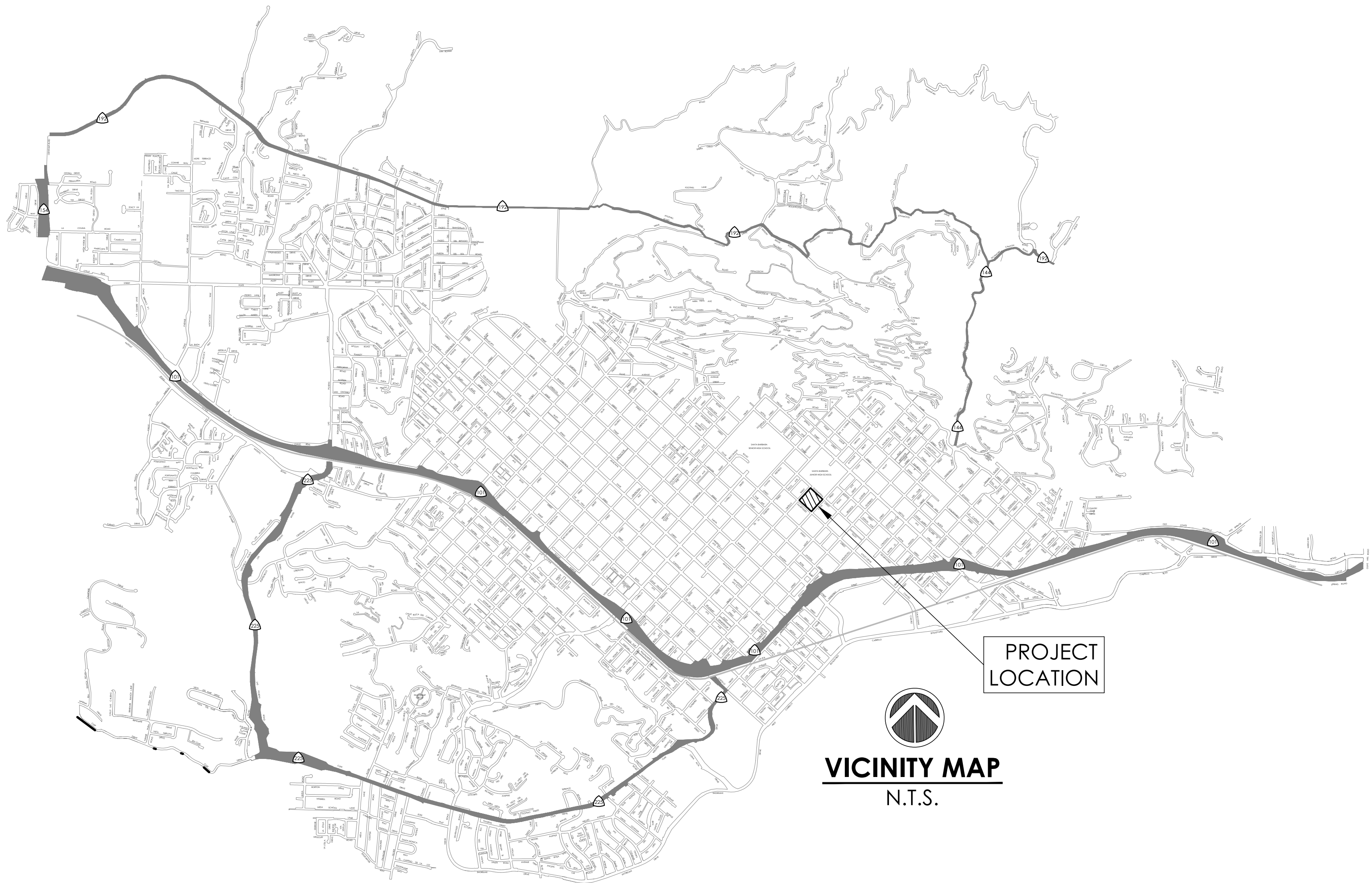


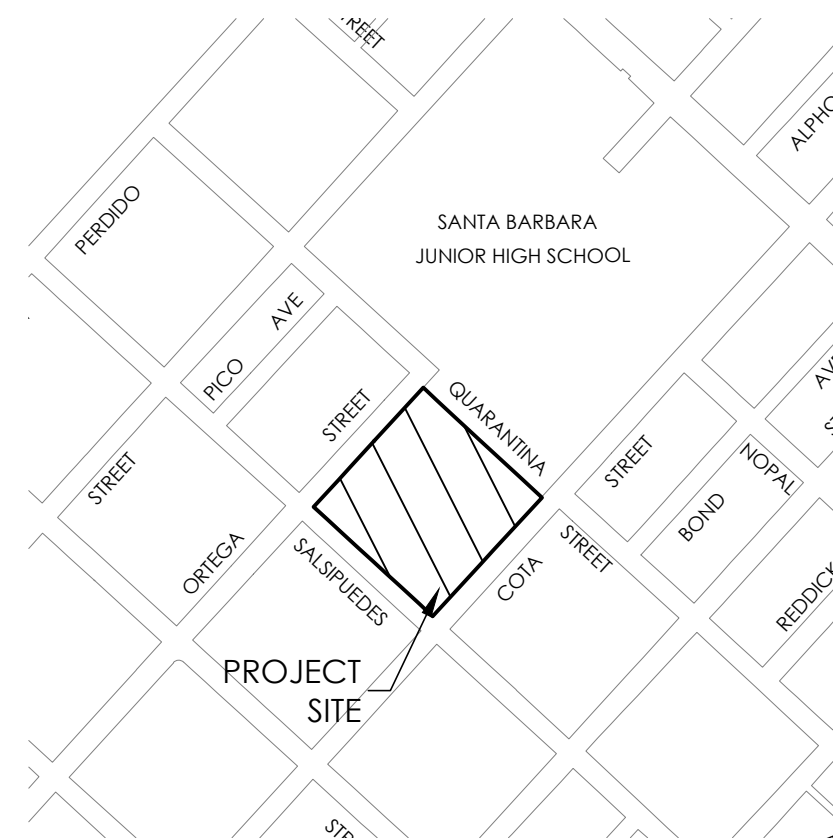
CITY OF SANTA BARBARA

ORTEGA PARK PUBLIC IMPROVEMENTS

PBW2019-00678



VICINITY MAP
N.T.S.



PROJECT LOCATION MAP
N.T.S.

PROJECT DESCRIPTION

PUBLIC IMPROVEMENTS INCLUDE ADDITION OF PARKING STALLS, CURB, GUTTER AND SIDEWALK IMPROVEMENTS ON ORTEGA AND SALSIPUEDES STREETS. PASSENGER LOADING AREAS AND ACCESSIBLE CURB RAMPS AT THE INTERSECTION OF ORTEGA AND SALSIPUEDES STREETS. FOUR NEW ACCESSIBLE CURB RAMPS AND LANDSCAPED BULB-OUTS AT THE INTERSECTION OF SALSIPUEDES AND COTA STREETS. ONE NEW ACCESSIBLE CURB RAMP AT THE INTERSECTION OF ORTEGA AND QUARANTINA STREETS. BIORETENTION AREAS THROUGHOUT.

SURVEY INFORMATION

SURVEY PREPARED IN FEBRUARY 2019 BY:
RRM DESIGN GROUP
10 E FIGUEROA STREET, SUITE 200
SANTA BARBARA, CA 93101
STEVEN B. WEBSTER, P.L.S. 7561

BENCH MARK:

"VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE CITY OF SANTA BARBARA'S 2008 NAVD BENCHMARK LIST. POINT ID CARP1133 BEING CHISELED SQUARE IN BACK OF CURB, SOUTHERLY RETURN, WESTERLY CORNER OF INTERSECTION OF CARPINTERIA ST AND SOLEDAD ST. . HAVING AN ELEVATION OF 36.35."

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CITY OF SANTA BARBARA HORIZONTAL CONTROL NETWORK BETWEEN STATIONS 0013 AND 0015 HAVING A GRID BEARING OF S71°04'09"E AND REFERENCED IN THE RECORD OF SURVEY RECORDED IN BOOK 147 AT PAGE 70 OF OFFICIAL RECORDS.

APPLICABLE DESIGN STANDARDS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)
- CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARD DETAILS
- 2014 CA M.U.T.C.D. WORK AREA TRAFFIC CONTROL HANDBOOK

SHEET INDEX

SHEET #	SHEET DESIGNATOR	TITLE
1	C1	TITLE SHEET
2	C2	DEMOLITION PLAN - ORTEGA AND SALSIPUEDES STREETS
3	C3	DEMOLITION PLAN - COTA STREET AND WELCOME HOUSE
4	C4	STREET IMPROVEMENT PLAN - ORTEGA STREET
5	C5	STREET IMPROVEMENT PLAN - SALSIPUEDES STREET
6	C6	STREET IMPROVEMENT PLAN - COTA STREET
7	C7	GRADING DETAILS
8	C8	CONSTRUCTION DETAILS
9	C9	SIGNAGE AND STRIPING PLAN
10	C10	HORIZONTAL CONTROL PLAN
11	C11	EROSION CONTROL PLAN
12	L1.0	CONSTRUCTION LEGEND AND NOTES
13	L1.1	CONSTRUCTION PLAN
14	L1.2	CONSTRUCTION PLAN AND ENLARGEMENT AREA
15	L1.3	CONSTRUCTION PLAN
16	L2.0	CONSTRUCTION DETAILS
17	L3.0	IRRIGATION LEGEND AND NOTES
18	L3.1	IRRIGATION PLAN
19	L3.2	IRRIGATION PLAN
20	L3.3	IRRIGATION DETAILS
21	L3.4	IRRIGATION DETAILS
22	L4.0	PLANTING SCHEDULE AND NOTES
23	L4.1	PLANTING PLAN
24	L4.2	PLANTING PLAN AND ENLARGEMENT AREA
25	L4.4	PLANTING DETAILS
26	L5.0	LANDSCAPE NOTES
27	L5.1	LANDSCAPE NOTES

SPECIAL INSPECTIONS

THE FOLLOWING ARE MANDATORY SPECIAL INSPECTIONS BY THE CITY PUBLIC WORKS INSPECTOR FOR STORM WATER POST-CONSTRUCTION IMPROVEMENTS (BMPs):

- BIORETENTION: PRE-CONSTRUCTION MEETING, EXCAVATION AND SUBGRADE, UNDERDRAIN INSTALLATION, ROCK AND SOIL LAYER INSTALLATIONS, FINAL INSPECTION
- PERMEABLE PAVEMENT: PRE-CONSTRUCTION MEETING, EXCAVATION AND SUBGRADE, ROCK LAYER INSTALLATION, FINAL INSPECTION

INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR 72 HOURS PRIOR TO NEEDED INSPECTION. THE CITY WILL THEN ROUTE TO THE GSP INSPECTOR OR THIRD PARTY COMPANY.

ABBREVIATION LEGEND

BC	BEGINNING OF CURB	MH	MANHOLE
CL	CENTERLINE	NTS	NOT TO SCALE
DS	DOWNSPOUT	R/W	RIGHT OF WAY
E	ELECTRICAL	S	SEWER
EC	END OF CURVE	SD	STORM DRAIN
FL	FIRE HYDRANT	T	TELEPHONE
FL	FLOW LINE	TC	TOP OF CURB
G	GAS	PCC	POINT OF COMPOUND CURVE
		PRC	POINT OF REVERSE CURVE
		W	WATER

LINETYPE AND SYMBOL LEGEND

---	W	---	EXISTING WATER MAIN		EXISTING FIRE HYDRANT (4\"X2.5\"X2.5\")		EXISTING STREET SIGN
---	G	---	EXISTING GAS MAIN		EXISTING WATER VALVE		EXISTING STREET LIGHT
---	S	---	EXISTING SEWER MAIN		EXISTING GAS VALVE		EXISTING TRAFFIC SIGNAL BOX
---	E	---	EXISTING SCE MAIN		EXISTING GAS METER		EXISTING DRIVEWAY
---	SD	---	EXISTING STORM DRAIN MAIN		EXISTING WATER METER		PROPOSED WATER MAIN
---	OHW	---	EXISTING OVERHEAD WIRE		EXISTING ELECTRIC BOX		PROPOSED SEWER LATERAL
---	CTV	---	EXISTING UNDERGROUND CABLE TV		EXISTING CLEANOUT		PROPOSED STORM DRAIN
---	E	---	EXISTING UNDERGROUND ELECTRIC		EXISTING DRAIN OUTLET		RIGHT OF WAY LINE
---	T	---	EXISTING UNDERGROUND TELEPHONE		EXISTING POWER POLE		SAWCUT LINE

CONTACTS	ORGANIZATION	TITLE	NAME	EMAIL	PHONE
WATER	CITY OF SANTA BARBARA	WATER DISTRIBUTION SUPERVISOR	HAMMURABI (RABI) DAYS	hdays@SantaBarbaraCA.gov	(805) 564-5409
SANITARY SEWER	CITY OF SANTA BARBARA	WASTEWATER COLLECTION SUPERINTENDENT	BRADLEY RAHRER	brahrer@SantaBarbaraCA.gov	(805) 560-7531
ELECTRICITY	SOUTHERN CALIFORNIA EDSION	EDISON PLANNER	TIM DAVIS	timothy.davis@sce.com	(805) 396-0300
TELEPHONE	VERIZON CALIFORNIA	CONTRACT ENGINEER	JONATHAN TRELATSKY	jonathan.trelatsky@ftr.com	(805) 388-2266
NATURAL GAS	SOUTHERN CALIFORNIA GAS COMPANY	PLANNING ASSOCIATE	MIKE MORENO	mjimoreno@semptrautilities.com	(805) 681-8061
CELLULAR COMMUNICATIONS	CROWN CASTLE	SITE DEVELOPMENT MANAGER	DANIEL NUESKE	daniel.nueske@crowncastle.com	(714) 472-1577
CABLE TELEVISION	COX COMMUNICATIONS	CONSTRUCTION PLANNER	CARL GIVENS	coxfacilityinquiries@cox.com	(805) 681-3842
ENGINEERING	CITY OF SANTA BARBARA	PRINCIPAL ENGINEER	ADAM HENDEL	ahendel@santabarbaraca.gov	(805) 897-1921
INSPECTIONS	CITY OF SANTA BARBARA	PUBLIC WORKS INSPECTOR	RANDY WARD	rward@santabarbaraca.gov	(805) 564-5396



SUPERVISING CIVIL ENGINEER DATE

RRM Design Group
10 E. Figueroa St., Ste. 200 • Santa Barbara, CA 93101
p: (805) 963-8283 • f: (805) 963-8184

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
TITLE SHEET

03/06/2020
DATE

2019-00678
PBW. NO.

- C1
BID NO. SHT. DES.

C-1-4879
DWG. NO.

SHT. 1 OF 27

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PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE: ____/____/____
CITY ENGINEER
ORIGINAL SIGNED DATE: ____/____/____

DESIGN APPROVED: _____
DRAWN: _____
CHECKED: _____

DATE: _____

NO. _____

REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
DEMOLITION PLAN - ORTEGA AND SALSIPUEDES STREETS

06/26/2020
DATE

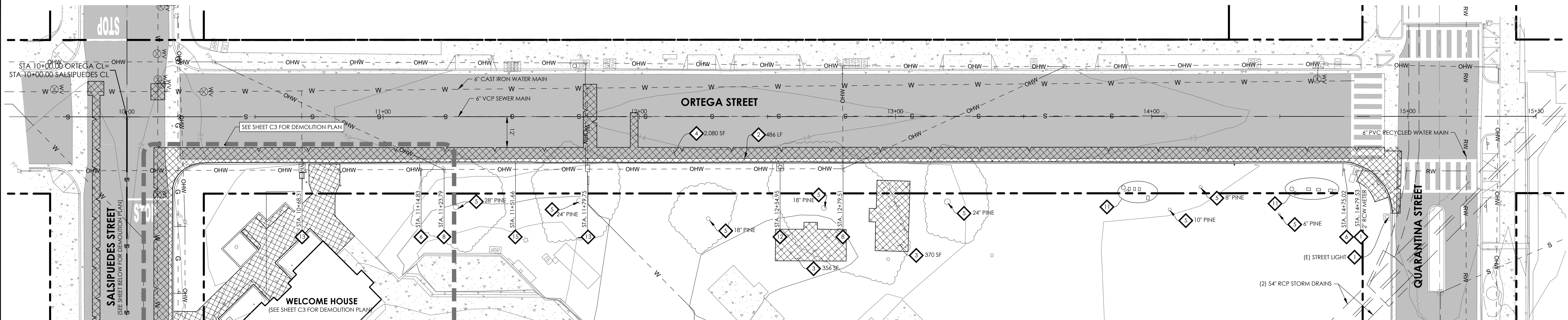
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- C2
BID NO. SHT. DES.

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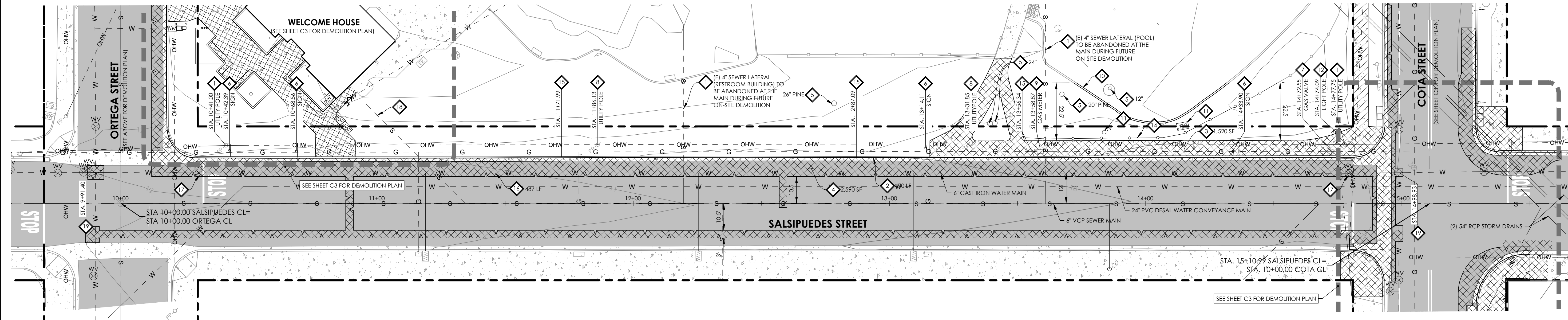
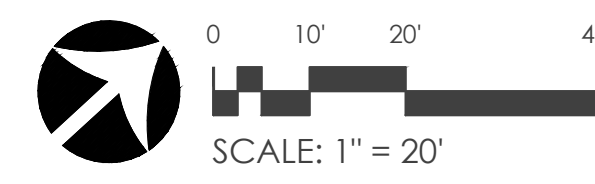
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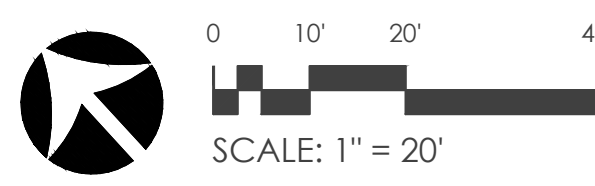
ORTEGA STREET (STA 10+00 TO 15+00)

SCALE 1"=20'



SALSIPUEDES STREET (STA 10+00 TO 15+00)

SCALE 1"=20'



GENERAL NOTES:

- SITE GRADING SHALL CONFORM TO THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER IN THE APPROVED SOILS REPORT.
- ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE RESOURCES. ACCURACY OF HORIZONTAL AND VERTICAL INFORMATION MAY NOT BE PRECISE.
- CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.
- EXISTING SURVEY MONUMENTS SHALL BE TIED OUT AND PRECONSTRUCTION CORNER RECORD SHALL BE FILED PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMIT.

EXISTING PARKING COUNT

LOCATION	ACCESSIBLE SPACE	STANDARD SPACE	ACCESSIBLE PASSENGER LOADING	STANDARD PASSENGER LOADING
ORTEGA STREET	0	20	0	0
SALSIPUEDES STREET	2	18	0	0
TOTAL	2	38	0	0
40 PARKING SPACES		0 PASSENGER LOADING SPACES		

DEMOLITION AND PROTECTION NOTES

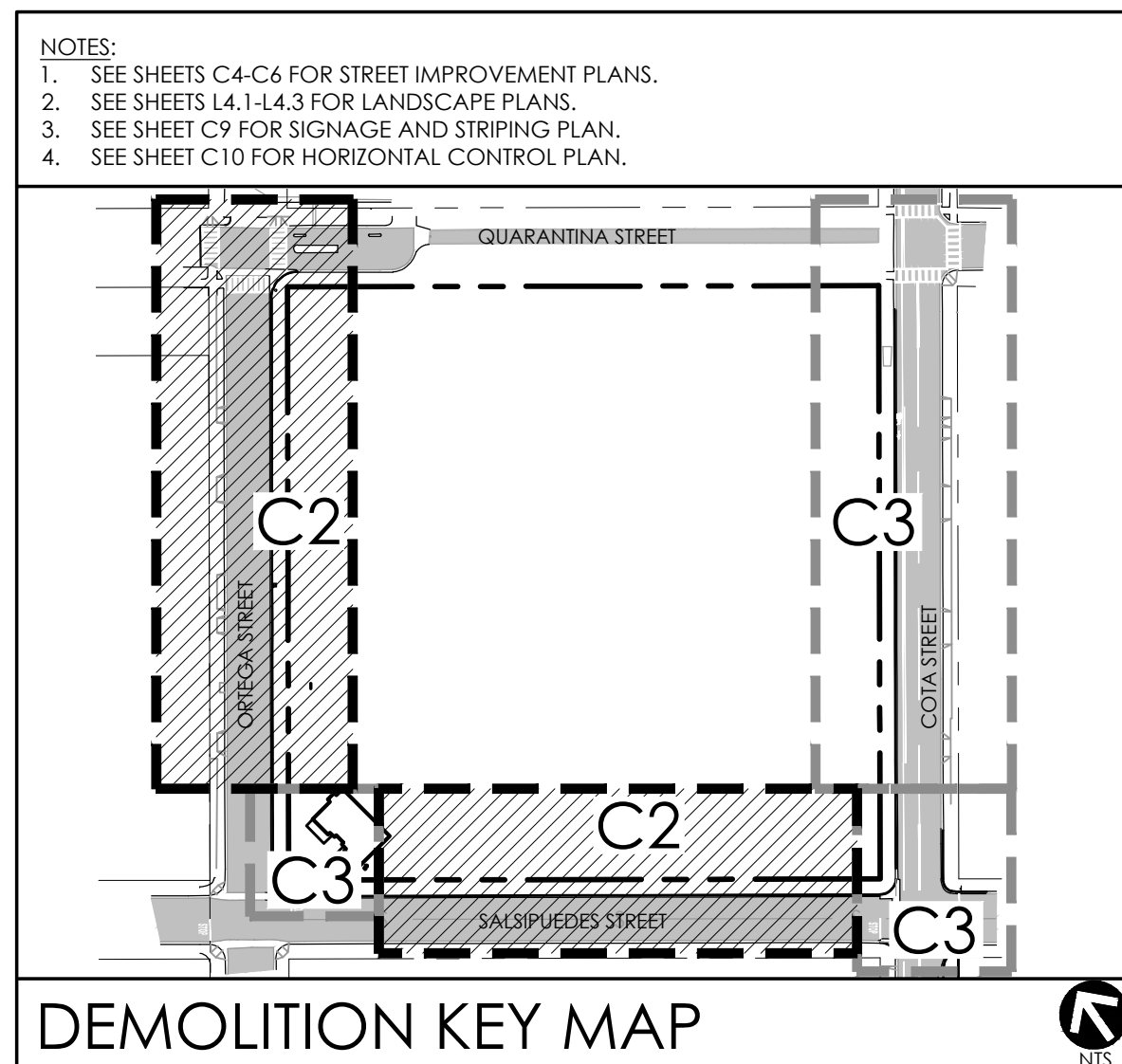
- PROTECT IN PLACE.
- REMOVE EXISTING CURB AND GUTTER, LIMITS PER PLAN.
- SAWCUT AND REMOVE EXISTING SIDEWALK/CONCRETE, AREA PER PLAN.
- SAWCUT AND REMOVE EXISTING ASPHALT PAVING, LIMITS PER PLAN.
- REMOVE EXISTING TREE.
- REMOVE AND SALVAGE EXISTING STREET SIGN.
- ADJUST EXISTING UTILITY BOX OR VALVE TO PROPOSED FINISH GRADE.
- EXISTING UTILITY POLE IN CONFLICT WITH PROPOSED IMPROVEMENTS TO BE REMOVED/RELOCATED BY UTILITY PROVIDER.
- RELOCATE EXISTING GAS METER TO PROPOSED SIDEWALK, COORDINATE RELOCATION WITH GAS COMPANY.
- REMOVE EXISTING MOW CURB TO EXTENTS SHOWN.
- REMOVE AND REPLACE EXISTING IRRIGATION EQUIPMENT PER LANDSCAPE PLANS.
- REMOVE EXISTING STREET LIGHT.
- EXISTING WATER METER AND SERVICE LINE TO BE UPSIZED, SEE SHEET C4.
- REMOVE EXISTING WOOD FENCE TO EXTENTS SHOWN.

DEMOLITION AND PROTECTION NOTES

- REMOVE PORTION OF EXISTING CURB DRAIN OUTLET IN CONFLICT WITH PROPOSED IMPROVEMENTS. CONTRACTOR TO VERIFY UPSTREAM CONNECTION AND RECONNECT WITH PROPOSED IMPROVEMENTS IF NECESSARY.
- REMOVE EXISTING 6" CAST IRON WATER MAIN TO EXTENTS SHOWN.
- REMOVE EXISTING WATER VALVE.
- PROTECT EXISTING SEWER LATERAL TO WELCOME HOUSE. INSPECTION OF EXISTING LATERAL TO BE SUBMITTED TO S.L.P. COORDINATOR FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE REPAIRED PRIOR TO THE COMPLETION OF WORK, INCLUDING LATERAL TO SEWER MAIN CONNECTION.
- CUT AND CAP EXISTING WATER MAIN.

LEGEND

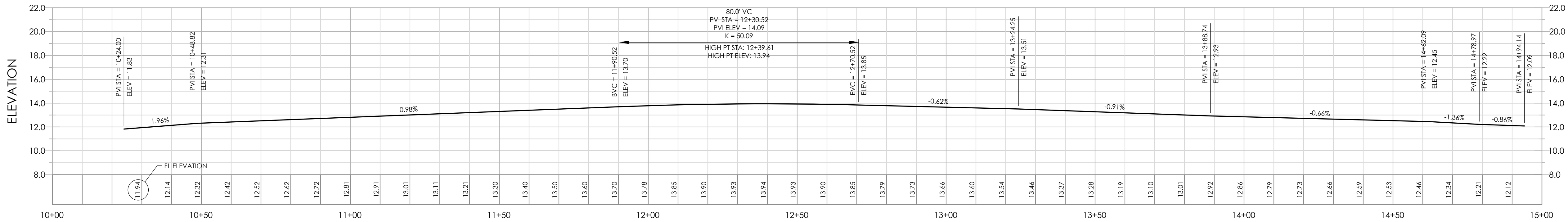
- PROPERTY LINE
- CENTERLINE
- EXISTING AC PAVING TO REMAIN
- EXISTING AC PAVING TO BE REMOVED
- EXISTING CONCRETE PAVING TO REMAIN
- EXISTING CONCRETE PAVING TO BE REMOVED



DEMOLITION KEY MAP

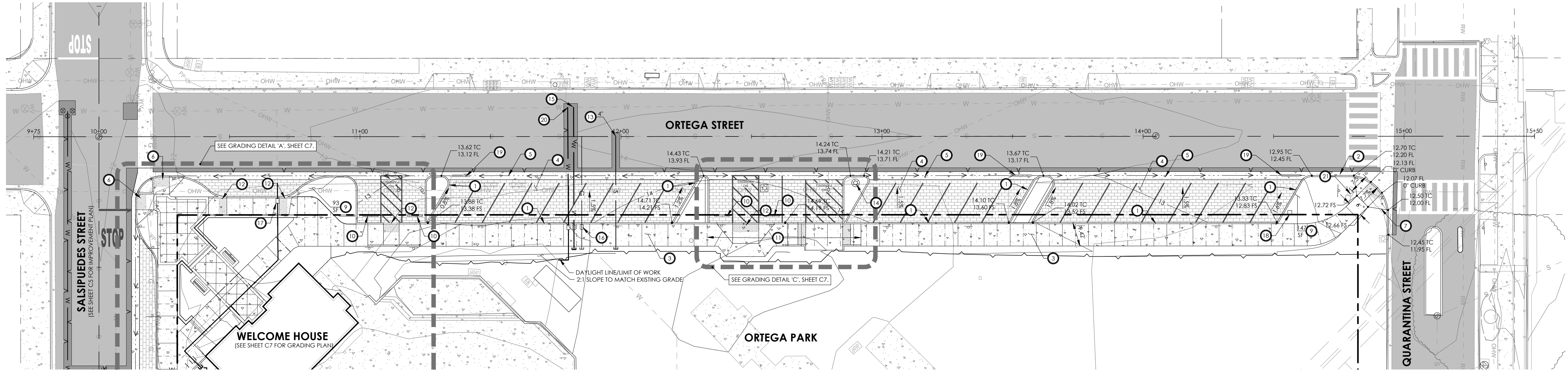
SUPERVISING CIVIL ENGINEER

DATE



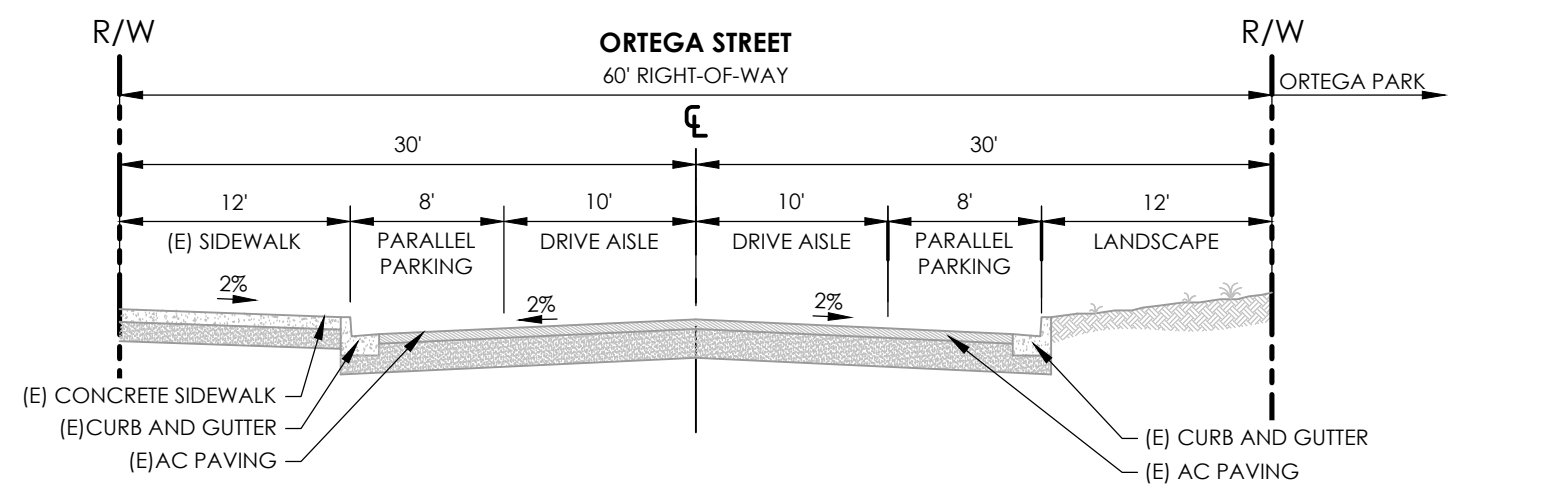
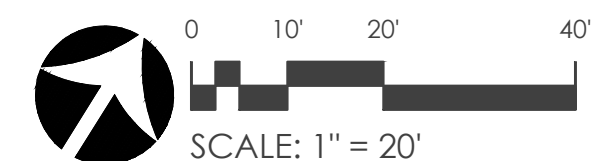
ORTEGA STREET SOUTHERN FLOW LINE PROFILE

HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=5'

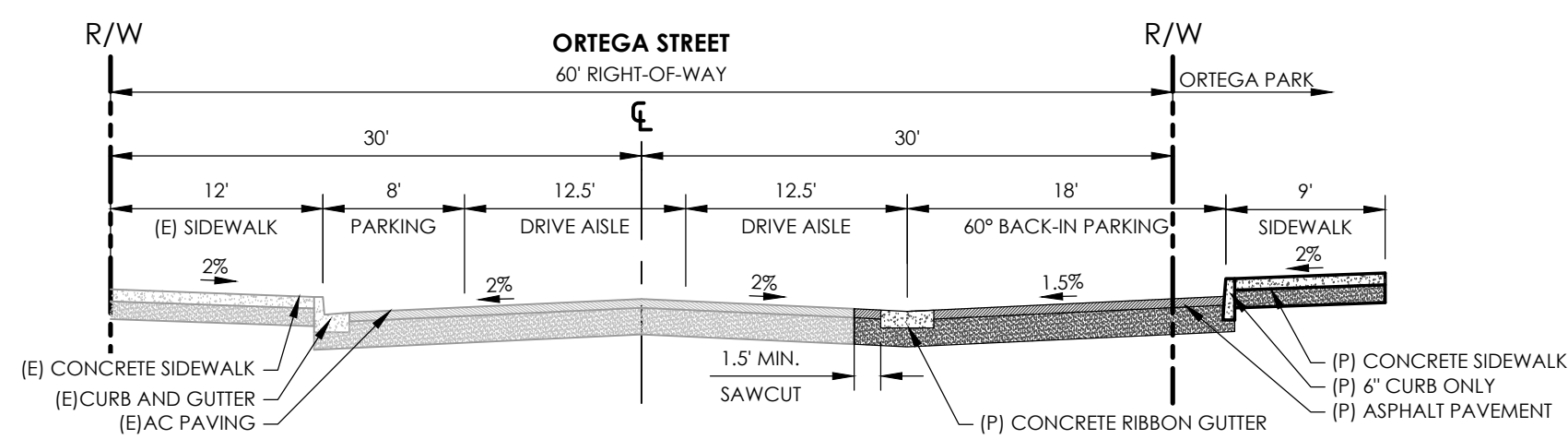


ORTEGA STREET (STA 10+00 TO 15+00)

SCALE 1"=20'



EXISTING ORTEGA STREET SECTION



PROPOSED ORTEGA STREET SECTION

GENERAL NOTES

1. SLOPE OF ACCESSIBLE PARKING STALLS, LOADING AISLES, VEHICLE PULL-UP SPACE AND PASSENGER DROP-OFF ZONE NOT TO EXCEED 2.0% IN ANY DIRECTION.
2. CROSS-SLOPES OF CROSS WALKS AND ACCESSIBLE PATHS OF TRAVEL NOT TO EXCEED 2.0% AND RUNNING SLOPE NOT TO EXCEED 5.0%.
3. CHANGES IN LEVEL NOT TO EXCEED 1/2" IN ACCESSIBLE PARKING STALLS, LOADING AISLES, PASSENGER DROP-OFF ZONE, VEHICLE PULL-UP SPACE AND ALONG ACCESSIBLE PATHS OF TRAVEL.

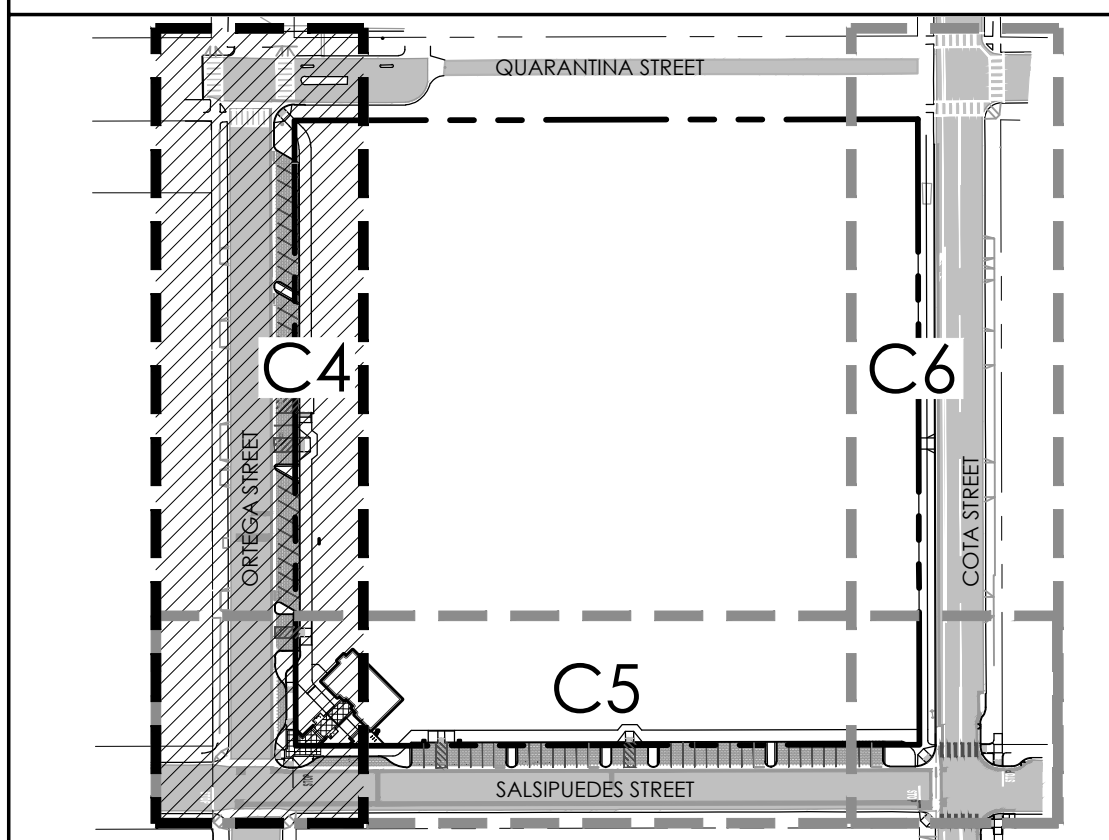
CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB ONLY PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0.
2. CONSTRUCT STANDARD 6" CONCRETE CURB AND 18" GUTTER PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0.
3. CONSTRUCT CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-06.0 AND H-06.1.
4. CONSTRUCT PERMEABLE PAVEMENT PER DETAIL 'E' SHEET C8.
5. CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL 'A', SHEET C8.
6. CONSTRUCT ACCESSIBLE CURB RAMP PER CITY OF SANTA BARBARA STANDARD DETAILS H-7.0 AND H-07.1.
7. CONSTRUCT ACCESSIBLE CURB RAMP PER CITY OF SANTA BARBARA STANDARD DETAIL H-7.0 AND H-07.3.
8. CONSTRUCT CURB CUT PER DETAIL 'D', SHEET C8.
9. CONSTRUCT BIORETENTION AREA PER DETAIL 'B', SHEET C8.
10. INSTALL 6" CONCRETE WHEEL STOP PER DETAIL C, SHEET C8.
11. CONSTRUCT CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-06.0 AND H-06.1 MODIFIED TO 6" CONCRETE OVER 6" AGGREGATE BASE AT CURB RAMP (TO ALLOW FOR VEHICULAR TRAFFIC).
12. CONSTRUCT ACCESSIBLE CURB RAMP PER CITY OF SANTA BARBARA STANDARD DETAIL H-7.0 MODIFIED AS SHOWN.
13. INSTALL SANITARY SEWER LATERAL (SIZE PER PLAN) PER CITY OF SANTA BARBARA STANDARD DETAILS S-04.0 AND S-04.1. STUB AND CAP 2' BEYOND BACK OF SIDEWALK FOR FUTURE CONNECTION.
14. INSTALL 8-16 SLIM LINE STREET LIGHT PER CITY OF SANTA BARBARA STANDARDS.
15. INSTALL 3" WATER SERVICE CONNECTION AND METER BOX FOR 3" METER PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.0, W-05.1. STUB AND CAP 2' BEHIND PROPOSED BACK OF SIDEWALK FOR FUTURE CONNECTION (POOL SERVICE).
16. INSTALL GAS SERVICE LINE AND METER, COORDINATE INSTALLATION WITH GAS COMPANY.

CONSTRUCTION NOTES

17. RELOCATE EXISTING WATER METER TO PROPOSED SIDEWALK AND EXISTING BACKFLOW PREVENTER BEHIND SIDEWALK. RECONSTRUCT EXISTING LINE TO WELCOME HOUSE CONNECTION AND STUB PAST PROPOSED IMPROVEMENTS FOR CONNECTION TO FUTURE RESTROOM BUILDING. MAINTAIN ANY EXISTING CONNECTIONS.
18. INSTALL STREET LIGHT METER PEDestal PER CITY OF SANTA BARBARA STANDARD DETAIL L-09.0. COORDINATE INSTALLATION WITH SOUTHERN CALIFORNIA EDISON.
19. INSTALL TRENCH DRAIN AND PERFORATED PIPE TO PERMEABLE PAVEMENT PER DETAIL 'F', SHEET C8.
20. UPSIZE EXISTING WATER SERVICE TO 3" WATER SERVICE CONNECTION AND METER BOX FOR 3" METER PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.0, W-05.1. INSTALL 3" BACKFLOW PREVENTION ASSEMBLY PER CITY OF SANTA BARBARA STANDARD DETAILS W-12.0 AND W-12.1. SERVICE FOR FUTURE SYNTHETIC TURF MAINTENANCE.
21. EXISTING 2" RECLAIMED WATER METER TO BE USED FOR IRRIGATION.

- NOTES:
1. SEE SHEETS C2 AND C3 FOR DEMOLITION PLANS.
 2. SEE SHEETS L4.1 THROUGH L4.3 FOR LANDSCAPE PLANS.
 3. SEE SHEET C9 FOR SIGNAGE AND STRIPING PLAN.
 4. SEE SHEET C10 FOR HORIZONTAL CONTROL PLAN.



STREET IMPROVEMENTS KEY MAP



SUPERVISING CIVIL ENGINEER DATE



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER ORIGINAL SIGNED DATE _____

DESIGN _____
DRAWN _____
CHECKED _____

NO.	DATE	APPROVED	REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
STREET IMPROVEMENT PLAN - ORTEGA STREET

06/26/2020
DATE

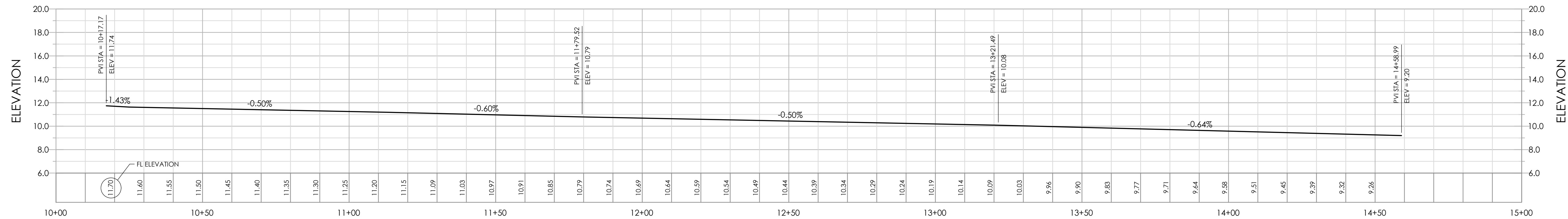
2019-00678
PBW. NO.

- C4
BID NO. SHT. DES.

C-1-4879
DWG. NO.

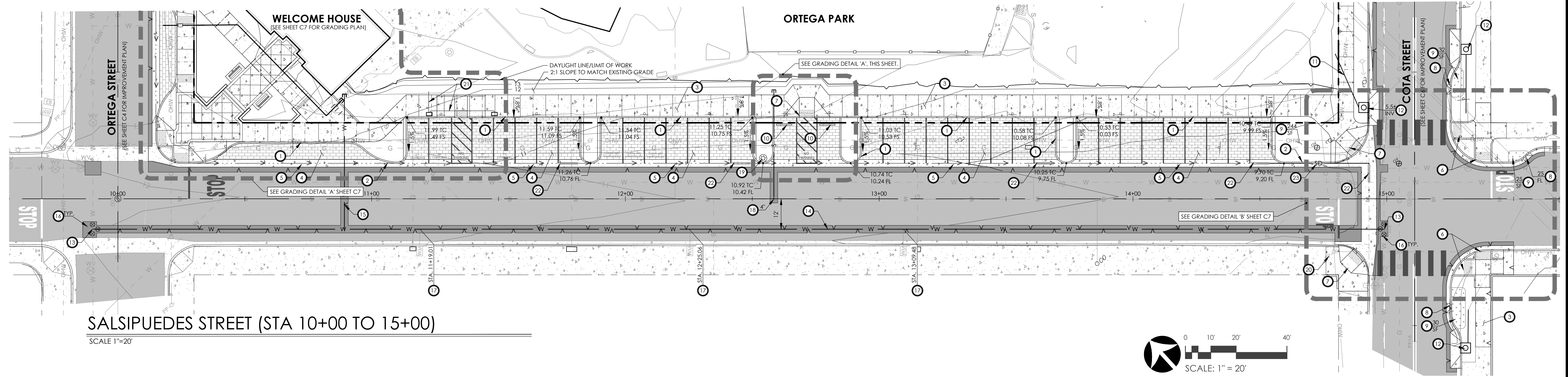
SHT. 4 OF 27

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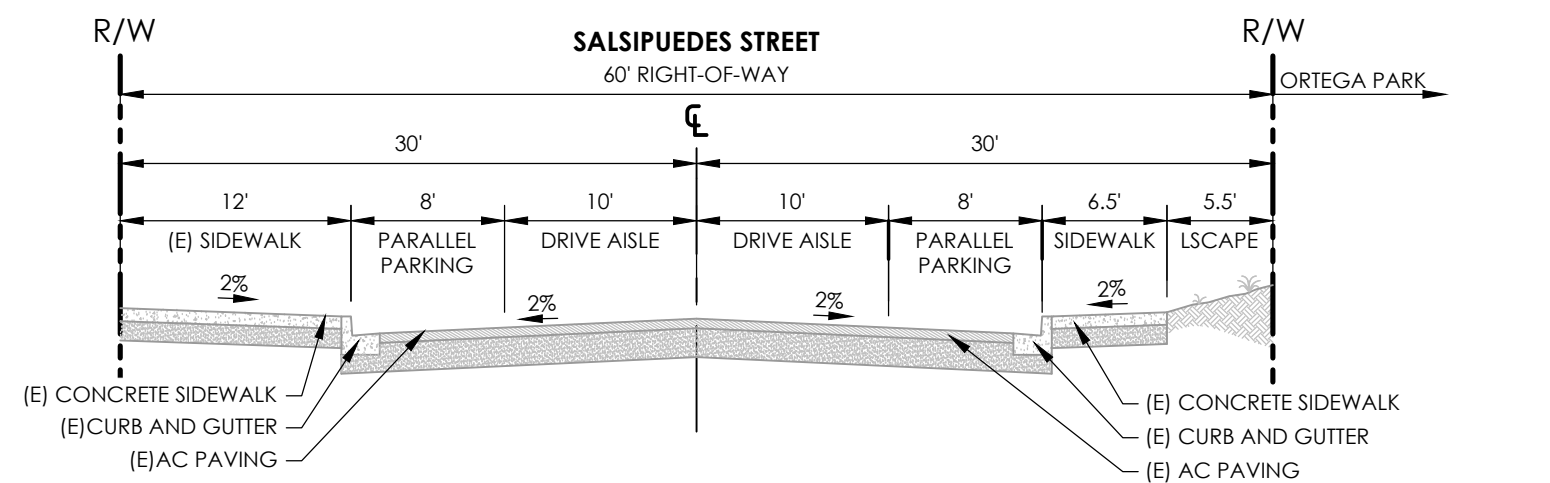
SALSIPUEDES STREET NORTHERN FLOW LINE PROFILE

HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=5'



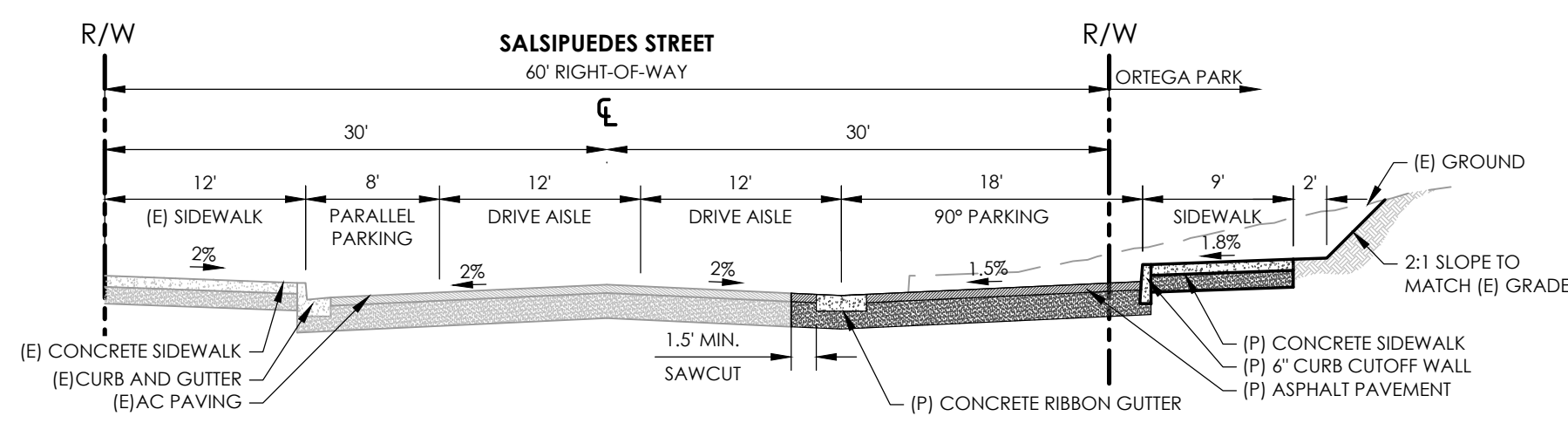
SALSIPUEDES STREET (STA 10+00 TO 15+00)

SCALE 1"=20'



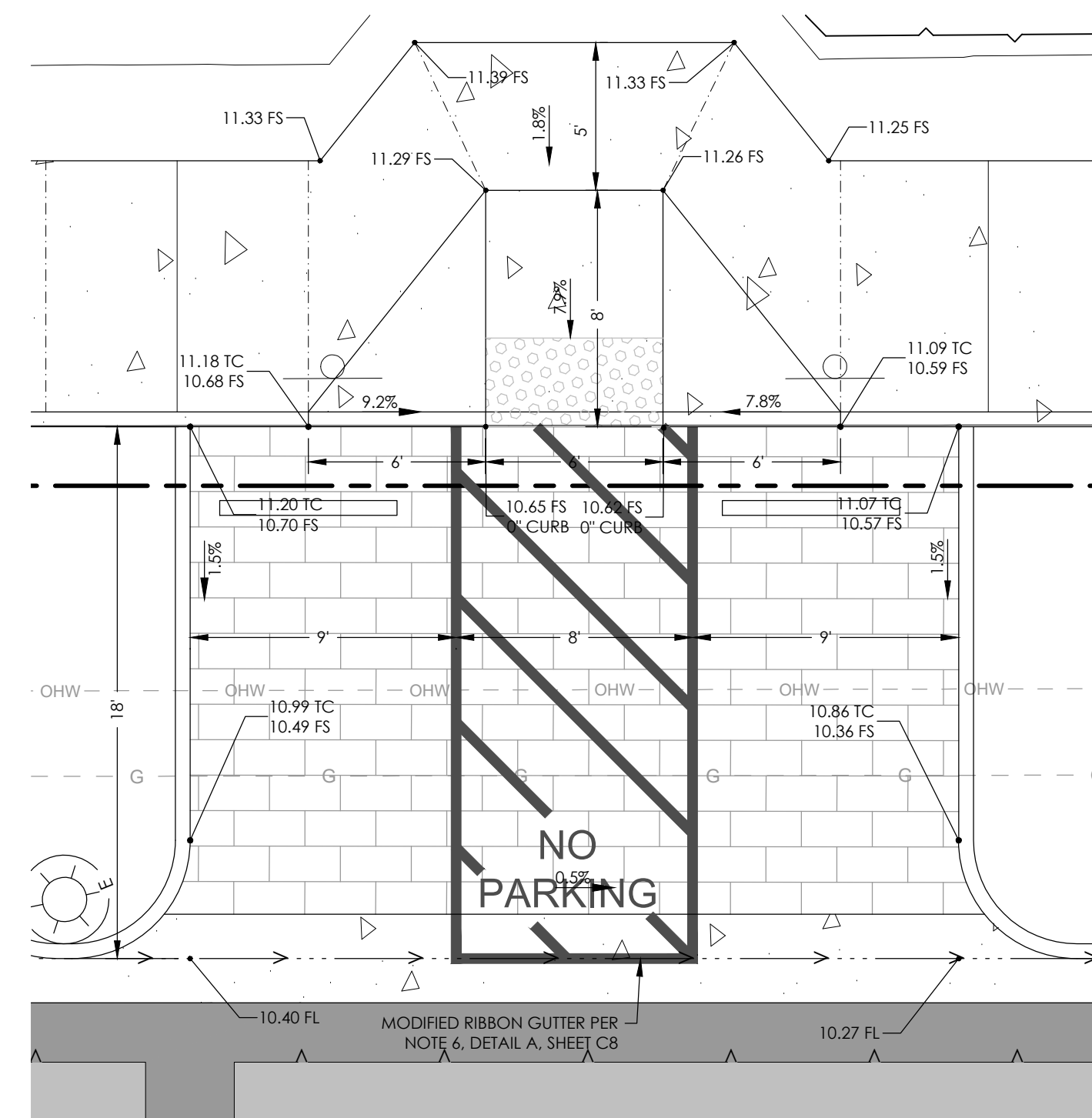
EXISTING SALSIPUEDES STREET SECTION

NOT TO SCALE



PROPOSED SALSIPUEDES STREET SECTION

NOT TO SCALE



ACCESSIBLE PARKING GRADING DETAIL

SCALE: 1"=5'

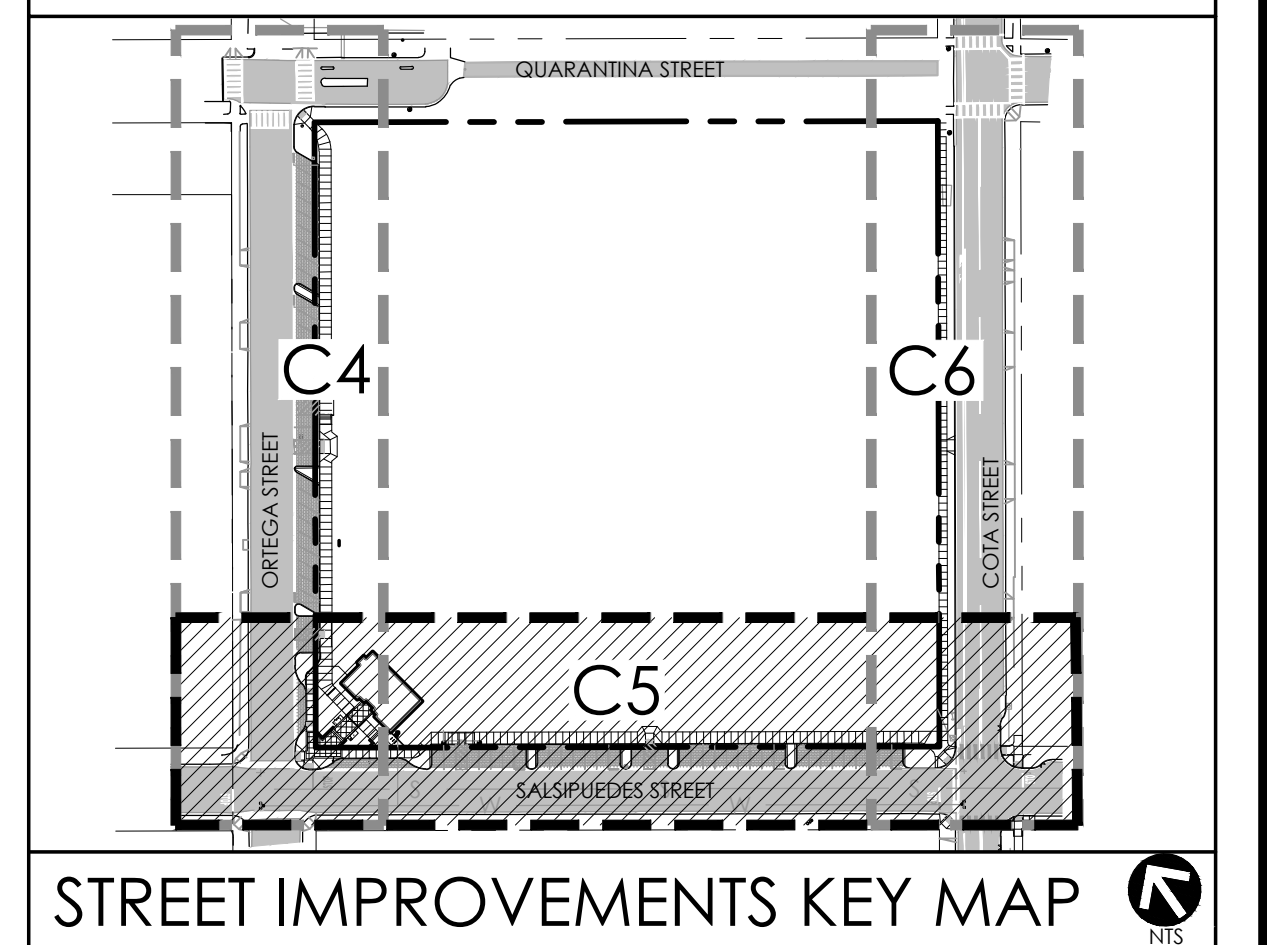
CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB ONLY PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0.
2. CONSTRUCT STANDARD 6" CONCRETE CURB AND 18" GUTTER PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0.
3. CONSTRUCT CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-06.0 AND H-06.1.
4. CONSTRUCT PERMEABLE PAVEMENT PER DETAIL 'E' SHEET C8.
5. CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL 'A', SHEET C8.
6. CONSTRUCT ACCESSIBLE CURB RAMP PER CITY OF SANTA BARBARA STANDARD DETAILS H-7.0 AND H-07.1 AND GRADING DETAIL SHEET 7.
7. CONSTRUCT ACCESSIBLE CURB RAMP PER CITY OF SANTA BARBARA STANDARD DETAIL H-7.0 AND H-07.3 AND GRADING DETAILS.
8. CONSTRUCT CURB CUT PER DETAIL 'D', SHEET C8.
9. CONSTRUCT BIORETENTION AREA PER DETAIL 'B', SHEET C8.
10. INSTALL 6" CONCRETE WHEEL STOP PER DETAIL C, SHEET C8.
11. INSTALL 15" HDPE STORM DRAIN STUB TO PARK FOR FUTURE CONNECTION AT 1.0% MINIMUM SLOPE.
12. INSTALL 4" DROP INLET PER CITY OF SANTA BARBARA STANDARD DETAILS D-01.0 AND D-01.1 WITH GUTTER DEPRESSION TYPE A1 PER DETAIL D-03.1. CONNECT TO EXISTING STORM DRAIN. MATCH EXISTING PIPE DIAMETER. 5'-0.01' MINIMUM.
13. CONNECT TO EXISTING WATER MAIN.
14. INSTALL 6" PVC C900 SDR-14 WATER MAIN. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS U-01.0 AND U-01.1.
15. INSTALL 6" FIRE WATER LINE PER CITY OF SANTA BARBARA STANDARD DETAIL W-05.4. STUB PAST PROPOSED IMPROVEMENTS FOR FUTURE CONNECTION.
16. INSTALL VALVE AND VALVE BOX PER CITY OF SANTA BARBARA STANDARD DETAIL W-04.0.
17. CONNECT EXISTING WATER SERVICE TO PROPOSED WATER MAIN PER CITY OF SANTA BARBARA STANDARD DETAILS W-03.0 AND W-03.1.
18. INSTALL SANITARY SEWER LATERAL (SIZE PER PLAN) PER CITY OF SANTA BARBARA STANDARD DETAILS S-04.0 AND S-04.1. STUB AND CAP 2' BEYOND BACK OF SIDEWALK FOR FUTURE CONNECTION.
19. INSTALL 8-16 SLIM LINE STREET LIGHT PER CITY OF SANTA BARBARA STANDARDS.
20. REPLACE EXISTING COBRA HEAD STREET LIGHT ON SCE POLE WITH TYPE A-16 SLIM LINE.
21. INSTALL CONDUIT FOR FUTURE EV CHARGING STATIONS. STUB BEHIND SIDEWALK.
22. INSTALL TRENCH DRAIN AND PERFORATED PIPE TO PERMEABLE PAVEMENT PER DETAIL 'F', SHEET C8.
23. INSTALL 4" SCH 40 PVC STORM DRAIN INTERCONNECTING TRENCH DRAINS.

GENERAL NOTES

1. SLOPE OF ACCESSIBLE PARKING STALLS, LOADING AISLES, VEHICLE PULL-UP SPACE AND PASSENGER DROP-OFF ZONE NOT TO EXCEED 2.0% IN ANY DIRECTION.
2. CROSS-SLOPES OF CROSS WALKS AND ACCESSIBLE PATHS OF TRAVEL NOT TO EXCEED 2.0% AND RUNNING SLOPE NOT TO EXCEED 5.0%.
3. CHANGES IN LEVEL NOT TO EXCEED 2" IN ACCESSIBLE PARKING STALLS, LOADING AISLES, PASSENGER DROP-OFF ZONE, VEHICLE PULL-UP SPACE AND ALONG ACCESSIBLE PATHS OF TRAVEL.

- NOTES:
1. SEE SHEETS C2 AND C3 FOR DEMOLITION PLANS.
 2. SEE SHEETS L4.1 THROUGH L4.3 FOR PLANTING PLANS.
 3. SEE SHEET C9 FOR SIGNAGE AND STRIPING PLAN.
 4. SEE SHEET C10 FOR HORIZONTAL CONTROL PLAN.



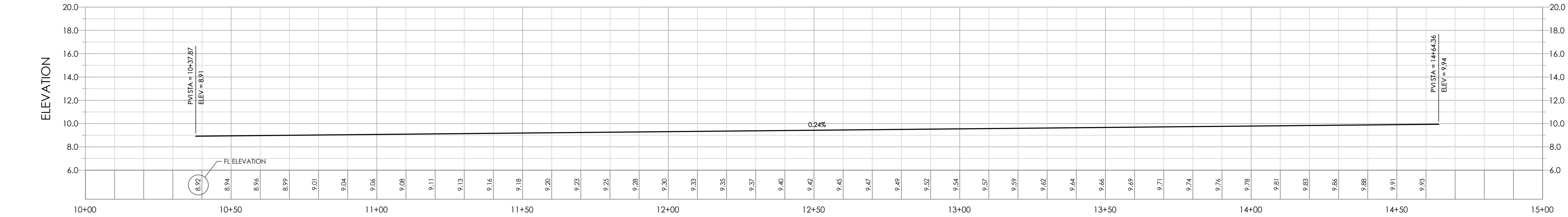
STREET IMPROVEMENTS KEY MAP



SUPERVISING CIVIL ENGINEER DATE

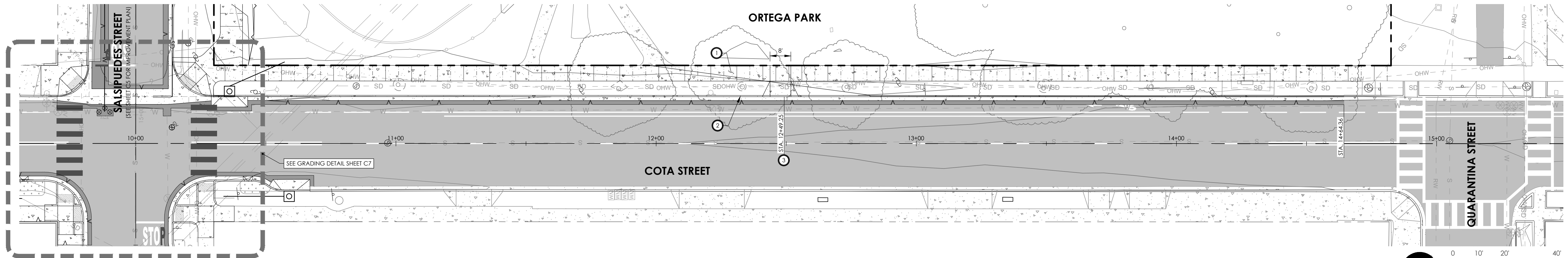
PUBLIC IMPROVEMENT PLANS ORTEGA PARK STREET IMPROVEMENT PLAN - SALSIPUEDES STREET

06/26/2020
DATE
2019-00678
PBW. NO.
- C5
BID NO. SHT. DES.
C-1-4879
DWG. NO.
SHT. 5 OF 27



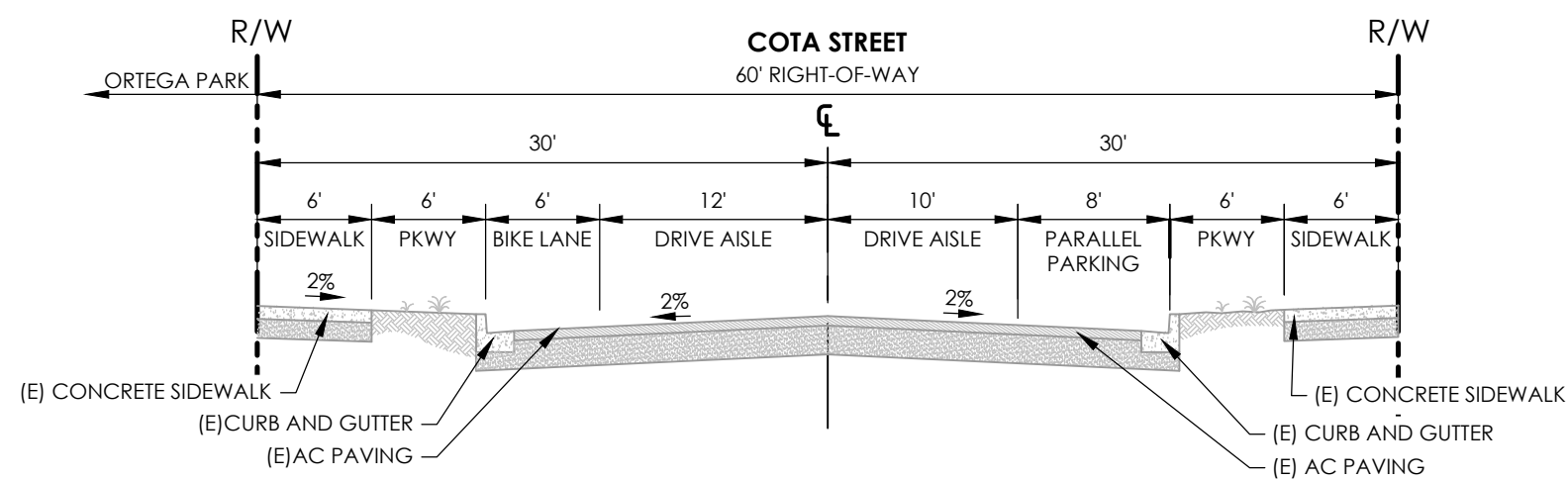
COTA STREET NORTHERN FLOW LINE PROFILE

HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=5'



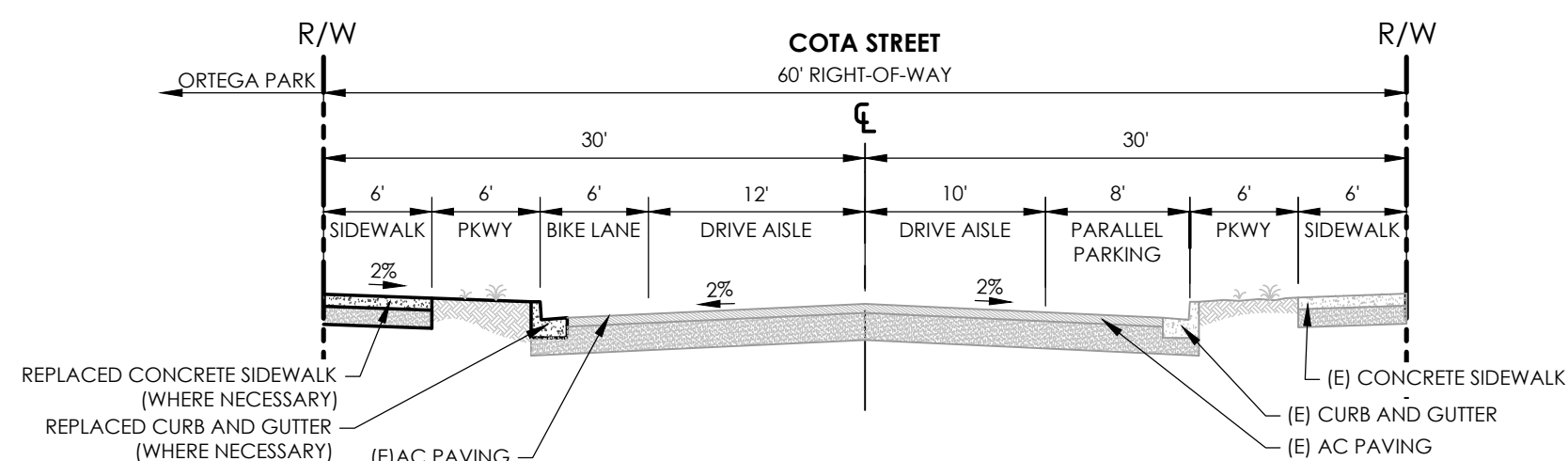
COTA STREET (STA 10+00 TO 15+00)

SCALE 1"=20'



EXISTING COTA STREET SECTION

NOT TO SCALE

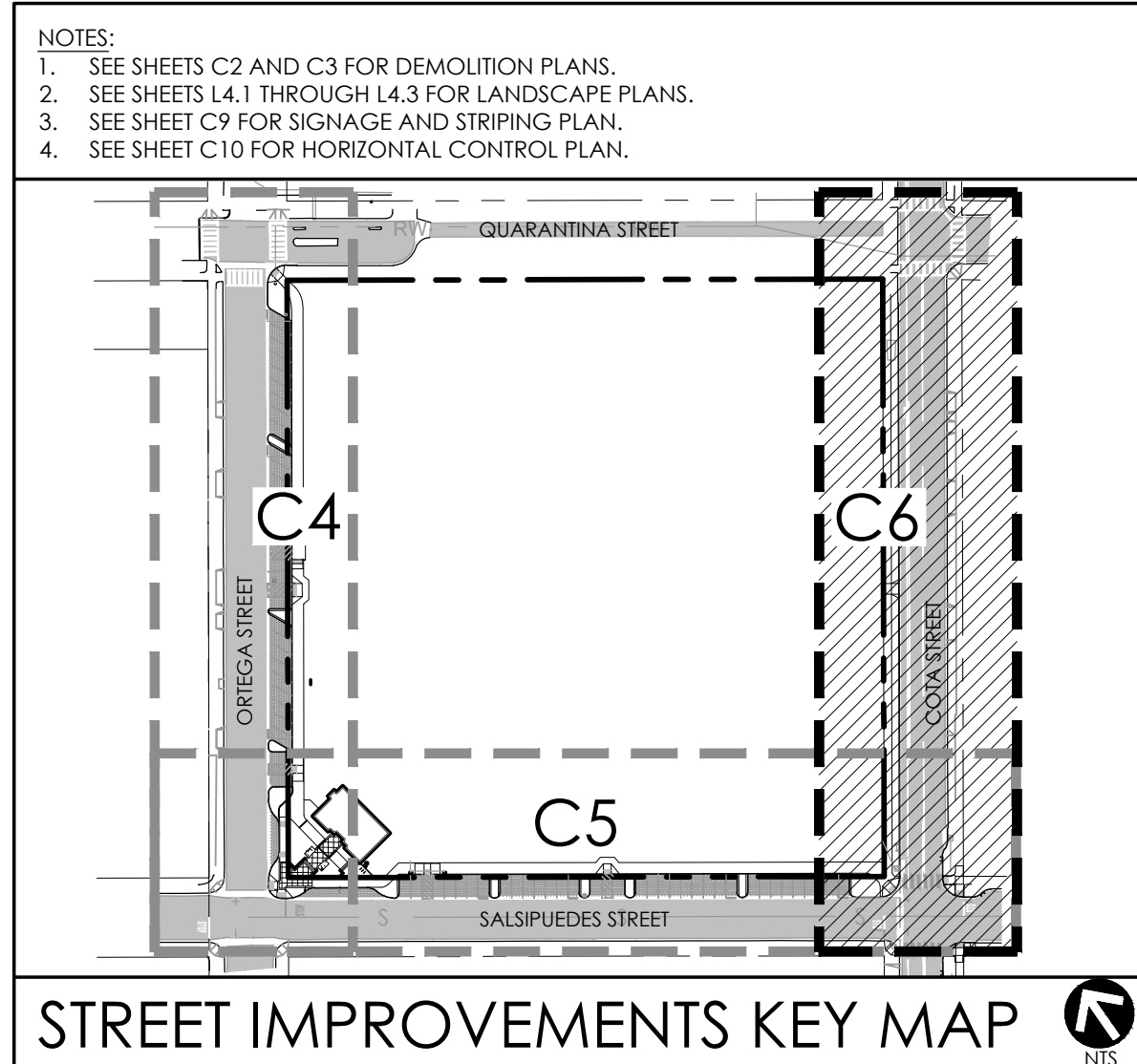


PROPOSED COTA STREET SECTION

NOT TO SCALE

CONSTRUCTION NOTES

- 1. REPLACE ANY EXISTING UPLIFTED OR DAMAGED CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-06.0 AND H-06.1. DO NOT DISTURB SUBGRADE. ALL SIDEWALK SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (CROSS-SLOPE NOT TO EXCEED 2.0%, RUNNING SLOPE NOT TO EXCEED 5.0%, CHANGES IN LEVEL NOT TO EXCEED 1/4").
- 2. REPLACE ANY EXISTING UPLIFTED OR DAMAGED CURB AND GUTTER (STANDARD 4" CONCRETE CURB AND 18" GUTTER) PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0. DO NOT DISTURB SUBGRADE.
- 3. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAIL H-03.1. DRIVEWAY WIDTH (W) PER PLAN AND 3' FLARE WIDTH (X).



- NOTES:
- 1. SEE SHEETS C2 AND C3 FOR DEMOLITION PLANS.
 - 2. SEE SHEETS L4.1 THROUGH L4.3 FOR LANDSCAPE PLANS.
 - 3. SEE SHEET C9 FOR SIGNAGE AND STRIPING PLAN.
 - 4. SEE SHEET C10 FOR HORIZONTAL CONTROL PLAN.



SUPERVISING CIVIL ENGINEER DATE



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

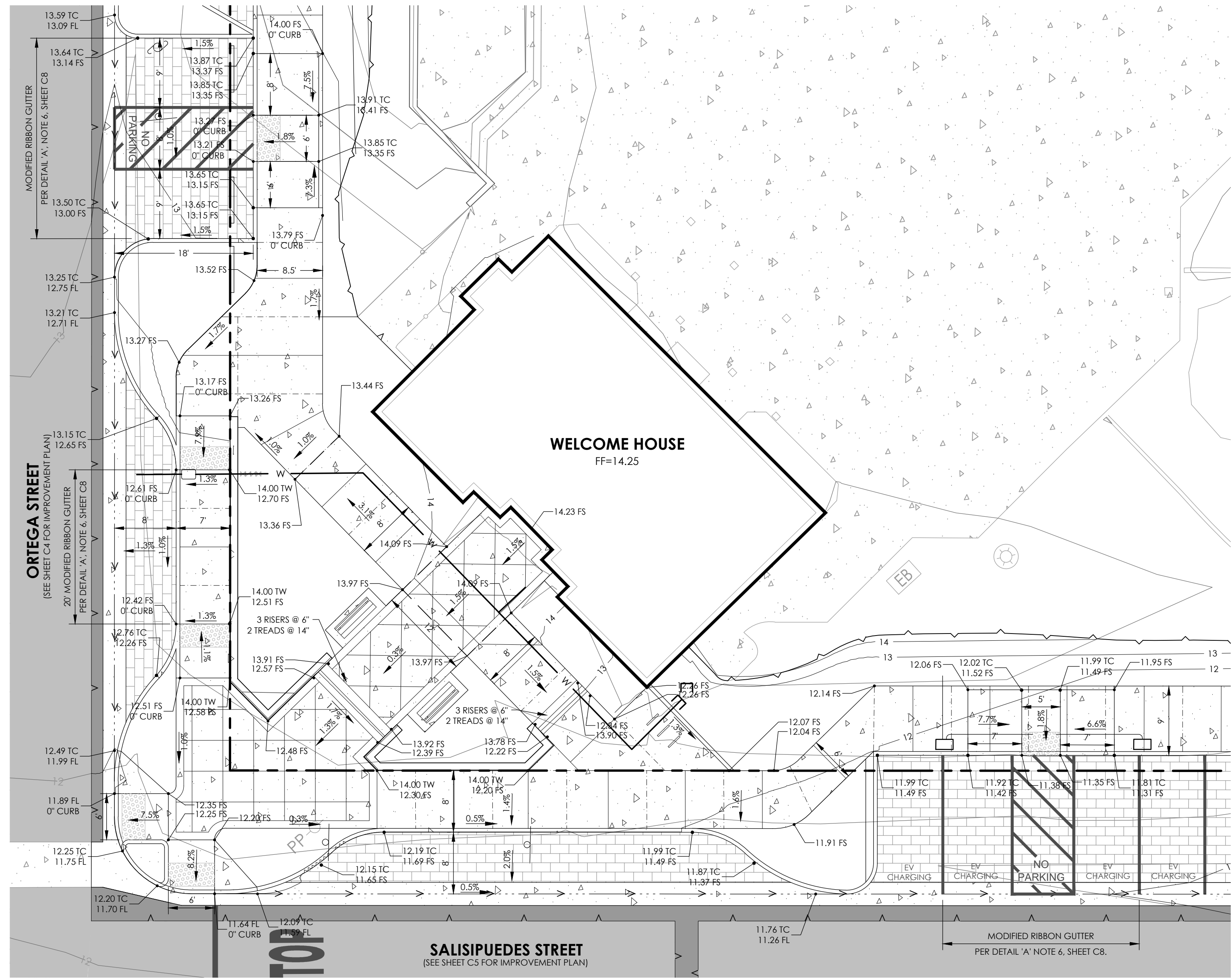
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CITY ENGINEER ORIGINAL SIGNED DATE: ____/____/____

DESIGN _____
DRAWN _____
CHECKED _____

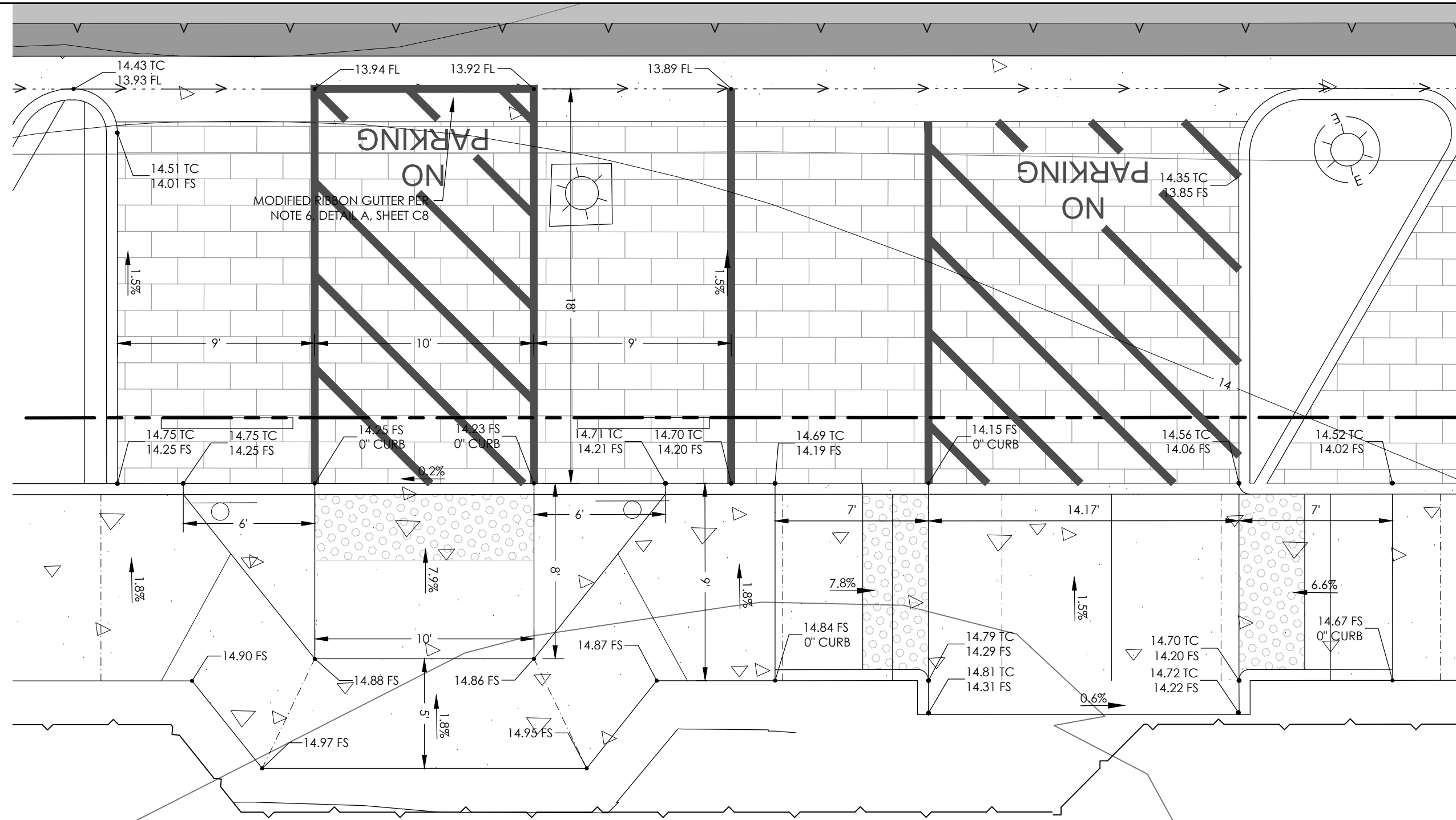
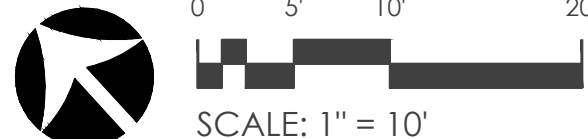
NO.	DATE	APPROVED	REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
STREET IMPROVEMENTS - COTA STREET

06/26/2020
DATE
2019-00678
PBW. NO.
- C6
BID NO. SHT. DES.
C-1-4879
DWG. NO.
SHT. 6 OF 27

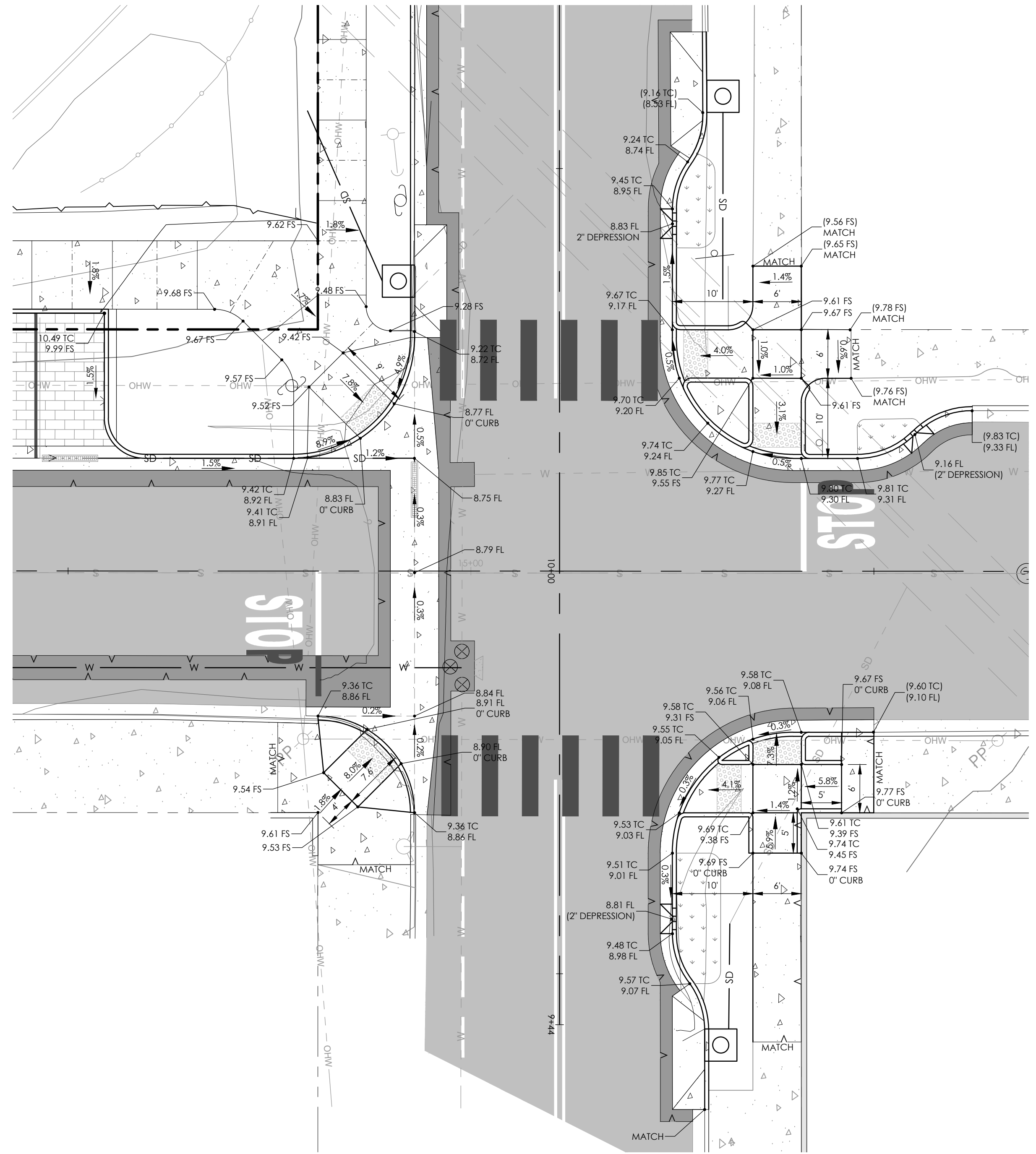


A WELCOME HOUSE- GRADING DETAIL
SCALE 1"=10'

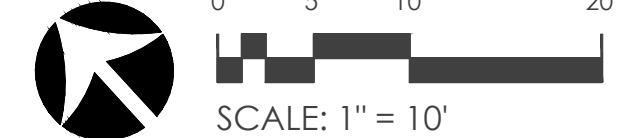


C ACCESSIBLE PARKING GRADING DETAIL
SCALE: 1"=5'

SCALE: 1"=5'



B COTA & SALSIPUEDES INTERSECTION- GRADING DETAIL
SCALE 1"=10'



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER ORIGINAL SIGNED DATE _____

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CHECKED _____

DATE APPROVED _____

NO.	REVISIONS

DATE APPROVED _____

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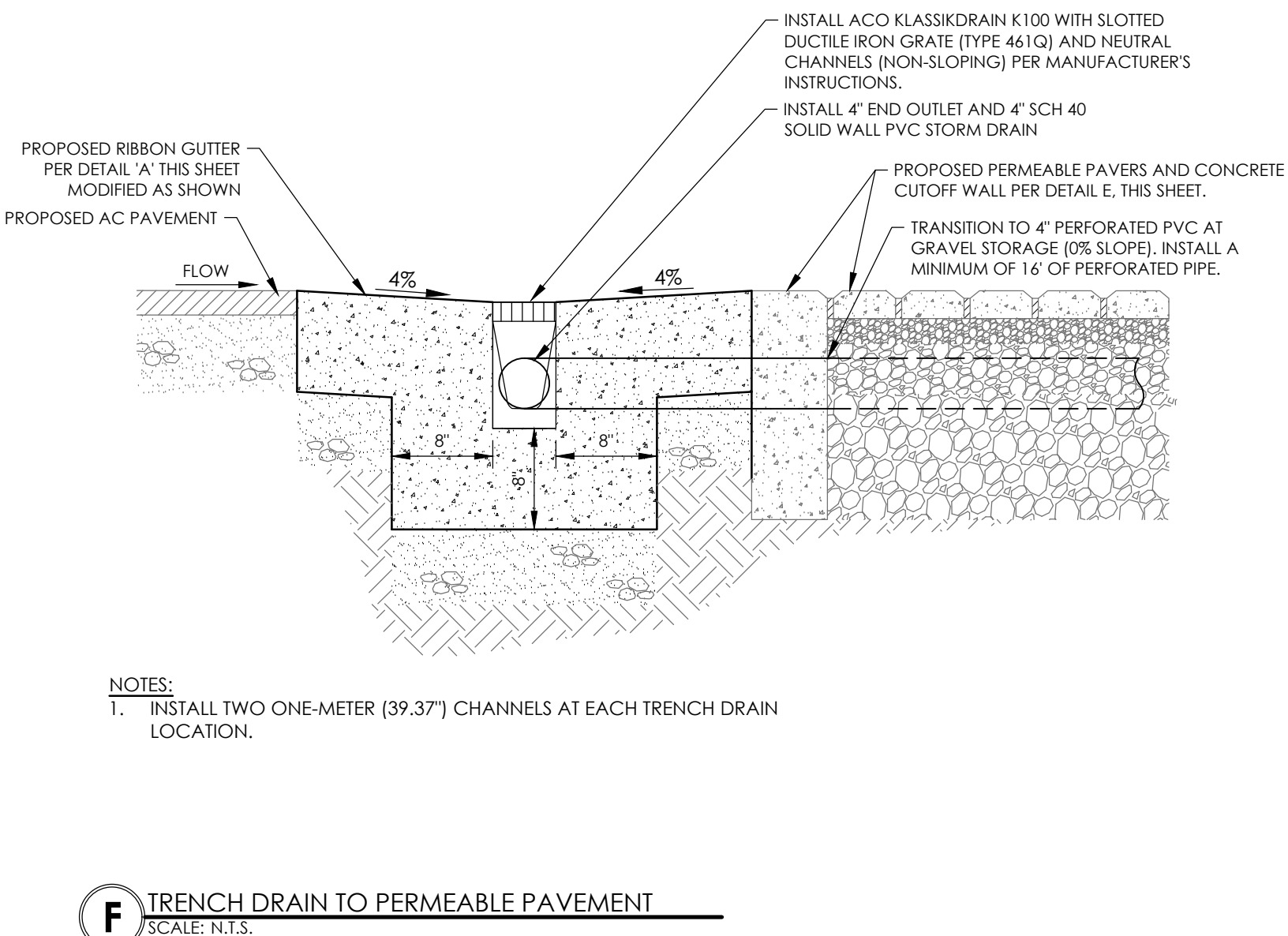
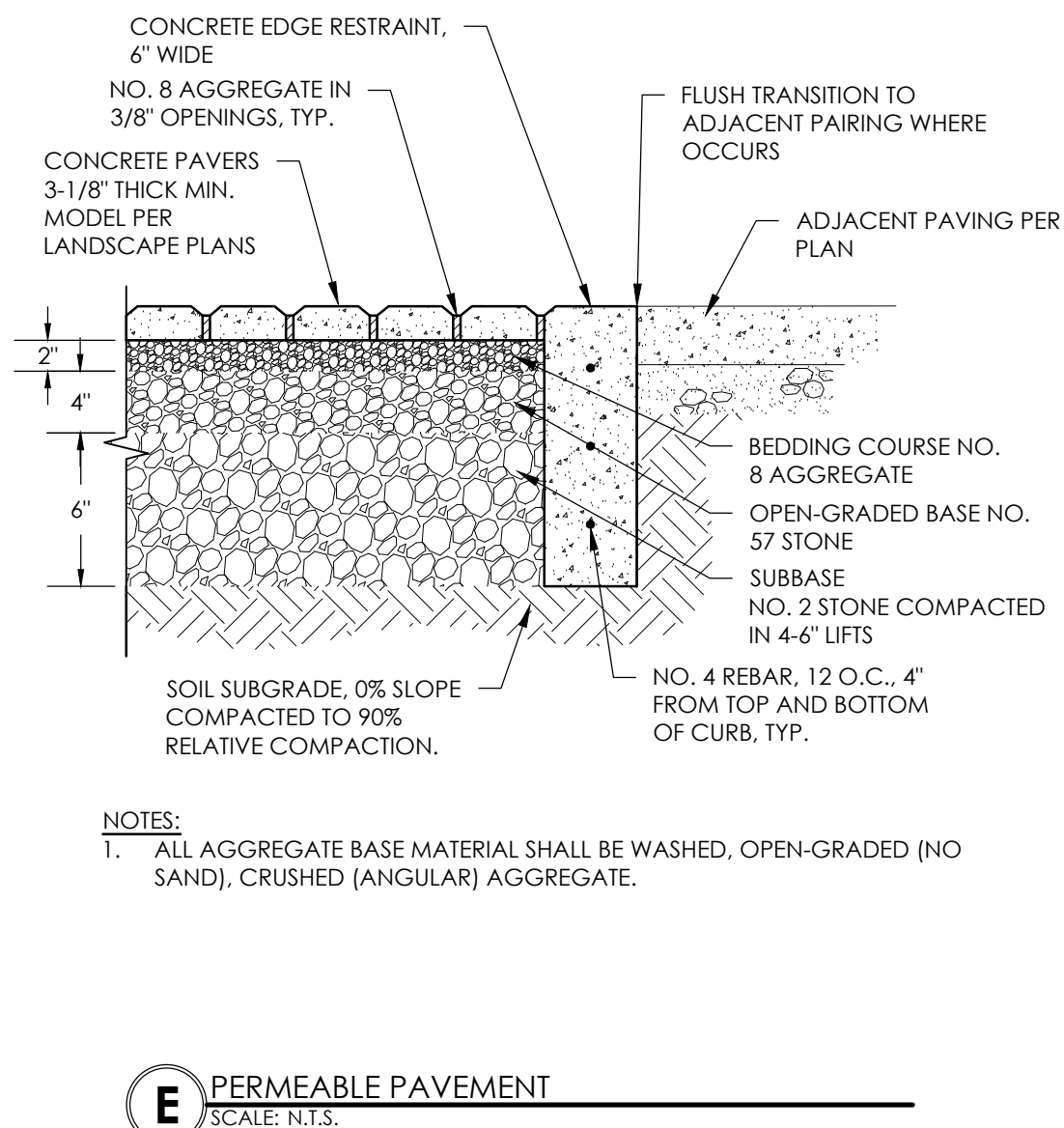
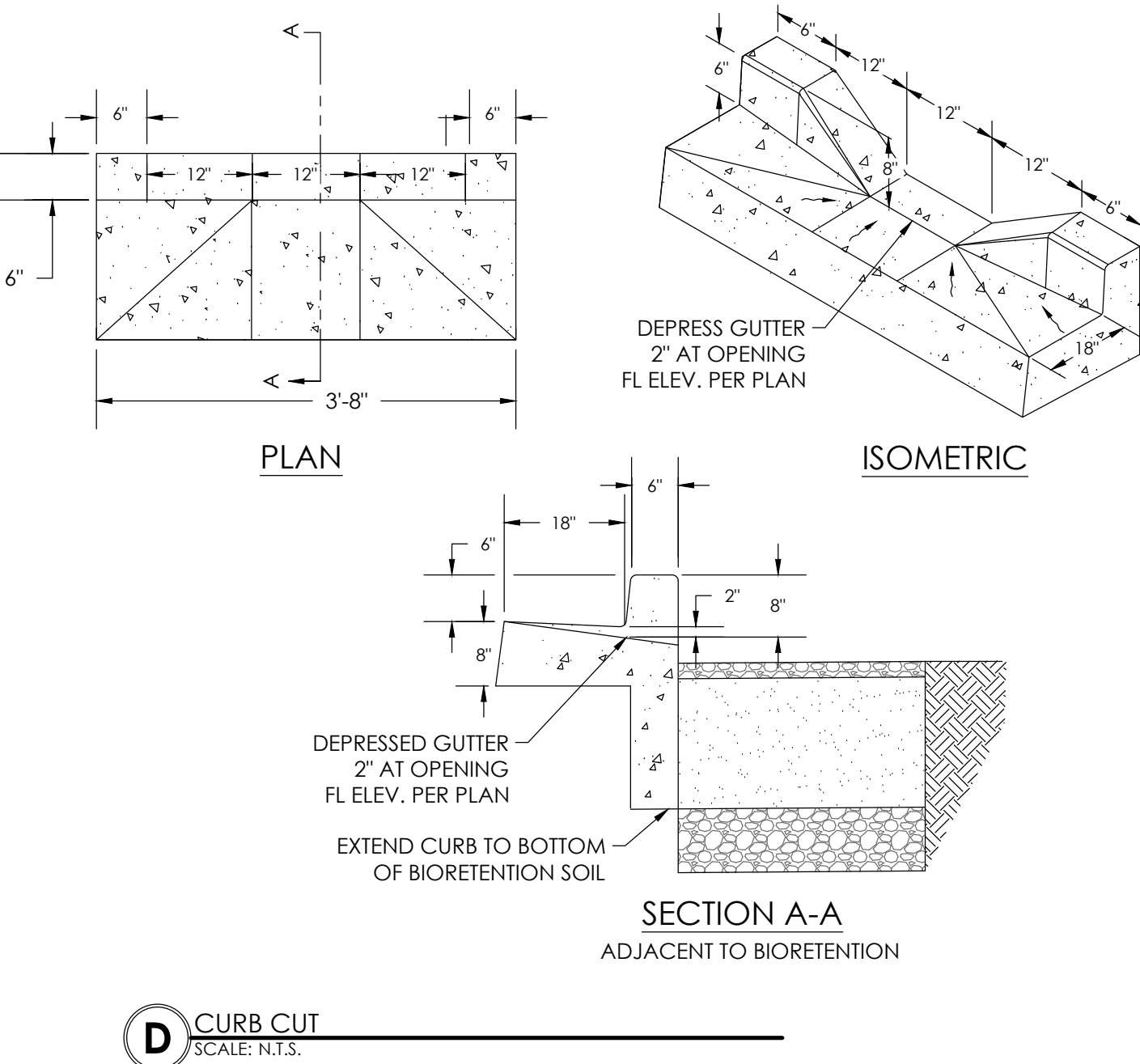
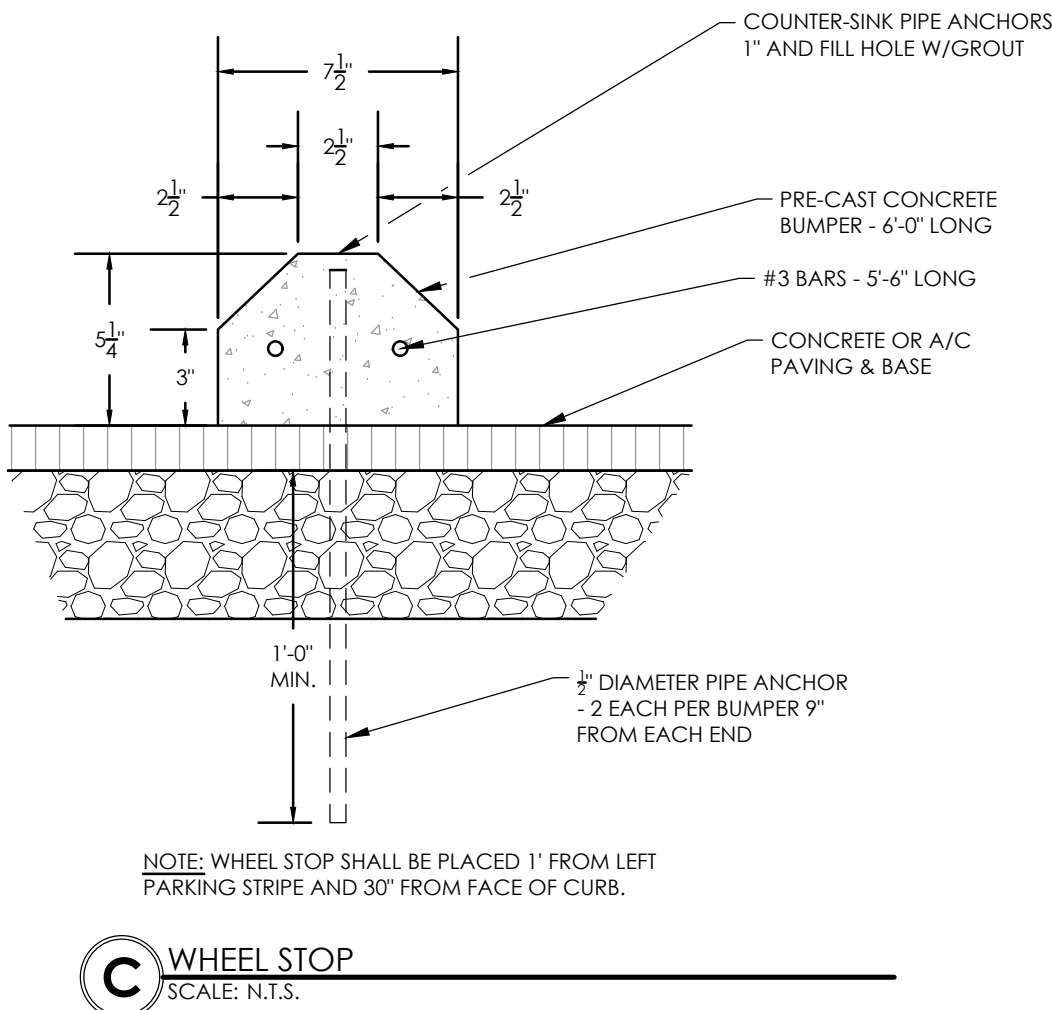
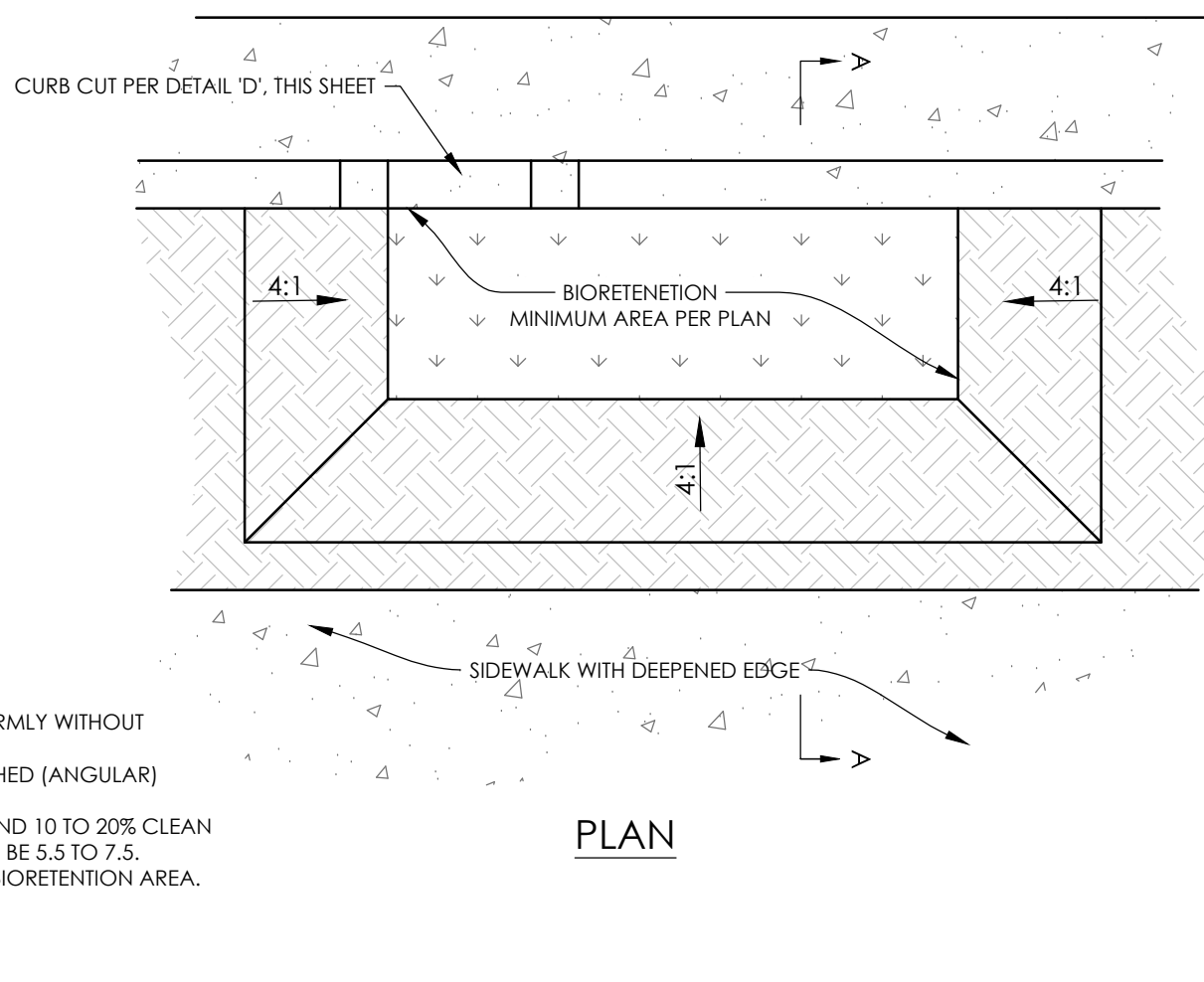
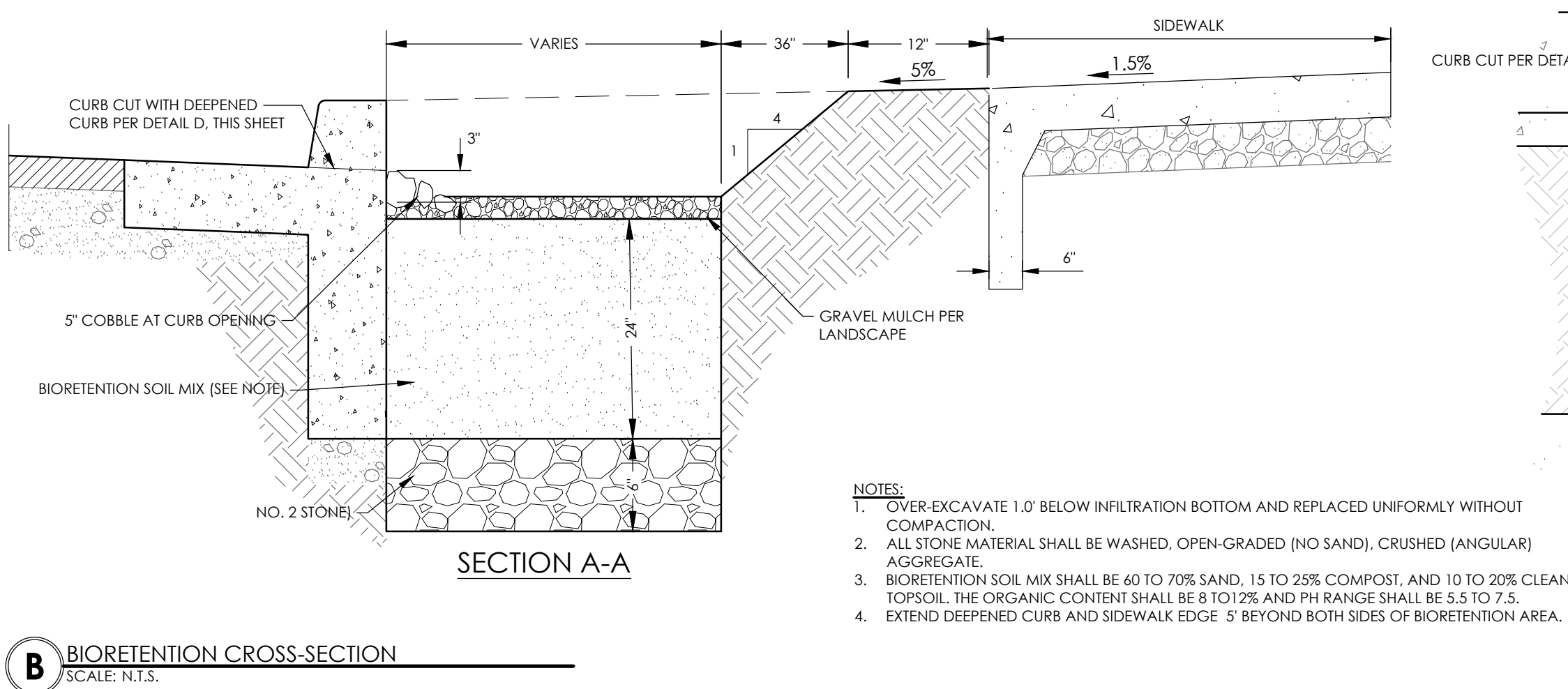
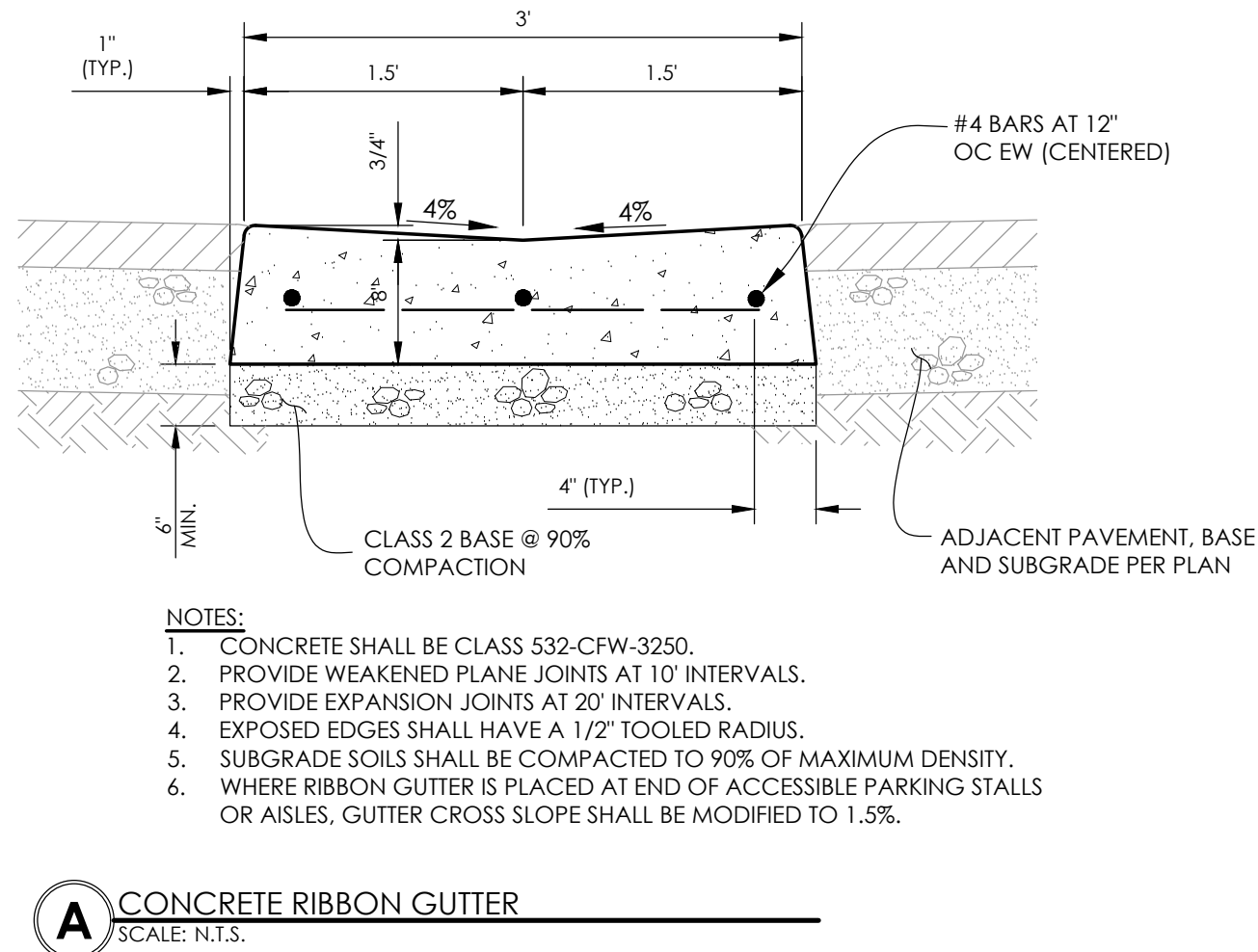
DATE APPROVED _____



SUPERVISING CIVIL ENGINEER DATE _____

SH. 7 OF 27

DATE APPROVED _____



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE: _____
CITY ENGINEER ORIGINAL SIGNED DATE: _____

DESIGN _____
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CHECKED _____

NO.	DATE	APPROVED	REVISIONS
1			
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PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
CONSTRUCTION DETAILS



SUPERVISING CIVIL ENGINEER DATE _____

06/26/2020
DATE
2019-00678
PBW. NO.
- C8
BID NO. SHT. DES.
C-1-4879
DWG. NO.
SHT. 8 OF 27



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE: _____
CITY ENGINEER ORIGINAL SIGNED DATE: _____

DESIGN _____
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DATE _____ APPROVED _____

NO. _____
REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
SIGNAGE AND STRIPING PLAN

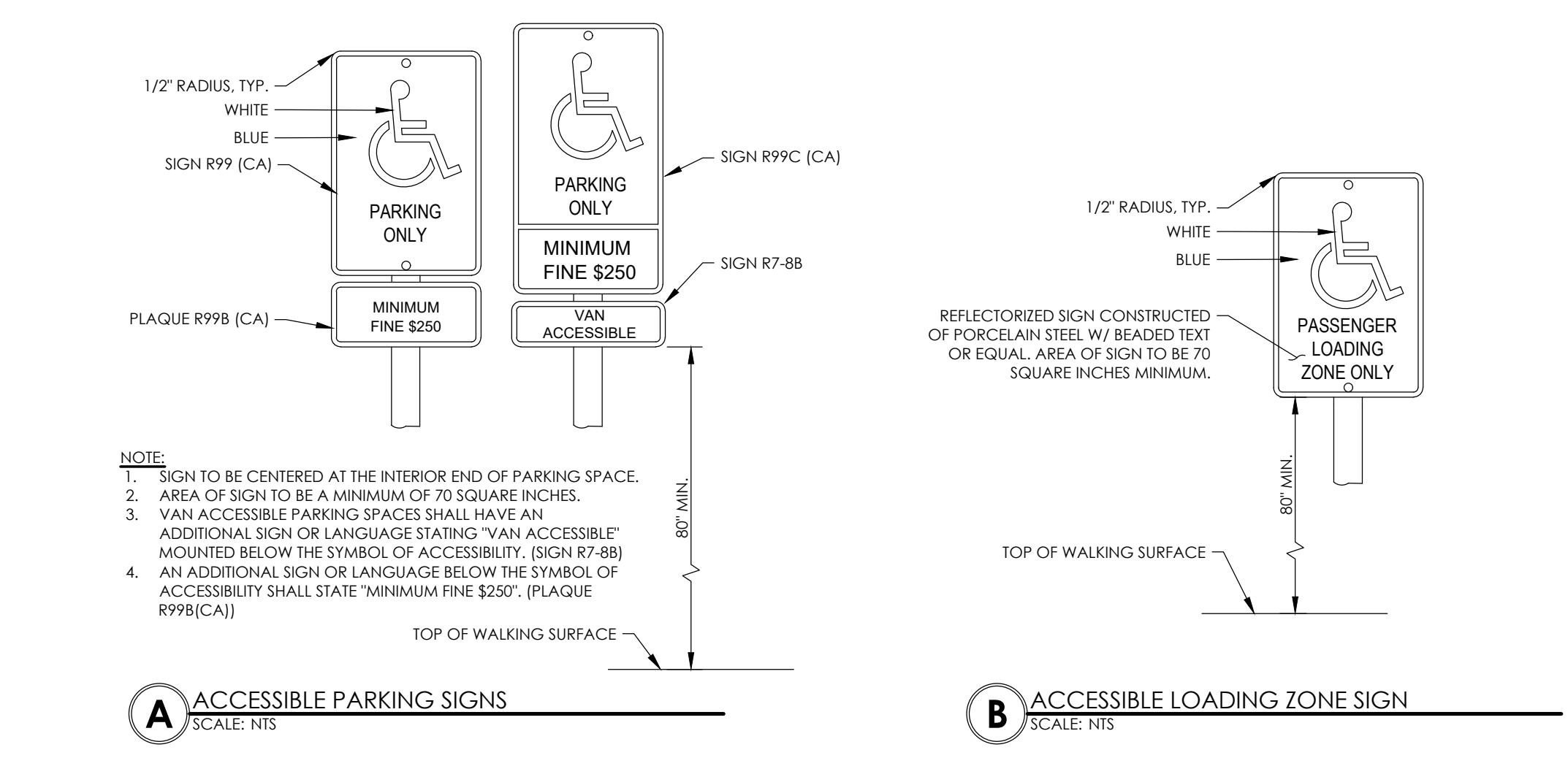
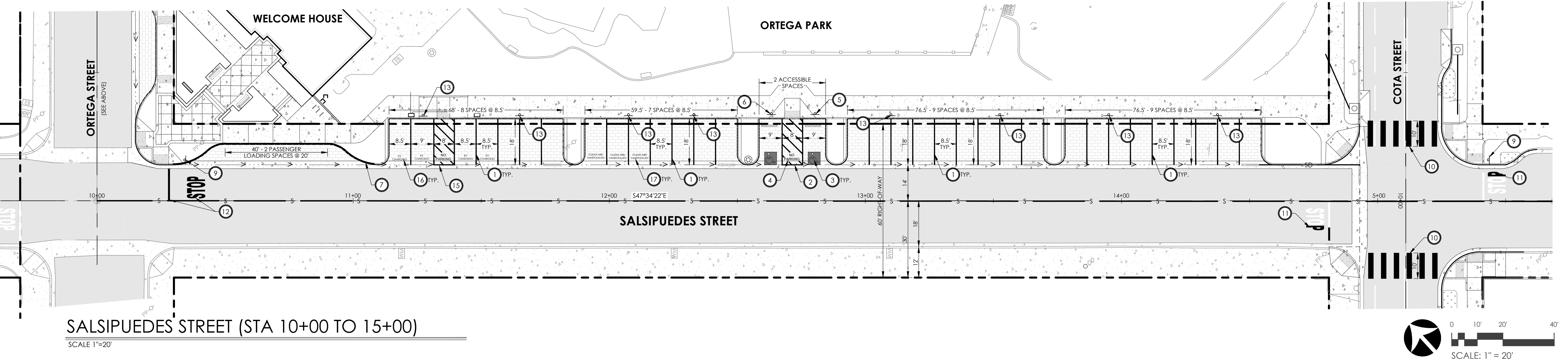
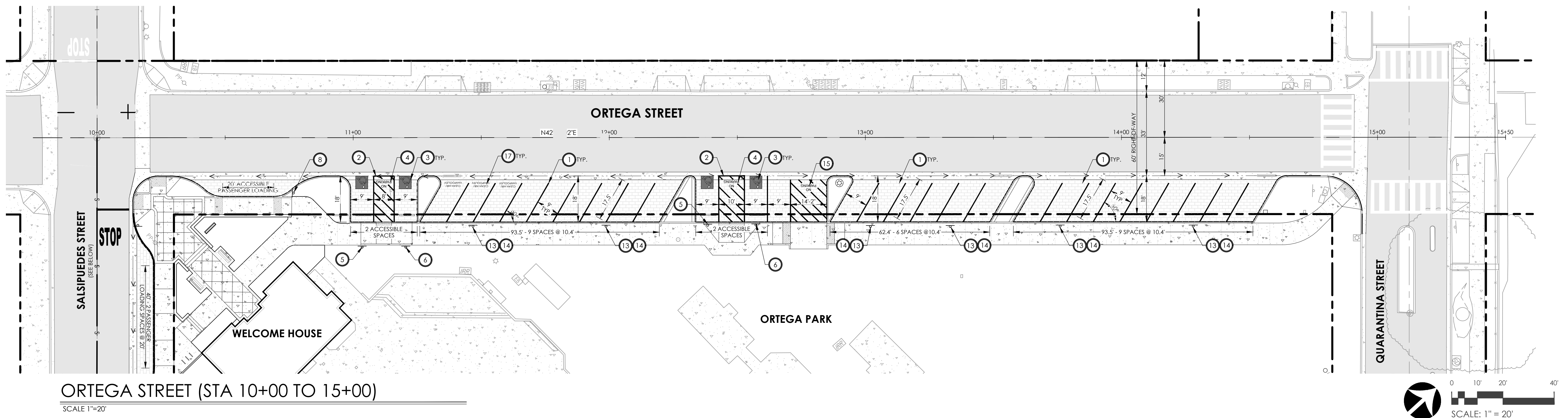
06/26/2020
DATE

2019-00678
PBW. NO.

- C9
BID NO. SHT. DES.

C-1-4879
DWG. NO.

SHT. 9 OF 27



PROPOSED PARKING COUNT

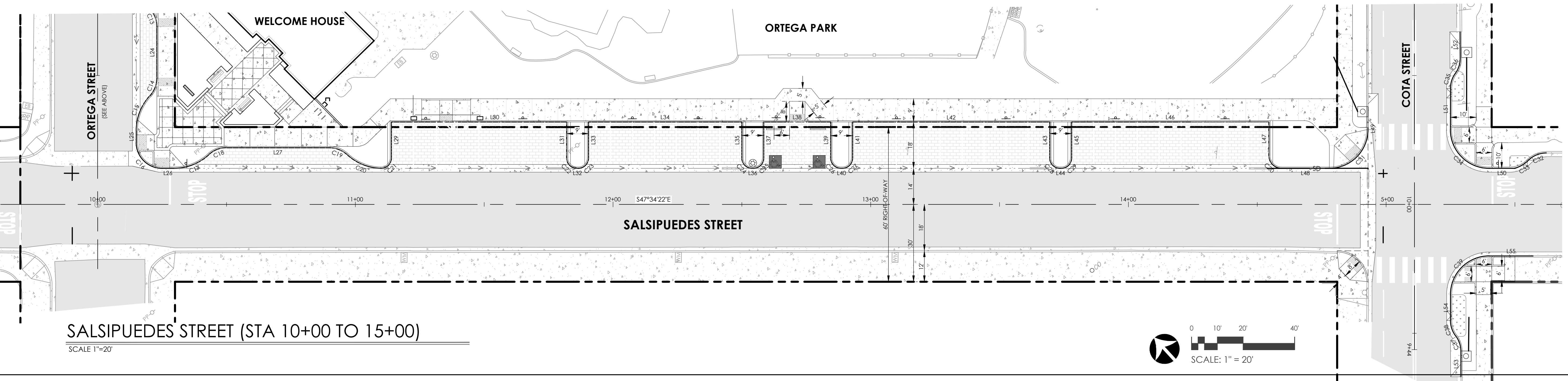
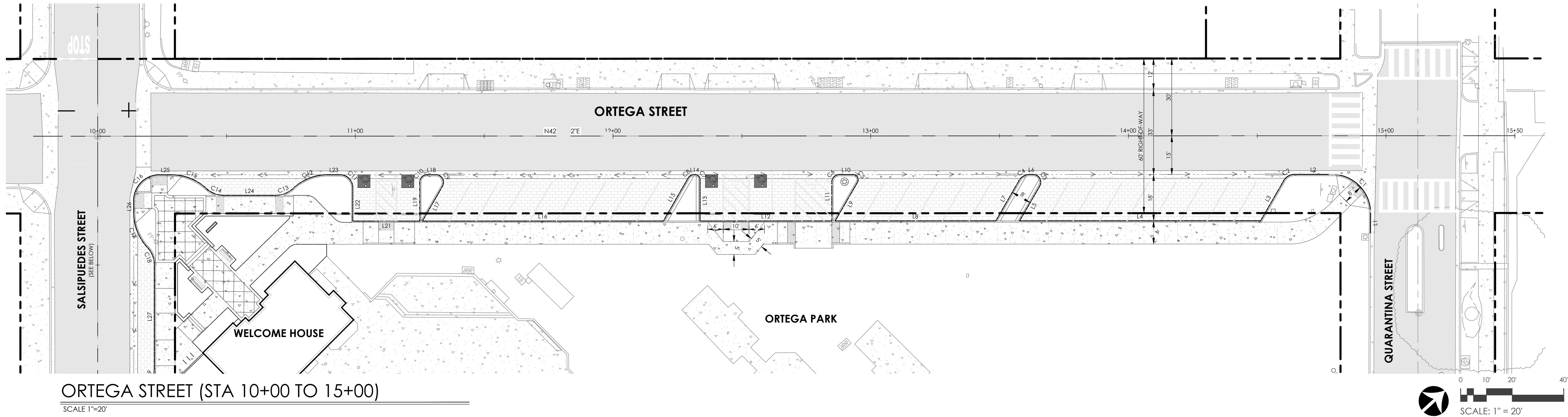
LOCATION	ACCESSIBLE STALL	EV CHARGING STALL	CLEAN AIR/ VANPOOL/ EV STALL	STANDARD STALL	ACCESSIBLE PASSENGER LOADING	STANDARD PASSENGER LOADING
ORTEGA STREET	4	0	3	22	1	0
SALSIPUEDES STREET	2	4	3	25	0	2
TOTAL	6	4	6	47	1	2
	63 PARKING STALLS				3 PASSENGER LOADING SPACES	

- GENERAL NOTES
- ALL SIGN POST INSTALLATION SHALL BE PER CITY OF SANTA BARBARA STANDARD DETAILS H-08.0 AND H-08.2.
 - CONTRACTOR TO REPLACE ALL DAMAGED PAVEMENT MARKINGS IN KIND.
- CONSTRUCTION NOTES
- PROVIDE 4" WHITE PARKING STRIPE.
 - PROVIDE 4" BLUE LINE BORDER WITH 4" WHITE LINE DIAGONALS AT 3" MAX SPACING.
 - PROVIDE WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING WITH WHITE BORDER ON BLUE BACKGROUND. SYMBOL SHALL BE 36" MINIMUM HEIGHT.
 - PROVIDE 12" HIGH WHITE LETTERS.
 - INSTALL STANDARD ACCESSIBLE PARKING SIGN PER DETAIL 'A', THIS SHEET.
 - INSTALL VAN ACCESSIBLE PARKING SIGN PER DETAIL 'A', THIS SHEET.
 - PAINT CURB WHITE.
 - INSTALL ACCESSIBLE LOADING ZONE SIGN PER DETAIL 'B', THIS SHEET.
 - REINSTALL EXISTING STOP SIGN.
 - PROVIDE CONTINENTAL CROSS WALK STRIPING PER CALTRANS STANDARD PLAN A24F WITH 2' LINES AT 4.5' ON CENTER.
 - REPAINT EXISTING STRIPING AS NEEDED.

- PROVIDE WHITE 'STOP' PAVEMENT MARKING PER CALTRANS STANDARD PLAN A24D AND 12" WIDE STOP BAR STRIPE.
- INSTALL RESTRICTED PARKING SIGNAGE (90 MINUTE PARKING 9AM-6PM, EXCEPT SUNDAY).
- INSTALL BACK-IN ONLY SIGNAGE.
- PROVIDE 4" WHITE LINE BORDER WITH 4" WHITE LINE DIAGONALS AT 3" MAX SPACING AND 12" HIGH WHITE LETTERS 'NO PARKING' CENTERED AT END OF STALL.
- PROVIDE 12" HIGH WHITE LETTERS 'EV CHARGING' CENTERED AT END OF STALL.
- PROVIDE 12" HIGH WHITE LETTERS 'CLEAN AIR/VANPOOL/EV' CENTERED AT END OF STALL.



SUPERVISING CIVIL ENGINEER DATE _____



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	7.76	N47° 29' 58"W
L2	14.38	S42° 25' 02"W
L3	17.90	S17° 34' 58"E
L4	93.53	S42° 25' 04"W
L5	15.59	N17° 34' 58"W
L6	1.15	S42° 25' 02"W
L7	17.90	S17° 34' 58"E
L8	62.36	S42° 24' 45"W
L9	17.33	N17° 34' 58"W
L10	5.20	S42° 25' 02"W
L11	15.00	S47° 34' 58"E
L12	51.17	S42° 25' 08"W
L13	16.00	N47° 34' 58"W
L14	0.10	S42° 25' 02"W
L15	19.06	S17° 34' 58"E
L16	93.53	S42° 25' 02"W
L17	15.59	N17° 34' 58"W
L18	3.20	S42° 25' 02"W
L19	15.00	S47° 34' 58"E
L21	26.00	S42° 25' 02"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L22	13.00	N47° 34' 58"W
L23	4.60	S42° 25' 02"W
L24	20.00	S42° 25' 02"W
L25	4.60	S42° 25' 02"W
L26	4.60	S47° 34' 22"E
L27	40.00	S47° 34' 22"E
L29	14.00	N42° 25' 38"E
L30	68.00	S47° 34' 22"E
L31	14.00	S42° 25' 38"W
L32	0.50	S47° 34' 22"E
L33	14.00	N42° 25' 38"E
L34	59.50	S47° 34' 22"E
L35	14.00	S42° 25' 38"W
L36	0.50	S47° 34' 22"E
L37	14.00	N42° 25' 38"E
L38	26.00	S47° 34' 22"E
L39	14.00	S42° 25' 38"W
L40	0.50	S47° 34' 22"E
L41	14.00	N42° 25' 38"E
L42	76.50	S47° 34' 22"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L43	14.00	S42° 25' 38"W
L44	0.50	S47° 34' 22"E
L45	14.00	N42° 25' 38"E
L46	76.50	S47° 34' 22"E
L47	13.00	S42° 25' 38"W
L48	18.49	S47° 34' 22"E
L49	0.83	N42° 24' 21"E
L50	10.02	N47° 34' 22"W
L51	15.98	N42° 28' 08"E
L52	10.01	N42° 07' 07"E
L53	10.00	N42° 24' 21"E
L54	10.00	N42° 23' 56"E
L55	17.04	S47° 34' 22"E

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C1	23.58	15.00	90°04'59"
C2	5.24	5.00	60°00'00"
C3	6.28	3.00	120°00'00"
C4	5.24	5.00	60°00'00"
C5	4.19	2.00	120°00'00"
C6	4.71	3.00	90°00'00"
C7	3.14	2.00	90°00'00"
C8	3.14	3.00	60°00'00"
C9	6.28	3.00	120°00'00"
C10	4.71	3.00	90°00'00"
C11	7.85	5.00	90°00'00"
C12	14.95	20.00	42°50'00"
C13	7.48	10.00	42°49'56"
C14	7.48	10.00	42°50'00"
C15	14.95	20.00	42°50'00"
C16	15.71	10.00	89°59'24"
C17	14.95	20.00	42°49'59"
C18	7.48	10.00	42°50'00"
C19	7.46	10.42	41°02'43"
C20	14.45	20.00	41°24'36"

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C21	6.38	4.00	91°26'15"
C22	6.28	4.00	90°00'00"
C23	6.28	4.00	90°00'00"
C24	6.28	4.00	90°00'00"
C25	6.28	4.00	90°00'00"
C26	6.28	4.00	90°00'00"
C27	6.28	4.00	90°00'00"
C28	6.28	4.00	90°00'00"
C29	6.28	4.00	90°00'00"
C30	7.85	5.00	90°00'00"
C31	23.57	15.00	90°01'17"
C32	7.92	10.00	45°23'48"
C33	5.95	13.17	25°53'44"
C34	23.55	15.00	89°58'17"
C35	6.24	10.00	35°44'38"
C36	6.53	10.00	37°24'44"
C37	6.27	10.00	35°54'36"
C38	6.44	10.00	36°52'12"
C39	23.57	15.00	90°01'43"



SUPERVISING CIVIL ENGINEER DATE



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER ORIGINAL SIGNED DATE _____

DESIGN _____
DRAWN _____
CHECKED _____

DATE APPROVED _____

REVISIONS	
NO.	DESCRIPTION

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
HORIZONTAL CONTROL PLAN

03/06/2020
DATE

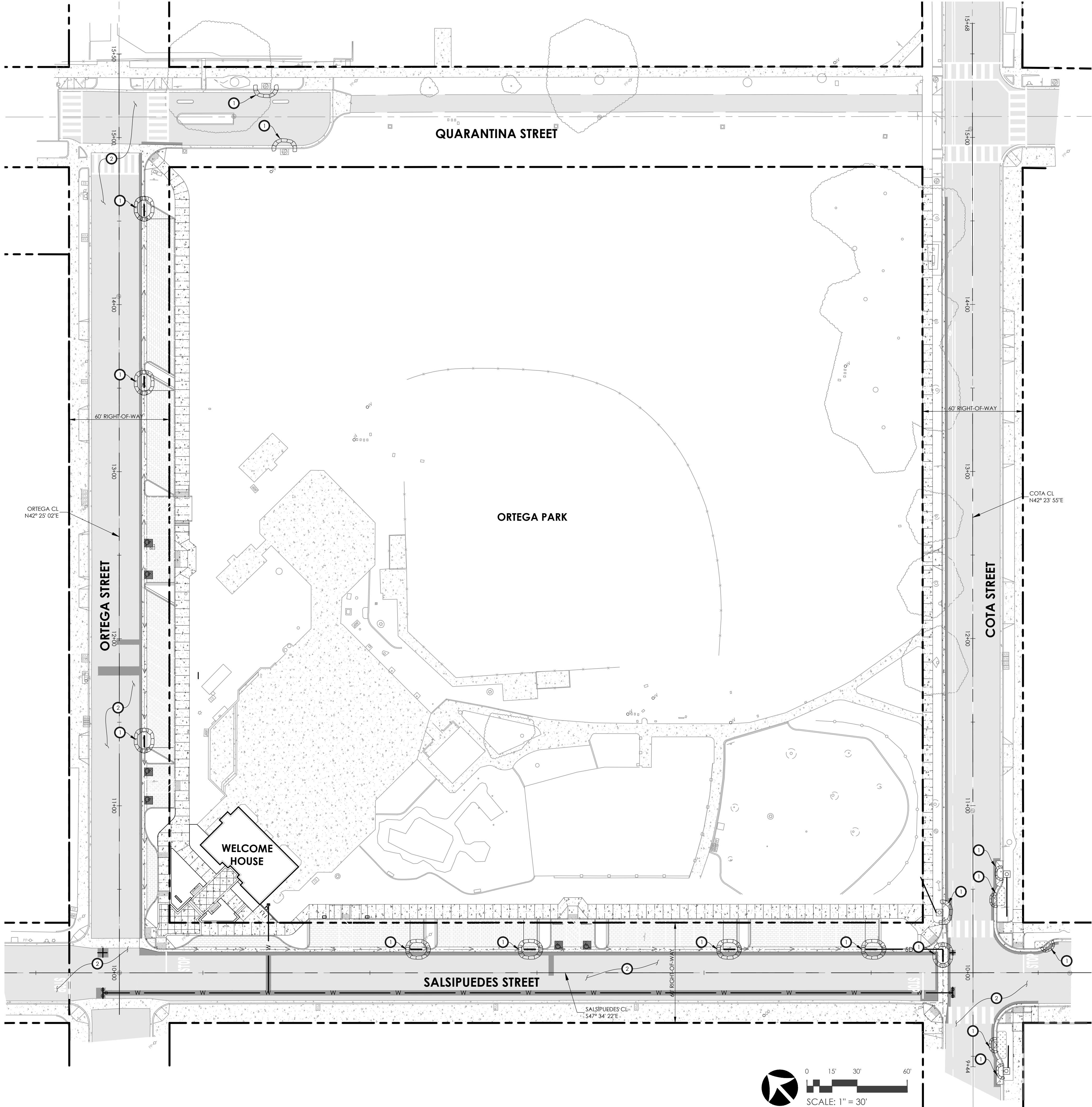
2019-00678
PBW. NO.

- C10
BID NO. SHT. DES.

C-1-4879
DWG. NO.

SHT. 10 OF 27

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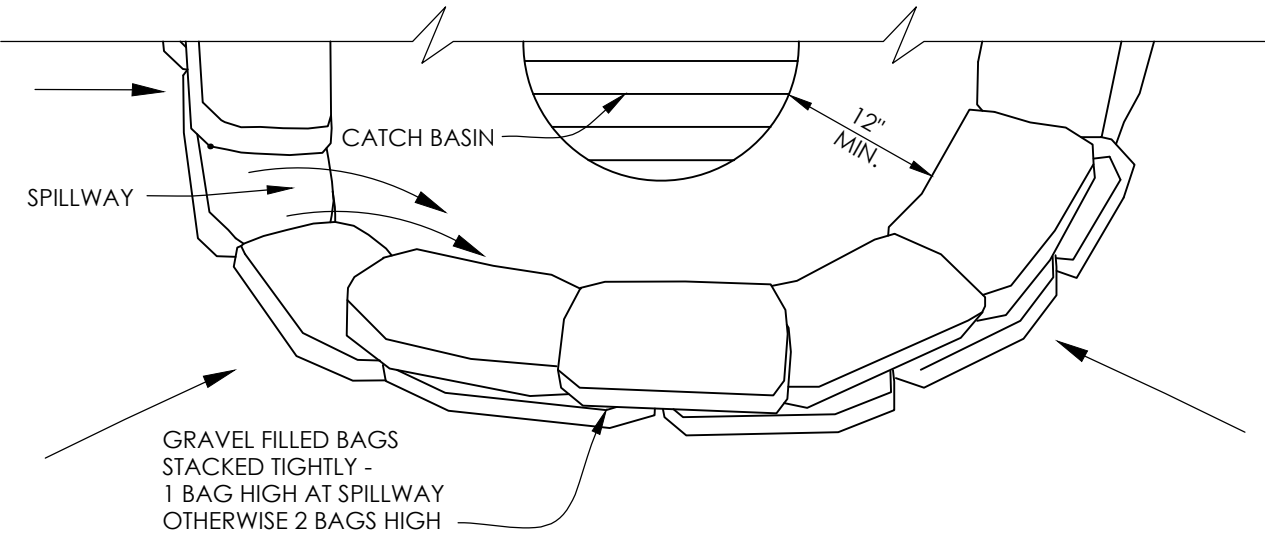


GENERAL NOTES

- 1. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE THE BMP'S SHOWN ON THESE PLANS. DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
- 2. CONSTRUCTION THAT INCLUDES DEMOLITION AND REPLACEMENT OF EXISTING ASPHALT SHALL BE COMPLETED WHEN THERE IS NO FORECAST RAIN EVENTS. AREAS THAT WILL BE IDLE FOR EXTENDED PERIODS OF TIME SHALL BE COVERED WITH TEMPORARY ASPHALT PATCHING, (COLD MIX).
- 3. GRAVEL BAGS SHOWN IN THE CURB AND GUTTER FLOW LINES SHALL BE ORIENTED TO TEMPORARILY SLOW AND DAM THE FLOWING STORM WATER IN THE GUTTERS TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE SPACED AT 50' O/C OR CLOSER AS CONDITIONS WARRANT.
- 4. STREETS SHALL BE CLEANED AS NEEDED BY MEANS OF MOBILE STREET SWEEPERS.

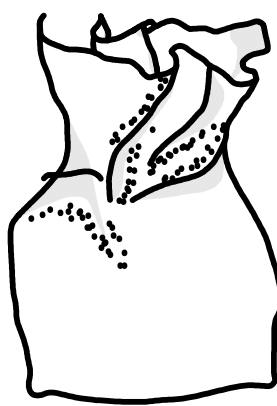
CONSTRUCTION NOTES

- 1 PROVIDE CATCH BASIN INLET SEDIMENT BARRIER PER DETAIL 'A', THIS SHEET.
- 2 PROVIDE STREET SWEEPING & VACUUMING FOR ANY SEDIMENT TRACKED ONTO PUBLIC STREETS.

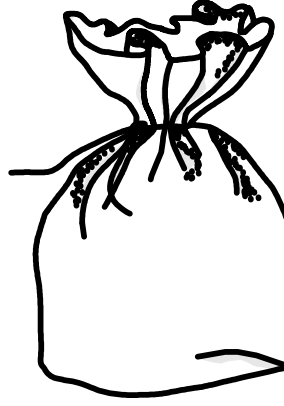


CATCH BASIN INLET SEDIMENT BARRIER

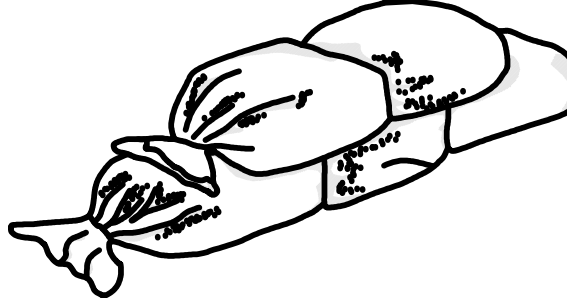
SCALE: N.T.S.



FILL GRAVEL BAGS ONE HALF FULL WITH GRAVEL.



GATHER TOP OF GRAVEL BAG AND TIE SECURELY WITH HEAVY STRING.



CARE SHOULD BE TAKEN TO STACK GRAVEL BAGS IN ACCORDANCE WITH THE ILLUSTRATIONS. STAMP EACH GRAVEL BAG INTO PLACE, COMPLETING EACH LAYER PRIOR TO STARTING THE NEXT LAYER.

GRAVEL BAG INSTALLATION

SCALE: N.T.S.



CONSTRUCTION HAUL/DELIVERY ROUTE

SCALE: N.T.S.



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PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER _____ ORIGINAL SIGNED DATE _____

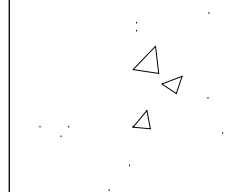
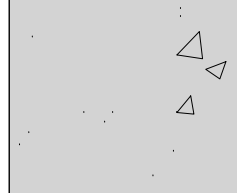
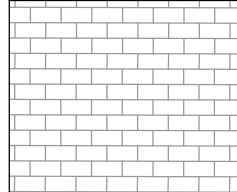
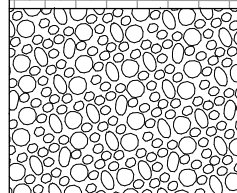
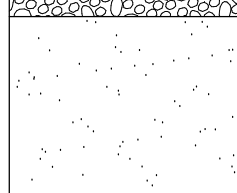
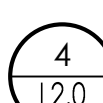
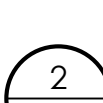
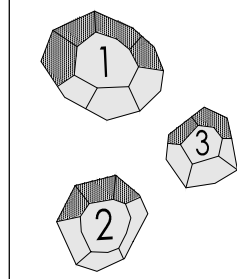
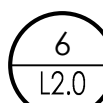
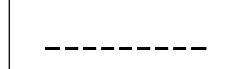
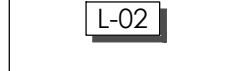
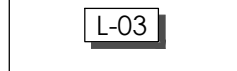
DESIGN _____
DRAWN _____
CHECKED _____

NO.	DATE	APPROVED	REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
EROSION AND SEDIMENT CONTROL PLAN

03/06/2020
DATE
2019-00678
PBW. NO.
- C11
BID NO. SHT. DES.
C-1-4879
DWG. NO.
SHT. 11 OF 27

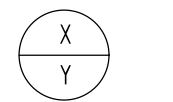
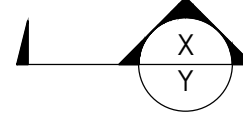
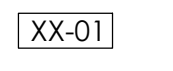
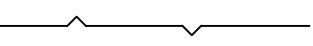
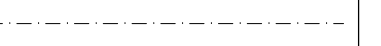
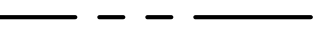
CONSTRUCTION LEGEND

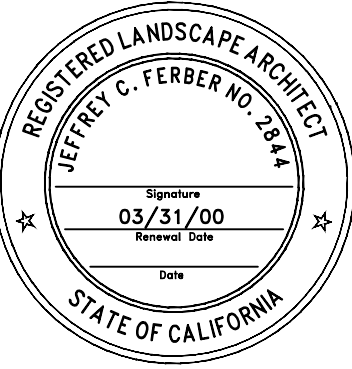
KEY	DETAIL	ITEM	DESCRIPTION	COLOR AND FINISH	NOTES
	SEE CIVIL PLANS	PAVING TYPE 1	CONCRETE, SAWCUT SCORING PER PLAN. SEE CONSTRUCTION NOTES.	COLOR: STANDARD GREY FINISH: MEDIUM BROOM	
	SEE CIVIL PLANS	PAVING TYPE 2	CONCRETE WITH INTEGRAL COLOR, SAWCUT SCORING PER PLAN. SEE CONSTRUCTION NOTES.	COLOR: DAVIS 'SANDSTONE' FINISH: MEDIUM SANDBLAST	1' EDGE BORDER. CONTROL JOINTS SHALL BE AT 45 DEGREES. PROVIDE 4'X4' MOCK UP FOR REVIEW
	SEE CIVIL PLANS	PAVING TYPE 3	PERMEABLE PAVERS - VEHICULAR RATED 80MM ADA AVAILABLE FROM AIR VOL BLOK, SAN LUIS OBISPO.	COLOR: BROWN CHARCOAL FINISH: STANDARD SMOOTH PATTERN: COMBO HERRINGBONE	PROVIDE SAMPLE MOCK-UP TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
	SEE CIVIL PLANS	MULCH TYPE 1	4'-8" 'NOIYO' RIVER COBBLESTONE AVAILABLE FROM AIR VOL BLOK, SAN LUIS OBISPO.	COLOR: VARIES	MINIMUM 4" OF DEPTH
		MULCH TYPE 2	DECOMPOSED GRANITE	COLOR: TAN	PROVIDE 3" DEEP LAYER AROUND PLANTINGS, KEEP 3" CLEAR OF PLANT BASE.
		SEATWALL	STANDARD 8X8X16" CMU BLOCK QUIKRETE COMMERCIAL GRADE STUCCO OR APPROVED EQUAL.	COLOR: LA HABRA EGGSHELL FINISH: TROLLED	CONTRACTOR SHALL PROVIDE 4' WIDE X WALL HEIGHT SAMPLE FOR REVIEW.
		WALL CAP	12" X 9 1/8" TERRA COTA TILE CAP MALIBU CERAMIC WORKS PH: 310-455-2485 WEB: www.malibuceramicworks.com EMAIL: MARK@MALIBUCERMICWORKS.COM	COLOR: SANTA BARBARA RED	PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW.
		DECORATIVE TILE	4" DECORATIVE RUNNER TILES BOTTOM: MC R-15 / G2, MIDDLE: MC R-35 / G2, TOP: MC R-43 / G3 MALIBU CERAMIC WORKS PH: 310-455-2485 WEB: www.malibuceramicworks.com EMAIL: MARK@MALIBUCERMICWORKS.COM	COLOR: VARIES	SUBMIT SAMPLES OF EACH TILE FOR APPROVAL BY LANDSCAPE ARCHITECT.
		BOULDERS	'SANTA BARBARA SANDSTONE'. AVAILABLE FROM SB STONE, SANTA BARBARA, CA. BOULDER 1: APPROXIMATE SIZE 48"-60" BOULDER 2: APPROXIMATE SIZE 36"-48" BOULDER 3: APPROXIMATE SIZE 24"-36"	COLOR: LIGHT BROWN/TAN	PROVIDE PHOTOGRAPHS OF BOULDERS FOR APPROVAL PRIOR TO PURCHASING.
		HANDRAIL	STAIRMOUNTED, 1 3/16TH WIDE FORGED STEEL. AVAILABLE FROM KING ARCHITECTURAL METALS. PH: 714-670-8980 WEB: https://www.kingmetals.com	COLOR: BLACK FINISH: HAMMERED	HAMMER FINISH SHALL BE ON BOTH SIDES OF METAL. GALVANIZED METAL FINISH WITH SHERWIN WILLIAMS VALFLON FEVE FINISH OR APPROVED EQUAL.
	-	BENCH	SURFACE MOUNTED, 6' L RECYCLED STEEL BAR WITH DUCTILE IRON CASTING. MODEL: CBF - 12 CITY SITES COLLECTION. AVAILABLE FROM VICTOR STANLEY. PH: 301-855-8300 X365 WEB: https://www.victorstanley.com/	COLOR: BLACK FINISH: POWDER COATED	INSTALL PER MANUFACTURER'S SPECIFICATIONS DUCTILE IRON CASTINGS INCLUDE 10 YR WARRANTY AGAINST BREAKAGE.
	-	BIKE RACK	ARC RACK - SURFACE MOUNTED 2" X 2" X 11 G SQUARE TUBE STEEL. 35" H X 40" L AVAILABLE FROM AMERICAN BICYCLE SECURITY COMPANY, VENTURA CA. PH: 805-933-3688 WEB: https://ameribike.com/	COLOR: BLACK (RAL 9005) FINISH: POWDER COATED	RACK CAPACITY - 2 BIKES PER RACK.
	BY OWNER	SIGN TYPE 1	PARK MONUMENTATION SIGNAGE PER CITY.	N/A	PROVIDE FOOTING FOR SIGNAGE. COORDINATE WITH CITY REPRESENTATIVE FOR SIGN.
	-	SKATE DETERRANT	SURFACE MOUNT 'G SERIES' 3/8" STAINLESS STEEL. MODEL: G012SS AVAILABLE FROM SKATE STOPPERS PH: 619-447-6374 WEB: http://www.skatestoppers.com/	COLOR: STAINLESS STEEL FINISH: BRUSHED	INSTALL 18-24" FROM END OF WALL AND APPROXIMATELY 36" +/- 6" ON CENTER PER MANUFACTURER'S SPECIFICATIONS. MOUNT IN MORTAR POCKET. REFER TO PLAN FOR APPROXIMATE LOCATIONS. FINAL LOCATION SHALL BE DETERMINED IN FIELD BY OWNER'S AUTHORIZED REPRESENTATIVE.

CONSTRUCTION NOTES

- APPROVED PLANS - NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY CITY. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR WITHOUT NOTIFICATION TO THE CITY MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR CITY'S RISK. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS FOR THIS PROJECT ON THE SITE AT ALL TIMES, AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- UNDERGROUND UTILITIES - PRIOR TO BEGINNING ANY EXCAVATION OR BORING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO THE EXCAVATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- EXISTING UNDERGROUND UTILITIES - THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND FACILITIES, WHERE SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS, AND MAY NOT ACCURATELY REFLECT THE ACTUAL LOCATION OR ELEVATION. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR PROTECTING THE SAME DURING THE COURSE OF THE PROJECT. ANY DEVIATIONS FROM THE LOCATIONS SHOWN ON THE PLAN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CITY GENERAL SERVICES AGENCY.
- SAFETY - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SAFETY OF THE JOB SITE AND THE CONSTRUCTION WORK. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CITY INSPECTOR MAY NOTIFY THE CONTRACTOR OF ANY UNSAFE CONDITIONS WHICH MAY BE OBSERVED, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY TAKING ALL SUCH MEASURES AS WILL CORRECT THE UNSAFE CONDITION.
- PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF HIS WORK, AND SHALL EXERCISE DUE CAUTION TO ITS ORIGINAL CONDITION. ALL IMPROVEMENTS OR PROPERTY WHICH IS DAMAGED OR REMOVED (UNLESS DESIGNATED FOR REMOVAL ON THE PLANS) AS A RESULT OF HIS OPERATIONS.
- SITE CONDITIONS - THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ARCHITECT OF RECORD. ALL SUCH CHANGES TO THE CONSTRUCTION SHALL BE APPROVED BY THE CITY PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- CONTRACTOR'S RECORD OF CHANGES - THE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES FROM THE CONSTRUCTION AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ARCHITECT OF RECORD WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS.
- EXISTING SURVEY MONUMENTS - SHALL BE TIED OUT AND PRECONSTRUCTION CORNER RECORD FILED PRIOR TO ISSUANCE OF CONSTRUCTION PERMIT
- OFF-SITE GRADING OR OTHER CONSTRUCTION WORK NOT PERMITTED WITHOUT PRIOR PERMISSION OF THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR CLEANING CITY/STATE STREETS, CURBS, GUTTERS AND SIDEWALKS OF DIRT TRACKED FROM THE SUBJECT SITE. THE FLUSHING OF DIRT AND DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. THE CLEANING SHALL BE DONE AFTER EACH DAY'S WORK OR AS DIRECTED BY THE PROJECT INSPECTOR.
- ALL LARGE CONSTRUCTION EQUIPMENT IS TO BE EQUIPPED WITH "CRITICAL" GRADE NOISE MUFFLERS. NOISE LEVEL REDUCTIONS ASSOCIATED WITH THE USE OF "CRITICAL" RATHER THAN "STOCK" GRADE MUFFLERS CAN BE AS HIGH AS 5dba. ENGINES WILL BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS. BACK UP BEEPERS ARE TO BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS AS ALLOWED BY OSHA.
- IN THE EVENT THAT GRADING OR OTHER OPERATIONS DO UNCOVER BURIED ARTIFACTS, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED TO PREVENT FURTHER DISRUPTION OF THE NEWLY DISCOVERED ARCHAEOLOGICAL SITE. A QUALIFIED ARCHAEOLOGIST SHOULD THEN EVALUATE THE DISCOVERY AND RECOMMEND THE APPROPRIATE DISPOSITION OF THE RESOURCES. THE CITY GENERAL SERVICES AGENCY SHALL BE NOTIFIED. ALL STATE AND FEDERAL LAWS SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA BARBARA AND THE ARCHITECT OF RECORD 24 HOURS PRIOR TO THE MEETING. THIS MEETING SHALL INCLUDE THE SPECIAL INSPECTION REPORTING REQUIREMENTS, DISCUSSION OF THE EROSION CONTROL, DISABLED ACCESS COMPLIANCE & REPORTS REQUIRED. CALL THE CITY OF SANTA BARBARA FOR INSPECTIONS.
- CONCRETE CUTTING REQUIRES COMPLETE RECOVERY OF THE SLURRY VIA VACUUM SYSTEM OR OTHER LIKE SYSTEM.
- WHEN POURING OR PATCHING CONCRETE, WASHOUT IS REQUIRED TO BE USED ONSITE.
- ISOLATION JOINTS SHALL BE PROVIDED AT ALL STRUCTURES, STEPS, AND WALLS ADJACENT TO PAVING.
- WHERE NECESSARY TO REPLACE EXISTING SIDEWALK, COLD JOINT SHALL BE PROVIDED AT EXISTING JOINT, OR MIN 1.5' SAWCUT AT NEAREST SCORE MARK.
- PROVIDE SAMPLES OF ALL LISTED PRODUCTS FOR LANDSCAPE ARCHITECTS REVIEW. SEE NOTES WHERE APPLICABLE.
- PROVIDE 3" DEEP LAYER OF FIR BARK MULCH IN COLOR LIGHT BROWN OVER MIRAFI WEED FABRIC OR APPROVED EQUAL. STAPLE EDGES OF FABRIC AT 3' ON CENTER. SUBMIT PHYSICAL SAMPLE FOR REVIEW.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	DETAIL CALLOUT, WHERE 'X' IS THE DETAIL NUMBER AND 'Y' IS THE PAGE NUMBER
	SECTION CALLOUT, WHERE 'X' IS THE SECTION NUMBER AND 'Y' IS THE PAGE NUMBER
	REFERENCE NOTE CALLOUT
	LIMIT OF WORK
	SCORE JOINT - 1.5" DEEP PER CITY OF SB STANDARD. SEE CONSTRUCTION NOTES
	SCORE JOINT - .25" DEEP PER CITY OF SB STANDARD. SEE CONSTRUCTION NOTES
	ENLARGEMENT AREA BOUNDARY
	EXISTING TREE. PROTECT IN PLACE.
	PROPERTY LINE





PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____
DESIGN DRAWN CHECKED
DATE _____
CITY ENGINEER ORIGINAL SIGNED DATE _____

NO 

REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
CONSTRUCTION LEGEND AND NOTES

03/06/2020
DATE

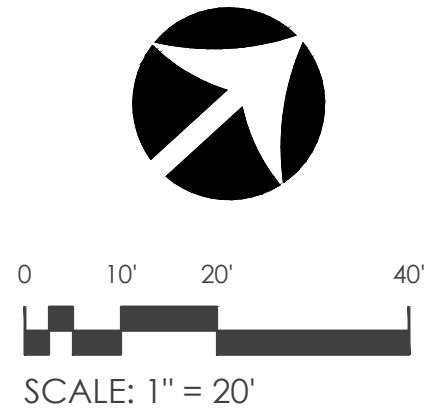
2019-00678
PBW. NO.

- L1.0
BID NO. SHT. DES.

C-1-4879
DWG. NO.

SHT. 12 OF 27

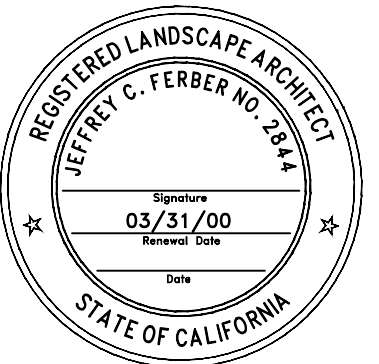
1"=20'-0"



NOTES:

1. SEE SHEET L1.0 FOR CONSTRUCTION NOTES, LEGENDS, AND SCHEDULE.
2. REFER TO CIVIL PLANS FOR STRIPING, CURB RAMPS, STEPS, GRADING AND DRAINAGE.
3. SEE SHEETS L3.0-3.4 FOR IRRIGATION.
4. SEE SHEETS L4.0-4.4 FOR PLANTING.

KEY MAP



$$1'' = 20' - 0''$$

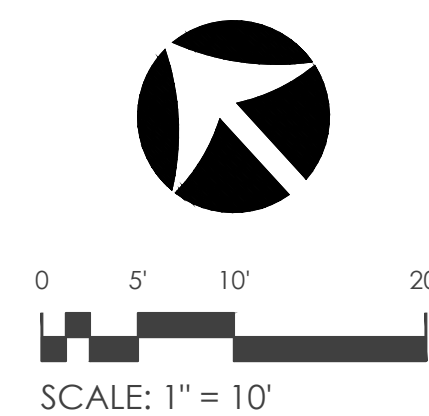
WELCOME HOUSE- ENLARGEMENT AREA

SCALE 1"=10'

The site plan illustrates the proposed enlargement of the Welcome House parking lot. Key features include:

- Streets:** E. Ortega Street to the west, N. Salispuedes Street to the south, and E. Cota Street to the east.
- Building:** The existing Welcome House is located in the upper left corner.
- Parking Lot:** The enlarged parking lot is situated south of the building, featuring multiple parking stalls and a central landscaped area.
- Details:**
 - C-01:** Concrete maintenance strip (TYP.)
 - C-02:** Concrete maintenance strip (TYP.)
 - C-03:** Concrete maintenance strip (TYP.)
 - 5 L2.0:** Concrete maintenance strip (TYP.)
 - 6 L2.0:** Landscape boulder installation
- Other Features:** The plan shows various utility lines (water, sewer, gas, electric), a "LIMIT OF WORK" boundary, and "STOP" signs at the intersections.

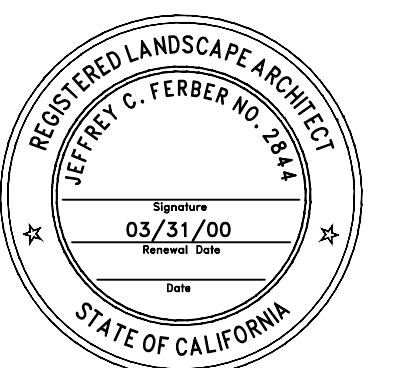
SCALE 1"=10'



SYMBOL	DESCRIPTION
C-01	RAMP AND TRUNCATED DOMES, SEE CIVIL PLANS.
C-02	PARKING SIGN, SEE CIVIL PLANS
C-03	LID COBBLE AREA, SEE CONSTRUCTION SCHEDULE FOR MATERIAL NOTES. SEE CIVIL PLANS FOR DETAIL.
C-04	NEW AC PAVING, SEE CIVIL PLANS.

Site plan of the proposed development. The plan shows a rectangular building footprint (L1.1) and a parking area (L1.2) adjacent to the building. The building footprint is labeled 'L1.1' and 'L1.3'. The parking area is labeled 'L1.2'. The plan includes labels for the surrounding streets: 'R. N. QUARANTINA STREET' (top), 'E. COA STREET' (right), 'E. OREGA STREET' (left), and 'N. SALSIPUEDES STREET' (bottom). The parking area is shaded with diagonal lines.

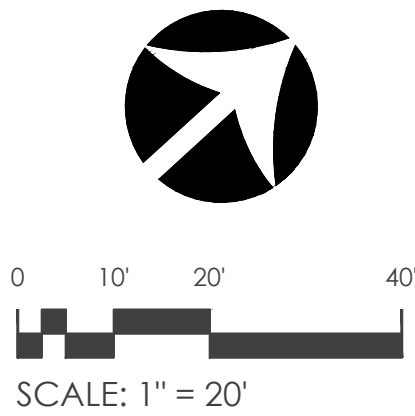
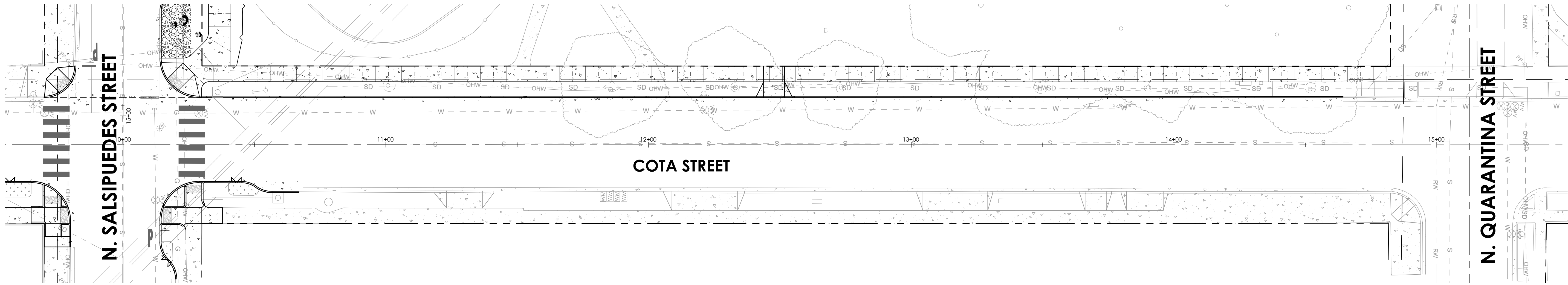
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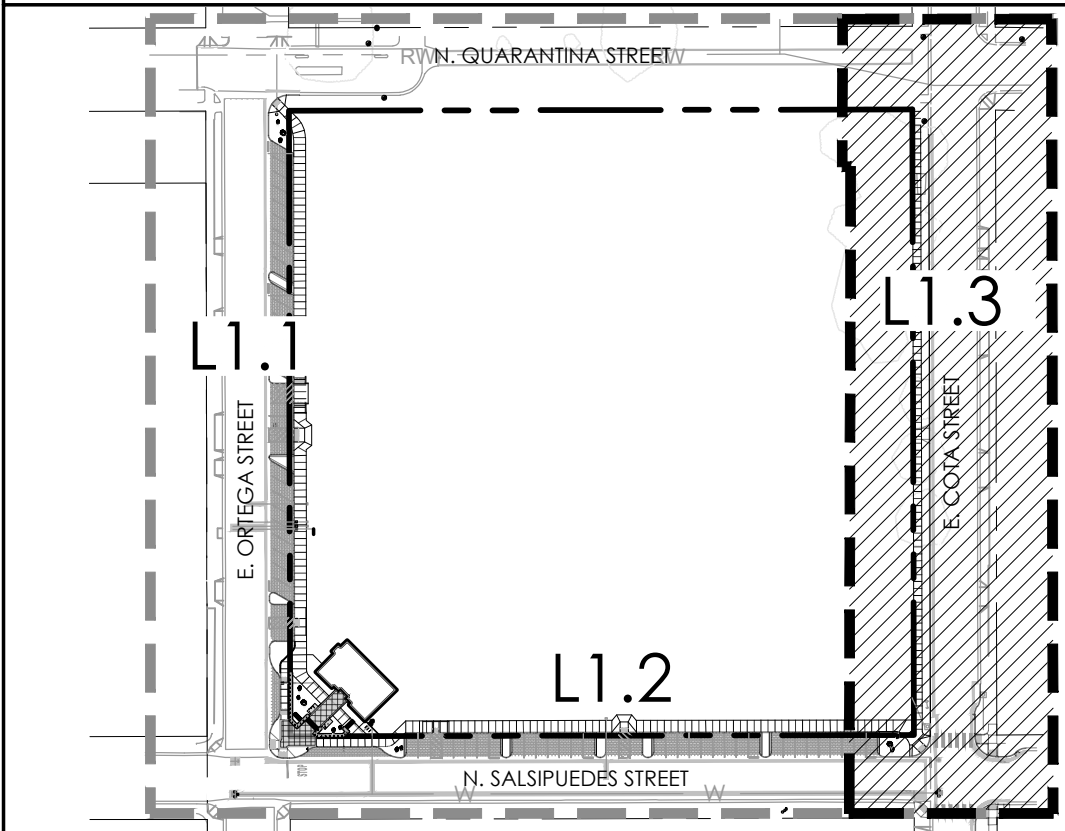
33/06/2020	
DATE	
0019-00678	
PBW. NO.	
-	L1.2
ID NO.	SHT. DES.
C-1-4879	
DWG. NO.	
14	OF 27

COTA STREET IMPROVEMENTS

1"=20'-0"

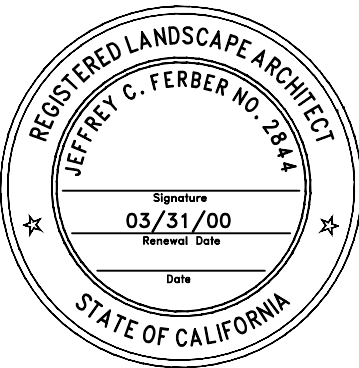


- NOTES:
- 1. SEE SHEET L1.0 FOR CONSTRUCTION NOTES, LEGENDS, AND SCHEDULE.
 - 2. REFER TO CIVIL PLANS FOR STRIPING, CURB RAMPS, STEPS, GRADING AND DRAINAGE.
 - 3. SEE SHEETS L3.0-3.4 FOR IRRIGATION.
 - 4. SEE SHEETS L4.0-4.4 FOR PLANTING.



KEY MAP

NTS



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

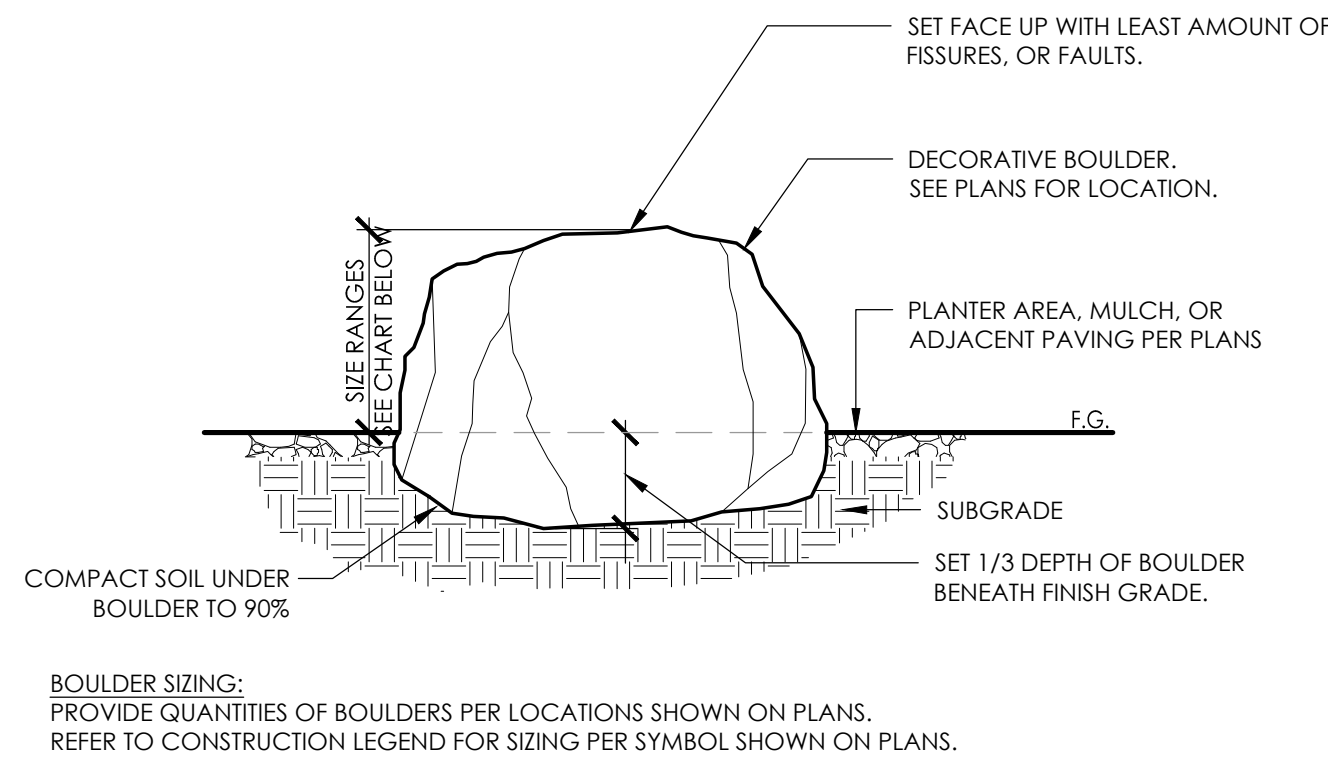
APPROVED:	DATE
CITY ENGINEER	DATE
ORIGINAL SIGNED	DATE

DESIGN	DRAWN	CHECKED
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NO.	DATE	APPROVED	REVISIONS
1			
2			
3			
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PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
CONSTRUCTION PLAN

03/06/2020	DATE
2019-00678	PBW. NO.
-	L1.3
BID NO.	SHT. DES.
C-1-4879	DWG. NO.
SHT. 15	OF 27

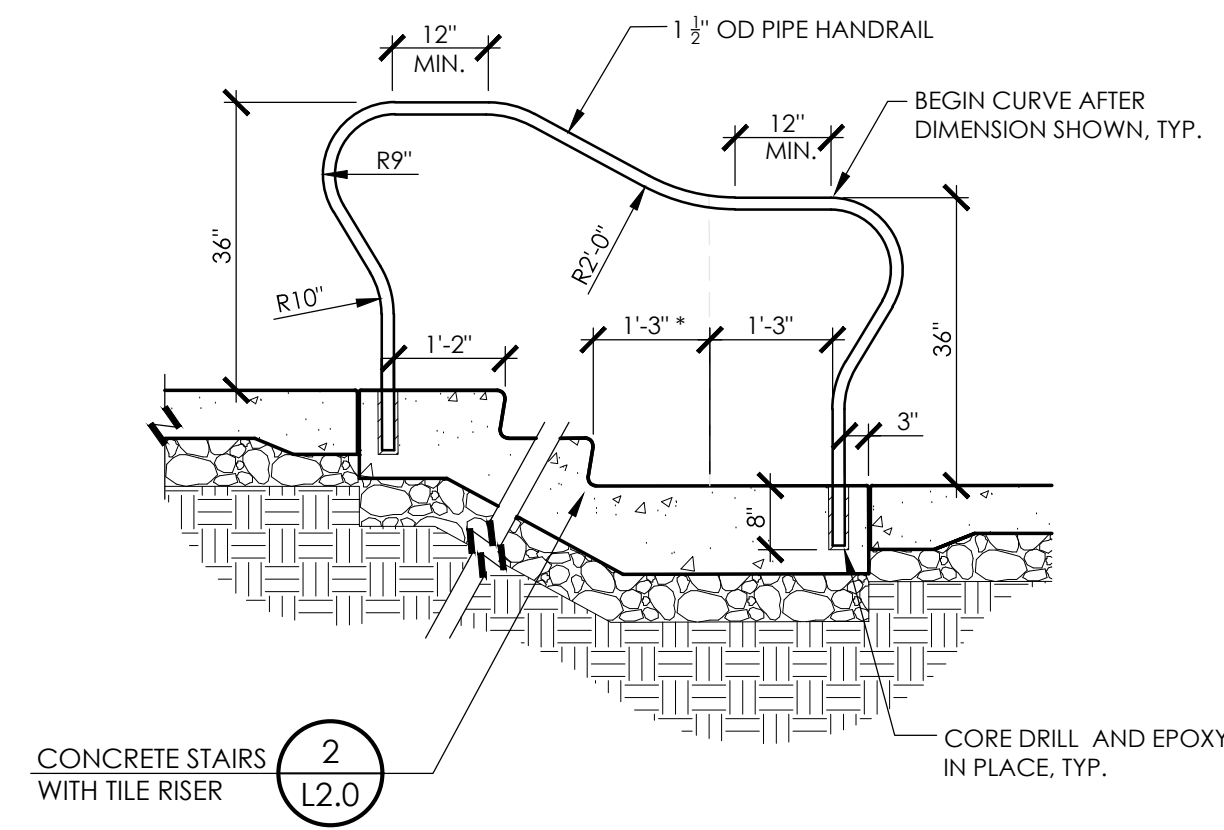


- NOTES:
1. FINAL PLACEMENT AND DEPTH SHALL BE DETERMINED IN FIELD UNDER DIRECTION OF OWNER AND/OR LANDSCAPE ARCHITECT.
 2. SEE CONSTRUCTION LEGEND FOR COLORS AND FINISHES.

6 LANDSCAPE BOULDER INSTALLATION

3/4" = 1'-0"

RRM-1144.01-08



- NOTES:
1. PROVIDE SMOOTH POLISHED WELDS BETWEEN ALL COMPONENTS SHOWN.
 2. *DIMENSION SHOWN SHALL NOT BE LESS THAN THE DISTANCE OF ONE TREAD WIDTH PER C.B.C.
 3. HANDRAIL HEIGHT SHALL BE CONSISTENT AS MEASURED AT EACH STAIR NOSING AND SHALL MATCH HEIGHT SHOWN.
 4. SEE CONSTRUCTION LEGEND FOR COLORS AND FINISHES.
 5. SUBMIT SHOP DRAWINGS FOR REVIEW.

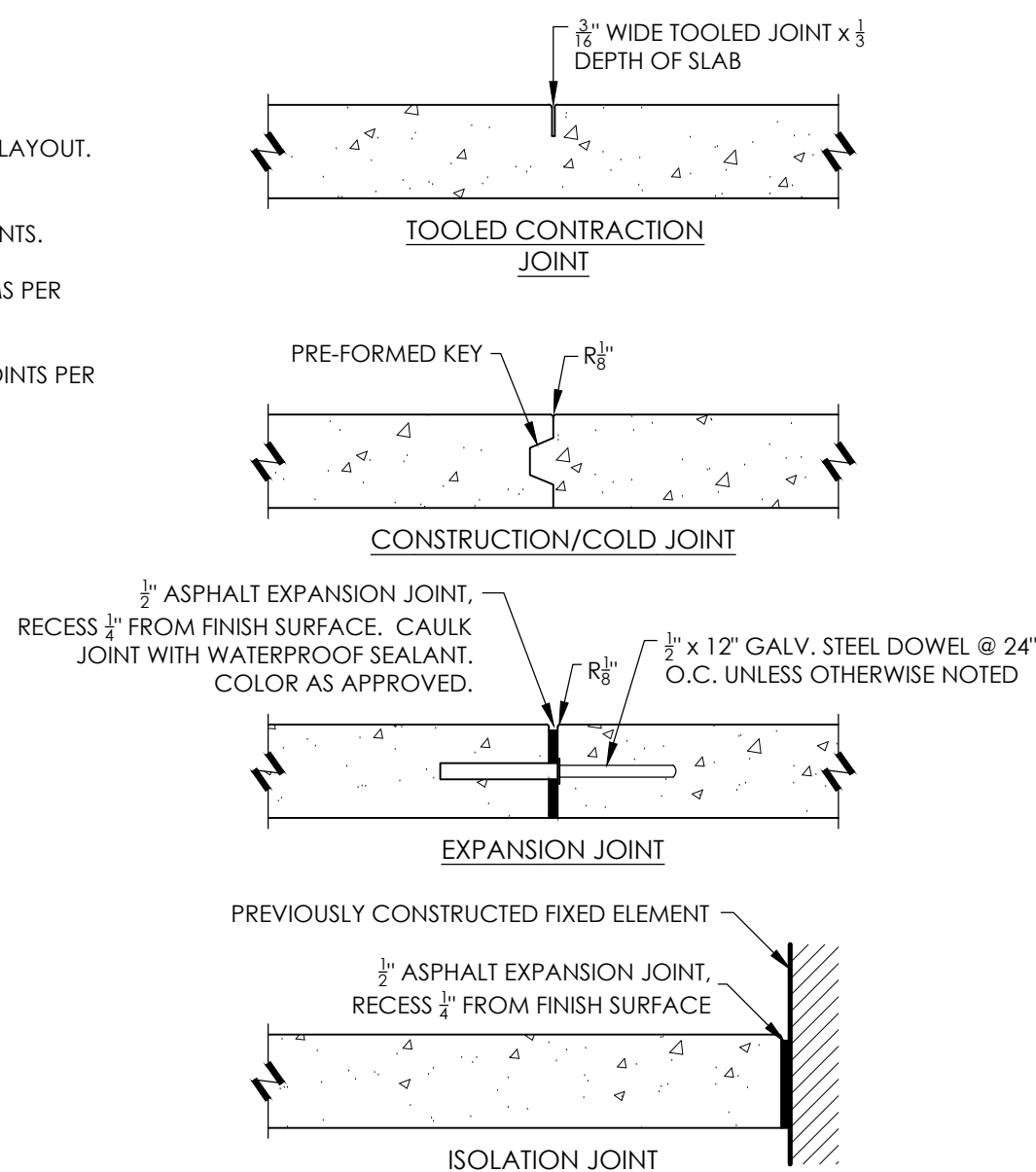
3 HANDRAIL AT CONCRETE STAIRS

1/2" = 1'-0"

RRM-1144.01-07

NOTES:

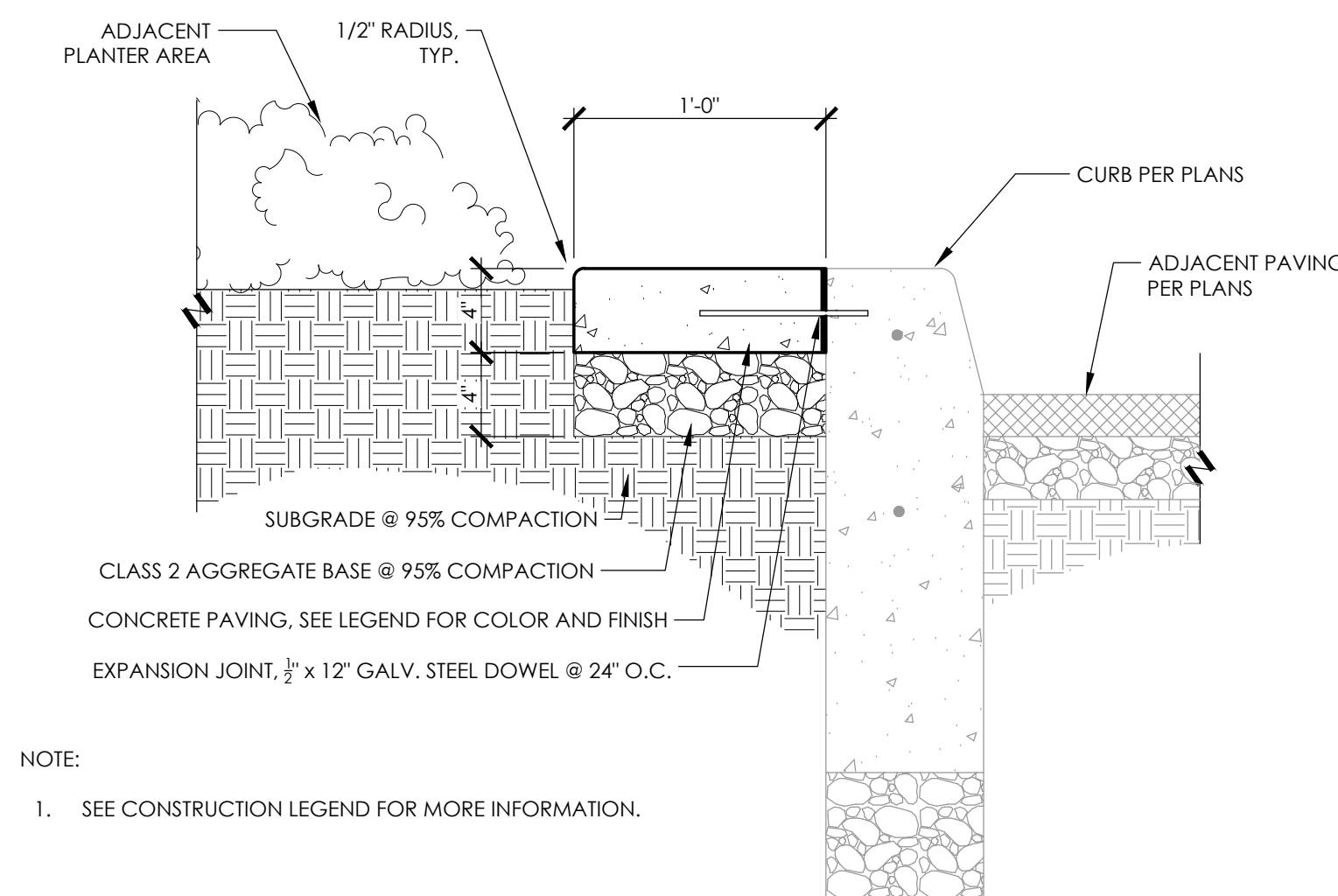
1. REFER TO PLANS FOR JOINT LOCATIONS/LAYOUT.
2. PROVIDE ISOLATION JOINT AGAINST ALL PREVIOUSLY CONSTRUCTED FIXED ELEMENTS.
3. INSTALL MANUFACTURED DOWEL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
4. SEAL ALL ISOLATION AND EXPANSION JOINTS PER MANUFACTURER'S INSTRUCTIONS.



8 CONCRETE JOINTS

1 1/2" = 1'-0"

RRM-1144.01-06

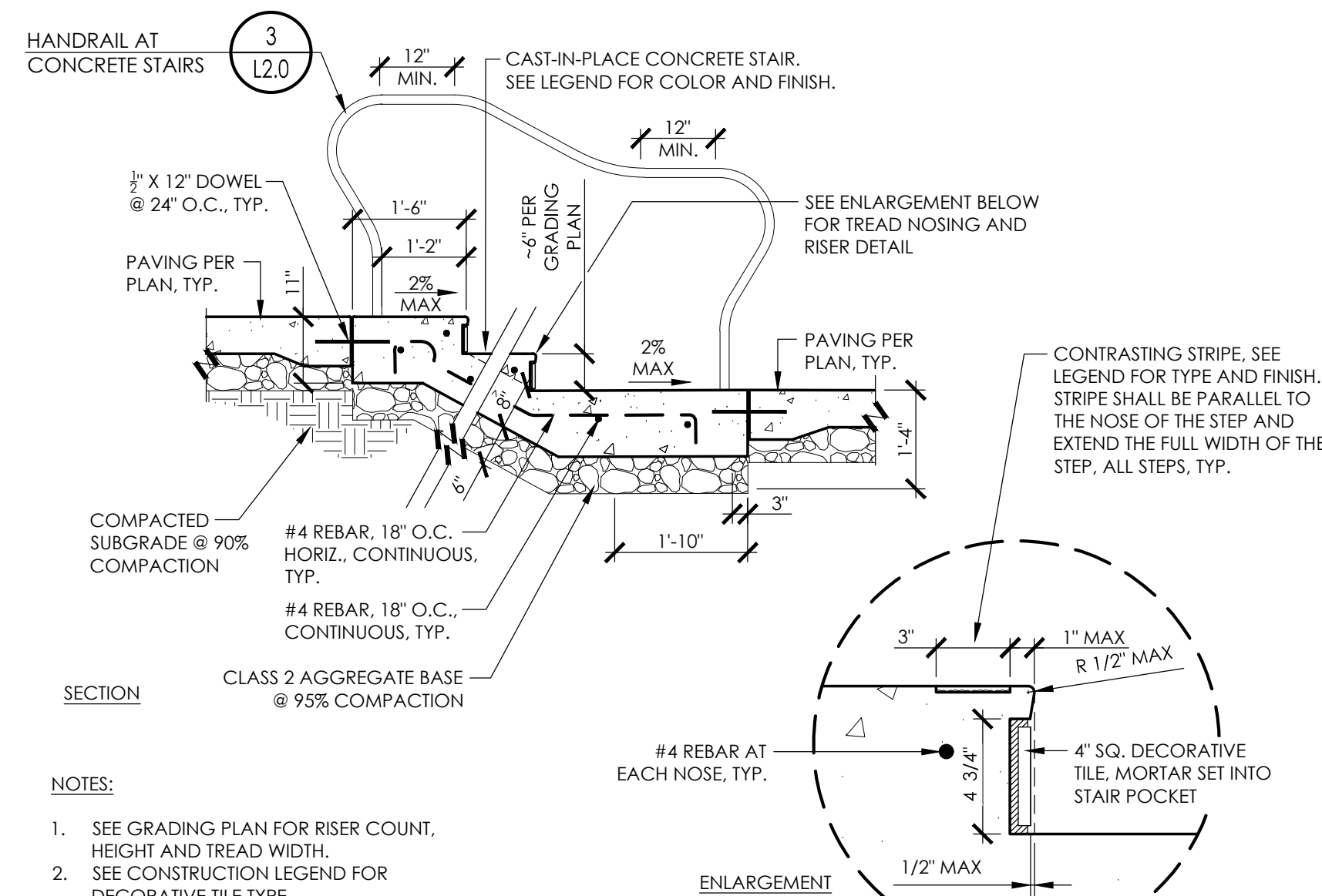


- NOTE:
1. SEE CONSTRUCTION LEGEND FOR MORE INFORMATION.

5 CONCRETE MAINTENANCE STRIP

1 1/2" = 1'-0"

RRM-1144.01-02

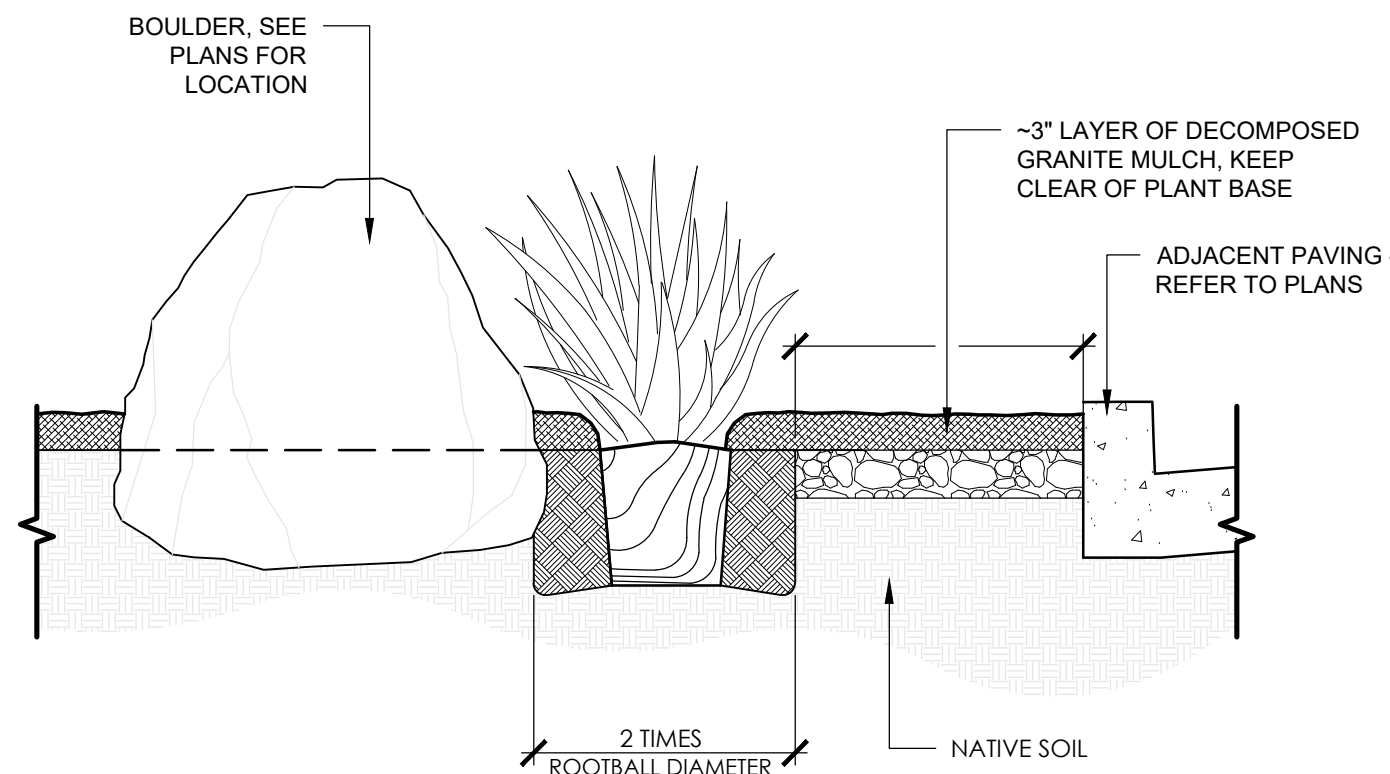


- NOTES:
1. SEE GRADING PLAN FOR RISER COUNT, HEIGHT AND TREAD WIDTH.
 2. SEE CONSTRUCTION LEGEND FOR DECORATIVE TILE TYPE.

2 CONCRETE STAIRS WITH TILE RISER

1/2" = 1'-0"

RRM-1144.01-05

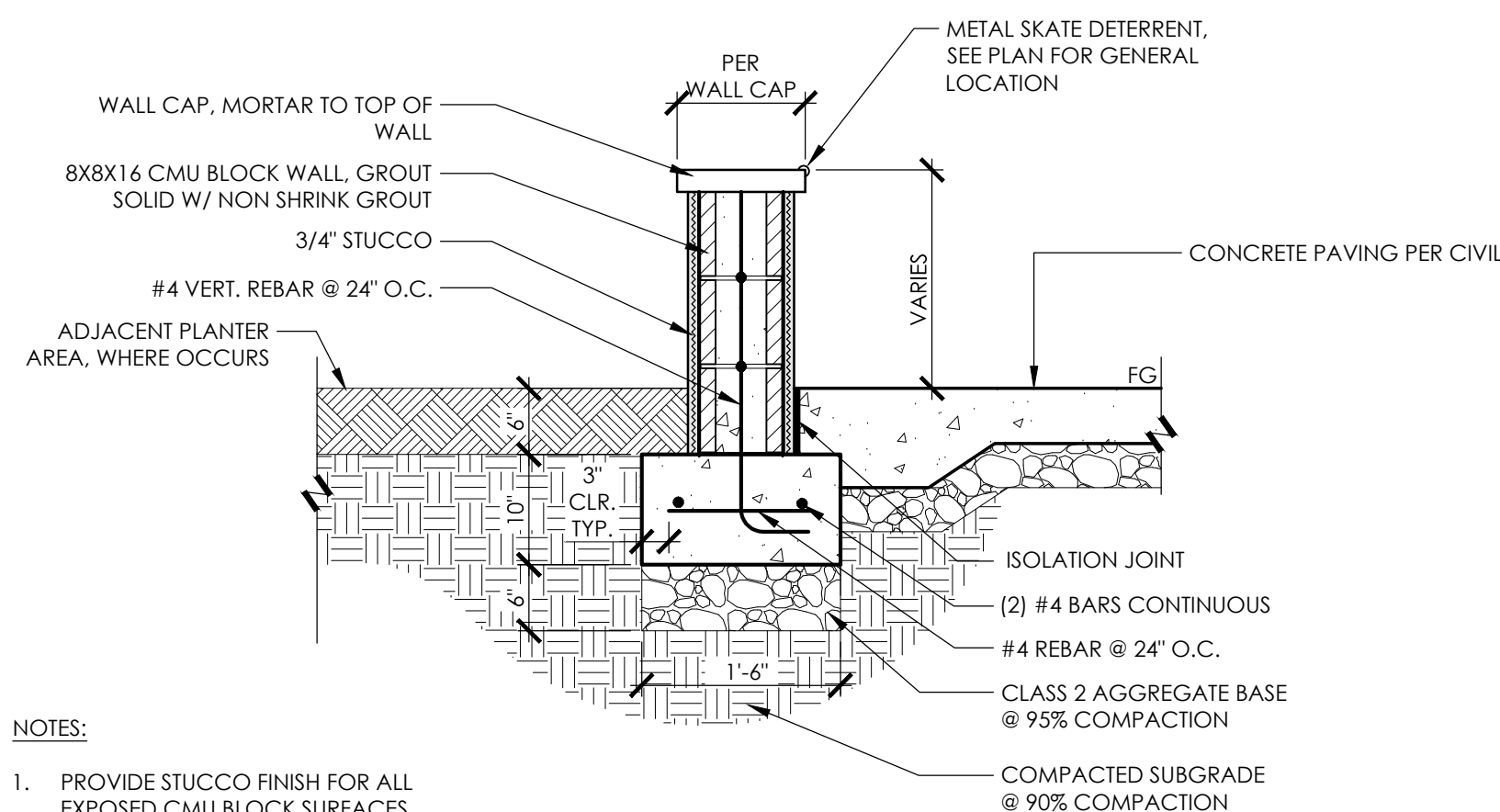


- NOTE:
1. SEE CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

7 DECOMPOSED GRANITE MULCH

3/4" = 1'-0"

DETAIL-FILE

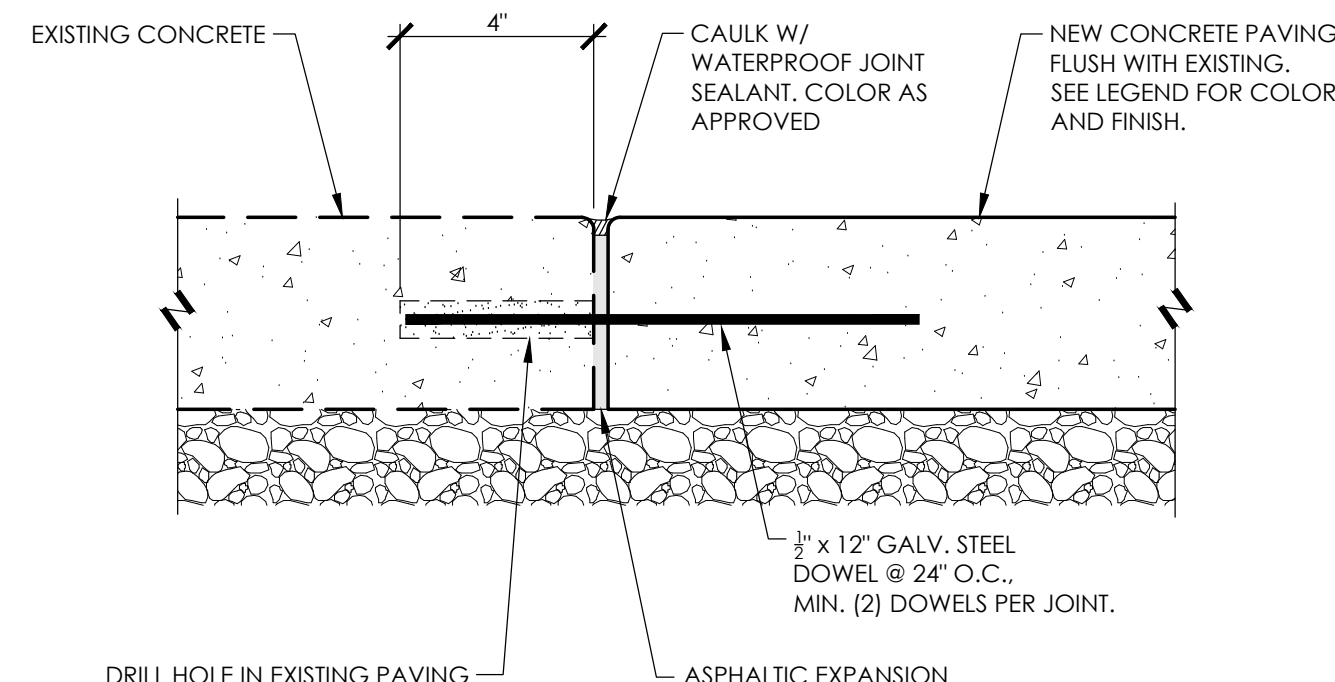


- NOTES:
1. PROVIDE STUCCO FINISH FOR ALL EXPOSED CMU BLOCK SURFACES.
 2. SEE CONSTRUCTION LEGEND FOR COLORS AND FINISHES.

4 SEAT WALL

3/4" = 1'-0"

RRM-1144.01-01



1 CONCRETE PAVING - NEW TO EXISTING

3" = 1'-0"

RRM-1144.01-04



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER _____
ORIGINAL SIGNED DATE _____

DESIGN _____
DRAWN _____
CHECKED _____

DATE	APPROVED	REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
CONSTRUCTION DETAILS

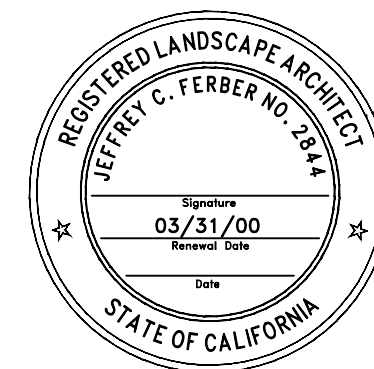
03/06/2020
DATE

2019-00678
PBW. NO.

- L2.0
BID NO. SHT. DES.

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DWG. NO.

SHT. 16 OF 27



WATER USE CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET						
This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package						
Reference Evapotranspiration (Eto)	40.6					
Hydzone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area
Regular Landscape Areas						
1- DT Shrubs	0.25	Drip	0.81	0.31	4103	1266.36
5- DT Trees	0.25	Bubbler	0.81	0.31	300	92.59
					Totals	1358.95
Special Landscape Areas						
				1	724	724
				1	0	0
				1	0	0
					Totals	724
						ETWU Total
						34208
						Maximum Allowed Water Allowance (MAWA)
						69159

Hydzone #/Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons Required)
E.G. 1.) front lawn 2.) low water use plantings 3.) medium water use planting	overhead spray or drip	0.75 for spray head 0.81 for drip	Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year.

*MAWA {Annual Gallons Allowed} = {Eto} [0.62] [(ETAF x LA)]+[(1-ETAF) x SLA]] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B / A

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) / (A+C)

IRRIGATION NOTES

- CONTRACTOR SHALL SLEEVE ALL LATERALS AND MAINLINES RUNNING UNDER PAVING.
- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE. ALL Q.C. VALVES ARE TO BE LOCATED 12" FROM SIDEWALKS, CURBS, ASPHALT & CONCRETE SURFACES.
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- CONTROLLERS ON SITE ARE EXISTING. CONTRACTOR SHALL CONNECT NEW VALVES TO EXISTING WIRING TO AUTOMATE NEW IRRIGATION SYSTEM.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE CITY REPRESENTATIVE.
- SPICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE.
- ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
- CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM FOLLOWING A PRECIPITATION TEST PER THE CITY. ADJUSTMENTS SHALL INCLUDE BUT WILL NOT BE LIMITED TO: HEAD RELOCATION, CHANGING NOZZLES, AND ADJUSTING ARC PATTERNS TO ATTAIN 65% EFFICIENT UNIFORMITY AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL SLEEVE ALL PIPE CROSSINGS UNDER HARDSCAPE. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF HARDSCAPE AT EDGE OF PLANTER TO INDICATE LOCATION OF SLEEVE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF HARDSCAPE, TYP.
- ALL NEW IRRIGATION BOXES, AND ADDITIONAL BOXES SHALL BE LOCATED IN PLANTING AREAS 18" MIN. AWAY FROM ADJACENT PAVING AND 5' MIN. AWAY FROM IMMEDIATE BUILDING ENTRIES. CONTRACTOR SHALL CONFIRM FINAL LOCATION WITH CITY REPRESENTATIVE PRIOR TO INSTALLATION.
- FOR ALL DRIP AREAS; CONTRACTOR TO INSTALL AIR RELIEF VALVES, OPERATION INDICATORS AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED: 1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. 2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES. 3. ALL ZONES SHALL PASS A COVERAGE TEST. 4. CONTROLLERS SHALL BE FULLY OPERATIONAL.
- IRRIGATION TO BE INSPECTED BY CITY CROSS-CONNECTION SPECIALIST BEFORE BEING BURIED. TAPE IDENTIFYING RECYCLED WATER LINES TO BE BURIED 6 IN-1 FT ABOVE THE WATERLINE. CITY CROSS-CONNECTION SPECIALIST TO PERFORM PRESSURE TEST ON IRRIGATION ONCE IT HAS BEEN INSTALLED. CITY CROSS-CONNECTION SPECIALIST TO PERFORM CROSS-CONNECTION TEST ON SYSTEM ONCE ALL PLUMBING FOR BOTH POTABLE AND IRRIGATION HAS BEEN COMPLETED.
- CONTRACTOR SHALL CONTACT WATER AGENCY FOR APPROPRIATE WATER PROTECTION NEAR EXISTING WELL. CONTRACTOR SHALL ALSO CONFIRM NEW WELL LOCATION IS NOT IN CONFLICT WITH EXISTING AND PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL FIVE (5) 'DO NOT DRINK' SIGNS IN PROJECT AREA. COORDINATE LOCATIONS WITH CITY REPRESENTATIVE. SEE DETAIL 3/L3.4 AND LANDSCAPE SPECIFICATION NOTES ON SHEET L/5.1 FOR MORE INFORMATION.
- CONTROLLER ON SITE IS EXISTING. CONTRACTOR SHALL CONNECT NEW VALVES TO EXISTING WIRING TO AUTOMATE NEW IRRIGATION SYSTEM. COORDINATE WITH CITY REPRESENTATIVE FOR CONNECTION TO CONTROLLER.
- CONTRACTOR SHALL RELOCATE EXISTING ROTORS, SPRAY HEADS AND SUPPLEMENTAL IRRIGATION EQUIPMENT FOR TURF AREAS WITHIN THE AREAS OF IMPROVEMENTS. CONTRACTOR SHALL CONFIRM NO OVERSPRAY OF IRRIGATION OCCURS ON HARDSCAPE AND SHALL SET IRRIGATION EQUIPMENT TO SPRAY NO MORE THAN 2' FROM EDGE OF BACK OF WALK.
- CONTRACTOR SHALL REQUEST AS-BUILT DRAWINGS PRIOR TO BID AND CONFIRM SCOPE OF IRRIGATION CONSTRUCTION. AS BUILTS ARE AVAILABLE THROUGH CITY PARK AND RECREATION DEPARTMENT. IF ANY ERRORS AND/OR ISSUES ARE FOUND, CONTRACTOR SHALL REPORT THIS TO CITY REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL REPLACE ANY BROKEN OR FAILING IRRIGATION EQUIPMENT IN KIND. IF EQUIPMENT IS FOUND TO BE INADEQUATE OR CAUSES OVERSPRAY, CONTRACTOR SHALL REPLACE OR ADJUST EQUIPMENT AS NEEDED TO PROVIDE ADEQUATE COVERAGE.
- CONTRACTOR SHALL ACCOUNT FOR A MINIMUM OF THE FOLLOWING MATERIALS TO COVER UNKNOWN SYSTEMS MODIFICATIONS:
24.1. 800 LINEAR FEET OF LATERAL LINE PIPE, MIN. 1-1/2"
24.2. 200 LINEAR FEET OF MAIN LINE PIPE, MIN. 2"
24.3. 4 HUNTER 1-20 ROTORS
24.4. 18 RAIN BIRD 1800 VAN
24.5. TRENCHING AND BACKFILL MATERIAL (AS REQ'D)
- ALL EQUIPMENT SHOWN SHALL BE RATED FOR RECYCLED WATER USE WITH APPROPRIATE PURPLE NONPOTABLE IDENTIFICATION.
- SEE ADDITIONAL SPECIFICATION NOTES ON SHEET L5.1.

MWEL0 COMPLIANCE NOTES

THE PROJECT PROVIDES A WEATHER-BASED IRRIGATION CONTROLLER WITH A WEATHER STATION/MODULE ALLOWING AUTOMATIC ADJUSTMENTS BASED ON CHANGES IN THE WEATHER AND RAIN SHUTOFF CAPABILITY.

ALL AREAS LESS THAN EIGHT FEET WIDE ARE IRRIGATED ONLY WITH BUBBLERS OR DRIP IRRIGATION.

DRIP IRRIGATION IS PROPOSED ON AT LEAST 25% OF THE LANDSCAPED AREA (4,403 SF TOTAL).

- DRIP AREAS = 4,104 SF (95%)
- TREE BUBBLERS = 300 SF (5%)

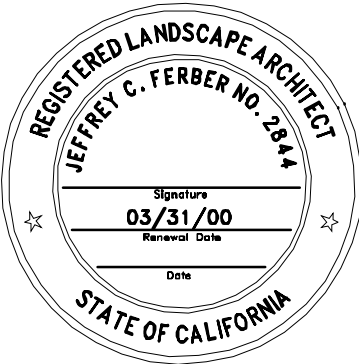
CHECK VALVES (IN-LINE OR INTEGRATED) ARE NOT REQUIRED FOR THIS PROJECT DUE TO THE RELATIVELY LEVEL GRADE CHANGE THROUGHOUT THE PROJECT.

PROJECT PROVIDES A DEDICATED PRESSURE REDUCING VALVE ON THE IRRIGATION MAINLINE TO BRING OPERATING PRESSURE DOWN TO PROPER DESIGN RANGES FOR DRIP AND BUBBLER SYSTEMS.

SEE SHEET L4.0 FOR LANDSCAPE COMPLIANCE REQUIREMENTS CHECKLIST.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD 1806-U-SAM-NP U15 SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	7/L3.3
	RAIN BIRD RWS-B-C-P-SOCK (TWO PER TREE) ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, CHECK VALVE, PURPLE GRATE, AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	8/L3.3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER I-20-06-SS-PRB-R TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE. WITH RECLAIMED WATER PURPLE ID.	7/L3.3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING	1/L3.4
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT 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.	1/L3.4
	AREA TO RECEIVE DRIPLINE TORO RGP-412-NP SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 1.00 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. PURPLE TUBING FOR EFFLUENT WATER USE.	1/L3.4
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB-PRS-D-NP-HAN 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE, AND PURPLE FLOW HANDLE FOR NON-POTABLE WATER USE.	4/L3.3
	RAIN BIRD PESBR-PRS-D 1", 1-1/2", AND 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	2/L3.3
	QUICK COUPLER VALVE SIGNATURE-7644 QUICK COUPLING VALVE WITH LAVENDER NON-LOCKING COVER, 1" NPT, "RECLAIMED WATER - DO NOT DRINK"; IN ENGLISH AND SPANISH.	9/L3.3
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	1/L3.3
	BUCKNER-SUPERIOR 3100 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. AVAILABLE IN 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" AND 3".	3/L3.3
	CONTROLLER EXISTING SITE CONTROLLER.	-
	TORO TFS 1/2", 3/4", 1", 1-1/2", 2", 3", AND 4" PLASTIC TEE SIZES. EFFECTIVE FLOW MONITORING, EVEN IN FLOWS LESS THAN 5 GPM. COMPATIBLE WITH TORO AND COMPETITIVE CONTROLLERS. IMPELLER-BASED, PVC DESIGN.	6/L3.3
	WATER METER 3" EXISTING RECYCLED WATER METER	-
———— IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP		2/L3.4
—— — IRRIGATION MAINLINE: PVC SCHEDULE 80-NP		2/L3.4
===== PIPE SLEEVE: PVC SCHEDULE 80		2/L3.4
Valve Callout # = Valve Number # = Valve Flow # = Valve Size		2/L3.4





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DATE _____

REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
IRRIGATION LEGEND AND NOTES

03/06/2020
DATE

2019-00678
PBW. NO.

- L3.0
BID NO. SHT. DES.

C-1-4879
DWG. NO.

SHT. 17 OF 27

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DATE _____
APPROVED _____
REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
IRRIGATION PLAN

03/06/2020
DATE

2019-00678
PBW. NO.

- L3.1
BID NO. SHT. DES.

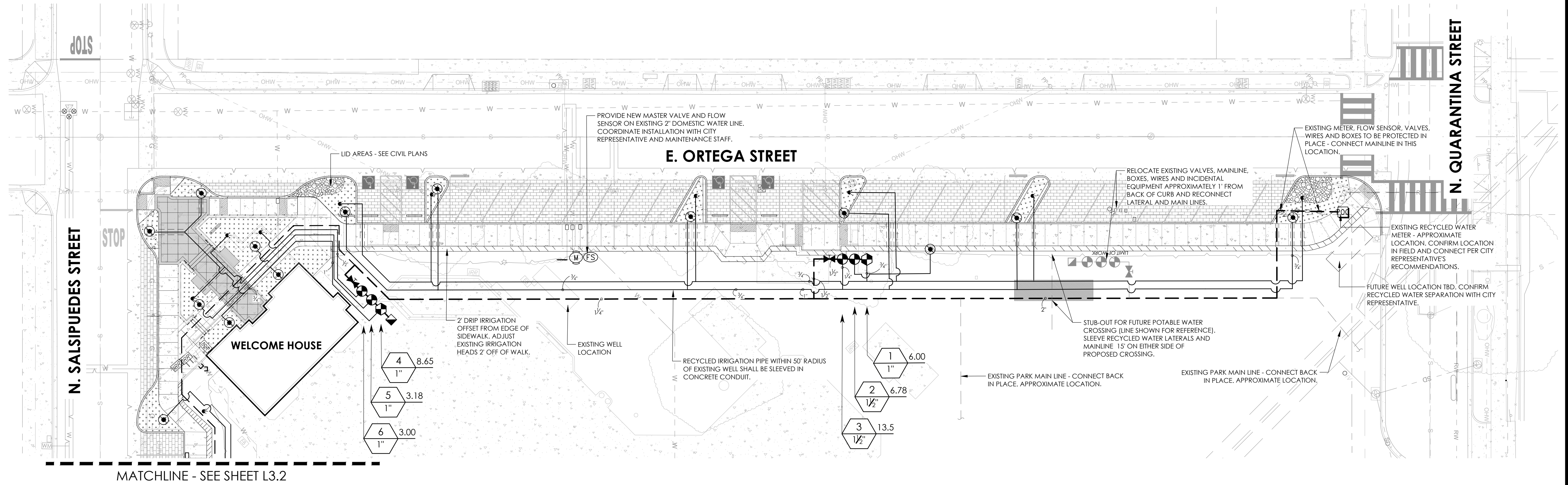
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SHT. 18 OF 27

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EAST ORTEGA STREET IMPROVEMENTS

1"=20'-0"



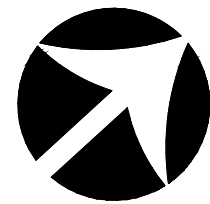
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD RWS-B-C-P-SOCK (TWO PER TREE)

SYMBOL	MANUFACTURER/MODEL
	PIPE TRANSITION POINT
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT
	AREA TO RECEIVE DRIPLINE TORO RGP-412-NP

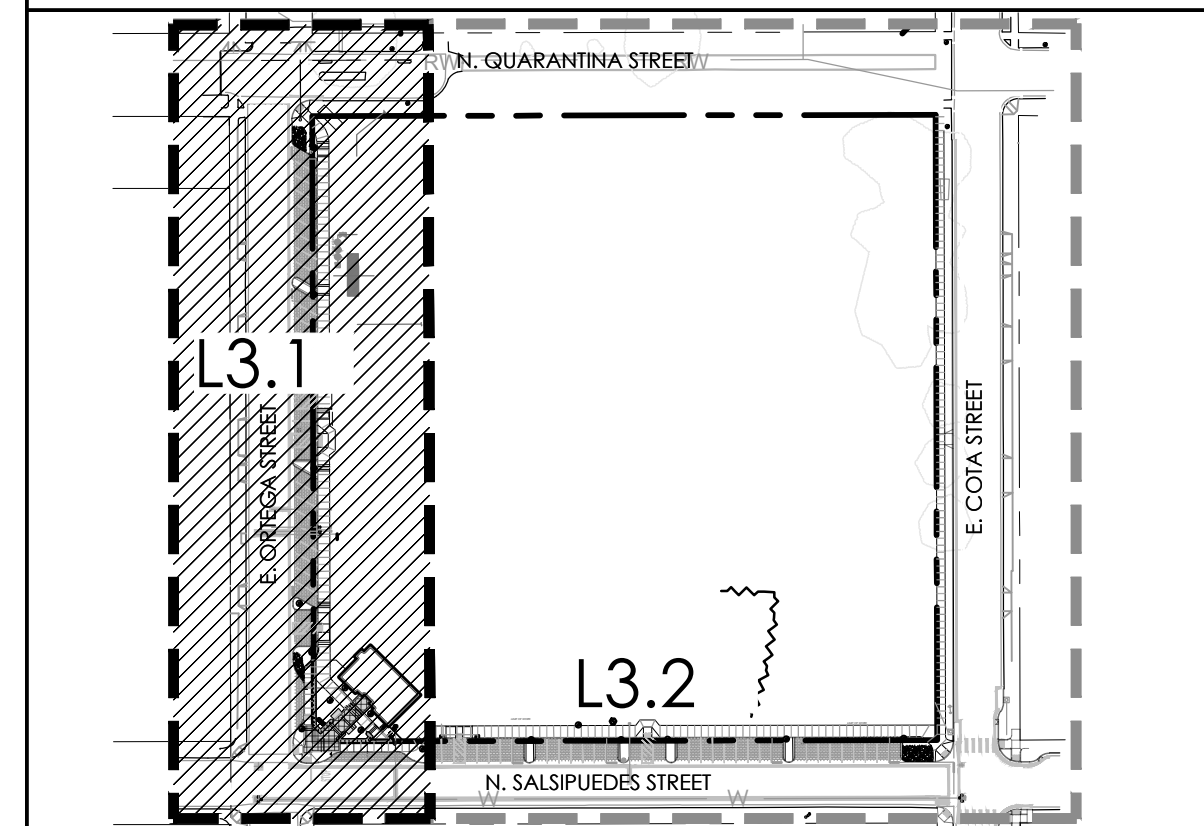
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PEB-PRS-D-NP-HAN
	RAIN BIRD PESBR-PRS-D
	QUICK COUPLER VALVE
	MATCO-NORCA 759
	BUCKNER-SUPERIOR 3100 2"
	CONTROLLER
	TORO TFS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	IRRIGATION MAINLINE: PVC SCHEDULE 80-NP
	PIPE SLEEVE: PVC SCHEDULE 80

Valve Callout	
	Valve Number
	Valve Flow
	Valve Size



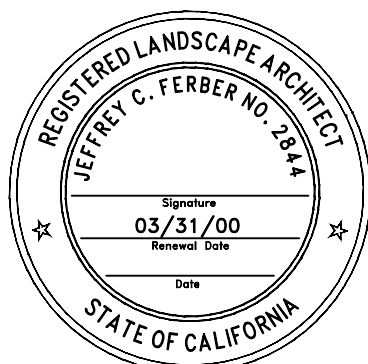
0 10' 20' 40'
SCALE: 1" = 20'

NOTES:
1. REFER TO CIVIL PLANS FOR STRIPING, CURB RAMPS, STEPS AND GRADING AND DRAINAGE.
2. SEE SHEET L-1.01 - L-1.04 FOR CONSTRUCTION PLANS, DETAILS, AND NOTES.
3. SEE SHEETS L-3.0 - 3.04 FOR PLANTING LAYOUT, NOTES, AND DETAILS.
4. SEE ELECTRICAL PLANS FOR ALL LIGHTING AND LOCATIONS.



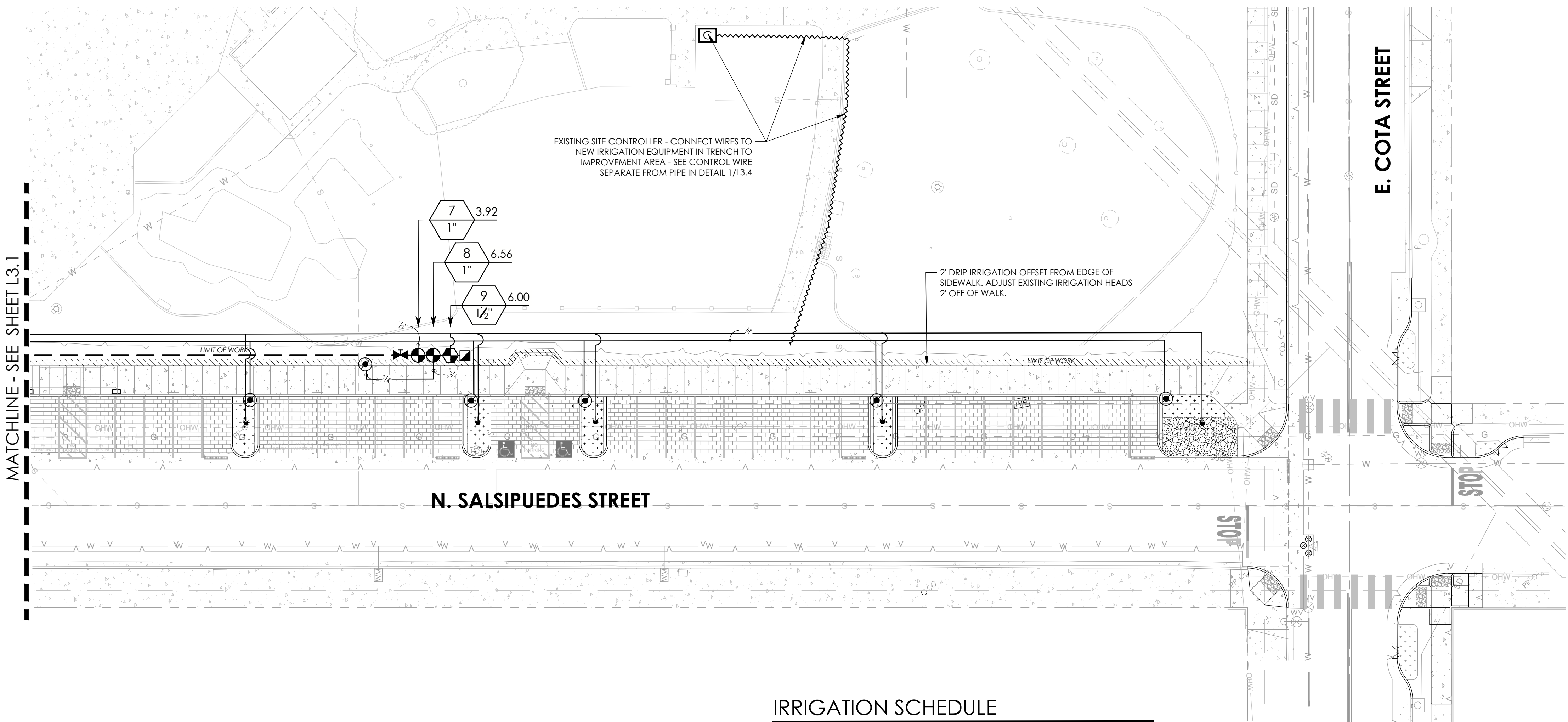
KEY MAP

NTS



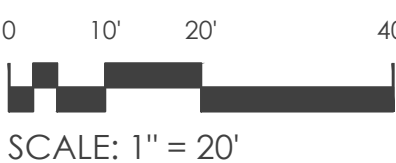
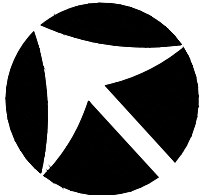
NORTH SALSIPUEDES STREET IMPROVEMENTS

1"=20'-0"

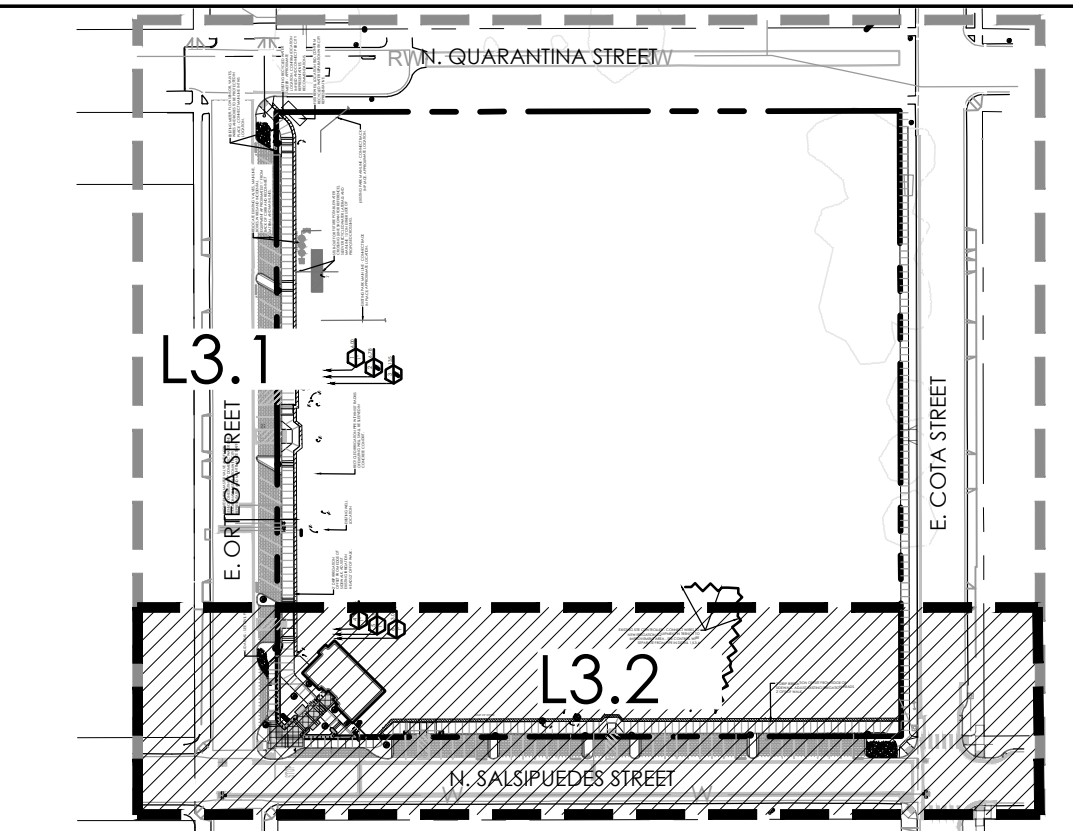


IRRIGATION SCHEDULE

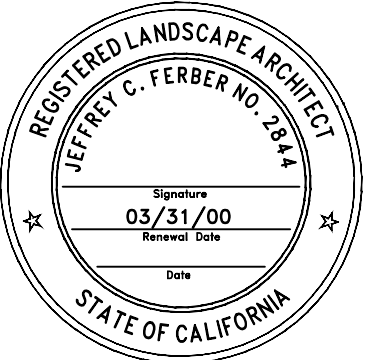
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD RWS-B-C-P-SOCK (TWO PER TREE)
	RAIN BIRD PCT
	RAIN BIRD PEB-PRS-D-NP-HAN
	RAIN BIRD PESBR-PRS-D
	QUICK COUPLER VALVE
	MATCO-NORCA 759
	BUCKNER-SUPERIOR 3100 2"
	CONTROLLER
	TORO TFS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	IRRIGATION MAINLINE: PVC SCHEDULE 80-NP
	PIPE SLEEVE: PVC SCHEDULE 80
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size



- NOTES:
1. REFER TO CIVIL PLANS FOR STRIPING, CURB RAMPS, STEPS AND GRADING AND DRAINAGE.
 2. SEE SHEET L-1.01 - L-1.04 FOR CONSTRUCTION PLANS, DETAILS, AND NOTES.
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 4. SEE ELECTRICAL PLANS FOR ALL LIGHTING AND LOCATIONS.
 5. SEE ELECTRICAL PLANS FOR ALL LIGHTING AND LOCATIONS.



KEY MAP



PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
IRRIGATION PLAN

03/06/2020
DATE

2019-00678
PBW. NO.

- L3.2
BID NO. SHIT. DES.

C-1-4879
DWG. NO.

SHT. 19 OF 27

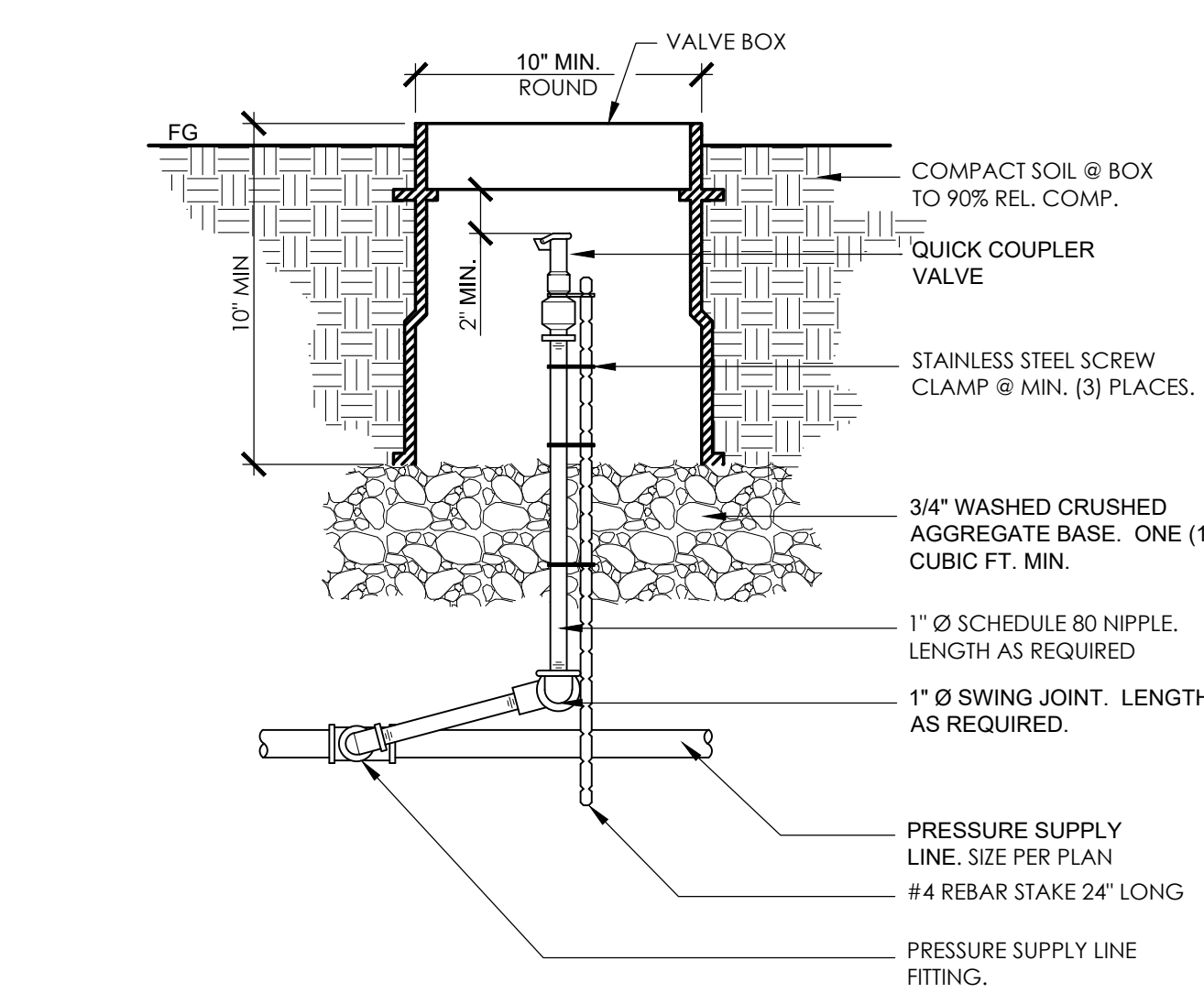
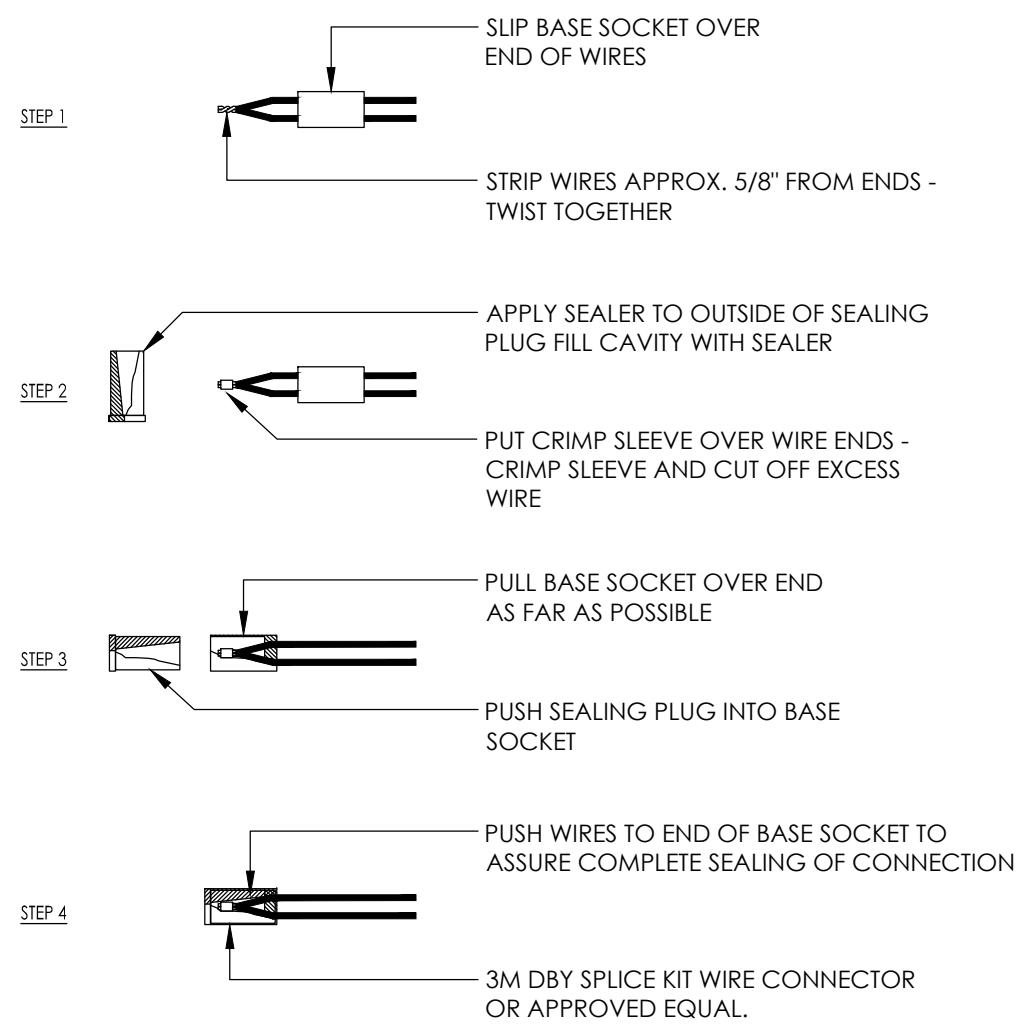
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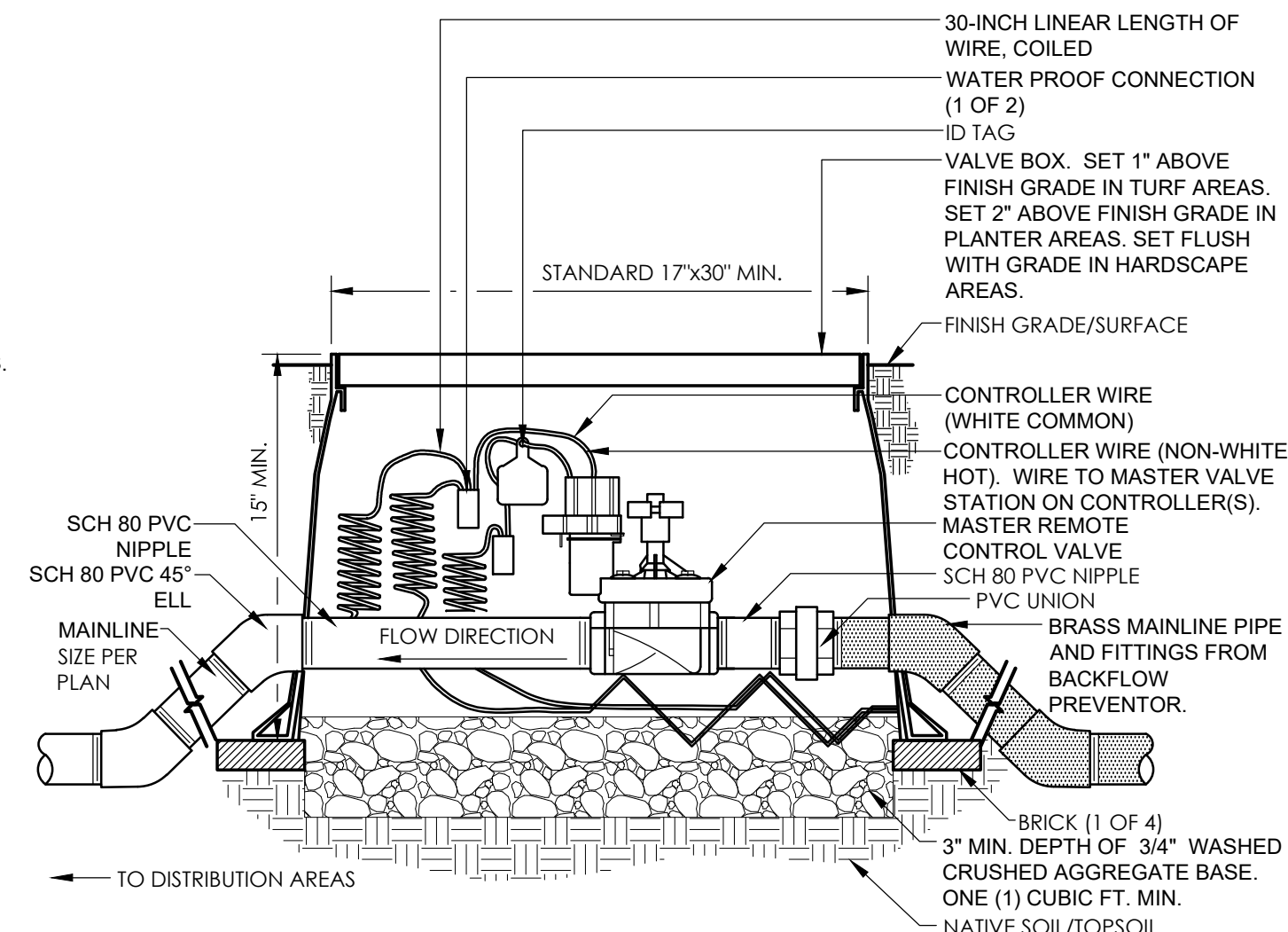
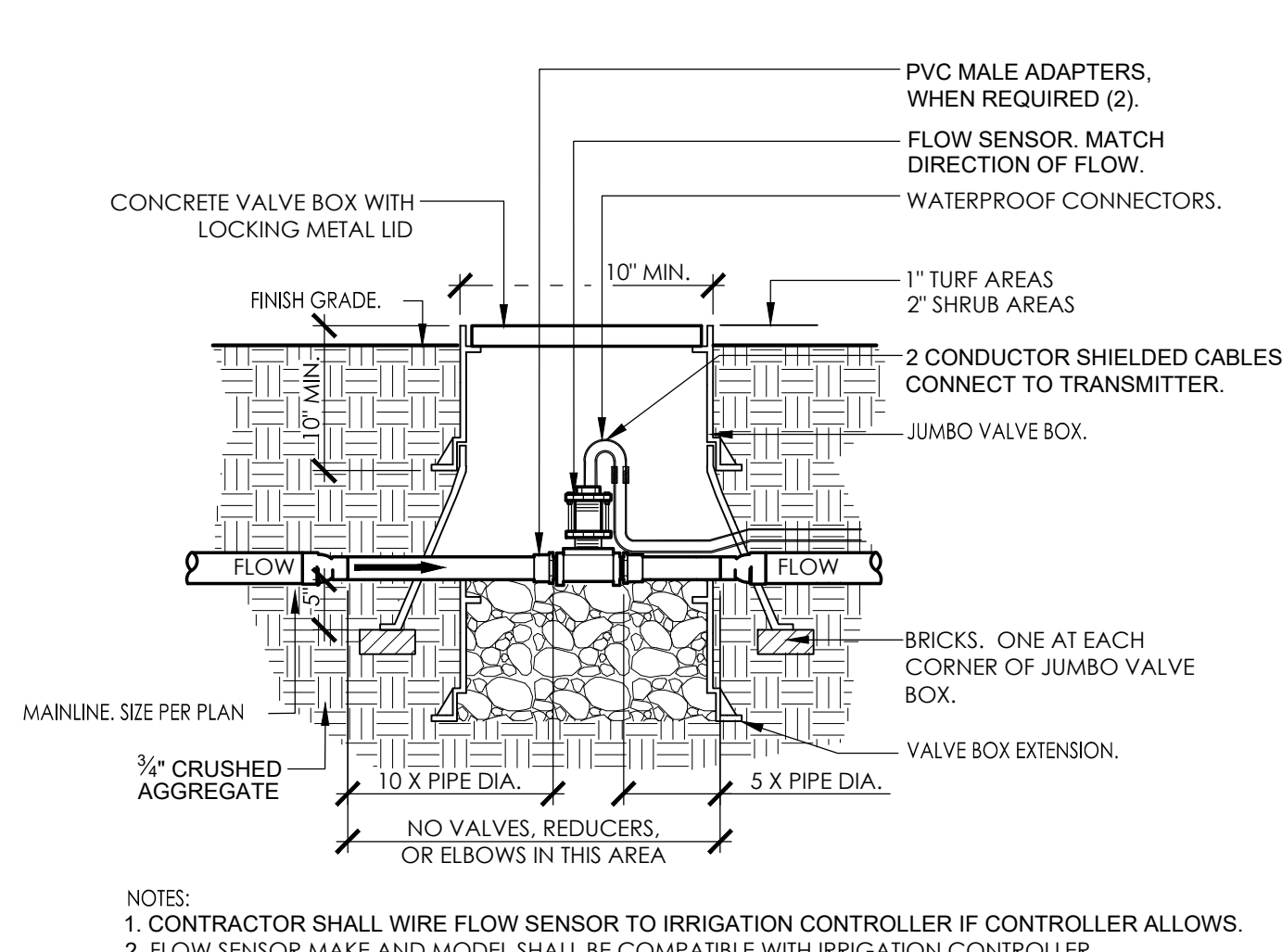
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APPROVED _____

NO.	REVISIONS



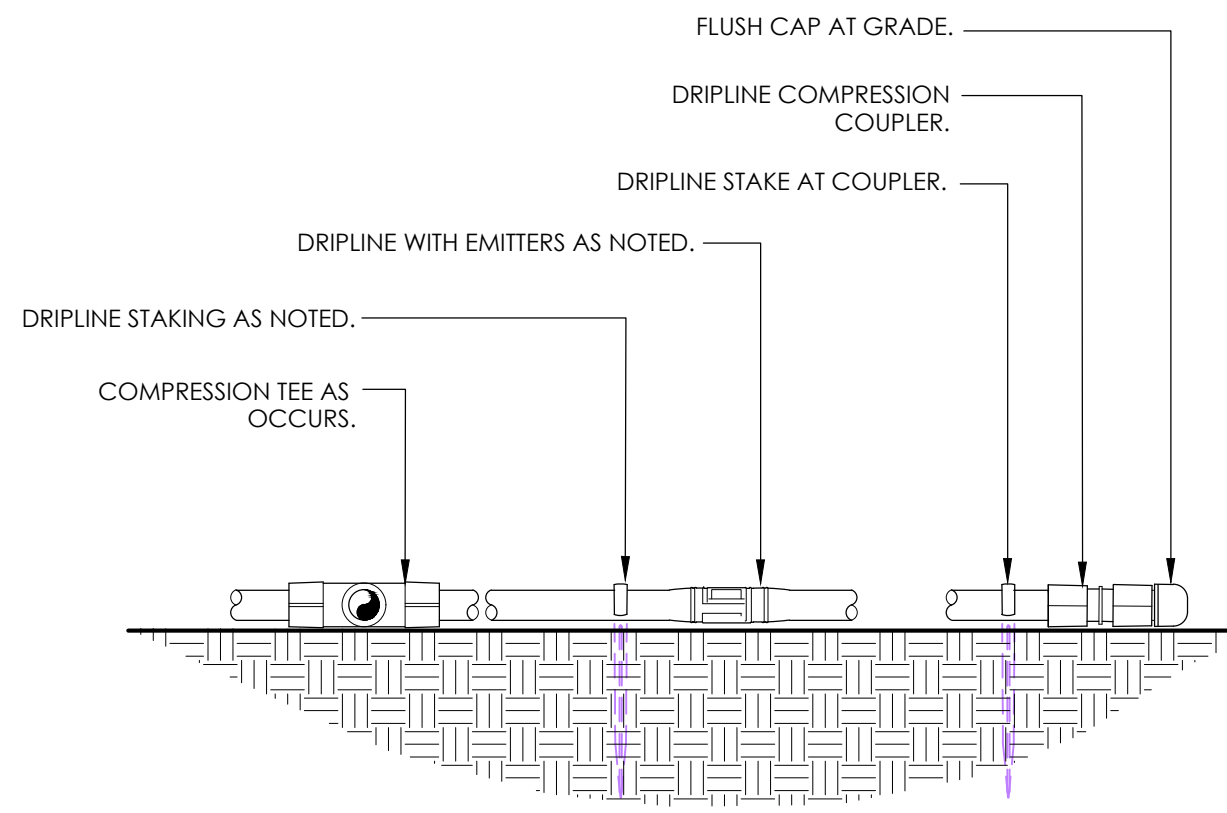
NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.



12 WIRING CONNECTIONS

1 1/2" = 1'-0"

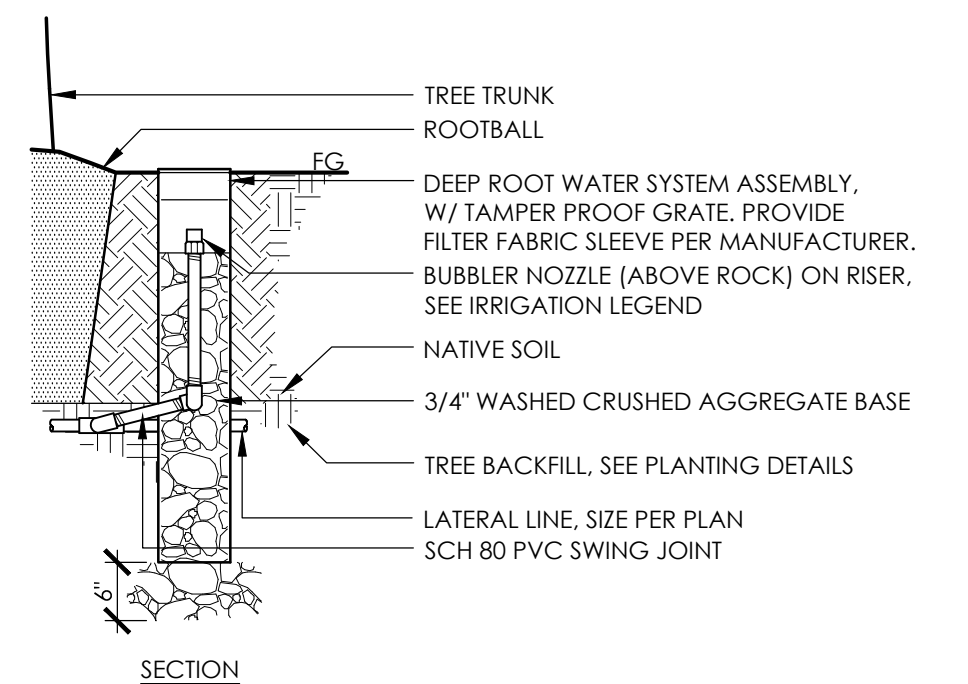
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9 QUICK COUPLER

1 1/2" = 1'-0"

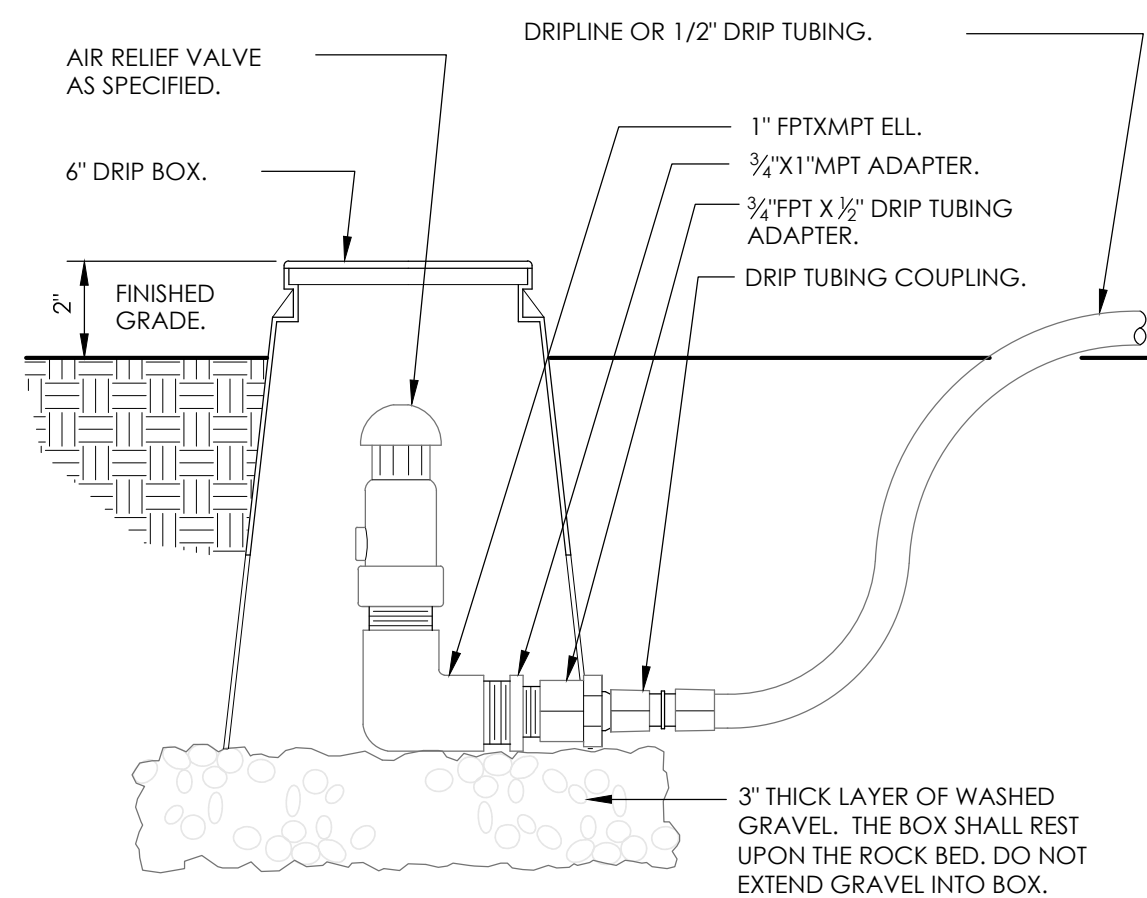
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11 DRIPLINE FLUSH VALVE AT GRADE

3" = 1'-0"

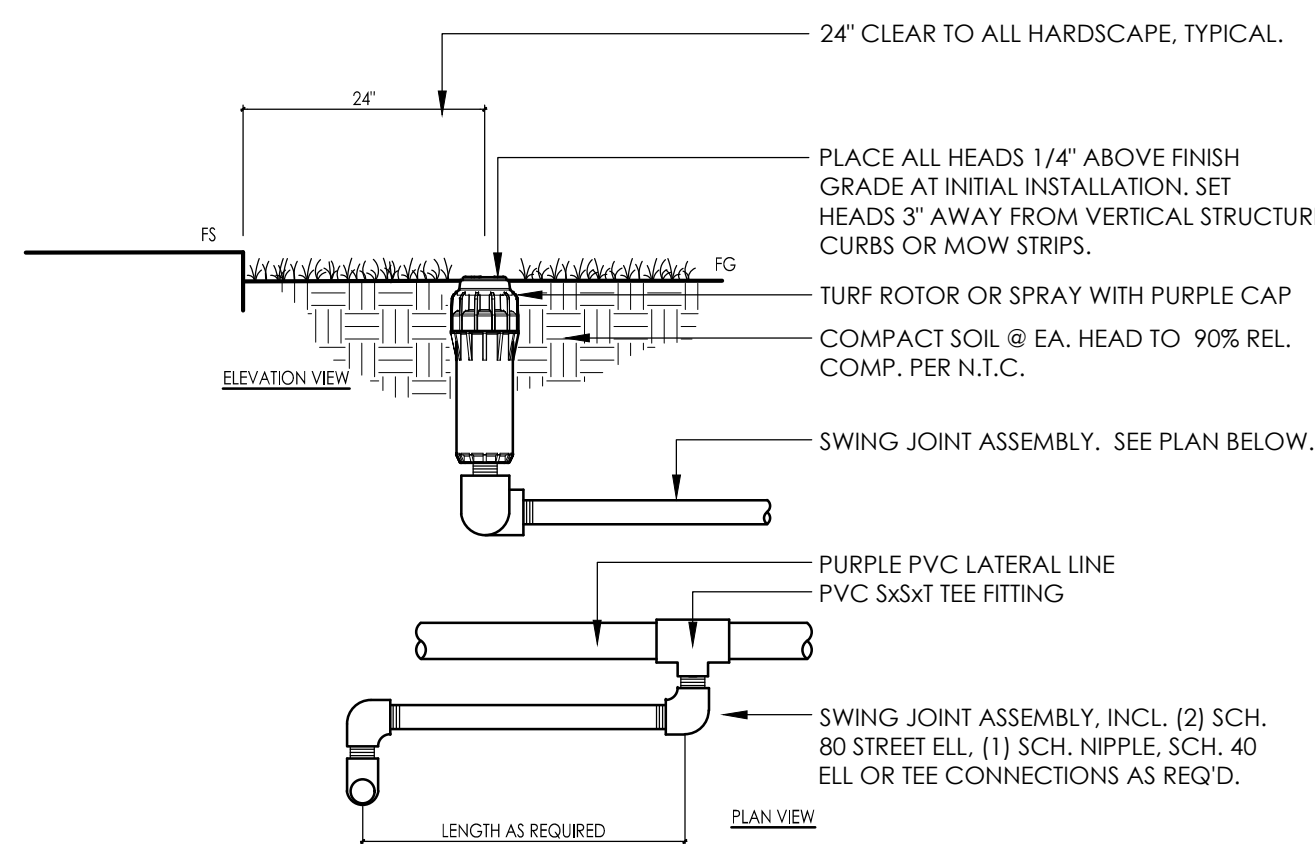
328413.49-26



8 DEEP ROOT TREE BUBBLER

3/4" = 1'-0"

328415.01



NOTES:
1. ALL PIPE THREADS ON SWING JOINT SHALL BE COATED WITH RECTORSAL T PLUS 2 TEFLON PIPE COMPOUND OR APPROVED EQUAL BEFORE ASSEMBLY. DO NOT USE PIPE COMPOUND AND TAPE ON SWING JOINT THREADS. TIGHTEN THREADS UNTIL MODERATELY SNUG. DO NOT OVERTIGHTEN THREADS.
2. SIZE THE SWING JOINT USING THE FOLLOWING CRITERIA:
• USE A 3/4" SIZE FOR A ROTOR WITH FLOWS LESS THAN 8 GPM.
• USE A 1" SIZE FOR A ROTOR WITH FLOWS BETWEEN 8 - 11 GPM.
• USE A 1 1/2" SIZE FOR A ROTOR WITH FLOWS GREATER THAN 11 GPM.

10 DRIP AIR RELIEF VALVE IN BOX

3" = 1'-0"

328413.53-03

7 POP-UP ROTOR (RECLAIMED WATER)

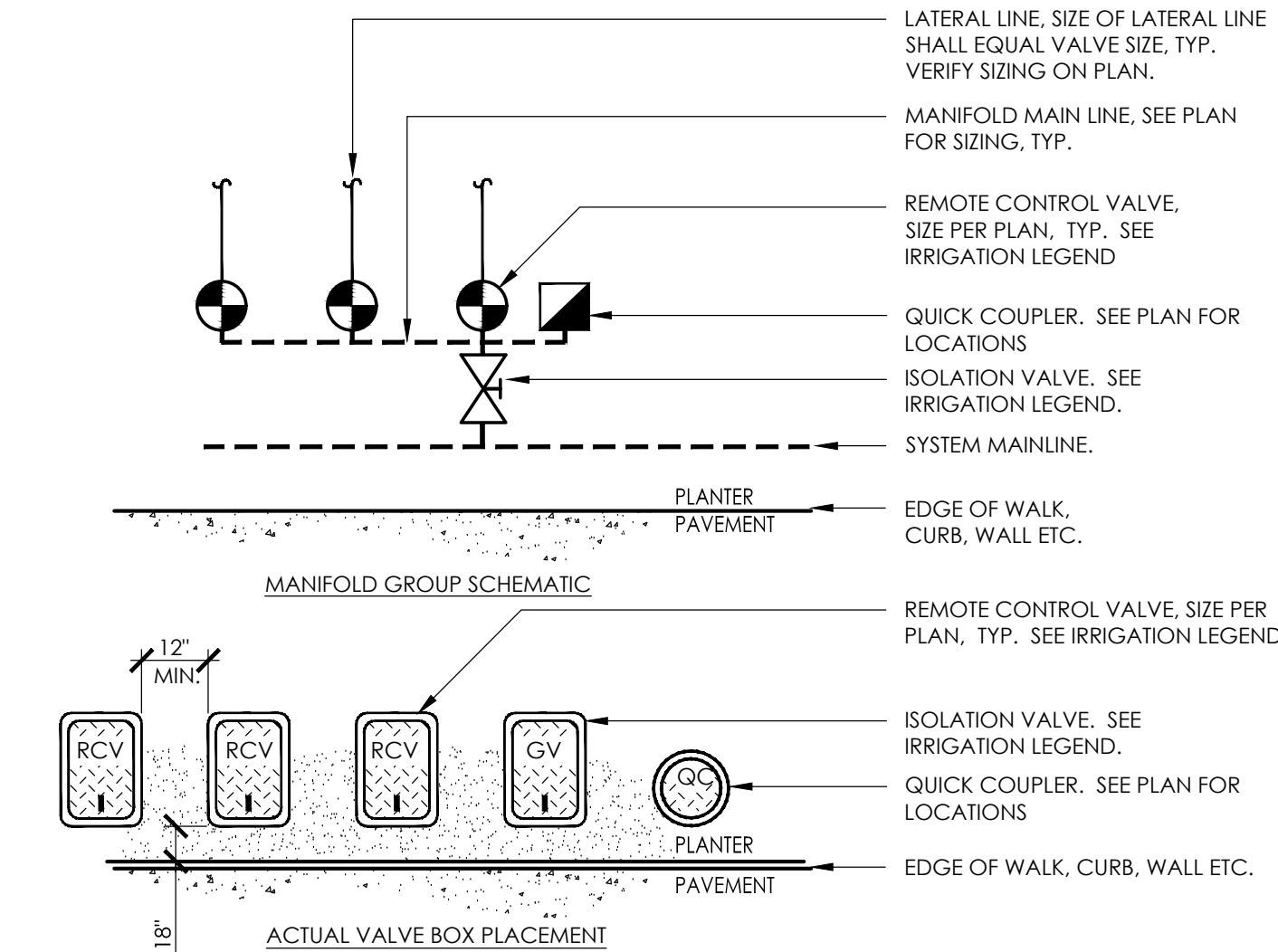
1 1/2" = 1'-0"

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6 FLOW SENSOR

3/4" = 1'-0"

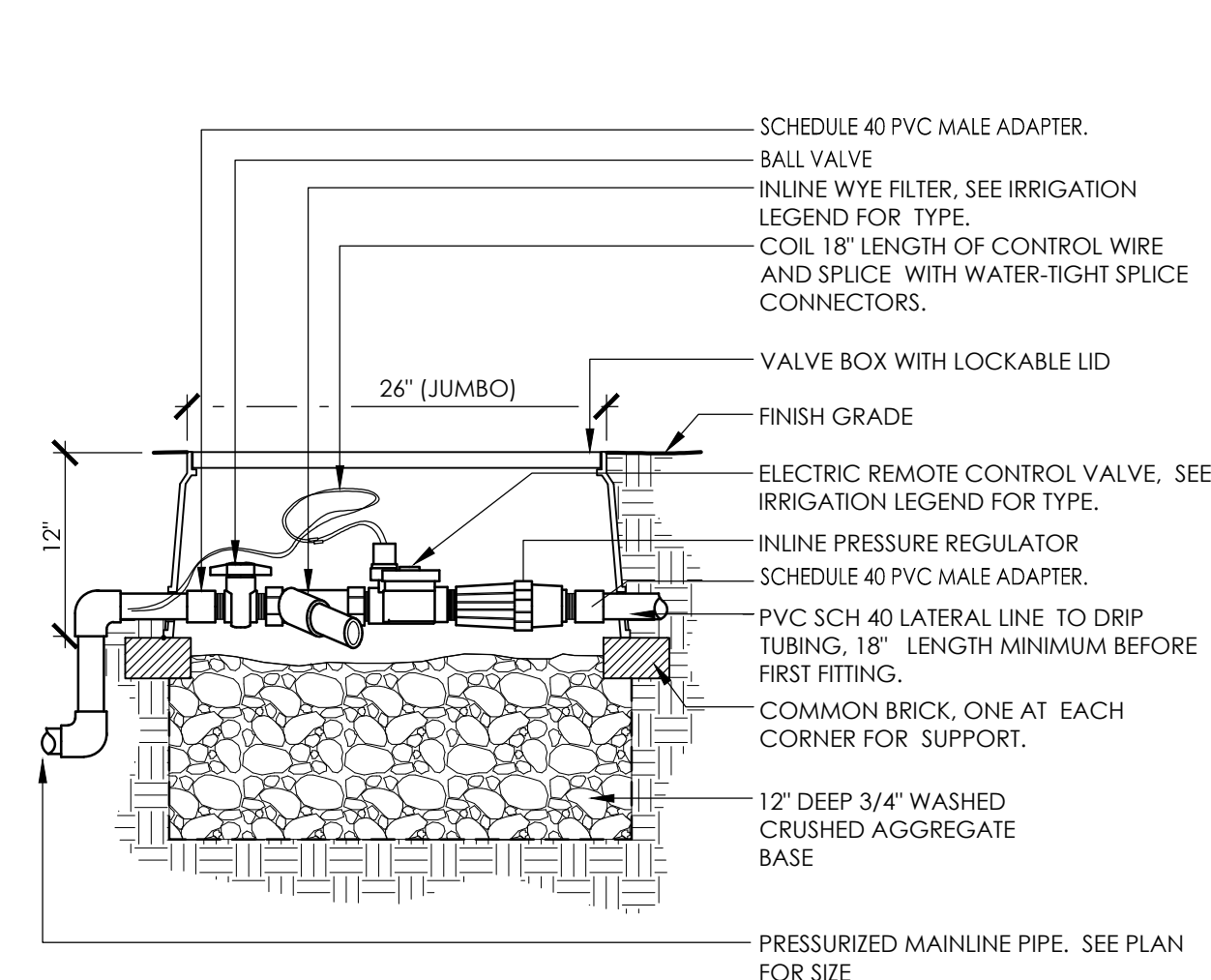
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5 VALVE BOX LAYOUT IN PLANTERS

3/8" = 1'-0"

328490.01



4 DRIP ZONE CONTROL VALVE

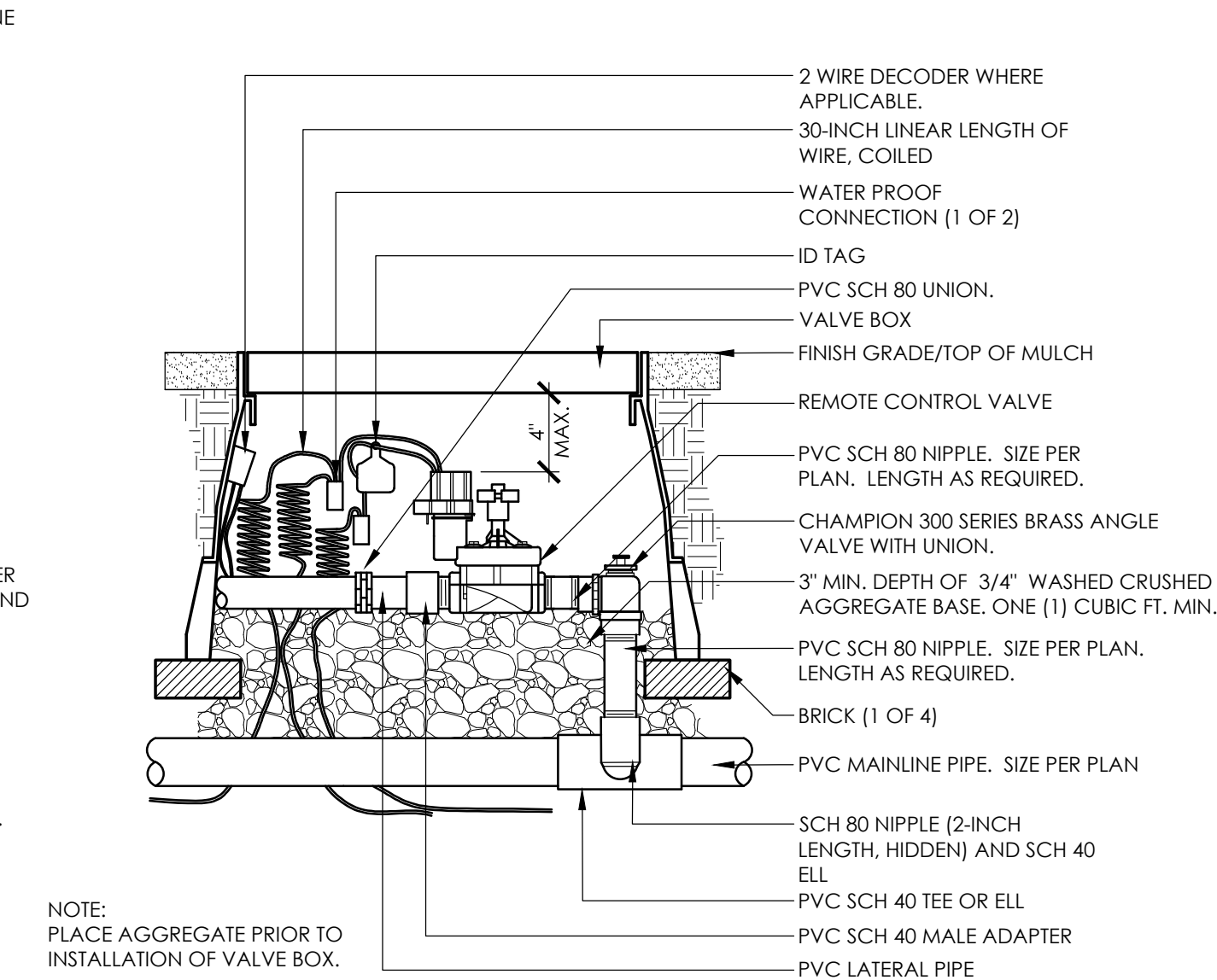
1/2" = 1'-0"

328413.76-50

3 MASTER VALVE

3/4" = 1'-0"

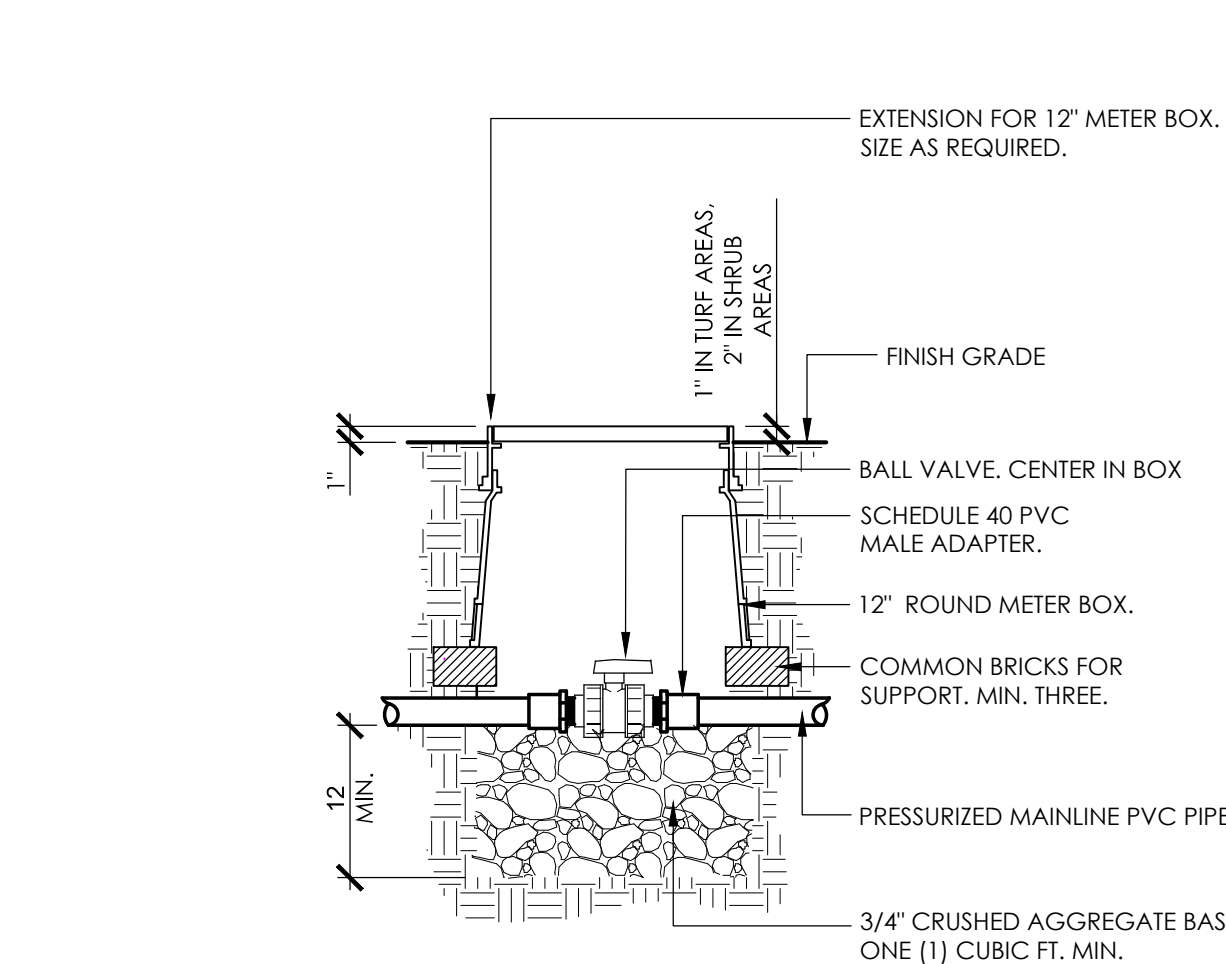
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2 REMOTE CONTROL VALVE

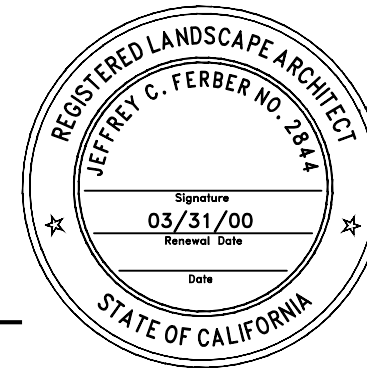
1" = 1'-0"

328406.13-08



1 BALL VALVE

1" = 1'-0"



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CITY ENGINEER _____ ORIGINAL SIGNED DATE _____

DESIGN _____
DRAWN _____
CHECKED _____

DATE	APPROVED	REVISIONS

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
IRRIGATION DETAILS

03/06/2020
DATE

2019-00678
PBW. NO.

- L3.3
BID NO. SHT. DES.

C-1-4879
DWG. NO.

SHT. 20 OF 27



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

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CITY ENGINEER _____
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DESIGN _____
DRAWN _____
CHECKED _____

DATE _____
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DESIGN _____
DRAWN _____
CHECKED _____

NO _____
DATE _____
APPROVED _____
DESIGN _____
DRAWN _____
CHECKED _____

NO _____
DATE _____
APPROVED _____
DESIGN _____
DRAWN _____
CHECKED _____

NO _____
DATE _____
APPROVED _____
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SHT. 21 OF 27

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PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
IRRIGATION DETAILS

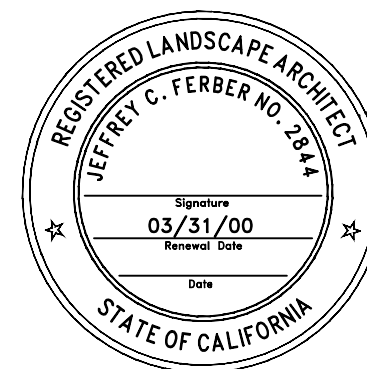
03/06/2020
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2019-00678
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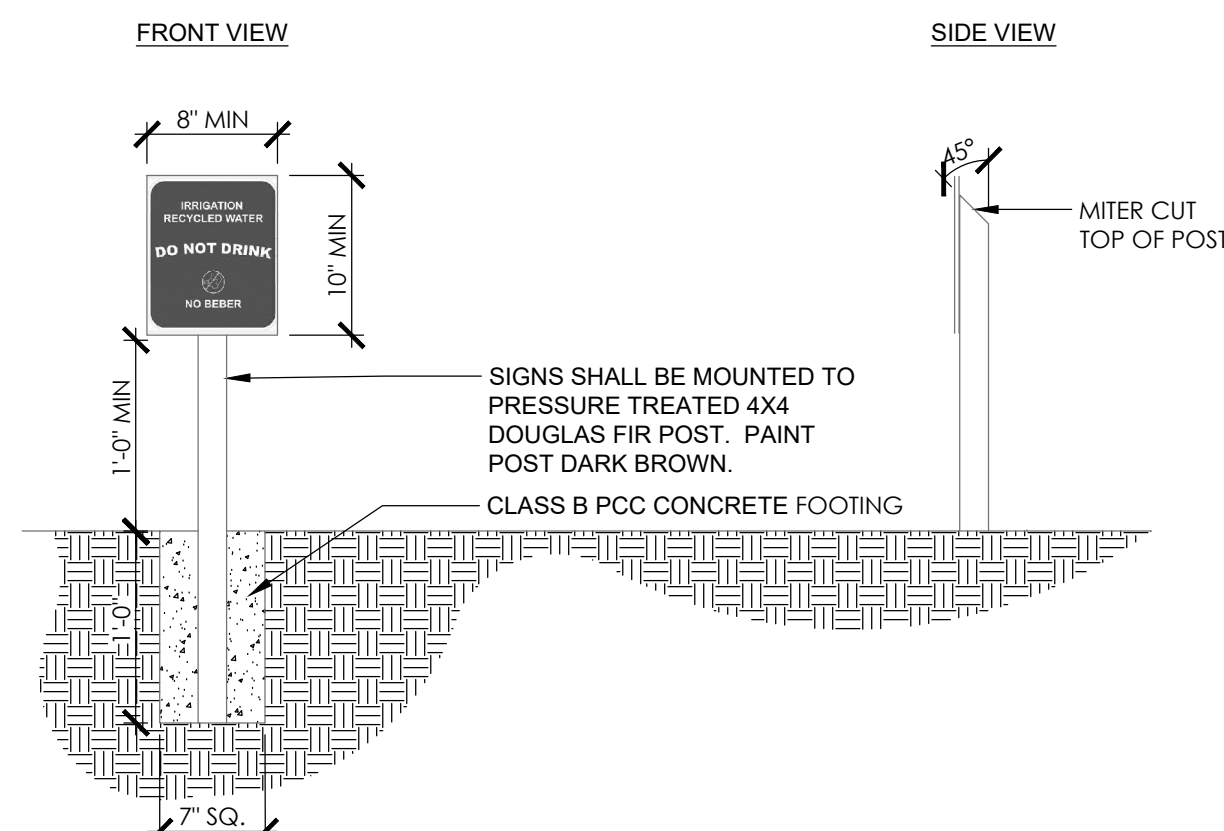
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C-1-4879
DWG. NO.

SHT. 21 OF 27



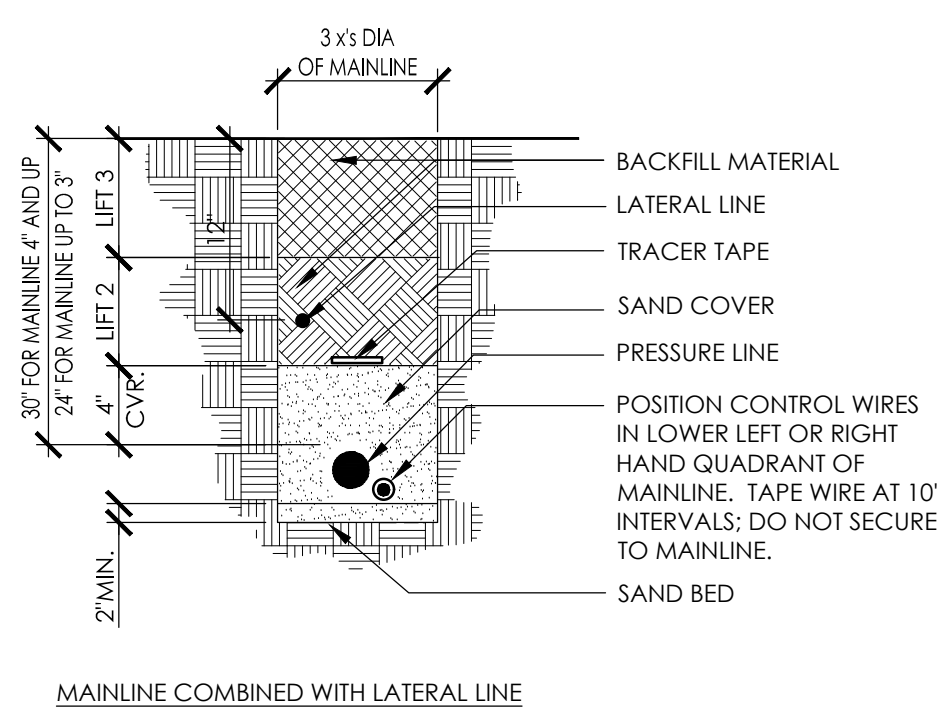
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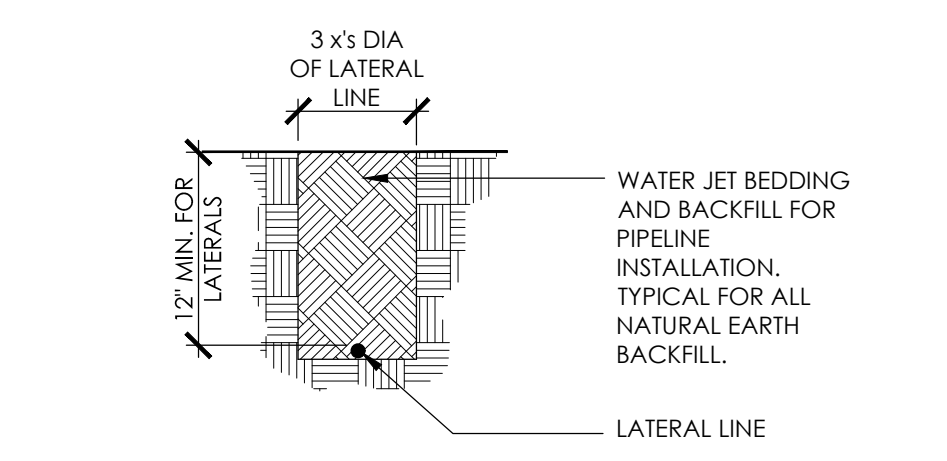
- NOTES:
1. ALL SIGNS SHALL BE SIGN GRADE ALUMINUM, .080" THICK, WITH WHITE LETTERS ON A PURPLE BACKGROUND. SIGNS SHALL INCLUDE LANGUAGE STATING THAT "RECYCLED WATER" IS USED FOR IRRIGATION, SHALL CONTAIN THE THE WARNING "DO NOT DRINK", AND SHALL INCLUDE THE INDUSTRY STANDARD SYMBOL: ♻️
 2. ALL MOUNTING HARDWARE SHALL BE GALVANIZED STEEL.
 3. SIGN LETTERS SHALL BE REFLECTIVE MATERIAL.
 4. HEIGHT OF SIGNS WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, SIGN SHALL BE VISIBLE TO THE PUBLIC.

3 RECLAIMED WATER SIGN
1" = 1'-0"

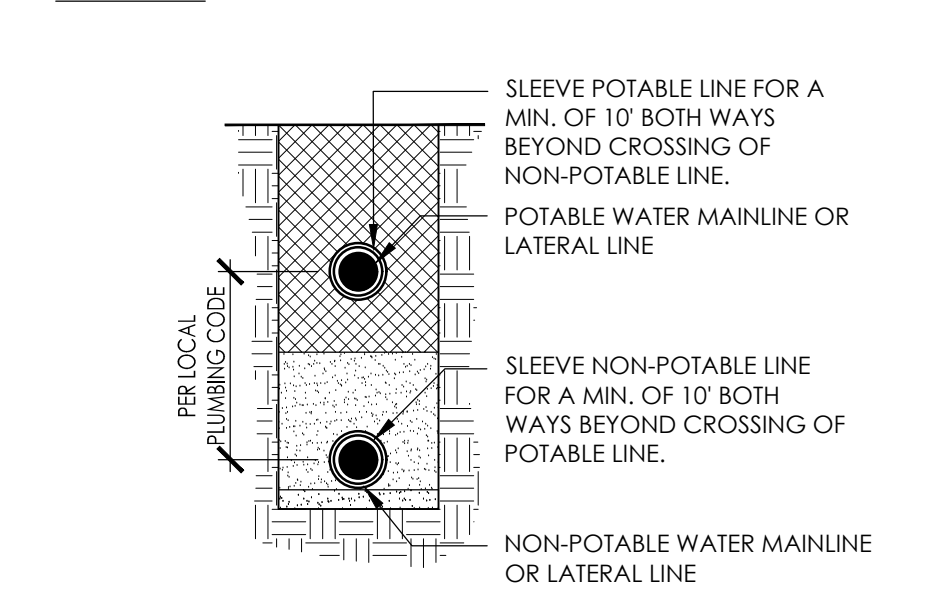
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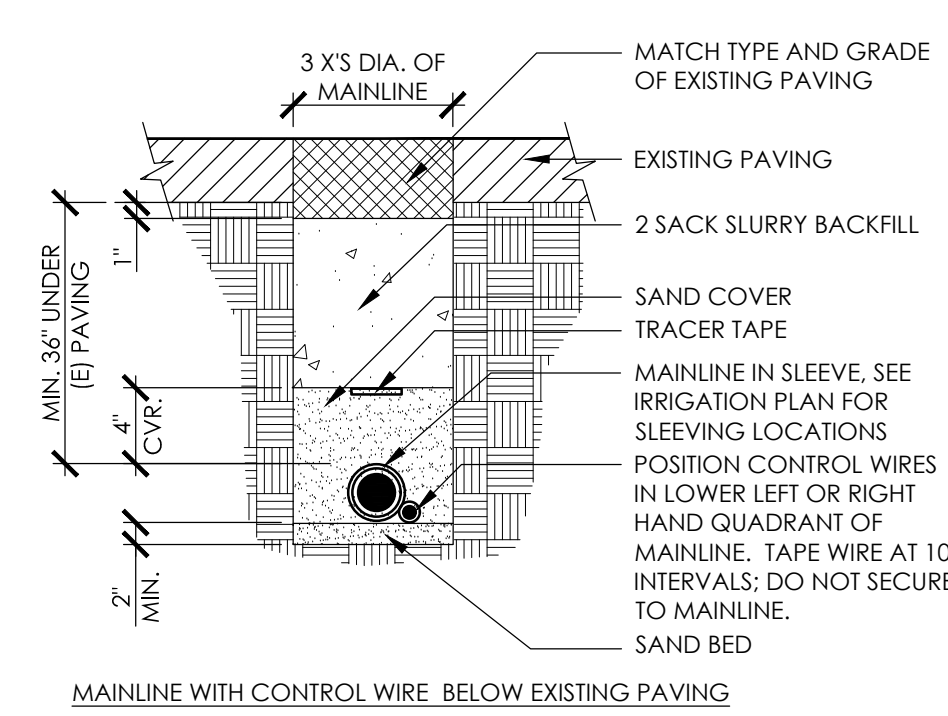
MAINLINE COMBINED WITH LATERAL LINE



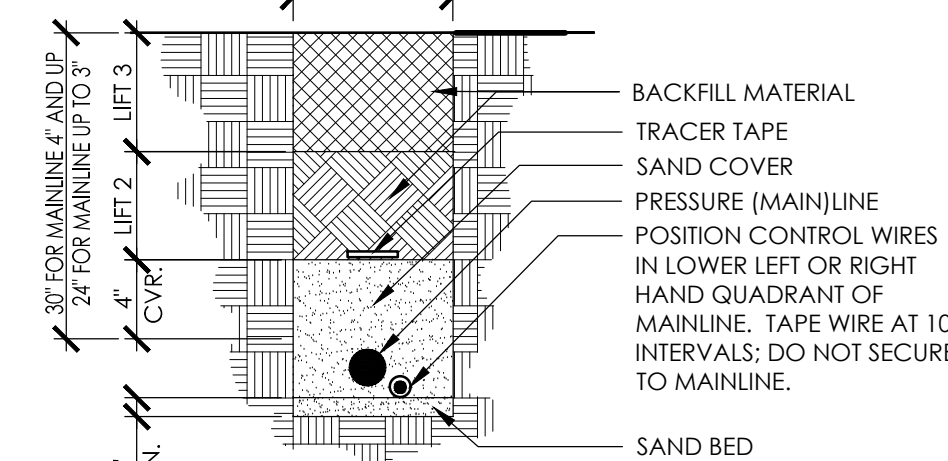
LATERAL LINE



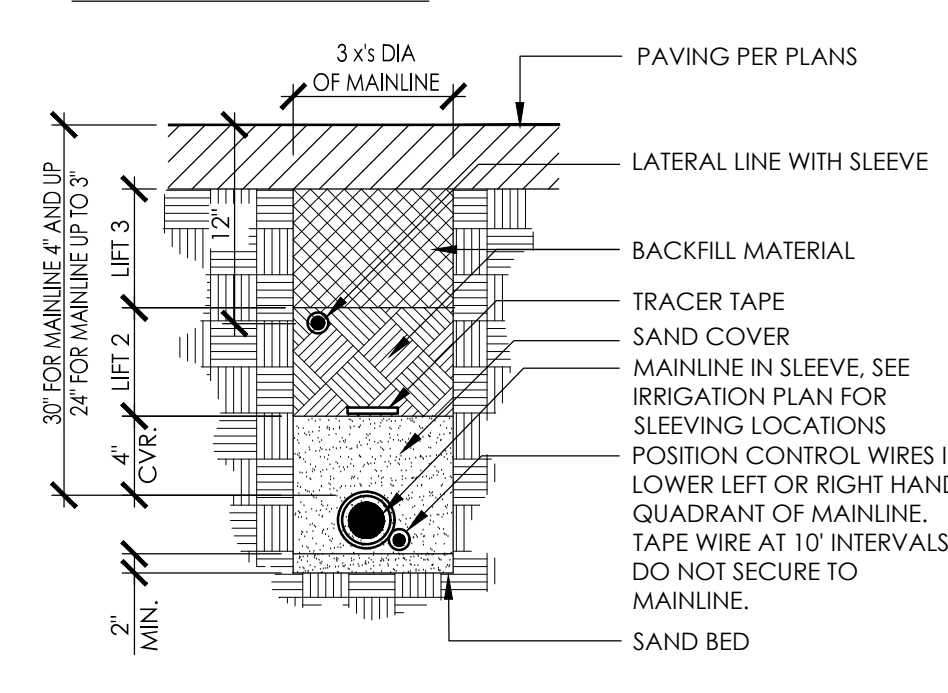
RECLAIMED WATER & POTABLE WATER PIPE



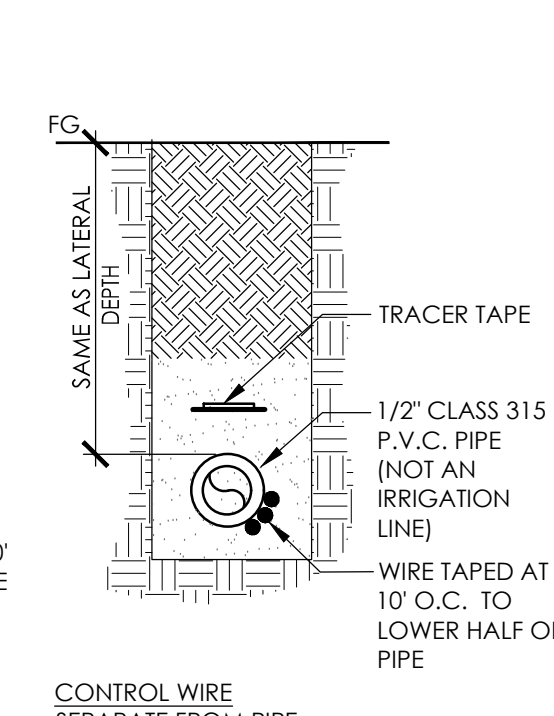
MAINLINE WITH CONTROL WIRE BELOW EXISTING PAVING



MAINLINE WITH CONTROL WIRE

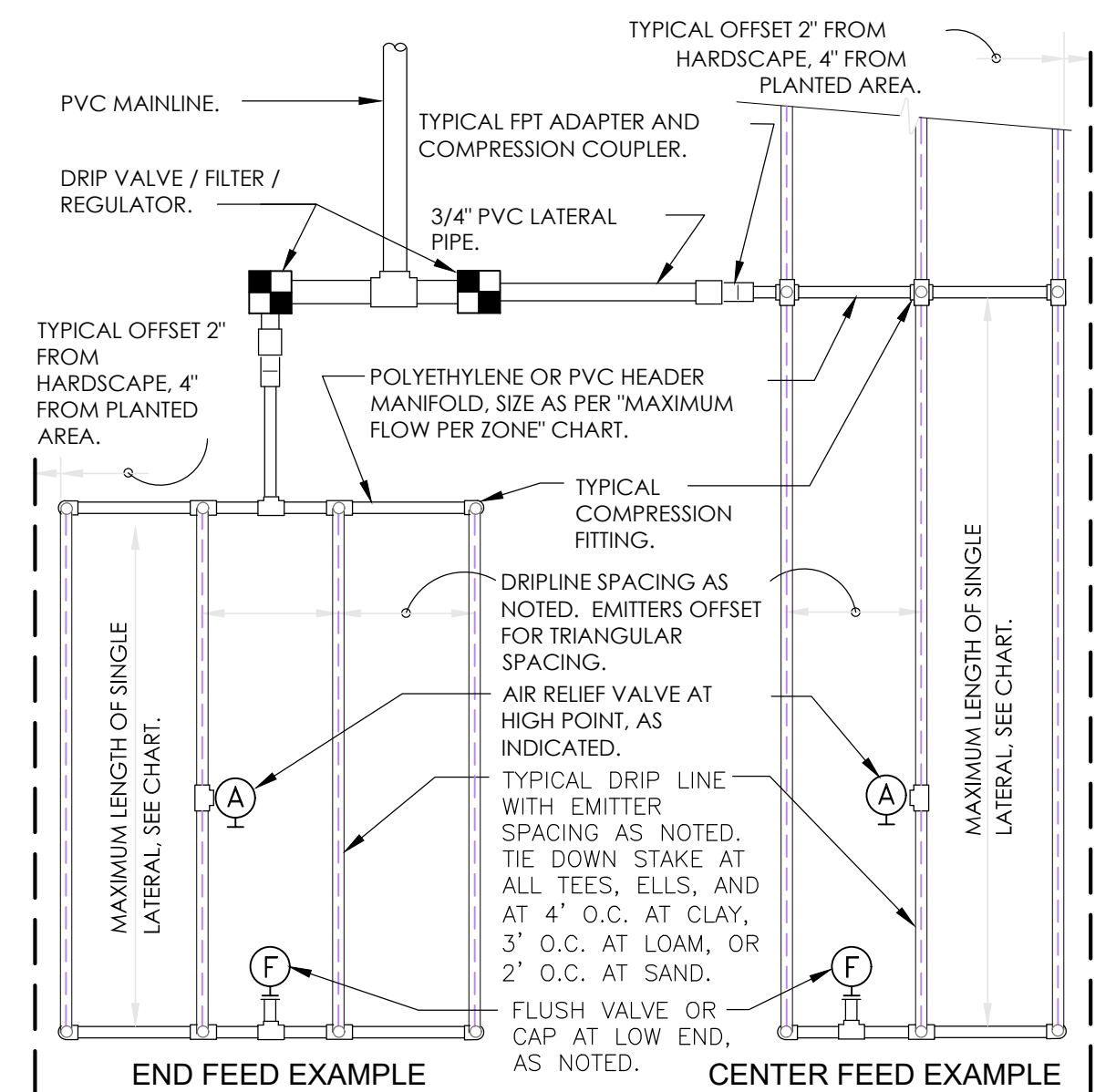


MAINLINE COMBINED WITH LATERAL LINE UNDER PAVEMENT



CONTROL WIRE SEPARATE FROM PIPE

- NOTES:
1. PIPE BEDDING AND BACKFILL SHALL BE WATER JETTED TO ACHIEVE PROPER DENSIFICATION.
 2. PIPE AND CONTROL WIRE CROSSING VEHICULAR ROADWAY SHALL BE SLEEVED PER PLANS AND THIS DETAIL REQUIRED BY INSPECTOR.
 3. ELECTRICAL SLEEVE: 3" MIN; LARGER IF REQUIRED BY INSPECTOR.
 4. IRRIGATION SLEEVE: TWO PIPE SIZES LARGER THAN WATER PIPE SIZE.
 5. SHOW ALIGNMENT OF ALL CONTROL WIRE NOT INSTALLED WITH MAINLINE ON AS-BUILT DRAWINGS.



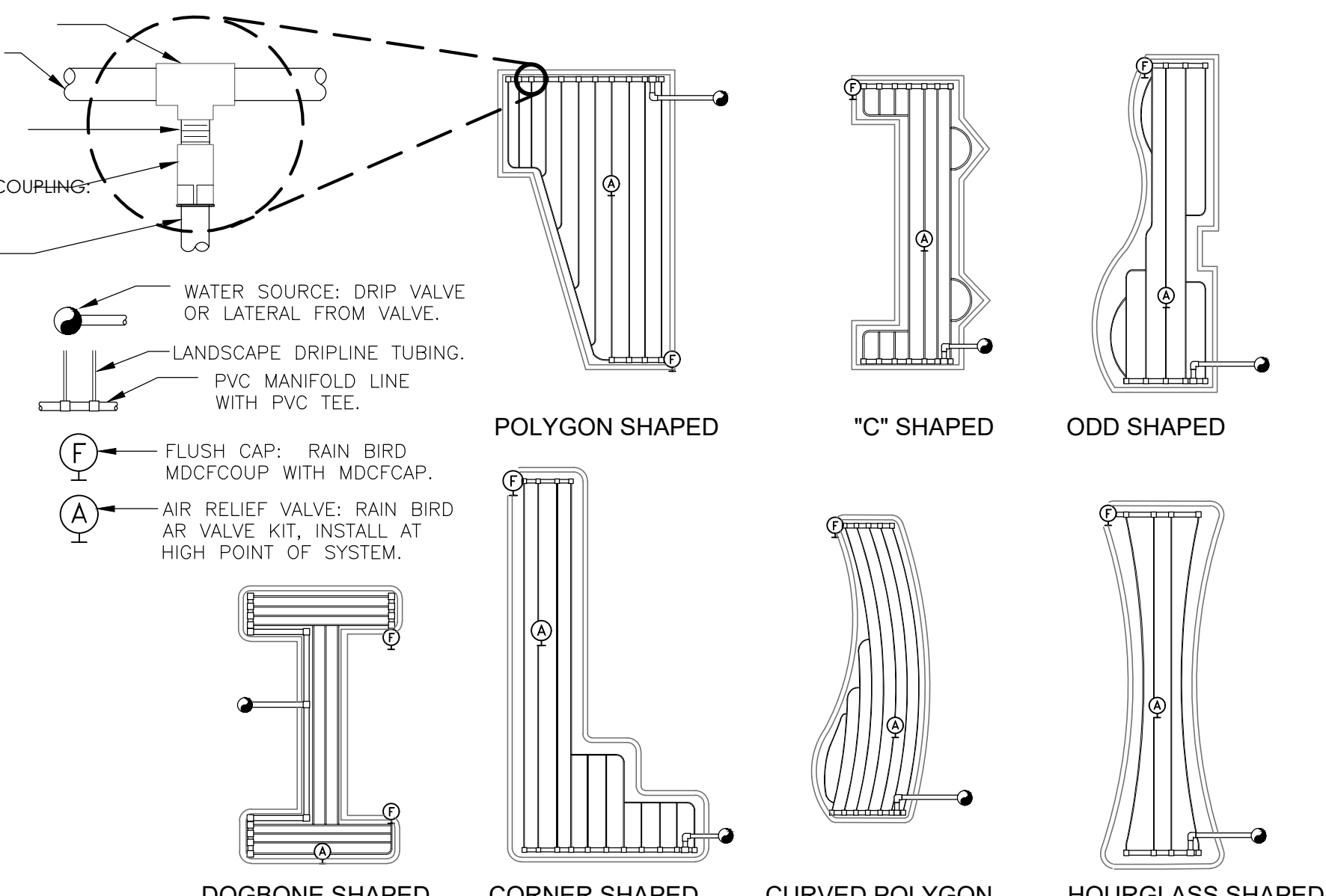
1 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
N.T.S.

MAXIMUM LATERAL LENGTH (FEET)					
EMITTER FLOW RATE GPH					
PSI	12" SPACING	18" SPACING	24" SPACING	30" SPACING	36" SPACING
10	125	96	175	135	218
20	249	191	350	271	442
30	307	236	434	333	550
40	350	268	495	380	627
50	125	96	175	135	218
60	125	96	175	135	218

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	PSI
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



DOGBONE SHAPED CORNER SHAPED CURVED POLYGON HOURGLASS SHAPED

PLANTING NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. PLANT SCHEDULE SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.
3. CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL TREES AND SPECIMEN PLANTS FOR APPROVAL BY LANDSCAPE ARCHITECT. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE.
4. CONTRACTOR SHALL SUBMIT PHOTOS OF ANY SUBSTITUTED PLANTS.
5. ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.
6. SOILS SHALL BE PREPARED AND AMENDED PER THE SPECIFICATIONS. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.
7. ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.
8. LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.
9. A MINIMUM 3-INCH LAYER OF DECOMPOSED GRANITE MULCH (COLOR AS APPROVED) SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES IN PLANTER AREAS DELINEATED ON PLAN. ALL OTHER PLANTER AREAS SHALL HAVE A MINIMUM 3-INCH LAYER OF BARK MULCH PER SPECS.
10. UNLESS CONTRADICTED BY THE REQUIRED SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
11. REFER TO ADDITIONAL NOTES ON SHEET L5.0 AND PLANTING DETAILS FOR ADDITIONAL INFORMATION.

Landscape Compliance Requirements

Landscape Design for Water Conservation
Compliance Statement
(Signed copy to be included on L-Sheet)

Mandatory Measures:
(Please note the sheet numbers for these measures)

Sheet#

No turf in parkways, medians, or other areas with any dimension of < 8 feet	L4.0
No turf on >20% slope	L4.0
Residential, mixed-use & institutional projects have ≥80% of the landscaped area designed with water wise plants	N/A
Commercial projects have 100% of the landscaped area designed with water wise plants	N/A
Plan includes total square footage of landscaped area, as well as percentage breakdowns for 1) water-wise landscaped area and 2) medium and high water using landscape area (including turf)	L3.0
Plant list includes botanical name, common name, and WUCLOS designation	L4.0
Three inches of mulch, specified as required	L4.0
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	L3.0-L3.4
Sprinklers have matched precipitation rates within each valve and circuit	N/A
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	L3.0-L3.4
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system (if including an automatic irrigation system)	N/A
Areas less than 8" wide irrigated only with bubblers, rotating nozzles on pop-ups, sub-surface, or drip	L3.0-L3.4
Drip irrigation system on >25% of irrigated landscaped area	L3.0-L3.4
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines	L3.0-L3.4
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve	L3.0-L3.4
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales. Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	C4-C7

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans and meets or exceeds the minimum requirements of the Landscape Design Standards.

Signature

JEFF FERBER
Name

2844 / 03-31-2021
License # and Exp. Date

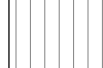
www.SantaBarbaraCA.gov/LandscapeDesignStandards

Revised: 6/28/2018

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578

Page 2 of 2

PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DETAIL	WATER USE	
	2	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	12' B.T.	2/L4.4	L	
	1	ARCHONTOPHOENIX CUNNINGHAMIANA	MULTI-TRUNK KING PALM	15' B.T.	2/L4.4	L	
	7	PINUS CANARIENSIS (DESIGNATED SPECIES PER CITY OF SANTA BARBARA STREET TREE MASTER PLAN.)	CANARY ISLAND PINE	24"BOX	3/L4.4	L	
	7	STENOCARPUS SINUATUS (DESIGNATED SPECIES PER CITY OF SANTA BARBARA STREET TREE MASTER PLAN.)	FIREWHEEL TREE	24"BOX	3/L4.4	L	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DETAIL		
	6	AEONIUM CANARIENSE	AEONIUM	2 GAL	1/L4.4	L	
	10	AGAVE ATTENUATA `NOVA`	BLUE CLONE	5 GAL	1/L4.4	L	
	28	AGAVE DESMETTIANA `VARIEGATA`	VARIEGATED AGAVE	5 GAL	1/L4.4	L	
	9	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	2 GAL	1/L4.4	L	
	26	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL	1/L4.4	L	
	2	LEUCADENDRON X `SAFARI GOLD STRIKE`	YELLOW CONEBUSH	15 GAL	1/L4.4	L	
	91	LOMANDRA LONGIFOLIA `LIME TUFF`	LIME TUFF DWARF MAT RUSH	1 GAL	1/L4.4	L	
	3	OLEA EUROPAEA `LITTLE OLLIE` TM	LITTLE OLLIE OLIVE	5 GAL	1/L4.4	L	
	7	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	1/L4.4	L	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	DETAIL	
	361	LOMANDRA CONFERTIFOLIA `LITTLE CON` SPECIES SUITABLE FOR LID AREAS.	SMALL MAT RUSH	1 GAL	24" o.c.	4/L4.4	L
	527	SENECIO SERPENS	BLUE CHALKSTICKS	PLUGS	6" o.c.	4/L4.4	L
	7,878 SF	TURF SOD GN-1	HYBRID BERMUDA BLEND	SOD			
		DECOMPOSED GRANITE MULCH					



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____
CITY ENGINEER

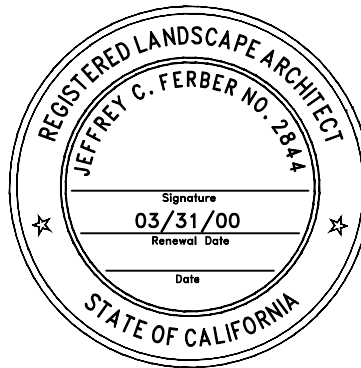
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DRAWN _____
CHECKED _____

DATE	APPROVED	REVISIONS

NO _____
YES _____

PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
PLANTING SCHEDULE AND NOTES



03/06/2020
DATE

2019-00678
PBW. NO.

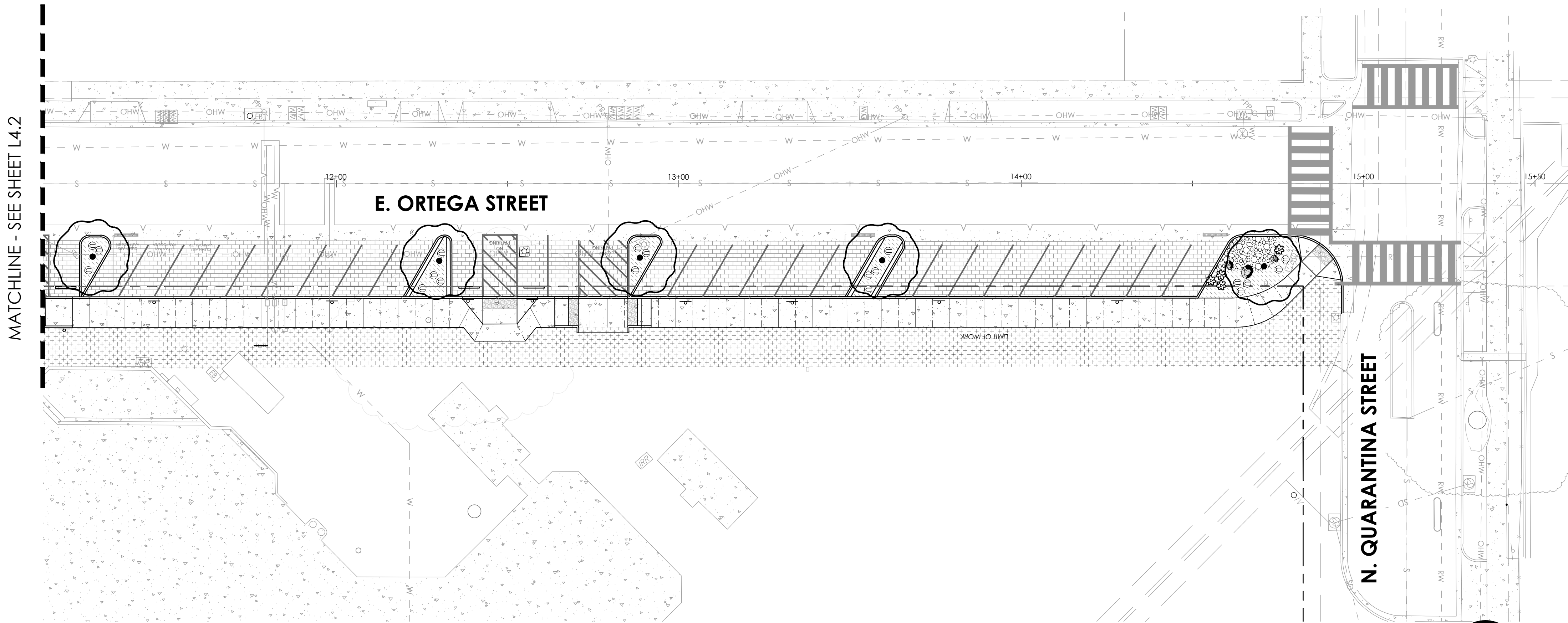
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C-1-4879
DWG. NO.

SHT. 22 OF 27

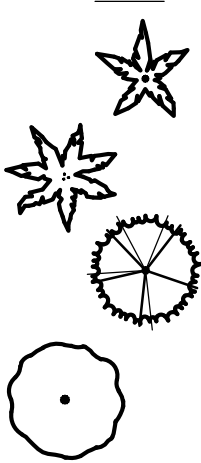
EAST ORTEGA STREET IMPROVEMENTS

1"=20'-0"



PLANT SCHEDULE

TREES



BOTANICAL NAME

COMMON NAME

ARCHONTOPHOENIX CUNNINGHAMIANA

KING PALM

ARCHONTOPHOENIX CUNNINGHAMIANA

MULTI-TRUNK KING PALM

PINUS CANARIENSIS
(DESIGNATED SPECIES PER CITY OF SANTA BARBARA STREET TREE MASTER PLAN.)

CANARY ISLAND PINE

STENOCAARPUS SINUATUS
(DESIGNATED SPECIES PER CITY OF SANTA BARBARA STREET TREE MASTER PLAN.)

FIREWHEEL TREE

SHRUBS



BOTANICAL NAME

COMMON NAME

AEONIUM CANARIENSE

AEONIUM

AGAVE ATTENUATA "NOVA"

BLUE CLONE

AGAVE DESMETTIANA "VARIEGATA"

VARIEGATED AGAVE

AGAVE X "BLUE GLOW"

BLUE GLOW AGAVE

BULBINE FRUTESCENS

STALKED BULBINE

LEUCADENDRON X "SAFARI GOLD STRIKE"

YELLOW CONEBUSH

LOMANDRA LONGIFOLIA "LIME TUFF"

LIME TUFF DWARF MAT RUSH

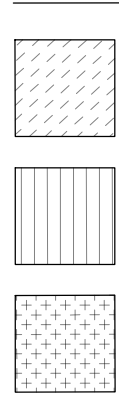
OLEA EUROPAEA "LITTLE OLLIE" TM

LITTLE OLLIE OLIVE

STRELITZIA REGINAE

BIRD OF PARADISE

GROUND COVERS



BOTANICAL NAME

COMMON NAME

LOMANDRA CONFERTIFOLIA "LITTLE CON"

SMALL MAT RUSH

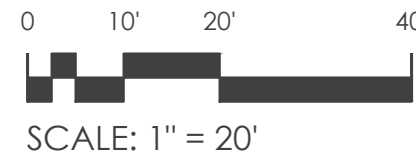
SENECIO SERPENS

BLUE CHALKSTICKS

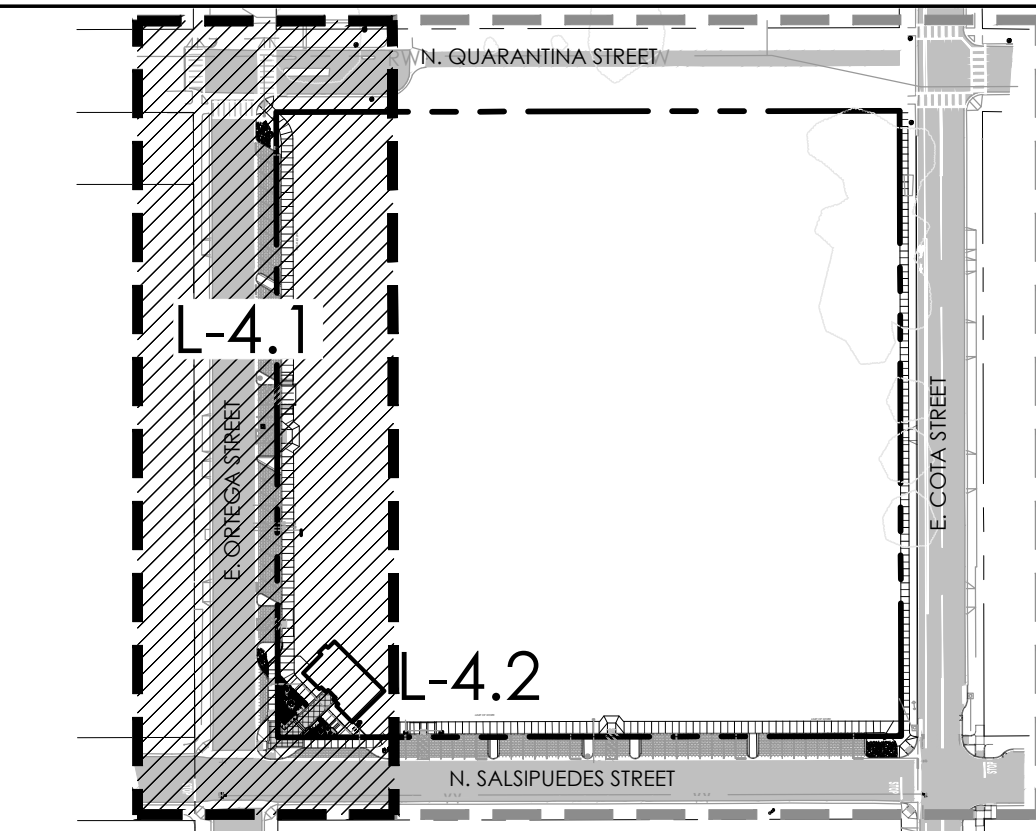
TURF SOD GN-1

HYBRID BERMUDA BLEND

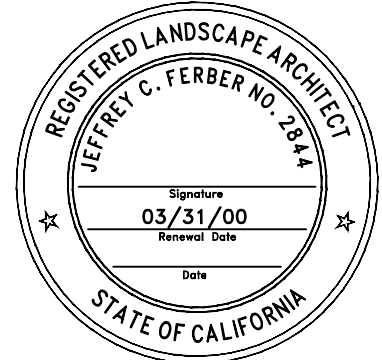
SEE FULL LEGEND ON SHEET L4.0



- NOTES:
1. REFER TO CIVIL PLANS FOR STRIPING, CURB RAMPS, GRADING, AND DRAINAGE.
 2. REFER TO SHEETS LC-1.0 - LC-2.0 FOR CONSTRUCTION PLANS.
 3. REFER TO SHEETS LI-3.0 - LI-3.4 FOR IRRIGATION PLANS.



KEY MAP



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED:	DATE
CITY ENGINEER	DATE
ORIGINAL SIGNED DATE	

DESIGN	DRAWN	CHECKED
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NO.	DATE	APPROVED	REVISIONS

NO.	DATE	APPROVED
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PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
PLANTING PLAN

03/06/2020
DATE

2019-00678
PBW. NO.

- L4.1
BID NO. SHT. DES.

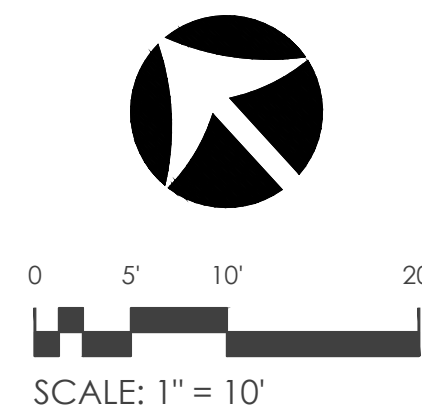
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SHT. 23 OF 27

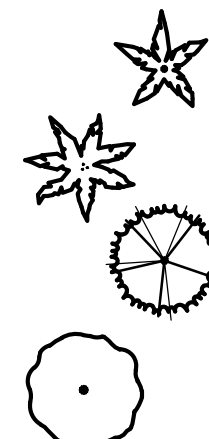
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$$\overline{\overline{1''=20'-0''}}$$


SCALE 1"=10'



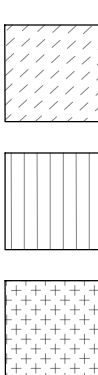
TREES



SHRUBS

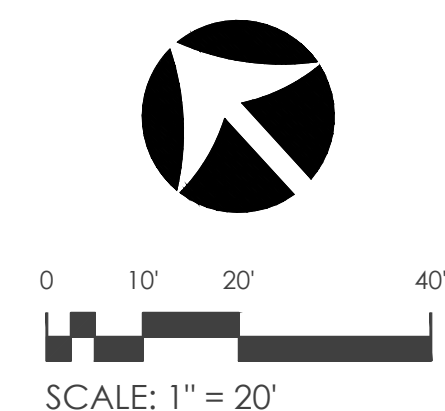


GROUND COVERS



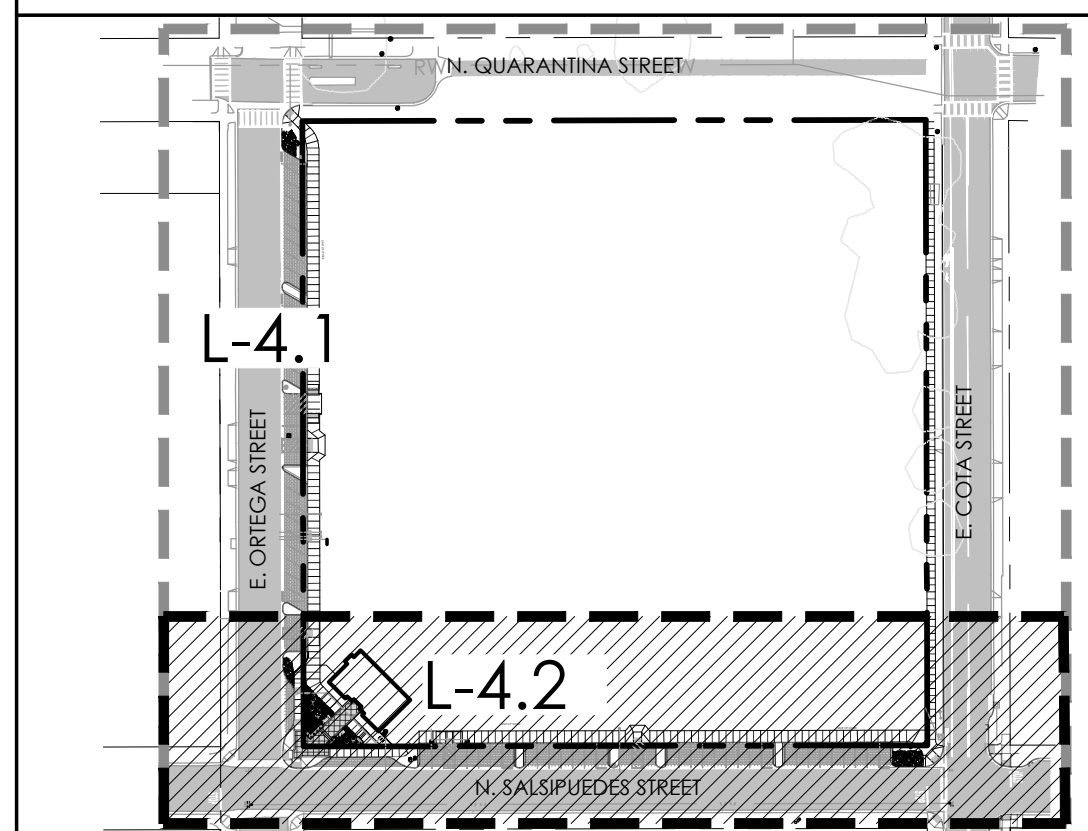
SEE FULL LEGEND ON SHEET L4.0

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
ARCHONTOPHOENIX CUNNINGHAMIANA	MULTI-TRUNK KING PALM
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LOMANDRA CONFERTIFOLIA `LITTLE CON`	SMALL MAT RUSH
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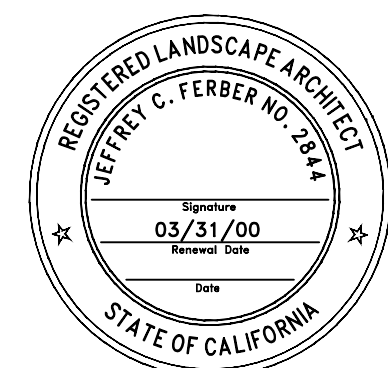


NOTES:

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3. REFER TO SHEETS LI-3.0 - LI-3.4 FOR IRRIGATION PLANS.



KEY MAP





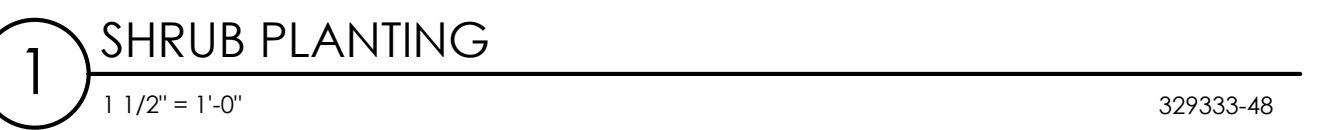
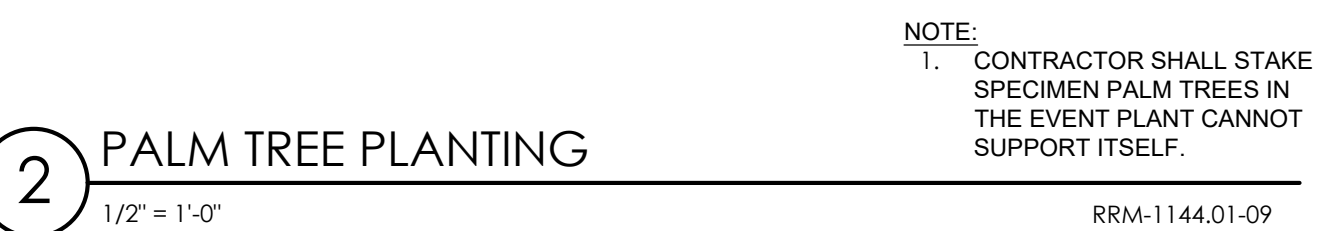
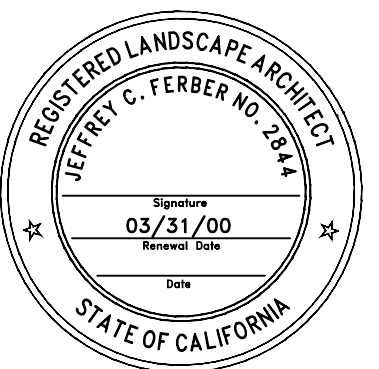
APPROVED: _____

CITY ENGINEER _____ DATE _____

ORIGINAL SIGNED DATE _____

REVISIONS	
△	
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T. 25 OF 27



LANDSCAPE SPECIFICATION NOTES

Section 32 8423 - Irrigation System

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Pipe and fittings, and accessories.
- B. Automatic valves
- C. Manual valves
- D. Control system.
- E. Drip Irrigation
- F. Pop-up rotor systems

1.02 DESCRIPTION

- A. Provide all material, labor, equipment transportation, and services necessary for the furnishing and installation of the complete automatic sprinkler irrigation system as shown on the drawings and as specified herein. The work includes, but is not limited to:
 - 1. Trenching, stockpiling excavation materials and refilling trenches.
 - 2. Providing a complete system including piping, valves, fittings, backflow prevention device(s), sprinklers, automatic controls, dripline, and emitters and final adjustment of heads to ensure complete coverage.
 - 3. Line voltage connections to all irrigation controllers; low voltage control wiring from controller to remote control valves.
 - 4. Electrical service and hookup to automatic controller
 - 5. Automatic controller assembly and installation.
 - 6. Thrust Blocking
 - 7. Submittals, tests, as-built and record drawings.
 - 8. Erosion control and repair of damage due to over watering and erosion.
 - 9. Warranty replacement.
 - 10. Cleanup, inspection and approval.

1.03 RELATED REQUIREMENTS

- A. Section 26 0519 - Low-Voltage Electrical Power Conductors and Cables.
- B. Section 31 2316 - Excavation: Excavating for irrigation piping.
- C. Section 31 2316.13 - Trenching: Excavating and backfilling for irrigation piping.
- D. Section 31 2323 - Fill: Backfilling for irrigation piping.
- E. Section [] - Exterior Plants.

1.04 REFERENCE STANDARDS

- A. ASTM D2241 - Standard Specification for Poly (Vinyl Chloride) (PVC) Pressure-Rated Pipe (SDR Series); 2015.
- B. ASTM D2564 - Standard Specification for Solvent Cements for Poly(Vinyl Chloride) (PVC) Plastic Piping Systems; 2012.
- C. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2014.

1.05 SUBMITTALS

- A. See Section 01 3300 - Submittals, for submittal procedures.
- B. Detail Drawings: Submit detailed drawings for Owner approval, for all assemblies not detailed on the drawings.
- C. Controller Charts:
 - 1. The Landscape Architect shall accept Record drawings before controller charts are prepared. Provide one controller chart for each controller supplied. The chart shall show the area controlled by the automatic controller and shall be the maximum size that the controller door will allow.
 - 2. The chart is to be a reduced drawing of the actual "as-built" system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced. The chart shall be a black line or blue line ozalid print and a different color shall be used to indicate the area of coverage for each station. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum of 10 mils. These charts shall be completed by the Contractor and approved by the Landscape Architect prior to final observation of the irrigation system.
- D. Operation and Maintenance Data:
 - 1. Provide instructions for operation and maintenance of system and controls, seasonal activation and shutdown, and manufacturer's parts catalog.
 - 2. Provide schedule indicating length of time each valve is required to be open to provide a determined amount of water.
- E. Maintenance Materials: Provide the following for City's use in maintenance of project.
 - 1. See Section 01 6000 - Product Requirements, for additional provisions.
 - 2. Extra Sprinkler/Rotor Heads: One of each type and size.
 - 3. Extra Valve Keys for Manual Valves: One.
 - 4. Extra Valve Box Keys: One.
 - 5. Extra Quick Coupler Keys: One.
 - 6. Prepare and deliver to the Landscape Architect, within 10 calendar days prior to completion of construction, two hardcover binders with three rings containing the following information:
 - a. Index sheet stating Contractor's address and telephone number, list of equipment with name and addresses of local manufacturer's representative.
 - b. Catalog and part sheets on every material and equipment installed under this contract.
 - c. Contractor's Guarantee statement that all equipment has been installed per plans and specifications.
 - d. Complete operating and maintenance instruction on all major equipment.
- F. Irrigation Schedule:
 - 1. Watering schedule shall include watering times and start times for each valve. Schedule shall indicate watering times for each day of the week as applicable. The schedule shall be broken out to include seasonal adjustments.
 - 2. Submit the Watering Schedule to the Landscape Architect for approval. The amount of water used per the irrigation schedule shall not exceed the projected water usage shown on the irrigation calculations and plans.

D. Operation and Maintenance Data:

- 1. Provide instructions for operation and maintenance of system and controls, seasonal activation and shutdown, and manufacturer's parts catalog.
- 2. Provide schedule indicating length of time each valve is required to be open to provide a determined amount of water.

- 1. See Section 01 6000 - Product Requirements, for additional provisions.
- 2. Extra Sprinkler/Rotor Heads: One of each type and size.
- 3. Extra Valve Keys for Manual Valves: One.
- 4. Extra Valve Box Keys: One.
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 - b. Catalog and part sheets on every material and equipment installed under this contract.
 - c. Contractor's Guarantee statement that all equipment has been installed per plans and specifications.
 - d. Complete operating and maintenance instruction on all major equipment.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, storing and installation of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle that allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

1.07 JOB CONDITIONS

- A. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation Contractor shall assume full responsibility for any revision necessary.

1.08 SUBSTITUTIONS

- A. Procedure: Submit information in conformance with the substitution requirements of Division 01, General Provisions.
- B. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.

1.09 REGULATORY REQUIREMENTS

- A. Requirements of Regulatory Agencies: All work and materials shall be in full conformance with the latest rules and regulations of the California Plumbing and Electric codes.
- B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
- C. Underwriters Laboratories: Electrical wiring, controls, motors, and devices shall be

UL listed, and so labeled.

1.10 INSTALLATION MEETINGS

- A. Contractor shall be responsible for notifying the Landscape Architect or Designated Representative in advance for the following observation meetings, according to the time indicated: (Certain meetings may be grouped if prior approval is granted).
 - 1. Coordinate one week prior to commencing work of this Section.
 - 2. Pressure supply line installation and testing: 48 hours.
 - 3. Automatic controller location: 48 hours.
 - 4. Coverage test: 48 hours.
 - 5. Final site review: 7 days.
- B. When observations have been conducted by other than the Landscape Architect or Designated Representative, show evidence in writing of when and by whom these observations were made.
 - 1. Final Observation:
 - a. The Contractor shall operate each system in its entirety for the Landscape Architect or Designated Representative at time of final observation. Any items deemed not acceptable by the Landscape Architect or Designated Representative, or not in compliance with these specifications and drawings, shall be reworked to the complete satisfaction of the Landscape Architect or Designated Representative.
 - b. The Contractor shall show evidence to the Landscape Architect or Designated Representative that the City has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

1.11 COORDINATION

- A. Coordinate the work with site backfilling, landscape grading and delivery of plant life.

1.12 WARRANTY

- A. The warranty for the sprinkler irrigation system shall be made in accordance with the following form.
- B. A copy of the warranty form shall be included in the operations and maintenance manual.
- C. The warranty form shall be retyped onto the Contractor's letterhead and contain the following information
- D. WARRANTY FOR SPRINKLER IRRIGATION SYSTEM
 - 1. We hereby warrant that the sprinkler irrigation system we have furnished and installed is free from defects in materials and work quality, and the work has been completed in accordance with the drawings and specification. We agree to repair or replace any defects in material or work quality that may develop during the period of one year from the date of acceptance, except those that may be caused by ordinary wear and tear, unusual abuse or neglect. We also agree to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the City. We shall make such repairs or replacements within a reasonable time, as determined by the City, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from City, we authorize the City to proceed to have said repairs or replacements made at our expense, and we will pay the costs and charges therefor upon demand.

- 2. PROJECT: _____
- 3. CONTRACTOR: _____ PHONE _____
- NO.: _____
- 4. ADDRESS: _____ BY: _____
- 5. _____
- 6. DATE OF ACCEPTANCE: _____ BY: _____

PART 2 PRODUCTS

2.01 IRRIGATION SYSTEM

- A. Manufacturers:
 - 1. As shown on plans.
 - 2. Rain Bird Sales, Inc; ____: www.rainbird.com/#sle.
- B. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PIPE MATERIALS

- A. PVC Pipe (Sizes up through 3"): ASTM D 2241; 200 psi pressure rated upstream from controls, 160 psi downstream; solvent welded sockets.
- B. PVC Pipe (3" - 6" sizes): ASTM D 2241; 200 psi (1.38 MPa) pressure rated upstream from controls, 160 psi (1.10 MPa) downstream; rubber gasketed joints.
- C. Pressure and Non-Pressure Main Line Piping and Fittings: Sizes 2 1/2 inches and smaller shall be Schedule 80 PVC.
- D. Non-pressure lines (buried): Shall be PVC Schedule 40.
- E. Fittings: Type and style of connection to match pipe and shall meet the requirements for service at an operating pressure of 150 pounds per square inch, unless otherwise specified.
- F. Pipe Risers at Valves: 160 psi PVC pipe.
- G. Solvent Cement: ASTM D2564 for PVC pipe and fittings.
- H. Sleeve Material: PVC Material per plan.
- I. PVC nipples: Schedule 80 with molded threads.
- J. All PVC pipe must bear the following markings:
 - 1. Manufacturer's name.
 - 2. Nominal pipe size.
 - 3. Schedule or class.
 - 4. Pressure rating in AST (not required on drip tubing).
 - 5. NSF (National Sanitation Foundation) approval (not required on drip tubing).
 - 6. Date of extrusion.
 - 7. Colored Purple (Pantone #522) and embossed or integrally stamped/marked continuously on two sides with the words "CAUTION: RECYCLED WATER - DO NOT DRINK" and identified in accordance with AWWA Guidelines for the Distribution of Non-Potable Water.

2.03 OUTLETS

- A. Manufacturers:
 - 1. As indicated on the drawings.
 - 2. Substitutions: See Division 01, General Provisions
- B. Emitter: Non-clogging, self-cleaning per the model numbers shown on the drawings.
- C. Tree Bubbler: Fixed outlet capable of watering deep root systems directly.
- D. Quick Coupler: Two piece body with purple cover .
- E. All outlets used shall have an exposed surface colored purple to associate them with recycled water use. The exposed surface may be colored purple through the use of weatherproof paint, or dyed plastic/rubber.
- F. Where possible, the exposed surface shall have the following warnings molded or hot-stamped upon it: (1)"DO NOT DRINK" in English and Spanish, and (2) the international "DO NOT DRINK" warning symbol. Sprinklers unable to meet these specifications shall be identified with purple bilingual recycled water warning tags.

2.04 VALVES

- A. Manufacturers:
 - 1. As indicated on the drawings
 - 2. Substitutions: See Division 01, General Provisions
- B. Ball Valves: Brass construction with locking lever..
- C. Backflow Preventers: Bronze body construction, reduced pressure zone type.
- D. Backflow Enclosure: Vandal and weather resistant nature manufactured entirely of marine grade aluminum alloy 5052-H32. The mounting base shall be manufactured entirely of stainless steel. The length of the enclosure shall be expandable to allow for site adjustment. The enclosure shall have a mounting lip on one end and a locking mechanism on the other end. The handle controlling the locking mechanism shall be concealed within the surface of the enclosure and provide for a padlock.

E. Quick Coupling Valves: Two-piece brass body construction, 150-pound class, with 1-inch female threads opening at base permitting operation with a special connecting device (coupler) designed for this purpose.

- 1. Coupler threads: Lug type.
- 2. Hinge cover: Provide with rubber-like locking and non-potable (purple) vinyl cover.
- 3. The words "NON-POTABLE" or "RECYCLED WATER" and "DO NOT DRINK" marked in English and Spanish with the International "DO NOT DRINK" warning symbol located on the cover.

F. Master Valves

- 1. Valve Type: Spring loaded, packless diaphragm activated, normally closed type with brass body, equipped with flow control and pressure regulation capabilities where noted.
- 2. Valve Solenoid: 24 volt AC, 4.5 watt maximum, 500 milli-amp maximum surge, corrosion-proof, stainless steel construction, epoxy encapsulated to form a single integral unit unless otherwise noted on plans.
- 3. Provide bleeder valve to permit operation in the field without power at the controller.
- G. Remote Control Valves
 - 1. Valve Type: Spring loaded, packless diaphragm activated, normally closed type with brass body, equipped with flow control and pressure regulation capabilities where noted.
 - 2. Valve Solenoid: 24 volt AC, 4.5 watt maximum, 500 milli-amp maximum surge, corrosion-proof, stainless steel construction, epoxy encapsulated to form a single integral unit unless otherwise noted on plans.
 - 3. Provide bleeder valve to permit operation in the field without power at the controller.

H. Valve Boxes

- 1. Remote control Valves: 14" x 19" of concrete material with locking cover.
- 2. Gate valves, ball valves and quick couplers: 10" round of concrete material with locking cover.
- 3. Valve box extensions shall be by the same manufacturer as the valve box.
- 4. Emboss, letters on valve boxes to indicate contents of valve box. (ie. GV = Gate Valve, QC = Quick Coupler, RC = Remote Control Valve, MV = Master Valve, BV = Ball Valve)
- 5. Valve boxes shall be of purple color (Pantone #522) with warning labels permanently molded into or affixed onto the lid. Warning labels shall be constructed of a purple weatherproof material with the warning permanently stamped or molded into the label. The warning shall contain the following information:
 - a. "NON-POTABLE" or "RECYCLED WATER"
 - b. "DO NOT DRINK" in English and Spanish
 - c. The international "DO NOT DRINK" warning symbol such as a glass of water with a slash through it.
- I. Station Decoders
 - 1. Shall match manufacturer of controller.
 - 2. Provide minimum one (1) decoder per valve. The station decoder shall be a 2-station decoder and shall be able to operate up to 2-solenoids using unique colored wires for each. Utilizing decoder to support multiple valves is acceptable in accordance with manufacturer's instructions.
 - 3. Include POC decoders for master valve and flow sensor per manufacturer's instructions.
 - 4. Provide grounding rods or plates per manufacturer's instructions.

2.05 CONTROLS

- A. Manufacturers:
 - 1. Calense or approved equal. City maintenance approval required for substitutions.
 - 2. Substitutions: See Division 01, General Provisions.
- B. Flow Sensor
 - 1. Shall match manufacturer of controller.
 - 2. The flow sensor shall be wired back to the irrigation controller using two #14 AWG wires, one red, and one black in 1" PVC conduit to connect to the irrigation controller. The maximum wire run between flow meter and controller shall be 2000 ft. The flow meter shall send low voltage digital pulses back to the controller and therefore all electrical connections must be waterproof and be resistant to any moisture entry.
 - 3. Housing to be a Sch 80 polyvinyl chloride tee or bronze tee.

2.06 ELECTRICAL (LOW VOLTAGE)

- A. Connections between controller and remote control valves shall be made with direct burial AWG-UH, 600-volt wire, insulation thickness 3/64 inch, utilizing low-density high molecular weight polyethylene insulation.
- B. Splices, where permitted, shall be waterproof using Rain Bird, Pen-Tite Connectors or fusible heat shrinking tubing, and housed in a box. Boxes for other irrigation use may be utilized for this purpose.
- C. Wire sizing shall be minimum of #14 "UF" 600 volt underground wiring, unless a shielded cable is used in which case #16 wire may be used. Common wires to be #12 and white in color. Each "hot" valve wire shall have a distinct and unique color other than white with no repetition of colors.
- D. All electrical connections must be waterproof and moisture-resistant and shall be done with 3M™ Scotchcast™ 3570G Connector Sealing Packs.

2.07 ACCESSORIES

- A. Do Not Drink Signage
 - 1. Aluminum 8"x8" sign shall read "RECYCLED WATER IN USE DO NOT DRINK. WASH HANDS AFTER CONTACTING. NO TOME EL AGUA LAVASE LAS MANOS DESPUÉS DE HACER CONTACTO CON EL AGUA"
 - 2. Quantity five (5) signs.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify location of existing utilities.
- B. Verify that required utilities are available, in proper location, and ready for use.

3.02 PREPARATION

- A. Drawings are generally diagrammatic and indicative of the work to be installed. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan accordingly, furnishing such fittings, etc., as may be required.
- B. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive Landscape Architect or Designated Representative's approval prior to proceeding with work under this section.
- C. Coordinate installation of irrigation system, including pipe, so there will be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers. The Contractor shall carefully check all grades to satisfy him/her that he may safely proceed before starting work on the irrigation system.
- D. All piping or equipment shown diagrammatically on drawings outside planting areas shall be installed inside planting areas whenever possible.
- E. Layout and stake locations of system components.
- F. Review layout requirements with other affected work. Coordinate locations of sleeves under paving to accommodate system.

3.03 TRENCHING

- A. Trench and backfill in accordance with Greenbook and City of Santa Barbara standards.
- B. Excavate trenches to required depths. Follow approved layout for each system.
- C. Trench bottom shall be flat to ensure piping is supported continuously on an even grade.

- D. Where lines occur under paved areas, consider dimension to be below the subgrade.
- E. Trench Size:
 - 1. As indicated on the drawings.
- F. Trench to accommodate grade changes and slope to drains.
- G. Maintain trenches free of debris, material, or obstructions that may damage pipe.

3.04 INSTALLATION

- A. Assemblies:
 - 1. Install pipe, valves, controls, and outlets in accordance with manufacturer's instructions.
 - 2. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
 - 3. Connect to utilities.
 - 4. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specification pertaining to specific items required to complete work, perform such work in accordance with best standard practice, with prior approval from Landscape Architect or Designated Representative.
 - 5. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
 - 6. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.
 - 7. Quick Coupling Valves: Unless otherwise indicated, locate valves within 12 inches of hardscape.
 - 8. Set outlets and box covers 1 inch above finish grade in turf areas and 2 inches above finish grade in shrub planters.
 - 9. Provide for thermal movement of components in system.
 - 10. Use threaded nipples for risers to each outlet.
- B. Mechanical Joints:
 - 1. Use for pipe sizes 4" and larger.
- C. Thrust Blocks:
 - 1. For 4" pipe and larger install thrust blocks at fittings.
- D. Electrical Supply:
 - 1. Low voltage wiring shall be placed in the same ditch and taped on bottom side of main lines unless otherwise approved.
 - 2. Wire is to be taped a maximum 12 feet on center.
 - 3. Provide a minimum 12-inch expansion loop at each connection and directional change.
 - 4. Use a continuous wire between controller and remote control valves. Except as otherwise approved, do not splice wire at any point. All approved splices shall be enclosed in an acceptable box.
 - 5. Each controller shall be provided with separate 2-wire path.
- E. Automatic Controller:
 - 1. Contractor shall coordinate controller location and connection with City.
- F. Flow Sensor:
 - 1. Flow sensor tee assembly shall be installed with minimum required length of unobstructed straight pipe run per manufacturer's instructions.
 - 2. Install flow sensor wiring from flow sensor to controller. Connect wiring to flow sensor terminal at controller.

- G. Mark valves with neoprene valve markers containing locking device. Set valve markers in pipe risers extending from top of valve to finish grade.
- H. System Flush: After piping is installed, but before outlets are installed and backfilling commences, open valves and flush system with full head of water.
- I. Sprinkler Heads:
 - 1. Install the sprinkler heads as designated on the drawings and in accordance with their respective detail.
 - 2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
- J. Valve Boxes:
 - 1. All buried valves and equipment shall be installed with a proper box as specified in part 2 - products.
 - 2. Fill area under box with a minimum of 1 cubic feet of pea gravel before box is installed.
 - a. Identification tags shall be attached to each remote control valve, showing number that corresponds with controller sequence. Tags shall be manufactured of polyurethane Behr Desopaidd, yellow in color with black letters 2-3/4 inches by 2-1/4 inches.
 - b. All boxes shall be permanently marked on top, designating type of equipment installed as noted in drawing.

3.05 FIELD QUALITY CONTROL

- A. Prior to backfilling, test system for leakage at main piping to maintain 100 psi pressure for two hours.
- B. System is acceptable if no leakage or loss of pressure occurs and system self drains during test period.
- C. Testing of pressure main lines shall occur prior to installation of electrical control valves, quick couplers or any other equipment that might prevent a proper test from being performed.
- D. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch, and proved watertight, prior to paving.
- E. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- F. All hydrostatic tests shall be made only in the presence of the Landscape Architect or Designated Representative of the City. No pipe shall be completely backfilled until it has been inspected, tested and approved in writing.
- G. Furnish necessary force pump and all other test equipment.
- H. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.
- I. Low voltage wire under paving shall be tested for continuity, prior to paving.

3.06 BACKFILLING

- A. Backfill trench and compact to specified subgrade elevation. Protect piping from displacement.
- B. Buried pipe in trenches shall be center loaded only until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
- C. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2 inch in size will be permitted in the initial backfill.
- D. Flooding of trenches will be permitted only with approval of the Landscape Architect or Designated Representative.
- E. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the City.

3.07 TEMPORARY REPAIRS

- A. The City reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the City shall not relieve the Contractor of his responsibilities under the terms of the warranty as herein specified.

3.08 SYSTEM STARTUP

- A. Prepare and start system in accordance with manufacturer's instructions.
- B. Adjust control system to achieve time cycles required.

3.09 MAINTENANCE

- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting.
- B. The Landscape Architect or Designated Representative reserves the right to waive or shorten the operation period.

3.10 CLEANUP

- A. Cleanup shall be performed as each portion of the work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained to the work of others shall be repaired and work returned to its original condition.

3.11 OPERATING INSTRUCTIONS

- A. The Contractor shall be required to train City's maintenance personnel in proper operation of all major equipment. Provide written evidence of the person or persons so trained to the Landscape Architect or Designated Representative.

3.12 CLOSEOUT ACTIVITIES

- A. Instruct City's personnel in operation and maintenance of system. Use operation and maintenance material as basis for demonstration.
- B. Irrigation Schedule: See Submittal Requirements above.
- C. Irrigation Audit: Shall be performed by a third party representative hired by the City. Contractor shall coordinate keys to controllers and valve boxes for use by the auditor.

3.13 MAINTENANCE

- A. Provide a separate maintenance contract for specified maintenance service.

End of Section



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED:	DATE
DESIGN	CITY ENGINEER
DRAWN	ORIGINAL SIGNED
CHECKED	DATE

DATE	APPROVED	DESIGN	DRAWN	CHECKED

NO	DATE	APPROVED	DESIGN	DRAWN	CHECKED

NO	DATE	APPROVED	DESIGN	DRAWN	CHECKED

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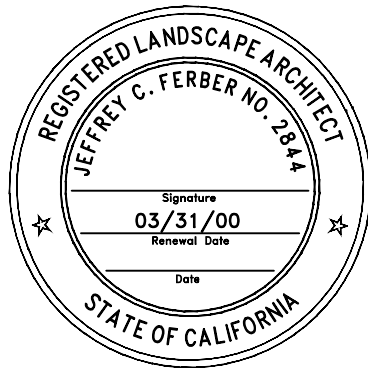
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PUBLIC IMPROVEMENT PLANS
ORTEGA PARK
LANDSCAPE NOTES



03/06/2020	DATE
2019-0067	