

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING CODE

CITY OF BERKELEY MUNICIPAL CODES AND ALL OTHER APPLICABLE STATE AND LOCAL ORDINANCES AND REGULATIONS

THE FOLLOWING IS A SUMMARY OF THE PRIMARY BUILDING CODE ISSUES RELATED TO THE PROJECT. CODE REFERENCES, WHERE PROVIDED, ARE PARAPHRASED AND ARE NOT INTENDED TO BE COMPLETE.

SHELTER UNITS:

OCCUPANCY GROUP R, EMERGENCY HOUSING CBC 310.4, O104

CONSTRUCTION TYPE TYPE VB CBC 602.5

BUILDING AREA

ALLOWABLE MIN. AREA 53 SF CBC O103.3 EX3
 ACTUAL AREA
 SMALL SHELTER 64 SF
 LARGE SHELTER 100 SF

BUILDING HEIGHT AND STORIES ALLOWABLE HEIGHT 60 FT CBC TABLE 504.3
 ACTUAL HEIGHT 9 FT

ALLOWABLE NUMBER OF STORIES 4 STORIES CBC TABLE 504.4
 ACTUAL NUMBER OF STORIES 1 STORY

ALLOWABLE MIN. CEILING HEIGHT 80 INCHES CBC O104.3
 ACTUAL MIN. CEILING HEIGHT 80 INCHES

LIVE LOADS SHELTERS SHALL BE DESIGNED TO SUPPORT FOLLOWING LIVE LOADS: CBC O104.2

FLOOR LIVE LOADS >40 LBS/SF FLOOR AREA
 HORIZONTAL LIVE LOADS >15 LBS/SF VERTICAL WALL AREA
 ROOF LIVE LOADS >20 LBS/SF HORIZONTAL ROOF AREA

SEE SH8.01A - SH8.03A FOR EMERGENCY SHELTER STRUCTURAL CALCULATIONS TO MEET LIVE LOAD REQUIREMENTS

MEANS OF EGRESS AT LEAST TWO MEANS OF EGRESS IN SHELTERS CBC O104.4

FIRE-RESISTANCE FOR BUILDING ELEMENTS CBC TABLE 601

PRIMARY STRUCTURAL FRAME: 0
 EXTERIOR BEARING WALLS: 0
 INTERIOR BEARING WALLS: 0
 EXTERIOR NON-BEARING WALLS: 0
 INT NON-BEARING PARTITIONS: 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

FIRE-RESISTANCE FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

3 FT NO RATING REQ CBC TABLE 602 (i)

SITE OCCUPANT LOAD CBC 1004.5 EX

SHELTER RESIDENTS 32 (1 PER SHELTER)
 FACILITY STAFF 10
 TOTAL MAX OCCUPANT LOAD 42

MIN GATE WIDTH

0.2 INCH PER OCCUPANT MIN 32" CLEAR MIN CBC 1005.3.2
 CBC 1010.1.1

PANIC HARDWARE

NOT REQ'D FOR OCCUPANT LOAD < 50 IN GROUP A CBC 1010.1.10

FIRE SPRINKLER SYSTEM

REQUIRED BBC O112.8

BY AGREEMENT WITH CITY OF BERKELEY FIRE MARSHAL, WET PIPE FIRE SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT EACH EMERGENCY SHELTER UNITS IN ACCORDANCE WITH NFPA 13D (2016 EDITION). EACH SHELTER UNIT WILL BE EQUIPPED WITH A SEPARATE CONTROL VALVE ON THE RISER ASSEMBLY AND SYSTEMS WILL BE DRAINED VIA REMOVAL OF A PIPE CAP AT EACH SPRINKLER HEAD FITTING ASSEMBLY.

SMOKE ALARM SYSTEMS

REQUIRED, PROVIDED IN ACCORDANCE WITH CRC R314. CBC O104.8

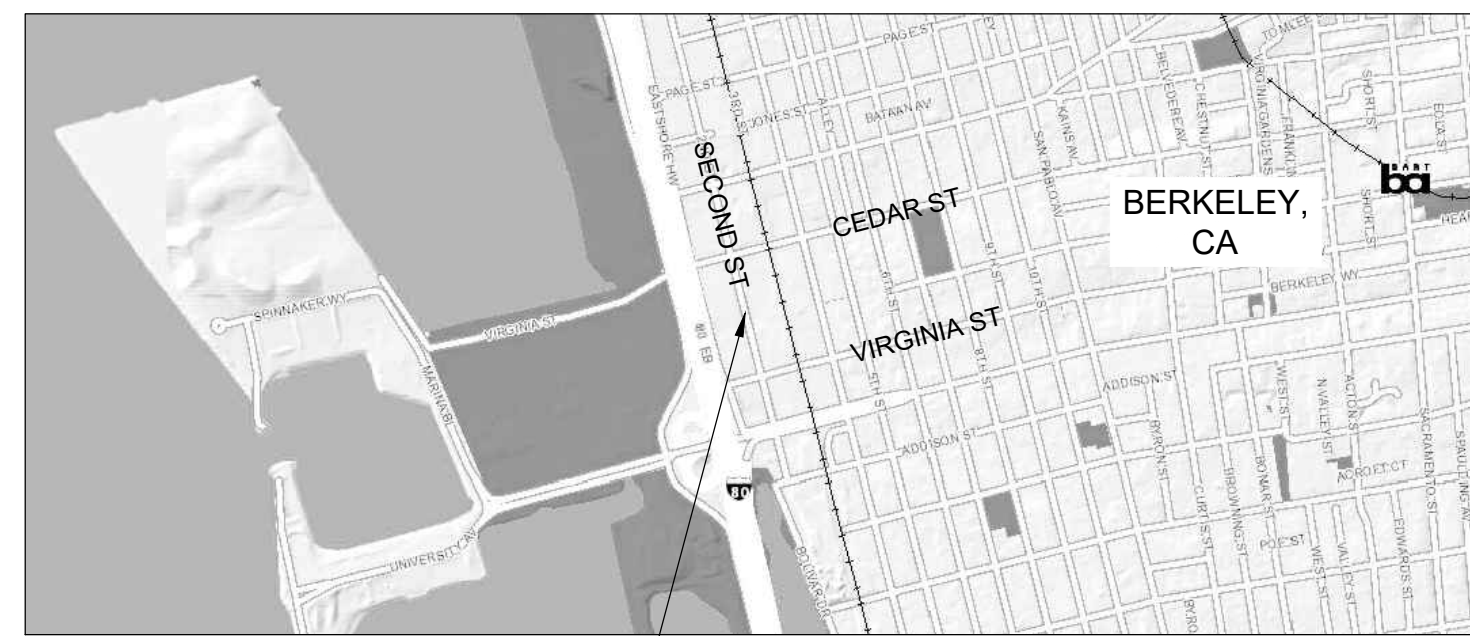
ACCESSIBLE PATH OF TRAVEL

MAX. RUNNING SLOPE 1:20 CBC 11B-403.3
 MAX. CROSS SLOPE 1:48 CBC 11B-403.3
 MIN. CLEAR WIDTH 48" CBC 11B-403.5.1 EX3

7 CODE ANALYSIS
 SCALE: N/A

- THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND SHEET NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND THE SPECIFICATIONS SUPPLEMENT THESE DRAWINGS AND ARE A PART OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS' WORK.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED THEMSELVES AS TO THE CONDITION OF EXISTING WORK PRIOR TO SUBMISSION OF FINAL BID. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS' AND OWNERS REPRESENTATIVE'S ATTENTION PRIOR TO COMMENCING WORK.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARIZATION WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES, AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK, AND ASSUMES ALL RISK THEREFROM.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD. ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- DRAWINGS INDICATE NEW CONSTRUCTION UNLESS NOTED AS (E) FOR "EXISTING".
- THE CONTRACTOR SHOULD ANTICIPATE BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS AND REPAIR TO EXISTING CONDITIONS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL DETAILS REFERENCED, AND DETAILS NOT REFERENCED ON PLANS, SHALL BE CONSIDERED TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS OF THE CONSTRUCTION.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.

5 GENERAL NOTES
 SCALE: N/A



4 VICINITY MAP
 SCALE: N/A

SCOPE OF WORK

SITE IMPROVEMENTS REQUIRED FOR THE PLACEMENT OF PRE-MANUFACTURED SINGLE-OCCUPANCY SHELTERS TO REPLACE CONGREGATE SLEEPING TRAILERS. THE PROJECT INCLUDES:

- REMOVE (2) EXISTING CONGREGATE SLEEPING TRAILERS AND REPLACE WITH (32) PRE-MANUFACTURED SHELTERS.
- PREPARATION OF SITE TO RECEIVE SHELTERS. SHELTERS TO BE INSTALLED BY OTHERS. CONTRACTOR TO WORK DIRECTLY WITH SHELTER MANUFACTURER TO COORDINATE INSTALLATION REQUIREMENTS.
- GRADING, DRAINAGE, PAVING AND COURTYARDS AS REQUIRED TO PROVIDE ACCESSIBLE PATH AND MANAGE STORMWATER.
- UPGRADE THE EXISTING PATH OF TRAVEL RUNNING THE LENGTH OF THE SITE TO MEET CODE, INCLUDING UPGRADES TO PEDESTRIAN EGRESS GATES AT THE NORTH AND SOUTH ENDS OF THE SITE.
- UPGRADE THE EXISTING PARKING AREA TO INCLUDE (1) ACCESSIBLE PARKING STALL AND MEET CODE.
- POWER AND FIREWATER CONNECTION AT EACH SHELTER.
- MODIFICATION OF EACH SHELTER TO INSTALL SPRINKLER HEAD.

BID ALTERNATES

- ADDITIVE ALTERNATE A1:**
- RETAIN EXISTING PLANTS AND PLANTERS THAT ARE TO BE RELOCATED OR TRANSPLANTED, AS SHOWN ON SHEETS L1.4 AND L1.5.
 - EXISTING PLANTS TO BE RELOCATED OR TRANSPLANTED ARE TO BE HAND WATERED AND KEPT HEALTHY UNTIL PROJECT COMPLETION, AS SHOWN ON SHEET L1.5.
 - EMPTY, SALVAGE, AND STORE EXISTING PLANTERS, AS SHOWN ON DETAIL 1, SHEET L2.4.
 - PROVIDE AND INSTALL IRRIGATION EQUIPMENT AND LINES AS SHOWN ON SHEET L3.1 AND L3.2. END LATERAL LINES AT STUB OUTS CAPPED AT GRADE.
 - PROVIDE AND INSTALL CHAIN LINK FENCE SLATS, AS SHOWN ON SHEET L1.2 AND DETAIL 1, SHEET L2.1.
- BID ALTERNATE B1:**
- PROVIDE AND INSTALL SITE FURNISHINGS AS SHOWN ON SHEET L1.2; DETAIL 1, SHEET L2.2; AND SHEET L2.3.
- BID ALTERNATE B2:**
- INSTALL EXISTING PLANTERS, AS SHOWN ON SHEETS L1.4, L1.5, AND L2.4.
 - PROVIDE AND INSTALL NEW PLANTERS, PLANTING MATERIAL, AND PLANTS, AS SHOWN ON SHEET L1.4, SHEET L1.5; DETAIL 2, SHEET L2.2; AND SHEET L2.4.
 - TRANSPLANT EXISTING PLANTS IDENTIFIED TO BE TRANSPLANTED TO NEW LOCATIONS. RELOCATE PLANTERS THAT ARE IDENTIFIED TO BE RELOCATED, AS SHOWN ON SHEETS L1.4, L1.5, AND L2.4.
 - COMPLETE INSTALLATION OF IRRIGATION AS SHOWN ON SHEET L3.1.
- BID ALTERNATE B3:**
- PROVIDE AND APPLY PAINTED PATTERN TO ASPHALT AS SHOWN ON SHEETS L1.2 AND L1.3 AND DETAIL 3, SHEET L2.2.
- BID ALTERNATE B4:**
- PROVIDE AND INSTALL ARTIFICIAL TURF AS SHOWN ON SHEETS L1.2 AND L1.3, AND DETAILS 2 AND 3, SHEET L2.1.
- BID ALTERNATE B5:**
- PROVIDE AND INSTALL ACRYLIC PRIVACY SCREENS AS SHOWN ON SHEET L1.2 AND DETAILS 5 AND 6, SHEET L2.1.
- BID ALTERNATE B6:**
- PROVIDE AND INSTALL 5 FREESTANDING PERGOLAS WITH SUNSHADE FABRIC AS SHOWN ON SHEET A1.02, L1.2, L1.3, AND DETAIL 4, SHEET L2.1.
- BID ALTERNATE B7:**
- PROVIDE AND INSTALL 2 WEATHERPROOF FREESTANDING PERGOLAS AS SHOWN ON SHEETS A1.02, A2.01, A2.02, A8.02, L1.2 AND L1.3.
- UNIT RATE U1:**
- PROVIDE AND PAINT EXTERIOR SURFACES OF PALLET SHELTERS WITH URETHANE PAINT AT LOCATIONS APPROVED BY THE CITY. PREPARE SURFACES AND INSTALL BASE COAT AND MINIMUM 2 TOP COATS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - PAINT: SHERWIN WILLIAMS EMERALD URETHANE TRIM ENAMEL, SEMI-GLOSS ULTRADEEP BASE, OR APPROVED EQUIVALENT
 - COLORS: UP TO 6 COLORS, APPROVED BY THE CITY.

3 PROJECT DESCRIPTION
 SCALE: N/A

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 CITY OF BERKELEY PUBLIC WORKS
 1947 CENTER STREET, 5TH FLOOR
 BERKELEY, CA 94704
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 PGADDESIGN LANDSCAPE ARCHITECTS
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 CONTACT: CHRISTOPHER KENT

CIVIL ENGINEER
 CSW / STUBER-STROEH ENGINEERING GROUP
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 PLEASANTON, CA 94588
 (415) 883-9850
 CONTACT: RICHARD SOUZA

ELECTRICAL AND FIRE PROTECTION ENGINEER
 INTERFACE ENGINEERING
 135 MAIN STREET, SUITE 400
 SAN FRANCISCO, CA 94105
 (415) 489-7240
 CONTACT: WESTLEY F ANASTASIO

2 PROJECT TEAM
 SCALE: N/A

GENERAL		EMERGENCY SHELTER SHOP DRAWINGS	
G0.00	COVER SHEET	SH2.01A	64SF SHELTER PLAN
		SH2.02A	64SF SHELTER BOTTOM VIEW
		SH3.01A	64SF SHELTER FRONT ELEVATION
		SH3.02A	64SF SHELTER SIDE ELEVATION
C1.0	NOTES, LEGEND, & ABBREVIATIONS	SH8.01A	64SF SHELTER STRUCTURAL CALCULATIONS
C2.0	IMPROVEMENT PLAN	SH8.02A	64SF SHELTER STRUCTURAL CALCULATIONS
C2.1	IMPROVEMENT PLAN		
C3.0	ASPHALT PLAN	SH2.01B	100SF SHELTER PLAN
C3.1	ASPHALT PLAN	SH3.01B	100SF SHELTER FRONT ELEVATION
		SH3.02B	100SF SHELTER SIDE ELEVATION
		SH3.03B	100SF SHELTER BACK ELEVATION
C4.0	GRADING AND DRAINAGE	SH8.01B	100SF SHELTER STRUCTURAL CALCULATIONS
C4.1	GRADING AND DRAINAGE	SH8.02B	100SF SHELTER STRUCTURAL CALCULATIONS
C5.0	UTILITY PLAN		
C5.1	UTILITY PLAN		
C6.0	CONSTRUCTION DETAILS	SH8.01C	TIEDOWN ANCHOR TEST REPORT
C7.0	EROSION CONTROL PLAN		

LANDSCAPE & IRRIGATION

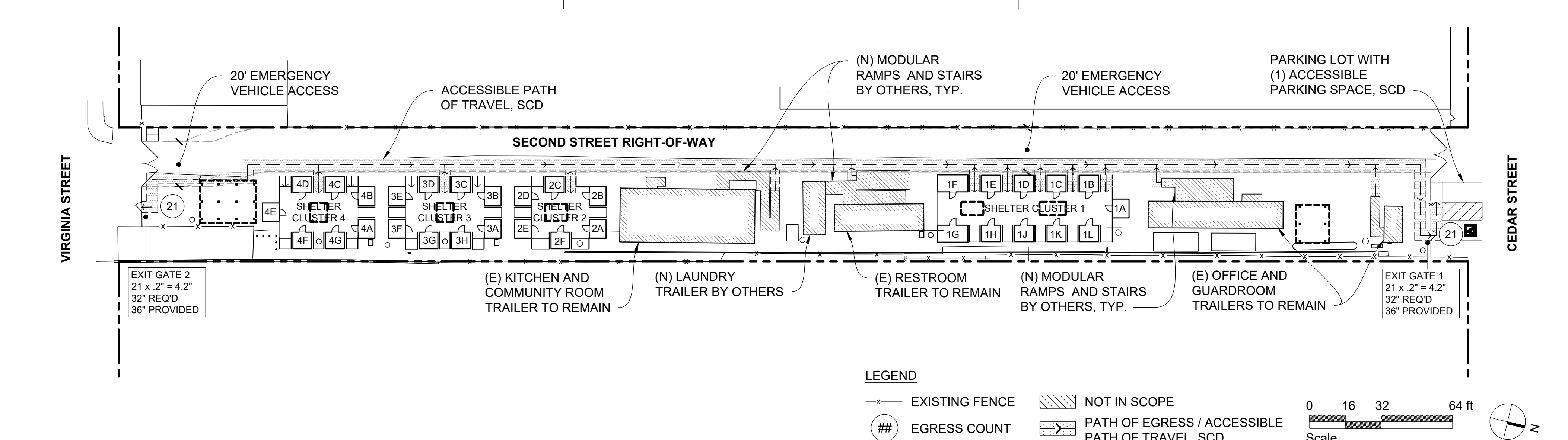
- L1.1 LEGEND AND NOTES
 L1.2 MATERIALS PLAN
 L1.3 LAYOUT PLAN
 L1.4 PLANTING PLAN
 L1.5 PLANTING SCHEDULE AND NOTES
- L2.1 LANDSCAPE DETAILS - 1
 L2.2 LANDSCAPE DETAILS - 2
 L2.3 SITE FURNISHING DETAILS
 L2.4 PLANTING DETAILS
 L2.5 EX. PLANTER SALVAGE PLAN
- L3.1 IRRIGATION PLAN
 L3.2 IRRIGATION LEGEND & DETAILS
 L3.3 IRRIGATION DETAILS

ARCHITECTURAL

- A0.00 ARCHITECTURAL ABBREVIATIONS, SYMBOLS
- A1.01 DEMO SITE PLAN
 A1.02 SITE PLAN
 A2.01 CEDAR ST PERGOLA - PLAN, SECTION, ELEVATIONS
 A2.02 VIRGINIA ST PERGOLA - PLAN, SECTION, ELEVATIONS
- A8.01 SITE DETAILS
 A8.02 PERGOLA DETAILS

1 SHEET INDEX
 SCALE: N/A

6 VICINITY MAP
 SCALE: N/A



6 SITE MAP
 SCALE: 1/32" = 1'-0"

Project Title:
2ND ST PATHWAYS STAIR CENTER
SITE IMPROVEMENTS AND SHELTER UNITS
 1601 SECOND STREET, BERKELEY, CA 94710

Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 510 / 547-8092
 info@siegelstrain.com
 www.siegelstrain.com

Consultant:

LICENSED ARCHITECT
 MARJORIE SMITH
 C 29241
 08-31-25
 STATE OF CALIFORNIA

No.	Date	Issue
	04/28/23	BID SET
	10/9/23	BID SET
	02/12/24	BID SET
1	04/01/24	BID ADDENDUM #1

Issue Note:
PERMIT SET
 09/21/22

Project ID: BSC
 File Name:
 Drawn By: HL
 Review By: MS
 Plot Date:
 Sheet Title:
COVER SHEET

Sheet No.:
GO.00

APN #: 57-2112-5
 2/20/2024 10:36:54 PM

GENERAL PLANTING NOTES

- VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OR HER OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS. PLANS PROVIDED ARE FROM FIELD MEASUREMENTS AND AS BUILT PLANS PROVIDED BY OWNER. CONTRACTOR TO VERIFY ACCURACY IN FIELD.
- KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS. SUCH MATERIALS SHOULD BE REMOVED AND REPLACED WITH CLEAN IMPORT SOIL.
- NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
- PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY. CONTRACTOR TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
- PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- "INTEGRATED PEST MANAGEMENT" (IPM) IS A HOLISTIC APPROACH TO MITIGATING INSECTS, PLANT DISEASES, WEEDS, AND OTHER PESTS. IT INVOLVES THE USE OF MANY STRATEGIES FOR MANAGING, BUT NOT ELIMINATING PESTS. IPM USES CULTURAL, MECHANICAL, PHYSICAL, AND BIOLOGICAL CONTROL METHODS BEFORE USING PESTICIDES TO CONTROL PESTS AND DISEASES IN THE LANDSCAPE. CHEMICAL CONTROLS ARE APPLIED ONLY WHEN MONITORING INDICATES THAT PREVENTATIVE AND NON-CHEMICAL METHODS ARE NOT KEEPING PESTS BELOW ACCEPTABLE LEVELS. WHEN PESTICIDES ARE REQUIRED, THE LEAST TOXIC AND THE LEAST PERSISTENT PESTICIDE THAT WILL PROVIDE ADEQUATE PEST CONTROL IS APPLIED.
- THE "ORGANIC MATERIALS REVIEW INSTITUTE" (OMRI) IS A NATIONAL NONPROFIT ORGANIZATION FOUNDED IN 1997 TO SUPPORT THE ORGANIC COMMUNITY. OMRI REVIEWS PRODUCTS TO DETERMINE THEIR SUITABILITY FOR PRODUCING, PROCESSING AND HANDLING ORGANIC FOOD AND FIBER UNDER THE USDA NATIONAL ORGANIC PROGRAM RULE, OMRI GENERAL MATERIALS LIST.
- CALIFORNIA DEPT. OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM (CDFA) AND THEIR ORGANIC INPUT MATERIAL DATABASE (OIM) PROVIDE CERTIFICATION FOR ORGANIC MATERIALS.
- US COMPOSTING COUNCIL SEAL OF TESTING ASSURANCE (STA); CERTIFIES COMPOST HAS BEEN APPROPRIATELY MANUFACTURED.
- SUPPLY WELL-SHAPED, VIGOROUS PLANTS THAT ARE TYPICAL OF THE SPECIES. PROVIDE PLANTS FREE OF DEFECTS, DISFIGURING KNOTS, ABRASIONS, SUNSCALD INJURIES, INSECT EGGS, BORERS, AND ALL FORMS OF INSECT INFESTATION. REMOVE PLANTS THAT DO NOT CONFORM TO THESE REQUIREMENTS, AS DETERMINED BY OWNER'S REPRESENTATIVE.
- CONTAINER STOCK: PLANTS TO BE WELL-ESTABLISHED IN CONTAINERS, HAVING BEEN GROWN IN THE CONTAINER FOR NOT LESS THAN 6 MONTHS, NOR LONGER THAN 2 YEARS. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ROOT CONDITIONS OF PLANTS IN CONTAINERS AND TO REJECT THOSE WHICH ARE NOT WELL-ROOTED OR SHOW EVIDENCE OF BEING ROOT-BOUND; REMOVE REJECTED PLANTS FROM THE SITE.
- SOIL AMENDMENTS AND MATERIALS PROHIBITED BY OMRI IN ITS GENERIC MATERIALS LIST ARE PROHIBITED IN THE CONSTRUCTION OF THE PROJECT.
- DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION. THOROUGHLY WATER ALL PLANTINGS IMMEDIATELY AFTER PLANTING
- NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
- ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
- REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED PLANTINGS.
- ALL LANDSCAPE PLANS WILL CONFORM TO THE LANDSCAPE GUIDELINES, APPLICABLE CODES, ORDINANCES AND LAWS OF THE CITY HAVING JURISDICTION.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE OWNER'S REPRESENTATIVE. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK SIGNS OR IMPEDE ACCESS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY.
- TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
- THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN AGRICULTURAL SUITABILITY ANALYSIS AND PERCOLATION TEST VERIFYING A MINIMUM 3" PER HOUR DRAIN RATE FOR IMPORTED PLANTER SOIL. RECOMMENDATIONS FOR AMENDMENTS AND DRAINAGE SOLUTIONS CONTAINED IN THIS ANALYSIS, IF DRAINAGE FOUND TO NOT BE AT A PROPER RATE, WILL BE CARRIED OUT BEFORE PLANTING OCCURS.
- THE LANDSCAPE CONTRACTOR WILL, AS A PART OF THIS BID, PROVIDE FOR A PLANTING ALLOWANCE IN THE AMOUNT OF \$1,000 (ONE THOUSAND DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE TO BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.
- PROVIDE SUBMITTAL OF ALL PRODUCTS. LIST CONFIRMING PLANTS ORDERED, PHOTOS OF TREES FOR APPROVAL, AND SOIL TESTS FOR EXISTING AND IMPORT SOILS.

EXISTING PLANTERS TO BE RELOCATED WITH EXISTING PLANTS

- LANDSCAPE ARCHITECT TO INSPECT HEALTH OF EXISTING PLANTS IN THE FIELD BOTH PRIOR TO INITIAL RELOCATION TO TEMPORARY LOCATION AND FINAL MOVE, AND VERIFY FINAL SELECTION OF PLANTS TO BE RETAINED. PLANTS THAT ARE NOT IN SATISFACTORY CONDITION TO BE REPLACED IN KIND BY CONTRACTOR.
- TOPDRESS EXISTING PLANTERS THAT ARE TO BE RELOCATED WITH EXISTING PLANTS INTACT WITH 1" COMPOST FOLLOWED BY 3" MULCH, AS SPECIFIED IN SOIL & AMENDMENTS NOTES.

SOIL & AMENDMENTS NOTES

CONTAINER SOIL MIX

- NON-EDIBLE PLANTS: PREPARE CONTAINER SOIL MIX BY COMBINING THE FOLLOWING PROPORTION OF MATERIALS IN THE QUANTITY REQUIRED:
 - 30% EXPANDED SHALE OR SYNTHETIC VOLCANIC ROCK
 - 20% LOAMY SAND AS DETERMINED BY USDA TEXTURAL CLASSIFICATION, 10% PASSING 260 SCREEN
 - 30% ORGANIC MATERIAL: 2 PARTS FIR BARK 1/4-INCH TO FINES; 1 PART WELL-DECOMPOSED COMPOST
 - 20% RED LAVA: 1/8 INCH TO DUST
- EDIBLE PLANTS (INCLUDING FRUIT TREES AND HERBS): RECIPE 420 POTTING SOIL, AS AVAILABLE FROM E.B. STONE & SON, INC., P.O. BOX 550 SUISUN, CA 94585, (800) 473-3625, WWW.RECIPE420.COM/PRODUCTS, OR APPROVED EQUIVALENT.
- IMPORT POTTING SOIL IS TO BE FERTILE, FRIABLE, NATURAL SOIL, CAPABLE OF SUSTAINING HEALTHY PLANT LIFE. FREE OF STONES AND OTHER OBJECTS OVER 2 INCHES IN DIAMETER, INCLUDING SUBSOIL AND CLAY LUMPS. WITHOUT WEEDS, ROOTS, NOXIOUS SEEDS, TOXIC SUBSTANCES, TRASH AND OTHER DELETERIOUS SUBSTANCES. NOT INFESTED WITH PLANT-PARASITIC NEMATODES OR WITH OTHER NOXIOUS ANIMAL LIFE.
- SOIL FERTILITY: SOIL TO CONTAIN SUFFICIENT QUANTITIES OF ORGANIC MATTER AND AVAILABLE NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, AND MAGNESIUM TO SUPPORT NORMAL PLANT GROWTH, AS DETERMINED BY SOIL TESTING AND ANALYSIS SPECIFIED HEREIN. IN THE EVENT OF NUTRIENT INADEQUACIES, INCORPORATE REQUIRED MATERIALS PRIOR TO PLANTING.
- SOIL CHEMISTRY: MEET THE FOLLOWING STANDARDS:
 - SALINITY: SATURATION EXTRACT CONDUCTIVITY LESS THAN 3.0 MMHOS/CM AT 25 DEGREES C.
 - SODIUM: SODIUM ADSORPTION RATIO LESS THAN 6.0.
 - BORON: SATURATION EXTRACT CONCENTRATION LESS THAN 1.0 PPM.
 - PH: PH OF SATURATED PASTE 5.5 TO 7.5.
 - INFILTRATION RATE: MEET REQUIRED RATE WHERE INDICATED.
- OBTAINED FROM WELL-DRAINED, ARABLE LAND. NOT TAKEN FROM AREAS ON WHICH ARE GROWING ANY NOXIOUS WEEDS SUCH AS, BUT NOT LIMITED TO, MORNING GLORY, SORREL OR BERMUDA GRASS. ENSURE WITH SUPPLIER NOTE THAT THE SOIL IS WEED-FREE.
- IDENTIFY THE SOURCE OF SOIL MIX COMPONENTS, FOR OBSERVATION AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ANY HAULING OR PLACING OF SOIL. IN ADDITION, SUBMIT SOIL SAMPLE AND SOIL ANALYSIS REPORT AS SPECIFIED HEREIN.
- SUPPLY SOIL TEST DATA FOR SOIL, IF SOIL TEST CALLS FOR AMENDMENT, AMEND SOIL MIX WITH COMPOST AND OMRI AMENDMENTS TO ENSURE ADEQUATE PLANT NUTRITION.

OMRI HERBICIDES

- PRE-EMERGENT: USE CARDBOARD SHEET MULCH OR OMRI MATERIALS ONLY SUCH AS: 100% ORGANIC, CORN GLUTEN MEAL WEED SUPPRESSANT "BIO-WEED" AVAILABLE FROM BIOSCAPE INC, PETALUMA, CA, (877) 246-7227, "WEEDBAN" CORN GLUTEN MEAL BY FERTRELL COMPANY, (717) 367-1566, WWW.FERTRELL.COM, OR ACCEPTABLE OMRI EQUIVALENT.
- POST-EMERGENT TYPE: "SCYTHE" NATURAL HERBICIDE BY MYCOGEN CORPORATION, SAN DIEGO, CA, (800) 745-7476, "WEED ZAP" AVAILABLE FROM JH BIOTECH, WWW.JHBIOTECH.COM, (800) 650-8933, OR ACCEPTABLE OMRI EQUIVALENT.

COMPOST AND MULCH

- COMPOST, OMRI APPROVED, ACCEPTABLE PRODUCTS INCLUDE:
 - RECOLOGY PREMIUM COMPOST, MADE FROM 100% RECYCLED YARD DEBRIS, MUNICIPAL GREEN MATERIAL AND FOOD SCRAPS, SCREENED TO ABOUT 1/4" AND HAS THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE. FROM RECOLOGY ORGANICS, 866-764-5765, AS SUPPLIED BY BLOSSOM VALLEY ORGANICS, HTTP://THECOMPOSTSTORE.COM/;
 - "WONDERGROW ORGANIC COMPOST" AVAILABLE FROM RECOLOGY GROVER ENVIRONMENTAL PRODUCTS, VERNALIS, CA, (866) 764-5765;
 - "SUPER-HUMUS COMPOST" AVAILABLE FROM REPUBLIC SERVICES, MILPITAS, CA, (408) 945-2836;
 - OR APPROVED EQUIVALENT
- GREEN WASTE WOOD MULCH: WOOD WASTE FROM TREE TRIMMING, NOT CONTAINING EUCALYPTUS; 100% RECYCLED MATERIAL, COMPOSTED TO REDUCE WEED SEEDS, WITH NO COLOR ADDITIVE; DOUBLE-GROUND; THE LARGEST ALLOWABLE PIECES NOT LARGER THAN 2" IN ANY DIRECTION. ACCEPTABLE PRODUCTS INCLUDE:
 - GWRY TREEINCARNATION PREMIUM LANDSCAPE MULCH, ALL-WOOD, SCREENED 3-INCH MINUS, FROM GREEN WASTE RECYCLE YARD, BERKELEY, CA, (510) 527-8733;
 - ARBOR MULCH, 1INCH TO 1.5 INCHES IN SIZE, FROM RECOLOGY ORGANICS, (866) 764-5765, AS SUPPLIED BY RECOLOGY BLOSSOM VALLEY ORGANICS.HTTP://THECOMPOSTSTORE.COM/;
 - OR APPROVED EQUIVALENT.

MAINTENANCE PERIOD

- THE MAINTENANCE PERIOD IS 90 DAYS, BEGINNING ON THE DAY PROVISIONAL ACCEPTANCE IS AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
- USE QUALIFIED AND EXPERIENCED GARDENERS TO PERFORM MAINTENANCE, INCLUDING BUT NOT LIMITED TO: WATERING, WEED ERADICATION, CULTIVATING, FERTILIZING, PEST MANAGEMENT, CLEAN-UP, LITTER REMOVAL, ADJUSTING AND REPAIRING TREE STAKES AND TIES, AND ALL OTHER OPERATIONS NECESSARY TO ASSURE GOOD PLANT GROWTH, AND A CLEAN, WELL TENDED SITE.
- FERTILIZER: TYPE AND QUANTITY USED DURING THE MAINTENANCE PERIOD SHALL BE DETERMINED BY SOILS TEST.
- WATER: CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER THROUGH THE CONSTRUCTION PERIOD UP UNTIL THE PERMANENT WATER CONNECTION IS INSTALLED.
- REPLACE DEAD PLANTS IMMEDIATELY WITH PLANTS OF THE SAME SPECIES AND SIZE AS SPECIFIED.
- ANY DAY WHEN THE CONTRACTOR FAILS TO: ADEQUATELY WATER PLANTS, REPLACE UNSUITABLE PLANTS, PERFORM WEED ERADICATION, OR OTHER WORK AS DETERMINED NECESSARY BY THE OWNER'S REPRESENTATIVE, WILL NOT BE CREDITED AS ONE OF THE MAINTENANCE PERIOD DAYS.
- IN ADDITION TO INITIAL FERTILIZATION, APPLY ADDITIONAL OMRI FERTILIZERS AS NECESSARY TO MAINTAIN PLANT IN A HEALTHY, GREEN, VIGOROUS CONDITION DURING THE MAINTENANCE PERIOD, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- FERTILIZE PLANTING AREAS WITH NATURALLY OCCURRING NON-SYNTHETIC FERTILIZERS SUCH AS COMPOST TEA, ORGANIC FERTILIZER AND/OR COMPOST PER SOIL TESTING LAB RECOMMENDATION 30 DAYS AFTER PLANTING AND AS NEEDED. FERTILIZERS PROHIBITED BY OMRI ARE NOT ALLOWED.
- REMOVE ALL BROADLEAF WEEDS A MINIMUM OF 3 WEEKS BEFORE FINAL INSPECTION.
- IPM TO BE USED FOR CONTROL OF WEEDS. PRE-EMERGENT HERBICIDES ARE TO NOT BE USED AS A FIRST AND ONLY WEED CONTROL METHOD. CONTRACTOR TO SUBMIT AN IPM HOLISTIC APPROACH TO MITIGATE WEEDS AND PLANT DISEASES.
- DO NOT USE HERBICIDES THAT ARE NOT ALLOWED BY THE OMRI IN ITS GENERIC MATERIALS FOR THE MAINTENANCE OF THE LANDSCAPE. CONTRACTOR TO SUBMIT AN IPM HOLISTIC APPROACH TO MITIGATE WEEDS AND PLANT DISEASES.
- CHECK NURSERY STAKES AND TIES REGULARLY TO INSURE THAT THEY ARE SECURE AND NOT INJURING THE TRUNK. REMOVE NURSERY STAKES AND TIES AS SOON AS TREES ARE SELF-SUPPORTING OR AT END OF FIRST SEASON WHICHEVER IS SOONER.
- MULCHING: CONTRACTOR TO MAINTAIN A MINIMUM OF 3" OF MULCH AT ALL TIMES OVER SOIL SURFACE THAT IS NOT COVERED BY VEGETATION. KEEP MULCH 3" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS. RESTORE PLANT BASINS.
- PRUNE NEW TREES AND SHRUBS ONLY AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, EXCEPT BROKEN OR DAMAGED GROWTH OR WHEN NECESSARY TO ENABLE NEW TREE TO SUPPORT ITSELF.
- SHRUB PRUNING SHOULD NOT OCCUR AS THIS IS A NO-SHEAR LANDSCAPE DESIGN CONFORMING TO RESCAPE STANDARDS. DO NOT CLIP SHRUBS INTO BALLED OR BOXED FORMS.
- ORNAMENTAL GRASSES:
 - TOP DRESS WITH 2 INCHES OF MULCH IN SPRING AND FALL.
 - DO NOT CUT BACK ENTIRE PLANT. REMOVE EXCESSIVE DEAD FOLIAGE BY HAND. USE EQUIPMENT AS NECESSARY TO AVOID SHREDDING FOLIAGE.
 - ONCE ESTABLISHED, SET IRRIGATION SCHEDULE FOR WEEKLY WATERING.
- PROTECT ALL PLANTED AREAS AGAINST TRESPASSING AND DAMAGE AT ALL TIMES. REPAIR DAMAGE AS DIRECTED BY THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COST TO THE OWNER.
- MAINTAIN IRRIGATION SYSTEM DURING THE MAINTENANCE PERIOD.
- SUBMIT WEEKLY MAINTENANCE REPORTS, LISTING TASKS COMPLETED DURING EACH VISIT, FOR THE FIRST THREE MONTHS. THEREAFTER, SUBMIT REPORTS MONTHLY AT A MINIMUM, FOR THE DURATION OF THE MAINTENANCE PERIOD. SUBMIT REPORTS TO THE OWNER'S REPRESENTATIVE.

PLANTING WARRANTY PERIOD

- ALL TREES TO BE WARRANTED FOR 1 YEAR AFTER FINAL ACCEPTANCE. ALL OTHER PLANTS ARE TO BE WARRANTED FOR 90 DAYS AFTER FINAL ACCEPTANCE. PROVIDE NEW PLANTS FOR PLANTS THAT HAVE DIED OR INDICATE POOR HEALTH DURING THIS TIME, AT NO ADDITIONAL COST TO OWNER OR OWNER'S REPRESENTATIVE. PROVIDE REPLACEMENT PLANTS WITHIN TWO WEEKS OF NOTIFICATION BY OWNER'S REPRESENTATIVE.
- WARRANTY WILL NOT COVER DAMAGE OR LOSS OF PLANTS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF THE SITE.

IRRIGATION SYSTEM WARRANTY

- PROVIDE OWNER WITH CERTIFICATE OF WARRANTY FOR IRRIGATION SYSTEM. CERTIFICATE TO BE ON THE CONTRACTOR'S LETTERHEAD AND INCLUDE ALL CONTRACTOR CONTACT INFORMATION.
- IRRIGATION SYSTEM TO BE WARRANTED AGAINST FAILURE OF ALL COMPONENTS, PIPES AND WIRES INSTALLED WITH THIS CONTRACT. WARRANTY PERIOD: 1 YEAR.

POST CONSTRUCTION COMPLIANCE CHECKLIST TO BE PROVIDED BY CONTRACTOR/OWNER


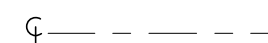
- PARAMETERS FOR SETTING THE IRRIGATION SCHEDULE ON CONTROLLER.
- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
- LOCAL AGENCY OR THIRD PARTY CERTIFIED IRRIGATION AUDITOR TO PERFORM AUDIT.
- EXISTING SOIL ANALYSIS REPORT

LANDSCAPE GENERAL NOTES

- REFER TO GENERAL NOTES ON 5/G0.00.
- "TYP." OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
- DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
- UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED. MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
- REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
- LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO INSTALLATION OF FORMS OR GRADING FOR LANDSCAPE WORK.
- CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SAND BED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS.
- QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.

SEE 3/G0.00 FOR THE LIST OF BID ALTERNATES FOR THE LANDSCAPE SCOPE OF WORK.

GENERAL SYMBOLS & ABBREVIATIONS

-  PROPERTY LINE
-  CENTER LINE
- (E) EXISTING
- S.A.D. SEE ARCHITECTURE DRAWINGS
- S.C.D. SEE CIVIL DRAWINGS
- TYP. TYPICAL

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	02/12/2024	BID SET
1	04/01/2024	BID ADDENDUM #1

Issue Note:

BID SET

Project ID: BSC

File Name:

Drawn By: EL

Review By: CK

Plot Date:

Sheet Title:

LEGEND AND NOTES

Sheet No.:

L1.1

PLANTING NOTES ON L1.1

PLANT LIST					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
GRASS					
CT	15	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW
L	25	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	LOW
PB	69	PHYLLOSTACHYS BISSETTII	BISSETT'S BAMBOO	5 GAL	LOW
A	10	STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS	1 GAL	MODERATE
GROUND COVER					
SP	2	MENTHA SPICATA	SPEARMINT	1 GAL	MODERATE
PM	2	MENTHA X PIPERITA	PEPPERMINT	1 GAL	MODERATE
PH	2	PHYSALIS PERUVIANA	GROUND CHERRY	1 GAL	MODERATE
Z	19	STACHYS BYZANTINA	LAMB'S EARS	1 GAL	LOW
PERENNIAL					
Y	16	ACHILLEA MILLEFOLIUM 'TERRACOTTA'	YARROW	1 GAL	LOW
V	4	ALLIUM TUBEROSUM	GARLIC CHIVES	1 GAL	MODERATE
N	5	CALENDULA OFFICINALIS	CALENDULA	4" CONT	LOW
E	4	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	4" CONT	LOW
U	1	LUPINUS SUCCULENTUS	ARROYO LUPINE	1 GAL	LOW
C	3	OCIMUM KILIMANDSCHARICUM X BASILICUM 'DARK OPAL'	AFRICAN BLUE BASIL	1 GAL	MODERATE
S	10	SALVIA 'ELK BLUE NOTE'	ELK BLUE NOTE SALVIA	1 GAL	LOW
P	3	SALVIA OFFICINALIS 'PURPUREA'	PURPLE SAGE	1 GAL	LOW
SHRUB					
AC	7	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	LOW
CC	5	CALLIANDRA X SIERRA STARR	SIERRA STARR FAIRY DUSTER	5 GAL	LOW
R	3	ROSMARINUS 'CHEF'S CHOICE'	CHEF'S CHOICE ROSEMARY	1 GAL	LOW
RO	3	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	LOW
ST	3	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	LOW
SUCCULENT					
AA	3	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	VERY LOW
G	18	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	1 GAL	LOW
F	16	GRAPTOVERIA 'FRED IVES'	FRED IVES GRAPTOVERIA	1 GAL	LOW
D	11	YUCCA DESMETIANA 'BLUE BOY'	BLUE BOY YUCCA	1 GAL	VERY LOW
TREE					
CJA	1	CITRUS JAPONICA 'NAGAMI'	KUMQUAT	15 GAL	MODERATE
CIMI	1	CITRUS X MICROCARPA	CALAMANSI	15 GAL	MODERATE
FICA	2	FICUS CARICA	COMMON FIG	15 GAL	MODERATE
TRFO	3	TRACHYCARPUS FORTUNEI	WINDMILL PALM	15 GAL	LOW

EXISTING PLANTS AND PLANTERS

NUMBER	PLANTER	PLANTS	ACTION
1	3' ROUND	LEMON TREE	TRANSPLANT
2	3' ROUND	APPLE TREE	TRANSPLANT
3	3' ROUND	PEAR TREE	TRANSPLANT
4	4' ROUND	PLUM TREE	TRANSPLANT
5	8' OVAL	SUCCULENTS	RELOCATE
6	6' ROUND	STRELITZIA, LOMANDRA	RELOCATE
7	6' ROUND	STRELITZIA, LOMANDRA	RELOCATE
8	8' OVAL	NEPETA, ACACIA COUSIN ITT	RELOCATE
9	4' ROUND	STRELITZIA, LOMANDRA	TRANSPLANT
10	4' ROUND	LOMANDRA	TRANSPLANT
11	4' ROUND	LOMANDRA	TRANSPLANT
12	8' OVAL	LOMANDRA	TRANSPLANT
13	8' OVAL	LOMANDRA	TRANSPLANT
14	8' OVAL	ACACIA COUSIN ITT	TRANSPLANT
15	8' OVAL	ACACIA COUSIN ITT	TRANSPLANT

TRANSPLANT AND RELOCATION NOTES

- TRANSPLANT:** EXISTING PLANTS TO BE PROTECTED IN EXISTING PLANTERS (**ADD. ALT. A1**), THEN TRANSPLANTED AFTER FINAL LOCATION IS READY, TO LOCATION SHOWN ON PLANTING PLAN. EXISTING LOMANDRA, ACACIA COUSIN ITT, AND STRELITZIA TO BE USED WHERE PLANTS OF SAME SPECIES ARE SHOWN ON PLANTING PLAN. (**BID ALT. B2**).
- RELOCATE:** EXISTING PLANTS TO BE PROTECTED IN EXISTING PLANTERS (**ADD. ALT. A1**). AMEND SOIL IN EXISTING PLANTERS WITH COMPOST AND ADD SOIL AS NEEDED, RELOCATE TO LOCATION SHOWN ON PLANTING PLAN. (**BID ALT. B2**).
- SEE DEMO PLANS FOR LOCATIONS OF EXISTING PLANTS TO BE RELOCATED OR TRANSPLANTED. LANDSCAPE ARCHITECT TO VERIFY FINAL SELECTION IN THE FIELD (**ADD. ALT. A1**).
- EXISTING PLANTS TO BE EITHER RETAINED AND KEPT HEALTHY DURING CONSTRUCTION OR REPLACED IN KIND AT TIME OF PLANTING, TREES AS 24" BOX, SHRUBS AND PERENNIALS AS 5 GALLON (**ADD. ALT. A1**)
- PREVENT DAMAGE AND DISEASE TO EXISTING PLANTS DURING TRANSPLANT.

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Sheet Title:

PLANTING SCHEDULE AND NOTES

Sheet No.:

L1.5

SITE FURNISHINGS SCHEDULE

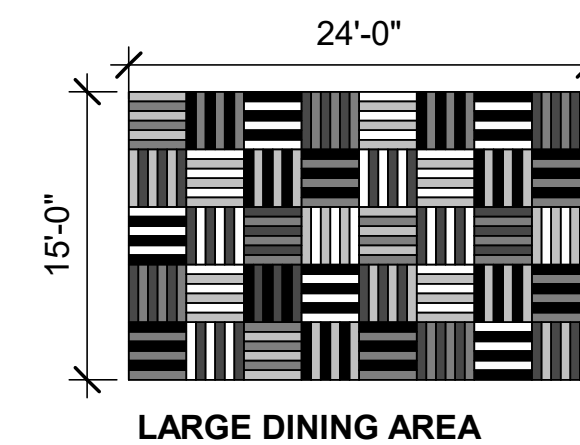
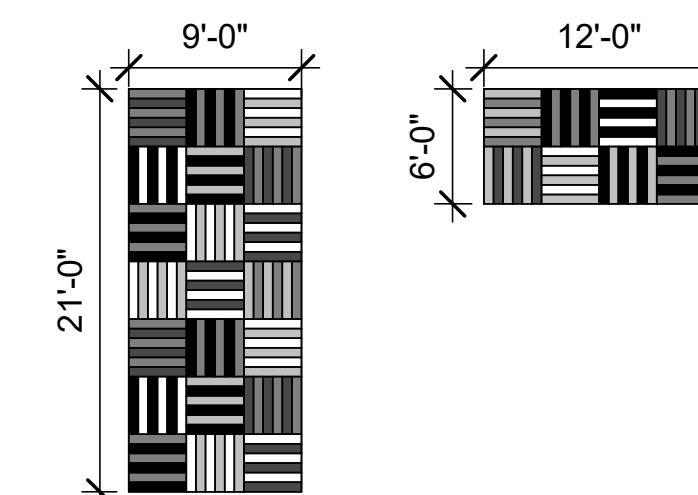
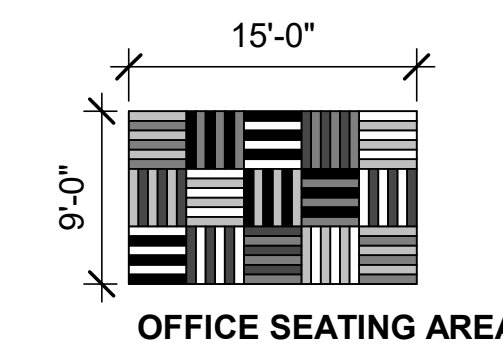
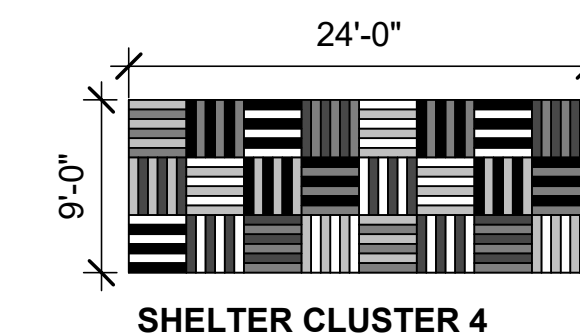
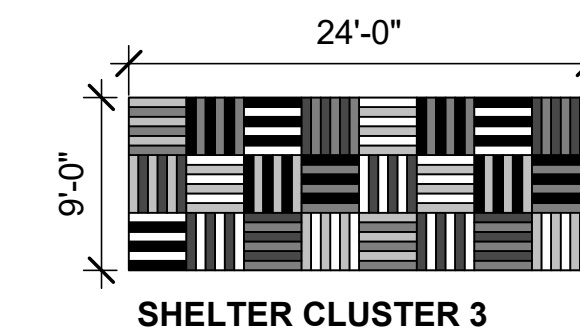
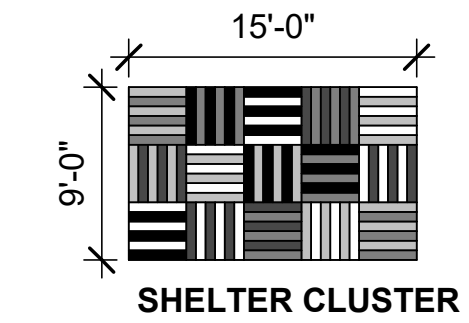
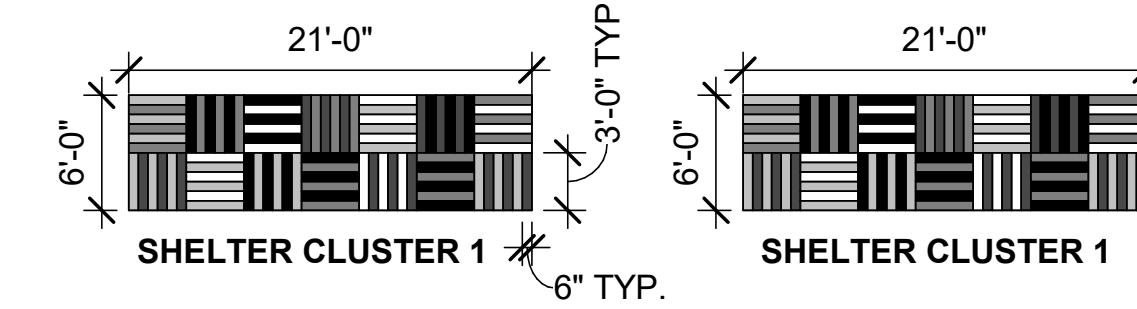
QTY	PRODUCT	COLOR	MANUFACTURER	LOCATION
4	CHAIR 483 STEEL	BLUE	DUMOR	SHELTER CLUSTER 1
4	CHAIR 483 STEEL	DEEP RED	DUMOR	SHELTER CLUSTER 2
4	CHAIR 483 STEEL	SAFETY YELLOW	DUMOR	SHELTER CLUSTER 3
4	CHAIR 483 STEEL	RECYCLE BLUE	DUMOR	SHELTER CLUSTER 4
4	CHAIR 483 STEEL	RECYCLE GREEN	DUMOR	DINING AREAS
4	CHAIR 483 STEEL	HUNTER GREEN	DUMOR	DINING AREAS
4	CHAIR 483 STEEL	FOREST GREEN	DUMOR	DINING AREAS
1	514 TABLE WITH SLOTTED STEEL TOP	BLUE	DUMOR	SHELTER CLUSTER 1
1	514 TABLE WITH SLOTTED STEEL TOP	DEEP RED	DUMOR	SHELTER CLUSTER 2
1	514 TABLE WITH SLOTTED STEEL TOP	SAFETY YELLOW	DUMOR	SHELTER CLUSTER 3
1	514 TABLE WITH SLOTTED STEEL TOP	RECYCLE BLUE	DUMOR	SHELTER CLUSTER 4
2	514 TABLE WITH SLOTTED STEEL TOP	RECYCLE GREEN	DUMOR	DINING AREAS
1	514 TABLE WITH SLOTTED STEEL TOP	HUNTER GREEN	DUMOR	DINING AREAS
1	514 TABLE WITH SLOTTED STEEL TOP	FOREST GREEN	DUMOR	DINING AREAS
1	6' PICNIC TABLE	RECYCLE GREEN	DUMOR	DINING AREAS
2	6' PICNIC TABLE	FOREST GREEN	DUMOR	DINING AREAS
2	6' ADA PICNIC TABLE	HUNTER GREEN	DUMOR	DINING AREAS
1	6' ADA PICNIC TABLE	FOREST GREEN	DUMOR	DINING AREAS
2	OVERSIZED ADIRONDACK CHAIR	DARK BLUE	ALLMODERN X POLYWOOD	SHELTER CLUSTER 1
3	OVERSIZED ADIRONDACK CHAIR	GREEN	ALLMODERN X POLYWOOD	SEATING AREAS
4	OVERSIZED ADIRONDACK CHAIR	DARK GREEN	ALLMODERN X POLYWOOD	SEATING AREAS
1	LONG ISLAND 18" SIDE TABLE	PACIFIC BLUE	POLYWOOD	SHELTER CLUSTER 1
5	LONG ISLAND 18" SIDE TABLE	LIME	POLYWOOD	SEATING AREAS
3	LONG ISLAND 18" SIDE TABLE	GREEN	POLYWOOD	SEATING AREAS
5	TATE OUTDOOR CHAISE LOUNGE	WHITE	ALLMODERN X POLYWOOD	SEATING AREAS

1
L2.2 SITE FURNISHINGS SCHEDULE
NO SCALE
BID ALT. B1

PLANTER SCHEDULE

QTY	PRODUCT	COLOR	DISTRIBUTOR/MANUFACTURER	LOCATION
1	25"X23" FLAME POT - MEXICAN HANDPAINTED CLAY	RED	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 2
1	25"X23" FLAME POT - MEXICAN HANDPAINTED CLAY	ORANGE	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 3
1	25"X23" FLAME POT - MEXICAN HANDPAINTED CLAY	YELLOW	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 3
2	25"X23" FLAME POT - MEXICAN HANDPAINTED CLAY	AQUA	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 4
1	25"X23" FLAME POT - MEXICAN HANDPAINTED CLAY	GREEN	PLANTER & POTTERY OUTLET	OFFICE
1	25"X23" FLAME POT - MEXICAN HANDPAINTED CLAY	YELLOW	PLANTER & POTTERY OUTLET	OFFICE
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	RED WITH BLACK	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 2
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	ORANGE	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 2
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	YELLOW	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 3
2	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	ORANGE	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 3
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	AQUA	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 3
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	AQUA	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 4
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	ORANGE	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 4
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	GREEN	PLANTER & POTTERY OUTLET	SHELTER CLUSTER 4
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	AVOCADO GREEN	PLANTER & POTTERY OUTLET	OFFICE
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	GREEN	PLANTER & POTTERY OUTLET	SEATING AREA
1	22"X20.5" FLAME POT - MEXICAN HANDPAINTED CLAY	YELLOW	PLANTER & POTTERY OUTLET	SEATING AREA

2
L2.2 PLANTER SCHEDULE
NO SCALE
BID ALT. B2



- NOTES:
- SEE PLAN FOR PAINTING LOCATIONS AND ALIGNMENT, EACH AREA TO HAVE ≤ 6 DIFFERENT COLORS, PATTERN AS SHOWN ABOVE.
 - PAINT: SB120; COLORS: ≤ 15 DIFFERENT COLORS; MANUFACTURER: STREETBOND, WWW.STREETBOND.COM, OR APPROVED EQUIVALENT
 - IN AREAS WHERE ASPHALT PATTERNS ARE TO BE PAINTED, WASH ASPHALT AND PATCH EXISTING ASPHALT WHERE NEEDED. APPLY ASPHALT PRIMER BEFORE PAINTING. APPLY CLEAR PROTECTIVE TOPCOAT AFTER PAINTING.
 - INSTALL PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS

3
L2.2 PATTERNED PAINTED ASPHALT LAYOUT
1" = 10'-0"
BID ALT. B3

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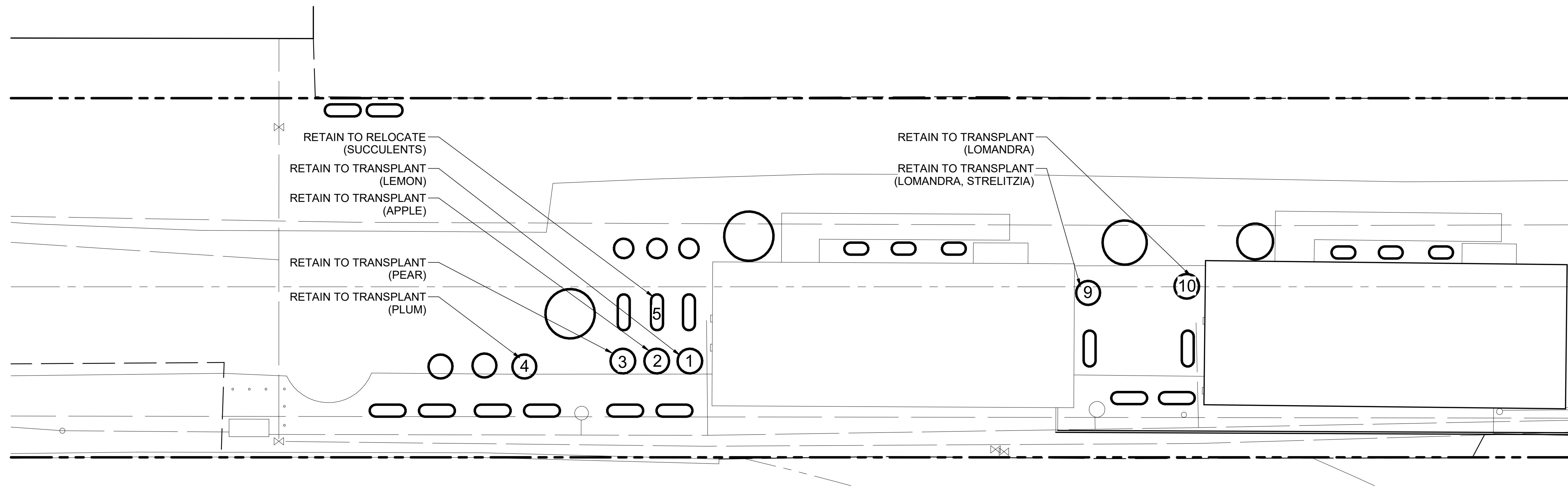
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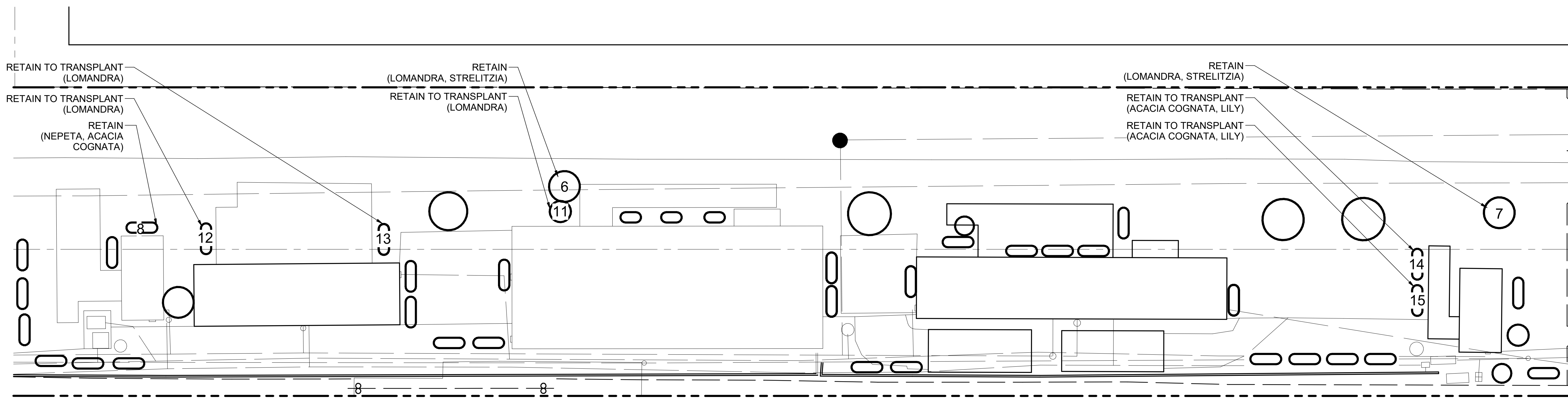
**LANDSCAPE
DETAILS - 2**

Sheet No.:

L2.2



2 EXISTING PLANTERS SALVAGE PLAN - SOUTH
L2.5 3/32" = 1'-0"



1 EXISTING PLANTERS SALVAGE PLAN - NORTH
L2.5 3/32" = 1'-0"

EXISTING PLANTER SALVAGE NOTES

- NOTES:**
 1) NUMBERS CORRESPOND TO EXISTING PLANTS AND PLANTERS SCHEDULE, SEE SHEET L1.5.
 2) ALL PLANTERS IN GOOD CONDITION ARE TO BE EMPTIED, CLEANED, AND STORED FOR USE IN NEW PLANTING. SEE 1/L2.4. PLANTER LOCATIONS AND SIZES ARE DIAGRAMMATIC.

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APN #: 57-2112-5

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No.	Date	Issue
1	04/01/2024	BID ADDENDUM #1

Issue Note:

BID SET

Project ID: BSC

File Name:

Drawn By: EL

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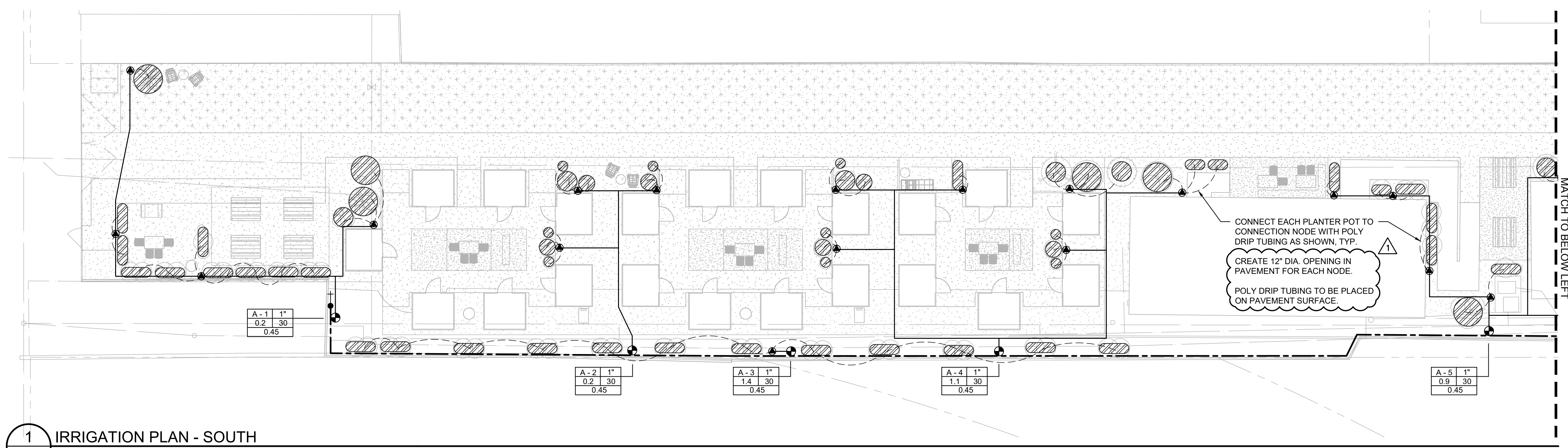
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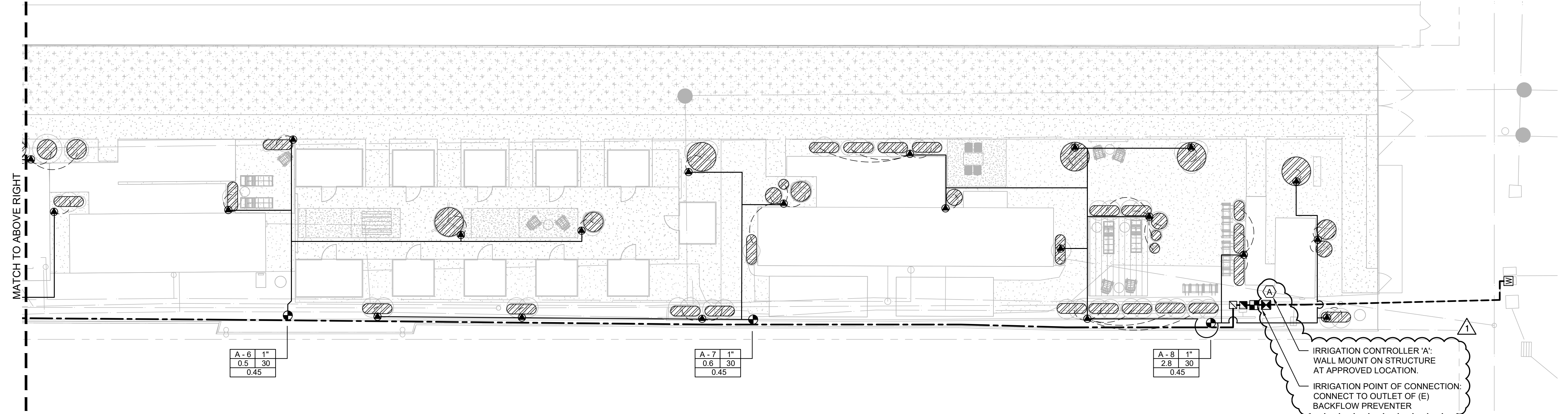
EX. PLANTER SALVAGE PLAN

Sheet No.:

L2.5



1 IRRIGATION PLAN - SOUTH
 L3.1 SCALE: 3/32" = 1'-0"



2 IRRIGATION PLAN - NORTH
 L3.2 SCALE: 3/32" = 1'-0"

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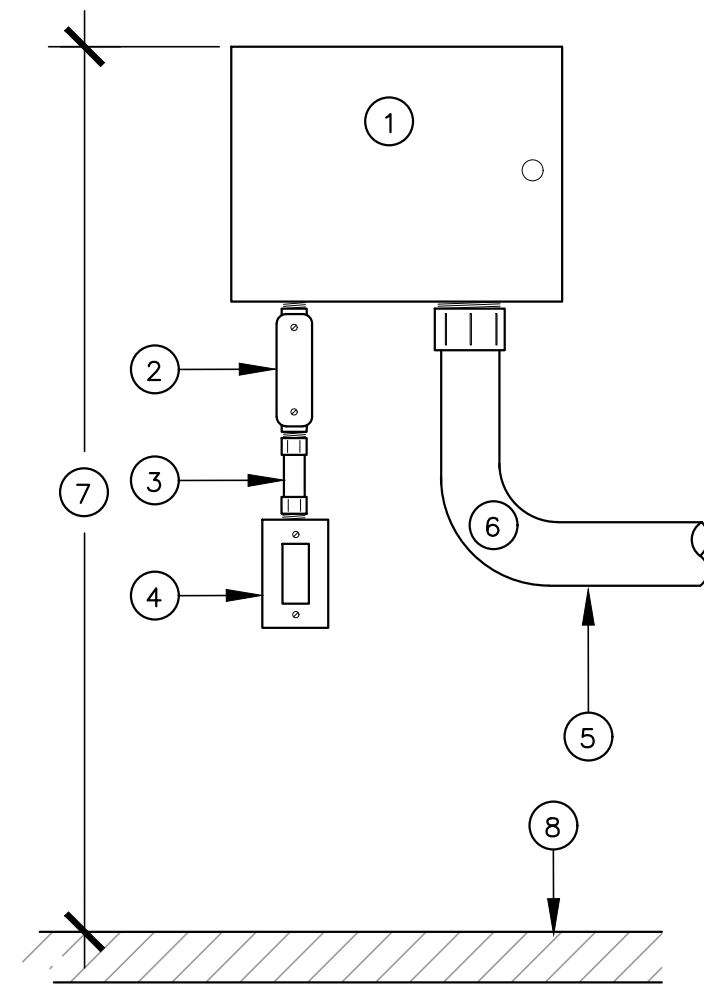
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	02/12/2024	BID SET
1	04/01/2024	BID ADDENDUM #1

Issue Note:

BID SET
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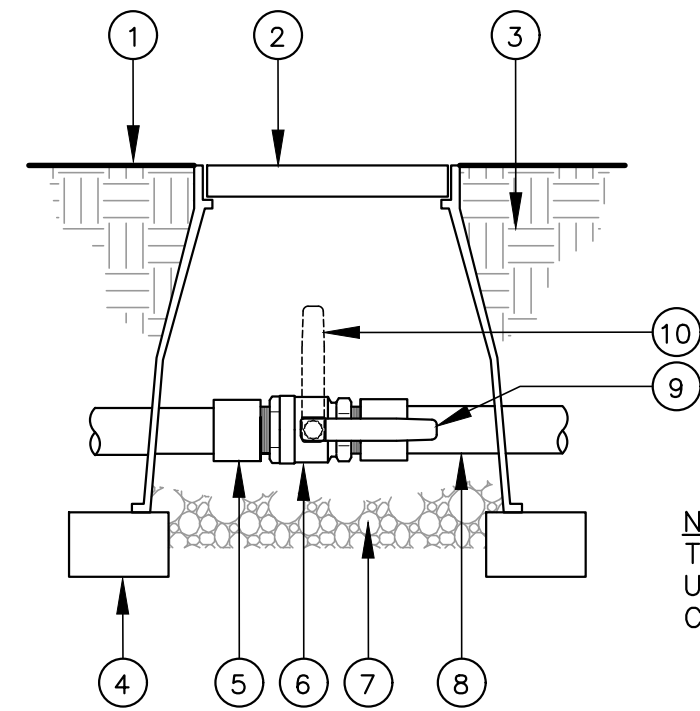
Sheet Title:
IRRIGATION PLAN

Sheet No.:
L3.1



- 1 CONTROLLER
- 2 CONDUIT BODY TYPE L
- 3 EMT STEEL CONDUIT
- 4 120 VOLT POWER SUPPLY WITH GFI POWER SWITCH
- 5 LOW VOLTAGE FIELD WIRING IN CONDUIT
- 6 LONG CONDUIT SWEEP
- 7 5' OR AS DIRECTED
- 8 FINISH FLOOR

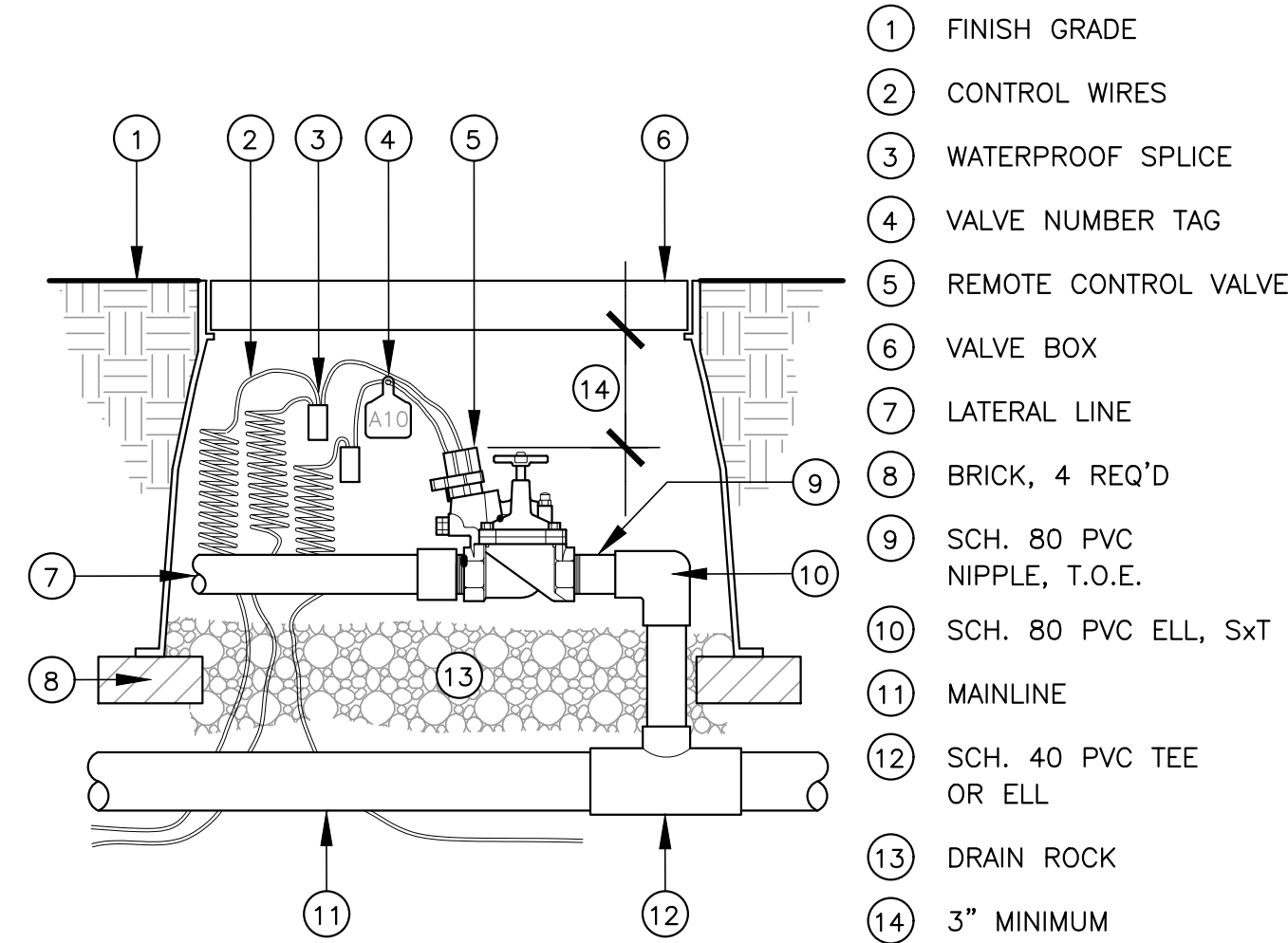
1 CONTROLLER - WALL MOUNT
SCALE: NTS ADD. ALT. A1



- 1 FINISH GRADE
- 2 VALVE BOX
- 3 AMENDED PLANTER SOIL
- 4 BRICK, 2 REQ'D.
- 5 PVC MALE ADAPTER
- 6 BRONZE BALL VALVE
- 7 DRAIN ROCK
- 8 PVC MAINLINE
- 9 OPERATING HANDLE - OPEN POSITION
- 10 OPERATING HANDLE - CLOSED POSITION

NOTE: ORIENT BALL VALVE SUCH THAT OPERATING HANDLE POINTS UPWARD AS SHOWN WHEN IN CLOSED POSITION.

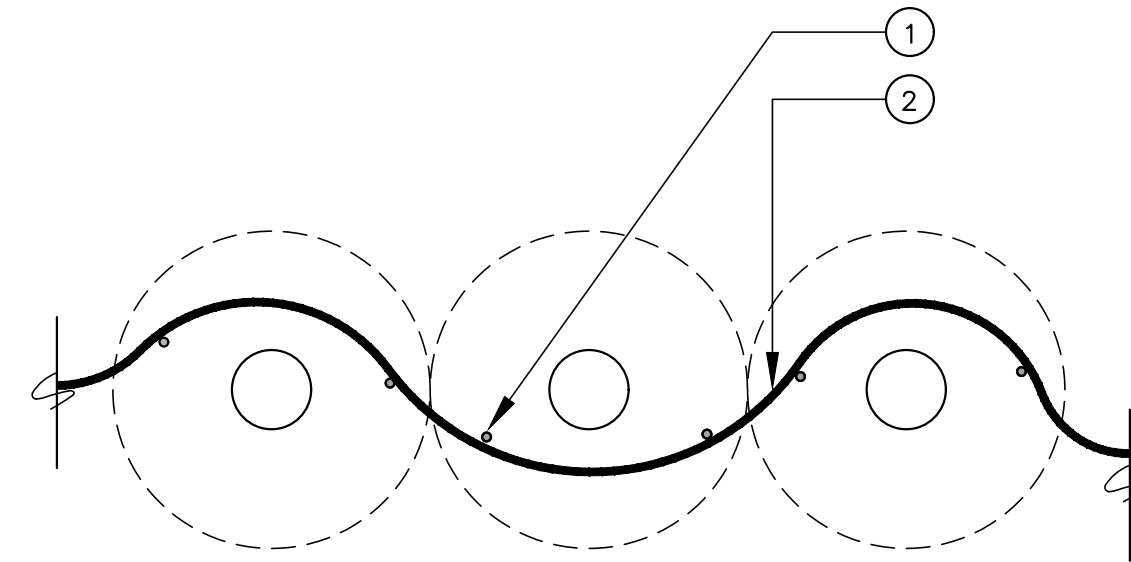
2 MAINLINE ISOLATION BALL VALVE
SCALE: NTS ADD. ALT. A1



- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 SCH. 80 PVC NIPPLE, T.O.E.
- 10 SCH. 80 PVC ELL, SxT
- 11 MAINLINE
- 12 SCH. 40 PVC TEE OR ELL
- 13 DRAIN ROCK
- 14 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

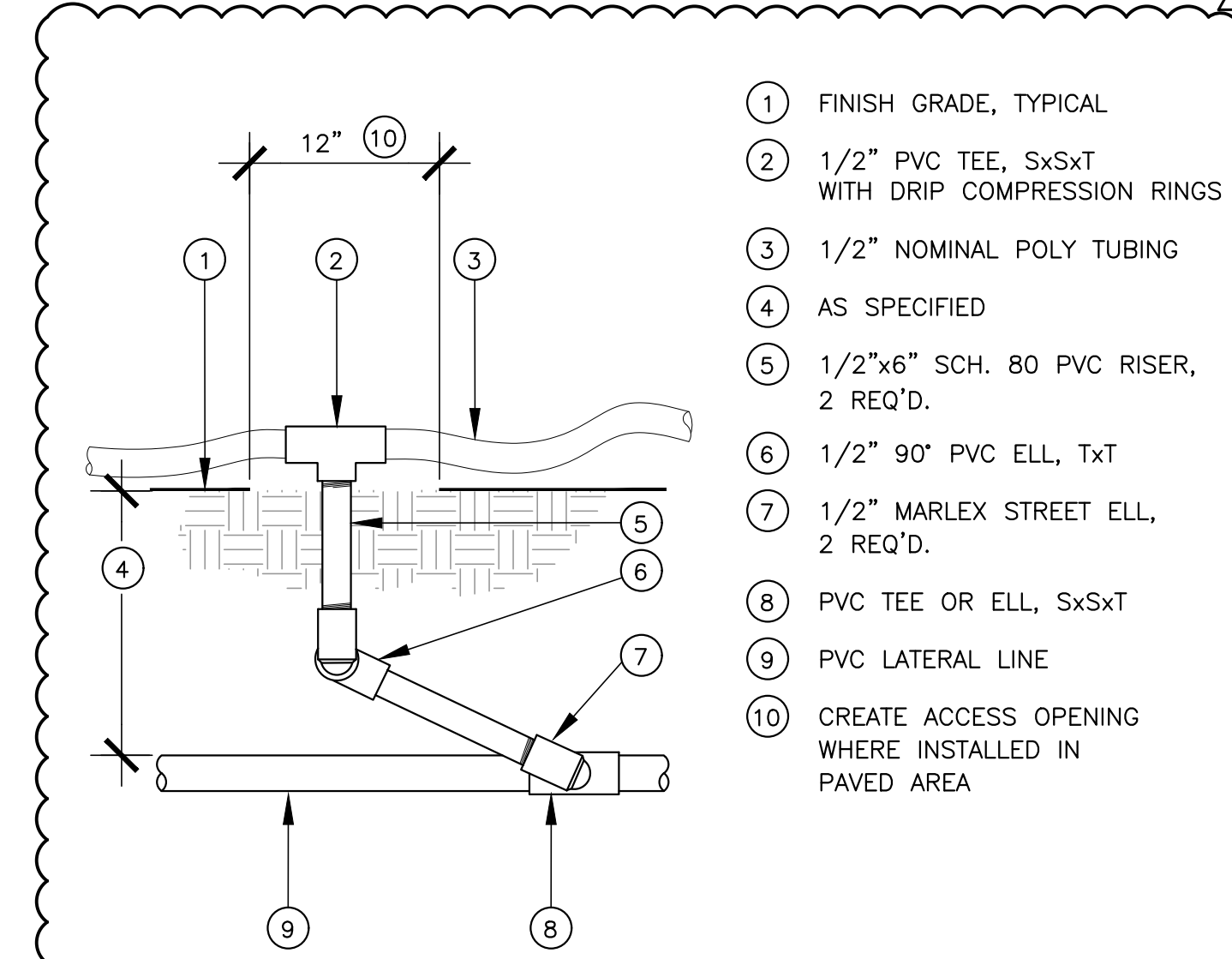
3 REMOTE CONTROL VALVE
SCALE: NTS ADD. ALT. A1



- 1 EMITTERS
- 2 DRIP LINE

NOTES:
1. INSTALL EMITTERS ON OPPOSITE SIDES OF ROOTBALLS OF EACH PLANT.
2. STAKE TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.

4 DRIP EMITTERS
SCALE: NTS BID ALT. B2



- 1 FINISH GRADE, TYPICAL
- 2 1/2" PVC TEE, SxSxT WITH DRIP COMPRESSION RINGS
- 3 1/2" NOMINAL POLY TUBING
- 4 AS SPECIFIED
- 5 1/2"x6" SCH. 80 PVC RISER, 2 REQ'D.
- 6 1/2" 90° PVC ELL, TxT
- 7 1/2" MARLEX STREET ELL, 2 REQ'D.
- 8 PVC TEE OR ELL, SxSxT
- 9 PVC LATERAL LINE
- 10 CREATE ACCESS OPENING WHERE INSTALLED IN PAVED AREA

5 LATERAL LINE TO DRIP LINE CONNECTION
SCALE: NTS BID ALT. B2

IRRIGATION LEGEND

SYMBOL	MODEL	DESCRIPTION
ADD. ALT. A1	WTPRO3-C-H2O48-CWM	WEATHERTRAK ET PRO3 2-WIRE CONTROLLER, WALL MOUNT WITH CELLULAR COMMUNICATION AND ANTENNA
ADD. ALT. A1	EXISTING	BACKFLOW PREVENTER TO REMAIN
ADD. ALT. A1	2160 - 1"	GRISWOLD MASTER REMOTE CONTROL VALVE - NORMALLY OPEN
ADD. ALT. A1	WT-FS-100-CST	CST FLOW SENSOR
ADD. ALT. A1	01002-00038	AMIAD FILTER WITH STAINLESS STEEL 130 MICRON SCREEN
ADD. ALT. A1	NOT SHOWN T-585-70	NIBCO FULL PORT BALL VALVE - LINE SIZE INSTALL ON MAINLINE SIDE OF EACH REMOTE CONTROL VALVE
ADD. ALT. A1	ICV-101	HUNTER REMOTE CONTROL VALVE
ADD. ALT. A1	B401K	CHAMPION BENT NOSE GARDEN VALVE WITH REMOVABLE KEY - INSTALL ON STEEL POST
ADD. ALT. A1		CONNECTION NODE FROM PVC LATERAL LINE TO POLYETHYLENE DRIP TUBING AT PLANTER CLUSTERS
ADD. ALT. A1		MAINLINE: SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER, SIZE 1".
ADD. ALT. A1		LATERAL LINE: SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER, SIZE 3/4".
BID ALT. B2		POINT SOURCE DRIP IRRIGATION IN PLANTERS: 1/2" NOMINAL POLYETHYLENE TUBING WITH MATCHING COMPRESSION FITTINGS, HUNTER HE-10-B, 1 GPH EMITTERS, 1 EMITTER PER PLANT.

CONTROLLER / STATION NUMBER
APPROXIMATE GPM THROUGH VALVE
APPROXIMATE PRECIPITATION RATE

A-1	1"
20	30
0.25	

REMOTE CONTROL VALVE SIZE
DESIGN OPERATING PRESSURE

IRRIGATION NOTES

- IRRIGATION SYSTEM DEMAND IS 5 GPM AT 50 PSI MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 70 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 50 PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED.
- INSTALL IRRIGATION CONTROLLER WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.
- INSTALL FLOW SENSOR CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED.
- LOCATE VALVE BOXES WHERE SHOWN ON PLAN WHERE POSSIBLE. STAKE PROPOSED LOCATIONS OF ALL VALVE BOXES AND OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- INSTALL PIPE AND WIRE UNDER PAVING IN BED OF CLEAN SAND SURROUNDING PIPE 4" ON ALL SIDES.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- WIRE SHALL BE #14 AWG MINIMUM, 600 VOLT UF, U.L. APPROVED FOR DIRECT BURIAL.
- PROVIDE OWNER WITH WARRANTIES AND OPERATING INSTRUCTIONS FOR ALL EQUIPMENT AND INSTRUCT OWNER IN CONTROLLER OPERATION.
- THOROUGHLY FLUSH ALL PIPELINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- INSTALL EMITTER TUBING AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS AS SHOWN ON PLANTING PLAN.
- INSTALL EMITTERS DIRECTLY INTO 1/2" DRIP LINE. SNAKE DRIP LINE SUCH THAT ALL EMITTERS ARE WITHIN BACKFILLED AREA SURROUNDING NEWLY INSTALLED PLANTS. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
- STAKE EMITTER TUBING IN PLACE IN PLANTERS WITH WIRE TUBING STAKES.

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Issue Note:

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02/12/24

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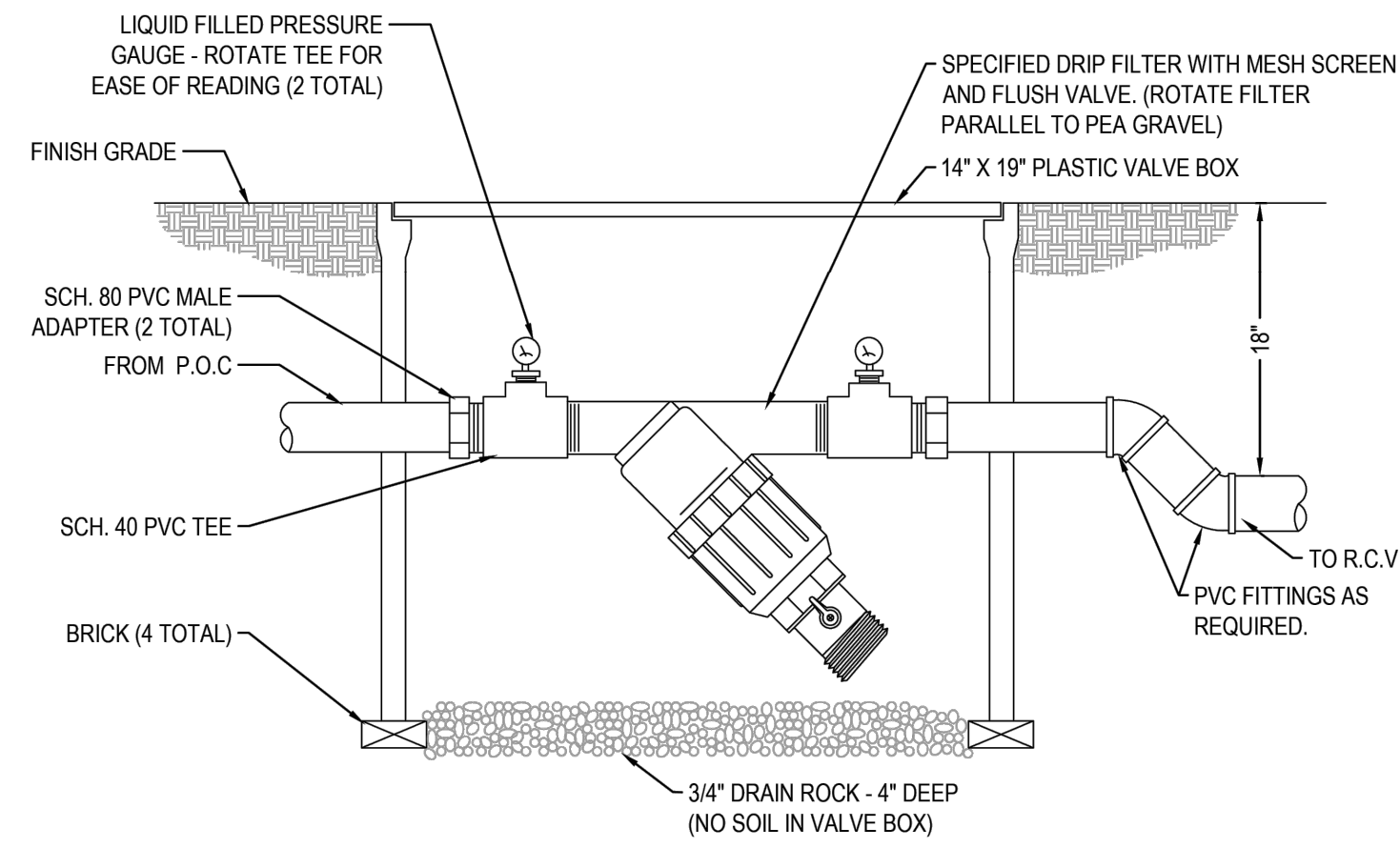
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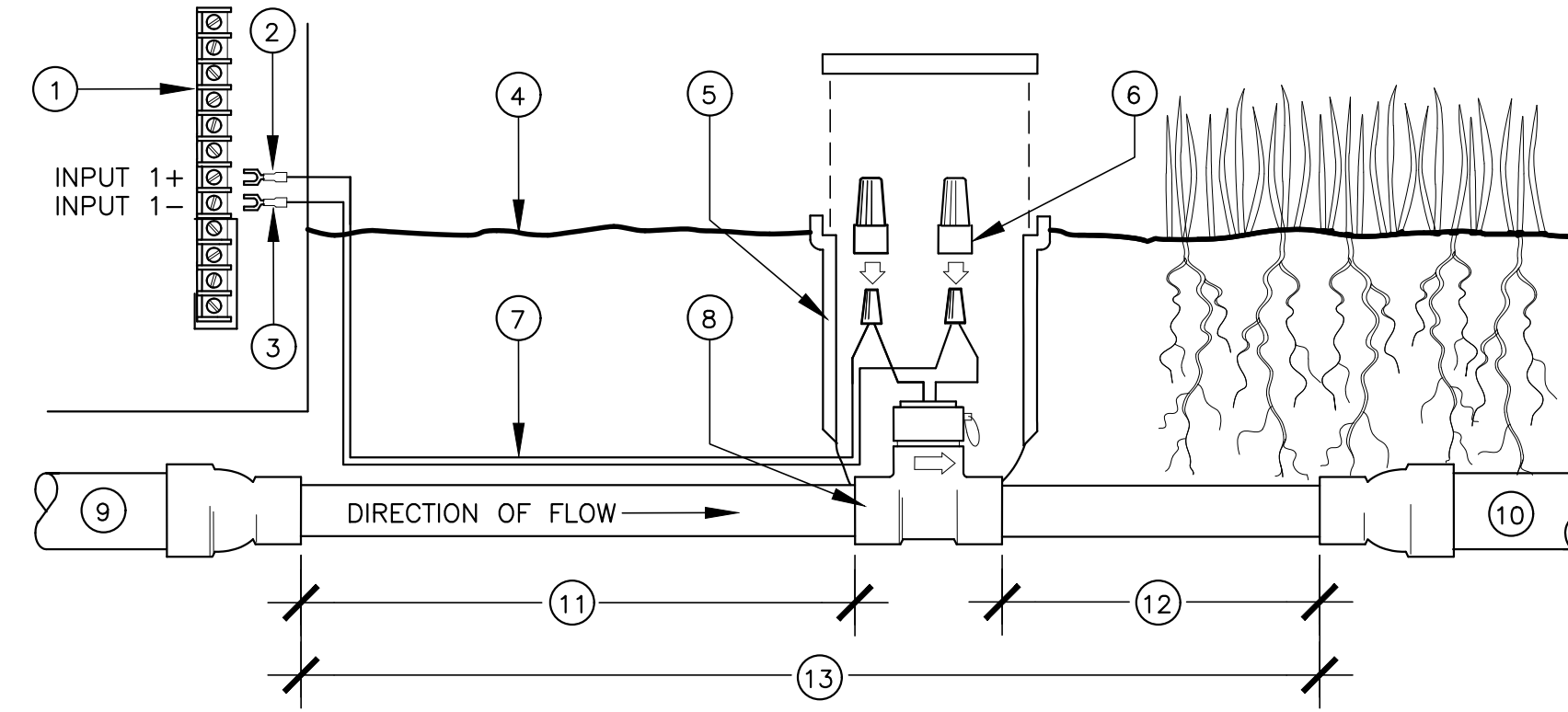
**IRRIGATION
LEGEND &
DETAILS**

Sheet No.:

L3.2



SECTION



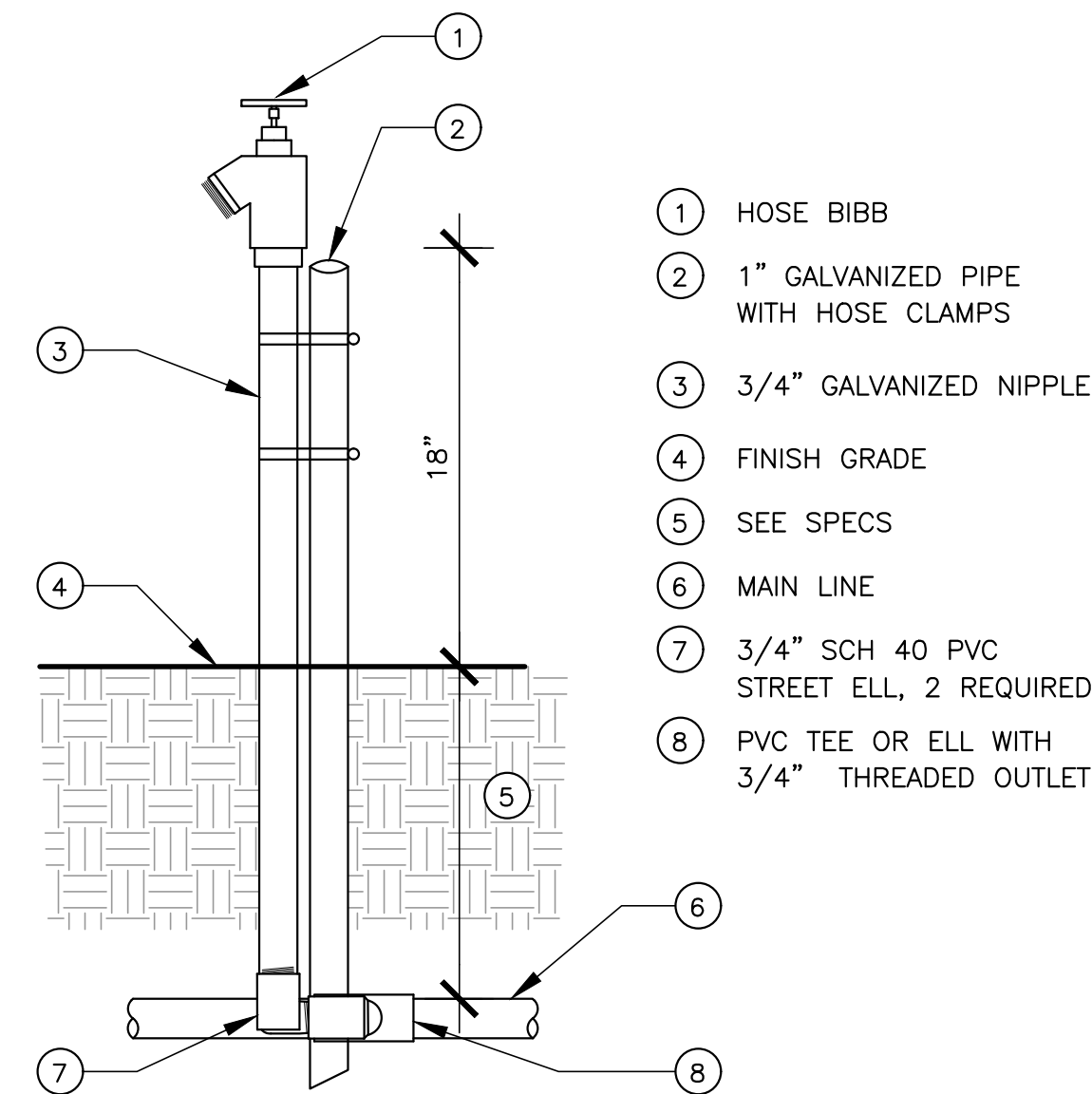
NOTES:

1. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND CONNECTION OF FLOW SENSOR.
2. FLOW SENSOR CABLE TO BE PER SENSOR MANUFACTURER SPEC.
3. USE WEATHERPROOF CONNECTORS PROVIDED WITH SENSOR FOR CABLE SPLICING AT SENSOR, 3M DBY/R OR EQUIVALENT.

- 1 SENSOR TERMINAL BOARD IN CONTROLLER
- 2 WHITE CONDUCTOR
- 3 BLACK CONDUCTOR
- 4 FINISH GRADE
- 5 VALVE BOX
- 6 WATERPROOF CONNECTORS
- 7 FLOW SENSOR CABLE
- 8 FLOW SENSOR
- 9 FROM BACKFLOW PREVENTER OR MASTER CONTROL VALVE
- 10 SYSTEM MAINLINE
- 11 10X PIPE DIAMETER MINIMUM
- 12 5X PIPE DIAMETER MINIMUM
- 13 NO FITTINGS, STRAIGHT PIPE ONLY

1 DRIP IRRIGATION FILTER
SCALE: NTS ADD. ALT. A1

2 FLOW SENSOR
SCALE: NTS ADD. ALT. A1



3 HOSE BIBB INSTALLATION
SCALE: NTS ADD. ALT. A1

- 1 HOSE BIBB
- 2 1" GALVANIZED PIPE WITH HOSE CLAMPS
- 3 3/4" GALVANIZED NIPPLE
- 4 FINISH GRADE
- 5 SEE SPECS
- 6 MAIN LINE
- 7 3/4" SCH 40 PVC STREET ELL, 2 REQUIRED
- 8 PVC TEE OR ELL WITH 3/4" THREADED OUTLET

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IRRIGATION DETAILS

Sheet No.:

L3.3

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