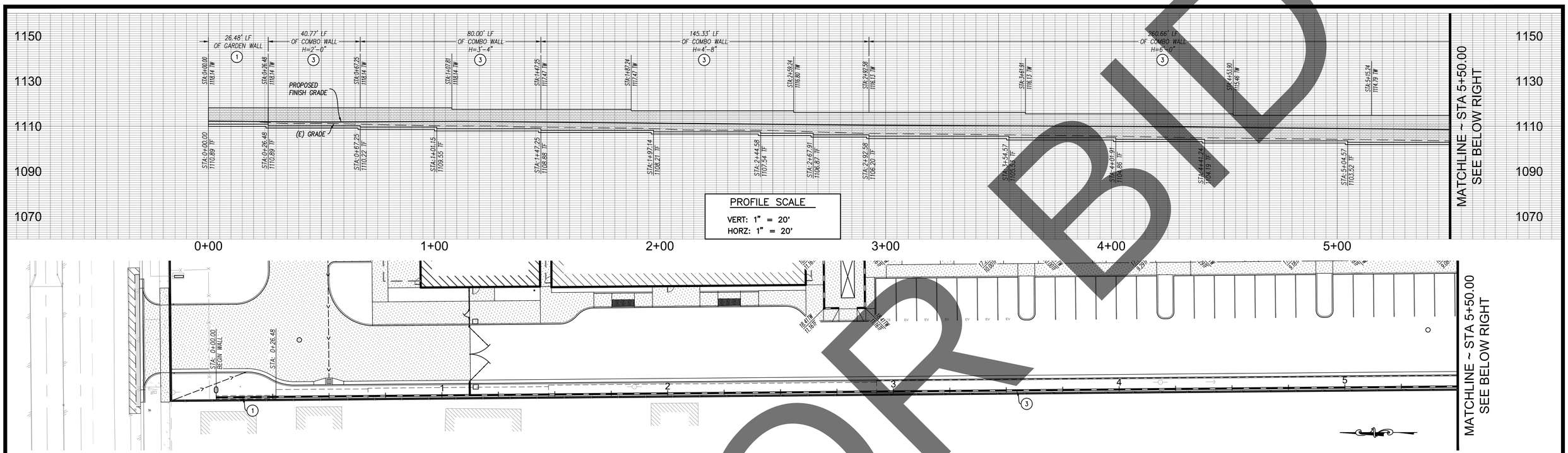
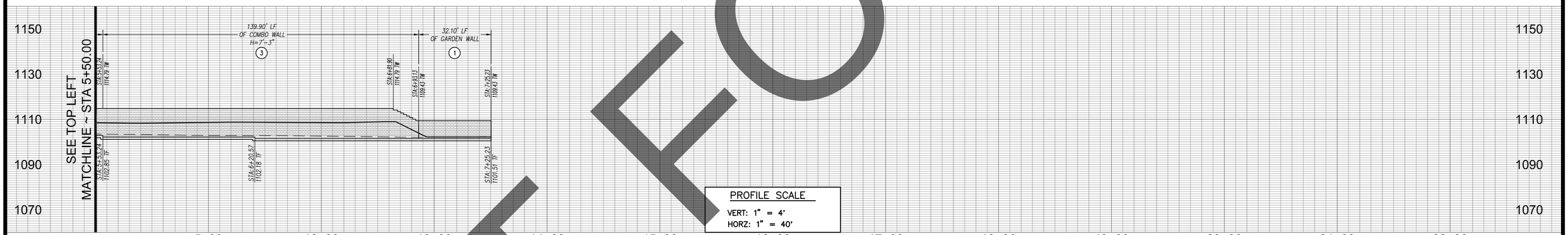
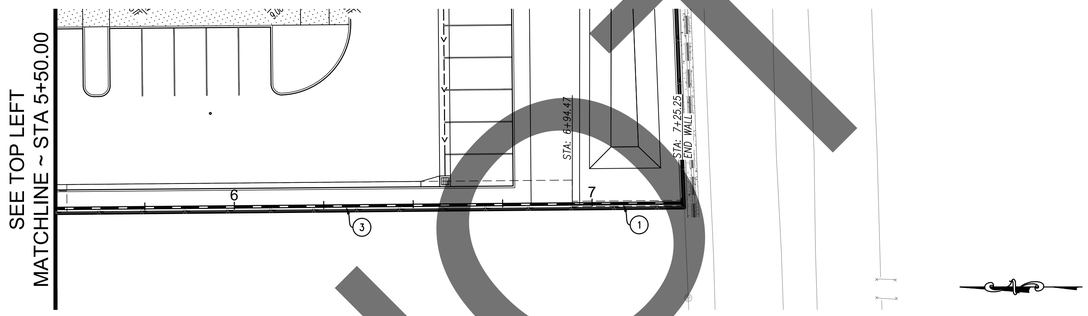


PROFILE SCALE
VERT: 1" = 20'
HORZ: 1" = 20'

WALL 2



PROFILE SCALE
VERT: 1" = 4'
HORZ: 1" = 40'



WALL 2

CONSTRUCTION NOTES:

1. CONSTRUCT GARDEN WALL PER DETAIL 1, SHEET 3.
2. CONSTRUCT BARK WALL PER DETAIL 3, SHEET 3.
3. CONSTRUCT COMBINATION WALL PER DETAIL 2, SHEET 3. TOP OF WALL TO BE 6' MIN. ABOVE GRADE.

20 0 20 40 60
SCALE: 1"=20'

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK:
SEE ABOVE

PREPARED BY:
BONADIMAN
JOSEPH L. BONADIMAN & ASSOCIATES, INC.
ENGINEERS · L.S. · SURVEYING · PLANNING
TEL. (909) 885-3806
201 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 381-7721
www.bonadiman.com

SCALE: NONE
DATE: 05-13-24

SEAL
REGISTERED PROFESSIONAL ENGINEER
JAMES T. STANTON
No. C-70944
Exp. 6-30-25
CIVIL
STATE OF CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY: JTS DRAWN BY: JTS CHECKED BY: JTS

SAN BERNARDINO COUNTY
DEPARTMENT OF LAND USE SERVICES

WALL PLAN

PLAN & PROFILE
18313 VALLEY BLVD.
BLOOMINGTON,CA 92313

ROAD NO.

FILE NO.

SHEET 7 OF 7

JOB #: 184546 DRAWING NAME: 225038 WALL.dwg PLOT DATE: 04/09/2024 - 12:46PM

LANDSCAPE ARCHITECTURAL PLANS

ANIMAL CARE CENTER
18313 VALLEY BLVD.
BLOOMINGTON, CA
SAN BERNARDINO COUNTY

OWNER/APPLICANT:

COUNTY OF SAN BERNARDINO
385 N. ARROWHEAD AVE.
3RD FLOOR
SAN BERNARDINO, CA 92415
CONTACT: KENNETH HYLIN
PH: (909) 387-5000
KENNETH.HYLIN@RES.SBCOUNTY.GOV

NOTES

CONTRACTOR AGREES, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE 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 THE OWNER OR DESIGN PROFESSIONAL.

NOTICE TO CONTRACTORS

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE, IN ANY WAY, FOR THE CONTRACTOR'S OR SUBCONTRACTOR'S COMPLIANCE OR NONCOMPLIANCE WITH SAID REGULATIONS AND ORDERS.

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED; LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING.

ABBREVIATIONS

AD	AREA DRAIN	**EJ**	EXPANSION JOINT	**NG**	NATURAL GRADE	**STRL**	STRUCTURAL
ADJ	ADJUSTABLE	**EL**	ELEVATION	**NIC**	NOT IN CONTACT	**SYS**	SYMMETRICAL
AGGR	AGGREGATE	**ELEC**	ELECTRICAL	**NO**	NUMBER	**TC**	TOP OF CURB
APPROX	APPROXIMATELY	**EQ**	EQUAL	**NTS**	NOT TO SCALE	**TF**	TOP OF FENCE
ARCH	ARCHITECTURAL	**EXP**	EXPANSION	**OC**	ON CENTER	**THK**	THICK
ASPH	ASPHALT	**EXPO**	EXPOSED	**OD**	OUTSIDE DIAMETER	**TOC**	TOP OF CONCRETE
	BOTTOM OF FENCE	**EXST**	EXISTING	**OPP**	OPPENING	**TP**	TOP OF PAVEMENT
BLDG	BUILDING	**FG**	FINISH GRADE	**PA**	PLANTER AREA	**TR**	TOP OF RAIL
BLK	BLOCK	**FIN**	FINISH	**POB**	POINT OF BEGINNING	**TRD**	TREAD
BM	BENCHMARK	**FL**	FLOOR	**POC**	POINT OF CONNECTION	**TW**	TOP OF WALL
BOT	BOTTOM	**FOW**	FACE OF WALL	**PRCST**	PRE-CAST	**TYP**	TYPICAL
BP	BOTTOM OF PILASTER	**FS**	FINISH SURFACE	**PT**	POINT	**UNF**	UNFINISHED
BW	BOTTOM OF WALL	**FSG**	FINISHED SUB-GRADE	**R**	RISER	**UON**	UNLESS OTHERWISE NOTED
CB	CATCH BASIN	**FT**	FOOT OR FEET	**RAD**	RADIUS	**VERT**	VERTICAL
CL	CENTERLINE	**FTG**	FOOTING	**RD**	ROOF DRAIN	**W**	WEST
CLKG	CAULKING	**GB**	GRADE BREAK	**REF**	REFERENCE	**W/**	WITH
CLR	CLEAR	**GND**	GROUND	**REINF**	REINFORCED	**WD**	WOOD
COL	COLUMN	**HB**	HOSE BIBB	**REQ**	REQUIRED	**WI**	WROUGHT IRON
CONC	CONCRETE	**HGT**	HEIGHT	**ROW**	RIGHT OF WAY	**W/O**	WITHOUT
CONSTR	CONSTRUCTION	**HORIZ**	HORIZONTAL	**RP**	REFERENCE POINT	**WP**	WATERPROOF
CONT	CONTINUOUS	**ID**	INSIDE DIAMETER	**RWD**	REDWOOD	**WT**	WEIGHT
CTR	CENTER	**JT**	JOINT	**S**	SOUTH		
DET	DETAIL	**LF**	LINEAR FOOT OR FEET	**SCHED**	SCHEDULE		
DF	DRINKING FOUNTAIN	**MAX**	MAXIMUM	**SECT**	SECTION		
DG	DECOMPOSED GRANITE	**MC**	MECHANICAL	**SF**	SQUARE FOOT OR FEET		
DIA	DIAMETER	**MEMB**	MEMBRANE	**SHT**	SHEET		
DIM	DIMENSION	**MET**	METAL	**SPEC**	SPECIFICATION		
DN	DOWN	**MFR**	MANUFACTURER	**SQ**	SQUARE		
DR	DOOR	**MH**	MANHOLE	**SST**	STAINLESS STEEL		
DS	DOWNSPOUT	**MIN**	MINIMUM	**STA**	STATION		
DWG	DRAWING	**MISC**	MISCELLANEOUS	**STD**	STANDARD		
EA	EACH	**N**	NORTH	**STL**	STEEL		

TOTAL LANDSCAPED AREAS: PROJECT TYPE: COMMERCIAL

TOTAL: 65,651 S.F. WATER SUPPLY: POTABLE

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

APPLICANT'S SIGNATURE DATE

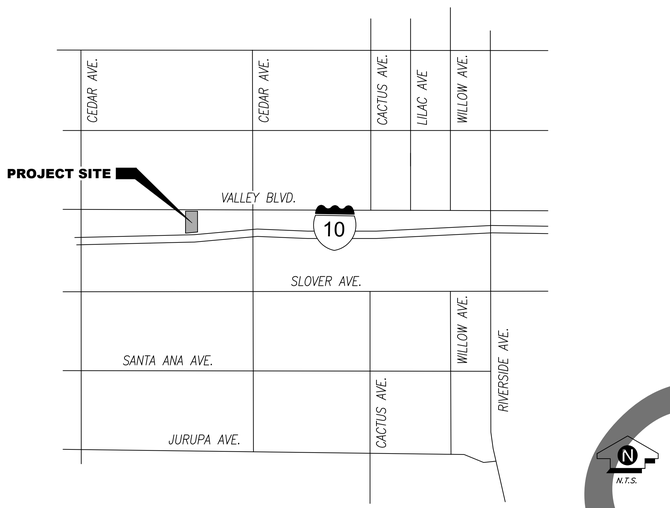
IRRIGATION AND PLANTING INSPECTION NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY, THE LANDSCAPE ARCHITECT AND THE OWNER, AS NECESSARY, TO FACILITATE ALL IRRIGATION AND PLANTING INSPECTIONS REQUIRED BY THE CITY THAT RELATE TO OBTAINING CERTIFICATIONS OF COMPLETION.

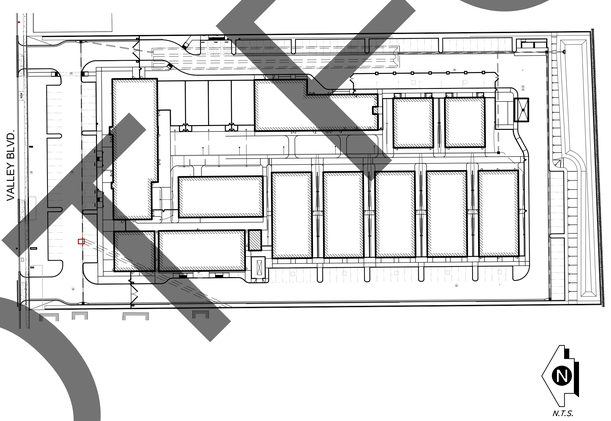
WATER PURVEYOR:

MARYGOLD MUTUAL WATER CO.
(909) 230-3987

VICINITY MAP



SITE MAP



GENERAL NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY LANDSCAPE DEVELOPMENT GUIDELINES AND SPECIFICATIONS;

B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING AND PLUMBING PERMITS PRIOR TO COMMENCING WALL CONSTRUCTION, AND IRRIGATION INSTALLATION RESPECTIVELY;

C. THE CONTRACTOR MUST NOTIFY THE CITY TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION;

D. LANDSCAPE OR IRRIGATION CONTRACTOR SHALL VERIFY EXISTING P.S.I. AT JOB SITE PRIOR TO INSTALLING LANDSCAPE IRRIGATION SYSTEM;

E. AT THE CONCLUSION OF ROUGH GRADING, AGRONOMIC SOILS TESTING SHALL BE PROVIDED FOR THE PROJECT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLATION;

F. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITIES ARE FROM CIVIL PLANS BY OTHERS. THE UTILITIES ARE PLOTTED FROM RECORD AND FIELD DATA. THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATION OF UNDERGROUND LINES.

G. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

H. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE CONSTRUCTION OCCURS. FOR YOUR DIG ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT (TOLL FREE) AT 811, TWO WORKING DAYS BEFORE YOU DIG.

I. QUANTITES LISTED HEREON ARE PROVIDED FOR THE PURPOSE OF COMPARING BIDS. THE CONTRACTOR SHALL DETERMINE ACTUAL CONSTRUCTION QUANTITIES.

SHEET INDEX

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM INFORMATION PROVIDED BY OTHERS. THESE LOCATIONS MAY BE APPROXIMATE AND SHALL BE CONFIRMED IN FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ERRORS AND OMISSIONS

STB LANDSCAPE ARCHITECTS, INC. HEREBY CERTIFIES THAT THE DESIGN, DETAILS AND SPECIFICATIONS AS REPRESENTED HEREIN MEET PROFESSIONAL LANDSCAPE ARCHITECTURAL STANDARDS. STB LANDSCAPE ARCHITECTS, INC. CANNOT GUARANTEE THE QUALITY OF CONSTRUCTION, INSTALLATION OR MAINTENANCE OF IMPROVEMENTS AS DESIGNED AND/OR SPECIFIED HEREIN AND DISCLAIMS ANY FUTURE LIABILITY RESULTING FROM DEVIATIONS.

CONSULTANTS

LANDSCAPE ARCHITECT:
STB LANDSCAPE ARCHITECTS, Inc.
15 S. 5TH STREET
REDLANDS, CA 92373
(909) 798-7490
CONTACT: SHAWN BURCH
EMAIL: SHAWN@STBLANDARCH.COM

CIVIL ENGINEER:
JOSEPH E. BONADIMAN & ASSOC., INC.
234 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
(909) 885-3806
CONTACT: JT STANTON
EMAIL: JTS@BONADIMAN.COM

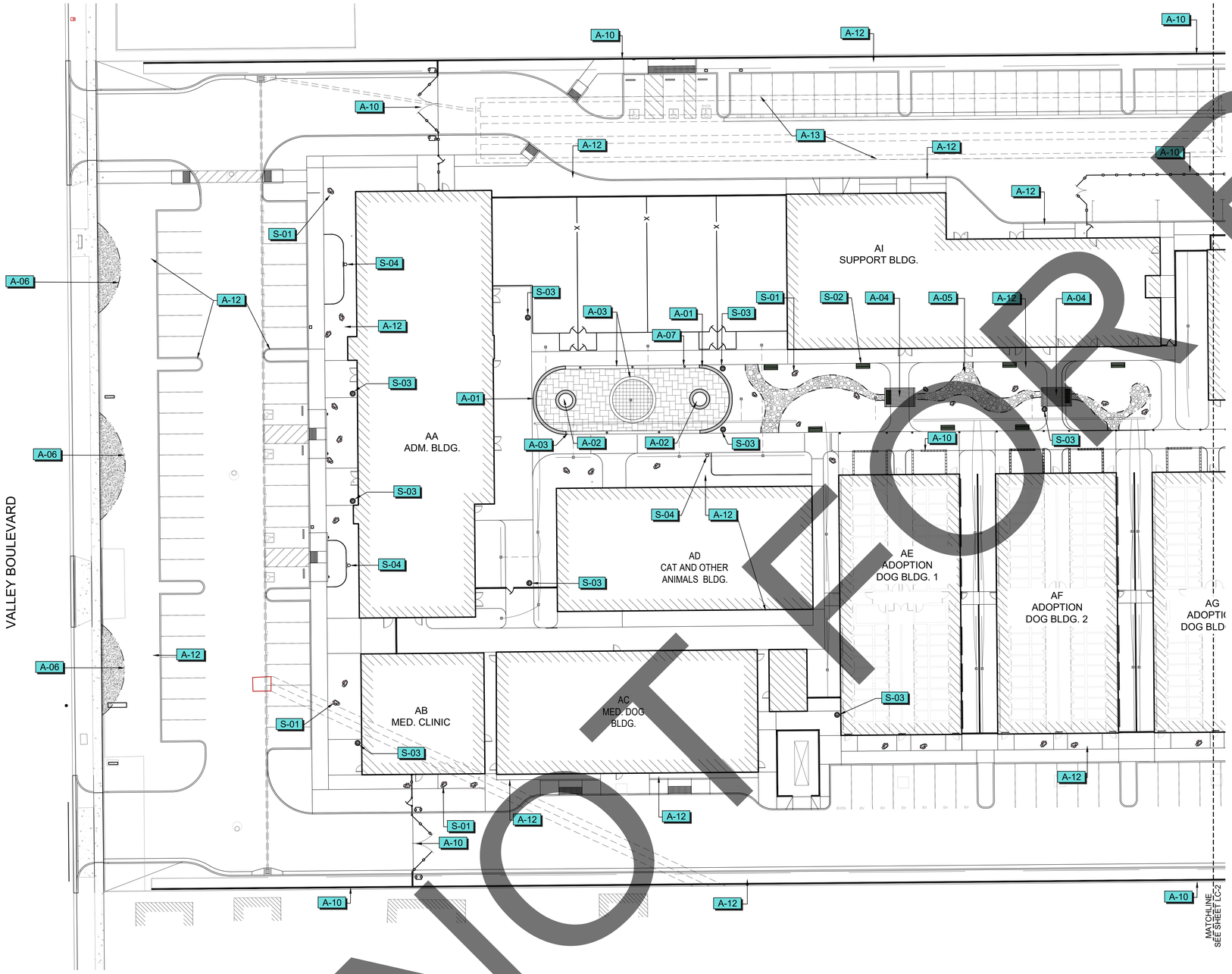
ARCHITECT:
MILLER ARCHITECTURE, INTERIORS, PLANNING
1177 IDAHO STREET, SUITE 200
REDLANDS, CA 92374
(909) 335-7400
CONTACT: SERGIO PENA
EMAIL: SPENA@MILLER-AIP.COM

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

STB LANDSCAPE ARCHITECTS, INC
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7490 FAX 909.307.8235
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS LOW VOLTAGE LIGHTING

REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURCH 10/24 exp. date 12/20/23 2725 STATE OF CALIFORNIA

STB LANDSCAPE ARCHITECTS, INC. HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE AS-BUILT SERVICES. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROFESSIONALS TO PROVIDE ALL NECESSARY AS BUILT INFORMATION TO ENABLE ALL FINAL PERMITS, INSPECTIONS, SIGN-OFFS AND CERTIFICATES TO BE ISSUED BY ALL NECESSARY JURISDICTIONS.



CONSTRUCTION NOTES SCHEDULE

SYMBOL	DESCRIPTION
A-01	SEAT WALL PER DETAIL A SHEET LCD-1
A-02	RAISED SCULPTURE PAD PER DETAIL B SHEET LCD-1
A-03	12" WIDE X12" DEEP CONCRETE PAVER CONTAINMENT STRIP PER DETAIL D SHEET LCD-1
A-04	FALSE BRIDGES OVER DRY STREAM BED PER DETAIL C SHEET LCD-1
A-05	DRY STREAM-COBBLES TO BE 40% 4-8", 60% 2"-4" SIZE-COLOR SIERRA COBBLE FROM SWB-INSTALL PER DETAIL E SHEET LCD-1
A-06	INSTALL STEEL EDGING BETWEEN DECOMPOSED GRANITE AND STONE MULCH BEDS PER DETAIL SHEET LCD-1-TYPICAL (NOT TO BE INSTALLED AT DRY STREAM BEDS)
A-07	SHADE CLOTH COVER POST PER ARCHITECT'S PLAN-TYP
A-08	INFILTRATION BASIN PER CIVIL PLANS
A-09	ANIMAL CAGE AND TRUCK WASH AREA PER ARCHITECT
A-10	FENCING, WALLS AND GATES PER ARCHITECT'S PLANS
A-11	TRASH ENCLOSURE PAD PER ARCHITECT'S PLANS
A-12	ALL PLANTER BEDS ARE TO RECEIVE A 3" LAYER OF GOLD COLORED STABILIZED DECOMPOSED GRANITE PER SHEET LP-1
A-13	UNDERGROUND WQMP STRUCTURE PER CIVIL

PAVING SCHEDULE

SYMBOL	UNIT PAVING DESCRIPTION	QTY
	PAVERS EQUAL TO CALSTONE 6X6 MISSION-COLOR CHARCOAL-SEE DETAIL D SHEET LCD-1	236 SF
	PAVERS-CALSTONE-MISSION 3 PATTERN (20% 6X6, 40% 6X12, 40% 12X12)-COLOR BROWN BEIGE CHARCOAL SEE DETAIL D SHEET LCD-1	1,652 SF

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	QTY
S-01	LOCALLY SOURCED GREY GRANITE BOULDER-SIZES MIN. 30"X42"-INSTALL PER DETAIL SHEET LCD-1-TYPICAL	35
S-02	BENCH-EQUAL TO GREAT WESTERN #B6WBCLASSIC-PWS-COLORS-BURGUNDY FRAME GREEN SEAT/BACKS TYPICAL	9
S-03	TRASH RECEPTACLE-EQUAL TO GREAT WESTERN TR32-PWS-COLOR BURGUNDY WITH DOME32-BLACK LID AND LINER32-BLACK	8
S-04	DOG WASTE BAG STATION ULTRA SITE MODEL NO. PBARK-474-COLOR GREEN. POST MOUNT PER MANUF. RECOMMENDATIONS	4

ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY
	COBBLESTONE DRY STREAM BED-ARIZONA COBBLES-MIXED SIZE-70% 2-4", 30% 4-8"	1,873 SF

EXISTING UTILITIES NOTE:

CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROJECT AREA ABOVE AND BELOW THE GROUND WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED WITH NEW AND LIKE MATERIAL TO THE OWNER'S STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER OR THE CITY.

North

20 0 20 40 60

Scale 1" = 20'

REFER TO SHEET LCD-1 FOR CONSTRUCTION DETAILS

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG.

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGIN
10/24
12/20/23
2725
STATE OF CALIFORNIA

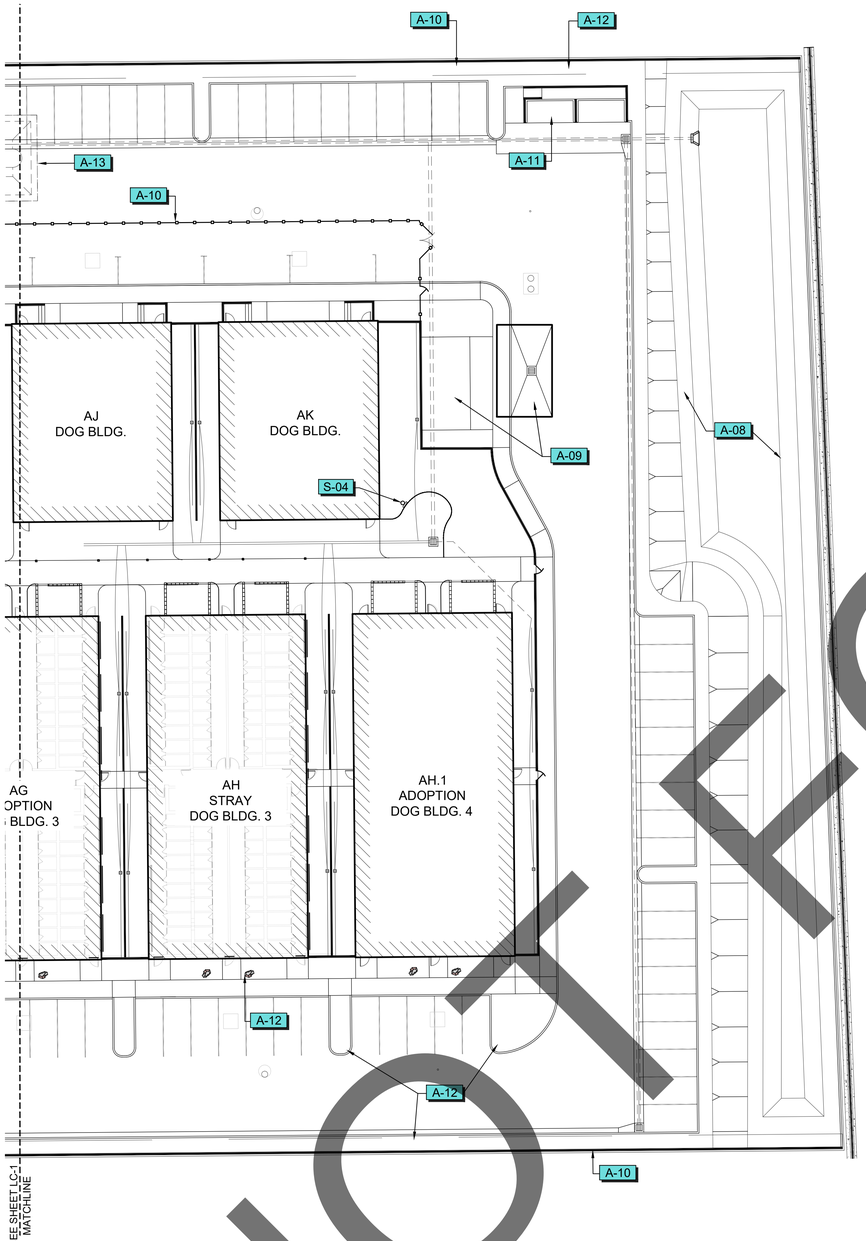
LOW VOLTAGE LIGHTING
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7900 FAX 909.307.8205
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
STB ARCHITECTS, INC
LANDSCAPE

LANDSCAPE CONSTRUCTION PLAN

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	1"=20'
SHEET	LC-1
OF 12 SHEETS	



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Scale 1" = 20'

REFER TO SHEET LCD-1 FOR CONSTRUCTION DETAILS

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811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGAN
10/24
12/20/23
2725
STATE OF CALIFORNIA

LOW VOLTAGE LIGHTING
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REDLANDS, CA 92373
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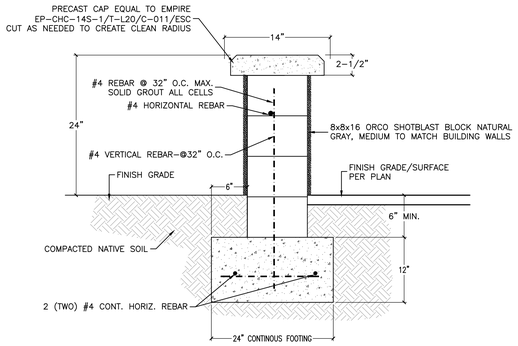
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
STB LANDSCAPE ARCHITECTS, INC.

LANDSCAPE CONSTRUCTION PLAN

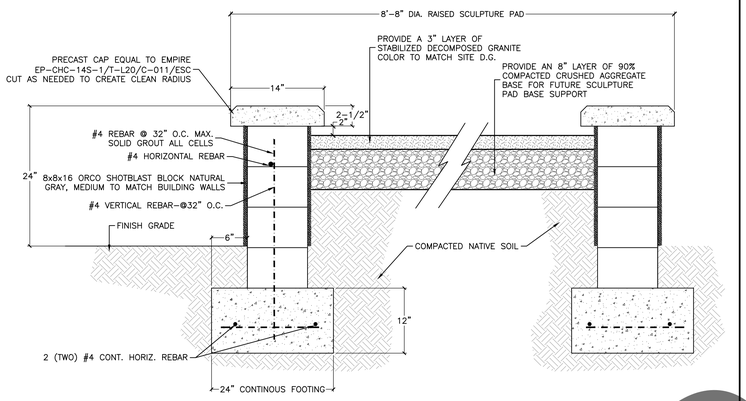
ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

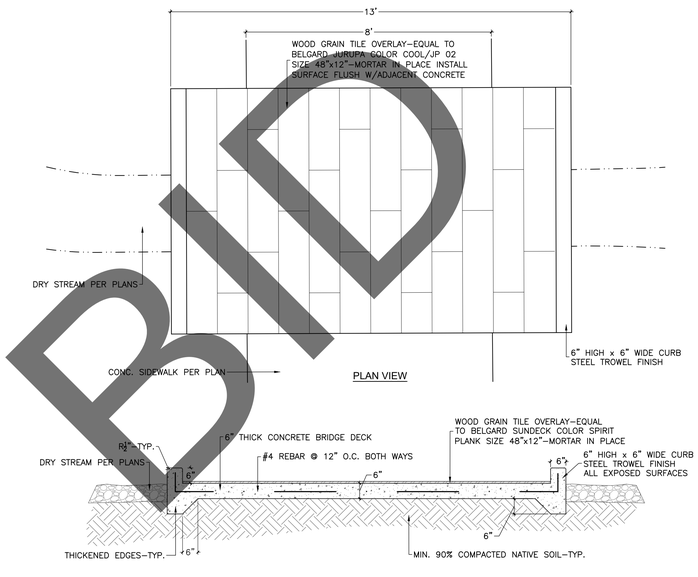
DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	1"=20'
SHEET	LC-2
OF 12 SHEETS	



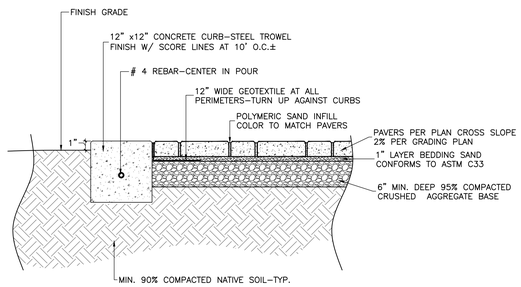
A SEAT WALL



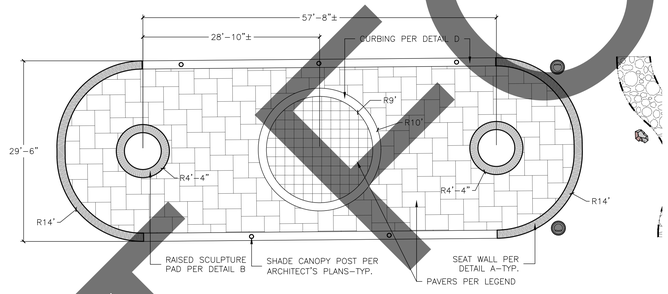
B RAISED SCULPTURE PAD

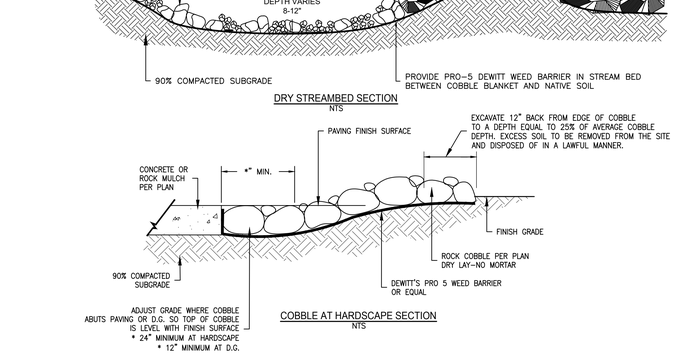


C FALSE BRIDGE

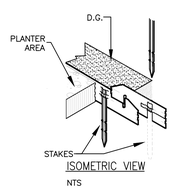


D PAVERS AND CONTAINMENT CURBING





E DRY STREAMBED



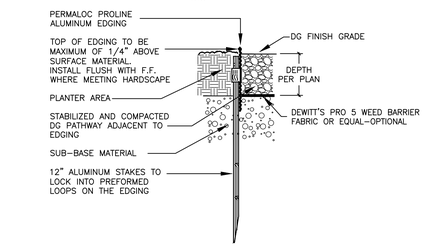
ISOMETRIC VIEW
NTS

SIZE:
1/8" X 4", 0.050" THICK
W/ 0.125" EXPOSED TOP LIP

FINISH LEGEND:
(BL) BLACK DUROFLEX-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES.
3. 16'-0" SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
5. PERMALOC PROLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM

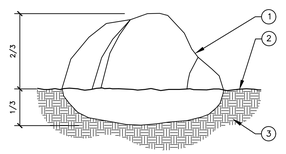


F STEEL EDGING

NOTES:

A. CONTRACTOR TO SUBMIT PHOTOS OF BOULDERS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO
B. PURCHASE.
OWNER'S REPRESENTATIVE TO DIRECT FINAL BOULDER
C. PLACEMENT ON SITE.
BOULDER PLACEMENT TO OCCUR PRIOR TO IRRIGATION, AND PLANTING INSTALLATION.

1. REFER TO CONSTRUCTION PLANS FOR BOULDER LOCATIONS AND
2. SIZES
3. F.G. COMPACTED SUBGRADE



G BOULDER INSTALLATION

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURGAN 10/24 12/20/23 2725 STATE OF CALIFORNIA

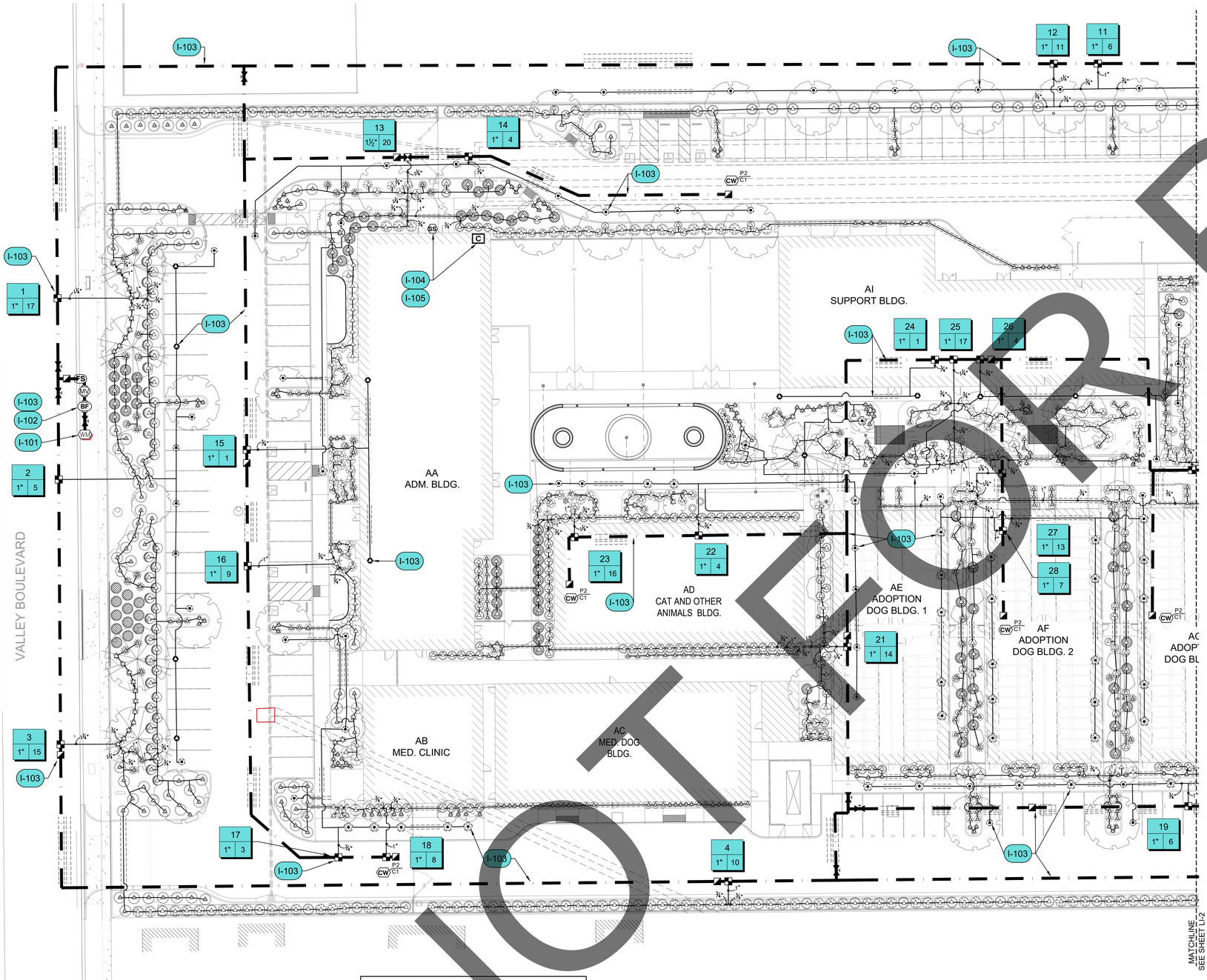
STB ARCHITECTS, INC
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS LOW VOLTAGE LIGHTING
115 SOUTH 45TH STREET
REDLANDS, CALIFORNIA 92373
PH (909) 798-7900 FAX (909) 307-8225
CA LIC. NO. 2725 NV LIC. NO. 486

LANDSCAPE CONSTRUCTION DETAILS

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

DRAWN BY: CAD
DESIGNED BY: STB
CHECKED BY: CR
DATE: 12/20/23
JOB NO.: 23-37
SCALE: 1"=20'
SHEET: LCD-1
OF 12 SHEETS



IRRIGATION LEGEND					
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
	HUNTER MP3000 PROS-00-PRS40 A SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40	3.64	30'	A, LID-1
	HUNTER MP3000 PROS-00-PRS40 B SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		30'	A, LID-1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI			DETAIL
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.				B, LID-1
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.				B, LID-1
	15 GALLON TREE 2-RINGS, XFS-9-12, 25 L.F. TOTAL	40			C, LID-1
	24" BOX TREE 2-RINGS, XFS-9-12, 25 L.F. TOTAL	30			C, LID-1
	36" BOX TREE 3- RINGS,XFS-09-12, 36 L.F. TOTAL	40			C, LID-1
	RAIN BIRD PCT 05 GPH PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	30			D, LID-1
	RAIN BIRD PCT 10 GPH PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	30			D, LID-1
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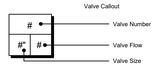
	RAIN BIRD 33-DLRC 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.				F, LID-1
	LANDSCAPE PRODUCTS INC. BBV LINE SIZE: FULL PORT BRASS BALL VALVE. .				G, LID-1
MV	SUPERIOR 3200 1-1/2" NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS.				H, LID-1
BF	FEBCO 825YA IN SB ENCLOSURE 2" REDUCED PRESSURE BACKFLOW PREVENTER, W/ WYE STRAINER & WILKINS 500HR PRESSURE REDUCING VALVE				I, LID-1
C	HUNTER A2C-3600-M 36-STATION CONTROLLER WITH FOUR (4) A2M-600 MODULES IN AN OUTDOOR GRAY STEEL WALL MOUNT ENCLOSURE.				J, LID-1
SS	HUNTER WSS-SEN WIRELESS SOLAR RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.				J, LID-1
FS	CREATIVE SENSOR TECHNOLOGY FSI-B15-001 1.5IN. BRASS TEE TYPE FLOW SENSOR W/FIPT THREADS, BRONZE ALLOY MOUNTING TEE AND ULTRA LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE 3 GPM – 90 GPM.				H, LID-1
CW PX CX	WIRE BUNDLE (AS INDICATED FOR FUTURE USE) SPARE CONTROL WIRE BUNDLE FOR FUTURE USE IN JUNCTION BOX. P=PILOT WIRES, C=COMMON WIRES BUNDLED. COIL WIRES IN VALVE BOX, AND RUN CONTINUOUS WIRE BACK TO CONTROLLER. LABEL EACH WIRE WITH A PLASTIC I.D. TAG AT THE WIRE BUNDLE AND AT THE CONTROLLER.				
WM	EXISTING 2" WATER METER: PER CIVIL'S PLANS				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, MIN 3/4"				K, LID-1
	IRRIGATION MAINLINE: PVC, CL 315: 2"				K, LID-1
	PIPE SLEEVE: PVC SCHEDULE 40				K, LID-1

Valve Callout



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
I-101	POC AT 2" DEDICATED IRRIGATION WATER METER. METER PER CIVIL. VERIFY SIZE IN THE FIELD. IF DIFFERENT THAN SHOWN NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO IRRIGATION INSTALLATION.
I-102	INSTALL BACKFLOW PREVENTER PER DETAIL AND PER CITY STANDARDS. LOCATE IN LANDSCAPED AREA AND SCREEN FROM PUBLIC VIEW WITH SHRUBS.
I-103	SOME IRRIGATION EQUIPMENT AND PIPING SHOWN IN HARDSCAPE, IN BUILDING FOOTPRINT OR OUTSIDE OF PROPERTY FOR GRAPHIC CLARITY. ALL EQUIPMENT AND PIPING TO BE INSIDE PROPERTY AND IN LANDSCAPED AREAS EXCEPT WHERE PIPING IS INSTALLED UNDER HARDSCAPES. TYPICAL
I-104	AUTOMATIC IRRIGATION CONTROLLER AND SOLAR SYNC. LOCATE ON OUTSIDE WALL. EAVE MOUNT SOLAR SYNC AWAY FROM FUTURE TREE CANOPIES AND PER MANUF. RECOMMENDATIONS. VERIFY LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION AND COORDINATE WITH ALL TRADES. POWER TO CONTROLLER TO BE SUPPLIED BY OWNER.
I-105	ETHERNET TO BE SUPPLIED BY OWNER TO CONTROLLER LOCATION. VERIFY PRIOR TO INSTALLATION. COORDINATE WITH ALL TRADES.

SOLAR SYNC/FLOW CLIK NOTE TO CONTRACTOR:

"CONTRACTOR TO CONNECT SOLAR SYNC AND FLOW CLIK SENSORS TO THE CONTROLLER VIA THE SINGLE SENSOR PORT PROVIDED AND PERFORM A COMMON WIRE INTERRUPT. PLEASE CONTACT YOUR LOCAL MANUFACTURERS REPRESENTATIVE FOR ANY FIELD SERVICE AND ASSISTANCE".

IRRIGATION INSPECTION NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY, COUNTY OR OTHER PRESIDING AUTHORITY, THE LANDSCAPE ARCHITECT AND THE OWNER AS NECESSARY, TO FACILITATE ALL IRRIGATION INSPECTIONS REQUIRED THAT RELATE TO OBTAINING CERTIFICATIONS OF COMPLETION.

EXISTING IRRIGATION LOCATIONS:

EXISTING IRRIGATION AS SHOWN IS BASED ON SURFACE VISUAL OBSERVATION AND NOT ACTUAL FIELD SURVEY OR POT HOLING. CONTRACTOR TO VERIFY SIZE AND TYPE OF MAINLINE AND FLAG ALL LOCATIONS OF EXISTING EQUIPMENT, MAINLINES PRIOR TO DEMOLITION AND NEW CONSTRUCTION WITHIN THE PROJECT LIMITS.

EXISTING UTILITIES NOTE:

CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROJECT AREA ABOVE AND BELOW THE GROUND WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED WITH NEW AND LIKE MATERIAL TO THE OWNER'S STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER OR THE CITY.

REFER TO SHEET LI-1 FOR IRRIGATION NOTES
REFER TO SHEET LID-1 FOR IRRIGATION DETAILS
REFER TO SHEET LIS-1 FOR IRRIGATION SPECIFICATIONS
REFER TO SHEET LPD-1 FOR WATER USE CALCULATIONS

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG.

REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURGIN 10/24 12/20/23 2725 STATE OF CALIFORNIA

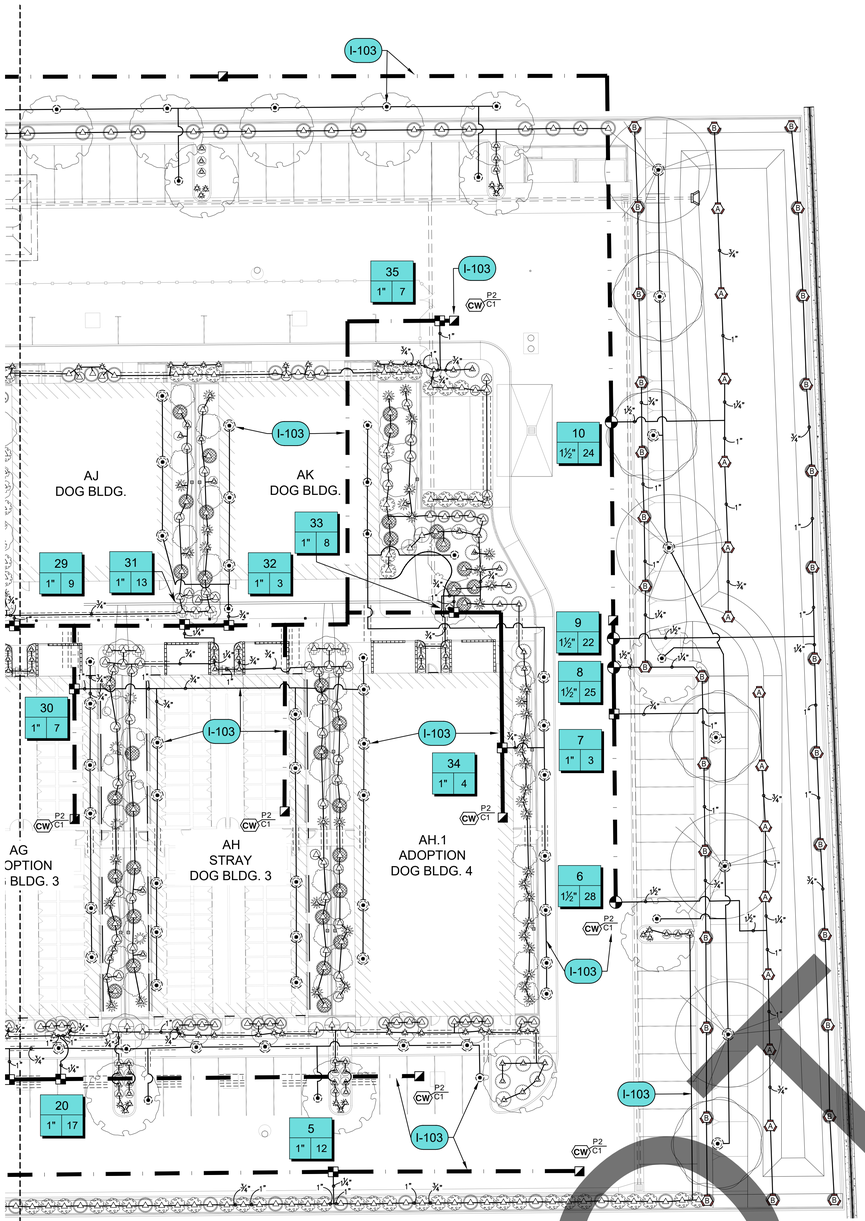
LOW VOLTAGE LIGHTING
15 SOUTH FIFTH STREET
REDLANDS, CA 92373
PH (909) 798 7900 FAX (909) 307 8235
CA LIC. NO. 2725 NV LIC. NO. 486
LANDSCAPE ARCHITECTS IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
STB LANDSCAPE ARCHITECTS, INC.

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

IRRIGATION PLAN

REVISIONS

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	1"=20'
SHEET	LI-1
OF 12 SHEETS	



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	IRRIGATION MAINLINE: PVC, CL 315: 2"				K, LID-1
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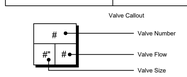
Valve Callout



IRRIGATION SCHEDULE

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I-105	ETHERNET TO BE SUPPLIED BY OWNER TO CONTROLLER LOCATION. VERIFY PRIOR TO INSTALLATION. COORDINATE WITH ALL TRADES.

IRRIGATION NOTES

REFER TO SPECIFICATIONS ON SHEET LIS-1 FOR FULL IRRIGATION SPECIFICATIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS AND BE OF THE HIGHEST QUALITY TYPICAL OF THE TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAY FOR SAME.

THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE STATE, CITY OR OWNER.

IF THE PLANS OR SPECIFICATIONS IN THESE DRAWINGS ARE FELT IN ANY WAY TO BE INCOMPLETE, MISDIRECTING, CONFLICTING OR SUBJECT TO MISINTERPRETATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING THESE CONCERNS TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE BIDDING. IF THE CONTRACTOR FAILS TO DO SO, THEY MUST ACCEPT THE LANDSCAPE ARCHITECT'S INTERPRETATION AND ASSUME ANY POSSIBLE RELATED FINANCIAL IMPACT.

THE CONTRACTOR SHALL PROVIDE PHOTOS AND SIGNED DOCUMENTED PROOF OF P.S.I. TESTING SHOWING AVAILABLE STATIC PRESSURE AT THE P.O.C. OR IRRIGATION METER PER PLAN PRIOR TO COMMENCING IRRIGATION INSTALLATION. FAILURE TO PROVIDE EXISTING STATIC PRESSURE TESTING WILL ABSOLVE STB LANDSCAPE ARCHITECTS INC. FROM ANY IRRIGATION SYSTEM MALFUNCTION DUE TO TOO HIGH OR TOO LOW STATIC PRESSURE.

THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSES UNTIL THE INSTALLATION IS ACCEPTED BY THE OWNER IN WRITING.

VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY DISCREPANCY IS FOUND. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.

EXTREME CARE SHALL BE EXERCISED WHEN WORKING ADJACENT TO ANY STRUCTURES OR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGES CAUSED BY HIS WORK AT NO COST TO THE OWNER.

IRRIGATION DESIGN IS BASED ON AN ASSUMED AVAILABLE MINIMUM WATER PRESSURE OF 103 P.S.I. WITH A MAXIMUM SYSTEM DEMAND OF 30 G.P.M. CONTRACTOR SHALL VERIFY STATIC PRESSURE AVAILABLE AT THE IRRIGATION POC PRIOR TO COMMENCING WORK. CONTRACTOR MUST PROVIDE SIGNED DOCUMENTED PROOF TO THE LANDSCAPE ARCHITECT AND OWNER OF THE STATIC P.S.I. PRIOR TO COMMENCING WORK. PSI INFORMATION WAS OBTAINED FROM A FIREFLOW TEST DATED..

THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE DRAWINGS SHOULD A QUESTION ARISE.

PROVIDE CHECK VALVES AS NEEDED TO ELIMINATE ALL LOW HEAD DRAINAGE. INSTALL IN-LINE CHECK/ANTI-DRAIN VALVES WHENEVER AN ELEVATION DIFFERENCE BETWEEN INLETS/OUTLETS EXCEEDS 4' OF VERTICAL HEIGHT.

ALL EQUIPMENT SHALL BE AS LISTED IN THE LEGEND. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL EQUIPMENT SHALL BE INSTALLED PER DETAILS, IN THE ABSENCE OF DETAILS, INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE TRADE.

DESIGN INTENT IS TO PROVIDE COMPLETE IRRIGATION COVERAGE TO ALL PLANTED AREAS, AS FIELD CHANGES MAY OCCUR, CONTRACTOR IS REQUIRED TO PROVIDE 100% COVERAGE TO ALL AREAS. CONTRACTOR SHALL NOT KNOWINGLY INSTALL AN IRRIGATION SYSTEM WITH IMPROPER COVERAGE, FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT SHALL RESULT IN THE CONTRACTOR REPAIRING/REPLACING SAID SYSTEM AT HIS OR HER EXPENSE.

BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE CITY.

INSTALL ALL COMPONENTS PER CURRENT U.P.C. AND LOCAL CODES.

CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT. DAY AND NIGHT BARRICADES MUST BE PROVIDED FOR ALL OPEN TRENCHES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO TRENCHING FOR EXACT UNDERGROUND UTILITY LOCATIONS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF UNDERGROUND UTILITIES OR STRUCTURES WHICH ARE DAMAGED DURING THE COURSE OF COMPLETING THIS WORK.

DRIP IRRIGATION NOTES

DESIGN INTENT IS TO PROVIDE A COMPLETE DRIP IRRIGATION SYSTEM TO ALL PLANTED AREAS WITH THE QUANTITY OF DRIPLINES AND EMITTERS AS INDICATED ON THE PLAN. CONTRACTOR SHALL ADJUST DRIPLINES AND EMITTERS TO PROVIDE THE OPTIMUM COVERAGE TO ALL PLANT MATERIALS AND SHALL GUARANTEE SAME.

ALL DRIP TUBING SHALL BE BURIED A MINIMUM OF 2 TO 4" PER DETAIL SHEET LID-1. THE ONLY EXPOSED TUBING WILL BE THAT SMALL PORTION NEAR THE ROOTBALL.

CONTRACTOR SHALL PROVIDE FLUSHING VALVES AT THE END OF EACH DRIP LATERAL IN A ROUND PLASTIC VALVE BOX PER IRRIGATION LEGEND.

IRRIGATION INSPECTION NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY, COUNTY OR OTHER PRESIDING AUTHORITY, THE LANDSCAPE ARCHITECT AND THE OWNER, AS NECESSARY, TO FACILITATE ALL IRRIGATION INSPECTIONS REQUIRED THAT RELATE TO OBTAINING CERTIFICATIONS OF COMPLETION.

EXISTING IRRIGATION LOCATIONS

EXISTING IRRIGATION AS SHOWN IS BASED ON SURFACE VISUAL OBSERVATION AND NOT ACTUAL FIELD SURVEY OR POT HOLING. CONTRACTOR TO VERIFY SIZE AND TYPE OF MAINLINE AND FLAG ALL LOCATIONS OF EXISTING EQUIPMENT, MAINLINES PRIOR TO DEMOLITION AND NEW CONSTRUCTION WITHIN THE PROJECT LIMITS.

EXISTING UTILITIES NOTE:

CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILTIES IN THE PROJECT AREA ABOVE AND BELOW THE GROUND WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED WITH NEW AND LIKE MATERIAL TO THE OWNER'S STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER OR THE CITY.

SOLAR SYNC/FLOW CLIK NOTE TO CONTRACTOR:

'CONTRACTOR TO CONNECT SOLAR SYNC AND FLOW CLIK SENSORS TO THE CONTROLLER VIA THE SINGLE SENSOR PORT PROVIDED AND PERFORM A COMMON WIRE INTERRUPT. PLEASE CONTACT YOUR LOCAL MANUFACTURERS REPRESENTATIVE FOR ANY FIELD SERVICE AND ASSISTANCE'.

REFER TO SHEET LID-1 FOR IRRIGATION DETAILS
REFER TO SHEET LIS-1 FOR IRRIGATION SPECIFICATIONS
REFER TO SHEET LPD-1 FOR WATER USE CALCULATIONS

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

20 0 20 40 60

Scale 1" = 20'

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGIN
10/24
12/20/23
2725
STATE OF CALIFORNIA

STB LANDSCAPE ARCHITECTS, INC.
15 SOUTH 5TH STREET
REDLANDS, CA 92373
PH (909) 798-7900 FAX (909) 307-8255
CA LIC. NO. 2725 NV LIC. NO. 666
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS

LOW VOLTAGE LIGHTING

IRRIGATION PLAN

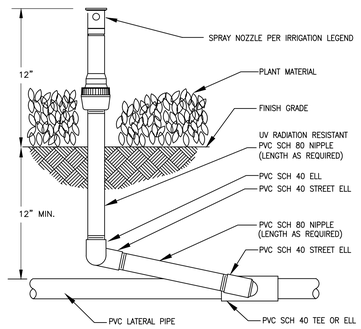
ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

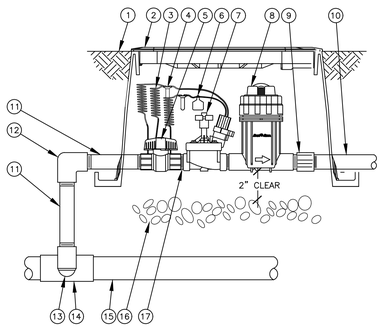
DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	1"=20'
SHEET	LI-2
OF 12 SHEETS	

ROTATOR NOTE

IF ROTATOR NOZZLE NEEDS TO BE ADJUSTED TO IT'S LOWEST RADIUS OR MORE THAN 75% OF IT'S MAXIMUM THROW, CONTRACTOR TO USE PRS30 BODY.

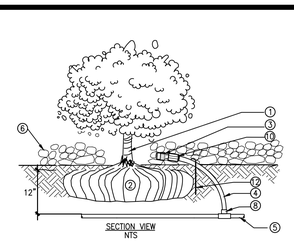


A FIXED SHRUB ROTATOR



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. WATER PROOF-ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 80 THREADED UNION WITH ADAPTERS
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 12-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

B REMOTE CONTROL DRIP VALVE KIT

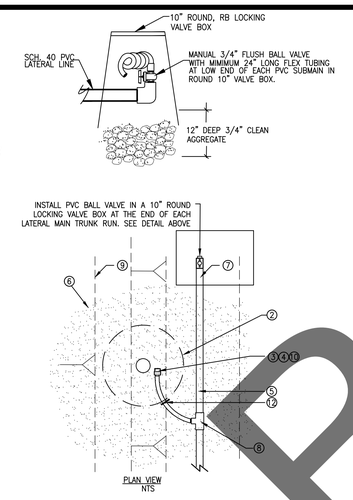


1. SHRUB
2. ROOT BALL
3. RAIN BIRD PCT DRIP MODULE (1) PER SHRUB- SIZE PER LEGEND
4. SPX SERIES SWING PIPE-LENGTH AS REQUIRED WITH SB SERIES BARB FITTINGS. MINIMUM LENGTH=24"
5. SCHEDULE 40 PVC IRRIGATION LATERAL
6. MULCH PER PLAN
7. CONTINUATION OF LATERAL LINE
8. SCH 40 TEE OR ELBOW AS REQUIRED
9. CONTOURS
10. CHECK VALVE- AS NEEDED
11. MANUAL FLUSH BALL VALVE INSTALL AT THE END OF EACH PVC SUBMAIN TRUNK, TWO MINIMUM PER DETAIL 'A' THIS BOX
12. RAINBIRD (TDS-050 BEND) STAKE IN PLACE

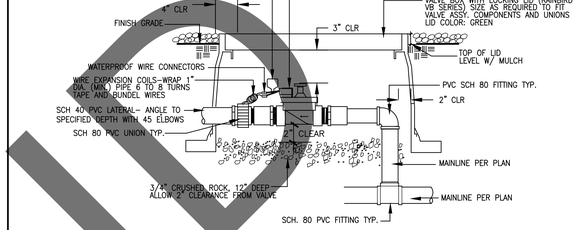
NOTES:

A. INSTALL ON TOP OF ROOTBALL TO ASSURE ADEQUATE WATER REACHES ENTIRE ROOTBALL

B. WHEN INSTALLED ON A SLOPE INSTALL NOZZLES PARALLEL TO CONTOURS ON UPHILL SIDE OF ROOTBALL



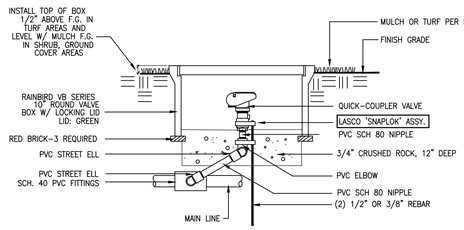
D DRIP EMITTERS



NOTES: UNLESS OTHERWISE SPECIFIED.

1. REFER TO SYSTEM SPECIFICATIONS/PLAN LEGEND FOR APPROVED PRODUCTS.
2. USE 1-1/2 WRAPS OF 3/4" WIDE TEFLON TAPE OR A NON-PETROLEUM BASE NON HARDENING THREAD SEALANT ON ALL THREADS. WIPE OFF ALL EXCESS THREAD SEALANT WITH A CLEAN CLOTH.
3. ALL THREADED FITTINGS AND NIPPLES TO BE THE SAME LINE SIZE AS R.C.V.
4. INSTALL ONLY ONE RCV PER VALVE BOX. TOP OF FLOW STEMS TO CLEAR LID BY 3".
5. COMPACT SOIL AROUND VALVE BOX TO 90% DENSITY.
6. VALVE BOX TO HAVE LOCKING LID.

E REMOTE CONTROL VALVE



F QUICK COUPLER

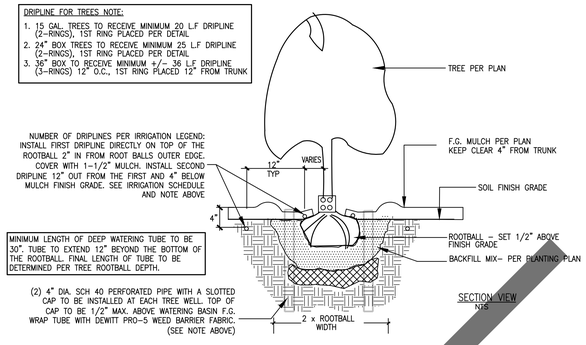
DRIPLINE FOR TREES NOTE:

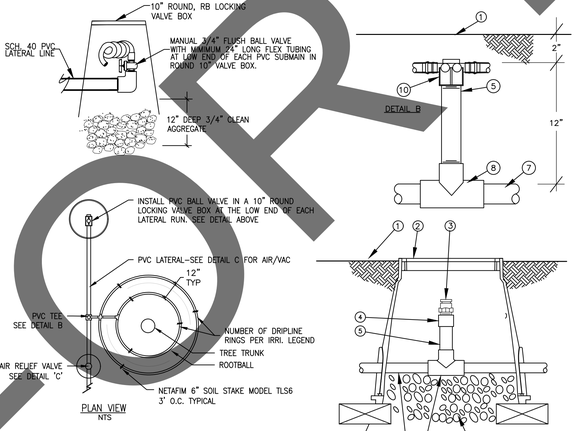
1. 15 GAL. TREES TO RECEIVE MINIMUM 20 L.F DRIPLINE (2-RINGS), 1ST RING PLACED PER DETAIL
2. 24" BOX TREES TO RECEIVE MINIMUM 25 L.F DRIPLINE (2-RINGS), 1ST RING PLACED PER DETAIL
3. 36" BOX TO RECEIVE MINIMUM +/- 36 L.F DRIPLINE (3-RINGS) 12" O.C., 1ST RING PLACED 12" FROM TRUNK

NUMBER OF DRIPLINES PER IRRIGATION LEGEND: INSTALL FIRST DRIPLINE DIRECTLY ON TOP OF THE ROOTBALL 2" IN FROM ROOT BALLS OUTER EDGE. COVER WITH 1-1/2" MULCH. INSTALL SECOND DRIPLINE 12" OUT FROM THE FIRST AND 4" BELOW MULCH FINISH GRADE. SEE IRRIGATION SCHEDULE AND NOTE ABOVE

MINIMUM LENGTH OF DEEP WATERING TUBE TO BE 30". TUBE TO EXTEND 12" BEYOND THE BOTTOM OF THE ROOTBALL. FINAL LENGTH OF TUBE TO BE DETERMINED PER TREE ROOTBALL DEPTH.

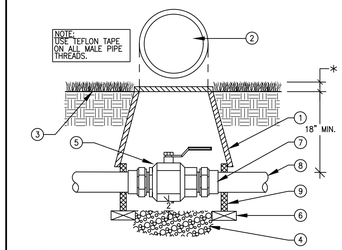
(2) 4" DIA. SCH 40 PERFORATED PIPE WITH A SLOTTED CAP TO BE INSTALLED AT EACH TREE WELL. TOP OF CAP TO BE 1/2" MAX. ABOVE WATERING BASIN F.G. WRAP TUBE WITH DEWITT PRO-5 WEED BARRIER FABRIC. (SEE NOTE ABOVE)





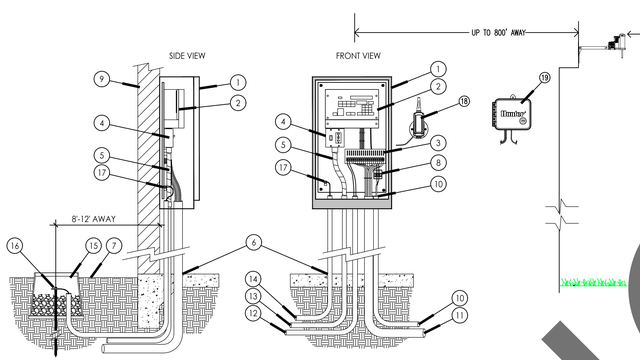
C TREE DRIP RINGS

1. FINISH GRADE
2. 10" LOCKING RB, VALVE BOX
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 12" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
10. RAINBIRD XF TEE OR ELBOW AS REQUIRED.



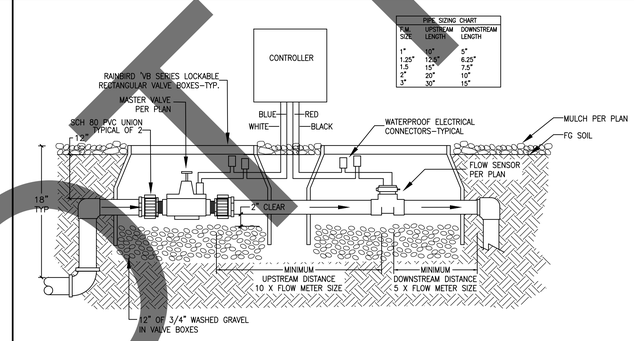
1. RAINBIRD 'VB SERIES' 10" ROUND PLASTIC VALVE BOX W/LOCKING LID
2. VALVE BOX LID- COLOR: GREEN
3. FINISH GRADE
4. 3/4" CRUSHED ROCK - 6" DEPTH
5. BALL VALVE PER IRRIGATION PLAN
6. COMMON BRICK - 3 REQUIRED
7. SCH 40 PVC UNION - 2 REQUIRED
8. MAINLINE PIPING PER IRRIGATION PLAN
9. * VALVE BOX EXTENSION(S) AS REQUIRED LEVEL WITH MULCH IN SHRUB AREAS

G BALL VALVE

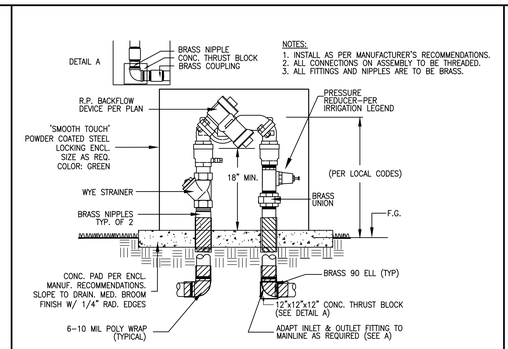


1. STRONGBOX STAINLESS STEEL LIGHT DUTY ENCLOSURE MOUNTED TO WALL. SIZE AS REQUIRED.
2. CONTROLLER. PER PLAN
3. TERMINAL STRIP FOR VALVE WIRES.
4. POWER SWITCH / GFCI RECEPTACLE.
5. ELECTRICAL FLEX CONDUIT FOR POWER.
6. COORDINATE ALL CONDUIT RUNS THROUGH FOUNDATION FLOOR BEFORE CONCRETE POUR.
7. FINISHED GRADE.
8. FLOW SENSOR TERMINAL BOARD.
9. BUILDING WALL. ENSURE WALL AND ANCHORING ARE RATED FOR ENCLOSURE WEIGHT.
10. 1" CONDUIT AND SWEEP ELL WITH FLOW SENSOR CABLE.
11. 3" CONDUIT AND SWEEP ELL FOR LEAD WIRES.
12. 1" CONDUIT AND SWEEP ELL FOR MASTER VALVE WIRES.
13. 1" CONDUIT AND SWEEP ELL FOR 110 VAC POWER LINE.
14. 1" CONDUIT AND SWEEP ELL FOR GROUND WIRE.
15. 10" ROUND VALVE BOX AROUND GROUND ROD. FILL WITH 3/4" CRUSHED ROCK.
16. 5/8" X 8' GROUND ROD WITH #6 GROUND WIRE AND CLAMP. LOCATE 8'-12' FROM ENCLOSURE. — IF REQUIRED BY CODE
17. #6 GROUND WIRE SECURED TO BACKBOARD GROUNDING TERMINAL.
18. WIRELESS SOLAR SYNC RECEIVER, SECURELY MOUNT TO THE THE CONTROLLER CABINET ENCLOSURE.
19. FLOW CLIK MODULE: WIRING PER MANUF. SPECS AND NOTE IN IRRIGATION REFERENCE NOTES. MOUNT INSIDE OF ENCLOSURE. SHOWN OUTSIDE FOR GRAPHIC CLARITY.
20. MODEL: EAVE MOUNTED WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER

J AUTOMATIC CONTROLLER



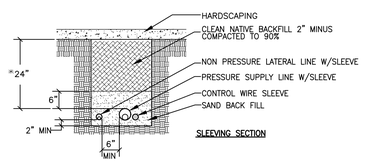
H MASTER VALVE AND FLOW SENSOR



NOTES:

1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL CONNECTIONS ON ASSEMBLY TO BE THREADED.
3. ALL FITTINGS AND NIPPLES ARE TO BE BRASS.

I BACKFLOW PREVENTER WITH PRESSURE REGULATOR



SLEEVING SECTION

SLEEVING NOTES:

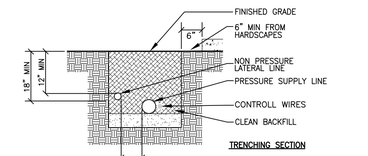
INSTALL CONTROL WIRE SLEEVE ADJACENT TO THE PRESSURE SUPPLY LINE, SIZE PER SPEC.

ALL SLEEVES TO BE SCH. 40 PVC AND TO BE 2X THE DIAMETER OF THE LINE TO BE SLEEVED.

* INCREASE THIS DISTANCE TO 36" WHEN SLEEVING UNDER ROADWAYS AND COMMERCIAL TRAFFIC WAYS WHEN INSTRUCTED BY INSPECTOR.

SLEEVES SHALL BE EXTENDED BEYOND HARDSCAPE TO POINTS AS REQUESTED BY INSPECTOR

IF SLEEVES ARE TO BE USED AT A LATER DATE, CONTRACTOR SHALL TAPE ENDS AND PROVIDE A VERTICAL MARK AT ENDS OF SLEEVING VISIBLE AT GROUND LEVEL.



TRENCHING SECTION

TRENCHING NOTES:

FINE GRANULAR MATERIAL WILL BE PLACED ON ALL LINES, NO LARGER THAN 1/2" INCH IN SIZE. THIS WILL BE PERMITTED IN THE INITIAL BACKFILL MEASURED 6" FROM THE TOP OF PIPE. THE REMAINDER OF TRENCH CAN BE FILL WITH ROCK SCREENED 2" MINUS.

ALL BACK FILL IS TO BE SATURATED AND COMPACTED TO 90%

INSTALL ALL PVC PIPE WITH LABEL UP.

SNAKE ALL PIPE IN TRENCH.

BUNDLE AND TAPE ALL CONTROL WIRES AT 10' O.C. TO PRESSURE SUPPLY LINE AND PROVIDE A SERVICE LOOP AT ALL 90 DEGREE CHANGES IN DIRECTION.

PRESSURE MAIN 2" AND LARGER SHALL BE P.V.C. CLASS 315 SMALLER THAN 2" SHALL BE P.V.C. SCHEDULE 40.

CONTRACTOR SHALL PROVIDE SLEEVES OR CONDUIT LINES WHEN MAINLINE INSTALLATION IS UNDER ASPHALT OR CONCRETE.

CONTRACTOR SHALL PROVIDE 24" INCHES OF COVER OVER PIPE SERVING A DRINKING FOUNTAIN OR PRESSURE MAINLINE 3" AND LARGER.

K TRENCHING AND SLEEVING

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RELEASED FOR CONSTRUCTION
SUMMA T. BURDEN
10/24
12/20/23
2725
STATE OF CALIFORNIA

LOW VOLTAGE LIGHTING
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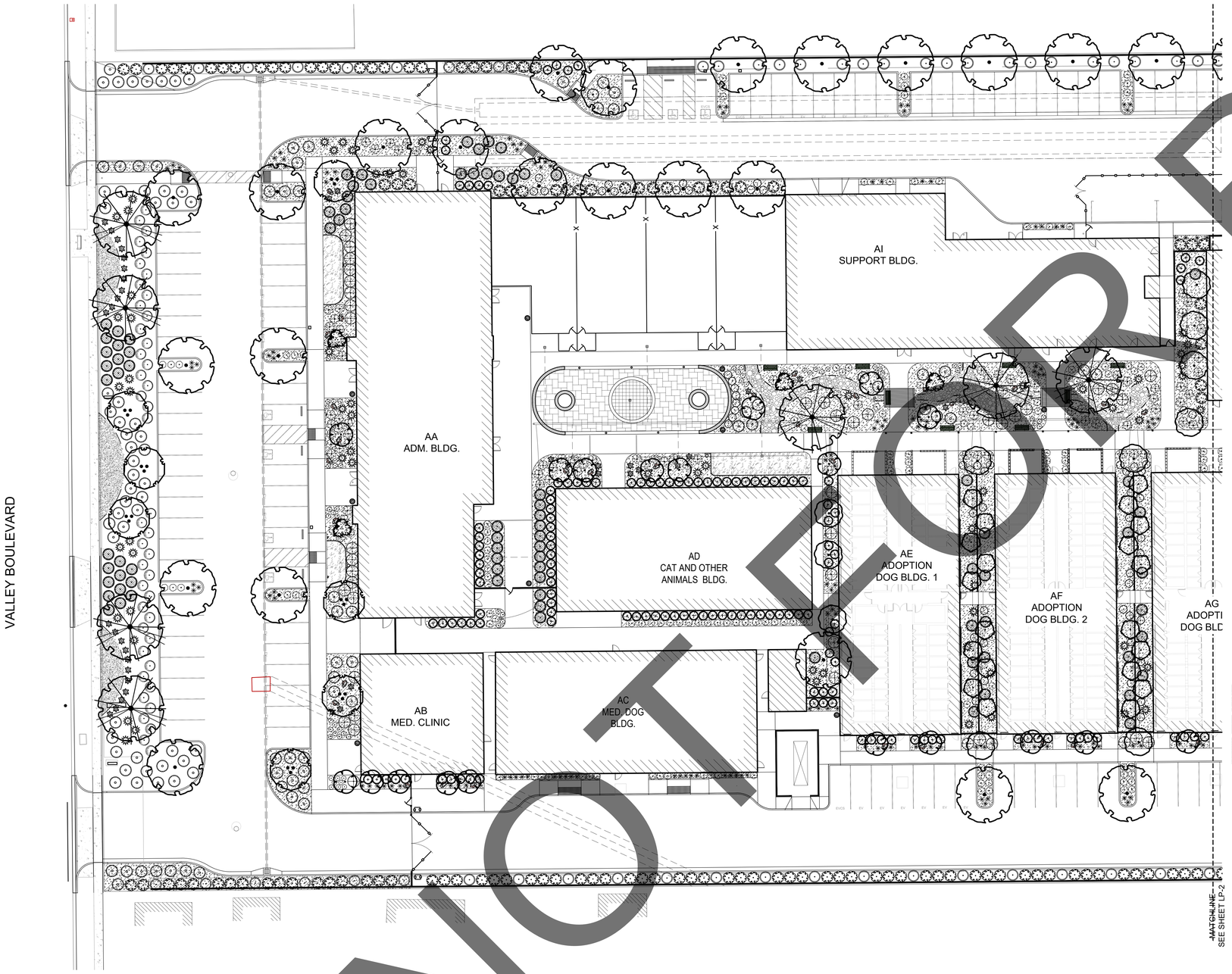
REDLANDS, CA 92373
PH (909) 798-7080 FAX (909) 307-8025
CA LIC. NO. 2725 NV LIC. NO. 486
LANDSCAPE ARCHITECTS, INC. IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
LANDSCAPE ARCHITECTURE

IRRIGATION DETAILS

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	NONE
SHEET	LID-1
	OF 12 SHEETS



PLANT SCHEDULE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	4	36" BOX	LOW	BEAUCARNEA RECURVATA NATURAL CLUMP FORM	PONY TAIL PALM
	8	24" BOX	LOW	CHITALPA TASHKENTENSIS 'PINK DAWN' NATUAL MULTI-STEM FORM	PINK DAWN CHITALPA
	4	15 GAL	LOW	EUCALYPTUS SIDEROXYLON 'ROSEA'	RED IRONBARK
	36	24" BOX	LOW	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	24	15 GAL	LOW	LAGERSTROEMIA INDICA 'SEMINOLE' MULTI-TRUNK FORM	SEMINOLE CRAPE MYRTLE
	19	24" BOX	LOW	PITTOSPORUM PHILLYRAEOIDES LOW BRANCHED	DESERT WILLOW PITTOSPORUM
	53	15 GAL	MOD	PITTOSPORUM T. 'WRINKLED BLUE'	WRINKLED BLUE TAWHIWHI
	4	15 GAL	MOD	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
	7	36" BOX	LOW	PROSOPIS ALBA COLORADO	COLORADO MESQUITE
SYMBOL	QTY	SIZE	WULCOS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	52	5 GAL.	LOW	ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA
	120	5 GAL.	LOW	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
	82	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
	109	5 GAL.	LOW	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
	165	5 GAL.	LOW	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	163	5 GAL.	LOW	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE
	43	5 GAL.	LOW	SENNA NEMOPHILA	DESERT CASSIA
GRASSES					
	111	1 GAL.	LOW	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE BLUE RYE
	189	1 GAL.	LOW	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH
SHRUB COVER					
	104	5 GAL.	LOW	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER
	126	1 GAL.	LOW	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
	62	1 GAL.	LOW	TEUCRIUM COSSONII MAJORICUM	GERMANDER
SUCCULENTS					
	39	5 GAL.	LOW	ALOE CAMERONII	STARFISH ALOE
	190	1 GAL.	LOW	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
GROUND COVERS					
	44,656 SF	3" DEEP		DECOMPOSED GRANITE SUNSET GOLD STABILIZE WITH "SOIL SECURE" @ 6 LBS/ TON	AVAILABLE FROM SWB
	17,930 SF	HYDROSEED	LOW	INFILTRATION BASIN SEED MIX: SEE SHEET LP-1	NATIVE GRASSES
	1,192 SF	---		K9 GRASS ELITE AVAILABLE FROM FOREVER LAWN	SEE NOTE SHEET LP-2 & DET. G SHEET LPD-1

S&S SEEDS

BIOSWALE Low Growing Grass only IRRIGATED MIX

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS+
Agrostis pallens	San Diego bentgrass	3.00	77
Deschampsia cespitosa	Tufted hairgrass	2.00	72
Festuca microstachys	Small fescue	6.00	90
Festuca rubra 'Molate'	Red fescue	10.00	81
Hordeum brachyantherum	Meadow barley	6.00	72
Hordeum intercedens	Little barley	4.00	72
Festuca idahoensis	Idaho fescue	4.00	60

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

CONTRACTOR TO CONTACT S&S SEEDS FOR SLURRY SPECIFICATIONS

PLANTING INSPECTION NOTE TO CONTRACTOR:

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North

20 0 20 40 60

Scale 1" = 20'

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REFER TO SHEET LP-2 FOR PLANTING NOTES
REFER TO SHEET LPD-1 FOR PLANTING DETAILS
REFER TO SHEET LPS-1 FOR PLANTING SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURGIN 10/24 12/20/23 2725 STATE OF CALIFORNIA

STB LANDSCAPE ARCHITECTS, INC.
15 SOUTH 5TH STREET
REDLANDS, CA 92373
PH (909) 798-7900 FAX (909) 307-8205
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS LOW VOLTAGE LIGHTING

PLANTING PLAN

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

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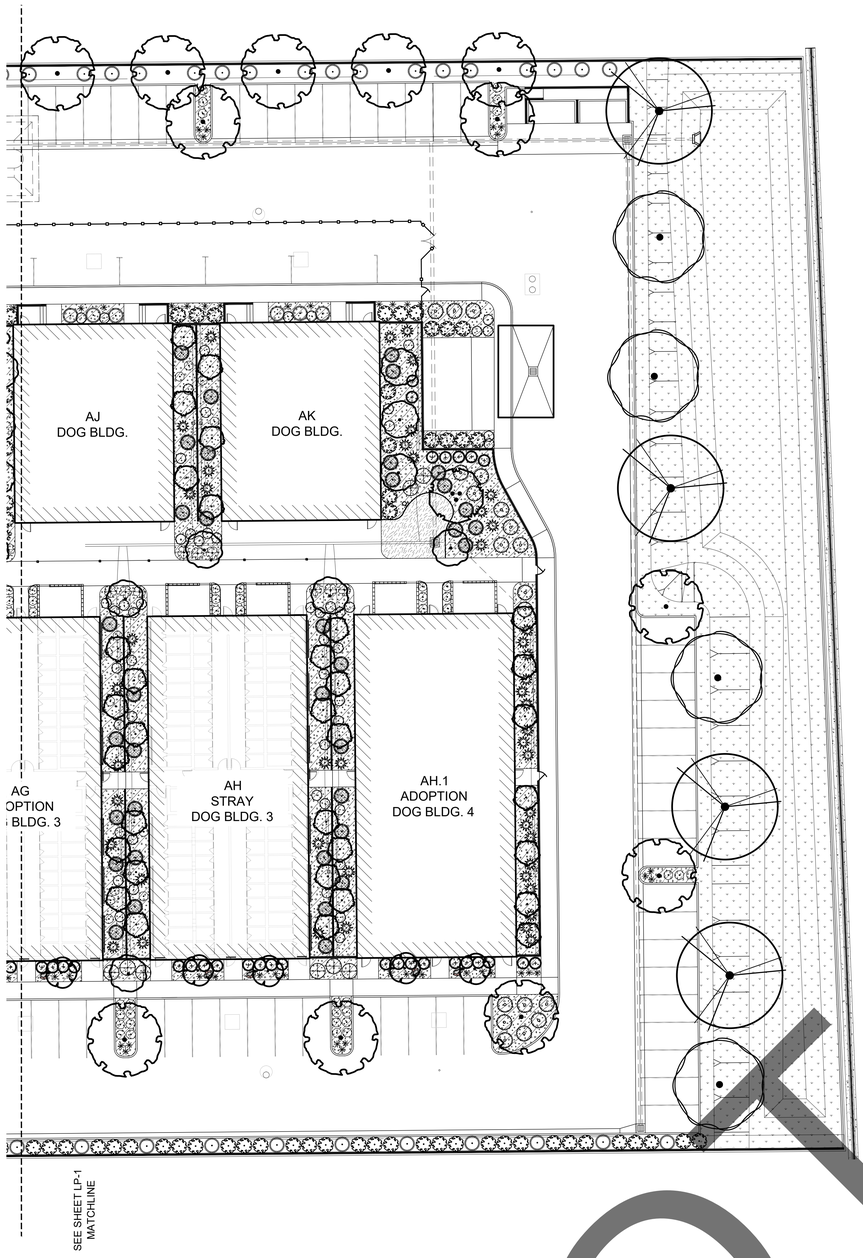

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	24	15 GAL	LOW	LAGERSTROEMIA INDICA 'SEMINOLE' MULTI-TRUNK FORM	SEMINOLE CRAPE MYRTLE
	19	24" BOX	LOW	PITTOSPORUM PHILLYRAEOIDES LOW BRANCHED	DESERT WILLOW PITTOSPORUM
	53	15 GAL	MOD	PITTOSPORUM T. 'WRINKLED BLUE'	WRINKLED BLUE TAWHIWHI
	4	15 GAL	MOD	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
	7	36" BOX	LOW	PROSOPIS ALBA COLORADO	COLORADO MESQUITE
SYMBOL	**QTY**	**SIZE**	**WULCOS**	**BOTANICAL NAME**	**COMMON NAME**
SHRUBS					
	52	5 GAL.	LOW	ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA
	120	5 GAL.	LOW	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
	82	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
	109	5 GAL.	LOW	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
	165	5 GAL.	LOW	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	163	5 GAL.	LOW	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE
	43	5 GAL.	LOW	SENNA NEMOPHILA	DESERT CASSIA
GRASSES					
	111	1 GAL.	LOW	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE BLUE RYE
	189	1 GAL.	LOW	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH
SHRUB COVER					
	104	5 GAL.	LOW	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER
	126	1 GAL.	LOW	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
	62	1 GAL.	LOW	TEUCRIUM COSSONII MAJORICUM	GERMANDER
SUCCULENTS					
	39	5 GAL.	LOW	ALOE CAMERONII	STARFISH ALOE
	190	1 GAL.	LOW	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE
SYMBOL	**QTY**	**SIZE**	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**
GROUND COVERS					
	44,656 SF	3" DEEP		DECOMPOSED GRANITE SUNSET GOLD STABILIZE WITH 'SOIL SECURE' @ 6 LBS/ TON	AVAILABLE FROM SWB
	17,930 SF	HYDROSEED	LOW	INFILTRATION BASIN SEED MIX: SEE SHEET LP-1	NATIVE GRASSES
	1,192 SF	---		K9 GRASS ELITE AVAILABLE FROM FOREVER LAWN	SEE NOTE SHEET LP-2 & DET. G SHEET LPD-1

S&S SEEDS

BIOSWALE Low Growing Grass only IRRIGATED MIX

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS*
Agrostis pallens	San Diego bentgrass	3.00	77
Deschampsia cespitosa	Tufted hairgrass	2.00	72
Festuca microstachys	Small fescue	6.00	90
Festuca rubra 'Molate'	Red fescue	10.00	81
Hordeum brachyantherum	Meadow barley	6.00	72
Hordeum intercedens	Little barley	4.00	72
Festuca idahoensis	Idaho fescue	4.00	60

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

CONTRACTOR TO CONTACT S&S SEEDS FOR SLURRY SPECIFICATIONS

PLANTING NOTES

GENERAL NOTES:
REFER TO PROJECT PLANTING SPECIFICATIONS ON SHEET LPS-1 FOR COMPLETE PLANTING SPECIFICATIONS.

ALL LANDSCAPE INSTALLATION SHALL BE PERFORMED BY A LICENSED CONTRACTOR WITH A C-27 LICENSE OR GREATER.

LAYOUT OF ELEMENTS:
CONTRACTOR SHALL SCALE ALL PLANT MATERIALS OFF THE PLANS TO DETERMINE THEIR APPROXIMATE LOCATIONS. REFER TO PLANT SPACING NOTES IN THE PLANTING LEGEND. MAINTAIN A DISTANCE FROM ALL HARDSCAPE ELEMENTS AND GROUND COVERS ONE-HALF THE AMOUNT OF THE SPACING INDICATED IN THE PLANTING LEGEND OR ½ THE SCALED DIMENSION OF THE SHRUB.

SOILS TEST:
AFTER ALL ROUGH GRADING HAS BEEN COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL OBTAIN A SOIL TEST FOR AGRICULTURAL SUITABILITY, FERTILITY AND WATER INFILTRATION RATE. TEST SHALL BE PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES, MEMBER. FURNISH ONE COPY OF TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WITH SOIL CONDITIONING. SOILS TEST REPORT SHALL SUPERSEDE ALL SPECIFICATIONS. SOILS TESTING FACILITY SHALL BE INFORMED OF THE REQUIREMENT OF USING ESTABLISHED AMENDMENTS PER PLANTING SPECIFICATIONS.

SEE PLANTING SPECIFICATIONS FOR MINIMAL AMENDMENTS TO BE USED FOR BID PURPOSES. ALL FINAL SOIL CONDITIONING AND AMENDING SHALL BE PER SOILS TEST RECOMMENDATIONS. TEST SHALL INCLUDE THE FOLLOWING ITEMS: SOIL TYPE (TEXTURE), PH, TOTAL SOLUBLE SALTS (BY ELECTRICAL CONDUCTIVITY OF THE SOIL SATURATION EXTRACT), BORON LEVEL, EXCHANGEABLE SODIUM PERCENTAGE, NUTRIENTS (N,P,K,), MICRO NUTRIENTS (NO_3, NH_4, P, K, Ca, Mg, Na, B, Zn, Fe, Cu, Mn, S), PERCOLATION, % OF ORGANIC MATTER, CATION EXCHANGE CAPACITY, BASE SATURATION, EXCESS LIME OR CARBONATES.

PLANT AVAILABILITY:
DUE TO POTENTIAL PLANT MATERIAL SHORTAGES. IT IS THE CONTRACTOR'S RESPONSIBILITY, UPON AWARD OF THE CONTRACT, TO IMMEDIATELY PROCURE THGROUGH CONTRACT GROWING OR OTHER MEANS, ALL PLANT MATERIAL CALLED OUT ON THESE PLANS AND GUARANTEE THEIR AVAILABILITY AT THE TIME OF PLANTING. SUBSTITUTIONS WILL NOT BE ACCEPTED.

GRADING:
FINISH GRADE OF SOIL IN ALL SHRUB PLANTER AREAS (UNLESS OTHERWISE INDICATED) SHALL BE ESTABLISHED SO FINISH GRADE OF SPECIFIED MULCH IS 1/2" BELOW ADJACENT WALKS, CURBS OR PAVING AND BE FREE OF ROCKS OVER 1" IN SIZE IN THE TOP 2" OF SOIL. FINISH GRADE OF SOIL IN ALL TURF AREAS (UNLESS OTHERWISE INDICATED) SHALL BE 2" BELOW ADJACENT WALKS, CURBS OR PAVING PRIOR TO SODDING AND BE FREE OF ROCKS OVER 1" IN SIZE IN THE TOP 6" OF SOIL. EXCESS SOIL CREATED DURING THE AMENDING PROCESS SHALL NOT REMAIN ON SITE. ALL ESTABLISHED FLOW-LINES SHALL BE MAINTAINED. CONTRACTOR SHALL GUARANTEE POSITIVE DRAINAGE FROM ALL PLANTED AREAS.

PET GRASS:
K9 GRASS ELITE IS AVAILABLE FROM FOREVER LAWN. CONTRACTOR SHALL CONTACT CHRIS FEICHT AT (949) 439-0177 FOR PRICING AND TO ARRANGE INSTALLATION.

EROSION CONTROL:
SLOPES EXCEEDING 3:1 SHALL RECEIVE EROSION CONTROL NETTING EQUAL TO WESTERN EXCELSIOR EXCEL CC-4. NETTING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STAPLED AS REQUIRED. ACCEPT WHERE HYDROSEED IS APPLIED.

TREE AND SHRUB PLANTING:
BACKFILL MIX FOR TREES AND SHRUBS SHALL CONSIST OF A MINIMUM OF 70% CLEAN ON-SITE SOIL AND 30% CUSTOM AMENDMENT MIX WCP-33. REFER TO SOILS TEST RESULT REQUIRED ABOVE FOR FINAL BACKFILL RECOMMENDATIONS. PLANT PER DETAIL SHEET LPD-1. ALL EXCESS SOIL CREATED DURING THE AMENDING PROCESS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED OF.

TREES:
ALL TREES SHALL HAVE COMPARATIVELY STRAIGHT TRUNKS, WELL-DEVELOPED LEADERS, AND TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES OR VARIETY. ALL TREES MUST BE FREE OF INSECTS, DISEASE, MECHANICAL INJURIES, AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

TREE SIZES:
THE FOLLOWING ARE THE EXPECTED CALIPER WIDTHS FOR VARIOUS CONTAINER SIZES. IF A TREE DOES NOT MEET THE MINIMUM LISTED SIZE, THE CONTRACTOR SHALL AT NO ADDITIONAL COST TO THE OWNER, INCREASE THE SPECIFIED CONTAINER SIZE TO MEET THE EXPECTED CALIPER. IT IS UNDERSTOOD THAT CERTAIN TREE SPECIES WILL BE "EXCEPTIONS" TO THESE STANDARDS AND WILL BE NEGOTIATED ON A CASE BY CASE BASIS.

15 GALLON- ¾" TO 1-1/4"
24" BOX- 1" TO 2"
36" BOX- 2" TO 3-1/2"

TREE STAKING:
STAKE ALL TREES PER DETAIL ON SHEET LPD-1. ALL STAKES SHALL EXTEND A MINIMUM OF 12" BELOW THE PLANTING PIT.

ROOT BARRIERS:
ALL TREES PLANTED WITHIN EIGHT FEET OF PROPERTY LINES, WALLS, CURBS, PAVING OR HARDSCAPE ELEMENTS SHALL HAVE TYPAR 'BIO-BARRIER' FABRIC INSTALLED FOR A MINIMUM LENGTH OF TWELVE FEET, MINIMUM DEPTH 29", ALONG CURB FACE/PAVING IN FRONT OF SAID TREE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PER DETAIL SHEET LPD-1.

SCREENING:
ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED. CONTRACTOR SHALL LOCATE SHRUBS TO PROVIDE THIS SCREENING AS REQUIRED BY THE CITY

QUANTITIES:
QUANTITIES SHOWN ARE AN AID ONLY, CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BIDDING/ COMMENCING WORK.

SUBSTITUTIONS:
NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

ENVIRONMENTAL ISSUES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STORM WATER PHASE I AND II RULES AND ANY OTHER ENVIRONMENTAL PROTECTION LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

LANDSCAPE CERTIFICATIONS/DOCUMENTATION:
CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, AND COMPLYING WITH, ALL STATE AND LOCAL ORDINANCES REGARDING THE WATER USAGE CERTIFICATIONS ON THIS PROJECT SITE.

PLANTING INSPECTION NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY, COUNTY OR OTHER PRESIDING AUTHORITY, THE LANDSCAPE ARCHITECT AND THE OWNER, AS NECESSARY, TO FACILITATE ALL PLANTING INSPECTIONS REQUIRED THAT RELATE TO OBTAINING CERTIFICATIONS OF COMPLETION.

EXISTING UTILITIES NOTE:

CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROJECT AREA ABOVE AND BELOW THE GROUND WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED WITH NEW AND LIKE MATERIAL TO THE OWNER'S STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER OR THE CITY.

REFER TO SHEET LPD-1 FOR PLANTING DETAILS
REFER TO SHEET LPS-1 FOR PLANTING SPECIFICATIONS

North
20 0 20 40 60
Scale 1" = 20'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGAN
10/24
12/20/23
2725
STATE OF CALIFORNIA

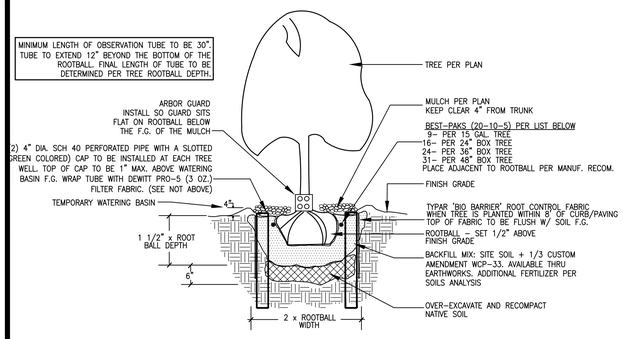
LOW VOLTAGE LIGHTING
15 SOUTH 05TH STREET
REDLANDS, CA 92373
PH (909) 798-7900 FAX (909) 307-8235
CA LIC. NO. 2725 NV LIC. NO. 666
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
STB ARCHITECTS, INC
LANDSCAPE

PLANTING PLAN

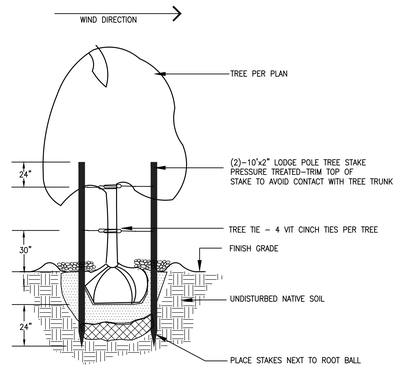
ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

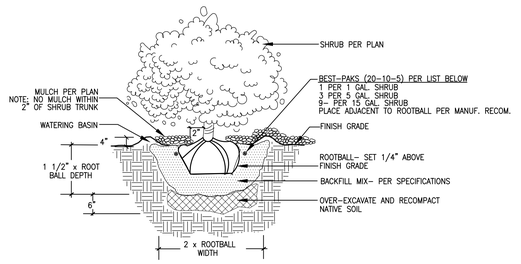
DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	1"=20'
SHEET	LP-2
	OF 12 SHEETS



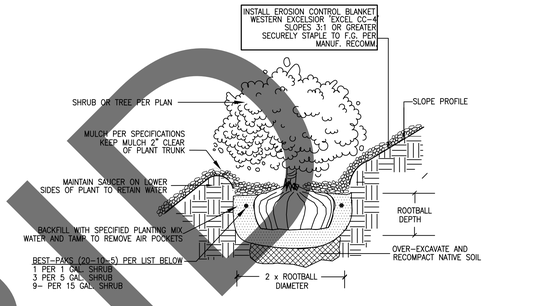
A TREE PLANTING



B TREE STAKING



C SHRUB PLANTING



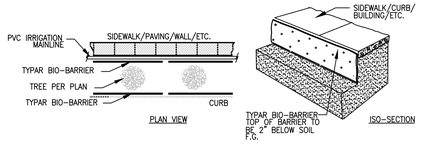
D SLPOE PLANTING

IRRIGATION MAINLINE PROTECTION NOTE:

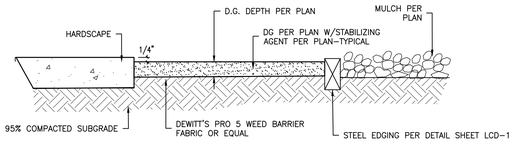
WHERE MAINLINE IS INSTALLED WITHIN 3' OF NEWLY PLANTED TREE ROOTBALL AND ROOT BARRIER FABRIC IS TO BE INSTALLED ALONG HARDSCAPE EDGE CONTRACTOR SHALL PLACE MAINLINE AT SPECIFIED DEPTH AND BEHIND FABRIC. ROOT BARRIER FABRIC SHALL BE CONTINUOUS AND EXTEND A MINIMUM OF TEN FEET FROM ROOTBALL CENTER IN EACH DIRECTION WHERE POSSIBLE.

NOTE

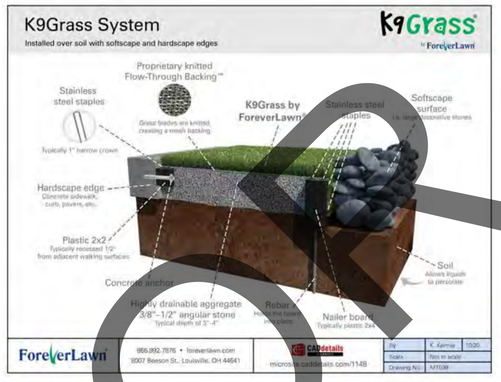
1. TREE LOCATIONS SHALL BE LOCATED AND MARKED BY THE PROJECT INSPECTOR PRIOR TO ROOT BARRIER FABRIC INSTALLATION.
2. TREES SHALL BE INSPECTED AND APPROVED BY THE PROJECT INSPECTOR PRIOR TO PLANTING.
3. BIO-BARRIER FABRIC SHALL BE MANUFACTURED BY TYPAR AND BE A FULL 29 INCH WIDE.
4. FABRIC STRIP SHALL BE A MINIMUM OF 12' LONG AND BE PLACED AGAINST THE CURBING/ HARDSCAPE NEAREST TO THE TREE. PLACE CENTER OF 12' STRIP AT MIDPOINT OF TREE.
5. WITHIN PLANTERS SURROUNDED BY CONCRETE-FABRIC IS TO BE INSTALLED AGAINST THE ENTIRE BACK OF CURBING CONTAINING THE PLANTER AREA AND TREE.
6. DIG THE TRENCH TO THE DEPTH SO BIO-BARRIER IS NOT CAUSED TO BE BUNCHED AND LAYS OPEN TO FULL WIDTH OF 29 INCHES. TOP OF BIO-BARRIER FABRIC TO BE FLUSH WITH GROUND FINISH SURFACE.



E TREE ROOT INHIBITOR FABRIC



F DECOMPOSED GRANITE AND STONE MULCH



G K9 GRASS INSTALLATION

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE:

A. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE RECORD OF COMPLETION.

B. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO ROUTINE INSPECTION; ADJUSTING, AND REPAIRING OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DETHATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.

C. REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS OR WITH COMPONENTS OF GREATER EFFICIENCY.

D. APPLICANT IS ENCOURGED TO IMPLEMENT SUSTAINABLE OR ENVIRONMENTALLY-FRIENDLY PRACTICES FOR OVERALL LANDSCAPE MAINTENANCE ACTIVITIES.

IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS

ALL LANDSCAPE IRRIGATION AUDITS SHALL BE CONDUCTED BY AN I.A. CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. FOR NEW CONSTRUCTION AND REHABILITATED LANDSCAPE PROJECTS INSTALLED AFTER DECEMBER 1, 2015, AS DESCRIBED IN 490.1, 1) THE PROJECT APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE RECORD OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT NOT BE LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN-OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE, AND ANY OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.

SOIL MANAGEMENT REPORT

(A) IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, AS FOLLOWS:
(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
(A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
(B) THE SOIL ANALYSIS MAY INCLUDE:

1. SOIL TEXTURE;
2. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE;
3. PH;
4. TOTAL SOLUBLE SALTS;
5. SODIUM;
6. PERCENT ORGANIC MATTER; AND
7. RECOMMENDATIONS.

(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
(B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION, VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

STB LANDSCAPE ARCHITECTS, INC HAS COMPLIED WITH THE LATEST CRITERIA OF STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CODE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE IRRIGATION AND PLANTING DESIGN PLANS.

MAINTENANCE RESPONSIBILITY NOTE:

THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATER MANAGEMENT WITHIN THEIR PROPERTY.

WATER CONSERVATION STATEMENT:

STB LANDSCAPE ARCHITECT'S, Inc. HAS FOLLOWED AND MET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. STB HAS ACHIEVED THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLINES AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

WATERING SCHEDULE:

THE SCHEDULE SHOWN IS FOR GUIDE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROGRAM THE CONTROLLER AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS AND EXISTING ENVIRONMENTAL FACTORS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE INTO ASSURE THAT ALL PLANTING RECEIVES ADEQUATE WATER FOR STRONG HEALTHY AND SUSTAINED GROWTH.

				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
District Irrigation Schedule			ETo/Mo	2.0	2.6	3.8	4.8	5.7	6.9	7.9	7.4	5.9	4.2	2.6	2.0	55.6	
POC / Controller		A-B	ETo/Day	0.06	0.09	0.12	0.15	0.18	0.23	0.25	0.24	0.20	0.14	0.09	0.06		
WATERING DAYS PER WK.			7														
Valve	AKc	Pr Rate	IE														
6	0.4	0.41	0.75	5.0	7.2	9.6	12.0	14.4	18.0	19.9	18.6	15.3	10.6	6.8	5.0	Min/Day	
28	GPM OF RCV			141	203	268	335	402	503	557	522	430	296	189	141	Gal/Day	
8	0.4	0.41	0.75	5.0	7.2	9.6	12.0	14.4	18.0	19.9	18.6	15.3	10.6	6.8	5.0	Min/Day	
25	GPM OF RCV			126	181	239	299	359	449	497	466	384	264	169	126	Gal/Day	
9	0.4	0.41	0.75	5.0	7.2	9.6	12.0	14.4	18.0	19.9	18.6	15.3	10.6	6.8	5.0	Min/Day	
22	GPM OF RCV			111	159	210	263	316	395	438	410	338	233	149	111	Gal/Day	
10	0.4	0.41	0.75	5.0	7.2	9.6	12.0	14.4	18.0	19.9	18.6	15.3	10.6	6.8	5.0	Min/Day	
24	GPM OF RCV			121	174	230	287	344	431	477	447	368	254	162	121	Gal/Day	

Gal/Per Plant/Day= (ETo(inches)/Year)(Species Peak Factor)(.7)
The decimal equivalent of the irrigation efficiency of the given climate type.

ANNUAL E.T. 55.60
PEAK E.T. 7.90

MONTHLY ETo	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	2.00	2.60	3.80	4.60	5.70	6.90	7.90	7.40	5.90	4.20	2.60	2.00

SYSTEM RUN TIME:

PLANTS AT PLANTING:	DRIP				STA: TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	Gal/Day/ Plant	GPH	MIN.		MIN. PER CYC:	3	4	4	5	6	8	8	8	7	5	4	3
TREES:	1.10	25	2.82		CYCLES:	1	1	1	1	1	1	1	1	1	1	1	1
0.62 20 0.3 0.25 = 0.81					SKIP DAYS:	3	3	2	2	2	2	2	2	2	3	3	

PLANTS AT MATURITY:	DRIP				STA: TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	Gal/Day/ Plant	GPH	MIN.		MIN. PER CYC:	27	39	51	51	61	76	85	79	49	34	36	27
TREES:	17.31	25	41.53		CYCLES:	2	3	3	3	3	3	3	3	2	2	3	2
0.62 300 0.3 0.25 = 0.81					SKIP DAYS:	4	4	4	3	3	3	3	3	2	2	4	4

PLANTS AT PLANTING:	EMITTERS				STA: SHRUBS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	Gal/Day/ Plant	GPH	MIN.		MIN. PER CYC:	1	2	2	3	2	3	3	3	2	2	1	1
SHRUBS:	0.18	10	1.06		CYCLES:	1	1	1	1	1	1	1	1	1	1	1	1
0.62 3 0.3 0.25 = 0.81					SKIP DAYS:	3	3	2	2	2	2	2	2	2	3	3	

PLANTS AT MATURITY:	EMITTERS				STA: SHRUBS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	Gal/Day/ Plant	GPH	MIN.		MIN. PER CYC:	11	15	20	23	23	29	32	30	23	17	14	11
SHRUBS:	1.73	10	10.38		CYCLES:	1	1	1	1	1	1	1	1	1	1	1	1
0.62 30 0.3 0.25 = 0.81					SKIP DAYS:	3	3	3	3	2	2	2	2	2	3	3	

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REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURGIN 10/24 12/20/23 2725 STATE OF CALIFORNIA

15 SOUTH FIFTH STREET
REDLANDS, CA 92373
PH (909) 798-7900 FAX (909) 307-8255
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTS IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
LOW VOLTAGE LIGHTING
STB LANDSCAPE ARCHITECTS, INC.

PLANTING DETAILS AND WATER USE CALCULATIONS

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

DRAWN BY: CAD
DESIGNED BY: STB
CHECKED BY: CR
DATE: 12/20/23
JOB NO.: 23-37
SCALE: NONE
SHEET: LPD-1
OF 12 SHEETS

IRRIGATION SYSTEM SPECIFICATIONS

1.1 SCOPE OF WORK:

.1 Install a new underground irrigation system as shown and specified. Furnish labor, materials, equipment, appliances and services necessary for the execution and completion of "Landscape Irrigation" as indicated on the drawings and/or herein specified. The work includes but is not limited to:

.1 Installation of piping, fittings, sprinkler heads/ water emission devices, controllers, valves, wiring, irrigation equipment, sleeving and accessories.
.2 Testing and adjustment.
.3 Excavating and backfilling irrigation system work.
.4 Refurbishment/modifications to existing irrigation systems.

1.2 SUBMITTALS:

.1 Provide the following submittals to the Client's Representative for approval prior to commencing any irrigation construction: No substitutions will be allowed without prior written approval of the Client's Representative.

.1 Written proof of available water pressure at the point-of-connections.
.2 Manufacturer's product data for all proposed irrigation equipment indicated on the drawings-ie: sprinklers, driplines, emitters, bubblers, control valves, controllers, wiring, piping, fittings, valve boxes, filtration, wire connectors, etc.
.3 Equipment or materials installed or furnished without the prior approval of the Client'S Representative may be rejected and such material removed from the site at no expense to the Client.
.4 Approval of any items, alternates, or substitutes indicates only that product(s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
.5 Manufacturer's warranties shall not relieve liability under the guarantee. Such warranties shall only supplement the guarantee. The Client's Representative may, at his option, require a manufacturer's warranty on any product offered for use.

1.3 Record Drawings:

.1 Record accurately on one set of contract drawings all changes in the work constituting departures from the original contract drawings.
.2 The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Clients' Representative. Prior to final inspection of work, submit record drawings to the Client's Representative for approval.
.3 Dimension from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Data to be shown on record drawings shall be recorded day to day as the project is being installed and shall be made available to the Client's Representative upon request. All lettering on drawings shall be minimum 1/8 inch in size.
.4 Show locations and depths of the following items:
.1 Point of connection.
.2 Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
.3 Gate valves.
.4 Sprinkler control valves.
.5 Quick coupling valves
.6 Routing of control wires.
.7 Related equipment (as may be directed)

.5 Maintain record drawings on site at all times. Upon completion of work, transfer all record drawing information and dimensions, in ink, to reproducible prints available from Client's Representative at cost.

1.4 INSPECTIONS

.1 Inspections will be required for:
.1 Pressure test of all new irrigation main lines. Test at 150 P.S.I. for four hours. Contractor shall provide all required test pumps, gauges and temporary isolation valves as required.
.2 Pipe depth.
.3 Coverage test.
.4 Final inspection/ start of maintenance. Final inspection shall be performed by the Client's Representative.
.5 Final acceptance.
.2 Inspection requests:
.1 Contractor shall notify the Client's Representatives in advance for requesting all inspections as follows:
Pre-job conference/ walk- 120 hours (5 working days)
Pressure supply line installation and testing- 72 hours (3 working days)
System layout and coverage Tests- 72 hours (3 working days)
Final Inspection _ 72 hours (3 working days)
Final Acceptance _ 72 hours (3 working days)
.3 Do not allow or cause the above items to be buried prior to inspection and approval by the Client's's Representative. A 72-hour notice shall be given prior to anticipated inspections.
.4 When inspections have been conducted by other than the Client's Representative, the Contractor shall show evidence of when and by whom these inspections were made and who authorized.
.5 No inspection will commence without record prints. In the event the Contractor calls for an inspection without up to date record prints, without completing previously noted corrections, or without preparing the system for inspection, the inspection will be canceled and the Contractor back charged for the direct costs of all personnel time and consultant time lost.
.6 Closing In Uninspected Work:
.1 Do not allow or cause any of the work of this section to be covered up or enclosed until it has been inspected, tested, and approved by the Client's Representative. Day and night barricades shall be provided as needed for all open trenches.

1.5 TURNOVER ITEMS

.1 Controller Charts:
.1 Record drawings: Must be reviewed by the Client's Representative before charts are prepared.
.2 Provide one controller chart for each automatic controller. Chart shall show the area covered by the controller and color-coded legend with corresponding irrigation control valves with each valve/zone location clearly defined.
.3 The chart is to be a reduced copy of the actual record drawing. In the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a readable size.
.4 Chart shall be a black line print with a different color used to show the area of coverage for each station. Chart shall be approved by the Client's Representative prior to final approval.
.5 When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils in thickness.
.2 Spare Equipment and Accessories
.1 Contractor shall provide Client five (5) spare sprinkler heads and emission devices of each model used including full nozzle sets and two (2) of any specialty or proprietary tools required to adjust or maintain said sprinkler heads.
.2 Contractor shall provide Client's two (2) Quick Coupler key assemblies including swivel and one 1' commercial grade 75-foot hose, and two (2) cop keys to open Quick Coupler cap.
.3 Prepare and deliver to the Client's Representative within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in individual bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit the operating personnel to understand, operate, and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Binders may be standard 3-ring type or similar permanent type clearly labeled on front and spine.
.4 Contractor shall provide the Client's with any and all other accessories, keys, installation, repair, maintenance instructions, rebate forms, or other items included with equipment and supplies from manufacturers.
.5 The above equipment shall be turned over to the Client at the conclusion of the project. Before final acceptance can occur, evidence that the Client has received materials must be shown to the Client's Representative.
.6 In addition to the above maintenance manuals, provide the maintenance personnel with instructions for major equipment and show written evidence to the Client's Representative at the conclusion of the project that this service has been rendered.

1.6 GUARANTEE

.1 General: All work done under this contract, shall be guaranteed against all defects and fault of material and workmanship for a period of one () year following the filing of the Notice of Completion. All materials used shall carry a manufacturer's guarantee of one () year minimum.
.2 Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the Contractor at no additional expense to the Client's within ten (10) calendar days of receipt of written notice from the Client's. When the nature of the repairs as determined by the Client's constitute an emergency (e.g. broken pressure line) the Client's may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, shall be repaired to the satisfaction of the Client's by the Contractor, all at no additional cost to the Client's.
.3 Guarantee shall be submitted on Contractor's own letterhead as follows:

GUARANTEE
FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect expected. We agree to repair or replace any defects in materials or workmanship which may develop during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Client's. We shall make such repairs or replacements within 10 calendar days following written notification by the Client's. In the event of our failure to make such repairs or replacements within the Time specified after receipt of written notice from the Client's, we authorize the Client's to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT: _____ LOCATION: _____

SIGNED: _____ ADDRESS: _____

_____ PHONE: _____

.4 After the system has been completed; the Contractor shall instruct the Client's in the operation and maintenance of the system and shall furnish two complete sets of operating instructions.
.5 Any settling of trenches which may occur during the one_year period following acceptance shall be repaired to Client's satisfaction by the Contractor without any additional expense to the Client's. Repairs shall include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.

PART 2- MATERIALS

2.1 GENERAL

.1 Materials or equipment installed or furnished that does not meet the Client's standards will be rejected and shall be removed from the site at no expense to the Client's.

2.2 PIPE

.1 Pressure supply lines larger than 4" shall be Class 200 gasketed (Ring-Tite) PVC pipe.
.2 Pressure supply lines 2 to 4 inches in diameter shall be Class 315 solvent weld PVC.
.3 Pressure supply lines 1-1/2 inches in diameter and smaller shall be Schedule 40 solvent weld PVC.
.4 All non-pressure lines shall be PVC-size and type per Irrigation Legend with no pipe smaller than 3/4' being used.
.5 Pressure supply line from point of connection through backflow prevention unit shall be per local code.

2.3 PLASTIC PIPE AND FITTINGS

.1 All pipe shall be extruded of an improved PVC virgin pipe compound featuring high tensile strength, high chemical resistance and high impact strength. In terms of the current ASTM Standard D-1769 or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe and 13454B for fittings. This compound must have a 2,000 psi hydrostatic design stress rating.
.2 All pipe must bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in P.S.I., and NSF (National Sanitation Foundation). The manufacturer shall also mark the date of extrusion on the pipe.
.3 Solvent cement joints for plastic pipe and fittings shall be made as prescribed by the manufacturer. The high chemical resistance of the pipe and fitting compounds specified in the foregoing sections makes it mandatory that an aggressive primer, which is a true solvent for PVC, be used in conjunction with a solvent cement designed for the fit of the pipe and the fittings of each size range specified.
.4 Each pipe installer expected to make solvent joints shall receive instructions in the proper assembly of such joints from the representative of either pipe, cement, or fitting manufacturer before starting the job, unless he has been previously instructed on recommended solvent cementing procedures by a competent representative of the manufacturer.
.5 All fittings shall be standard weight schedule 40. At the purchaser's discretion, contract preference may be given those suppliers able to furnish all types of fittings required under this contract from a single manufacturer, in order that responsibility will not be divided in warranty claim situations.
.6 All fittings shall be injection molded of an improved PVC fittings compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 13454B. Where threads are required in plastic fittings, these shall be injection molded also. All tees and ells shall be side gated.
.7 Apply primer and solvent on all pipe sizes and fittings. Primer solvent on both female and male ends. All solvent cementing of plastic pipe and fittings shall be a two_step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement shall be of a fluid consistency, not gel_like.
.8 All fittings shall bear the company's name or trademark, material designation, size applicable I.P.S. schedule, and NSF seal of approval.
.9 All threaded nipples shall be standard weight Schedule 80, with molded threads.

2.4 PVC CONDUIT/SLEEVING

.1 Pipe that is used for control wires sleeving shall be PVC conduit Schedule 40: Type 1220. All wires under paving shall be installed in PVC conduit, or sleeves as indicated in details and Legend.

2.5 RING-TITE PVC PIPE

.1 All Ring-tite pipe indicated on the working drawings, shall be minimum Class 160 PSI Johns-Manville PVC pipe with ring-tite joints.
.2 All ring-tite joints shall be sealed with rubber rings as provided by the manufacturer. All pipe joints shall provide for expansion and contraction.
.3 Thrust blocks shall be provided as required for proper anchorage and durability of the ring-tite pipe. (Refer to Details)

2.6 ADJUSTABLE ARC, ADJUSTABLE RADIUS, MATCHED PRECIPITATION RATE, MULTI-STREAM, MULTI-TRAJECTORY, ROTATING STREAM SPRINKLER

1. The sprinkler and nozzles shall be as indicated in the Irrigation Legend or approved equal.

2.7 ELECTRIC CONTROLLERS and ENCLOSURES

.1 The automatic controller shall be as indicated in the Irrigation legend.
.2 All wiring to and from the controller shall be through color-coded fittings.
.3 Contractor to install a grounding rod for all inclosure installed controllers per local electrical codes and manufacturers recommendations.

2.8 ELECTRIC CONTROL VALVES

.1 The electric remote control valve shall be as indicated in the Irrigation Legend. The valve pressure rating shall not be less than 200 psi.
.2 The valve shall be capable of being operated in the field manually without electricity using a bleed valve or equal.
.3 The valve shall be capable of being serviced in the field without removing it from the supply line.
.4 Provide waterproof plastic marker tags for all remote control valves. Tags shall indicate the respective controller station of each valve and "purple-alert" notification if required.

2.9 DRIP IRRIGATION COMPONENTS

.1 Provide Drip Control Zone Kits as indicated in the Irrigation Legend.
.2 The drip tubing shall be as specified in the Irrigation Legend.

2.10 QUICK COUPLER VALVES

.1 The quick coupling valve shall be in the Irrigation Legend and have a two piece type capable of having a discharge rate of 15 gallons per minute (G.P.M.) with a pressure loss not to exceed 4.3 pounds per square inch (PSI).
.2 The valve body shall be constructed of heavy cast brass. The cover shall be a durable, protective self-closing rubber cover. When so specified, the cover shall be a locking rubber cover (LRC).
.3 The valve shall be opened and closed by a brass key of the same manufacturer having a 3/4" (MNPT) and 3/4 " (FNPT) outlet. The valve throat shall have a keyway with detent positions for regulating water flow.

2.11 WIRING, LOW VOLTAGE

.1 Connections between the controller and remote control valves shall be made with valve manufacturer's wire chart and specifications.
.2 Wiring shall occupy the same trench and shall be installed along with the same route as the pressure supply lines wherever possible.
.3 Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet.
.4 All splices shall be made using Scotch Lok Unipack waterproof sealing packets, Pen-Tite Connectors, or equal. An expansion loop of 18" shall be provided at each wire connection and directional turn.
.5 Sizing of wire shall be according to manufacturer recommendations, in no case less than AWG #12 gauge unless otherwise noted.
.6 Use a continuous wire between controller and remote control valves. Under no circumstances shall splices exist without prior written approval. Any splices allowed shall be installed in an approved box.
.7 All ground wires shall be white AWG #12 size.
.8 Provide spare orange wires from controller to the end each mainline branch in system as shown on the plans to be used as required as a spare. Label these wires as spare in the controller. Loop wires into each valve box along the mainline run.
.9 Provide a tracer wire over all new mainline installations.

2.12 BACKFLOW PREVENTERS

.1 Shall be Reduced Pressure type listed in the Irrigation Legend or approved equal.

2.13 VALVE BOXES

1. Valve boxes shall be used as durable, rigid enclosures for valves or other irrigation system components requiring subsurface protection for installation or maintenance. The valve box shall be made of structural foam HDPE resin that is resistant to UV light, weather, moisture, and chemical action of soils.
2. The standard rectangular body shall have knock-outs molded into the sides that can be readily removed. The knock-outs shall remain an integral part of the body unless removed to run pipes or wires through the valve box.
3. The valve box shall have corrugated sides. Rectangular valve boxes shall have a grooved feature on one side, just below the lid at the top of the box, for inserting a shovel blade or other prying tool to provide easy lid removal. This is useful following compaction of the surrounding soil or after the eventual accumulation of thatch over the valve box.
4. Extension models shall have vertical ribs inside that make them capable of being mounted directly over the top of another box.
5. Boxes shall have a stepped feature on the bottom that securely interlocks two boxes together when mated bottom-to-bottom for use in a deep installation.
6. There shall be no hole in the valve box lid unless the bolt hole knock-out is removed in order to use the locking bolt. Lids shall be green unless otherwise stated and have beveled
7. edges to minimize potential damage from lawn equipment. Lids shall be clearly marked with the words "Irrigation Control Valve" molded onto the top. Lids shall have a marking area measuring at least 6" by 2" that is suitable for branding or other means of identification.
8. The locking bolt, washer, and clip shall be made of stainless steel.
9. The valve box shall be manufactured by Rain Bird Corporation, Azusa, California. or approved equal.

2.14 GATE AND BALL VALVES

Approved gate and ball valves shall be as indicated in the Irrigation Legend. Size and location shall be as indicated on Plan.

2.15 ELECTRICAL, HIGH VOLTAGE

.1 Power to and connection to the automatic controller shall be provided by this Client.
.2 All electrical equipment outside of buildings shall be Nema 3 type, waterproof for such installation.
.3 All high voltage work shall be installed under this section. Refer to Wiring, Low Voltage for additional information.

PART 3 - EXECUTION

3.1 GENERAL

.1 Layout:

.1 Layout irrigation systems and make minor adjustments required due to differences between site and drawings. Where piping is shown on drawings under paved areas, but running parallel and adjacent to planted areas, install the piping in the planted areas. All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the specifications.

.2 Diagrammatic Intent:

.1 The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in piping and changes in equipment locations as necessary to conform to present and future structures and to avoid obstructions or conflicts with other work.
.2 Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings, to avoid interfering with the trees, shrubs, other planting and other equipment being installed by the various trades.
.3 Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist, that might not have been considered in the engineering or if discrepancies in construction details, legend, or specific notes are discovered. All such obstructions or discrepancies should be brought to the attention of the Client's Representative. In the event this is not done, the Contractor must assume full responsibility for revisions necessary. Before any work commences, confer with the Client's Representative regarding general details of work of this contract.

.3 Grades:

.1 Before starting work, carefully check grades to determine that work may safely proceed, keeping within the specified material depths with respect to finish grade.

.4 Inspections:

.1 Prior to all work of this section carefully inspect the installed work of other trades and verify that all work is complete to the point where installation may properly commence.
.2 Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.

.5 Discrepancies:

.1 In the event of discrepancy notify the Landscape Architect and Client's Representative. The Landscape Architect shall be responsible for the interpretation of any irrigation design questions.
.2 Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
.3 Layout sprinkler heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Client. Layout shall be approved by the Client's Representative before installation.

.6 Field Measurements:

.1 Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor shall coordinate the installation of all irrigation materials with all other work.

.7 Materials:

.1 Materials shall be of first quality and of domestic manufacturer whenever possible unless otherwise noted.

3.2 WATER SUPPLY

Connections at the point of connection (POC) shall be at the approximate location(s) shown in the drawings. Minor changes caused by actual site conditions shall be made without additional cost to the Client.

3.3 TRENCHING

.1 Dig trenches and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings to the depths below finished grade and as noted. Where lines occur under paved areas, these dimensions shall be considered below subgrade.
.2 Provide minimum cover of 24 inches on pressure supply lines 4 inches and larger.
.3 Provide minimum cover of 18 inches on pressure supply lines 3 inches and smaller.
.4 Provide minimum cover of 18 inches for wires.
.5 Provide minimum cover of 12 inches for non-pressure lines.
.6 Provide minimum cover of 24 inches for all pipe sleeved under paving.
.7 Provide horizontal clearance between pipes per Trenching/ Sleeving detail.
.8 Where it is necessary to excavate adjacent to existing trees, the Contractor shall avoid injury to trees and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. All roots 2 inches and larger in diameter shall be tunneled under and shall be heavily wrapped with wet burlap to prevent scarring or drying. Where trenching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making a clean cut through the roots. Roots 1 inch and larger in diameter shall be painted with two coats of tree seal or approved equal. Trenches adjacent to trees shall be closed within 24 hours.

3.4 BACKFILLING

.1 Initial backfill on all lines shall be of fine granular material with no foreign matter larger than 1 inch in size.
.2 Backfill shall be tamped in 4 inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades.
.3 Flooding in lieu of tamping is not allowed without specific prior approval.
.4 Under no circumstances shall truck wheels be used to compact soil.
.5 Provide sand backfill a minimum of 4 inches over and under all piping under paved areas.

3.5 PIPING

.1 Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphaltic concrete pavement.
.2 Cutting or breaking of existing pavement is not permitted.
.3 Carefully inspect all pipe and fittings before installation, removing dirt, scale, and burrs and reaming; install pipe with all markings up for visual inspection and verification.
.4 Exercise care in handling, loading, unloading, and storing plastic pipe and fittings; store plastic pipe and fittings under cover until ready to install; transport plastic pipe on a vehicle with a bed long enough to allow the pipe to lay flat, avoid undue bending and any concentrated external load.
.5 Remove all dented and damaged pipe sections.
.6 Contractor shall install concrete thrust blocking at all changes of direction and terminal points of pressure pipe when indicated in plans.
.7 All lines shall have a minimum clearance of 4 inches from each other and 6 inches from lines of other trades.
.8 Parallel lines shall not be installed directly over one another.
.9 PVC pipe shall be stored in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer installed label up.
.10 In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods; allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
.11 360 degree applicators shall be used to apply primer and solvent on sizes 2-1/2 inches and larger.
.12 Centerload all plastic pipe prior to pressure testing.
.13 All threaded plastic to plastic connections shall be assembled using Teflon tape.
.14 For plastic to metal connections, work the metal connections first. Use a non-hardening pipe dope on all threaded plastic to metal connections, except where noted otherwise.
.15 Main lines shall be tested in place before backfilling for a period of not less than four (4) hours and shall shown no leakage or loss of pressure. During the test period, minimum test pressure, at the highest point of the section being tested, shall be 150 pounds per square inch. Center filling of pipe lengths is allowed.

3.6 RING-TITE PCV INSTALLATION

.1 Except as may be noted in other parts of the Specifications or on the drawings, installation of Ring-Tite pipe and connecting fittings shall be outlined in manual as furnished by pipe manufacturer, or as set forth by the Johns-Manville Company Manual #772-62A. This shall include, but not be limited to, the installation of the pipe at the proper depth and the correct location of concrete thrust blocks of adequate sizes. Contractor shall make available the services of the manufacturer's representative at the start of the installation and during construction.

3.7 SPRINKLERS

.1 All nozzles on sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper radius, diameter and/or gallonage per approval of the Client's Representative.
.2 Sprinkler heads and risers shall be installed according to details for final approval.
.3 Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommendation by the manufacturer.

3.8 VALVES

.1 Remote control valves shall be adjusted in order that a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.
.2 Quick coupling valves shall be set approximately 12" from walks, curbs, header boards, or paved areas where designed. Refer to installation detail. Place quick couplers in valve boxes.

3.9 VALVE BOXES

.1 Valve boxes shall be set one inch (1") above the designated finish grade in lawn areas and three inches (3") above finish grade in ground cover areas.
.2 Valve boxes installed near walks, curbs, header boards, or paving shall not obut those items. Top surfaces shall be flush with, and perpendicular to, items listed above.
.3 Valve boxes shall be installed in shrub planters, not in turf areas whenever possible, unless otherwise approved.

3.10 CONTROLLER LOCATION AND INSTALLATION

.1 The automatic controller shall be installed at the approximate location shown on the Plan, unless otherwise instructed by the Client's Representative.
.2 All local and other applicable codes shall take precedence in connecting the 120 volt electrical service to the controller. Client shall provide power to controller. Irrigation Contractor shall complete hook-up to controller.
.3 There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire. Bundle and tape wires at 10' O.C. and install adjacent to mainline.

3.11 BACKFLOW PREVENTER

.1 The backflow prevention units shall be installed as shown on Plans and Details. Backflow prevention units shall be installed per local codes including certification.

3.12 ASSEMBLIES

.1 Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practice.
.2 Install the backflow assembly at the height required by local codes.
.3 Routing of pressure supply lines as indicated on drawings is diagrammatic. Install lines (and various assemblies) to conform with the details on the plans.
.4 Brass pipe and fittings shall be assembled using Teflon dope, or equivalent, applied to the male threads only. This is also true of plastic pipe and threaded fittings.

3.13 FLUSHING THE SYSTEM

.1 After all new sprinkler PVC piping, poly tubing and risers are in place and connected, all necessary work has been completed and prior to the installation of sprinkler heads, control valves shall opened and a full head of water used to thoroughly flush out the system.
.2 At the conclusion of a system flushing, the heads shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pilot tube and adjust valve to correspond with design pressure.

3.14 ADJUSTING THE SYSTEM

.1 Contractor shall adjust valves, align heads, and check coverage of each system prior to coverage test.
.2 If it is determined by the Client's Representative that additional adjustments or nozzle changes will be required to provide proper coverage, or reduce overspray, all necessary changes or adjustments shall be made prior to any planting at no additional cost to the Client.
.3 The entire system shall be operating properly before any planting operations commence.
.4 Contractor to adjust all bubblers, emitters, sprayheads and driplines to assure no flooding occurs causing erosion to the slopes. Any erosion caused by incorrectly adjusted irrigation or controller shall be repaired by the contractor at no additional cost to the Client.

3.15 COVERAGE TEST

.1 When the sprinkler system is completed, perform a coverage test in the presence of the Client's Representative to determine if the water coverage for planting areas is complete and adequate. The Contractor shall furnish, at his or her cost, all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where the system has been willfully installed when it is obviously inadequate if not brought to thee Client's attention before installation. This test shall be accomplished before planting begins.

3.16 HYDROSTATIC TEST

.1 All Hydrostatic tests shall be made only in the presence of the Client's Representative, or other duly authorized representative of the Client. No pipe shall be backfilled until it has been inspected, tested, and approved in writing. Pressure supply lines shall be tested under a hydrostatic pressure of 150 pounds per square inch for a period of four hours.

3.17 COMPLETION CLEANING

.1 Upon completion of each phase of work, Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters, walkways, and trails; and remove construction equipment from the premises.

* * * * END OF SECTION * * * *

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGIN
10/24
12/20/23
2725
STATE OF CALIFORNIA

LOW VOLTAGE LIGHTING

STB LANDSCAPE ARCHITECTS, INC
15 SOUTH 5TH STREET
REDLANDS, CA 92373
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CA LIC. NO. 2725 NV LIC. NO. 486
LANDSCAPE ARCHITECTS IRRIGATION CONSULTANTS WATER FEATURE DESIGNS

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

IRRIGATION SPECIFICATIONS

REVISIONS

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	12/20/23
JOB NO.	23-37
SCALE	NONE
SHEET	LIS-1
	OF 12 SHEETS

PLANTS AND GROUND COVERS

1.1 GENERAL

.1 Provide trees, plants, ground covers, import soil, wood mulch, tree pruning and equipment as shown and specified. The work includes but is not limited to:

- .1 Soil testing and analysis per notes on plans.
- .2 Trees, shrubs, and ground covers.
- .3 Planting mixes and amendments.
- .4 Stone/Wood mulch and planting accessories.
- .5 Maintenance.
- .6 Weed and rodent control.
- .7 Pruning of existing trees to remain.
- .8 Removal of trees/shrubs/concrete per plans.
- .9 Product Submittals for plant materials (provide photos of all plants), including but not limited to; tree stakes, root deflector fabric, soil amendments, fertilizers, boulders, rock mulches, etc.

1.2 GUARANTEE:

.1 All trees installed under this contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year.

.2 During the guarantee period, any material found to be dead, missing, or in poor condition shall be replaced by the Contractor within ten (10) days of written notification. The Client's authorized representative shall be the sole judge as to the condition of the material.

.3 Replacement shall be made in accordance with these specifications and the plans.

.4 Material and labor involved in replacing plant material shall be provided by the Contractor at no additional cost to the Client.

1.3 INSPECTIONS:

.1 Inspections will be required. The Contractor shall contact the Client Representative at least 72 hours (3 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:

- .1 Upon completion of fine grading for acceptance of fine grading work prior to installation of irrigation systems.
- .2 When trees and shrubs are spotted for planting, but before planting holes are excavated.
- .3 When planting and all other indicated or specified work has been completed.
- .4 During application of pre-emergent chemical.
- .5 At start of plant establishment and maintenance period, current with final acceptance of the project for maintenance by the Client. This acceptance for maintenance will be confirmed in writing by the Client's Representative.

1.4 SUBMITTALS:

.1 The following written certifications are required to be submitted to the Client's Representative upon delivery of the respective materials to the job site:

Total Quantity of commercial fertilizers by type
Total Quantity of import soil, soil amendments and conditioners by type
Total Quantity of decomposed granite, stone and wood mulch

.2 The Contractor shall provide to the Client's Representative a complete submittal package of cut-sheets describing all planting materials to be used, including pictures of all plants and boulders as called out in the approved landscape construction documents prior to beginning work. Contractor shall also submit the required soils test results and supply a one pound sample of all mulches and amendments-if different than as specified on plans.

2.1 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS:

.1 Planting Packets: (BEST-PAKS) Controlled-release 12 month fertilizer planter packets having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis.

GUARANTEED ANALYSIS
Total Nitrogen (N).....20%
Available Phosphoric Acid (P2 05).....10%
Derived from calcium phosphate
Soluble Potash (K2 0).....5%
Iron (expressed as elemental Fe).....(.9)%

.2 Organic Soil Amendment: Shall be Custom Amendment Mix (WCP33) as available from Earthworks at (951) 782-0260 or approved equal. Material containing pine, or other materials will not be accepted. Provide a 1 pound sample to the Landscape Architect for approval.

.3 Organic Fertilizer shall consist of Establish as available from Earthworks at (951) 782-0260 or approved equal.

2.2 PLANTS:

.1 All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen. The root condition of plants furnished in containers shall be determined by removal of earth from the roots of not less than two plants nor more than 2% of the total number of plants of each species or variety except when containergrown plants are from several different sources: in which case, the roots of not less than two plants of each species or variety from each source shall be checked by the Client Representative at his option. The selection of plants to be checked will be made by the Client Representative. All plants rendered unsuitable for planting shall be considered as samples, and replacements shall be provided at no additional cost. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.

.2 All shrubs supplied by Contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock.

.3 As soon as the work contract has been executed between the Client and the Contractor, Contractor shall immediately make arrangements for ordering all plant materials. Some of the plant materials will require additional lead time in order to arrive on site to meet any required schedules.

2.3 BACKFILL MATERIAL:

.1 Topsoil shall be free of noxious weed seeds and shall be of a loam characteristic, fertile and friable.

.2 Organic amendments shall consist of Custom Amendment Mix (WCP33) as available from Earthworks at (951) 782-0260 or approved equal. Provide a 1-pound sample to the Landscape Architect for approval.

.3 Soil used for backfill of planting pits shall be enriched using the following blend per cubic yard:
2/3 site soil, 1/3 Custom Amendment Mix (WCP33)
Fertilizers as recommended by the soils testing results

3.1 LANDSCAPE GRADING:

.1 The Contractor shall complete preliminary grading as indicated on the plans, removing existing soil and filling as needed bringing all areas to be landscaped within .1 foot of finish grade after amending. Soil displaced during planting shall be removed from site if leaving it would impact the finish grade depths.

3.2 SOIL PREPARATION:

.1 All fine grading and all weed control measures shall be completed prior to soil preparation.

.2 All landscape areas shall be finish graded to dress out maintain, and/or reestablish grades and flow lines as approved prior to amending the soil. Finish grades will be inspected upon completion. Contractor shall not proceed with planting work until finish grades have been inspected and accepted by the Client's Representative.

.3 Unless otherwise indicated on the plans or soils report, all lawn and flatted ground cover areas shall receive 4 cu. Yards of Custom Amendment Mix (WCP33) and 90 lbs. per 1000 s.f. of Establish rototilled into the top six inches of soil in two directions. WCP33 and Establish available thru Earthworks. (951) 782-0262

3.3 WEED CONTROL MEASURES:

.1 Existing grass and weeds shall be killed with a contact herbicide. Once dead, remove all existing grass and roots and weeds from the site prior to new planting. Pre-germinate all weeds by overhead watering for minimum of once a day for one week. After complete germination-spray with a contact herbicide and remove dead weeds/roots in all planting beds. Root systems shall be removed as needed to guarantee the plant material will not grow back.

.2 After planting, prior to any decomposed granite, stone or wood mulch placement, treat all planter areas with a pre-emergent herbicide. If pre-emergent herbicide is not applied prior to the mulch placement, mulch shall be removed, the herbicide applied and the mulch reinstalled.

.3 Any chemicals applied shall be as directed by a licensed Pest Control Agent. This treatment shall be applied at the times recommended by the manufacturer. The Client's Representative shall be given a minimum of 72 hours (3 working days) notice prior to each application. No chemicals shall be applied other than in the presence of the inspector.

3.4 FINISH GRADING:

.1 After completion of all weed removal/soil preparation work the Contractor shall finish grade all planting areas filling as needed or removing surplus dirt, removing rocks and debris over 1 inch in diameter, and floating to a smooth uniform grade. All areas shall slope to drain. Flow lines shall be established to existing drain inlets or swales as shown on the grading plans and as directed by the Client's Representative.

.2 When conditions detrimental to plant growth are encountered, such as rubble fill, natural rocky conditions or adverse drainage conditions, notify the Architect and Landscape Architect before planting.

3.5 PLANTING:

.1 Trees and Shrubs: The location of each plant is as shown and may be scaled from the plan unless the Landscape Architect designates otherwise. Maintain a distance from all hardscape elements and ground covers of one-half of the spacing indicated in the planting legend or 1/2 the scaled diameter of the shrub.

.2 Plant holes shall be dug to size as indicated in the drawings. Before trees or shrubs are set in the holes, a water test should be made as follows:

- .1 All plant holes shall be filled to the brim with water and allowed to drain before any planting is done. If water does not drain out of hole within 24 hours, this fact must be brought to the attention of the Client's Representative so that corrections can be made. Correctional work shall be considered as an extra, at additional expense.
- .2 Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8". Distribute backfill uniformly throughout the entire depth of the plant hole without clods or lumps. After the planting holes have been backfilled, jet water into the backfill with a pipe or tube inserted into the bottom of the hole until the backfill material is saturated for the full depth. If the backfill material settles below this level, add additional backfill to the required level. If a plant settles deeper than shown, replant it at the required level.
- .3 Backfill using specified soil mix to within 6" of finish grade. At this depth, place the plant fertilizer packs as specified on the drawings. Refer to plans for packet quantities. Complete backfilling to finish grade.
- .4 Where shrubs and groundcovers are shown to be planted in groups, the outer rows directly adjacent to the nearest roadway or highway fence must be parallel to the nearest roadway or highway fence. Stagger shrubs and groundcovers in adjacent rows. Adjust the alignment of the plants within the outer rows.
- .5 Where a vine is to be planted against a wall or fence, plant it as close as possible to the wall or fence. If a vine planted next to a wall is to be staked, stake and tie the vine at the time of planting. A vine planted next to a fence must be tied to the fence at the time of planting.

3.6 MULCHES:

.1 Mulches shall be as specified on the plans. Provide a 2-pound sample of each variety to the Landscape Architect for approval prior to installation if it differs from what is specified on the plans.

.2 All mulched areas are to be treated with a pre-emergent chemical prior to the installation of the stone mulches (see 3.3.2).

.3 Following planting, shrub areas shall be re-graded to restore smooth finish grade and to ensure proper surface drainage. Watering shall begin immediately following mulching or as needed during operations to sustain the plant materials.

.4 Decomposed granite mulches to be rolled and compacted as recommended by the manufacturer after installation.

.5 After planting, any areas showing erosion shall have an approved erosion control matting installed as needed. Matting shall be equal to Western Excelcior "C-44". Provide samples to the Landscape Architect for approval. Install per manufacturer's recommendations.

.6 When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

3.7 WATERING:

.1 It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.

.2 Immediately after planting apply water to each individual shrub. Apply water in a moderate stream in the planting hole until the material around the roots is completely saturated from the bottom of the hole to the top of the ground.

.3 Apply water in sufficient quantities and as often as seasonal conditions require, to keep the planted areas moist at all times, well below the root system of plants.

.4 Irrigation:

- .1 Contractor shall properly maintain the irrigation system. A balanced water program shall be maintained to ensure proper growth until final acceptance of the work. Plants which cannot be watered efficiently with the irrigation system shall be watered with a hose.
- .2 All controllers are to have each station individually adjusted on a minimum of a weekly basis. System shall be set considering the application rate each area is capable of receiving. The irrigation system shall operate on short intervals with the cycle repeating at a later time to reduce runoff.

3.8 MAINTENANCE:

.1 All areas landscaped by Contractor under this contract shall be maintained by him for a minimum plant establishment period of not less than forty-five (45) days from the date of written acceptance for start of the plant establishment period.

.2 Areas sodded or seeded after October 1st will be accepted the following spring, approximately one (1) month after the start of growing season, May 1st or as determined by the Architect.

3.9 START OF PLANT ESTABLISHMENT:

.1 Criteria for start of plant establishment period:

- .1 The plant establishment period shall not start until all elements of the project that impact the landscape are completed in accordance with the contract documents.
- .2 Permanent power to the controller shall be established.
- .3 The plant establishment period for the project shall not begin until the Project Inspector has approved the installation of all materials.
- .4 Written acceptance by the Client's Representative must be obtained prior to the start of the plant establishment period.
- .5 If the project maintenance fails to continuously meet standards required, the plant establishment period day count will be suspend and will not recommence until Contractor has corrected all deficiencies.

3.10 MAINTENANCE TASKS:

.1 General:

- .1 During the contract period provide all watering, weeding, fertilizing and cultivation, and spraying necessary to keep the plants in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All plants planted under the contract shall be pinched and pruned as necessary to encourage new growth and to eliminate sucker growth.

.2 Iron Chlorosis:

- .1 After planting and during the plant establishment period in the event that plants exhibit iron chlorosis symptoms, apply FE 138Geigy or equivalent at manufacturers recommended rates.

.3 Replacement Plantings:

- .1 During the plant establishment period, should the appearance of any plant indicate weakness, that plant shall be replaced immediately with a new, healthy plant. At the end of the plant establishment period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.

.4 Planting Establishment:

- .1 Any planting areas that do not show a prompt establishment of plant material shall be replanted at 10 day intervals until the plant material is established. If a good rate of growth has not been demonstrated within 30 days of first planting, the Contractor shall be responsible to determine the appropriate horticultural practices necessary to obtain good growth. The Contractor shall obtain agronomic soils testing, at their cost, of all areas not showing good growth and shall provide copies of the test results to the Client to verify the appropriateness of all maintenance work performed. If additional soil amendments or fertilizers are needed, up to a maximum 30% beyond the amount specified, such amendments shall be provided by the Contractor at no additional cost to the Client.

.5 Grading And Drainage:

- .1 During the plant establishment period all flow lines shall be maintained to allow for free flow of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots and pockets shall be graded to drain properly. Erosion control netting shall be installed at flow lines and other locations where erosion is evident at no additional cost to the Client, when directed by the Project Inspector.

.6 General Conditions:

- .1 Damage to planting areas shall be repaired immediately and throughout the plant establishment period. Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled. Replant damaged areas.
- .2 All paved areas shall be cleaned and maintained in a neat and clean condition at all times.
- .3 Any subsurface drains with the project area shall be periodically flushed with clear water to avoid build up of silt and debris. Keep all drain inlets clear of leaves, trash, and other debris.
- .4 Throughout the plant establishment period, all plants shall be maintained in a disease and pest free condition at the Contractor's expense. A licensed pest control operator shall be retained by the Contractor to recommend and apply all pesticides, herbicides, and fungicides. Exterminate gophers, moles, and all other rodents, and repair damage as soon as evidence of rodent activity is noticed.
- .5 Debris and trash shall be removed from the site daily at a minimum.

3.11 EXISTING TREE CARE PRUNING:

.1 Contractor shall have all existing trees evaluated and pruned by an I.S.A. Board Certified Arborist per "ANSI a330 part1, Pruning", published by the Tree Care Industry Association. Pruning shall remove dead branches, crossing branches and minor "lacing" of the tree canopies. Pollarding of trees is not permitted. Arborist shall meet with the Project Representative prior to any pruning work done to discuss the level of pruning required. One tree of each species shall be pruned for approval and to provide a representation of the pruning to be accomplished on all trees. Pruning shall be accomplished after utilities installation and fine grading but prior plant installation.

.2 All trenching for sprinklers, electrical, or other predominant features should be carefully considered to limit the affect upon the trees. Trenches should be laid out wherever possible to run in lines radiating out from the trunks of adjacent trees as opposed to lines perpendicular to those lines radiating from the trunks. Any necessary trenching within the drip lines shall be done by hand to allow for cutting of any uncovered roots. Wherever possible, trenches could be dug under large roots that are found above the necessary depth of the trenches leaving viable root tissues in place wherever possible. Root ends should be cut smoothly by means of loppers or hand saws. Root pruning shall be followed within 24 hours by a soil drench which includes ROOTSTM concentrate, and Dyna-GroTM "Grow 7-9-5" or equivalent, hydroponically balanced mineral concentrate. ROOTSTM concentrate is to be diluted 50:1 (2 oz. per gal.) and then applied at the rate of 1 gallon (i.e., 2 oz. of concentrate.) per caliper-inch of trunk diameter. If Dyna_GroTM is the mineral additive used, it can be included with the ROOTSTM solution, in a 750:1 dilution (1 tsp. per gal.). Application shall be made in the presence of the Client's Representative. No roots 1-inch or larger are to be cut without the approval of the owner's representative. See Irrigation Specifications.

.3 All personnel on the site shall abide by the following specifications to avoid damage to the trees:

- .1 No vehicles shall be parked or driven within any zone of protection.
- .2 No materials shall be stacked within any zone of protection. All staging areas shall be at a distance of 10 feet or more beyond any tree canopy.
- .3 No concrete slurry, paints or any other liquid construction wastes shall be poured upon the soil surface within 20 feet of any tree. All construction wastes should be disposed of offsite.
- .4 No objects shall be fastened to or hung from trees, except as needed in the course of pruning or other tree maintenance work.
- .5 No excavation, trenching or grade changes shall be effected within any zone of protection, except as approved by the Arborist in collaboration with appropriate agents such as engineers or representatives of the general contractor, the Client, etc.
- .6 No heavy equipment shall be operated in a manner to produce physical impact with any visible part of any tree designated for preservation.
- .7 No branch removal or clearance pruning of any kind shall be performed except as prescribed or approved by the arborist.
- .8 Any construction related damage to trees observed by the Client's Representative shall be reported in writing, with assessment of the dollar value of the damage and recommended indemnification and/or corrective action, the report to be presented to appropriate representatives of the general contractor and the Client.

3.12 DEBRIS REMOVAL:

1. Contractor shall remove all trash, weeds and plant debris within the project area and recycle or dispose of in a legal manner prior to applying any stone or wood mulches.

3.13 END OF PLANT ESTABLISHMENT PERIOD:

.1 When the Contractor believes he has completed the plant establishment period and the entire project is ready for final acceptance, he shall request inspection of the project. The Client's Representative will inspect the project for final acceptance. Deficiencies noted during inspection shall extend the plant establishment period until all are corrected.

.2 All planting areas shall show a good rate of growth and shall be well established filled in plantings free of voids. Bare areas will be unacceptable.

.3 Final Acceptance shall occur only upon written acceptance of the project for maintenance by the Client's authorized representative.

3.14 CLEAN UP:

.1 Upon completion of each phase the work, the Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters, walkways, and remove construction equipment from the premises.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGAN
10/24
12/20/23
2725
STATE OF CALIFORNIA

LOW VOLTAGE LIGHTING
IRRIGATION CONSULTANTS
WATER FEATURE DESIGNS
15 SOUTH 5TH STREET
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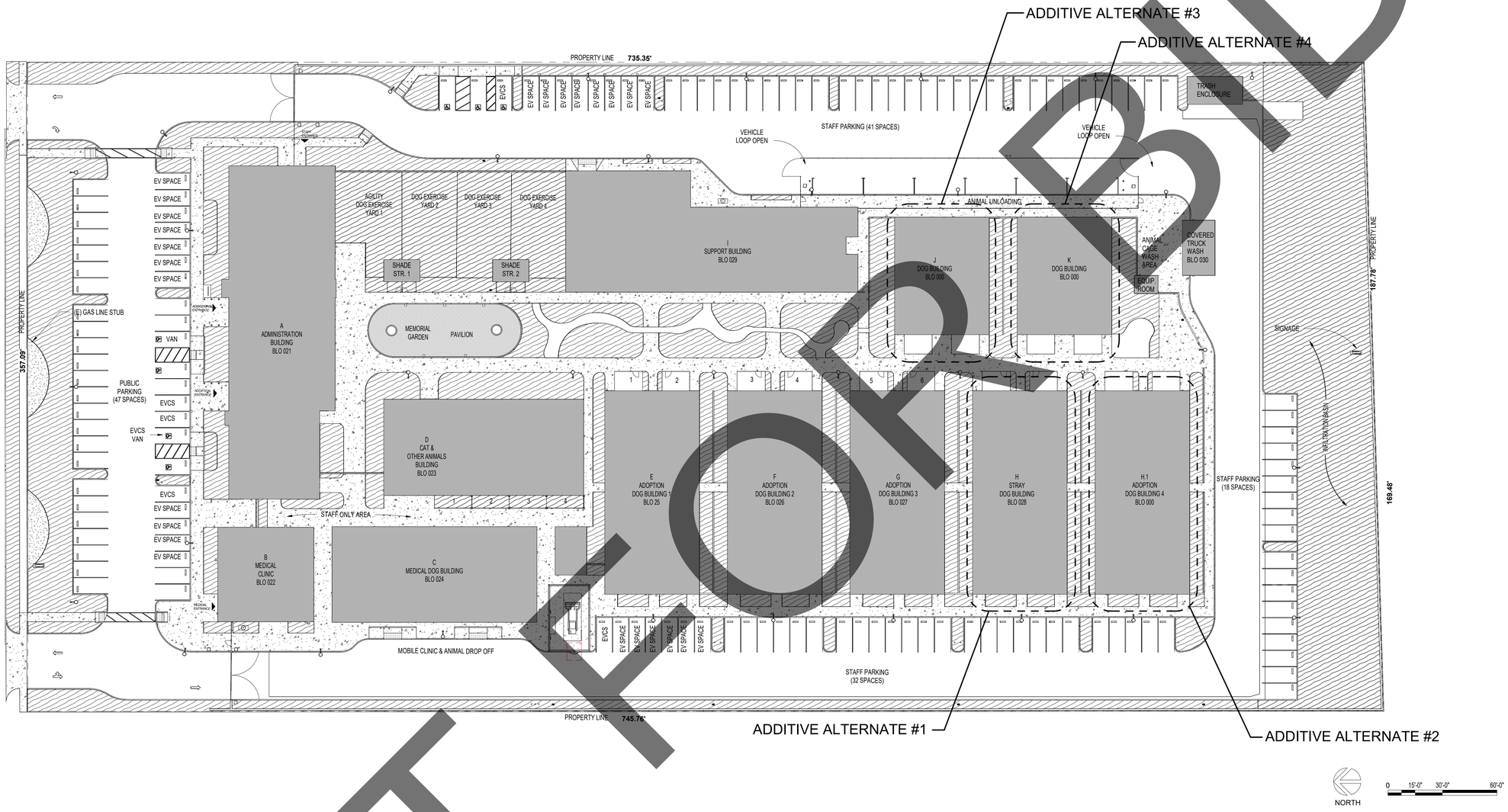
LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTURE
ARCHITECTS, INC

PLANTING SPECIFICATIONS

ANIMAL CARE CENTER
18313 VALLEY BOULEVARD
BLOOMINGTON, CALIFORNIA
SAN BERNARDINO COUNTY

REVISIONS

DRAWN BY: CAD
DESIGNED BY: STB
CHECKED BY: CR
DATE: 12/20/23
JOB NO.: 23-37
SCALE: NONE
SHEET: LPS-1
OF 12 SHEETS



SITE PLAN- BID ALTERNATES

SCALE 1" = 30'-0" | 1

ASE SCOPE:

The San Bernardino County Animal Care Center project encompasses both on-site and off-site development across approximately 6 acres located along Valley Boulevard, between Locust Avenue and Linden Avenue, just north of I-10 in Bloomington, unincorporated San Bernardino County. The project includes the construction of a two-story Administration Building, three Adoption Dog buildings (each 5,824 SF), a medical clinic, a cat building, a euthanasia/freezer building, a support building, and a covered truck wash. Site improvements involve the development of parking areas, hardscaping, landscaping, a generator enclosure, stormwater infrastructure, utility infrastructure, site walls, and fencing.

ADDITIVE ALTERNATE NO. 1: 5,824 SF ADOPTION DOG BUILDING H

This alternate includes the complete construction of Adoption Dog Building H, a 5,824 SF facility that mirrors the design and specifications of the primary Adoption Dog buildings within the base scope. This alternate covers all associated site preparation, utility connections, interior and exterior finishes, and any required modifications to adjacent site features to integrate this additional building into the overall site plan.

ADDITIVE ALTERNATE NO. 2: 5,824 SF ADOPTION DOG BUILDING H.1

This alternate adds an additional 5,824 SF Adoption Dog Building H.1, which is identical in design and function to Adoption Dog Building H and the other primary Adoption Dog buildings. This alternate includes all necessary site work, utility connections, and integration into the into the overall site plan, with detailed specifications consistent with the base scope facilities.

ADDITIVE ALTERNATE NO. 3: 3,363 SF ADOPTION DOG BUILDING J

This alternate involves the construction of a 3,363 SF Adoption Dog Building J. This facility is designed to accommodate a different capacity or functional layout compared to the larger Adoption Dog buildings. The alternate includes complete construction, from site preparation to final finishes, and any necessary adjustments to site utilities and landscaping to incorporate Building J into the site.

ADDITIVE ALTERNATE NO. 4: 3,363 SF ADOPTION DOG BUILDING K

This alternate adds a 3,363 SF Adoption Dog Building K, similar in design and scope to Adoption Dog Building J. The alternate encompasses all aspects of construction, including site preparation, utility connections, and final integration into the site's overall design.

C:\Users\sergio\Documents\San Bernardino_00_Site Plan_R22_Central File_spenaXHN37.rvt

MILLER
architecture
interiors
planning

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LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

"Shelter Planners of America"

owner approval

initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment

ANIMAL CARE CENTER
18313 VALLEY BLVD. BLOOMINGTON, CA 92313

SAN BERNARDINO COUNTY
385 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92415
PHONE: 1-888-818-8988

PROJECT INFORMATION

Project Number:	2200065
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/12/2024

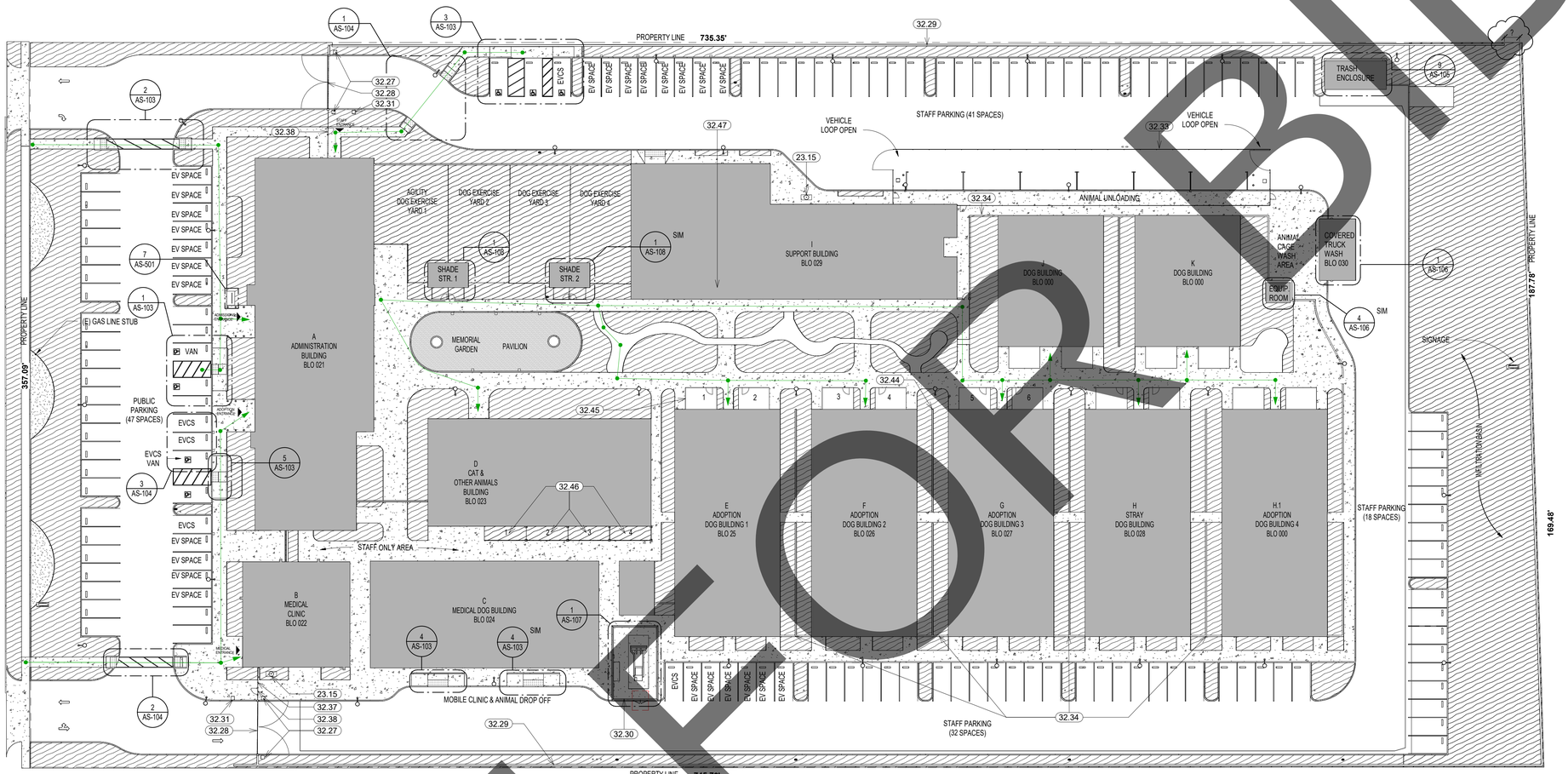
SHEET NAME

SITE PLAN- BID ALTERNATES

SHEET NUMBER

AS-100

Sheet Of Sheets



SITE PLAN

SCALE 1" = 30'-0" 1

PER CGBSC 5.106.4.1.1 SHORT-TERM BICYCLE PARKING REQUIRED WITHIN 200' OF ENTRANCE SHALL BE 5% OF VEHICULAR PARKING: 144 X .05= 7.2, USE 8

PER CGBSC 5.106.4.1.1 LONG-TERM BICYCLE PARKING REQUIRED SHALL BE 5% OF TENANT PARKING: 97 X .05= 4.85, USE 5

NUMBER OF PARKING SPACES 144

PER TABLE 11B-208.2, NUMBER OF REQUIRED ACCESSIBLE SPACES FROM TOTAL NUMBER OF PARKING SPACES 101 TO 150: 5 WITH AT LEAST 1 BEING VAN ACCESSIBLE

PER TABLE 5.106.5.3.1, NUMBER OF REQUIRED EV CAPABLE SPACES AND EVCS FROM TOTAL OF ACTUAL PARKING SPACES 101-150: 25 EV CAPABLE, 6 EVCS

PER TABLE 11B-228.3.2.1, NUMBER OF EVCS REQUIRED TO BE ACCESSIBLE FROM TOTAL NUMBER OF EVCS 5 TO 25: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE, 0 AMBULATORY

PARKING SCHEDULE

Parking Space Type	Total Number of Parking Spaces
Parking Space - ADA: Public 9' x 19' (8' Aisle)	2
Parking Space - ADA: Public 9' x 19' (8' Aisle) EVCS-Van	1
Parking Space - ADA: Public 9' x 19' (8' Aisle) Van	1
Parking Space - ADA: Staff 9' x 19' (5' Aisle)	1
Parking Space - ADA: Staff 9' x 19' (5' Aisle) EVCS	1
Parking Space - ADA: Staff 9' x 19' (8' Aisle) Van	1
Parking Space Parallel: Staff 9' x 28' - parallel	6
Parking Space: Public 9' x 19' - 90 deg	29
Parking Space: Public 9' x 19' - 90 deg EV Space	11
Parking Space: Public 9' x 19' - 90 deg EVCS	3
Parking Space: Staff 9' x 19' - 90 deg	73
Parking Space: Staff 9' x 19' - 90 deg EV Space	14
Parking Space: Staff 9' x 19' - 90 deg EVCS	1
Total: 144	

KEYNOTE LEGEND

CSI #	KEYNOTE TEXT
23.15	Outdoor Air Unit
32.27	Gate Swing Operator
32.28	Motorized Gate with Tomar Device
32.29	8'0" Tall Masonry Wall, See civil drawings for CMU wall details, heights, etc. See AS-501 for CMU pattern and finish.
32.30	Emergency Generator Enclosure
32.31	Video Intercom with Card Reader and Knox Box
32.33	Reinforced 6'0" High Fence
32.34	Visual Screen Wall, See civil drawing for CMU wall details, heights, etc.
32.37	Wrought Iron Fence, See 11/AS-501
32.38	Wrought Iron Gate, See 10/AS-501
32.44	Bark Wall
32.45	Get Acquainted Yards, Typ.
32.46	Medical Dog Outdoor Yard
32.47	Five (5) Wall-Hung Long-Term Bicyle Parking in Support

PATTERN	FINISH
	LANDSCAPE
	CONCRETE WALK
	DECORATIVE PAVING
1	GRAVEL

-

-

PARKING INFORMATION

SITE PLAN FINISH LEGEND

SCALE 1/2" = 1'-0"

C:\Users\sergio\Documents\San Bernardino_00_Site Plan_R22_Central File_spenaXHN37.rvt

MILLER
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planning

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LICENSED ARCHITECT GARY W. MILLER No. C14635 REN. 9-30-25 STATE OF CALIFORNIA

"Shelter Planners of America"

owner approval

initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment
1	2/24	PCC Response #1

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SAN BERNARDINO COUNTY
385 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92415
PHONE: 1-888-818-8988

PROJECT INFORMATION

Project Number:	2200065
Drawn By:	AE
Checked By:	GWM
Issue Date:	6/12/2024

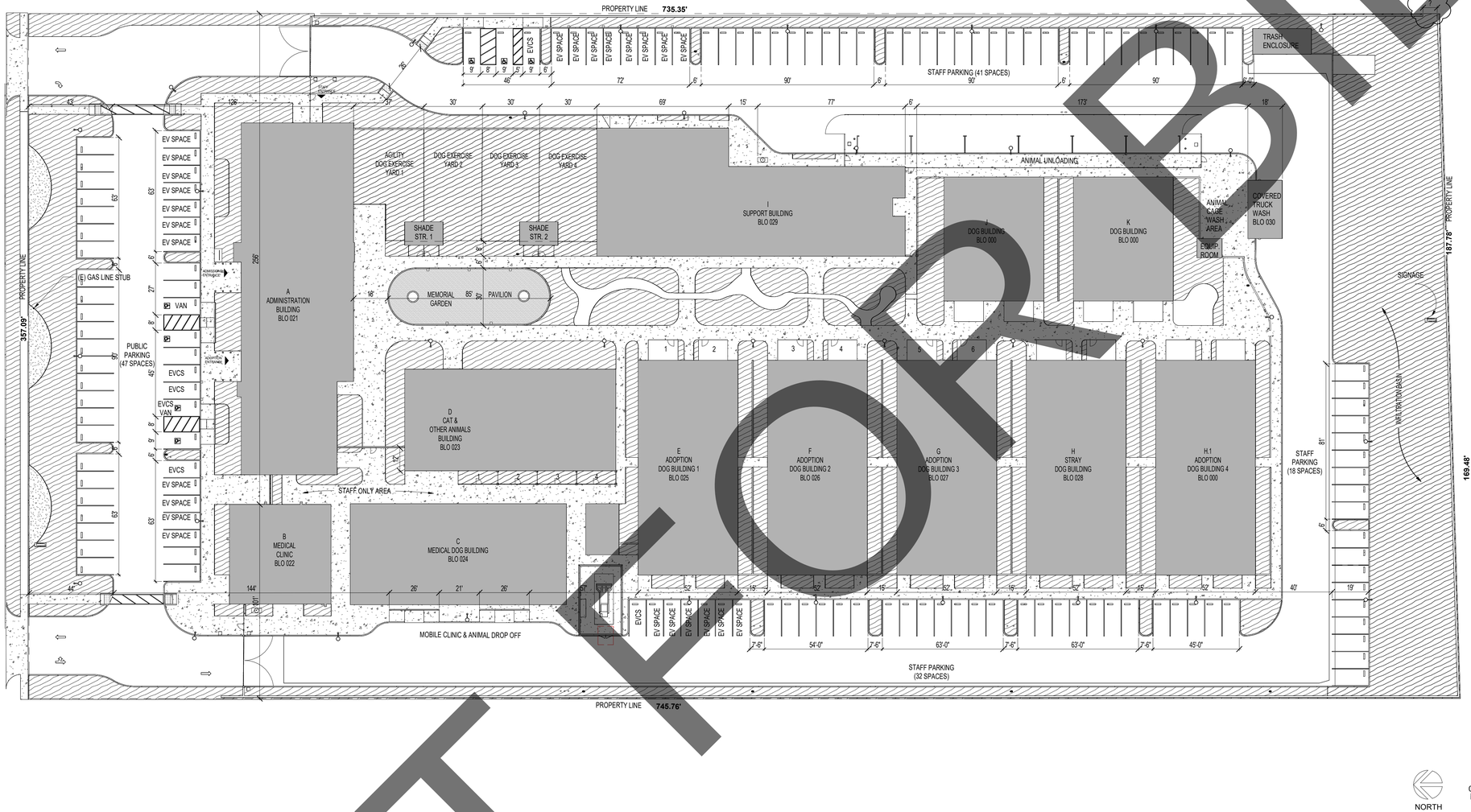
SHEET NAME

SITE PLAN - ANNOTATED

SHEET NUMBER

AS-101

Sheet Of Sheets



SITE PLAN- DIMENSIONED

SCALE 1" = 30'-0" | 1

NUMBER OF PARKING SPACES 144

PER TABLE 11B-208.2, NUMBER OF REQUIRED ACCESSIBLE SPACES FROM TOTAL NUMBER OF PARKING SPACES 101 TO 150: 5 WITH AT LEAST 1 BEING VAN ACCESSIBLE

PER TABLE 5.106.5.3.1, NUMBER OF REQUIRED EV CAPABLE SPACES AND EVCS FROM TOTAL OF ACTUAL PARKING SPACES 101-150: 25 EV CAPABLE, 6 EVCS

PER TABLE 11B-228.3.2.1, NUMBER OF EVCS REQUIRED TO BE ACCESSIBLE FROM TOTAL NUMBER OF EVCS 5 TO 25: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE, 0 AMBULATORY

PARKING SCHEDULE

Parking Space Type	Total Number of Parking Spaces
Parking Space - ADA: Public 9' x 19' (8' Aisle)	2
Parking Space - ADA: Public 9' x 19' (8' Aisle) EVCS-Van	1
Parking Space - ADA: Public 9' x 19' (8' Aisle) Van	1
Parking Space - ADA: Staff 9' x 19' (5' Aisle)	1
Parking Space - ADA: Staff 9' x 19' (5' Aisle) EVCS	1
Parking Space - ADA: Staff 9' x 19' (8' Aisle) Van	1
Parking Space Parallel: Staff 9' x 28' - parallel	6
Parking Space: Public 9' x 19' - 90 deg	29
Parking Space: Public 9' x 19' - 90 deg EV Space	11
Parking Space: Public 9' x 19' - 90 deg EVCS	3
Parking Space: Staff 9' x 19' - 90 deg	73
Parking Space: Staff 9' x 19' - 90 deg EV Space	14
Parking Space: Staff 9' x 19' - 90 deg EVCS	1
Total: 144	

PARKING INFORMATION

PATTERN	FINISH
	LANDSCAPE
	CONCRETE WALK
	DECORATIVE PAVING
	GRAVEL

SITE PLAN FINISH LEGEND

SCALE 1/2" = 1'-0"

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LICENSED ARCHITECT
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STATE OF CALIFORNIA

"Shelter Planners of America"

owner approval

initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment
1	2/24	PCC Response #1

ANIMAL CARE CENTER
18313 VALLEY BLVD. BLOOMINGTON, CA 92313

SAN BERNARDINO COUNTY
385 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92415
PHONE: 1-888-818-8988

PROJECT INFORMATION

Project Number:	2200065
Drawn By:	AE
Checked By:	GWM
Issue Date:	6/12/2024

SHEET NAME

SITE PLAN - DIMENSIONED

SHEET NUMBER

AS-102

Sheet Of Sheets

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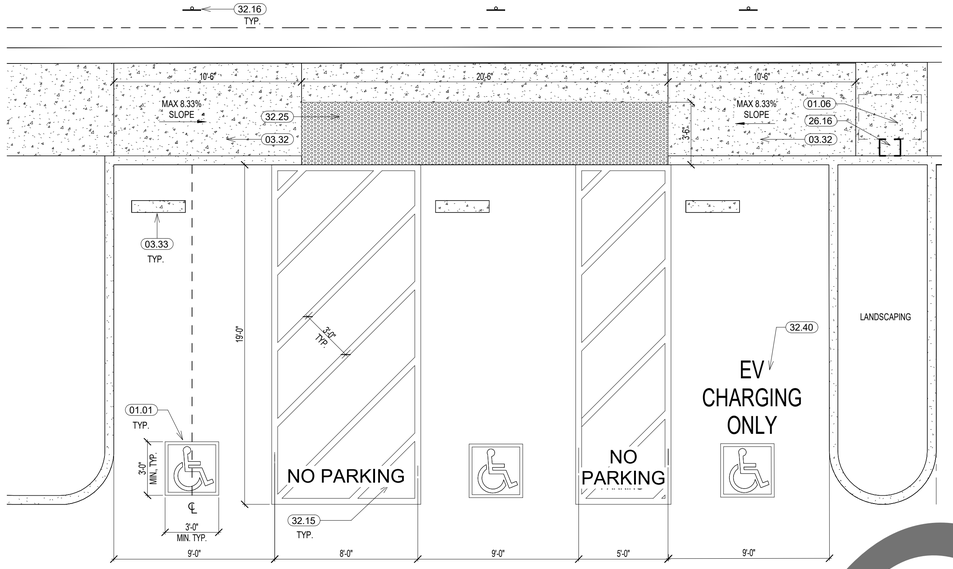
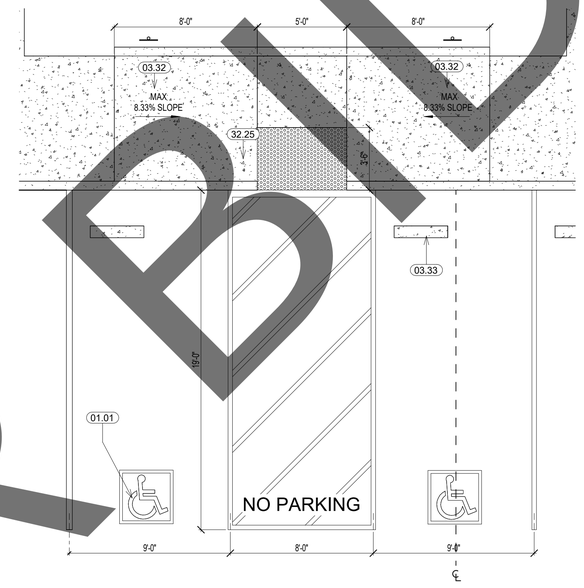
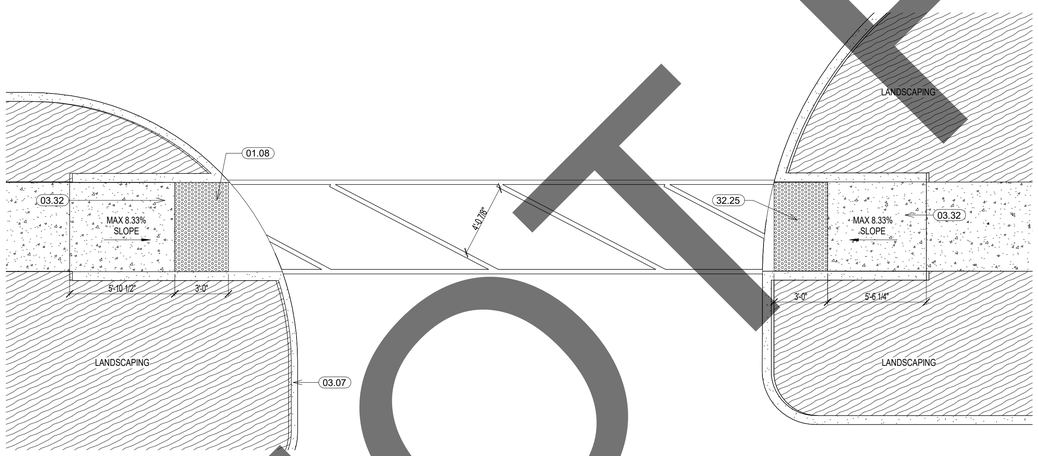


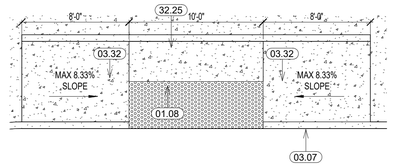
ADA ACCESSIBLE PARKING 2 — SCALE 1/4" = 1'-0" — 3



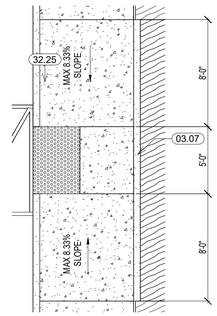
ADA ACCESSIBLE PARKING 1 — SCALE 1/4" = 1'-0" — 1



CROSSWALK WITH RAMP 1 — SCALE 1/4" = 1'-0" — 2



ADA RAMP 1 — SCALE 3/16" = 1'-0" — 4



ADA RAMP 2 — SCALE 3/16" = 1'-0" — 5

KEYNOTE LEGEND

CSI #	KEYNOTE TEXT
01.01	International Symbol of Accessibility, per 5/G-501
01.06	30"x48" CLEAR SPACE
01.08	0" Curb Face
03.07	6" Concrete Curb
03.32	Concrete Curb Ramp - Max Slope 8.33%
03.33	Concrete Wheel Stop, per 12/AS-501
26.16	EV Charging Station
32.15	12" High White "No Parking" Lettering
32.16	Accessible Parking Signage, per 3/AS-501 Sign "A"
32.25	Truncated Dome, per AS-501
32.40	Provide surface marking stating "EV CHARGING ONLY" in Letters 12" High Min.

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initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment

ANIMAL CARE CENTER
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SAN BERNARDINO COUNTY
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PROJECT INFORMATION

Project Number:	2200065
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/12/2024

SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

AS-103

Sheet Of Sheets

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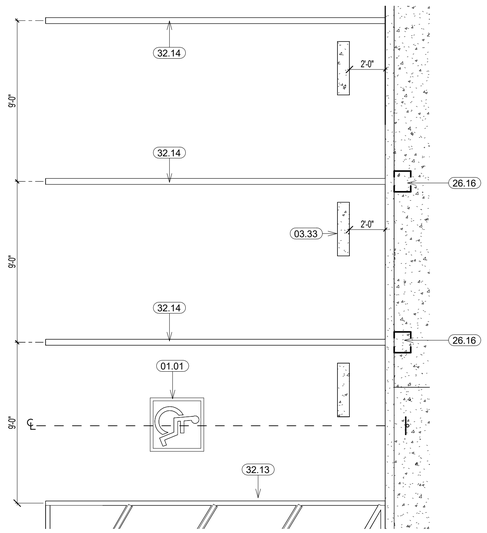
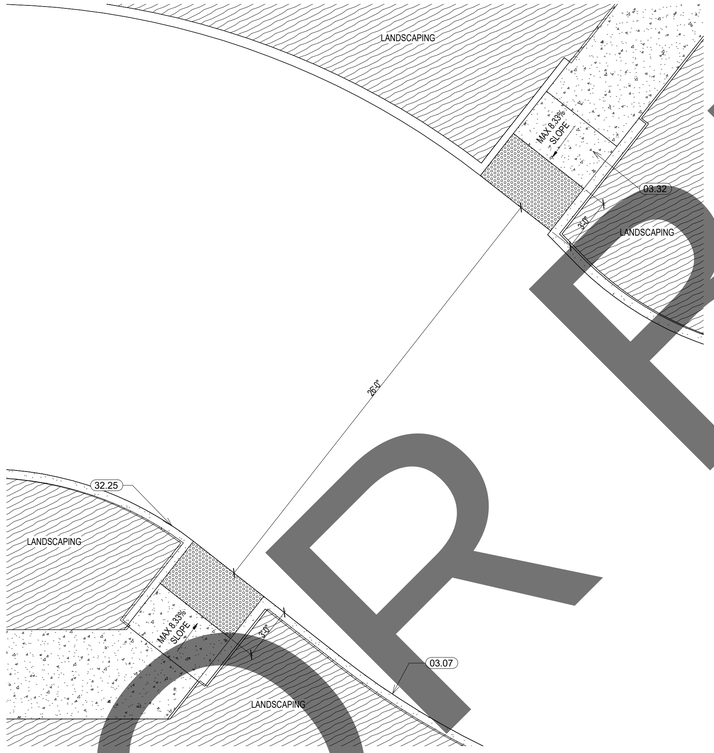
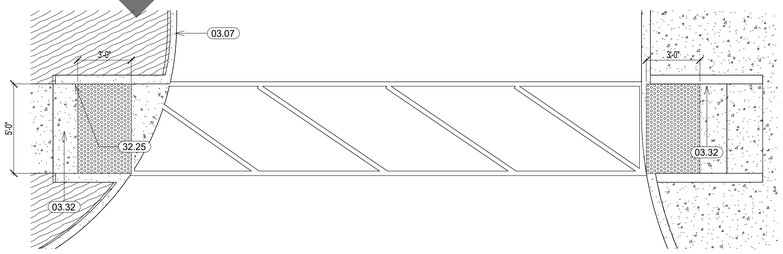


EVCS — SCALE 1/4" = 1'-0" — 3



CROSSWALK WITH RAMP 2 — SCALE 1/4" = 1'-0" — 1



CROSSWALK WITH RAMP 3 — SCALE 1/4" = 1'-0" — 2

KEYNOTE LEGEND

CSI #	KEYNOTE TEXT
01.01	International Symbol of Accessibility, per 5/G-501
03.07	6" Concrete Curb
03.32	Concrete Curb Ramp - Max Slope 8.33%
03.33	Concrete Wheel Stop, per 12/AS-501
26.16	EV Charging Station
32.13	4" Wide Access Aisle Striping - Shall be marked with blue painted borderline around perimeter. The area within the borderlines shall be marked with hatched lines at a maximum of 36" o.c. in contrasting color to that of the aisle surface, preferably blue.
32.14	3" Wide White Parking Striping
32.25	Truncated Dome, per AS-501

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initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment

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PROJECT INFORMATION

Project Number:	2200065
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/12/2024

SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

AS-104

Sheet Of Sheets

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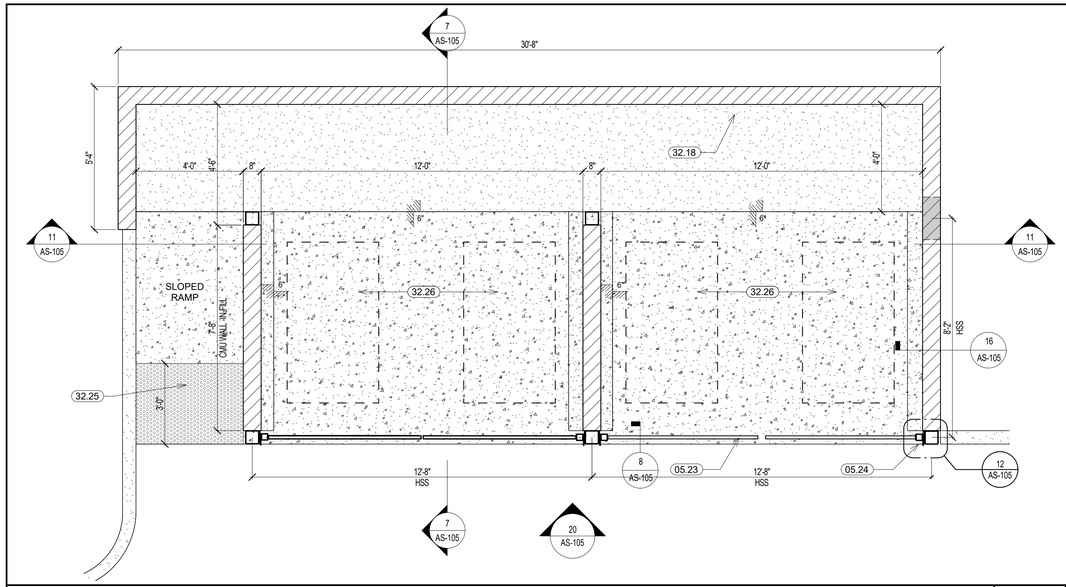
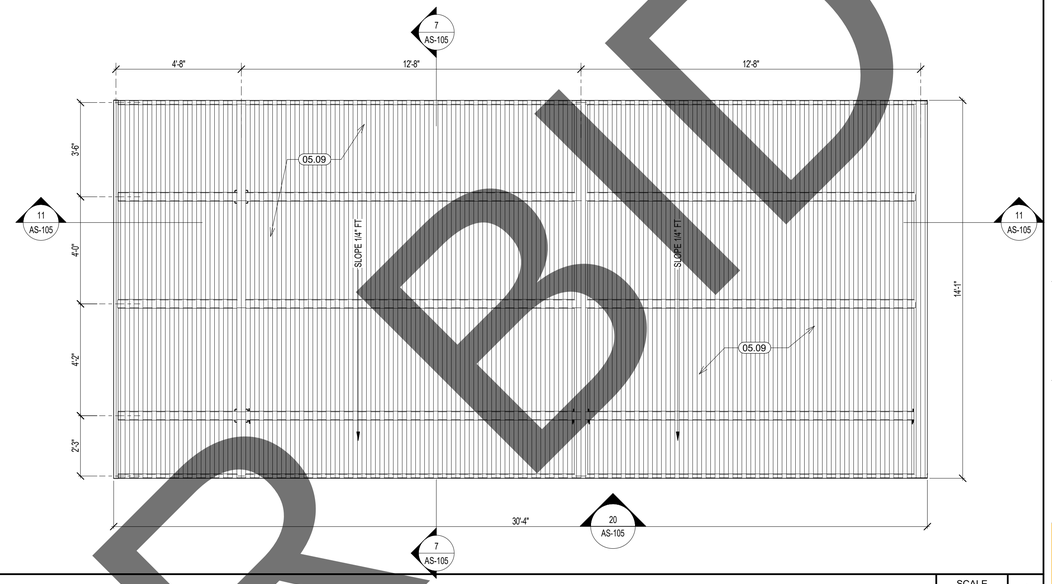
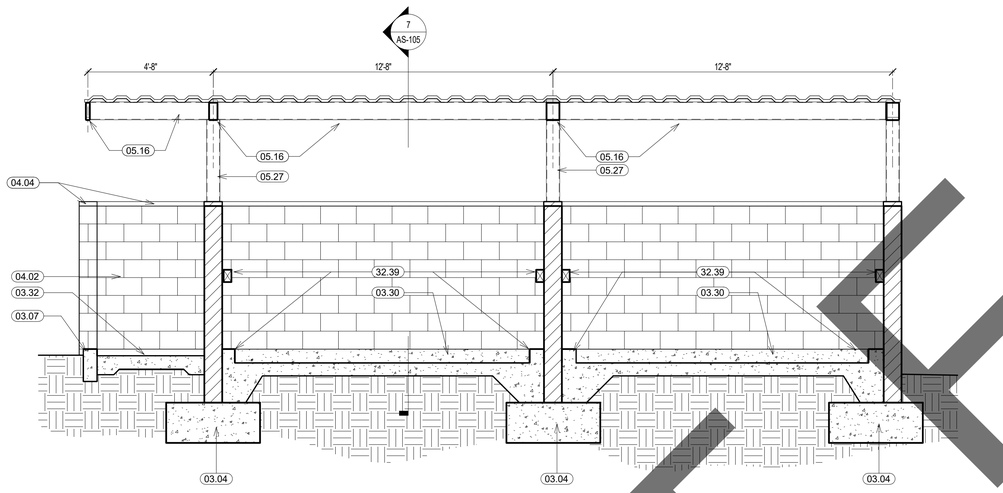


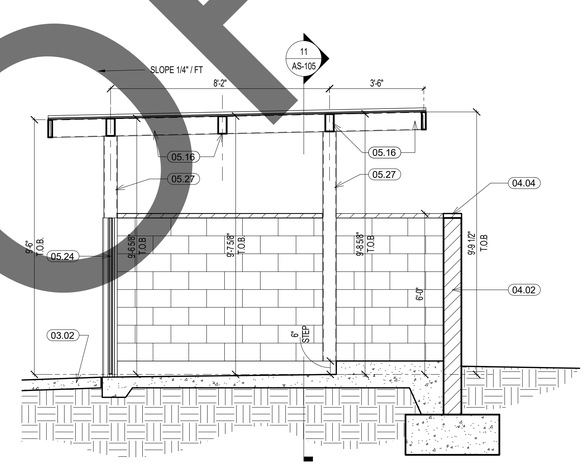
ENLARGED FLOOR PLAN- TRASH ENCLOSURE | SCALE 3/8" = 1'-0" | 9



ROOF PLAN | SCALE 3/8" = 1'-0" | 1



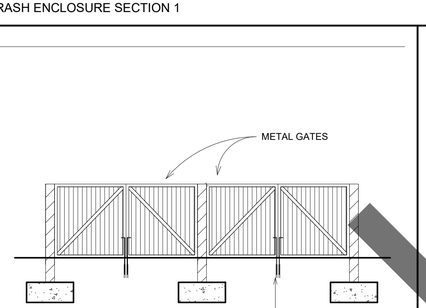
TRASH ENCLOSURE SECTION 1 | SCALE 3/8" = 1'-0" | 11



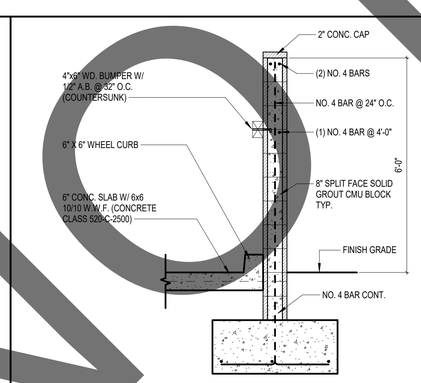
TRASH ENCLOSURE SECTION 2 | SCALE 3/8" = 1'-0" | 7

KEYNOTE LEGEND

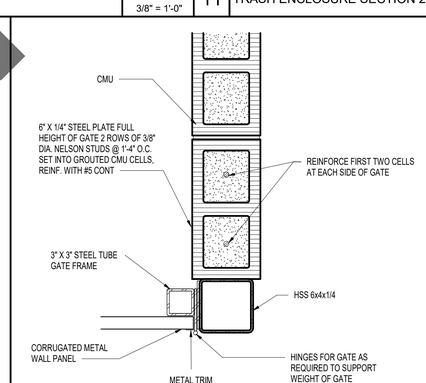
CSI #	KEYNOTE TEXT
03.02	Exterior Concrete
03.04	Concrete Footing
03.07	6" Concrete Curb
03.30	Concrete Trash Enclosure Curb
03.32	Concrete Curb Ramp - Max Slope 8.33%
04.02	CMU Wall
04.04	2" Masonry Cap
05.09	Metal Deck, Per Structural Plans
05.16	Steel Beam, Per Structural Plans
05.23	Corrugated Metal Gates
05.24	Trash Enclosure Hinge, per 2/AS-104
05.27	Steel Column, Per Structural Plans
32.18	6' High CMU Trash Enclosure Wall
32.25	Truncated Dome, per AS-501
32.26	Trash Bins
32.39	Wood Bumper and Wheel Curb, See 2/AS-104



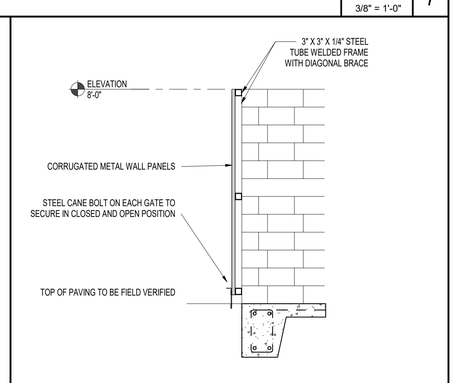
TRASH ENCLOSURE GATE ELEVATION | SCALE 3/16" = 1'-0" | 20



TRASH ENCLOSURE WHEEL CURB AND WOOD BUMPER | SCALE 1/2" = 1'-0" | 16



TRASH ENCLOSURE HINGE DETAIL | SCALE 1 1/2" = 1'-0" | 12



TRASH ENCLOSURE GATE SECTION | SCALE 3/8" = 1'-0" | 8

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owner approval

initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment

ANIMAL CARE CENTER
18313 VALLEY BLVD. BLOOMINGTON, CA 92313

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PROJECT INFORMATION

Project Number:	2200065
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/12/2024

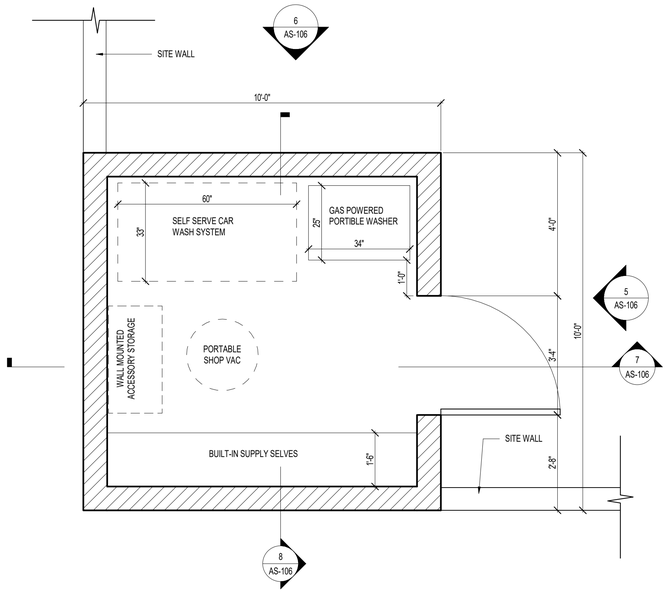
SHEET NAME

TRASH ENCLOSURE DETAILS

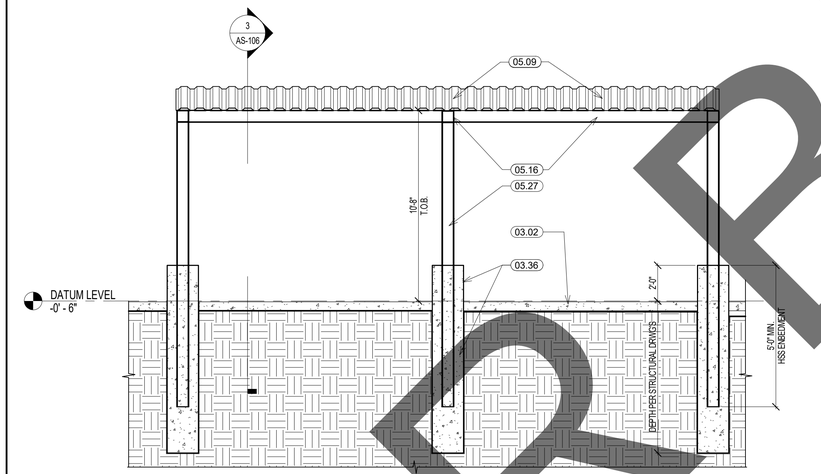
SHEET NUMBER

AS-105

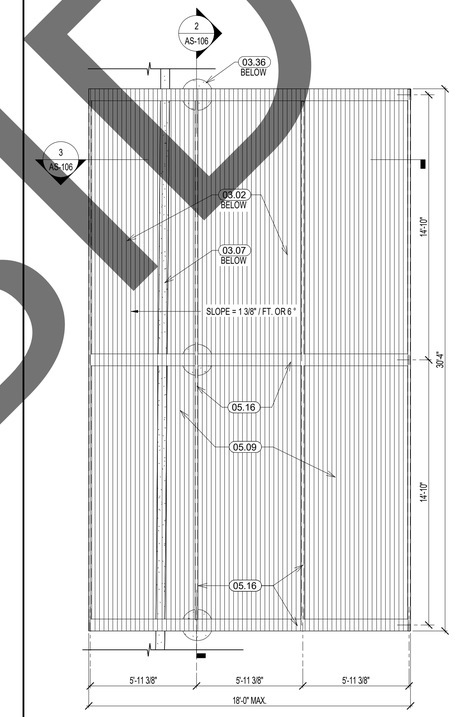
Sheet Of Sheets



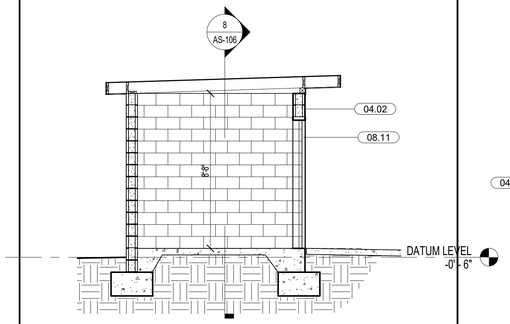
EQUIPMENT ROOM FLOOR PLAN | SCALE 1/2" = 1'-0" | 4



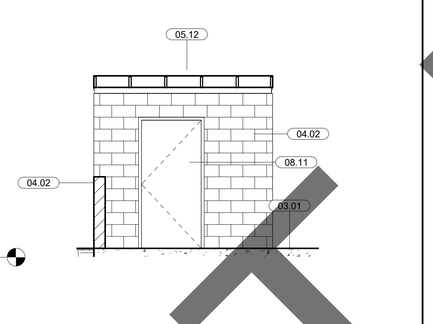
TRUCK WASH SECTION 1 | SCALE 1/4" = 1'-0" | 2



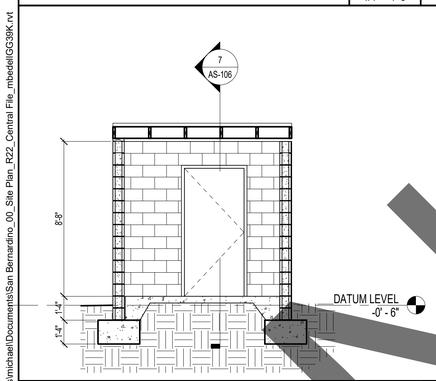
TRUCK WASH ROOF PLAN | SCALE 1/4" = 1'-0" | 1



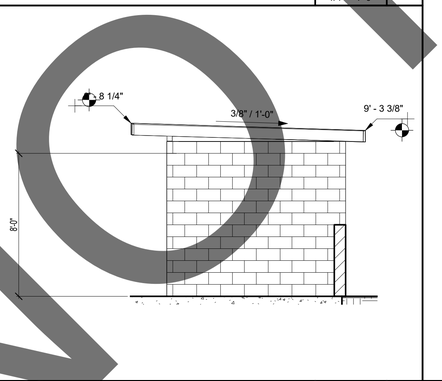
EQUIPMENT ROOM SECTION 1 | SCALE 1/4" = 1'-0" | 7



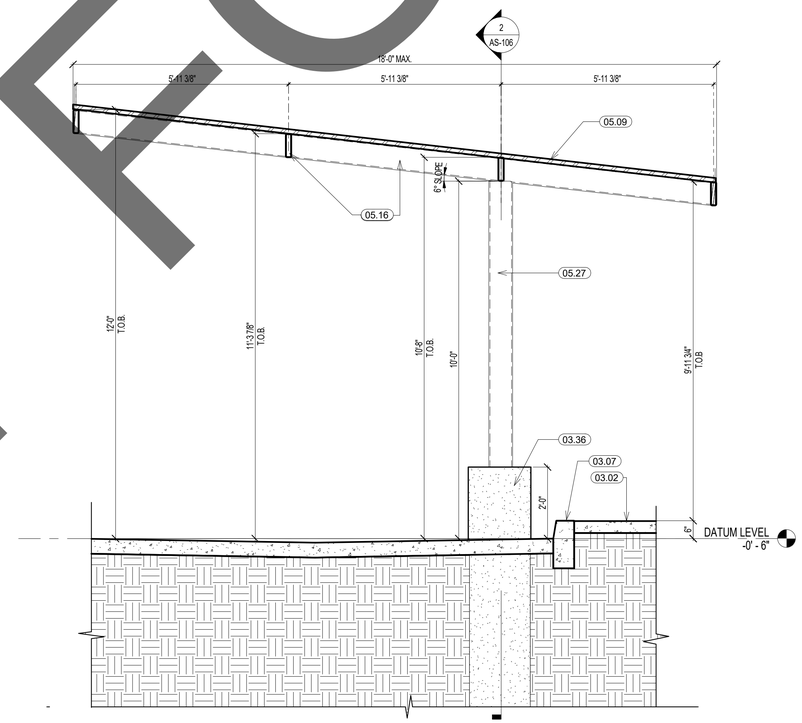
EQUIPMENT ROOM ELEVATION - NORTH | SCALE 1/4" = 1'-0" | 5



EQUIPMENT ROOM SECTION 2 | SCALE 1/4" = 1'-0" | 8



EQUIPMENT ROOM ELEVATION - EAST | SCALE 1/4" = 1'-0" | 6



TRUCK WASH SECTION 2 | SCALE 1/2" = 1'-0" | 3

KEYNOTE LEGEND

CSI #	KEYNOTE TEXT
03.01	Concrete Slab
03.02	Exterior Concrete
03.07	6" Concrete Curb
03.36	Concrete Pier, per Structural Drawings
04.02	CMU Wall
05.09	Metal Deck, Per Structural Plans
05.12	Standing Seam Metal Roof
05.16	Steel Beam, Per Structural Plans
05.27	Steel Column, Per Structural Plans
08.11	Door

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owner approval

initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment

ANIMAL CARE CENTER
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PROJECT INFORMATION

Project Number:	2200065
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/12/2024

SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

AS-106

Sheet Of Sheets

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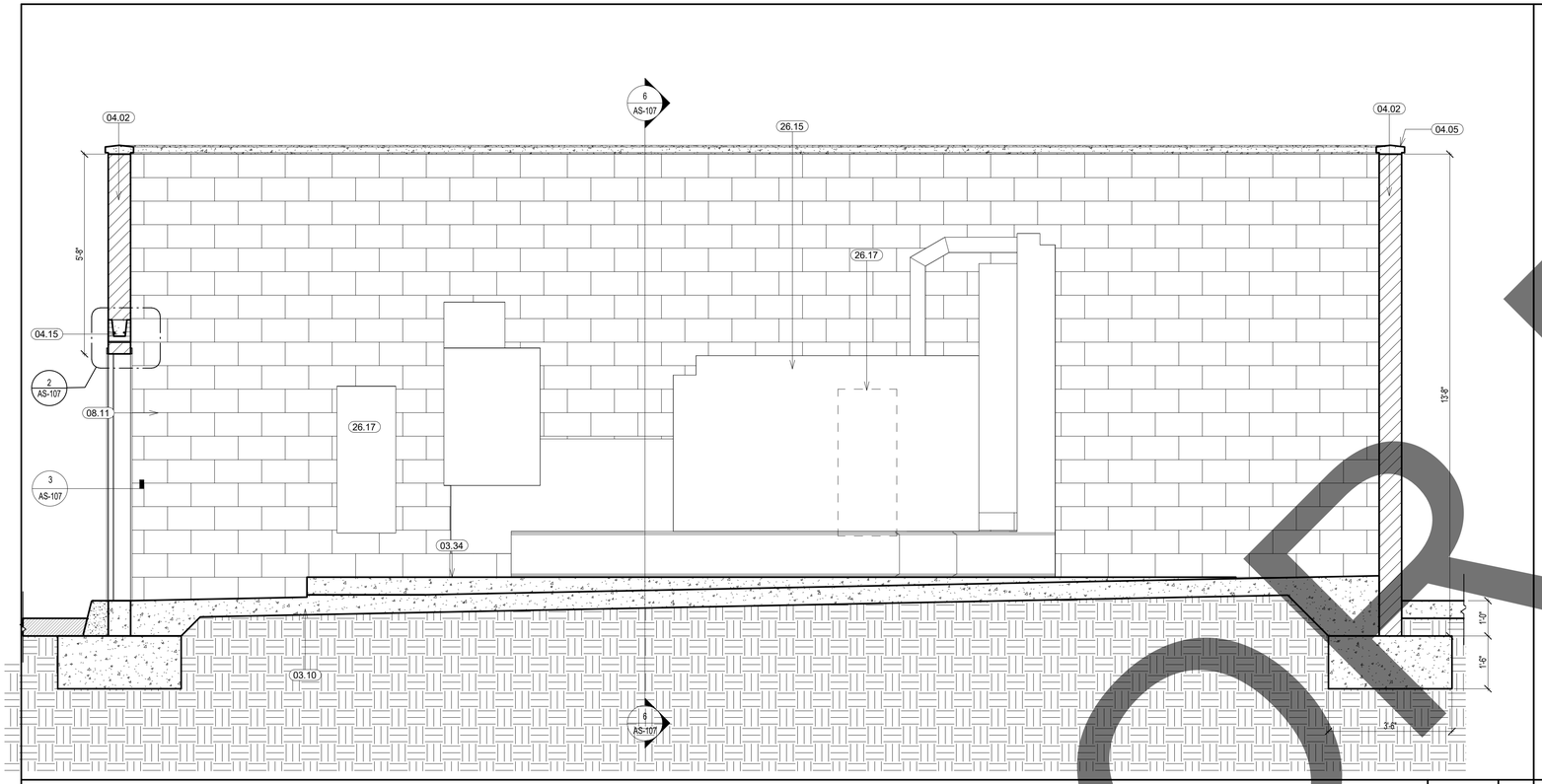
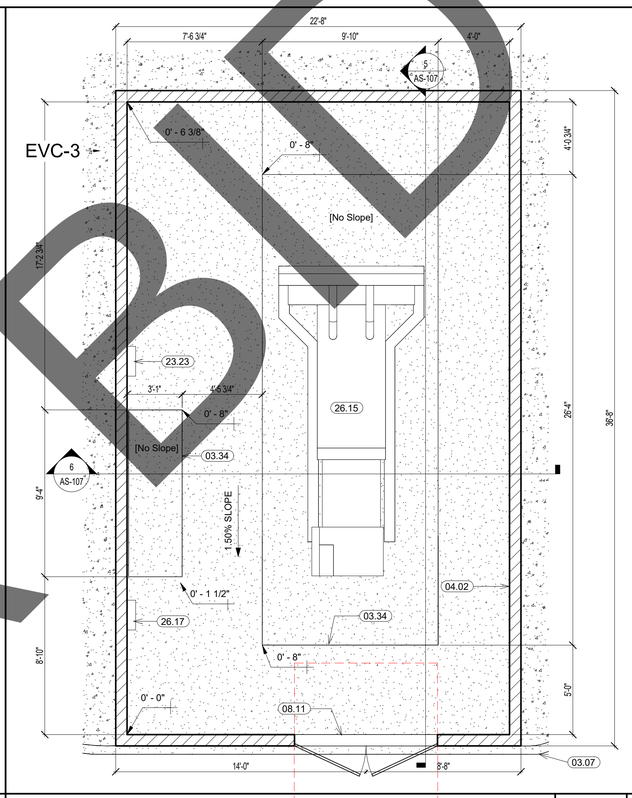
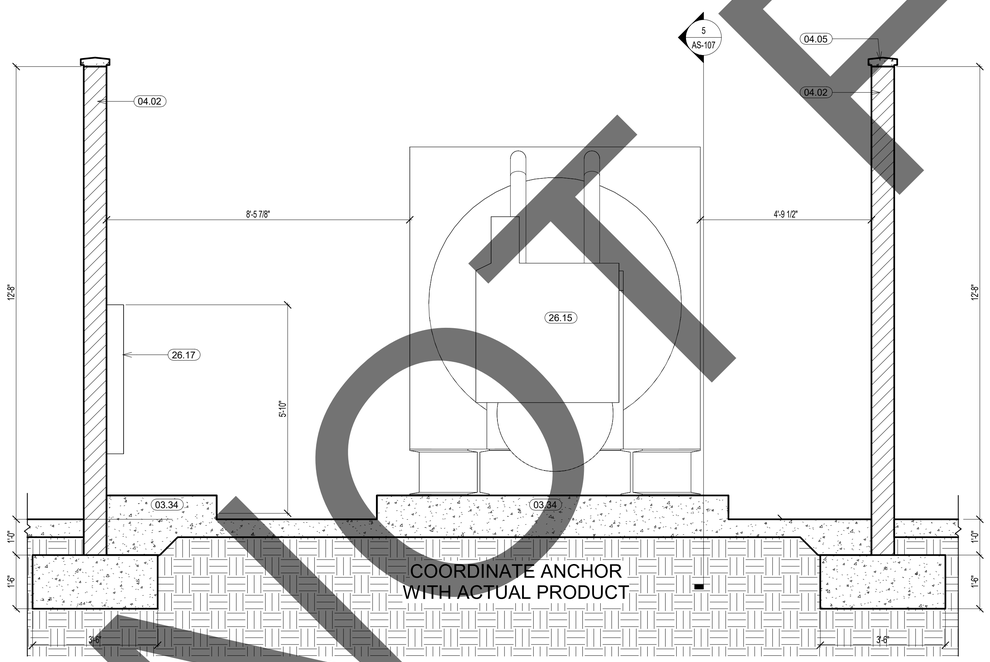


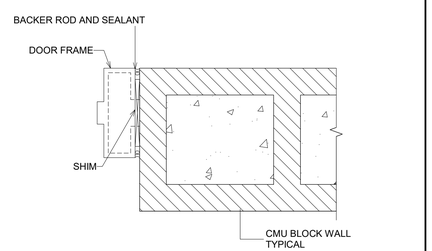
GENERATOR ENCLOSURE SECTION 1 | SCALE 1/2" = 1'-0" | 5



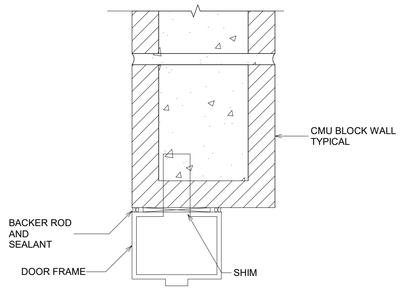
GENERATOR ENCLOSURE | SCALE 1/4" = 1'-0" | 1



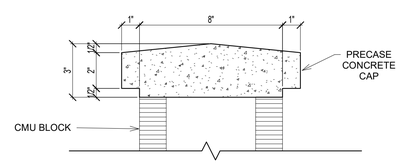
GENERATOR ENCLOSURE SECTION 2 | SCALE 1/2" = 1'-0" | 6



CMU DOOR JAMB | SCALE 3" = 1'-0" | 3



CMU DOOR HEAD | SCALE 3" = 1'-0" | 2



CMU CAP | SCALE 3" = 1'-0" | 4

KEYNOTE LEGEND

CSI #	KEYNOTE TEXT
03.07	6" Concrete Curb
03.10	Concrete Curb Ramp With Non-Slip Surface - Max 8.33% slope
03.34	6" Concrete Mechanical Pad
04.02	CMU Wall
04.05	Precast Concrete Cap
04.15	CMU Bond Beam
08.11	Door
23.23	Mechanical Access Panel
26.15	Diesel Emergency Power Generator
26.17	Lighting & Appliance Panelboard

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owner approval

initials	date	phase

REVISIONS/ADDENDA

#	Date	Comment

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PROJECT INFORMATION

Project Number:	2200065
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/12/2024

SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

AS-107

Sheet Of Sheets