

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

YES

SPRINKLERS:

BUILDING AREA SUMMARY

6,061 SQ. FT.

219 SQ. FT.

BUILDING AREA

COVER SHEET SITE AERIAL VIEW

TRASH ENCLOSURE

SITE PLAN

FLOOR PLANS

ROOF PLAN

SHEET INDEX:

LEFT (EAST) & REAR (SOUTH) ELEVATIONS

RIGHT (WEST) & FRONT (NORTH) ELEVATIONS

BUILDING SECTION

TRASH ENCLOSURE PLAN & ELEVATIONS

COLOR AND MATERIALS

PRELIMINARY SITE PLAN

PRELIMINARY GRADING PLAN

PRELIMINARY UTILITY PLAN

PRELIMINARY STORMWATER PLAN

LANDSCAPE PLANTING PLAN

LANDSCAPE HYDROZONE PLAN

LANDSCAPE IRRIGATION PLAN

LANDSCAPE CONSTRUCTION DETAILS

LANDSCAPE CONSTRUCTION DETAILS

LANDSCAPE SPECIFICATIONS

PHOTOMETRIC PLAN 1 of 1

COVER SHEET

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

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

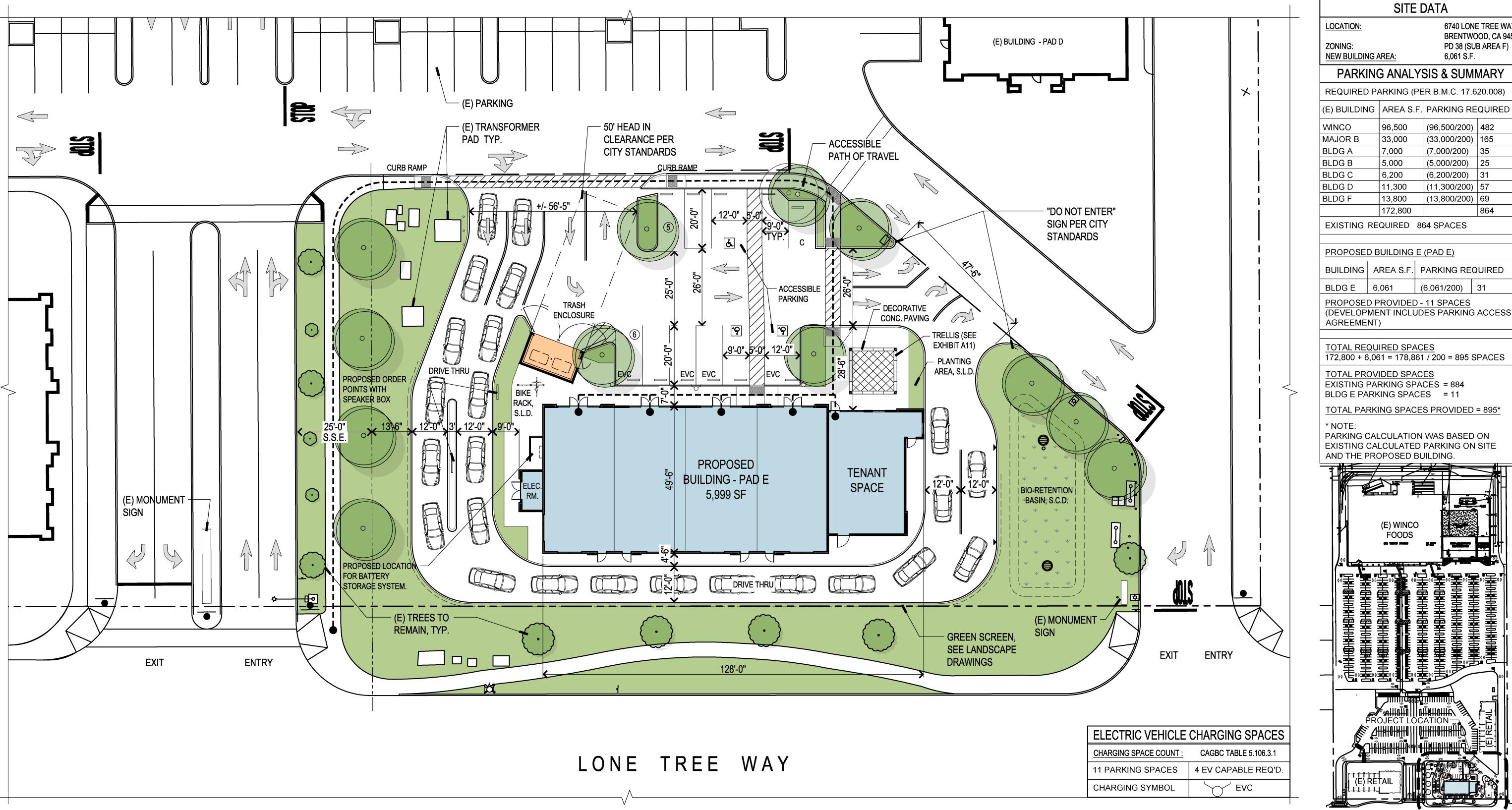


PROJECT SITE

SITE AERIAL VIEW

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

SITE AERIAL VIEW



KEY PLAN

LONE TREE WAY

SITE DATA

PARKING ANALYSIS & SUMMARY

33,000

5,000

6,200

11,300

13,800

172,800

(E) WINCO FOODS

6740 LONE TREE WAY BRENTWOOD, CA 94513

PD 38 (SUB AREA F)

6,061 S.F.

(96,500/200) 482

(33,000/200) 165

(7,000/200) 35

(5,000/200) 25

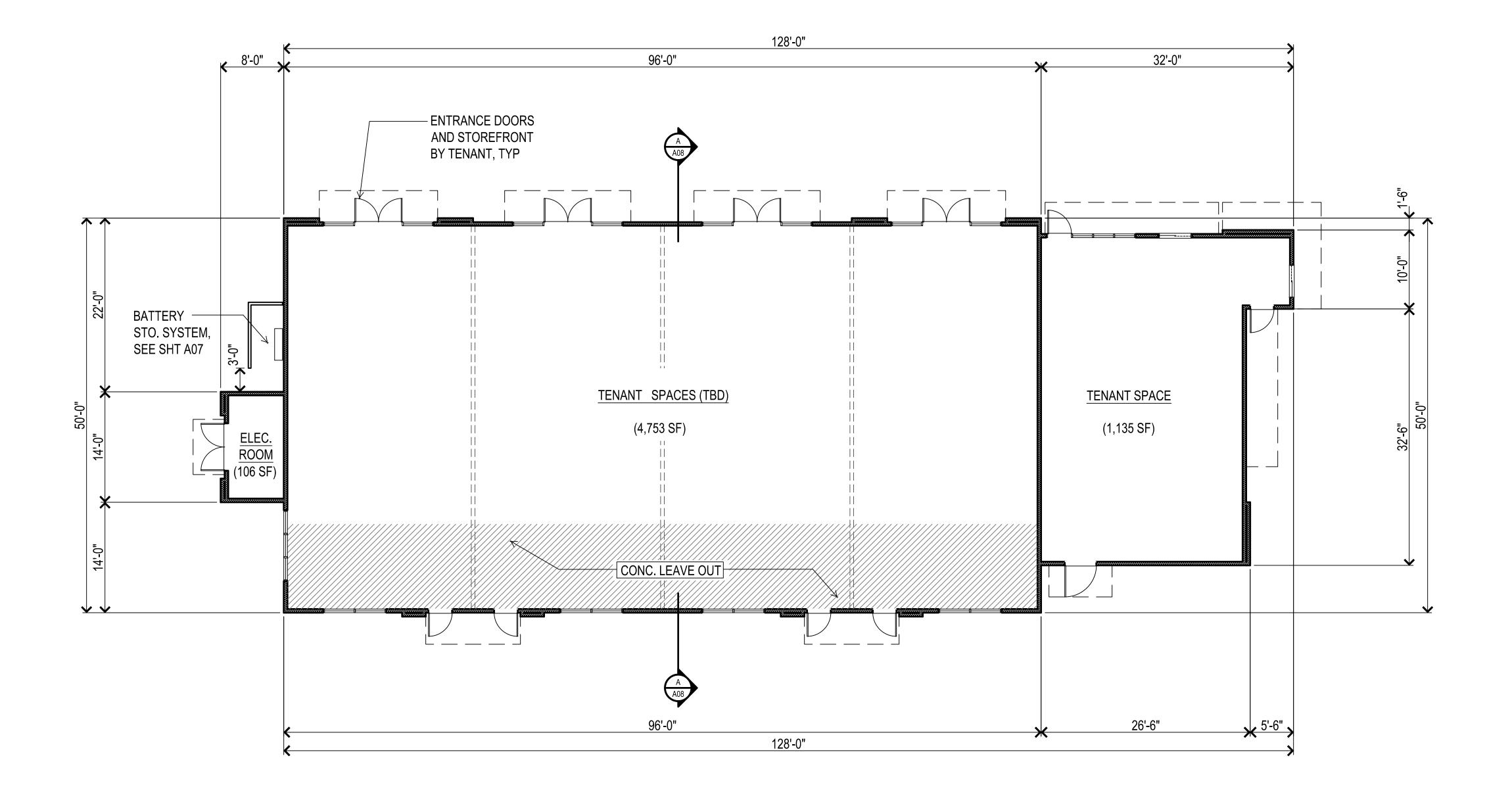
(6,200/200) 31 (11,300/200) | 57

(13,800/200) | 69

(6,061/200) 31

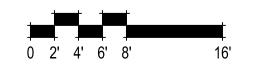
864

ARCHITECTURAL SITE PLAN

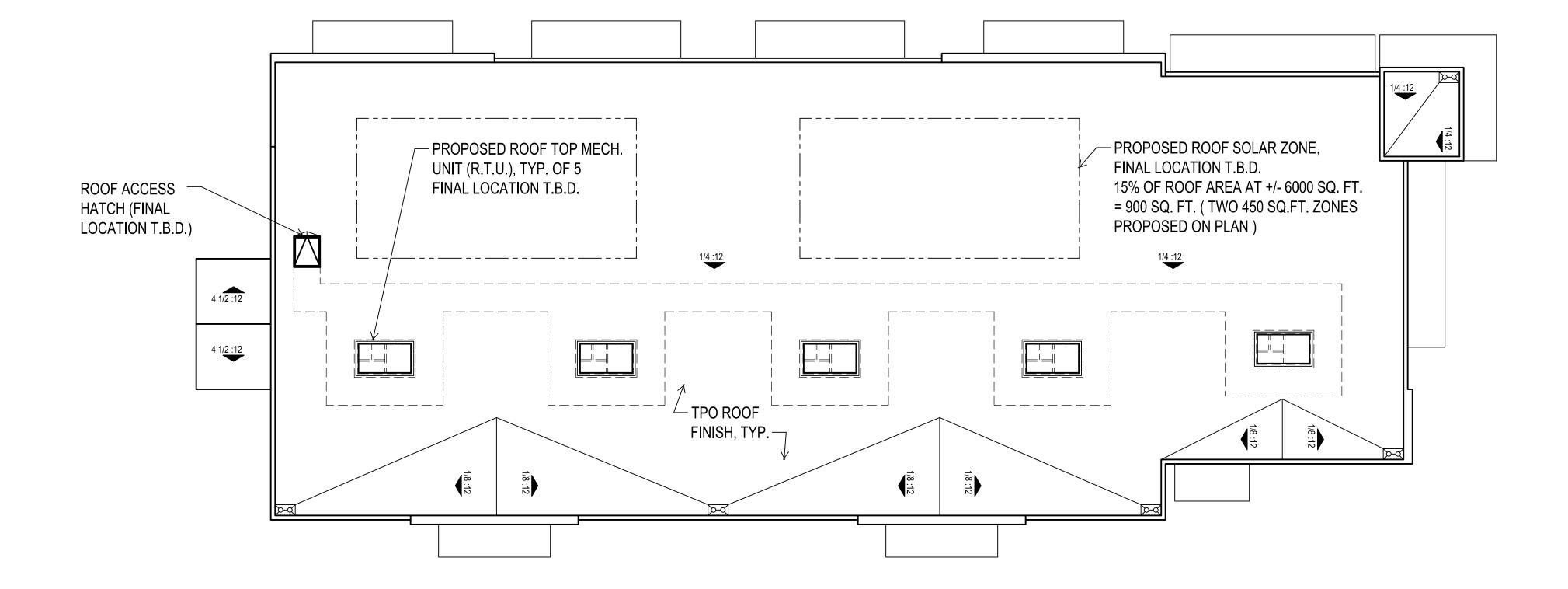


FLOOR PLAN



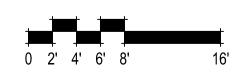


FLOOR PLAN A04



ROOF PLAN



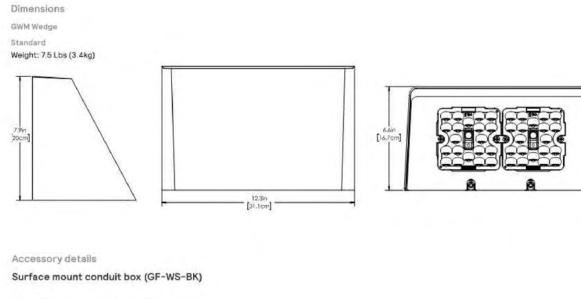


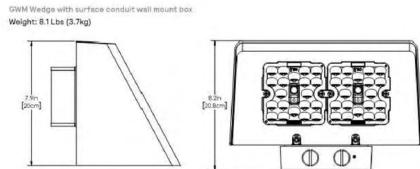
ROOF PLAN A05



GWM GeoForm wedge medium

Wall sconce

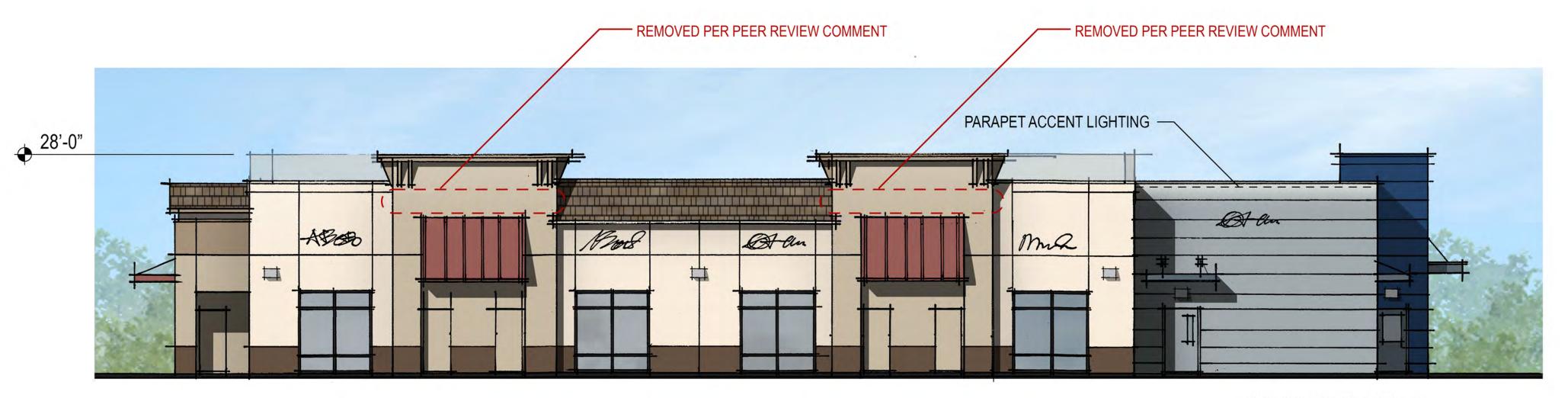




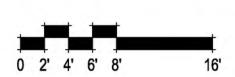
EXTERIOR LIGHT FIXTURES



EAST ELEVATION

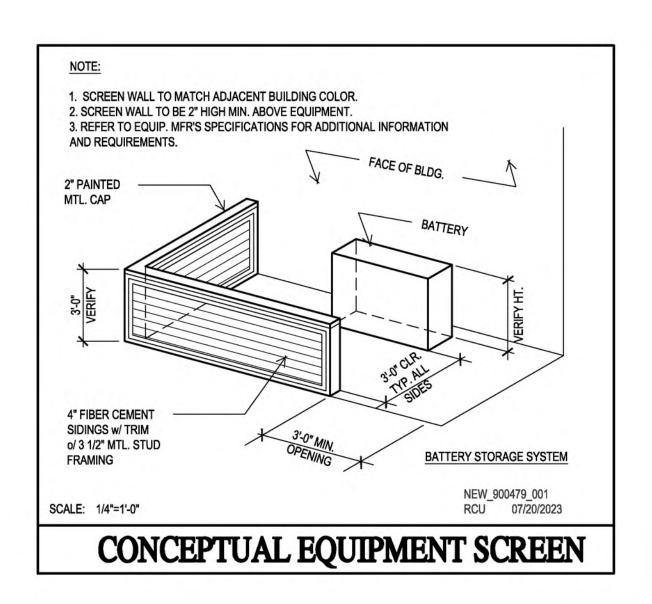


SOUTH ELEVATION (ALONG LONE TREE WAY)



SOUTH AND EAST ELEVATIONS

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

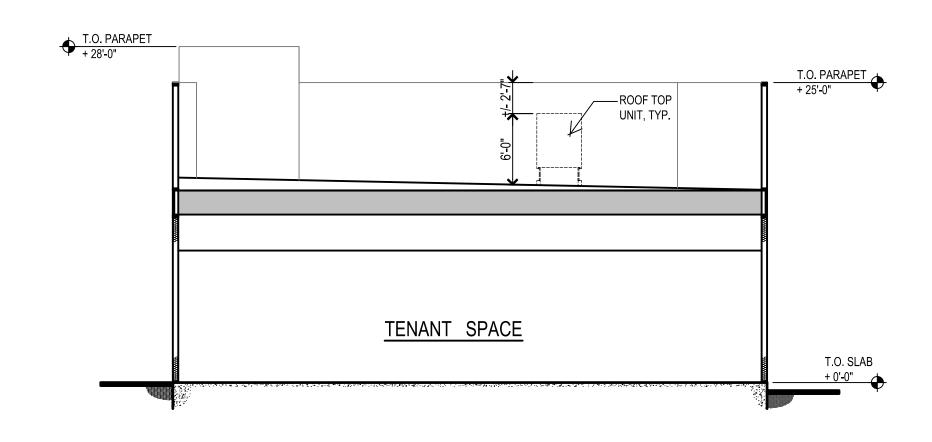




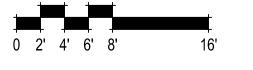


NORTH AND WEST ELEVATIONS

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



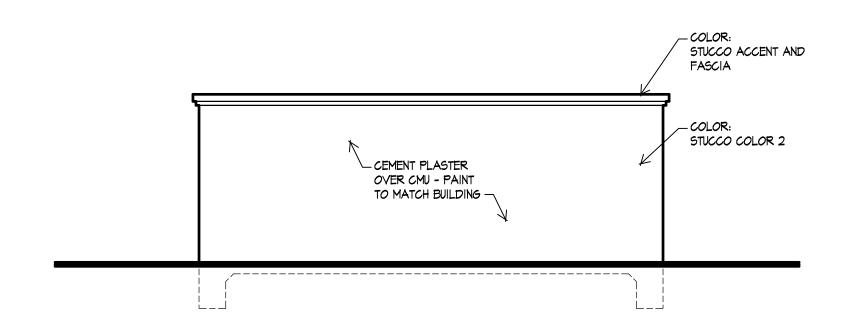
SECTION A

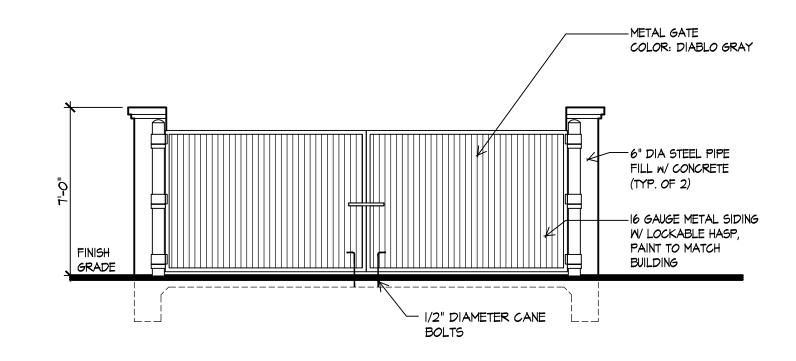


BUILDING SECTION

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

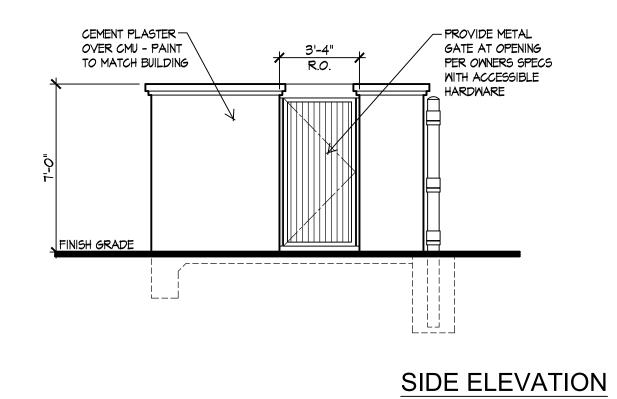
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3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
architects

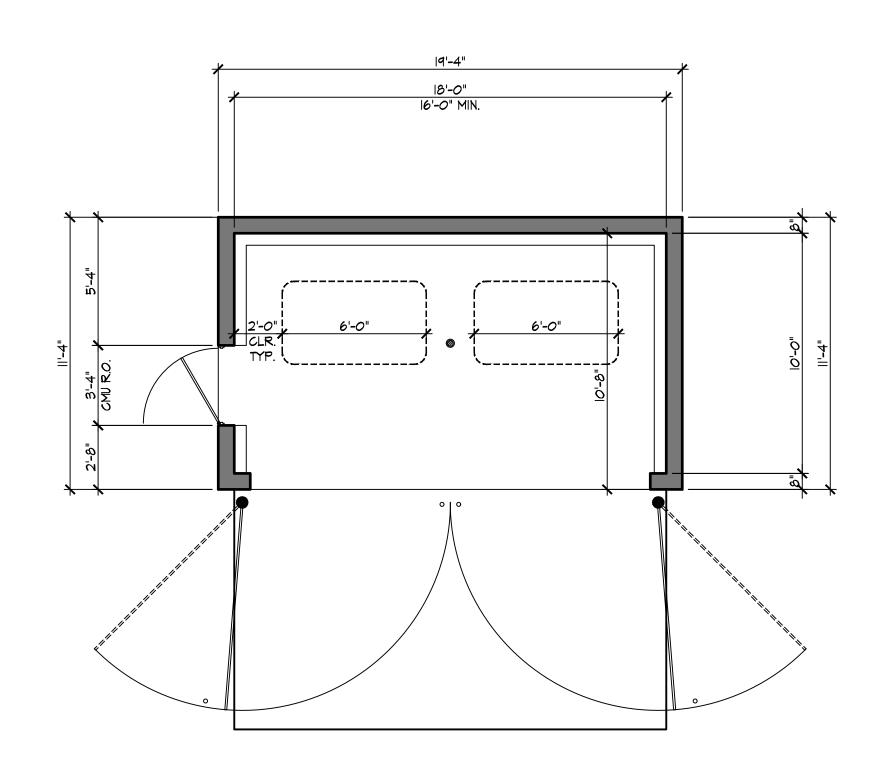




REAR ELEVATION

FRONT ELEVATION



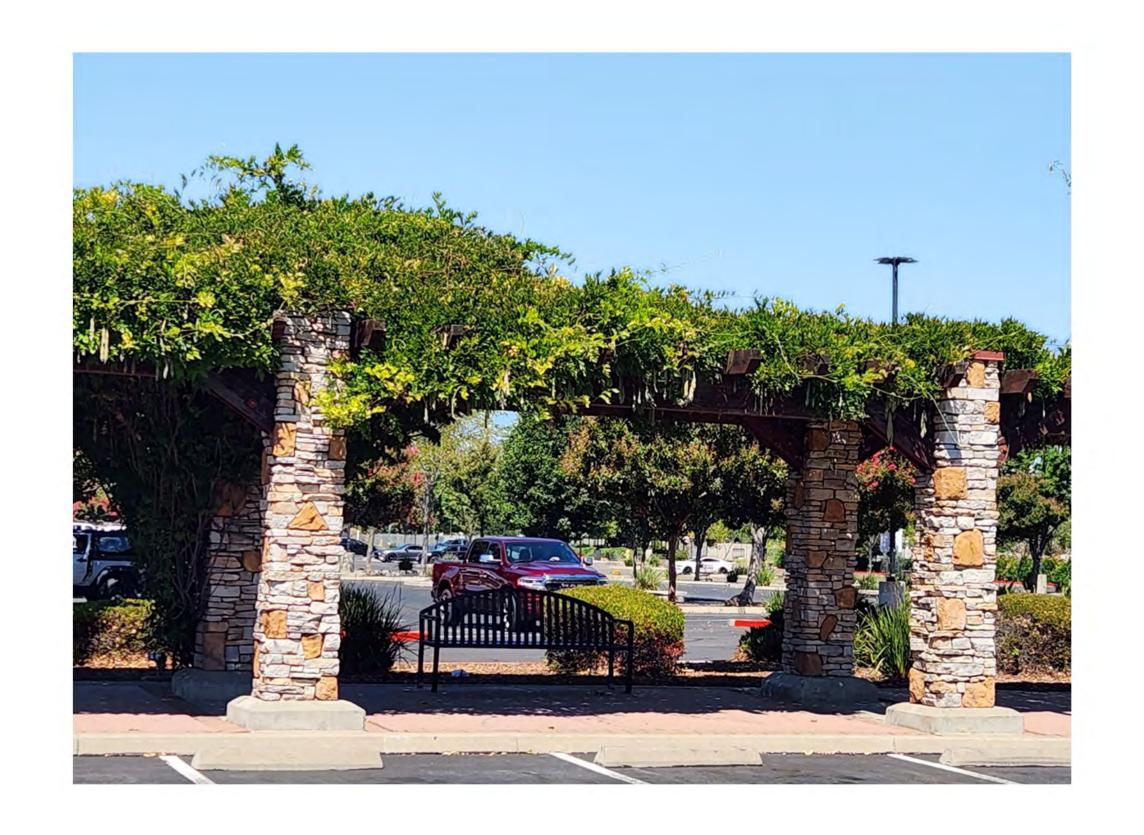


FLOOR PLAN



TRASH ENCLOSURE A09





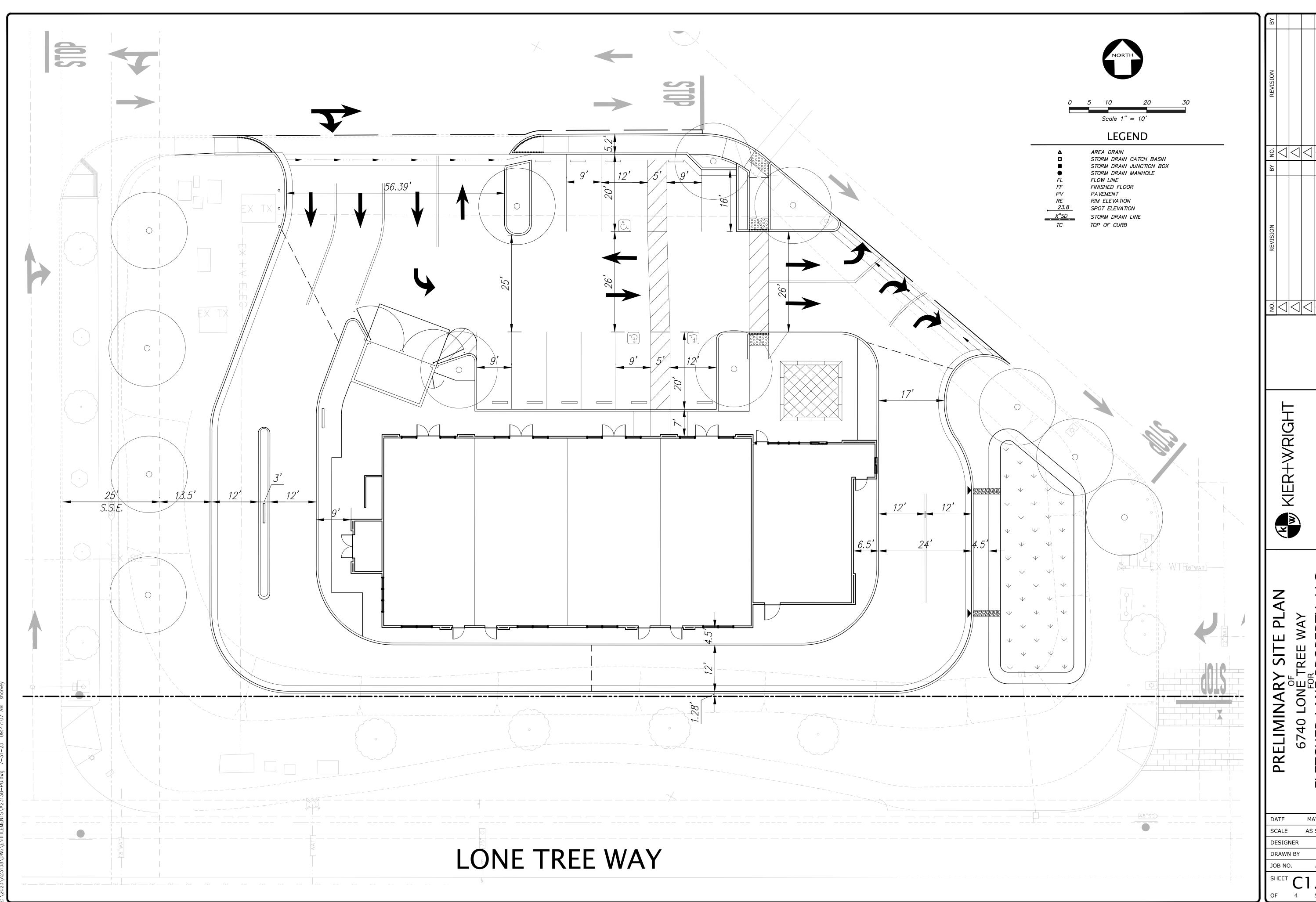
6740 Lone Tree Way Commercial / Retail Shell 6740 Lone Tree Way, Brentwood CA August 28, 2023

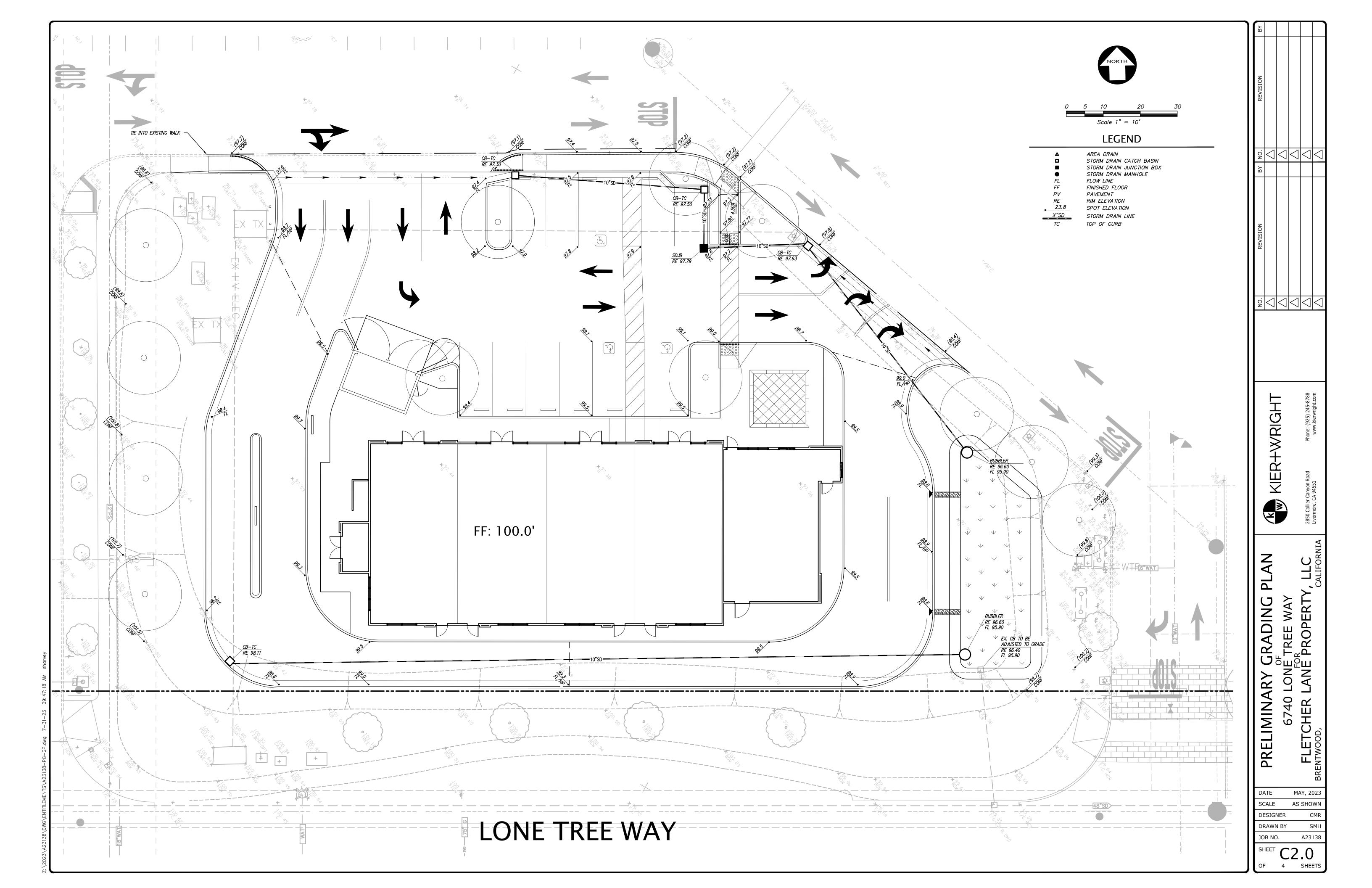


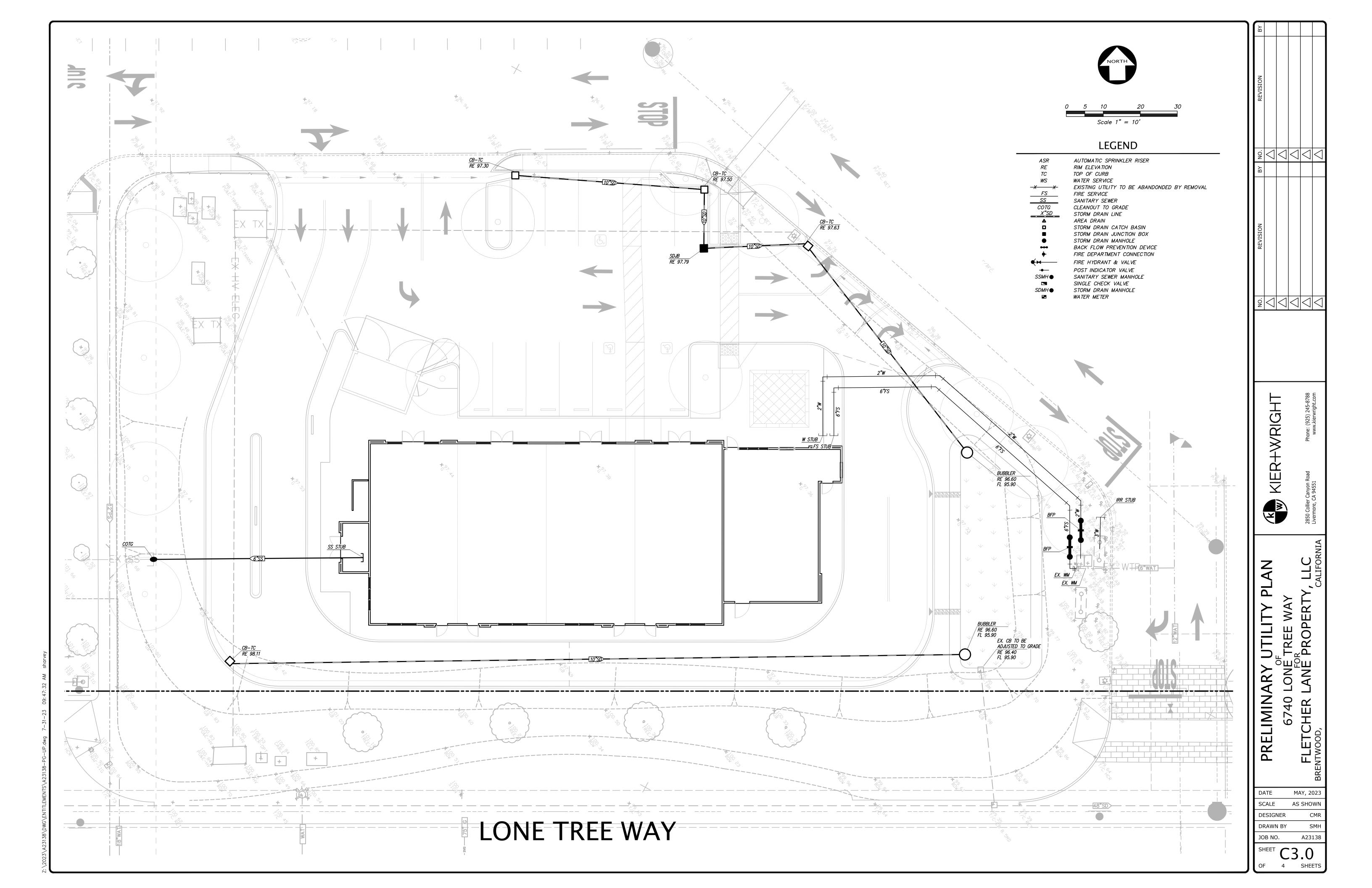
Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

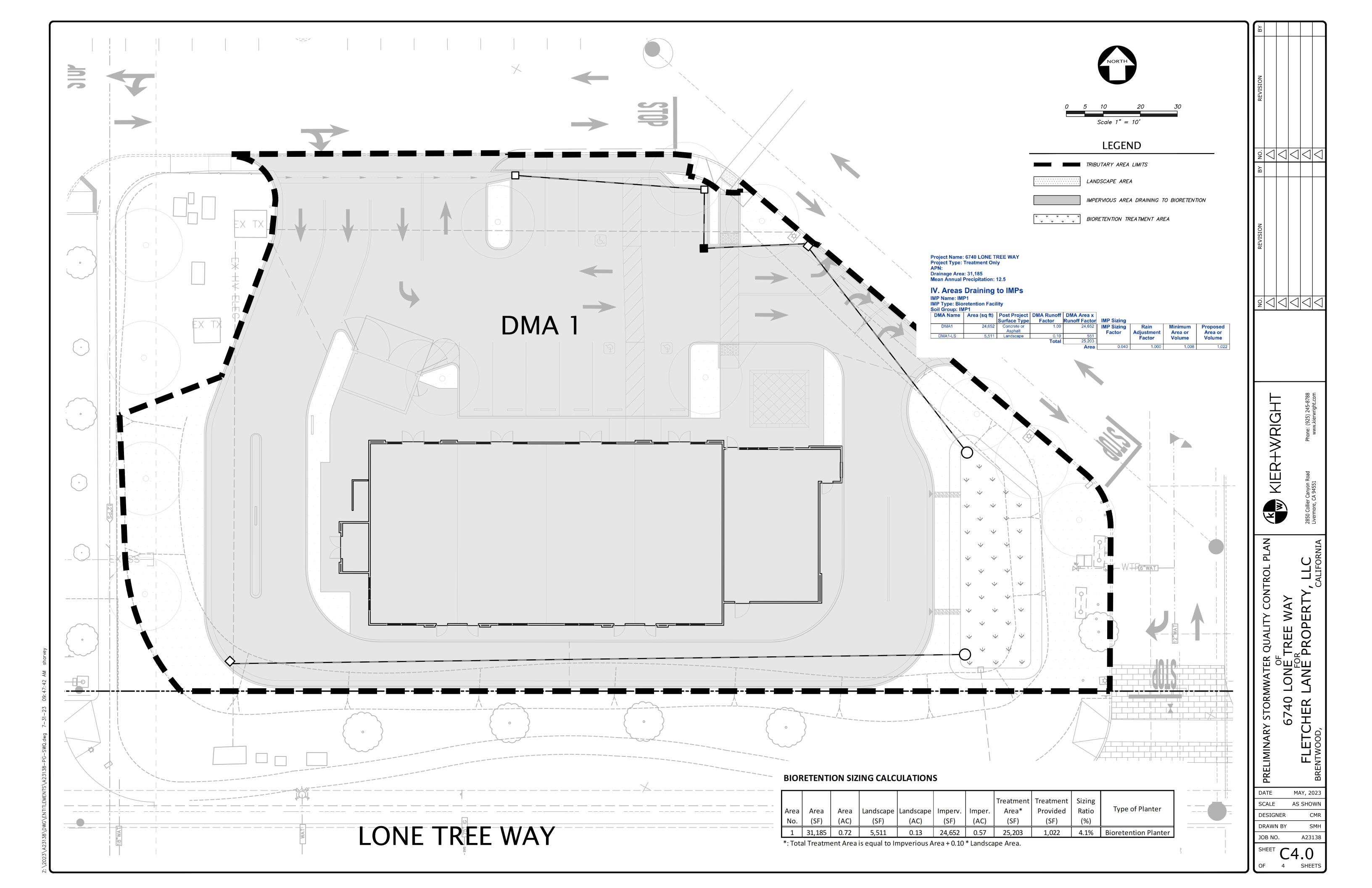
6740 Lone Tree Way Commercial / Retail Shell 6740 Lone Tree Way, Brentwood CA August 1, 2023

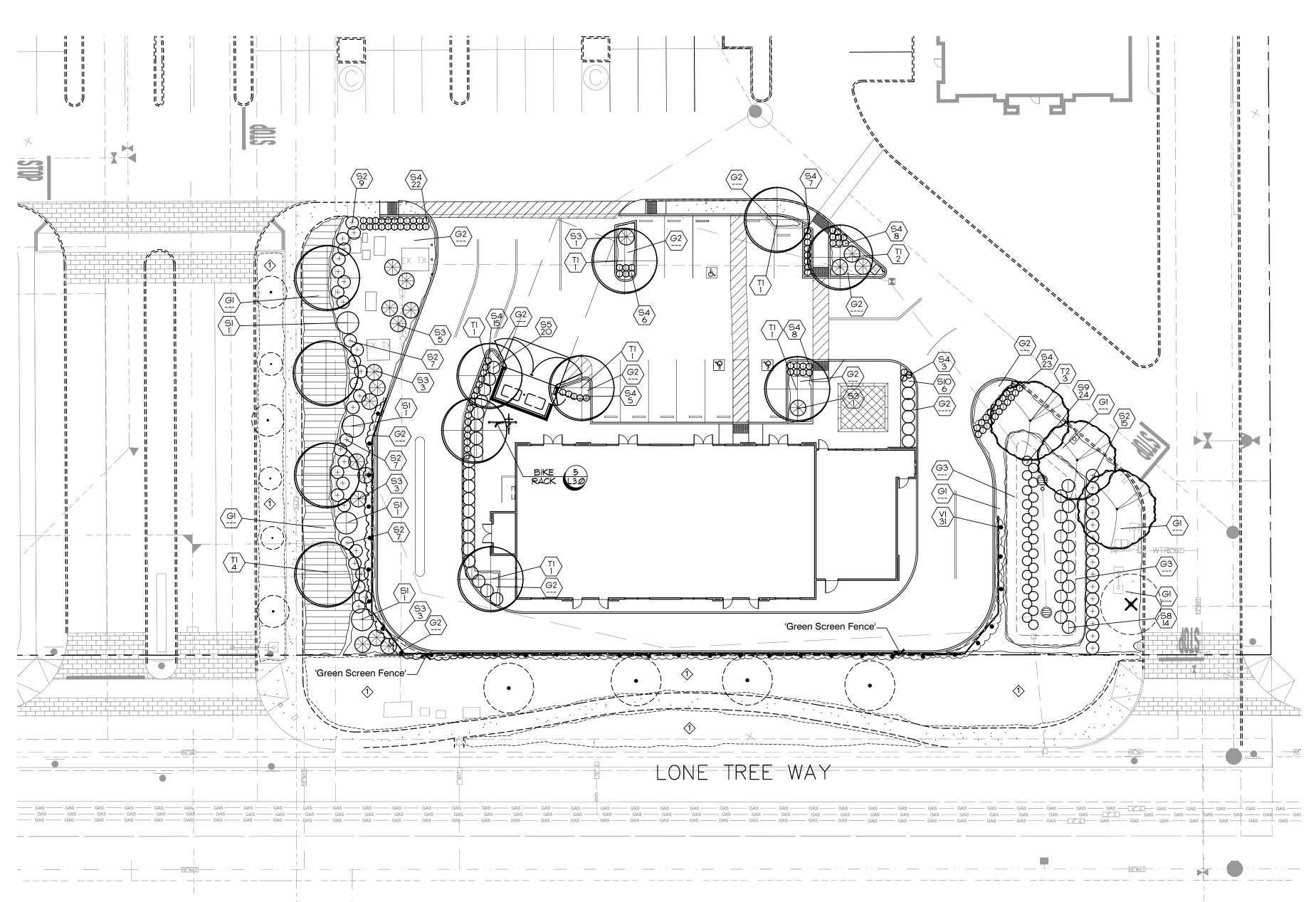
COLOR AND MATERIALS

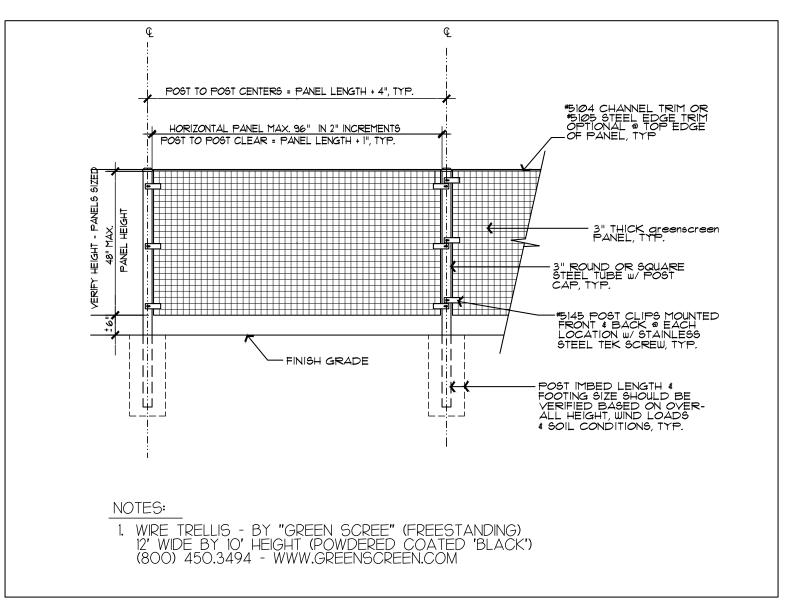












'Green Screen' Wire Fence Detail

PLANT SYMBOLS

INDICATES PLANT KEY
INDICATES PLANT QUANTITY

EXISTING TREE TO REMAIN

LANDSCAPE SOILS REPORT

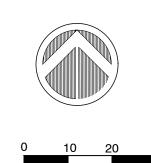
- I. CONTRACTOR TO PROVIDE LANDSCAPE PLANTING SOILS TEST REPORT PRIOR TO CONSTRUCTION.
- SOIL SAMPLE TEST TO BE AT 15 INCH ROOT BALL DEPTH.
- CONTRACTOR TO INSTALL AMENDMENTS AS PER SOILS REPORT PRIOR TO PLANTING INSTALLATION.
 CONTRACTOR TO PROVIDE ANOTHER SOIL TEST REPORT AFTER AMENDMENTS HAVE BEEN 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
- 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 <u>UNDERGROUND SERVICE ALERT</u> -1.800.227.2600
- 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

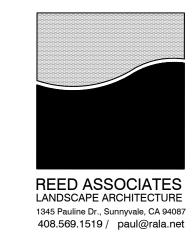
PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY	. SIZE	REMARKS	WUCOLS
	TREES					
T1	LAGERSTROEMIA I. 'NATCHEZ'	CRAPE MYRTLE	12	24"BOX	STANDARD	LOW
T2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3	24"BOX	STANDARD	LOW
	SHRUBS		•			·
SI	ARTEMISIA 'POWIS CASTLE'	WORMWOOD	4	5 GAL		LOW
S2	LOROPETALUM C. 'BURGUNDY'	RED FRINGE FLOWER	45	5 GAL		LOW
53	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
58	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					
V1	LONICERA PERICLYMENUM	HONEYSUCKLE	31	15 GAL	10'-0" O.C.	LOW



Scale 1" = 20 ft sheet size = 24"X36" BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS

Know what's below.
Call before you dig.



6470 Lonetree Way Commercial Retail Shell Building Brentwood, California

7	site layout	07.28.
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Approved pjr

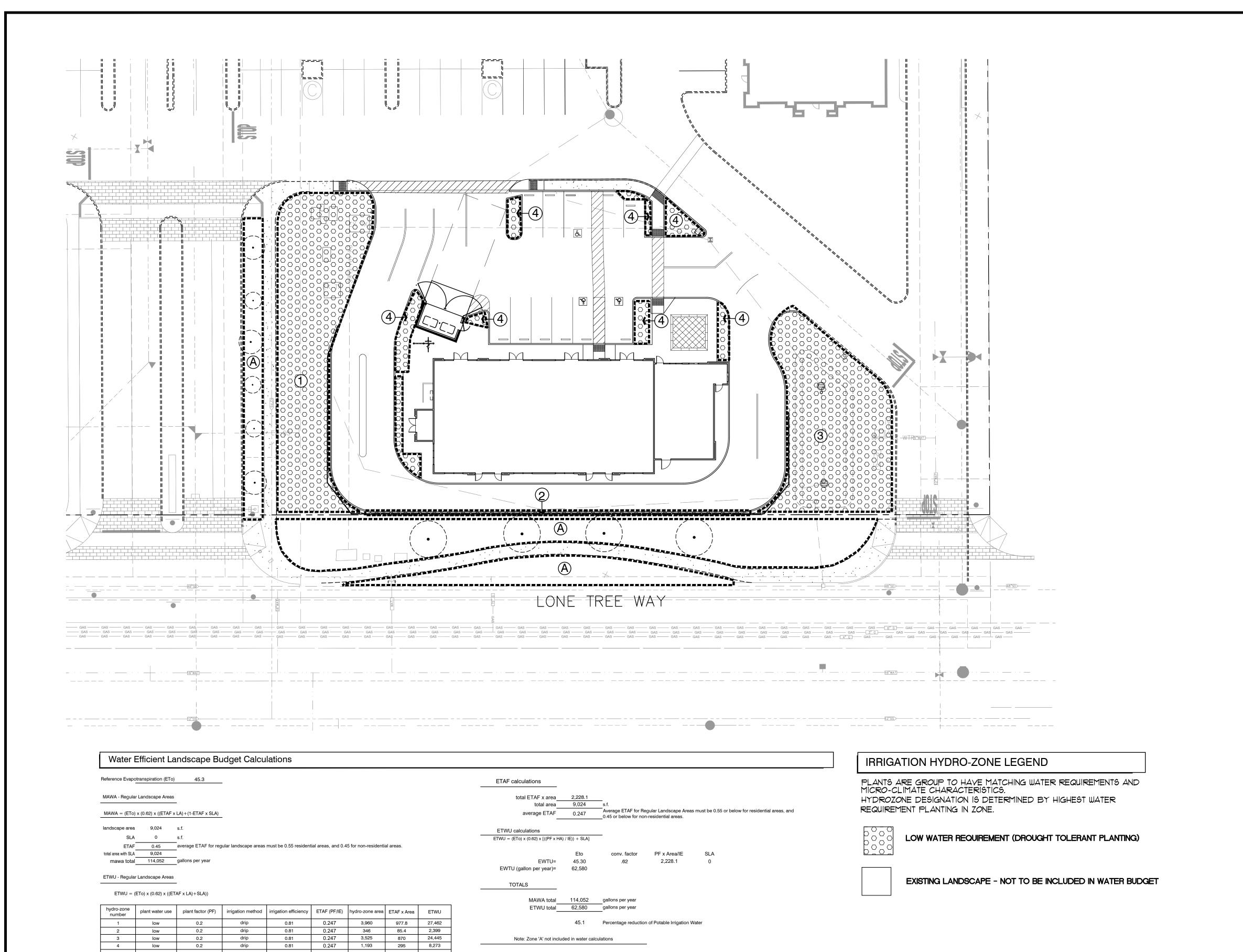
Drawn DS Reviewed pjr

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

Landscape Planting Plan

L1.0

Sheet of



Note: Zone 'A' not included in water calculations

1.0

0.0

A (e) landscape

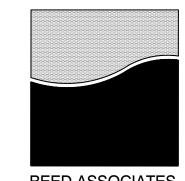
1.00

1.000

Total area with all zones and SLA 16,121

7,097

ETWU totals 9,024 2,228.1 62,580



REED ASSOCIATES LANDSCAPE ARCHITECTURE 1345 Pauline Dr., Sunnyvale, CA 94087 408.569.1519 / paul@rala.net

6470 Lonetree Way Commercial Retail Shell Building

Brentwood, California



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Approved Drawn DS Reviewed Project No. --.--

Scale 1=20' Issue Date 04/07/23

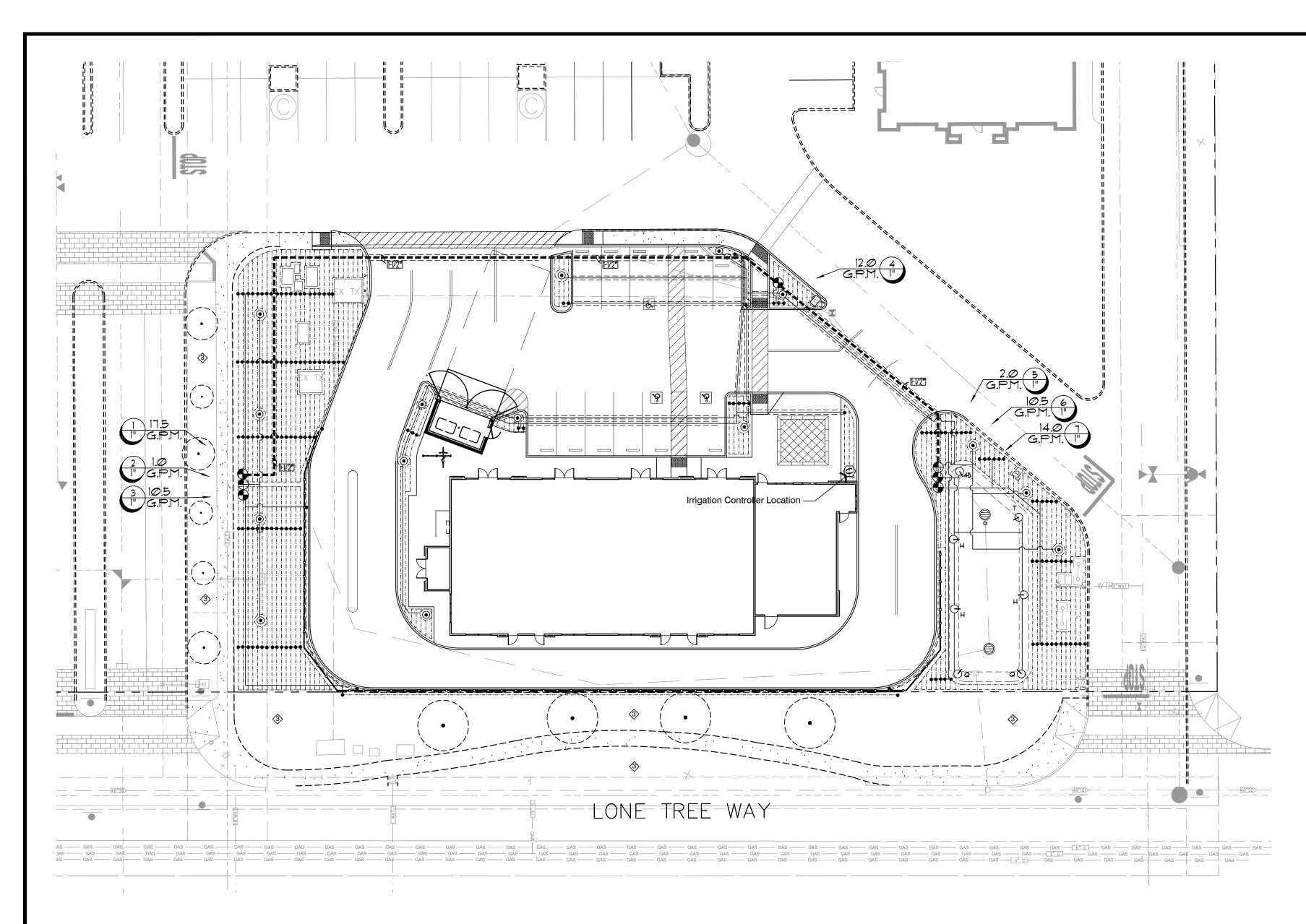
Landscape Hydrozone Plan

BEFORE EXCAVATING CALL: 811 48-HOURS BEFORE ALL Know what's below.

Scale 1" = 20 ft sheet size = 24"X36"



Sheet



IRRIGATION PIPE SIZING CHART

1. MINIMUM GALLON PER MINUTE OPERATION FLOW TO BE NO LESS THAN 6 GALLONS PER MINUTE. 2. MINIMUM IRRIGATION VELOCITY IN MAINLINE TO BE 0.6 FPS FOR PROPER OPERATION OF FLOW METER. 3. 48 GALLONS PER MINUTE MAXIMUM OPERATION FLOW FOR IRRIGATION SYSTEM.

CLASS 315

2 INCHES AND LARGER.

2-1/2" ==

3" ==

• CONSTANT PRESSURE PIPING

31-48 GPM

49-65 GPM

66-100 GPM

SCHEDULE 40

- CONSTANT PRESSURE PIPING 1-1/2 INCHES AND SMALLER.
- INTERMITTENT-PRESSURE LATERAL PIPING
- 0-4 GPM 5-8 GPM 9-13 GPM 14-22 GPM 23-30 GPM

31-50 GPM



- AND TRENCH IRRIGATION LINES WITHIN EXISTING TREE ROOT ZONE.

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.
- 2. THE SUPPLY HEADER AND EXHAUST HEADER, WHEN PVC, SHALL BE BURIED AT A MINIMUM OF 12" BELOW GRADE.
- 3. INSTALL THE AUTOMATIC AIR RELIEF VALVE AT THE HIGHEST POINT ON EACH CIRCUIT OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- 4. 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



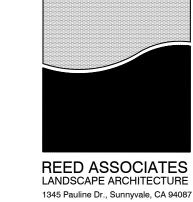
- LOCATE IRRIGATION MAINLINE AND IRRIGATION VALVES IN LANDSCAPE AREAS. ALL IRRIGATION VALES TO BE LOCATED IN SPECIFIED VALVE BOX IN SHRUB PLANTING AREAS ONLY.
- SEXISTING IRRIGATION AREA/SYSTEM. TO REMAIN PROTECT AND REPAIR AS NECESSARY DURING CONSTRUCTION. ENSURE PROPER OPERATION DURING CONSTRUCTION.

IRRIGATION LEGEND

D	DESCRIPT				
PO	DINT OF C	CONNECTION (CONNECT TO IRRIGATION U	JATER METER)		
IRF	RIGATION	WATER METER - TO BE PROVIDED BY	OTHERS		
IF STATIC PRESSURE AT WATER METER EXCEEDS 120 PSI - USE SCH 40 STEEL PIPE FROM IRRIGATION METER TO IRRIGATION R.P. ASSEMBLY (SIZE AS NOTED ON PLANS)					
IRF	RIGATION	I METER TO IRRIGATION R.P. ASSEMBLY	(SIZE AS NOTED ON PLANS)		
۵/	CHEDIL	E 40 - or- CLASS 315 PVC PRESSURE M	AINI INE (GITE AG NOTED)		
		E 40 - 01- CLASS SIS FYC PRESSURE IT E 40 PVC NON-PRESSURE SLEEVE UNDE			
		40 PVC NON-PRESSURE LATERAL LINE			
-IN	NDICATE!	S CONTROLLER STATION NO.			
		S VALVE SIZE			
יווי	YDBABA	OINT! (IIIestherTRAK C) CI OIID RAG	ED IPPIGATION CONTROLLER		
'HYDROPOINT' (WeatherTRAK LC) CLOUD BASED IRRIGATION CONTROLLER INCLUDES I YEAR WEATHERTRAK CENTRAL					
(WTLC-C- 12 - PL) PLASTIC ENCLOSURE RSIDOO 'IRRITROL' RAIN SENSOR WIRELESS					
		RSINON IRRITROL RAIN SENS	OR WIRELESS		
WT-	-FS-150	-DI 1-1/2" FLOW SENSOR			
			IPERIOR' 3100 SERIES BRASS GLOBE MASTER VALV		
R/	AINBIRD	- QUICK COUPLER VALVE (44-LRC)- 1"	NPT LOCKING RUBBER COVER		
		- QUICK COUPLER VALVE (44-LRC)- 1"			
'IF	RRITROL'	100 SERIES "ULTRA-FLOW" - ELECTRIC VAL	VE - (SIZE AS NOTED).		
'IF	RRITROL' SEE DRIF	700 SERIES "ULTRA-FLOW" - ELECTRIC YAL' PIRRIGATION DETAILS FOR CONTROL YALVES	VE - (SIZE AS NOTED). SON DRIP LINE CIRCUITS)		
'IF	RRITROL' SEE DRIF RRITROL'	700 SERIES "ULTRA-FLOW" - ELECTRIC YAL' PIRRIGATION DETAILS FOR CONTROL YALVES	VE - (SIZE AS NOTED). BY ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY		
'IF	RRITROL' SEE DRIF RRITROL' SEE DRIF	700 SERIES "ULTRA-FLOW" - ELECTRIC VALVE PIRRIGATION DETAILS FOR CONTROL VALVES 700 SERIES "ULTRA-FLOW" - ELECTRIC VALVES PIRRIGATION DETAILS FOR CONTROL VALVES	VE - (SIZE AS NOTED). BY ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY BY ON DRIP LINE CIRCUITS)		
'IF	RRITROL' 'SEE DRIF RRITROL' 'SEE DRIF BCO LF82	700 SERIES "ULTRA-FLOW" - ELECTRIC VAL' PIRRIGATION DETAILS FOR CONTROL VALVES 700 SERIES "ULTRA-FLOW" - ELECTRIC VAL'	VE - (SIZE AS NOTED). 3 ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY 3 ON DRIP LINE CIRCUITS) DEVICE I" SIZE (LEAD FREE)		
'IF (S 'IF (S FEE	RRITROL' SEE DRIF RRITROL' SEE DRIF BCO LF82 ATTS - SEF	100 SERIES "ULTRA-FLOW" - ELECTRIC VALVES PIRRIGATION DETAILS FOR CONTROL VALVES 100 SERIES "ULTRA-FLOW" - ELECTRIC VALVES PIRRIGATION DETAILS FOR CONTROL VALVES EYA REDUCED PRESSURE ZONE ASSEMBLY I RIES LFUSB - LEAD FREE WATER PRESSURE I	VE - (SIZE AS NOTED). 3 ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY 3 ON DRIP LINE CIRCUITS) DEVICE I" SIZE (LEAD FREE) REDUCING VALVE-SIZE AS MAINLINE.		
'IF (§ 'IF (§	RRITROL' SEE DRIF RRITROL' SEE DRIF BCO LF82 ATTS - SEF	700 SERIES "ULTRA-FLOW" - ELECTRIC VALVES PIRRIGATION DETAILS FOR CONTROL VALVES TOO SERIES "ULTRA-FLOW" - ELECTRIC VALVES PIRRIGATION DETAILS FOR CONTROL VALVES BYA REDUCED PRESSURE ZONE ASSEMBLY I	VE - (SIZE AS NOTED). 3 ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY 3 ON DRIP LINE CIRCUITS) DEVICE I" SIZE (LEAD FREE) REDUCING VALVE-SIZE AS MAINLINE.		
"IF	RRITROL' SEE DRIF RRITROL' SEE DRIF BCO LF82 ATT3 - SEF	100 SERIES "ULTRA-FLOW" - ELECTRIC VAL' PIRRIGATION DETAILS FOR CONTROL VALVES 100 SERIES "ULTRA-FLOW" - ELECTRIC VAL' PIRRIGATION DETAILS FOR CONTROL VALVES SYA REDUCED PRESSURE ZONE ASSEMBLY I RIES LFUSB - LEAD FREE WATER PRESSURE I ALL VALVE LEAD FREE (LFB6080G2) SIZE	VE - (SIZE AS NOTED). 3 ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY 3 ON DRIP LINE CIRCUITS) DEVICE I" SIZE (LEAD FREE) REDUCING VALVE-SIZE AS MAINLINE.		
'IF	RRITROL' SEE DRIF RRITROL' SEE DRIF BCO LF82 ATTS - SEF	100 SERIES "ULTRA-FLOW" - ELECTRIC VAL' PIRRIGATION DETAILS FOR CONTROL VALVES 100 SERIES "ULTRA-FLOW" - ELECTRIC VAL' PIRRIGATION DETAILS FOR CONTROL VALVES SYA REDUCED PRESSURE ZONE ASSEMBLY I RIES LFUSB - LEAD FREE WATER PRESSURE I ALL VALVE LEAD FREE (LFB6080G2) SIZE	VE - (SIZE AS NOTED). 3 ON DRIP LINE CIRCUITS) VE - (SIZE AS NOTED). TREE BUBBLERS ONLY 3 ON DRIP LINE CIRCUITS) DEVICE I" SIZE (LEAD FREE) REDUCING VALVE-SIZE AS MAINLINE.		
'IF (§ (§ FEE WA'	RRITROL' 'SEE DRIF RRITROL' 'SEE DRIF BCO LF82 ATTS - SEF ATTS' - B	700 SERIES "ULTRA-FLOW" - ELECTRIC VALVE PERIGATION DETAILS FOR CONTROL VALVES TOO SERIES "ULTRA-FLOW" - ELECTRIC VALVES PERIGATION DETAILS FOR CONTROL VALVES BY A REDUCED PRESSURE ZONE ASSEMBLY IN RIES LFUBB - LEAD FREE WATER PRESSURE FALL VALVE LEAD FREE (LFB60800G2) SIZE ON	VE - (SIZE AS NOTED). 3 ON DRIP LINE CIRCUITS) WE - (SIZE AS NOTED). TREE BUBBLERS ONLY 3 ON DRIP LINE CIRCUITS) DEVICE I" SIZE (LEAD FREE) REDUCING VALVE-SIZE AS MAINLINE. E AS MAINLINE. LOCATE IN VALVE BOX.		
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IRRIGATION NOTES

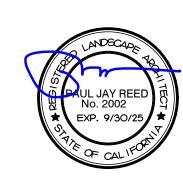
- 1. SEE SPECIFICATION AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- 2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THIS
- 3. THIS SYSTEM IS DESIGNED TO OPERATE WITH A STATIC WATER PRESSURE OF 70 PSI. VERIFY WATER PRESSURE PRIOR TO THE START OF CONSTRUCTION.
- 4. THIS PLAN IS DIAGRAMMATIC AND DOES NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION
- 5. LOCATE ALL PIPING IN PLANTING AREAS WHERE EVER POSSIBLE.
- 6. ADJUST ALL IRRIGATION HEADS TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE OVER-SPRAY.
- 7. COORDINATE AUTOMATIC CONTROLLER ELECTRICAL HOOK-UP WITH PROJECT ELECTRICIAN.
- 8. VERIFY TYPE AND LOCATION OF BACK-FLOW PREVENTION ASSEMBLY WITH ALL LOCAL JURISDICTIONS, PRIOR TO INSTALLATION.
- 9. INSTALL CHECK VALVES AS REQUIRED TO PREVENT LOW-HEAD DRAINAGE.
- 10. 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
- 11. 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.
- 12. 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.
- 14. ALL VALVE BOXES SHALL BE NO MORE THAN 2 INCHES ABOVE FINISH GRADE.
- 13. EXISTING TREES ROOTS SHALL NOT BE CUT WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.



408.569.1519 / paul@rala.net

6470 Lonetree Way Commercial Retail Shell Building

Brentwood, California



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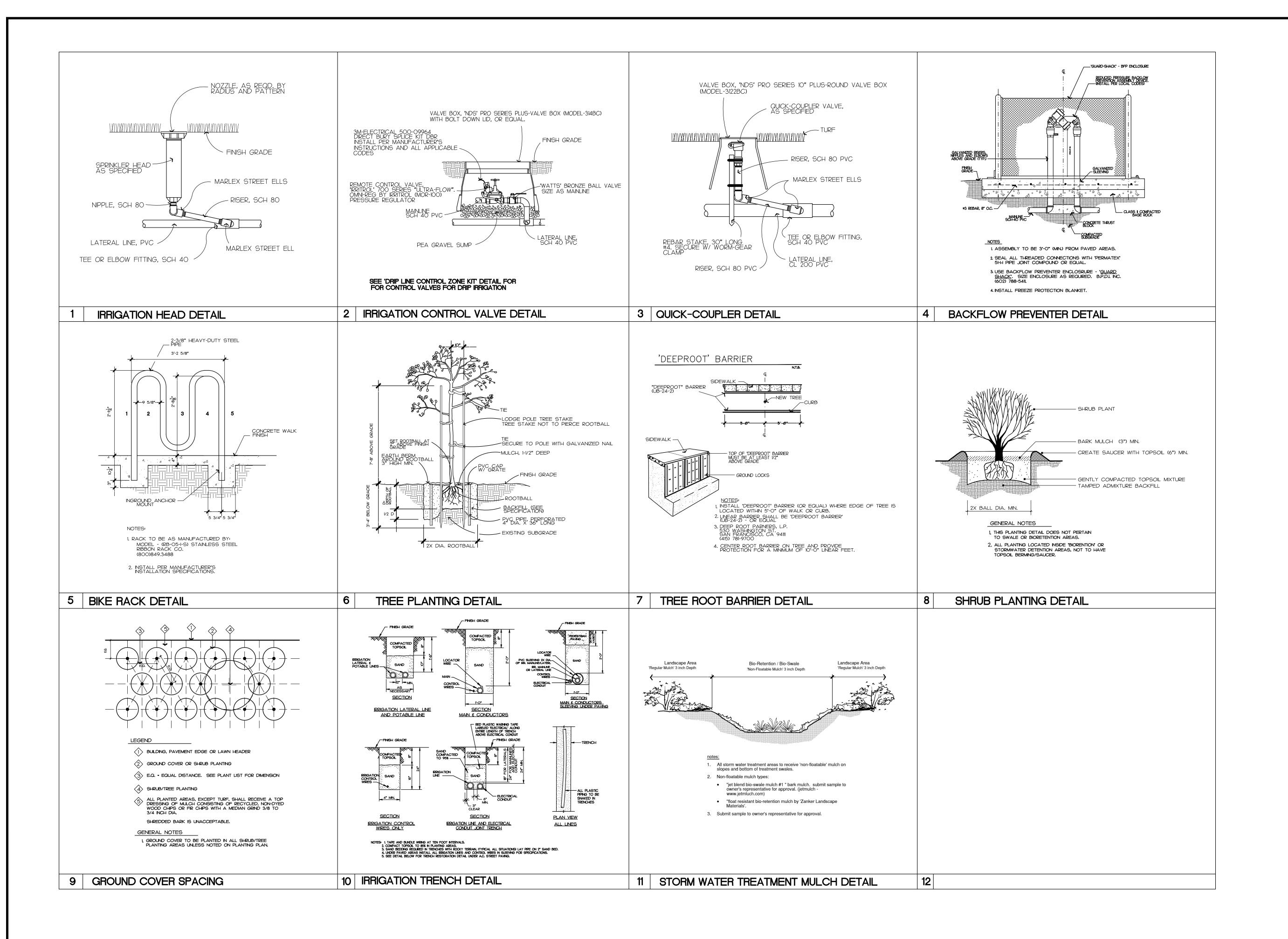
Landscape

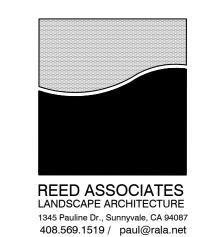
BEFORE EXCAVATING CALL: 811 48-HOURS BEFORE ALL PLANNED WORK OPERATIONS Know what's below. Call before you dig.

Scale 1" = 20 ft

sheet size = 24"X36"

Irrigation Plan





6470 Lonetree Way Commercial Retail Shell Building Brentwood, California

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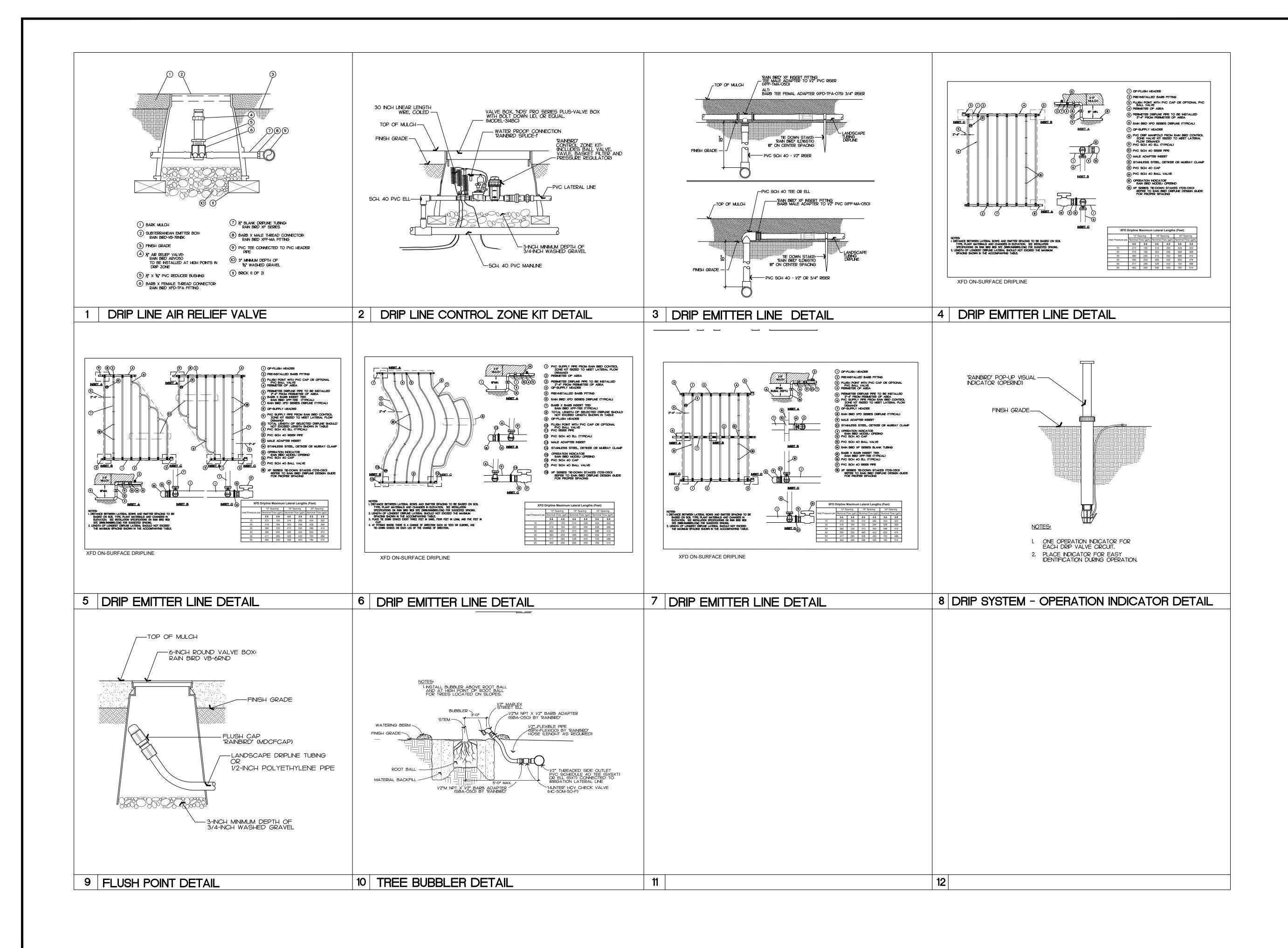
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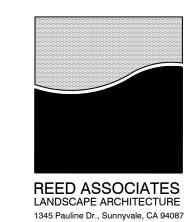
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Landscape Construction Details

L3.0

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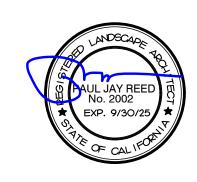


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Landscape Construction Details

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LANDSCAPE SPECIFICATIONS

IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING

- A. THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES, AND UNDER CONTINUOUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.
- B. PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.
- C. CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.
 - VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.
- D. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES. WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE. E. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES.
 IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS,
 SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY
 ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.
- DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. SLEEVES, ETC., REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.
- A. FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.
- B. FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS.
 - 1. WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.
- SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND
- D. MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB—CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE, ONLY SUPPLEMENT THE GUARANTEE.
- A. FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION. OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.
- B. INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN 1.3 EXTRA MATERIALS
- A. FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:
 - VALVE KEYS.
 SERVICE WRENCHES.
 QUICK COUPLER VALVE KEYS.
 HOSE SWIVELS COMPATIBLE WITH QUICK COUPLER VALVES.
 KEYS TO OPEN AUTOMATIC CONTROL CABINET.
- B. INSTALLATION
 - PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.
 - A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER 2. CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.
 - A. MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS B. ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.
- C. TRENCHING & BACKFILLING
- . EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.
- 2. REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.
- 3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.
- COVERAGES
- A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES. B. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL NON-PRESSURE LINES INDICATED
- C. PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.
- D. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.
- E. PROVIDE 3 INCH SAND BACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.
- D. COMPACTION

E. HANDLING OF PIPE

- COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% IN PAVED AREAS.
- 2. CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
- 3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.
- 4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.
- 5. IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.
- INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.
- A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.
- 2. HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.
- A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES.
 CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT
- B. BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.
- 3. PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.
- TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.
- B. JOINTING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING

1.4 WARRANTY

- FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL
- PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP, SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO
- MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME
- D. IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A TEN DAYS AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB—CONTRACTOR.
- WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE
- 1.5 LANDSCAPE MAINTENANCE AND GUARANTEE
- PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.
- WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTIVATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.

- 4. UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.
- 1. FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT. 2.0 PRODUCTS
- 2.1 IRRIGATION SPRINKLER MATERIALS
- - MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
 - A. MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.
 - 2. LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
 - A. LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED, LASCO, SLOANS, OR APPROVED EQUAL.
 - 3. SOLVENT, TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.
 - 4. USE ONLY PVC PLASTIC PIPE FREE FROM BLISTERS, INTERNAL STRIATIONS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.
 - CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.
- B. GALVANIZED PIPE AND FITTINGS

F. SPRINKLER HEADS

G. CONTROL VALVES

H. ELECTRICAL WORK

I. FIELD QUALITY CONTROL

INSPECT PIPE FOR LEAKS.

5. TEST SPRINKLER HEADS:

A. CLEARING & GRUBBING

4. REPEAT TESTS UNTIL SATISFACTORY

LANDSCAPE PLANTING PROCEDURES

C. CUT PIPE CUT STRAIGHT AND TRUE.

E. IN CHANGING PIPE DEPTHS, USE 45Ø ELBOWS.

WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS.

D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.

INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.

LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.

INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.

2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.

A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.

A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.

PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.

2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS. 3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.

4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.

5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.

1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.

2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.

A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND

SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORILY COMPLETED, UNCOVER THE WORK, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.

A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.

6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.

B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.

2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE. WHEREVER POSSIBLE, INSTALL IN A

PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.

A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

B. SOIL CONDITIONS

C. CONTROL WIRE

E. BACKFLOW PREVENTION

2. DO NOT LOCATE IN LAWN AREAS.

2.2 LANDSCAPE PLANTING MATERIALS

A. SOIL

1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRIABLE CONSISTENCY. UNIFORMLY TILL THE

DIRECT BURIAL REMOTE CONTROL WIRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.

D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER

2. COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.

1. TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.

MAKE SPLICES WITH "SCOTCH LOK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.

2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.

1. BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.

3. SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE

1. CONTROL VALVE BOXES, AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.

EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.

NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.

B. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL, FOR ANY REASON, SELECT SOIL MATERIAL FROM A DIFFERENT SOURCE AND RESUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL WITHOUT ADDITIONAL COST TO OWNER.

COMMERCIAL GRADE ORGANIC FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE—FLOWING, DELIVERED TO SITE IN ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.

A. FERTILIZER 'A': ORGANIC FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURE AND PLANTING AREAS SHALL BE GRANULATED/PELLETIZED TYPE

B. FERTILIZER 'B': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO
SEEDING OR SODDING SHALL BE GRANULATED/PELLETIZED TYPE HAVING
N6-P2-K0 (WITH 1% IRON).

E. SOIL AMENDMENT: IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST.

"OPTION 1" -REQUIRE IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT

"OPTION 2" -SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER OF CONTENT OF 3.5% BY DRY WEIGHT OR GREATER.

RECYCLED COMPOST MATERIAL FROM A PROCESSOR THAT PARTICIPATES IN THE U.S. COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE PROGRAM

HAVING A N6-P20-K20 FORMULA.

C. FERTILIZER 'C': ORGANIC FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS GRO-POWER.

D. FERTILIZER 'D': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS
ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS
DURING THE MAINTENANCE PERIOD SHALL BE PELLETED TYPE
COMBINATION CHEMICAL ORGANIC FORMULA N15-P2-K6.

OF A MIN. OF 3.5% BY DRY WEIGHT.

MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.

4. AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.

3. IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.

B. ORGANIC FERTILIZERS AND SOIL AMENDMENTS

- 6 CU. YDS. RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
 25 LBS. ORGANIC FERTILIZER 'A'
 15 LBS. SOIL SULPHER
- 2. CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.
- 3. PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:
 - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
 NATIVE SOIL
 IRON SULPHATE
- AND ORGANIC FERTILIZER 'C' AS FOLLOWS (GRO-POWER TABS OR EQUAL)

- 1-TAB 2-TABS 4-TABS 6-8 TABS FOR BOXED MATERIAL
- CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.
- C. PLANTING TREES, SHRUBS, & VINES
- 1. DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.
- A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL, AND ONE—HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.
- B. SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING TO ENSURE ROOT PENETRATION. AVOID SMOOTH CIRCULAR SIDES.
- BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.
- . WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO—THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETE TO THE GRADE OF THE SURROUNDING AREA.
- B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.
- PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER. A. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.
- D. PLANTING GROUND COVERS
 - PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRIABLE SOIL, NEVER DRY OR WET AND SOGGY.
 - A. THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.
 - 2. SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.
- 3. PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND
- 4. NO GROUND COVER SHALL BE PLANTED LESS THAN ONE—HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.

F. IRON SULFATE:

C. WOOD CHIP MULCH

STANDARD COMMERCIAL BRAND.

ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, NON-DYED WOOD CHIPS OR FIR CHIPS, MEDIAN GRIND 3/8 TO TO 3/4" DIAMETER. SHREDDED BARK IS UNACCEPTABLE.

D. PLANT MATERIAI

- CONFORM PLANT MATERIAL, INDICATED IN DRAWINGS BY THE LISTED NAMES, TO "STANDARD PLANT NAMES", SECOND EDITION. EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.
- ALL PLANTS SHALL BE TRUE TO NAME. TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES, INSECT PESTS, OR OTHER EGGS, WITH HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.
- USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS. PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED
- 7. THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.
- 8. PLANTS THAT HAVE ENCIRCLING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENCIRCLING ROOT GROWTH.
- A. 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND.
- B. 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 1 INCH CALIPER TRUNK.
- 2.3 SOURCE QUALITY CONTROL
- A. PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:
- INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM.
- 2. INSPECTION OF PLANTS PRIOR TO LAYOUT.
- 3. LAYOUT INSPECTION OF SPOTTED PLANTS.
- INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.
- 5. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD.
- LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.
- REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.
- 3.0 EXECUTION
- 3.1 IRRIGATION SPRINKLER SYSTEM A. PREPARATION

COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH, OR DIFFICULTY IN PLANTING SHRUBS, TREES, GROUND COVER, EXISTING OR PROPOSED UTILITIES, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.

E. WEED CONTROL, PEST CONTROL, & MULCHING WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLUROLIN (TREFLAN) OR DIPHENAMID (DYMID OR ENIDE) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS. DON'T APPLY TO TURF DEVELOPED AREAS.

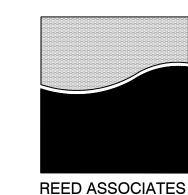
- NOTE: IN CITIES AND FOR PROJECTS THAT DO NOT ALLOW FOR SYNTHETIC PRE-EMERGENTS USE A CORN GLUTEN MEAL PRODUCT. CONSIDER IT PART OF CONTRACTOR'S WORK TO CONTROL ON—SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.
- 3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.
- 4. REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.
- 5. SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 3".

F. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE

- 1. UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.
- 2. UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE
- 3. IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE
- 4. STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE. 5. THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.

CLEANING

- UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.
- FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.



LANDSCAPE ARCHITECTURE

1345 Pauline Dr., Sunnyvale, CA 94087

408.569.1519 / paul@rala.net

6470 Lonetree Way Commercial Retail Shell Building Brentwood, California

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Landscape Specifications

