**PROJECT DESCRIPTION**

**PROJECT ADDRESS:** 5950 San Pablo Avenue, El Cerrito, CA

**APN:** 5503010015

**OWNER:** Village at Town Center

**LANDSCAPE ARCHITECT:** Trachtenberg Architects

**CIVIL ENGINEER:** Kister Savio & Rei

**DESIGN TEAM: AIR-CON DESIGN, SRP ARCHITECTS, LANDSCAPE MASTERS, D.C. HILL ARCHITECTURE, LANDSCAPE ARCHITECTS, TRACHTENBERG ARCHITECTS, KISTER SAVIO & REI**

**PROJECT SITE:** THE VILLAGE AT TOWN CENTER!

**EXISTING PROJECT SITE PHOTOGRAPHS**

**STATEMENT OF COMPLIANCE**

The proposed project meets the criteria for a Type II appraisal as provided in Section 655.49 of the California Environmental Quality Act (CEQA). The project is consistent with theExisting General Plan of the City of El Cerrito, the Existing Zoning Ordinance, and the Existing Site Plan. The project is consistent with the Existing Winchester Manor Community Plan, Existing Site Plan, and Existing Village at Town Center Plan. The project is consistent with the Existing Winchester Manor Community Plan, Existing Site Plan, and Existing Village at Town Center Plan.
EXISTING SITE PLAN

VILLAGE AT TOWN CENTER
1061 SAN PABLO AVE
EL CERRITO, CA 94530

EXISTING COURTYARD TO BE RENOVATED (5,400 SQ.FT. OF OPEN SPACE)

EXISTING BUILDING B

EXISTING BUILDING C

EXISTING BUILDING D

EXISTING CURB CUT TO BE REMOVED

EXISTING CURB CUT TO REMAIN

(PARKING AREA TO BE RECONFIGURED, SEE PROPOSED SITE PLAN)

EXISTING GARAGE SPACES

VIEW 1

VIEW 2

VIEW 3

VIEW 4

TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

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KEY NOTES

30/30 STUCCO W/ PTD FINISH TO MATCH EXISTING STUCCO ON BDG. B

CORRUGATED GALVALUME CLADDING

PARKLEX CLADDING

ALUM. WINDOW FRAME W/ CLEAR GLASS

MAHOGANY WOOD RESIDENTIAL ENTRY O/ALUM. STOREFRONT

VEHICULAR ENTRY GATE & SIDE WALLS PTD STEEL COLOR "1624 WESTCOTT NAVY" BY BENJAMIN MOORE 6' HIGH

PARKING GARAGE ENTRANCE ROLL UP DOOR ALUM & TRANSLUCENT GLASS

PERIMETER WOOD FENCE SOLID METAL FRAME DOOR W/ CLEAR GLASS

 SECTIONAL ROLL-UP DOOR ALUM & TRANSLUCENT GLASS

VEHICULAR GATE ELEVATION

VEHICULAR GATE DETAIL VIEW

SOUTH ELEVATION

KEARNEY ST. ELEVATION
KEY NOTES

1. 30/30 STUCCO W/ PTD FINISH TO MATCH EXISTING STUCCO ON BDG. B
2. CORRUGATED GALVALUME CLADDING
3. PARKLEX CLADDING
4. ALUM. WINDOW FRAME W/ CLEAR GLASS
5. MAHOGANY WOOD RESIDENTIAL ENTRY O/ALUM. STOREFRONT

6. VEHICULAR ENTRY GATE & SIDE WALLS PTD STEEL COLOR "1624"
7. PARKING GARAGE ENTRANCE ROLL UP DOOR ALUM & TRANSLUCENT GLASS
8. (N) PERIMETER WOOD FENCE SOLID METAL FRAME DOOR W/ CLEAR GLASS

VILLAGE AT TOWN CENTER
10810 SAN PABLO AVE. EL CERRITO, CA 94530

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JOB:
SHEET:
SCALE:
DRAWN BY:
DATE:

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BUILDING ELEVATIONS
A3.2
VILLAGE AT TOWN CENTER
1000 SAN PABLO AVE
EL CERRITO, CA 94530

DRAWN BY:
DATE: 2/13/2018

TRACHTENBERG ARCHITECTS

09.12.2016 ZONING SUBMITTAL
04.21.2017 ZONING SUBMITTAL
07.28.2017 ZONING SUBMITTAL
02.13.2018 ZONING SUBMITTAL

AXON FROM SOUTH

AXON FROM WEST
LONG TERM BIKE PARKING
(60 SPACES)

6) X SARIS STRETCH BIKE RACK, MODEL #8118, 10 BIKES EACH, TYP 20'-5"
18'-2"
5'-4 1/4"
23'-6"

R.O.W.

36" METAL DOOR

MAIL ROOM

MPOE

48" METAL DOOR

TRASH ROOM

420 SQ.FT.
(4) 2-YD. BINS - TRASH
(2) 2-YD. BINS - RECYCLE
(12) 64-GAL. CANS - RECYCLE

2 YD. BIN - ROLLABLE
2 YD. BIN - ROLLABLE
2 YD. BIN - ROLLABLE
2 YD. BIN - ROLLABLE
2 YD. BIN - ROLLABLE
2 YD. BIN - ROLLABLE

CORRIDOR

15' 28'

FUTURE

COMPOST BINS

R.O.W.

VILLAGE AT TOWN CENTER

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10810 SAN PABLO AVE.
EL CERRITO, CA 94530

JOB: 10810 SAN PABLO AVE.

SHEET: 09.12.2016 ZONING SUBMITTAL

DRAWN BY:

DATE:
2/13/2018

TRACHTENBERG ARCHITECTS

- AS NOTED

BIKE PARKING SPECS

BIKE PARKING

TRASH ROOM

PROPOSED TRASH ROOM

STRETCH RACK

The stretch rack provides the most dense bike parking solution. The box tube design minimizes support, and the space saving vertical design makes it ideal to store bikes in parking and non-parking environments. The stretch rack is a versatile, modular indoor solution for long term parking needs.

Product Details

- Modular construction allows for easy expansion, aids by slides or built lok
- Stepped back for added space and cleanlines
- Can be combined with vertical racks for full bike room layout
- Does not require anchoring (wall or floor)
- Bolt together design

STRETCH RACK SPECS

<table>
<thead>
<tr>
<th>Spec</th>
<th>6' x 18&quot;</th>
<th>6' x 24&quot;</th>
<th>6' x 30&quot;</th>
<th>6' x 36&quot;</th>
<th>6' x 42&quot;</th>
<th>6' x 48&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (in)</td>
<td>12.6&quot;</td>
<td>18.9&quot;</td>
<td>25.2&quot;</td>
<td>31.5&quot;</td>
<td>37.8&quot;</td>
<td>44.1&quot;</td>
</tr>
<tr>
<td>Wall (in)</td>
<td>3&quot;</td>
<td>3&quot;</td>
<td>3&quot;</td>
<td>3&quot;</td>
<td>3&quot;</td>
<td>3&quot;</td>
</tr>
<tr>
<td>Flat Top (in)</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
</tr>
<tr>
<td>Side Wall (in)</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
</tr>
<tr>
<td>Flat Bottom (in)</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
<td>2.98&quot;</td>
</tr>
<tr>
<td>Side Bottom (in)</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
<td>1.98&quot;</td>
</tr>
</tbody>
</table>

Sarvis Bicycle Parking Solutions
www.sarvisparking.com

Saratoga, California 95070
### PLANT SCHEDULE - GROUNDLEVEL

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TYPE</th>
<th>CUL</th>
<th>SIZE</th>
<th>HEIGHT X WIDTH</th>
<th>WATER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOR CON</td>
<td>LOMESTREMEN CONVEXA</td>
<td>BRISBANE BOX</td>
<td>EVERGREEN TREE</td>
<td>5</td>
<td>1'6&quot;-20'</td>
<td>30'-102&quot;</td>
<td>M</td>
</tr>
<tr>
<td>LAG NAT</td>
<td>KAGETOSK Dịch</td>
<td>CREPE MYRTLE</td>
<td>DECIDUOUS TREE</td>
<td>9</td>
<td>10'-15'</td>
<td>25'-30'</td>
<td>L</td>
</tr>
<tr>
<td>CPH JAP</td>
<td>CPH JAPFD110090</td>
<td>VIOLET GRASS</td>
<td>GRASS-LIKE</td>
<td>200</td>
<td>4&quot; POT</td>
<td>10&quot; x 1.5&quot;</td>
<td>M</td>
</tr>
<tr>
<td>DIA TAV</td>
<td>DIA TAV</td>
<td>VARiegata</td>
<td>GRASS-LIKE</td>
<td>59</td>
<td>1 GAL</td>
<td>2'-4'</td>
<td>M</td>
</tr>
<tr>
<td>BIBE</td>
<td>BIBE</td>
<td>variegata</td>
<td>GRASS-LIKE</td>
<td>35</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>M</td>
</tr>
<tr>
<td>AGA BUL</td>
<td>AGA BUL</td>
<td>AZULE 'BLUE FLOWERS'</td>
<td>FERN</td>
<td>37</td>
<td>1 GAL</td>
<td>2'-4'</td>
<td>L</td>
</tr>
<tr>
<td>DYM MAR</td>
<td>DYM MAR</td>
<td>AZULE AE</td>
<td>GRASS-LIKE</td>
<td>31</td>
<td>1 GAL</td>
<td>2'-4'</td>
<td>L</td>
</tr>
<tr>
<td>LAM BRE</td>
<td>LEDNANDRA LIME TUFF</td>
<td>AGAVE</td>
<td>FERN</td>
<td>54</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>CALL LMT</td>
<td>CALL LMT</td>
<td>CALISTEMON LITTLE JOHN</td>
<td>SHRUB</td>
<td>35</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>SEN SER</td>
<td>SENECIO SERPENS</td>
<td>BUSH INFERNO</td>
<td>FERN</td>
<td>56</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>KAI KAI</td>
<td>KAI KAI</td>
<td>ACACIA COUSIN-IT</td>
<td>SHRUB</td>
<td>52</td>
<td>1 GAL</td>
<td>2'-4'</td>
<td>L</td>
</tr>
<tr>
<td>AGA FLE</td>
<td>AGA FLE</td>
<td>AGAVE</td>
<td>FERN</td>
<td>25</td>
<td>1 GAL</td>
<td>2'-4'</td>
<td>L</td>
</tr>
<tr>
<td>AGA COG</td>
<td>AGA COG</td>
<td>ACACIA COUSIN-IT</td>
<td>SHRUB</td>
<td>46</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>RUS CNI</td>
<td>RUS CNI</td>
<td>RUSSELLIA ROSETTACH</td>
<td>FERN</td>
<td>7</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>M</td>
</tr>
</tbody>
</table>

### PLANT SCHEDULE - BIORETENTION

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TYPE</th>
<th>CUL</th>
<th>SIZE</th>
<th>HEIGHT X WIDTH</th>
<th>WATER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>JPN PATS</td>
<td>JPN PATS</td>
<td>JUNCUS PATENS</td>
<td>GRASS-LIKE</td>
<td>41</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>LEY CON</td>
<td>LEY CON</td>
<td>LEY MUS CANDENSIS 'CANYON PRINCE'</td>
<td>GRASS-LIKE</td>
<td>44</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
</tbody>
</table>

### PLANT SCHEDULE - ROOF DECK

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TYPE</th>
<th>CUL</th>
<th>SIZE</th>
<th>HEIGHT X WIDTH</th>
<th>WATER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAO-GOL</td>
<td>BAO-GOL</td>
<td>BAMBOO GOLDEN GODDESS</td>
<td>GRASS-LIKE</td>
<td>15</td>
<td>1 GAL</td>
<td>5'-8'</td>
<td>L</td>
</tr>
<tr>
<td>PIT MAI</td>
<td>PIT MAI</td>
<td>PITTOSPORUM</td>
<td>GRASS-LIKE</td>
<td>15</td>
<td>1 GAL</td>
<td>5'-8'</td>
<td>M</td>
</tr>
<tr>
<td>AGA KAR</td>
<td>AGA KAR</td>
<td>AGAVE KAR</td>
<td>GRASS-LIKE</td>
<td>3</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>ALO STT</td>
<td>ALO STT</td>
<td>ALOE 'LITTLE RED RIDING HOOD'</td>
<td>GRASS-LIKE</td>
<td>3</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>RUS CNI</td>
<td>RUS CNI</td>
<td>RUSSELLIA ROSETTACH</td>
<td>GRASS-LIKE</td>
<td>4</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>M</td>
</tr>
<tr>
<td>ACN CUN</td>
<td>ACN CUN</td>
<td>ACACIA COUSIN-IT</td>
<td>GRASS-LIKE</td>
<td>4</td>
<td>1 GAL</td>
<td>3'-6'</td>
<td>L</td>
</tr>
<tr>
<td>SED LEM</td>
<td>SED LEM</td>
<td>SEDUM LEMON SQUASH</td>
<td>GRASS-LIKE</td>
<td>81</td>
<td>1' POT</td>
<td>8'-10'</td>
<td>L</td>
</tr>
<tr>
<td>SED STR</td>
<td>SED STR</td>
<td>SEDUM STRING OF BANANAS</td>
<td>GRASS-LIKE</td>
<td>33</td>
<td>1' POT</td>
<td>8'-10'</td>
<td>L</td>
</tr>
</tbody>
</table>
## Water Budget Calculations

### Part 1: Summary APS Water Allowance

<table>
<thead>
<tr>
<th>TYPE</th>
<th>CF</th>
<th>CF Adjustment Factor</th>
<th>E</th>
<th>Total Irrigation Area (AC)</th>
<th>SPECIAL LANDSCAPE AREA (SA)</th>
<th>LANDSCAPE WATER ALLOWANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>III</td>
<td>0.9</td>
<td></td>
<td>5,846 SQM / FEN</td>
<td>4 SQM / FEN</td>
<td>5,850 GAL / CMY</td>
</tr>
</tbody>
</table>

### Part 2: Estimated Total Water Use From APS Landscape Table

<table>
<thead>
<tr>
<th>Plant Type</th>
<th>STUBBIN</th>
<th>干细胞</th>
<th>Irrigated</th>
<th>M 3/ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turf</td>
<td>4.5</td>
<td>0.7</td>
<td>0.3</td>
<td>0.15</td>
</tr>
<tr>
<td>High Water Use Plants</td>
<td>0.3</td>
<td>0.5</td>
<td>0.3</td>
<td>0.15</td>
</tr>
<tr>
<td>Low Water Use Plants</td>
<td>0.3</td>
<td>0.6</td>
<td>0.3</td>
<td>0.15</td>
</tr>
<tr>
<td>Special Landscape Area</td>
<td>NA</td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
</tr>
</tbody>
</table>

* HEADS = (7.5 X 5,846) + (1.5 X 5,850) = 3.5 X 10,396 |

### Hydrozone Table

<table>
<thead>
<tr>
<th>Hydrozone Description</th>
<th>Total Acre</th>
<th>% Landscape Area</th>
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</thead>
<tbody>
<tr>
<td>Turf</td>
<td>4.5</td>
<td>0.7</td>
</tr>
<tr>
<td>High Water Use Plants</td>
<td>0.3</td>
<td>0.5</td>
</tr>
<tr>
<td>Low Water Use Plants</td>
<td>0.3</td>
<td>0.6</td>
</tr>
<tr>
<td>Special Landscape Area</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5.846</td>
<td>100%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Irrigation Description</th>
<th>Total Acre</th>
<th>% Landscape Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turf</td>
<td>4.5</td>
<td>0.7</td>
</tr>
<tr>
<td>High Water Use Plants</td>
<td>0.3</td>
<td>0.5</td>
</tr>
<tr>
<td>Low Water Use Plants</td>
<td>0.3</td>
<td>0.6</td>
</tr>
<tr>
<td>Special Landscape Area</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5.846</td>
<td>100%</td>
</tr>
</tbody>
</table>

1. A combination of sub-surface drip and bubblers will be installed in all landscapes areas.
2. Irrigation system shall be equipped with an irrigation controller capable of dual programming and have a rain sensor.
3. Plants will be grouped into hydrozones and will be irrigated separately from those with different water requirements.
4. Irrigation will operate between the hours of 7PM and 10AM.
SEE SHEET L3.2 FOR ROOF DECK IRRIGATION PLAN
SEE SHEET L3.3 FOR IRRIGATION LEGEND AND NOTES
SEE SHEET L3.4 & L3.5 FOR IRRIGATION DETAILS
SEE SHEET L3.6 FOR IRRIGATION CALCULATIONS

"ELECTRICAL CONDUIT FOR CONTROL WIRES TO ROOF DECK. TO BE INSTALLED, ROUTED, AND SUPPLIED BY ELECTRICAL CONTRACTOR.

"COPPER STUB-OUT FOR IRRIGATION TO ROOF DECK. TO BE INSTALLED, ROUTED, AND SUPPLIED BY PLUMBING CONTRACTOR."
EXISTING LANDSCAPE TO REMAIN EXISTING LANDSCAPE

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND WET SIGNATURE ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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@GARDENARCHITECTURE 2012

C-12 2.23 25 1"
C-14 1.01 .5 25 1"
C-13 .38 1 25 1"
C-15 1.03 25 1"
C-16 2.27 25 1"
C-17 2.12 25 1"
C-18 .33 2 25 1"
C-19 .38 5 25 1"

EXISTING 16 STATION RAIN BIRD IRRIGATION CONTROLLER. REPLACE WITH NEW CONTROLLER. REFER TO LEGEND FOR MODEL NUMBER. CONNECT TO EXISTING ELECTRICAL SERVICE AT THIS LOCATION.

EXISTING WATER METER AND EXISTING BACKFLOW PREVENTER, SITE VERIFY EXACT LOCATION.

IRRIGATION DEMAND: 5 GPM AT 55 PSI. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTIONS.

SEE SHEET L3.3 FOR IRRIGATION LEGEND AND NOTES
SEE SHEET L3.4 & L3.5 FOR IRRIGATION DETAILS
SEE SHEET L3.6 FOR IRRIGATION CALCULATIONS

SCALE: 1" = 48"
NOTE: REMOTE CONTROL VALVES ON THE ROOF DECK SHALL BE WALL MOUNTED AS DIRECTED BY ARCHITECT.

1" COPPER STUB-OUT FOR IRRIGATION FROM GROUND LEVEL TO BE SUPPLIED, ROUTED, AND INSTALLED BY PLUMBING CONTRACTOR.

1" ELECTRICAL CONDUIT FROM CONTROLLER AT GROUND LEVEL TO REMOTE CONTROL VALVES ON ROOF DECK TO BE SUPPLIED, ROUTED, AND INSTALLED BY ELECTRICAL CONTRACTOR.

SEE SHEET L3.3 FOR IRRIGATION LEGEND AND NOTES
SEE SHEET L3.4 & L3.5 FOR IRRIGATION DETAILS
SEE SHEET L3.6 FOR IRRIGATION CALCULATIONS

NOTE:
REMOTE CONTROL VALVES ON THE ROOF DECK SHALL BE WALL MOUNTED AS DIRECTED BY ARCHITECT.
DATE: IRRIGATION LEGEND

DETAIL # SYMBOL MODEL NUMBER

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE TRADES PRIOR TO SUBMITTING BID.

2. EMISSORs ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LOCATION AND SIZE OF EMISSORS WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP EMISSOR DETAILS AS A GUIDE. WHILE USING THE PLANTING PLAN FOR THE LOCATION OF EMISSORS.

3. EACH GALON SHELTER SHALL RECEIVE TWO 1 GPH EMISSORS ON OPPOSITE SIDES AND UPHRIL OF SHRUB. VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

4. INSTALL THE EMISSORS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS INDICATED. CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

6. INSTALL FLUSH VALVES AT THE END OF THE RG PVC AS SHOWN ON PLANS.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES). INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3%. CHECK VALVES SHALL BE PLACED UPHILL OF THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED FOR EVERY 10' OF ELEVATION CHANGE.

8. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

9. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE REMOVAL OF GLUE AND DIRT PARTICLES FROM THE LINES.

10. TRAVEL AIR PRESSURE (PSI) APPROXIMATE GALLONS PER MINUTE

11. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

12. INSTALL 3/4" IR EMISSORS FOR EVERY 4" LINE STATIONS ON THE CONTROLLER ALONG THE MAIN LINE. EMISSORS CAN BE OF THE SAME COLOR (WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN THE CONTROLLER. WIRE LOOPS 4/0" EXCESS WIRE INTO EACH SPLIT VALVE BOX AND INTO ONE SPLIT VALVE BOX IN EACH GROUP OF VALUES.

13. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

14. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, etc. EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, etc.

15. LOCATE QICK COUPLING VALVE 12" FROM LAWSCAPE AREA. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

16. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READS AT THE IRRIGATION PUMP CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

17. INSTALL FOUNDATION BOARDS SEPARATELY IN EACH SYSTEM GROUP. ALL BUBBLE EMITTERS TO BE COMPACTED IN A COMFORTABLE BAG TO THE CONTRACTOR.

18. INSTALL A MAXIMUM OF 10' APART WITH EMISSORS TRIANGULARLY SPACED. INSTALL 2" FROM CENTER OF PLANTED MATERIALS IN EACH PLANTED AREA. EMITTERS SHALL BE INSTALLED AT A CONSTANT DEPTH THROUGHOUT THE CIRCUIT.

19. PLACE ARRAYS/RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE ARRAYS RELIEF VALVE FOR EVERY 10' OF TOTAL EMISSORES PER 12".

20. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.

21. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3%. AVOID LOW HEAD DRAINAGE AND EXCESS WATER.

22. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INSTALLATION SEGMENT TO ENSURE NO DEBRISS COMITION OCCURS.

23. INSTALL THE DRIPLINE SYSTEM EVERY DAY EVER IN ALTERNATE TRIMMED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
VILLAGE AT TOWN CENTER
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Excerpt:

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**HYDROZONE SUMMARY**

- **Lawns/Curb (L/C)**: 6,265 sq. ft.
- **Playground (Pl.):** 6,265 sq. ft.
- **Irrigation Worksheets (I):** 6,265 sq. ft.
- **Total:** 18,795 sq. ft.

**TOTAL WATER USE:** 46,200 gallons per year

**TOTAL ACRE FOOT:** 0.04 acre foot