


CORDEVALLE TENNIS CENTER RENOVATIONS

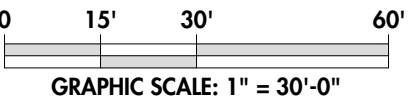
1 CORDEVALLE GOLF CLUB DRIVE , SAN MARTIN, CA 95046

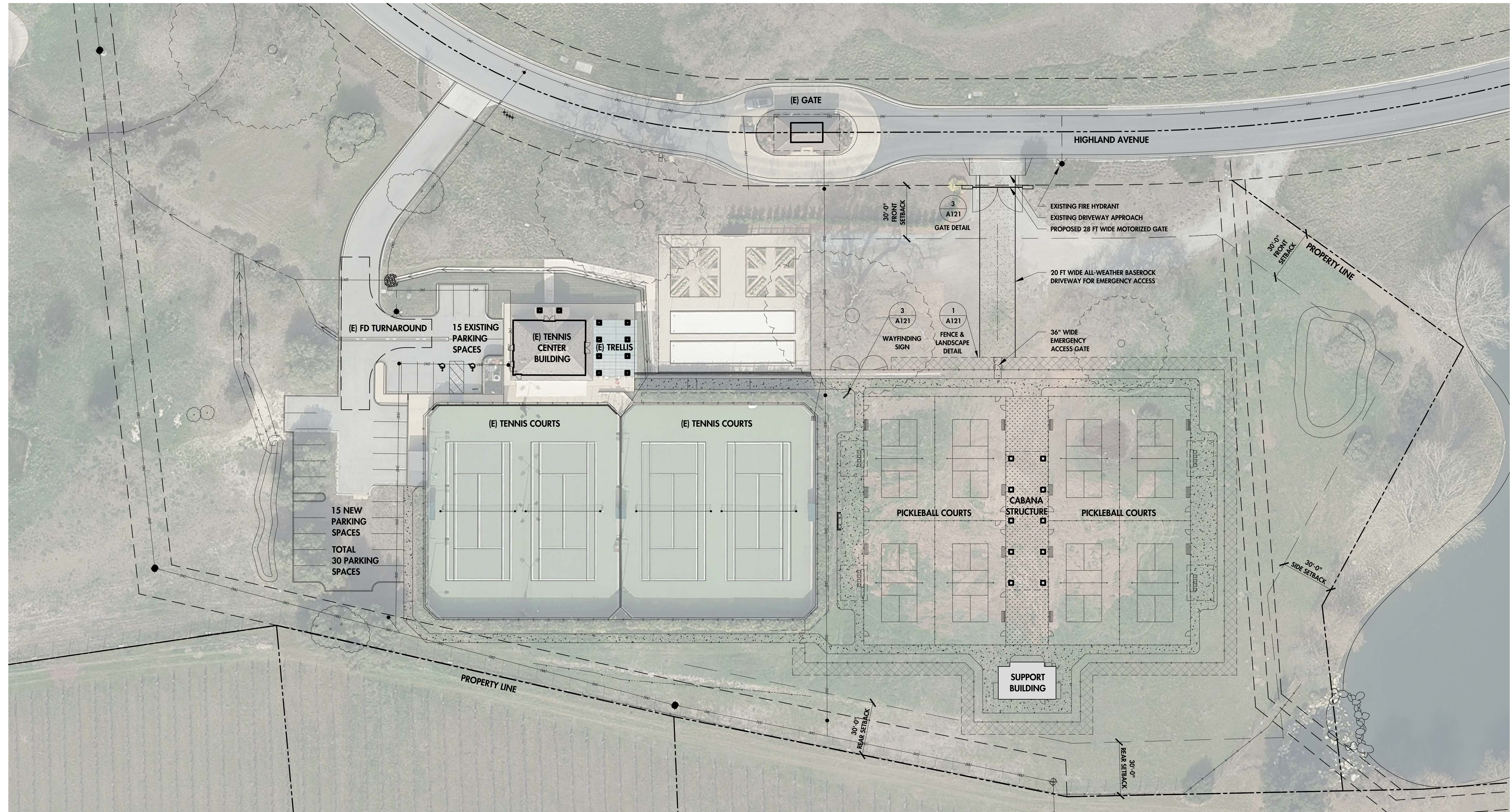
A.P.N.: 779-20-007

| ABBREVIATIONS & SYMBOLS | | | | GENERAL NOTES | | | | PROJECT CONTACTS | | | | PROJECT INFORMATION | | | | SHEET INDEX | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|
| <div>ABV. ABOVE</div> <div>A.B. ANCHOR BOLT</div> <div>A.C. ASPHALTIC CONCRETE</div> <div>ADJ. ADJACENT</div> <div>ADJ. ADJUSTABLE</div> <div>A.F.F. ABOVE FINISH FLOOR</div> <div>ALUM. ALUMINUM</div> <div>APPROX. APPROXIMATE</div> <div>ARCH. ARCHITECTURAL</div> <div>@ AT</div> <div>BA. BATHROOM</div> <div>BD. BOARD</div> <div>BLDG. BUILDING</div> <div>BLKG. BLOCKING</div> <div>BLW. BELOW</div> <div>BM. BEAM</div> <div>BOT. BOTTOM</div> <div>B.O. BOTTOM OF</div> <div>BTWN. BETWEEN</div> <div>C.J. CONTROL JOINT</div> <div>C.L. CENTERLINE</div> <div>CLG. CEILING</div> <div>CLR. CLEAR</div> <div>C.M.U. CONC. MASONRY UNIT</div> <div>CONC. CONCRETE</div> <div>CONT. CONTINUOUS</div> <div>C.Y. CUBIC YARD</div> <div>(D) DEMO</div> <div>DEM. DEMOLISH AND REMOVE</div> <div>DIA. DIAMETER</div> <div>DIAG. DIAGONAL</div> <div>DBL. DOUBLE</div> <div>DEPT. DEPARTMENT</div> <div>DIM. DIMENSION</div> <div>D.F. DOUGLAS FIR</div> <div>DN. DOWN</div> <div>DS. DOWNSPOUT</div> <div>DTL. DETAIL</div> <div>DW. DISHWASHER</div> <div>EA. EACH</div> <div>EL. ELEVATION</div> <div>ELEV. ELEVATION</div> <div>EQ. EQUAL</div> <div>EQUIP. EQUIPMENT</div> <div>EXIST. EXISTING</div> <div>(E) EXISTING</div> <div>EXT. EXTERIOR</div> <div>FDN. FOUNDATION</div> <div>F.D. FLOOR DRAIN</div> <div>REINF. REINFORCED</div> <div>FIN. FINISHED</div> <div>F.O. FACE OF</div> <div>F.O.C. FACE OF CONCRETE</div> <div>F.O.S. FACE OF STUD</div> <div>FIR. FLOOR</div> <div>F.R. FIRE RESISTIVE</div> <div>F.R.P. FIBERGLASS REINF. PANEL</div> <div>FT. FOOT OR FEET</div> <div>FTG. FOOTING</div> <div>GA. GAUGE</div> <div>G.I. GALVANIZED IRON</div> <div>GYP. GYPSUM</div> <div>GYP. BD. GYPSUM BOARD</div> <div>HDR. HEADER</div> <div>HDWR. HARDWARE</div> <div>H.M. HOLLOW METAL</div> <div>HORIZ. HORIZONTAL</div> <div>H.B. HOSE BIBB</div> <div>H. HIGH</div> <div>HT. HEIGHT</div> <div>HVAC. HEATING/VENTILATING/ AIR CONDITIONING</div> <div><div>#</div> DOOR TAG</div> <div><div>X</div> WINDOW TAG</div> <div><div>#</div> WALL TAG</div> <div><div>#</div> KEYNOTE</div> <div><div>} #</div> REVISION TAG</div> <div><div>X</div> GRID LINE TAG</div> <div><div>X</div> FACE OF STRUCTURE DIMENSION</div> <div><div>X</div> FACE OF FINISH DIMENSION</div> <div><div>X</div> CENTER DIMENSION</div> <div><div>X</div> ORIGIN INDICATOR</div> | | | | <div>IN. INCHES</div> <div>INCL. INCLUDE</div> <div>INSUL. INSULATION</div> <div>INT. INTERIOR</div> <div>INV. INVERT</div> <div>K.D. KNOCKDOWN</div> <div>LAV. LAVATORY</div> <div>L. LENGTH</div> <div>MAX. MAXIMUM</div> <div>M.B. MACHINE BOLT</div> <div>MECH. MECHANICAL</div> <div>MEMB. MEMBRANE</div> <div>MISC. MISCELLANEOUS</div> <div>MFR. MANUFACTURER</div> <div>MIN. MINIMUM</div> <div>MTL. METAL</div> <div>(N) NEW</div> <div>N.I.C. NOT IN CONTRACT</div> <div>N.T.S. NOT TO SCALE</div> <div>O.C. ON CENTER</div> <div>O/ OWNER FURNISHED</div> <div>O.F.C.I. CONTRACTOR INSTALLED</div> <div>O.F.O.I. OWNER FURNISHED, CONTRACTOR INSTALLED</div> <div>PERF. PERFORATED</div> <div>PLYWD. PLYWOOD</div> <div>PR. PAIR</div> <div>P.T. PRESSURE TREATED</div> <div>RAD. RADIUS</div> <div>REF. REFERENCE</div> <div>REF. REINFORCED</div> <div>REBAR. REINFORCING BAR</div> <div>REQ'D. REQUIRED</div> <div>RM. ROOM</div> <div>R.O. ROUGH OPENING</div> <div>REQ'D. REQUIRED</div> <div>S.A.F. SELF ADHERED FLASHING</div> <div>SCHED. SCHEDULE</div> <div>SECT. SECTION</div> <div>S.F. SQUARE FEET</div> <div>SHTG. SHEATHING</div> <div>SIM. SIMILAR</div> <div>SPEC. SPECIFICATION</div> <div>SQ. SQUARE</div> <div>S.S. STAINLESS STEEL</div> <div>STL. STEEL</div> <div>STRUCT. STRUCTURAL</div> <div>T.B.D. TO BE DETERMINED</div> <div>TEMP. TEMPERED</div> <div>T&G TONGUE & GROOVE</div> <div>THK. THICK</div> <div>THRESH. THRESHOLD</div> <div>T.O. TOP OF</div> <div>T.O.C. TOP OF CONCRETE</div> <div>T.O.F.F. TOP OF FINISH FLOOR</div> <div>T.O.P. TOP OF PLATE</div> <div>T.O.S. TOP OF SLAB</div> <div>T.O.S.F. TOP OF SUBFLOOR</div> <div>TYP. TYPICAL</div> <div>U.N.O. UNLESS NOTED OTHERWISE</div> <div>VERT. VERTICAL</div> <div>V.I.F. VERIFY IN FIELD</div> <div>W. WIDE</div> <div>W/ WITH</div> <div>W.C. WATER CLOSET</div> <div>WD. WOOD</div> <div>W.H. WATER HEATER</div> <div>W.P. WATERPROOFING</div> <div>W.R.B. WEATHER RESISTIVE BARRIER</div> <div>W.W.F. WELDED WIRE FABRIC</div> <div><div>X</div> DETAIL TAG</div> <div><div>X</div> SECTION TAG</div> <div><div>X/X</div> ELEVATION TAG</div> <div><div>A</div><div>X</div><div>B</div><div>C</div> ELEVATION TAG</div> | | | | <div>1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.</div> <div>2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.</div> <div>3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.</div> <div>4. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.</div> <div>5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.</div> <div>6. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.</div> <div>7. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.</div> <div>8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.</div> <div>9. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.</div> <div>10. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.</div> <div>11. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.</div> <div>12. EXISTING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.</div> <div>13. JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.</div> | | | | <div>OWNER'S REP: ELEVATIONS CONSTRUCTION MANAGEMENT, INC CONTACT: JENNIFER FREEBERG (831) 229-7952 JENNIFER@ELEVATIONS.CM.NET</div> <div>CLIENT: CORDEVALLE RESORT CONTACT: LUCA RUTIGLIANO, MANAGING DIRECTOR ONE CORDEVALLE CLUB DRIVE SAN MARTIN, CA 95046 (408) 695-4500</div> <div>ARCHITECT: SPECTOR CORBETT ARCHITECTS INC CONTACT: BRIAN SPECTOR, PRINCIPAL ARCHITECT 54-C PENNY LANE WATSONVILLE, CA 95076 (831) 319-4045 BRIANS@SPECTORCORBETT.COM</div> <div>CIVIL: MH ENGINEERING CO. CONTACT: HARRY SINGLA 16075 VINEYARD BLVD MORGAN HILL, CA 95037 (408) 779-7381 HARRY@MHENGINEERING.COM</div> <div>LANDSCAPE: GREGORY LEWIS LANDSCAPE ARCHITECT CONTACT: GREGORY LEWIS 736 PARK WAY SANTA CRUZ, CA 95065 (831) 359-0960 LEWISLANDSCAPE@SBCGLOBAL.NET</div> <div>ELECTRICAL: MIRACLES UNLIMITED, INC. CONTACT: MILLS MIRACLE P.O. BOX 1808 APTOS, CA 95001 (831) 688-8013 MUI8080@COMCAST.NET</div> | | | | <div>PROJECT NAME: CORDEVALLE TENNIS CENTER RENOVATIONS</div> <div>ADDRESS: 1 CORDEVALLE GOLF CLUB DRIVE , SAN MARTIN, CA 95046</div> <div>A.P.N.: 779-20-007</div> <div>PROJECT DESCRIPTION: THE PROJECT CONSISTS OF RENOVATIONS TO THE EXISTING TENNIS CENTER TO CREATE 8 NEW PICKLEBALL COURTS, CABANA TRELLIS STRUCTURE, SUPPORT BUILDING WITH 2 RESTROOMS, ADDITIONAL PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS.</div> <div>ZONING: HS-D1 (97%), HS-D1-SR (3%) GENERAL PLAN: HILLSIDES (100%)</div> <div>PARCEL AREA: 144.9 ACRES</div> <div>DESCRIPTION OF USE: RESORT</div> <div>PROPOSED STRUCTURES: SUPPORT BUILDING 624 SF, 1-STORY, 17 FT MAX HEIGHT USE: RESTROOMS, SUPPORT FUNCTION, STORAGE OCCUPANCY GROUP: U, CONSTRUCTION TYPE: V-B SPRINKLERS: YES, SRA ZONE</div> <div>CABANA STRUCTURE, COVERED TRELLIS 1,487 SF, 1-STORY, 12 FT MAX HEIGHT USE: COVERED TRELLIS AREA, ENTERTAINMENT, SPECTATOR OCCUPANCY GROUP: U, CONSTRUCTION TYPE: V-B SPRINKLERS: YES, SRA ZONE</div> <div>FIRE RESPONSIBILITY AREA: SRA</div> | | | | <div>SHEET NUMBER</div> <div>SHEET TITLE</div> <div>A001</div> <div>ARCHITECTURAL: COVER SHEET</div> <div>A101</div> <div>ARCHITECTURAL: OVERALL EXISTING SITE PLAN</div> <div>A102</div> <div>ARCHITECTURAL: OVERALL PROPOSED SITE PLAN</div> <div>A103</div> <div>ARCHITECTURAL: LARGE SCALE SITE PLAN</div> <div>A111</div> <div>ARCHITECTURAL: ENLARGED PROPOSED SITE PLAN</div> <div>A115</div> <div>ARCHITECTURAL: EMERGENCY ACCESS SITE DIAGRAMS</div> <div>A121</div> <div>ARCHITECTURAL: SITE DETAILS</div> <div>A132</div> <div>ARCHITECTURAL: ENLARGED PROPOSED PARKING PLAN</div> <div>C1</div> <div>CIVIL: PRELIM GRADING, DRAINAGE, & UTILITY PLAN</div> <div>C2</div> <div>CIVIL: PRELIM GRADING SECTIONS, NOTES, & DETAILS</div> <div>C3</div> <div>CIVIL: PRELIM STORM WATER MANAGEMENT PLAN</div> <div>L0</div> <div>LANDSCAPE: DOCUMENTATION</div> <div>L1</div> <div>LANDSCAPE: LEGENDS AND NOTES</div> <div>L2</div> <div>LANDSCAPE: PLANTING PLAN</div> <div>L3</div> <div>LANDSCAPE: HYDROZONE PLAN</div> <div>L4</div> <div>LANDSCAPE: IRRIGATION PLAN</div> <div>L5</div> <div>LANDSCAPE: LANDSCAPE DETAILS</div> <div>L6</div> <div>LANDSCAPE: SPECIFICATIONS</div> <div>E1.0</div> <div>ELECTRICAL: SITE PHOTOMETRIC SITE PLAN</div> <div>E1.1</div> <div>ELECTRICAL: ENLARGED PHOTOMETRIC SITE PLAN</div> <div>E1.2</div> <div>ELECTRICAL: ENLARGED PHOTOMETRIC SITE PLAN</div> <div>E3.1</div> <div>ELECTRICAL: LIGHT FIXTURE CUT SHEETS</div> <div>A201</div> <div>ARCHITECTURAL: PROPOSED SUPPORT BUILDING PLANS & SECTION</div> <div>A202</div> <div>ARCHITECTURAL: PROPOSED SUPPORT BUILDING ELEVATIONS</div> <div>A210</div> <div>ARCHITECTURAL: PROPOSED CABANA STRUCTURE PLANS</div> <div>A211</div> <div>ARCHITECTURAL: PROPOSED CABANA STRUCTURE ELEVATIONS</div> | | | | <div>SCHEMATIC DESIGN FOR: CORDEVALLE TENNIS CENTER RENOVATIONS 1 CORDEVALLE GOLF CLUB DRIVE SAN MARTIN, CA 95046 A.P.N.: 779-20-007</div> | | | |
| | | | | <div>FIRE DISTRICT NOTES</div> <div>1. THE PROPOSED SUPPORT BUILDING AND CABANA STRUCTURE ARE REQUIRED TO BE FULLY SPRINKLERED BY A NFPA 13 FIRE SPRINKLER SYSTEM.</div> <div>2. THIS PROJECT IS CONSTRUCTION OF A NEW BUILDING REQUIRED TO BE FULLY FIRE SPRINKLERED.</div> <div>3. A "KNOX BOX" SHALL BE PROVIDED AND LOCATED PER FIRE DEPARTMENT RECOMMENDATIONS. EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY FOR ROOMS, ELEVATOR OVERRIDE KEY, ACCESS KEY TO THE FIRE ALARM PANEL AND SPECIAL ACCESS KEYS (WHERE APPLICABLE) SHALL ALSO BE MADE PART OF THE "KNOX BOX" INVENTORY.</div> <div>4. ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND STATE FIRE MARSHALL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.</div> <div>5. JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS. PRIOR TO THE FRAME INSPECTION, APPROVED FIRE SPRINKLER AND/OR FIRE ALARM PLANS MUST BE ON SITE FOR THE FIRE/BUILDING INSPECTOR.</div> <div>6. BUILDING(S) SHALL BE OF APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND/OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION SHALL BE IN COMPLIANCE WITH THE JURISDICTIONAL REQUIREMENTS. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDE IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, AND SHALL BE OF ARABIC NUMBERS OR ALPHABETICAL LETTERS. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.</div> <div>7. ALL UNDERGROUND FIRE SERVICE (INCLUDING ON SITE FIRE HYDRANTS), FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS, FIRE PUMPS, COMMERCIAL HOOD & DUCT SYSTEMS, OTHER FIRE PROTECTION SYSTEMS REQUIRE SEPARATE PLANS, APPLICATION, REVIEW, PERMIT AND FEE. ANY OF THE ABOVE NAMED SYSTEMS INCLUDED WITH APPLICATION AND SHOWN OR NOTED ON THESE PLANS ARE TO BE USED FOR BID PURPOSES ONLY.</div> <div>8. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CUBIC FEET) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET (1524 MM) OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES. CFC 304.3.3 CAPACITY EXCEEDING 1.5 CUBIC YARDS. EXCEPTIONS: 1. DUMPSTERS OR CONTAINERS IN AREAS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13, OR 13R.</div> <div>9. FIRE ALARM SYSTEM AND ALL COMPONENTS SHALL CONFORM TO NFPA 13 MINIMUM STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR THE FIRE INSPECTOR. FIRE ALARM CONTRACTOR MUST PICK UP SUBMITTAL PACKET PRIOR TO SUBMITTAL FROM FIRE DEPT. COMPLETED PACKET MUST BE INCLUDED WITH ALL FIRE ALARM PLAN SUBMITTAL. DOCUMENTATION OF FIRE ALARM MONITORING AND SERVICE MUST BE SUBMITTED.</div> <div>10. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER, PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION.</div> <div>11. FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW CFC CHAPTER 33. FIRE EXTINGUISHERS SHALL BE PROVIDED. THE AUTOMATIC FIRE SPRINKLER SYSTEM IS TO REMAIN IN SERVICE AT ALL TIMES. UNDER NO CIRCUMSTANCE SHALL THE FIRE SPRINKLER SYSTEM BE LEFT OUT OF SERVICE OVERNIGHT. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503.</div> | | | | <div>REFERENCE CODES & STANDARDS</div> <div>2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.</div> <div>2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.</div> <div>2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.</div> <div>TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS</div> <div>PARTIAL LIST OF APPLICABLE STATE STANDARDS</div> <div>NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (ICA AMENDED) NFPA 72,</div> <div>NATIONAL FIRE ALARM CODE, (ICA AMENDED)</div> | | | | <div>VICINITY MAP</div> <div></div> <div>PROJECT SITE</div> <div>N</div> <div>NOT TO SCALE</div> | | | | | | | | | | | | | | | |



1 OVERALL EXISTING SITE PLAN
SCALE: 1" = 30'-0"

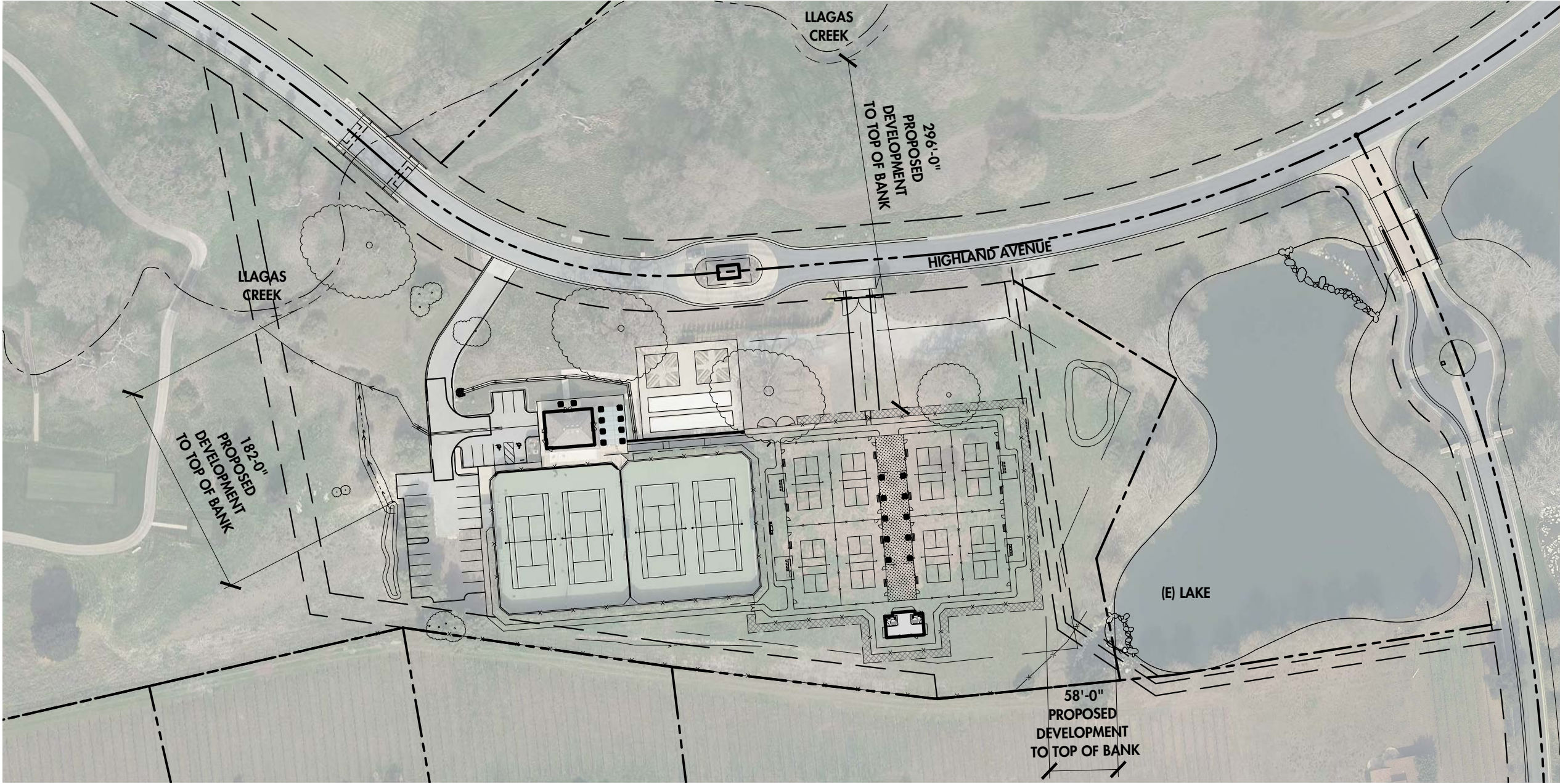




1 OVERALL PROPOSED SITE PLAN
SCALE: 1" = 30'-0"
0 15' 30' 60'
GRAPHIC SCALE: 1" = 30'-0"

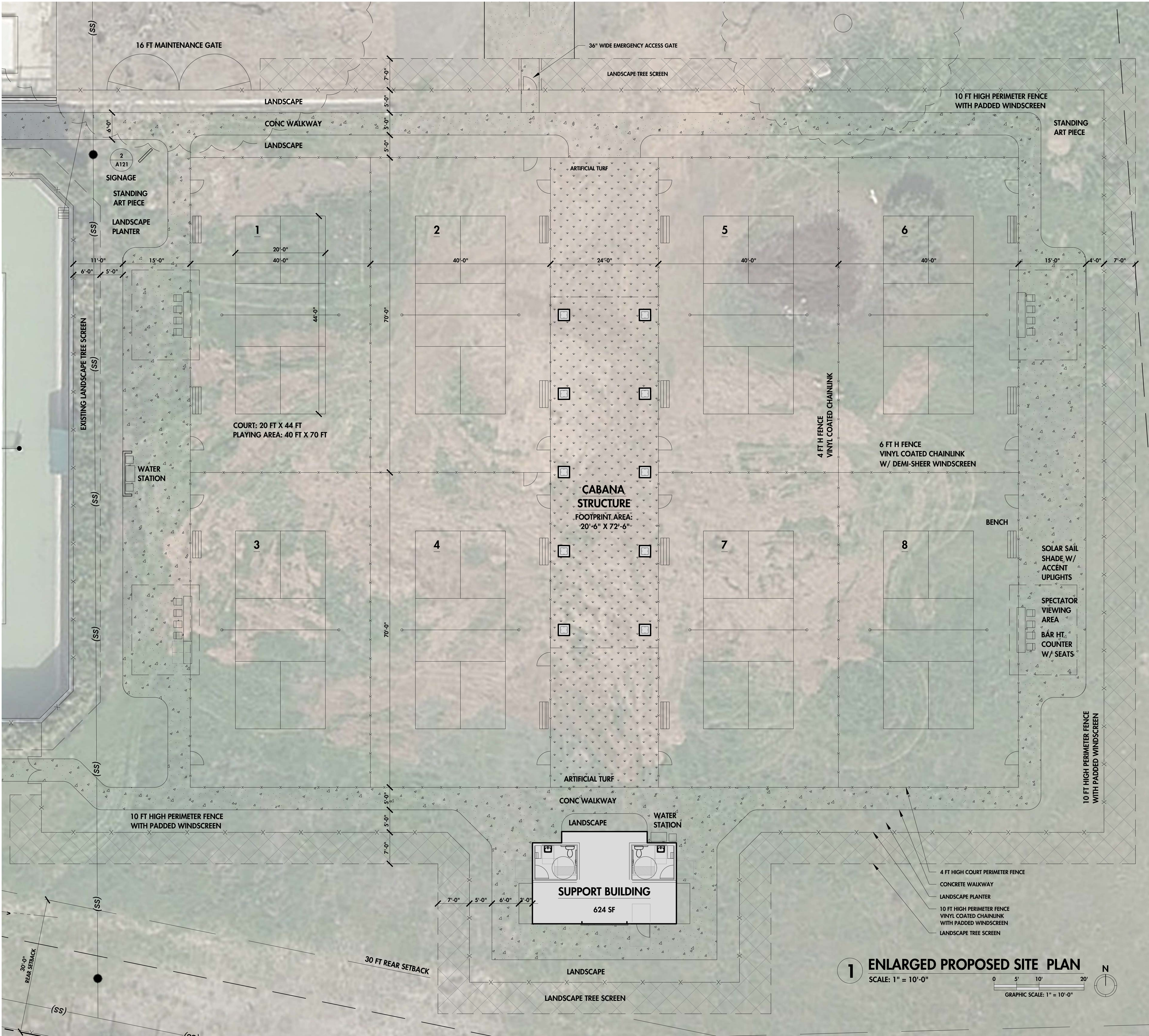


1 OVERALL LARGE SCALE SITE PLAN
SCALE: 1" = 400'-0"
GRAPHIC SCALE: 1" = 400'-0"



2 SITE REFERENCE DIAGRAM
SCALE: 1" = 100'-0"
GRAPHIC SCALE: 1" = 200'-0"

NOTE:
REFER TO CIVIL DRAWINGS FOR
EXISTING AND PROPOSED GRADING CONTOURS



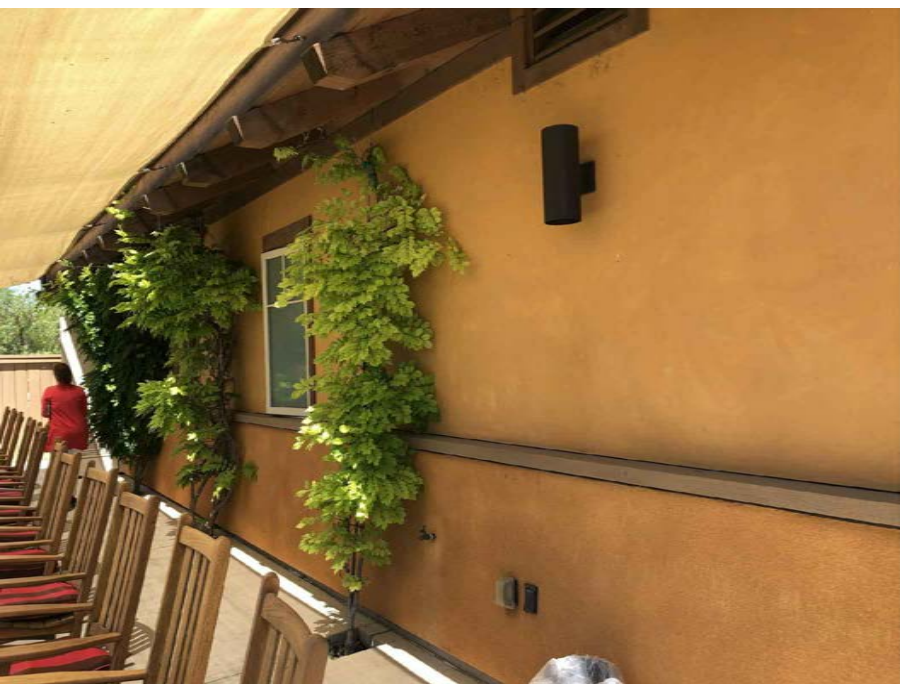
PROPOSED PERIMETER LANDSCAPE TREE SCREEN AND 10 FT HIGH VINYL COATED FENCE TO MATCH SIMILAR TO EXISTING (VIEW FROM SOUTH)



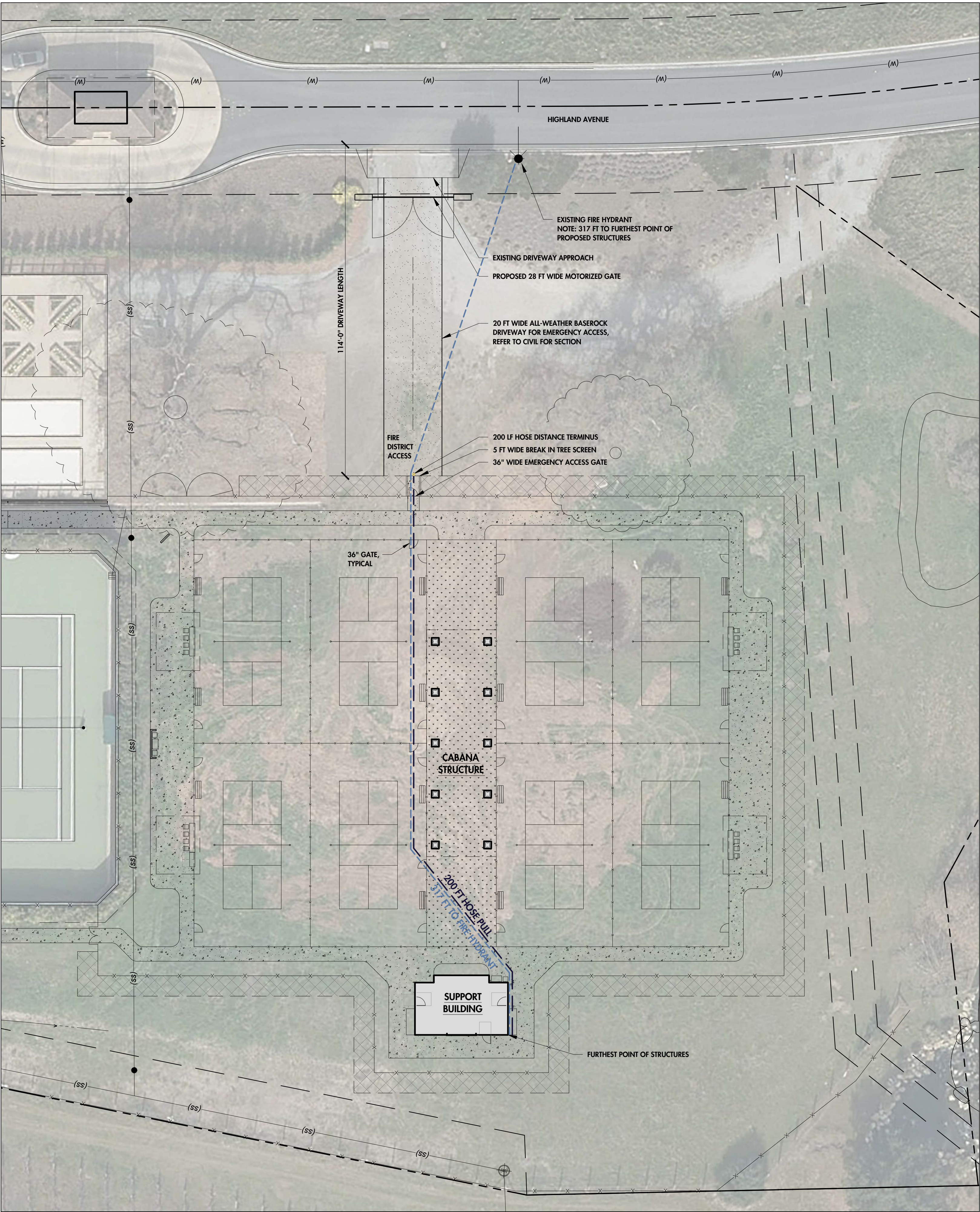
PROPOSED CABANA STRUCTURE TRELLIS TO MATCH SIMILAR EXISTING TENNIS CENTER TRELLIS STRUCTURE



PROPOSED SOLAR SHADE SAIL TO MATCH SIMILAR EXISTING TENNIS CENTER SOLAR SHADE SAIL

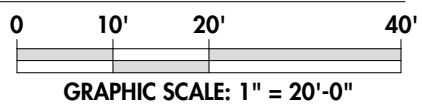


PROPOSED SUPPORT BUILDING DETAILS TO MATCH SIMILAR EXISTING TENNIS CENTER BUILDING



NOTE:
THE PROPOSED SUPPORT BUILDING AND CABANA STRUCTURE
ARE REQUIRED TO BE FULLY SPRINKLERED BY A NFPA 13 FIRE
SPRINKLER SYSTEM.

1 EMERGENCY ACCESS SITE DIAGRAM
SCALE: 1" = 20'-0"





3D VISUALIZATION FROM HIGHLAND AVENUE
LOOKING TOWARDS THE PROPOSED PROJECT



10 FT HIGH PERIMETER FENCE
VINYL COATED CHAINLINK

PADDED WINDSCREEN

LANDSCAPE TREE SCREEN

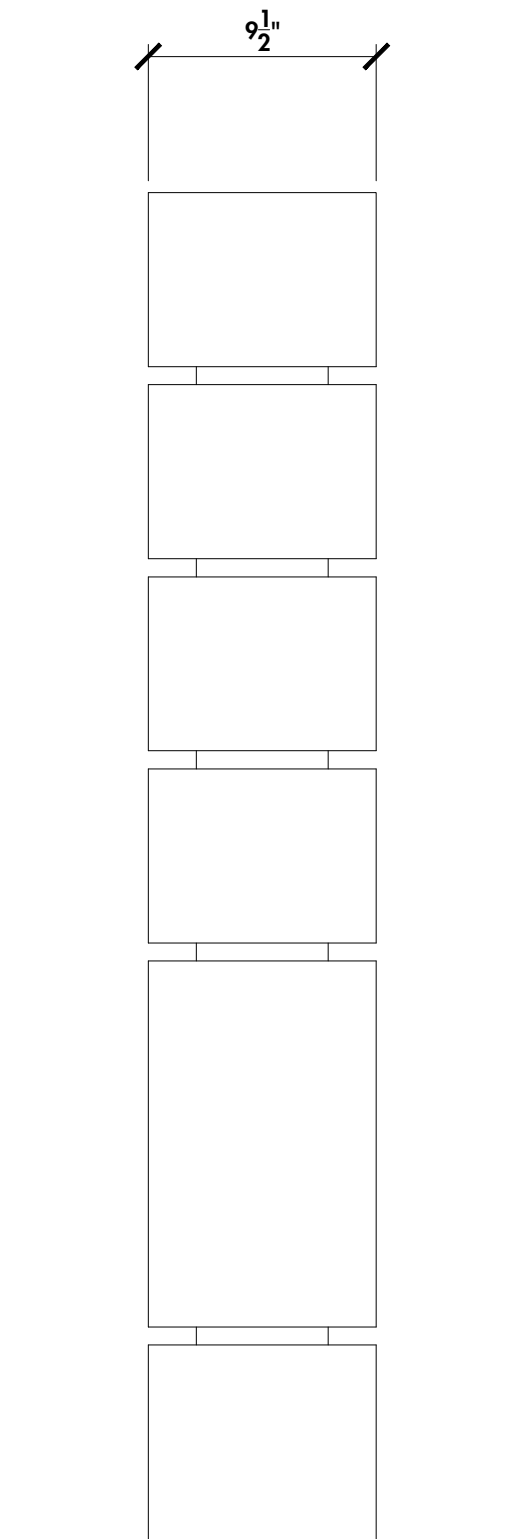
NOTE:
PROPOSED SITE FENCE AND TREE SCREEN
TO MATCH EXISTING

1 PROPOSED SITE FENCE AND TREE SCREEN
SCALE: N.T.S.

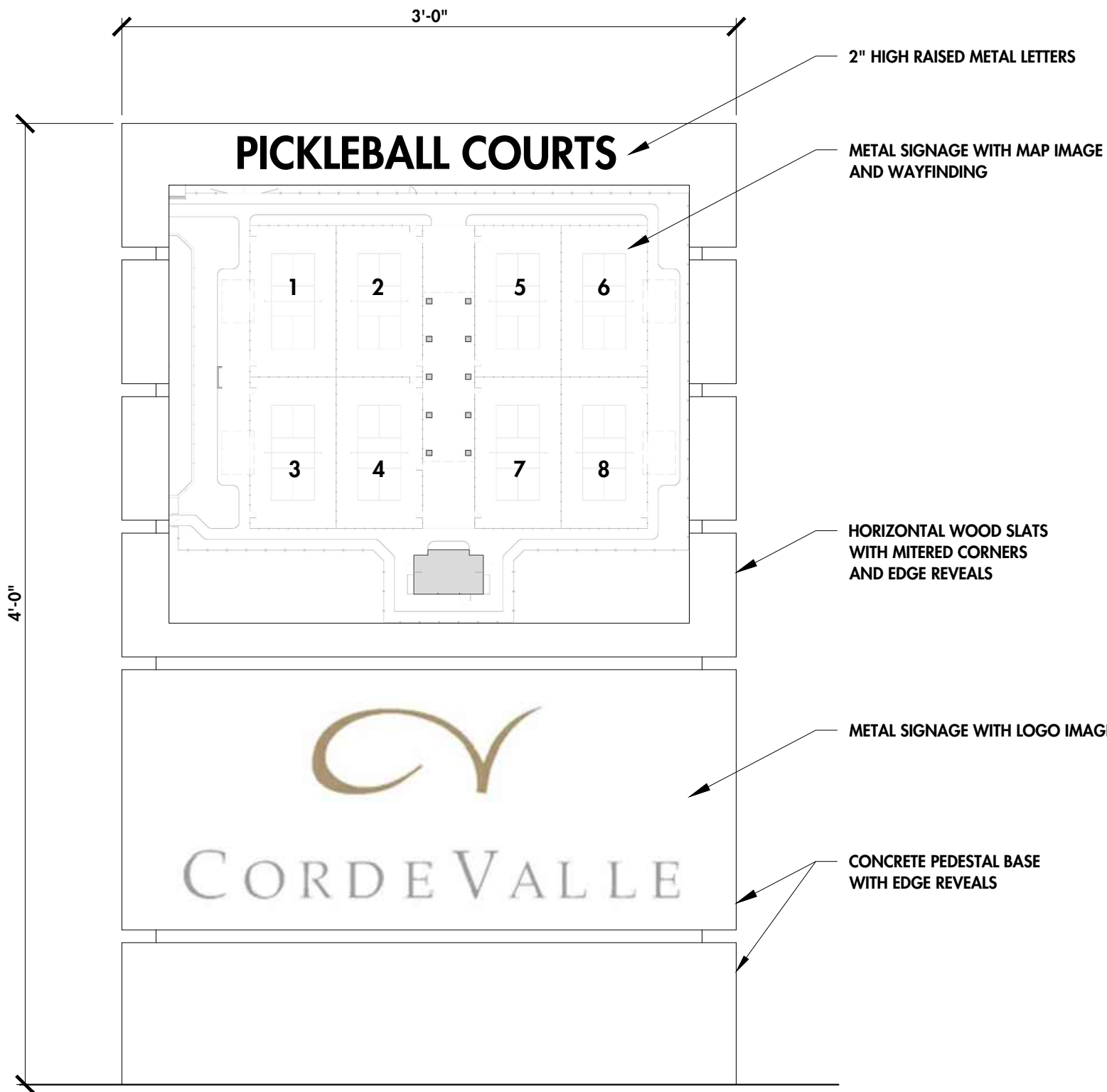


NOTE:
PROPOSED MOTORIZED GATE AT EMERGENCY ACCESS.
MATCH EXISTING ADJACENT WOOD GATE AND STONE PEDESTAL

3 PROPOSED 28 FT WIDE MOTORIZED GATE
SCALE: N.T.S.

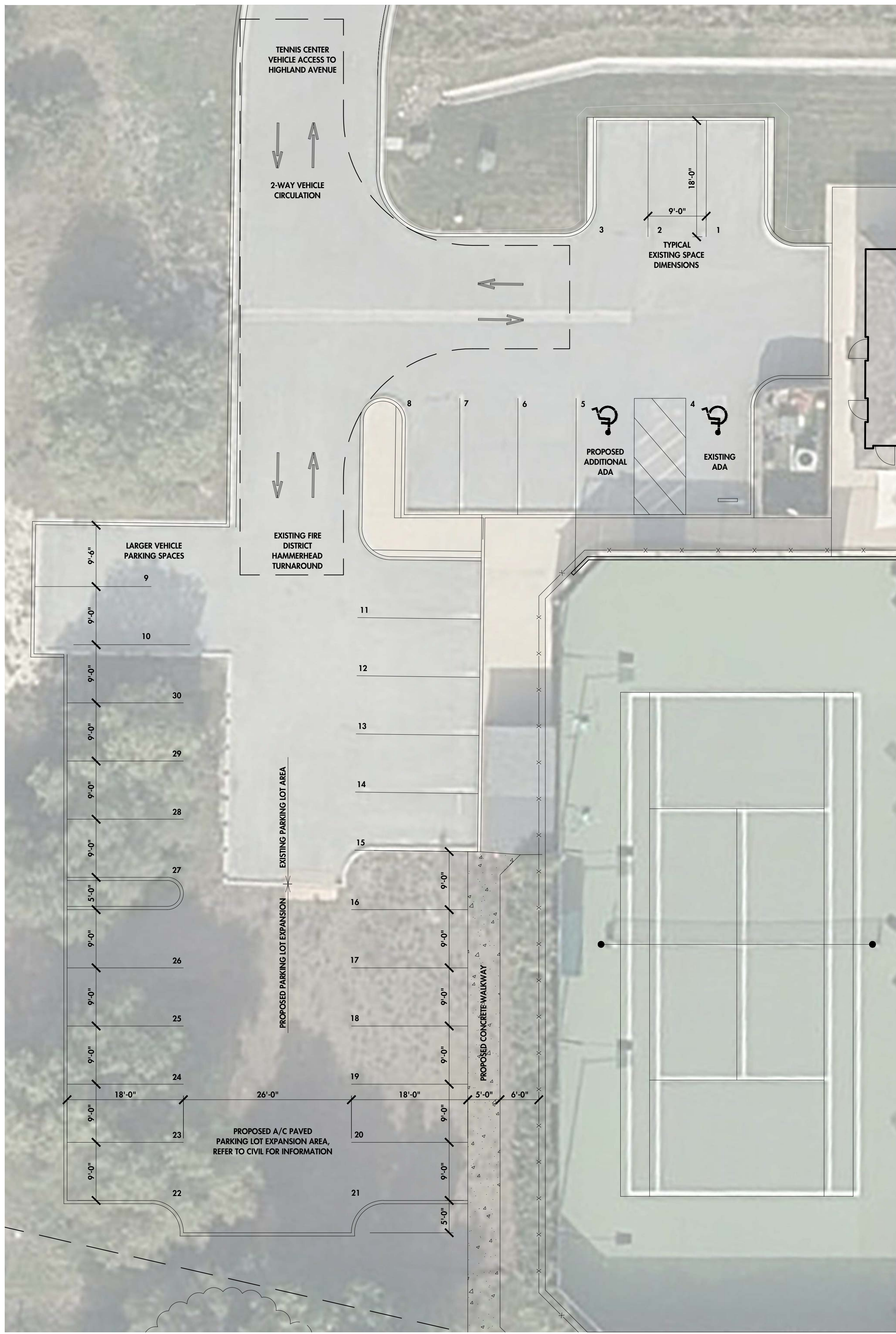


SIDE VIEW



FRONT VIEW (REAR SIM)

2 PROPOSED SITE WAYFINDING SIGNAGE AT COURTS
SCALE: 1 1/2" = 1'-0"



1 OVERALL PROPOSED PARKING PLAN
SCALE: 1" = 10'-0"
GRAPHIC SCALE: 1" = 10'-0"
N

PARKING CALCULATIONS AND NOTES

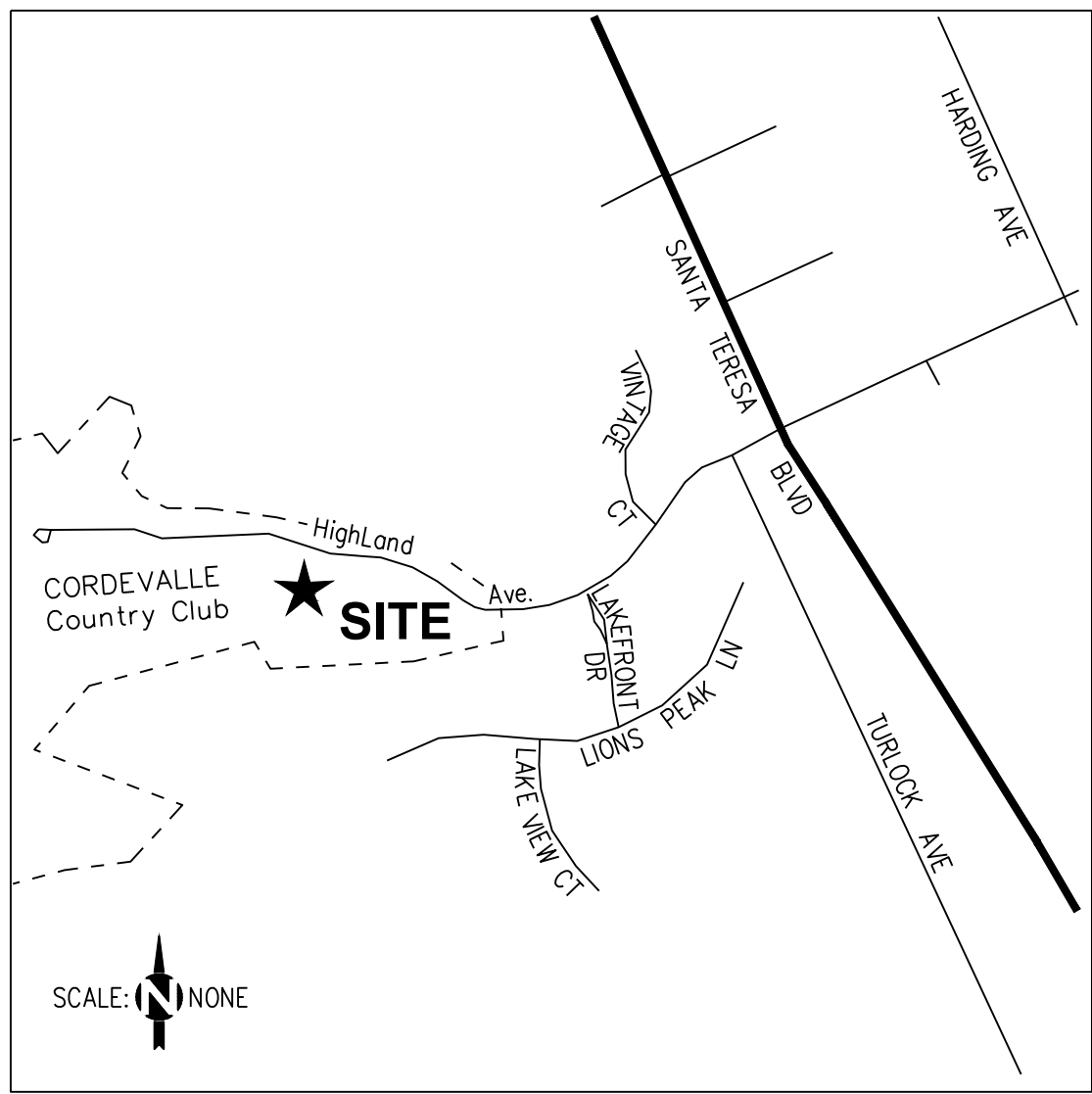
PARKING STANDARDS AND REQUIREMENTS PER § 4.30

| TABLE 4.30-2 PARKING SPACES REQUIRED - NONRESIDENTIAL | |
|---|----------------------------------|
| USE CLASSIFICATION | SPACES REQUIRED |
| RECREATION - COMMERCIAL | AS SPECIFIED BY USE PERMIT / ASA |

| TABLE 4.30-3 ACCESSIBLE PARKING SPACES | |
|--|-------------------------------|
| PARKING SPACES IN LOT | REQUIRED NUMBER OF ADA SPACES |
| 26 TO 50 | 2 REQUIRED, 2 PROVIDED |

ON-SITE PARKING AND CIRCULATION PLAN:
CORDEVALLE MEMBERS TYPICALLY PARK AT THE CENTRAL PARKING LOT AND ARE BROUGHT TO THE TENNIS CENTER VIA THE RESORT SHUTTLE. PROVIDED PARKING SPACES ARE FOR RESORT EMPLOYEES AND OPTION FOR MEMBERS TO DRIVE DIRECTLY TO THE CENTER. EXPANSION OF THE PARKING LOT IS TO PROVIDE FOR THE PROPOSED PICKLEBALL AREA.

| | |
|--------------------------------|-----------|
| TOTAL EXISTING PARKING SPACES: | 15 SPACES |
| TOTAL PROPOSED PARKING SPACES: | 30 SPACES |

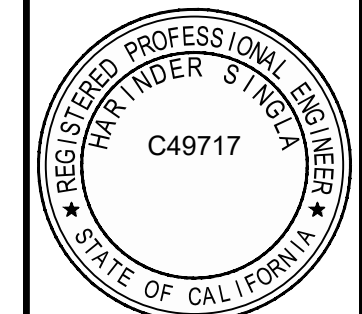
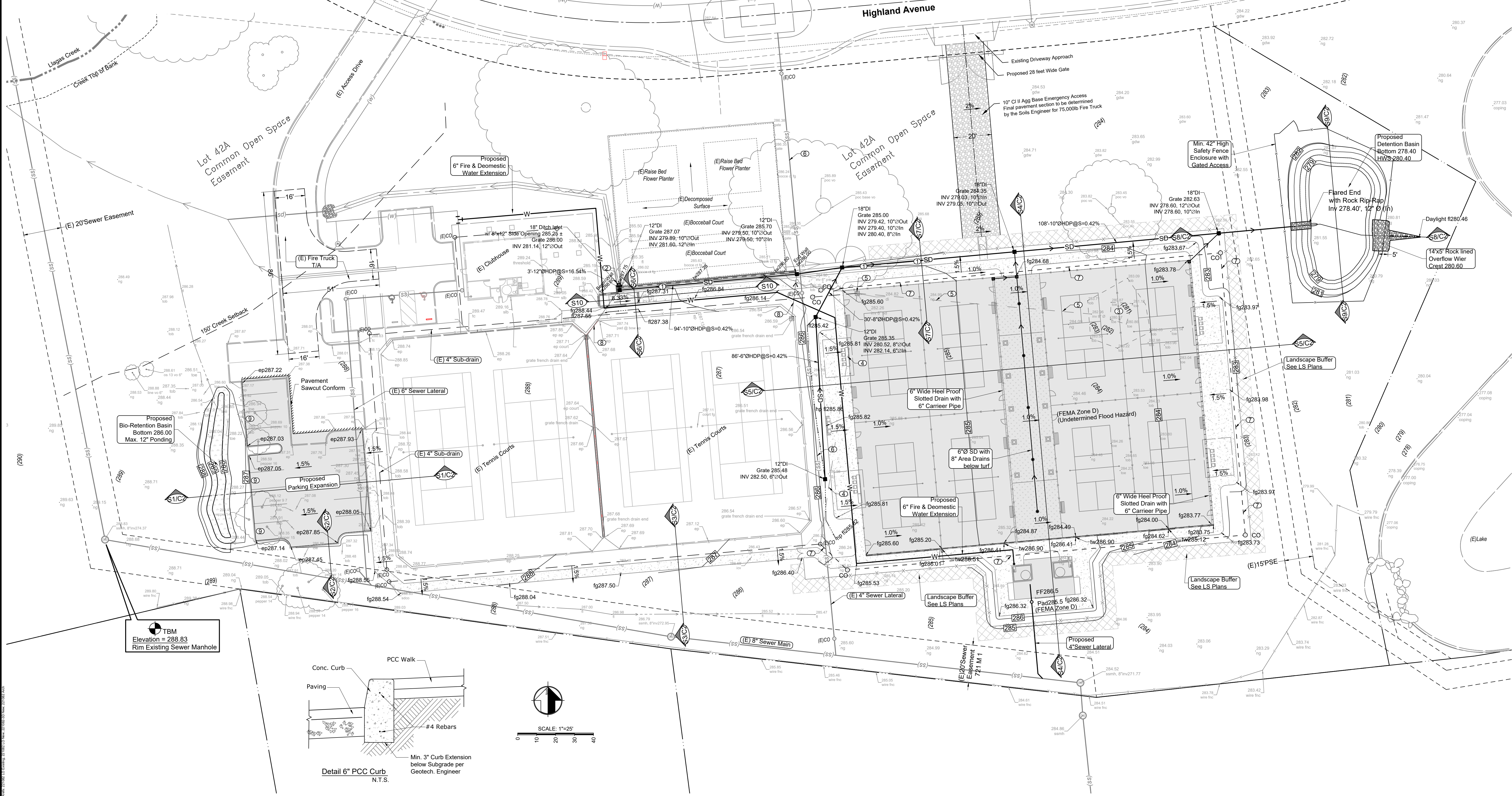


Improvement Notes:

- Demolish existing east-west portion of PCC Ditch and convert conveyance into storm pipe as shown
- The north south portion of existing PCC ditch along bocceball court shall remain and intercepted with 18" ditch inlet with a side c/c as called out.
- Backfill existing de-siltation basin per Geotech recommendations.
- Remove existing 4" sub-drain along the east side of easterly tennis court and install new sub-drain at the perimeter of pickleball courts as shown with cleanouts. See note 7.
- Remove existing storm junction box and 8" storm drain conveyance into existing de-siltation basin.
- Protect sewer lateral during construction.
- Proposed 4" sub-drain with cleanouts at the perimeter of proposed pickleball courts as shown per Geotech recommendation.
- Connect existing tennis court 6" storm pipe laterals into new storm inlets with angled fittings as needed. New inlets have been with ample depth to achieve these connections. Pipe connections shall have minimum 1% slope.
- Provide 9" wide openings in the new curb @ 5' o/c to allow sheet flow conveyance into bio-retention basin.

EARTHWORK SUMMARY----SLAB FOUNDATION
(Incl. 10% Compaction & Shrinkage)

| DESCRIPTION | CUT (yd) | FILL (yd) |
|---|----------|-----------|
| Strippings hauloff (approx. 1" Depth) (1.48 ac) | | 200 |
| Detention Basin | 285 | 0 |
| Site Earthwork to Subgrade (incl. bio-retention basin) | 1,082 | 243 |
| Trench Spoils | 119 | 0 |
| Net Volume | 1,486 | 443 |
| Surplus to be hauled off | 1,043 yd | |



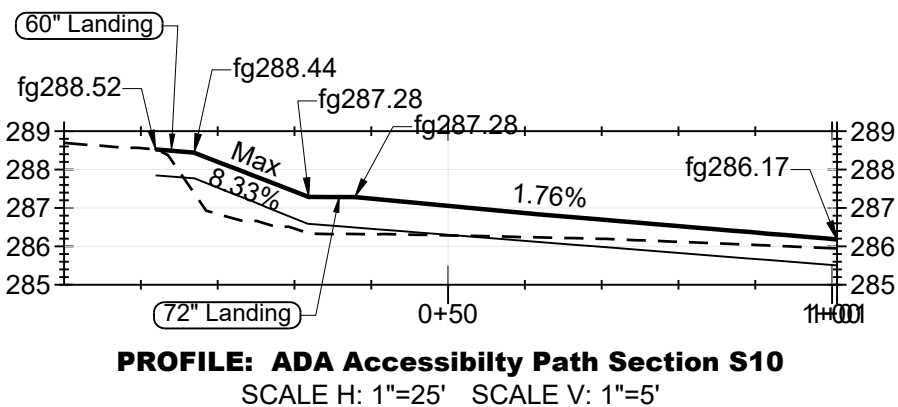
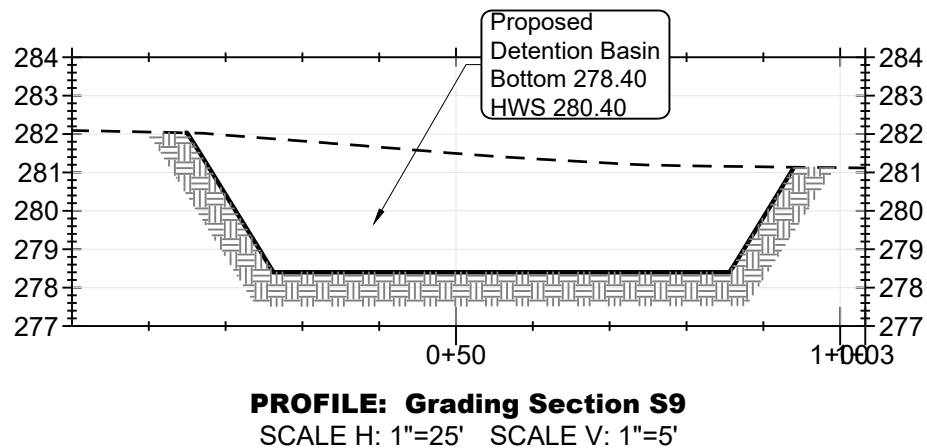
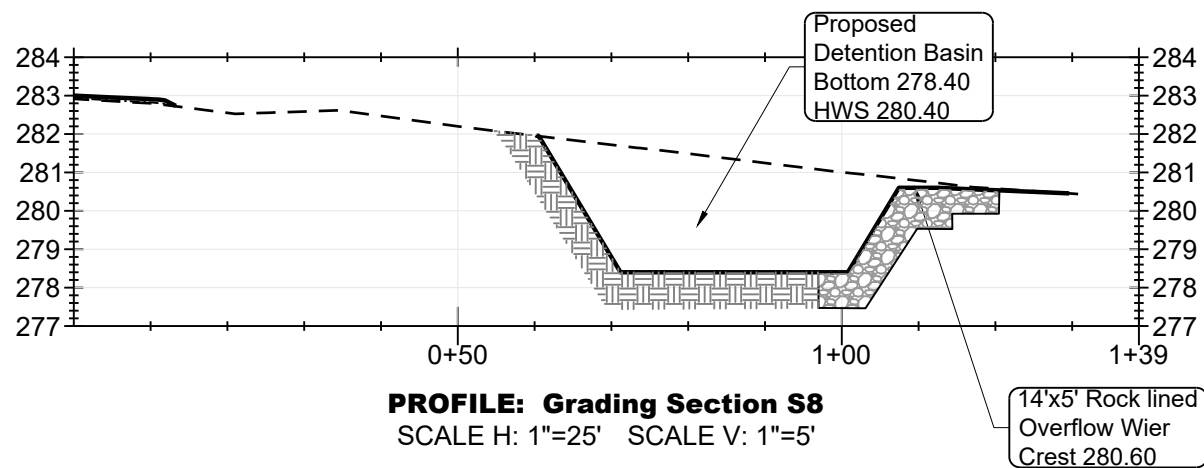
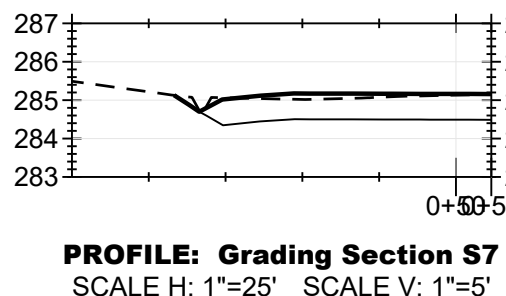
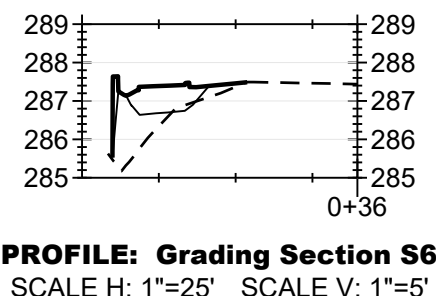
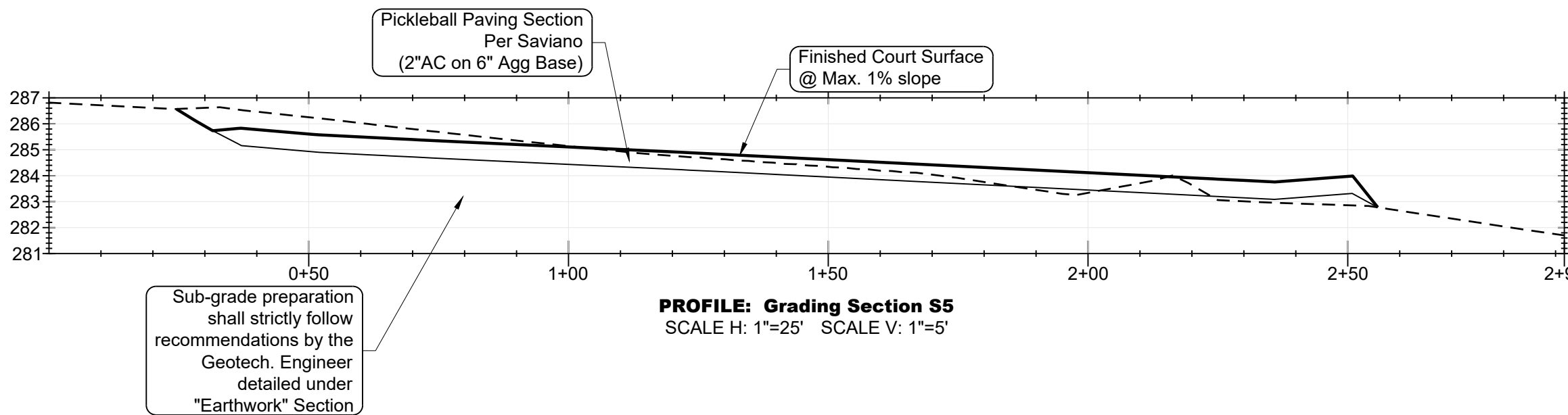
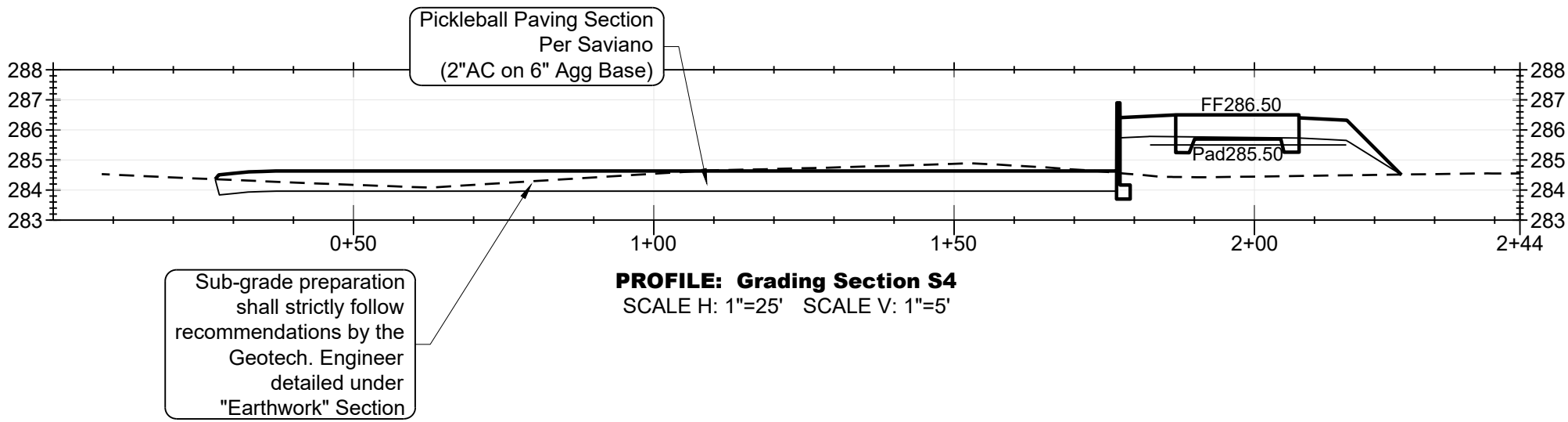
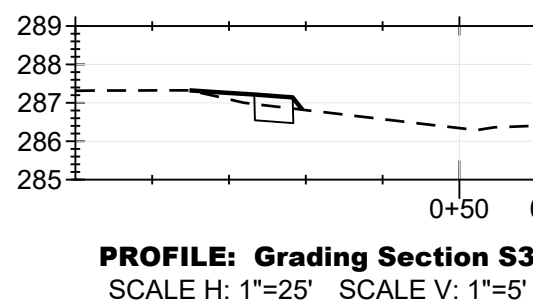
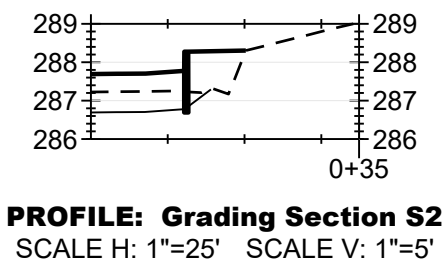
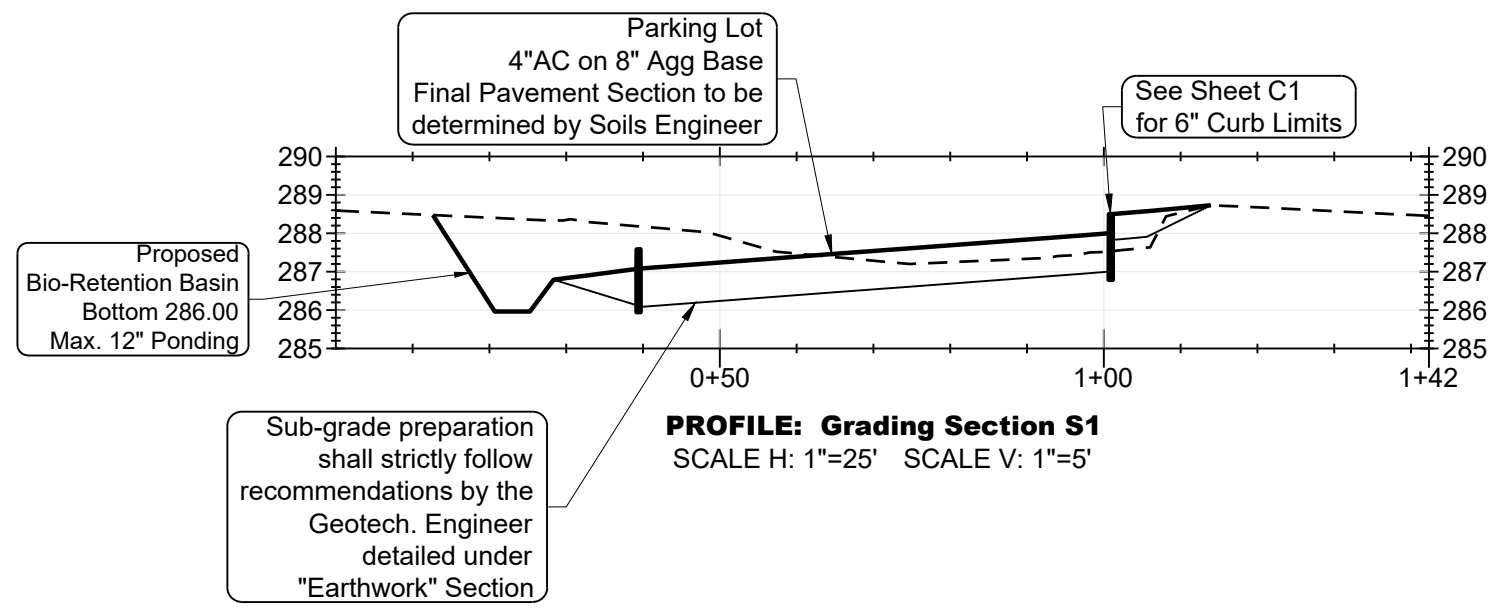
Planning Application
July 2021"

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Prelim. Grading, Drainage & Utility Plan
Cordevalle, Pickleball Project

| | | |
|----------------|----------------|-----------|
| DATE: Nov 2021 | JOB NO: 221082 | SHEET: C1 |
| SCALE: 1"=25' | DRAWN BY: MF | OF 3 |
| CHECKED BY: HS | | |

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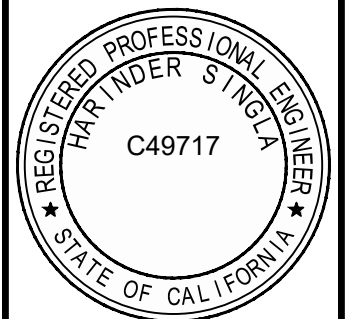


GRADING NOTES

1. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY A.C. OR P.C.C. PAVING SHALL BE SCARIFIED AND REMOVED AND SUBGRADE PREPARED AND COMPACTED PER SOIL ENGINEER'S RECOMMENDATIONS PRIOR TO ANY FILLING.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS AND PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION AND FOREIGN MATTER.
3. CONTRACTOR SHALL STRICTLY FOLLOW RECOMMENDATIONS MADE BY THE SOILS ENGINEER FOR ALL GRADING (CUT OR FILL), COMPACTION AND UTILITY TRENCH BACKFILL. GEOTECHNICAL STUDY PREPARED BY: **Pacific Crest Engineering, Inc.** DATED July 2021, Project No. 2171-SC81-882. Contact Phone (831) 722-9446.
4. STRIPPINGS MAY BE PLACED IN PLANTING AREA; ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.
5. ALL WORK SHOWN OR NOTED ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE. NOTIFY SOILS ENGINEER 4 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING.
6. CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL AND IN ACCORDANCE WITH THE UTILITY COMPANY'S OR PUBLIC AGENCY REQUIREMENTS AND STANDARDS.
7. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO START OF WORK.
9. CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING, PAVING, AND UTILITY TRENCHES.
10. SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER.
11. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF Santa Clara AND THE RECOMMENDATION OF THE SOILS ENGINEER.
12. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES AND SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800-642-2444 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.

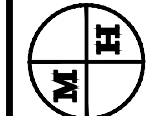
13. CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE BUILDING AND PARKING IMPROVEMENTS FROM THE ARCHITECT'S DIMENSIONED DRAWINGS.
14. ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEACH LINE OR ANY OTHER SITE ITEM REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS OR WITH APPROVED IMPORT FILL AND COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.
15. CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS.
16. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PLACEMENT OF ALL SAFETY DEVICES SUCH AS FENCING BARRICADES, SAFETY TAPE, ETC., AND HE SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE COUNTY OF MONTEREY AND ITS OFFICIALS, THE ARCHITECT, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.
18. THE CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK IN THAT AREA.
19. ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND EXPENSE.
20. PROVIDE EROSION CONTROL PLANTING FOR ALL FRESH CUT AND FILL SLOPES AND ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE ENGINEER OF WORK AND APPROVED BY THE COUNTY ENGINEER. THESE DEVICES SHALL BE IN PLACE OR BE READY TO PLACE FROM SEPTEMBER 15TH TO MAY 1ST, IN THE EVENT THAT THE DEVICES ARE NOT PERMANENTLY IN PLACE THEY SHALL BE PLACED IN THE EVENT A FORECAST FOR RAIN EXCEEDS 30%. AN EMERGENCY CREW SHALL BE AVAILABLE 24 HRS A DAY IN THE EVENT AN EROSION PROBLEM SHOULD OCCUR. A RESPONSIBLE PERSON AND HIS PHONE NUMBER SHALL BE KEPT ON CITY FILES.
22. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER OF RECORD AND THE COUNTY INSPECTOR AT LEAST 24 HOURS PRIOR TO POUR OF CONCRETE IN ORDER TO VERIFY LINE AND GRADE OF THE FORMWORK AND SUBGRADE. IN THE EVENT THE CONTRACTOR POURS CONCRETE WITHOUT PROPER NOTIFICATION HE IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT COSTS OF THE IMPROVEMENTS CONSTRUCTED IN THE EVENT THE IMPROVEMENTS ARE REJECTED. ALL IMPROVEMENTS CONSTRUCTED WITHOUT PROPER FORM INSPECTION WILL BE AT THE CONTRACTOR'S RISK.
23. CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN ON PLANS. SHOULD ANY DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. SHOULD CONTRACTOR PROCEED WITHOUT NOTIFYING THE ENGINEER HE SHALL DO SO AT HIS OWN RISK.



"Planning Application
July 2021"

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

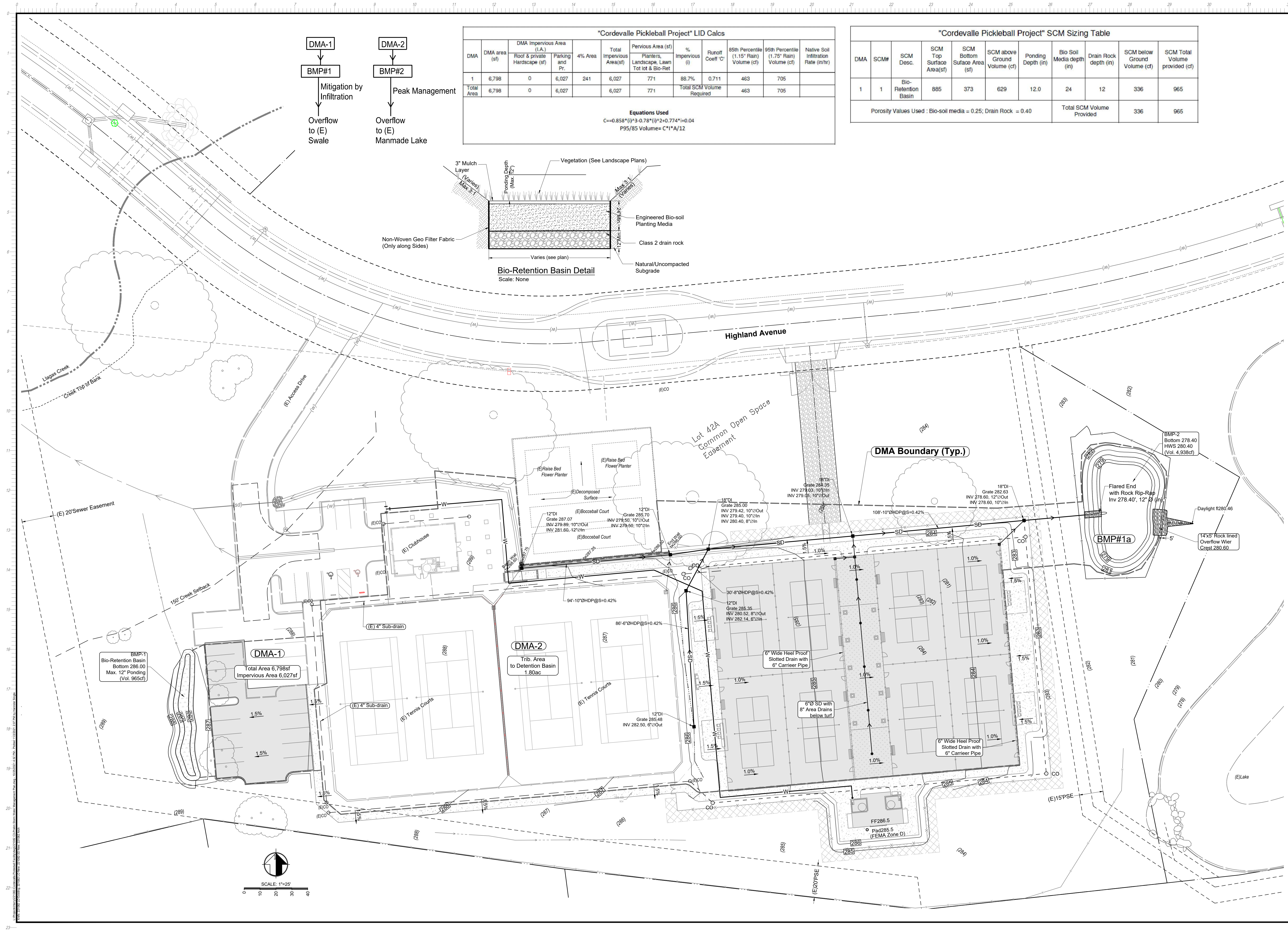


Prelim. Grading Sections, Notes & Details
Cordevalle, Pickleball Project

DATE: Nov 2021
SCALE: 1"=25'
DRAWN BY: MF
CHECKED BY: HS

JOB NO.
221082

SHEET
C2
OF
3



DMA-1

BMP#1

Mitigation by
Infiltration

Overflow
to (E)
Swale

DMA-2

BMP#2

Peak Management

Overflow
to (E)
Manmade Lake

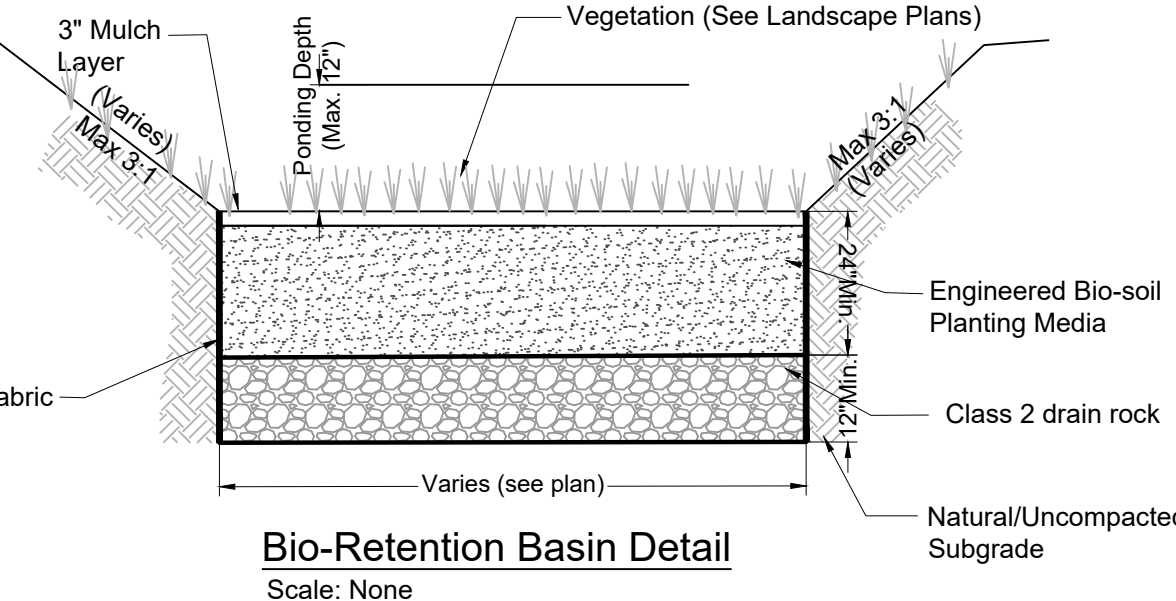
| "Cordevalle Pickleball Project" LID Calcs | | | | | | | | | | |
|---|---------------|----------------------------|-------|---------|----------------------------|--------------------|------------------|------------------|--|--|
| DMA | DMA Area (sf) | DMA Impervious Area (I.A.) | | 4% Area | Total Impervious Area (sf) | Pervious Area (sf) | % Impervious (I) | Runoff Coeff 'C' | 85th Percentile (1.15" Rain) Volume (cf) | 95th Percentile (1.75" Rain) Volume (cf) |
| 1 | 6,798 | 0 | 6,027 | 241 | 6,027 | 771 | 88.7% | 0.711 | 463 | 705 |
| Total Area | 6,798 | 0 | 6,027 | | 6,027 | 771 | | | 463 | 705 |

Equations Used

$C = 0.858 * (I)^{0.3} - 0.78 * (I)^{0.2} + 0.774 * I + 0.04$

$P95/85 \text{ Volume} = C * I^A / 12$

| "Cordevalle Pickleball Project" SCM Sizing Table | | | | | | | | | | |
|---|------|---------------------|---------------------------|------------------------------|------------------------------|--------------------|---------------------------|-----------------------|------------------------------|--------------------------------|
| DMA | SCM# | SCM Desc. | SCM Top Surface Area (sf) | SCM Bottom Surface Area (sf) | SCM above Ground Volume (cf) | Ponding Depth (in) | Bio Soil Media depth (in) | Drain Rock depth (in) | SCM below Ground Volume (cf) | SCM Total Volume provided (cf) |
| 1 | 1 | Bio-Retention Basin | 885 | 373 | 629 | 12.0 | 24 | 12 | 336 | 965 |
| Porosity Values Used : Bio-soil media = 0.25; Drain Rock = 0.40 | | | | | | | Total SCM Volume Provided | | 336 | 965 |



"Planning Application
July 2021"

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Prelim. Storm Water Management Plan
Cordevalle, Pickleball Project

DATE: Nov 2021
SCALE: 1"=25'
JOB NO: 221082
DRAWN BY: MF
CHECKED BY: HS
SHEET: C3
OF: 3

WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 11/2/2021

Project Cordeville Pickle Ball Courts

Address: Cordeville Country Club

Total Planted Area (sq.ft.)

19,916

| Reference Evapotranspiration (Eto): 49.5 | | | | | | | | | |
|--|-------------------|-------------------------|-----------------|---------------|----------------------|------------|------------------------|-------------|----------------------------------|
| Morgan Hill | | | | | | | | | |
| HYDRO ZONE NO. | VALVES | HYDRO ZONE DESC. | Plant Factor PF | Irrig. Method | Irrig. Efficiency IE | ETAF PF/IE | LDSCP AREA Square Feet | ETAF x Area | Estimated Total Water Use (Gal.) |
| Regular Landscape Areas | | | | | | | | | |
| 1 | 17,19,20,21,29,32 | Drip,low water,shrub | 0.2 | Drip | 0.81 | 0.2469 | 9,124 | 2252.84 | 69,140 |
| 2 | 23,25,27,31 | Drip,med water,hedge | 0.5 | Drip | 0.81 | 0.6173 | 3,115 | 1922.84 | 59,012 |
| 3 | 22,26,28,30 | Drip, med water shrub | 0.5 | Drip | 0.81 | 0.6173 | 3,374 | 2082.72 | 63,919 |
| 4 | 18,33,35 | Drip,low water,bioret | 0.3 | Drip | 0.81 | 0.3704 | 2,555 | 946.30 | 29,042 |
| 5 | 34 | Drip,high water,willow | 0.8 | Drip | 0.81 | 0.9877 | 200 | 197.53 | 6,062 |
| 6 | 24 | Drip,high water,hydrang | 0.8 | Drip | 0.81 | 0.9877 | 1,548 | 1528.89 | 46,922 |
| 7 | | | | | | | | | |
| 8 | | | | | | | | | |
| Totals | | | | | | | 19,916 | 8,931 | 274,097 |
| Special Landscape Areas | | | | | | | | | |
| | | | | | | 1 | | | |
| | | | | | | 1 | | | |
| | | | | | | 1 | | | |
| | | | | | | | Totals | 0 | |
| ETWU Total | | | | | | | | | 274,097 |
| Maximum Allowed Water Allowance (MAWA) | | | | | | | | | 275,050 |

ETAF for MAWA calc.

0.45

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

An ETAF of .45 for MAWA is allowed for non-residential projects

ETAF Calculations

| Regular Landscape Areas | |
|-------------------------|--------|
| Total ETAF x Area | 8,931 |
| Total Area | 19,916 |
| Average ETAF | 0.45 |

| All Landscape Areas | |
|---------------------|--------|
| Total ETAF x Area | 8,931 |
| Total Area | 19,916 |
| Sitewide ETAF | 0.45 |

Average ETAF of .45 is allowed for non-residential projects

Landscape Documentation Package Checklist

- LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST
- 1 - PROJECT INFORMATION
- a

Date - 11/2/21
- b

Applicant - Greg Lewis - Landscape Architect
- c

Project Address - CordeValle Golf Club
1 CordeValle Golf Club Dr., San Martin, CA
- d

Total Landscape Area 19,716 sf new landscaping
- e

Type of project -Country Club
- f

Potable Water - own well
- g

Checklist of all documents in package - see this page
- h

Contacts of Applicant -
Greg Lewis - Landscape Architect - see titleblock this sheet
Owner - CordeValle Golf Club

i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design"

Greg Lewis

11/2/21

Designerdate

Owner signature

date

- 2.A

See sheet L3 for Hydrozone Plan and Summary
- 2.B

See sheet L0 for MAWA and ETWU calculations - APPENDIX B - WATER EFFICIENT LANDSCAPE WORKSHEET
- 3

See Soil Management Report - done after grading if required
- 4

See sheet L2 for Landscape Design Plan
- 5

See sheet L4 for Irrigation Design Plan
- 6

See separate Grading Plan by Civil Engineer
Harry Singla - MH Engineering harrys@mhengineering.com

LANDSCAPE PLAN INDEX

- L0 - LANDSCAPE DOCUMENTATION
- L1 - LANDSCAPE LEGENDS AND NOTES
- L2 - PLANTING PLAN
- L3 - HYDROZONE PLAN
- L4 - IRRIGATION PLAN
- L5 - LANDSCAPE DETAILS
- L6- LANDSCAPE SPECIFICATIONS

Landscape Documentation

Revision

#2176

GREGORY LEWIS LANDSCAPE ARCHITECT

Santa Cruz, CA 95065 (831) 369-0980

lewislandscape@aboglobal.net

CORDEVILLE TENNIS CENTER RENOVATIONS

1 Cordeville Golf Club Drive, San Martin, CA

APN 779-20-007

Planning Application 07/09/21

11/2/21

As Noted

Greg

Job Sheet

L0

of 7

11/2/21

As Noted

Greg

Job Sheet

L0

of 7

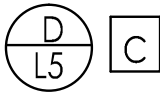
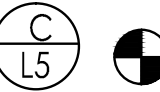
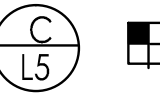
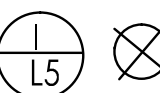


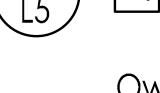
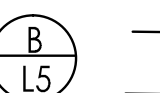



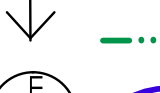
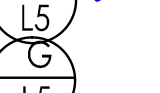

Drip Irrigation Notes

- 1) SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3 FEET ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GETS BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
- 2) RUN LARGE TUBING OVER AND NEXT TOROOTBALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO PLANT ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.
- 3) AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.
- 4) INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/4 TUBING CAN BE CONNECTED TO. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.

EMITTER SCHEDULE:
TWO 1 GPH EMITTERS AT SMALL SHRUBS (EVENTUAL SIZE) L,T,J,O,F,L,Y
THREE 1 GPH EMITTERS AT MEDIUM SHRUBS RO,R,H,Y,N,C,L,B,S,R,E,P,W,C,J,C
EIGHT 1 GPH EMITTERS AT LARGE SHRUBS CM,P,G
TEN 1 GPH EMITTERS AT WILLOWS
WITH SHRUBS THAT HAVE MULTIPLE EMITTERS, PUT SOME OVER ROOT BALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTERS EVENLY IN ROOT ZONE AREA.

FOR TREES ON DRIP INSTALL FIVE 1 GPH EMITTERS AROUND EDGE OF ROOT BALL AND ON ROOT BALL AND INSTALL FIFTEEN 1 GPH EMITTERS ON 2'X2' GRID UNDER FUTURE TREE CANOPY

Irrigation Legend

| KEY | MANUF. | MANUF. # | DESCRIPTION |
|---|--------|-----------------------------|---|
|  | Hunter | HCC 800 PL EZDM | Hydrawise 2 wire controller with up to 54 stations exterior wall mount with plastic box Ask owners if they prefer painted stell or stainless steel box Controller will automatically change valve run times based on current weather Install a wireless RAIN CLK to stop irrigation if it rains This controller replaces existing controller in the same location |
|  | Hunter | ICZ-101-LF-25 ICZ-101-25 | 1" remote control valve, filter, and regulator for flows less than 2 GPM 1" remote control valve, filter, and regulator for flows 2 GPM and greater You can use 40 psi regulators if you can get 60 dynamic psi at the valve location |
|  | | | Replace existing valves with new ICZ-101-LF-25 and -25 valves above depending on flow Lawn sprinkler valves can be ICV valves without drip filters and regulators ALL VALVES REQUIRE HUNTER EZ-1 DECODERS TO WORK WITH 2 WIRE CONTROLLER |
|  | Hunter | ICV-101-G | Automatic master valve below grade in valve box |
|  | | | Manual brass ball valves - same size as pressure line |
|  | Hunter | HC-075-FLOW | HC Flow Meter - shows total water use by zone and monitors system to alert for high or low flows This requires wires to the controller Hosebib below grade in valve box for maintenance Ask owners if they want any additional hose bibs for plant maint. |
|  | | | Owners want some hose bibs inside courts that are always operable and not controlled by master valve Check with them to see if those are shown on a different plan or they can tell you where they want them |
|  | | | Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" of cover |
|  | | | Pressure line - Sch 40 PVC : 2" unless noted for smaller size - 18" of cover |
|  | | | Existing Pressure line - Sch 40 PVC : is supposed to be 2" or 2.5" |
|  | | | LINES UNDER PAVING Pressure line - 2" Sch 40 PVC 24" deep Non Pressure line 3/4" Sch 40 PVC 24" deep |
|  | | | Elec. control wire conduit 1-1/4" gray Sch 40 PVC 24" deep |
|  | | | 3/4" PE drip tubing with compression fittings - see drip notes Tree drip irrigation |
|  | | | 3/4" PE drip tubing with compression fittings - see drip notes |
| | | | Lines under paving to be in sleeve 2x size of line |

Irrigation Notes

WATER EFFICIENT LANDSCAPE CHECKLIST - IRRIGATION

- THE AUTOMATIC IRRIGATION CONTROLLER USES EVAPOTRANSPIRATION DATA AND UTILIZES A RAIN SENSOR
- THE IRRIGATION CONTROLLER DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
- MANUAL SHUT-OFF VALVES ARE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014
- THIS PROJECT IS OVER 5000 SF AND WILL HAVE A SUB WATER METER
- THERE IS NO POOL OR WATER FEATURE ON THIS PROJECT. THERE IS SOME EXISTING LAWN.
- SEE SHEET L4 AND L5 FOR DETAILS AND SPECIFICATIONS
- THIS SYSTEM IS DESIGNED TO OPERATE WITH MINIMUM 10 GPM AT MINIMUM 55 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REDESIGN. (YOU CAN ADD SOME VALVES TO REDUCE THE FLOW THRU THE VALVES WITH MORE FLOW). IF PRESSURE EXCEEDS 75 PSI AT POINT OF CONNECTION INSTALL A WILKINS 600 1" PRESSURE REGULATOR. THIS SITE HAS APPROX. --- THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREES. STAY 8' TO 10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINE IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE.
- SEE PLAN FOR 2 POINTS OF CONNECTION FOR NEW PRESSURE LINE. WORK WILL NEED TO BE DONE AT THE ORIGINAL POINT OF CONNECTION TO INSTALL A SUB METER AND MASTER VAL BE SURE AND FOLLOW THE PLANS. YOU WILL PROBABLY BE REQUIRED TO HAVE A LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL OBSERVE THE LANDSCAPE CONSTRUCTION AT PERIODIC INTERVALS AND FILL OUT A CERTIFICATE OF INSTALLATION. THIS PERSON WILL ALSO BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SCHEDULE FOR NEW PLANTINGS AND MATURE PLANTINGS AND A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.
- IRRIGATION RUN TIMES TO BE BETWEEN 8:00 PM AND 10:00 AM UNLESS UNFAVORABLE WEATHER PREVENTS IT OR RENDERS IRRIGATION UNNECESSARY

Plant Legend

| KEY | QTY | SIZE | SPACING | WUCOLS RATING | BOTANICAL NAME | COMMON NAME |
|--------------------------------|-----|-----------|---------|---------------|--|------------------------|
| BIO RETENTION AREA TREES | | | | | | |
| SA | 15 | | | HIGH | Salix laevigata in the bio retention area | Red Willow |
| SCREENING SHRUBS | | | | | | |
| CM | - | 15 or 24" | | LOW | Cupressus sempervirens | Italian Cypress |
| PG | - | 15 or 24" | | MED | Podocarpus gracilior | Fem Pine |
| SHRUBS AND GROUND COVERS | | | | | | |
| RO | - | 5 | | MED | Hybrid Tea Roses - various colors | |
| R | - | 5 | | MED | Flower Carpet Rose - white | |
| HY | - | 5 | | MED | Hydrangea macrophylla | Garden Hydrangea |
| L | - | 5 | | LOW | Lavandula Provence | Lavender |
| NC | - | 5 | | LOW | Nandina Gulf Stream | Heavenly Bamboo |
| TJ | - | 5 | | MED | Trachelospermum jasminoides | Star Jasmine |
| LB | - | 5 | | LOW | Lomandra Breeze | |
| OF | - | 1 | | LOW | Osteospermum Yellow | African Daisy |
| SR | - | 5 | | LOW | Salvia Hot Lips | Red and White Sage |
| LY | - | 5 | | LOW | Lantana Sunset | Low Orange Lantana |
| EP | - | 5 | | LOW | Euryops pectinatus | Euryops Daisy |
| WC | - | 5 | | LOW | Westringea Moming Light | Compact Coast Rosemary |
| PLANTS IN BIO RETENTION BOTTOM | | | | | | |
| J | - | 5 | | LOW | Juncus patens Elk Blue | CA Gray Rush |
| C | - | 5 | | LOW | Condropetalum tectorum | Small Cape Rush |

Plant quantities are for planning purposes only.

Contractor to install all plants shown on plan and verify plant count.
Ask owners if they want to increase any of the installed plant sizes

Plant Notes

- AT LEAST 6 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SQ.FT. OF PLANTING AREA SHALL BE THOROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
- INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. OWNER TO APPROVE CHOICE OF MULCH PRIOR TO SIGNING INSTALLATION CONTRACT
- DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS
- ALL SHRUBS AND GROUND COVERS TO BE DRIP IRRIGATED.
- CONTRACTOR SHALL REFER TO CIVIL GRADING AND DRAINAGE PLANS FOR SITE GRADING AND DRAINAGE INSTALLATION
- OWNERS OR OWNER REP. TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. BRING REPRESENTATIVE SAMPLES TO SITE FOR REVIEW PRIOR TO SHIPPING ALL OF PLANT MATERIAL TO SITE

TREE PROTECTION DURING CONSTRUCTION.

PROTECTED TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING, WHICH MAY BE MODIFIED BY THE PLANNING DIRECTOR:

- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN ONE FOOT FURTHER OUT THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE CHAINLINK WITH 2" DIA. STEEL POSTS MIN. 10' O.C. TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY. THERE SHALL BE NO STORAGE OF ANY KIND WITHIN THE PROTECTIVE FENCING.
- THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE PLANNING DIRECTOR AND PROJECT ARBORIST.
- TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
- NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

Greg Lewis
Gregory Lewis - Landscape Architect Lic. #2176 11/2/21

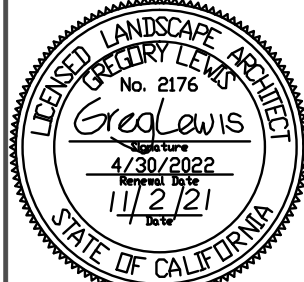
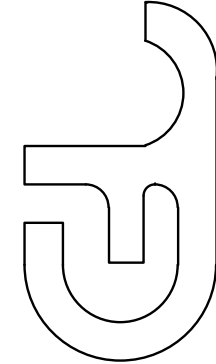
"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the irigation design plan"

Greg Lewis
Gregory Lewis - Landscape Architect Lic. #2176 11/2/21

Landscape Legends and Notes

Revision

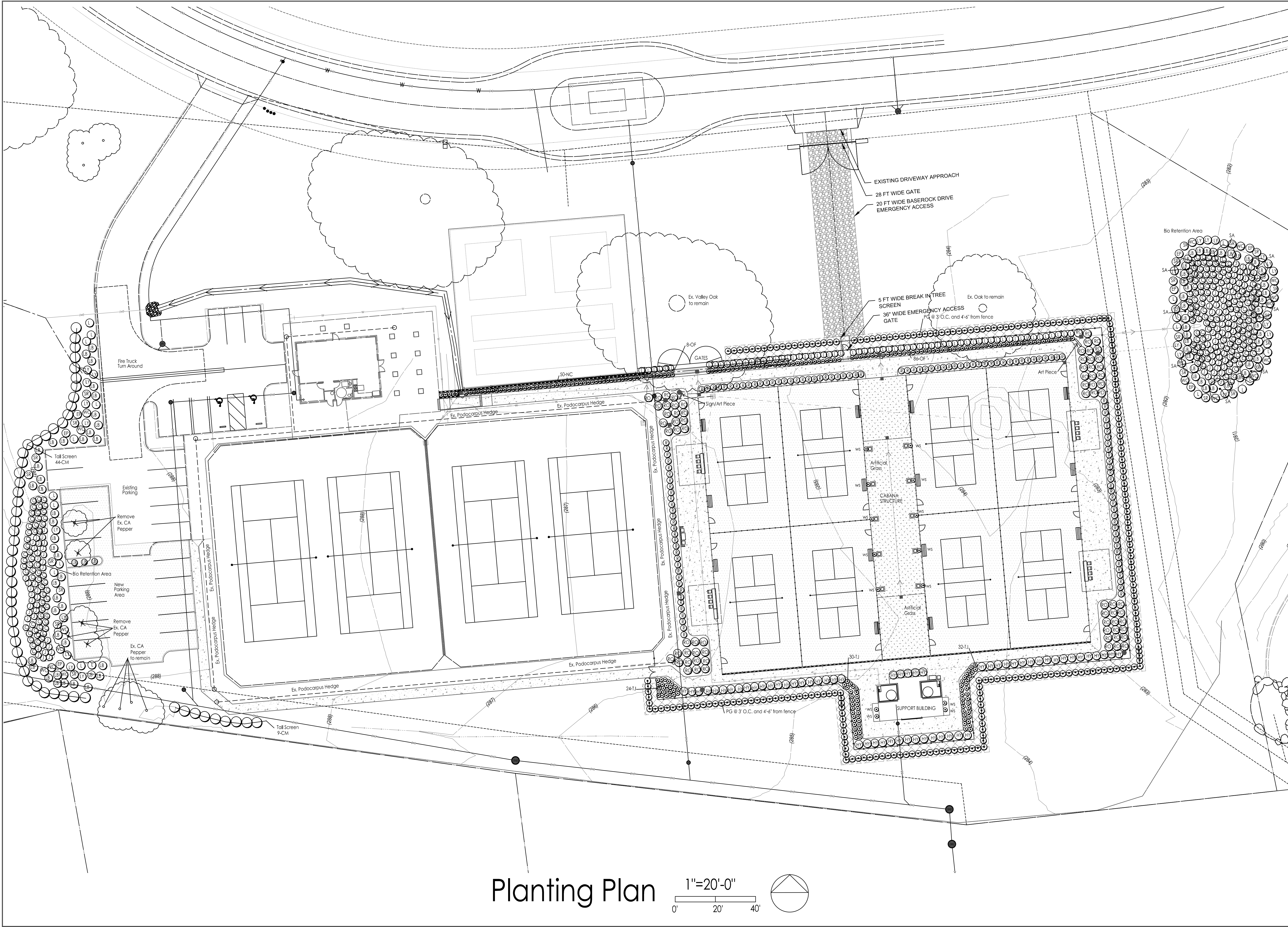
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net



CORDEVALLE TENNIS CENTER RENOVATIONS
1 Cordevalle Golf Club Drive, San Martin, CA APN 779-20-007
Planning Application 07/09/21

Date 11/2/21
Scale As Noted
Drawn Greg
Job
Sheet

L1



Planting Plan 1"=20'-0"

Revision

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LEWIS LANDSCAPE ARCHITECT

No. 2176

4/20/2022

11/2/21

STATE OF CALIFORNIA

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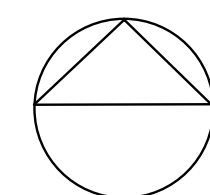
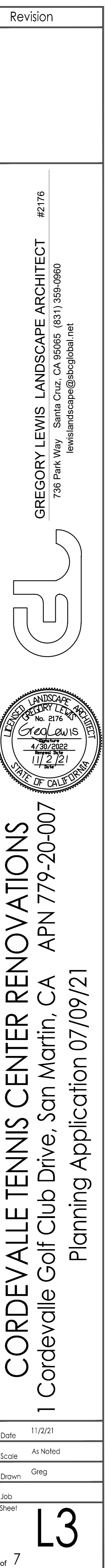
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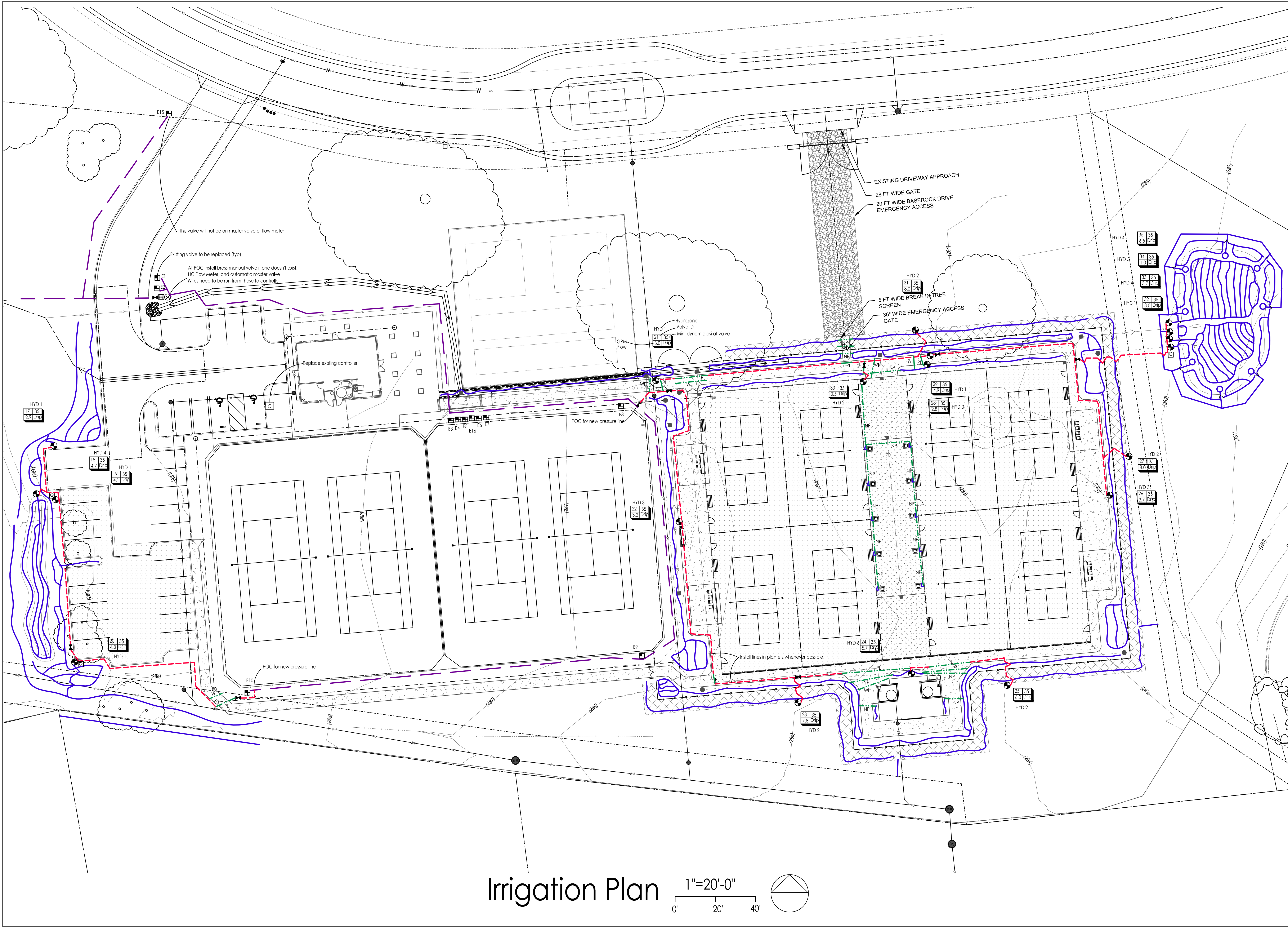
Drawn Greg

Job Sheet

L2

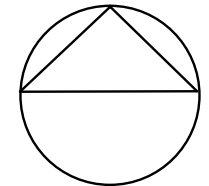
of 7





Irrigation Plan

1"=20'-0"



Revision

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#2176

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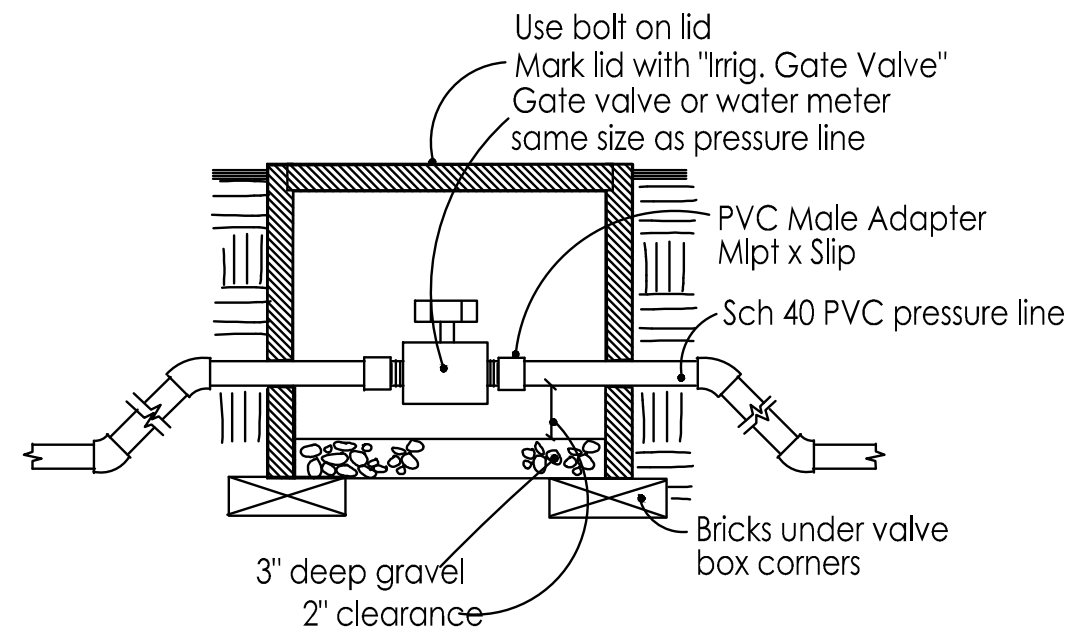
Drawn

Greg

Job Sheet

L4

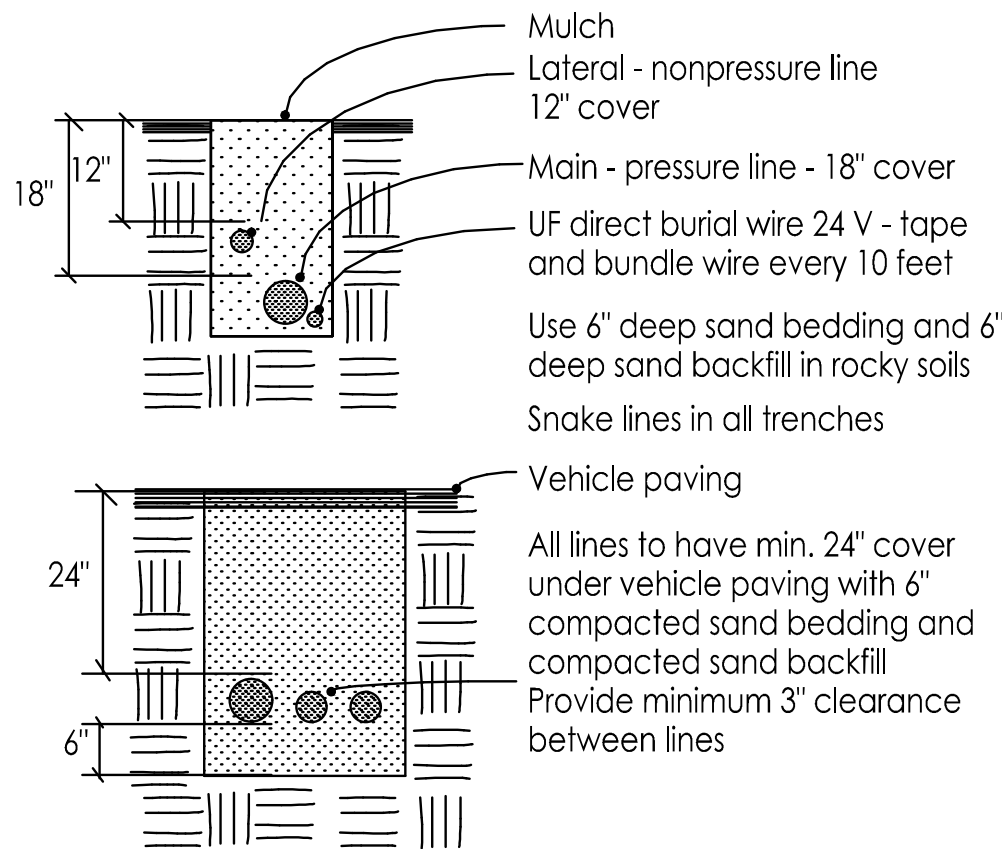
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Manual Gate Valve

No Scale

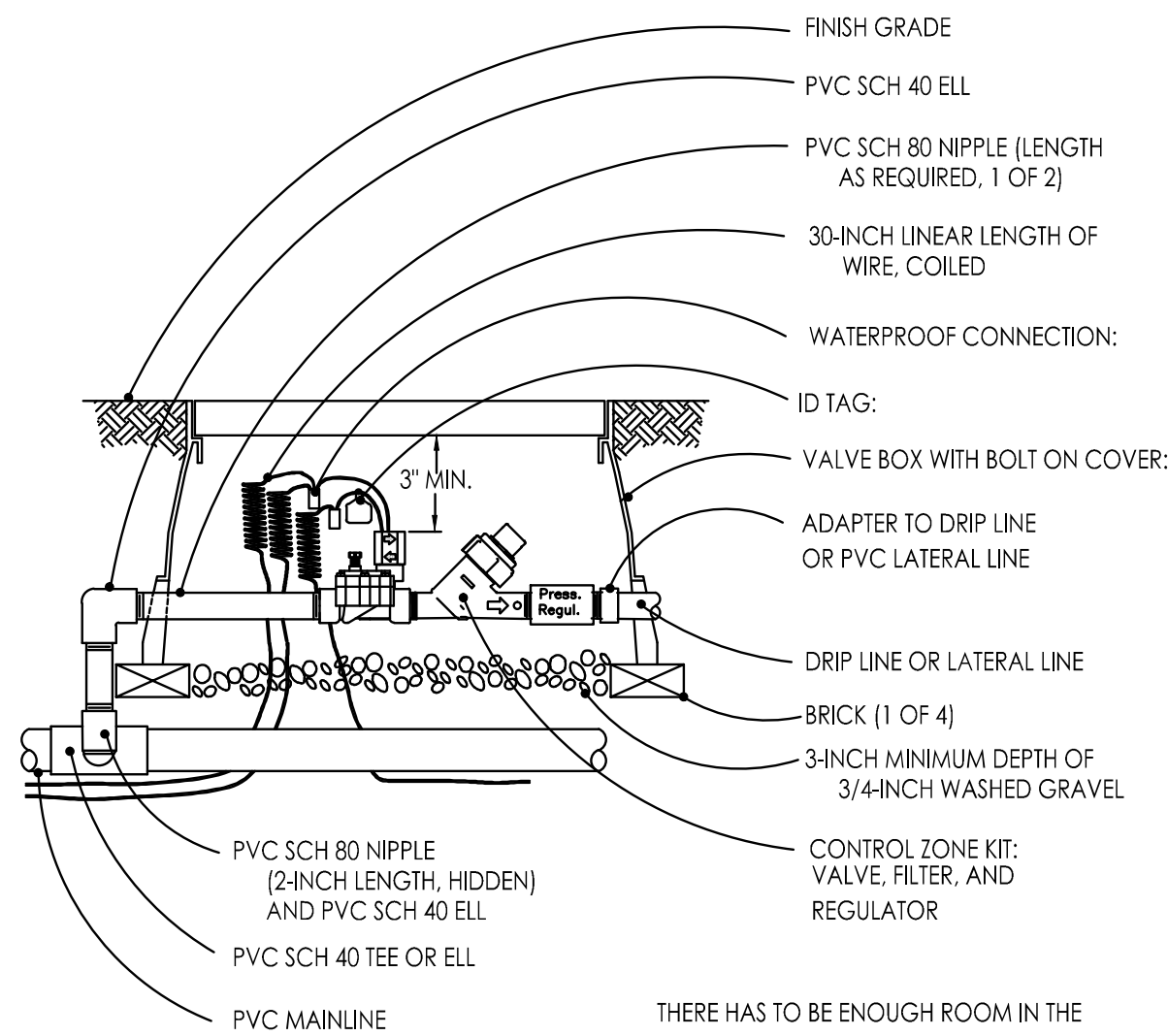
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Trenches/Lines

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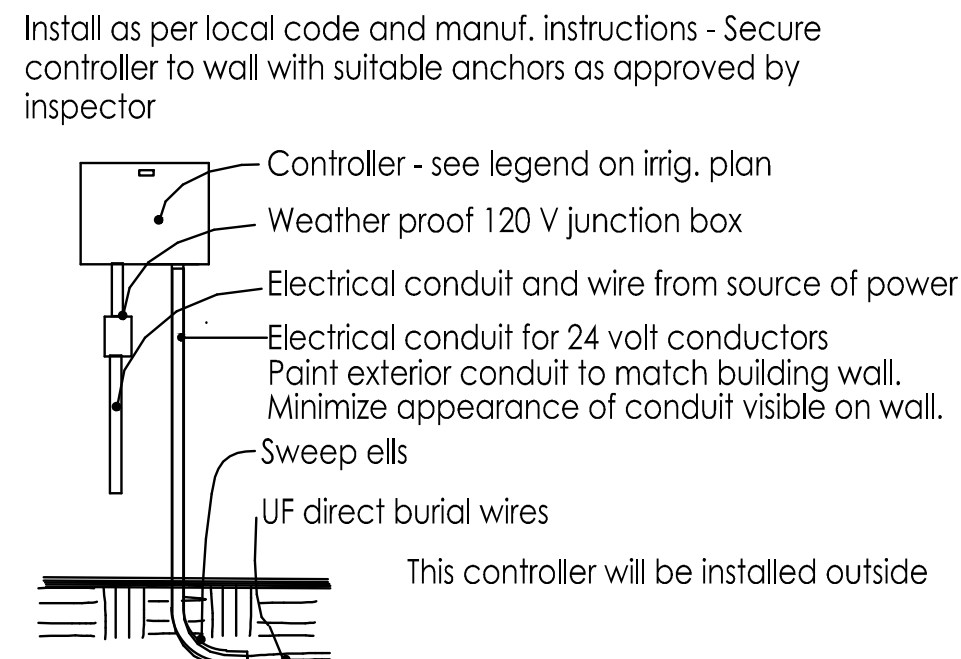
B



Remote Control Globe Valve,
Filter and Pressure Regulator

No Scale

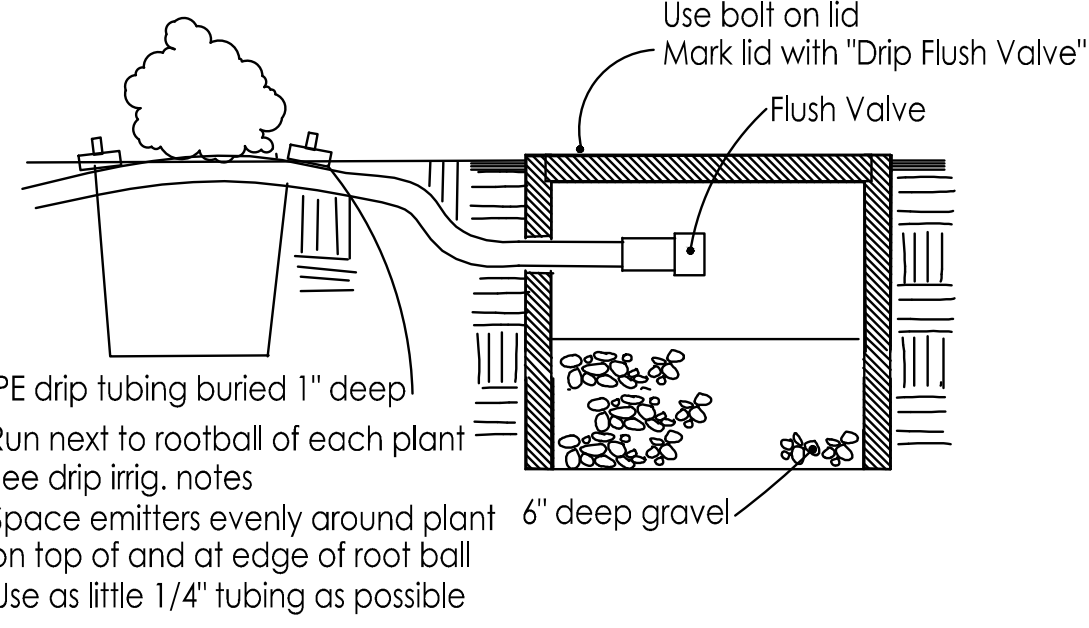
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Wall Mount Controller

No Scale

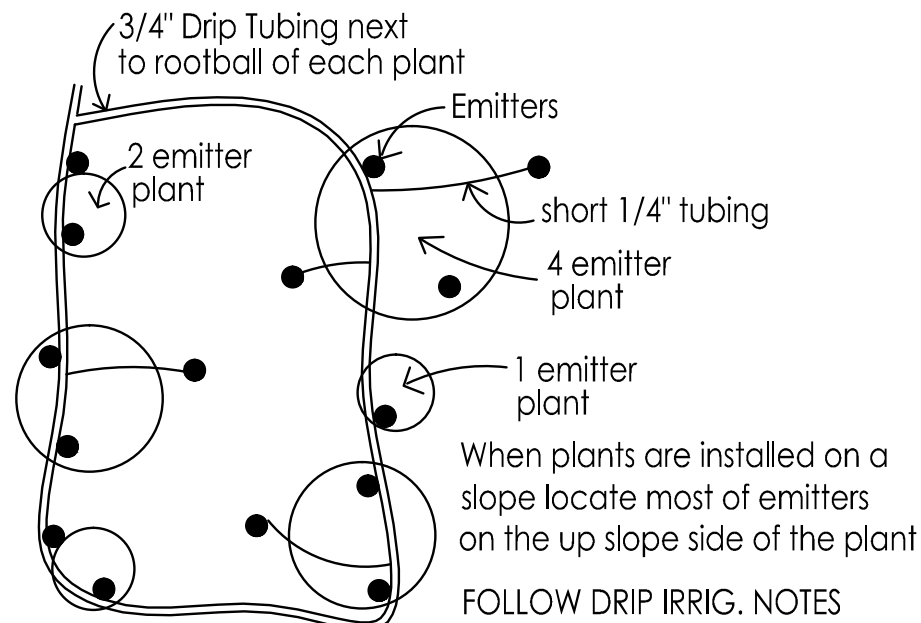
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Drip Emitter and Flush Valve

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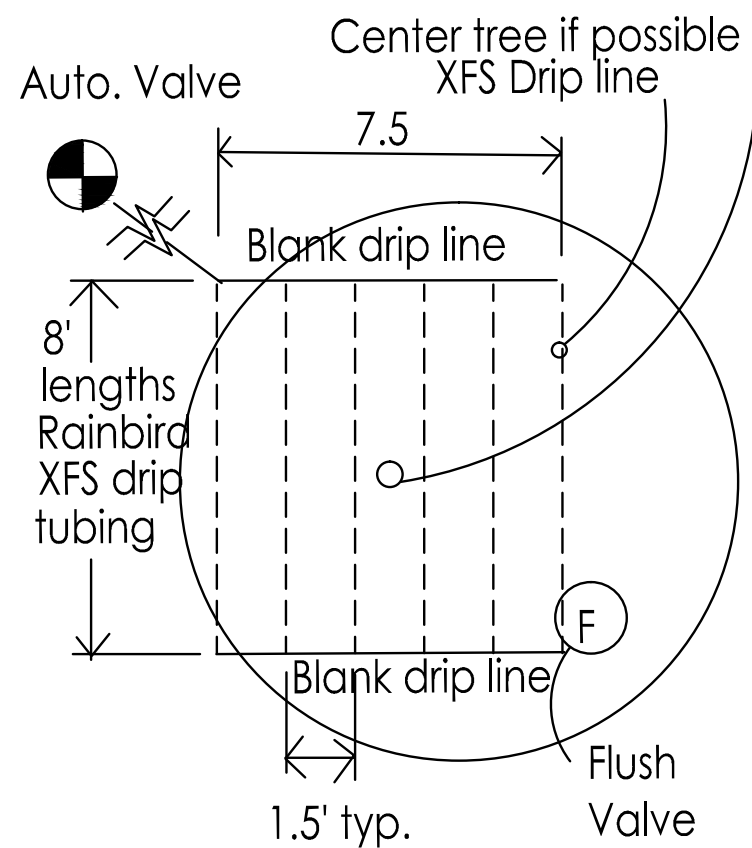
E



Drip Emitter Placement at Shrubs/
Ground Covers

No Scale

F

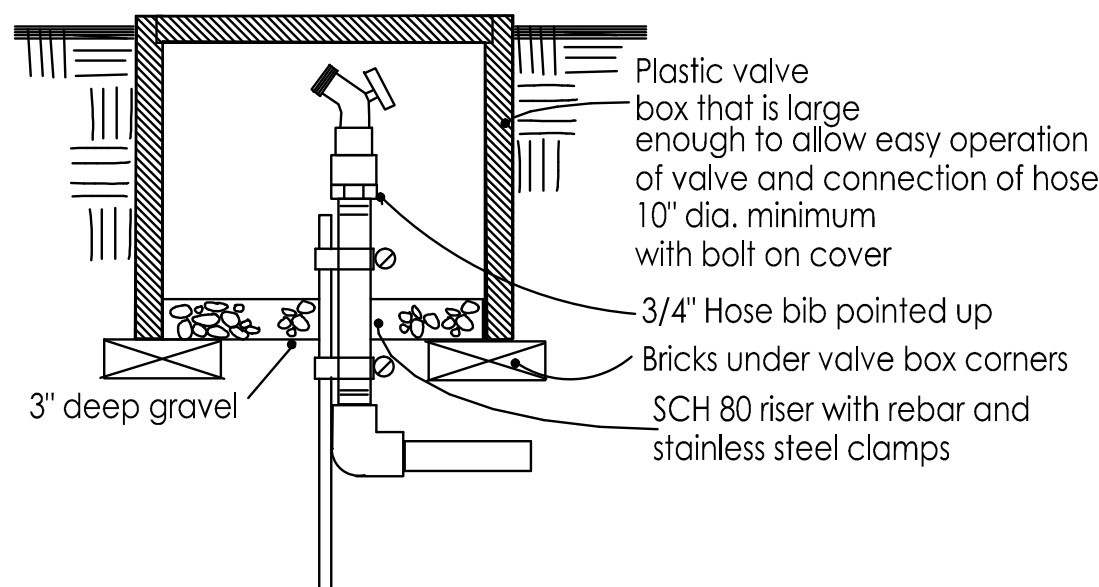


Tree Drip Irrigation

No Scale

G

Tree drip irrigation
Run regular 3/4" PE drip tubing from valve to trees
At trees use Rainbird XFS - drip tubing with .6 GPH emitters at 18 inches apart pre installed. Tubing has copper shield technology and can be buried if an air relief valve is installed at high point. Use six 8 foot lengths of tubing that are parallel and spaced 1.5 feet apart.
Dimensions of drip line area may need to vary depending on the dimensions of the available space
The tree drip line area may overlap with shrub drip line area

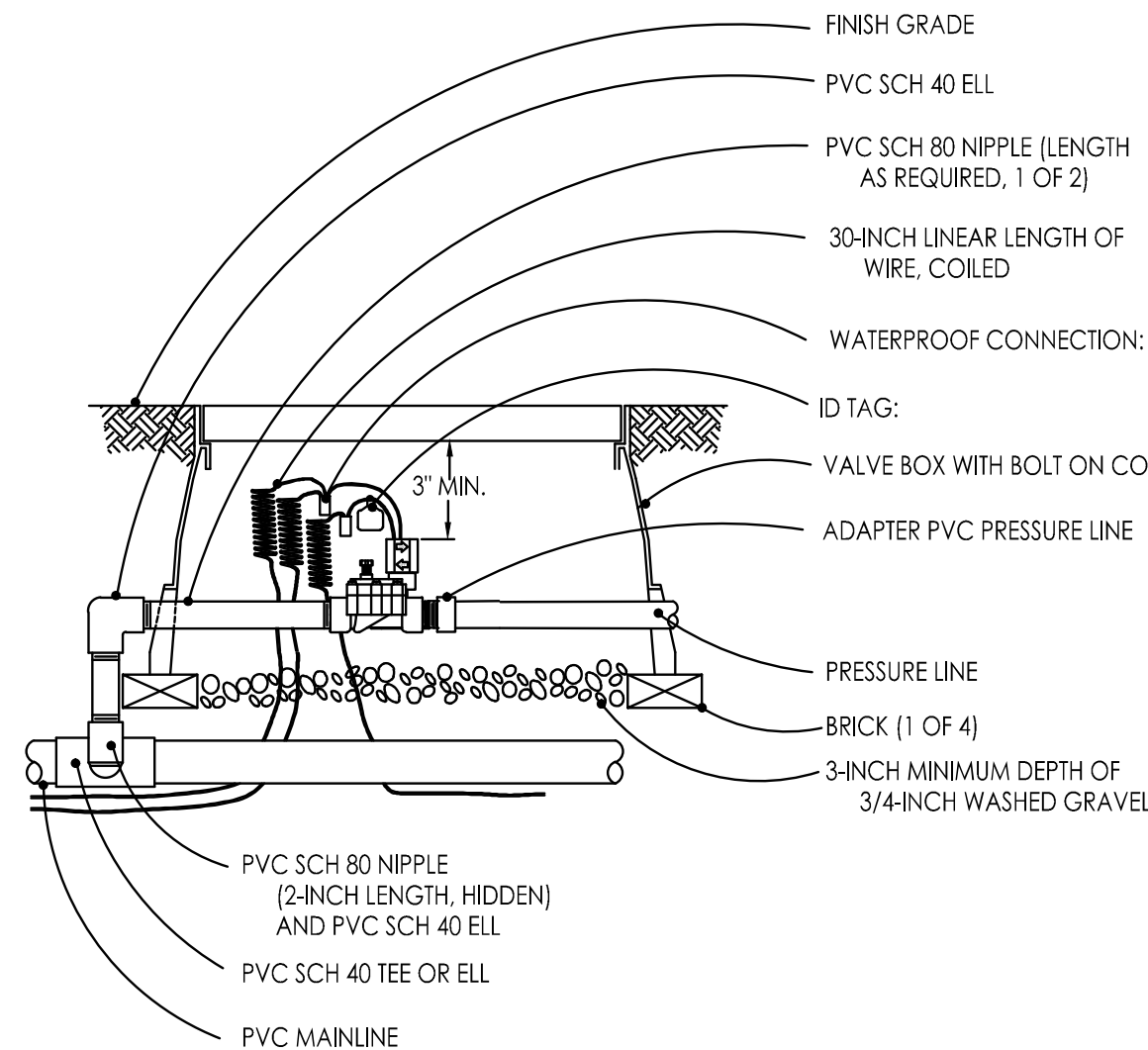


Hose bib Pointed Up

Below Grade

No Scale

H



Remote Control Master Valve

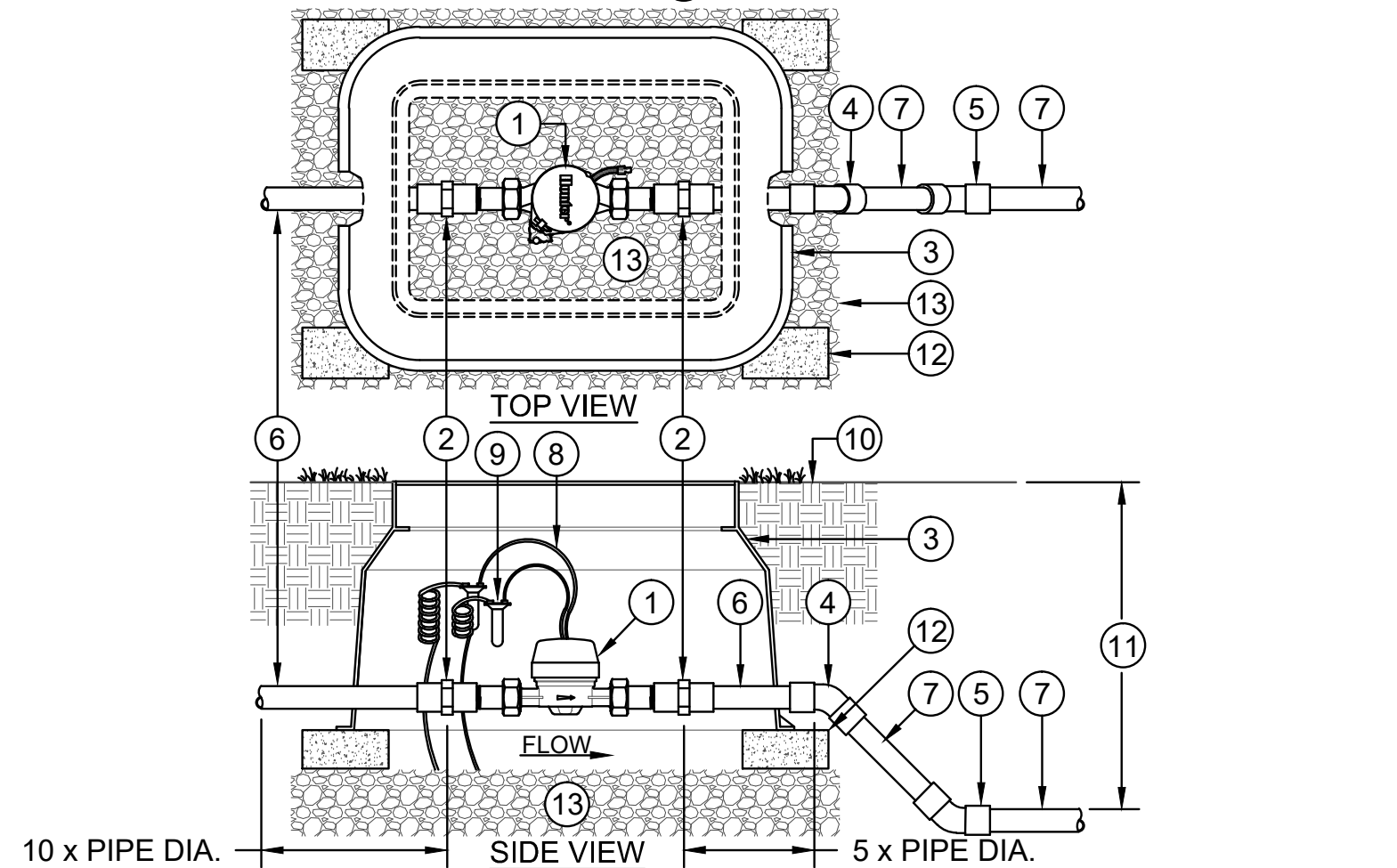
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I

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

DETAIL LEGEND:

- 1 HUNTER HC FLOW METER HC-075 WITH UNION CONNECTIONS
- 2 SCH 80 PVC FEMALE ADAPTER (S X T)
- 3 RECTANGULAR VALVE BOX PER SPECIFICATIONS
- 4 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
- 5 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
- 6 1" DIA. (25 mm) MAIN LINE AT INLET & OUTLET
- 7 MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
- 8 TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/Common WIRE.
- 9 WEATHERPROOF WIRE CONNECTOR
- 10 FINISH GRADE
- 11 SPECIFIED SOIL COVER (SEE LEGEND)
- 12 COMMON BRICK
- 13 GRAVEL BASE, 6" (15 cm) DEEP



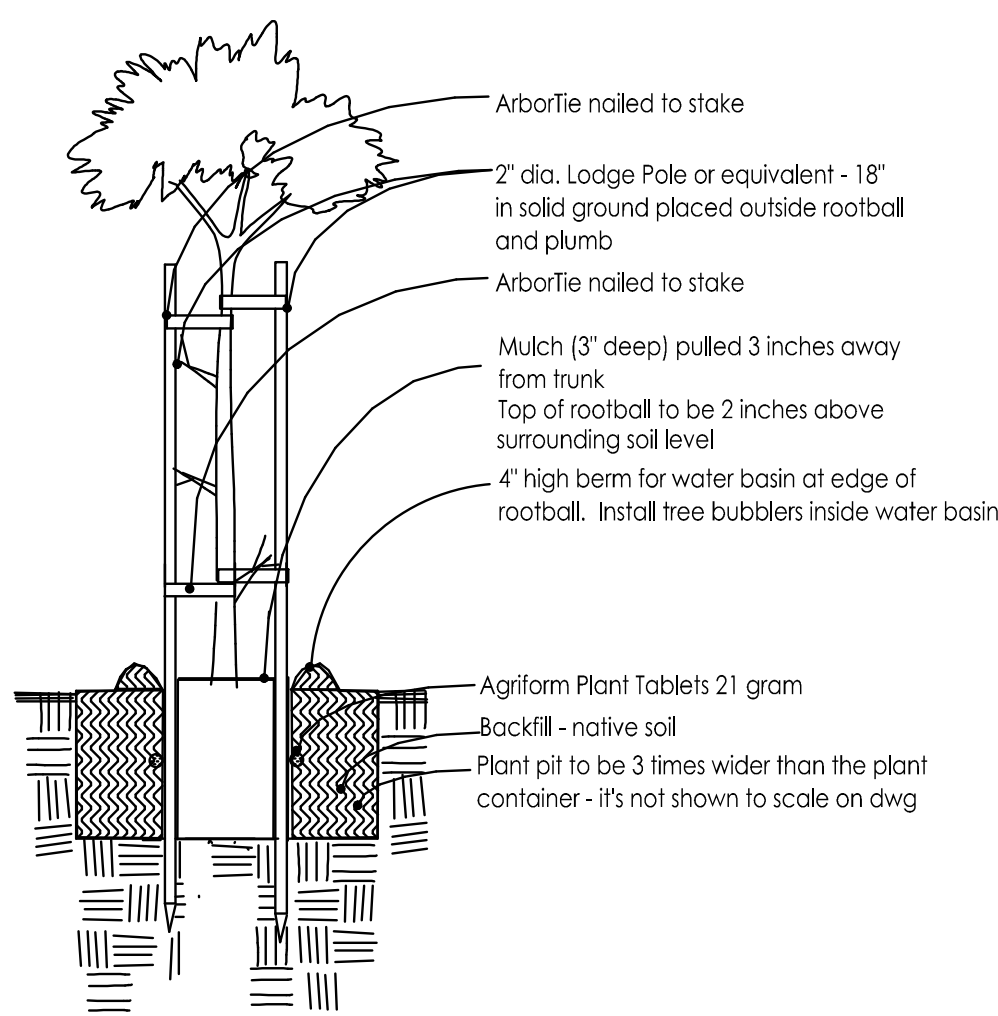
HC-075 FLOW METER (3/4\"/>

IRRIGATION DETAIL

Max. recommended flow is 15 GPM

NOT TO SCALE

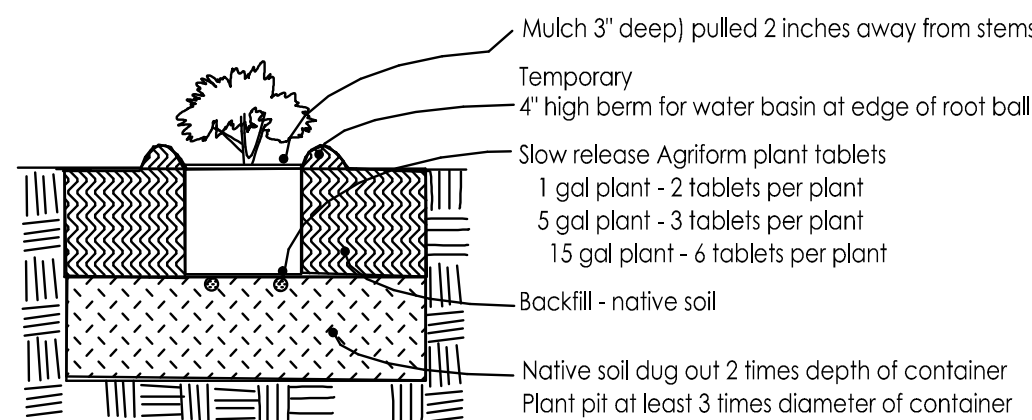
J



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig hole at least 2' less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gouge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
- 4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
- 5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
- 6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting

No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- 3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- 5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- 6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- 7) Make the water basin.
- 8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 9) Install mulch

Shrub Planting

No Scale

K

Details

Revision

#2176

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Scale As Noted

Drawn Greg

Job

Sheet

L5

of 7

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.

B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.

C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.

B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).

C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.

B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty–four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.

C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.

B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.

C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.

D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.

E. Thread male PVC connections into metal female connections rather than the opposite.

F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.

G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.

B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.

C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.

D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

A. All testing shall be done in the presence of the Owner's Representative. Center–load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop–up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop–ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS–BUILT DRAWINGS AND INSTRUCTION

A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.

B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.
An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrized RWD sawdust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti–dessicant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

A. Request the following reviews by the Owner's Representative at least three (3) days in advance (In writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

A. Import landscape soil must be tested and meet the following specification:
1. TEXTURE:
Sandy loam to loam
2. GRADING:
SEIVE SIZE PERCENT PASSING SIEVE
25.4 mm (1") 95 – 100
9.51 mm (3/8") 85 – 100
53 Micron (270 mesh) 10 – 30
3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (EC_e x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight
4. PESTS:
a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
5. ORGANIC MATTER
a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be less than 1" dia. Do not use mushroom compost.
No noxious weeds are allowed.
6. FERTILITY CONSIDERATIONS:
a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.
2.4 ORGANIC SOIL AMENDMENT
A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan
2.5 ORGANIC MULCH
A. See Planting Plan
2.6 PLANTER SOIL MIX
A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

A. Fertilizer needs and amounts will be based on the results of the soil test
B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.

D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotamammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or baserock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.

B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.

B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.

C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL

A. The Contractor is responsible for pre–emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre–emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision

#2176
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CORDEVALLE TENNIS CENTER RENOVATIONS
1 Cordevalle Golf Club Drive, San Martin, CA APN 79-20-007
Planning Application 07/09/21

11/2/21

As Noted

Greg

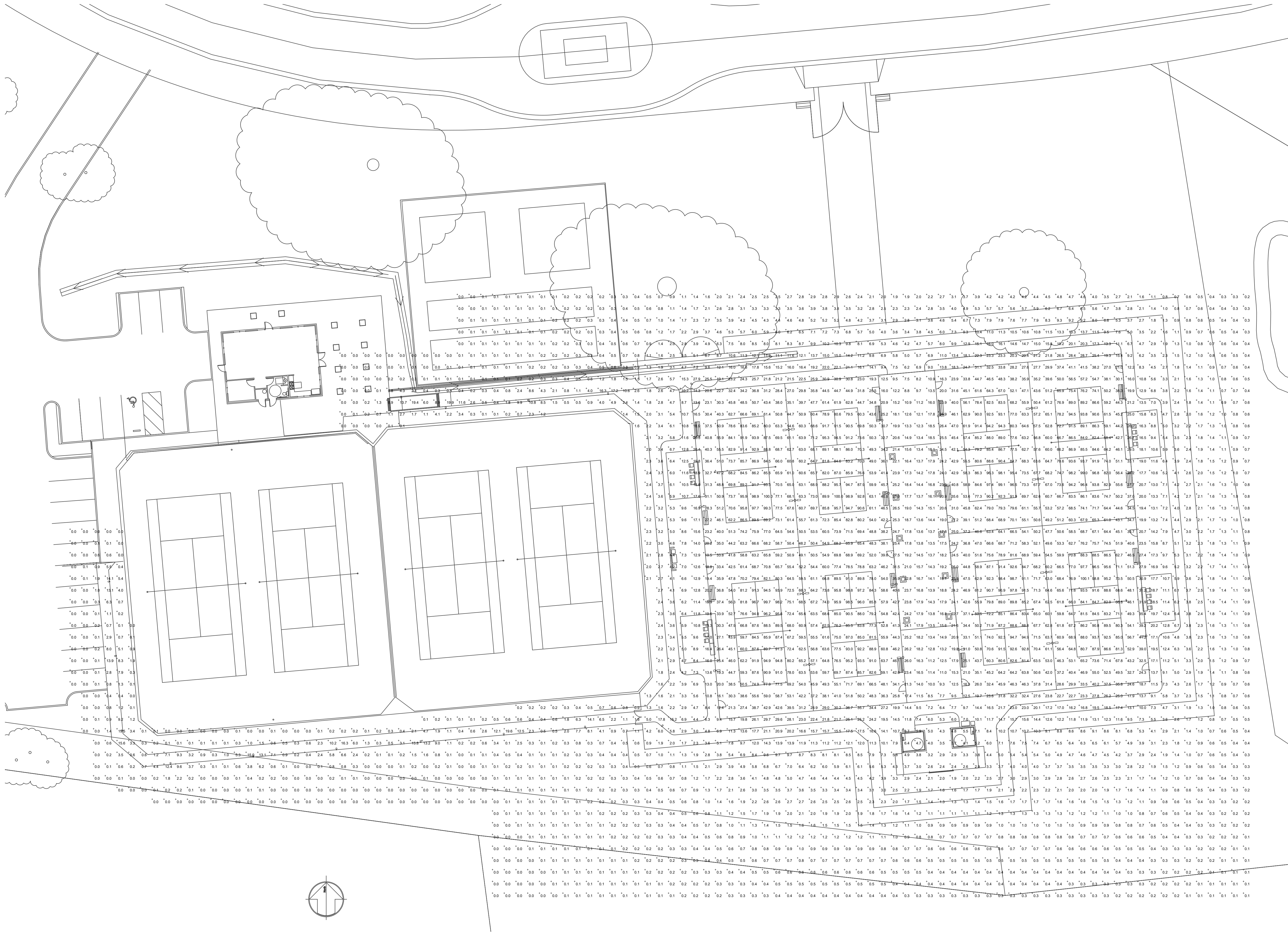
Job Sheet

L6

7

Landscape Specifications

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01 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

REVISIONS

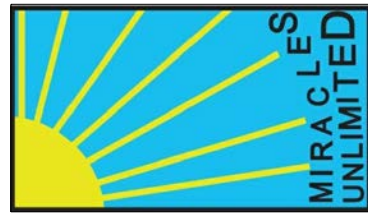
MIRACLES UNLIMITED, INC.

ELECTRICAL ENGINEERING

P. O. BOX 1808
AF025, CA 95001

(831) 688-8013

JOB NO.: 21068



CORDEVALLE TENNIS
CENTER RENOVATIONS
1 CORDEVALLE GOLF CLUB DR.
SAN MARTIN, CA
PLANNING APPLICATION 07/09/2021

PHOTOMETRIC
SITE PLAN

DATE 07-09-2021

SCALE: AS NOTED

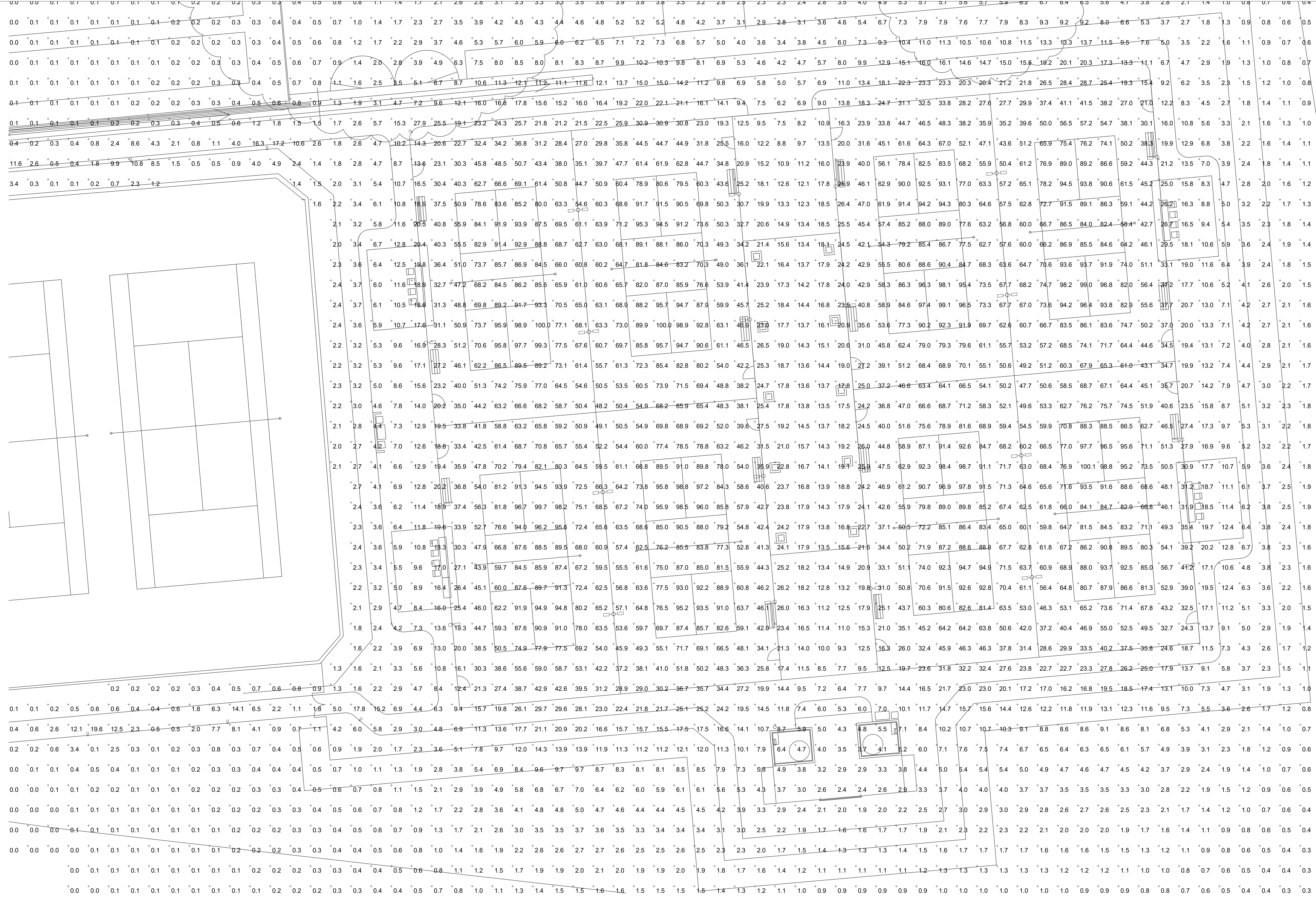
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01 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

REVISIONS

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JOB NO.: 21068



MIRACLES UNLIMITED

CORDEVALLE TENNIS CENTER RENOVATIONS
1 CORDEVALLE GOLF CLUB DR.
SAN MARTIN, CA
PLANNING APPLICATION 07/09/2021

PARTIAL
PHOTOMETRIC
SITE PLAN

DATE 07-09-2021

SCALE: AS NOTED

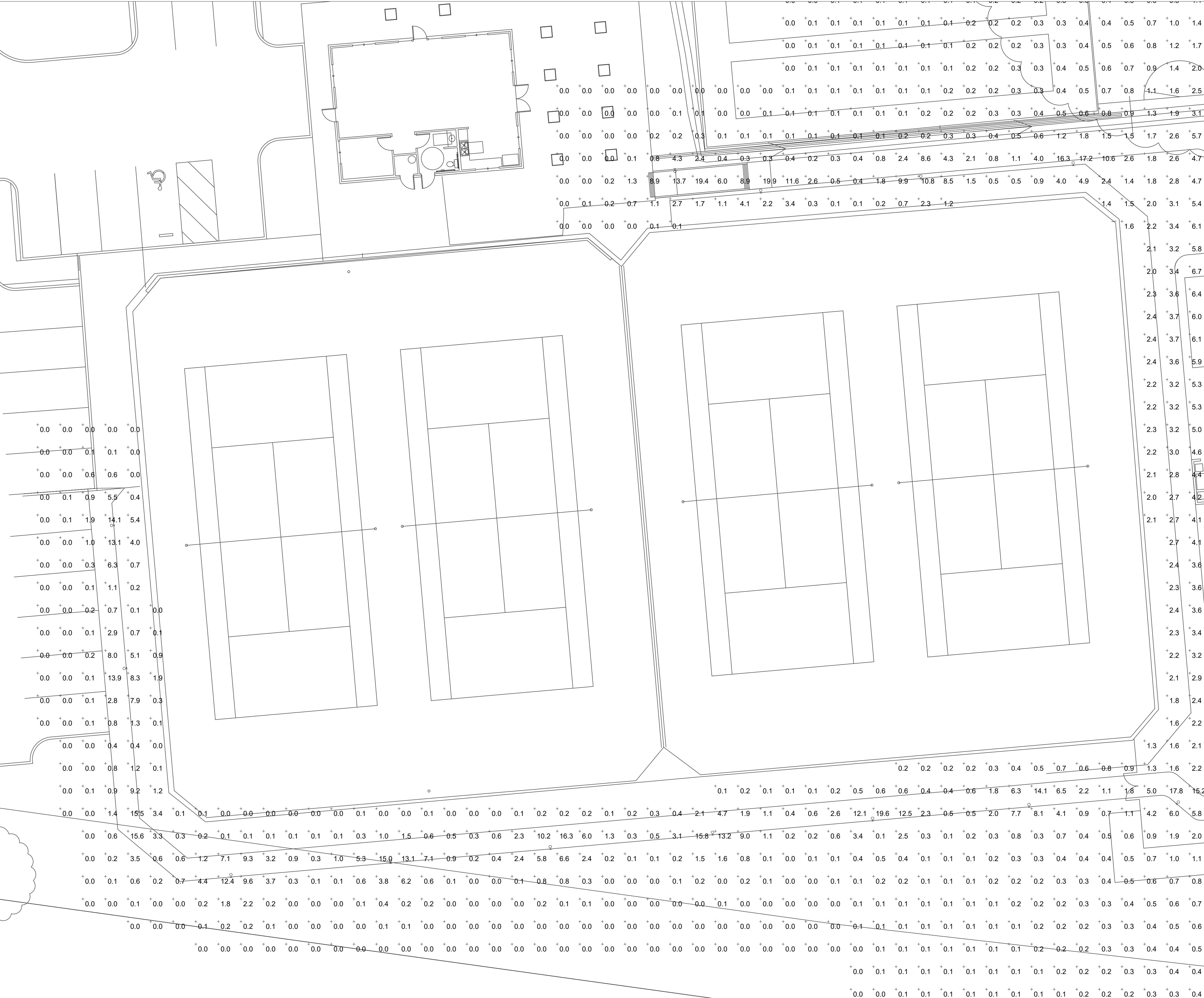
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01 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

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NLS
LIGHTING

VUE-3 TENNIS

TENNIS + SPORTS LIGHTING

The Vue Tennis is a collaboration of form, optics and thermal management. These combined high-quality features reduce energy costs, utilize the least amount of poles and fixtures per project while meeting IES minimum foot candle levels and extend maintenance cycles at a competitive price.

With specific optical systems designed for Parking Lots, Roadways, Auto Dealerships, Tennis Courts and Sports Field Lighting, the Vue can achieve powerful performance. Featuring the patent pending Star Power optical system, the flexibility and power of optics enable the Vue to gain a distinct advantage over its competitors for almost any distribution pattern. The system features 95% optical material, which goes through a linear diffusion process to stretch the virtual image of the diode—both magnifying it and creating a large range of angular flux both horizontally and vertically. This added range increases the width of the light pattern at a greater distance compared to optical systems, which rely on refraction principles using plastic. Star Power optics are also the most reliable, other plastic optics will oxidize over time as well to lose its seal while exposed long term to the elements.

Product Features

The Vue Tennis is the Best Value Outdoor Lighting Solution

- Has an End of Life modular efficient chip upgrade solution.
- Has a beautiful, sleek and stealth shape made out of extruded aluminum.
- Can be mounted directly on to a Wall, Pole, Tennis Arm, or Davit Arm.
- 20 Degree maximum tilt available.
- Light Distribution is Type Tennis Optic (TT).
- Is the Perfect Long Life Solution for any municipality, school, or infrastructure.
- The Vue Tennis conforms to the strictest Made in the USA standards.
- Designed, Tooled, Fabricated and Assembled in the USA.

STAR POWER™ OPTICAL SYSTEM

The Star Power™ reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

| | 112L | 128L | 144L | 160L | 176L | 192L |
|-----------------|------|------|------|------|------|------|
| 1950 milliwatts | 36w | 40w | 45w | 50w | 551w | 594w |

Project Name:

Type:

| Cat # | Light Dist. | No. of LEDs | Milliwatts | Kelvin | Volts | Mounting | Color | Shields | Options |
|------------------|----------------------|---------------|----------------|-----------------|------------------|--|--------------------------|--|---|
| VUE-3 (VUE-3) | Tennis Optic (TT) | 112 (112L) | 1050 (10) | 4000K (40K) | 120-277 (UNV) | Direct Pole Single, D130 6" (DP06) | Black Shield (BLK) | House Side Shield *Mounted on Back (HSS) | Bird Sakers (BS) |
| | | 128 (128L) | 5000K (50K) | 347-460 (HV) | | DSO, T50, T120, QD 16" (P6S16) | Green (GRN) | Front Side Shield (FSS) | Marine Grade Finish (MCF) |
| | | 144 (144L) | | | | Tennis Arm (TA) | Custom (CS) | PhotoCell (PCP) | *Universal Voltage 120-277 Photocell + Rectastate (PCR) |
| | | 160 (160L) | | | | Tennis Arm (DA) | | 4 Sided Shield (4SS) | Rectastate + Shorting Cap (PER) |
| | | 176 (176L) | | | | Knuckle Mount (KM) | | Motor Sensor (MS) | |
| | | 192 (192L) | | | | | | Surge Protector (10K) | |
| | | | | | | | | Low Input Lens (LIL) | |
| | | | | | | | | Round Pole Adapter 3" - 4" Pole (RP4) 5" - 6" Pole (RP6) | |
| | | | | | | | | | |
| | | | | | | | | | |

*See next page for Arm
Configurations
*For Round Pole please
specify RP4 or RP6

PRODUCT SPECIFICATIONS



Housing: Aluminum

LED: Lumileds Luxeon MC, CR170

Optics: Star Power Type Tennis (TT)

Watts: 366-594

L70 Depreciation: 483,000 Hours (@ 77°F/25°C)

Listings: UL 1598 Listed  DLC QPL 

Driver: 0-10V Dimming driver as standard by Philips Advance

THD @ Max Load < 15%

Power Factor @ Max Load < 0.95

Kelvin: 4000, @ 5000

Finish: 6 mils Powder Coat

Warranty: Standard Warranty is 5 years for Driver and LEDs

PRODUCT DIMENSIONS

| DIMENSION | VUE-3 |
|-----------|----------|
| A | 26.17 in |
| B | 8.36 in |
| C | 32.94 in |

| DIMENSION | EPA | VUE-3 |
|-----------|--------|-------|
| A | Single | 1.42 |
| B | Double | 2.06 |
| C | Triple | 4.78 |
| D | Quad | 4.88 |

| VUE - LUMEN DATA CHART | | | | | | | | | |
|------------------------|-----------|--------|--------------|-----------|---------------|------------|---------------|------------|------|
| PART NUMBER | TT LUMENS | TT L/W | TT-HS LUMENS | TT-HS L/W | TT-FRS LUMENS | TT-FRS L/W | TT-4SS LUMENS | TT-4SS L/W | WATT |
| VUE-3112-1-40K | 37332 | 102 | 36234 | 99 | 38064 | 104 | 37698 | 103 | 366 |
| VUE-3112-3-50K | 38430 | 105 | 37332 | 102 | 38984 | 109 | 38528 | 108 | 366 |
| VUE-3128-1-40K | 41718 | 102 | 40481 | 99 | 42536 | 104 | 42127 | 103 | 408 |
| VUE-3128-3-50K | 42945 | 105 | 41718 | 102 | 44581 | 109 | 44172 | 108 | 408 |
| VUE-3144-1-40K | 48718 | 102 | 45342 | 99 | 47632 | 104 | 47174 | 103 | 458 |
| VUE-3144-3-50K | 49900 | 105 | 46716 | 102 | 49902 | 109 | 49464 | 108 | 458 |
| VUE-3160-1-40K | 51510 | 102 | 49995 | 99 | 52520 | 104 | 52015 | 103 | 505 |
| VUE-3160-3-50K | 52825 | 105 | 51510 | 102 | 52905 | 109 | 52440 | 108 | 505 |
| VUE-3176-1-40K | 56202 | 102 | 54549 | 99 | 57304 | 104 | 56753 | 103 | 551 |
| VUE-3176-3-50K | 57555 | 105 | 56202 | 102 | 60059 | 109 | 59508 | 108 | 551 |
| VUE-3192-1-40K | 60588 | 102 | 58804 | 99 | 61778 | 104 | 61182 | 103 | 594 |
| VUE-3192-3-50K | 62370 | 105 | 60588 | 102 | 64745 | 109 | 64152 | 108 | 594 |

* DLC approval may not apply to all configurations

Design Lights Consortium (DLC) qualified Product. Some configurations of this product family may not be Design Lights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org>

TENNIS ARMS AVAILABLE

Single, D90, D70, D180, T90, T120, Q90, Q120, U-Arm, H-Arms

NLS
LIGHTING

701 Kingship Place, Carson, CA 90746

Call Us Today (310) 341-2037

nslighting.com

Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x5" anchor bolts with 1-1/2" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms.

Accessories

Field-Installable

Upgrade Kit

- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
- XA-XBP800 XA-XBP800 XA-XBP800
- XA-XBP800 XA-XBP800 XA-XBP800

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

| Product | Optic | Mounting | LED Count (ft) | Series | Voltage | Color Options | Drive Current | Options |
|---------|--------------|-------------------------|----------------|--------|-------------------------------|---------------|---------------|---|
| PWY-EDG | 2M | P0 | 02 | E | UL | BK | 350 | F Fuse |
| | Type II | 12" (303mm) landscape | | | Universal | Black | 350mA | When code dictates fusing, use time delay fuse |
| | Medium | P1 | | | 120-277V | BZ | 325 | Refer to UL spec. chart for availability with ML options |
| | Type III | P2 | | | UN* | Bronze | 525mA | HL ML/Low (Dual Circuit Input) |
| | Medium | 36" (914mm) landscape | | | 347-480V | SV | 525mA | Available with UL, voltage and 525mA driver current only |
| | Type V | P3 | | | Available with P3, P4, and P8 | SW | 525mA | Refer to UL spec. chart for details |
| | Medium | 36" (914mm) pathway | | | Available with P3, P4, and P8 | WH | 525mA | Sensor not included |
| | Type V | P4 | | | Available with P3, P4, and P8 | | | TL One-Level (175-925 integrated sensor control) |
| | Medium | 42" (1067mm) pathway | | | Available with P3, P4, and P8 | | | Refer to UL spec. chart for details |
| | SS | PE | 12 | | 120V | | | TL2 Two-Level (0/250 integrated sensor control) |
| | Type V Short | 19" (2438mm) pedestrian | 27 | | 277V | | | Available with 12 or 27 voltages only |
| | | | | | | | | TL3 Two-Level (0/250 integrated sensor control) |
| | | | | | | | | Available with 12 or 27 voltages only |
| | | | | | | | | Refer to UL spec. chart for details |
| | | | | | | | | TL3 Two-Level (0/250 integrated sensor control) |
| | | | | | | | | Available with 12 or 27 voltages only |
| | | | | | | | | Refer to UL spec. chart for details |
| | | | | | | | | WB Welded Base Plate |
| | | | | | | | | Standard on P8 mount option, available with P3 and P4 mount |
| | | | | | | | | Includes welded base cover |
| | | | | | | | | 40K 4000K Color Temperature |
| | | | | | | | | Minimum 70 CRI |
| | | | | | | | | Color temperature per luminaire |

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V5/08/11/2016

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

P/N #PWY-EDG-2M-P4-02-E-12-BK-350, 42" WH CREE

Single Arm Tennis (SAT)

Double Arms Tennis (DAT)

Double Arms Tennis Square (DATS)

Triple Arms Tennis (TAT)

Quad Arms Tennis (QAT)

U-Arm Tennis for Double fixture heads (UAT)

Triple U-Arm Tennis (TUAT)

H-Arm Tennis for Quad fixture heads (HAT)

U-ARM TENNIS (UAT)

Up to 5' arm length

12" Tall Filter

UAT is designed for double fixture heads. Arm lengths start from 2' to 5' max.

*View Tennis fixtures shown above

H-ARM TENNIS (HAT)

Up to 5' arm length











12" Tall Filter

HAT is designed for quad fixture heads. Arm lengths start from 2' to 5' max.

NLS LIGHTING

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nslighting.com

| Project Name: | | Type: | | |
|---|------------------|------------------------------|----------------------------|----------------------------|
| TENNIS ARMS ORDERING GUIDE | | | | |
| Cat# | Arm Length | Mounting | Pole Diameter To Fit Over | Color |
|  Single Arm Tennis (SAT) | 2' (2) | Single (0) | 2 3/8" OD (238R) | Bronze (BRZ) |
|  Double Arm Tennis (DAT) | 3' (3) | Double 90° (D90) | 3" OD (3R) | Black (BLK) |
|  Double Arm Tennis For Square Poles (DATS) | 4' (4) | Double 70° (D70) | 3 1/2" OD (312R) | Green (GRN) |
|  U-Arms Tennis (UAT) | 5' (5) | Double 180° (D180) | 4" OD (4R) | Graphite (GPH) |
|  U-Arms Tennis (UAT) | | U-Form (U) | 4 1/2" OD (412R) | Galvanized (SLV) |
| | | * For UAT and TUAT Only | | Custom (CS) |
|  Triple U-Arm Tennis (TUAT) | | Triple 90° (T90) | 5" OD (5R) | |
| *Doubles Only, Min over 3" | | Triple 120° (T120) | 5 1/2" OD (512R) | |
| | | *Round Only | | |
|  Triple U-Arm Tennis (TUAT) | | Quad 70° (Q70) | 4" SQ (4S) | |
| *Triples Only, Min over 3" | | Quad 90° (Q90) | 4 1/2" SQ (412S) | |
|  Triple Arm Tennis (TAT) | | H-Form (H) | 5" SQ (5S) | |
| | | *For Quad H-Arms Only | | |
|  Quad Arms Tennis (QAT) | | | | |
| Min over 3" | | | | |
|  H-Arm Tennis (HAT) | | | | |
| *Quads Only | | | | |

SAT-4-0-5R-BLK

DAT-4-D180-5R-BLK

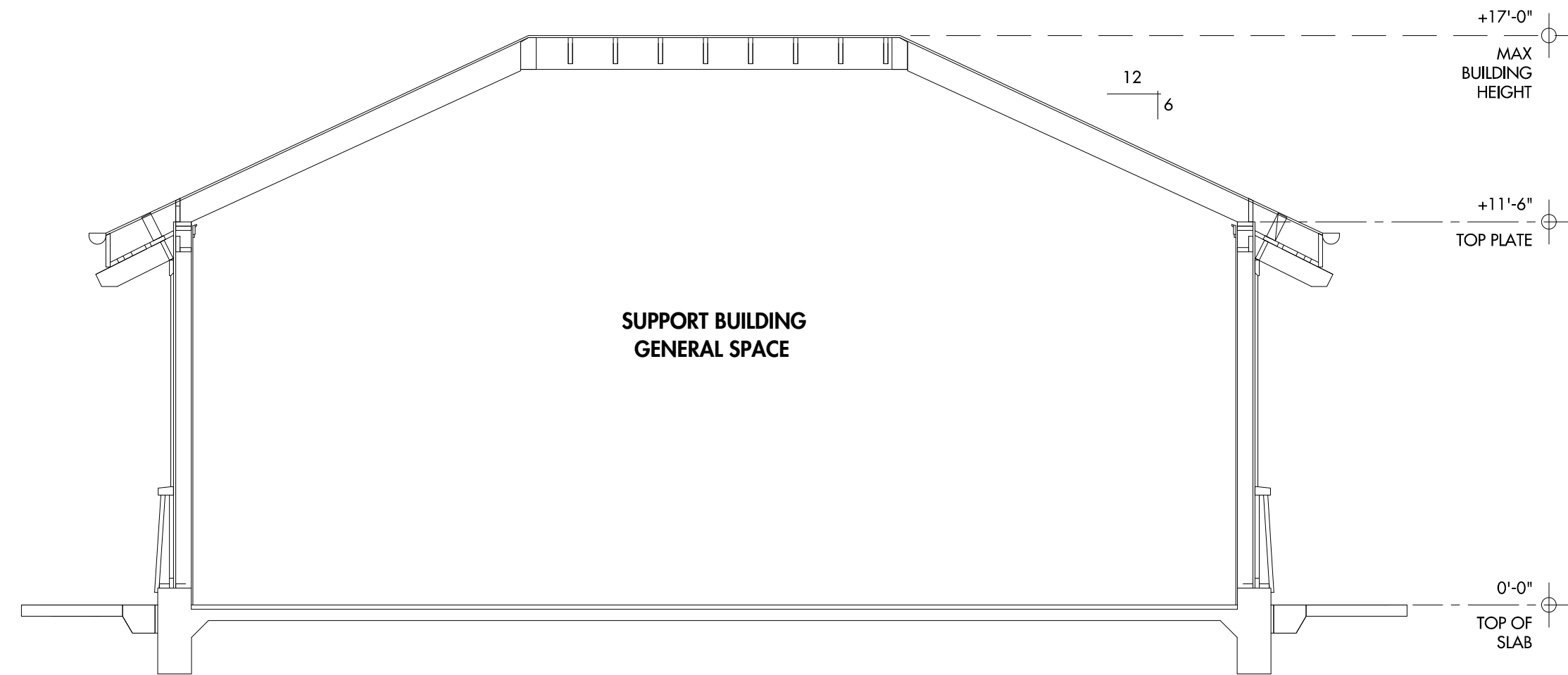
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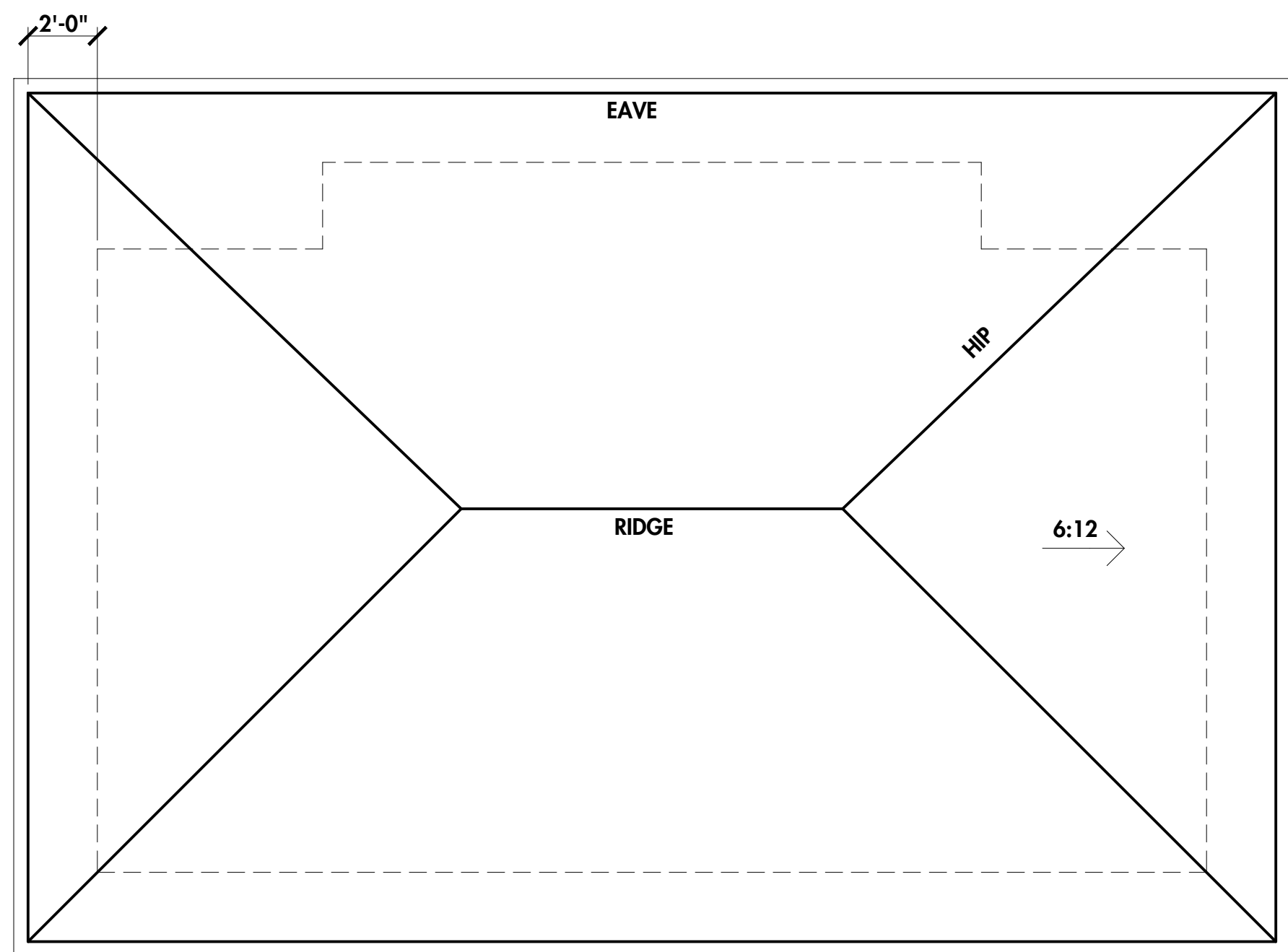
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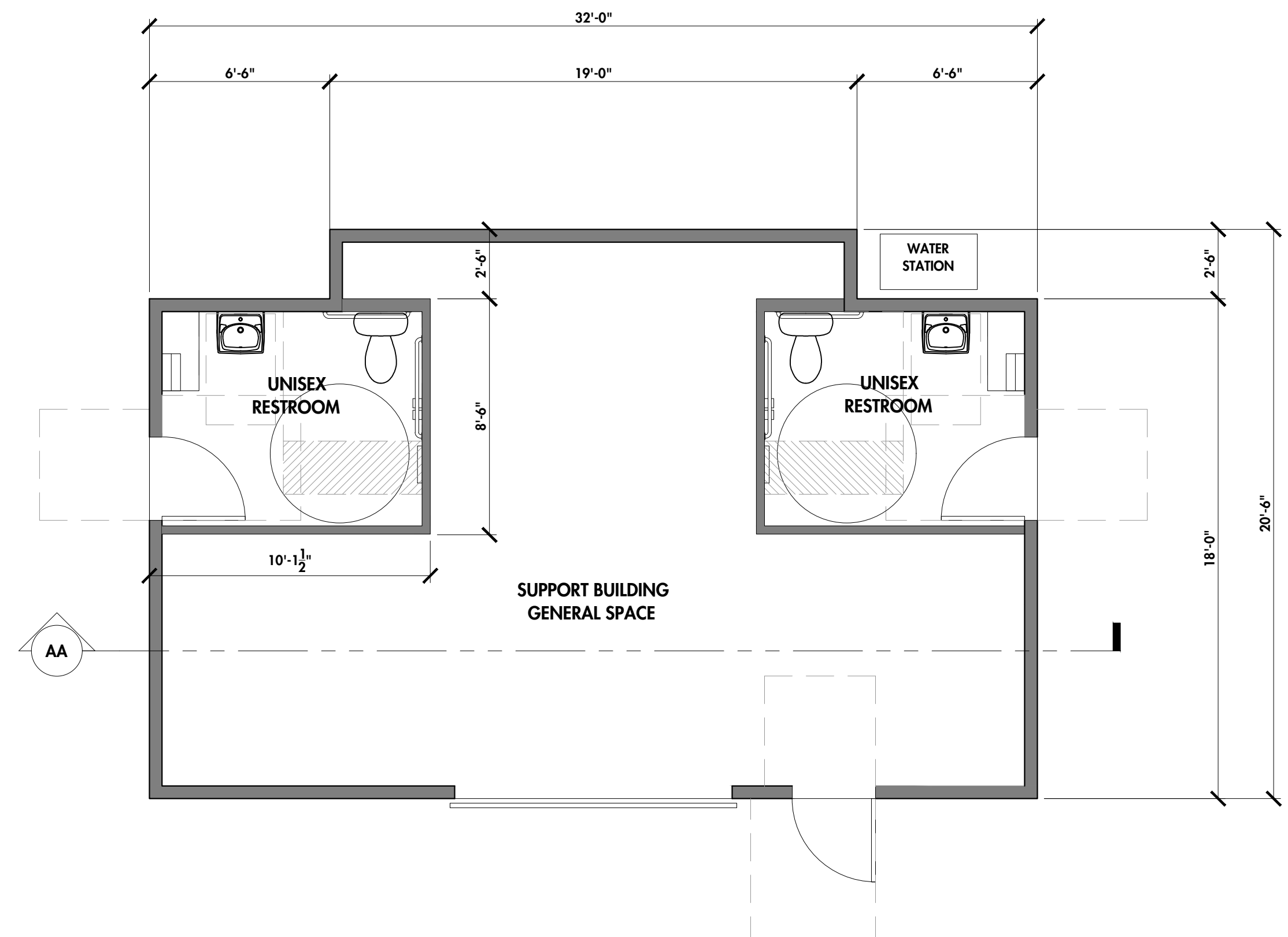
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| REVISIONS | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| <p>MIRACLES UNLIMITED, INC.</p> <p>ELECTRICAL ENGINEERING</p> <p>P. O. BOX 1808 APRISTE, CA 95001 (831) 688-8013</p> <p>JOB NO.: 21068</p> | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | <p>CORDEVALLE TENNIS CENTER RENOVATIONS</p> <p>1 CORDEVALLE GOLF CLUB DR. SAN MARTIN, CA</p> <p>PLANNING APPLICATION 07/09/2021</p> | | | | | | | | | |
| LIGHT FIXTURE CUT SHEETS | | | | | | | | | | | | | | | | | | | |
| DATE 07-09-2021 | | | | | | | | | | | | | | | | | | | |
| SCALE: AS NOTED | | | | | | | | | | | | | | | | | | | |
| JOB 21068 | | | | | | | | | | | | | | | | | | | |
| SHEET | | | | | | | | | | | | | | | | | | | |
| E3.1 | | | | | | | | | | | | | | | | | | | |



3 SUPPORT BUILDING SECTION AA
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



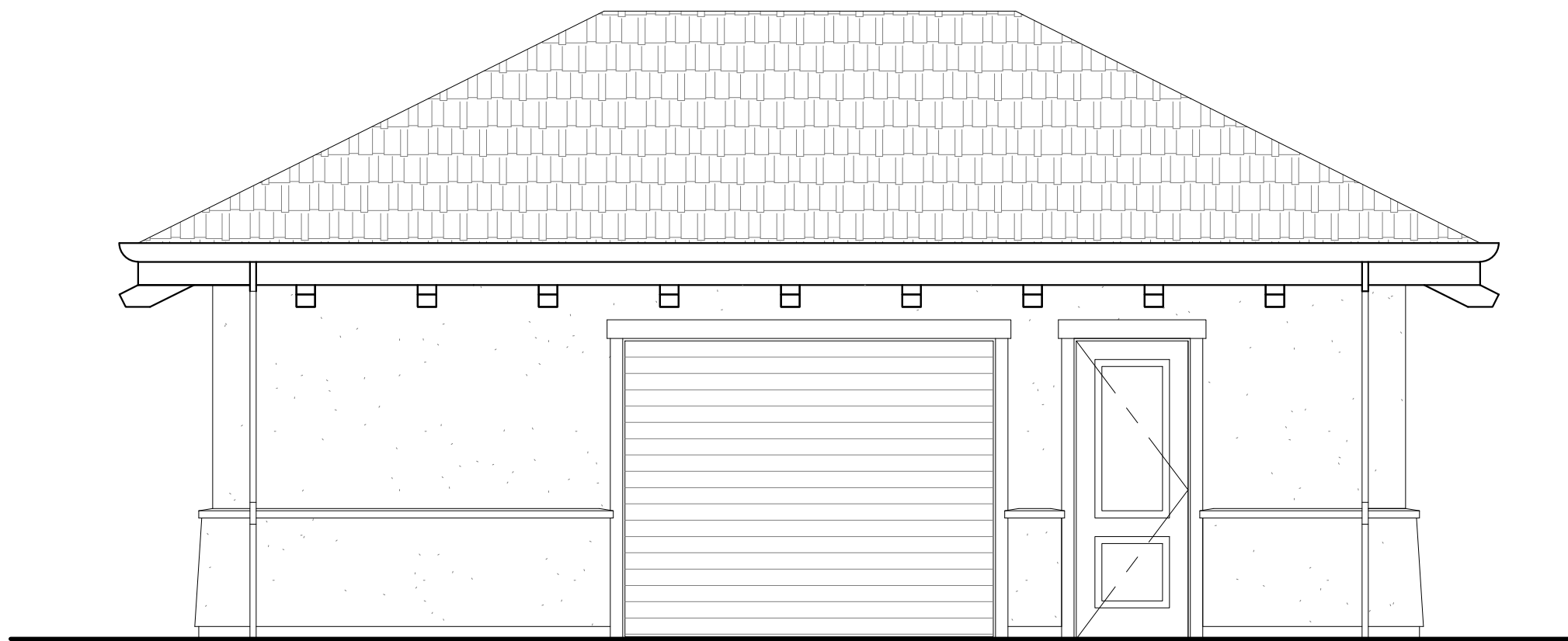
2 SUPPORT BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



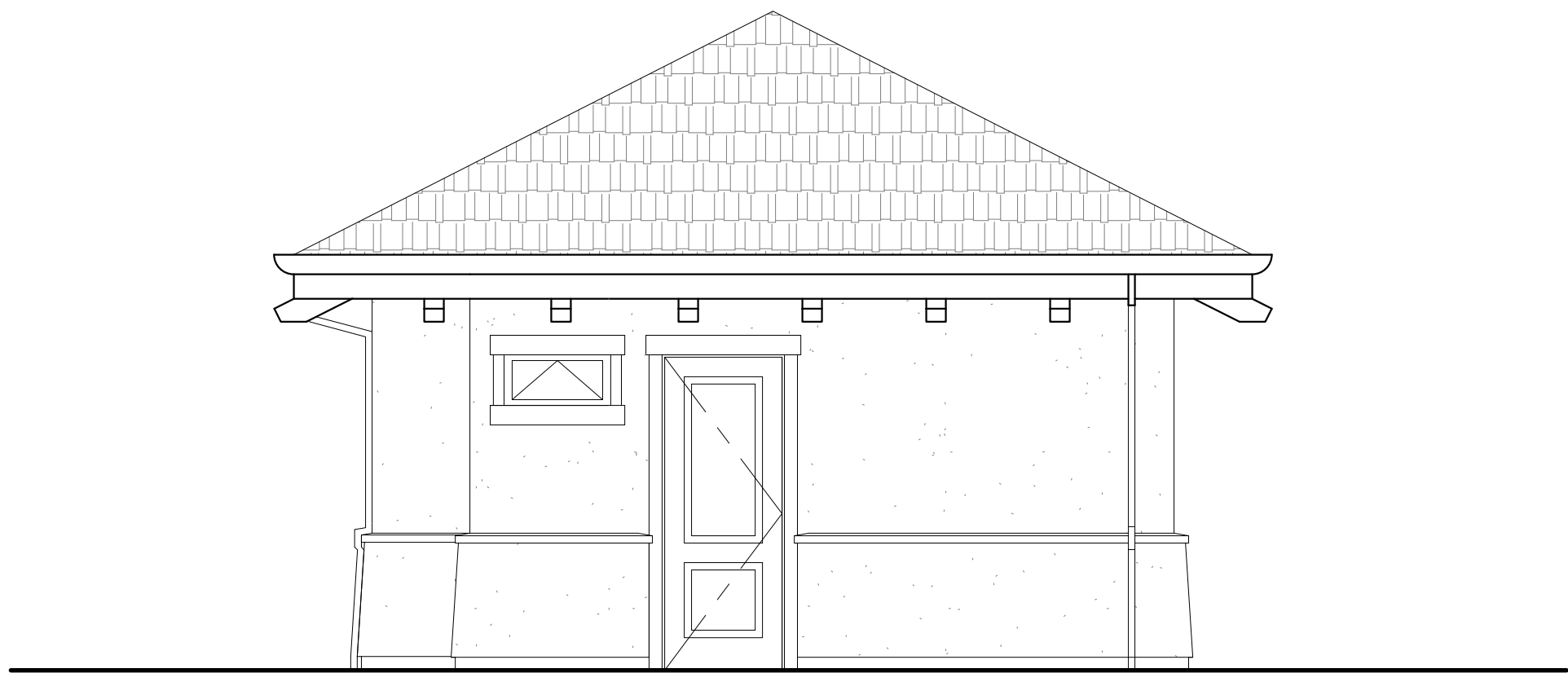
1 SUPPORT BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"
BUILDING AREA: 624 SF
GRAPHIC SCALE: 1/4" = 1'-0"

COLORS AND MATERIALS

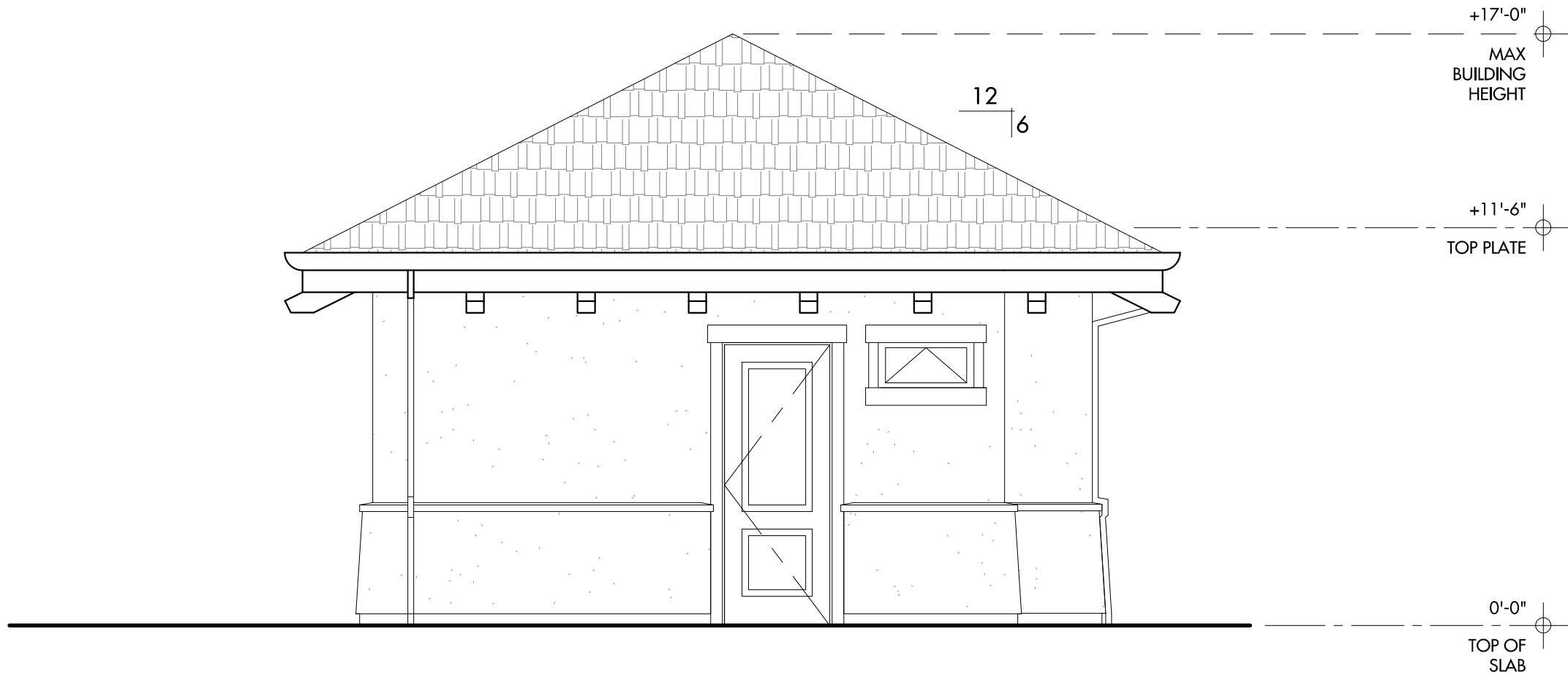
(MATCH COLORS AND MATERIALS FROM EXISTING TENNIS CENTER BUILDING)



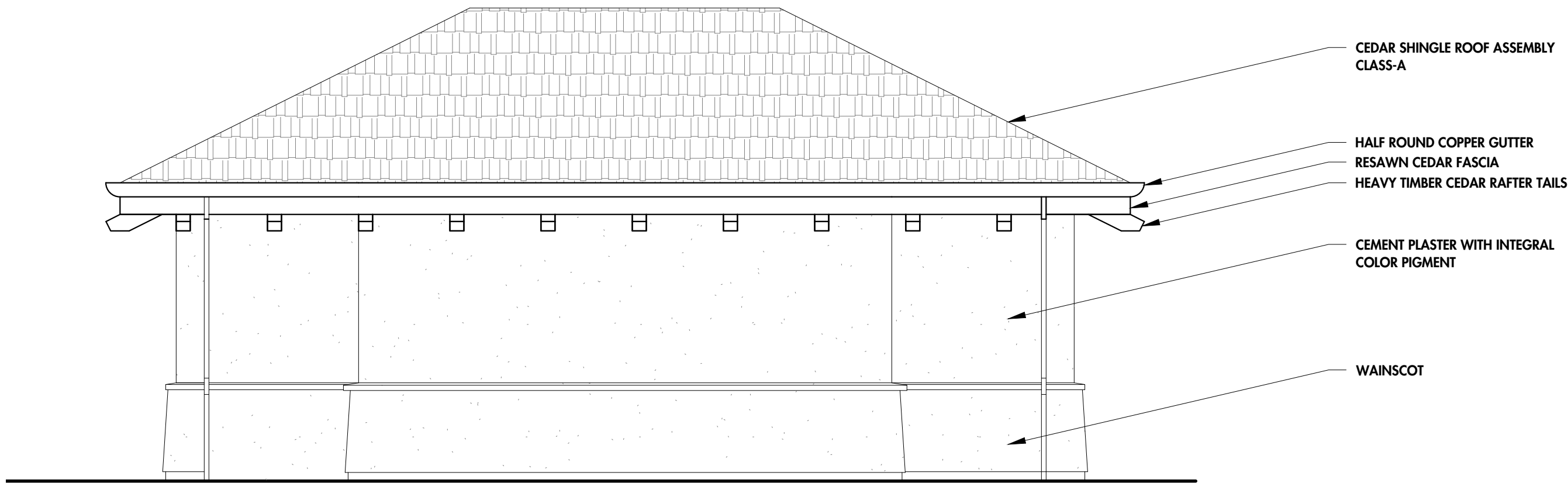
4 SUPPORT BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



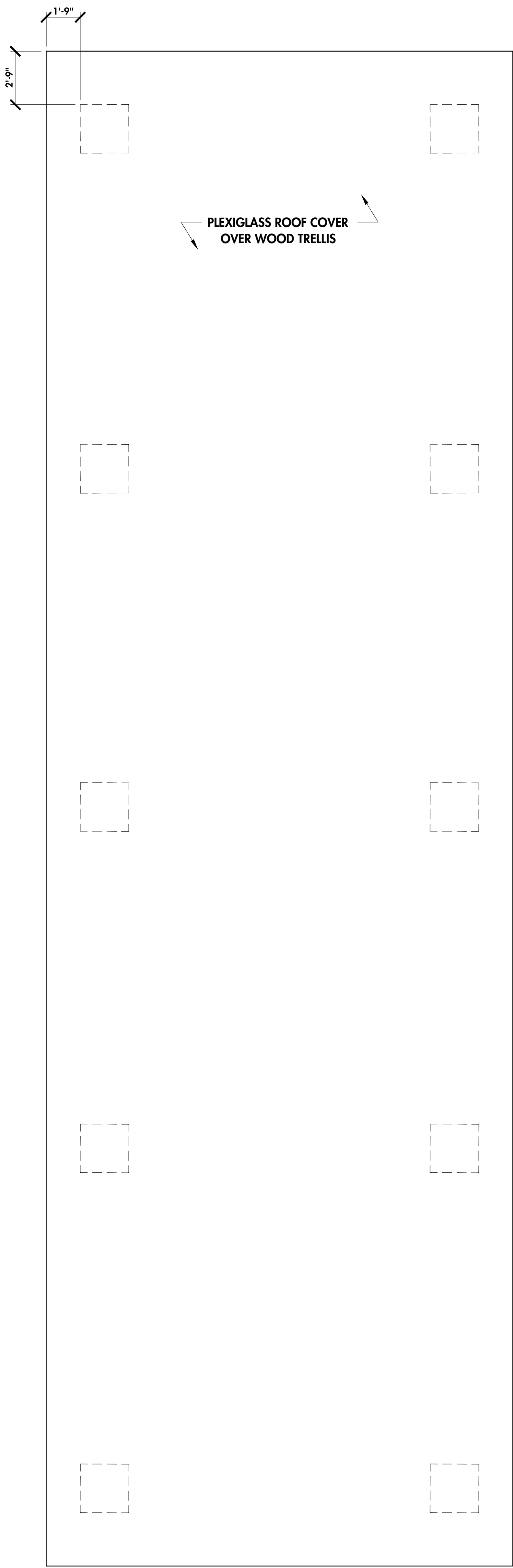
3 SUPPORT BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



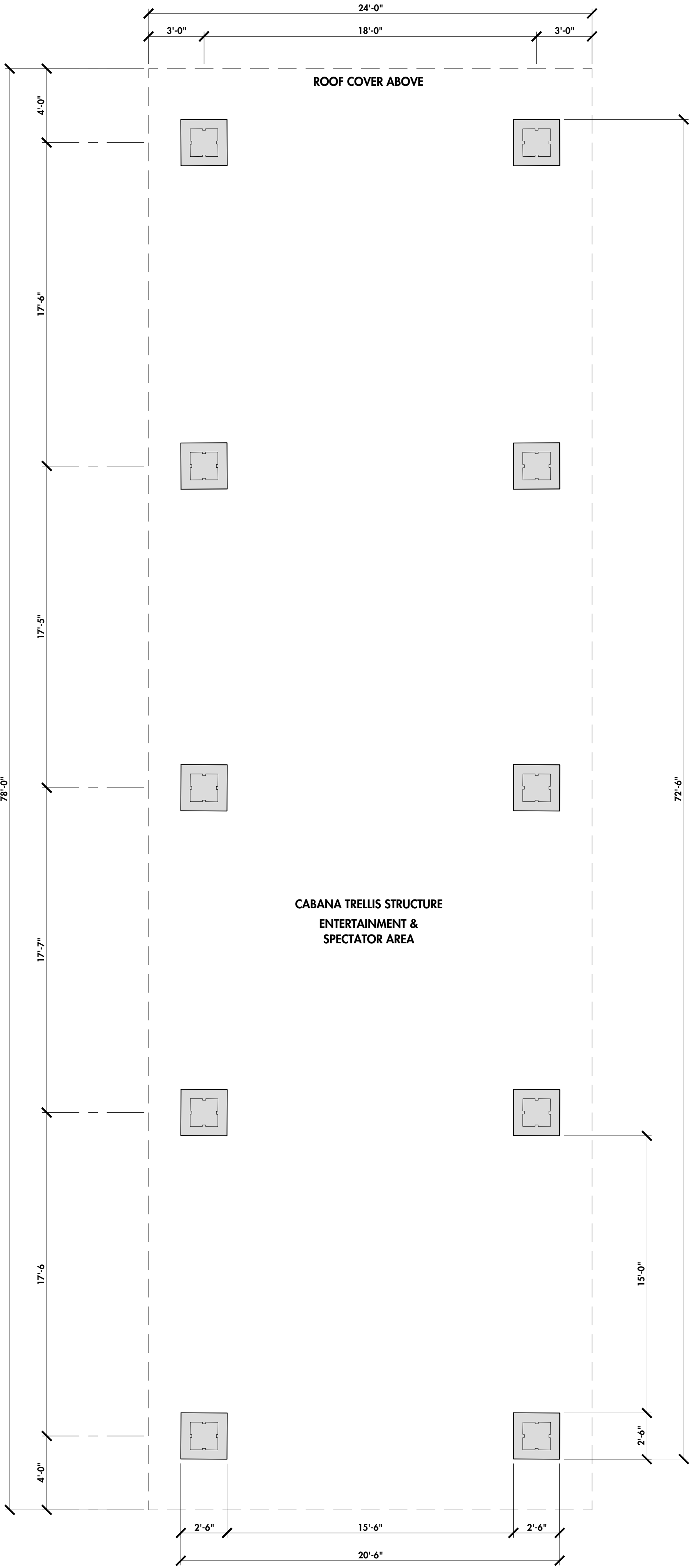
2 SUPPORT BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



1 SUPPORT BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



2 CABANA STRUCTURE ROOF PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

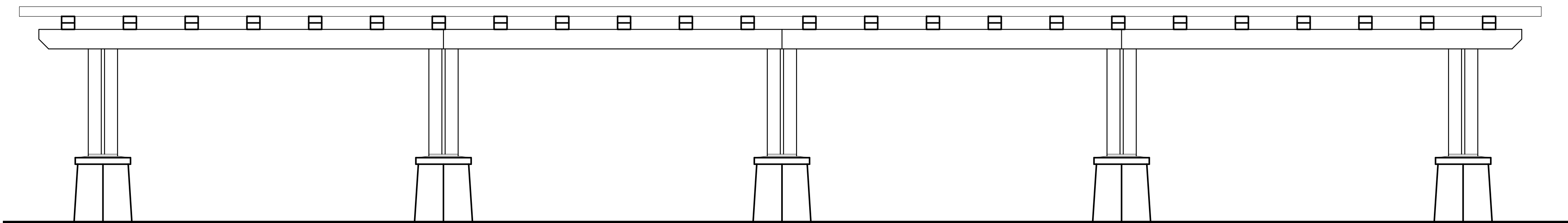


1 CABANA STRUCTURE FLOOR PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

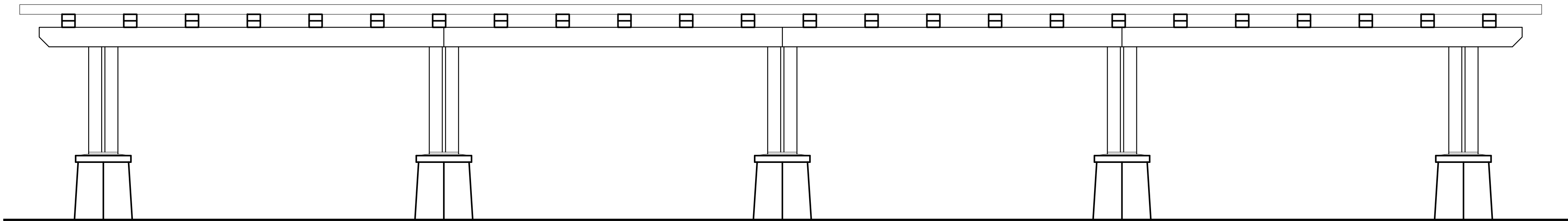
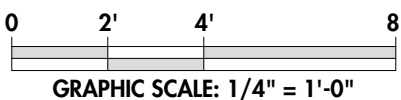
BUILDING AREA: 1,487 SF

COLORS AND MATERIALS

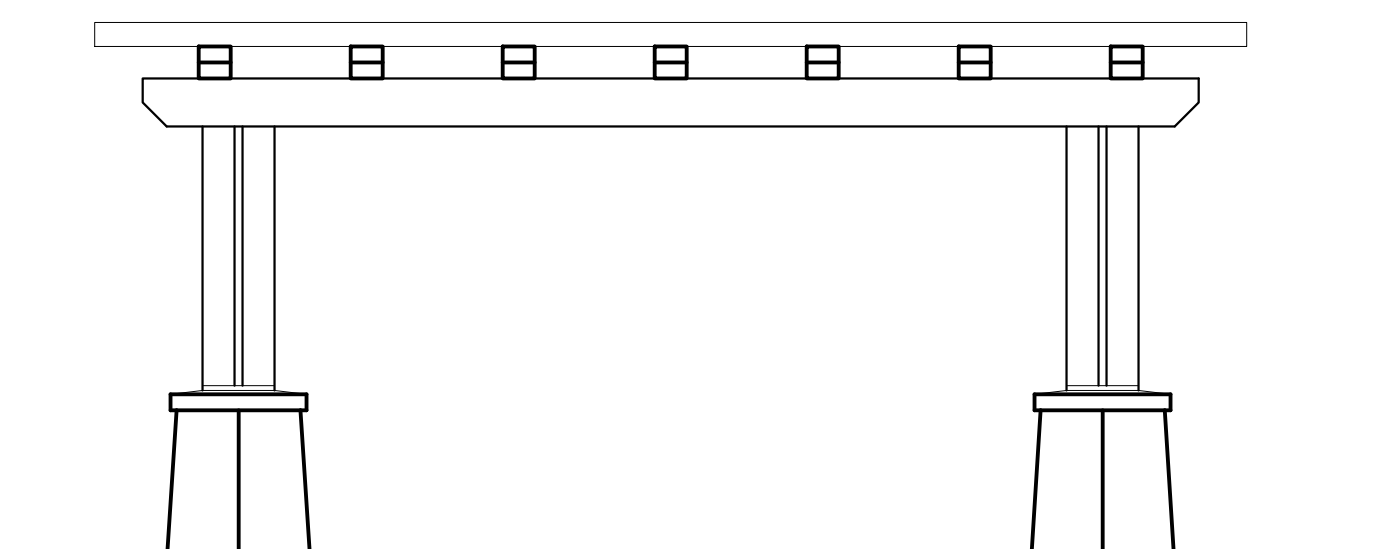
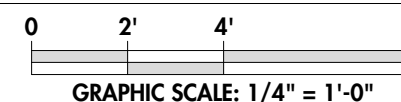
(MATCH COLORS AND MATERIALS FROM EXISTING TENNIS CENTER TRELLIS STRUCTURE)



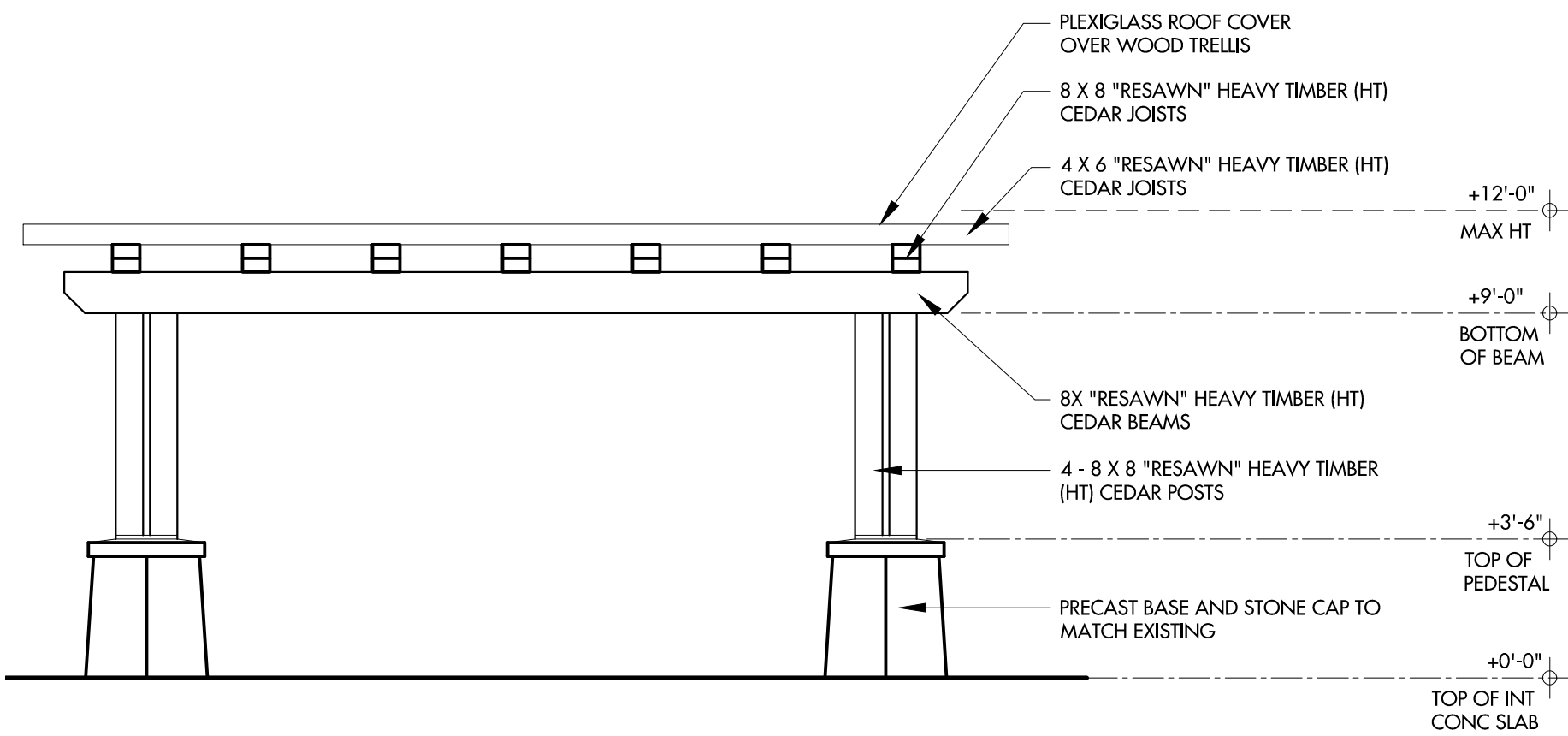
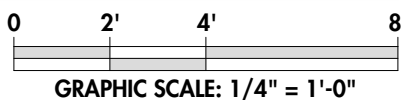
4 CABANA STRUCTURE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 CABANA STRUCTURE WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 CABANA STRUCTURE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 CABANA STRUCTURE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

