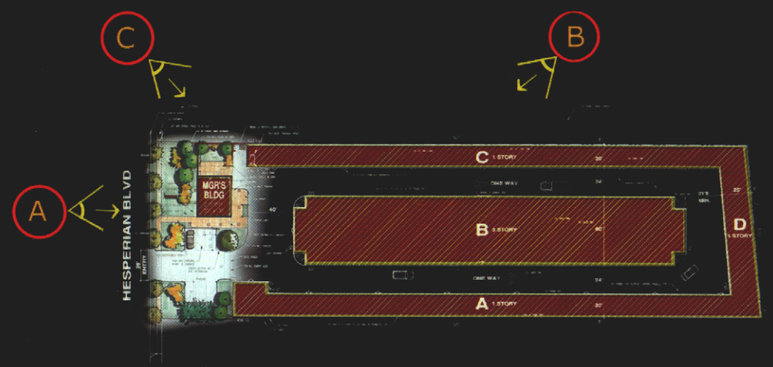


PROPOSED SITE PLAN

A STREETSCAPE ELEVATION ON HESPERIAN BLVD.

B VIEW FROM THE MOBILE HOME SITE

C NORTH WEST CORNER VIEW FROM HESPERIAN BLVD.

CRAIG + GRANT
ARCHITECTS

PROPOSED SELF STORAGE

28410 hesperian blvd. hayward, california

Enea Properties Company, LLC.

Computer Renderings

11.11.05

HAYWARD SELF STORAGE

28410 HESPERIAN BLVD. HAYWARD, CALIFORNIA

CONTACT INFORMATION:

APPLICANT/OWNER:

ENEA PROPERTIES COMPANY, LLC
190 HARTZ AVE., SUITE 160
DANVILLE CA., 94526
PHONE: 925.314.1470
FAX: 925.
CONTACT: ROBERT ENEA

DESIGN COORDINATOR/
GENERAL CONTRACTOR:

CUBIX CONSTRUCTION
770 SAN RAMON VALLEY BLVD.
DANVILLE, CA. 94526
PHONE: 925.314.0770
FAX: 925.
CONTACT: ED BOERSMA

ENTITLEMENTS :

CRAIG + GRANT ARCHITECTS
301 HARTZ AVENUE, SUITE 213
DANVILLE, CA. 94526
PHONE: 925.820.7585
FAX: 925.820.5838
CONTACT: GALEN GRANT/DAVID DANNER

SOILS ENGINEER:

GFK + ASSOCIATES
11828 DUBLIN BLVD, SUITE D
DUBLIN CA. 94568
PHONE: 925.829.0428
FAX: 925.
CONTACT: GUS KHENAISSER

ENGINEER OF RECORD:

WHARTON + ASSOCIATES
601 S. MILLIKEN AVE., SUITE H
ONTARIO, CA 91761
PHONE: 909.605.6865
FAX:
CONTACT: RON WHARTON

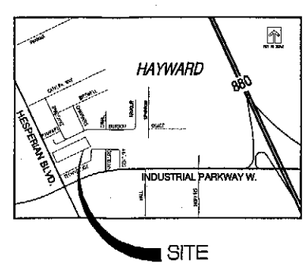
CIVIL ENGINEER:

KERRY ENGINEERING, INC.
P.O. BOX 1248
DANVILLE, CA. 94526
PHONE: 925.260.4021
FAX: 925.362.9923
CONTACT: MARTIN SMITH

LANDSCAPE ARCHITECT:

BORRECCO/KILLIAN + ASSOCIATES
1241 PINE STREET
MARTINEZ, CA. 94553
PHONE: 925.372.5306
FAX: 925.372.5308
CONTACT: BRIAN KILIAN

VICINITY MAP



INDEX

RETAIL

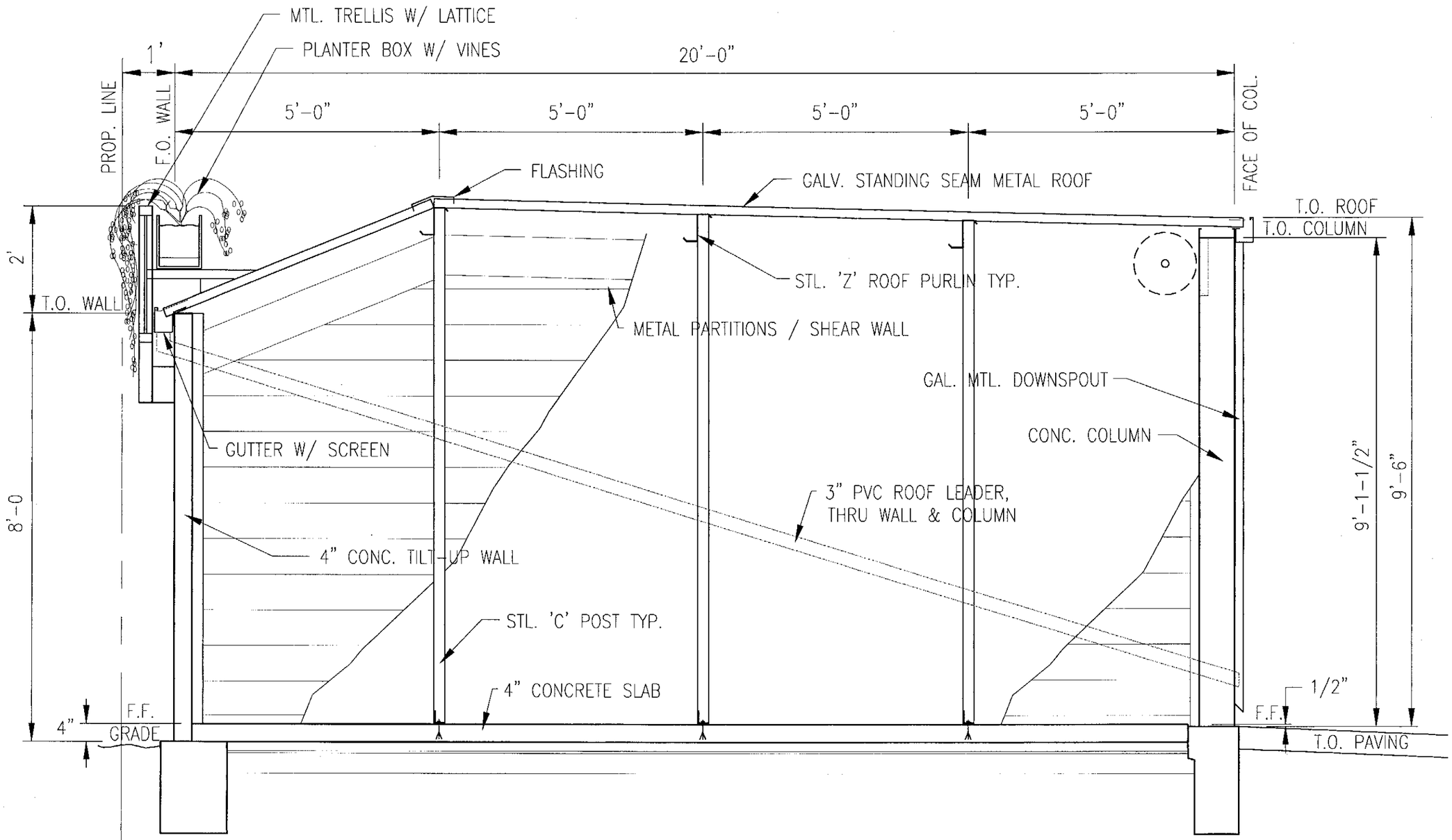
T1 - Cover Sheet
1 - Preliminary Site Plan
2 - Floor Plans
3 - Manager's Building Floor Plan
4 - Elevations
5 - Building Elevations
6 - Grading + Utility Plan
CO - Storage Facility Elevations (#11-14)
L1 - Landscape Drawing
L2 - Landscape Drawing
L2 - Prelim. Irrigation Details

ENEA PROPERTIES COMPANY, LLC
HAYWARD SELF STORAGE
28410 HESPERIAN BOULEVARD HAYWARD, CA.

COVER SHEET

T1

05.18.05



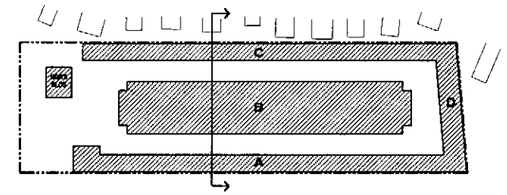
CROSS SECTION @ BLDG C

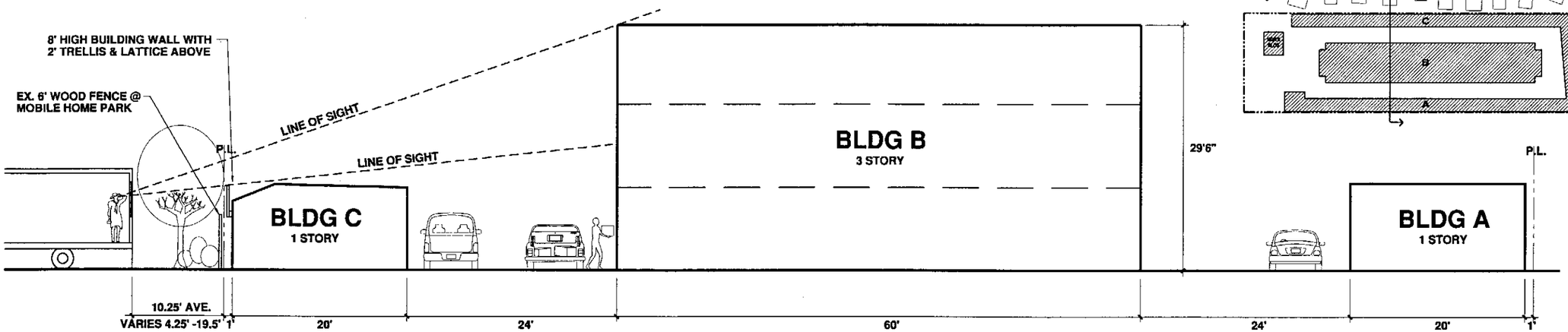
11-14-05

HESPERIAN SELF STORAGE
SIDE YARD VARIANCE REQUEST EXHIBIT

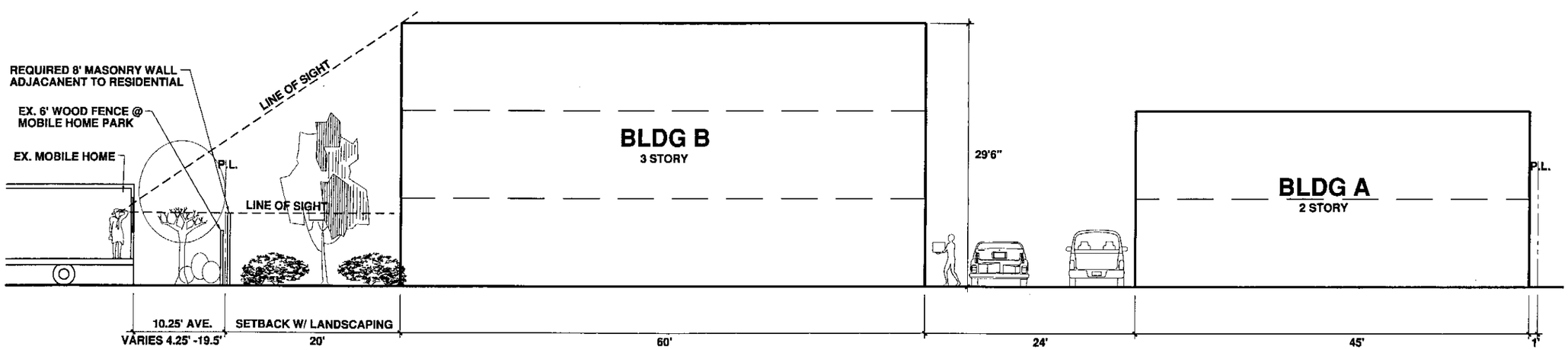
11/14/05

REF. PLAN

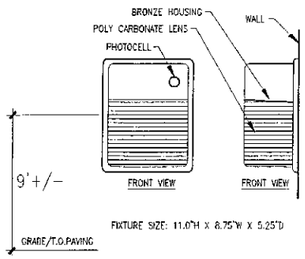




PROPOSED CROSS SECTION WITH VARIANCE FOR 20' SIDE YARD SETBACK



COMPLYING CROSS SECTION WITH 20' SIDE YARD SETBACK REQUIREMENT

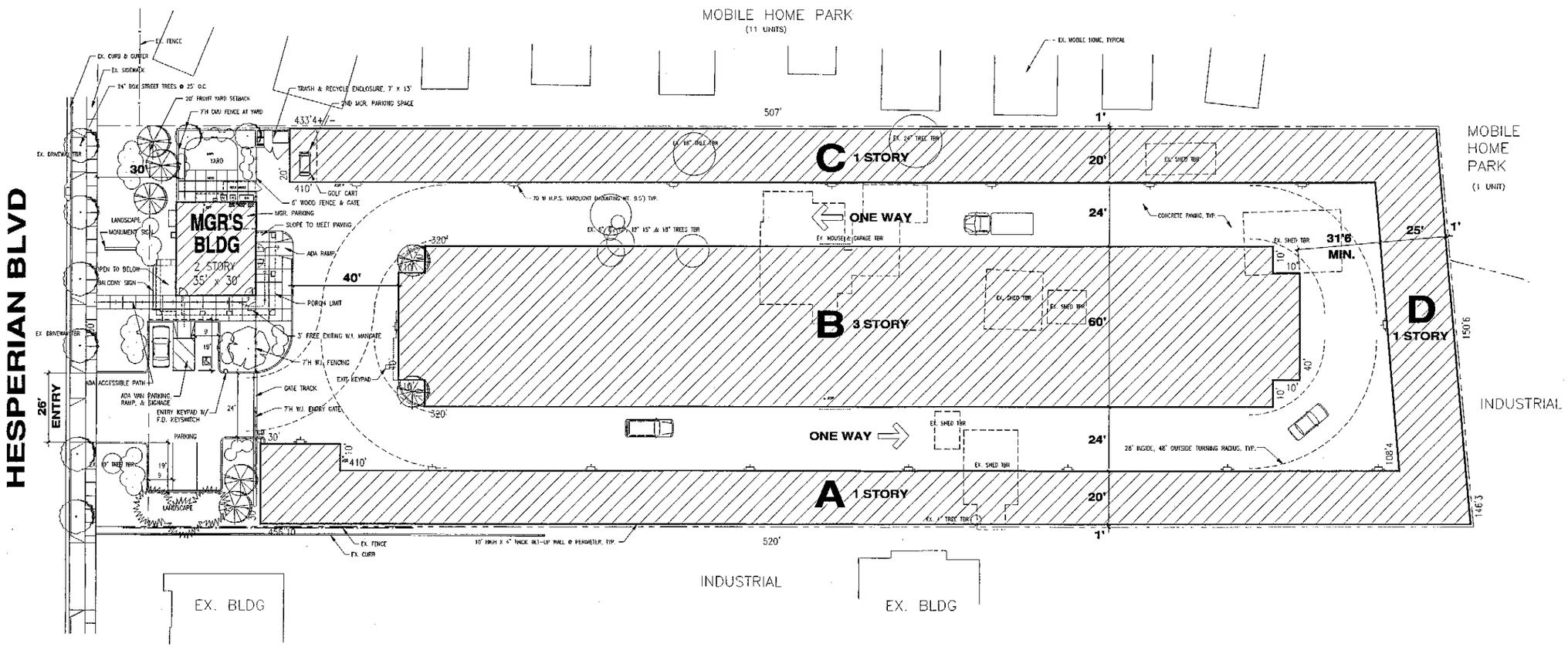


SITE LIGHTING DETAIL

NOTE: SITE LIGHTING IS AS INDICATED ON SHEETS 1 AND 5 NTS.

PLANNING DATA SUMMARY

1.	SITE AREA	1.78 ACRES	77,536 S.F.
2.	ASSESSOR'S PARCEL NUMBER		463-0025-015-02
3.	CURRENT ZONING		INDUSTRIAL DIST. (I)
4.	TYPE OF CONSTRUCTION (STORAGE/MGR'S BLDG)		2N / 5N
5.	OCCUPANCY TYPE (STORAGE/MGR'S BLDG)		S1 / R3
6.	TOTAL BUILDOUT		82,913 S.F.
	MANAGER'S BLDG.	(2 STORY, AFES, 1,050 SF FOOTPRINT)	2,100 S.F.
	BLDG A/D/C	(1 STORY, AFES, 20,813 SF FOOTPRINT)	20,813 S.F.
	BLDG B	(3 STORY, AFES, 20,000 SF FOOTPRINT)	60,000 S.F.
7.	GROSS STORAGE BLDGS.		80,813 S.F.
8.	NET RENTABLE		65,763 S.F.
9.	TOTAL NUMBER OF UNITS		833
10.	AVERAGE UNIT SIZE		79.0 S.F.
11.	SITE COVERAGE	(FOOTPRINT = 41,863 SF)	54.0%
12.	FLOOR AREA RATIO		1 : 1.07
13.	PARKING PROVIDED AT ENTRY		2 COVERED (MGR) + 5



SITE PLAN

PROPOSED SELF STORAGE 28410 HESPERIAN BLVD. HAYWARD, CA
DEVELOPER: ENEA PROPERTIES

0 10 20 40

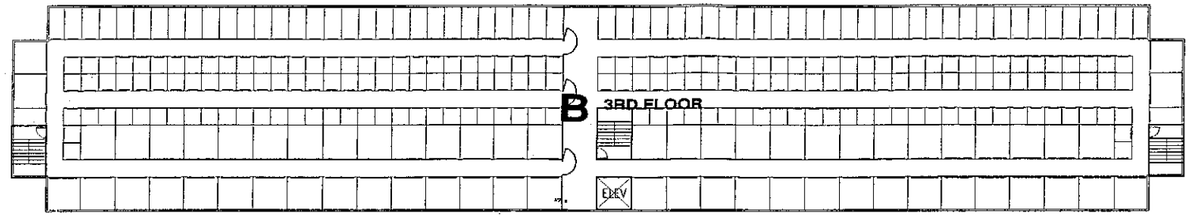
Revisions	Date

EPC
Enea Properties Company, LLC
190 Hartz Ave., Ste. 260
Danville, CA 94526

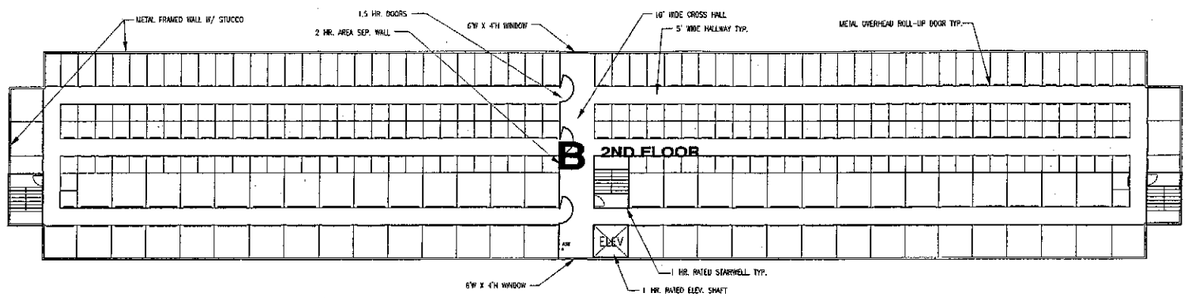
Cubix Construction Company
License No. 144402
770 San Ramon Valley Blvd.
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

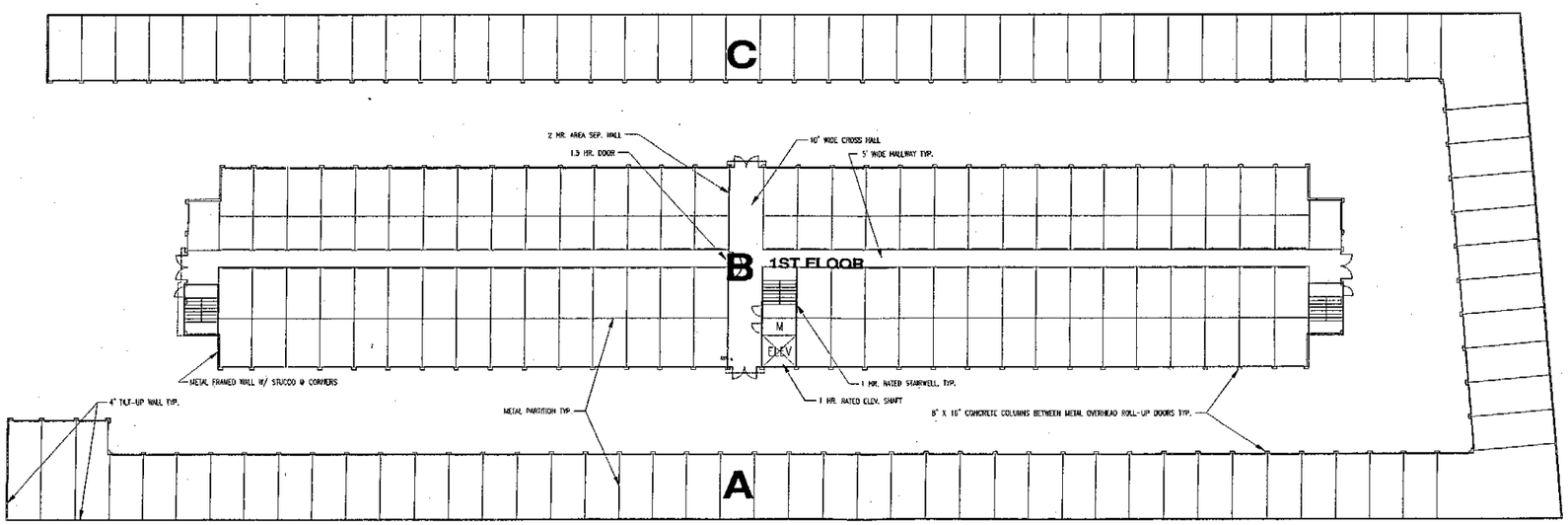
PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
PRELIMINARY SITE PLAN

Drawn By	EJB
Date	5/18/05
Scale	1"=20'
File Name	HayvardEnea6
Project Number	
Sheet Number	1



NOTE: 2ND & 3RD FLOORS IDENTICAL





FLOOR PLANS - STORAGE BLDGS

0 10 20 40

Revisions	Date

EPC

Enea Properties Company, LLC
190 Hartz Ave., Ste. 260
Danville, CA 94526

Cubix Construction Company
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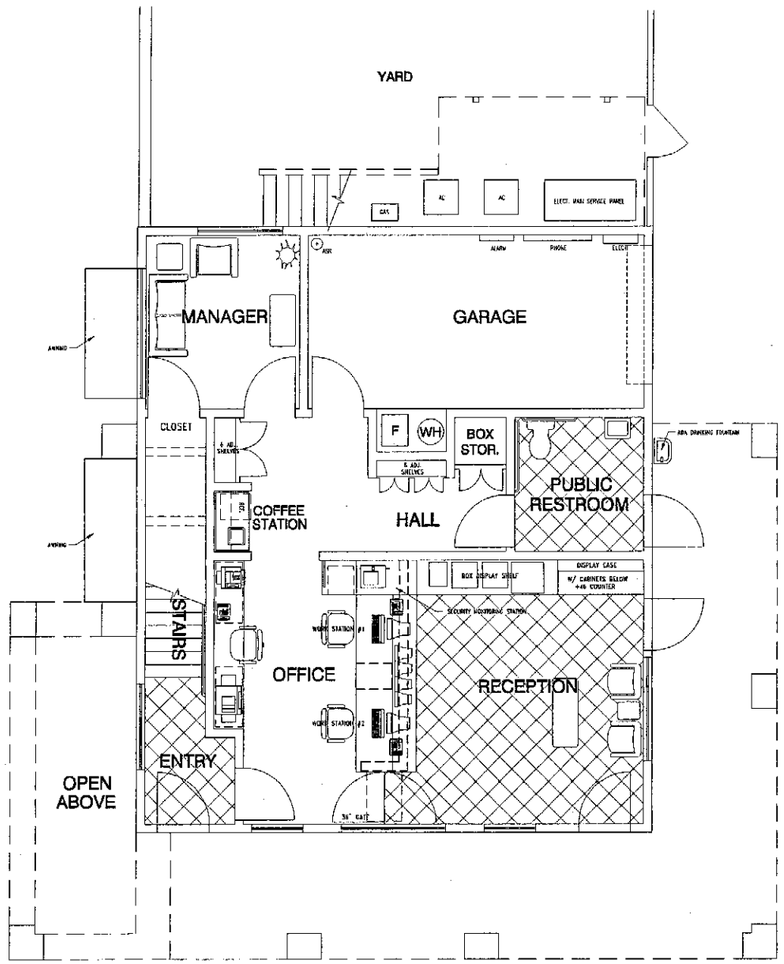
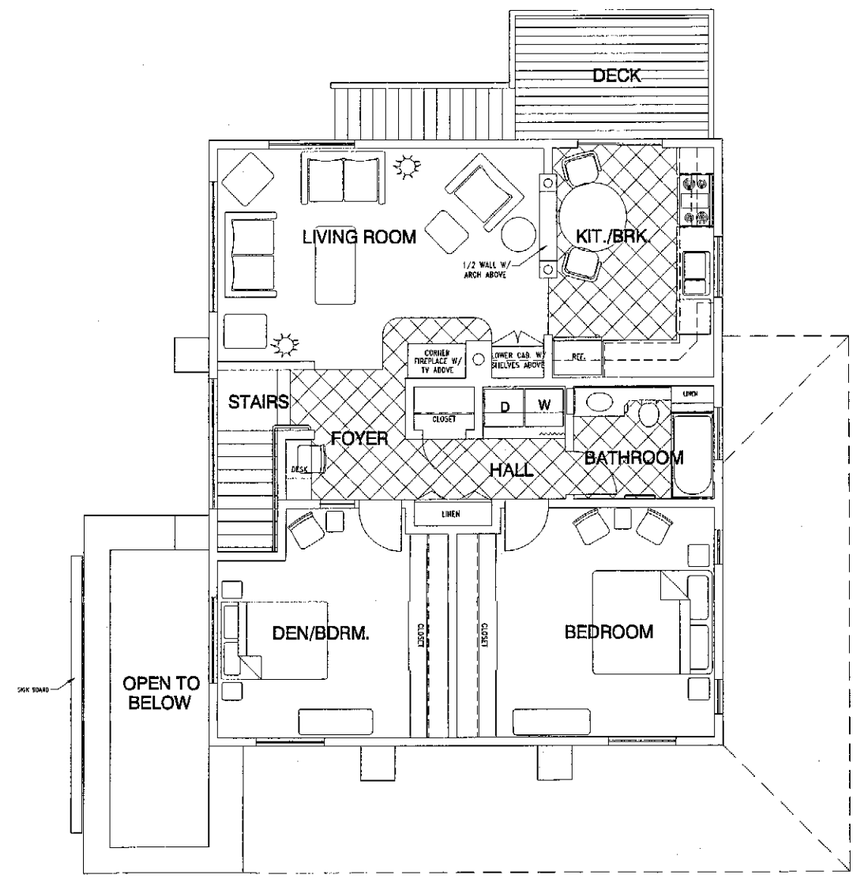
770 San Ramon Valley Blvd.
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
FLOOR PLANS

Drawn By: EJB
Date: 5/18/05
Scale: 1"=20'
File Name: HaywardFrme7
Project Number:
Sheet Number: 2



1st FLOOR - OFFICE 1050 S.F.



2nd FLOOR - APT. 1050 S.F.

MANAGER'S BLDG FLOOR PLANS

0 2 4 8

Revisions	Date

EPC
Enea Properties Company, LLC
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Danville, CA 94526

Cubix Construction Company
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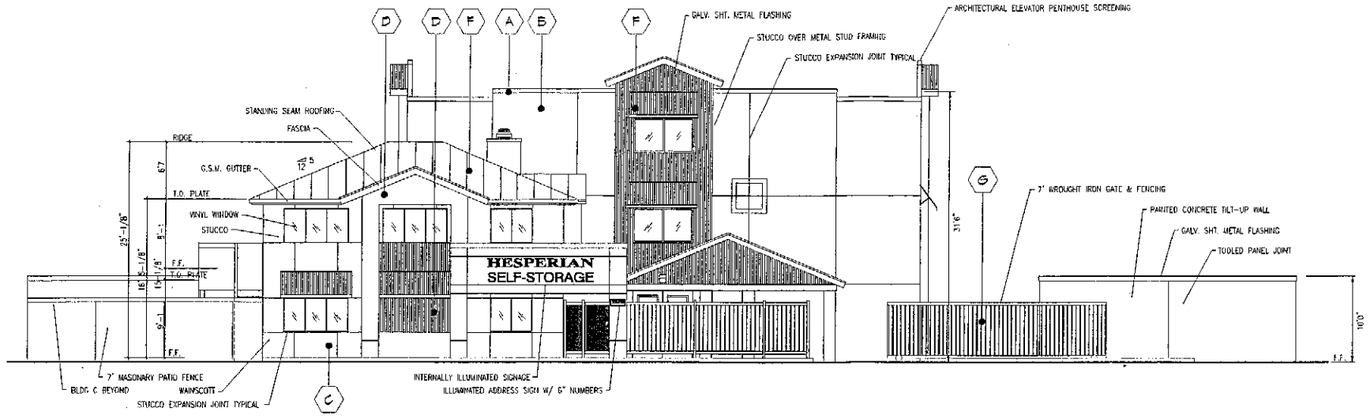
Danville, CA 94526
Phone (925) 314-0770 FAX (925) 314-0771

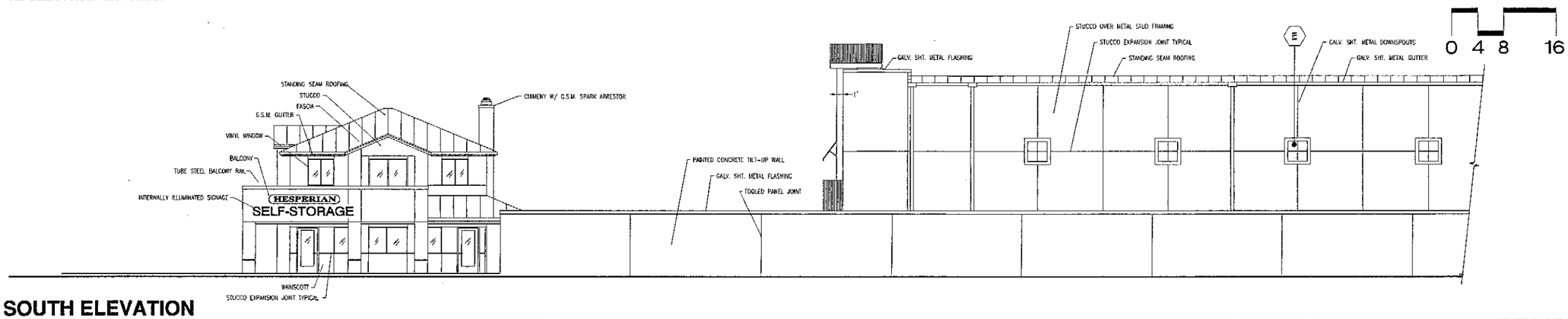
PROPOSED SELF-STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
MGR'S BLDG FLOOR PLANS

Drawn By: EJB
Date: 5/18/05
Scale: 1/4" = 1'
File Name: HaywardLneg7
Project Number:
Sheet Number: 3



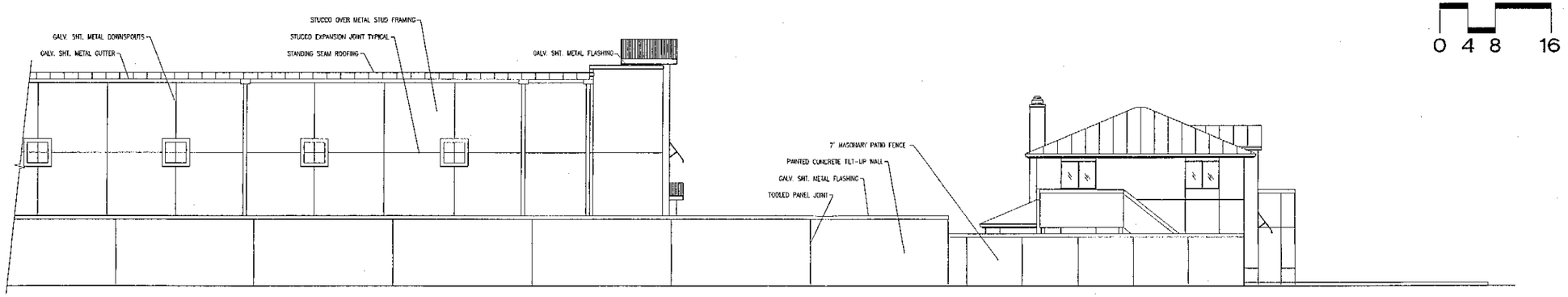
WEST ELEVATION

AS SEEN FROM HESPERIAN



SOUTH ELEVATION

AS SEEN FROM EXISTING INDUSTRIAL PROPERTY



NORTH ELEVATION

AS SEEN FROM EXISTING MOBILE HOME PARK

COLORS AND MATERIALS PALETTE

Dunn Edwards Paints

A. Trim, Gutters and Downspout : DEC 785 Whispergray
B. Base wall color : DEC 738 Travertine
C. Accent Wall Color - Base : DEC 750 Bison Beige
D. Accent Wall Color and
Corrugated Metal Wall Color : DE 6089 Brick Fence
E. Accent Squares : DE 5873 Periscope

Berridge Roof and Wall Panels

F. Standing Seam Roof : Galvalume
1. Corrugated Metal Awnings
2. Corrugated Metal Panel
G. Metal Architectural Frames : Hartford Green

0 4 8 16

Note: Preliminary signage is, as indicated on elevation of managers building

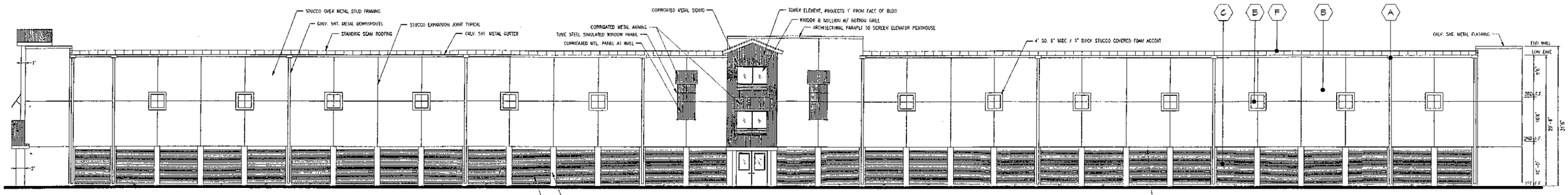
Revisions	Date

EPC
Enea Properties Company, LLC
190 Hartz Ave., Ste. 260
Danville, CA 94526

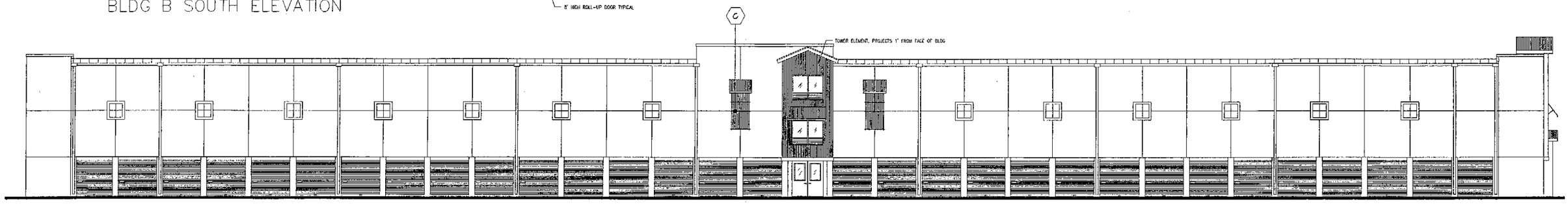
Cubix Construction
License No. 144402
770 San Ramon Valley Blvd
Danville, CA 94526
Phone (925) 314-0770 FAX (925) 314-0771

PROPOSED SELF-STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
PROJECT ELVATIONS

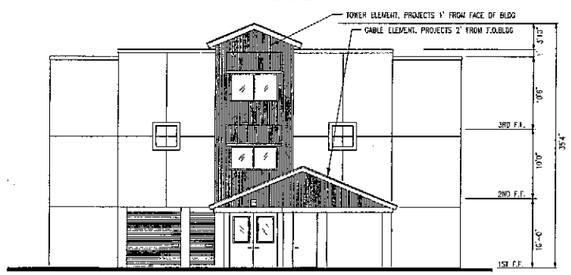
Drawn By: EJB
Date: 5/18/05
Scale: 1/8" = 1'
File Name: HaywardEnea7
Project Number:
Sheet Number: 4



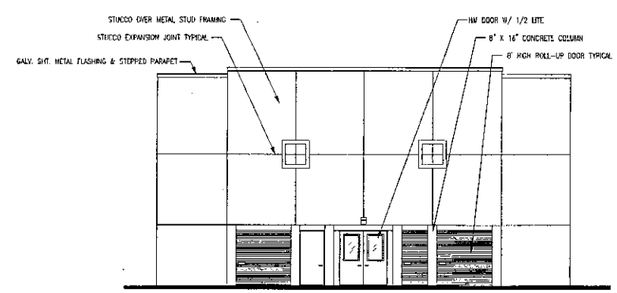
BLDG B SOUTH ELEVATION



BLDG B NORTH ELEVATION

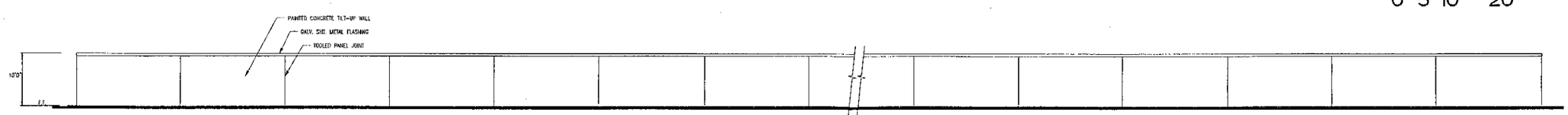


BLDG B WEST ELEVATION

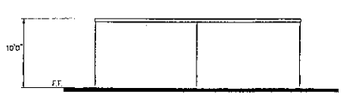


BLDG B EAST ELEVATION

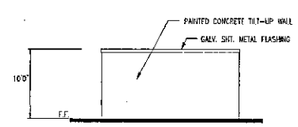
0 5 10 20



BLDG A SOUTH ELEVATION (BLDG C SIMILAR)

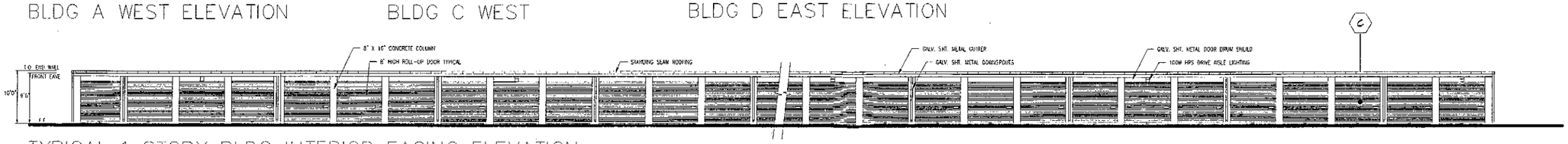


BLDG A WEST ELEVATION



BLDG C WEST

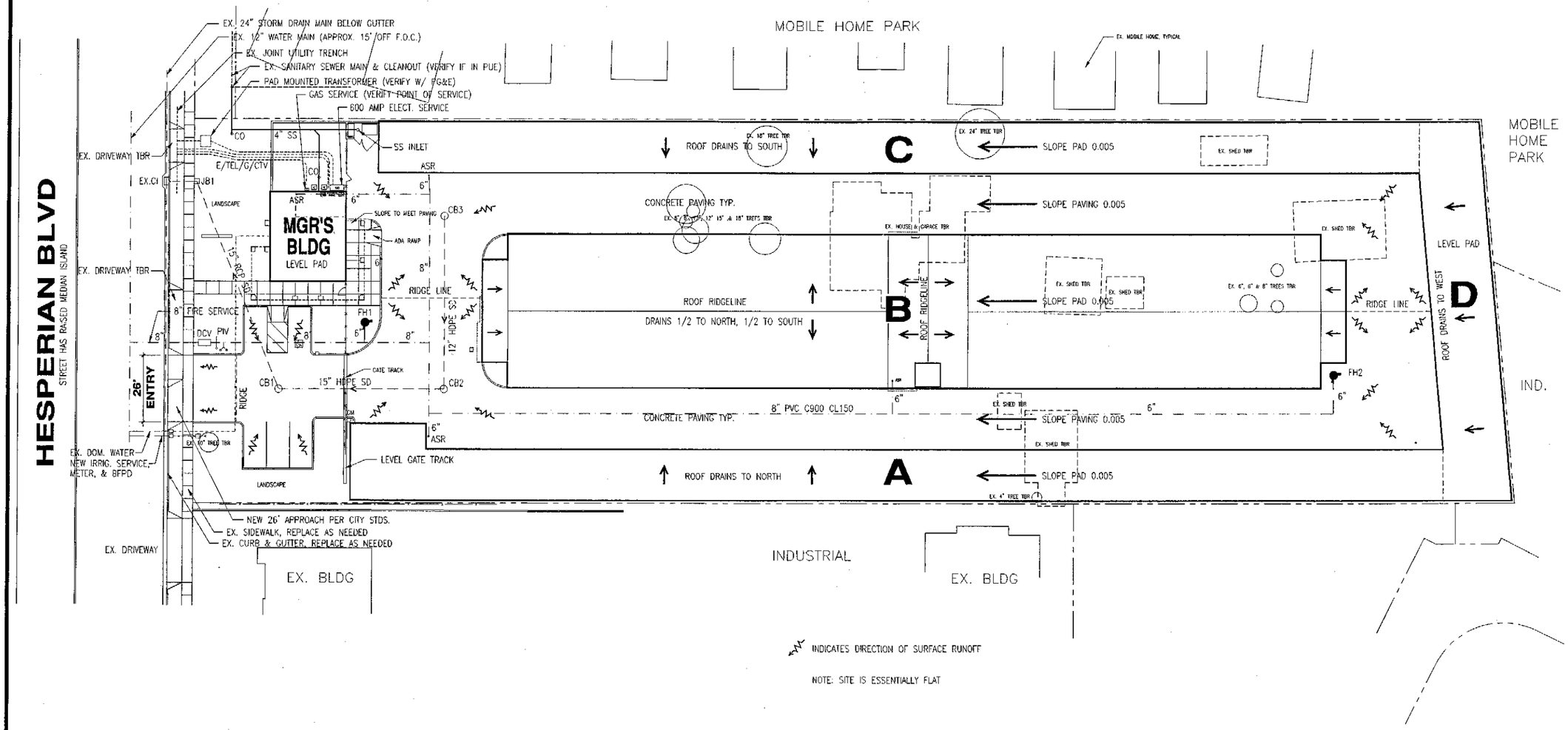
BLDG D EAST ELEVATION



TYPICAL 1 STORY BLDG INTERIOR FACING ELEVATION

PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
BLDG B ELEVATIONS

Drawn By	EJB/CP
Date	5/18/05
Scale	1"=10'
File Name	HaywardLnea07
Project Number	
Sheet Number	5



GRADING & UTILITY PLAN

NOTE: ALL GRADING AND UTILITY INFORMATION SHOWN CONCEPTUALLY - PENDING SURVEY AND FINAL DESIGN BY CIVIL ENGINEER

0 10 20 40

Revisions	Date

EPC
Enea Properties Company, LLC
190 Hartz Ave., Ste. 260
Danville, CA 94526

Cubix Construction Company
License No. 144402
770 San Ramon Valley Blvd.
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
GRADING & UTILITY PLAN

Drawn By: EJB
Date: 5/18/05
Scale: 1"=20'
File Name: HaywardEnea7
Project Number:
Sheet Number: 6

BASIS OF BEARING: MONUMENT LINE OF HESPERIAN BOULEVARD AS SHOWN ON PARCEL MAP 1865, RECORDED MAY 5, 1976, IN BOOK 89 AT PAGE 84, ALAMEDA COUNTY RECORDS, TAKEN AS N 26°13'59" W.

BENCHMARK: MONUMENT (PLATE) AT THE INTERSECTION OF HESPERIAN BLVD AND THE EXTENSION OF THE RANCHO LINE. (FIRST MONUMENT NORTHERLY FROM THE INTERSECTION OF HESPERIAN BLVD. AND INDUSTRIAL PARKWAY.) ELEVATION TAKEN AS 8.437.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
6" SS	SANITARY SEWER LINE
	SEWER MANHOLE
	SEWER CLEANOUT
24" SD	STORM DRAIN LINE
	DROP INLET
12" W	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	OVERHEAD ELEC/TELE
	JOINT POLE
	GUY ANCHOR
	CHAIN LINK FENCE
	WOOD FENCE

Revisions	Date

REGISTERED PROFESSIONAL ENGINEER MARTIN E. SMITH No. C 37226 Exp. 6/30/06 CIVIL STATE OF CALIFORNIA

KERRY ENGINEERING, INC.
PO BOX 1248 • DANVILLE • CA 94526
925/260-4021 • FAX 925/362-1923

PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
EX. TOPOGRAPHY

Drawn By	MES
Date	5/18/05
Scale	1" = 20'
File Name	ENEA HAYWARD
Project Number	
Sheet Number	C0

PROPOSED PLANT PALETTE

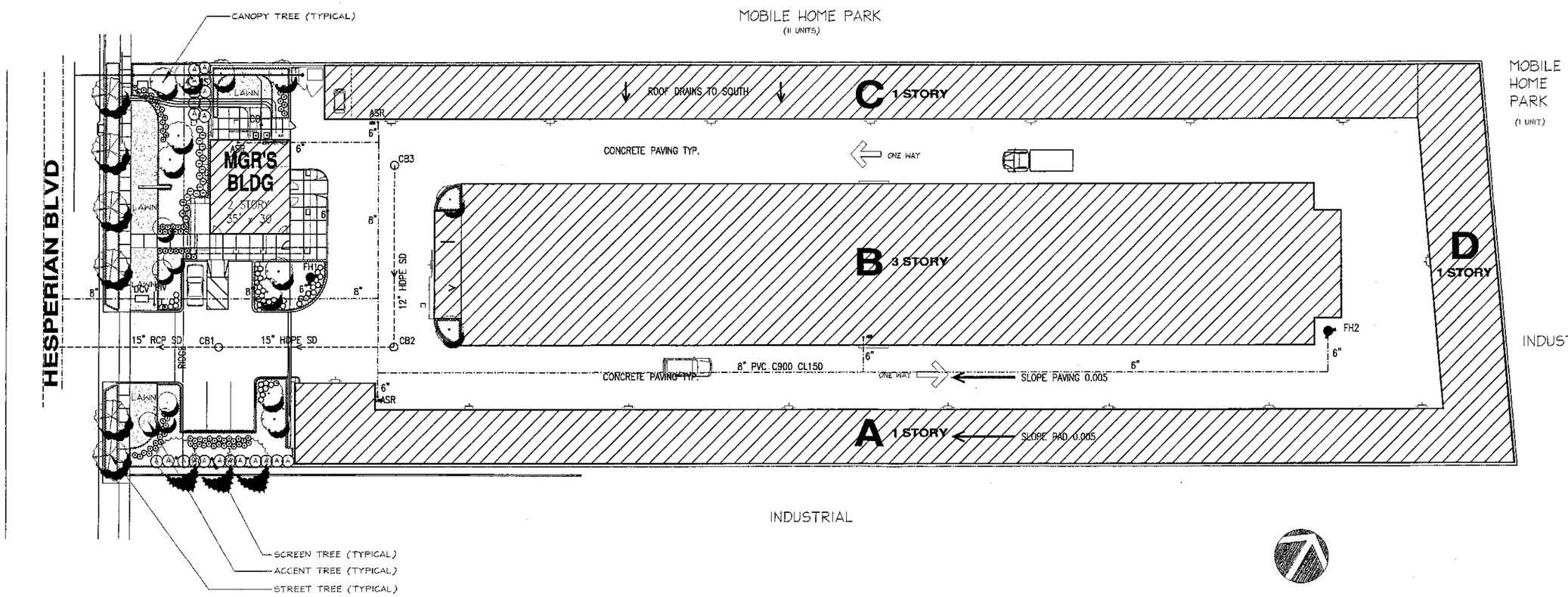
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE
	STREET TREES		
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX
	SITE TREES		
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GALLON
	SEQUOIA SEMPERVIRENS	REDWOOD	15 GALLON
	ACCENT TREES		
	ARBUTUS 'MARINA'	MCN	15 GALLON
	LAGERSTROEMIA X FAUREI	CRAPE MYRTLE	15 GALLON
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GALLON

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE
	SHRUBS		
	DIETES VEGETA	FORTNIGHT LILY	5 GALLON
	HEMEROCALLIS SP.	DAYLILY	1 GALLON
	LAVANDULA SP.	LAVENDER	1 GALLON
	RHAPHIOLEPIS SP.	INDIAN HAWTHORN	5 GALLON
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GALLON
	VIBURNUM SP.	VIBURNUM	5 GALLON
	NANDINA GULF STREAM	GULF STREAM NANDINA	5 GALLON
	ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA	5 GALLON
	PHORMIUM 'YELLOW WAVE'	FLAX	5 GALLON
	GROUNDCOVERS		
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GALLON
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON
	ROSE SP.	ROSE	2 GALLON
	GAZANIA HYBRIDS	CLEAR WHITE GAZANIA	FLATS
	VINCA MINOR	DWARF PERIWINKLE	1 GALLON
	TURF		
	FESCUE	FESCUE	SOD

*BARK MULCH- ALL PLANTER AREAS TO RECEIVE A 2 INCH THICK LAYER OF FIR BARK MULCH.

IRRIGATION NOTE

ALL TURF AND SHRUB AREAS TO BE IRRIGATED USING A FULLY AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRESSURE IRRIGATION HEADS. ALL IRRIGATION SHALL CONFORM TO THE CITY OF HAYWARD LANDSCAPE GUIDELINES.



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

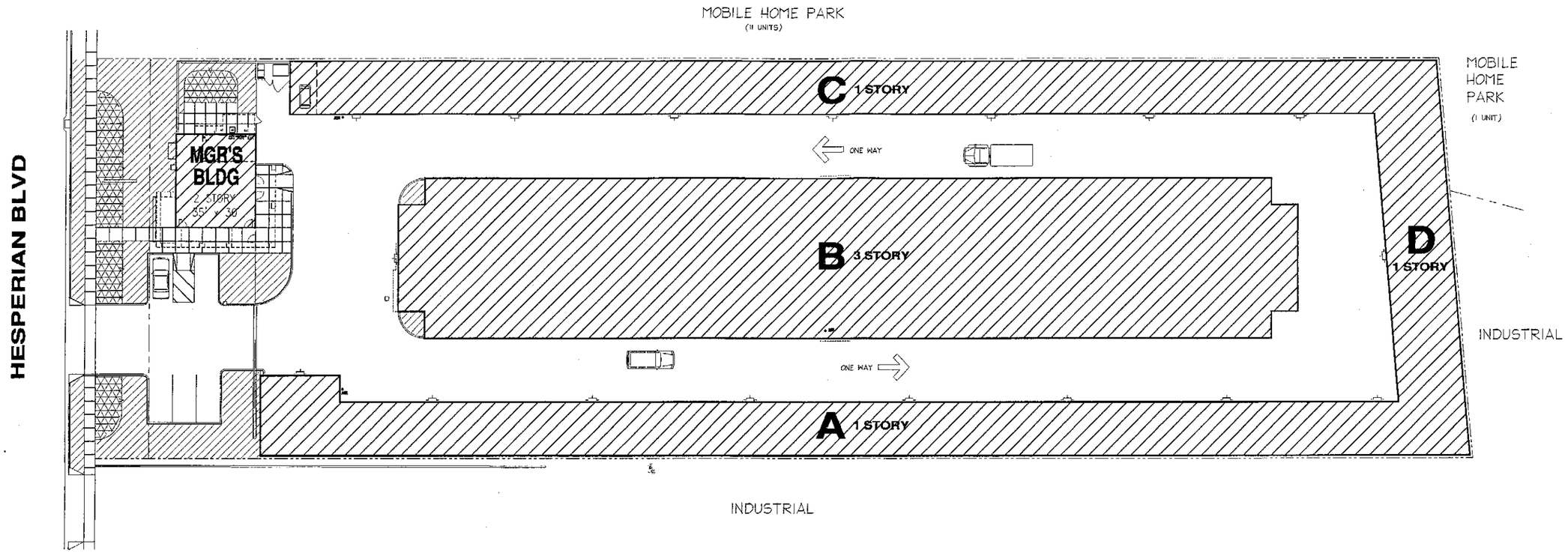
Revisions	Date

EPC
Enea Properties Company, LLC
190 Hartz Ave., Ste. 260
Danville, CA 94526

Cubix Construction Company
License No. 144402
770 San Ramon Valley Blvd.
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA
PRELIMINARY LANDSCAPE PLAN

Drawn By: LMH
Date: 5/18/05
Scale: as noted
File Name:
Project Number: 345600
Sheet Number: L1



IRRIGATION DESIGN CRITERIA:

1. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

2. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENACE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.

3. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL AREAS WILL BE IRRIGATED BY LOW PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPERATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS.

4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.

5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.

6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:

A) LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.

B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.

C) STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.

D) FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.

7. NEW IRRIGATION WATER METER TO BE INSTALL AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.

IRRIGATION ZONE LEGEND:

POTABLE WATER:

6 - 12" POP-UP SPRAY HEADS FOR SHRUBS AND GROUNDCOVER AREASL

LOW VOLUME BUBBLERS FOR TREES AND LARGE SHRUBS MASSES.

4" POP-UP SPRAY HEADS FOR TURF AREAS

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

Revisions	Date

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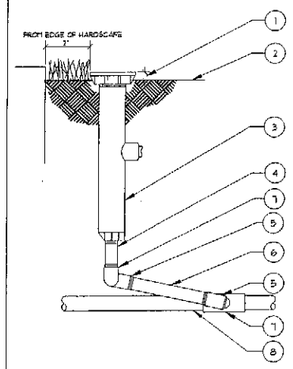
PROPOSED SELF STORAGE
28410 HESPERIAN BLVD
HAYWARD, CA

HYDROZONE PLAN / TREE PROTECTION PLAN

Drawn By: LMH
Date: 5/18/05
Scale: as noted
File Name:
Project Number: 345600
Sheet Number: L-2

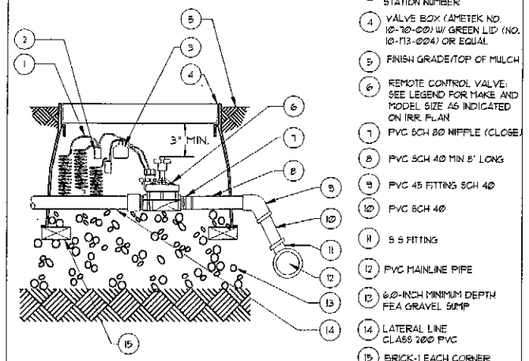
NOTE: ALWAYS INSTALL SPRAY SPRINKLER PERPENDICULAR TO FINISHED GRADE.



1. 1/2" ABOVE FINISHED GRADE
2. FINISH GRADE/TOP OF MULCH
3. 6" POP-UP SPRAY SPRINKLER: SEE LEGEND FOR MAKE, MODEL AND NOZZLE TYPE
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. MARLEX STREET ELL
6. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE

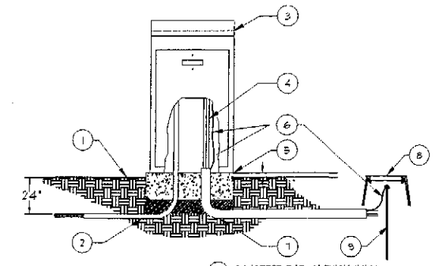
6' POP UP SPRINKLER RISER
N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN 2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. NO SPLICES IN CONTROL WIRE WILL BE ALLOWED BETWEEN CONTROLLER AND VALVE



1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3576 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX (AMETEK NO. 10-30-000 W/ GREEN LID (NO. 10-713-0004) OR EQUAL
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: SEE LEGEND FOR MAKE AND MODEL SIZE AS INDICATED ON IRR. PLAN
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8' LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S S FITTING
12. PVC MAINLINE PIPE
13. 6.0-INCH MINIMUM DEPTH PEA GRAVEL SUMP
14. LATERAL LINE CLASS 200 PVC
15. BRICK-1 EACH CORNER

REMOTE CONTROL VALVE
N.T.S.

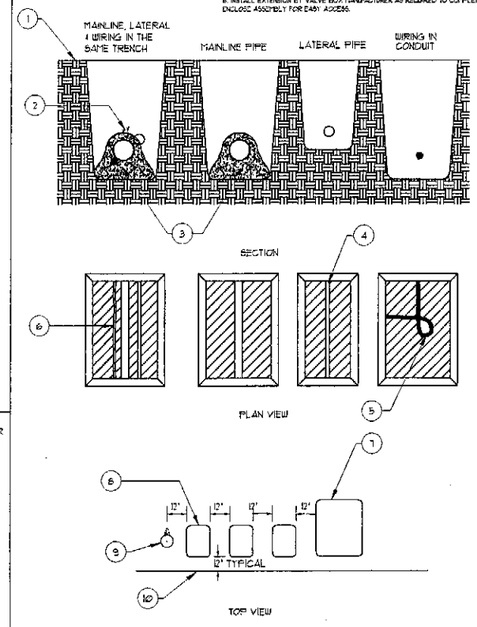


1. FINISH GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER (SEE IRRIGATION LEGEND FOR TYPE)
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELLS
8. CARSON/BROOKS MODEL 108 PLASTIC VALVE BOX
9. 8' LONG COPPER GROUND ROD

PEDESTAL MOUNT CONTROLLER
N.T.S.

NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH THE SLEEVING TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CONTAINED IN IT. SEE IRRIGATION LEGEND FOR MINIMUM COVER.

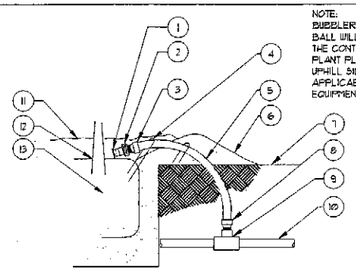
INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVERSHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VLOV AND VALVE BOX ASSEMBLY IN GROUND COVERSHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN WALK, FENCE, CURB, ETC.
5. AVOID HEAVY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX BODIES.
6. INSTALL EXTENSION KIT VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.



1. FINISHED GRADE
2. PROVIDE A MIN. OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
6. INSTALL WIRING BENEATH & BESIDE MAINLINE. TAPE & BUNDLE AT 10 FOOT INTERVALS
7. 16" x 25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY.
8. 14" x 19" RECTANGULAR VALVE BOX.
9. QUICK COUPLING VALVE
10. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

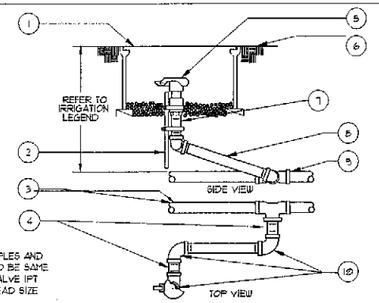
VALVE BOX INSTALLATION
N.T.S.

NOTE:
BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT PLACE ALL BUBBLER ON UPHILL SIDE OF SLOPE IF APPLICABLE CONCEAL ALL EQUIPMENT UNDER MULCH



1. POSITION BUBBLER OVER ROOT BALL
2. FLOOD BUBBLER NOZZLE (SEE LEGEND FOR MODEL) SECURED TO TORO 570Z SHRUB ADAPTER
3. UV RADIATION RESISTANT 1/2" PVC SCHED 40 (MIPT X SLIP) MALE ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MINIMUM) SALCO OR EQUAL
5. I.P.S. FLEXIBLE SCH 40 PVC HOSE (BLACK)
6. SOIL RING (SEE PLANTING DETIALS)
7. FINISH GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 3/4" X 3/4" X 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. 2" MULCH (SEE SPECIFICATIONS)
12. PLANT CROWN
13. ROOT BALL

SHRUB BUBBLER
N.T.S.

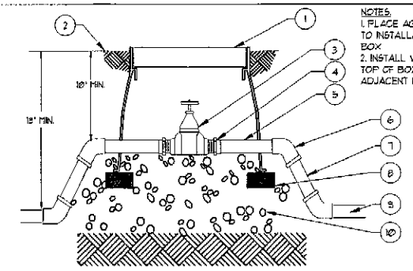


NOTE: NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE

1. ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
2. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND OCV)
3. PVC MAIN LINE
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. QUICK COUPLING VALVE
6. FINISH GRADE
7. SCHEDULE 80 PVC THREADED NIPPLE
8. 10" LONG SHCEDULE 80 PVC THREADED NIPPLE
9. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
10. SCHEDULE 80 PVC THREADED 90 DEGREE ELL

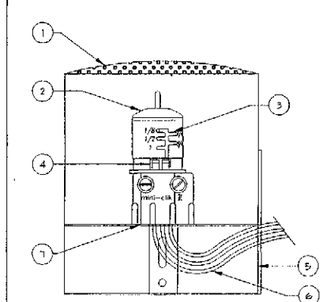
QUICK COUPLING VALVE
N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



1. VALVE BOX (AMETEK NO. 10-70-000) OR EQUAL W/ GREEN LID
2. FINISH GRADE/ BEFORE PLANTING
3. GATE VALVE: SEE LEGEND FOR MAKE AND MODEL LINE SIZE
4. SCH 40 PVC MALE ADAPTOR
5. PVC SCH 40 MIN 8' LONG
6. PVC 45 FITTING SCH 40 (TYP.)
7. PVC SCH 40
8. 2 X 4 REDWOOD BLOCK (TYP.) 2 PLACES
9. PVC MAINLINE PIPE
10. 6.0-INCH MINIMUM DEPTH PEA GRAVEL SUMP

GATE VALVE
N.T.S.

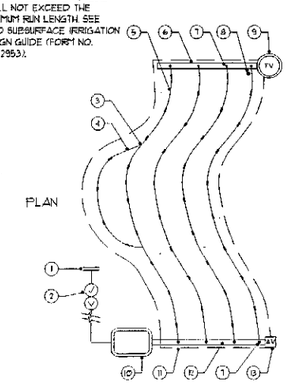


1. SENSOR GAURD II ENCLOSER W/ MINI-CLIK RAIN SENSOR MODEL # 502 C
2. MINI-CLIK HOUSING MADE FROM UV STABILIZED VALOX THERMOPLASTIC ®
3. CLICK STOP SETTINGS - MEASURE RAINFALL IN QUANTITIES OF 1/8" TO 1"
4. ADJUSTABLE VENTILATION HOLES
5. ATTACH SENSOR GAURD DIRECTLY TO CONTROLLER BOX OR WALL MOUNT PER MANUFACTURERS RECOMMENDATIONS
6. LEAD WIRES - CAN BE WIRED NORMALLY OPEN OR NORMALLY CLOSED
7. TOTALLY SEALED & WEATHERPROOF SWITCH MECHANISM

SENSOR GUARD II ENCLOSURE WITH MINI-CLIK II 502 C RAIN SENSOR 24 VOLT MODEL 502 C

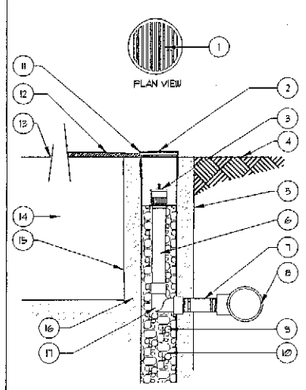
MINICLIK II RAIN SENSOR
N.T.S.

NOTE:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM NO. 490-2953).



1. POINT OF CONNECTION
2. BACKFLOW PREVENTER
3. TORO DL2000 TEE (DL-T-2011)
4. PERIMETER LATERALS 2" TO 4" FROM EDGE
5. TORO DL2000 DRIPLINE (RAX-XXX-XX)
6. PVC FLUSH MANIFOLD
7. TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP.)
8. TORO DL2000 OPERATION INDICATOR (DL-MPS)
9. TORO DL2000 AUTOMATIC FLUSH VALVE (FCM-H-FIPT) PLUMBED TO TUBING
10. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
11. AREA PERIMETER
12. PVC SUPPLY MANIFOLD
13. TORO DL2000 AIR/VACUUM RELIEF VALVE (VD-500-34) PLUMBED TO TUBING

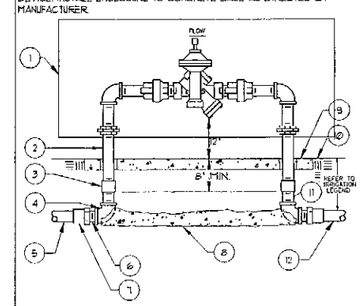
DRIP IRRIGATION LAYOUT
N.T.S.



1. OPEN GRATE CAP FOR PERFORATED DRAIN PIPE NOT TO SCALE - TYP.
2. SMOOTH PLASTIC DRAIN PIPE CAP OPEN GRATE TYPE - TYP.
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR BUBBLER MAKE & MODEL)
4. FINISH GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. DISTANCE FROM FINISH GRADE NOT TO EXCEED 2" MAX.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL
15. PLACE PERFERATED PIPE 6" MAX. FROM ROOTBALL TYP.
16. BACKFILL MIX
17. PVC SCHED. 40 90 ELL (TYP.)

BELOW GRADE BUBBLER
N.T.S.

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN AND MANUFACTURED BY THE WEATHER GUARD COMPANY.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. PROVIDE A STRONG BOX SBBC-30CR OR ACCEPTED EQUAL 32"x 29"x 18" HIGH BACKFLOW PREVENTER ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



1. REDUCED PRESSURE BACKFLOW ASSEMBLY MODEL: 975 XLSEU SERIES. ALL ITEMS WITHIN DASHED LINE ARE INCLUDED WITH UNIT.
2. SCHEDULE 40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCHEDULE 80 PVC COUPLING- 2 TOTAL
4. SCHEDULE 80 PVC 90° ELBOW-2 TOTAL (THREAD X THREAD CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCHEDULE 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. CONCRETE PAD-SEE ENCLOSURE DETAIL
10. FINISH GRADE
11. SCHEDULE 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM

REDUCED PRESSURE BACKFLOW DEVICE
N.T.S.

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PRELIM. IRRIGATION DETAILS

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