

DRIVE-THRU CAR WASH AND GAS STATION ISLAND WITH CANOPY
14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422

GENERAL NOTES, REGULATIONS AND STANDARDS:

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF TITLE-24 OF THE CALIFORNIA CODE OF REGULATIONS, KNOWN AS THE CALIFORNIA BUILDING STANDARD CODE - PART 1 THRU PART 6 & PART 9 NAMELY: 2022 EDITIONS OF CSBAC, CBC, CEC, CMC, CPC, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING STANDARD CODE, CALIFORNIA BUILDING CODE AND THE CLEARLAKE MUNICIPAL CODE.

THIS PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN THIS INFORMATION DIRECTLY FROM THE LOCAL BUILDING DEPARTMENT AND REGULATORY AGENCIES.

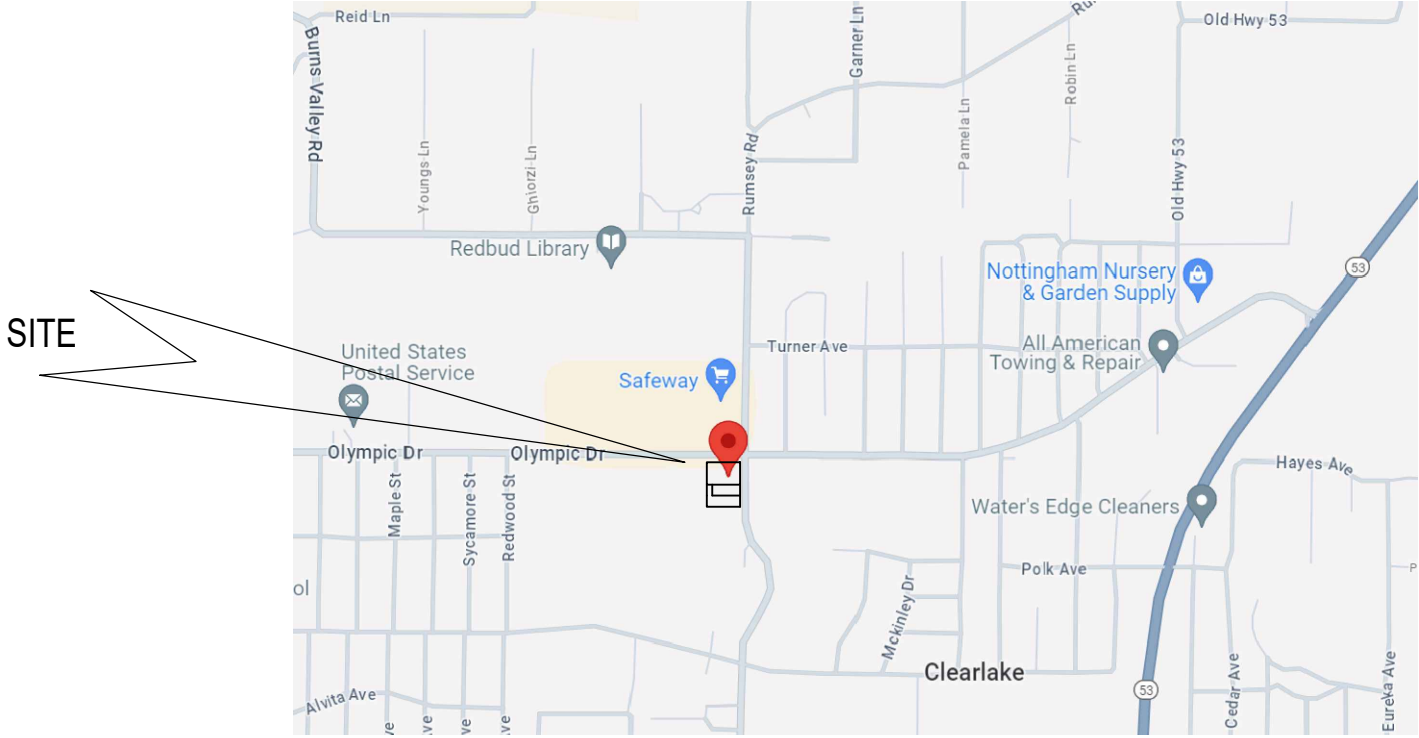
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ERRORS AND OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK. THE CONTRACTOR NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS. WHERE DISCREPANCIES APPEAR, THE MORE STRINGENT SHALL APPLY. DETAILS AND CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE PER UBC "CONVENTIONAL BUILDING STANDARDS".

DESIGN CODES

- ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS) - PARTS 1 THRU PART 12
- A. PART 1 - CALIFORNIA ADMINISTRATIVE CODE
 - B. PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)
 - C. PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)
 - D. PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
 - E. PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
 - F. PART 5 - CALIFORNIA PLUMBING CODE (CPC)
 - G. PART 6 - CALIFORNIA ENERGY CODE
 - H. PART 9 - 2016 CALIFORNIA FIRE CODE
 - I. PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION
 - J. PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
 - K. PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.
- A. TITLE 19 C.C.R., PUBLIC SAFETY
 - B. TITLE 24 C.C.R., BUILDING STANDARDS CODE

- ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:
- A. BUILDING & SAFETY DIVISION
 - B. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 - C. PUBLIC WORKS DEPARTMENT
 - D. FIRE DEPARTMENT
 - E. AMERICANS WITH DISABILITIES ACT - (ADA)



VICINITY MAP
N.T.S.

PROJECT DATA

PROJECT OWNER: NORCAL FUELWORXZ INC.
LOCATION: 14975 OLYMPIC DRIVE, CLEARLAKE CA 95422
CURRENT ZONING: C (COMMERCIAL)
APN #: 039-550-510-000, 039-550-200-000
TOTAL LOT AREA: 2.0 Ac, 0.49 Ac

PARKING REQUIRED PER USE LIST = GAS STATION WITH CONV. STORE @ 1/200 S.F. (26)

RESTAURANT @ 1/60 S.F. DINING AREA + 1/100 S.F. KITCHEN (8)

CAR WASH: 3 SPACES + 2 SPACES PER BAY (18-20.090, TABLE 23.) (5)

PARKING PROVIDED: 72 SPACES (INCLUDING PROPOSED VACUUM STATION, PLUS MINIMUM 10-CAR QUEUE FOR DRIVE-THROUGH)

TYPE OF CONSTRUCTION: V-B
SPRINKLER: YES
STORIES: ONE

SCOPE OF WORK:

NEW CONSTRUCTION OF 3,470 SQUARE FOOT GAS PUMP ISLAND WITH CANOPY AND 3,600 SQUARE FEET CARWASH.

BUILDING AREA TABULATION:

CONVENIENCE STORE W/GAS STN	5,106 SF
QUICK SERVE FOOD (DINING AREA)	1,286 SF
QUICK SERVE FOOD (KITCHEN AREA)	795 SF
CASHIER AREA	430 SF
C-STORE AREA	7,617 SF
CARWASH OFFICE	588 SF
CARWASH EQUIPMENT ROOM	852 SF
CARWASH AREA	2,160 SF
TOTAL CARWASH AREA	3,600 SF
TOTAL BUILDING AREA	11,217 SF

INDEX OF DRAWINGS

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	SITE PLAN
C1.0	GRADING PLAN
A1.0	GAS PUMP FLOOR PLAN
A2.0	CARWASH FLOOR PLAN
A3.0	CARWASH ELEVATION FRONT AND REAR
A3.1	CARWASH ELEVATION RIGHT AND LEFT
A4.0	RENDERING - GAS PUMP
A4.1	RENDERING - CAR WASH
A4.2	SITE PICTURES
LS1.0	LANDSCAPING PLAN

CONTACTS:

OWNER:

NORCAL FUELWORXZ INC.
1729 CRYSTAL CT.,
OLIVEHURST, CA 95916
CONTACT PERSON: TONY MEHROKE
TEL.: 916-753-0177
E-MAIL: tonymehroke@yahoo>com

REVISIONS

BY



3565 OLD HIWAY 53

CLEARLAKE, CA 85422

MERGED GAS PUMP
AND CARWASH
SITE PLAN



PLANS PREPARED BY:
ED. GONZALES
1526 J. J. SANDORN
JULY 2024
93605

PROJECT NUMBER: 08824

ISSUED:

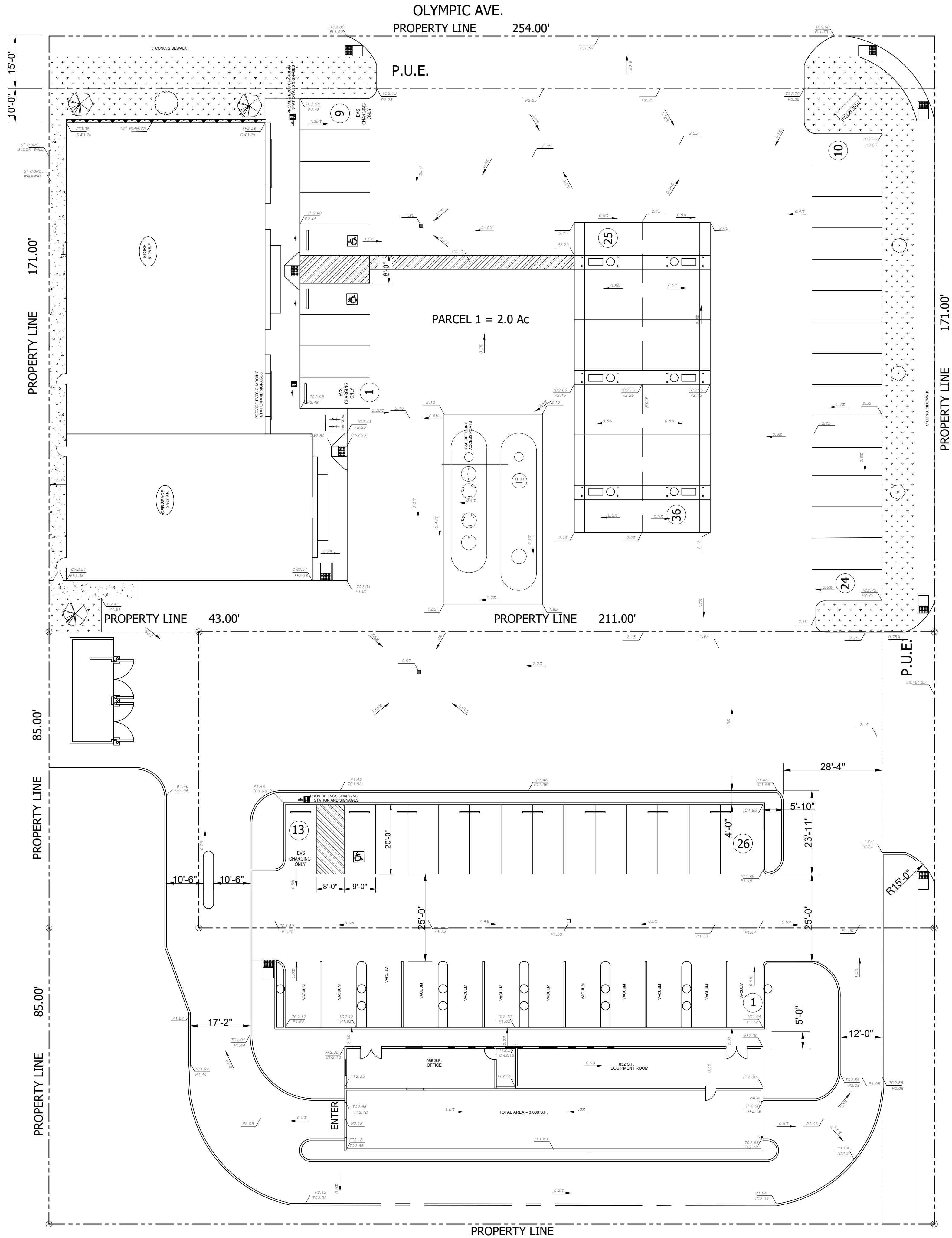
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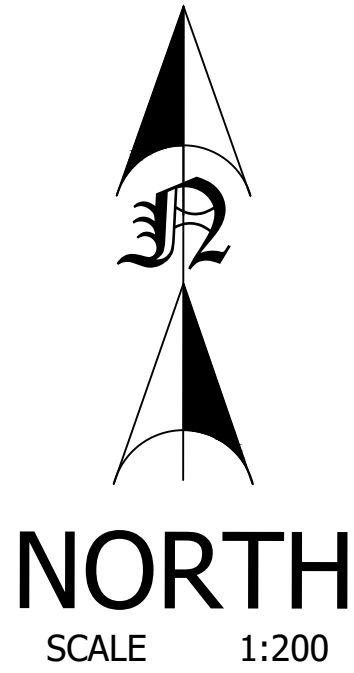
FILENAME: CLEARLAKE

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SHEET-NUMBER



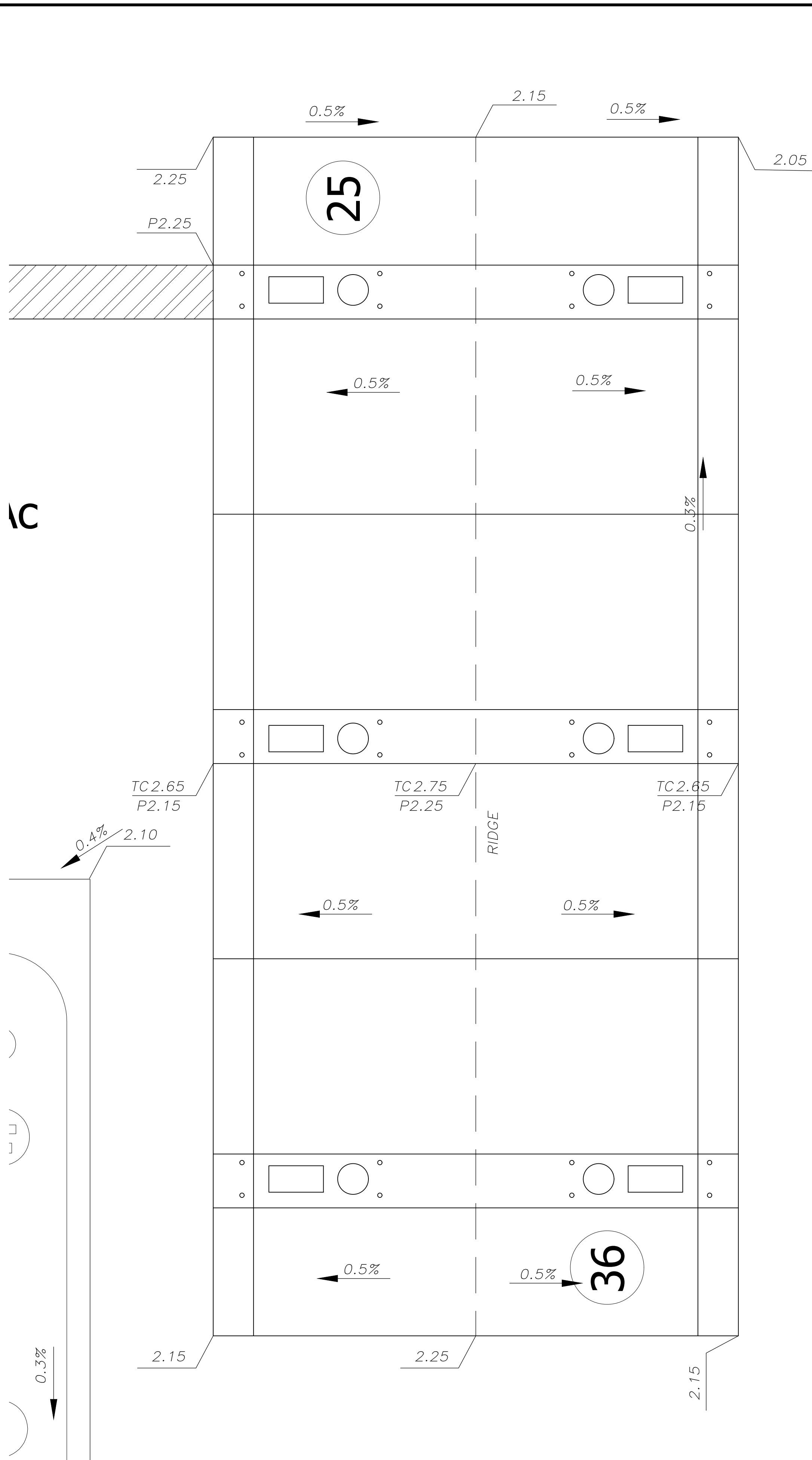
OLD HYWAY 53



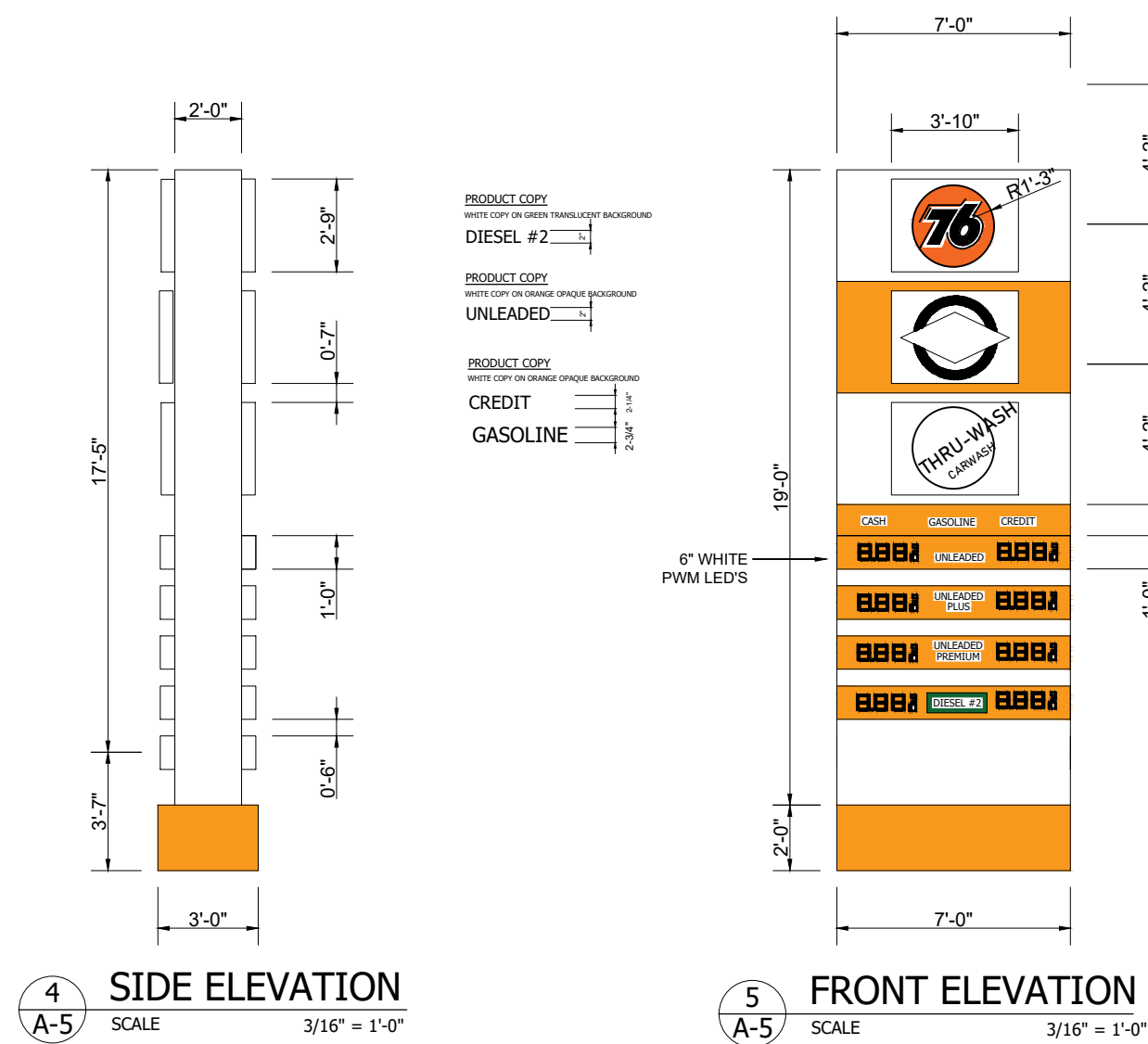
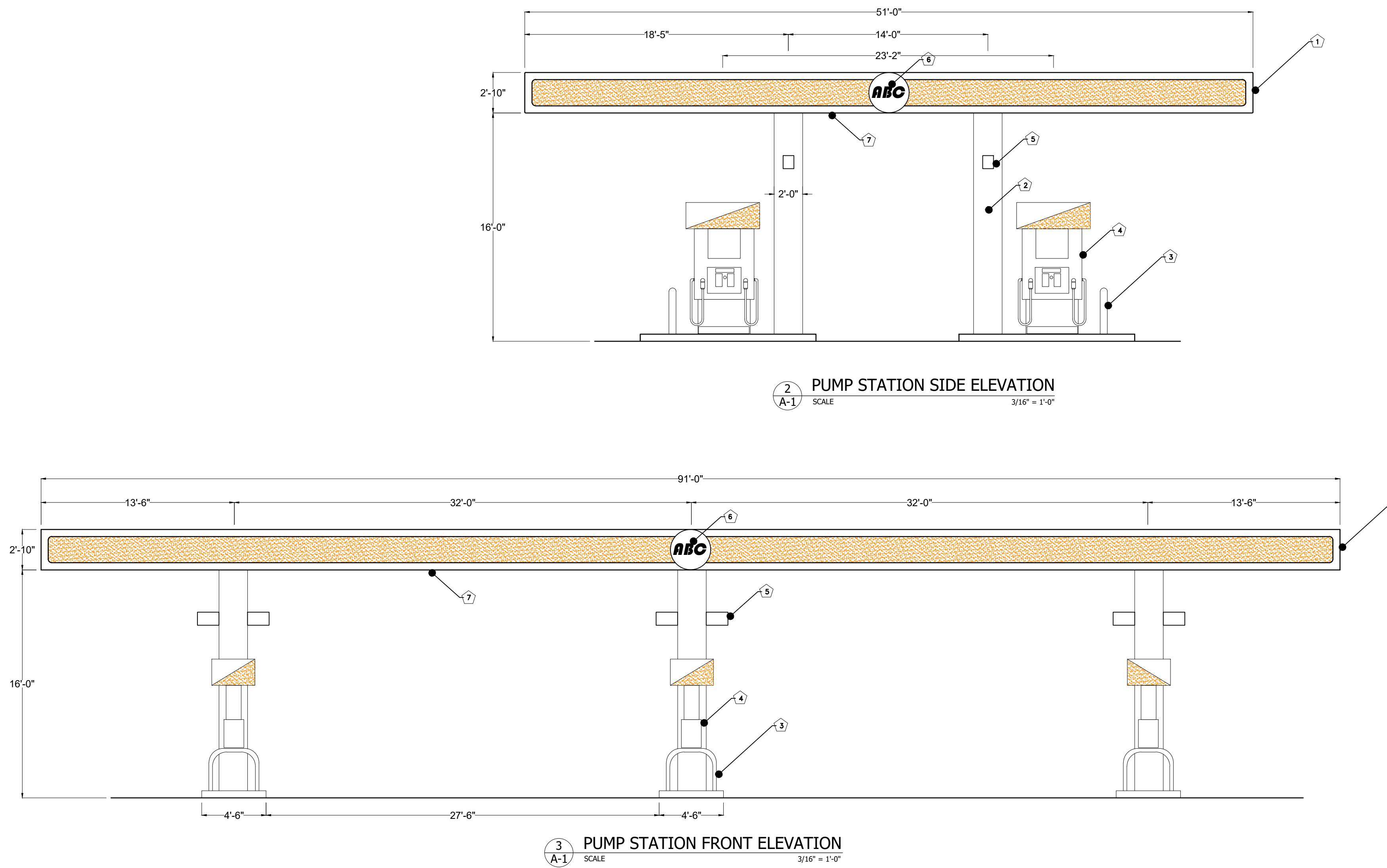
- GENERAL NOTES:
1. ALL WORKS CONFORM TO THE CITY OF CLEARLAKE LATEST ORDINANCE ON GRADING AND CONSTRUCTION.
 2. SUBMITTAL DOCUMENTS SHALL AT A MINIMUM, CONFORM TO ALL OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING:
 - 2.1. GRADING PLAN WITH SITE PLAN SHOWING TO SCALE THE SIZE AND LOCATION OF NES CONSTRUCTION .
 - 2.2. HORIZONTAL AND VERTICAL DISTANCES AND ELEVATIONS IN RELATION TO THE PROPERTY LOT LINES FOR TOPOGRAPHICAL CONTROL.
 3. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT -OF-WAY. TEMPORARY A.C. PAVING SHALL BE PLACED WHERE SIDEWALK REMOVAL EXTEND LONGER THAN TWENTY-FOUR (24) HOURS AS DIRECTED BY THE CITY INSPECTOR.
 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
 5. TEMPORARY TRAFFIC CONTROL AND PEDESTRIAN ACCESS SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT'S LATEST PUBLIC CONVENIENCE AND TRAFFIC CONTROL SPECIFICATION SHEET, THE WATCH MANUAL AS PUBLISHED BY THE APWA, CHAPTER 33 OF THE CBC AND THE REQUIREMENTS OF THE CITY ENGINEER.
 6. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED, RELOCATED OR REMOVED TO THE SATISFACTION OF THE CITY ENGINEER.



REVISIONS	BY
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PROJECT	
3565 OLD HIWAY 53 CLEARLAKE, CA 85422	
GRADING PLAN	
PROJECT NUMBER: 08824	
ISSUED:	
DRAWN BY: EMG	
CHECKED BY:	
FILENAME: CLEARLAKE	
C1.0 SHEET-NUMBER	



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MONUMENT SIGN

KEY NOTES:

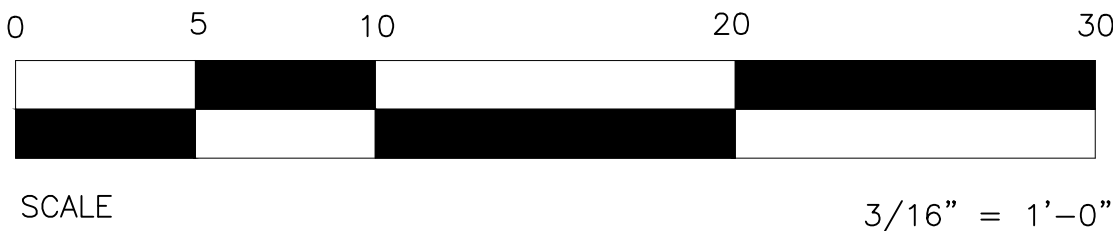
- CANOPY ACM FASCIA PANEL W/15" PRINTED BULLNOSE DECAL AND SILVER LED
- FURRED-OUT CANOPY COLUMN W/PLASTER FINISH
- 3" BOLLARD
- FUEL DISPENSER
- DISPENSER NUMBERING SYSTEM
- 20"H ALUMINUM CHANNEL LETTERS W/LED INTERNAL ILLUMINATION
- CANOPY UNDER DECKING

COLOR LEGEND:

- BP PEARL - BENJAMIN MOORE, 0C-8, ELEPHANT TUSK - P28 DTM
- BP YELLOW - BENJAMINE MOORE, 2022-10, YELLOW - P28 DTM
- BENJAMINE MOORE, 2123-70, ICE MIST - P28 DTM



1 PUMP STATION LAYOUT
E-4 SCALE 3/16" = 1'-0"



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3565 OLD HWAY 53
CLEARLAKE, CA 85422

PROJECT

FLOOR PLAN



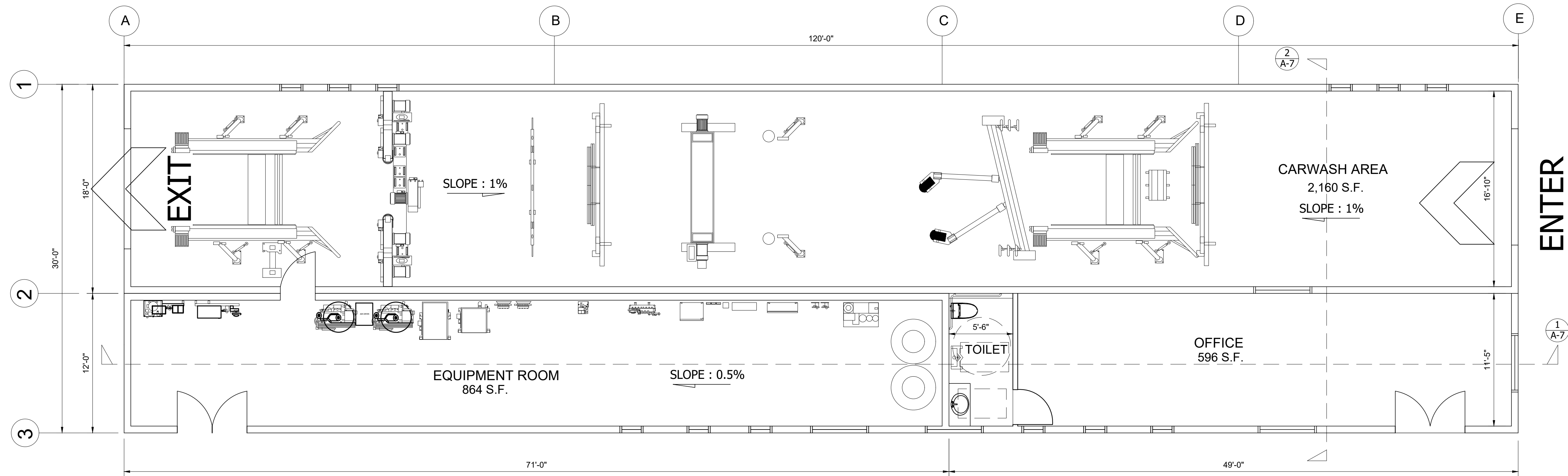
PLANS PREPARED BY:
J. HOFF
CIVIL ENGINEER
NO. 50424
ISSUED 08-30-24
P. 24
J. HOFF
93805

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A1.0

SHEET-NUMBER

DRIVE-THRU CAR WASH
14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422



1
A-1

CAR WASH FLOOR PLAN
SCALE 3/16" = 1'-0"

EQUIPMENT ROOM LIST:

1. EQUIPMENT AIR PANELS
2. MAIN AIR MANIFOLD
3. AUTODATA CARWASH CONTROLLER
4. LOW HORSE POWER PANEL
5. ANTI-COLLISION CONTROL BOX
6. EQUIPMENT FLASHERS
7. GLOW WASH PANEL
8. ACCUSHOT DILUTION SYSTEM
9. WATER PUMP
10. WATER PUMP
11. SINGLE DILUTION CENTER
12. SINGLE NON-FOAM DILUTION STATION
13. SINGLE NON-FOAM DILUTION STATION
14. 2-4PORT NON-FOAM DILUTION STATION
15. SINGLE HIGH PRESSURE PUMP STATION
16. DUAL HIGH PRESSURE PUMP STATION
17. 2-AIR COMPRESSOR
18. AIR DRYER
19. HIGH HORSEPOWER PANEL
20. DRY-N-SHINE CONTROL PANEL
21. SPIN SHINE CONTROL PANEL
22. HYDRAULIC UNIT
23. 2-WATER STORAGE TANK
24. R/O SPOT FREE UNIT
25. RECLAIMER UNIT

CAR WASH EQUIPMENT LIST:

1. ROLLER COLLECTOR
2. AUTO DOLLIE TREADLE
3. XD CONVEYOR
4. HIGH PRESSURE PREP GUNS
5. MANUAL PREP GUN
6. ENTRANCE PHOTO EYES
7. GRAND ENTRY ARCH
8. ALPHA WTA
9. UNDERCARRIAGE
10. ACCELERATOR TOP WHEEL
11. BULLDOG WHEEL BRUSH ELECTRIC
12. HIGH PRESSURE WHEEL BLASTERS
13. TRIPLE FOAM STREAMERS
14. MOTOR CITY LOW RIDER ELECTRIC
15. CROSSOVER WRAP AROUND ELECTRIC
16. ACCELERATOR TOP WHEEL
17. SINGLE FOAMER
18. MOTOR CITY HIGH BOYS ELECTRIC
19. AXIS II ARCH
20. GRAND ENTRY ARCH
21. COLOR SKIN ARCH
22. COLOR SKIN ARCH
23. 90 HP PROFILER AIR ONE DRYER SYSTEM
24. DRY-N-SHINE TOP WHEEL
25. SPIN SHINE ELECTRIC

GENERAL NOTES:

1. VERIFY WITH CAR WASH EQUIPMENT SUPPLIER ON EQUIPMENT DETAILS AND SPECIFICATIONS.
2. VERIFY WITH CAR WASH EQUIPMENT SUPPLIER ON FLOOR DRAIN DETAIL REQUIREMENT.



REVISIONS

BY



3565 OLD HWAY 53

CLEARLAKE, CA 85422

PROJECT

FLOOR PLAN



PLANS PREPARED BY:
COURTESY OF
RICK J. ANDERSON
93805

PROJECT NUMBER: 08824

ISSUED:

DRAWN BY: EMG

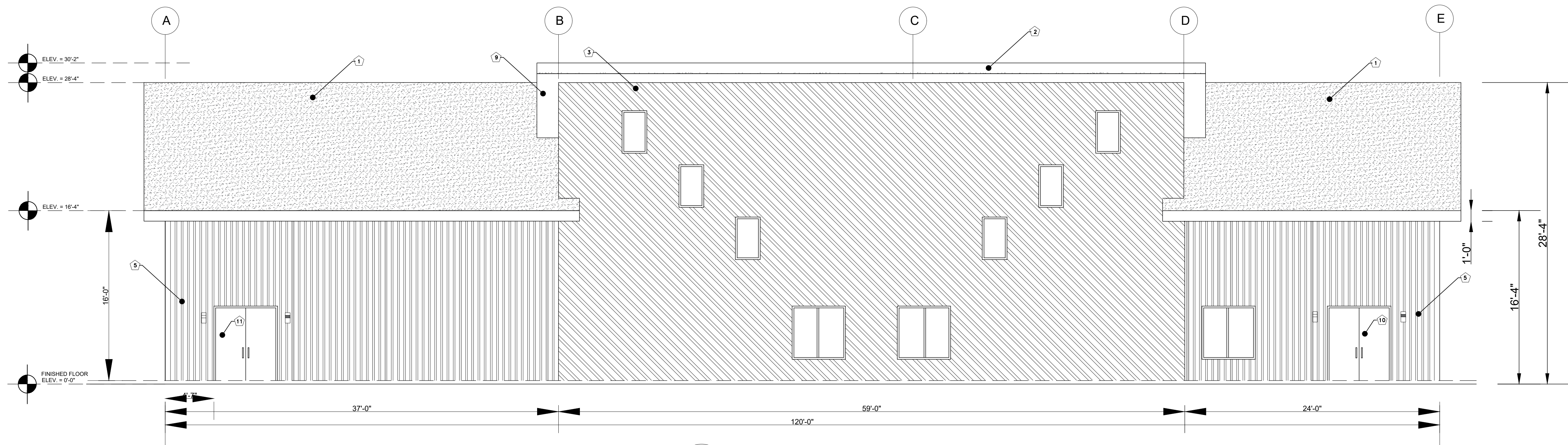
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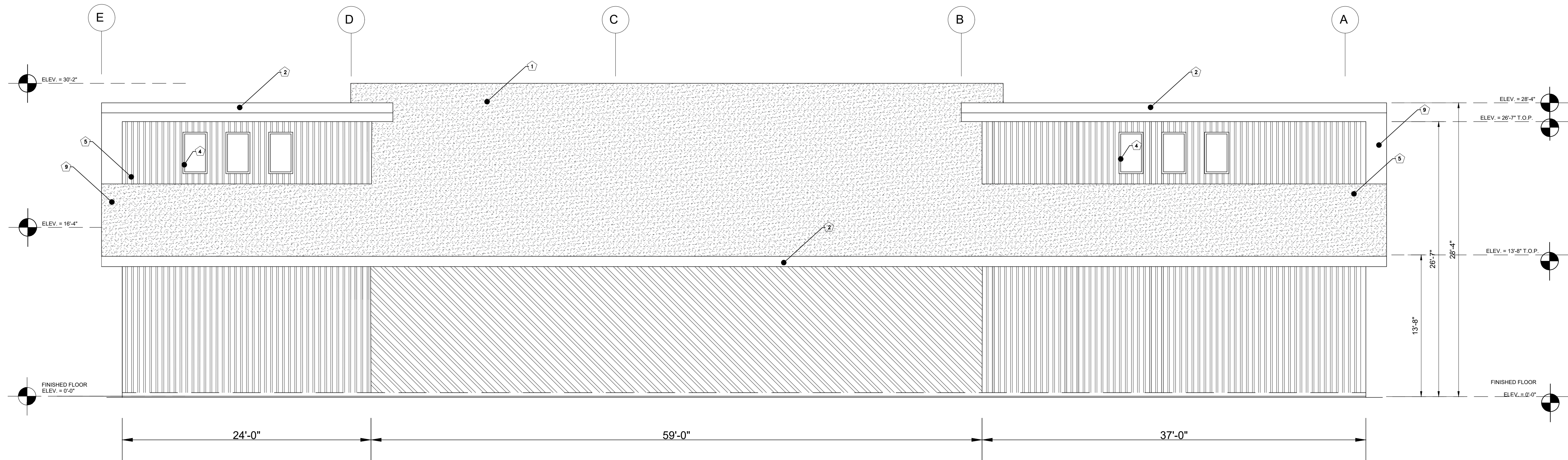
A2.0

SHEET-NUMBER

DRIVE-THRU CAR WASH
14975 OLYMPIC DRIVE, CLEARLAKE, CA 85422



1 FRONT ELEVATION
A-3.0 SCALE 3/16" = 1'-0"



2 REAR ELEVATION
A-3.0 SCALE 3/16" = 1'-0"



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3565 OLD HIWAY 53
CLEARLAKE, CA 85422

PROJECT

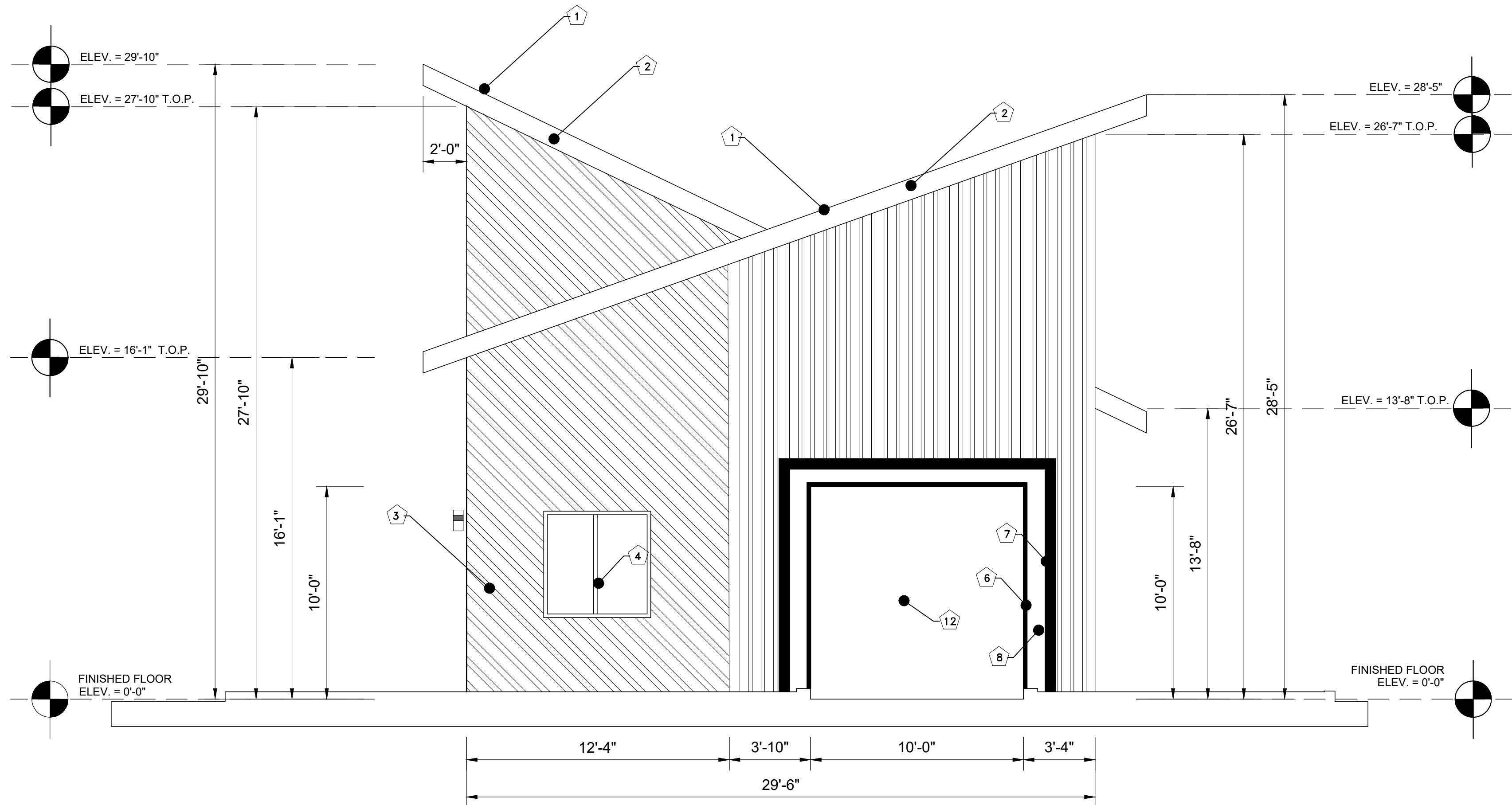
ELEVATION



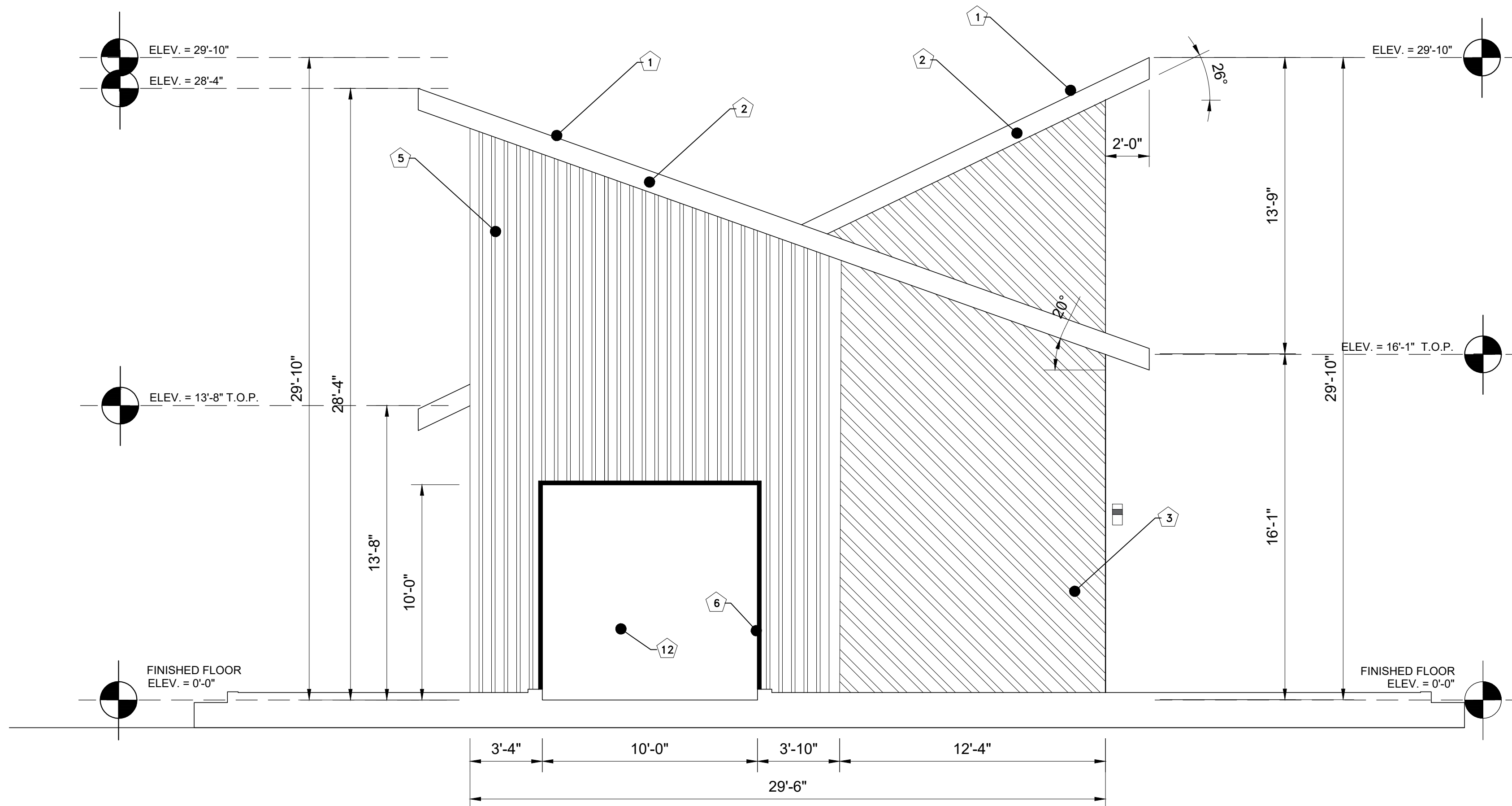
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ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A3.0

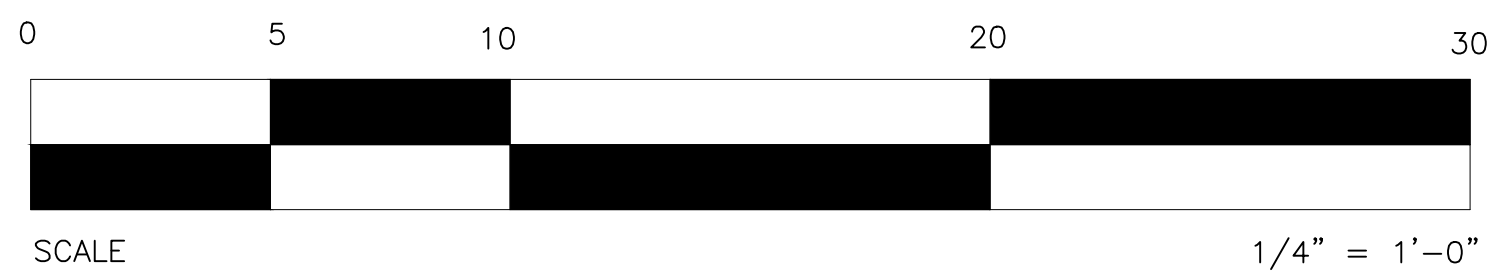
SHEET-NUMBER



1 RIGHT ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



2 LEFT ELEVATION
A-3.1 SCALE 1/4" = 1'-0"



EXTERIOR FINISH SCHEDULE:

1. ROOF FINISH: GAF RUBEROID TORCH SMOOTH OR EQUAL OVER MEMBRANE PRIMER OVER ROOFING INSULATION OVER APA APPROVED SHEETING
2. FACIA BOARD: HARDISOPFTT SNOW OWL DECORATIVE PANEL OR 2X12 DF#1 OR EQUAL
3. EXTERIOR WALL FINISH: MS PBR PANEL (PATRIOT RED) OR EQUAL, 26 GA., MS COLORFAST45 COATED OR EQUAL AND DIAGONALLY INSTALLED OVER APA RATED SHEETING W/ 8D COMMON NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. ON FIELD. SHEARWALL IS TO EXTEND TO ROOF. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 32" O.C. ALL SHEARWALLS ARE TO BE FULLY BLOCK. SHEAR NAILING: 16D @ 4" O.C.
4. WINDOW: FIXED GRID VINYL WHITE LOW-E U.N.O.
5. EXTERIOR WALL FINISH: MS PBR PANEL (ACRYLIC COATED GALVALUME® (41)), 26 GA., MS COLORFAST45 COATED OR EQUAL VERTICALLY INSTALLED OVER APA RATED SHEETING W/ 8D COMMON NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. ON FIELD. SHEARWALL IS TO EXTEND TO ROOF. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 32" O.C. ALL SHEARWALLS ARE TO BE FULLY BLOCK. SHEAR NAILING: 16D @ 4" O.C.
6. DOOR TRIM: 2"x10"x2" BENDED MS PBR SHEET (ACRYLIC COATED GALVALUME® (41)), 24 GA., MS COLORFAST45 COATED OR EQUAL
7. DOOR TRIM: 2"x6"x2" BENDED MS PBR SHEET (ACRYLIC COATED GALVALUME® (41)), 24 GA., MS COLORFAST45 COATED OR EQUAL
8. DECORATIVE WALL TRIM: MS PBR SHEET (OCEAN BLUE), 26 GA., MS COLORFAST45 COATED OR EQUAL
9. EAVES: DURACLAD PVC INTERLOCKING LINER PANEL, WHITE
10. DOOR: 3068 SELF-CLOSING DOUBLE DOOR, FRAMELESS, TEMPERED GLASS WITH MAGNETIC LOCK
11. DOOR: 1-1/2-HR FIRE-RATED HOLLOW-CORE STEEL DOOR, SELF-CLOSING WITH PANIC HARDWARE, ACRYLIC COATED GALVALUME® (41) FINISH OR EQUAL
12. CAR WASH ROLL-UP DOOR: WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 10-FT X 10-FT INSULATED RANCH STYLE GARAGE DOOR. SEE CODE REQUIREMENT FOR FIRE AND WIND COMPLIANCE



INTERIOR FINISH SCHEDULE:

1. WALL FINISH: SHERWIN-WILLIAMS PAINT COLORS, SWISS COFFEE 7002-16, OR EQUAL
2. CEILING FINISH: SHERWIN-WILLIAMS PAINT COLORS, NAVAJO WHITE HGSW4046 OR EQUAL
3. TOILET FLOOR FINISH: STAINMASTER - CALACATTA SILVER 12-IN X 24-IN MATTE PORCELAIN MARBLE LOOK FLOOR TILE (1.95-SQ. FT/PIECE), SLIP-RESISTANT OR EQUAL
4. TOILET WALLS FINISH: SATORI 12X24, BRILLIANT WHITE MOTION GLOSSY RECTIFIED CERAMIC WALL TILE OR EQUAL
5. FLOOR FINISH: GRIND AND SEAL BARE CONCRETE FLOOR WITH BONDREY PENETRATING PERMANENT CONCRETE SEALER OR EQUAL
6. WALL FINISH: VALSPAR ULTRA INTERIOR PAINT, WASHABLE, SEMI-GLOSS WHITE OR EQUAL

WINDOW SCHEDULES:

LOCATION:	QNTY.	SIZE	NOTES
LINE E:	1	5050	XO TEMP.
LINE 1:	6	2040	FX TEMP.
LINE 2:	2	5050	XO TEMP. GRID
LINE 3:	6	2040	FX
	2	5050	FX TEMP. (DUMMY WINDOW OVER WALL)
	1	5050	XO TEMP.

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. MI 5800 VINYL WHITE OR EQUAL

DOOR SCHEDULES:

1. OFFICE DOOR - 3068 SELF-CLOSING DOUBLE DOOR, FRAMELESS, TEMPERED GLASS WITH MAGNETIC LOCK
2. EQUIPMENT ROOM DOOR - 3068 1-1/2-HR FIRE-RATED HOLLOW-CORE STEEL DOOR, SELF-CLOSING WITH PANIC HARDWARE
3. RESTROOMS - 3068 SWING WITH DOOR CLOSER, HOLLOW-CORE WITH PRIVACY LOCK
4. CAR WASH ROLL-UP DOOR - WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 10-FT X 10-FT INSULATED RANCH STYLE GARAGE DOOR. SEE CODE REQUIREMENT FOR FIRE AND WIND COMPLIANCE

3565 OLD HIWAY 53
CLEARLAKE, CA 85422

PROJECT

ELEVATION



PLANS PREPARED BY:
ED. GONZALES
15821 4TH ST. SUITE 100
SAN DIEGO, CA 92128

PROJECT NUMBER: 08824

ISSUED:

DRAWN BY: EMG

CHECKED BY:

FILENAME: CLEARLAKE

A3.1

SHEET-NUMBER



REVISIONS	BY
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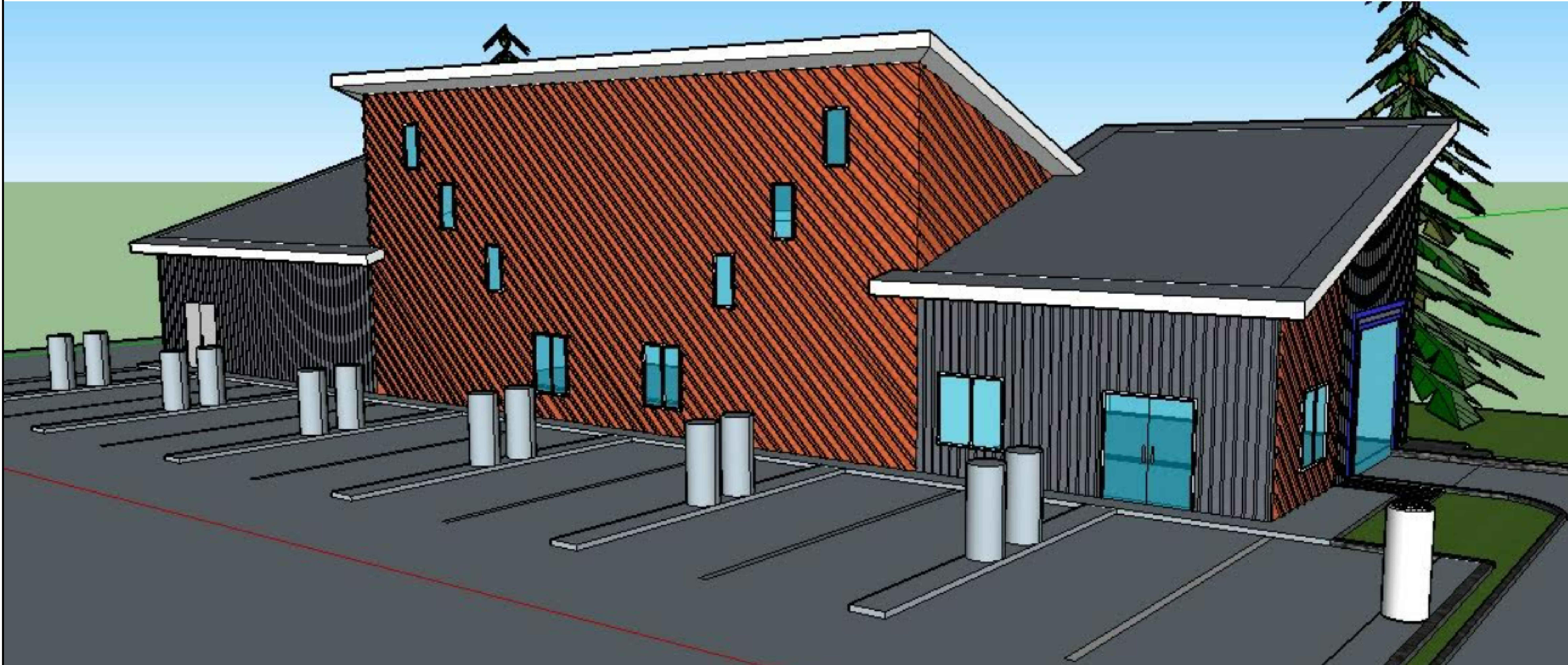
PROJECT

14975 OLYMPIC DRIVE
CLEARLAKE, CA 95422

RENDERING

PLANS PREPARED BY:
E.D. GONZALES
1002 N. SHAWAN
CLARK, ALABAMA 36005

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE



REVISIONS	BY
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PROJECT	3565 OLD HIWAY 53 CLEARLAKE, CA 85422
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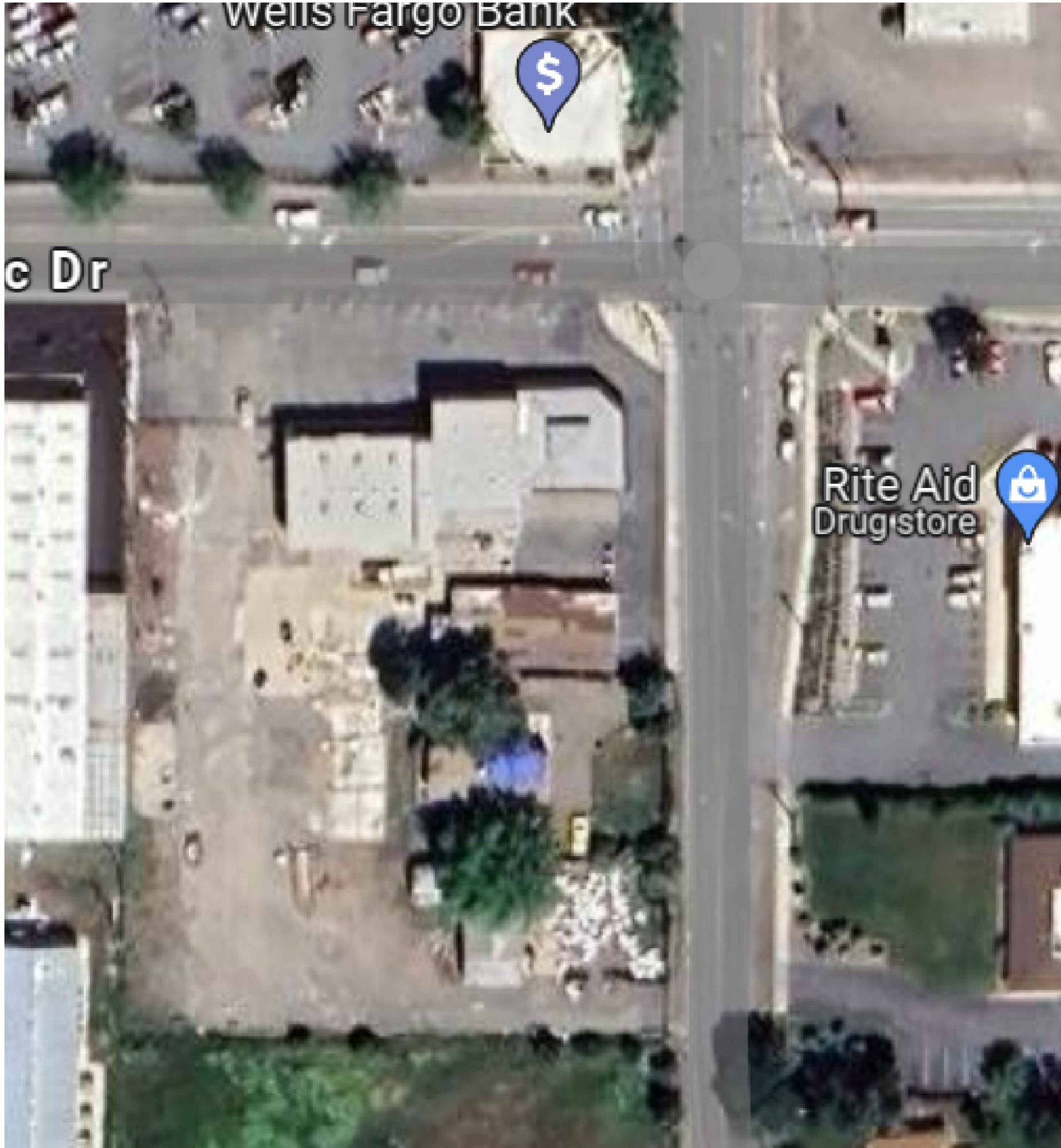
RENDER



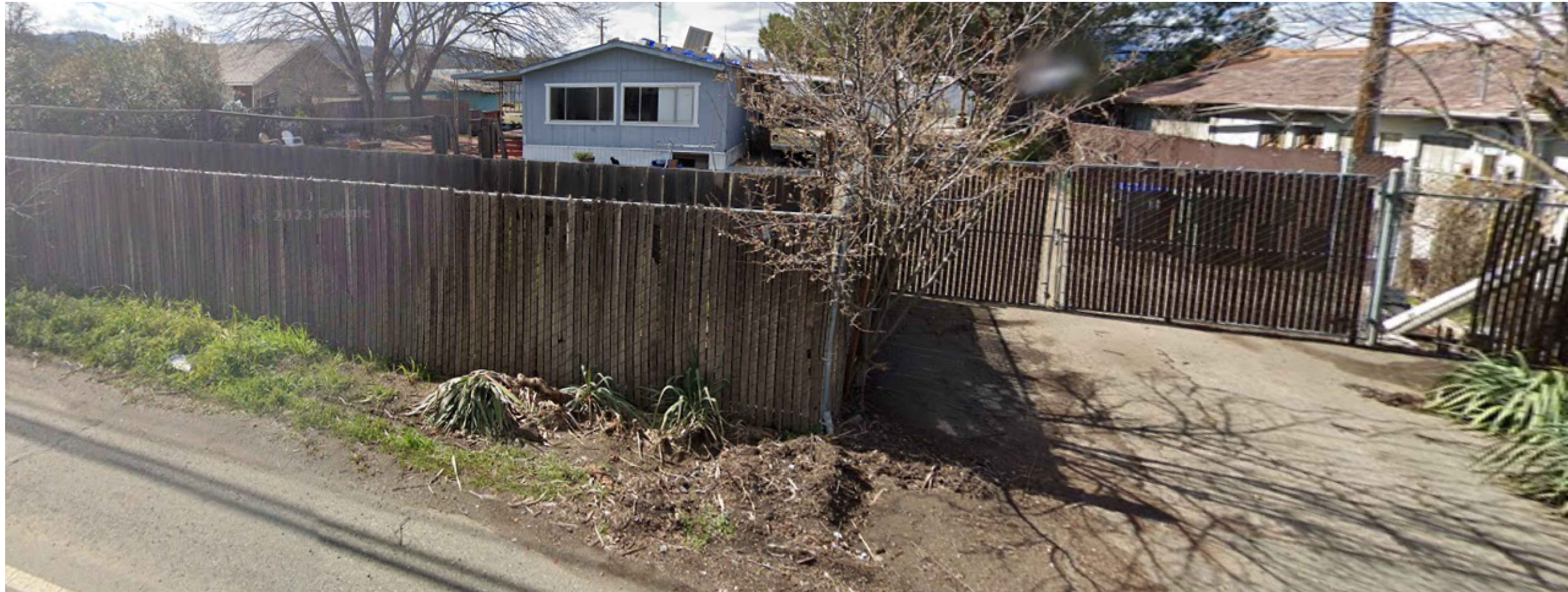
PLANS PREPARED BY:
ED GONZALES
CLEARLAKE, CA 94505
9/20/23

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A4.1
SHEET-NUMBER



AERIAL VIEW



EAST SIDE ALONG OLD HIWAY 53



CORNER VIEW @ OLYMPIC DR. AND OLD HIWAY 53



EAST SIDE ALONG OLD HIWAY 53



CORNER VIEW @ OLD HIWAY 53 AND OLYMPIC DR.



WEST SIDE ALONG OLYMPIC DR.

REVISIONS	BY
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PROJECT

3565 OLD HIWAY 53
CLEARLAKE, CA 94522

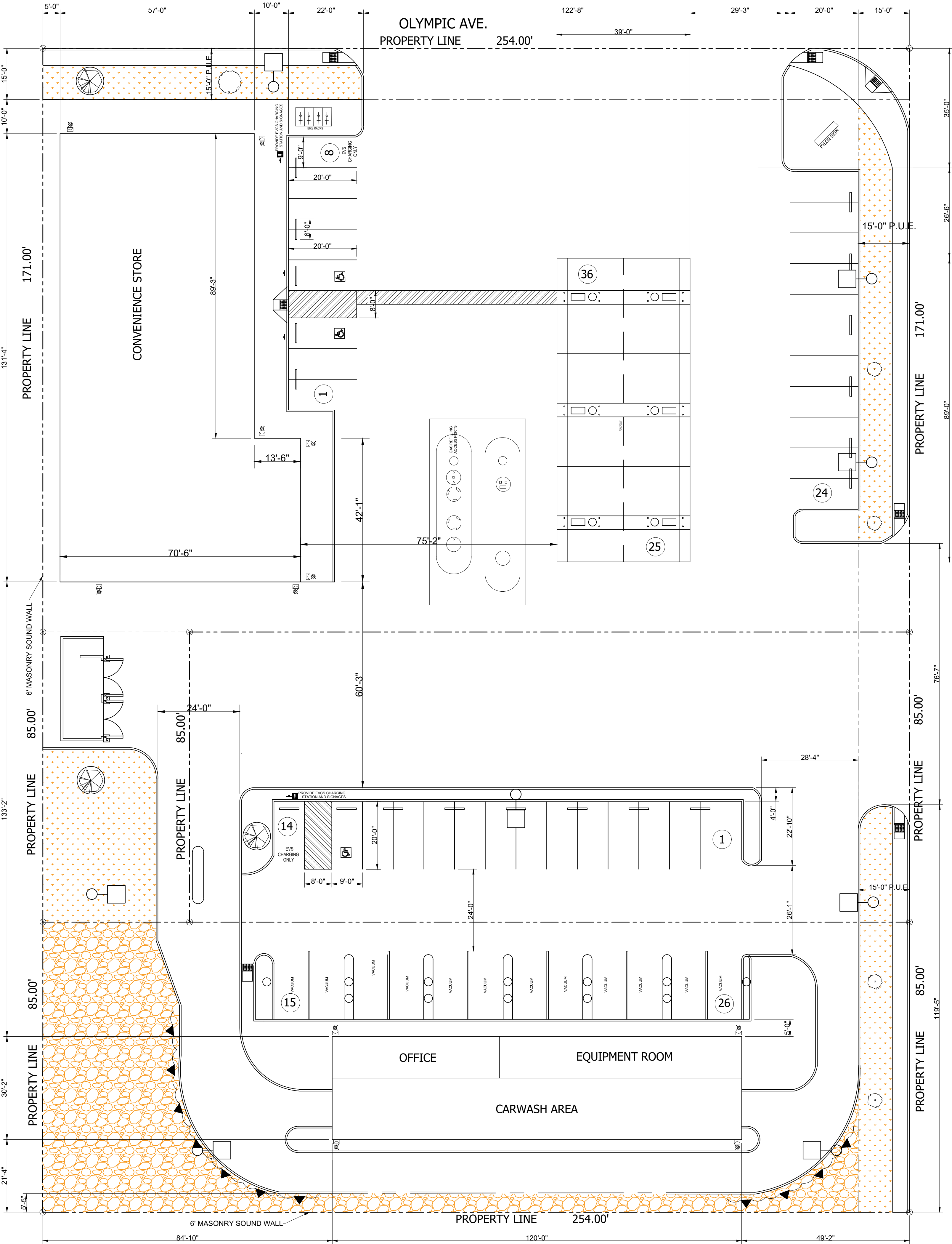
SITE PHOTO

PLANS PREPARED BY:
ED GONZALES
LICENSED PROFESSIONAL ENGINEER
NO. C51991
EXPIRATION 08-31-24
CIVIL
STATE OF CALIFORNIA

PROJECT NUMBER: 08824
ISSUED:
DRAWN BY: EMG
CHECKED BY:
FILENAME: CLEARLAKE

A5.1

SHEET-NUMBER



OLD HYWAY 53



NORTH
SCALE 1:200

1 LANDSCAPING PLAN

PROPOSED PLANT LEGEND:

TREE SPECIES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WATER USAGE
	QUERCUS LOBATA	VALLEY OAK	24" BOX	3	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	15 GAL	1	LOW
	LAGERSTROEMIA INDICA 'CHEROKEE'	RED CRAPE MYRTLE	15 GAL	4	LOW

VINE SPECIES

ABBR.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	WATER USAGE
LT		CLYTOSTOMA	VIOLET TRUMPET VINE	1 GAL	12	LOW

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	WATTAGE	LAMP	BALLAST	VOLTS	NOTES
C1		CEILING	CANOPY LIGHT	CREE- CPY250-B-DM-F-B-UL-XX-40K OR EQUAL	96	(1) 96W LED	ELECTRONIC	120V 1P	
G2		WALL	LED WALL PACK	CREE- XSPW-B-WM-2ME-4L-57K-ULO-BZ OR EQUAL	31	(1) 31W LED	ELECTRONIC	120V 1P	
P1		POLE	POLE LIGHT WITH MOTION SENSOR	CREE: XSPLG-D-HT-3ME-1BL-40K7-UL-BZ-N (15' POLE: SSS-4-11-15-CW-BS-BZ) OR EQUAL	135	(1) 135W LED	DIMMING	120V 1P	WSN-DPM MOTION SENSOR
P2		POLE	POLE LIGHT WITH MOTION SENSOR	CREE: XSPLG-D-HT-4ME-1BL-40K7-UL-BZ-N (15' POLE: SSS-4-11-15-CW-BS-BZ) OR EQUAL	135	(1) 135W LED	DIMMING	120V 1P	WSN-DPM MOTION SENSOR
Y1		GROUND	GROUND SPOT SPOT LIGHT	6L 40W 120V GROUND MOUNTED SPOT LIGHT W/ PHOTOCELL OR LED EQUAL	40	(1) 40W LED	ELECTRONIC	120V 1P	
Y2		WALL	YARD LIGHT WITH PHOTO-SENSOR SWITCH 200w OR LED EQUAL; WALL MOUNTED		200	(1) 40W LED	ELECTRONIC	120V 1P	

IRRIGATION:

THE ENTIRE SITE WILL BE IRRIGATED USING A FULLY AUTOMATIC SYSTEM AND DESIGN IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPING ORDINANCE. THE IRRIGATION SYSYTEM WILL LARGELY BE LOW-VOLUME DESIGN WITH NO USE OF POP-UP SPRAYS. THE SYSTEM WILL INCLUDE IN-LINE VALVES, QUICK COUPLERS AND GATE VALVES. NEW IRRIGATION CONTROLLER WILL BE HUNTER, IRRITROL OR EQUAL "SMART" CONTROLLER WITH WEATHER STATION. A WIRELESS WEATHER SENSOR WILL COMMUNICATE WITH THE CONTROLLER FOR RAIN/FREEZ SHUT-OFF ABILITIES.

TREE ROOT BARRIER:

- ALL TREES DENOTED TO HAVE ROOT BARRIER INSTALLED DURING TREE INSTALLATION ALONG THE INSIDE EDGE OF THE ADJACENT CURB OR SIDEWALK. SEE RECOMMENDED ROOT BARRIER BY PLANT SUPPLIER.
- TREE LOCATIONS TO BE A MINIMUM OF 5' AWAY FROM UTILITIES SUCH AS WATER LINES, BACKFLOW PREVENTERS, STORM DRAINS, ETC.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5' OF PUBLIC SIDEWALKS

REVISIONS

BY

PROJECT

14975 OLYMPIC DRIVE
CLEARLAKE, CA 85422

LANDSCAPE
PLAN



PROJECT NUMBER: 08824

ISSUED:

DRAWN BY: EMG

CHECKED BY:

FILENAME: CLEARLAKE

LS1.0

SHEET-NUMBER

