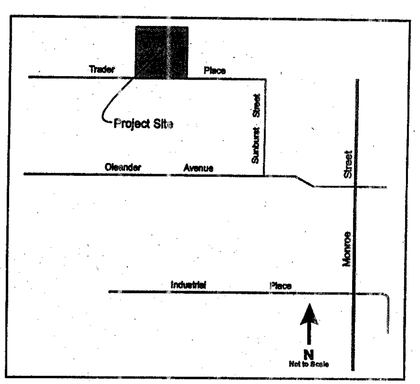
AN OFFICE AND STORAGE FACILITY FOR:

JAMES HANOUSEK

TRADER PLACE

INDIO, CA 92201



VICINITY MAP

PARCEL 1, TENTATIVE PARCEL MAP NO. 31410

BUILDING CODES		California Building Code 2001 Uniform Building Code 1997
OCCUPANCY GROUPS	(Table 3-A)	B and S-2
DESCRIPTION OF OCCUPANCY	(Table 3-A)	Office and low hazard storage
FIRE RESISTANCE OF EXTERIOR WALLS	(Table 5-A)	
		Exterior walls - bearing: 1 hour<20'
		Exterior walls – nonbearing: 1 hour<20'
OPENINGS IN EXTERIOR WALLS	(Table 5-A)	
		Exterior walls - protected<10' none<5'
CONSTRUCTION TYPES	(Chapter 6)	II-N at 5,000 sq. ft. metal building V-N at 1000 sq. ft. office building
OCCUPANT LOADS	(Table 10-A)	
		Office = 1000/100 = 10
		Storage = 5000/300 = 17
REQUIRED EXITS	(Table 10-A)	1 at metal building 2 at office
SPRINKLER SYSTEMS	(Chapter 9)	not required
BUILDING HEIGHTS		1 story
SEISMIC ZONE		4
Nv		1.8
Na		1.3
WIND SPEED		80
EXPOSURE		C
LOADING		20/12 w/3 collateral
REQUIRED SEPARATION IN BUILDING O		MIXED OCCUPANCY (Table 3-B) Not required 302.1.2.2

PROJECT DATA

ARCHITECT:

CHARLES W. McBRIDE
C12905
C/O DESIGN BUILD STRUCTURES, INC
74-133 EL PASEO, SUITE #11
PALM DESERT, CA 92260
(760) 346-5300

CONTRACTOR:

DESIGN BUILD STRUCTURES, INC.
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CIVIL:

McGEE SURVEYING, INC.
79-301 COUNTRY CLUB DR. sUITE 102
BERMUDA DUNES, CA 92201
(760) 345-3828

PROJECT TEAM

Sheet Index

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S.1 OFFICE FOUNDATION PLAN/DETAILS
A.2 OFFICE FLOOR PLAN/INTERIOR ELEVATIONS/SCHEDULES
A.3 OFFICE EXTERIOR ELEVATIONS/SECTIONS
A.4 OFFICE ROOF PLAN/REFLECTED CEILING PLAN
A.5 OFFICE ROOF FRAMING PLAN/DETAILS
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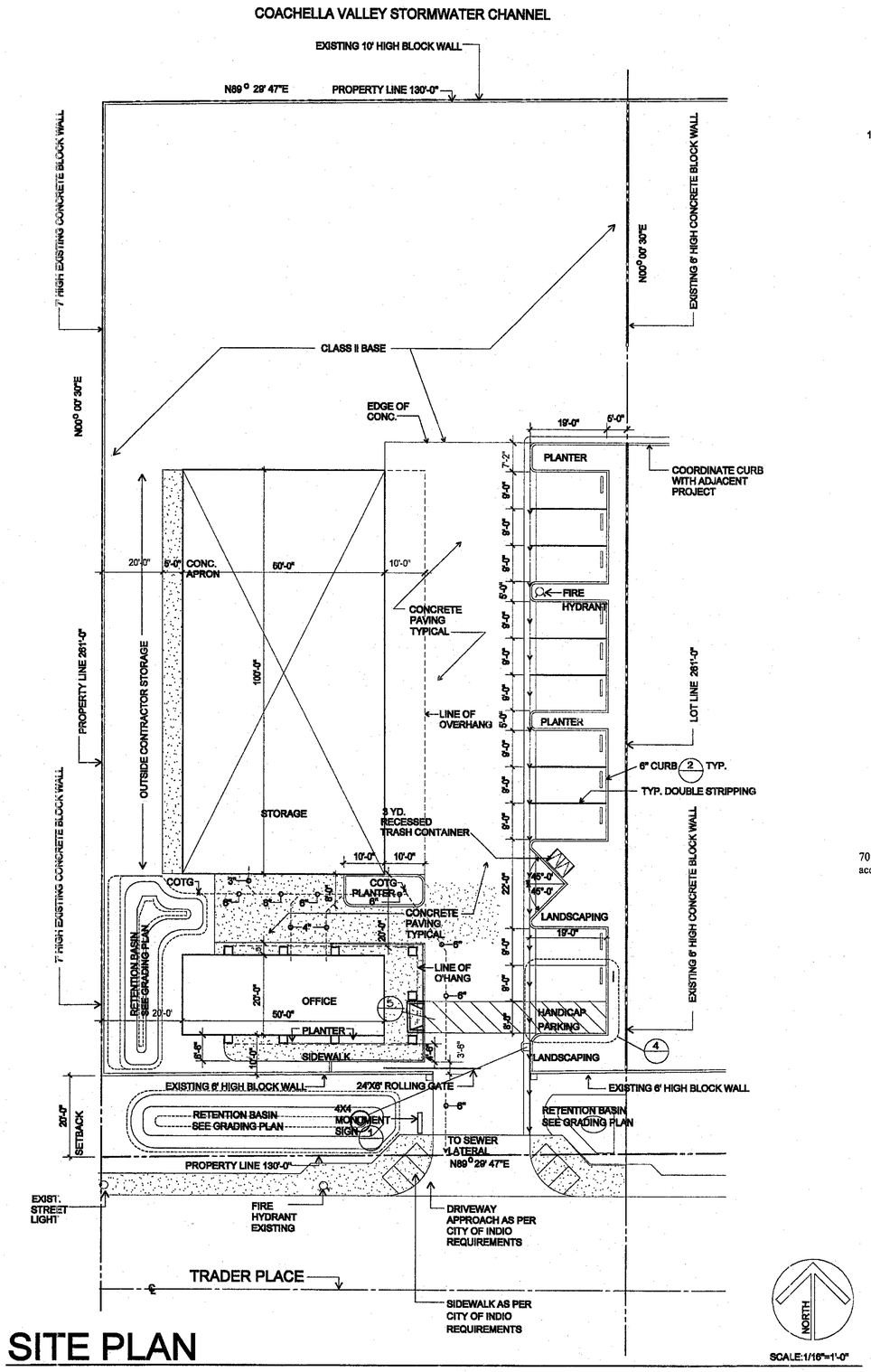
S.2 STORAGE FOUNDATION PLAN/DETAILS
A.8 STORAGE FLOOR PLAN/INTERIOR ELEVATIONS
A.9 STORAGE EXTERIOR ELEVATIONS/SECTION
A.10 STORAGE ELECTRICAL/MECHANICAL/PLUMBING PLANS
P.1 PLANTING PLAN
I.1 IRRIGATION PLAN
I.2 IRRIGATION DETAILS

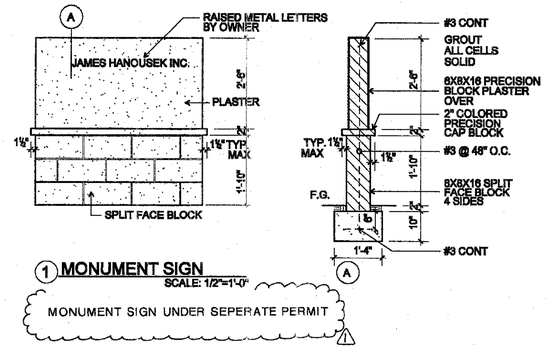
ACCOMPANYING PLANS:
Structural calculations by Robert Hoffman
Structural calculations and drawings by Butler Manufacturing Co.
Energy calculations by Joan Hacker
Truss calculations by Trussworks
Geotechnical Investigation by Sladden Engineering
Precise grading plan by McGee Surveying, Inc.

SHEET INDEX

SITE PLAN TRADER PLACE

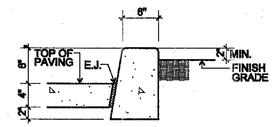


SITE PLAN

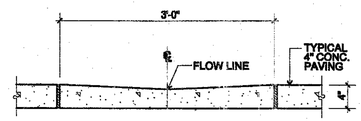


1 MONUMENT SIGN
SCALE: 1/2"=1'-0"

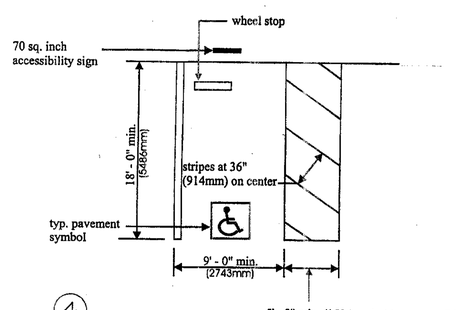
MONUMENT SIGN UNDER SEPERATE PERMIT



2 CONCRETE CURB
SCALE: 1" = 1'-0"



3 RIBBON GUTTER
SCALE: 1"=1'-0"



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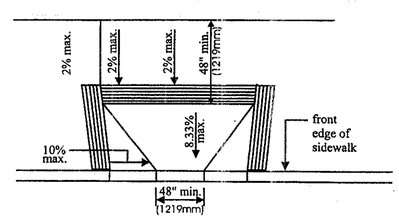

5

Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space consisting of a profile view of a wheelchair with occupant in white on dark blue background.

The sign shall not be smaller than 70 square inches (4516mm²) in area and, when in a path of travel, shall be posted at a minimum height of 80 inches (2032mm) from the bottom of the sign to the parking space finished grade.

Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches (914mm) from the parking space finished grade, ground or sidewalk.

Spaces complying with this shall have an additional sign stating "Van-accessible" mounted below the symbol of accessibility.

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space.

The sign shall not be less than 17 inches by 22 inches (432mm by 559mm) in size with lettering not less than 1-inch (25.4mm) in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense.

Towed vehicles may be reclaimed at _____ or by telephoning _____ _____."

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

In addition to the above requirements, the surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant;

   or

2. By outlining a profile view of a wheelchair with occupant in white on blue background.

The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914mm by 914mm).

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License # C12905

DESIGN BUILD STRUCTURES, INC.

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Revised:

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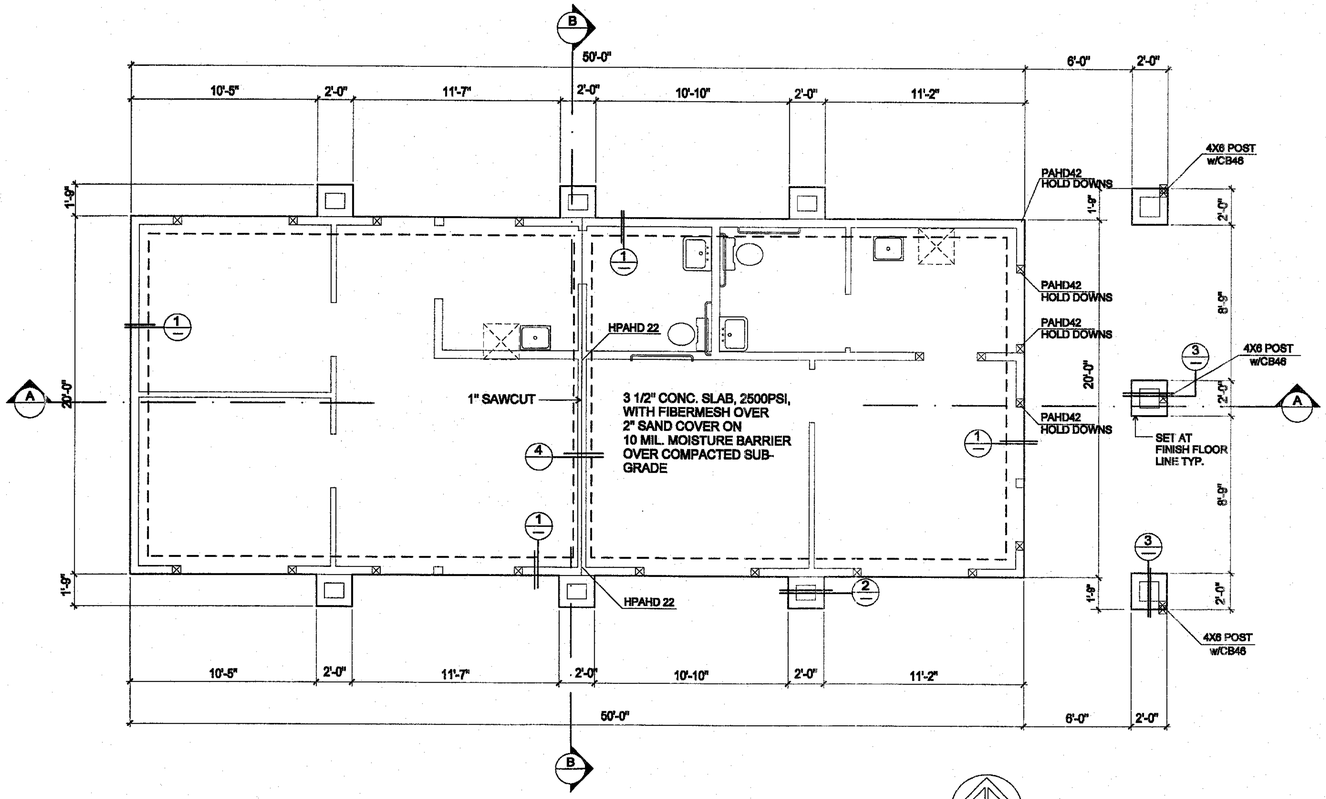


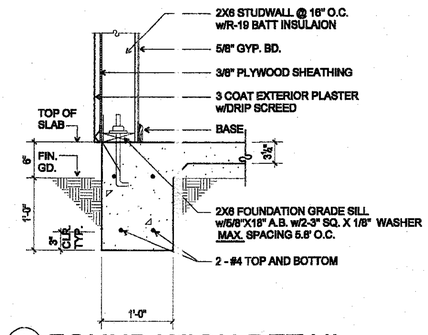
FOUNDATION PLAN

50X20 BLDG.

ALL REINFORCEMENT STEEL #4 AND LARGER SHALL BE 24,000PSI, GRADE 60

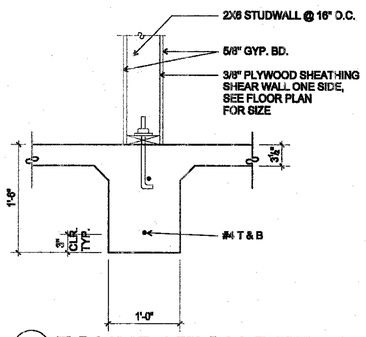
NORTH

SCALE: 1/4" = 1'-0"



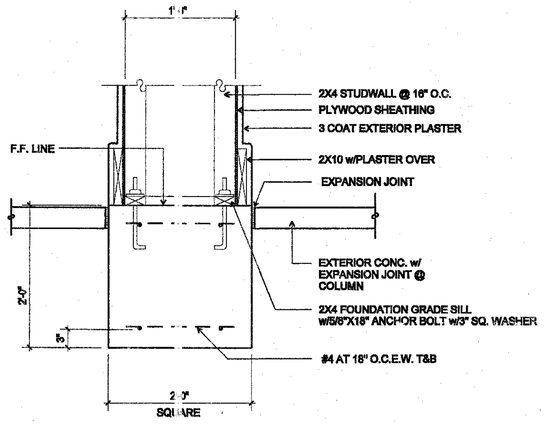
1 FOUNDATION DETAIL

SCALE: 1"=1'-0"

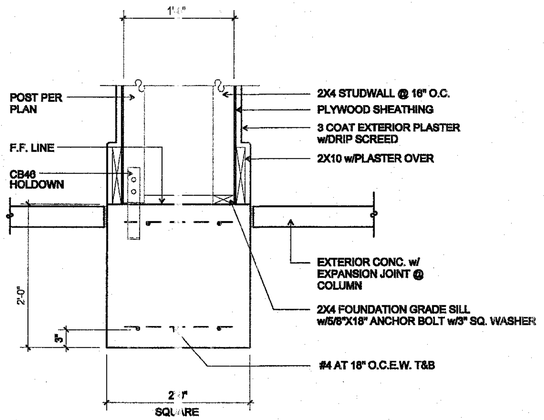


4 FOUNDATION DETAIL

SCALE: 1"=1'-0"



2 FOUNDATION DETAIL



3 FOUNDATION DETAIL

An Office and Storage Facility for:
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Indio, California

Architect:
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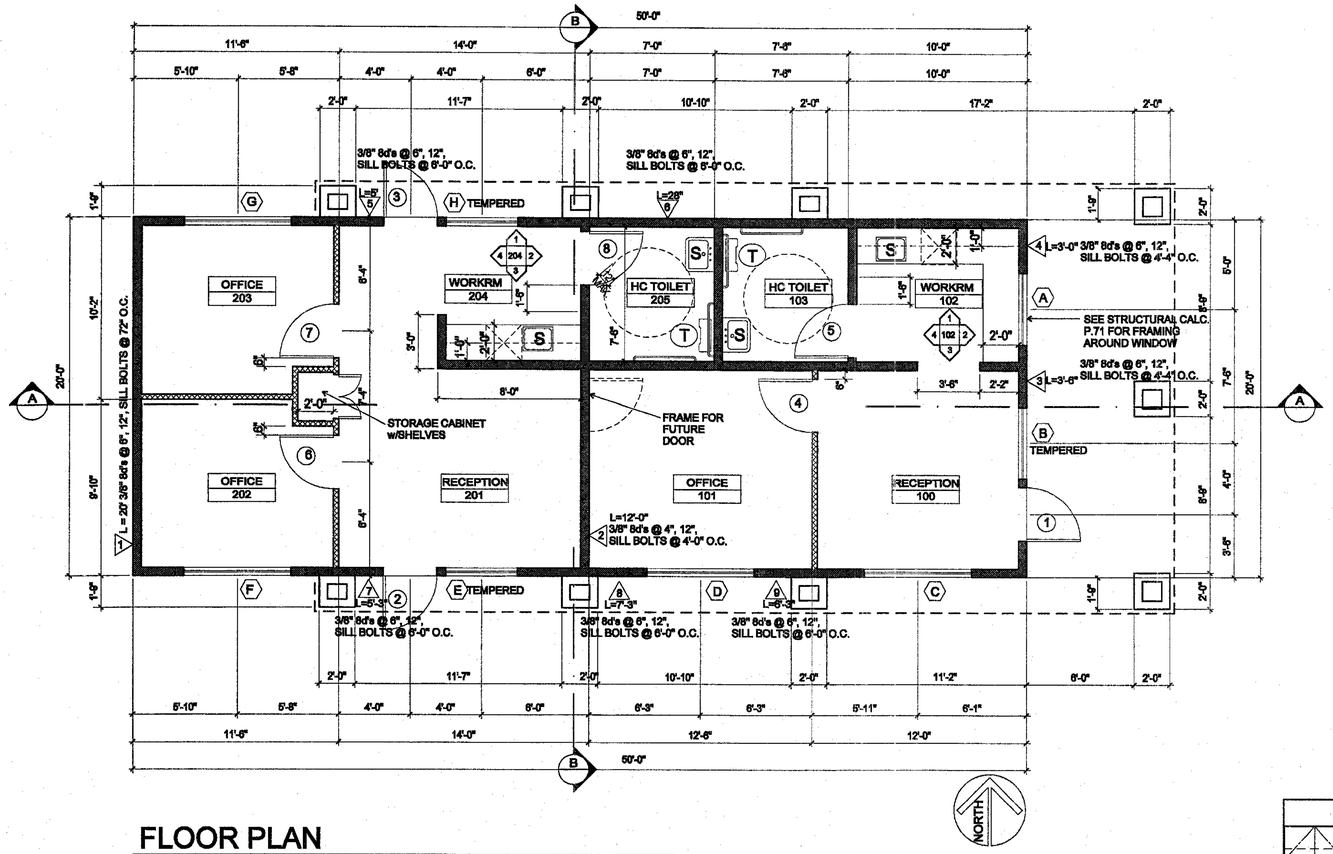


FLOOR PLAN
50X20 BLDG.

SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2X6 STUDS AT 16" O.C. w/R-19 INSULATION
- 2X4 STUDS AT 16" O.C.
- 2X4 STUDS AT 16" O.C. w/R-11 SOUND INSULATION (OPTIONAL 2X6 WALLS)
- SHEARWALL, PLYWOOD OR OSB STRUCTURAL PANELS

Window Schedule

Window	Size	Frame	Sliding with Screen	Glazing	Tint
A	4030	Aluminum	Yes	Dual	Grey
B	4040	Aluminum	Yes	Dual	Grey
C	6040	Aluminum	Yes	Dual	Grey
D	6040	Aluminum	Yes	Dual	Grey
E	4040	Aluminum	Yes	Dual	Grey
F	6040	Aluminum	Yes	Dual	Grey
G	6040	Aluminum	Yes	Dual	Grey
H	4040	Aluminum	Yes	Dual	Grey

SEE PLAN FOR TEMPERED

Toilet Accessories

Per handicap toilet room

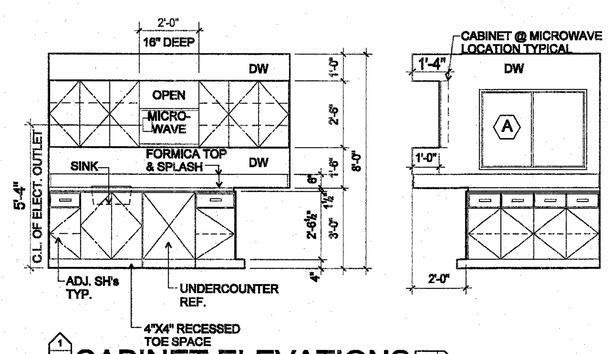
(1) 36" stainless steel grab bar
(1) 42" stainless steel grab bar
(1) toilet paper dispenser
(1) paper towel dispenser
(1) toilet seat cover dispenser
(1) soap dispenser
(1) 24 x 36 mirror
(1) unisex door signage

Room Finish Schedule

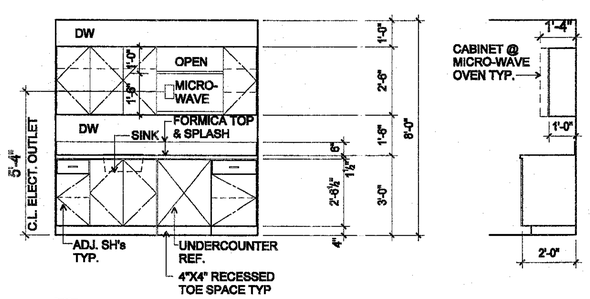
Room Number	Height	Ceiling Material	Floor Material	Wall 1	Wall 2	Wall 3	Wall 4	Base
100	8'	Gypsum board	Vinyl	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
101	8'	Gypsum board	Carpet	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
102	8'	Gypsum board	Vinyl	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
103	8'	Gypsum board	Vinyl	Green bd./ FRP	Green bd./ FRP	Green bd./ FRP	Green bd./ FRP	Vinyl
201	8'	Gypsum board	Vinyl	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
202	8'	Gypsum board	Carpet	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
203	8'	Gypsum board	Carpet	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
204	8'	Gypsum board	Vinyl	Gypsum board	Gypsum board	Gypsum board	Gypsum board	Vinyl
205	8'	Gypsum board	Vinyl	Green bd./ FRP	Green bd./ FRP	Green bd./ FRP	Green bd./ FRP	Vinyl

Door Schedule

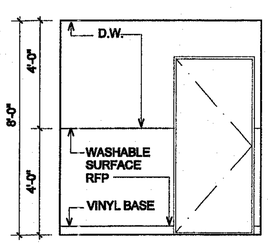
Number	Type	Door Size	Core	Frame	Hinges	Weatherstrip	Threshold	Sweep	Lockset	Deadbolt	Signage
Door 1	Wood	3068 x 1 ¾	Solid	Wood	1 ½ pair, ball bearing, NRP, paint grade	surface mounted, bulb-type, jambs and head	handicap	Yes	Schlage D53PD, lever type	Schlage, double cylinder	This door to remain open during business hours
2	Wood	3068 x 1 ¾	Solid	Wood	1 ½ pair, ball bearing, NRP, paint grade	surface mounted, bulb-type, jambs and head	handicap	Yes	Schlage D53PD, lever type	Schlage, double cylinder	This door to remain open during business hours
3	Wood	3068 x 1 ¾	Solid	Wood	1 ½ pair, ball bearing, NRP, paint grade	surface mounted, bulb-type, jambs and head	handicap	Yes	Schlage D53PD, lever type	Schlage, double cylinder	
4	Wood	3068 x 1 ¾	Solid	Metal	1 ½ pair, paint grade	No	No	No	Schlage passage, lever type	No	
5	Wood	3068 x 1 ¾	Solid	Metal	1 ½ pair, paint grade	No	No	No	Schlage bath, lever type	No	Unisex Handicap
6	Wood	3068 x 1 ¾	Solid	Metal	1 ½ pair, paint grade	No	No	No	Schlage passage, lever type	No	
7	Wood	3068 x 1 ¾	Solid	Metal	1 ½ pair, paint grade	No	No	No	Schlage passage, lever type	No	
8	Wood	3068 x 13.4	Solid	Metal	1 ½ pair, paint grade	No	No	No	Schlage bath, lever type	No	Unisex Handicap



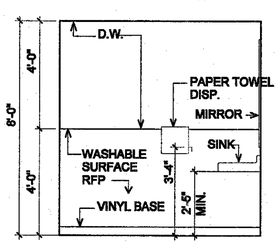
1/102 CABINET ELEVATIONS 102/2 SCALE: 3/8" = 1'-0"



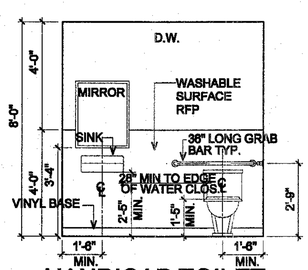
204/3 CABINET ELEVATIONS SCALE: 3/8" = 1'-0"



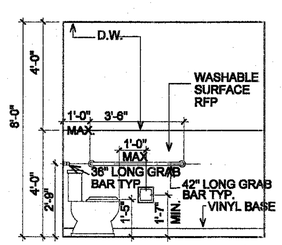
1 HANDICAP TOILET
SCALE: 3/8"=1'-0"



2 HANDICAP TOILET
SCALE: 3/8"=1'-0"



3 HANDICAP TOILET
SCALE: 3/8"=1'-0"



4 HANDICAP TOILET
SCALE: 3/8"=1'-0"

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DESIGN BUILD STRUCTURES, INC.

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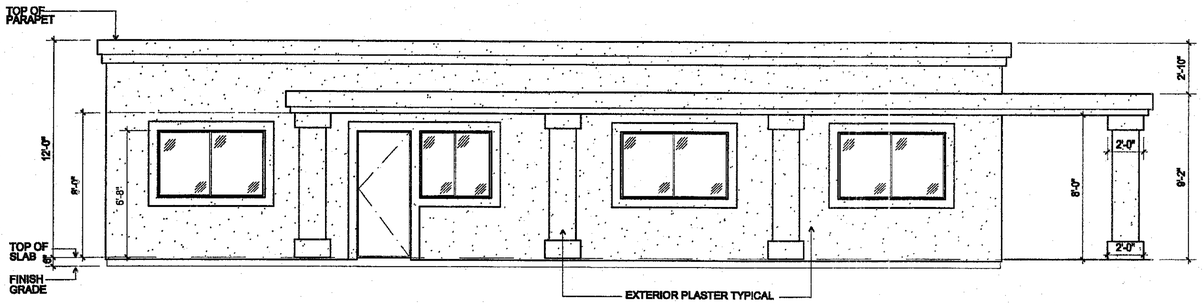
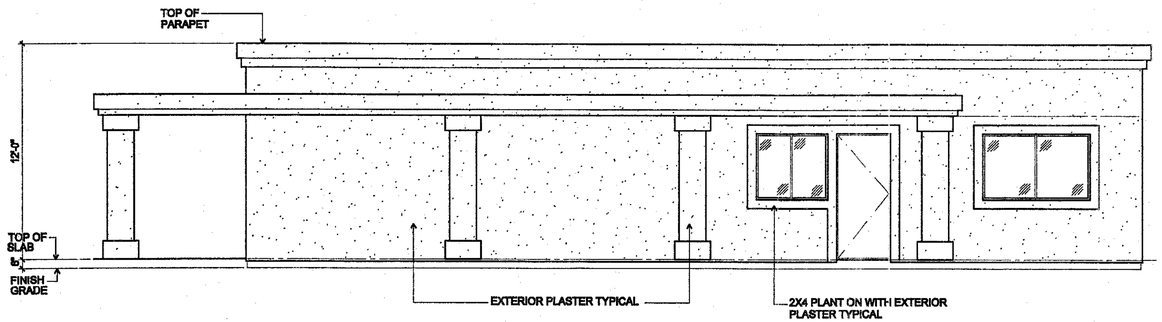
A.2



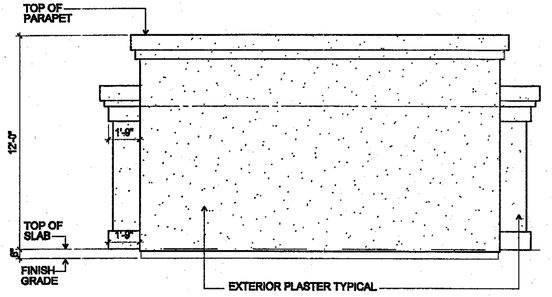
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



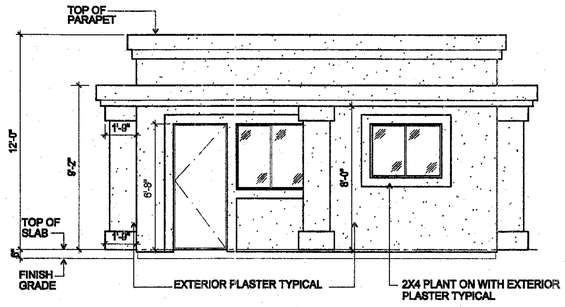
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



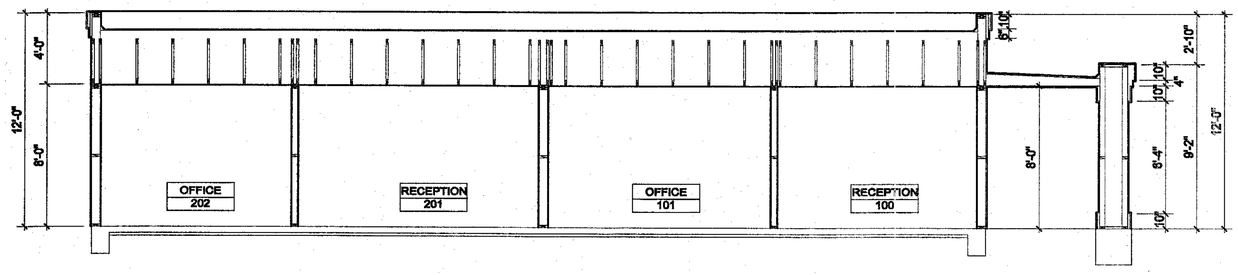
WEST ELEVATION

SCALE: 1/4" = 1'-0"



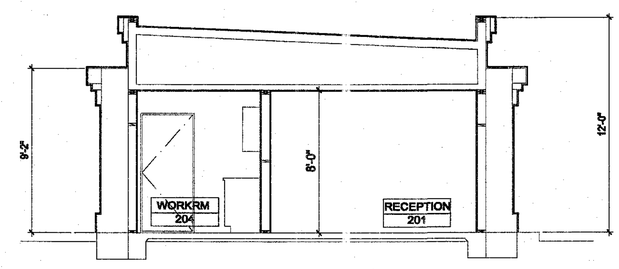
EAST ELEVATION

SCALE: 1/4" = 1'-0"



SECTION A-A

SCALE: 1/4" = 1'-0"



SECTION B-B

SCALE: 1/4" = 1'-0"

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DESIGN BUILD STRUCTURES, INC.

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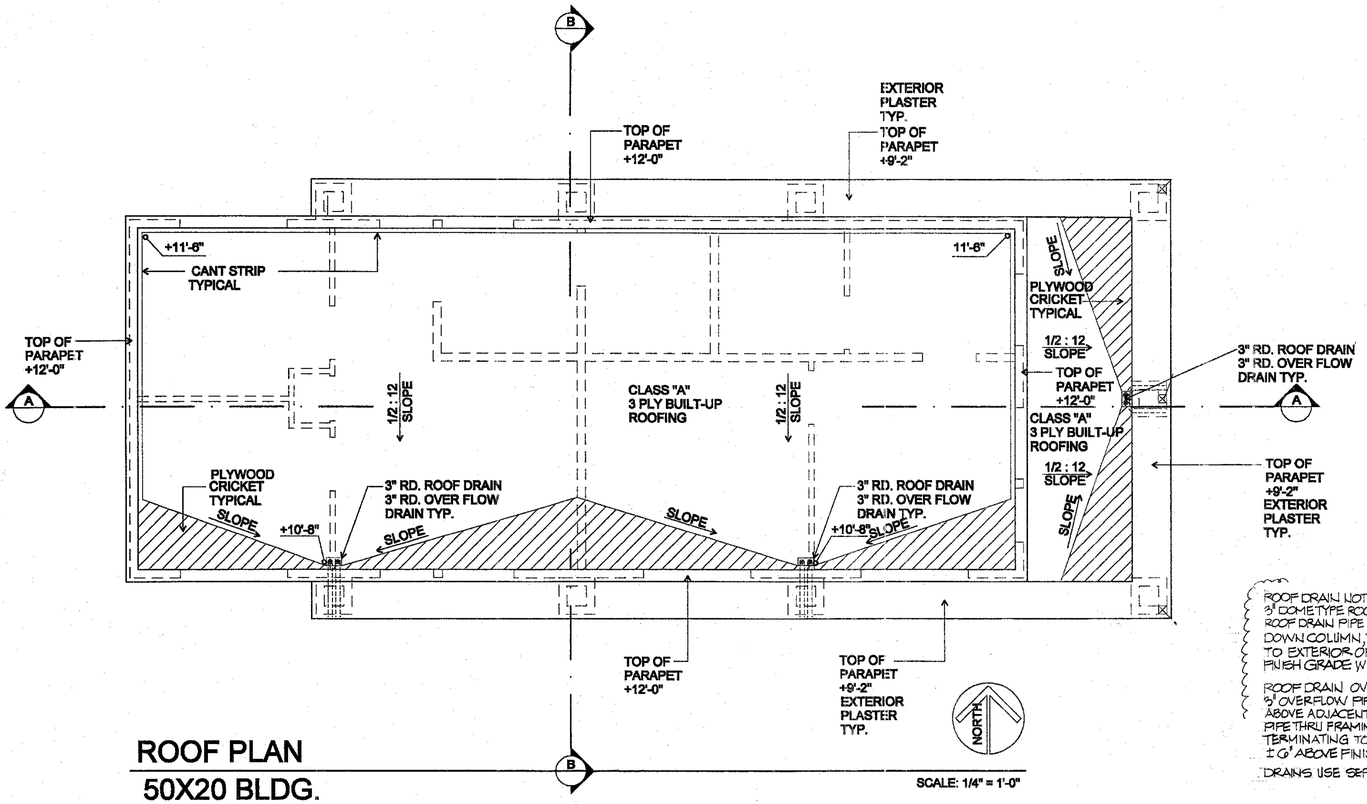


ROOF DRAIN NOTE:
3" DOME TYPE ROOF DRAIN WITH ROOF DRAIN PIPE THRU FRAMING, DOWN COLUMN, TERMINATING TO EXTERIOR OF COLUMN ± 6" ABOVE FINISH GRADE WITH SPLASH BLOCK.

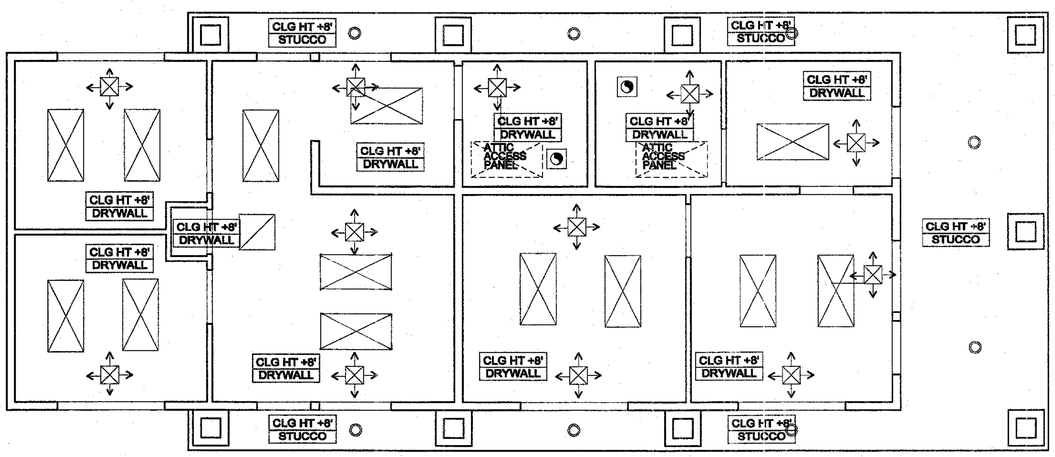
ROOF DRAIN OVERFLOW NOTE:
3" OVERFLOW PIPE SHALL BE 2" ABOVE ADJACENT FINISHED ROOF. PIPE THRU FRAMING, DOWN COLUMN, TERMINATING TO EXTERIOR OF COLUMN ± 6" ABOVE FINISH GRADE WITH SPLASH BLOCK.

DRAINS USE SEPERATE PIPE LINES.

1

ROOF PLAN
50X20 BLDG.

SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN
50X20 BLDG.

SCALE: 1/4" = 1'-0"

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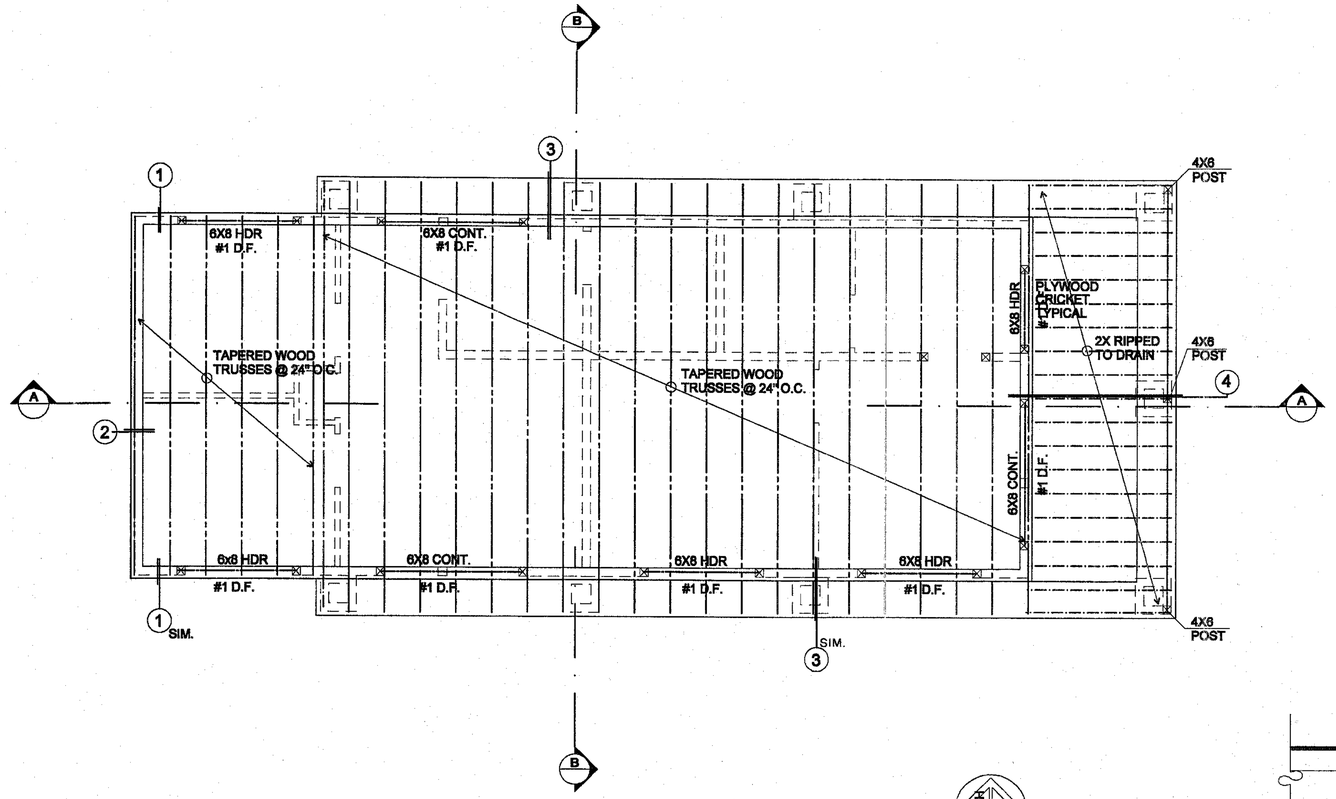
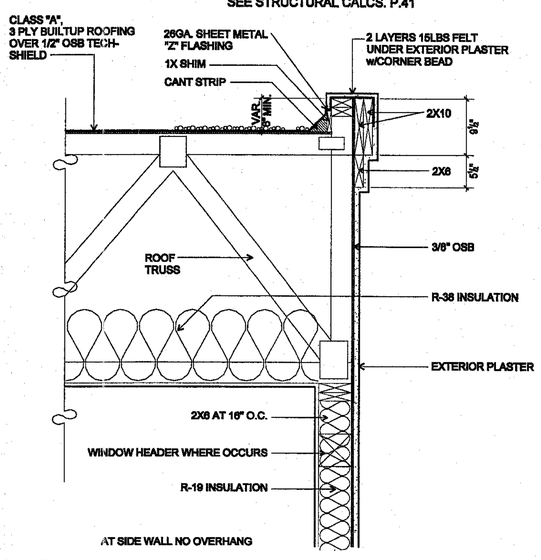


ROOF FRAMING PLAN
50X20 BLDG.

SCALE: 1/4" = 1'-0"

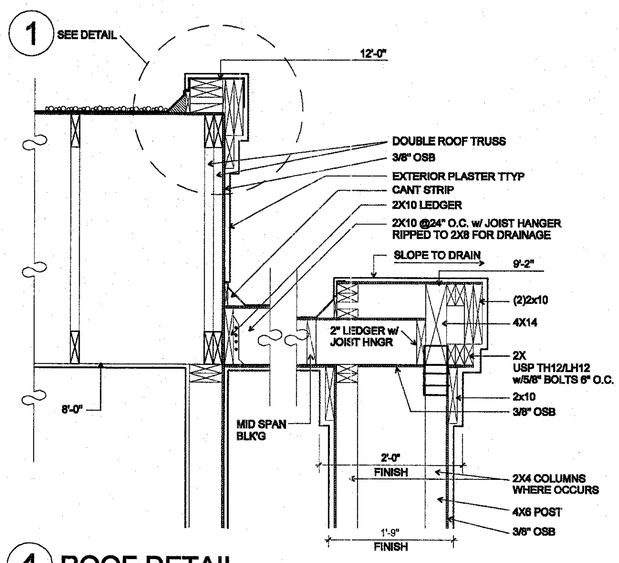
NORTH

NOTE: POSTS FOR HEADERS MAY BE DOUBLE STUDS
SEE FLOOR PLAN FOR SHEAR WALLS
SPLICE TOP PLATES DIRECTLY OVER STUDS,
SEE STRUCTURAL CALCS. P.41



1 ROOF DETAIL

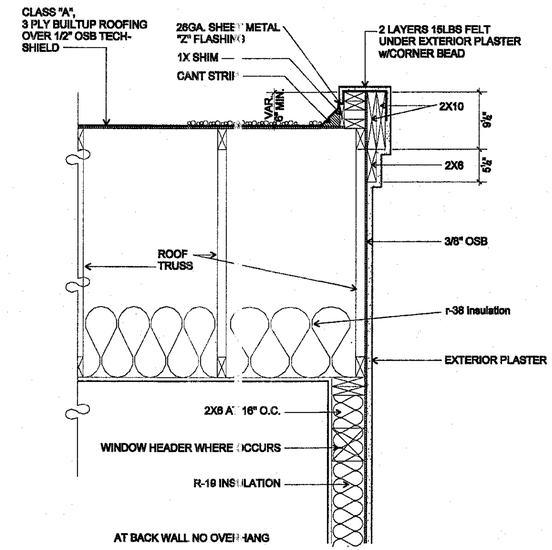
SCALE: 1" = 1'-0"



4 ROOF DETAIL

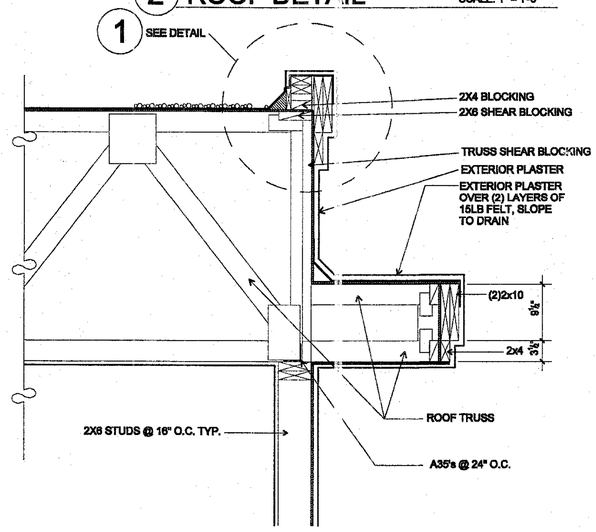
SCALE: 1" = 1'-0"

SEE DETAIL 1 FOR ADDITIONAL NOTES



2 ROOF DETAIL

SCALE: 1" = 1'-0"



3 ROOF DETAIL

SCALE: 1" = 1'-0"

An Office and Storage Facility for:
James Hanousek
Trader Place
Indio, California

Architect:
Charles W. McBride
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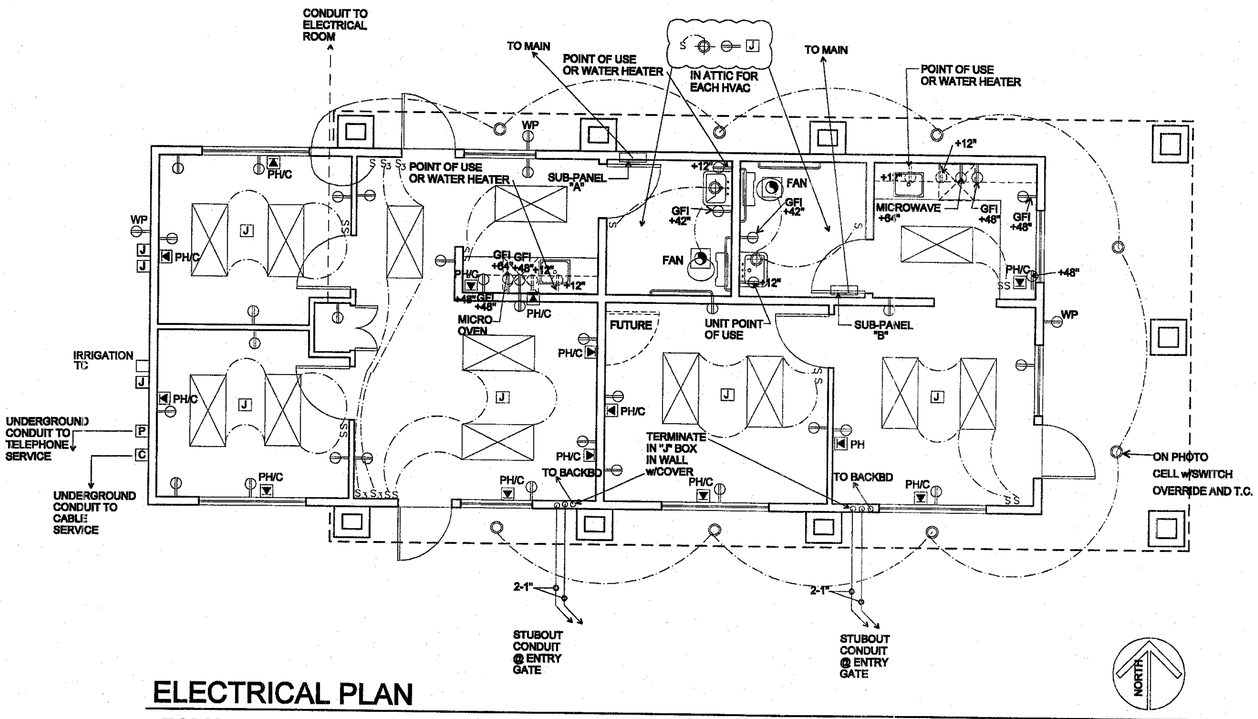
License # C12905

DESIGN BUILD STRUCTURES, INC.

Title: Construction Documents
Date: January 15, 2004
Revised:

A.5



ELECTRICAL PLAN
50X20 BLDG.

SCALE: 1/4" = 1'-0"

PANEL SCHEDULE A — VOLTS 120/208 — PHASE: 3 WIRE 4

CIR. NO.	0 LAMP	POLE	PHASE A	PHASE B	PHASE C	DESCRIPTION	DESCRIPTION	PHASE A	PHASE B	PHASE C	POLE	AMP	CIR. NO.
1		1	1000			Security lights	Hot Water Heater			3600			2
3				720		Receptacles	Hot Water Heater		3600				4
5					720	Receptacles	Microwave	900					6
7				720		Receptacles	A/C	3600					8
9				400		Office lights	A/C		3600				10
11					400	Office lights	FAN			1680			12
13			900			GFI Outlet	Kitchen plugs	1500					14
15							Kitchen plugs	1500					16
17					1125	Disposal	Dishwasher			1500			18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
TOTAL WATTS			1900	1840	2245		TOTAL WATTS	7500	7200	6780			
			A PHASE	9400	B PHASE	9040	C PHASE	9025	TOTAL WATTS			27,465	
				25% MLO					LCL		20%	300	
									LARGEST MOTOR		25%	900	
											TOTAL	28,665	
		LOCATION											
								28,665	divided by	380	AMPS	75.4	

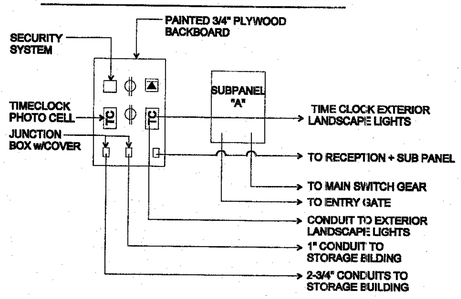
PANEL SCHEDULE B — VOLTS 120/208 — PHASE: 3 WIRE 4

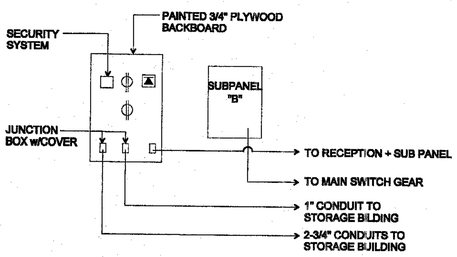
CIR. NO.	0 LAMP	POLE	PHASE A	PHASE B	PHASE C	DESCRIPTION	DESCRIPTION	PHASE A	PHASE B	PHASE C	POLE	AMP	CIR. NO.
1		1	1000			Security lights	Hot Water Heater			3600			2
3				720		Receptacles	Hot Water Heater		3600				4
5					720	Receptacles	Microwave	900					6
7				720		Receptacles	A/C	3600					8
9				400		Office lights	A/C		3600				10
11					400	Office lights	FAN			1680			12
13			900			GFI Outlet	Kitchen plugs	1500					14
15							Kitchen plugs	1500					16
17					1125	Disposal	Dishwasher			1500			18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
TOTAL WATTS			1900	1840	2245		TOTAL WATTS	7500	7200	6780			
			A PHASE	9400	B PHASE	9040	C PHASE	9025	TOTAL WATTS			27,465	
				25% MLO					LCL		20%	300	
									LARGEST MOTOR		25%	900	
											TOTAL	28,665	
		LOCATION											
								28,665	divided by	380	AMPS	75.4	

ELECTRICAL LEGEND

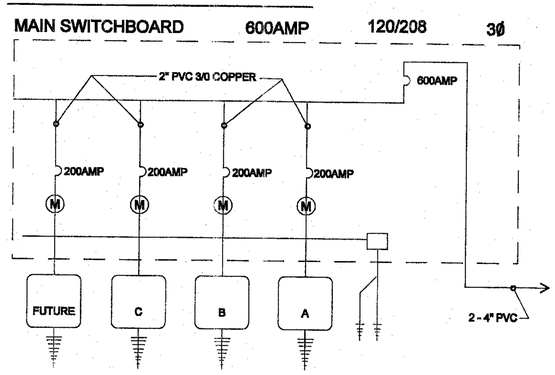
- S — SINGLE POLE SWITCH
- PH/C — PHONE AND CABLE OUTLET, ALL TELEPHONE AND CABLE LINES ARE HOME RUNS TO D-MARK LOCATION
- DUPLEX CONVENIENCE OUTLET, GFI WHERE NOTED
- J — JUNCTION BOX, (WITH DISCONNECT AT A/C)
- WP — WEATHERPROOF OUTLET +24"
- 4 TUBE 4' FLUORESCENT SURFACE MTD. FIXTURE
- SURFACE MTD. LIGHT FIXTURE
- RECESSED EXHAUST FAN (VENT BY HVAC)
- RECESSED DOWNLIGHT ON PHOTO CELL w/SWITCH OVERRIDE AND TIMECLOCK
- P — TELEPHONE D-MARK BOX
- C — CABLE D-MARK BOX
- TC — TIME CLOCK FOR PHOTO
  TIME CLOCK FOR IRRIGATION SYSTEM
  TIME CLOCK FOR EXTERIOR LIGHTS

ELECTRICAL PANELS





SINGLE LINE DIAGRAM



PANEL SCHEDULE C — VOLTS 120/208 — PHASE: 3 WIRE 4

CIR. NO.	0 LAMP	POLE	PHASE A	PHASE B	PHASE C	DESCRIPTION	DESCRIPTION	PHASE A	PHASE B	PHASE C	POLE	AMP	CIR. NO.
1	30	2	3600			Insta Hot	Security Lights	1000			1	20	2
3	30	2		3600		Insta Hot					1	20	4
5	20	1			400	Lighting	Compressor	4800			3	40	6
7	20	1			400	Lighting	Compressor		4800		3	40	8
9							Compressor			4800	3	40	10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
TOTAL WATTS			3600	3600	1800		TOTAL WATTS	5800	6000	4800			
			A PHASE	9400	B PHASE	9600	C PHASE	5600	TOTAL WATTS			24,600	
				25% MLO					LCL		20%	200	
									LARGEST MOTOR		25%	1200	
											TOTAL	26,000	
		LOCATION											
								26,000	divided by	380	AMPS	72.2	

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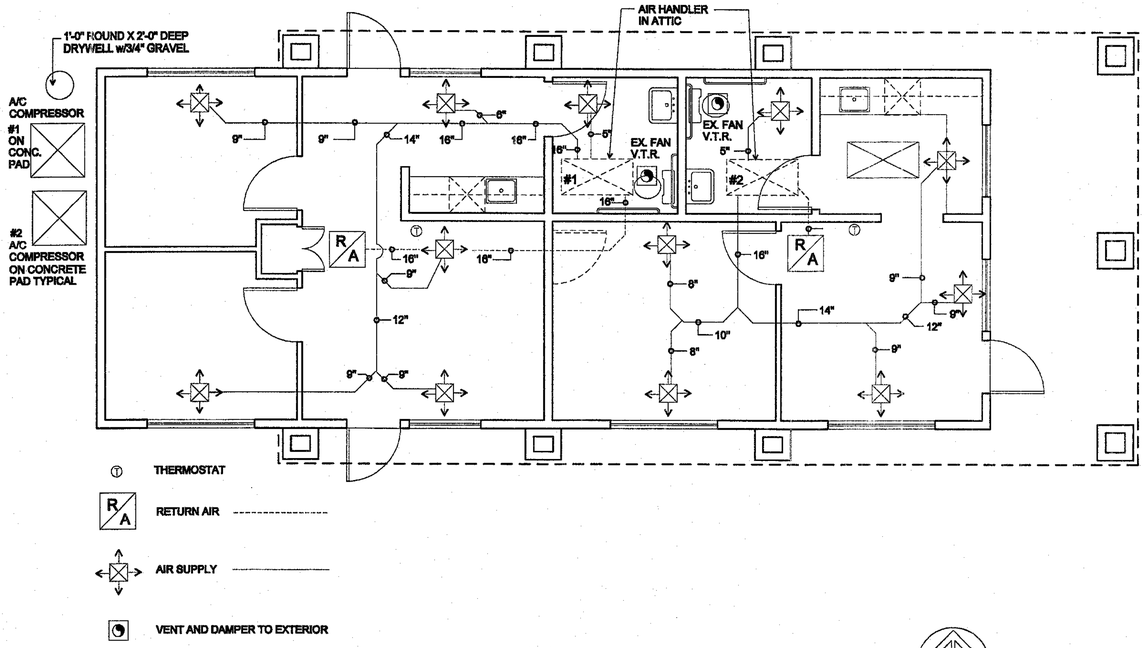
A.6



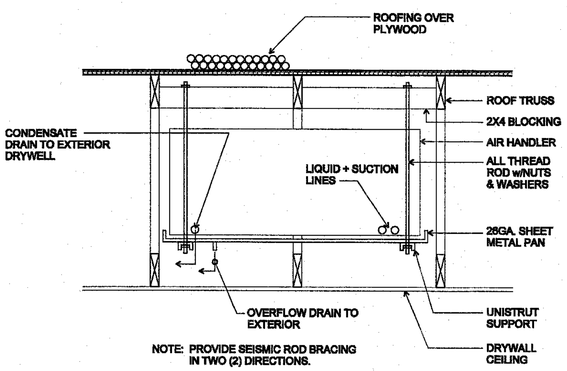
MECHANICAL PLAN

50X20 BLDG.

SCALE: 1/4" = 1'-0"

A/C SYSTEM NO.1 & 2 - YORK 3 TON F2RP036H06 FAU AND YORK 3 TON, 12 SEER, HEAT PUMP, E1RC036S06 CONDENSER

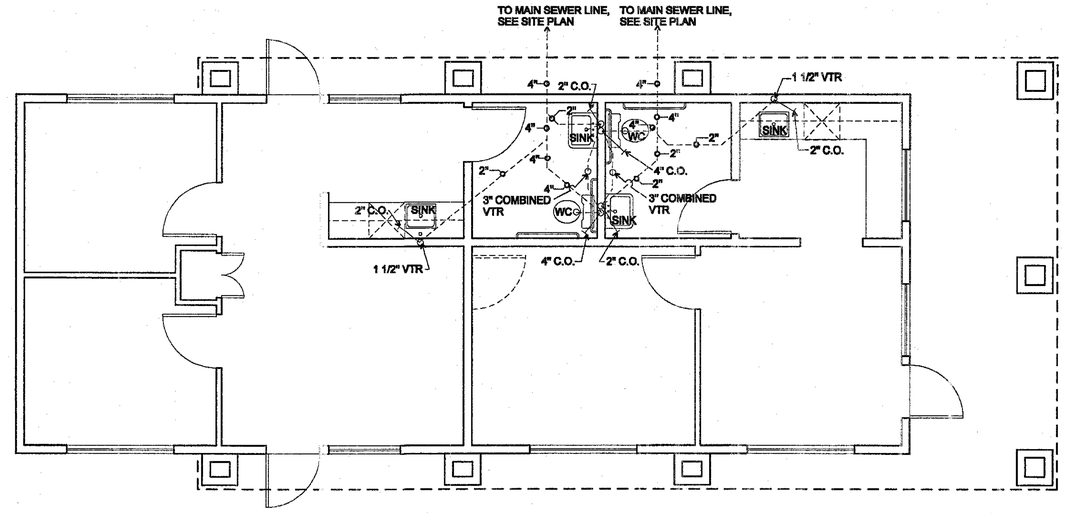
SPLIT SYSTEM
FLEXIBLE DUCT WORK
COPPER LIQUID + SUCTION LINES
CONDENSATE DRAINS
LOW VOLTAGE WIRING
BATH VENTING
SUPLY + RETURN AIR REGISTERS
DIGITAL THERMOSTATS
SECONDARY CONDENSATE PANS
A/C RELATED MISC. SHEETMETAL



NOTE: PROVIDE SEISMIC ROD BRACING IN TWO (2) DIRECTIONS.

AIR HANDLER DETAIL

SCALE: 1' + 1'-0"



NOTE: SEE ROOF PLAN FOR ROOF DRAINS

PLUMBING PLAN

50X20 BLDG.

SCALE: 1/4" = 1'-0"

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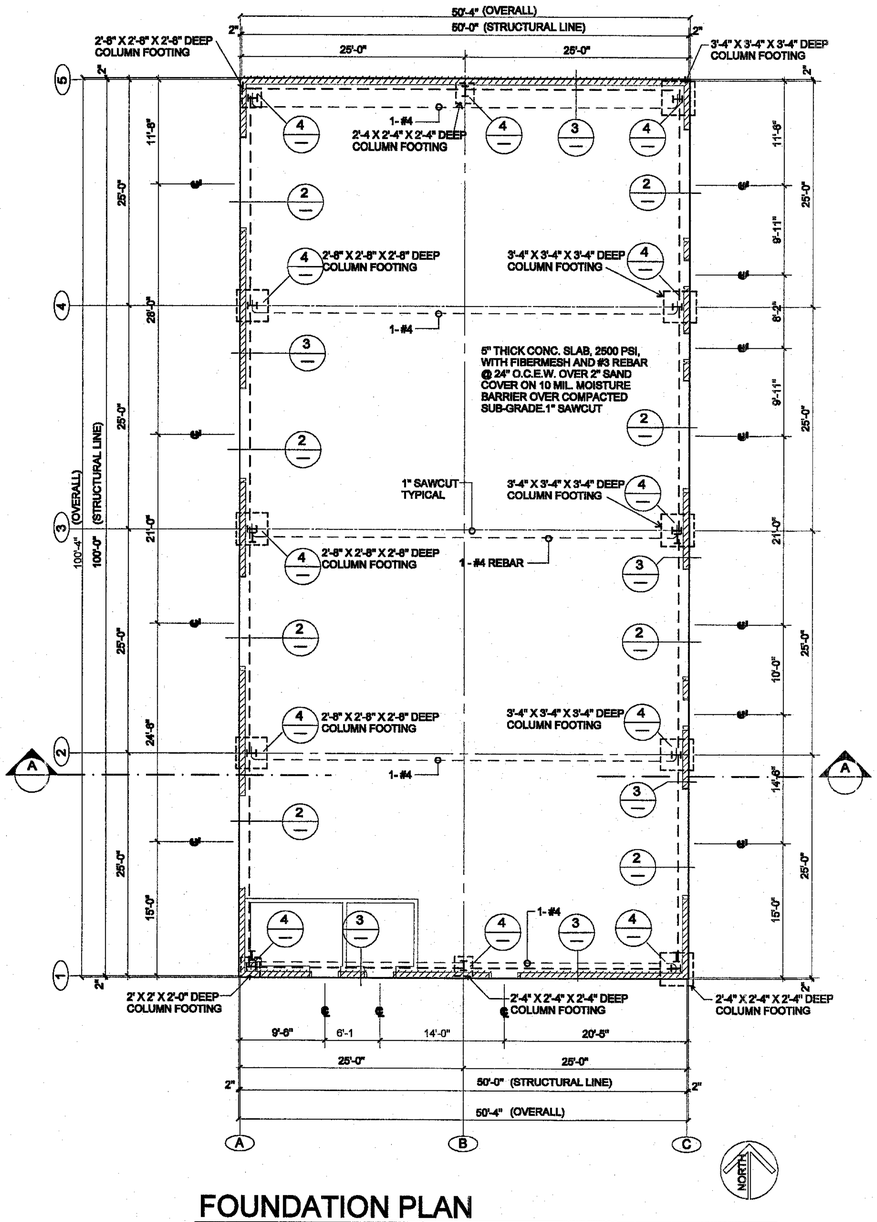
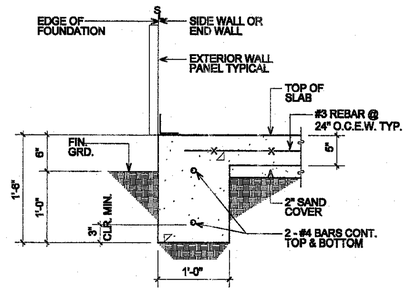
A.7



FOUNDATION PLAN
50x100 BLDG

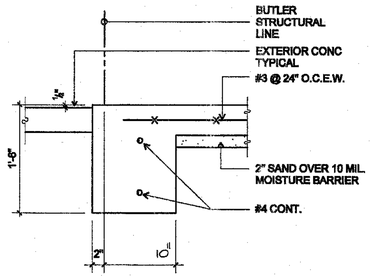
SCALE" 1/8" = 1'-0"

ALL REINFORCING STEEL #4 AND LARGER SHALL BE 24,000PSI, GRADE 60



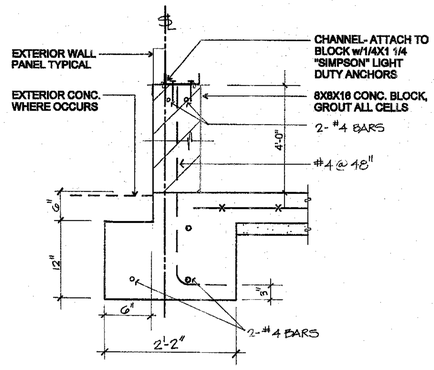
1 FOUNDATION DETAIL

SCALE: 1"=1'-0"



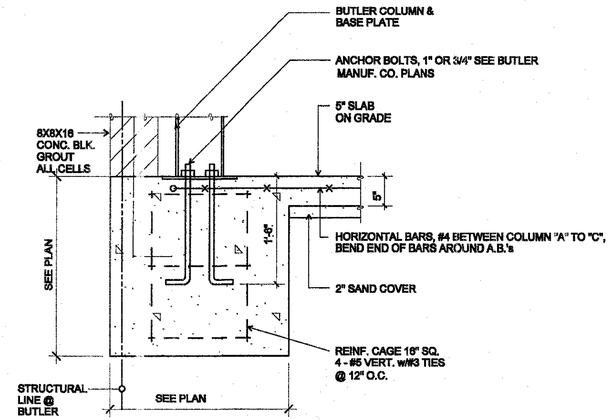
2 FOUNDATION DETAIL AT DOORS

SCALE: 1"=1'-0"



3 FOUNDATION DETAIL AT WALL

SCALE: 1" = 1'-0"



4 FOUNDATION DETAIL AT COLUMNS

FOOTINGS CENTERED ON COLUMN

SCALE: 1"=1'-0"

An Office and Storage Facility for:
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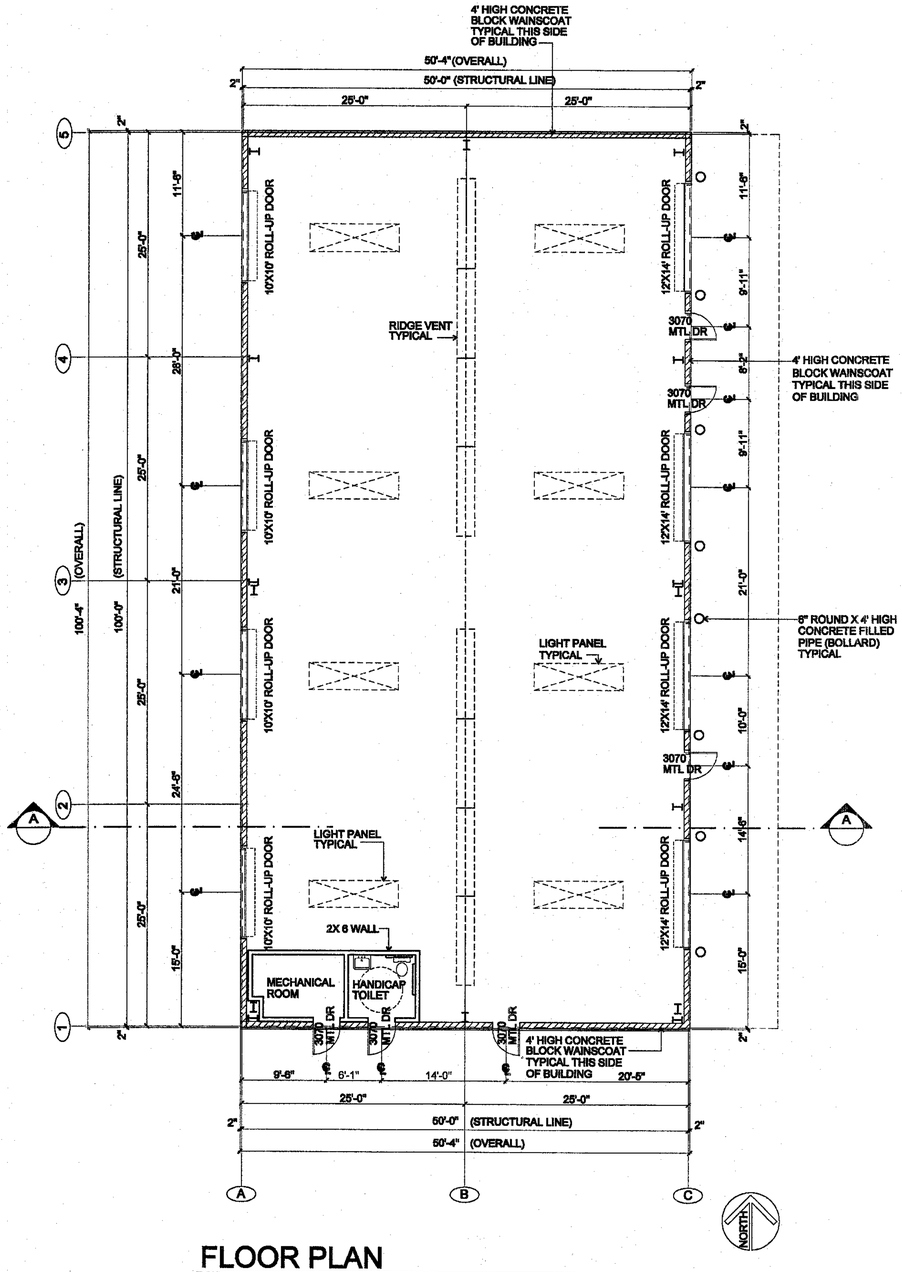
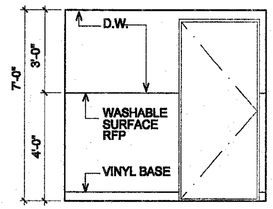
S.2

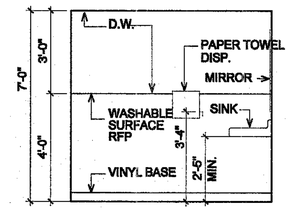


FLOOR PLAN
50x100 BLDG

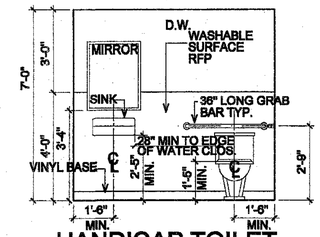
SCALE: 1/8" = 1'-0"



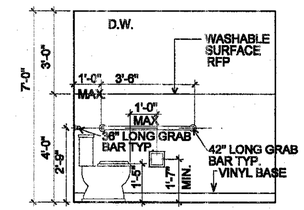
1 HANDICAP TOILET
SCALE: 3/8"=1'-0"



2 HANDICAP TOILET
SCALE: 3/8"=1'-0"



3 HANDICAP TOILET
SCALE: 3/8"=1'-0"



4 HANDICAP TOILET
SCALE: 3/8"=1'-0"

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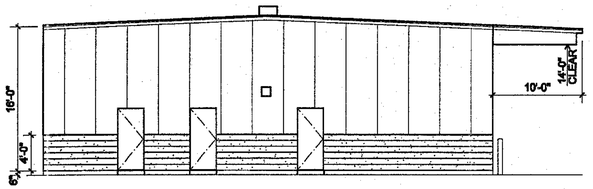
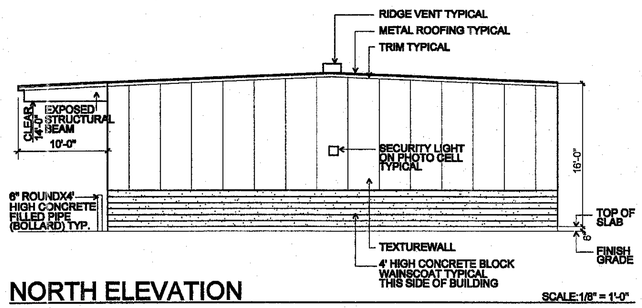


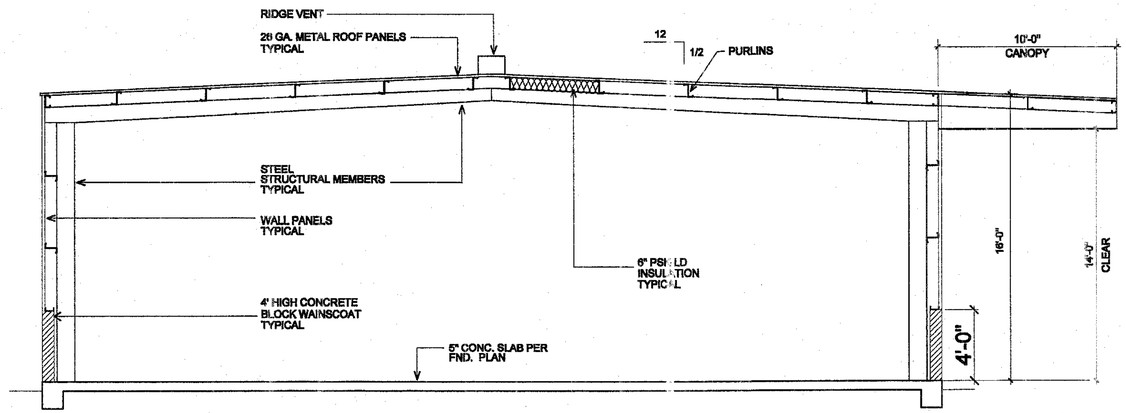
SOUTH ELEVATION

SCALE:1/8" = 1'-0"



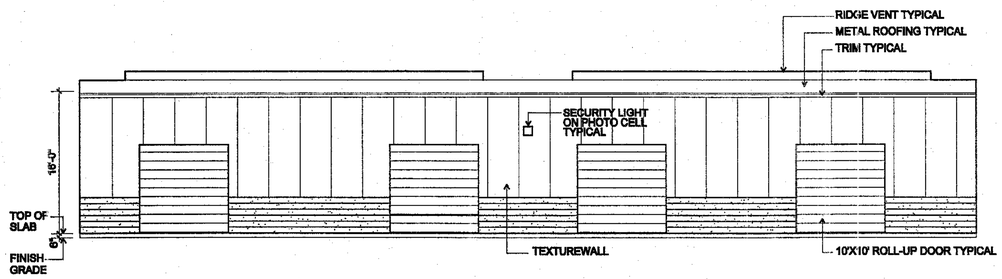
NORTH ELEVATION

SCALE:1/8" = 1'-0"



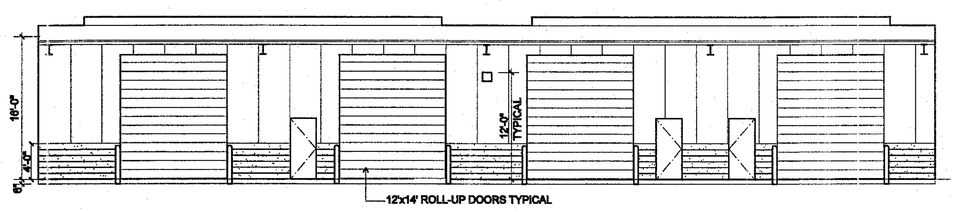
A-A SECTION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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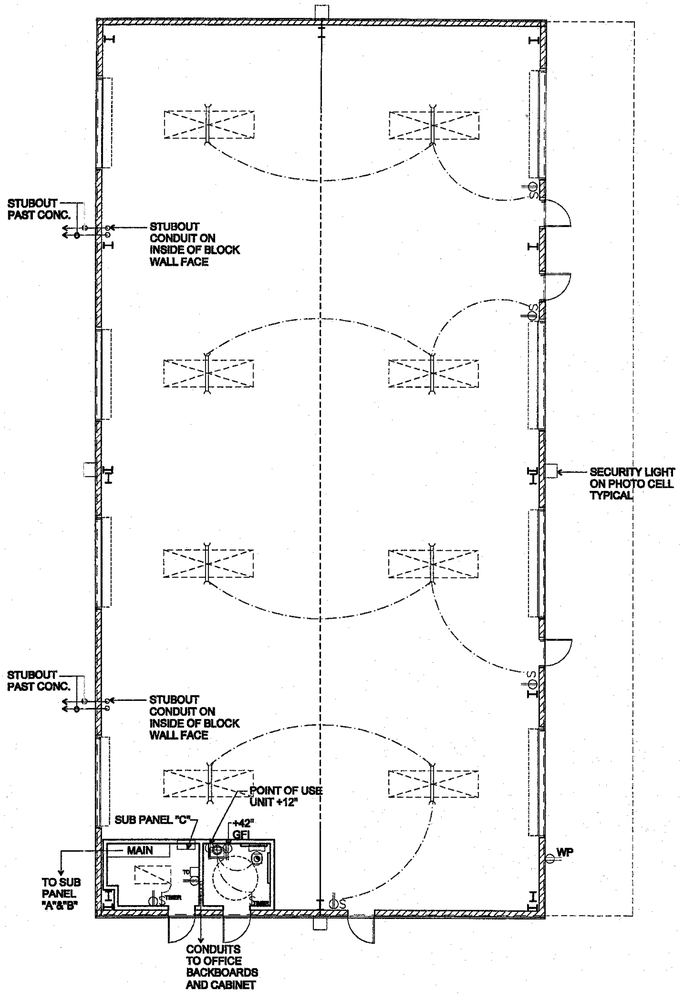
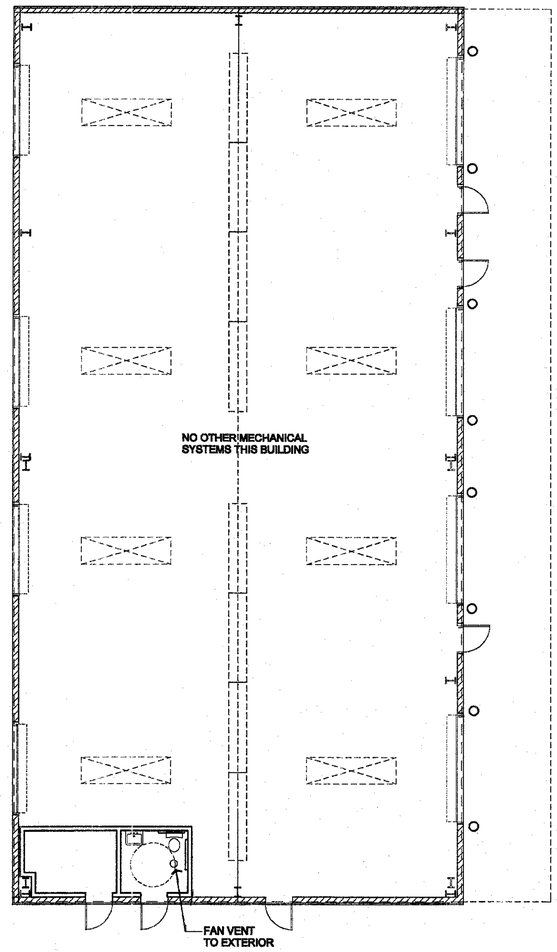


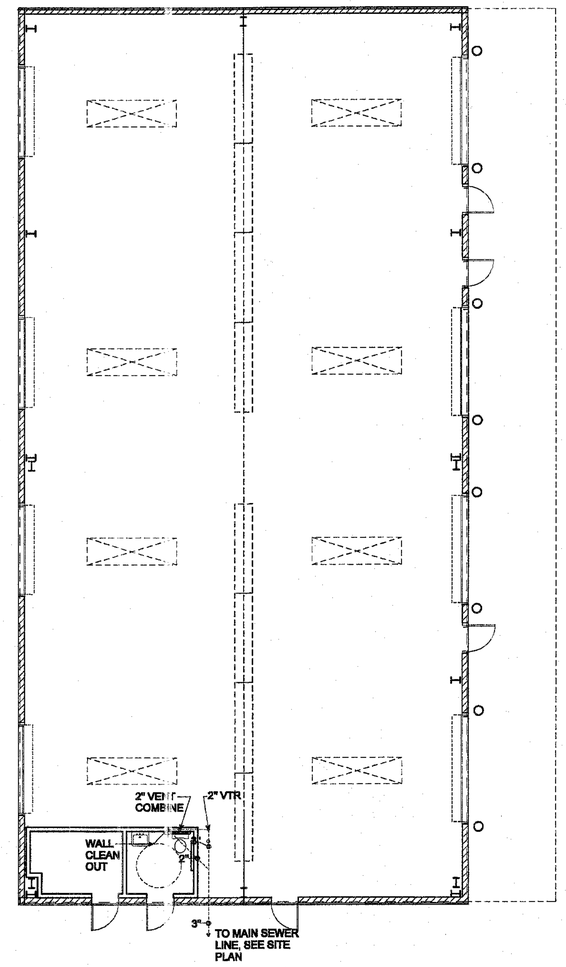
ELECTRICAL PLAN
50x100 BLDG

SCALE" 1/8" = 1'-0"



MECHANICAL PLAN
50x100 BLDG

SCALE" 1/8" = 1'-0"



PLUMBING PLAN
50x100 BLDG

SCALE" 1/8" = 1'-0"

ELECTRICAL LEGEND

- WALL MOUNTED HOODED SECURITY LIGHT ON PHOTO CELL w/TIMECLOCK OVERRIDE
- S — SINGLE POLE SWITCH
- DUPLEX CONVENIENCE OUTLET GFI WHERE NOTED
- WP — WATERPROOF CONVENIENCE OUTLET
- 2 - TUBE 4'-0" FLOURESCENT FIXTURE SECURED TO PURLIN
- RECESSED EXHAUST FAN(VENT BY HVAC)
- SURFACE MOUNTED LIGHT FIXTURE
- $ TIMER — SWITCH WITH TIMER
- 2-TUBE 2'-0"X4'-0" FLOURESCENT FIXTURE SURFACE MTD. TO DRYWALL CEILING
- TO MAIN SERVICE — MAIN SWITCH GEAR (SIZED FOR OFFICE, STORAGE BUILDING, SITE WORK, AND FUTURE STORAGE BUILDING)
- SUB PANEL
- TC — TIME CLOCK FOR SECURITY LIGHTS

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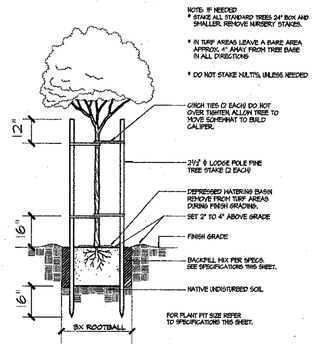
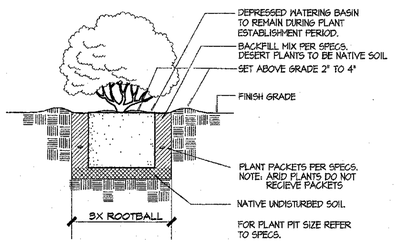


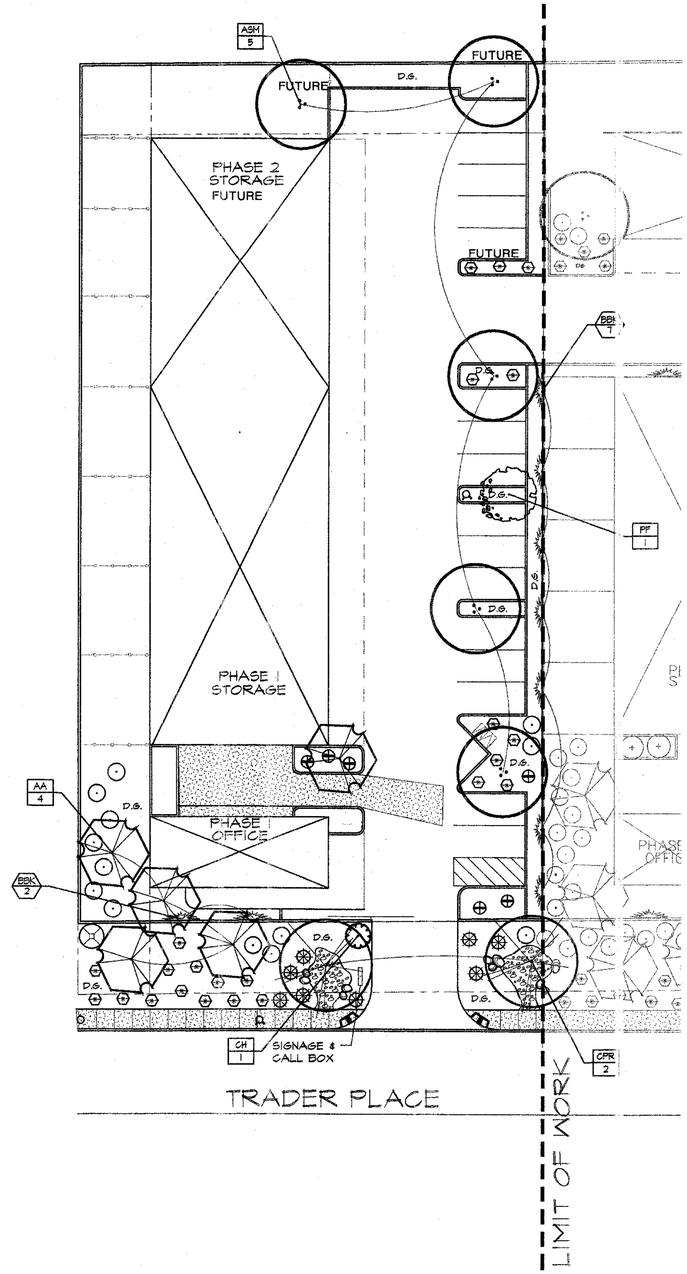
B TREE PLANTING W/ DOUBLE STAKING

N.T.S.



C SHRUB PLANTING

N.T.S.



PLANT LEGEND

CANOPY TREES

SYM.	NAME	SIZE	QTY.	COMMENTS
AA	Acacia aneura Mulga	24" box	5	
ASM	Acacia smallii Sleeping Acacia	24" BOX	5	MULTI-TRUNK
PF	Pithecellobium Flexicaule Texas Ebony	24" BOX	1	STANDARD
CPR	Cercidium praecox Sonoran Palo Verde	24" BOX	2	MULTI-TRUNK

SHRUBS

SYM.	NAME	WATER USAGE	SIZE	QTY.	COMMENTS
	Chamaerops humilis Mediterranean Fan Palm		24" box	1	Multi-trunk

SHRUBS

SYM.	NAME	WATER USAGE	SIZE	QTY.	COMMENTS
	Bougainvillea 'Rosenka' Bougainvillea Rosenka	(L/M)	5 gal.	8	Low growing
	Caesalpinia pulcherrima Barbados Pride		5 gal.	1	
	Cassia remophila Green Cassia		5 gal.	18	
	Lantana montevidensis 'New Gold' Yellow Trailing Lantana	(L/M)	1 gal.	28	Yellow
	Muhlenbergia capillaris 'Regal mist' Regal Mist		1 gal.	4	

VINES

SYM.	NAME	SIZE	QTY.	COMMENTS
BBK	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	4	

DESERT ACCENTS

SYM.	NAME	WATER USAGE	SIZE	QTY.	COMMENTS
	Dasylirion wheeleri Desert Spoon	(L/M)	5 gal.	8	

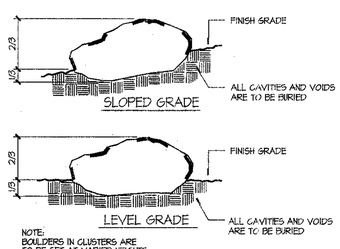
GROUND COVERS

SYM.	NAME	SIZE	QTY.	COMMENTS
	Grey Granite Cobble Permeon Stain	6" - 19" DIA.		
	Blasted Granite Boulders - Permeon Bury 1/3 of size of boulder	3' - 5' DIA		
	DECOMPOSED GRANITE 'MOJAVE GOLD' 3/8"- FINES WETTED & ROLLED TO 90% COMPACTION			

PLANTING NOTES

1. Before any plants are planted, all planted areas are to have been graded in an acceptable manner to assure positive drainage per the grading notes.
2. Separate all shrub/ground cover areas from lawn areas with 2"x 2" redwood headerboard or 5 layers of redwood benderboard with staggered joints (refer to planting plans). Stake headerboard with 1"x 2"x 12" redwood stakes spaced 48" on center maximum.
3. Plant shrubs a minimum of 30" from all landscape light fixtures.
4. Where circumstances permit, plant no tree closer than 18" to an edge of paving or headerboard.
5. Provide all shrubs which need support with 1/2" square redwood stakes. Once installed, trim top of stake 6" below top of shrub. Use green plastic ties.
6. Remove all stakes from vines
7. Refer to planting details.
8. Whenever possible, use plant materials acclimated to the Coachella Valley.
9. Landscape contractor when tying vines is to use a drill to establish the pilot hole to receive the red-head portion of the molly.
10. When tying vines or espaliers, wires should be spaced as follows: 1st (2) at 1'-8" apart from finish grade, the next (3) at 1'-0" apart to make the top wire at 6'-0" above finish grade. Wires should be a minimum of 5'-0" long center on plants. When vines or espaliers are closer than 10' apart, use a continuous wire between both plants.
11. For protection of trees in turf areas leave a bare area approx. 4" away from tree base in all directions. For plant pit size refer to specs.
12. Where circumstances permit, do not plant specimen trees closer than four (4) feet from the edge of paving, headerboard, or root lines. DEEPROOT or approved root barriers are to be installed per detail. Refer to planting legend for species requiring deep root barriers.

13. WARNING: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii).



1 TYPICAL BOULDER PLACEMENT

N.T.S.

BOULDER SCHEDULE

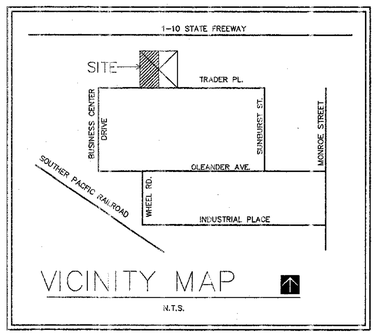
SYMBOL	SIZE	QUANTITY
A	3'x4'x2' ± 1-1/2 tons	#
B	2'x3'x2' ± 3/4 ton	#
C	3'x1'x2' ± 1/2 ton	#
D	2'x2'x1' ± 1/4 ton	#

BOULDER NOTES:

Boulders are to be smooth gray granite varying in size from 2'x3' to 3'x5'. Boulders are identified on landscape plan by letter, 'A' being the largest and 'D' being the smallest. Landscape contractor to vary the sizes and heights when placing boulders in clusters. Boulders to be buried no less than 1/3 of their height upon final grading.

0 20 40 80

GRAPHIC SCALE
1" = 20'-0"



VICINITY MAP

N.T.S.

no.	revisions	date

PLANTING PLAN

HANOUSEK BUILDING
INDIO, CALIFORNIA

Scale: 1"= 20'-0"

Date: 6-23-03

Sheet No.

P.1

DRIP IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW GPM	PSI	PATTERN
■ *	RAINBIRD	1400 SERIES	BUBBLER	1404	–	1.00 GPM	25	FULL
DRIP ZONE	RAINBIRD	XB-SERIES	XERI-BUG	XB-20	–	2.0 GPH	30	DRIP

* SYMBOL INDICATES BUBBLER GROUPING. REFER TO DETAIL ON SHEET.

A	HUNTER	ICC-1200-M — 12 STATION LIGHT-DUTY COMMERCIAL CONTROLLER. CONFIGURABLE TO 32 STATIONS
	RAINBIRD	'DV' SERIES — ELECTRIC CONTROL VALVE KIT FOR DRIP AREAS PLUS PALM TREE BUBBLERS, SIZE AS NOTED ON PLAN.
	RAINBIRD	'DV' SERIES — ELECTRIC CONTROL VALVE FOR TURF AREAS AND PALM/TREE BUBBLERS, SIZE AS NOTED ON PLAN.
	NIBI	BMP-1000-T — BALL VALVE (LINE SIZE), REFER TO DETAIL ON IRRIGATION DETAIL SHEET
	RAINBIRD	33RC — 3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET

- PRESSURE MAINLINE PIPING USE SCHEDULE 40 – SIZE AS NOTED
- NON-PRESSURE LATERAL LINE PIPING – PVC CLASS 200 FOR TURF AND PALM TREE BUBBLERS
- DRIP SYSTEM PIPING FOR ZONING INDICATION. LARGER DOT INDICATES END OF BACKBONE LATERAL
- RB — BACKFLOW PREVENTOR– SIZE AS NOTED ON PLAN
- M — IRRIGATION POINT OF CONNECTION – 3/4" IRRIGATION POINT OF CONNECTION FROM WATER METER SOURCE.
- PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 4" DIAMETER PIPE.

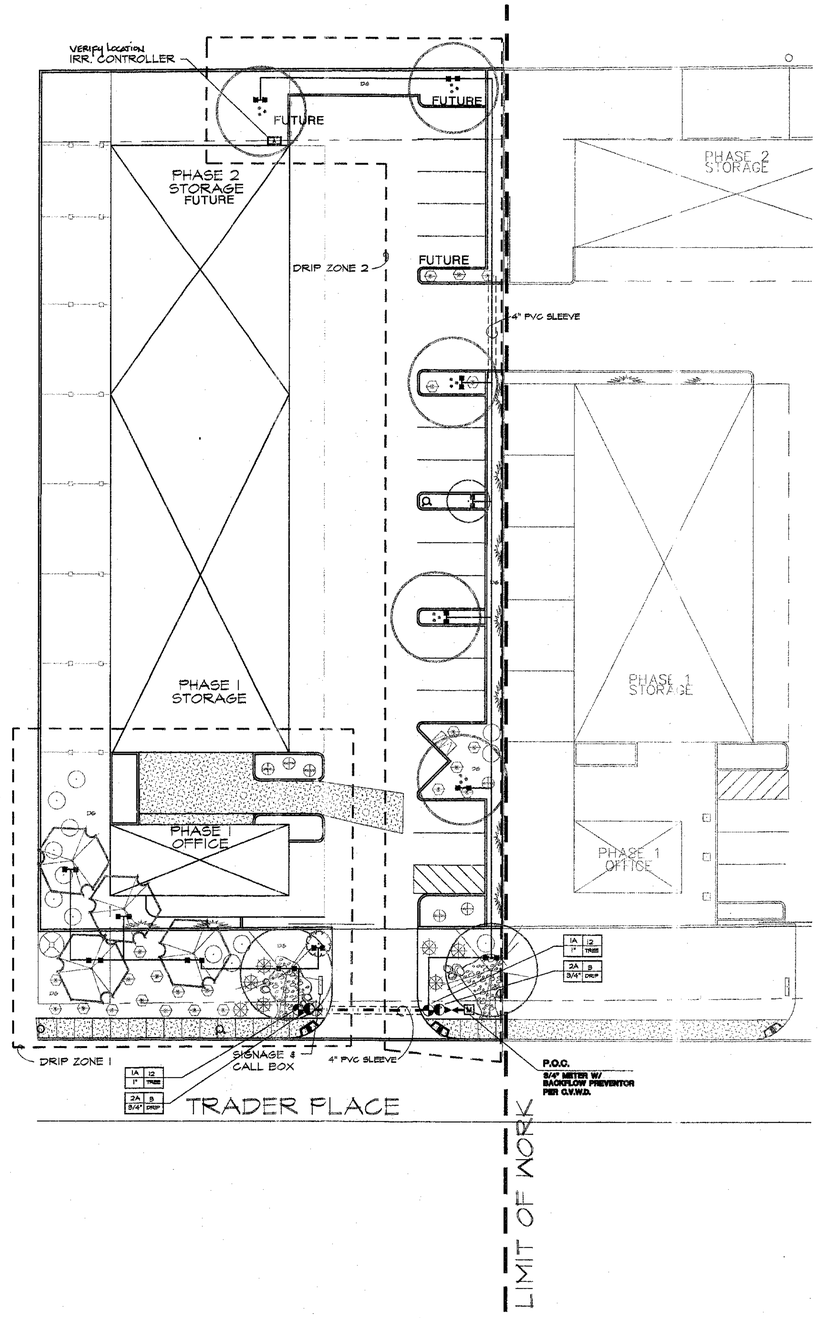
- INDICATES CONTROLLER NUMBER
- INDICATES FLOW IN GALLONS PER MINUTE
- INDICATES ZONE TYPE
- INDICATES ELECTRIC CONTROL VALVE SIZE

PIPE SIZING CHART

PIPE SIZE	MAX. ALLOWABLE FLOW
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1-1/4"	26 GPM
1-1/2"	40 GPM
2"	60 GPM

– REFER TO PLANT LIST / EMITTER SCHEDULE FOR EMITTER MODEL * AND GPH FOR EACH PLANT SPECIES THIS SHEET.

– REFER TO EXAMPLE DRIP EMITTER LATERAL SYSTEM DETAIL SHEET L4.



PLANT LEGEND

CANOPY-TREES

SYM.	NAME	SIZE	QTY.	EMITTER
AA	Acacia aneura Mulga	24" box	5	1404
ASM	Acacia smallii Weeping Acacia	24" BOX	5	1404
PF	Pithocellobium Flexicaule Texas Ebony	24" BOX	1	1404
CPR	Cercidium praecox Sonoran Palo Verde	24" BOX	2	1404

SHRUBS

SYM.	NAME	WATER USAGE	SIZE	QTY.	EMITTER
	Chamaerops humilis Mediterranean Fan Palm		24" box	1	1404

SHRUBS

SYM.	NAME	WATER USAGE	SIZE	QTY.	EMITTER
	Bougainvillea 'Roserika' Bougainvillea Roserika	(L/M)	5 gal.	8	XB-20
	Caesalpinia pulcherrima Barbados Pride		5 gal.	1	XB-20
	Cassia nemophila Green Cassia		5 gal.	13	XB-20
	Lantana montevidensis 'New Gold' Yellow Trailing Lantana	(L/M)	1 gal.	23	XB-20
	Muhlenbergia capillaris 'Regal mist' Regal Mist		1 gal.	4	XB-20

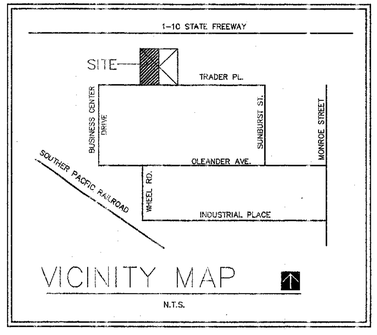
VINES

SYM.	NAME	SIZE	QTY.	EMITTER
BBK	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	4	XB-20

DESERT-ACCENTS

SYM.	NAME	WATER USAGE	SIZE	QTY.	EMITTER
	Dasylirion wheeleri Desert Spoon	(L/M)	5 gal.	3	XB-20

GRAPHIC SCALE
0 20 40 80
1" = 20'-0"



VICINITY MAP
N.T.S.

SEE SHEET I-2 FOR IRRIGATION DETAILS

no.	revisions	date

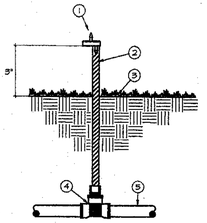
IRRIGATION PLAN

HANOUSEK BUILDING
INDIO, CALIFORNIA

Scale: 1"= 20'-0"

Date: 6-23-03

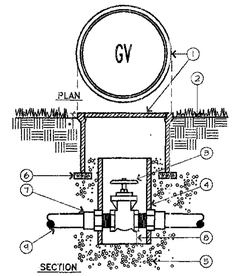
Sheet No. I.1



LEGEND

1. RAIN BIRD XB-20 EMITTER
2. BOWSMITH POLYFLEX RISER (LENGTH AS REQUIRED).
3. FINISH GRADE.
4. PVC FITTING (3 x 3 x 1/2" FIPT).
5. PVC PIPE (DEPTH PER DETAIL).

I DRIP EMITTER ASSEMBLY
N.T.S.

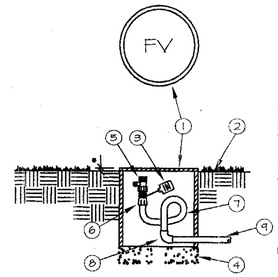


LEGEND

1. ROUND VALVE BOX WITH GREEN BOLT-DOWN COVER - HEAT BRAND "GV" ON VALVE BOX COVER IN 2" HIGH LETTERS.
2. FINISH GRADE.
3. GATE VALVE WITH BRONZE WHEELHANDLE OR CROSSHANDLE.
4. 6" DIA. SCH. 40 PVC PIPE EXTENSION - LENGTH AS REQUIRED.
5. 3/4" CRUSHED ROCK - 8" DEPTH.
6. COMMON BRICK (2 REQUIRED).
7. PVC MALE ADAPTER (TYPICAL).
8. 2" CLEARANCE.
9. PVC MAIN LINE PIPE.

* 1" IN TURF AREAS.
2" IN SHRUB AREAS.

F GATE VALVE
N.T.S.



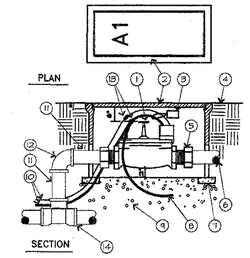
LEGEND

1. BROOKS #1100 10"x10" ROUND VALVE BOX. HEAT BRAND "FV" ON LID IN 2" HIGH CHARACTERS.
2. FINISH GRADE.
3. CHRISTY'S I.D. TAG. (SEE NOTES).
4. 3/4" CRUSHED ROCK. 6" DEPTH.
5. A6 PRODUCTS 3/4"-B BALL VALVE.
6. PVC SCH. 40 MALE ADAPTER.
7. SALCO A/R FLEXIBLE PVC HOSE MINIMUM 3 FOOT LENGTH
8. SCH 40 - 90 DEGREE ELBOW.
9. RIGID PVC PIPE.

* 1" IN LAWN AREAS.
2" IN SHRUB AREAS.

NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.

C FLUSH VALVE
N.T.S.



LEGEND

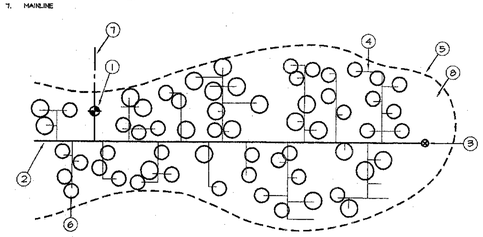
1. ELECTRIC CONTROL VALVE.
2. RETANGULAR VALVE BOX (WARREN BOLT DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
3. CHRISTY'S I.D.TAG - NUMBERED TO MATCH DRAWINGS.
4. FINISH GRADE.
5. PVC. MALE ADAPTER (TYP.)
6. PVC PIPE TO SYSTEM - ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEG. ELLS.
7. COMMON BRICK. (1 REQUIRED).
8. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER.
9. 3/4" CRUSHED ROCK. 8" DEEP.
10. CONTROL/COMMON WIRES FROM CONTROLLER.
11. PVC SCHEDULE 40 PIPE.
12. PVC 3x3 90 DEG. ELL.
13. WIRE CONNECTOR.
14. MAIN LINE FITTING W/SOLVENT WELD OUTLET.

* 2" IN SHRUB AREAS.
1" IN TURF AREAS.

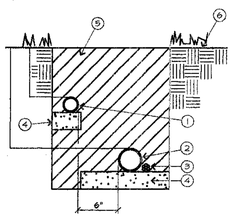
A ELECTRIC CONTROL VALVE
N.T.S.

LEGEND

1. ELECTRIC EMITTER CONTROL VALVE ASSEMBLY.
2. BACKBONE LATERAL - PVC CLASS 200 PIPE.
3. FLUSH VALVE. SEE DETAIL C THIS SHEET
4. DRIP LATERAL - PVC CLASS 315 PIPE.
5. BOUNDARY FOR DRIP VALVE ZONE.
6. SHRUB EMITTER DETAIL (TYPICAL).
7. MAINLINE



J DRIP LAYOUT
N.T.S.



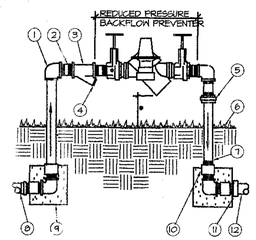
LEGEND

1. NON-PRESSURE LATERAL LINE PIPING.
2. PRESSURE MAIN LINE PIPING
3. CONTROL WIRES - TAPE AND BUNDLE EVERY 10 FEET. INSTALL ADJACENT TO PRESSURE MAIN LINE.
4. PROVIDE 2" DEPTH OF CLEAN BACKFILL.
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
6. FINISH GRADE.

* MINIMUM BACKFILL DEPTHS FROM FINISH GRADE TO TOP OF MAINLINE
24" FOR PIPE SIZES 3" AND LARGER.
18" FOR PIPE SIZES 2 1/2" AND SMALLER.

G TRENCHING
N.T.S.

NOTE:
INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT.
VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

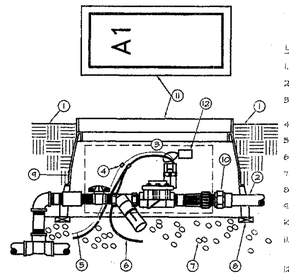


LEGEND

1. BRASS 90 DEG. ELL (TYP
2. BRASS NIPPLE-4" MIN. LENGTH. (TYP.) .
3. BRASS WYE STRAINER W/ 20 MESH MONEL SCREEN.
4. BRASS PLUG.
5. BRASS UNION.
6. FINISH GRADE.
7. BRASS NIPPLE. (TYP.) .
8. FROM POINT OF CONNECTION ADAPT AS REQ'D.
9. 12" x 12" x 12" CONCRETE THRUST BLOCK. (TYP.).
10. BRASS COUPLING. SET FLUSH W/ CONCRETE (TYP.).
11. PVC MALE ADAPTER.
12. PVC MAINLINE.

* 12" MIN./24" MAX.

D BACKFLOW PREVENTOR
N.T.S.



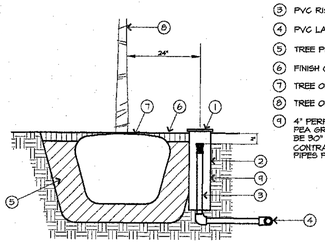
LEGEND

1. FINISH GRADE.
2. PVC PIPE (DEPTH PER DETAIL).
3. RAIN BIRD MODEL # XCZ-075 XERIGATION CONTROL ZONE ASSEMBLY.
4. WIRE CONNECTOR.
5. PILOT WIRE.
6. COMMON WIRE.
7. 3/4" CRUSHED ROCK.
8. (4) 2" x 4" x 12" REDWOOD FOR SUPPORT.
9. 12" x 18" RECTANGULAR VALVE BOX.
10. PVC UNION FOR SERVICING ASSEMBLY.
11. RECTANGULAR VALVE BOX W/ GREEN BOLT DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
12. CHRISTY'S ID TAG - NUMBERED TO MATCH DRAWINGS.

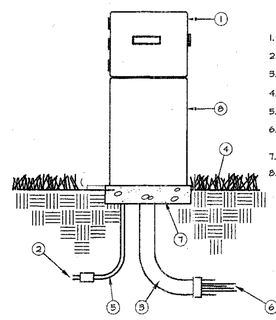
B XERIGATION CONTROL VALVE
N.T.S.

LEGEND

1. DRAIN GRATE
2. RAINBIRD 1400 SERIES BUBBLER.
3. PVC RISER - SCH. 80
4. PVC LATERAL PER PLAN.
5. TREE PIT PER PLANTING DETAILS.
6. FINISH GRADE
7. TREE OR PALM ROOT BALL
8. TREE OR PALM TRUNK
9. 4" PERFORATED PIPE - FILL WITH PEA GRAVEL EACH PIPE IS TO BE 9'-0" LONG.
CONTRACTOR TO PLACE (3) DEEP WATERING PIPES PER PALM and (2) PER TREE.



K TREE/PALM IRRIGATION
N.T.S.

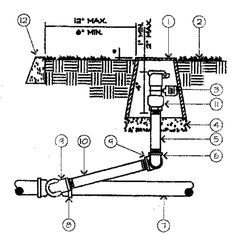


LEGEND

1. AUTOMATIC CONTROLLER (SEE LEGEND).
2. 120-VOLT POWER SUPPLY WIRES IN CONDUIT.
3. PVC CONDUIT-2 1/2"
4. FINISH GRADE
5. SWEEP ELL-2 1/2"
6. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES.
7. 4" THICK CONCRETE FOOTING.
8. STAINLESS STEEL PEDESTAL (SEE LEGEND).

NOTE: INSTALL ALL WIRING PER LOCAL CODE.

H CONTROLLER CLOCK
N.T.S.



LEGEND

1. BROOKS ECONOMY VALVE BOX, HEAT BRAND "QCV" ON LID IN 2" HIGH CHARACTERS.
2. FINISH GRADE.
3. CHRISTY'S I.D. TAG.
4. 3/4" CRUSHED ROCK. 6" DEPTH.
5. BRASS NIPPLE.
6. BRASS 90 DEG. ELL.
7. MAIN LINE PIPING.
8. MAIN LINE FITTING.
9. BRASS 90 DEG. STREET EL
10. BRASS NIPPLE - 6" LONG.
11. QUICK COUPLING VALVE.
12. WALK OR CURB.

* 1" IN LAWN AREAS.
2" IN SHRUB AREAS.

NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.

E QUICK COUPLER
N.T.S.

GENERAL IRRIGATION NOTES

1. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
2. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. IN OPEN SEEDED LAWN AREAS SET TOP OF POP-UP TYPE SPRINKLER HEADS 3" ABOVE FINISH GRADE UNTIL LAWN IS ESTABLISHED. LOWERING OF ALL LAWN HEADS BY THE IRRIGATION CONTRACTOR SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4" ABOVE FINISH GRADE, SHALL BE ACCOMPLISHED WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO ALLOW FOR NO OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
9. DO 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 EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
12. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.

DRAINAGE NOTE

DRAINAGE OF IRRIGATION WATER THROUGH SPRINKLER HEADS WILL NOT BE ALLOWED. SOME PORTIONS OF THE IRRIGATION SYSTEM WILL REQUIRE THE INSTALLATION OF RAINBIRD 1804-SAM, 1806-SAM, AND 1812-SAM IN LIEU OF RAINBIRD 1804, 1806, AND 1812 SPRINKLER HEADS TO PREVENT DRAINAGE. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL RAINBIRD POP-UP SPRAY HEADS WITH "SAM" FEATURE AS REQUIRED AT ANY SPRINKLER HEAD SHOWING SIGNS OF DRAINAGE AFTER THE IRRIGATION SYSTEM HAS OPERATED FROM AN ON TO OFF POSITION. INSTALLATION OF "SAM" FEATURE SHALL BE INCLUDED IN THE BID PRICE WITHOUT ADDITIONAL COST TO THE OWNER.

no.	revisions	date

IRRIGATION DETAILS

HANOUSEK BUILDING
INDIO, CALIFORNIA

Scale: 1"= 20'-0"

Date: 6-23-03

Sheet No.

I.2