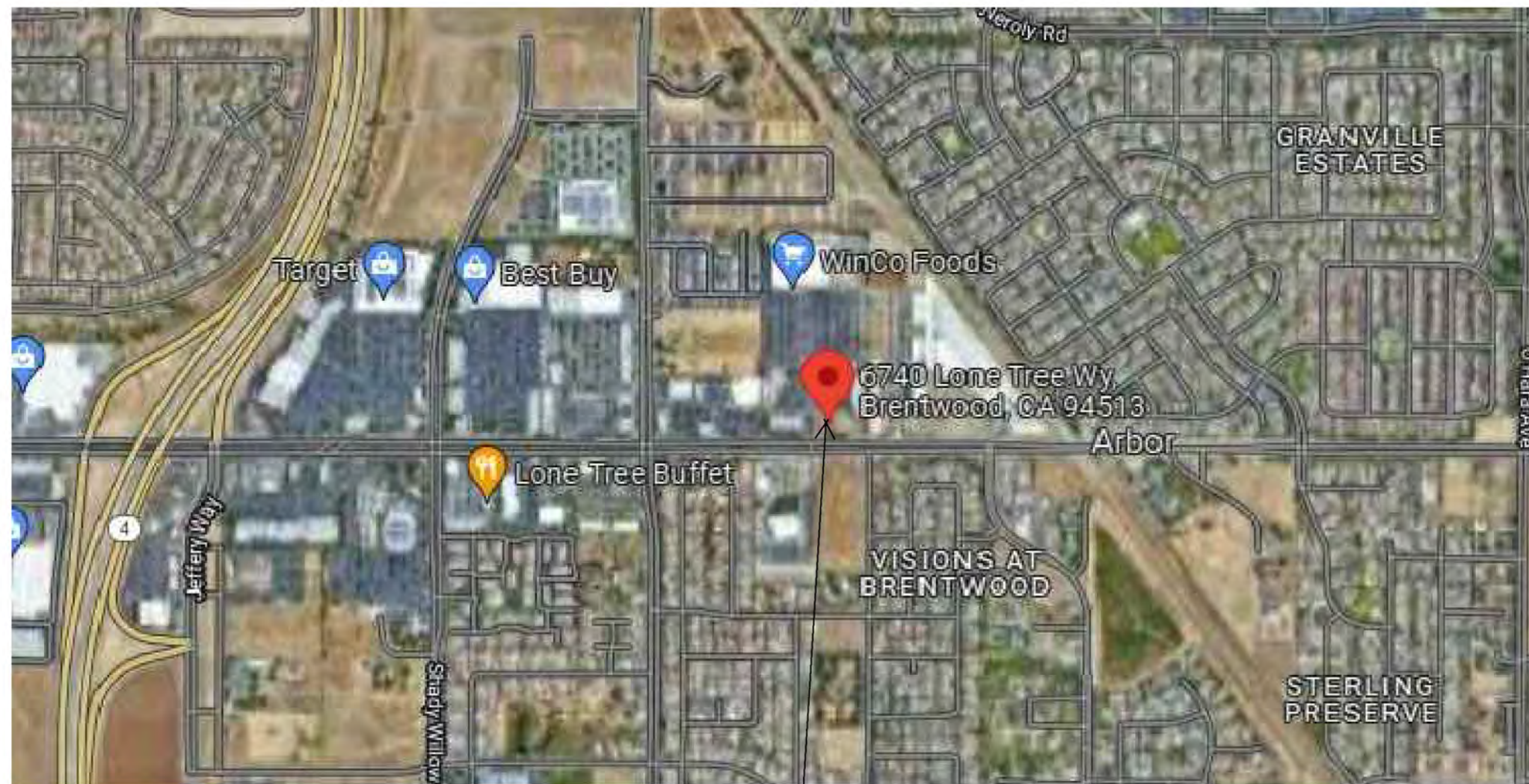


6740 LONE TREE WAY COMMERCIAL RETAIL / SHELL

6740 LONE TREE WAY, BRENTWOOD CA

PLANNING SUBMITTAL

AUGUST 1, 2023



PROJECT SITE



PROJECT DIRECTORY

OWNER
FLETCHER LANE PROPERTY, LLC
 PAUL MARTIN, OWNER REPRESENTATIVE
 PHONE: (510) 305-3588

ARCHITECT
LANCE CRANNELL, AIA
 SDG ARCHITECTS INC.
 3361 WALNUT BLVD. SUITE 120
 BRENTWOOD, CA 94513
 PHONE: (925) 634-7000

CIVIL ENGINEER
ZICO SARYEDDEAN, PE
 KIER + WRIGHT ENGINEERS
 2850 COLLIER CANYON ROAD
 LIVERMORE CA 94551
 PHONE: 925-245-8788

LANDSCAPE ARCHITECT
PAUL JAY REED
 REED ASSOCIATES LANDSCAPE ARCHITECTURE
 1345 PAULINE DRIVE, SUNNYVALE CA 94087
 PHONE: 408-481-9020

PROJECT DATA SUMMARY

ADDRESS: 6740 LONE TREE WAY,
 BRENTWOOD CA 94513

APN: 019-010-038

ZONING: PD-38 (PLANNED DEVELOPMENT ZONE)
 SUBAREA F (MS-362-02)

SITE AREA: .825 AC (35,937 SF +/-)

TYPE OF CONSTRUCTION : TYPE V-B

PROPOSED USE: COMMERCIAL / RETAIL
 DRIVE - THROUGH FEATURES

SETBACKS & BUILDING HT:

MIN. STREET FRONTAGE SETBACK :

5' FOR ONE STORY STRUCTURES OR LESS THAN 20' TALL
 10' FOR TWO STORY STRUCTURES OR LESS THAN 35' TALL
 20' FOR THREE STORY STRUCTURES OR LESS THAN 45' TALL

SPRINKLERS : YES

BUILDING AREA SUMMARY

BUILDING AREA 6,061 SQ. FT.
TRASH ENCLOSURE 219 SQ. FT.

SHEET INDEX:

- A01 COVER SHEET
- A02 SITE AERIAL VIEW
- A03 SITE PLAN
- A04 FLOOR PLANS
- A05 ROOF PLAN
- A06 LEFT (EAST) & REAR (SOUTH) ELEVATIONS
- A07 RIGHT (WEST) & FRONT (NORTH) ELEVATIONS
- A08 BUILDING SECTION
- A09 TRASH ENCLOSURE PLAN & ELEVATIONS
- A10 COLOR AND MATERIALS
- C1.0 PRELIMINARY SITE PLAN
- C2.0 PRELIMINARY GRADING PLAN
- C3.0 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY STORMWATER PLAN
- L1.0 LANDSCAPE PLANTING PLAN
- L2.0 LANDSCAPE HYDROZONE PLAN
- L2.1 LANDSCAPE IRRIGATION PLAN
- L3.0 LANDSCAPE CONSTRUCTION DETAILS
- L3.1 LANDSCAPE CONSTRUCTION DETAILS
- L4.0 LANDSCAPE SPECIFICATIONS
- 1 of 1 PHOTOMETRIC PLAN

900.479 6740 Lone Tree Way Commercial / Retail Shell
 6740 Lone Tree Way, Brentwood CA
 August 1, 2023 (REV. August 28, 2023)

Fletcher Lane Property, LLC

COVER SHEET
 A01

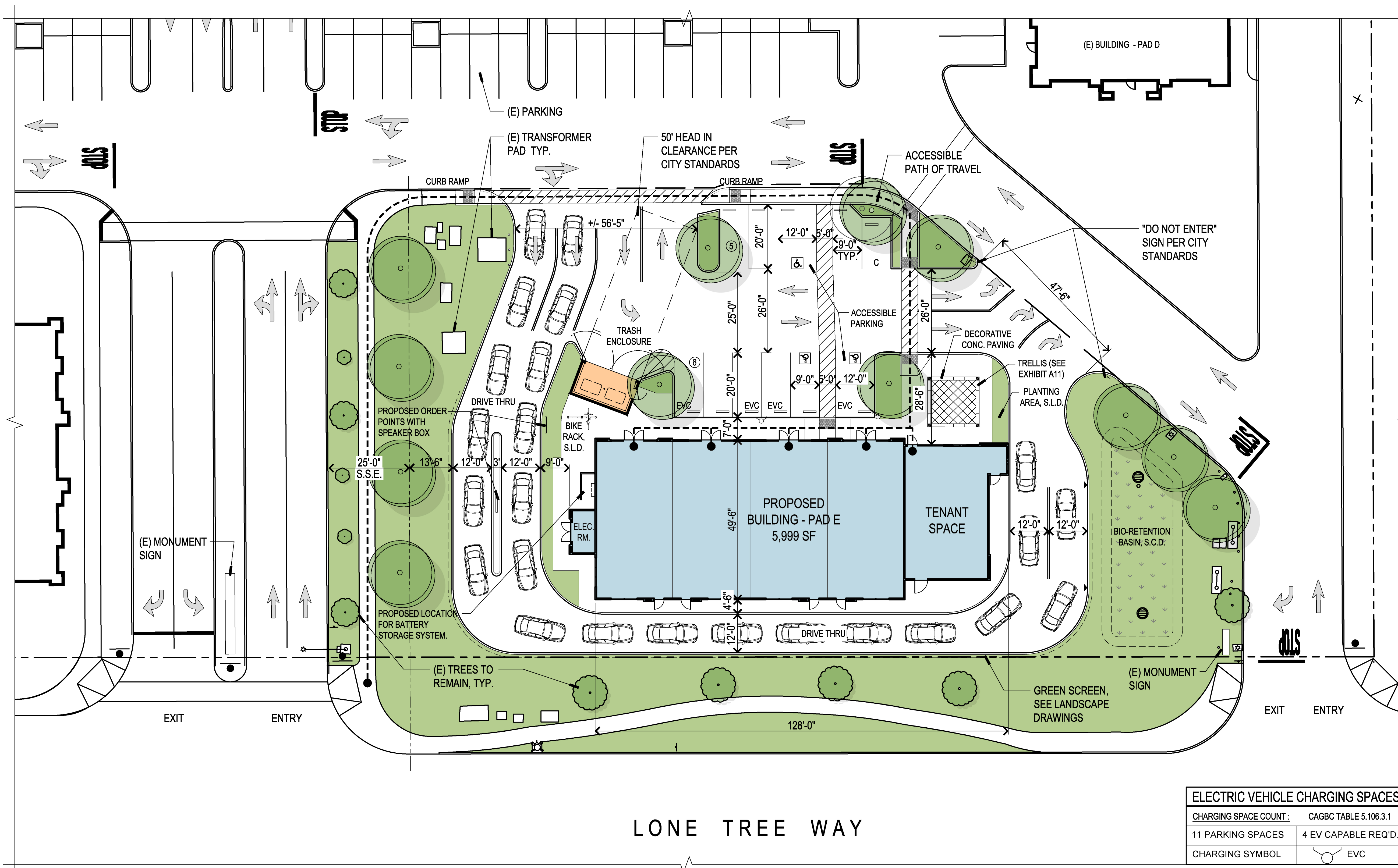
SDG Architects, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com



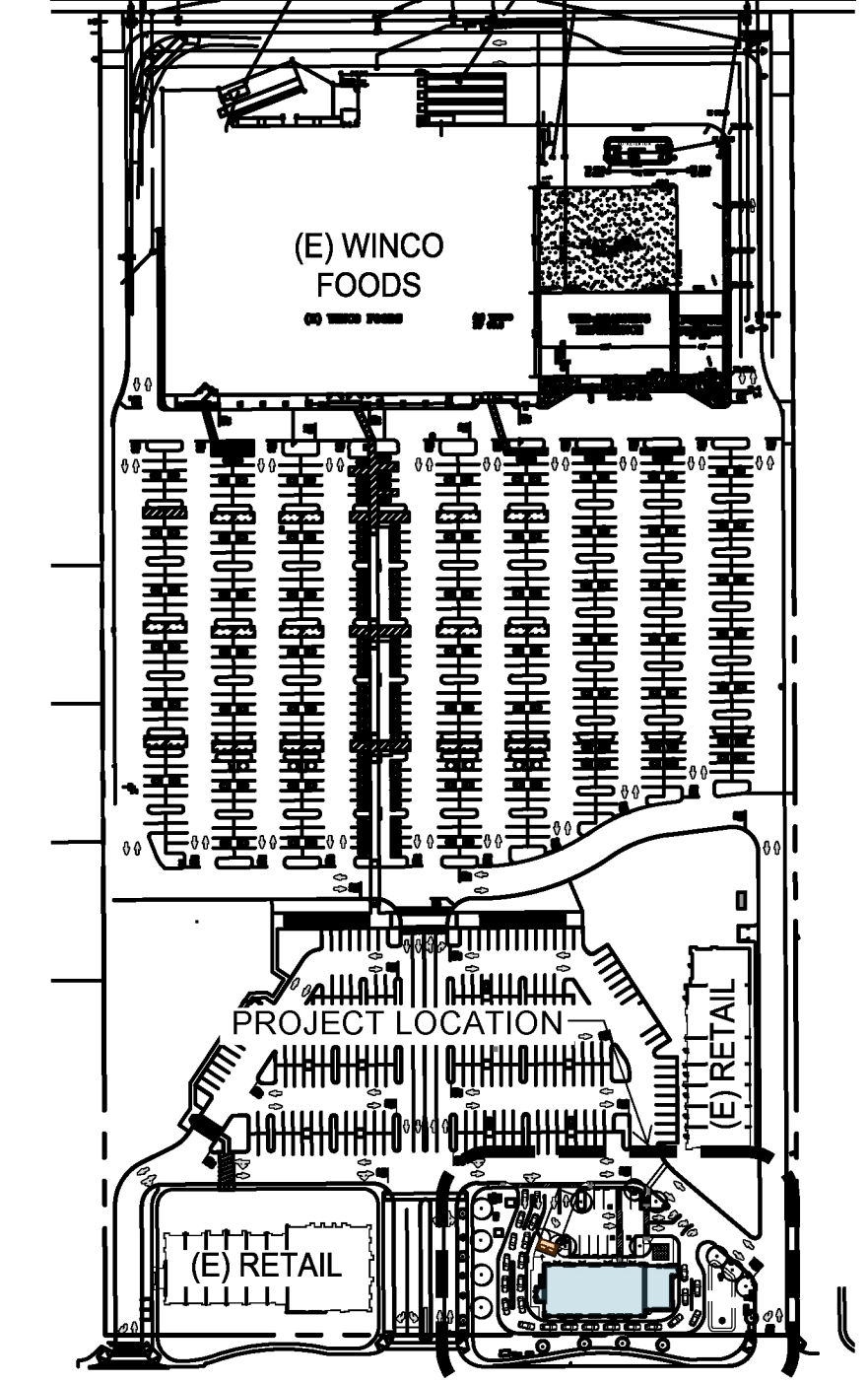


PROJECT SITE

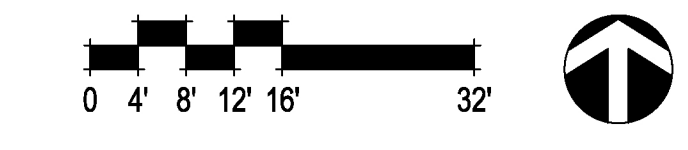
SITE AERIAL VIEW



SITE DATA			
LOCATION:	6740 LONE TREE WAY BRENTWOOD, CA 94513		
ZONING:	PD 38 (SUB AREA F)		
NEW BUILDING AREA:	6,061 S.F.		
PARKING ANALYSIS & SUMMARY			
REQUIRED PARKING (PER B.M.C. 17.620.008)			
(E) BUILDING	AREA S.F.	PARKING REQUIRED	
WINCO	96,500	(96,500/200)	482
MAJOR B	33,000	(33,000/200)	165
BLDG A	7,000	(7,000/200)	35
BLDG B	5,000	(5,000/200)	25
BLDG C	6,200	(6,200/200)	31
BLDG D	11,300	(11,300/200)	57
BLDG F	13,800	(13,800/200)	69
	172,800	(172,800/200)	864
EXISTING REQUIRED 864 SPACES			
PROPOSED BUILDING E (PAD E)			
BUILDING	AREA S.F.	PARKING REQUIRED	
BLDG E	6,061	(6,061/200)	31
PROPOSED PROVIDED - 11 SPACES (DEVELOPMENT INCLUDES PARKING ACCESS AGREEMENT)			
TOTAL REQUIRED SPACES 172,800 + 6,061 = 178,861 / 200 = 895 SPACES			
TOTAL PROVIDED SPACES EXISTING PARKING SPACES = 884 BLDG E PARKING SPACES = 11 TOTAL PARKING SPACES PROVIDED = 895*			
* NOTE: PARKING CALCULATION WAS BASED ON EXISTING CALCULATED PARKING ON SITE AND THE PROPOSED BUILDING.			



ELECTRIC VEHICLE CHARGING SPACES	
CHARGING SPACE COUNT:	CAGBC TABLE 5.106.3.1
11 PARKING SPACES	4 EV CAPABLE REQ'D.
CHARGING SYMBOL	EVC

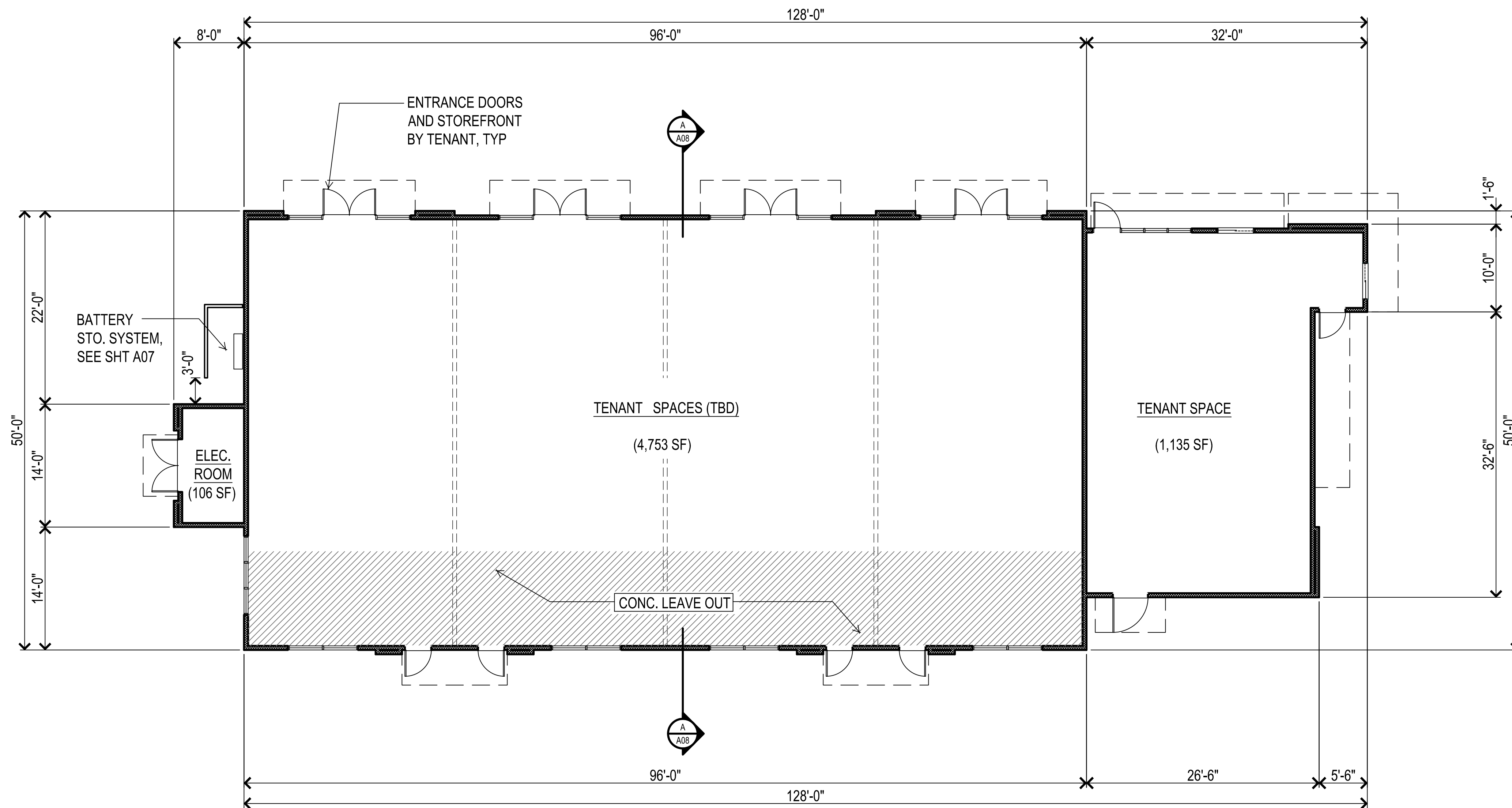


900.479 6740 Lone Tree Way Commercial / Retail Shell
6740 Lone Tree Way, Brentwood CA
September 26, 2023

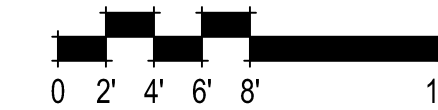
Fletcher Lane Property, LLC

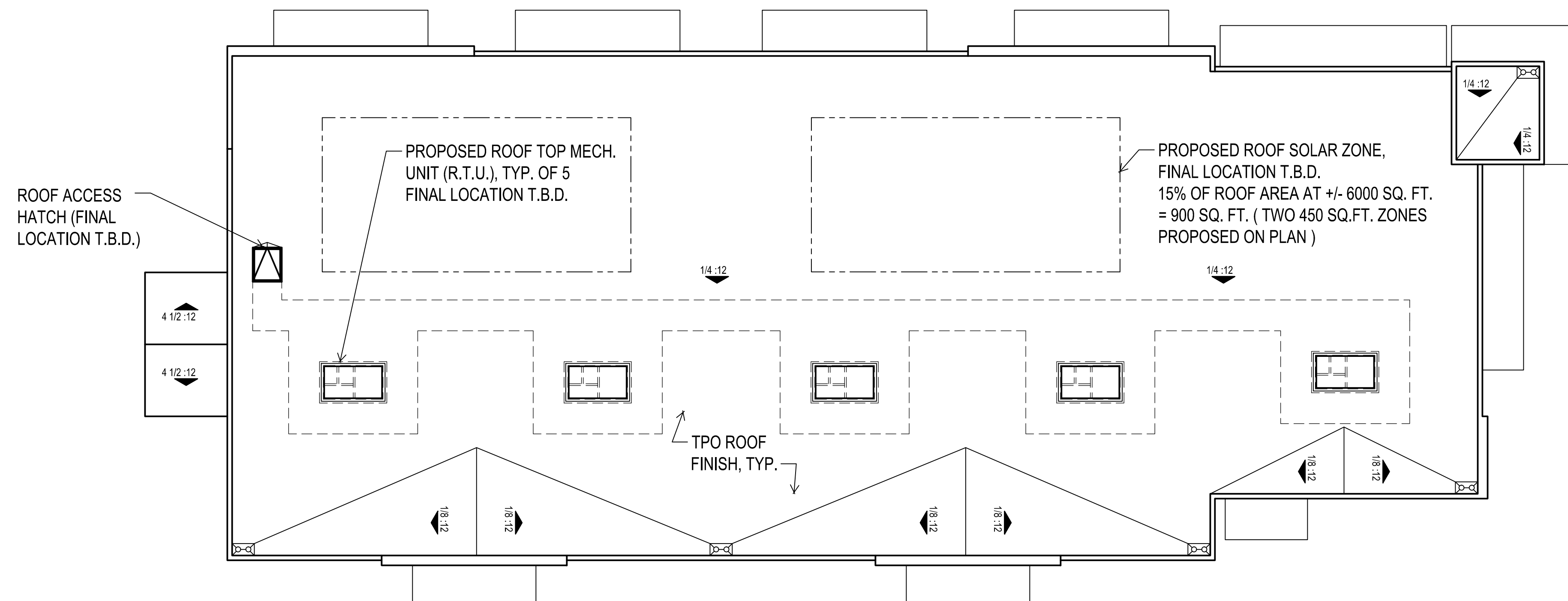
ARCHITECTURAL SITE PLAN
A03

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
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925.634.7000 | sdgarchitectsinc.com

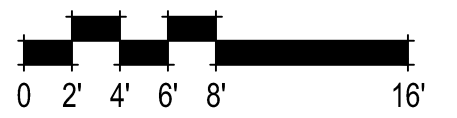


FLOOR PLAN





ROOF PLAN



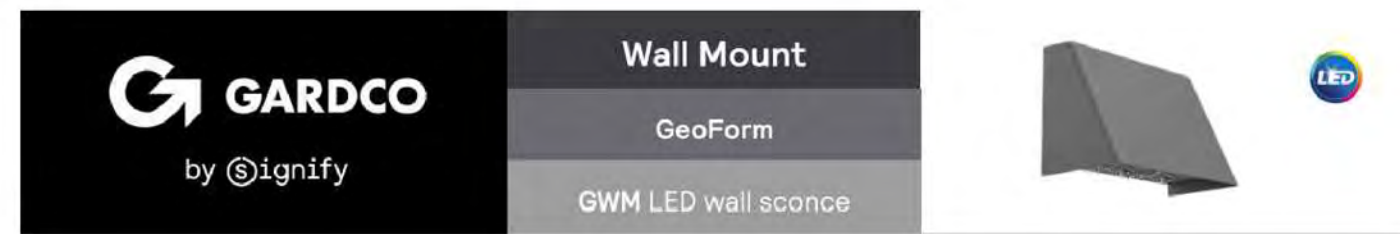
ROOF PLAN
A05

900.479 6740 Lone Tree Way Commercial / Retail Shell
6740 Lone Tree Way, Brentwood CA
August 1, 2023

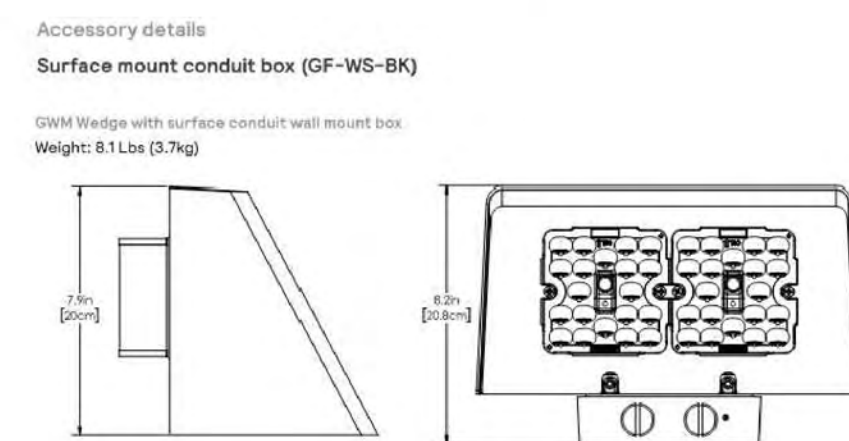
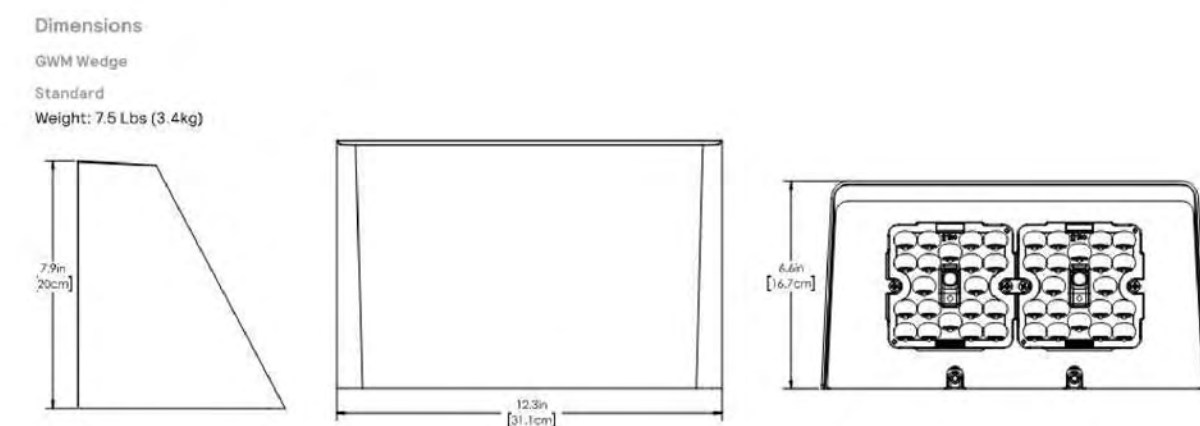
Fletcher Lane Property, LLC

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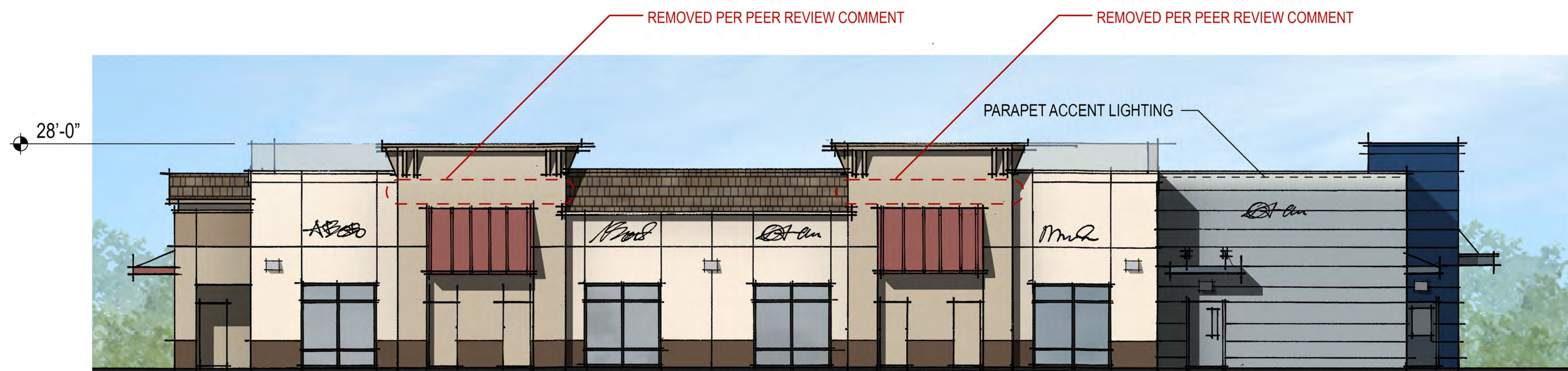
GWM GeoForm wedge medium
Wall sconce



EXTERIOR LIGHT FIXTURES

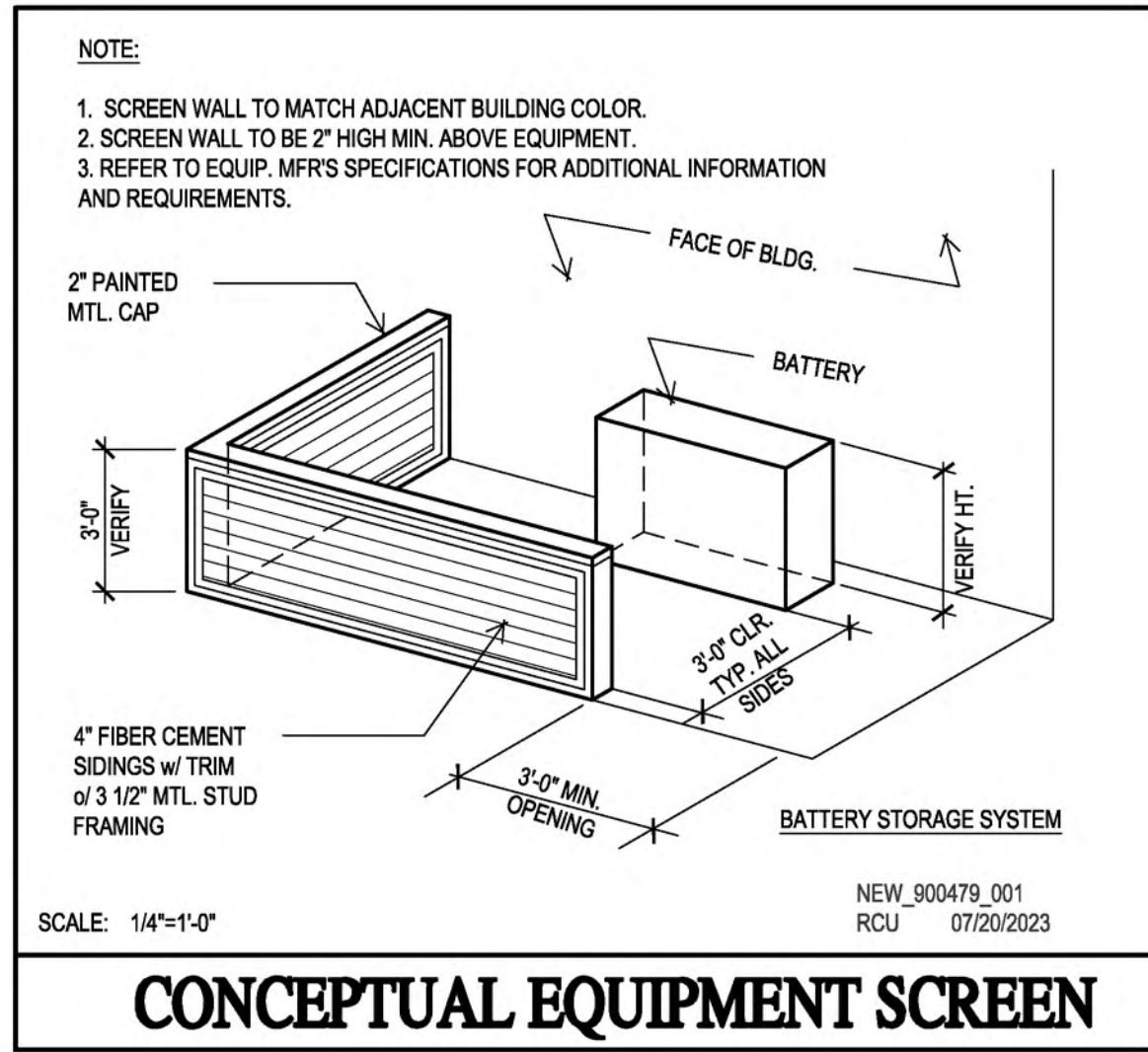


EAST ELEVATION



**SOUTH ELEVATION
(ALONG LONE TREE WAY)**





BATTERY STORAGE SYSTEM SCREEN WEST ELEVATION



NORTH ELEVATION

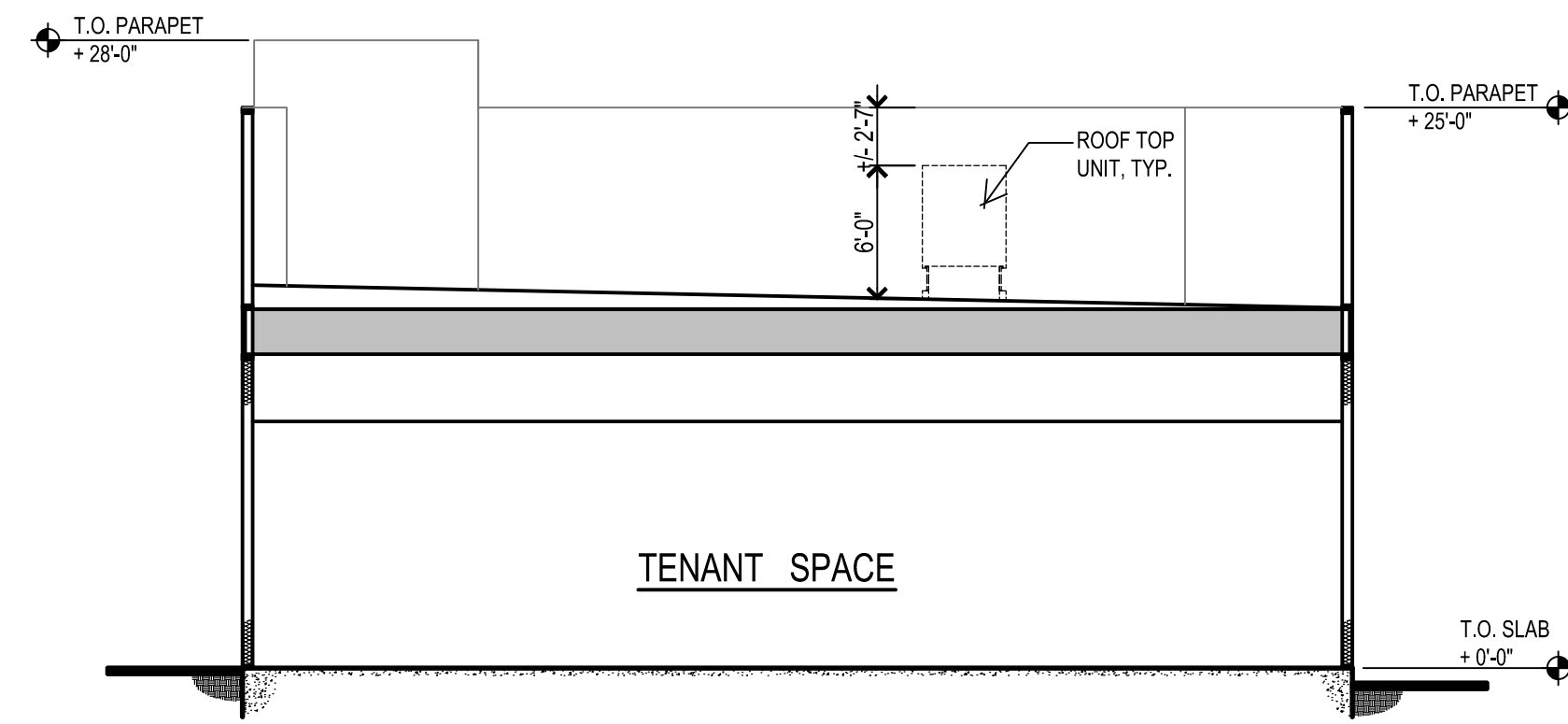


900.479 6740 Lone Tree Way Commercial / Retail Shell
 6740 Lone Tree Way, Brentwood CA
 August 1, 2023 (REV. August 28, 2023)

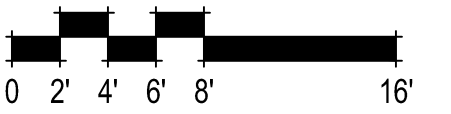
Fletcher Lane Property, LLC

NORTH AND WEST ELEVATIONS
 A07

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SECTION A



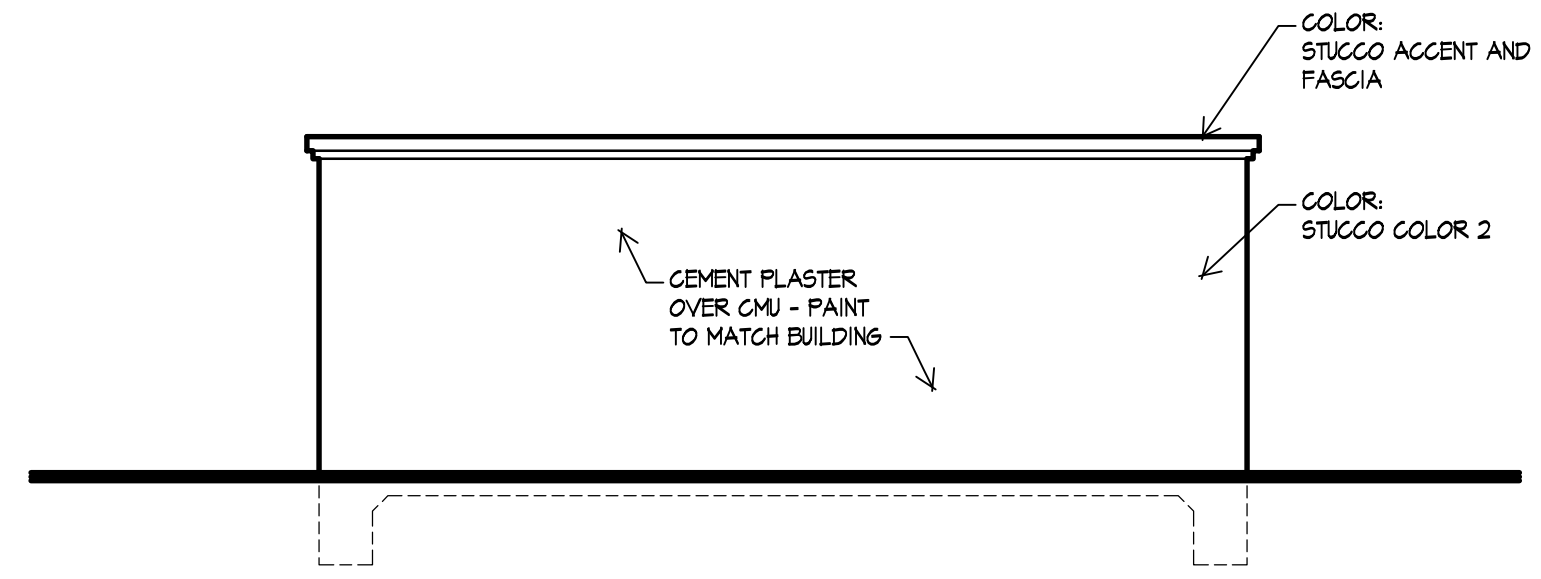
900.479 6740 Lone Tree Way Commercial / Retail Shell
 6740 Lone Tree Way, Brentwood CA
 August 1, 2023

Fletcher Lane Property, LLC

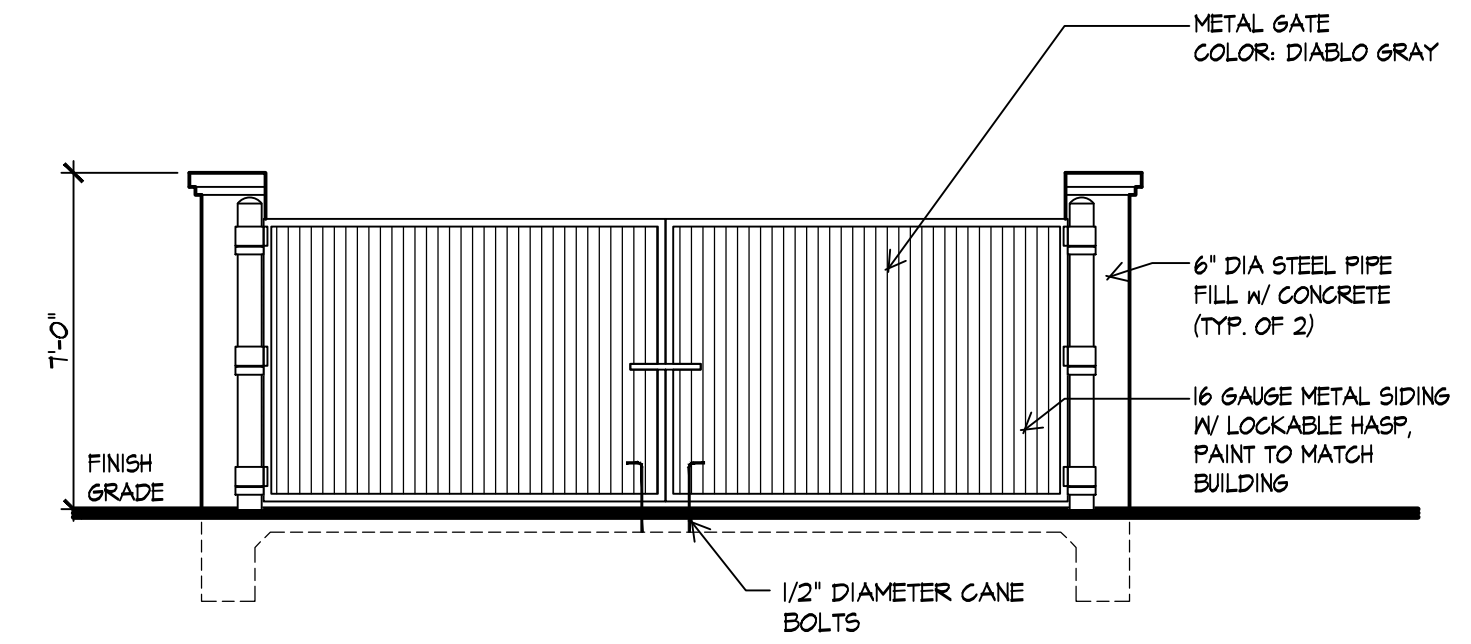
BUILDING SECTION
 A08

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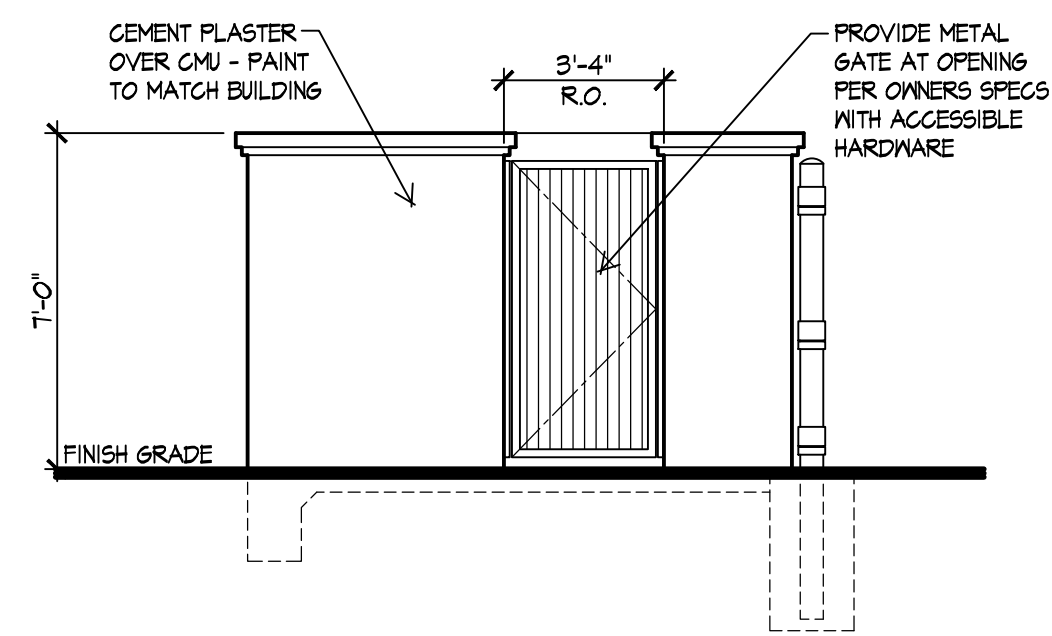




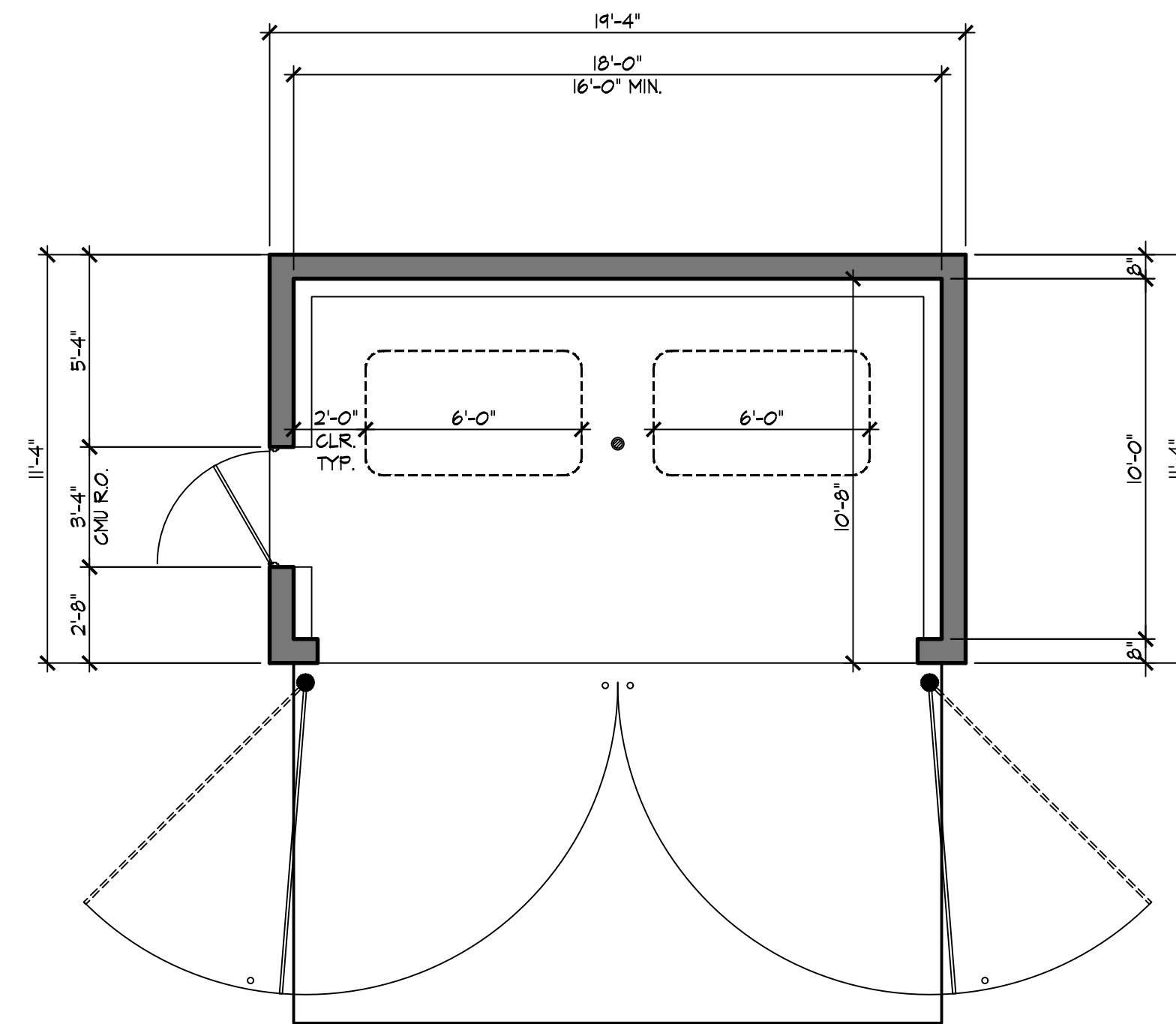
REAR ELEVATION



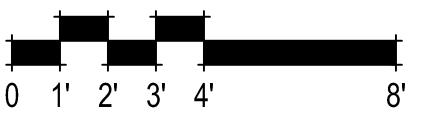
FRONT ELEVATION



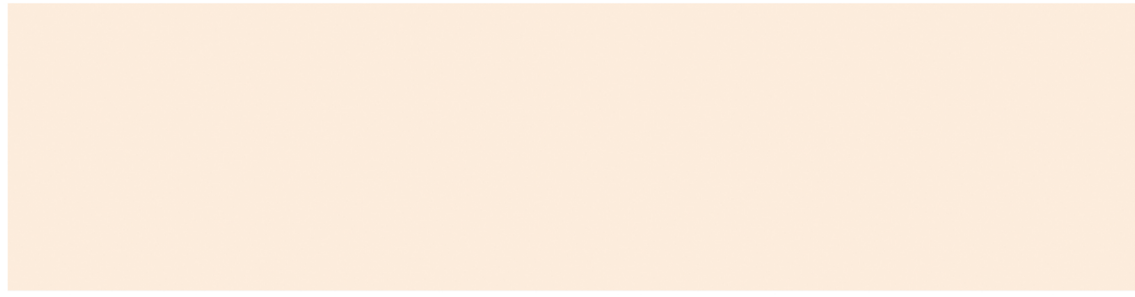







SIDE ELEVATION



FLOOR PLAN



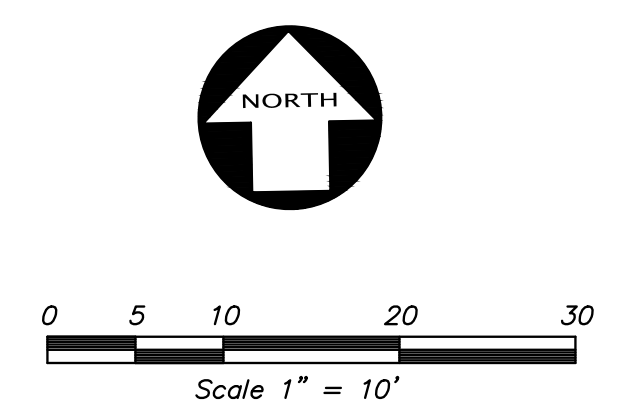
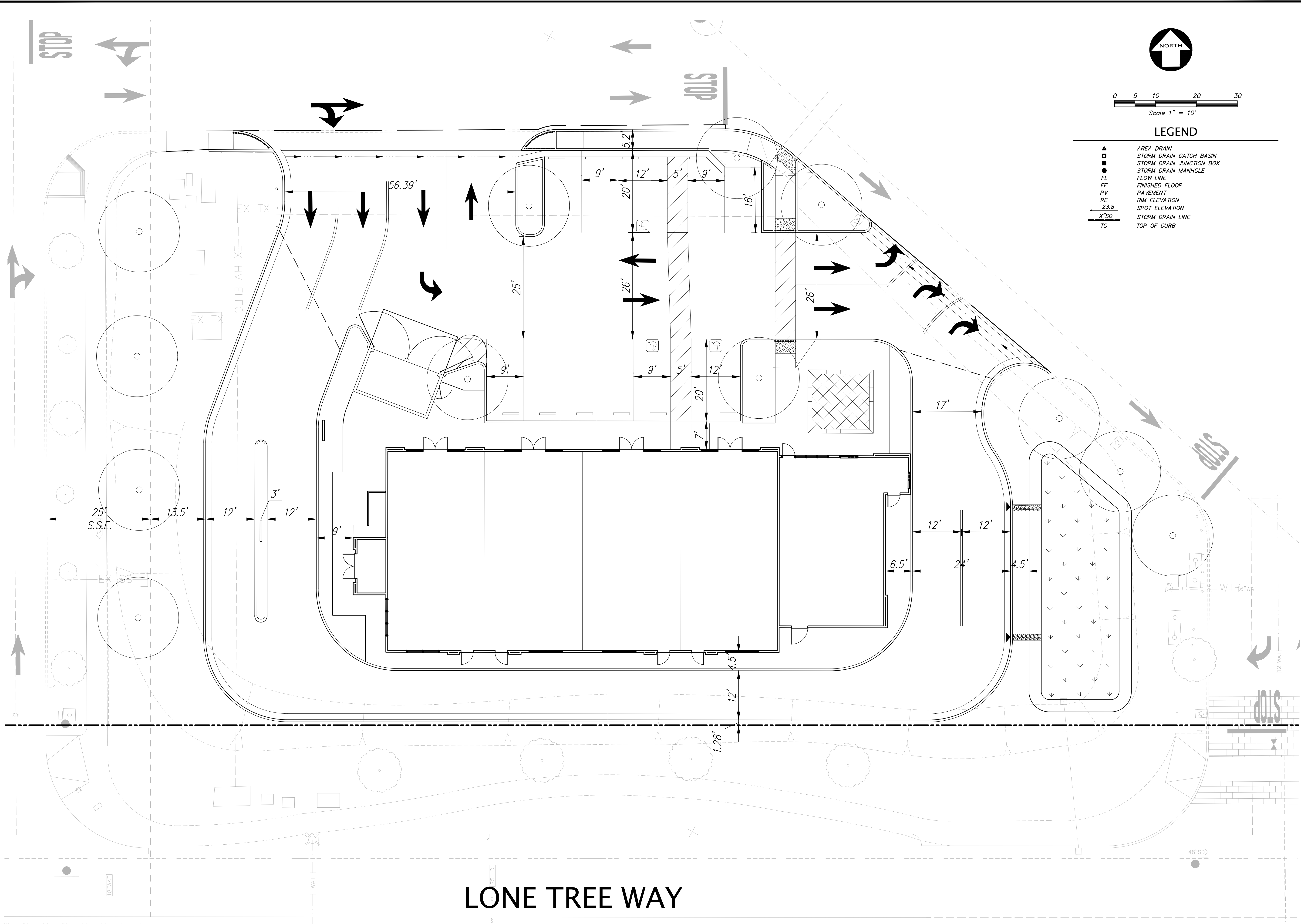


	Stucco 1 OW245-1 Sand Dollar
	Stucco 2 42 Wise Owl
	Stucco 3 BLDG DB LIGHT GRAY CMYK: 35 23 19 2
	Stucco 4 BLDG DB BLUE CMYK: 63 45 34 25
	Stucco Accent & Fascia HL4213-3 Bungalow Brown
	Wainscot HL422-5 Buckingham Palace
	Metal Accent 1 KM4433-3 Tuscan Clay
	Metal Accent 2 BLDG DB BLUE CMYK: 63 45 34 25

	BLDG DB LIGHT GRAY RGB: 162 170 173 CMYK: 35 23 19 2 Pantone: 429C
	BLDG DB DARK GRAY RGB: 91 103 112 CMYK: 63 45 34 25 Pantone: 431C
	BLDG DB BLUE RGB: 0 65 107 CMYK: 93 76 35 21 Pantone: 541C

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

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LEGEND

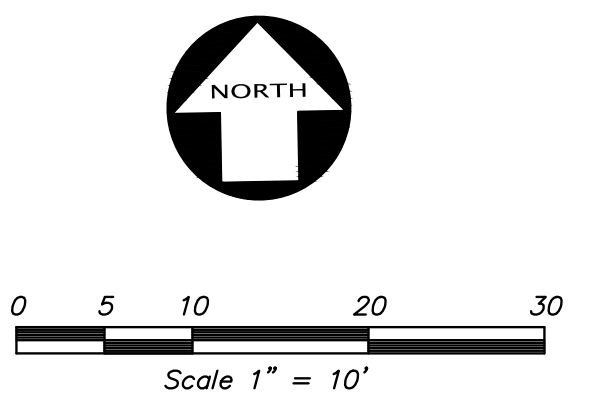
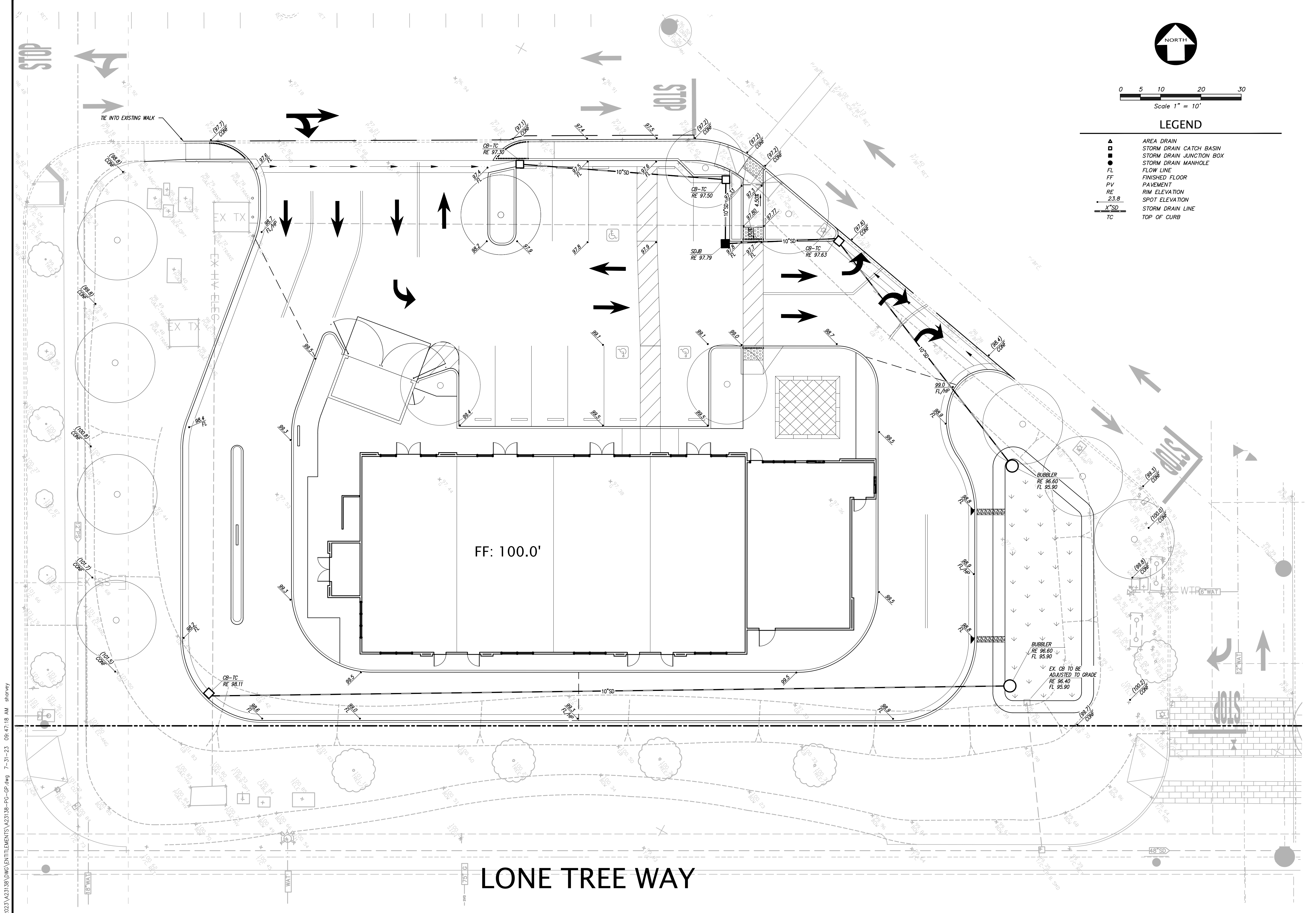
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISHED FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X'SD STORM DRAIN LINE
- TC TOP OF CURB

NO.	REVISION	BY	NO.	REVISION	BY

KIER+WRIGHT
 2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-8788
 www.kierwright.com

PRELIMINARY SITE PLAN
 OF
6740 LONE TREE WAY
 FOR
FLETCHER LANE PROPERTY, LLC
 BRENTWOOD, CALIFORNIA

DATE	MAY, 2023
SCALE	AS SHOWN
DESIGNER	CMR
DRAWN BY	SMH
JOB NO.	A23138
SHEET	C1.0
OF	4 SHEETS



LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- ▣ STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISHED FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X'SD STORM DRAIN LINE
- TC TOP OF CURB

NO.	REVISION	BY	NO.	REVISION	BY

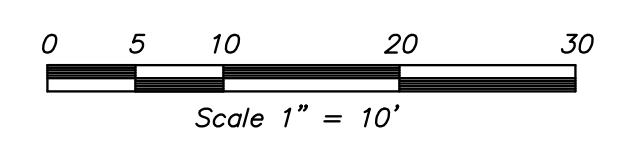
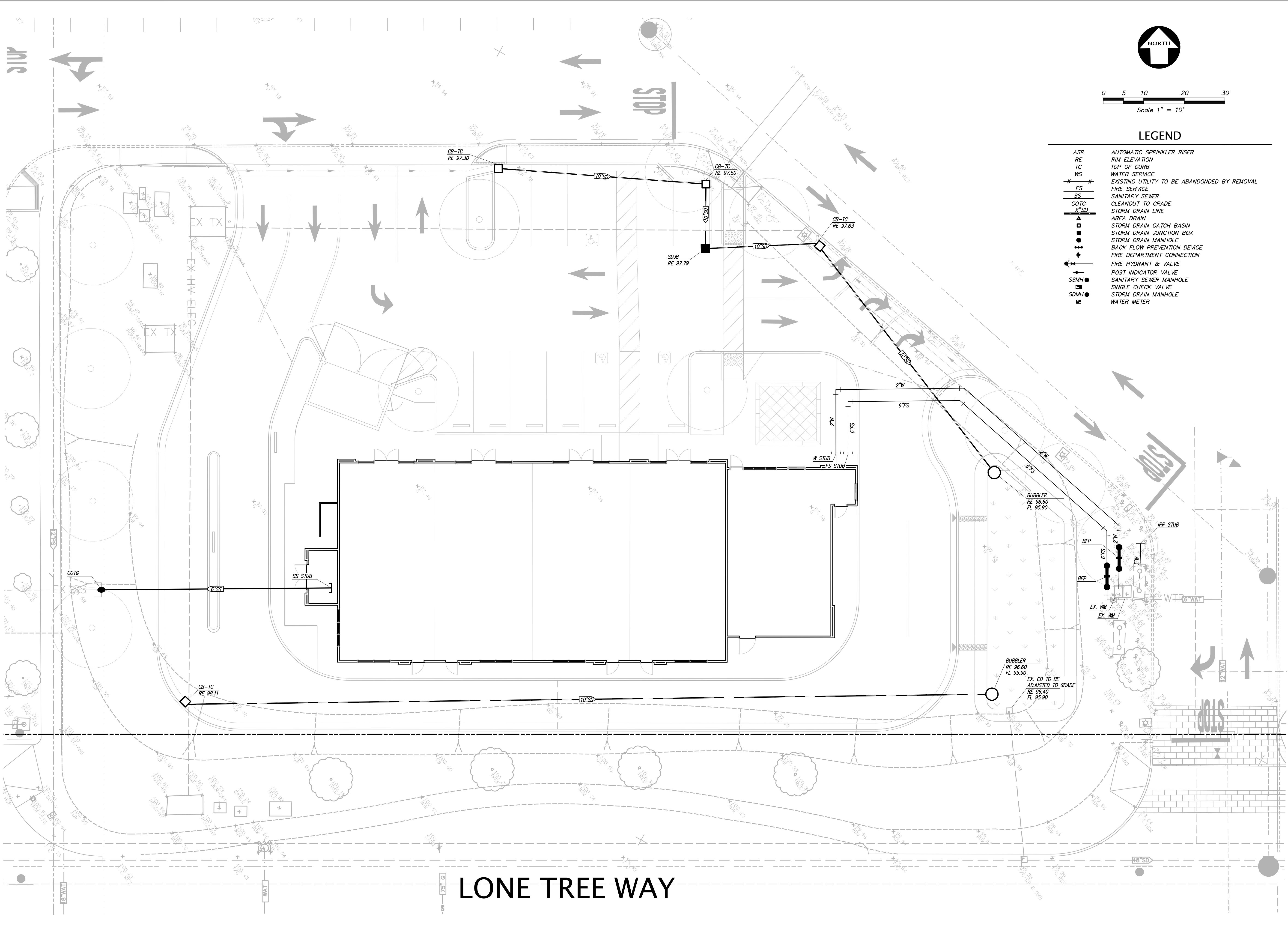
KIER+WRIGHT
 2851 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-9788
 www.kierwright.com

PRELIMINARY GRADING PLAN
 OF
6740 LONE TREE WAY
 FOR
FLETCHER LANE PROPERTY, LLC
 BRENTWOOD, CALIFORNIA

DATE	MAY, 2023
SCALE	AS SHOWN
DESIGNER	CMR
DRAWN BY	SMH
JOB NO.	A23138
SHEET	C2.0
OF	4 SHEETS

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Z:\2023\A23138\DWG\ENTITLEMENTS\A23138-PG-UP.dwg 7-31-23 09:47:32 AM shirley



LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- RE RIM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- X'SD STORM DRAIN LINE
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- ▣ STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT & VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SINGLE CHECK VALVE
- ⊕ STORM DRAIN MANHOLE
- ⊕ WATER METER

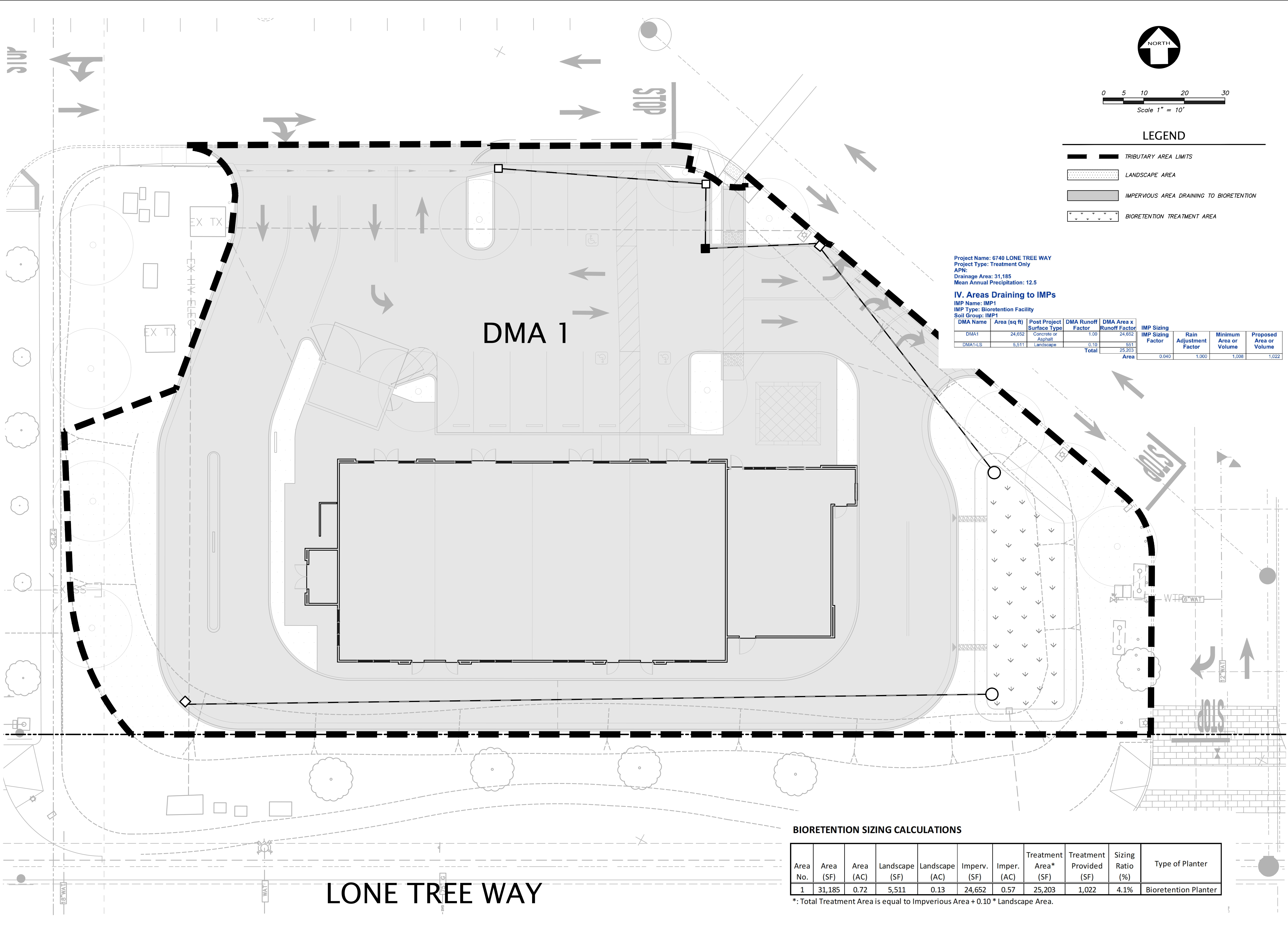
NO.	REVISION	BY	NO.	REVISION

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PRELIMINARY UTILITY PLAN
 OF
6740 LONE TREE WAY
 FOR
FLETCHER LANE PROPERTY, LLC
 BRENTWOOD, CALIFORNIA

DATE	MAY, 2023
SCALE	AS SHOWN
DESIGNER	CMR
DRAWN BY	SMH
JOB NO.	A23138
SHEET	C3.0
OF	4 SHEETS

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Project Name: 6740 LONE TREE WAY
 Project Type: Treatment Only
 APN:
 Drainage Area: 31,185
 Mean Annual Precipitation: 12.5

IV. Areas Draining to IMPs

IMP Name: IMP1
 IMP Type: Bioretention Facility
 Soil Group: IMP1

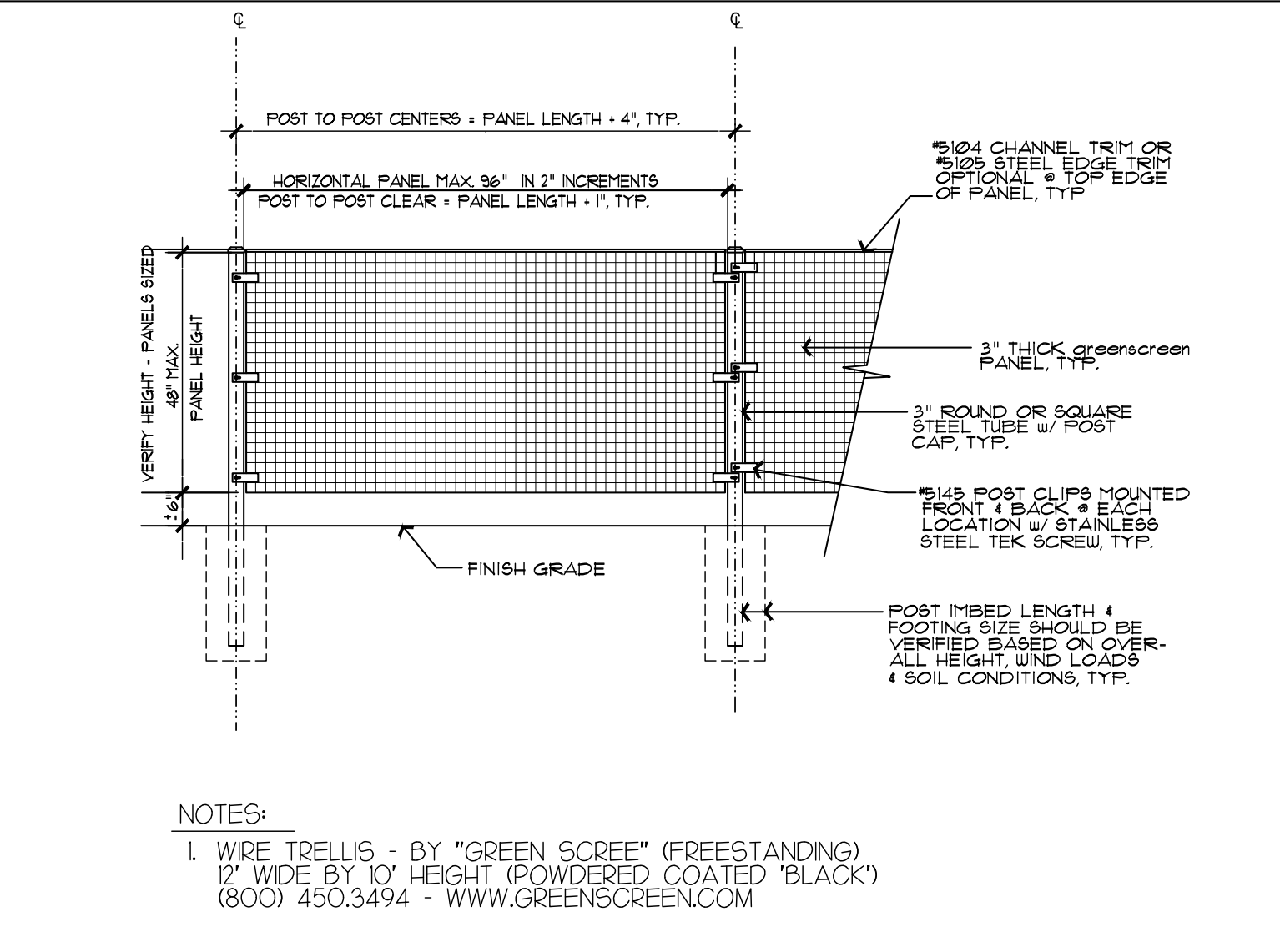
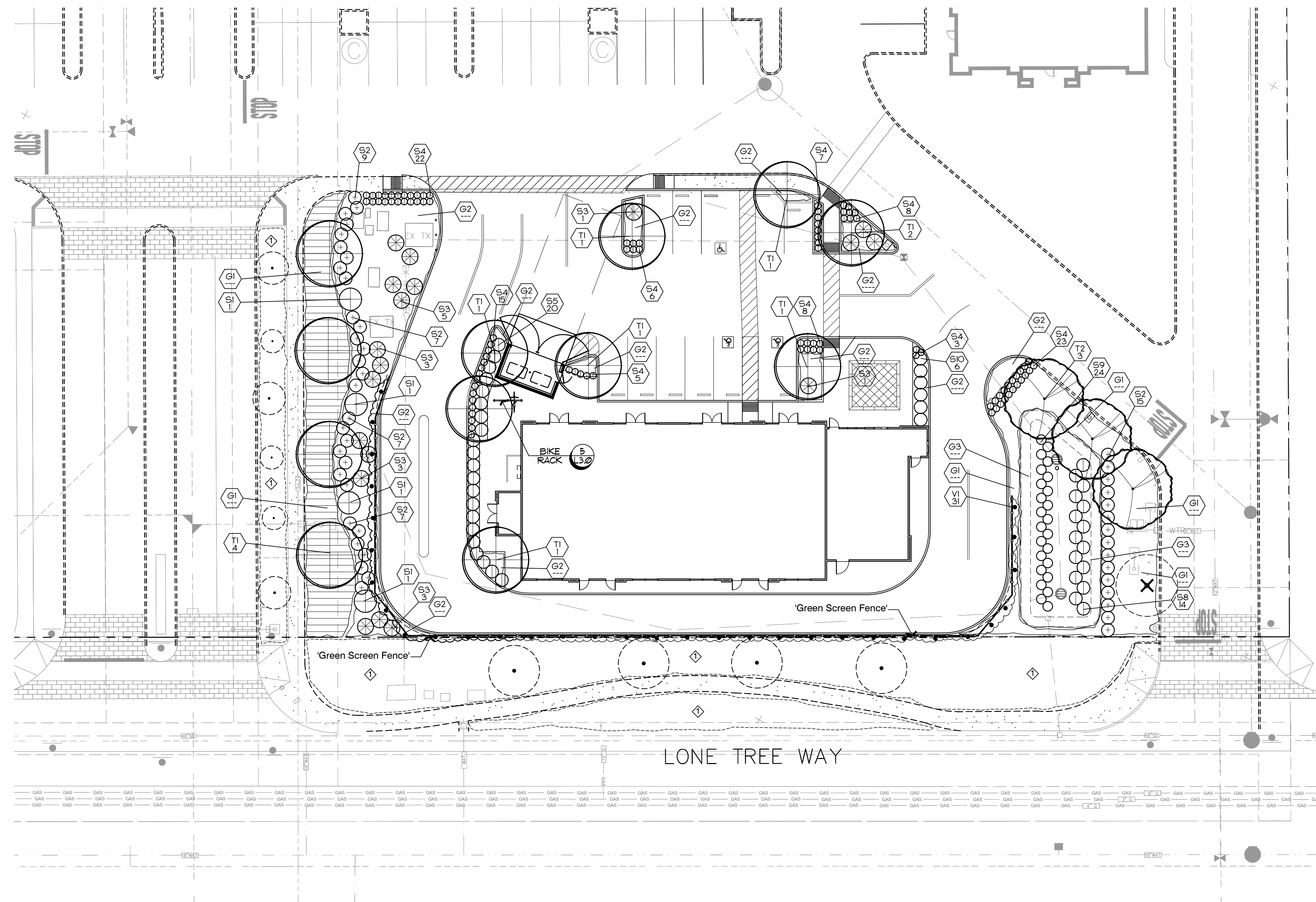
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1	24,652	Concrete or Asphalt	1.00	24,652				
DMA1-LS	5,511	Landscape	0.10	551				
Total	25,203				0.040	1.000	1,008	1,022

BIORETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imperv. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	31,185	0.72	5,511	0.13	24,652	0.57	25,203	1,022	4.1%	Bioretention Planter

*: Total Treatment Area is equal to Impervious Area + 0.10 * Landscape Area.

NO.	REVISION	BY	NO.	REVISION	BY
KIER+WRIGHT 2850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 245-9788 www.kierwright.com					
PRELIMINARY STORMWATER QUALITY CONTROL PLAN OF 6740 LONE TREE WAY FOR FLETCHER LANE PROPERTY, LLC BRENTWOOD, CALIFORNIA					
DATE		MAY, 2023			
SCALE		AS SHOWN			
DESIGNER		CMR			
DRAWN BY		SMH			
JOB NO.		A23138			
SHEET		C4.0			
OF		4 SHEETS			



NOTES:
 1. WIRE TRELLIS - BY "GREEN SCREE" (FREESTANDING), 12' WIDE BY 10' HEIGHT (POWDERED COATED "BLACK") (800) 450.3494 - WWW.GREENSCREEN.COM

'Green Screen' Wire Fence Detail

PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

LANDSCAPE SOILS REPORT

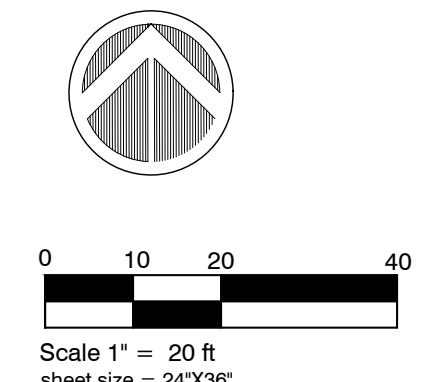
1. CONTRACTOR TO PROVIDE LANDSCAPE PLANTING SOILS TEST REPORT PRIOR TO CONSTRUCTION.
2. SOIL SAMPLE TEST TO BE AT 15 INCH ROOT BALL DEPTH.
3. CONTRACTOR TO INSTALL AMENDMENTS AS PER SOILS REPORT PRIOR TO PLANTING INSTALLATION.
4. CONTRACTOR TO PROVIDE ANOTHER SOIL TEST REPORT AFTER AMENDMENTS HAVE BEEN INCORPORATED INTO LANDSCAPE ARE AS TO VERIFY AMENDMENTS INSTALLED ARE SATISFACTORY PRIOR TO PLANTING.

PLANT NOTES:

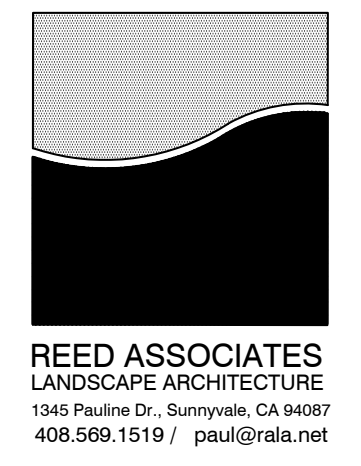
1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
3. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
4. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN).
6. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
7. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
8. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
9. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
10. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1800.227.2600
11. A MINIMUM OF 3" DEPTH LAYER OF MULCH IS REQUIRED ON ALL EXPOSED PLANTING SURFACES.
12. EXISTING TREES SHALL NOT BE PRUNED/ROOT CUTS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	LAGERSTROEMIA L. 'NATCHEZ'	GRAPE MYRTLE	12	24" BOX	STANDARD	LOW
T2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3	24" BOX	STANDARD	LOW
SHRUBS						
S1	ARTEMISIA 'POWIS CASTLE'	WORMWOOD	4	5 GAL		LOW
S2	LOROPETALUM C. 'BURGUNDY'	RED FRINGE FLOWER	45	5 GAL		LOW
S3	PHORMIUM 'JESTER'	HYBRID NEW ZEALAND FLAX	27	5 GAL		LOW
S4	TULBAGHIA V. 'SILVER LACE'	VARIEGATED SOCIETY GARLIC	87	5 GAL		LOW
S5	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	3	5 GAL		LOW
S6	LIMONIUM PEREZII	SEA LAVENDER	12	5 GAL		LOW
S7	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	---	5 GAL		LOW
S8	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	14	5 GAL		LOW
S9	JUCUS PATENS	CALIFORNIA GRAY RUSH	24	5 GAL		LOW
S10	DIETES G. 'VARIEGATED'	STRIPED FORTNIGHT LILY	11	5 GAL		LOW
GROUND COVERS						
G1	ROSEMARINUS O. 'HUNTINGTON BLUE'	CARPET ROSEMARY	---	1 GAL	36" O.C.	LOW
G2	OSTESPERMUM F. 'WHITE'	FREEWAY DAISY	---	1 GAL	24" O.C.	LOW
G3	BACCHARIS P. 'TWIN PEAKS II'	DWARF COYOTE BRUSH	---	1 GAL	24" O.C.	LOW
VINES						
VI	LONICERA PERICLYMENUM	HONEYSUCKLE	31	15 GAL	10'-0" O.C.	LOW

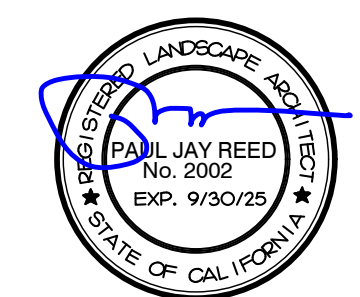


BEFORE EXCAVATING CALL: 811
 48-HOURS BEFORE ALL
 PLANNED WORK OPERATIONS



6470 Lonetree Way
 Commercial Retail
 Shell Building
 Brentwood, California

ISSUE	DATE
△ site layout	07.28.23

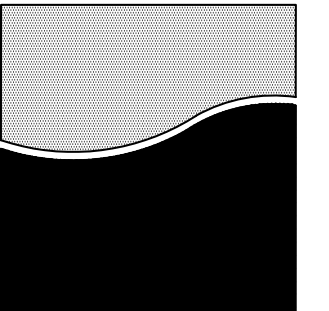


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Approved	Drawn	DS	Reviewed	Scale	Issue Date
prj	---	---	---	1=20'	04/07/23

Landscape
 Planting Plan

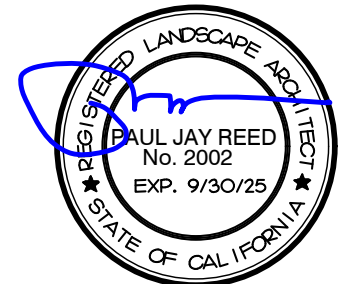
L1.0



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408.569.1519 / paul@rala.net

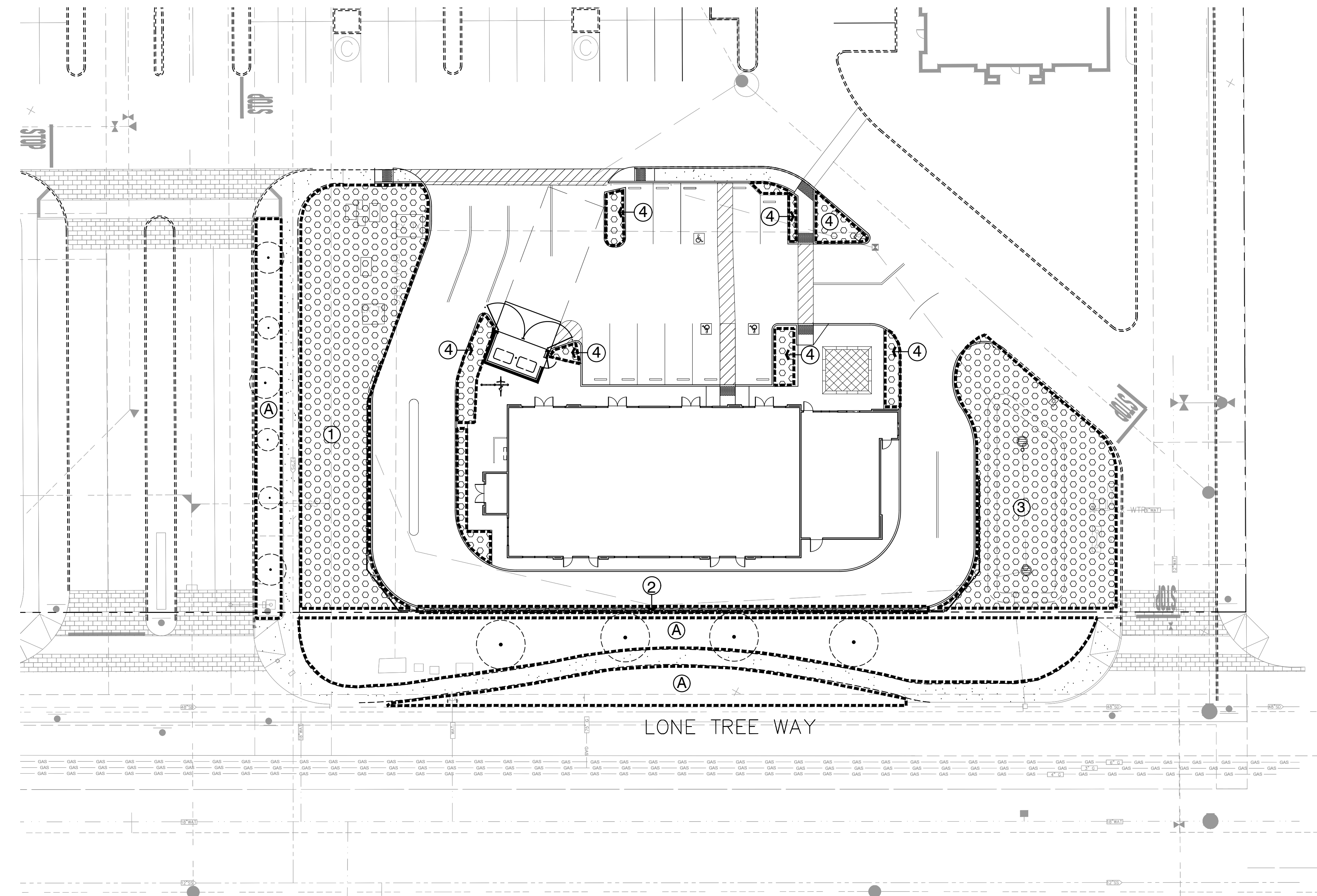
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Brentwood, California

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△ site layout	07.28.23



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Approved	prj	Reviewed	prj
Drawn	DS		
Project No.	---		
Scale	1=20'	Issue Date	04/07/23



Water Efficient Landscape Budget Calculations

Reference Evapotranspiration (ET₀) 45.3

MAWA - Regular Landscape Areas

$$MAWA = (ET_0) \times (0.62) \times ((ETAF \times LA) + (1 - ETAF) \times SLA)$$

landscape area	9,024	s.f.
SLA	0	s.f.
ETAF	0.45	average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.
total area with SLA	9,024	
maawa total	114,052	gallons per year

ETWU - Regular Landscape Areas

$$ETWU = (ET_0) \times (0.62) \times ((ETAF \times LA) + SLA)$$

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	3,900	977.8	27,462
2	low	0.2	drip	0.81	0.247	349	85.4	2,399
3	low	0.2	drip	0.81	0.247	3,525	870	24,445
4	low	0.2	drip	0.81	0.247	1,193	295	8,273
SLA	---	1.0	---	1.00	1.000	0	0	0
A	(e) landscape	0.0	---	---	---	7,097	---	---
ETWU totals					9,024	2,228.1	62,580	
Total area with all zones and SLA					16,121			

ETAF calculations

total ETAF x area	2,228.1
total area	9,024
average ETAF	0.247

ETWU calculations

$$ETWU = (ET_0) \times (0.62) \times ((PF \times HA) / IE) + SLA$$

ETWU=	45.30	conv. factor	0.62	PF x Area/IE	2,228.1	SLA	0
ETWU (gallon per year)=	62,580						

TOTALS

MAWA total	114,052	gallons per year
ETWU total	62,580	gallons per year
	45.1	Percentage reduction of Potable Irrigation Water

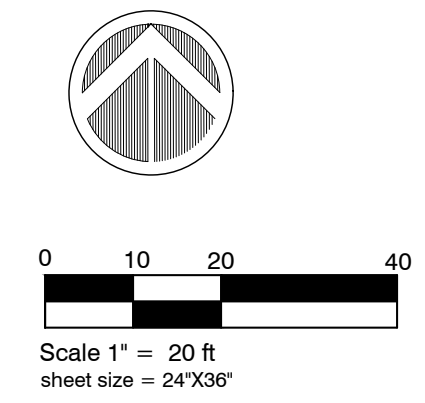
Note: Zone 'A' not included in water calculations

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS. HYDROZONE DESIGNATION IS DETERMINED BY HIGHEST WATER REQUIREMENT PLANTING IN ZONE.

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

EXISTING LANDSCAPE - NOT TO BE INCLUDED IN WATER BUDGET

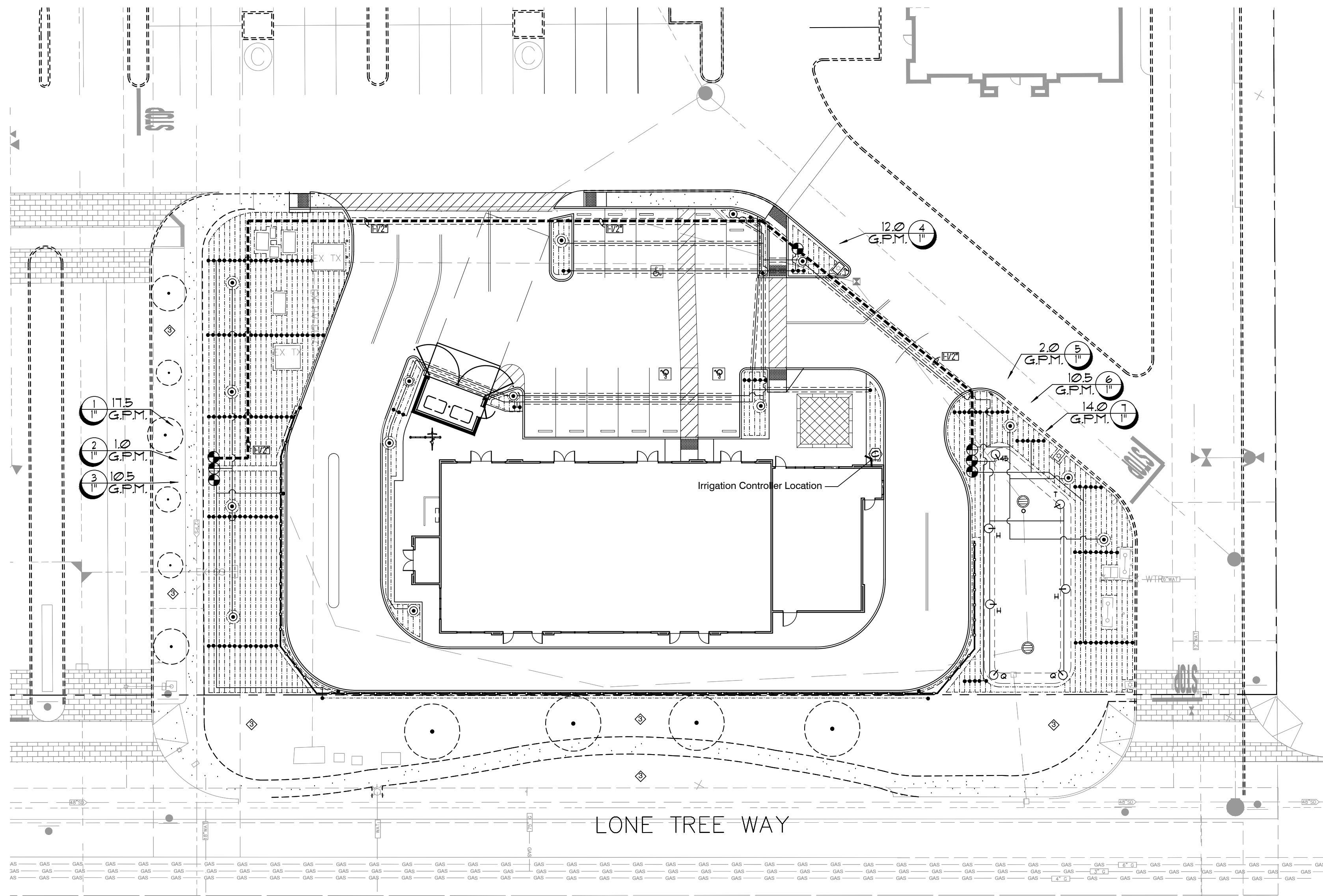


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Know what's below.
Call before you dig.

Landscape
Hydrozone Plan

L2.0

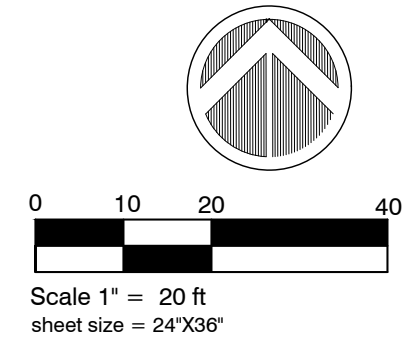


IRRIGATION LEGEND

KEY	DESCRIPTION
[P.O.C.]	POINT OF CONNECTION (CONNECT TO IRRIGATION WATER METER) IRRIGATION WATER METER - TO BE PROVIDED BY OTHERS IF STATIC PRESSURE AT WATER METERS EXCEEDS 120 PSI - USE SCH 40 STEEL PIPE FROM IRRIGATION METERS TO IRRIGATION R.P. ASSEMBLY (SIZE AS NOTED ON PLANS)
---	SCHEDULE 40 - or - CLASS 315 PVC PRESSURE MAINLINE (SIZE AS NOTED) SCHEDULE 40 PVC NON-PRESSURE SLEEVE UNDER PAVEMENT (2X SIZESIDE PIPE) SCHEDULE 40 PVC NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
(1)	INDICATES CONTROLLER STATION NO. INDICATES VALVE SIZE
(C)	HYDROPOINT (WeatherTRAK LC) CLOUD BASED IRRIGATION CONTROLLER INCLUDES 1 YEAR WEATHERTRAK CENTRAL (WTLG-C-12 - FL) PLASTIC ENCLOSURE R3000 IRRITROL - RAIN SENSOR WIRELESS
[FS]	WT-FS-150-D1 1-1/2" FLOW SENSOR
[MV]	WT-MV-200-G-SNO 1-1/2" NORMALLY OPEN 'SUPERIOR' 3100 SERIES BRASS GLOBE MASTER VALVE
(V)	RAINBIRD - QUICK COUPLER VALVE (44-LRC)- 1" NPT LOCKING RUBBER COVER
(E)	IRRITROL "100 SERIES ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED). (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
(F)	IRRITROL "100 SERIES ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED). TREE BUBBLERS ONLY. (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
(R)	FEBCO LFB51A REDUCED PRESSURE ZONE ASSEMBLY DEVICE 1" SIZE (LEAD FREE) WATTS - SERIES DRUBS - LEAD FREE WATER PRESSURE REDUCING VALVE-SIZE AS MAINLINE
(B)	WATTS - BALL VALVE LEAD FREE (LFB600G2) SIZE AS MAINLINE. LOCATE IN VALVE BOX.
KEY	DESCRIPTION
(B)	RAINBIRD 1401 (0.25gpm) FLOOD BUBBLER ON FLEX TUBE - 30PSI
(R)	RAINBIRD XCV-05-18-500 (SURFACE DRIP CHECK VALVE) 0.3 GPH DRIFLINE AT 18" SPACING (20-60psi) XCF-100-FIBER-COR1 (15psi min-3 gpm min) CONTROL ZONE FILTER KIT - 1" (MAX FLOW OF 20 GPM) XCF-10-18-100 OF DRIFLINE HEADERS 1" DIA. AT 18" SPACING OFFERND INSTALL ONE OPERATION INDICATOR FOR EACH CIRCUIT (SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(H)	HUNTER FGL-12-0.15 (1/2" R-0.15 GPM-40PSI) 1/2" ADJ. SHRUB POP-UP 5 ROTOR FOR 90deg ARC
(H)	HUNTER FGL-12-10 (1/2" R-10 GPM-40PSI) 1/2" ADJ. SHRUB POP-UP 5 ROTOR FOR 90deg ARC
(H)	HUNTER FGL-12-15 (1/2" R-15 GPM-40PSI) 1/2" ADJ. SHRUB POP-UP 5 ROTOR FOR 180deg ARC
(H)	HUNTER FGL-12-20 (1/2" R-20 GPM-40PSI) 1/2" ADJ. SHRUB POP-UP 5 ROTOR FOR 180deg ARC

IRRIGATION NOTES

- SEE SPECIFICATION AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THIS PLAN.
- THIS SYSTEM IS DESIGNED TO OPERATE WITH A STATIC WATER PRESSURE OF 70 PSI. VERIFY WATER PRESSURE PRIOR TO THE START OF CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND DOES NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM.
- LOCATE ALL PIPING IN PLANTING AREAS WHERE EVER POSSIBLE.
- ADJUST ALL IRRIGATION HEADS TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE OVER-SPRAY.
- COORDINATE AUTOMATIC CONTROLLER ELECTRICAL HOOK-UP WITH PROJECT ELECTRICIAN.
- VERIFY TYPE AND LOCATION OF BACK-FLOW PREVENTION ASSEMBLY WITH ALL LOCAL JURISDICTIONS, PRIOR TO INSTALLATION.
- INSTALL CHECK VALVES AS REQUIRED TO PREVENT LOW-HEAD DRAINAGE.
- DETECTOR TAPE SHOULD BE INSTALLED WITH ANY PRESSURE LINES NOT BURIED IN THE SAME TRENCH WITH CONTROL WIRES AND WITH ANY LINES OF ANY KIND UNDER PAVING NOT IN A TRENCH WITH CONTROL WIRES.
- INSTALL TWO SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36 INCH EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SUPPLEMENTAL "HAND" WATERING OF SWALE AREAS PLANTED WITH SOD MAY BE NECESSARY IN WARM WEATHER TO ESTABLISH BIO-SWALE SOD. THE LANDSCAPE CONTRACTOR MUST INCLUDE THIS IN THEIR BID AND IN THE SCOPE OF WORK. DRY SOD WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL VALVE BOXES SHALL BE NO MORE THAN 2 INCHES ABOVE FINISH GRADE.
- EXISTING TREES ROOTS SHALL NOT BE CUT WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.



BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



IRRIGATION PIPE SIZING CHART

- MINIMUM GALLON PER MINUTE OPERATION FLOW TO BE NO LESS THAN 6 GALLONS PER MINUTE.
- MINIMUM IRRIGATION VELOCITY IN MAINLINE TO BE 0.6 FPS FOR PROPER OPERATION OF FLOW METER.
- 48 GALLONS PER MINUTE MAXIMUM OPERATION FLOW FOR IRRIGATION SYSTEM.

SCHEDULE 40			CLASS 315		
● CONSTANT PRESSURE PIPING 1/2 INCHES AND SMALLER.			● CONSTANT PRESSURE PIPING 2 INCHES AND LARGER.		
● INTERMITTENT-PRESSURE LATERAL PIPING					
1/2"	--	0-4 GPM	2-1/2"	--	49-65 GPM
3/4"	--	5-8 GPM	3"	--	66-100 GPM
1"	--	9-13 GPM			
1-1/4"	--	14-22 GPM			
1-1/2"	--	23-30 GPM			
2"	--	31-50 GPM			

DRIP IRRIGATION NOTES

- REFER TO DRIP IRRIGATION DETAILS FOR THE LAYOUT AND EXACT DIMENSIONS FOR THE DRIP LINE. THE DRIP LINE SHALL BE A MAXIMUM OF 18" APART AND SHALL BE A MAXIMUM OF 4" FROM ALL WALKS, CURBS AND WALLS. THE NUMBER OF DRIP LINES SHOWN ON PLANS MAY NOT REFLECT THE ACTUAL NUMBER REQUIRED. THE SPACING GUIDE SHALL TAKE PRECEDENCE. DRIP EMITTER LINES SHALL BE ALIGNED TO HAVE A STAGGERED TRIANGULAR EMITTER LAYOUT PATTERN.
- THE SUPPLY HEADER AND EXHAUST HEADER, WHEN PVC, SHALL BE BURIED AT A MINIMUM OF 12" BELOW GRADE.
- INSTALL THE AUTOMATIC AIR RELIEF VALVE AT THE HIGHEST POINT ON EACH CIRCUIT OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- OPERATING PRESSURE FOR DRIP EMITTER LINE - 20 PSI (MIN) TO 60 PSI (MAX). 20 PSI TO BE PROVIDED AT THE FARTHEST EMITTER FROM THE P.O.C. VERIFY PRIOR TO CONSTRUCTION.

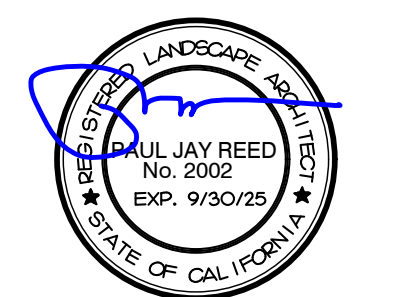
IRRIGATION NOTES LEGEND

- (T) EXISTING TREE TO REMAIN
- (M) LOCATE IRRIGATION MAINLINE AND IRRIGATION VALVES IN LANDSCAPE AREAS. ALL IRRIGATION VALVES TO BE LOCATED IN GRADED VALVE BOX IN SHADE PLANTING AREAS ONLY.
- (H) HAND TRENCH IRRIGATION LINES WITHIN EXISTING TREE ROOT ZONE.
- (R) EXISTING IRRIGATION AREA/SYSTEM. TO REMAIN, PROTECT AND REPAIR AS NECESSARY DURING CONSTRUCTION. ENSURE PROPER OPERATION DURING CONSTRUCTION.



6470 Lonetree Way
Commercial Retail
Shell Building
Brentwood, California

ISSUE	DATE
1 site layout	07.28.23

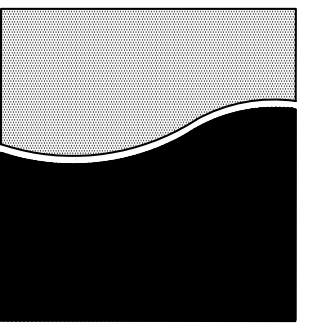


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Drawn	DS		
Project No.	---		
Scale	1=20'	Issue Date	04/07/23

Landscape
Irrigation Plan

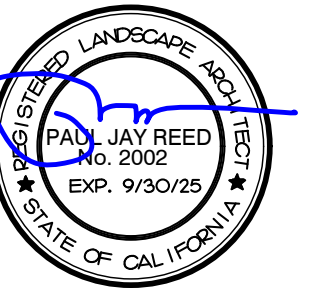
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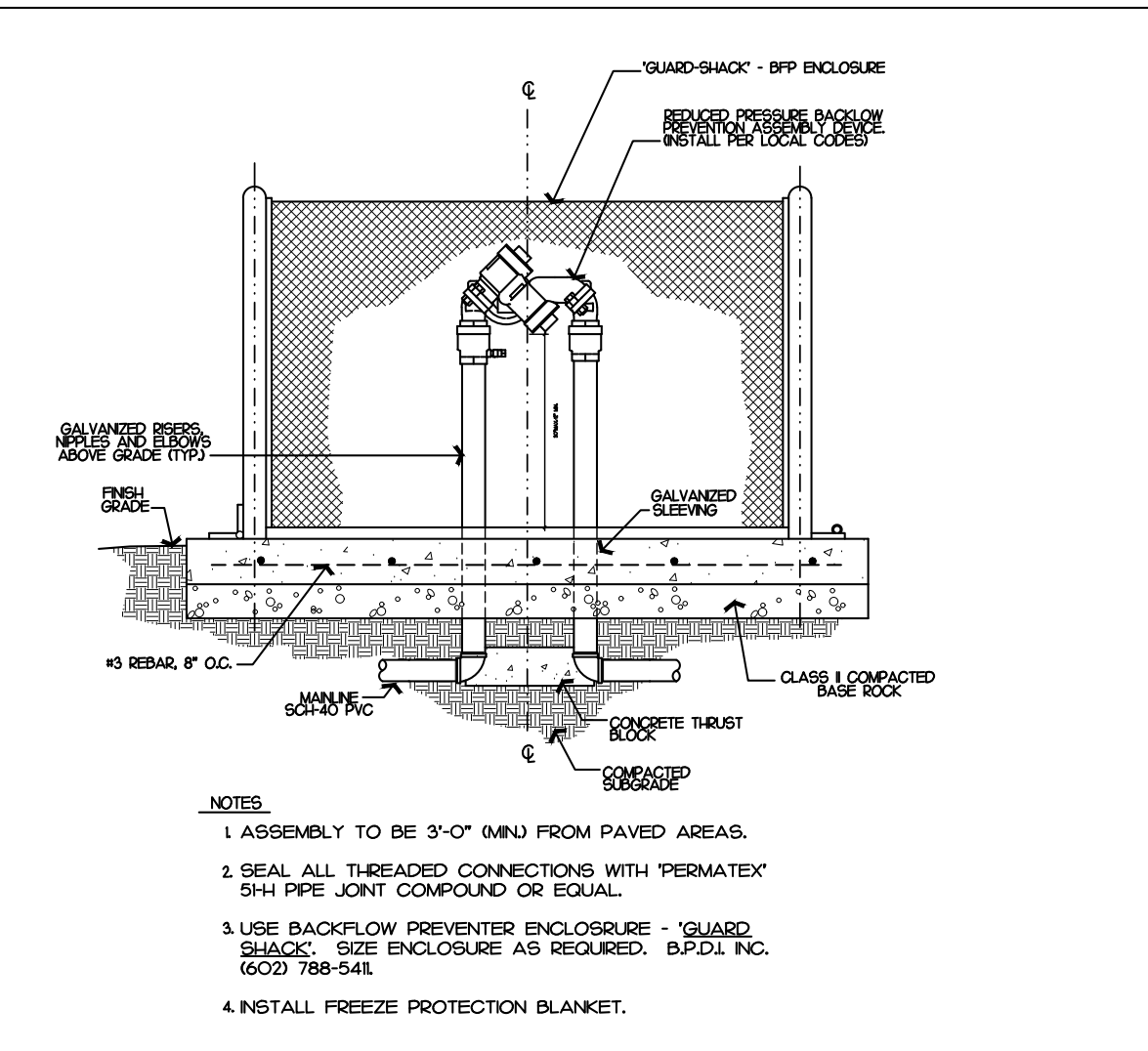


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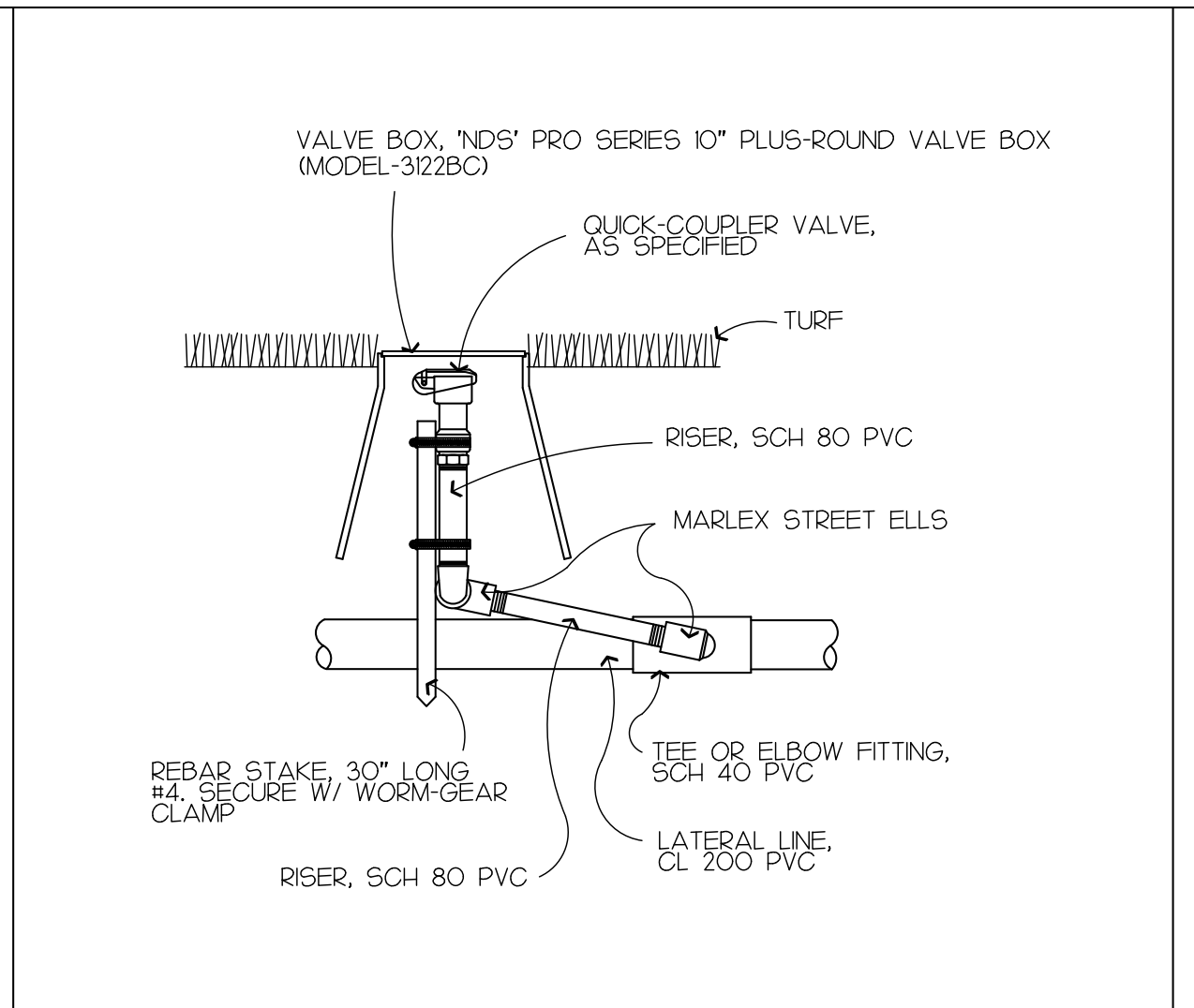
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Landscape
Construction
Details

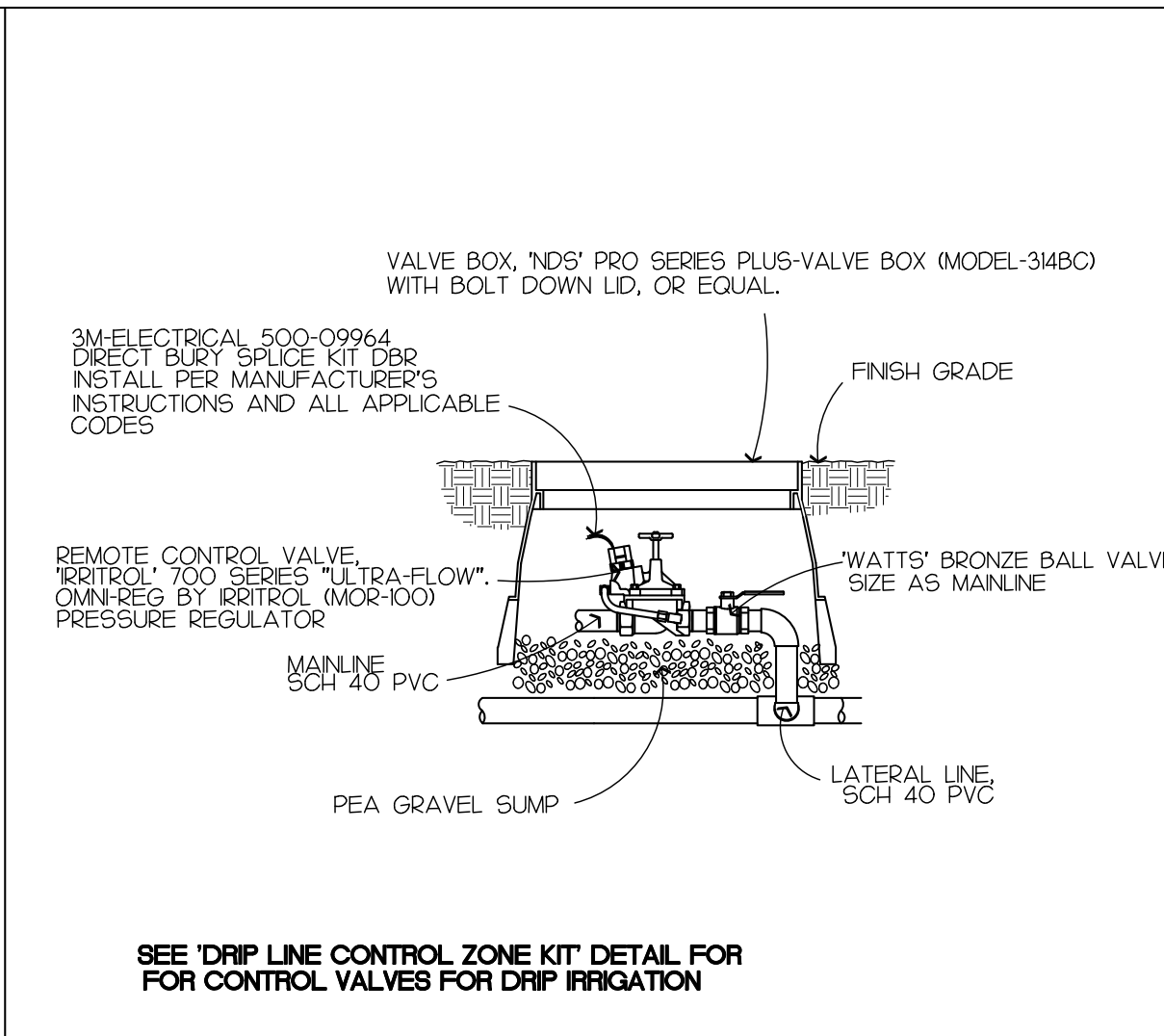
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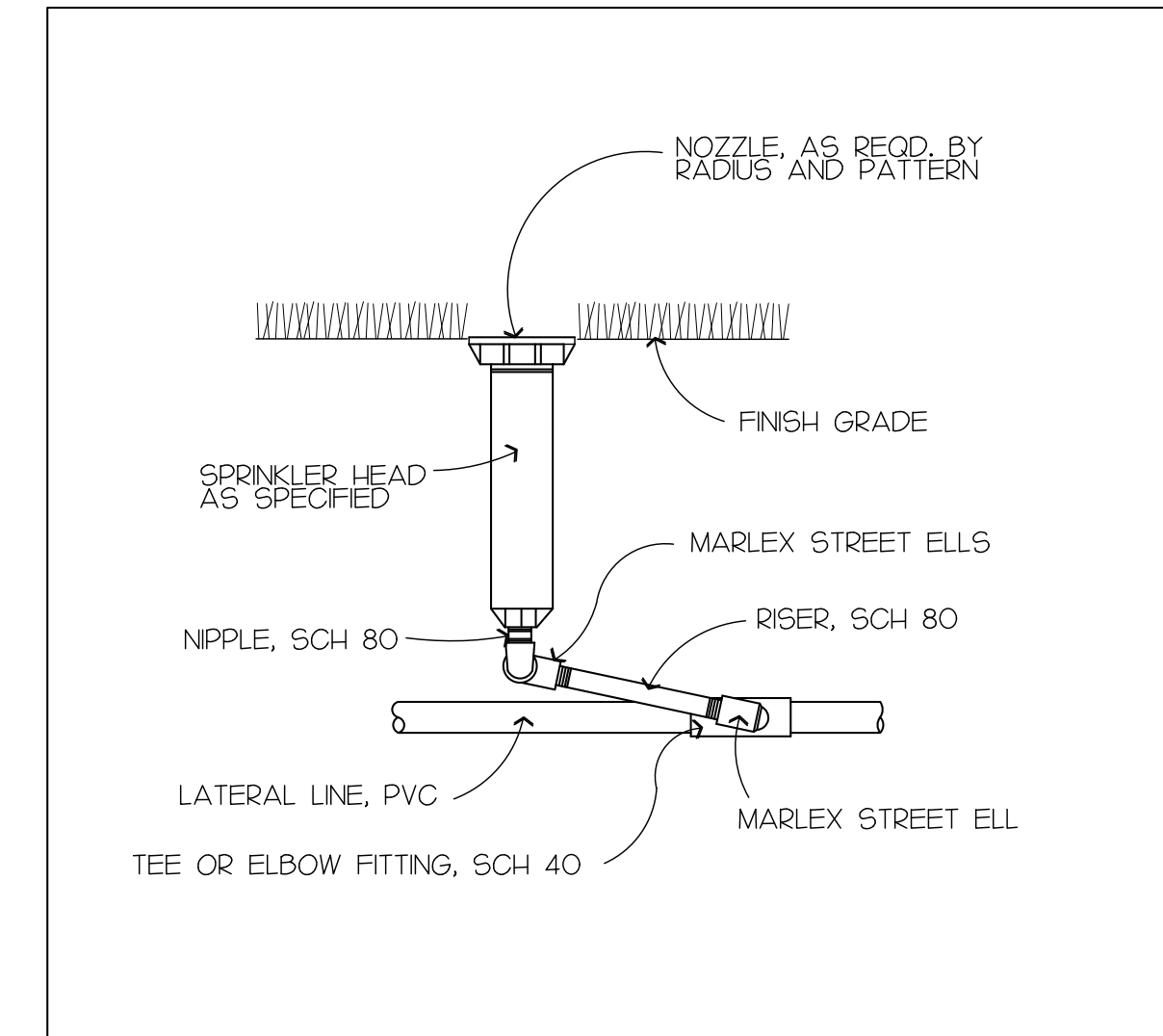
- NOTES:
1. ASSEMBLY TO BE 3'-0" MIN FROM PAVED AREAS.
 2. SEAL ALL THREADED CONNECTIONS WITH 'PERMATEX' SH1 PIPE JOINT COMPOUND OR EQUAL.
 3. USE BACKFLOW PREVENTER ENCLOSURE - 'GUARD SHACK', SIZE ENCLOSURE AS REQUIRED. B.P.D.I. INC. (602) 788-541.
 4. INSTALL FREEZE PROTECTION BLANKET.



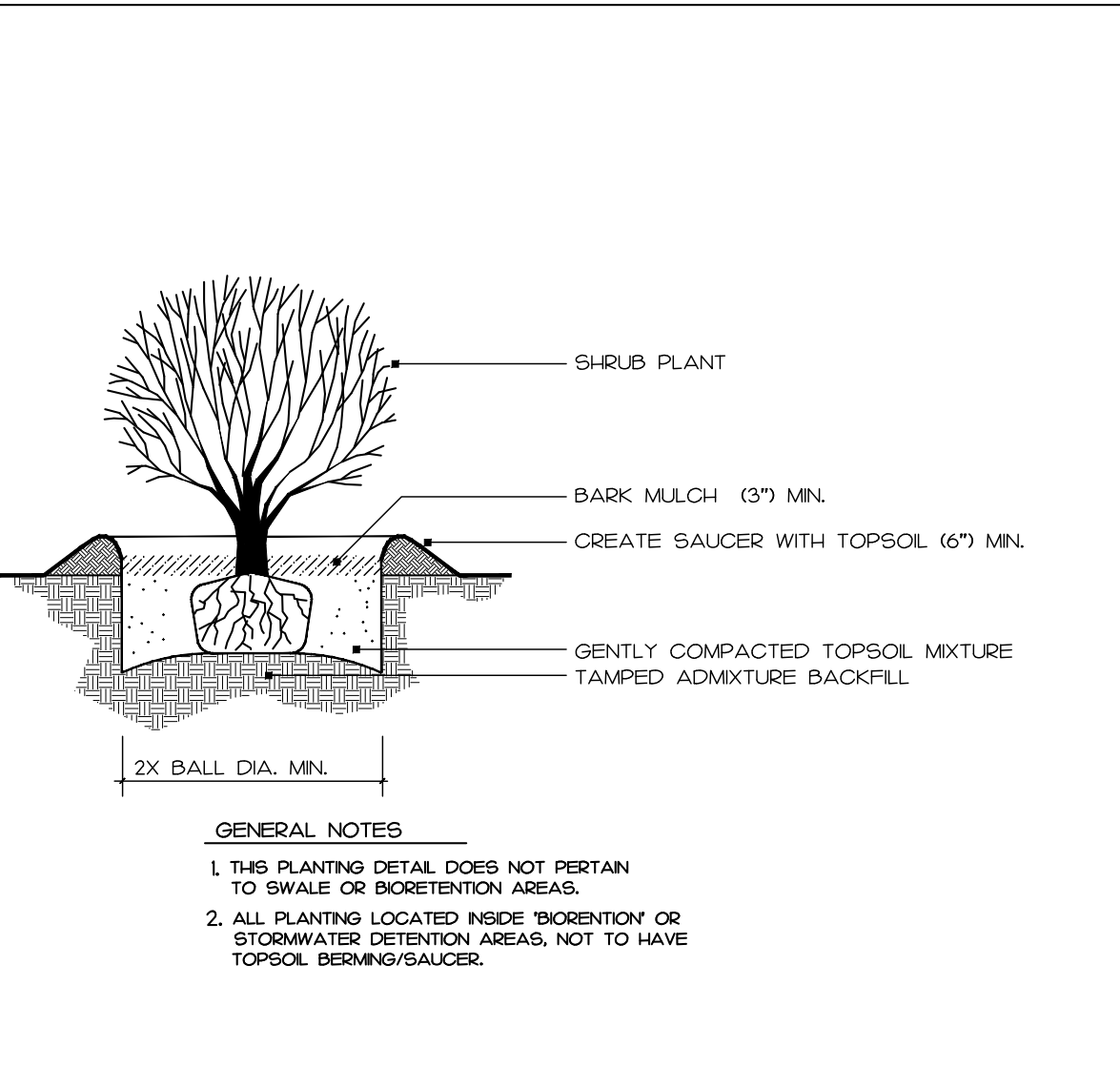
- NOTES:
1. VALVE BOX TO BE 'NDS' PRO SERIES 10' PLUS-ROUND VALVE BOX (MODEL-3122BC).
 2. RISER TO BE SCH 80 PVC.
 3. TEE OR ELBOW FITTING TO BE SCH 40 PVC.
 4. LATERAL LINE TO BE CL 200 PVC.



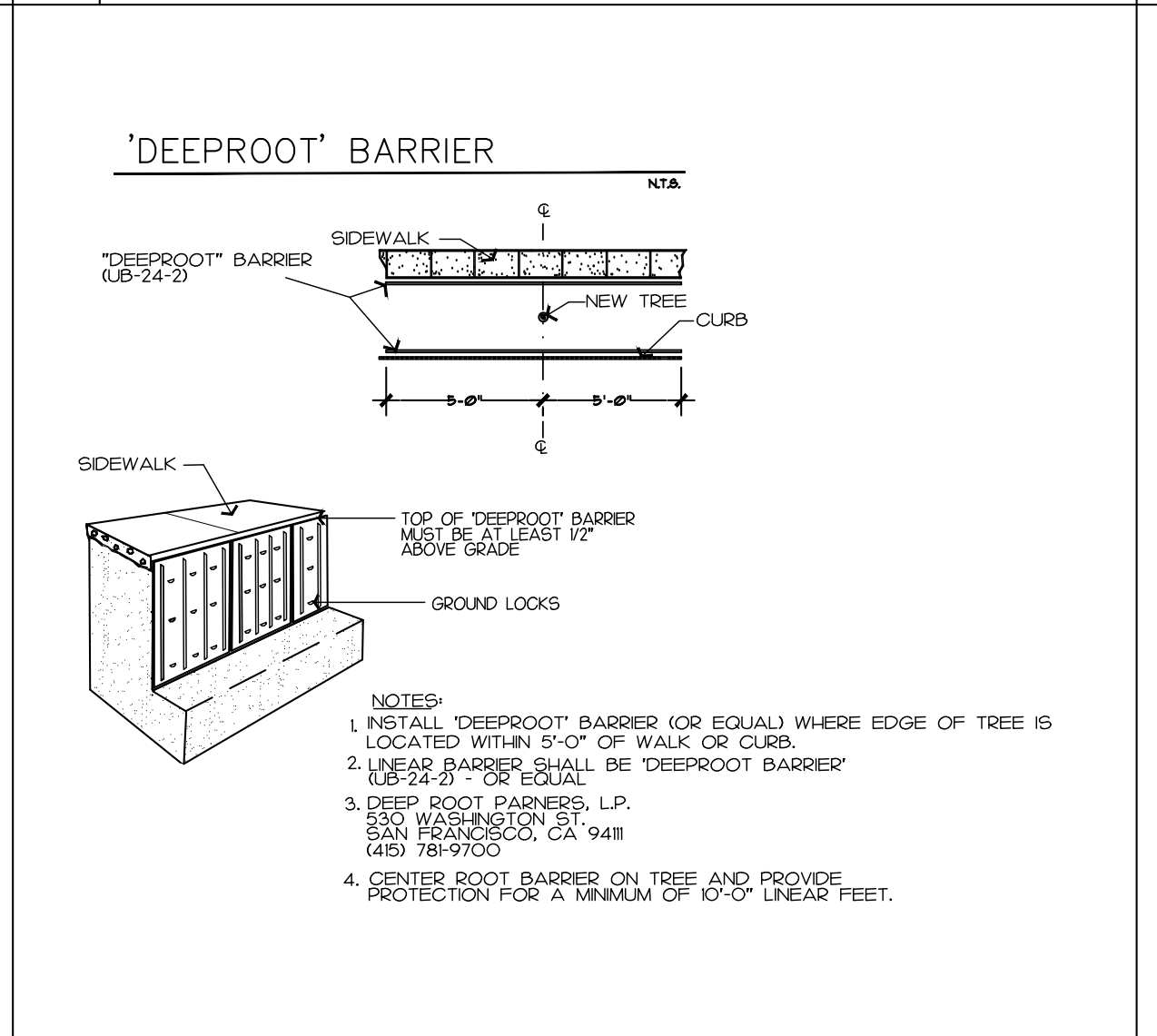
SEE 'DRIP LINE CONTROL ZONE KIT' DETAIL FOR CONTROL VALVES FOR DRIP IRRIGATION



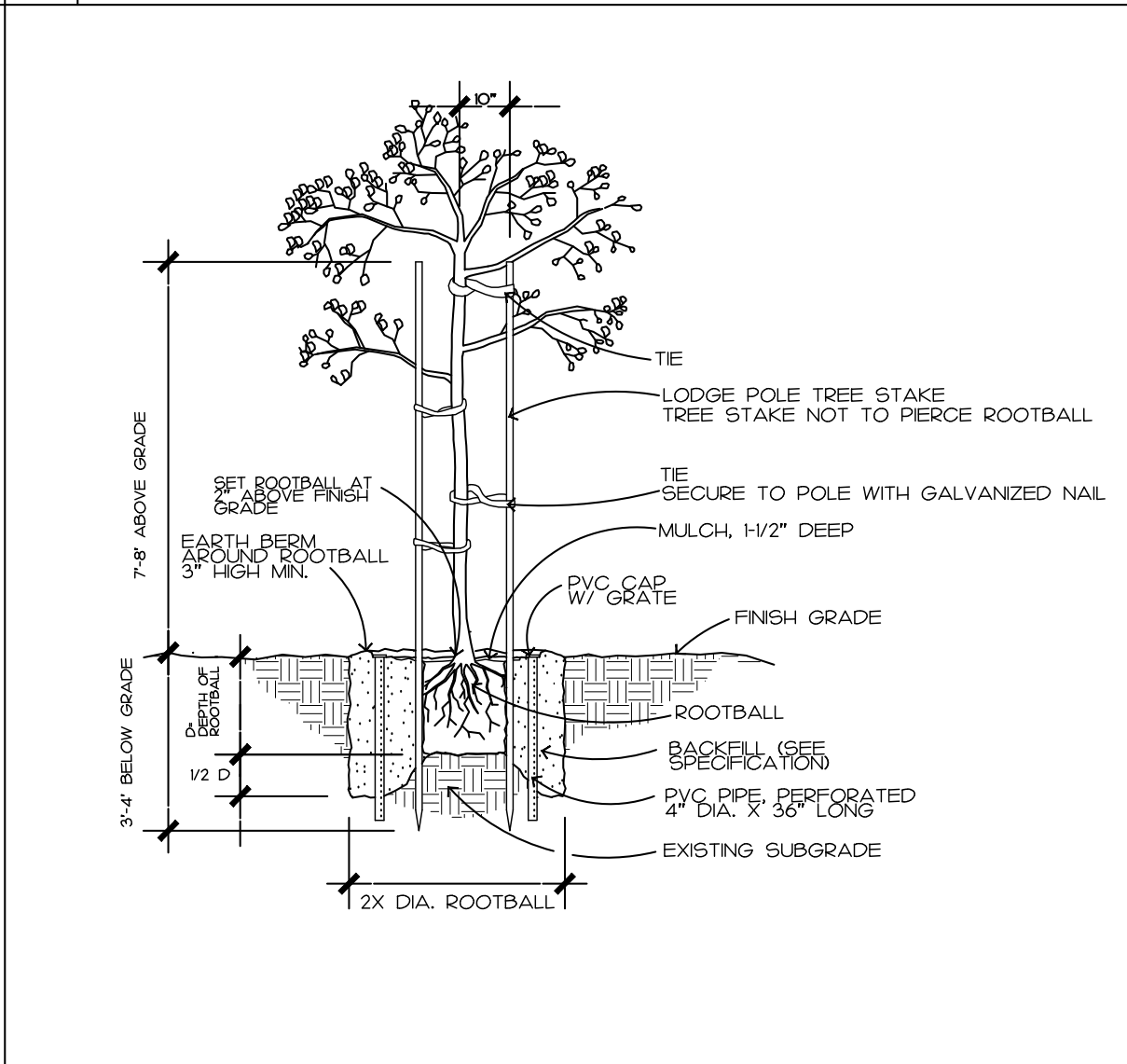
1 IRRIGATION HEAD DETAIL



- GENERAL NOTES:
1. THIS PLANTING DETAIL DOES NOT PERTAIN TO SWALES OR BIORETENTION AREAS.
 2. ALL PLANTING LOCATED INSIDE 'BIORETENTION' OR 'STORMWATER DETENTION' AREAS, NOT TO HAVE TOPSOIL BERMING/GAUCER.



- NOTES:
1. INSTALL 'DEEPROOT' BARRIER (OR EQUAL) WHERE EDGE OF TREE IS LOCATED WITHIN 5'-0" OF WALK OR CURB.
 2. LINEAR BARRIER SHALL BE 'DEEPROOT BARRIER' (UB-24-2) OR EQUAL.
 3. DEEP ROOT BARRIERS, L.P. 330 WASHINGTON ST. SAN FRANCISCO, CA 94111 (415) 781-9700.
 4. CENTER ROOT BARRIER ON TREE AND PROVIDE PROTECTION FOR A MINIMUM OF 10'-0" LINEAR FEET.

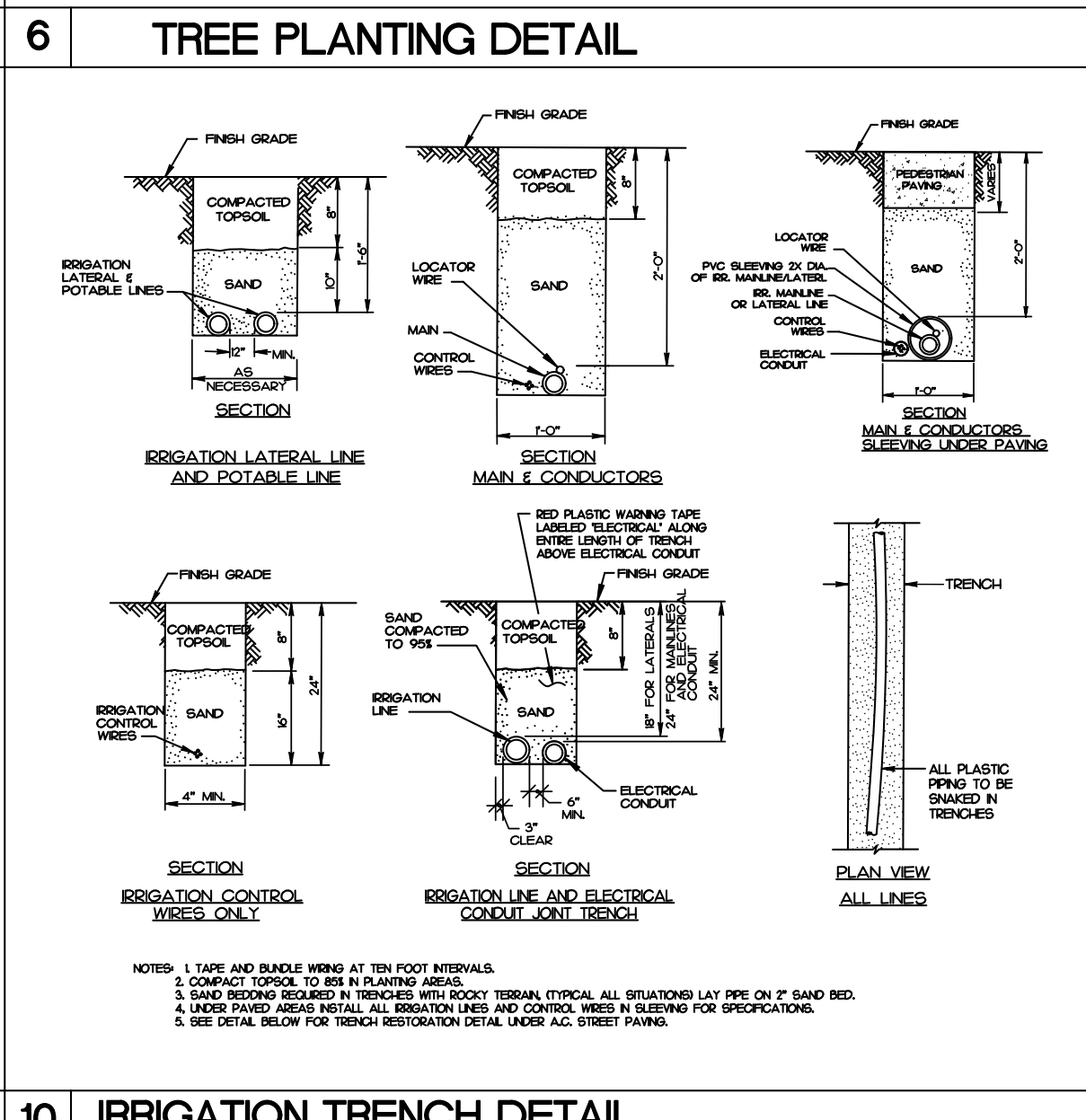


6 TREE PLANTING DETAIL



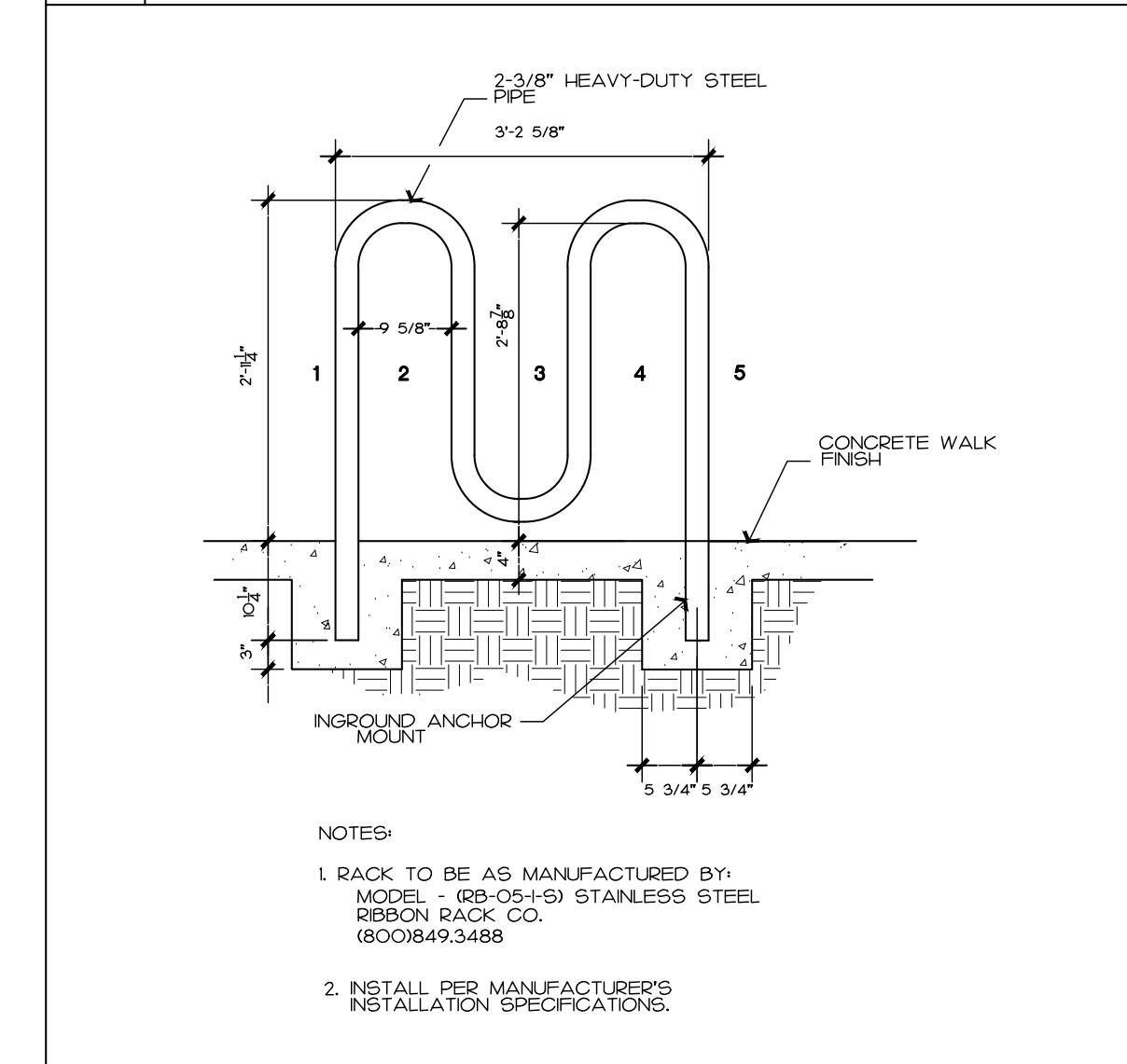
- NOTES:
1. All storm water treatment areas to receive 'non-floatable' mulch on slopes and bottom of treatment swales.
 2. Non-floatable mulch types:
 - 'jet blend bio-swale mulch #1' bark mulch, submit sample to owner's representative for approval. (jetmulch - www.jetmulch.com)
 - 'float resistant bio-retention mulch by Zanker Landscape Materials'.
 3. Submit sample to owner's representative for approval.

11 STORM WATER TREATMENT MULCH DETAIL



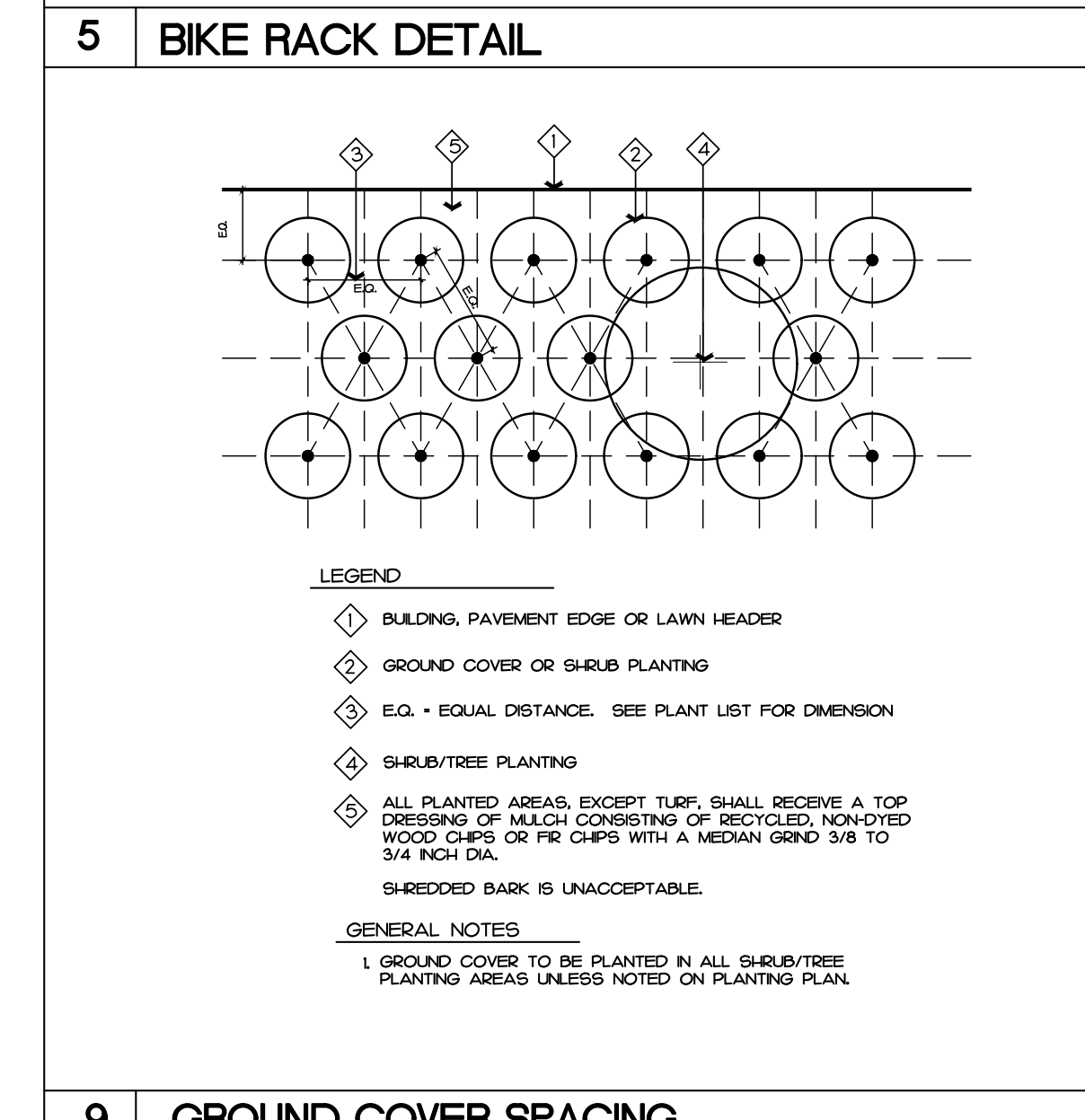
- NOTES:
1. TIE AND BUNDLE WIRING AT TEN FOOT INTERVALS.
 2. COMPACT TOPSOIL TO 85% IN PLANTING AREAS.
 3. SAND BEDDING REQUIRED IN TRENCHES WITH ROCKY TERRAIN. TYPICAL ALL SITUATIONS LAY PIPES ON 2" SAND BED.
 4. UNDER PAVED AREAS INSTALL ALL IRRIGATION LINES AND CONTROL WIRES IN SLEEVING FOR SPECIFICATIONS.
 5. SEE DETAIL BELOW FOR TRENCH RESTORATION DETAIL UNDER ALL STREET PAVING.

10 IRRIGATION TRENCH DETAIL

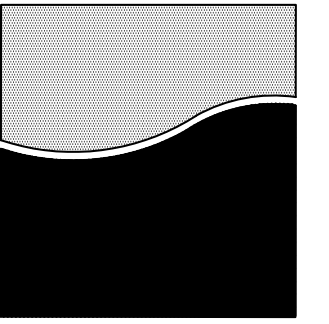


- NOTES:
1. RACK TO BE AS MANUFACTURED BY: MODEL - (RB-051-3) STAINLESS STEEL REBON RACK CO. (800)849.3488
 2. INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

5 BIKE RACK DETAIL



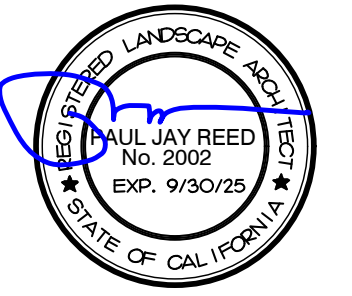
9 GROUND COVER SPACING



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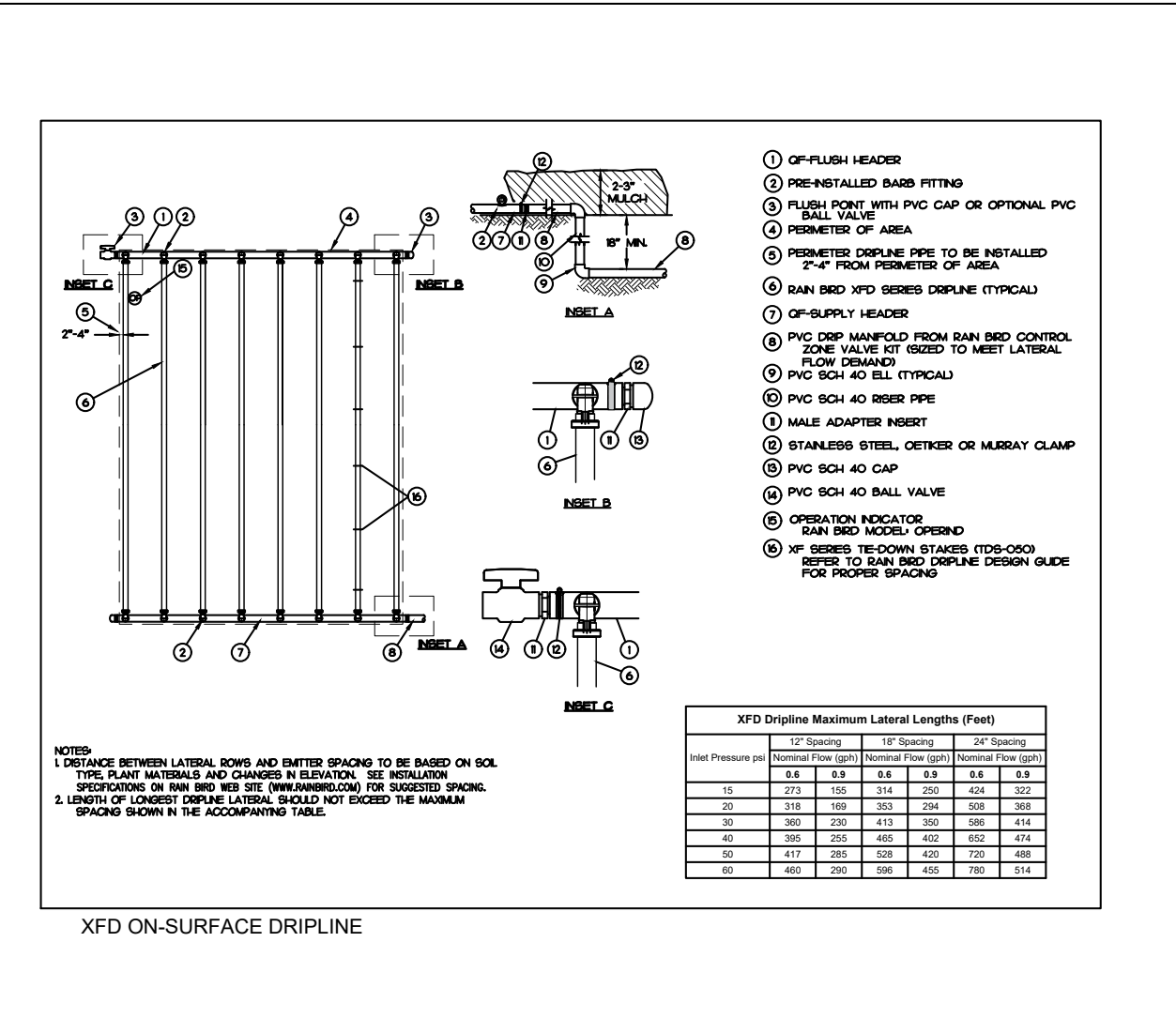


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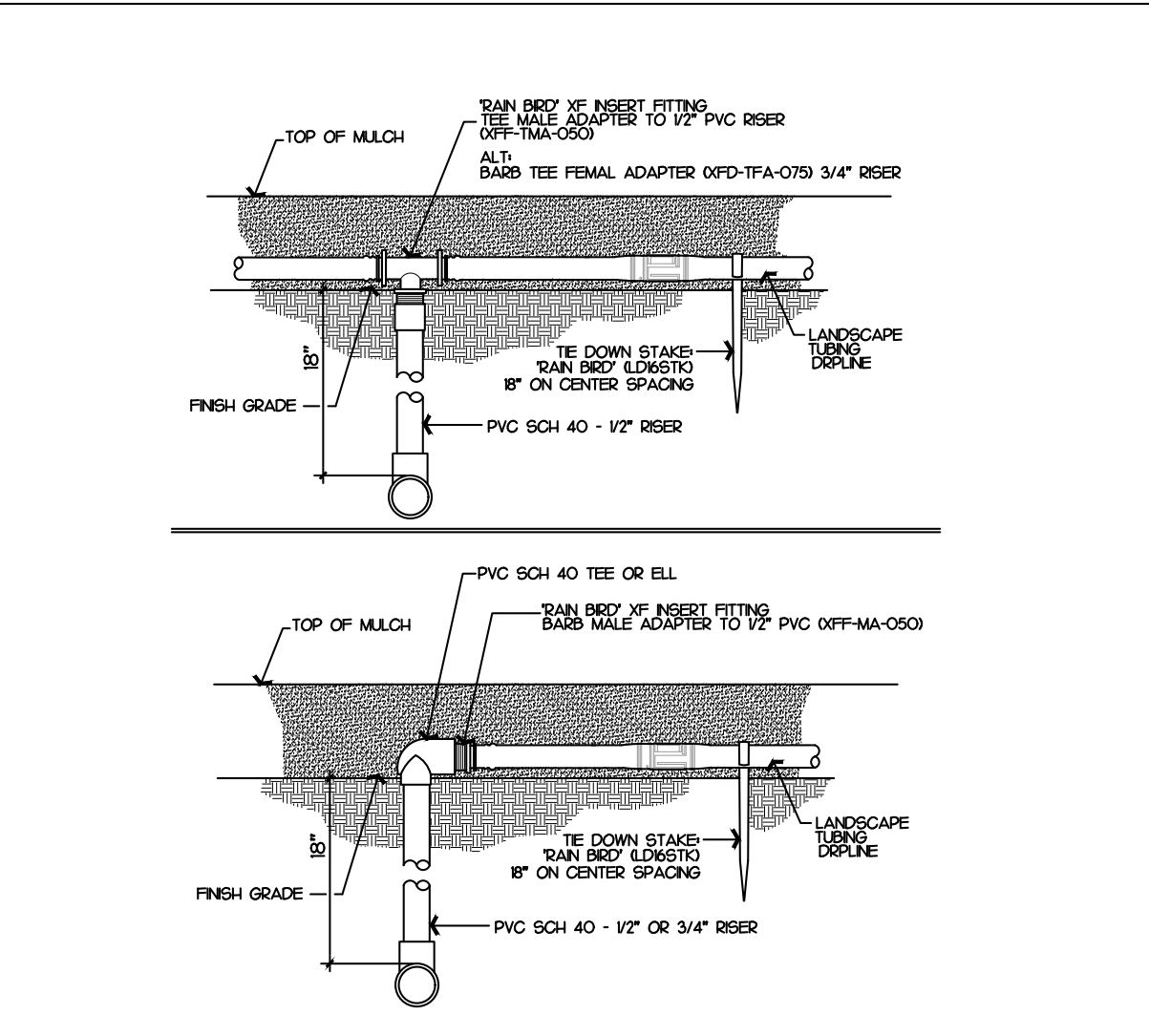
Approved pjr
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Scale NTS Issue Date 04/07/23

Landscape
Construction
Details

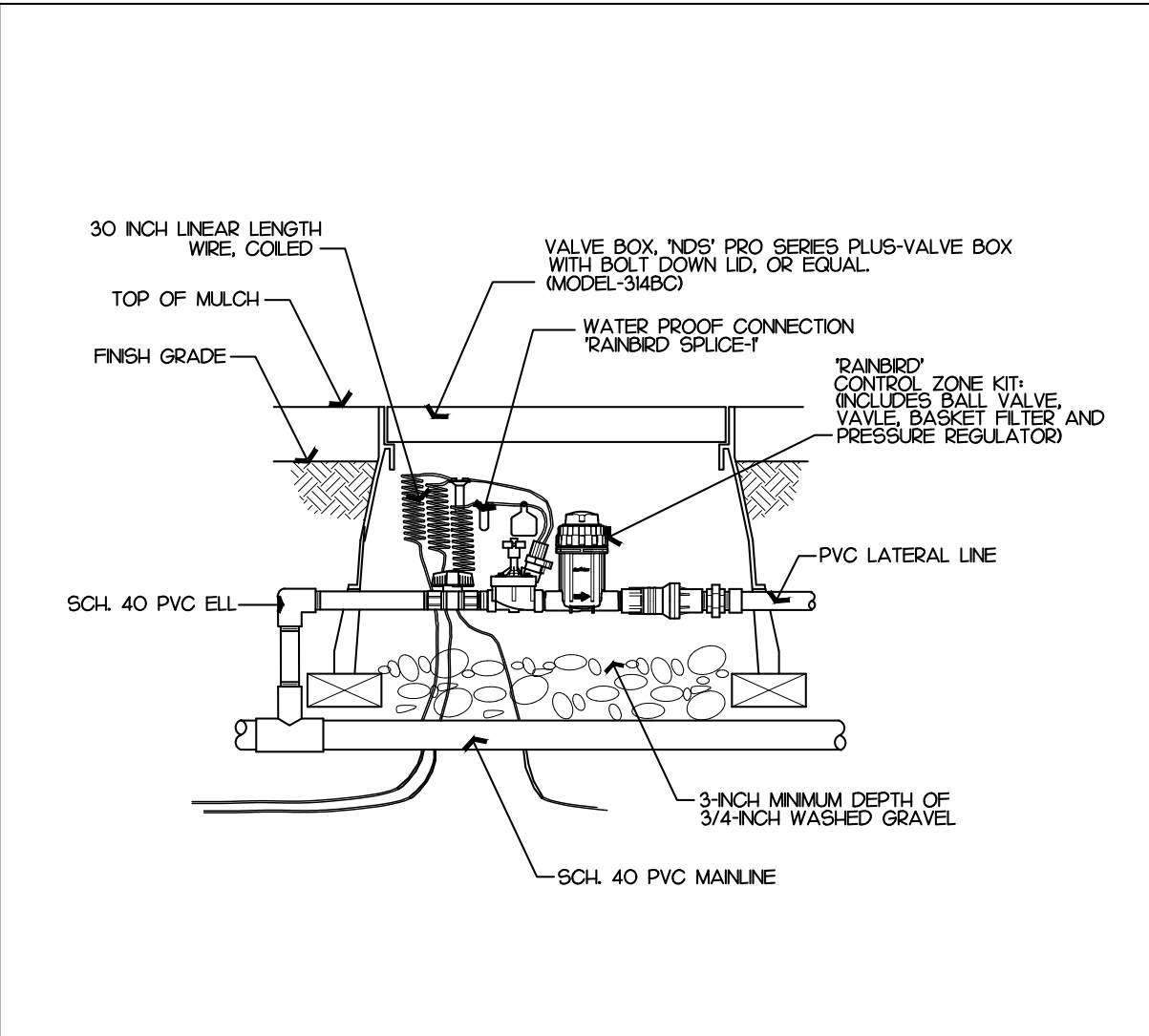
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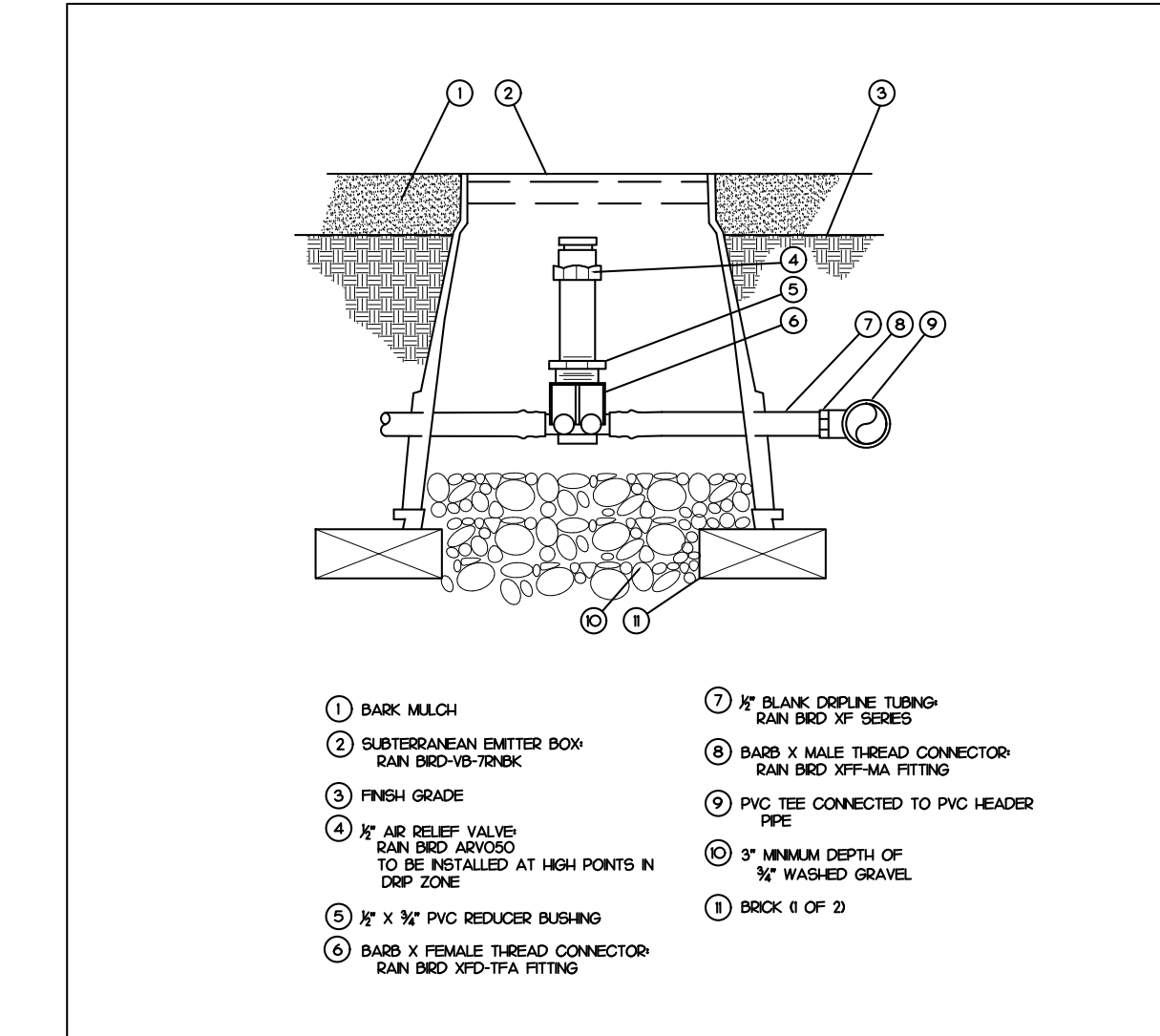
4 DRIP EMITTER LINE DETAIL



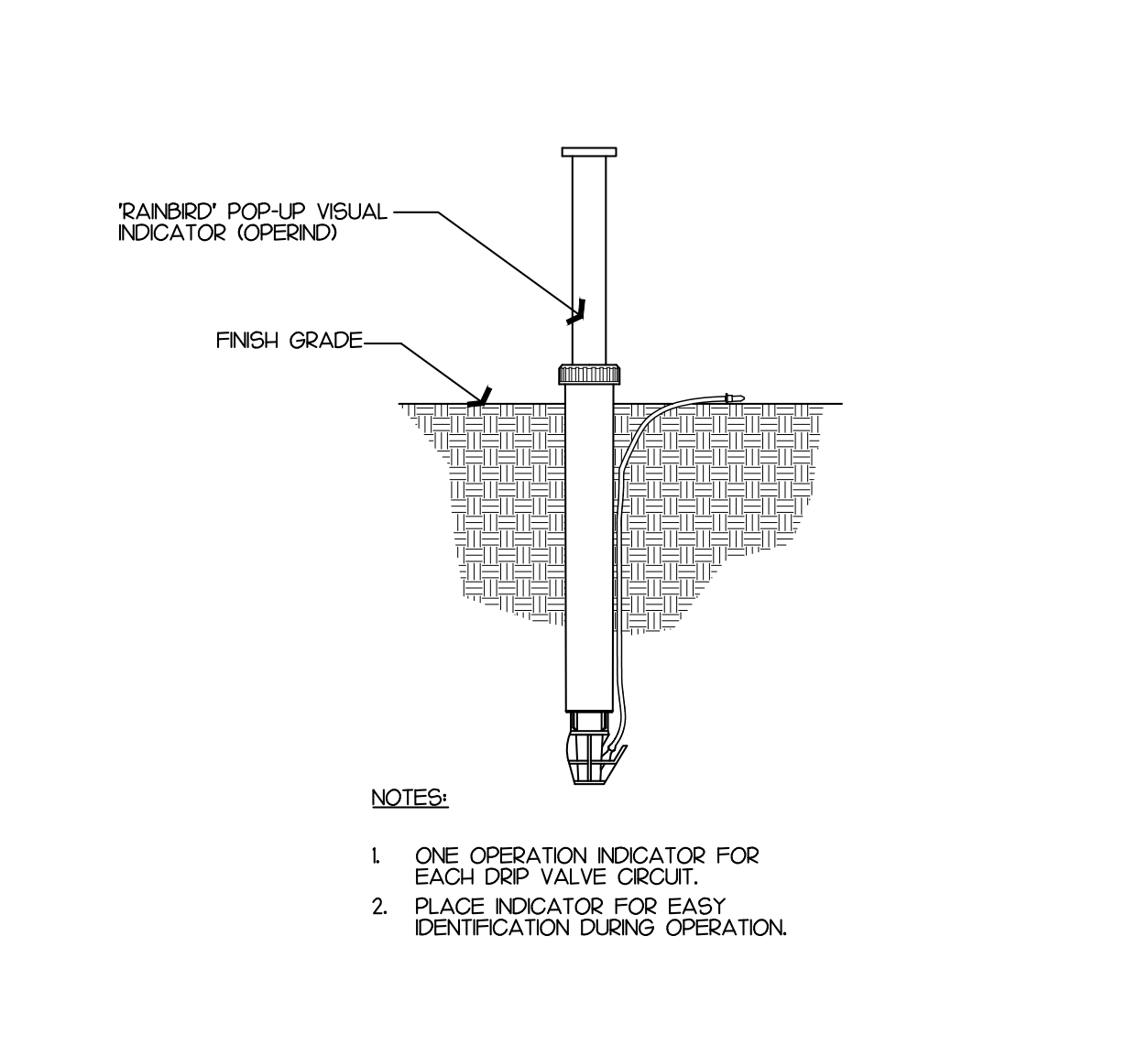
3 DRIP EMITTER LINE DETAIL



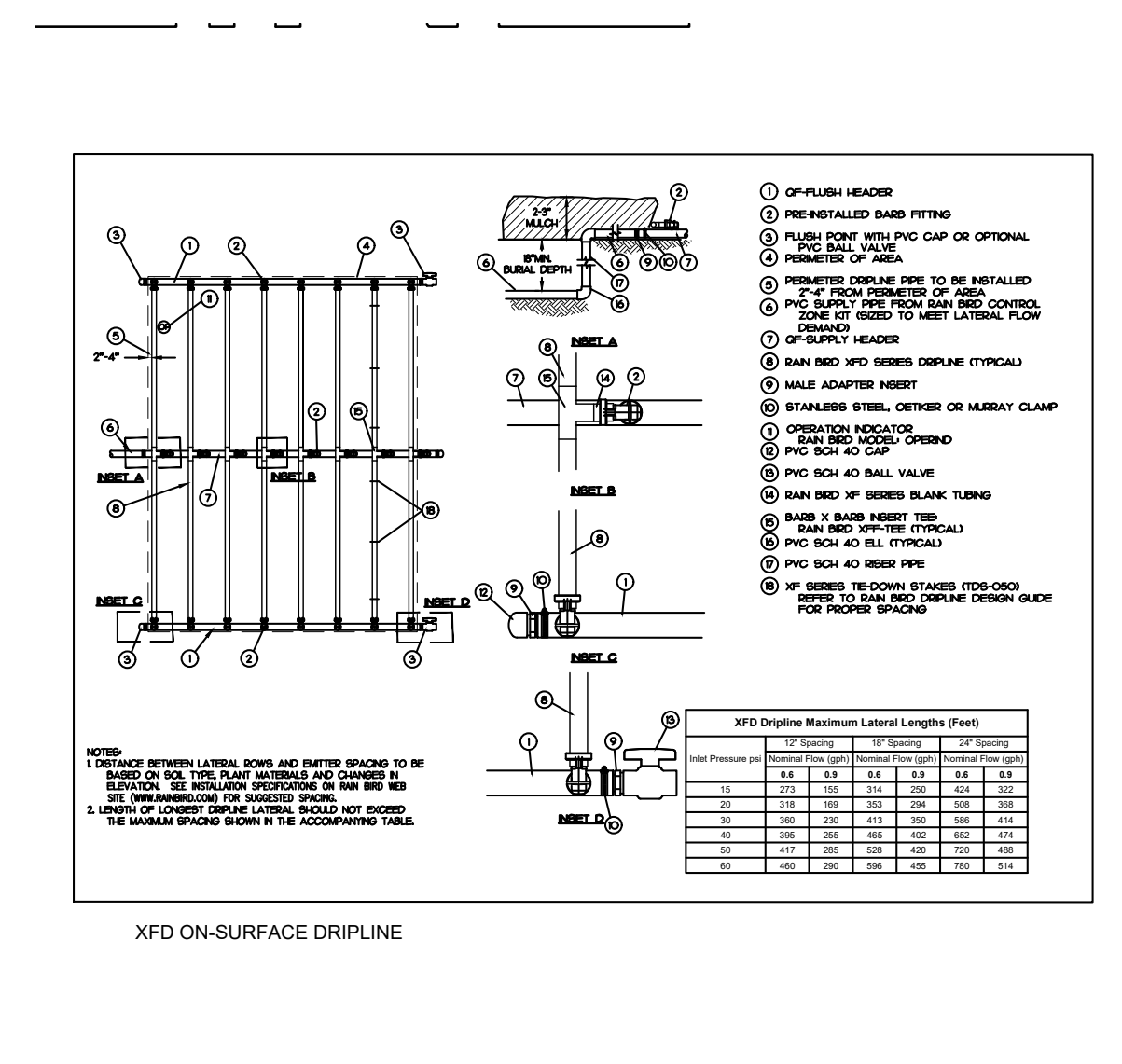
2 DRIP LINE CONTROL ZONE KIT DETAIL



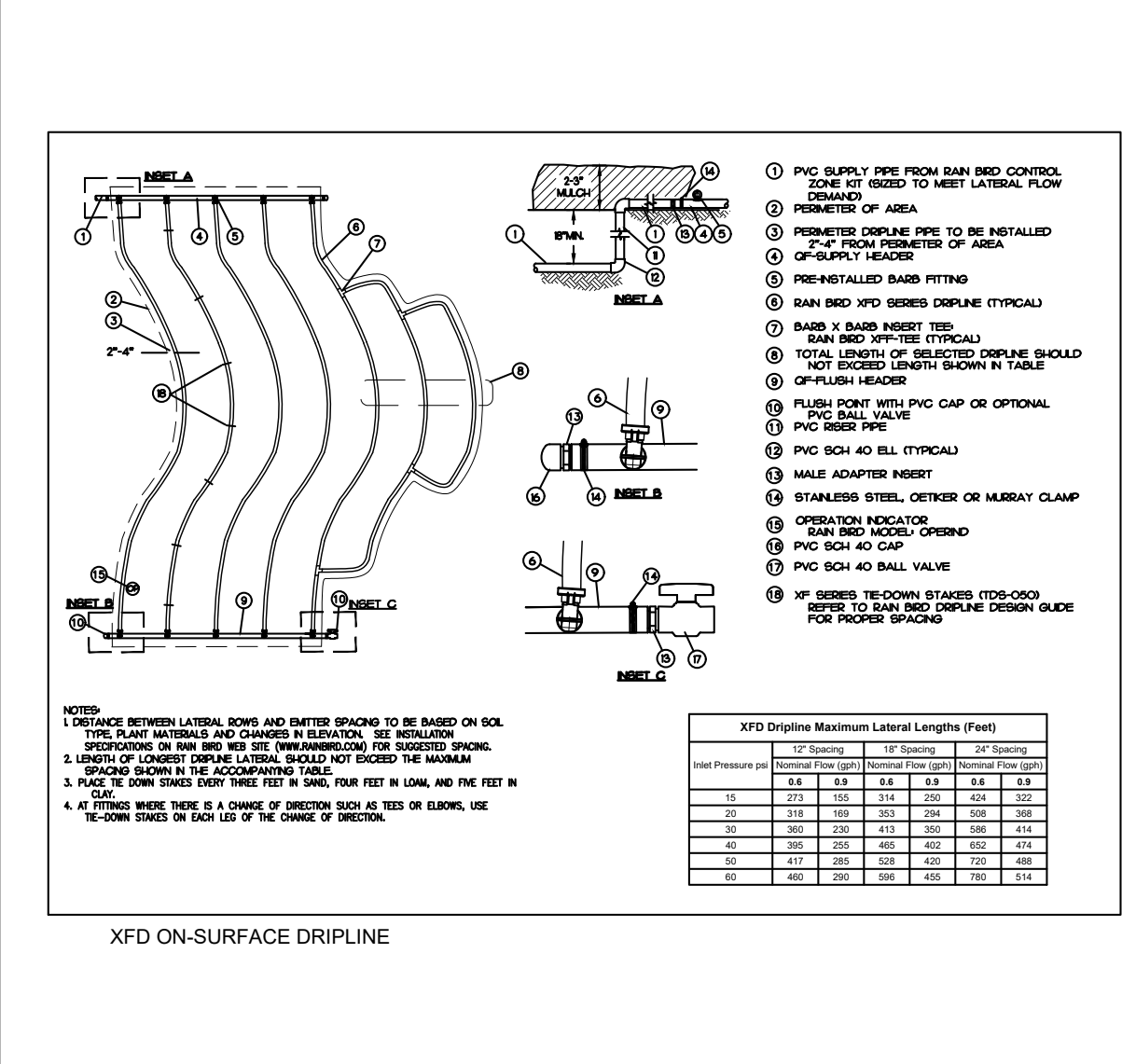
1 DRIP LINE AIR RELIEF VALVE



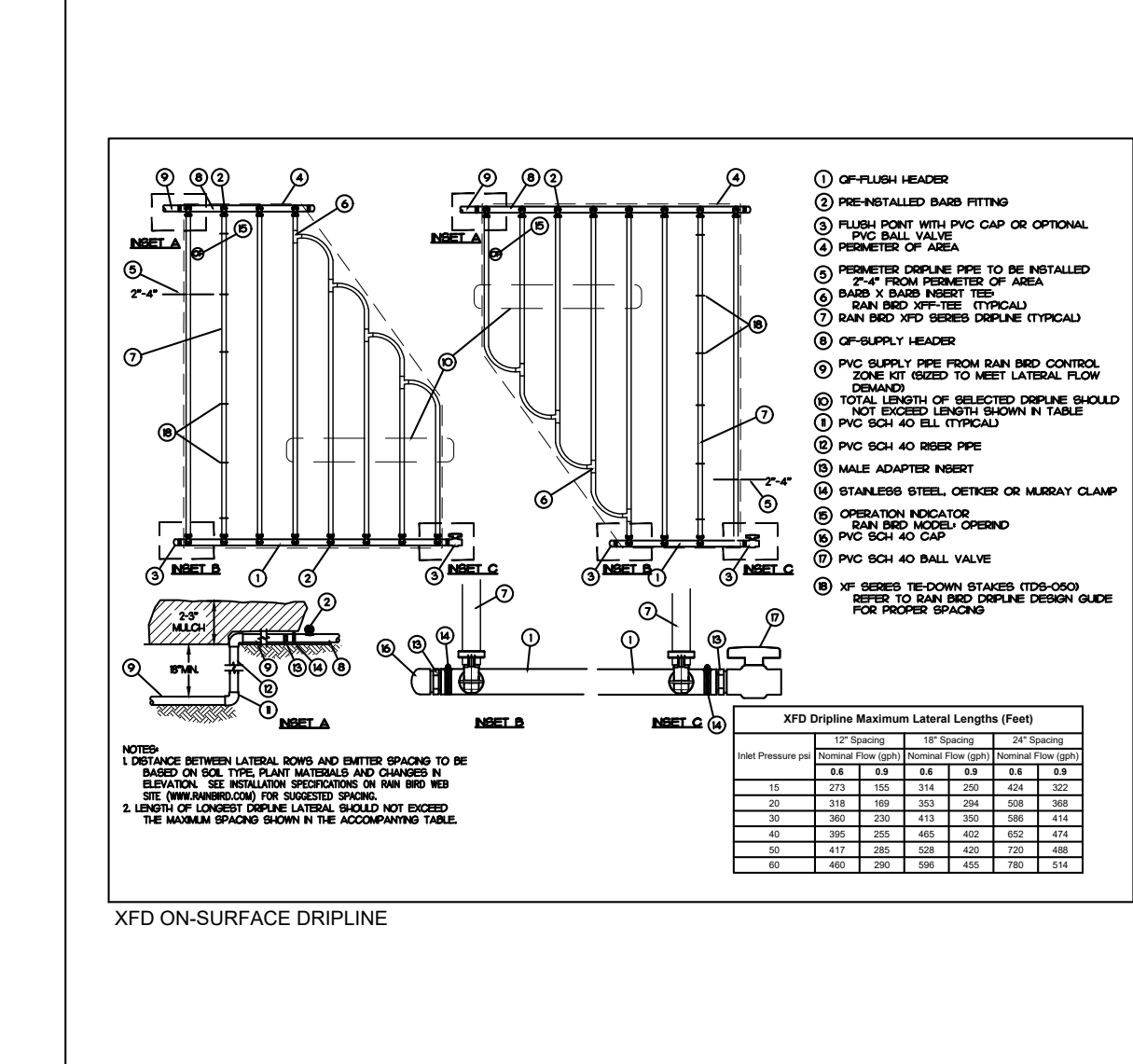
8 DRIP SYSTEM - OPERATION INDICATOR DETAIL



7 DRIP EMITTER LINE DETAIL



6 DRIP EMITTER LINE DETAIL



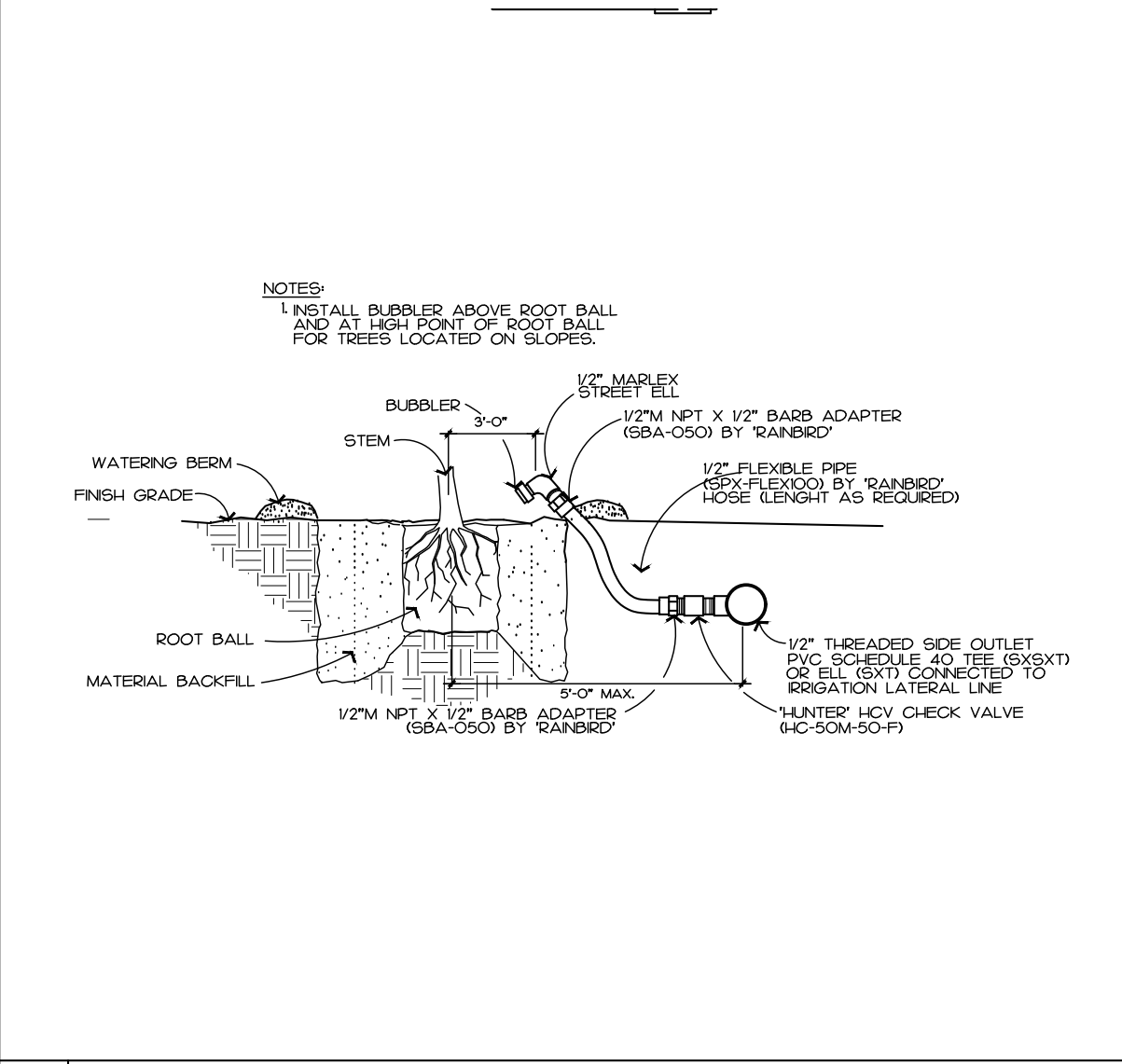
5 DRIP EMITTER LINE DETAIL



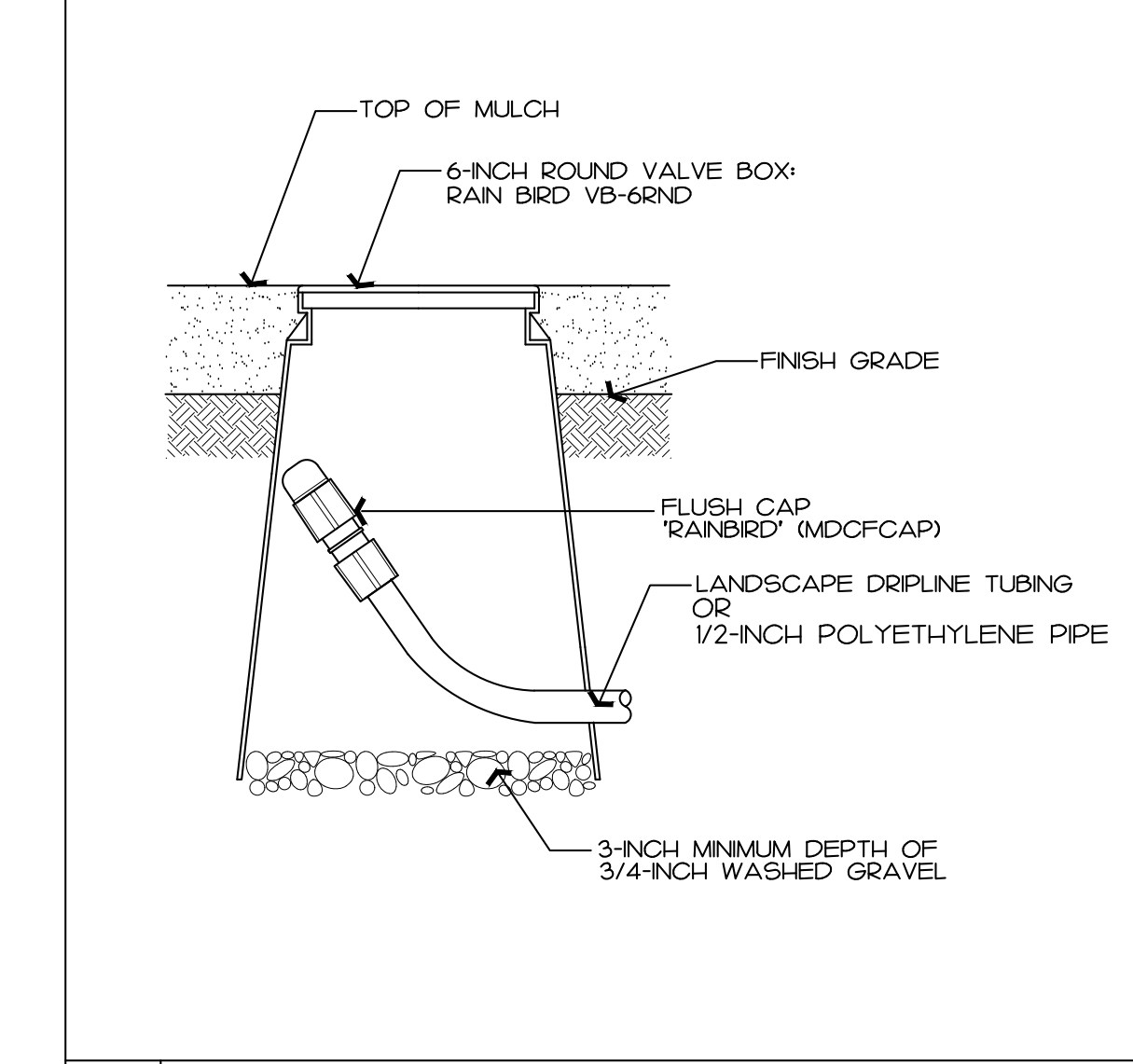
12



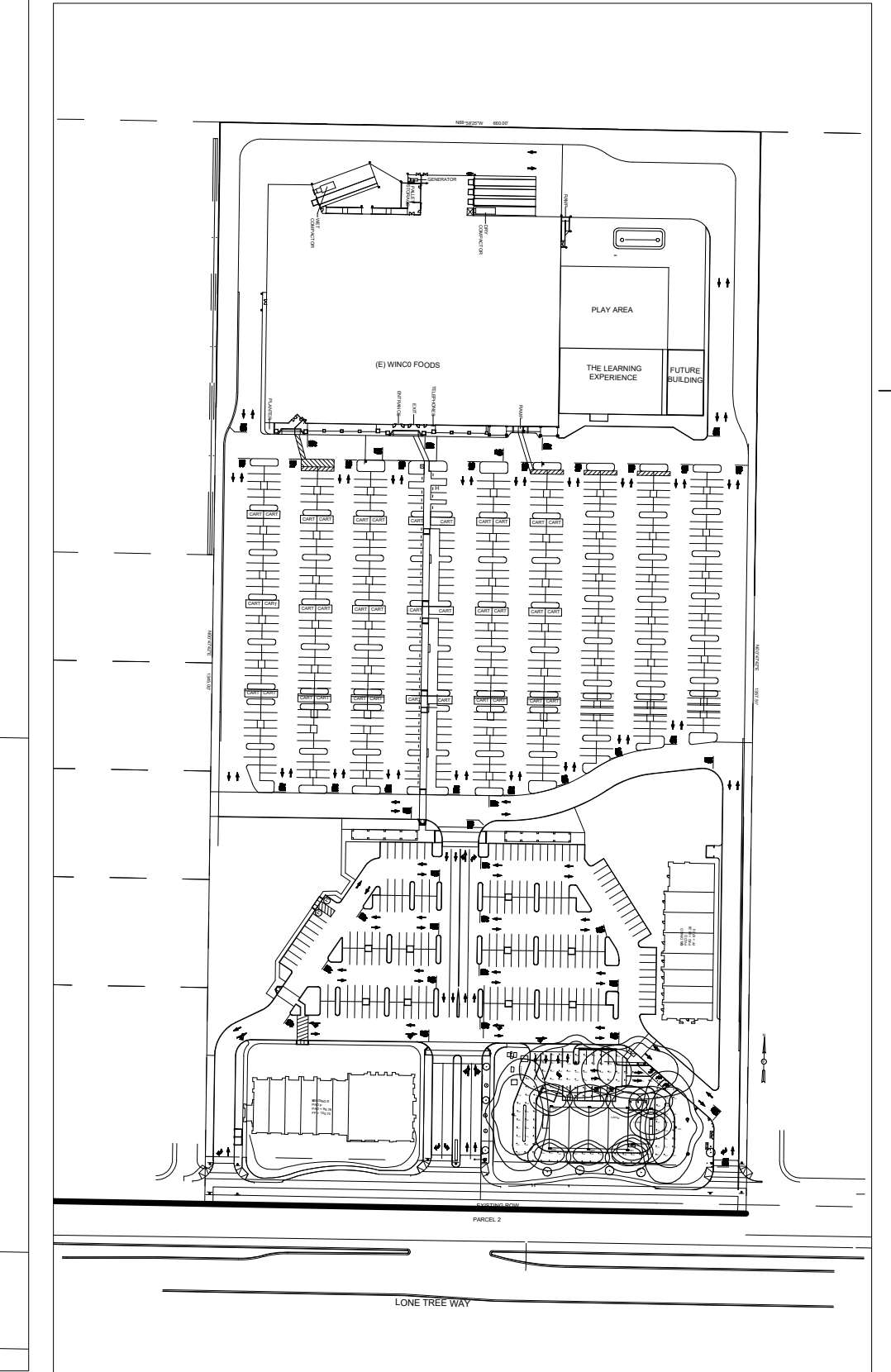
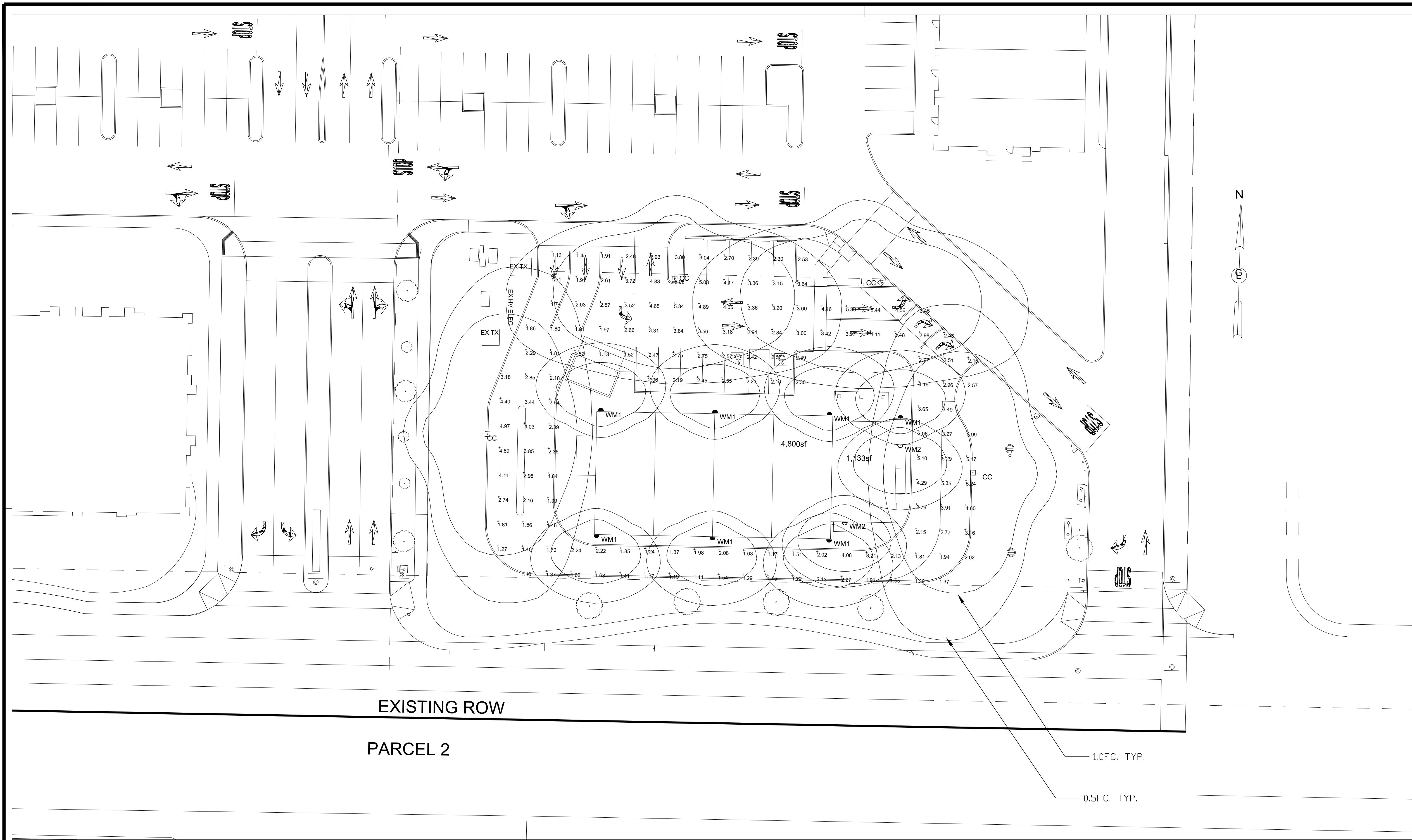
11



10 TREE BUBBLER DETAIL



9 FLUSH POINT DETAIL



Luminaire Schedule - LED								
Project: LONE TREE COMMERCIAL / RETAIL - BRENTWOOD								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
+	4	CC	Single	0.900	18099	106.5354	GARDCO OPF-M-A10-740-T2M @ 25'	OPF-M-A10-740-T2M.ies
●	7	WM1	Single	0.900	2898	16.3	GARDCO GBM-A06-740-4 @ 13'	GBM-A06-740-4.ies
○	2	WM2	Single	0.900	2898	16.3	GARDCO GBM-A06-740-4 @ 11'	GBM-A06-740-4.ies

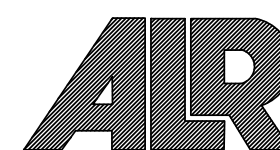
Calculation Summary									
Project: LONE TREE COMMERCIAL / RETAIL - BRENTWOOD									
Description	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin		
ALL POINTS AS SHOWN	Illuminance	Fc	2.75	5.44	1.10	2.50	4.95		

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

ALR Associated Lighting Representatives, Inc.



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REPORT FOR: SDG ARCHITECTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR: KRISTIAN REYES



AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

LONE TREE COMMERCIAL / RETAIL
CITY OF BRENTWOOD

DRAWING NO. / INPUT FILE

21791REY.DWG / 21791REY.A32

SCALE
1" = 20'

SHEET
1 OF 1

DATE
03.30.2023

REV
X