

PRIOR PERMITS

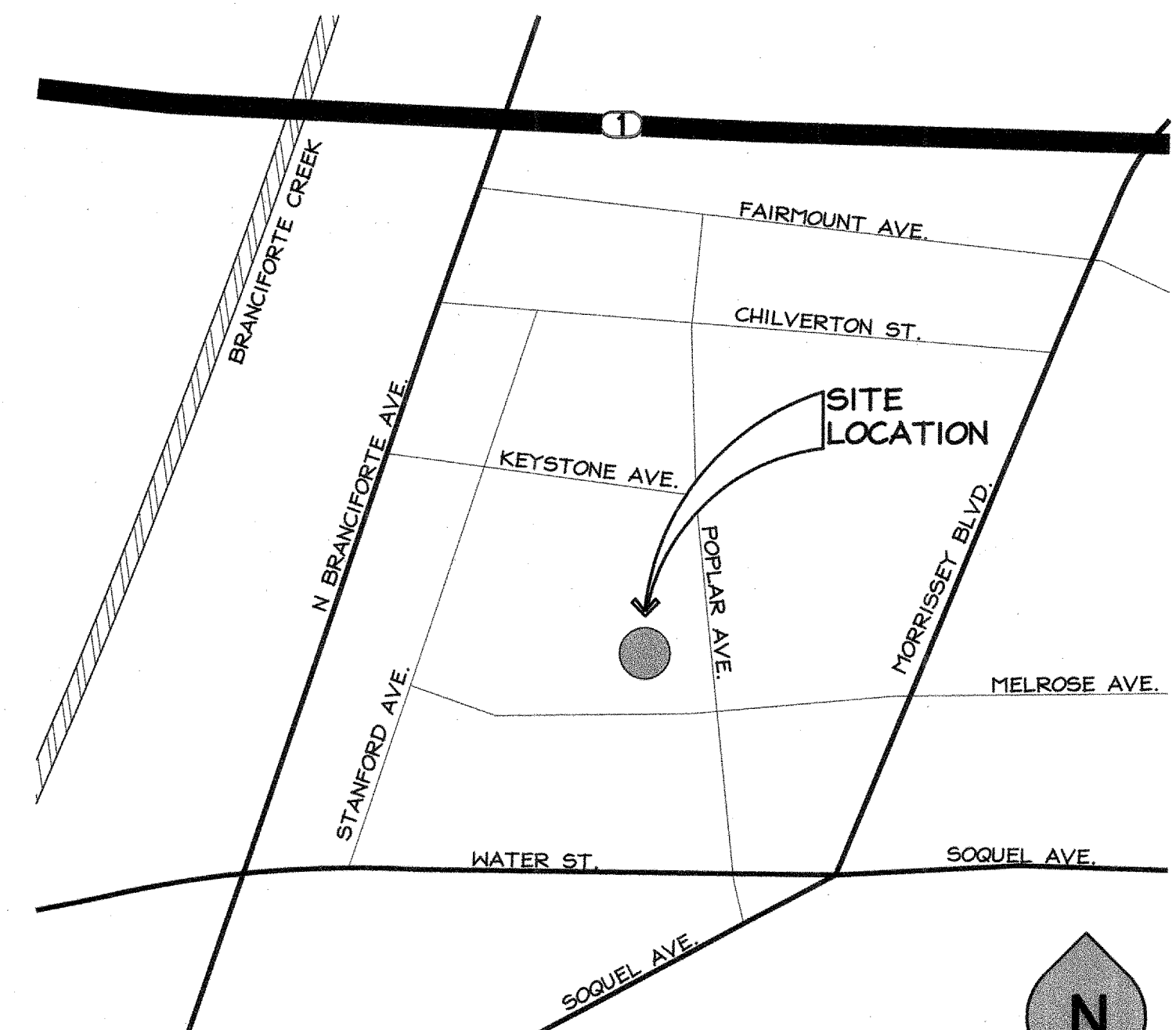
Table with 2 columns: Permit Number, Date/Status. Includes entries like 7421 01-108545, 63180 01-110880, etc.

STREET PRESENCE IMPROVEMENTS (ACS ONLY) FOR: BRANCIFORTE MIDDLE SCHOOL

315 POPLAR AVENUE, SANTA CRUZ, CA 95062

SANTA CRUZ CITY SCHOOLS

DSA FILE #: 44-42
OPSC TRACKING #: 69823-19



VICINITY MAP

PROJECT TEAM

OWNER: SANTA CRUZ CITY SCHOOLS
ARCHITECT: BELL ARCHITECTURAL GROUP
LANDSCAPE ARCHITECT: ENVIRONMENTAL PLANNING & DESIGN, INC.

PROJECT DATA

APN: 009-241-03
PROJECT ADDRESS: 315 POPLAR AVENUE
OWNER: SANTA CRUZ CITY SCHOOL DISTRICT

SCOPE OF WORK

GENERAL LANDSCAPE IMPROVEMENTS
GENERAL HARDSCAPE IMPROVEMENTS
MINOR IRRIGATION SYSTEM IMPROVEMENTS

SHEET INDEX

Table mapping sheet titles to landscape items. Includes TOPOGRAPHIC MAP, ARCHITECTURAL, and LANDSCAPE sections.

CODES:

- List of applicable codes including California Building Standards Administrative Code, California Electrical Code, etc.

ABBREVIATIONS

Table of abbreviations for architectural and landscape elements, such as FND, FIN, F.O.C, etc.

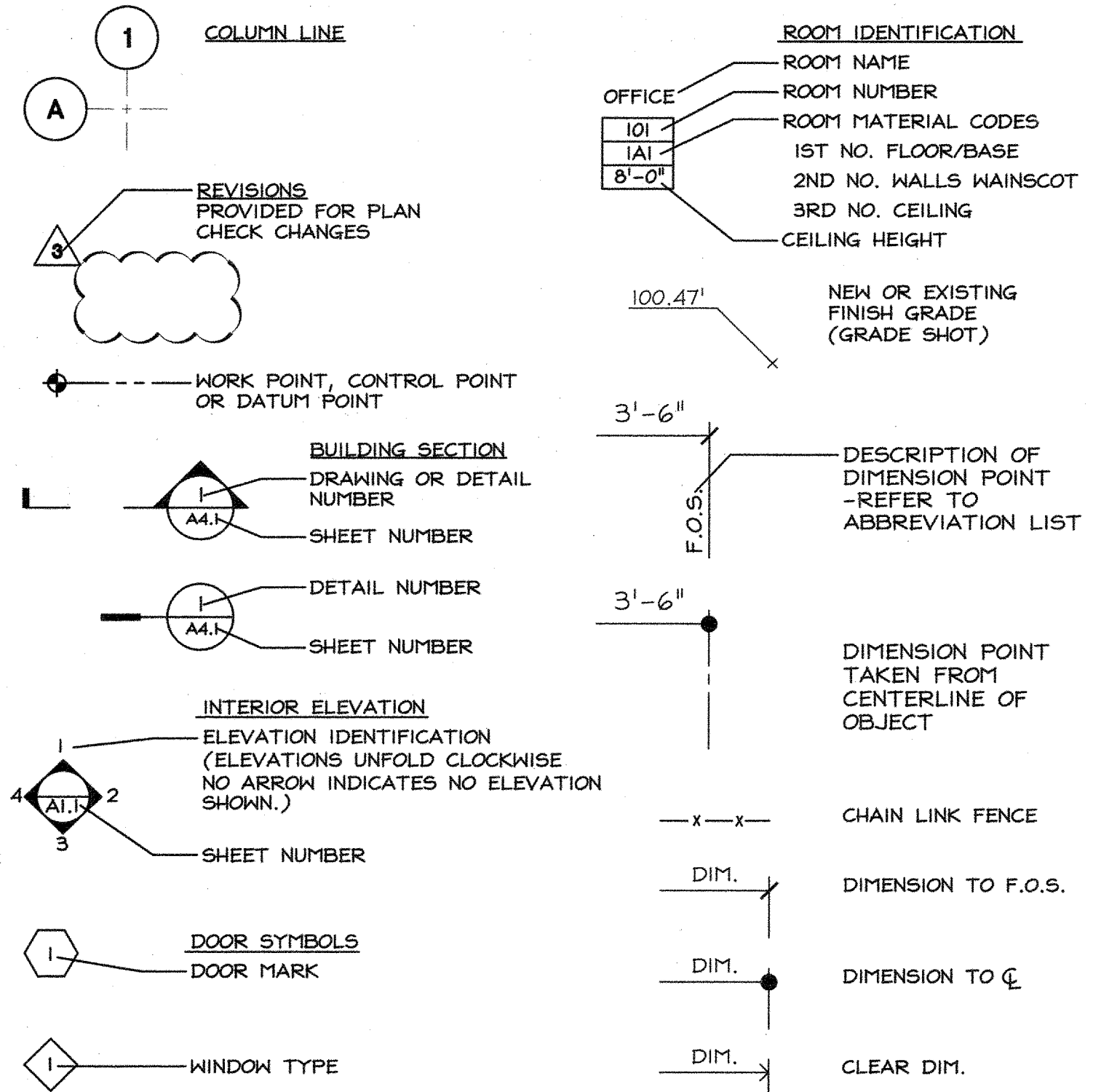
GENERAL NOTES

- Notes regarding contractor responsibilities, site preparation, safety, and utility locations.

DSA NOTES

- Notes regarding DSA requirements, including permit fees, testing, and compliance with regulations.

SYMBOLS



DEFERRED SUBMITTALS

DEFERRED SUBMITTALS PER C.B.C. 107.3.4.2
THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT.

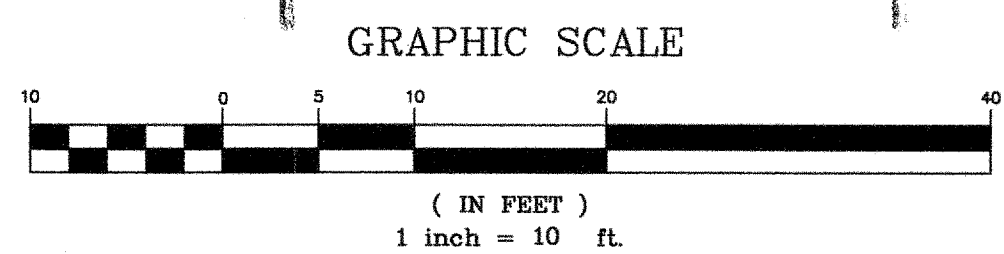
Vertical sidebar containing project title, sheet number (T1.1), scale (AS NOTED), date (02/26/20), and signature of David Peartree.

MELROSE AVENUE

POPLAR AVENUE



IDENTIFICATION STAMP  
DIVISION OF THE STATE ARCHITECT  
APPL 01 118876  
ACS \_\_\_\_\_ FLS \_\_\_\_\_  
DATE FEB 26 2017



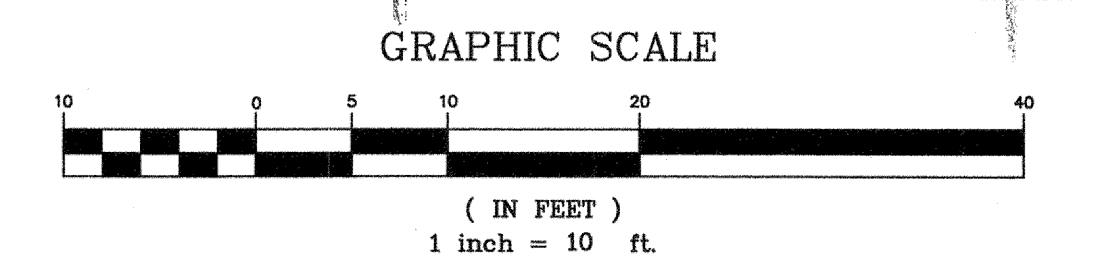
APN 009-241-03 PREPARED BY IFLAND SURVEY IN OCTOBER 2017

REVISED			
<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 (831) 426-3560		<b>TOPOGRAPHIC MAP (FOR REFERENCE ONLY)</b> BRANCFORTE MIDDLE SCHOOL 315 POPLAR AVENUE SITUATE IN SANTA CRUZ, CALIFORNIA	
SCALE 1" = 10'	DRAWN IFLAND	JOB NO. 24396-2	SHEET
DATE AUGUST 26, 2019	CHECKED	INDEX	TP-1
DESIGN	DWG NAME 24396-2_ifland	FILE NO. 24369-2	OF 2

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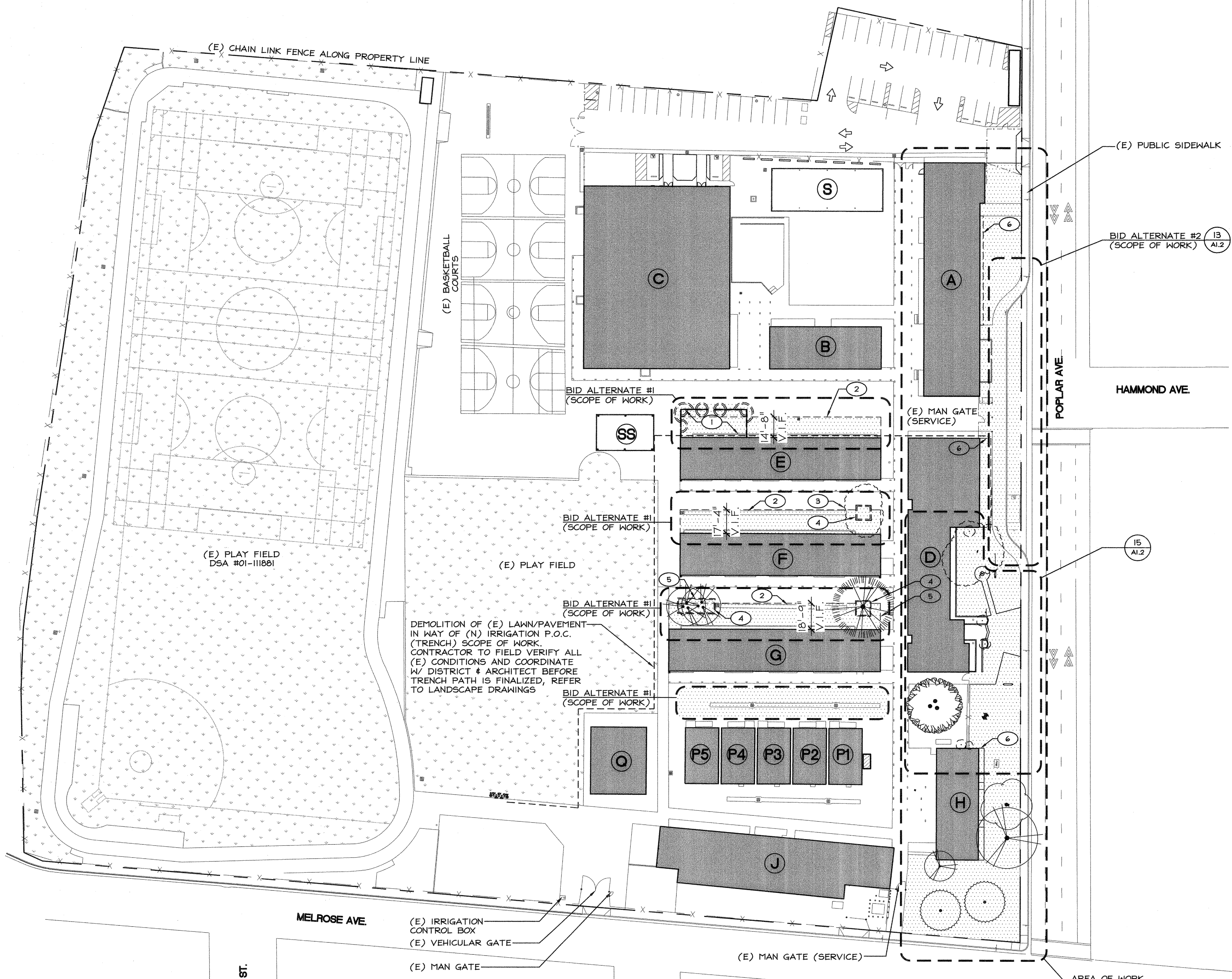
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 DIVISION OF THE STATE ARCHITECT  
 APPL # 1 118 876  
 ACS # 558  
 DATE FEB 26 2020



APN 009-241-03 PREPARED BY IFLAND SURVEY IN OCTOBER 2017

REVISIONS			
<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 (831) 426-3560		<b>TOPOGRAPHIC MAP</b> <b>(FOR REFERENCE ONLY)</b> BRANCFORTE MIDDLE SCHOOL 315 POPLAR AVENUE SITUATE IN SANTA CRUZ, CALIFORNIA	
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DATE AUGUST 26, 2019	CHECKED	INDEX	TP-2
DESIGN	DWG NAME 24396-2_ifland	FILE NO. 24369-2	OF 2

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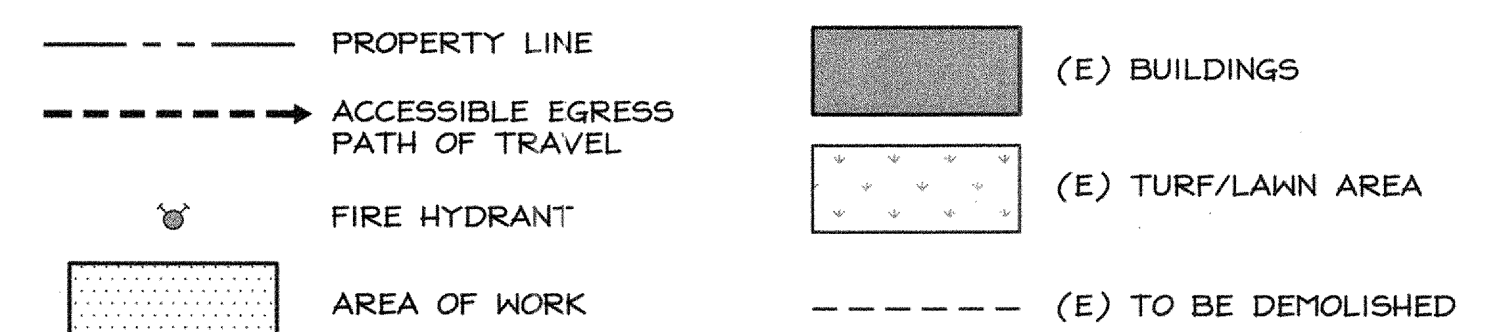
**DEMOLITION GENERAL NOTES**

- ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
- VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK
- ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
- ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.
- REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
- CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY ON RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA REPRESENTATIVE BEFORE STARTING WORK.
- FOR ADDITIONAL DEMOLITION NOTES, REFER TO LANDSCAPE DRAWINGS (LI.0)

**DEMOLITION KEYED NOTES**

- (E) CONCRETE PLATFORM, LOW WALL & CONCRETE CIRCULAR ELEMENT TO BE DEMOLISHED COMPLETE, IN WAY OF (N) WORK.
- SAW CUT (E) A.C. PAVEMENT TO BE CLEAR OF (E) V-GUTTER & DRAINS, REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- (E) TREE TO BE DEMOLISHED COMPLETE, INCLUDING ROOTS & STUMP, REFER TO ENLARGED DEMOLITION PLANS FOR ADDITIONAL NOTES TO BE REMOVED
- (E) WOOD PLANTER BOX TO BE DEMOLISHED COMPLETE, IN WAY OF (N) WORK,
- (E) TREES TO REMAIN CONSTRUCTOR TO PROVIDE TEMPORARY SHORING AS NEEDED DURING THE COURSE OF (N) RETAINING CONCRETE WALLS
- (E) REDWOOD HEADER BOARDS TO BE DEMOLISHED COMPLETE, (E) LANDSCAPE PLANTING IN PLANTER AREAS TO BE REMOVED COMPLETE, IN WAY OF (N) WORK.

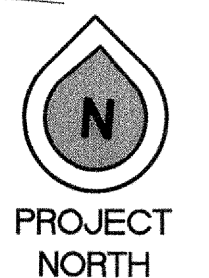
**LEGEND**



**BUILDING LEGEND**

BLDG.	DESCRIPTION	OCC.	CONST. TYPE	AREA (SF)	DSA #
A	(E) MULTIPURPOSE / KITCHEN	A/E	V-1	6,540	7421, 63180
B	(E) CLASSROOMS	E	V-B	2,400	7421
C	(E) GYMNASIUM/ LOCKER ROOMS	A	V-B	13,400	7421, 01-102679
D	(E) ADMIN. / LIBRARY	B/A	V-B	6,567	7421
E	(E) CLASSROOMS	E	V-B	4,500	7421
F	(E) CLASSROOMS	E	V-B	4,500	7421
G	(E) CLASSROOMS	E	V-B	4,500	7421, 01-102679
H	(E) CLASSROOMS	E	V-B	2,400	7421, 63180
J	(E) INDUST. ARTS	E	V-B	6,200	7421, 01-102679
P1	(E) CLASSROOMS (PORTABLE)	E	V-B	960	01-102951
P2	(E) CLASSROOMS (PORTABLE)	E	V-B	960	01-102951
P3	(E) CLASSROOMS (PORTABLE)	E	V-B	960	01-102951
P4	(E) CLASSROOMS (PORTABLE)	E	V-B	960	01-102951
P5	(E) CLASSROOMS (PORTABLE)	E	V-B	960	01-116868
S	(E) SHADE STRUCTURE	A-3	II-B	2,400	01-118132
SS	(E) SHADE STRUCTURE	U	II-B	912	01-108329
Q	(E) MUSIC BUILDING	E	V-B	1,920	01-118132

**1 OVERALL DEMOLITION SITE PLAN**  
SCALE 1" = 40'-0"



REVISIONS DATE BY DESCRIPTION

02/26/20	IM	DSA OTC SUBMITTAL
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IDENTIFICATION STAMP  
DIVISION OF THE STATE ARCHITECT

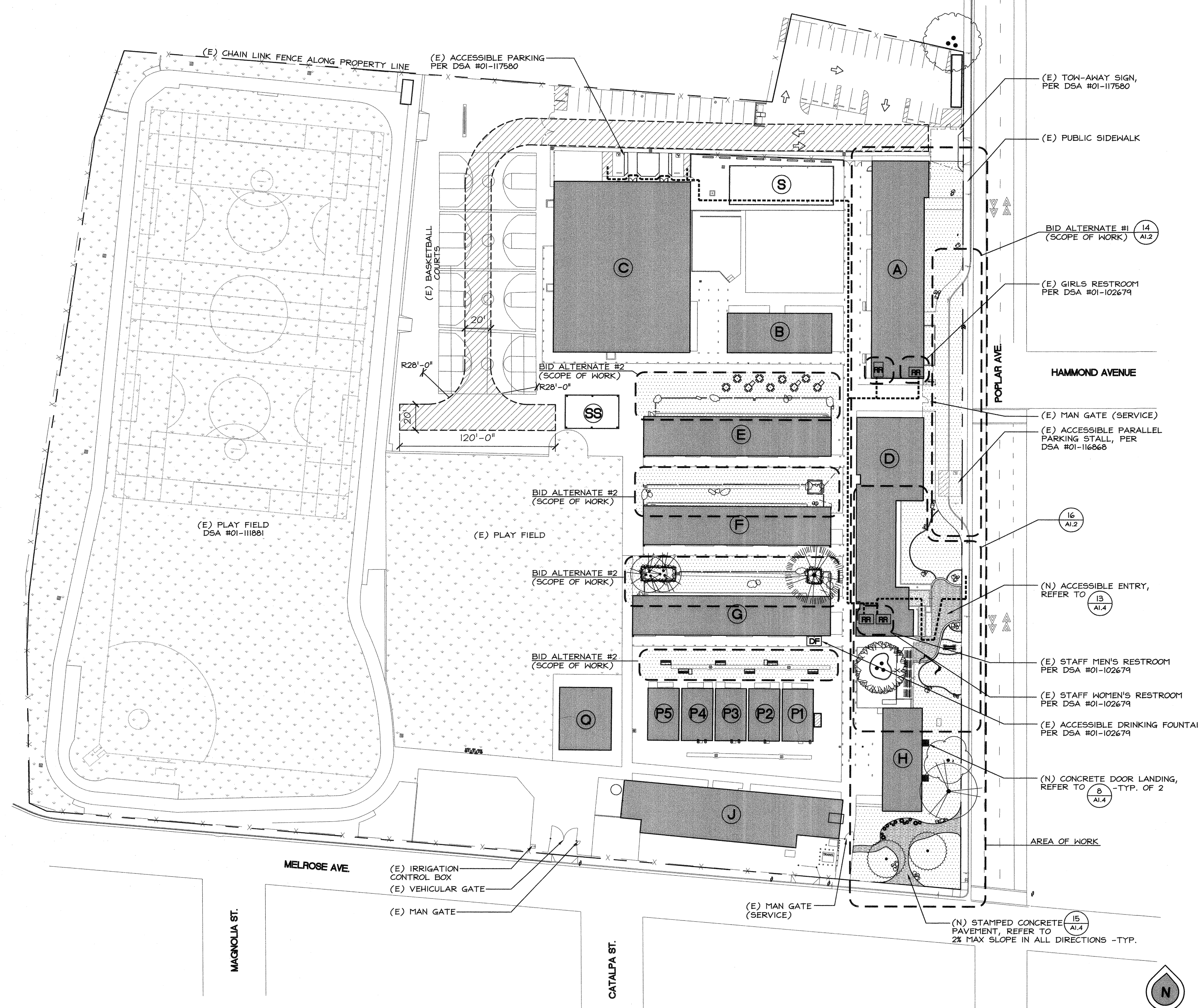
APPL 01 118 8 7 6  
ACS EBS  
DATE FEB 7 6 2020

OVERALL DEMOLITION SITE PLAN  
STREET PRESENCE IMPROVEMENTS (ACS) FOR:  
**BRANCIFORTE MIDDLE SCHOOL**  
315 POPLAR AVE, SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

BELLI ARCHITECTURAL GROUP 831.424.4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 95901  
BELLIG.COM

ARCHITECTURAL GROUP

DATE 02/26/20  
SCALE AS NOTED  
DRAWN IM/YP  
JOB 19024  
SHEET  
**A10**  
OF SHEETS



**FIRE DEPARTMENT GENERAL NOTES**

1. MINIMUM CLEAR HEIGHT. VERTICAL CLEARANCE OVER REQUIRED VEHICULAR ACCESS ROADS AND DRIVEWAYS SHALL HAVE NO OVERHEAD OBSTRUCTIONS AND SHALL BE 13'-6" MIN. IN HEIGHT -TYP.
2. FIRE TRUCK ACCESS LANE IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 67,000LBS.
3. FIRE TRUCK ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH NO LESS THAN 20'-0".
4. GATES SHALL COMPLY WITH CFC 503.546 AND CFC D103.5. KNOX-PADLOCKS SHALL COMPLY WITH CFC 503.546 AND CFC D103.5. KNOX-PADLOCK PROVIDED ARE TO BE WELDED IN PLACE PREFERABLY.

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED PER SECTION 1133.7.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND SHOULD REPORT IN WRITING TO THE ARCHITECT ANY ALL ITEMS THAT DEVIATE FROM THE DRAWINGS.
3. (N) ON-SITE UTILITY WORK SHOWN IN ELECTRICAL AND CIVIL DRAWINGS. VERIFY ALL EXISTING CONDITIONS IN FIELD. SAWCUT ALL HARD SURFACES PRIOR TO REMOVAL. PATCH AND REPAIR ALL SURFACES TO MATCH (E).
4. WHERE GRATINGS OCCUR WITHIN PATH OF TRAVEL, THE GRATE OPENINGS SHALL NOT EXCEED 1/2" IN DIRECTION OF TRAFFIC FLOW (C.B.C. 1133B7.2).
5. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL NOTES.

**LEGEND**

---	PROPERTY LINE	■	(E) BUILDINGS
---	ACCESSIBLE EGRESS PATH OF TRAVEL	■	(E) TURF/LAWN AREA
●	FIRE HYDRANT	■	(E) CONC. OR AC PAVED AREA TO REMAIN (U.O.N.)
■	AREA OF WORK	□	30"x48" CLEAR FLOOR SPACE -TYP.

**BUILDING LEGEND**

BLDG	DESCRIPTION	OCC.	CONST. TYPE	AREA (SF)	DSA #
A	(E) MULTIPURPOSE / KITCHEN	A/E	V-1	6,540	7421, 63180
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SS	(E) SHADE STRUCTURE	U	II-B	912	01-108329
Q	(E) MUSIC BUILDING	E	V-B	1,920	01-118132

**PATH OF TRAVEL**

ACCESSIBLE ROUTE OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 1:48 (2%) AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 1:20 (5%), UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ROUTE OF TRAVEL.

**ACCESSIBILITY BY DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE**

THE PATH OF-TRAVEL (POT) INDICATED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS.

AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED, AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT (1) HAVE BEEN IDENTIFIED, AND (2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DRAWINGS, DETAILS, SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

ANY NONCOMPLIANT ELEMENT, COMPONENT OR PORTION OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT, BASED ON A VALUATION THRESHOLD LIMITATION OR A FINDING OF AN UNREASONABLE HARDSHIP, IS SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF ANY POT ITEM WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT IS FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, IT SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

REVISIONS DATE BY DESCRIPTION

02/26/20	IM	DSA OTC SUBMITTAL
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IDENTIFICATION STAMP  
DIVISION OF THE STATE ARCHITECT  
APPL 01 118 876  
DATE FEB 7 2020

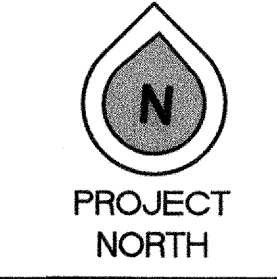
OVERALL SITE PLAN  
STREET PRESENCE IMPROVEMENTS (ACS) FOR:  
**BRANCIFORTE MIDDLE SCHOOL**  
315 POPLAR AVE. SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

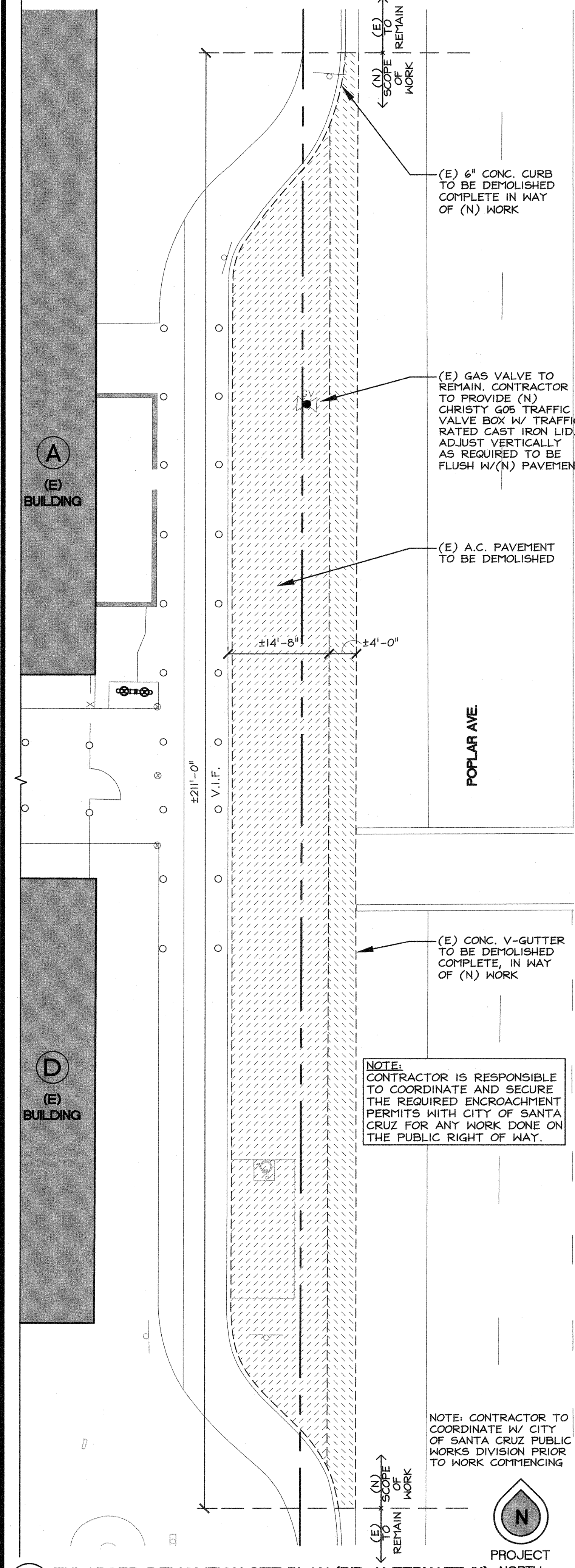
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DRAWN IM/TP  
JOB 19024  
SHEET 11 OF 11 SHEETS

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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
BELLIG.COM

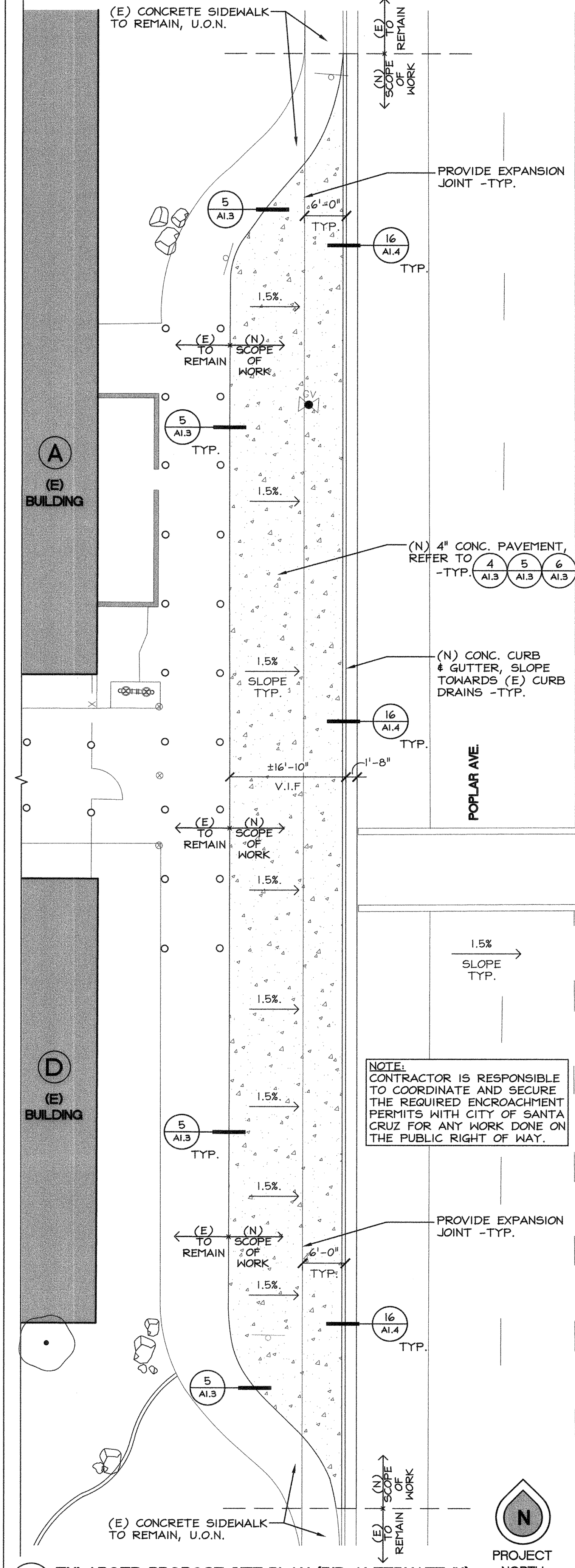
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STATE OF CALIFORNIA

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SCALE 1" = 40'-0"

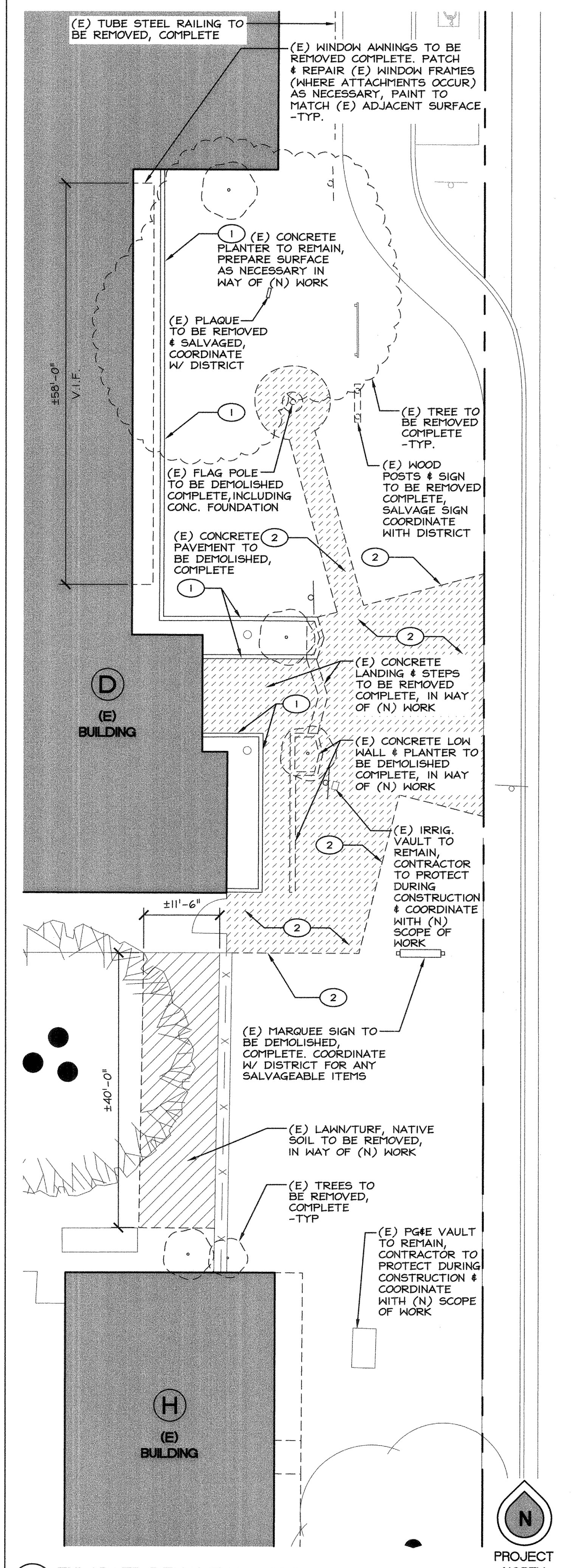




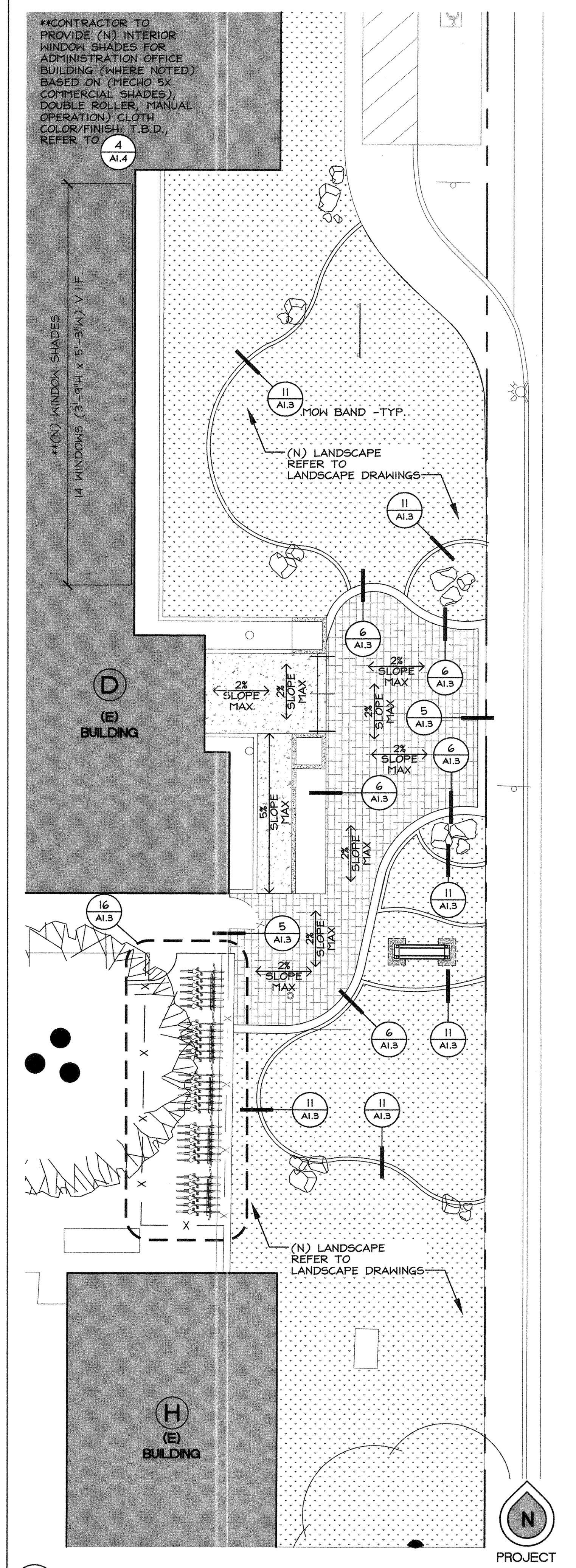
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SCALE 3/32" = 1'-0"



14 ENLARGED PROPOSE SITE PLAN (BID ALTERNATE #1)  
SCALE 3/32" = 1'-0"



15 ENLARGED DEMOLITION SITE PLAN  
SCALE 3/32" = 1'-0"



16 ENLARGED PROPOSE SITE PLAN  
SCALE 3/32" = 1'-0"

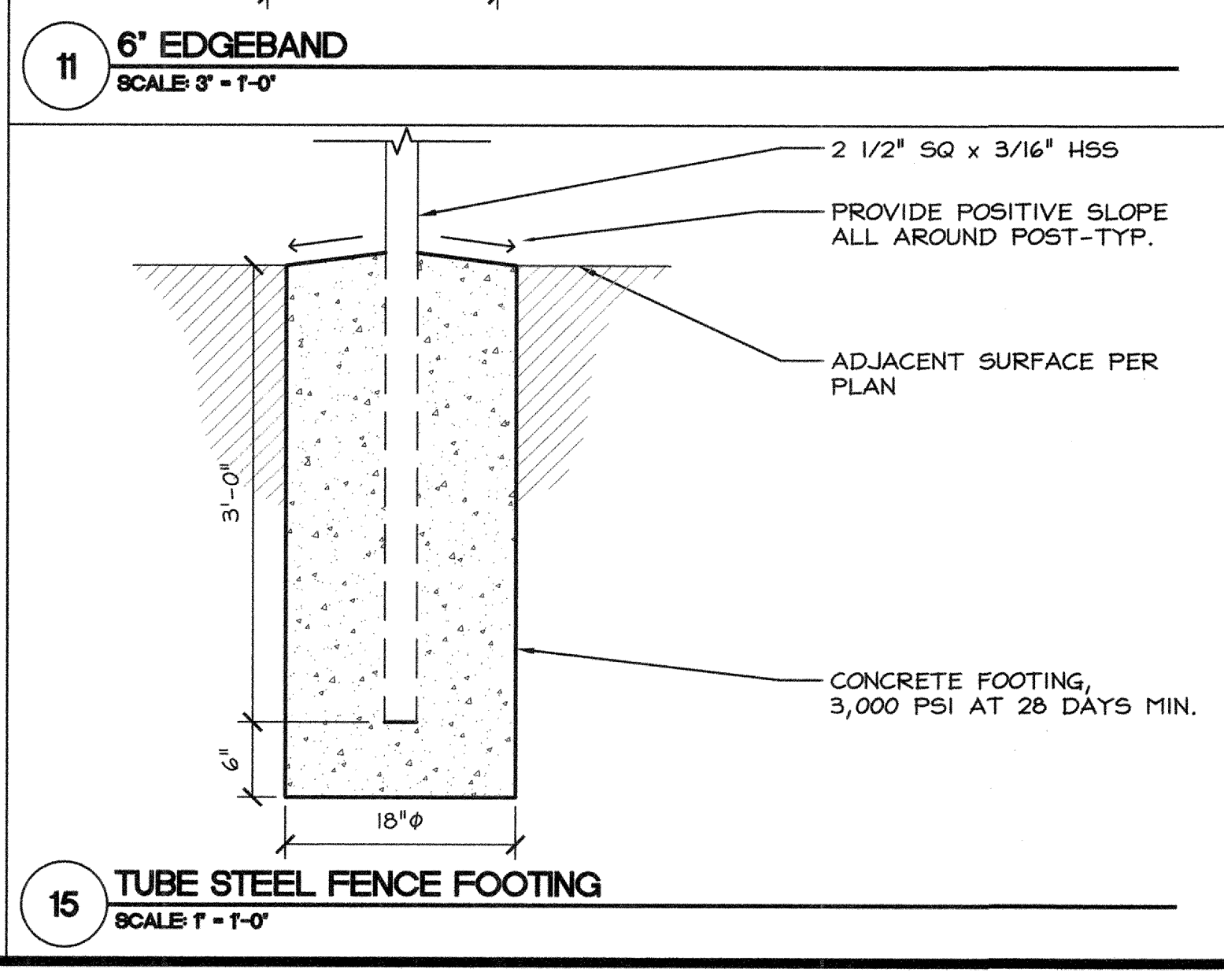
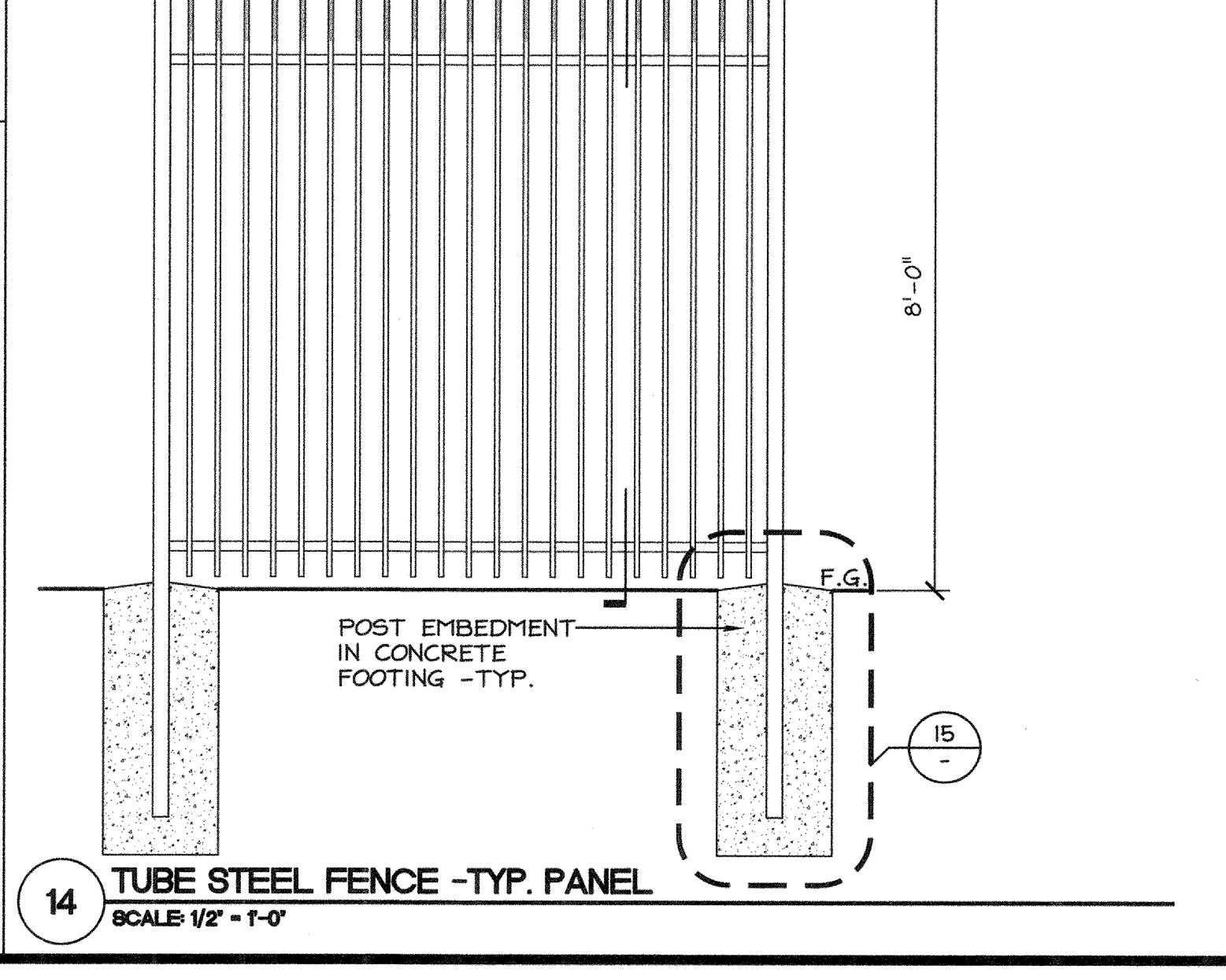
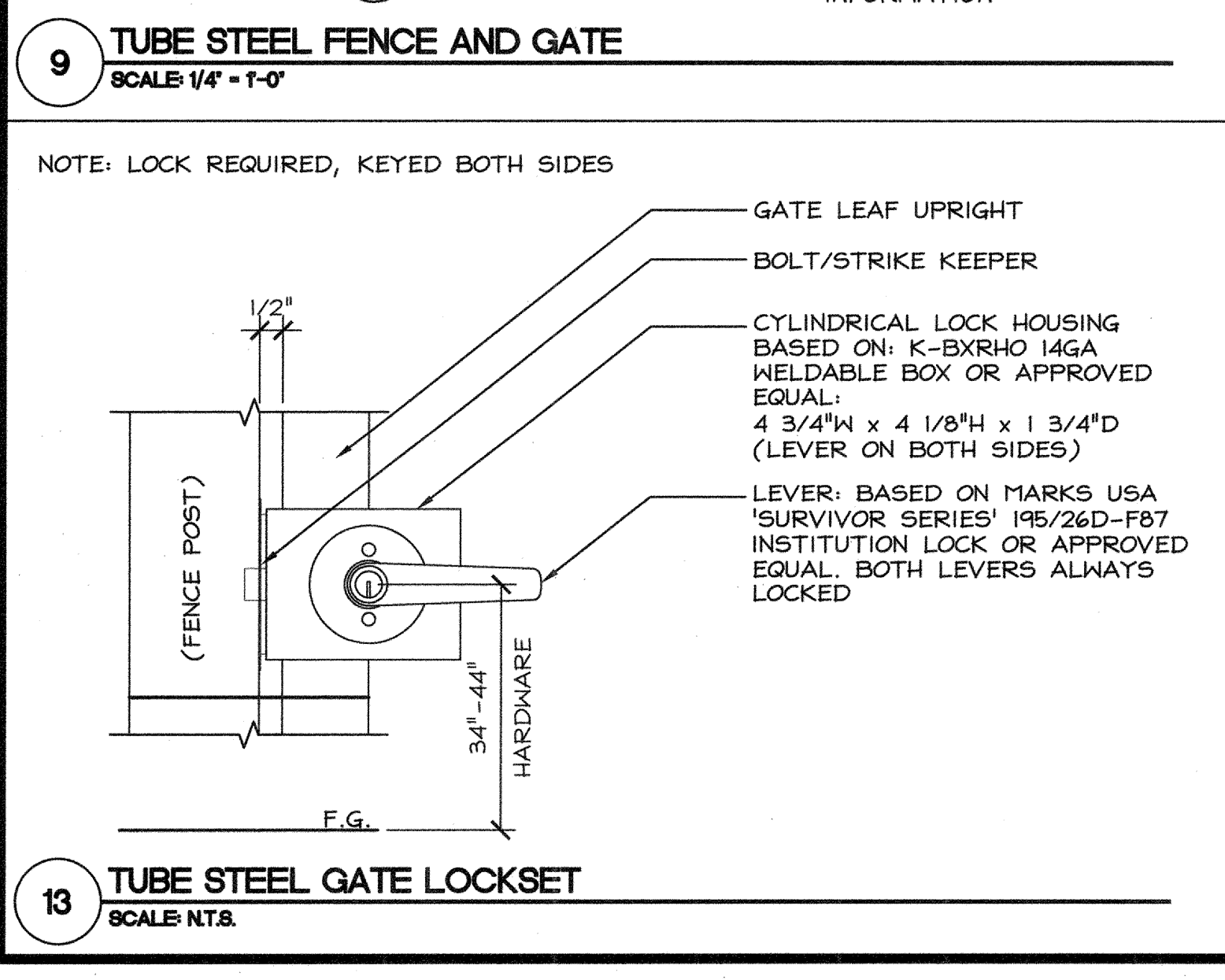
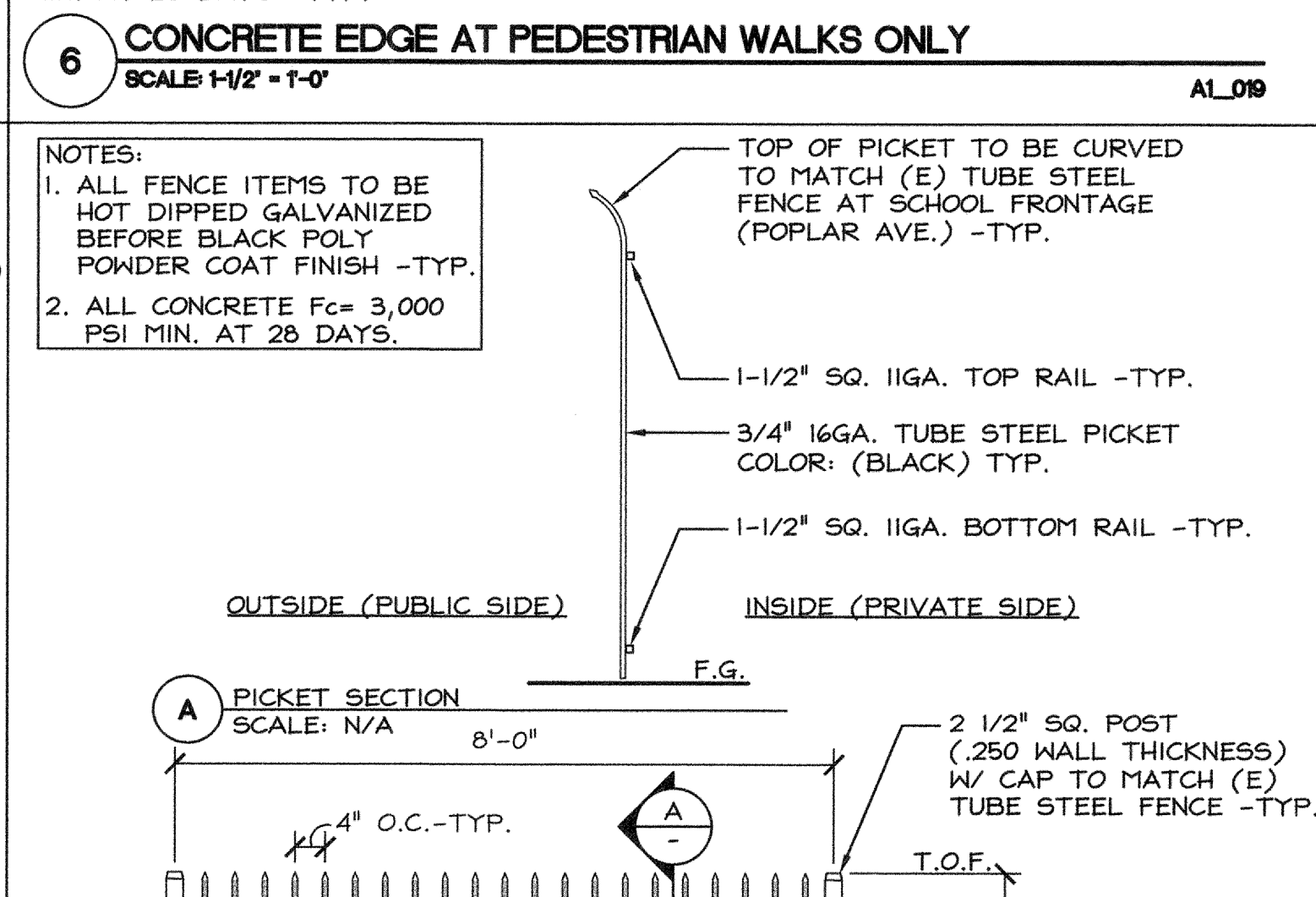
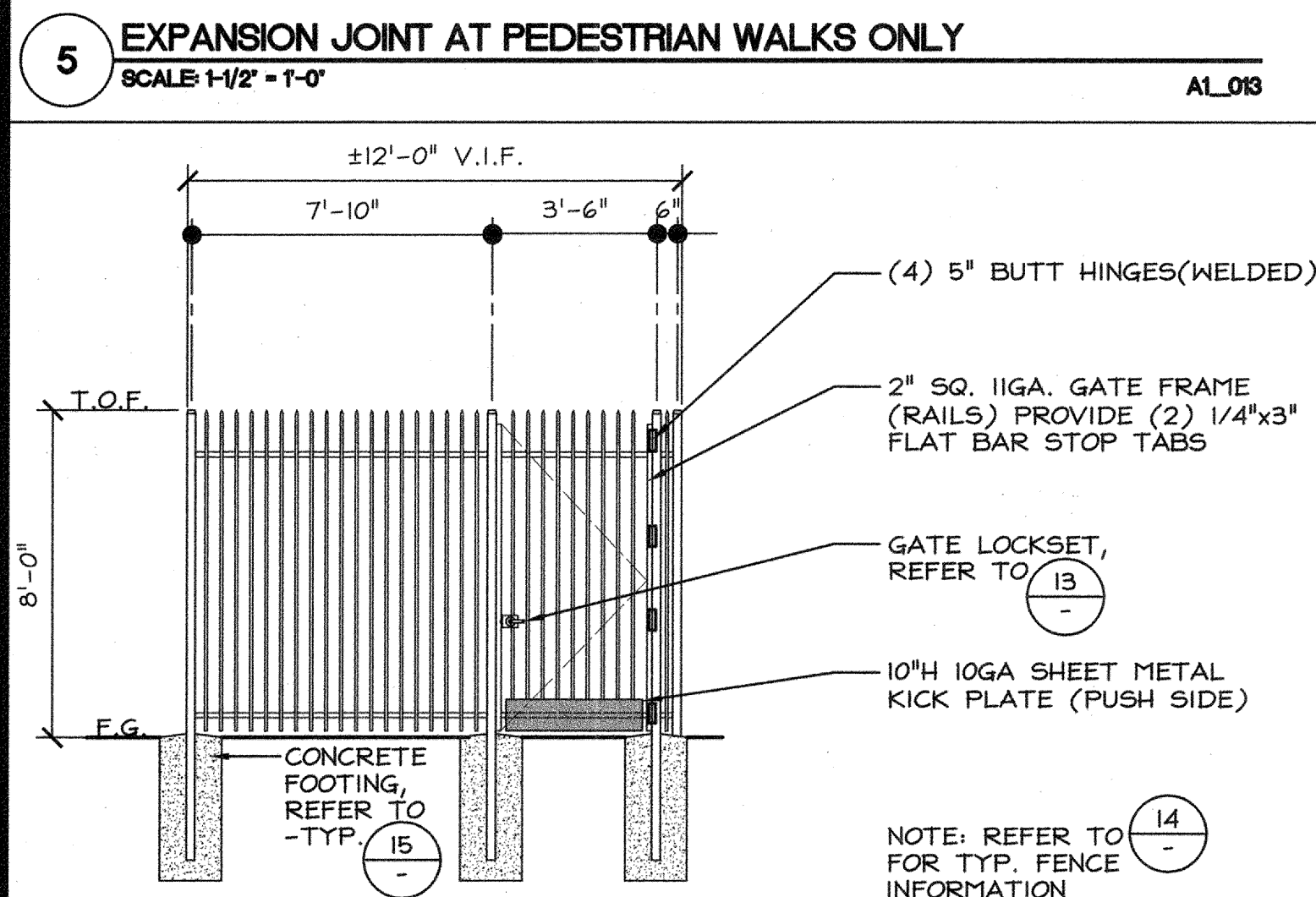
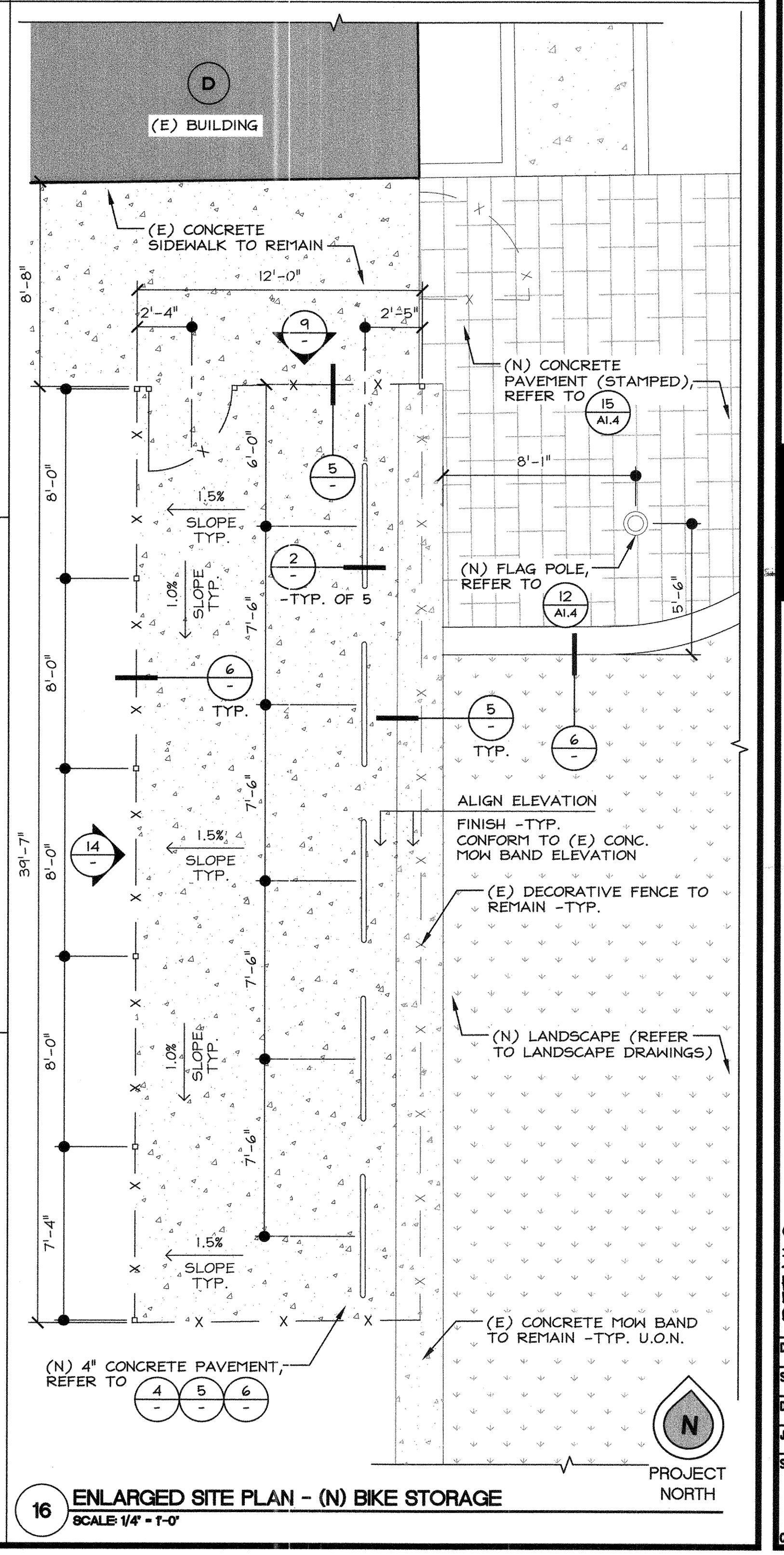
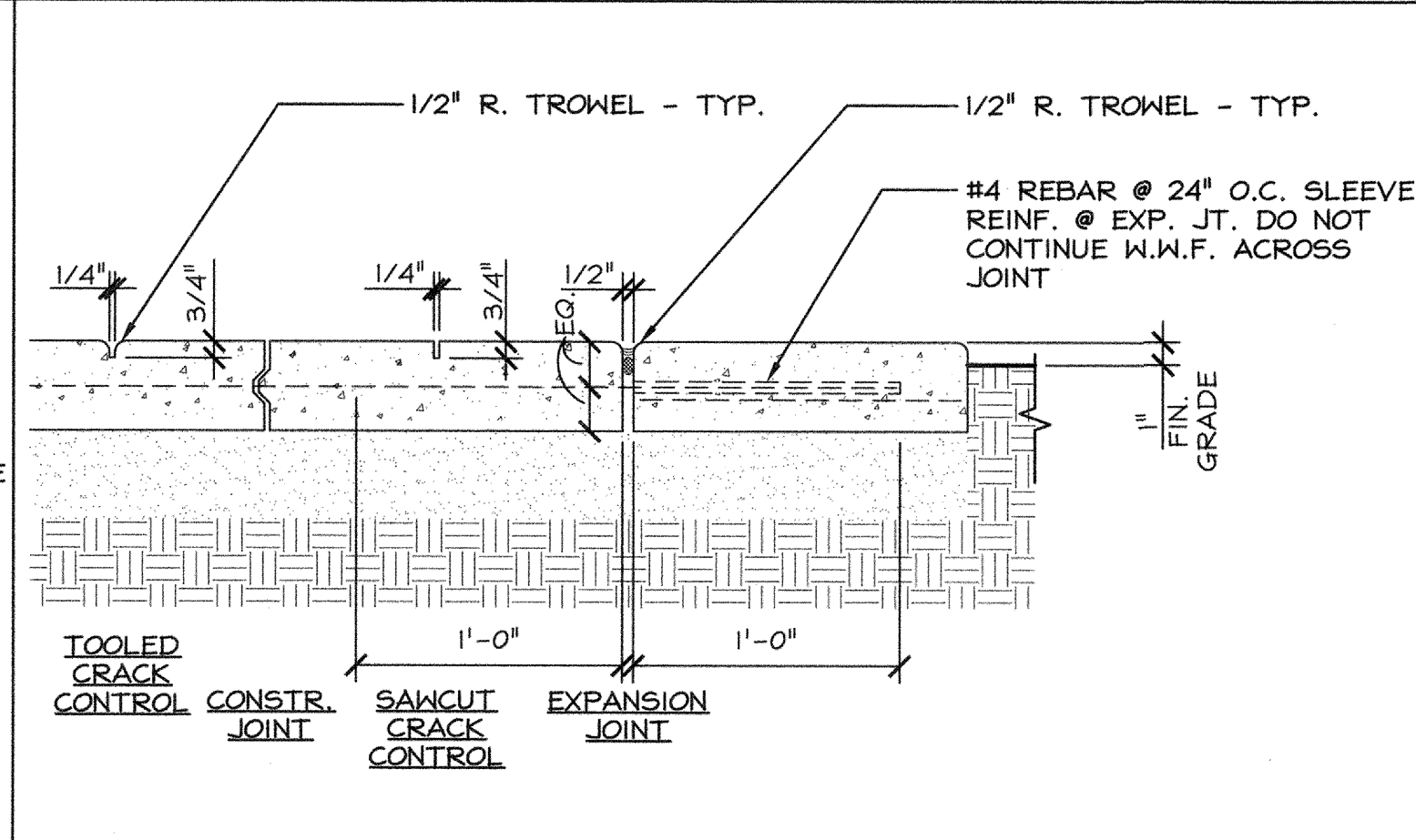
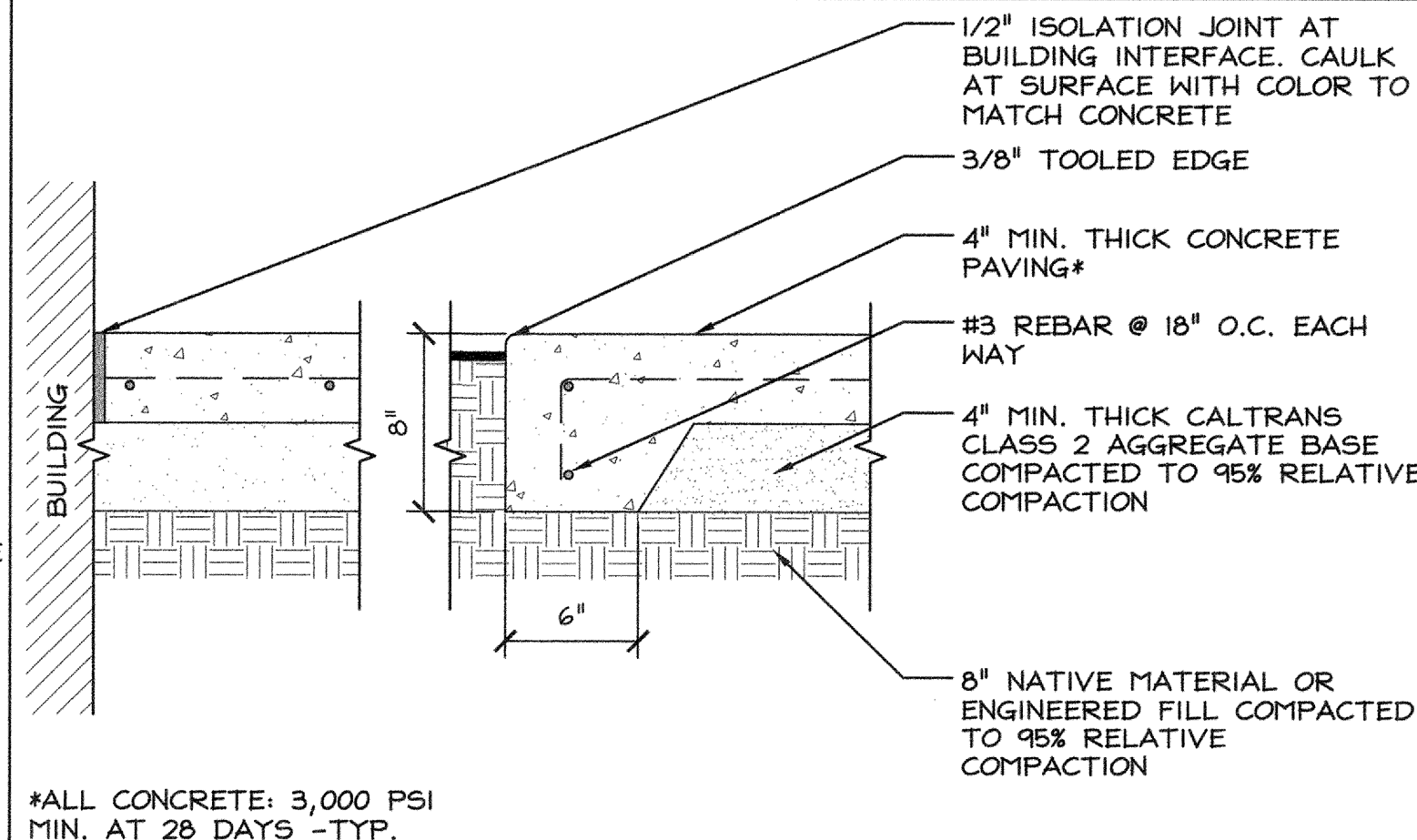
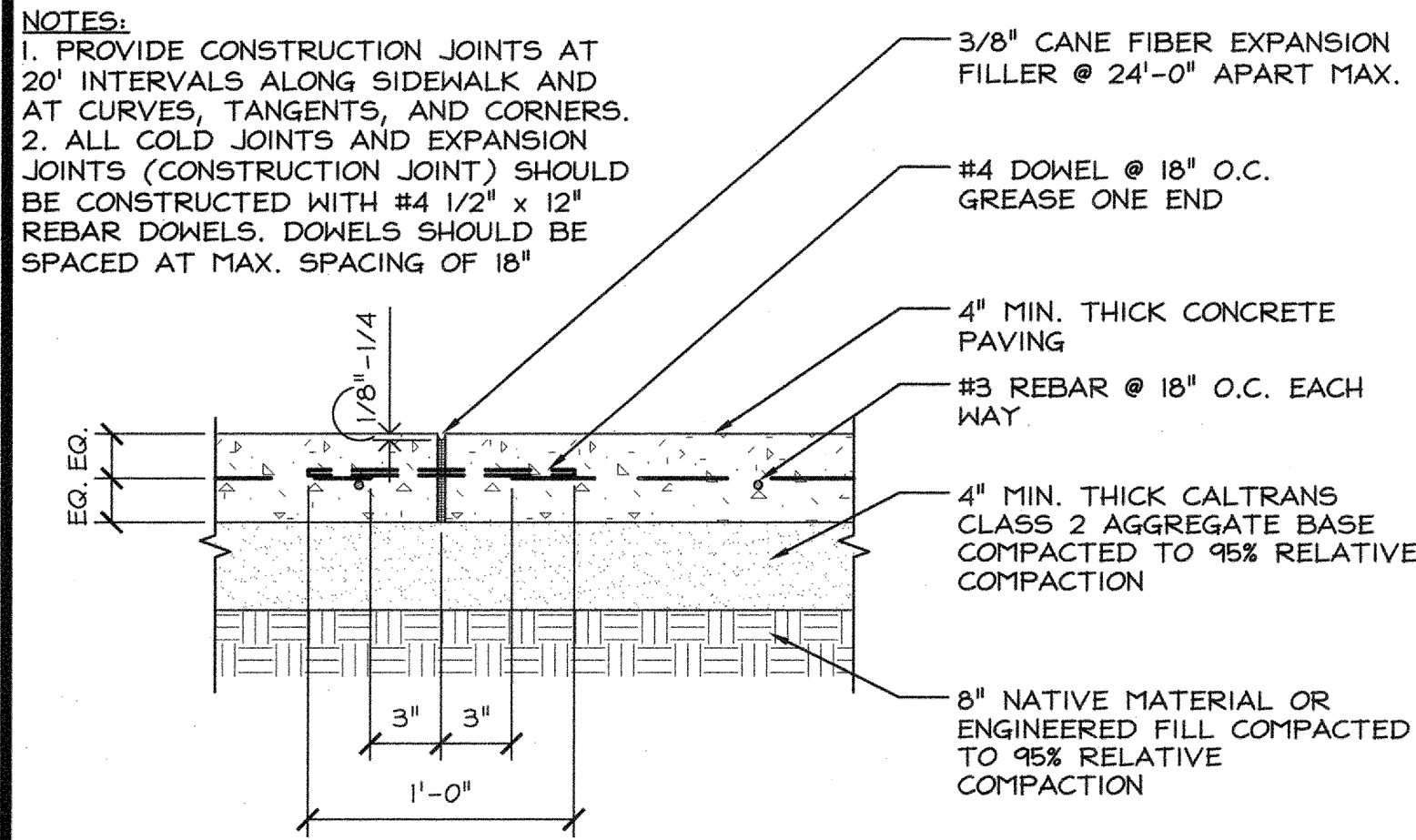
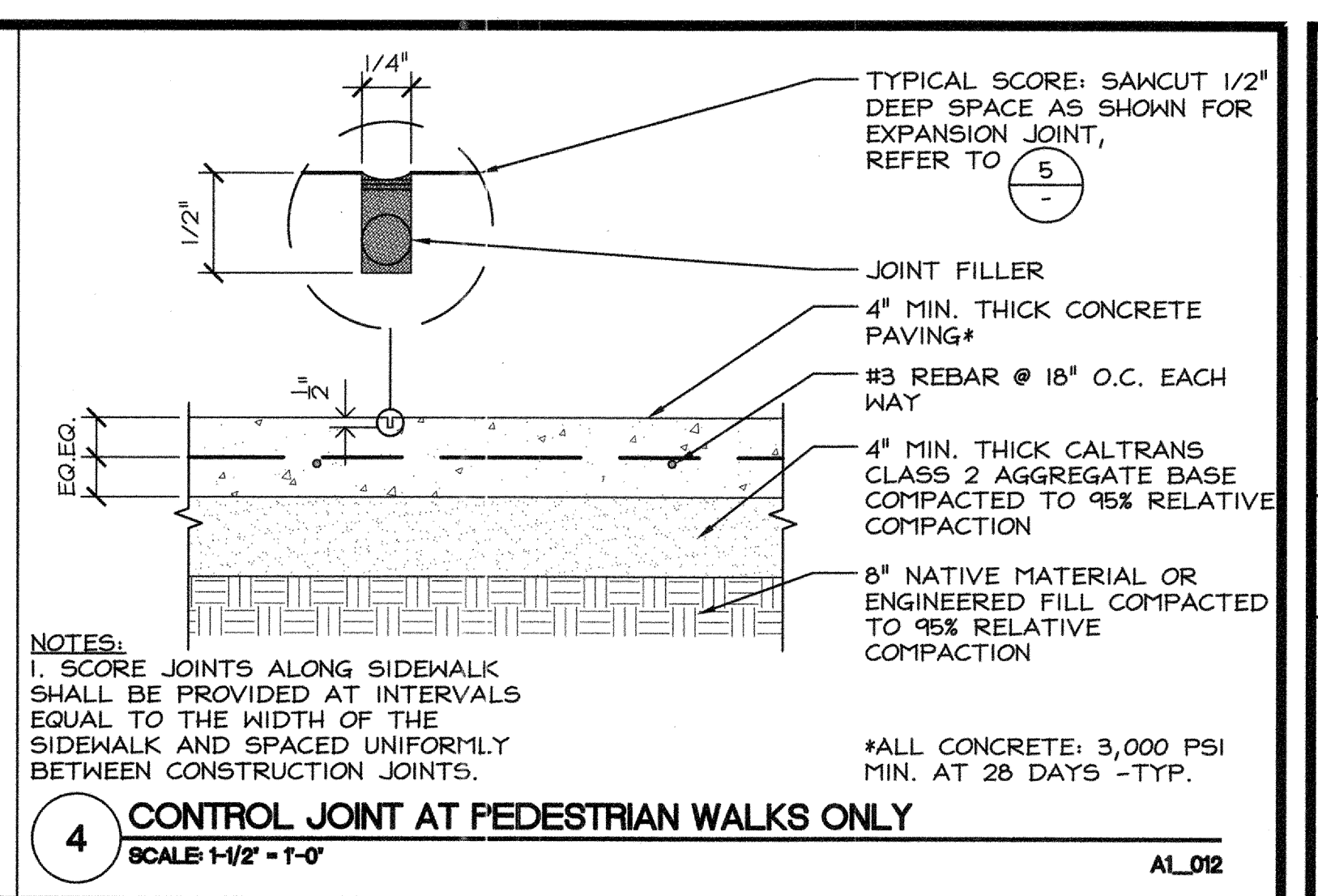
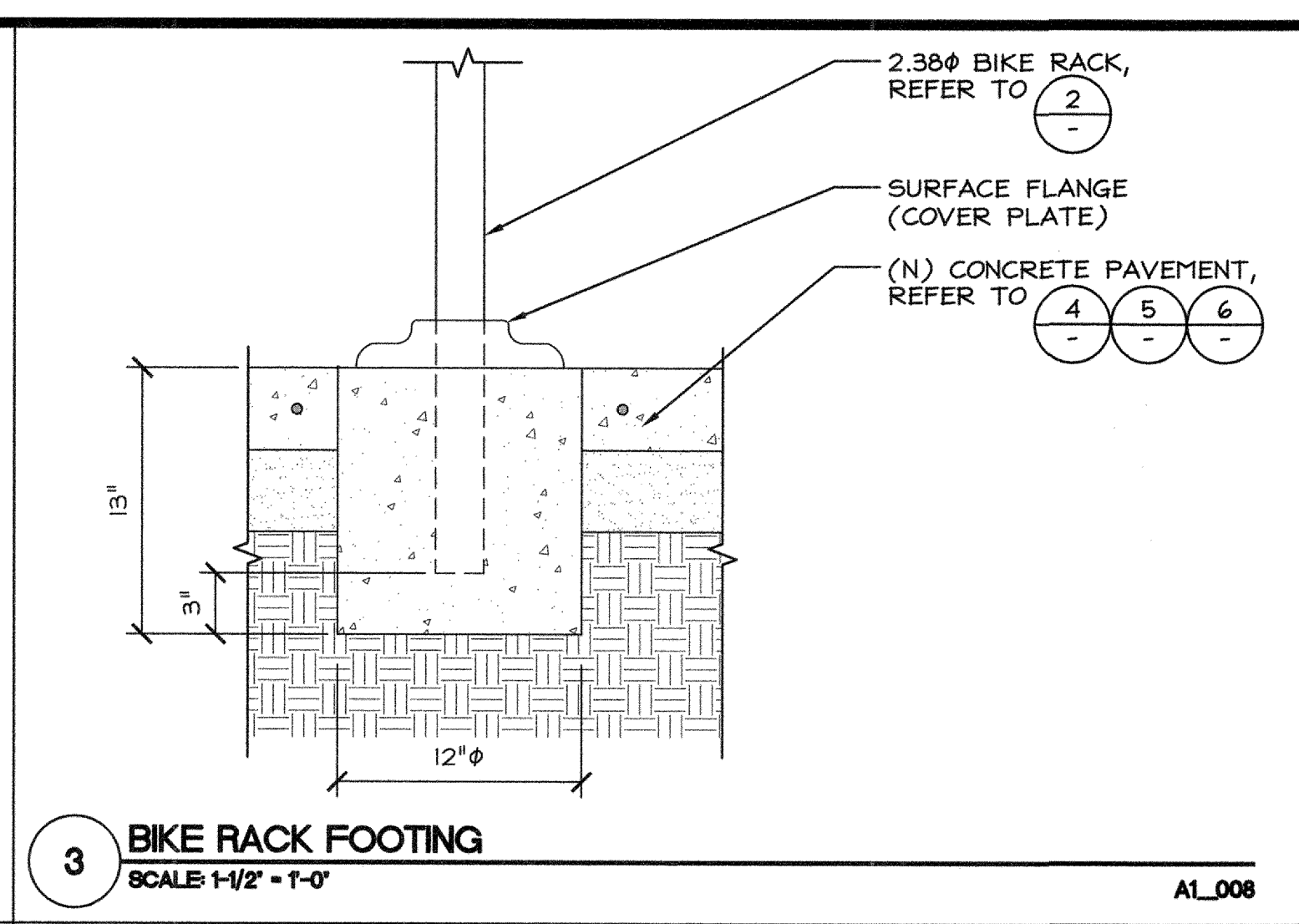
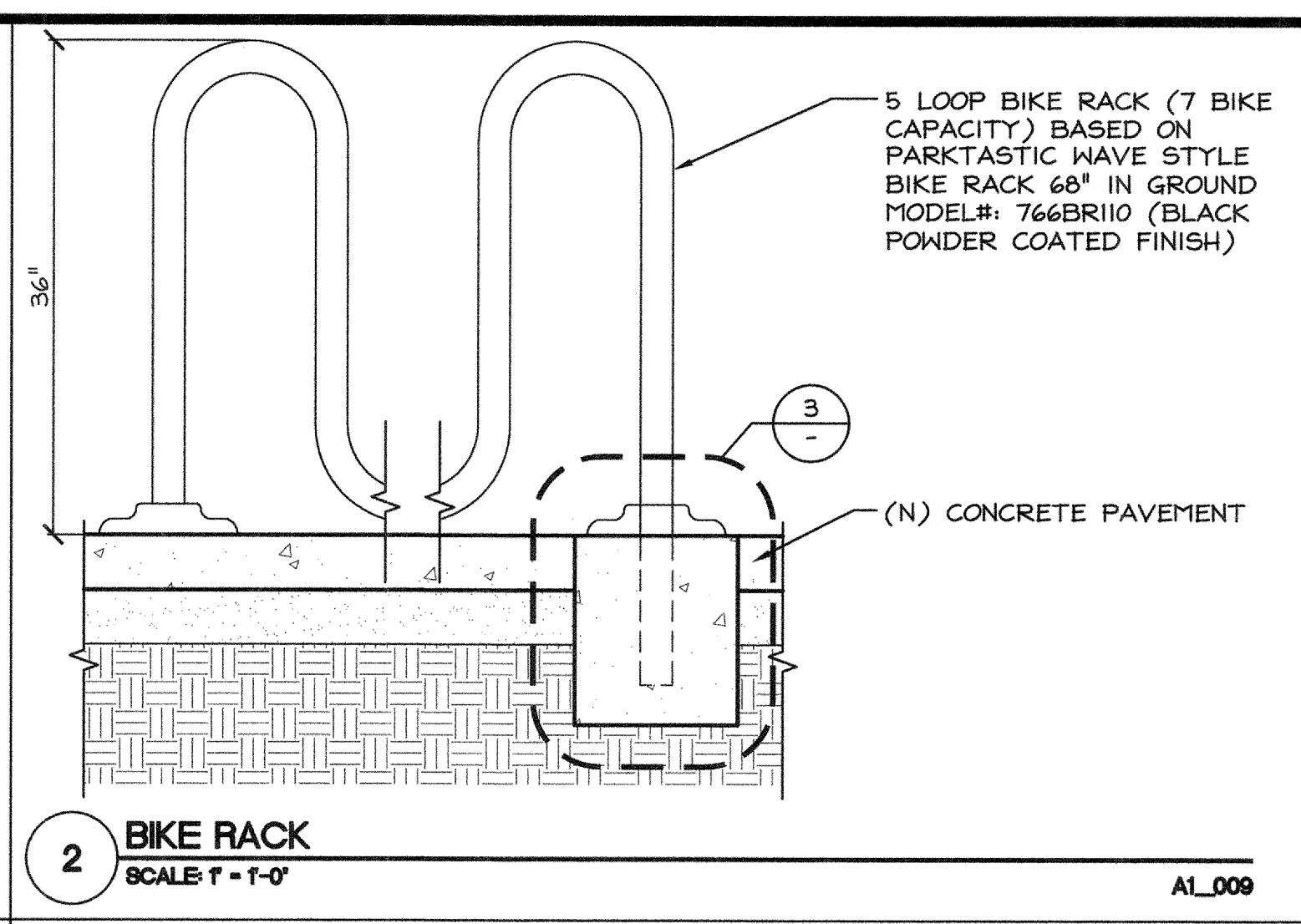
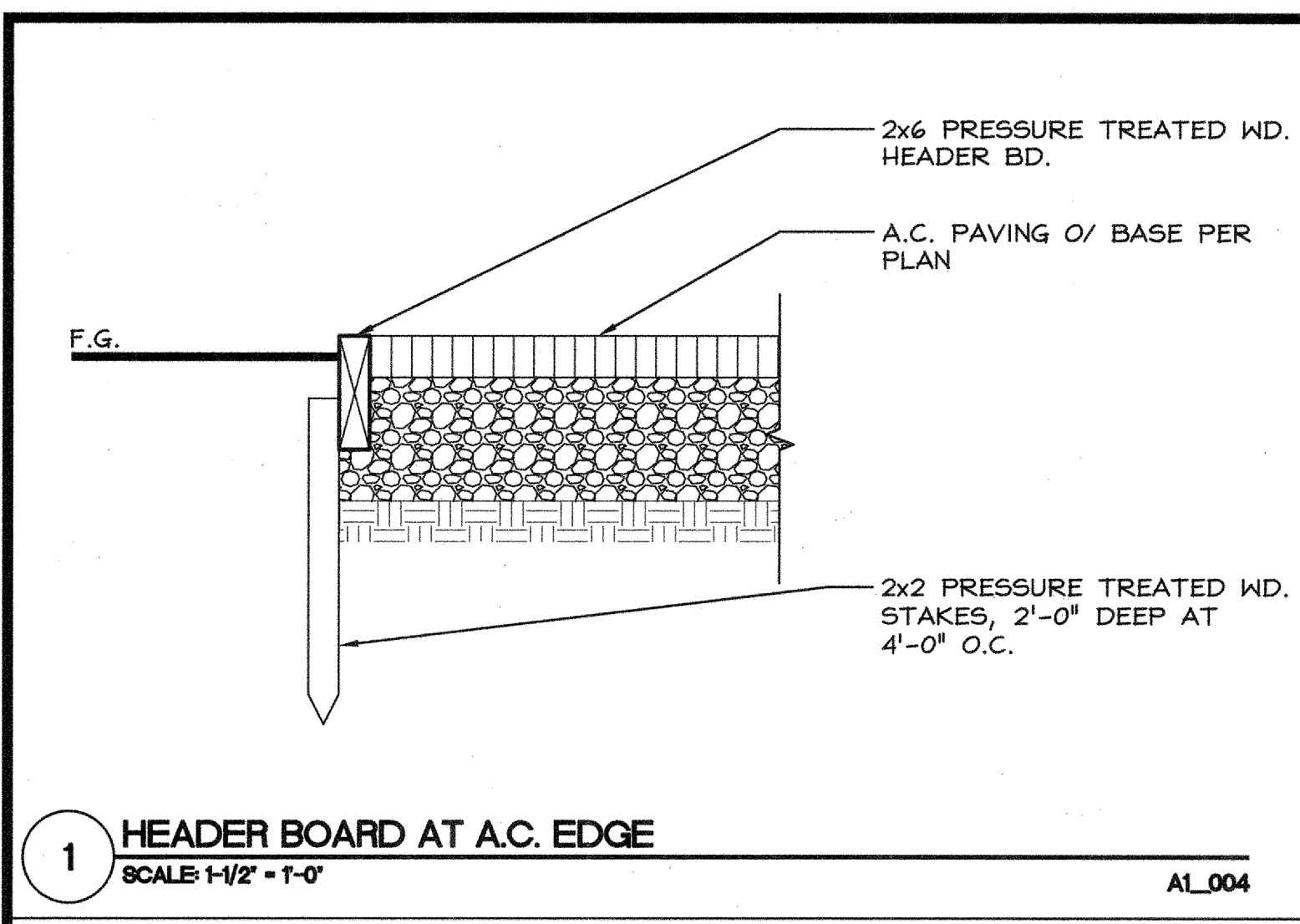
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1	02/26/20	BM	DSA OTC SUBMITAL

IDENTIFICATION STAMP  
 DIVISION OF THE STATE ARCHITECT  
 APPL 01 118 876  
 ACS EB FLS SIS  
 DATE FEB 7 2020

**ENLARGED SITE PLANS**  
 STREET PRESENCE IMPROVEMENTS (ACS) FOR:  
**BRANCIFFORTE MIDDLE SCHOOL**  
 315 POPLAR AVE, SANTA CRUZ, CA 95062  
 SANTA CRUZ CITY SCHOOLS

BELLI ARCHITECTURAL GROUP 831.424.4620  
 235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
 BELLIAG.COM  
 architectural group

PROJECT NORTH  
 SHEET **A12** OF SHEETS



REVISIONS DATE BY DESCRIPTION  
02/26/20 M DBA OTC SUBMITTAL

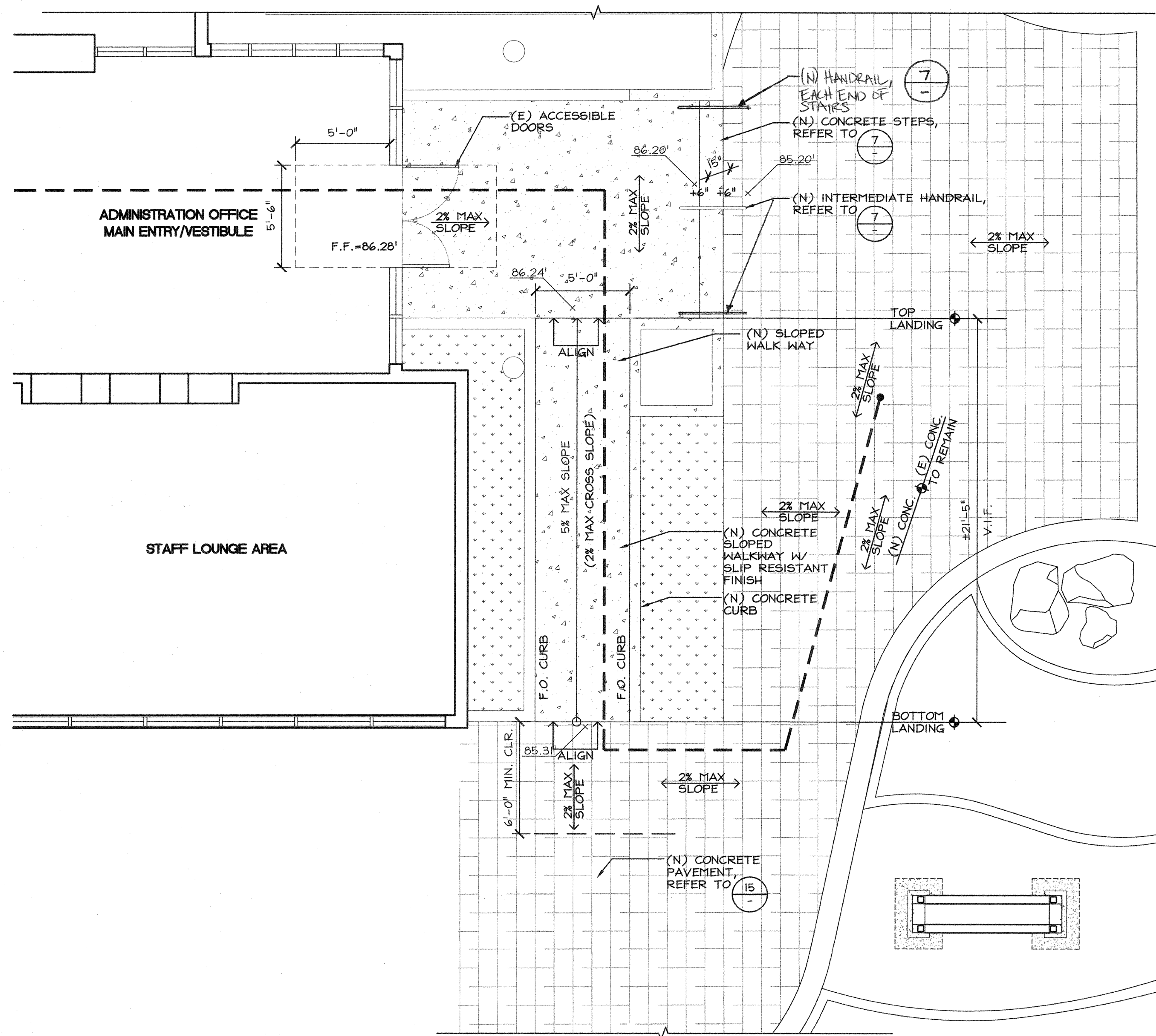
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ACS FLS SSS  
DATE FEB 7 2020

DETAILS  
STREET PRESENCE IMPROVEMENTS (ACS) FOR:  
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315 POPLAR AVE. SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

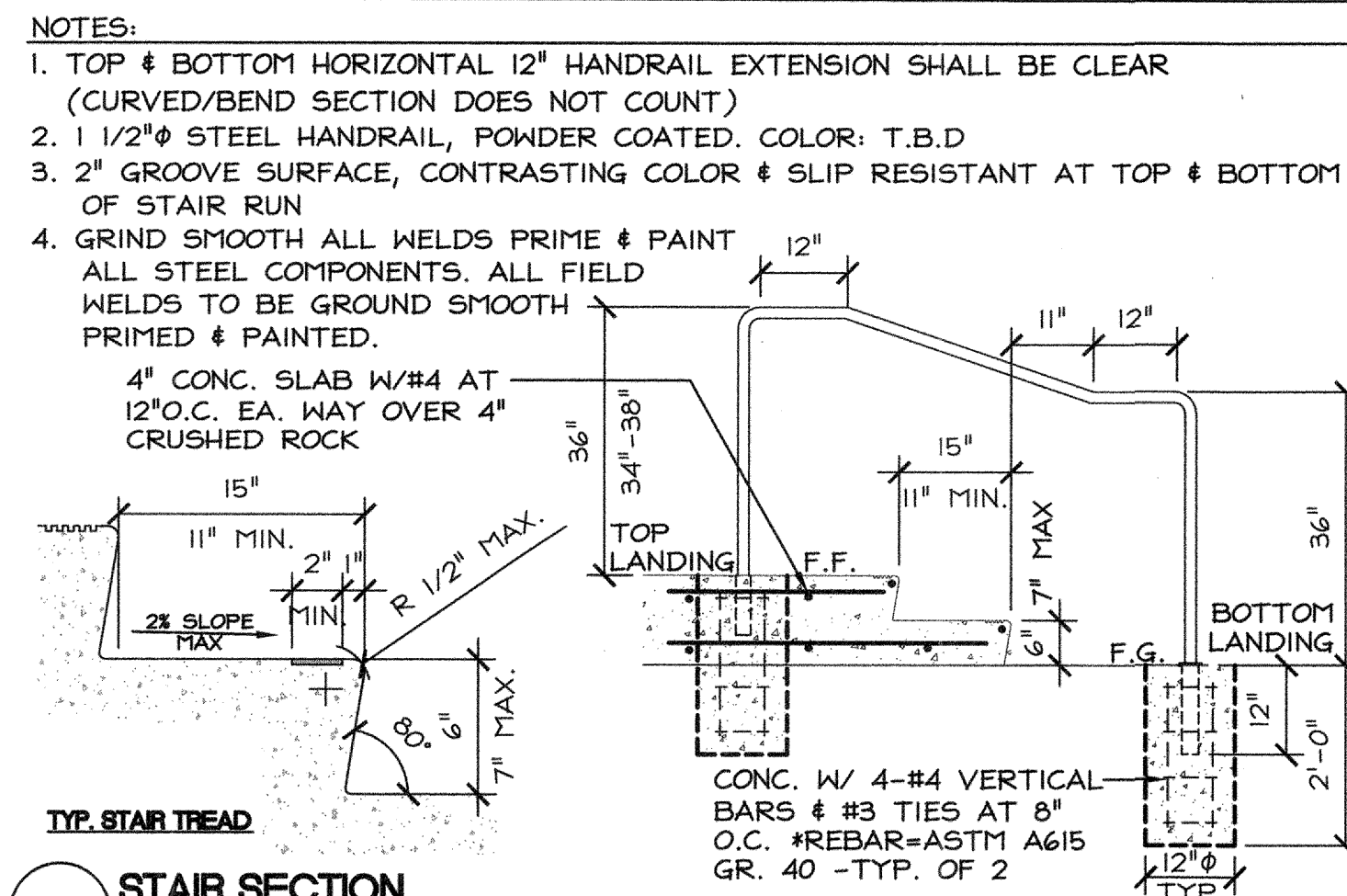
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**A13**  
OF SHEETS

BELL ARCHITECTURAL GROUP 831 . 424 . 4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 95901  
BELLARCH.COM

BELL architectural group

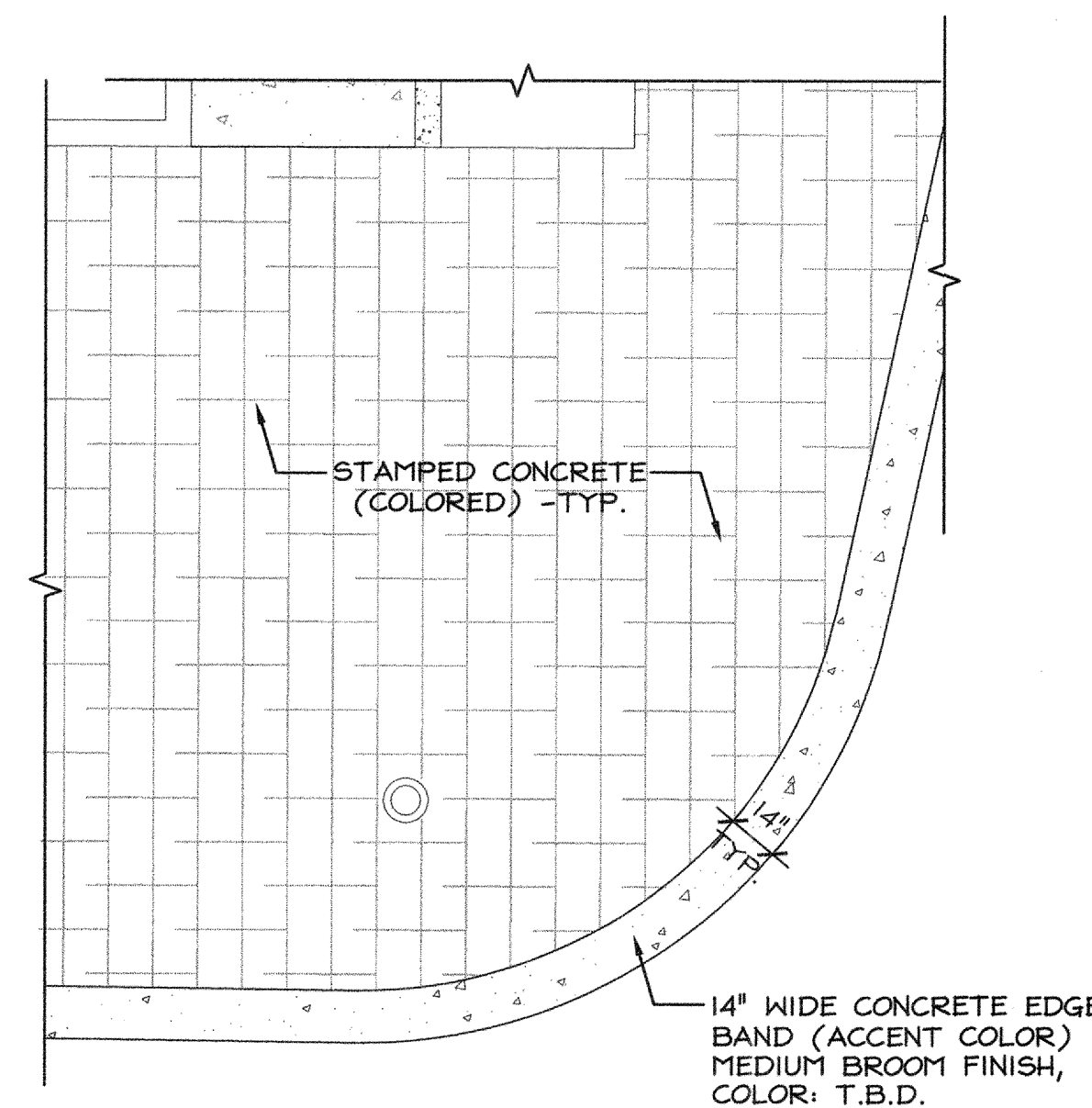


**13 (N) ACCESSIBLE ENTRY (SLOPED WALKWAY) ENLARGMENT (PROPOSED PLAN)**  
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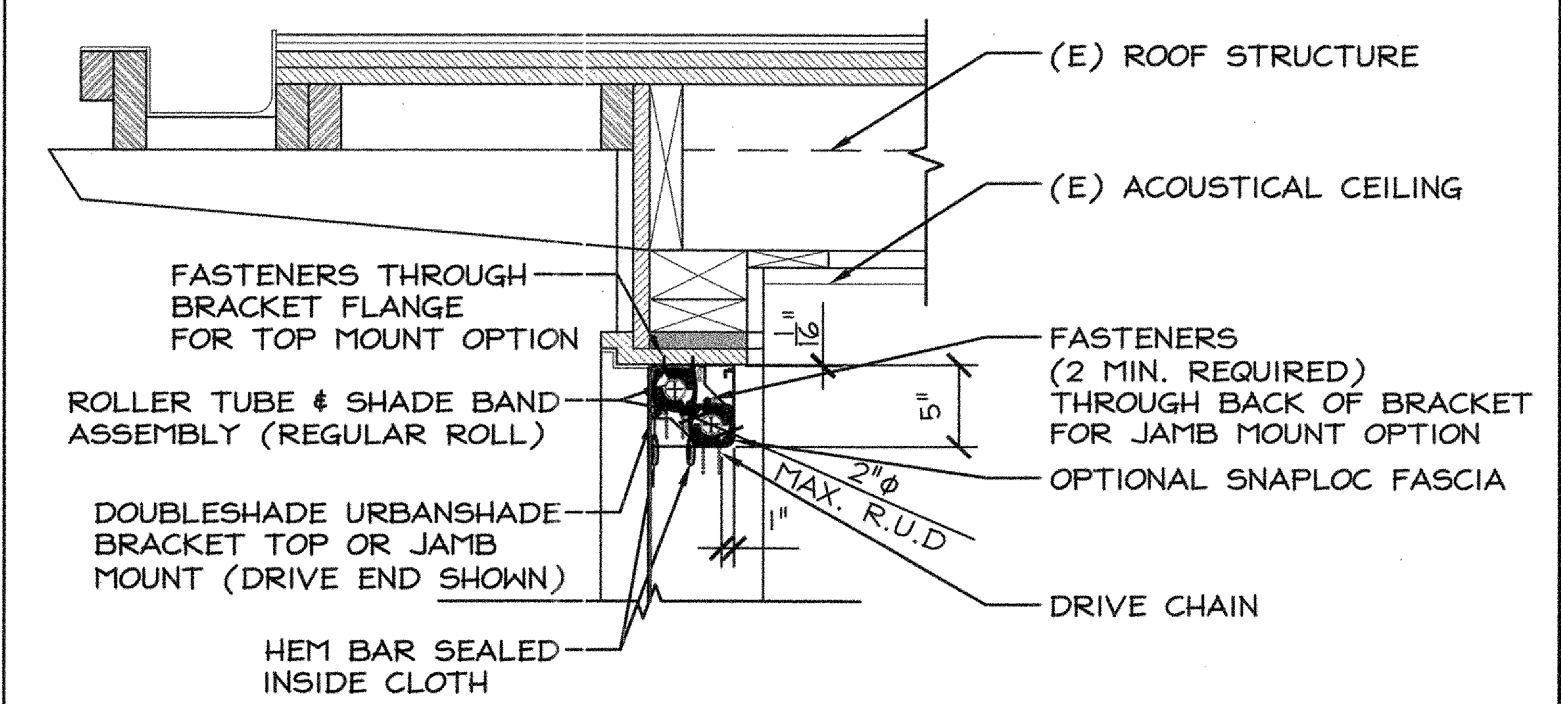


**7 STAIR SECTION**  
SCALE: 1/2" = 1'-0"

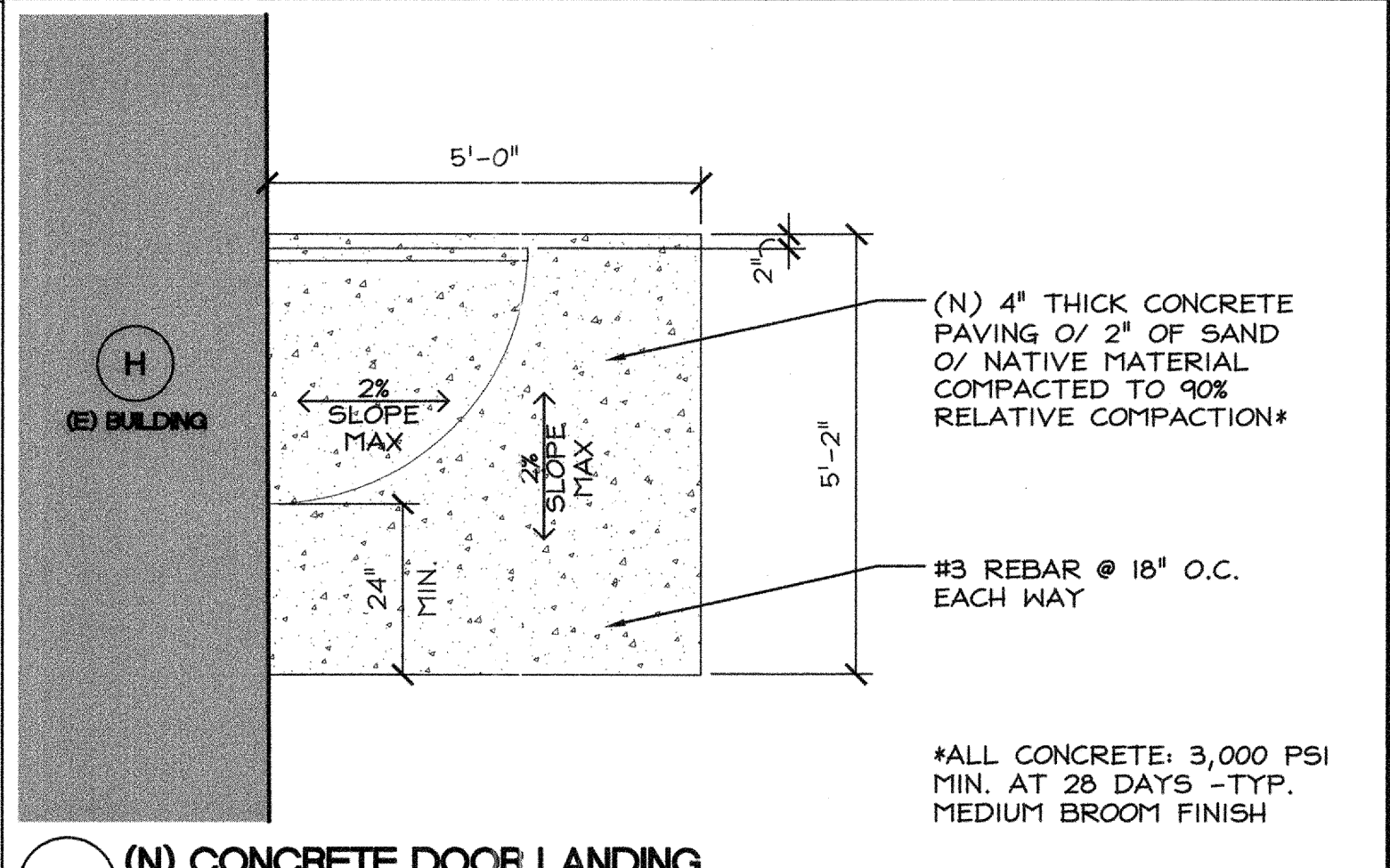
- NOTES:**
- (N) CONCRETE PAVEMENT TO BE LEVEL. MAX 1/4" LEVEL CHANGE OR 1/2" WITH BEVEL. JOINTS MAX SPACING 1/2". CHAMFER EDGE TREATMENT 1/4" MAX CHAMFER OR RADIUS AS NOTED.
  - STAMPED CONCRETE DESIGN BASED ON: PROLINE SEAMLESS (FEATHER EDGE) OLD GRANITE CLEFT STONE SET -OR APPROVED EQUAL. COLOR: T.B.D. SEAL FINISH
  - CONTRACTOR TO CONSTRUCT AN 8 FOOT BY 8 FOOT MOCKUP AT LOCATION SELECTED BY DISTRICT AND ARCHITECT. PROVIDE INDIVIDUAL MOCKUPS FOR EACH COLOR AND PATTERN REQUIRED. CONSTRUCT MOCKUP USING MATERIALS, PROCESSES, AND TECHNIQUES REQUIRED FOR THE WORK, INCLUDING CURING PROCEDURES. INCORPORATE REPRESENTATIVE CONTROL, CONSTRUCTION, AND EXPANSION JOINTS ACCORDING TO PROJECT REQUIREMENTS. INSTALLER FOR THE WORK TO CONSTRUCT MOCKUP. NOTIFY ARCHITECT AND DISTRICT A MINIMUM OF SEVEN CALENDAR DAYS IN ADVANCE OF THE DATE SCHEDULED FOR EACH MOCKUP CONSTRUCTION. OBTAIN THE ARCHITECT'S AND OWNER'S ACCEPTANCE OF EACH MOCKUP PRIOR TO COMMENCEMENT OF THE WORK. EACH MOCKUP TO REMAIN UNTIL COMPLETION OF THE WORK TO SERVE AS A QUALITY CONTROL STANDARD FOR THE WORK. PROVIDE SUITABLE PROTECTIONS TO PRECLUDE DAMAGE TO MOCKUP. DEMOLISH AND REMOVE EACH MOCKUP FROM SITE WHEN DIRECTED.



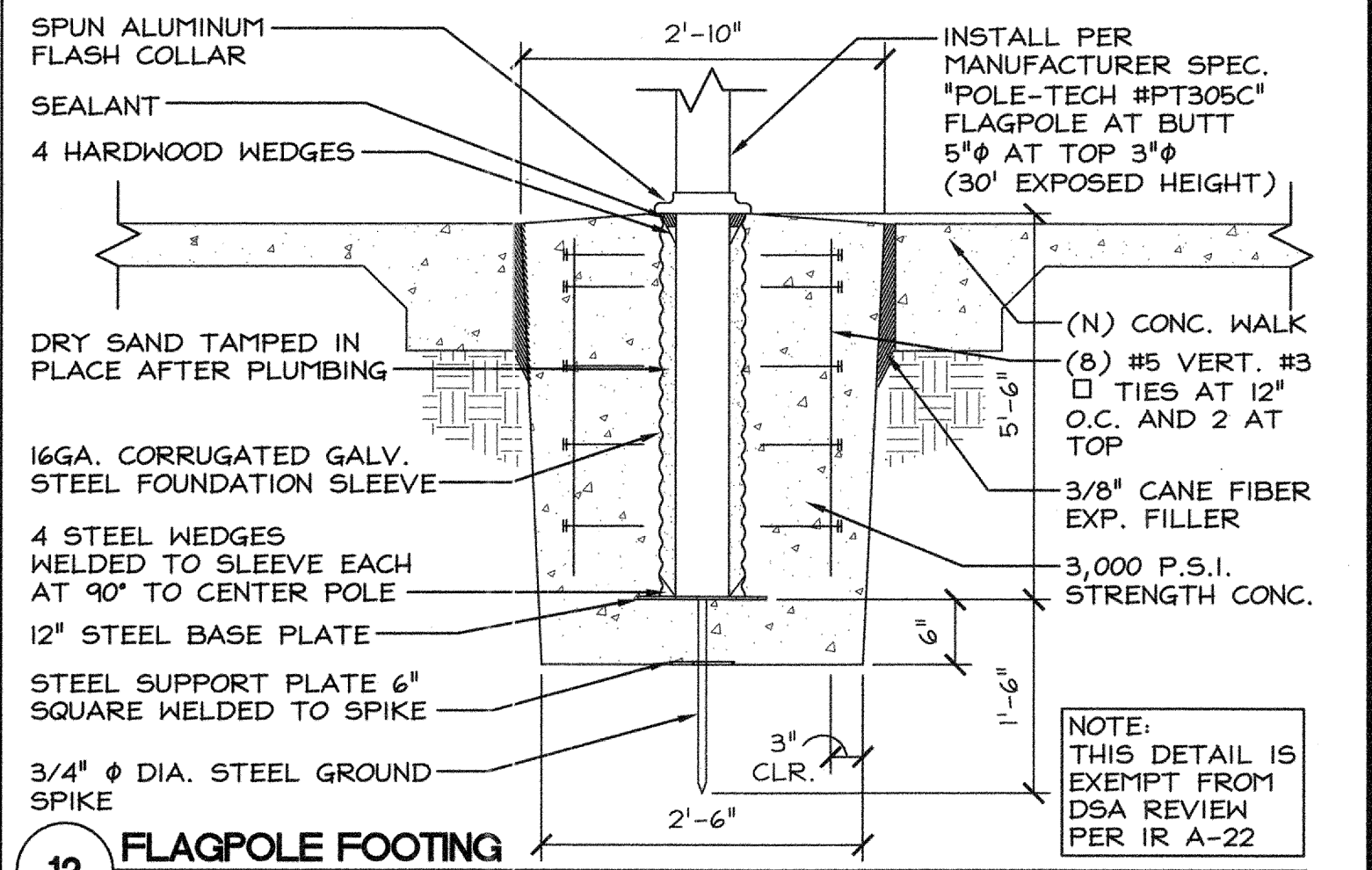
**15 (N) STAMPED CONCRETE (ENLARGED PARTIAL PLAN)**  
SCALE: 1/4" = 1'-0"



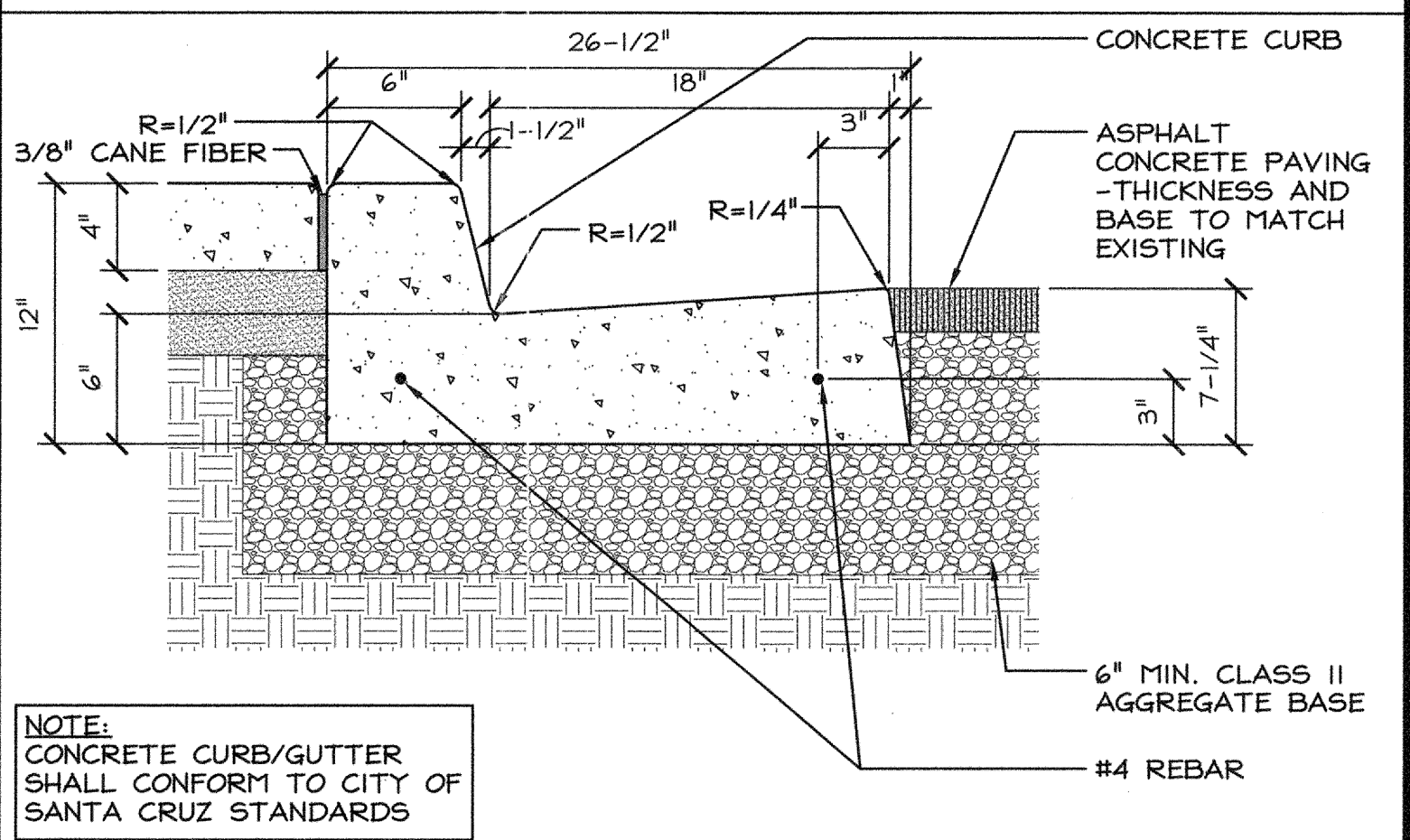
**4 (N) INTERIOR WINDOW SHADE - WINDOW HEAD CONNECTION**  
SCALE: 1" = 1'-0"



**8 (N) CONCRETE DOOR LANDING**  
SCALE: 1/2" = 1'-0"



**12 FLAGPOLE FOOTING**  
SCALE: 3/4" = 1'-0"



**16 CONCRETE CURB AT A.C. PAVING**  
SCALE: 1/2" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
02/26/20	IM	DBA	OTC SUBMITTAL

**BELL ARCHITECTURAL GROUP**  
831 . 424 . 4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
BELLARCH.COM

**BRANCIFORTE MIDDLE SCHOOL**  
315 POPLAR AVE. SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

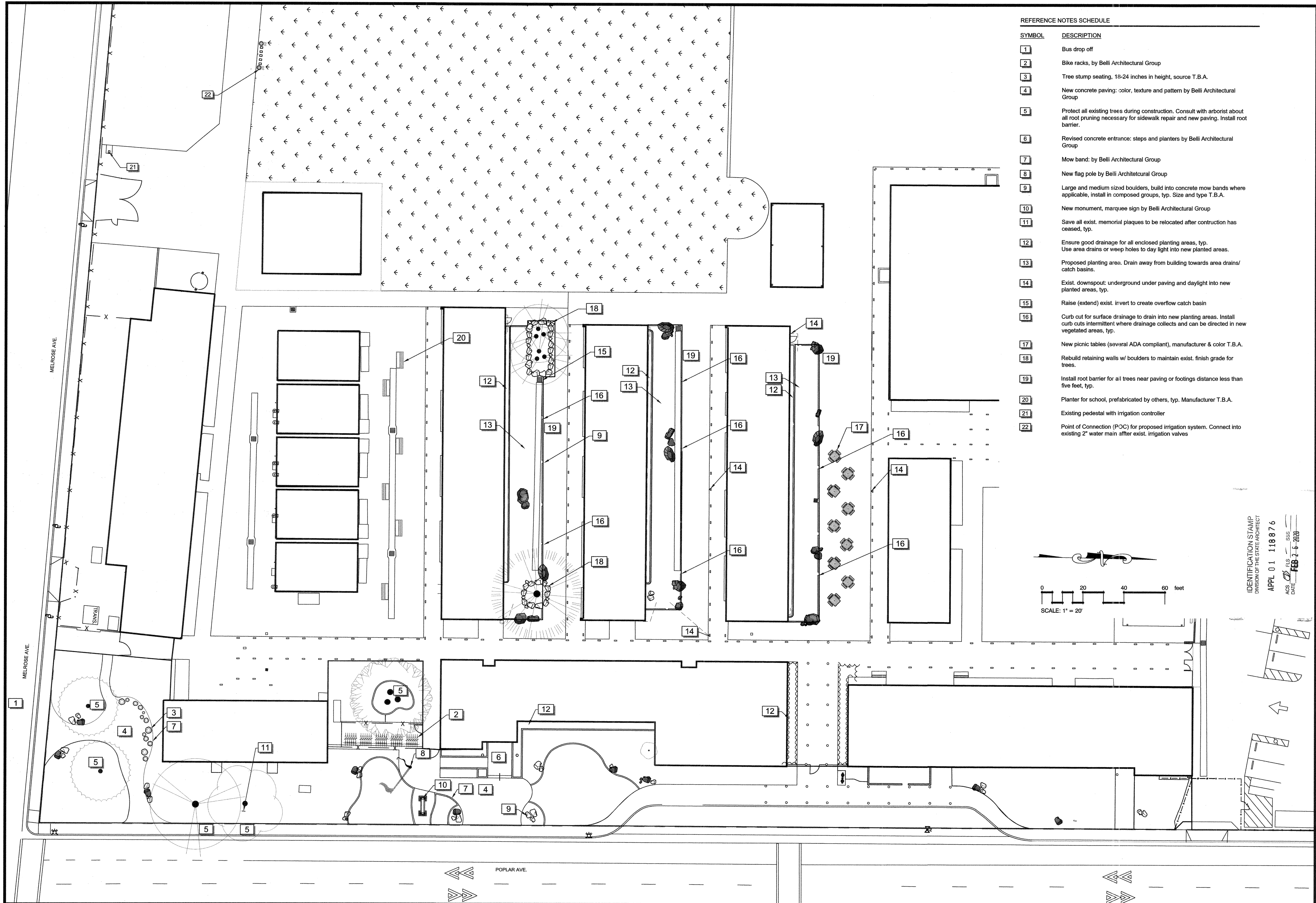
**IDENTIFICATION STAMP**  
DIVISION OF THE STATE ARCHITECT  
APR 01 11 8 7 6  
DATE: FEB 26 2020

**DETAILS**  
STREET PRESENCE IMPROVEMENTS (ACS) FOR:  
**BRANCIFORTE MIDDLE SCHOOL**  
315 POPLAR AVE. SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

DATE: 02/26/20  
SCALE: AS NOTED  
DRAWN: IM/YP  
JOB: 19024  
SHEET: **A14**  
OF SHEETS: 05



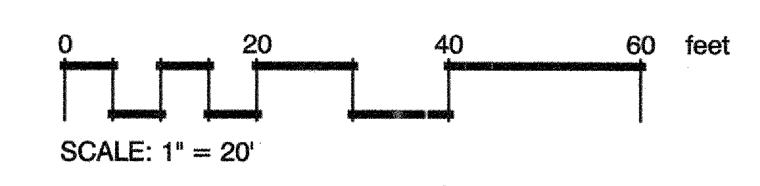




REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Bus drop off
2	Bike racks, by Belli Architectural Group
3	Tree stump seating, 18-24 inches in height, source T.B.A.
4	New concrete paving: color, texture and pattern by Belli Architectural Group
5	Protect all existing trees during construction. Consult with arborist about all root pruning necessary for sidewalk repair and new paving. Install root barrier.
6	Revised concrete entrance: steps and planters by Belli Architectural Group
7	Mow band: by Belli Architectural Group
8	New flag pole by Belli Architectural Group
9	Large and medium sized boulders, build into concrete mow bands where applicable, install in composed groups, typ. Size and type T.B.A.
10	New monument, marquee sign by Belli Architectural Group
11	Save all exist. memorial plaques to be relocated after construction has ceased, typ.
12	Ensure good drainage for all enclosed planting areas, typ. Use area drains or weep holes to day light into new planted areas.
13	Proposed planting area. Drain away from building towards area drains/ catch basins.
14	Exist. downspout: underground under paving and daylight into new planted areas, typ.
15	Raise (extend) exist. invert to create overflow catch basin
16	Curb cut for surface drainage to drain into new planting areas. Install curb cuts intermittent where drainage collects and can be directed in new vegetated areas, typ.
17	New picnic tables (several ADA compliant), manufacturer & color T.B.A.
18	Rebuild retaining walls w/ boulders to maintain exist. finish grade for trees.
19	Install root barrier for all trees near paving or footings distance less than five feet, typ.
20	Planter for school, prefabricated by others, typ. Manufacturer T.B.A.
21	Existing pedestal with irrigation controller
22	Point of Connection (POC) for proposed irrigation system. Connect into existing 2" water main after exist. irrigation valves

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 DATE FEB 2 6 2020

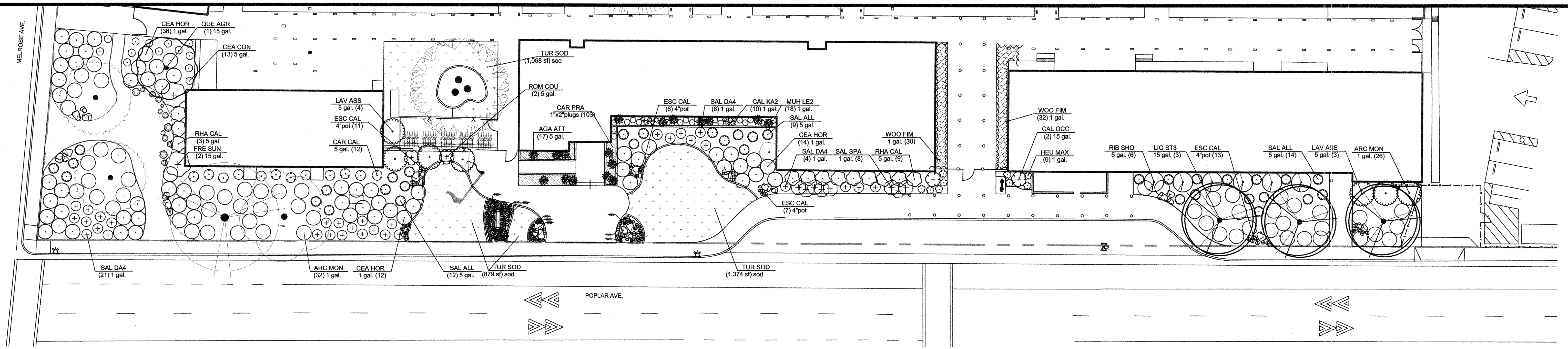


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	02/26/20	MM	DSA OTC SUBMITTAL

BELL ARCHITECTURAL GROUP 831.424.4620  
 285 MONTEREY STREET, SUITE B, SALINAS, CA 98001  
 BELLIAG.COM  
  
 Prepared by:  
 EPDL, Inc.  
 Landscape Architecture  
 831.596.6664  
 marion@epdla.com

**Landscape Reference Plan**  
**STREET PRESENCE IMPROVEMENTS FOR:**  
**BRANCIFORTE MIDDLE SCHOOL**  
 315 POPLAR AVE. SANTA CRUZ, CA 95062  
 SANTA CRUZ CITY SCHOOLS

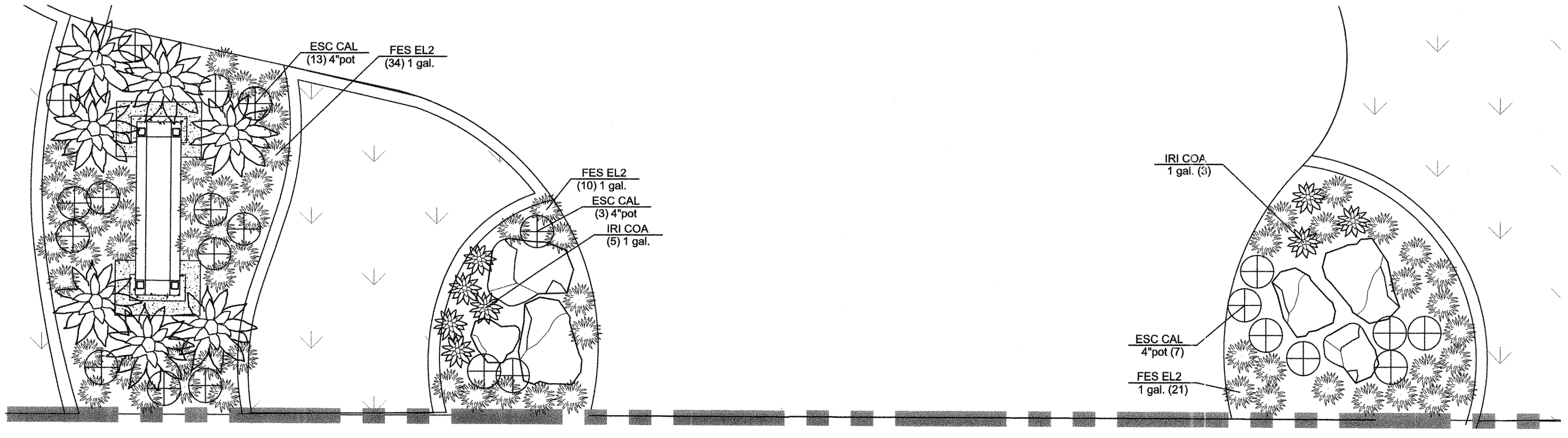
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DRAWN	MCW
JOB	19024
SHEET	<b>L2.0</b>
OF XX	SHEETS



**A** PLANTING PLAN STREETSCAPE  
Scale: 1" = 20'-0"

**PLANT SCHEDULE STREETSCAPE**

NATIVE TREES	BOTANICAL / COMMON NAME	CONT	WU	QTY	
LIQ ST3	Liquidambar styraciflua / American Sweet Gum	15 gal.	M	3	
QUE AGR	Quercus agrifolia / Coast Live Oak The oak symbolizes strength of character and courage	15 gal.	L	1	
SHRUBS	BOTANICAL / COMMON NAME	CONT	WU	QTY	
AGA ATT	Agave attenuata / Foxtail Agave	5 gal.	L	24	
CAL KA2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	M	10	
FES EL2	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal.	L	65	
LAV ASS	Lavatera assurgentiflora / Mallow 12 ft. tall & wide	5 gal.	L	7	
MUH LE2	Muhlenbergia capillaris 'Lenca' / Regal Mist Muhly	1 gal.	L	18	
NATIVE SHRUBS	BOTANICAL / COMMON NAME	CONT	WU	QTY	
ARC MON	Arctostaphylos hookeri 'Monterey Carpet' / Hooker's Manzanita 1 ft. tall x 12 ft. wide	1 gal.	L	58	
CAL OCC	Calycanthus occidentalis / Spice Bush 4-12 ft. tall & wide	15 gal.	M	2	
CAR CAL	Carpenteria californica / Bush Anemone	5 gal.	M	12	
CEA HOR	Ceanothus griseus horizontalis / Carmel Creeper	1 gal.	L	62	
CEA CON	Ceanothus x 'Concha' / California Lilac	5 gal.	L	13	
ESC CAL	Eschscholzia californica / California Poppy Cal Native	4"pot	VL	60	
FRE SUN	Fremontodendron x 'Pacific Sunset' / Pacific Sunset Flannel Bush 12-15 ft. tall & wide	15 gal.	VL	2	
HEU MAX	Heuchera maxima / Island Alum Root	1 gal.	M	9	
IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris Cal Native	1 gal.	L	8	
RHA CAL	Rhamnus californica 'Eve Case' / California Coffee Berry 4-8 ft. high & wide	5 gal.	L	12	
RIB SHO	Ribes sanguineum glutinosum 'Spring Showers' / Flowering Currant deciduous 5-12 ft. tall & wide	5 gal.	L	6	
ROM COU	Romneya coulteri / Matilija Poppy 6-8 ft. high, spreading indefinitely by rhizomes	5 gal.	VL	2	
SAL DA4	Salvia sonomensis 'Daras Choice' / Creeping Sage	1 gal.	L	31	
SAL SPA	Salvia spathacea / Hummingbird Sage	1 gal.	L	8	
SAL ALL	Salvia x 'Allen Chickering' / Sage	5 gal.	L	35	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	WU	SPACING	QTY
WOO FIM	Woodwardia fimbriata / Giant Chain Fern	1 gal.	M	36" o.c.	62
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WU	SPACING	QTY
CAR PRA	Carex praegracilis / Slender Sedge	1"x2"plugs	M	18" o.c.	103
TUR SOD	Turf Sod / Drought Tolerant Fescue Blend	sod			3,321 sf



**B** PLANTING PLAN STREETSCAPE - ENTRANCE AND MARQUEE SIGN -CLOSEUP  
Scale: 1/4" = 1'-0"

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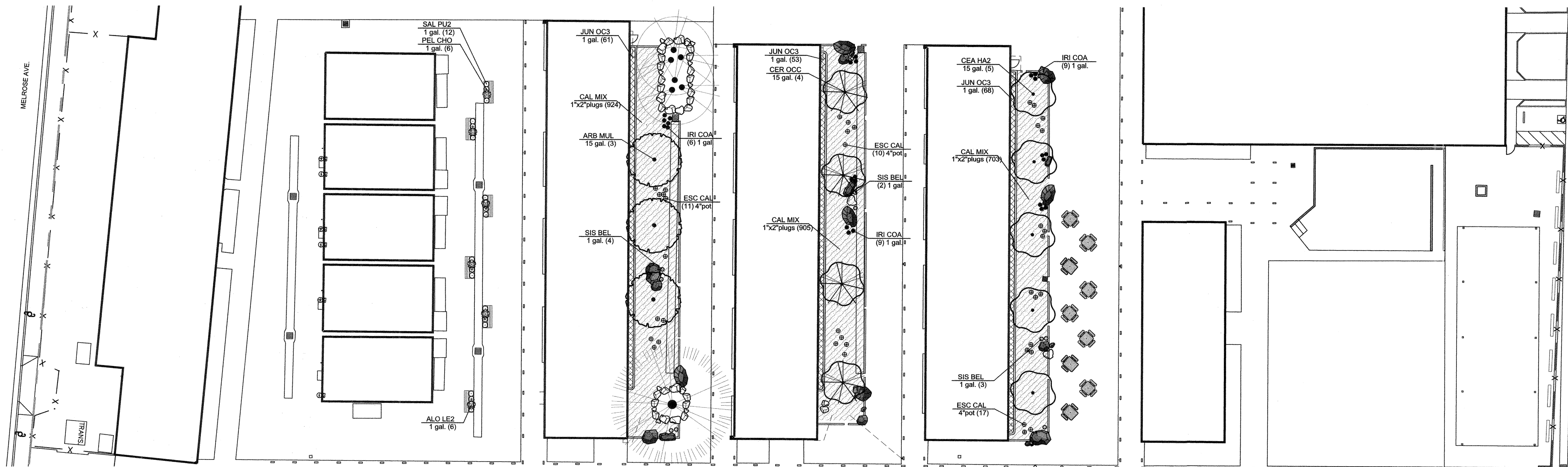
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02/26/20 BM DSA OTC SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT  
BELL ARCHITECTURAL GROUP 881 . 424 . 4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 95301  
BELLIAAG.COM

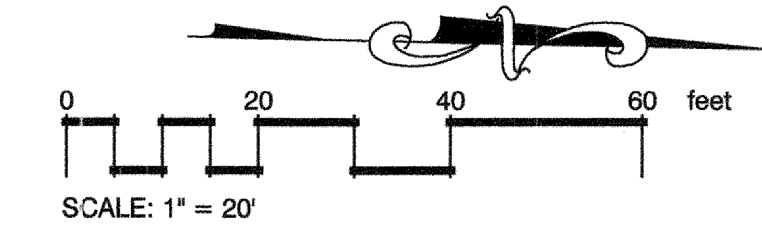
Prepared by:  
EPD, Inc.  
Landscape Architecture  
831.596.6664  
marion@epdla.com

Streetscape Planting Plan  
STREET PRESENCE IMPROVEMENTS FOR:  
**BRANCIFORTE MIDDLE SCHOOL**  
315 POPLAR AVE, SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

DATE 02/26/20  
SCALE AS NOTED  
DRAWN MCW  
JOB 19024  
SHEET **L3.0**  
OF XX SHEETS



**C PLANTING PLAN - INTERIOR CAMPUS**  
Scale: 1" = 20'-0"



**PLANT SCHEDULE INTERIOR**

TREES	BOTANICAL / COMMON NAME	CONT	WU	QTY	
	Arbutus x 'Marina' / Arbutus Multi-Trunk	15 gal.	L	3	
	Ceanothus x 'Ray Hartman' / California Lilac California native: select tree form	15 gal.	L	5	
	Cercis occidentalis / Western Redbud California Native	15 gal.	M	4	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WU	QTY	
	Sisyrinchium bellum / Blue Eyed Grass Native	1 gal.	M	9	
FRAGRANT GARDEN	BOTANICAL / COMMON NAME	SIZE	WU	QTY	
	Aloysia citriodora / Lemon Verbena	1 gal.	L	6	
	Pelargonium x 'Chocolate Mint' / Chocolate Mint Geranium	1 gal.	L	6	
	Salvia officinalis 'Purpurea' / Common Sage	1 gal.	L	12	
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	WU	QTY	
	Eschscholzia californica / California Poppy Cal Native	4" pot	VL	38	
	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris Cal Native	1 gal.	L	24	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	WU	SPACING	QTY
	Juncus patens 'Occidental Blue' / Occidental Blue Rush	1 gal.	L	24" o.c.	182
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WU	SPACING	QTY
	California Carex & Festuca spp. / California Native Grasses Mix of native grasses. Koeleria macrantha, Carex praegracilis, Carex tumicola, Festuca idahoensis, Festuca rubra.	1"x2" plugs	L	18" o.c.	5,480 sf

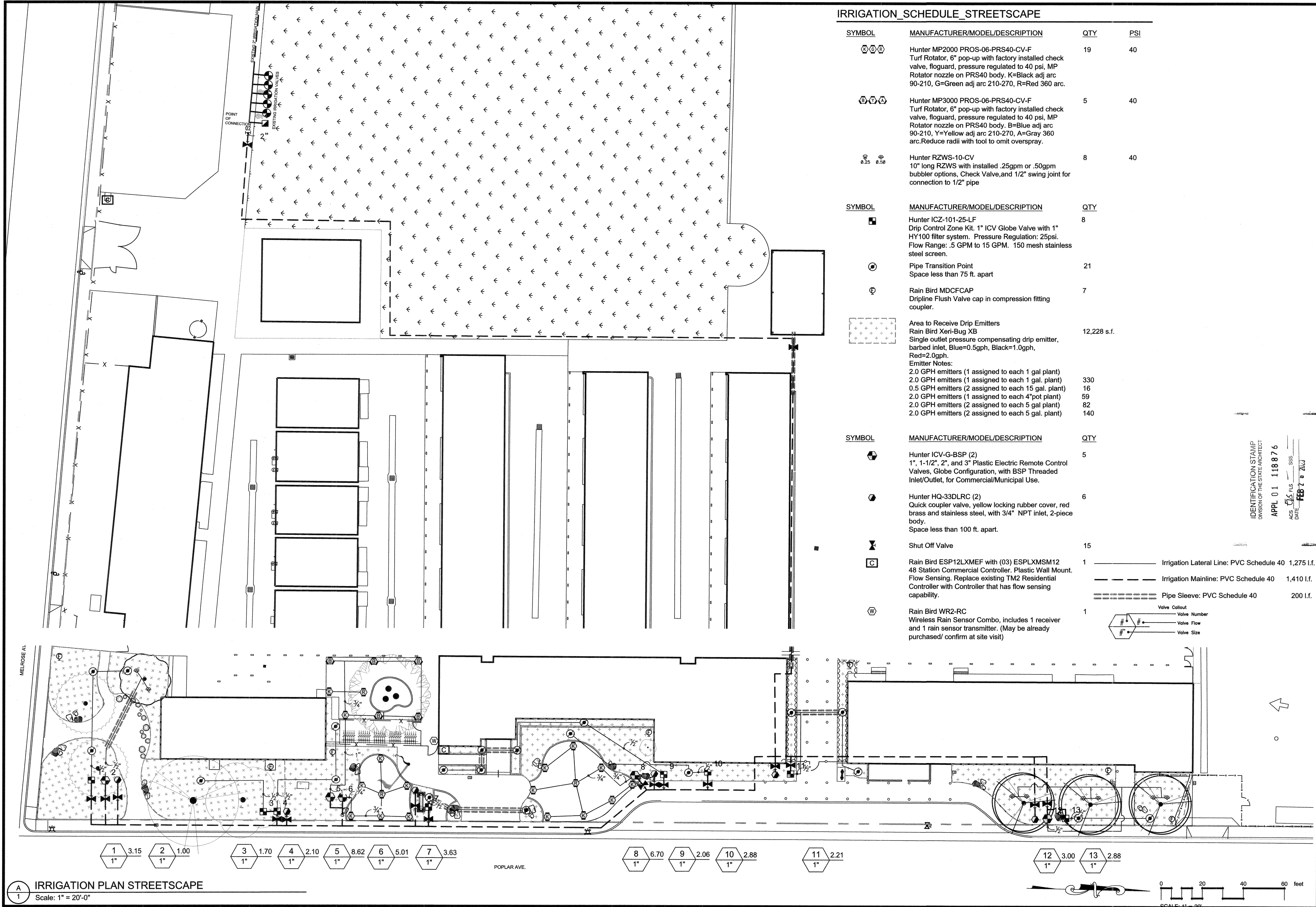
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DATE FEB 7 6 2020

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	02/26/20	M	DBA OTC SUBMITTAL

**BELL** architectural group  
 Prepared by:  
 EPD, Inc.  
 Landscape Architecture  
 831.596.6664  
 marion@epdla.com

**Interior Campus Planting Plan**  
 STREET PRESENCE IMPROVEMENTS FOR:  
**BRANCIFFORTE MIDDLE SCHOOL**  
 315 POPLAR AVE. SANTA CRUZ, CA 95062  
**SANTA CRUZ CITY SCHOOLS**

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SHEET	<b>L3.1</b>
OF XX	SHEETS

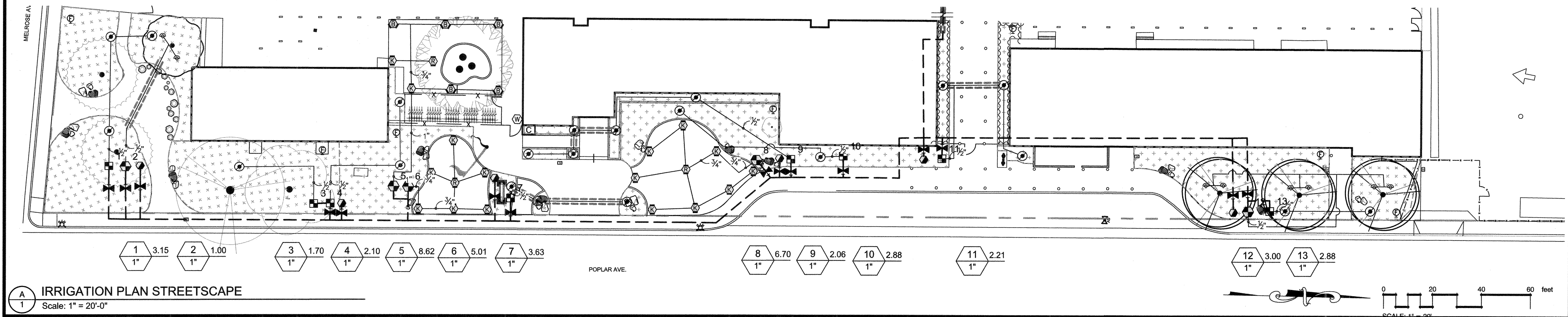
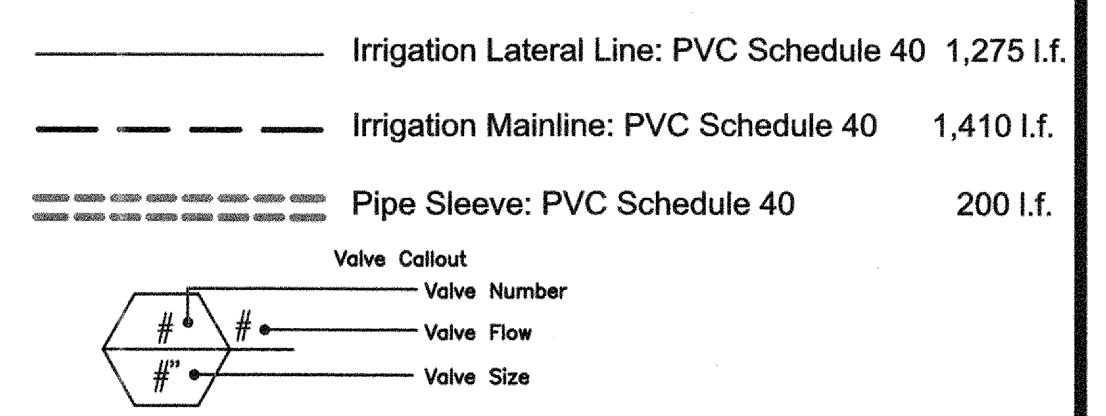


**IRRIGATION\_SCHEDULE\_STREETSCAPE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP2000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	19	40
	Hunter MP3000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.Reduce radii with tool to omit overspray.	5	40
	Hunter RZWS-10-CV 10" long RZWS with installed .25gpm or .50gpm bubbler options, Check Valve, and 1/2" swing joint for connection to 1/2" pipe	8	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen.	8
	Pipe Transition Point Space less than 75 ft. apart	21
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	7
	Area to Receive Drip Emitters Rain Bird Xeri-Bug XB Single outlet pressure compensating drip emitter, barbed inlet, Blue=0.5gph, Black=1.0gph, Red=2.0gph. Emitter Notes: 2.0 GPH emitters (1 assigned to each 1 gal plant) 330 2.0 GPH emitters (1 assigned to each 1 gal. plant) 16 0.5 GPH emitters (2 assigned to each 15 gal. plant) 59 2.0 GPH emitters (1 assigned to each 4" pot plant) 82 2.0 GPH emitters (2 assigned to each 5 gal plant) 140	12,228 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-BSP (2) 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.	5
	Hunter HQ-33DLRC (2) Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body. Space less than 100 ft. apart.	6
	Shut Off Valve	15
	Rain Bird ESP12LXMEF with (03) ESPLXMSM12 48 Station Commercial Controller. Plastic Wall Mount. Flow Sensing. Replace existing TM2 Residential Controller with Controller that has flow sensing capability.	1
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter. (May be already purchased/ confirm at site visit)	1



**IRRIGATION PLAN STREETSCAPE**  
Scale: 1" = 20'-0"

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DATE FEB 7 2023

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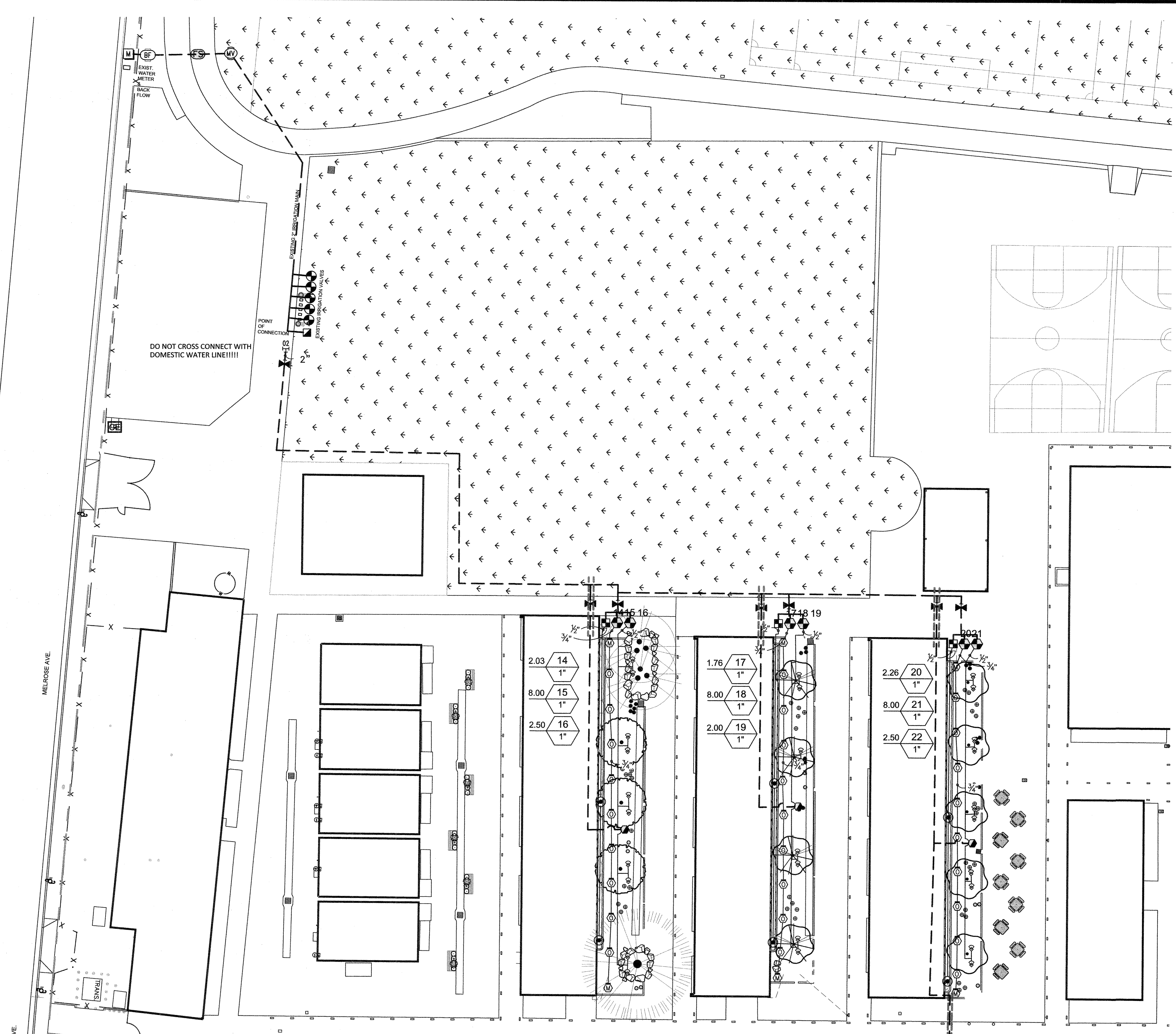
LICENSED LANDSCAPE ARCHITECT  
STATE OF CALIFORNIA

BELLI ARCHITECTURAL GROUP 831.424.4620  
285 MONTEREY STREET, SUITE B, SALINAS, CA 95301  
BELLIAAG.COM

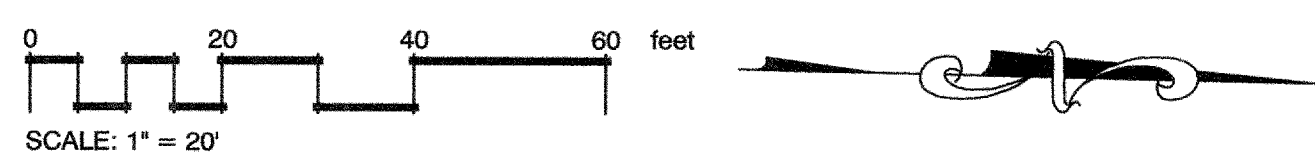
Prepared by:  
EPD, Inc.  
Landscape Architecture  
831.596.6664  
marion@epdla.com

**Streetscape Irrigation Plan**  
STREET PRESENCE IMPROVEMENTS FOR:  
**BRANCIFORTE MIDDLE SCHOOL**  
315 POPLAR AVE, SANTA CRUZ, CA 95062  
SANTA CRUZ CITY SCHOOLS

DATE 02/26/20  
SCALE AS NOTED  
DRAWN MCW  
JOB 19024  
SHEET **L4.0**  
OF XX SHEETS



**B**  
L1.1 Interior corridors - Plan View  
Scale: 1" = 20'-0"



**IRRIGATION\_SCHEDULE\_POC**

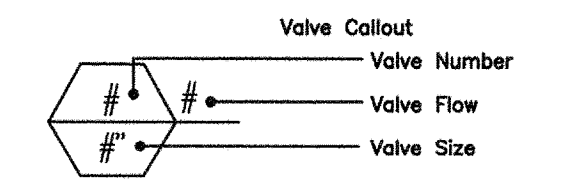
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Existing Hunter ICV-AS 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	5
	Existing Hunter HQ-33DLRC Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body.	1
	Shut Off Valve	1
	Hunter ICV-G-BSP 2" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.	1
	Existing Reduced Pressure Backflow device 2" Reduced Pressure Backflow device	1
	Hunter FLOW-CLIK-200 Flow Sensor SOV with Interface Panel, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp, install Interface Panel as required.	1
	Water Meter 2" Existing Water Meter	1
	New Point of Connection	1

**IRRIGATION SCHEDULE INTERIOR**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	33	40
	Hunter RZWS-10-CV 10" long RZWS with installed .25gpm or .50gpm bubbler options, Check Valve, and 1/2" swing joint for connection to 1/2" pipe	28	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen.	3
	Pipe Transition Point Space less than 75 ft. apart	6
	Area to Receive Drip Emitters Rain Bird Xeri-Bug XB Single outlet pressure compensating drip emitter, barbed inlet, Blue=0.5gph, Black=1.0gph, Red=2.0gph. Emitter Notes: 2.0 GPH emitters (1 assigned to each 1 gal. plant) 2.0 GPH emitters (1 assigned to each 1 gal. plant) 0.5 GPH emitters (2 assigned to each 15 gal. plant) 2.0 GPH emitters (1 assigned to each 4" pot plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	841.3 i.f.
	2.0 GPH emitters (2 assigned to each 5 gal. plant)	182

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-BSP (2) 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.	6
	Hunter HQ-33DLRC (2) Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body. Space less than 100 ft. apart.	3
	Shut Off Valve	6
	Irrigation Lateral Line: PVC Schedule 40	1,363 i.f.
	Irrigation Mainline: PVC Schedule 40	778.5 i.f.
	Pipe Sleeve: PVC Schedule 40	89.1 i.f.



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ACS FEB 5 2020  
DATE FEB 2 6 2020

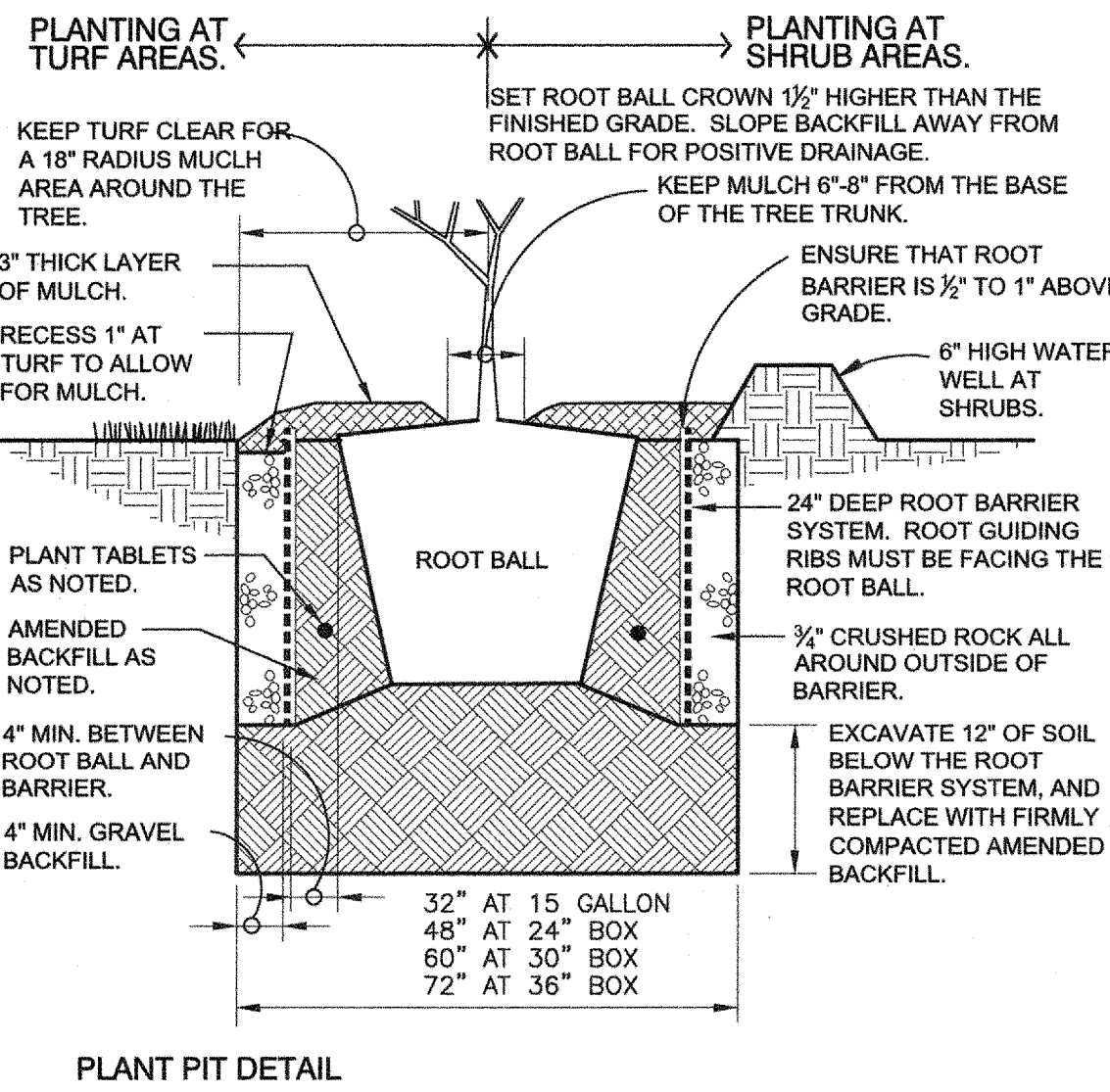
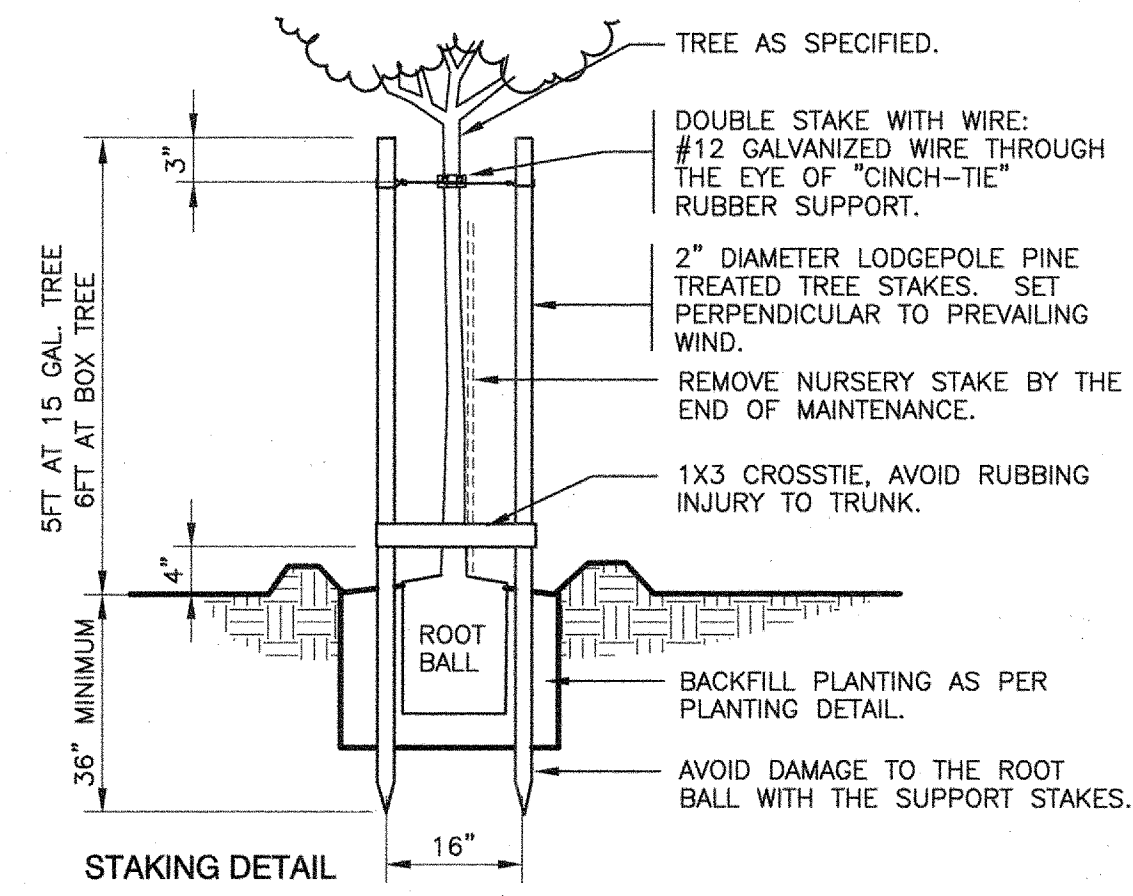
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02/26/20 M DSA OTC SUBMITTAL

BELLI ARCHITECTURAL GROUP 831.424.4820  
285 MONTEREY STREET, SUITE B, SALINAS, CA 98901  
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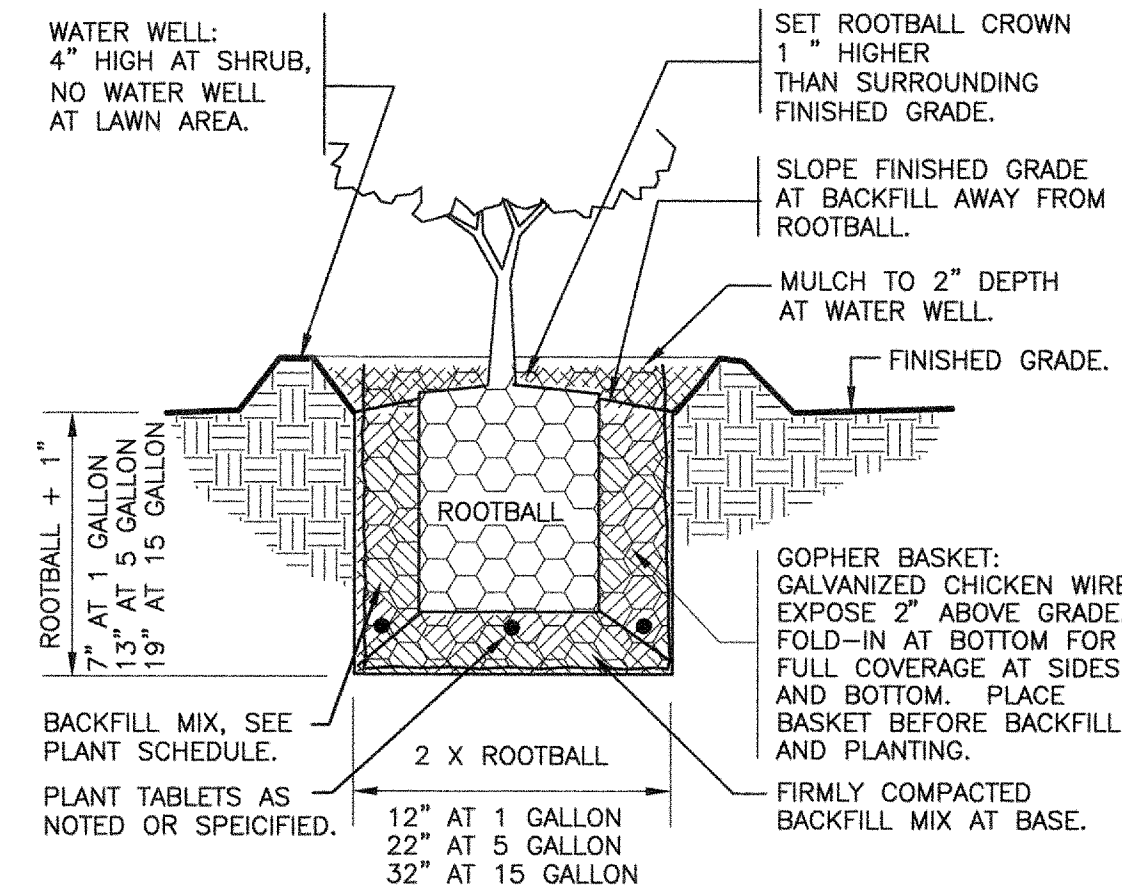
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Interior Campus Irrigation Plan  
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315 POPULAR AVE, SANTA CRUZ, CA 95062  
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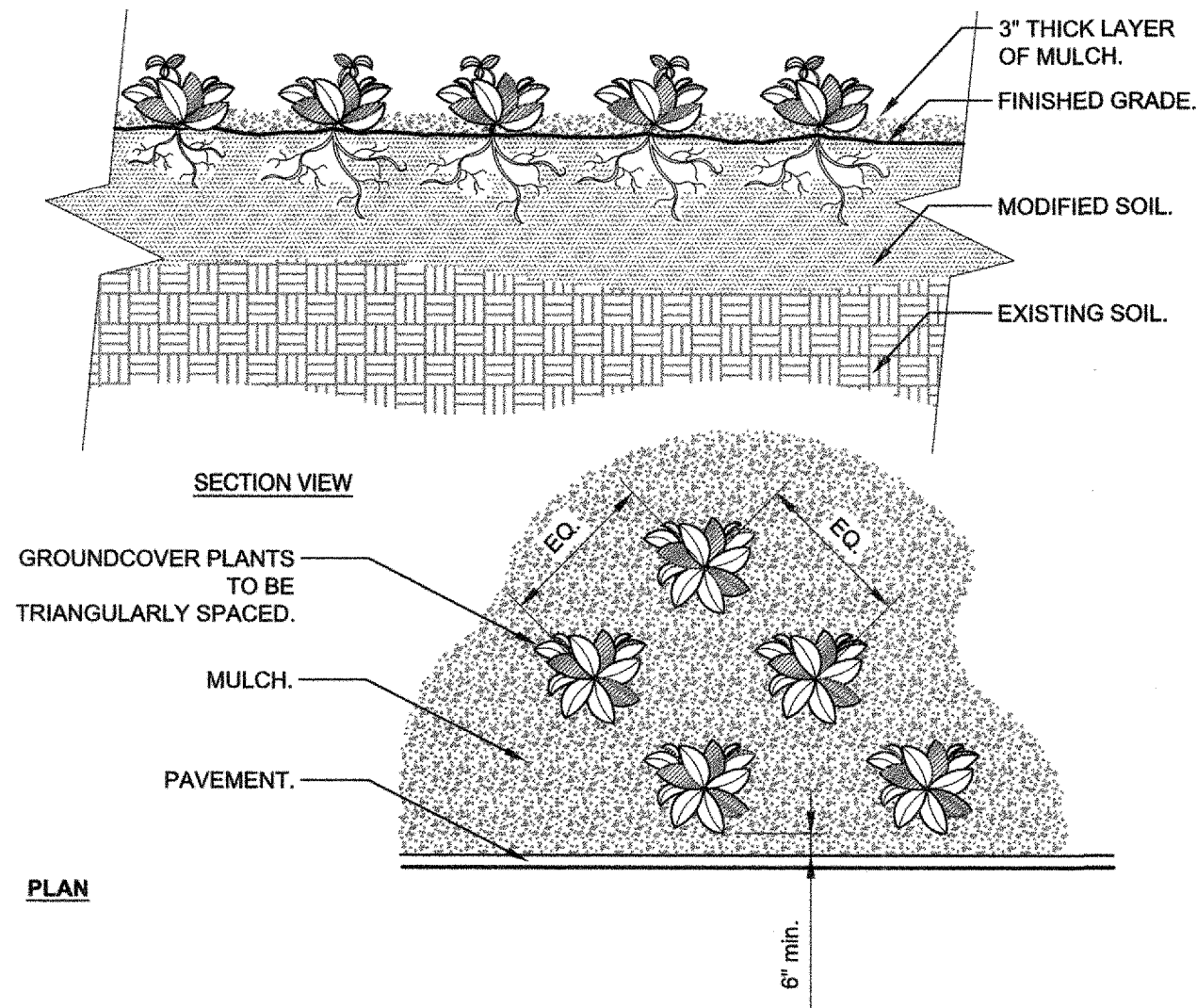
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OF SHEETS



1 ROOT BARRIER TREE PLANTING  
1" = 1'-0" FX-PL-FX-TREE-12



2 SHRUB PLANTING W/GOPHER BASKET  
1" = 1'-0" FX-PL-FX-SHRB-08



3 GROUNDCOVER  
3/4" = 1'-0" FX-PL-FX-GROU-01

NOTES:  
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.  
2- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.  
3- DO NOT PLANT GROUNDCOVER TOO DEEP TO OMIT ROOT ROT, WHEN COVERED WITH MULCH.

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ACS P.S. SSS  
DATE FEB 26 2020

REVISIONS	DATE	BY	DESCRIPTION
1	02/26/20	MM	DSA OTC SUBMITTAL



BELLI ARCHITECTURAL GROUP 831.424.4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 95001  
BELLJG.COM

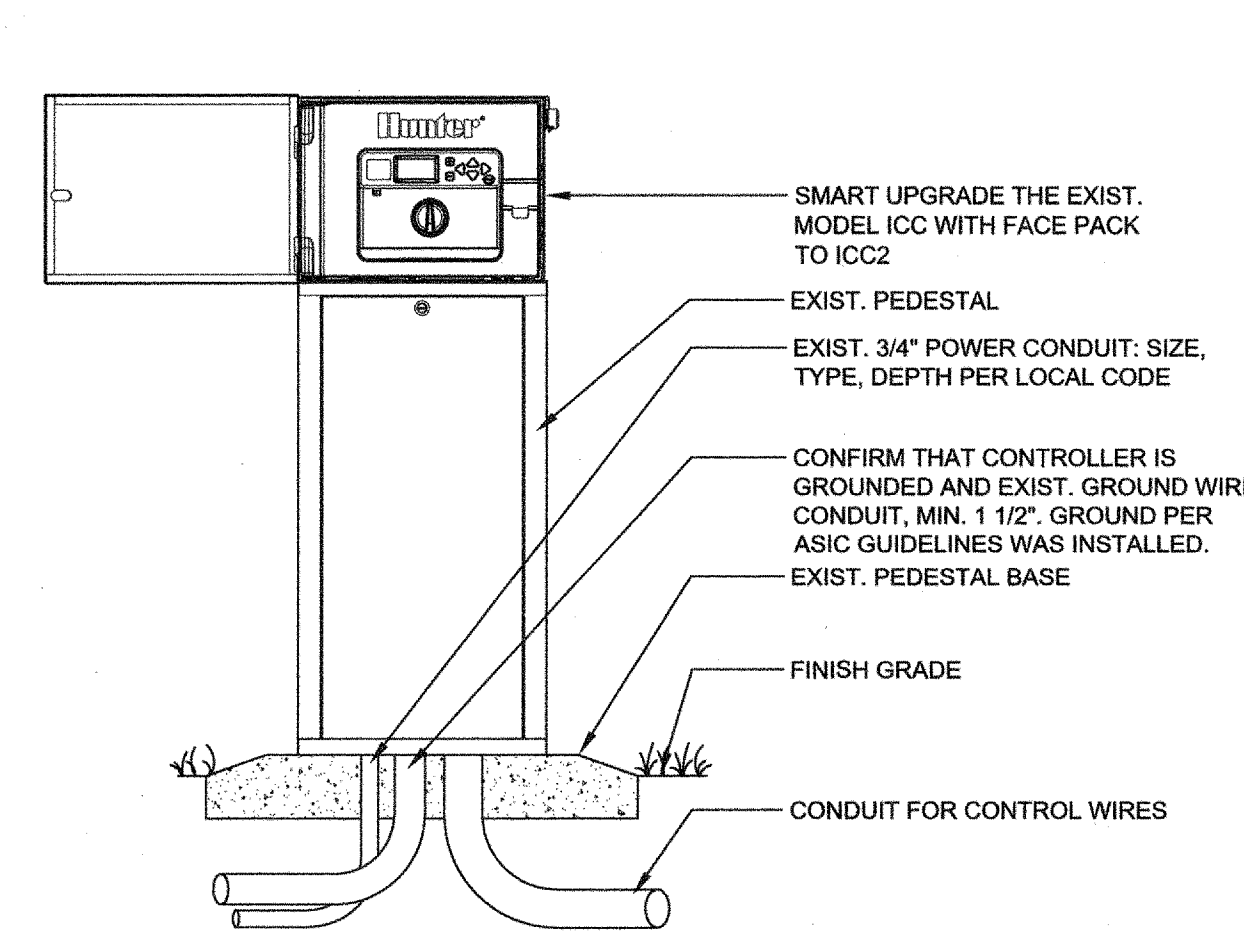


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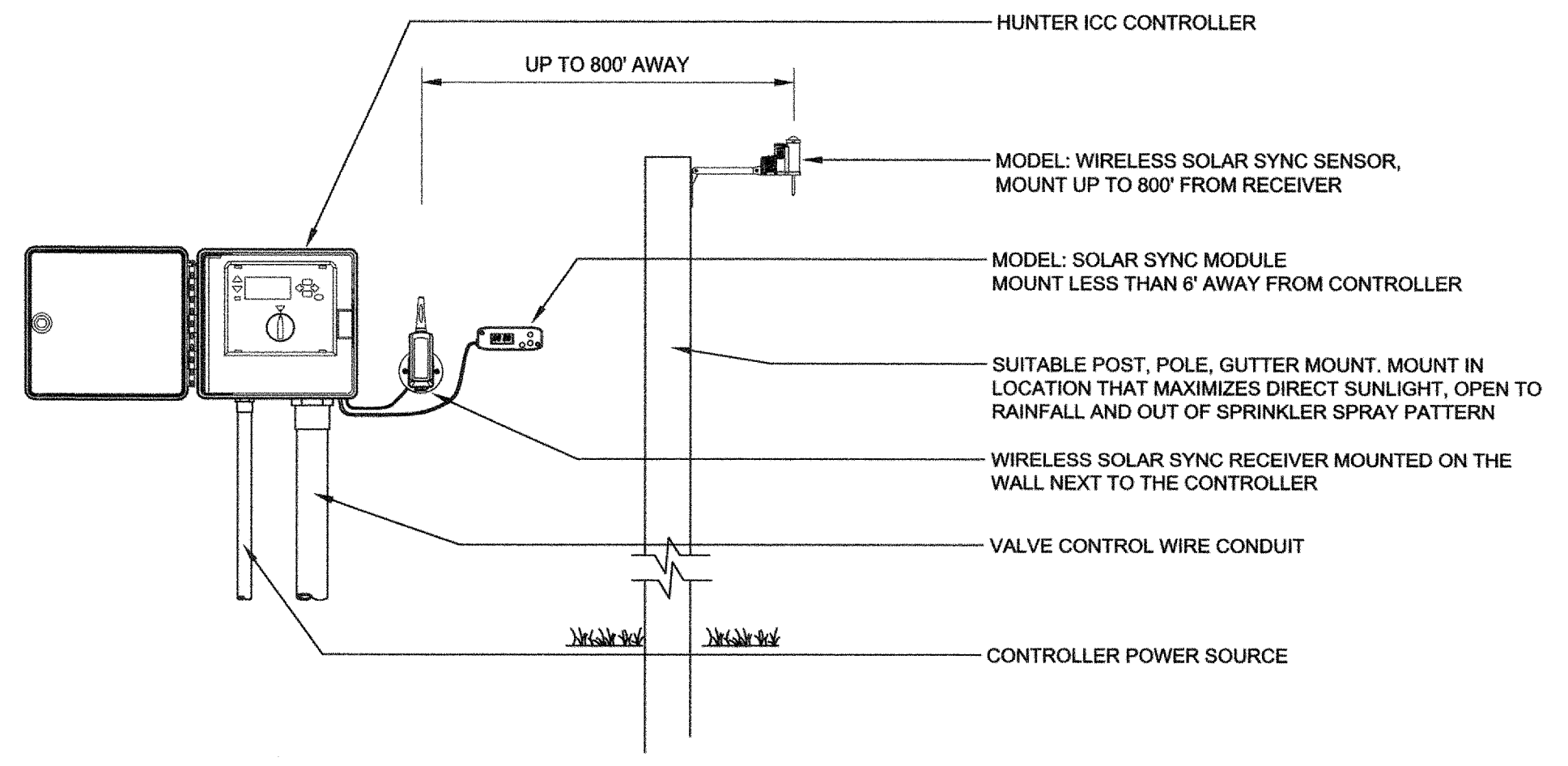
Planting Details  
STREET PRESENCE IMPROVEMENTS FOR:  
**BRANCIFFORTE MIDDLE SCHOOL**  
315 POPULAR AVE, SANTA CRUZ, CA 95062  
**SANTA CRUZ CITY SCHOOLS**

DATE	02/26/20
SCALE	AS NOTED
DRAWN	MCW
JOB	19024
SHEET	L5.0
OF XX	SHEETS

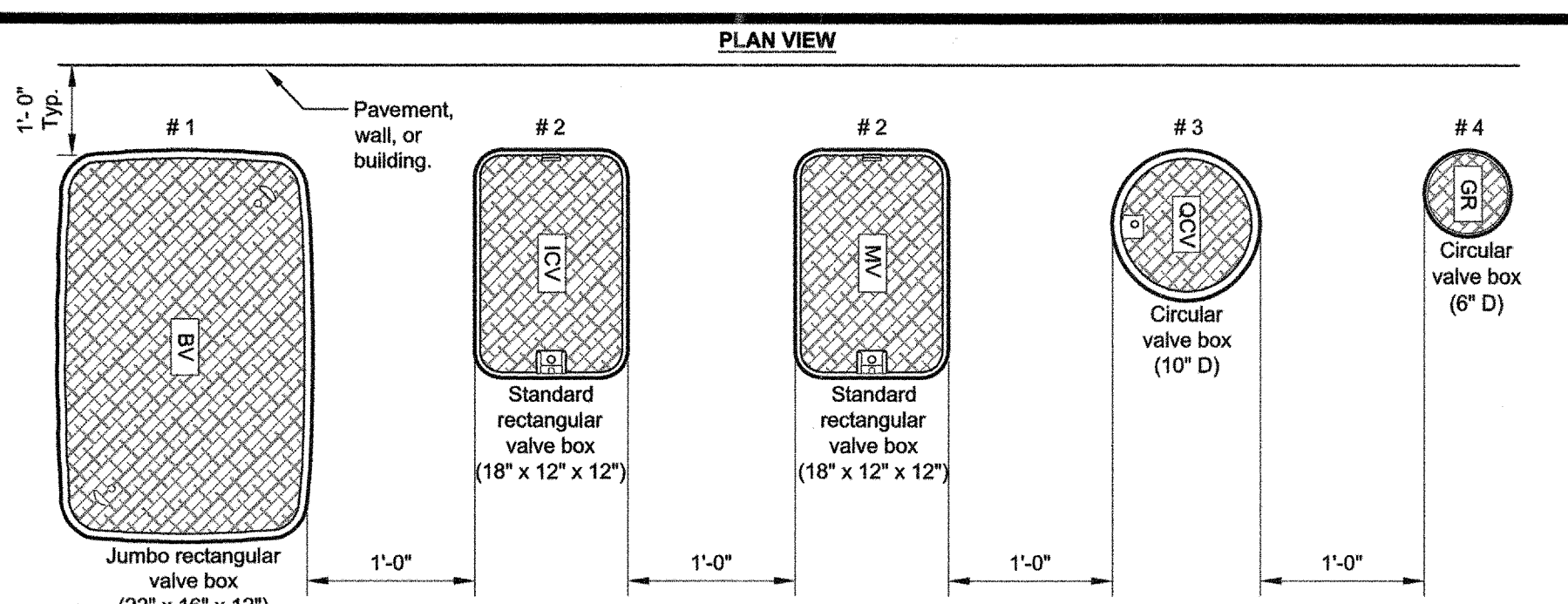
**Hunter**



**1** EXIST. ICC CONTROLLER METAL PEDESTAL  
1" = 1'-0" P-IN-BRA-07



**2** WIRELESS SOLAR SYNC SYSTEM WITH ICC  
1" = 1'-0" FX-IR-HUNT-SENS-27

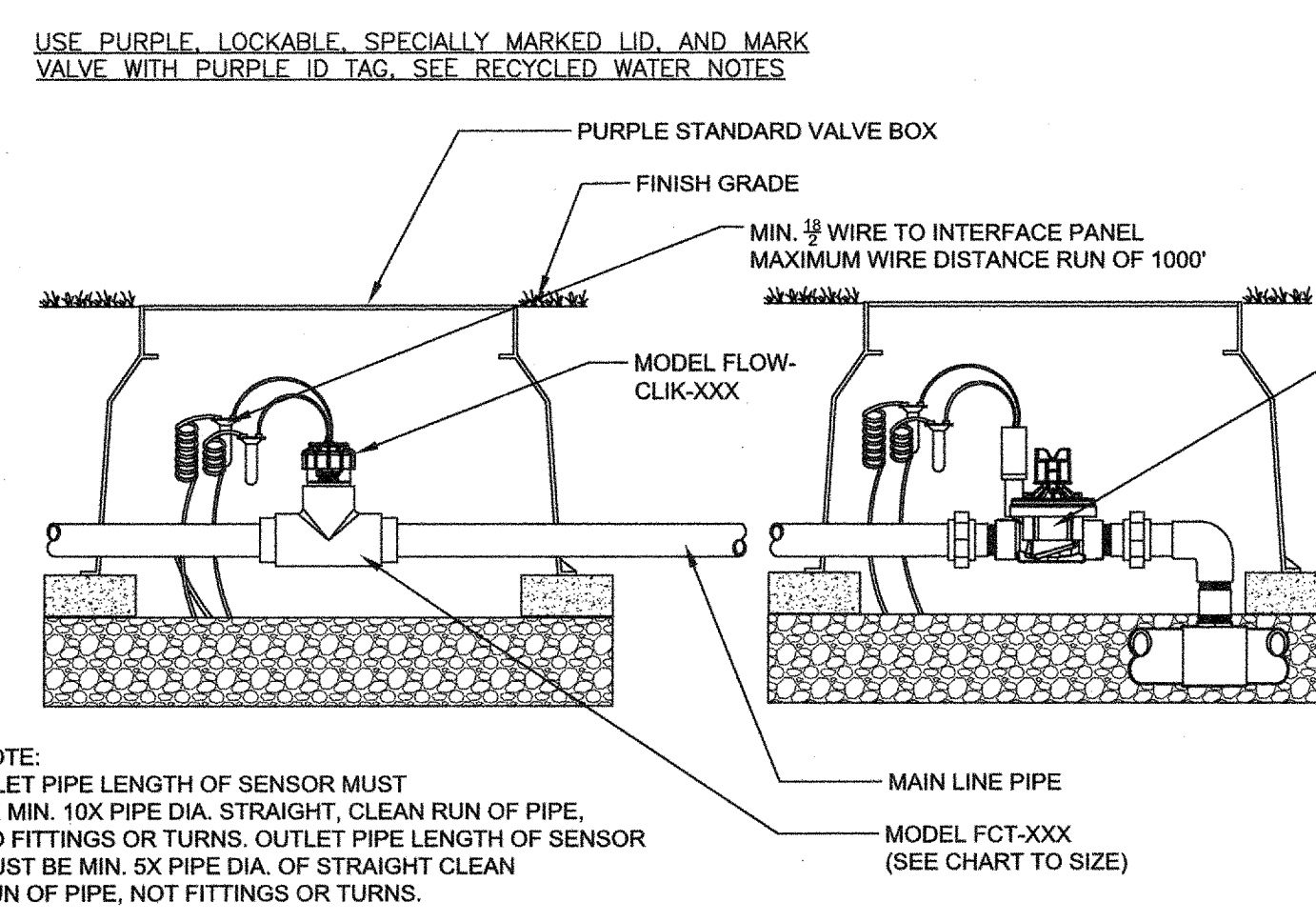


**Identification Guide**

Water type	Controller	Designation	Box size	Lid Color
PW	A	MV	# 2	Green
PW	A	FS	# 2	Green
PW	A	HM	# 2	Green
PW	A	BV	# 2	Green
PW	A	BV	# 1	Green
PW	A	GV	# 2	Green
PW	A	ARV	# 2	Green
PW	A	QCV	# 3	Green
PW	A	RCV	# 2	Green
PW	A	MS	# 2	Green
PW	A	GR	# 4	Green
PW	A	SB	# 3	Green
PW	A	FC	# 3	Green

**EXAMPLE**  
Potable water system on Controller 'A'. Remote control valve station # 3.  
Notes:  
1- Valve box # 1 thru # 3 shall have stainless steel locking hardware.  
2- Valve boxes shall be labeled by hot iron branding or aluminum asphaltic base water proof paint.  
3- Locate valve assemblies in planting area.  
4- Valve locations shall be approved by the Owner's Representative prior to installation.  
5- Valve boxes shall be centered above valve assemblies to facilitate access and maintenance.  
6- Valve boxes shall be flush with finished grade.  
7- Valve boxes shall be set parallel to each other and perpendicular to the edge of pavement.  
8- See other irrigation details for further information.

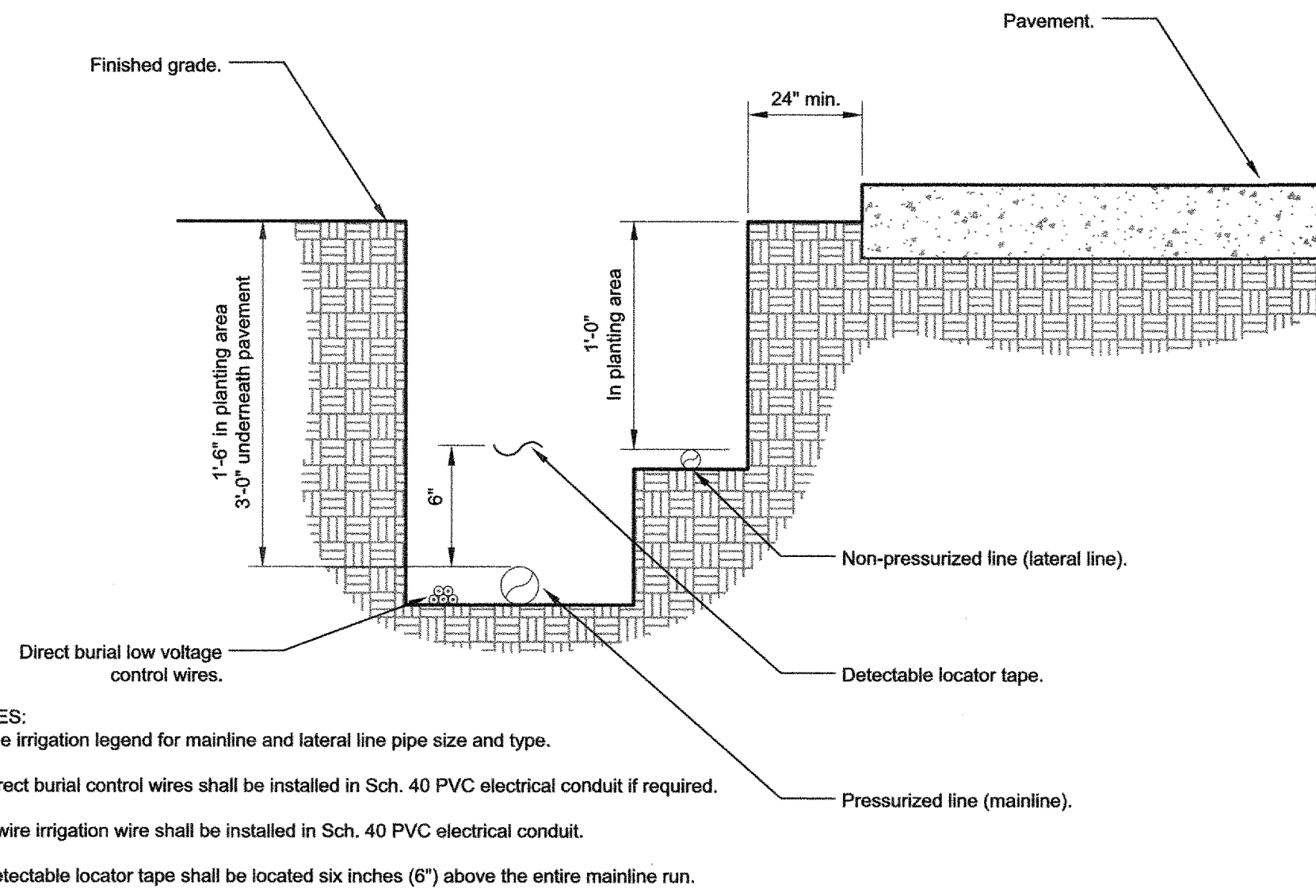
**3** VALVE BOX LAYOUT  
1" = 1'-0" FX-IR-FX-RCV-03



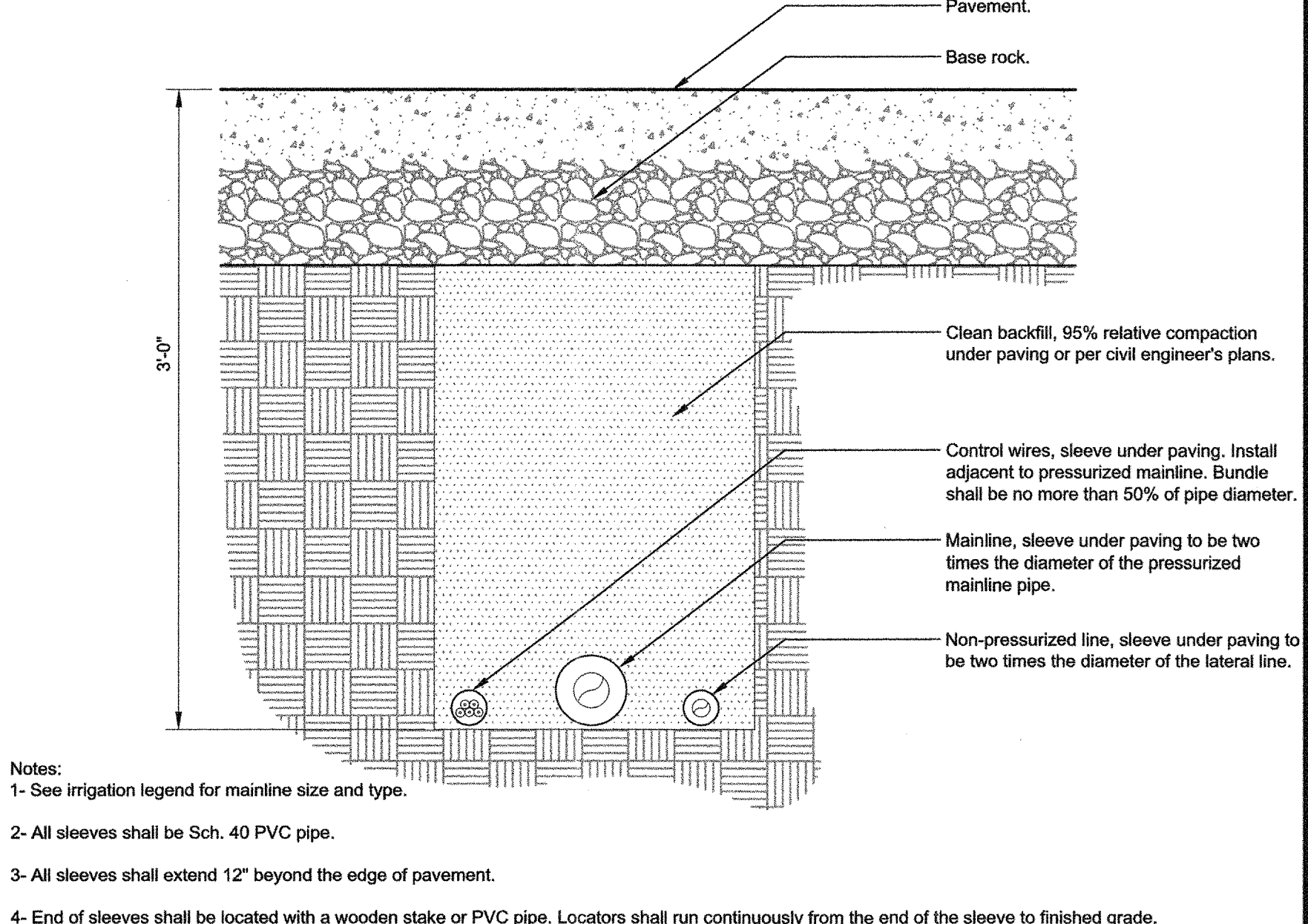
**4** FLOW-CLIK  
1 1/2" = 1'-0"

**FCT FITTING SELECTION**

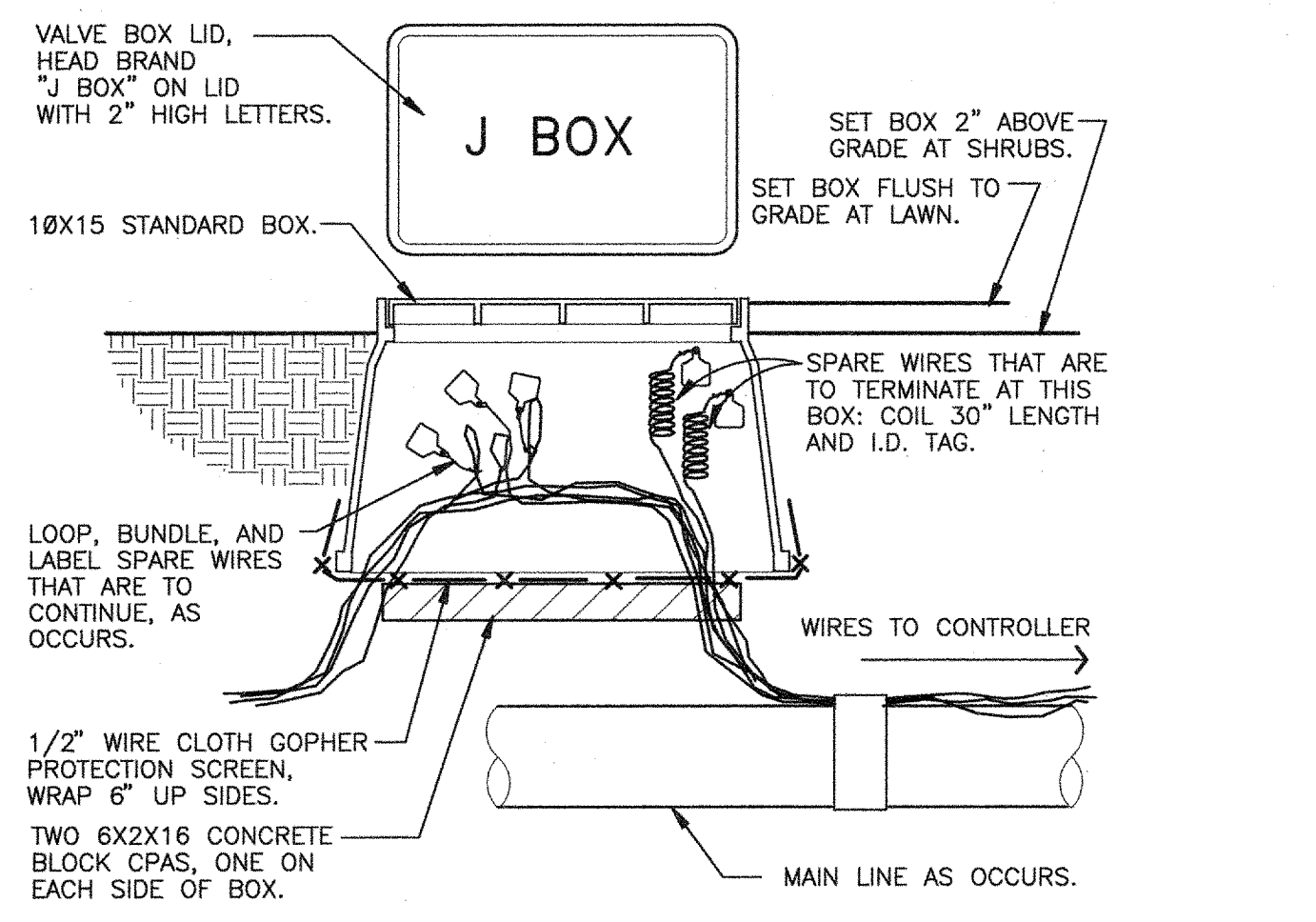
FCT	SIZE	SCH.
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40



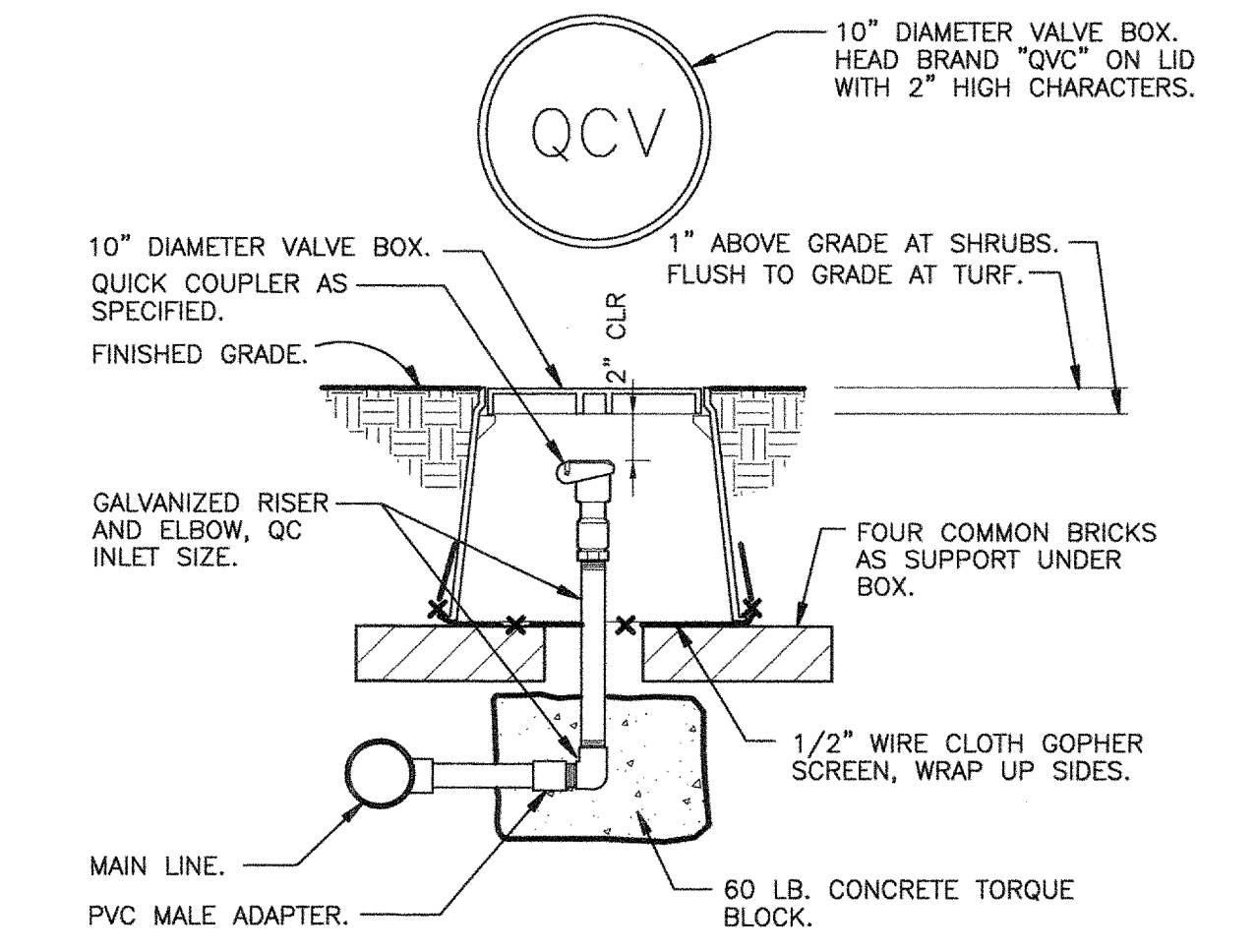
**5** IRRIGATION TRENCHING  
1 1/2" = 1'-0" FX-IR-HUNT-SENS-09



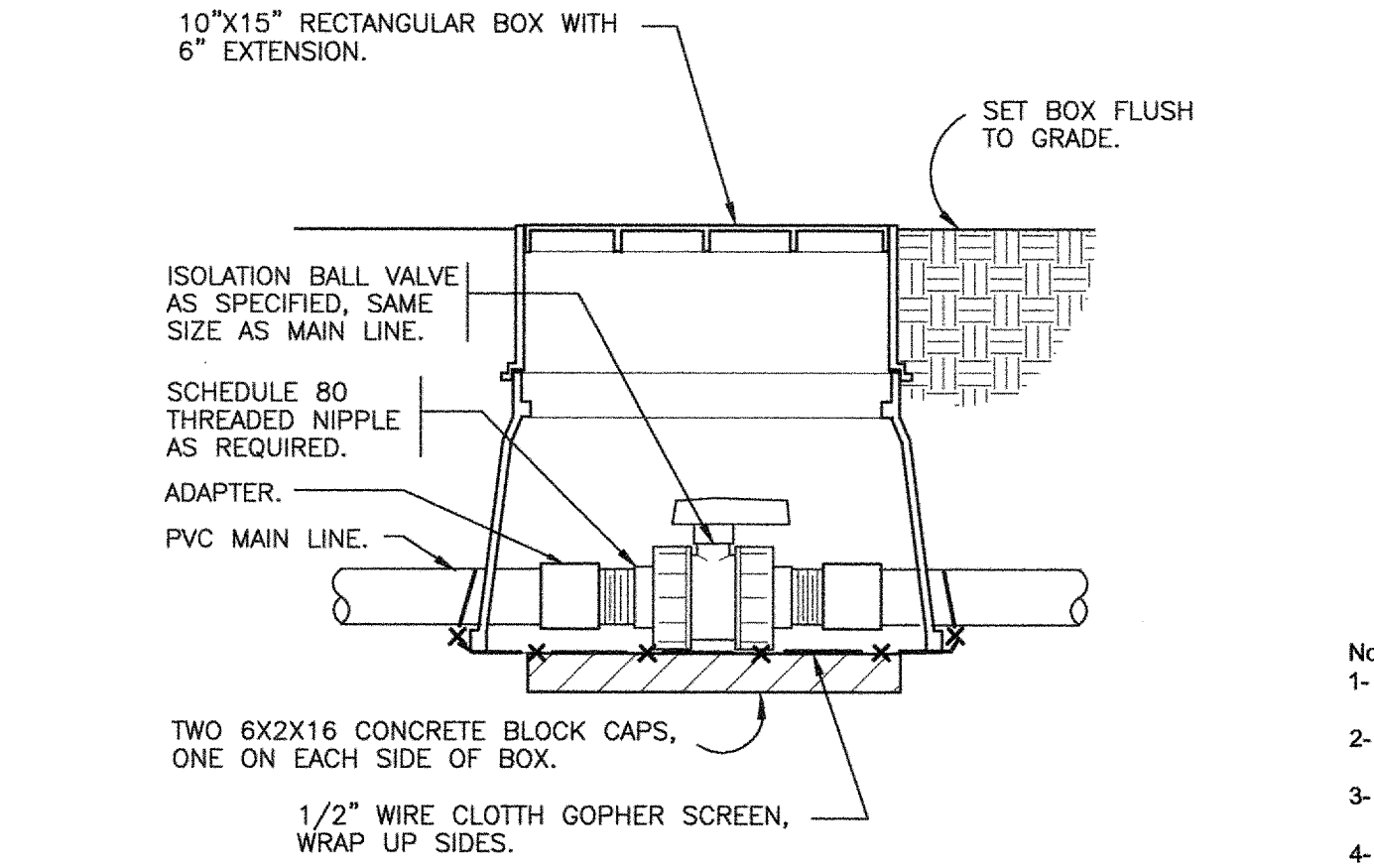
**6** PIPE BENEATH PAVEMENT  
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-08



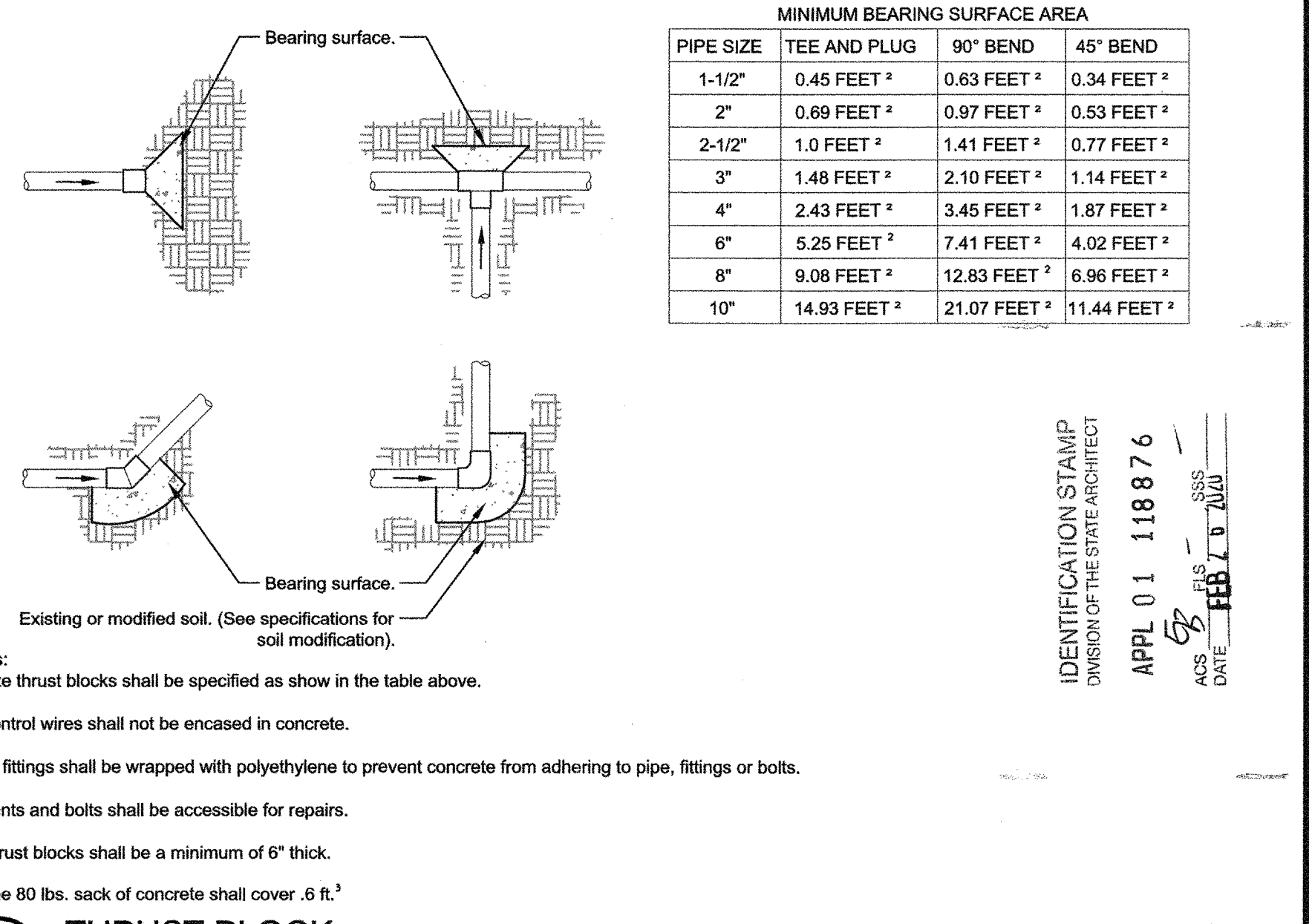
**7** WIRE BUNDLE JUNCTION BOX  
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-16



**8** QUICK COUPLING VALVE IN BOX  
1 1/2" = 1'-0" FX-IR-FX-QUIC-04



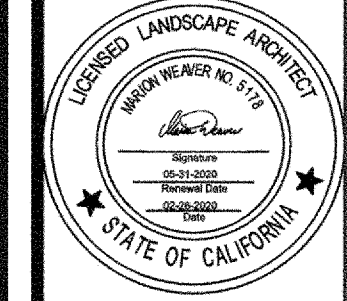
**9** TRUE UNION BALL ISOLATION VALVE  
1 1/2" = 1'-0" FX-IR-FX-ISOV-04



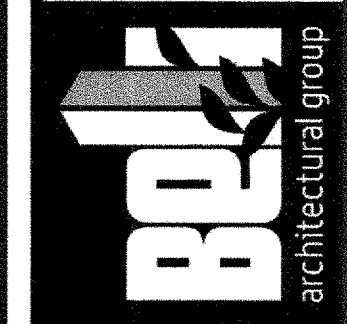
**10** THRUST BLOCK  
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-07

REVISIONS DATE BY DESCRIPTION

02/26/20	M	DSA OTC SUBMITTAL
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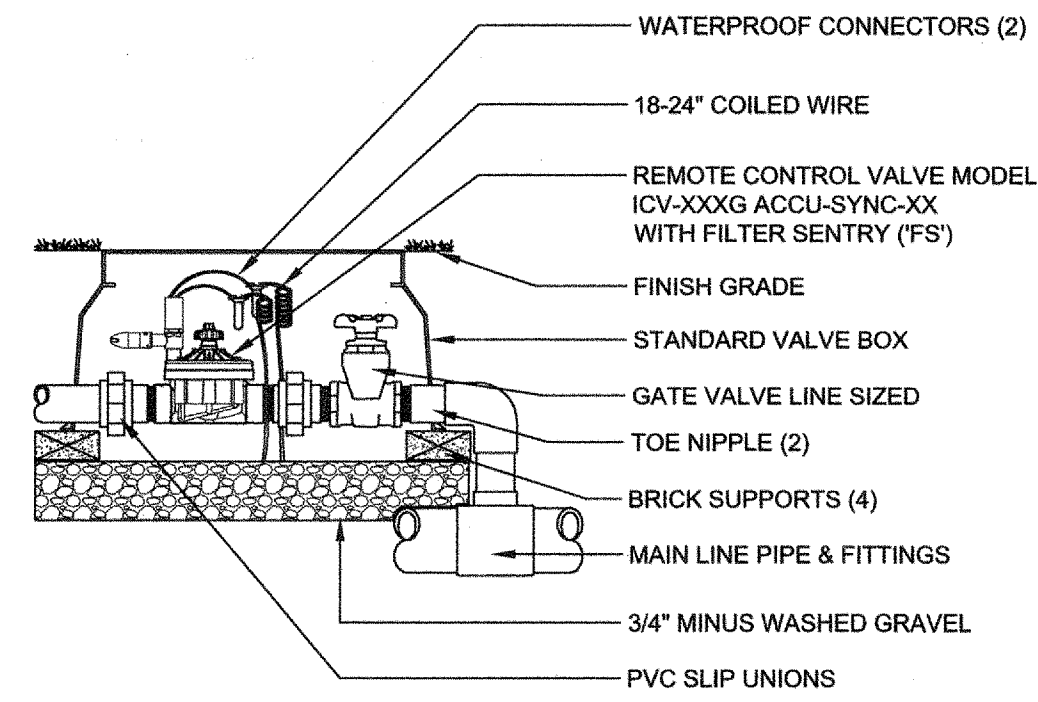
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IDENTIFICATION STAMP  
DIVISION OF THE STATE ARCHITECT  
APPL 01 118 876  
DATE FEB 7 2020



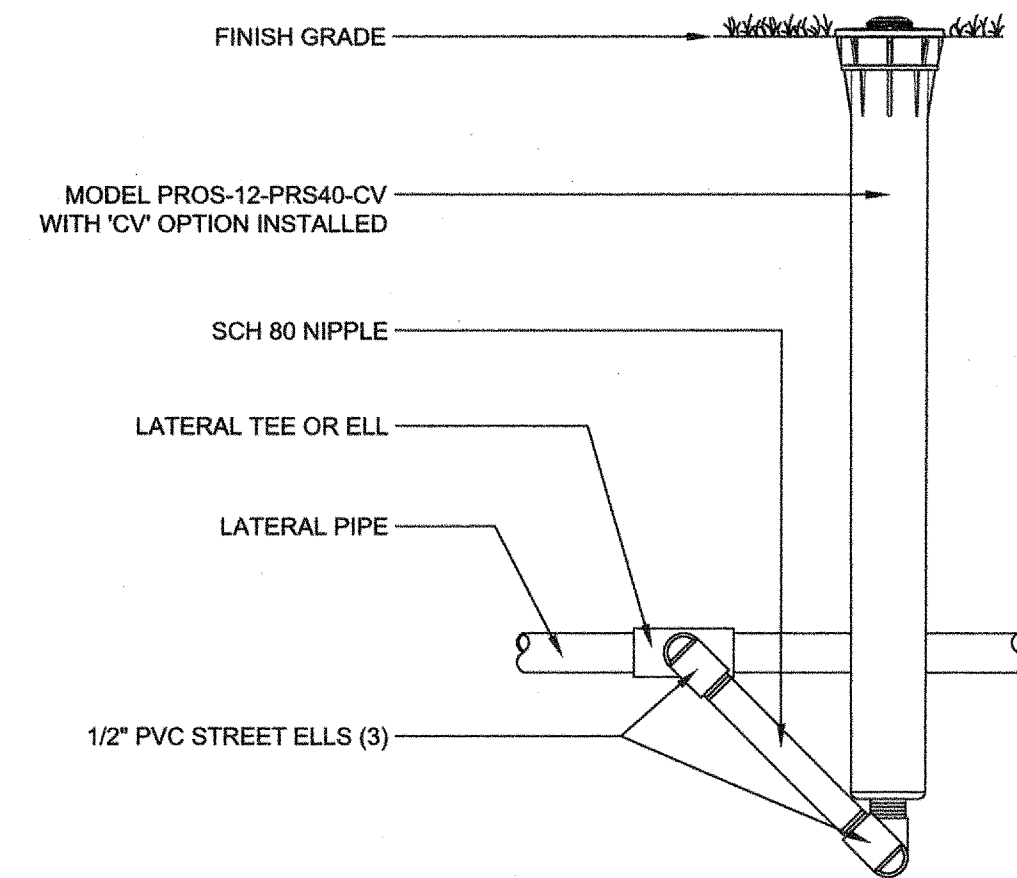
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\*NOTE\*  
ACCU-SYNC-XX IS AVAILABLE IN PRESSURE REGULATION SETTINGS OF 20, 30, 40, 50 AND 70 PSI.

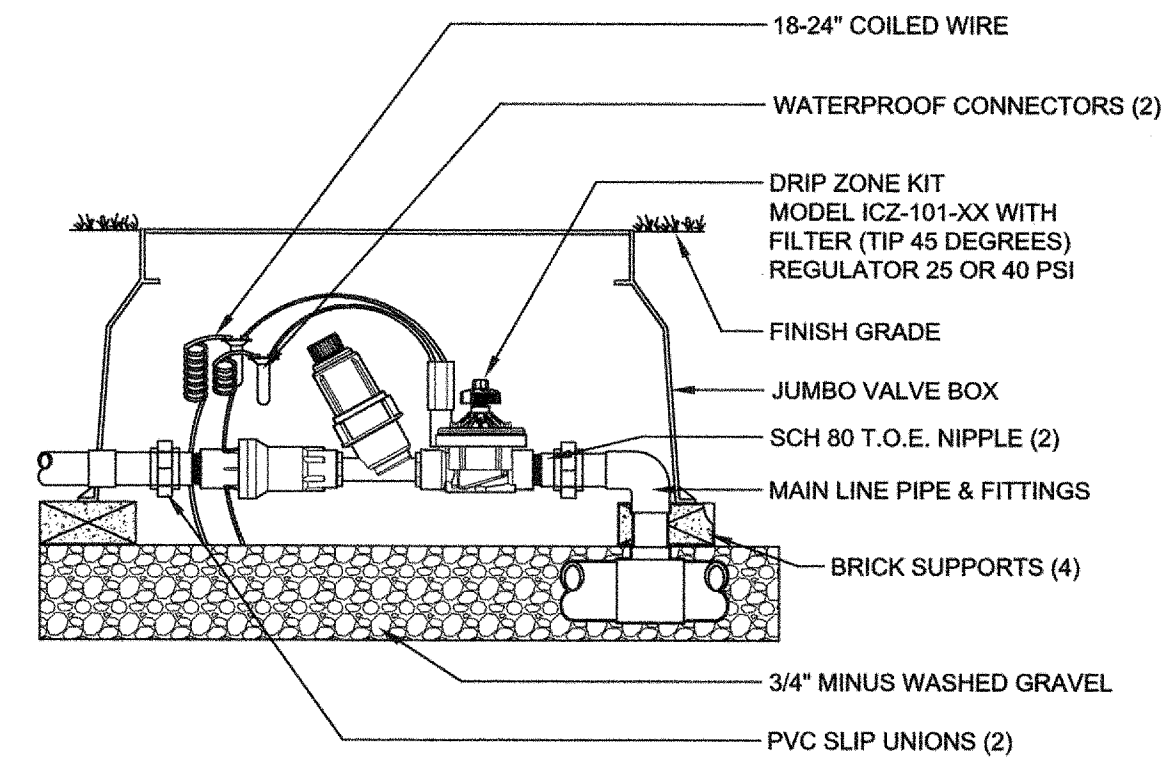
1 ICV GLOBE VALVE WITH ISOLATION VALVE (3)  
1" = 1'-0" FX-IR-HUNT-VALV-24

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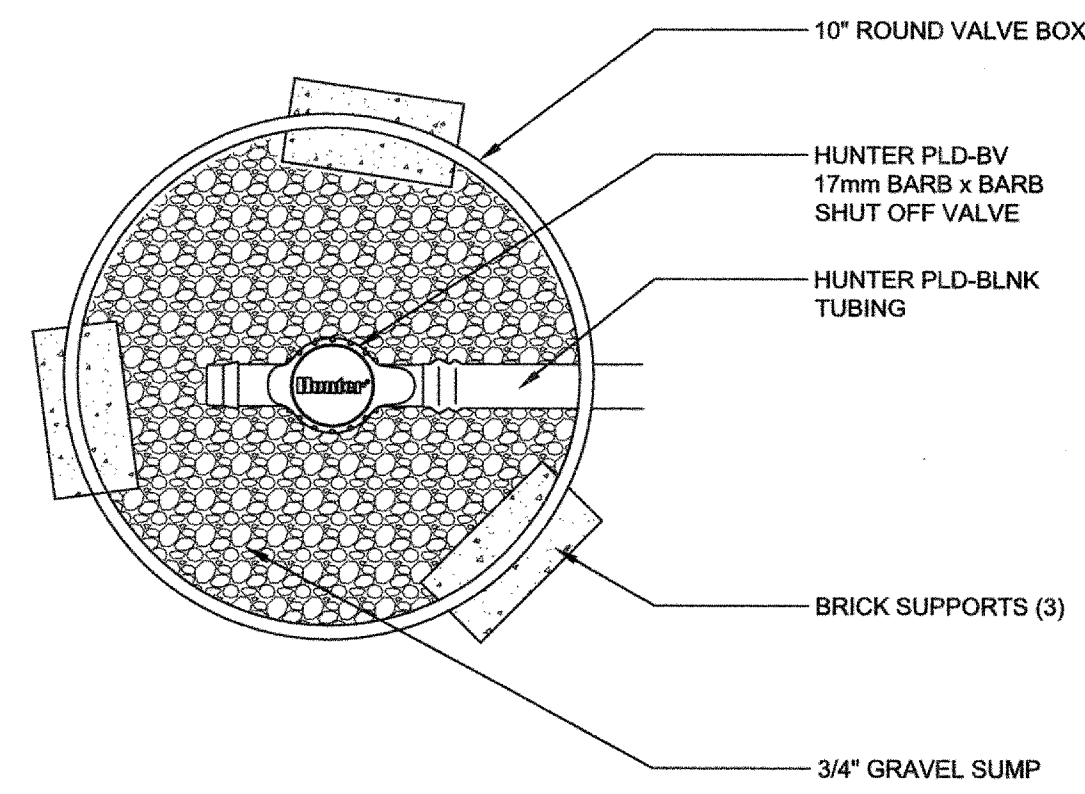
5 PROS-12-PRS40-CV MP ROTATOR SPRINKLER (1)  
3" = 1'-0" FX-IR-HUNT-SPRA-84

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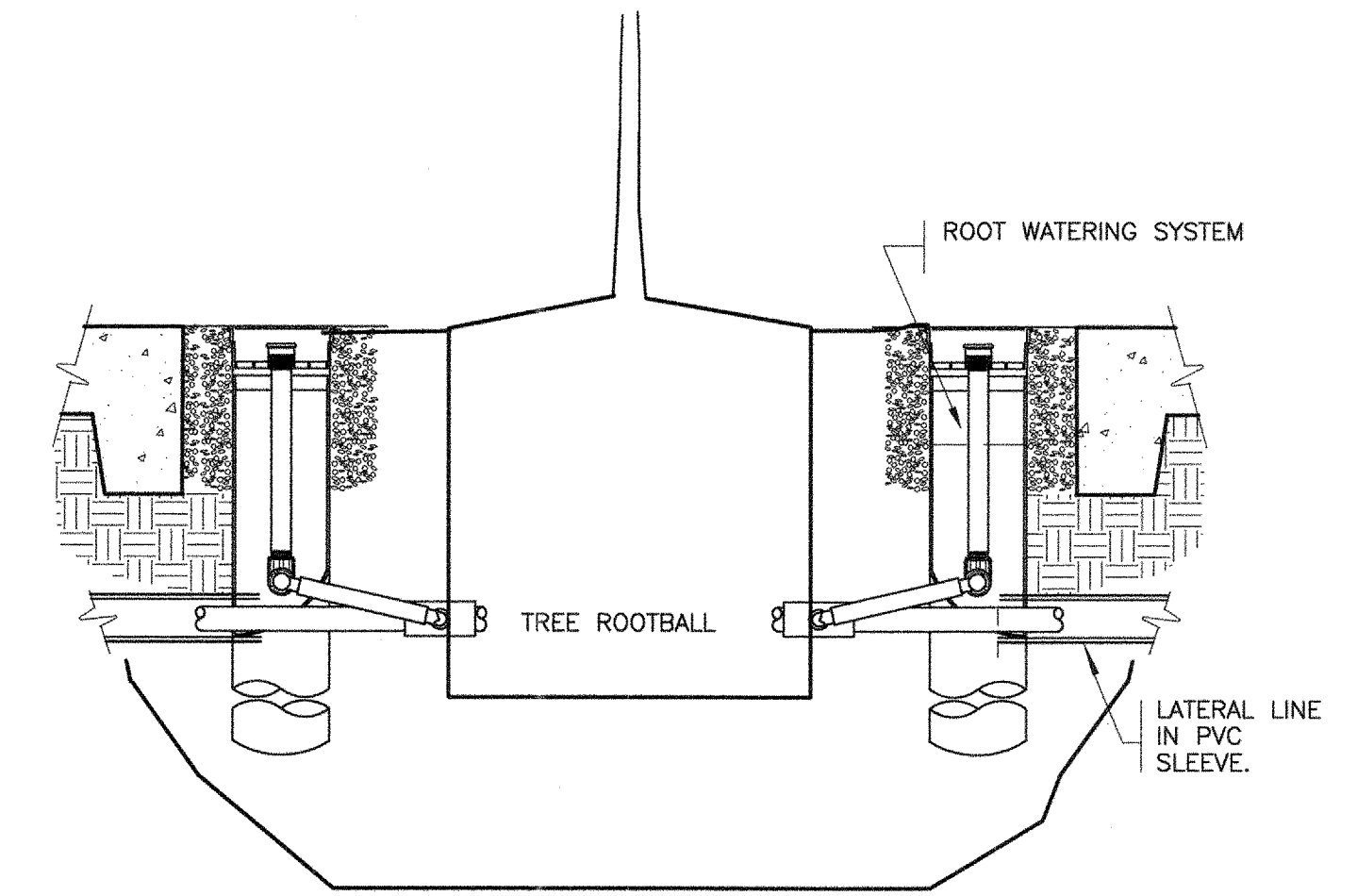


2 ICZ-101 DRIP CONTROL ZONE WITH UNIONS  
1 1/2" = 1'-0" FX-IR-HUNT-DRIP-17

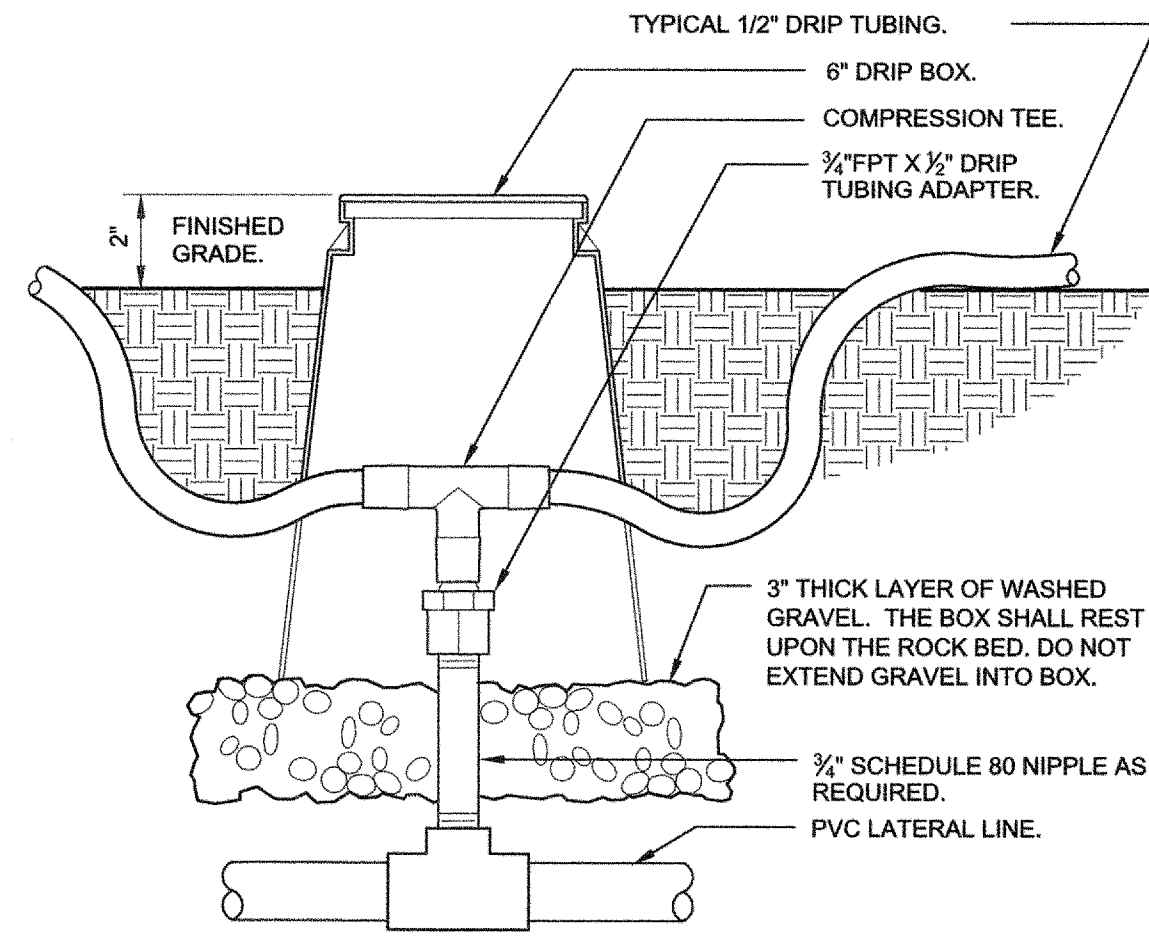
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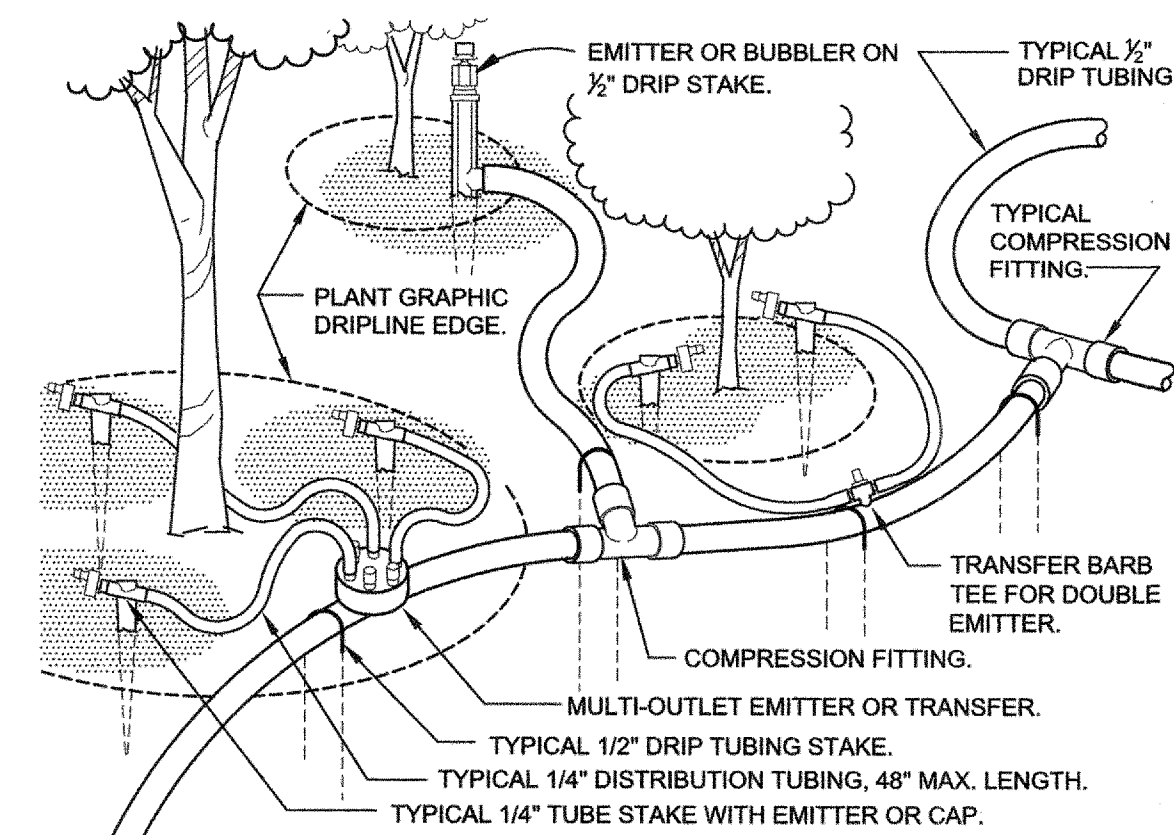
3 MANUAL FLUSH VALVE  
1 1/2" = 1'-0" FX-IR-HUNT-DREQ-04



4 RWS AT TREE WELL  
N.T.S. 328403.53-17



6 ZONE CONTROL  
3" = 1'-0" FX-IR-FX-DRIP-02

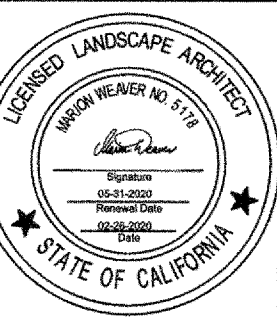


NOTE:  
1. PLACE EMITTERS 3/4" BETWEEN THE TRUNK AND OUTER DRIPLINE.  
2. EVENLY SPACE EMITTERS AROUND PLANT.  
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

7 TYPICAL DRIP TUBING  
1 1/2" = 1'-0" FX-IR-FX-DRIP-01

IDENTIFICATION STAMP  
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