

# PROPOSED DEVELOPMENT PROJECT

FOR

# PRIMROSE SCHOOL OF ROSEVILLE

7930 PAINTED DESERT DRIVE

ROSEVILLE, CA 95747

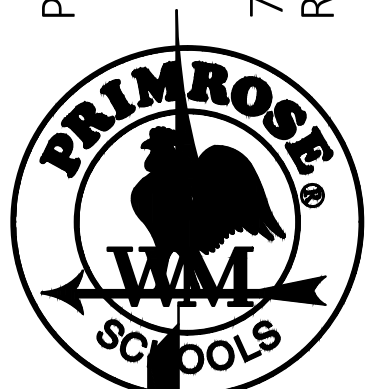
**WARE MALCOMB**  
CIVIL ENGINEERING

**CASCO**  
CASCO DEVELOPMENT CORPORATION  
12500 RIVERWOOD DRIVE, SUITE 100, COLTON, MARYLAND 21113

4683 Chabot Dr  
Suite 300  
Pleasanton, CA 94588  
P 925-244-9620  
waremalcomb.com

PRIMROSE SCHOOL

7930 PAINTED DESERT DR.  
ROSEVILLE, CA 95747



PRIMROSE SCHOOL FRANCHISE COMPANY  
3200 WINDY HILL ROAD, SUITE 300 E  
ATLANTA, GEORGIA 30338  
THESE DRAWINGS AND THE DESIGN REPRESENTED HEREBY ARE THE EXCLUSIVE PROPERTY OF PRIMROSE SCHOOL FRANCHISE CO. REPRODUCTION OR ANY USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF PRIMROSE SCHOOL FRANCHISE CO. IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

## GENERAL CIVIL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ROSEVILLE STANDARD PLANS AND SPECIFICATION EXCEPT AS MODIFIED HEREIN.
- JOINTS BETWEEN NEW PAVEMENT AND EXISTING PAVEMENT SHALL BE MADE BY SAW CUTTING EXISTING PAVEMENT TO EFFECT A NEAT JOINT AND BY FEATHERING NEW ASPHALT CONCRETE OVER EXISTING.
- JOINTS BETWEEN NEW CONCRETE AND EXISTING CONCRETE SHALL BE MADE BY SAW CUTTING EXISTING CONCRETE TO EFFECT A NEAT JOINT.
- RECONSTRUCT ANY CURB, GUTTER OR SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION.
- DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT OF WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.

## PROJECT DESCRIPTION

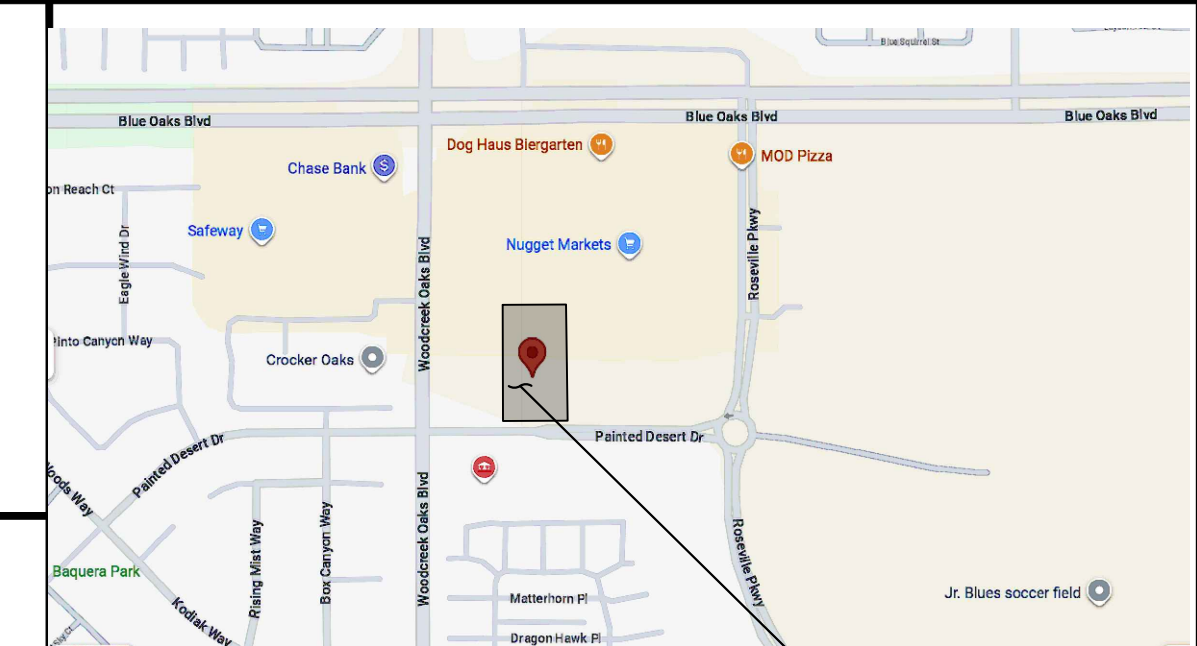
THE PROJECT IS TAKING AN UNDEVELOPED PARCEL AND BUILDING A PRIVATE PRESCHOOL/DAYCARE AS PART OF THE CAMPUS OAKS TOWN CENTER DEVELOPMENT - PHASE 2. THE PROJECT WILL ABIDE BY THE CAMPUS OAKS TOWN CENTER MASTER PLAN, THE MASTER PLAN DESIGN GUIDELINES AND THE CITY DESIGN GUIDELINES.

ZONING DESIGNATION: CC (COMMUNITY COMMERCIAL)

APN: 481-360-002-000

THE APN FOR THIS PROPERTY WAS OBTAINED THROUGH THE CITY OF ROSEVILLE'S PROPERTY INFORMATION TOOL.

## PROJECT LOCATION



VICINITY MAP  
SCALE: NTS

## GENERAL PROJECT NOTES

- GENERAL NOTES:
- THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL JURISDICTION CODE REQUIREMENTS.
  - THE TERM "CIVIL ENGINEER" AS USED IN THESE DOCUMENTS REFERS TO WARE MALCOMB.
  - THE CIVIL ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE ON PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE CIVIL ENGINEER.
  - THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
  - ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.
  - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
  - CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE CIVIL ENGINEER UPON COMPLETION OF CONSTRUCTION - NO EXCEPTION ALLOWED.
  - THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.
  - THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
  - INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
  - ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE CIVIL ENGINEER SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - THE GENERAL CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
  - ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER / TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
  - PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.

- DRAWING NOTES:
- UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.
  - DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
  - "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
  - DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
- JOB SITE NOTES:
- WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
  - THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
  - CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.
  - THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
  - NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.
  - ALL CONSTRUCTION EQUIPMENT MUST BE MAINTAINED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND NOISE GENERATING CONSTRUCTION EQUIPMENT MUST BE EQUIPPED WITH MUFFLERS. NOISE-GENERATION CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO DAYTIME HOURS.
  - ALL CONSTRUCTION MATERIALS DEEMED HAZARDOUS AS IDENTIFIED IN ANY DEMOLITION PROCESS MUST BE CHARACTERIZED AND DISPOSED OF IN ACCORDANCE WITH CURRENT FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ON-SITE TRAFFIC AND PEDESTRIAN CONTROL PLAN PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
  - CONSTRUCTION OPERATIONS - DUST SHALL BE CONTROLLED. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
  - PAVEMENT CLEANING - FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEP.

## PROJECT DIRECTORY

<b>CIVIL ENGINEER:</b> <b>WARE MALCOMB</b> 4683 CHABOT DRIVE, #300 PLEASANTON, CA 94588	<b>BUILDING OWNER/CLIENT:</b> PRIMROSE SCHOOLS 18080 SAN RAMON VALLEY BLVD SAN RAMON, CA 94583
PROJECT MANAGER: JON LORENZO PHONE#: 925.244.9620 X 1376 EMAIL: JLORENZO@WAREMALCOMB.COM	PRIMARY: KATELYNN SCHEREN PHONE#: 602.558.7163 EMAIL: KSCHEREN@PRIMROSESCHOOLS.COM
<b>ARCHITECT:</b> CASCO 12 SUNNEN DR. SUITE 100 ST. LOUIS, MO 63143	<b>LANDSCAPE ARCHITECT:</b> RW STOVER & ASSOCIATES, INC. 1620 NORTH MAIN STREET, SUITE 4 WALNUT CREEK, CA 94596
PRIMARY: KRISTEN DEGREEFF PHONE#: 618.520.9591 EMAIL: AARON.BECKER@THECCDCOMPANIES.COM	PRIMARY: RICK STOVER PHONE#: 925.933.2583 X 105 EMAIL: rstover@rwalco.com

## STORMWATER NOTE

PER THE CITY OF ROSEVILLE'S STORMWATER QUALITY BMP GUIDANCE MANUAL FOR CONSTRUCTION DOCUMENT, STORMWATER MANAGEMENT IS REQUIRED FOR DEVELOPMENT PROJECTS GREATER THAN ONE ACRE OR THAT ARE PART OF A LARGER PROJECT THAT DISTURBS ONE ACRE OR MORE. THIS PROJECT SITS ON A 1.79-ACRE SITE AND IS PART OF AN OVERALL DEVELOPMENT EXCEEDING ONE ACRE SO THE PROJECT IS SUBJECT TO THE CITY OF ROSEVILLE'S STORMWATER MANAGEMENT REQUIREMENTS.

## UTILITY NOTE

WARE MALCOMB ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

## SHEET INDEX

CIVIL	
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	PRELIMINARY CIVIL SITE PLAN
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN

## ARCHITECTURAL

LS1.0	LICENSING PLAN
A1.3	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A6.0	BUILDING SECTIONS
A7.1	SITE DETAILS
COLORED ELEVATIONS (PAGE 1)	
COLORED ELEVATIONS (PAGE 2)	

## LANDSCAPE ARCHITECT

L1	PRELIMINARY LANDSCAPE PLAN
L2	SHADING PLAN AND CALCS

CONSTR. DOC. & REVISIONS

No.	Description	Date

NOT FOR CONSTRUCTION  
FOR PLANNING PURPOSES ONLY

Drawn / Checked VB/MM

Project Number SNR24-4031-00

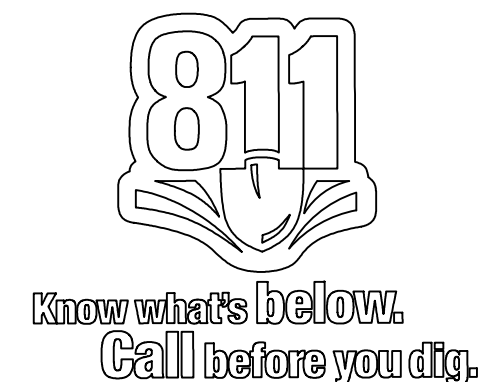
Bid Date -/-/-

Permit Date -/-/-

For Construction -/-/-

COVER SHEET

C1.0



CITY OF ROSEVILLE APPROVAL

11/01/24

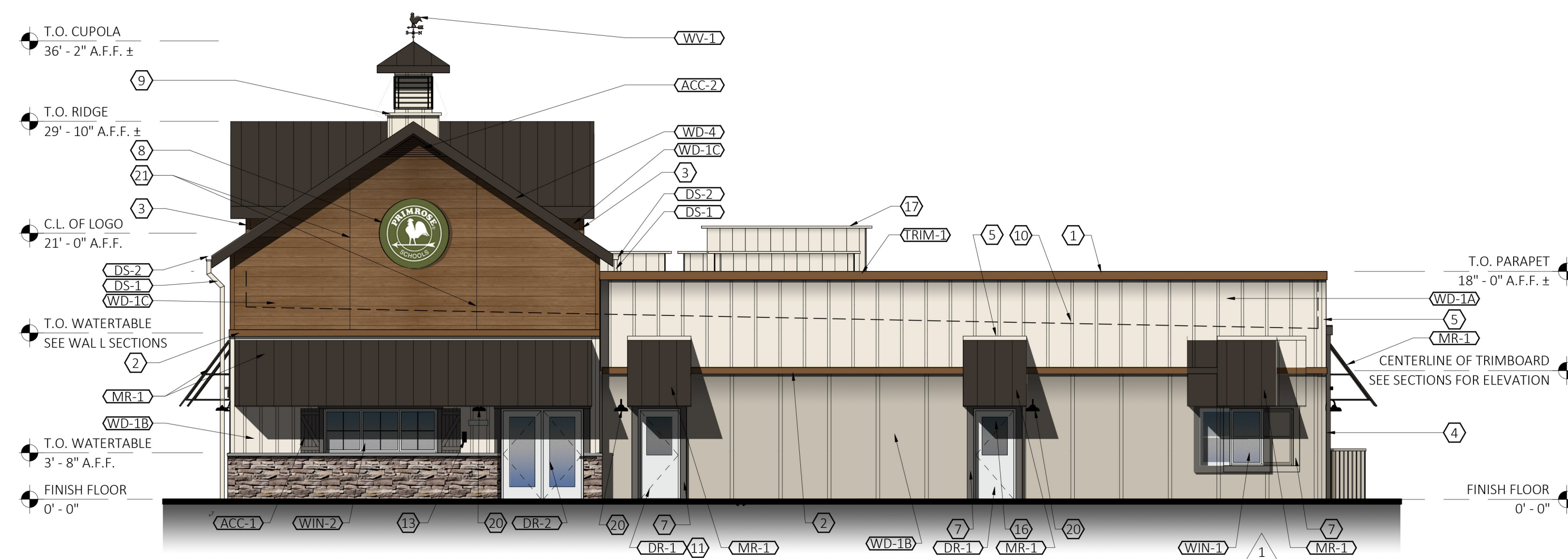












**SOUTH ELEVATION**

**ELEVATION KEYED NOTES**

- 1 5/4 x 8 TRIMBOARD, WD - 2
- 2 5/4 x 6 TRIMBOARD, WD - 2
- 3 3 1/2" CORNER, WD - 1C
- 4 5/4 x 4 TRIMBOARD, WD - 1B
- 5 5/4 x 4 TRIMBOARD, WD - 1A
- 6 TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
- 7 TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWS TO BE 5/4 x 6, WD - 3
- 8 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- 9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "CREAMY", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
- 10 ROOF LINE BEHIND PARAPET WALL.
- 11 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "CREAMY"
- 16 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE
- 17 ROOFTOP UNIT SCREEN BY AES INDUSTRIES, COLOR TO MATCH SW7012 "CREAMY"
- 18 GAS METER LOCATION
- 19 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- 20 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 21 NICHIIHA PANEL CONTINUOUS VERTICAL JOINT



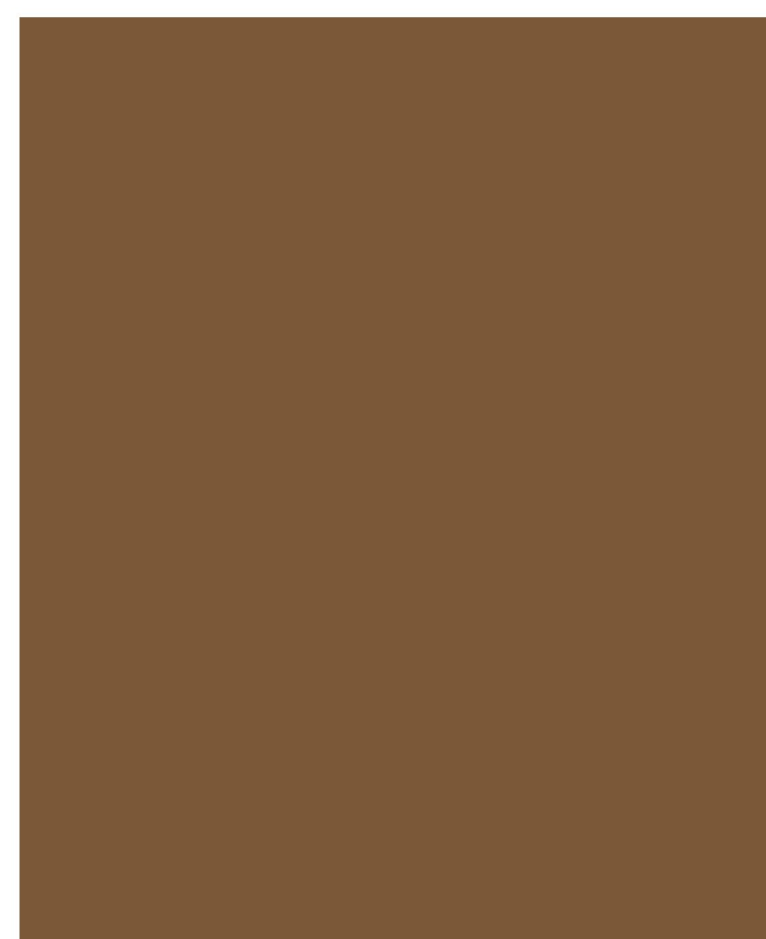
MR-1



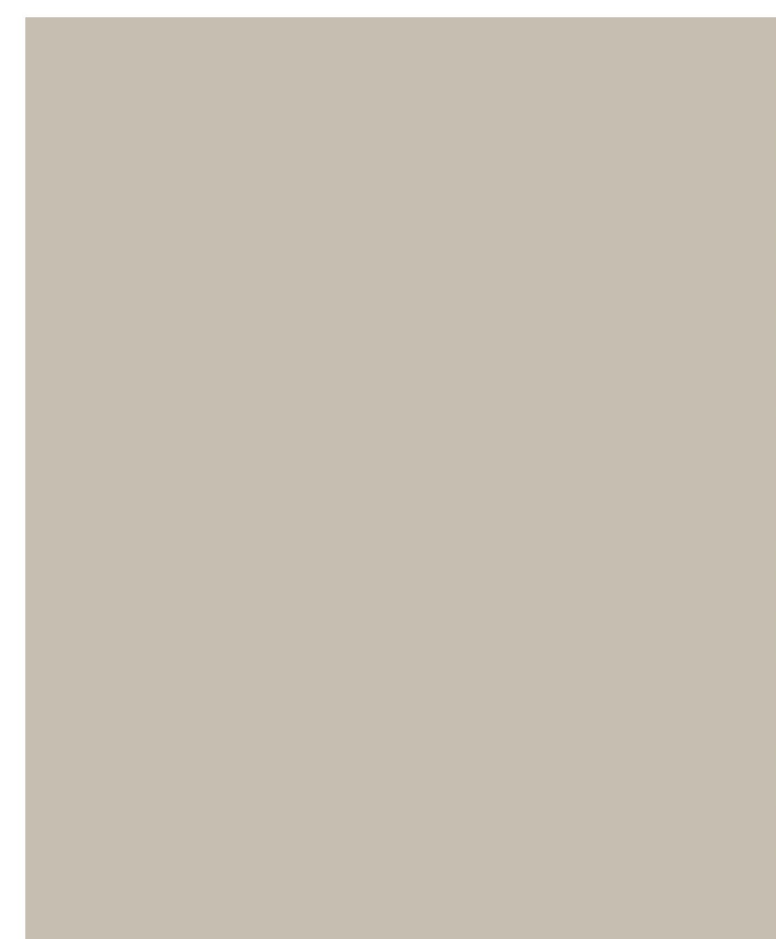
ST-1



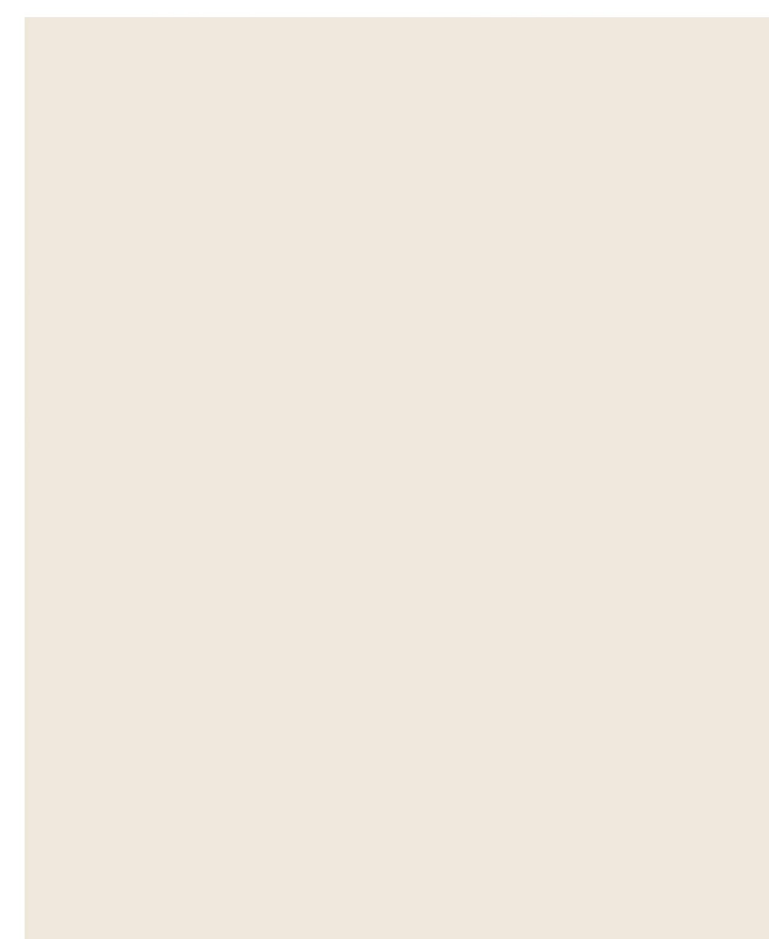
WD-1C



WD-2  
SW9107



WD-1B



WD-1A  
SW7012



WD-3

**EXTERIOR FINISH LEGEND**

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4" P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVTR65X21D (COLOR TO MATCH SW 9107 "UBER UMBER")
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR ; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	BM COLOR REVIEW #AF-45 COLLECTOR'S ITEM. (COLOR TO MATCH SW7012 "CREAMY"): 6" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, BROOKSIDE
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: LIGHT GREY.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	COLOR TO MATCH SW 9107 "UBER UMBER"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: SW7012 CREAMY (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1/2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: AUTUMN TAN (PRIMED AND FIELD PAINTED)
WD-1C	WALL PANELS (@ ENTER TOWER)	NICHIIHA ARCHITECTURAL WALL PANEL SYSTEM, VINTAGEWOOD AWP 3030. COLOR: CEDAR, STACKED PANEL LAYOUT WITH CONTINUOUS VERTICAL JOINTS
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: SW 9107 UBER UMBER (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: AGED PEWTER (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.



PROPOSED BUILDING FOR:  
**PRIMROSE SCHOOL**  
 FRANCHISING COMPANY  
 3200 WINDY HILL ROAD, SUITE 1200E  
 ATLANTA, GEORGIA 30339-5640

**MATERIAL BOARD AND COLORED ELEVATION  
 PRIMROSE SCHOOL**

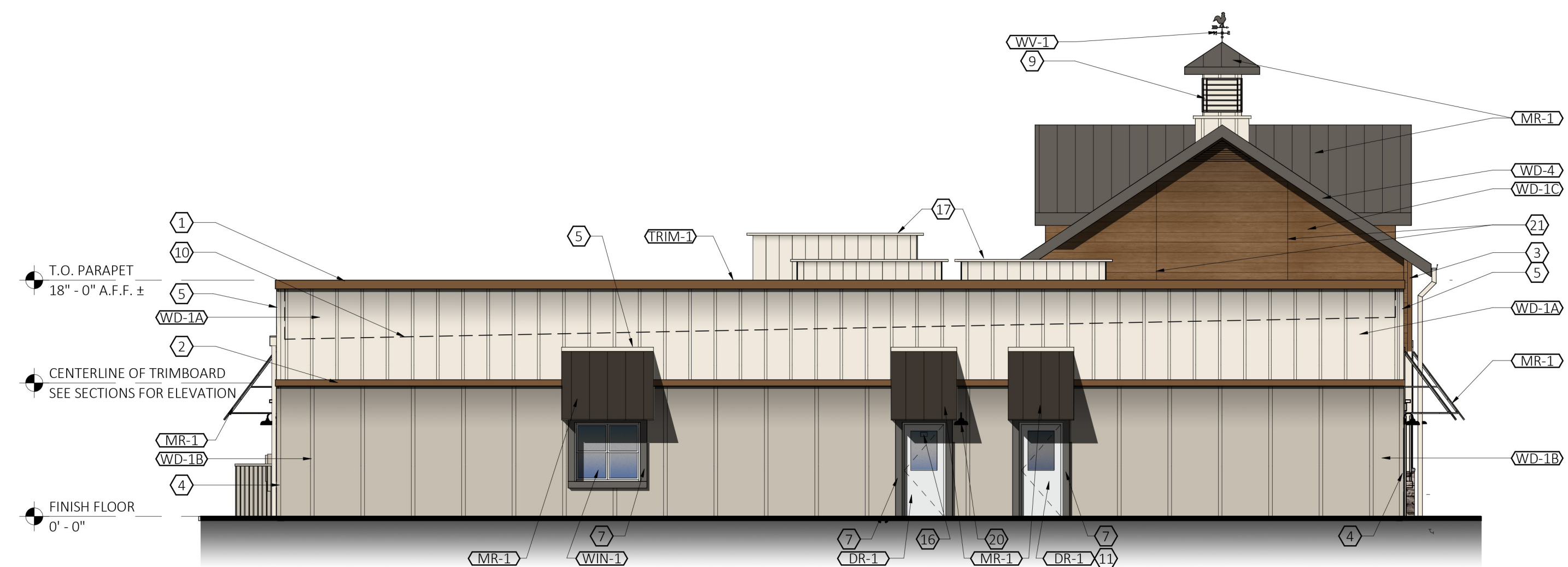
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 04/28/25



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



PROPOSED BUILDING FOR:  
 PRIMROSE SCHOOL  
 FRANCHISING COMPANY  
 3200 WINDY HILL ROAD, SUITE 1200E  
 ATLANTA, GEORGIA 30339-5640

**COLORED ELEVATIONS  
 PRIMROSE SCHOOL**

7930 Painted Desert Drive  
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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3200 WINDY HILL ROAD, SUITE 1200E  
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3D RENDERING SITE LINE VIEWS  
PRIMROSE SCHOOL

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**3D RENDERING VIEW 1**  
**PRIMROSE SCHOOL**

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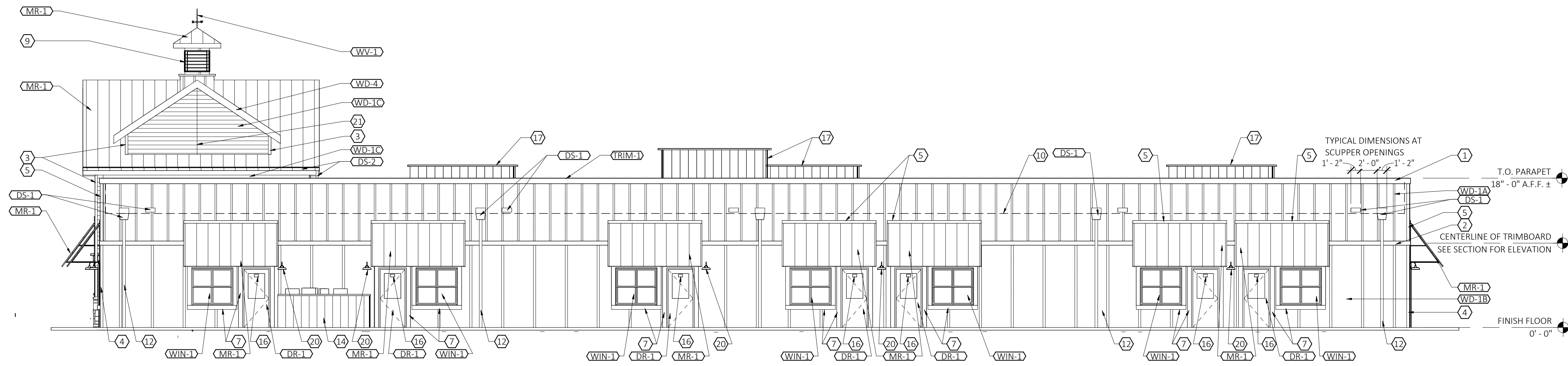
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**3D RENDERING VIEW 2**  
**PRIMROSE SCHOOL**

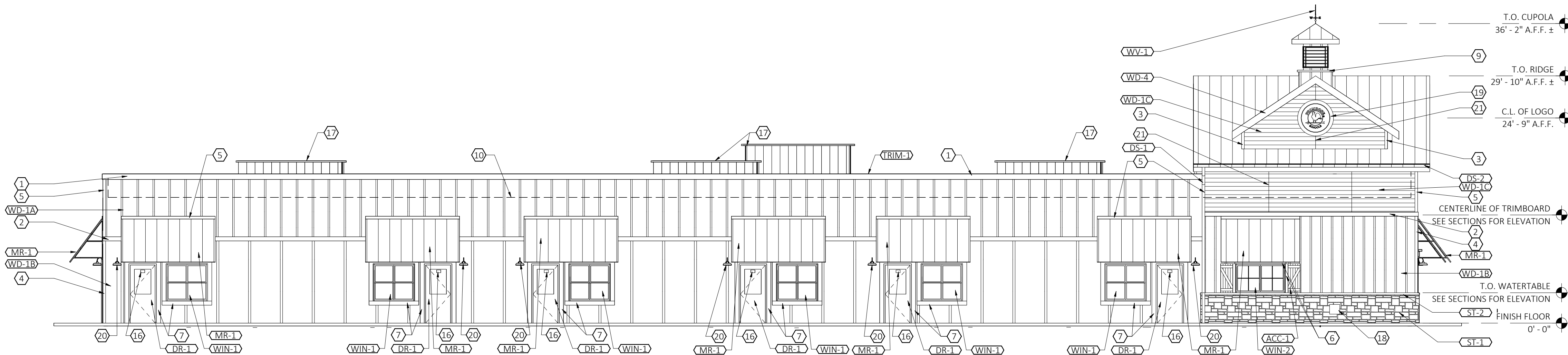
7930 Painted Desert Drive  
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04/28/25

12 Sunnen Drive, Suite 100  
St. Louis, MO 63143  
o: 314.821.1100

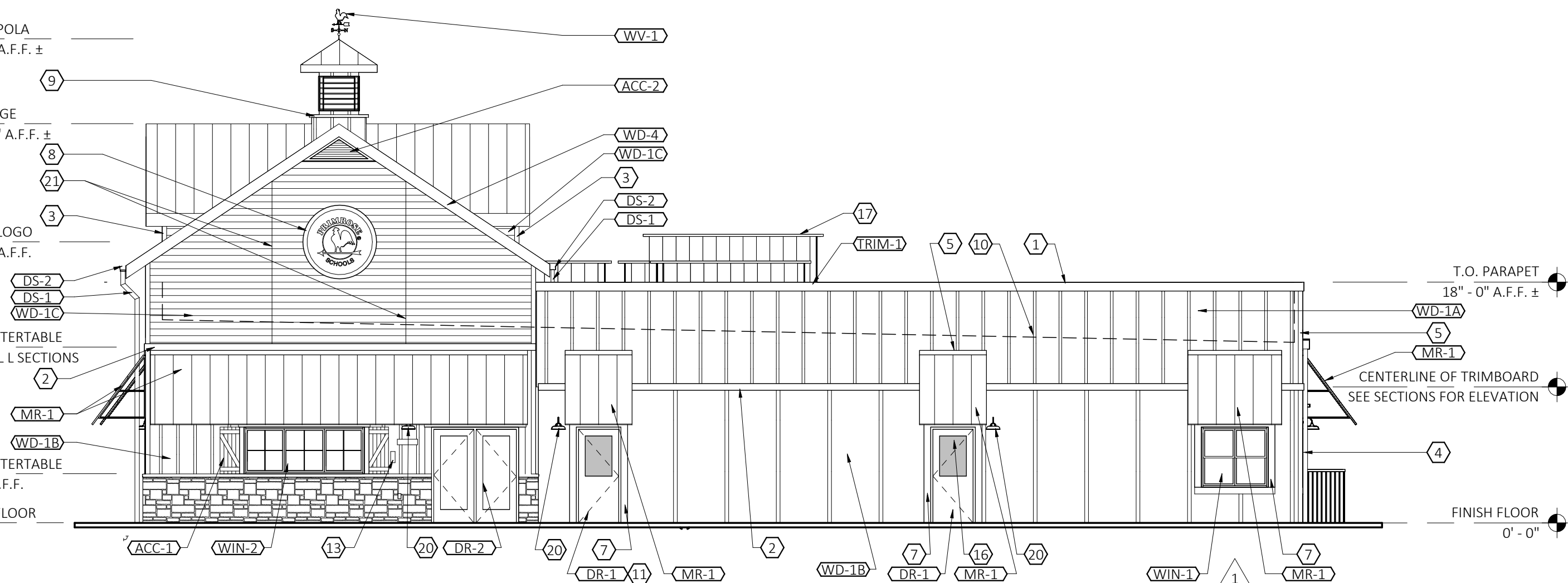
CASCO



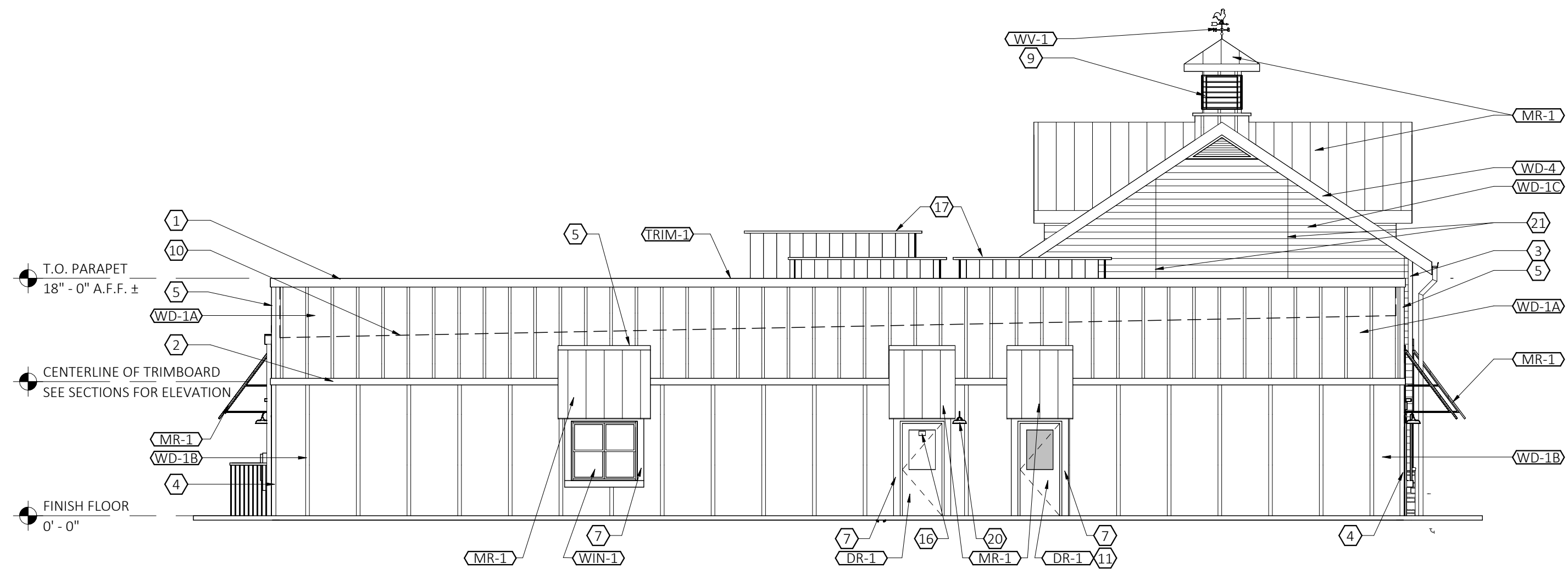
1 EAST ELEVATION  
A4.0 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
A4.0 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
A4.0 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
A4.0 SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

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EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVTR65X21D (COLOR TO MATCH SW 9107 "UBER UMBER")
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	BM COLOR REVIEW #AF-45 COLLECTOR'S ITEM. (COLOR TO MATCH SW7012 "CREAMY"): 6" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
MR-1	METAL ROOF	BERTRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, BROOKSIDE
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: LIGHT GREY.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	COLOR TO MATCH SW 9107 "UBER UMBER"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: SW7012 CREAMY (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1/2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: AUTUMN TAN (PRIMED AND FIELD PAINTED)
WD-1C	WALL PANELS (@ ENTER TOWER)	NICHIIA ARCHITECTURAL WALL PANEL SYSTEM, VINTAGEWOOD AWP 3030. COLOR: CEDAR, STACKED PANEL LAYOUT WITH CONTINUOUS VERTICAL JOINTS
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: SW 9107 UBER UMBER (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: AGED PEWTER (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

PRIMROSE SCHOOLS



PRIMROSE SCHOOLS FRANCHISING COMPANY  
3300 WINDY HILL ROAD, SUITE 1200 E  
ATLANTA, GEORGIA 30339-5640

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Date  
4/7/25

CONSTR. DOC. & REVISIONS  
Description

No. 1  
Addendum 1

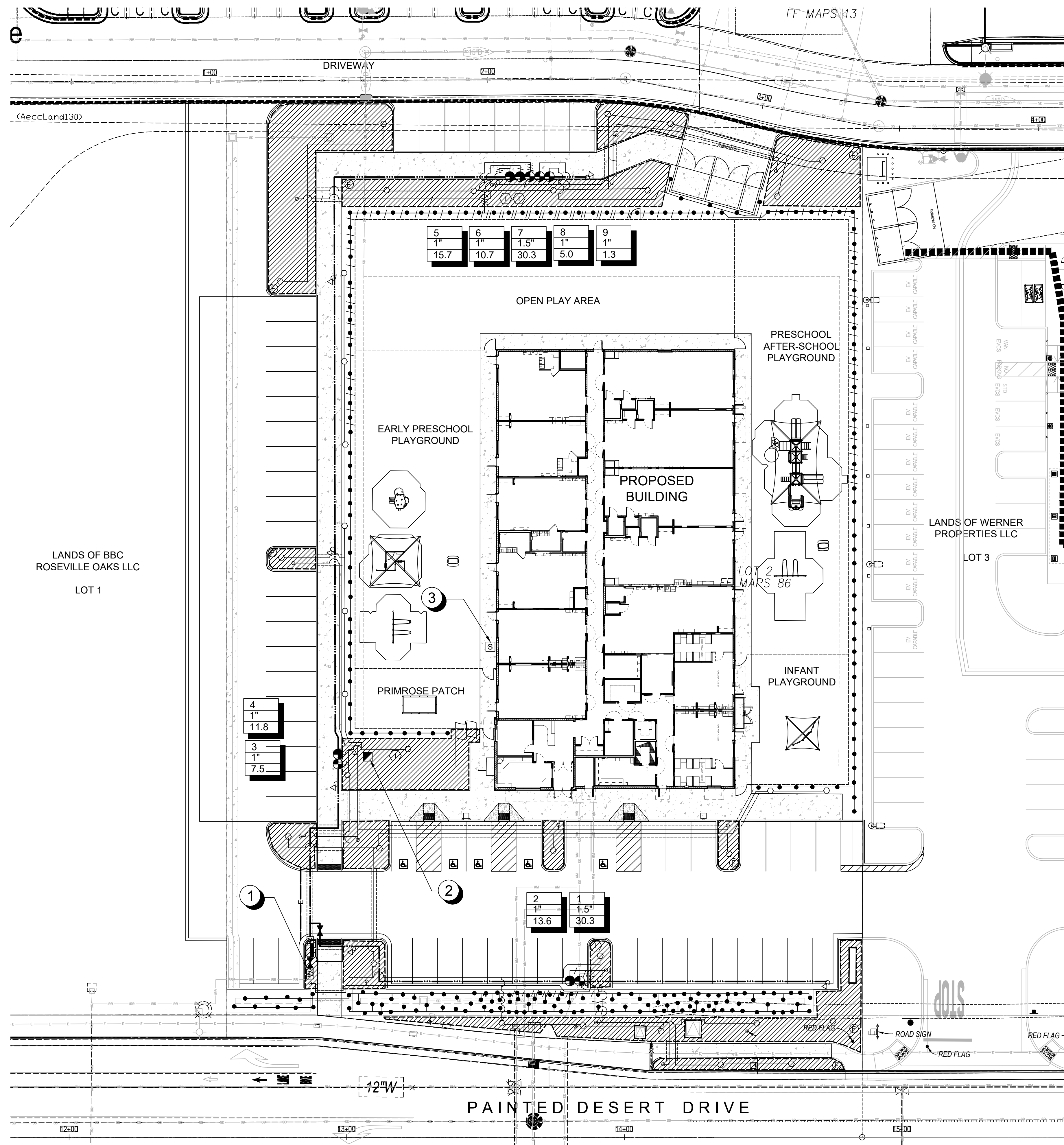
FOR REFERENCE ONLY

Professional of Record:










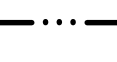

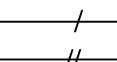
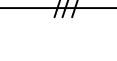

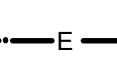



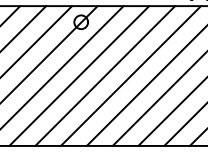


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Project Number 2303525  
Bid Date 03/12/25  
Permit Date 04/10/25  
For Construction --/--/--

EXTERIOR ELEVATIONS




A4.0

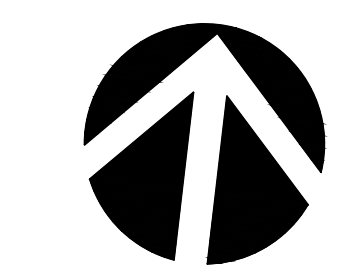


**IRRIGATION LEGEND: RECYCLE WATER SUPPLY**

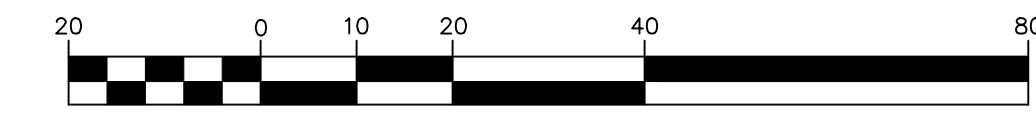
-  'HUNTER' #HCC-800-PP 12-STATION PLASTIC PEDESTAL-MOUNTED CONTROLLER WITH 'WIFI' CAPABILITY WHEN USED WITH 'HYDRAWISE' SOFTWARE; PROVIDE (ONE) 4-STATION PLUG-IN MODULE; PROVIDE HARDWIRE TO 'MWS' WEATHER STATION
-  'HUNTER' #MWS WEATHER STATION; MOUNT ON 4x4 REDWOOD POST (AWAY FROM VANDALISM AND FREE OF ANY OVERHEAD OBSTRUCTIONS; HARDWIRED TO CONTROLLER AND POWER; COORDINATE FINAL EXACT LOCATION WITH SCHOOL REPRESENTATIVE; PROVIDE GROUNDING FOR WEATHER STATION
-  PROVIDED 1" WATER METER ON RECYCLED WATER SUPPLY
-  'FEBCO' #LF875Y 1.5" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN ENCLOSURE; PROVIDE NON-POTABLE TAG
-  'DATA INDUSTRIAL' #IR150B BRASS FLOW SENSOR WITH 'SUPERIOR' #3100 1.5" MASTER CONTROL VALVE, NORMALLY OPEN, MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS; PROVIDE NON-POTABLE TAGS
-  'NIBCO' #T-113 CLASS 125 BRONZE GATE VALVE; LINE SIZE. INSTALL IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS. PROVIDE NON-POTABLE TAG ON VALVE
-  'RAINBIRD' #44-NP QUICK COUPLER VALVE IN LOCKING PLASTIC VALVE BOX AT 150" O.C. (MAX.); PROVIDE (1) #44K KEY AND HOSE SWIVEL PER (5) O.C.'S. PROVIDE NON-POTABLE TAG ON VALVE
-  'RAINBIRD' #PESB-R-PRS-D SERIES REMOTE CONTROL SCRUBBER VALVE, SIZE SHOWN ON PLAN; MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS, AND NON-POTABLE TAG ON VALVE
-  'RAINBIRD' #PESB-R-PRS-D SERIES REMOTE CONTROL SCRUBBER VALVE AND 'AMIAD' FILTER WITH #150 MESH SCREEN, SIZE SHOWN ON PLAN; MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS, AND NON-POTABLE TAG ON VALVE
-  MAIN LINE: SCHEDULE 40 PURPLE PVC PIPE WITH SCHEDULE 80 PVC FITTINGS; SEE PLAN FOR LINE SIZE; PROVIDE 18" (MIN.) COVER.
-  LATERAL LINE: CLASS 200 PURPLE PVC PIPE WITH SCHEDULE 40 PVC 3/4" SOLVENT-WELD FITTINGS; SEE PLAN FOR LINE SIZE. ALL CUTS TO BE SQUARE.
-  1" PRIMER TO BE USED. PROVIDE 12" (MIN.) COVER
-  1-1/4"
-  1-1/2"
-  SCHEDULE 40 PVC PIPE SLEEVES UNDER PAVING SIZE TO BE TWICE THE LINE SIZE OF IRRIGATION PIPE CROSSING (LATERAL LINES MAY SHARE 6" SLEEVE); PROVIDE 18" (MIN.) COVER BELOW BASE ROCK FINISH GRADE FOR MAINLINE, 12" (MIN.) COVER FOR LATERAL LINE
-  2" PVC ELECTRICAL CONDUIT AT AC PAVING CROSSINGS FOR CONTROL WIRES; 18" MIN. COVER BELOW FINISH BASE ROCK FINISH GRADE
- |      |                           |
|------|---------------------------|
| YY   | CONTROLLER STATION NUMBER |
| XX   | REMOTE CONTROL VALVE SIZE |
| 0.00 | GALLONS PER MINUTE        |
-  'RAINBIRD' FLUSH VALVE; #MDCFCAP REMOVABLE FLUSH CAP WITH #MDCFCOUP COUPLING
-  'RAINBIRD' OPERIND DRIP SYSTEM OPERATION INDICATOR, FOR DRIP CIRCUITS
-  'RAINBIRD' XFDp-P-09-18-500 ON-SURFACE DRIP LINE W/ PURPLE STRIPE; EMITTERS AT 18" SPACING, FLOW AT 0.90 GPH; SET LENGTHS ON GRADE IN PARALLEL ROWS 18" APART PROVIDING CONTINUOUS COVERAGE ACROSS ALL PROPOSED SHRUB/GROUND COVER PLANTING AREAS; PROVIDE COMPRESSION FITTINGS AND ADAPTORS PER MANUFACTURER'S SPECIFICATIONS; INSTALL #MDCFCAP END CAP WITH ADAPTOR AT TERMINUS OF EACH DRIP LINE RUN, OR FARTHEST POINT ON LOOP FROM RCV. STAKE TO GRADE WITH TIE-DOWN METAL STAKES AT 3 FT. SPACING (MAX); MANUFACTURER RECOMMENDS NOT EXCEEDING 200 FT. IN ANY SINGLE LENGTH OF TUBING.
-  'RAINBIRD' #1401 FULL CIRCLE BUBBLER (0.25 GPM) ON IPS FLEX PIPE; PER 1 GAL. PLANT; STAKE TO GRADE IN PLANT WATER BASIN
-  'RAINBIRD' #1401 FULL CIRCLE BUBBLER (0.25 GPM) ON IPS FLEX PIPE; (2) PER PROPOSED TREE; STAKE TO GRADE IN TREE WATER BASIN

**WATER SUPPLY POINT OF CONNECTIONS AND CONTROLLER NOTES:**

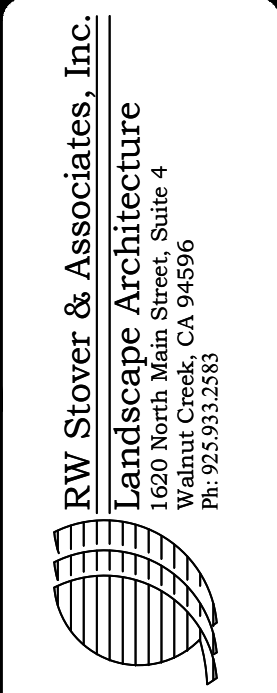
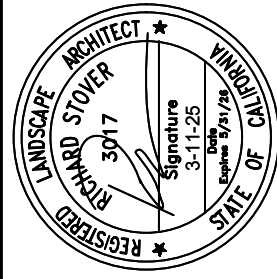
-  POINT-OF-CONNECTION TO RECYCLED WATER SUPPLY: PROVIDE CONNECTION TO DISCHARGE SIDE OF PROVIDED 1" SIZE RECYCLED WATER METER WITH 1-1/2" PVC MAINLINE. EXTEND TO BACKFLOW LOCATION; VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 70 PSI; AND A MINIMUM AVAILABLE FLOW OF 31 GPM.
-  PEDESTAL-MOUNT CONTROLLER LOCATION: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO INSIDE PEDESTAL WALL.
-  WEATHER STATION LOCATION: WOOD POST-MOUNTED AWAY FROM VANDALISM AND FREE OF ANY OVERHEAD OBSTRUCTIONS.

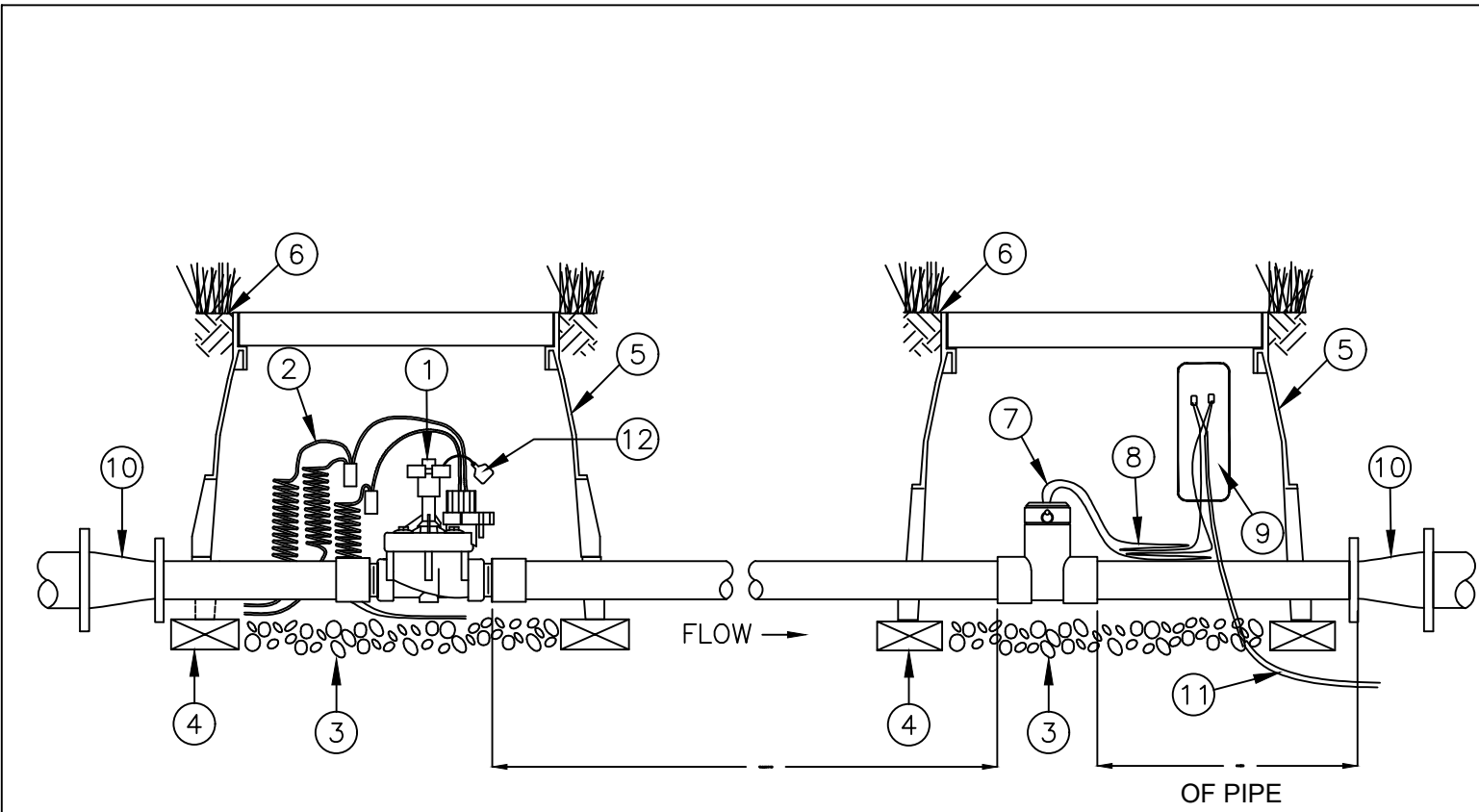


GRAPHIC SCALE



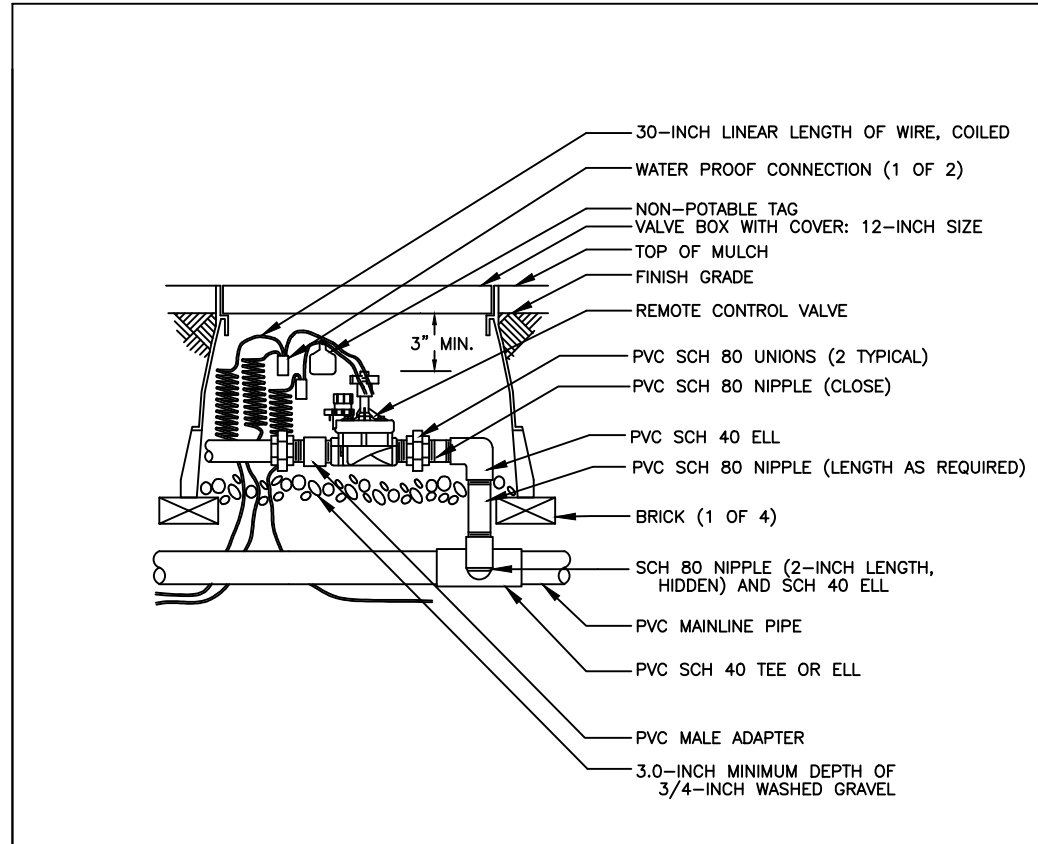
REFER TO SHEET L-1.2 FOR IRRIGATION NOTES AND DETAILS  
REFER TO SHEET L-1.3 FOR WELO DOCUMENTS

REVISIONS	
 RW Stover & Associates, Inc. Landscape Architecture 1620 Walnut Creek, CA 94596 Ph: 925.933.2383	
 R. W. STOVER LICENSED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA No. 51777	
<b>PRIMROSE SCHOOL</b> <b>7930 PAINTED DESERT DRIVE</b> ROSEVILLE, CALIFORNIA	
IRRIGATION PLAN	
DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 3-11-25	
SCALE	
SHEET	
L-1.1	
OF SHEETS	

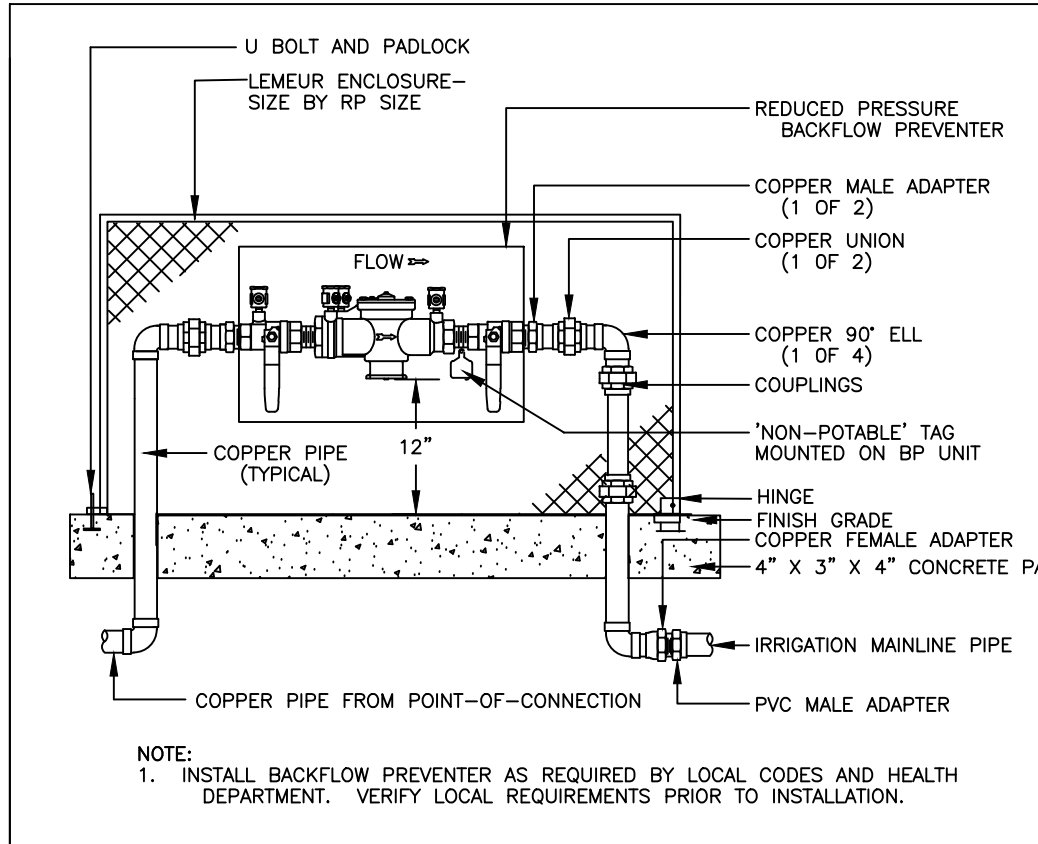


- 1 MASTER CONTROL VALVE
- 2 WIRE TO SATELLITE CONTROLLER SPARE STATION (36-INCH LOOP)
- 3 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 4 BRICK (1 OF 4)
- 5 VALVE BOX WITH COVER - 12-INCH SIZE
- 6 FINISH GRADE
- 7 FLOW SENSOR
- 8 FLOW SENSOR WIRES; LEAVE 36-INCHES OF WIRE IN VALVE BOX
- 9 PREFORMED SUPER SERVEISEAL WATERPROOF WIRE SPLICE KIT
- 10 CONCENTRIC REDUCER
- 11 PE-CABLE TO CONTROLLER ASSEMBLY
- 12 NON-POTABLE TAG

MASTER CONTROL VALVE AND FLOW SENSOR



REMOTE CONTROL VALVE



RP BACKFLOW PREVENTION DETAIL

**IRRIGATION NOTES:**  
IRRIGATION SYSTEM IS DESIGNED WITH NON-POTABLE COMPONENTS. SEE IRRIGATION LEGEND.

**GENERAL NOTES:** Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been considered in the design of the system. Such obstructions or differences should be brought to the attention of the Landscape Architect. Notify Landscape Architect of any aspects of layout, which will provide incomplete or insufficient water coverage of plant material and do not proceed until the instructions are obtained. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revisions necessary. It is the responsibility of the Irrigation Contractor to familiarize himself with all the grade differences, location of walks, retaining walls, etc. prior to construction. It shall be the Contractor's responsibility to protect in place (by all means necessary) all existing utilities unless otherwise specified on the plans. City standard drawings, specifications, specific notes & detail drawings and the soils report take precedence over general drawings and plans unless otherwise directed. Any deviation from approved plans during construction will require 48 hours prior notice to the Landscape Architect. At least one set of plans shall be on the site at all times for inspection. Irrigation Contractor shall comply with all State, County and City laws and ordinances; and regulations of the Department of Industrial Relations, O.S.H.A. and Industrial Accident Commission relating to the safety and character of work, equipment and labor personnel. The Irrigation Contractor assumes no responsibility beyond the adequacy of the design contained herein.

**DRAWINGS:** Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall also carefully investigate the structural and finished conditions affecting all of his work, plan his work accordingly and furnish such fittings, etc. as may be necessary to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation system, planting and architectural features. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas where possible.

**CONTROLLER:** Irrigation Contractor is to program timing of stations on controller to irrigate in the most efficient, water conserving manner possible. It is the responsibility of the Landscape Maintenance Contractor and/or the owner to program the Irrigation Controllers to provide the minimum amount of water needed to sustain proper plant health. This includes making adjustments to the program for seasonal weather changes, plant material needs, water requirements, changes in elevation, sun, shade and wind exposures. Contractor shall assume responsibility for any damage, erosion, puddling, etc. due to improper programming. Electrical Contractor to supply 120-VOLT A.C. (2.5 AMP) service & disconnect, junction box and conduit, as necessary, to controller location. Irrigation Contractor to make final connection from electrical stub-out to controller. Install new 9-VOLT Duracell battery(s) in each controller (if required) to retain program in memory during temporary power failures. Each controller shall have its own independent ground wire as per manufacturer's instructions.

**VALVES:** Backflow Device, Isolation and Control Valve locations shown are diagrammatic. Provide purple 'NON-POTABLE' valve boxes and attach 'NON-POTABLE' tags to valves. Install in groundcover/shrub areas where possible (not in lawn area), and at the edges of the planting areas so as to not interfere with plant hole excavation. Install valve boxes 12 inches from and perpendicular to: walks, curbs, lawn, etc. and each box shall be 12 inches apart. The short side of valve box shall be parallel to walk, curb, lawn edge, etc. Install (1) valve per rectangular box inline with the length of the box. Locate Quick Coupling Valves and/or hose bibs 2 inches from landscape area. Irrigation Contractor to notify all local jurisdictions for inspection and testing of installed Backflow Device. If pressure exceeds 80 PSI, Contractor shall install Pressure Reducing equipment as required.

**WIRING:** Control wires shall be U.L. approved for direct burial in ground. Copper size #14-1. Common ground wire shall have white insulation jacket. Control wire shall have insulation jacket of color other than white. Splicing shall be done with 3M #3570 Scotchlok splicing. Splicing of 24-VOLT wires will not be permitted except in valve boxes. Leave a 24 inch coil of excel wire at each splice and at 100 feet on center along wire run. Tape wire in bundles at 10 feet on center. No taping permitted in sleeves. Install a control wire for each extra station left on the controller and a spare control wire of a different color along the entire main line. Loop 24 inches of excess wire into each single valve box and into one valve box in each group of valves.

**ON-GRADE DRIP LINE SYSTEM:** All drip line to be set on grade in parallel rows as required to provide complete coverage of ground cover areas, as well as shrub planting. Emitters provide 0.90 gallons per hour flow (approximately 1.0 gallon per 100 linear feet of drip line). Design limits recommend not exceeding 200 feet of tubing for any single length. Stake tubing to grade with galvanized tie-down stakes at 3 ft. (max.) spacing. Provide XF dripline insert fittings for all connections. Provide removable threaded end caps at the terminus of each drip line length for easy flushing of system.

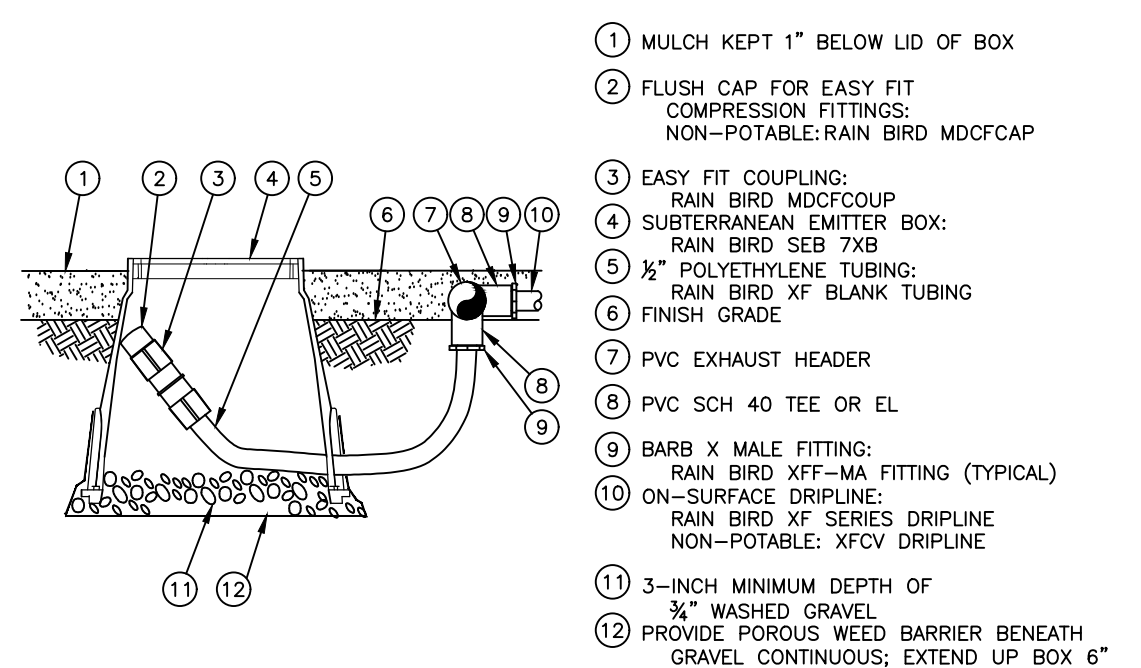
**PIPING/TRENCHING:** All irrigation main line and latera line pipe shall be purple NON-POTABLE pipe. Install main line piping with concrete thrust blocks as per manufacturer's recommendation. Main and latera lines shall be surrounded with a minimum of 2" of sand or rock free soil. Pipe sealant compound shall be Rectol Seal T-2, Permatex 51 or Lasco #905305. Pressure the Main Line @ 150 PSI for 2 hours and the Latera Lines @ 100 PSI for 2 hours, where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees, and tree root systems. Excavation in area where two (2) inch and larger roots exist shall be done by hand. Cut roots one (1) inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with wet burlap or canvas.

**SLEEVES:** The Irrigation Contractor shall coordinate with the General Contractor and other Subcontractors for the location and the installation of sleeves, conduit or pipe through walls, under roadways, paving, structures, etc. prior to construction. In addition to the sleeves and conduits shown on the drawings, the Irrigation Contractor shall be responsible for the coordination and/or installation of sleeves and conduits of sufficient size under all paved areas.

**IRRIGATION SYSTEM:** The irrigation system design is based on a minimum operating pressure (PSI) and a flow demand (GPM) as noted on plan. The Irrigation Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation Point-of-Connection to the Landscape Architect. Failure to do so will result in the contractor being responsible for any necessary changes due to this difference.

**GUARANTEE:** All construction, parts and products by the Landscape Contractor and/or his subcontractors shall be guaranteed for one (1) full year after the beginning of the maintenance period. The contractor shall replace (at no expense to the Owner) any and all irrigation products that are in an unacceptable condition for the time of use. Replacement of any items shall match original description of item(s) on construction plans and shall be installed per specification. The Contractor shall not be held liable for loss of irrigation parts or products due to vandalism, accidental causes, or acts of neglect by others than the Contractor, his agents or employees.

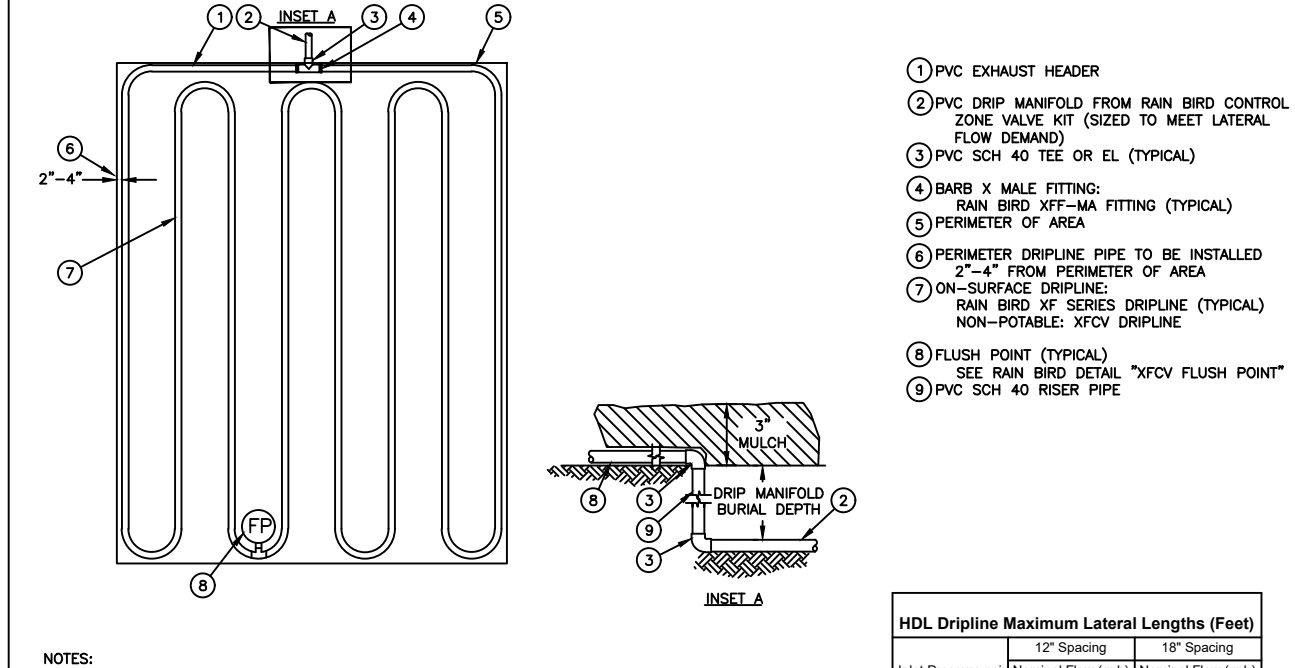
**DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND/OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.**



- 1 MULCH KEPT 1" BELOW LID OF BOX
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS; NON-POTABLE; RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING; RAIN BIRD MDCFCAP
- 4 SUBTERRANEAN EMITTER BOX; RAIN BIRD 525 7X8
- 5 1/2" POLYETHYLENE TUBING; RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING; RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE; RAIN BIRD XF SERIES DRIPLINE
- 11 NON-POTABLE; XFCV DRIPLINE
- 12 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 13 PROVIDE POROUS WEED BARRIER BENEATH GRAVEL CONTINUOUS; EXTEND UP BOX 6"

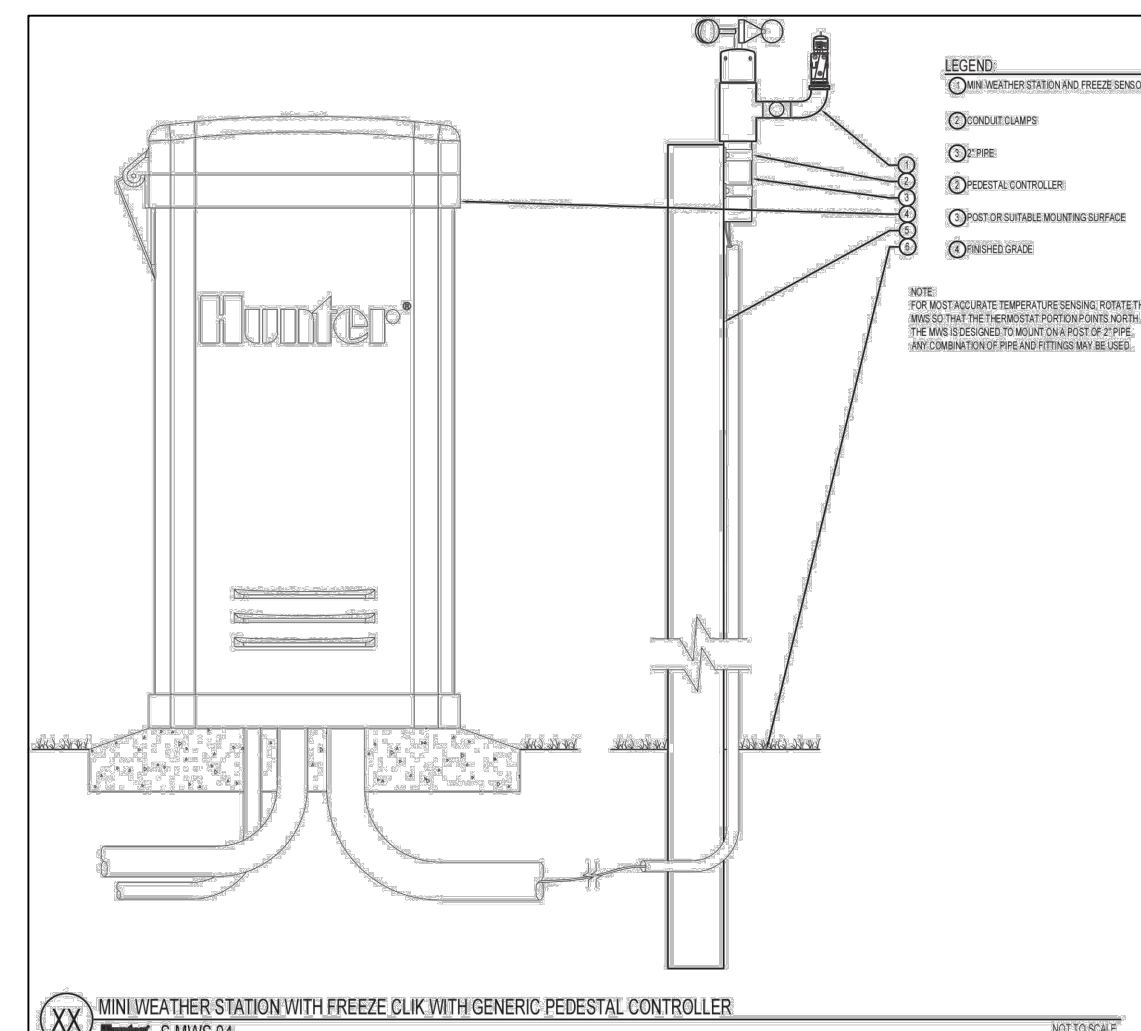
NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFDe ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS

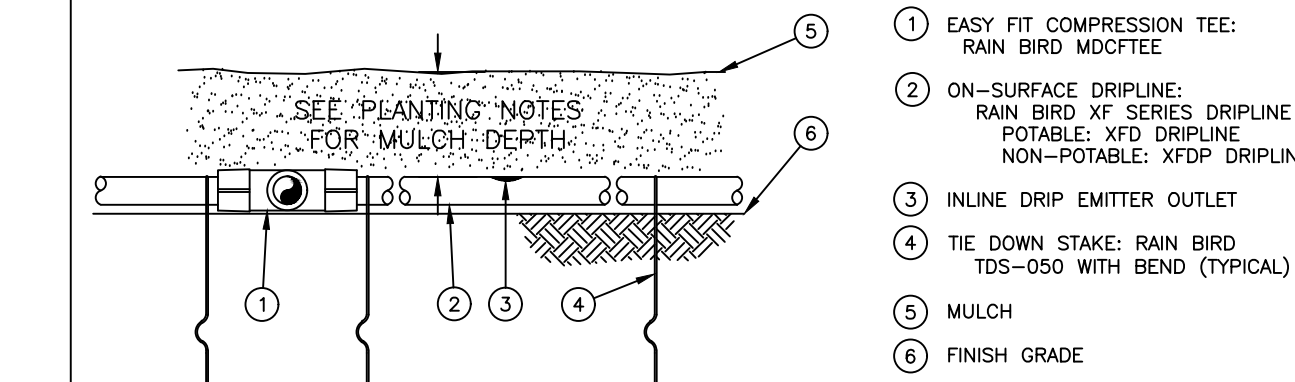


NOTE:  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.  
3. WHEN USING TUBING INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFDe ON-SURFACE DRIPLINE QUICK LAYOUT

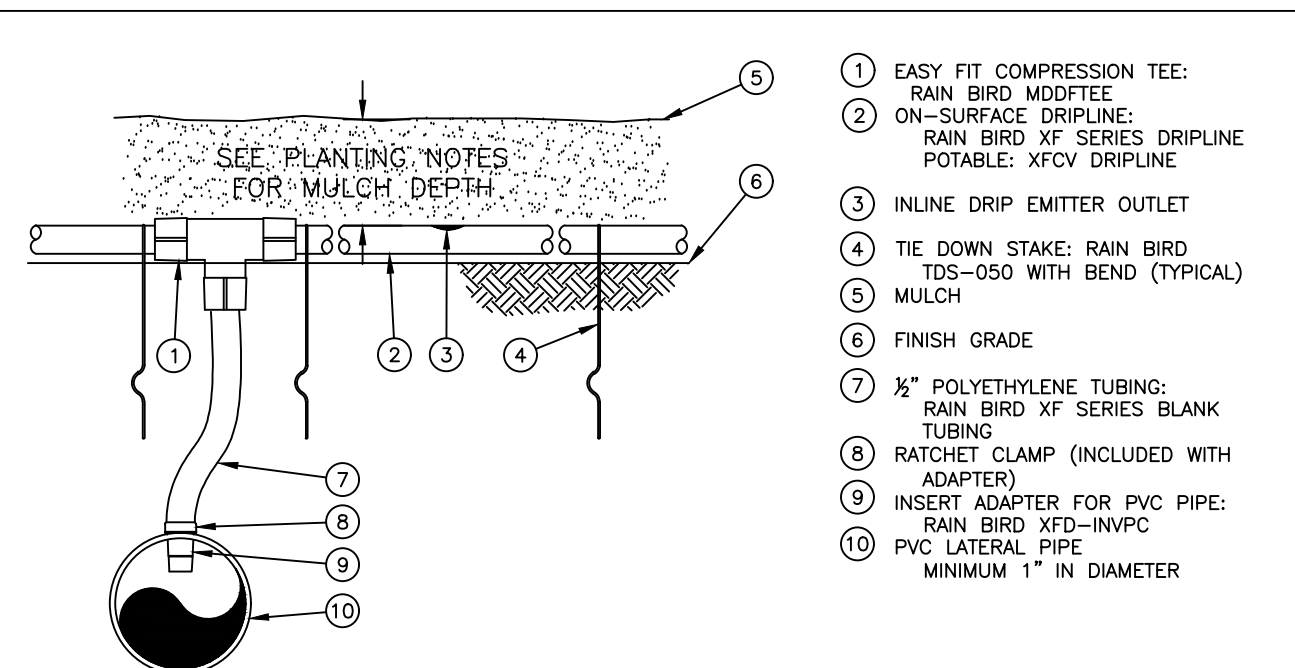


MINIWEATHER STATION WITH FREEZE-CLICK WITH GENERIC PEDESTAL CONTROLLER



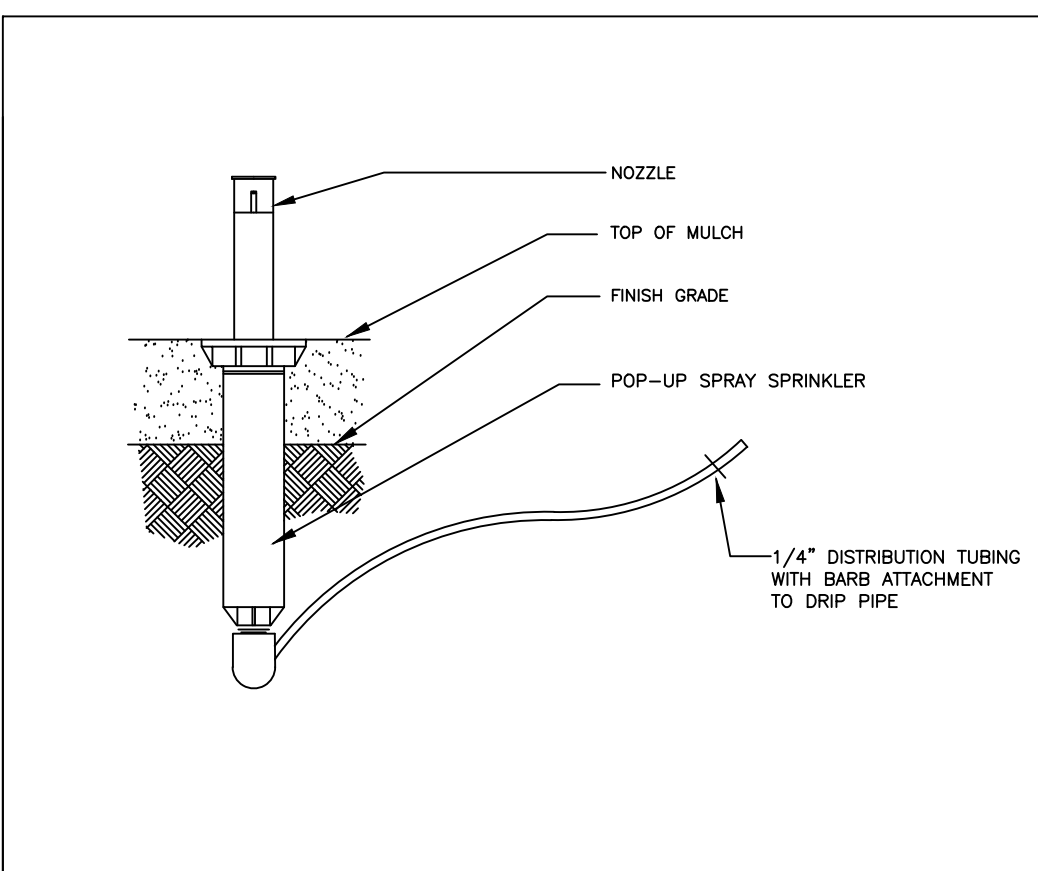
NOTE:  
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFDe ON-SURFACE DRIPLINE AT GRADE

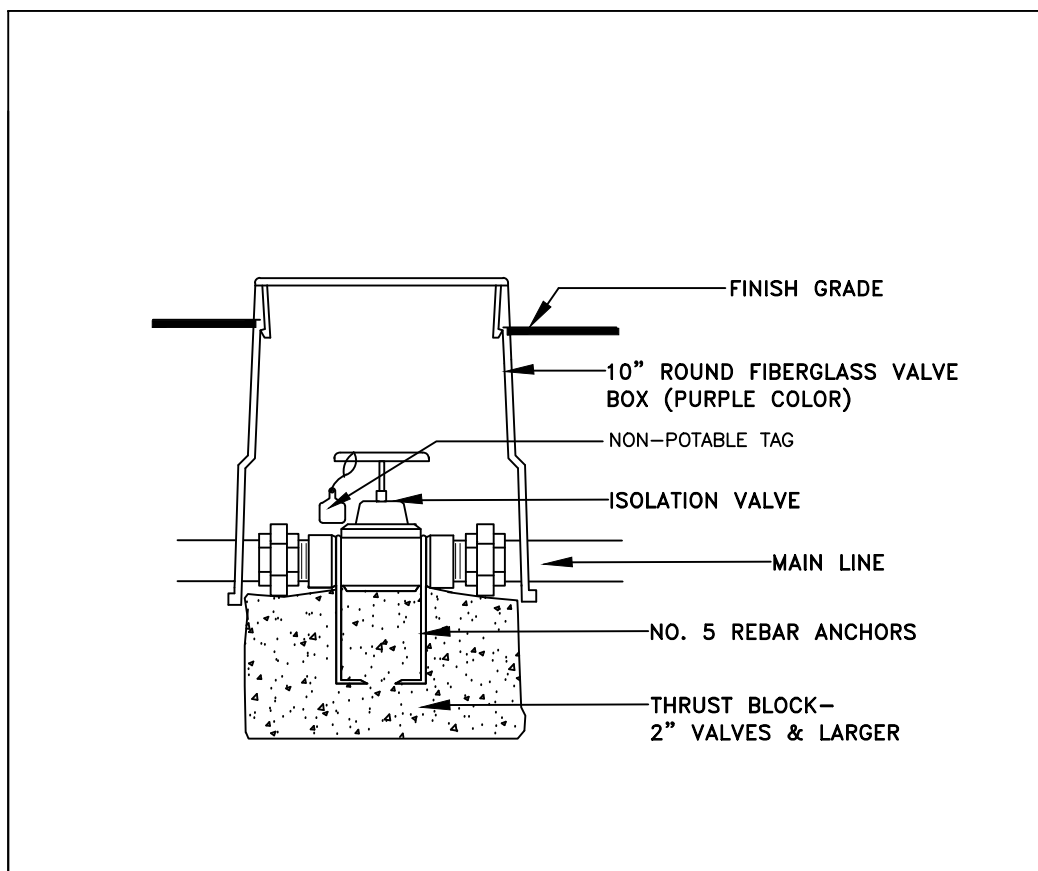


NOTE:  
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

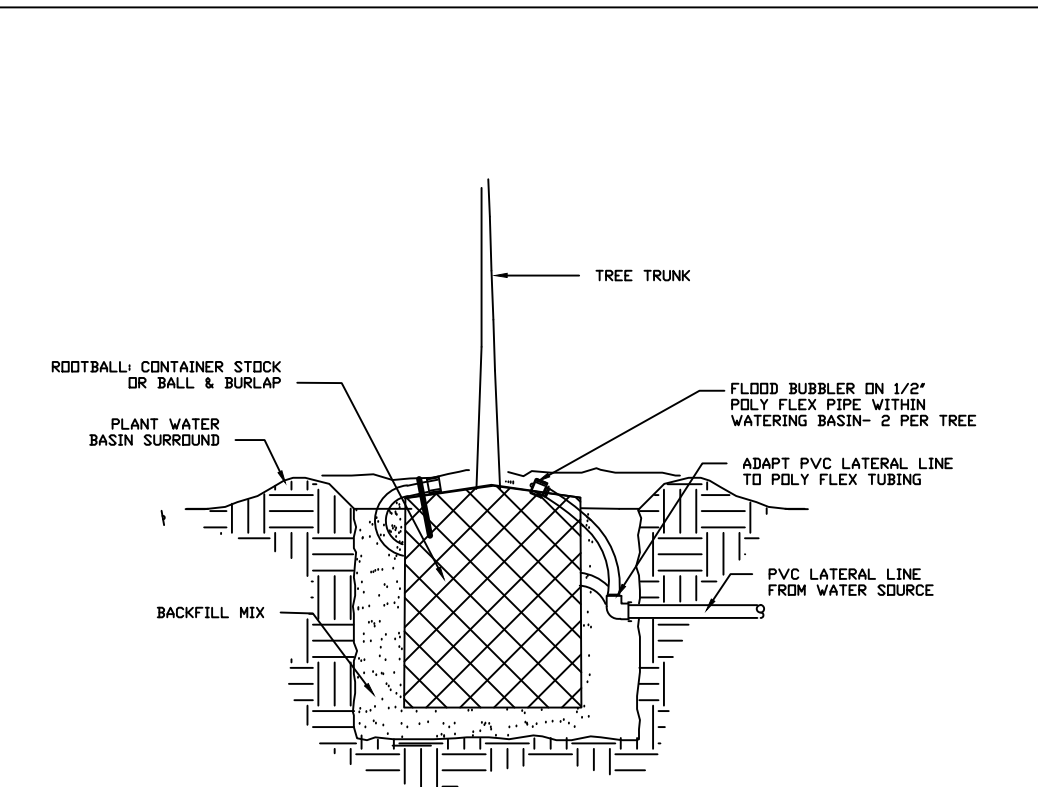
XFDe ON-SURFACE DRIPLINE INSERT ADAPTER FOR 1" OR LARGER PVC



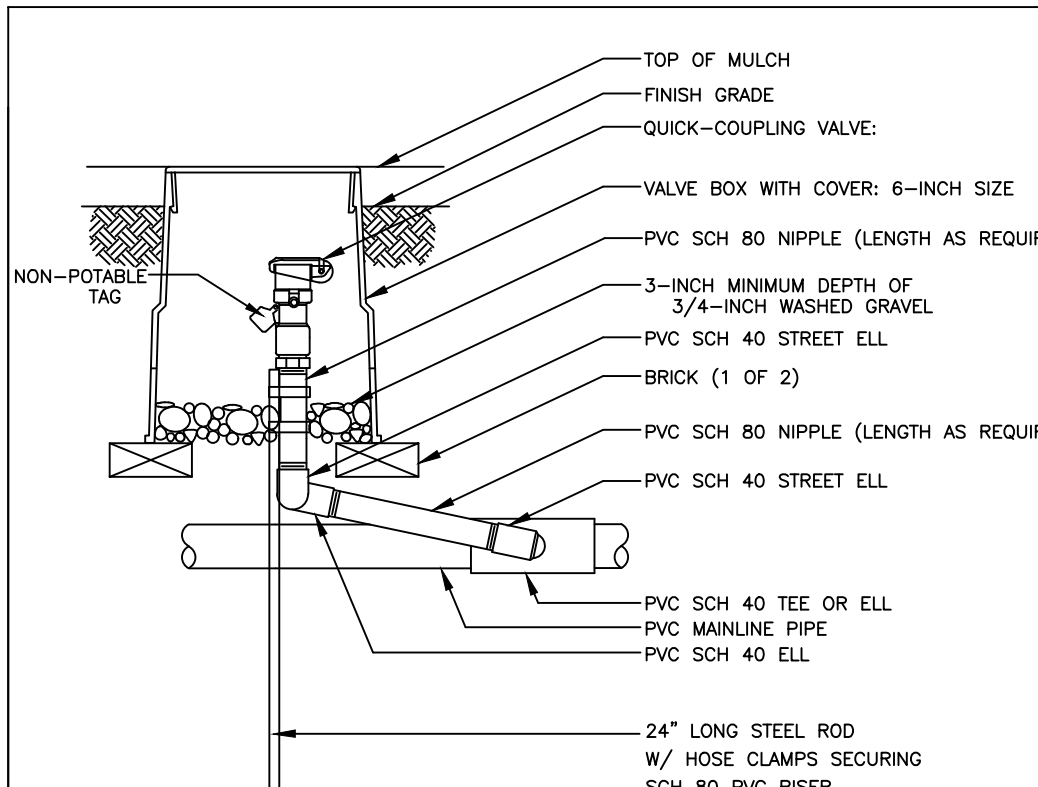
DRIP SYSTEM OPERATION INDICATOR



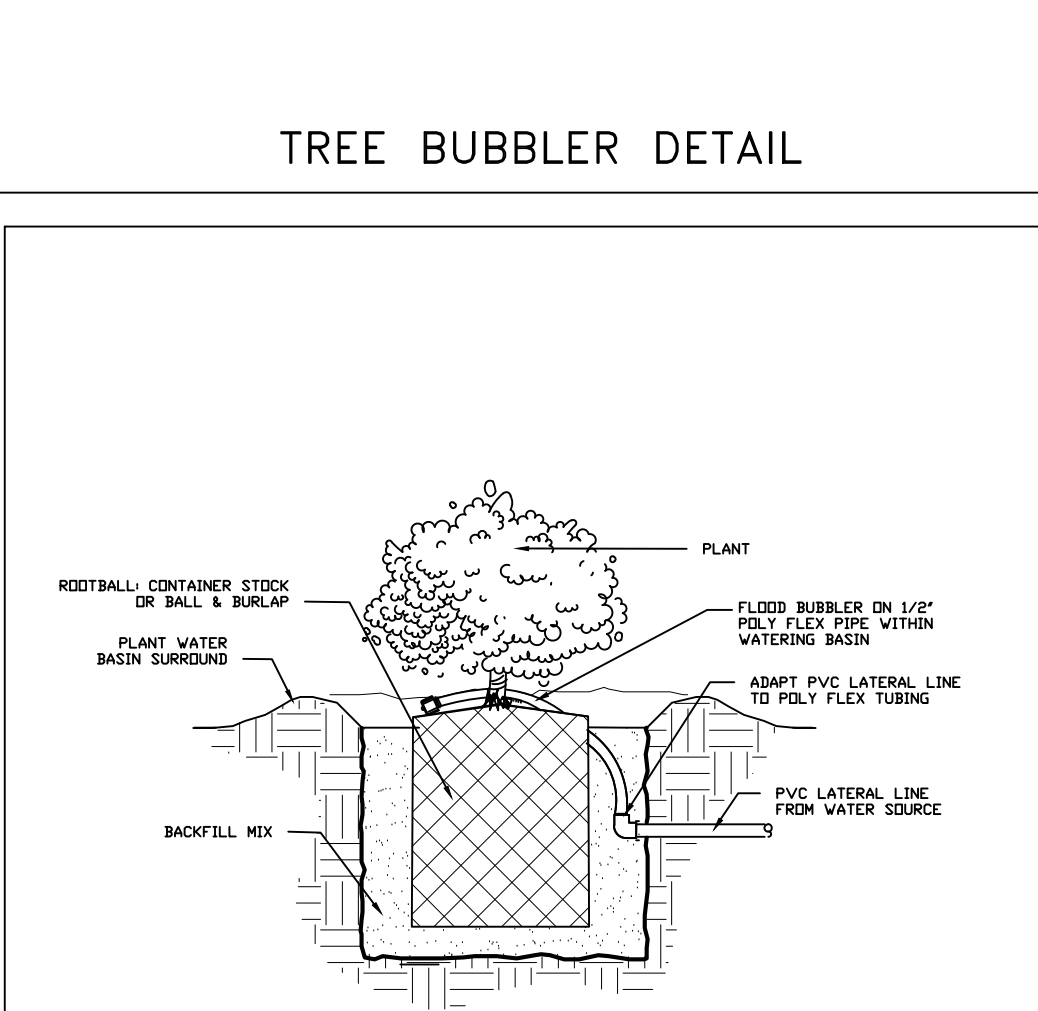
ISOLATION/ GATE VALVE



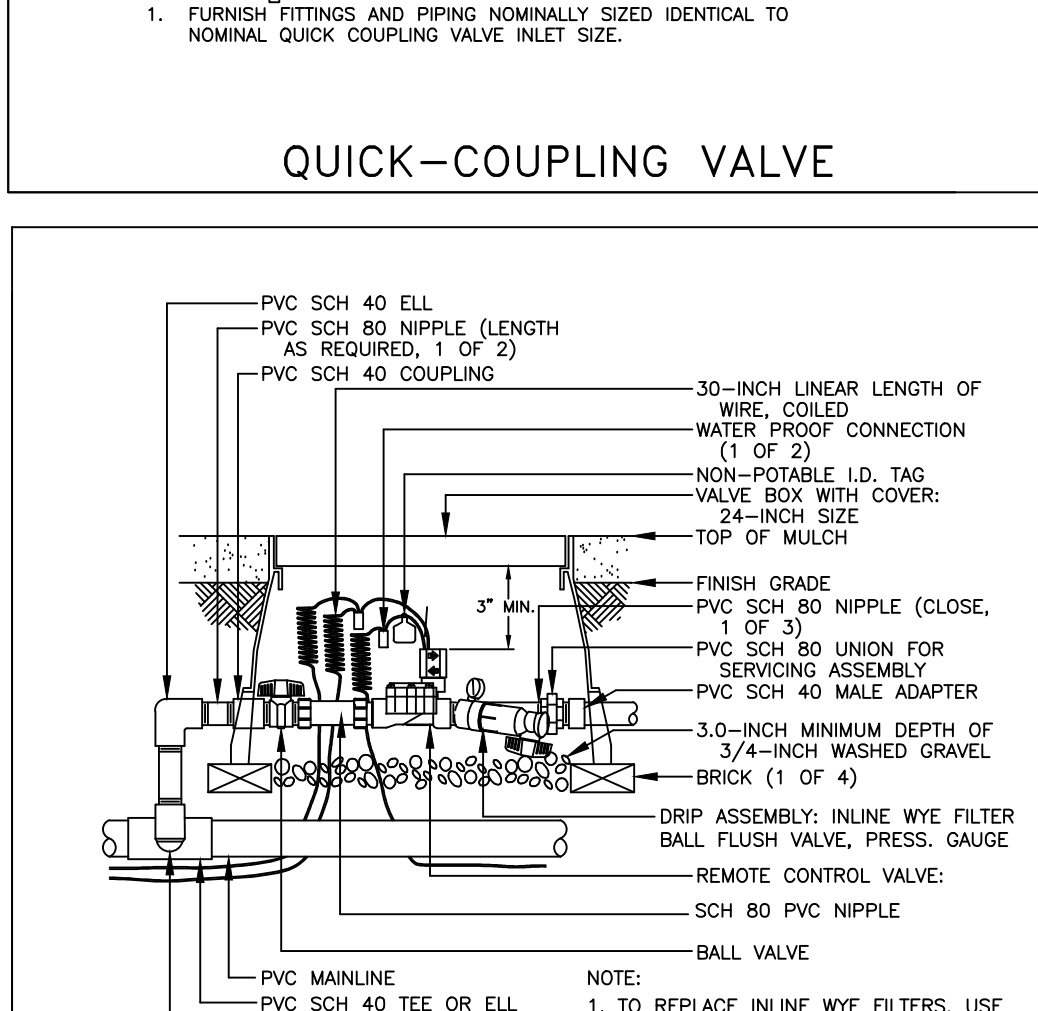
TREE BUBBLER DETAIL



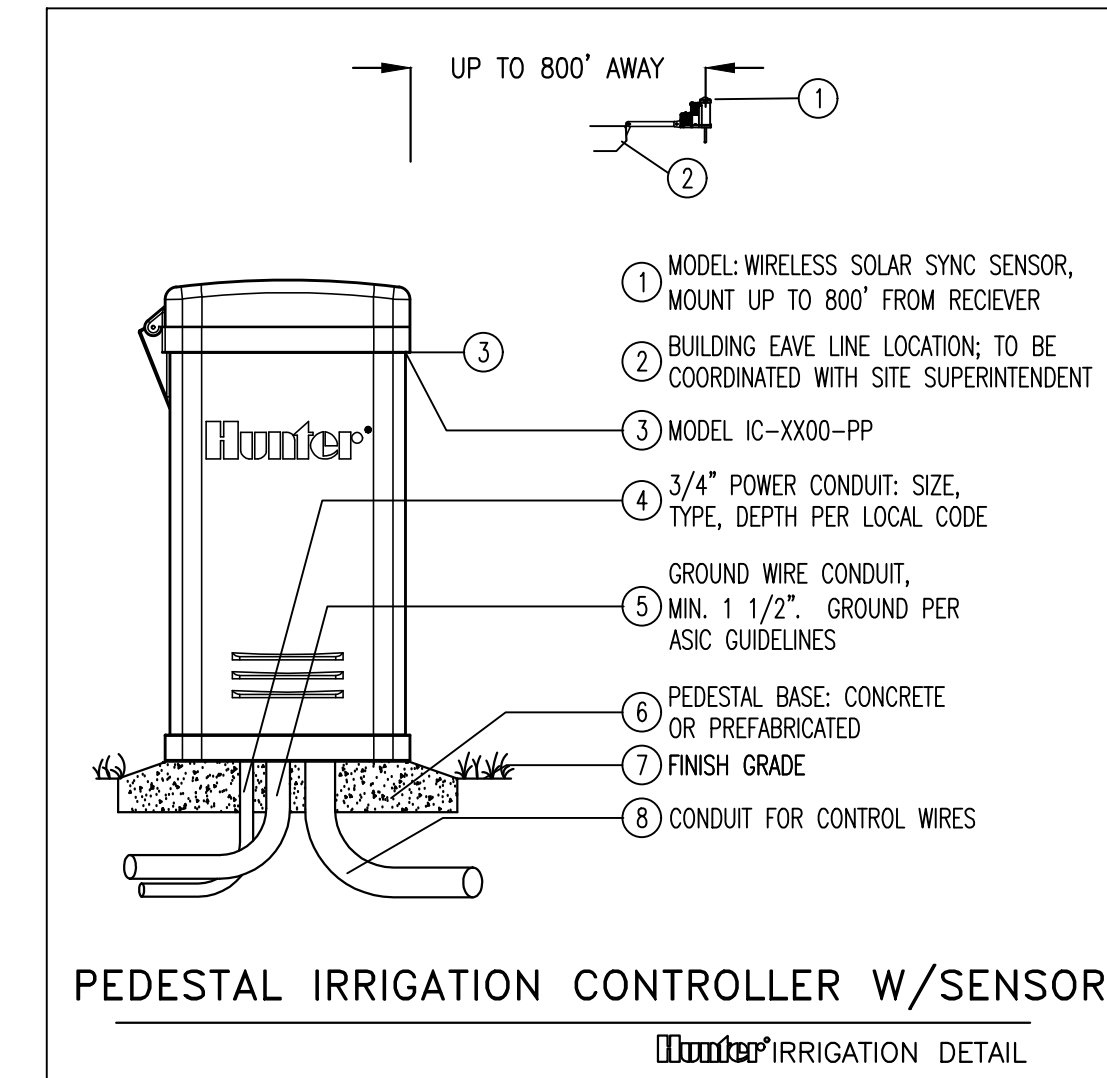
QUICK-COUPLING VALVE



SHRUB BUBBLER DETAIL



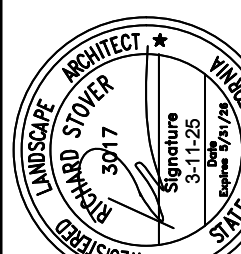
DRIP REMOTE CONTROL VALVE



PEDESTAL IRRIGATION CONTROLLER W/SENSOR

REVISIONS


RW Stover & Associates, Inc.  
Landscape Architecture  
1620 N. 10th Street, Suite 4  
Walnut Creek, CA 94596  
Ph: 925.933.2383



PRIMROSE SCHOOL  
7930 PAINTED DESERT DRIVE  
ROSEVILLE, CALIFORNIA

IRRIGATION NOTES  
AND DETAILS

DESIGNED: DRAWN:  
CHECKED: JOB NO:  
DATE  
3-11-25  
SCALE

SHEET

L-1.2

OF SHEETS

**Schedule of Landscape Functions**  
(schedule is number of times a month functions performed)

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
<b>Shrub /Ground Cover</b>													
Fertilization	*	*	1	*	*	*	*	*	*	*	1	*	2
Insect control	*	*	1	*	*	*	1	*	*	*	*	*	2
Disease control	*	*	1	*	*	*	1	*	*	*	*	*	2
Weed control	2	3	3	4	4	4	4	4	4	4	2	2	40
Debris Removal	2	3	3	4	4	4	4	4	4	4	2	2	40
Pruning	1	*	*	*	*	*	*	*	*	*	*	*	1
<b>Trees</b>													
Fertilization	*	*	1	*	*	*	*	*	*	*	*	*	1
Insect control	*	*	1	*	*	*	*	*	*	*	*	*	1
Disease control	*	*	1	*	*	*	*	*	*	*	*	*	1
Pruning	*	1	*	*	*	*	*	*	*	*	*	*	1
<b>Irrigation</b>													
Check/adjust/repair	*	*	1	*	*	*	1	*	*	*	*	*	2
Review/Adjust run times	*	*	1	*	1	*	1	*	1	*	1	*	5

Note: Repair of all irrigation equipment shall be done with the originally installed components or equivalent. Project shall be irrigated so that the total annual water applied is less than or equal to the Maximum Applied Water Allowance as applicable.

**SOIL MANAGEMENT REPORT:**  
 A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.  
 1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.  
 2. Soil analysis shall include:  
 a. Soil texture  
 b. Infiltration rate determined by laboratory test or soil infiltration rate table  
 c. pH  
 d. Total soluble salts  
 e. Sodium  
 f. Percent organic matter  
 g. Recommendations  
 B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.  
 C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.  
 D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion. [Ord.3-2010 3 (Exh. A), eff.3-12-2010]

**SOIL PREPARATION AMENDMENTS AND BACKFILL MIX:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). MIX The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

**TREE PLANTING:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/2 lb. for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

**WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE**

REFERENCE EVAPOTRANSPIRATION (ET<sub>0</sub>): 52.3

VALVE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
<b>REGULAR LANDSCAPE AREA:</b>										
1	LOW WATER USE	SHRUBS	0.3	BUBBLER	0.81	0.37037037	1945	720.3703704	23358.7	15%
2	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	2114	782.962963	25388.4	16%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	135	83.33333333	2702.2	1%
4	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1745	646.2962963	20956.8	13%
5	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	2351	870.7407407	28234.6	18%
6	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1606	594.8148148	19287.5	12%
7	LOW WATER USE	SHRUBS	0.3	BUBBLER	0.81	0.37037037	3180	1177.777778	38190.6	24%
8	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	90	55.55555556	1801.4	1%
9	MEDIUM WATER USE	VINES	0.5	BUBBLER	0.81	0.61728395	45	27.77777778	900.7	0%
							<b>TOTALS:</b>	13211	4960	100%
<b>SPECIAL LANDSCAPE AREAS:</b>										
REC. AREA						1		0	0	
POOL								0	0	
WATER FEATURE 2						1		0	0	
							<b>TOTALS:</b>	0	0	
									<b>ETWU TOTAL:</b>	160.821
									<b>MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):</b>	192.771
<b>ETAF CALCULATIONS:</b>										
<b>REGULAR LANDSCAPE AREAS:</b>										
TOTAL ETAF x AREA								4.960		
TOTAL LANDSCAPE AREA								13.211		
AVERAGE ETAF								0.38		
<b>NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.</b>										
<b>ALL LANDSCAPE AREAS:</b>										
TOTAL ETAF x AREA								4.960		
TOTAL LANDSCAPE AREA								13.211		
SITEWIDE ETAF								0.38		

**MONTHLY FLOW CALCULATIONS PER CONTROL VALVE (GPM)**

*NOTE: Irrigation flow calculations reflect no irrigation water applied during the months of December, January or February*

CYCLES / WEEK	MINUTES / CYCLE	VALVE NO.	GPM	SYSTEM	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Jan. - Feb.	Gallon total
2	10	9	1.3	VINE BUBBLER	111.8	111.8	134.16	201.24	201.24	201.24	201.24	167.7	111.8	0	0	1442.22
<b>TOTAL GALLONS</b>																<b>1442.22</b>
1	12	1	30.3	SHRUB BUBBLE	1563.48	1563.48	2605.8	3908.7	3908.7	3908.7	3908.7	2605.8	1302.9	0	0	25276.26
8	30.3	8	30.3	SHRUB BUBBLE	1563.48	1563.48	2605.8	3908.7	3908.7	3908.7	3908.7	2605.8	1302.9	0	0	25276.26
<b>TOTAL GALLONS</b>																<b>50552.52</b>
2	12	2	13.6	SHRUB DRIP	1403.52	1403.52	2339.2	3508.8	3508.8	3508.8	2105.28	1403.52	0	0	0	22690.24
4	11.8	4	11.8	SHRUB DRIP	1217.76	1217.76	2029.6	3044.4	3044.4	3044.4	1826.64	1217.76	0	0	0	19687.12
5	15.7	5	15.7	SHRUB DRIP	1620.24	1620.24	2700.4	4050.6	4050.6	4050.6	2430.36	1620.24	0	0	0	26193.88
6	10.7	6	10.7	SHRUB DRIP	1104.24	1104.24	1840.4	2760.6	2760.6	2760.6	1656.36	1104.24	0	0	0	17851.88
<b>TOTAL GALLONS</b>																<b>86423.12</b>
1	8	3	7.5	TREE BUBBLER	258	322.5	645	967.5	1451.25	1451.25	967.5	322.5	258	0	0	6643.5
8	5.0	8	5.0	TREE BUBBLER	172	215	430	645	967.5	967.5	645	215	172	0	0	4429
<b>TOTAL GALLONS</b>																<b>11072.5</b>
<b>TOTAL GALLONS:</b>																<b>149490.4</b>

Water Efficient Landscape Ordinance Project Information

Date: 3-11-25

Project: Primrose Preschool

Project Applicant: RW Stover and Associates, Inc.  
 Contact: Rick Stover  
 Address: 1620 North Main Street, Suite 4, Walnut Creek, CA 94596  
 Email: rstover@rwsia.com  
 Phone: 925.933.2583 ext 105

Property Owner/ or Representative: CASCO  
 Contact: John Finnemore, Project Manager  
 Address: 12 Sunnen Drive, Suite 100, St. Louis, MO 63143  
 Email: jfinnemore@primroseschools.com  
 Phone: 314.238.1116

Project Address: 7930 Painted Desert Drive, Roseville, CA

Total Landscape Area (square feet): 13,211 SF

Project Type: Commercial


Water Supply Type: Recycled system; Environmental Utilities

Documentation Package:

Water Efficient Landscape Worksheet: Yes; see this sheet.  
 Soil Management Report: Yes; see this sheet.  
 Landscape Design Plan: Yes; see sheet L-2.1  
 Irrigation Design Plan: Yes; see sheet L-1.1  
 Grading Design Plan: Refer to civil engineer plans

Applicant Statement:

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."


3-11-25  
 Applicant Signature Date

REVISIONS


  
 RW Stover & Associates, Inc.  
 Landscape Architecture  
 1620 North Main Street, Suite 4  
 Walnut Creek, CA 94596  
 Ph: 925.933.2583

  
 RICK STOVER  
 3917  
 State of California  
 License No. 51318

**PRIMROSE SCHOOL**  
**7930 PAINTED DESERT DRIVE**  
 ROSEVILLE, CALIFORNIA

WELO DOCUMENTS

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 3-11-25	
SCALE	

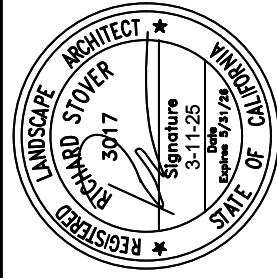
SHEET

**L-1.3**

OF SHEETS

NO.	REVISIONS

RW Stover & Associates, Inc.  
 Landscape Architecture  
 1620 Walnut Creek, CA 94596  
 Ph: 925.933.2383

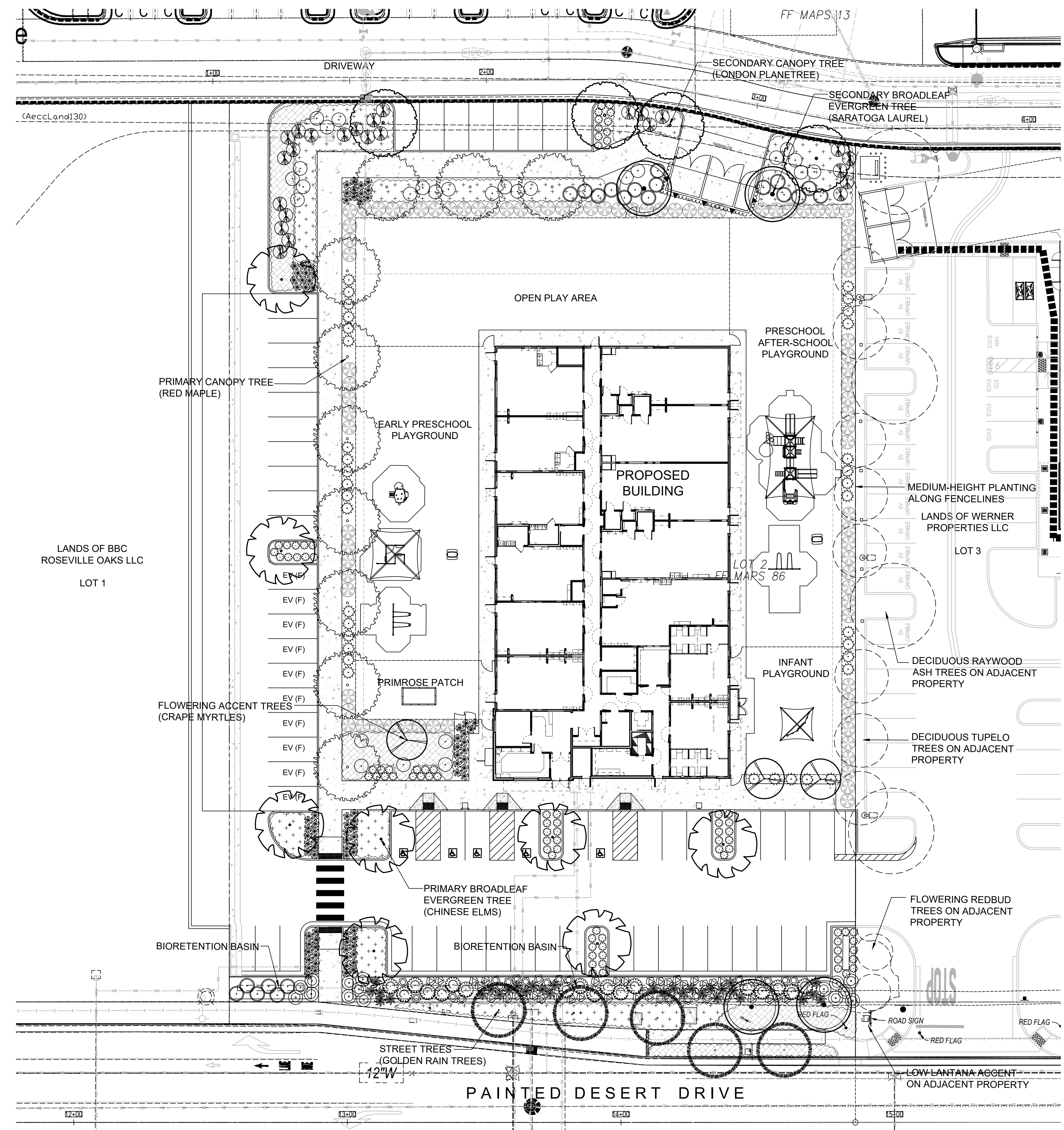


**PRIMROSE SCHOOL**  
**7930 PAINTED DESERT DRIVE**  
 ROSEVILLE, CALIFORNIA

PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 3-11-25	
SCALE	

SHEET  
**L-2.1**  
 OF SHEETS



### PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	WUCOLS	SIZE	MATURE SIZE	COUNT
<b>TREES:</b>							
	ACER RUBRUM	RED MAPLE	MED	15 GAL	30"Hx30"W		10
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	MED	24" BOX	25"Hx25"W		6
	LAGERSTROEMIA F. 'TUSCARORA' (STD)	STANDARD CRAPE MYRTLE	LOW	15 GAL	25"Hx25"W		3
	LAURUS NOBILIS 'SARATOGA' (STD)	SARATOGA LAUREL	LOW	24" BOX	25"Hx25"W		4
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	MED	15 GAL	35"Hx30"W		4
	ULMUS PARVIFOLIA 'EMERALD VASE'	CHINESE ELM	MED	15 GAL	35"Hx35"W		8
<b>SHRUBS:</b>							
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GA	3'Hx5'W		86
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	LOW	5 GA	4'Hx4'W		18
	CISTUS SKANBERGII	ROCKROSE	LOW	5 GA	3'Hx5'W		25
	FRANGULA CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	LOW	5 GA	4'Hx5'W		21
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	LOW	5 GA	4'Hx4'W		27
<b>PERENNIALS &amp; GRASSES:</b>							
	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	1 GA	24"Hx3'W		15
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	LOW	1 GA	3'Hx3'W		24
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GA	3'Hx3'W		39
	JUNCUS PATENS	BLUE RUSH	LOW	1 GA	30"Hx3'W		35
	LOMANDRA LONGIFOLIA 'SEA BREEZE'	DWARF MAT RUSH	LOW	5 GA	30"Hx3'W		81
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	5 GA	3'Hx4'W		31
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	1 GA	2'Hx2'W		86
<b>VINES AT TRASH ENCLOSURE:</b>							
	FICUS PUMILA	CREEPING EVERGREEN FIG	LOW	5 GA	12' SPREAD		5
<b>GROUND COVERS:</b>							
	COPROSMA PETRIE 'VERDE VISTA'	CREEPING COPROSMA	LOW	1 GA@3' O.C.	2'Hx6'W		3,870 SF
	LANTANA x 'MONET'	SPREADING SUNSET LANTANA	LOW	1 GA@3' O.C.	2'Hx6'W		1,928 SF
<b>PLANT COUNT NOTE:</b> PLANT COUNTS SHOWN ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT COUNTS PRIOR TO PLACING PLANT STOCK ORDERS.							

**CERTIFICATION STATEMENT:**

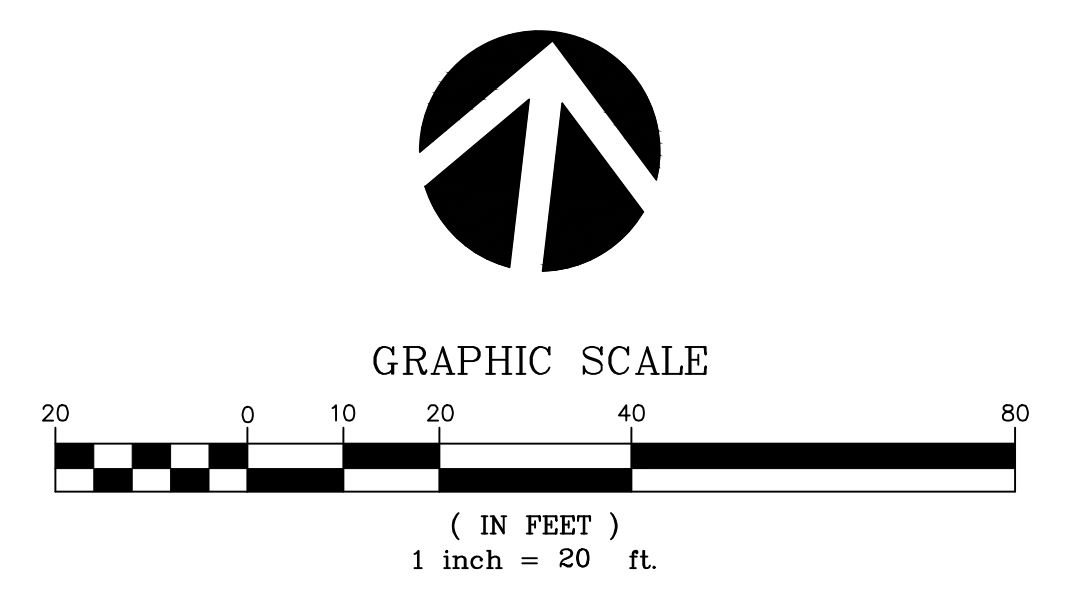
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

RICK STOVER  
 RW STOVER AND ASSOCIATES, INC.  
 LANDSCAPE ARCHITECT

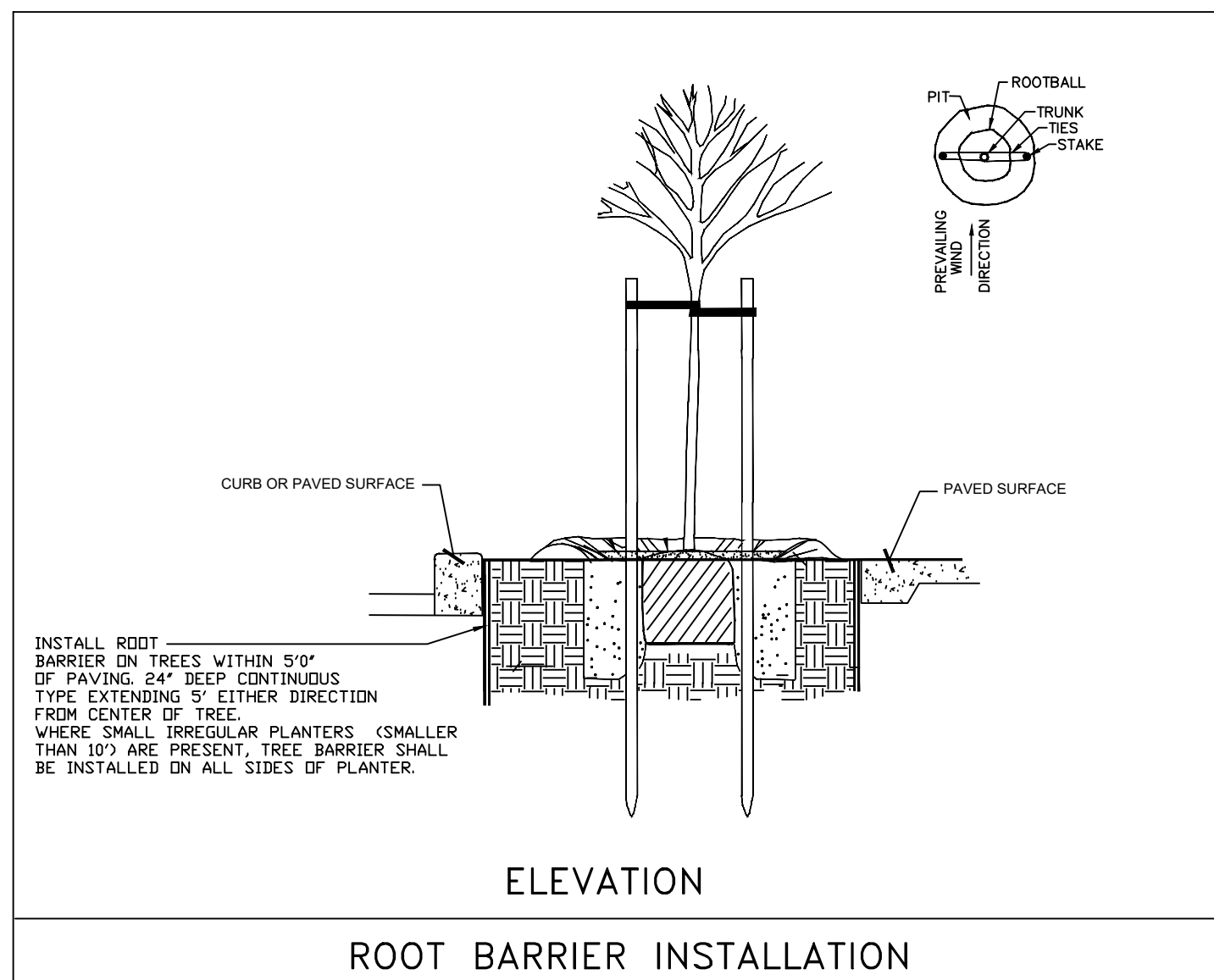
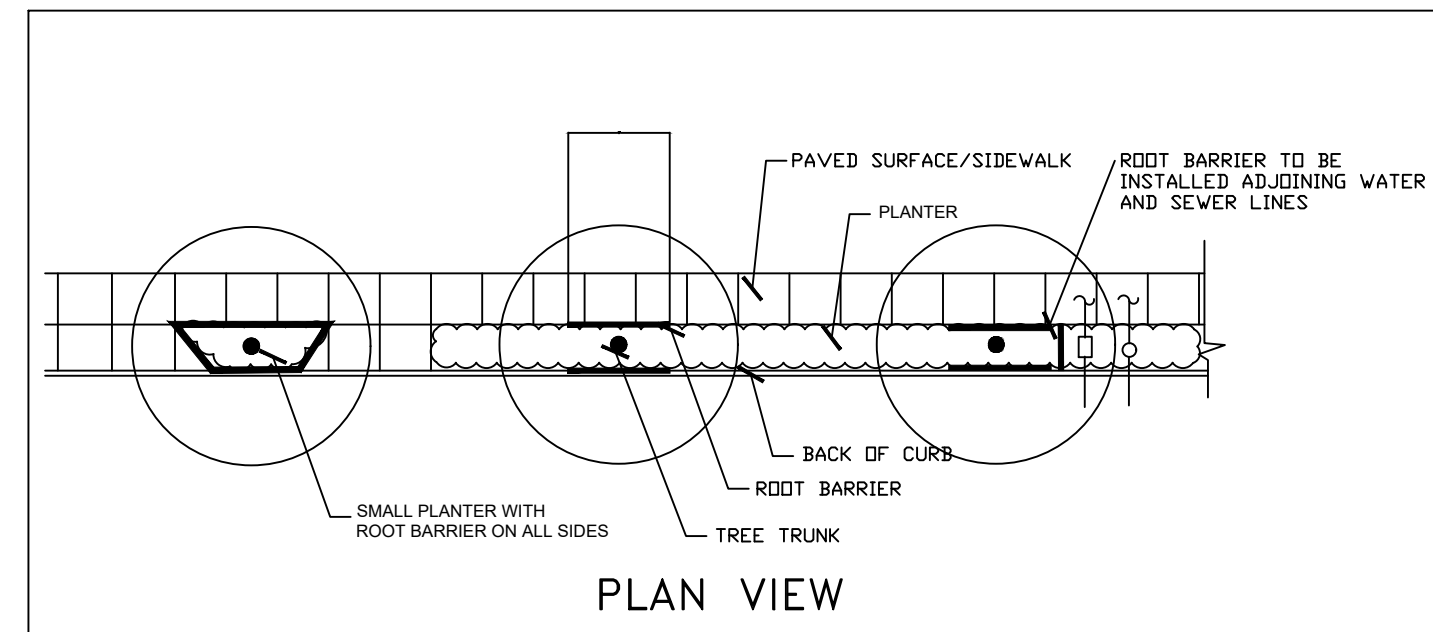
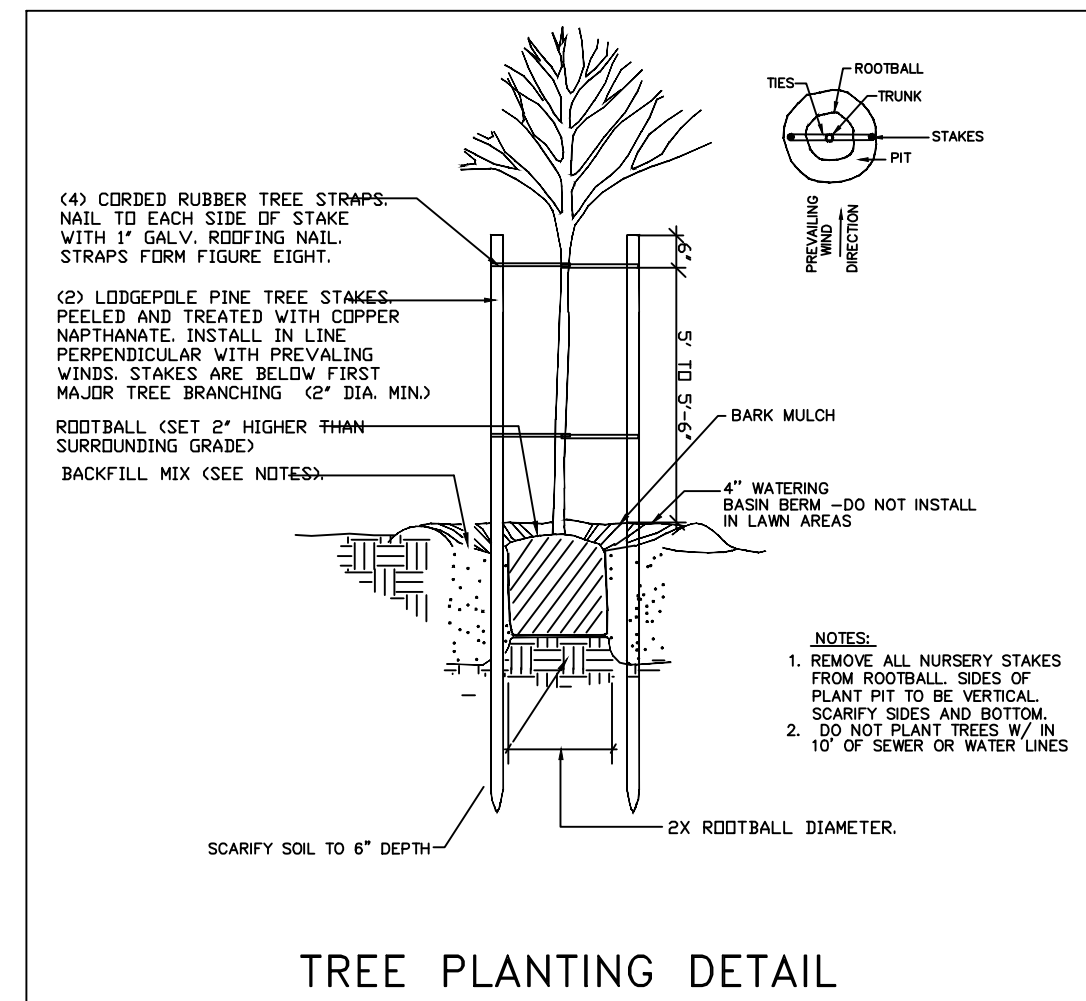
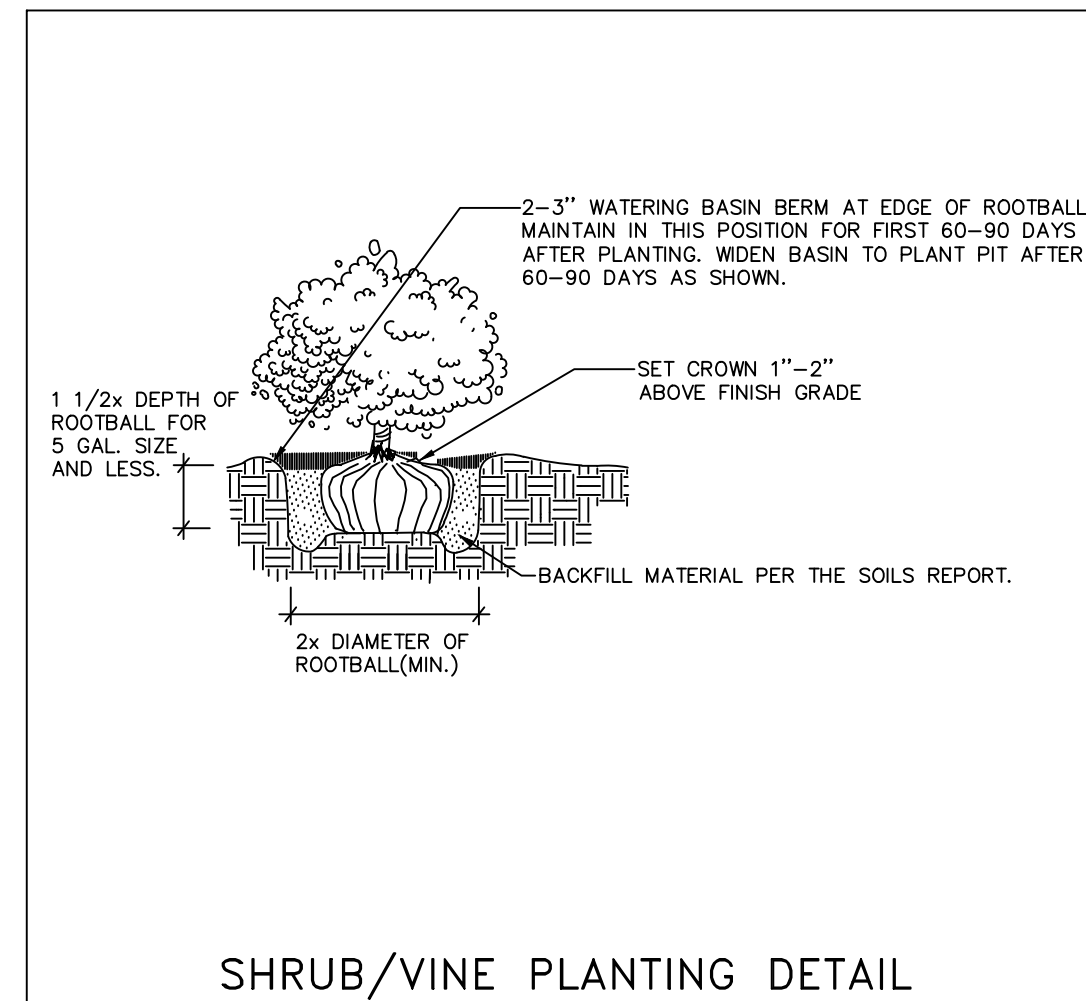
SIGNATURE- LANDSCAPE ARCHITECT

10-07-21  
 DATE

#3017  
 STATE LICENSE NUMBER



REFER TO SHEET L-2.2 FOR PLANTING NOTES AND DETAILS  
 REFER TO SHEET L-2.3 FOR SHADING PLAN



**PLANTING NOTES**

**GENERAL NOTES:** The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his or her bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making him or herself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

**SOIL MANAGEMENT REPORT:**

- A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
- 1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
- 2. Soil analysis shall include:
  - a. Soil texture
  - b. Infiltration rate determined by laboratory test or soil infiltration rate table
  - c. pH
  - d. Total soluble salts
  - e. Sodium
  - f. Percent organic matter
  - g. Recommendations
- B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
- C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion. [Ord.3-2010 3 (Exh. A), eff.3-12-2010]

**SOIL PREPARATION AMENDMENTS AND BACKFILL MIX:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). MIX The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

**TREE PLANTING:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/2 lb. for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

**ROOT BARRIERS:** All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

**SHRUB PLANTING:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost 7-1-2 organic fertilizer-pelleted (or equal) at the following rates: For 5 gallon shrubs: 1/2 lb. for, 1 gallon shrubs: 1/4 lb. Mix fertilizer with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

**MULCHING:** Mulch all planting areas, storm water bioswale areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber. UV stabilized, non-dyed with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. #116 Walk-On Fir Bark from 'Re-User Inc.' or approved equal. Keep mulch 2" away from plant stem.

**STORMWATER PLANTER COVER:** Provide a 2" deep layer of 3/8" river-washed pebbles (no fines) continuous across stormwater planter surfaces; keep pebbles 2" away from plant stem.

**MAINTENANCE:** The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

**SUBSTITUTIONS:** Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

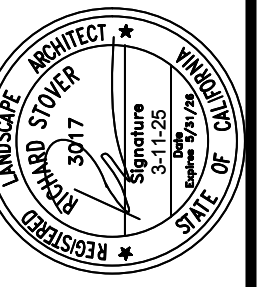
**GUARANTEE:** All construction, trees and shrubs by the Landscape Contractor and/or his or her subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

**CLEAN UP:** At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

**FERTILIZERS:** Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com  
www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com

REVISIONS


RW Stover & Associates, Inc.  
Landscape Architecture  
1620 N. 1st Street, Suite 4  
Walnut Creek, CA 94596  
Ph: 925.933.2883

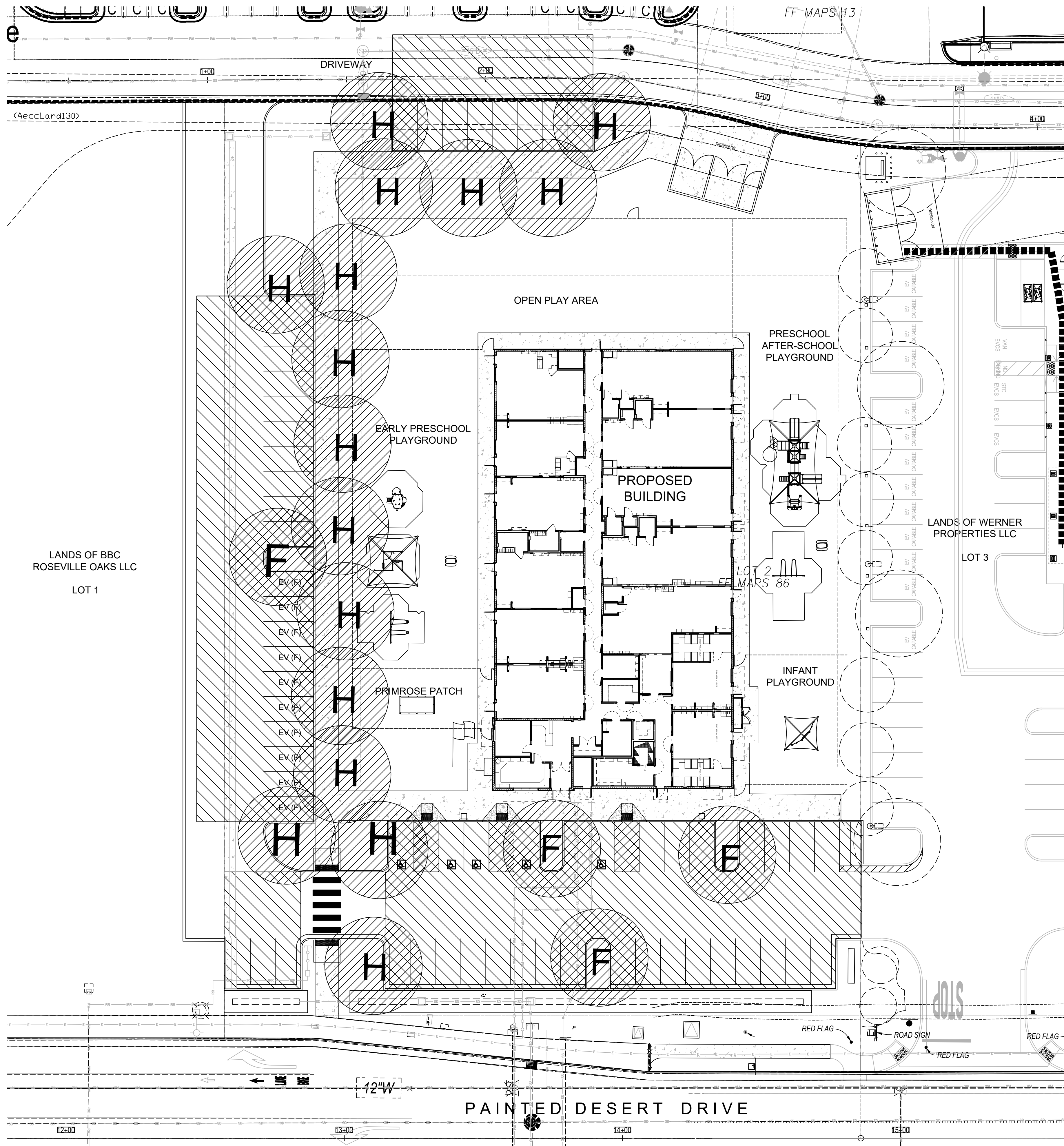


PRIMROSE SCHOOL  
7930 PAINTED DESERT DRIVE  
ROSEVILLE, CALIFORNIA

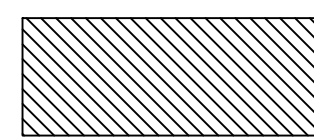
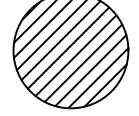
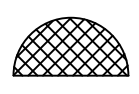
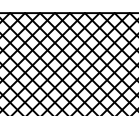
PLANTING NOTES  
AND DETAILS

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 3-11-25	
SCALE	

SHEET  
L-2.2  
OF SHEETS



**SHADE LEGEND:**

-  PAVED AREA OF PARKING LOT THAT APPLIES TO TREE CANOPY SHADE CALCULATIONS
-  TREE SHADE CANOPY AT 5 YEARS MATURITY
-  PARKING LOT PAVED AREA SHADED BY TREE CANOPY  
F = FULL CANOPY; H = HALF CANOPY;  
TQ = THREE QUARTERS CANOPY; Q = QUARTER CANOPY;  
S = SOLAR OVERHEAD CANOPY STRUCTURE
-  PARKING LOT PAVED AREA SHADED BY SHADE TREE CANOPIES AND STRUCTURES

**TREE CANOPY SHADE CALCULATIONS**

TOTAL PAVED AREA (SQ. FT.):	21,552
MINIMUM REQUIRED AREA TO BE SHADED (50%)	10,776

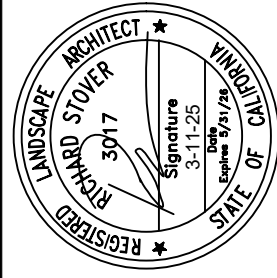
SHADE COVERAGE	FULL CANOPY	3/4 CANOPY	1/2 CANOPY	1/4 CANOPY	SQ. FT. TOTAL
LARGE TREES	962 SF 4	722 SF 0	481 SF 16	240 SF 0	11,544
MEDIUM TREES	707 SF 0	530 SF 0	354 SF 0	177 SF 0	-
SMALL TREES	314 SF 0	181 SF 0	157 SF 0	79 SF 0	-
<b>TOTAL SQ. FT. SHADED:</b>					11,544

SHADE REQUIRED (SQ. FT.):	10,776
SHADE PROVIDED (SQ. FT.):	11,544
PERCENT SHADED:	53.6%

REVISIONS


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Ph: 925.933.2383



**PRIMROSE SCHOOL**  
**7930 PAINTED DESERT DRIVE**  
ROSEVILLE, CALIFORNIA

**PARKING LOT SHADING PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 3-11-25	
SCALE	

SHEET  
**L-2.3**  
OF SHEETS