

DOCKETED

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Document Title:	C1 Appendix BIO DR-93 Response to CEC DR Set 2
Description:	Landscape and Tree Removal Plans
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Organization:	DayZenLLC
Submitter Role:	Applicant Representative
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APPENDIX BIO DR-93

Landscape and Tree Removal Plans

GENERAL NOTES

- PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY KIER+WRIGHT ENGINEERS AND ARCHITECTURAL DRAWINGS PREPARED BY CORGAN ARCHITECTS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.
- CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
 AMERICAN DISABILITIES ACT
 UNIFORM BUILDING CODE
 2016 CALIFORNIA BUILDING CODE
 CALIFORNIA STATE TITLE 24
 CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
 CITY OF SANTA CLARA
 SANTA CLARA COUNTY
- CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
 - PRE-CONSTRUCTION SITE WALK THROUGH
 - CONSTRUCTION LAYOUT
 - GRADING AND FORM WORK
 - IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
 - IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
 - PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
 - FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
 - END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.
- THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- UPON COMPLETION OF CONSTRUCTION, THE CITY OF SANTA CLARA'S CERTIFICATE OF COMPLETION & INSTALLATION AND ALL OTHER RELATED DOCUMENTS (IRRIGATION SCHEDULING, SCHEDULE OF LANDSCAPE & IRRIGATION MAINTENANCE, IRRIGATION AUDIT REPORT & SOIL MANAGEMENT REPORT/AUDIT) SHALL BE SUBMITTED TO THE CITY PRIOR TO PROJECT ACCEPTANCE.

GRADING NOTES

- ELEVATIONS ARE BASED UPON FINISHED FLOOR ELEVATIONS INDICATED ON ARCHITECTURAL DRAWINGS AND GRADING PLANS BY CIVIL ENGINEER.
- PRIOR TO GRADING, VERIFY EXISTING DRAINAGE STRUCTURES, AND UNDER-SLAB UTILITY LOCATIONS. NOTIFY PROJECT LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
- TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS, WHETHER EXISTING OR NEW, SHALL BE ROUNDED, GRADUAL AND SLOPED TO DRAIN. LOW SPOTS WHICH HOLD WATER WILL NOT BE ACCEPTED.
- PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVED SURFACES WITH A SMOOTH TRANSITION. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL PLANTING AND HARDSCAPE AREAS. ALL PROPOSED CONSTRUCTION SHALL SMOOTHLY CONFORM TO EXISTING STRUCTURES AND SURFACES.
- ALL PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.
- FINISH GRADES MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION AND PLANTING WORK.

LAYOUT NOTES

- DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.
- VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY LANDSCAPE ARCHITECT.
- STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCES, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.
- EXPANSION JOINTS TO OCCUR AT 20'-0" OC, MINIMUM, AT CONCRETE PAVING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOT PLACE ANY PAVING WITHOUT APPROVAL OF FORMWORK BY THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT IF THERE IS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & PROPOSED GRADING OR LAYOUT. ANY UN-APPROVED CONCRETE POURED NOT CONSISTENT WITH PLANS OR EXISTING CONDITIONS WILL BE REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.

PLANTING AND SOIL PREPARATION NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT (3.5% AT TURF AREAS) WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sqf) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.
- ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
- STORMWATER TREATMENT SOIL TO COMPLY WITH THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM'S C.3 STORMWATER TECHNICAL GUIDANCE MANUAL, APPENDIX K, "SOIL SPECIFICATIONS".
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- TREES MUST HAVE AN UNCUIT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

EXISTING TREE REMOVAL & PROTECTION NOTES

- PRIOR TO BEGINNING WORK, THE CONTRACTORS WORKING IN THE VICINITY OF TREES TO BE PRESERVED ARE REQUIRED TO MEET WITH THE CONSULTING ARBORIST AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
- WITHOUT PRIOR APPROVAL, ANY EXISTING TREE ON-SITE, OFF-SITE, OR NEIGHBORING TREE WITH THE POTENTIAL OF DAMAGE FROM CONSTRUCTION ACTIVITIES SHALL BE PROTECTED PER THE COUNTY OF SANTA CLARA TREE PRESERVATION AND REMOVAL ORDINANCE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING TREES, INCLUDING DECLINE.

ABBREVIATIONS

AD	AREA DRAIN	(N)	NEW
ADJ	ADJACENT	NTS	NOT TO SCALE
AGG	AGGREGATE	OC	ON CENTER
AL	ALIGN	PA	PLANTING AREA
BIO	BIORETENTION AREA	PN	PROJECT NORTH
BR	BOTTOM OF RAMP	POB	POINT OF BEGINNING
BS	BOTTOM OF STAIR	PTDS	PRESSURE TREATED DOUG FIR
BW	BOTTOM OF WALL	R	RISER
CB	CATCH BASIN	RE	RIM ELEVATION
CIP	CAST IN PLACE	REF	REFERENCE
CJ	CONTROL JOINT	ROW	RIGHT OF WAY
CL	CENTERLINE	RWD	REDWOOD
CLR	CLEARANCE	SAD	SEE ARCHITECTURAL DRAWINGS
CO	CLEAN OUT	SCD	SEE CIVIL ENGINEERING DRAWINGS
CONC	CONCRETE	SDS	STORM DRAIN SYSTEM
CONF	CONFIGURATION	SED	SEE ELECTRICAL ENGINEERING DRAWINGS
CONT	CONTINUOUS	SD	STORM DRAIN
DBH	DIAMETER AT BREAST HT	SIM	SIMILAR
DG	DECOMPOSED GRANITE	SJ	SCORE JOINT
DWG	DRAWING(S)	SMD	SEE MECHANICAL ENGINEERING DRAWINGS
(E)	EXISTING	SPD	SEE PLUMBING DRAWINGS
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
EQ	EQUAL	SS	STRUCTURAL SLAB
EW	EACH WAY	SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
FF	FINISH FLOOR	SST	STAINLESS STEEL
FG	FINISHED GRADE	STL	STEEL
FOB	FACE OF BUILDING	SW	SHERWIN WILLIAMS
FOW	FACE OF WALL	TC	TOP OF CURB
FP	FINISH PAVING	TF	TOP OF FENCE
GAL	GALLON	THLD	THRESHOLD
GFRC	GLASS FIBER REINFORCED CONCRETE	TP	TOP OF PLANTER
GB	GRADE BREAK	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STAIR
HPS	HIGH POINT SWALE	TW	TOP OF WALL
HT	HEIGHT	TYP	TYPICAL
IE	INVERT ELEVATION	UON	UNLESS OTHERWISE NOTED
INT	INTERSECTION	VIF	VERIFY IN FIELD
INV	INVERT	WPM	WATERPROOF MEMBRANE
LT	LIGHT	WP	WATERPROOFING
MAX	MAXIMUM	WRC	WESTERN RED CEDAR
MIN	MINIMUM		
MFR	MANUFACTURER		

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.01	COVER SHEET
L0.02	MATERIAL SCHEDULES
L0.03	TREE REMOVAL AND PROTECTION PLAN
L0.04	TREE REMOVAL AND PROTECTION PLAN
L1.01	LANDSCAPE CONSTRUCTION PLAN - A
L1.02	LANDSCAPE CONSTRUCTION PLAN - B
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L2.01	CONSTRUCTION DETAILS
L3.01	IRRIGATION NOTES & LEGEND
L3.02	IRRIGATION PLAN - A
L3.03	IRRIGATION PLAN - B
L3.04	IRRIGATION PLAN - C
L4.01	IRRIGATION DETAILS
L4.02	IRRIGATION DETAILS



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ISSUES

NO.	DATE	DESCRIPTION
1	06/12/2019	DESIGN DEVELOPMENT
2	08/01/2019	ISSUE FOR PERMIT
3	08/23/2019	PCC REVIEW PACKAGE

REVISIONS

NO.	DATE	DESCRIPTION
1	09/16/2019	ADDENDUM 01

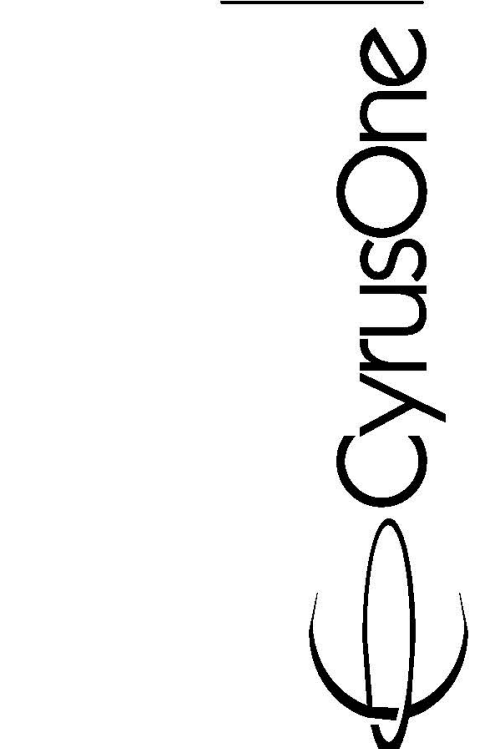
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Date of issue:
09/16/2019

SANTA CLARA
2600 De La Cruz Blvd
Santa Clara, CA 95050



KEYPLAN



COVER SHEET

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL	QTY.	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	COMMENTS
PAVING								
P-1	CONC PAVING	SCD, SAD	-	NATURAL	LIGHT BROOM FINISH	-	-	
P-2	DG PAVING	1, 2/L2.01	-	GOLD	STABILIZED DG	FELTON QUARRY	CALIFORNIA GOLD	
SITE FURNISHINGS								
SF-1	BENCH	5/L2.01	2	BLACK GLOSS	STEEL	MAGLIN	MLB400-M-L1	SURFACE MOUNT
SF-2	BICYCLE RACK	3, 4/L2.01	6	-	STAINLESS STEEL	BIKEPARKING.COM	WELLE SERIES: WCRO2-IG-SS	EMBEDMENT MOUNT
SF-3	-	-	-	-	-	-	-	-
MISCELLANEOUS								
M-1	MULCH	-	-	NATURAL, UN-DYED	TREE TRIMMINGS	RECOLOGY	ARBOR MULCH	3" DEPTH
M-2	BIORETENTION BASIN	SCD	-	-	-	-	-	-
M-3	METAL EDGER	2/L2.01	-	BLACK	DURAFLEX ALUMINUM	HEIGHT AS NEEDED	PERMALOC	PERMASTRIP
NOTES								
1. REFER TO SPECIFICATION FOR MANUFACTURER AND ADDITIONAL INFORMATION.								
2. ALL QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONVENIENCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.								

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES						
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	17	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	25	VL
	LAGERSTROEMIA X 'PECOS'	PECOS CRAPE MYRTL	24" BOX	PER PLAN	38	L
	OLEA EUROPAEA 'MONHER'	MAJESTIC BEAUTY OLIVE	24" BOX	PER PLAN	4	VL
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	28	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	2	VL
SHRUBS & PERENNIALS						
	ANIGOZANTHOS 'BUSH RANGER'	KANGAROO PAW	5 GAL	2'-6" OC		L
	ARCTOSTAPHYLOS 'HOWARD McMINN'	MANZANITA	5 GAL	6'-0" OC		L
	CEANOTHUS 'SKYLARK'	SKYLARK CEANOTHUS	5 GAL	6'-0" OC		L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET CEANOTHUS	5 GAL	4'-0" OC		L
	DIETES IRIDIODES 'JOHN'S RUNNER'	FORTNIGHT LILY	5 GAL	3'-0" OC		L
	ERIOGONUM FASCICULATUM 'WARRINER LYTLE'	WARRINER LYTLE BUCKWHEAT	5 GAL	5'-0" OC		L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	3'-0" OC		L
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	5'-0" OC		L
	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	4'-0" OC		L
GROUNDCOVERS						
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	6'-0" OC		L
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	6'-0" OC		L
	COTONEASTER D. 'CORAL BEAUTY'	COTONEASTER	1 GAL	5'-0" OC		L
	VERBENA PERUVIANA	PERUVIAN VERBENA	1 GAL	2'-0" OC		L
STORMWATER						
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	1 GAL	3'-0" OC		L
	CAREX DIVULSA	GREY SEDGE	1 GAL	3'-0" OC		L
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GAL	2'-0" OC		L
MULCH ONLY AREA						
	3" LAYER OF MULCH	-	-	-	-	-
NOTES						
ALL PLANT QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONVENIENCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.						

C O R G A N

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Suite 500 Atlanta, GA 30346

KIER+WRIGHT
2850 Collier Canyon Rd.
Livermore, CA 94551

TC Design Consulting LLC
103 E Haring St. Howe TX 75459

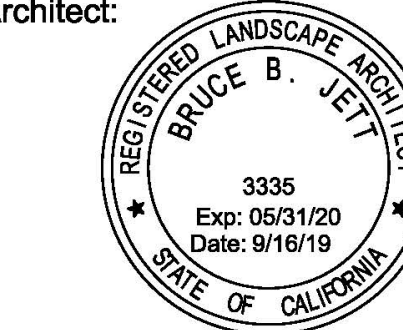
JETT
Landscape Architecture + Design
2 Theatre Square, Suite 218, Orinda, CA 94563

ISSUES	
1	08/12/2019 DESIGN DEVELOPMENT
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1	09/16/2019	ADDENDUM 01
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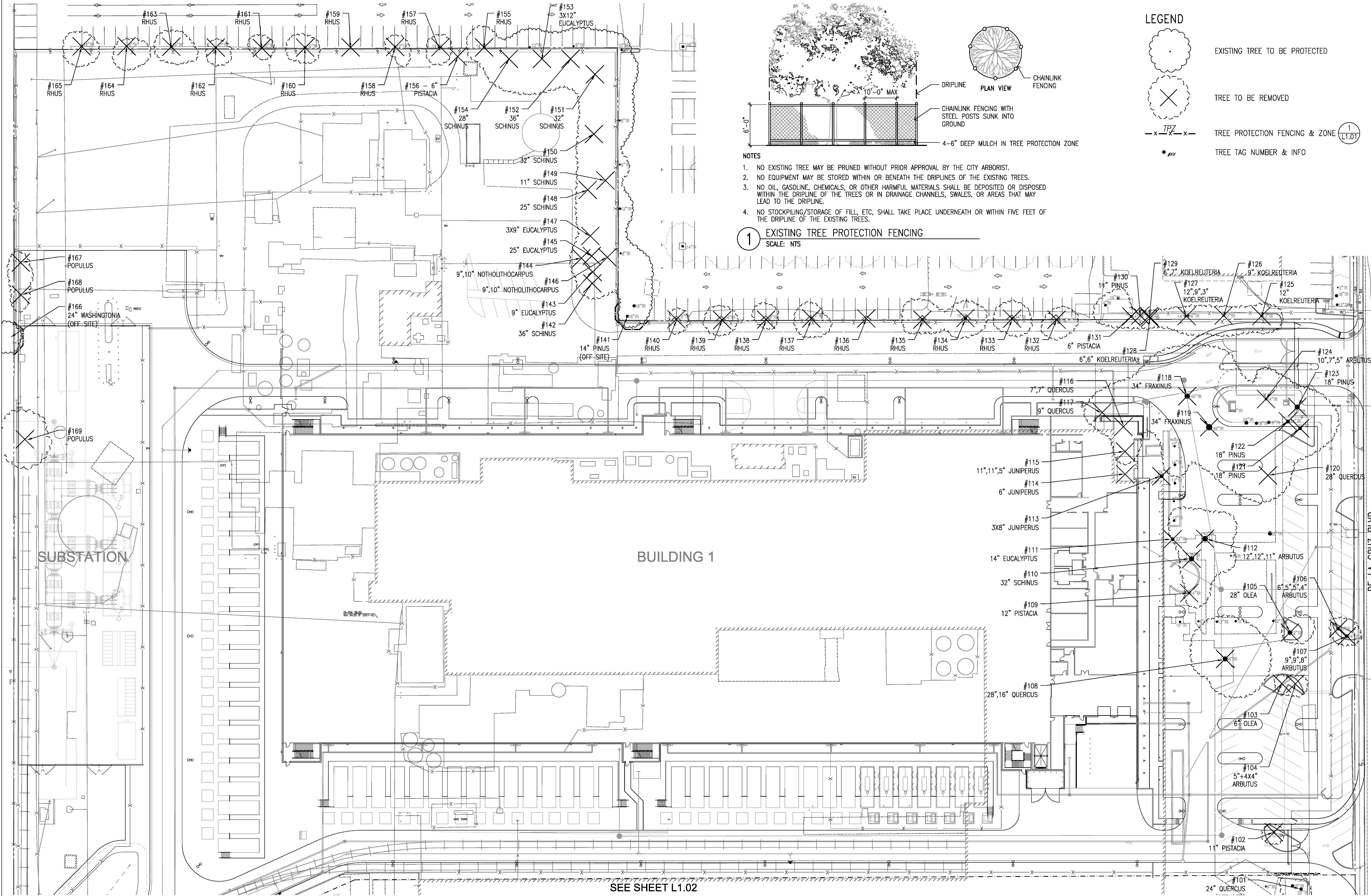
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KEYPLAN

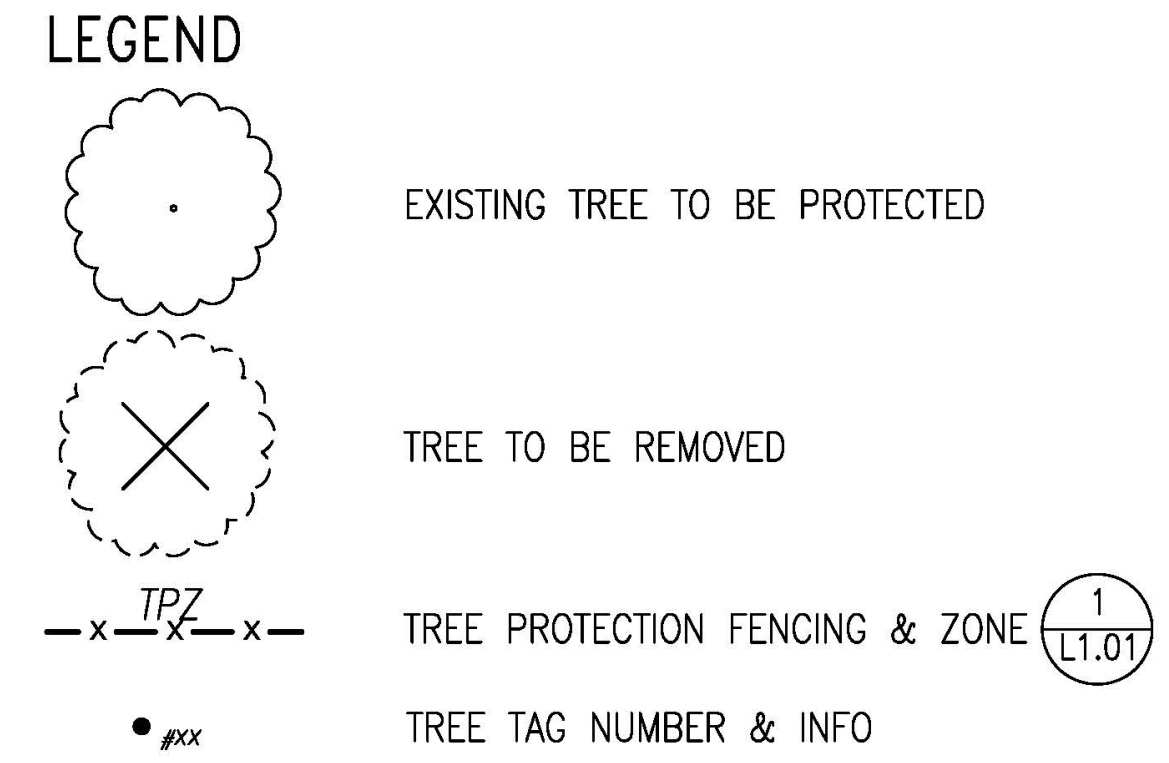
MATERIAL SCHEDULES

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER



- NOTES**
- NO EXISTING TREE MAY BE PRUNED WITHOUT PRIOR APPROVAL BY THE CITY ARBORIST.
 - NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
 - NO OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE.
 - NO STOCKPILING/STORAGE OF FILL, ETC. SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.

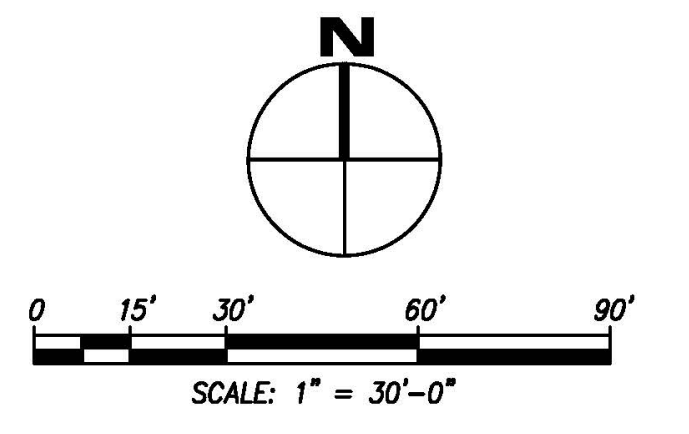
1 EXISTING TREE PROTECTION FENCING
SCALE: NTS



TREE PRESERVATION AND REMOVAL
 COUNTY OF SANTA CLARA TREE REMOVAL REQUIREMENTS:
 THE COUNTY OF SANTA CLARA DEFINES A TREE TO BE ANY WOODY PLANT RISING ABOVE THE GROUND WITH A TRUNK WHICH HAS A CIRCUMFERENCE OF 37.7 INCHES OR MORE (12 INCHES OR MORE IN DIAMETER) MEASURED AT 4.5 FEET ABOVE THE GROUND OR IMMEDIATELY BELOW THE LOWEST BRANCH, WHICHEVER IS LOWER, OR IN THE CASE OF MULTI-TRUNK TREES A TRUNK SIZE OF 75.4 INCHES IN CIRCUMFERENCE OR MORE (24 INCHES OR MORE IN DIAMETER). (PER CODE OF ORDINANCE, DIVISION C16-2.)
 HERITAGE TREE INCLUDE ANY TREE WHICH, BECAUSE OF ITS HISTORY, GIRTH, HEIGHT, SPECIES, OR OTHER UNIQUE QUALITY, HAS BEEN RECOMMENDED FOR INCLUSION ON THE HERITAGE RESOURCE INVENTORY BY THE HISTORICAL HERITAGE COMMISSION AND FOUND BY THE BOARD OF SUPERVISORS TO HAVE SPECIAL SIGNIFICANCE TO THE COMMUNITY.
 REPLACEMENT TREES SHALL BE OF A LIKE KIND AND SPECIES OF TREE REMOVED, IF NATIVE AND FEASIBLE, OR OF A KIND AND SPECIES TO BE DETERMINED BY THE PLANNING DEPARTMENT.

NO HERITAGE TREE	TREE ON SITE	TREE ON NEIGHBORING PROPERTY OVERHANGING INTO PROPERTY	TOTAL
TREES TO REMAIN	3	3	6
TREES TO BE REMOVED	47	19	66
PROPOSED REPLACEMENT TREES	SEE SHEET L2.01 & L2.02		66

- NOTES:**
- SEE ARBORWELL PROFESSIONAL TREE MANAGEMENT REPORT FROM DECEMBER 21, 2018 FOR MORE INFORMATION.
 - SEE ARBORIST REPORT FOR GUIDELINES, REQUIREMENTS, AND NOTES BEFORE BEGINNING ANY WORK IN THE TREE PROTECTION ZONE.
 - THE PROJECT ARBORIST SHALL ATTEND THE PRE-CONSTRUCTION MEETING AND THOSE WITH CONSTRUCTION PERSONNEL THAT WILL BE WORKING IN THE TPZ.



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3	10/18/2019	ADDENDUM 03

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 Date: 10/17/19
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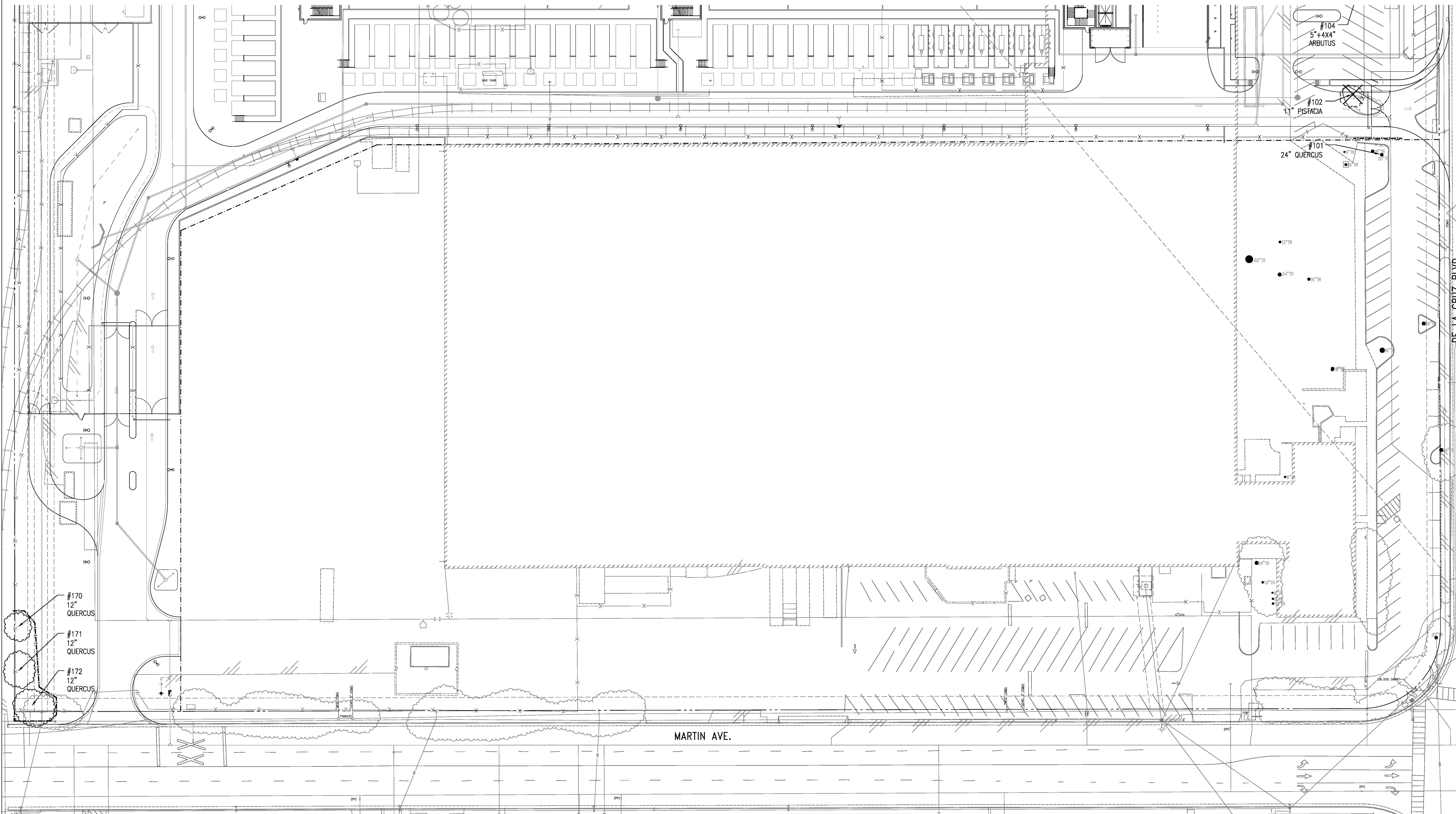
KEYPLAN

TREE REMOVAL AND PROTECTION PLAN

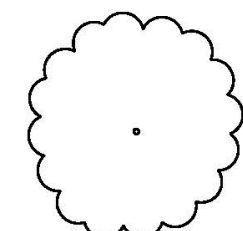
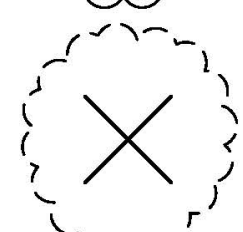
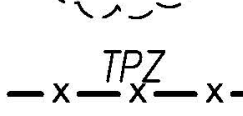

PROJECT NUMBER
 DATE 010/18/2019
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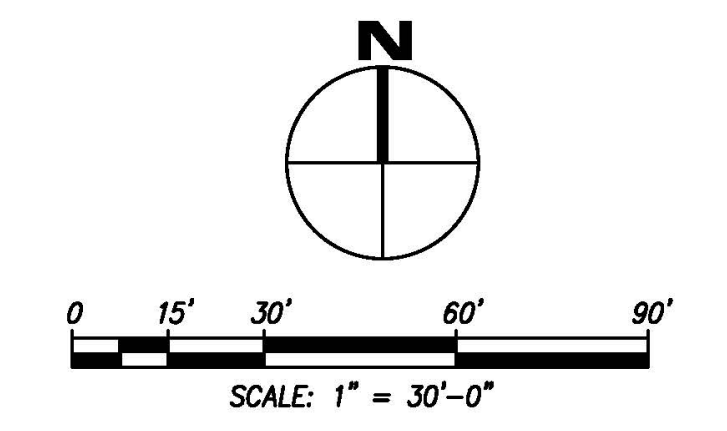
SEE SHEET L1.01



LEGEND

-  EXISTING TREE TO BE PROTECTED
-  TREE TO BE REMOVED
-  TREE PROTECTION FENCING & ZONE 1 L1.01
-  TREE TAG NUMBER & INFO

NOTE:
SEE SHEET L1.01 FOR TREE REMOVAL NOTES, TREE PROTECTION, AND INFORMATION.



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2	08/01/2019 ISSUE FOR PERMIT
3	08/23/2019 PCC REVIEW PACKAGE

REVISIONS	
1	09/16/2019 ADDENDUM 01

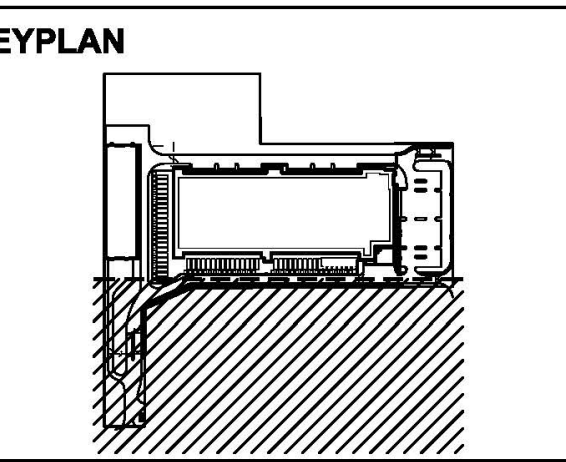
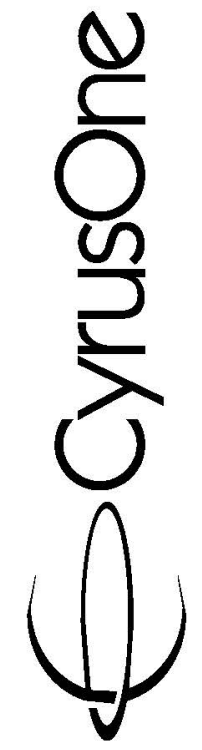
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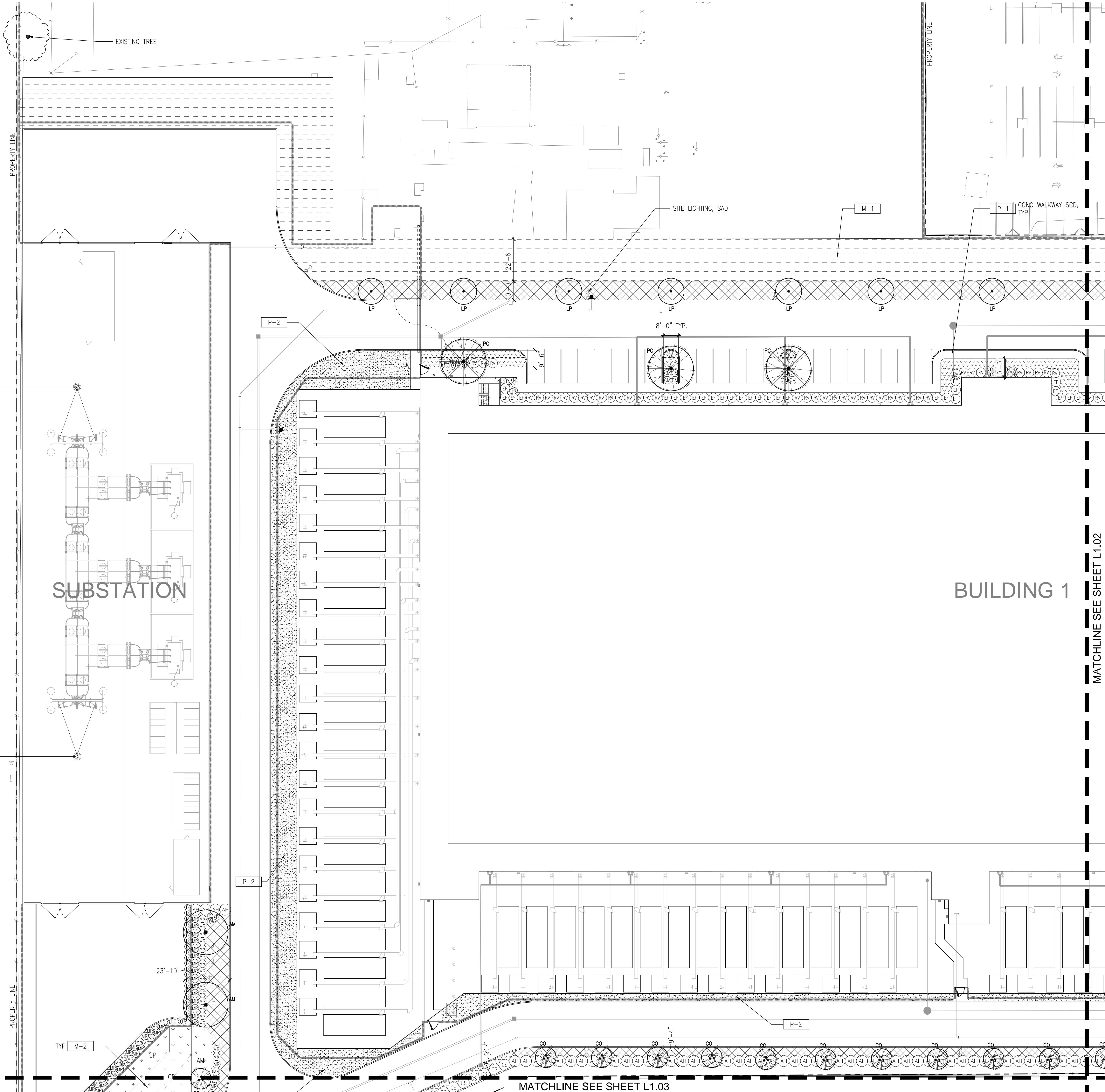
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TREE REMOVAL AND PROTECTION PLAN

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER



SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
PAVING		
P-1	CONC PAVING	SCD, SAD
P-2	DG PAVING	1, 2/L2.01
SITE FURNISHINGS		
SF-1	BENCH	5/L2.01
SF-2	BICYCLE RACK	3, 4/L2.01
SF-3	-	-
MISCELLANEOUS		
M-1	MULCH	-
M-2	BIORETENTION BASIN	SCD
M-3	METAL EDGER	2/L2.01

NOTE: SEE SHEET L0.02 FOR FULL MATERIAL SCHEDULES AND PLANTING LEGEND

PLANT LIST

SYMBOL	BOTANICAL NAME
TREES	
AM	ARBUTUS 'MARINA'
CO	CERCIS OCCIDENTALIS
LP	LAGERSTROEMIA X 'PECOS'
OM	OLEA EUROPAEA 'MONHER'
PC	PISTACIA CHINENSIS
QA	QUERCUS AGRIFOLIA
SHRUBS & PERENNIALS	
AH	ANIGOZANTHOS 'BUSH RANGER'
CS	ARCTOSTAPHYLOS 'HOWARD McMINN'
CS	CEANOTHUS 'SKYLARK'
EM	CEANOTHUS MARITIMUS 'VALLEY VIOLET'
DI	DIETES IRIDIODES 'JOHN'S RUNNER'
EF	ERIOGONUM FASCICULATUM 'WARRINER LYTLE'
MR	MUHLENBERGIA RIGENS
ND	NANDINA DOMESTICA
RV	RIBES VIBURNIFOLIUM
SL	SALVIA LEUCOPHYLLA
GROUNDCOVERS	
BC	BACCHARIS PILULARIS 'PIGEE POINT'
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
CO	COTONEASTER D. 'CORAL BEAUTY'
VP	VERBENA PERUVIANA
STORMWATER	
AM	ACHILLEA MILLEFOLIUM 'PAPRIKA'
CD	CAREX DIVULSA
JP	JUNCUS PATENS 'ELK BLUE'
MULCH ONLY AREA	
	3" LAYER OF MULCH

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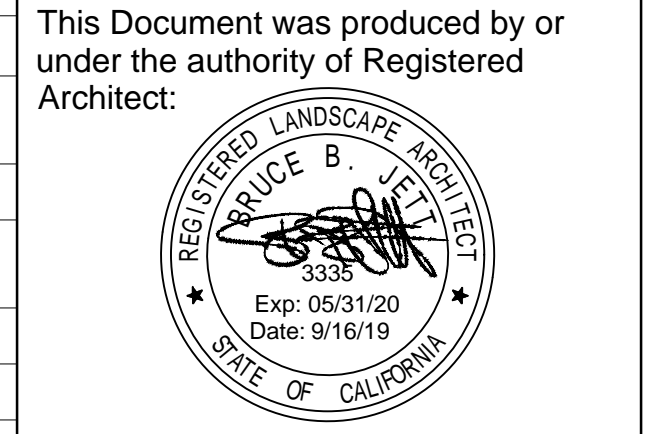
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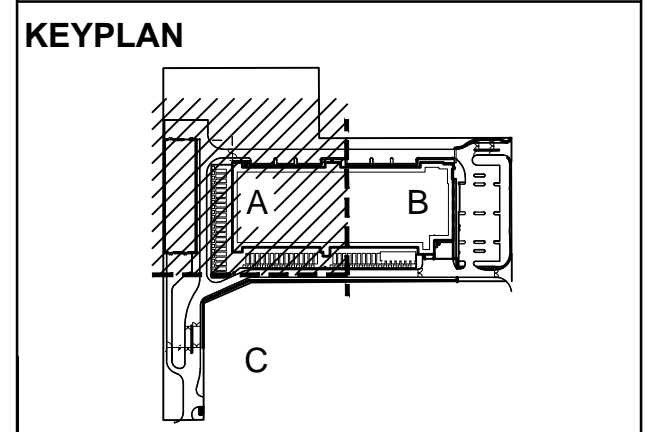


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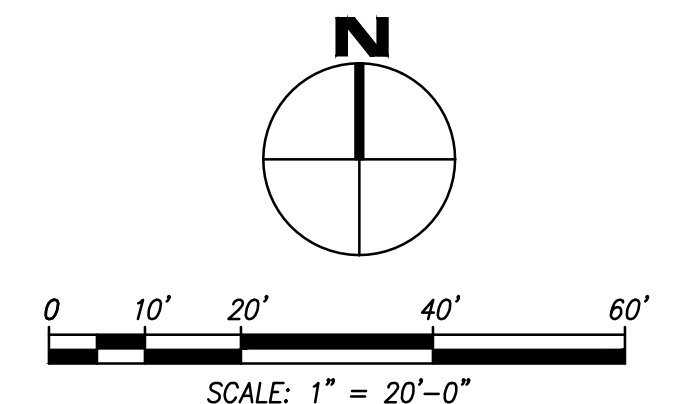
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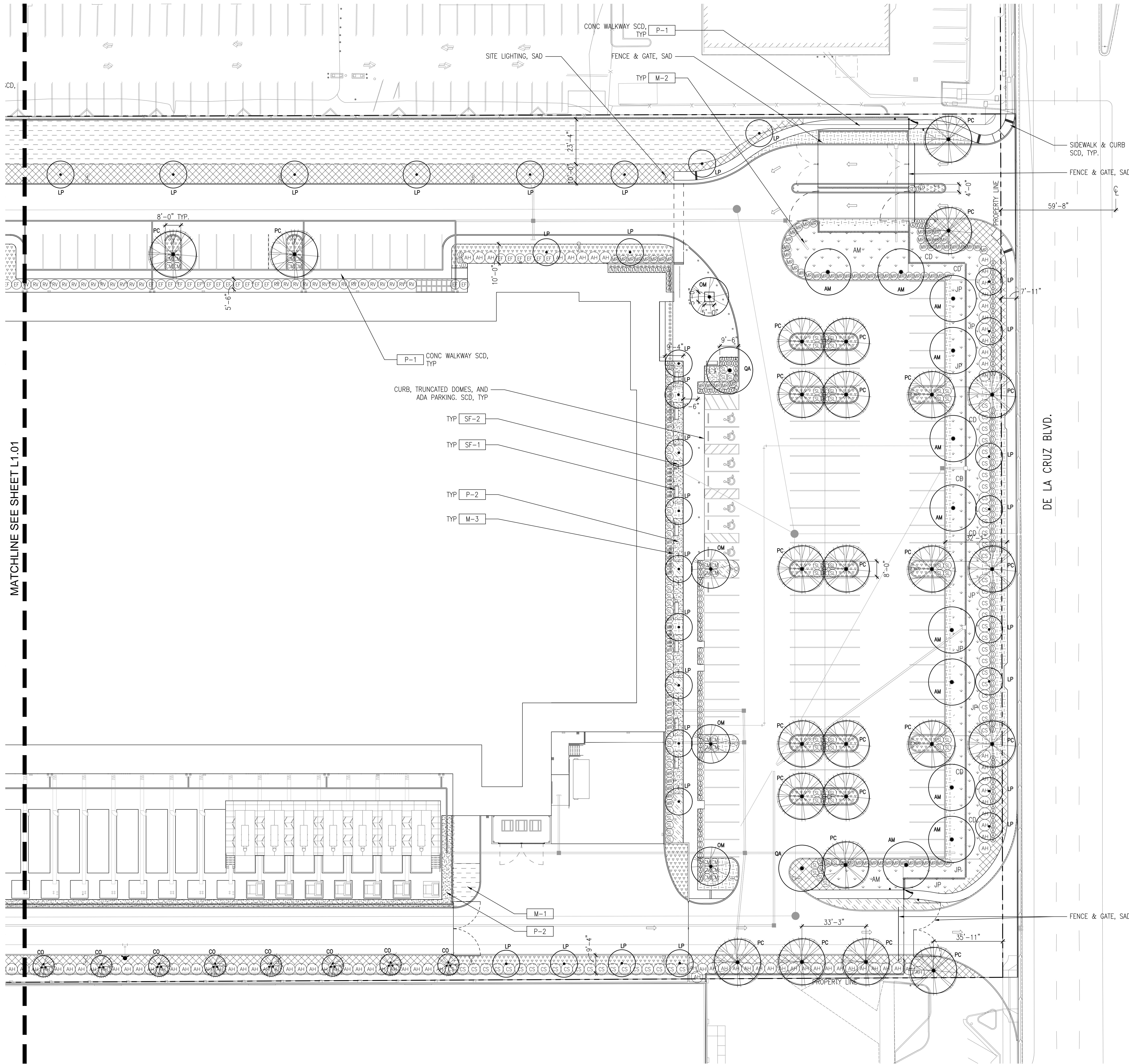
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LANDSCAPE CONSTRUCTION PLAN - A

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER





MATCHLINE SEE SHEET L1.01

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
PAVING		
P-1	CONC PAVING	SCD, SAD
P-2	DG PAVING	1, 2/L2.01
SITE FURNISHINGS		
SF-1	BENCH	5/L2.01
SF-2	BICYCLE RACK	3, 4/L2.01
SF-3	-	-
MISCELLANEOUS		
M-1	MULCH	-
M-2	BIORETENTION BASIN	SCD
M-3	METAL EDGER	2/L2.01

NOTE: SEE SHEET L0.02 FOR FULL MATERIAL SCHEDULES AND PLANTING LEGEND

PLANT LIST

SYMBOL	BOTANICAL NAME
TREES	
AM	ARBUTUS 'MARINA'
CD	CERCIS OCCIDENTALIS
LP	LAGERSTROEMIA X 'PECOS'
OM	OLEA EUROPAEA 'MONHER'
PC	PISTACIA CHINENSIS
QA	QUERCUS AGRIFOLIA
SHRUBS & PERENNIALS	
Ⓢ	ANIGOZANTHOS 'BUSH RANGER'
AH	ARCTOSTAPHYLOS 'HOWARD McMINN'
CS	CEANOTHUS 'SKYLARK'
EM	CEANOTHUS MARITIMUS 'VALLEY VIOLET'
DI	DIETES IRIIDIODES 'JOHN'S RUNNER'
ER	ERIOGONUM FASCICULATUM 'WARRINER LYTLE'
MF	MUHLENBERGIA RIGENS
NB	NANDINA DOMESTICA
RV	RIBES VIBURNIFOLIUM
SL	SALVIA LEUCOPHYLLA
GROUNDCOVERS	
[Pattern]	BACCHARIS PILULARIS 'PIGEON POINT'
[Pattern]	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
[Pattern]	COTONEASTER D. 'CORAL BEAUTY'
[Pattern]	VERBENA PERUVIANA
STORMWATER	
AM	ACHILLEA MILLEFOLIUM 'PAPRIKA'
CD	CAREX DIVULSA
JP	JUNCUS PATENS 'ELK BLUE'
MULCH ONLY AREA	
[Pattern]	3" LAYER OF MULCH



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ISSUES

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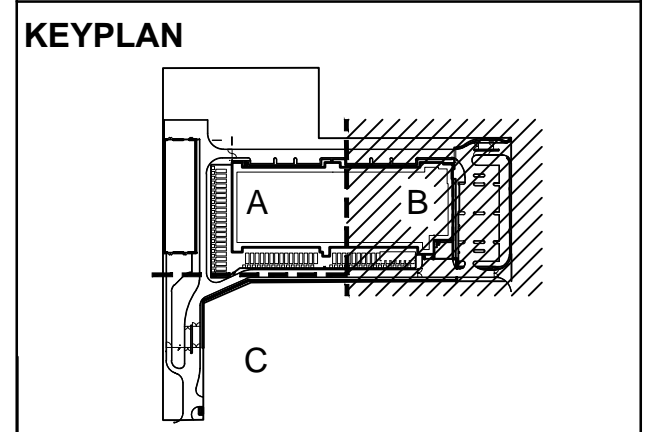
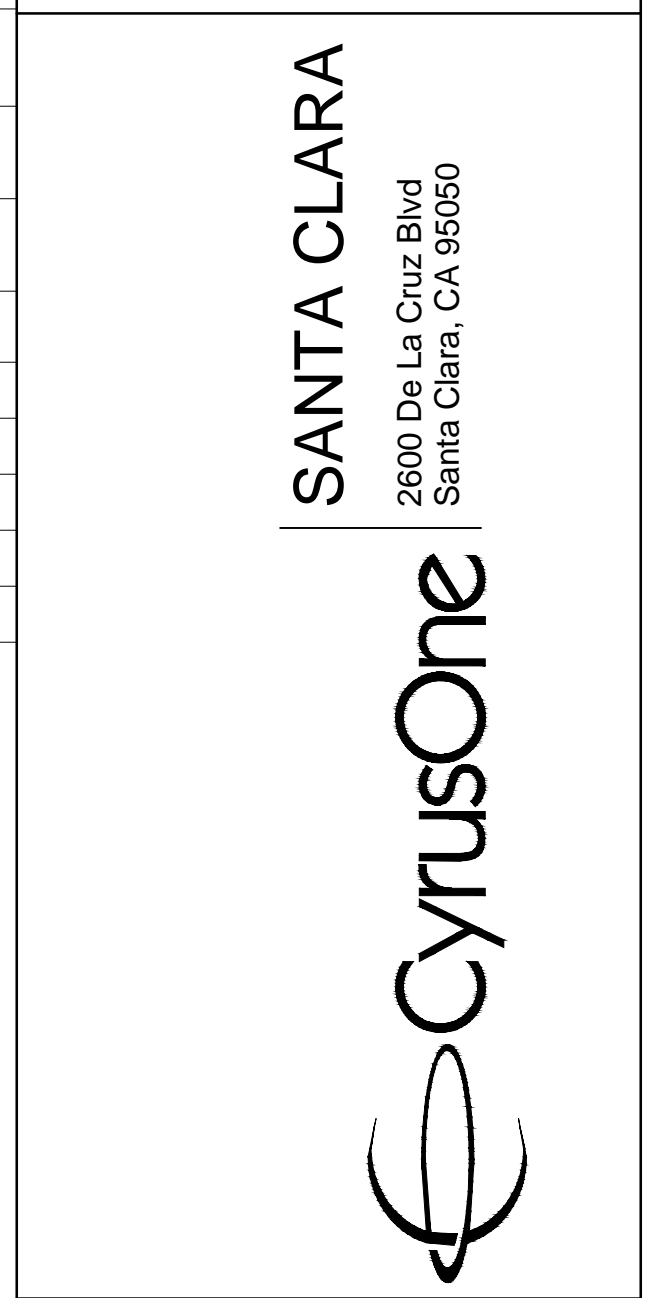
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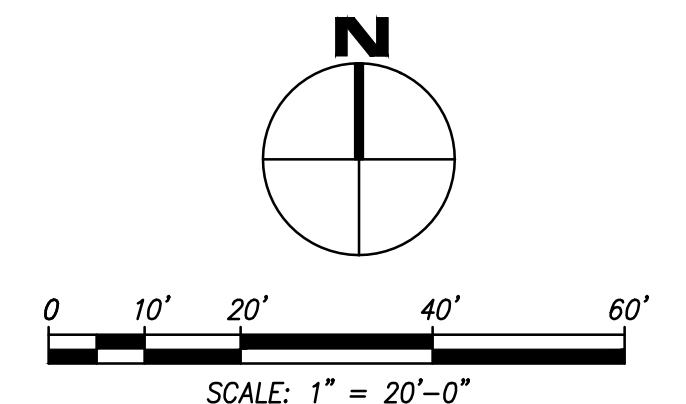
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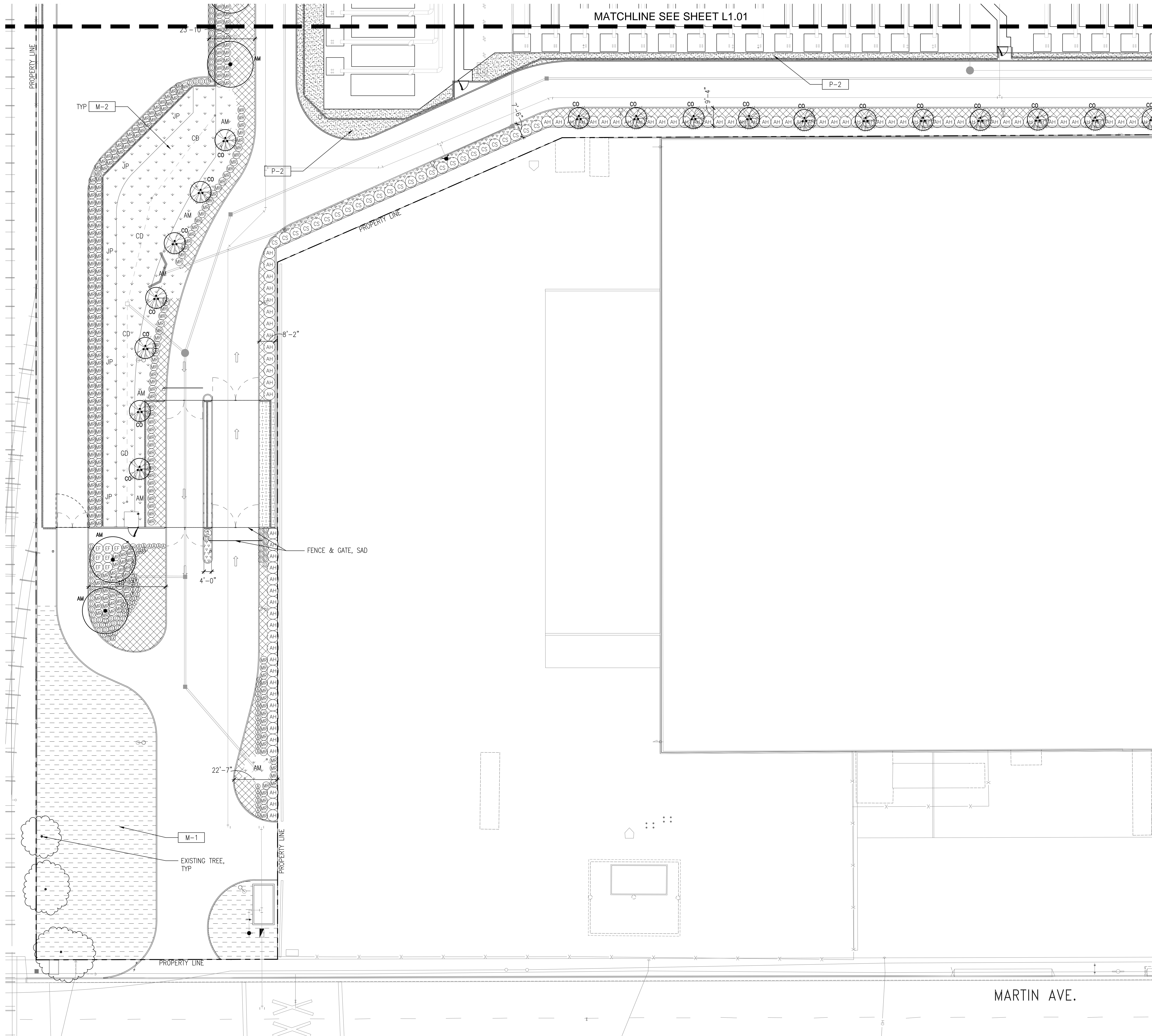


LANDSCAPE CONSTRUCTION PLAN - B

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER



MATCHLINE SEE SHEET L1.01



SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
PAVING		
P-1	CONC PAVING	SCD, SAD
P-2	DG PAVING	1, 2/L2.01
SITE FURNISHINGS		
SF-1	BENCH	5/L2.01
SF-2	BICYCLE RACK	3, 4/L2.01
SF-3	-	-
MISCELLANEOUS		
M-1	MULCH	-
M-2	BIORETENTION BASIN	SCD
M-3	METAL EDGER	2/L2.01

NOTE: SEE SHEET L0.02 FOR FULL MATERIAL SCHEDULES AND PLANTING LEGEND

PLANT LIST

SYMBOL	BOTANICAL NAME
TREES	
AM	ARBUTUS 'MARINA'
CO	CERCIS OCCIDENTALIS
LP	LAGERSTROEMIA X 'PECOS'
OM	OLEA EUROPAEA 'MONHER'
PC	PISTACIA CHINENSIS
QA	QUERCUS AGRIFOLIA
SHRUBS & PERENNIALS	
AN	ANIGOZANTHOS 'BUSH RANGER'
AH	ARCTOSTAPHYLOS 'HOWARD McMINN'
CS	CEANOTHUS 'SKYLARK'
EM	CEANOTHUS MARITIMUS 'VALLEY VIOLET'
DI	DIETES IRIDIODES 'JOHN'S RUNNER'
EF	ERIOGONUM FASCICULATUM 'WARRINER LYTLE'
MR	MUHLENBERGIA RIGENS
ND	NANDINA DOMESTICA
RV	RIBES VIBURNIFOLIUM
SL	SALVIA LEUCOPHYLLA
GROUNDCOVERS	
BAC	BACCHARIS PILULARIS 'PIGEON POINT'
CEA	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
COT	COTONEASTER D. 'CORAL BEAUTY'
VER	VERBENA PERUVIANA
STORMWATER	
AM	ACHILLEA MILLEFOLIUM 'PAPRIKA'
CD	CAREX DIVULSA
JP	JUNCUS PATENS 'ELK BLUE'
MULCH ONLY AREA	
	3" LAYER OF MULCH



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1	09/16/2019	ADDENDUM 01
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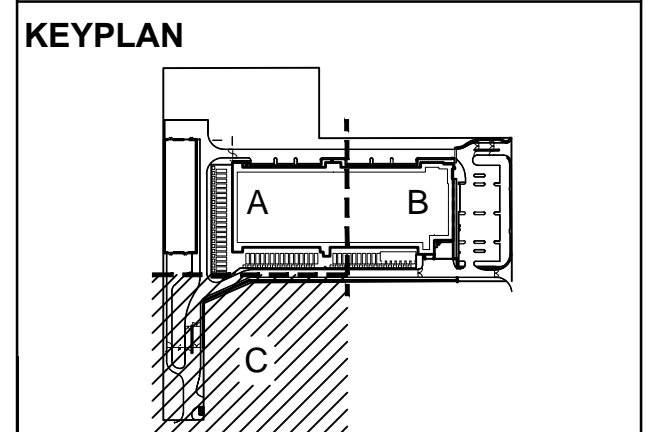
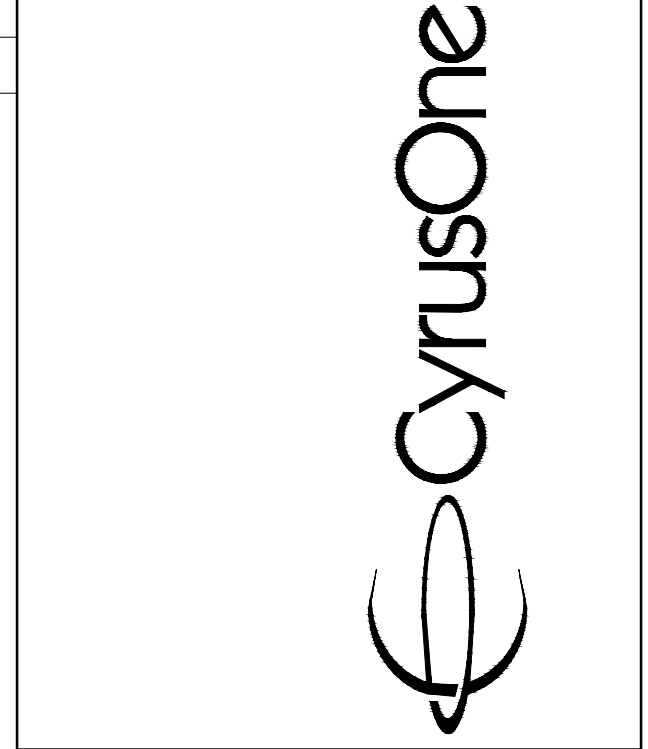
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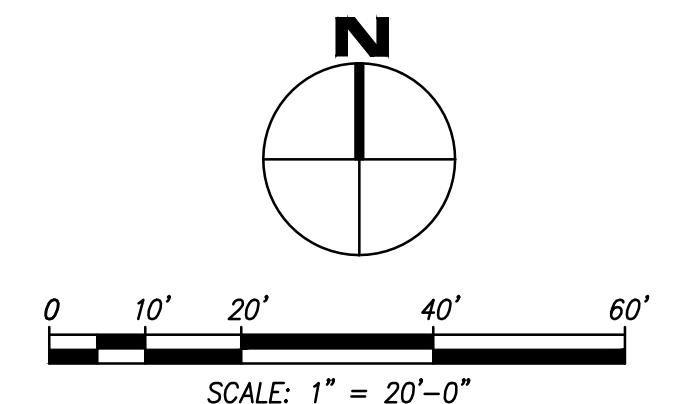
Date of issue:
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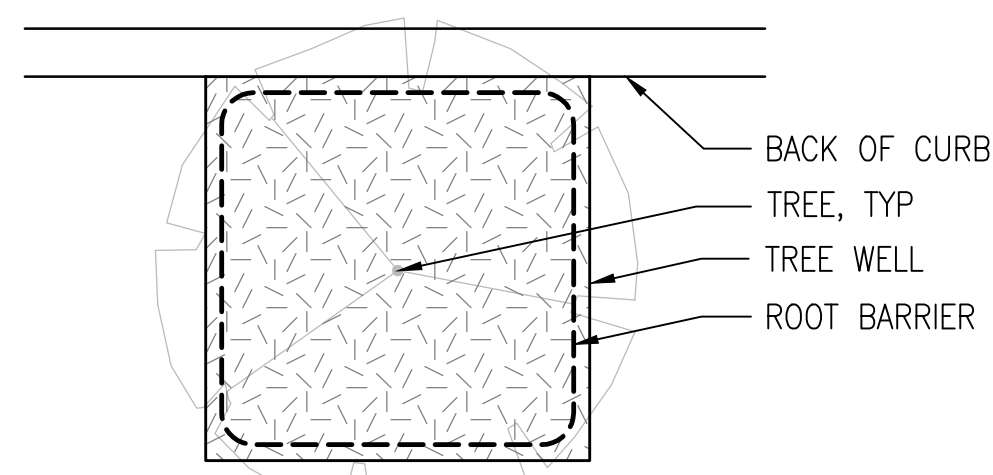
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LANDSCAPE CONSTRUCTION PLAN - C

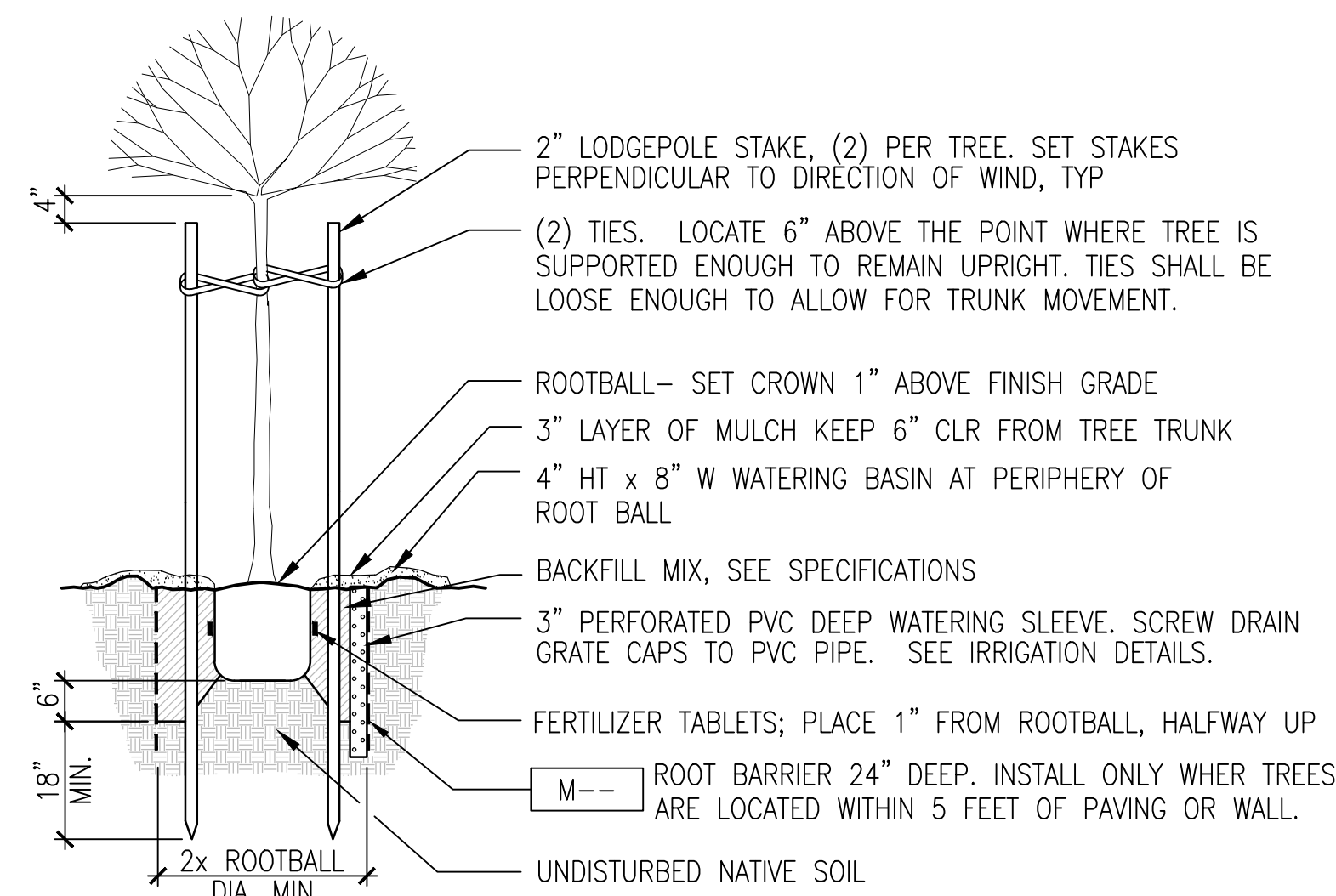
PROJECT NUMBER
DATE 08/01/2019
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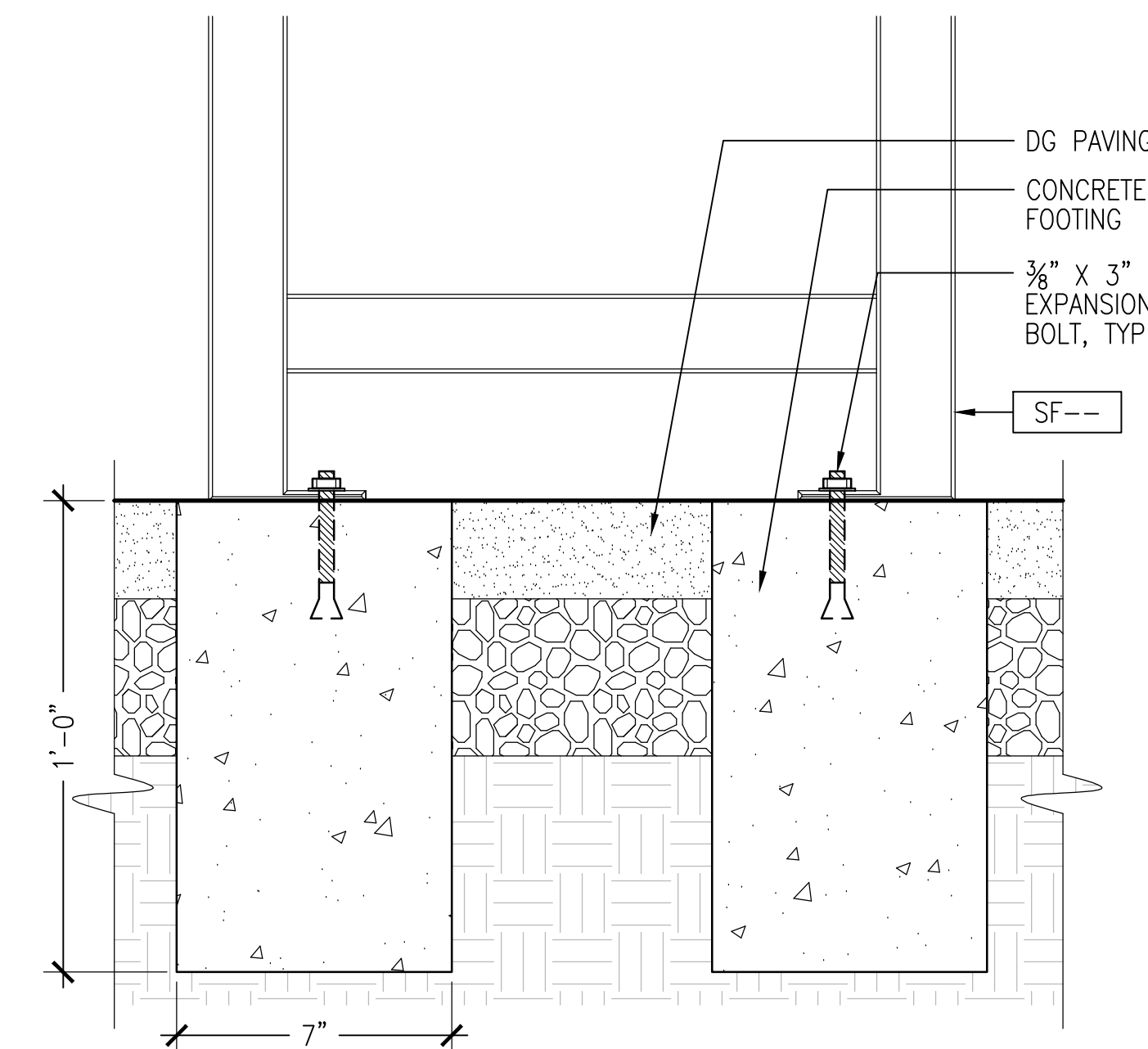
- NOTES**
- HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
 - ROOT BARRIERS ARE TO BE INSTALLED AGAINST PERIMETER OF TREE WELL; BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

13 ROOTBARRIER AT TREE WELL
SCALE: 1/2" = 1'-0"

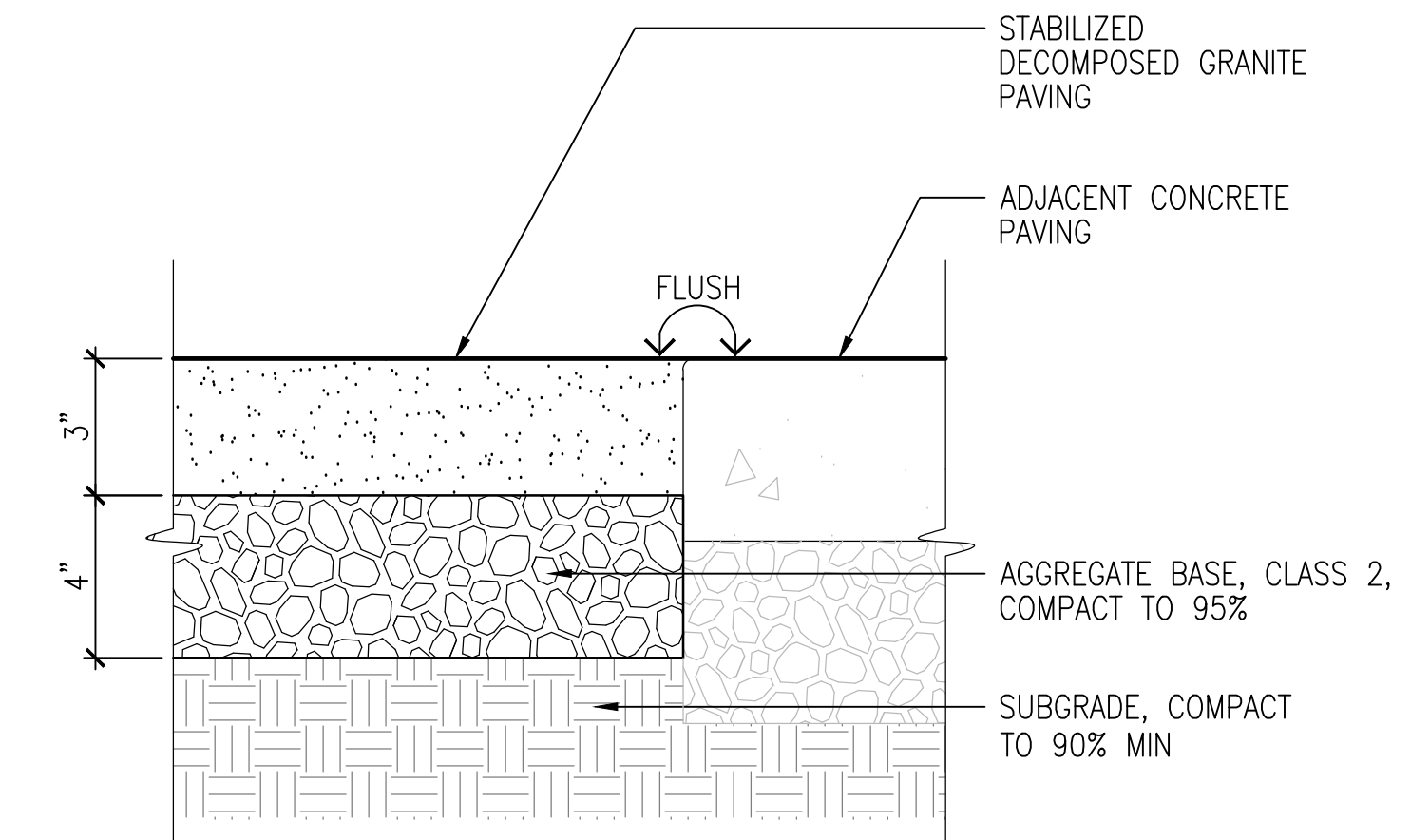


- NOTES**
- EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.
 - STAKES TO BE 2" DIA FOR 24" BOX OR SMALLER, 3" DIA FOR 36" BOX OR LARGER TREES.

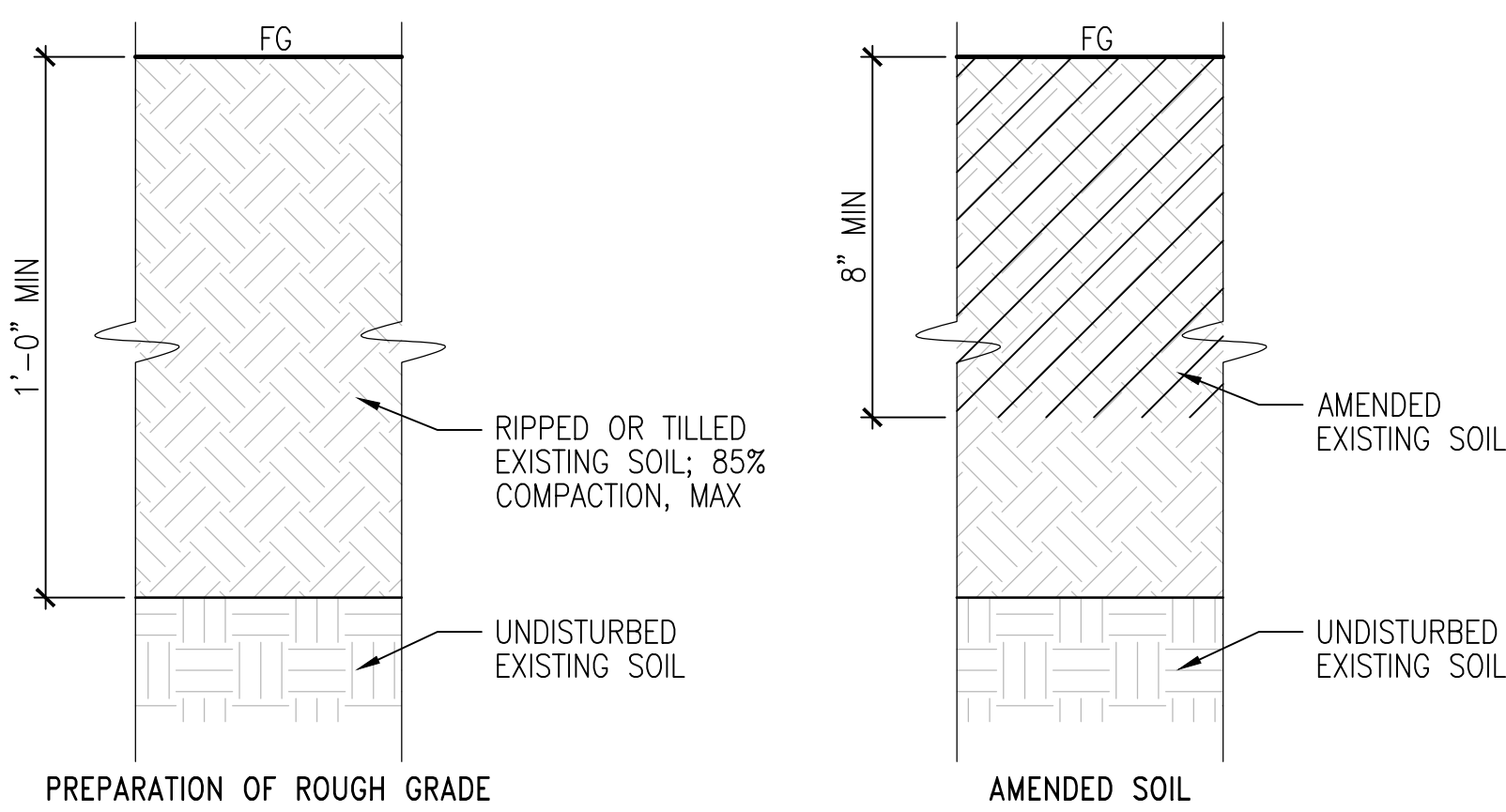
9 TREE PLANTING
SCALE: 1/2" = 1'-0"



5 BENCH SURFACE MOUNT DG
SCALE: 3" = 1'-0"

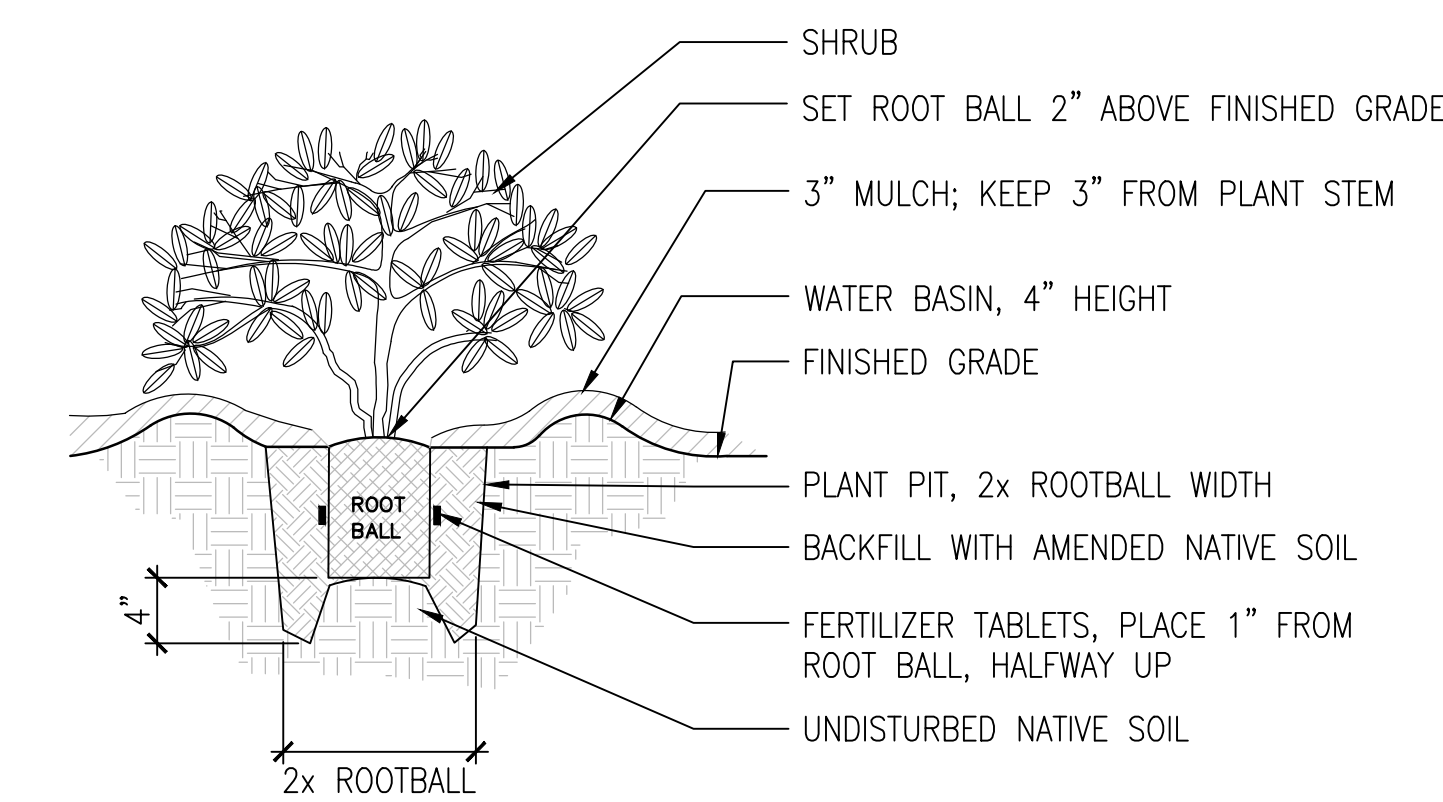


1 DECOMPOSED GRANITE PAVING
SCALE: 3" = 1'-0"



NOTE
SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

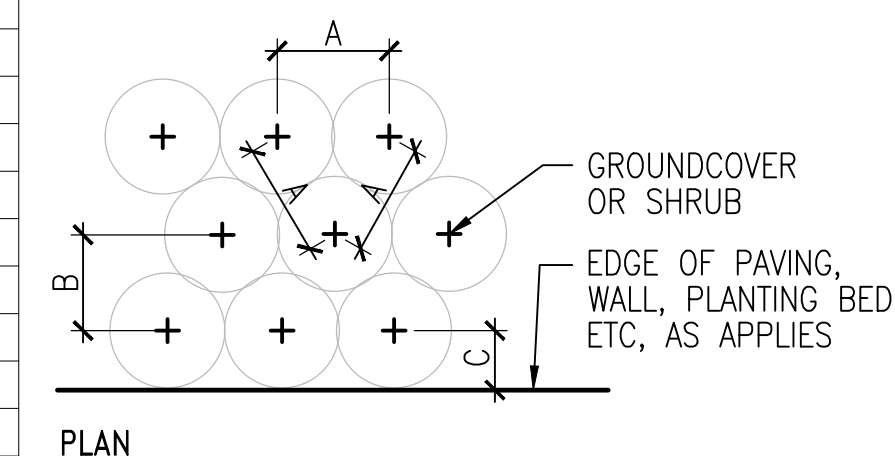
14 SOIL AMENDMENT - EXISTING SOIL
SCALE: 3" = 1'-0"



10 SHRUB PLANTING
SCALE: 1" = 1'-0"

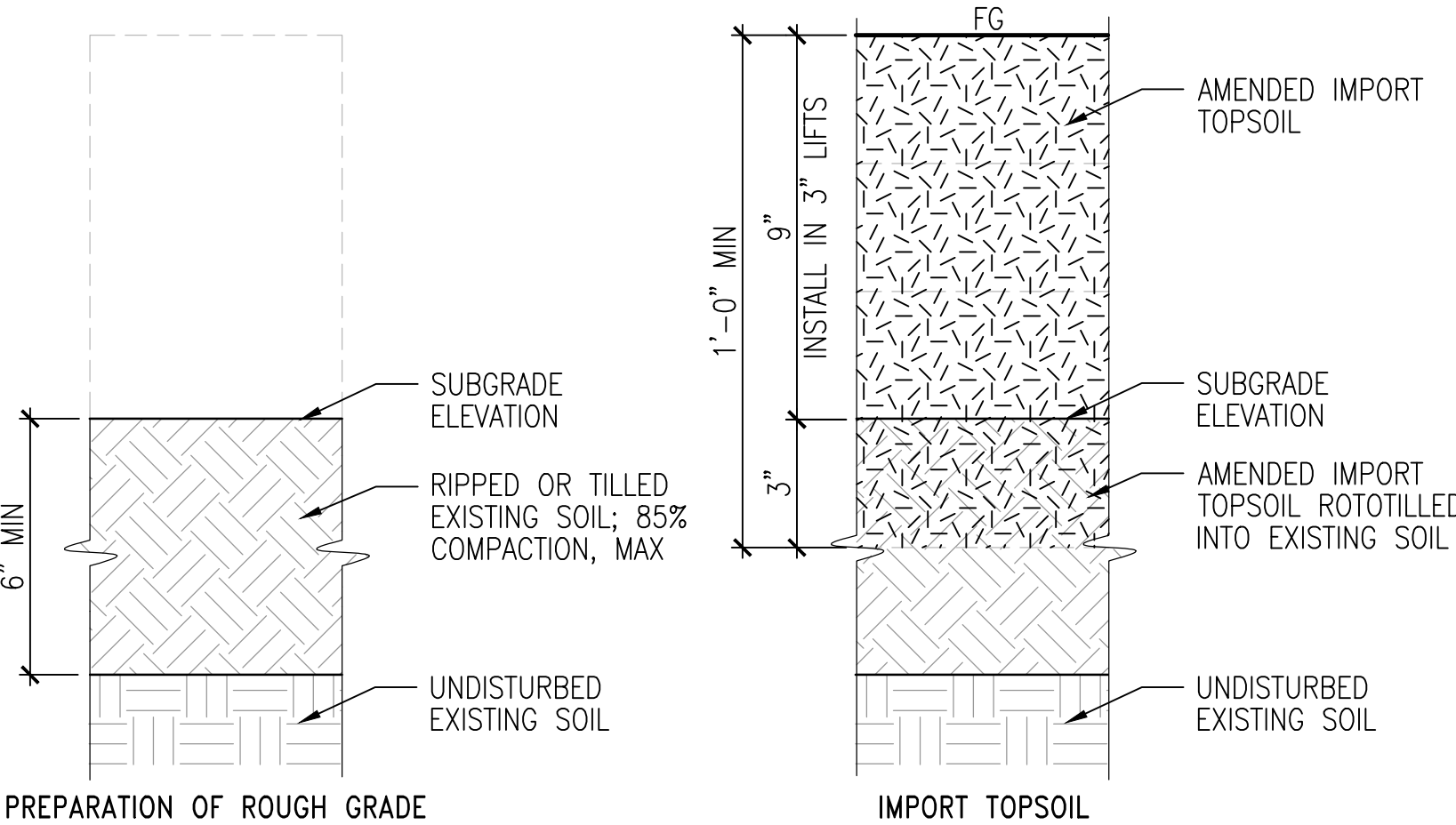
PLANT SPACING & QUANTITIES CHART

SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	0.128
3'-6" OC	34.64"	17.32"	0.104
4'-0" OC	41.57"	20.79"	0.072
5'-0" OC	51.96"	25.98"	0.046
6'-0" OC	62.35"	31.18"	0.032



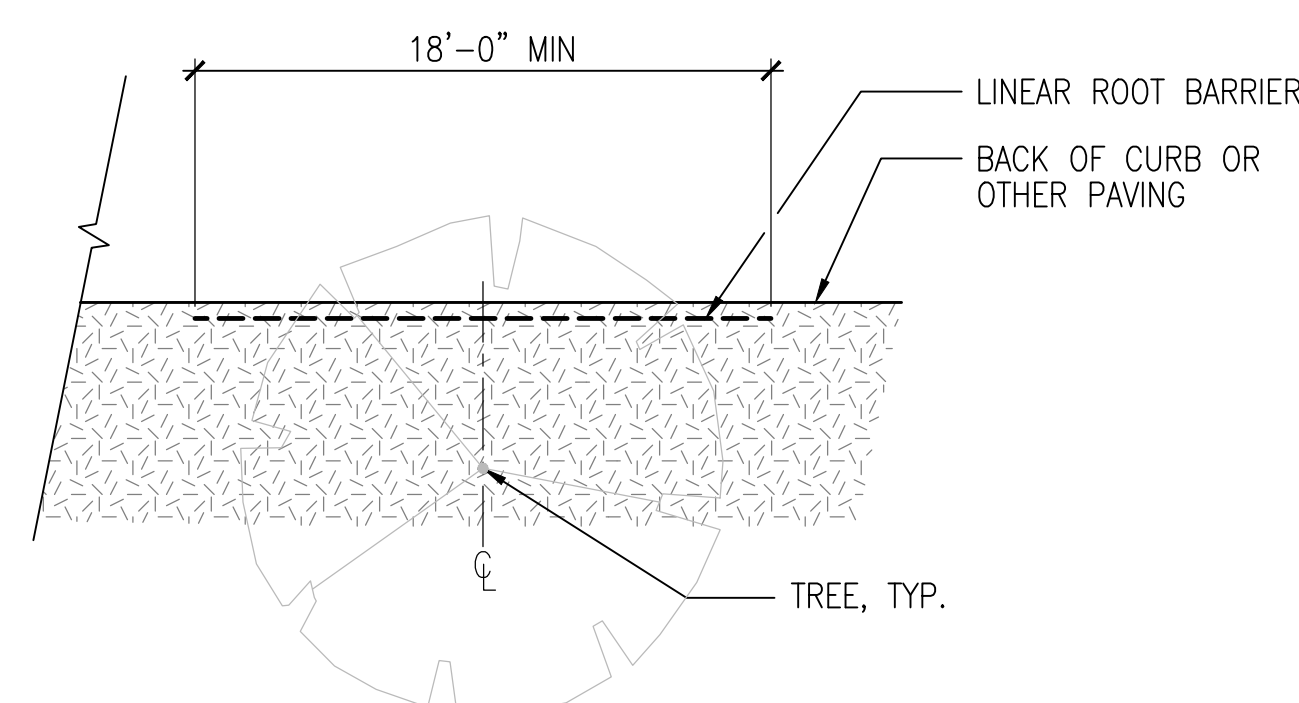
- NOTES**
- DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUIDISTANT TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
 - WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

11 SHRUB & GROUNDCOVER SPACING
SCALE: 1" = 1'-0"



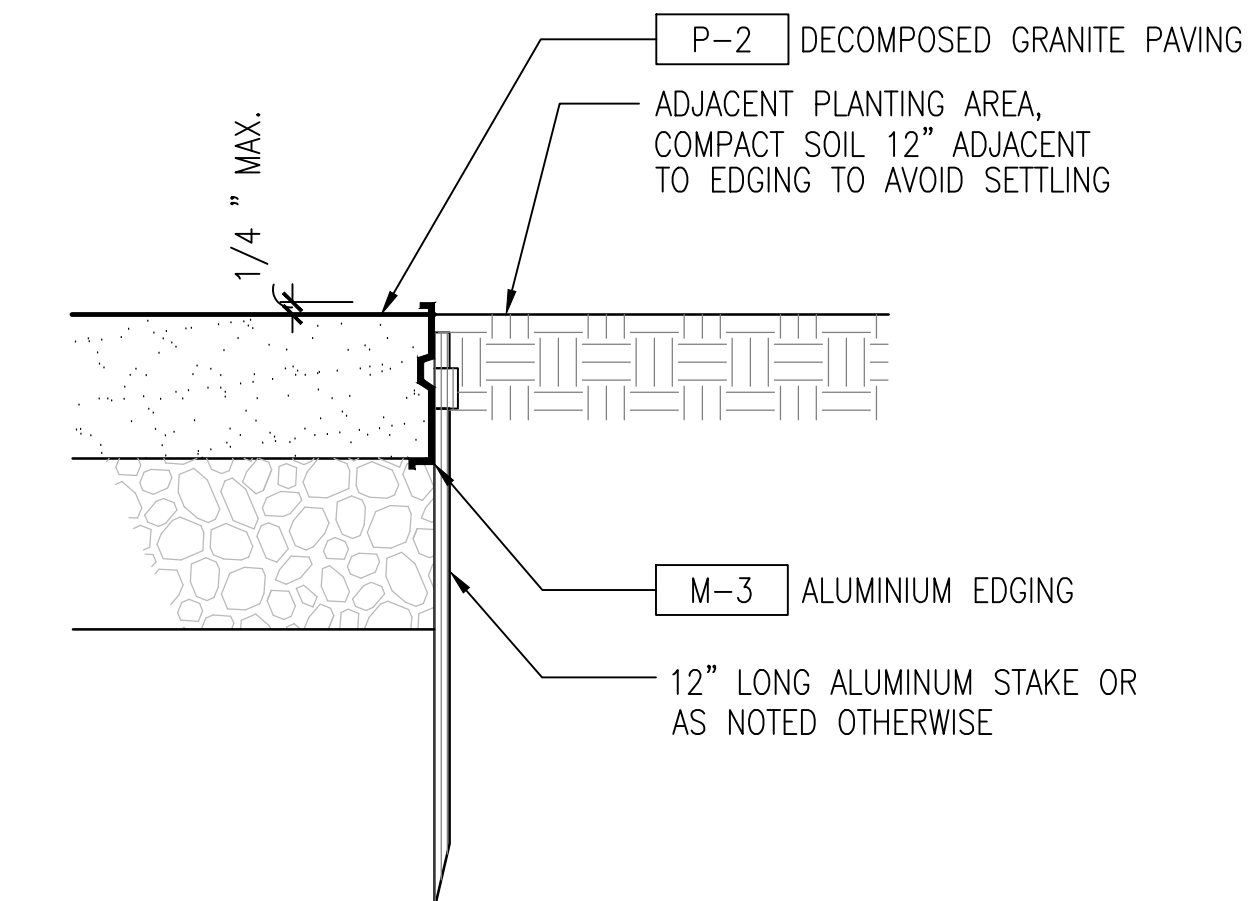
- NOTES**
- IMPORT TOPSOIL TO BE AMENDED PER AGRICULTURAL SUITABILITY ANALYSIS. THOROUGHLY BLEND AMENDMENTS INTO IMPORT TOPSOIL BEFORE ROTOTILLING IN TO EXISTING SOIL.
 - SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

15 SOIL AMENDMENT - IMPORT
SCALE: 3" = 1'-0"

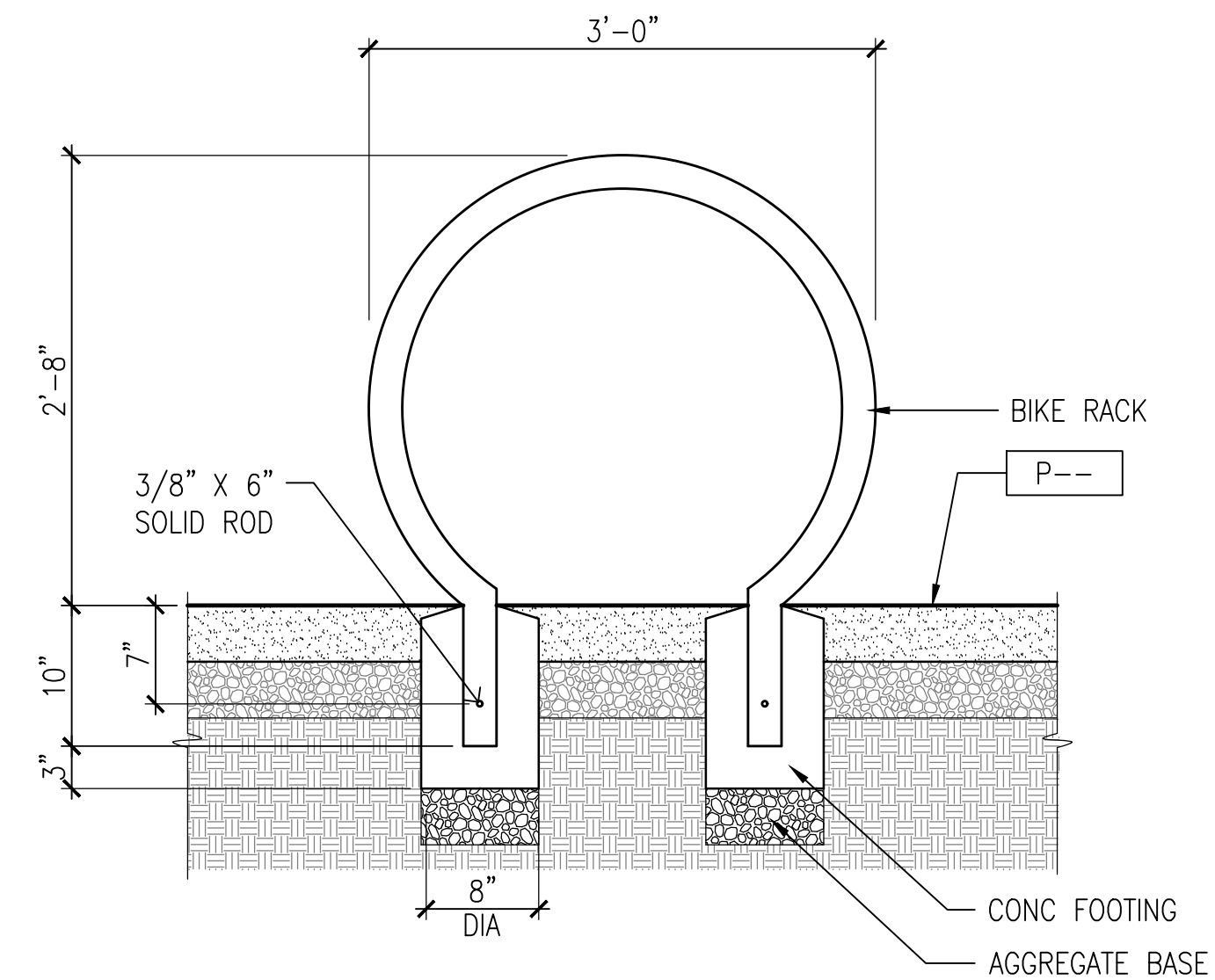


- NOTES**
- HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
 - ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 5 FEET OF PAVING
 - ROOT BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

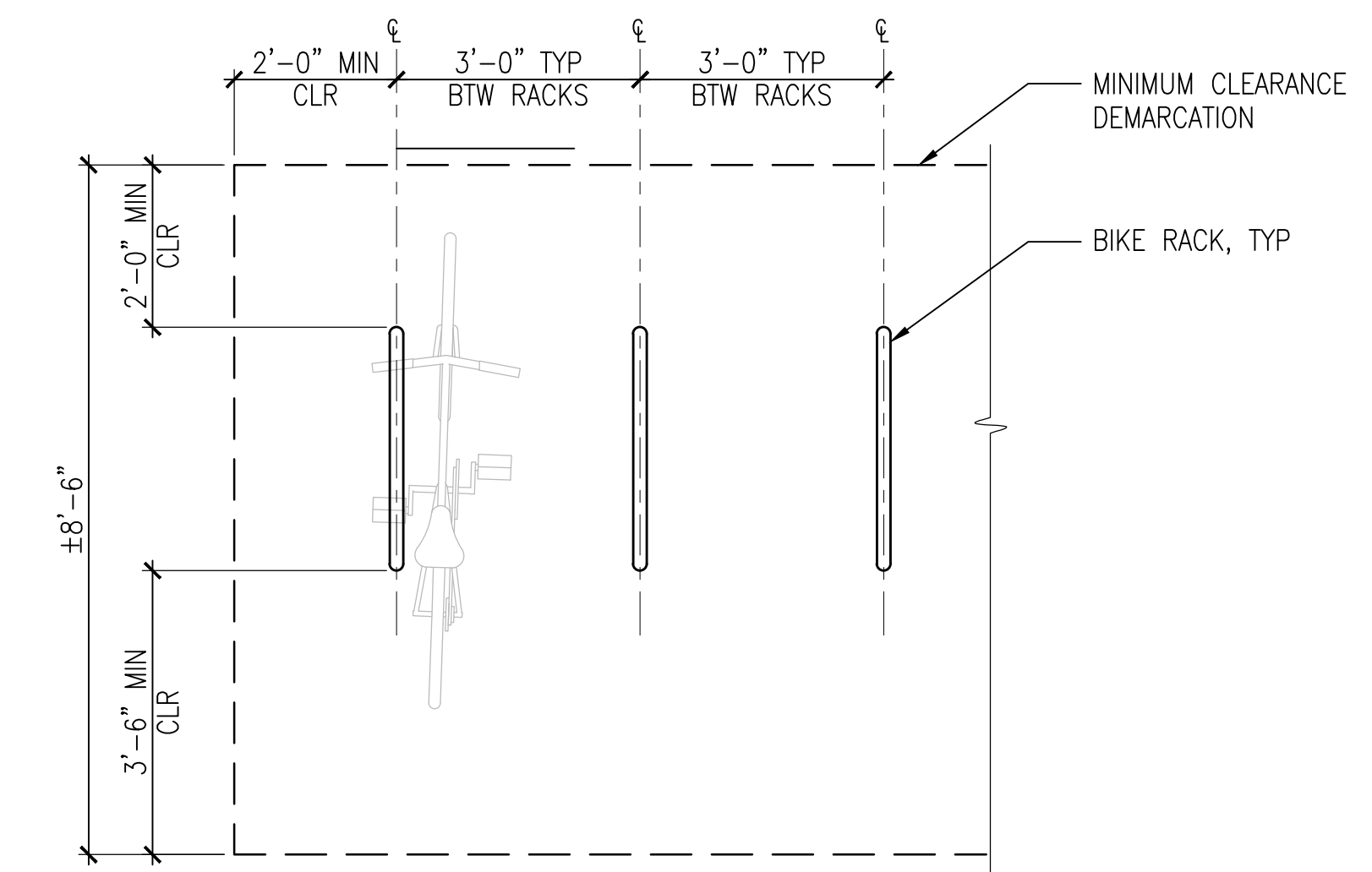
12 ROOTBARRIER
SCALE: 1/2" = 1'-0"



2 DG PAVING WITH HEADER
SCALE: 3" = 1'-0"



3 BIKE RACK - EMBEDDED MOUNT ON DG
SCALE: 1" = 1'-0"



4 BIKE RACK LAYOUT
SCALE: 1/2" = 1'-0"



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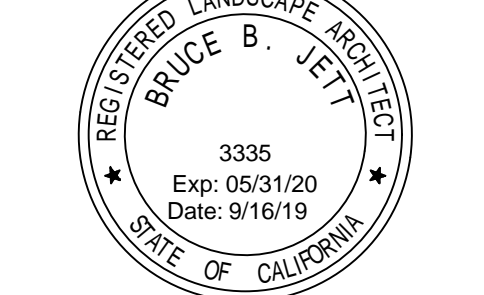
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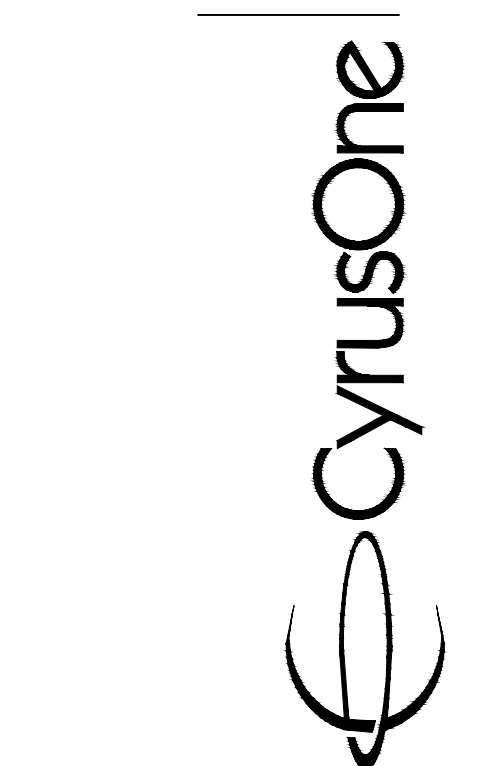
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KEYPLAN

CONSTRUCTION DETAILS

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER

GENERAL IRRIGATION NOTES

- 1. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF CITY OF SANTA CLARA, SANTA CLARA WATER AND SEWER UTILITIES, AND THE STATE WATER ORDINANCE.
2. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
3. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS, DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
4. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
8. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
10. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
11. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. 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 OWNER'S AUTHORIZED REPRESENTATIVE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

WIRING AND ELECTRICAL CONNECTION NOTES

- 1. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
2. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
3. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
4. IRRIGATION CONTROL WIRES: SOLID COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG MIN. SIZE WIRE WITH A JACKETED 2-CONDUCTOR. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
5. DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER, OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 8' GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
6. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.

COMPONENT & PIPING NOTES

- 1. FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
2. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
3. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
4. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

SUBSURFACE DRIP IRRIGATION NOTES

- 1. PROVIDE TEMPORARY SUPPLEMENTAL OVERHEAD IRRIGATIONOR HAND WATERING TO ESTABLISH PLANTS.
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING @ SHRUBS, 2" OFF PAVING @ SOD, TURF & GROUND COVER TYP.
3. SPACE DRIPPERLINES EQUALLY WITHIN EACH ZONE UNLESS OTHERWISE NOTED (12", OR 18" O.C. MAX PER LEGEND).
4. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING.
5. INSTALL DRIPPERLINES RUNNING HORIZONTAL TO THE SLOPE DIRECTION.
6. FOR SLOPES GREATER THAN 10:1, MODIFY DRIPPERLINE SPACING ON THE BOTTOM 1/3 OF THE SLOPE TO BE 25% GREATER AND OMIT THE DRIPPERLINE AT THE BOTTOM OF SLOPE.
7. DRIP SYSTEMS WITH 12" & 18" EMITTER SPACING HAVE DIFFERENT PRECIPITATION RATES. INDEPENDENTLY TEST AND SET RUN TIMES FOR THESE TWO CONDITIONS.
8. INSTALL AVR(S) AT HIGH POINT(S) OF EACH PLANTING AREA. AVR'S ARE SHOWN TO INDICATE INTENT- LOCATE AS REQUIRED BASED ON ACTUAL GRADES OF THE SITE. LOCATE (1) AVR PER 500' OF DRIPPERLINE TUBING, TYP. SEE DETAIL.

IRRIGATION SYSTEM MAINTENANCE

- 1. SYSTEM OBSERVATION: THE CONTRACTOR SHALL VISUALLY CHECK ALL SYSTEMS FOR PROPER OPERATION ON A WEEKLY BASIS AND MAKE ALL NECESSARY REPAIRS. ALL EQUIPMENT SHALL BE ADJUSTED AS NECESSARY FOR PROPER COVERAGE AND FUNCTION.
2. ESTABLISHMENT IRRIGATION SCHEDULING: FOR THE FIRST 60-DAYS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER IN A PLANTING ESTABLISHMENT IRRIGATION MODE. SCHEDULE IRRIGATION TO ESTABLISH PLANTINGS PER THE SPECIFICATIONS.
3. CLIMATOLOGICALLY CONTROLLED IRRIGATION SCHEDULING: FOR THE LAST 60-DAYS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER TO RUN AUTOMATICALLY, SITE-SPECIFIC CLIMATOLOGICAL EVAPOTRANSPIRATION (ET) DATA. OPTIMIZE AUTOMATIC SCHEDULE AS REQUIRED FOR PLANT MATERIALS, SUN, ASPECT, SOLAR REFLECTANCE & HEAT ISLANDS, LOCALITY, SLOPE, AND THE INSTALLED IRRIGATION SYSTEM. CHECK SYSTEM FOR PROPER FUNCTION AND ADJUST AUTOMATIC SCHEDULE WEEKLY TO PROVIDE OPTIMAL CONDITIONS FOR SUSTAINING HEALTHY PLANTING.
4. COORDINATE LANDSCAPE MAINTENANCE WITH OPERATOR: PERFORM A FULL INSTRUCTION SESSION IN THE PRESENCE OF THE DESIGNATED MAINTENANCE PERSONNEL DEMONSTRATING THE IRRIGATION CONTROLLER SYSTEM, PROGRAM ADJUSTMENT AND OVER-RIDES, SYSTEM TESTING, TROUBLE-SHOOTING, ETC. INCLUDE INSTRUCTIONS ON HOW TO TURN OFF SYSTEM IN CASE OF EMERGENCY.
5. REPAIRS: DURING THE PLANT ESTABLISHMENT & MAINTENANCE PERIOD, ALL REPAIRS MADE TO THE IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE. ALL REPAIRS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS.
6. SYSTEM CERTIFICATION: OBTAIN A LETTER OF CERTIFICATION FROM CONTROLLER MANUFACTURER'S REPRESENTATIVE CERTIFYING THAT THE CONTROLLER IS PROPERLY PROGRAMMED AND IN WORKING ORDER BEFORE THE END OF THE MAINTENANCE PERIOD.

IRRIGATION LEGEND

Table with 6 columns: KEY, MODEL NUMBER, DETAIL, MANUFACTURER, COLOR, DESCRIPTION & NOTES. Includes sections for POINT OF CONNECTION & IRRIGATION CONTROLLER, VALVE, and IRRIGATION LINES.

IRRIGATION LINES

Table detailing irrigation line specifications including PVC LATERAL IRRIGATION PIPE, MAIN PRESSURE IRRIGATION PIPE, and SLEEVE specifications.

BUBBLER (TWO SETS/PALM, TWO/TREE, ONE/VINE OR SHRUB TYPICAL)

Table listing bubbler specifications such as FB-25-PC, HUNTER RZWS-18-25-CV, and RZWS-36-25-CV.

DRIP IRRIGATION

Table detailing drip irrigation components including DZK-700, Drip Zone Kit, PVC to Drinkerline Connection, and various drippers like HCVXR and TL050MFV-1.

SPRAY (HIGH EFFICIENCY MULTI-STREAM NOZZLE)

Table listing spray nozzle specifications including PROS-06-PRS40-CV-F-MPCORNER and MP ROTATOR models.

NOTES: SEE L3.01 FOR FULL LEGEND & NOTES

IRRIGATION CALCULATION:

Hydrozone Information Table and Irrigation Calculation Table showing ET adjustment factors, hydrozone areas, and total ETWU calculations.

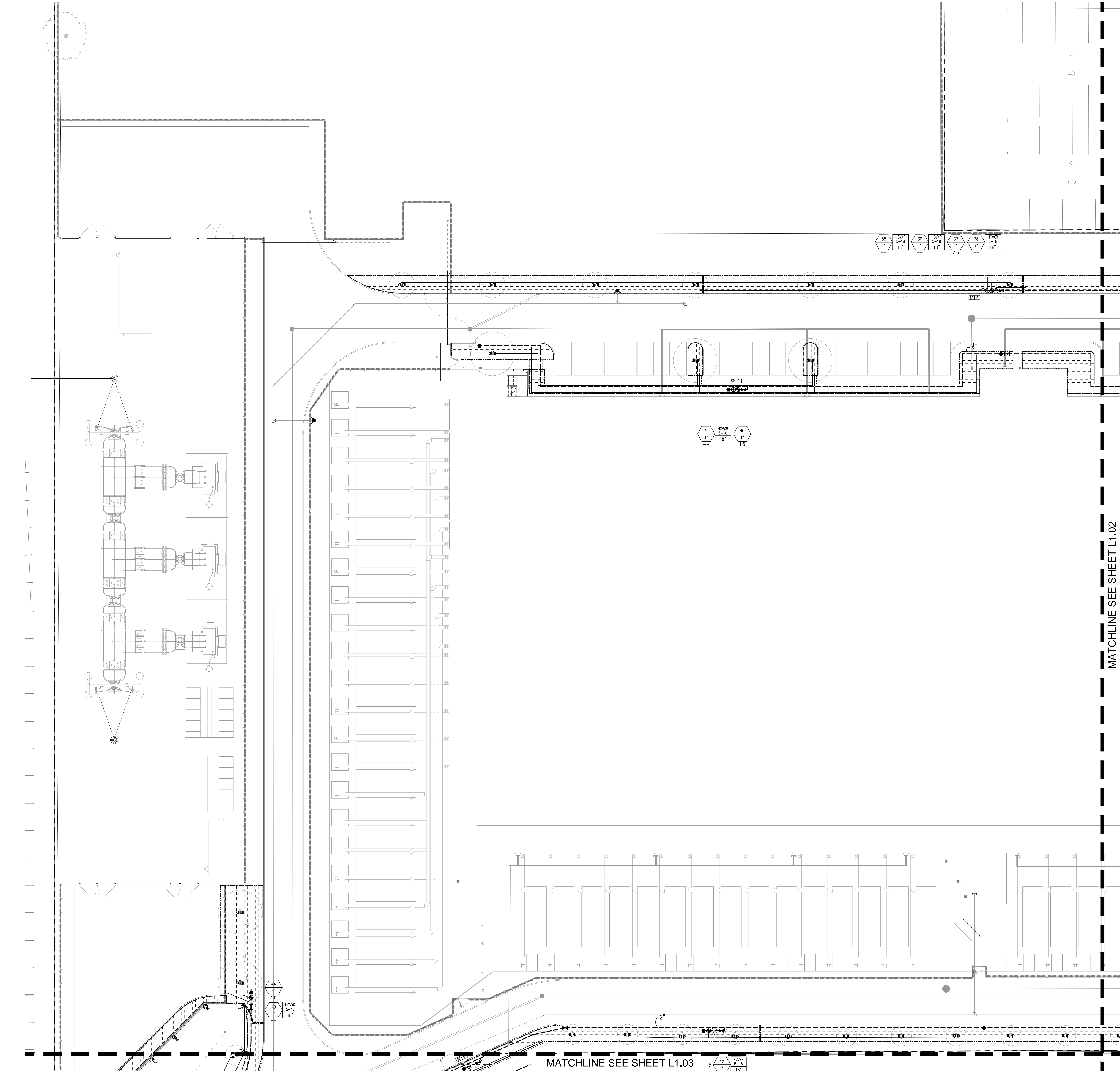
EVAPOTRANSPIRATION (ET0) INFORMATION TABLE

Table showing annual ET0 based on city of San Jose, with conversion factors and irrigation efficiency values.

PRESSURE LOSS CALCULATION CHART

Pressure Loss Calculation Chart showing field verify irrigation water static and dynamic pressure & flow at point of connection, and a table of pressure loss for various items.

Project information including CORGAN logo, contact details for kW Mission Critical Engineering, Bennt & Pless Inc., KIER+WRIGHT, Design Consulting LLC, and JETT. Includes a circular seal for Santa Clara County and project details for Santa Clara, CA 95050.



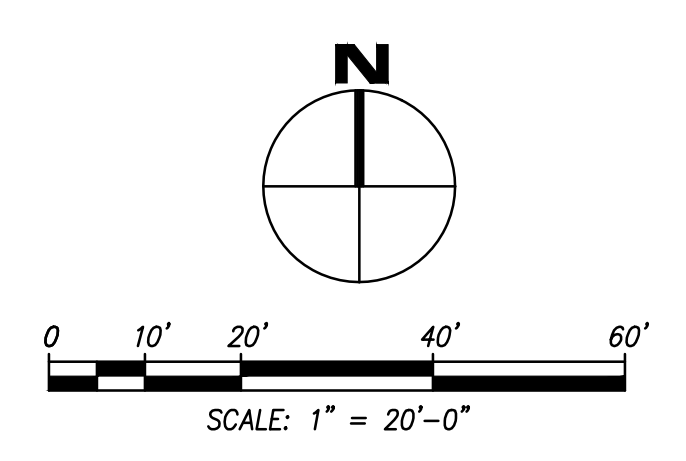
IRRIGATION LEGEND


KEY	MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER		
[BPP]	P.O.C. EXISTING BACKFLOW PREVENTER, FIELD VERIFY	-
[A]	EGP-TW-SPED EXISTING 2-WIRE CONTROLLER	10/L4.01
[2W]	CONDUIT & 2-WIRE PATH, PVC SCH. 40 UNDER PAVING 2-WIRE CABLE: TW-CAB-14	1/L4.01
[DEC]	ITW-D-1, DECODER	8/L4.01
[GND]	GROUNDING	11/L4.01
[SP]	TW-LA-1	8/L4.01
VALVE		
[P220]	P220-26-X-X SERIES, RCV	12/L4.01
[LT]	LT-1000-T, LT-1500-T, LT-2000-T LINE SIZE TYP (2" AND SMALLER)	5/L4.01
[LK]	100-2SLLVC* LK - PROVIDE (2) TOTAL 100-MHS - PROVIDE (2) TOTAL 100-SLK - PROVIDE (2) TOTAL	7/L4.01
[CARSON]	CARSON #1419 CHRISTY #N-9 (PAVING)	6/L4.01
[IR-220P]	IR-220P	13/L4.01
[2000]	2000 SERIES	
IRRIGATION LINES		
[NON-PRESSURE]	NON-PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA PVC: SCHEDULE 40 MIN SIZE, UON	1/L4.01
[PVC]	PVC: CLASS 315 SCHEDULE 40	1, 2/L4.01
[FS]	FLOW SENSOR CABLE SLEEVE, PVC: CLASS 315 2X SIZE OF PIPE, 4" MIN.	1/L4.01
[LATERAL]	LATERAL SIZE 1", 1 1/2", 2"	
[MAINLINE]	MAINLINE SIZE 1", 1 1/2", 2"	
[STATION]	STATION NUMBER	
[VALVE]	VALVE SIZE	
[GPM]	GALLONS PER MINUTE	
BUBBLER (TWO SETS/PALM, TWO/TREE, ONE/VINE OR SHRUB TYPICAL)		
[FB-25-PC]	FB-25-PC	14/L4.01
[RZWS]	DEEP WATERING BUBBLER: RZWS-18-25-CV AT TREES RZWS-36-25-CV AT TREES >24" BOX	15/L4.01
DRIP IRRIGATION		
[DZK-700]	DZK-700, DRIP ZONE KIT (FLOW BETWEEN 0.1 TO 30 GPM)	1/L4.02
[PVC]	PVC TO DRIPPERLINE CONNECTION	4/L4.02
[VALVE]	VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
[MAXIMUM RUN LENGTH]	MAXIMUM RUN LENGTH: 40PSI	
[HCVXR-5-18]	HCVXR-5-18	449'
[HCVXR-11-18]	HCVXR-11-18	267'
[HCVXR-5-12]	HCVXR-5-12	315'
[HCVXR-11-12]	HCVXR-11-12	187'
[TECHLOCK]	TECHLOCK FITTINGS, AS DETAILED	5/L4.02
[TL050MFV-1]	TL050MFV-1, ALSO SEE DETAIL	3/L4.02
[ECO-ID]	ECO-ID	6/L4.02
SPRAY (HIGH EFFICIENCY MULTI-STREAM NOZZLE)		
[KEY]	MODEL NUMBER	DETAIL
[PROS-06-PRS40-CV-F-MPCORNER]	PROS-06-PRS40-CV-F-MPCORNER	
[PROS-06-PRS40-CV-F-MP1000-90]	PROS-06-PRS40-CV-F-MP1000-90	
[PROS-06-PRS40-CV-F-MP2000-360]	PROS-06-PRS40-CV-F-MP2000-360	7/L4.02
[PROS-06-PRS40-CV-F-MP2000-90]	PROS-06-PRS40-CV-F-MP2000-90	
[PROS-06-PRS40-CV-F-MP3000-360]	PROS-06-PRS40-CV-F-MP3000-360	
[PROS-06-PRS40-CV-F-MP3000-90]	PROS-06-PRS40-CV-F-MP3000-90	

NOTES: SEE L3.01 FOR FULL LEGEND & NOTES


MATCHLINE SEE SHEET L1.02

MATCHLINE SEE SHEET L1.03

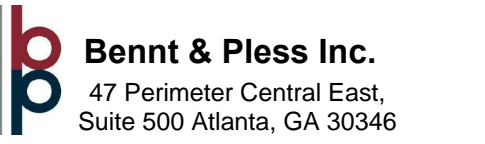





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kW Mission Critical Engineering, d.p.c.
433 River Street, Suite 7002, Troy, NY 12180




Bennt & Pless Inc.
47 Perimeter Central East, Suite 500 Atlanta, GA 30346



KIER+WRIGHT
2850 Collier Canyon Rd. Livermore, CA 94551



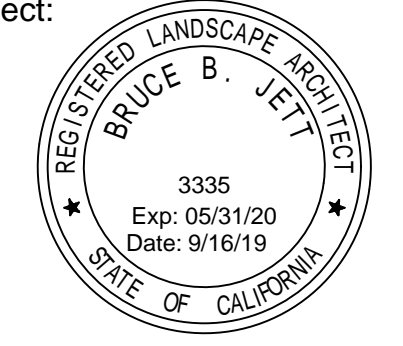
Design Consulting LLC
103 E Haring St. Howe TX 75459



JETT
Landscape Architecture & Design
2 Theatre Square, Suite 218, Orinda, CA 94563

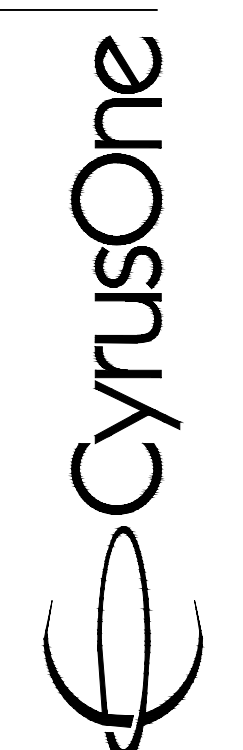
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3	08/23/2019 PCC REVIEW PACKAGE

REVISIONS	
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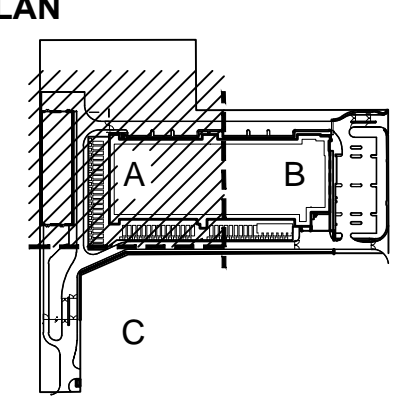


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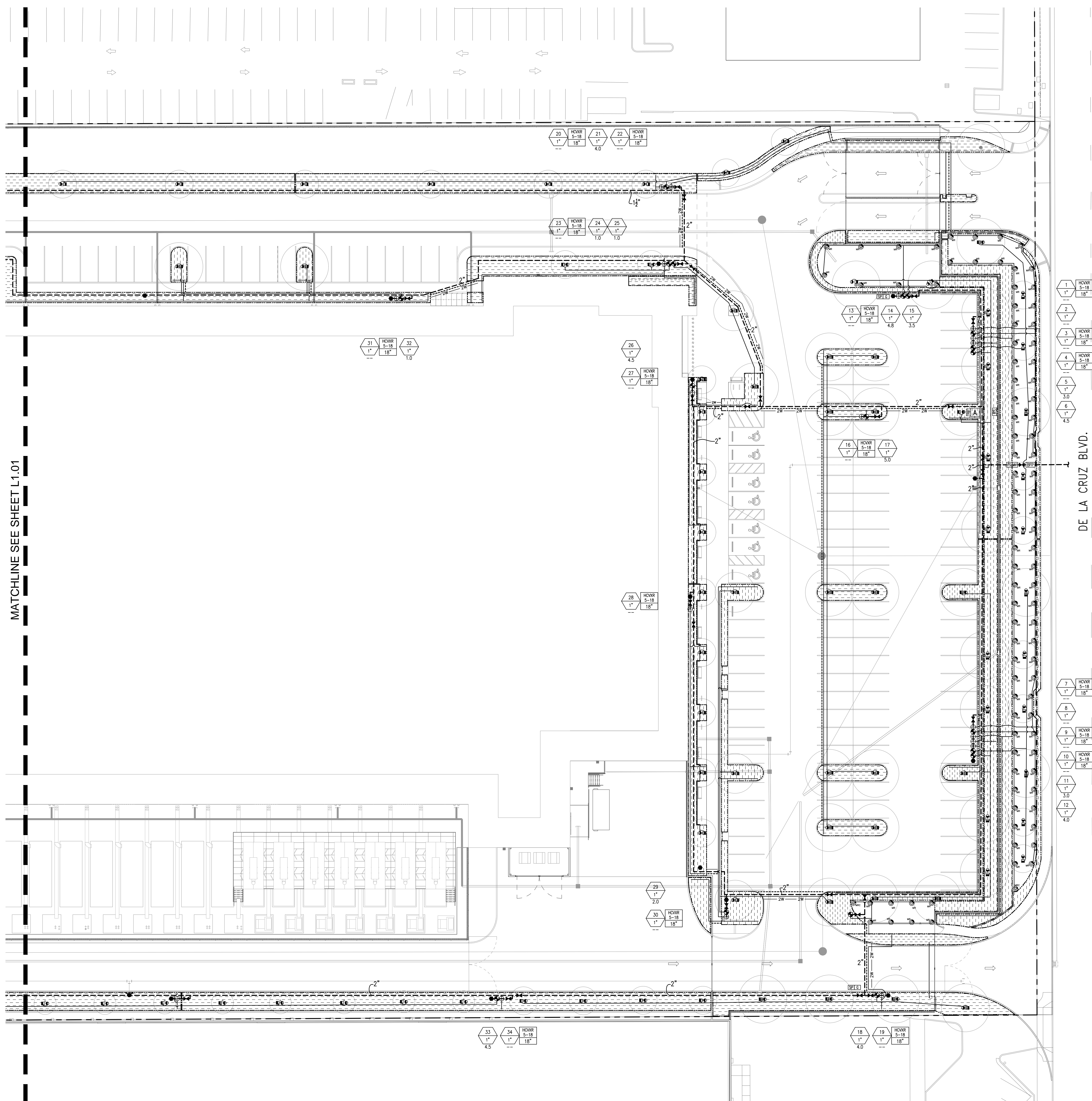


KEYPLAN



IRRIGATION PLAN - A

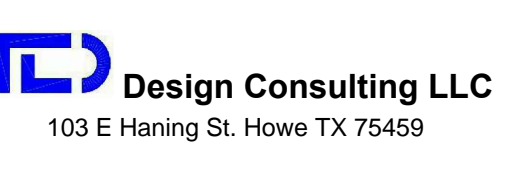
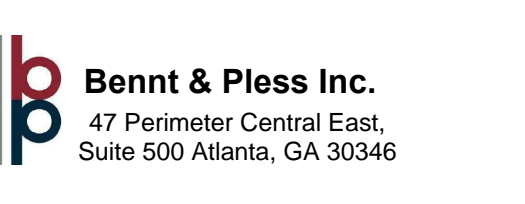
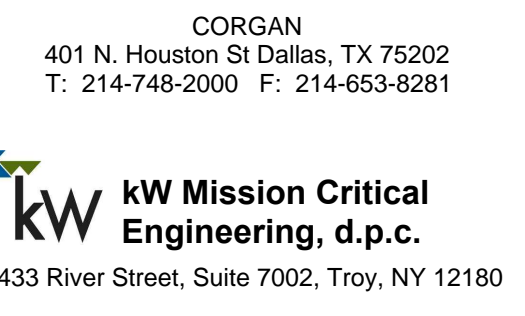
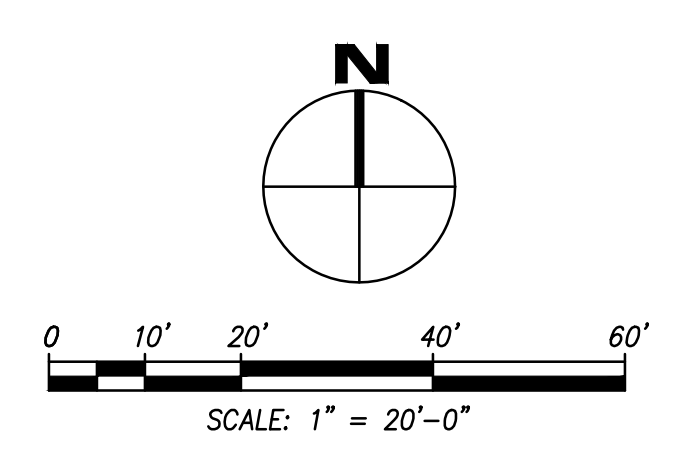
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DATE	08/01/2019
SHEET NUMBER	L3.02



MATCHLINE SEE SHEET L1.01

KEY	MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER		
[P.C.]	P.O.C. EXISTING BACKFLOW PREVENTER, FIELD VERIFY	-
[A]	EGP-TW-SPED EXISTING 2-WIRE CONTROLLER	10/L4.01
[2W]	CONDUIT & 2-WIRE PATH, PVC SCH. 40 UNDER PAVING 2-WIRE CABLE: TW-CAB-14	1/L4.01
[DEC]	ITW-D-1, DECODER	8/L4.01
[GND]	GROUNDING	11/L4.01
[TW-LA-1]	TW-LA-1	8/L4.01
VALVE		
[P220-26-X-X]	P220-26-X-X SERIES, RCV	12/L4.01
[LT-1000-T, LT-1500-T, LT-2000-T]	LT-1000-T, LT-1500-T, LT-2000-T LINE SIZE TYP (2" AND SMALLER)	5/L4.01
[100-2SLVVC*]	100-2SLVVC* LK - PROVIDE (2) TOTAL 100-MHS - PROVIDE (2) TOTAL 100-SLK - PROVIDE (2) TOTAL	7/L4.01
[CARSON #1419]	CARSON #1419 CHRISTY #N-9 (PAVING)	6/L4.01
[IR-220P]	IR-220P	13/L4.01
[2000 SERIES]	2000 SERIES	
IRRIGATION LINES		
[NON-PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA]	PVC: SCHEDULE 40 MIN SIZE, UON	1/L4.01
[PVC: CLASS 315 SCHEDULE 40]		1, 2/L4.01
[FLOW SENSOR CABLE SLEEVE, PVC: CLASS 315 2X SIZE OF PIPE, 4" MIN.]		1/L4.01
[LATERAL SIZE]	1/2", 1", 1 1/2", 2"	
[MAINLINE SIZE]	1", 1 1/2", 2"	
[STATION NUMBER]		
[VALVE SIZE]		
[GALLONS PER MINUTE]		
BUBBLER (TWO SETS/PALM, TWO/TREE, ONE/VINE OR SHRUB TYPICAL)		
[FB-25-PC]		14/L4.01
[DEEP WATERING BUBBLER: RZWS-18-25-CV AT TREES RZWS-36-25-CV AT TREES >24" BOX]		15/L4.01
DRIP IRRIGATION		
[DZK-700, DRIP ZONE KIT (FLOW BETWEEN 0.1 TO 30 GPM)]		1/L4.02
[PVC TO DRIPPERLINE CONNECTION]		4/L4.02
[VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)]		
[MAXIMUM RUN LENGTH: 40PSI]		
[HCVXR-5-18 449']		2/L4.02
[HCVXR-11-18 267']		
[HCVXR-5-12 315']		
[HCVXR-11-12 187']		
[TECHLOCK FITTINGS, AS DETAILED]		5/L4.02
[TL050MFV-1, ALSO SEE DETAIL]		3/L4.02
[ECO-ID]		6/L4.02
SPRAY (HIGH EFFICIENCY MULTI-STREAM NOZZLE)		
[KEY]	[MODEL NUMBER]	[DETAIL]
[PROS-06-PRS40-CV-F-MPCORNER]		
[PROS-06-PRS40-CV-F-MP1000-90]		
[PROS-06-PRS40-CV-F-MP2000-360]		7/L4.02
[PROS-06-PRS40-CV-F-MP2000-90]		
[PROS-06-PRS40-CV-F-MP3000-360]		
[PROS-06-PRS40-CV-F-MP3000-90]		

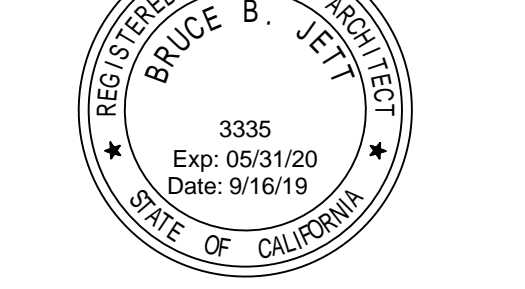
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ISSUES	
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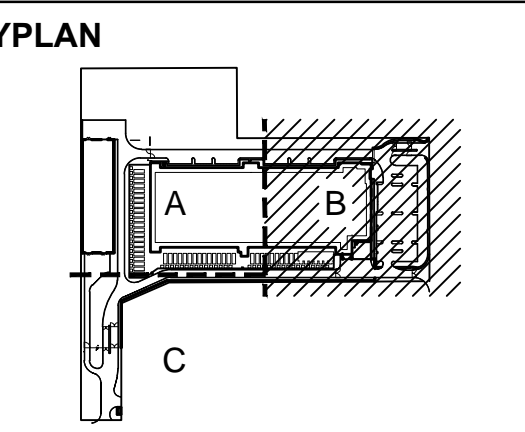
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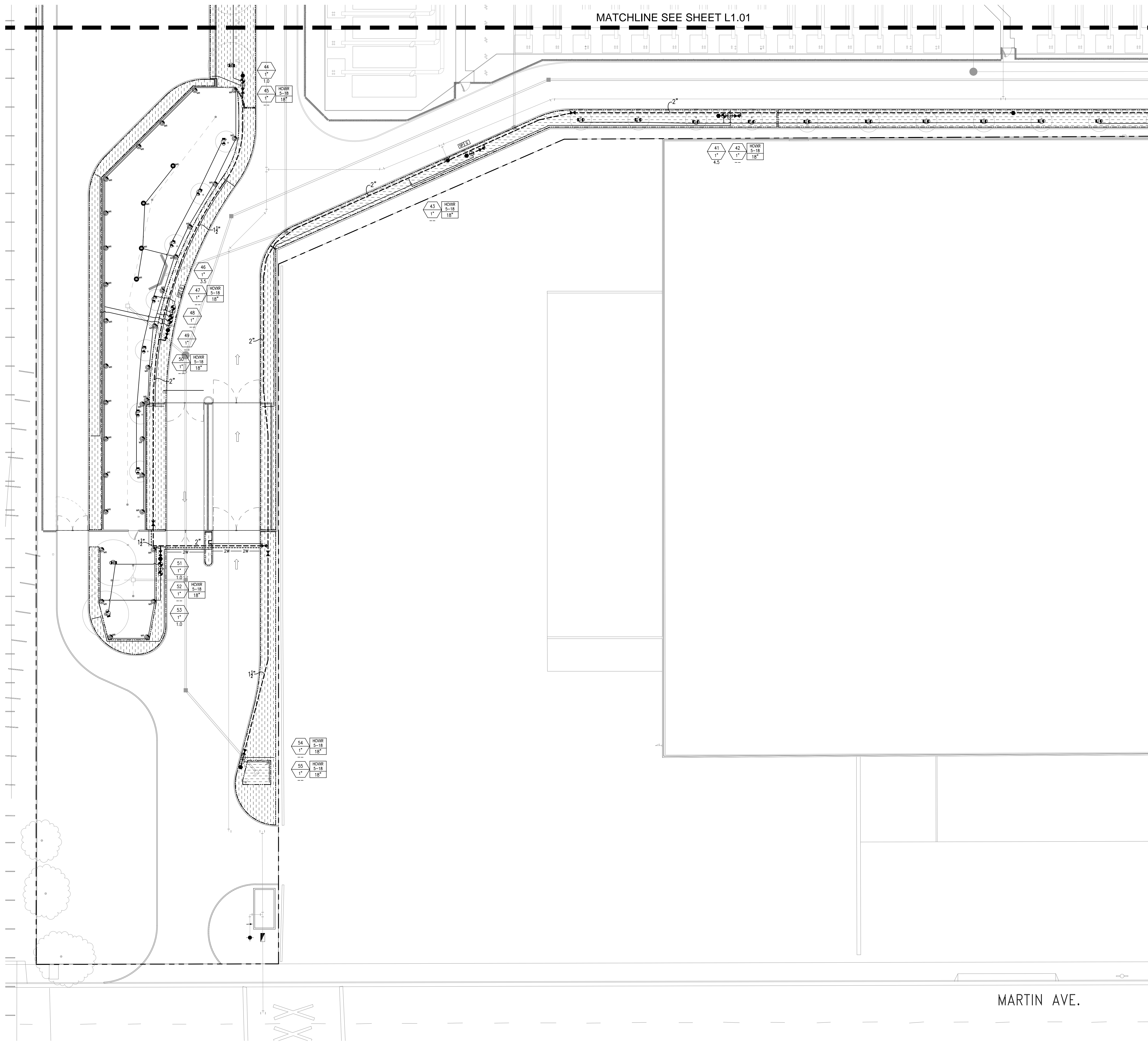
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2600 De La Cruz Blvd
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IRRIGATION PLAN - B

PROJECT NUMBER
DATE 08/01/2019
SHEET NUMBER

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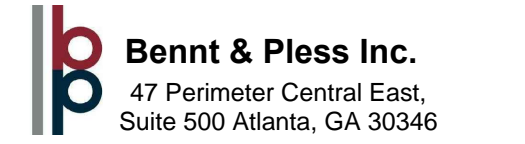
IRRIGATION LEGEND

KEY	MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER		
[BFP]	P.O.C. EXISTING BACKFLOW PREVENTER, FIELD VERIFY	-
[A]	EGP-TW-SPED EXISTING 2-WIRE CONTROLLER	10/L4.01
[2W]	CONDUIT & 2-WIRE PATH, PVC SCH. 40 UNDER PAVING 2-WIRE CABLE: TW-CAB-14	1/L4.01
[DEC]	ITW-D-1, DECODER	8/L4.01
[GND]	GROUNDING	11/L4.01
[SP]	TW-LA-1	8/L4.01
VALVE		
[P220]	P220-26-X-X SERIES, RCV	12/L4.01
[LT]	LT-1000-T, LT-1500-T, LT-2000-T LINE SIZE TYP (2" AND SMALLER)	5/L4.01
[LK]	100-2SLLVC* LK - PROVIDE (2) TOTAL 100-MHS - PROVIDE (2) TOTAL 100-SLK - PROVIDE (2) TOTAL	7/L4.01
[CAR]	CARSON #1419 CHRISTY #N-9 (PAVING)	6/L4.01
[IR]	IR-220P 2000 SERIES	13/L4.01
IRRIGATION LINES		
[NON-P]	NON-PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA PVC: SCHEDULE 40 MIN SIZE, UON	1/L4.01
[PVC]	PVC: CLASS 315 SCHEDULE 40	1, 2/L4.01
[FS]	FLOW SENSOR CABLE SLEEVE, PVC: CLASS 315 2X SIZE OF PIPE, 4" MIN.	1/L4.01
[L]	LATERAL SIZE 1", 1 1/2", 2"	
[M]	MAINLINE SIZE 1", 1 1/2", 2"	
[S]	STATION NUMBER VALVE SIZE GALLONS PER MINUTE	
BUBBLER (TWO SETS/PALM, TWO/TREE, ONE/VINE OR SHRUB TYPICAL)		
[FB]	FB-25-PC	14/L4.01
[RZWS]	DEEP WATERING BUBBLER: RZWS-18-25-CV AT TREES RZWS-36-25-CV AT TREES >24" BOX	15/L4.01
DRIP IRRIGATION		
[DZK]	DZK-700, DRIP ZONE KIT (FLOW BETWEEN 0.1 TO 30 GPM)	1/L4.02
[PVC]	PVC TO DRIPPERLINE CONNECTION	4/L4.02
[V]	VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
[MRL]	MAXIMUM RUN LENGTH: 40PSI	
[HCVXR-5-18]	HCVXR-5-18 449'	2/L4.02
[HCVXR-11-18]	HCVXR-11-18 267'	
[HCVXR-5-12]	HCVXR-5-12 315'	
[HCVXR-11-12]	HCVXR-11-12 187'	
[TECH]	TECHLOCK FITTINGS, AS DETAILED	5/L4.02
[TL050MFV-1]	TL050MFV-1, ALSO SEE DETAIL	3/L4.02
[ECO-ID]	ECO-ID	6/L4.02
SPRAY (HIGH EFFICIENCY MULTI-STREAM NOZZLE)		
[KEY]	MODEL NUMBER	DETAIL
[PROS-06-PRS40-CV-F-MPCORNER]	PROS-06-PRS40-CV-F-MPCORNER	7/L4.02
[PROS-06-PRS40-CV-F-MP1000-90]	PROS-06-PRS40-CV-F-MP1000-90	
[PROS-06-PRS40-CV-F-MP2000-360]	PROS-06-PRS40-CV-F-MP2000-360	
[PROS-06-PRS40-CV-F-MP2000-90]	PROS-06-PRS40-CV-F-MP2000-90	
[PROS-06-PRS40-CV-F-MP3000-360]	PROS-06-PRS40-CV-F-MP3000-360	
[PROS-06-PRS40-CV-F-MP3000-90]	PROS-06-PRS40-CV-F-MP3000-90	

NOTES: SEE L3.01 FOR FULL LEGEND & NOTES



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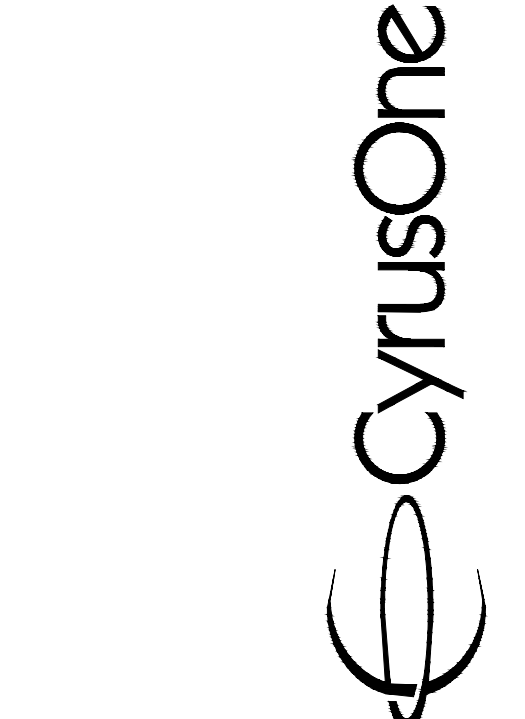
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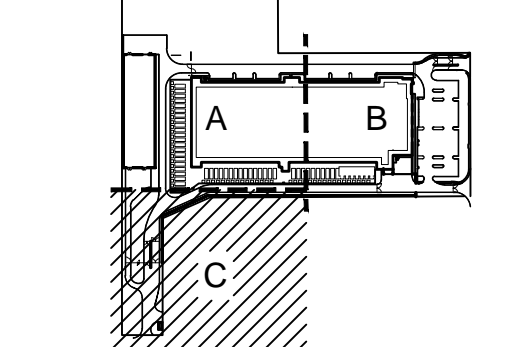
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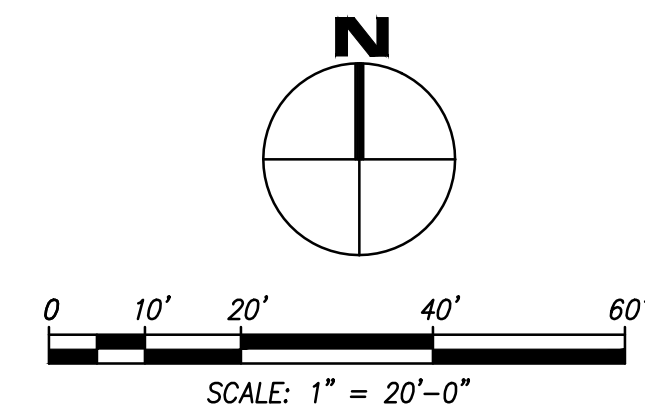


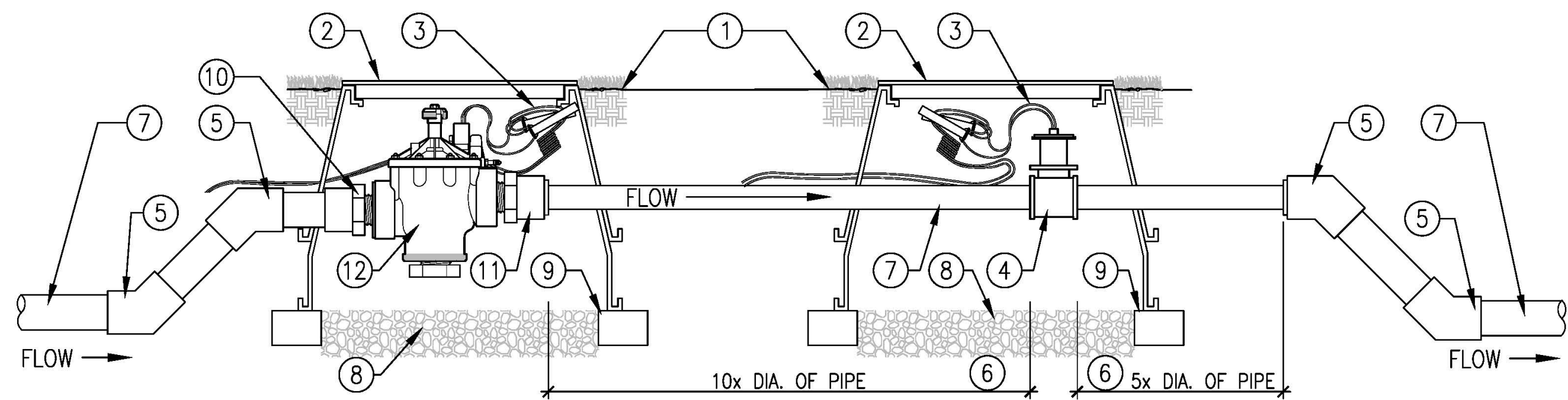
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IRRIGATION PLAN - C

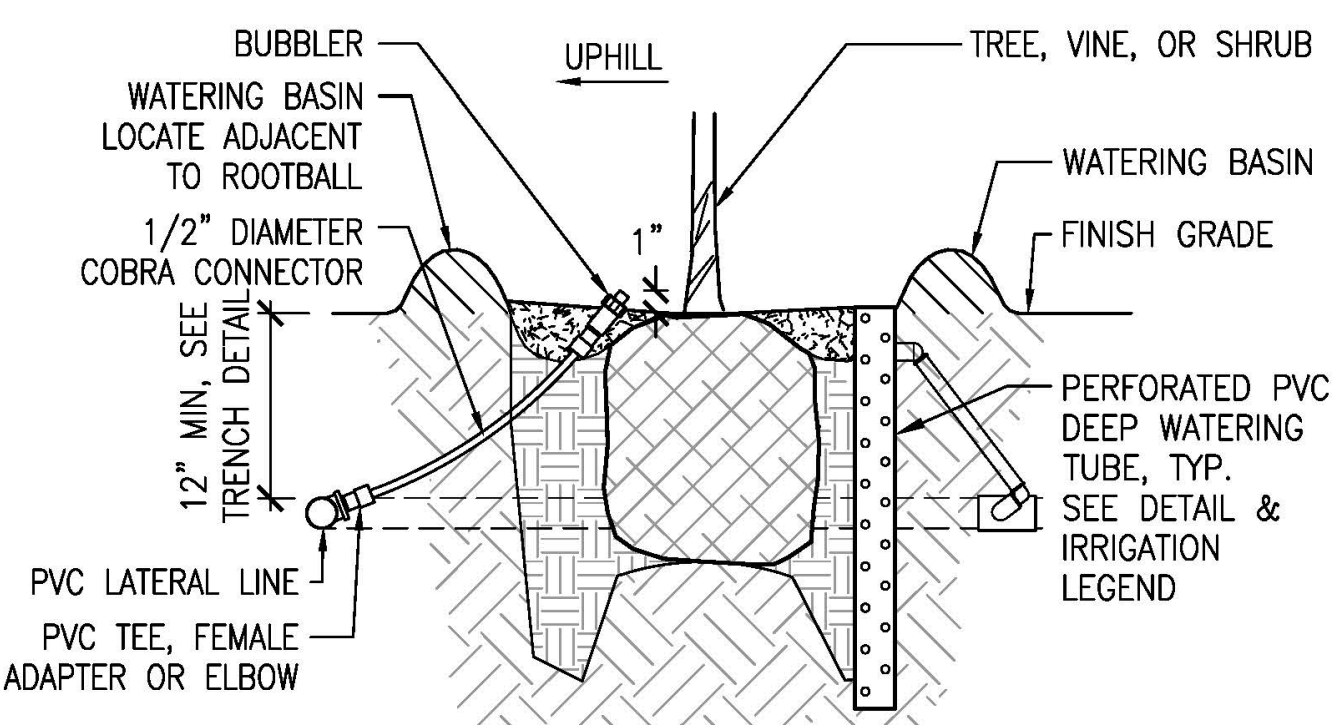
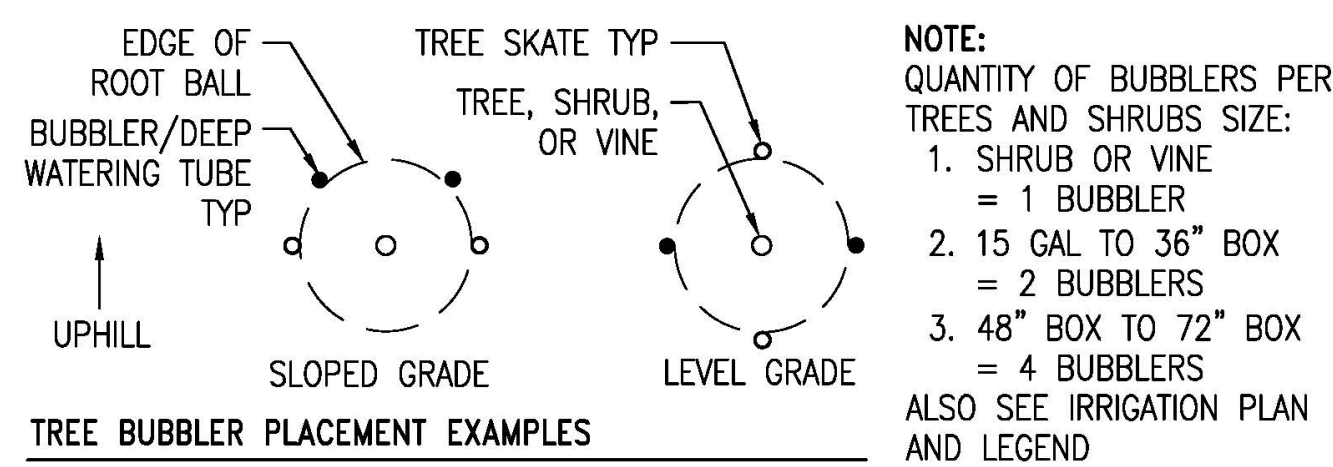
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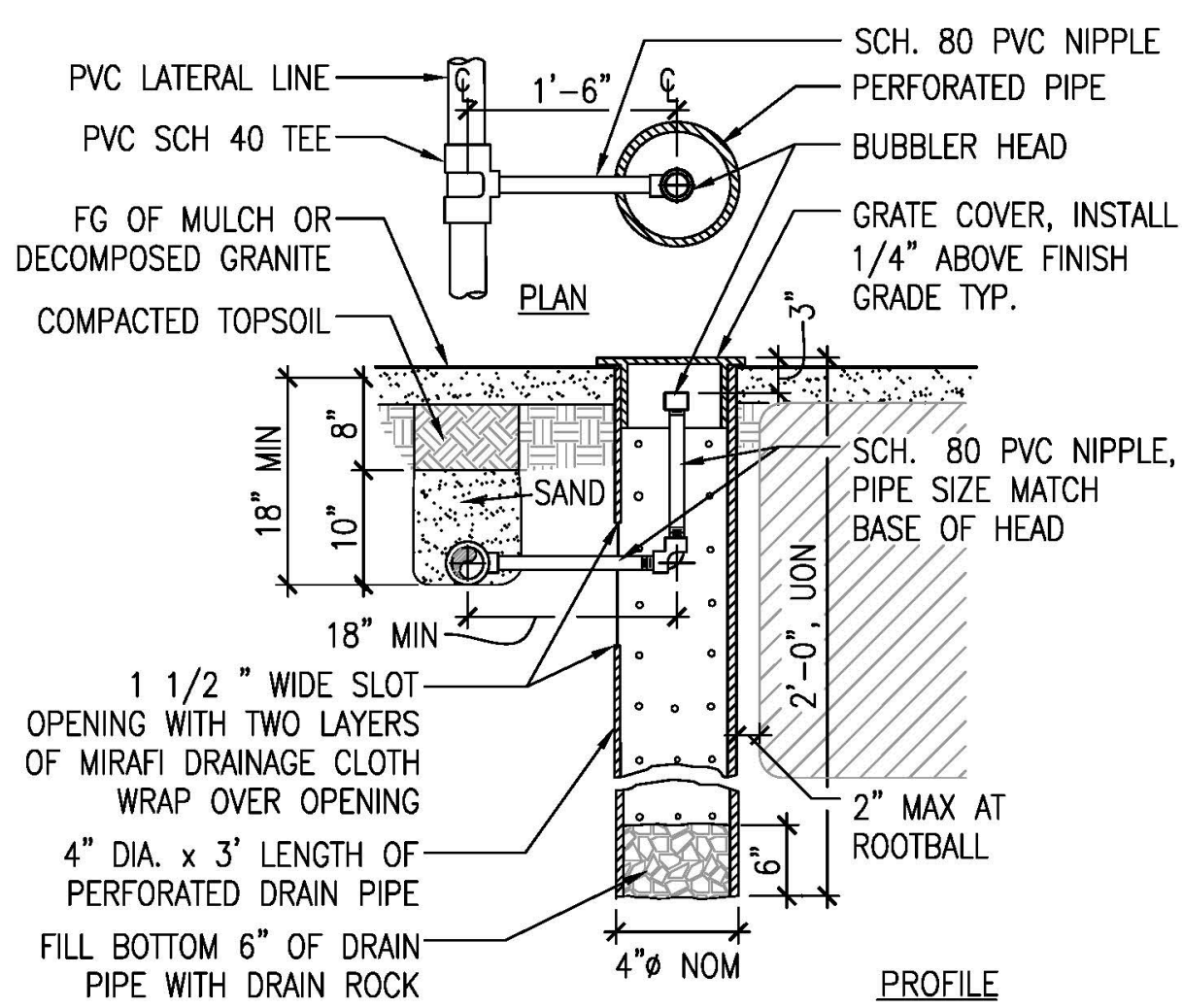


- ① FINISH GRADE
 - ② VALVE BOX WITH LOCKING COVER, EXTENSIONS AS NEEDED
 - ③ CONTROL WIRES & WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER MANU. SPEC.
 - ④ FLOW SENSOR, SIZE PER DRAWING
 - ⑤ PVC 45 DEG. ELL
 - ⑥ MIN. 10x PIPE DIAMETER UPSTREAM & MIN. 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
 - ⑦ PVC MAINLINE, LENGTH AS REQUIRED
 - ⑧ 6" DEEP 3/4" PEA GRAVEL SUMP
 - ⑨ BRICK SUPPORTS
 - ⑩ PVC MALE ADAPTER
 - ⑪ PVC MALE ADAPTER, BUSH DOWN TO FLOW SENSOR, SIZE AS REQUIRED
 - ⑫ MASTER VALVE, WIRE TO CONTROLLER (DEDICATED CONNECTION OR HIGHEST STATION NUMBER PER MANU. SPEC.)
- NOTE:**
 1. FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
 2. FLOW SENSOR CABLE MUST BE RUN IN 1" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.

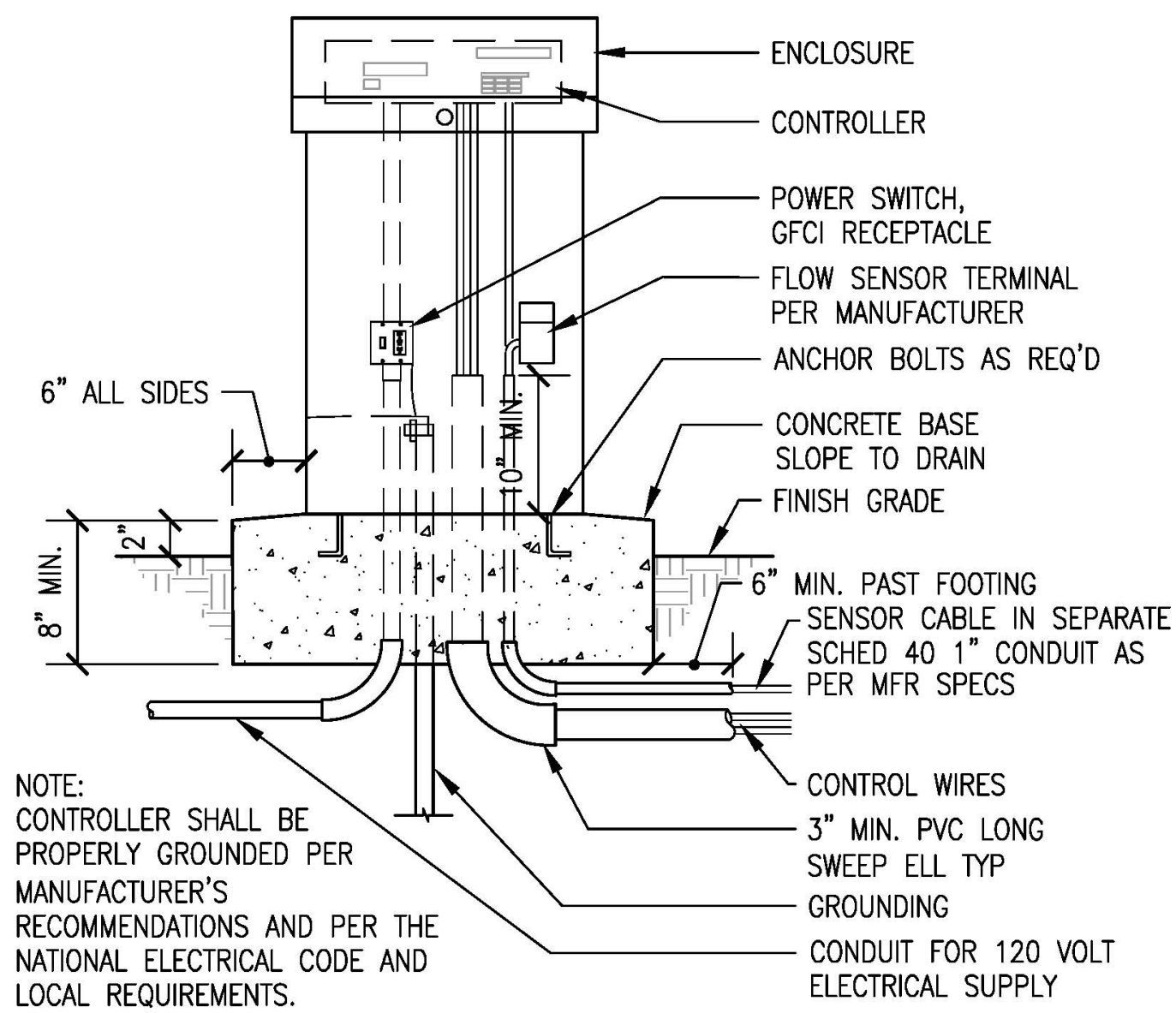
13 MASTER VALVE - FLOW SENSOR
 SCALE: 3/4" = 1'-0"



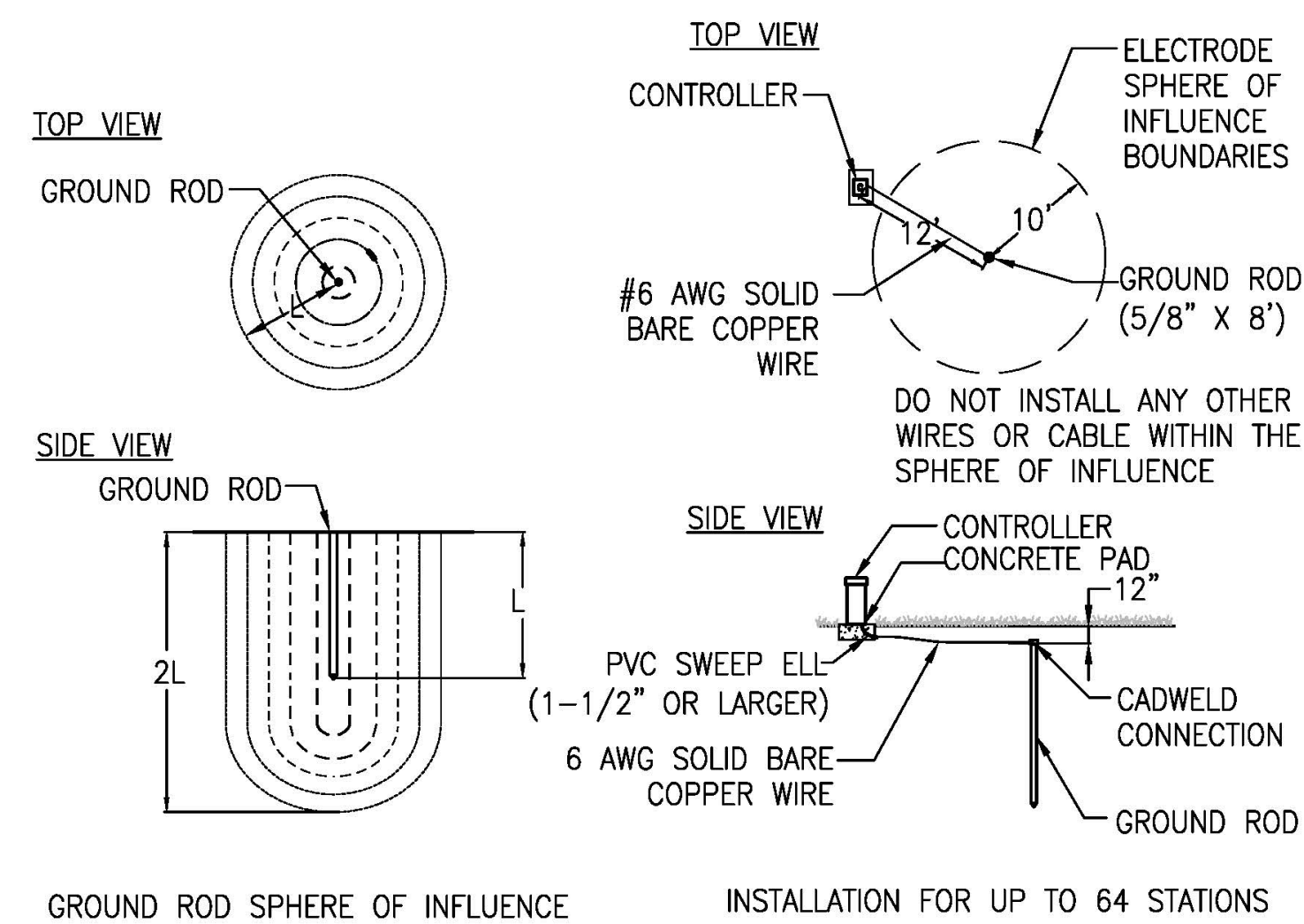
14 BUBBLER
 SCALE: 3" = 1'-0"



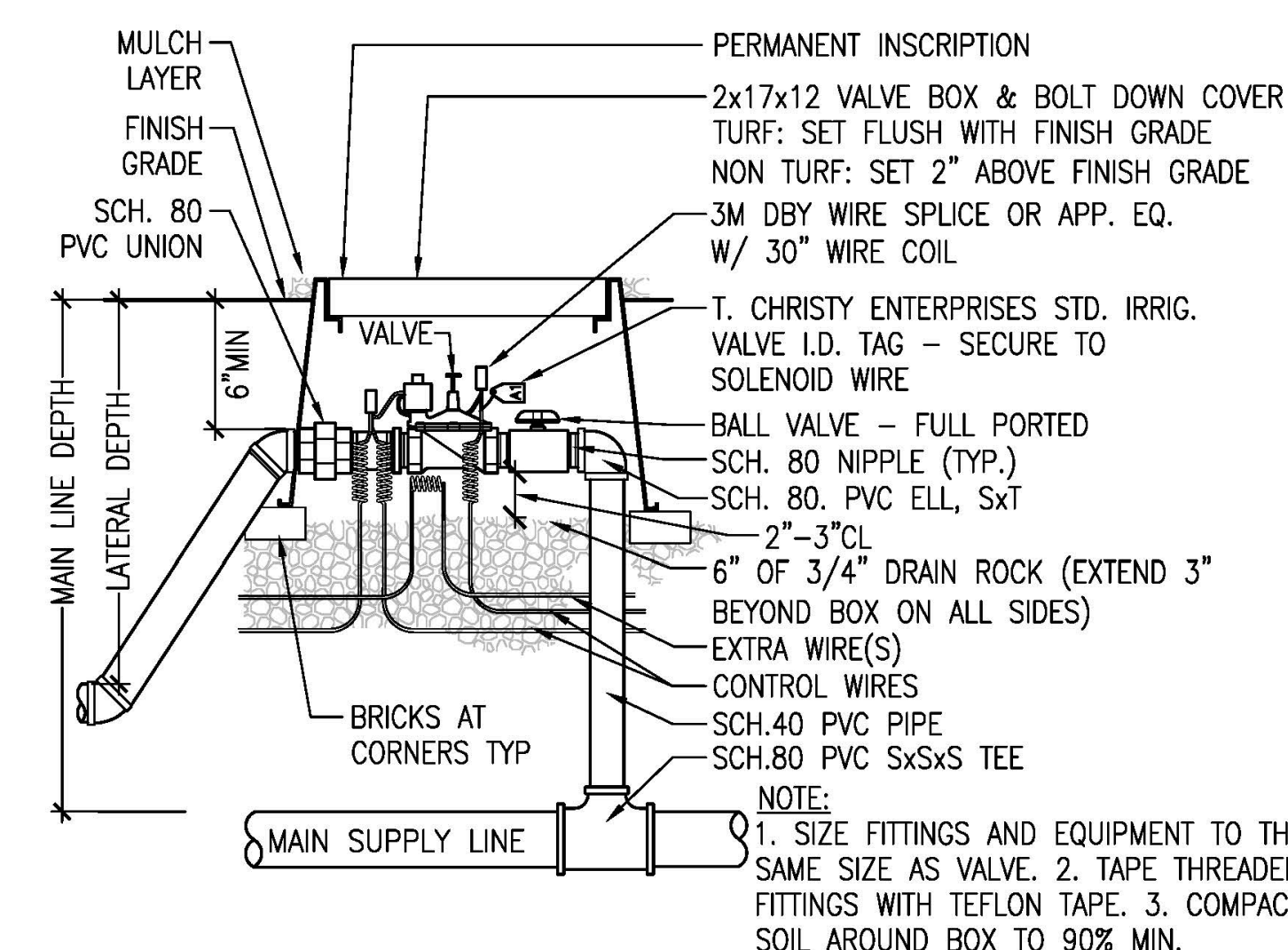
15 DEEP WATERING BUBBLER
 SCALE: 3/4" = 1'-0"



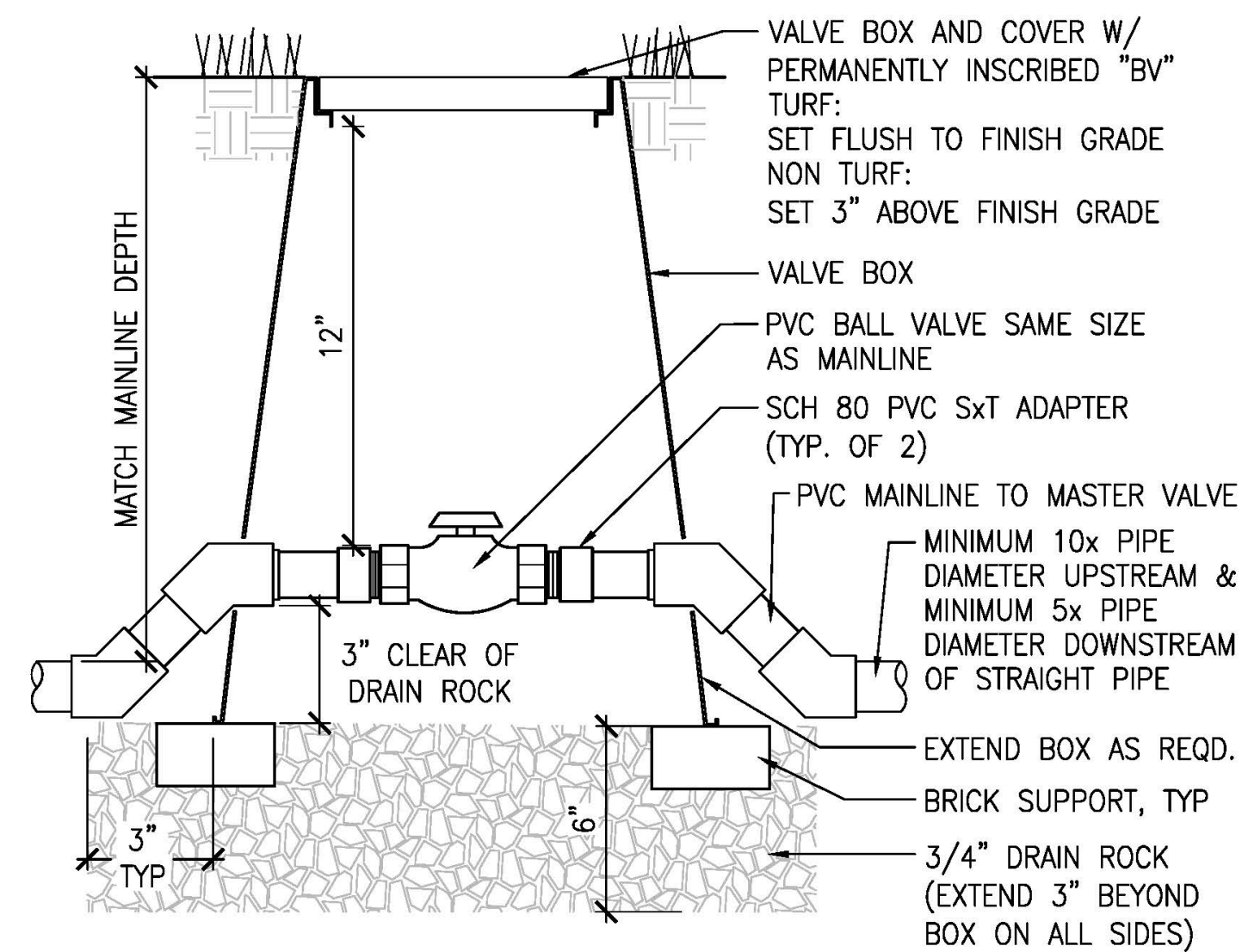
10 CONTROLLER - EXTERIOR PEDESTAL MOUNT
 SCALE: 1" = 1'-0"



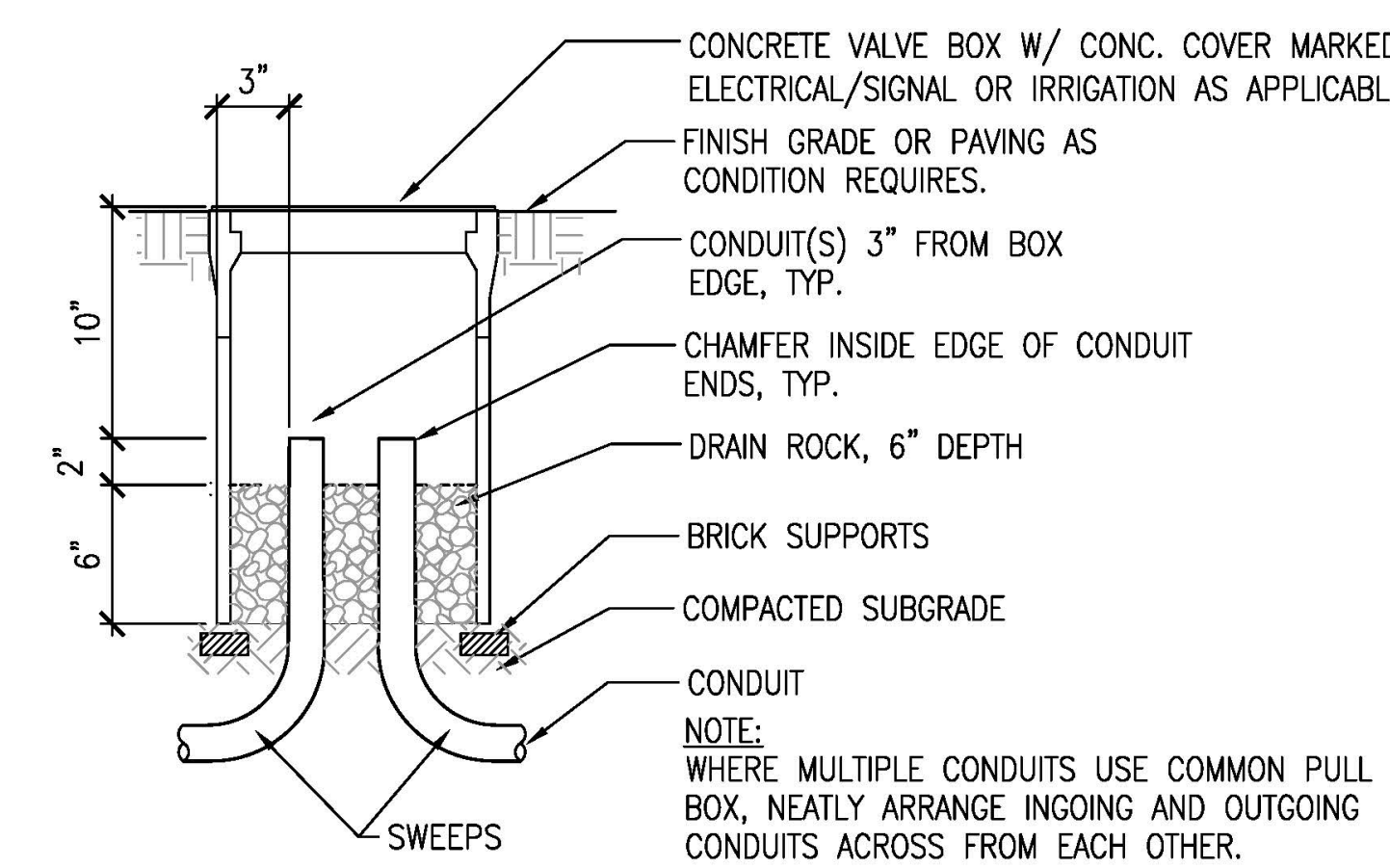
11 GROUNDING
 SCALE: 3" = 1'-0"



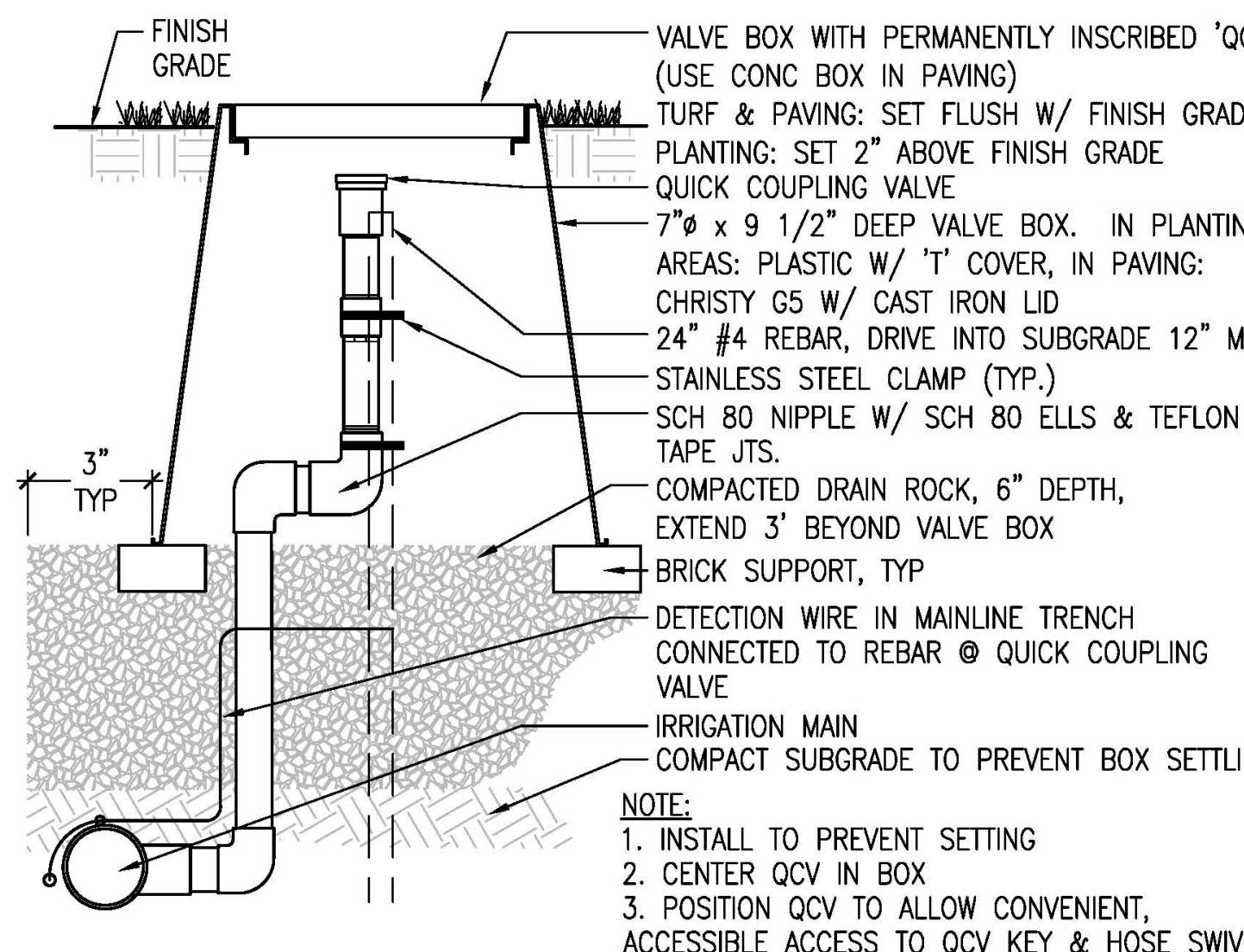
12 REMOTE CONTROL VALVE
 SCALE: 1 1/2" = 1'-0"



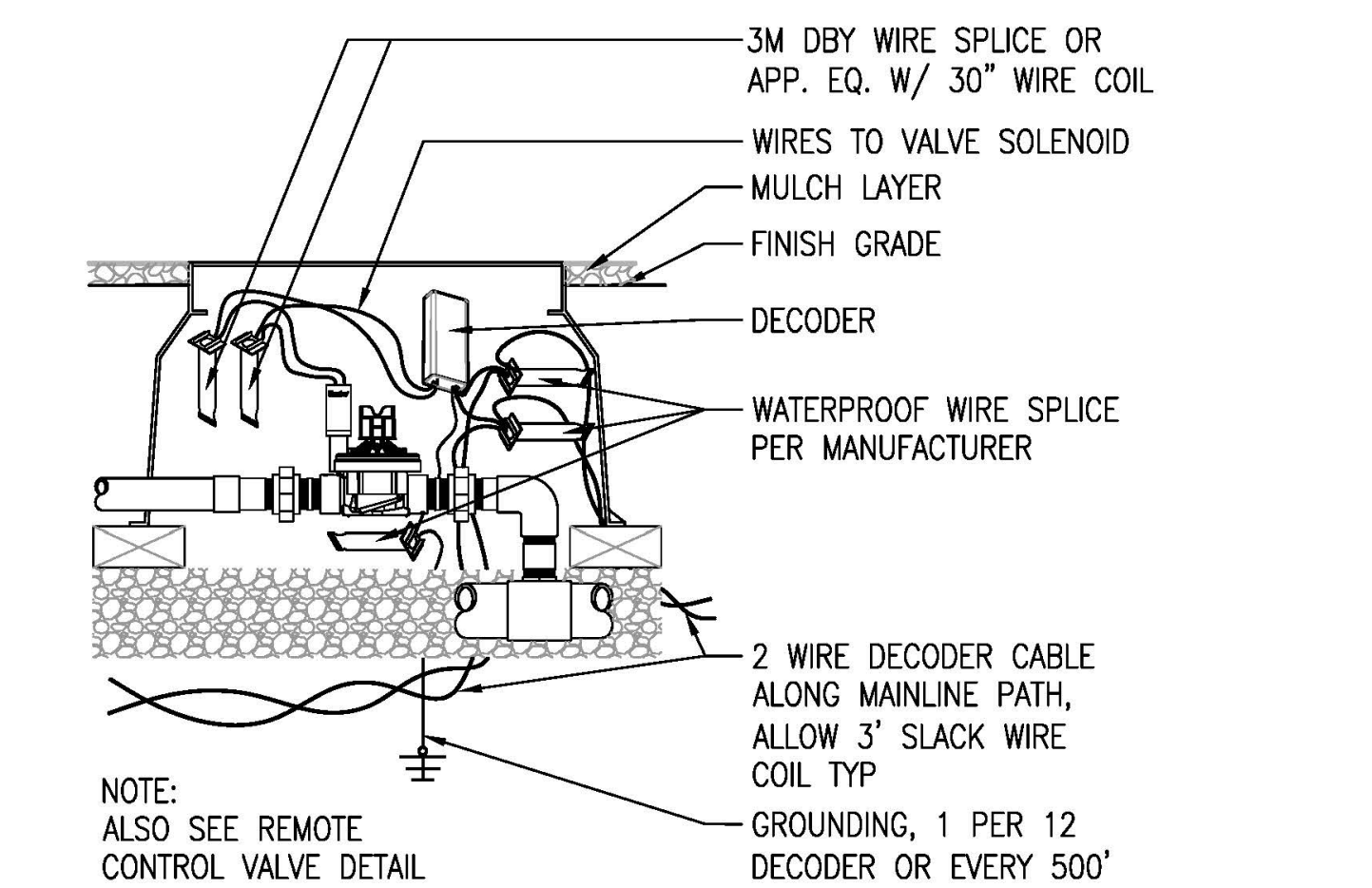
5 BALL VALVE
 SCALE: 3" = 1'-0"



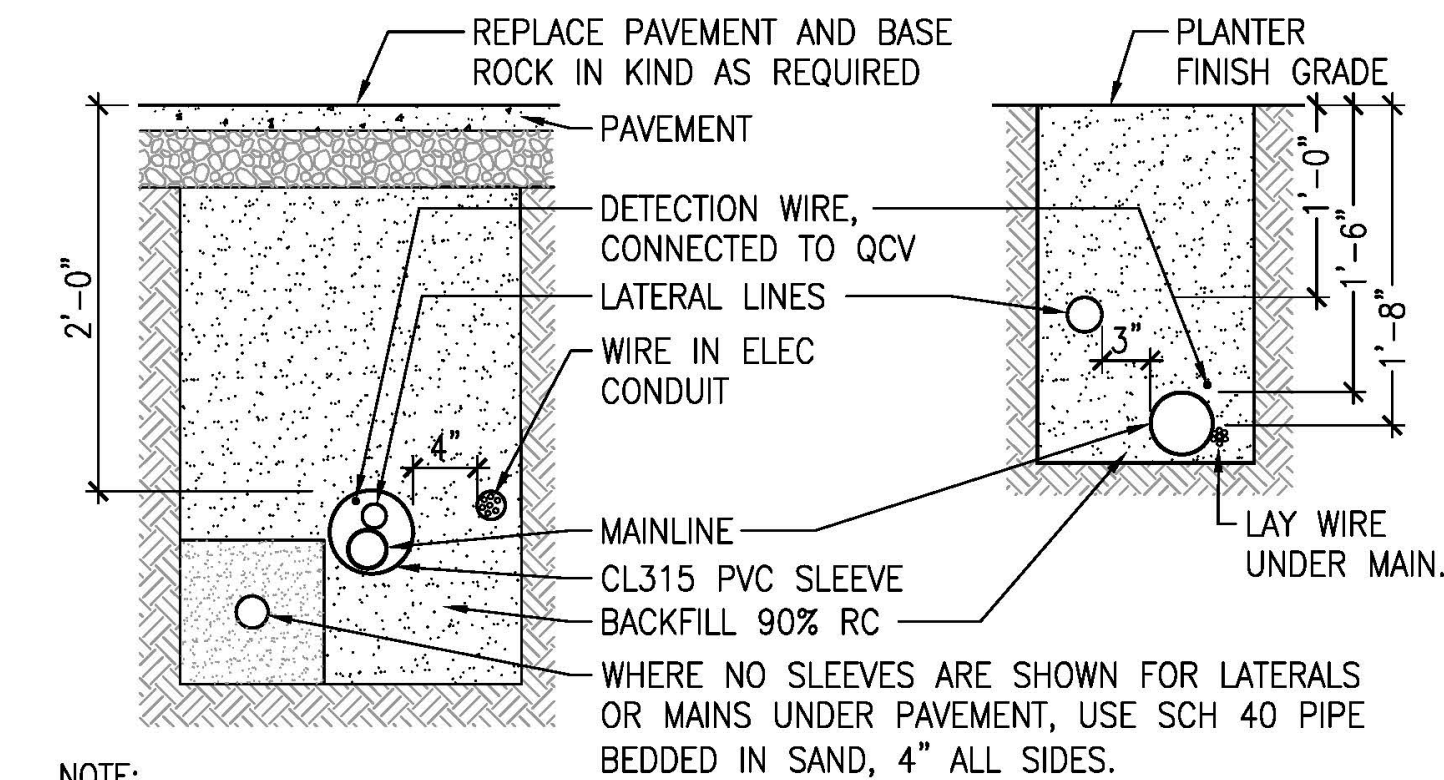
6 PULLBOX
 SCALE: 1 1/2" = 1'-0"



7 QUICK COUPLER VALVE
 SCALE: 3" = 1'-0"

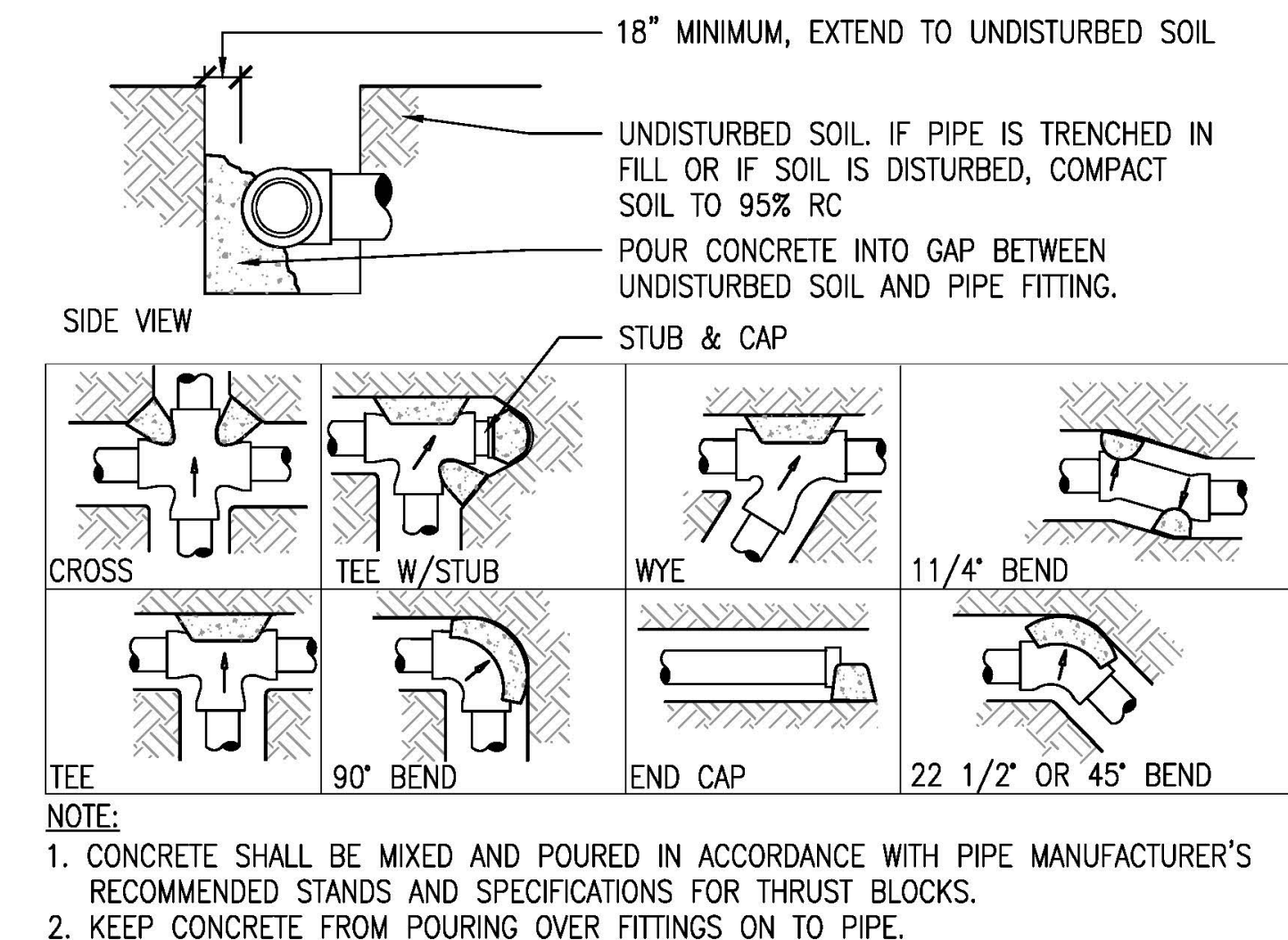


8 DECODER IN VALVE BOX
 SCALE: 1 1/2" = 1'-0"

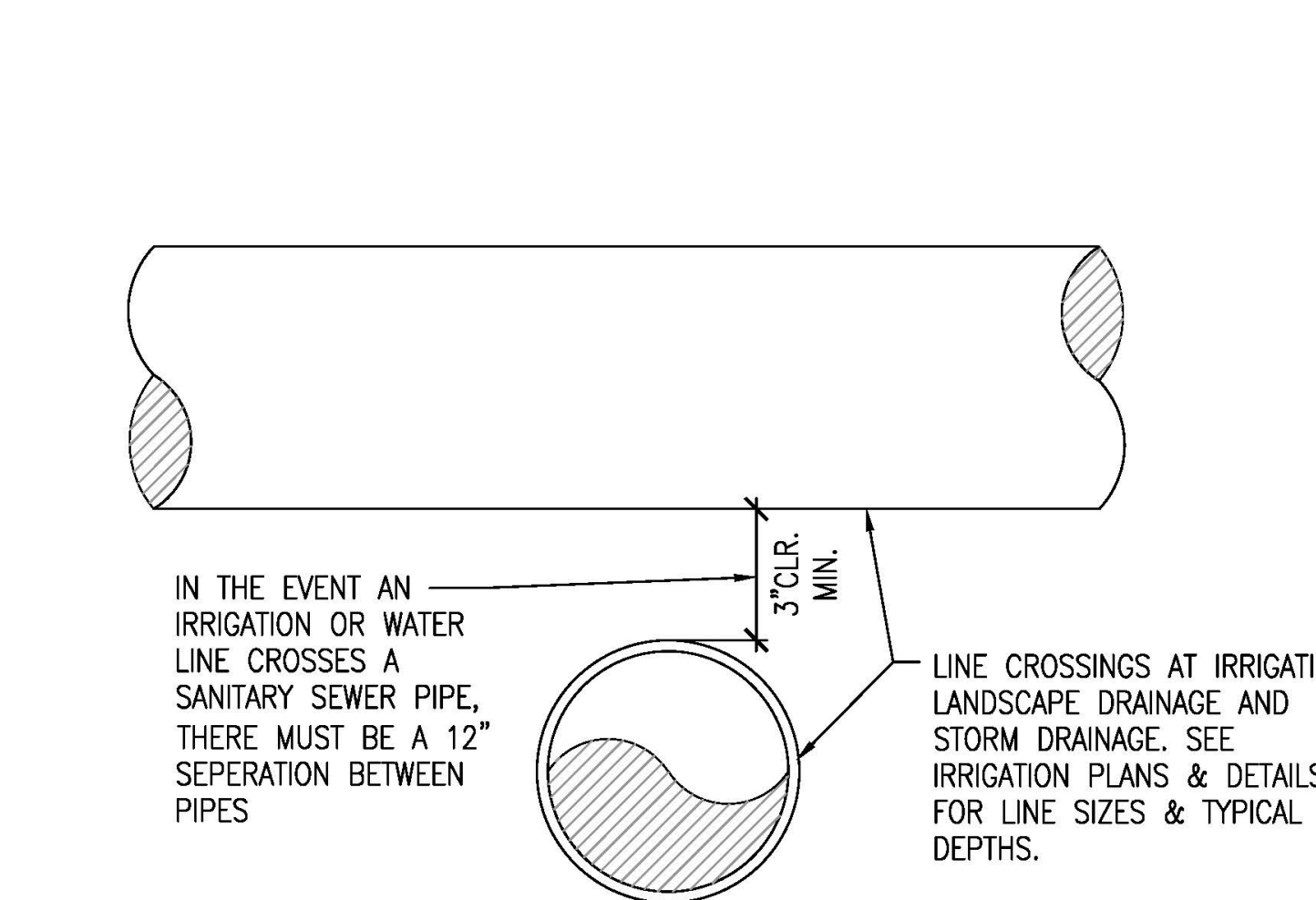


- NOTE:**
 1. TIE A LOOSE 20" LOOP IN WIRE AT CHANGES IN DIRECTION AND AT INTERVALS OF 100'.
 2. INSTALL WIRE, WIRE AND SLEEVES UNDER PAVEMENT PRIOR TO PLACEMENT OF PAVEMENT AND MINIMUM OF 24" DEEP.
 3. BUNDLE AND TAPE WIRE AT 10' INTERVALS.
 4. SOIL BACKFILL TO BE FREE OF ROCK, DIRT CLODS, AND DEBRIS GREATER THAN 1/2" DIAMETER WITHIN 4" OF PIPE.
 5. ALTERNATE: BACKFILL WITH SAND IMPORT.

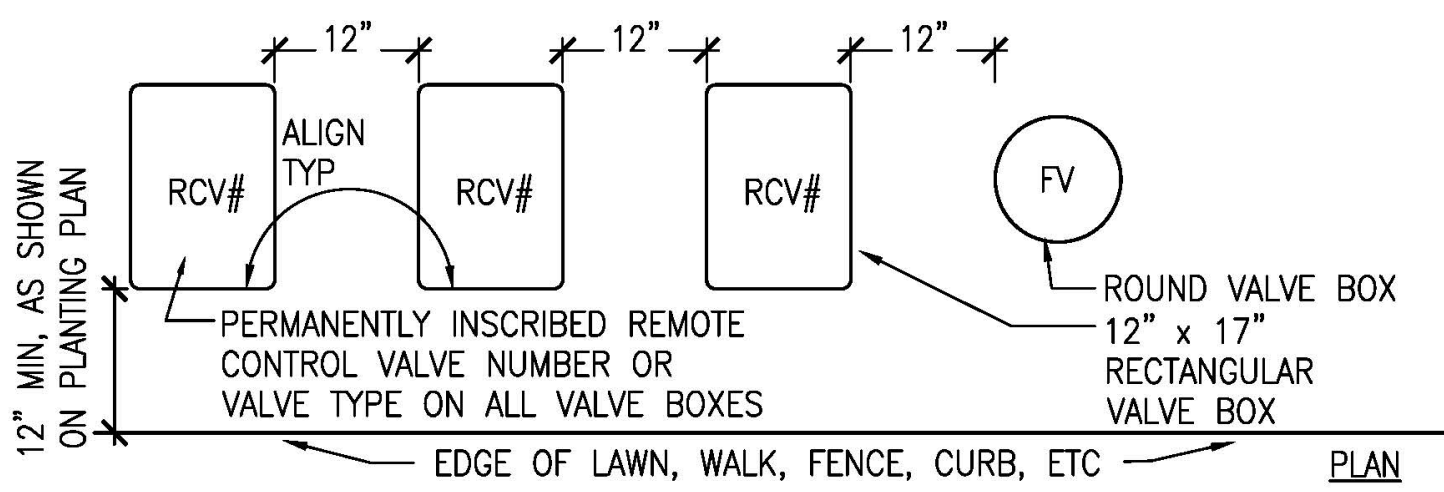
1 TRENCH
 SCALE: 1" = 1'-0"



2 THRUST BLOCK
 SCALE: 3" = 1'-0"



3 TYPICAL UTILITY CROSSING
 SCALE: 3" = 1'-0"



- NOTES:**
 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 2. SET BOXES 2" ABOVE FINISH GRADE OF MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 3. SET ROV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
 7. THIS DETAIL INDICATES GENERAL INTENT. SEE PLANTING PLANS FOR VALVE BOX LOCATIONS. COORDINATE BOX LOCATIONS WITH THE PLANTING, TYP.

4 VALVE BOX LAYOUT
 SCALE: 3/4" = 1'-0"

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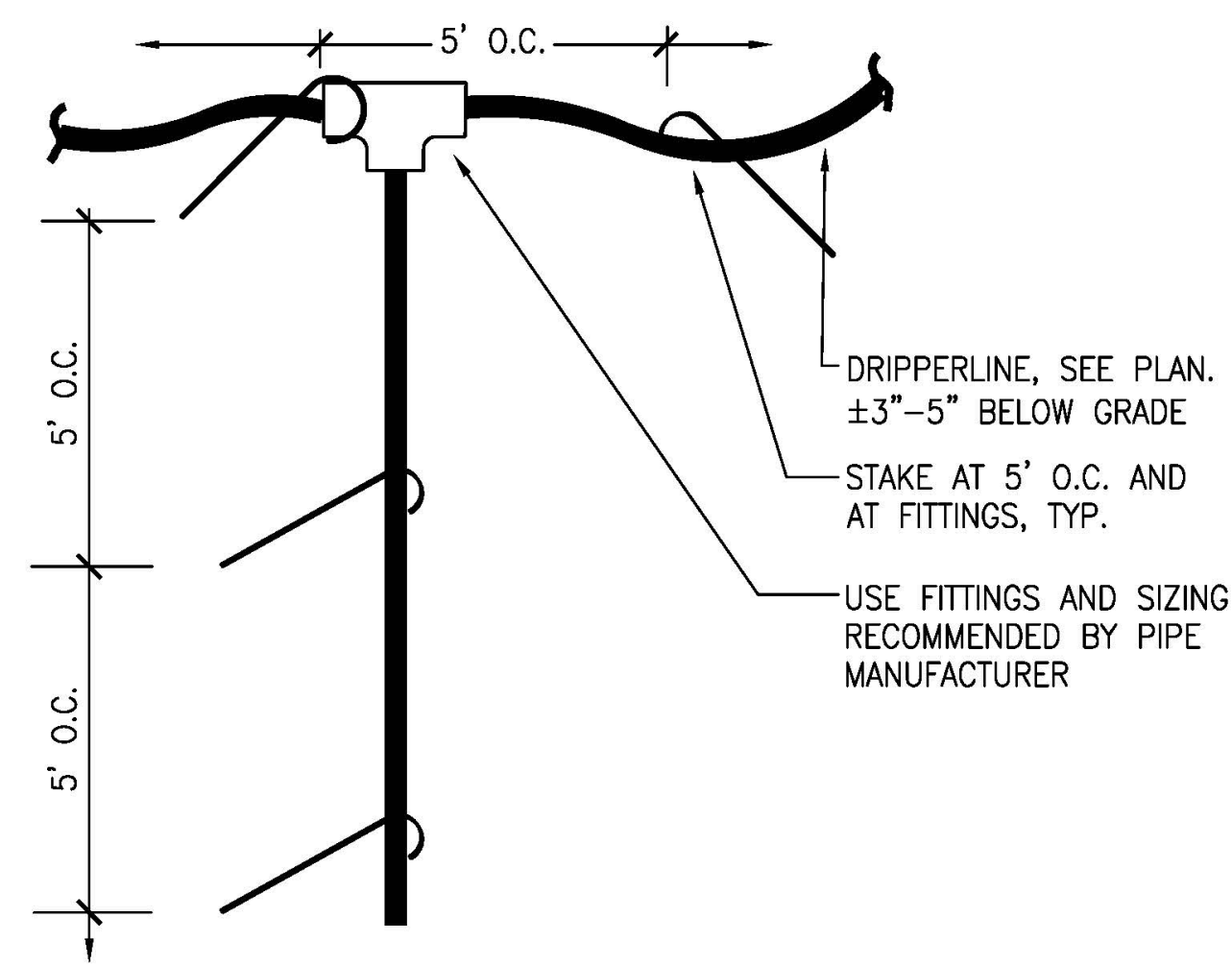
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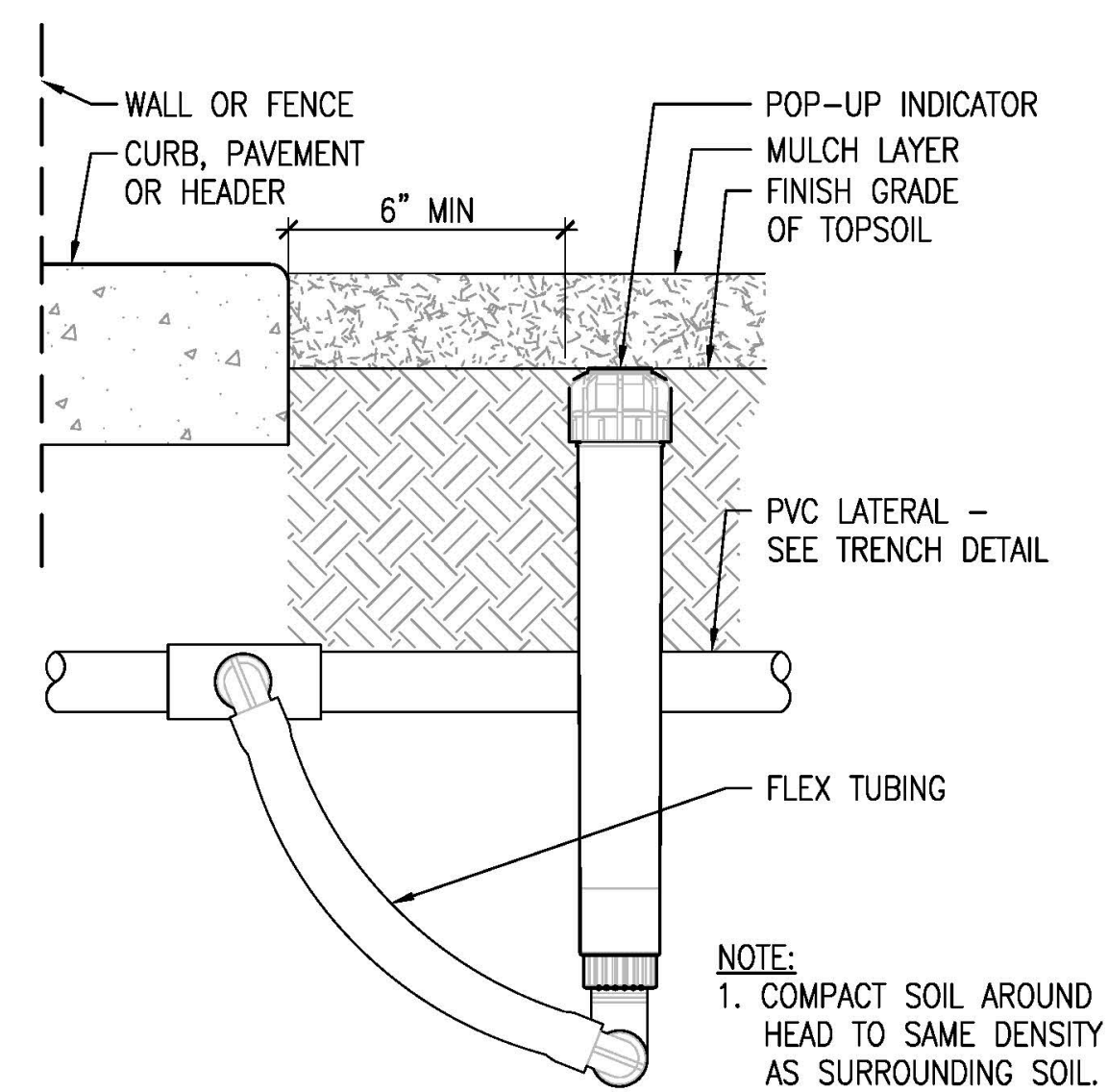
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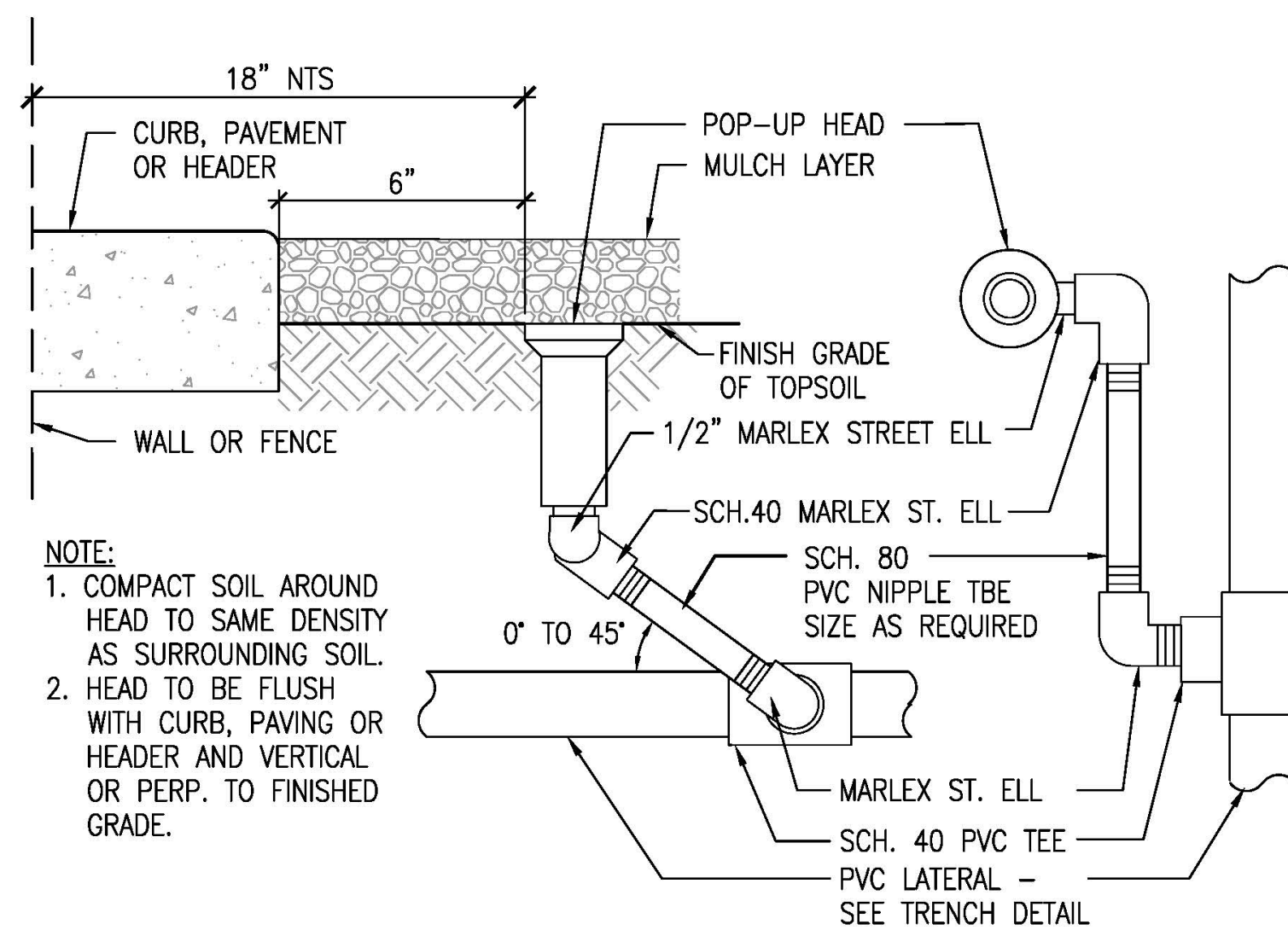
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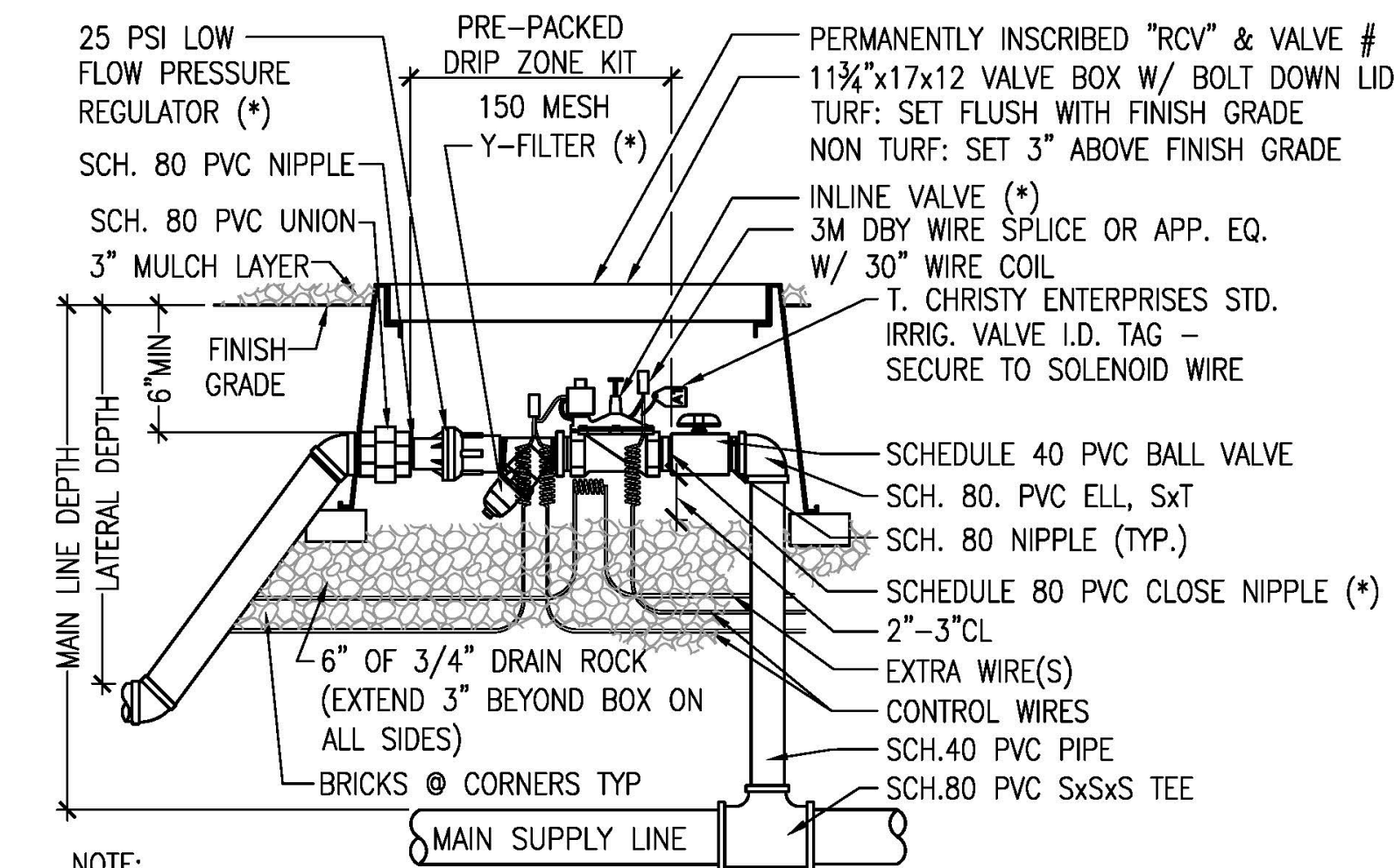
5 DRIPLINE TO DRIPLINE CONNECTION
SCALE: 3/8" = 1'-0"



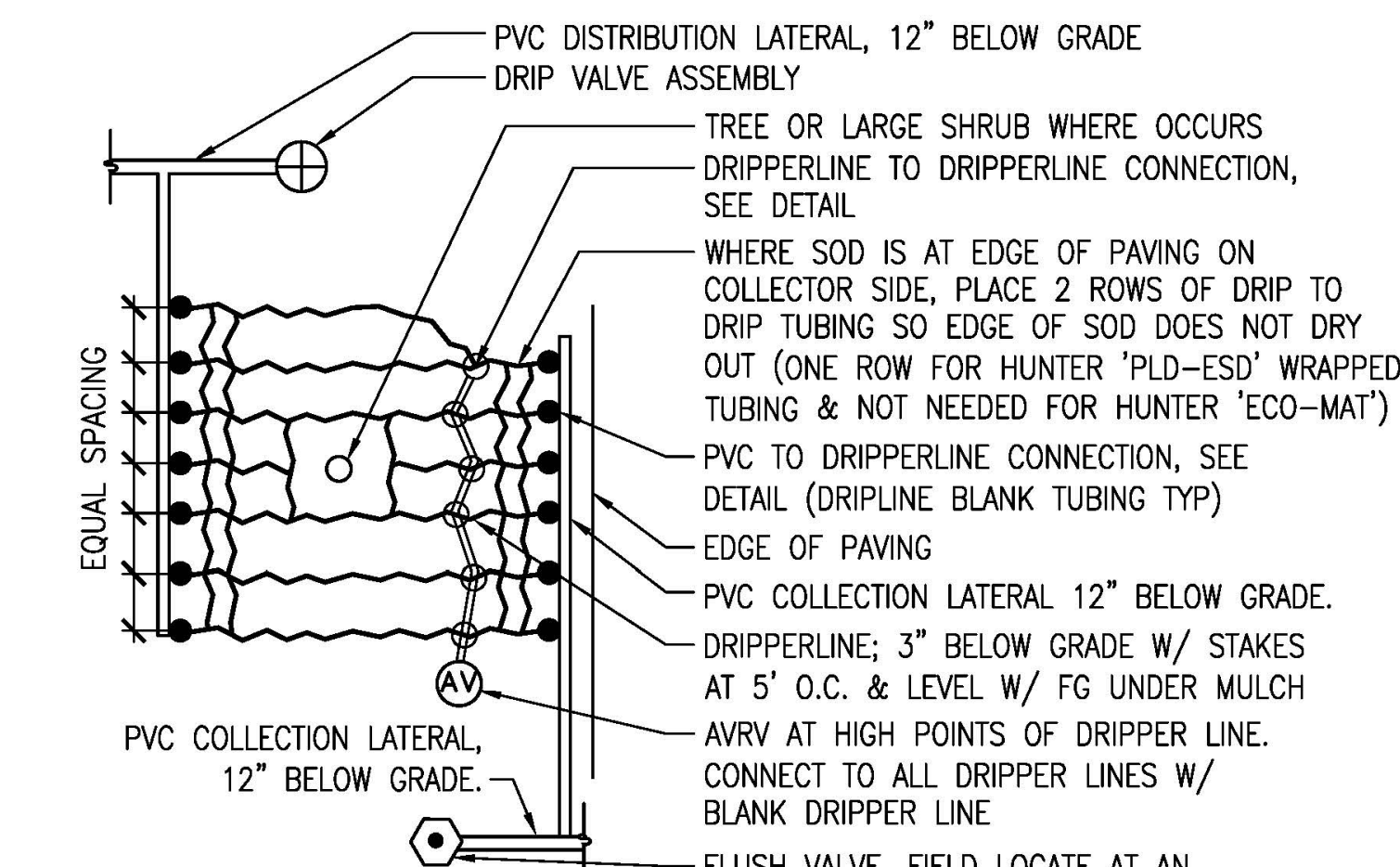
6 POP-UP INDICATOR
SCALE: 3" = 1'-0"



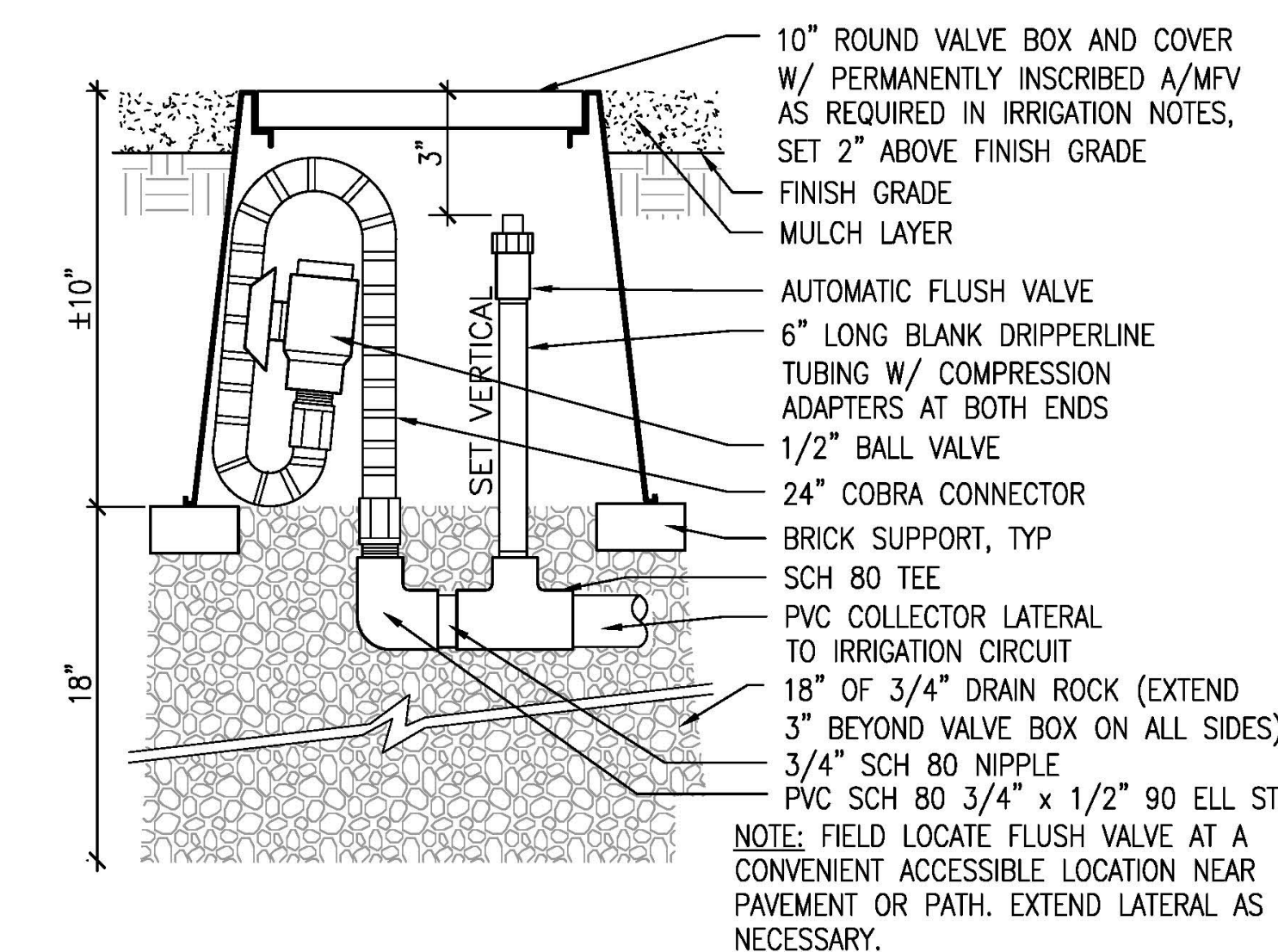
7 POP-UP SPRAY
SCALE: 3" = 1'-0"



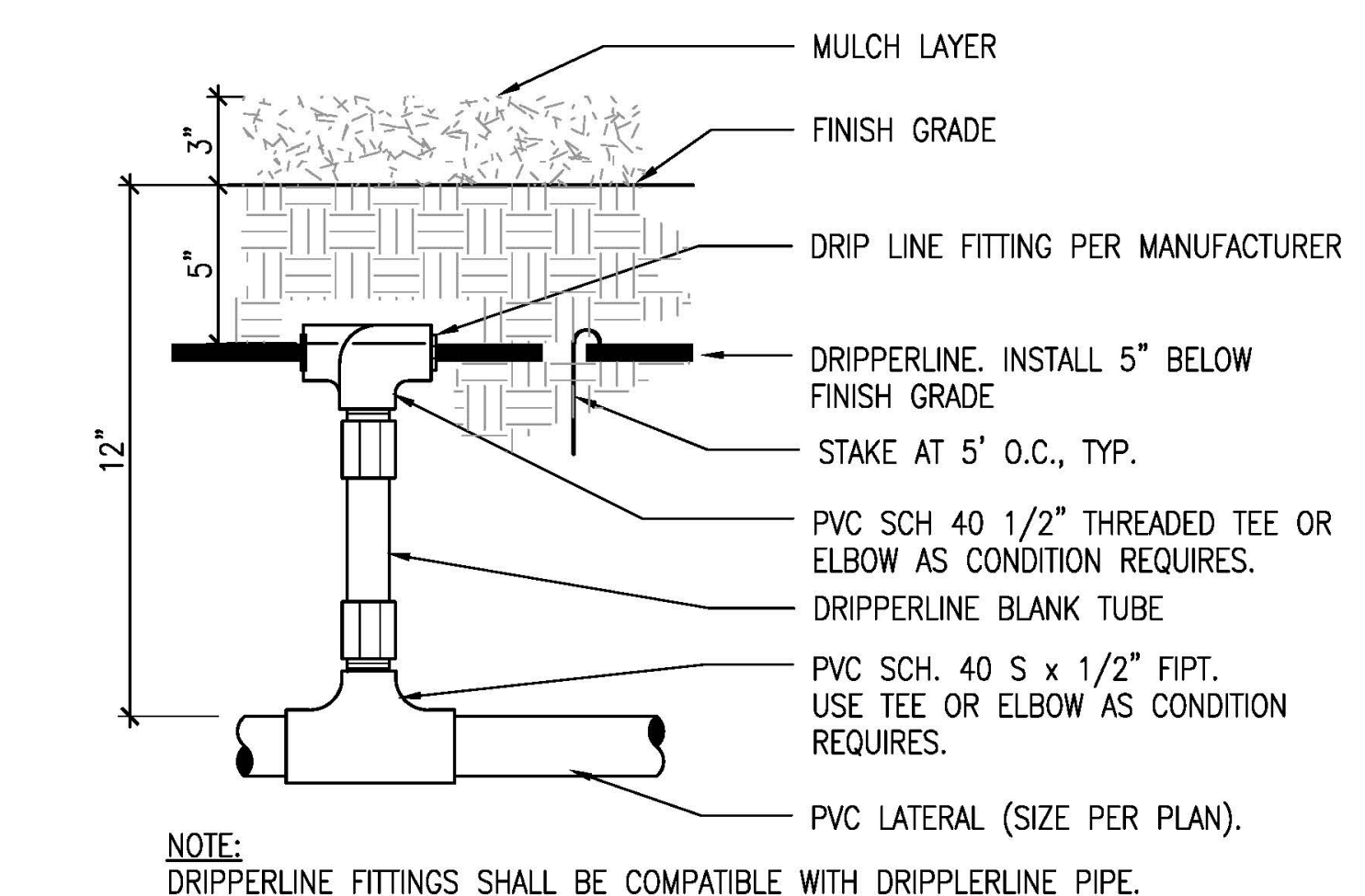
1 DRIP ZONE KIT
SCALE: 1 1/2" = 1'-0"



2 DRIP SYSTEM LAYOUT
SCALE: 3/4" = 1'-0"



3 AUTO - MANUAL FLUSH VALVE
SCALE: 3" = 1'-0"



4 PVC TO DRIPLINE CONNECTION
SCALE: 3" = 1'-0"



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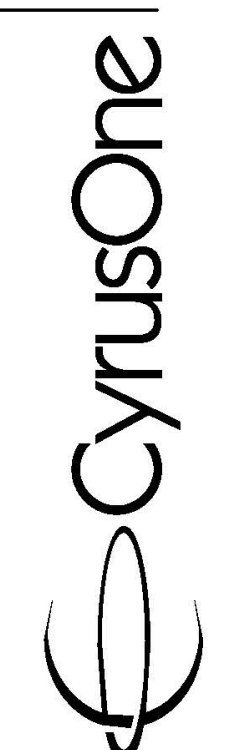
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