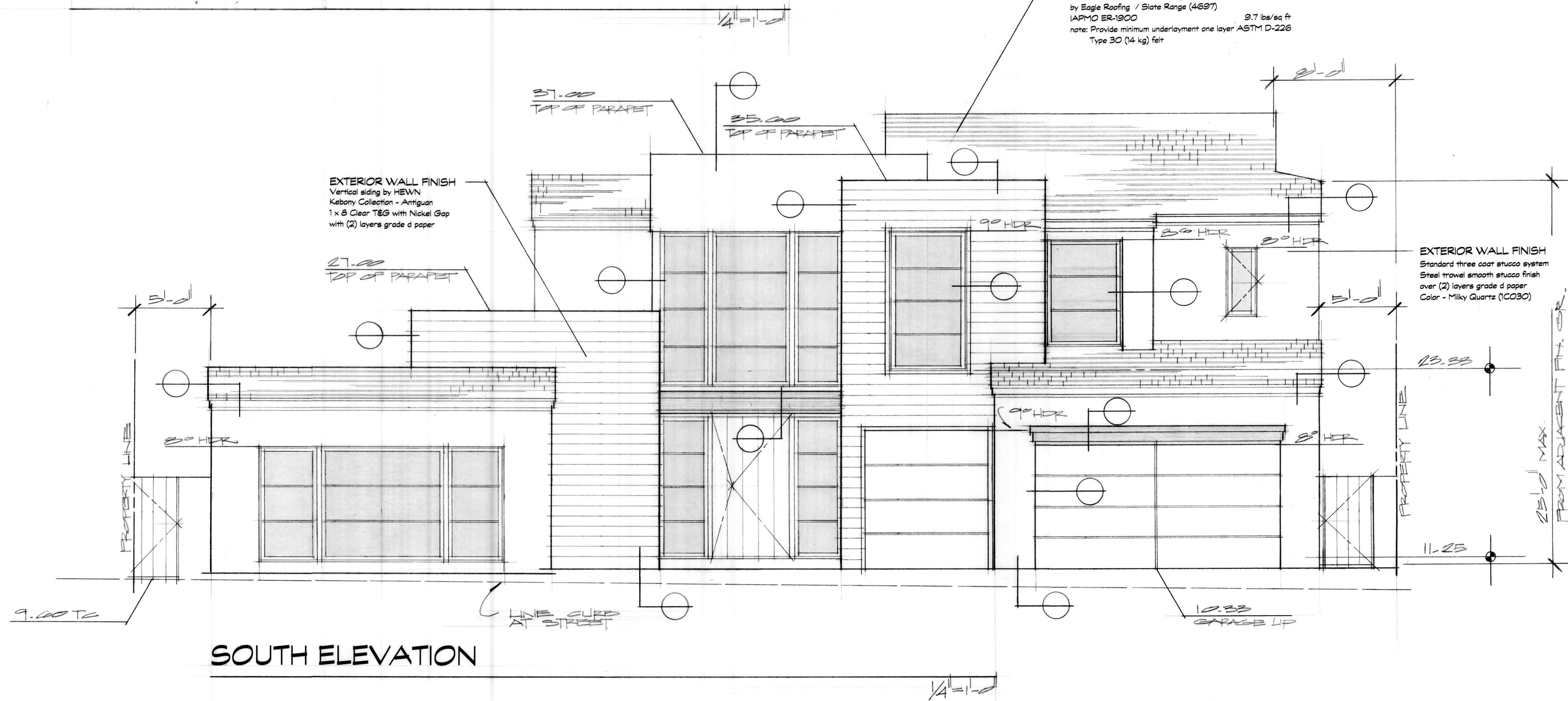
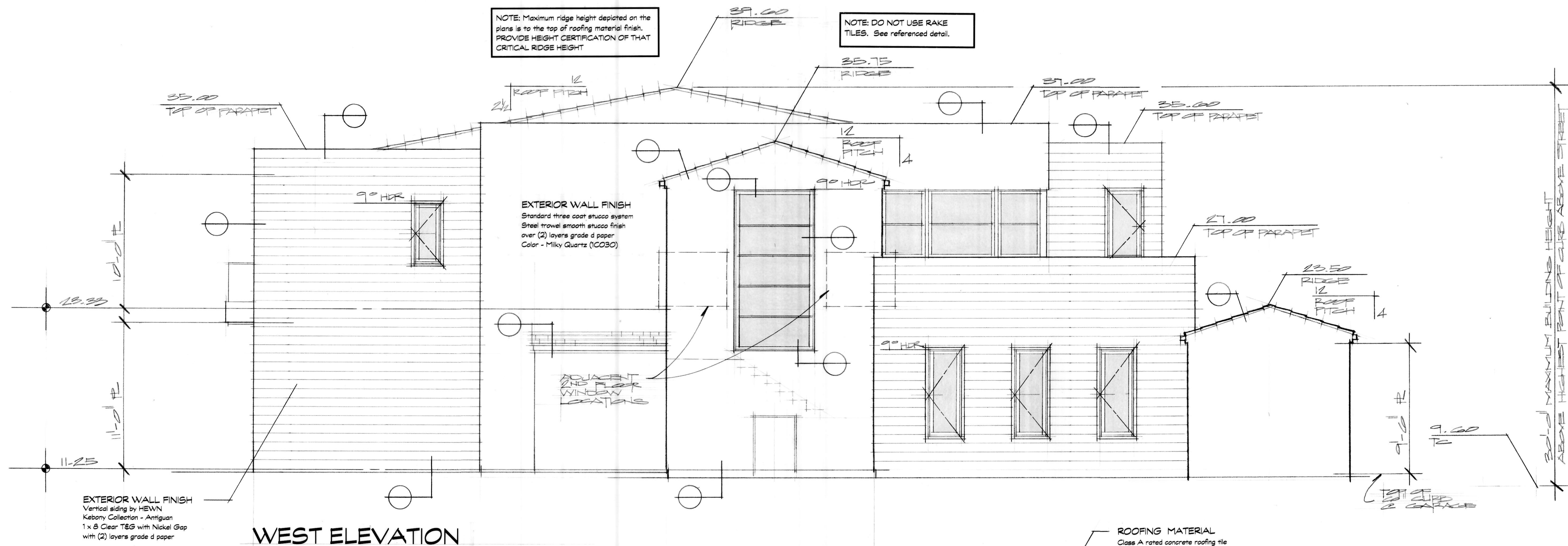
A	12-1-15	Added Flow Rate Note	TBW	BW	WEIGHT POUNDS	VOLUME CUBIC FEET	FIGURE NUMBER
REV.	DATE	DESCRIPTION	BY	CHKD. BY			1850

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1102 Main Street
Huntington Beach, CA 92648
714-847-8460 • jeffreyadahl@verizon.net



date
03/26/2025
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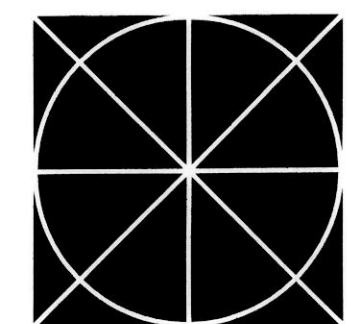
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GILBERT RESIDENCE
16961 Coral Cay Lane, Huntington Beach, CA

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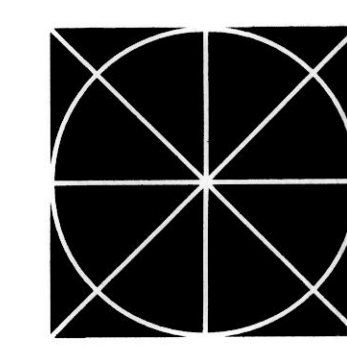
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GILBERT RESIDENCE

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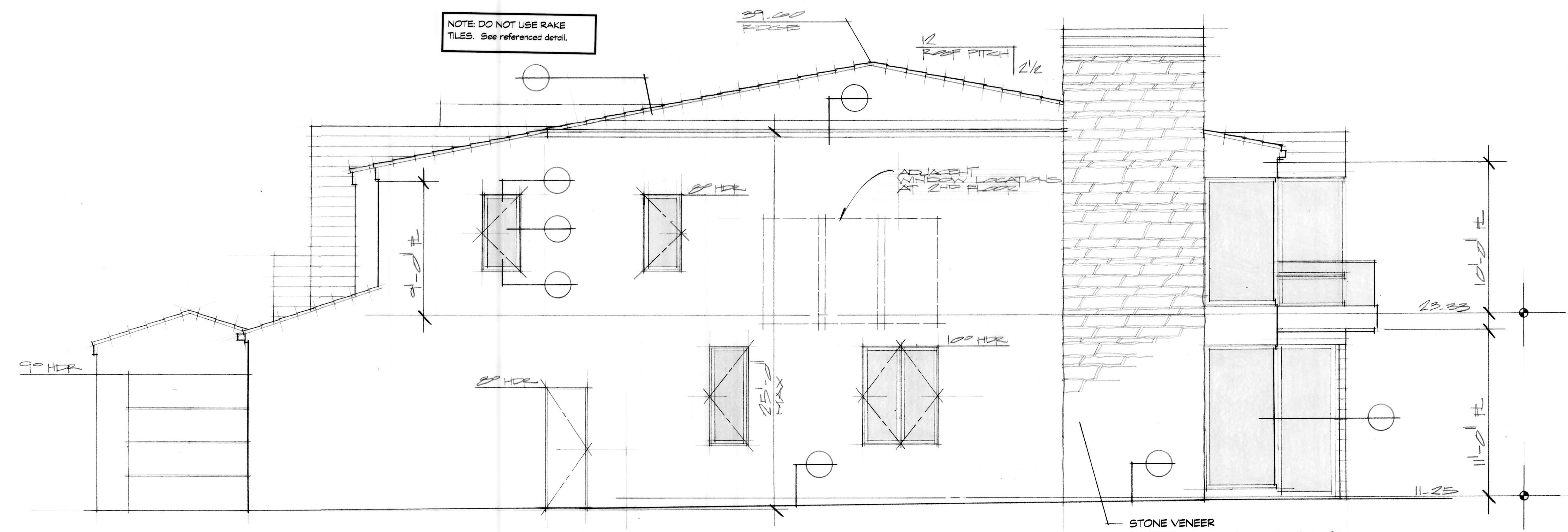


date
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EAST ELEVATION

STONE VENEER
SALADO limestone veneer, Sonoma pattern Vermeer Saw
To be laid in a roughly course (horizontal) manner
so as to appear to be structural (15#/sq ft, 1 1/2" thk. max.)
and flush grout (color to match stone).

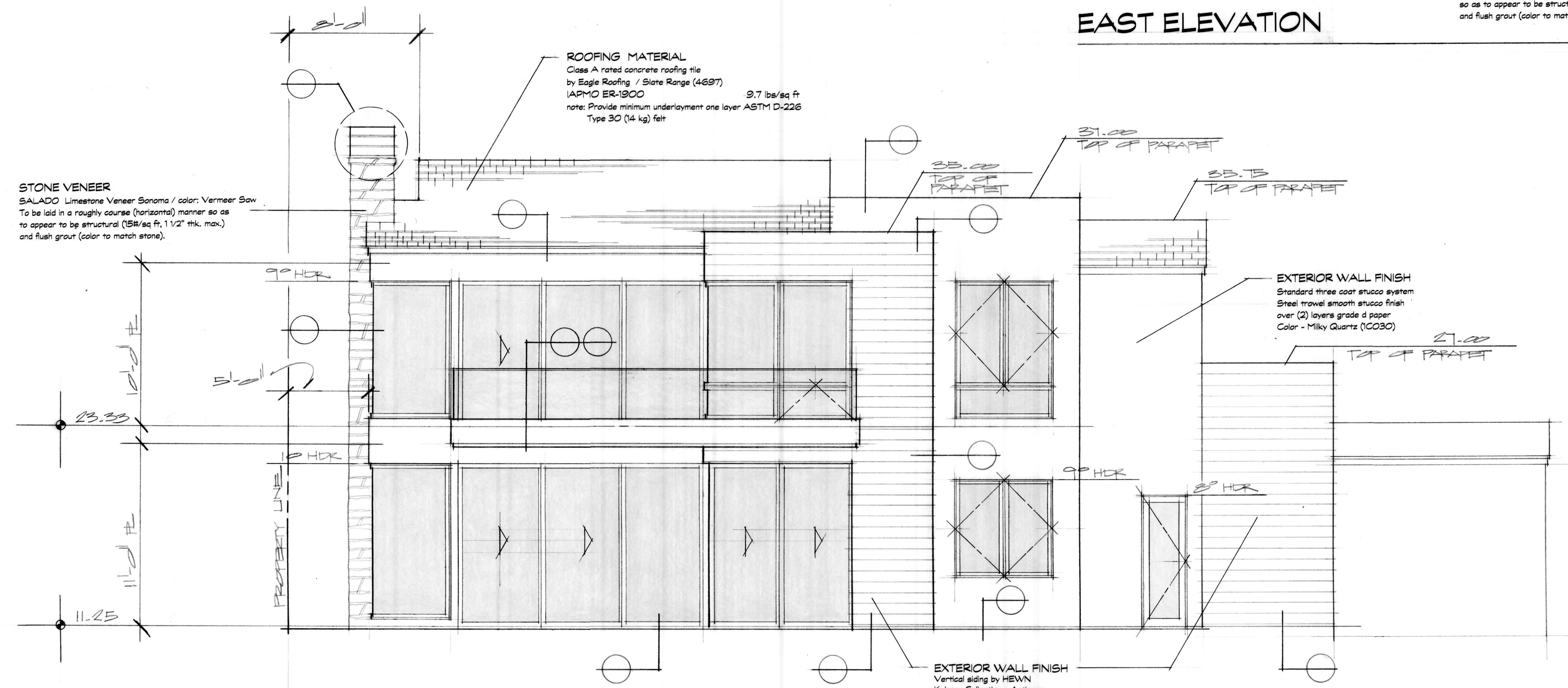
ROOFING MATERIAL
Class A rated concrete roofing tile
by Eagle Roofing / Slate Range (4697)
APMO ER-1900 9.7 lbs/sq ft
note: Provide minimum underlayment one layer ASTM D-226
Type 30 (14 kg) felt

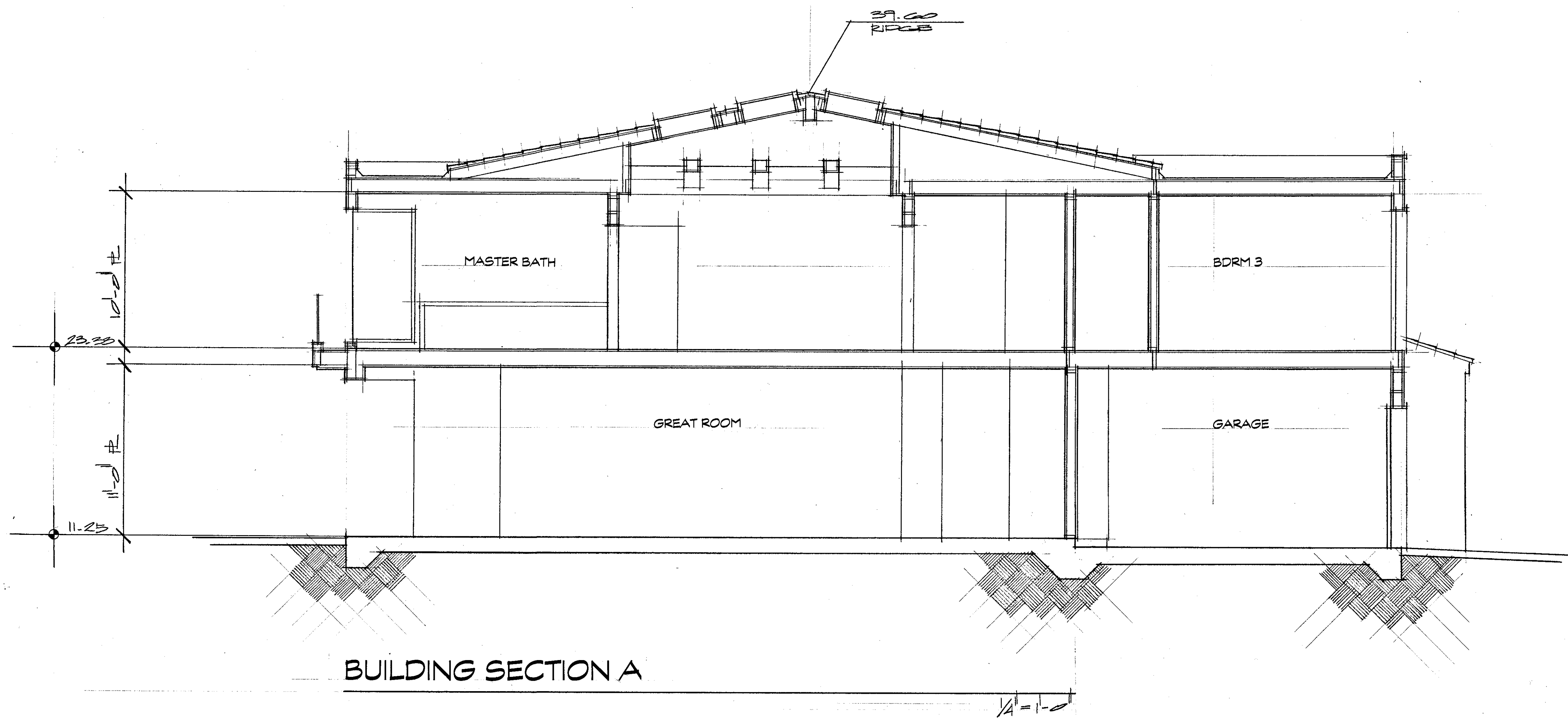
STONE VENEER
SALADO Limestone Veneer Sonoma / color: Vermeer Saw
To be laid in a roughly course (horizontal) manner so as
to appear to be structural (15#/sq ft, 1 1/2" thk. max.)
and flush grout (color to match stone).

EXTERIOR WALL FINISH
Standard three coat stucco system
Steel trowel smooth stucco finish
over (2) layers grade d paper
Color - Milky Quartz (1030)

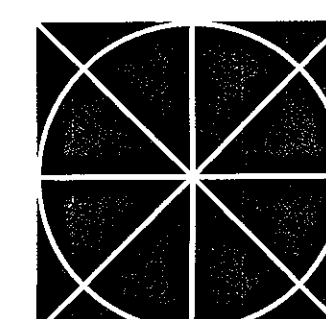
EXTERIOR WALL FINISH
Vertical siding by HEWN
Kebony Collection - Antiguan
1 x 6 Clear T&G with Nickel Gap
with (2) layers grade d paper

NORTH ELEVATION





BUILDING SECTION A



date

03/26/2025

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drawing

5000 BIRCH ST. STE. 3000
NEWPORT BEACH CA 92660

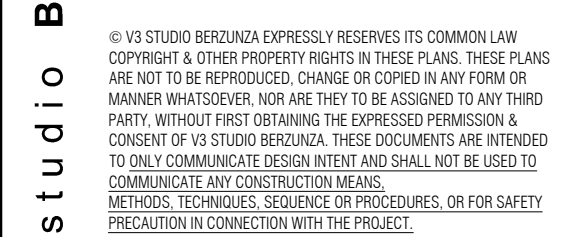


G I L B E R T R E S I D E N C E
16961 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649
APN: 157-654-7, LOT:97, TRACT:8040



REVISIONS:

No.	DATE	DESCRIPTION
PROJECT:03.002.25		



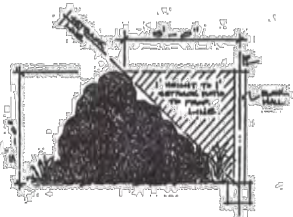
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DATE: 3-23-17 REV:



City of Huntington Beach
Department of Community Development
POOL & SPA GENERAL STANDARDS
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 – 1647

- Pool and Spa Guidelines document shall be a part of the submitted plans.
- Audible alarms at doors opening to pools shall be at least 85 dBA when measured 10 feet away from the alarm mechanism, and should sound for at least 30 seconds.
- All new block walls above 42 inches high requires a separate building permit.
- No Backfill against property line walls.
- It is the sole responsibility of the property owner to maintain all safety fencing requirements to be in conformance to all governing laws in perpetuity for the life of the pool/spa. Maintenance of pool/spa barrier shall account for improvements of adjacent properties when perimeter fences are utilized as part of the safety fencing and/or barrier.
- For projects in the methane district, all underground conduit shall be sealed consistent with Community Development Department Standard B-6-3.
- The following items are required at pre-plaster inspection: Listed anti-entrapment drain covers, listed vacuum suction cap, listed hydrostatic valve
- At least two of the seven drowning prevention safety features and pool enclosure specified on approved plans shall be equipped at pre-plaster inspection.
- Pool heater vents shall be minimum of 4 feet below or horizontally from, nor 1 foot above any opening into any building, nor less than 4 feet from any property line except a public way.
- Rock formations shall be setback 1 foot from the side and/or rear property lines for each foot of rock formation height, maximum 5-foot setback required.
- Per Ordinance 230.68, Air Conditioning units and Mechanical equipment shall maintain a minimum 30-inch clearance form side and/or rear property lines.
- No private easements are located within pool/spa area. All dirt removed shall be disposed of at a legal dumpsite.



By my signature below, I acknowledge that I have read all of the above and agree to comply with those requirements.

Property Address: _____ Permit #: _____

Permittee Name: _____

Permittee Signature: _____ Date: _____

POOL GENERAL NOTES

ENCLOSURE, BARRIER & DROWNING PREVENTION

- EVERY POOL AND/OR SPA SHALL BE FULLY ENCLOSED BY A FENCE OR OTHER BARRIER. THE FENCE OR BARRIER SHALL COMPLY WITH THE FOLLOWING:
 - 5 FT OR GREATER HEIGHT ABOVE GRADE, MEASURED FROM OUTSIDE OF THE POOL AREA.
 - MINIMUM 45 INCHES SPACING OF HORIZONTAL MEMBERS WHEN PLACED ON THE OUTSIDE OF THE FENCE.
 - MAXIMUM 4 INCH SPACING OF VERTICAL MEMBERS.
 - DECORATIVE CUTOUTS SHALL NOT EXCEED 1.75 INCHES WIDE.
 - MAXIMUM 2 INCH VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE FENCE AND GRADE, 4 INCH MAXIMUM ABOVE CONCRETE FINISH.
 - MAXIMUM 2.25 INCH SQUARE CHAIN LINK MESH, UNLESS PROVIDED WITH SLATS FASTENED AT THE TOP AND BOTTOM WHICH REDUCE THE OPENINGS TO 1.75 INCHES OR LESS.
 - DIAGONAL MEMBERS SHALL FORM OPENINGS OF 1.75 INCHES OR LESS.
 - GATES SHALL HAVE SELF CLOSING, AND SELF LATCHING MECHANISMS. IF THE LATCH CAN BE REACHED FROM OUTSIDE THE POOL AREA, LATCH MECHANISM SHALL BE AT LEAST 54 INCHES ABOVE THE BOTTOM OF THE GATE.
- ALL GATES SHALL SWING OUT OF THE POOL AREA.
- A DROWNING PREVENTION SAFETY FEATURE SHALL BE PROVIDED WHEN A DWELLING WALL SERVES AS PART OF A POOL/SPA BARRIER, AND DOORS FROM THE DWELLING PROVIDE DIRECT ACCESS TO THE POOL AREA. IDENTIFY THE DROWNING PREVENTION SAFETY FEATURE TO BE UTILIZED FOR THIS POOL INSTALLATION. (CIRCLE ONE)
 - INTERMEDIATE POOL ENCLOSURE BETWEEN THE HOUSE AND POOL
 - AN ASTM SPECIFICATIONS F 1346 APPROVED SAFETY POOL COVER.
 - EXIT ALARMS ON ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA
 - ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE FLOOR.
 - PERMANENTLY INSTALLED IN-POOL SONAR ALARM SYSTEM CERTIFIED TO MEET ASTM STD. F2208.
- WHEN INSTALLED, DOOR ALARMS SHALL COMPLY WITH THE FOLLOWING:
 - ALARM SHALL PRODUCE AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, ARE OPENED
 - THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WITHIN 7 SECONDS AFTER THE DOOR IS OPENED, AT A SOUND PRESSURE LEVEL OF NOT LESS THAN 85 DBA WHEN MEASURED INSIDE THE DWELLING AT 10 FT FROM THE ALARM.
 - THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS.
 - THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. THE DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.
- IF A DROWNING PREVENTION SAFETY SYSTEM/DEVICE OTHER THAN INTERMEDIATE BARRIERS, DOOR ALARMS OR SELF-CLOSING DEVICES WILL BE USED, COMPLETE THE FOLLOWING INFORMATION:
 - PRODUCT MANUFACTURER: _____
 - PRODUCT NAME: _____
 - INCLUDE INSTALLATION AND COVERAGE DIAGRAMS ON THE PLANS.
 - A COPY OF THE ASTM TESTING AGENCY APPROVAL LETTER SHALL BE INCLUDED ON THE PLANS.
- SAFETY GLAZING IS REQUIRED IN FENCES, DOORS AND WINDOWS, WHERE THE GLASS IS WITHIN 5 FT OF THE POOL/SPA EDGE AND LESS THAN 60 INCHES ABOVE GRADE. CBC (2406.4.5)

ELECTRICAL & HEATING SYSTEMS

- ANY WALK SURFACE WITHIN 5 FT OF THE POOL EDGE SHALL BE BONDED, INCLUDING UNREINFORCED OR LANDSCAPED AREAS.

DRAWING PREVENTION SAFETY

DOOR ALARM (DA)
*PROPOSED DOOR ALARM SPECIFICATIONS:
POOL GUARD: DOOR ALARM DAPT-2 AUTOMATIC RESET
THE DOOR ALARM IS ALWAYS ON AND WILL AUTOMATICALLY RESET UNDER ALL CONDITIONS.
UL LISTED UNDER UL 2017 COMPLIES WITH BUILDING CODES
T-81 2.346.2648

POOL ALARM (PA)
*PROPOSED POOL ALARM SPECIFICATIONS:
POOL GUARD: POOL ALARM - MODEL PGRM-2
ASTM F 2208-08
T-81 2.346.2648

MECHANICAL NOTE:

- SHOW LOCATION OF POOL/SPA HEATING EQUIPMENT (TITLE 24)
- WEATHERPROOF PLATE ON HEATER THAT PROVIDES INSTRUCTIONS FOR THE ENERGY EFFICIENT OPERATION TO PREVENT STRATIFICATION OF THE HEATED WATER AND THE COLDER EXISTING WATER (TITLE 24)
- HEATER TO HAVE ON / OFF SWITCH ON HEATER (TITLE 24)
- 75% THERMAL EFFICIENCY REQUIRED FOR GAS HEATER (TITLE 24)
- TIME CLOCK REQUIRED (TITLE 24)
- ALL POOL EQUIPMENT MANUFACTURES SPECIFICATIONS TO REMAIN ON SITE WITH APPROVED PLANS FOR ROUGH MECHANICAL INSPECTION.

PLUBING NOTE:

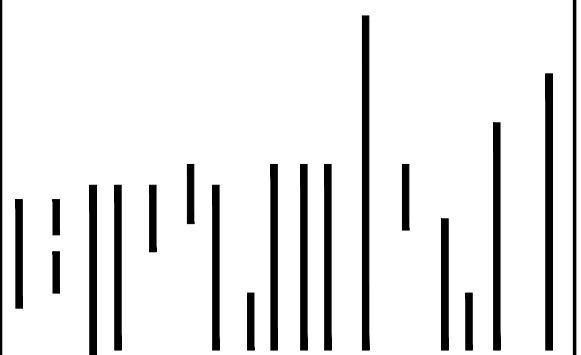
- POOL TO BE PLUMBED FOR FUTURED SOLAR HEATING (TITLE 24)
- DIRECTIONAL WATER INLET REQUIRED TO PREVENT STRATIFICATION OF THE HEATED WATER AND THE COLDER EXISTING WATER (TITLE 24)
- 3" P-TRAP REQUIRED FOR ALL SWIMMING POOLS AND SPA.
- PROVIDE A SEDIMENT TRAP FOR A GAS APPLIANCE PER SECTION 512.4 OF THE 2009 UNIFORM SWIMMING POOL, SPA & HOT TUB CODE.

BONDING NOTES:

- BONDING MUST BE PROVIDED PER CEC SEC 660.26 FOR THE FOLLOWING ITEMS
 - CONDUCTIVE POOL SHELL
 - PERIMETER PAVED OR UNPAVED SURFACES/DECK WITHIN 3' OF POOL EDGE
 - METALLIC COMPONENTS
 - UNDERWATER LIGHTING
 - METAL FITTINGS
 - ELECTRICAL EQUIPMENT
 - FIXED METAL PARTS
 - POOL WATER MUST BE BONDED WITH A 9 INCH SQUARE MINIMUM CONDUCTIVE SURFACE.

NOTES REQUIRED ON THE PLANS:

- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS, A SUCCESSFUL INSPECTION IS NOT OBTAINED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE WORK HAS BEEN SUSPENDED FOR UP TO ONE (1) YEAR. WHEN WORK AUTHORIZED BY A PERMIT HAS BEEN SUSPENDED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE AND CALIFORNIA ENERGY CODE.
- ALL DAMAGE TO CURBS, GUTTERS, SIDEWALK AND DRIVEWAY CAUSED DURING CONSTRUCTION OF A POOL SHALL BE REPAIRED PRIOR TO THE PRE-PLASTER INSPECTION.
- A LETTER STATING THAT MATERIALS FROM THE POOL EXCAVATION HAS BEEN DISPOSED OF AT THE ORANGE COUNTY DISPOSAL STATION MUST BE RECEIVED BY THE BUILDING OFFICIAL PRIOR TO PRE-PLASTER INSPECTIONS.
- AN ENCLOSURE SHALL BE INSTALLED AROUND THE POOL AREA COMPLYING WITH SECTION 3109 OF THE CALIFORNIA BUILDING CODE PRIOR TO THE PRE-PLASTER INSPECTION.



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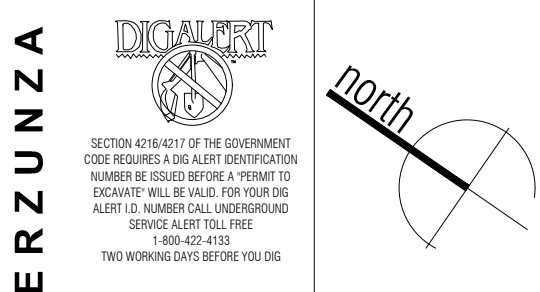
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APN: 157-654-7

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V. BERZUNZA

CHECKED BY:
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REVISIONS:

No.	DATE	DESCRIPTION
PROJECT: 03.002.25		




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SHEET DESCRIPTION:
POOL GENERAL NOTES

GN 000

DATE: 3-23-17 REV:




IMPORTANT

OPERATING INSTRUCTIONS
MANUAL

HELPFUL HINTS & TIPS

"NSF CERTIFIED TO THE ASTM SAFETY SPECIFICATION F 2208"



MODEL PGRM - 2 85dB Horn at 10 Feet

This product has been designed to aid in the detection of unwanted intrusions into unsupervised pools. POOLGUARD IS A SAFETY ALARM SYSTEM AND NOT A LIFE SAVING DEVICE. *This device is not intended to replace any other safety consideration - i.e., adult supervision, lifeguards, fences, gates, pool covers, locks, etc., and some devices may not detect gradual entry"

CERTIFICATION

NSF International Certifies that the POOLGUARD Pool Alarm Model PGRM-2 conforms to the requirements of ASTM F2208 - Standard Safety Specification for Residential Pool Alarms.

1. Certified to ASTM F2208-2008 for performance.
2. Certified to NSF/ANSI Standard 50 for material safety. Certified pool and spa end use temperature.

POOLGUARD Pool Alarm Model PGRM-2 will meet or exceed all parts of the Tennessee Pool Alarm requirements of the Katie Beth Law.

INSPECTION

POOLGUARD is packaged in a shipping carton that minimizes the chance of damage due to handling. Check for damage and confirm that the contents of the carton include the following items:

- POOLGUARD Unit
- Handle
- Red Reset/Sleep Key
- Remote Receiver and Power Supply
- Operating Instructions Manual

If an item is missing, contact either the place of purchase or PBM Industries, Inc. for replacement.

CARE AND HANDLING

POOLGUARD is constructed from sturdy plastic to withstand the adverse moisture environment of a swimming pool. Care needs to be taken when handling to ensure against being dropped, kicked, etc. **ALWAYS REMOVE THE POOL UNIT FROM THE POOL WHEN THE POOL IS BEING USED. STORE THE ALARM IN THE UPRIGHT POSITION (See Figure 1) AWAY FROM POOL ACTIVITY.** If the pool unit accidentally falls into your pool, remove it immediately and drain the water from it. Take the pool unit apart as indicated in the Battery Installation/Replacement section and remove the battery. Remove all the water from the inside of the unit, the battery and the circuit board area with a paper towel or cloth. Completely test the alarm before each use as described in the manual to ensure proper operation. **CAUTION- KEEP THE RED RESET/SLEEP KEY OUT OF THE REACH OF CHILDREN. INTERNAL MAGNET MAY BE HARMFUL IF SWALLOWED!**

ATTACHING HANDLE

The two handle screws are located in the top of the alarm, remove them and attach the handle, (See Figure 1).

OPERATING YOUR ALARM

RESET/SLEEP MODE (SEE FIGURE 1)

RESET: When the pool unit is installed in the pool and the horn is sounding; place the red reset/sleep key on the reset/sleep decal to reset and silence the alarm. The pool unit is now monitoring your pool for an intrusion.

SLEEP MODE: When the pool unit is removed from the pool and the horn is sounding; place the red reset/sleep key on the reset/sleep decal for 3 to 4 seconds to activate sleep mode and silence the alarm. To store the alarm, place the alarm in the upright position (See Figure 1). The pool unit will automatically wake up when it is re-installed into your pool!

SILENT INSTALLATION AND REMOVAL FEATURE

- The Poolguard system will sound an alarm (Horn will sound) when you install or remove the pool unit from your pool. If you would like the Poolguard system not to sound an alarm (Horn will not sound) when you install or remove the pool unit from your pool, follow the directions below.

1. SILENT INSTALLATION (HORN WILL NOT SOUND)
 - Hold the red reset/sleep key on the reset/sleep decal for 1 second until you hear the pool units horn beep. Remove the red reset/sleep key, you now have 10 seconds to install the pool unit into your pool without the horn sounding. **AFTER 10 SECONDS, THE POOL UNITS HORN WILL BEEP INDICATING THAT POOLGUARD IS NOW MONITORING YOUR POOL FOR AN INTRUSION. IF THE POOL UNIT WAS NOT INSTALLED INTO YOUR POOL, IT WILL GO TO SLEEP.**
2. SILENT REMOVAL (HORN WILL NOT SOUND)
 - Before removing the pool unit from your pool. Place the red reset/sleep key on the reset/sleep decal for 1 second until you hear the pool units horn beep. Remove the red reset/sleep key, you now have 5 seconds to remove the pool unit from your pool without the horn sounding. **AFTER 5 SECONDS THE POOL UNITS HORN WILL BEEP. IMPORTANT: IF THE POOL UNIT WAS REMOVED FROM YOUR POOL, THE POOL UNIT WILL GO TO SLEEP. BE SURE TO STORE YOUR ALARM IN THE UPRIGHT POSITION (SEE FIGURE 1). IF THE POOL UNIT WAS NOT REMOVED FROM YOUR POOL, IT WILL CONTINUE TO MONITOR YOUR POOL FOR AN INTRUSION.** (Cont. on next page)

SILENT INSTALLATION AND REMOVAL FEATURE (Cont.)

3. POOLGUARD has designed this feature for "ONLY" those who have the responsibility of removing the alarm from the pool!

BATTERY INSTALLATION / REPLACEMENT

(Battery not included)

POOLGUARD is powered by a standard 9 volt alkaline battery. POOLGUARD recommends Energizer No. 522. To install or replace the battery:

- Remove the screw from the bottom of the unit. (See Figure 1).
- Carefully slide out electronics assembly; do not pull or jerk on internal hook up cable. (If necessary, gently shake unit to remove assembly.)
- Remove old battery and check for leakage or corrosion. (Remove any leakage or corrosion if present before installing new battery.)

IMPORTANT: WHEN A 9 VOLT BATTERY IS FIRST INSTALLED IN THE POOL UNIT, THE HORN WILL SOUND, TO SILENCE THE ALARM HOLD THE RED RESET/SLEEP KEY ON THE RESET/SLEEP DECAL FOR 3 TO 4 SECONDS TO ACTIVATE SLEEP MODE AND SILENCE THE ALARM. THE POOL UNIT WILL AUTOMATICALLY WAKE UP WHEN IT IS INSTALLED INTO THE POOL.

- Install a new battery by attaching the battery snap (BE SURE THE CONNECTION IS TIGHT). Slide battery into battery holder.
- Slide the electronic assembly into the pool unit. **DO NOT PUT IN UPSIDE DOWN OR PINCH THE INTERNAL HOOK UP CABLE.**
- Replace the screw, hand tighten until screw is all the way in and flush against the pool unit.

To prevent possible damage, battery should be removed whenever storing the alarm, for an extended period of time.

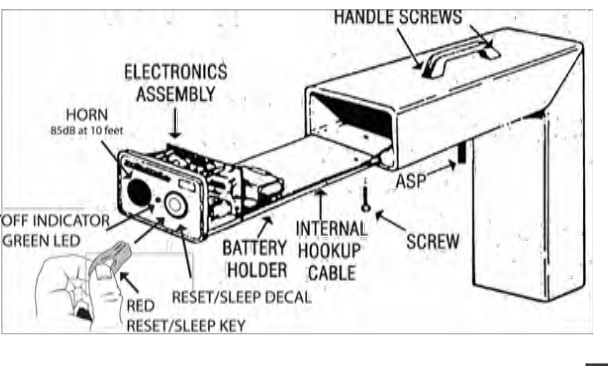
ON/OFF INDICATOR - GREEN LED

When POOLGUARD is installed and monitoring your pool for an intrusion, the green LED will flash once approximately every 10 seconds to indicate that the alarm is ON and OPERATING. When POOLGUARD is installed in your pool and the alarm is sounding, the green LED will flash approximately 2 times per second.

When POOLGUARD is removed from your pool the GREEN LED will not flash indicating that the alarm is OFF and NON-OPERATIONAL.

LOW BATTERY FUNCTION

The POOL UNIT AND THE REMOTE RECEIVER will beep once approximately every 10 seconds to alert you that the battery is low in the pool unit and needs to be replaced.



POOL UNIT
FIGURE 1

PLACEMENT IN YOUR POOL

Figure 2 illustrates locations best suited for detecting intrusions from any area of the pool. If your pool is larger than 800 square feet, if you have more than 2 return lines, any concerns about the size, or if you have an irregular shaped pool or water features such as waterfalls, please call customer service to clarify the recommended number of alarms and locations for alarms: 1-800-242-7163. Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specifications for Residential Pool Alarms ASTM F 2208, in a 16' x 32' pool. POOLGUARD alarms can be used in pools up to 20' x 40' or 800 square feet.

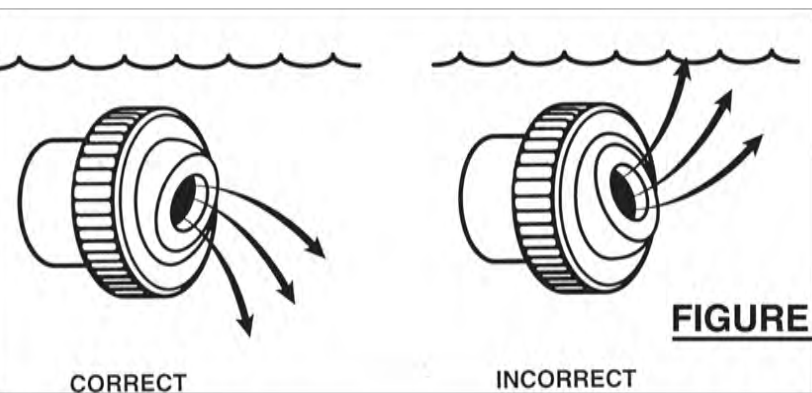


FIGURE 2

Pools 800 Square Feet and Smaller.

(Cont. on next page)

TEST BEFORE USING (continued)

•After resetting the alarm and allowing time for the water action to settle, repeat the procedure from another point in the pool until you are confident of detection performance.

•POOLGUARD includes a timer function which automatically resets the unit after the alarm has sounded for approximately 5 minutes.

ADJUSTING YOUR RETURN LINE FITTINGS

The POOLGUARD alarm should not be placed too close to a return line, also do not place POOLGUARD in a location in the pool where a return line is pointing in the alarms direction. Water turbulence may be too strong, falsely setting the alarm off or the water turbulence may interfere with the alarms ability to detect an intrusion. If you have more than 2 return lines please call customer service at 1-800-242-7163. It is very important in pools to adjust all the eyeball fittings on your return lines so that the water flow will not interfere with your pool alarm. **Point all the eyeball fittings down and your pool will still circulate properly and this will allow POOLGUARD to function properly.** (See Figure 5). Pointing the eyeball fittings down also helps prevent algae growth.

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PBM INDUSTRIES, INC.
P.O. BOX 658, NORTH VERNON, IN 47265
1-800-242-7163

This product has been designed to aid in the detection of unwanted intrusions into unsupervised pools. POOLGUARD is a SAFETY ALARM SYSTEM and NOT A LIFE SAVING DEVICE. "This device is not intended to replace any other safety consideration - i.e., adult supervision, lifeguards, fences, gates, pool covers, locks, etc., and some devices may not detect gradual entry."

poolguard
by **PBM INDUSTRIES, INC.**

AFSP
AN ASSOCIATION OF

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REV. 2/2016

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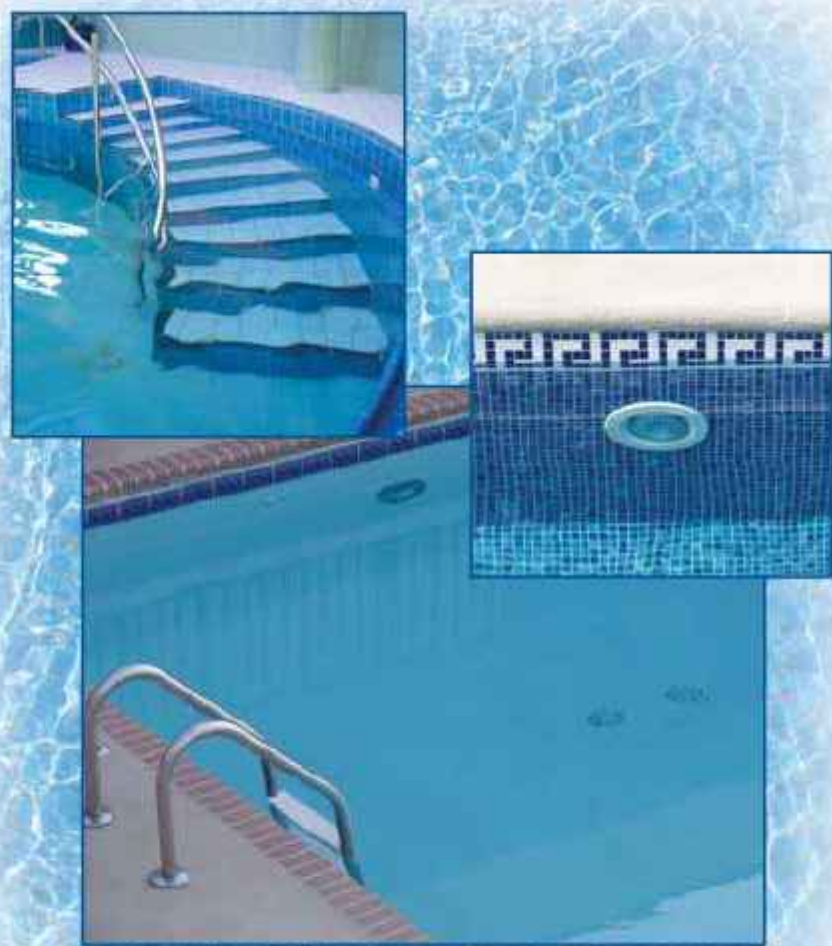
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Equipotential Bondin

of Permanently Installed Swimming Po



ERITECH® EQUIPOTENTIAL BONDING

Equipotential Bonding of Permanently Installed Swimming Pools

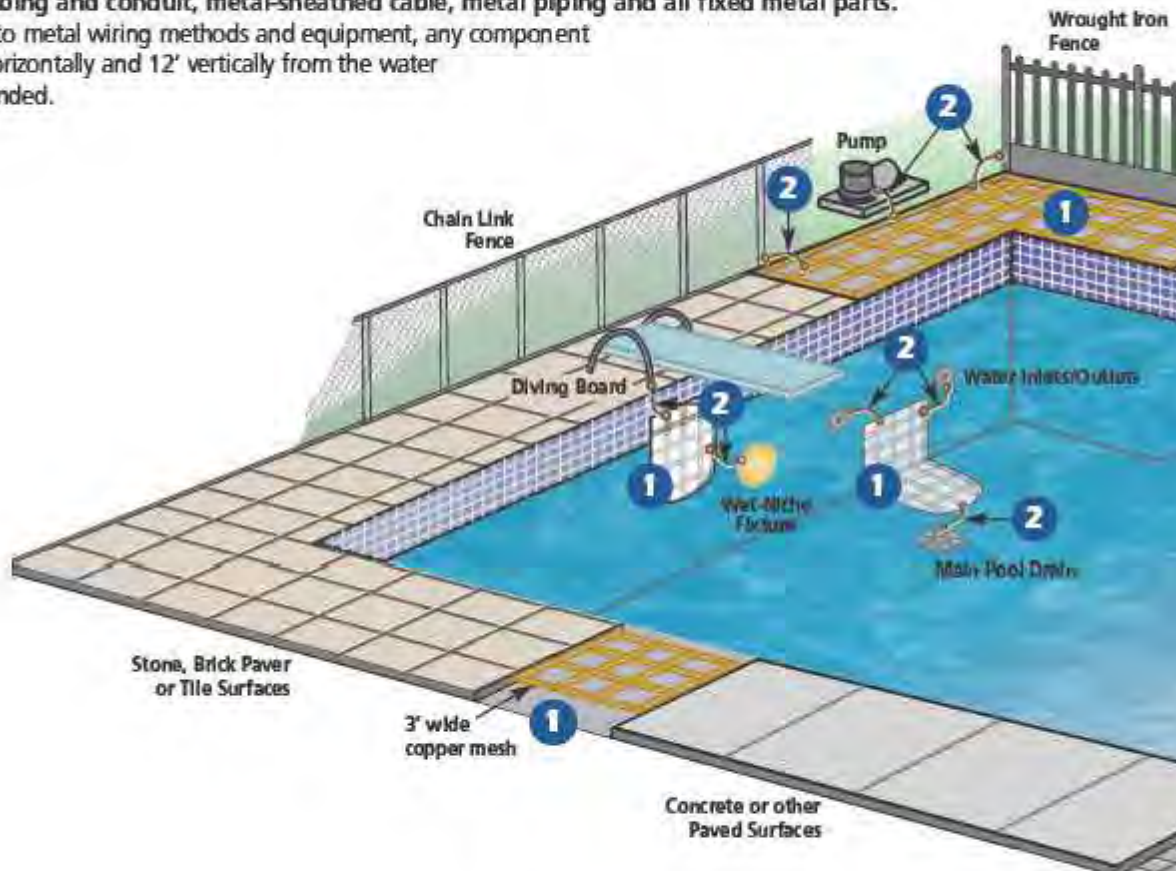
The requirements for bonding and grounding permanently installed indoor and outdoor swimming pools are provided in Article 680 "Swimming Pools, Fountains and Similar Installations" of the 2005 Edition of the National Electrical Code (NEC).

What is Equipotential Bonding?

Article 680.26 details the bonding requirements for permanently installed swimming pools in order to "eliminate voltage gradients in the pool area as prescribed." Bonding the metallic parts in and around the pool area prevents differences of potential from developing in the event of an electrical equipment fault and reduces the possibility of electric shock. The area created by bonding the metallic parts together is known as an equipotential plane.

The NEC requires bonding all of the following metallic parts in a permanently installed swimming pool with a #8 AWG solid or larger conductor.

- Concrete reinforcing steel and all metallic structural components. Uncoated reinforcing steel and all other metallic structures.
- Underwater lighting. All metallic parts (housings and mounting brackets).
- Metal fittings. Metal fittings for pipes, drains and water inlets.
- Electrical equipment. All metal parts of any electrical equipment associated with the pool including pumps and recirculating equipment, heaters and blowers and automatic covers.
- Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts. In addition to metal wiring methods and equipment, any component within 5' horizontally and 12' vertically from the water must be bonded.



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ERITECH® EQUIPOTENTIAL BONDING

Pool Grounding - Parts List	
ERITECH® Prefabricated Mesh	
POOLMESH350 #8 copper wire, 12" x 12" mesh, 3' wide, 50' long POOLMESH100 #8 copper wire, 12" x 12" mesh, 3' wide, 100' long	
ERITECH Direct-Burial Grounding Clamps	
EK16 & EK17 direct burial ground clamps. #10 to #2 conductor. Use on pipe up to 1", ground rods up to 1", rebar #4 to #6	
SRGC46 grid connector #10 - 4 solid or stranded wire	
ERITECH Split Bolts & Water Pipe Clamps	
CWP2JU bronze pipe clamp 1-1/4" to 2" pipe, #10 - 2	
ESB8 bronze split bolt #8 to #14	
ERITECH Grounding and Bonding Lugs	
ELA bronze mechanical lug #14 solid to #4 stranded	
CADWELD® Copper Wire Mesh CADWELD Molds	
PGT0BCU CADWELD mold with frame #8 solid copper mesh requires #15 F20 CADWELD welding material	
CADWELD Horizontal Rebar CADWELD Molds	
RRAS21D CADWELD mold with frame #8 solid to #4 rebar, requires #25 F20 welding material and B143A packing RRC511D CADWELD mold for #8 solid to #3 rebar, requires #25 F20 welding material and L160 handle clamp	
CADWELD Vertical Rebar CADWELD Molds	
RJCS21D CADWELD mold for #8 solid wire with B1331K sleeve to #4 rebar, requires #45 F20 welding material and B140A packing, & L160 handle RJCS11D CADWELD mold for #8 solid wire with B1331K sleeve to #3 rebar, requires #45 F20 welding material and B140A packing, & L160 handle	
CADWELD Vertical Pipe or Fence Post CADWELD Mold	
VSC1DV3C #8 solid copper with B1331K sleeve to 1-1/2" to 4" pipe requires #45 F20 welding material & B160V pipe chain support clamp	
CADWELD Cable to Lug CADWELD Mold	
GLCCE1D #8 solid with B1331K sleeve to 1/8" x 1" type GL lug #32 F20 welding material, L160 handle clamp	
CADWELD Type GL Lug	
B121CE 1/8" x 1" tin plated lug with one 9/16" diameter hole	

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UL is a registered trademark of Underwriters Laboratories, Inc.

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ERITECH 1278100 002000

Equipotential Bonding Grid

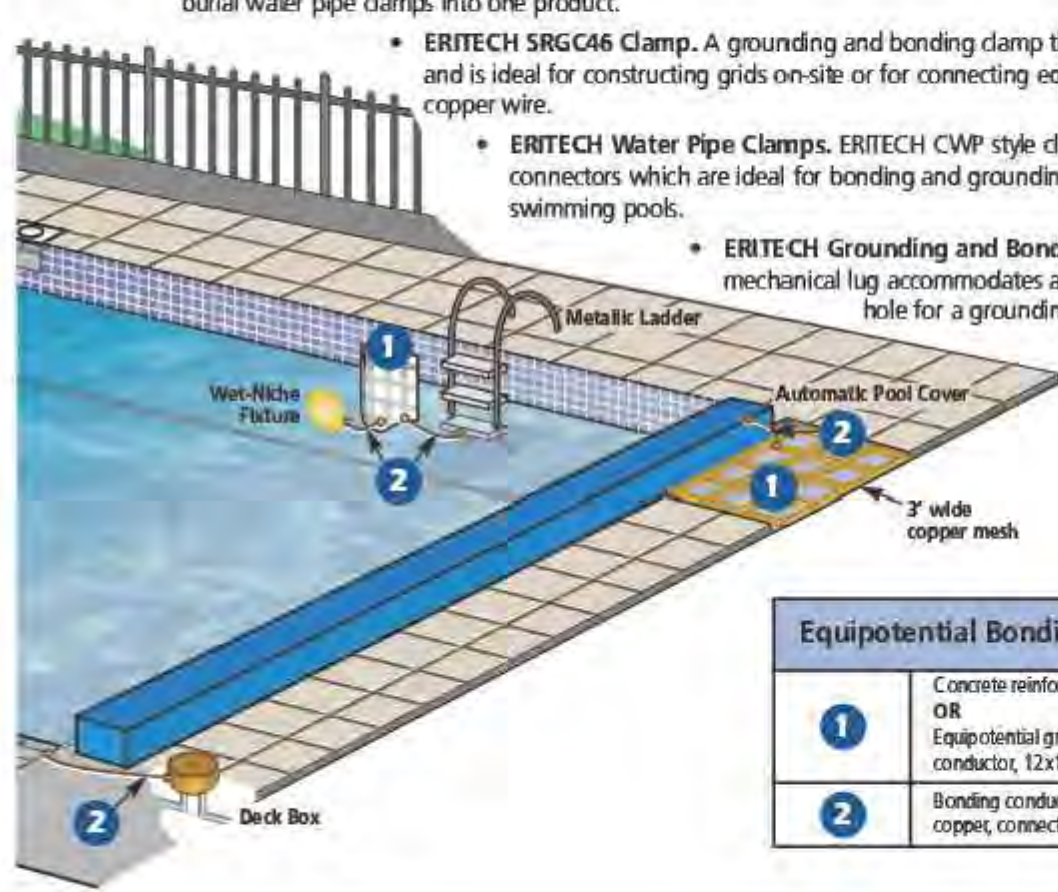
All of the bonded parts in or around the swimming pool must be attached to an equipotential bonding grid. This grid must extend 3' beyond the inside surface of the pool under concrete, stone or other paved walking surfaces. This grid can consist of the following:

- Reinforcing Steel. Uncoated reinforcing steel of a concrete pool (poured or sprayed, with painted or plaster coatings) can be used as the equipotential bonding grid.
- Copper Grid. A grid constructed with a minimum of #8 AWG bare solid copper conductors with 12" x 12" spacing.

Pools made of non-conductive materials (fiberglass composite, vinyl lined polymer or other non-conductive materials) do not require an equipotential grid that covers the full contour of the bottom and sides of the pool, however an equipotential grid is still required around the perimeter of the pool extending 3' beyond the sides of the pool.

EQUIPOTENTIAL BONDING SOLUTIONS FROM ERICO® INCLUDE THE FOLLOWING:

- ERITECH® Prefabricated Mesh. Convenient, efficient and economical for equipotential bonding grids. Prefabricated mesh is constructed with #8 AWG solid copper conductor with 12" x 12" spacing and is available in 3' x 100' rolls and other convenient sizes.
- CADWELD® Welded Electrical Connections. For connecting the bonding conductor to rebar and to the copper grid. CADWELD provides a permanent, low-resistance connection needed to create a long-lasting, reliable bonding network. CADWELD connections will not deteriorate with age, cannot loosen and are made with inexpensive, lightweight and portable equipment.
- ERITECH® Direct-Burial Grounding Clamps. EK16 / EK17 - a timesaving, cost-effective, versatile product that combines four clamps into one. The bronze-alloy clamp consolidates separate rebar clamps, ground rod clamps, water pipe clamps and direct-burial water pipe clamps into one product.
 - ERITECH SRGC46 Clamp. A grounding and bonding clamp that is UL® listed for direct burial in concrete and is ideal for constructing grids on-site or for connecting equipotential bonding mesh to #8 AWG copper wire.
 - ERITECH Water Pipe Clamps. ERITECH CWP style clamps are UL-listed mechanical connectors which are ideal for bonding and grounding the metallic pipes and conduit of swimming pools.
 - ERITECH Grounding and Bonding Lug. The EL4 bronze single hole mechanical lug accommodates a #8 AWG solid conductor and has a 1/4" hole for a grounding stud.

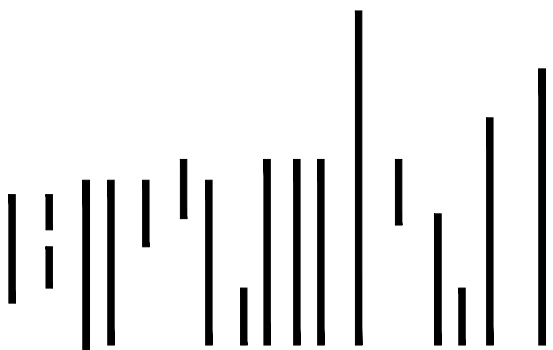


Equipotential Bonding	
1	Concrete reinforcing steel per NEC 680.26 B(1) OR Equipotential grid, #8 AWG or larger solid copper conductor, 12x12 spacing per NEC 680.26C(3)
2	Bonding conductor, #8 AWG or larger solid copper, connected per NEC 250.8

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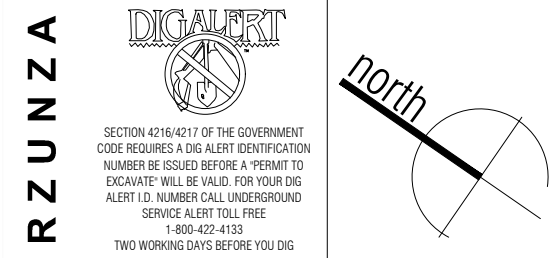
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APN: 157-654-7

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No. DATE DESCRIPTION
PROJECT: 03.002.25



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SHEET DESCRIPTION:
POOL BONDING

GN 002

DATE: 3-23-17 REV:



GN 004



GN 004

DATE: 3-23-17 REV:



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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF FINISH MATERIAL, FACE UNLESS NOTED OTHERWISE.
2. ALL DISCREPANCY, FOUR (4) DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
4. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY REFER TO DESIGN, DETAILS AND DIMENSIONS DRAWINGS BY OTHERS.
5. ALL ELECTRICAL FITTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY REFER TO ELECTRICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
6. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
7. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTEDS WITH SUBCONTRACTORS.
8. ALL EQUIPMENT, APPLIANCES, FIXTURES TO BE INSTALLED PER MFR'S RECOMMENDATIONS
9. ALL INTERIOR AND EXTERIOR FINISHES TO MATCH EXISTING UNLESS NOTED

CODE	DESCRIPTION
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02 EXISTING CONDITIONS

02-01	(E) 6' HT PROPERTY BLOCK WALL TO REMAIN
02-02	(E) UTILITIES *REF. TO CIVIL PLAN
02-03	(E) CONC. ROLL UP CURB TO REMAIN
02-04	(E) CONC. SIDEWALK TO REMAIN

04-01 50000 FINISH GAS BBQ, 50000 TO MATCH HOUSE

04-02 PORCELAIN TILE STEPS

(G-01) NEW 6" HT WOOD POOL SAFE GATE
 *SELF CLOSING, SELF LATCHING
 *SHALL SWING AWAY FROM POOL AREA (48" MAX WIDE)
 *LATCH HEIGHT OF 54" FROM FG
 *PER (CBC 31.09.2 (15923)) #1SPSC 305)

(G-02) NEW 5" HT TEMPERED GLASS POOL SAFE GATE
 *SELF CLOSING, SELF LATCHING
 *SHALL SWING AWAY FROM POOL AREA (48" MAX WIDE)
 *LATCH HEIGHT OF 54" FROM FG
 *PER (CBC 31.09.2 (15923)) #1SPSC 305)

P-01	NATURAL GREY CONC. DRIVEWAY W/ A.T. GREEN SEAM
P-02	PEDESTRIAN NATURAL GREY CONC. PAVING
P-03	PORCELAIN PAVERS STEPPING PADS W/ A.T. GREEN SEAM
P-04	PORCELAIN PAVES PAVING
P-05	ARTIFICIAL TURF

PO-01	PPOOL EQUIPMENT
PO-02	16" RAISED SPA W/ WATER FEATURE , NOT TO EXCEED 3' HT
PO-03	PPOOL ALARM (ISPSC 305.4), MEETS ASTM FF-2208 MODEL PGRM-2
PO-04	DOOR ALARM-(DA) * UL 2017 (CBC 3109.4.1.8 & CRC R308.4.5)
PO-05	3" P-TRAP (CPC 813.1)

(W-01) 24" HT WALL STONE VENEER TO MATCH HOUSE

(W-02) RAISED PLANTER WALL W/ WATERPROOF FLUSH WALL
*WALL NOT TO EXCEED 2' HT

(W-03) NEW 24" HT STUCCO CMU BLOCK WALL TO MATCH
HOUSE W/ 45" HT TEMPERED GLASS FENCE A TOP
*UNDER SEPARATE PERMIT

WF-01 PORCELAIN PAVERS STEPPING PADS AT REFLECTED WATER FEATURE

(1) DWELLING

(2) LANDSCAPE WALL

(3) RET. WALL

(4) PROPOSED RET. WALL

(5) POLYETHYLENE (PE) GAS LINE W/ TRACER

(6) ELEC. CONDUIT

(7) OVERHEAD CH. LINE

(8) POWER LINE

(9) GRID BONDING

(10) REVISION CLOUD

(11) REVISION NUMBER

(12) STRUCTURAL GRID

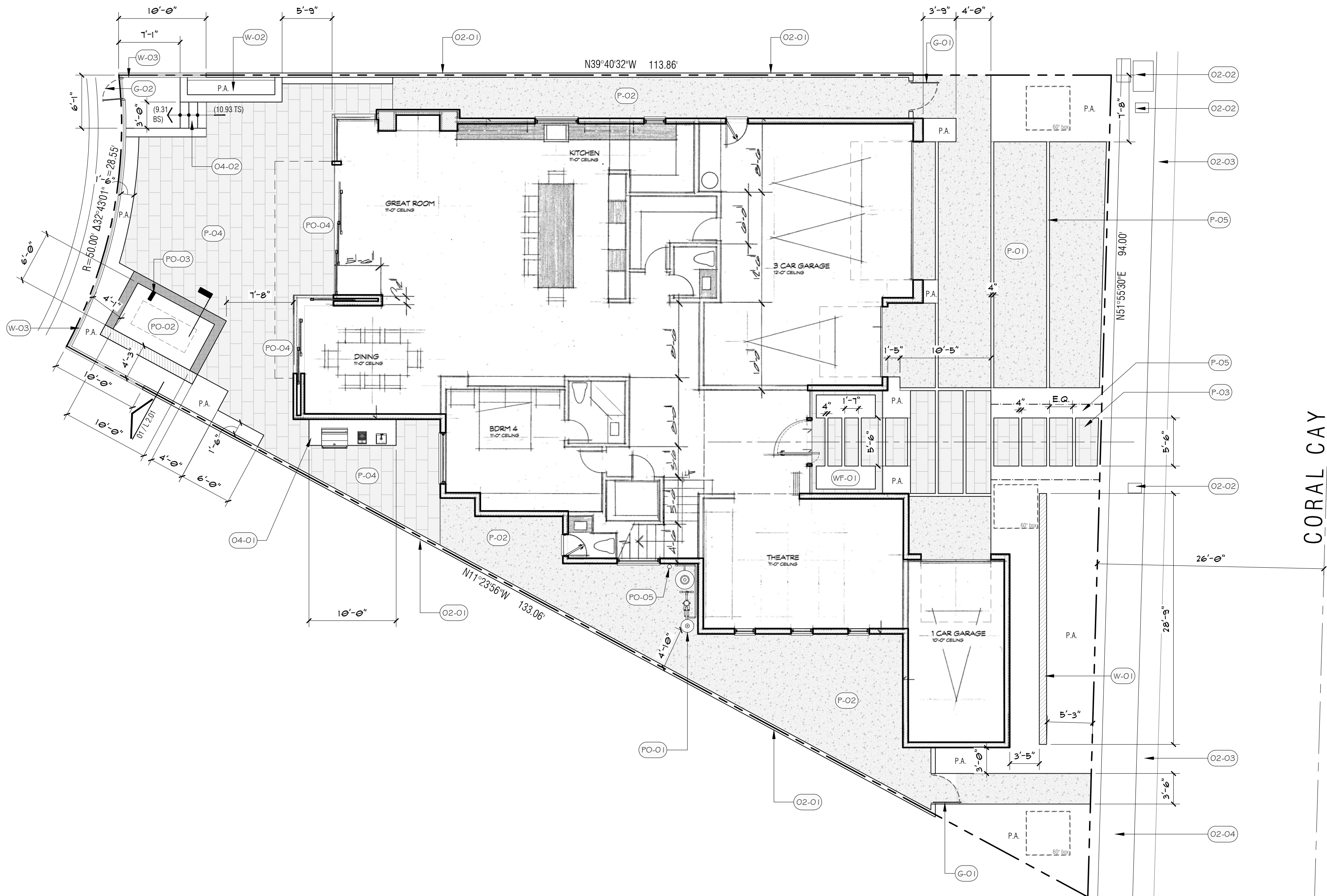
(13) ELEVATION MARK

(14) DETAIL

(15) DETAIL MARK

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



CORAL CAY

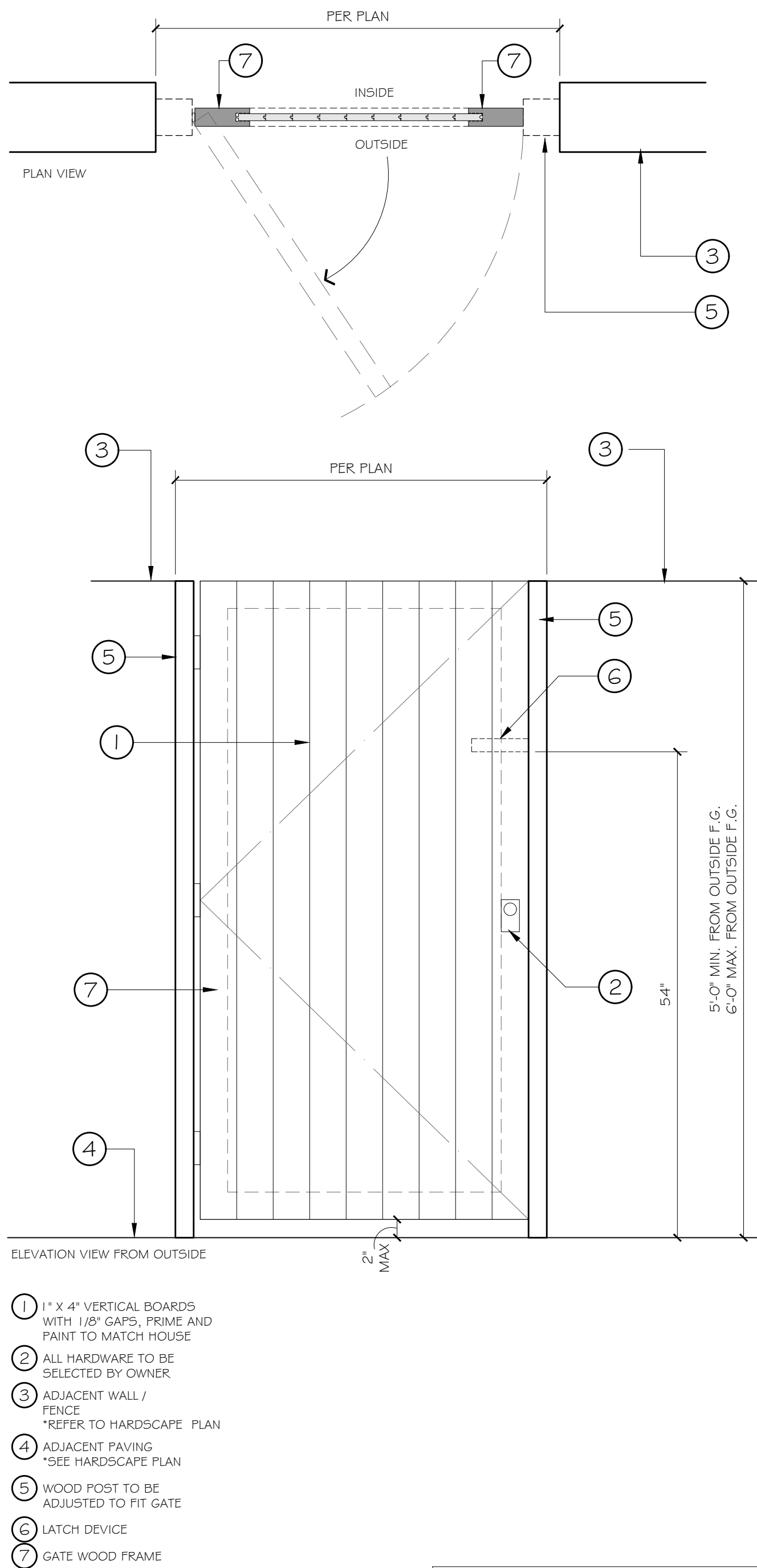
00.1 SITE PLAN

SITE PLAN

L 100

DATE: 3-23-17 REV:

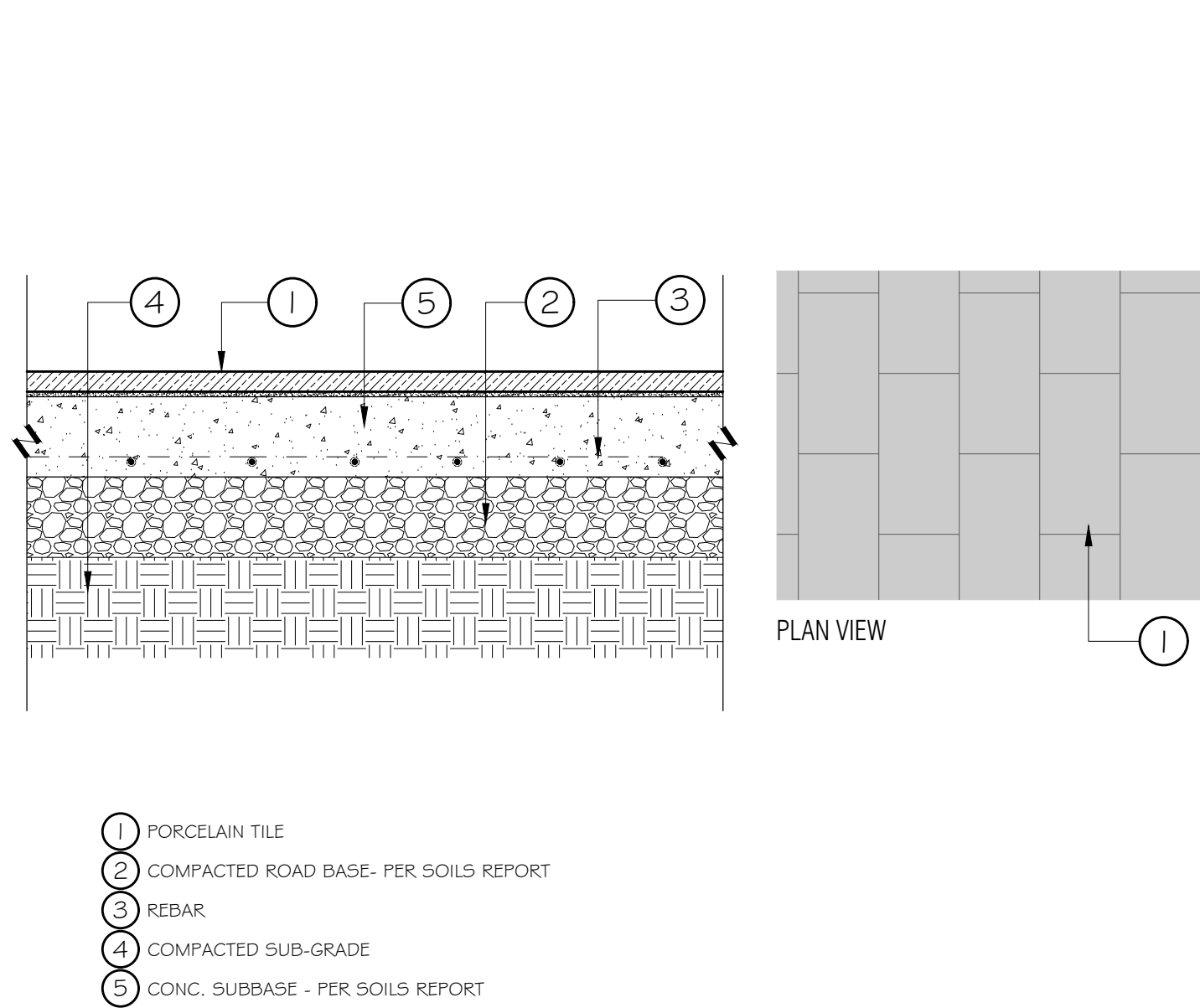
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07 GATES

1" = 1'-0"

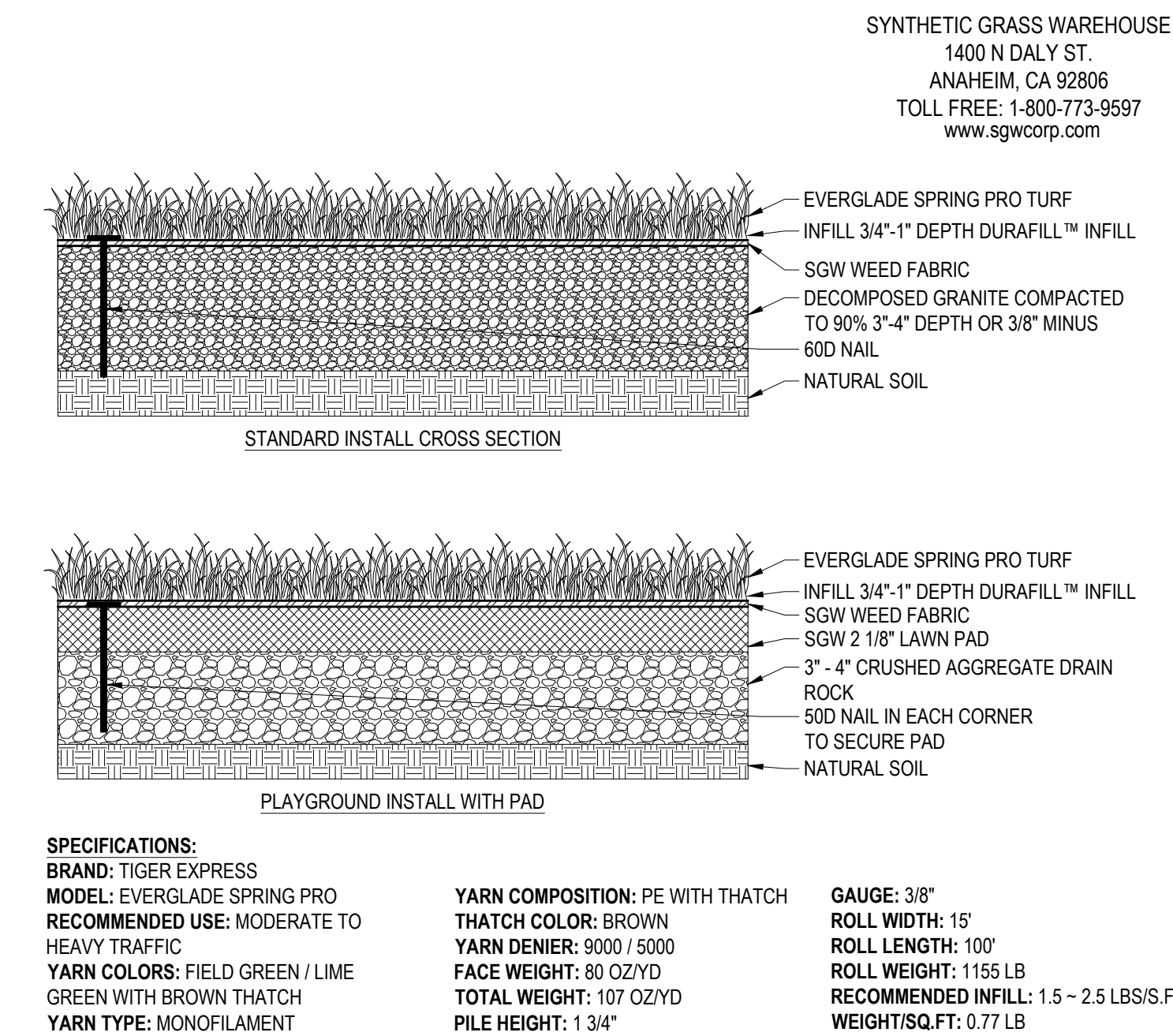
P-9-GIL-1-B



04 TILE PAVING DETAIL

1 1/2" = 1'-0"

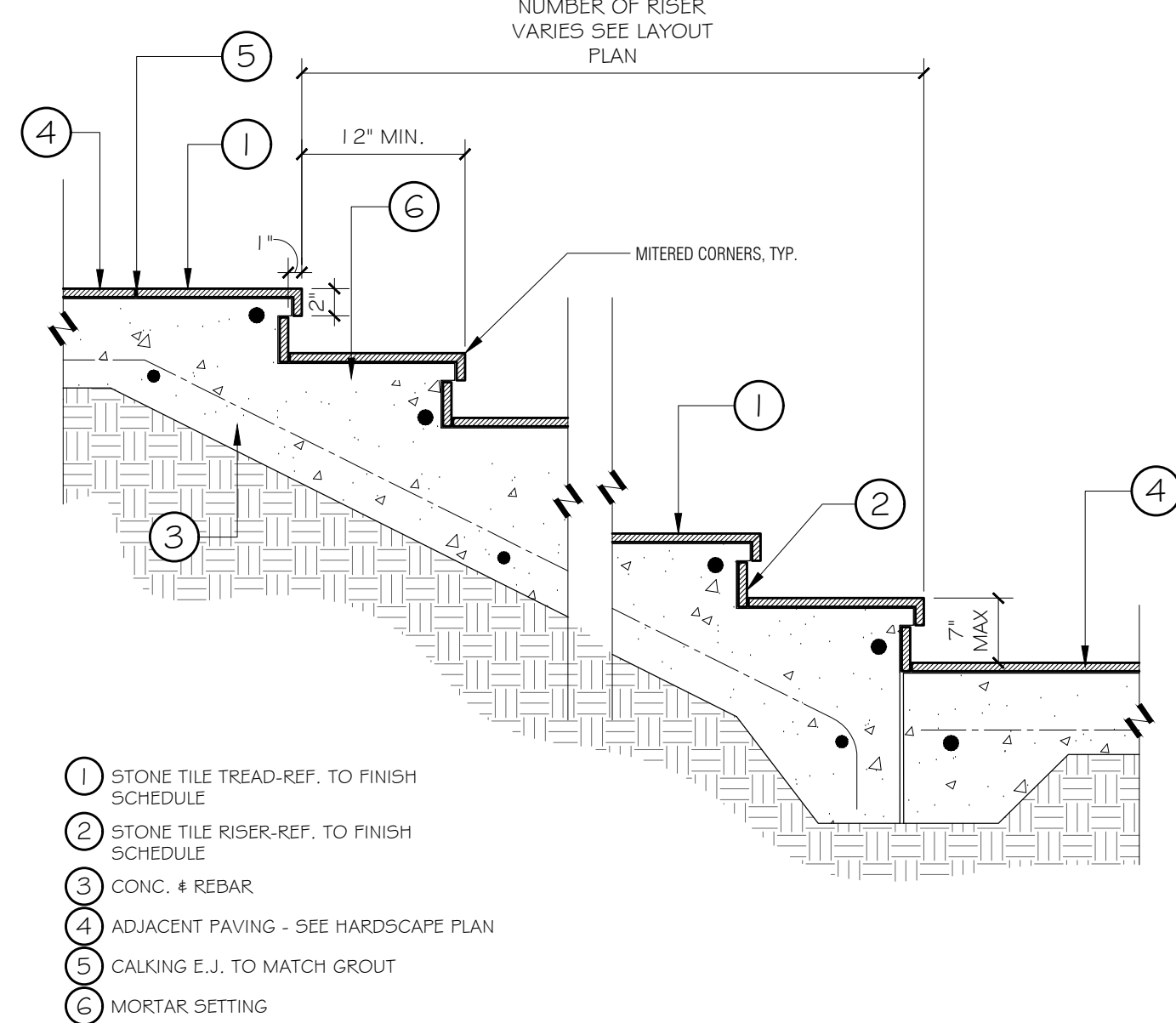
P-9-GIL-2-O



05 TYPICAL ARTIFICIAL TURF - SGW

1/2" = 1'-0"

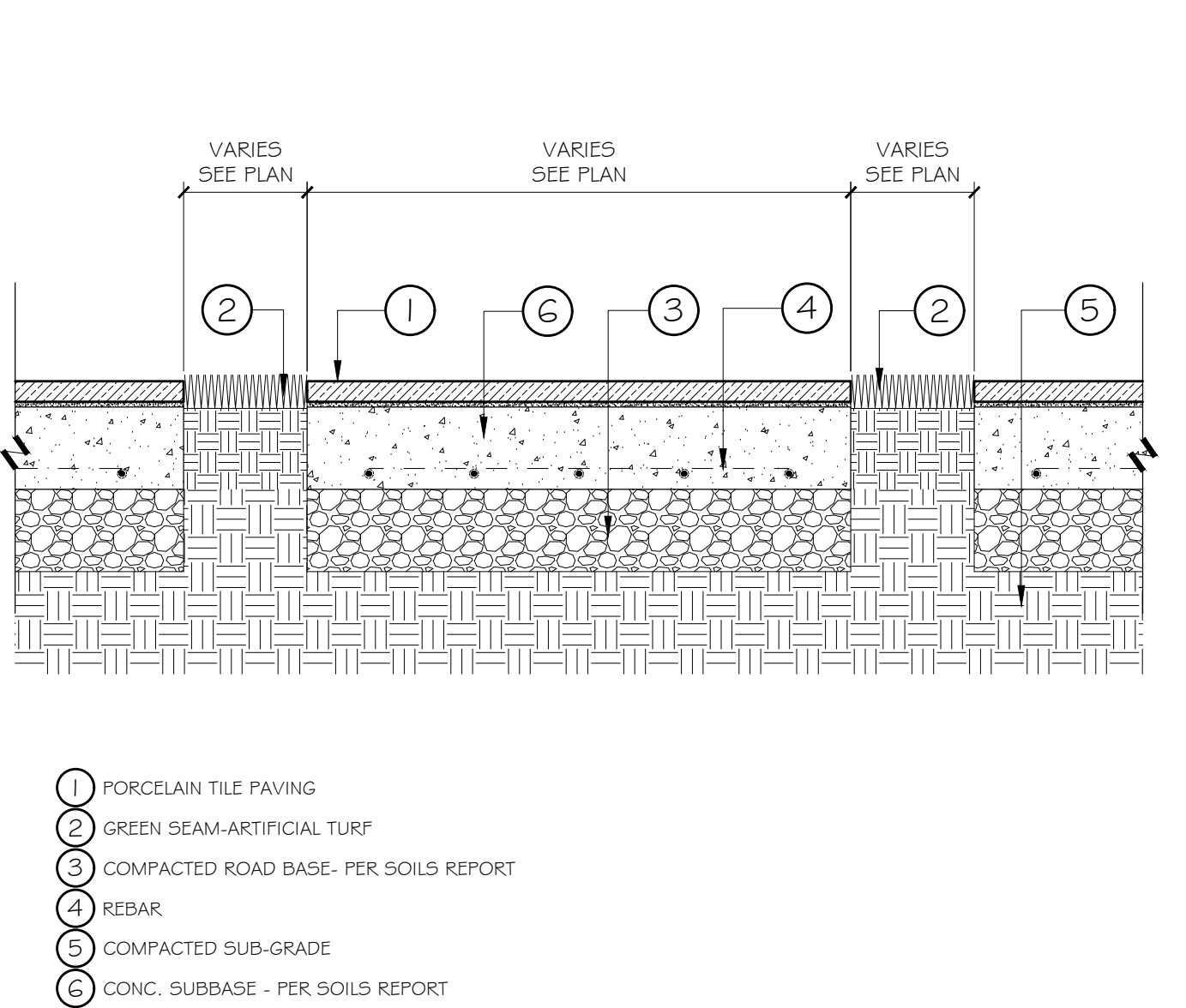
P-9-GIL-1-3



01 TILE STEPS - W/ REVEAL

1" = 1'-0"

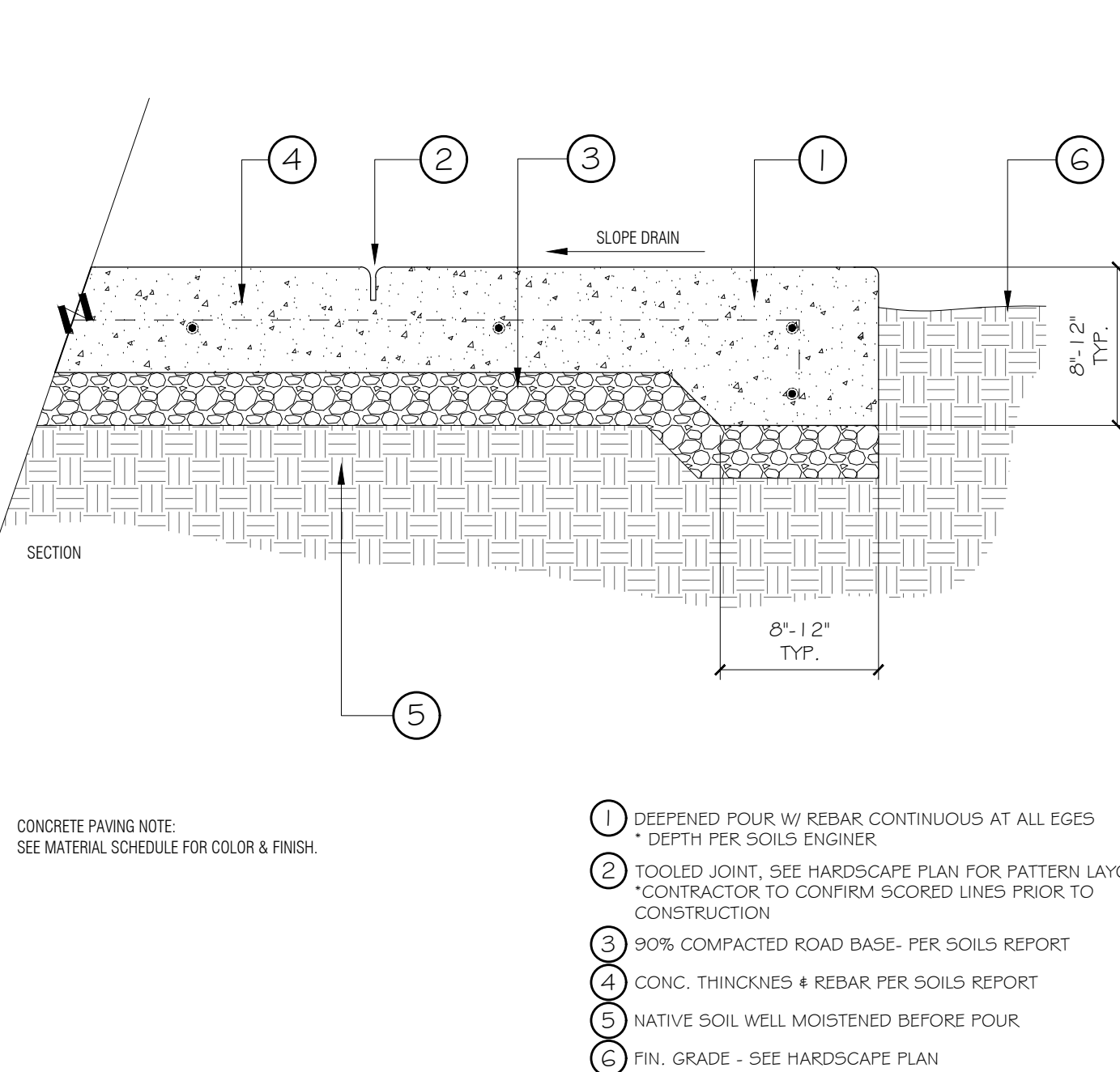
P-9-GIL-0-2



02 TILE STEPPING PADS - AT

1 1/2" = 1'-0"

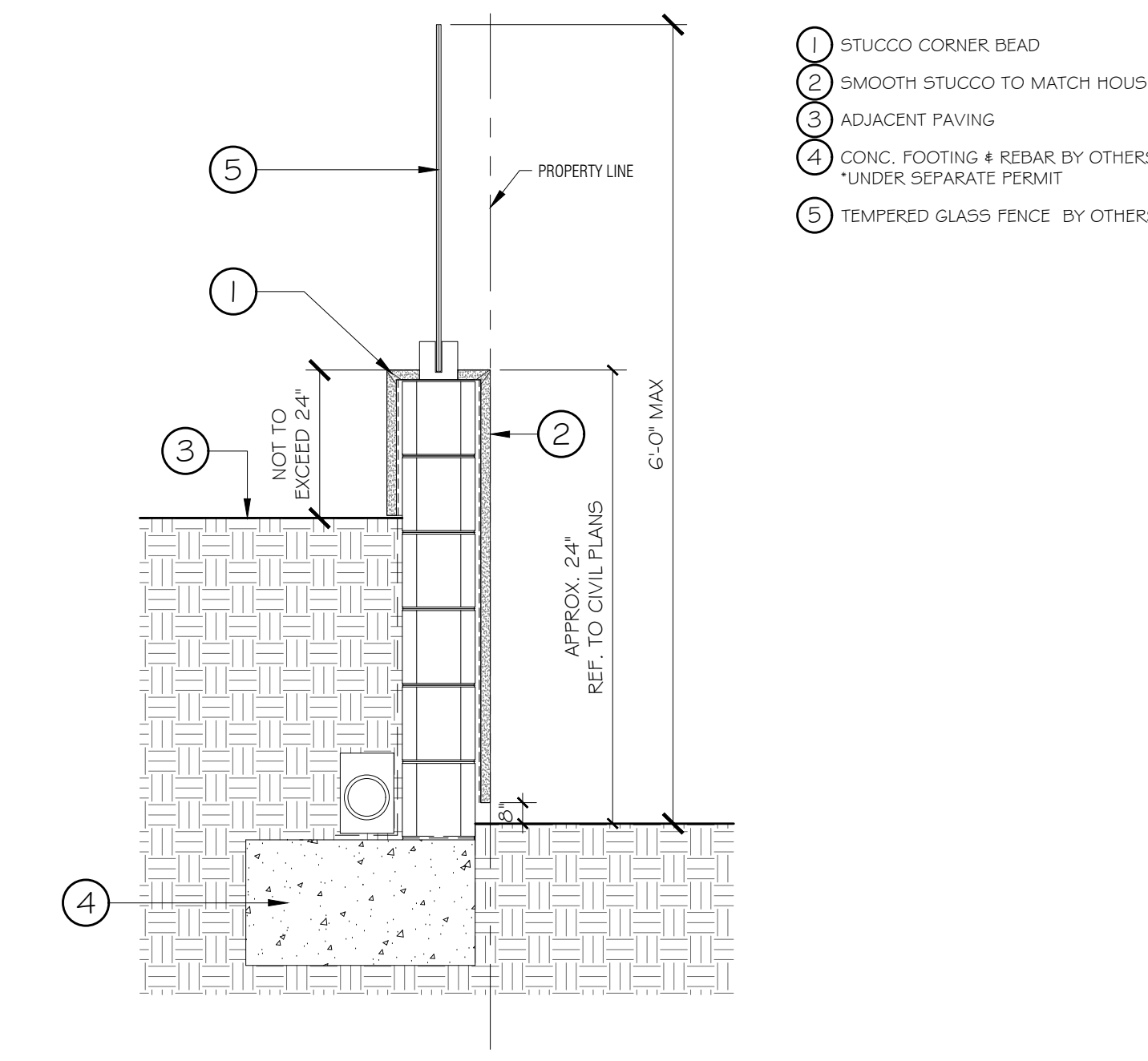
P-9-GIL-0-5



03 DEEPEENED POUR @ EDGE

1 1/2" = 1'-0"

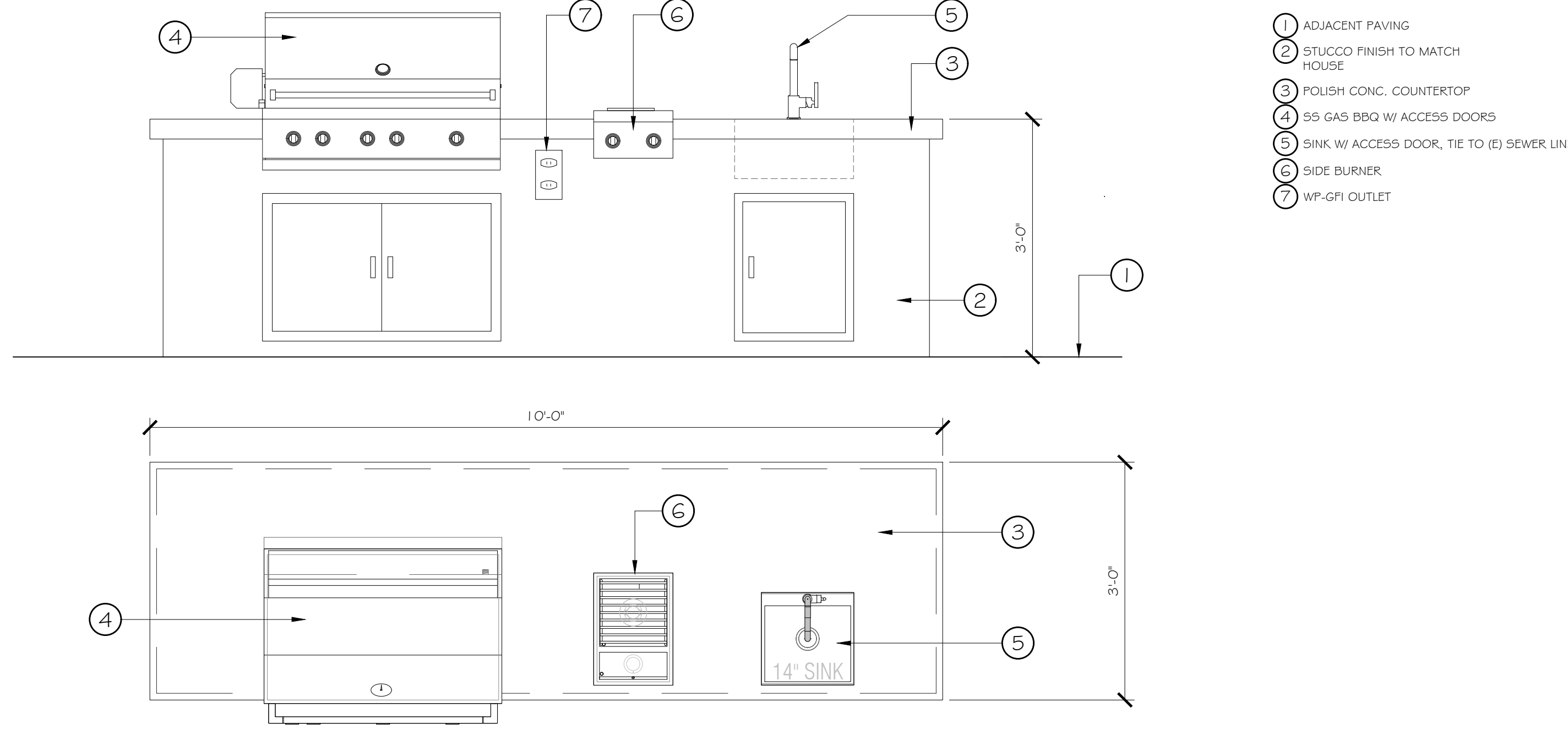
P-9-GIL-0-6



06 CMU WALL W/ GLASS FENCE

1" = 1'-0"

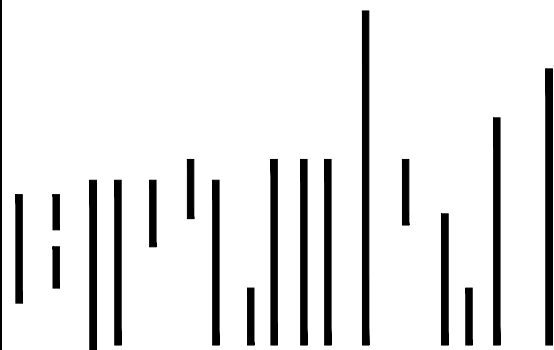
P-9-GIL-2-3



08 BBQ DETAIL

3/4" = 1'-0"

P-9-GIL-0-1



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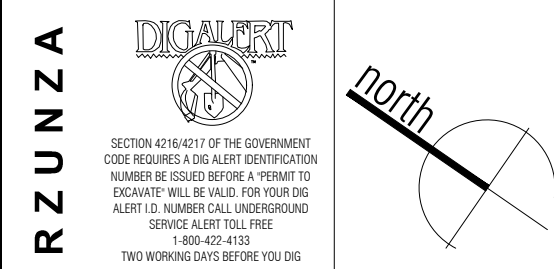
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GILBERT RESIDENCE
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HUNTINGTON BEACH, CA 92649
LOT: 97
TRACT: 8040
APN: 157-654-7

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No. DATE DESCRIPTION
PROJECT: 03.002.25



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SHEET DESCRIPTION:

STANDARD DESIGN DETAILS

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DATE: 3-23-17 REV:

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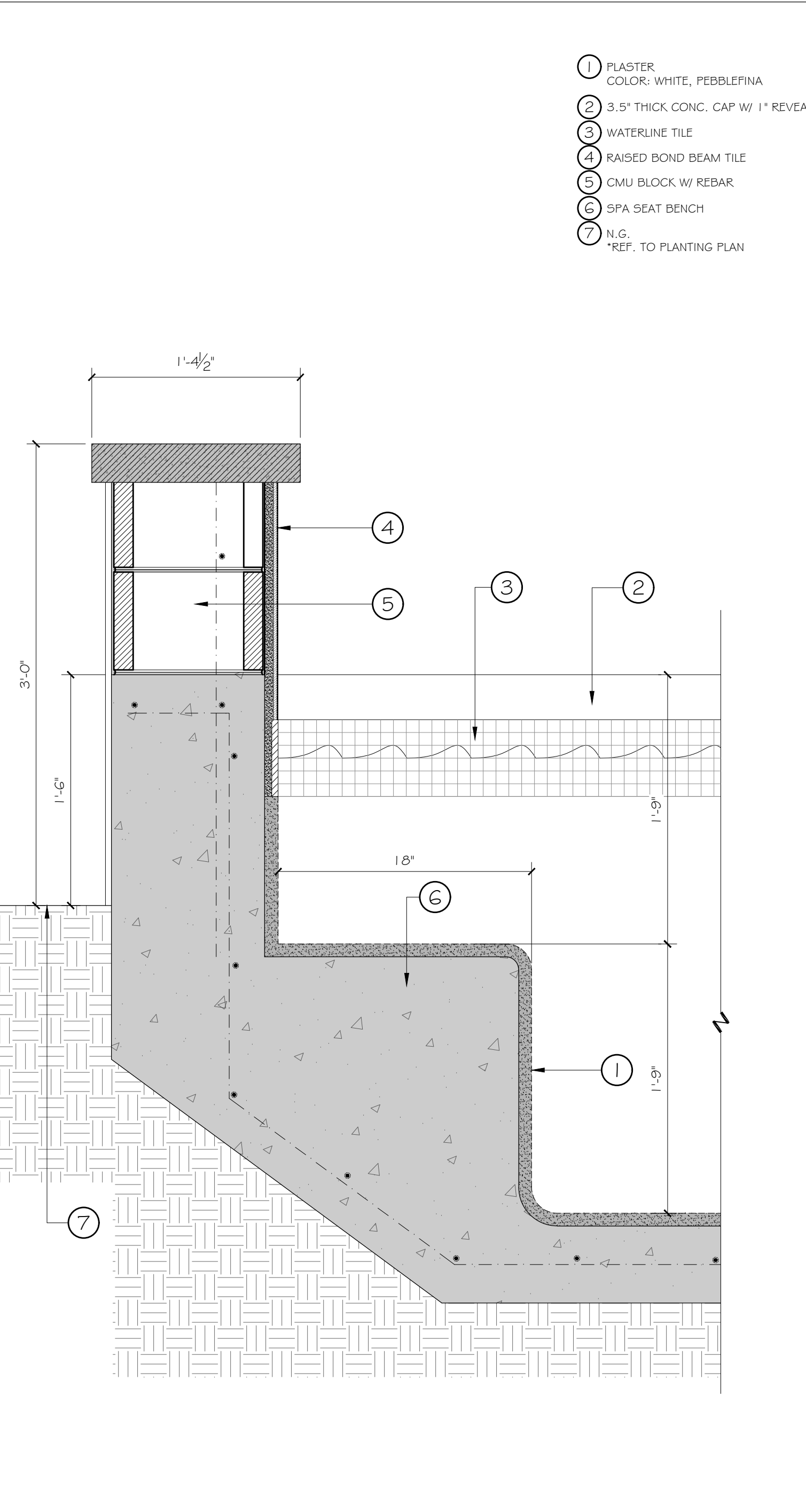
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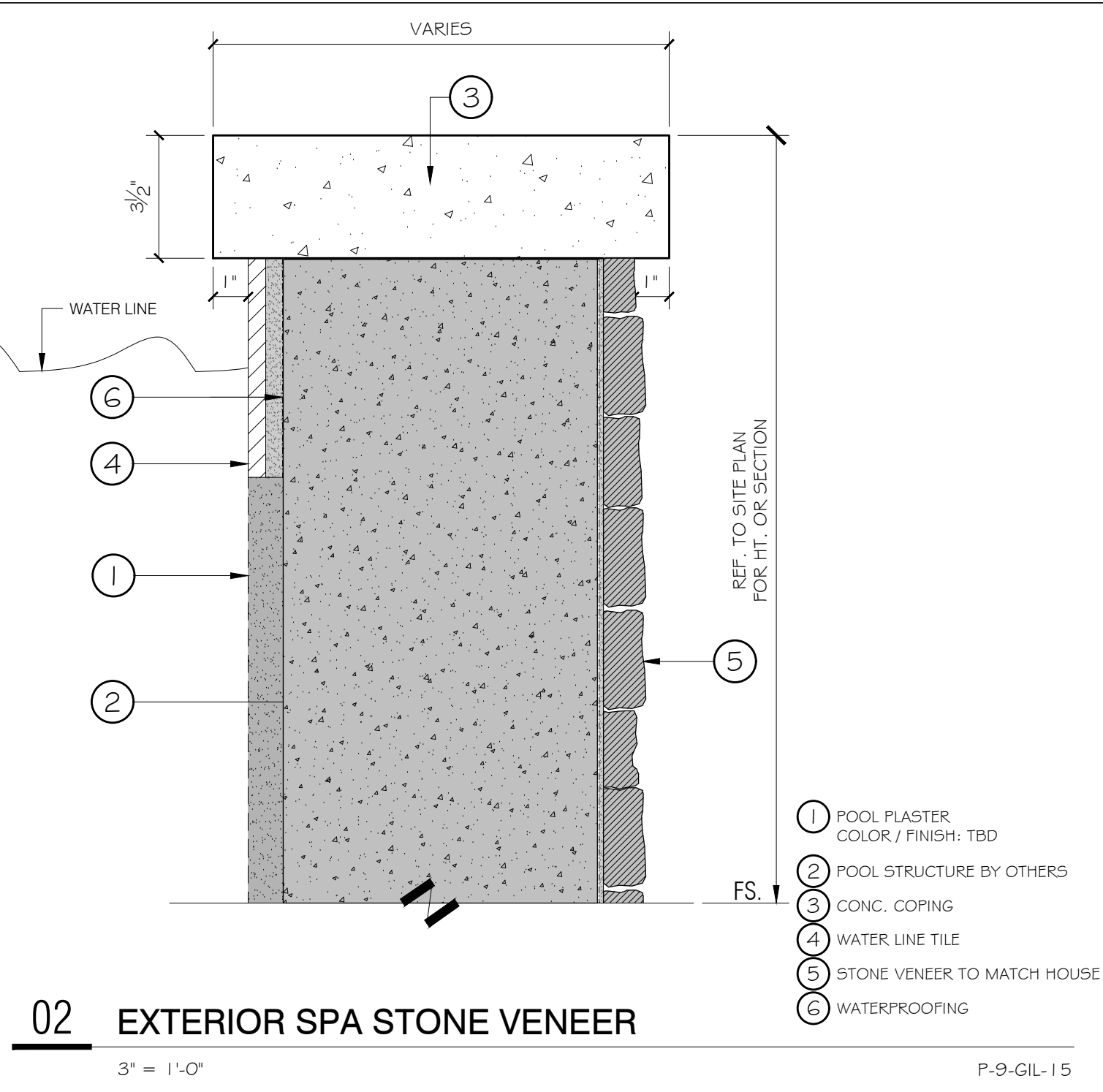


01 SPA WITH RAISED BOND BEAM

| 1/2" = 1'-0"

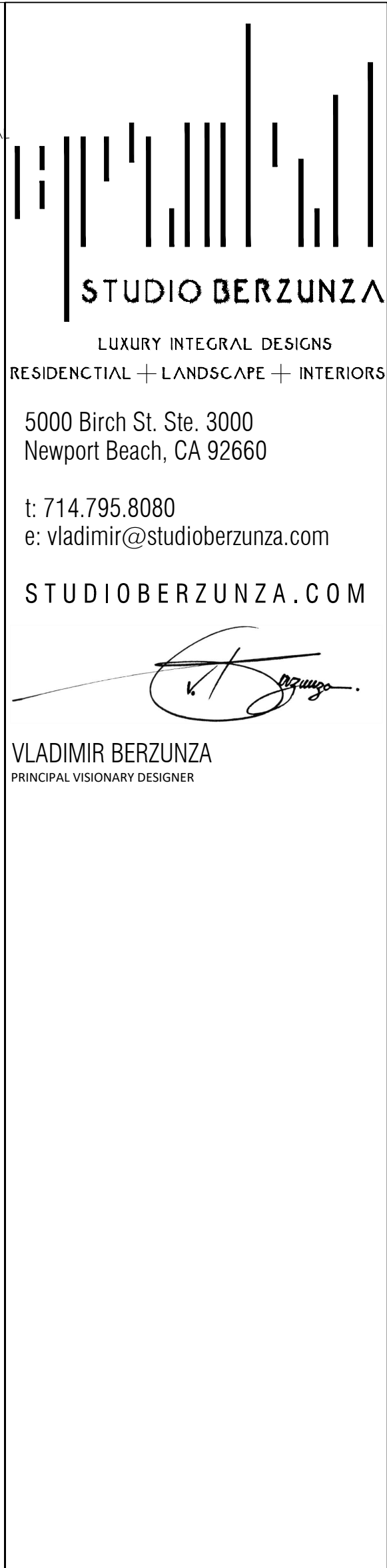
P-9-GIL-1

P-9-GIL-11



3' = 1'-0" P-9-GIL-15

P-9-GIL-15





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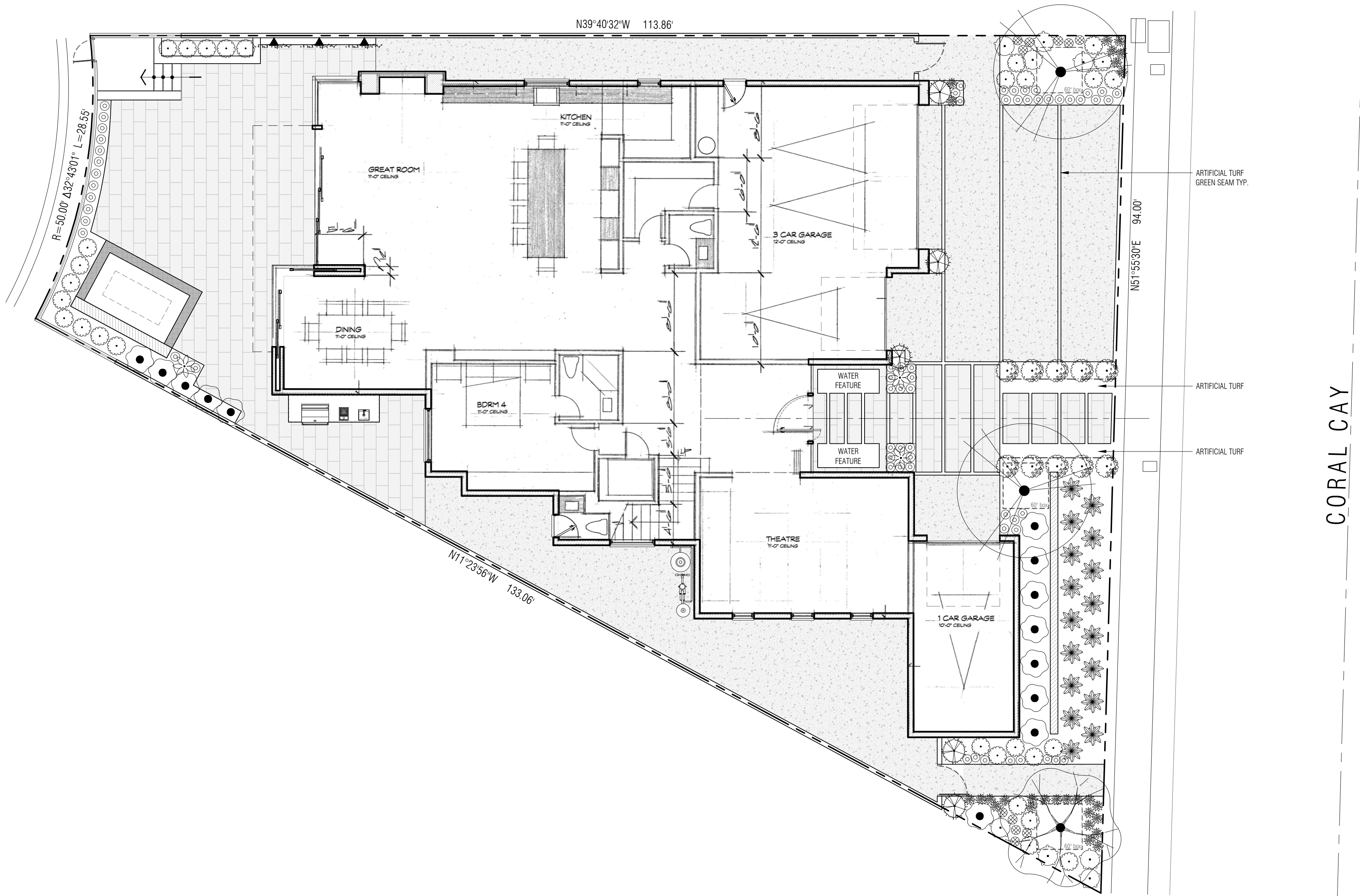
No.	DATE	DESCRIPTION
PROJECT: 03.002.25		
ERUNZA		
	<p>SECTION 42164217 OF THE GOVERNMENT CODE REQUIRES A DIO ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIO ALERT 15 NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1 800 422-4133 TWO WORKING DAYS BEFORE YOU DIO</p>	

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SHEET DESCRIPTION:
STANDARD DESIGN DETAILS

L 201

REV:



	SESLERIA X 'GREENLEE HYBRID' / GREENLEE MOOR GRASS	1 GAL	1'-2' H&W	63
	STIPA TENUISSIMA PONY TAILS / PONY TAILS MEXICAN FEATHER GRASS	1 GAL		11
	WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY COAST ROSEMARY	5 GAL		8

PLANT SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
TREES						
		ACACIA SALICINA / WILLOW ACACIA	65 GAL	25' H X 15' W		1
		LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	60" BOX	15'-25' H & W		2
		PODOCARPUS ELONGATUS 'MONMAL' / ICEE BLUE® YELLOW WOOD	1.5 GAL	8'-9' H X 3'-4' W		5
SHRUBS						
		AEONIUM URBICUM 'SALAD BOWL' / SALAD BOWL DINNER PLATE AEONIUM	1.0" POT			27
		AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	1.5 GAL		LOW 0.1 - 0.3	3
		AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	2' H X 2' W		17
		BUXUS MICROPHYLLA JAPONICA / WINTER GEM	1.5 GAL	2' H X 2' W GLOBE		10
		CALLIANDRA HAEMATOCEPHALA / PINK POWDERPUFF	1.5 GAL			3
		OLEA EUROPAEA 'LITTLE OLLIE' / LITTLE OLLIE OLIVE	1.5 GAL	3'-4' H X W		13
		PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM	5 GAL	1'-2' H X 2'-3 W		29

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V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION
PROJECT: 03.002.25		

STUDIO BERZUNZA

SECTION 414-4157 OF THE ENVIRONMENTAL CODE REQUIRES A 60 DAY ALERT IDENTIFICATION. ALL PLANTINGS SHALL BE IDENTIFIED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL PLANTINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL PLANTINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL PLANTINGS.

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SHEET DESCRIPTION:
PLANTING PLAN

L 300

DATE: 3-23-17 REV:

SCALE: 1/8"=1'-0"

MINIMIZE DISTURBANCE OF THE PLANT & ROOT BALL. CIRCING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FLOODING.

IV. EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURFACE OF THE SOIL. THE PLANT SHOULD BE PLACED AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL, USING THE BACKFILL MATERIAL FROM THE PLANT HOE PREPARATION.

V. THE BACKFILL MATERIAL, A ROOT SID VLD, BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING. THE BACKFILL MIX SHALL CONSIST OF:

- * 6X SIXTS PART BY VOLUME-SOIL
- * 3X THREE PARTS BY VOLUME-INORGANIC STABILIZED ORGANIC AMENDMENT
- * AGROFORM: "THE FILM" (20-0-10) 2.1 GRAM TABLET

VI. AFTER THE WATER HAS COMPLETELY DRAINED, PLANTING TABLETS SHALL BE PLACED AS INDICATED

BELOW:

- * 3 TABLETS PER ONE-GALLON CONTAINER
- * 8 TABLETS PER FIVE-GALLON CONTAINER
- * 15 TABLETS PER FIFTEEN-GALLON CONTAINER
- * 16 TABLETS PER 20 LITER CONTAINER

* LARGER SIZES: FOR EACH 1/2" CALIPER MEASURED 1/4" ABOVE SOIL LEVEL USE 3 TO 4 TABLETS.

* THE REMAINDER OF THE HOLE SHALL BE BACKFILLED

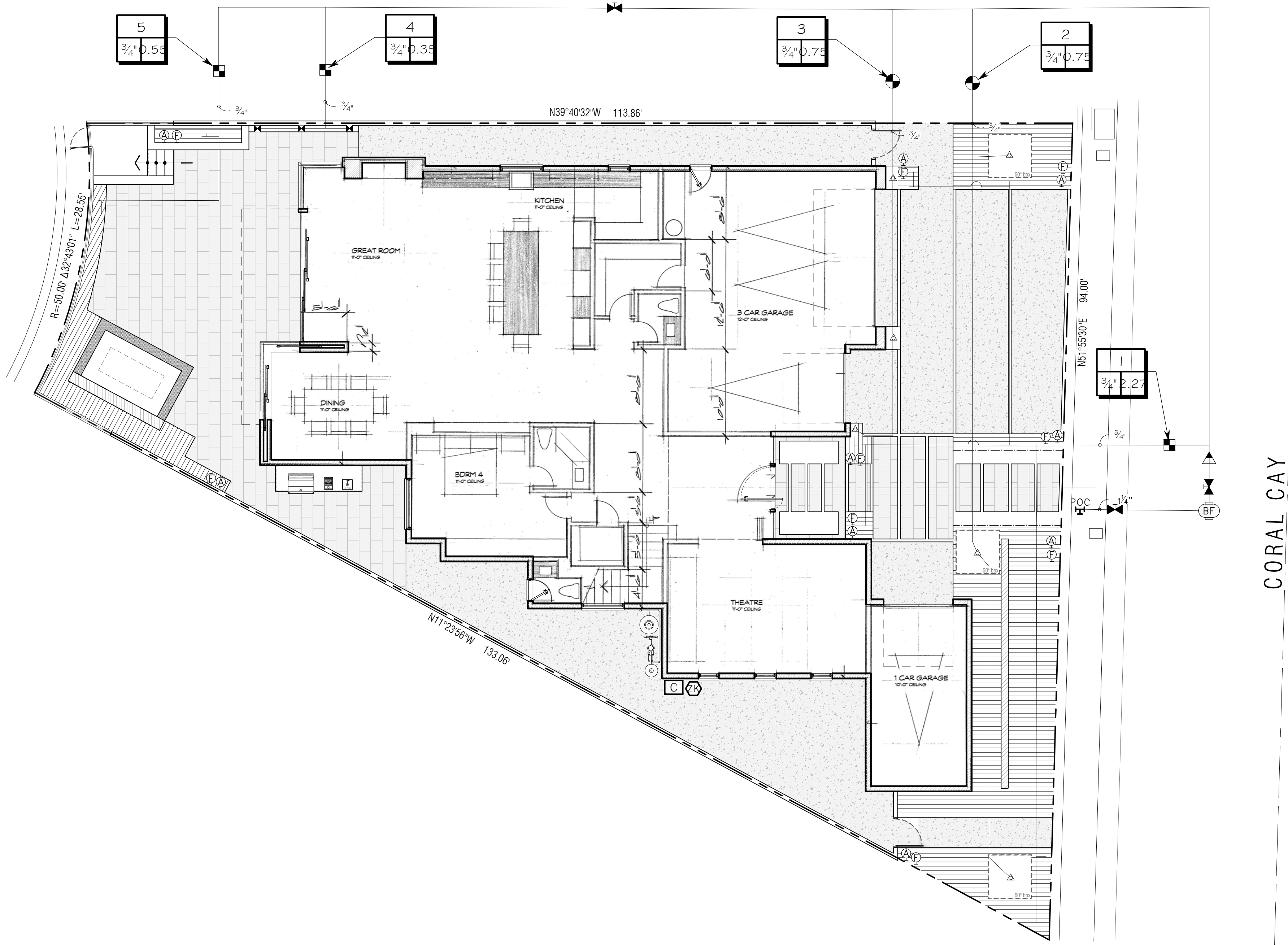
** PLANTING TABLETS SHALL BE SET WITH EACH PLANT ON THE TOP OF THE ROOT BALL WHILE THE PLANTS ARE STILL IN THEIR CONTAINERS SO THE REQUIRED NUMBER OF TABLETS TO BE USED IN EACH HOLE CAN BE EASILY VERIFIED.

B.06 SEED
ALL SEED SHOULD BE LABELED IN ACCORDANCE WITH THE CALIFORNIA FOOD & AGRICULTURE CODE.

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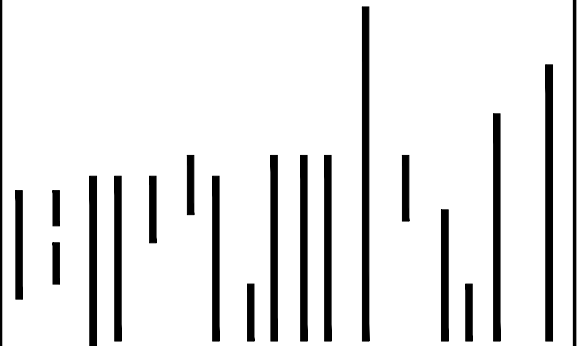
DATE: 3-23-17 REV:

PLANTING NOTES



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 3.6.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	6	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XZ-075-PPF LOW FLOW DRIP CONTROL KIT, 3/4IN. LOW FLOW VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	3	
	RAIN BIRD MDCFAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	9	
	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A GIN, DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	9	
	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	3	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-18 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18\"/>	441.3 LF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD DV ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION. PLASTIC RESIDENTIAL IN 3/4IN. OR 1 IN..	2	
	LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	3	
	PRESSURE REDUCING VALVE WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 85 PSI PRESSURE REQUIRED DOWNSTREAM IS 47.5 PSI	1	
	FEBCO #25V 1-1/2\"/>	1	
	RAIN BIRD ESP-AM3 WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LINK WIFI MODULE AND FLOW SENSOR READY.	1	
	RAIN BIRD RSD-CBX RAIN SENSING DEVICE, CONDUIT MOUNT. WITH THREADED ADAPTER, EXTENSION WIRE.	1	
	POINT OF CONNECTION	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	342.4 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	223.5 LF	
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		



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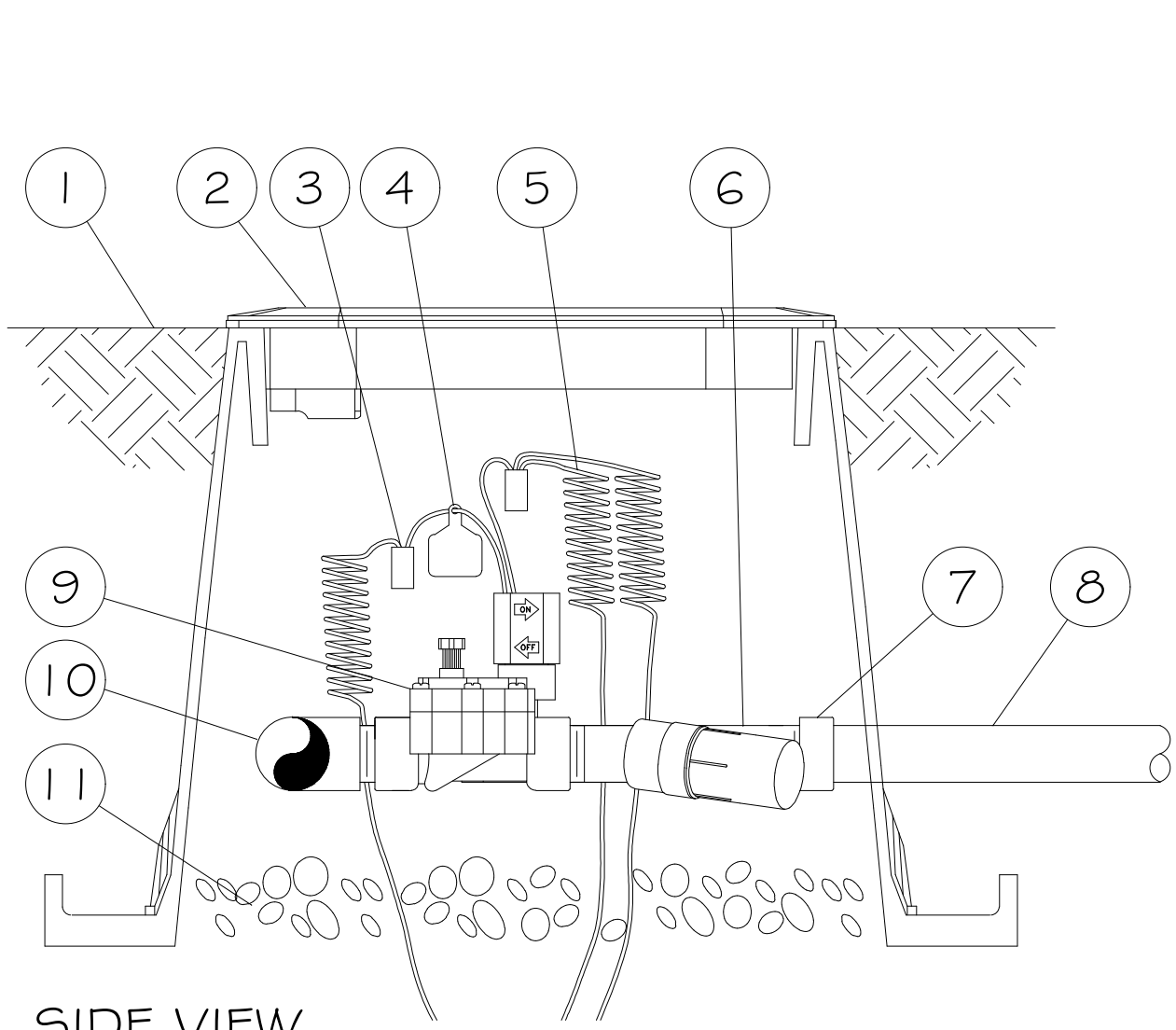
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REVISIONS:

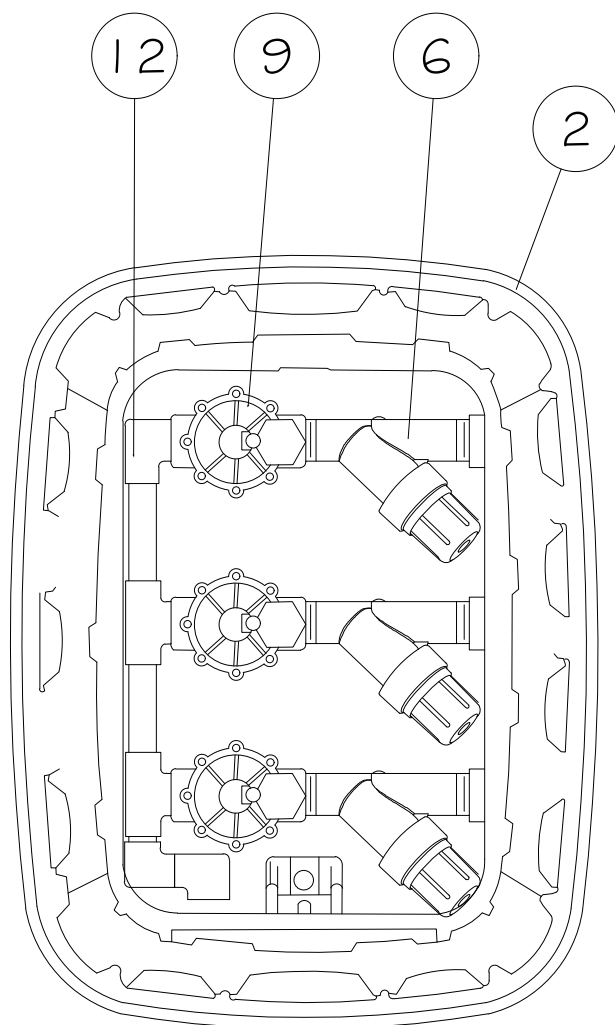
No.	DATE	DESCRIPTION
PROJECT:03.002.25		

STUDIO BERZUNZA
SECTION 4214-1417 OF THE ENVIRONMENT
CODE REQUIRES A 60 DAY NOTICE
NOTICE OF CONSTRUCTION (NOC) TO BE
FILED WITH THE COUNTY CLERK OF THE
COUNTY WHERE THE PROJECT IS LOCATED.
THE PROJECT WILL BE HELD IN
DEFERRED STATUS UNTIL THE
NOC IS FILED.
1-800-433-4133
TWO WORKING DAYS BEFORE FILING

SHEET DESCRIPTION:
IRRIGATION PLAN



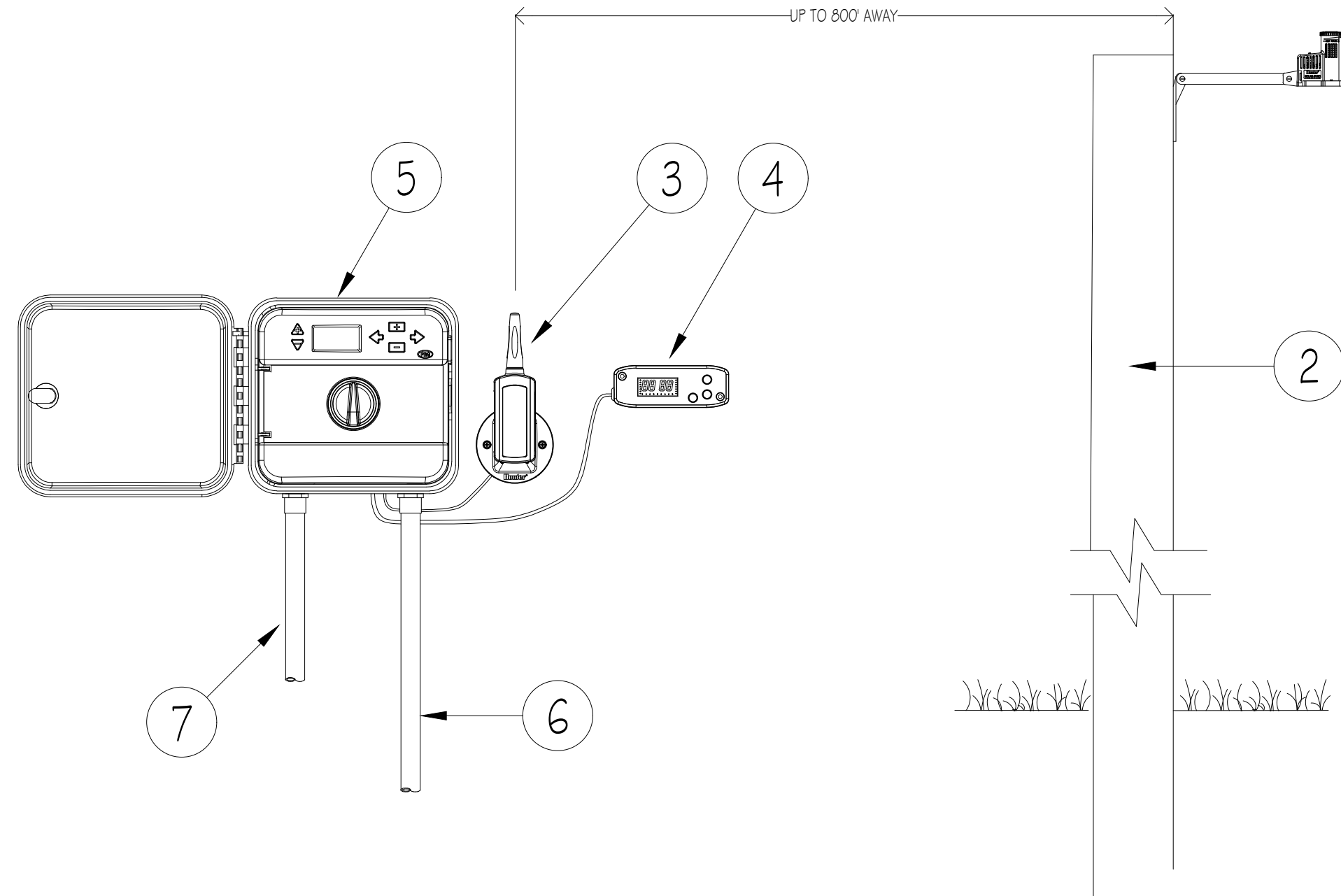
SIDE VIEW



TOP VIEW

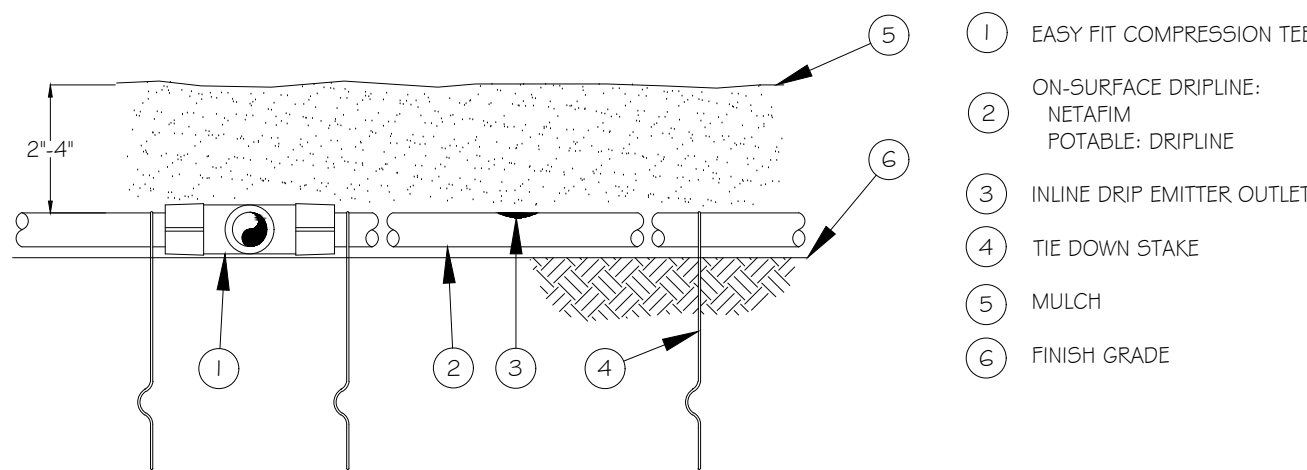
- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER:
RAIN BIRD VB-STD
- 3 WATERPROOF CONNECTION:
RAIN BIRD DB SERIES
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6 PRESSURE REGULATING FILTER:
RAIN BIRD PRF-075-RBY (INCLUDED IN
XCZ-075-PRF KIT)
- 7 PVC SCH 40 FEMALE ADAPTOR
- 8 LATERAL PIPE
- 9 REMOTE CONTROL VALVE:
RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF
KIT)
- 10 PVC SCH 40 TEE OR ELL TO MANIFOLD
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED
GRAVEL
- 12 MANIFOLD PIPE AND FITTINGS

D XCZ - 3/4" PRF
IN SQUARE VALVE BOX



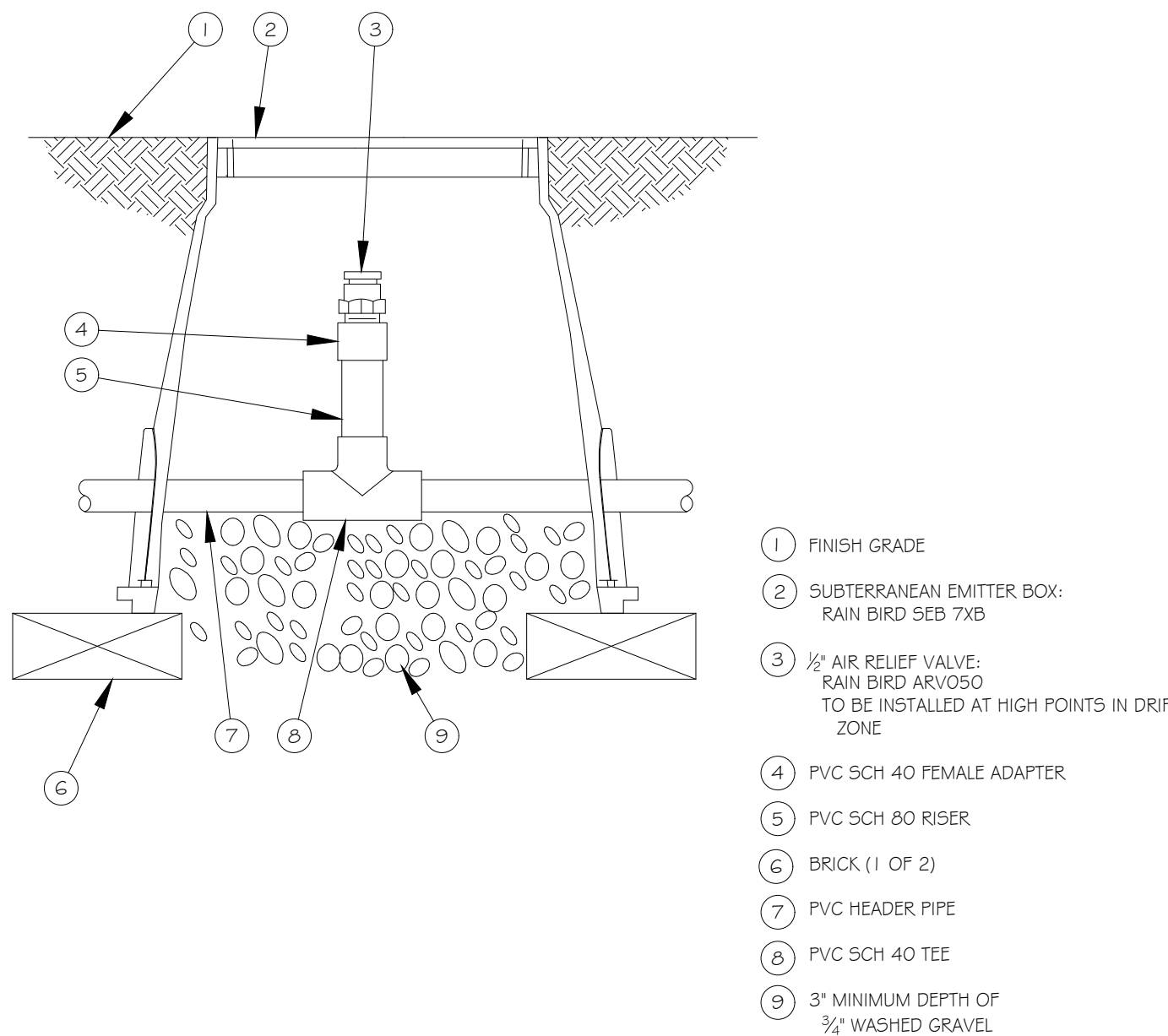
- 1 MODEL: WIRELESS SOLAR SYNC SENSOR.
MOUNT UP TO 800' FROM RECEIVER
- SUITABLE POST, POLE, OR GUTTER MOUNT.
MOUNT IN LOCATION WHERE SENSOR CAN
RECEIVE FULL SUN, IS OPEN TO RAINFALL AND
OUT OF SPRINKLER SPRAY PATTERN
- 3 WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE
WALL NEXT TO THE CONTROLLER
- 4 MODEL: SOLAR SYNC MODULE
MOUNT LESS THAN 6' AWAY FROM CONTROLLER
- 5 HUNTER PRO-C CONTROLLER
- 6 VALVE CONTROL WIRE CONDUIT
- 7 POWER SOURCE

A WIRELESS SOLAR SYNC SYSTEM

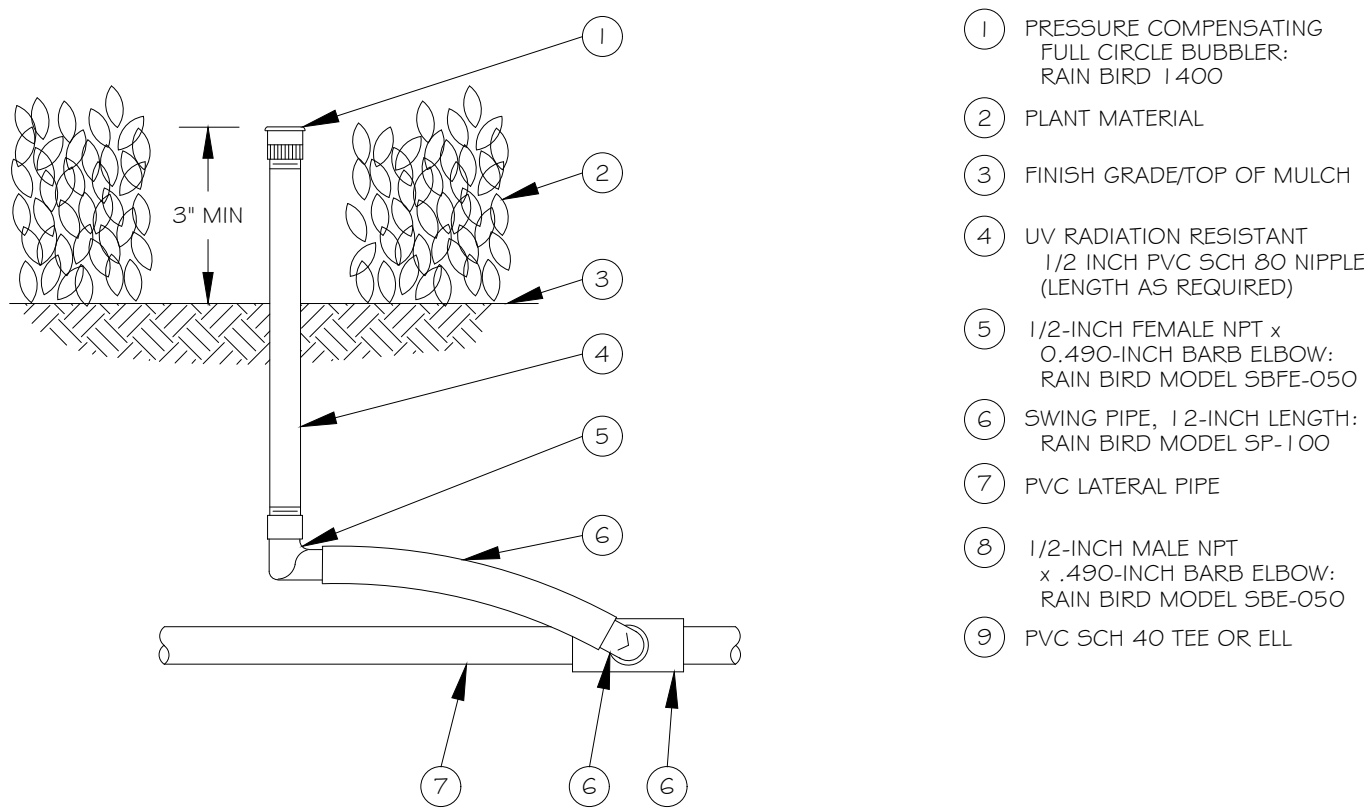


- NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

CH SURFACE DRIPLINE @ GRADE

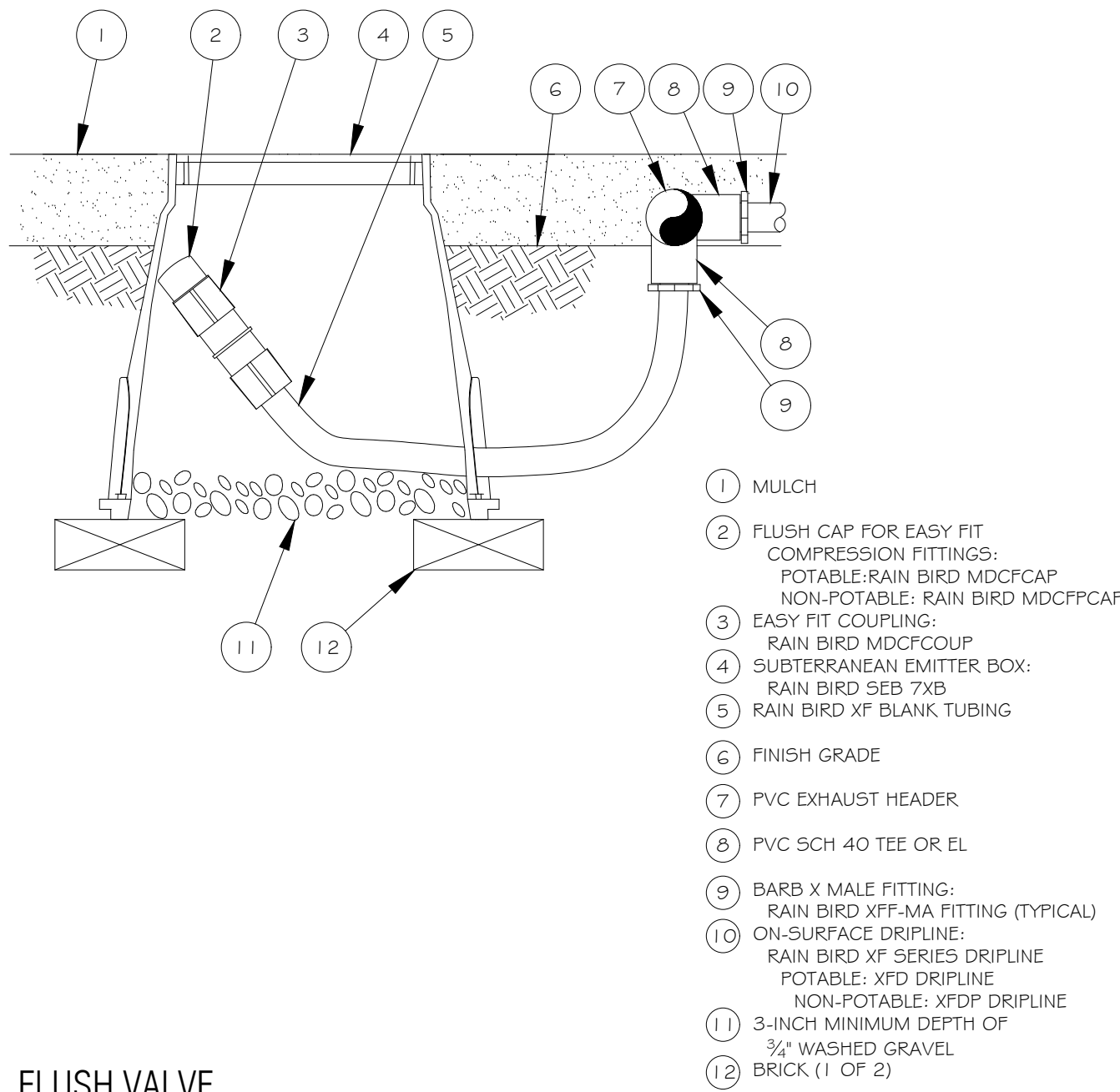


B AIR RELIEF VALVE



- 1 PRESSURE COMPENSATING
FULL CIRCLE BUBBLER:
RAIN BIRD J-400
- 2 PLANT MATERIAL
- 3 FINISH GRADE/TOP OF MULCH
- 4 UV RADIATION RESISTANT
1/2 INCH PVC SCH 80 NIPPLE
(LENGTH AS REQUIRED)
- 5 1/2-INCH FEMALE NPT x
0.490-INCH BARB ELBOW:
RAIN BIRD MODEL SBF-050
- 6 SWING PIPE, 1 1/2-INCH LENGTH:
RAIN BIRD MODEL SF-100
- 7 PVC LATERAL PIPE
- 8 1/2-INCH MALE NPT
x .490-INCH BARB ELBOW:
RAIN BIRD MODEL SBE-050
- 9 PVC SCH 40 TEE OR ELL

D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER
1400 SERIES ON RISER



- 2 FLUSH CAP FOR EASY FIT
COMPRESSION FITTINGS:
POTABLE: RAIN BIRD MDCFCAP
NON-POTABLE: RAIN BIRD MDCFFCAP
- 3 EASY FIT COUPLING:
RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
- 5 RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF
3/4" WASHED GRAVEL
- 12 BRICK (1 OF 2)

C FLUSH VALVE



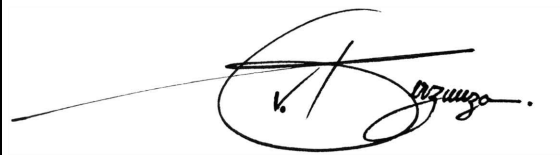
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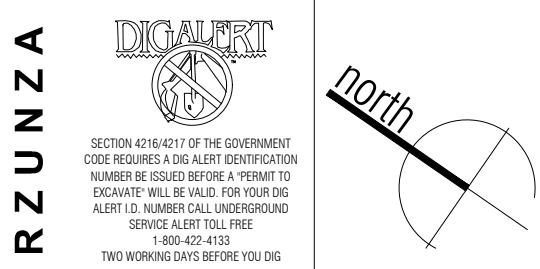
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No. DATE DESCRIPTION
PROJECT: 03.002.25



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SHEET DESCRIPTION:
PLANTING DETAILS

L 401

DATE: 3-23-17

REV:

DRIP IRRIGATION NOTES
<div>1. ALL PLANTER BEDS SHALL BE IRRIGATED PER PLAN EQUIPMENT OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS.</div> <div>• AN INLINE DRIP LINE TUBING SHALL PER FINISH SCHEDULE.</div> <div>• ALL ZONES SHALL BE INSTALLED WITH A LINE FLUSHING VALVE AND AIR RELIEF VALVE.</div> <div>• ALL TUBING SHALL BE STAKED DOWN WITH SOIL STAPLES PER MANUFACTURER'S RECOMMENDATIONS WITH A MIN. OF 4" OF MULCH OR SIMILAR TO PREVENT EXPOSURE OF PIPE THROUGH MULCH.</div> <div>2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL THE DRIP SYSTEM SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. EXTRA EMITTERS ARE TO BE INSTALLED AT ALL TREES PLANTED WITHIN THE PLANTER BEDS TO INSURE PROPER WATERING IF NECESSARY.</div> <div>3. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE LANDSCAPE DESIGNER AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK TO BE DONE.</div> <div>4. ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED A MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY.</div>

IRRIGATION NOTES
<div>I. GENERAL CONDITIONS</div> <div>THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.</div> <div>THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.</div> <div>DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.</div> <div>IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.</div>

II. QUALITY ASSURANCE AND REQUIREMENTS
THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
III. MATERIALS/INSTALLATION
THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.
THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.
THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

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ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GAUGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.
THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE ID AND SW.
ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.
ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.
DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES, FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES. FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.
BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE BOXES MANUFACTURED BY AMTIC OR IN BARSON. USE ROUND BOXES FOR GATE VALVE. BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV," "GV," "CC," OR "RC," WITH CONTROLLER STATION NUMBER.
SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.
THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.
ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.
ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.
ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.
AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE.
INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.
ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM
AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM, WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.
AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.
THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS), THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.
V. SUBMITTALS
UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE "AS-BUILTS" SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVES COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.
THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING; ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.
VI. GUARANTEE
THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
VII. MAINTENANCE
A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.
CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.
INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, AND DRY SPOTS. USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

GENERAL NOTES
<div>A. THE LANDSCAPE DESIGNER WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.</div> <div>B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.</div> <div>C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.</div> <div>D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.</div> <div>E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.</div> <div>F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.</div> <div>G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.</div> <div>H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.</div> <div>I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.</div> <div>J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.</div> <div>K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.</div> <div>L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.</div> <div>M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.</div> <div>N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTORS EXPENSE.</div> <div>O. CLEANUP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.</div> <div>P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.</div> <div>Q. THE CONTRACTORS WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.</div> <div>R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.</div> <div>S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNERS EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.</div>

MAINTENANCE
<div>I. GENERAL</div> <div>THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE. MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.</div> <div>ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION, IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.</div> <div>MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN LINES, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS.</div> <div>ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE. MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.</div>

II. IRRIGATION
A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.
THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.
A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.
INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT A MALFUNCTIONING OF THE SYSTEM.
CHECK FOR LEAKS OR WET SPOTS.
TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY - OPENING AND CLOSING.
VISUALLY OBSERVE EACH SPRINKLER HEAD / NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.
A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.
CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED.
ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.
CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR. PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.
LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL. MAKE DESIGN ADJUSTMENTS (ADDING DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED.
ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.
ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS
ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.
MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES.
FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.
GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.
VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.
TREE PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE.
SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE.
SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES. TREES AND SHRUBS SHALL BE PRUNED TO CORRECT ANY STRUCTURAL DEFECTS, REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE.
SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION SYSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT.
BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

STUDIO BERZUNZA

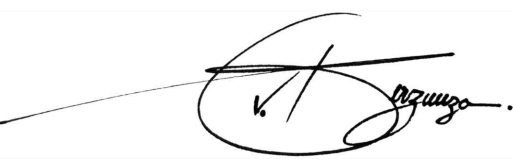
LUXURY INTEGRAL DESIGNS

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REVISIONS:

No.	DATE	DESCRIPTION
PROJECT: 03.002.25		
<div><div>STUDIO BERZUNZA</div><div><div><div><div></div><div>North</div></div><div><div>SECTION 44-0401 OF THE ENVIRONMENTAL CODE REQUIRES A SOIL ADJUSTMENT ANALYSIS. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.</div></div></div><div><div>© VS STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF VS STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.</div></div></div></div>		

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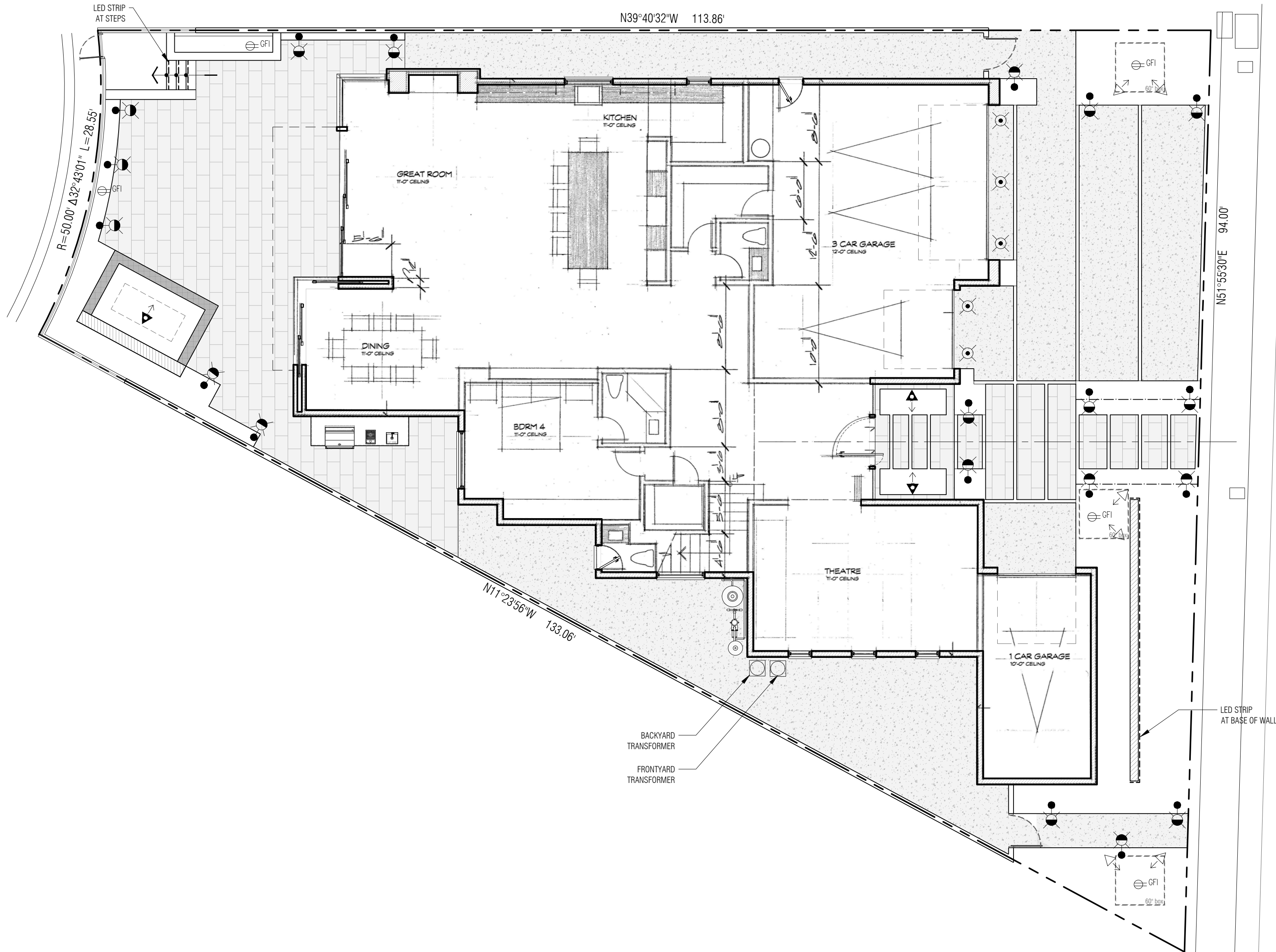
IRRIGATION NOTES

L

402

DATE: 3-23-17

REV:



LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		P1_HINKLEY ATLANTIS CEDAR PATHLIGHT	19
		U2_HINKLEY UPLIGHT	6
		W1_HINKLEY FLAT TOP WELL LIGHTS	5
		LOW VOLTAGE TRANSFORMER	2
		WP-GFI	5
		SPA / WATER FEATURE LIGHT	5
		-MINI LIGHTS	3
		-POOL CONTRACTOR CONFIRM WITH DESIGNER	3
		LED STRIP	1

GENERAL LIGHTING NOTES

1. THE ENTIRE SYSTEM SHALL BE WARRANTY BY MANUFACTURER FOR ON FULL YEAR, DATED FROM DATE OF INSTALLATION.
 2. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE DESIGNER.
 3. THE LIGHTING PLAN IS A DIAGRAMMATICAL AND IS NOT INTENDED TO SHOW EXACT LOCATION OF CABLE RUNS. THE INSTALLING CONTRACTOR SHALL RUN WIRES TO BEST SUIT FIELD CONDITIONS.
 4. LANDSCAPE DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FO THE METHODS AND MEANS OF INSTALLATION, SAFETY INON ABOUT THE SITE, PERFORMANCE OF THE WORK OR TIMELINESS IN WHICH WORK IS PERFORMED.
 5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH LOCAL CODES.
 6. TRANSFORMERS: ALL TRANSFORMERS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL T2 VOLTS TRANSFORMERS INSTALLED ABOVE GROUND SHALL BE INSTALLED AT A MIN. 12 INCHES FROM FINAL GRADE ABOVE GROUND. WHEN MOUNTED TO A WALL THE TRANSFORMER SHALL BE SECURELY ANCHORED TO THE STRUCTURE SO AS NOT TO BE ABLE TO BE PULLED OFF THE WALL. ALL ABOVE GROUND "PLUG IN" TRANSFORMER PLUGGED INTO A RECEPTACLE OUTDOORS SHALL HAVE THE RECEPTACLE PROTECTED BY A "IN USE COVER" WHICH PREVENTS WATER FROM DIRECTLY ENTERING THE RECEPTACLE.
 7. CABLES: ALL CABLES ARE SCHEMATIC AND THE ACTUAL RUNS MAY VARY IN LENGTHS AND LOCATIONS AND ADJUSTMENTS SHALL BE MADE TO CONFORM TO DESIGN AND SITE CONDITIONS. THE CABLE SIZE SHALL BE DETERMINED BY VOLTAGE DROP, WITH A MINIMUM ACCEPTANCE OF # 12. CABLE RUNS IN EXCESS OF 100 FEET SHALL BE AVOIDED. A MAXIMUM RUN OF 100 FEET CAN BE MADE UNDER CERTAIN RESTRICTIONS. CABLE SHALL BE INSTALLED AT 6 INCHES MINIMUM DEPTH AND SHALL BE FOLLOWING NATURAL BARRIERS SUCH AS SIDEWALKS EDGES AND WALLS WHENEVER POSSIBLE. ALLOW 12 INCHES OF EXCESS CABLE AT EACH FINAL FIXTURE LOCATION FOR FINAL ADJUSTMENTS. ALL LOW VOLTAGE CABLE INCLUDING DIRECT BURIAL CABLE SHALL BE INSTALLED IN APPROPRIATE SIZE PVC ELECTRICAL CONDUIT TO ALLOW FUTURE SERVICE OR UPGRADE OF THE SYSTEM. CONTRACTOR SHALL INSTALL A MINIMUM 3-INCH ABS OR BETTER SLEEVE UNDER THE HARDSCAPE AREAS TO ALLOW SERVICE OR EXPANSION OF THE SYSTEM.
 8. FIXTURES: PLANS INDICATE TYPE AND QUANTITY OF FIXTURES ONLY AND LOCATIONS SHOWN ARE APPROXIMATE. FINAL ADJUSTMENTS OF FIXTURES SHALL BE MADE AT NIGHT TO ACHIEVE MAXIMUM EFFECT. ALL FINAL FIXTURE LOCATIONS SHALL BE VERIFIED W/ THE DESIGNER AS LIGHTING PLANS ARE DIAGRAMMATICAL & ARE NOT INTENDED TO SHOW EXACT FIXTURE LOCATIONS UNDERGROUND SPICE SHALL BE MADE WITH WIRE NUTS WRAPPED WITH ELECTRICAL TAPE AND SEALED WITH MOISTURE-PROOF ELECTRICAL SEALANT OR EQUIVALENT. ALL WORK SHALL CONFORM TO THE ATTACHED CONTRACT DOCUMENTS AND SPECIFICATIONS, AND PER GOVERNING CODES AND/ OR ORDINANCES. SUBSTITUTES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE DESIGNER IN ADVANCE IF APPLICABLE.
- * ALL GLASS TO BE CLEAR (C)
- * NOTE OF CONTRACTOR:
- THE LOCATION OF THE TRANSFORMERS ON THE PLAN ARE SCHEMATIC. VERIFY FINAL LOCATION W/ OWNER PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO DETERMINE & NOT TO EXCEED 80% OF THE TRANSFORMERS 'LOAD' FOR POTENTIAL FUTURE FIXTURE ADDITIONS
 - ADDITIONALLY THE CONTRACTOR IS TO CONFIRM THE 'RUN' DISTANCE AND SHALL NOT EXCEED THE RECOMMEND LENGTHS AS STATED IN THE LIGHTING NOTES LOCATED ON THIS SHEET - (AGAIN IT IS RECOMMEND THAT THE CONTRACTOR PROVIDE FOR FUTURE DEVELOPMENT)
 - THE CONTRACTOR IS TO CONFIRM QUANTITY OF LIGHTS.

LANDSCAPE LIGHTING
DSE LIGHTING
1941 W. 5TH STREET
SANTA ANA, CA 92703
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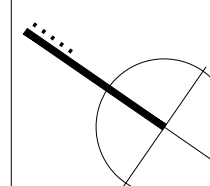
REVISIONS:

No. DATE DESCRIPTION

PROJECT: 03.002.25



SECTION 4141417 OF THE GOVERNMENT
CODE REQUIRES A 600 ALERT IDENTIFICATION
NUMBER TO BE PLACED ON ALL PLANS. THE
IDENTITY WILL BE USED TO IDENTIFY THE
ALERT ID NUMBER CALL UNDERGROUND
SERVICE ALERT ID FILE
1-800-433-4133
TWO WORKING DAYS BEFORE YOU USE

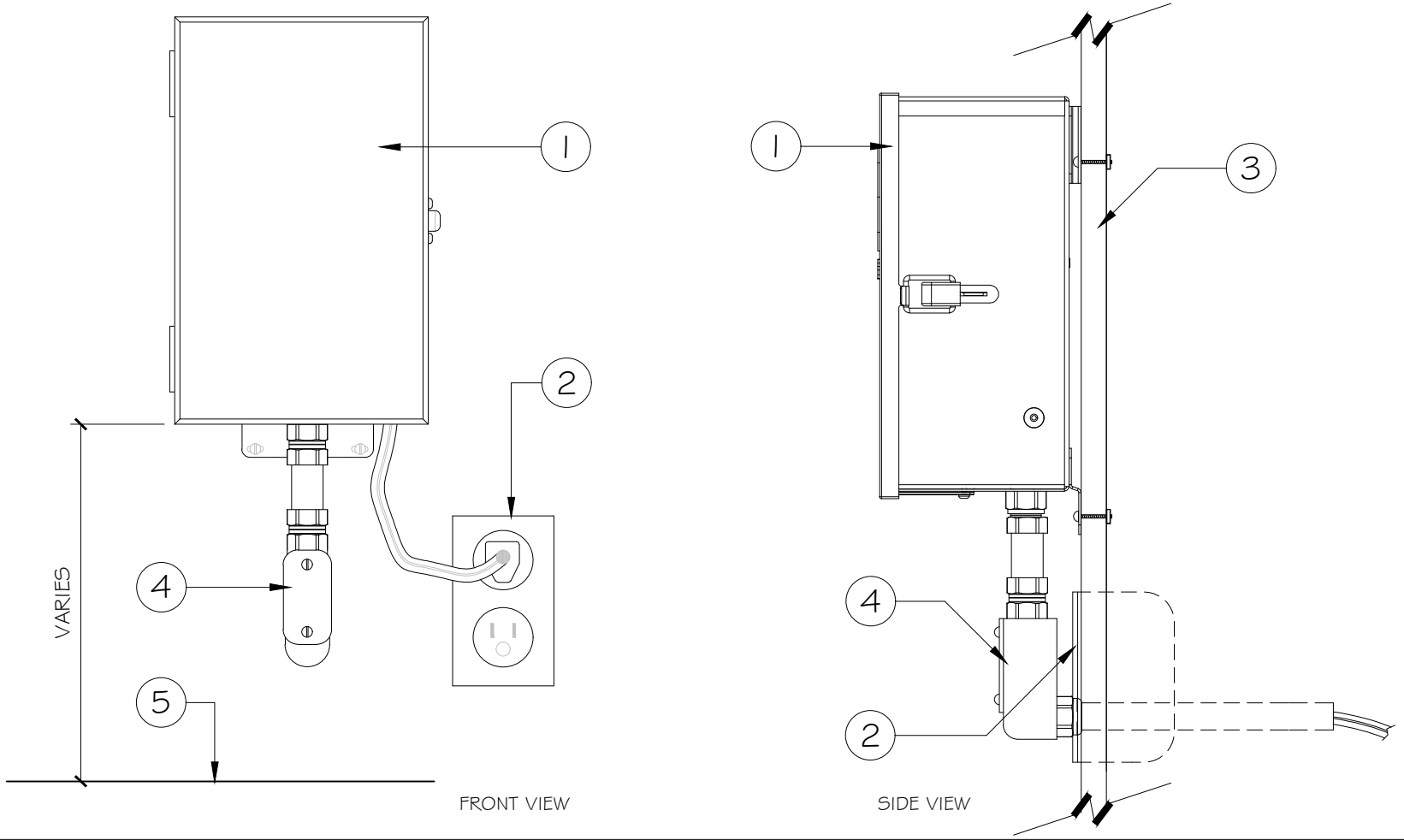


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SHEET DESCRIPTION:
LIGHTING PLAN

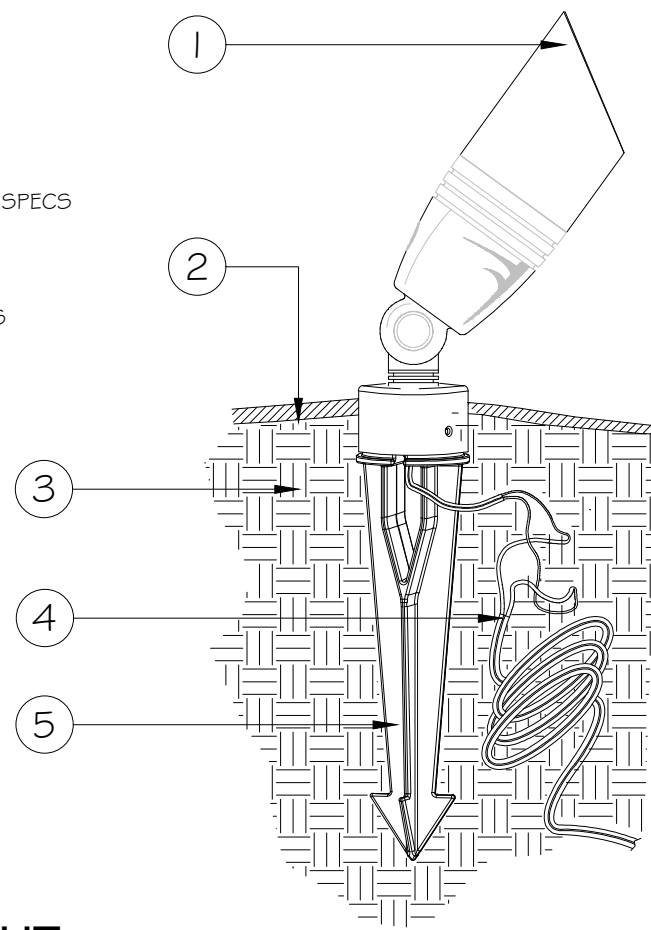
- ① LOW VOLTAGE TRANSFORMER - SEE LEDGEND
② WP-GFI ELECTRICAL OUTLET W/ COVER
*CONTRACTRO TO OBTAIN PERMIT
③ MOUNTING SURFACE
*CONTRACTOR TO VERIFY LOCATION W/ OWNER PRIOT TO CONSTRUCTION
④ LENGTH OF WIRE AND JUNCTION BOX TO BE DETERMINED.
*ELECTRICAL PER CONTRACTOR
⑤ FS - SEE HARDSCAPE PLA



1 TYP. TRANSFORMER

NTS

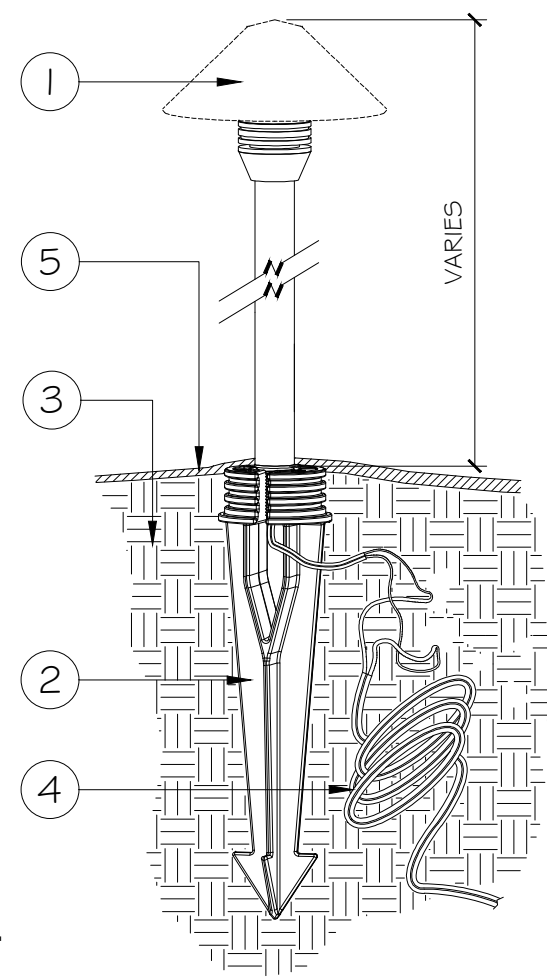
- ① LIGHT FIXTURE - SEE LEDGEND
② FINISH GRADE (F.G.)
③ COMPACTED SOIL
④ LOW VOLTAGE CABLE-SEE MFG. SPECS
*LEAVE 1 8" MIN. WIRE LOOP COILED BELOW FIXTURE FOR SERVICE
⑤ SPIKE MOUNT-SEE MFG. SPECS



2 TYP. UP LIGHT

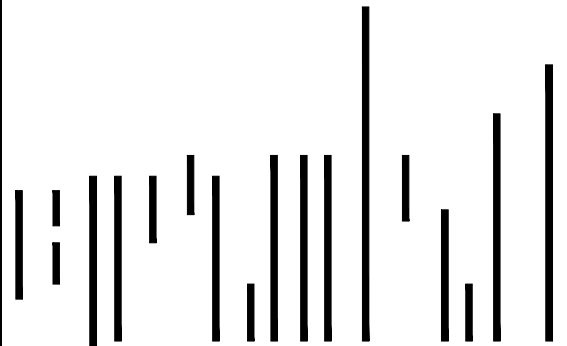
NTS

- ① LOW VOLTAGE LIGHT FIXTURE-SEE LEGEND
② SPIKE MOUNT-SEE MFG. SPECS
③ COMPACTED SOIL
④ LOW VOLTAGE CABLE-SEE MFG. SPECS
*LEAVE 1 8" MIN. WIRE LOOP COILED BELOW FIXTURE FOR SERVICE.
⑤ LANDSCAPE TOP SURFACE MATERIAL, FINISH SURFACE -SEE PLANTING PLAN
*SPIKE MOUNT TO NOT BE EXPOSE , BARIED BELOW TOP SURFACE MATERIAL



3 TYP. PATHLIGHT

NTS



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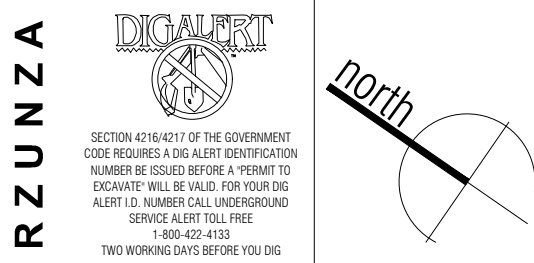
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SHEET DESCRIPTION:
LIGHTING DETAILS

DATE: 3-23-17

REV:

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