JULIAN BERG DESIGNS

ARCHITECTURE AND PLANNING 846 A Street, Arcata, CA 95521 julianbergdesigns.com 707 • 407 • 8870

ARCHITECT LICENSE # C-35344

Cristin Kenyon - Principal Planner c/o City of Eureka Community Planning Department 531 "K" Street Eureka, CA 95501

August 2nd, 2024

RE: Ingomar Club - New Pool Terrace & Gardens Project

Project Address: 143 "M" Street Eureka, CA 95501

APN 001-212-003 + 008 + 009

Dear Cristin,

I am writing in regards to the proposed "New Pool Terrace and Gardens" project we are working on for the Carson Mansion property owned and operated by the Ingomar Club, located in Old Town, Eureka. This is an exciting re-envisioning of the existing garden and pool terrace at the south side of the property. Currently, the aging pool (built in 1950), patio, outdoor areas, gardens, and infrastructure are in much need of upgrades. The proposed garden and terrace project, the first major improvement to this area of the property in over 75 years, is designed to honor the historic style of the Carson Mansion while also incorporating modern design elements. We are also constructing the project to meet, or exceed, the stringent California building code, accessibility, fire, and energy code requirements. As the Ingomar evolves into a modern-day family oriented gathering place, it has become evident that this garden space is very important. Currently, the space is used for a variety of functions such as children's summer camps, outdoor gatherings, and lawn games, serving all ages. With our new proposed plan, there will be even more opportunities. This project ensures the club remains successful for years to come.

Our master plan outlines a multi-phased approach, which will occur over several years. In the first phase, we are proposing a new 1,770 sq ft main pool, a 270 sq ft kid pool, a 656 sq ft building housing accessible restrooms and pool equipment storage, as well as a surrounding 8,400 sq ft terrace. This phase also includes accessible showers, new planting, fencing, entry gate, accessible parking, and outdoor lighting. The second phase includes updates to the existing pool bar and service counter, adjacent to the carriage house, in order to replace aging appliances and bring it up to modern day code and energy requirements.

For the third phase, we are planning a 2,000 sq ft Conservatory building which will be a multipurpose space. This phase also includes a covered sitting area and fireplace. In phases four and five we are creating an event lawn, northwest entrance gate, covered sitting terrace, stage, and additional restrooms. Also, a multi-purpose court is planned that can be used for group activities including yoga and Pilates, or outdoor games such as basketball and pickleball.

Each section of the plan will be surrounded by lush gardens featuring carefully selected plants chosen for their Victorian era character as well as native plants significant to our coastal region. Varieties such as wisteria, clematis, delphinium, lavender, honeysuckle, lilies, roses, and fox gloves will create a textural and stunning backdrop for events and gatherings. Blueberry, huckleberry, rosemary, Meyer lemon, mint, thyme, oregano, and sage varieties provide fruit and herbs for beverage creations.

Revered as the world's most photographed Victorian Mansion, the Carson Mansion has attained global recognition and proudly bears the distinction of being a national landmark. The mansion was originally designed by the Newsom Brothers of San Francisco and constructed in 1884-1885 for lumber baron William Carson. It is a four-story, 18-room structure with a tower and a basement, both items unique in California architecture. It is adorned with Stick-Eastlake characteristics, Gothic, Italian and French influences, as well as Queen Anne styles. Wide porches with large ornamental pillars, a complex combination of gables, turrets, cupolas, and pillars create a rich and complex design.

The Carson Mansion stands as a testament to architectural mastery. Its captivating architecture continues to inspire generations with its beauty and historical significance. As the architect for the proposed pool terrace and garden project, I am honored to be working on this property. It has been a multi-year collaborative effort to develop this plan, working closely with the Ingomar Club, key stakeholders, and the community. I have attached a "Compatibility Overview" document which outlines how the project is suitable for the location. We are thrilled to be creating a unique vision for the garden area that will be a gathering place for generations to come! We are exciting to arrive at this stage in the design and permitting process and I look forward to presenting it to the city!

Sincerely,

hi ho 8.2.24

Julian A. Berg Architect of Record Date

Ingomar Club - New Pool Terrace & Gardens Project - Compatibility Overview

Parcel Zoning & Proposed Use:

The Zoning District of the parcel is *Office Residential (OR)* which provides areas for customer-serving and non-customer-serving professional offices, clinics and related retail and services, as well as residential uses. Our proposed use for the south area of the property include a pool, sitting terrace, gardens, an event lawn, a multi-use exercise court, and associated restrooms and utility areas. While our proposed uses for the garden area differ somewhat from what is specifically stated as an allowed use in this zoning district, the space has been used as outdoor gathering, recreation, fitness, and garden area for over 75 years. It is already a customer serving property and the existing pool and terrace was built in 1950. This area of the property has always had gardens, vegetable plots, and lawn, from when the Carson Mansion was originally built in 1885.

As shown in the Section 155.208.020 (allowed land uses), Table 208-1, of the Eureka Zoning Code, allowable land uses and required permits in the mixed-use zoning districts are identified. A "Fitness, dance or health facility" is allowed with a Conditional Use Permit, as is a "restaurant" or "café". Parks and Playgrounds are also a Permitted Use. These are all allowed uses in this zone and are compatible. The proposed project, as you can see outlined in our master site plan, shows a significant amount of open space, garden area, and landscaping. This south section of the property is entirely screened from public view along 3rd and "M" streets with mature existing shrubs, trees, fencing, and buildings. The entrances to the proposed uses will be from existing internal walkways and driveways.

The Carson mansion is a historical landmark. Our proposed project is on the other side of the property and will not impact the home in any way. The design will not impact plants, animals, historical, cultural, or scenic views. The project area is already screened from public view by existing trees, shrubs, and privacy screening.

Site Suitability:

The proposed project area is approximately .5 acres and is flat and suitable for the project. The planned buildings are one story in height, and are smaller in scale and lesser in height than the other existing structures on the site. The design, detailing, and materials have been carefully selected to be harmonious with the other buildings on the property. The arrangement of the outdoor spaces will be surrounded by gardens and open space to give buffer space to the surrounding streets and public ways. The soils report, conducted by Whitchurch Engineering, has determined the soils at the site are capable of supporting the planned structures.

Existing Land Use Compatibility:

Within the vicinity of the proposed project, there are several visitor-serving uses such as the Adorni Community Center, the main branch of the Humboldt County Library, The Humboldt Bay Bistro restaurant, and Carter House Inn, to name a few. Many small and medium sizes businesses, apartments, and housing are intermixed. The Ingomar "Pool Terrace and Gardens" project is compatible with these uses and will add to the dynamic, mixed-use nature of the Waterfront District.

The proposed use will not be detrimental to the public health, safety, and welfare of the city. It is designed to meet or exceed the rigorous California Building Codes, including fire, accessibility

(ADA), seismic, green building, and energy elements. Surrounding green space with existing trees, shrubs, and privacy screening offer protection from vehicular traffic along 3rd street.

Project Location / Utilities:

The project is located within the city limits, at the corner of 3rd & "M" streets and will be adequately served by existing public water, gas, and electrical infrastructure located in the street righ-of-way.

Hours of Operation & Number of Employees:

Entire Club:	11 AM - 9 PM, Tuesday through Saturday
	32 total staff (current)
Pool and Garden Terrace only:	11 AM - 5 PM, Tuesday through Sunday, June - September
	4 staff (current) / 6 staff (anticipated)

Controlled Access Areas:

Storage, utility, Maintenance, and "back of house" areas will be off limits and/or locked to guests.

JILL MACDONALD - Historic Preservation Consultant - 2426 G Street, Eureka, Ca. 95501

To: Julian Berg

From: Jill Macdonald Historic Preservation Consultant 2426 G Street Eureka, Ca. 95501

Re: 143 M Street Ingomar Club – Analysis of impact of demolition.

Description:

The Carson Mansion is a National Historic Landmark. In 1950 it was sold to a group of local citizens who bought the home with the intention of stewardship and conservation. During their 74-year history of ownership, the Ingomar Club has worked to preserve this National Landmark with the highest level of integrity. Shortly after the purchase, a swimming pool and garden area were installed on the south side of the property, that allowed for fellowship activities of Club members. Currently, there is a proposal to replace the original 1950's pool with a more modern and efficient pool design and to rework the garden area so as to allow uses that will better serve the members. Implementation of the design calls for the removal of an old structure, currently referred to as "the greenhouse" that is currently used for storage. This structure is in poor condition and is architecturally non-descript. Originally the Carson Family used this area of the property for gardening. Originally there was a large greenhouse that facilitated the gardens. It is unknown when this structure was removed.

Historic Significance:

Although the Carson Mansion is historically significant, the current "greenhouse" that is slated for demolition, has no historical significance. The 19th century kitchen garden associated with the William and Sara Carson time period and succeeding generations of Carson's has not been a part of the property for at least 74 years. It is unknown what the shape of the original garden was in when the Ingomar Club purchased the property. Shortly after the purchase that space was developed into the pool and gardens that exist currently. Because the original garden does not exist there is no landscape resource of historical significance.

Impact of Proposed changes:

This structure does not qualify for the National Register of Historic Places, nor is it a contributing structure to the Carson Mansion complex, which includes several historically

significant structures. The demolition of the "greenhouse" will have no effect on any historical resource: To be eligible for listing in the National Register, a resource must meet at least one of the following criteria:

Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

Is associated with the lives of persons significant in our past (Criterion B).

Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

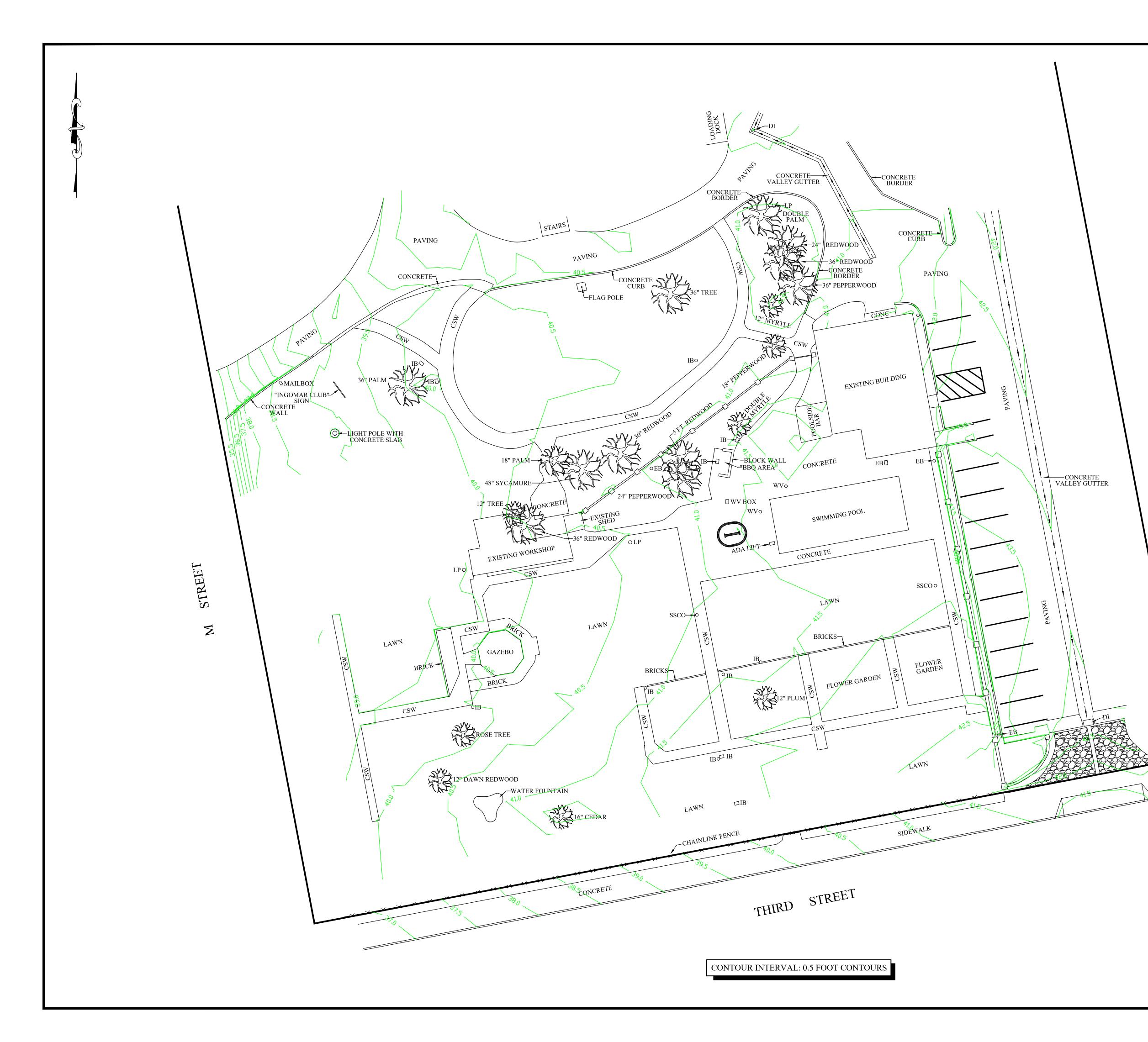
Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D).

The property still looks much the way it did in the past, and maintains its characteristics in location, design, materials, workmanship, setting, feeling, and historical association.

Conclusion:

In dealing with a collection of National Register eligible structures it is extremely important to consider all changes to the impact of the historic environment. The proposed demolition of the "greenhouse" building will not have an adverse effect on any historic structure/district or landscape. It is an old building, that has no historical significance. It was added sometime during the initial design of the original pool complex. Furthermore, it is in dilapidated condition, and no longer serves as a viable structure for its' intended original use.

Respectfully Submitted: Jill Macdonald September 6, 2024



NOTES

- 1. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN SITE PLANNING.
- 2. DATE OF SURVEY: OCTOBER 2022
- 3. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN HEREON BASED ON BOOK 32 OF SURVEYS, PAGE 86. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.
- DATUM: NAVD 88 PER GPS SURVEY FOR THE CITY OF EUREKA. CITY OF EUREKA MONUMENT NO. 5 (INTERSECTION OF THIRD AN N STREETS) - EL. = 41.15 FEET.
 UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES HAS BEEN PERFORMED. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND
- INFORMATION.
 6. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (811).
- 7. TREE SIZES SHOWN HEREON ARE APPROXIMATE.

LEGEND

CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DI	DRAIN INLET
EB	ELECTRIC BOX
IB	IRRIGATION CONTROL BOX
LP	LIGHT POLE
SSCO	SANITARY SEWER CLEAN OUT
WV	WATER VALVE



Michael J. O'Hen

MICHAEL J. O'HERN LS 4829 DATED: OCTOBER 10, 2022

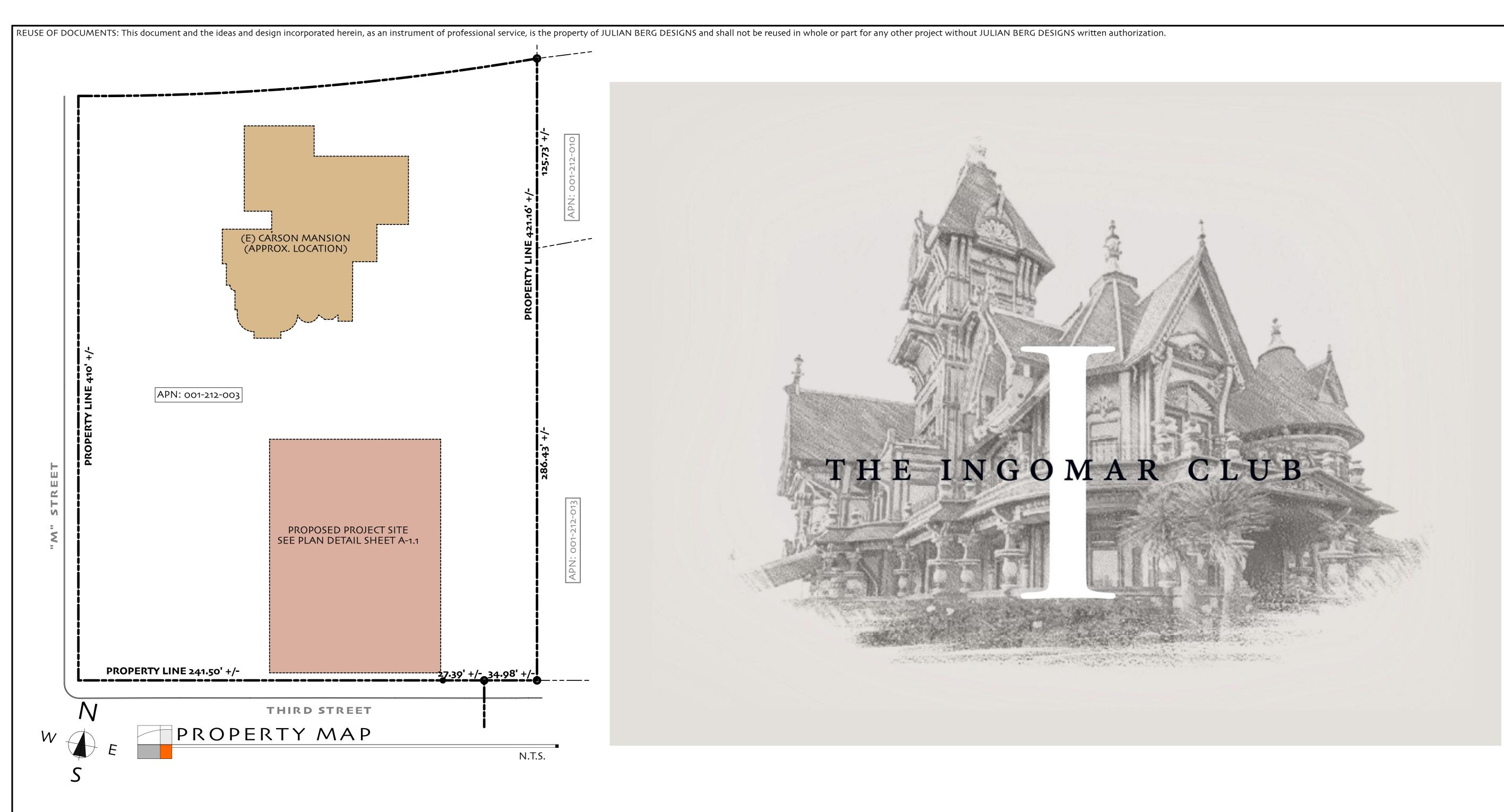
TOPOGRAPHIC SURVEY

INGOMAR CLUB

NW 1/4 SECTION 23 T5N, R1W, HUMBOLDT MERIDIAN WITHIN THE LIMITS OF THE CITY OF EUREKA OCTOBER 2022 SCALE 1" = 15'

> HUMBOLDT COUNTY STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES EUREKA, CALIFORNIA



PROJECT DESCRIPTION:

Our master plan outlines a multi-phased plan, which will occur over several years. In the first phase, we are proposing a new 1,770 sq ft main pool, a 270 sq ft kid pool, a 656 sq ft building housing accessible restrooms and pool equipment storage, as well as a surrounding 8,400 sq ft terrace. This phase also includes accessible showers, new planting, fencing, accessible parking, entry gate, and outdoor lighting. The second phase includes updates to the existing pool service counter, adjacent to the carriage house, in order to replace aging appliances and bring it up to modern day code and energy requirements.

For the third phase, we are planning a 2,000 sq ft Conservatory building which will be a multi-purpose space for gatherings and dining. This phase also includes a covered sitting area and fireplace. In phases four and five we are creating an event lawn, northwest entrance gate, covered sitting terrace & stage, service counter, and additional restrooms. Also, a multi-purpose court is planned that can be used for group activities including yoga and Pilates, or outdoor games such as basketball and pickleball.

Each section of the plan will be surrounded by lush gardens featuring carefully selected plants chosen for their Victorian era character as well as native plants significance to our coastal region.

The project is designed to honor the historic style of the Carson Mansion while also incorporating modern design elements. This plan proposes much needed upgrades to the aging existing pool and will be designed to meet or exceed current building and energy code requirements. This is an exciting re-envisioning of the south part pf the property and will ensure the club can remain successful for decades to come.

CONSULTANTS:

TOPOGRAPHIC SURVEY:

KELLY-O'HEARN ASSOCIATES MICHAEL J. O'HEARN 3240 MOORE AVE. EUREKA, CA, 95501 (707) 442-7283

CIVIL ENGINEERING:

WHITCHURCH ENGINEERING, INC. DARREN TULLEY, P.E. 610 9TH STREET FORTUNA, CA, 95540 (707) 725-6926

INGOMAR CLUB

NEW POOL TERRACE & GARDENS

CONTACT INFORMATION:

INGOMAR CLUB 143 "M" STREET EUREKA, CA 95501 TEL: (707) 443-5665

PROJECT LOCATION:

143"M" STREET EUREKA, CA 95501

APN:

001-212-003 +008 +009

PARCEL SIZE: 2.75 +/- ACRES

PARCEL ZONING: "OR"

(OFFICE AND MULTI-FAMILY RESIDENTIAL)

STRUCTURAL ENGINEERING:

WHITCHURCH ENGINEERING, INC. BRETT WHITCHURCH, M.S., P.E. SENIOR ENGINEER 610 9TH STREET FORTUNA, CA, 95540 (707) 725-6926

SOILS REPORT:

WHITCHURCH ENGINEERING, INC. TERRY O'REILLY, P.E. 610 9TH STREET FORTUNA, CA, 95540 (707) 725-6926

SHEET INDEX:

A-o.o COVER SHEET

ARCHITECTURAL SITE PLANS:

- A-1.1 PROPOSED MASTER SITE PLAN
- A-1.2 PROPOSED SITE PLAN
- A-1.3 PROPOSED SITE PLAN DETAIL "A"
- A-1.4 PROPOSED SITE PLAN DETAIL "B" ACCESSIBLE PARKING

CIVIL ENGINEERING:

- C-1 VICINITY MAP & NOTES
- C-2 GRADING PLAN
- C-3 PROPOSED UTILITY PLAN C-4 UTILITY DETAILS
- C-5 EROSION & SEDIMENT CONTROL PLAN

ARCHITECTURAL:

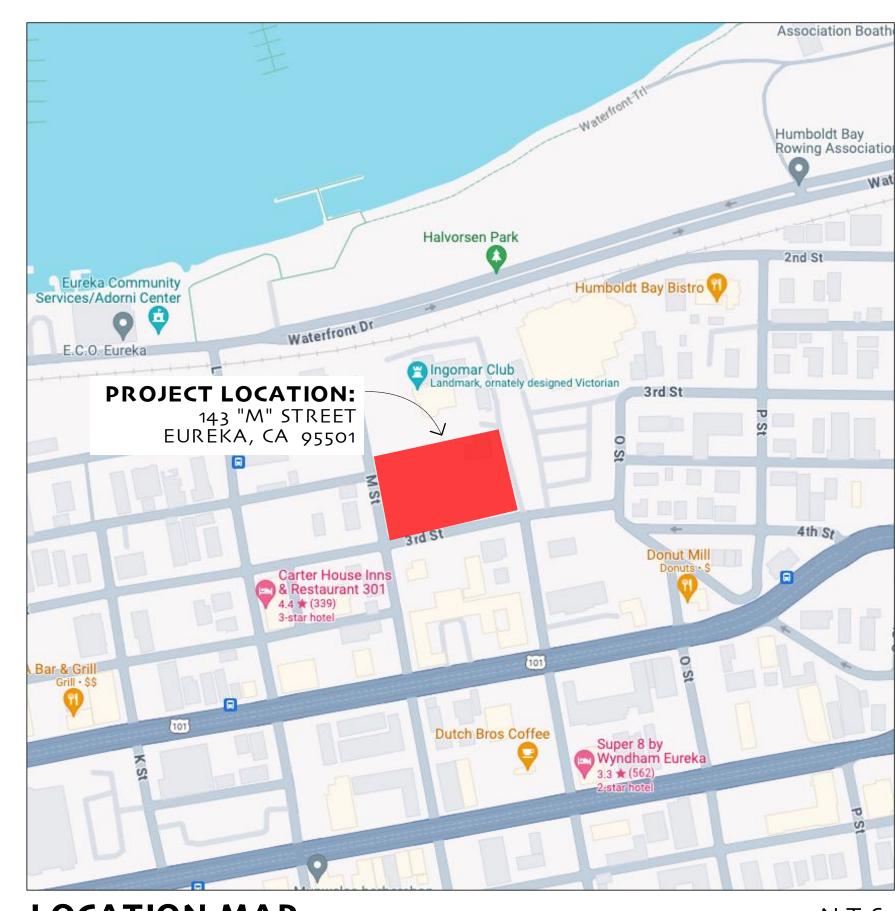
- A-2.1 PROPOSED RESTROOMS FLOOR PLANA-2.2 PROPOSED ROOF PLAN
- A-3.1 PROPOSED RESTROOM NORTH & WEST ELEVATIONS
- A-3.2 PROPOSED RESTROOM SOUTH & EAST ELEVATIONS AND DETAILS
- A-4.1 PROPOSED SECTIONS A-A, B-B, & DETAILS
- A-6.1 DETAILS A-6.2 DETAILS

MECHANICAL, ELECTRICAL & PLUMBING:

- MEP-1 SITE LIGHTING
- MEP-2 MECHANICAL, ELECTRICAL & PLUMBING RESTROOM DETAIL VIEW
- MEP-3 PLUMBING FIXTURE & EQUIP. SCHEDULE

LANDSCAPE PLAN:

- LA-1 OVERALL LANDSCAPE SITE PLAN, PLANT LIST, PLANTING & IRRIGATION NOTES
 LA-2 LANDSCAPING DETAILS "A", "B" & "C"
- LA-3 LANDSCAPING DETAILS "D", "E" & PLANTING DETAILS



LOCATION MAP

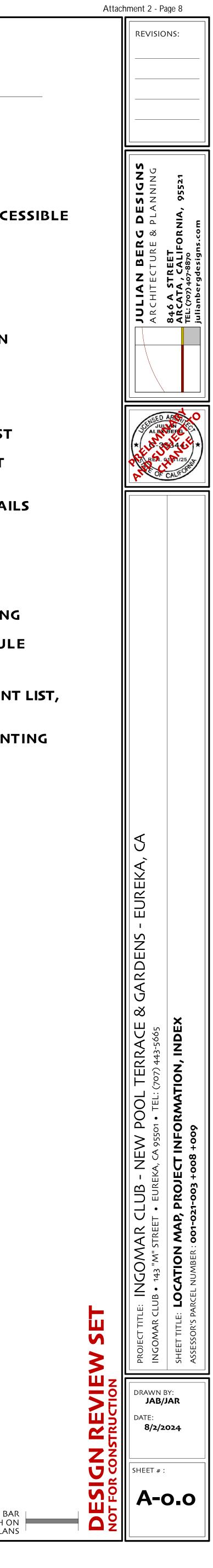
N.T.S.

ENERGY CALCULATIONS:

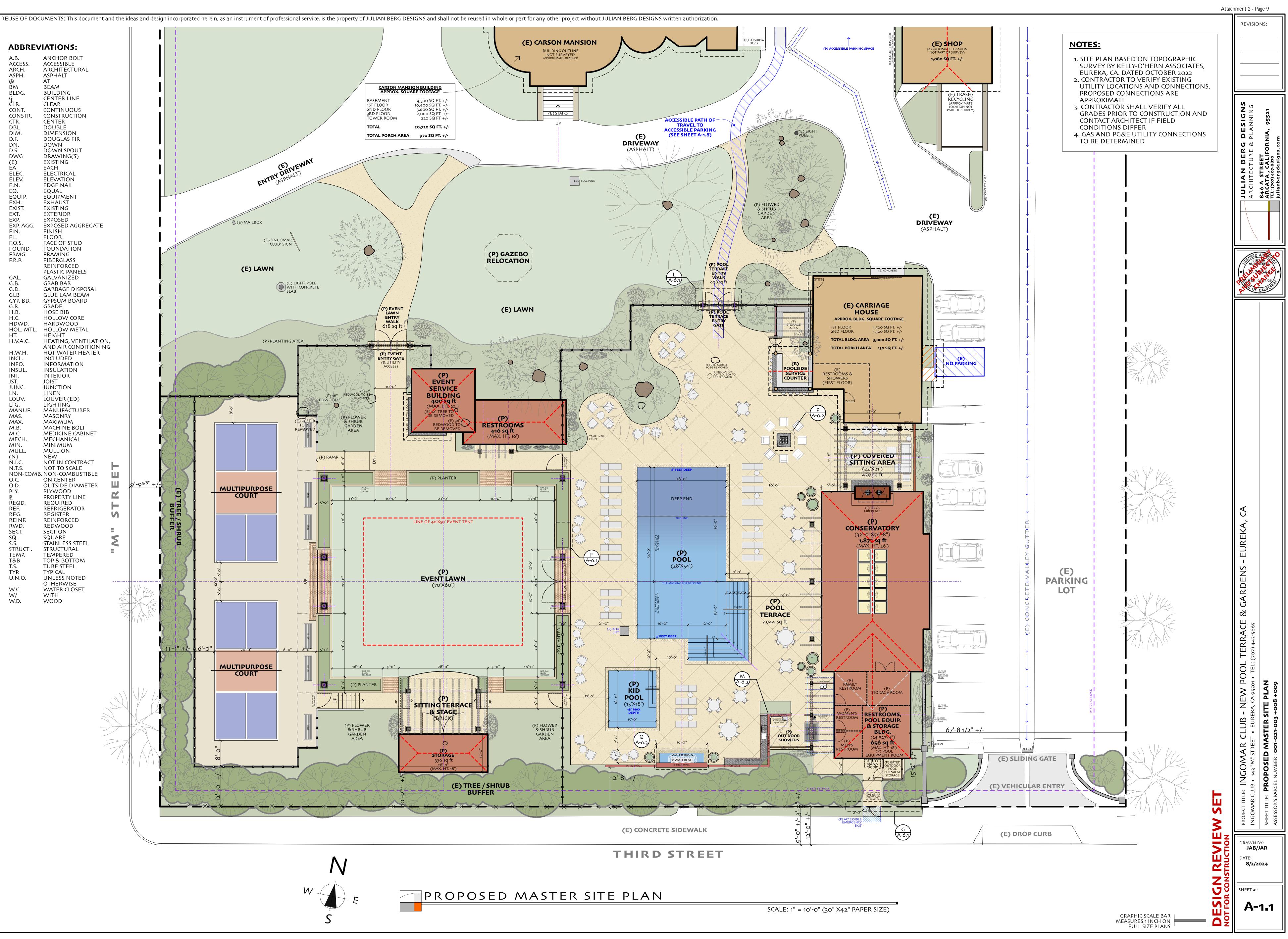
ABBAY TECHNICAL SERVICES ANTHONY McQUEENEY, CEA 11555 LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA 93405 (707) 826-1433

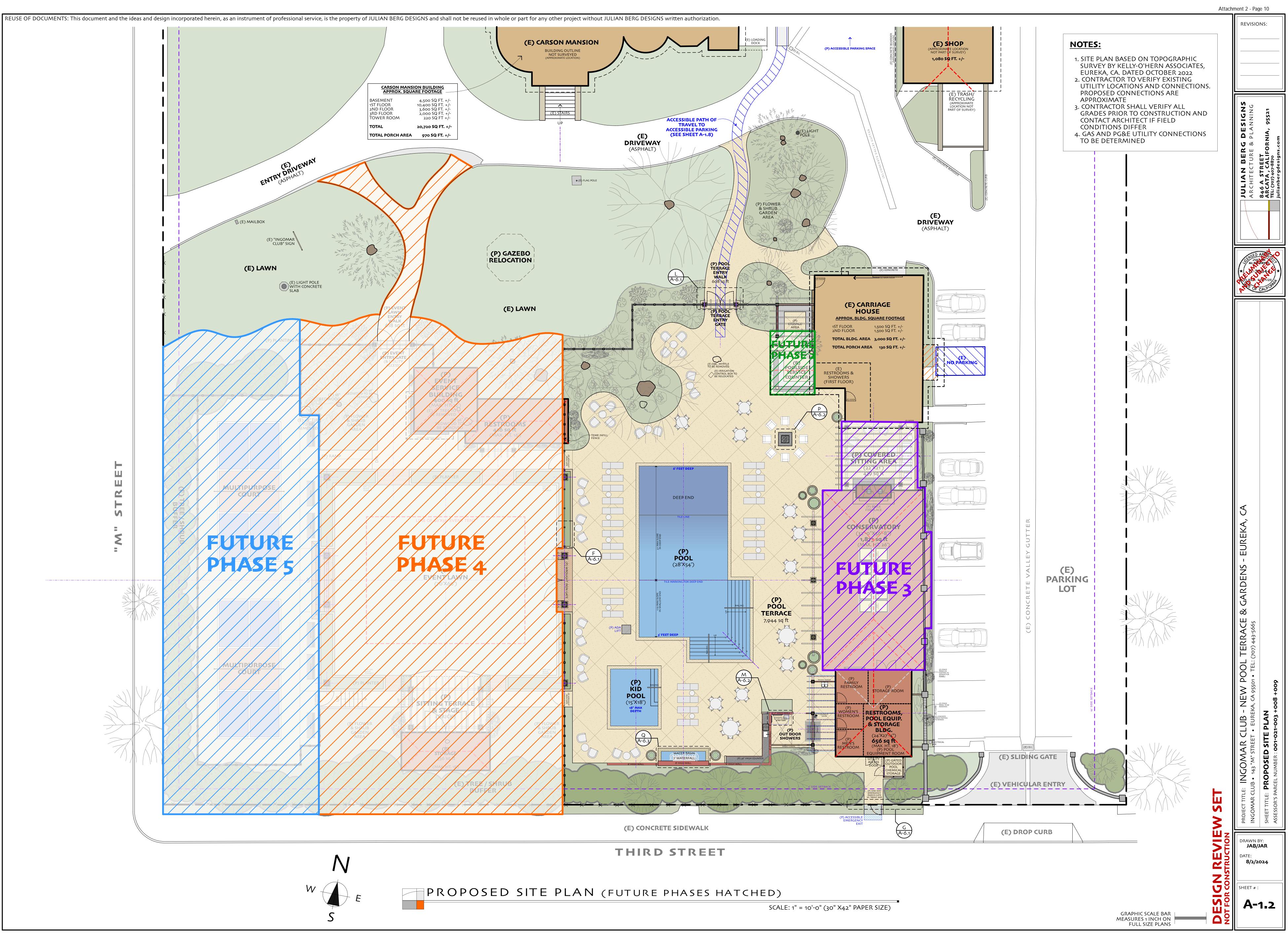
POOL PLAN & SPECIFICATIONS:

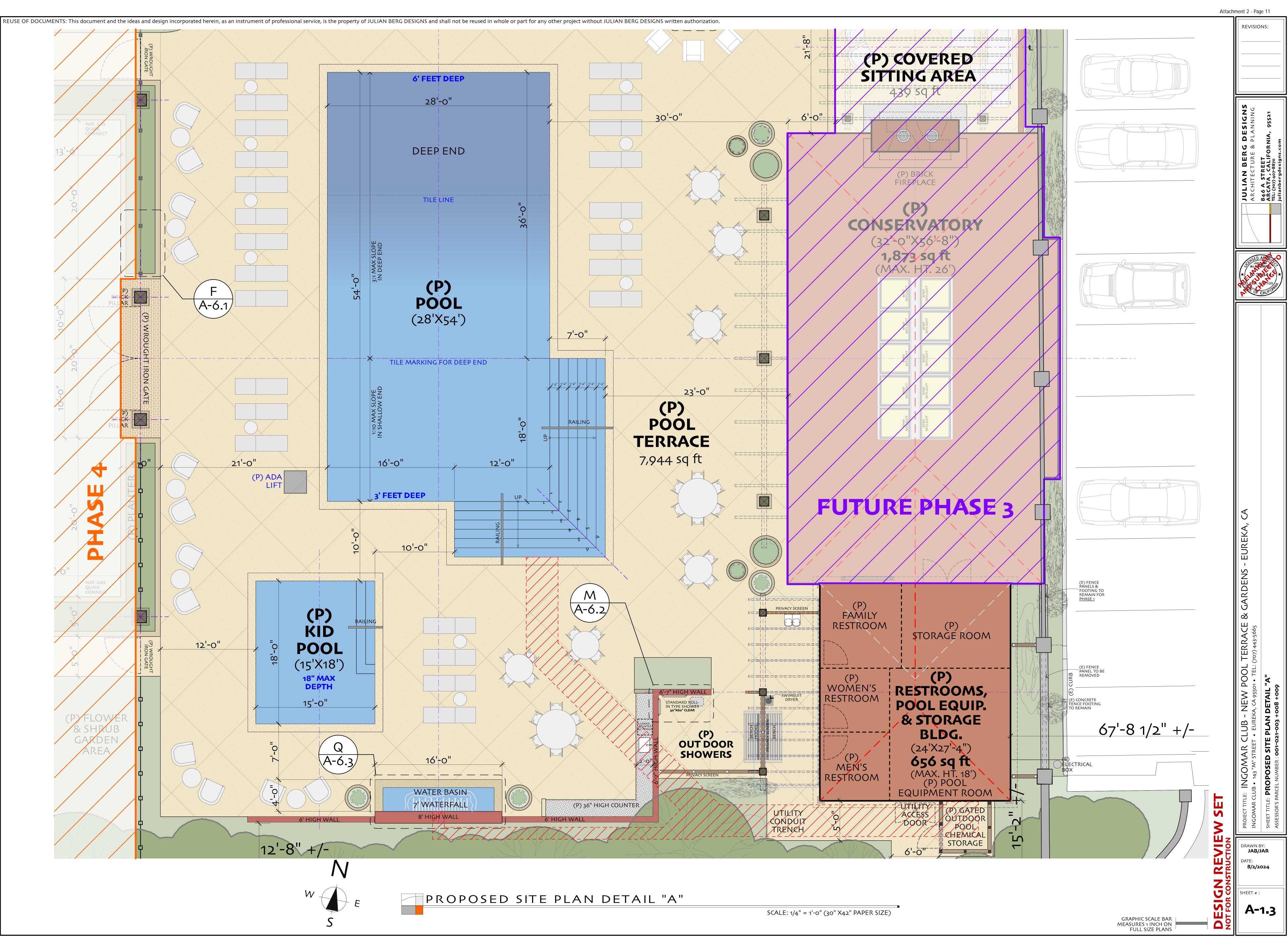
GUITON'S POOL CENTER, INC, TOM ALLEN, V.P. 2305 LARKSPUR LANE REDDING, CA 96002 (530) 221-6656

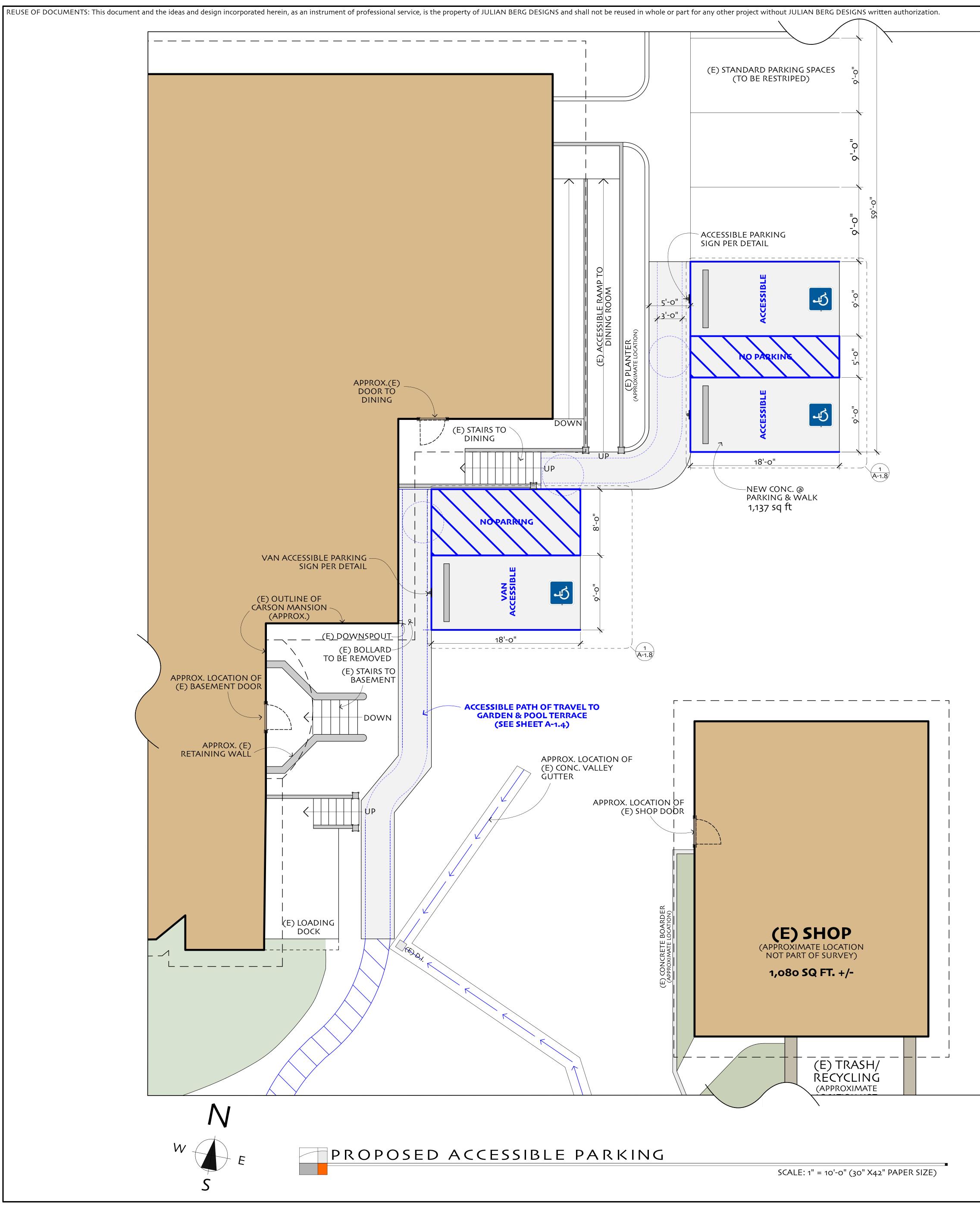


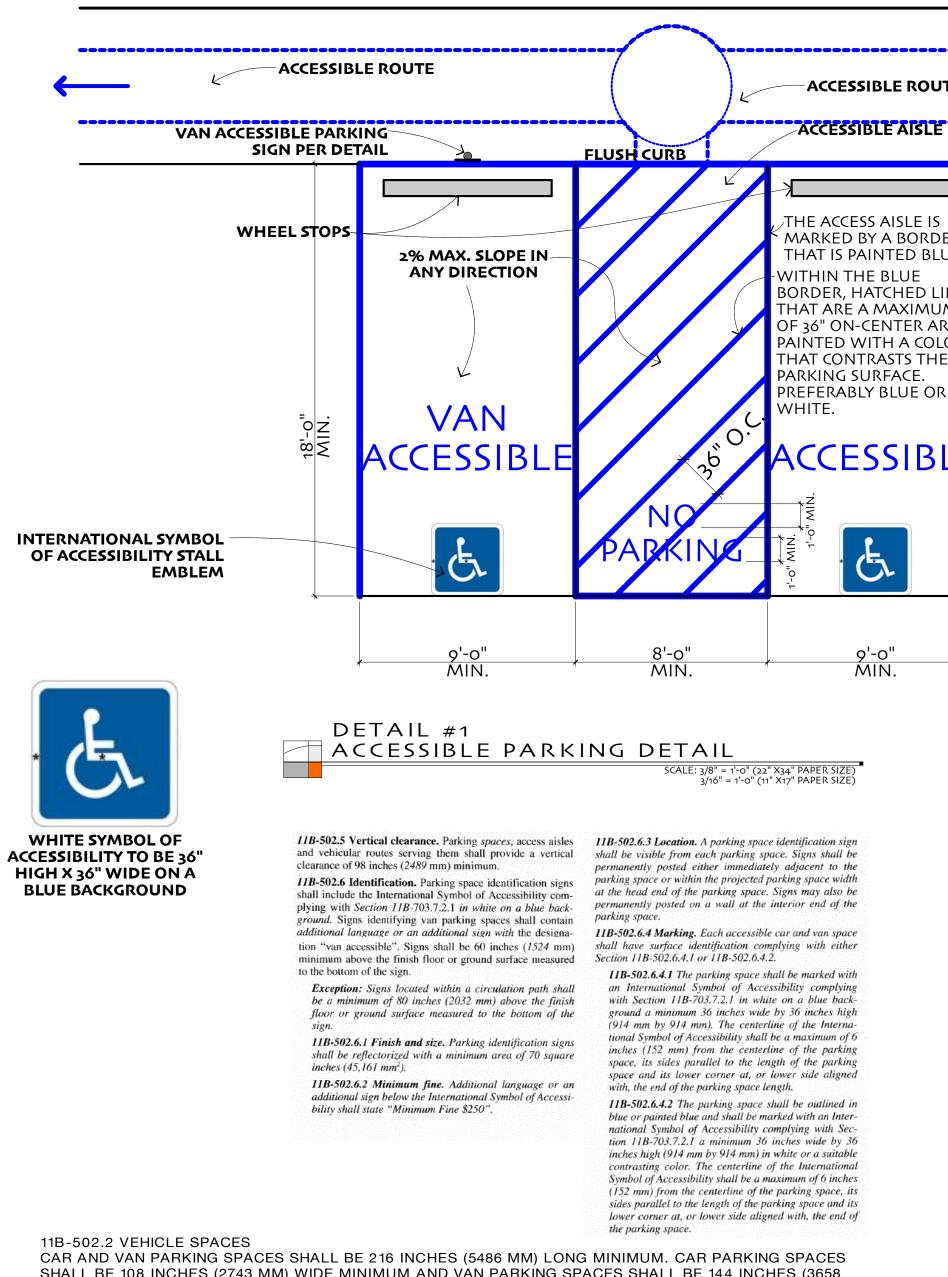
REUSE OF DOCUME	ENTS: This document a	and the ideas an	d design incorporate	ed herein, as an instru	ument of professio	nal service, is the property of
ABBREVIA	<u>FIONS:</u>					
A.B. AN ACCESS. ACC	CHOR BOLT CESSIBLE					
ASPH. ASP @ AT	CHITECTURAL PHALT					/
BM BEA BLDG. BU	AM ILDING NTER LINE					
ĊĹR. CLE CONT. COI	EAR NTINUOUS NSTRUCTION					
CTR. CEN DBL DO	NTER UBLE MENSION					
D.F. DO DN. DO	UGLAS FIR WN					
DWG DRA (E) EXI	WN SPOUT AWING(S) ISTING				ENTRY DRIN (ASPHA	- WAY
ELEC. ELE ELEV. ELE	ECTRICAL EVATION				ENTRY DRIN	
EQ. EQ	GE NAIL UAL UIPMENT				E	
EXH. EXH EXIST. EXI	HAUST ISTING TERIOR					λ.
EXP. EXF EXP. AGG. EXF	POSED POSED AGGREGATE			[] (E) M.	AILBOX	M. M
FL. FLC F.O.S. FAC	OOR CE OF STUD UNDATION				(E) "INGOMAR CLUB" SIGN	2 ME M
FRMG. FRA F.R.P. FIB	aming Berglass		K I			N ANN VY
PLA GAL. GAI	INFORCED ASTIC PANELS LVANIZED			(E	E) LAWN	Z NUL Z NUL
G.D. GAI GLB GLU	AB BAR RBAGE DISPOSAL JE LAM BEAM					LIGHT POLE
G.R. GR/	PSUM BOARD ADE ISE BIB					
H.C. HO HDWD. HA	RDW CORE RDWOOD					
HT. HE H.V.A.C. HE	IGHT ATING, VENTILATION D AIR CONDITIONIN				(P) PLANTING	AREA
H.W.H. HO INCL. INC	T WATER HEATER			_		
INSUL. INS INT. INT	FORMATION SULATION FERIOR			V R 3		
LN. LIN	NCTION IEN					(E) 18" REDWOOD REMO
LTG. LIG	UVER (ED) iHTING NUFACTURER					(E) 18" REDWOOD TH REDWOOD
MAX. MA	SONRY XIMUM ACHINE BOLT					(E) 48" FIR TO BE REMOVED (P) FLOWE & SHRUB GARDEN AREA
M.C. ME MECH. ME	DICINE CABINET CHANICAL NIMUM					REMOVED (\ AREA
MULL. MU (N) NE	JLLION					(P) RAMP =
N.T.S. NO NON-COMB. NO	T TO SCALE N-COMBUSTIBLE					
O.D. OU PLY. PLY	I CENTER TSIDE DIAMETER WOOD	₩ ,9'-9 ^{5/8}	^{3"} +/ -	MULTIPU		
REQD. REC	OPERTY LINE QUIRED FRIGERATOR) TREE BUF	COU		<u>5'-0"</u>
REINF. REI	GISTER INFORCED DWOOD	S	E/SH			20 ¹ -0"
SECT. SEC SQ. SQI	CTION UARE NINLESS STEEL	ž	HRUB			
STRUCT . STR TEMP. TEM	RUCTURAL MPERED	-				
T.S. TUI TYP. TYP	P & BOTTOM BE STEEL PICAL					
OTI	ILESS NOTED HERWISE ATER CLOSET					20 ⁰
W/ WI						
			11'-1" +/- •	, 6'-0", <u>20</u> -	o"	
				MULTIPU		<u>₽</u> <u>16'-0"</u>
				COU	JRI	
						(P) FLOW & SHRU GARDEI
	,			=		
				+	AVR	
				-12-		
				XXX	XXXXX	× × × ×
						\wedge
						W
						2











SHALL BE 108 INCHES (2743 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES (3658 MM) WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3. EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (2743 MM) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (2438 MM) WIDE MINIMUM.

11B-403.5.1 CLEAR WIDTH EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM.

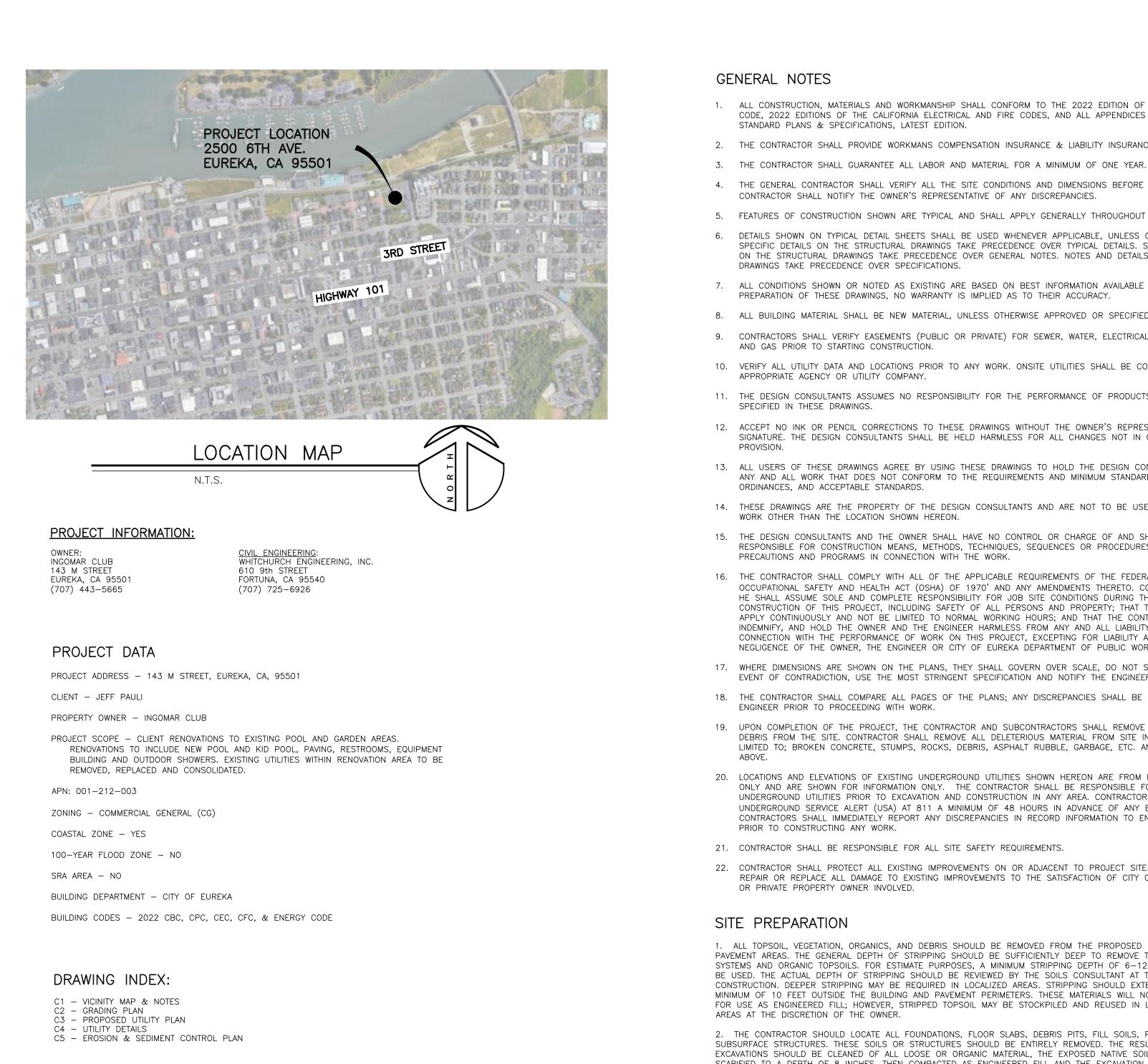


TABLE 11B-208.2

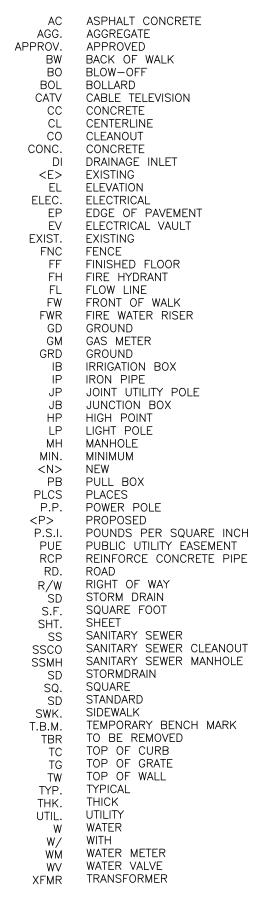
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES				
1 to 25	1				
26 to 50	2				
51 to 75	3				
76 to 100	4				
101 to 150	5				
151 to 200	6				
201 to 300	7				
301 to 400	8				
401 to 500	9				
501 to 1000	2 percent of total				
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000				

72 TOTAL PARKING SPACES



ABBREVIATIONS



GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 EDITIONS OF THE CALIFORNIA ELECTRICAL AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.

2. THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.

4. THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.

5. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.

6. DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.

7. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS, NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.

8. ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER. 9. CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., 5. STRUCTURAL BACKFILL - STRUCTURAL BACKFILL SHALL BE PLACED IN 8 INCH THICK MAXIMUM

AND GAS PRIOR TO STARTING CONSTRUCTION. 10. VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.

11. THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.

12. ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.

ANY AND ALL WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.

14. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.

15. THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

16. THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS - STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970' AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT 2. MATERIALS-HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR CITY OF EUREKA DEPARTMENT OF PUBLIC WORKS.

17. WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER. 18. THE CONTRACTOR SHALL COMPARE ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE

ENGINEER PRIOR TO PROCEEDING WITH WORK. 19. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT

LIMITED TO; BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, ETC. AND LEGALLY DISPOSE OF ABOVE 20. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION

ONLY AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTORS SHALL IMMEDIATELY REPORT ANY DISCREPANCIES IN RECORD INFORMATION TO ENGINEER AND DEVELOPER PRIOR TO CONSTRUCTING ANY WORK

21. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.

22. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO PROJECT SITE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF CITY OF EUREKA PUBLIC WORKS OR PRIVATE PROPERTY OWNER INVOLVED.

SITE PREPARATION

1. ALL TOPSOIL, VEGETATION, ORGANICS, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS. THE GENERAL DEPTH OF STRIPPING SHOULD BE SUFFICIENTLY DEEP TO REMOVE THE ROOT SYSTEMS AND ORGANIC TOPSOILS. FOR ESTIMATE PURPOSES, A MINIMUM STRIPPING DEPTH OF 6-12 INCHES SHOULD BE USED. THE ACTUAL DEPTH OF STRIPPING SHOULD BE REVIEWED BY THE SOILS CONSULTANT AT THE TIME OF CONSTRUCTION. DEEPER STRIPPING MAY BE REQUIRED IN LOCALIZED AREAS. STRIPPING SHOULD EXTEND LATERALLY A MINIMUM OF 10 FEET OUTSIDE THE BUILDING AND PAVEMENT PERIMETERS. THESE MATERIALS WILL NOT BE SUITABLE FOR USE AS ENGINEERED FILL; HOWEVER, STRIPPED TOPSOIL MAY BE STOCKPILED AND REUSED IN LANDSCAPE AREAS AT THE DISCRETION OF THE OWNER.

2. THE CONTRACTOR SHOULD LOCATE ALL FOUNDATIONS, FLOOR SLABS, DEBRIS PITS, FILL SOILS, PAVEMENTS, AND SUBSURFACE STRUCTURES. THESE SOILS OR STRUCTURES SHOULD BE ENTIRELY REMOVED. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL, THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.

3. ALL UTILITY LINES SHOULD BE LOCATED. THOSE UTILITY LINES NOT ANTICIPATED TO BE USED AFTER CONSTRUCTION SHOULD BE EXCAVATED AND REMOVED. UTILITY LINES SHOULD NOT BE CRUSHED AND LEFT IN PLACE. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL, THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.

4. THE IN-PLACE DENSITY OF EXISTING UTILITY TRENCH BACKFILLS WHICH ARE ANTICIPATED TO REMAIN SHOULD BE DETERMINED. EXISTING TRENCH BACKFILL WITH A RELATIVE DENSITY LESS THAN 90 PERCENT PER ASTM D1557 SHOULD BE OVER-EXCAVATED AND REPLACED AS ENGINEERED FILL WITH A MINIMUM RELATIVE DENSITY OF 92 PERCENT.

5. THE CONTRACTOR SHOULD LOCATE ALL MONITORING AND/OR ON-SITE WATER WELLS. ALL WELLS SCHEDULED FOR DEMOLITION SHOULD BE ABANDONED PER STATE AND LOCAL REQUIREMENTS. ANY WELL (WATER OR MONITORING) THAT FALLS WITHIN THE BUILDING SHOULD BE ABANDONED. THE CONTRACTOR SHOULD OBTAIN AN ABANDONMENT PERMIT FROM THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT, AND ISSUE CERTIFICATES OF DESTRUCTION TO THE OWNER AND THE SOILS CONSULTANT UPON COMPLETION.

6. EXCAVATIONS BELOW GROUNDWATER CAN BE BACKFILLED USING EITHER A SAND-CEMENT SLURRY, OR GRAVEL ENCASED IN A GEOTEXTILE FILTER FABRIC OR ENGINEERED FILL MATERIAL. ONCE THE EXCAVATION IS BACKFILLED ABOVE THE GROUNDWATER TABLE, SILTY SAND SOILS SHOULD BE USED AS BACKFILL.

7. THE BUILDING PAD AREAS SHOULD BE PREPARED BY SCARIFYING AND COMPACTING THE TOP 12 INCHES OF SUBGRADE BELOW THE FLOOR SLABS. THE COMPACTION SHOULD EXTEND AT LEAST 5 FEET BEYOND THE BUILDING LIMITS, OR TO PERIMETER CURBLINES, WHICHEVER IS GREATER.

8. THE EXPOSED GROUND SURFACE IN AREAS TO RECEIVE ENGINEERED FILL MATERIAL, FLOOR SLABS OR PAVEMENTS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED AS ENGINEERED FILL. THE ZONE OF SCARIFICATION AND COMPACTION SHOULD EXTEND LATERALLY A MINIMUM OF 10 FEET OUTSIDE THE PERIMETERS OF THE BUILDINGS. THE SCARIFICATION AND COMPACTION SHOULD BE CONDUCTED FOLLOWING STRIPPING OPERATIONS, REMOVAL OF SUBSURFACE STRUCTURES, OVER-EXCAVATION, AND REMOVAL OF ALL SOFT OR PLIANT AREAS.

9. ALL FILL REQUIRED TO BRING THE SITE TO FINAL GRADE SHOULD BE PLACED AS ENGINEERED FILL. IN ADDITION, ALL NATIVE SOILS OVER-EXCAVATED SHOULD BE COMPACTED AS ENGINEERED FILL. 10. IT SHOULD BE NOTED THAT WATER COULD SEEP INTO EXCAVATIONS. DEWATERING MAY BE REQUIRED.

GROUNDWATER WILL ALSO IMPACT THE EXCAVATION, PLACEMENT, AND BACKFILL OF UTILITY LINES, CONTRACTORS SHOULD ANTICIPATE REMOVING WATER SEEPAGE. GRANULAR MATERIALS ENCASED IN A GEOTEXTILE STABILIZATION FABRIC, OR CEMENT-SAND SLURRY BACKFILL MATERIALS SHOULD BE ANTICIPATED WHEN BACKFILLING UTILITY LINES.

EARTHWORK

ALL EARTHWORK SHALL COMPLY WITH THE PROVISIONS OF THE CBC 2022 EDITION 1. TOPSOIL- TOPSOIL LAYER SHALL BE REMOVED PRIOR TO ESTABLISHING THE SUBGRADE. 2. SUBGRADE PREPARATION – THE STRIPPED SURFACE SHALL BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM, BASED ON LABORATORY TESTING OF EXPOSED FILL AT 24 INCHES BELOW EXISTING GRADE. SCARIFY AND COMPACT THE UPPERMOST 8 INCHES OF THE STRIPPED SURFACE TO 90% RELATIVE COMPACTION. AN APPROVED GEOTEXTILE SHALL BE PLACED ON THE COMPACTED FILL. GEOTEXTILE FABRIC SHALL BE AMOCO/PROPEX 2002, US FABRICS US200, OR AN APPROVED EQUIVALENT.

2. EXCAVATION - EXCAVATION SHALL INCLUDE ALL EXCAVATION REQUIRED FOR SITE AND/OR BUILDING WORK UNLESS OTHERWISE SPECIFIED. CUT SLOPES SHALL NOT EXCEED 2 (TWO) HORIZONTAL TO 1 (ONE) VERTICAL.

3. FILL - FILL MATERIAL FOR THE FOUNDATION SHALL BE WELL CALTRANS CLASS 2 AGGREGATE BASE OR OTHER MATERIAL APPROVED BY THE PROJECT ENGINEER. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. FILL SHALL BE PLACED AND COMPACTED IN 8 INCH LAYERS. COMPACTION TESTING IS REQUIRED. SUCH TESTING SHALL COMPLY TO CALTRANS TEST METHODS 216 AND 231 SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.

4. BASE - PAVEMENT BASE AND BASE UNDER CONCRETE SHALL BE CLASS II AS SPECIFIED BY CALTRANS. BASE MATERIAL SHALL BE PLACED IN 6" THICK MAXIMUM UNIFORM LAYERS AND COMPACTED TO 95 PERCENT RELATIVE DENSITY.

UNIFORM LAYERS. COMPACTION EQUIPMENT OR METHODS WHICH MAY CAUSE DISPLACEMENT OR DAMAGE STRUCTURES SHALL NOT BE USED. NO BACKFILL MATERIAL SHALL BE DEPOSITED AGAINST CAST-IN-PLACE CONCRETE STRUCTURES UNTIL THE CONCRETE HAS DEVELOPED A STRENGTH OF NOT LESS THAT 1500 P.S.L COMPRESSIVE STRENGTH.

6. PERMEABLE MATERIAL (FILTER GRAVEL) – PERMEABLE MATERIAL SHALL CONFORM TO CLASS 2 AS SPECIFIED BY CALTRANS UNLESS OTHERWISE NOTED ON PLANS. 7. ALL TOPSOIL STRIPPED FROM THE SITE SHALL BE DEPOSITED IN A STOCKPILE STORAGE AREA FOR LATER USE AS LANDSCAPING MATERIAL.

8. JETTING OF FILL IS NOT RECOMMENDED FOR COMPACTION PURPOSES. 13. ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR 9. MINIMUM POSITIVE DRAINAGE OF 2% AWAY FROM ALL BUILDING FOUNDATIONS AND FOOTINGS FOR A MINIMUM OR 4' HORIZONTAL DISTANCE.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF CHAPTER 19 OF THE CALIFORNIA BUILDING CODE (CBC), 2022 EDITION. PLANS FOR ANY SPECIAL INSPECTION REQUIREMENTS PRIOR TO THE PLACEMENT OF CONCRETE.

A. CONCRETE - CONCRETE SHALL BE READY-MIXED AND SHALL CONFORM TO ASTM C94. THE MAXIMUM-CEMENT RATIO FOR STRUCTURAL CONCRETE SHALL BE PER ACI CHAPTER 4 318-05. MAXIMUM AGGREGATE SIZE – 1 1/2 INCHES SLUMP - 4 INCHES PLUS OR MINUS 1 INCH 28 DAY COMPRESSIVE STRENGTH - 3,000 P.S.I. FOR STRUCTURAL CONCRETE, 2,500 P.S.I. FOR FLATWORK

CEMENT - PORTLAND CEMENT CONFORMING TO ACI 318-05 SEC 3.3 AGGREGATES – SHALL CONFORM TO CBC SECTION 1903.3. ADMIXTURES - WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER

B. REINFORCING - REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATING THE SIZE, TYPE OF STEEL AND YIELD STRENGTH. ALL WELDED REINFORCING BARS SHALL MEET THE REQUIREMENTS OF ASTM A706. CONCRETE COVERAGE TO FACE OF REINFORCING BARS, UNLESS OTHERWISE NOTED ON PLANS, SHALL BE: -3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. -1 1/2 INCHES FOR # 5 OR SMALLER BARS WHERE CONCRETE IS EXPOSED TO EARTH OR

WEATHER AFTER THE REMOVAL OF FORMS. - 3/4 INCH FOR #11 BARS AND SMALLER IN SLABS AND WALLS WHERE CONCRETE IS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.

3. FORMS- FORMS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS SHOWN ON THE PLANS AND SHALL BE SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR ABOVE FINISHED GRADE. FORMS SHALL BE SECURELY BRACED AND HELD IN PLACE. FORMS (AND SOIL THAT CONCRETE WILL BE PLACED AGAINST) SHALL BE WETTED DOWN JUST PRIOR TO PLACING CONCRETE. ALL FORMS SHALL BE REMOVED AFTER THE CONCRETE HAS SET. 4. WORKMANSHIP-

A. REINFORCING - REINFORCING BARS SHALL BE ACCURATELY PLACED AND SECURED AND SHALL BE SUPPORTED BY CHAIRS, SPACERS OR HANGERS. ALL BAR SPLICES SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE SHOWN. STAGGER SPLICES WHEN POSSIBLE. REINFORCING SHALL BE FREE OF ALL LOOSE RUST OR SCALE.

B. PLACING - THE CONCRETE SHALL BE PLACED IN A MANNER SO AS TO PREVENT SEPARATION OF THE AGGREGATE AND SHALL BE WELL CONSOLIDATED TO PREVENT THE FORMING OF VOIDS. C. SLUMP - SLUMP TESTS ARE TO CONFORM TO ASTM C143-00.

D. FINISHING - THE TOP OF ALL SLABS SHALL BE GIVEN A LIGHT BROOM OR SMOOTH TROWEL FINISH. FORMED SURFACES SHALL BE GIVEN A SACK FINISH. ALL VOIDS AND HOLES SHALL BE REPAIRED PRIOR TO FINISHING.

E. CURING - CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SLAB IS SUFFICIENTLY CURED BEFORE

F. EXPANSION JOINTS - EXPANSION JOINTS SHALL BE FILLED WITH A TYPE V PRE-MOLDED FILLER CONFORMING TO ASTM DS44 AND SHALL BE PLACED IN THE CORRECT POSITION PRIOR TO PLACING CONCRETE.

AS PRACTICALLY POSSIBLE.

G. CONTROL JOINTS - CONTROL JOINTS MAY BE SAW CUT, PREFORMED OR TOOLED. CONSTRUCTION JOINTS AND CONTROL JOINTS SHALL DIVIDE SLAB INTO AREAS NOT EXCEEDING 1 1/2 TO 1, CONTRACTOR SHALL SUBMIT LAYOUT PLAN SHOWING NEW CONTROL AND CONSTRUCTION JOINT LOCATIONS. JOINT SPACING SHALL NOT EXCEED 25 FEET IN EITHER DIRECTION. SIMI RIGID SEALANT TO BE METZGER/MCGUIRE "MM-80" OR EQUAL.

H. SLAB SURFACE - SLAB SURFACE SHALL NOT VARY MORE THAN 3/8":10' MAXIMUM. I. SLAB SECTIONS - SLAB SECTIONS SHOULD BE POURED IN A "PATCHWORK" LIKE PATTERN AS MUCH

BUILDING LOADS (FORKLIFT METAL MAT'L. ETC ...) SERVICE LOADS ARE APPLIED TO SLAB.

DUST CONTROL DURING CONSTRUCTION.

DURING CONSTRUCTION ACTIVITIES THE FOLLOWING DUST CONTROL MEASURES SHALL BE TAKEN:

1. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAINAGE SYSTEM.

2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.

4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.

5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. 6. INSTALL EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC

7. REPLANT VEGETATION IN DISTURBED AREAS WITHIN 30 DAYS OF COMPLETION OF PROJECT. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION AND BE KEPT FREE OF DEBRIS. SOLID WASTE GENERATE DURING CONSTRUCTION SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER. SUCH WASTE SHALL INCLUDE, BUT NOT BE LIMITED TO: CONCRETE FORMS, WASTE CONCRETE AND ASPHALT, EMPTY CONTAINERS OF BUILDING MATERIALS AND EXCESS BUILDING MATERIALS.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS WHICH COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUNDSTONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED STATE LAW REQUIRES THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

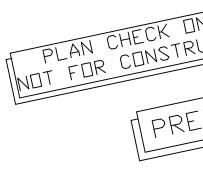
DAYS AND HOURS OF CONSTRUCTION AND NOISE CONTROL.

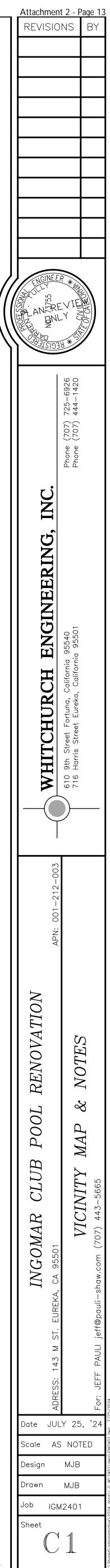
HOURS OF CONSTRUCTION AND NOISE CONTROL. THE FOLLOWING SHALL APPLY TO CONSTRUCTION NOISE FROM TOOLS AND EQUIPMENT: 1. THE OPERATION OF TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, REPAIR, ALTERATION OR DEMOLITION SHALL BE LIMITED TO BETWEEN THE HOURS OF

8 A.M. AND 7 P.M. MONDAY THROUGH FRIDAY, AND BETWEEN 9 A.M. AND 7 P.M. ON SATURDAYS. 2. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS OR HOLIDAYS. 3. CONTRACTOR SHALL SELECT STAGING AREAS AS FAR AS FEASIBLY POSSIBLE FROM SENSITIVE RECEPTORS.

4. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION EQUIPMENT WITH MANUFACTURER'S SPECIFIED NOISE-MUFFLING DEVICES. . UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINES SHALL BE PROHIBITED

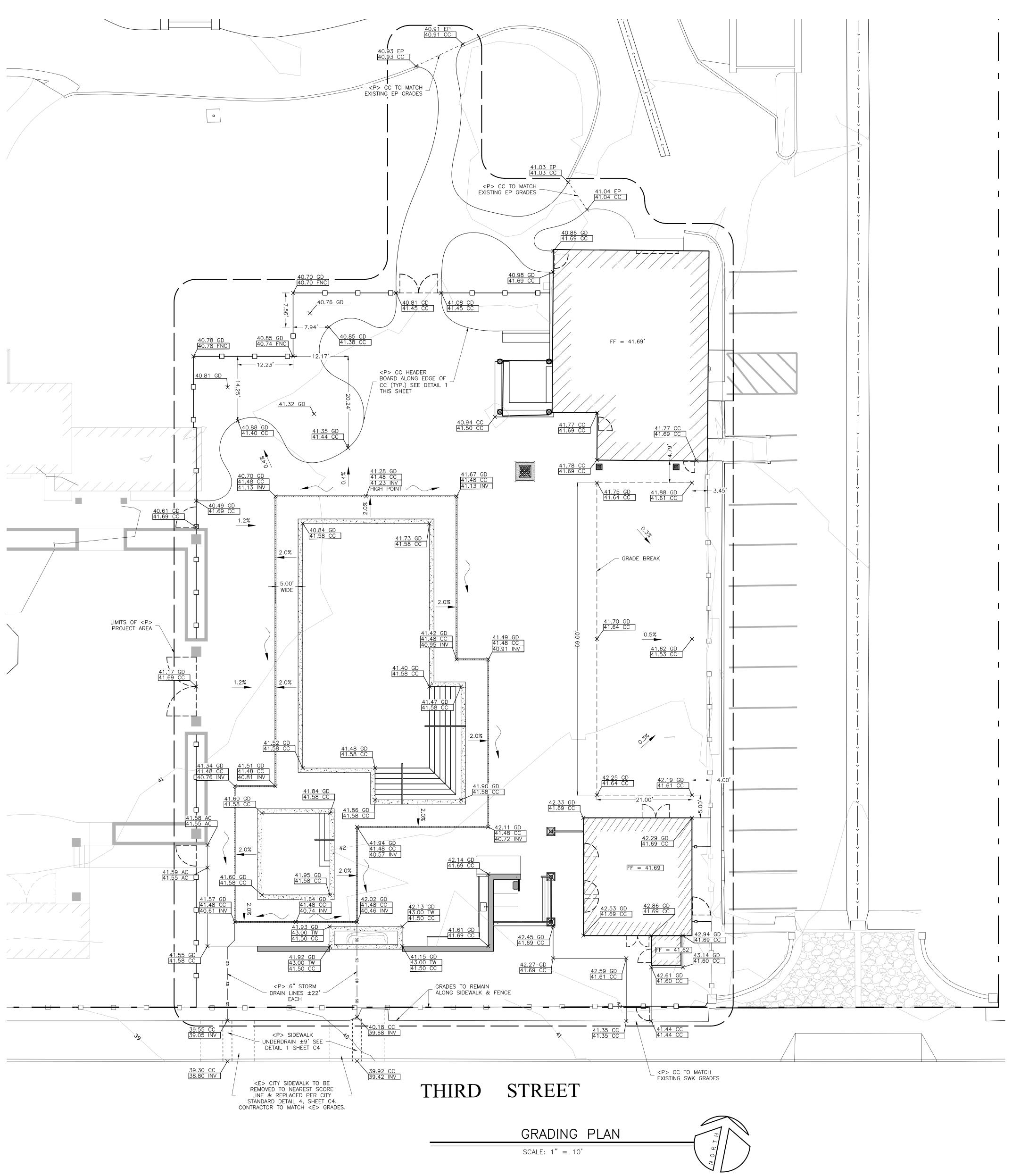
THIS WOULD MEAN TURNING OFF EQUIPMENT IF IT WILL NOT BE USED FOR 5 OR MORE MINUTES. 6. ALL STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT SUCH AS AIR COMPRESSORS AS FAR AS POSSIBLE FROM HOMES AND BUSINESSES. 7. CONTRACTOR SHALL SELECT QUIET CONSTRUCTION EQUIPMENT, PRIMARY AIR COMPRESSORS, WHENEVER POSSIBLE 8. TRUCK DRIVER SHALL ADHERE TO POSTED SPEED ON LOCAL ROADS. ALTERNATE TRUCK ROUTES SHALL BE CONSIDERED IF COMPLAINTS OCCUR.



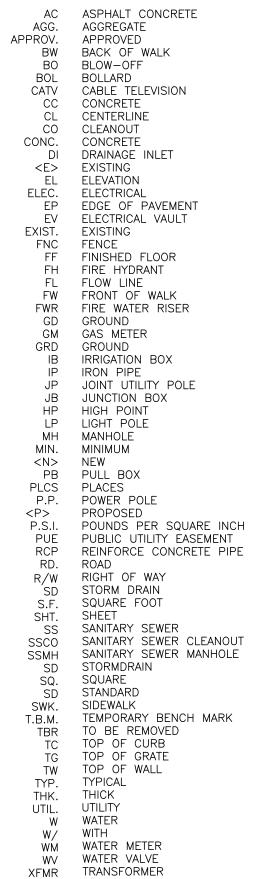


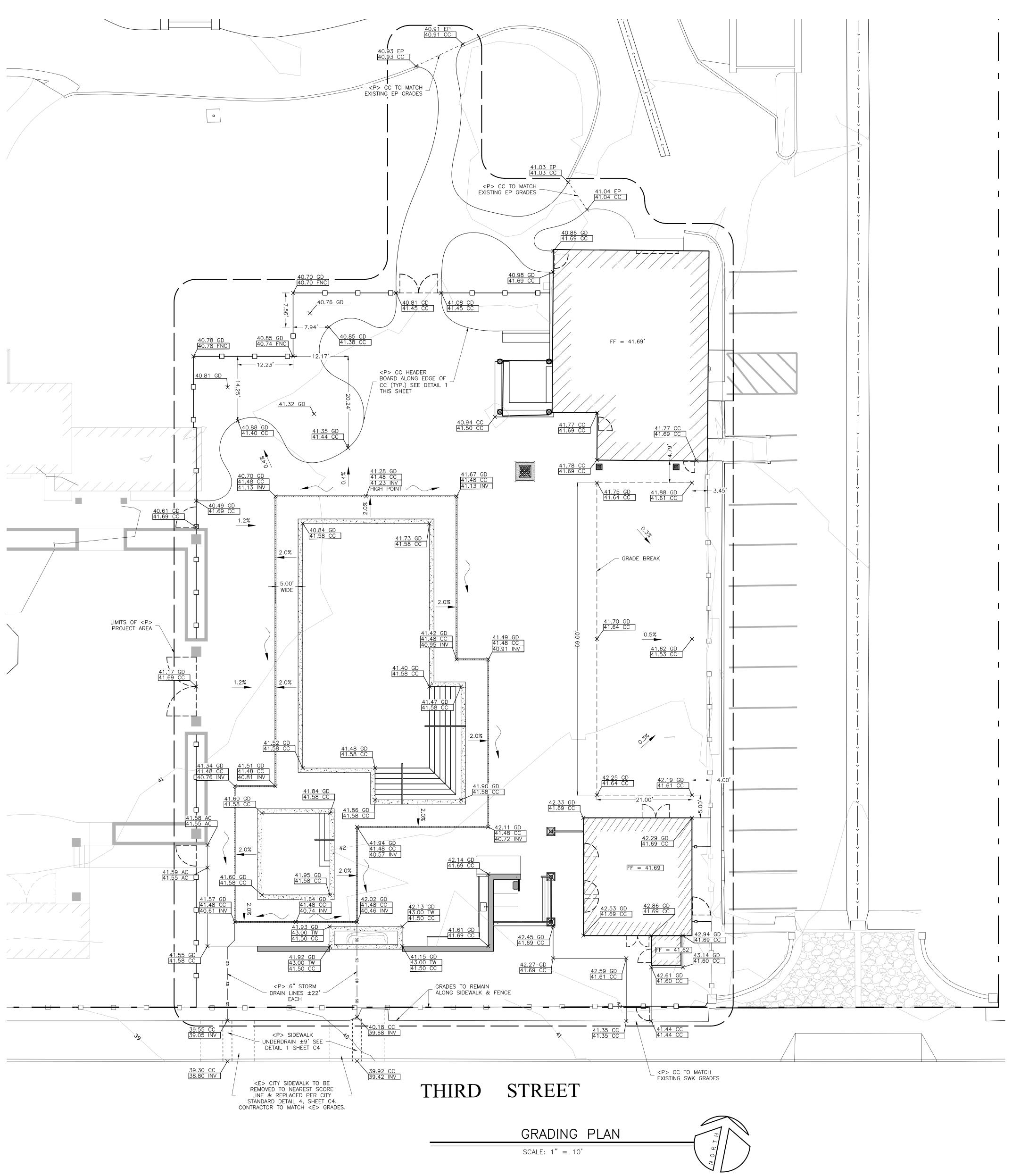
FPRELIMINARY THESE PLANS ARE ORIGINALLY PRINTED ON 30"x42" PAPER.

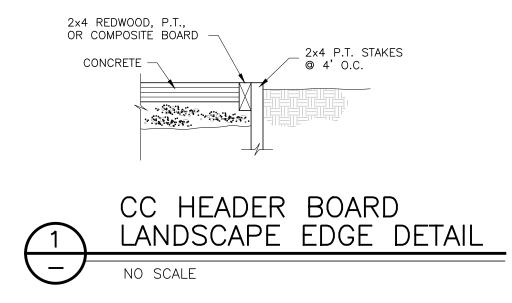
I INCH→



ABBREVIATIONS







GRADING LEGEND

000.00	– EXISTING GRADE
000.00	– PROPOSED GRADE
-	- OVERLAND FLOW DIRECTION
	– PROPOSED TRENCH DRAIN
-00	- EXISTING FENCE
-00	- EXISTING FENCE TBR
-00	- PROPOSED FENCE
	– PROPERTY LINE
\sim	– MAJOR CONTOUR LINE
	- MINOR CONTOUR LINE
	- TRENCH DRAIN FLOW DIRECTION

GRADING PLAN NOTES:

1. STRAIGHT GRADE BETWEEN FINISHED GRADES SHOWN.

2. BACKGROUND DRAWINGS BY JULIAN BERG DESIGNS, DATED 6-28-2024.

2. EXISTING CONDITIONS, PROPERTY LINES, AND TOPOGRAPHY BASED ON SURVEY BY KELLY-O'HERN ASSOCIATES LAND SURVEYORS DATED OCTOBER 10, 2022.

3. SEE ARCHITECTURAL PLANS FOR EXTENTS OF SITE DEMOLITION. 4. CONTOURS SHOWN AT 1' INTERVALS

5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SURFACE FEATURES AND SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. WHITCHURCH ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED.

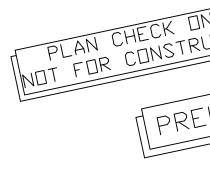
6. CONCRETE SHALL COMPOSE ALL WALKING SURFACES WITHIN PROJECT AREA. SEE ARCHITECTURAL PLANS. 7. DATUM: NAVD 88 PER GPS SURVEY FOR THE CITY OF EUREKA.

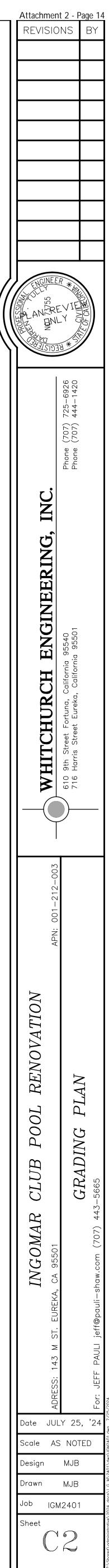
CITY OF EUREKA NO. 5 (INTERSECTION OF THIRD AND N STREETS) – EL. = 41.15 FEET.

CUT/FILL VOLUME CUT - 548 C.Y.

FILL - 60 C.Y.

NET - 488 C.Y. CUT

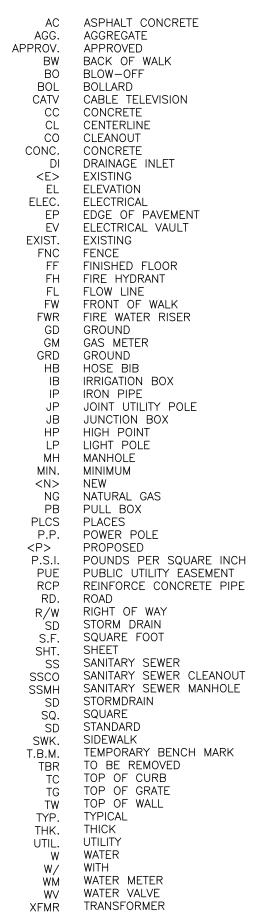


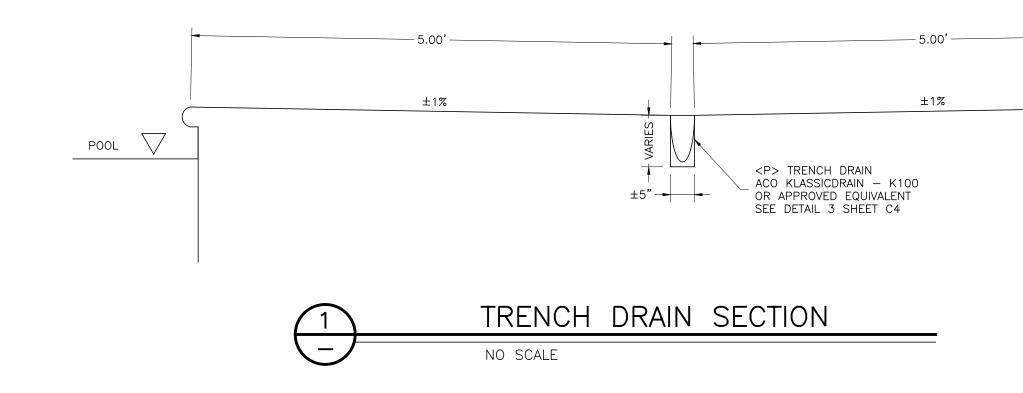


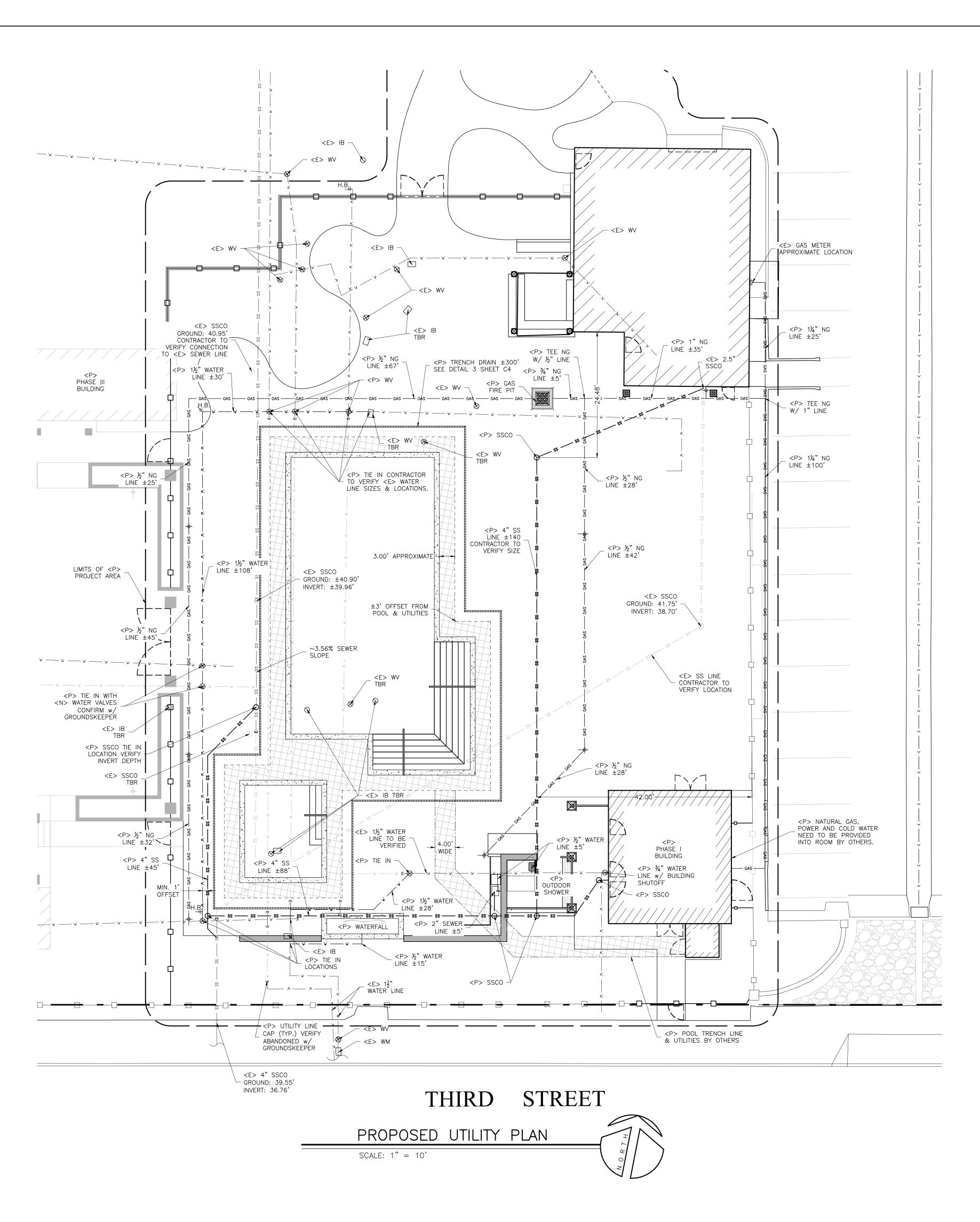
T PRELIMINARY THESE PLANS ARE ORIGINALLY PRINTED ON 30"x42" PAPER.

-1 INCH--

ABBREVIATIONS







UTILITY PLAN NOTES:

1. BACKGROUND DRAWINGS BY JULIAN BERG DESIGNS, DATED 3-18-2024.

- 2. EXISTING CONDITIONS, PROPERTY LINES, AND TOPOGRAPHY BASED ON SURVEY BY KELLY-O'HERN ASSOCIATES LAND SURVEYORS DATED OCTOBER 10, 2022.
- 3. SEE ARCHITECTURAL PLANS FOR EXTENTS OF SITE DEMOLITION. 4. UTILITY LINES ARE ASSUMED BASED ON ABOVE GROUND DATA AND INFORMATION FROM OWNER.
- 5. ALL EXISTING UTILITIES WITHIN 5' OF POOLS TO BE REROUTED. 6. REMOVE AND REPLACE <E> UTILITY BOXES, VALVES, CLEAN OUTS ETC. AS NEEDED.
- 7. CONTRACTOR TO VERIFY SEWER GRADES. 8. MINIMUM 1' HORIZONTAL OFFSET BETWEEN SEWER LINES AND

PRESSURE TO BE SET TO 2.0 PSI.

- WATER LINES PER 2022 CPC SECTION 721.0 TABLE 721.1. 9. CONTRACTOR TO MAINTAIN 2% MINIMUM SLOPE FOR ALL 4" & 2"
- SEWER LINES. 10. ENSURE CLEANOUT SPACING OF 90' MAXIMUM ON SEWER LINES.
- 11. FOR ALL UTILITY TRENCHING SEE SHEET C4 DETAIL 2. 12. NG LINE SIZED ASSUMING 48,000 BTU LOAD AT EACH QUICK CONNECT USING TABLE 1215.2(4) OF THE 2022 CPC. INLET

Proposed Water Lines TYPE Total Length (ft) 1½" PVC Line ±165 ¾" PVC Line ±2 1⁄2" PVC Line ±20

Proposed Sewe	r Lines
4" ABS Line	±275
2" ABS Line	±5

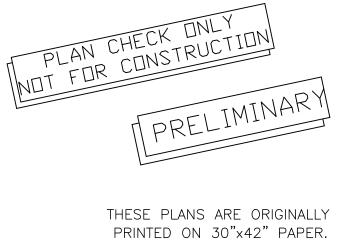
Storm Drain Lines	
Trench Drain	±300
6" PVC Line	±44
Underdrain	±18
Natural Gas Lines	
1¼" PL Line	±125
1" PL Line	±35

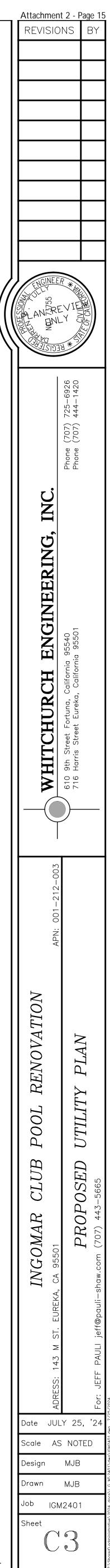
Natural Gas Lines	
1¼" PL Line	±125
1" PL Line	±35
¾" PL Line	±5
½" PL Line	±265

UTILITY LEGEND

0	- EXISTING FENCE
0	- EXISTING FENCE TBR
	- PROPOSED FENCE
	- EXISTING PROPERTY LINE
w	- EXISTING WATER LINE
W	- EXISTING WATER LINE TBR
w	- PROPOSED WATER LINE
22	- EXISTING SANITARY SEWER LINE
22	- EXISTING SANITARY SEWER LINE TBR
22	- PROPOSED SANITARY SEWER LINE
SD	- STORM DRAIN
>	- TRENCH DRAIN
GAS	– PROPOSED GAS LINE
\otimes	- WATER VALVE
0	- SANITARY SEWER CLEANOUT
\otimes	- IRRIGATION BOX
	– UTILITY BOX
	 POOL UTILITY TRENCH BOUNDARY (APPROXIMATE)
3	- CAP & ABANDON/REMOVE
0	– GAS METER
¥	- NATURAL GAS OLUCK CONNECT

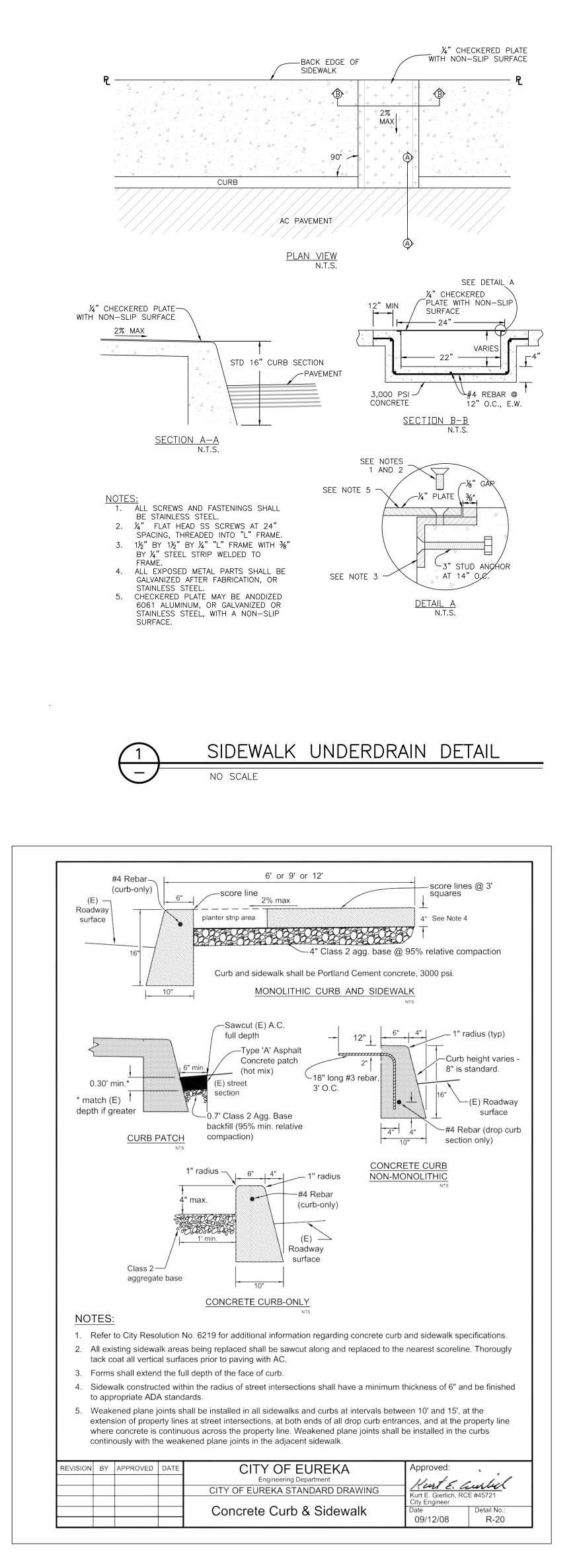
-++ - HOSE BIB





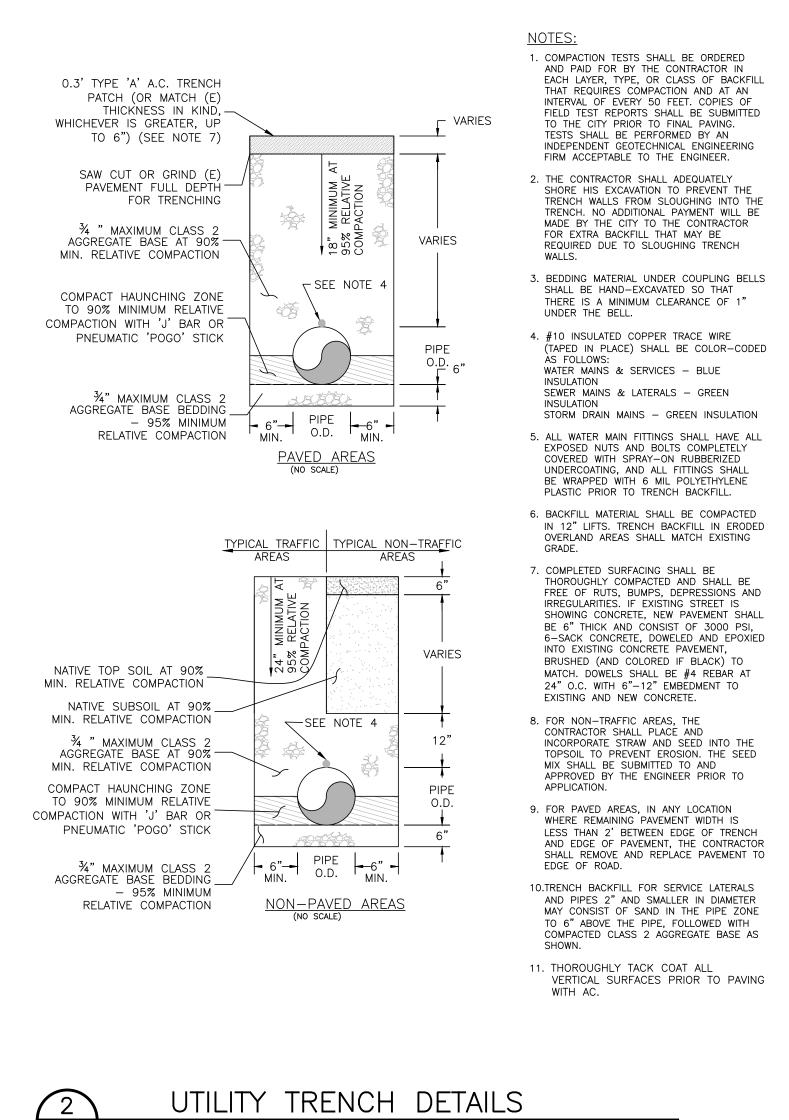
TPRELIMINARY

-1 INCH--



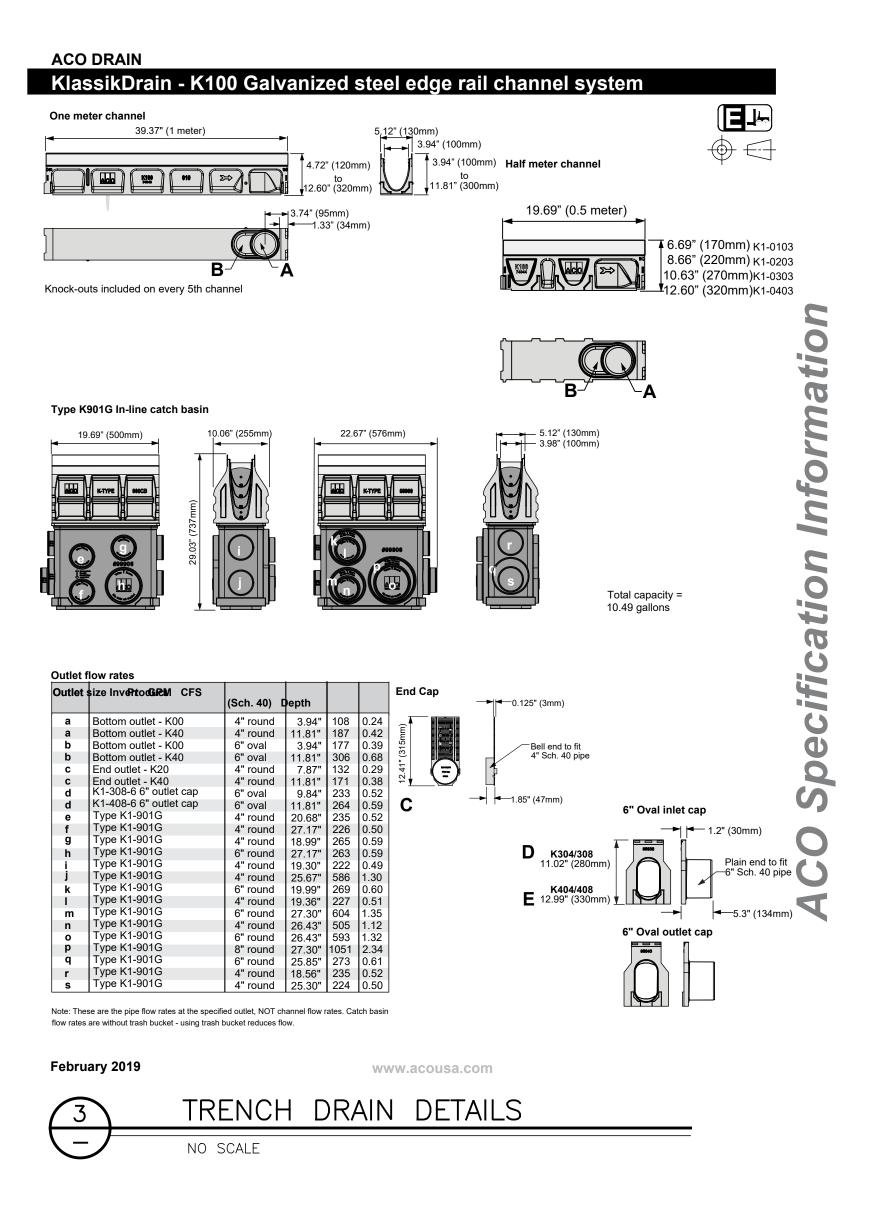
 $\left(\begin{array}{c} 4 \\ -\end{array}\right)$

CONCRETE CURB & SIDEWALK



_ _ /

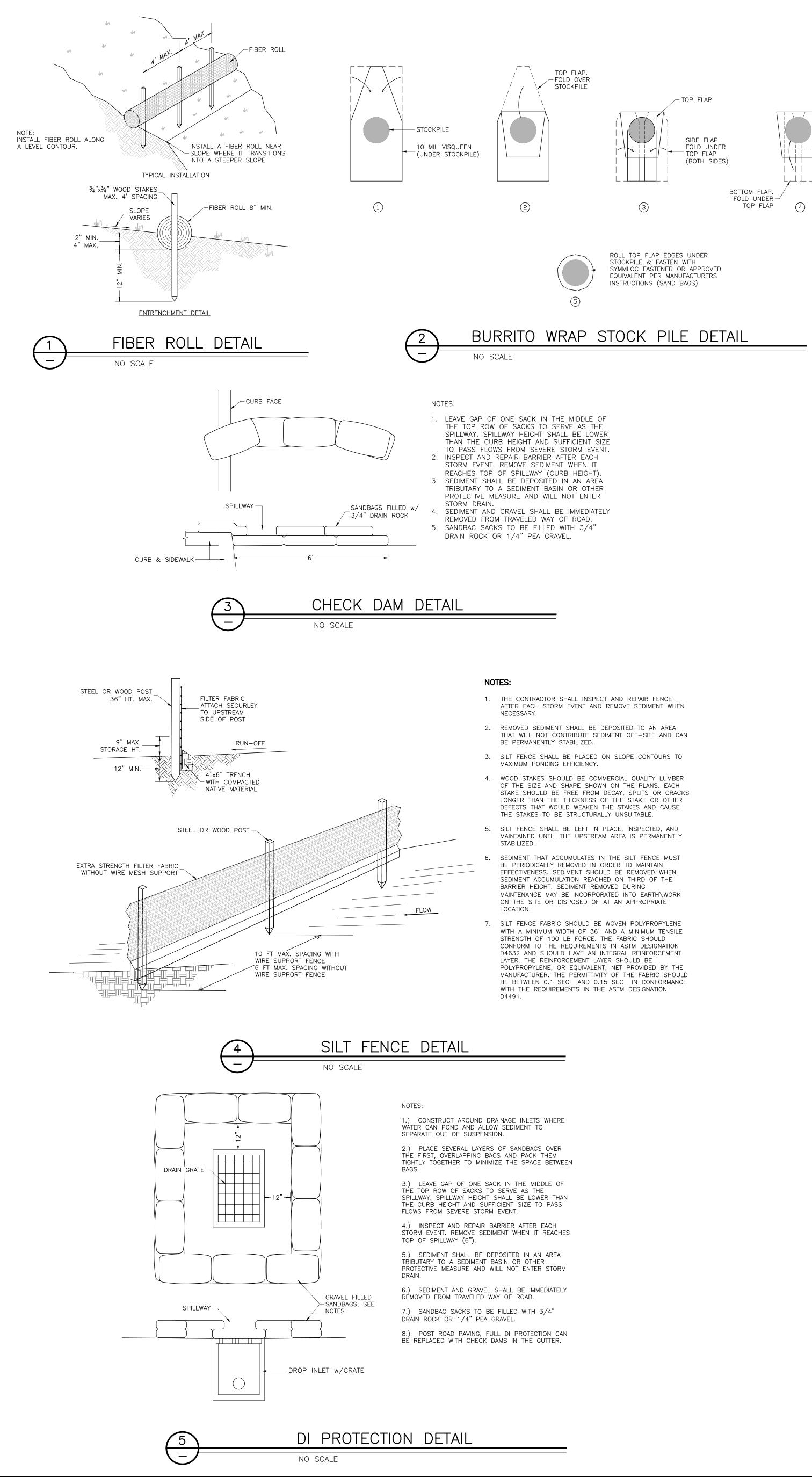
NO SCALE

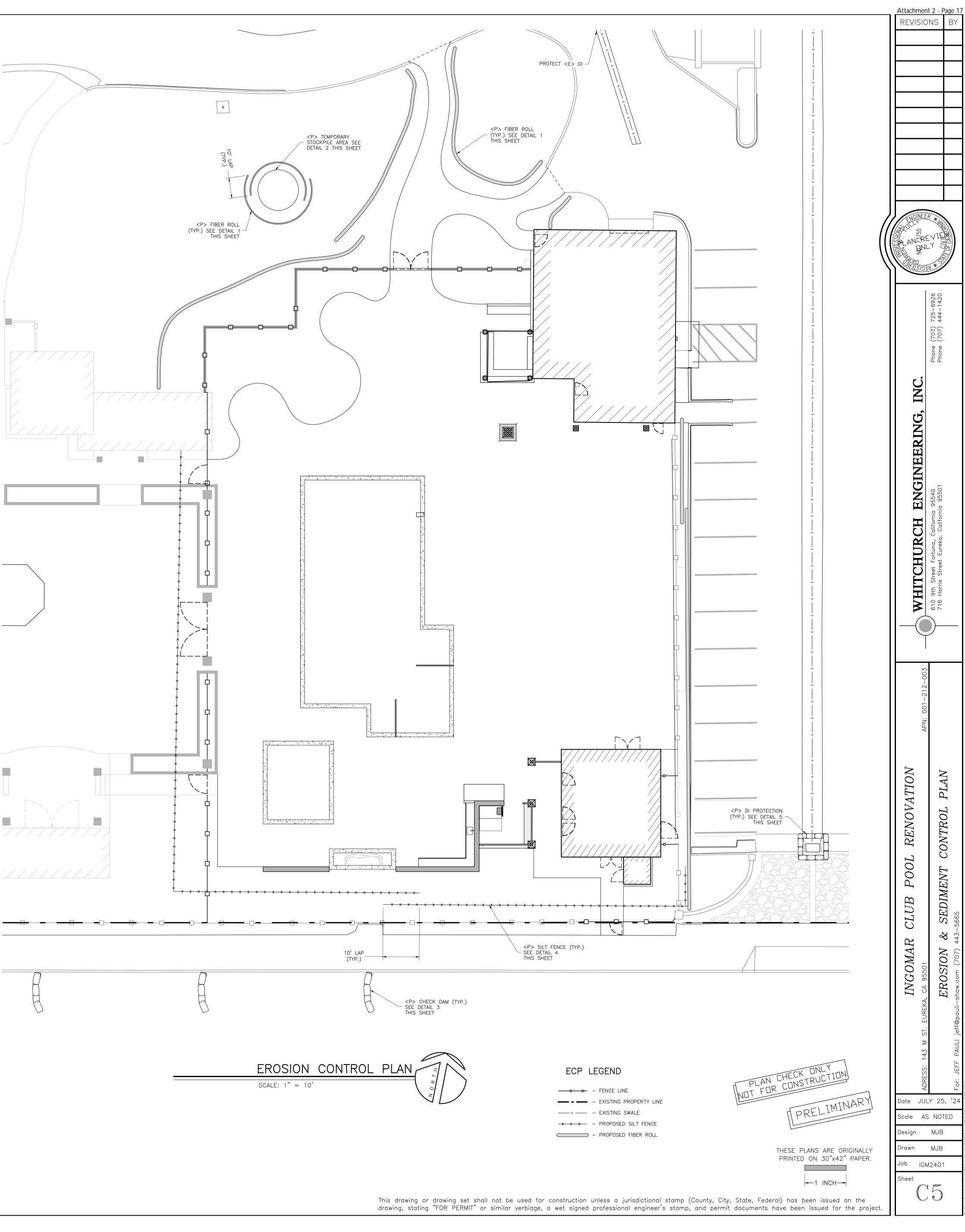


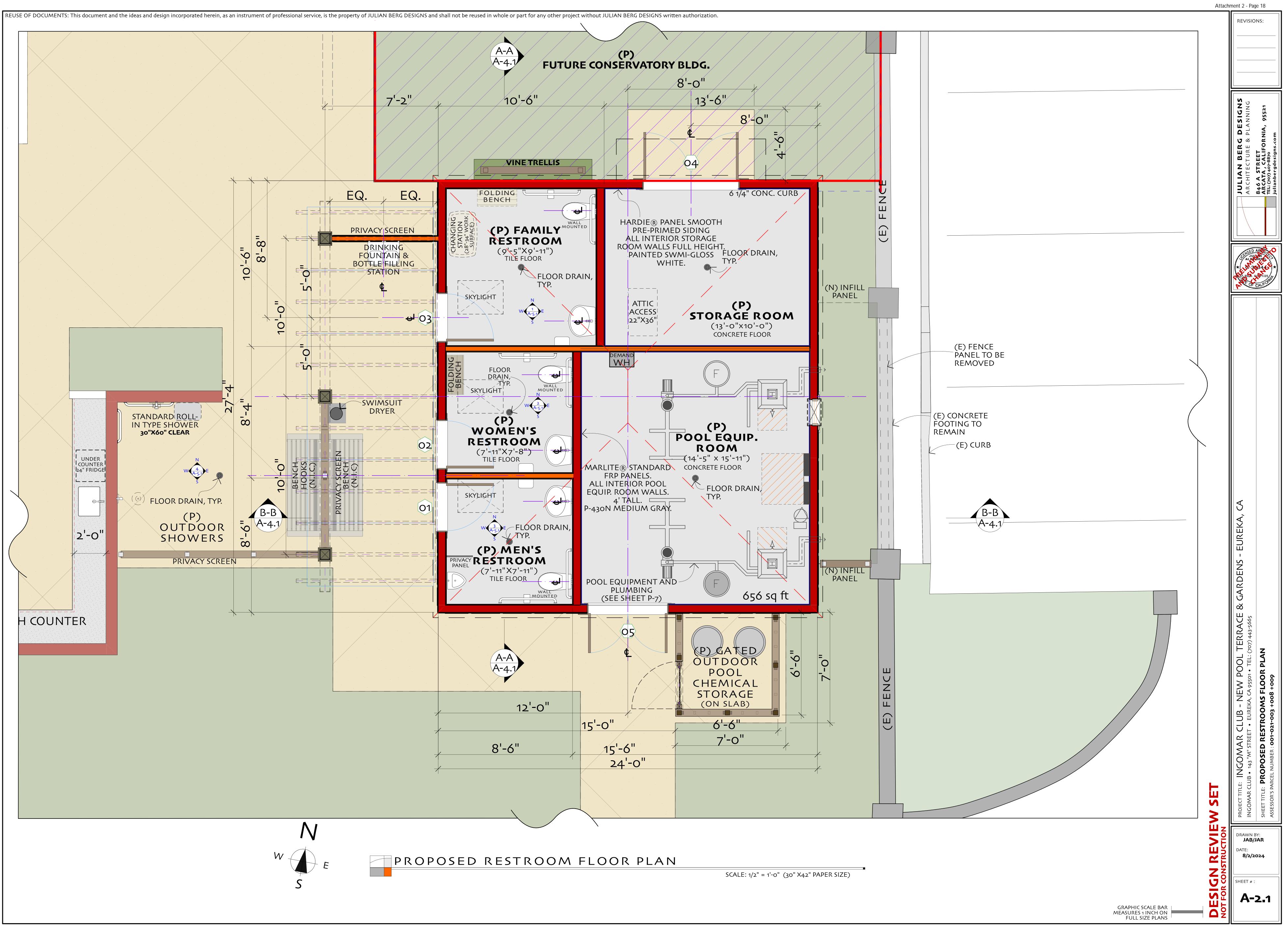
TPRELIMINARY THESE PLANS ARE ORIGINALLY

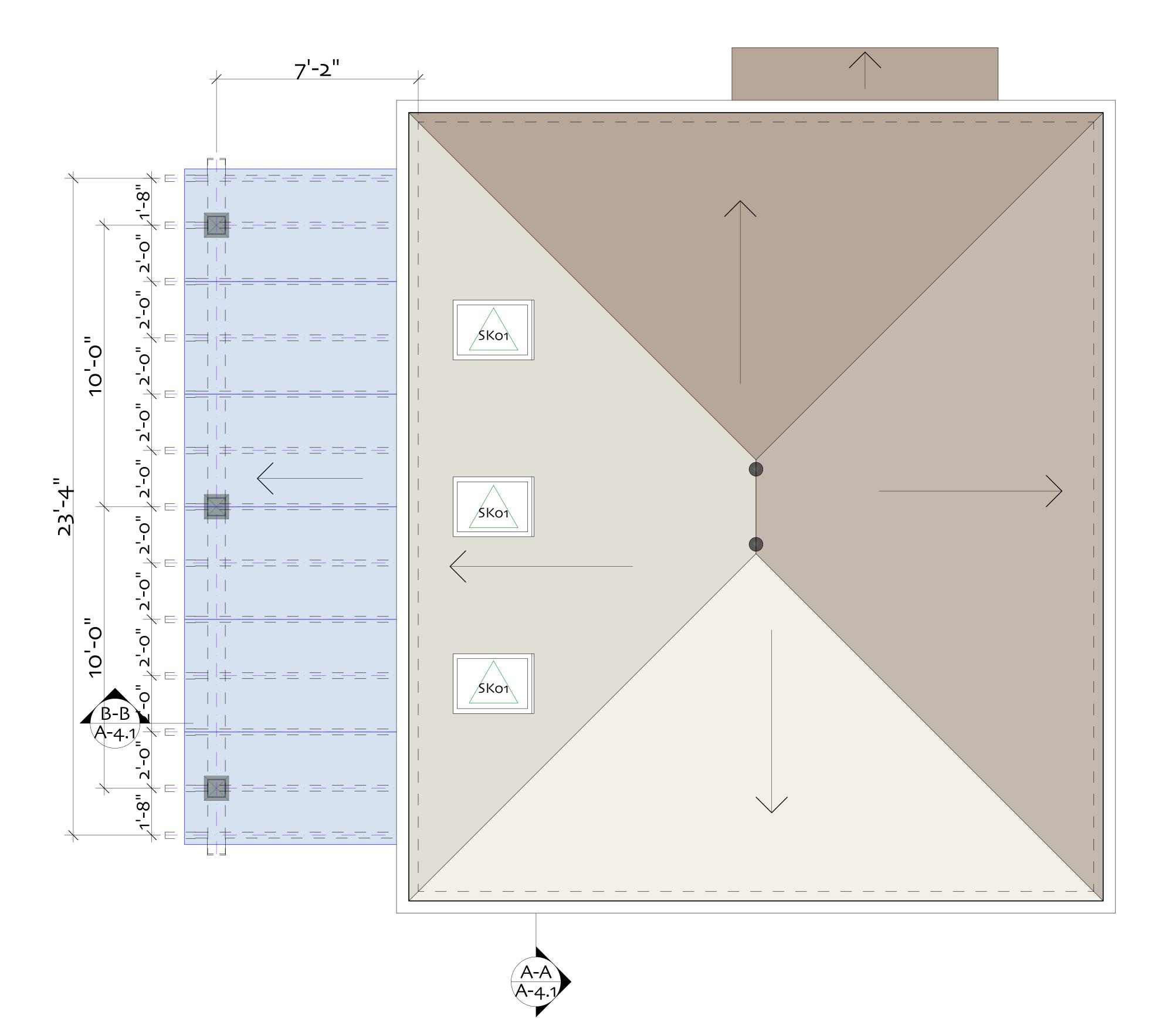
Attachment 2 - Page 16 REVISIONS 6926 1420 725 444 $\sim \sim$ (/0 (70 e e 44 Z G ER E ENGINI WHITCHURCH RENOVATION DETAILS POOL TILITY CLUB 1 R \bigtriangledown OM_{i} ING Date JULY 25, '2-Scale AS NOTED Design MJB MJB rawn IGM2401 Sheet

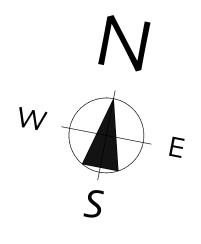
PRINTED ON 30"x42" PAPER.





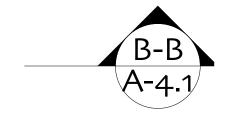




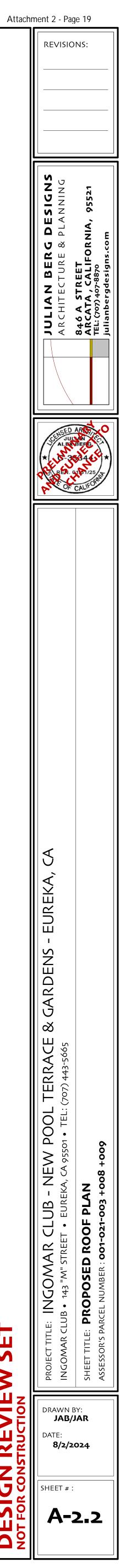




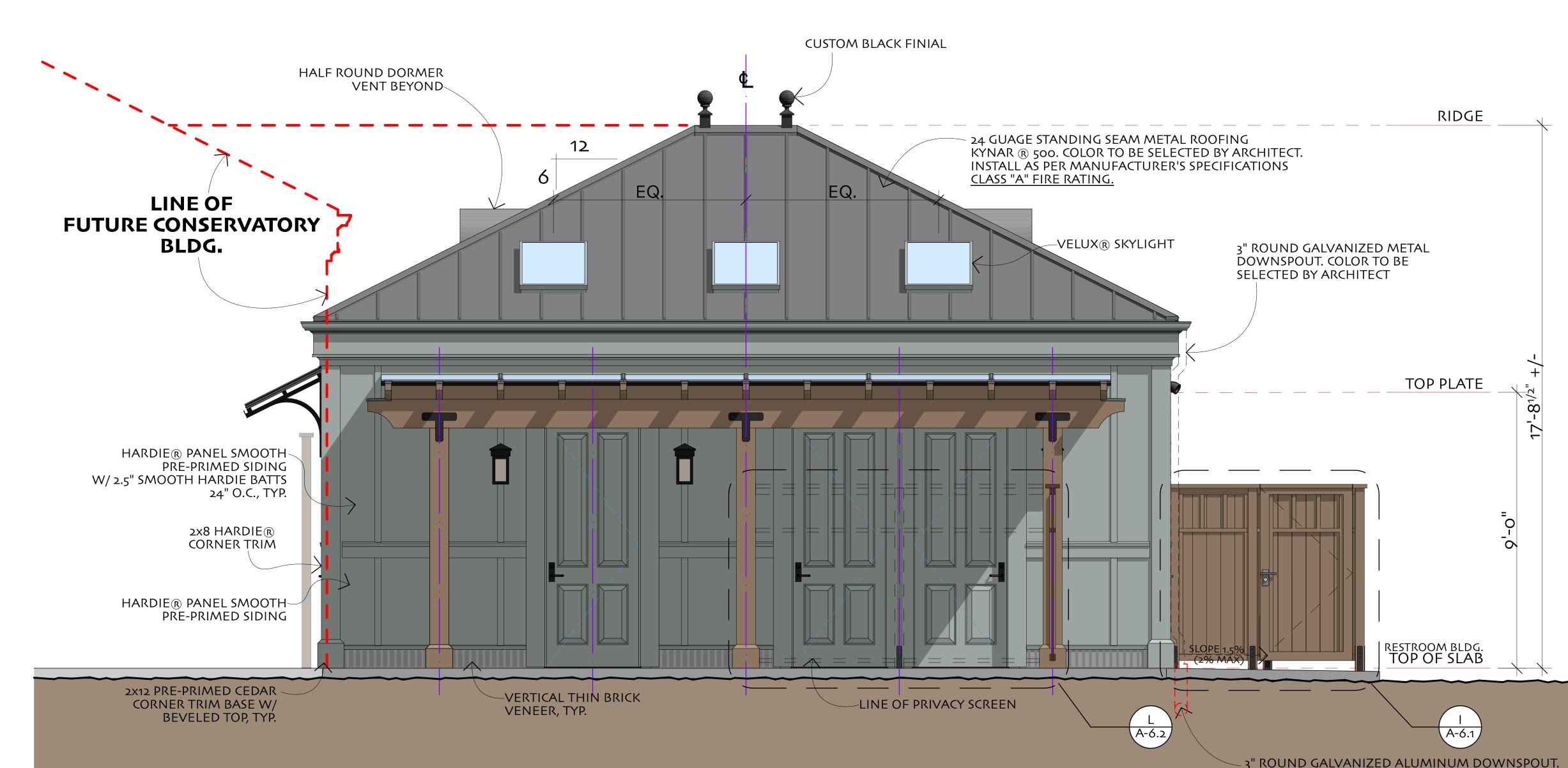
REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of JULIAN BERG DESIGNS and shall not be reused in whole or part for any other project without JULIAN BERG DESIGNS written authorization.



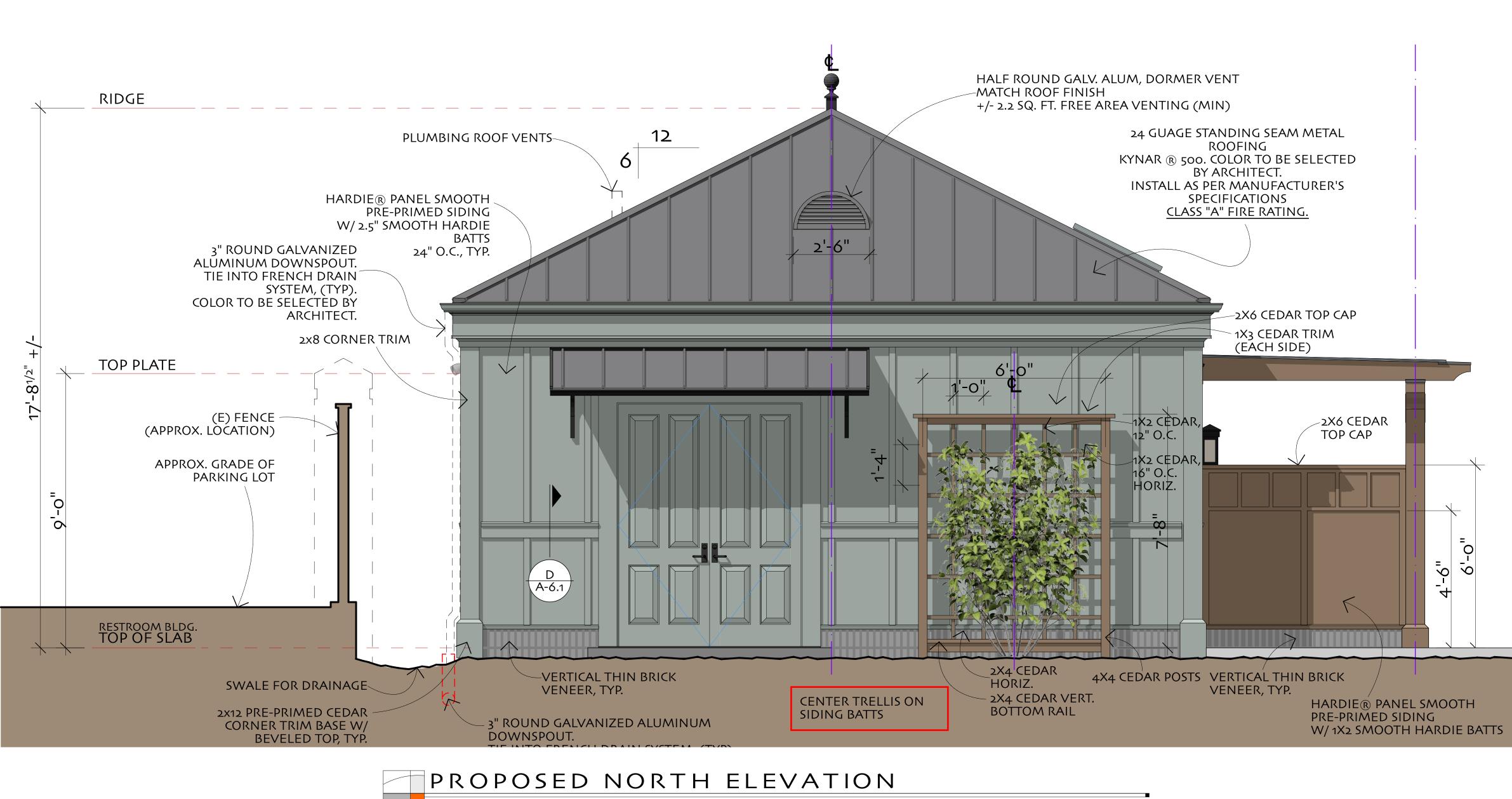
SCALE: 1/2" = 1'-0" (30" X42" PAPER SIZE)



ш N \sim



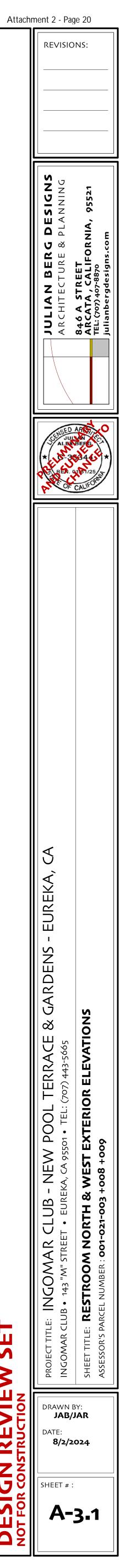
REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of JULIAN BERG DESIGNS and shall not be reused in whole or part for any other project without JULIAN BERG DESIGNS written authorization.



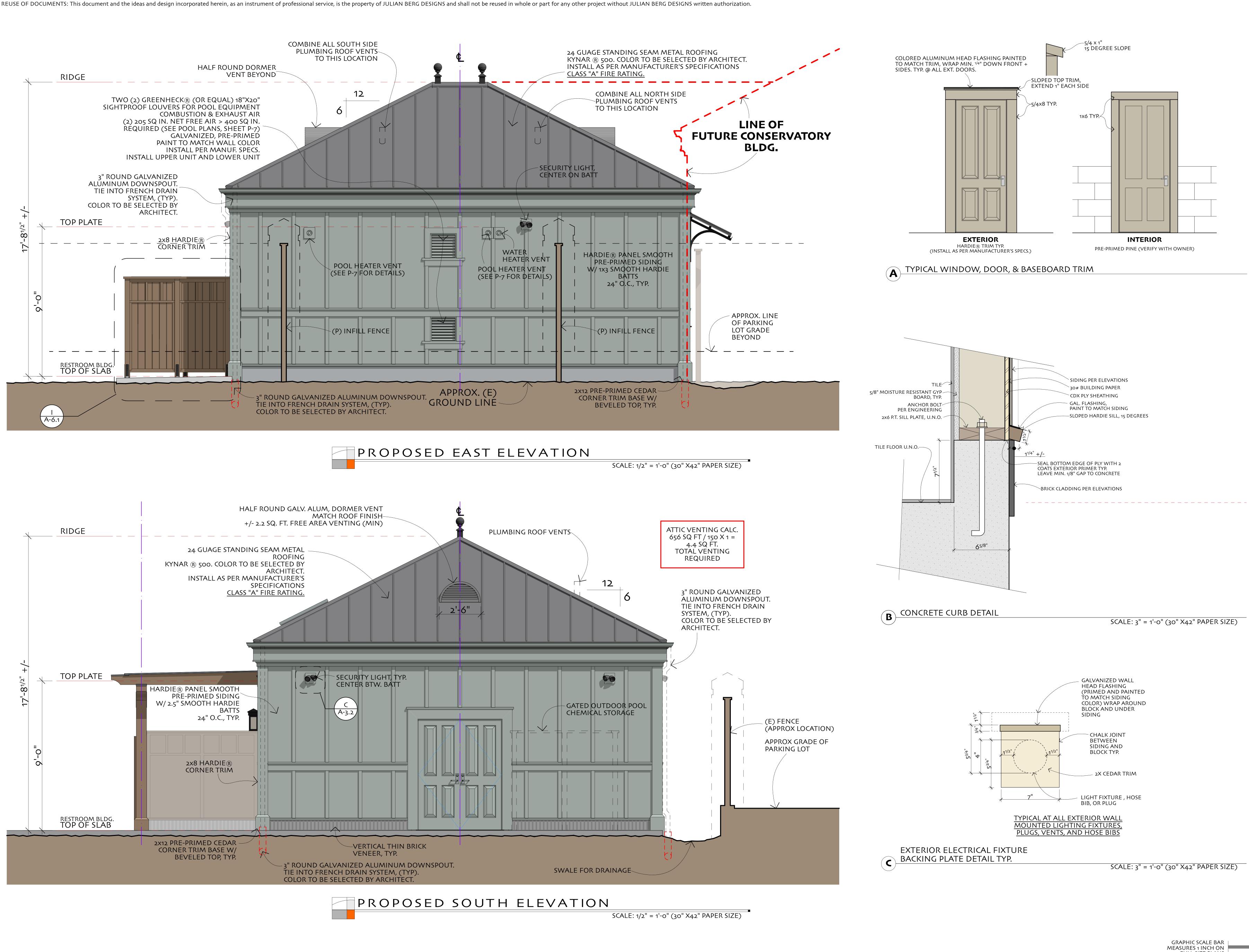
PROPOSED WEST ELEVATION

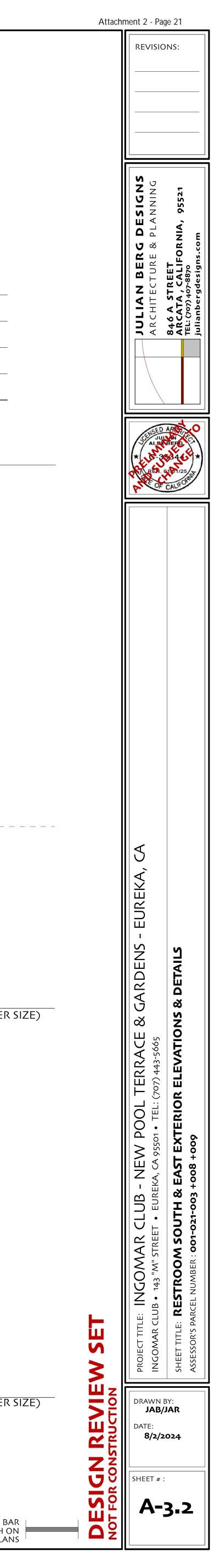
SCALE: 1/2" = 1'-0" (30" X42" PAPER SIZE)

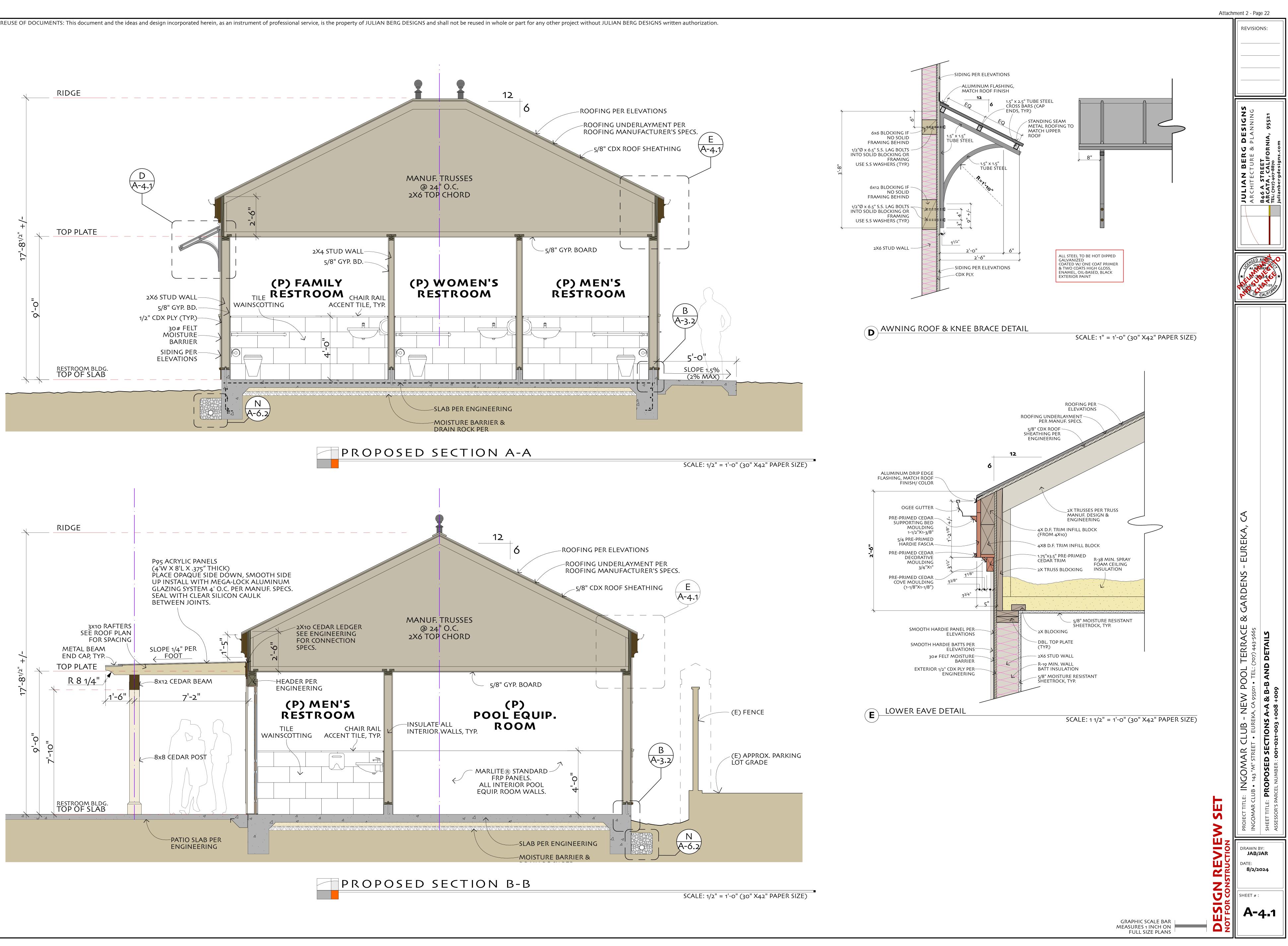
SCALE: 1/2" = 1'-0" (30" X42" PAPER SIZE)



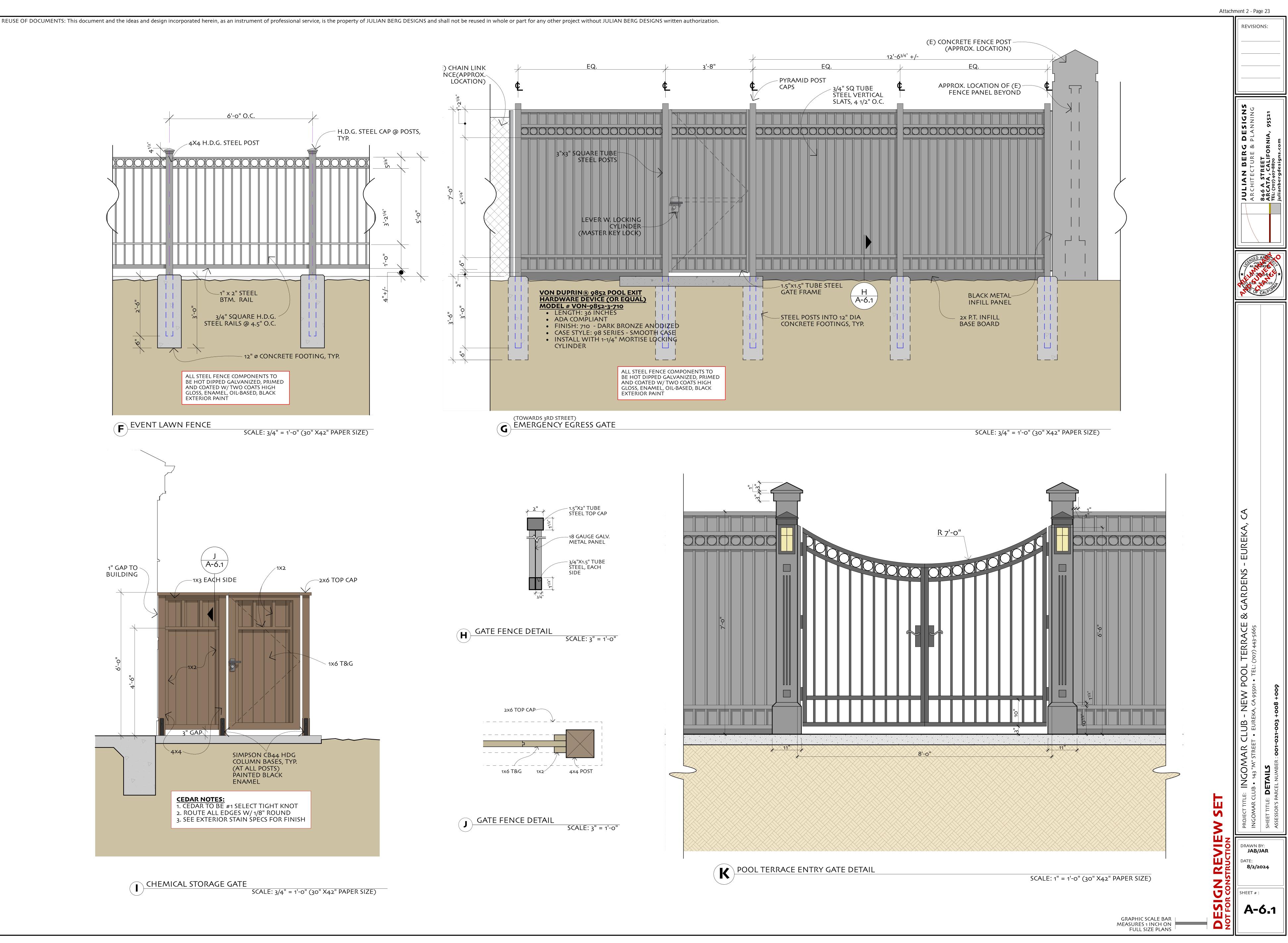
Ш С 3 Ша 2 SIGN FOR CON шь Δ9

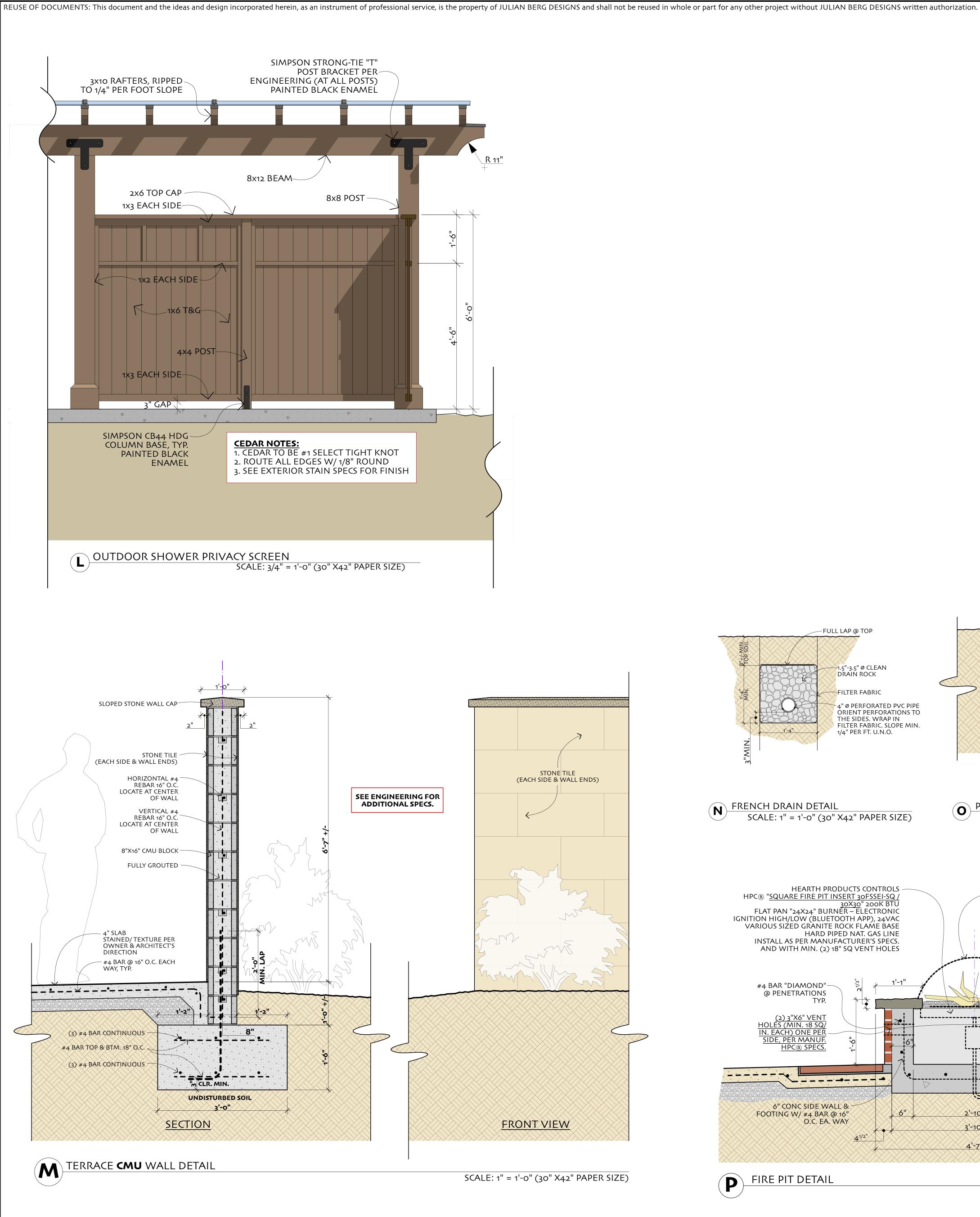


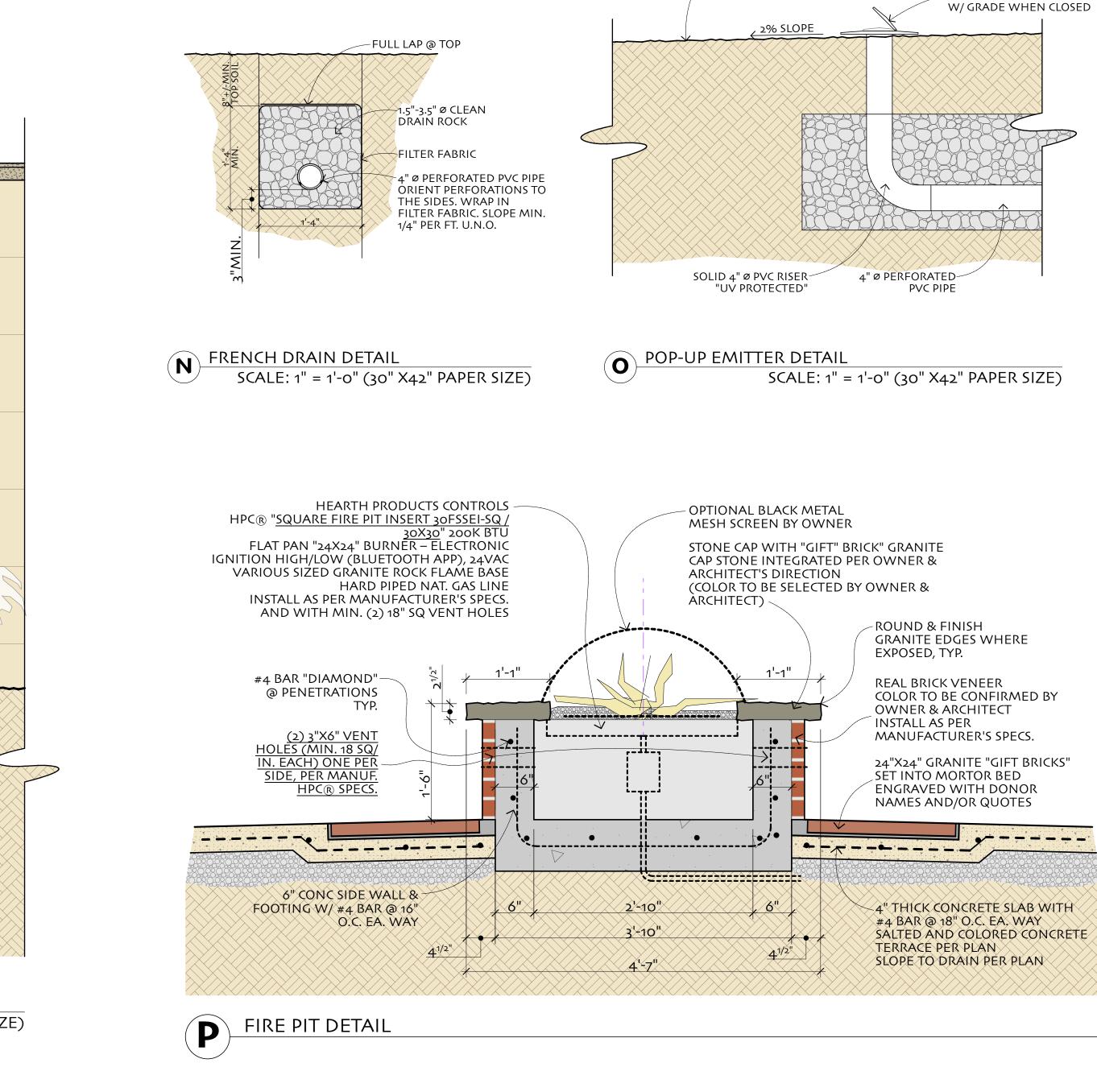










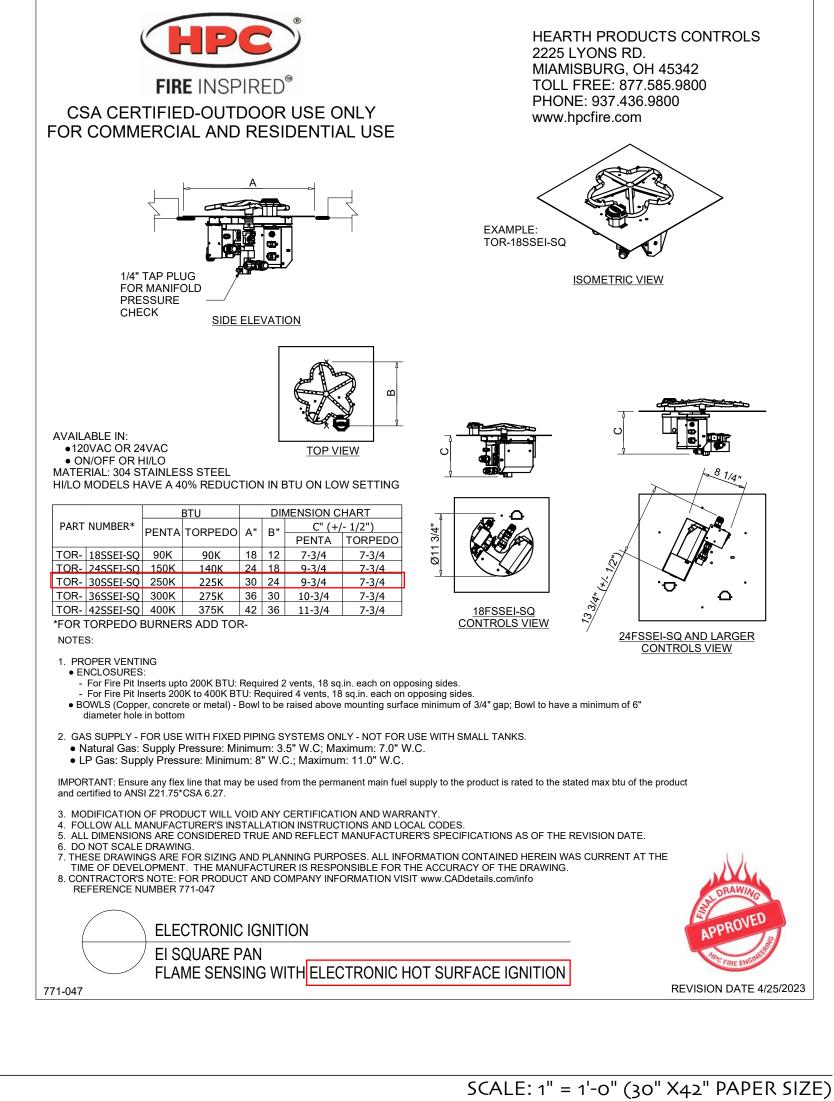


STONE TILE

(EACH SIDE & WALL ENDS)



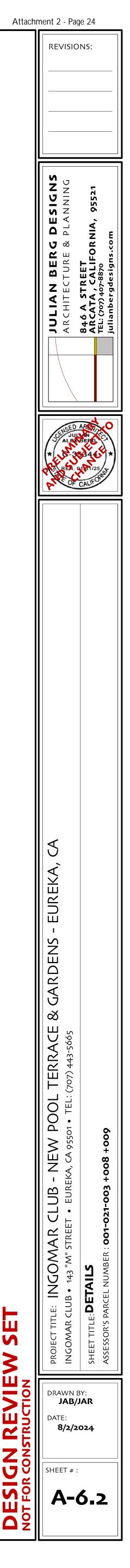
- POP-UP EMITTER FLUSH



ш

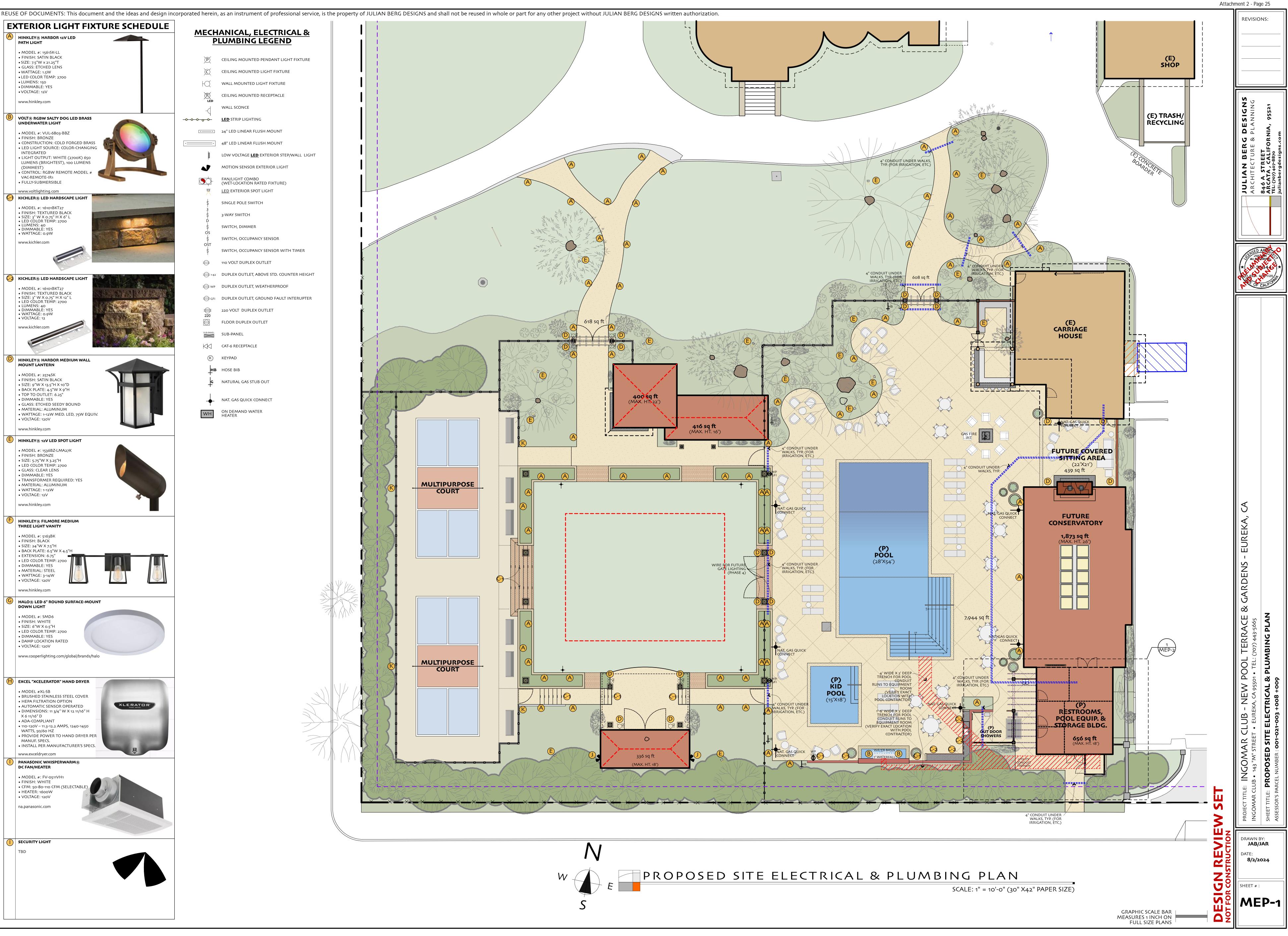
S

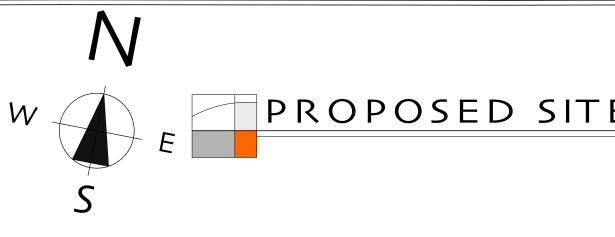
3

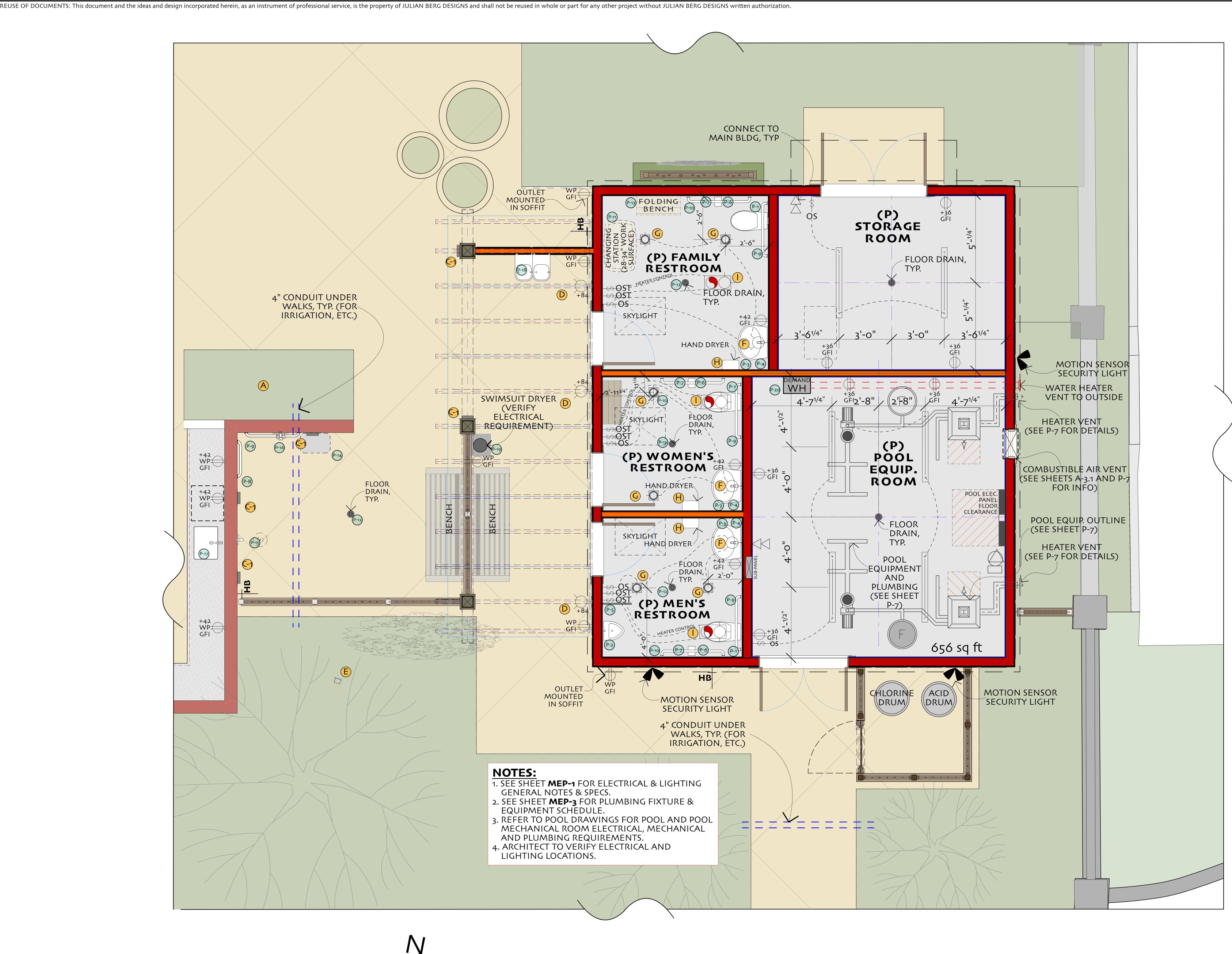




	<u>ANICAL, ELECTRICAL &</u> LUMBING LEGEND
<u>P</u>	
Þ	CEILING MOUNTED PENDANT LIGHT FIXTURE
Ì	CEILING MOUNTED LIGHT FIXTURE
ΗQ	WALL MOUNTED LIGHT FIXTURE
R	CEILING MOUNTED RECEPTACLE
-(WALL SCONCE
۲ - ۰-۰-۰	LED STRIP LIGHTING
0 <u> </u>	24" LED LINEAR FLUSH MOUNT
<u> </u>	48" LED LINEAR FLUSH MOUNT
þ	LOW VOLTAGE LED EXTERIOR STEP/WALL LIGHT
•	MOTION SENSOR EXTERIOR LIGHT
	FAN/LIGHT COMBO (WET-LOCATION RATED FIXTURE)
R	LED EXTERIOR SPOT LIGHT
- (S- -	SINGLE POLE SWITCH
\$	3-WAY SWITCH
\$ OS	SWITCH, DIMMER
OS \$ OST	SWITCH, OCCUPANCY SENSOR
\$	SWITCH, OCCUPANCY SENSOR WITH TIMER
\Leftrightarrow	110 VOLT DUPLEX OUTLET
+42	DUPLEX OUTLET, ABOVE STD. COUNTER HEIGHT
₩P	DUPLEX OUTLET, WEATHERPROOF
GFI	DUPLEX OUTLET, GROUND FAULT INTERUPTER
⊕ 220	220 VOLT DUPLEX OUTLET
\bigcirc	FLOOR DUPLEX OUTLET
SUB-PANEL	SUB-PANEL
	CAT-6 RECEPTACLE
K	KEYPAD
НВ	HOSE BIB
<u>م</u>	NATURAL GAS STUB OUT
-	NAT. GAS QUICK CONNECT
WH	ON DEMAND WATER HEATER



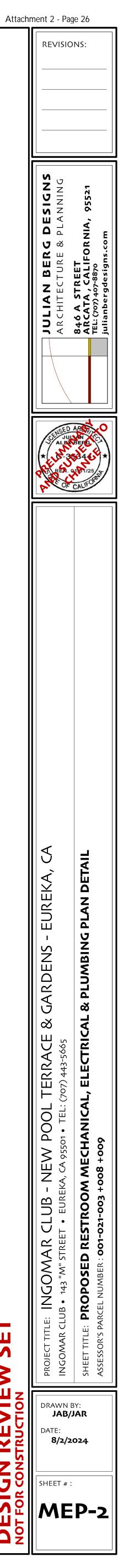




W

PROPOSED MECHANICAL, ELECTRICAL & PLUMBING PLAN DETAIL

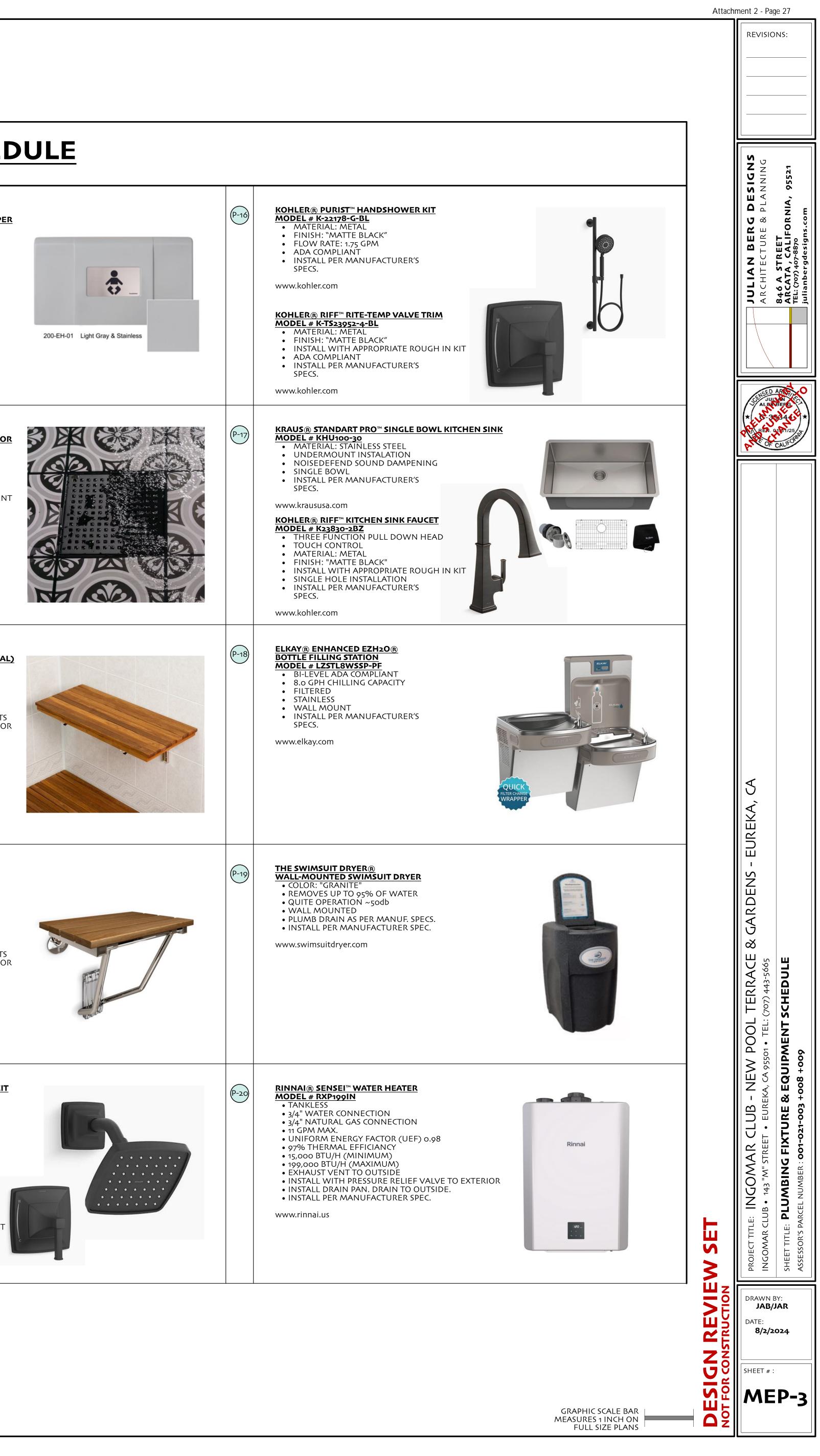
SCALE: 1/2" = 1'-0" (30" X42" PAPER SIZE)



ш S Ш ____ U

			PLUMBING FIXTURE	E & EQ	UIPMENT SCHE
(P-1)	ACCESSIBLE TOILETS: TOTO DRAKE® TWO-PIECE TOILET MODEL # CT728CUV(G) 1.28 GPF ELONGATED BOWL - UNIVERSAL HEIGHT FINISH: #01 "COTTON" SIPHON JET FLUSHING ACTION CEFIONTECT® CERAMIC GLAZE SOFTCLOSE® TOILET SEAT - ELONGATED INSTALL PER MANUFACTURER'S SPECS. www.totousa.com	P-6	SAN JAMAR DUBLE ROLL TOILET TISSUE DISPENSER MODEL # R3670BKSS • SUMMIT 5 1/2" • SIZE: 12 7/8"W X 5 7/8"D X 7 3/4" • CAPACITY: DOUBLE ROLL • LOCKING • COLOR: BLACK PEARL • MATERIAL: PLASTIC • ROLL TYPE: STANDARD • STYLE: SURFACE MOUNTED www.cfsbrands.com	P-11	CHANGING TABLE: FOUNDATIONS® ULTRA® HORIZONTAL DIAP CHANGING STATION MODEL # 200-EH-01 P. FINISH: LIGHT GRAY & STAINLESS ASSEMBLED DIMENSIONS: ASSEMBLED DIMENSIONS: CLOSED: 37.5" L X 4" D X 21" H OPENED: 37.5" L X 21" D X 16.5" H OPENED: 37.5" L X 21" D X 16.5" H MOUNT TYPE: SURFACE MOUNT 350 LBS. LOAD CAPACITY ADA COMPLIANT www.foundations.com
(P-2)	ACCESSIBLE URINALS: COMMERCIAL WASHOUT HIGH EFFICIENCY ADA URINAL MODEL # UT104E(V) 9 OC MAPACT WALL MOUNTED URINAL WITH CONCE/ INTEGRAL TRAP 9 O.S GPF 9 FINISH: #01 "COTTON" 9 WASHOUT FLUSH ACTION WITH 3/4" BACK SPUD II 8 & 0' I.P.S. OUTLET 9 FLUSH VALVE ECOPOWER® # TEU2LA11 1 THU3010 STAINLESS STEEL URINAL DRAIN COVER 1 INSTALL PER MANUFACTURER'S SPECS. Www.totousa.com	(P-7)	<section-header>SAN JAMAR® TOILET SEAT COVER DISPENSER MODEL # TS5107BK9SUMMIT 51/2"9SIZE: 12"W X 3"D X 16.5"L0COLOR: BLACK PEARL0MATERIAL: PLASTIC0STYLE: SURFACE MOUNTEDwww.cfsbrands.com</section-header>		FLOOR DRAIN: OATEY® VIVANT [™] SQUARE SHOWER DRAIN (EQUAL) MODEL # VT32060 • PATTERN: SQUARE • SIZE: 6" X 6" • MATERIAL: STAINLESS STEEL • FINISH: BLACK • INSTALL w/ P-TRAP & CLEANOUT PLUG. • PLUMB FLOOR DRAIN PIPING TO ROOF VE www.oatey.com
P-3	SINKS: MOHLER® PINOIR® 22" WALL MOUNT RESTROOM SINK MOEL# # K-2035-8-0 INSTALATION: WALL MOUNT MATERIAL: VITREOUS CHINA MATERIAL: VITREOUS CHINA FINISH: WHITE SINGLE FAUCET HOLE SINGLE FAUCET HOLE OVERFLOW DRAIN OVERFLOW DRAIN OVERFLOW DRAIN OVERFLOW DRAIN INSTALL WITH K-23726 DRAIN TREATMENT & K-23725 CAST IRON CLEANER INSTALL PER MANUFACTURER'S SPECS. www.kohler.com	P-8	GRAB BARS: BOBRICK® GRAB BAR MODEL # 130CX24.MBLK . LENGTH: 24 INCHES . DIAMETER: 1 1/2 INCHES . ADA COMPLIANT . FINISH: BLACK MATTE . MATERIAL: STAINLESS STEEL . STAINLESS STEEL: TYPE 304 . STYLE: STRAIGHT www.bobrick.com	P-13	BENCH: WALL MOUNTED FOLD DOWN SEAT (OR EQU MODEL # PTBF-30W SIZE: 30"W X 12.5"D MOUNTING HEIGHT: 17"-19" MATERIAL: TEAK FINISH: NATURAL OIL 300LB WEIGHT CAPACITY INSTALL PER ACCESSIBILITY REQUIREMENT PROVIDE SOLID BLOCKING IN THE WALL F ATTACHMENT www.teakworks4u.com
P-4	<section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header>		GRAB BARS: BOBRICK@ GRAB BAR MODEL # 150CX36.MBLK • LENGTH: 36 INCHES • DIAMETER: 1 1/2 INCHES • ADA COMPLIANT • FINISH: BLACK MATTE • MATERIAL: STAINLESS STEEL • STAINLESS STEEL: TYPE 304 • STYLE: STRAIGHT www.bobrick.com	P-14)	BENCH: DREAMLINE FOLDING SHOWER SEAT MODEL # SHST-02-TN SIZE: 20"W X 15 3/8"D MOUNTING HEIGHT: 17"-19" MATERIAL: TEAK FINISH: NATURAL OIL 250LB WEIGHT CAPACITY STAINLESS STEEL HARDWARE ADA COMPLIANT INSTALL PER ACCESSIBILITY REQUIREMENT PROVIDE SOLID BLOCKING IN THE WALL FOR ATTACHMENT www.dreamline.com
P-5	<section-header><section-header><section-header></section-header></section-header></section-header>	P-10	GRAB BARS: BOBRICK @ GRAB BAR MODEL # 150CX42.MBLK 0 LENGTH: 42 INCHES 1 DIAMETER: 11/2 INCHES 2 ADA COMPLIANT 1 FINISH: BLACK MATTE 2 MATERIAL: STAINLESS STEEL 3 STAINLESS STEEL: TYPE 304 3 STYLE: STRAIGHT www.bobrick.com	P-15	 KOHLER® RIFF™ RITE-TEMP SHOWER TRIM K MODEL # K-TS27404-4-BL MATERIAL: METAL FINISH: "MATTE BLACK" FLOW RATE: 1.2 GPM ADA COMPLIANT INSTALL PER MANUFACTURER'S SPECS. www.kohler.com KOHLER® RIFF™ RITE-TEMP VALVE TRIM MODEL # K-TS23952-4-BL MATERIAL: METAL FINISH: "MATTE BLACK" INSTALL WITH APPROPRIATE ROUGH IN KN ADA COMPLIANT INSTALL PER MANUFACTURER'S SPECS.

DULE



	PLA	NT LIST		
SYM.	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	# PLANT
AC	ACER CIRCINATUM	NATIVE VINE MAPLE	15 GAL.	3
CIM	CITRUX IMPROVED MEYER	IMPROVED MEYER LEMON SEMI-DWARF	5 GAL.	5
CN	CORNUS NUTTALLII	NATIVE PACIFIC DOGWOOD	5 GAL.	1
DA	DICKSONIA ANTARCTICA	TASMANIA TREE FERN	5 GAL.	7
DC	DELPHINIUM CONSOLIDA	DELPHINIUM - LILAC SPIRE	1 GAL.	15
DP	DIGITALIS PURPUREA	FOXGLOVE	1 GAL.	16
FT	FUCHSIA THYMIFOLIA	FUSCIA	1 GAL.	13
HBB	HEBE "BURGUNDY BLUSH"	HEBE	1 GAL.	1
LA	LAVANDULA ANGUSTIFOLIA	LAVENDER	1 GAL.	22
LCB	LILIUM CASA BLANCA	LILLY - "CASA BLANCA"	BULB	46
LP	LORNICERA PERICLYMENUM	COMMON HONEYSUCKLE	5 GAL.	2
LS	LEUCANTHEMUM SUPERBUM	SHASTA DAISY	1 GAL.	8
MC	MORELLA CALIFORNICA	NATIVE CALIFORNIA WAX MYRTLE	15 GAL.	3
MFM	MIMULUS "FIESTA MARIGOLD"	MONKEY FLOWER	1 GAL.	1
MLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA 'LITTLE GEM'	15 GAL.	2
NP	NARCISSUS PSEUDONARCISSUS	DAFFODIL	BULB	9
PN	POLYSTICHUM NEOLOBATUM	LONG EARED HOLLY FERN	5 GAL.	19
RAB	ROSA 'ARMURE BLANCHE'	ARMURE BLANCHE ROSE	5 GAL.	2
RHBM	ROSA HYBRIDA 'BLUE MOON'	BLUE MOON HYBRID TEA ROSE	5 GAL.	5
RHLB	ROSA HYBRIDA 'LADY BANKS'	LADY BANKS HYBRID TEA ROSE	5 GAL.	4
RHML	ROSA HYBRIDA 'MR. LINCOLN'	MR. LINCOLN HYBRID TEA ROSE	5 GAL.	6
RHQS	ROSA HYBRIDA 'QUEEN OF SWEDEN'	QUEEN OF SWEDEN HYBRID TEA ROSE	5 GAL.	2
RHRR		RONALD REAGAN HYBRID TEA ROSE	5 GAL.	3
RHT	ROSA HYBRIDA 'TIFANNY'	TIFFANY HYBRID TEA ROSE	5 GAL.	5
RHW	ROSA HYBRIDA 'WOLLERTON OLD HALL'	WOLLERTON OLD HALL HYBRID TEA ROSE	1 GAL.	4
RO	RHODODENDRON 'OCCIDENTALE'	NATIVE WESTERN AZALEA	1 GAL.	2
ROP	ROSMARINUS OFFICINALIS PROSTRATUS	ROSEMARY	1 GAL.	3
RS	RIBES SANGUINEUM	NATIVE RED FLOWERING CURRENT	1 GAL.	1
RZ	ROSA 'ZARORFRE'	ORANGE FREEDOM ROSE	5 GAL.	6
SB	STACHYS BYZANTINA	LAMB'S EAR	1 GAL.	10
SG	SALVIA GUARANITICA	BLACK AND BLUE SALVIA	1 GAL.	2
T	TULIPA	TULIP	BULB	18
TV	THYMUS VULGARIS	ТНҮМЕ	1 GAL.	1
VC	VACCINIUM CORYMBOSUM	BLUE CROP BLUEBERRIES	1 GAL.	6
VO	VACCINIUM OVATUM	NATIVE EVERGREEN HUCKLEBERRY	1 GAL.	6
WF	WISTERIA FLORIBUNDA		5 GAL.	7

GENERAL LANDSCAPE NOTES:

- 1. PLANTING AREAS TO BE MIN. TWELVE (12) INCHES OF TOPSOIL DEPTH WITH A THREE (3) INCH LAYER OF ORGANIC COMPOST OVER. THOROUGHLY MIX COMPOST INTO TOPSOIL. AFTER PLANTING, INSTALL NEWSPAPER (1/4" THICK) OR CARDBOARD PIECES OVER BARE SOIL AND MULCH PLANT AREAS WITH THREE TO FOUR (3 - 4) INCHES WALK ON BARK - DOUGLAS FIR MULCH IN ALL LANDSCAPE BED AREAS OR OTHER APPROVED ALTERNATIVE. INSTALL TWO (2) INCHES SHREDDED REDWOOD MULCH AT GROUNDCOVER AREAS U.N.O. DO NOT USE WEED BARRIER FABRIC. U.N.O. USE WEED BARRIER FABRIC ONLY UNDER ALL COBBLE AND GRAVEL SURFACES.
- 2. AMEND SOIL WITH COMPOST BEFORE PLANTING. THOROUGHLY MIX INTO TOP 12" OF TOP SOIL.
- 3. SURFACE AREAS TO BE CLEANED OF DEBRIS, WEEDS & LITTER.
- 4. OBSERVE SETBACK DISTANCES REQUIRED BY CITY FOR UTILITIES, EASEMENTS, AND DRIVEWAY CUTS AND FIRE HYDRANTS.
- 5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTION OF ELEMENTS NOT IDENTIFIED ON THIS
- PLAN. 6. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES, PATTERNS SHALL BE MAINTAINED.
- 7. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
- 8. ALL LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED AS APPROPRIATE.
- 9. OBTAIN AS MUCH MATERIALS LOCALLY (WITH-IN 50 MILES) AS POSSIBLE.
- 10. EXISTING LANDSCAPING THAT IS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING
- 11. ALL PARKING LOT PLANTERS TO BE BORDERED BY MIN. 6" WIDE CONCRETE CURBING.
- 12. PLANTS ARE SHOWN ON PLAN AS APPROXIMATE 10-15 YEAR SIZES.
- 13. GROUND COVER PLANT SIZES SPECIFIED AS FLATS SHALL BE TRIMMED TO MIN. 4"X4" SQUARES AND INSTALLED AT SPACING AS INDICATED IN PLANT LIST U.N.O.
- 14. REFER TO ARCHITECTURAL, STRUCTURAL, AND CIVIL DRAWINGS FOR ELEMENTS NOT IDENTIFIED ON THIS PLAN.

IRRIGATION DESIGN:

CONSTRUCTION.

- 1. ALL PLANTS TO BE IRRIGATED WITH DRIP SYSTEM ON AN AUTOMATIC TIMER. CONTRACTOR TO PROVIDE WATER CONSERVING AUTOMATIC "DRIP" TYPE IRRIGATION SYSTEM FOR ALL NEW PLANTING AREAS AT TIME OF INSTALLATION. THE SYSTEM SHALL BE INSTALLED WITH "BUBBLER" TYPE HEADS FOR TREES AND "DRIP" HEADS FOR SHRUBS. GROUND COVERS SHALL HAVE MINI "SPRAY" HEADS. AVOID OVER-SPRAY ONTO BUILDING OR PAVED AREAS. THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF ONE GALLON OF WATER PER PLANT PER WEEK (TWO GALLONS PER TREE AND SHRUB) DURING THE FIRST THREE YEARS' DRY SEASON. MORE WATER MAY BE PROVIDED DURING THE FIRST SUMMER TO ESTABLISH DEEP ROOTS. ZONE SYSTEM SO THAT ADEQUATE WATER PRESSURE IS MAINTAINED FOR EACH DRIP EMITTER AND IRRIGATION DEVISE.
- 2. EACH PERENNIAL GROUND COVER PLANT WILL BE IRRIGATED WITH ONE (1) 1-GPH DRIP EMITTER, WHILE EACH SHRUB OR TREE IN A PLANTING BED AREA WILL HAVE A MINIMUM OF TWO (2) 1-GPH DRIP EMITTERS, ONE ON EACH SIDE OF THE ROOT BALL.
- 3. AVOID WATER WASTE RESULTING FROM INEFFICIENT LANDSCAPE IRRIGATION LEADING TO EXCESSIVE RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES.
- 4. PERFORM ANNUAL SYSTEM MAINTENANCE BEFORE DRY MONTHS COMMENCE.
- 5. ADJUST IRRIGATION SPRAY HEADS TO PREVENT IRRIGATION SPRAY ON STRUCTURES.

