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PLUMBING FIXTURE SCHEDULE																
MARK	DESCRIPTION	MIN. BRANCH SIZE (")				MAKE AND MODEL	FITTINGS					REMARKS				
		W	V	CW	HW											
BT/SH-1	BATH TUB/SHOWER 4 PIECE SURROUND WITH PRESSURE BALANCING VALVE	(E) 2	(E) 1½	(E) ½	(E) ½	STERLING "ACCORD" #71150110, 60"x30"x18" FIBERGLASS/RESIN COMPOSITE	PROFLO PRESSURE BALANCING VALVE #PF3001 W/ STOPS, PROFLO TUB AND SHOWER TRIM #PF76115 INCLUDES SHOWER HEAD & DIVERTER TUB SPOUT					BATH TUB/SHOWER SURROUND W/ LEFT DRAIN				
BT/SH-2	BATH TUB/SHOWER 4 PIECE SURROUND WITH PRESSURE BALANCING VALVE	(E) 2	(E) 1½	(E) ½	(E) ½	STERLING "ACCORD" #71150110, 60"x30"x18" FIBERGLASS/RESIN COMPOSITE	PROFLO PRESSURE BALANCING VALVE #PF3001 W/ STOPS, PROFLO TUB AND SHOWER TRIM #PF76115 INCLUDES SHOWER HEAD & DIVERTER TUB SPOUT					BATH TUB/SHOWER SURROUND W/ RIGHT DRAIN				
L-1	VANITY CABINET WITH INTERGRAL LAVATORY	(E) 2	(E) 1½	(E) ½	(E) ½	VANITY CABINET WITH INTEGRAL LAVATORY – SEE ARCHITECTURAL PLANS	PROFLO FAUCET #PF1011M W/POP-UP DRAIN, STOPS, SUPPLIES & "P" TRAP									
LS-1	LAUNDRY SINK FREE STANDING	2	1½	½	½	PROFLO #PFLTLEGS, 24"x20"x15", MOLDED PLASTIC POLYMER	PROFLO FAUCET #PF7002A, "P"TRAP, STOPS & SUPPLIES									
S-1	DOUBLE BOWL SINK COUNTER TOP W/DISPOSER	(E) 2	(E) 1½	(E) ½	(E) ½	PROFLO #PFT33226, 33"x21"x6", 23 GA. STAINLESS STEEL	PROFLO FAUCET #PF2001M, PROFLO STRAINER #PF646443, STOPS, SUPPLIES, "P" TRAP & ISE					PROVIDE W/ 3-WAY HW STOP FOR DISHWASHER & PROFLO DISHWASHER AIR GAP FITTING #PFGAPCP FOR DISHWASHER WASTE CONNECTION				
S-2	ADA SINGLE BOWL SINK COUNTER TOP	2	1½	½	½	PROFLO #PFT151562, 15"x15"x6", 23 GA. STAINLESS STEEL	PROFLO FAUCET #PFWS6002M, PROFLO STRAINER STOPS, SUPPLIES, "P" TRAP									
WC-1	HET WATER CLOSET FLOOR MOUNTED ROUND FRONT, 1.28 GPF	(E) 3	(E) 2	(E) ½	–	PROFLO #PF1400HE, 28-1/4" x 15-3/4" x 14-5/8" RIM, VITREOUS CHINA	STOP, SUPPLY & PROFLO SEAT #PFTSWE1000WH									
WC-2	ADA WATER CLOSET FLOOR MOUNTED ELONGATED, 1.28 GPF	3	2	½	–	PROFLO #PF1403HE, 30-1/4" x 15-3/4" x 17" RIM, VITREOUS CHINA	STOP, SUPPLY & PROFLO SEAT #PFTSCOFA2000WH					INSTALL PER ADA REQUIREMENTS (LEFT HAND FLUSH)				
WC-3	ADA WATER CLOSET FLOOR MOUNTED ELONGATED, 1.28 GPF	3	2	½	–	PROFLO #PF1403HE, 30-1/4" x 15-3/4" x 17" RIM, VITREOUS CHINA	STOP, SUPPLY & PROFLO SEAT #PFTSCOFA2000WH					SEE ARCHITECTURAL DRAWING FOR ADA (RIGHT HAND FLUSH)				
WALL FURNACE SCHEDULE																
MARK	MAKE	MODEL	TYPE	BTUH INPUT	BTUH OUTPUT	THERMAL EFFICIENCY	CFM	HP	POWER	FLA	FUEL	FLUE SIZE	GAS CONN.	WEIGHT (LBS.)	REMARKS (SEE BELOW)	
BUILDING 18																
WF-1	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-2	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-3A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-3B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-5	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-6	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
BUILDING 17																
WF-8	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-10	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-11	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-13	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-14	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-15	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-17	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-18	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-19	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-20A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-20B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
BUILDING 16																
WF-21	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-22	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-24	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-25	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
BUILDING 15																
WF-29	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-31	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-32	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
BUILDING 14																
WF-33	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-35	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-36	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
BUILDING 13																
WF-37	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-38	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-39	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
WF-40	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	–	120-1-60	–	NATURAL GAS	OVAL	1/2"	83	NOTE 1	
REFER TO MP1.01 FOR CONTINUATION OF WALL FURNACE SCHEDULE																

WATER HEATER SCHEDULE														
MARK	MAKE	MODEL	STORAGE CAPACITY (GALLONS)	DIMENSIONS	FULL WEIGHT (POUNDS)	INLET/OUTLET (INCHES)	POWER			KW	MBTUH	BRANCH SIZE (INCHES)	FLUE SIZE (INCHES)	REMARKS
							VOLTS	PH	CY					
WH-1A	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	BLDG #19 WATER HEATER
WH-1	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-6	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-12	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-14	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-15	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-19	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-20	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-21	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-22	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-29	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-37	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-40	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-41	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-43	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-44	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-54	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-57	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-61	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-58	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-68	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-70	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-72	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-74	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-75	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-77	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-78	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-82	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-83	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-84	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-88	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-89	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-90	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-93	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-95	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-99	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-100	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-101	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	
WH-107	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-109	BRADFORD WHITE	M-4-40T6FBN	40	59"x20"ø	461	3/4"	-	-	-	-	40		3"	
WH-113	BRADFORD WHITE	M-4-30T6FBN	30	59"x18"ø	365	3/4"	-	-	-	-	32		3"	

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TYPICAL FOR ALL EXISTING WATER HEATER

NTS

1

TYPICAL PIPING SCHEMATIC FOR ALL NEW WATER HEATER

NTS

WALL FURNACE SCHEDULE

MARK	MAKE	MODEL	TYPE	BTUH INPUT	BTUH OUTPUT	THERMAL EFFICIENCY	CFM	HP	POWER	FLA	FUEL	FLUE SIZE	GAS CONN.	WEIGHT (LBS.)	REMARKS (SEE BELOW)
BUILDING 6															
WF-81	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-84	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-85A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-85B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-86A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-86B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-87	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-88	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 5															
WF-89	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-90	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 4															
WF-93	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-94	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-95	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-96	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 3															
WF-99	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-100	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-101	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-102	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-103	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-104	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 2															
WF-105	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-107	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-108	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-109	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 1															
WF-111	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-112	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-115	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-116	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-117	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-119	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-120	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1

Notes: 1. Provided with self generating millivolt wall thermostat.

GENERAL NOTES

MECHANICAL/PLUMBING

All work shall comply with current adopted state and local codes including CMC, CBC, CPC, and all applicable California Title-24 requirements.

Furnish all labor, materials, transportation, and perform all required operations to provide complete and operable mechanical system, in accordance with the full intent and meaning of the drawings.

All equipment shall be installed with sufficient access to controls, filters, electric motors, etc. Access clearance shall be 30" or as required by the equipment manufacturer, which ever is greater. Contractors shall provide access panels where required.

Controls or switches intended to be used by the occupant of a room or area to control heating, cooling or ventilation equipment shall be mounted at the heights given by section 1142A.2 of the CBC. Notify the architect immediately if the mounting heights required by the CBC cannot be obtained at the location where the control device is shown on the mechanical floor plans.

The installation of piping and equipment shall be made in such a manner to clear beams and obstructions. Do not cut into or reduce the size of plates or any load carrying members without approval of the Architect. Check drawings and work of others to prevent interference.

All plumbing fixtures, fittings and piping shall be "lead-free" per California AB1953 and meet the requirements of ANSI/NSF 61, Section 9.

PLUMBING

Rough-in and/or install plumbing fixtures at heights indicated on Architectural plans, or as directed by Architect. If a conflict in fixture location is noted on the drawings, the architectural drawings shall take precedence.

Provide combustion air to all gas fired equipment per CPC.

Contractor shall set shower valve mechanical stops to deliver a maximum mixed water temperature of 120°F.




MANDATORY TITLE 24 MEASURES

Service Water Heating Systems

Service water heating systems and equipment may be installed only if the manufacturer has certified that the system or equipment complies with all the requirements of section 113 of the Energy Efficiency Standards.

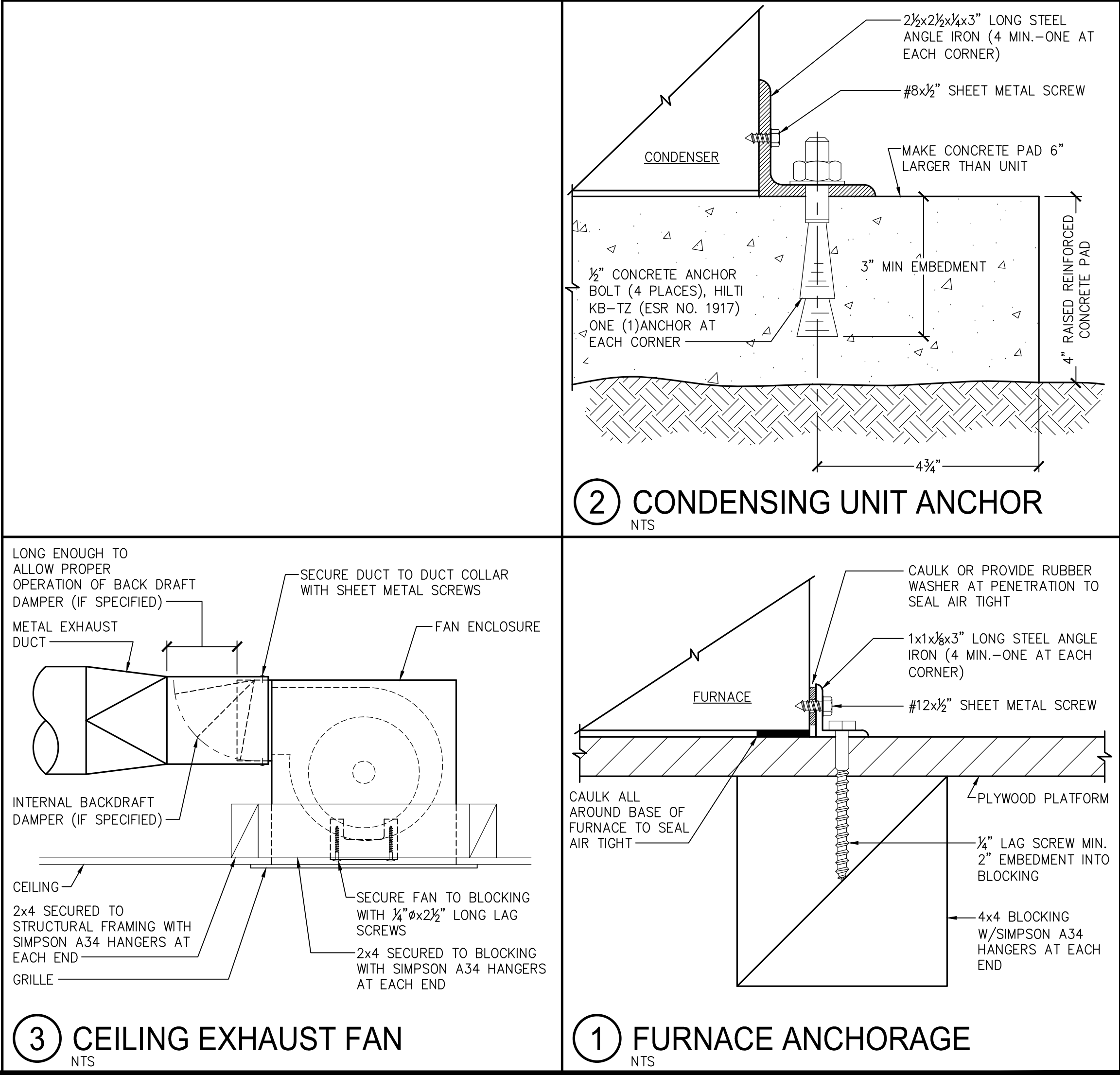
Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 3, Chapter 49 of the 2007 ASHRAE Handbook, HVAC Applications Volume.

WALL FURNACE SCHEDULE															
MARK	MAKE	MODEL	TYPE	BTUH INPUT	BTUH OUTPUT	THERMAL EFFICIENCY	CFM	HP	POWER	FLA	FUEL	FLUE SIZE	GAS CONN.	WEIGHT (LBS.)	REMARKS (SEE BELOW)
BUILDING 12															
WF-41A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-41B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-42A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-42B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-43	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-45	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-46	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-47	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-48A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-48B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 11															
WF-50A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-50B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-51A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-51B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-52	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-53A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-53B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-54	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 10b															
WF-55	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-56	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-57	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-61A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-61B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-63A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-64B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 10a															
WF-58A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-58B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-59A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-59B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-64A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-64B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-66A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-66B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 9															
WF-67	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-68	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-70	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-71A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-71B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-72A	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-72B	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
BUILDING 7															
WF-73	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-74	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-75	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-76	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-77	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-78	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-79	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
WF-80	WILLIAMS	3509622	MONTEREY	35,000	25,930	74%	240	-	120-1-60	-	NATURAL GAS	OVAL	1/2"	83	NOTE 1
Notes: 1. Provided with self generating millivolt wall thermostat.															

PROJECT <h1 style="margin: 0;">MADONNA ROAD APARTMENTS</h1>	
<h2 style="margin: 0;">A RENOVATION AND UPGRADE PROJECT</h2>	
<h3 style="margin: 0;">1550 MADONNA ROAD SAN LUIS OBISPO, CA</h3>	
CLIENT JOB #	ARCHITECT JOB # 0711
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>FRASER SEIPLE ARCHITECTS</p> </div> <div style="text-align: center;"> <p>971 OSOS STREET SAN LUIS OBISPO CALIFORNIA 93401</p> <p>805-544-6161</p> <p>www.fraserseiplearchitects.com</p> </div> </div>	
	
	
BME JOB #12-124	
PROJECT MANAGER BDF	
DRAWN BY BM	
DATES <u>FIRST RESUBMITTAL 9-19-12</u> <u>FOR CONSTRUCTION 10-5-12</u> _____ _____ _____ _____	
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SHEET TITLE <h2 style="margin: 0;">MECHANICAL / PLUMBING SCHEDULE & NOTES,</h2>	
SHEET # <h1 style="margin: 0;">MP1.01</h1>	

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GAS FURNACE WITH COOLING COIL SCHEDULE																	
MARK	MAKE	MODEL	TYPE	BTUH CAPACITY		AFUE	CFM	ESP	FAN SPEED RPM	HP	POWER	FLA	COOLING COIL			WEIGHT (LBS.)	REMARKS (SEE BELOW)
				INPUT	OUTPUT								MODEL	NOM TONS	MATCHING COND. UNIT		
BUILDING 19																	
F-1	YORK	TG8S130D	UPFLOW	130,000	104,000	80	1975	0.8	HIGH	1	120-1-60	17.0	MC60D	5	CU-1	150	NOTE 1
Notes: 1. Provide with Honeywell TB8220U1003 7-day programmable thermostat. 2. Provide with MERV 8 pleated filter.																	
AIR-COOLED CONDENSING UNIT SCHEDULE																	
MARK	MAKE	MODEL	NOM TONS	ELECTRICAL DATA				ARI PERFORMANCE				CONNECTIONS		OPT. WT.	MATCHING SYSTEM	REMARKS	
				POWER	TOTAL UNIT FLA	MIN CIRC AMPS	MAX FUSE SIZE	COOLING BTUH	EER	SEER	REFRIG.	LIQUID	SUCTION				
BUILDING 19																	
CU-1	YORK	YCJD60	5	208-1-60	27.7	34.3	60	57,000	11.0	13.0	R-410A	NOTE 1	NOTE 1	200	F-1	-	
Notes: 1. Size refrigeration lines per manufactures recommendation for total developed line length.																	
INTAKE HOOD SCHEDULE																	
MARK	MAKE	MODEL	TYPE	THROAT SIZE IN." DIA.	THROAT AREA	CFM	SP	VELOCITY	ACCESSORIES			WEIGHT (LBS)	REMARKS				
									BIRD GUARD	BACKDRAFT DAMPER	ROOF CURB						
BUILDING 19																	
IH-1	GREENHECK	GRSI-10	SPUN ALUMINUM	10.25	0.57	300	0.05	526	YES	YES	YES	10	-				
EXHAUST FAN SCHEDULE																	
MARK	MAKE	MODEL	TYPE	FAN				MOTOR		ACCESSORIES					WEIGHT (LBS.)	REMARKS (SEE BELOW)	
				CFM	SP	RPM	SONES	DRIVE	WATT (HP)	POWER	BIRD GUARD	BACKDRAFT DAMPER	ROOF CURB	ROOF JACK			WALL CAP
BUILDING 19																	
EF-1	GREENHECK	SP-A110	CEILING	100	0.125	950	1.0	DIRECT	49	120-1-60	YES	YES	NO	YES	NO	20	NOTE 1
EF-2	GREENHECK	SP-A110	CEILING	100	0.125	950	1.0	DIRECT	49	120-1-60	YES	YES	NO	YES	NO	20	NOTE 1
Notes: 1. Interlock fan with light switch, provide 5 minute timed delay off.																	



PROJECT

MADONNA
ROAD
APARTMENTS

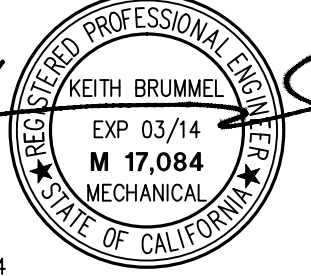

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

CLIENT JOB # ARCHITECT JOB #
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SAN LUIS OBISPO
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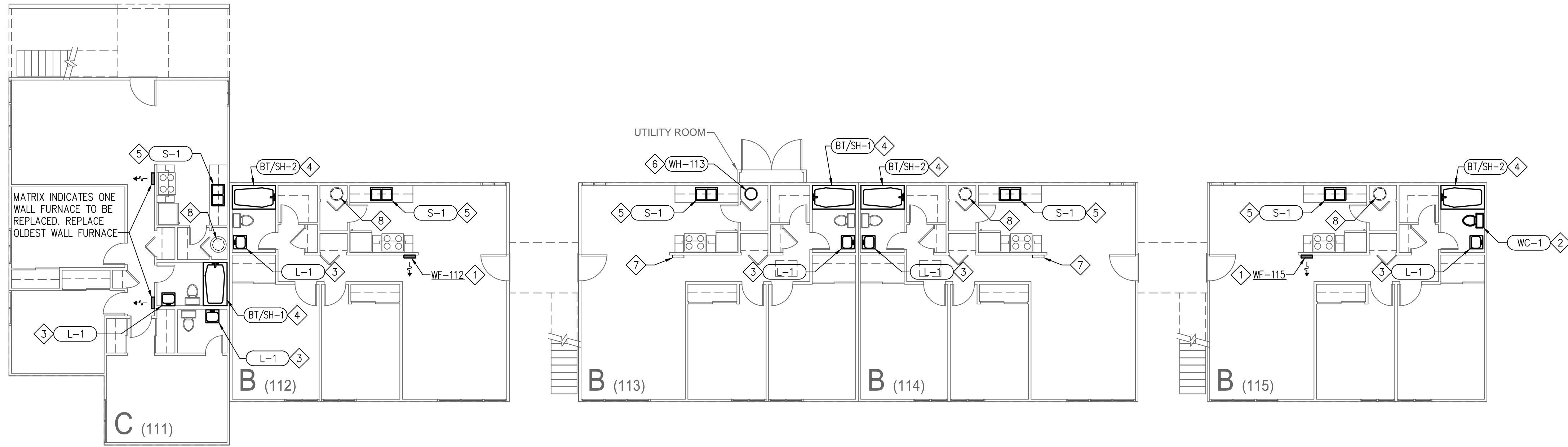
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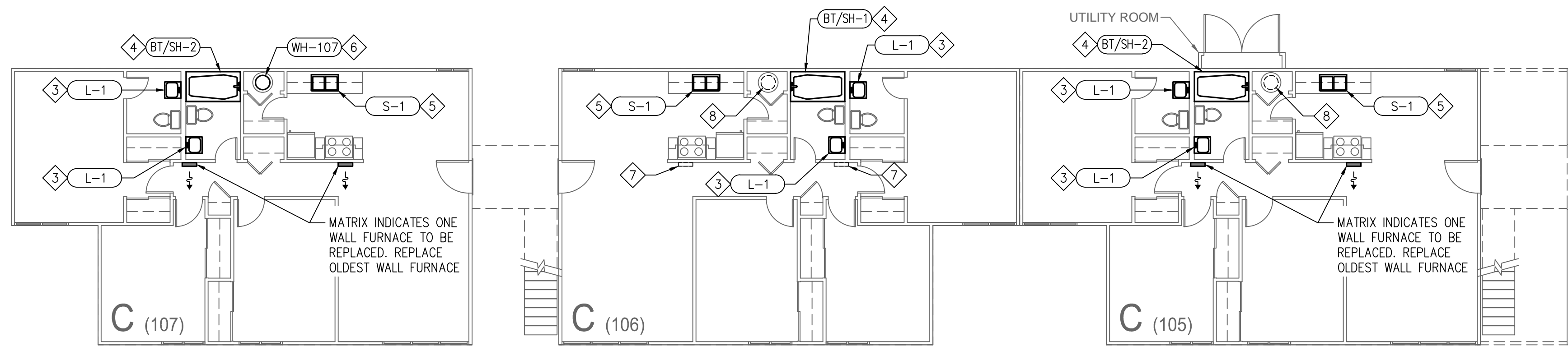
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SHEET TITLE
MECHANICAL /
PLUMBING
SCHEDULES, DETAILS

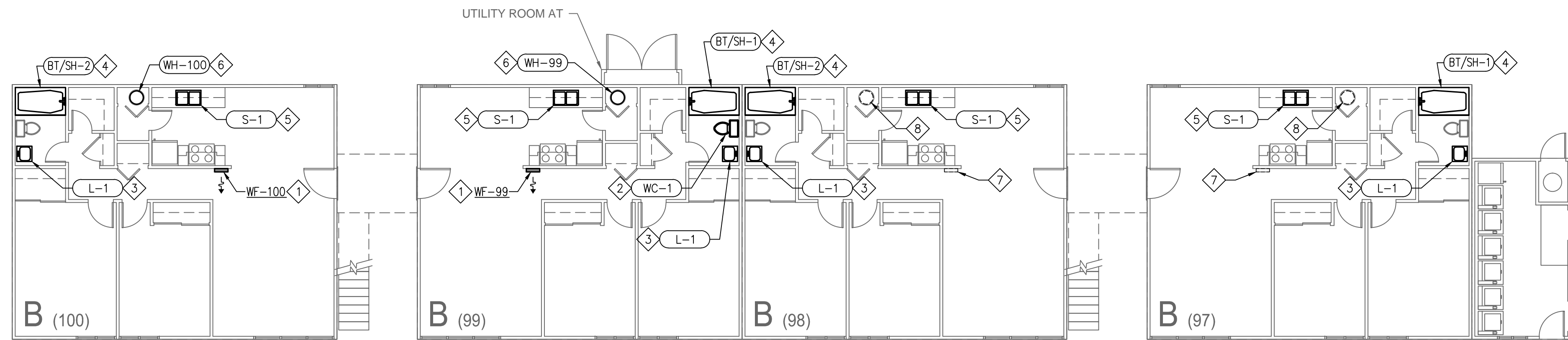
SHEET #
MP1.02



BUILDING 1 FIRST FLOOR PLAN



BUILDING 2 FIRST FLOOR PLAN



BUILDING 3 FIRST FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- 3 Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 4 Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- 5 Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

MADONNA
ROAD
APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

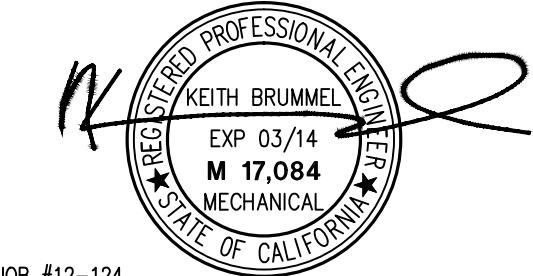
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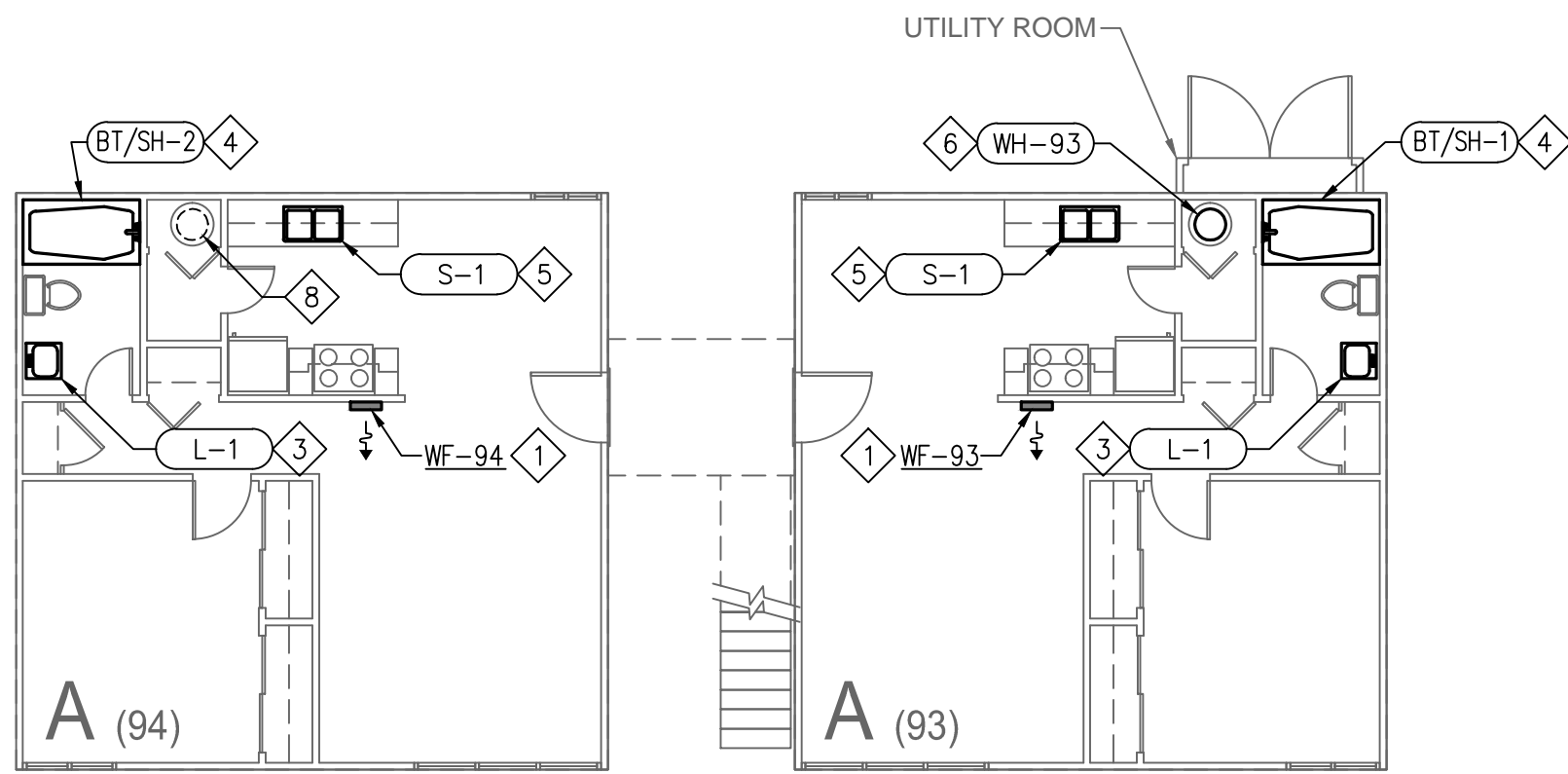
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SHEET TITLE
MECHANICAL /
PLUMBING
BUILDING 1, 2 & 3
FIRST FLOOR
PLAN

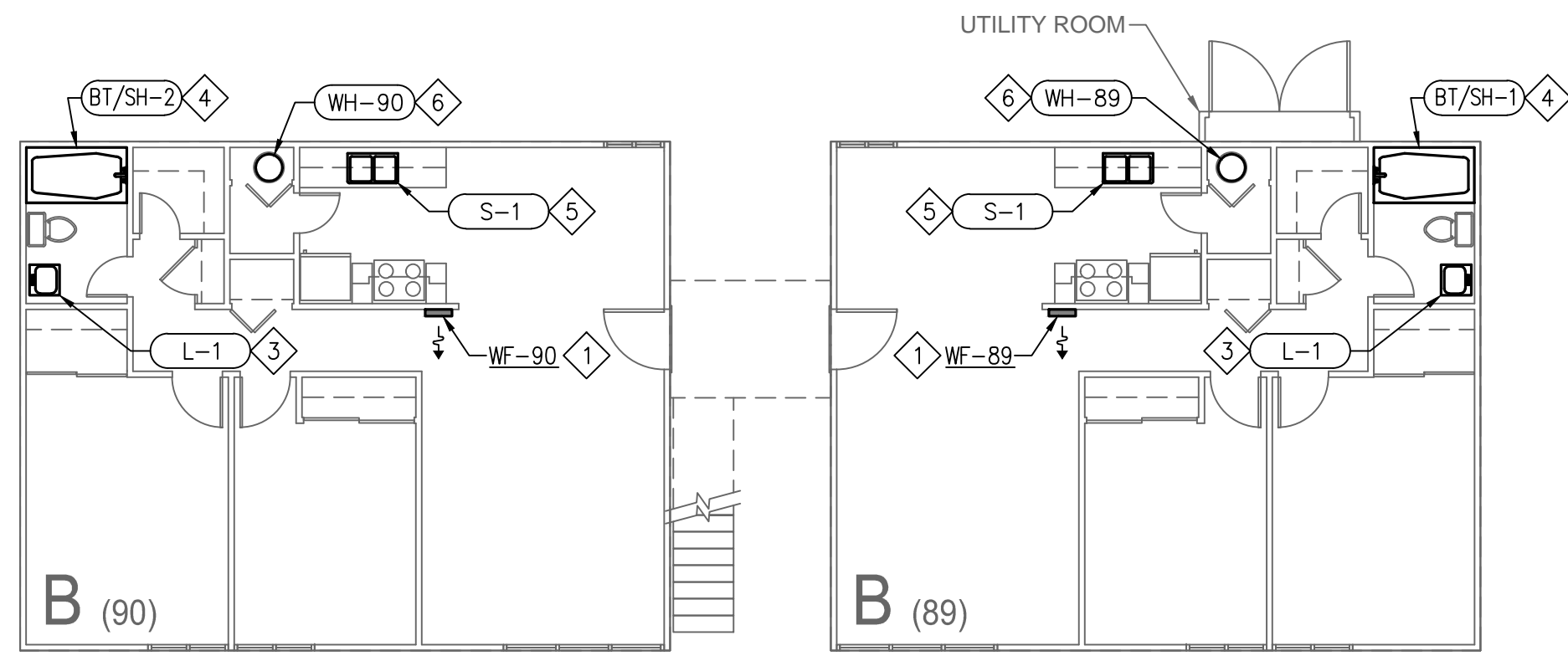
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SHEET #

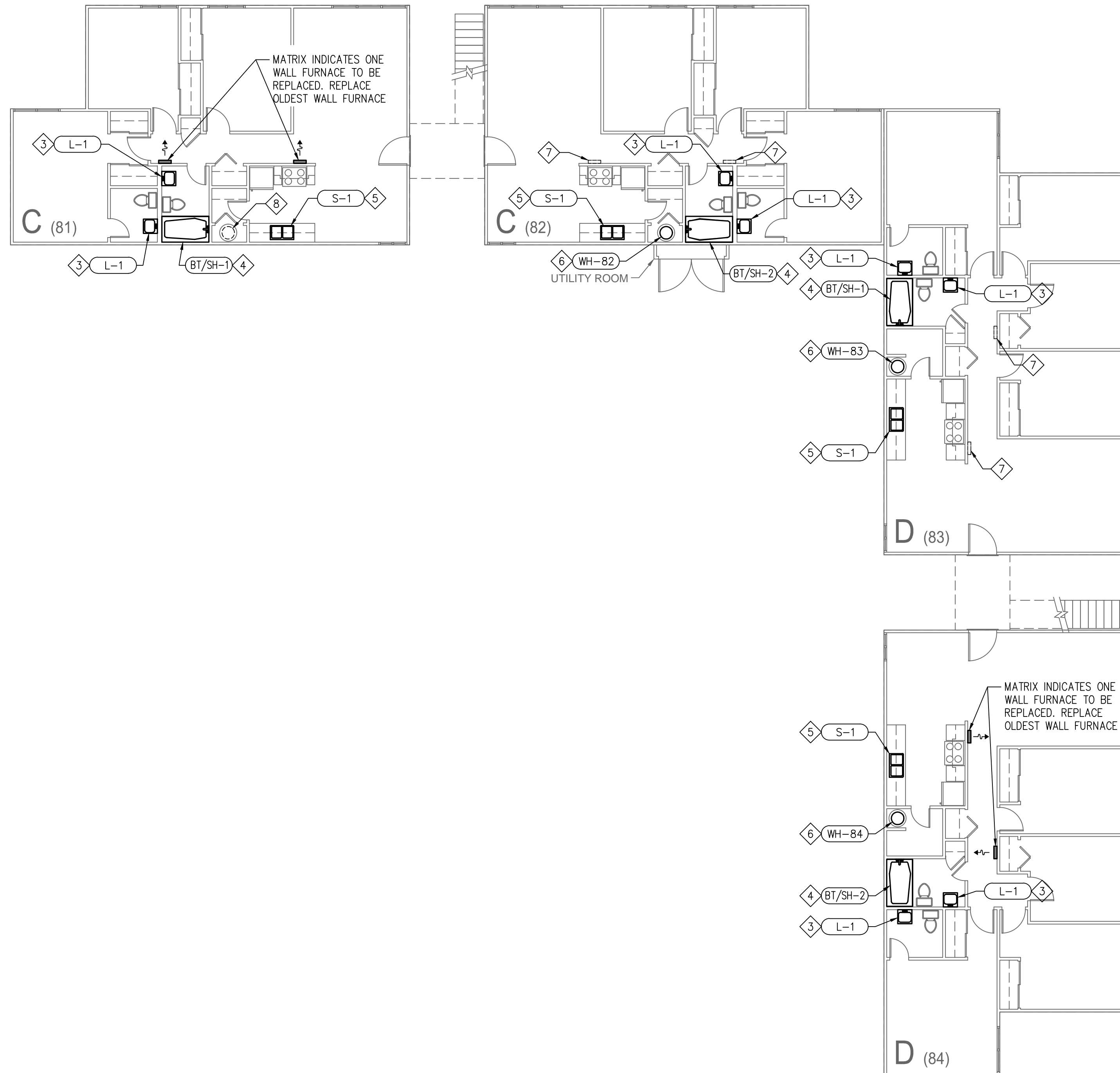
MP2.001



BUILDING 4 FIRST FLOOR PLAN



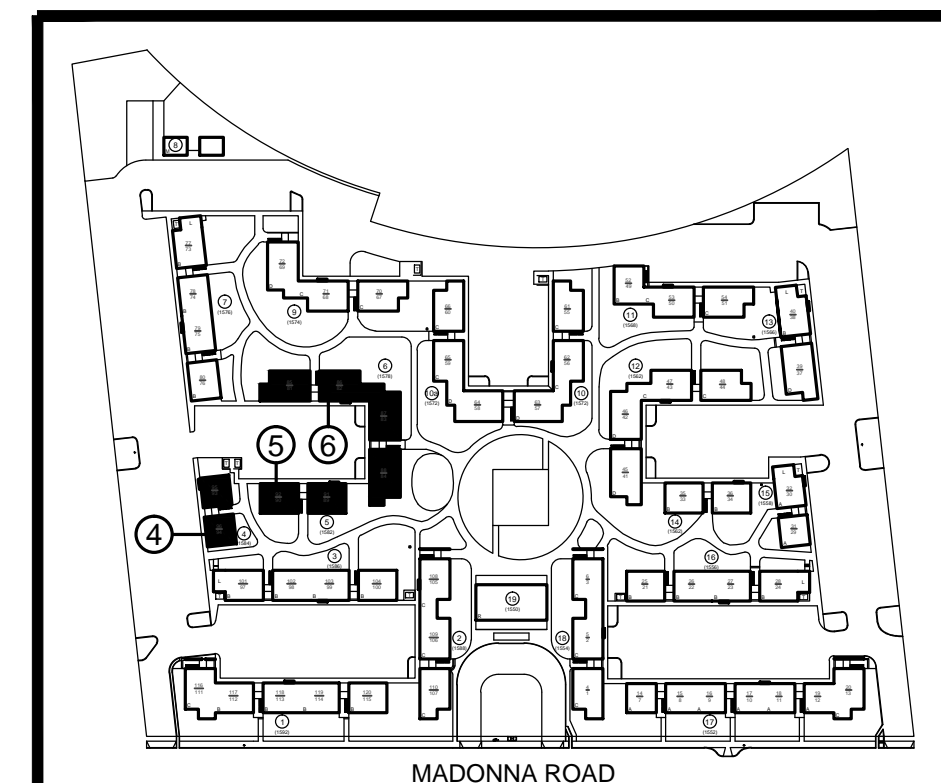
BUILDING 5 FIRST FLOOR PLAN



BUILDING 6 FIRST FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
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- 4 Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- 5 Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

MADONNA ROAD APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
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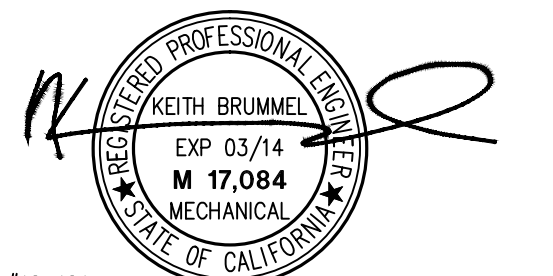
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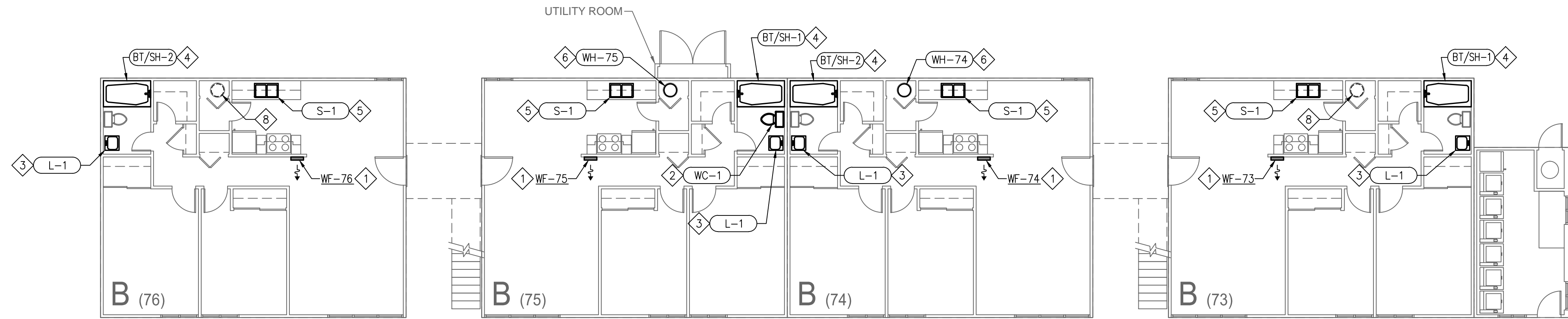
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SHEET TITLE
MECHANICAL /
PLUMBING
BUILDING 4, 5 & 6
FIRST FLOOR
PLAN

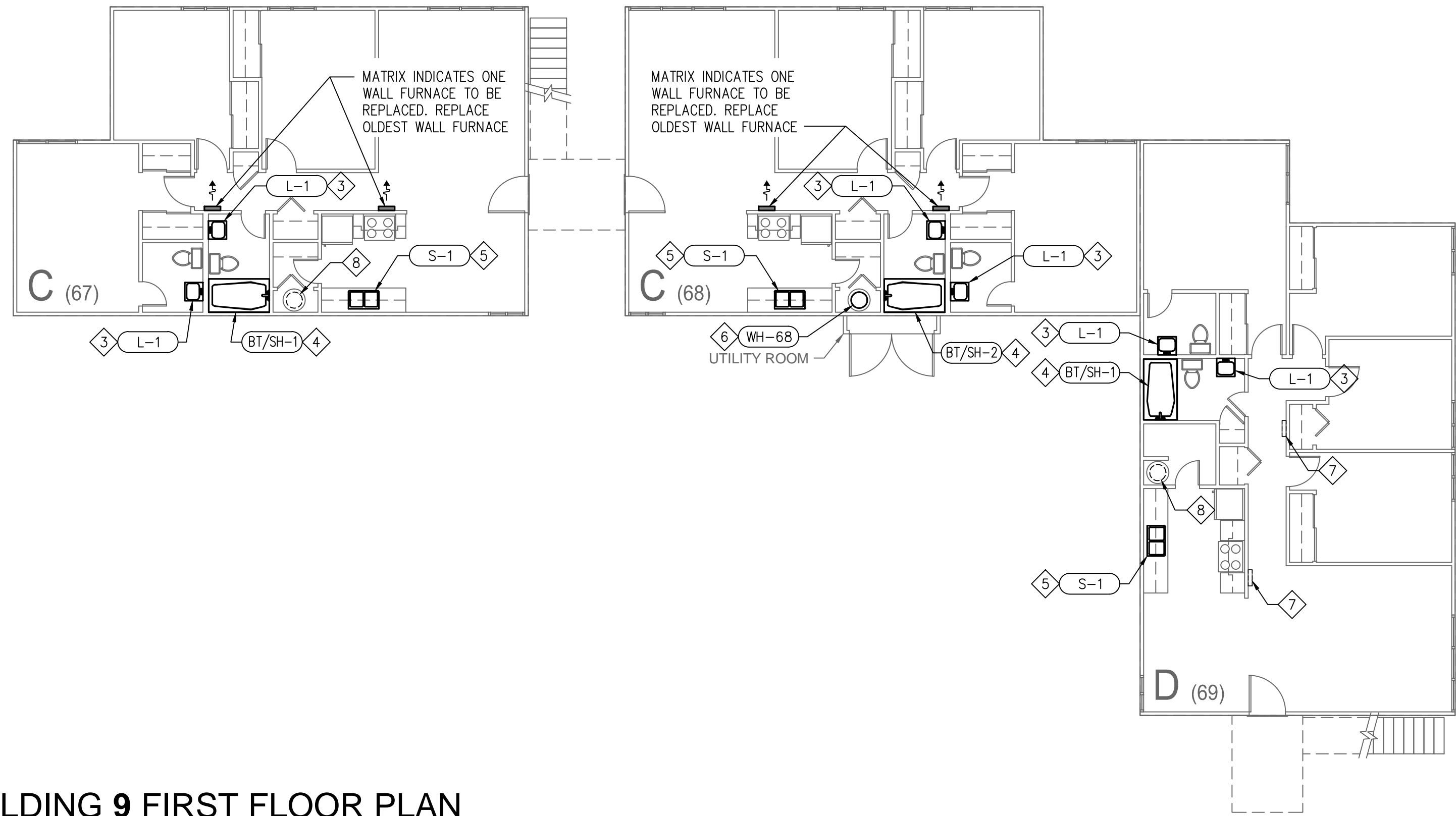
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SHEET #

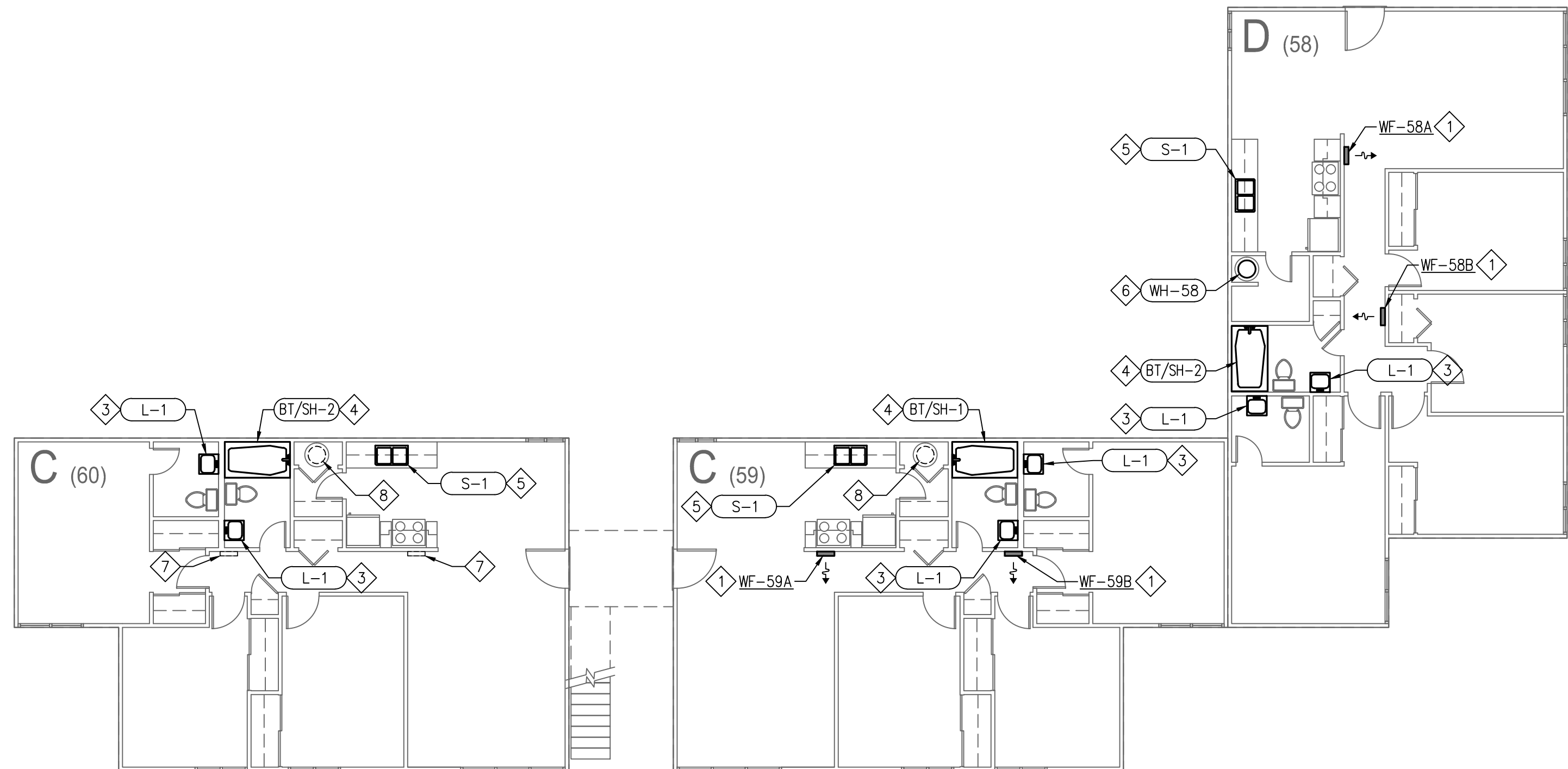
MP2.002



BUILDING 7 FIRST FLOOR PLAN



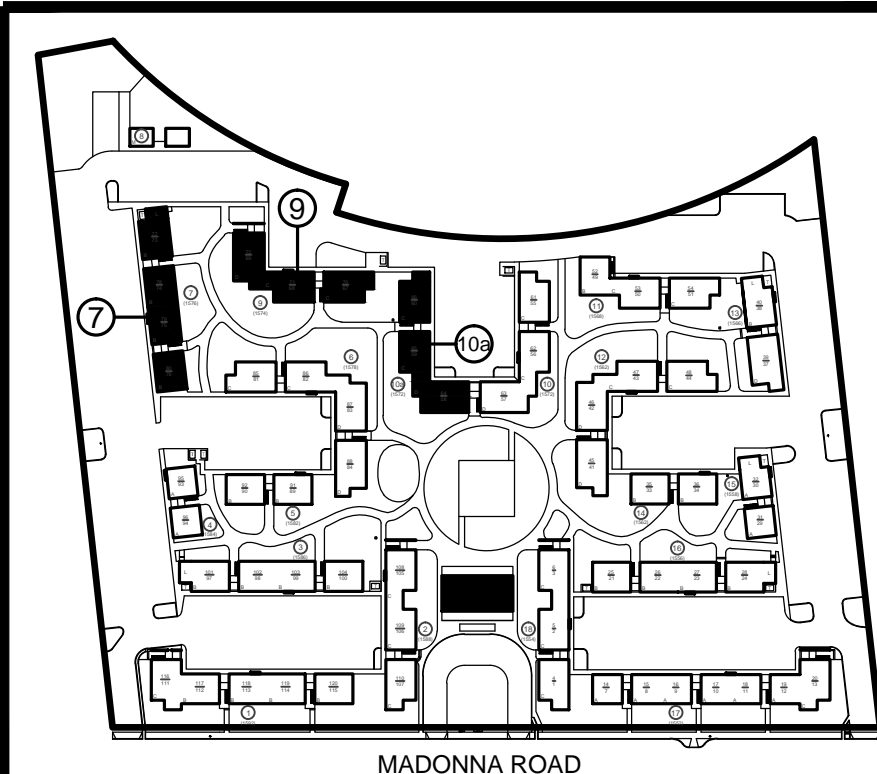
BUILDING 9 FIRST FLOOR PLAN



BUILDING 10a FIRST FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
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- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

MADONNA
ROAD
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A RENOVATION AND
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1550 MADONNA ROAD
SAN LUIS OBISPO, CA

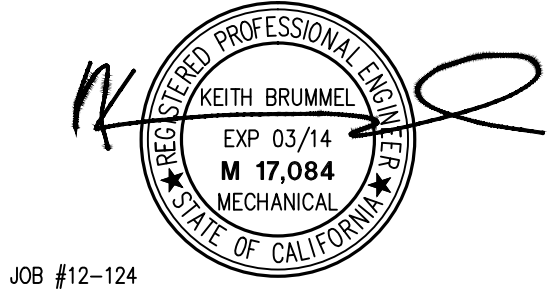
CLIENT JOB # ARCHITECT JOB #
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BME JOB #12-124

PROJECT MANAGER BDF

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FOR CONSTRUCTION 10-5-12

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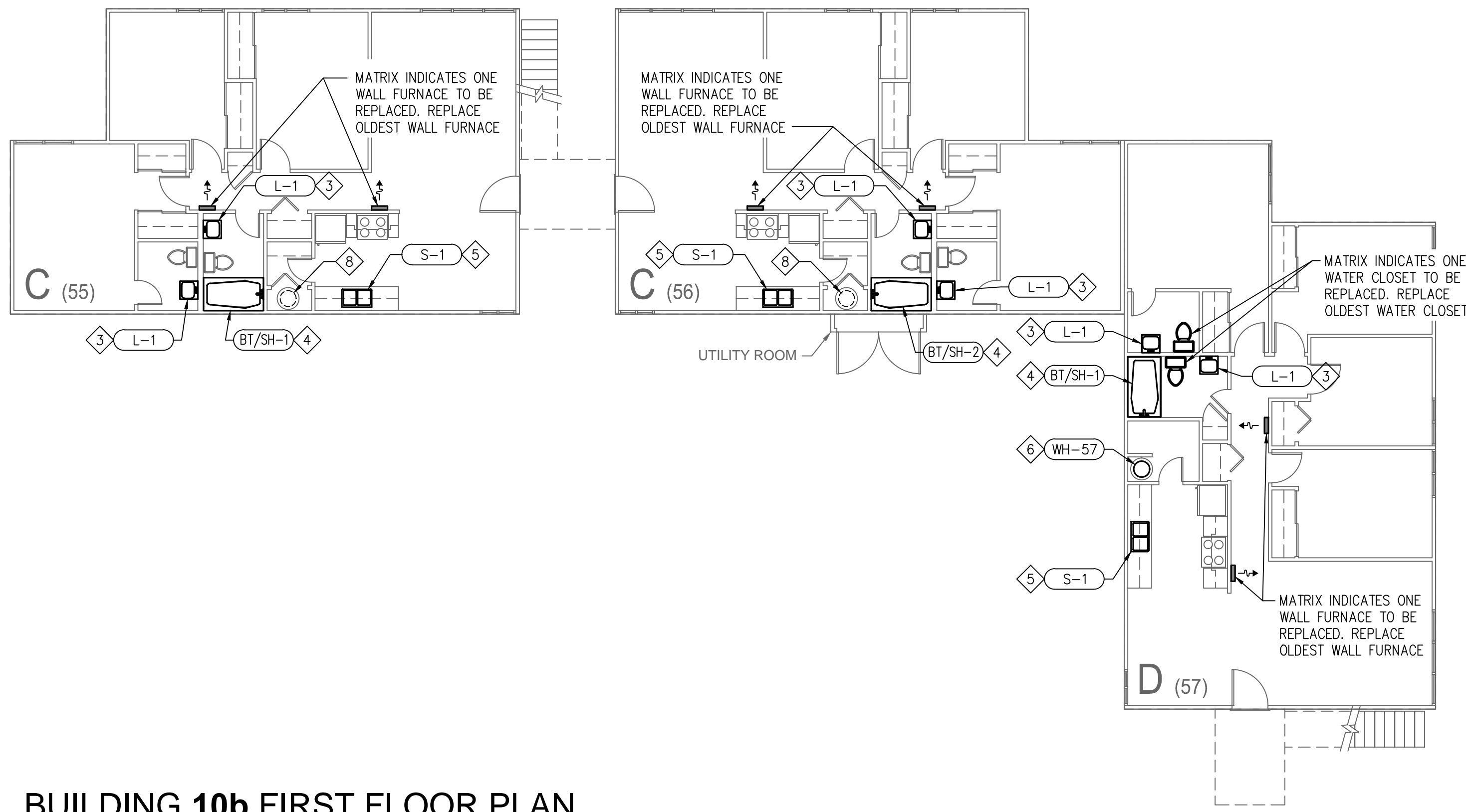
SHEET TITLE

MECHANICAL /
PLUMBING
BUILDING 7, 9 & 10a
FIRST FLOOR
PLAN

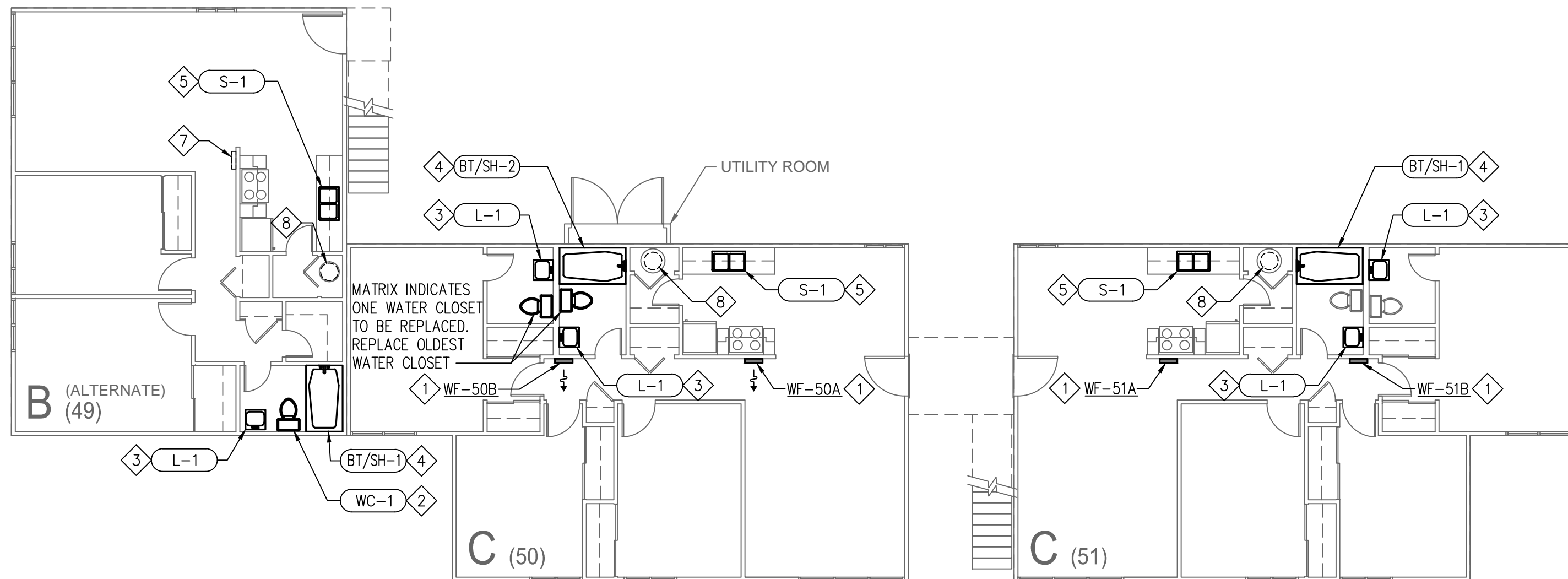
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SHEET #

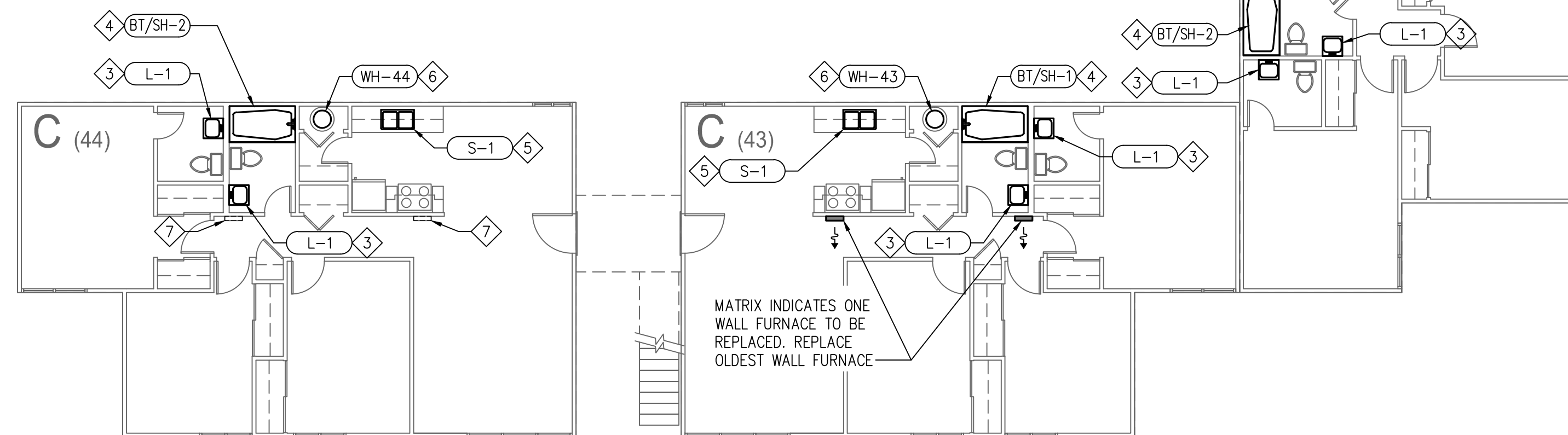
MP2.003



BUILDING 10b FIRST FLOOR PLAN



BUILDING 11 FIRST FLOOR PLAN



BUILDING 12 FIRST FLOOR PLAN

REFERENCE NOTES

- Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- Existing to remain.
- Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

MADONNA ROAD APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

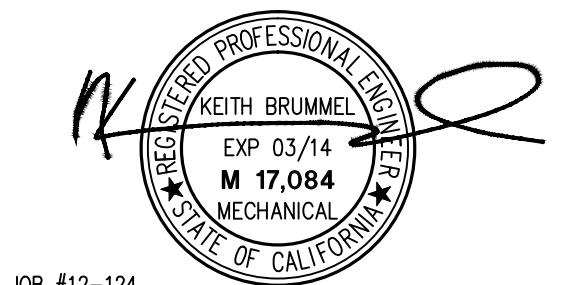
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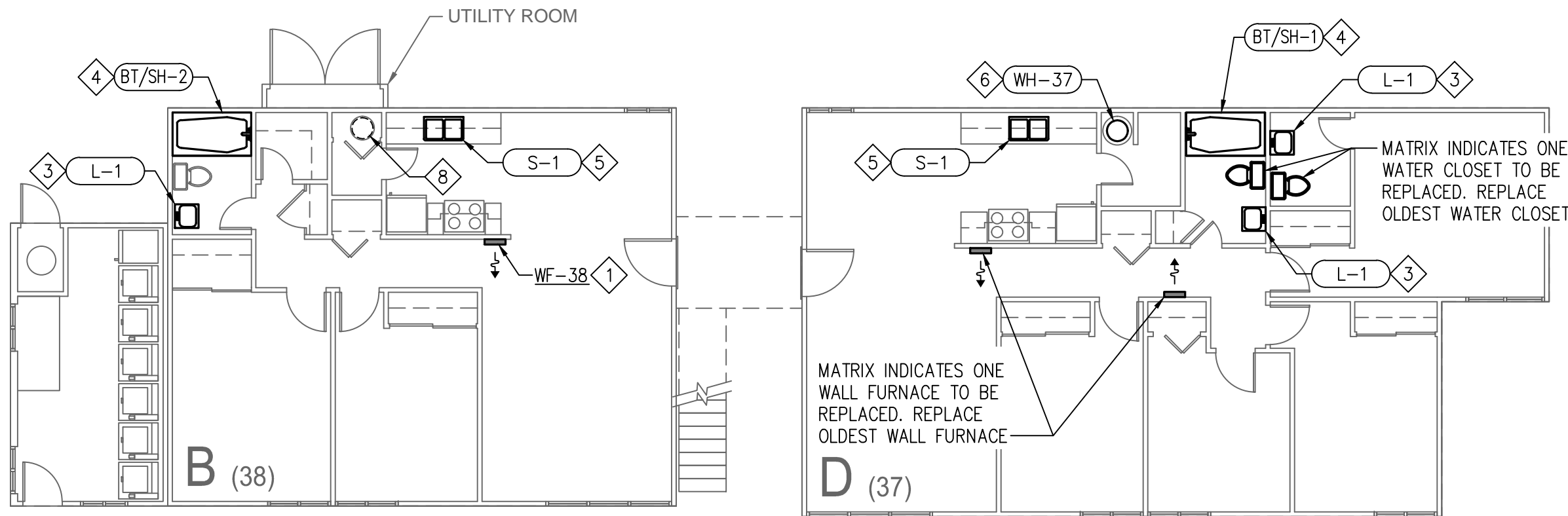
SHEET TITLE

**MECHANICAL /
PLUMBING
BUILDING 10b, 11 & 12
FIRST FLOOR
PLAN**

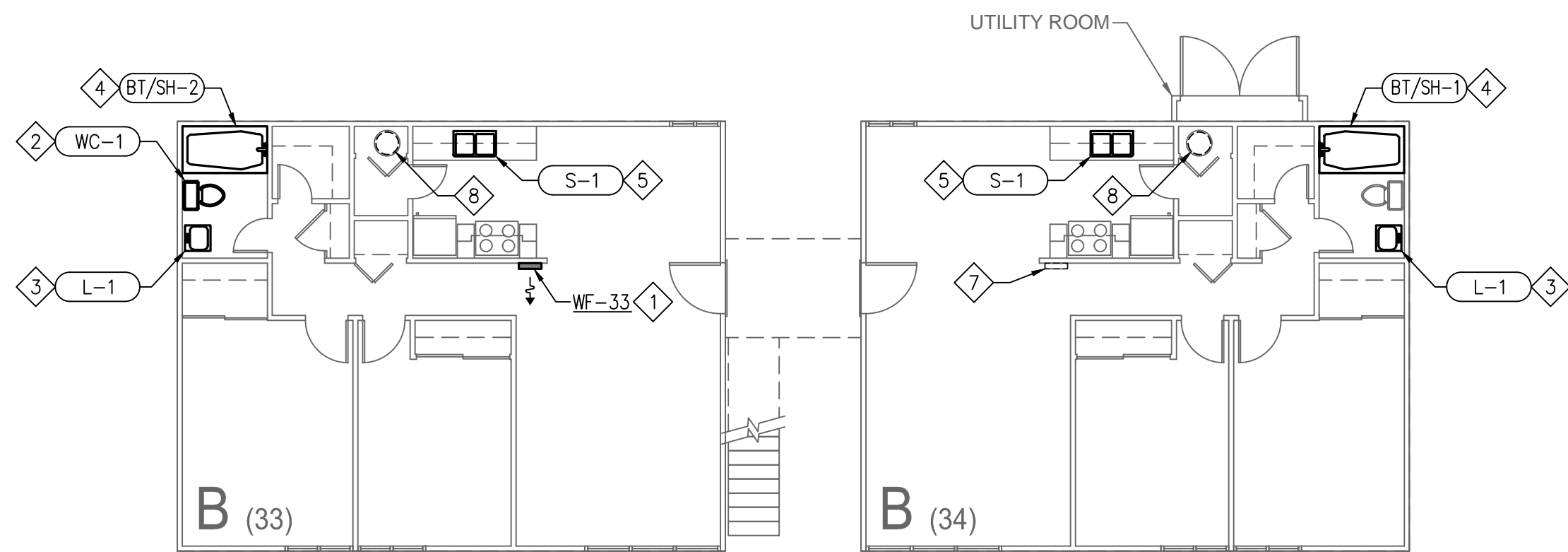
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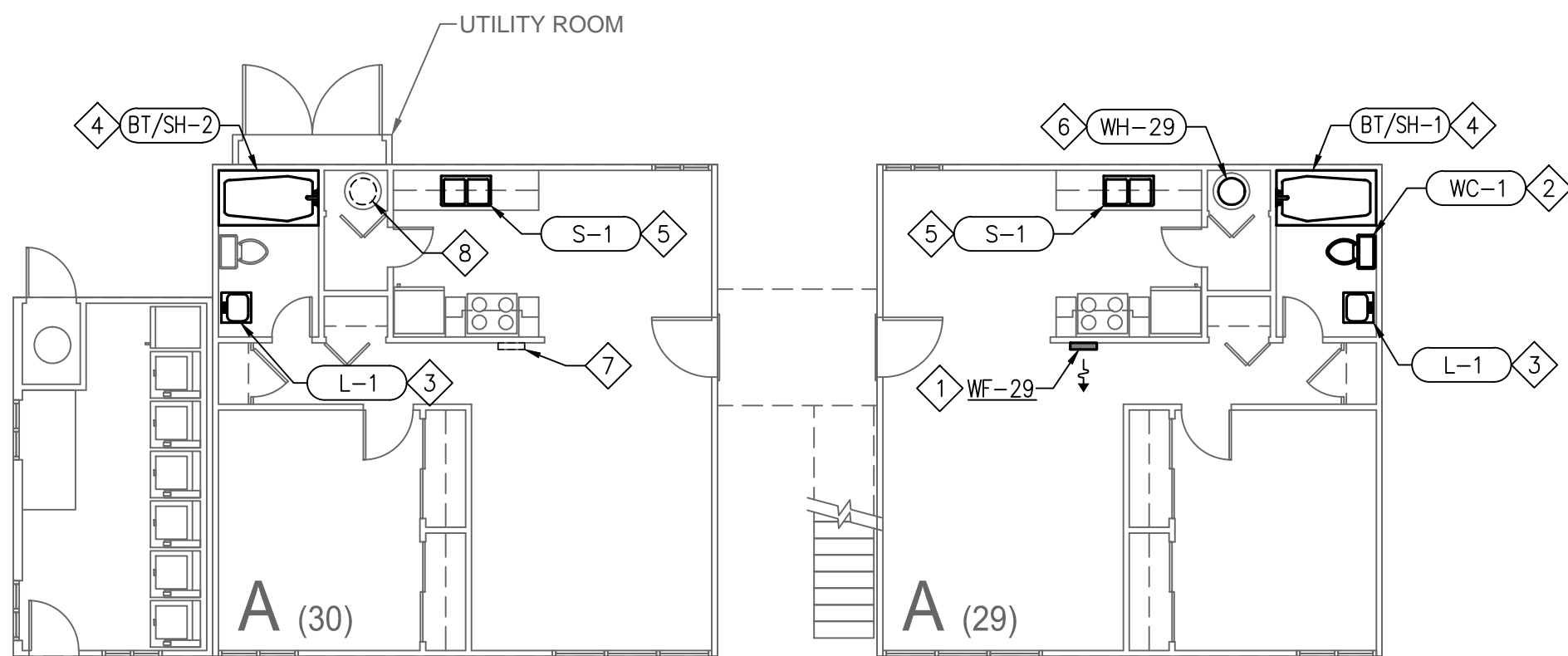
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BUILDING 13 FIRST FLOOR PLAN



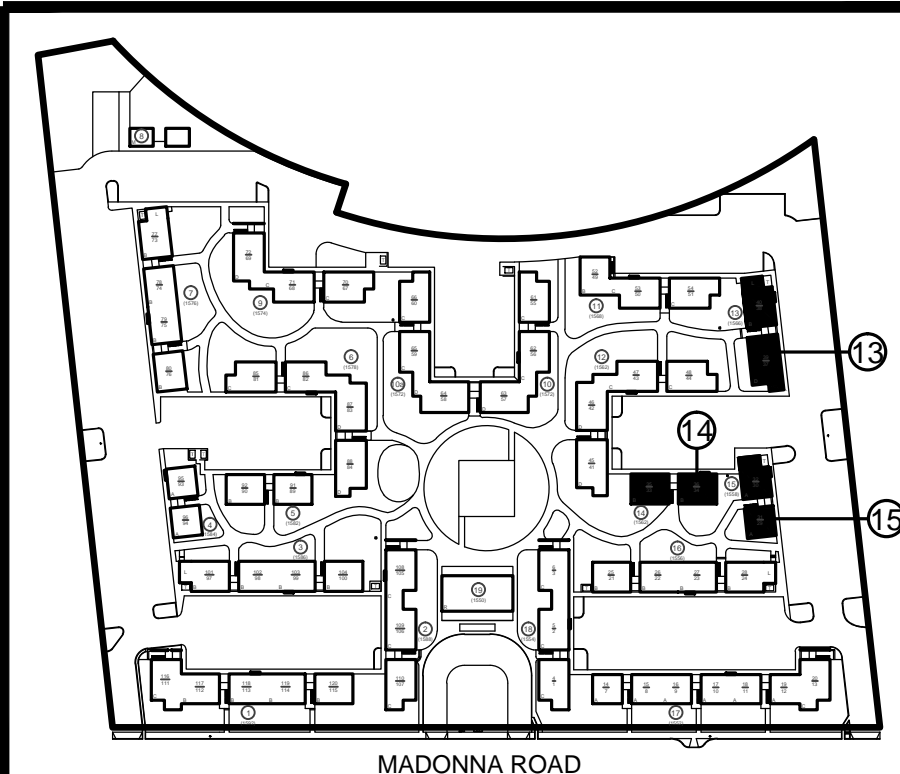
BUILDING 14 FIRST FLOOR PLAN



BUILDING 15 FIRST FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- 3 Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 4 Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- 5 Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

MADONNA
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1550 MADONNA ROAD
SAN LUIS OBISPO, CA

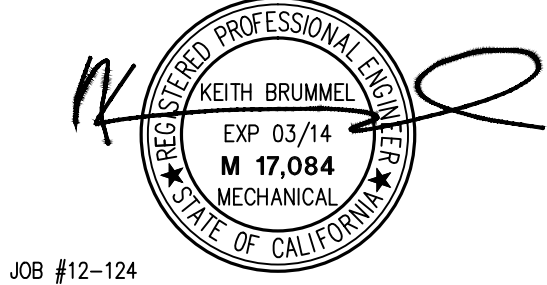
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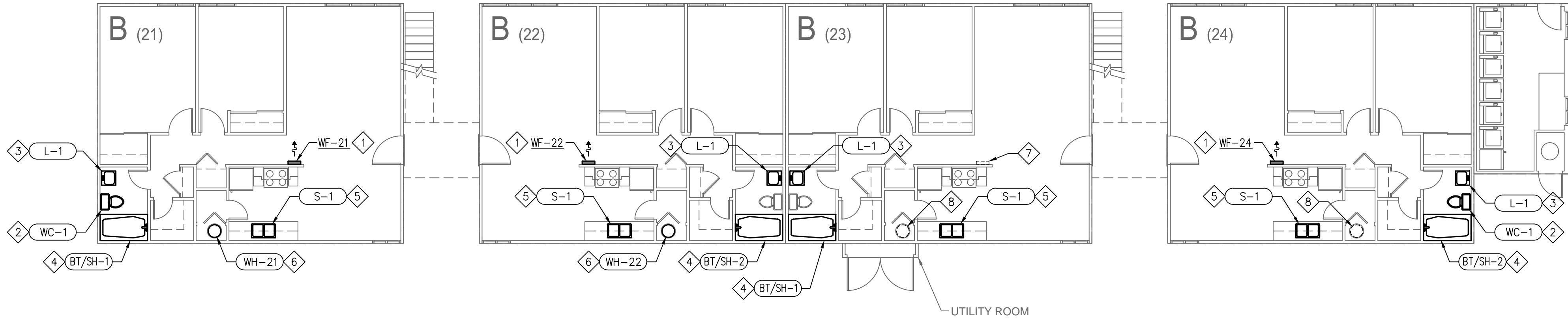
SHEET TITLE
MECHANICAL /
PLUMBING
BUILDING 13, 14 & 15
FIRST FLOOR
PLAN

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

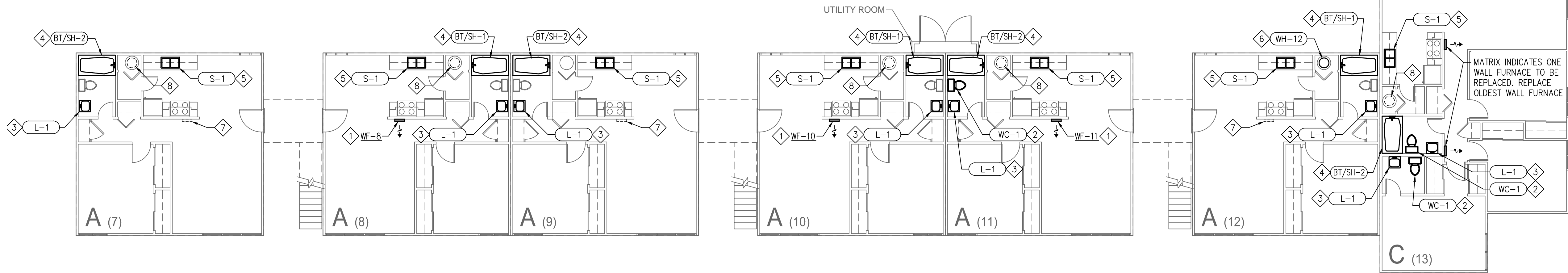
SHEET #

MP2.005

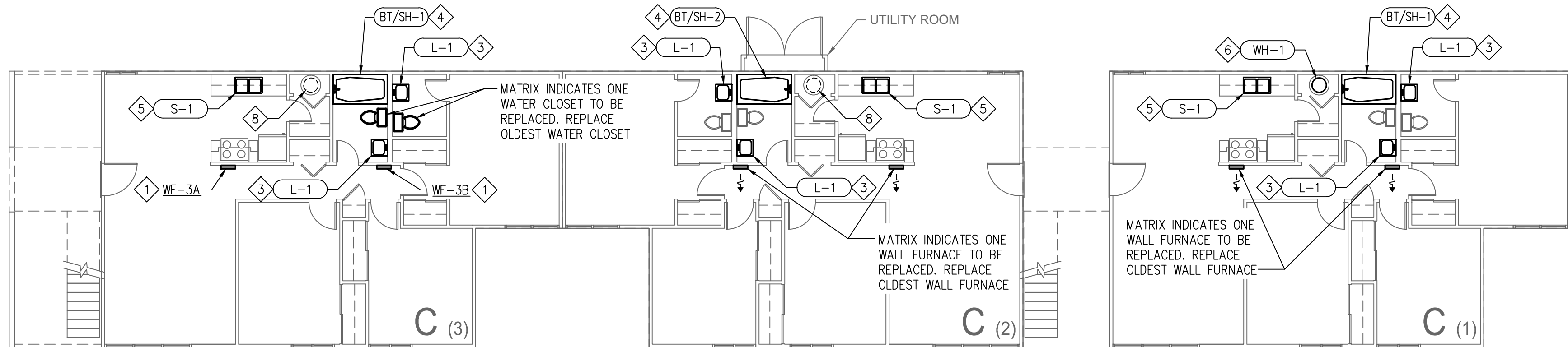
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BUILDING 16 FIRST FLOOR PLAN



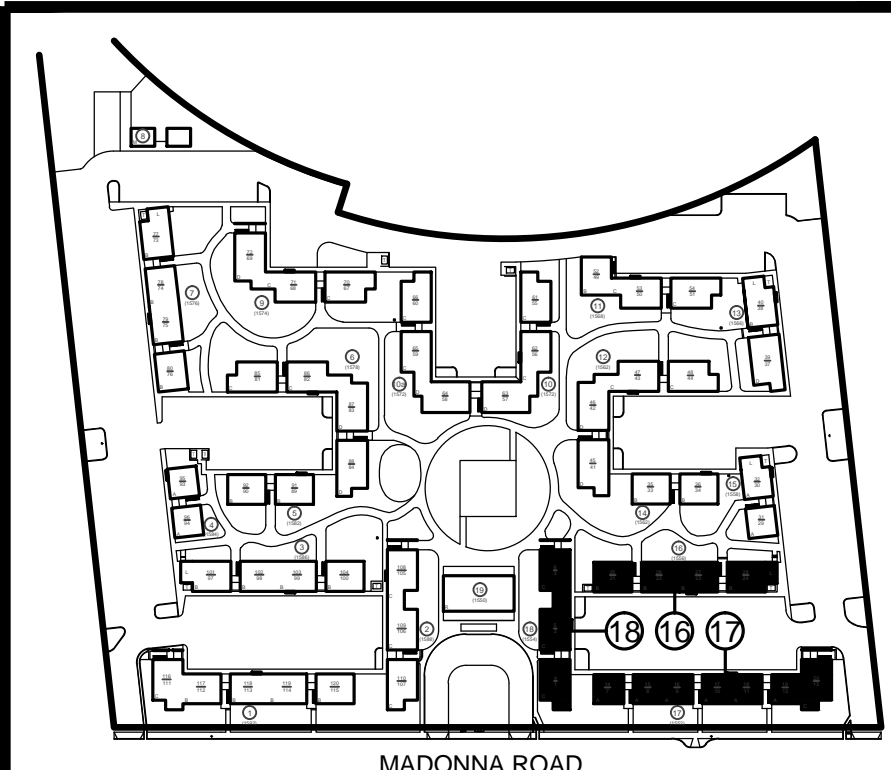
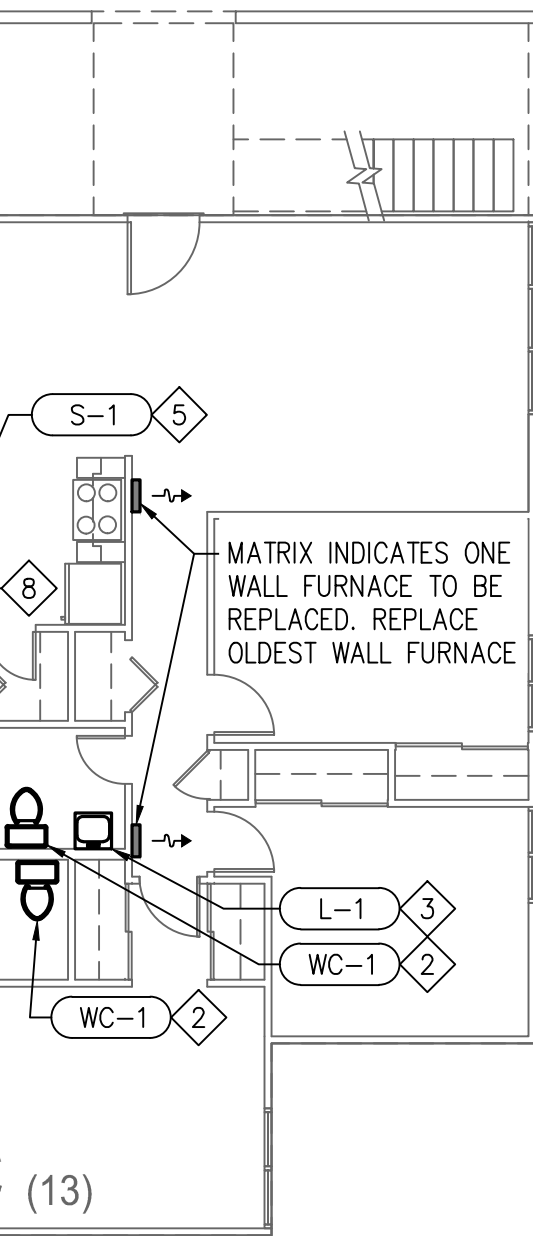
BUILDING 17 FIRST FLOOR PLAN



BUILDING 18 FIRST FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- 3 Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 4 Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- 5 Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

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A RENOVATION AND
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1550 MADONNA ROAD
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LIC # 769190

PROFESSIONAL ENGINEER
KEITH BRUMME
EXP 03/14
M 17,084
MECHANICAL
STATE OF CALIFORNIA

BME JOB #12-124

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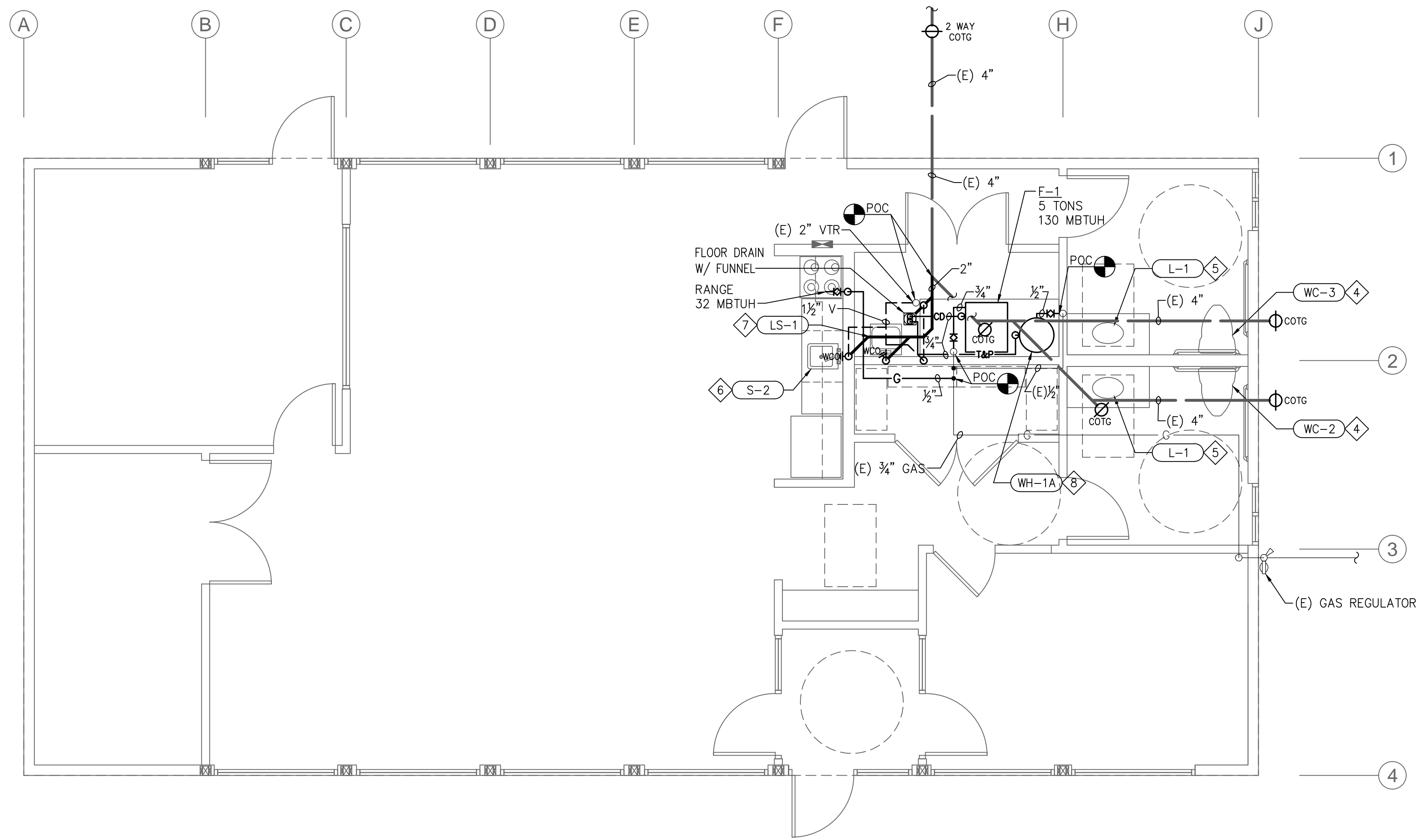
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SHEET TITLE
MECHANICAL /
PLUMBING
BUILDING 16, 17 & 18
FIRST FLOOR
PLAN

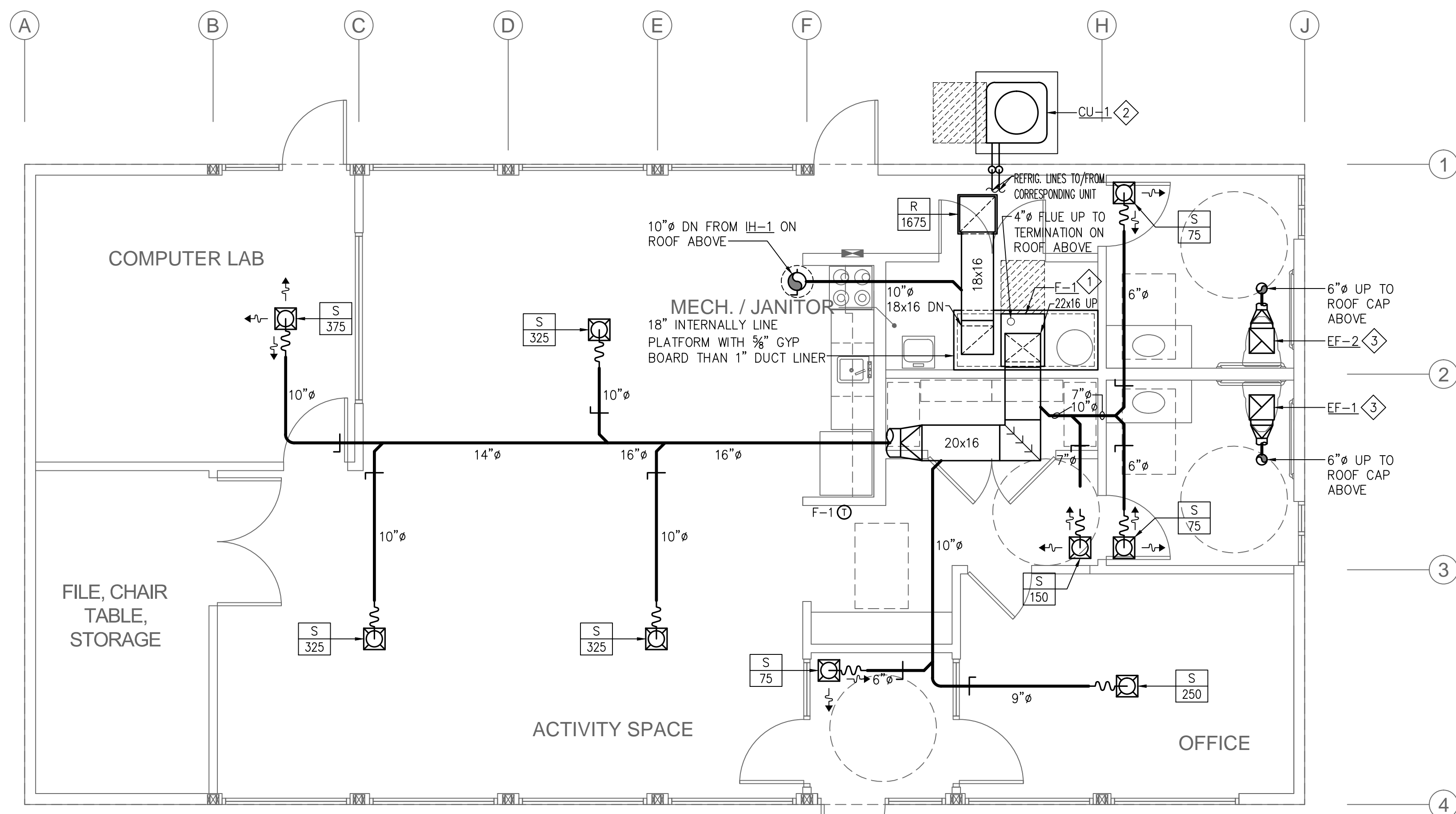
SCALE: 1/8" = 1'-0"

SHEET #

MP2.006



BUILDING 19 PLUMBING FLOOR PLAN



BUILDING 19 MECHANICAL FLOOR PLAN

REFERENCE NOTES

- 1 Up-flow furnace mounted on equipment platform, refer to detail 1/MP1.02
- 2 Condensing unit mounted on concrete pad, refer to detail 2/MP1.02.
- 3 Ceiling exhaust fan, for support refer to detail 3/MP1.02.
- 4 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- 5 Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Install new sink per plumbing fixture schedule on MP1.00. Connect to existing hot and cold water above ceiling.
- 7 Install new laundry sink per plumbing fixture schedule on MP-1.00. Connect to existing hot and cold water above ceiling.
- 8 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. 3/4" T&P to new floor drain with funnel. Refer to water heater detail 1/MP1.00.

PROJECT

MADONNA ROAD APARTMENTS

A RENOVATION AND UPGRADE PROJECT

1550 MADONNA ROAD
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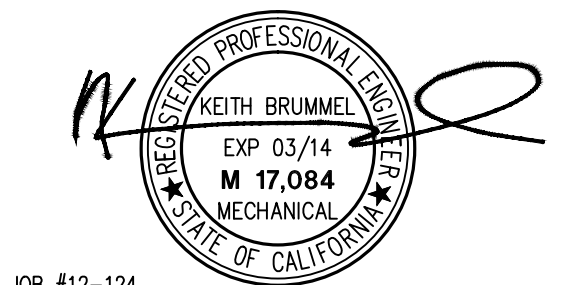
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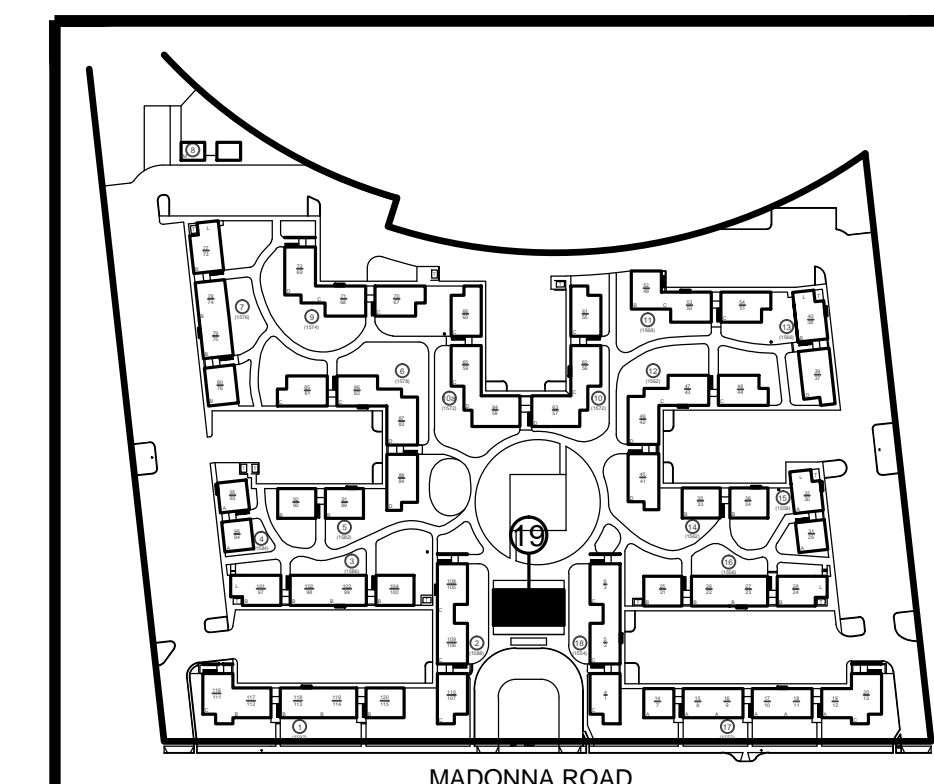
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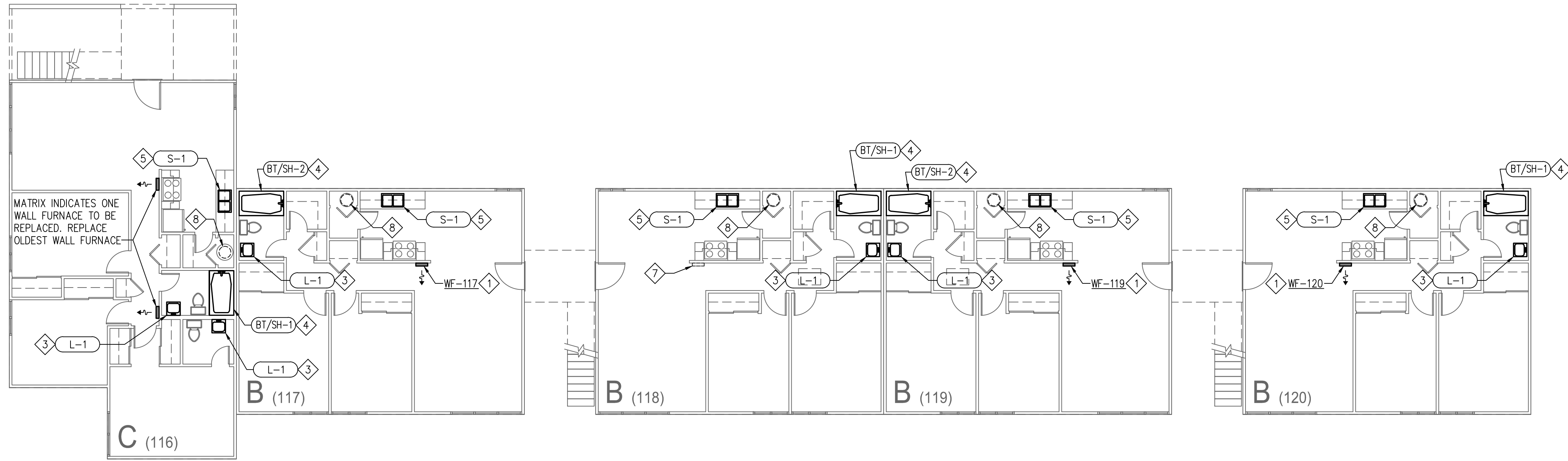
MECHANICAL / PLUMBING BUILDING 19 FLOOR PLAN

SCALE: 1/4" = 1'-0"

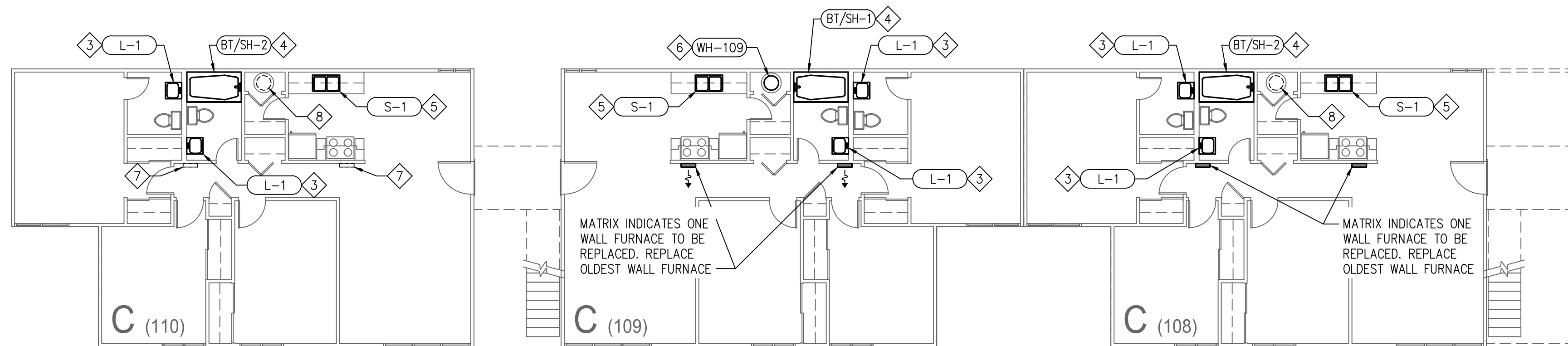
SHEET #

MP2.007

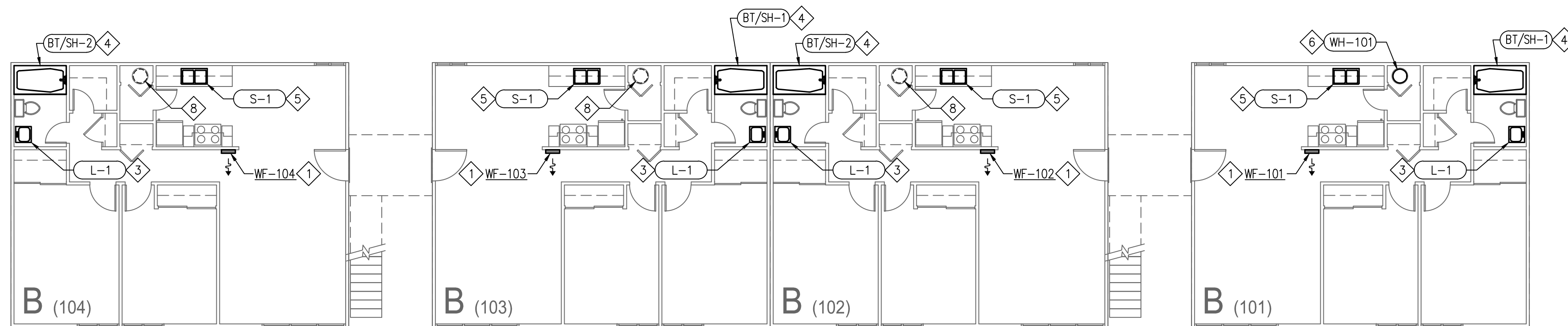




BUILDING 1 SECOND FLOOR PLAN



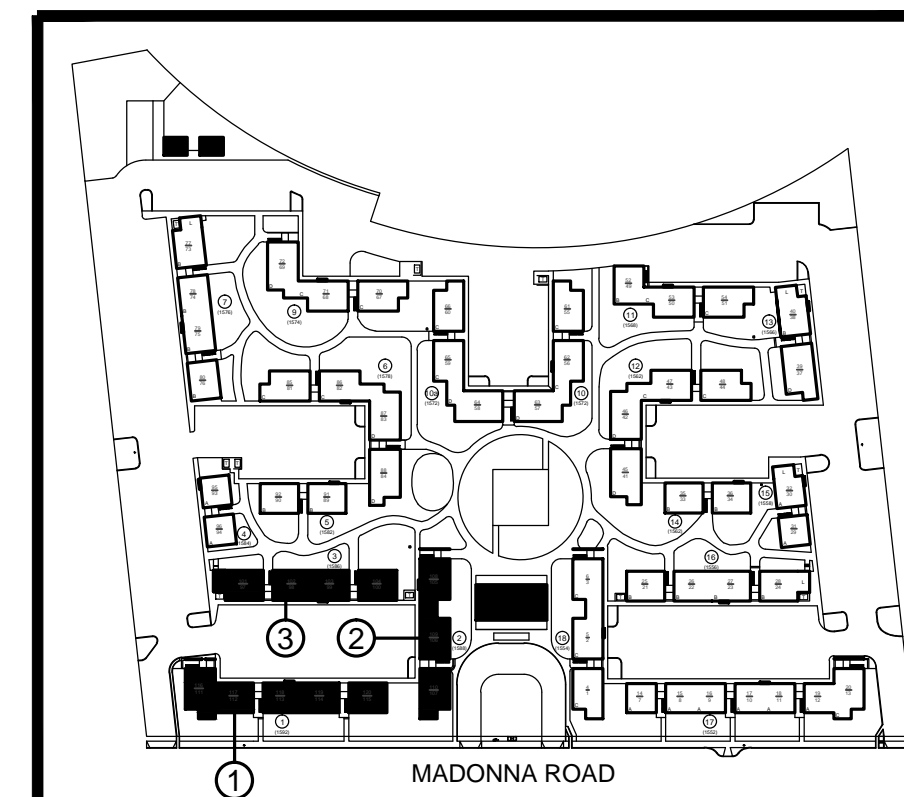
BUILDING 2 SECOND FLOOR PLAN



BUILDING 3 SECOND FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- 3 Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 4 Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- 5 Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



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MADONNA ROAD APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

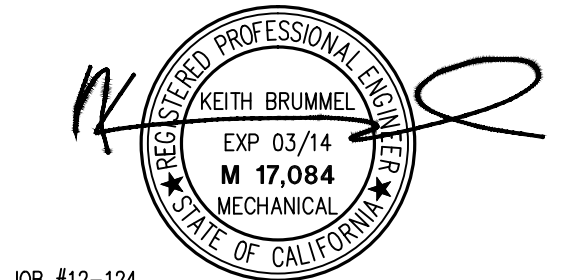
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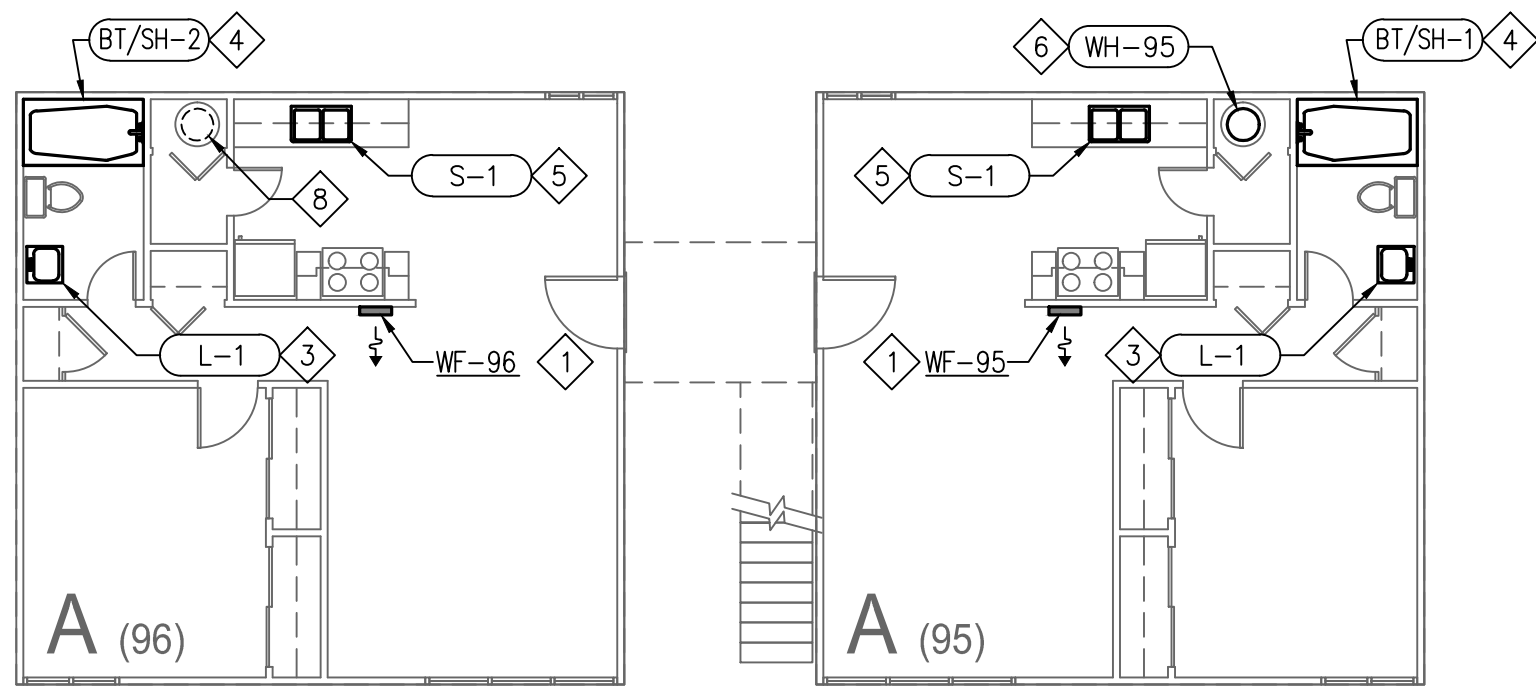
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SHEET TITLE
**MECHANICAL /
PLUMBING
BUILDING 1, 2 & 3
SECOND FLOOR
PLAN**

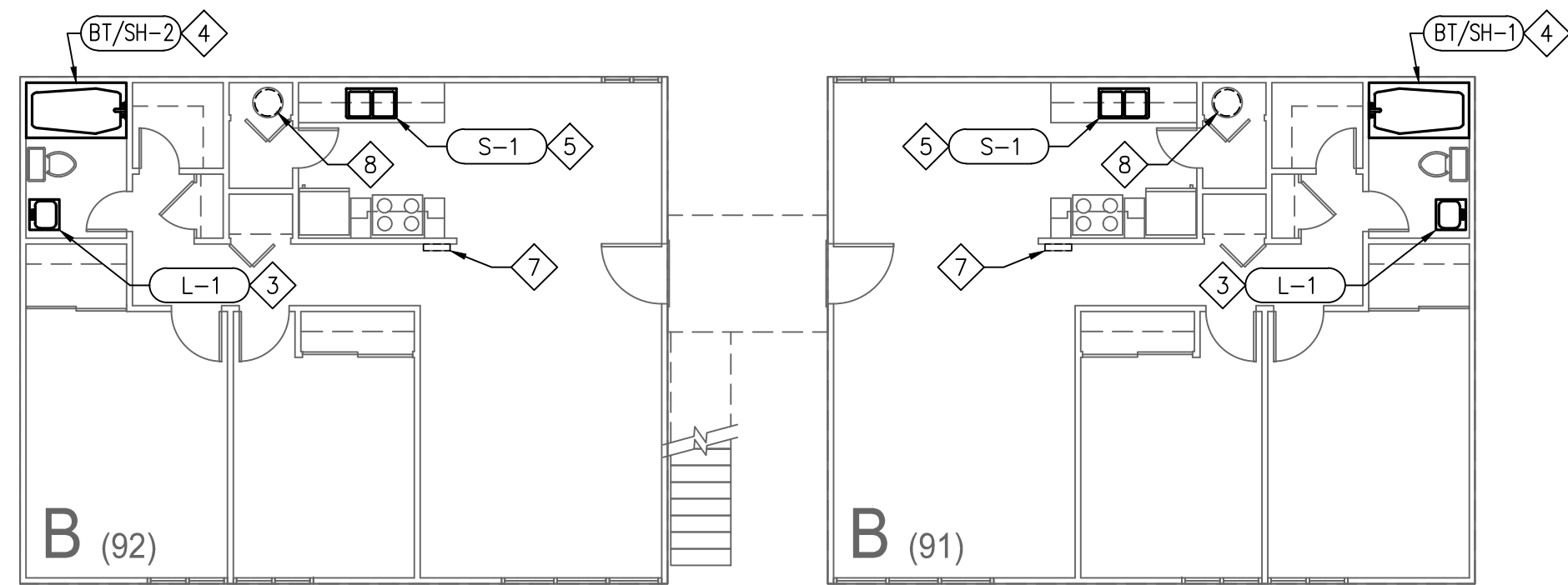
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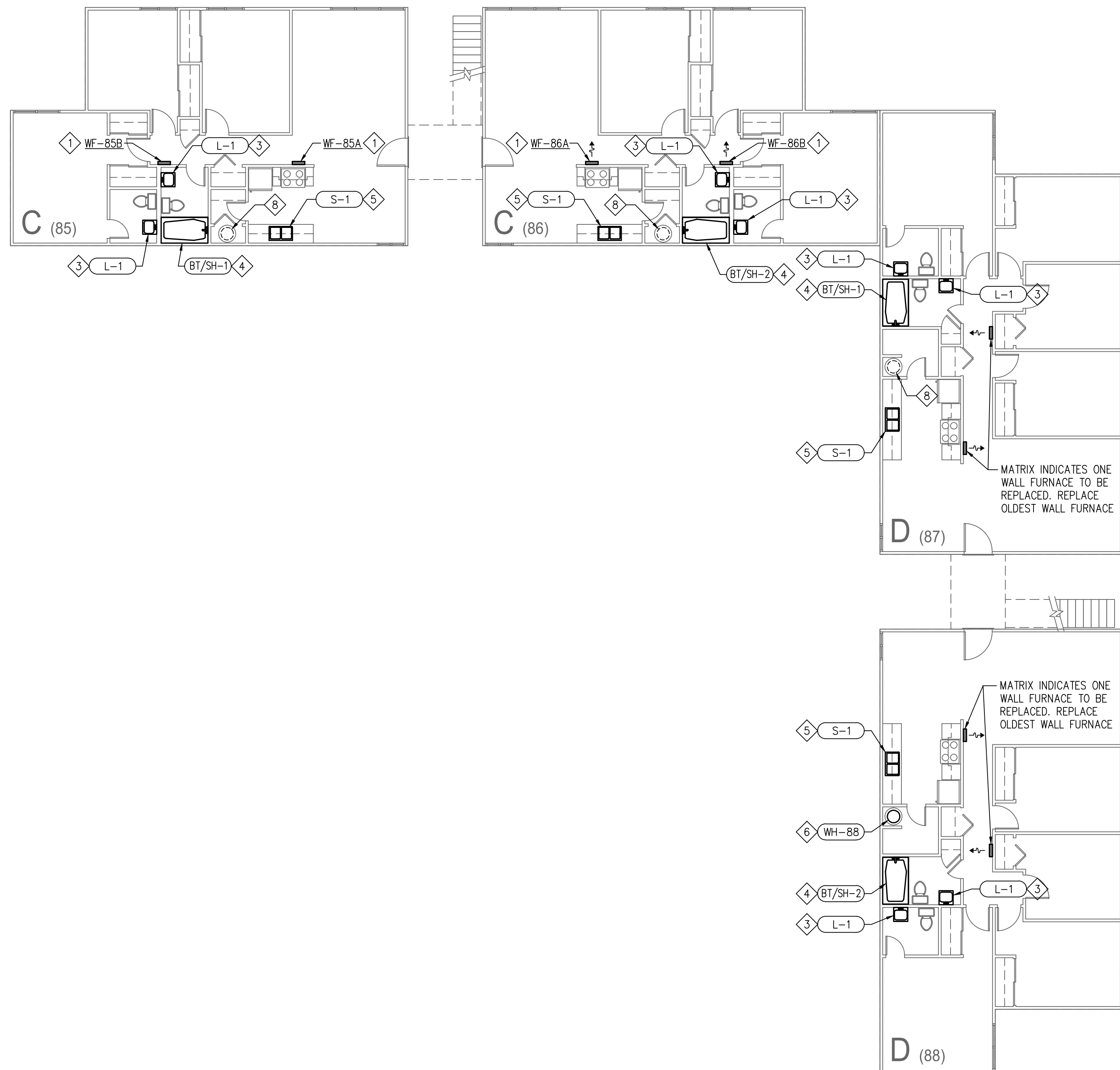
MP3.001



BUILDING 4 SECOND FLOOR PLAN



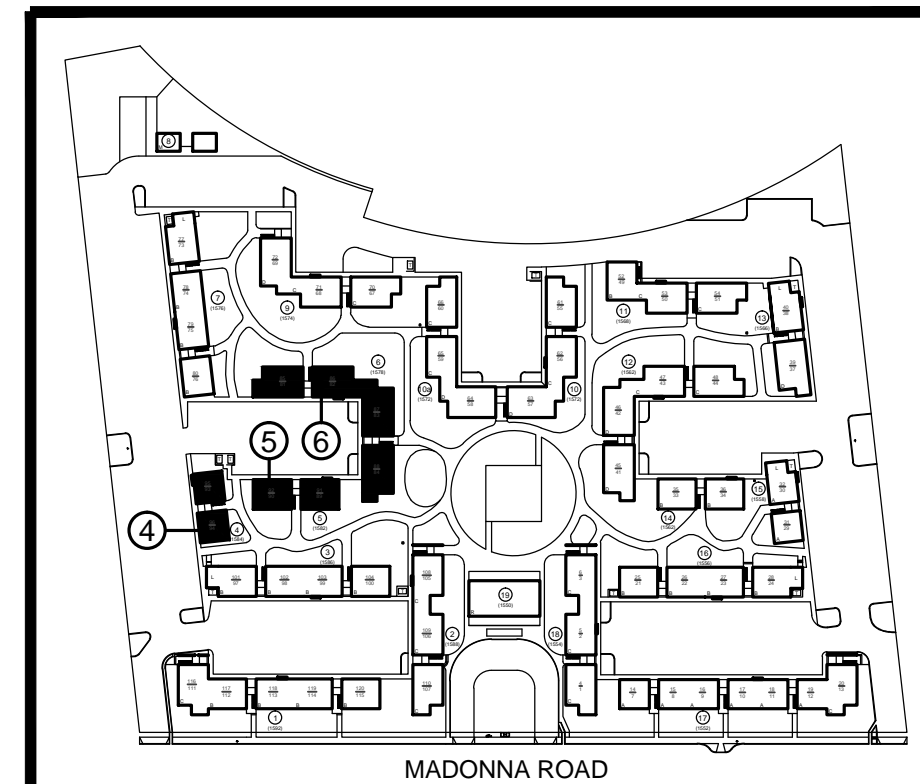
BUILDING 5 SECOND FLOOR PLAN



BUILDING 6 SECOND FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
- 3 Vanity and integral lavatory to be removed and replaced by General Contractor. Plumbing Contractor to remove p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 4 Remove existing tub/shower valve, drain/overflow, trap and surround. Waste, water and vent to remain for installation of new fixture. Install new valve, drain/overflow and trap per plumbing fixture schedule on MP1.00. Verify left or right drain on tub/shower unit prior to construction.
- 5 Remove existing sink, p-trap, stops and supplies. Waste, water and vent to remain for installation of new fixture. Install new sink, p-trap, hot and cold water stops and supplies per plumbing fixture schedule on MP1.00.
- 6 Remove existing water heater. Disconnect gas, water and flue piping. Install new water heater per schedule on MP1.00 and reconnect to existing gas, water and flue piping. Refer to water heater detail 1/MP1.00.
- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



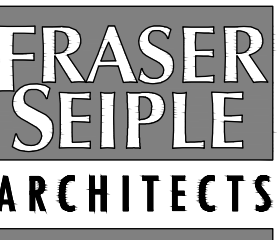
PROJECT

MADONNA
ROAD
APARTMENTS

A RENOVATION AND
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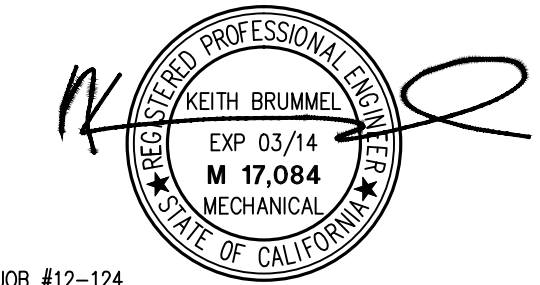
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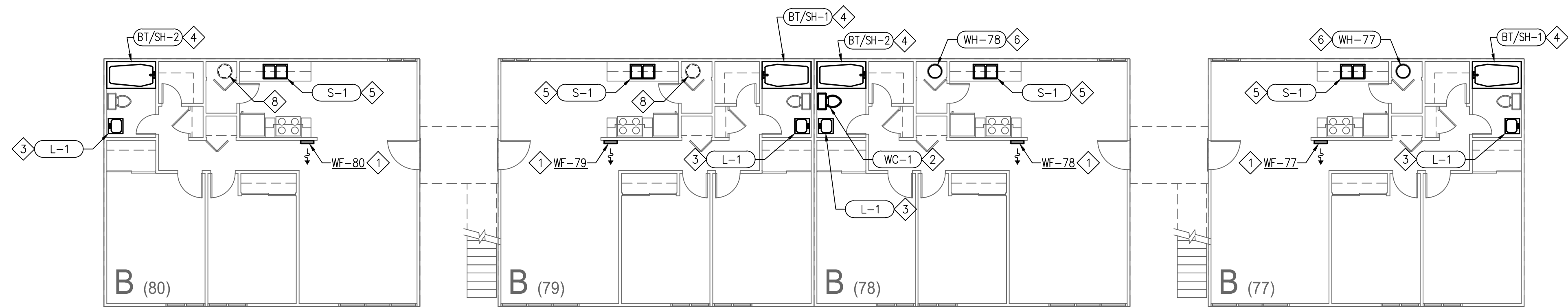
SHEET TITLE

MECHANICAL /
PLUMBING
BUILDING 4, 5 & 6
SECOND FLOOR
PLAN

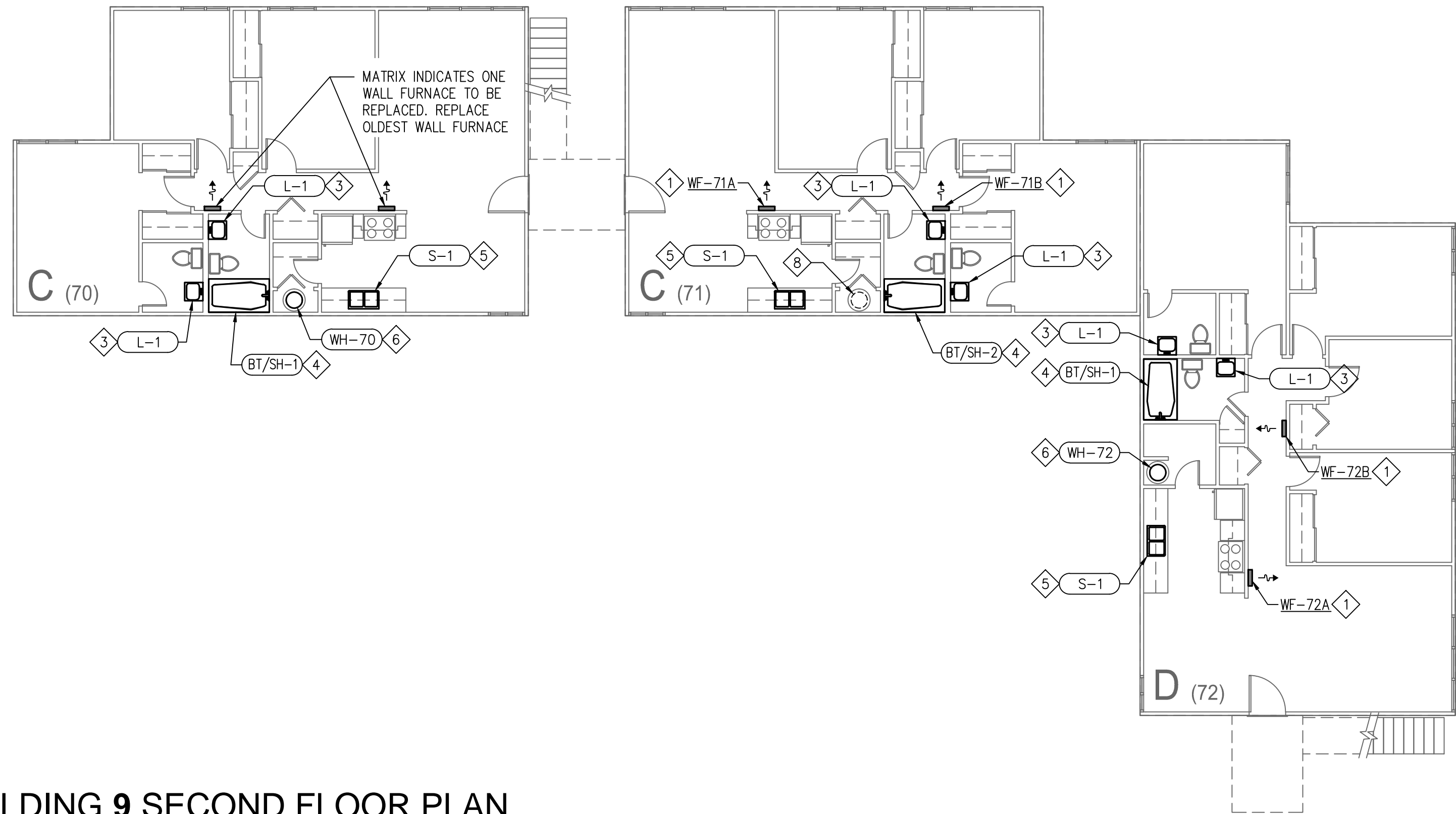
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SHEET #

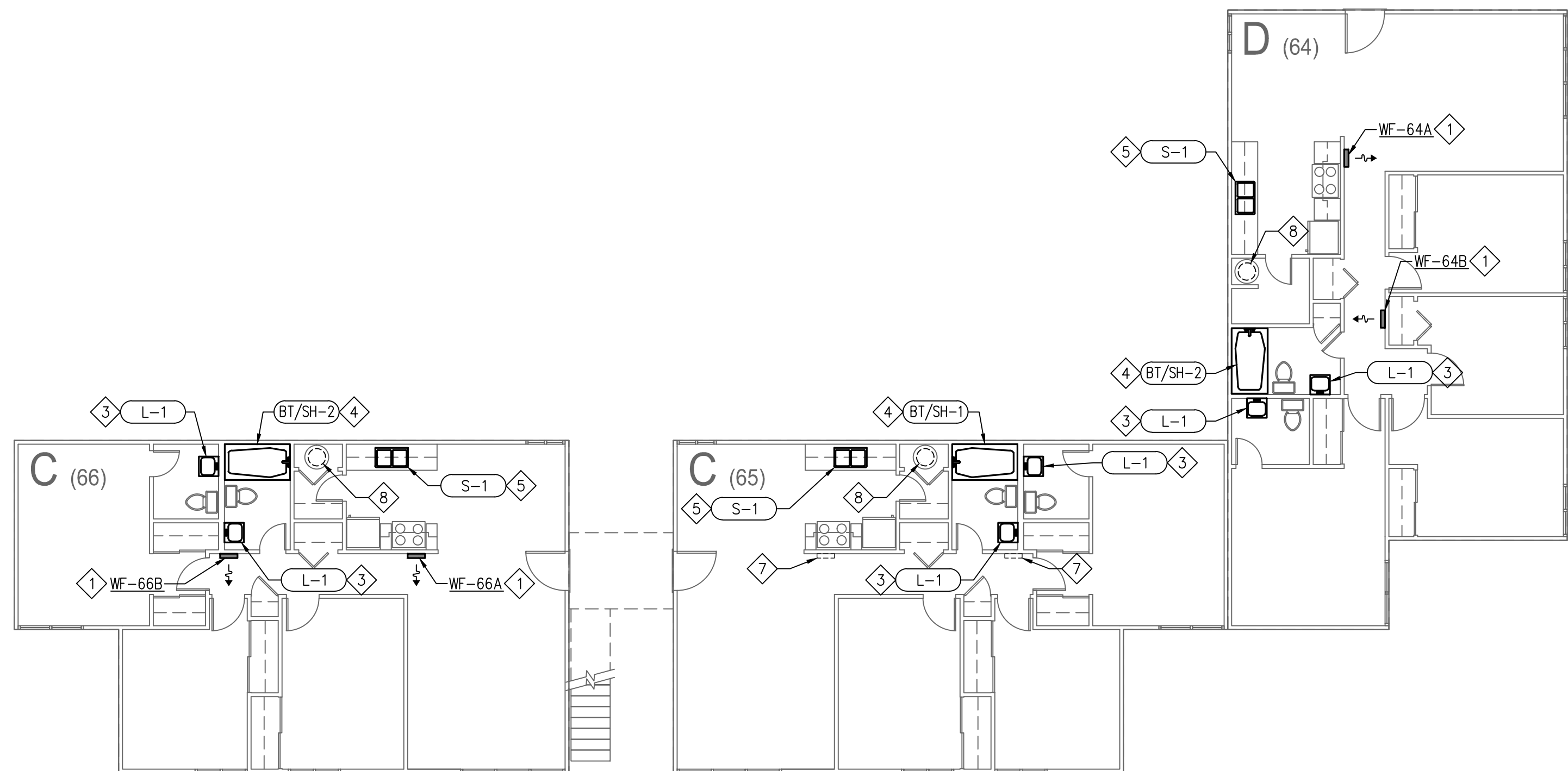
MP3.002



BUILDING 7 SECOND FLOOR PLAN



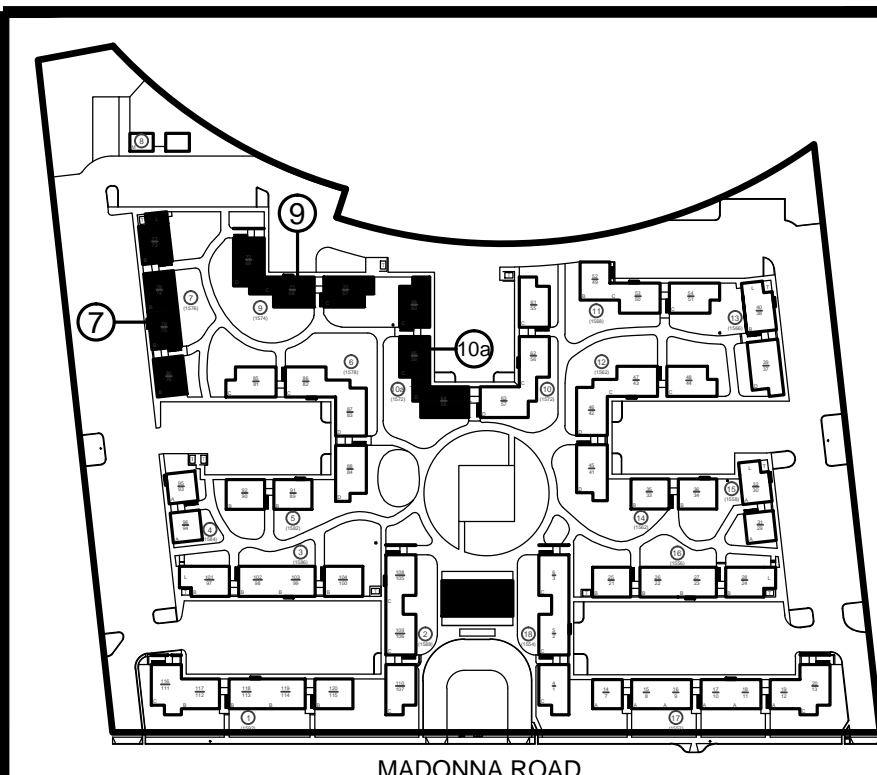
BUILDING 9 SECOND FLOOR PLAN



BUILDING 10a SECOND FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
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- 7 Existing to remain.
- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT
**MADONNA
ROAD
APARTMENTS**

**A RENOVATION AND
UPGRADE PROJECT**

**1550 MADONNA ROAD
SAN LUIS OBISPO, CA**

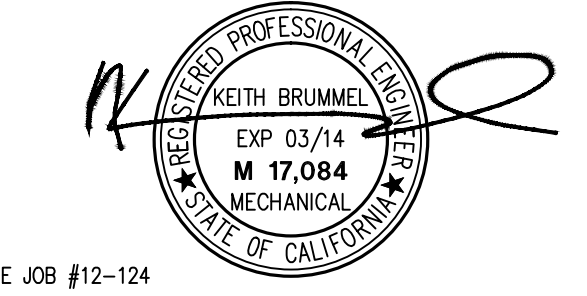
CLIENT JOB # ARCHITECT JOB #
0711



971 OSOS STREET
SAN LUIS OBISPO
CALIFORNIA 93401

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BME JOB #12-124

PROJECT MANAGER BDF

DRAWN BY BM

DATES FIRST RESUBMITTAL 9-19-12
FOR CONSTRUCTION 10-5-12

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SHEET TITLE
**MECHANICAL /
PLUMBING
BUILDING 7, 9 & 10a
SECOND FLOOR
PLAN**

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

SHEET #
MP3.003

PROJECT

MADONNA
ROAD
APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

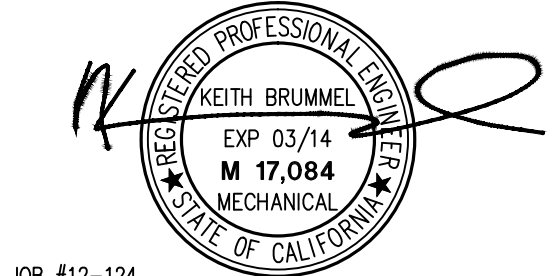
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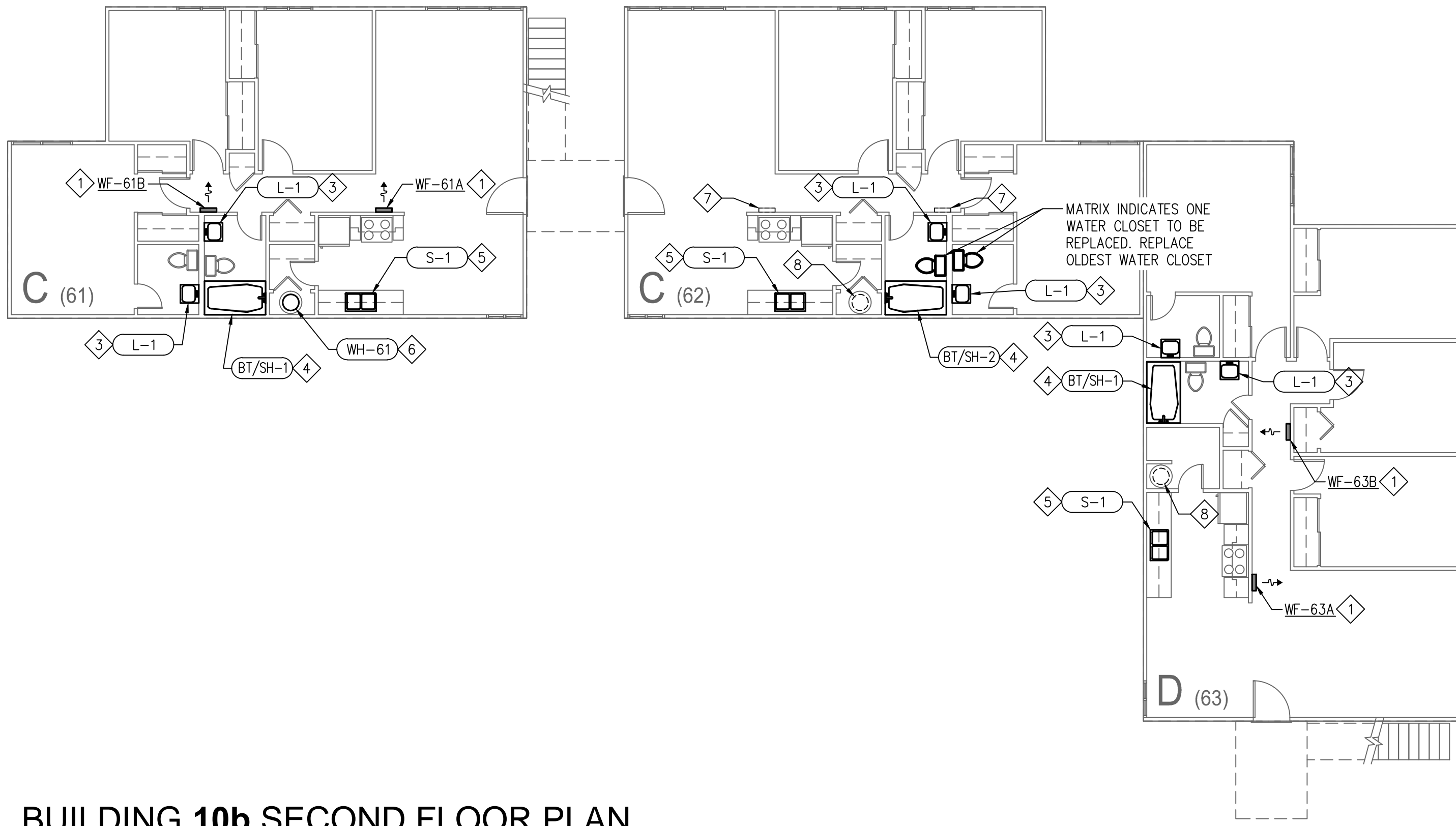
SHEET TITLE

MECHANICAL /
PLUMBING
BUILDING 10b, 11 & 12
SECOND FLOOR
PLAN

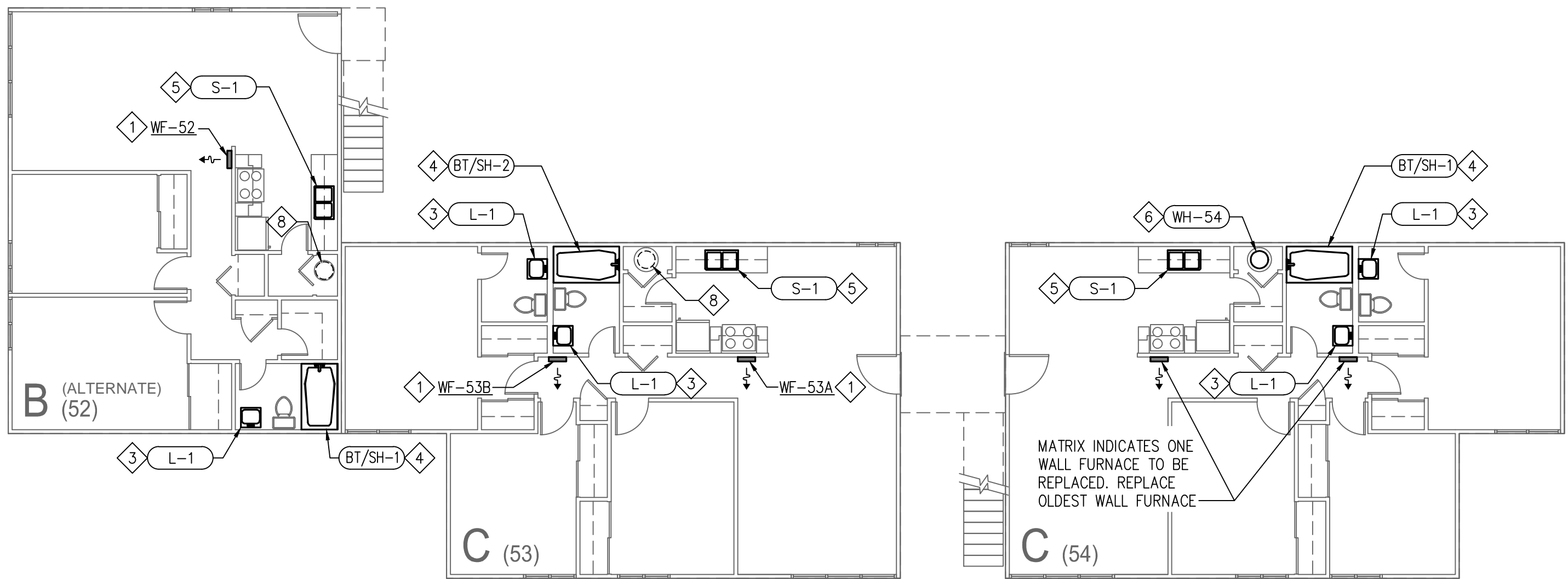
SCALE: 1/8" = 1'=0"

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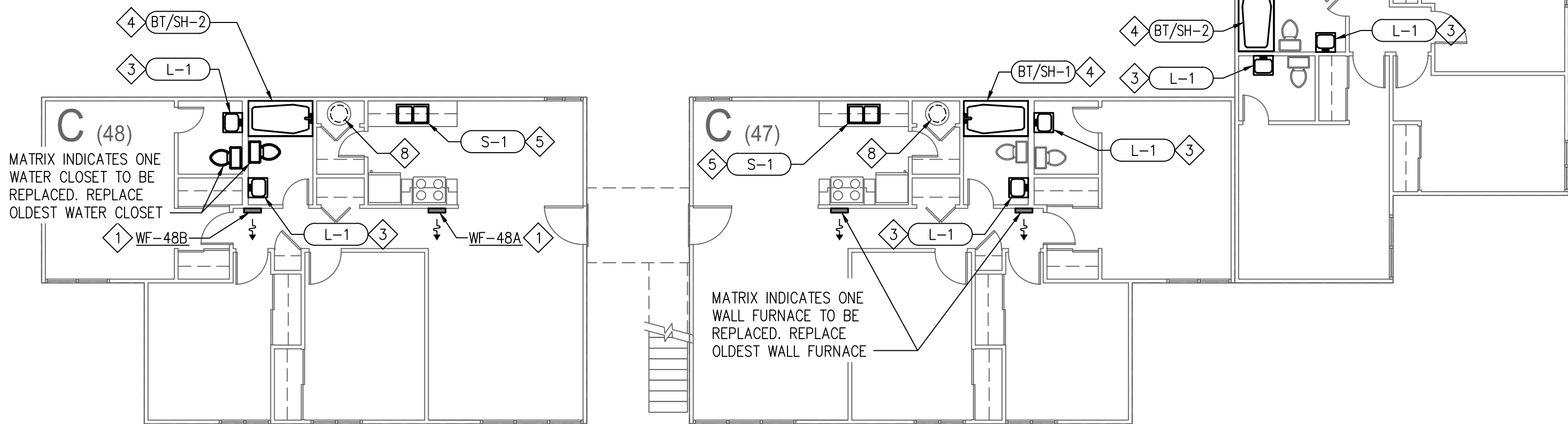
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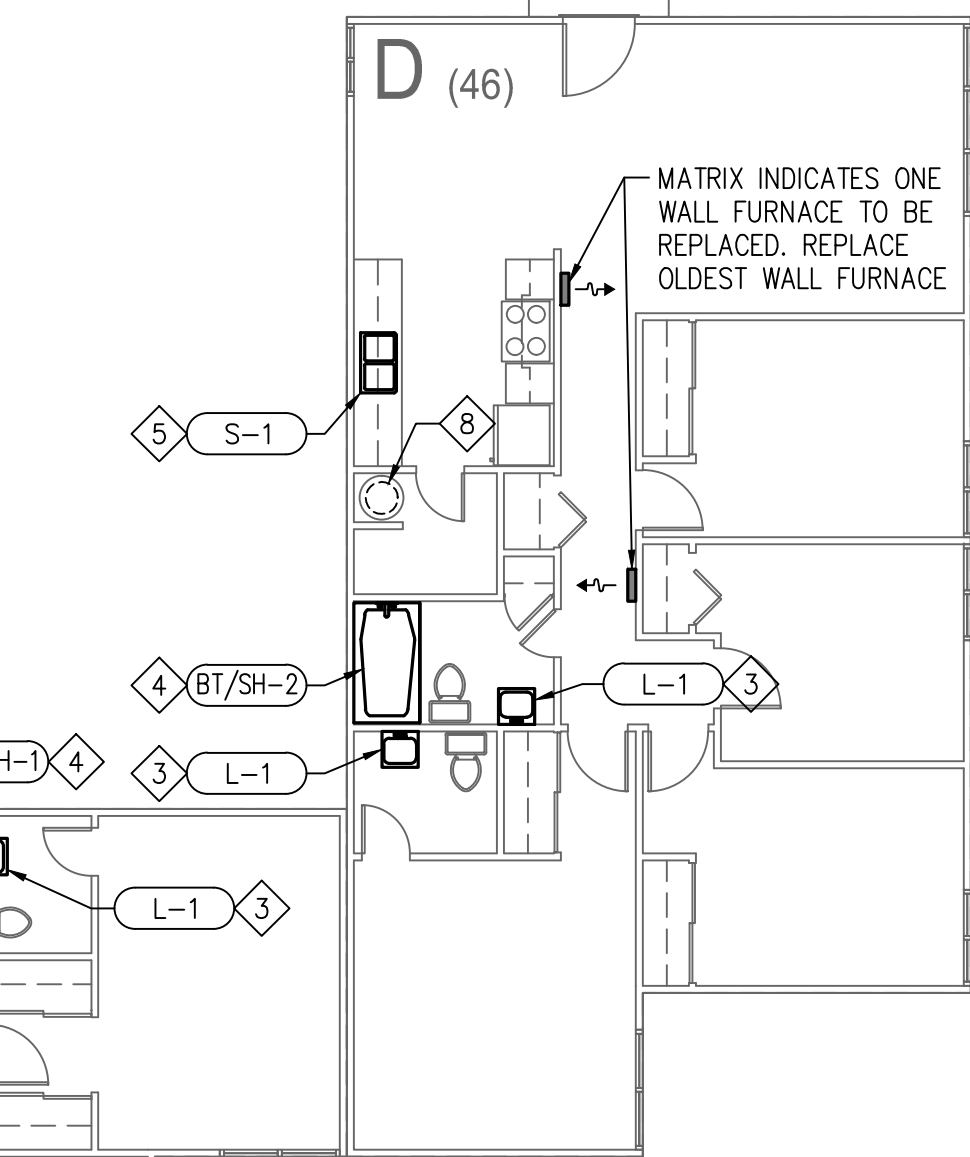
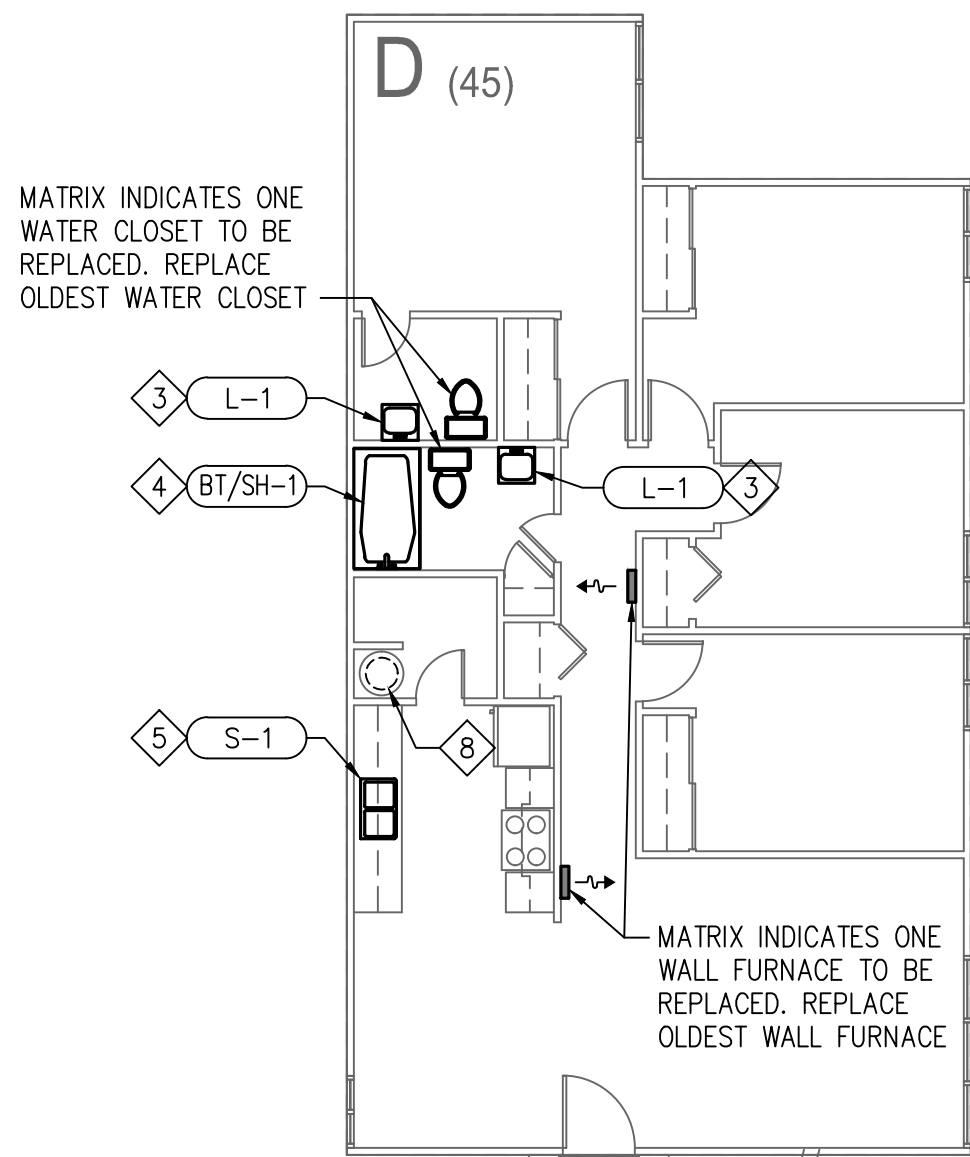
BUILDING 10b SECOND FLOOR PLAN



BUILDING 11 SECOND FLOOR PLAN



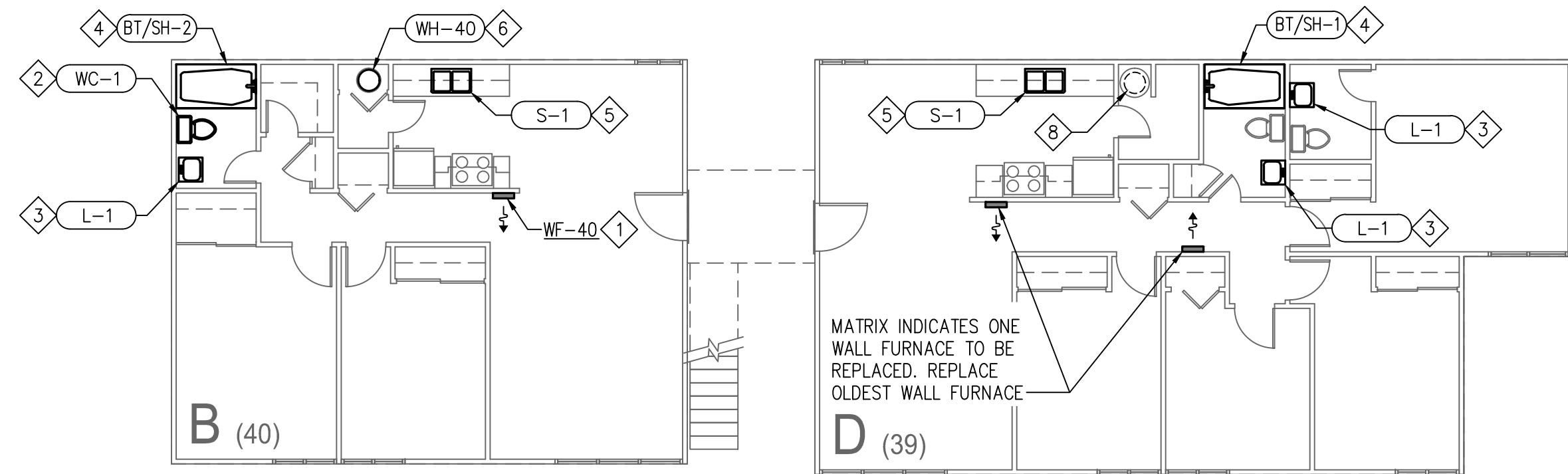
BUILDING 12 SECOND FLOOR PLAN



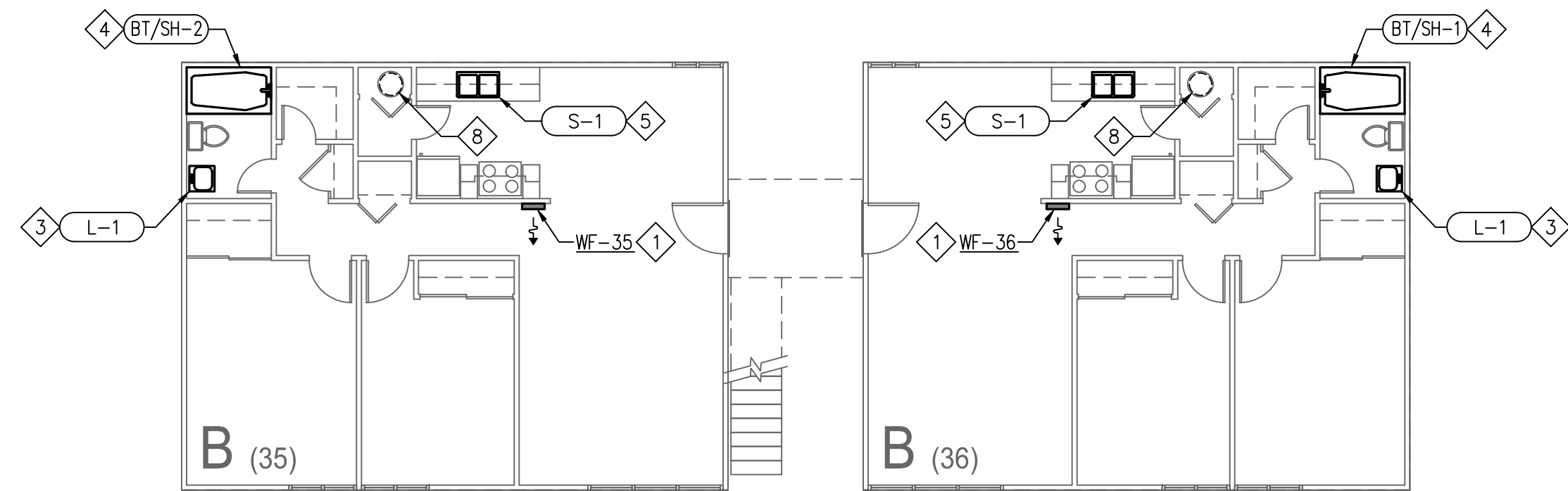
REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
- 2 Remove existing water closet, stop and supply. Waste, water and vent to remain for installation of new fixture. Install new water closet, cold water stop and supply per plumbing fixture schedule on MP1.00.
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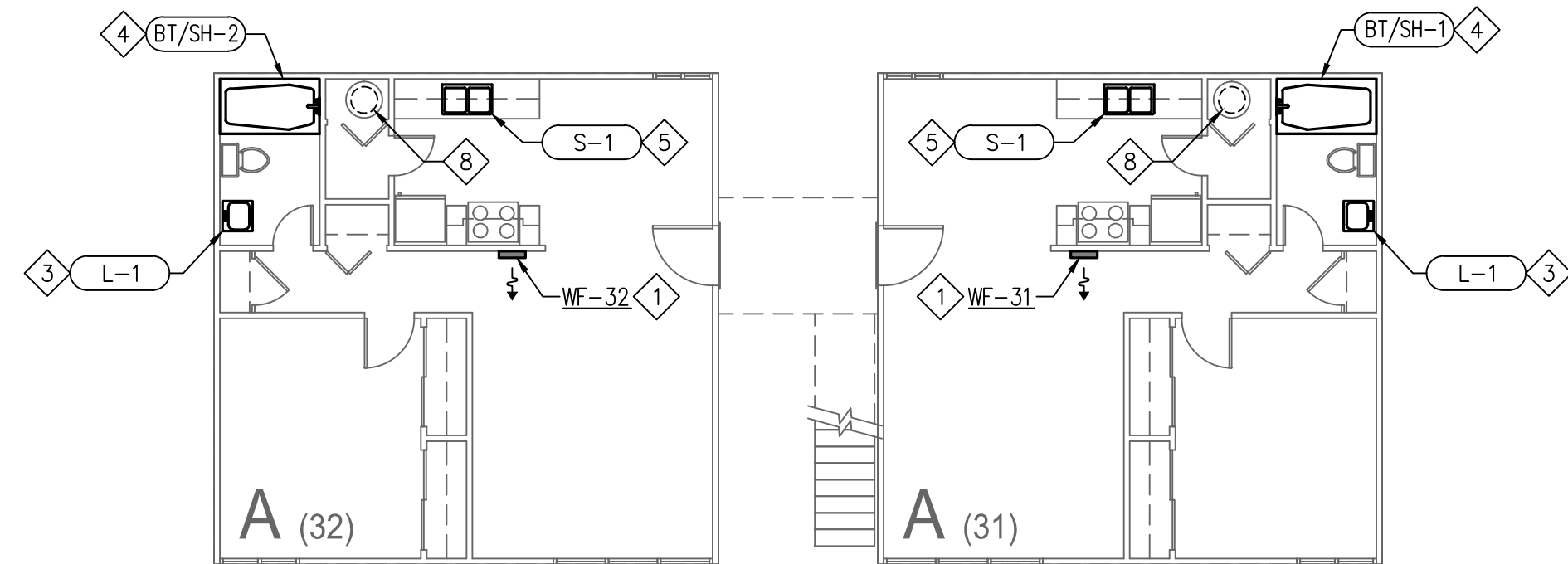




BUILDING 13 SECOND FLOOR PLAN



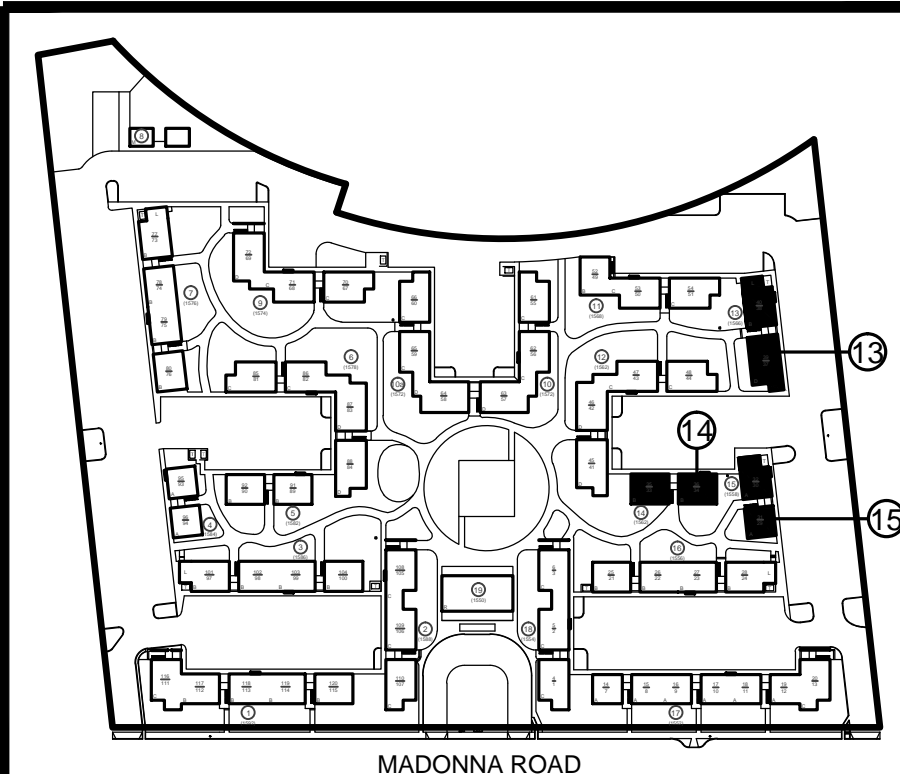
BUILDING 14 SECOND FLOOR PLAN



BUILDING 15 SECOND FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
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PROJECT

MADONNA
ROAD
APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

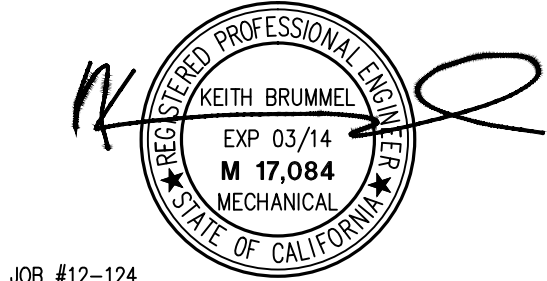
CLIENT JOB # ARCHITECT JOB #
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SAN LUIS OBISPO
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BME JOB #12-124

PROJECT MANAGER BDF

DRAWN BY BM

DATES FIRST RESUBMITTAL 9-19-12
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SHEET TITLE

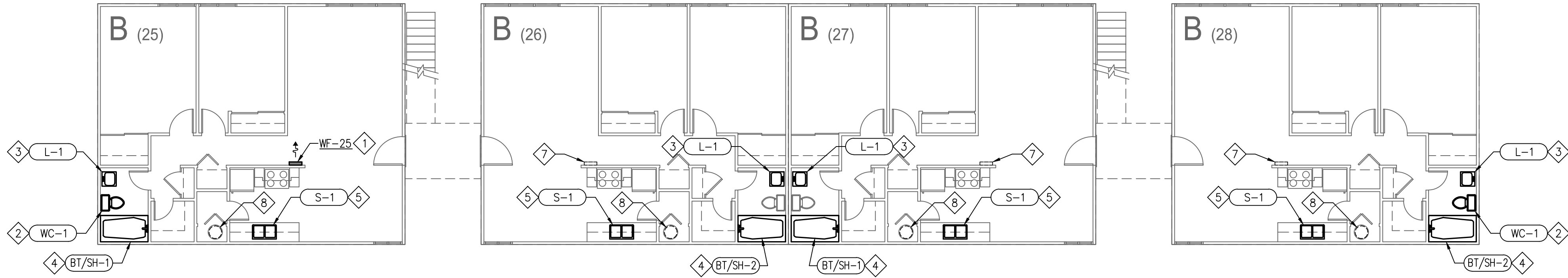
MECHANICAL /
PLUMBING
BUILDING 13, 14 & 15
SECOND FLOOR
PLAN

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

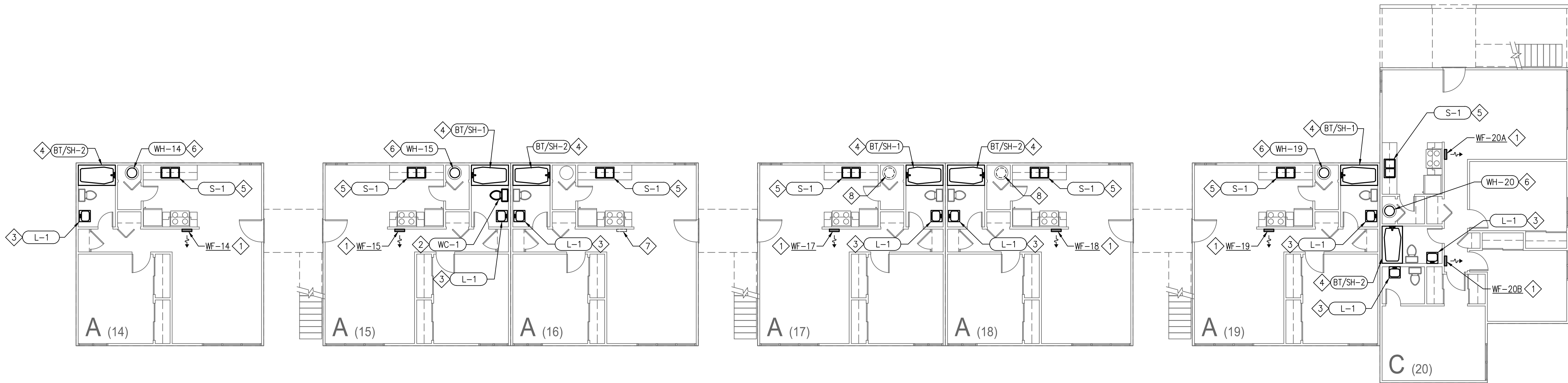
SHEET #

MP3.005

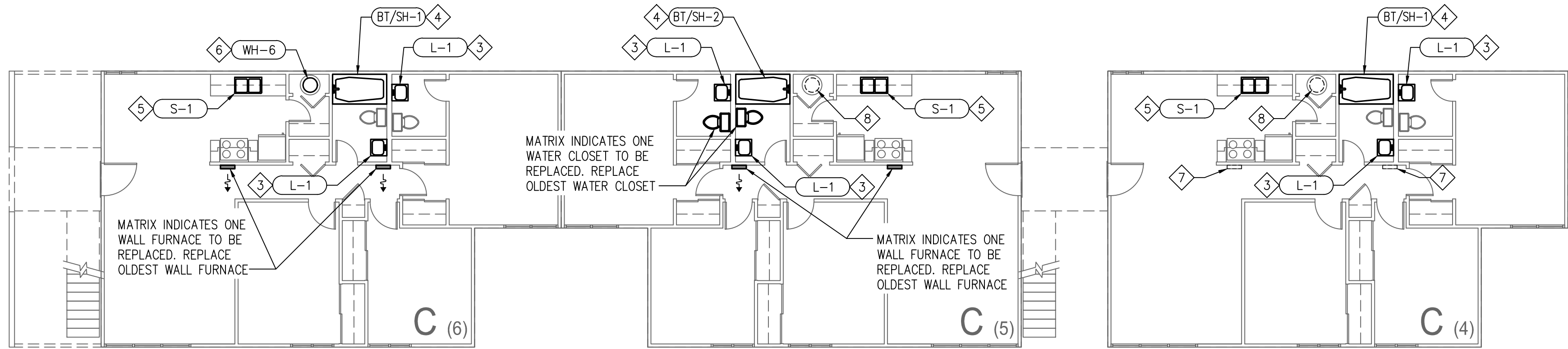
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BUILDING 16 SECOND FLOOR PLAN



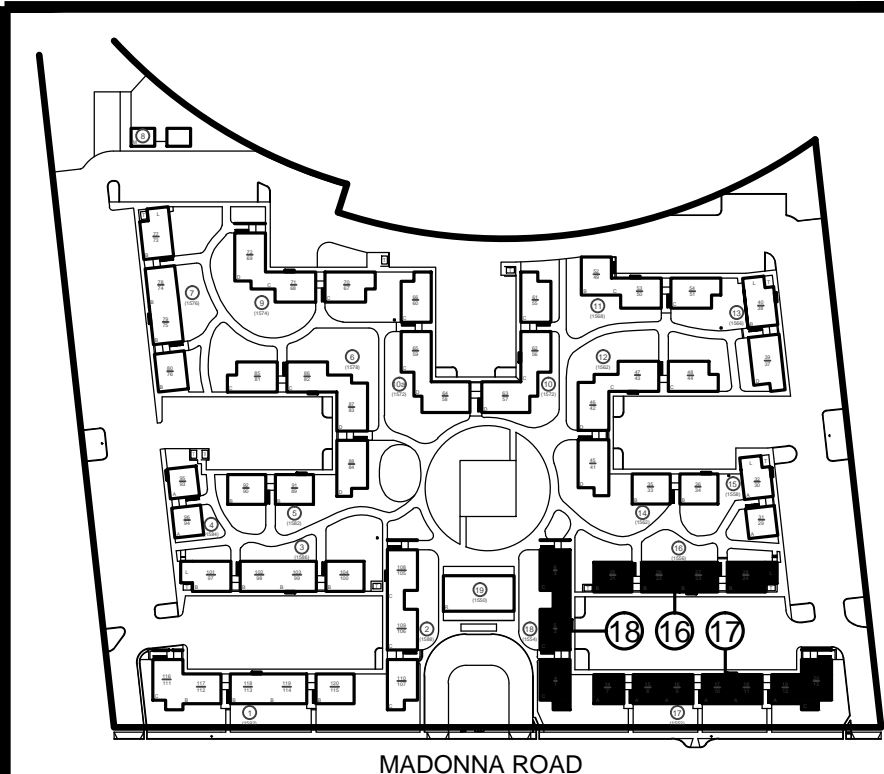
BUILDING 17 SECOND FLOOR PLAN



BUILDING 18 SECOND FLOOR PLAN

REFERENCE NOTES

- 1 Remove existing wall furnace and thermostat. Disconnect gas and flue piping. Install new wall furnace and thermostat per schedule on MP1.00 and reconnect to existing gas and flue piping.
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- 8 Provide drain pan and platform for each water heater. Provide second seismic strap on water heaters that currently have only one strap. Refer to 2/MP1.00.



PROJECT

MADONNA ROAD APARTMENTS

A RENOVATION AND UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

CLIENT JOB # ARCHITECT JOB #
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SAN LUIS OBISPO
CALIFORNIA 93401

805-544-6161

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Lic # 769190

PROFESSIONAL ENGINEER
KEITH BRUMME
EXP 03/14
M 17,084
MECHANICAL
STATE OF CALIFORNIA

BME JOB #12-124

PROJECT MANAGER BDF

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MECHANICAL /
PLUMBING
BUILDING 16, 17 & 18
SECOND FLOOR
PLAN

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

SHEET #

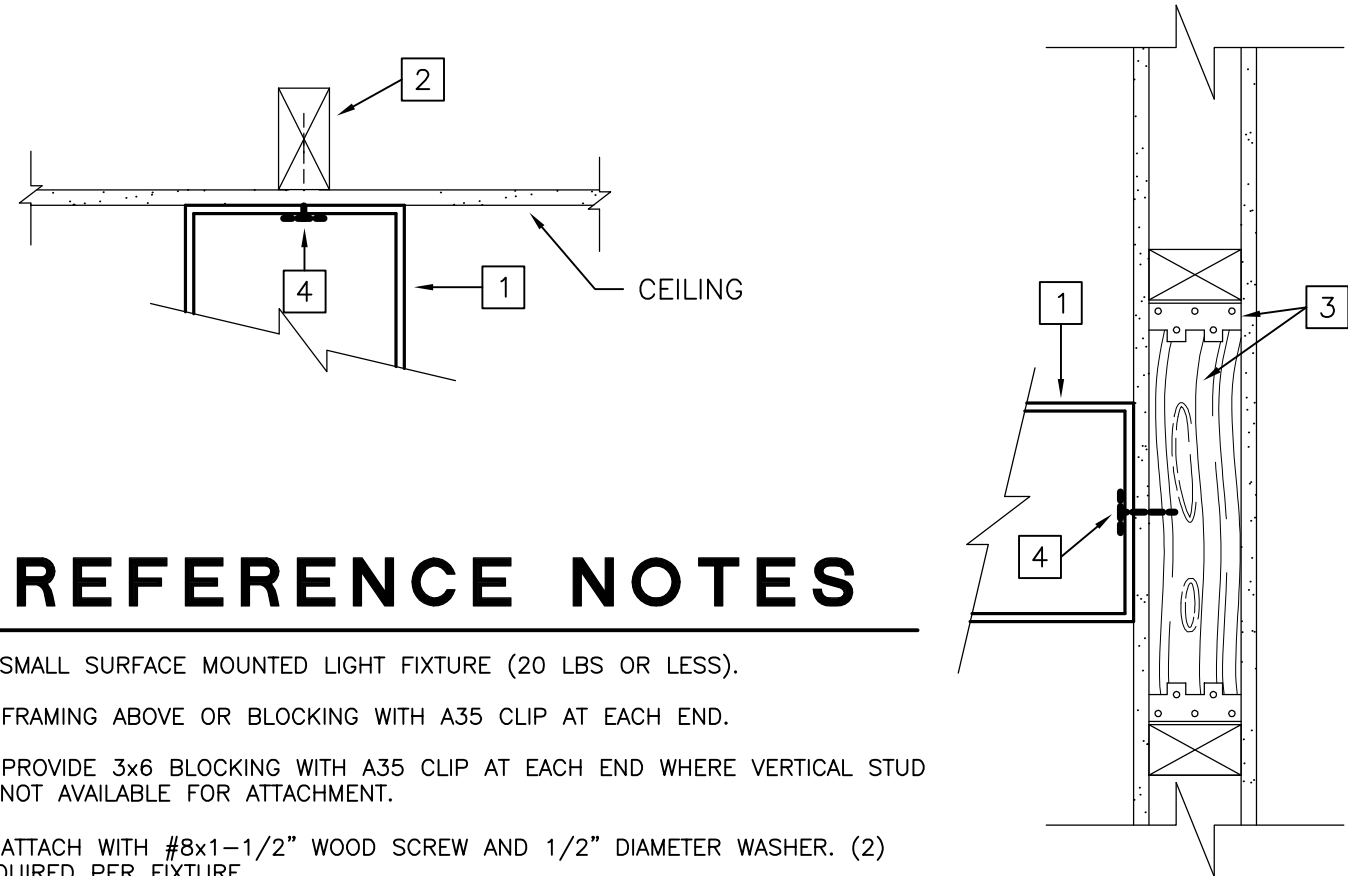
MP3.006

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MECHANICAL MANDATORY MEASURES: NONRESIDENTIAL		MECH-MM
Project Name <i>Madonna Road Apartments - Common Building</i>		Date <i>7/31/2012</i>
Equipment and System Efficiencies		
§111: Any appliance for which there is a California standard established in the Appliance Efficiency Regulations will comply with the applicable standard.		
§115(a): Fan type central furnaces shall not have a pilot light.		
§123: Piping, except that conveying fluids at temperatures between 60 and 105 degrees Fahrenheit, or within HVAC equipment, shall be insulated in accordance with Standards Section 123.		
§124: Air handling duct systems shall be installed and insulated in compliance with Sections 601, 602, 603, 604, and 605 of the CMC Standards.		
Controls		
§122(e): Each space conditioning system shall be installed with one of the following: 1A. Each space conditioning system serving building types such as offices and manufacturing facilities (and all others not explicitly exempt from the requirements of Section 112 (d)) shall be installed with an automatic time switch with an accessible manual override that allows operation of the system during off-hours for up to 4 hours. The time switch shall be capable of programming different schedules for weekdays and weekends and have program backup capabilities that prevent the loss of the device's program and time setting for at least 10 hours if power is interrupted; or 1B. An occupancy sensor to control the operating period of the system; or 1C. A 4-hour timer that can be manually operated to control the operating period of the system. 2. Each space conditioning system shall be installed with controls that temporarily restart and temporarily operate the system as required to maintain a setback heating and/or a setup cooling thermostat setpoint. Each space conditioning system serving multiple zones with a combined conditioned floor area more than 25,000 square feet shall be provided with isolation zones. Each zone: shall not exceed 25,000 square feet; shall be provided with isolation devices, such as valves or dampers that allow the supply of heating or cooling to be setback or shut off independently of other isolation areas; and shall be controlled by a time control device as described above.		
§122(c): Thermostats shall have numeric setpoints in degrees Fahrenheit (F) and adjustable setpoint stops accessible only to authorized personnel.		
§122(b): Heat pumps shall be installed with controls to prevent electric resistance supplementary heater operation when the heating load can be met by the heat pump alone		
§122(a&b): Each space conditioning system shall be controlled by an individual thermostat that responds to temperature within the zone. Where used to control heating, the control shall be adjustable down to 55 degrees F or lower. For cooling, the control shall be adjustable up to 85 degrees F or higher. Where used for both heating and cooling, the control shall be capable of providing a deadband of at least 5 degrees F within which the supply of heating and cooling is shut off or reduced to a minimum.		
Ventilation		
§121(e): Controls shall be provided to allow outside air dampers or devices to be operated at the ventilation rates as specified on these plans.		
§122(f): All gravity ventilating systems shall be provided with automatic or readily accessible manually operated dampers in all openings to the outside, except for combustion air openings.		
§121(f): Ventilation System Acceptance: Before an occupancy permit is granted for a newly constructed building or space, or a new ventilating system serving a building or space is operated for normal use, all ventilation systems serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance		
Service Water Heating Systems		
§113(c) Installation 3. Temperature controls for public lavatories. The controls shall limit the outlet Temperature to 110°F. 2. Circulating service water-heating systems shall have a control capable of automatically turning off the circulating pump when hot water is not required.		
EnergyPro 5.1 by EnergySoft User Number: 8506 RunCode: 2012-07-31T14:39:22 ID: 12-124 Page 20 of 20		

ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL		ENV-MM
Project Name <i>Madonna Road Apartments - Common Building</i>		Date <i>7/31/2012</i>
DESCRIPTION		
Building Envelope Measures:		
§118(a): Installed insulating material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20 Chapter 4, Article 3.		
§118(c): All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of Title 24, Part 2.		
§118(f): The opaque portions of framed demising walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-13 between framing members.		
§117(a): All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.		
§116(a) 1: Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft. ² of window area, 0.3 cfm/ft. ² of door area for residential doors, 0.3 cfm/ft. ² of door area for nonresidential single doors (swinging and sliding), and 1.0 cfm/ft. ² for nonresidential double doors (swinging).		
§116(a) 2: Fenestration U-factor shall be rated in accordance with NFRC 100, or the applicable default U-factor.		
§116(a) 3: Fenestration SHGC shall be rated in accordance with NFRC 200, or NFRC 100 for site-built fenestration, or the applicable default SHGC.		
§116(b): Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).		
EnergyPro 5.1 by EnergySoft User Number: 8506 RunCode: 2012-07-31T14:39:22 ID: 12-124 Page 18 of 20		

CERTIFICATE OF COMPLIANCE and FIELD INSPECTION ENERGY CHECKLIST (Part 4 of 4)		MECH-1C
Project Name <i>Madonna Road Apartments - Common Building</i>		Date <i>7/31/2012</i>
TEST DESCRIPTION		
Equipment Requiring Testing or Verification York T24S1200	Qty.	1
MECH-12A: Detection & Decision for EX Units		
MECH-13A: Detection & Decision for AHU & Zone		
MECH-14A: Thermal Energy Storage Systems		
MECH-15A: Thermal Energy Storage Systems		
MECH-16A: Thermal Energy Storage Systems		
MECH-17A: Thermal Energy Storage Systems		
MECH-18A: Thermal Energy Storage Systems		
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MECH-3		

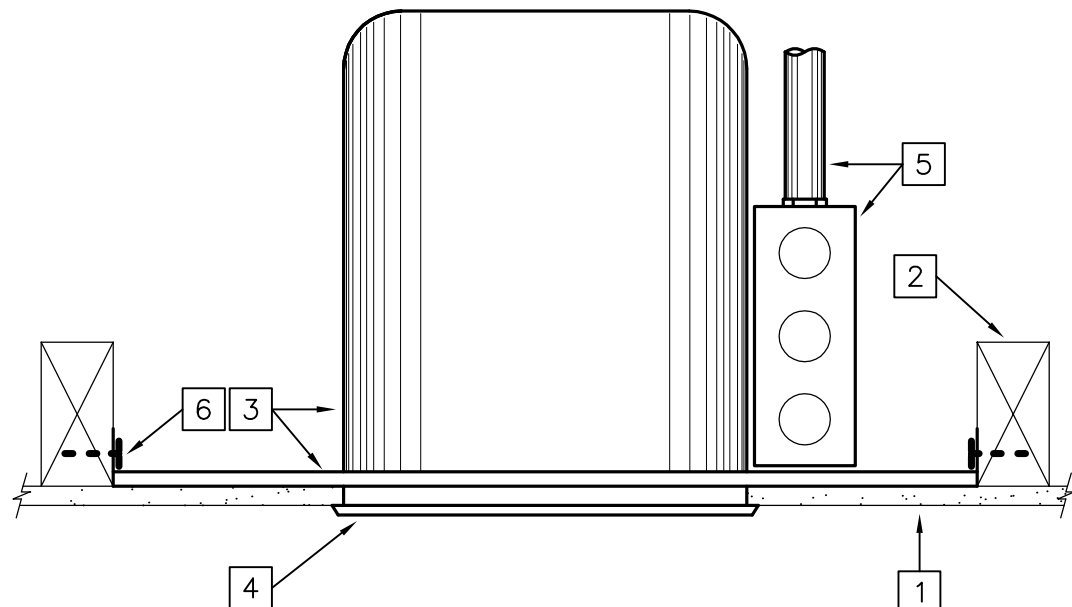


REFERENCE NOTES

1. SMALL SURFACE MOUNTED LIGHT FIXTURE (20 LBS OR LESS).
2. FRAMING ABOVE OR BLOCKING WITH A35 CLIP AT EACH END.
3. PROVIDE 3x6 BLOCKING WITH A35 CLIP AT EACH END WHERE VERTICAL STUD IS NOT AVAILABLE FOR ATTACHMENT.
4. ATTACH WITH #8x1-1/2" WOOD SCREW AND 1/2" DIAMETER WASHER. (2) REQUIRED PER FIXTURE.

WALL/CEILING MOUNTED LIGHT FIXTURE DETAIL

NTS

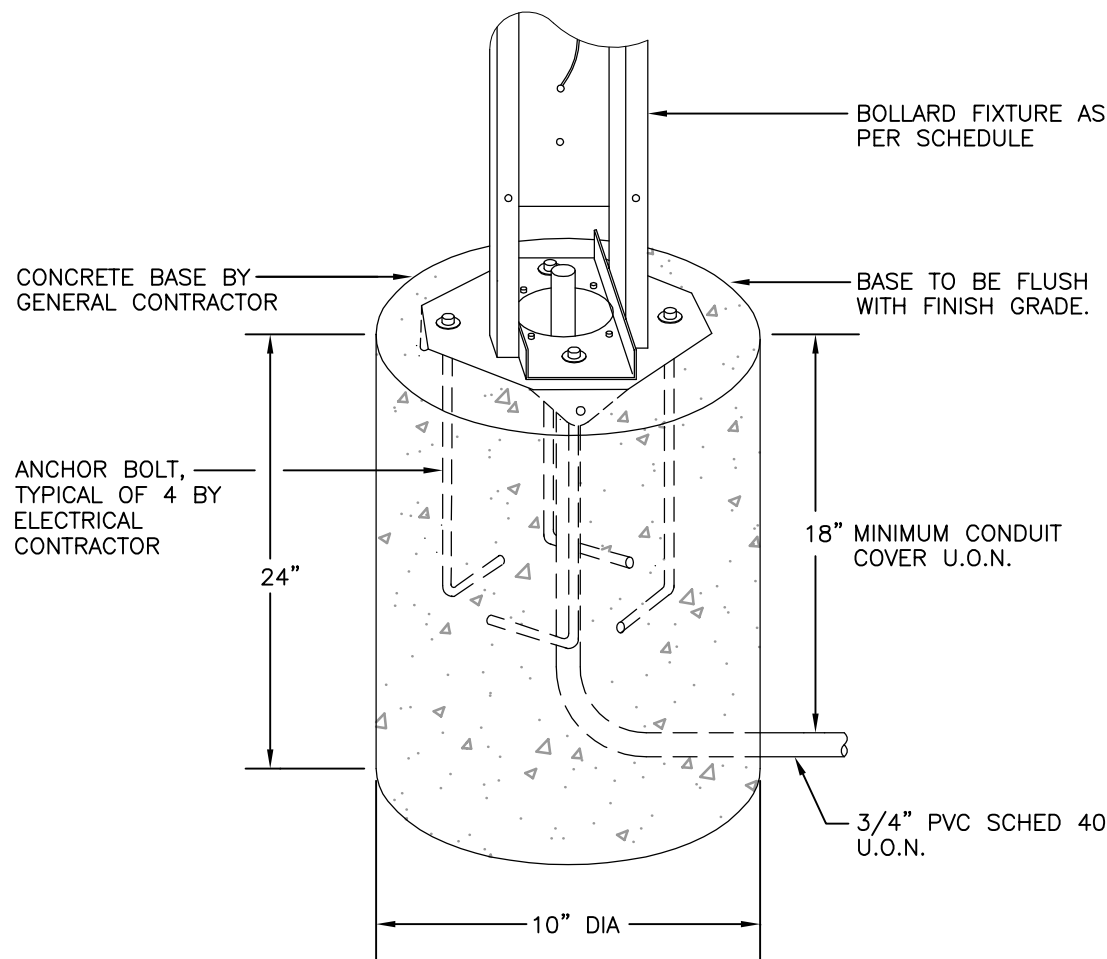


REFERENCE NOTES

1. CEILING MATERIAL
2. FRAMING ABOVE OR BLOCKING BETWEEN AS REQUIRED.
3. RECESSED HOUSING WITH EXPANDABLE MOUNTING BARS.
4. FIXTURE TRIM
5. OUTLET BOX/BRANCH CIRCUIT
6. ATTACH TO FRAMING WITH #8x1-1/2" WOOD SCREWS. TOTAL (4) PER FIXTURE.

TYPICAL RECESSED DOWNLIGHT MOUNTING DETAIL

NTS



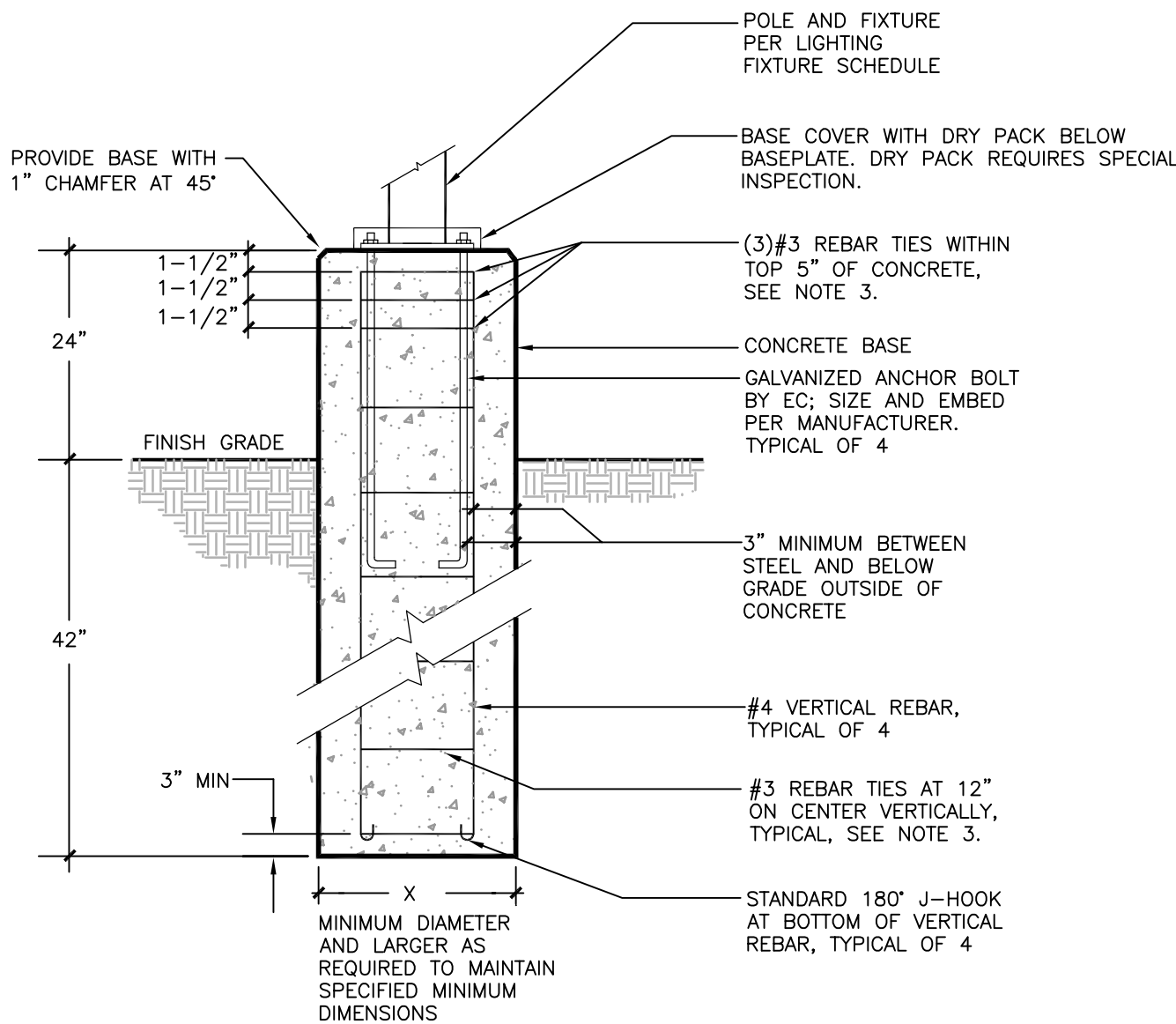
FIXTURE TYPE S1 MOUNTING DETAIL

NTS

SEE NOTE	100A, 120/240V, 1Ø, 3W (30) FULL SIZE PLUG-IN CB SPACES 10K AIC PANEL & BRANCH CB'S 100AMP MAIN BREAKER	(N)PANEL 19 A SERVICE ENTRANCE RATED				FLUSH MOUNT, NEMA 1 LOCATION: BLDG. 19A WITH EQUIP'T GND BUS		SEE NOTE	
CKT #	DESCRIPTION	AMP CB # POLE	WIRE SIZE	PHASE A VA	PHASE B VA	WIRE SIZE	AMP CB # POLE	DESCRIPTION	CKT #
1,2,3	1 L-EXTERIOR BLDG.	20 1	12	104 500		12	20 1	R-RANGE	2
	3 SPARE	20 1			1500	12	20 1	R-KITCHEN COUNTER	4
1,3	5 LIGHT	20 1	12	638 1500		12	20 1	R-KITCHEN COUNTER	6
	7 LIGHT	20 1	12		949 1200	12	20 1	R-REFRIGERATOR	8
3	9 CLASSROOM	20 1	12	720 360		12	20 1	R-MECH	10
3	11 CLASSROOM	20 1	12		540 360	12	20 1	R-RESTROOM	12
3	13 CLASSROOM	20 1	12	540 540		12	20 1	R-ACTIVITY	14
3	15 VENDING MACHINE	20 1	12		1000 540	12	20 1	R-ACTIVITY	16
3	17 VENDING MACHINE	20 1	12	1000 720		12	20 1	R-ACTIVITY	18
3	19 R-EXTERIOR	20 1			540 720	12	20 1	R-ACTIVITY	20
	21 SPARE	20 1		360		12	20 1	R-OFFICE	22
23	SPARE	20 1				12	20 1	R-OFFICE	24
25	SPARE	20 1			540	12	20 1	R-OFFICE	26
27	SPARE	20 1		2040		10	30 1	FURNACE	28
29	SPARE	20 1			3324	6	60 2	CONDENSING UNIT	30
CONNECTED LOAD (VA) =				12346	11213				
25% OF CONTINUOUS LOAD =				186	232				
TOTAL (VA) =				12532	11445				
TOTAL - 120 VOLT =				104 A	95 A				

PANEL SCHEDULE NOTES

1. LONG CONTINUOUS LOAD (LCL). ADDITIONAL 25% ADDED AT BOTTOM OF PANEL. FEEDER CALCULATED AT 125% OF TOTAL CONNECTED LOAD.
2. THROUGH PROGRAMMABLE TIMECLOCK ABOVE PANEL.
3. PROVIDE SEPARATE NEUTRALS OR PROVIDE MULTI-POLE BREAKERS FOR COMMON NEUTRALS..



NOTES:

1. GALVANIZED ANCHOR BOLTS & TEMPLATE FURNISHED BY EC; BOLTS INSTALLED AND CONCRETE BASE FURNISHED AND INSTALLED WITH REBAR BY GC.
2. CONDUIT SHALL BE 3/4" MINIMUM SIZE AND MINIMUM 24" BELOW FINISH GRADE.
3. TIES SHALL HAVE AT EACH END A 135 DEGREE HOOK BEND WITH A SIX-BAR DIAMETER, BUT NOT LESS THAN 3 INCH, EXTENSION THAT ENGAGES THE LONGITUDINAL REINFORCEMENT AND PROJECTS INTO THE INTERIOR OF THE STIRRUP OR HOOP.

FIXTURE TYPE S2 & S6 MOUNTING DETAIL

NTS

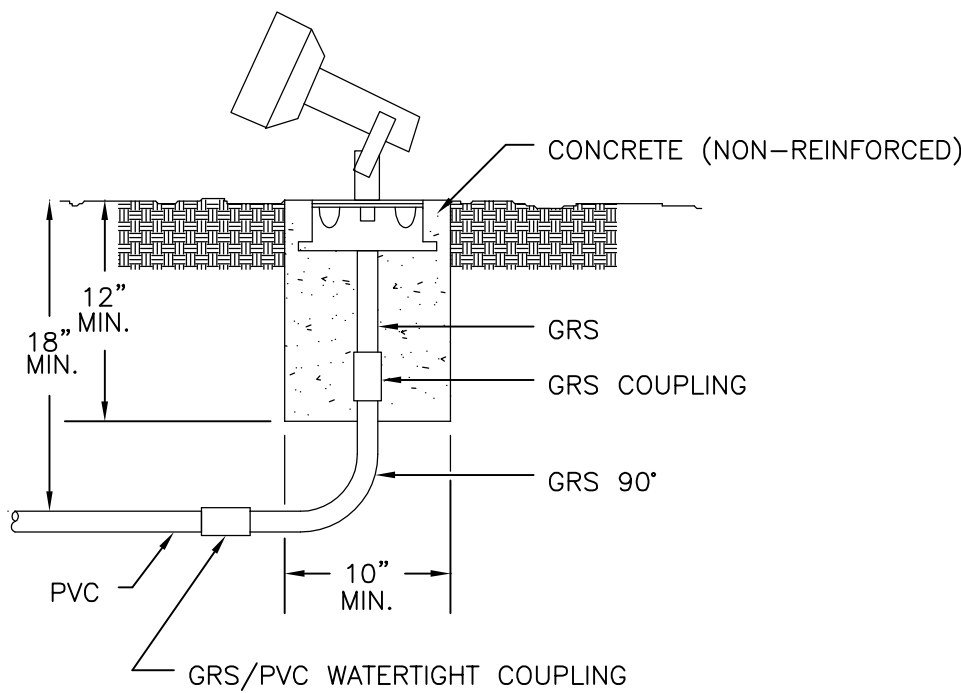
INTERIOR FIXTURE SCHEDULE EXTERIOR FIXTURE SCHEDULE

TYPE	VOLTAGE	MAX. VA.	LAMPING	MOUNTING	DESCRIPTION
A1	120	124	(4)32T8	SURFACE	1'X8' LINEAR SURFACE MOUNT, INDIRECT/DIRECT FIXTURE
A2	120	62	(2)32T8	SURFACE	1'X4' LINEAR SURFACE MOUNT, INDIRECT/DIRECT FIXTURE WITH EMERGENCY
B	120	62	(2)32T8	SURFACE	2'X4' VOLUMETRIC SURFACE MOUNT INDIRECT FLUORESCENT
C1	120	62	(2)32T8	SURFACE	4' FLUORESCENT WRAP WITH ACRYLIC DIFFUSER CURVED LINEAR DESIGN
C2	120	32	(1)32T8	WALL	4' UNDERCABINET LIGHT WITH SOLID FRONT
C3	120	62	(2)32T8	SURFACE	4' FLUORESCENT WRAP
D1	120	26	(2)13W CF	RECESSED	6" FLUORESCENT DOWNLIGHT (OPEN LENS)
D2	120	26	(2)13W CF	RECESSED	6" FLUORESCENT EXTERIOR DOWNLIT
D3	120	13	(1)13W CF	RECESSED	6" FLUORESCENT DOWNLIGHT (WALL WASHER)
E	120	39	(3)13W CF	SURFACE	18" DIAMETER SURFACE MOUNT DIRECT/INDIRECT WITH SPOT DOWNLIGHT AND ACRYLIC BOWL
F	120	26	(2)13W CF	WALL	WALL MOUNT DIRECT/INDIRECT FLUOR. VANITY SCONCE WITH ACRYLIC QUARTER DOME

TYPE	VOLTAGE	MAX. VA.	LAMPING	MOUNTING	DESCRIPTION
S1	120	61.15	LED 4K	CONCRETE BASE	8" DIAMETER BOLLARD, COOL WHITE, FROSTED LENS, BLACK PAINTED REFLECTOR
S2	120	75	LED 4K	24" CONCRETE BASE	15" OVERALL PARKING LOT LIGHT (13" POLE) WITH HOUSE SIDE SHIELD TYPE 3 DISTRIBUTION
S3	120	40	LED 4K	WALL	LED BUILDING LIGHT FORWARD THROW DISTRIBUTION
S4	120	13	LED	WALL	LED HORIZONTAL OVAL SHAPE LIGHT WITH EYE LID
S5	120	4	LED	WALL	DECORATIVE LIGHT TO REPLACE EXISTING JELLY JAR NEAR DOORS
S6	120	40	LED	DIRECT BURIAL	12' MAX POST TOP LIGHT ALUMINUM CONSTRUCTION WITH SOLID COPPER REFLECTOR AND RINGS ACRYLIC DIFFUSER WITH
S7	120	20	LED	CONCRETE BASE	LED FLOOD LIGHT AT MONUMENT SIGN
X	120	5	LED	WALL	EXIT SIGN THERMOPLASTIC WITH 90 MINUTE BATTERY BACK UP
XM	120	5	LED	WALL	EMERGENCY LIGHT THERMOPLASTIC WITH 90 MINUTE BATTERY BACK UP

LIGHTING FIXTURE SCHEDULE NOTES

- EXACT LOCATIONS: BEFORE CONSTRUCTION, VERIFY WITH ARCHITECT EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES. SEE ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATIONS AS APPLICABLE.
- COMPLETE INSTALLATION. ALL ACCESSORIES SHALL MATCH THE SPECIFIED FIXTURES IN FINISH AND COLOR.
- FIXTURE BRANCH CIRCUIT THROUGH-WIRING: VERIFY AND COMPLY WITH FIXTURE MANUFACTURER RESTRICTIONS AS DETERMINED BY UL. & NEC.
- FINAL PLACEMENT AND AIMING OF EXTERIOR ADJUSTABLE FLOOD OR SPOT FIXTURES SHALL BE DETERMINED AFTER DARK WITH OWNER OR ARCHITECT PRESENT. PREARRANGE TIME AND PROVIDE TEMPORARY POWER AS REQUIRED.
- ALL STRAIGHT FLUORESCENT LAMPS SHALL BE SP35 OR EQUAL.
- ALL COMPACT FLUORESCENT LAMPS SHALL BE SPX35 OR EQUAL.
- ALL FLUORESCENT BALLASTS SHALL BE ELECTRONIC.
- VERIFY CEILING TYPES/FINISHES FOR ALL RECESSED FIXTURES PRIOR TO FORWARDING SUBMITTALS.
- ALL FLAT PRISMATIC LENSES IN FLUORESCENT FIXTURES SHALL BE MINIMUM .125" THICK.
- BALLASTS AND LAMPS SHALL BE COMPATIBLE FOR THE APPLICATION IN WHICH THEY ARE BEING USED FOR THIS PROJECT. EACH BALLAST SHALL BE COMPATIBLE WITH THE CONTROL DEVICES USED FOR THIS JOB. BALLASTS NOT RECOMMENDED FOR USE WITH CONTROL DEVICES SHALL NOT BE USED AND THE APPROPRIATE BALLAST SHALL BE USED.
- FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLAST SHALL BE PROVIDED WITH A FACTORY INSTALLED, INTERNAL, DISCONNECTING MEANS (SWITCH OR CONNECTOR), WHICH MEETS THE REQUIREMENTS OF 2010 CEC ARTICLE 410.130(G).



FIXTURE TYPE S7 MOUNTING DETAIL

NTS

Thoma
ELECTRIC, INC.

P.O. Box 1167 -- 3562 Emper St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829

California State Contractor's License
C-10 274276



EXPIRES: 06/30/13

ISSUE DATE
PLANCHECK NO. 1 08.08.12
PLANCHECK NO. 2 09.19.12
FOR CONSTRUCTION 10.05.12

PROJECT:
**MADONNA RD.
APARTMENTS**

SHEET TITLE:
**ELECTRICAL
SCHEDULES AND
DETAILS**

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PROJECT NO.: 12-8130
DRAWN BY: CJ
CHECKED BY: CJ
DATE: Sept. 19, 2012
SCALE: AS NOTED
SHEET:

E1.1



OVERALL EXISTING ELECTRICAL SITE PLAN

SCALE: 1"=30'-0"

MADONNA ROAD

REFERENCE NOTES

- EXISTING ELECTRICAL CABINET WITH METER/MAIN OR SWITCHGEAR. LOCATION OF TELEPHONE AND PANELBOARD FOR EXTERIOR LIGHTING AND APARTMENT BREAKERS.
- EXISTING HOMERUN TO REMAIN. LOCATION PER AS BUILT PLANS. FIELD VERIFY LOCATION.
- REMOVE (3) EXISTING JELLY JAR LIGHT FIXTURES AND REPLACE WITH NEW LIGHT FIXTURE (TYPE "S5").
- REMOVE (4) EXISTING JELLY JAR LIGHT FIXTURES AND REPLACE WITH NEW LIGHT FIXTURE (TYPE "S5").

NOTE:
ALL EXISTING SITE AND BUILDING LIGHTS ARE TO BE REMOVED AND SALVAGED TO THE OWNER. REFER TO SHEET E2.1 FOR NEW LIGHTING DESIGN.

thoma
ELECTRIC, INC.

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San Luis Obispo, CA 93406
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EXPIRES: 06/30/13

ISSUE	DATE
PLANCHCK NO. 1	08.08.12
PLANCHCK NO. 2	09.19.12
FOR CONSTRUCTION	10.05.12

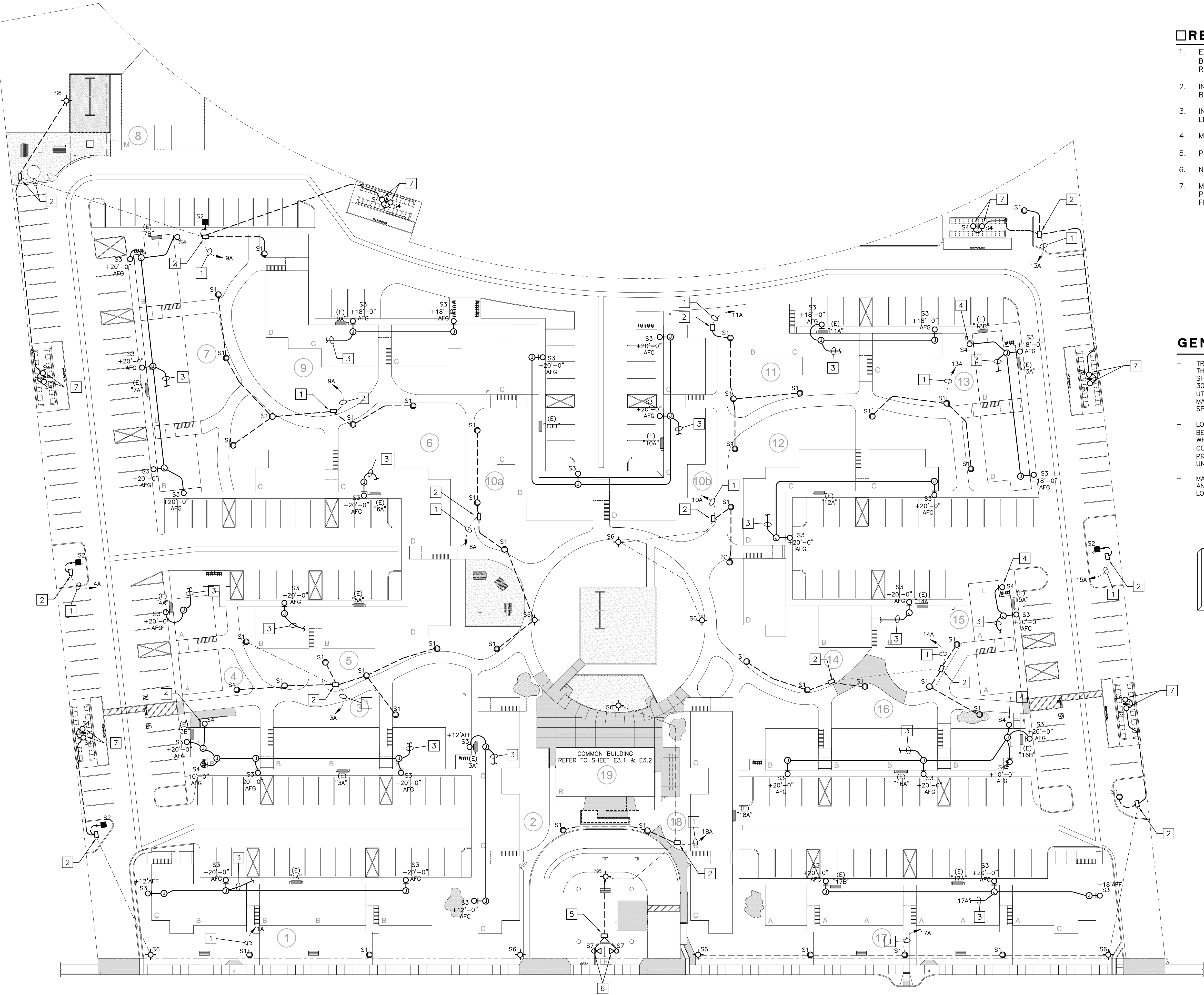
PROJECT:
**MADONNA RD.
APARTMENTS**

SHEET TITLE:
**OVERALL EXISTING
ELECTRICAL SITE
PLAN**

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PROJECT NO.:	12-8130
DRAWN BY:	CJ
CHECKED BY:	CJ
DATE:	Sept. 19, 2012
SCALE:	AS NOTED
SHEET:	

E2.0



OVERALL NEW ELECTRICAL SITE PLAN

SCALE: 1"=30'-0"

NORTH

REFERENCE NOTES

1. EXISTING HOMERUN TO EXISTING PANEL. REMOVE EXISTING BRANCH CIRCUIT AND PROVIDE NEW (3) #10 THWN WIRE. RECONNECT TO EXISTING CIRCUIT BREAKERS.
2. INTERCEPT EXISTING CONDUIT AND PLACE NEW 11"x17" PULL BOX FLUSH IN GRADE.
3. INTERCEPT EXISTING BRANCH CIRCUIT FROM EXISTING BUILDING LIGHTS AND EXTEND TO NEW BUILDING LIGHTS.
4. MOUNT ABOVE LAUNDRY ROOM DOOR.
5. PROVIDE NEW 11"x17" PULL BOX FLUSH IN GRADE.
6. NIGHT AIM FLOOD LIGHT AT MONUMENT SIGN.
7. MOUNT AT TRELLIS. COORDINATE WITH ARCHITECTURAL PLANS. PROVIDE WEATHERPROOF OCCUPANCY SENSOR ADJACENT TO FIXTURE.

GENERAL SITE PLAN NOTES

- TRENCHING AND BACKFILLING FOR ALL CONDUIT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL CONDUITS SHALL HAVE MINIMUM COVER REQUIREMENTS AS SPECIFIED IN CEC 300-5. MORE STRINGENT DEPTH REQUIREMENTS MAY BE IMPOSED BY UTILITY COMPANY AND / OR THIS SPECIFICATION. JOINT TRENCHING MAY BE UTILIZED WHERE PRACTICABLE AND WERE PERMITTED BY THIS SPECIFICATION.
- LOCATIONS OF EXISTING UNDERGROUND (UG) UTILITY SYSTEMS SHALL BE DETERMINED BY CALLING UNDERGROUND SERVICE ALERT (USA). WHEN PLANNING UNDERGROUND WORK, AND BEFORE YOU DIG, CONTACT UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS PRIOR TO EXCAVATION (WEEKENDS EXCLUDED) FOR THE LOCATION OF UNDERGROUND GAS AND ELECTRIC LINES OR EQUIPMENT.
- MAINTAIN REQUIRED CLEARANCES FROM ALL SANITARY SEWER, WATER AND STORM DRAIN PIPING. REFER TO CIVIL PLANS FOR EXACT LOCATIONS AND DEPTHS OF PIPING.

NOTE:
-ALL CONDUIT(S) AND BRANCH CIRCUIT(S) SHALL BE 3/4" C MINIMUM AND #10 MINIMUM.
-SAW CUT AND PATCH AS NEEDED FOR ALL NEW UNDERGROUND CONDUIT SHOWN ON PLANS.



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EXPIRES: 06/30/13

ISSUE	DATE
PLANCHCK NO. 1	08.08.12
PLANCHCK NO. 2	09.19.12
FOR CONSTRUCTION	10.05.12

PROJECT:
**MADONNA RD.
APARTMENTS**

SHEET TITLE:
**OVERALL NEW
ELECTRICAL SITE
PLAN**

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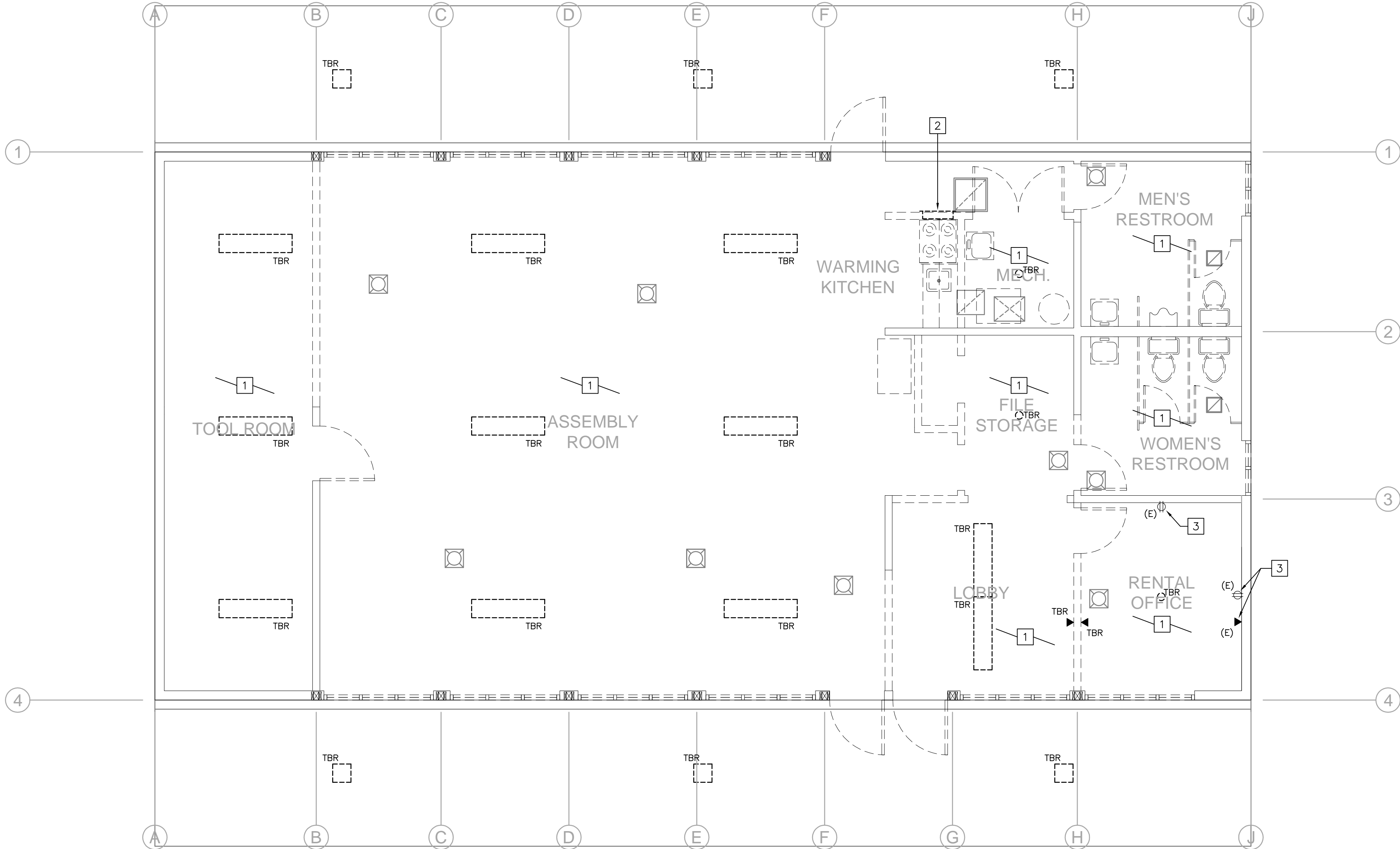
PROJECT NO.:	12-8130
DRAWN BY:	CJ
CHECKED BY:	CJ
DATE:	Sept. 19, 2012
SCALE:	AS NOTED
SHEET:	

E2.1



COMMON BUILDING ELECTRICAL DEMOLITION PLAN (BUILDING 19)

SCALE: 1/4"=1'-0"



REFERENCE NOTES

- EXISTING LIGHTS, SWITCHES, RECEPTACLES, COMMUNICATION DEVICES, ETC IN THIS ROOM TO BE REMOVED UNLESS OTHERWISE NOTED.
- EXISTING PANEL TO BE REMOVED. INTERCEPT EXISTING FEEDER AND EXTEND TO NEW PANEL LOCATION.
- EXISTING DEVICE AT EXISTING WALL TO BE REPLACED WITH NEW DEVICE AND COVER PLATE.

GENERAL DEMOLITON PLAN NOTES

- REFER TO ARCHITECTURAL DEMOLITION SHEETS FOR ADDITIONAL INFORMATION.
- EQUIPMENT SHOWN TO BE REMOVED IS SHOWN FOR REFERENCE ONLY. INFORMATION WAS OBTAINED FROM ORIGINAL BUILDING DRAWINGS AND LIMITED FIELD INVESTIGATION AND MAY NOT REPRESENT ALL ELECTRICAL DEMOLITION. FIELD VERIFY CONDITIONS AND DISCONNECT/REMOVE ALL EQUIPMENT AS REQUIRED TO MEET THE INTENT OF THAT SHOWN ON THE LIGHTING AND POWER/SIGNAL DRAWINGS.
- ALL ELECTRICAL EQUIPMENT SHOWN ON DRAWING (OR REQUIRED) TO BE DEMOLISHED SHALL BE DISCONNECTED, REMOVED AND DISPOSED OF BY ELECTRICAL CONTRACTOR. NO EQUIPMENT (RACEWAYS, BOXES, CABLING, ETC.) SHALL BE ABANDONED IN PLACE AND COVERED BY NEW CONSTRUCTION.
- ANY LIGHT SWITCHES THAT ARE NO LONGER IN USE, WHETHER SHOWN ON THE DEMOLITION PLAN OR NOT, ARE TO HAVE THE DEVICE AND WIRING REMOVED, AND A BLANK COVER PLATE INSTALLED.
- SCHEDULE ANY OUTAGES WITH OWNER PRIOR TO DE-ENERGIZATION OF ANY BRANCH CIRCUITS OR FEEDERS.
- DISCONNECTION/REMOVAL OF EXISTING COMMUNICATIONS SYSTEMS COMPONENTS SHALL BE SCHEDULED WITH OWNER AND COORDINATED WITH THEIR VENDORS.
- INFORMATION SHOWN FOR LOAD DESCRIPTIONS ON EXISTING PANELS WAS GAINED FROM ORIGINAL BUILDING ELECTRICAL PLANS AND SHALL BE FIELD VERIFIED. CONFIRM LOAD ON EACH CIRCUIT OF ALL EXISTING PANELS AND PROVIDE UPDATED TYPED/WRITTEN CIRCUIT DIRECTORY (IN PLASTIC SLEEVE) FOR EACH EXISTING PANELBOARD.
- ANY LOADS REMOVED DURING DEMOLITION SHALL HAVE CONDUCTORS REMOVED BACK TO NEXT REMAINING DEVICE OR TO EXISTING PANELS. ABANDONED BREAKERS SHALL BE LABELED "SPARE".
- PROVIDE BLANK FILLER PLATES IN DEADFRONTS OF EXISTING PANELBOARDS UPON COMPLETION OF PROJECT WHERE BREAKERS HAVE BEEN REMOVED.



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San Luis Obispo, CA 93406
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Fax: (805) 543-3829

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C-10 274276



EXPIRES: 06/30/13

ISSUE	DATE
PLANCHHECK NO. 1	08.08.12
PLANCHHECK NO. 2	09.19.12
FOR CONSTRUCTION	10.05.12

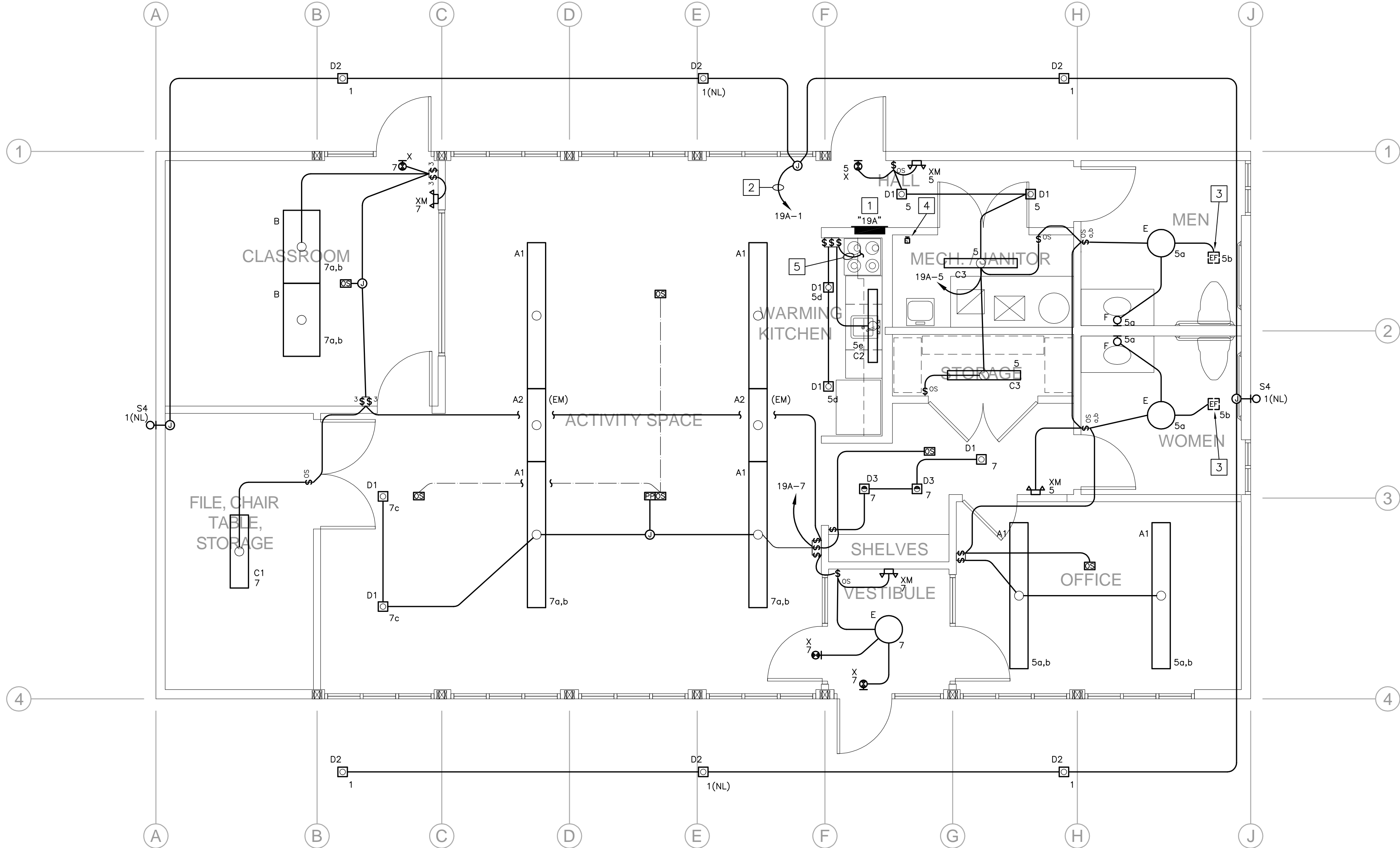
PROJECT:
**MADONNA RD.
APARTMENTS**

SHEET TITLE:
**COMMON BUILDING
ELECTRICAL
DEMOLITION PLAN
(BUILDING 19)**

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PROJECT NO.:	12-8130
DRAWN BY:	CJ
CHECKED BY:	CJ
DATE:	Sept. 19, 2012
SCALE:	AS NOTED
SHEET:	

E3.0



COMMON BUILDING LIGHTING FLOOR PLAN (BUILDING 19)

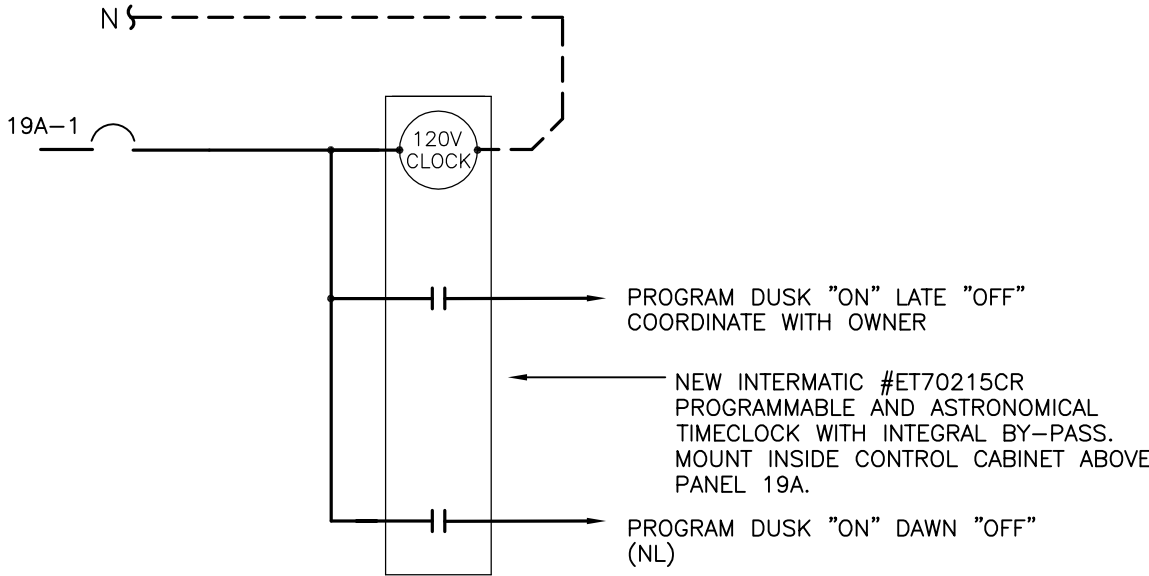
SCALE: 1/4"=1'-0"

REFERENCE NOTES

- 1. NEW PANELBOARD.
- 2. ROUTE THROUGH PROGRAMMABLE TIMECLOCK MOUNTED ABOVE PANELBOARD. (SEE DIAGRAM ON THIS SHEET)
- 3. CEILING EXHAUST FAN. INTERLOCK WITH LIGHT SWITCH.
- 4. TIMECLOCK. REFER TO DIAGRAM 1 ON THIS SHEET.
- 5. TO SWITCH RECEPTACLE FOR HOOD LIGHT AND FAN. LABEL SWITCH "HOOD LIGHT AND FAN". (REFER TO SHEET E3.2 FOR CONTINUATION).

GENERAL LIGHTING PLAN NOTES

- DUAL LEVEL SWITCHING: IN ROOMS 100 SQ. FT. OR LARGER, OR WHERE INDICATED ON PLANS, CONTROL INBOARD LAMPS BY ONE SWITCH AND OUTBOARD LAMPS BY OTHER SWITCH.
- NIGHT LIGHT (NL) DESIGNATED LUMINAIRES IN INTERIOR LOCATIONS SHALL HAVE ONE BALLAST CONTINUOUSLY ENERGIZED. LUMINAIRES IN EXTERIOR LOCATIONS SHALL BE AUTOMATICALLY CONTROLLED TO BE ON FROM DUSK TO DAWN.
- LIGHTING FIXTURE LOCATIONS SHOWN ARE SCHEMATIC. REFER TO ARCHITECTURAL PLANS (REFLECTED CEILING, ELEVATIONS, ETC.) FOR EXACT LOCATIONS AND MOUNTING HEIGHTS PRIOR TO ROUGH-IN.
- REFER TO ARCHITECT'S REFLECTED CEILING PLAN(S) FOR CEILING HEIGHTS, TYPES, FINISHES, ETC. IN EACH AREA. VERIFY FLANGE TYPES, TRIM KITS, STEM LENGTHS, ETC. FOR ALL FIXTURES PRIOR TO SUBMITTALS.
- CONFIRM LOCATION OF ALL DOORS SWINGS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN OF SWITCHES.
- PROVIDE UNSWITCHED HOT LEG OF ROOM LIGHTING BRANCH CIRCUIT TO EACH BATTERY POWERED EMERGENCY LIGHT AND EXIT SIGN FOR CONTINUOUS CHARGING.



1 LIGHTING CONTROL DIAGRAM

NTS



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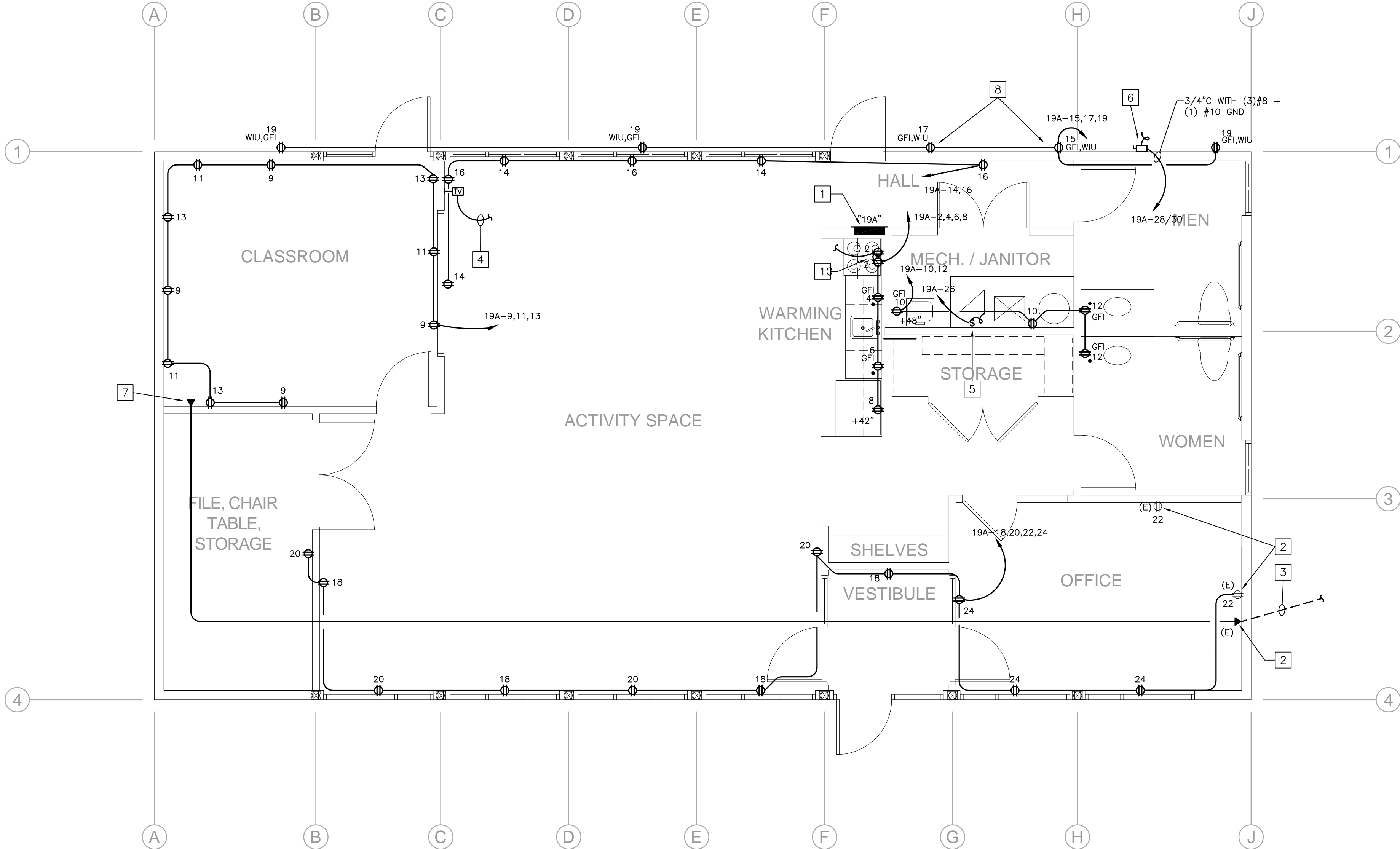
PROJECT:
MADONNA RD.
APARTMENTS

SHEET TITLE:
COMMON BUILDING
LIGHTING FLOOR
PLAN
(BUILDING 19)

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DATE:	Sept. 19, 2012
SCALE:	AS NOTED
SHEET:	

E3.1



COMMON BUILDING POWER/SIGNAL FLOOR PLAN (BUILDING 19)

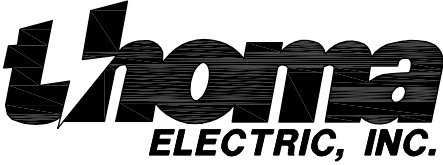
SCALE: 1/4"=1'-0"

REFERENCE NOTES

1. NEW PANELBOARD. (SEE PANEL SCHEDULE)
2. EXISTING OUTLET AT EXISTING WALL. PROVIDE NEW DEVICE AND FACEPLATE TO MATCH NEW.
3. EXISTING 1"C (TELEPHONE SERVICE) TO BUILDING 18 ELECTRICAL CABINET. (FIELD VERIFY).
4. STUB 3/4"C.O. TO ROOF MOUNTED WEATHERHEAD FOR SATELLITE DISH BY OTHERS.
5. CONNECT TO FURNACE. COORDINATE WITH MECHANICAL CONTRACTOR.
6. CONNECT TO CONDENSING UNIT. COORDINATE WITH MECHANICAL CONTRACTOR.
7. EXTEND EXISTING (1) TELEPHONE LINE TO NEW TELEPHONE OUTLET IN 1/2" CONDUIT.
8. CONNECTION TO VENDING MACHINE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
9. MOUNT (1) RECEPTACLE LOW FOR RANGE AND (1) SWITCH RECEPTACLE HIGH FOR HOOD LIGHT AND FAN.
10. TO WALL SWITCH. (REFER TO SHEET E3.1 FOR CONTINUATION).

GENERAL POWER/SIGNAL PLAN NOTES

- FUSING: ALL FUSIBLE SAFETY DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL-ELEMENT TIME DELAY TYPE FUSES SIZED AND RATED PER EQUIPMENT MANUFACTURERS' RECOMMENDATIONS. VERIFY WITH EQUIPMENT NAMEPLATE BEFORE INSTALLATION.
- MOTOR OVERLOAD PROTECTION: WHERE REQUIRED BY NEC ARTICLE 430 PART C AND NOT SHOWN ON PLAN OR PROVIDED INTEGRAL WITH EQUIPMENT, PROVIDE AND INSTALL THERMAL OVERLOAD PROTECTION FOR ALL MOTORS.
- SPARE CONDUIT FOR RECESSED PANELS: PROVIDE (1) 3/4" SPARE CONDUIT STUB UP TO ACCESSIBLE ABOVE CEILING SPACE AND/OR ACCESSIBLE SPACE BELOW FOR EVERY (3) SPARE BREAKER SPACES AS INDICATED ON PANEL SCHEDULES.
- DEVICE LOCATIONS SHOWN ARE SCHEMATIC AND APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED DURING ROUGH-IN WITH ARCHITECTURAL ELEVATIONS, CASEWORK SHOP DRAWINGS, FURNITURE, ETC. AND SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT WITH OTHER EQUIPMENT.
- ELECTRICAL AND COMMUNICATIONS OUTLETS SHOWN IN THE SAME LOCATION, SHALL BE MOUNTED ON OPPOSITE SIDES OF THE SAME STUD. COORDINATE BETWEEN ELECTRICAL AND COMMUNICATIONS PLANS.
- COMMUNICATION CONDUITS FOR ARE CONDUIT ONLY. CABLES ARE MY OWNER'S VENDOR.



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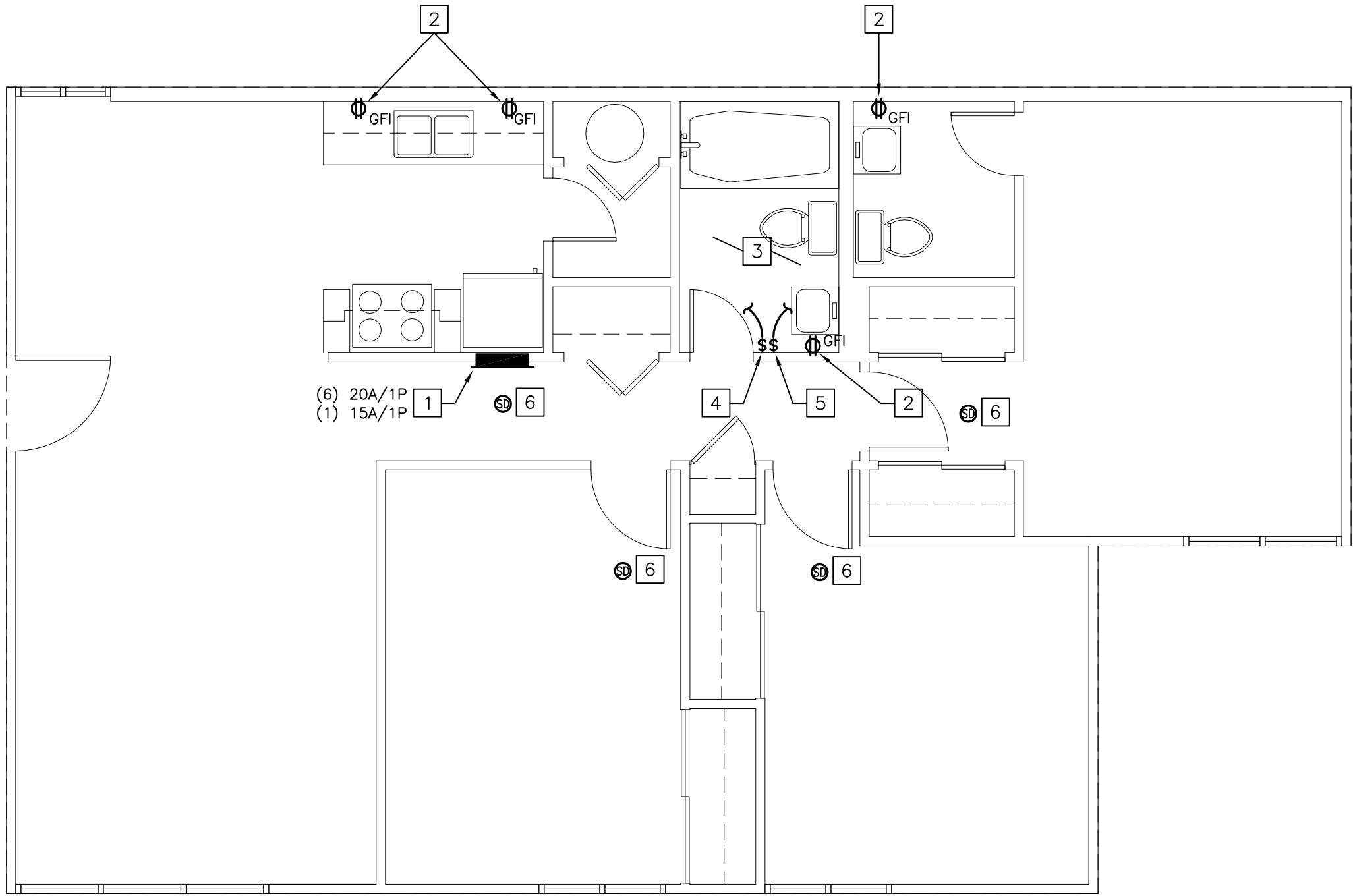
PROJECT:
**MADONNA RD.
APARTMENTS**

SHEET TITLE:
**COMMON BUILDING
POWER/SIGNAL
FLOOR PLAN
(BUILDING 19)**

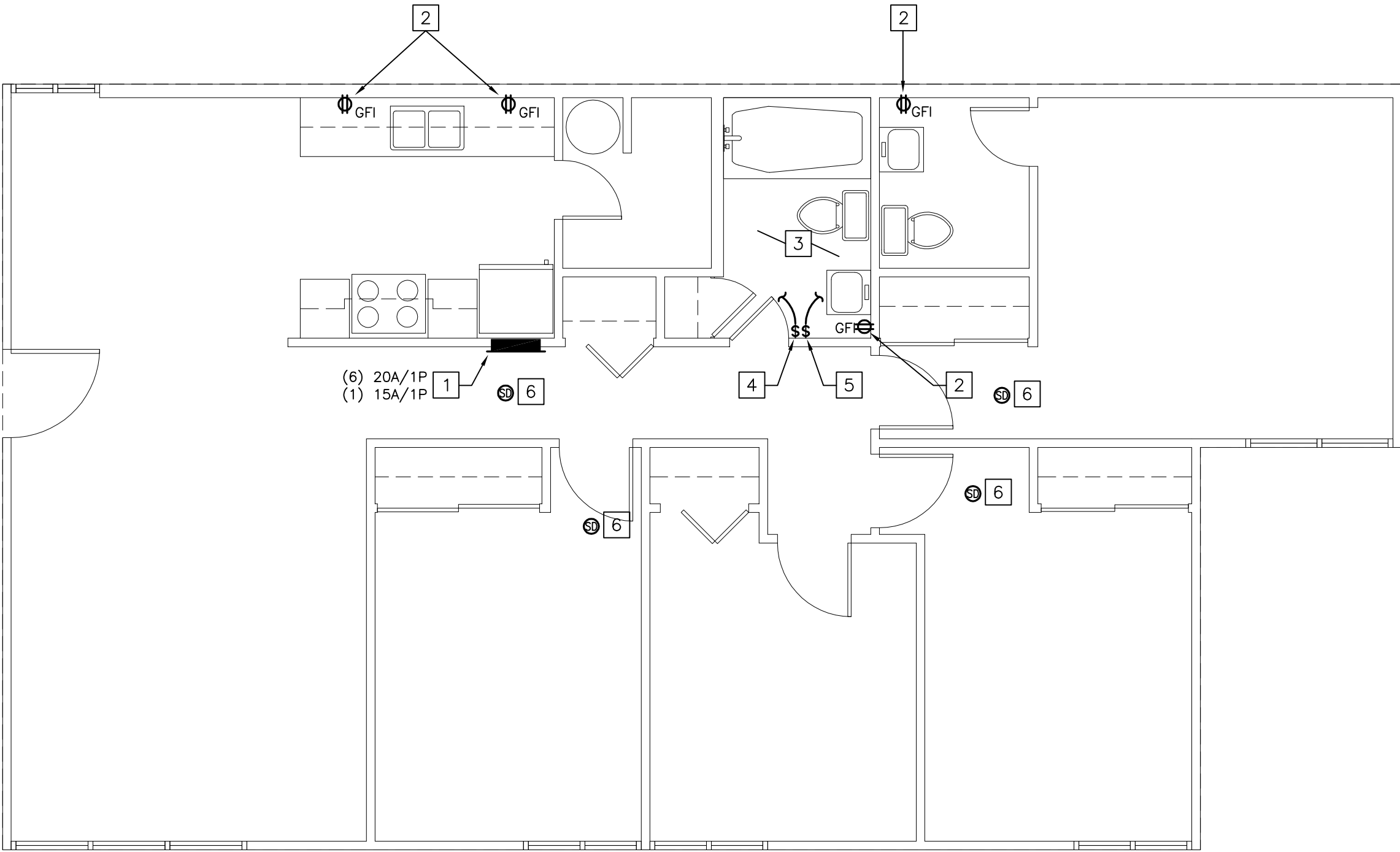
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SHEET:	

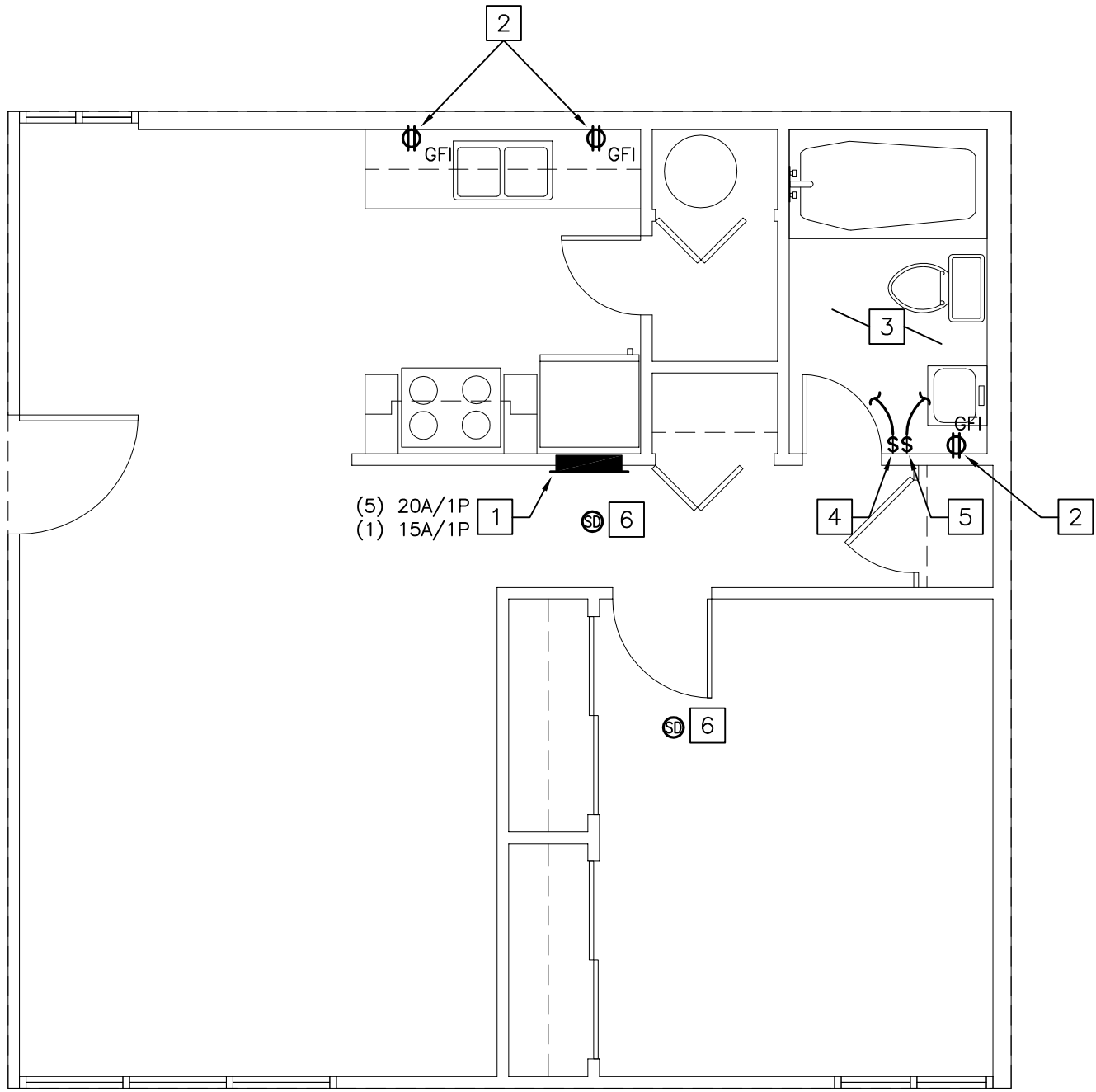
E3.2



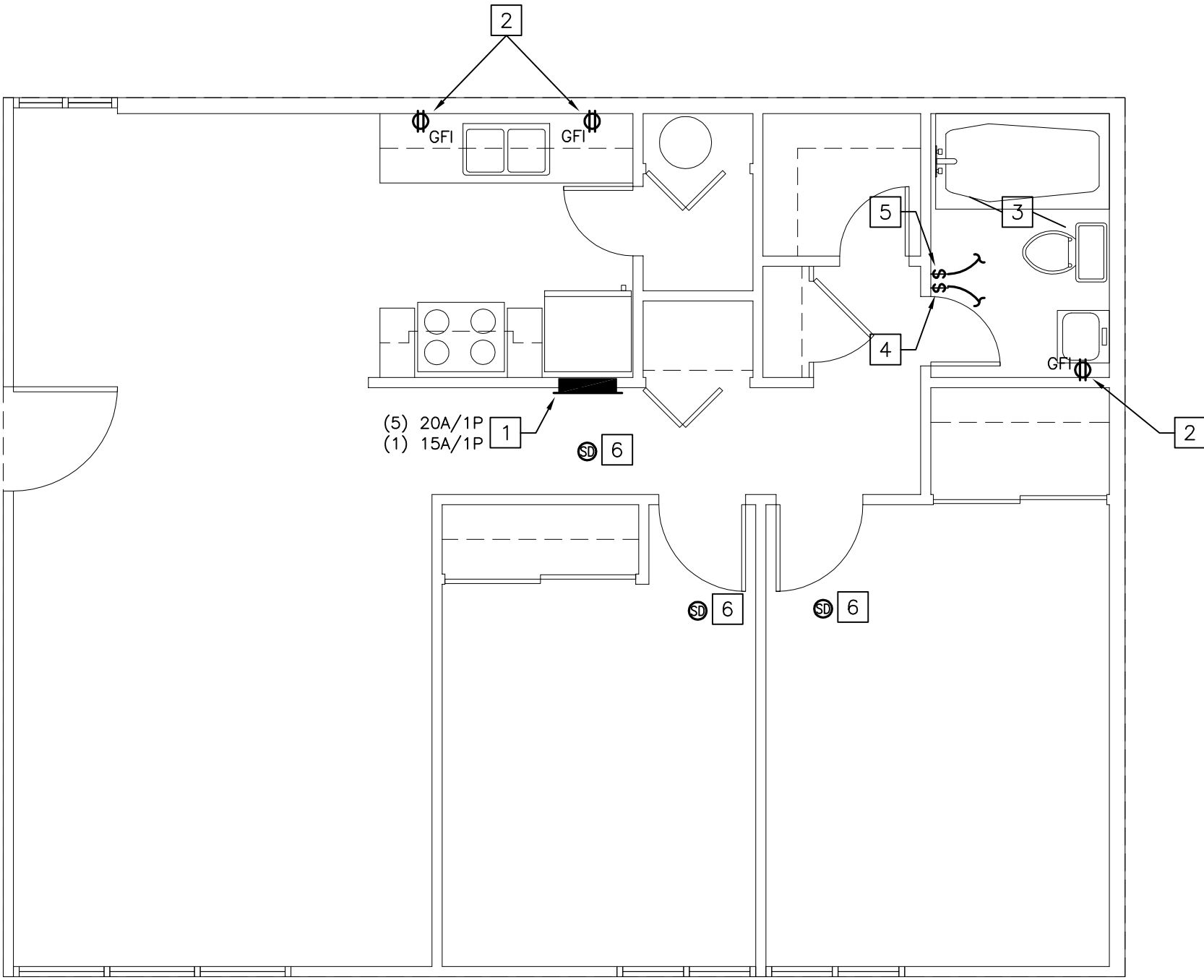
UNIT 'C' THREE BEDROOM FLOOR PLAN



UNIT 'D' FOUR BEDROOM FLOOR PLAN



UNIT 'A' ONE BEDROOM FLOOR PLAN



UNIT 'B' TWO BEDROOM FLOOR PLAN

REFERENCE NOTES

- EXISTING PANEL.
- REPLACE EXISTING DEVICE WITH NEW GFCI RECEPTACLE.
- DISCONNECT EXISTING HEATER LAMP. REMOVE EXISTING BRANCH CIRCUIT FROM EXISTING PANEL. INSTALL NEW EXHAUST FAN WITH LIGHT
- EXISTING SWITCH TO CONTROL LIGHT ABOVE SINK TO REMAIN.
- EXISTING SWITCH TO CONTROL NEW EXHAUST FAN WITH LIGHT. EXTEND EXISTING BRANCH CIRCUIT.
- PROVIDE A BATTERY OPERATED COMBINATION SMOKE AND CARBON MONOXIDE ALARM. (ONELINK WIRELESS)

UNIT	TYPE	QUANTITY
A	ONE BEDROOM	20
B	TWO BEDROOM	44
C	THREE BEDROOM	40
D	FOUR BEDROOM	16

REFER TO SITE PLAN E2.0 FOR UNIT LOCATION



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FOR CONSTRUCTION	10.05.12

PROJECT:
MADONNA RD.
APARTMENTS

SHEET TITLE:
ELECTRICAL PLAN
AT TYPICAL UNIT

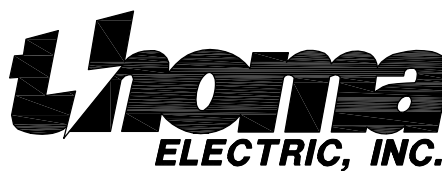
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PROJECT NO.:	12-8130
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DATE:	Sept. 19, 2012
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SHEET:	

E4.0

ELECTRICAL PLAN AT TYPICAL UNIT

SCALE: 1/4" = 1'-0"

[illegible]

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PLANCHECK NO. 2	09.19.1
FOR CONSTRUCTION	10.05.1

PROJECT:
MADONNA RD.
APARTMENTS

SHEET TITLE:
EXTERIOR TITLE 24
COMPLIANCE FORMS

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PROJECT NO.: 12-8130
DRAWN BY: CJ
CHECKED BY: CJ
DATE: Sept. 19, 2012
SCALE: AS NOTED
SHEET:

E5.1

Sheet Index

Sheet Number	Sheet Description
LT.1	Landscape Titlesheet
L.0	As-built Site Plan/ Landscape Demolition
L.1	New Groundwork Plan
L.2	Planting Renovation Plan (Preliminary)
L.3	Irrigation Retrofit Plan
L.4	Schedules
L.5.1 - L.5.3	Landscape Details
L.6	Specifications

Project Directory

Owner/ Developer:	Vitus Group 1 700 Seventh Ave. Suite 2000 Seattle, WA 98101
Architect:	Bruce Fraser Fraser Seiple Architects 911 Osos Street San Luis Obispo, CA 93401 W.805.544.6161
Landscape Designer:	Linda Shotwell Landsystems and Associates 1418 Johnson Ave. San Luis Obispo, CA 93442 W. 805.543.2413 C. 805.440.6031 landsystems_info@me.com
Landscape Contractor:	Madrone Landscapes, Inc. Rick Matthews 8045 Morro Road Atascadero CA 93422 W.805.466.6263 C.805.610.7196 Email: rick@madroneLandscapes.com

Project Data

Project Location:	1550 Madonna Rd. San Luis Obispo, CA 93405
Assessors APN:	053-102-25
Project Description:	Landscape renovation and construction, including irrigation system upgrades and retrofit, to reduce water use and provide recreation spaces.

Project scope of work:

1. Renovate parkway & streetscape (trees, lawn, seating, & foundation planting).
2. Reduce interior lawn (50% min.) & creation of foundation planting areas.
3. Retrofit (e) lawn spray irrigation to new (n) drip systems for proposed foundation planting beds.
4. Upgrade and relocate (e) lawn spray irrigation heads to new low gallonage MP Rotators for improved distribution uniformity
5. Install (n) irrigation main line from (n) dedicated landscape reclaimed water meter to service (e) irrigation circuits and (n) drip circuits.
6. Plant (n) interior trees for microclimate control & creation of organic view sheds.
7. Demolish (e) asphalt concrete basketball court.
8. Redesign user areas to include 2 group BBQ/ picnic areas and play areas/ tot lot with playground equipment and surfacing.
9. Install rain gardens & bioswales at existing downspouts when they occur in planting areas (typical) to retain on-site stormwater where practical & mitigate drainage problems.]]

Site Data

	SF	%
Lot Area	305,000	100
Structured Lot Coverage (buildings)	56,000	18
Parking & Driveway (AC)	117,000	38
Concrete Walkways/ Patios	40,000	14
Landscape Areas	92,000	30
	305,000	100

General Notes

- A. Requirements of Regulatory Agencies: All work to be in compliance with the minimum standards of the following applicable codes, as amended by the City of San Luis Obispo.
- California Plumbing Code, 2010 Edition
 - All applicable standards and regulations of the agencies with jurisdiction over the work.
 - City of San Luis Obispo municipal code, Water Efficient Landscape Standards
- B. Scope of Work: The Contractor shall be responsible for review and coordination of all drawings prior to construction. The Contractor is responsible to coordinate all work as required for a complete installation.
- C. Inspection of Site Conditions: The Contractor is responsible to verify all existing conditions for dimension, grade, configuration, and other aspects of compatibility with the work of these construction documents. Any condition that interferes with the work shall be brought to the attention of the Landscape Designer, immediately, and work in areas of conflict shall not proceed until conflicts are resolved.
- D. Written Dimensions: Written dimensions take precedence over drawing scale or proportion. Verify with the Architect or Landscape Designer, all dimension in conflict.
- E. Public Utilities Interference: The Contractor is responsible for locating underground utilities and related facilities and for protecting the same during the course of construction. Contact Underground Service Alert USA at (800) 642-2444 two working days prior to the start of construction.
- F. Demolition: No demolition or grubbing of site shall occur prior to approval by the Landscape Designer or Architect. Mark any plants proposed for demolition prior to job start.
- G. Disposal & Clean-up: All export material due to grading, materials, concrete, rubbish, and debris debris shall be removed from the job site, and disposed of at a suitable location in accordance with the applicable regulations.
- H. Warranty & Replacement: The Installer/ Contractor guarantees to repair or replace defective work and substandard material.
- I. Inspections: The Installer/ Contractor is responsible for notifying the Landscape Designer for inspection of completed work, according to the schedule provided.
- J. Substitutions/Plan Clarification: The Installer/ Contractor is responsible to consult the Designer prior to substitutions and for plan clarification when necessary. Failure to provide advance notification, implies the Contractor assumes full responsibility for any corrections or repairs necessary.
- K. Protection, Existing Site: The Installer/ Contractor is responsible to protect existing site conditions and repair any damage incurred through execution of work, at no additional cost to the owner.
- L. Grading: All site areas to be graded for positive drainage away from existing structures and new improvements proposed by these drawings.
- M. Structural Work: Refer to soils report for excavation, compaction, and soil preparation in areas of structural work.
- N. License/Insurance: Landscape Contractor to provide proof of Workman's Compensation insurance for any employees working on the project site and proof of valid Pest Control Operator license for any application of chemicals.
- O. Certificate of substantial compliance: All landscaping will be in compliance with City of San Luis Obispo, Water Efficient Landscape Standards. A certification of compliance to be provided by the Landscape Designer following implementation and 90 day establishment period.
- P. Existing Trees: Protect existing oaks during project construction. No ground disturbance (fill, mechanical grading, excavation, and trenching) shall occur within the root zone/canopy drip line. If roots are encountered and damaged during construction activities, the canopy shall be pruned/trimmed in proportion to the roots damaged or lost, by a Certified Arborist.
- Q. Street Trees: One 15 gallon street tree for every 35 ft. of frontage adjacent to public street are required. Contact city arborist for specific requirements and to evaluate any existing trees @ 181-1220. Refer to Sheet L.0 & L.2
- R. As-Built: Contractor to provide detailed as-built information for placement of underground wire and pipe utilities for the Owners future reference.

PROJECT

MADONNA ROAD APARTMENTS

A RENOVATION AND UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBPISPO, CA

CLIENT JOB #

ARCHITECT JOB #

1207



971 OSOS STREET
SAN LUIS OBISPO
CALIFORNIA 93401

805 - 544 - 6161

www.fraserseiplearchitects.com



Landsystems & Associates

Linda Shotwell
1418 Johnson Ave.
San Luis Obispo, CA 93401
805.543.2413
lindashotwell@me.com

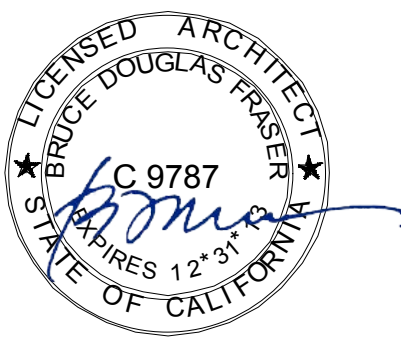
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PROJECT MANAGER LS

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SHEET TITLE

Title Sheet

SHEET #

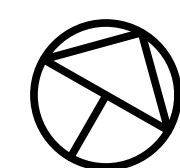
LT.1

Plan Symbol Legend

- Existing Tree - To Remain
- Existing Tree - To Be Trimmed
(RP - Root Prune if Indicted)
- Existing Tree - To Be Removed
- Private Garden Planting - To Remain
- Private Garden Planting - Demolished
- Existing Lawn and/or Planting Areas on Spray Irrigation
(See Sheet L.1 for New Planting Areas
Retrofitted to Drip Irrigation)
- Existing Controller - 30 Station
- Existing PVB/ Irrigation P.O.C.
- Existing Spray Valve
- Existing Drainline
- Existing Water Service Mainline

Demolition Site Data

Demolition of Impervious Surface (AC). 1,130 SF
Lawn Removal/ New Planting Beds on Drip 31,300 SF

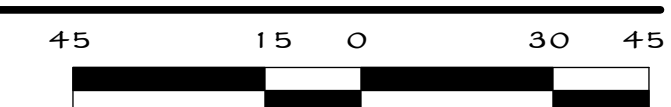


As-Built Site Plan/ Landscape Demolition

Scale: 1"=30'-0"

The planimetric location of As-Built elements including (e) vegetation, utilities, & hardscape may vary from actual field location. Field verify prior to bidding and construction.

Call USA TOLL FREE
1.800.642.2444
Before planting trees, trenching, digging
fence posts, grading, excavating, etc.,
call Underground Service Alert
for underground clearance and location
of underground utilities



PROJECT

MADONNA
ROAD
APARTMENTS

A RENOVATION AND
UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OBISPO, CA

CLIENT JOB #

ARCHITECT JOB #
1207

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805 - 544 - 6161

www.fraserseiplearchitects.com



Landystems & Associates

Linda Shotwell
1418 Johnson Ave.
San Luis Obispo, CA 93401
805.543.2413
lindashotwell@me.com

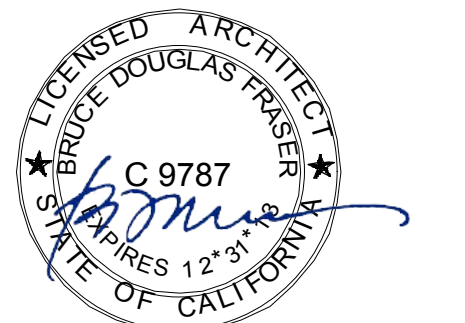
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SHEET TITLE

As-Built
Site Plan/
Landscape
Demolition

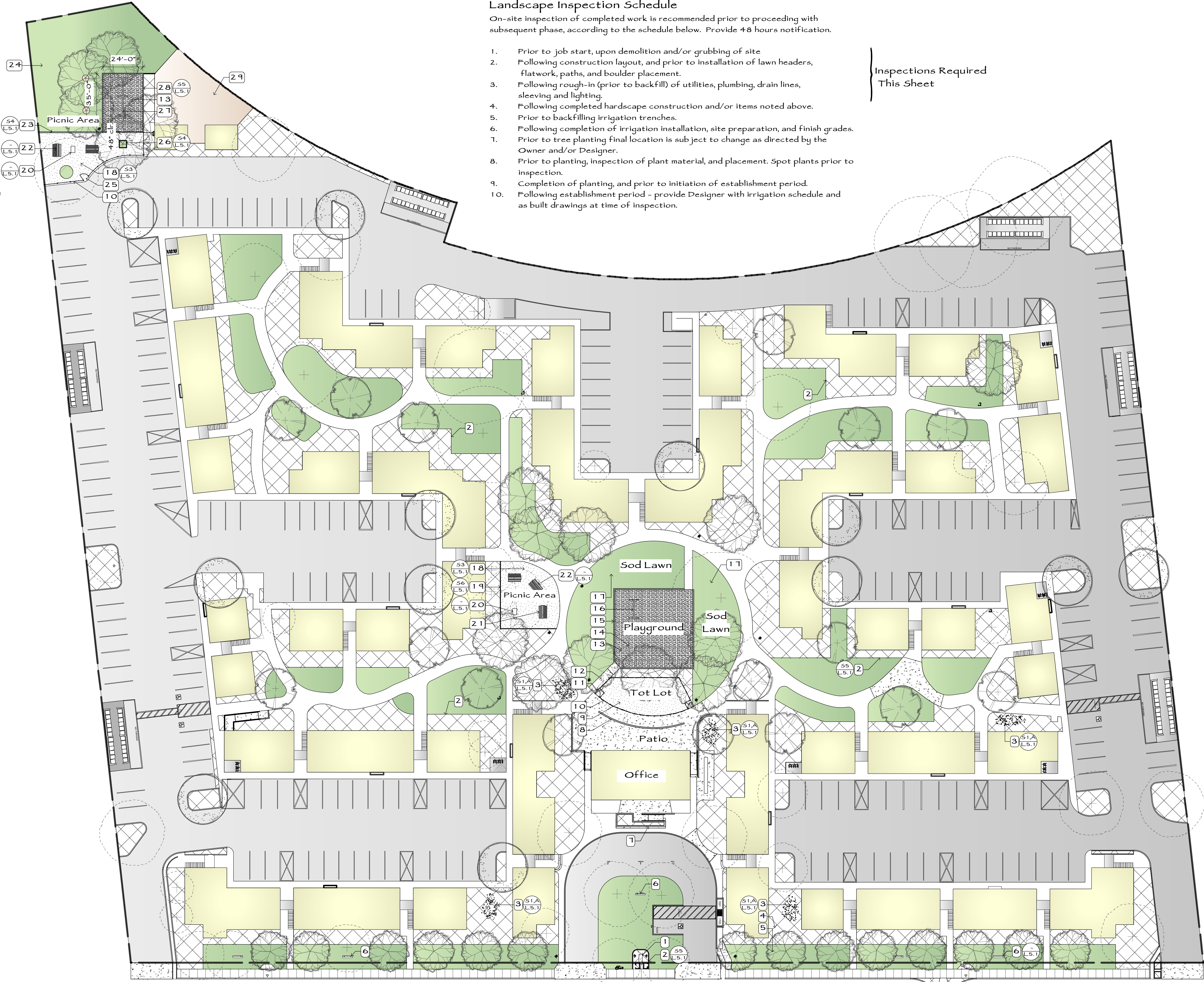
SHEET #

L.O

- Key Notes**
1. Entry monument - See Architectural Plans
 2. (n) Lawn edge restraint (typ. throughout)
 3. (n) River cobble bioswale for drainage (sym. typ.)
 4. (n) Planting Areas - Retrofitted to Drip Irrigation
 5. (e) Bermuda lawn to remain (typ. throughout unless noted)
 6. Proposed 6' bench - Style TBD (sym. typ.)
 7. Planter wall - See Architectural Plans
 8. Seat wall - See Architectural Plans
 9. (n) Tot Lot - Playground safety rubber flooring & spring toys and/or low level climbers TBD
 10. Aluminum picket fence - See Architectural Plans
 11. Concrete landing - See Architectural Plans
 12. Concrete walk - See Architectural Plans
 13. (n) Playground safety surfacing - Recycled rubber (tire) mulch
 14. (n) Playground equipment (climbing structure and slide TBD)
 15. (e) Raised concrete surround to remain
 16. (n) Arch swing set (10' ht. max., 3 seats) - Model TBD
 17. (n) Recreation sod lawn
 18. (n) Decomposed granite surface with stabilizer additive
 19. (n) Edge restraint - Continuous
 20. (n) Perimeter BBQ grill (sym. typ.)
 21. 6' Accessible picnic table
 22. 6' Picnic table (sym. typ.)
 23. (n) Landscape timber edge restraint at grade
 24. (e) Recreation lawn - To remain
 25. (n) Gate to match
 26. (n) Landscape timber tree well (48" x 48")
 27. (n) Arch swing set (10' ht. max., 3 full bucket, 3 half bucket seats) - Model TBD
 28. (n) Raised landscape timber edge restraint (18" ht.)
 29. (e) Non-irrigated soil to remain

- Plan Symbol Legend**
- New Planting Areas - Retrofitted to Drip Irrigation
 - Existing Bermuda Lawn

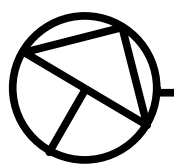
- Plan Key**
- Detail Reference L.S. 1 Sheet Number
 - Keynotes



Landscape Inspection Schedule
On-site inspection of completed work is recommended prior to proceeding with subsequent phase, according to the schedule below. Provide 48 hours notification.

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8. Prior to planting, inspection of plant material, and placement. Spot plants prior to inspection.
9. Completion of planting, and prior to initiation of establishment period.
10. Following establishment period - provide Designer with irrigation schedule and as built drawings at time of inspection.

Inspections Required
This Sheet

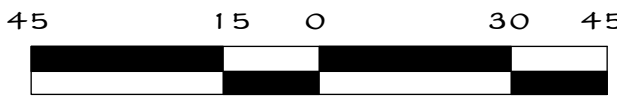


New Groundwork Plan

Scale: 1"=30'-0"

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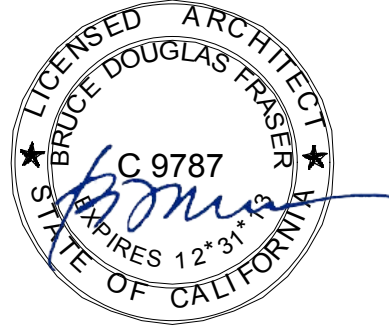
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SHEET TITLE

**New
Groundwork
Plan**




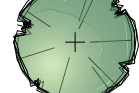
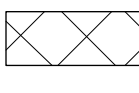
SHEET #

L. 1

Key Notes

1. (e) Trees to remain (sym. typ.)
2. (e) Trees to be trimmed (sym. typ.) - See Sheet L.O
3. (n) Planting areas on drip (sym. typ.) - See Sheet L.3
4. (e) Bermuda lawn to remain - See Sheet L.3 for spray irrigation upgrade
5. (n) Sod recreation lawn - turf type tall fescue - See Specification Sheet L.6
6. (n) Street trees, require City Arborist inspection prior to planting. Plant per Detail on Sheet L.5.1

Plan Symbol Legend

-  Approved Street Trees - 25' ht. (35' O.C. max. - City Arborist to inspect)
-  Shade Trees - 35' ht. (Micro-climate control)
-  Parking Island Trees - 30' ht. (Micro-climate control)
-  Small Accent/ Lawn Trees - 25' ht.
-  Mixed Planting with 3" layer of bark mulch (Species TBD: Drought tolerant shrubs, flowering perennials, & ornamental grasses)

Planting Plan Sheet Notes

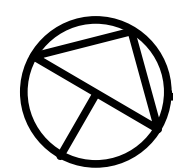
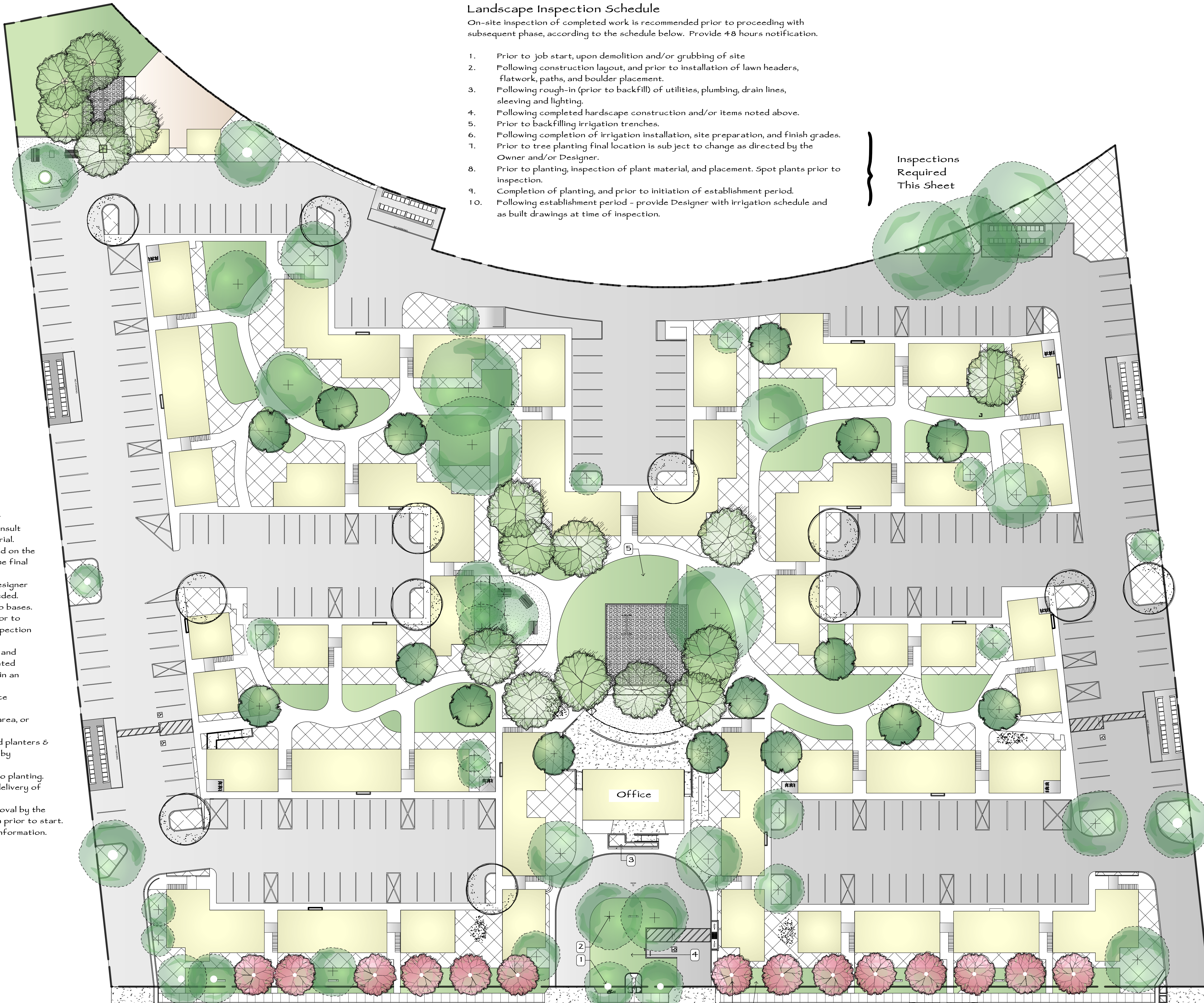
- A. The Landscape Contractor is responsible to field verify the proposed plan and existing site conditions prior to bidding and performing work.
- B. The Landscape Contractor is responsible to fulfill the intent of this planting design. Consult the Landscape Designer for clarification.
- C. The Landscape Contractor is responsible for verification of plant quantities indicated by the Plan and Plant Legend.
- D. Designer to approve all plant substitutions prior to order and delivery to site.
- E. Contractor shall verify plant availability & obtain Designer approval prior to finalizing order & scheduling delivery. Consult the Designer for assistance sourcing specified plant material.
- F. Not all plant species listed in the Plant Legend are indicated on the Planting Plan. If a plant symbol is not shown, it indicates the final selection is not yet made.
- G. "Perennial fillers" to be field sited by Designer. Consult Designer prior to order for final plant selections and quantities needed.
- H. Plant groundcover to within 48 inches of all tree and shrub bases.
- I. The Landscape Designer to approve all plant locations prior to planting. Provide 48 hours advance notice for on-site inspection of layout.
- J. Owner Representative to approve all trees prior to order and delivery, and all tree locations prior to planting. Trees planted within 1 1/2' of curb, sidewalk, or paving shall be installed in an approved pre-manufactured deep root deflecting panels.
- K. Final tree placement shall maintain a minimum of 8' clearance from all underground utilities, pavement, or gravel edges.
- L. Keep planting area clear surrounding all hose bibs. Mulch area, or provide river cobbles, and splash blocks.
- M. Provide 12 inches of clean amended topsoil (Fill) for raised planters & foundation planting beds. Excavate any soil contaminated by construction activities.
- N. Automatic irrigation system to be fully operational prior to planting. Contractor is responsible for 100% coverage & uniform delivery of supplemental water to all plants and lawn.
- O. No demolition or grubbing of site shall occur prior to approval by the Landscape Designer. Mark plants proposed for demolition prior to start.
- P. See the Landscape Notes and Specifications for further information.

Landscape Inspection Schedule

On-site inspection of completed work is recommended prior to proceeding with subsequent phase, according to the schedule below. Provide 48 hours notification.

1. Prior to job start, upon demolition and/or grubbing of site
2. Following construction layout, and prior to installation of lawn headers, flatwork, paths, and boulder placement.
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5. Prior to backfilling irrigation trenches.
6. Following completion of irrigation installation, site preparation, and finish grades.
7. Prior to tree planting final location is subject to change as directed by the Owner and/or Designer.
8. Prior to planting, inspection of plant material, and placement. Spot plants prior to inspection.
9. Completion of planting, and prior to initiation of establishment period.
10. Following establishment period - provide Designer with irrigation schedule and as built drawings at time of inspection.

Inspections
Required
This Sheet



Planting Renovation Plan (Preliminary)

Scale: 1"=30'-0"

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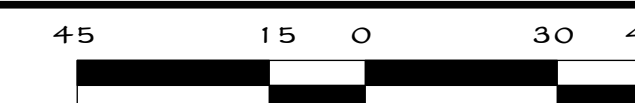
Call USA TOLL FREE
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Plan Key

D1 Detail Reference
L.1 Sheet Number

1 Keynotes

Work-In-Progress,
Not For Construction



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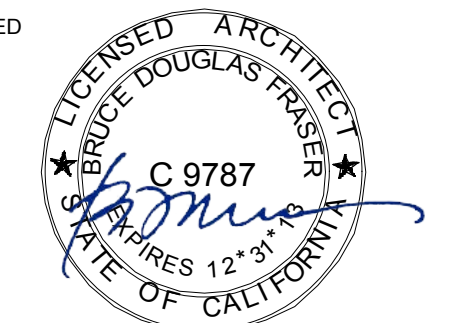
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SHEET TITLE

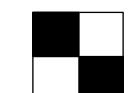
Planting Renovation Plan (Preliminary)


Work-In-Progress


SHEET #

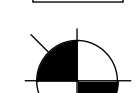
L.2


Plan Symbol Legend

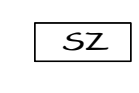
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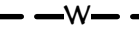
New Reclaimed Water Irrigation P.O.C. By Others
- 

Existing PVB/ Irrigation Submain P.O.C.
- 

Existing Controller - 30 Station (RR)
- 

Existing Spray Valve (RR)
- See Hydrozone Schedule
- 

New Drip Irrigation Hydrozones
- 

Existing/ New Lawn Spray Systems
- 

Existing Water Service Mainline

Hydrozone Schedule

New zone number designation corresponds to a dedicated controller station

(n) Zone	Irrigation Retrofit	(n) Head Type	(e) Controller Station
1	Drip	RD Emitters	1
2	Spray	Hunter I20	2
3	Spray	Hunter I20	3
4	Spray	RD R Series Rotary	4,5,7
5	Drip	RD Emitters	4,5,7
6	Drip	RD Emitters	6,7,8
7	Spray	RD R Series Rotary	6,8
8	Drip	RD Emitters	9,10
9	Spray	RD R Series Rotary	10,16
10	Spray	RD R Series Rotary	11
11	Spray	RD R Series Rotary	11
12	Drip	RD Emitters	12,13,15
13	Drip	RD Emitters	13,14
14	Spray	RD R Series Rotary	14
15	Drip	RD Emitters	18
16	Spray	RD R Series Rotary	17,18
17	Spray	RD R Series Rotary	22
18	Drip	RD Emitters	20
19	Spray	RD R Series Rotary	20,21
20	Spray	RD R Series Rotary	20,21
21	Spray	RD R Series Rotary	23,25
22	Drip	RD Emitters	23
23	Drip	RD Emitters	23,25
24	Spray	RD R Series Rotary	30
25	Drip	RD Emitters	30
26	Spray	RD R Series Rotary	21
27	Drip	RD Emitters	21
28	Drip	RD Emitters	?
29	Drip	RD Emitters	?
30	-	-	-

Irrigation Plan Sheet Notes

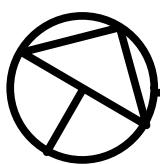
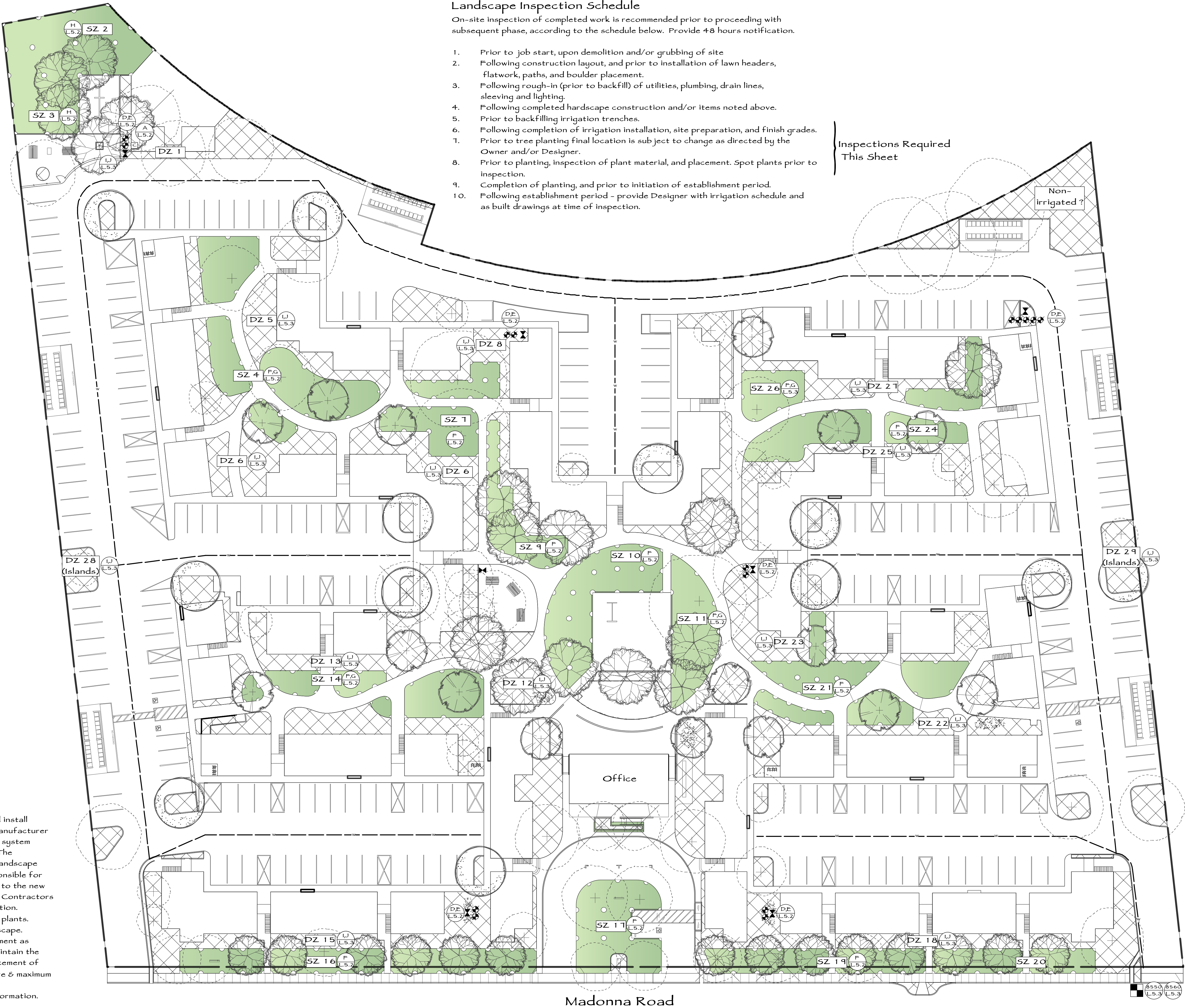
- A. Irrigation scope of work: Verify existing system on site, and install automatic valves, piping, to meet local plumbing codes and manufacturer product specifications. Verify with Landscape Designer the system design, and equipment proposed prior to the bid submittal. The irrigation system to be fully operational within the existing landscape areas and the new landscape areas. The Contractor is responsible for 100% coverage and uniform delivery of supplemental water to the new planting areas. Appropriate hydrozoning is mandatory & the Contractors responsibility -consult the Landscape Designer for clarification.
- B. Backflow: Locate backflow in landscape area & screen with plants.
- C. Sleeving: Sleeve all mainline and lateral piping beneath hardscape.
- D. Non-pressure lateral (sub-main) line routing and valve placement as selected by Contractor. Verify individual valves/ laterals maintain the Contractor to provide detailed as-built information for placement of underground wire & pipe product minimum operating pressure & maximum flow indicated per Plan.
- E. See the Landscape Notes and Specifications for further information.
- F.

Landscape Inspection Schedule

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9. Completion of planting, and prior to initiation of establishment period.
10. Following establishment period - provide Designer with Irrigation schedule and as built drawings at time of inspection.

Inspections Required
This Sheet



Irrigation Retrofit Plan

Scale: 1"=30'-0"

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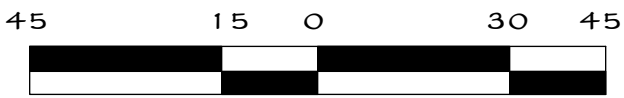
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Plan Key

D1 Detail Reference
L4 Sheet Number

1 Keynotes



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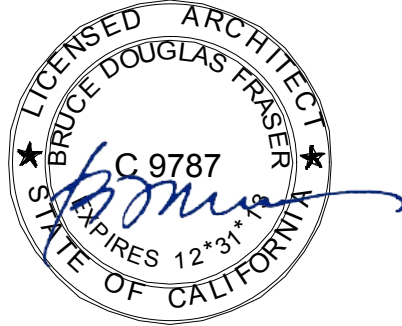
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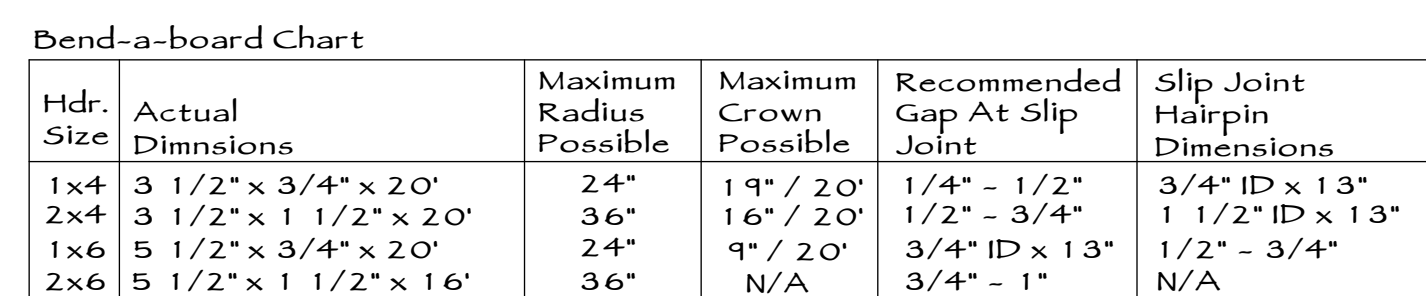
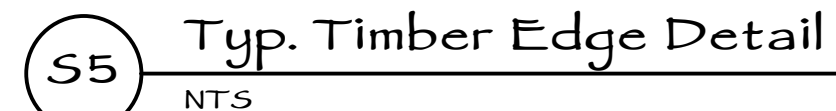
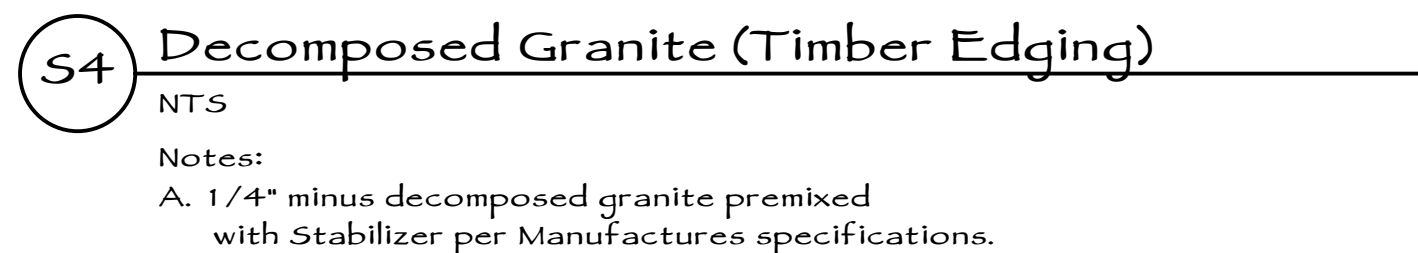
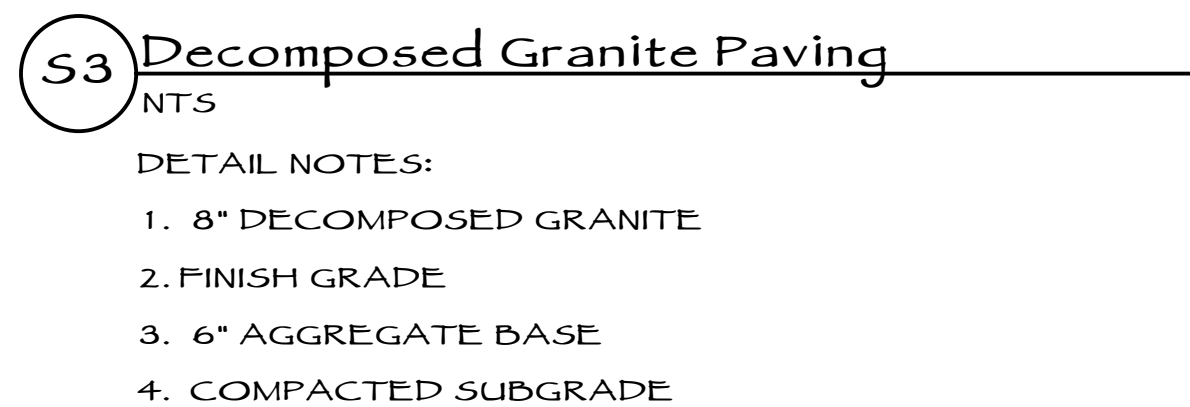
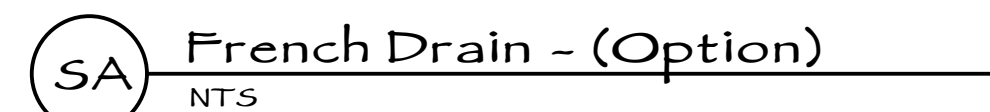
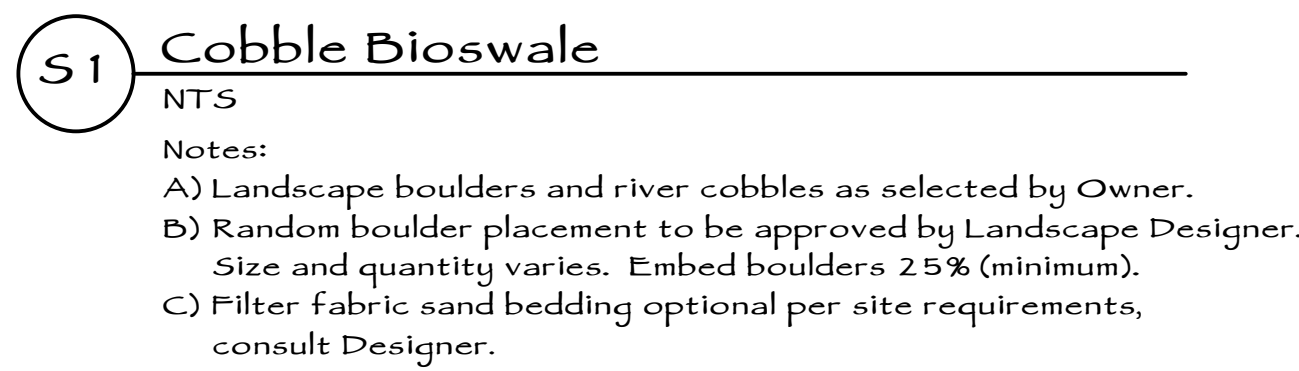
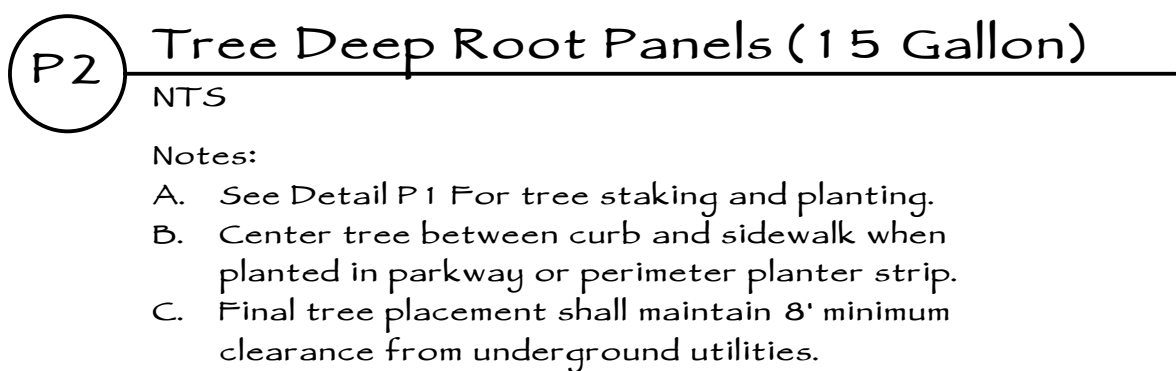
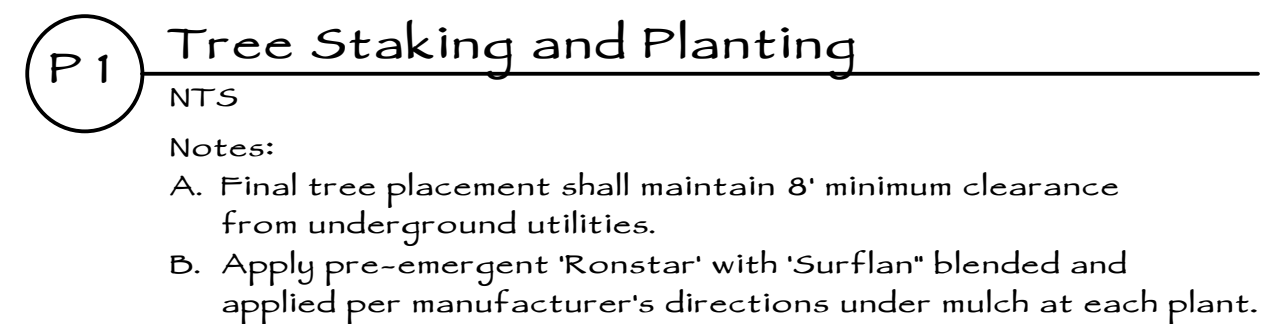
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SHEET TITLE

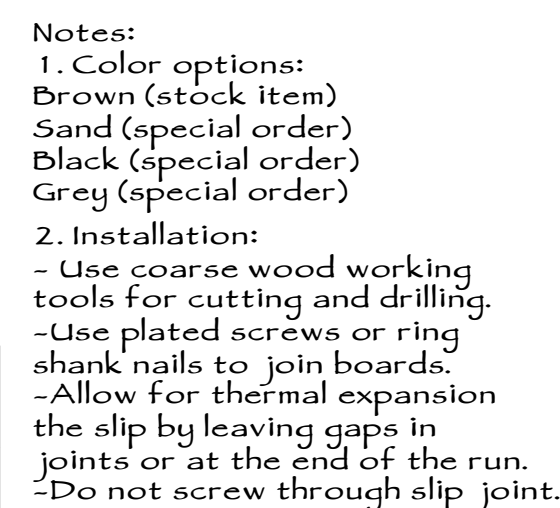
Irrigation
Retrofit
Plan

SHEET #

L.3



TM
S6 Bend-a-board Plastic Header Board Detail # 100
NTS



C

MADONNA ROAD APARTMENTS

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San Luis Obispo, CA 93401
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lindashotwell@me.com

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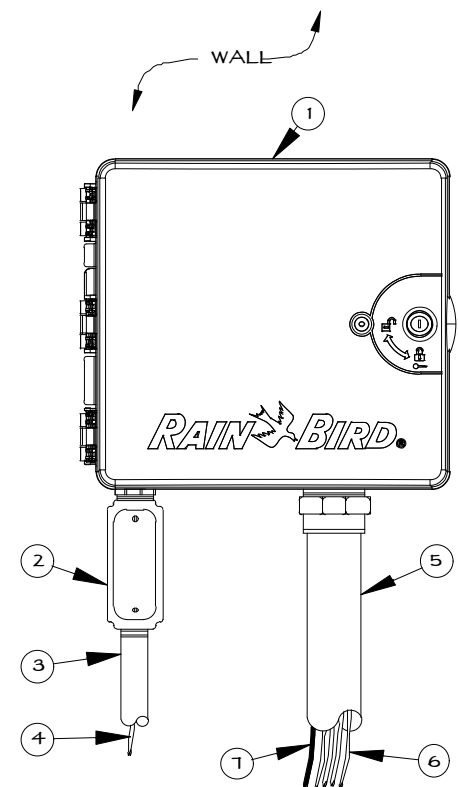
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SHEET TITLE

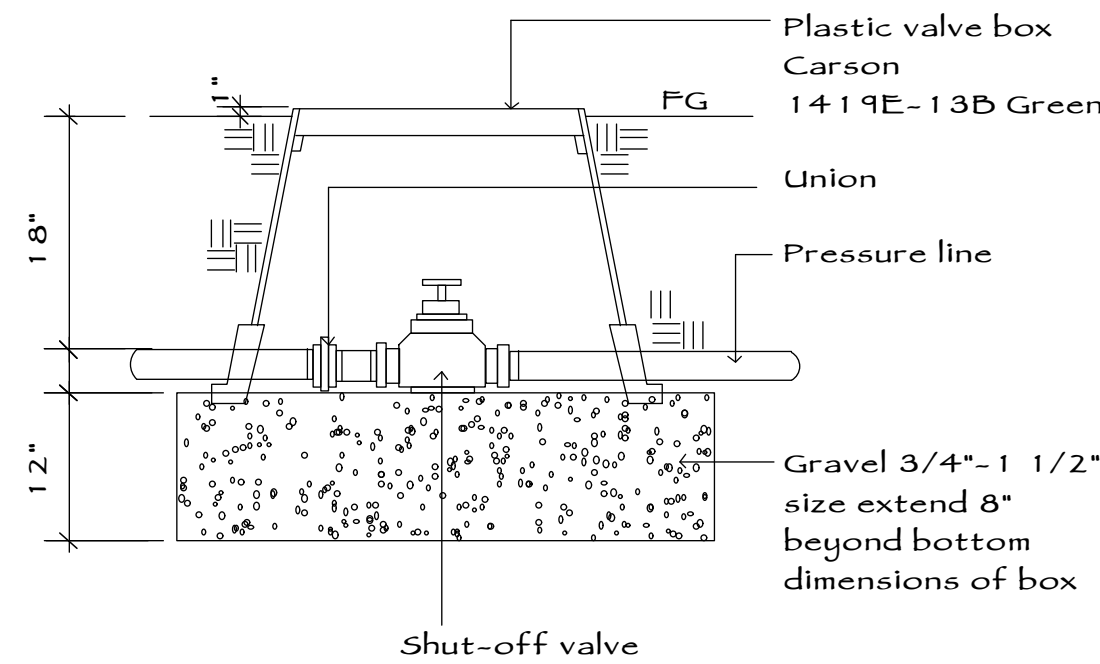
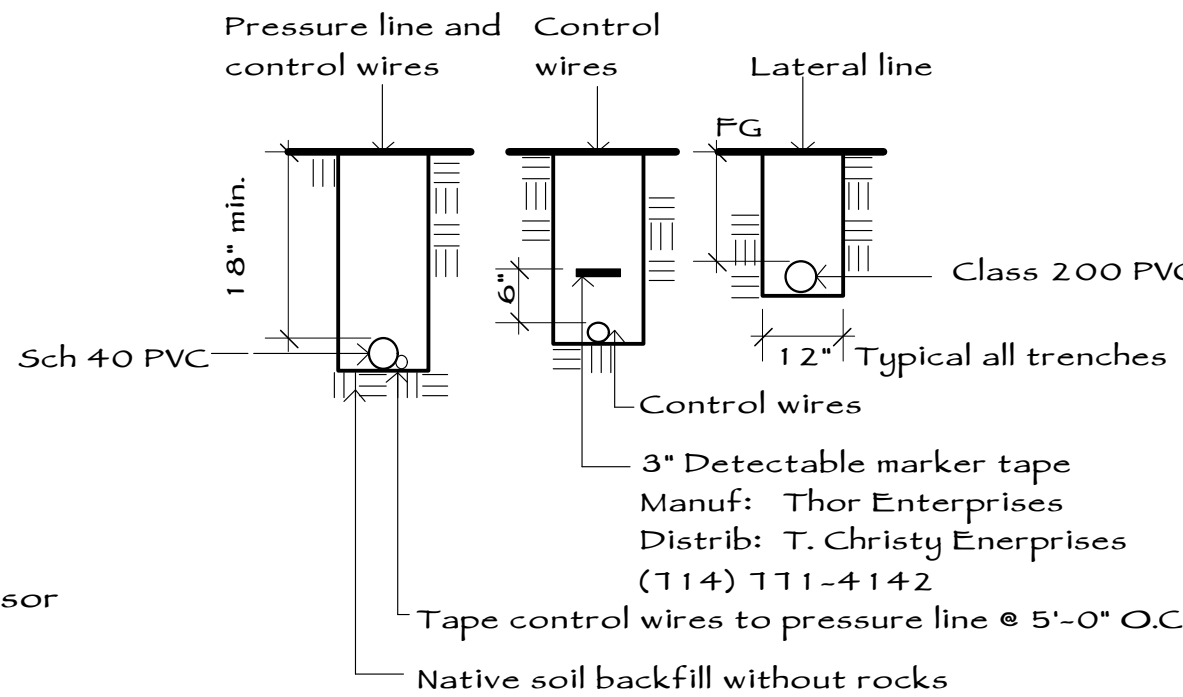
Landscape Details

SHEET #

L.5.1



- 1 Irrigation controller: Rain Bird ESP-LXMEF controller with flow smart module in plastic cabinet with wall mount. Install controller and cabinet on wall per manufacturer's recommendations.
- 2 Junction box
- 3 1-inch Conduit and fittings to power supply
- 4 Power supply wire
- 5 2-inch Conduit and fittings for station wires
- 6 Master valve and remote control valve wires
- 7 Flow sensor wire (PE 39, 89 or 54) to flow sensor



A

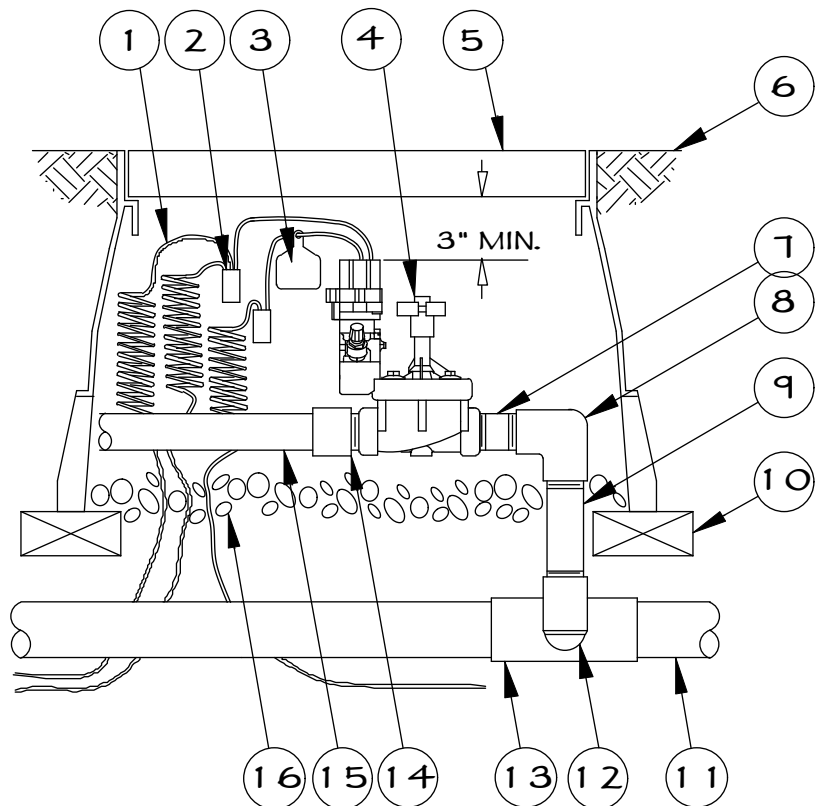
ESP-LXMEF Controller with Flow Smart & ET Manager

NTS

Rain Bird

NOTES:

1. ESP-LXMEF controller is available in 8- or 12-station base models. additional modules in 4-, 8- and 12-station versions may be added to bring the controller up to 48 stations maximum.
2. For ease of installation into a controller with more than 24 stations, install a junction box at the base of controller and transition larger valve and common wires from field to 18 AWG multi conductor wire to be used in controller.
3. Use steel conduit for above grade and Sch 40 PVC conduit for below grade conditions.
4. Provide proper grounding components to achieve ground resistance of 10 OHMS or less.



- 1 30-inch Linear length of wire, coiled
- 2 Waterproof connection Rain Bird splice-1 (1 of 2)
- 3 ID Tag: Rain Bird VID Series
- 4 Remote control valve: Rain Bird PESB-PRS-D Rain Bird PESB with NP-HAN
- 5 Valve box with cover: Rain Bird VB-STD
- 6 Finish grade/top of mulch
- 7 PVC Sch 80 nipple (close)
- 8 PVC Sch 40 ELL
- 9 PVC Sch 80 nipple (length as required)
- 10 Brick (1 of 4)
- 11 PVC mainline pipe
- 12 Sch 80 nipple (2-inch length, hidden) and Sch 40 ELL
- 13 PVC Sch 40 TEE or ELL
- 14 PVC Sch 40 male adaptor
- 15 PVC lateral pipe
- 16 3.0-inch Minimum depth of 3/4-inch washed gravel

B

Trenching

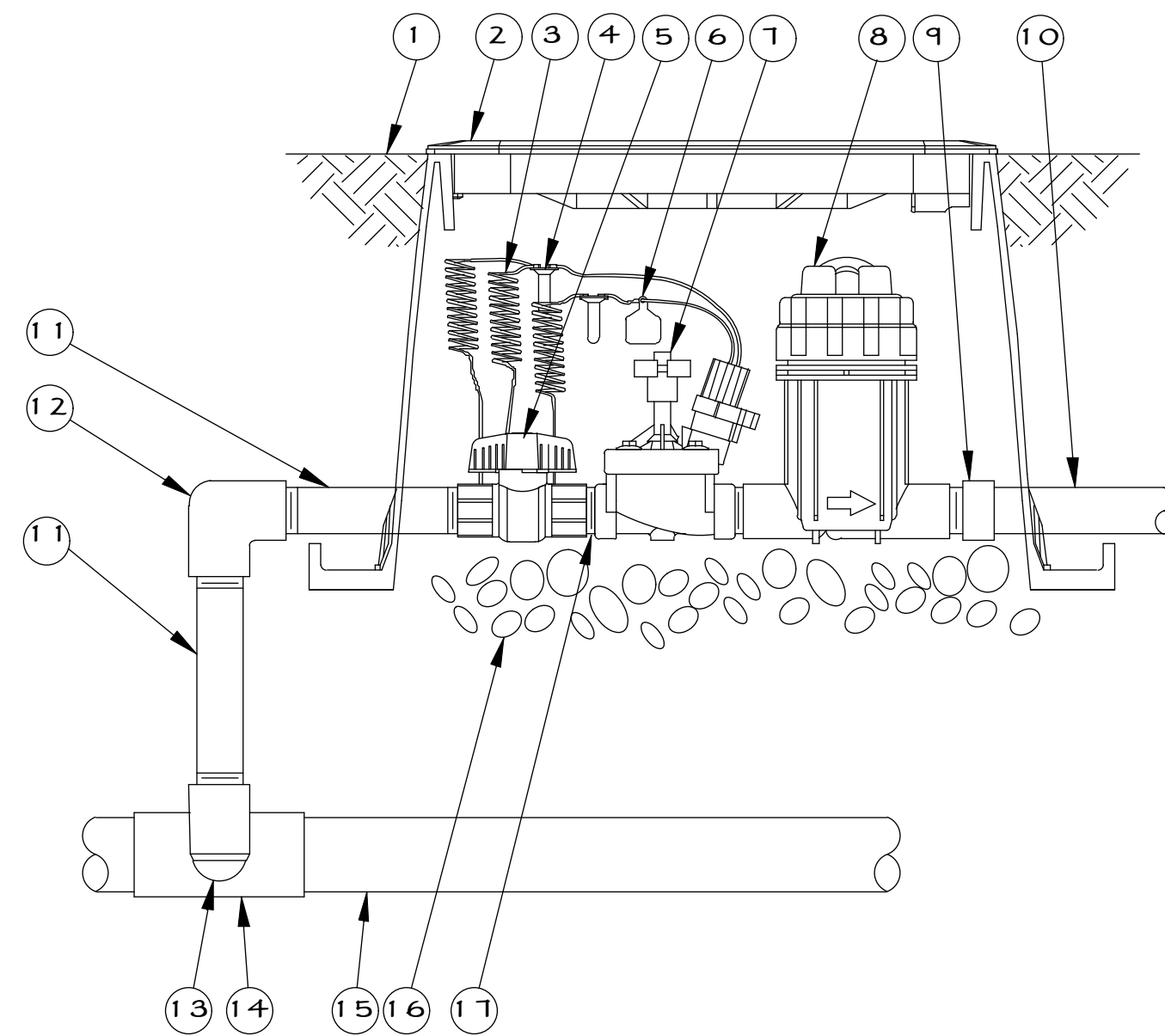
NTS

Note: Compact backfill to eliminate soil settling. May use common trench with mainline for control wires.

C

Isolation Valve

NTS



- 1 Finish grade/top of mulch
- 2 Valve box with cover: Rain Bird VB-STD
- 3 30-inch linear length of wire, coiled
- 4 Waterproof connection: Rain Bird DB Series
- 5 1-inch ball valve (Included in X CZ-PRB-100-COM Kit)
- 6 ID tag
- 7 Remote control valve: Rain Bird PESB (Included in X X CZ-PRB-100-COM Kit)
- 8 Pressure regulating quick check basket filter: Rain Bird PRB-QKCHK-100 (Included in X CZ-PRB-100-COM Kit)
- 9 PVC Sch 40 female adaptor
- 10 Lateral pipe
- 11 PVC Sch 80 nipple (length as required)
- 12 PVC Sch 40 ELL
- 13 PVC Sch 80 nipple (2-inch length, hidden) and PVC Sch 40 ELL
- 14 PVC Sch 40 TEE or ELL
- 15 Mainline pipe
- 16 3-inch minimum depth of 3/4-inch washed gravel
- 17 PVC Sch 80 nipple, close (Included in X CZ-PRB-100-COM Kit)

D

Electric Remote-Control Valve

NTS

PESB or PESB Series

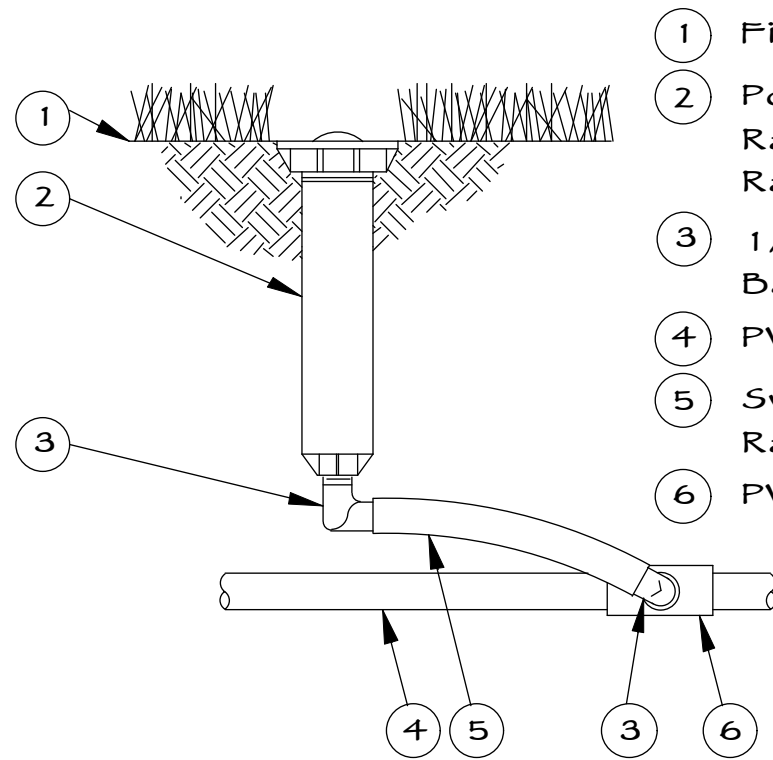
Rain Bird

E

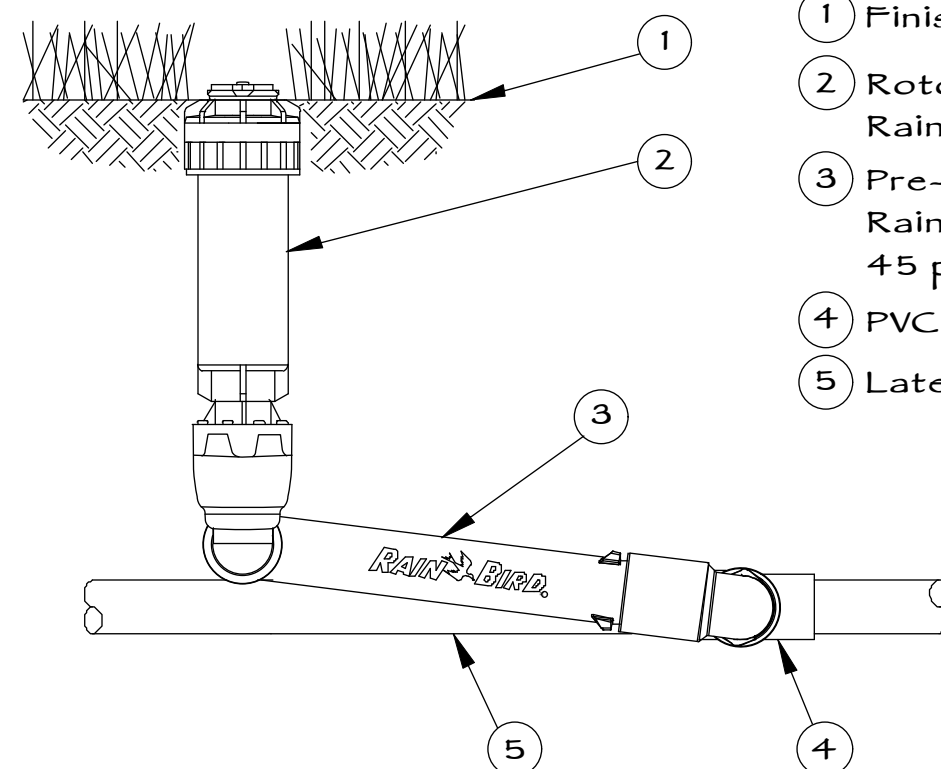
X CZ-PBR-100-COM 1" Drip Control Zone Kit

NTS

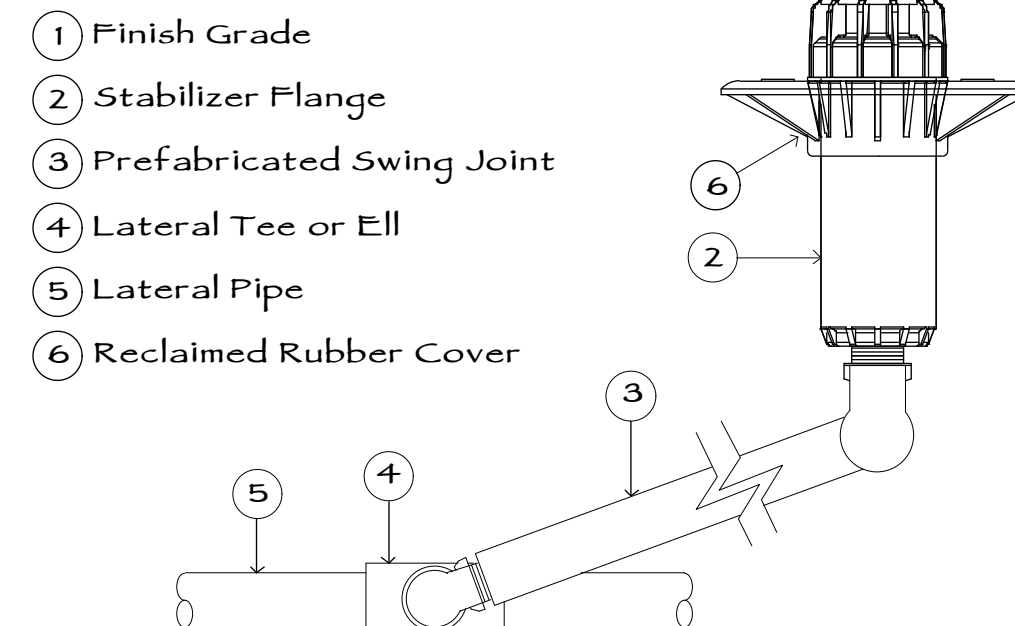
Rain Bird



- 1 Finish grade/top of mulch
 - 2 Pop-up spray sprinkler: Rain Bird 1804 with Rain Bird R Series Rotary Nozzle
 - 3 1/2-inch male NPTX .490 inch Barb elbow: Rain Bird model SBE-050
 - 4 PVC lateral pipe
 - 5 Swing pipe, 12-inch length: Rain Bird model SP-100
 - 6 PVC Sch 40 TEE or ELL
- Assembly option as selected by Contractor



- 1 Finish grade
- 2 Rotor pop-up sprinkler: Rain Bird 5004-PL-FC/PC
- 3 Pre-fabricated swing joint: Rain Bird TSJ-OT5-PRS with 45 psi pressure regulator
- 4 PVC Sch 40 TEE or ELL
- 5 Lateral pipe



- 1 Finish Grade
- 2 Stabilizer Flange
- 3 Prefabricated Swing Joint
- 4 Lateral Tee or Ell
- 5 Lateral Pipe
- 6 Reclaimed Rubber Cover

F

R Series w/ Rotary Nozzle

NTS

(Swing Pipe)

Rain Bird

G

5004 Plus Rotor Pop-up Sprinkler w/ MPR Nozzel

NTS

Rain Bird

H

Spray Head - Hunter I-20 Rotar

NTS

(Hunter)

PROJECT

MADONNA ROAD APARTMENTS

A RENOVATION AND UPGRADE PROJECT

1550 MADONNA ROAD
SAN LUIS OPBISPO, CA

CLIENT JOB #

ARCHITECT JOB #

1207

**FRASER
SEIPLE
ARCHITECTS**

971 OSOS STREET
SAN LUIS OBISPO
CALIFORNIA 93401

805 - 544 - 6161

www.fraserseiplearchitects.com



Landsystems & Associates

Linda Shotwell
1418 Johnson Ave.
San Luis Obispo, CA 93401
805.543.2413
lindashotwell@me.com

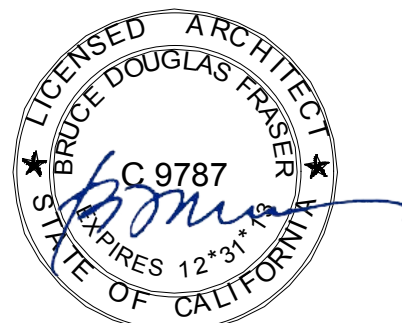
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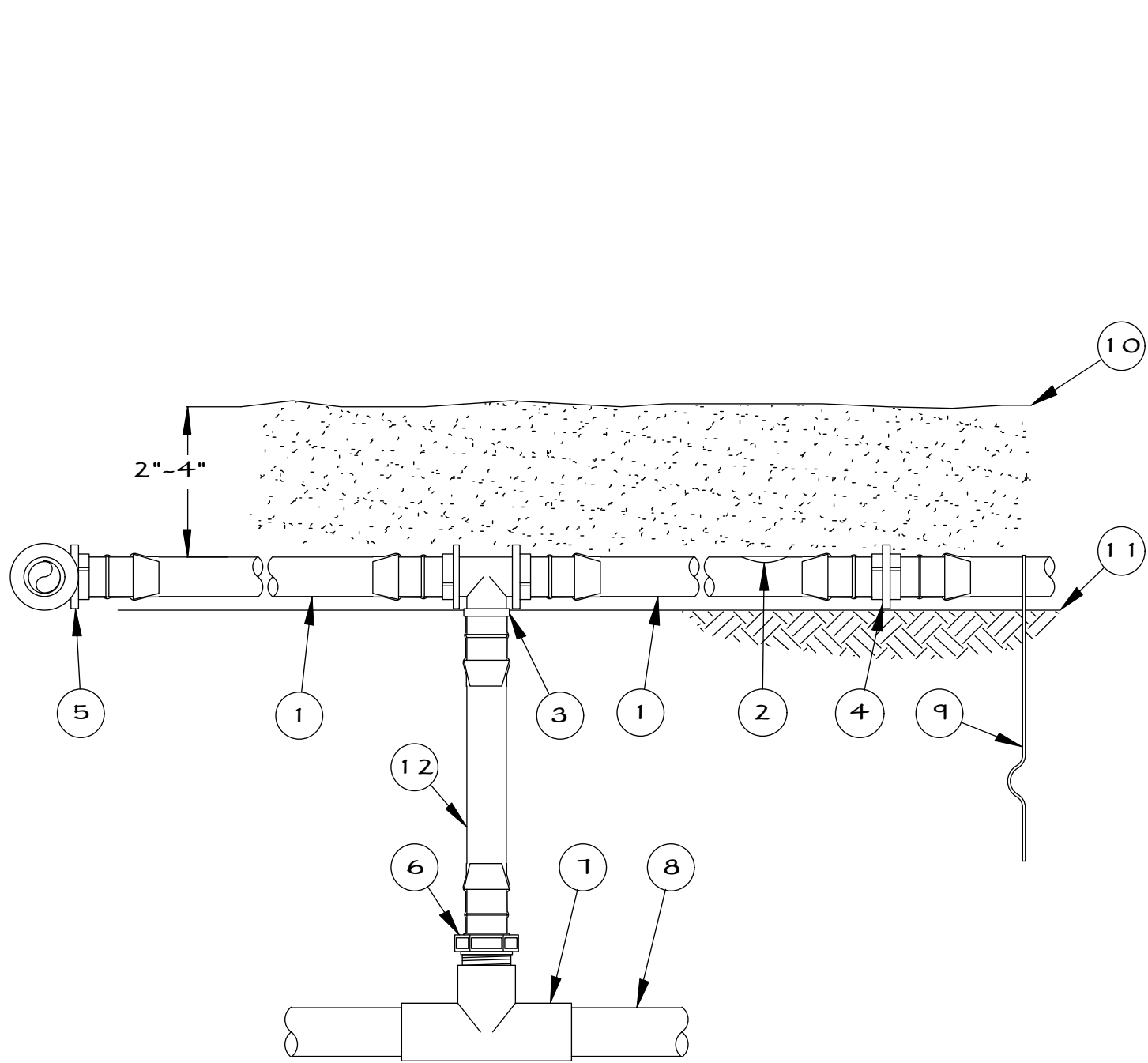
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SHEET TITLE

Irrigation Details

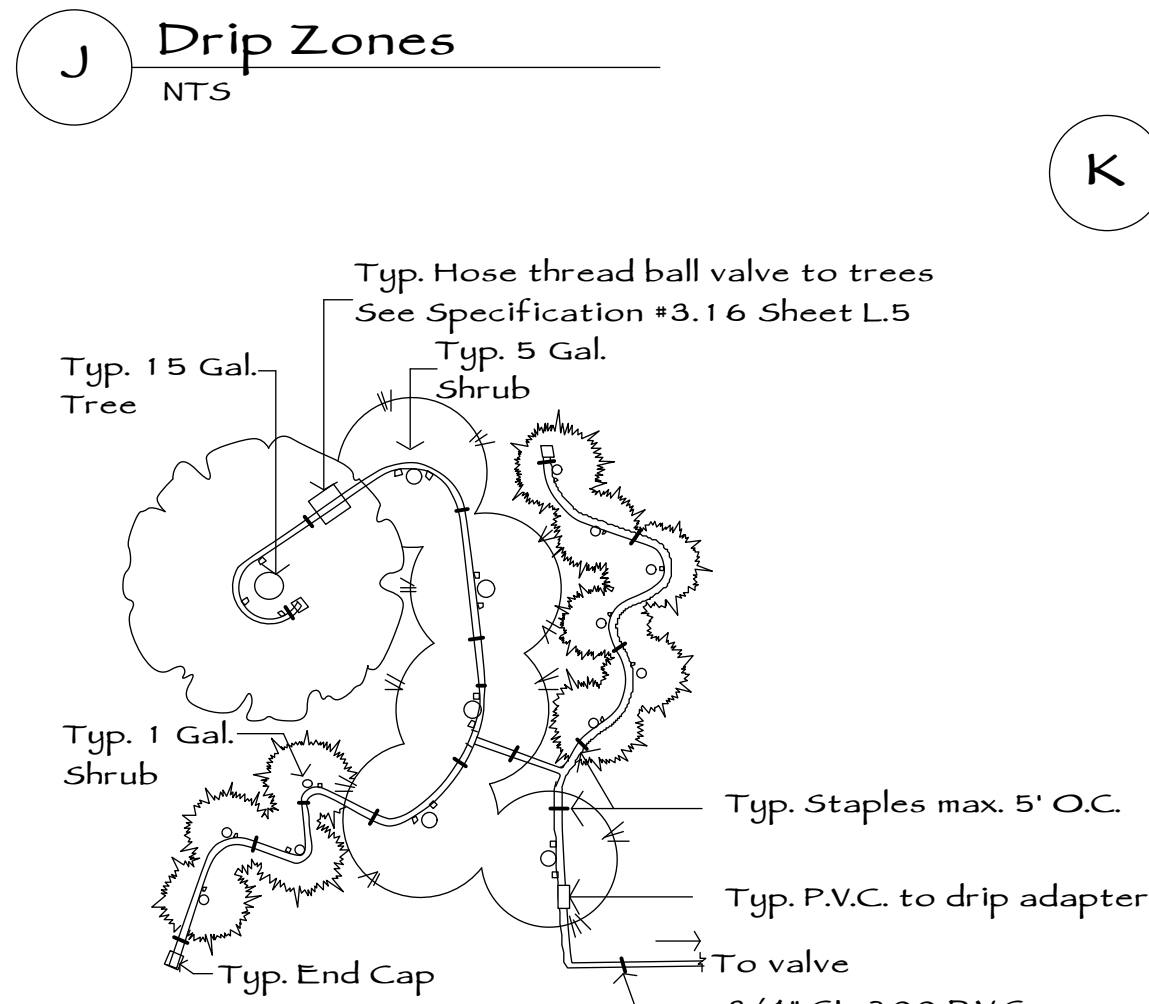
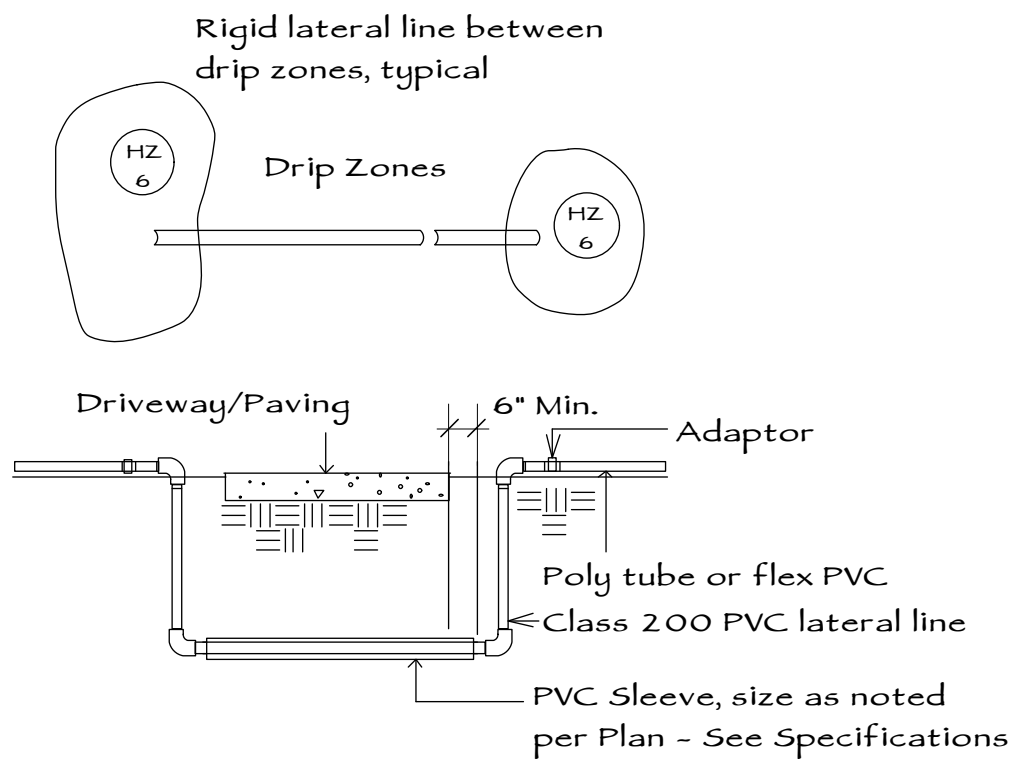
SHEET #

L.5.2

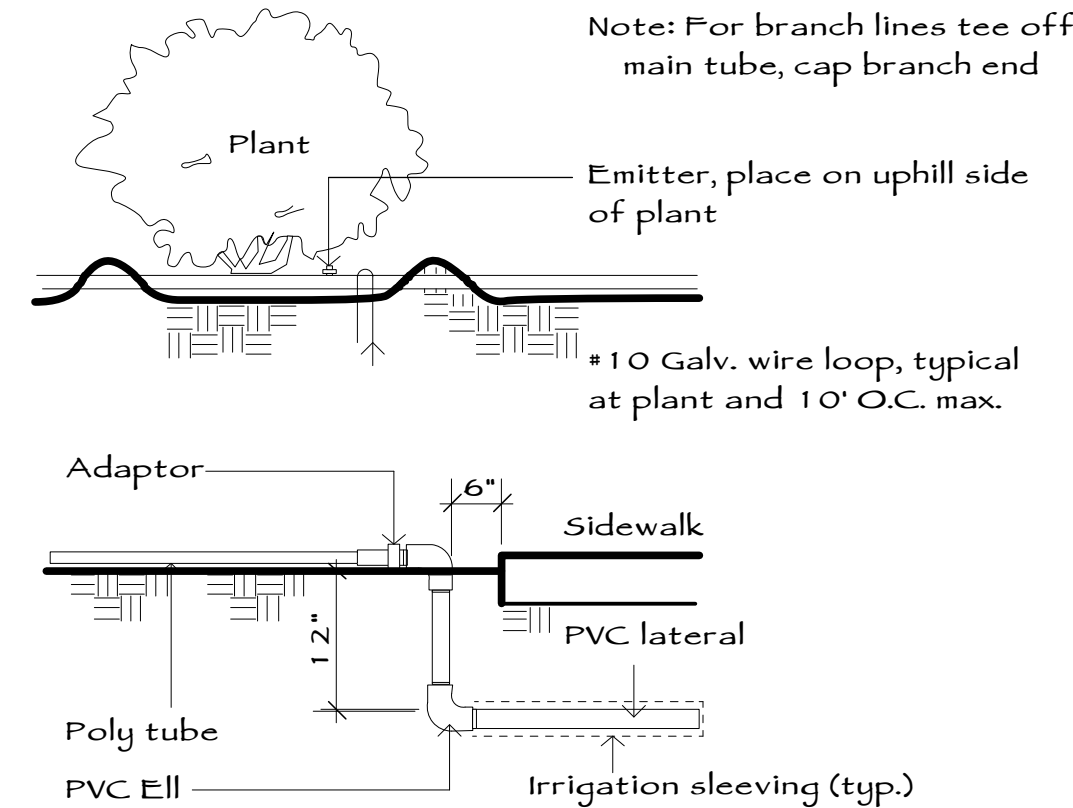


- 1 X FDP On-surface Dripline Riser Assembly**
- N.T.S.
- NOTES:**
- Place tie down stakes every three feet in sand, four feet in loam, and five feet in clay.
 - At fittings where there is a change of direction such as tees or elbows, use tie-down stakes on each leg of the change of direction.
 - Save your hands. use the Rain Bird fittings-tool XF insertion tool for fitting assembly.
- Rain Bird

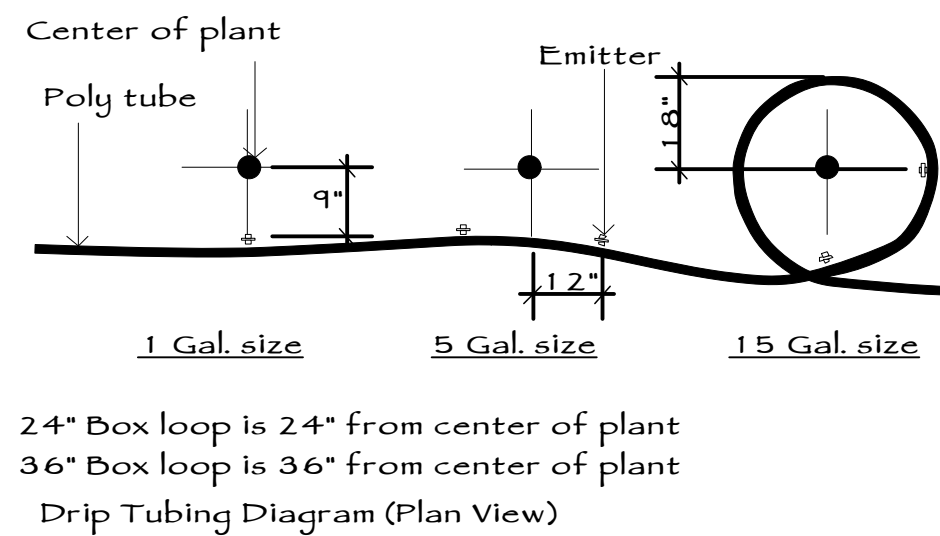
- On-surface dripline:
Non-potable: XFDP dripline
- Inline drip emitter outlet, see plans for dripline outlet spacing.
- Barb tee 1 7x1 7x1 7mm
Rain Bird XFF-tee
- Barb coupling 1 7x1 7mm
Rain Bird XFF-coup
- Barb elbow 1 7x1 7mm
Rain Bird XFF-elbow
- Barb male adapter
1 7mm x 1/2" MPT
Rain Bird XFF-MA-O50
1 7mm x 3/4" MPT
Rain Bird XFF-MA-O15
- PXC tee 5x5XT
- PVC lateral supply header
- Tie down stake:
Rain Bird TDS-O50 with bend (typical)
- Mulch
- Finish grade
- Rain Bird XF series blank tubing length as required



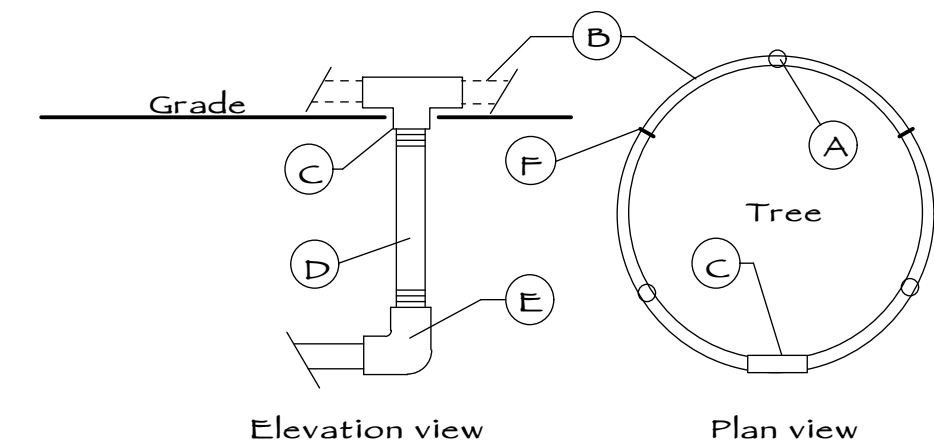
M Drip Irrigation - Plan View (Level Areas)
NTS



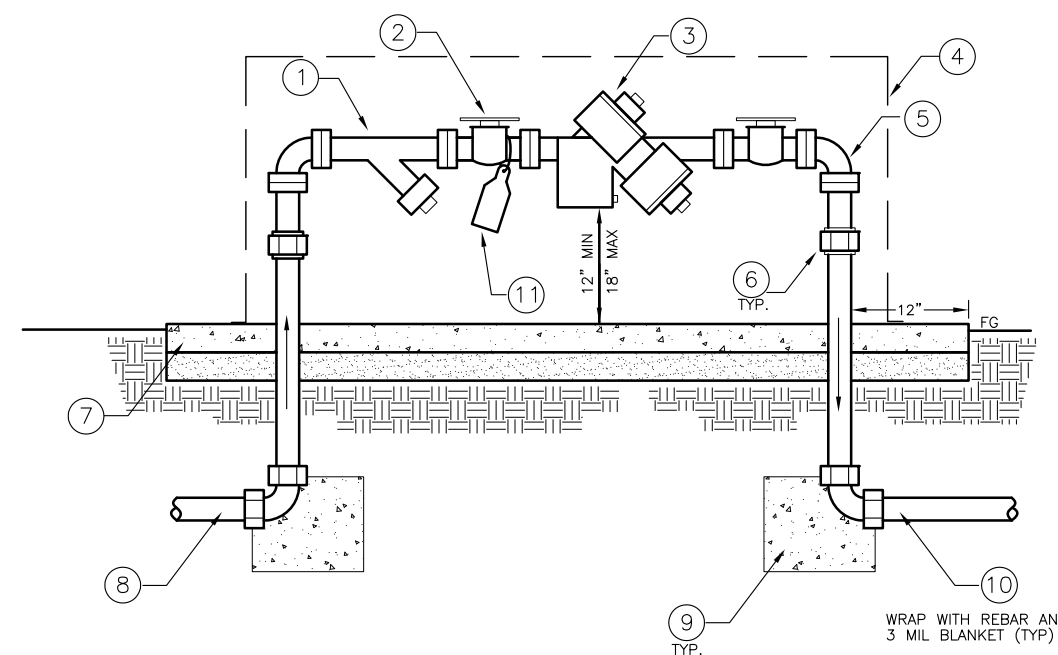
K Drip Tubing Diagram (Section)
NTS



L Drip Layout
NTS



- N Drip Irrigation - Trees**
NTS
- (3) Netafim *WPC20 (2GPH) emitters w/ bug caps
 - Polyethylene tubing ring, 24" diameter
 - PE x FPT tee on grade (or KBI KC - noted per Plan)
 - KBI KC-0500-6 flex-riser (or 3/4" IPS hose)
 - SxT elbow, riser to lateral connection
 - Poly tubing wire stake, (2) total
 - See Irrigation Specifications



- GENERAL NOTES:**
- ALL PIPE SHALL BE SCHEDULE COPPER OR BRASS UNLESS OTHERWISE SPECIFIED.
 - BALL VALVE - BRASS.
 - DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC COUPLING.
 - SERVICE ASSEMBLY SHALL BE INSTALLED AS THE FIRST ASSEMBLY AFTER THE METER.
- INSTALLATION NOTES:**
- WYE STRAINER - BARREL POSITION 45° FROM HORIZONTAL FOR BELOW GROUND INSTALLATIONS
 - BALL VALVE - BRASS
 - FOR POTABLE SERVICE - BACKFLOW ASSEMBLY (REDUCED PRESSURE TYPE) - FEBCO/WILKINS FOR RECYCLED SERVICE - PRESSURE REGULATOR - WHERE THERE IS NO BACKFLOW ASSEMBLY, PLACE WYE STRAINER AND REGULATOR IN PAIRED BOXES INSTALLED PER ENGINEERING STANDARD 8550.
 - LOCKING ENCLOSURE SECURE TO PAD PER MANUFACTURERS DIRECTION. ENCLOSURE SHALL NOT BE FIELD-PAINTED. ALL COATINGS SHALL BE COMPLETED BY MANUFACTURER. MODEL: STRONGBOX #SBBC SERIES. EXPANDED METAL, DARK-GREEN POWDER COATED, LOW PROFILE, SMOOTH TOUCH, VANDAL RESISTANT.
 - ELBOW
 - UNION - BRASS.
 - CLASS 3 CONCRETE PAD W/ 2% CROSS SLOPE FOR DRAINAGE - 60" x 24" x 4", ON 14" CLASS 3 BASE.
 - SUPPLY LINE.
 - THRUST BLOCK.
 - IRRIGATION PRESSURE LINE.
 - ATTACH RECYCLED WATER WARNING TAG PER STD. 8810 WHEN USED FOR RECYCLED WATER.
 - DEVICE SHALL BE LOCATED WITHIN 10' OF WATER METER AND NO CONNECTION OR TEES ARE ALLOWED BETWEEN THE METER AND THE ASSEMBLY.

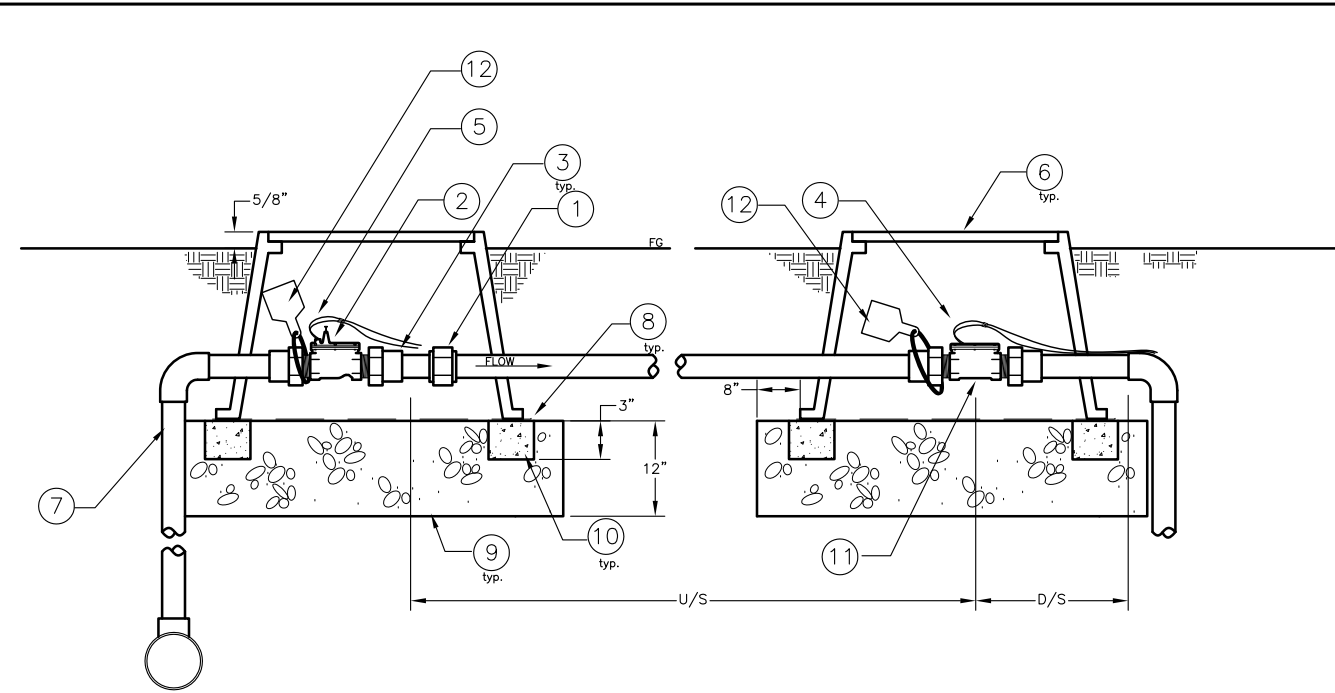
****BACKFLOW DEVICES SHALL BE INSPECTED BY THE LOCAL DEPARTMENT OF HEALTH SERVICES AND THE CITY OF SAN LUIS OBISPO UTILITIES DEPARTMENT****

REVISIONS	BY	APP	DATE	
Revised Note 1	MH	BL	11-09	
Add note 11	DVB	BL	11-06	
Revised notes 3, 4, & 5	DVB	BL	10-07	
STANDARD CURRENT AS OF: January 2010				



SERVICE ASSEMBLY

8560



- GENERAL NOTES:**
- LOCATE VALVES IN SHRUB AREAS WHENEVER POSSIBLE.
 - VALVE BOXES SHALL BE A MAXIMUM OF 12" FROM WALKWAYS OR CURBS.
 - VALVE BOXES SHALL BE SET PARALLEL TO WALKWAYS OR CURBS.
 - FLOW METER SIZE AND PIPE SIZE MUST BE EQUAL.
 - U/S DISTANCE EQUALS TEN TIMES THE FLOW METER SIZE.
 - D/S DISTANCE EQUALS FIVE TIMES THE FLOW METER SIZE.
 - NO SPLICES ARE ALLOWED IN WIRING EXCEPT AT CONNECTORS SHOWN (IN BOX.)

- INSTALLATION NOTES:**
- PVC UNION.
 - MASTER VALVE - NORMALLY OPEN.
 - PVC MALE ADAPTER.
 - FLOW METER WIRES - MAXIMUM DISTANCE BETWEEN METER AND CONTROLLER IS 2000' -
 - MASTER VALVE CONTROLLER WIRES.
 - PLASTIC VALVE BOX WITH BOLT DOWN LID. BOLTS TO BE STAINLESS STEEL. CARSON INDUSTRIES 1419-3B (PURPLE) FOR RECYCLED WATER VALVES UP TO 2" CARSON INDUSTRIES 1324-3B (PURPLE) FOR RECYCLED WATER VALVES 2 1/2" AND LARGER
 - IRRIGATION PRESSURE MAINLINE.
 - GALVANIZED CLOTH SET UNDER BOX - 1/2" GRID.
 - GRAVEL - 3/4" TO 1 1/2" IN SIZE.
 - CEMENT BLOCKS OR BRICK CONTINUOUS FOR BOX SUPPORT.
 - FLOW SENSOR - RAINMASTER.
 - ATTACH RECYCLED WATER WARNING TAG PER STD. 8810 WHEN USED IN RECYCLED WATER SYSTEM

REVISIONS	BY	APP	DATE	
New Standard	BL	JDW	1-04	
Update Note 6, Add 12	SR	BL	3-06	
Revised notes 2 and 11	MH	BL	11-09	
STANDARD CURRENT AS OF: January 2010				



MASTER VALVE & FLOW SENSOR

8550

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Landscape Systems & Associates

Linda Shotwell
1418 Johnson Ave.
San Luis Obispo, CA 93401
805.543.2413
lindashotwell@me.com

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SHEET TITLE

Irrigation Details

SHEET #

L.5.3

Planting Installation Specifications

- 2.0
- General: The Installer is responsible for fulfilling the intent of the Plan. The Installer shall supply all plant materials in quantities sufficient to complete the planting shown on all drawings. Any substitutions for specified plant material or alterations in planting locations requires prior approval by the Designer
- 2.1
- Site Preparation: Eradicate weeds prior to cultivation with a post-emergent herbicide application, per the Manufacturer specifications -- Roundup is recommended. (Two applications/grow-and-kill cycles is required for seeded areas). Do not cultivate until all the weeds are dead. Cultivate to a depth of 6", to achieve a uniform planting soil. Rip the planting areas to a depth of 12" where soils are compacted from construction.
- 2.2
- Soil Amendment: Amend lawn and herbaceous ground cover (rooted cuttings from flats) areas with the following; spread and cultivate to a depth of 6", to achieve a friable, well mixed, and uniform planting soil:

i. 3 Cubic yards "forest humus" composted bark mixture per 1000 SF

ii. Pre-plant fertilizer 16-6-8 per 1000 SF.
- 2.3
- Drainage: Provide a minimum of 2% positive surface drainage in all planting areas. Tie in downspouts to underground drain-line, or provide river cobbles or splash blocks to direct water out of planting areas. Install catch basins and subsurface drainage pipe and/or subsurface drain where required to divert run-off and eliminate puddling.
- 2.4
- Finish grades: Verify site conditions conform to the Site Grading Plan prior to finish grading and planting. Rake planting areas smooth to conform to finish grading and drainage requirements.

i. Remove all debris larger than 1" diameter

ii. 1/2" to 1" below sidewalk or patio surface

iii. 2" below top of raised planter
- 2.5
- Percolation Tests: Test tree planting holes for percolation prior to planting. Planting   holes with any standing water remaining longer than 24 hours requires Designer approved drainage measures beyond the specified planting technique.
- 2.6
- Protective Plant Hardware: Line planting holes for all trees, and 5-gallon shrubs with wire mesh baskets if required for protection from gophers. Utilize Repel if browse from deer is evident.
- 2.7
- Tree And Shrub Backfill: Backfill all container stock with the following:

i. 3 parts native soil to 1 part "forest humus".

ii. Agriform (20-10-15) 21-gram fertilizer tablets with micro nutrients:

1 tablet/ 1 gallon;

2 tablets/ 5 gallon;

5 tablets/ 15 gallon.

iii. Option: Grow Power (5-3-1) (with Mycorrhizae). Rates per manufacturer.
- 2.8
- Planting Container Stock: Do not plant until the irrigation system is fully operative and planting locations are approved by the Designer. Where impervious soils or obstructions to planting operations are encountered during excavation, notify the Landscape Designer before continuing work. Plant per detail provided: all plants to bear the same relationship to finished grade as the original grade. Following planting, basin plants, install a 2" layer of mulch, and water (deep soak) immediately.
- 2.9
- Tree Planting, Staking and Guying: All tree locations shall be approved by the Owner and/or Designer prior to planting. Plant per detail provided. Stake all trees with 2-2" lodge-pole stakes, minimum of 2 non-binding ties and 1-1" x 4" cross-brace. All nursery tags and nursery stake to be removed prior to staking. Stakes shall be set plumb and at right angles to prevailing wind. Guy all multi stem trees, coniferous trees, and specimen trees (24" box and larger).
- 2.10
- Ground cover Planting: Plant ground cover in alternate rows forming equilateral triangles at the spacing noted, to within 36 inches of tree and shrub bases. Keep all ground cover back of all walks and patios one-half the distance of the plant diameter at maturity.
- 2.11
- Vines/Espalier: Remove nursery stakes. Train to trellis, fence, or wall with galvanized support wires or as noted per Plan.
- 2.12
- Preemergent Herbicide: Apply an appropriate weed preemergent, according to the manufacturer's directions, in all ground cover, shrub areas, beneath dry creeks, cobbles, and decomposed granite (or equal) paving. The Installer shall replace any plant material showing loss of vigor or health due to improper application of herbicide.
- 2.13
- Mulch and Netting: Install a 2"- 3" layer of walk-on bark mulch in all interior beds and sloping areas. Install chipper bark mulch in perimeter planting areas. Mulch all tree and shrub basins. Install jute netting on all slopes greater than 3:1 when planted with container stock and irrigated by drip.
- 2.14
- Native Lawn/ Meadows: To be sod or seed, ASBO (See Hydroseed Mix Specifications). Planting surface to be debris free, rolled smooth, and soil moist to a depth of 8" prior to seeding and/or installing sod. Lay sod on slopes with strips parallel to slope contours, and joints staggered. Apply seed uniformly at approved rate and topdress. Water as required to assure adequate germination within 2 to 4 weeks and reseed as necessary to achieve a dense uniform growth. Gopher netting optional per Owner
- 2.15
- Warranty And Replacement: The Installer guarantees to replaces plant material.

Irrigation Installation Specifications

- 3.1
- General: The Installer is responsible for fulfilling the intent of the Plan. Install the new system to meet local plumbing codes and manufacturer product specifications. The Installer shall provide all materials and labor necessary to install the complete irrigation system from the point of connection. Materials and equipment shall conform to the Plan Specifications; substitutions require prior approval by the Designer. The Installer is responsible for 100% coverage and uniform delivery of   supplemental water to the new planting areas. Appropriate hydrozoning is mandatory, and the Installers responsibility - consult the Landscape Designer for clarification.
- 3.2
- Warranty period: New irrigation equipment is warranted by manufacturer.
- 3.3
- Field Verification: Before commencing work - verify the following data as designated on   the drawings:

i. Existing site conditions and dimensions

ii. Type and size of POC

iii. Static water pressure

iv. Underground utilities
- 3.4
- Layout: Irrigation drawings are diagrammatic and indicative of the work to be performed. Piping, valves, equipment, etc. shown in hardscape areas or out of property boundaries to be installed in planting areas, in a manner so as to conform to the details, notes, and specifications. Install mainlines on property. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that wind conditions, obstructions, grade differences or differences in the area's dimensions exist that might not have been considered in the engineering.
- 3.5
- Automatic Controller: The final location and exact positioning of the automatic controller as selected by Owner.
- 3.6
- Irrigation Control Wire: To be #14 (min.), UL approved for direct burial. Common wire to be #12 (min.), approved for direct burial, white in color. Wires to individual remote control valves to be made within remote control valve boxes. All splices to be made within remote control valve boxes. Leave 24" excess wire coil at remote control valve locations. Splicing material to be Scotchlok spring connector and Scotchlok #3516 sealing pack. Test each connection for short circuits prior to connection to controller panel. Pull additional wires for future valve POCs as noted per plan.
- 3.7
- Mainline and Lateral Piping: Bury all mainline 18" deep, all lateral lines 12" deep, and all P.E. distribution tubing 6" deep. Sleeve through Schedule 40 PVC beneath hardscape, buried 24" deep, and 18" deep beneath non-bearing surfaces.
- 3.8
- Irrigation Sleeves/Electric Conduit: The Installer is responsible to provide all irrigation sleeves and electric conduit beneath flatwork and walls to accommodate irrigation pipe and wiring for landscape lighting. Provide Schedule 40 PVC irrigation sleeve under all concrete, though walls, buried to a depth of 24" (18" for non-bearing surfaces). Sleeves to be a minimum of twice the diameter of the supply line/pipe size.
- 3.9
- Pressure Test: Prior to backfilling trenches and installation of heads and/or emitters, flush completed piping system. Test pressure lines and each valve system, and re-test following repair of any leaks or faulty connections.
- 3.10
- Remote Control Valves: Install valves below grade in a rectangular valve box with bolted cover, over pea gravel, and 1/2" square galvanized wire cloth screen beneath. Set valve boxes to grade and locate in shrub areas within 36 of walks, lawn, or patio areas. Drip valves to be fitted with a filter and pressure regulator, and where possible, located at the low point of the drip hydrozone.
- 3.11
- Spray Irrigation: Installer is responsible for uniform 100% (head-to-head) coverage and adjustments for optimum performance. Adjust head location if spray is detrimental to or blocked by a tree, shrub or structure, to maintain uniform coverage of planted areas. Adjust radius of spray and arc to minimize over spray. Throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- 3.12
- Low Head/Emitter Drainage: The Installer is responsible for low head and/or low emitter drainage. Install check valves as needed to prevent low emitter drainage. Water to flow uphill and through check valves to minimize backflow.
- 3.13
- Drip System POC: Mount spring check valves vertically (as a riser) between PVC drip header and 1/2" poly pipe adapter on grade. Adjustable check valves, if specified, to be installed on the PVC lateral sub main line, adjacent the drip tubing POC.
- 3.14
- Drip Laterals: Install 5/8" PE tubing on soil surface, buried to a depth of 36" (beneath mulch) and located 36" (maximum). from plant root ball. Where drip laterals are located in sloping areas, install parallel to slope contours and fit PE lateral ends with flush end caps per Specifications. Install hose thread ball valve with separate lateral run to isolate trees within the zone.
- 3.15
- Tree Drip System(s): Isolate drip irrigation of trees, by running separate drip laterals, and installing hose thread ball valves for those trees occurring within the hydrozone and not on the dedicated tree bubbler system. All 24" in box and larger trees located in ground cover areas irrigated by a spray system spray shall be provided with supplemental drip irrigation.
- 3.16
- Drip End Flush Cap (Slopes): Install Compression End Plug with flushing automatic end cap, on ends of 5/8" PE drip tubing. Drain outlet to 12" deep x 12" wide pea gravel dry well. Use common dry well for multiple uphill outlets if site conditions permit. Drip Emitters: Netafim Woodpecker pressure compensating   2 gph, installed directly on 5/8" PE drip lateral:

1 per #1 gallon plant

2 per #5 gallon plant

3 per #15 gallon tree.

Connect 1/4" micro tubing to feed water to the plant root ball at the soil surface if required.
- 3.18
- Drip System Flow Parameters:

i. Maximum length 1/4" distribution tubing-- 48".

ii. Maximum length 5/8" PE lateral from drip POC riser-- 350'.

iii. Maximum gph per drip lateral from drip POC riser - 240 gph.

Landscape Inspection Schedule

On-site inspection of completed work is recommended prior to proceeding with subsequent phase, according to the schedule below. Provide 48 hours notification.

1.

Prior to job start, upon demolition and/or grubbing of site
2.

Following construction layout, and prior to installation of lawn headers, flatwork, paths, and boulder placement.
3.

Following rough-in (prior to backfill) of utilities, plumbing, drain lines, sleeving and lighting.
4.

Following completed hardscape construction and/or items noted above.
5.

Prior to backfilling irrigation trenches.
6.

Following completion of irrigation installation, site preparation, and finish grades.
7.

Prior to tree planting final location is subject to change as directed by the Owner and/or Designer.
8.

Prior to planting, inspection of plant material, and placement. Spot plants prior to inspection.
9.

Completion of planting, and prior to initiation of establishment period.
10.

Following establishment period - provide Designer with irrigation schedule and as built drawings at time of inspection.

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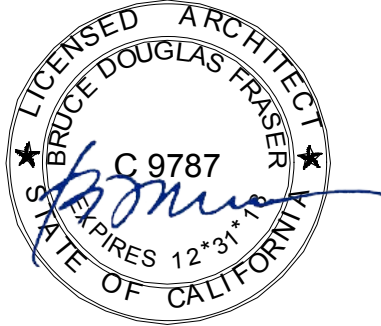
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SHEET TITLE

Specifications

SHEET #

L.6