

**GENERAL PROJECT CONDITIONS**

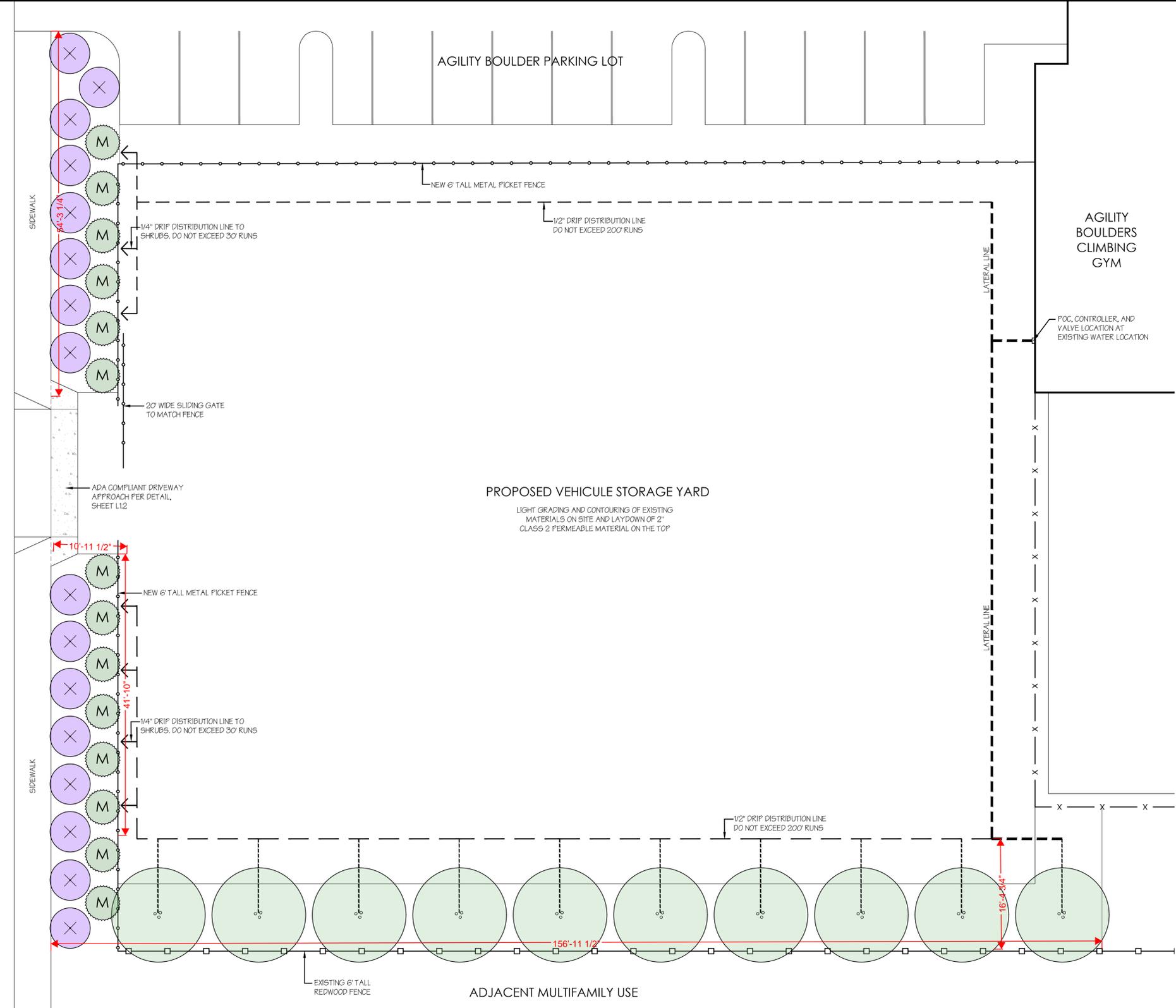
1. APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK. A PRE-CONSTRUCTION INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL, OR APPOINTED STAFF TO VERIFY COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. ALL BMP'S, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT PROJECT DURATION.
2. DURING CONSTRUCTION, ANY CONSTRUCTION ACTIVITY SHALL BE SUBJECT TO A CONSTRUCTION NOISE CURFEW, EXCEPT WHEN OTHERWISE SPECIFIED IN THE BUILDING PERMIT ISSUED BY THE CITY. CONSTRUCTION NOISE SHALL BE PROHIBITED BETWEEN THE HOURS OF 9:00 P.M. AND 7:30 A.M. ON WEEKDAYS. CONSTRUCTION NOISE SHALL BE PROHIBITED ON WEEKENDS WITH THE EXCEPTION OF SATURDAY WORK BETWEEN 9:00 A.M. AND 4:00 P.M. OR EMERGENCY WORK APPROVED BY THE BUILDING OFFICIAL. 89.12.0108.
3. GENERAL SITE MAINTENANCE: KEEP WORK SITE CLEAR OF DEBRIS AND BE AWARE OF TRACKING MUD, DIRT, GRAVEL INTO THE STREET, AND SWEEP DAILY, COVER ALL STOCKPILES AND EXCAVATION SPOILS. PRACTICE PUBLIC WORKS DEPARTMENT GOOD HOUSEKEEPING AND MAINTAIN TEMPORARY CONSTRUCTION BMP'S.
4. PRIOR TO PROJECT FINAL, ANY AREAS ONSITE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED OR REPLANTED SO AS TO INHIBIT EROSION BY WIND OR WATER AND ARE CONSISTENT WITH THE PROJECT'S APPROVED DRAINAGE PLAN.
5. PRIOR TO PROJECT FINAL, ALL DRIVEWAY APPROACHES, CURB, GUTTER, OR SIDEWALK SHALL MEET CURRENT ACCESSIBILITY STANDARDS. ANY CRACKED OR BROKEN DRIVEWAY APPROACHES, CURBS, GUTTERS, OR SIDEWALKS MUST BE IDENTIFIED, DOCUMENTED, AND REPLACED PER PUBLIC WORKS STANDARD DETAILS. ALL AREAS THAT REQUIRE REPLACEMENT WILL BE DONE PER THE PUBLIC WORKS STANDARD DETAILS AND TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT.
6. A PRE-CONSTRUCTION INSPECTION BY PUBLIC WORKS STAFF IS REQUIRED TO REVIEW AND APPROVE THESE CONDITIONS. ALL REPLACED FEATURES SHALL MEET CURRENT ACCESSIBILITY STANDARDS. PUBLIC WORKS STANDARD DETAILS CAN BE ACCESSED ON THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGE/STANDARD-DETAILS-PUBLIC-WORKS](https://www.cityofcapitola.org/publicworks/page/standard-details-public-works)
7. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY (MOST OFTEN ROADS AND SIDEWALKS), AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAY BE PLACED IN THE CITY RIGHT-OF-WAY. TO APPLY FOR AN ENCROACHMENT PERMIT, PLEASE VISIT THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGE/ENCROACHMENT-PERMITS](https://www.cityofcapitola.org/publicworks/page/encroachment-permits)
8. ENCROACHMENT PERMITS - ALL PROPOSED WORK INTERFACING WITH THE PUBLIC RIGHT OF WAY OR OUTSIDE OF THE LIMITS OF THE PRIVATE PROPERTY WILL REQUIRE AN ENCROACHMENT PERMIT REVIEW.
9. STANDARD ENCROACHMENT PERMIT - ANY WORK IN THE CITY RIGHT-OF-WAY.
10. REVOCABLE ENCROACHMENT PERMIT - ANY WORK BETWEEN THE LIMITS OF THE PRIVATE PROPERTY AND CITY RIGHT-OF-WAY.

**IRRIGATION NOTES**

1. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.
2. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
3. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
4. PROGRAMMING OF THE NEW CONTROLLER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE ADJUSTMENTS IN THE PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS. THE WATERING SCHEDULE IS INTENDED AS A GUIDE ONLY. ACTUAL WATER USE WILL VARY DURING THE YEAR DEPENDING ON WEATHER AND INDIVIDUAL SITE CONDITIONS. WATCH PLANTS FOR ANY STRESS AND IMMEDIATELY ADJUST SCHEDULE ACCORDINGLY.
5. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
6. IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTERS ON PLAN FOR GRAPHIC CLARITY. ALL EQUIPMENT SHOULD STOP AND START IN A PLANTER AREA.
7. CONTRACTOR TO LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

**IRRIGATION EQUIPMENT**

DRIP (POINT-SOURCE) EMITTERS FOR ALL PLANTS EQUAL TO HUNTER 1.0 GPH SELF PIERCING BARB AND THREADED EMITTERS. CONFIGURATION PER DETAIL AND EMITTER SCHEDULE PER PLANTING LEGEND.  
DRIP VALVE EQUAL TO HUNTER PGV-075-ASV ABOVE-GRADE ANTI-SIPHON VALVE PER DETAILS, SHEET L12  
PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL. CONTRACTOR TO SIZE  
IRRIGATION CONTROLLER EQUAL TO HUNTER NODE-BT-100 ABOVE GROUND PER DETAILS, SHEET L12  
LATERAL PIPE - CLASS 200, 3/4"



**PLANTING LEGEND CALIFORNIA NATIVES**

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS	EMITTERS
M	ARCTOSTAPHYLOS 'JOHN DOURLEY' / MANZANITA SHRUB	5 GAL	14	3' X 5'	L	1
X	CEANOTHUS 'CENTENNIAL' / CENTENNIAL CALIFORNIA LILAC	5 GAL	16	1 X 6'	L	1
o	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	15 GAL	10	20' X 15'	M	2

**PLANTING NOTES**

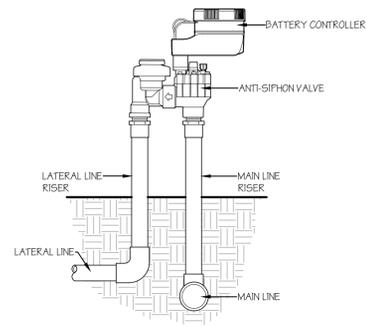
1. NEW PLANTING TO BE 2,720 SF. ALL EXISTING PLANTING IN PLANTING AREAS TO BE REMOVED.
2. IN PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6CY OF ORGANIC MATERIAL PER 1,000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION.
3. NEW PLANTING AND BARE SOIL AREAS ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
4. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

**LANDSCAPE WATER BUDGET**

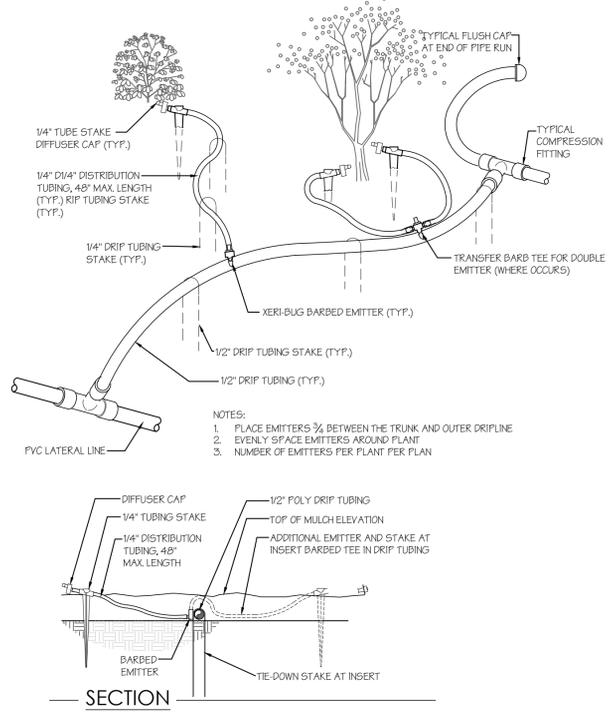
Hydrozone # / Planting Description	Building Level	Plant Factor (PF)	Irrigation Method <sup>a</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>b</sup>
1 / Site Shrubs	1	0.3	Drip Emitters	0.81	0.5	2,720	816	24,422
<b>Totals</b>						<b>2,720</b>	<b>816</b>	<b>24,422</b>
<b>ETWU Total (gallons)</b>							<b>24,422</b>	
<b>Reference Evapotranspiration (Eto)</b>							<b>36.6</b>	
<b>Maximum Allowed Water Allowance (MAWA)<sup>d</sup></b>							<b>33,948</b>	

THIS SHEET TO BE PRINTED AT 24" X 36"

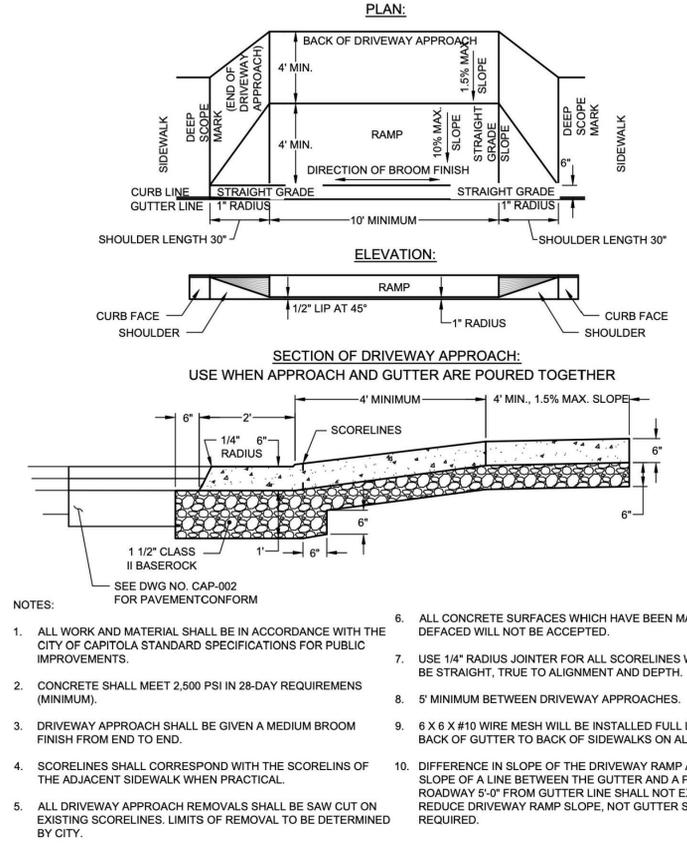
**A** BATTERY CONTROLLER WITH ANTI-SIPHON VALVE  
 SCALE: NOT TO SCALE



**B** POINT SOURCE DRIP EMITTERS  
 SCALE: 1/2" = 1'-0"



**C** CITY OF CAPITOLA STANDARD DRIVEWAY APPROACH - CAP-008  
 SCALE: NOT TO SCALE



- NOTES:
1. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
  2. CONCRETE SHALL MEET 2,500 PSI IN 28-DAY REQUIREMENTS (MINIMUM).
  3. DRIVEWAY APPROACH SHALL BE GIVEN A MEDIUM BROOM FINISH FROM END TO END.
  4. SCORELINES SHALL CORRESPOND WITH THE SCORELINES OF THE ADJACENT SIDEWALK WHEN PRACTICAL.
  5. ALL DRIVEWAY APPROACH REMOVALS SHALL BE SAW CUT ON EXISTING SCORELINES. LIMITS OF REMOVAL TO BE DETERMINED BY CITY.
  6. ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACED WILL NOT BE ACCEPTED.
  7. USE 1/4" RADIUS JOINTER FOR ALL SCORELINES WHICH SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH.
  8. 5' MINIMUM BETWEEN DRIVEWAY APPROACHES.
  9. 6 X 6 X #10 WIRE MESH WILL BE INSTALLED FULL LENGTH FROM BACK OF GUTTER TO BACK OF SIDEWALKS ON ALL DRIVEWAYS.
  10. DIFFERENCE IN SLOPE OF THE DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5'-0" FROM GUTTER LINE SHALL NOT EXCEED 15%. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.

**OW FAMILY PROPERTIES**  
 VEHICLE STORAGE LOT  
 1404 38TH AVENUE  
 CAPITOLA, CA  
 APN NO. 034-164-41

PLAN REVISIONS	

DATE = 12/11/2025  
 JOB = 2521

SHEET TITLE  
 SITE DETAILS

SHEET NUMBER  
 L1.2