



APEX ARCHITECTURE

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Steven Anthony Torres II
Architect # C32553



SKY CAR WASH SITE PLAN AND DESIGN REVIEW SUBMITTAL 6011 WEST LANE STOCKTON, CA. 95210

SKY CAR WASH
6011 West Lane
Stockton, CA 95210

**LIST OF CONSULTANTS
ARCHITECTURAL**

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ARCHITECT: STEVEN A. TORRES II

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PROJECT ARCHITECT: STEVEN A. TORRES II
- ELECTRICAL**
HCS ENGINEERING
4512 FEATHER RIVER DRIVE, SUITE F
STOCKTON, CA 95219
RICHARD SMITH
209-478-8270
- LANDSCAPING**
UTOPIAN LANDSCAPES
2028 PALOMA AVENUE
STOCKTON, CA 95209
JUSTIN WARE
209-954-9065

LIST OF SHEETS

- T-1 TITLE SHEET
- T-2 ACCESSIBILITY DETAILS
- A0 EXISTING SITE PLAN
- A0.1 SIGNAGE SITE PLAN
- A1 SITE PLAN
- A1.5 ELEVATION PLANS
- A14 TRASH ENCLOSURE
- E-A1 PHOTOMETRIC STUDY
- L1 LANDSCAPE PLAN
- L2 IRRIGATION PLAN
- L3 DETAILS

VICINITY MAP



PROJECT LOCATION



PROJECT DATA

PROJECT DESCRIPTION NEW CAR WASH BUILDING ON EXISTING UNDEVELOPED SITE. NEW LANDSCAPING AND IRRIGATION. NEW PAVEMENT, CURBS AND ASPHALT.

OCCUPANCY GROUP B
CONSTRUCTION TYPE TYPE VB
FIRE SPRINKLERS NO

SQ FT PER BREAKDOWN:

EQUIPMENT ROOM ----- 419 /300 = 2 OCCUPANTS
WASH TUNNEL ----- 1,883
TOILET ----- 77
OFFICE ----- 151 /100 = 2 OCCUPANTS
TOTAL ----- 2,530

OCCUPANT LOAD: ----- 4 OCCUPANTS

ASSESSORS PARCEL NUMBER: 094-050-040-000

BUILDING CODE COMPLIANCE

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA HISTORICAL CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA REFERENCED STANDARD CODE

TITLE SHEET

APEX
PROJECT:
DATE 8-13-2020

REV.#	DATE ISSUED	DESCRIPTION

T-1



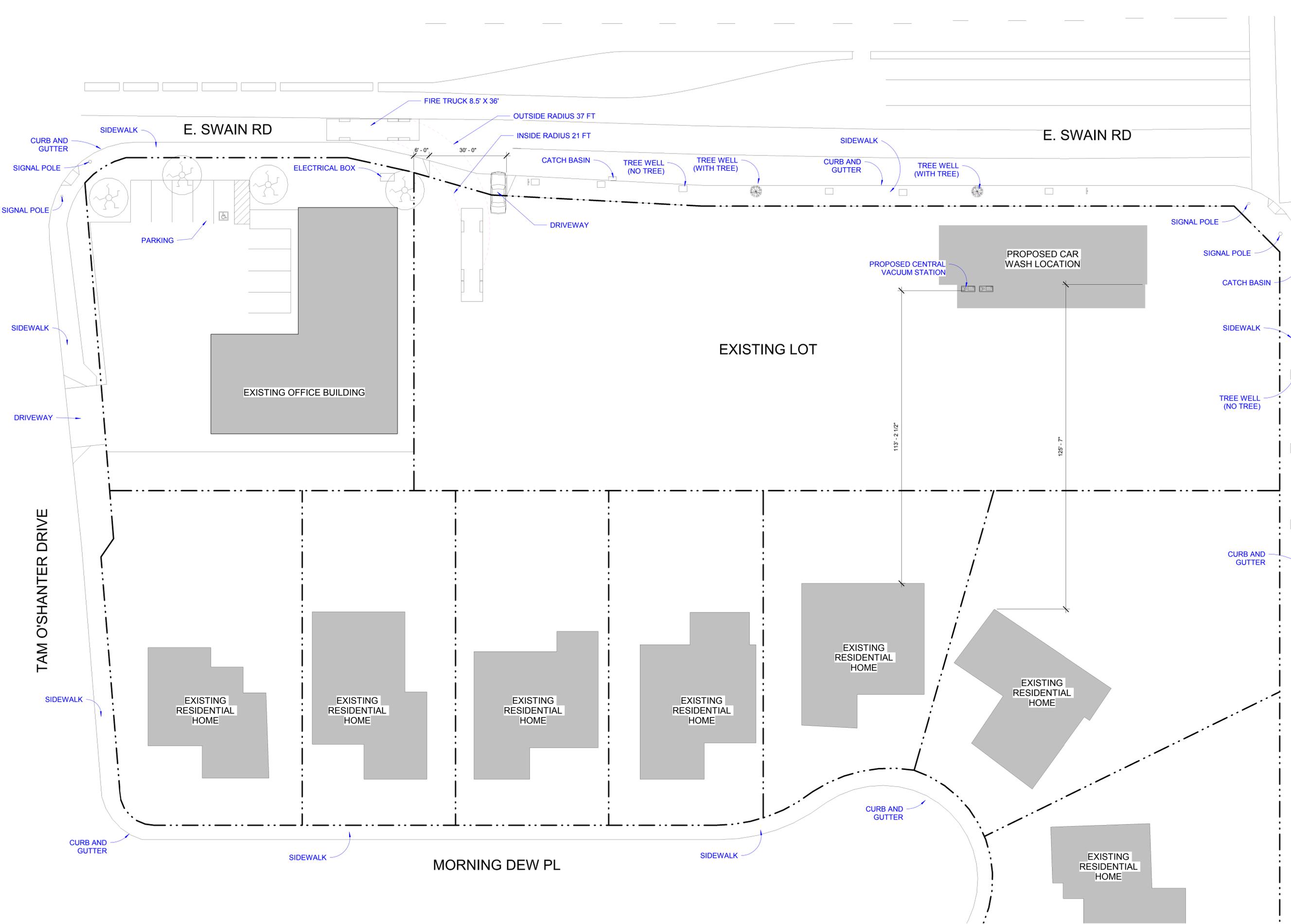
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SKY CAR WASH
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WEST LANE

EXISTING SITE PLAN

APEX PROJECT:
DATE 8-13-2020

REV.#	DATE ISSUED	DESCRIPTION

AO

EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"





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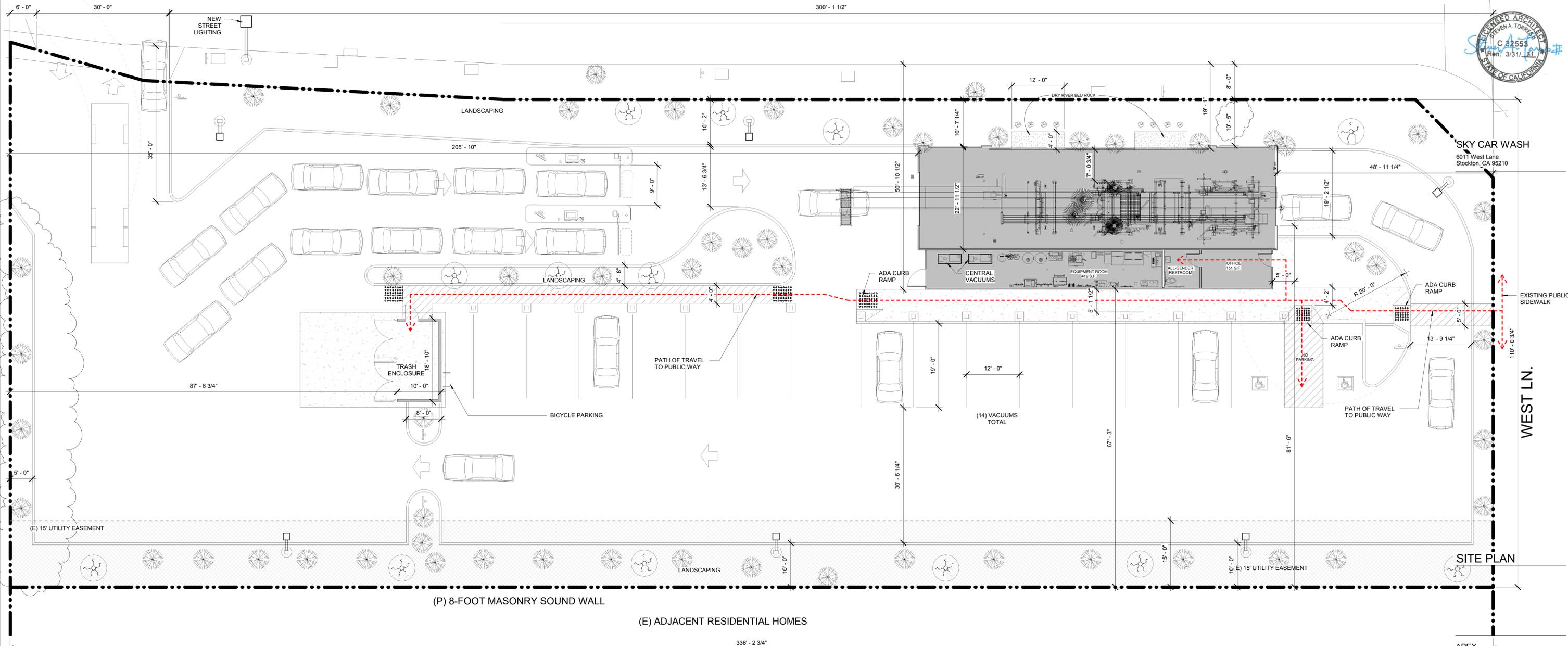
E. SWAIN RD

E. SWAIN RD

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WEST LN.

SITE PLAN



- HATCH PATTERN LEGEND

-  PROPOSED CAR WASH LOCATION
-  CONCRETE
-  ACCESSIBLE STRIPING
-  EXISTING UTILITY EASEMENT

SITE PLAN

SCALE: 1" = 10'-0"

PARKING ANALYSIS PER STOCKTON MUNICIPAL CODE, TABLE 3-9

CAR WASHES FULL SERVICE - 8 SPACES/ WASH LANE = 8 PARKING SPACES REQUIRED < 20 SPACES PROVIDED= OK
 BUSINESS AND PROFESSIONAL USE/OFFICE: 1/200 127 (BUSINESS)/200 = 1 PARKING SPACE REQUIRED < 1 SPACE PROVIDED= OK
 9 PARKING SPACES REQUIRED < 21 PROVIDED = OK

CBC TABLE 11B - 208.2

NUMBER OF SPACES REQUIRED: 1 TO 25 = 1 ACCESSIBLE SPACE REQUIRED < 2 ACCESSIBLE SPACES PROVIDED = OK

ASSESSORS PARCEL NUMBER: 094-050-040-000

APEX PROJECT:
DATE 8-13-2020

REV.#	DATE ISSUED	DESCRIPTION
1	8-13-2020	plancheck

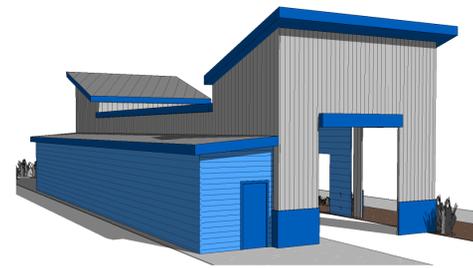
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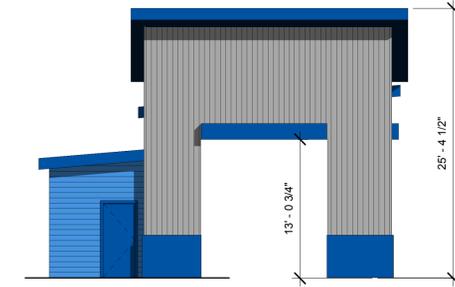
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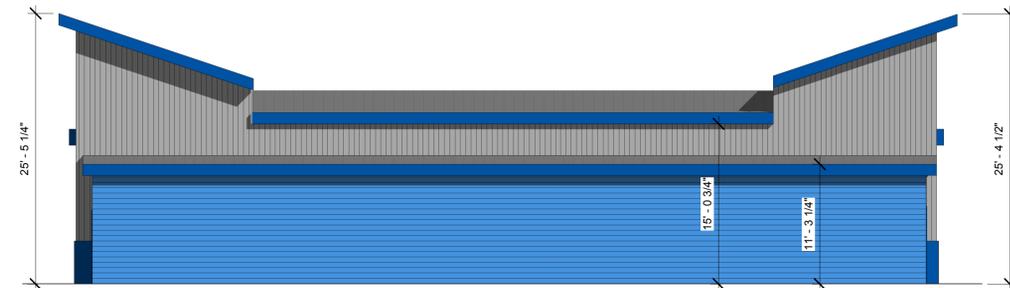
3D View 1



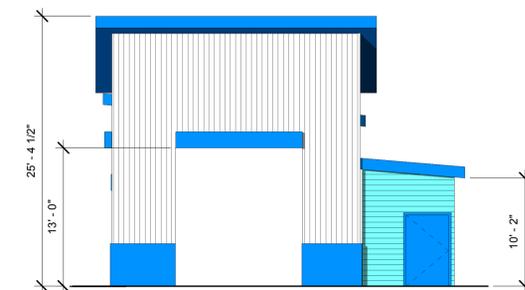
1 NORTH
SCALE: 1/8" = 1'-0"



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



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



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

- EXTERIOR FINISH SCHEDULE

	PAINTED EXTERIOR CEMENT PANELS MANF: SHERWIN WILLIAMS COLOR: MORNING FOG SW6255
	PAINTED EXTERIOR CEMENT PANELS MANF: SHERWIN WILLIAMS COLOR: HINTING BLUE SW6519
	PAINTED EXTERIOR CEMENT PANELS MANF: SHERWIN WILLIAMS COLOR: COSMOS SW6528
	PAINTED EXTERIOR STUCCO & TRIM MANF: SHERWIN WILLIAMS COLOR: HYPER BLUE SW6965
	EXTERIOR METAL WALL PANELS MANF: AMERIMAX OR EQUAL COLOR: GALVANIZED IRON SHEET METAL NATURAL

SKY CAR WASH
6011 West Lane
Stockton, CA 95210

ELEVATION PLANS

APEX PROJECT:
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REV.#	DATE ISSUED	DESCRIPTION

A1.5

REVISIONS	BY
1/29/21	JW

PLANT LIST

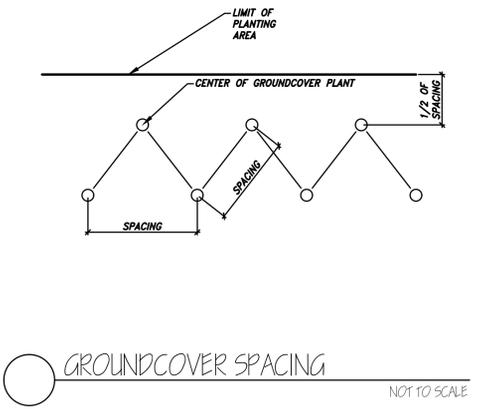
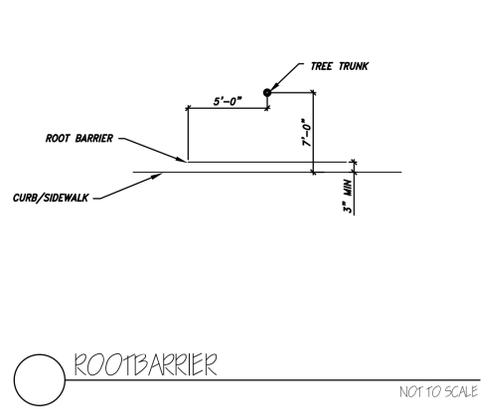
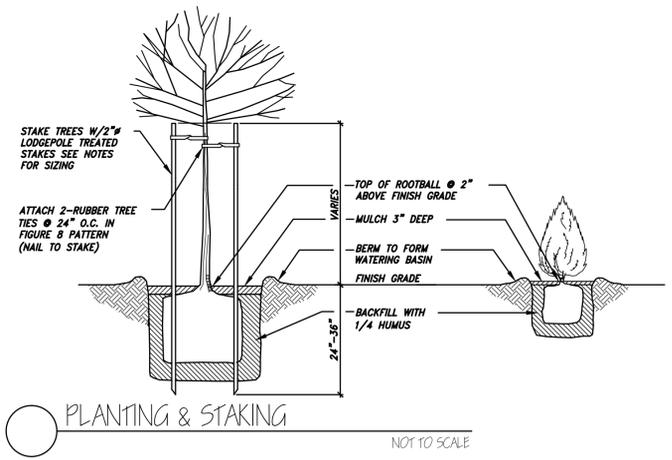
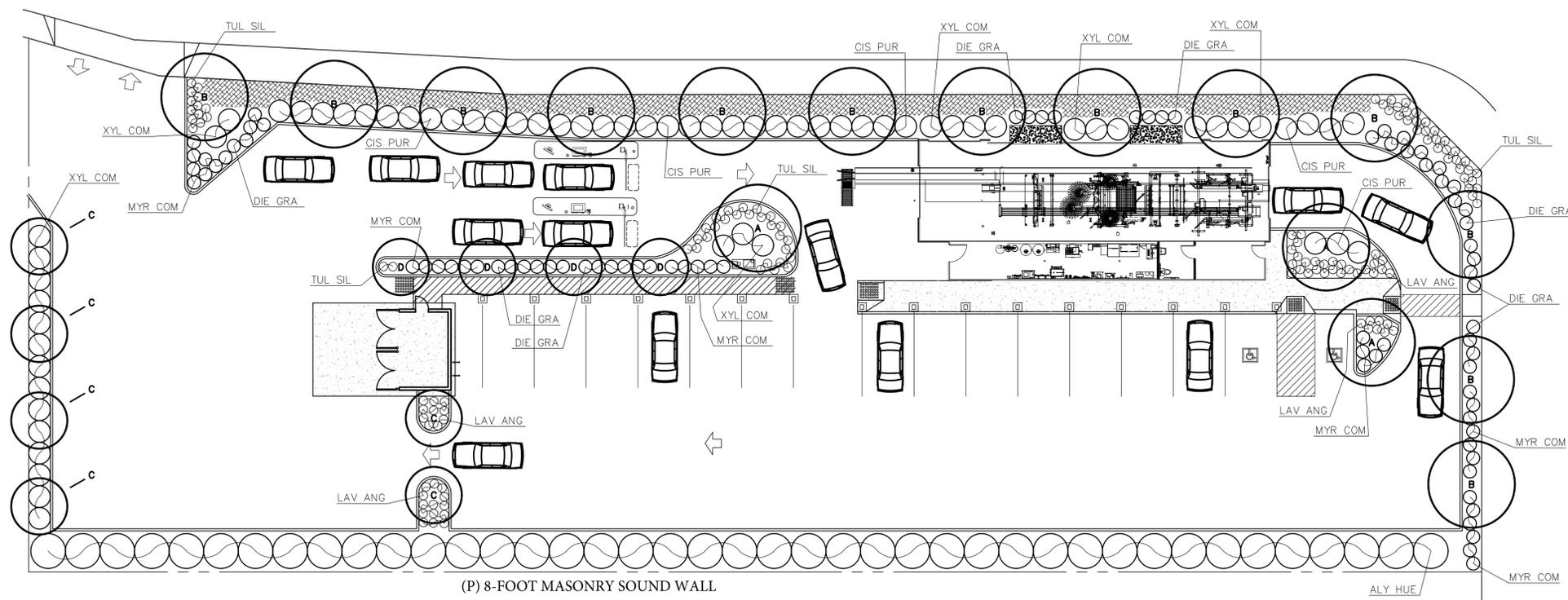
Symbol	Size	Botanical Name	Common Name	MUCOLS Water Factor Central Valley
TREES				
A	15 gal.	Syagrus Romanzoffiana	Queen Palm	M
B	15 gal.	Liriodendron Tulipifera	Tulip Tree	M
C	15 gal.	Loganostroma Indica 'White' STD	Crope Myrtle	L
D	15 gal.	Photinia Fraseri STD	Photinia	M
SHRUBS				
ALY HUE	5 gal.	Alysicarpus Huggellii	Blue Hibiscus	L
CIS PUR	5 gal.	Cissampelos Purpurea	Orchid Rockrose	L
DIE GRA	5 gal.	Dialia Grandiflora	Fortnight Lily	L
MYR COM	5 gal.	Myrtus c. 'Compacta'	Dwarf Myrtle	L
XYL COM	5 gal.	Xylocarpus c. 'Compacta'	Compact Shiny Xylocarpus	L
LAV ANG	1 gal.	Lavandula Angustifolia	Spanish Lavender	L
TUL SIL	1 gal.	Tulbaghia v. 'Silver Lace'	Variiegated Society Garlic	L
GROUNDCOVER				
	1 gal. @	Ceanothus m. 'Frosty Dawn'	Maritime Ceanothus	L
	48" O.C.			

PLANTING NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES WHICH APPLY TO THE CITY OF STOCKTON.
- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL RECEIVE SITE GRADED TO +/- .1 FT. THE CONTRACTOR IS RESPONSIBLE FOR SURFACE DRAINAGE OF ALL PLANTING AREAS. NO LOW SPOTS WHICH HOLD STANDING WATER WILL BE ACCEPTED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL PLANTING AREAS, AND ROTOTILL THOROUGHLY INTO THE TOP 6" OF SOIL.
- CONTRACTOR SHALL OBTAIN A SOILS REPORT. IF THE ABOVE IS CONTRA-INDICATED BY THE SOILS REPORT, THE SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH OBTAINING THE SOILS REPORT.
- A COPY OF THE SOILS REPORT SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT, CITY OF STOCKTON COMMUNITY DEVELOPMENT DEPARTMENT, AND BE ATTACHED TO THE JOB SITE COPY OF THE LANDSCAPE PLANS FOR INSPECTION PURPOSES.
- ALL PLANTING AREAS SHALL BE RAKED SMOOTH AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.
- SUPPLY 210 AGRIFORM TABLETS AS FOLLOWS: 1-10, 2-50 4-150.
- DIG PLANTING PITS TWO TIMES THE HEIGHT AND WIDTH OF THE ROOT BALL. BACKFILL PITS WITH 1/3 SOIL CONDITIONER AND 2/3 EXISTING SOIL. PLANT PITS ARE ALSO TO RECEIVE A COMMERCIAL FERTILIZER (6-20-20) AT 2.5 LBS. PER CUBIC YARD OF BACKFILL.
- STAKE ALL 15G TREES WITH 2"x8" STAKES AND 2 RUBBER TIES PER TREE. SEE DETAIL FOR ADDITIONAL INFORMATION.
- ROOT BARRIERS SHALL BE INSTALLED PER DETAIL WHEN TREES ARE WITHIN 7'-0" OF ANY HARDSCAPE.
- ALL PLANTING AREAS SHALL RECEIVE 3" LAYER OF WALK ON BARK 1/4" x 1 1/2" DIAMETER AFTER ALL TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN PLANTED.
- PLANT AT THE SPACING SHOWN. AFTER THE SITE IS PLANTED, A PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 60 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED.
- ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
- A CERTIFICATE OF COMPLETION SHALL BE PROVIDED TO THE CITY OF STOCKTON COMMUNITY DEVELOPMENT DEPARTMENT BY THE PROJECT LANDSCAPE ARCHITECT. THE CERTIFICATION SHALL INCLUDE ALL REQUIREMENTS AS NOTED IN SECTION 482.9 OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE SUMMARY

TOTAL LANDSCAPE AREA: 7,129 SQUARE FEET
 TOTAL IRRIGATED AREA: 7,129 SQUARE FEET
 MAWA: 97,659.46 GALLONS PER YEAR
 ETWU: 55,296.37 GALLONS PER YEAR



COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

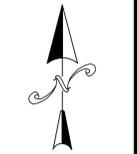
Justin Ware
 JUSTIN WARE: CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #5033

1/29/21
 DATE



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LANDSCAPE
 PLAN
 SHEET TITLE

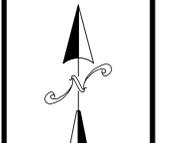
SKY CAR WASH
 6011 WEST LANE
 STOCKTON, CA

PROJECT
 DATE 5/27/20
 SCALE 1"=16'
 DRAWN JW
 SHEET L1
 OF 3 SHEETS

REVISIONS	BY
1/29/21	JW

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IRRIGATION
PLAN
SHEET TITLE

SKY CAR WASH
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STOCKTON, CA

PROJECT

DATE 5/27/20

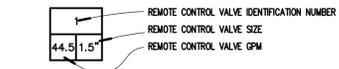
SCALE 1"=16'

DRAWN JW

SHEET **L2**
OF 3 SHEETS

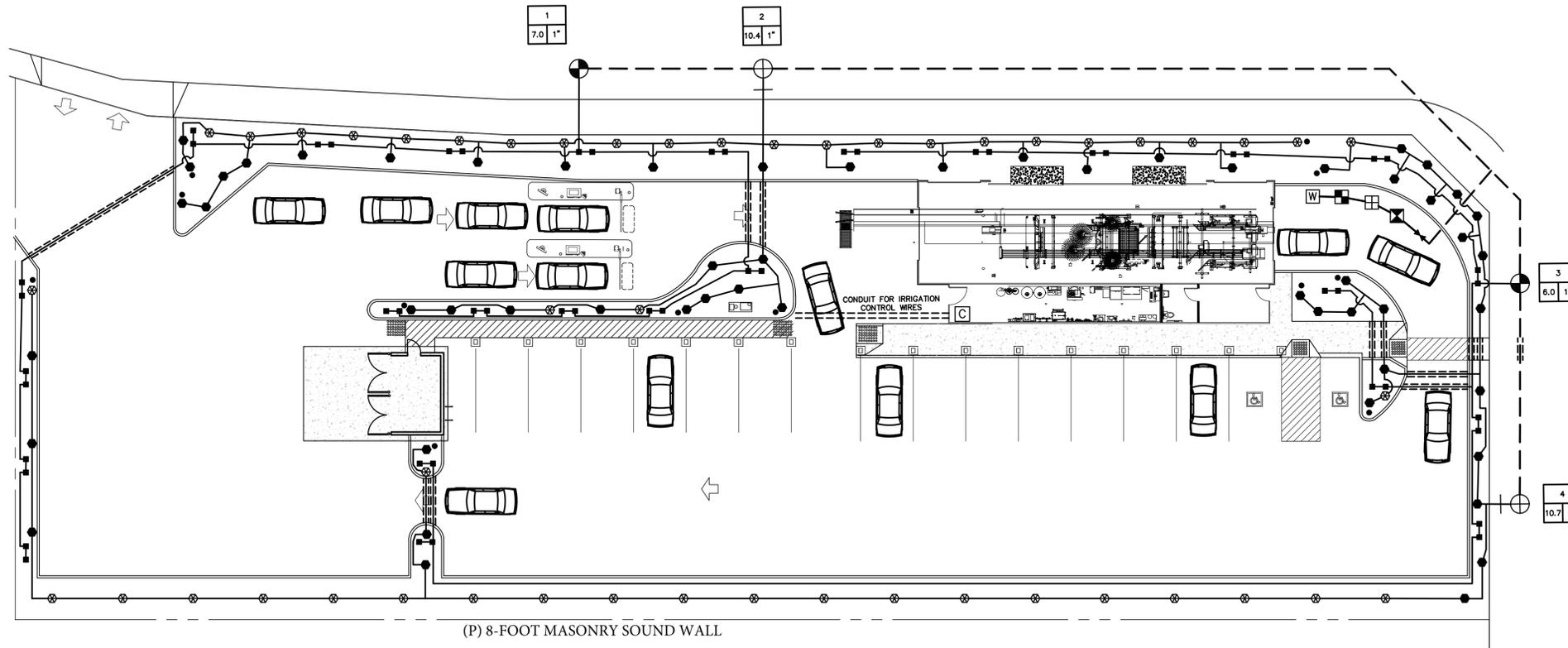
IRRIGATION LEGEND

- RAINBRO RWS-M-B-C-1401 ROOT WATERING ASSEMBLY
 - PEPCO OCT1816 OCTABUBBLER
 - PEPCO QB2-16 QUADRABUBBLER
 - RAINBRO EVO5055 BALL VALVE (MANUAL FLUSH VALVE)
 - RAINBRO PEB REMOTE CONTROL VALVE, SEE PLAN FOR SIZE.
 - RAINBRO PEB REMOTE CONTROL VALVE W/RAINBRO RBY SERIES WYE FILTER, SEE PLAN FOR SIZE.
 - PEPCO 825Y-1 1/4", REDUCED PRESSURE BACKFLOW PREVENTION DEVICE W/WEATHERGUARD BLANKET
 - HUNTER FLOW CLIK FLOW SENSOR WITH FCT-150 RECEPTACLE TEE
 - MASTER VALVE RAINBRO PEB 1"
 - NIBCO T-580 BALL VALVE - LINE SIZE
 - RAINBRO ESP-SITE INDOOR MODULAR IRRIGATION CONTROLLER WITH ESP-SM3 EXPANSION MODULES AS NECESSARY. CONTROLLER SHALL BE EQUIPPED WITH RAINBRO RSD-BEX RAIN SENSOR AND RAINBRO MS-100 SOIL MOISTURE SENSOR WATER METER BY OTHERS.
 - SCH. 40 PVC SLEEVE, TWICE THE SIZE OF THE PIPE
 - SCH. 40 PVC MAINLINE, 2" (W/ 18" COVER)
 - CL. 200 PVC LATERAL LINE, 1" (W/ 12" COVER)
 - CL. 200 PVC LATERAL LINE, 1-1/4" (W/ 12" COVER)
- NOTE: DUE TO LONG RUNS OF PIPE AND LOW CITY OF STOCKTON WATER PRESSURE ALL LATERALS SHALL BE 1" MINIMUM. NO 3/4" PIPE SHALL BE USED.



IRRIGATION NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES WHICH APPLY TO THE CITY OF STOCKTON.
- THE IRRIGATION CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- THIS PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, AND PLANTING AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS AND GRADE DIFFERENCES IN THE AREA EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATIONS. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTIONS FROM ELECTRICAL STUB-OUTS TO CONTROLLERS
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- SPLICING OF ANY WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES TO FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES. ALL WIRE SHALL BE U.L. APPROVED FOR DIRECT BURIAL. COPPER AWG-UF 600 VOLT #14 (MIN.). USE ONLY PACKAGED APPROVED WIRE CONNECTORS. FACILITATE RUNNING OF IRRIGATION WIRES.
- INSTALL (1) SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. EXTRA WIRE SHALL NOT MATCH OTHER WIRE COLORS. SPARE WIRES SHALL BE LABELED AS SUCH. ALL WIRES SHALL BE LABELED AT THE CLOCK WITH STATION NUMBERS. COMMON WIRE SHALL BE WHITE. CONTROL WIRES SHALL BE RED.
- THE SPRINKLER SYSTEM IS DESIGNED TO OPERATE AT A MINIMUM OF 30 PSI. THE IRRIGATION CONTRACTOR IS TO PERFORM A STATIC AND DYNAMIC PRESSURE TEST; VERIFY AT LEAST 45 PSI STATIC AND RECORD THE PRESSURE RISING AT 10 GPM. REPORT FINDINGS TO LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF BACKFLOW PREVENTION DEVICE.
- PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT AT: 1-800-642-2444.
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL. DO NOT PROCEED UNTIL THE LANDSCAPE ARCHITECT'S INSTRUCTIONS ARE OBTAINED.
- LOCATE ALL BUBBLERS ON UPHILL SIDE OF TREES AND SHRUBS.
- INSTALL DRIP EMITTERS AT THE FOLLOWING RATES:
(1) PER 1 GALLON SHRUB, (2) PER 5 GALLON SHRUB
- THREAD SEALANT SHALL BE NON-HARDENING AND COMPATIBLE WITH PIPE. ALL PVC WELDS SHALL BE CUT SQUARE AND PRIMER SHALL BE USED.
- CONTRACTOR SHALL GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF (1) YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL ENSURE THAT SLEEVES UNDER PAVEMENT ARE MARKED AT CURB, TO AID IN LOCATING THEM.
- GENERAL CONTRACTOR SHALL STUB 2" CONDUIT THROUGH WALLS/FOUNDATIONS TO FACILITATE RUNNING OF IRRIGATION WIRES.
- AN IRRIGATION AUDIT SHALL BE CONDUCTED AT THE COMPLETION OF IRRIGATION SYSTEM INSTALLATION, AND SHALL BE PROVIDED TO THE CITY OF STOCKTON COMMUNITY DEVELOPMENT DEPARTMENT, BY THE PROJECT LANDSCAPE ARCHITECT. THE AUDIT SHALL INCLUDE ALL REQUIREMENTS AS NOTED IN SECTION 492.12 OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. NOTE: ALL IRRIGATION AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR.



WATER USE CALCULATION

MAWA = (49.1)(0.62)(0.45 X 7,129)

MAWA = 97,659.46 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE

REFERENCE EVAPOTRANSPIRATION (Eto): 49.1

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUB BEDS	0.2	DRIP	0.81	0.2469	6,977	1,722.62	52,440.00
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	152	93.83	2,856.37
TOTALS:					7,129	1,816.45	55,296.37

HYDROZONE INFORMATION TABLE

HYDROZONE	VALVES	IRRIGATION METHOD	AREA	% OF LANDSCAPE AREA
LOW (SHRUB BEDS)	1,3	DRIP	6,977 SF	97.87
MEDIUM (TREES)	2	DRIP	152 SF	2.13
TOTAL: 7,129 SF				

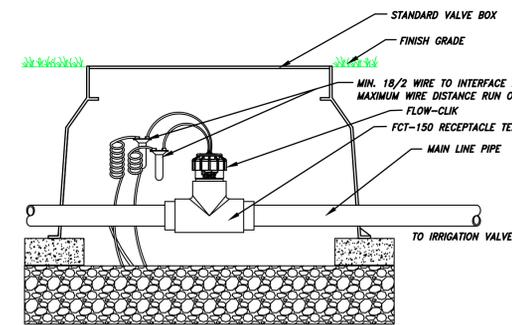
NOTE: 7,129 SF OF LANDSCAPE AREA NOTED ABOVE AND USED IN CALCULATIONS ABOVE REPRESENTS ALL LANDSCAPE AREA AT A NEWLY DEVELOPED SITE

WATER PURVEYOR INFORMATION

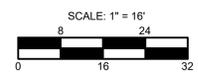
PROJECT WATER PURVEYOR IS CALIFORNIA WATER SERVICE COMPANY (209) 464-8311

WATER USED ONSITE SHALL BE FROM A POTABLE WATER SOURCE

CALIFORNIA WATER HAS CONFIRMED A STATIC WATER PRESSURE OF 52 PSI ONSITE



NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT. CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.



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1/29/21	JW

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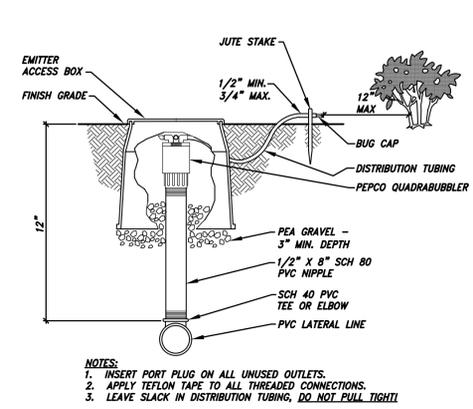


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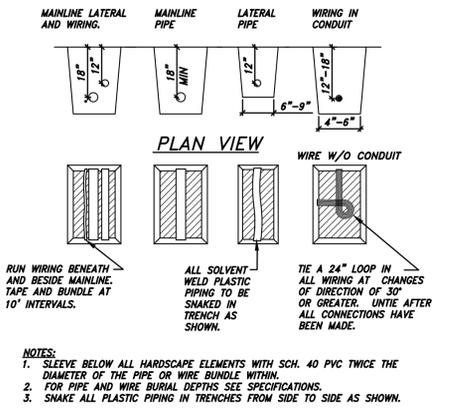
DETAILS
SHEET TITLE

SKY CAR WASH
6011 WEST LANE
STOCKTON, CA

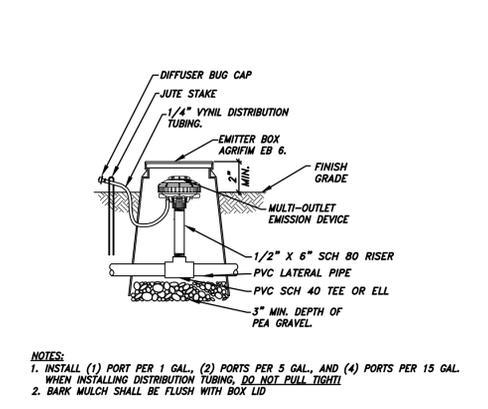
PROJECT
DATE 5/27/20
SCALE NONE
DRAWN JW
SHEET **L3**
OF 3 SHEETS



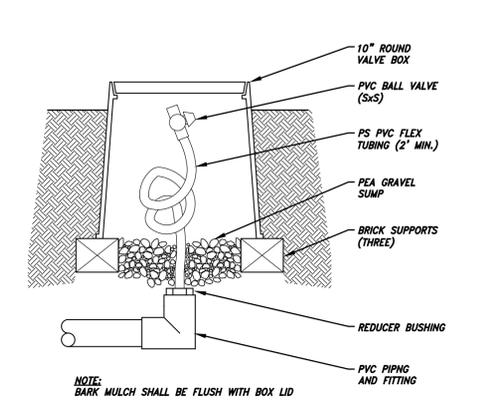
PEPCO QUADRABUBBLER NOT TO SCALE



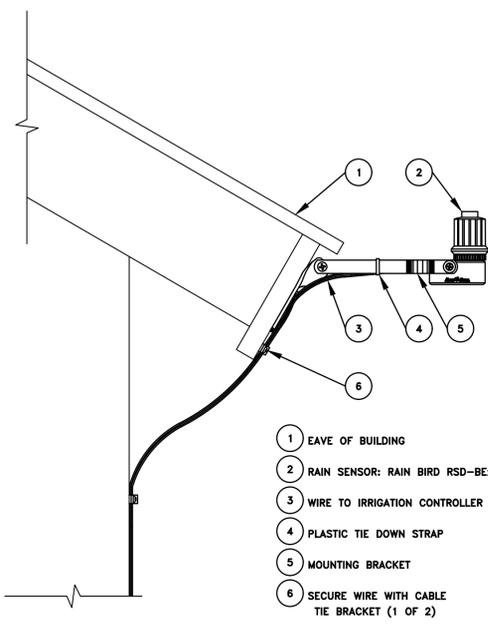
PIPE AND WIRE TRENCHING NOT TO SCALE



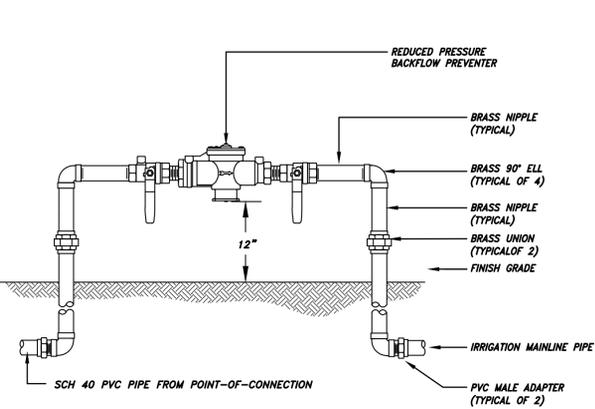
PEPCO OCTABUBBLER NOT TO SCALE



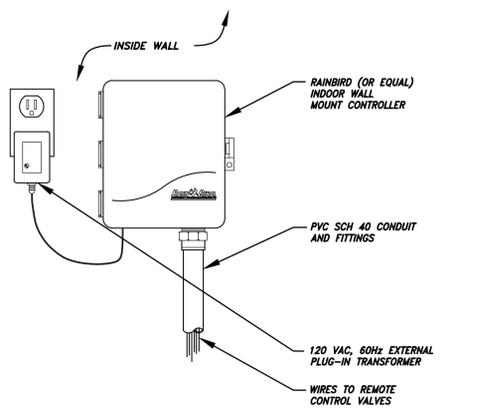
FLUSH VALVE NOT TO SCALE



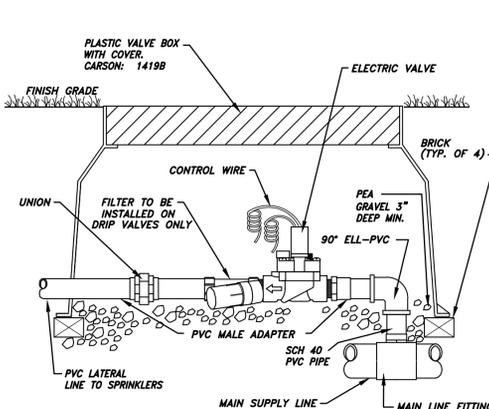
RSD-BEx RAIN SENSOR NOT TO SCALE



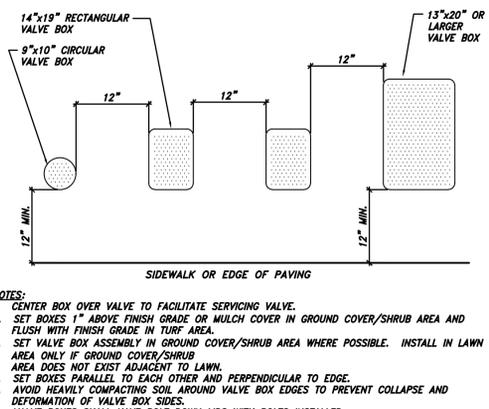
REDUCED PRESSURE BACKFLOW PREVENTER NOT TO SCALE



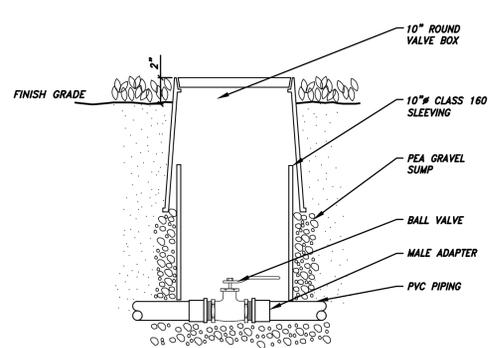
INTERIOR CONTROLLER NOT TO SCALE



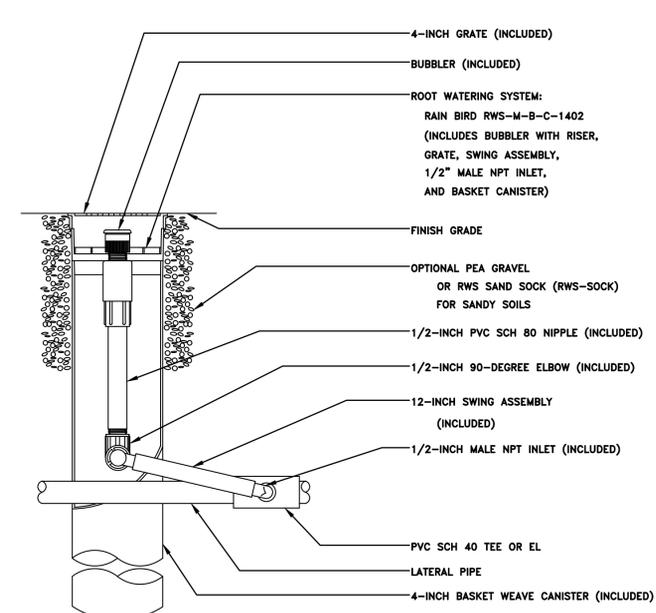
REMOTE CONTROL VALVE NOT TO SCALE



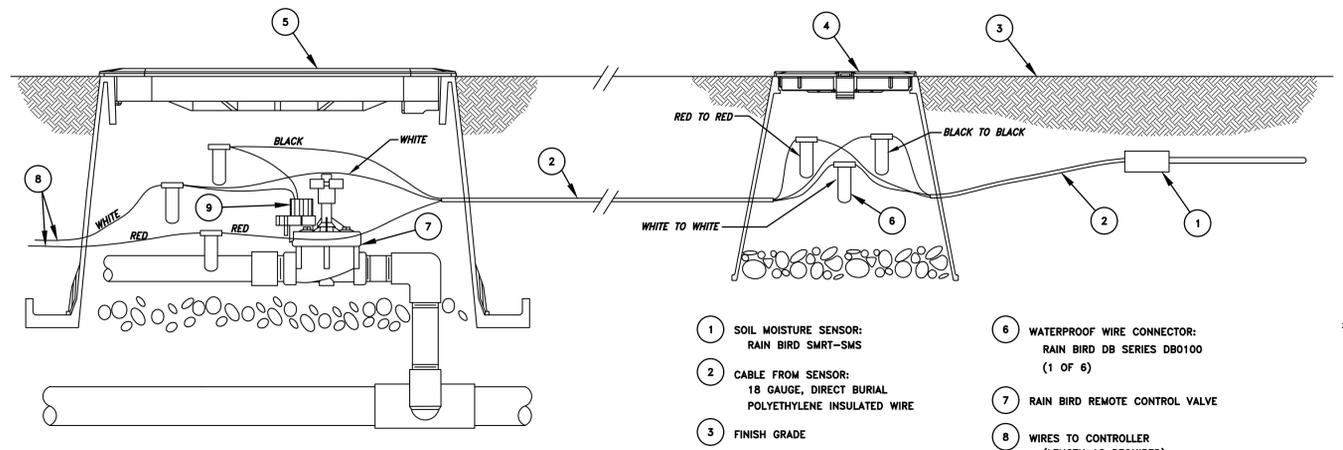
VALVE BOXES NOT TO SCALE



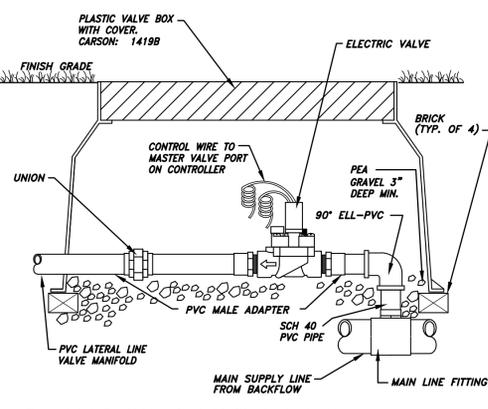
BALL VALVE NOT TO SCALE



TREE BUBBLER - RWS-M-B-C-1401 NOT TO SCALE



SMART-Y SOIL MOISTURE SENSOR NOT TO SCALE



MASTER CONTROL VALVE NOT TO SCALE