



October 19, 2023

Jan Blackford c/o Ann Baker Landscape Architecture  
1317 Butterfield Road  
San Anselmo, CA, 94960

**Re: Sleepy Hollow Com. Ceneter Firewise Gard, San Anselmo**

Project #: 2021-80; APN: 176-162-07; Service #: 21823

**WATER CONSERVATION ORDINANCE 430**

**Landscape Plan Compliance Letter**

The landscape plans submitted to Marin Water for Ordinance 430 review have passed. It is the landscape architect's or the owner's agent's responsibility to ensure that the installing contractor is supplied with a copy of Marin Water's stamped and approved landscape plans prior to installation.

Upon completion of the project the landscape architect or agent must submit the required Certificate of Completion form and irrigation audit results to the Water Conservation Department. A final inspection will then be scheduled to verify field compliance with the ordinance. A copy of the stamped landscape plans must be onsite during construction.

Any changes to the stamped approved landscape plans must be approved by Marin Water prior to installation.

If you have questions, please call (415) 945-1497.

Christina Mountanos  
Water Efficiency Specialist III  
T: (415) 945-1524

cc: Joseph Eischens, Marin Water  
Nole Studley, Marin Water

Water use for SV-21823: 0.07 AF

Maximum flow rate: 4 GPM

**492.3: PROJECT INFORMATION**

DATE: SEPTEMBER 21, 2021, REVISED PLANS SENT 10/2/23  
 (APPLICANT TO PROVIDE DATE WHEN SUBMITTED TO AGENCY)

PROJECT APPLICANT: SLEEPY HOLLOW COMMUNITY CENTER

PROJECT ADDRESS: 1317 BUTTERFIELD RD. SAN ANSELMO, CA 94960

AGGREGATE LANDSCAPE AREA (SF): ± 2,348

PROJECT TYPE: COMMERCIAL

WATER SUPPLY TYPE (POTABLE/RECYCLED/WELL): POTABLE

LOCAL WATER PURVEYOR: MARIN

**LANDSCAPE DESIGN INTENT**

THE LANDSCAPE DESIGN COMPLIES WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE. THE ENTIRE PLANT PALETTE IS A DIVERSE GROUP OF LOW-MAINTENANCE, REDUCED WATER-USE AND CLIMATE ADAPTED SPECIES.

PLANTS ARE GROUPED IN HYDROZONES BASED ON SIMILAR WATER NEEDS AND EXPOSURES.

**IRRIGATION DESIGN INTENT**

THE IRRIGATION SYSTEM IS DESIGNED TO COMPLY WITH MWELo, THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

IT IS DESIGNED TO REDUCE WATER USE TO THE LOWEST PRACTICAL AMOUNT. IT IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE AND OVERSPRAY (IF SPRAY IRRIGATION IS USED). SEPARATE VALVES ARE USED TO IRRIGATE EACH HYDROZONE. THE SYSTEM INCORPORATES HIGH QUALITY, HEAVY DUTY, WATER CONSERVING EQUIPMENT. BACKFLOW PROTECTION WILL BE PROVIDED AT THE POINT OF CONNECTION. A SMART CONTROLLER PROVIDES EVAPOTRANSPIRATION SENSOR DATA FOR SCHEDULING.

**492.5: SOIL MANAGEMENT & SOIL REPORT**

- PER WELO 492.5 (2)(B) NUMBERS 2-5 BELOW ARE ONLY REQUIRED IF MASS GRADING IS CONDUCTED WHICH REQUIRES A SOIL ANALYSIS PER MWELo.
- CONTRACTOR SHALL TEST SOIL AND PROVIDE SOIL ANALYSIS REPORT TO DESIGNER AND OWNER AFTER CONSTRUCTION IS COMPLETE AND BEFORE PLANTING IS INSTALLED.
- CONDUCT SOIL SAMPLING IN ACCORDANCE WITH ALL LABORATORY PROTOCOLS.
- THE SOIL TEST REPORT BY AN ACCREDITED SOILS LAB SHALL INCLUDE: SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER AND RECOMMENDATIONS FOR OMRI CERTIFIED AMENDMENTS AND SOIL CONDITIONERS.
- CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.
- COMPOST: PER THE WATER EFFICIENT LANDSCAPE ORDINANCE: ADD A MINIMUM OF SIX (6) CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPE AREA.
- SOIL PREPARATION: TOP DRESS PLANTING AREAS WITH A MINIMUM OF 6 CY COMPOST PER 1000 SF FOR THE ENTIRE PLANTING AREA. CULTIVATE THE SOIL WITH A DIGGING FORK TO A DEPTH OF 8". DO NOT TILL. TILLING DAMAGES SOIL STRUCTURE AND RELEASES CARBON INTO THE ATMOSPHERE.
- MOISTURE CONTENT: DO NOT WORK ON OR AROUND THE SOIL WHEN THE MOISTURE CONTENT IS SO GREAT THAT COMPACTION WILL OCCUR. NOR WHEN IT IS SO DRY DUST WILL FORM OR WHEN SOIL CLOUDS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO BRING SOIL TO OPTIMUM MOISTURE CONTENT TO COMPLETE THE SPECIFIED WORK.
- MULCH: PER THE WATER EFFICIENT LANDSCAPE ORDINANCE, A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES, EXCEPT 1) IN NATIVE GRASS AREAS, 2) IN THE 0-5' NON COMBUSTIBLE ZONE IN A FIREWISE LANDSCAPE WHERE PLANS INDICATE A GRAVEL MULCH. MULCH REDUCES EVAPORATION, SUPPRESSES WEEDS, MODERATE SOIL TEMPERATURE AND PREVENTS SOIL EROSION. DO NOT USE NON BIODEGRADABLE WEED CLOTH FABRICS - THEY ARE DAMAGING TO THE SOIL.

**Marin Water**

**Maximum Applied Water Allowance**

Enter Zip Code **94960** 40.03 Residential? **No**

**Enter Project Information**

Project Name: **Sleepy Hollow Community Center Firewise Demonstration Garden**  
 Address: **1317 Butterfield Ave. San Anselmo, CA**  
 Meter Number: **21823**  
 Location/Sheet No.: **L-3.0**  
 Date: **9/28/23**

**Maximum Applied Water Allowance (MAWA)**

Landscaped Area: **2,348** sqft  
 Special Landscaped Area: **0** sqft  
 MAWA = **35** units

**Estimated Total Water Use (ETWU)**

Low water use plant: **2,138** sqft  
 Moderate water use plant: **210** sqft  
 High water use plant: **0** sqft

Efficiency Factor: **0.85**

% of Total Landscape	Irrigated	Irrigation Efficiency Factor
0-33%	with Drip	select 0.75
34-66%		select 0.80
67-100%		select 0.85

ETWU = **30** units

**Water Use Table**

ETWU	Gallons:	Units:	AF:
	22,440	30	0.07
Baseline Period	Jan/Feb	Mar/Apr	May/June
Baseline Units	1	2	6
			9
			8
			4

1 unit or CCF (hundred cubic feet) = 748 gallons; 1 AF = 435.6 units  
 For more information please contact 415.945.1497 or see our website at MarinWater.org

**SHEET INDEX**

- L-0.0 MWELo COMPLIANCE DOCUMENTATION
- L-1.0 LANDSCAPE LAYOUT PLAN
- L-1.1 GENERAL SPECIFICATIONS AND REQUIREMENTS
- L-2.0 LANDSCAPE PLANTING PLAN
- L-2.1 PLANTING DETAILS AND SPECIFICATIONS
- L-3.0 IRRIGATION PLAN
- L-3.1 IRRIGATION DETAILS
- L-3.2 IRRIGATION SPECIFICATIONS
- C-4.0 CIVIL GRADING PLAN (THIS GRADING PLAN COMPLIES WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE)

**LANDSCAPE WELO DOCUMENTATION PACKAGE**

- L0.0 WELO COMPLIANCE DOCUMENTATION
- L1.0- L2.0 LANDSCAPE DESIGN PLAN (INCLUDES ALL LANDSCAPE AND PLANTING SHEETS)
- L3.0 IRRIGATION DESIGN PLAN (INCLUDES ALL IRRIGATION SHEETS)
- GRADING DESIGN PLAN BY CIVIL, SEE PROJECT PACKAGE

NOTE THAT THIS LIST IS FOR WELO COMPLIANCE ONLY AND IS NOT THE SAME AS THE SHEET LIST IN THE CD PACKAGE

**PHASE 1: PRE-CONSTRUCTION SIGNATURES**

**492.3: LANDSCAPE WELO DOCUMENTATION PACKAGE**

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**492.6: LANDSCAPE DESIGN PLAN**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

*ASDA* \_\_\_\_\_ OCTOBER 14, 2021, REV 9.20.23

SIGNATURE \* \_\_\_\_\_ DATE \_\_\_\_\_  
 \*LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR OR OTHER AUTHORIZED PERSON

**492.7: IRRIGATION DESIGN PLAN**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

*ASDA* \_\_\_\_\_ OCTOBER 14, 2021, REV 9.20.23

SIGNATURE \* \_\_\_\_\_ DATE \_\_\_\_\_  
 \*LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM

**PHASE 2: POST-CONSTRUCTION REQUIREMENTS:**

**492.9: CERTIFICATE OF COMPLETION**

I CERTIFY THAT THE LANDSCAPE HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE OF \_\_\_\_\_ DATE \_\_\_\_\_  
 LICENSED LANDSCAPE CONTRACTOR

ATTACH COMPLETED MMWD PERMIT DOCUMENTATION REQUIREMENTS S DESCRIBED BELOW AND REQUIRED ON BY PERMITTED PLANS. SEE: 21 Plan Review 2021-80 1317 Butterfield Rd. SA SV-21823 2021-10-14

**492.10: IRRIGATION SCHEDULING**

ATTACH PARAMETERS FOR SETTING THE IRRIGATION SCHEDULE ON CONTROLLER.

**492.11: MAINTENANCE**

ATTACH SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

**492.12: IRRIGATION AUDIT**

MMWD APPROVED AND CERTIFIED IRRIGATION AUDITOR SHALL PERFORM AUDIT. ATTACH LANDSCAPE IRRIGATION AUDIT REPORT TO PERMIT DOCUMENTATION REQUIREMENTS.

**492.5: SOIL MANAGEMENT REPORT**

ATTACH DOCUMENTATION VERIFYING IMPLEMENTATION SOIL PREPARATION AND MULCHING REQUIREMENTS.



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APN 176-162-07

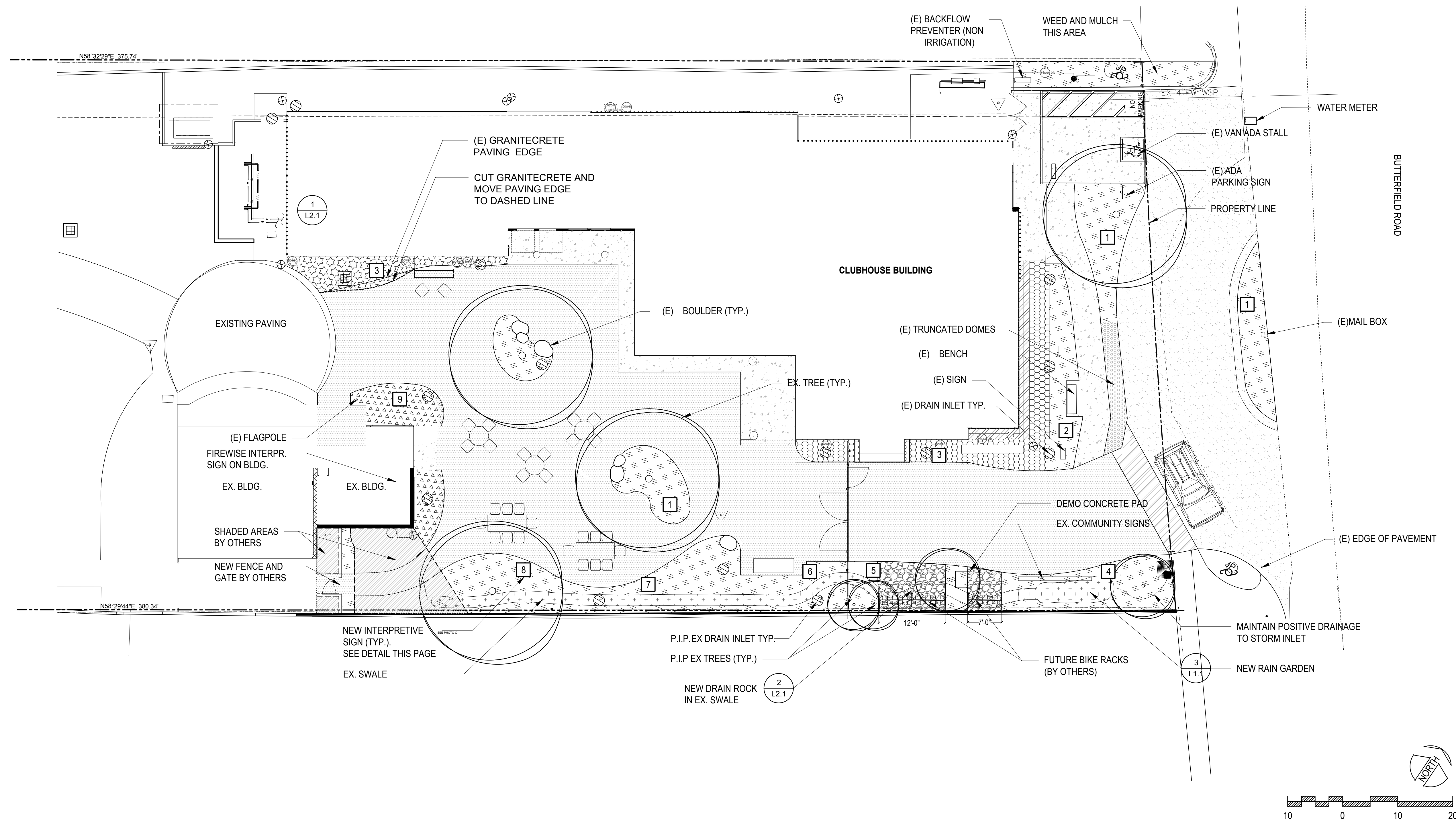
SLEEPY HOLLOW COMMUNITY CENTER  
 FIREWISE DEMONSTRATION GARDEN  
 1317 BUTTERFIELD RD.  
 SAN ANSELMO, CA 94960

SHEET TITLE:

MWELo  
 COMPLIANCE  
 DOCUMENTATION

DATE:  
 NOVEMBER 04, 2021:  
 PERMIT PLAN CHECK  
 NOVEMBER 11, 2021:  
 PERMIT PLAN CHECK  
 SEPT. 27, 2023:  
 BID SET

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**LEGEND**

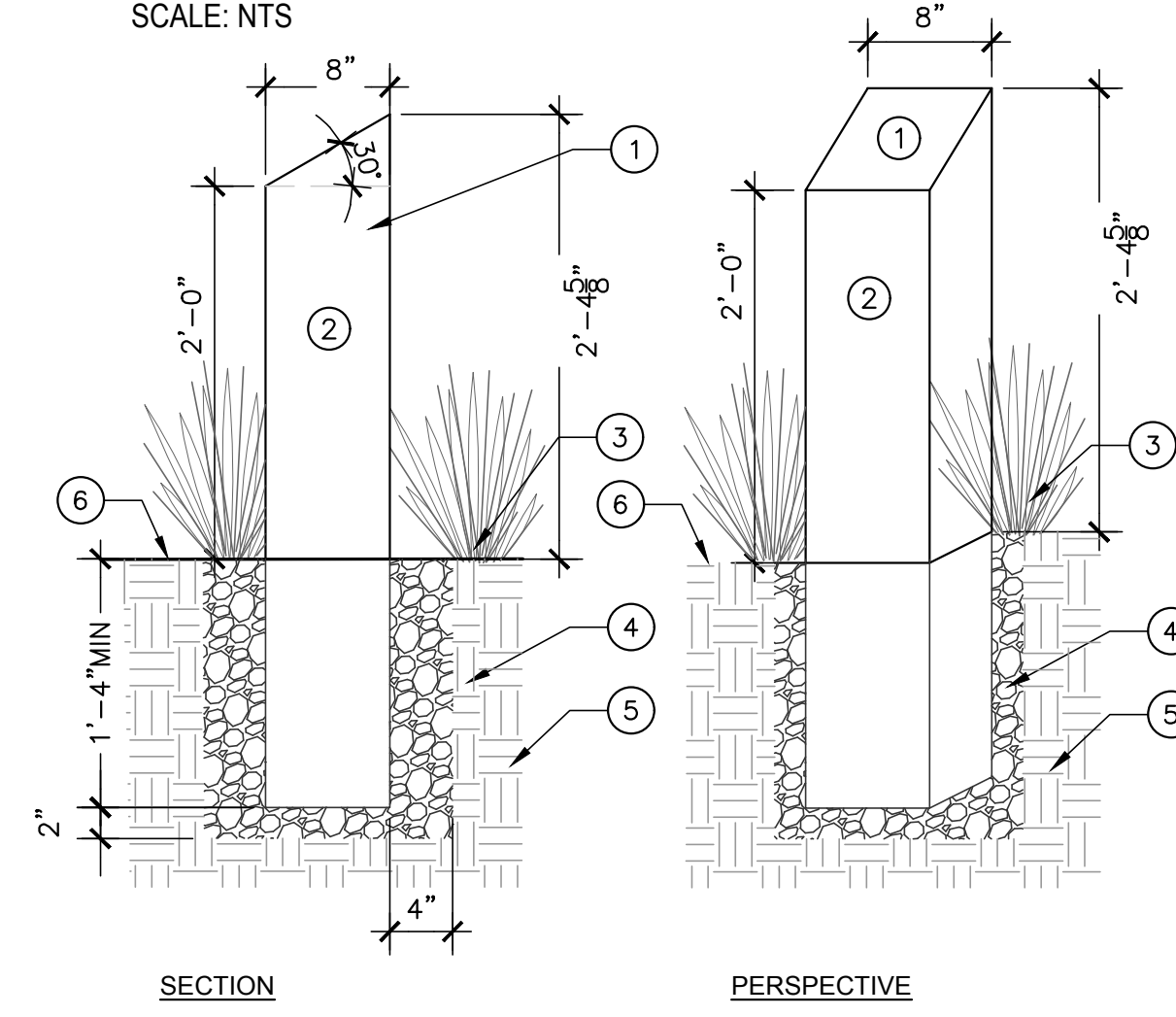
- 3" MULCH FINES
- 2" DECORATIVE GRAVEL #1 3/8" PACIFIC GOLD
- 2" DECORATIVE GRAVEL #2 3/8" SIERRA TAN CRUSHED
- 2" COMPOST AS MULCH
- PLANTED RAIN GARDEN AND SWALE (NO MULCH)
- 3/4" CRUSHED DRAIN ROCK SEE #2/L2.1
- (E) ASPHALT PAVING
- (E) CONCRETE PEDESTRIAN
- (E) CONCRETE VEHICULAR
- (E) GRANITECRETE VEHICULAR & PEDESTRIAN

**FIREWISE INTERPRETIVE SIGNS**

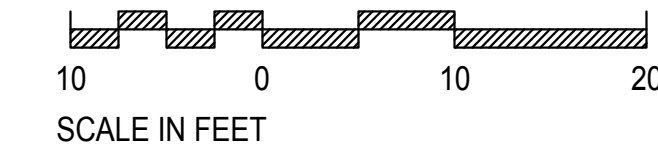
- 1 ISLANDS OF PLANTING
- 2 SHRUBS AWAY FROM BUILDINGS AND TREES
- 3 5' NON COMBUSTIBLE ZONE
- 4 RAIN GARDENS AND SWALES CREATE MOIST AREAS
- 5 NO FUEL LADDERS NEAR TREES
- 6 CLEAN AND GREEN
- 7 HORIZONTAL SPACING
- 8 VERTICAL SPACING
- 9 NON COMBUSTIBLE BUILDING SIDING

NOTE: CONFIRM FIELD LOCATION OF ALL SIGNS WITH LA PRIOR TO INSTALL.

**FIREWISE INTERPRETIVE SIGN DETAIL**



- 1 INTERPRETIVE SIGN (BY OTHERS)
- 2 8"X8" CLEAR REDWOOD OR WESTERN RED CEDAR S4S
- 3 PLANTING AREA
- 4 COMPACTED GRAVEL
- 5 NATIVE SOIL
- 6 FINISH GRADE



- NOTES:
- TREE DEMO TO INCLUDE ROOT BALL
  - CONCRETE SLAB DEMO TO INCLUDE REMOVAL OF ELECTRICAL CONDUIT AND DISPOSAL OF CONCRETE MATERIAL IN A LEGAL RECYCLING FACILITY.

**GENERAL SPECIFICATIONS AND REQUIREMENTS:**

1. INSTALLATION TO BE BY CONTRACTOR WITH A VALID CURRENT CALIFORNIA C-27 LICENSE AND INSURANCE AS REQUIRED AND APPROVED BY OWNER.
2. REQUEST ADDITIONAL INFORMATION FROM OWNER TO VERIFY THERE HAVE BEEN NO SUBSEQUENT CHANGES TO THESE PLANS THAT AFFECT LANDSCAPE CONTRACTOR'S WORK.
3. PRIOR TO START OF WORK, THOROUGHLY REVIEW ALL CONTRACT DOCUMENTS AND BECOME THOROUGHLY FAMILIAR WITH THE REQUIREMENTS AND THE INTENT OF THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
4. PRIOR TO START OF WORK, OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY, STATE AND ALL OTHER AGENCIES HAVING JURISDICTION OVER THE WORK.
5. PRIOR TO START OF CONSTRUCTION AND AS NECESSARY THROUGHOUT THE PROCESS OF THE WORK, CONTACT THE UNDERGROUND SERVICE ALERT WITH MINIMUM 48 HOURS NOTICE, AND HAVE ALL UNDERGROUND UTILITIES AND FACILITIES MARKED IN THE FIELD. ALSO, PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY, BY POTHOLEING, THE TYPES, LOCATIONS, SIZES AND/OR DEPTH OF EXISTING UTILITIES WITHIN THE WORK AREA. IN THE EVENT EXISTING UTILITIES ARE DISCOVERED TO BE IN CONFLICT WITH THE WORK REQUIRED OF THE CONTRACT DOCUMENTS, IMMEDIATELY NOTIFY THE OWNER, THE LANDSCAPE ARCHITECT AND THE UTILITY OWNER IN THE MOST EXPEDITIOUS MEANS AVAILABLE AND LATER CONFIRM IN WRITING. THE CONTRACTOR SHALL DETERMINE EXACT LOCATIONS OF ALL UTILITIES AND FACILITIES AND IMPLEMENT APPROPRIATE AND EFFECTIVE MEASURES TO PROTECT THEM.
6. PROTECT ALL EXISTING TREES WITH TEMPORARY CONSTRUCTION FENCING. DURING GRADING OR OTHER EQUIPMENT OPERATIONS DO NOT DIG UNDER THE DRIP LINES OF THE CROWN OF THE TREES UNLESS AUTHORIZED TO DO. IF SO AUTHORIZED FOLLOW TREE PROTECTION PROCEDURES IN THE SPECIFICATIONS.
7. PROTECT MONUMENTS AND OTHER SURVEY MARKERS ON THE PROJECT SITE. RECORD THE LOCATION OF ALL MONUMENTS AND OTHER SURVEY MARKERS PRIOR TO THE START OF WORK. ALL SUCH MONUMENTS OR SURVEY MARKERS DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
8. ALL WORK SHALL CONFORM TO THE FOLLOWING AS APPLICABLE:
  - 8.1 MINIMUM STANDARDS THE THE CALIFORNIA BUILDING CODE AND ALL RELATED DOCUMENTS THAT ARE PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCIES;
  - 8.2 ALL APPLICABLE REGULATIONS AND ORDINANCES OF ALL GOVERNING AGENCIES;
  - 8.3 ANY APPLICABLE SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES.
9. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. PROCEEDING WITH AFFECTED WORK PRIOR TO ACCEPTABLE RESOLUTION WILL BE AT THE CONTRACTOR'S OWN RISK AND MAY REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE WORK AND EXECUTE EXTRA WORK AT NO ADDITIONAL COST TO THE OWNER.
10. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF ANY WORK, WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR DESCRIBED DETAILS OF THE WORK. CONTRACTOR SHALL PERFORM SUCH WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
11. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
12. REMOVAL AND REPLACEMENT LIMITS OF ANY EXISTING FEATURE SHOWN ON THE DRAWINGS IS FOR GENERAL REFERENCE ONLY. ACTUAL LIMITS SHALL BE AS REQUIRED BY THE NEW WORK AND SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR LANDSCAPE ARCHITECT.
13. MAINTAIN ONE SET OF CONTRACT DOCUMENTS ON SITE FOR USE IN DOCUMENTING CURRENT PROGRESS OF WORK AND ALL CHANGES. DOCUMENT PROGRESS AND CHANGES WITH RED, INDELIBLE INK. MAKE DOCUMENTS AVAILABLE TO LANDSCAPE ARCHITECT FOR REVIEW AT ALL SITE VISITS AND AS REQUESTED. COPY ALL CHANGES ONTO MYLARS OF THE ORIGINAL DRAWINGS AND COPIES OF THE ORIGINAL SPECIFICATIONS USING INDELIBLE BLACK OR RED INK AS DIRECTED. UNLESS OTHERWISE SPECIFIED, THESE SHALL SERVE AS THE RECORD DOCUMENTS THAT MUST BE SUBMITTED PRIOR TO

**FINAL PAYMENT.**

14. THE OWNER MAY HAVE OTHER WORK WITHIN THIS PROJECT AREA BEING EXECUTED UNDER SEPARATE CONTRACTS BY OTHER CONTRACTORS ("OTHERS") CONCURRENTLY WITH THE EXECUTION OF WORK COVERED BY THESE DOCUMENTS. CONTRACTOR SHALL COORDINATE WORK OF THIS CONTRACT WITH WORK OF OTHERS AS NECESSARY TO ENSURE THE PROPER INTERFACE OF THIS WORK WITH WORK OF OTHERS AND BY SUCH MEANS, METHODS, AND TIMING THAT THE WORK OF OTHERS IS NOT IMPEDED.

**REQUESTS FOR INFORMATION**

1. USE THE RFI FORMAL PROCESS TO CLARIFY QUESTIONS ABOUT MATERIALS AND INSTALLATION PROCESSES DURING THE BIDDING AND CONSTRUCTION PROCESS.
2. ALL RFIS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL LANDSCAPE CONSTRUCTION CONTRACT.
3. RESPONSES TO RFIS ARE NOT TO BE CONSIDERED AS A PRICING ORDER OR PRICING DIRECTIVE.
4. CHANGE ORDERS MUST BE APPROVED BY OWNER PRIOR TO CONTRACTOR BEGINNING ANY ADDITIONAL WORK.

**PROJECT COORDINATION**

1. LANDSCAPE CONTRACTOR WILL COOPERATE WITH THE OWNER'S REPRESENTATIVE AND/OR LA THROUGHOUT THE WORK
2. LANDSCAPE CONTRACTOR WILL COORDINATE WITH OWNER'S REPRESENTATIVE REGARDING MOBILIZATION AREAS AND USE OF THE SITE TO ALLOW SAFE AND ONGOING ACCESS TO SITE FACILITIES THAT WILL BE IN USE DURING PROJECT CONSTRUCTION.
2. LANDSCAPE CONTRACTOR WILL INFORM THE OWNER'S REPRESENTATIVE OF ISSUES THAT ARISE DURING CONSTRUCTION AND PREPARE RFIS, SUBMITTALS, AND /OR REQUEST LANDSCAPE ARCHITECT CONSTRUCTION OBSERVATION SITE VISITS AS NEEDED DURING THE CONSTRUCTION PROCESS AND AS REQUIRED BY THE CONTRACT DOCUMENTS TO COMPLETE THE WORK.
3. LANDSCAPE CONTRACTOR WILL ATTEND WEEKLY ON SITE MEETINGS AND ADDITIONAL MEETINGS AS REQUIRED BY OWNER'S REPRESENTATIVE.
4. LANDSCAPE CONTRACTOR WILL INFORM THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ISSUES THAT ARISE DURING CONSTRUCTION OR CONFLICTS BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND PRIOR TO DOING WORK IN THE ELEMENTS IN CONFLICT.
5. CLOSE OUT PROCEDURES: LANDSCAPE CONTRACTOR WILL FOLLOW THE CLOSE-OUT PROCEDURES:
  - I) A SUBSTANTIAL COMPLETION WALK THROUGH OWNER'S REPRESENTATIVE AND LA
  - II) COMPLETE PUNCH LIST OF ITEMS NEEDING TO BE COMPLETED OR CORRECTED PROVIDED BY LA
  - III) ACCOMPANY OWNER ON FINAL INSPECTION.
  - IV) COMPLY WITH OWNER'S INSTRUCTIONS FOR COMPLETION OF FINAL ITEMS OF WORK.
  - V) COMPLETE ALL MMWD PERMIT AND PERMIT DOCUMENTATION REQUIREMENTS AS LISTED ON THE PERMIT DOCUMENT TITLED, "21 Plan Review 2021-80 1317 Butterfield Rd. SA SV-21823 2021-10-14"

**SUBMITTAL REQUIREMENTS**

1. WITHIN 10 DAYS AFTER EFFECTIVE DATE OF OWNER-CONTRACTOR AGREEMENT, SUBMIT COMPLETE LIST OF MAJOR PRODUCTS PROPOSED FOR USE, WITH NAME, MANUFACTURER, TRADE NAME AND MODEL NUMBER FOR EACH PRODUCT.
2. WITHIN 10 DAYS OF OWNER-CONTRACTOR AGREEMENT, SUBMIT A SCHEDULE OF VALUES FOR PLANTINGS (BY CONTAINER SIZE), DRIP IRRIGATION (BY SF), INTERPRETIVE SIGNAGE, AND MULCHING (BY CY BY TYPE).
3. SUBMIT ALL PRODUCT DATA FOR DISTINCT SYSTEMS AND SIMILAR GROUPS OF PRODUCTS BOUND IN ONE PACKET.
4. SUBSTITUTION REQUESTS MUST BE SUBMITTED SEPARATELY, CLEARLY LABELED, AND APPROVED PRIOR TO USE.
5. PROVIDE SAMPLES OF PRODUCTS AND MATERIALS TO BE REVIEWED ON SITE BY OWNER 5 WORKING DAYS PRIOR TO THEIR SCHEDULED USE.
6. MANUFACTURER'S INSTRUCTIONS: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, SUBMIT MANUFACTURER'S PRINTED SPECIFICATIONS OR INSTRUCTIONS FOR REVIEW 5 WORKING DAYS PRIOR TO THEIR

**SCHEDULED USE FOR REVIEW AND APPROVAL.**

**QUALITY CONTROL**

1. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP TO PRODUCE WORK OF HIGH QUALITY.
2. COMPLY FULLY WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.
3. SHOULD MANUFACTURER'S INSTRUCTIONS CONFLICT WITH THE CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.
5. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION OR DISFIGUREMENT.
6. REPLACE WORK OF INFERIOR QUALITY AND/OR WORKMANSHIP AT NO ADDITIONAL COST TO OWNER.



**ABLA**

ANN BAKER LANDSCAPE ARCHITECTURE  
625 2ND ST., STE 110  
PETALUMA, CA 94952  
TEL.: (510) 926-2557  
EMAIL: landarches@gmail.com



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APN 176-162-07

SLEEPY HOLLOW COMMUNITY CENTER  
FIREWISE DEMONSTRATION GARDEN

1317 BUTTERFIELD RD.  
SAN ANSELMO, CA 94960

SHEET TITLE:

GENERAL  
SPECIFICATIONS  
& REQUIREMENTS

DATE:

NOVEMBER 04, 2021:  
PERMIT PLAN CHECK

NOVEMBER 11, 2021:  
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SEPT. 27, 2023:  
BID SET

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OF



**ABLA**

ANN BAKER LANDSCAPE ARCHITECTURE  
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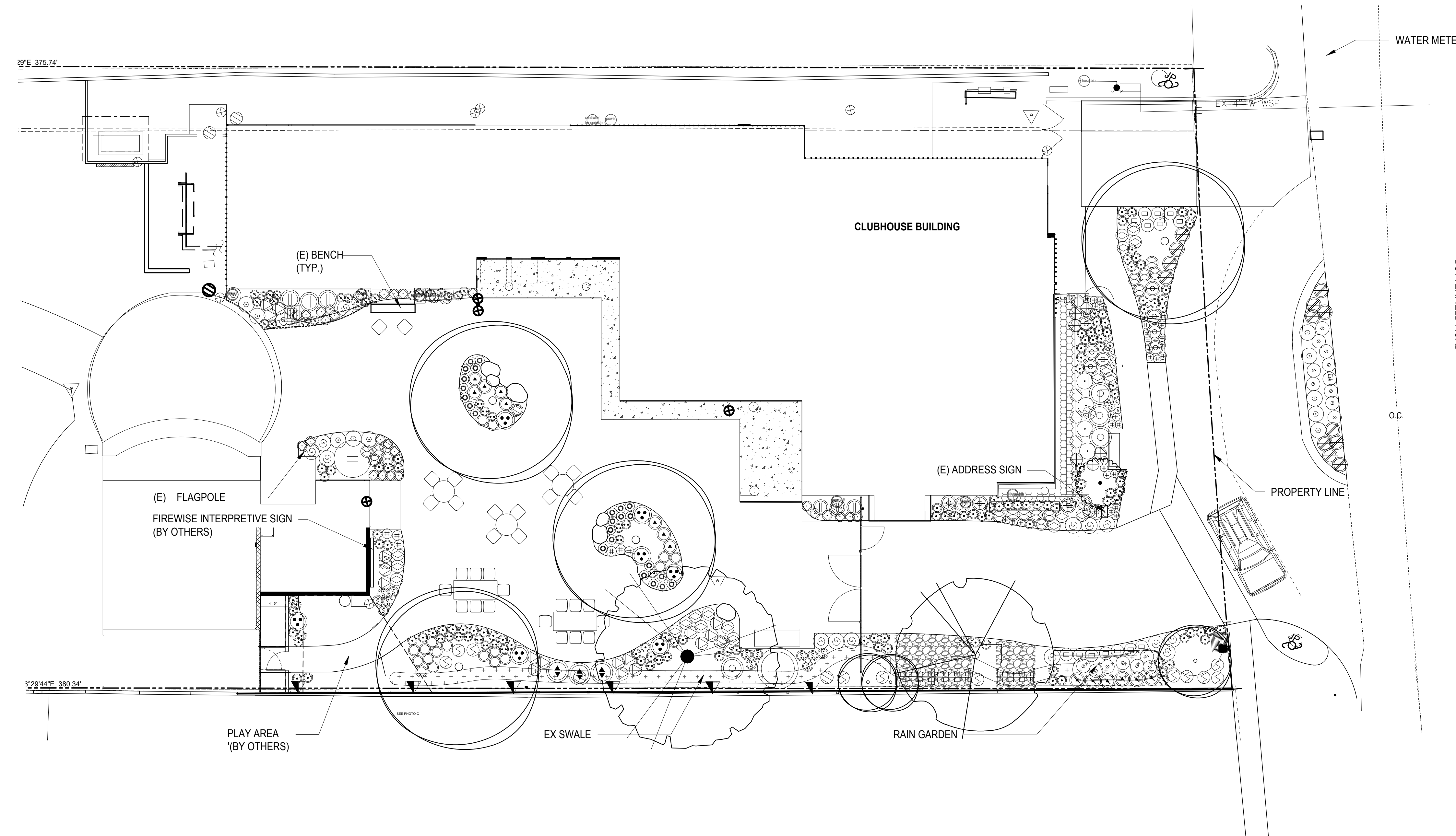
SLEEPY HOLLOW COMMUNITY CENTER  
FIREWISE DEMONSTRATION GARDEN  
1317 BUTTERFIELD RD.,  
SAN ANSELMO, CA 94960

SHEET TITLE:  
PLANTING PLAN

DATE:  
NOVEMBER 04, 2021:  
PERMIT PLAN CHECK  
NOVEMBER 11, 2021:  
PERMIT PLAN CHECK  
SEPT. 27, 2023:  
BID SET

SHEET  
OF

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**TREE LEGEND**

BOTANICAL NAME	(COMMON NAME)	CONT.	SIZE (W X H)	QTY
QUERCUS LOBATA	VALLEY OAK	24"	30'X60'	1
ARBUTUS 'MARINA'	SPANISH MADRONE	24"	25'X40'	1
FEIJOA SELLOWIANA (STANDARD)	PINEAPPLE GUAVA	15G	15' X 15'	1
	EXISTING TREES - PROTECT IN PLACE			

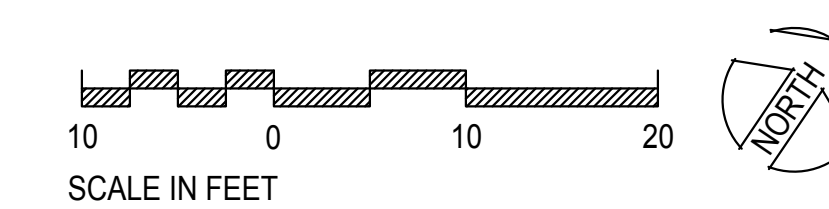
**PLANTING LEGEND**

AREA	BOTANICAL NAME	(COMMON NAME)	CONT.	SIZE/DIST.	QTY
<b>FRONT ENTRY &amp; FIRE LANE- LOW WATER (1150 SF)</b>					
○	ALYOGYNE HUEGELI 'MONTEREY BAY'	BLUE HIBISCUS	5G	7' O.C.	1
○	CLINOPODIUM (SATUREJA) DOUGLASII	YERBA BUENA	1G	3' O.C.	7
○	KNIPHOFIA 'TAWNY KING'	RED HOT POKER	1G	5' O.C.	4
○	RHAMNUS CALIF. 'MOUND SAN BRUNO'	COFFEEBERRY	5G	6' O.C.	1
○	SALVIA 'LITTLE KISS'	'LITTLE KISS' SAGE	1G	4' O.C.	7
○	SALVIA 'MARINE BLUE'	BLUE SAGE	1G	4' O.C.	4
○	SYMPHORICARPUS MOLLIS	CREeping SNOWBERRY	1G	24' O.C.	11
○	TEUCRIUM FRUTICANS 'AZUREUM'	BUSH GERMANDER	5G	4' O.C.	3
○	MUHLENBERGIA DUBIA	PINE MUHLY GRASS	1G	3' O.C.	13
○	JUNCUS PATENS	BLUE RUSH	1G	3' O.C.	17
○	CAREX TUMULICOLA	FOOTHILL SEDGE	4"	24" O.C.	124
○	CAREX PANSA	COASTAL SEDGE	4"	12" O.C.	24
○	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	1G	16" O.C.	20
○	'MARGARITA BOP'				
○	ACHILLEA PINK ISLAND FORM	PINK ISLAND YARROW	1G	3' O.C.	15
○	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1G	3' O.C.	18
○	EPILOBIUM GARETTII 'ORANGE CARPET'	CA FUSCHIA	1G	3' O.C.	8
○	AEONIUM 'PSEUDOTABULIFORME'	GREEN PLATTERS	1G	24" O.C.	10
○	HELIANTHEMUM 'HENFIELD BRILLIANT'	SUNROSE	1G	24" O.C.	14
○	HETEROTHECA SESSLIFLORA 'SAN BRUNO MT.'		1G	30" O.C.	20
○	ANIGOZANTHOS 'AMBER VELVET'	KANGAROO PAWS	1G	3' O.C.	6
○	SOLIDAGO RUGOSA 'FIREWORKS'	GOLDENROD	1G	3' O.C.	6
○	HESPERALOE PARVIFLORA	RED YUCCA	1G	3' O.C.	10
○	GAURA LINDHEIMERI 'SISKIYOU SNOW'	GAURA	1G	30" O.C.	12
○	HEUCHERA 'LILLIAN'S PINK'	CORRAL BELLS	1G	2' O.C.	7
○	AQUILEGIA EXIMIA SUB A. FORMOSA	SERPENTINE COLUMBINE	4"	18" O.C.	18
○	IRIS 'CANYON SNOW'	CANYON SNOW PACIFIC IRIS	1G	2' O.C.	17
○	SISYRINCHIUM BELLUM 'ARROYO DE LA CRUZ'	BLUE EYED GRASS	1G	12" O.C.	11
○	ECHVEERIA IMBRICATA	HENS AND CHICKS	4"	18" O.C.	36
○	SEMPERVIVUM 'SPRING BEAUTY'	SPRING BEAUTY H. LEEKS	1G	14" O.C.	35
○	SEDUM SUNSPARKLER 'DAZZLEBERRY'	SEDUM	4"	14" O.C.	24
▽	MANDAVILLA LAXA	CHILEAN JASMINE VINE	1G	PER PLAN	3
FOR SCREEN ON FENCE USE HORIZONTAL TRELLIS WIRES BY OWNER					
■	SEDUM SPATHULIFOLIUM PURPUREAUM	SEDUM	4"	18" O.C.	48
■	CAREX DENSA	DENSE SEDGE	4"	18" O.C.	32

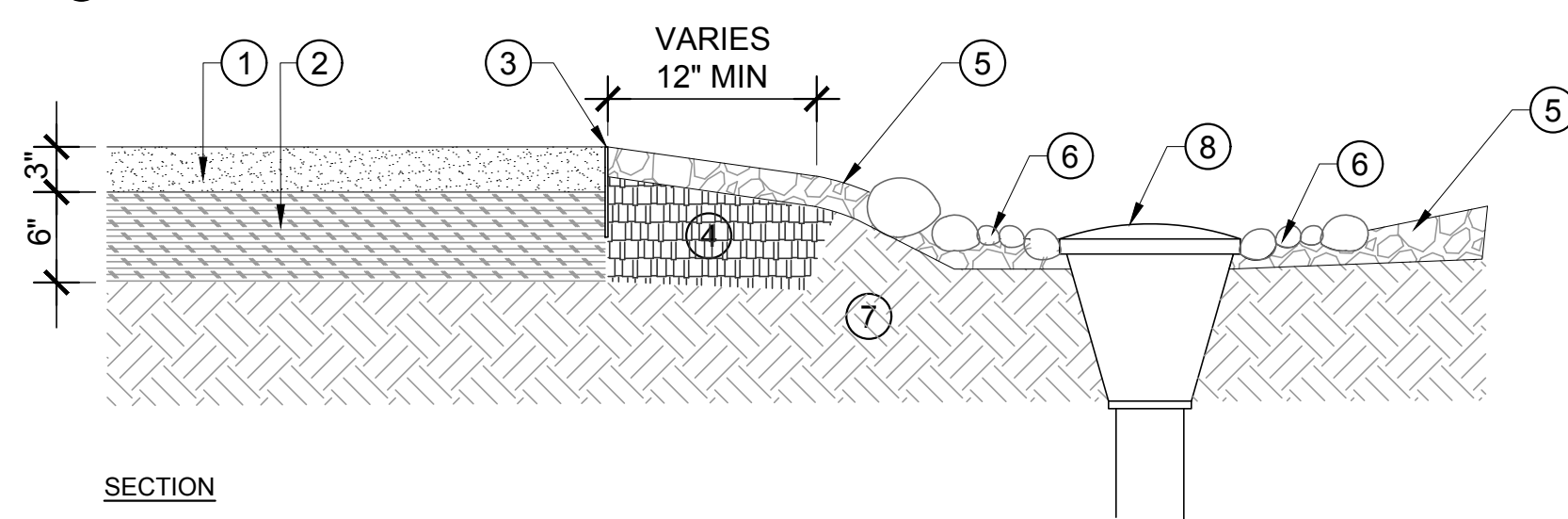
- NOTES:**
- LA TO REVIEW AND APPROVE PLANTS LAID OUT PER PLAN PRIOR TO PLANTING
  - SEE LAYOUT PLAN L1.0 FOR MULCHING

**MARIN WATER**

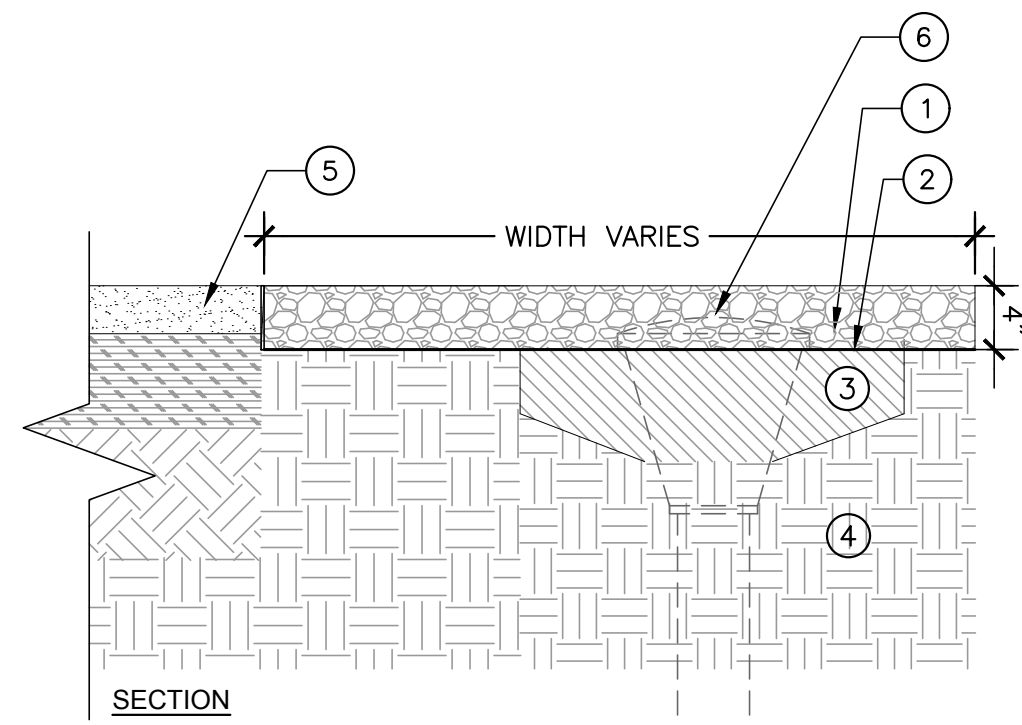
Plan Review Ordinance #: 430  
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Reviewer: Christina Mountanos



- 1 EX. 3" GRANITECRETE
- 2 EX 6" CALTRANS CLASS 2 PERMEABLE MATERIAL
- 3 CUT NEW EDGE OF PAVING PER PLAN. CHALK LINE APPROVED IN FIELD BY LA. INSTALL NEW 3/16" x 6" STEEL EDGER OR APPROVED EQUAL. COLOR BLACK
- 4 INSTALL 12" X 9" MIN COMPACTED SOIL AGAINST EDGING
- 5 INSTALL GRAVEL MULCH PER PLAN
- 6 INSTALL 2-4" NOYO COBBLE @ DRAIN INLET IN 42" DIAMETER CIRCLE AROUND INLET. CREATE 2% SLOPE OR LESS CLOSE TO INLET
- 7 EXISTING SOIL
- 8 P.I.P EX DRAIN INLET

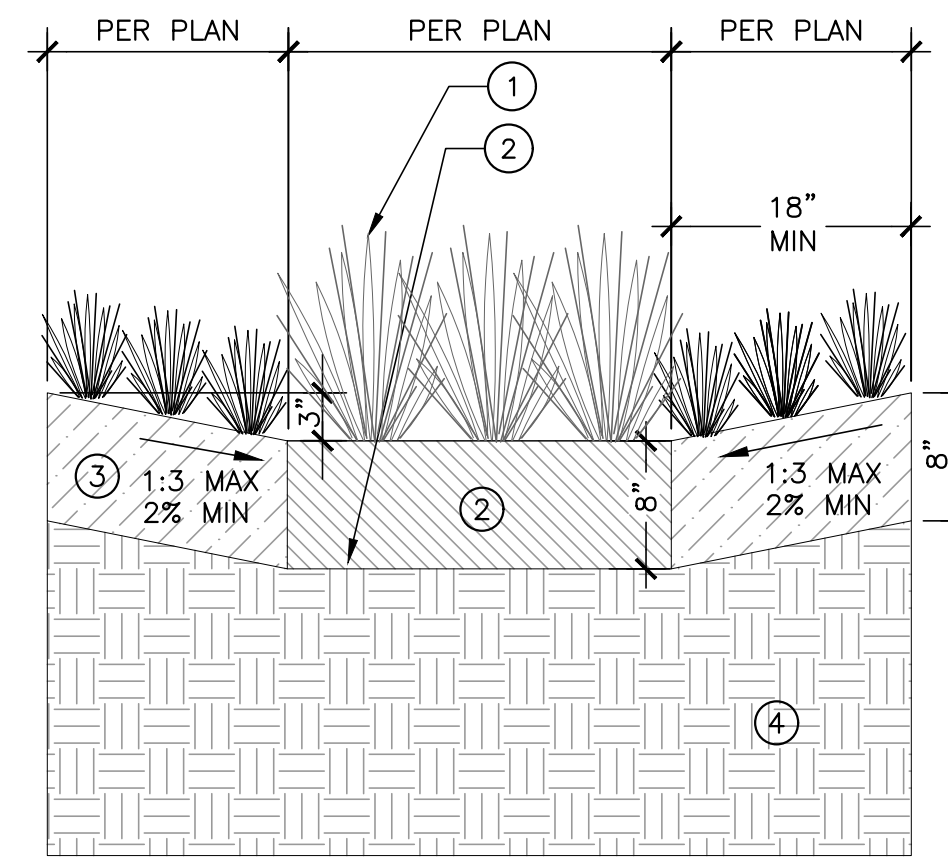


1 NEW PAVING EDGE, GRAVEL MULCH, COBBLE AT INLET  
SCALE: 1"=1'-0"



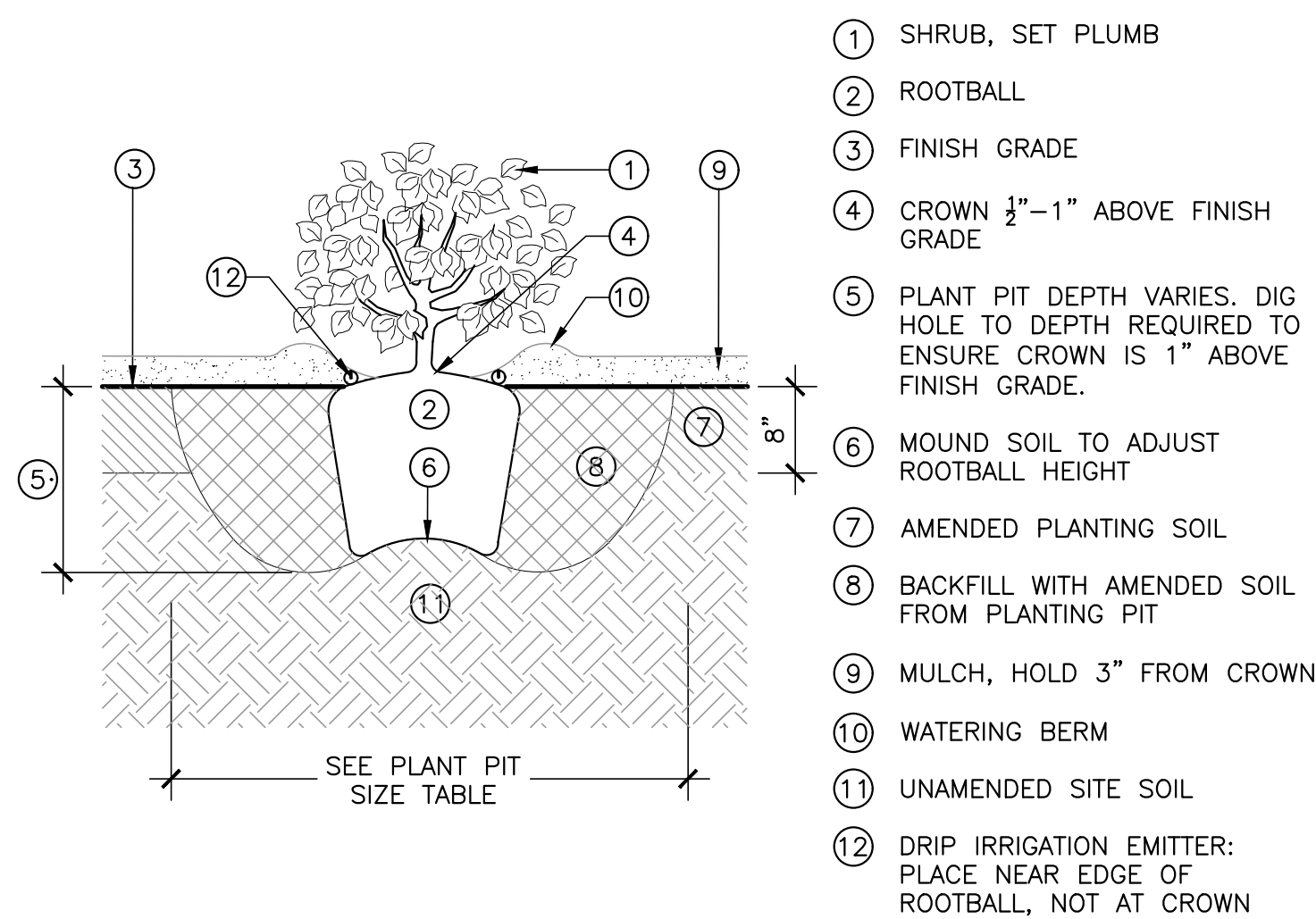
2 CRUSHED ROCK FOR BIKE PARKING @ SWALE  
SCALE: 1"=1'-0"

- 1 NEW 4" OF 1/2-3/4" CRUSHED DRAIN ROCK, COMPACTED TO 90%.
- 2 MIRAFI 140 FILTER FABRIC
- 3 EX. BIOFILTRATION SOIL
- 4 EX. SOIL - AMEND AS REQUIRED
- 5 EX. GRANITECRETE PAVING
- 6 EX. DRAIN INLET BEYOND (TYP). AT INLET(S) MAINTAIN HEIGHT OF GRAVEL BELOW INLET.



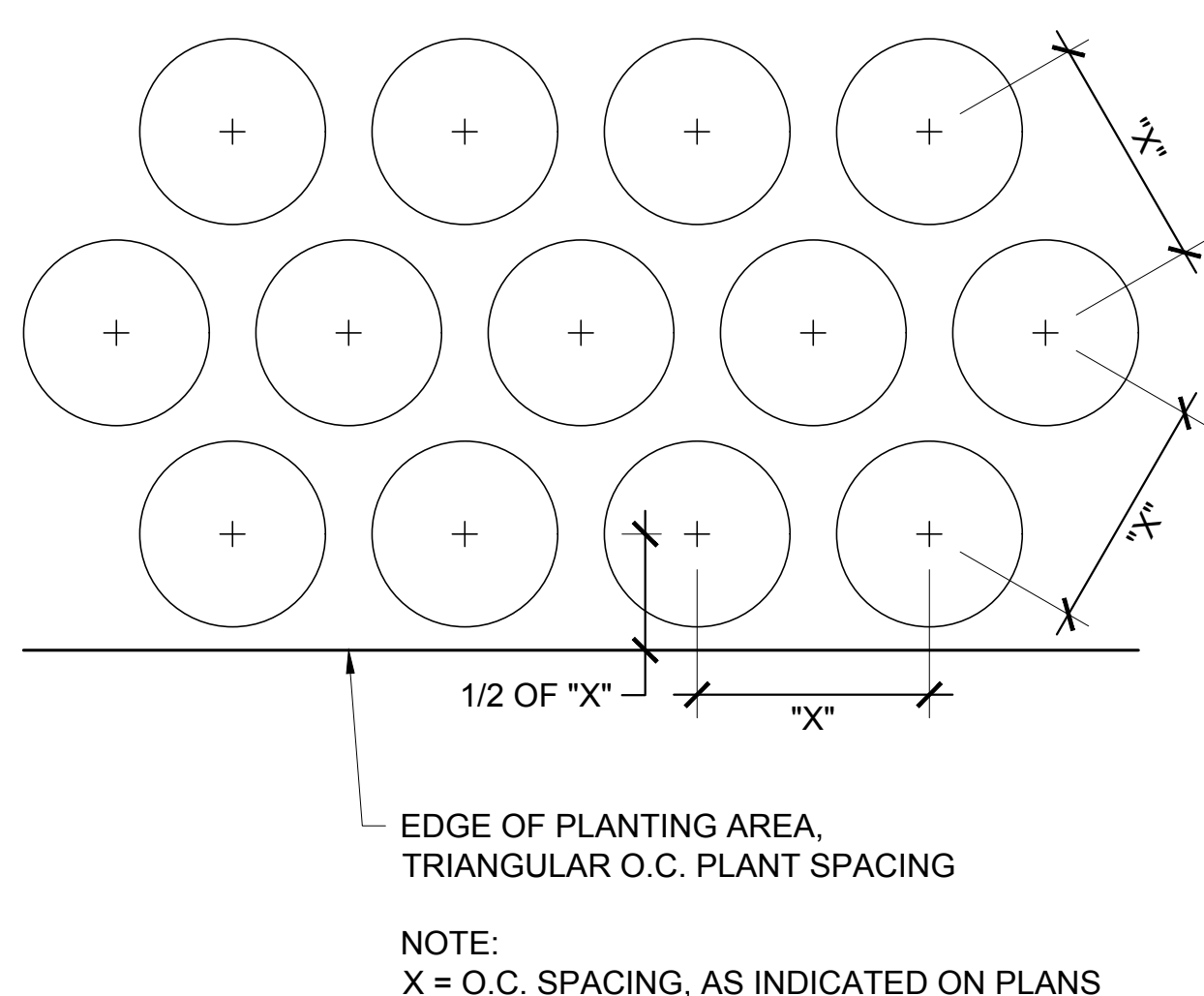
- 1 PLANTING, SEE PLANTING PLAN
- 2 BIOFILTRATION SOIL
- 3 AMENDED SOIL PER REQ'S. NATIVE SOIL

3 NEW VEGETATED RAIN GARDEN  
SCALE: 1"=1'-0"



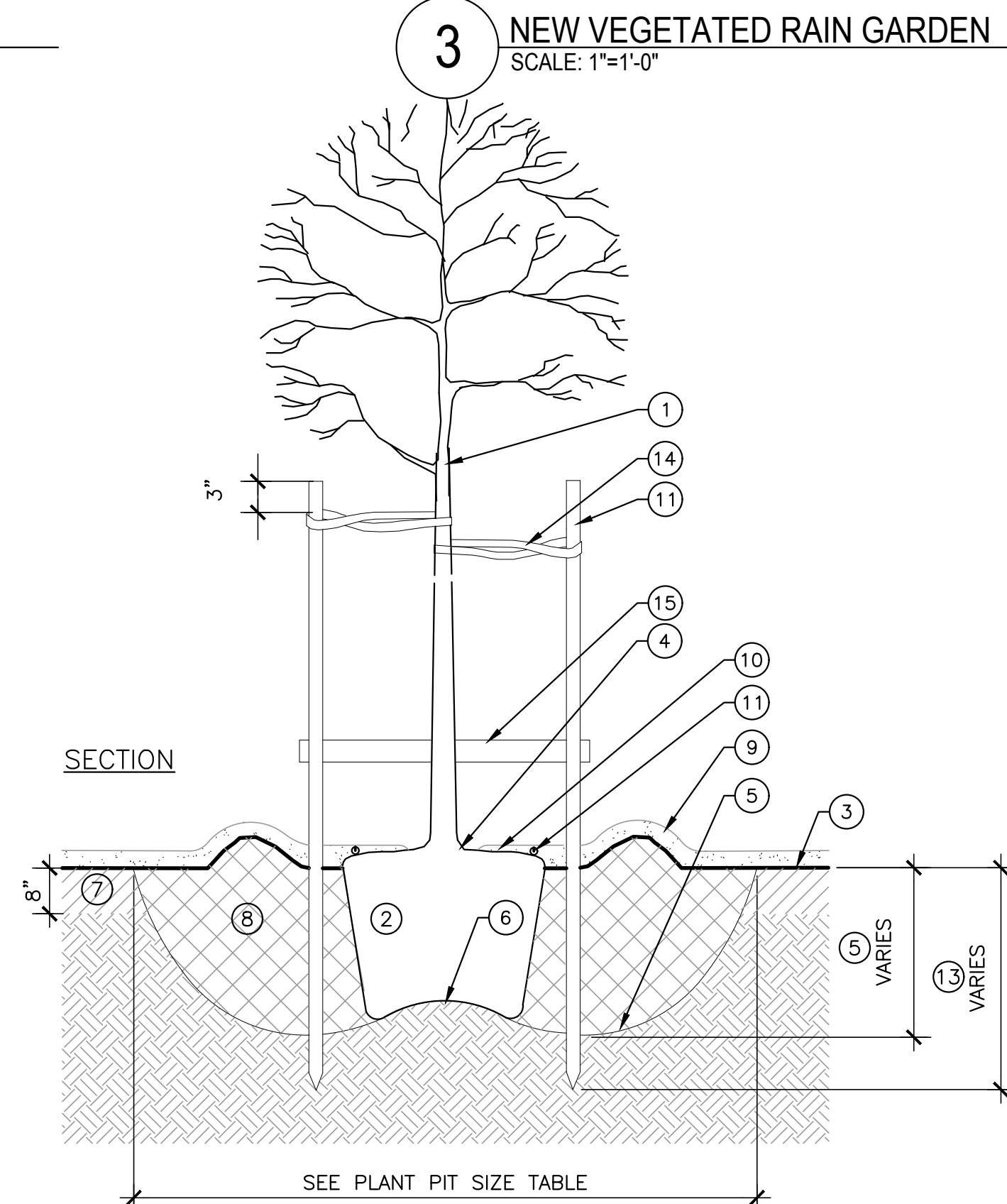
- 1 SHRUB, SET PLUMB
- 2 ROOTBALL
- 3 FINISH GRADE
- 4 CROWN 1/2"-1" ABOVE FINISH GRADE
- 5 PLANT PIT DEPTH VARIES. DIG HOLE TO DEPTH REQUIRED TO ENSURE CROWN IS 1" ABOVE FINISH GRADE.
- 6 MOUND SOIL TO ADJUST ROOTBALL HEIGHT
- 7 AMENDED PLANTING SOIL
- 8 BACKFILL WITH AMENDED SOIL FROM PLANTING PIT
- 9 MULCH, HOLD 3" FROM CROWN
- 10 WATERING BERM
- 11 UNAMENDED SITE SOIL
- 12 DRIP IRRIGATION EMITTER: PLACE NEAR EDGE OF ROOTBALL, NOT AT CROWN

4 SHRUB PLANTING  
SCALE: NTS



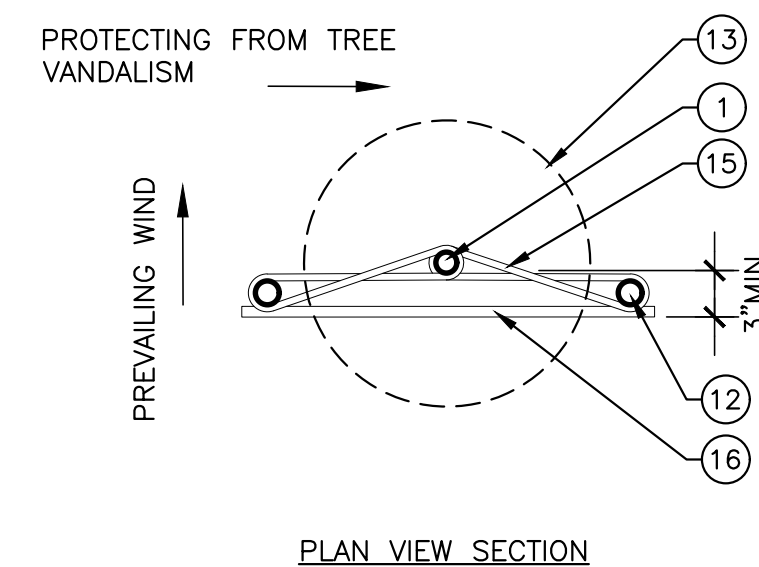
5 GROUNDCOVER TRIANGULAR SPACING  
SCALE: 1/4" = 1'-0"

NOTE:  
X = O.C. SPACING, AS INDICATED ON PLANS



**TREE PLANTING:**

- 1 TREE, SET PLUMB
- 2 ROOTBALL
- 3 FINISH GRADE
- 4 CROWN
- 5 PLANT PIT DEPTH VARIES. DIG HOLE TO DEPTH REQUIRED TO ENSURE CROWN IS 2-3" ABOVE FINISH GRADE. SCARIFY SIDES.
- 6 MOUND AND TAMP SOIL TO ADJUST ROOTBALL HEIGHT AND PREVENT SETTLING.
- 7 AMENDED SITE SOIL
- 8 BACKFILL WITH SOIL FROM PLANTING PIT
- 9 WATERING BERM
- 10 MULCH, HOLD 4" FROM TRUNK
- 11 DRIP IRRIGATION EMITTER: PLACE NEAR EDGE OF ROOTBALL, NOT AT CROWN.



**TREE STAKING:**

- 12 TREE STAKES (2) - HEIGHT AS REQUIRED TO SUPPORT TREE SET PLUMB, DO NOT PENETRATE ROOTBALL.
- 13 OUTLINE OF ROOTBALL
- 14 STAKE DEPTH AS REQUIRED TO SUPPORT TREE
- 15 TREE TIES, (3) LOOPS IN FIGURE 8 AROUND TREE & STAKES AS SHOWN. SCREW TO STAKES - 2 SCREWS PER STAKE
- 16 1" X 3" CROSSTIE

6 TREE PLANTING AND STAKING ON-GRADE  
SCALE: NTS

**EDGING, MULCHING, SIGNAGE AND PLANTING SPECIFICATIONS**

- GENERAL CONDITIONS:
1. LANDSCAPE CONTRACTOR WILL PROVIDE ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS AS DESCRIBED IN THOSE DOCUMENTS AND ACCORDING TO CODE AND PERMIT REQUIREMENTS.
  2. LANDSCAPE CONTRACTOR TO COMPLY WITH ALL BAY FRIENDLY LANDSCAPE GUIDING PRINCIPLES AND THE MMWD PERMIT REQUIREMENTS AND REGULATIONS. SEE L-0.0 SECTION 495.2 SOIL MANAGEMENT.
  3. ALL SUBMITTALS MUST BE LA APPROVED PRIOR TO PURCHASE AND/OR INSTALL. ALLOW 3-5 BUSINESS DAYS FOR REVIEW OF SUBMITTALS.
  4. PROVIDE 48 HOURS NOTICE OF REQUIRED LA ONSITE SITE REVIEW OR ONSITE MEETING.

**SUBMITTALS/QUALITY CONTROL:**

1. SUBMIT EDGING SAMPLE
2. SUBMIT 2-4" RIVER COBBLE SAMPLE
3. SUBMIT WOOD POST SAMPLE
4. SUBMIT COMPOST SAMPLE, SAMPLES FOR DECORATIVE GRAVEL #1 AND #2, MULCH SAMPLE.
5. WITHIN 30 DAYS OF CONSTRUCTION AWARD SUBMIT PLANT PURCHASE LIST IDENTIFYING ALL PLANT VENDORS AND PURCHASING OR RESERVING PLANTS. SCIENTIFIC NAMES ARE REQUIRED. VARIETAL SELECTIONS MUST BE IDENTIFIED AND APPROVED BY LA.
6. TREES: WILL BE SOURCED BY LANDSCAPE CONTRACTOR, PHOTOS WILL BE SENT TO LA PRIOR TO DELIVERY. ONCE ON SITE, TREES MUST BE APPROVED BY LA PRIOR TO INSTALLATION. SELECT TREES WITH A SYMMETRICAL FORM AS TYPICAL FOR THE SPECIES/CULTIVAR; AND A TRUNK DIAMETER AND TAPER SUFFICIENT THAT THE TREE WILL REMAIN VERTICAL WITHOUT THE SUPPORT OF A STAKE.
7. PLANTS: SUPPLY WELL-SHAPED, VIGOROUS PLANTS THAT ARE TYPICAL OF THE SPECIES, DROUGHT TOLERANT, HARDENED OFF, AND SUITED TO THE SOIL AND ENVIRONMENTAL CONDITIONS AT THE SITE.
8. PLANTS: ALL PLANT MATERIAL MUST BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL IN POOR GROWING CONDITION, WITH POOR FORM OR WITH POORLY FORMED ROOT MATERIAL. RECOMMENDED NURSERIES: SUNCREST NURSERIES, WATSONVILLE, CA; EMERISA

GARDENS, SANTA ROSA, CA: CAL FLORA NURSERY, FULTON, CA (N. SANTA ROSA), DEVIL MOUNTAIN NURSERY, PETALUMA, CA, CORNFLOWER FARMS NURSERY, ELK GROVE, CA

**PRODUCTS:**

1. PAVING EDGING: 3/8" X 6" STEEL EDGING COLOR BLACK FROM SITE ONE SANTA ROSA
2. RIVER COBBLE: 2-4" RUSSIAN RIVER COBBLE, FROM SYAR QUARRY, HEALDSBURG
3. WOOD POST: 8X8 CON HEART S4S REDWOOD
4. COMPOST: "ALL GREEN COMPOST" FROM SOILS PLUS, STAGE COACH RD, SONOMA (707)996-3400 OR SUBMIT SUBSTITUTION FOR APPROVAL
5. DRAIN ROCK FOR BIKE RACK AREA: 1/2-3/4" CRUSHED DRAIN ROCK OR APPROVED EQUAL.
6. FILTER FABRIC: MIRAFI 140N OR APPROVED EQUAL.
7. MULCHES:
  - A. "MULCH FINES" - SOILS PLUS, STAGECOACH RD., SONOMA (707)996-3400.
  - B. DECORATIVE GRAVEL #1 3/8" PACIFIC GOLD GRAVEL FROM SBI MATERIALS, FULTON, CA
  - C. DECORATIVE GRAVEL #2 3/8" CRUSHED SIERRA TAN GRAVEL FROM SBI MATERIALS, FULTON, CA
  - D. COMPOST MULCH, "ALL GREEN COMPOST" FROM SOILS PLUS, STAGECOACH RD., SONOMA (707)996-3400.

**SOIL PREPARATION**

1. SOIL PREPARATION: APPLY SOIL AMENDMENTS AT A RATE OF 6 CY COMPOST PER 1000 SF. CULTIVATE USING DIGGING FORK INTO TOP 8" OF ALL PLANTING AREAS. NO TILLING. DO NOT ADD TO SOIL IN EXISTING SWALES.

**PLANTING**

1. CONTRACTOR WILL LAYOUT PLANTS AS SHOWN IN PROJECT DRAWINGS FOR LA APPROVAL PRIOR TO PLANTING. NOTIFY LA 72 HOURS PRIOR TO DATE REQUESTED FOR PLANTING LAYOUT REVIEW. LA WILL FIELD ADJUST LAYOUT.
2. PLANTING BY CLCA STANDARDS AND BAY FRIENDLY LANDSCAPING BEST MANAGEMENT PRACTICES. SCARIFY ROOTS OF PLANTS THAT ARE BOUND UP OR CIRCLING CONTAINER EDGE.

3. PLANTINGS OF NATIVE AND DROUGHT ADAPTED SPECIES WILL BE SLIGHTLY PROUD (~1/2" FOR 1G, 1" FOR 5G) OF FINISH GRADE FOR POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN. BRING SOIL UP TO COVER ALL SIDES OF ROOT BALL.
4. TREES WILL BE STAKED WITH TWO STAKES AND APPROVED TIES.

**MULCHING**

1. ALL LANDSCAPE AREAS WILL BE COVERED WITH A MINIMUM OF 3" OF MULCH, 2" OF GRAVEL, OR 2" OF COMPOST AS SHOWN ON L-1.0.
2. PLANT CROWNS WILL BE KEPT FREE OF MULCH FOR A RADIUS OF 4" AROUND PLANT CROWN, AND 12" AROUND TREE CROWN.
3. MULCH MUST BE SWEET SMELLING, SOUR (ANAEROBIC) PRODUCTS WILL BE REJECTED.
4. INSURE MULCH IS FREE OF SUDDEN OAK DEATH SPORES AND OTHER DISEASE OR TOXIC CONTAMINANTS.

**MAINTENANCE AND PLANT ESTABLISHMENT PERIOD**

1. CONTRACTOR WILL MAINTAIN ALL PLANTINGS FOR 6 MONTHS AFTER OWNER/LA APPROVAL OF SUBSTANTIAL COMPLETION.
2. MAINTENANCE WILL INCLUDE: BI-WEEKLY MAINTENANCE THE FIRST TWO MONTHS, AND MONTHLY MAINTENANCE THEREAFTER, (8) MAINTENANCE VISITS IN TOTAL. MAINTENANCE SHALL INCLUDE: CHECKING PLANT CONDITION, IRRIGATING AND/OR ADJUSTING IRRIGATION, CONDUCTING IRRIGATION SYSTEM INSPECTION AND MAINTENANCE, MOWING, PRUNING, MULCHING, AND WEEDING OF ALL PLANTS AND PLANTING AREAS ON THE PROJECT AND CLEAN UP. ALL WEEDS SHALL BE DEPOSITED IN THE COMPOSTING BIN OR REMOVED OFFSITE AND LAWFULLY DISPOSED OF. PLANTING BED MULCH SHALL BE RAKED SMOOTH AND PAVING SHALL BE LEFT IN CLEAN CONDITION.

ALL PLANTS THAT FAIL OR APPEAR SICKLY OR WILTED DURING THE WARRANTY PERIOD MUST BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER WITH THE SAME OR LA APPROVED PLANT MATERIAL.

**WARRANTY AND REPLACEMENT**

1. ALL PLANTINGS SHALL BE UNDER WARRANTY BY LANDSCAPE CONTRACTOR FOR A 3 MONTH PERIOD.
2. AT THE END OF WARRANTY PERIOD, LA & CONTRACTOR WILL REVIEW SITE AND LIST REQUIRED PLANT REPLACEMENTS. CONTRACTOR WILL PLANT THEM WITHIN TWO WEEKS OF NOTIFICATION.
3. ALL FAILED PLANTINGS MUST BE REPLACED PRIOR TO THE CLOSING OF THE CONTRACT AND FINAL PAYMENT.

Plan Review Ordinance #: 430  
Approval Date: 10/19/2023  
Project #: 2021-80  
Reviewer: Christina Mountanos



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APN 176-162-07

SLEEPY HOLLOW COMMUNITY CENTER  
FIREWISE DEMONSTRATION GARDEN  
1317 BUTTERFIELD RD.  
SAN ANSELMO, CA 94960

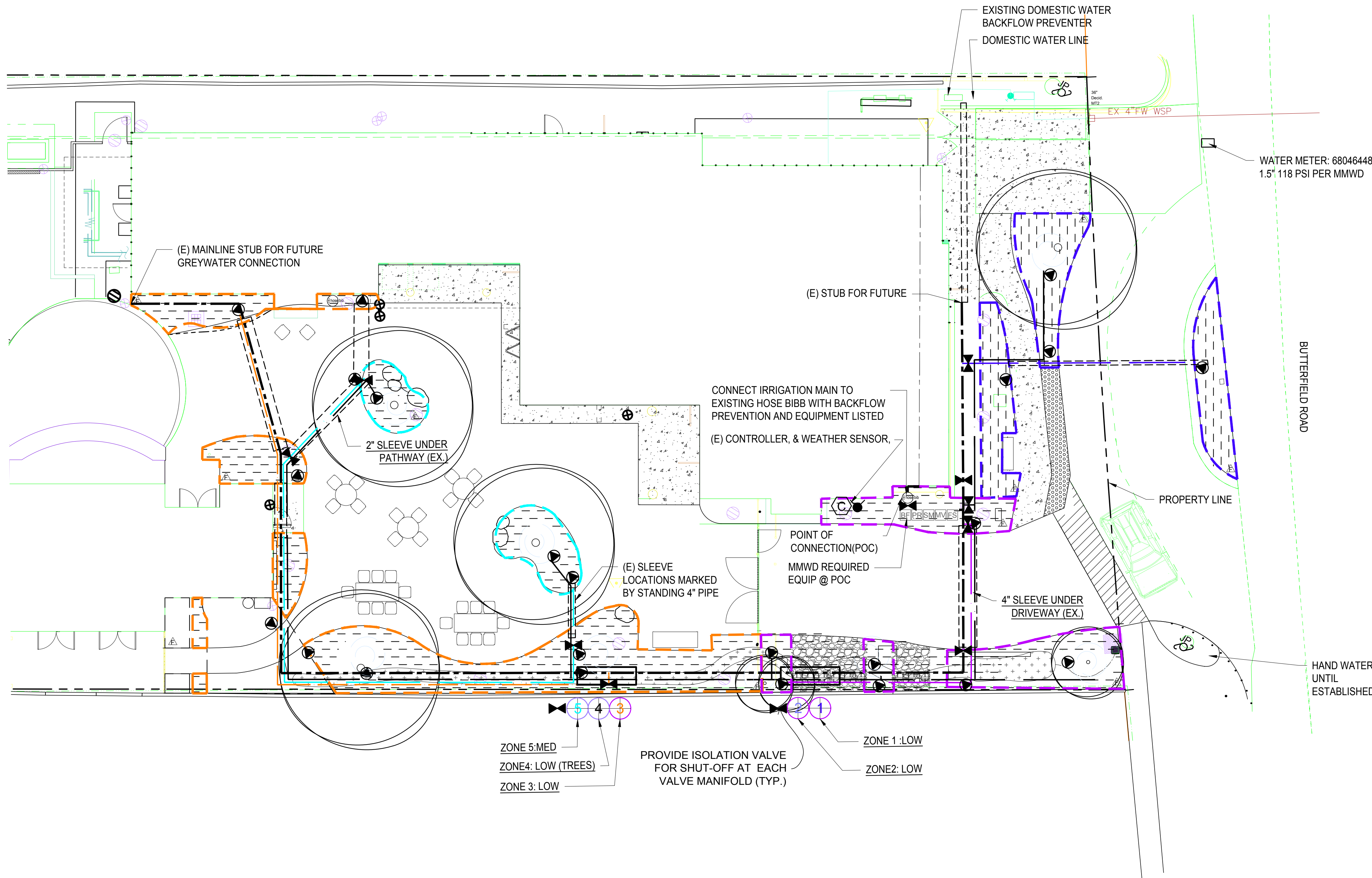
SHEET TITLE:

PLANTING  
DETAILS &  
SPECIFICATIONS

DATE:  
NOVEMBER 04, 2021:  
PERMIT PLAN CHECK  
NOVEMBER 11, 2021:  
PERMIT PLAN CHECK  
SEPT. 27, 2023:  
BID SET

L-2.1

SHEET  
OF



IRRIGATION LEGEND				
SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES / SIZE / COLOR
W	WATER METER (EX)		SEE CIVIL PLANS	DEDICATED IRRIGATION METER
C	CONTROLLER (EX)	HUNTER	ICORE	6 STATION EXT. WALL MOUNT WITH LOCKING CABINET
WS	WEATHER SENSOR (EX)	HUNTER	SOLAR SYNC WSS-SEN	
PR	PRESSURE REDUCER (EX)	WATTS	LFN	SYSTEM REQUIRES: 15-50 PSI
BF	BACKFLOW PREVENTER (EX)	WILKINS	975 XL 3/4"	LEAD FREE, INCLUDE BLANKET & LOCKED CAGE
SM	SUBMETER (EX)	BADGER	3/4"	METER SIZE
MV	MASTER VALVE (EX)	HUNTER	ICV1012G	1"
FS	FLOW SENSOR (EX)	HUNTER	HC100FLOW	WITH FLOW SENSOR WIRE
GV	GATE VALVE (EX)	NIBCO	T-113	LINE SIZE
DRIP IRRIGATION ZONE TO INCLUDE:				
DRIP IRRIGATION CONTROL VALVE ASSEMBLY:				
⊕	REMOTE CONTROL VALVE (EX)	HUNTER	ICZ10140LF DRIP KIT	
	FILTER & PRESSURE REGULATOR (EX)			
▲	TRANSITION TO DRIP ZONE			SEE DETAIL
⚡	DRIP FLUSHOUT			SEE DETAIL
==	SLEEVE (EX)		PVC SCH 40	SIZE: 1.5X COMBINED SIZE OF ENCLOSED PIPES
---	MAINLINE (EX)		PVC SCH 40 WITH SCH PURPLE PIPE 40 SOLVENT WELD FITTINGS ALL PURPLE PIPE	PIPE SIZE: 1" (21-32 GPM) PURPLE PIPE FOR FUTURE GREYWATER
---	LATERAL PIPE (EX)		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS	PIPE SIZE: 0-6 GPM: 3/4" PURPLE PIPE FOR FUTURE GREYWATER COLORS INDICATE ZONES
DRIP IRRIGATION				
---	INLINE EMITTER TUBING	NETAFIM	TECHLINE CV, 17MM	0.4 GPH EMITTERS. EMITTER SPACING: 12 INCHES ROW SPACING: 12 INCHES
---	HYDROZONE			
SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER. ALL PIPE RUNS UNDER PAVING ARE IN SLEEVES, INSTALL SLEEVES PRIOR TO POURING CONCRETE				

**IRRIGATION ZONE TABLE**

VALVE #	IRRIGATION TYPE	WATER USE	VALVE	PLAN SF	GPM
1	INLINE DRIP	LOW	1	445 SF	1.39
2	INLINE DRIP	LOW	2	483 SF	1.40
3	INLINE DRIP	LOW	3	940 SF	3.0
4	TREES	LOW	4	270 LF	.9
5	INLINE DRIP	MED	5	210 SF	.65

CLAY SOIL: DO NOT EXCEED 1600 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 3500 SF, ADD A VALVE.  
LOAM SOIL: DO NOT EXCEED 1100 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE.  
TREES: DO NOT EXCEED 200 LF PER SUBZONE

**SUMMARY OF HYDROZONE**

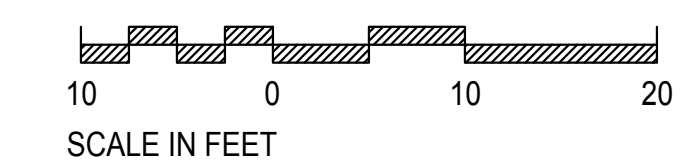
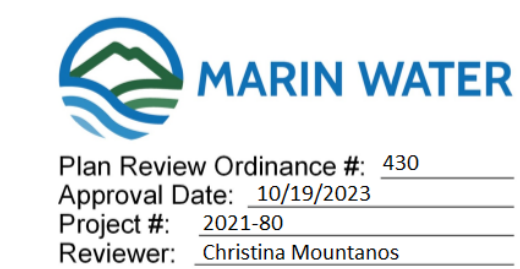
HYDROZONE	AREA	% OF LANDSCAPE AREA
LOW	2,138 SF	91%
MED	210 SF	9%
HIGH	0 SF	0%
TOTAL	2,348 SF	100%

THE IRRIGATION SYSTEM IS INTENDED TO BE GRAYWATER READY. THE COMMUNITY CENTER MAY DEVELOP A FUTURE PERMITTED PROJECT TO RECYCLE SHOWER GRAYWATER INTO THE LANDSCAPE. THE FOLLOWING IS REQUIRED: ANY PIPE USED FOR GRAYWATER OR FUTURE GRAYWATER PROJECTS MUST ADHERE TO CHAPTER 15 OF CA PLUMBING CODE REGARDING THE INSTALLATION AND MAINTENANCE OF GRAYWATER SYSTEMS THIS INCLUDES PIPE INSPECTIONS BEFORE BURIAL OF THE PIPE BY MARIN WATER RECLAMATION AND BACKFLOW GROUP. (415) 945-1488. KEEP WRITTEN RECORDS AND PHOTOGRAPHS OF INSPECTION.

MAINLINES AND LATERALS ARE SHOWN FOR INFORMATION PURPOSES; THEY ARE EXISTING. THE EQUIPMENT AT THE POC AND ALL VALVES ARE EXISTING.

(EXISTING EQUIPMENT IS SHOWN IN LIGHT GRAY TEXT ON LEGEND FOR REFERENCE PURPOSES)

- NOTES:
- CONTRACTOR TO CONDUCT PRESSURE TEST. CONFIRM DESIGN PRESSURE AVAILABLE BETWEEN 15-50 PSI. INSTALL PRESSURE REDUCING VALVE PRIOR TO BACKFLOW DEVICE IF NEEDED.
  - IRRIGATION LAYOUT IS DIAGRAMMATIC. FIELD ADJUST LOCATION OF LINES TO AVOID TREE ROOTS, UTILITIES AND OTHER EX. ELEMENTS TO REMAIN.
  - CALL UTILITY LOCATIONS SERVICES BEFORE DIGGING.
  - PLANS ARE IN COMPLIANCE WITH MVELO. INSTALLATION MUST FOLLOW PLANS AND BE APPROVED BY IRRIGATION AUDIT. AUDIT PROVIDED BY CONTRACTOR.
  - WATER PRESSURE PER MMWD = 118 PSI, METER 1.5" LATERAL SIZE 1.5", LATERAL LENGTH TO METER 15'-6", MAIN 8".
  - FOR REFERENCE: MMWD WATER EFFICIENCY DEPARTMENT LANDSCAPE PLAN CHECK (415)945-1497.
  - AS PER MARIN WATER GUIDELINES, NO HOSE BIBBS SHALL BE INSTALLED ON DEDICATED IRRIGATION SYSTEMS. QUICK COUPLERS ARE OK.



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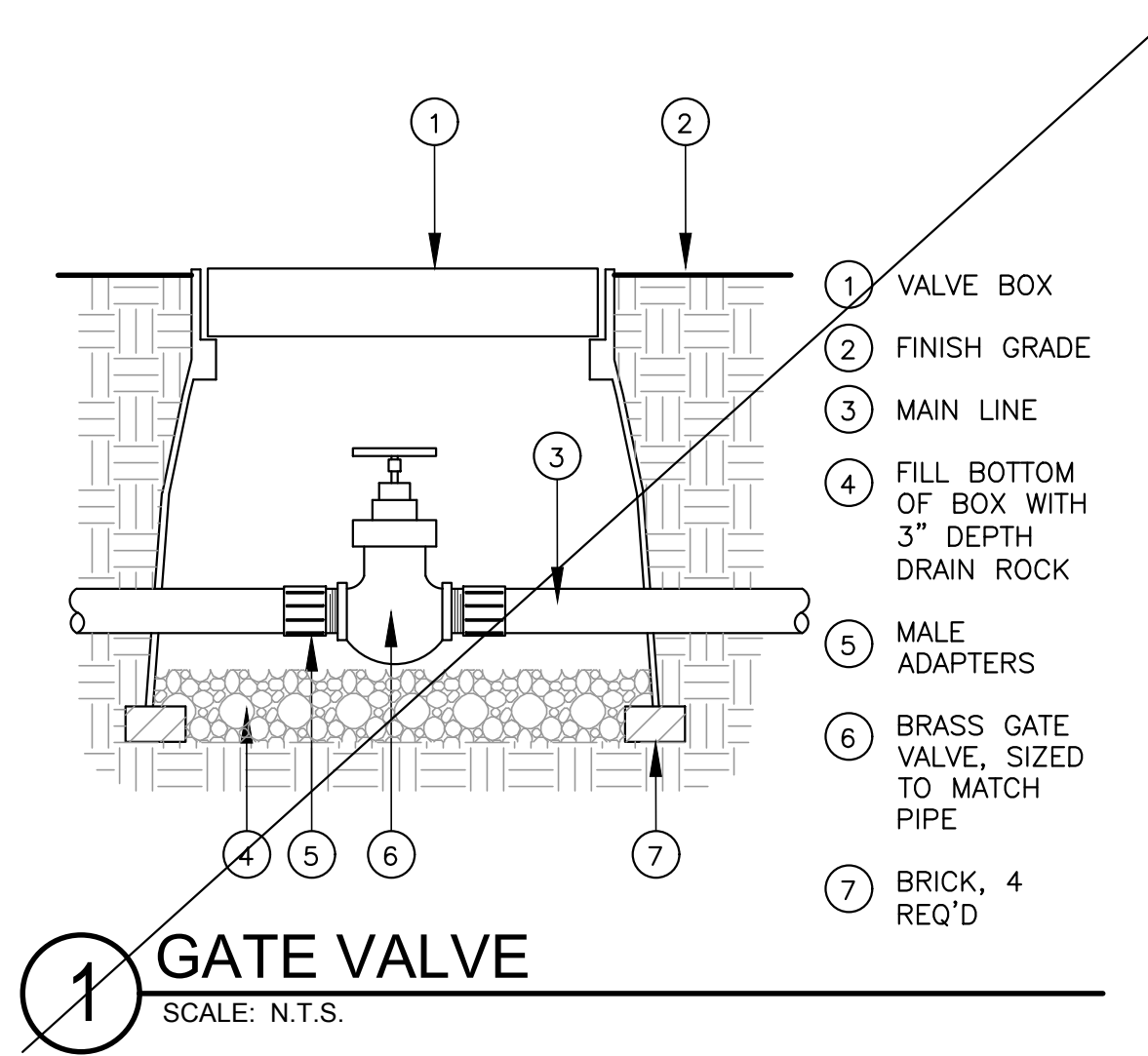
SLEEPY HOLLOW COMMUNITY CENTER  
FIREWISE DEMONSTRATION GARDEN  
1317 BUTTERFIELD RD.  
SAN ANSELMO, CA 94960

SHEET TITLE:  
IRRIGATION  
PLAN

DATE:  
NOVEMBER 04, 2021:  
PERMIT PLAN CHECK  
NOVEMBER 11, 2021:  
PERMIT PLAN CHECK  
SEPT. 27, 2023:  
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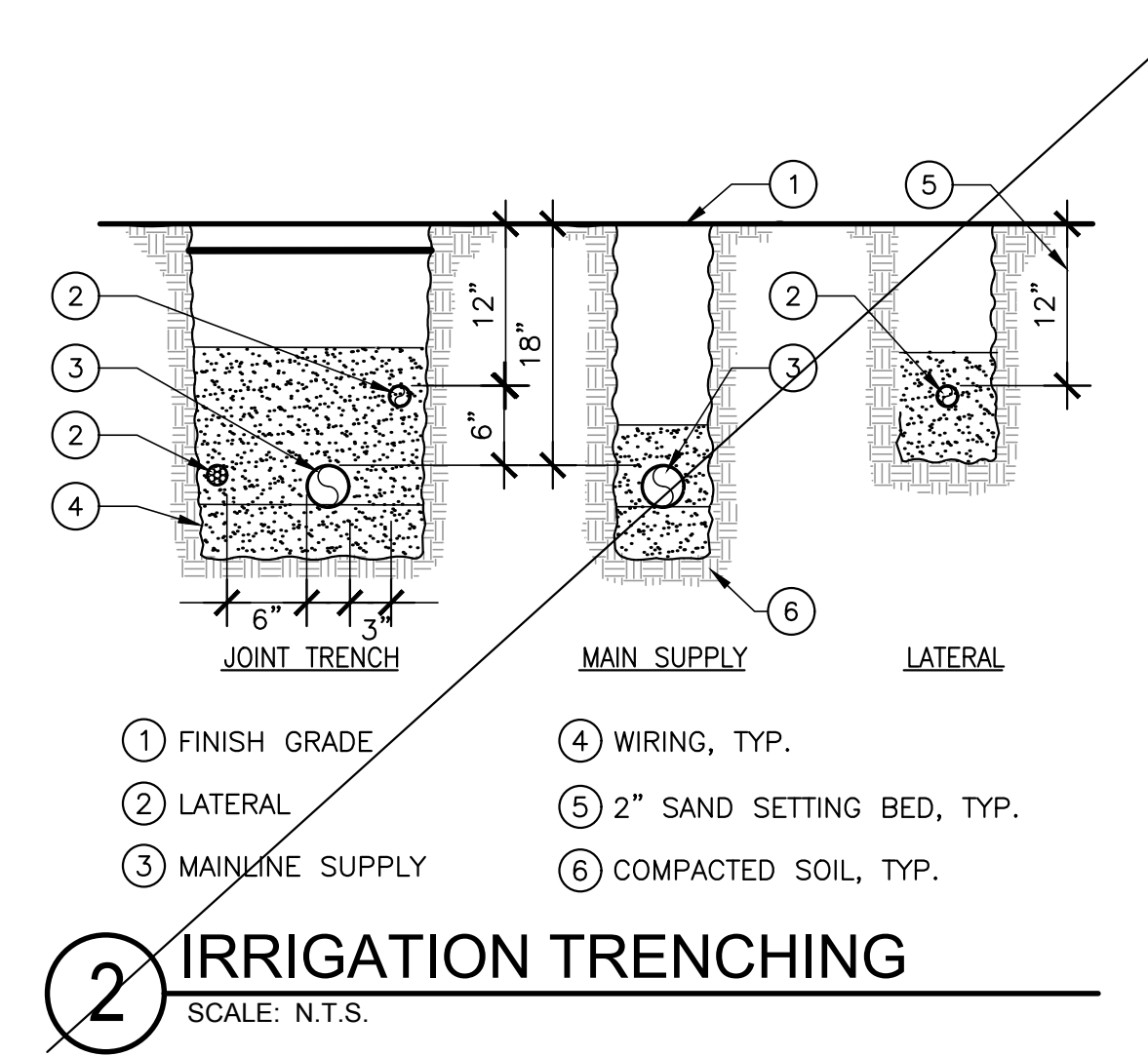
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OF



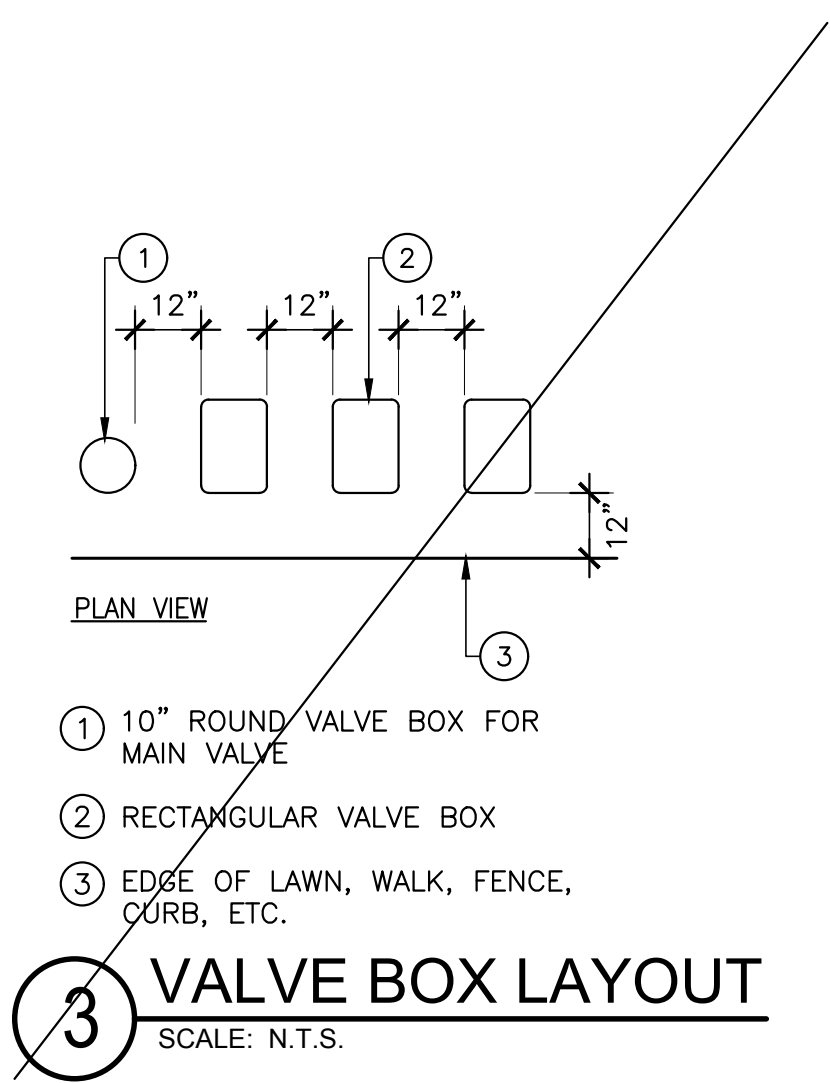
- 1 VALVE BOX
- 2 FINISH GRADE
- 3 MAIN LINE
- 4 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK
- 5 MALE ADAPTERS
- 6 BRASS GATE VALVE, SIZED TO MATCH PIPE
- 7 BRICK, 4 REQ'D

**1 GATE VALVE**  
SCALE: N.T.S.



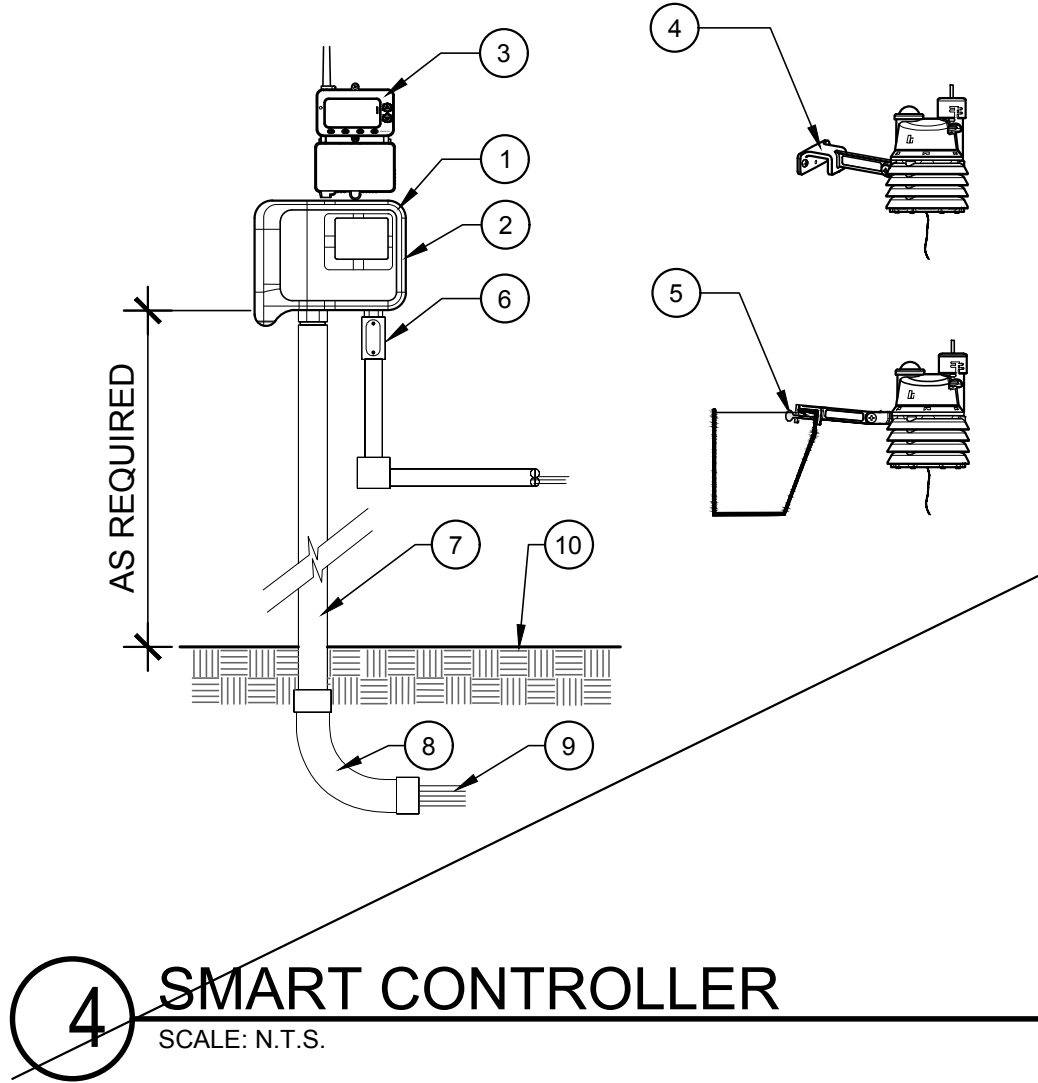
- 1 FINISH GRADE
- 2 LATERAL
- 3 MAINLINE SUPPLY
- 4 WIRING, TYP.
- 5 2" SAND SETTING BED, TYP.
- 6 COMPACTED SOIL, TYP.

**2 IRRIGATION TRENCHING**  
SCALE: N.T.S.



- 1 10" ROUND VALVE BOX FOR MAIN VALVE
- 2 RECTANGULAR VALVE BOX
- 3 EDGE OF LAWN, WALK, FENCE, CURB, ETC.

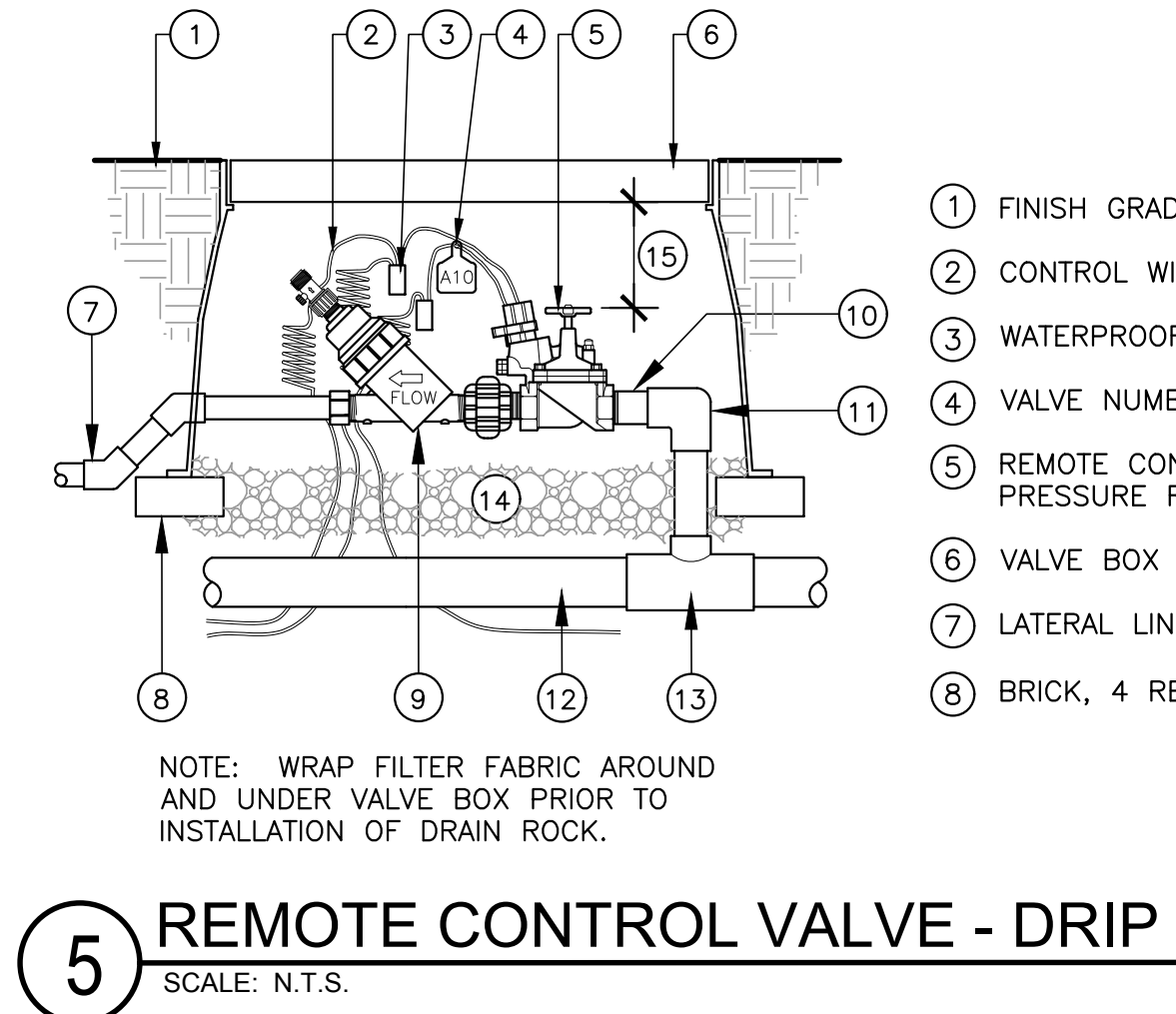
**3 VALVE BOX LAYOUT**  
SCALE: N.T.S.



- 1 CONTROLLER MOUNTED ON EXTERIOR WALL WITH LCD SCREEN AT EYE LEVEL
- 2 HARDWIRE CONTROLLER TO GROUND 110 VAC POWER SOURCE
- 3 WEATHER SENSOR RECEIVER MODULE
- 4 WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS.
- 5 WEATHER SENSOR MOUNTED ON A RAIN GUTTER USING GUTTERMOUNT
- 6 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120v AC ELECTRICAL POWER
- 7 PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED).
- 8 PVC SWEEP ELL (PROTECTING LOW VOLTAGE CONTROL WIRES TO THE ELECTRIC VALVES).
- 9 CONTROL WIRES TO ELECTRIC VALVES
- 10 FINISH GRADE

**4 SMART CONTROLLER**  
SCALE: N.T.S.

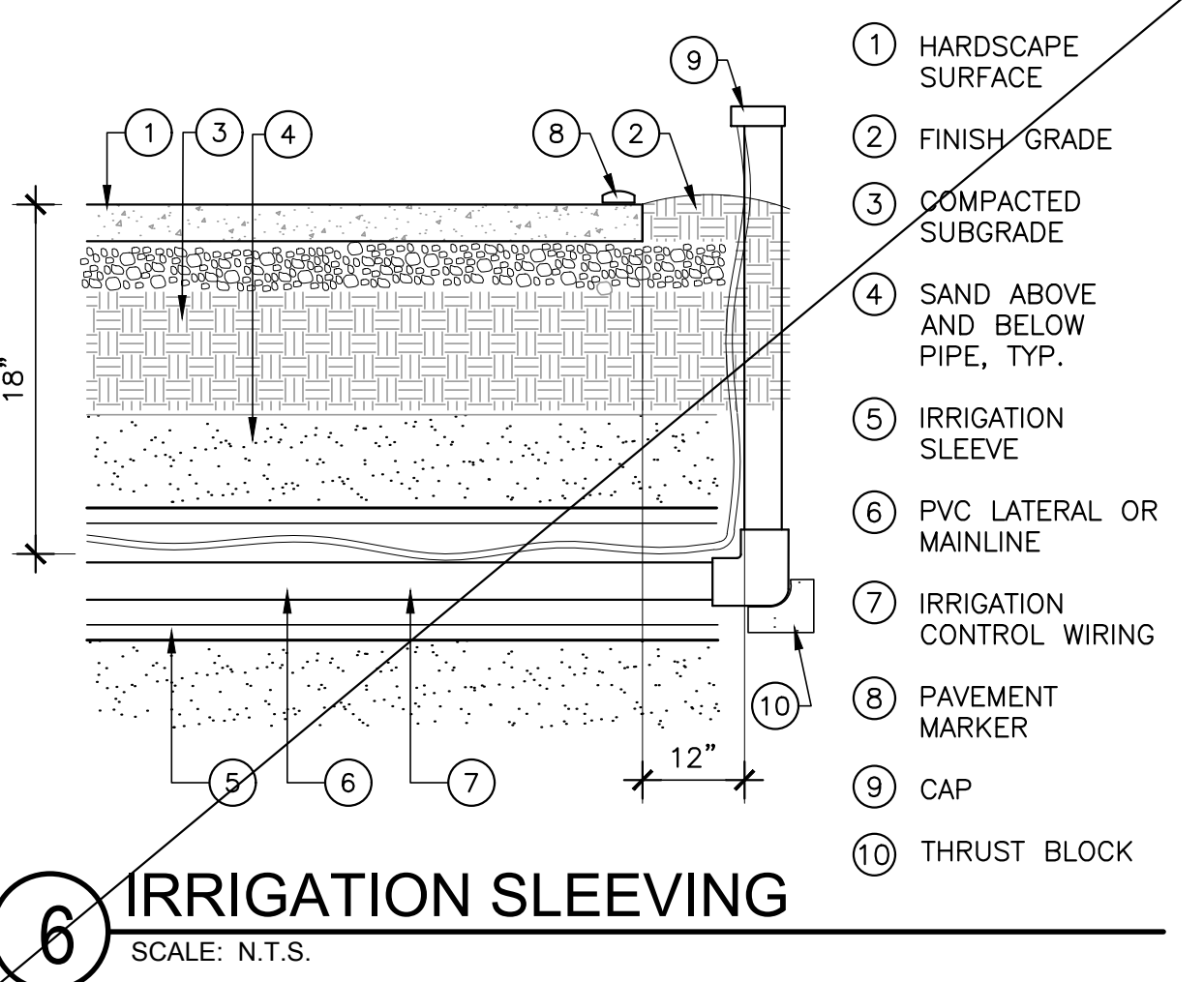
NOTES:  
 1. OWNER'S REPRESENTATIVE TO VERIFY LOCATION IN FIELD.  
 2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.  
 3. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.  
 4. WEATHER SENSOR MUST BE FULLY OPEN TO SKY NOT SHADED BY TREES OR EAVES.



- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE, PRESSURE REGULATING
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 FILTER
- 10 SCH. 80 PVC NIPPLE, T.O.E.
- 11 SCH.80 PVC ELL, SXT
- 12 MAINLINE
- 13 SCH. 40 PVC TEE OR ELL
- 14 DRAIN ROCK
- 15 3" MINIMUM

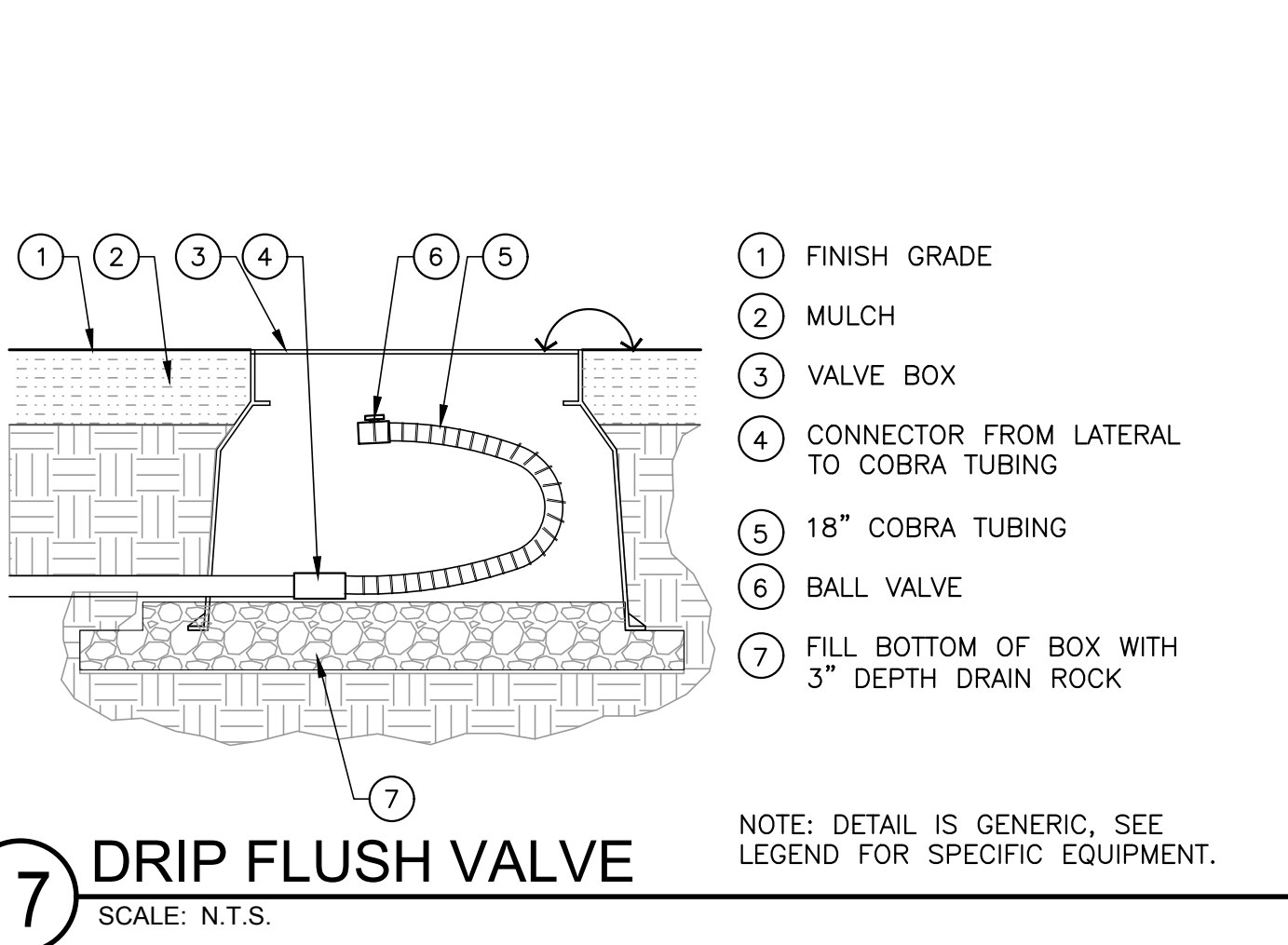
**5 REMOTE CONTROL VALVE - DRIP (FOR REF. ONLY)**  
SCALE: N.T.S.

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.



- 1 HARDSCAPE SURFACE
- 2 FINISH GRADE
- 3 COMPACTED SUBGRADE
- 4 SAND ABOVE AND BELOW PIPE, TYP.
- 5 IRRIGATION SLEEVE
- 6 PVC LATERAL OR MAINLINE
- 7 IRRIGATION CONTROL WIRING
- 8 PAVEMENT MARKER
- 9 CAP
- 10 THRUST BLOCK

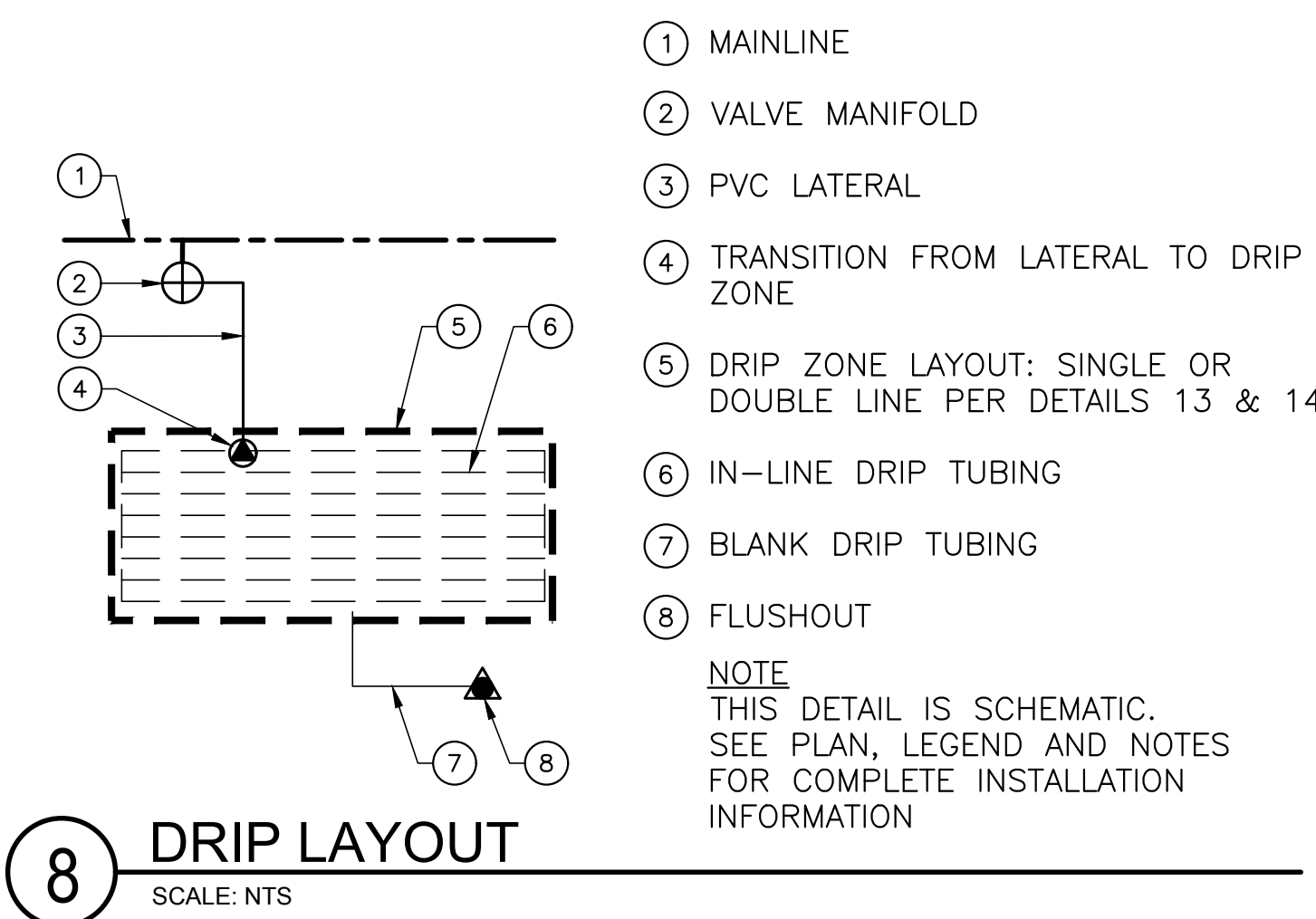
**6 IRRIGATION SLEEVING**  
SCALE: N.T.S.



- 1 FINISH GRADE
- 2 MULCH
- 3 VALVE BOX
- 4 CONNECTOR FROM LATERAL TO COBRA TUBING
- 5 18" COBRA TUBING
- 6 BALL VALVE
- 7 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK

**7 DRIP FLUSH VALVE**  
SCALE: N.T.S.

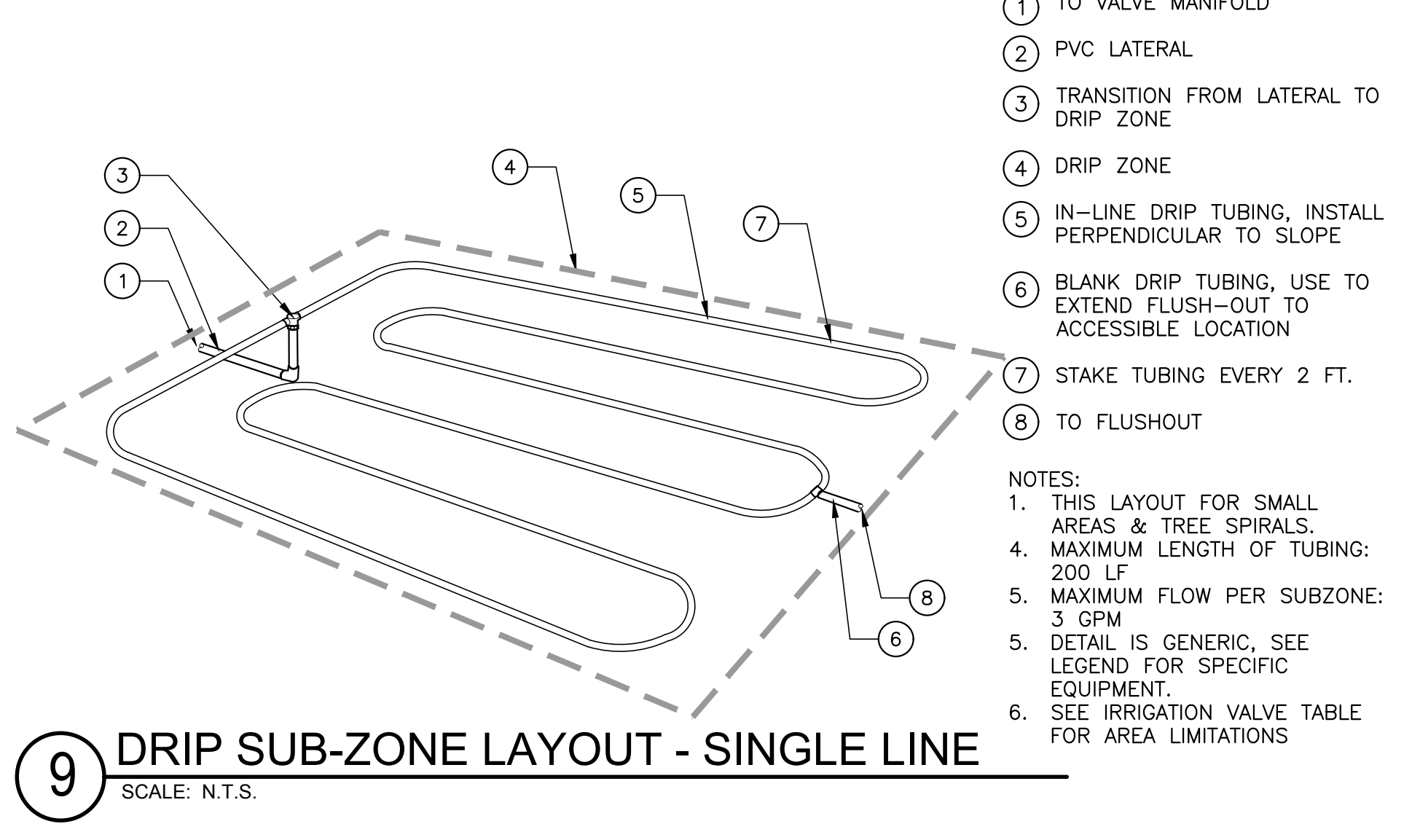
NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.



- 1 MAINLINE
- 2 VALVE MANIFOLD
- 3 PVC LATERAL
- 4 TRANSITION FROM LATERAL TO DRIP ZONE
- 5 DRIP ZONE LAYOUT: SINGLE OR DOUBLE LINE PER DETAILS 13 & 14
- 6 IN-LINE DRIP TUBING
- 7 BLANK DRIP TUBING
- 8 FLUSHOUT

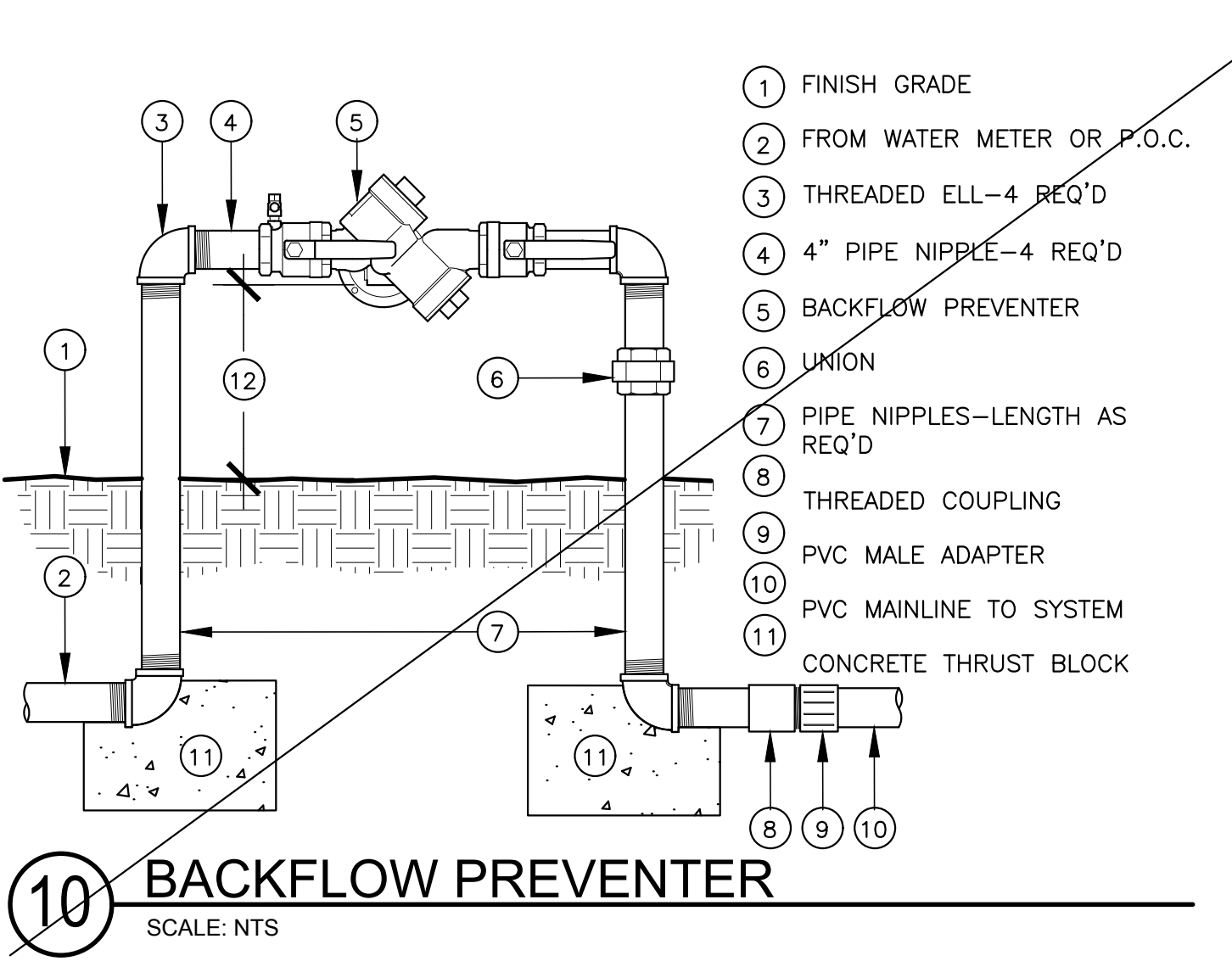
**8 DRIP LAYOUT**  
SCALE: N.T.S.

NOTE: THIS DETAIL IS SCHEMATIC. SEE PLAN, LEGEND AND NOTES FOR COMPLETE INSTALLATION INFORMATION.



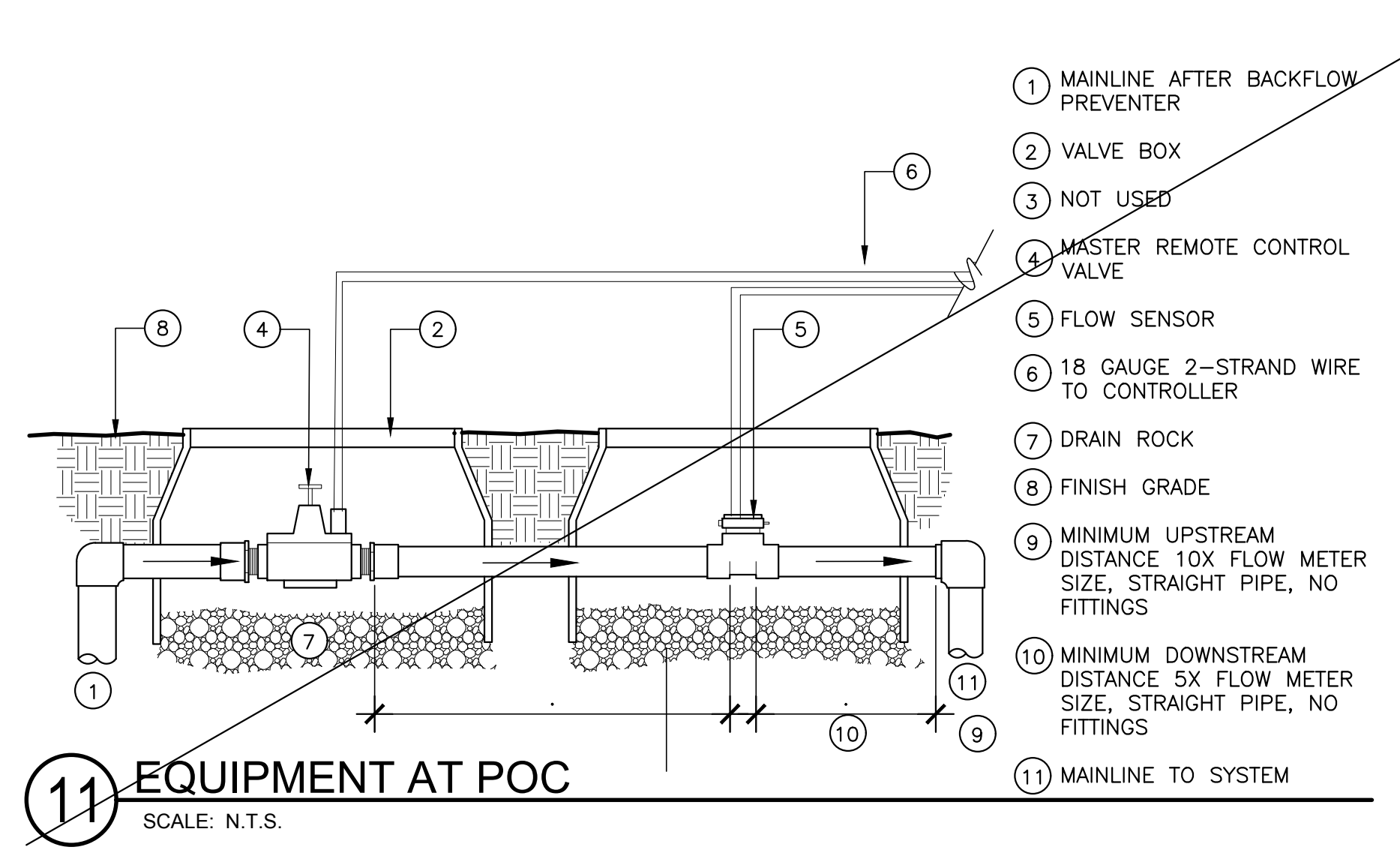
- 1 TO VALVE MANIFOLD
  - 2 PVC LATERAL
  - 3 TRANSITION FROM LATERAL TO DRIP ZONE
  - 4 DRIP ZONE
  - 5 IN-LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE
  - 6 BLANK DRIP TUBING, USE TO EXTEND FLUSH-OUT TO ACCESSIBLE LOCATION
  - 7 STAKE TUBING EVERY 2 FT.
  - 8 TO FLUSHOUT
- NOTES:  
 1. THIS LAYOUT FOR SMALL AREAS & TREE SPIRALS.  
 4. MAXIMUM LENGTH OF TUBING: 200 LF  
 5. MAXIMUM FLOW PER SUBZONE: 3 GPM  
 5. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.  
 6. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS

**9 DRIP SUB-ZONE LAYOUT - SINGLE LINE**  
SCALE: N.T.S.



- 1 FINISH GRADE
- 2 FROM WATER METER OR P.O.C.
- 3 THREADED ELL-4 REQ'D
- 4 4" PIPE NIPPLE-4 REQ'D
- 5 BACKFLOW PREVENTER
- 6 UNION
- 7 PIPE NIPPLES-LENGTH AS REQ'D
- 8 THREADED COUPLING
- 9 PVC MALE ADAPTER
- 10 PVC MAINLINE TO SYSTEM
- 11 CONCRETE THRUST BLOCK

**10 BACKFLOW PREVENTER**  
SCALE: N.T.S.



- 1 MAINLINE AFTER BACKFLOW PREVENTER
- 2 VALVE BOX
- 3 NOT USED
- 4 MASTER REMOTE CONTROL VALVE
- 5 FLOW SENSOR
- 6 18 GAUGE 2-STRAND WIRE TO CONTROLLER
- 7 DRAIN ROCK
- 8 FINISH GRADE
- 9 MINIMUM UPSTREAM DISTANCE 10X FLOW METER SIZE, STRAIGHT PIPE, NO FITTINGS
- 10 MINIMUM DOWNSTREAM DISTANCE 5X FLOW METER SIZE, STRAIGHT PIPE, NO FITTINGS
- 11 MAINLINE TO SYSTEM

**11 EQUIPMENT AT P.O.C.**  
SCALE: N.T.S.

NOTE: EXISTING EQUIPMENT IS SHOWN CROSSED OUT. PROVIDED FOR REFERENCE PURPOSES.

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APN 176-162-07

SLEEPY HOLLOW COMMUNITY CENTER  
 FIREWISE DEMONSTRATION GARDEN

1317 BUTTERFIELD RD.  
 SAN ANSELMO, CA 94960

SHEET TITLE:

IRRIGATION  
 DETAILS

DATE:  
 NOVEMBER 04, 2021:  
 PERMIT PLAN CHECK  
 NOVEMBER 11, 2021:  
 PERMIT PLAN CHECK  
 SEPT. 27, 2023:  
 BID SET

L-3.1



**IRRIGATION NOTES & SPECIFICATIONS**

**GENERAL CONDITIONS:**

1. INSTALLATION TO BE BY CONTRACTOR WITH A VALID CURRENT CALIFORNIA C-27 LICENSE.
2. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
3. THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. OBTAIN APPROVAL OF LAYOUT FROM OWNER'S REPRESENTATIVE PRIOR TO FINAL INSTALLATION.
4. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS.
5. CAREFULLY INVESTIGATE EXISTING FIELD CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY POTENTIAL CONFLICT WITH DESIGN.
6. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS.
7. COORDINATE WORK WITH OTHER TRADES TO AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
8. KEEP ALL AREAS OF WORK CLEAN, SAFE AND ORDERLY AT ALL TIMES. CLEAN UP AND REMOVE ALL DEBRIS FROM WORK AREA DAILY.

**SUBMITTALS**

1. WITHIN 15 DAYS OF NOTICE TO PROCEED SUBMIT CUT SHEETS OF ALL MATERIALS AND PRODUCTS SPECIFIED ON THE DRAWINGS.
2. INCLUDE ALL SUBMITTALS IN A SINGLE PACKAGE FOR A SINGLE REVIEW.
3. SUBSTITUTIONS MUST BE APPROVED PRIOR TO INSTALLATION BY LANDSCAPE ARCHITECT VIA THE SUBMITTAL PROCESS.

**PRODUCTS:**

1. PROVIDE NEW PRODUCTS IN PERFECT CONDITION AS SPECIFIED ON DRAWINGS. SOME PRODUCTS LISTED HAVE BEEN INSTALLED IN AN EARLIER PHASE OF WORK BUT ARE LISTED HERE FOR REFERENCE.
2. CONFORM TO ASTM STANDARDS: A53, D1784, D1785, D2564, D2241, D2282, D2235, D2464, & D2466 FOR, BUT NOT LIMITED TO, PIPE INSTALLATION, PVC COMPOUNDS, SCH 40 & 80 PVC PIPE INSTALLATION, PVC SOLVENT CEMENT, THREADED PVC, AND ABS PIPE INSTALLATION AND FITTINGS.
3. TEFLON TAPE: FOR PVC MALE THREADS.
4. SOLVENT FOR PVC PIPE: ASTM D2564, GRAY.
5. COPPER SOLDER: ALLOY GRADE SN95 OR SN94 TO MEET ASTM B32. FLUX: TYPE 1.
6. RECTOR SEAL NO.5 FOR GAVANIZED STEEL, IRON, BRASS OR COPPER PIPE.
7. COMMON AND CONTROL WIRE: U.L. APPROVED FOR DIRECT BURIAL, COPPER, AWG-UF 600 VOLT NO.14 MINIMUM SIZE. USE SAME COLOR FOR ALL COMMON WIRE. USE DIFFERENT COLORS FOR COMMON AND CONTROL WIRES.
8. SPLICING MATERIALS: PACKAGED KIT APPROVED FOR UNDERGROUND USE SUCH AS GEL-TITE KING SILICONE-FILLED SAFETY CONNECTOR, KIN ONE-STEP CONNECTOR, SPEARS DRY SPLICE DS 100 WITH DS 300 SEALANT OR EQUIVALENT.
9. VALVE BOXES: HEAVY DUTY PLASTIC WITH BLACK, LOCKABLE LIDS, CARSON, PLYMOUTH OR EQUIVALENT. SIZE FOR CONTROL VALVES: 14"x19"; FOR GATE VALVES 10-INCHES ROUND, UNLESS OTHERWISE NOTED ON DRAWINGS.
10. KEYS: PROVIDE TWO SETS FOR CONTROLLER CABINET. FOR QUICK COUPLING VALVES PROVIDE MINIMUM ON KEY AND MATCHING HOSE SWIVEL FOR EVERY FIVE QUICK COUPLERS INSTALLED.
11. CHECK VALVES: BUILT INTO HEADS & EMITTERS BY MANUFACTURER.
12. CHECK VALVES: INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE. ENSURE THAT IN-LINE DRIP TUBING HAS CHECK VALVES EMBEDDED INTO EMITTERS.

EXECUTION: LINES WITH A STRIKETHROUGH HAVE BEEN COMPLETED IN AN EARLIER PHASE OF WORK AND ARE PROVIDED FOR REFERENCE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND BRING TO THE ATTENTION OF THE OWNER ANY DISCREPANCIES DURING BIDDING USING THE RFI PROCESS.

1. IRRIGATION SYSTEM DEMAND IS 6 GPM. CONFIRM GPM AT POINT OF CONNECTION PRIOR TO START OF WORK.
2. CONFIRM STATIC PRESSURE AT THE POINT OF CONNECTION PRIOR TO START OF WORK. ADJUST OUTLET PRESSURE TO 55 PSI OR MANUFACTURER'S OPTIMAL PSI FOR INLINE DRIP TUBING & VALVE OPERATION.
3. MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK & TRADES AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. INSTALL A DEDICATED IRRIGATION SUB-WATER METER.
5. EXACT LOCATION OF CONTROLLER TO BE APPROVED BY OWNER'S REPRESENTATIVE. ENSURE 120-VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY. MAKE FINAL 120-VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO LOCAL CODES.
6. MOUNT WEATHER SENSOR ON EXTERIOR WALL OR GUTTER WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL. INSTALL PER MANUFACTURERS INSTRUCTIONS.

7. PROVIDE LEAD-FREE BACKFLOW PREVENTER. LOCATE EXISTING BACKFLOW. CHECK & TEST. REPLACE IF NECESSARY.
8. PERFORM ANNUAL TEST OF BACKFLOW PREVENTER BY CERTIFIED BACKFLOW TECHNICIAN.
9. INSTALL GATE VALVES UPSTREAM OF BACKFLOW PREVENTER AT P.O.C. AT BRANCHES OF MAINLINE, AT BOTH ENDS OF SLEEVES, AT EACH VALVE ASSEMBLY GROUP AND AS NEEDED.
10. ENSURE THAT ALL COMPONENTS ARE CONNECTED AND OPERATIONAL.
11. PROVIDE PVC SCH 40 SLEEVES FOR ALL PIPING AND WIRE UNDER PAVING. INSTALL SLEEVES PRIOR TO INSTALLING PAVING BASE OR FINISH SURFACE MATERIAL. COORDINATE WITH CONCRETE CONTRACTOR.
12. ENSURE THAT SLEEVING SIZE IS A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE.
13. EXACT LOCATIONS OF EQUIPMENT AND VALVE BOXES TO BE APPROVED BY LANDSCAPE ARCHITECT
14. IN PLANTING AREAS INSTALL PIPE AND WIRE IN BED OF CLEAN SAND SURROUNDING PIPE 6" ON ALL SIDES.
15. PIPE COVER: INSTALL WELL-GRADED SAND AND GRAVEL TO 6" OVER THE TOP OF THE LINES. COMPACT TO AT LEAST 90 PERCENT RELATIVE COMPACTION WITH VIBRATORY EQUIPMENT PRIOR TO PLACING SUBSEQUENT BACKFILL MATERIALS.
16. PIPE SIZE: 0-6 GPM: 3/4" PIPE; 7-12 GPM: 1" PIPE; 13-20 GPM: 1.25" PIPE; 21-32 GPM: 1.5" PIPE
17. INSTALL ALL PLASTIC PIPING IN TRENCHES IN A SERPENTINE MANNER.
18. ENSURE ADEQUATE PIPE SIZE TO PROVIDE REQUIRED FLOW.
19. TREE BUBBLERS OR INLINE DRIP TO BE PLACED AT EDGE OF ROOTBALL, NOT AT TRUNK.
20. INSTALL ALL WIRING IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. USE COPPER WIRE WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. USE WHITE INSULATING JACKET FOR COMMON GROUND WIRE. USE INSULATING JACKET OF COLOR OTHER THAN WHITE FOR CONTROL WIRE. TAPE AND BUNDLE WIRING AT 40 FOOT INTERVALS.
22. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. NOTE THE SPARE CONTROL WIRE IN EACH CONTROL BOX. LOOP 36" OF EXCESS WIRE INTO EACH VALVE BOX.
23. MAKE SPLICES ONLY IN VALVE BOXES WITH 3M DBY SEAL PACKS.
24. CHECK VALVES: INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
25. ENSURE THAT ALL EQUIPMENT IS SIZED CORRECTLY BASED ON EXISTING SITE CONDITIONS AND HYDRAULICS.

**DRIP INSTALLATION:**

1. MAXIMUM LENGTH OF DRIP TUBING IS 250' IN ANY DIRECTION FROM WATER SOURCE.
2. DIVIDE DRIP ZONES INTO SUBZONES OF 3 GPM MAX. CONNECT WITH SOLID TUBING.
3. USE PVC OR APPROVED PRE-MANUFACTURED HEADERS AND FOOTERS IN ZONES THAT ARE LARGER THAN 7 GPM
4. INSTALL DRIP TUBING PERPENDICULAR TO SLOPES.
5. IN PLANTING AREAS INSTALL DRIP TUBING ABOVE COMPOST AND BELOW MULCH.
6. INSTALL DRIP TUBING IN GRID PATTERN AS SHOWN IN DETAIL
7. LAY TUBING LOOSELY TO ALLOW FOR HEAT EXPANSION AND TO AVOID KINKS. DO NOT PULL TAUT.
8. CURVE TUBING AS NEEDED TO MINIMIZE FITTINGS AND TO MAKE CONNECTIONS AT PERPENDICULAR RATHER THAN ACUTE ANGLES.
9. ENSURE THAT FITTINGS ARE SECURE.
10. USE FITTINGS FROM SAME MANUFACTURER AS TUBING.
11. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
12. DO NOT INSTALL POST MANUFACTURED EMITTER BUTTONS INTO TUBING.
14. STAKE DRIP TUBING IN PLACE @ 2 FT O.C. MAX.
15. REVIEW DRIP LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO COVERING WITH MULCH.
16. INSTALL FLUSHOUT AT HYDRAULIC OPPOSITE SIDE FROM DRIP TRANSITION POINT.
17. USE BLANK TUBING TO EXTEND FLUSHOUT TO ACCESSIBLE LOCATION.

**SYSTEM FLUSHOUT:**

1. OPEN ALL LINE ENDS AND FLUSH THOROUGHLY BEFORE MAKING FINAL CONNECTIONS.
2. FLUSH MAINLINES AFTER INSTALLING RISERS AND PRIOR TO INSTALLING OR RECONNECTING TO VALVES.
3. FLUSH LATERALS AFTER INSTALLING RISERS AND PRIOR TO INSTALLING HEADS.

**CONSTRUCTION OBSERVATION:**

1. COORDINATE THE FOLLOWING TESTS AND FIELD OBSERVATIONS WITH LANDSCAPE ARCHITECT. ENSURE 3 DAYS MIN NOTICE. OBTAIN APPROVAL PRIOR TO PROCEEDING. PROVIDE RESULTS TO OWNER'S REP.
  - A. LAYOUT OF EQUIPMENT AND PIPES.
  - B. PRESSURE TEST PRIOR TO BACKFILLING. COORDINATE WITH LANDSCAPE ARCHITECT. ENSURE 3 DAYS MIN NOTICE PRIOR TO SCHEDULING FIELD OBSERVATION. PROVIDE RESULTS TO OWNER'S REP.
  - C. FILL ALL EXCAVATIONS WITH COMPACTED BACKFILL. IN TWO MEGHANICALLY COMPACTED LIFTS. REPAIR ALL SETTLED TRENCHES. PERFORM COVERAGE TEST. COORDINATE WITH LANDSCAPE ARCHITECT. ENSURE 3 DAYS MIN NOTICE PRIOR TO SCHEDULING FIELD OBSERVATION.

- E. OPERATION TEST: DEMONSTRATE THAT CONTROLLER OPERATES STATIONS AS PROGRAMMED. DEMONSTRATE THAT HOSE BIBBS OPERATE SEPARATELY FROM REMOTE CONTROL VALVE STATIONS AND THEY DO NOT ACTIVATE FLOW SENSOR TO SHUT SYSTEM OFF.
- F. ADJUST NOZZLES & EMITTERS AS NEEDED TO PROVIDE FULL COVERAGE AND TO AVOID OVERSPRAY OR RUNOFF.

**POST INSTALLATION:**

1. USE CYCLE & SOAK TO MAINTAIN EVENLY WETTED PLANTING AREAS WITHOUT RUNOFF TO A DEPTH OF 12 INCHES UNTIL TREES ARE ESTABLISHED. DO NOT CREATE SATURATED CONDITIONS. ALLOW TO DRAIN BEFORE RE-WETTING.
2. AFTER COMPLETION, PROVIDE AS-BUILT PLAN 11X17 LAMINATED.
3. PROVIDE LAMINATED CONTROLLER SCHEDULE.
4. SCHEDULE THE ZONES TO RUN AT A VERY LOW FREQUENCY AND LONG DURATION TO PROVIDE DEEP WATERING FOR THE TREES. ADJUST SCHEDULE PER WEATHER AND SEASON.
5. SCHEDULE THE SAME ZONES TO RUN AT A HIGH FREQUENCY AND SHORT DURATION TO ESTABLISH THE NEW SHRUBS. ADJUST THE SCHEDULE AS THE SHRUBS BECOME ESTABLISHED AND PER WEATHER AND SEASON.
6. THE DESIGN INTENT IS TO PROVIDE THE MINIMUM AMOUNT OF WATER TO SUSTAIN HEALTHY PLANT GROWTH AND TO AVOID RUN-OFF.
7. IRRIGATION AUDIT: CONDUCT IRRIGATION AUDIT BY CERTIFIED IRRIGATION AUDITOR.
8. MAINTENANCE: READ THE SUB-METER AND REPORT THE LANDSCAPE WATER USE TO THE OWNER EACH MONTH.
9. ENSURE THAT CONTROLLER SCHEDULE IS ADJUSTED SEASONALLY AT A MINIMUM IF SEASONAL CHANGES OCCUR DURING THE MAINTENANCE PERIOD.
10. RUN SYSTEM, CHECK FOR LEAKS AND REPAIR THEM.

**SPECIAL WARRANTY**

1. THIS WARRANTY PERTAINS ONLY TO THE WORK OF THE CURRENT CONTRACT. ALL THE WORK OF THIS CONTRACT SHALL BE UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF WORK.
2. SHOULD ANY OPERATIONAL DIFFICULTIES IN CONNECTION WITH THE IRRIGATION SYSTEM DEVELOP WITHIN THE ONE YEAR GUARANTEE PERIOD WHICH IN THE OPINION OF THE OWNER IS DUE TO INFERIOR MATERIAL OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO OWNER, INCLUDING ANY AND ALL OTHER DAMAGE CAUSED BY SUCH DEFECTS.
3. SERVICE BY THE CONTRACTOR: THE CONTRACTOR SHALL SERVICE THE SYSTEM AT THE OWNER'S REQUEST DURING THE GUARANTEE PERIOD AND SHALL BE PAID FOR WORK PERFORMED WHICH IS NOT COVERED BY THE GUARANTEE. IF REQUESTED BY THE OWNER, THE CONTRACTOR WILL FURNISH THE OWNER WITH A SCHEDULE OF SERVICE FEES.
4. THE OWNER RESERVES THE RIGHT TO MAKE TEMPORARY REPAIRS AS REQUIRED.
5. THE WARRANTY FOR THE IRRIGATION SYSTEM SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING FORM.
6. A COPY OF THE WARRANTY FORM SHALL BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.
7. THE WARRANTY FORM SHALL BE RETYPED ONTO THE CONTRACTOR'S LETTERHEAD AND CONTAIN THE FOLLOWING INFORMATION.

**WARRANTY FOR IRRIGATION COMPONENTS INSTALLED:**

1. WE HEREBY WARRANT THAT THE COMPONENTS OF THE IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORK QUALITY, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATION. WE AGREE TO REPAIR OR REPLACE ANY DEFECTS IN MATERIAL OR WORK QUALITY IN THE COMPONENTS THAT WE HAVE INSTALLED THAT MAY DEVELOP DURING THE PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AT NO ADDITIONAL COST TO THE OWNER, EXCEPT THOSE THAT MAY BE CAUSED BY ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLIGENCE. WE ALSO AGREE TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME, AS DETERMINED BY THE OWNER, AFTER RECEIPT OF WRITTEN NOTICE. IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE FROM OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE, AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND.

PROJECT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE NO.: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WARRANTIED BY: \_\_\_\_\_

DATE OF ACCEPTANCE: \_\_\_\_\_ BY: \_\_\_\_\_

NOTE: SPECIFICATIONS APPLICABLE TO AN EARLIER PHASE OF IRRIGATION INSTALL (SUBSURFACE AND POC EQUIPMENT) IS SHOWN WITH A STRIKETHROUGH AND PROVIDED FOR REFERENCE PURPOSES.



**ABLA**  
ANN BAKER LANDSCAPE ARCHITECTURE  
625 2ND ST., STE 110  
PETALUMA, CA 94952  
TEL.: (510) 926-2557  
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APN 176-162-07

SLEEPY HOLLOW COMMUNITY CENTER  
FIREWISE DEMONSTRATION GARDEN

1317 BUTTERFIELD RD.,  
SAN ANSELMO, CA 94960

SHEET TITLE:

IRRIGATION  
SPECIFICATIONS

DATE:

NOVEMBER 04, 2021:

PERMIT PLAN CHECK

NOVEMBER 11, 2021:

PERMIT PLAN CHECK

SEPT. 27, 2023:

BID SET

L-3.2



Plan Review Ordinance # 430  
Approval Date: 10/19/2023  
Project #: 2021-80  
Reviewer: Christina Mountanos

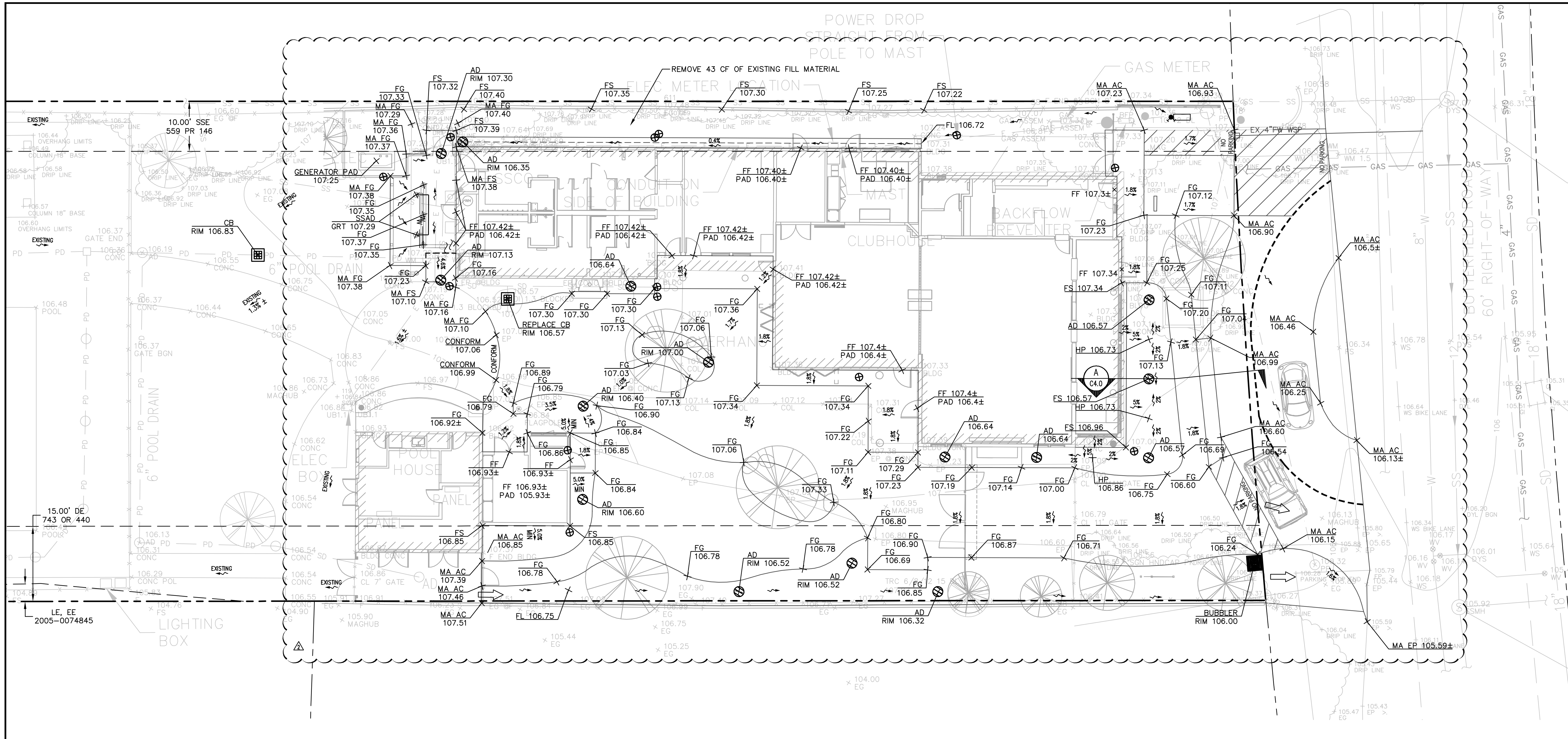
SHEET  
OF

SLEEPY HOLLOW  
COMMUNITY  
CENTER

1317 BUTTERFIELD RD.  
SAN ANSELMO, CA 94960  
APN: 176-162-007



**BKF ENGINEERS**  
255 SHORELINE DRIVE  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com



**NOTES:**

- TOTAL AREA DISTURBED = 6,387 SF
- FLOOD ZONE "X": AREAS DETERMINED BY FEMA TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAN ASSUMES FLUSH ENTRANCES AND A SLAB FOUNDATION.
- FOR WALKWAYS AND ALL ACCESSIBLE AREAS CROSS SLOPES SHALL NOT EXCEED 2% GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS AND SIDEWALKS, GRADING, ETC. AND TO AVOID ABRUPT OR APPARENT CHANGES.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
- IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE AMERICAN REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE PROJECT OWNER.
- DESIGN ENGINEER/ARCHITECT SHALL CERTIFY TO THE COUNTY IN WRITING UPON THE COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION.
- LANDSCAPING ADJACENT TO THE BUILDING SHALL BE SLOPED AT 5% MIN. AWAY FROM THE BUILDING FOR AT LEAST 10'.
- GRADES SHOWN ARE AT THE SURFACE. PERMEABLE PAVEMENT SUBGRADE SHALL BE LEVEL TO NO MORE THAN 2% AND SLOPE AWAY FROM BUILDINGS TOWARD THE PERFORATED SUBDRAIN, EXCEPT SLOPE SUBGRADE OF PERMEABLE PAVEMENT AT 5% MINIMUM AWAY FROM THE BUILDING PERIMETER WITHIN 10' OF THE BUILDING.

**LEGEND:**

- PROPERTY LINE
- GRADE BREAK LINE
- EASEMENT LINE
- ~ FLOW DIRECTION
- ➔ OVERLAND RELEASE

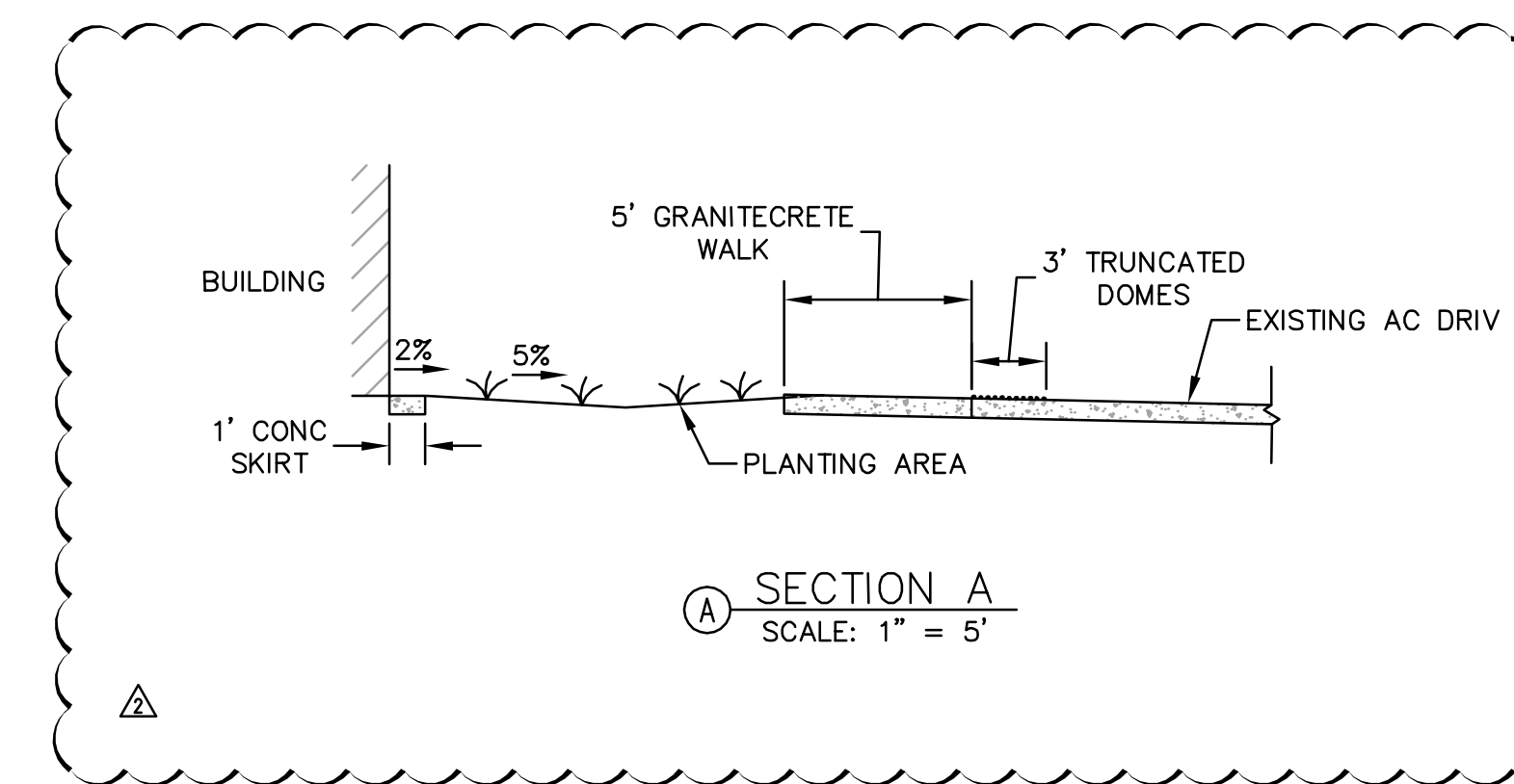
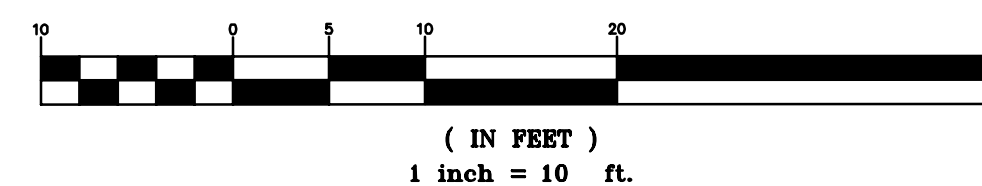
**ABBREVIATIONS:**

- AC ASPHALT CONCRETE
- BW BOTTOM OF WALL
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- HP HIGH POINT
- MA MATCH
- TB TOP OF BERM
- TW TOP OF WALL
- PAD PAD ELEVATION

**GRADING QUANTITIES:**

	CUT	FILL
TOTAL	13 CY	8 CY
EXPORT	5 CY	

**GRAPHIC SCALE**



THIS GRADING PLAN COMPLIES WITH THE MMWD AND MWEO REQUIREMENTS

Revisions:

No.	Date	Revision
1	6-26-2020	Plan Check Corrections/Revision 1
2	5-14-2021	Site Changes



Sheet Description:

**GRADING PLAN**

Scale	AS SHOWN
Drawn	AD
Checked	RP, ESS
Date	12-18-2019
Project#	20135091

**C4.0**