

GENERAL NOTES

1. The Contractor shall be responsible for all permits and licenses required for the construction and completion of this project.

2. It is intended that these plans and specifications require all labor and materials necessary and proper for the work contemplated and that the work be completed in accordance with their true intent and purpose. The Contractor shall notify the Landscape Architect immediately regarding any discrepancies and ambiguities which may exist in the plans and specifications. If the plans or specifications describe portions of the work in general terms but not in complete detail, it is understood that only the best general practice is to prevail and that only materials and workmanship of the first quality are to be used.

3. Construction Contractor agrees that in accordance with generally accepted practice, Contractor will be required to assume sole and complete responsibility for the job site including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and Construction Contractor further agrees to defend, indemnify and hold the design professional harmless from any and all liability, real or alleged, in connection with the performance of the work, on this project, excepting liability arising from sole negligence of design professional.

4. The Contractor shall verify location of all existing underground utilities and shall contact the respective utility companies prior to commencement of work. He shall be responsible for the location and preservation of all such facilities in the area of construction. Call Underground Service Alert at (800) 227-2600 48 hours before excavation commences to verify utility locations. Contractor to repair any damage caused by, or during, the performance of his work at no additional cost to the owner.

5. All irrigation, drainage and lighting sleeving to be provided by Landscape Contractor. All electrical sleeving to be provided by Electrical Contractor.

6. Drain lines: to slope a minimum of 1/8" per foot.

7. Paved areas to slope a minimum of 1/8" per foot. Slope to patios not to exceed 2%, slope at walkways and driveways not to exceed 5%, cross slopes not to exceed 2%.

8. Landings at doors must be at least 36" deep.

9. Riser and tread relationship: the rise of every step shall not be less than 4" or greater than 7". The tread shall not be less than 11". The largest tread run within any flight of stairs shall not exceed the smallest by more than 3/8". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

10. Stairways of four or more risers must have handrails. The top of handrails and handrail extensions shall be placed not less than 34" or more than 38" above the nosings of the treads and landings.

11. Do not scale drawings. Call Landscape Architect for clarification.

12. All construction shall comply with Title 24, current CBC, CPC, CMC and CEC.

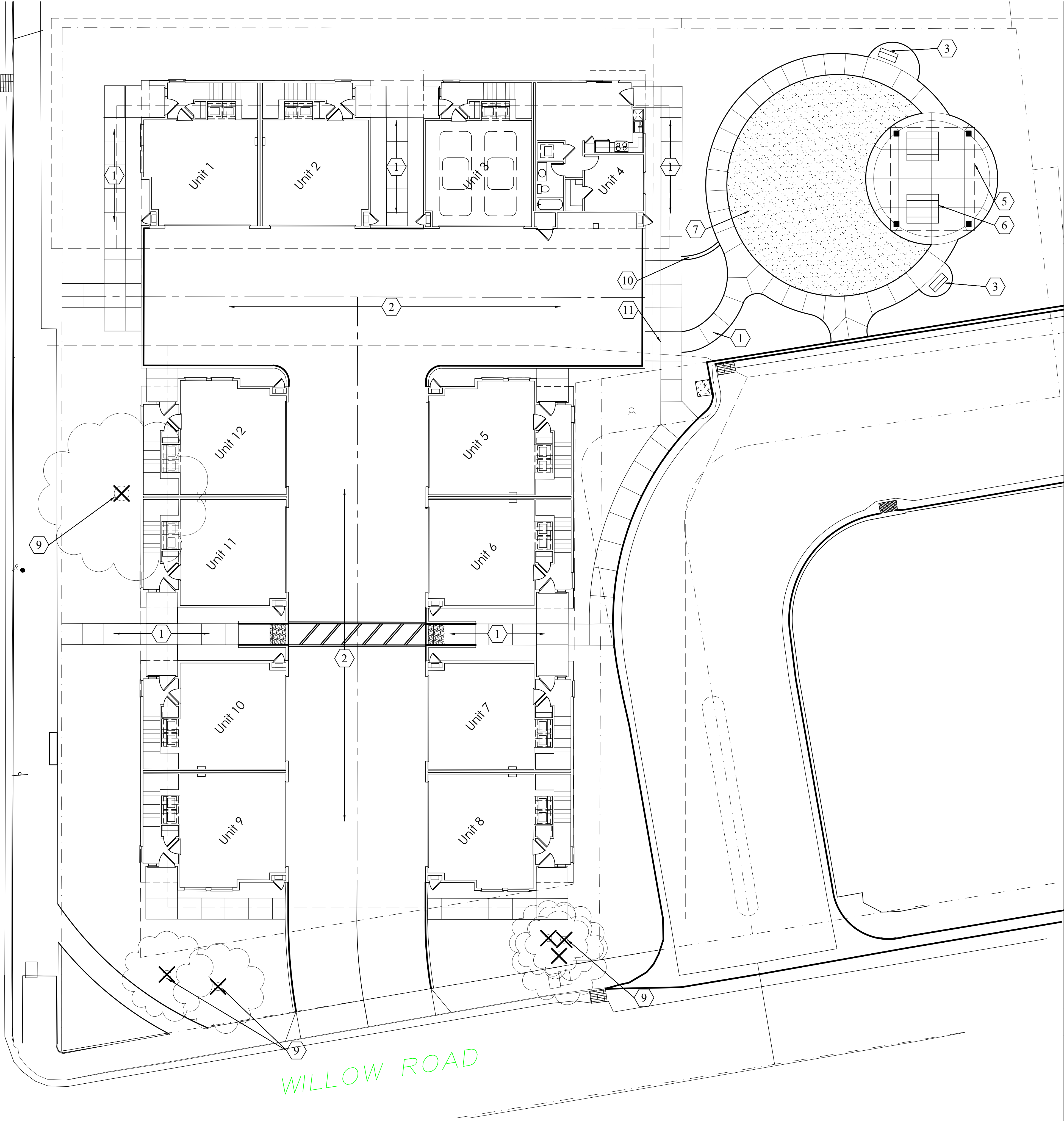
13. Expansion joints (aka E.J. or isolation joints) are required in areas of potential stress such as where slabs abut existing structures, curbs, stairs, manholes, utility poles, at the intersection of walks and other things. Dowels are required to stabilize adjacent concrete elements. Frontier Poli-Void is a flexible Poly Ethylene expansion material used in providing the full expansion joint necessary to separate precast coping stones, brick coping or other pool copings from the concrete pool deck. This product has a 3/8 inch tear away that prepares the joint for Stegmeier's Frontier Seal. With the 3/8" tear strip in an upward position, apply adhesive one-half inch below the tear strip section so as not to interfere with the bonding of the joint sealant. The concrete is poured to the opposite side and edged with a 1/4" edger. The deck surface should be allowed to cure before the 3/8" tear strip is removed. After removal apply 1/2" Frontier Poli-Void by Stegmeier into expansion joint.

14. If you sell, store, use, discard or otherwise handle muriatic acid you are responsible for knowing about and obeying applicable waste laws.

Unlawful storage, transportation, or disposal of waste muriatic acid is punishable by imprisonment in county jail, or state prison, and/or fines of up to \$250,000 per violation.

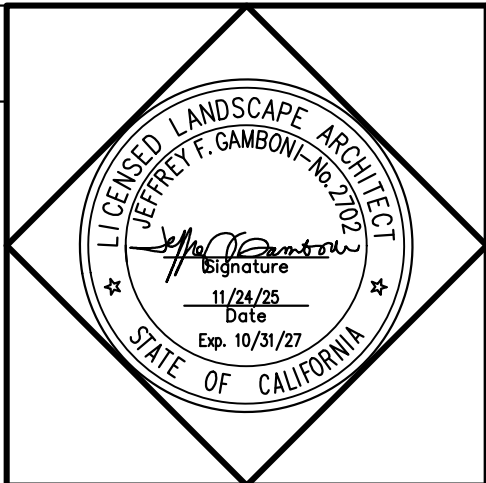
If you don't know the regulations, call the local management division or certified unified program agency.

15. Saw-cutting, core- drilling and jack hammering of masonry and concrete must be performed by professionals who are properly trained in these processes including but not limited to: layout; proper use of equipment; safety gear; eye and ear protection; identification of hidden elements such as reinforcing, post-tension cables, utilities (sewer, water, elect., cable, gas, etc); and removal and proper disposal of waste materials. Design professional is not responsible for damage caused to existing improvements during these processes.



KEYNOTES

		SHEET #	DETAIL #
①	Proposed concrete walkway	-	-
②	Proposed driveway	-	-
③	Proposed bench Model: NRB-6 Mfr: Victor Stanley	-	-
④	Not Used	-	-
⑤	Proposed arbor	-	-
⑥	Proposed picnic table Model: FRST-6 Mfr: Victor Stanley	-	-
⑦	Proposed lawn	-	-
⑧	Not Used	-	-
⑨	Existing tree to remove	-	-
⑩	Proposed 8" mowband	-	-
⑪	Proposed curb ramp	-	-



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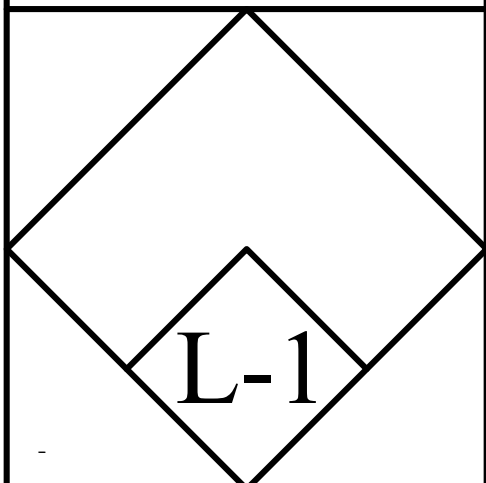
CHURCH LANE APARTMENTS
2424 Church Lane
San Pablo, CA 94806

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LAYOUT PLAN

DATE REVISION/ SET

DATE: 08 OCTOBER 2025
DRAWN BY: TA
CHECKED BY: JEFFREY F. GAMBONI
FILE: DAV 24-29.DWG



This project shall comply with
CRC, CPC, CMC, & CEC.

DRAWING STATUS

- ☐ INFORMATION DWGS.

(NOT FOR CONSTRUCTION)
- ☐ PRELIMINARY DWGS.

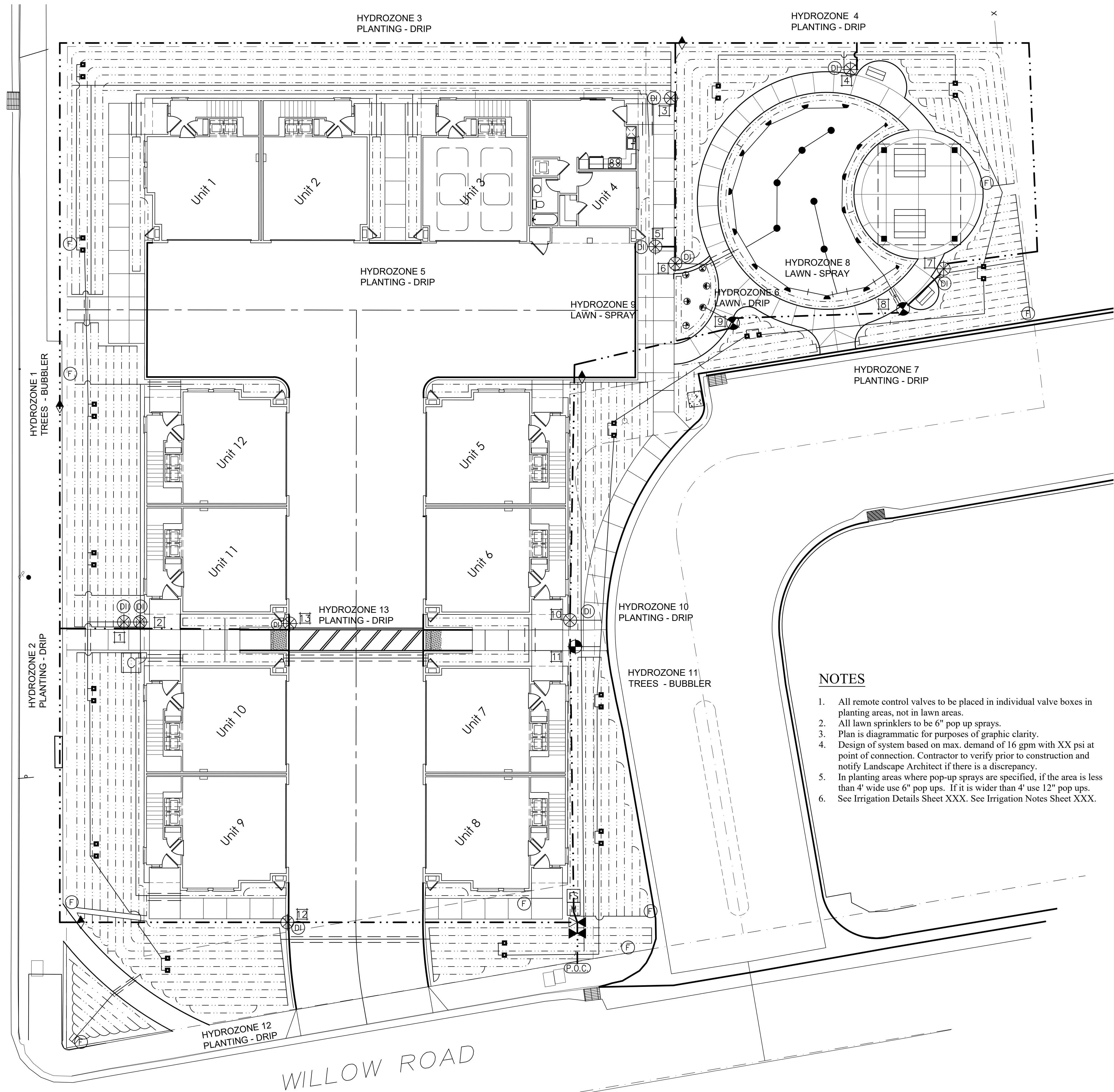
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(NOT FOR CONSTRUCTION)
- ☐ CHECK SET

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CHURCH LANE

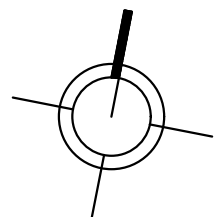
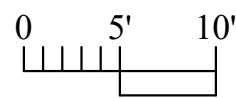


WILLOW ROAD

IRRIGATION PLAN

SCALE: 1" = 10' - 0"

GRAPHIC SCALE



NOTES

1. All remote control valves to be placed in individual valve boxes in planting areas, not in lawn areas.
2. All lawn sprinklers to be 6" pop up sprays.
3. Plan is diagrammatic for purposes of graphic clarity.
4. Design of system based on max. demand of 16 gpm with XX psi at point of connection. Contractor to verify prior to construction and notify Landscape Architect if there is a discrepancy.
5. In planting areas where pop-up sprays are specified, if the area is less than 4' wide use 6" pop ups. If it is wider than 4' use 12" pop ups.
6. See Irrigation Details Sheet XXX. See Irrigation Notes Sheet XXX.

IRRIGATION LEGEND

SYMBOL	PATTERN	MFR	MODEL#	NOZZLE	PSI	GPM/GPH	DETAIL
	Quarter	Rain Bird	RD1800	MPR-5Q	30	0.10	-
	Half	Rain Bird	RD1800	MPR-5H	30	0.20	-
	Quarter	Rain Bird	RD1800	U-8Q	30	0.26	-
	Half	Rain Bird	RD1800	U-8H	30	0.52	-
	Full	Rain Bird	RD1800	U-8F	30	1.05	-
	Deep Root Bubbler	Rain Bird	RWS-B-C	1402	30	0.50	-

SYMBOL	MFR	DESCRIPTION	MODEL NO.	DETAIL
	Rain Bird	Remote Control Valve	PEB	-
	Rain Bird	Drip Control Zone Kit Flow = 0.20 - 5.00 GPM Flow = 3.00 - 15.00 GPM	XCZ-075-PRF XCZ-100-PRF	- -
	Rain Bird	XFS-CV Dripline	XFS-CV-06-12	-
	Rainbird	Sub-Surface Drip Operation Indicator - 1 Per Drip Zone	OPERIND	-
	Nibco	Full Port PVC Ball valve in valve box for manual flushing	Line size	-
Not Shown	Nibco	Ball valve - one at each valve manifold	Line size	-
	Wilkins	3/4" Reduced Pressure	975-XL3	-
	BPD I	GuardShack Enclosure	GS	-
	BPD I	FrostGuard Insulated Blanket	FG	-
	Nibco	Gate Valve	Line size	-
	Rain Bird	Irrigation Controller Confirm location Expansion Module	ESP4ME3 ESP-SM3	- -
	Rain Bird	Main valve	PEB	-
	Rain Bird	Flow sensor	FS100B	-
		Quick Coupler in valve box	33DRC	-
		Point of Connection Verify Size & Location in Field		
		Sleeving under pavement		
		Double Line Size		
		Valve Callout & Tag		

IRRIGATION LINE SIZING

SYMBOL	DESCRIPTION	MODEL NO.	G.P.M.
	Main Line	SCH 40 PVC 1-1/2" size unless otherwise noted	
	Lateral Line	3/4" SCH 40 PVC Pipe	0 - 8 GPM
	Lateral Line	1" SCH 40 PVC Pipe	8 - 12
	Lateral Line	1-1/4" SCH 40 PVC Pipe	12 - 22
	Lateral Line	1-1/2" SCH 40 PVC Pipe	22 - 30

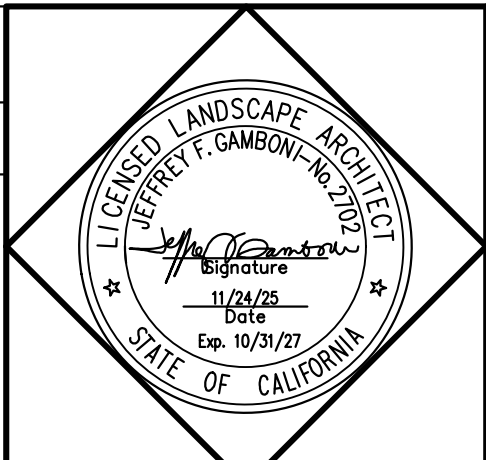
HYDROZONES

VALVE #	TYPE	SIZE	GPM	SF	LINE SPACING	EMITTER /FLOW	# HEADS	MODEL	BODY
1	DRIP	1"	7	63	-	-	14	1402	RWS-BC
2	DRIP	1"	9.96	1495	18"	06/18	-	XFS-CV	-
3	DRIP	1"	9.45	1418	18"	06/18	-	XFS-CV	-
4	DRIP	1"	6.12	918	18"	06/18	-	XFS-CV	-
5	DRIP	3/4"	1.92	289	18"	06/18	-	XFS-CV	-
6	DRIP	3/4"	2.67	267	12"	06/12	-	XFS-CV	-
7	DRIP	1"	4.37	656	18"	06/18	-	XFS-CV	-
8	SPRAY	1"	14.1	891	-	-	22	U-8	RD1806
9	SPRAY	1"	0.9	43	-	-	6	MPR-5	RD1806
10	DRIP	1"	9.55	1432	18"	06/18	-	XFS-CV	-
11	DRIP	1"	8.00	240	-	-	16	1402	RWS-BC
12	DRIP	1"	10.93	1640	18"	06/18	-	XFS-CV	-
13	DRIP	1"	4.04	606	18"	06/18	-	XFS-CV	-

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THE OFFICE OF
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LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
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209 948 8335

CHURCH LANE APARTMENTS
2424 Church Lane
San Pablo, CA 94806

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IRRIGATION PLAN

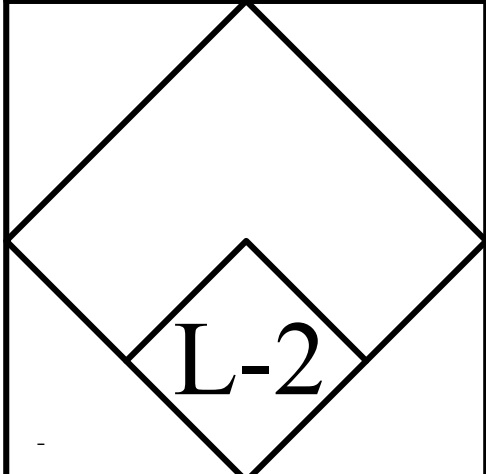
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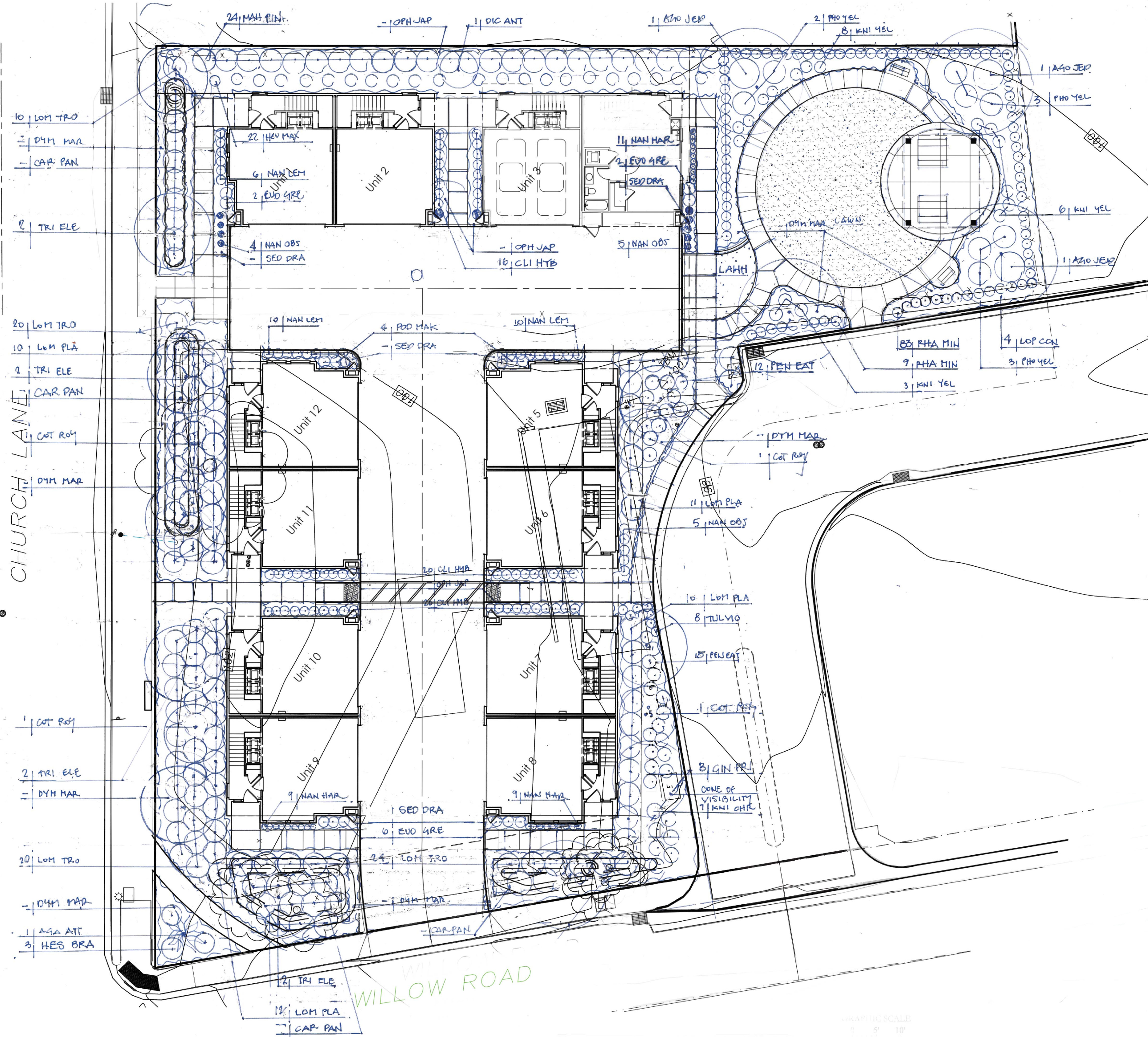
DATE 23 NOVEMBER 2025

DRAWN BY: TA

CHECKED BY: JEFFREY F. GAMBONI

FILE: DAV 24-29.DWG





Plant List					
The Plant list is provided as a convenience to the Contractor. In case of a discrepancy the Planting Plan shall prevail.					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WUCOLS
TREES					
DIC ANT	Dicksonia antarctica	Tasmanian Tree Fern	15 gal	1	M
GIN PRI	Ginkgo 'Princeton Sentry'	Princeton Sentry Ginkgo	24"	3	M
LOP CON	Lophostemon confertus	Brisbane Box	24	4	M
POD MAK	Podocarpus m. 'Maki'	Shrubby Yew Pine	15 gal	4	M
TRI ELE	Tristanopsis conferta 'Elegant'	Elegant Water Myrtle	24"	8	M
SHRUBS and PERENNIALS					
AGA ATT	Agave attenuata	Foxtail Agave	5 gal	1	L
AGO JED	Agonis 'Jedda's Dream'	Jeddass Dream Agonis	5 gal	3	L
CLI HYB	Clivia hybrid 'Yellow'	Yellow Clivia	1 gal	56	L
COT ROY	Cotinus 'Royal Purple'	Royal Purple Smoke Bush	15 gal	4	L
EVO GRE	Euonymus 'Green Spire'	Green Spire Euonymus	5 gal	8	L
HES BRA	Hesperaloe parvifolia 'Brake Light'	Brake Light Hesperaloe	5 gal	3	L
HEU MAX	Heuchera maxima	Island Alum Root	1 gal	22	L
KNI CHR	Kniphofia 'Christmas Cheer'	Christmas Cheer Kniphofia	1 gal	7	L
KNI YEL	Kniphofia hybrid 'Yellow'	Yellow Kniphofia	1 gal	17	L
LOM PLA	Lomandra 'Platinum Beauty'	Platinum Beauty Lomandra	3/5 gal	43	L
LOM TRO	Lomandra 'Tropic Bell'	Tropic Bell Lomandra	3/5 gal	74	L
MAH PIN	Mahonia pinnata	California Grape Holly	5 gal	24	L
NAN lem	Nandina 'Lemon-lime'	Lemon-lime Nandina	5 gal	27	L
NAN HAR	Nandina 'Harbour Dwarf'	Harbour Dwarf Nandina	1 gal	29	L
NAN OBS	Nandina 'Obsession'	Obsession Nandina	3/5 gal	14	L
PEN EAT	Pennisetum 'Eaton Canyon'	Eaton Canyon Dwarf Fountain Grass	1 gal	12	L
PHO YEL	Phormium hybrid 'Yellow Wave'	Yellow Wave Phormium	5 gal	8	L
RHA MIN	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 gal	92	L
TUL VIO	Tulbaghia violacea	Society Garlic	1 gal	8	L
GROUND COVER					
CAR PAN	Carex pansa	California Meadow Sedge	Plugs	9" oc	M
DYM MAR	Dymondia margaretae	Dymondia	Flats	12" oc	L
LAWN	Lawn	Dwarf Turf-type Fescue	Sod	NA	M
OPH JAP	Ophiopogon japonicus	Mondo Grass	Flats	6" oc	M
SED DRA	Sedum 'Dragons Blood'	Dragons Blood Sedum	Flats	18" oc	L



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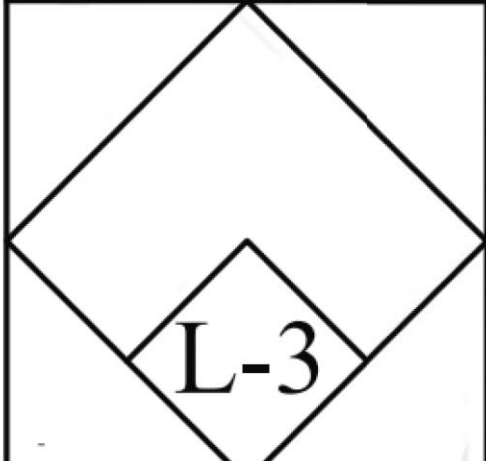
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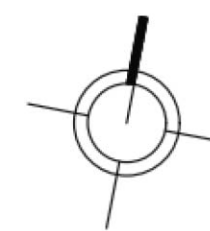
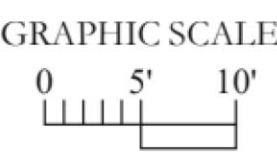
PLANTING PLAN

DATE	REVISION SET
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DATE: 08 OCTOBER 2025
DRAWN BY: JFG
CHECKED BY: JEFFREY F. GAMBONI
FILE: DAV 24-29.DWG



PLANTING PLAN
SCALE: 1" = 10' - 0"





Dicksonia antarctica



Ginkgo biloba 'Princeton Sentry'



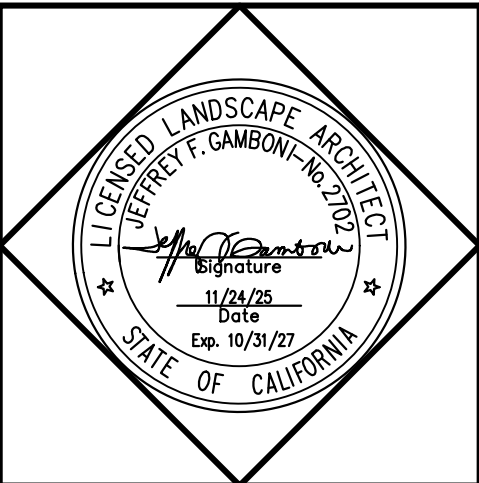
Lophostemon confertus



Podocarpus macrophyllus 'Maki'



Tristaniopsis laurina 'Elegant'



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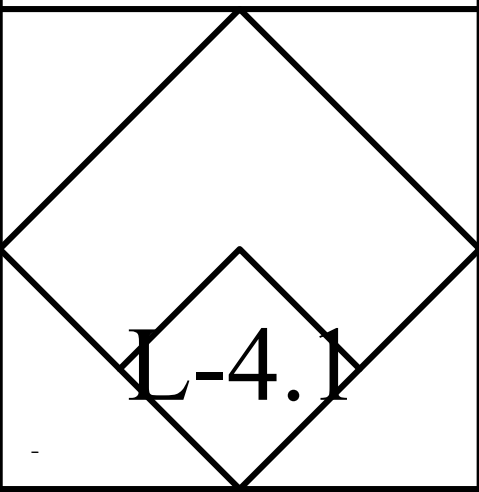
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PLANT PALETTE

△ DATE REVISION/ SET

DATE: 09 JULY 2025
DRAWN BY: TA
CHECKED BY: JEFFREY F. GAMBONI
FILE: DAV 24-29 PLANT.DWG



Agave attenuata



Agonis flexuosa



Clivia miniata Yellow



Cotinus 'Royal Purple'



Euonymus 'Green Spire'



Hesperaloe parviflora 'Brakelights'



Heuchera maxima



Kniphofia 'Christmas Cheer'



Kniphofia 'Yellow'



Lomandra 'Platinum Beauty'



Lomandra 'Tropic Belle'



Mahonia pinnata



Nandina 'Lemon Lime'



Nandina 'Harbour Dwarf'



Nandina 'Obsession'



Pennisetum 'Eaton Canyon'



Phormium 'Yellow Wave'



Raphiolepis umbellata 'Minor'



Tulbaghia violacea



Carex pansa



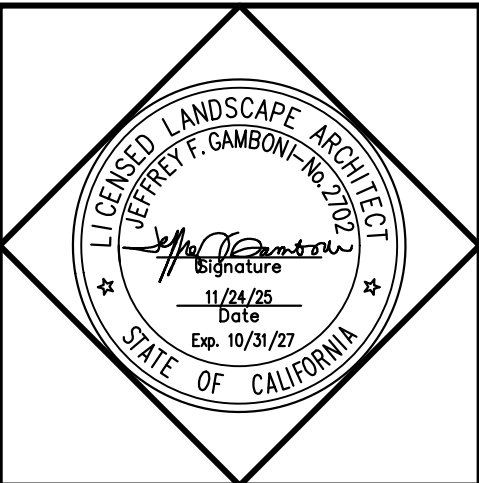
Dymondia margaretae



Ophiopogon japonicus



Sedum spurium 'Dragons Blood'



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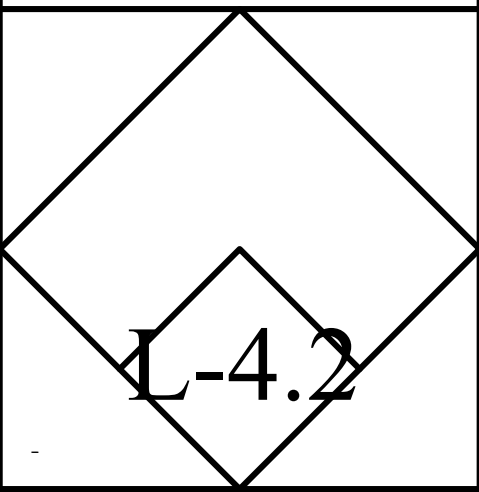
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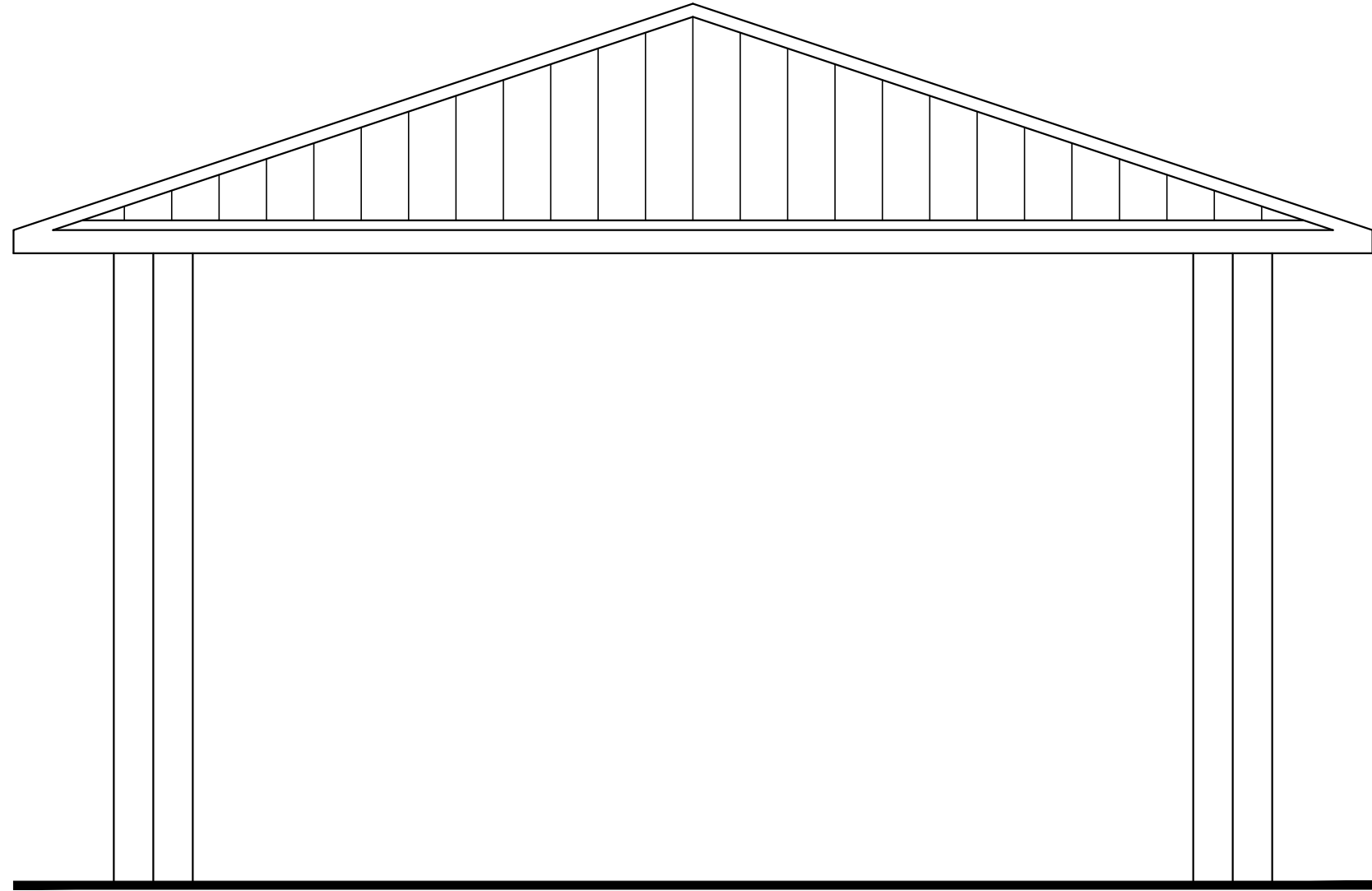
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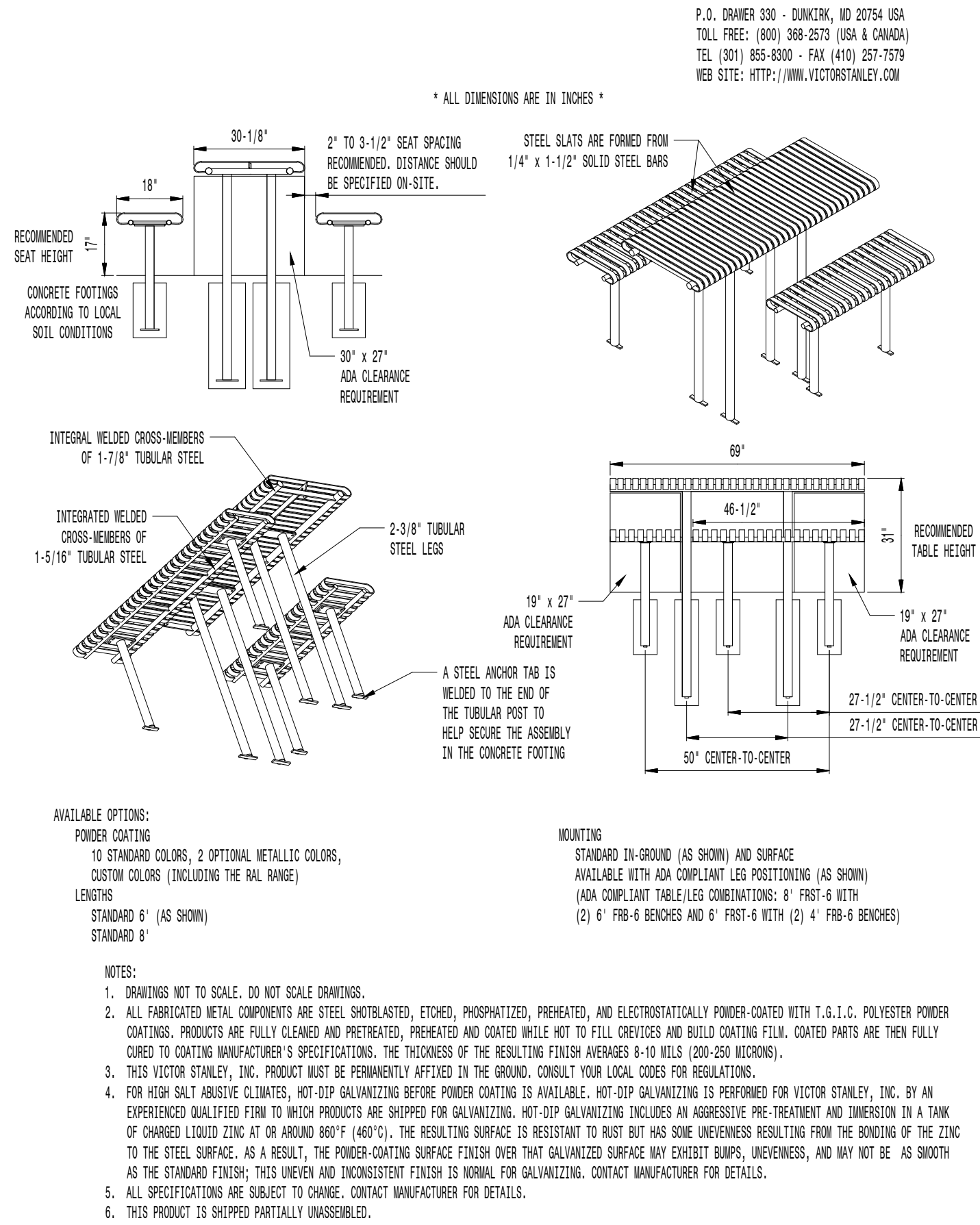
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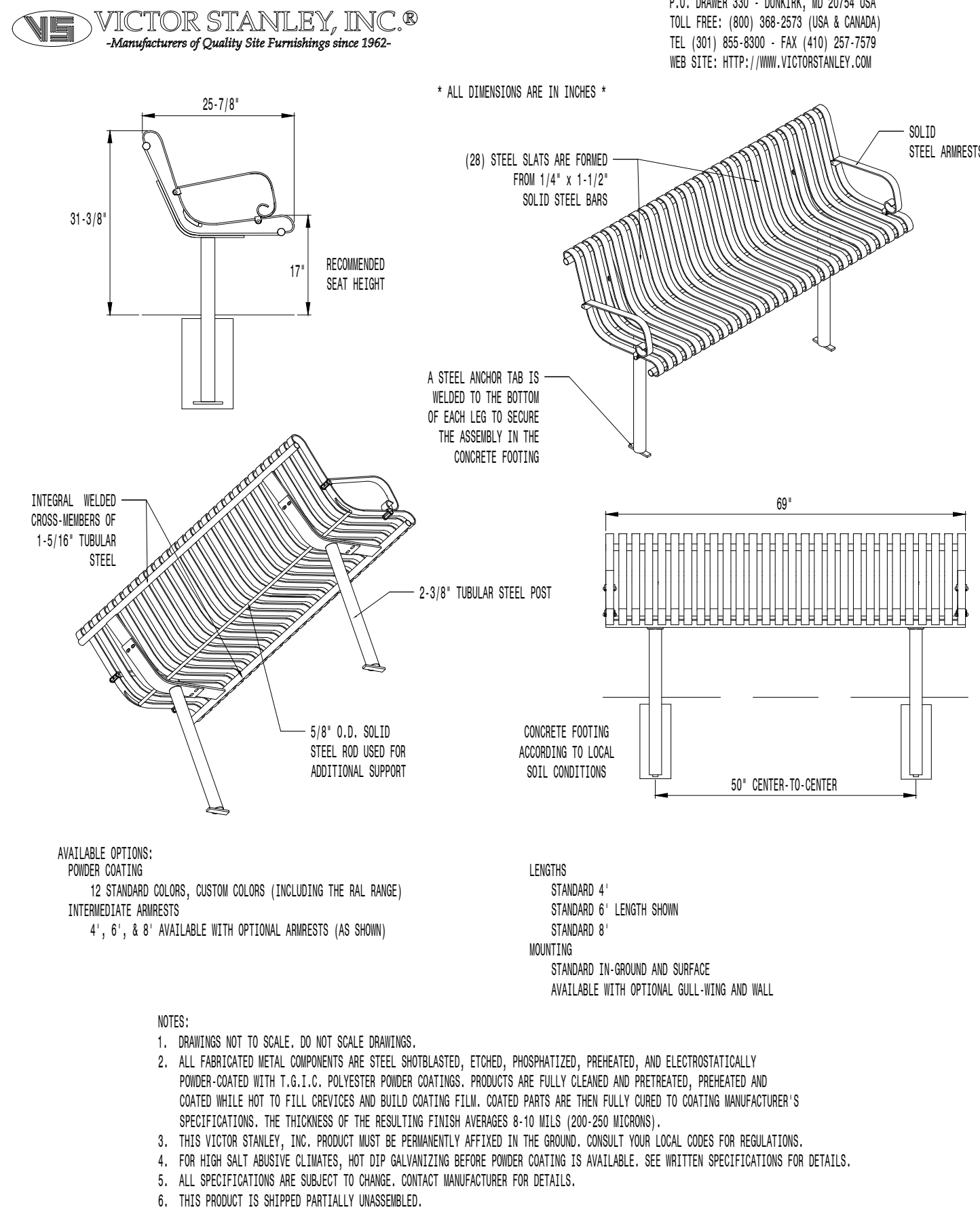




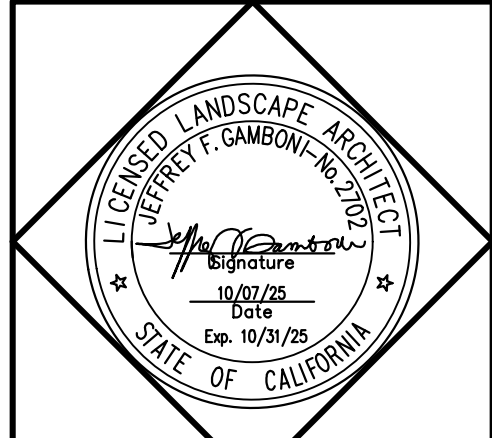
ARBOR
NO SCALE



PICNIC TABLE
NO SCALE



BENCH
NO SCALE



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SITE FURNISHINGS

△ DATE REVISION/ SET

DATE: 08 OCTOBER 2025

DRAWN BY: TA

CHECKED BY: JEFFREY F. GAMBONI

FILE: DAV 24-29.DWG

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