

**IRRIGATION NOTES:**

1. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATIC ALLY FOR CLARITY. LOCATE ALL PIPING, VALVES, BACKFLOW PREVENTERS, AND OTHER IRRIGATION EQUIPMENT WITHIN PLANTING AREAS UNLESS NOTED OR DIRECTED OTHERWISE. LOCATE ALL VALVES AND VALVE BOXES SIX INCHES FROM EDGE OF PAVING OR CURB.
2. THE CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.
4. EXISTING UTILITIES AND FIELD CONDITIONS, PRIOR TO EXCAVATION, LOCATE ALL CABLES, CONDUITS, AND UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR AN UNDERGROUND UTILITY SERVICE TO LOCATE AND MARK UTILITIES. CONTRACTOR WILL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH UNDERGROUND IMPROVEMENTS. NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK. PROCEED IN SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.
5. ALL PIPING AND WIRING UNDER ROADWAYS AND PAVING AND THROUGH WALLS SHALL BE SLEEVED.
6. USE TWO WRAPS OF THREE-QUARTER INCH (3/4") TEFLON TAPE FOR ALL THREADED CONNECTIONS.
7. AUTOMATIC IRRIGATION CONTROLLER IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF FIELD WIRES TO APPROPRIATE TERMINAL STRIPS.
8. ADJUST ALL SPRINKLERS TO AVOID OVERSPRAY ONTO WALLS, WALKS, STREETS, UTILITY BOXES, BUILDINGS AND OTHER IMPROVEMENTS.
9. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNED ON THE PLANS.
10. CONTRACTOR SHALL INSTALL IN-LINE ANTI-DRAIN VALVES AS WARRANTED BY SITE CONDITIONS TO ALLEVIATE LOW HEAD DRAINAGE.
11. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS, SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS NECESSARY.
12. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE UPDATED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DESIGN.
13. INSTALL IRRIGATION HEADS IN TURF AREAS 6" FROM WALKS AND HARDSCAPE AREAS.
14. ALL CONTROL VALVES SHALL BE MANIFOLDED AND GROUPED IN ONE AREA SHOWN ON PLAN. VALVES SHALL BE SET AT RIGHT ANGLES TO EDGES. INSTALL VALVES BOXES 6" FROM EDGES OF HARDSCAPE AREAS.
15. CONTRACTOR SHALL REMOVE AND DISCARD DAILY, ALL PIPING DISTURBED DURING TRENCHING OPERATION.
16. CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
17. PROVIDE CONCRETE THRUST BLOCKS ON ALL MAINLINES, PER DETAIL AND SPECIFICATIONS. THE RESIDENT ENGINEER SHALL BE NOTIFIED 48 HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
18. CONTROLLERS, FLOW SENSOR, MATER VALVE SHALL BE TESTED AND WRITTEN CERTIFICATION PROVIDED BY MANUFACTURE'S REPRESENTATIVE.
19. IN ALL AREAS UNAFFECTED BY NEW GRADING, EXISTING IRRIGATION HEADS AND LINES ARE TO BE PROTECTED IN PLACE. CONTRACTOR TO REPLACE, RELOCATE AND/OR ADJUST IRRIGATION EQUIPMENT FOR ALL EXISTING IRRIGATION SYSTEMS THAT ARE DISTURBED DURING CONSTRUCTION IN ORDER TO PROVIDE HEAD TO HEAD COVERAGE WITH NO OVERSPRAY ON HARDSCAPE OR WALLS.
20. INSTALL NEW VALVES TO REPLACE VALVES DISTURBED DURING CONSTRUCTION (TYPE PER LEGEND, SIZE TO ACCOMMODATE HEADS PER MANUFACTURER'S SPECIFICATIONS). CONTRACTOR SHALL ENSURE THAT SYSTEM IS FULLY OPERATIONAL AND PROVIDES FULL COVERAGE.
21. LOCATION OF EXISTING MAINLINE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON THESE PLANS. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO INSTALLATION. CONNECTIONS TO NEW MAINLINE TO EXISTING MAINLINE, SIZE TO MATCH EXISTING MAINLINE UNLESS NOTED.
22. WERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA (SUCH AS LIGHT POLES) INTERFERE WITH THE SPRAY PATTERN, CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE FILED. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION.

**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird 1806-SAM-PRS 15 Strip Series 6" popup with check valve, pressure regulator.	30	5/LI-1.0
	Rain Bird 1806-SAM-PRS 8 Series MPR 6" popup with check valve, pressure regulator.	30	5/LI-1.0
	Rain Bird 1806-SAM-PRS 10 Series MPR 6" popup with check valve, pressure regulator.	30	5/LI-1.0
	Rain Bird 1806-SAM-PRS 12 Series MPR 6" popup with check valve, pressure regulator.	30	5/LI-1.0
	Rain Bird 1806-SAM-PRS ADJ 6" popup with check valve, pressure regulator.	30	5/LI-1.0
	Rain Bird RWS-B-C-SOCK Rooftop Watering System with 4" diameter x 36" long with locking grate, check valve, semi-rigid mesh tube with sand sock and Rain Bird 1402 0.5gpm and 1404 1.0gpm.	30	2/LI-1.0
	TBOS-1, 2, 4 or 6 - Photo voltaic operated automatic irrigation controller. One unit per irrigation manifold.	-	
	Rain Bird PESB-HAN Electric Remote Control Scrubber Valve	1/LI-1.0	
	Spears 2122 Line size ball valve	10/LI-1.0	
	Rain Bird XCZ-075-PRF Drip Control Kit, 3/4" Low Flow valve, 3/4" pressure regulating RBY filter and 30psi pressure regulator.	7/LI-1.0	
	Rain Bird MDCCFAP Dripline Flush Valve cap in compression fitting coupler.	9/LI-1.0	
	Rain Bird AR Valve Kit 1" Air Relief Valve kit with 6" drip valve box.	8/LI-1.0	
	Area to Receive Drip Emitters Salco PCCT Salco Single Outlet Drip Emitter, 1/2" FIPT, self-cleaning, dark brown=0.5gph, gray=1.0gph, dark green=2.0gph.	3/LI-1.0	
	Irrigation Lateral Line: Blu-Lock and PVC Class 200	6/LI-1.0	
	Irrigation Mainline: PVC Schedule 40	6/LI-1.0	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	6/LI-1.0	
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size		

**SCHMIDT DESIGN GROUP, INC.**  
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telephone (619) 236-1462 facsimile (619) 236-8792  
www.schmidtdesign.com  
Lic. CA 2138, NV 219, AZ 34199

SPACE TYPE		
PATIENT / HIGH RISK	PATIENT / MODERATE RISK	NON - PATIENT GENERAL AREAS
Operating Suites	General Nursing Units	Lobbies
Cardiac Cath Units	Day Rooms	Public Corridors
Angiography Rooms	Primary Care Clinics	Elevators
TB Bedrooms/Exam Rooms	Food Preparation	Canteen/Retail Store
Intensive Care Units	General Radiology Rooms	Administrative Offices
Urgent Care Units	OT/PT Clinics	Receiving / Warehouse
SPD Storage / Sterilization	Pharmacy	Engineering Shop
Other Special Units Dialysis, Cancer, HIV, Transplant Etc...		

BARRIER / CONTROL TYPE		
PATIENT / HIGH RISK	PATIENT / MODERATE RISK	NON - PATIENT GENERAL AREAS
Solid Wall Type - Fire Rated Gyp Outside - 6MM Poly Inside - Gasketed Top / Bottom - Door/Frame/Beet HW - Gasketed Door - Negative Pressure - Clipped Supply Air	Solid Wall Type - Fire Rated Gyp In/Out - 6MM Poly Inside - Gasketed Top / Bottom - Door/Frame/Beet HW - Gasketed Door - Negative Pressure - Clipped Supply Air	Solid Wall Type - Fire Rated Gyp In/Out - 6MM Poly Inside - Gasketed Top / Bottom - Door/Frame/Beet HW - Gasketed Door - Negative Pressure - Clipped Supply Air

**gkkworks**  
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Project #40086  
1775 Hancock Street, Suite 150, San Diego, CA 92110  
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**Renovate Dental to Ambulatory Care (PHASE 2)**

IRRIGATION PLAN

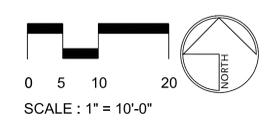
BUILDING NO. 1

Department of Veterans Affairs  
3350 LaJolla Village Dr.  
San Diego, California 92161

VA San Diego Healthcare System  
Desert Pacific Healthcare Network

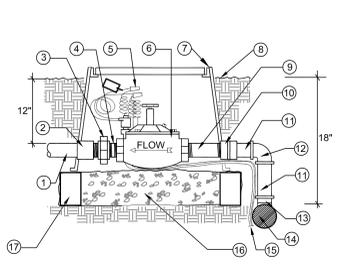
USING SERVICE: DATE: JUNE 15, 2012  
CHECKED: J.J.  
FACILITIES MGMT: DRAWN: A.S.  
SCALE: AS NOTED  
CHIEF OF STAFF: DRAWING No. SD-2313  
CHIEF OF OPERATIONS: LI-1.0  
DIRECTOR: SHEET NO. OF  
PROJ. No. 664-12-118

KEY PLAN



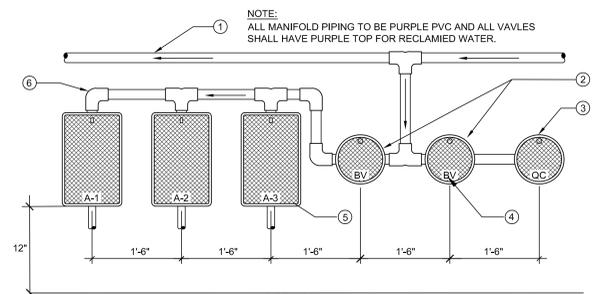
100% CONSTRUCTION DOCUMENTS SUBMITTAL

three inches = one foot  
one and one-half inches = one foot  
one inch = one foot  
three-quarters inch = one foot  
one-half inch = one foot  
three-eighths inch = one foot  
one-quarter inch = one foot  
one-eighth inch = one foot



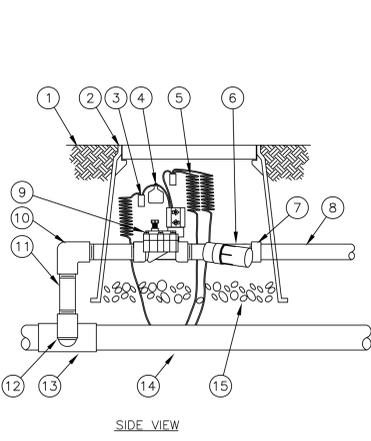
- LEGEND:**
- P.V.C LATERAL LINE PER LEGEND.
  - P.V.C MALE ADAPTER
  - SCH. 80 P.V.C. UNION (TX) O-RING TYPE LASCO OR EQUAL
  - SCH. 80 P.V.C. NIPPLE
  - WATERPROOF WIRE CONNECTORS PER NOTES
  - REMOTE CONTROL ELECTRIC VALVE PER LEGEND
  - 12" RECTANGULAR PLASTIC VALVE BOX (CARSON) WITH LOCKING LID, CONTROLLER AND VALVE NUMBER HEAT BRANDED INTO TOP FINISH GRADE - ALLOW 2" FOR MULCH IN SHRUB BEDS SET FLUSH IN TURF
  - SCH. 80 P.V.C. NIPPLE
  - SCH. 80 P.V.C. ADAPTER (TXS)
  - P.V.C. PIPE
  - SCH. 40 P.V.C. ELL (SX5)
  - SCH. 40 P.V.C. TEE MAINLINE
  - PRESSURIZED P.V.C. MAINLINE (SX5S) PER LEGEND
  - 24 VOLT DIRECT BURIAL WIRES FROM CONTROLLER PER LEGEND.
  - 1 CUBIC FOOT PEA GRAVEL MIN. SUPPORTING VALVE BOX
  - UNMORTARED BRICK FOUNDATION
- NOTES:**
- ALL THREADED PIPE CONNECTIONS WILL BE SEALED WITH OVERLAPPING WRAPS OF TEFLON TAPE AS REQUIRED TO PREVENT LEAKAGE.
  - WIRE CONNECTORS WILL BE K.B."ONE-STEP" PRE-FILLED (TAN) OR EQUAL.
  - DIRECT BURIAL COMMON AND CONTROL WIRES WILL BE COILED TO PROVIDE 12" EXPANSION COILS INSIDE VALVE BOX.

**1 REMOTE CONTROL VALVE**  
No Scale



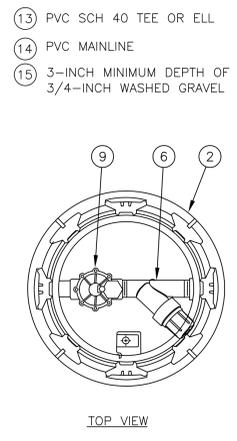
- LEGEND:**
- PRESSURE SUPPLY LINE (SEE PLAN FOR SIZE)
  - BALL VALVES (SEE IRRIGATION LEGEND)
  - QUICK COUPLER (SEE IRRIGATION LEGEND)
  - HEAT BRAND ALL VALVES
  - ELECTRIC CONTROL VALVE
  - MANIFOLD PIPE-SAME SIZE AS PRESSURE SUPPLY LINE LOCATED UNDERNEATH VALVE BOXES
- NOTES:**
- EACH MANIFOLD SHALL HAVE A MAXIMUM OF 15' SEPARATION. ALL MANIFOLDS ARE TO BE INSTALLED IN PLANTER AREAS WHENEVER POSSIBLE.
  - ALL VALVE BOXES SHALL BE PURPLE WITH LOCKING COVERS FOR RECLAIMED WATER.
  - ALL VALVES SHALL BE LABELED WITH 'DO NOT DRINK'.

**4 MANIFOLD CONFIGURATION FOR RECLAIMED WATER**  
NO SCALE

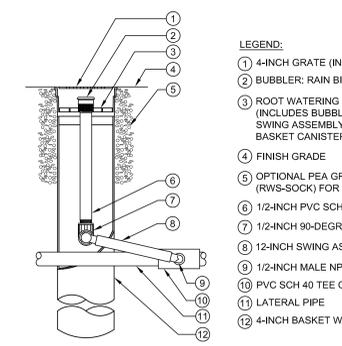


**7 RAINBIRD XCZ-100-PRV-101 1" DRIP CONTROL VALVE KIT**  
1" = 1"

- LEGEND:**
- FINISH GRADE
  - ROUND VALVE BOX WITH COVER: RAIN BIRD VB-10RND
  - WATERPROOF CONNECTION: RAIN BIRD DB SERIES
  - VALVE ID TAG
  - 30-INCH LINEAR LENGTH OF WIRE, COILED
  - PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
  - PVC SCH 40 FEMALE ADAPTOR
  - LATERAL PIPE
  - REMOTE CONTROL VALVE: RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
  - PVC SCH 40 ELL
  - PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
  - PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL

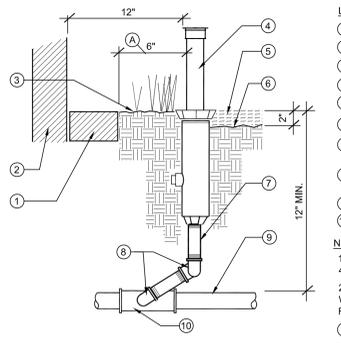


**13 PVC SCH 40 TEE OR ELL**  
**14 PVC MAINLINE**  
**15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL**



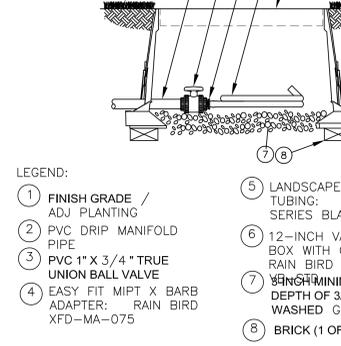
- LEGEND:**
- 4-INCH GRATE (INCLUDED)
  - BUBBLER: RAIN BIRD (INCLUDED)
  - ROOT WATERING SYSTEM: RAIN BIRD RWS (INCLUDES BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER)
  - FINISH GRADE
  - OPTIONAL PEA GRAVEL OR RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS
  - 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
  - 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
  - 12-INCH SWING ASSEMBLY (INCLUDED)
  - 1/2-INCH MALE NPT INLET (INCLUDED)
  - PVC SCH 40 TEE OR ELL
  - LATERAL PIPE
  - 4-INCH BASKET WEAVE CANISTER (INCLUDED)

**2 RWS DEEP ROOT WATERING SYSTEM**  
No Scale



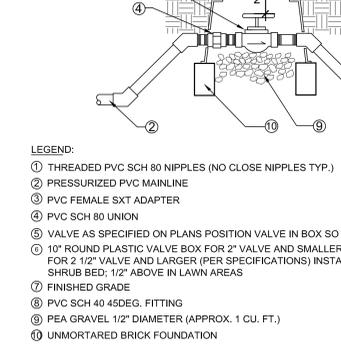
- LEGEND:**
- WALK OR CURB
  - BUILDING WALL (WHERE APPLICABLE)
  - FINISH GRADE IN TURF AREAS
  - POP-UP ROTOR HEAD AND NOZZLE
  - MULCH LAYER IN PLANTING AREAS
  - FINISH GRADE IN PLANTING AREAS
  - SCH. 80 P.V.C. NIPPLE (2 EACH) SIZE PER HEAD INLET
  - PVC STREET ELL (2 EACH) SIZE PER HEAD INLET
  - P.V.C. LATERAL (PER PLAN)
  - P.V.C. TEE OR ELL (SX5XT)
- NOTES:**
- ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
  - ALL SCH. 80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE, OR RECOMMENDED BY MANUFACTURER
- A** 3" SPRAY DISTANCE  
**B** 6" ROTOR DISTANCE

**5 POP-UP ROTOR/SPRAY HEAD**  
No Scale



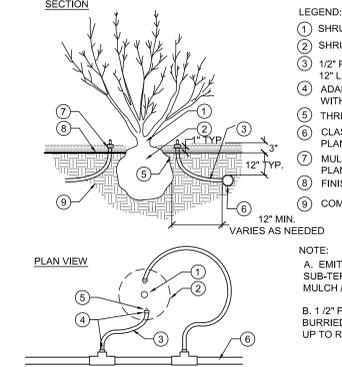
- LEGEND:**
- FINISH GRADE / ADJ PLANTING
  - PVC DRIP MANIFOLD PIPE
  - PVC 1" X 3/4" TRUE UNION BALL VALVE
  - EASY FIT MIPT X BARB ADAPTER: RAIN BIRD XFD-MA-075
  - LANDSCAPE DRIPLINE TUBING: RAIN BIRD XF SERIES BLANK TUBING
  - 12-INCH VALVE BOX WITH COVER: RAIN BIRD
  - 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
  - BRICK (1 OF 2)

**8 SUB-SURFACE DRIP LINE FLUSH POINT W/BALL VALVE-RAINBIRD**  
NTS



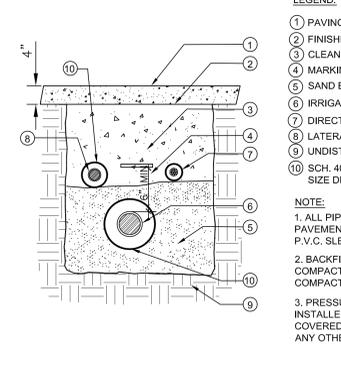
- LEGEND:**
- THREADED PVC SCH 80 NIPPLES (NO CLOSE NIPPLES TYP.)
  - PRESSURIZED PVC MAINLINE
  - PVC FEMALE SXT ADAPTER
  - PVC SCH 80 UNION
  - VALVE AS SPECIFIED ON PLANS POSITION VALVE IN BOX SO THAT HANDLE IS FREE TO OPERATE.
  - 10" ROUND PLASTIC VALVE BOX FOR 2" VALVE AND SMALLER RECTANGULAR PLASTIC VALVE BOX FOR 2 1/2" VALVE AND LARGER (PER SPECIFICATIONS) INSTALL 2" ABOVE FINISHED GRADE IN SHRUB BED; 12" ABOVE IN LAWN AREAS
  - FINISHED GRADE
  - PVC SCH 40 45DEG. FITTING
  - PEA GRAVEL 1/2" DIAMETER (APPROX. 1 CU. FT.)
  - UNMORTARED BRICK FOUNDATION

**10 BALL/GATE ISOLATION VALVE**  
NOT TO SCALE



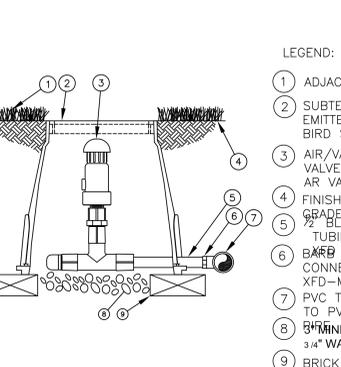
- LEGEND:**
- SHRUB TRUNK
  - SHRUB ROOTBALL
  - 1/2" PVC FLEXIBLE HOSE: MIN. 12' LENGTH
  - ADAPTOR: ATTACH HOSE WITH SOLVENT CEMENT
  - THREAD SALCO BUBBLER EMITTER
  - CLASS 200 LATERAL LINE PER PLAN
  - MULCH LAYER: SEE PLANTING PLAN
  - FINISH GRADE
  - COMPACTED SUB GRADE
- NOTE:**
- EMITTER BUBBLER TO BE SUB-TERRANEAN 1" RELATIVE TOP OF MULCH / DG, TYPICAL.
  - 1/2" PVC FLEXIBLE HOSE TO BE BURIED MIN. 12" BELOW GRADE UP TO ROOTBALL.

**3 FLEXIBLE PVC TUBE W/ BUBBLER @ EACH SHRUB**  
NTS



- LEGEND:**
- PAVING PER PLAN
  - FINISHED GRADE
  - CLEAN COMPACTED BACKFILL
  - MARKING STRIP
  - SAND BEDDING MATERIAL
  - IRRIGATION MAINLINE PER PLAN
  - DIRECT BURIAL CONTROL WIRES
  - LATERAL LINES PER PLAN
  - UNDISTURBED SOIL
  - SCH. 40 PVC SLEEVE 2x PIPE SIZE DIAMETER MIN.
- NOTE:**
- ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE.
  - BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MIN.
  - PRESSURE MAINLINE SHALL BE INSTALLED ON A 6" SAND BED AND COVERED BY 6" OF SAND PRIOR TO ANY OTHER BACKFILL MATERIAL.

**6 SLEEVE UNDER PAVEMENT**  
NO SCALE



- LEGEND:**
- ADJACENT PLANTING
  - SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
  - AIR/VACUUM RELIEF VALVE KIT: RAIN BIRD AR VALVE KIT
  - FINISH GRADE
  - 1/2" BLANK DRIPLINE TUBING: RAIN BIRD
  - BARB REMOTE THREAD CONNECTOR: RAIN BIRD XFD-MA FITTING
  - PVC TEE CONNECTED TO PVC HEADER
  - 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
  - BRICK (1 OF 2)

**9 AIR / VACUUM RELIEF VALVE-RAINBIRD**  
NTS

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SPACE TYPE		
PATIENT / HIGH RISK	PATIENT / MODERATE RISK	NON-PATIENT GENERAL AREAS
Operating Suites	General Nursing Units	Lobbies
Corridors: Cath Units	Day Rooms	Public Corridors
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BARRIER / CONTROL TYPE		
PATIENT / HIGH RISK	PATIENT / MODERATE RISK	NON-PATIENT GENERAL AREAS
Solid Wall Type: - Fire Rated Gyp Outside - 6MM Poly Inside - Gaskets Top / Bottom - Door/Frame/Beet HW - Gasketed Door - Negative Pressure - Clipped Supply Air	Solid Wall Type: - Fire Rated Gyp In/Out - 6MM Poly Inside - Gaskets Top / Bottom - Door/Frame/Beet HW - Gasketed Door - Negative Pressure - Clipped Supply Air	Solid Wall Type: - Fire Rated Gyp In/Out - 6MM Poly Inside - Gaskets Top / Bottom - Door/Frame/Beet HW - Gasketed Door - Negative Pressure - Clipped Supply Air

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Project #40086  
1775 Hancock Street, Suite 150, San Diego, CA 92110  
619 398 0215 • 619 814 1249 fax

**Renovate Dental to Ambulatory Care (PHASE 2)**

IRRIGATION DETAILS		BUILDING NO. 1	
		Department of Veterans Affairs 3350 LaJolla Village Dr. San Diego, California 92161	
USING SERVICE:	DATE: JUNE 15, 2012	VA San Diego Healthcare System	
FACILITIES MGMT:	CHECKED: J.J.	Desert Pacific Healthcare Network	
CHIEF OF STAFF:	DRAWN: A.S.	SHEET NO. OF <b>LI-1.1</b>	
CHIEF OF OPERATIONS:	SCALE: AS NOTED	DRAWING No. SD-2313 PROJ. No. 664-12-118	
DIRECTOR:	DRAWING No. SD-2313		

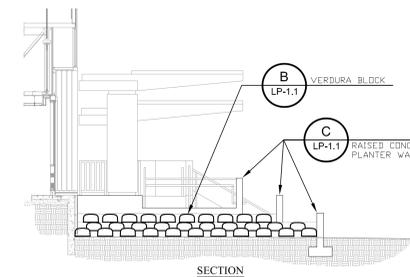
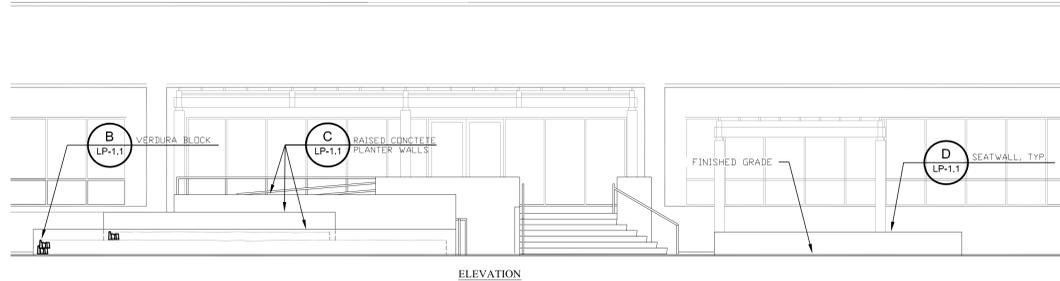
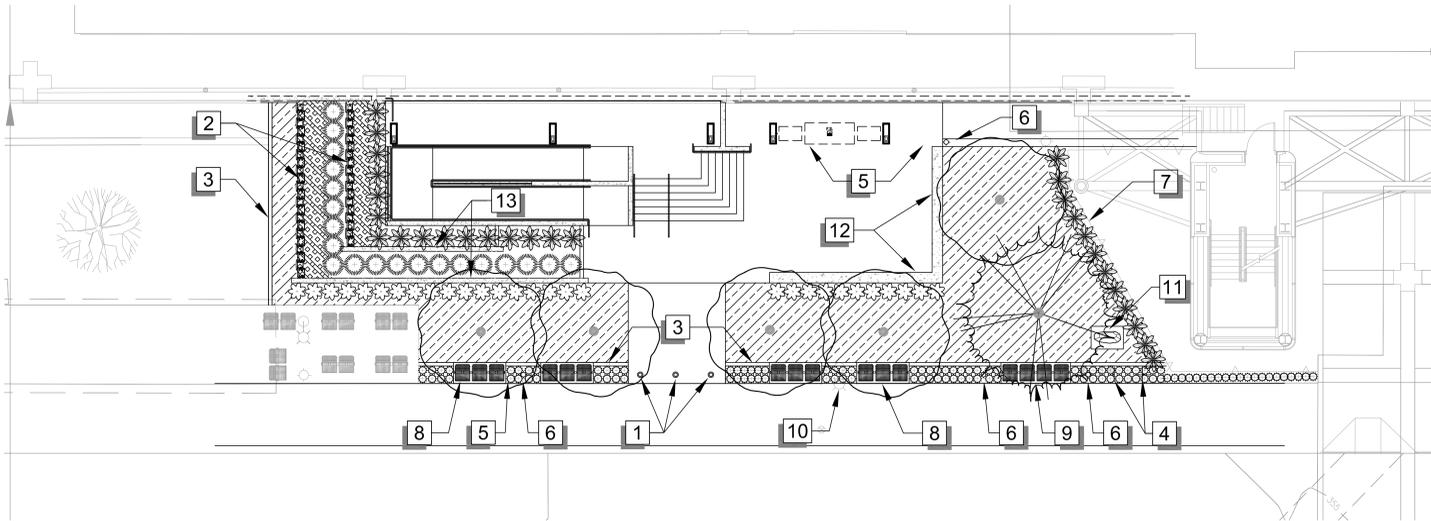


100% CONSTRUCTION DOCUMENTS SUBMITTAL

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**PLANTING NOTES:**

- CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS BEFORE BEGINNING WORK.
- CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE DONE PRIOR TO BIDDING.
- ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO AND THE TECHNICAL SPECIFICATIONS FOR THE PROJECT.
- CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
- FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET (SEE ENGINEER'S GRADING AND DRAINAGE PLAN). CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
- RESIDENT ENGINEER SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
- WHEN SHRUB AND GROUND COVER MASS QUANTITIES ARE SHOWN ON PLANS UNDERPLANT ALL TREES WITH THE ADJACENT SHRUB AND/OR GROUND COVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUND COVERS TO WITHIN 12' OF TREE OR SHRUB STEMS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS CREW.
- THE FOLLOWING SOIL AMENDMENTS ARE PER RECOMMENDATION FROM WALLACE LABORATORIES, LCC. (DATED 10/25/10) AND ARE PROVIDED FOR REFERENCE FOR BID PURPOSES ONLY. ACTUAL AMENDMENTS SHALL BE PER SOIL TESTS TAKEN AFTER ROUGH GRADING. TESTS SHALL INCLUDE TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, ORGANIC CONTENT, N, P, K, PH, EC, SOIL TEXTURE, AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE FERTILIZATION. CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS/SOIL PREPARATION PRIOR TO INSTALLATION. GENERAL SOIL PREPARATION ON A SQUARE FOOT BASIS: BROADCAST THE FOLLOWING MATERIALS UNIFORMLY. THE RATES ARE PER 1,000 SF. INCORPORATE THEM HOMOGENEOUSLY 6 INCHES DEEP; REMOVE ROCK OVER 1-INCH IN DIAMETER FROM THE TOP 6-INCHES.
  - 4 LBS. TRIPLE SUPERPHOSPHATE (0-45-0)
  - 40 LBS. AGRICULTURAL GYPSUM FOR SITE ONE; 80 LBS. AGRICULTURAL GYPSUM FOR SITES TWO AND THREE. SEE EXHIBIT A, SHEET LP-1.1.
  - 10 LBS. POTASSIUM SULFATE (0-0-50)
  - ORGANIC SOIL AMENDMENT: 3 CUBIC YARDS, SUFFICIENT FOR 3% TO 4% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS.
- ORGANIC SOIL AMENDMENT PER WALLACE LABORATORIES, LCC.
  - A. HUMUS MATERIAL SHALL HAVE AN ACID-SOLUBLE ASH CONTENT OF NO LESS THAN 6% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE A LEAST 50% ON A DRY WEIGHT BASIS.
  - B. THE PH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.
  - C. THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMO/CM @ 25° C. ON A SATURATED PASTE EXTRACT.
  - D. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER MILLION.
  - E. SILICON CONTENT (ACID-SOLUBLE ASH) SHALL BE LESS THAN 50%.
  - F. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
  - G. TYPES OF ACCEPTABLE PRODUCTS ARE COMPOSTS, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PEAT MOSSES ETC. LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
  - H. COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS MUST BE PRESENT). WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON REDWOOD OR CEDAR.
  - I. SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.
  - J. CARBON: NITROGEN RATION IS LESS THAN 25:1.
  - K. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
  - L. THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH, 80% OR MORE SHALL PASS A #4 SCREEN FOR SOIL AMENDING.
  - M. LEACH PER RECOMMENDATION (WALLACE LABORATORIES, LCC)
- PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSES, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON-CENTER, TRIANGULAR SPACING OR AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED. PRIOR TO BEGINNING THE PLANTING OPERATION, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO "ROUND-UP" OR EQUAL. REPEAT PROCESS IF WEEDS PERSIST.
- PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY RESIDENT ENGINEER OR LANDSCAPE ARCHITECT DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
- ALL TREES WITHIN 10' OR LESS OF HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. PER SORS D L-6, THE ROOT BARRIER SHALL BE INSTALLED PARALLEL TO HARDSCAPE SURFACE FOR A DISTANCE OF 6' FROM THE CENTER LINE OF THE TREE TRUNK IN BOTH DIRECTIONS, OR AS INDICATED ON PLAN. ROOT BARRIER TO BE MANUFACTURED BY "DEEPROOT" OR "BIG BARRIER" OR EQUIVALENT, AND BE 24" DEEP.
- PLANTING TABLETS SHALL BE GRO-POWER OR EQUAL PLANTING TABLETS AND SHALL MEET THE REQUIREMENTS PER THE SPECIFICATIONS.
- ALL PLANTING BEDS SHALL HAVE 2" (TWO INCH) THICK MULCH LAYER. "MULCH" SHALL BE BARK MULCH FROM ONE OF THE FOLLOWING SOURCES: SHREDED FIR OR SHREDED CEDAR. RATES AS SPECIFIED ON PLANS. FREE OF STICKS, STONES, CLAY OR OTHER FOREIGN MATERIAL, OR "EARTHWISE-ECOMULCH" AVAILABLE FROM AJ ECOLOGY INDUSTRIES, INC. PHONE: 619-744-0942.
- MAINTENANCE PERIOD: SLOPES AND SHRUB BEDS: 120 DAYS TURF: 120 DAYS THE FOLLOWING FERTILIZATION NOTES ARE PER RECOMMENDATIONS FROM WALLACE LABORATORIES, LCC. (DATED 10/25/10) AND ARE PROVIDED FOR REFERENCE FOR BID PURPOSES ONLY. ACTUAL FERTILIZATION DURING MAINTENANCE PERIOD SHALL BE PER SOIL TESTS TAKEN AT THE TIME OF CONSTRUCTION. FOR SITE MAINTENANCE, APPLY AMMONIUM SULFATE (21-0-0) AT 5LBS. PER 1,000 SQUARE FEET ABOUT 3 TO 4 TIMES A YEAR. MONITOR THE SITE WITH PERIODIC SOIL AND LEAF TISSUE TESTING. APPLY OTHER NUTRIENTS AS NEEDED. APPLY GYPSUM IF REQUIRED. CORRECT IRON DEFICIENCY IF IT DEVELOPS WITH BECKER UNDERWOOD SPRINK 130 Fz OR OTHER FERRIC CHLORIDE IRON.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE ESTABLISHMENT PERIOD.
- COORDINATE PLACEMENT OF TREES WITH SITE LIGHTING. CANOPY OF TREE AT ULTIMATE SIZE SHALL NOT BE PLACED SO AS TO CONFLICT WITH LIGHTING THROW ALONG PARK WALKWAYS.
- ALL PLANTING SHALL BE GUARANTEED THROUGH THE ESTABLISHMENT PERIOD (SEE PLANTING SPECIFICATIONS). ESTABLISHMENT PERIOD SHALL BE 120 DAYS FOR TURF, TREES AND SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR, BEGINNING FROM THE DATE OF THE FINAL ACCEPTANCE OF THE ESTABLISHMENT PERIOD.
- AT COMPLETION OF THE ESTABLISHMENT PERIOD, APPLY COMMERCIAL FERTILIZER (15-15-15) AT 2LBS/1000SF TO TURF AREAS ONLY AND WATER IMMEDIATELY WITH A THOROUGH IRRIGATION CYCLE.
- PROVIDE EROSION CONTROL FABRIC BLANKET ON ALL SLOPES THAT ARE 3:1 OR STEEPER. HYDROSEED ALL SLOPES AND INSTALLATION OF FABRIC. INSTALL EROSION CONTROL BLANKET PRIOR TO PLANTING. EROSION CONTROL FABRIC BY NORTH AMERICAN GREEN MODEL SC150. INSTALL PER MANUFACTURER'S INSTRUCTIONS. AVAILABLE FROM: PACIFIC SOILS STABILIZATION (800) 473-1965.
- PROVIDE EROSION CONTROL HYDROSEED MIX ON ALL SLOPES PRIOR TO PLANTING.
- CONTRACTOR SHALL PROVIDE ADDITIONAL PLANT MATERIAL AS SPECIFIED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. PLANT SPECIES SELECTION BY LANDSCAPE ARCHITECT. IF A MATERIAL IS NOT THE CONTRACTOR SHALL CREDIT THE OWNER THE BALANCE OF THE AMOUNT. THE CONTRACTOR SHALL BID THE FOLLOWING MATERIAL IN ADDITION TO PLANTS SHOWN ON THE PLANS:
  - 10-24" BOX TREES
  - 30-GAL SHRUBS
  - 90-GAL SHRUBS
- NEW MULTI-PURPOSE ATHLETIC FIELD MUST HAVE 15" OF TOPSOIL, WHICH MEETS THE HORTICULTURAL REQUIREMENTS PER THE "GREENBOOK" FOR CLASS "A" TOPSOIL. SEE EXHIBIT A SHEET LP-1.1.
- ALL TURF AREAS OUTSIDE OF THE MULTI-PURPOSE ATHLETIC FIELD SHALL BE FREE OF ALL 1/2" DIAMETER OR LARGER ROCK TO A DEPTH OF 12" OR TURF AREAS MUST BE PLANTED OVER 15" OF TOPSOIL, WHICH MEETS THE HORTICULTURAL REQUIREMENTS PER THE "GREENBOOK" FOR CLASS "A" TOPSOIL.



**1 PLANTER ELEVATION AND SECTION**

NO SCALE

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME / COMMON NAME	REMARKS	DETAILS
	<b>RELOCATED TREE</b> Relocated Araucaria heterophylla / Norfolk Island Pine		2 / LP-1.1
	<b>NEW TREES</b> Magnolia grandiflora 'Russel' / Southern Magnolia	36" BOX	2 / LP-1.1
	<b>SHRUBS</b> Phormium tenax / New Zealand Flax	5 GAL	1 / LP-1.1
	<b>ORNAMENTAL GRASSES</b> Muhlenbergia rigida 'Nashville' TM / Purple Muhly	5 GAL	
	<b>ACCENT SHRUBS</b> Aloe x 'Blue Elf' / Aloe	1 GAL	
	Anigozanthos flavidus / Kangaroo Paw	1 GAL	
	<b>GROUND COVER TYPE 1</b> Baccharis pilularis 'Pigeon Point' / Coyote Brush	FLATS AT 18" O.C.	3 / LP-1.1
	<b>GROUND COVER TYPE 2</b> Cotoneaster dammeri 'Lowfast' / Bearberry Cotoneaster	1 GAL AT 36" O.C.	3 / LP-1.1

**CONSTRUCTION LEGEND**

SYMBOL	DESCRIPTION	DETAILS
	<b>1</b> NEW DECORATIVE CONCRETE SECURITY BOLLARDS MODEL# 112-MOD WITH CUSTOM REBAR CAGE FOOTING BY: US CONCRETE OR APPROVED EQUAL.	A / LP-1.1
	<b>2</b> LOW VISUAL IMPACT VERDURA GARDEN BLOCK	B / LP-1.1
	<b>3</b> 6"x6" CONCRETE MOW CURB	-
	<b>4</b> RELOCATED TRAFFIC SIGN POSTS	SEE CIVIL PLANS
	<b>5</b> LIGHT BOLLARD TO BE RELOCATED	SEE ELECTRICAL PLANS
	<b>6</b> NEW LOCATION FOR RELOCATED LIGHT BOLLARD	SEE ELECTRICAL PLANS
	<b>7</b> EXISTING WALL - PROTECT IN PLACE	-
	<b>8</b> TIMBERFORM W-2884-6 BENCH ON CONCRETE PAD	E / LP-1.1
	<b>9</b> TIMBERFORM W-2884-8 BENCH ON CONCRETE PAD	E / LP-1.1
	<b>10</b> EXISTING LIGHT STANDARD - PROTECT IN PLACE	-
	<b>11</b> RELOCATED BLUE STAR MEMORIAL WITH NEW CONCRETE BASE	-
	<b>12</b> SEAT WALL - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS	D / LP-1.1
	<b>13</b> POURED IN PLACE RAISED CONCRETE PLANTER WALLS SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS	C / LP-1.1

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 telephone (619) 236-1462 facsimile (619) 236-8792  
 www.schmidt-design.com  
 Lic. CA 2138, NV 219, AZ 34199

**SPACE TYPE**

PATIENT / HIGH RISK	PATIENT / MODERATE RISK	NON-PATIENT GENERAL AREAS
Operating Suites	General Nursing Units	Lobbies
Cardiac Cath Units	Day Rooms	Public Corridors
Angiography Rooms	Primary Care Clinics	Elevators
TB Bedrooms/Exam Rooms	Food Preparation	Carteen Retail Store
Intrusive Care Units	General Radiology Rooms	Administrative Offices
Urgent Care Units	OT/PT Clinics	Receiving / Warehouse
SPD Storage / Sterilization	Pharmacy	Engineering Shops
Other Special Units Dialysis, Cancer, HIV, Transplant Etc...		

**BARRIER / CONTROL TYPE**

PATIENT / HIGH RISK	PATIENT / MODERATE RISK	NON-PATIENT GENERAL AREAS
Solid Wall Type - Fire Rated Gyp Outside - 6Ml Poly Inside - Gaskets Top / Bottom - DoorFrame/Beet HW - Gasketed Door - Negative Pressure - Capped Supply Air	Solid Wall Type - Fire Rated Gyp In/Out - 6Ml Poly Inside - Gaskets Top / Bottom - DoorFrame/Beet HW - Gasketed Door - Negative Pressure - Capped Supply Air	Solid Wall Type - Fire Rated Gyp In/Out - 6Ml Poly Inside - Gaskets Top / Bottom - DoorFrame/Beet HW - Gasketed Door - Negative Pressure - Capped Supply Air

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**Renovate Dental to Ambulatory Care (PHASE 2)**

**PLANTING PLAN**

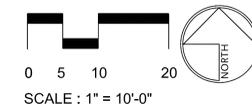
**BUILDING NO. 1**

Department of Veterans Affairs  
 3350 LaJolla Village Dr.  
 San Diego, California 92161

VA San Diego Healthcare System  
 Desert Pacific Healthcare Network

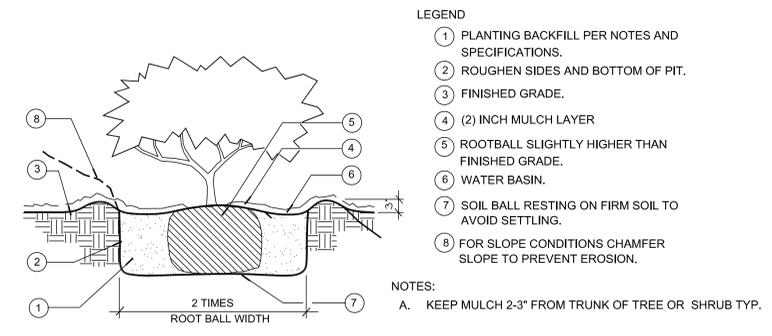
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 CHECKED: J.J.  
 FACILITIES MGMT: DRAWN: A.S.  
 SCALE: AS NOTED  
 CHIEF OF STAFF: DRAWING No. SD-2313  
**LP-1.0**  
 SHEET NO. OF  
 DIRECTOR: PROJ. No. 664-12-118

**KEY PLAN**

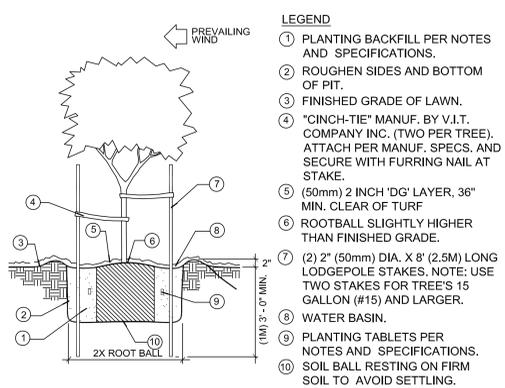


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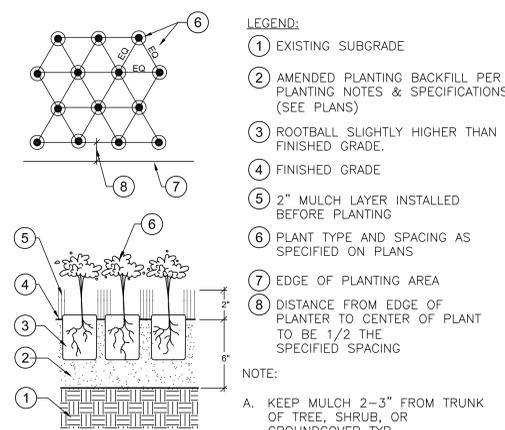
three inches = one foot  
 one and one-half inches = one foot  
 one inch = one foot  
 three-quarters inch = one foot  
 one-half inch = one foot  
 three-eighths inch = one foot  
 one-quarter inch = one foot  
 one-eighth inch = one foot



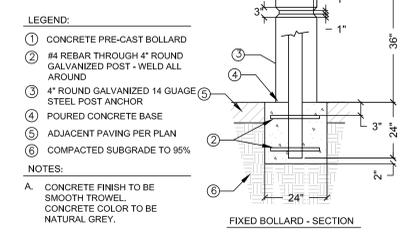
**1 SHRUB PLANTING**  
 NTS



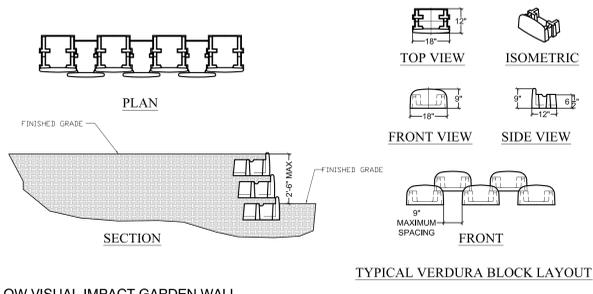
**2 TREE PLANTING**  
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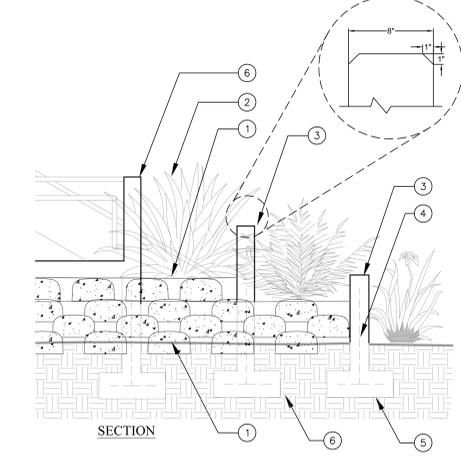
**3 GROUNDCOVER PLANTING**  
 NOT TO SCALE



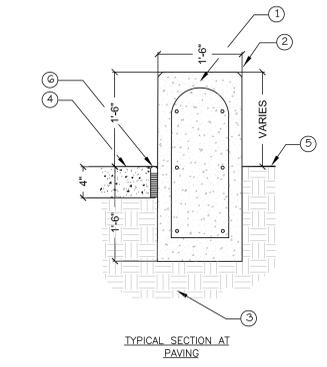
**A TYPICAL FIXED BOLLARD**  
 NO SCALE



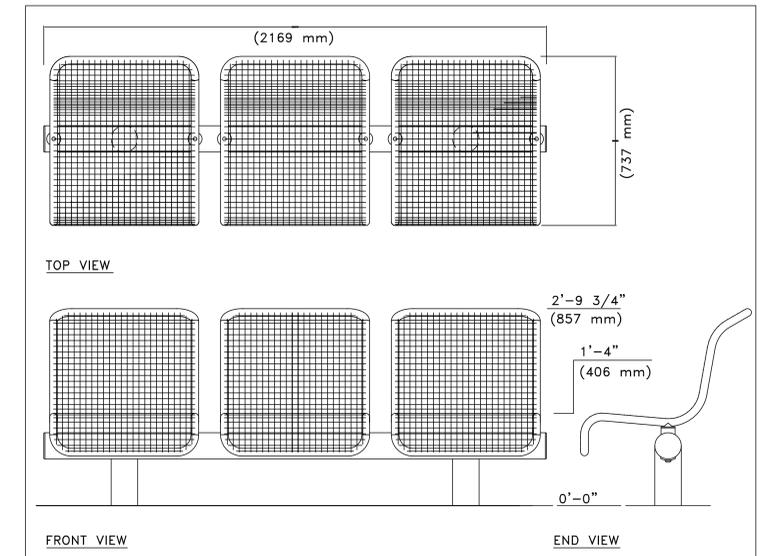
**B LOW VISUAL IMPACT GARDEN WALL**  
 NO SCALE



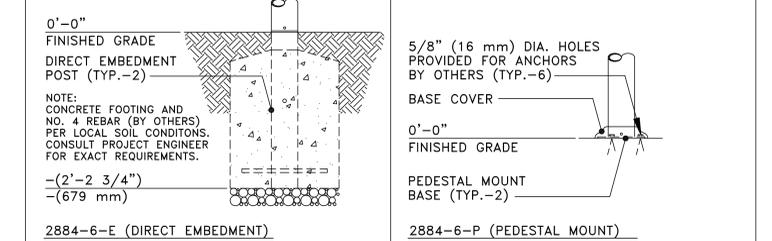
**C RAISED PLANTER WALLS**  
 NO SCALE



**D POURED IN PLACE CONCRETE SEATWALL**  
 NO SCALE



AVAILABLE IN 4', 6' (SHOWN), 8' NOMINAL LENGTHS. OTHER LENGTHS AVAILABLE UPON REQUEST.



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**TIMBERFORM PROFILE**  
 MODEL NO. 2884-6 BENCH

Scale: 3/4"=1'-0" Drawn by: AT 07-04-10  
 Date: 07-04-10

Drawing No. W-2884-6 Sheet 1 of 1

**E TIMBERFORM BENCH**  
 NO SCALE

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REG. PROJ. NO. 11-402  
 P.L. DATE: 07/01/11  
 DRAWN BY: AS  
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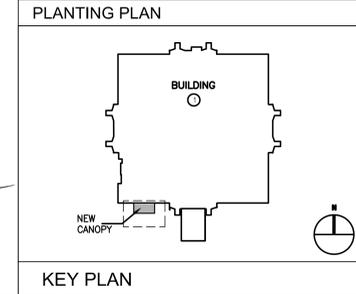
architecture and construction services

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