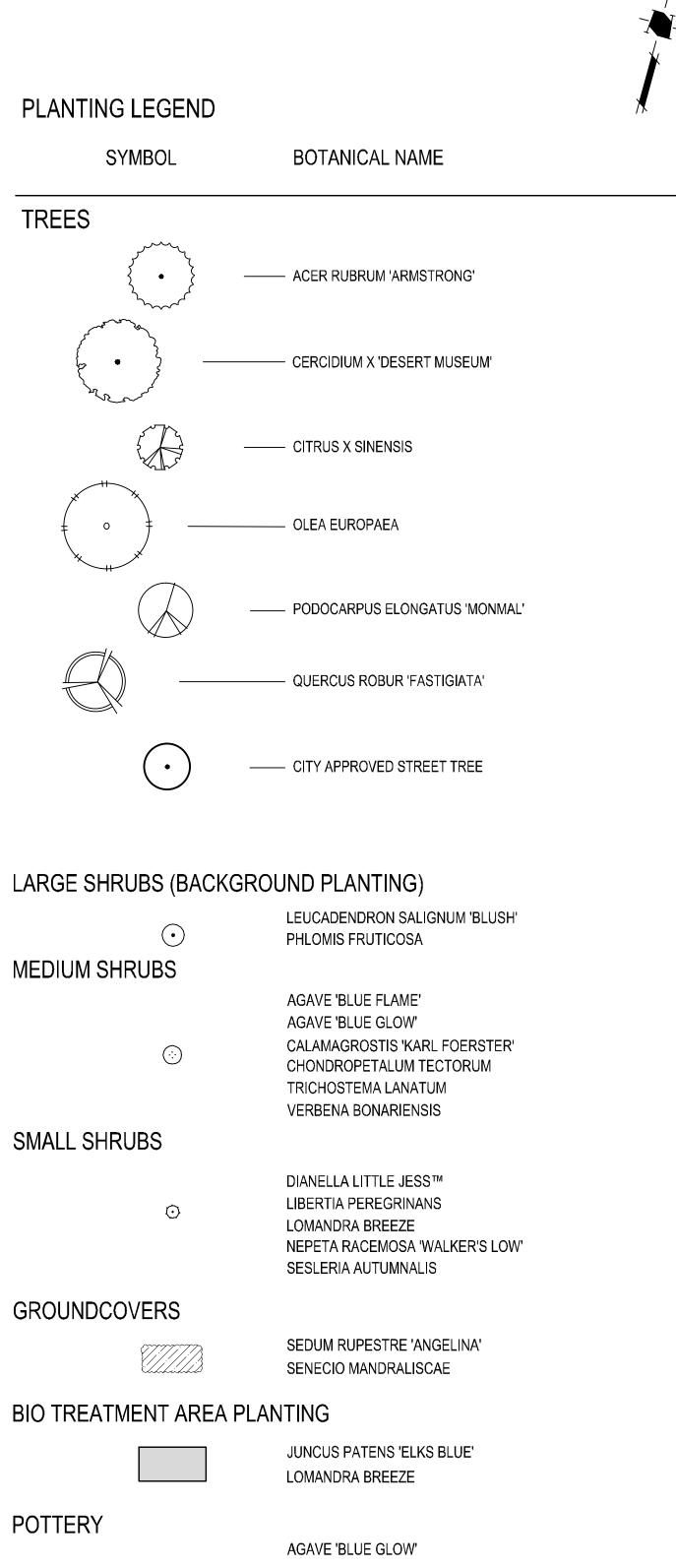
4TH STREET





ECHEVERIA DERENBERGII SENECIO MANDRALISCAE SESLERIA AUTUMNALIS

NOTES:

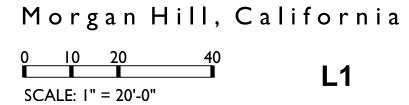
1. SEE SHEET L3 FOR PLANTING LEGEND AND NOTES.

SEE SHEET L4 FOR PLANTING DETAILS.
 SEE SHEET L5 AND L6 FOR HYDROZONE PLAN.

4. SEE SHEET L7 FOR IRRIGATION DETAILS.

PODIUM AND PERIMETER LANDSCAPE CONCEPT 12.23.16

SUNSWEET MIXED USE



POST LIGHT, TYPICAL -

POTTERY, TYPICAL -

BBQ COUNTER, TYPICAL -

RAISED PLANTER, TYPICAL

FIRE FEATURE, TYPICAL

WALL LIGHT, TYPICAL -

PROPOSED PAVILION

FEATURE POST LIGHT,

SYNTHETIC TURF

TERRACED PLANTING AREA -

TURF AREA FOR PET RELIEF

PRIVATE PEDESTRIAN

SECURITY FENCE WITH-

BIOTREATMENT AREA,

SWINGING GATE

TYPICAL

PASEO

STRUCTURE



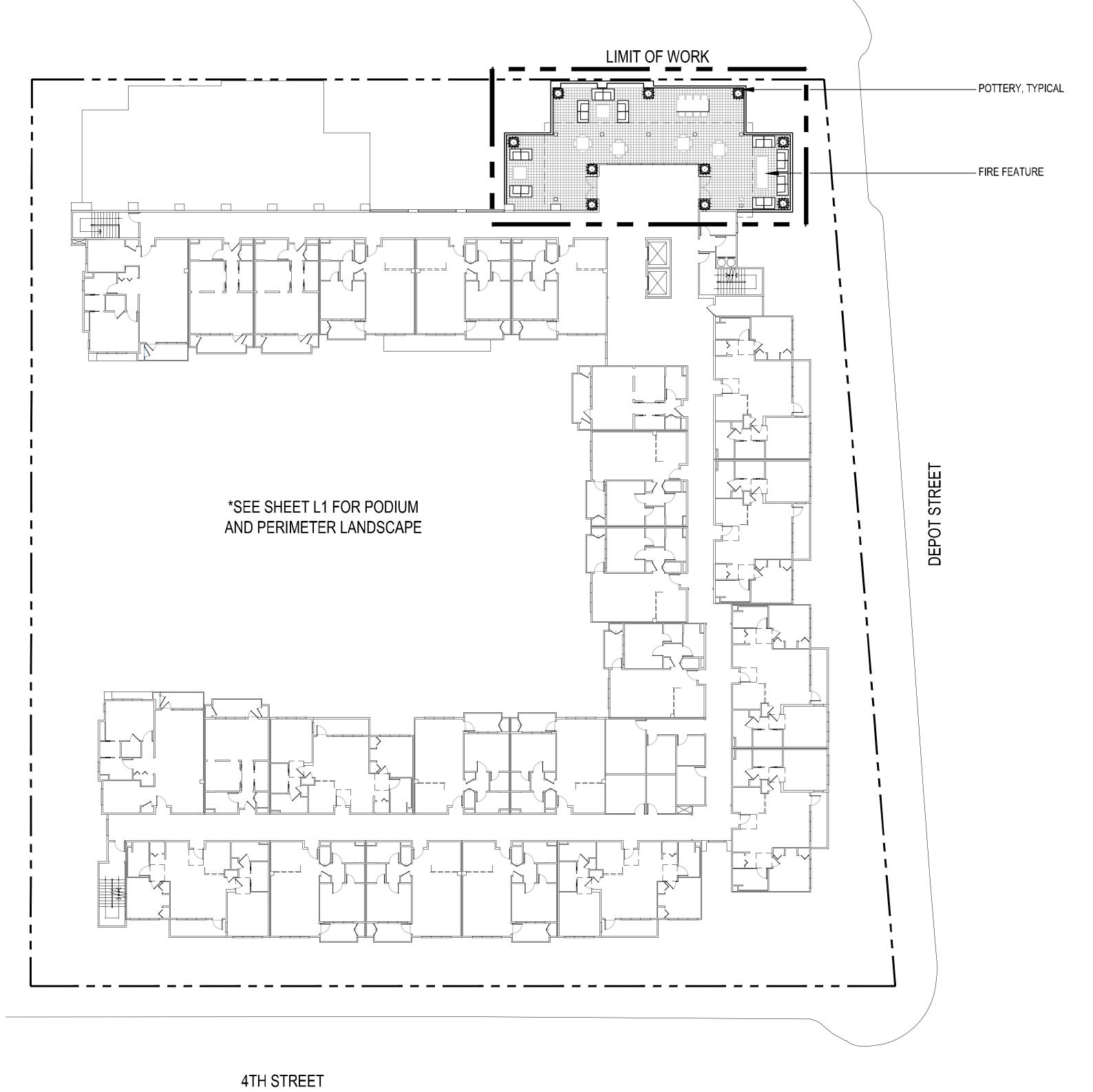












POTTERY

AGAVE 'BLUE GLOW' ECHEVERIA DERENBERGII SENECIO MANDRALISCAE SESLERIA AUTUMNALIS

NOTES:

1. SEE SHEET L3 FOR PLANTING LEGEND AND NOTES.

2. SEE SHEET L4 FOR PLANTING DETAILS.

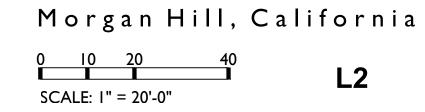
3. SEE SHEET L5 AND L6 FOR HYDROZONE PLAN.

4. SEE SHEET L7 FOR IRRIGATION DETAILS. **ROOF DECK** LANDSCAPE CONCEPT

12.23.16

Bassenian | Lagoni

SUNSWEET MIXED USE











| TREES ACLER RUBRIUM 'ARMSTRONG COLUMNAR RED MAPLE 24' BOX COLUMNAR GROWTH M GEROID UM X DESERT MUSEUM PALO VERDE 36' BOX GREEN SARK L CITRUS X SINENS S CITRUS TREE 45' BOX SMALL TO MEDIUM SIZE M OLEA EUROPAEA FIELD GROWN OLIVE 21' BOX BLUE-GREEN FOLLAGE M PODDICARPUS ELONGATUS MONMAL* ICEE BLUE YELLOW-WOOD 24' BOX BLUE FOLLAGE M OLIVY APPROVED STREET TREE TO BE SELECTED BY CITY ARBORIST 24' BOX LARGE SHRUBS (BACKGROUND PLANTING) LEUCADENDRON SALIGNUM BLUSH JERUSALEM SAGE 5 GALLON RED FOLLAGE L MEDIUM SHRUBS MEDIUM SHRUBS AGAVE BLUE FLAME BLUE FLAME SAGE 5 GALLON BLUE GREEN FOLLAGE L MEDIUM SHRUBS BLUE FLAME SAGE 5 GALLON BLUE GREEN FOLLAGE L LEUCADENDRON SALIGNUM BLUSH JERUSALEM SAGE 5 GALLON BLUE GREEN FOLLAGE L MEDIUM SHRUBS |
|--|
| CERCIDIUM X 'DESERT MUSEUM' — CITRUS X SINENSIS — CITRUS TREE — OLEA EUROPAEA — PODOCARPUS ELONGATUS MONMAL' — PODOCARPUS ELONGATUS MONMAL' — COLUMNAR ENGLISH OAK — OUFROUS ROBUR FASTIGIATA' — COLUMNAR ENGLISH OAK — CITY APPROVED STREET TREE — TO BE SELECTED BY CITY ARBORIST — LE JCADENDRON SALIGNUM 'BLUSH' PHILOMS FRUTICOSA MEDIUM S HRUBS PALO VERDE — ABY BOX — SMALL TO MEDIUM S ZZ M ABUE-GREEN FOLIAGE M LE JCADENDRON SALIGNUM 'BLUSH' PHILOMS FRUTICOSA WILLOW CONE BUSH JERUSALEM SAGE 1 GALLON FED FOLIAGE YELLOW FLOWERS LE MEDIUM S HRUBS LE MEDIUM S HRUBS LE LE MEDIUM S HRUBS MEDIUM S HRU |
| CITRUS TREE |
| OLEA EUROPAEA PODOCARPUS ELONGATUS MONIMAL' OUERCUS ROBUR FASTIGIATA' COLUMNAR ENGLISH OAK 24° BOX BLUE-GREEN FOLIAGE M OUERCUS ROBUR FASTIGIATA' COLUMNAR ENGLISH OAK 24° BOX COLUMNAR GROWTH M LARGE SHRUBS (BACKGROUND PLANTING) LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA MEDIUM SHRUBS BLUE-GREEN FOLIAGE M A BLUE-GREEN FOLIAGE M A LOUER BLUE YELLOW-WOOD 24° BOX COLUMNAR GROWTH M A BLUE-GREEN FOLIAGE M A M A A BLUE-GREEN FOLIAGE M A M A BLUE-GREEN FOLIAGE M BLUE-GREEN FOLIAGE M BLUE-GREEN FOLIAGE M A BLUE-GREEN FOLIAGE M BLUE-GREEN |
| Depote a podocarpus elongatus 'Monmal' Quercus robur 'Fastigiata' Columnar english oak 24° BOX BLUE FOLIAGE M COLUMNAR GROWTH M LARGE SHRUBS (BACKGROUND PLANTING) LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA WILLOW CONE BUSH JERUSALEM SAGE 1 GALLON RED FOLIAGE YELLOW-WOOD 24° BOX COLUMNAR GROWTH M M M LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA MEDIUM SHRUBS |
| QUERCUS ROBUR 'FASTIGIATA' COLUMNAR ENGLISH OAK 24" BOX COLUMNAR GROWTH M LARGE SHRUBS (BACKGROUND PLANTING) LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA MEDIUM SHRUBS COLUMNAR ENGLISH OAK 24" BOX COLUMNAR GROWTH M A 1 GALLON FRED FOLIAGE YELLOW FLOWERS L MEDIUM SHRUBS |
| CITY APPROVED STREET TREE TO BE SELECTED BY CITY ARBORIST 24" BOX LARGE SHRUBS (BACKGROUND PLANTING) LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA MEDIUM SHRUBS TO BE SELECTED BY CITY ARBORIST 24" BOX 1 GALLON RED FOLIAGE YELLOW FLOWERS L MEDIUM SHRUBS |
| LARGE SHRUBS (BACKGROUND PLANTING) LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA WILLOW CONE BUSH JERUSALEM SAGE 1 GALLON 5 GALLON YELLOW FLOWERS L MEDIUM SHRUBS |
| LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA WILLOW CONE BUSH JERUSALEM SAGE 5 GALLON YELLOW FLOWERS L MEDIUM SHRUBS |
| LEUCADENDRON SALIGNUM 'BLUSH' PHLOMIS FRUTICOSA WILLOW CONE BUSH JERUSALEM SAGE 1 GALLON YELLOW FLOWERS L MEDIUM SHRUBS |
| MEDIUM SHRUBS |
| |
| DEUT-ONLEN I VENUE |
| AGAVE 'BLUE GLOW' BLUE GLOW AGAVE 5 GALLON BLUE-GREEN FOLIAGE L |
| CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS 1 GALLON GREEN FOLIAGE L CHONDROPETALUM TECTORUM SMALL CAPE RUSH 1 GALLON GREEN FOLIAGE L |
| TRICHOSTEMA LANATUM WOOLY BLUE CURLS 5 GALLON FRAGRANT FOLIAGE L |
| VERBENA BONARIENSIS TALL VERBENA 1 GALLON PURPLE FLOWERS L |
| SMALL SHRUBS |
| DIANELLA LITTLE JESS™ LITTLE JESS™ DIANELLA 1 GALLON CLUMPING HABIT L |
| ORANGE LIBERTIA DEREGRINANS ORANGE LIBERTIA 1 GALLON BRIGHT ORANGE FOLIAGE L LOMANDRA BREEZE DWARF MAT RUSH 1 GALLON GREEN FOLIAGE L |
| LOMANDRA BREEZE DWARF MAT RUSH 1 GALLON GREEN FOLIAGE L NEPETA RACEMOSA 'WALKER'S LOW' CATMINT 1 GALLON PURPLE FLOWERS L |
| SESLERIA AUTUMNALIS AUTUMN MOOR 1 GALLON GREEN-YELLOW FOLIAGE L |
| GROUNDCOVERS |
| SEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP 1 GALLON SEASONAL COLOR CHANGE L |
| SENECIO MANDRALISCAE BLUE CHALKSTICKS 1 GALLON BLUE-GREEN FOLIAGE L |
| BIO TREATMENT AREA PLANTING |
| JUNCUS PATENS 'ELKS BLUE' GRAY RUSH 1 GALLON GRAY REED L |
| LOMANDRA BREEZE DWARF MAT RUSH 1 GALLON GREEN FOLIAGE L |
| POTTERY |
| AGAVE 'BLUE GLOW' BLUE GLOW AGAVE 5 GALLON BLUE-GREEN FOLIAGE L |
| ECHEVERIA DERENBERGII PAINTED LADY 1 GALLON RED AND YELLOW FLOWERS L |
| SENECIO MANDRALISCAE BLUE CHALKSTICKS 1 GALLON BLUE-GREEN FOLIAGE L SESLEPIA AUTUMNALIS AUTUMN MOOR AUTUMN MOOR 1 CALLON CREEN VELLOW FOLIAGE L |
| SESLERIA AUTUMNALIS AUTUMN MOOR 1 GALLON GREEN-YELLOW FOLIAGE L |

SUNSWEET MIXED USE

BARK MULCH: ALL PLANTER AREAS TO RECEIVE A 3" THICK LAYER OF FIR BARK MULCH.

BIOTREATMENT CELLS TO HAVE 3" LAYER OF NON-FLOATING MULCH.

PLANTING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS: 15 GALLON: 0.75-1.25" 24" BOX: 1.25-2" 36" BOX: 2-3.5" 48" BOX: 3.5-5" 60" BOX: 4-6"

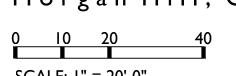
WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

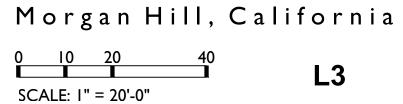
PERCENTAGE OF ETO (H) HIGH: 0.7-0.9 (M) MEDIUM: 0.4-0.6

(L) LOW: 0.1-0. (VL) VERY LOW: <0.1 0.1-0.3











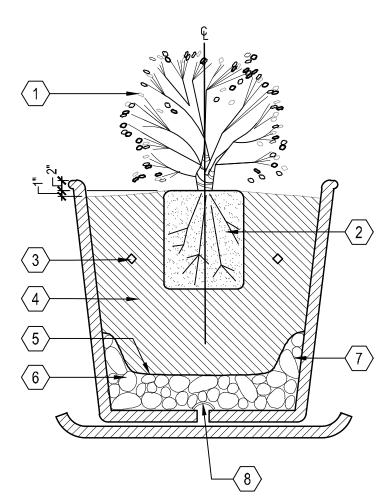






NOTES:

1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.



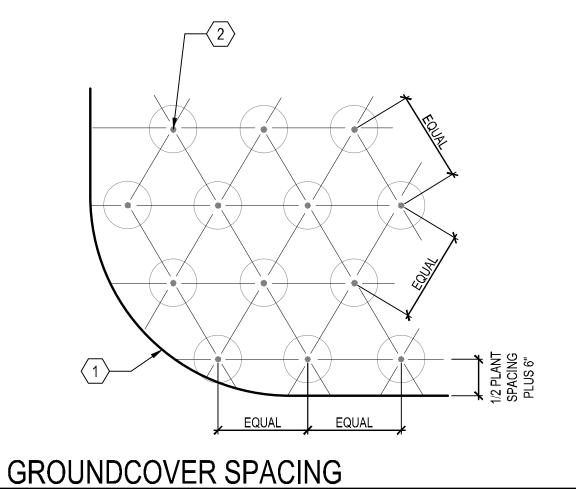
- 1 SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
- 2 ROOTBALL
- 3 AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- $\frac{4}{50\%} \frac{\text{BACKFILL MIX:}}{\text{50\% ORGANIC AMENDMENTS}}$ 50% WASHED HORTICULTURAL SAND
- 5 SARAN CLOTH 92% SHADE
- 6 PEA GRAVEL 2" MINIMUM DEPTH
- POTTERY WITH MATCHING SAUCER-SEE POTTERY PLAN FOR
- 8 DRAIN CHIP

CONTAINER PLANTING (SHRUB)
SCALE: N.T.S.

NOTES:

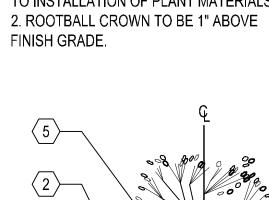
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS. 2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

- 1 EDGE OF PLANTING AREA
- $\overline{2}$ TYPICAL PLANT SPACING VARIES SEE $^{\prime}$ PLANTING LEGEND AND PLANS.



NOTES:

1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.



- 1 FINISH GRADE
- A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
- $\langle 3 \rangle$ AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- 4 FOOT TAMP BASE
- 5 SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
- 6 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
- 7 NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

B SHRUB PLANTING

NOTES:

1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.

2X DIAMETER OF ROOTBALL

2. INSTALL AN 18" DEEP 'DEEP ROOT' CONTROL BARRIER AT EDGE OF SIDEWALK. 3. INSTALL A 24" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK

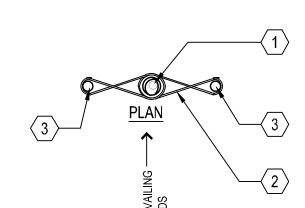
OF CURB OR INSTALL A 36" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 6' FROM WATER AND SEWER LATERAL LINES.

4. NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES. *DEEP ROOT PHONE NUMBER (800)458-7668

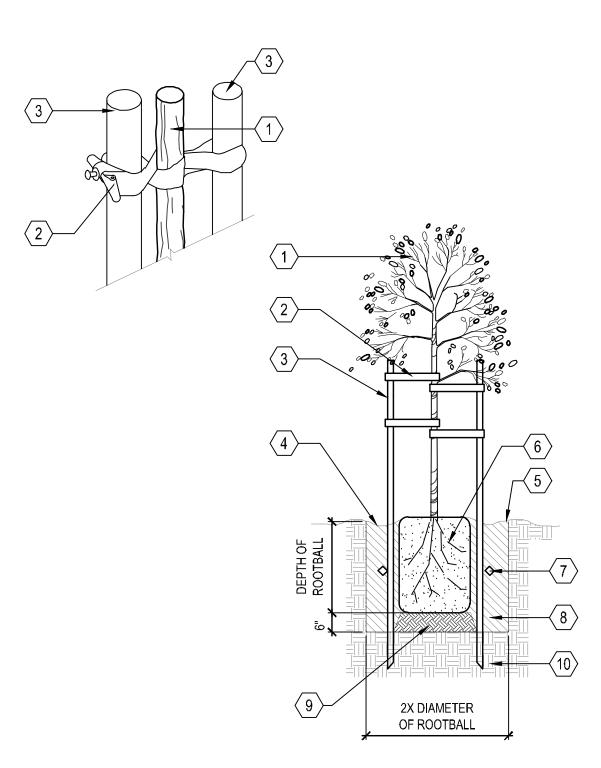
- 1 CURB
- 2 SIDEWALK
- (3) TREE TRUNK
- 4 TREE CANOPY
- 5 ROOTBARRIER
- 6 PLANTER AREA

ROOT BARRIER
SCALE: N.T.S.

- 1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS. 2. THIS DETAIL APPLIES TO 15 GALLON AND
- 24" BOX TREES. 3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
- 4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.



- 1 TREE-SEE PLAN FOR SIZE AND TYPE
- 2 CINCH TIE OR APPROVED EQUAL
- 3 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
- 4 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
- 5 FINISH GRADE
- 6 ROOTBALL
- AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PEP 24" BOX AND 8 FOR 36" BOX 6 PER 24" BOX AND 8 FOR 36" BOX
- 8 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
- 9 FOOT TAMP BASE
- (10) NATIVE GRADE



TREE STAKING (DOUBLE)

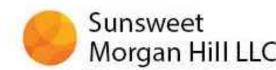
SCALE: N.T.S.





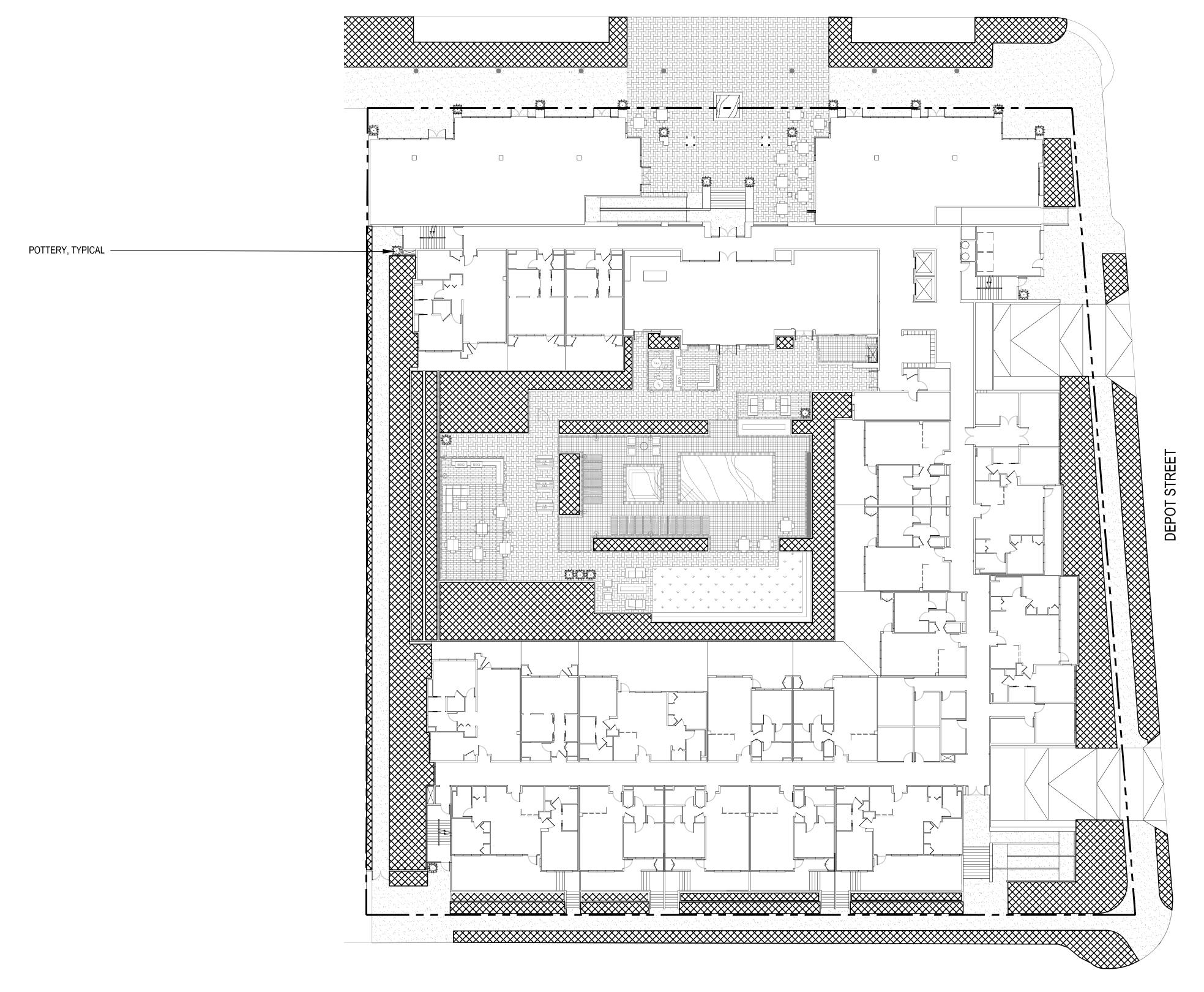




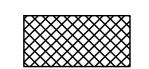




3RD STREET



HYDROZONE LEGEND:



DRIP IRRIGATION FOR AT GRADE, RAISED PLANTERS, AND POTTERY

- 1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
- 2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
- 4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL AREAS WILL BE IRRIGATED BY LOW AND MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
- 5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
- 6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
- 7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
- B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
- C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
- D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
- E. HYDROZONE INFORMATION TABLE.
- F. WATER USE CALCULATIONS.
- 8. IRRIGATION POINT OF CONNECTION SHALL BE PROVIDED BY PROJECT MEP DESIGNER AND CONNECTED TO BUILDING DOMESTIC SERVICE PER DIRECTION OF PROJECT CIVIL ENGINEER.
- 9. THIS PROJECT SHALL BE RETROFITTED FOR FUTURE SOUTH BAY WATER RECYCLING PROGRAM CONNECTION. THE IRRIGATION PLAN SHALL BE DESIGNED FOR POTABLE WATER, BUT WITH THE USE OF PURPLE PIPE.

4TH STREET

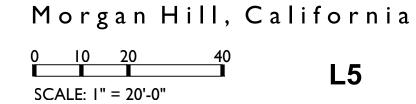
1. SEE SHEET L1 AND L2 FOR PLANTING PLAN.

- 2. SEE SHEET L3 FOR PLANTING LEGEND AND NOTES. 3. SEE SHEET L4 FOR PLANTING DETAILS.
- 4. SEE SHEET L7 FOR IRRIGATION DETAILS.

PODIUM AND PERIMETER HYDROZONE

12.23.16







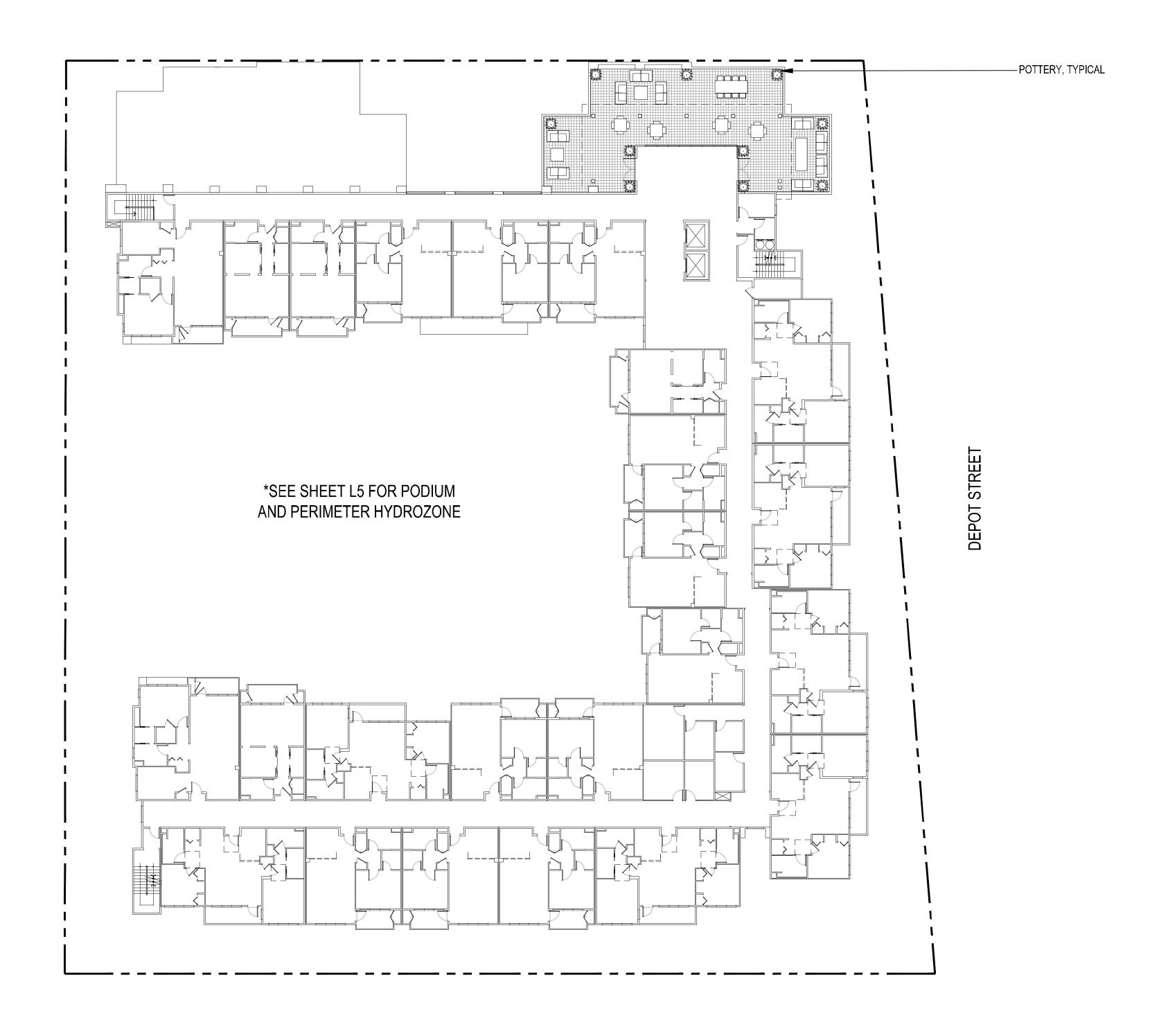




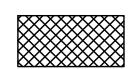








HYDROZONE LEGEND:



DRIP IRRIGATION FOR AT GRADE, RAISED PLANTERS, AND POTTERY

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- 3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
- 4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL AREAS WILL BE IRRIGATED BY LOW AND MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
- 5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
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- C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
- D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
- E. HYDROZONE INFORMATION TABLE.
- F. WATER USE CALCULATIONS.
- 8. IRRIGATION POINT OF CONNECTION SHALL BE PROVIDED BY PROJECT MEP DESIGNER AND CONNECTED TO BUILDING DOMESTIC SERVICE PER DIRECTION OF PROJECT CIVIL ENGINEER.
- 9. THIS PROJECT SHALL BE RETROFITTED FOR FUTURE SOUTH BAY WATER RECYCLING PROGRAM CONNECTION. THE IRRIGATION PLAN SHALL BE DESIGNED FOR POTABLE WATER, BUT WITH THE USE OF PURPLE PIPE.

4TH STREET

1. SEE SHEET L3 FOR PLANTING LEGEND AND NOTES.

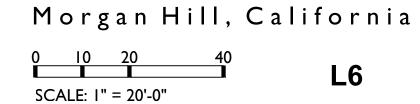
2. SEE SHEET L4 FOR PLANTING DETAILS. 3. SEE SHEET L5 AND L6 FOR HYDROZONE PLAN.

4. SEE SHEET L7 FOR IRRIGATION DETAILS.

ROOF DECK HYDROZONE

12.23.16





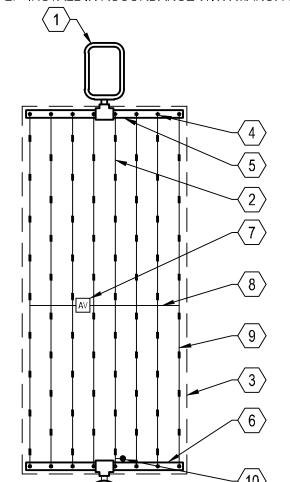








1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION. 2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1 REMOTE CONTROL VALVE WITH FILTER

AND PRESSURE REGULATOR (2) DRIPLINE

(3) AREA PERIMETER

DRIPLINE MANIFOLD- TO-ELBOW CONNECTION

(5) PVC SUPPLY MANIFOLD

(6) PVC FLUSH MANIFOLD

7 DRIPLINE AIR/VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT (TYP)

⟨ 8 ⟩ AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR

⟨9⟩ PERIMETER LATERALS 8" FROM EDGE

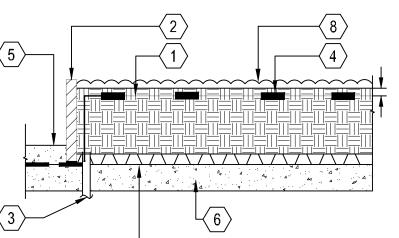
 $\langle 10 \rangle$ DRIPLINE OPERATION INDICATOR

(11) DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW



1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.

2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



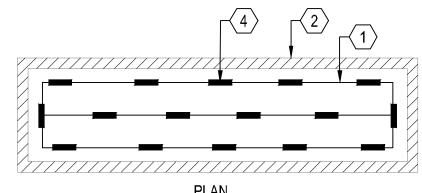
1 DRIPLINE 2 PLANTER

(3) WATER SUPPLY STUB OUT. SEE PLUMBING PLANS FOR LOCATION

 $\langle 4 \rangle$ EMITTER $\langle 5 \rangle$ FINISHED SURFACE

⟨ 6 ⟩ STRUCTURAL SLAB (S.S.D.) 7 WATERPROOF MEMBRANE BY OTHERS (S.A.D.)

 $\langle 8 \rangle$ 3" LAYER MULCH <u>SECTION</u>



 $\langle 2 \rangle$ PRESSURE

FOR MODEL)

SCHD 40 ADAPTER

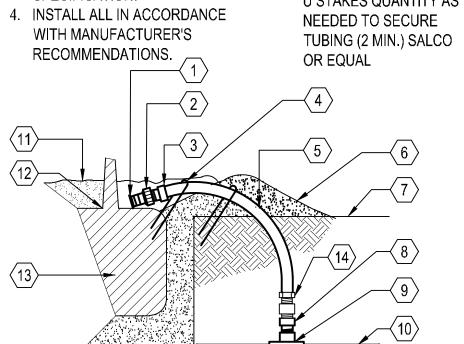
TUBING STAKES PVC

DRIPLINE PODIUM PLANTER LAYOUT SCALE: NTS

1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER. 2. PLACE ALL BUBBLERS ON

UPHILL SIDE OF SLOPE IF APPLICABLE CONCEAL ALL EQUIPMENT UNDER MULCH. 3. SEE IRRIGATION LEGEND FOR

SPECIFICATION. WITH MANUFACTURER'S RECOMMENDATIONS.



ON GRADE TREE BUBBLER

N.T.S.

1 > POSITION BUBBLER ⟨ 5 ⟩ 1/2" UV RESISITANT **OVER ROOT BALL** FLEXIBLE SCH 40 PVC HOSE (BLACK)

COMPENSATING DRIP 6 SOIL RING (SEE PLANTING DETAILS) BUBBLER (SEE LEGEND $\langle 7 \rangle$ FINISHED GRADE 3 UV RESISTANT 1/2" PVC

8 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT

(10) PVC LATERAL PIPE MULCH PER SPECIFICATIONS

(12) PLANT CROWN (13) ROOT BALL

INSTALL CHECK VALVE
WHERE ELEVATION OF
HIGHEST BUBBLER ON
THE VALVE IS 4' OR
MORE ABOVE THE
LOWEST BUBBLER ON THE VALVE.

1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY. 2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED

3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.

4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND

ENCLOSURE

(13)—

BACKFLOW DEVICE

B EN N.T.S.

⟨ 2 ⟩ SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL

(3) SCH. 80 PVC COUPLING- 2 TOTAL SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT

CONNECTION) \langle 5 angle PVC main liné to point of connection

 \langle $_6$ angle BUSH AS NECESSARY FOR SIZE TRANSITION

7 SCH. 80 PVC MALE ADAPTER-2 TOTAL

⟨ 8 ⟩ CONCRETE SUPPORT BLOCK POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE

(10) FINISHED GRADE

 $\langle 11 \rangle$ SCH. 80 PVC NIPPLE-2 TOTAL \langle 12angle PVC MAIN LINE TO IRRIGATION SYSTEM

13 BACKFLOW ENCLOSURE-SEE NOTE 4.

 $\langle 14 \rangle$ ANCHOR ROD (TYPICAL)

⟨15⟩ BACKFLOW BLANKET

SLEEVE BELOW ALL HARDSCAPE ELEMENTS OF WIRE BUNDLE CONTAINED IN IT.

WITH THE SLEEVING TWICE THE DIAMETER SEE IRRIGATION LEGEND FOR MINIMUM COVER.

INSTRUCTIONS: 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE. 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA. 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND

COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB,

5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX

6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

7. NEVER INSTALL VALVE BOX IN HARDSCAPE

(1) FINISHED GRADE

PROVIDE A MIN. OF 2" CLEAR BETWEEN PIPES

PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE

SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN

5 TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE

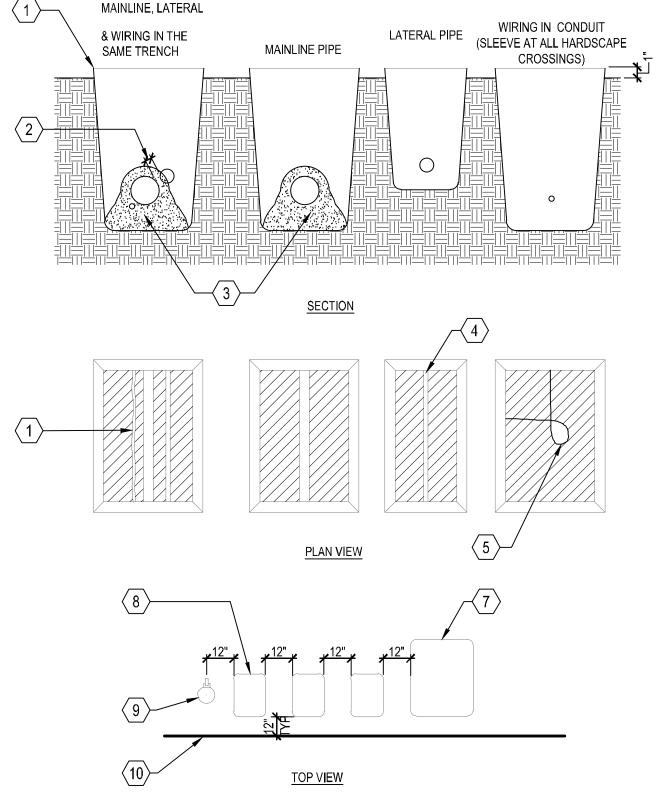
 $\binom{6}{6}$ INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10 FOOT INTERVALS

7 16" x 25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY

 $\left\langle 8\right\rangle$ 14" x 19" RECTANGULAR VALVE BOX.

⟨ 9 ⟩ QUICK COUPLING VALVE

 $\langle 10 \rangle$ EDGE OF LAWN, WALK, FENCE, CURB,







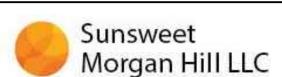




REDUCED PRESSURE BACKFLOW DEVICE

ENCLOSURE AND BLANKET













WALL SCONCE LIGHTING



A DECORATIVE PAVING



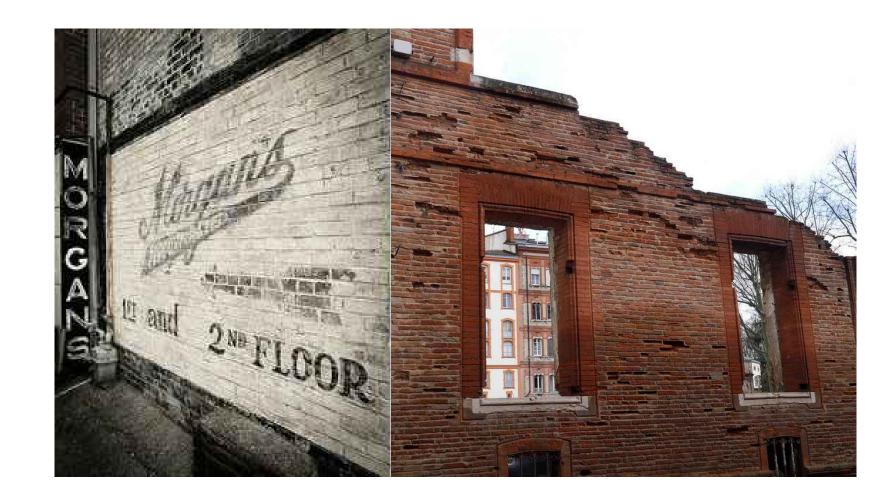
(H) PAVILION



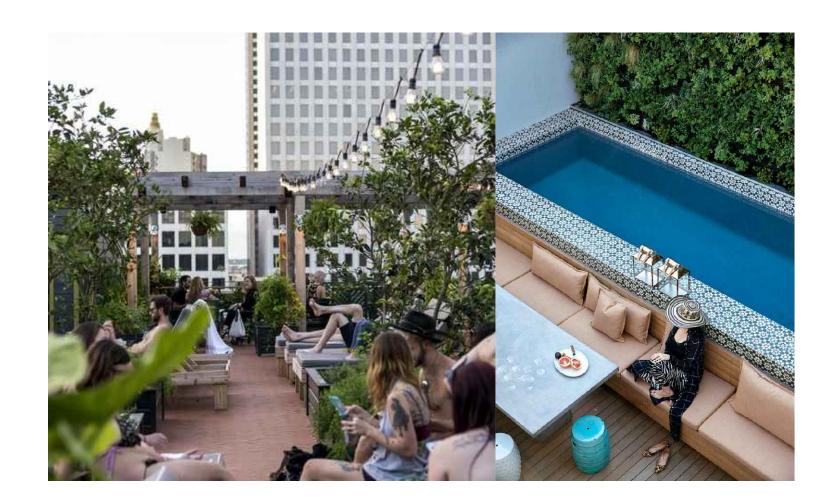
E CAFE SEATING



B POST LIGHTING



BRICK FEATURE WALL



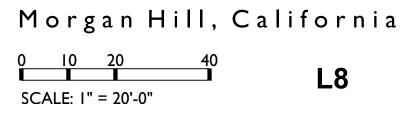
F CASUAL SEATING OPTIONS



FEATURE POST LIGHTING

SITE AMENITY **CONCEPT IMAGES**

SUNSWEET MIXED USE



L8















BIKE PARKING



BBQ COUNTER



A RAISED PLANTERS



B SYNTHETIC TURF FLEX SPACE



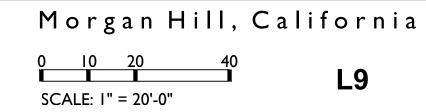




FIRE FEATURE

SITE AMENITY **CONCEPT IMAGES**

SUNSWEET MIXED USE



L9





