

PERSPECTIVE VIEW FROM INTERIOR COURTYARD



VICINITY MAP



COASTAL DEVELOPMENT PERMIT APPLICATION

PROJECT DESCRIPTION

PROJECT INCLUDES ALL NEW CONSTRUCTION. IT WILL CONSIST OF (3) RESIDENTIAL STRUCTURES EACH CONTAINING (4) BEDROOMS, A RESIDENTIAL KITCHEN, DINING, LIVING, AND LAUNDRY SPACE ALONG W/(3) FULL BATHROOMS AND AN OFFICE. THE BEDROOMS ARE TO SERVE CLIENTS, PERMANENTLY LICENSED AS A 24-HOUR CARE FACILITY. CLIENTS MAY BE CLASSIFIED AS AMBULATORY, NON-AMBULATORY, OR BEDRIPPEN. SITE DEVELOPMENT INCLUDES PATCHING OF EXISTING DRIVEWAY AND PARKING TO THE EAST, ALONG WITH NEW DRAINAGE IMPROVEMENTS, SITE UTILITIES, PARKING, LANDSCAPING AND PROPANE, WASTE, AND RECYCLING ENCLOSURES.

PROJECT INFORMATION

PROJECT TITLE: PARENTS & FRIENDS RESIDENTIAL CARE FACILITY  
 ASSESSOR'S PARCEL #: 018-090-12  
 PROJECT ADDRESS: 350 CYPRESS STREET FORT BRAGG, CA 95437

JURISDICTION: CITY OF FORT BRAGG  
 FIRE OFFICIAL: FORT BRAGG FIRE DEPARTMENT  
 ZONING: OFFICE COMMERCIAL (CO) RCFE REQUIRES USE PERMIT  
 COASTAL ZONE: YES - REQUIRES CDP

LOT SIZE: 38,768 SF (0.89 ACRES)  
 SETBACKS FRONT: 15 FT, 20 FT IF HEIGHT EXCEEDS 20FT @ PUBLIC STREETS, OK  
 REAR: 10 FT, 15 FT ADJACENT TO AN ABUTTING R ZONE, OK  
 SIDES: 10 FT, 15 FT ADJACENT TO AN ABUTTING R ZONE  
 ALLOWABLE HEIGHT: 25 FT MAX, OK

FLOOR AREA RATIO: MAX FAR = 0.40, PROPOSED FAR = 0.25, OK  
 SITE COVERAGE: NO LIMITATION, OK

PARKING REQUIRED: RESIDENTIAL CARE FACILITY: 9, (CLUDC 17.36.040)  
 RETAIL TRADE: 9 SPACES, (CLUDC 17.36.040)  
 PARKING PROVIDED: RESIDENTIAL CARE FACILITY: 12, (CLUDC 17.36.040)  
 COMMERCIAL: 9 SPACES, (CLUDC 17.36.040)

FENCING: PER CLUDC 17.30.050  
 LANDSCAPING: PER PER CLUDC 17.34  
 SIGNS: PER PER CLUDC 17.38

PROJECT TEAM

OWNER: PARENTS & FRIENDS INC  
 306 E. REDWOOD AVE.  
 FORT BRAGG, CA 95437  
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 EMAIL: JISLAND@SHN-ENGR.COM

CIVIL ENGINEER: SHN  
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350 CYPRESS STREET FORT BRAGG  
 RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
 A.P.N. 018-090-12  
 PARENTS AND FRIENDS INC.  
 306 E. REDWOOD AVE. FORT BRAGG CA 95437

CYPRESS STREET ELEVATION



SIGNAGE DETAIL



SHEET INDEX

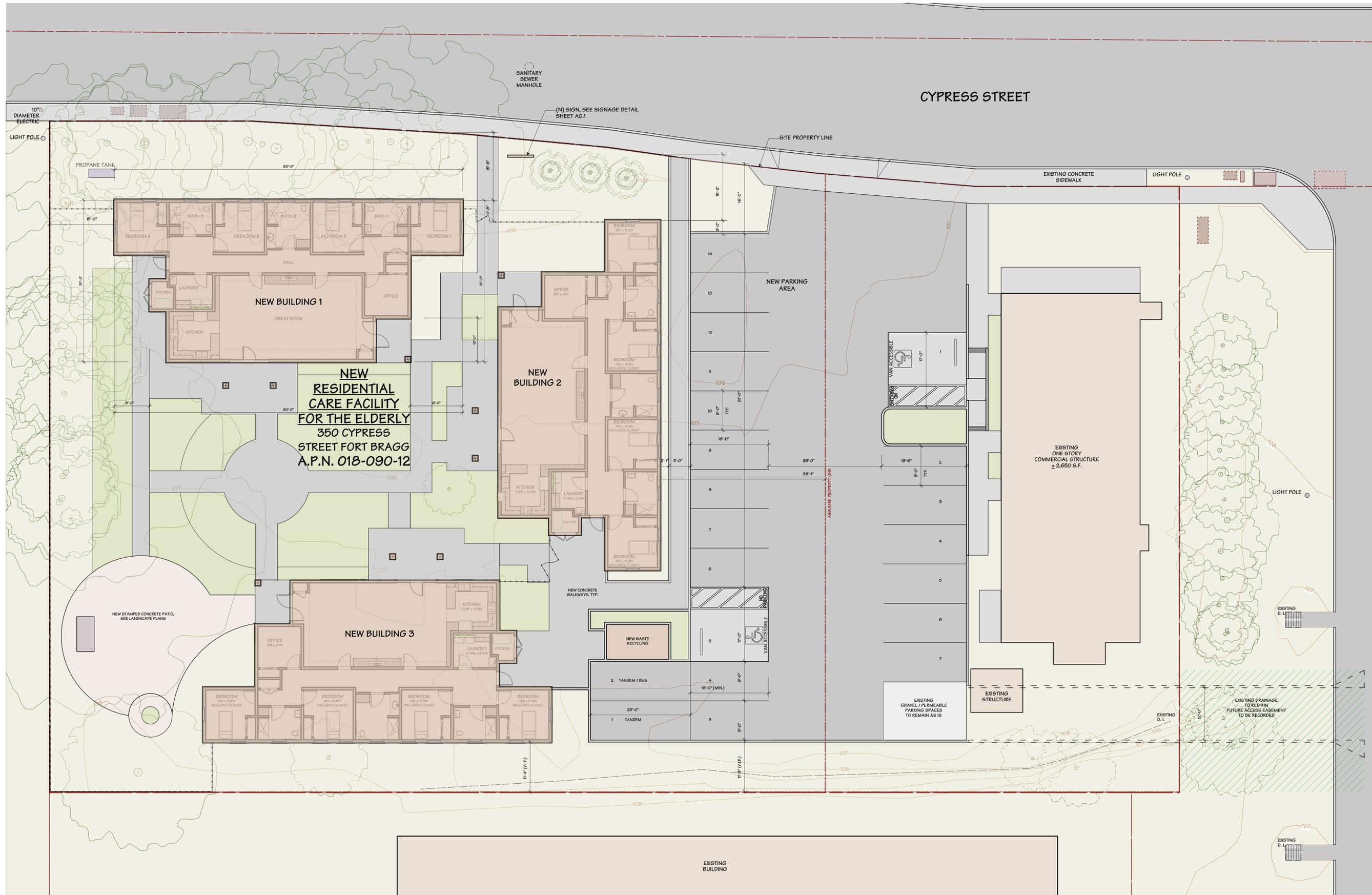
TYPE	SHEET	TITLE
ARCHITECTURAL	A0.1	TITLE SHEET
	A0.2	PROPOSED SITE PLAN
	A1.1	FLOOR PLAN BUILDING 1
	A1.2	FLOOR PLAN BUILDING 2
	A1.3	FLOOR PLAN BUILDING 3
	A2.1	ELEVATIONS BUILDING 1
LANDSCAPE	A2.2	ELEVATIONS BUILDING 2
	A2.3	ELEVATIONS BUILDING 3
	L-1.0	LANDSCAPE MAPPING
	L-1.1	LANDSCAPE NOTES
	L-1.2	LANDSCAPE IRRIGATION LEGEND
L-1.3	LANDSCAPE IRRIGATION PLAN	
L-1.4	LANDSCAPE SCHEDULE	
L-1.5	LANDSCAPE PLANTING PLAN	

TITLE SHEET

DATE: 10 SEPTEMBER 2020

SHEET

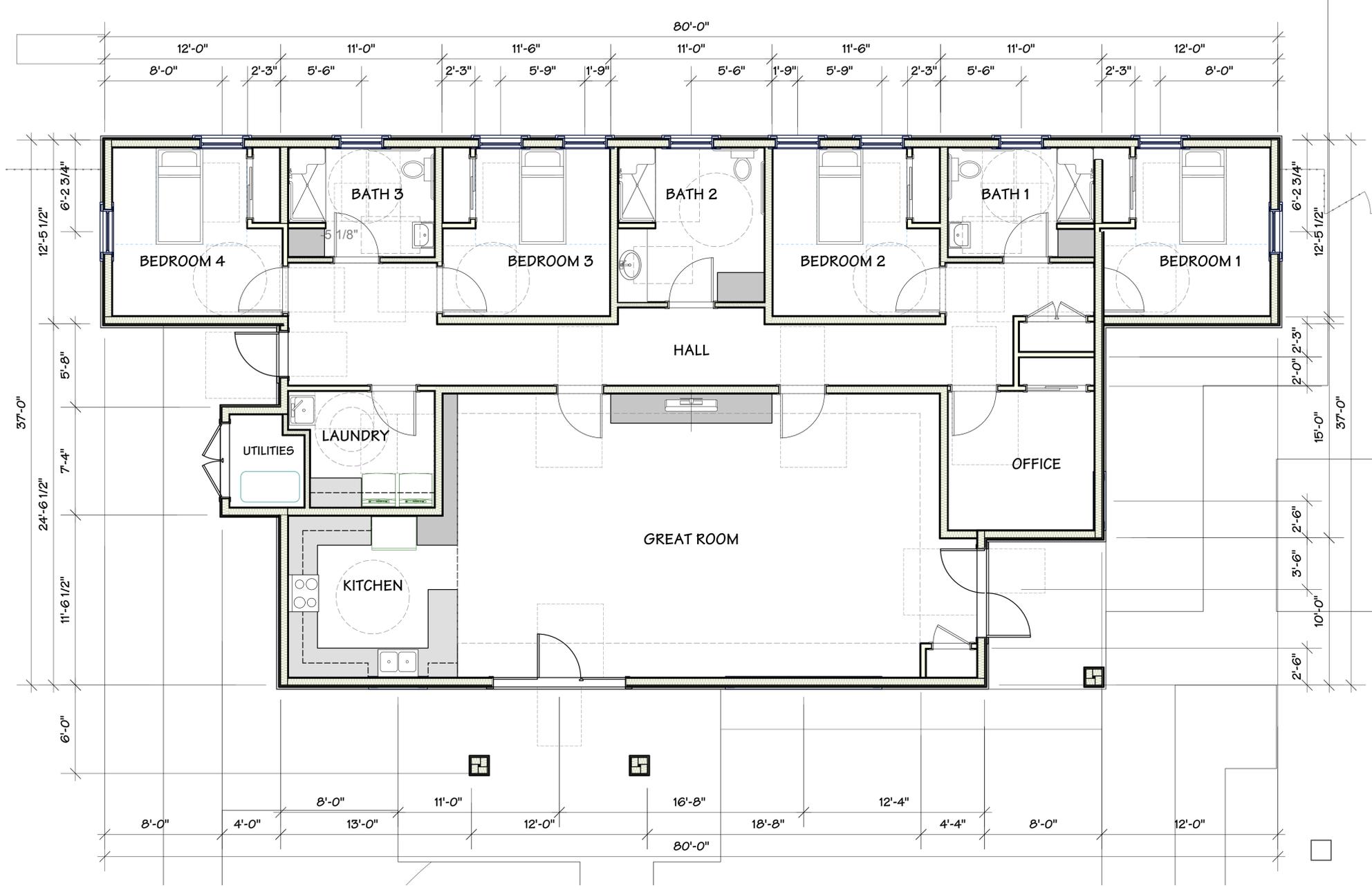
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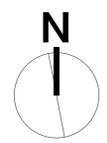
1 PROPOSED SITE PLAN Scale: 1" = 10 ft



Drawn: 8/29/2020 Time: 12:23:05 PM



**1 FLOOR PLAN - BUILDING 1**  
 Scale: 1/4" = 1'-0"



COASTAL  
 DEVELOPMENT  
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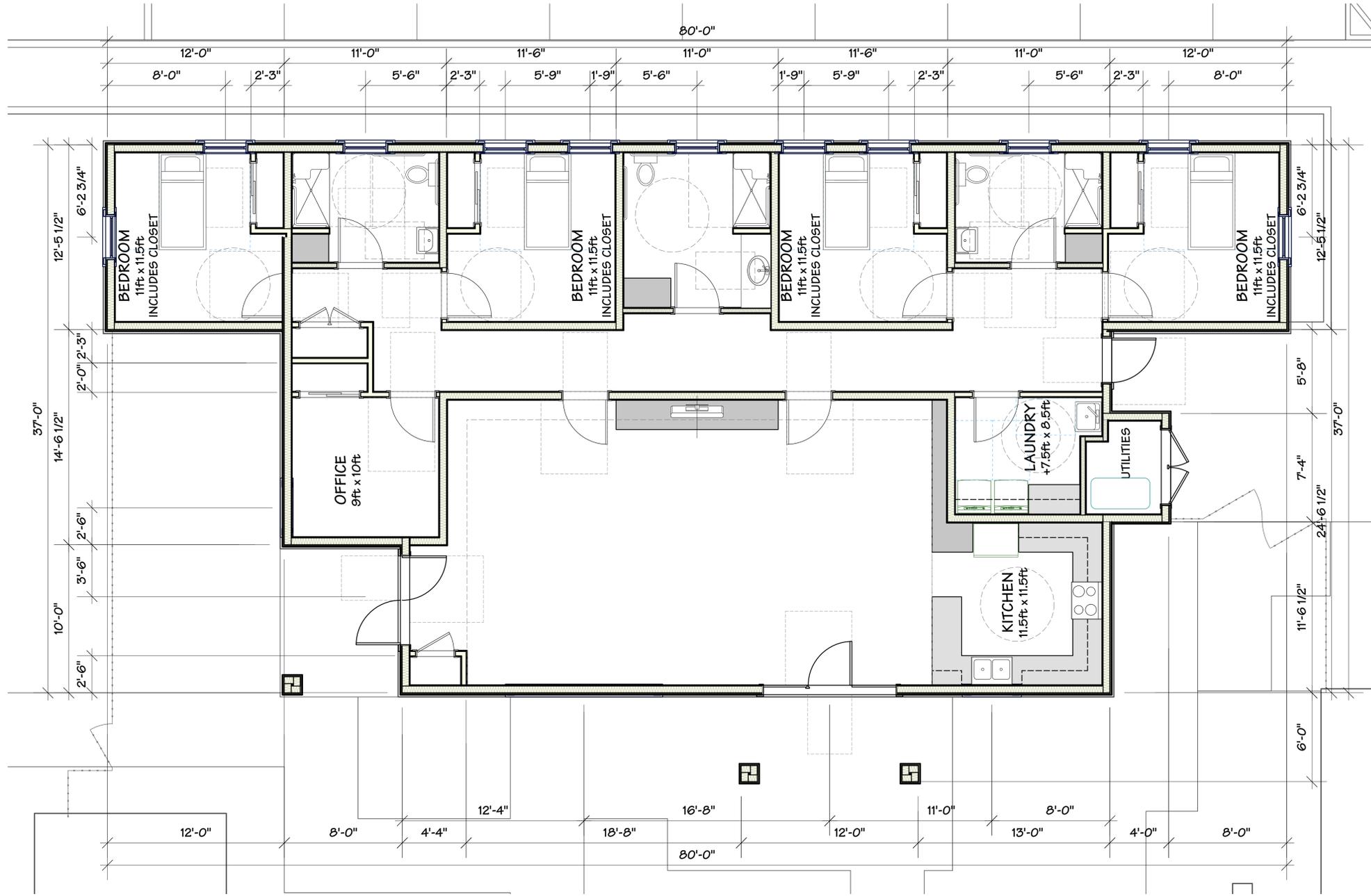
**FLOOR PLAN  
 BUILDING 1**  
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2" = 1'-0"

REVISIONS

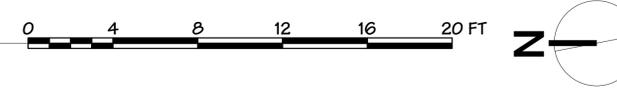

DATE  
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SHEET

**A1.1**



**1 FLOOR PLAN - BUILDING 2**  
 Scale: 1/4" = 1'-0"



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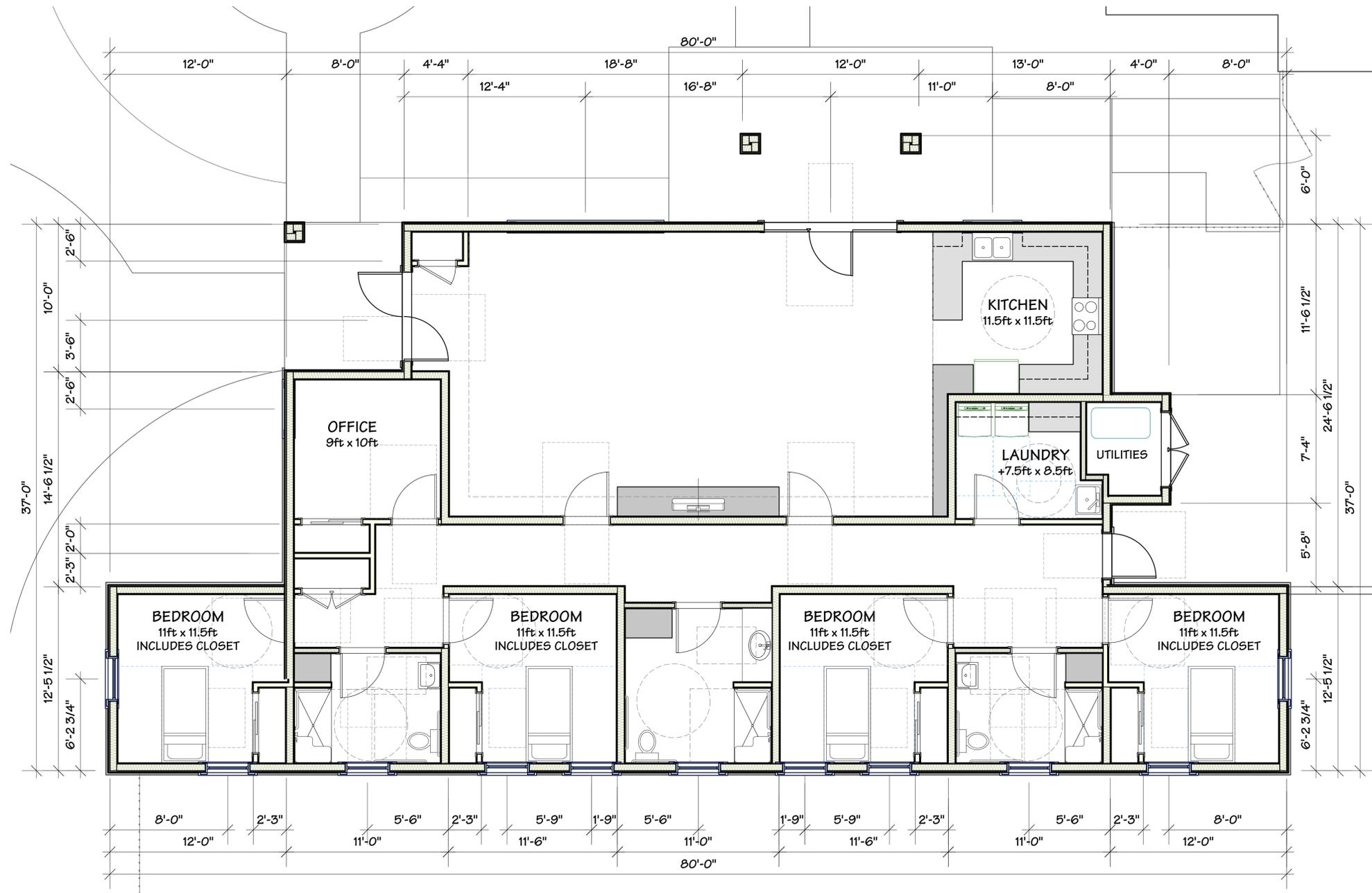
**FLOOR PLAN  
 BUILDING 2**  
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2" = 1'-0"

REVISIONS

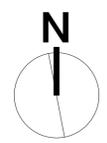

DATE  
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SHEET

**A1.2**



**1 FLOOR PLAN - BUILDING 3**  
Scale: 1/4" = 1'-0"



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**FLOOR PLAN  
BUILDING 3**  
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2" = 1'-0"

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**A1.3**

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**EXTERIOR ELEVATIONS BUILDING 1**  
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2"=1'-0"

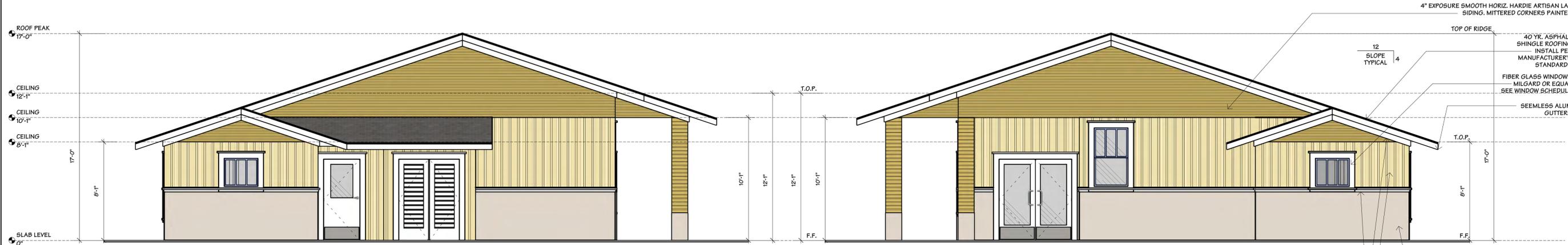
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SHEET

**A2.1**



**1 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



**2 WEST ELEVATION**  
Scale: 1/4" = 1'-0"

**3 EAST ELEVATION**  
Scale: 1/4" = 1'-0"



**4 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS BUILDING 2**  
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2"=1'-0"

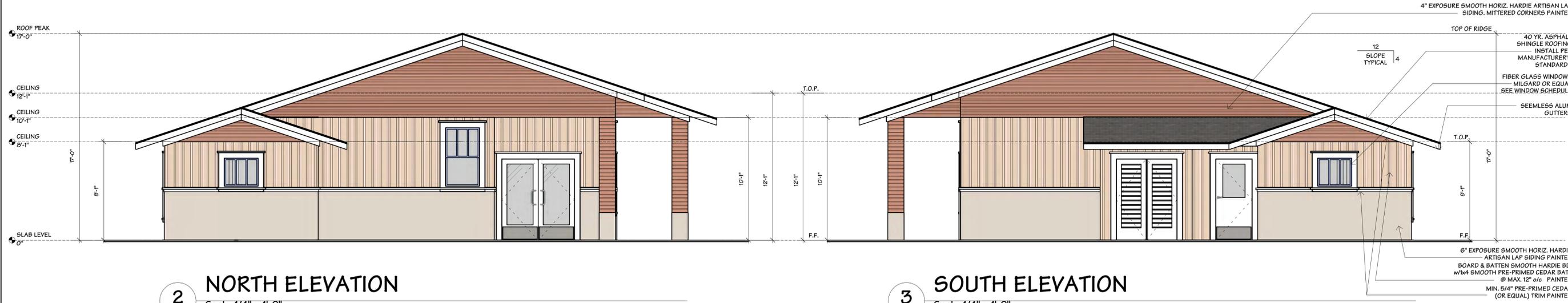
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SHEET

**A2.2**



**1 WEST ELEVATION**  
Scale: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"

**3 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



**4 EAST ELEVATION**  
Scale: 1/4" = 1'-0"

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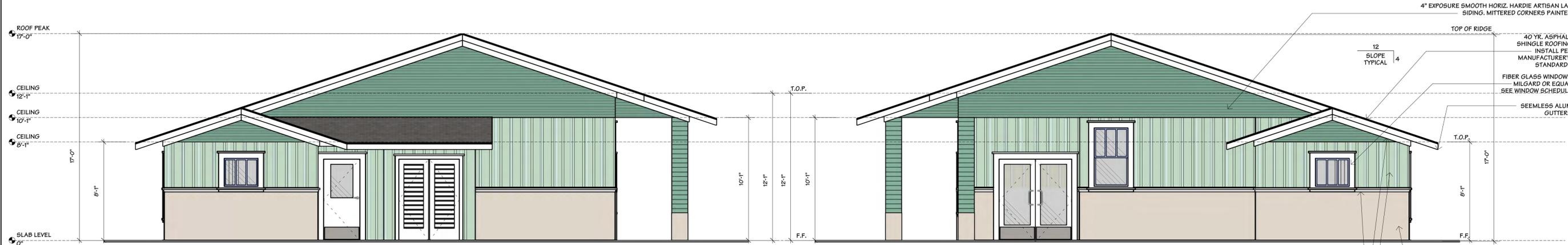
**EXTERIOR ELEVATIONS BUILDING 3**  
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2"=1'-0"

DATE  
10 SEPTEMBER 2020

SHEET  
**A2.3**



**1 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



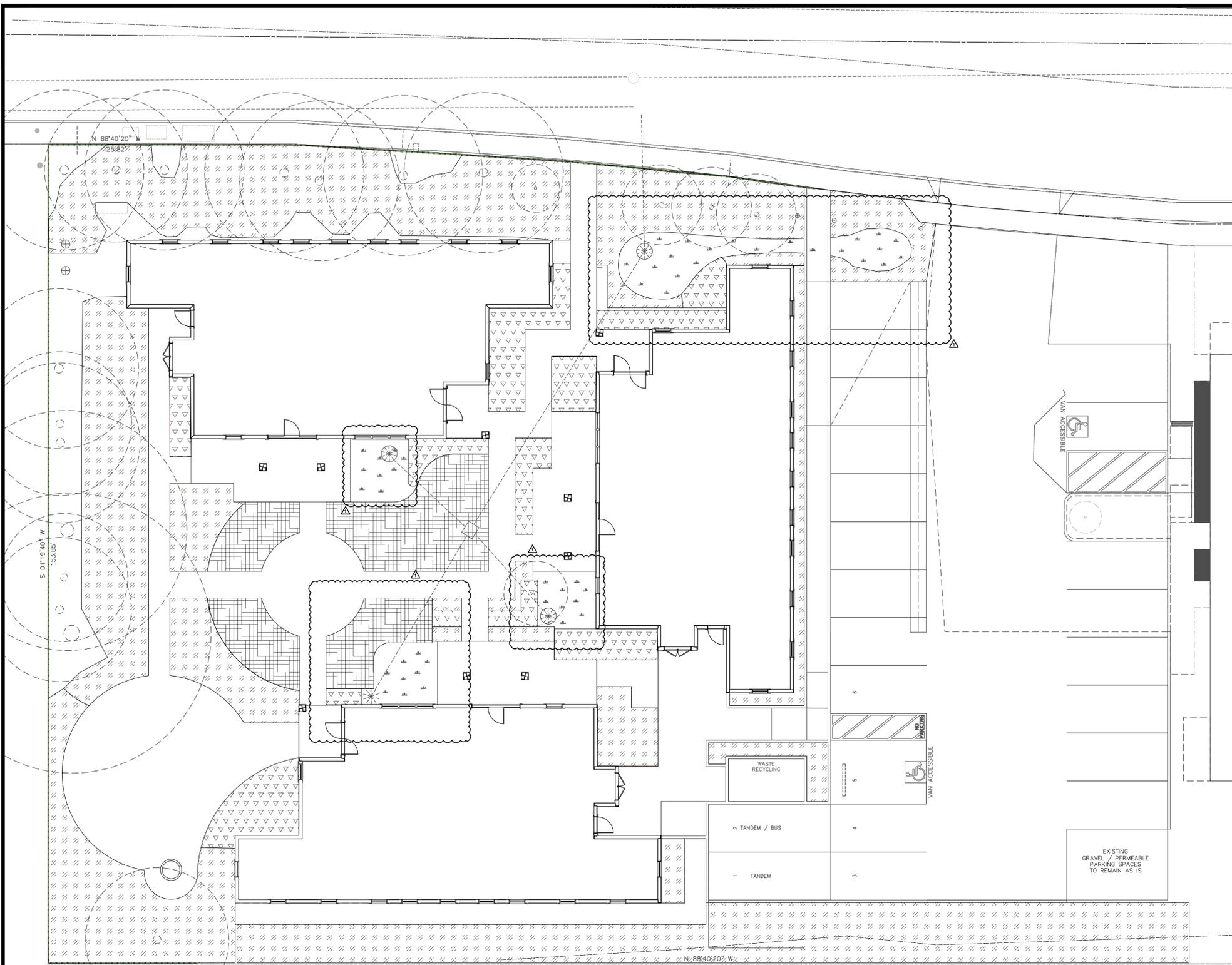
**2 EAST ELEVATION**  
Scale: 1/4" = 1'-0"

**3 WEST ELEVATION**  
Scale: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"

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**HYDROZONE LEGEND**

ZONE	SYMBOL	DESCRIPTION	AREA (S.F.)
ZONE 1		MODERATE WATER USE (DRIP IRRIGATION)	1,020
ZONE 2		LOW WATER USE (DRIP IRRIGATION)	6,484
ZONE 3		HIGH WATER USE (LAWN)	1,031

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET <sub>o</sub> ) is 29.00				ETAF for MAWA is 0.45	
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>					
Zone 1 (moderate)	0.40	DRIP	0.81	0.49	500
Zone 2 (low)	0.20	DRIP	0.81	0.25	6484
Zone 3A (high-spray)	0.80	SPRAY	0.75	1.07	1103
				Totals	8535
				(A)	3224
				(B)	57968
<b>Zone 5 - Special Landscape Areas</b>					
				(C)	0
				(D)	0
				(E)	0
				Totals	0
				(F)	0
				(G)	0
				(H)	0
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**NOTES:**  
 AFV-T AUTOMATIC FLUSH VALVE. - INSTALL INSIDE 6" ROUND VALVE BOX, AT THE FAR END OF DRIP LINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIP LINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD.

PLD-ARV AIR/VACUUM RELIEF VALVE INSTALLED with PLD-050-TB-TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MIN. 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA.

MULTIPLE ARV'S MAY BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK, FLUSH VALVES and AIR RELIEF VALVES ARE NOT SHOWN, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA.

**DRIP LINE LAYOUT NOTE:** NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN for GRAPHIC CLARITY - INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.

**NOTE:**  
 THIS IRRIGATION DESIGN IS BASED ON 75PSI AND 30 GPM.

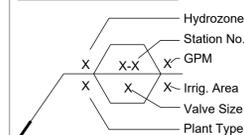
NOTE: ALL IRRIGATION HEADS SHALL BE LOCATED A MINIMUM OF 24" FROM ANY PAVED SURFACE

**Irrigation Legend**

SYMBOL	MAN'FR	MODEL	DESCRIPTION
	HUNTER	PGV-151	1 1/2" GLOBE VALVE W/ FLOW CONTROL - 40 GPM
	HUNTER	ICZ-151-XL	REMOTE CONTROL DRIP ZONE KIT with FILTER and PRESSURE REGULATOR
	HUNTER	PROS-06-PRS-30-CV-F	W/MP ROTATOR CORNER SERIES NOZZLES
	HUNTER	PROS-06-PRS-30-CV-F	W/MP ROTATOR 2000 SERIES NOZZLE
	HUNTER	HDL-06-12-250-CV	DRIPLINE TUBING 0.6 GPH PRESSURE COMPENSATING EMITTERS with CHECK VALVE at 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON CENTER; VERIFY THE LAYOUT AND 14" ON CENTER SPACING IN THE FIELD
	RAINBIRD	150-EFB-CP W/ PRS-D & FILTER	BRASS MASTER CONTROL VALVE (1-1/2")
	NIBCO-SCOTT	TRU-UNION	PLASTIC BALL VALVE IN BOX (LINE SIZE)
	HUNTER	HQ-44LRC-AW	QUICK COUPLING VALVE - 1" SIZE - ACME THREADS
	WATER METER	SEE CIVIL ENGINEER'S SITE PLANS FOR LOCATION	
	CALSENSE	FM-1B	FLOW SENSOR
	WILKINS	975XL	REDUCED PRESSURE BACKFLOW PREVENTER
	HUNTER	I2C-800-M	METAL CABINET WALL MOUNT CONTROLLER with EZ-DM 2 WIRE EXPANSION MODULE, WIRE FLOW SENSOR and MASTER VALVE DIRECTLY TO CONTROLLER. INSTALL (1) EZ-1 SINGLE STATION DECODER per VALVE.
		PVC SCH 40 POTABLE MAINLINE - 1 1/2" MIN SIZE	
		PVC CL 200 LATERAL LINE- SIZE PER PLAN - 3/4" MINIMUM SIZE	
		PVC SCH 40 SLEEVE - TWICE LINE SIZE (V.I.F)	

HUNTER DRIP EMITTER FOR TREES:  
 USE MODEL HEBXX with SCREENCV PRESSURE COMPENSATING SCREEN WITH CHECK VALVE. SEE TREE EMITTER LAYOUT DETAIL FOR EXACT EMITTER SIZE PER TREE SIZE. FOR EXACT EMITTER COUNT CONTRACTOR SHALL USE LANDSCAPE DRAWINGS FOR TREE COUNT. CONTRACTOR IS RESPONSIBLE FOR EMITTER COUNT, ALL TREES SHOWN ON LANDSCAPE DRAWINGS SHALL RECEIVE THE REQUIRED EMITTERS PER THE EMITTER LAYOUT DETAIL.

**VALVE KEY:**



**DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:**

ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

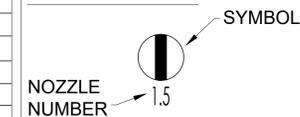
**IRRIGATION MISCELLANEOUS EQUIPMENT**

NO SYMBOL	LASCO	3/4" SCH 80 THREADED BALL VALVE, MODEL V08791N. INSTALL ON EVERY HORIZONTAL SUB-LATERAL LINE, EITHER SIDE OF VERTICAL LATERAL.
NO SYMBOL	LASCO	PVC SWING OR SPRING CHECK VALVE, INSTALL 12"-18" ABOVE EVERY OTHER SUB-LATERAL TEE, VERTICAL LATERAL LINE SIZE, MODEL V(XX)611N OR V(XX)221B
NO SYMBOL	SENNINGER	PRESSURE REGULATOR, MODEL PRL-40PSI. INSTALL ON EVERY HORIZONTAL SUB-LATERAL LINE, EITHER SIDE OF VERTICAL LATERAL.
NO SYMBOL	AS APPROVED	IRRIGATION 'COMMON' WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	AS APPROVED	IRRIGATION 'CONTROL' WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	3M	DBRY-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS

**PIPE SIZING CHART:**

ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

**ROTOR KEY:**



DESIGN DEVELOPMENT

PO Box 423  
 Blue Lake, CA 95525  
 (541) 870-9886

STAMP:

REVISIONS:

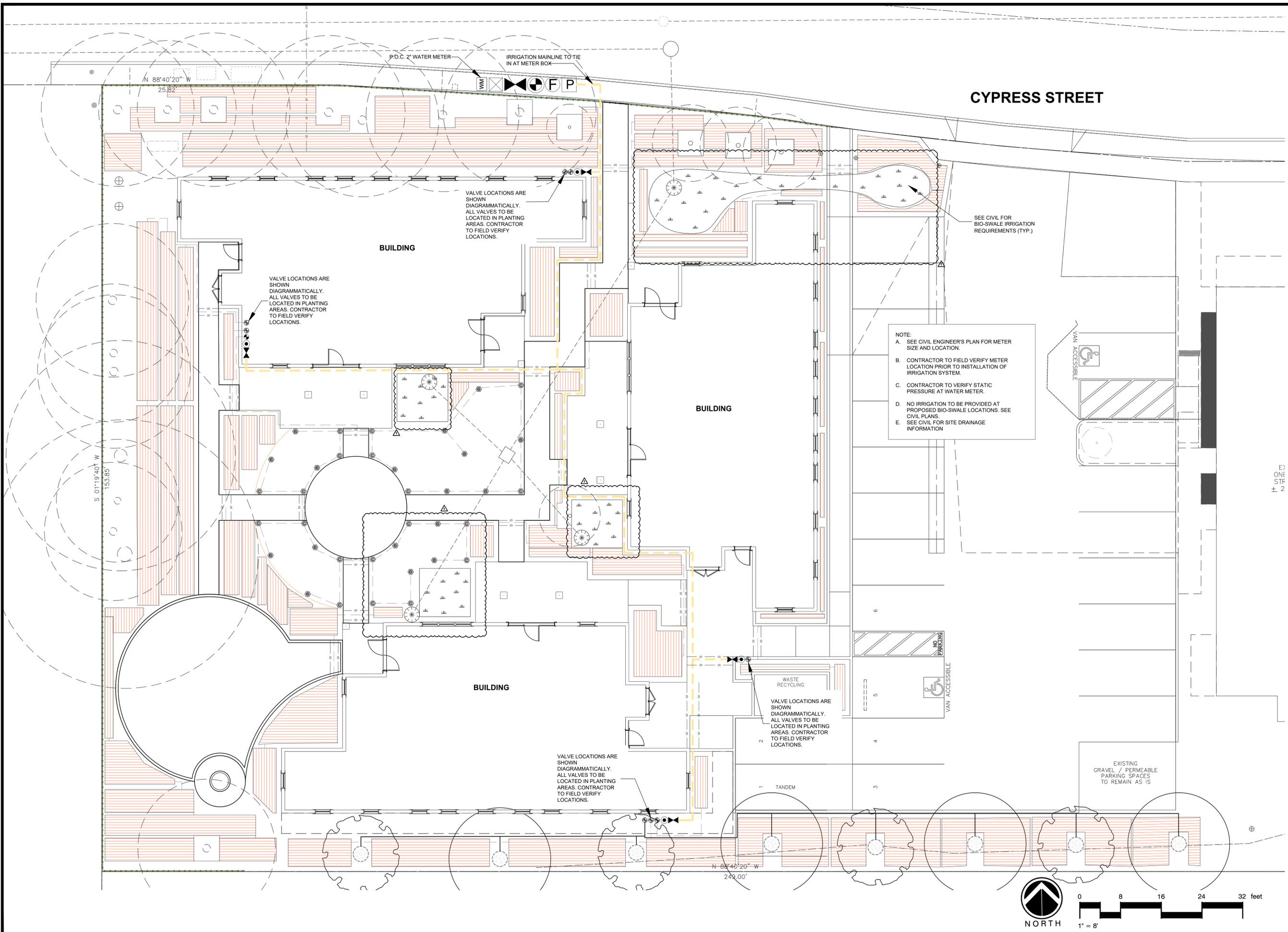
RESPONSE TO COMMENTS	DATE
02/14/21	

PROJECT NAME:  
 RESIDENTIAL CARE FACILITY  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 07-25-2020  
 DESIGNED BY: EP  
 DRAWN BY: EP

SHEET TITLE:  
 LANDSCAPE IRRIGATION LEGEND

L-2.00



DESIGN  
DEVELOPMENT

**PLA**  
POFFE LANDSCAPE ARCHITECTURE

PO Box 423  
Blue Lake, CA 95525  
(541) 870-9886

STAMP:

REVISIONS:

△ RESPONSE TO COMMENTS	02/14/21

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
350 CYPRESS STREET  
FORT BRAGG, CA

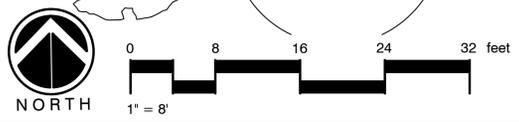
DATE: 07-25-2020  
DESIGNED BY: EP  
DRAWN BY: EP

SHEET TITLE:  
**LANDSCAPE IRRIGATION PLAN**

**L-2.10**

**CYPRESS STREET**

NOTE:  
A. SEE CIVIL ENGINEER'S PLAN FOR METER SIZE AND LOCATION.  
B. CONTRACTOR TO FIELD VERIFY METER LOCATION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.  
C. CONTRACTOR TO VERIFY STATIC PRESSURE AT WATER METER.  
D. NO IRRIGATION TO BE PROVIDED AT PROPOSED BIO-SWALE LOCATIONS. SEE CIVIL PLANS.  
E. SEE CIVIL FOR SITE DRAINAGE INFORMATION



E: ONE  
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## GENERAL LANDSCAPE NOTES

### PART 1 - GENERAL

#### 1.1 SCOPE:

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR COMPLETE INSTALLATION OF LANDSCAPING, AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

#### 1.2 QUALITY ASSURANCE:

- PROVIDE PLANT MATERIALS IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAWS RELATING TO INSPECTION FOR DISEASES AND INSECT INFESTATION AT GROWING RATE.
- PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER'S REPRESENTATIVE. PLANTS REQUIRED FOR THE WORK MAY BE INSPECTED AND TAGGED AT THE GROWING SITE BEFORE BEING DUG.
- OBSERVATION AT GROWING SITE DOES NOT PRECLUDE RIGHT OF REJECTION AT JOB SITE. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE MAY BE REJECTED.
- EMPLOY ONLY QUALIFIED PERSONNEL FAMILIAR WITH REQUIRED WORK.
- OFF-SITE TOPSOIL AND TOPSOIL ON-SITE TESTING (PAID BY LANDSCAPE CONTRACTOR):
  - PROVIDE SOURCE OF OFF-SITE SOIL TO THE LANDSCAPE ARCHITECT FOR PURPOSES OF SOIL INVESTIGATION.
  - TAKE RANDOM REPRESENTATIVE SOIL SAMPLES FROM AREAS TO BE PLANTED.
  - TEST SOIL SAMPLES FROM BOTH SOURCES FOR PH, ALKALINITY, TOTAL SOLUBLE SALTS, POROSITY, SODIUM CONTENT AND ORGANIC MATTER AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL.

#### 1.3 REFERENCED STANDARDS:

- AMERICAN STANDARD FOR NURSERY STOCK, APPROVED 1986 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. - PLANT MATERIALS.
- HORTUS THIRD, 1976 - CORNELL UNIVERSITY - PLANT NOMENCLATURE.
- ASTM - AMERICAN STANDARD TESTING MATERIAL - SHARP SAND.

#### 1.4 SUBMITTALS:

- SUBMIT 1 QUART SAMPLES OF THE FOLLOWING MATERIALS: SANDY LOAM TOPSOIL, ORGANIC AMENDMENT, MULCH, POTTING SOIL
- SUBMIT LAB SOIL TEST ANALYSIS RESULTS FOR ON-SITE TOPSOIL AND IMPORT SANDY LOAM TOPSOIL.
- SUBMIT MANUFACTURER'S DATA FOR THE FOLLOWING: FERTILIZER.
- SUBMIT DIGITAL PHOTOGRAPHS OF ALL PLANT MATERIALS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO DELIVERY TO THE SITE.
- FILE CERTIFICATE OF INSPECTION OF PLANT MATERIAL BY STATE AND FEDERAL AUTHORITIES WITH OWNER'S REPRESENTATIVE, IF REQUIRED BY STATE.

#### 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

- PREPARATION FOR DELIVERY:
  - BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
  - CONTAINER GROWN PLANTS: DELIVER PLANTS IN CONTAINERS SUFFICIENTLY RIGID TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING.
- DELIVERY:
  - DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
  - DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
  - IF BALLED PLANTS CANNOT BE PLANTED WITHIN 24 HOURS AFTER DELIVERY TO SITE, PROTECT ROOT BALLS BY HEELING IN WITH SAW DUST OR OTHER APPROVED MATERIAL.
  - PROTECT DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
  - NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 48 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
  - REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM SITE.

#### 1.6 JOB CONDITIONS:

- PLANTING RESTRICTIONS: PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
- PROTECTIONS:
  - DO NOT MOVE EQUIPMENT OVER EXISTING OR NEWLY PLACED STRUCTURES WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE AND GENERAL CONTRACTOR.
  - PROVIDE BOARD-ROADING AND SHEETING AS REQUIRED TO PROTECT PAVING AND OTHER IMPROVEMENTS FROM DAMAGE.
  - IN NO WAY SHALL ANY TREES, PLANTS, GROUND COVER OR SEASONAL COLOR OBSTRUCT DRAINAGE OR BLOCK A 2% MINIMUM POSITIVE SLOPE AWAY FROM BUILDINGS.
- UTILITIES:
  - DETERMINE LOCATIONS OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, IF REQUIRED, TO MINIMIZE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES.
  - MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
  - COORDINATE WORK WITH IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO UNDERGROUND SPRINKLER SYSTEM.

#### D. INSTALLATION:

- SCHEDULING: PLANTING SHALL NOT COMMENCE UNTIL COMPLETION OF ALL CONSTRUCTION WORK, GRADING, SOIL PREPARATION, WEED CONTROL AND SPRINKLER INSTALLATION. ALL CONTAINER STOCK SHALL BE SPOTTED ON-SITE BY THE CONTRACTOR PER PLANS PRIOR TO PLANTING. PLANT PITS SHALL NOT BE EXCAVATED UNTIL THE REVIEW OF PLANT LOCATIONS BY THE OWNER'S REPRESENTATIVE.
- SOIL PREPARATION: IRRIGATE SITE NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS.
- APPLY CONTACT HERBICIDE PER MANUFACTURER. REPEAT PROCESS IF REQUIRED BY THE OWNER'S REPRESENTATIVE.
- APPLY SOIL AMENDMENTS AS SPECIFIED, EVENLY AND AT THE SPECIFIED APPLICATION RATES.
- ROTTOTILL TOP 6" OF SOIL TO A LOOSE & FRIABLE CONSISTENCY.
- FINISH GRADE TO CONTOURS AND SPOT ELEVATIONS SHOWN ON PLAN

#### 1.7 WARRANTY:

- WARRANTY PLANTS AND TREES FOR ONE YEAR AFTER FINAL ACCEPTANCE. REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE OWNER'S REPRESENTATIVE. REPLACE PLANTS, INCLUDING TREES, WHICH IN THE OPINION OF THE OWNER'S REPRESENTATIVE HAVE PARTIALLY DIED THEREBY DAMAGING SHAPE, SIZE, OR SYMMETRY.
- REPLACE PLANTS AND TREES WITH SAME KIND AND SIZE AS ORIGINALLY PLANTED, AT NO COST TO OWNER. PROVIDE ONE-YEAR WARRANTY ON REPLACEMENT PLANTS. THESE SHOULD BE REPLACED AT START OF NEXT PLANTING OR DIGGING SEASON. IN SUCH CASES, REMOVE DEAD TREES IMMEDIATELY. PROTECT IRRIGATION SYSTEM AND OTHER PIPING CONDUIT OR OTHER WORK DURING REPLACEMENT. REPAIR ANY DAMAGE IMMEDIATELY.
- WARRANTY EXCLUDES REPLACEMENT OF PLANTS AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORM, DROUGHT, DROWNING, HAIL, FREEZE, INSECTS OR DISEASES.
- AT THE END OF THE WARRANTY PERIOD, STAKING AND GUYING MATERIALS SHALL BE REMOVED FROM THE SITE.

#### 1.8 MAINTENANCE:

- WATER: WILL BE AVAILABLE ON SITE. PROVIDE NECESSARY HOSES AND OTHER WATERING EQUIPMENT REQUIRED TO COMPLETE WORK.
- UNTIL FINAL ACCEPTANCE, MAINTAIN PLANTINGS AND TREES BY WATERING, CULTIVATING, MOWING, WEEDING, SPRAYING, CLEANING AND REPLACING AS NECESSARY TO KEEP LANDSCAPE IN A VIGOROUS, HEALTHY CONDITION AND RAKE BED AREAS AS REQUIRED.
- A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO LANDSCAPE ARCHITECT SEVEN (7) DAYS PRIOR TO COMPLETION. AT THAT TIME OWNER AND THE OWNER'S REPRESENTATIVE WILL PREPARE A FINAL PUNCH LIST TO BE REVIEWED WITH LANDSCAPE CONTRACTOR. WHEN SUCH PROJECT IS DEEMED COMPLETE BY THE OWNER'S REPRESENTATIVE AN ON-SITE INSPECTION BY OWNER, LANDSCAPE CONTRACTOR AND OWNER'S REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- FOLLOWING FINAL ACCEPTANCE, MAINTENANCE OF PLANT MATERIAL WILL BECOME THE OWNER'S RESPONSIBILITY. THE CONTRACTOR SHALL PROVIDE OWNER WITH A RECOMMENDED MAINTENANCE PROGRAM.

### PART 2 - PRODUCTS

#### 2.1 PLANTS:

- QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY: ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
- PLANTS SHALL BE EQUAL TO WELL FORMED, SYMMETRICAL, HEAVILY BRANCHED WITH AN EVEN BRANCH DISTRIBUTION, DENSELY FOLIATED AND/OR BUDDED, AND A STRONG, STRAIGHT, DISTINCT LEADER WHERE THIS IS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD. THE LANDSCAPE ARCHITECT WILL BE THE FINAL ARBITER OF ACCEPTABILITY OF PLANT FORM. PLANTS DEEMED UNACCEPTABLE BY OWNER'S REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE PLANTS AS SPECIFIED.
- PLANTS SHALL BE HEALTHY AND VIGOROUS, FREE OF DISEASE, INSECT PESTS AND THEIR EGGS, AND LARVAE.
- PLANTS SHALL HAVE A WELL-DEVELOPED FIBROUS ROOT SYSTEM.
- PLANTS SHALL BE FREE OF PHYSICAL DAMAGE SUCH AS SCRAPES, BROKEN OR SPLIT BRANCHES, SCARS, BARK ABRASIONS, SUN SCALDS, FRESH LIMB CUTS, DISFIGURING KNOTS, OR OTHER DEFECTS.
- PRUNING OF ALL TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS SHALL MEET THE SIZES INDICATED ON THE PLANT LIST. WHERE A SIZE OR CALIPER RANGE IS STATED, AT LEAST 50% OF THE MATERIAL SHALL BE CLOSER IN SIZE TO THE TOP OF THE RANGE STATED.
- PLANTS INDICATED "B&B" SHALL BE BALLED AND BURLAPPED. PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED IN PLANT LIST. BALLS SHALL BE FIRM, NEAT, SLIGHTLY TAPERED AND WELL BURLAPPED.
- NON-BIODEGRADABLE BALL WRAPPING MATERIAL WILL NOT BE ACCEPTED.
- ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE BALL
- CONTAINER GROWN PLANTS SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE GROWN IN THE CONTAINER FOR A SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HOLD THE PLANTING MEDIUM WHEN TAKEN FROM THE CONTAINER, BUT NOT LONG ENOUGH TO BECOME ROOT BOUND.

#### 2.2 SOIL PREPARATION:

A MINIMUM ONE-FOOT DEPTH OF UN-COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN EACH PLANTED AREA. A SOIL TEST FOR HORTICULTURAL SUITABILITY SHALL BE REQUIRED AT TIME OF LANDSCAPE INSTALLATION IN EACH LANDSCAPED AREA. SOIL SHALL BE PREPARED AND/OR AMENDED TO BE SUITABLE FOR THE LANDSCAPE TO BE INSTALLED.

#### 2.3 LANDSCAPE FINISH GRADING:

- AT TIME OF PLANTING, ALL AREAS TO BE PLANTED OR SEEDS SHALL BE FREE OF STONES, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER 1" IN DIAMETER OR LARGER AND SHALL BE FREE FROM ALL WIRE, PLASTER, OR SIMILAR OBJECTS THAT WOULD BE HINDRANCE TO PLANTING OR MAINTENANCE.
  - SLOPES STEEPER THAN 3:1 SHALL BE RAKED SMOOTH, BUT SHALL NOT RECEIVE SOIL AMENDMENTS (EXCEPT IN PLANT PITS, IF ANY); UNLESS SPECIFIED ON THE PLANS.
- FINISH GRADING AFTER SOIL PREPARATION SHALL ESTABLISH FINAL FLOW LINES AND GRADIENTS FOR UNIFORM WATER DRAINAGE. FLOWLINES AND GRADIENTS SHALL BE ESTABLISHED FROM THE HIGH POINT TO THE DRAINAGE OUTLET OR AN INLET STRUCTURE.
  - ALL FINISH GRADES SHALL BE FLOATED TO ASSURE A UNIFORM SURFACE WITHOUT IRREGULAR DIPS OR RIDGES. ALL TURF AREAS SHALL BE FLOATED WITH A MINIMUM 4' WIDE FLOAT AND GRADED AWAY FROM THE ESTABLISHED FLOWLINE. ROLL ALL PROPOSED TURF AREAS AND REFLOAT TO ELIMINATE DEPRESSIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL PLANTING AREAS TO FINISH GRADE AFTER SOIL PREPARATION WHICH SHALL BE 1" BELOW PAVING AND CURBS OR AS NOTED BY SPOT ELEVATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO MAINTAINING CONTINUOUS AND EVEN FLOWLINES, AND DRAINAGE AWAY FROM STRUCTURES, TO DRAIN INLET OR OUTLETS. GRADES SHALL BE ESTABLISHED TO DRAIN ALL WATER AWAY FROM STRUCTURES BEHIND WALLS. WHEN DRAINAGE IS DIFFICULT TO ACHIEVE, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND REQUEST A SOLUTION BEFORE CONTINUING. GRADE IN SHRUB AREAS SHALL BE ESTABLISHED PRIOR TO PLANTING TO ENSURE PROPER FINAL PLANTING HEIGHTS.
  - ALL FILL AREAS AND CONSTRUCTED BERMS OR MOUNDS SHALL BE COMPACTED IN EVEN LEVELS TO A MAXIMUM COMPACTION OF 80%.
  - SPACING: WHEN PLANT MATERIAL IS SPACED IN ROWS, THE TOTAL DIMENSION SHALL BE VERIFIED AND THE PLANTS EQUALLY SPACED WITHIN THE DESIGNATED AREA. WHEN PLANT MATERIAL IS SHOWN IN A LOOSE PATTERN, THE CONTRACTOR SHALL SPACE THE MATERIAL AS SHOWN ON PLANS OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. GROUND COVER MATERIAL SHALL BE TRIANGULARLY SPACED PER DIMENSIONS INDICATED ON PLANS (WHERE APPLICABLE).
  - PLANT PITS: PLANT PITS SHALL BE DUG WITH LEVEL BOTTOMS WITH WIDTHS AND DEPTHS AS SHOWN IN DETAIL DRAWINGS. PITS FOR TREES SHALL BE DUG SQUARE. FILL PITS WITH WATER AND ALLOW TO DRAIN OUT. PLANT HOLES DUG BY AUGER METHOD WILL BE ACCEPTABLE, BUT SHALL HAVE SIDE WALL ROUGHENED OR SQUARED WITH A SHOVEL. SLICK PIT WALLS CAUSED BY AUGERING IN TOO WET SOIL WILL NOT BE ACCEPTED FOR PLANTING.
  - REMOVAL FROM PLASTIC CONTAINERS: ALL CONTAINER STOCK SHALL BE REMOVED FROM CONTAINER IN SUCH A WAY AS TO NOT DISTURB THE ROOT BALL. TAP CONTAINER AROUND ALL SIDES AND BOTTOM TO LOOSEN SOIL FROM CONTAINER. TURN CONTAINER UPSIDE DOWN AND CAREFULLY SLIDE OUT WITHOUT PULLING ON THE PLANT STEM OR TRUNK. ROOT BALL SHALL BE SUFFICIENTLY MOIST TO PREVENT DISTURBANCE OF ROOTS UPON REMOVAL OF THE CONTAINER.
  - HANDLING: NO PLANT MATERIAL SHALL BE PLANTED IF THE BALL IS BROKEN OR CRACKED EITHER BEFORE OR DURING THE PROCESS OF PLANTING.
  - SETTING: PLANTS SHALL BEAR SAME RELATION TO SOIL LEVEL WHEN PLANTED AS THEY DID WHEN IN CONTAINER. EACH PLANT SHALL BE PLACED IN CENTER OF PLANT PIT. NO PLANTING SHALL OCCUR DURING WEATHER CONDITIONS WHICH ADVERSELY AFFECT PLANT MATERIAL OR WHEN SOIL IS IN A MUDDY CONDITION.
  - PIT BACKFILL PROCEDURE: PLACE AGRIFORM 21 GRAM PLANT TABLETS IN BOTTOM OF PLANT PITS, ADHERING TO THE PLANTING NOTES.
  - BACKFILL PIT WITH BACKFILL MIX HALF-WAY TO FINISH GRADE AND WATER THOROUGHLY.
  - BACKFILL TO FINISH GRADE. BACKFILL MIX SHALL BE TAMPED FIRM, AND A SHALLOW BASIN FORMED AT PERIMETER OF PLANT PIT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL MIX.
  - WATER IMMEDIATELY TO SATURATE ENTIRE ROOT BALL AND BACKFILL.

#### 2.4 MULCH:

A MINIMUM OF TWO INCHES OF MULCH SHALL BE ADDED IN EACH NON-TURF AREA TO THE SOIL SURFACE AFTER PLANTING. ANY PLANT TYPE THAT IS INTOLERANT TO MULCH SHALL BE EXCLUDED FROM THIS REQUIREMENT. NONPOROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.

#### 2.5 WATER:

WATER SHALL BE SUITABLE FOR IRRIGATION AND SHALL BE FREE FROM INGREDIENTS HARMFUL TO PLANT LIFE.

### PART 3 - EXECUTION

#### 3.1 CONDITION OF SURFACES:

- CONTRACTOR WILL BE RESPONSIBLE FOR ANY REQUIRED EXCAVATION AND FOR RAKING AND SMOOTHING OF GRADE. IT IS RECOMMENDED THAT LANDSCAPE CONTRACTOR COORDINATE WITH GRADING CONTRACTOR TO ESTABLISH SUBGRADES FOR PLANTING AREAS AS REQUIRED BELOW.
- EXAMINE SUBGRADE UPON WHICH WORK IS TO BE PERFORMED. NOTIFY THE OWNER'S REPRESENTATIVE OF UNSATISFACTORY CONDITIONS.

#### 3.2 MIXING SOILS:

- PLANTING MIX: SHALL CONSIST OF 50% SANDY LOAM TOPSOIL, 30% ORGANIC AMENDMENT, 10% SHARP WASHED SAND, AND 10% DECOMPOSED GRANITE. SAND COMPONENT MAY BE INCREASED OR DECREASED BASED ON SAND CONTENT OF TOPSOIL SUBMITTED TO LANDSCAPE ARCHITECT.
- PRE MIXED SOILS MAY BE ACCEPTED IN LIEU OF ABOVE MIX.

#### 3.3 BED PREPARATION:

- ALL BED AREAS ON PLANS WHERE SHRUBS AND/OR GROUNDCOVERS ARE CONTINUOUSLY PLANTED SHALL RECEIVE A MINIMUM OF 6" DEPTH OF CONTINUOUS PLANTING MIX.
- LAY OUT BED AREAS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO DIGGING
- EXCAVATE EXISTING MATERIAL AS NEEDED TO ALLOW PLACEMENT OF 6" OF PLANTING MIX AND 3" OF MULCH.
- SCARIFY BED AREA SUBGRADE WHERE EXCESSIVE COMPACTION IS GREATER THAN 85% STANDARD PROCTOR TO A DEPTH OF 6" BY DISCING OR ROTOTILLING. REPEAT CULTIVATION AS REQUIRED TO THOROUGHLY LOOSEN SOIL.
- EVENLY SPREAD 6" OF CONTINUOUS PLANTING MIX THROUGHOUT THE PLANTING AREA. DO NOT INCORPORATE INTO NATIVE SOILS BELOW.
- WHENEVER A PLANTING BED FALLS WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN, DO NOT EXCAVATE AS NOTED BELOW. UTILIZE THE FOLLOWING BED PREPARATION:
  - EVENLY SPREAD THE FOLLOWING AMENDMENTS OVER THE ENTIRE BED AREA AND LIGHTLY INCORPORATE INTO THE TOP 1" OF SOIL WITH RAKE OR OTHER HAND IMPLEMENT. AMENDMENTS PER 1000 SF SHALL BE: A) 3 CY ORGANIC AMENDMENT B) 30 LB ORGANIC FERTILIZER C) 40 POUNDS GYPSUM D) 2 POUNDS SULFUR
- RAKE AMENDED AREAS CLEAN AND REMOVE ALL ROCKS, ROOTS, AND DEBRIS. DIRT CLOUDS AND CLAY LUMPS GREATER THAN 1" IN DIAMETER SHALL BE BROKEN APART OR REMOVED.

#### 3.5 SHRUB PLANTING:

- PLACE PLANTS IN POSITION ON BED AREAS BEFORE CANS HAVE BEEN REMOVED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE. DO NOT REMOVE BURLAP FROM BB PLANTS. OWNER'S REPRESENTATIVE RESERVES RIGHT TO INTERCHANGE OR SHIFT PLANTS PRIOR TO PLANTING.
- ALL SHRUBS OUTSIDE PREPARED BED AREAS OR WITH ROOT BALLS DEEPER THAN DEPTH OF BED PREPARATION SHALL BE POCKET PLANTED. EXCAVATE PLANTING HOLE 2 TIMES THE WIDTH AND HEIGHT OF THE ROOT BALL. BACKFILL WITH PLANTING MIX.
- PLANT WHERE LOCATED, SETTING PLANTS WITH TOPS OF BALLS EVEN WITH TOPS OF BEDS, AND COMPACT SOIL CAREFULLY AROUND EACH PLANT BALL.
- WATER EACH PLANT THOROUGHLY WITH HOSES TO ELIMINATE AIR POCKETS.
- CAREFULLY PRUNE PLANTS TO REMOVE DEAD OR BROKEN BRANCHES AND HAND RAKE BED AREAS TO SMOOTH EVEN SURFACES.
- AFTER PLANTING HAS BEEN COMPLETED AND APPROVED BY OWNER'S REPRESENTATIVE, MULCH BED AREAS THREE INCHES DEEP.

#### 3.6 FLATTED GROUND COVER:

- ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS AND SPACED AS SPECIFIED ON LANDSCAPE PLAN.
- GROUND COVER PLANTS (ROOTED CUTTINGS) SHALL HAVE BEEN GROWN IN FLATS AND SHALL REMAIN IN THOSE FLATS UNTIL TIME FOR TRANSPLANTING. AT TIME OF TRANSPLANTING, THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT THE SOIL DOES NOT FALL APART WHEN LIFTING PLANTS FROM FLAT. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM OF DISTURBANCE TO THE ROOT SYSTEM.
- ROOTED CUTTINGS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. WILTED PLANTS SHALL NOT BE ACCEPTED.
- AT TIME OF PLANTING ALL GROUND COVER PLANTS, THE EARTH AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT ALL AIR POCKETS.

#### 3.7 QUANTITIES:

- IN ALL CASES, QUANTITIES OF PLANT MATERIAL SHALL BE FURNISHED AS NEEDED TO COMPLETE WORK AS INDICATED ON DRAWINGS, INCLUDING RESEEDING, REDRESSING, AND MAINTENANCE (REPLACEMENTS) DURING THE CONTRACT PERIOD.
- PROTECTION: THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIALS, SUPPORTERS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE.

#### 3.8 CLEANUP:

DURING WORK, KEEP PREMISES NEAT AND ORDERLY INCLUDING ORGANIZATION OF STORAGE AREA. REMOVE TRASH, INCLUDING DEBRIS RESULTING FROM REMOVING WEEDS AND ROCKS FROM PLANTING AREAS, PREPARING BEDS, OR PLANTING PLANTS FROM SITE DAILY AS WORK PROGRESSES. KEEP WALK AND DRIVEWAY AREA CLEAN BY SWEEPING OR HOSING.

## DESIGN DEVELOPMENT



#### STAMP:



#### REVISIONS:

RESPONSE TO COMMENTS	02/14/21

PROJECT NAME:

RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020

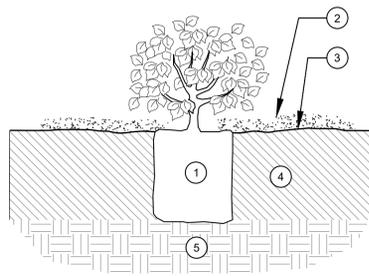
DESIGNED BY: EP

DRAWN BY: EP

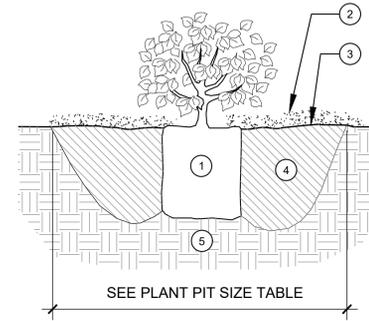
SHEET TITLE:

LANDSCAPE  
NOTES

L-3.00



1. ROOTBALL  
-TOP OF ROOTBALL TO BE 1/2"-1"  
ABOVE FINISH GRADE
2. MULCH  
-3" MULCH LAYER; 1" MAX ON  
TOP OF ROOTBALL
3. FINISH GRADE
4. BACKFILL MIX  
-INCORPORATE COMPOST TO A  
DEPTH OF 6" MIN.; 4 CU. YARDS  
MIN. PER 1000 S.F., OR PER SOILS  
REPORT RECOMMENDATIONS
5. EXISTING SUBGRADE  
-ROOTBALL TO REST ON  
EXISTING OR RECOMPACTED  
SOIL



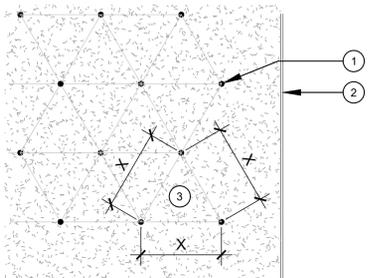
1. ROOTBALL  
-TOP OF ROOTBALL TO BE 1/2"-1"  
ABOVE FINISH GRADE
2. MULCH  
-3" MULCH LAYER; 1" MAX ON TOP  
OF ROOTBALL
3. FINISH GRADE
4. BACKFILL MIX  
-2/3 NATIVE SOIL MIXED WITH 1/3  
AMENDMENT COMPOST, OR PER  
SOILS REPORT RECOMMENDATIONS
5. EXISTING SUBGRADE  
-ROOTBALL TO REST ON  
EXISTING OR RECOMPACTED SOIL  
-SCARIFY BOTTOM AND SIDES OF  
PLANTING PIT

### 1 SHRUB PLANTING - MODIFIED SOIL

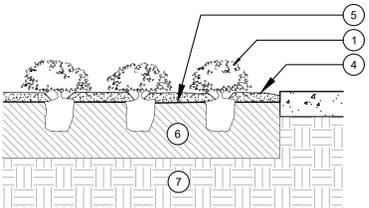
L-3.01 SCALE: 3/4"=1'-0"

### 2 SHRUB PLANTING - UNMODIFIED SOIL

L-3.01 SCALE: 3/4"=1'-0"

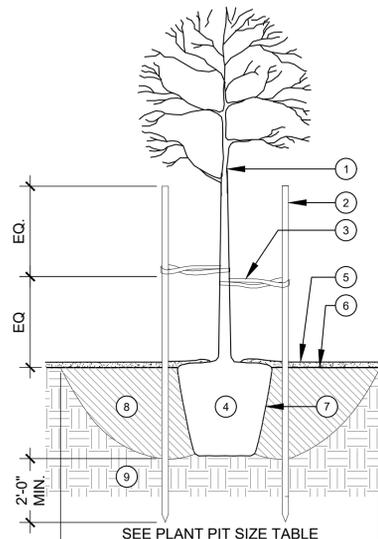


1. PLANT  
-SET TOP OF ROOTBALL FLUSH  
WITH FINISH GRADE
2. EDGE OF GROUND COVER  
AREA
3. TRIANGULAR SPACING  
-X = TYPICAL PLANT SPACING,  
SEE PLANT LEGEND
4. MULCH  
-3" MULCH LAYER; 1" MAX. ON  
TOP OF ROOTBALL
5. FINISH GRADE
6. BACKFILL MIX  
-INCORPORATE COMPOST TO  
A DEPTH OF 6" MIN., 4 CU.  
YARDS PER 1000 S.F., OR PER  
SOILS REPORT  
RECOMMENDATIONS
7. EXISTING SUBGRADE



### 3 GROUND COVER PLANTING

L-3.01 SCALE: 3/4"=1'-0"



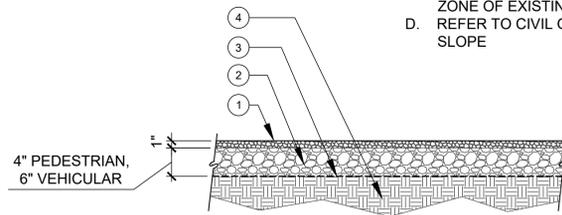
1. TREE  
-SET LEVEL  
TREE STAKE
2. -INSTALL AS REQUIRED  
-2" DIAM. X 10' LONG LODGEPOLE  
-DO NOT DRIVE STAKE THROUGH  
ROOTBALL
3. TREE TIE (2 PER TREE)  
-SECURE TO STAKE WITH 2 GALVANIZED  
SCREWS PER STAKE
4. ROOTBALL  
-TOP OF ROOTBALL TO BE 1'-2" ABOVE  
FINISH GRADE
5. MULCH  
-3" MULCH LAYER; 1" MAX. ON TOP OF  
ROOTBALL  
-KEEP MULCH 2" CLR. FROM TRUNK
6. FINISH GRADE
7. SCARIFY ROOTBALL SURFACE 1/3" DEPTH  
MIN. TO 1/2" DEPTH MAX.
8. BACKFILL MIX  
-2/3 NATIVE SOIL MIXED WITH 1/3  
AMENDMENT COMPOST, OR PER SOILS  
REPORT RECOMMENDATIONS
9. EXISTING SUBGRADE  
-ROOTBALL TO REST ON EXISTING OR  
RECOMPACTED SOIL  
-SLOPE SIDES OF PLANTING PIT  
-SCARIFY BOTTOM AND SIDES OF PIT

### 4 TREE PLANTING & STAKING

L-3.01 SCALE: 3/8"=1'-0"

1. GRAVEL TYPE TO BE DETERMINED BY  
OWNER'S REPRESENTATIVE
2. CLASS 2 AGGREGATE BASE, COMPACTION  
PER GEOTECHNICAL REPORT
3. FILTER FABRIC, WRAP FABRIC AT SIDES,  
PROVIDE 2' MIN. OVERLAP AT SEAMS
4. SUBGRADE, PREPARATION AND COMPACTION  
IN ACCORDANCE WITH GEOTECHNICAL  
RECOMMENDATIONS

- NOTES:
- A. REFER TO GEOTECHNICAL REPORT  
FOR SUBGRADE COMPACTION  
REQUIREMENTS.
  - B. METAL EDGING AT PEDESTRIAN  
GRAVEL TO MATCH EDGE AT LAWN -  
ROLL TOP DURAEDGE, 1/8" THICK, 4"  
DEPTH, COLOR: BLACK. AT  
VEHICULAR AREAS, USE HEAVY DUTY  
DURAEDGE, 1/4" THICK, 6" DEEP,  
COLOR: BLACK.
  - C. DO NOT COMPACT IN AREAS OF ROOT  
ZONE OF EXISTING TREES
  - D. REFER TO CIVIL GRADING PLANS FOR  
SLOPE



### 5 GRAVEL PAVING

L-3.01 SCALE: 1"=1'-0"

### PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CA NATIVE	WUCOLS	SIZE	QTY	
	Arbutus x 'Marina' Marina Strawberry Tree	N	LOW	24" BOX	4	
	Prunus ilicifolia Holly Leaf Cherry	Y	LOW	24" BOX	4	
SHRUBS	BOTANICAL / COMMON NAME	CA NATIVE	WUCOLS	SIZE	QTY	
	Acanthus mollis Bear's Breech	N	MODERATE	5 GAL	27	
	Carpenteria californica Bush Anemone	Y	LOW	15 GAL	21	
	Ceanothus x 'Centennial' Centennial Wild Lilac	N	LOW	5 GAL	22	
	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	N	LOW	1 GAL	85	
	Heuchera x 'Plum Pudding' Plum Pudding Coral Bells	N	LOW	1 GAL	81	
	Muhlenbergia rigens Deer Grass	Y	LOW	1 GAL	75	
	Phlomis x 'Edward Bowles' Edward Bowles Jerusalem Sage	N	LOW	5 GAL	10	
	Physocarpus capitatus Pacific Ninebark	N	LOW	15 GAL	17	
	Polystichum munitum Western Sword Fern	Y	MODERATE	1 GAL	38	
	Rhododendron x 'Conter' Autumn Ruby Encore Azalea	Y	MODERATE	5 GAL	39	
	Ribes sanguineum Red Flowering Currant	Y	LOW	5 GAL	33	
	Salvia x 'Bee's Bliss' Bee's Bliss Sage	N	LOW	5 GAL	30	
	Styrinchium bellum Blue Eyed Grass	Y	VERY LOW	1 GAL	145	
	Trachelospermum jasminoides Star Jasmine Trellis	N	LOW	5 GAL	11	
SHRUB AREAS	BOTANICAL / COMMON NAME	CA NATIVE	WUCOLS	SIZE	SPACING	QTY
	Arctostaphylos edmundsii 'Carmel Sur' Carmel Sur Little Sur Manzanita	Y	LOW	1 GAL	24" o.c.	373
GROUND COVERS	BOTANICAL / COMMON NAME	CA NATIVE	WUCOLS	SIZE	SPACING	QTY
	90/10 TALL FESCUE / BLUEGRASS SOD	N	MODERATE		12" o.c.	1,073

### DESIGN DEVELOPMENT



### STAMP:



### REVISIONS:

RESPONSE TO COMMENTS	DATE

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
**350 CYPRESS STREET**  
**FORT BRAGG, CA**

DATE: 07-25-2020

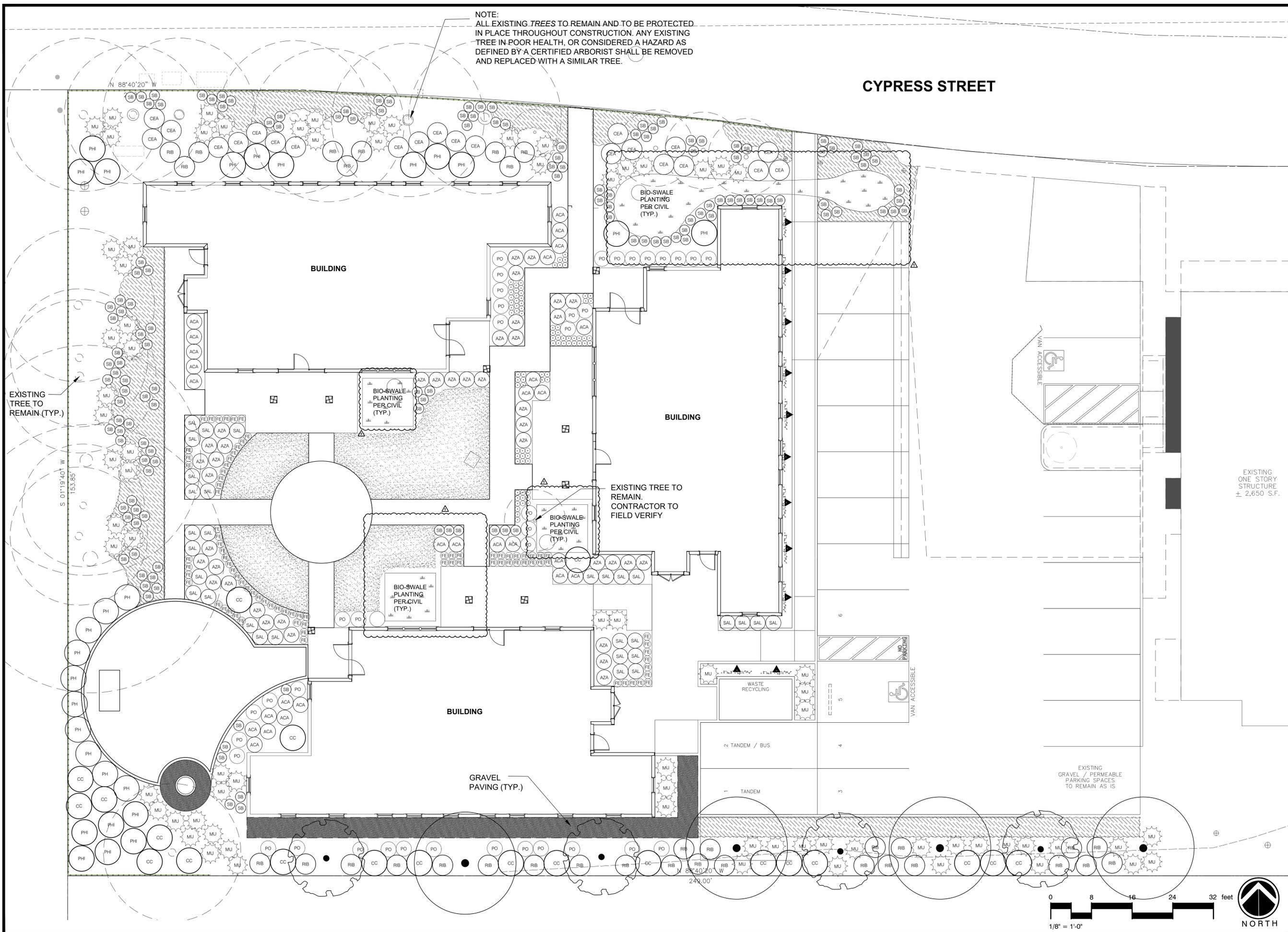
DESIGNED BY: EP

DRAWN BY: EP

SHEET TITLE:

**LANDSCAPE SCHEDULE**

**L-3.01**



NOTE:  
 ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED  
 IN PLACE THROUGHOUT CONSTRUCTION. ANY EXISTING  
 TREE IN POOR HEALTH, OR CONSIDERED A HAZARD AS  
 DEFINED BY A CERTIFIED ARBORIST SHALL BE REMOVED  
 AND REPLACED WITH A SIMILAR TREE.

CYPRESS STREET

BUILDING

BUILDING

BUILDING

GRAVEL  
 PAVING (TYP.)

EXISTING TREE TO  
 REMAIN.  
 CONTRACTOR TO  
 FIELD VERIFY

EXISTING  
 TREE TO  
 REMAIN (TYP.)

EXISTING  
 ONE-STOREY  
 STRUCTURE  
 ± 2,650 S.F.

WASTE  
 RECYCLING

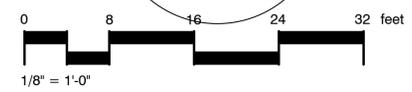
TANDEM / BUS

TANDEM

VAN  
 ACCESSIBLE

VAN  
 ACCESSIBLE

EXISTING  
 GRAVEL / PERMEABLE  
 PARKING SPACES  
 TO REMAIN AS IS



DESIGN  
 DEVELOPMENT

PO Box 423  
 Blue Lake, CA 95525  
 (541) 870-9886

STAMP:

REVISIONS:

△ RESPONSE TO COMMENTS	02/14/21

PROJECT NAME:  
 RESIDENTIAL CARE FACILITY  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 07-25-2020  
 DESIGNED BY: EP  
 DRAWN BY: EP

SHEET TITLE:  
 LANDSCAPE  
 PLANTING PLAN

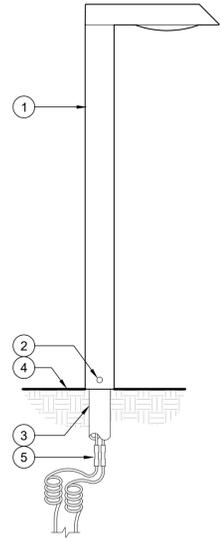
L-3.02

**DETAIL LEGEND:**

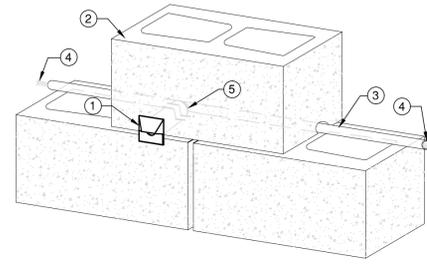
- ① M-PL PATH LIGHT
- ② SET SCREW
- ③ 1" [25 mm] DIA. PVC SCH 40 CONDUIT
- ④ SOIL OR MOUNTING SURFACE
- ⑤ DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH UL 486D (IEC/EN 60998) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE

**NOTES**

- A. COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. USE VOLTMETER TO ENSURE 11-15VAC/VDC AT FIXTURE.
- C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.
- D. REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.



NOT TO SCALE  
REV: 09/19/20



**DETAIL LEGEND:**

- ① FX Luminaire PO-SQ fixture. See plan legend for wattage, beam spread and accessories.
- ② Cinder block / stucco wall within landscape. See plans and landscape details for type of construction material.
- ③ 1/2" electrical conduit per local code.
- ④ Direct bury, UF/UL, copper, low voltage cable with 3M DBRY 6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.
- ⑤ Use FX provided conduit included with fixture or standard 1/2" conduit.

**NOTES**

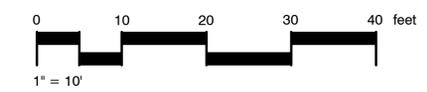
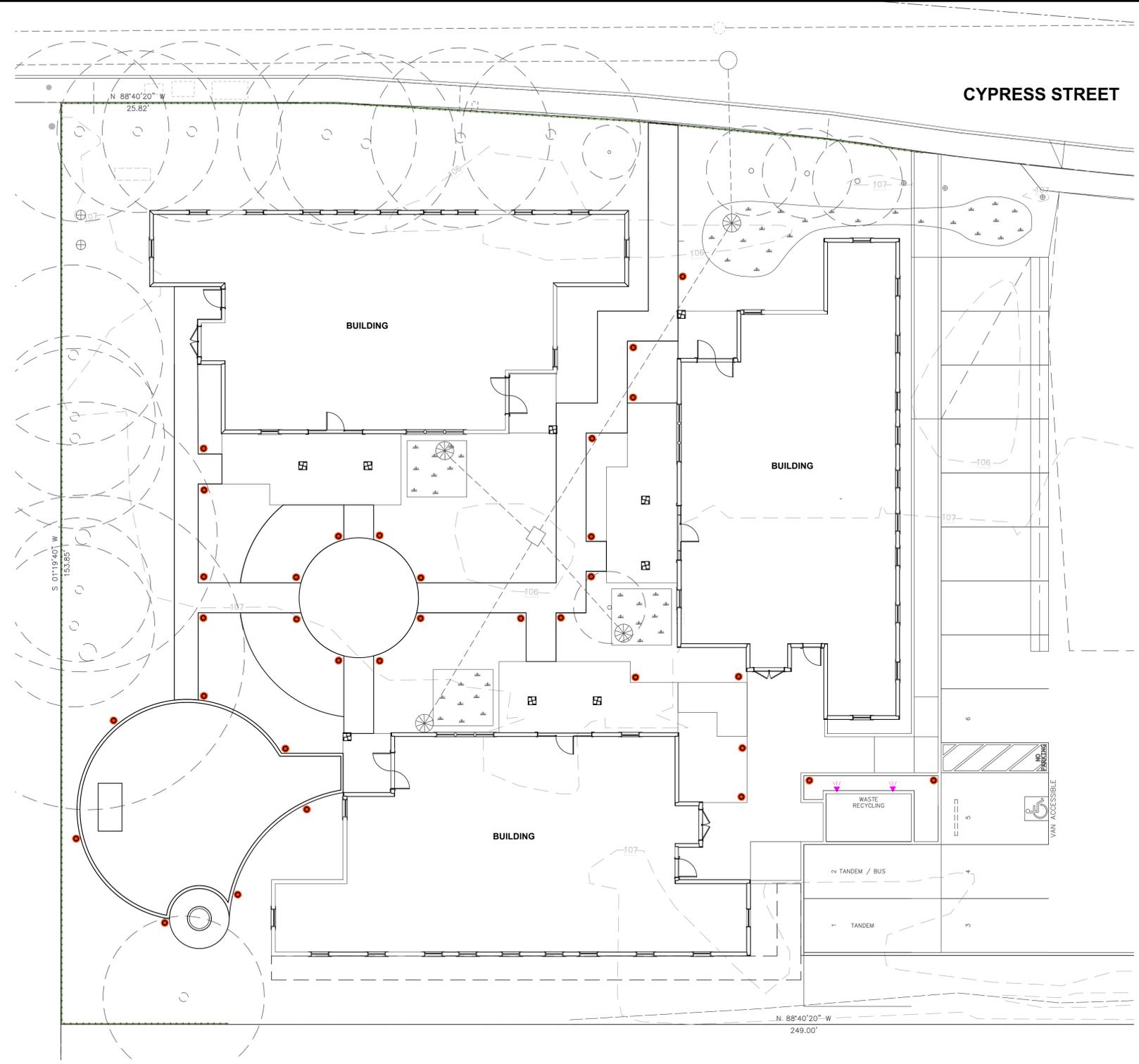
- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 10-15 volts - AC or DC
- C. See plan legend for LED board option, beam spreads, and accessories.
- D. Always refer to FX product installation notes prior to installation.

- 2 PO-SQ WALL WASH  
CINDER BLOCK / STUCCO WALL

NOT TO SCALE  
REV: 09/19/20

**LIGHTING NOTES:**

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 6 INCHES AWAY FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
3. GROUND ALL FIXTURES 10 FEET OR LESS FROM A POOL, SPA OR FOUNTAIN.
4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 2"-3" BELOW FINISH GRADE.
5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
6. ALL EXTERIOR 120-VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
7. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
8. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION.



**LIGHT FIXTURE SCHEDULE**

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	LENS	MOUNTING	OPTIONS / NOTES
	CONTROLLER: FX LUMINAIRE LUXOR ZD CONTROLLER LXD-300-MG-FXLANMOD	1		METAL	(M) PAINTABLE MATTE GRAY	300 WATT	N/A			LUXOR LAN MODULE VERIFY MOUNTING LOCATION PRIOR TO INSTALLATION
●	PATH LIGHT: FX LUMINAIRE MP PATH LIGHT M-PZ-ZD-1LED-FB	33	1/L-4.00	ALUMINUM	FLAT BLACK	2.0 WATT/2.4VA	1 LED	AMBER	SUPER J BOX	CONFIRM FINISH PRIOR TO ORDERING
	EXTERIOR DUPLEX RECEPTACLE	V.I.F.		METAL/ ALUMINUM			N/A			CONFIRM DIRECTION TO FACE OUTLET PRIOR TO INSTALLATION
◀	WALL LIGHT: FX LUMINAIRE PO-ZD-1LED-SQ-FB	2	2/L-4.00	ALUM/BRASS	FLAT BLACK	2.0 WATT/2.4VA	1LED			

DESIGN DEVELOPMENT



PO Box 423  
Blue Lake, CA 95525  
(541) 870-9886

**STAMP:**



**REVISIONS:**

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△	02/14/21

PROJECT NAME:

RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020

DESIGNED BY: EP

DRAWN BY: EP

SHEET TITLE:

LANDSCAPE LIGHTING PLAN

L-4.00

## ABBREVIATIONS

<b>A</b>	ABN — ABANDON	<b>FUT</b> — FUTURE	<b>R</b>	RC — RADIUS
ABS — ACRYLONITRILE-BUTADIENE-STYRENE	<b>G</b>	RD — REINFORCED CONCRETE PIPE	RDCR — REDUCER	
AB — ANCHOR BOLT, AGGREGATE BASE	GA — GAGE	RWD — REDWOOD	REF — REFER OR REFERENCE	
AC — ASPHALTIC CONCRETE	GALV — GALVANIZED	REF — REINFORCED, REINFORCING	REIN — OR REINFORCE	
ACP — ASBESTOS CEMENT PIPE	GIP — GALVANIZED IRON PIPE	REQD — REQUIRED	RET — RETURN	
ACI — AMERICAN CONCRETE INSTITUTE	GM — GAS METER	RH — RIGHT HAND	RM — ROOM	
ADJ — ADJUSTABLE	GPD — GALLONS PER DAY	RO — ROUGH OPENING	RSP — ROOF SLOPE PROTECTION	
AGGR — AGGREGATE	GPH — GALLONS PER HOUR	RT — RIGHT OR RING TIGHT	R/W — RIGHT OF WAY	
AISC — AMERICAN INSTITUTE OF STEEL CONSTRUCTION	GPM — GALLONS PER MINUTE	RWL — RAIN WATER LEADER		
AL — ALUMINUM	GRD — GRADE OR GROUND			
ALT — ALTERNATE	GSP — GALVANIZED STEEL PIPE			
AP — ANGLE POINT	GV — GATE VALVE			
APPROX — APPROXIMATELY	GYP — GYPSUM			
ARCH — ARCHITECTURAL				
ASTM — AMERICAN SOCIETY FOR TESTING & MATERIALS				
AUTO — AUTOMATIC				
AUX — AUXILIARY				
AT — AT				
<b>B</b>				
BC — BEGIN CURVE				
BCR — BEGIN CURB RETURN				
BD — BOARD				
BF — BLIND FLANGE				
BFV — BUTTERFLY VALVE				
BK — BOOK OR BACK				
BLDG — BUILDING				
BM — BENCH MARK, BEAM				
BMP — BEST MANAGEMENT PRACTICE				
BOW — BLOW OFF				
BOT — BOTTOM				
BRG — BEARING				
BTHWN — BALL VALVE				
BVC — BEGINNING OF VERTICAL CURVE				
BW — BACK OF WALK				
BWV — BACKWATER VALVE				
<b>C</b>				
CA — CHANNEL (STRUCTURAL SHAPE)				
CARV — COMBINATION AIR AND VACUUM RELEASE VALVE				
CATV — CABLE TELEVISION				
CB — CATCH BASIN				
CEL — CEILING				
CFM — CUBIC FEET PER MINUTE				
CFS — CUBIC FEET PER SECOND				
CHEM — CHEMICAL				
CIP — CAST IRON PIPE				
C.I.P. — CAST IN PLACE				
CJ — CONSTRUCTION JOINT				
CLR — CLEAR				
CL — CENTERLINE				
CMP — CORRUGATED METAL PIPE				
CMU — CONCRETE MASONRY UNIT				
CTSK — COUNTERSINK				
CO — CLEANOUT				
COL — COLUMN				
CONC — CONCRETE				
CONT — CONTINUOUS OR CONTINUED				
COORD — COORDINATE				
CPLG — COUPLING				
CRS — COLD ROLLED STEEL				
CTR — CENTER				
CTS — COPPER TUBE SIZE				
CU — CUBIC FEET				
CV — CHECK VALVE				
CW — COLD WATER				
CY — CUBIC YARD				
<b>D</b>				
d — DEGREE (ANGLE)				
d — PENNY (NAIL SIZE)				
DB — DRAIN				
DBL — DOUBLE				
DF — DOUGLAS FIR				
DI — DROP INLET OR DUCTILE IRON				
DIA — DIAMETER				
DIAG — DIAGONAL				
DM — DIMENSION				
DMJ — DUCTILE IRON MECHANICAL JOINT				
DIP — DUCTILE IRON PIPE				
DET — DETAIL				
DWG — DRAWING				
DW — DRIVEWAY				
<b>E</b>				
(E) — EXISTING				
EA — EASTING OR EAST				
EC — END CURVE				
ECR — END CURB RETURN				
EF — EACH FACE				
EF — EFFLUENT				
EG — EXISTING GRADE/GROUND				
ELEC — ELBOW				
ELEV — ELEVATION				
ENGR — ENGINEER				
EP — EDGE OF PAVING				
EQ — EQUAL				
EQUIP — EQUIPMENT				
ER — EDGE OF ROAD				
EVC — END OF VERTICAL CURVE				
EW — EACH WAY				
EW — EACH WAY, EACH FACE				
EXC — EXCAVATE				
EXP — EXPOSED OR EXPANSION				
EXP — EXPANSION JOINT				
EXT — EXISTING				
EXT — EXTERIOR				
<b>F</b>				
FC — FLANGE				
FC — FLEXIBLE COUPLING				
FC — OR FACE OF CURB				
FCA — FLANGED COUPLING ADAPTER				
FD — FLOOR DRAIN				
FDC — FIRE DEPARTMENT CONNECTION				
FDN — FOUNDATION				
FF — FINISH FLOOR				
FG — FINISHED GRADE				
FH — FIRE HYDRANT				
FIG — FIGURE				
FIN — FINISH				
FIP — FEMALE IRON PIPE				
FL — FLOW LINE				
FLG — FLANGE				
FLR — FLOOR				
FLTR — FILTER				
FO — FIBER OPTIC				
FO — FACE OF CONCRETE				
FS — FINISHED SURFACE				
FT — FOOT OR FEET				
FT3 — SQUARE FEET				
FT3 — CUBIC FEET				
FTG — FOOTING				
<b>G</b>				
GA — GAGE				
GALV — GALVANIZED				
GIP — GALVANIZED IRON PIPE				
GM — GAS METER				
GPD — GALLONS PER DAY				
GPH — GALLONS PER HOUR				
GPM — GALLONS PER MINUTE				
GRD — GRADE OR GROUND				
GSP — GALVANIZED STEEL PIPE				
GV — GATE VALVE				
GYP — GYPSUM				
<b>H</b>				
HB — HOSE BIBB				
HDPE — HIGH DENSITY POLYETHYLENE				
HDR — HEADER				
HDW — HARDWARE				
HMA — HOT MIX ASPHALT				
HOR — HORIZONTAL				
HP — HORSEPOWER, HIGH POINT				
HR — HOUR				
HT — HEIGHT				
HW — HOT WATER				
HWR — HOT WATER RETURN				
HWS — HOT WATER RETURN				
<b>I</b>				
ID — INSIDE DIAMETER				
IN — INCH				
INFL — INFLUENT				
INSUL — INSULATE OR INSULATION				
INT — INTERIOR				
INV — INVERT				
IPS — IRON PIPE SIZE				
<b>J</b>				
JT — JOINT				
JP — JOINT POLE				
<b>K</b>				
KIP — THOUSAND POUNDS				
KW — KILOWATT				
<b>L</b>				
L — ANGLE (DEGREES)				
L — ANGLE (STRUCTURAL SHAPE)				
LAT — LATERAL				
LB — POUND				
LF — LINEAR FEET				
LG — LONG				
LH — LEFT HAND				
LONG — LONGITUDINAL				
LP — LOW POINT				
LP — LIQUIFIED PETROLEUM GAS				
LRP — LEGALLY RESPONSIBLE PARTY				
LT — LONG RADIUS				
LTR — LEFT				
LVC — LENGTH OF VERTICAL CURVE				
<b>M</b>				
MATL — MATERIAL				
MAX — MAXIMUM				
MECH — MECHANICAL				
MF — MEGA-FLANGE PIPE JOINT				
MFR — MANUFACTURER				
MSD — MILLION GALLONS PER DAY				
MH — MANHOLE				
MIN — MINIMUM OR MINUTE				
MIP — MALE IRON PIPE				
MISC — MISCELLANEOUS				
MJ — MECHANICAL JOINT				
MNPT — MALE NATIONAL PIPE THREAD				
MTL — METAL				
MWS — MAXIMUM WATER SURFACE				
<b>N</b>				
(N) — NEW				
N — NORTHING OR NORTH				
NC — NORMALLY CLOSED				
NC — NOT IN CONTRACT				
NF — NON-FREEZE				
NO — NUMBER OR NORMALLY OPEN				
NOM — NOMINAL				
NP — NEW PAVEMENT				
NPT — NATIONAL PIPE THREAD				
NTS — NOT TO SCALE				
# — NUMBER				
<b>O</b>				
OC — ON CENTER				
OD — OUTSIDE DIAMETER				
OG — ORIGINAL GROUND				
OVFL — OVERFLOW				
OZ — OUNCE				
OH — OVERHEAD				
<b>P</b>				
PC — POINT OF CURVE				
PCC — PORTLAND CEMENT CONCRETE				
PCF — POUNDS PER CUBIC FOOT				
PE — PLAIN END				
PERF — PERFORATED				
PEP — POLYETHYLENE PIPE				
PJ — POINT OF INTERSECTION				
PL — PLATE				
PL — PROPERTY LINE				
PLCS — PLACES				
PLYWD — PLYWOOD				
PM — PERFORATED METAL PIPE				
POC — POINT ON CURVE				
POT — POINT OF TANGENT				
PP — POWER POLE				
PRC — POINT OF REVERSE CURVE				
PREFAB — PREFABRICATED				
PRELIM — PRELIMINARY				
PRESS — PRESSURE				
PROP — PROPERTY				
PSF — POUNDS PER SQUARE FOOT				
PSI — POUNDS PER SQUARE INCH				
PSIG — POUNDS PER SQUARE INCH, GAUGE				
PT — POINT OF TANGENCY, POINT				
PUE — PUBLIC UTILITY EASEMENT				
PV — PLUG VALVE				
PVC — POLYVINYL CHLORIDE PLASTIC				
PVI — POINT OF VERTICAL INTERSECTION				
PVMT — PAVEMENT				
<b>Q</b>				
QTY — QUANTITY				

## CURVE DATA

R	(RADIUS)
L	(LENGTH)
Δ	(DELTA)
T	(TANGENT)

## UTILITIES LEGEND

PROPOSED	EXISTING	
		GATE VALVE
		PLUG VALVE
		BALL VALVE
		BUTTERFLY VALVE
		AUTOMATICALLY OPERATED VALVE (P= PNEUMATIC, E= ELECTRIC, S= SOLENOID, H= HYDRAULIC, D= DIAPHRAGM ACTUATOR)
		3-WAY VALVE
		GLOBE VALVE
		ANGLE VALVE
		PRESSURE REGULATING VALVE
		PRESSURE RELIEF VALVE
		CHECK VALVE
		AIR OR VACUUM RELEASE VALVE
		AIR AND VACUUM VALVE
		COMBINATION AIR VALVE
		FLOW METER
		HOSE BIBB (NF= NON-FREEZE)
		REDUCER
		FIRE HYDRANT
		DROP INLET
		MANHOLE
		SEWER CLEAN OUT OR SEWER LATERAL
		UNDERGROUND ELECTRICAL
		OVERHEAD ELECTRICAL
		FIBER OPTIC LINE
		CABLE TELEVISION
		JOINT UTILITIES
		UNDERGROUND TELEMETRY LINE
		OVERHEAD TELEMETRY LINE
		UNDERGROUND TELEPHONE LINE
		OVERHEAD TELEPHONE LINE
		FIRE WATER LINE
		STEAM LINE
		WATER LINE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		GAS LINE
		FORCE MAIN AND DIRECTION OF FLOW
		CULVERT
		POLE MOUNTED ROADWAY LUMINAIRE
		NOT USED ITEM TO BE REMOVED
		NOT USED ITEM TO BE ABANDONED IN PLACE
		WATER SERVICE— WM-1= SINGLE WM-2= DUAL
		PULL BOX AND DESIGNATION
		SIGN AND DESIGNATION

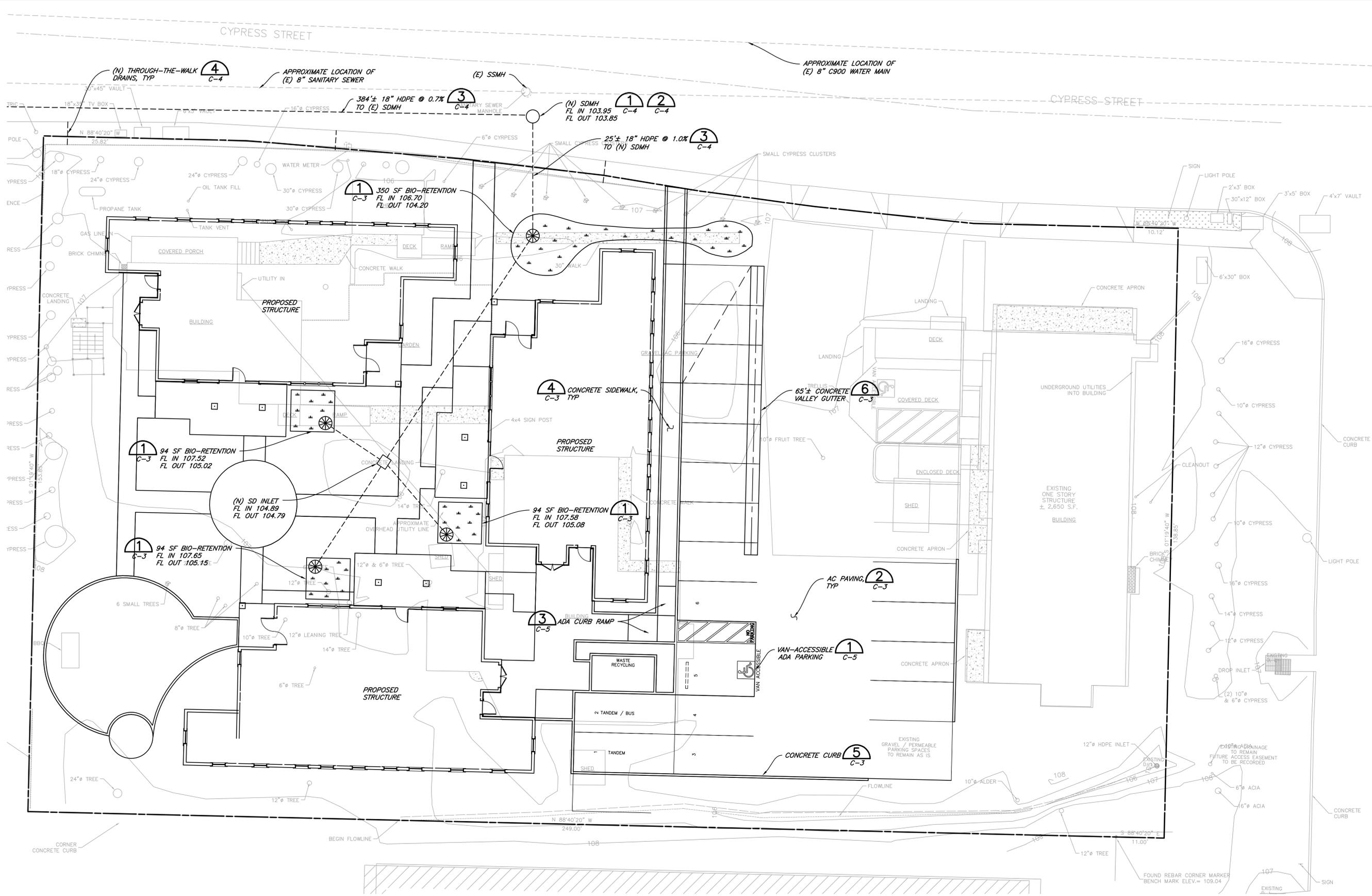
## NOTES

- CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
- THIS IS A STANDARD SHEET, THEREFORE, SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
- SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

## TOPOGRAPHIC LEGEND

PROPOSED	EXISTING	
		P.I. (POINT OF INTERSECTION)
		TEMPORARY BENCH MARK
		FINISH GRADE ELEVATION
		ELEVATION OF ORIGINAL GROUND
		RADIAL POINT

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PLAN  
 1"=10'



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**SHN**

NO.	DATE	REVISION		BY

DESIGN	JGI
DR	SRH
CHK	JGI
APVD	

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 RESIDENTIAL CARE FACILITY  
 350 CYPRESS ST, FORT BRAGG, CALIFORNIA

**SITE PLAN**

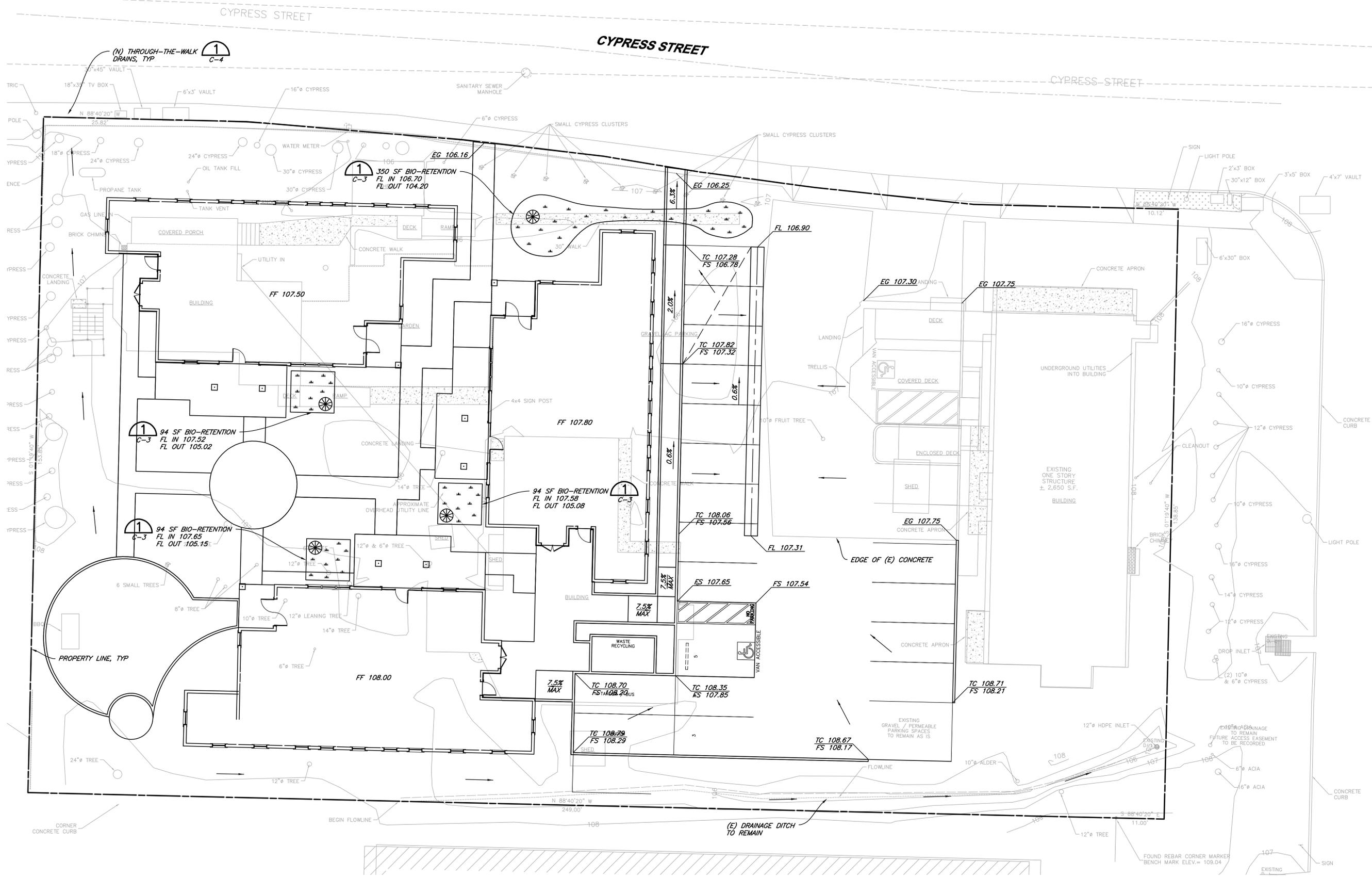
SHEET  
**C-1**

SEQ  
 2

DATE  
 02/20/21

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**PLAN**  
 1"=10'



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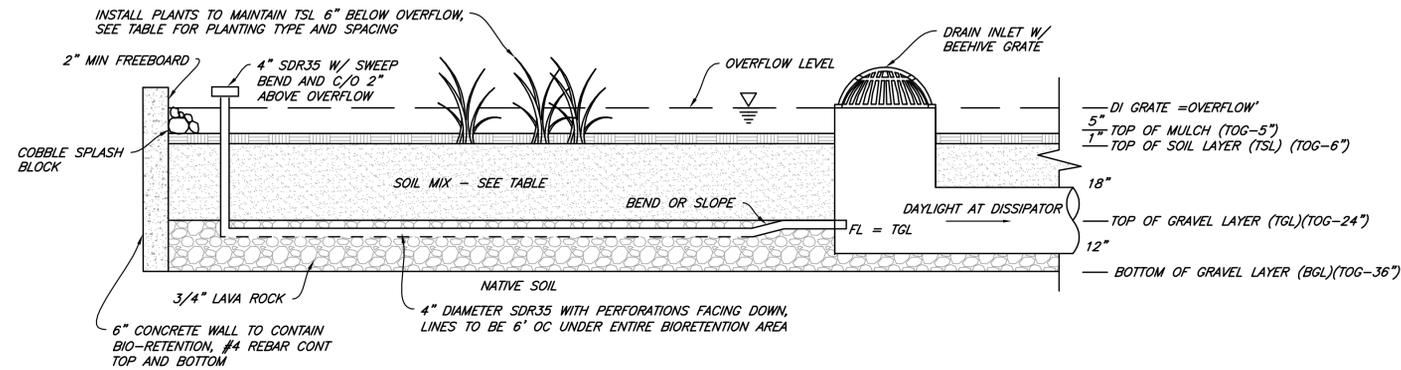
DESIGN	DR	CHK	APVD	NO.	DATE	REVISION	BY
JGI	SRH	JGI					

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**GRADING AND DRAINAGE PLAN**

SHEET **C-2**  
 SEQ 3  
 DATE 02/20/21  
 PROJ. NO. 420035

SAVED: 2/10/2021 4:30 PM SHEATH, PLOTTED: 2/10/2021 4:40 PM HEATH, SAMUEL  
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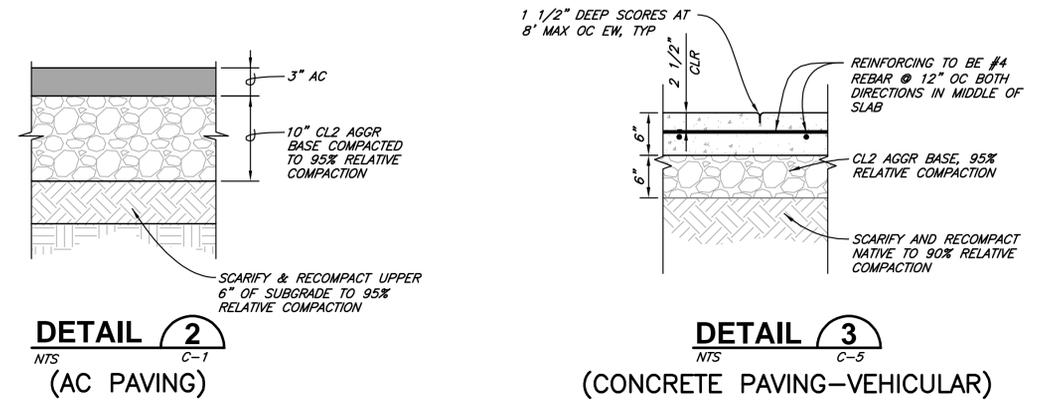
### PLANTING INFORMATION

AREA	PLANT DESCRIPTION	SPACING	SOIL	IRRIGATION
▨	JUNCUS PATENS "ELK BLUE"	EVENLY SPACED EVERY 3'	SOIL MIX PER TABLE	WATER BY HAND TWICE WEEKLY DURING DRY MONTHS FOR FIRST YEAR UNTIL ESTABLISHED
▨	WIRE GRASS, BLUE RUSH	EVENLY SPACED EVERY 3'	SOIL MIX PER TABLE	WATER BY HAND TWICE WEEKLY DURING DRY MONTHS FOR FIRST YEAR UNTIL ESTABLISHED

### SOIL SPECIFICATIONS

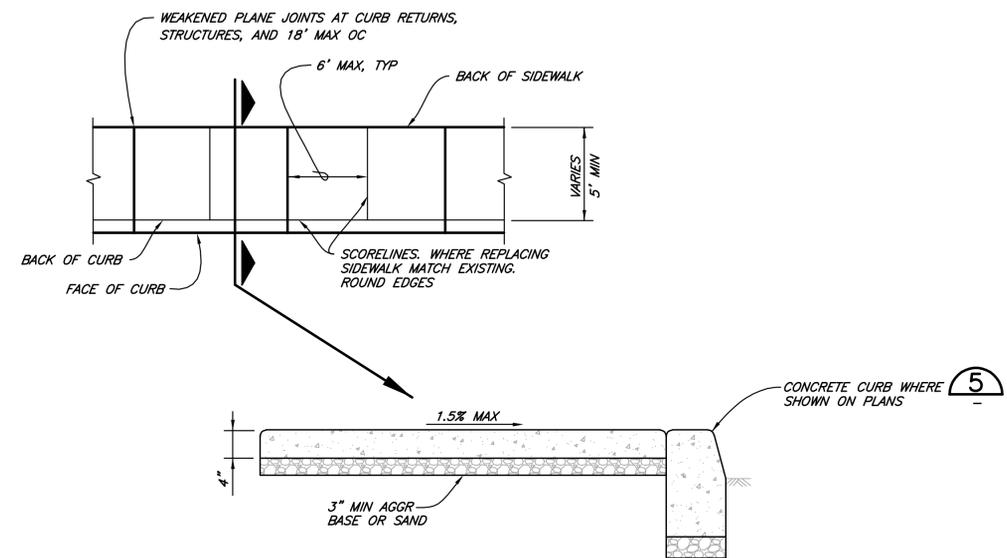
PARAMETER	RANGE	REPORTED AS (UNITS)
ORGANIC MATTER CONTENT	35-75	%, DRY WEIGHT BASIS
CARBON TO NITROGEN RATIO	15:1 TO 25:1	RATIO
MATURITY (SEED EMERGENCE AND SEEDING VIGOR)	>80	AVERAGE % OF CONTROL
STABILITY (CO <sub>2</sub> EVOLUTION RATE)	<8	mg CO <sub>2</sub> -C/g UNIT OM/DAY
SOLUBLE SALTS (SALINITY)	<6.0	mmhos/cm
PH	6.5-8.0 MAY VARY W/ PLANT SPECIES	UNITS
HEAVY METALS CONTENT	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.13 TABLES 1 & 3
<b>PATHOGENS</b>		
FECAL COLIFORM	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
SALMONELLA	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
<b>NUTRIENT CONTENT (PROVIDE ANALYSIS INCLUDING):</b>		
TOTAL NITROGEN (N)	≥0.9	%
TOTAL BORON (B)	<80	PPM
CALCIUM (Ca)	FOR INFO ONLY	%
SODIUM (Na)	FOR INFO ONLY	%
MAGNESIUM (Mg)	FOR INFO ONLY	%
SULFUR (S)	FOR INFO ONLY	%

**DETAIL 1**  
 NTS C-1,2  
 (BIO-RETENTION FACILITY)

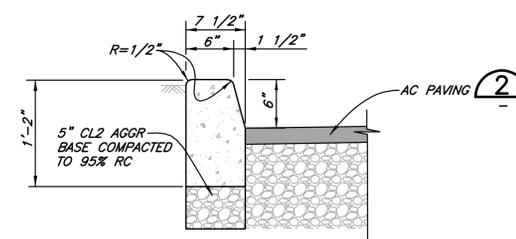


**DETAIL 2**  
 NTS C-1  
 (AC PAVING)

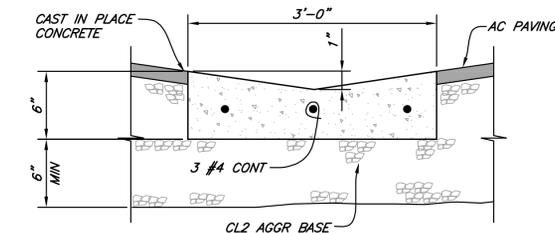
**DETAIL 3**  
 NTS C-5  
 (CONCRETE PAVING-VEHICULAR)



**DETAIL 4**  
 NTS C-1  
 (CONCRETE SIDEWALK)



**DETAIL 5**  
 NTS C-1  
 (CONCRETE CURB)



**DETAIL 6**  
 NTS C-1  
 (VALLEY GUTTER)



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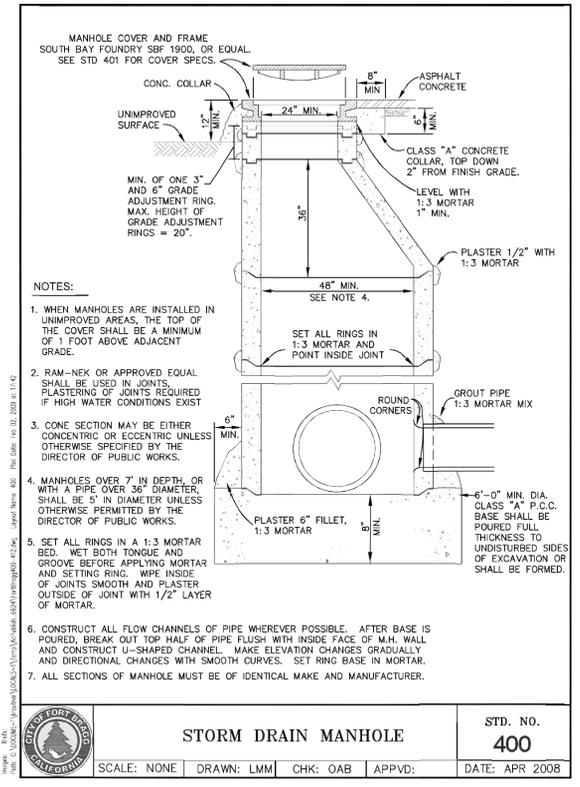
NO.	DATE	BY

DESIGN	DR	CHK	APVD
JGI	SRH	JGI	

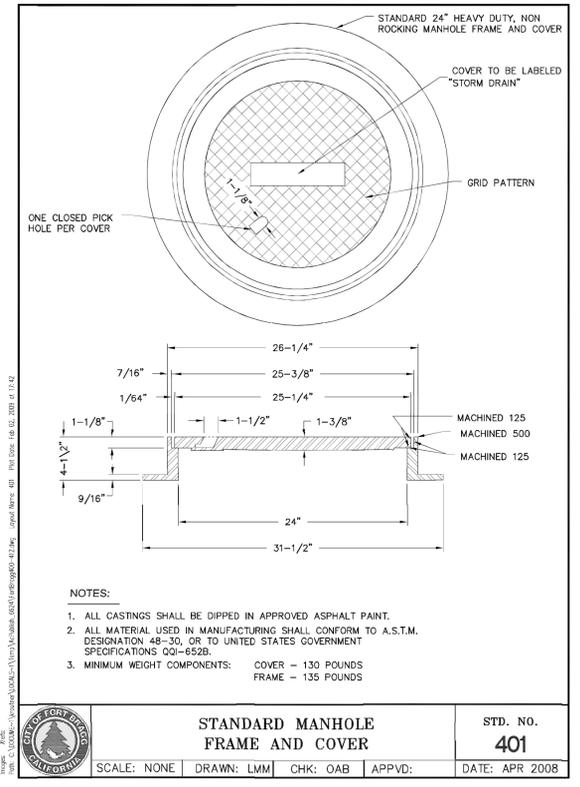
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 350 CYPRESS ST. FORT BRAGG, CALIFORNIA

**DETAILS**

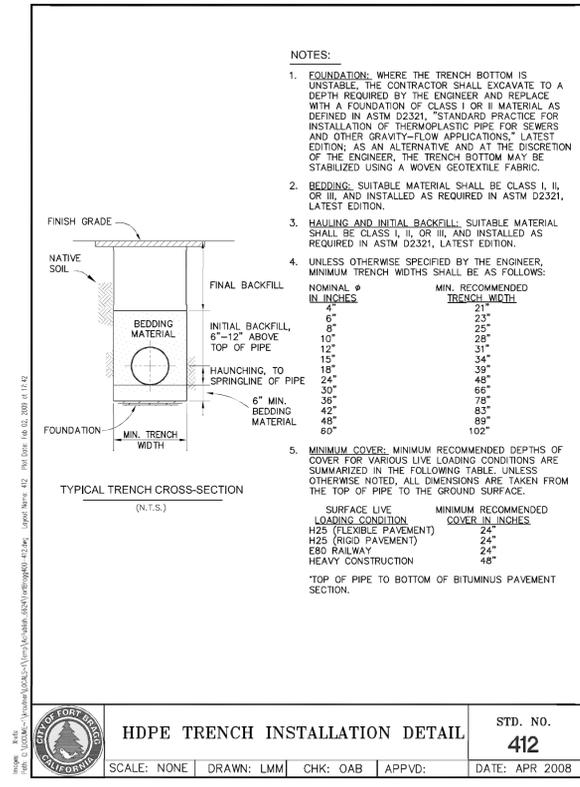
SHEET  
**C-3**  
 SEQ 4  
 DATE 02/20/21  
 PROJ. NO. 420035



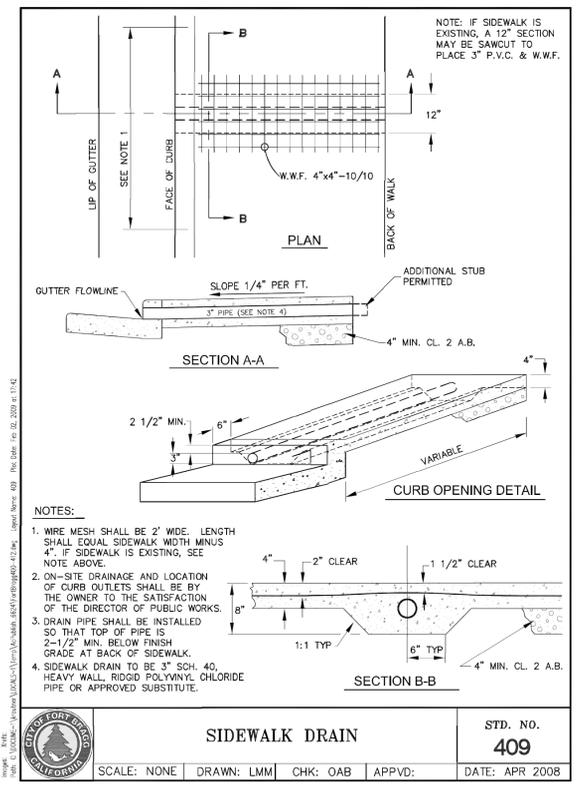
**DETAIL 1**  
NTS C-1  
**(STORM DRAIN MANHOLE)**



**DETAIL 2**  
NTS C-1  
**(MANHOLE FRAME AND COVER)**



**DETAIL 3**  
NTS C-1  
**(STORM DRAIN TRENCH)**



**DETAIL 4**  
NTS C-1,2  
**(SIDEWALK DRAIN)**

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BY \_\_\_\_\_  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_

DESIGN: JGI  
DRAWN: SRH  
CHECKED: JGI  
APPROVED: \_\_\_\_\_

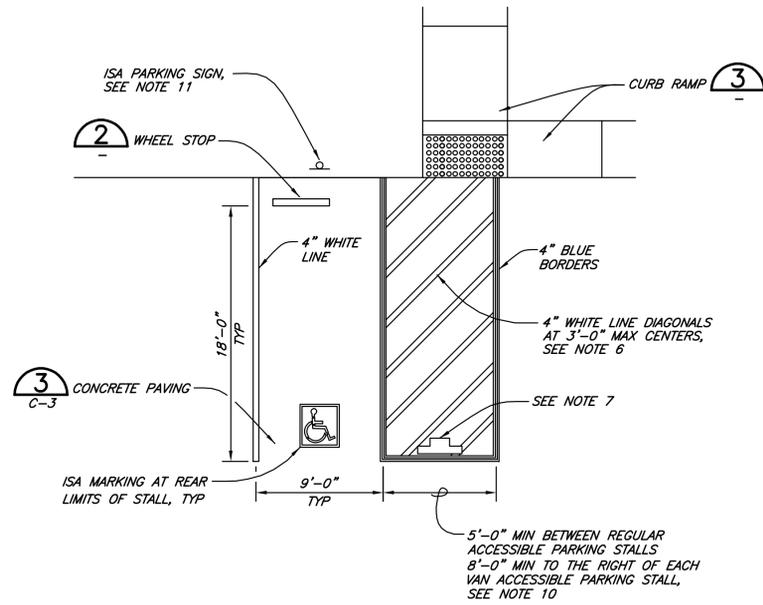
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350 CYPRESS ST. FORT BRAGG, CALIFORNIA  
CITY OF FORT BRAGG DETAILS

SHEET C-4  
SEQ 5  
DATE 02/2021  
PROJ. NO. 420035

REGISTERED PROFESSIONAL ENGINEER  
JASON G. SHN  
No. 42003  
06/20/21  
CIVIL  
STATE OF CALIFORNIA

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**ADA PARKING NOTES:**

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
2. ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B (CA) PLAQUE OR THE R99C (CA) SIGN.
3. IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN. FOR MORE PARKING BUMPER REQUIREMENTS, SEE THE SPECIAL PROVISIONS.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.5% IN ALL DIRECTIONS.
5. WHERE PLAQUE R99B (CA), SIGN R99C (CA) OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
6. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
7. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE REVISED STANDARD PLAN RSP A90B FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.
8. A R100B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.
9. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
10. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
11. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).



**SIGN R99C (CA)**  
SEE NOTE 5



**SIGN R7-8b**  
SEE NOTES 2 AND 5



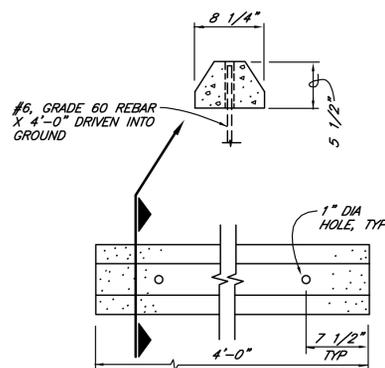
**SIGN R100B (CA)**  
SEE NOTE 8

**DETAIL 1**  
NTS C-1

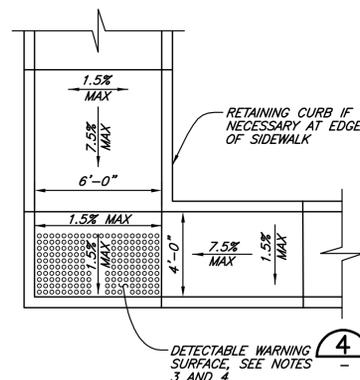
**(VAN ACCESSIBLE ADA PARKING SIGNAGE, STRIPING AND LAYOUT)**

**RAMP NOTES:**

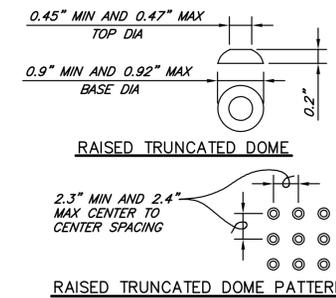
1. TRANSITIONS FROM RAMP AND LANDING TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH (NO LIP) AND FREE OF ABRUPT CHANGES.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 48" INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5.0%). GUTTER PAN SLOPE SHALL NOT EXCEED 1" OF DEPTH FOR EACH 2'-0" OF WIDTH.
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. A 4'-0" WIDE DETECTABLE WARNING SURFACE MAY BE USED ON A 4'-2" WIDE CURB RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE REQUIREMENTS IN THE CALTRANS STANDARD SPECIFICATIONS.
4. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
5. SIDEWALK AND RAMP THICKNESS, "T", SHALL BE 4" MINIMUM.



**DETAIL 2**  
NTS  
**(WHEEL STOP)**



**DETAIL 3**  
NTS C-1  
**(CURB RAMP)**



**DETAIL 4**  
NTS  
**(DETECTABLE WARNING SURFACE)**

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 REVISION \_\_\_\_\_  
 DATE \_\_\_\_\_  
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DESIGN: JGI  
 DRAWING: SRH  
 CHECK: JGI  
 APPROVED: APVD

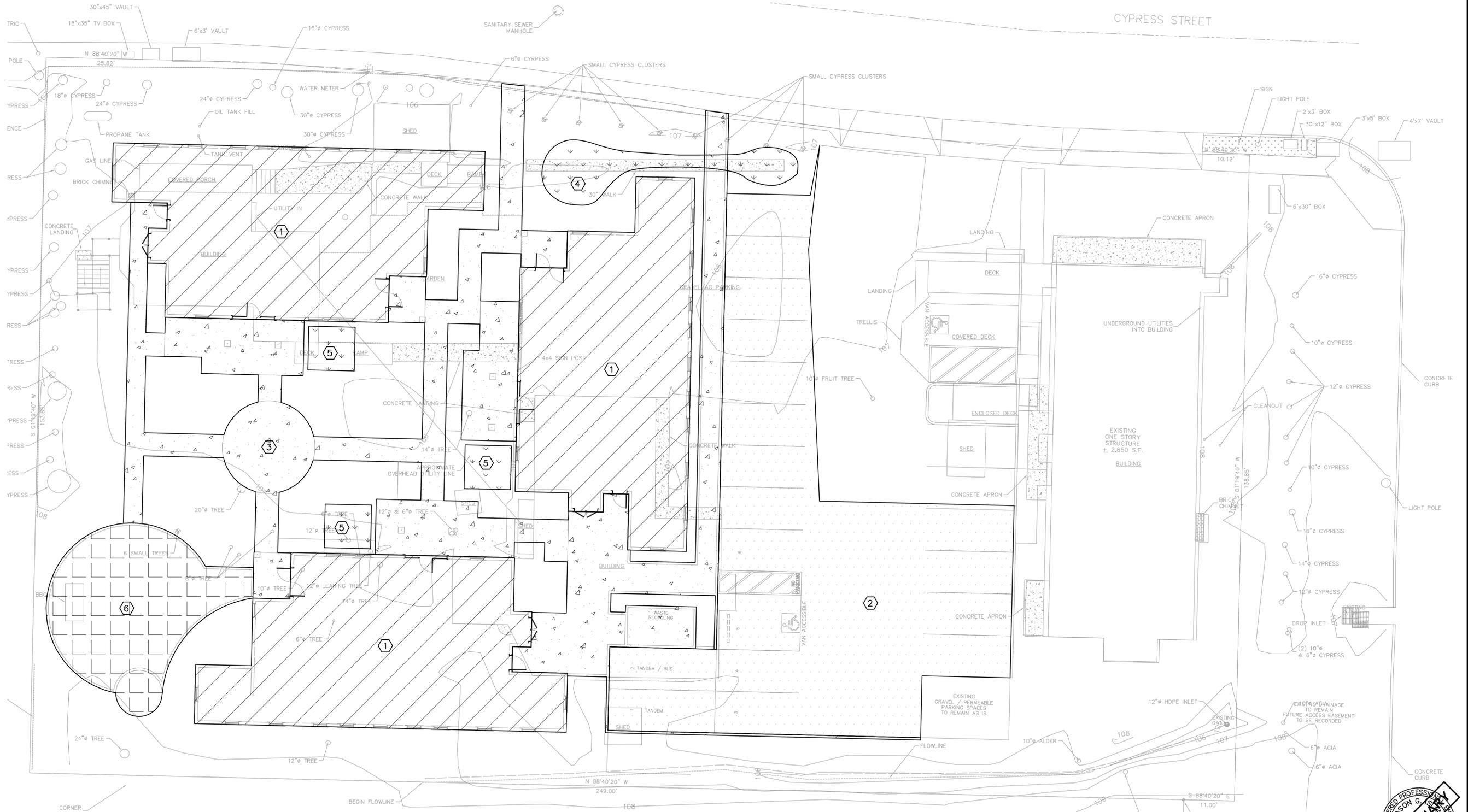
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**ADA DETAILS**

SHEET  
**C-5**  
 SEQ 6  
 DATE 02/2021  
 PROJ. NO. 420035

REGISTERED PROFESSIONAL ENGINEER  
 JASON G. [Name]  
 No. [Number]  
 06/20/21  
 CIVIL  
 STATE OF CALIFORNIA  
**PRELIMINARY**

### SUMMARY OF STORMWATER MANAGEMENT AREAS

AREA	DESCRIPTION	SURFACE	SIZE (SF)	IMPERVIOUS AREA (SF)	BIO-SWALE AREA (SF)	BIO-RETENTION AREA (SF)	PERMEABLE SURFACE (SF)
①	BUILDINGS	ROOF	7,052	7,052	-	-	-
②	PARKING LOT	AC PAVING	4,641	4,641	-	-	-
③	SIDEWALKS	CONCRETE	4,099	4,099	-	-	-
④	PARKING LOT/SIDEWALKS BIO-RETENTION	NATIVE GRASSES	350	-	-	350	-
⑤	BUILDING BIO-RETENTION	NATIVE GRASSES	282	-	-	282	-
⑥	PATIO	PERMEABLE PAVEMENT	1097	-	-	-	1097



PLAN  
1"=10'



SAVED: 2/10/2021 1:42 PM SHEATH, PLOTTED: 2/10/2021 4:30 PM HEATH, SAMUEL  
\\wills\Projects\2020\420035-PFT-Civil\Draws\420035-LID.dwg

VERIFY SCALES  
BASE IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

335 S. MAIN ST.  
WILLITS, CA 95490  
WWW.SHN-ENGR.COM  
707-459-4518

DESIGN	JGI	BY	
DR	SRH	REVISION	
CHK	JGI	DATE	
APVD		NO.	
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY 350 CYPRESS ST. FORT BRAGG, CALIFORNIA STORMWATER LID AREAS			
SHEET	LID-1		
SEQ	7		
DATE	02/20/20		
PROJ. NO.	420035		