

HUNTER OAKS

LANDSCAPE IMPROVEMENTS

LOOMIS, CALIFORNIA

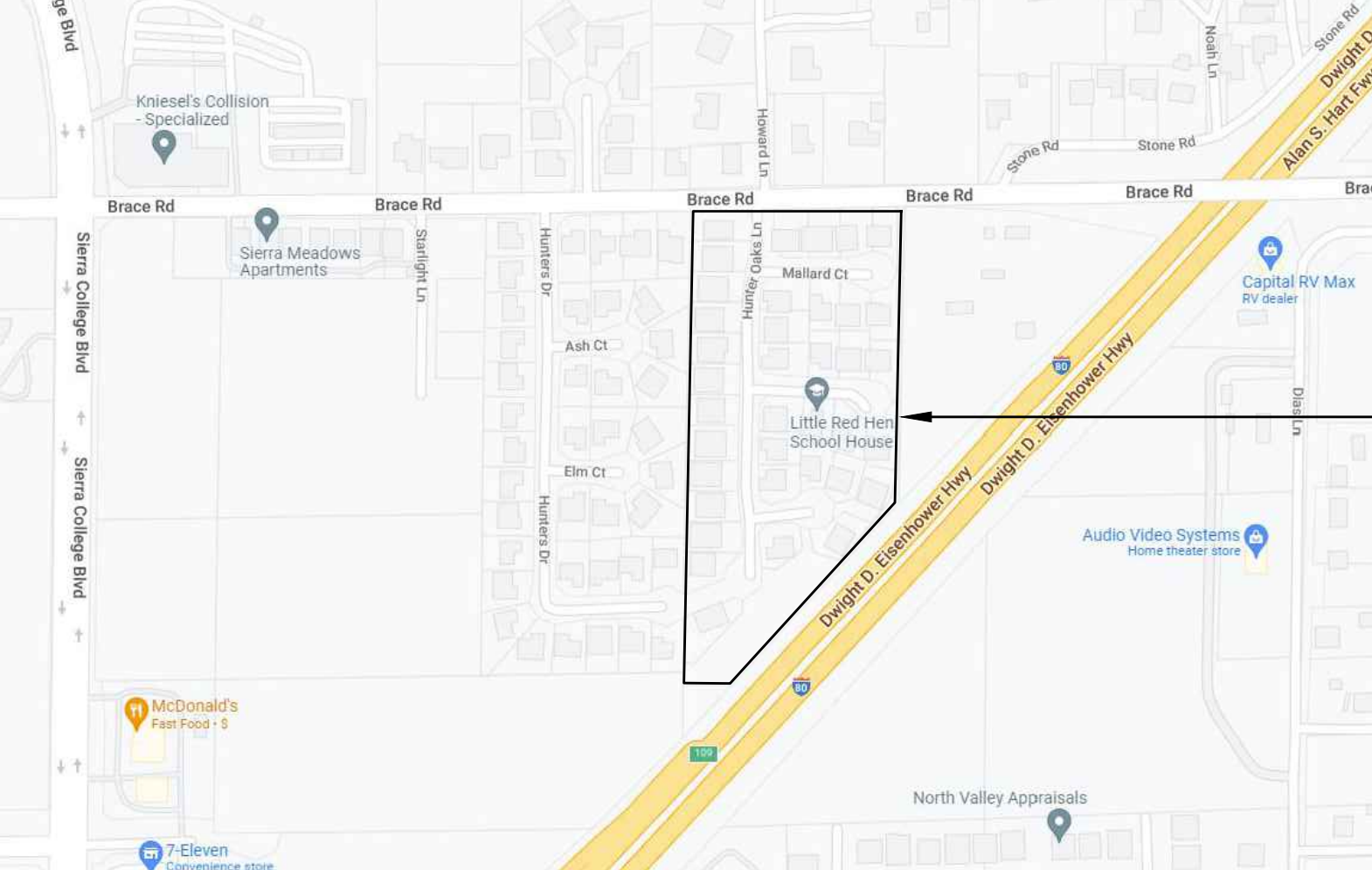
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DESCRIPTION OF WORK

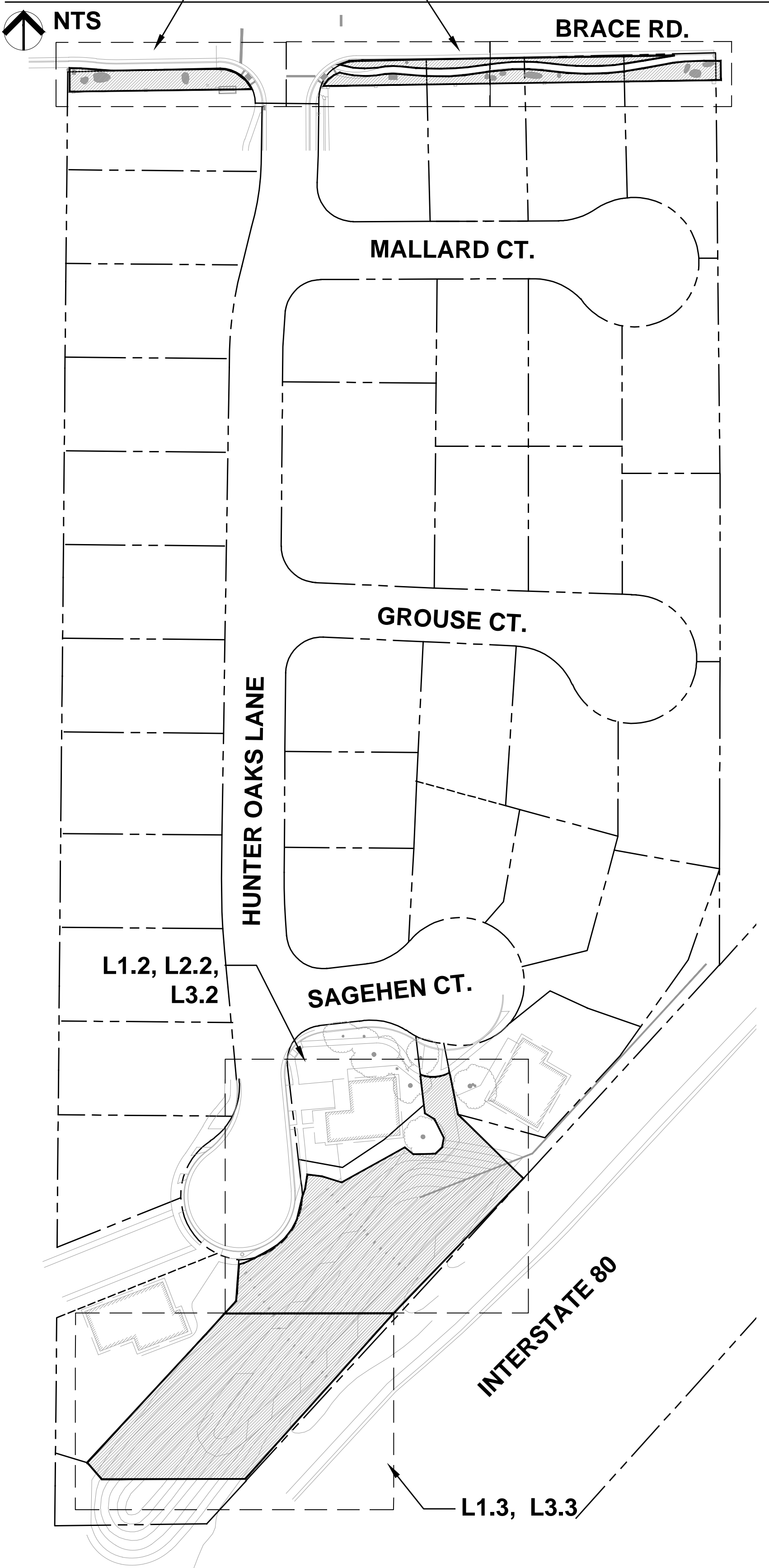
THE FOLLOWING PROJECT DESCRIPTION IS FOR THE CONVENIENCE OF THE CONTRACTOR AND MAY NOT CONSTITUTE THE ENTIRE SCOPE OF WORK. THE CONTRACTOR SHALL REFER TO THE FULL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE COMPLETE SCOPE OF WORK. THE PROJECT GENERALLY CONSISTS OF THE CLEARING AND GRUBBING OF EXISTING LANDSCAPING AND TREES TO BE REMOVED, THE PRESERVATION OF EXISTING LANDSCAPING AND TREES TO REMAIN, THE REMOVAL AND ABANDONMENT OF THE EXISTING IRRIGATION SYSTEM ACCORDING TO THE PLANS, NEW SOIL AMENDMENTS, PLANTING AND DRIP/BUBBLER IRRIGATION ALONG BRACE ROAD AND AT THE SOUND BERM AT THE END OF HUNTER OAKS LANE, JUTE MESH EROSION CONTROL TREATMENT ON SLOPES, ENTRY MONUMENT SIGN UPGRADES, STACKED BLOCK RETAINING WALLS AT THE ENTRY SIGN, UPLIGHTING AT THE EXISTING ENTRY MONUMENT SIGN, COORDINATION OF WORK WITH ROCKERY WALL CONTRACTOR, AND A 90 DAY LANDSCAPE MAINTENANCE PERIOD.

VICINITY MAP



SITE

KEY MAP



GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE INSTALLATION OF THE WORK SHOWN IN THE CONTRACT DOCUMENTS PRIOR TO BEGINNING WORK.
2. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR OF THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. NO TOPOGRAPHIC OR UNDERGROUND UTILITY SURVEY WAS AVAILABLE DURING THE PREPARATION OF THESE DRAWINGS. THE PROPOSED IMPROVEMENTS SHOWN, WERE DRAWN OVER A BASE MAP CREATED BY REFERENCING AS-BUILT ENGINEERING DOCUMENTS AND OTHER DATA THAT WAS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT BY THE TOWN OF LOOMIS. BASE SHEET DATA IS PROVIDED FOR REFERENCE ONLY, AND THE CONTRACTOR IS RESPONSIBLE FOR KNOWING ALL EXISTING ABOVE GROUND AND UNDERGROUND SITE CONDITIONS INCLUDING ALL UTILITIES, PIPES AND STRUCTURES, AND SHALL TAKE SOLE RESPONSIBILITY FOR REPLACEMENT COSTS INCURRED DUE TO DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL CALL FOR ALL UNDERGROUND UTILITIES TO BE MARKED-OUT IN FIELD, AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CALL DIG ALERT (UNDERGROUND SERVICES ALERT) 1(800)422-4133 OR 1(800)227-2600.
4. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONTRACT DOCUMENTS AS REQUESTED.
6. ALL WORK SHOWN IN THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ANY AND ALL STATE OF CALIFORNIA AND LOCAL BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER RULES AND REGULATIONS HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED AS IF CONTAINED IN THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ACTS (OSHA AND CAL/OSHA) AND THE CONSTRUCTION SAFETY ACT.
8. THE CONTRACTOR SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT TO MINIMIZE EXHAUST EMISSIONS. DURING CONSTRUCTION, TRUCKS AND EQUIPMENT SHALL BE OPERATED ONLY WHEN NECESSARY AND ENGINES SHALL BE SHUT OFF WHEN TRUCKS ARE BEING LOADED OR UNLOADED OR OTHERWISE STATIONARY. EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND WELL-TUNED TO MINIMIZE EXHAUST EMISSIONS.
9. THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES, FOR THE DURATION OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DAMAGES RESULTING FROM FAILURE TO DO SO.
10. THE CONTRACTOR SHALL IMPLEMENT ALL REQUIRED SWPPP, NDPS AND EROSION CONTROL MEASURES IN EFFECT DURING CONSTRUCTION.
11. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE.



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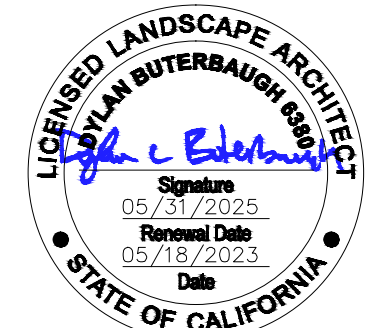
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UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

COVER SHEET

HUNTER OAKS
LANDSCAPE IMPROVEMENTS
LOOMIS, CA 95650



DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23

DESIGNED BY:	DB
PROJECT NUMBER:	2208

DRAWING SCALE: AS SHOWN
INCH INCREMENTS ARE SHOWN AT FULL SCALE ON ORIGINAL DRAWING. IF NOT ACCURATE, ADJUST SCALE ACCORDINGLY. VERIFY BEFORE SCALING.



L0.1
1 of 14

BID SET, 05/19/2023

LAYOUT NOTES

1. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
2. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
3. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
4. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS INSTALLED IN PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
5. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
7. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
8. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
9. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
10. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.
12. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

GRADING & DRAINAGE NOTES

1. CONTRACTOR SHALL EXAMINE THE SITE OF PROPOSED WORK NOTING EXISTING CONDITIONS, GRADES, AND PROPOSED WORK AS SHOWN ON PLANS.
2. VERIFY ALL EXISTING UNDERGROUND UTILITIES, DRAIN LINES, CONDUITS, ETC. PRIOR TO GRADING AND CONSTRUCTION ACTIVITY.
3. ALL CONSTRUCTION AND GRADING SHALL CONFORM TO LOCAL BUILDING CODES, ORDINANCES, AND CONDITIONS. CONTRACTOR SHALL CONSULT APPROPRIATE AGENCIES FOR CONDITIONS AFFECTING THE PROPOSED IMPROVEMENTS TO THE SITE.
4. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON INFORMATION SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.
5. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ADVANCE OF CONDITIONS THAT REQUIRE ANY CHANGES FROM THESE PLANS.
6. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
7. ALL CROSS SLOPES FOR WALKWAYS SHALL NOT EXCEED 2%.
8. ALL PROPOSED GRADES ARE TO MEET AND BLEND WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING CURBS/SIDEWALKS. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN THE FIELD.
9. SLOPE ALL DRAIN LINES AT .5% MINIMUM WITH 12" MINIMUM COVER. ALL NECESSARY FITTINGS SHALL BE PROVIDED AND INSTALLED.
10. LOCATE ALL CATCH BASINS AND AREA DRAINS IN LOW SPOTS OF PLANTING AREAS.
11. FINISH GRADE FOR SHRUB & GROUND COVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

ABBREVIATIONS

AGG	AGGREGATE	HC	HANDICAP
AD	AREA DRAIN	HORIZ	HORIZONTAL
ARCH	ARCHITECTURE	HP	HIGH POINT
BLDG	BUILDING	HT	HEIGHT
BOT	BOTTOM	INCL	INCLUDED
CF	CUBIC FOOT	ID	INSIDE DIAMETER
CL	CENTER LINE	INV	INVERT
CLR	CLEAR	LP	LOW POINT
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CONST	CONSTRUCTION	MISC	MISCELLANEOUS
CONT	CONTINUOUS	NCN	NO COMMON NAME
CJ	CONTROL JOINT	NIC	NOT INCLUDED
CY	CUBIC YARDS	OC	ON CENTER
DG	DECOMPOSED GRANITE	OD	OUTSIDE DIAMETER
DIA	DIAMETER	PA	PLANTING AREA
DIM	DIMENSIONS	POB	POINT OF BEGINNING
DWGS	DRAWINGS	PTDF	PRESSURE TREATED DOUGLAS FIR
EA	EACH	PL	PROPERTY LINE
EJ	EXPANSION JOINT	R	RADIUS
ELEC	ELECTRICAL	RDWD	REDWOOD
EQ	EQUAL	SCH	SCHEDULE
EST	ESTIMATED	SHT	SHEET
(E)	EXISTING	SIM	SIMILAR
FEE	FINISHED FLOOR ELEVATION	SJ	SCORE JOINT
FG	FINISH GRADE	SO	SQUARE
FIN	FINISH	SYM	SYMMETRICAL
FOC	FACE OF CURB	TBD	TO BE DETERMINED
FTG	FOOTING	TP	TOP OF PAVEMENT
GAL	GALLON	TYP	TYPICAL
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GVL	GRAVEL	VERT	VERTICAL
HDR	HEADER		

TREE PROTECTION NOTES

1. PRIOR TO ANY DEMOLITION, GRADING OR CONSTRUCTION, THE CONTRACTOR SHALL SET UP A TREE PROTECTION ZONE.
2. TREE PROTECTION FENCING SHALL BE 4--FT HIGH SNOW FENCING. MOUNTED TO STEEL T POSTS, FIRMLY DRIVEN INTO THE GROUND OR ON STANCHIONS FASTENED SECURELY WITH REBAR STAPLES 12"DEEP. TREE PROTECTION FENCING SHALL REMAIN IN PLACE THROUGHOUT COMPLETION OF THE PROJECT.
3. ALL EQUIPMENT TRACKS SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE (TPZ) AND AVOID CONTACT WITH ANY PART OF ANY PROTECTED TREE.
4. TREES TO BE SAVED SHALL BE FLAGGED AND MARKED PRIOR TO ANY CLEARING OR STRIPPING WORK. PROTECTIVE FENCING, WHERE REQUIRED BY THE CITY, SHALL BE INSTALLED PRIOR TO COMMENCING ANY DEMOLITION, GRADING OR CONSTRUCTION.
5. NO ADDITIONAL TREE REMOVAL OTHER THAN ALREADY APPROVED SHALL OCCUR ON THE SITE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE TOWN.
6. THE CONTRACTOR SHALL APPLY A 6-INCH LAYER OF MULCH FROM TREE CHIPPNGS OVER THE SOIL SURFACE IN THE TREE PROTECTION ZONE.
7. ALL PROTECTED TREES SHALL BE IRRIGATED DURING CONSTRUCTION.
8. NO STOCKPILING, TRENCHING FOR UTILITES OR DRAINAGE, GRADING, OR SOIL COMPACTING SHALL BE ALLOWED WITHIN THE TREE PROTECTION ZONE.
9. ALL UNDERGROUND UTILITIES, DRAIN LINE, IRRIGATION LINES AND BIO-RETENTION BASINS SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. WHEN LINES CANNOT BE ROUTED OUTSIDE THE TREE PROTECTION ZONE, EXCAVATIONS SHALL BE BY HAND AIR SPADE OR VACUUM.
10. ALL SOLVENTS, FUELS AND CONSTRUCTION DEBRIS SHALL BE KEPT OUTSIDE OF THE TREE PROTECTION ZONE.
11. NO EQUIPMENT, MATERIALS, SPOILS, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE.
12. ANY HERBICIDES OR LIME SHALL NOT BE USED WHERE TREE ROOTS CAN COME INTO CONTACT WITH THEM. IF HERBICIDES ARE USED NEAR TREES/ROOTS, THEY MUST BE LABELED SAFE FOR USE NEAR TREES.
13. ALL PRUNING NEEDS SHALL BE PERFORMED BY ISA CERTIFIED ARBORISTS OR TREE WORKERS.
14. ALL FOOT TRAFFIC SHALL BE KEPT OUTSIDE OF THE TREE PROTECTION ZONE. IF IT BECOMES NECESSARY TO ACCESS THE TREE PROTECTION ZONE AREA FOR WORK ACCESS, DISTURBANCE MUST BE MINIMIZED TO THE MAXIMUM EXTENT FEASIBLE PER THE REQUIREMENTS ABOVE.
15. THE INSTALLATION OF THE 6 INCH LAYER OF WOOD CHIPS SHALL BE A MINIMUM REQUIREMENT TO PREVENT COMPACTION IF ENTERING THE TREE PROTECTION ZONE.
16. THE CONTRACTOR SHALL MAINTAIN ALL PROTECTION FENCING IN AN UPRIGHT, STURDY MANNER AT THE PRESCRIBED LOCATIONS THROUGHOUT THE ENTIRE CONSTRUCTION PHASE.
17. INJURY TO ANY TREE DURING CONSTRUCTION SHALL BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THEY CAN PROVIDE APPROPRIATE DIRECTION.

LAYOUT LEGEND

DESCRIPTION	SYMBOL	DETAIL SHEET
TERRACED ROCKERY RETAINING WALLS BY OTHERS, UNDER SEPARATE CONTRACT		SEE ROCKERY WALL PLANS
FREESTANDING BLOCK WALL MFR:BELGARD MODEL:BELAIR WALL 2.0 COLOR: VICTORIAN BLOCK SIZES: 6 X 16 X 8 RETAINING BLOCK 3 X 8 X 13.5 DOUBLE SIDED CAP 3 X 8 X 13.5 CAP END UNIT AVAIL: A&A STEPPING STONE – ROCKLIN (916)630-7625		7 L4.1
ENTRY MONUMENT SIGN UPGRADES RE-BUILD PLANTER BASE AND PAINT EXISTING LETTERING		8 L4.1
EXISTING TREE PROTECTION FENCING SEE SPECIFICATION SECTION 01 56 39		1 L4.1
2X4 REDWOOD HEADER		6 L4.1
6' METAL BENCH WITH CENTER ARMREST MFR: DUMOR MODEL: 140-60 ARMREST – 6' BENCH AVAIL: ROSS RECREATION NICOLE NOWAK nicolen@rossrec.com SURFACE MOUNT TO CONCRETE SLAB PER MFR SPECIFICATIONS.		10 L4.1
EROSION CONTROL COBBLE TYPE: NOVOY COBBLE SIZE: 4"-6" AVAIL: VALLEY ROCK LANDSCAPE MATERIALS (916)652-7209		9 L4.1
SOLAR SIGN LIGHTING KIT MFR: MR. SOLAR MODEL: BRITEPOWER 100 WATT SOLAR SIGN LIGHTING KIT WITH 2 LIGHTS 100W 12V SOLAR PANEL, SIDE OF POLE MOUNT, OUTPUT CABLE, ALUMINUM BATTERY ENCLOSURE, 20A PWM LIGHTING CONTROL CHARGE CONTROLLER, PRE-WIRED BACKPLATE, 110AH 12V BATTERY AND TWO 5W LED FLOOD LIGHT. FIELD VERIFY OPTIMAL SOLAR PANEL LOCATION.		
12" HT RETAINING WALL @ BACKFLOW PREVENTER SEE FREESTANDING BLOCK WALL ABOVE FOR MFR MODEL AND AVAILABILITY.		SIM 7 L4.1

PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK--ANSI Z60.1-2004", 2004 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (DOCUMENT AVAILABLE ON THE INTERNET AT www.americanhort.org)
2. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.
4. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
5. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
6. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
7. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS OR WATERING AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.
8. SOIL PREPARATION/AMENDMENTS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS.LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR BIDDING FOR TURF, GROUNDCOVER AND SHRUB AREAS AS FOLLOWS:

NITRIFIED ORGANIC AMENDMENT: 6 YD/1,000 SQ. FT.

SOIL SULFUR/GYPSUM: 15 LBS/1,000 SQ. FT.

N-P-K FERTILIZER: 10 LBS/1,000 SQ. FT.

ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

E. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY--SEE PLANTING DETAILS.
- F. INSTALL AGRIFORM FERTILIZER 21 GRAM TABLETS (20-10-5) OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS AT THE RATES AS FOLLOWS:

1 GALLON 2 TABLETS

5 GALLON 3 TABLETS

15 GALLON 5 TABLETS

24" BOX + 1 PER 4" OF BOX SIZE (I.E. 24" BOX-6 TABLETS)

REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
10. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
11. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE.
12. TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL.
13. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
14. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
15. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
16. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
17. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: DARK BROWN.
18. PRE-EMERGENT HERBICIDE: A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: 'SNAPSHOT 25 TG' OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825-3344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
19. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.
20. ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

PLANT LIST

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
	CER OCC	Cercis occidentalis	Western Redbud	24" BOX	VL (VERY LOW)	AS SHOWN	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	SPACING	QTY
	ARC PAC	Arctostaphylos x 'Pacific Mist'	Pacific Mist Manzanita	1 GAL	L (WUCOLS IV)	72" o.c.	60
	CAR HAC	Carex hachijoensis 'Evergold'	Evergold Japanese Sedge	1 GAL	L (WUCOLS IV)	18" o.c.	8
	CAR EVO	Carex oshimensis 'Everoro'	EverColor®Everoro Japanese Sedge	1 GAL	L (WUCOLS IV)	24" o.c.	57
	LOM BRE	Lomandra 'Breeze'	Dwarf Mat Rush	1 GAL	L (WUCOLS IV)	36" o.c.	71
	MAH REP	Mahonia repens 'MonRws'	Darkstar@Creeping Oregon Grape	1 GAL	L (WUCOLS IV)	48" o.c.	23
	MYO PUT	Myoporum x 'Putah Creek'	Putah Creek Myoprorum	1 GAL	L (WUCOLS IV)	48" o.c.	54
	POD MAK	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	15 GAL	L (WUCOLS IV)	72" o.c.	17
	RIB SAN	Ribes sanguineum	Red Flowering Currant	1 GAL	L (WUCOLS IV)	72" o.c.	11
	ROS COR	Rosa x 'Meidrifrosa'	Coral Drift@Groundcover Rose	2 GAL	L (WUCOLS IV)	30" o.c.	5
	ROS APR	Rosa x 'Meimirrote'	Apricot Drift@Rose	2 GAL	L (WUCOLS IV)	30" o.c.	3
	ROS WHI	Rosa x 'Meizorland'	White Drift@Groundcover Rose	2 GAL	L (WUCOLS IV)	30" o.c.	4
	SAL SPA	Salvia spathacea	Hummingbird Sage	1 GAL	L (WUCOLS IV)	48" o.c.	57
	SAR HUM	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	1 GAL	L (WUCOLS IV)	96" o.c.	4
	SAR RUS	Sarcococca ruscifolia	Fragrant Sweet Box	1 GAL	L (WUCOLS IV)	60" o.c.	15
	VIB DAV	Viburnum davidii	David Viburnum	1 GAL	L (WUCOLS IV)	36" o.c.	24

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UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

LAYOUT & PLANTING NOTES
LIST & LEGEND

HUNTER OAKS
LANDSCAPE IMPROVEMENTS
LOOMIS, CA 95650

DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB
PROJECT NUMBER:	2208
DRAWING SCALE:	NTS

INCH INCREMENTS ARE SHOWN AT FULL SCALE ON ORIGINAL DRAWING. IF NOT ACCURATE, ADJUST SCALE ACCORDINGLY. VERIFY BEFORE SCALING.

L0.2
2 of 14

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS ONLY. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

3. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.

4. UNDERGROUND SERVICE ALERT (USA): FOR EXISTING UTILITY LOCATIONS, CONTRACTOR SHALL NOTIFY USA, 811 OR 800.227.2600 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO ALL PLANNED WORK OPERATIONS. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE SITE.

5. NO UNDERGROUND SURVEY EXISTS FOR THE PROJECT SITE. FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES. PROTECT EXISTING UTILITIES & SITE IMPROVEMENTS FROM DAMAGE. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS WHEN WORKING NEAR HIGH RISK UTILITIES. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION AS CONTRACTOR SHALL EXCAVATE TO DETERMINE TYPES, EXTENT, SIZE, AND DEPTHS OF UNDERGROUND UTILITIES. COORDINATE WORK TO AVOID CONFLICTS BETWEEN PROPOSED IMPROVEMENTS & EXISTING UNDERGROUND FACILITIES, SEWER LATERALS, STORM DRAINS & WATER

6. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

7. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.

8. PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES. VALVE BOX LIDS SHALL BE HEAT STAMPED OR ENGRAVED IN 1-1/2" LETTERS THE CONTENTS OF THE BOX.
9. THE CONTRACTOR SHALL FLUSH, AND ADJUST ALL HEADS AND VALVES FOR OPTIMUM COVERAGE WHERE APPLICABLE.

10. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

11. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

12. EXISTING CONTROLLER TO BE REMOVED AND DISPOSED. IRRIGATION CONTRACTOR TO UTILIZE EXISTING 120 VOLT A.C. (2.5 AMP) SERVICE AT EXISTING CONTROLLER LOCATION, AND MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

13. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 9:00 PM AND 7:00 AM.

14. CONTROL WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 14 GAUGE RED IN COLOR. COMMON WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 12 GAUGE WHITE IN COLOR. SPARE CONTROL WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 14 GAUGE BLUE IN COLOR.

15. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

16. MAINTAIN 6" MINIMUM CLEARANCE BETWEEN SOLVENT WELD FITTINGS ON IRRIGATION MAINLINE AND LATERAL LINE PIPES.

17. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, REFER TO TREE PROTECTION NOTES FOR ADDITIONAL INFORMATION.

18.

WATER USE CALCULATIONS

WATER TYPE		POTABLE
SITE ETO=		52.2

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
A1	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	525	130	4,195	0.013	5.61	8%
A2	Trees	LOW	0.2	BUBBLER	0.81	0.25	30	7	240	0.001	0.32	0%
A3	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	600	148	4,795	0.015	6.41	9%
A4	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	550	136	4,395	0.013	5.88	8%
B1	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	700	173	5,594	0.017	7.48	10%
B2	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	750	185	5,993	0.018	8.01	11%
B3	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	600	148	4,795	0.015	6.41	9%
B4	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	550	136	4,395	0.013	5.88	8%
C1	Shrubs	LOW	0.2	BUBBLER	0.81	0.25	675	167	5,394	0.017	7.21	10%
C2	Shrubs	LOW	0.2	DRIP	0.81	0.25	800	198	6,393	0.020	8.55	12%
C3	Shrubs	LOW	0.2	DRIP	0.81	0.25	875	216	6,992	0.021	9.35	13%
C4	Existing Trees	LOW	0.2	RINGS	0.81	0.25	160	40	1,279	0.004	1.71	2%
C5	Existing Trees	LOW	0.2	RINGS	0.81	0.25	140	35	1,119	0.003	1.50	2%
TOTALS							6,955	1,717	55,578	0.17	74.30	100%

SPECIAL LANDSCAPE AREAS											
HYDROZONE #	HYDROZONE NAME										
						1			0		
TOTALS							0				0%

MAWA	GALLONS/YR	123,800
	ACRE FEET/YR	0.38
	HCF/YR	165.51

ETWU	GALLONS/YR	55,578
	ACRE FEET/YR	0.17
	HCF/YR	74.30

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1,717
TOTAL AREA	6,955
AVG. ETAF	24.69%

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]	
ETo = REFERENCE EVAPOTRANSPIRATION	
0.55= ET ADJUSTMENT FACTOR	
LA=LANDSCAPED AREA (SQUARE FEET)	
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)(.62)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION	
PF = PLANT FACTOR FOR HYDROZONES	
HA = HYDROZONE AREA (SQ.FT)	
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	
IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP	
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY	

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
●	1804-1401 Flood	RAINBIRD BUBBLER ON FLEX RISER. INSTALL ONE PER SHRUB.	30	.25	-
■	RWS-B-C-1401	RAINBIRD ROOT WATERING SYSTEM WITH WITH 4" DIA. X 36" LONG SEMI-RIGID MESH TUBE WITH LOCKING GRATE AND CHECK VALVE. TWO PER TREE. FOR NEW TREES ALONG BRACE ROAD ONLY.	30	.25	-
	SEE DETAIL	NETAFIM TECHLINE CV DRIP TUBING TREE RING FOR EXISTING TREES. 3 DRIP RINGS USING 12" EMITTER SPACING @ .60GPH. SPACE 8"-12" FROM TRUNK, AND 18" O.C. FOR THE REMAINING TWO RINGS. SEE DETAIL FOR ADDITIONAL INFORMATION.	30	.56	-
■	XCZ-100-IVM-Q-1"	RAINBIRD WIDE FLOW IVM DRIP ZONE CONTROL KIT 1IN. BALL VALVE WITH 1IN. PESBVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM			
	PEB-PRS-D-1"	RAINBIRD 1IN. PLASTIC INDUSTRIAL VALVE LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE FOR BUBBLERS.			
	MDFCAP	RAINBIRD DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.			
	ARV050-1/2"	RAINBIRD 1/2IN. AIR RELIEF VALVE, WITH A 6IN. DRIP VALVE BOX (SEB 7XB EMITTER BOX).			
	OPERIND	RAINBIRD DRIP SYSTEM OPERATION INDICATOR WITH 6" STEM RISER. INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.			
	NODE-400 / 458200 / SPNODE	HUNTER 4-STATION SOLAR POWERED CONTROLLER WITH DC LATCHING SOLENOID ORDERED SEPARATELY, AND SOLAR PANEL KIT (PER CONTROLLER).			
	MCE BLUE MC-6E / P-2B	IRRITROL 6 STATION CONTROLLER EQUIPPED IN A RUGGED, LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET, PEDESTAL MOUNT P-2B. INSTALL WITH CLIMATE LOGIC CL-100 WIRELESS WEATHER SENSOR.			
	CL-100	WIRELESS WEATHER SENSING SYSTEM, MOUNT TO POLE OR EVE OF STRUCTURE FOR OPTIMAL RECEPTION. AND INSTALL RECEIVER AT CONTROLLER, PER DETAIL.			
	MINI CLIK	HUNTER MINI-CLIK RAIN SENSOR FOR USE WITH HUNTER NODE CONTROLLER, MOUNT AS NOTED IN THE PLANS (TOTAL OF 2)			
	T-113	NIBCO GATE VALVE (LINE SIZE)			
	-	1" WILKINS PRESSURE REDUCING VALVE			
	3200-1"	BUCKNER-SUPERIOR 1" NORMALLY CLOSED BRASS MASTER VALVE			
	FS-B100-1"	IRRITROL FLOW SENSOR, BRASS BODY, PIPE CONNECTION SIZE IS 1IN., MAXIMUM WATER PRESSURE IS 400PSI, SUGGESTED OPERATING RANGE IS 2GPM-40GPM, K VALUE OF 109, OFFSET VALUE OF 27.			
	-	EXISTING BACKFLOW PREVENTER TO REMAIN, TYPICAL OF 2 (SIZE MATCHES METER, V.I.F.)			
	-	EXISTING 5/8" WATER METER SERVING BRACE ROAD LANDSCAPING			
	-	EXISTING 3/4" WATER METER SERVING SOUND BERM LANDSCAPING			
		DIAGRAMMATIC PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION. REFER TO RAINBIRD TYPICAL DRIP CONFIGURATION DETAILS.			
		AREA TO RECEIVE DRIPLINE: RAIN BIRD XFCV-06-18 ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. XF INSERT FITTINGS. ALL PVC LATERAL LINE SHALL BE 3/4" UNLESS OTHERWISE NOTED.			
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER.			
		EXISTING SLEEVE, VERIFY IN FIELD.			
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.			

TYPICAL VALVE CALLOUT

#

#"

#

#"

— VALVE NUMBER

— VALVE FLOW

— VALVE SIZE

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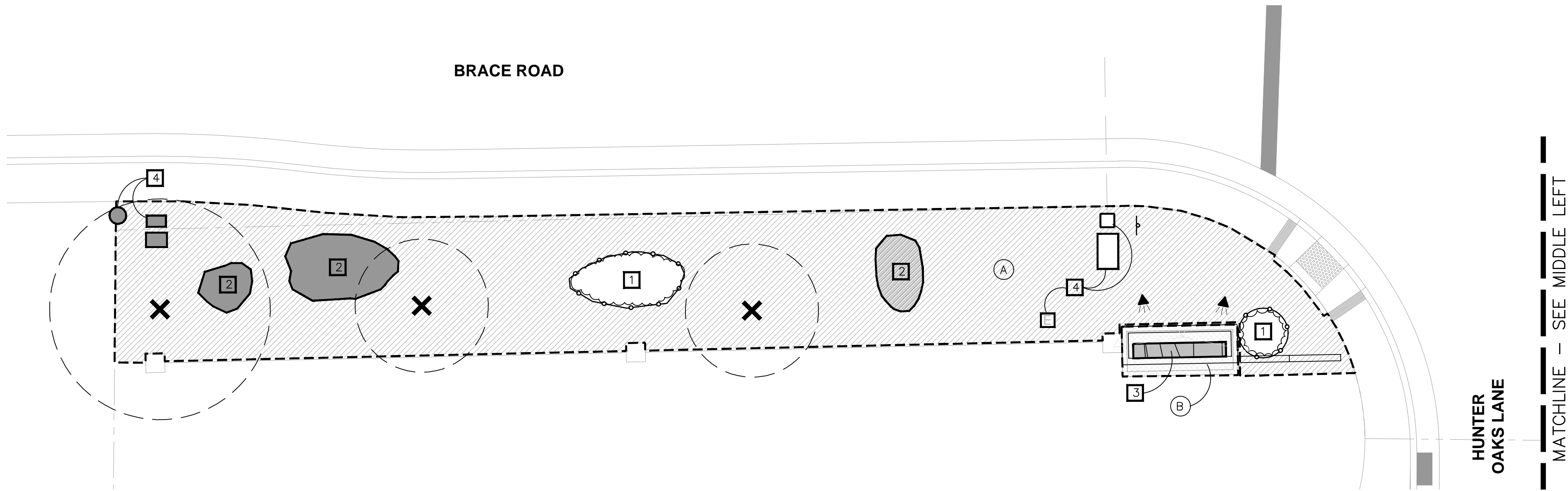
IRRIGATION NOTES
LEGEND & SCHEDULES

HUNTER OAKS
LANDSCAPE IMPROVEMENTS
LOOMIS, CA 95650

DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB
PROJECT NUMBER:	2208
DRAWING SCALE:	NTS
INCH INCREMENTS ARE SHOWN AT FULL SCALE ON ORIGINAL DRAWING. IF NOT ACCURATE, ADJUST SCALE ACCORDINGLY. VERIFY BEFORE SCALING.	

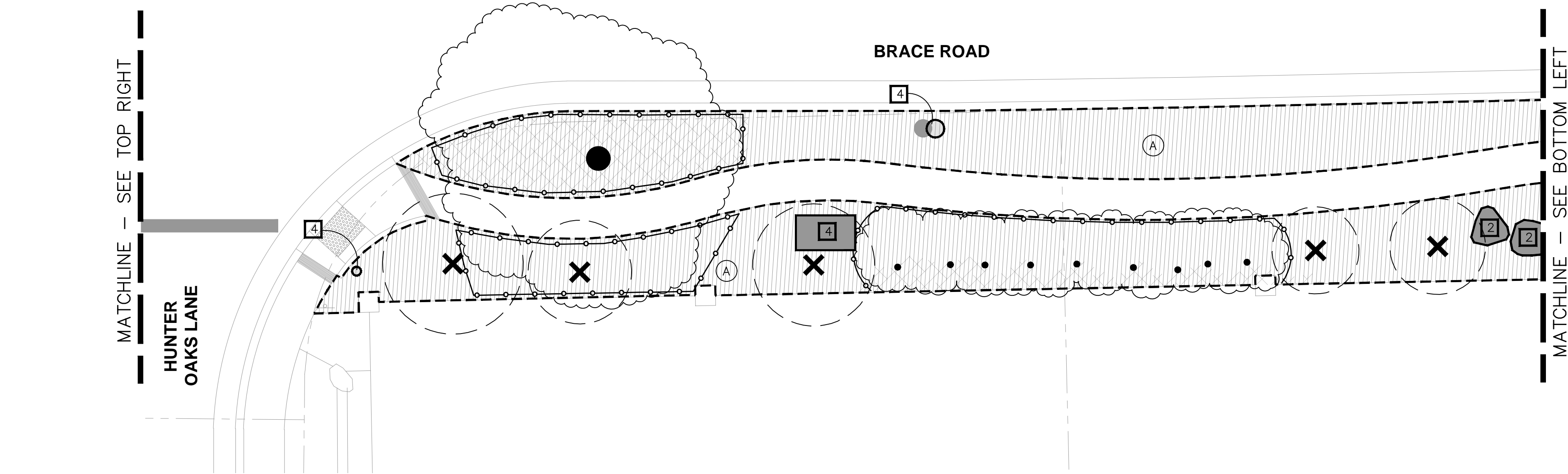
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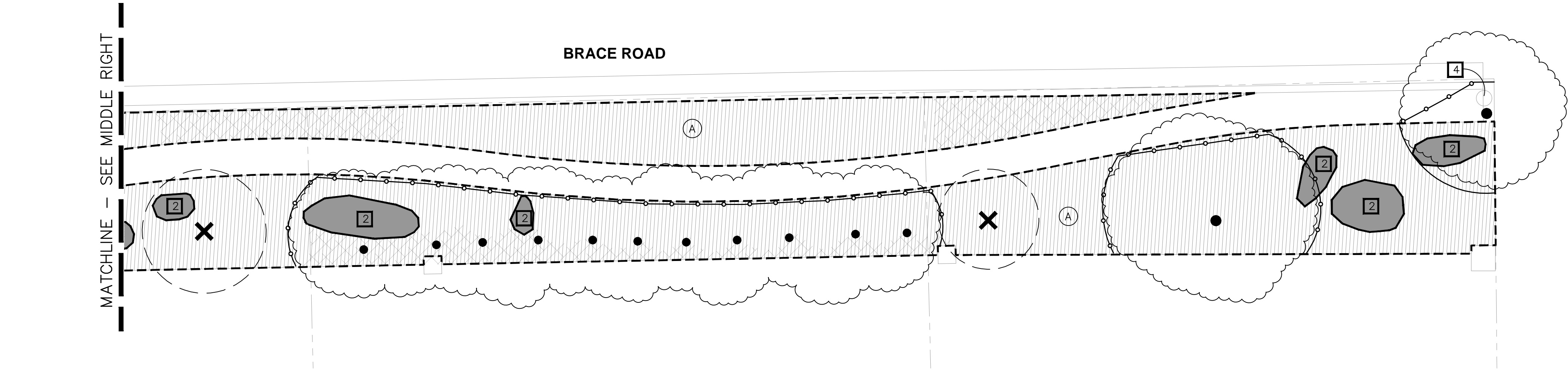
PRESERVATION LEGEND

- EXISTING TREE TO REMAIN, PROTECT IN PLACE
 - EXISTING LANDSCAPE TO REMAIN
 - TREE / PLANT PROTECTION FENCING
 - EXISTING BOULDERS TO REMAIN, TYP.
 - EXISTING GRANITE MONUMENT TO REMAIN, PROTECT IN PLACE DURING PLANTER RE BUILD
 - PROTECT ALL EXISTING UTILITIES IN PLACE.
- NOTE: PROTECT ALL EXISTING HARDSCAPE, FENCING, AND UTILITIES IN PLACE.

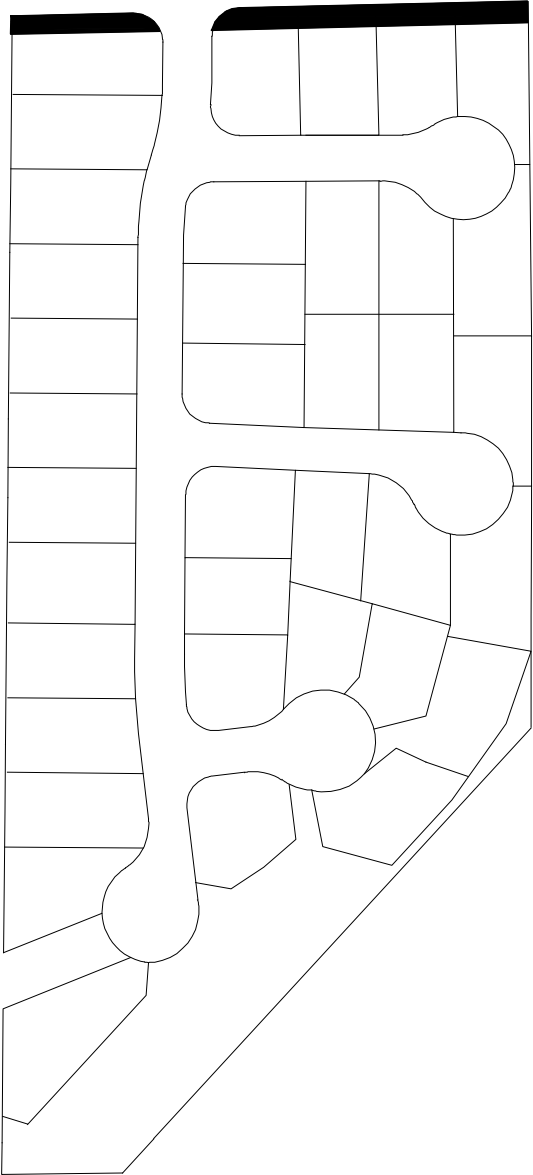


DEMOLITION LEGEND

- CLEAR AND GRUB
 - EXISTING LANDSCAPE AND TURF
 - REMOVE AND DISPOSE OF EXISTING PLANTER WALL AND SOIL.
 - REMOVE AND DISPOSE OF EXISTING TREE. GRIND STUMP TO 18" BELOW GRADE.
- NOTE: EXISTING UNDERGROUND IRRIGATION FACILITIES MAY BE ABANDONED IN PLACE



KEYMAP
NTS



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**LANDSCAPE PRESERVATION
& DEMOLITION PLAN**

**HUNTER OAKS
LANDSCAPE IMPROVEMENTS**
LOOMIS, CA 95650

John C. Edmister
05/18/2023
05/18/2023

DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB
PROJECT NUMBER:	2208
DRAWING SCALE:	1/8"=1'-0"
INCH INCREMENTS ARE SHOWN AT FULL SCALE ON ORIGINAL DRAWING. IF NOT ACCURATE, ADJUST SCALE ACCORDINGLY. VERIFY BEFORE SCALING.	

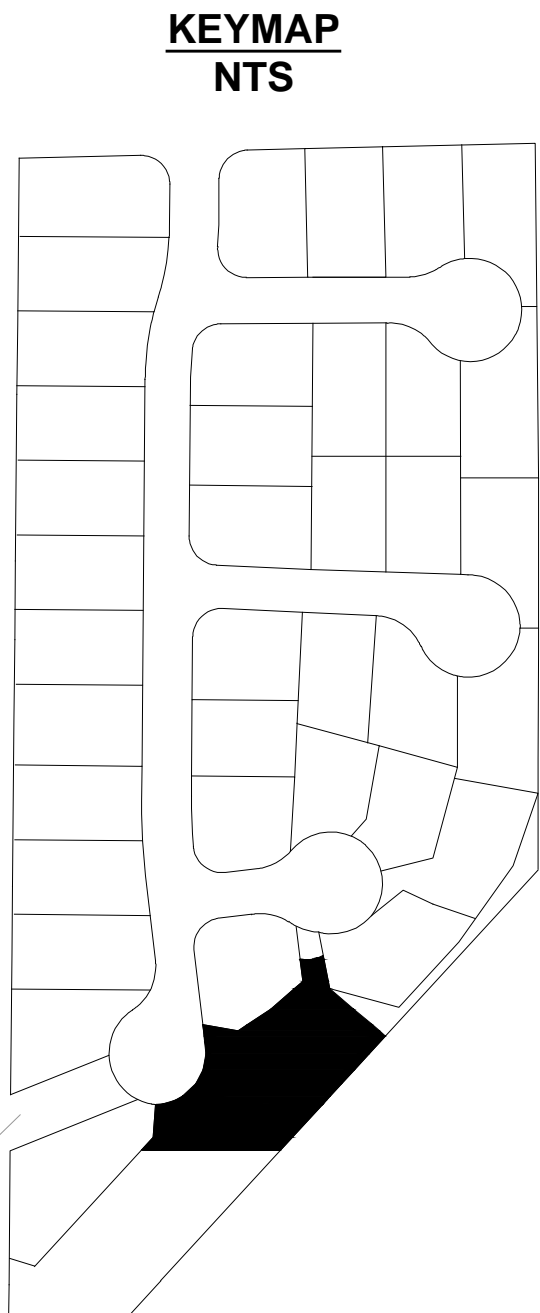
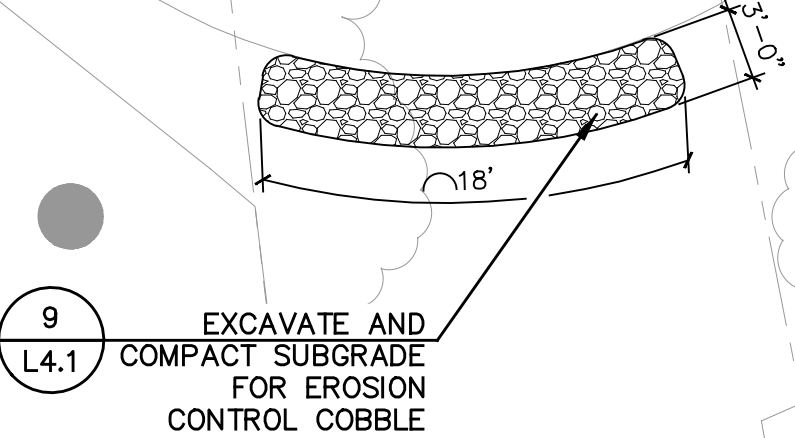
PRESERVATION LEGEND

- EXISTING TREE TO REMAIN,
PROTECT IN PLACE.
FINAL AREAS OF TREE
PROTECTION FENCING TO BE
ESTABLISHED IN THE FIELD WITH
THE TOWN REPRESENTATIVE.
- EXISTING LANDSCAPE TO REMAIN
- PROTECT ROCKERY WALLS, CONSTRUCTED
BY OTHERS, IN PLACE FOR THE DURATION
OF CONSTRUCTION.
- TREE / PLANT PROTECTION FENCING

NOTE: PROTECT ALL EXISTING HARDSCAPE, FENCING,
AND UTILITIES IN PLACE.

DEMOLITION LEGEND

- CLEAR AND GRUB
EXISTING LANDSCAPE AND TURF
- NOTE: EXISTING UNDERGROUND IRRIGATION
FACILITIES MAY BE ABANDONED IN PLACE



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LANDSCAPE PRESERVATION
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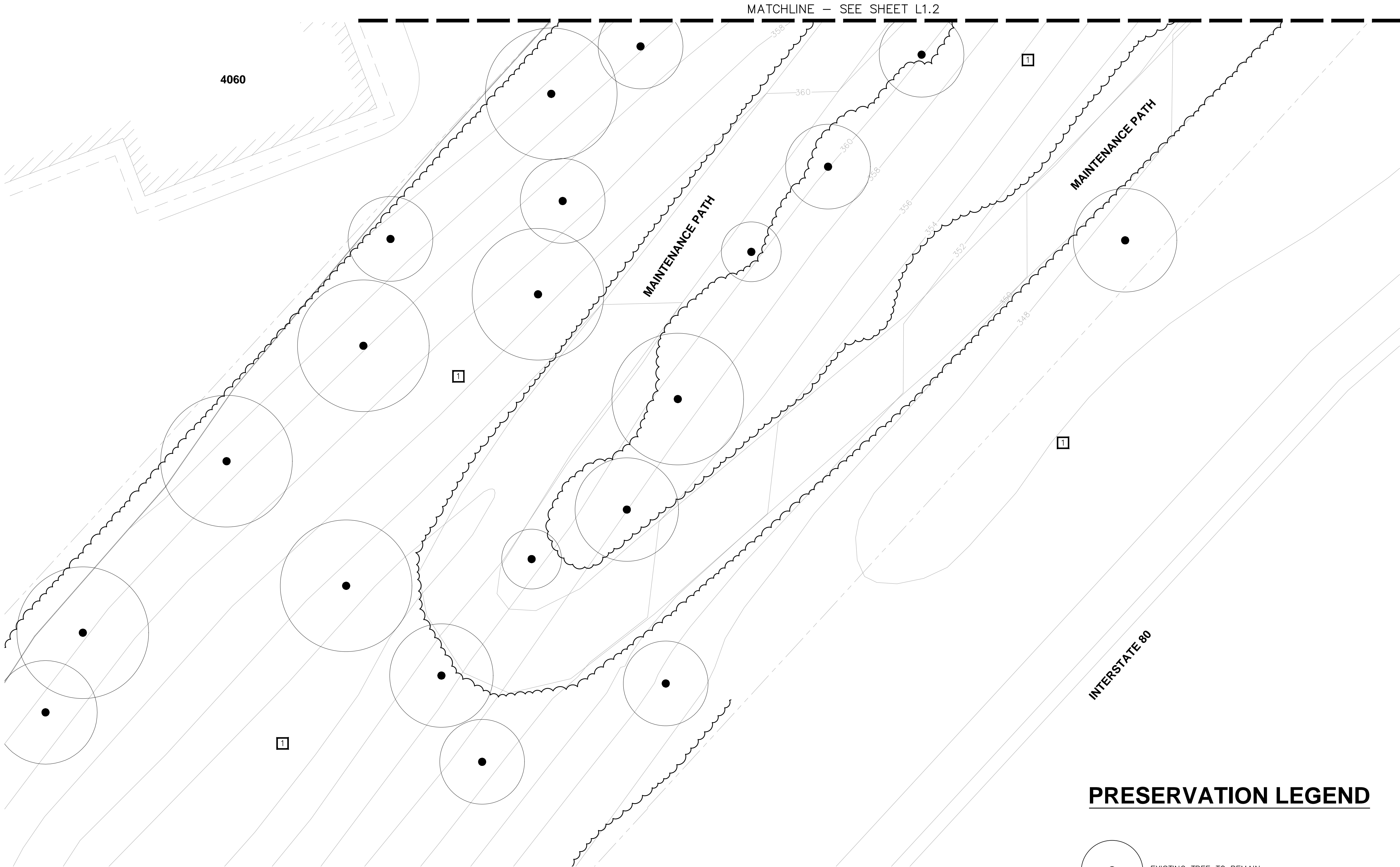
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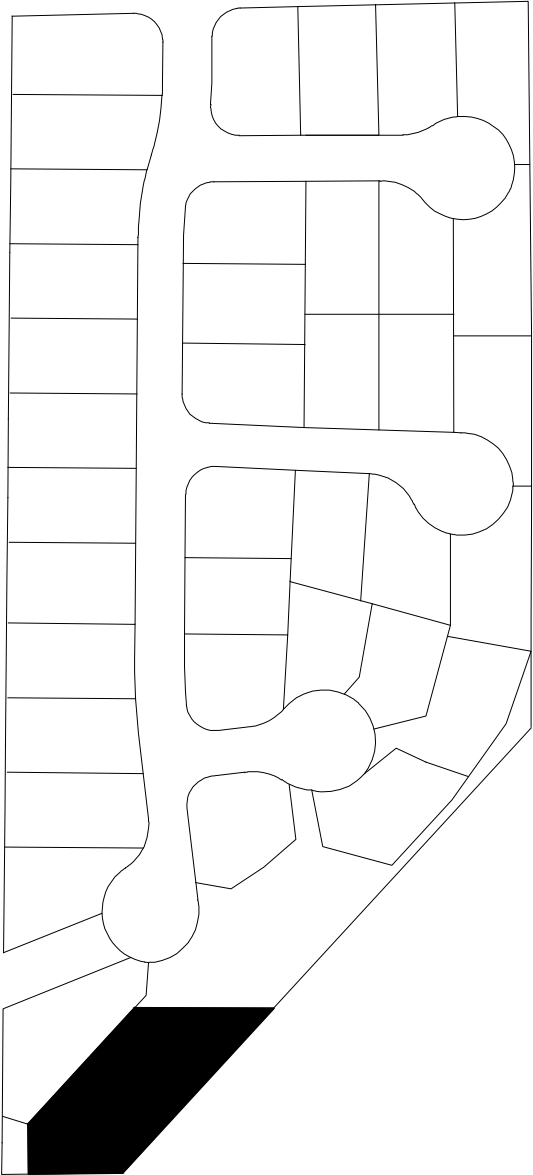


PRESERVATION LEGEND

- EXISTING TREE TO REMAIN, FINAL AREAS OF TREE PROTECTION FENCING TO BE ESTABLISHED IN THE FIELD WITH THE TOWN REPRESENTATIVE.
- EXISTING LANDSCAPE TO REMAIN
- TREE / PLANT PROTECTION FENCING

NOTE: PROTECT ALL EXISTING HARDSCAPE, FENCING, AND UTILITIES IN PLACE.

KEYMAP
NTS





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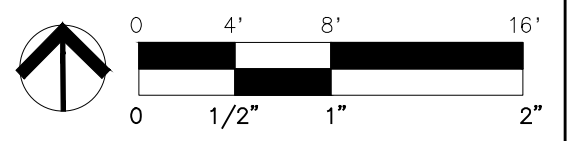
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**LANDSCAPE PRESERVATION
& DEMOLITION PLAN**

**HUNTER OAKS
LANDSCAPE IMPROVEMENTS**

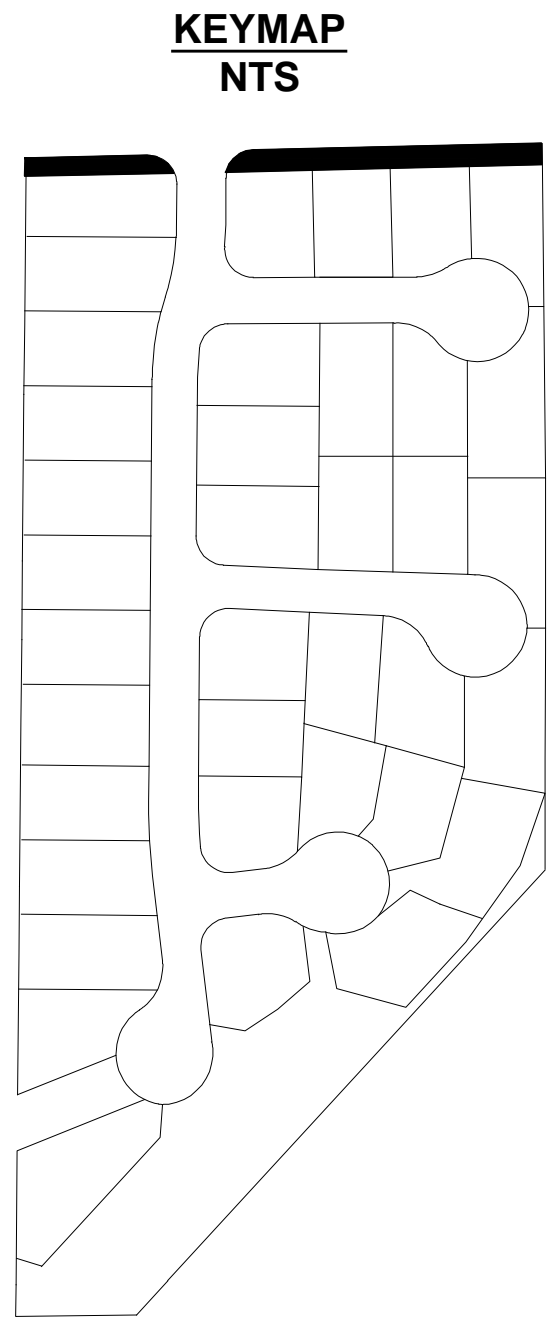
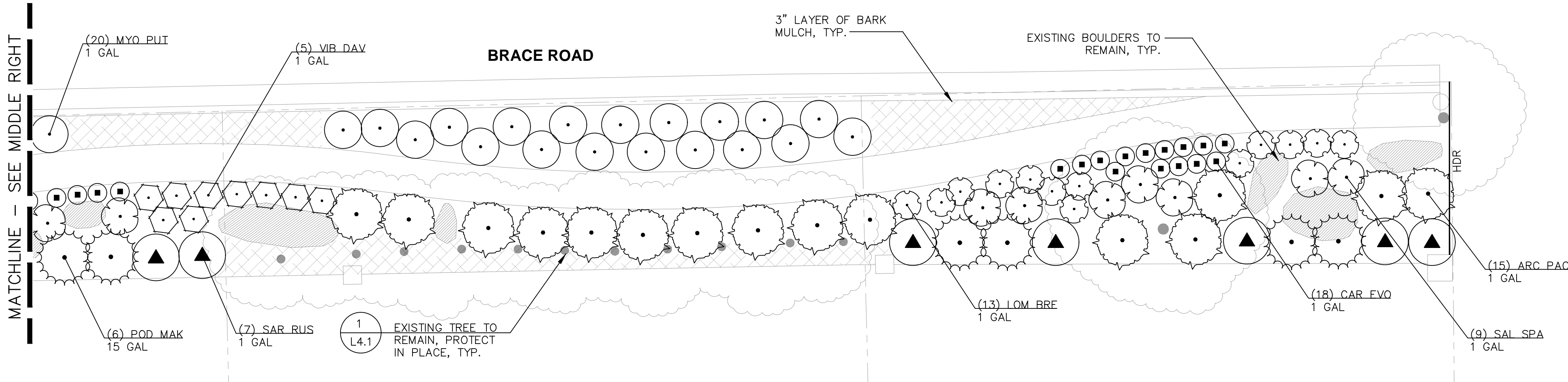
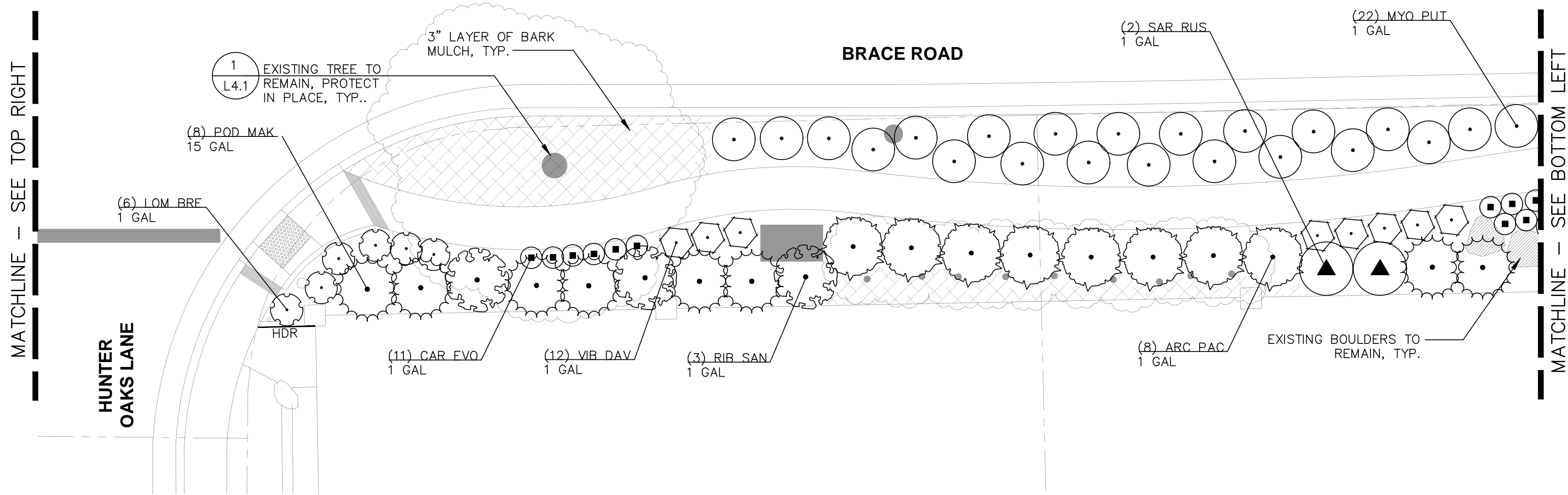
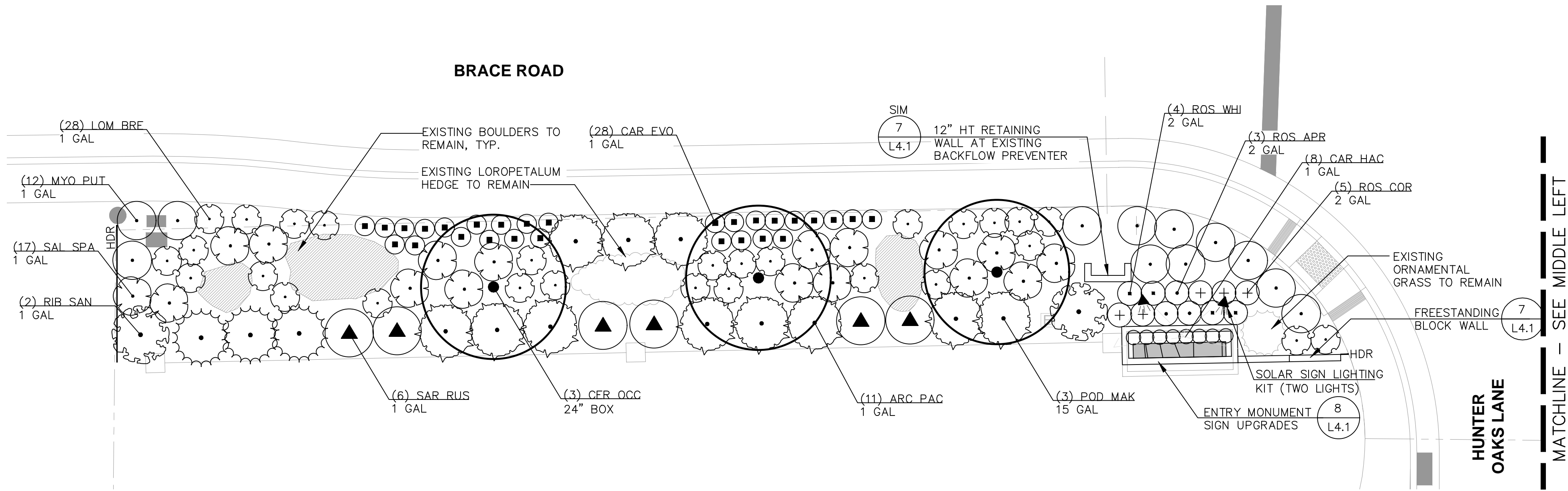
LOOMIS, CA 95650



DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB
PROJECT NUMBER:	2208
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L1.3

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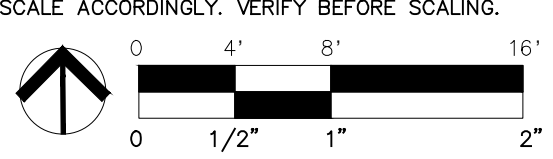

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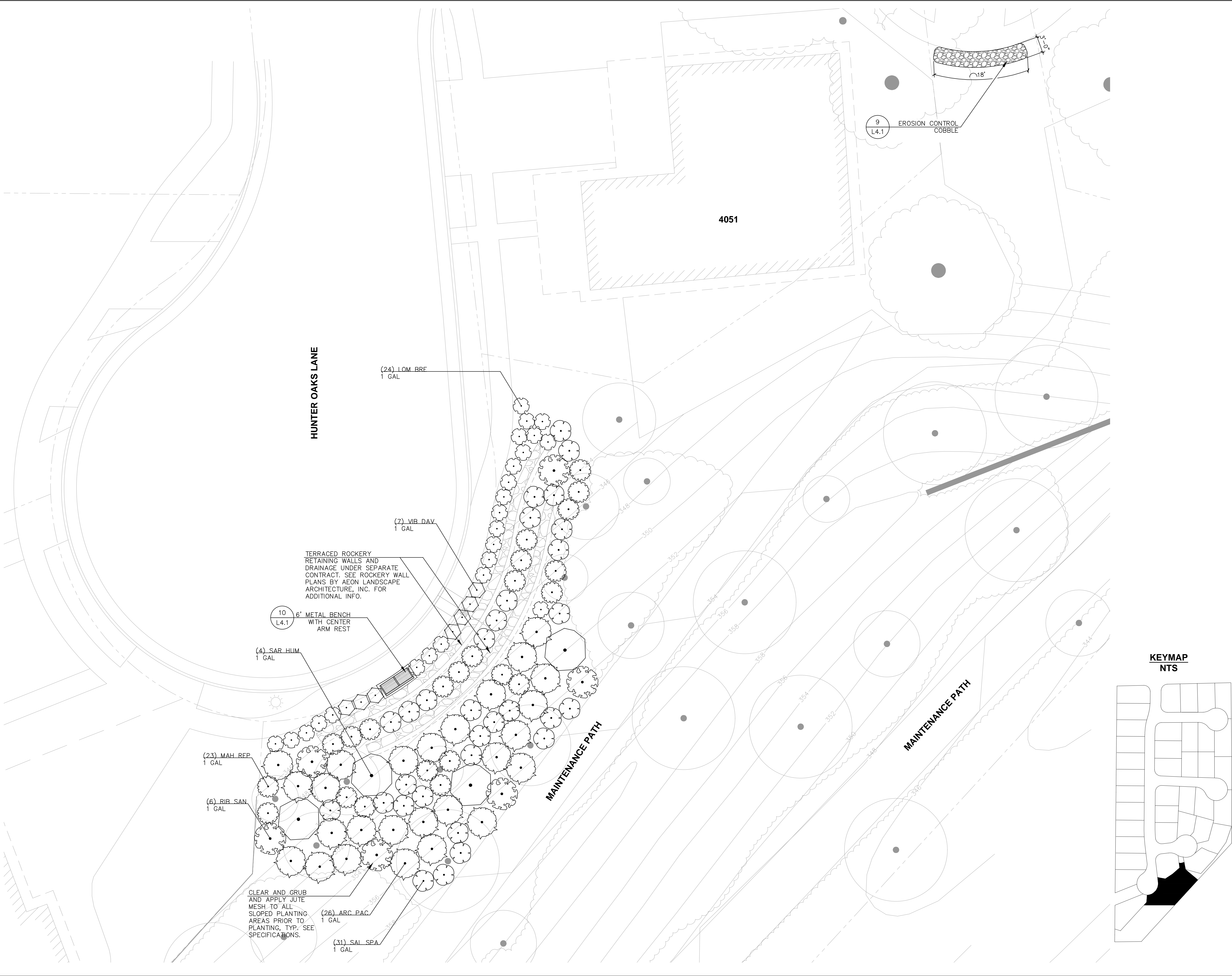
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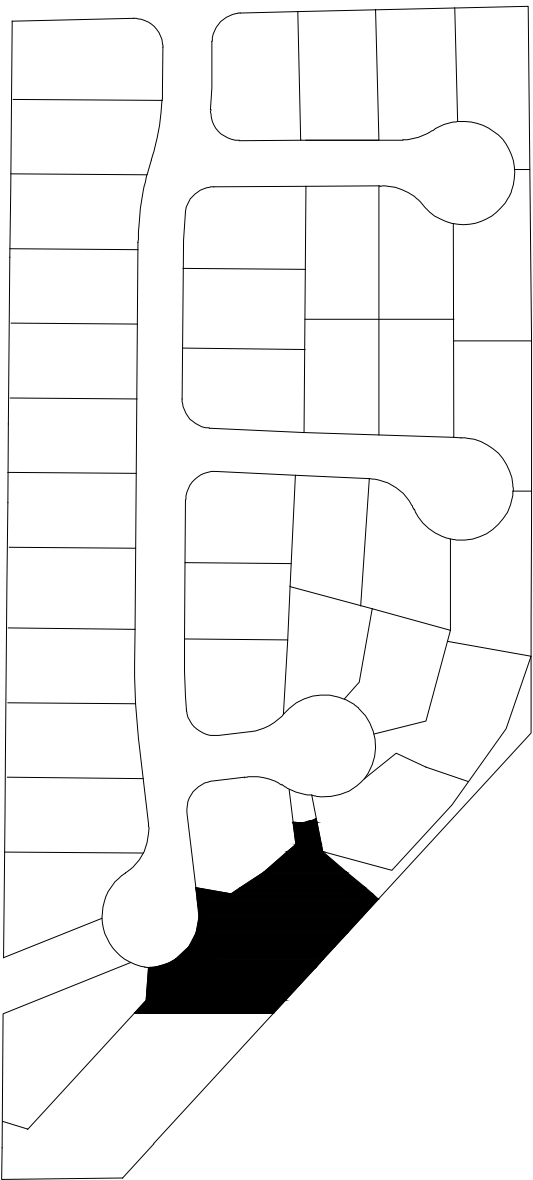
LAYOUT & PLANTING PLAN
HUNTER OAKS
LANDSCAPE IMPROVEMENTS
LOOMIS, CA 95650


Signature: John C. Edmister
Expiry Date: 05/18/2023
Date: 05/18/2023
State of California

DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB
PROJECT NUMBER:	2208
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KEYMAP
NTS





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LAYOUT & PLANTING PLAN

**HUNTER OAKS
LANDSCAPE IMPROVEMENTS**

LOOMIS, CA 95650

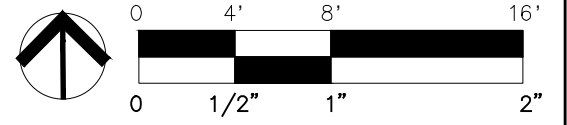


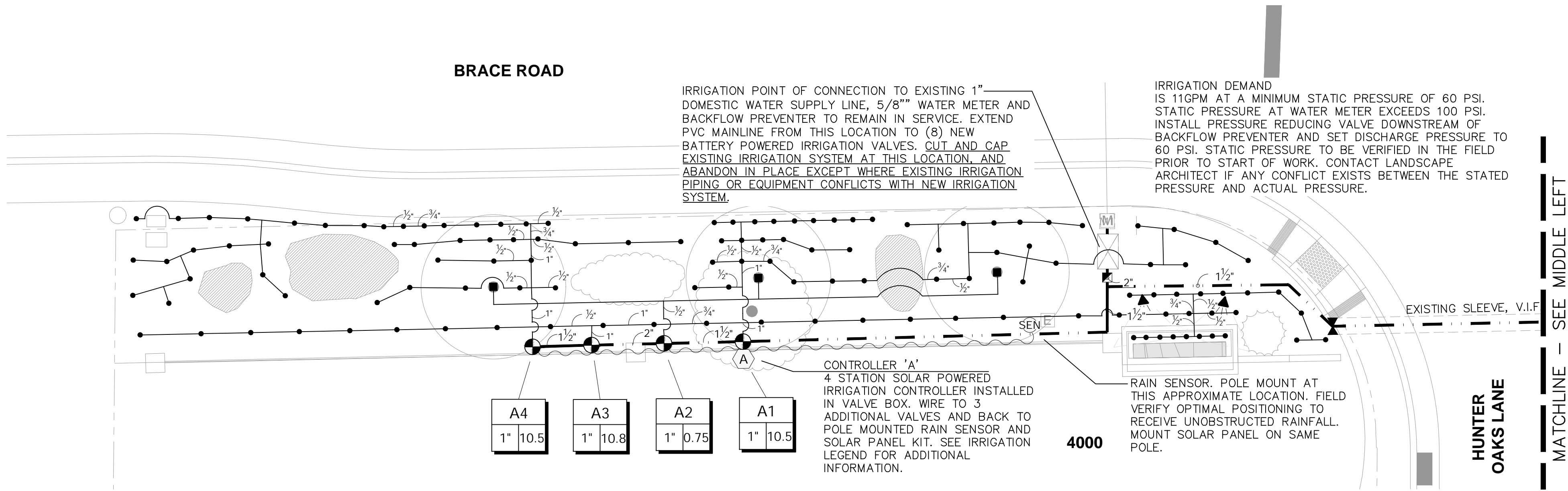
John C. Edmonds
05/23/2023
05/18/2023

DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB

PROJECT NUMBER: 2208

DRAWING SCALE: 1/8"=1'-0"





HYDRAULIC CALCULATIONS

P.O.C. NUMBER: 01 @ BRACE ROAD	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	5/8"
Flow Available	15 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	0.00 ft
Service Line Size:	1"
Length of Service Line:	15 ft
Pressure Available:	59 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	10.75 GPM
Flow Available at POC:	15 GPM
Residual Flow Available:	4.25 GPM
Critical Station:	B3
Design Pressure:	30 PSI
Friction Loss:	3.72 PSI
Fittings Loss:	0.37 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.83 PSI
Pressure Req. at Critical Station:	35.9 PSI
Loss for Fittings:	0.1 PSI
Loss for Main Line:	0.98 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.4 PSI
Loss for Water Meter:	3.88 PSI
Critical Station Pressure at POC:	53.3 PSI
Pressure Available:	59 PSI
Residual Pressure Available:	5.7 PSI

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IRRIGATION PLAN

**HUNTER OAKS
LANDSCAPE IMPROVEMENTS**

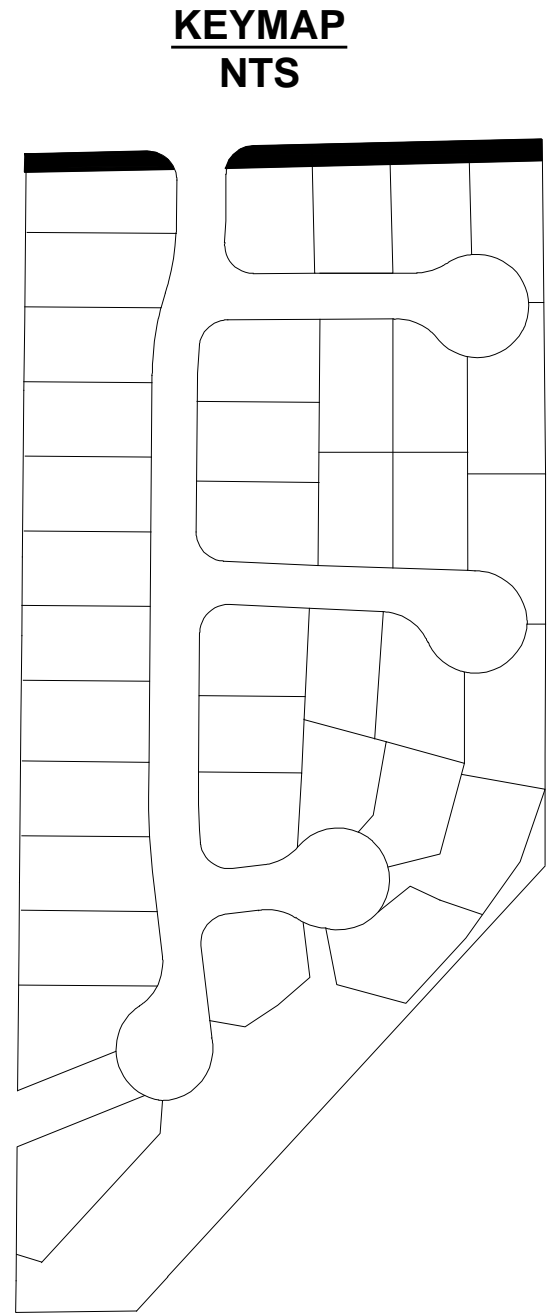
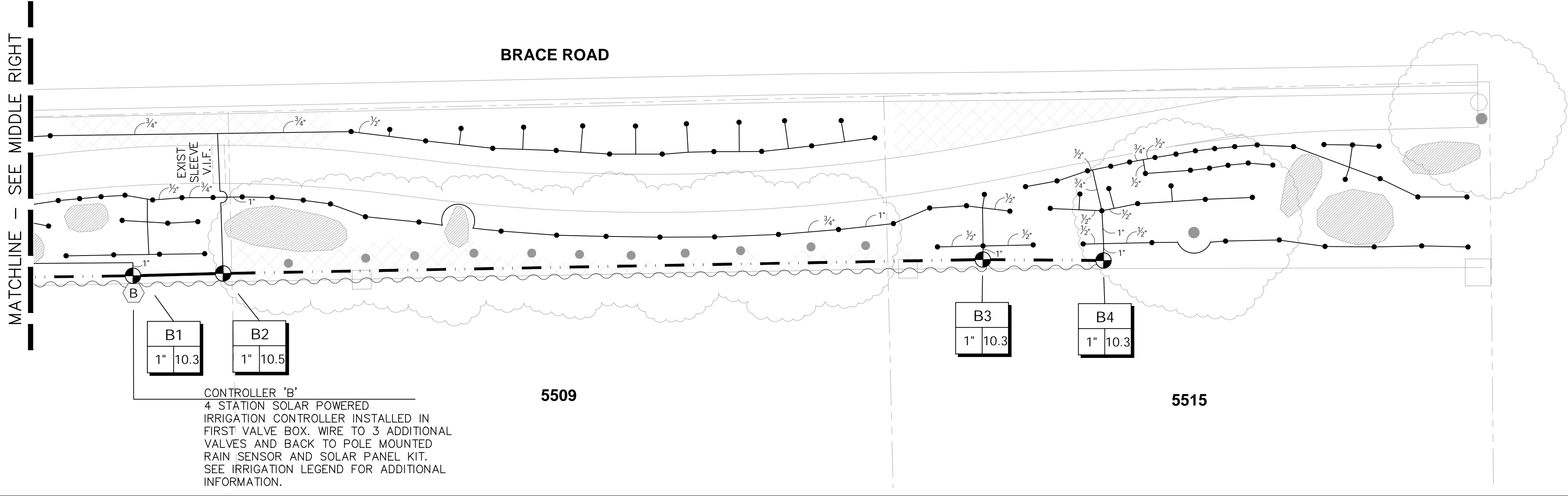
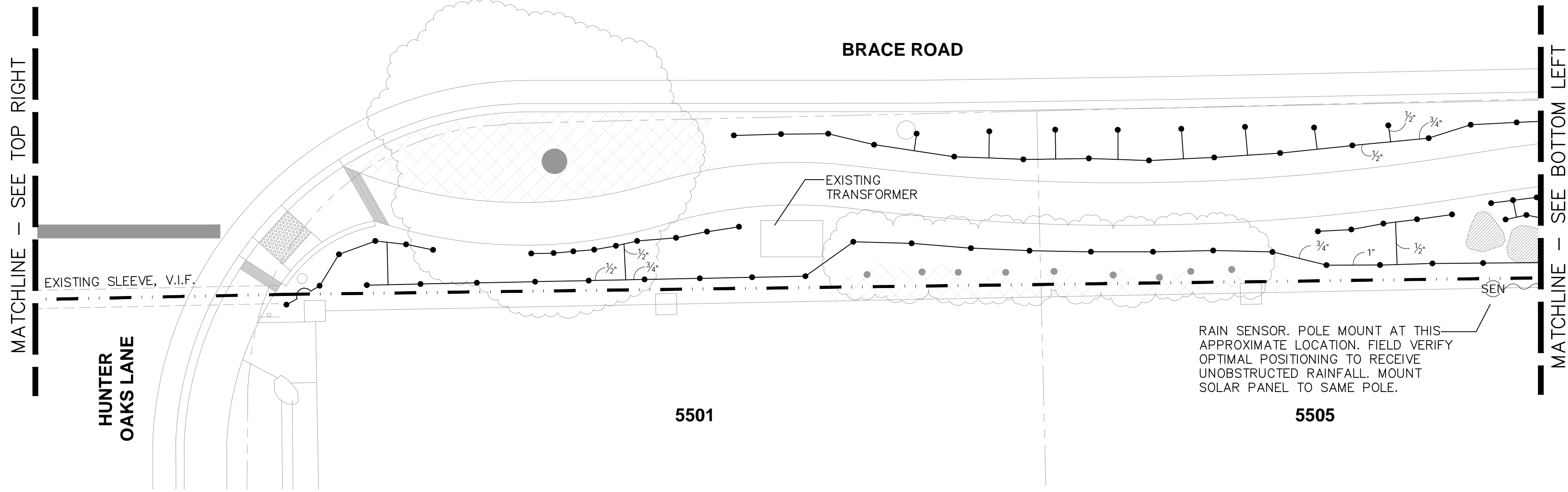
LOOMIS, CA 95650

Signature: John C. Esterhuysen
05/18/2023
Expiry Date: 05/18/2023
Title: Landscape Architect

DESCRIPTION:	DATE:
ISSUED FOR BID	05/19/23
DESIGNED BY:	DB
PROJECT NUMBER:	2208
DRAWING SCALE:	1/8"=1'-0"
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L3.1

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HYDRAULIC CALCULATIONS

P.O.C. NUMBER: 02 @ BERM	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	16.99 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	70 PSI
Elevation Change:	0.00 ft
Service Line Size:	1"
Length of Service Line:	32 ft
Pressure Available:	67 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	14 GPM
Flow Available at POC:	16.99 GPM
Residual Flow Available:	2.99 GPM
Critical Station:	C4
Design Pressure:	30 PSI
Friction Loss:	3.69 PSI
Fittings Loss:	0.37 PSI
Elevation Loss:	6.93 PSI
Loss through Valve:	6.61 PSI
Pressure Req. at Critical Station:	47.6 PSI
Loss for Fittings:	0.0 PSI
Loss for Main Line:	0.03 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.4 PSI
Loss for Master Valve:	0.63 PSI
Loss for Flow Sensor:	2.00 PSI
Loss for Water Meter:	1.29 PSI
Critical Station Pressure at POC:	61.9 PSI
Pressure Available:	67 PSI
Residual Pressure Available:	3.06 PSI

NOTE:
IRRIGATION MAY BE SHOWN DIAGRAMMATICALLY
WITHIN PAVING AREAS OR CLOSE TO TRUNK/ROOTS
OF EXISTING TREES. INSTALL IRRIGATION WITHIN
LANDSCAPE AREAS UNLESS OTHERWISE NOTED, AND
AVOID IMPACTS TO EXISTING TREE ROOTS. THE
CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION
SLEEVEING UNDERNEATH ALL PAVEMENT.

IRRIGATION DEMAND IS 14GPM AT A MINIMUM.
STATIC PRESSURE OF 70 PSI. STATIC
PRESSURE AT WATER METER EXCEEDS 100
PSI. INSTALL PRESSURE REDUCING VALVE
DOWNSTREAM OF BACKFLOW PREVENTER AND
SET DISCHARGE PRESSURE TO 70 PSI. STATIC
PRESSURE TO BE VERIFIED IN THE FIELD
PRIOR TO START OF WORK. CONTACT
LANDSCAPE ARCHITECT IF ANY CONFLICT
EXISTS BETWEEN THE STATED PRESSURE AND
ACTUAL AVAILABLE PRESSURE.

IRRIGATION POINT OF CONNECTION TO
EXISTING 1" COPPER SUPPLY LINE, 3/4"
WATER METER AND 3/4" BACKFLOW
PREVENTER. EXTEND PVC MAINLINE FROM
THIS LOCATION TO NEW IRRIGATION VALVES
AS NEEDED. CUT AND CAP EXISTING
IRRIGATION SYSTEM AT THIS LOCATION, AND
ABANDON IN PLACE EXCEPT WHERE
EXISTING IRRIGATION PIPING OR EQUIPMENT
CONFLICTS WITH NEW IRRIGATION SYSTEM.

C1	1" 14
C2	1" 3.55
C3	1" 3.9
C4	1" 8.96
C5	1" 7.84

CONTROLLER 'C'
6 STATION AUTOMATIC IRRIGATION CONTROLLER,
PEDASTAL MOUNTED IN STAINLESS STEEL ENCLOSURE
AT THIS LOCATION. USE EXISTING ELECTRICAL
CONNECTION, V.I.F.. SEE IRRIGATION LEGEND FOR
ADDITIONAL INFORMATION.

CL-100 WIRELESS WEATHER
SENSOR. FIELD VERIFY OPTIMAL
POSITIONING TO RECEIVE UNOBSTRUCTED
RAINFALL AND SOLAR RADIATION.

HUNTER OAKS LANE

4051

MAINTENANCE PATH

MAINTENANCE PATH

KEYMAP
NTS

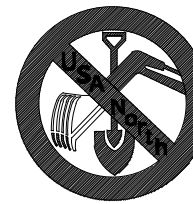
MATCHLINE - SEE SHEET L3.3



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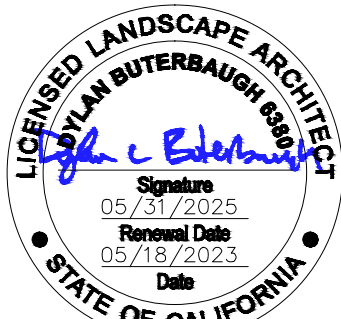


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IRRIGATION PLAN

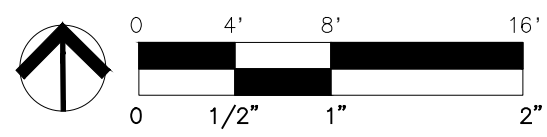
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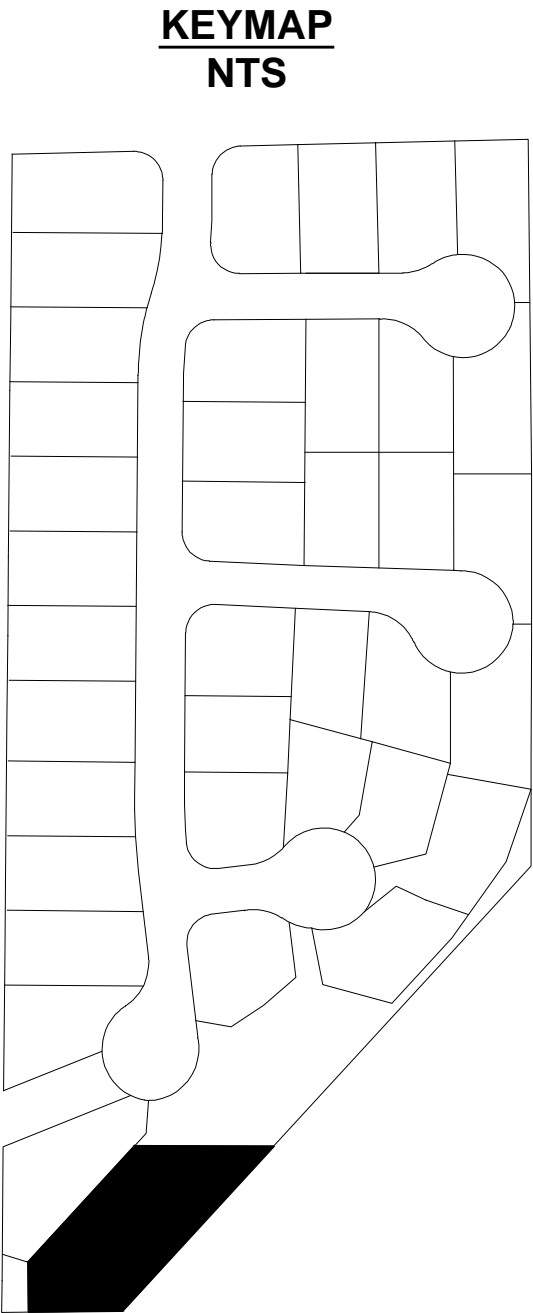
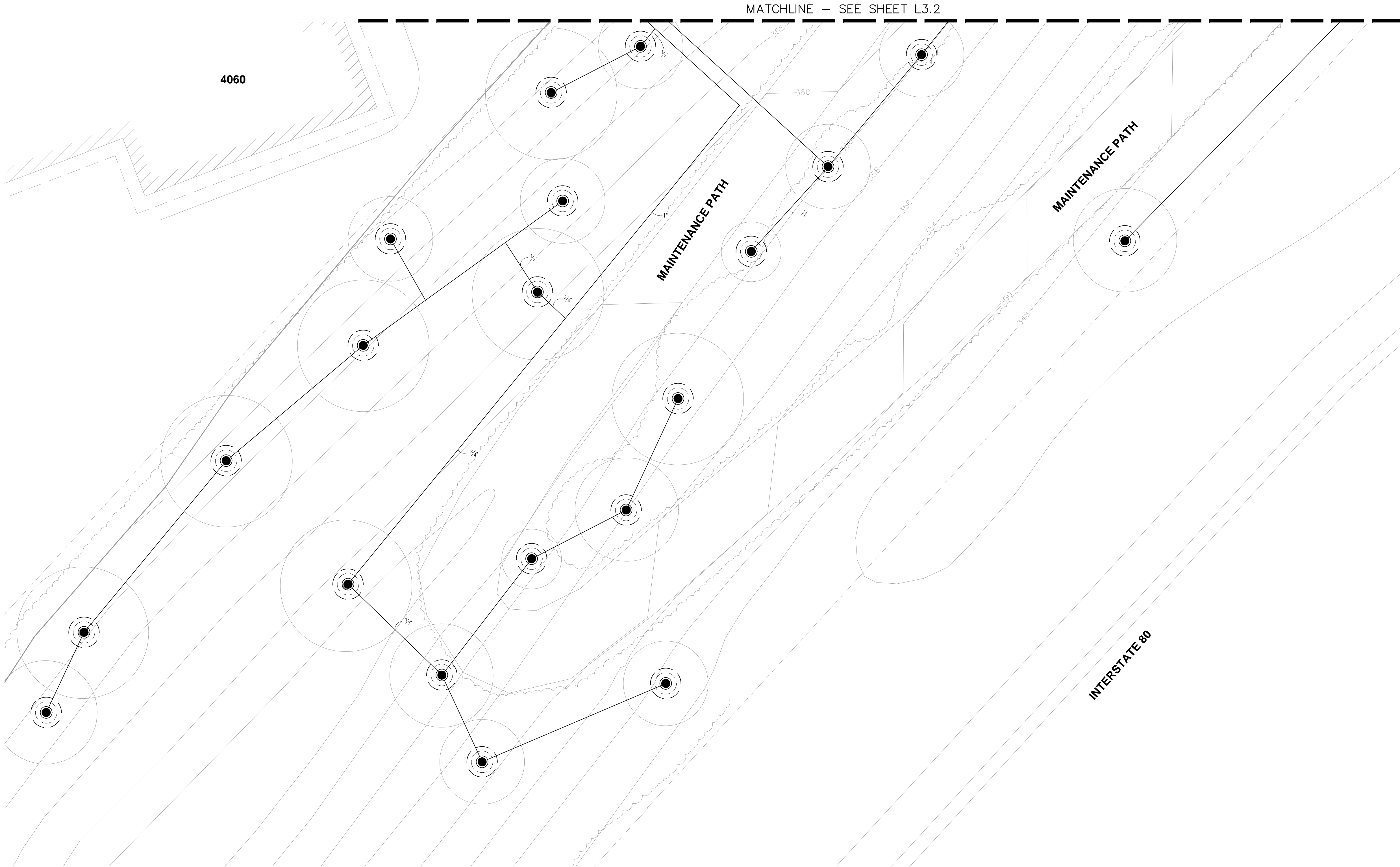
DESIGNED BY:	DB
PROJECT NUMBER:	2208

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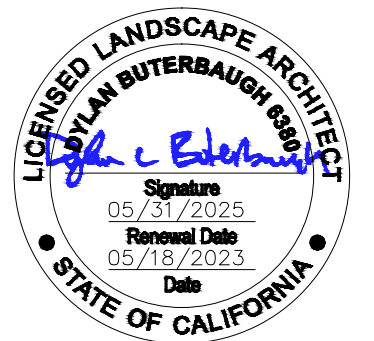
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IRRIGATION PLAN

**HUNTER OAKS
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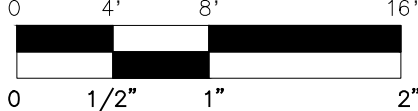

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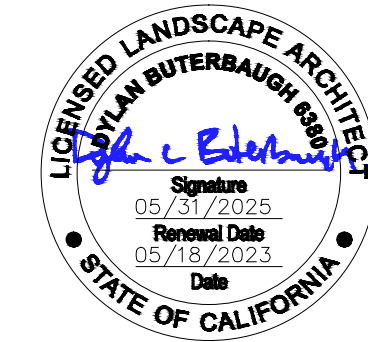
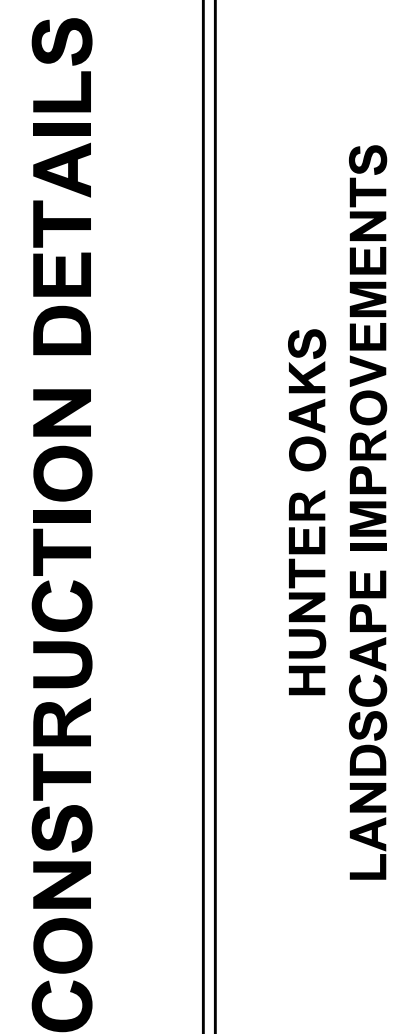
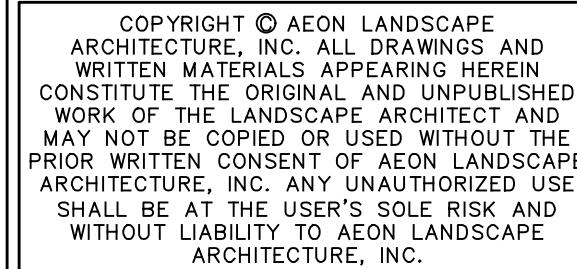
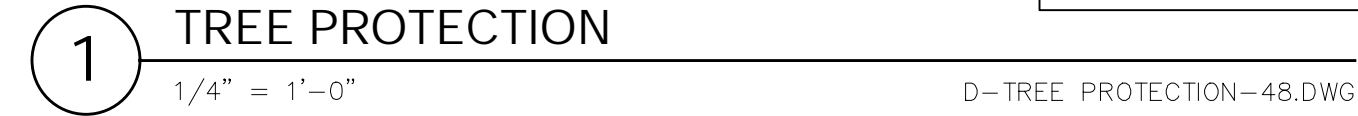
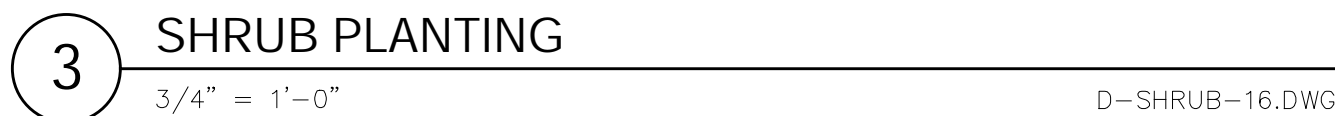
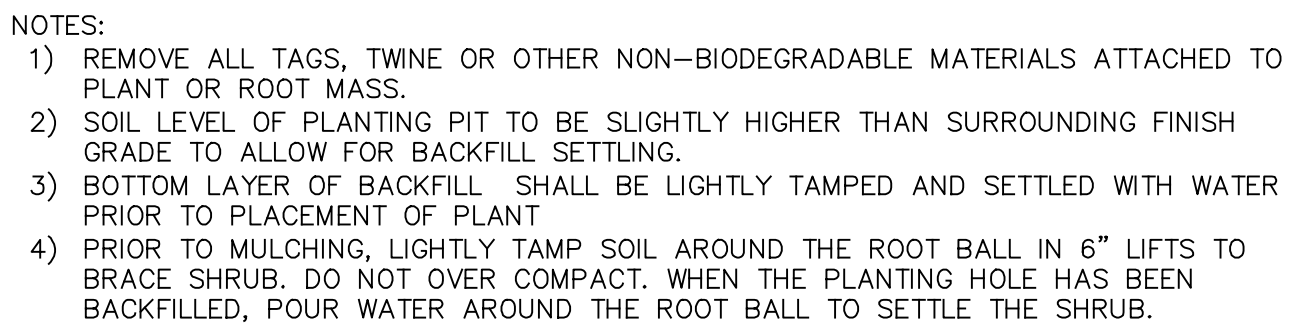
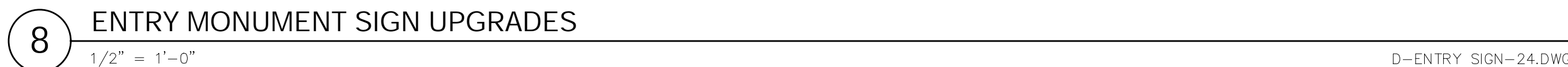
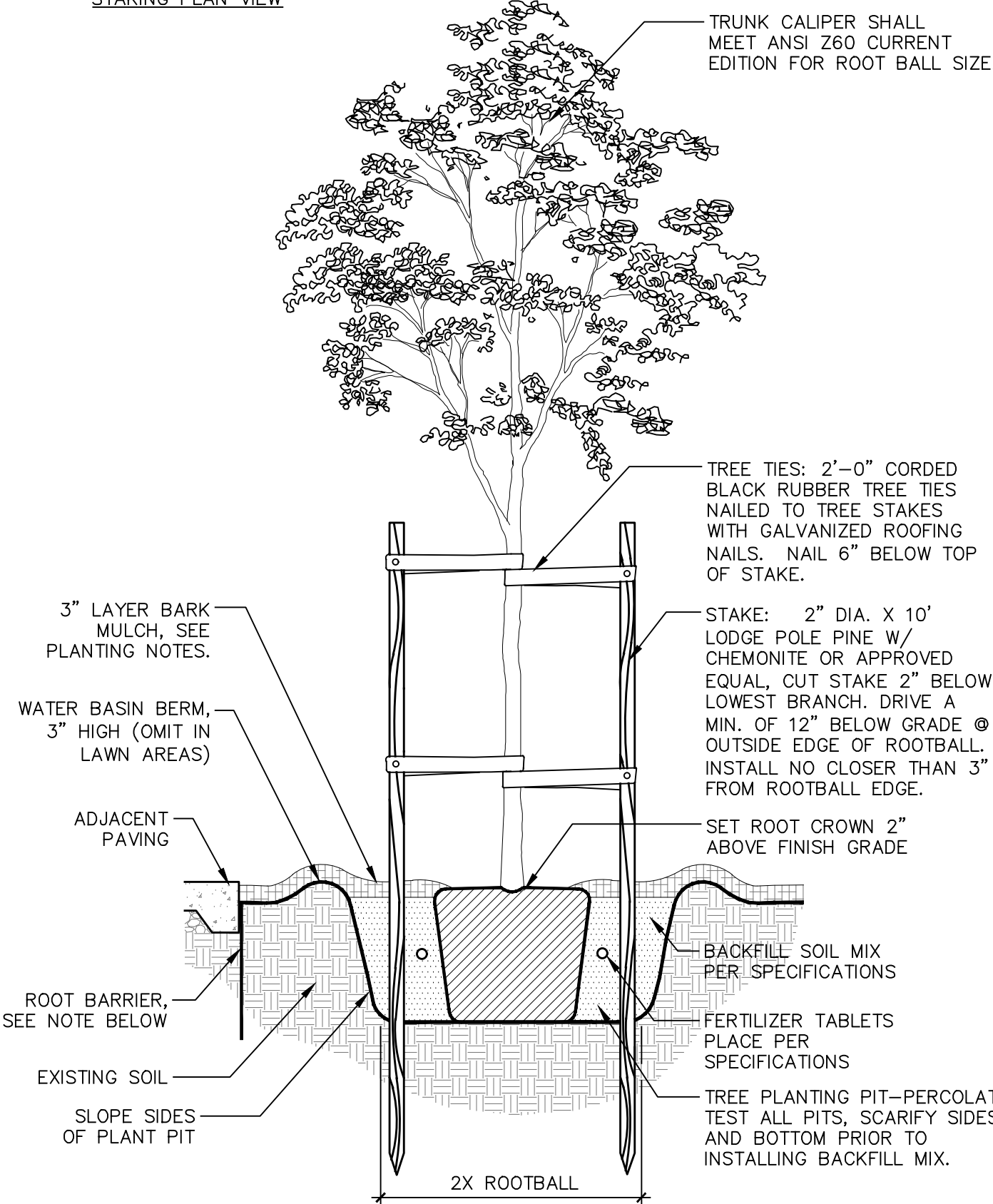
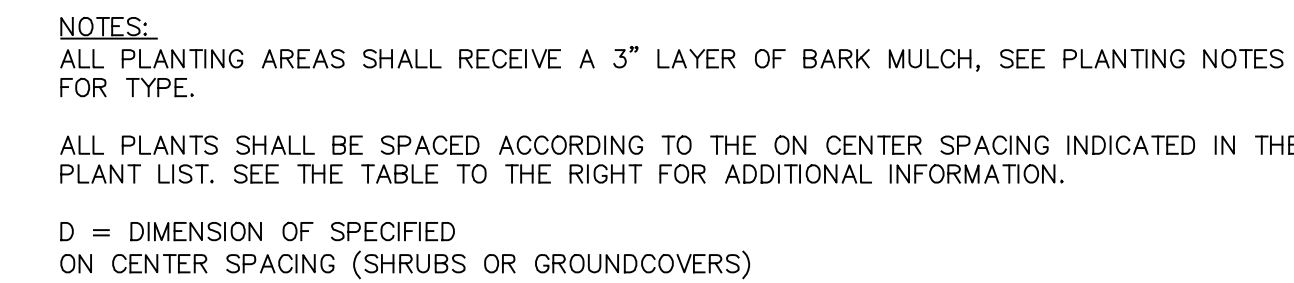
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DESIGNED BY: DB
PROJECT NUMBER: 2208

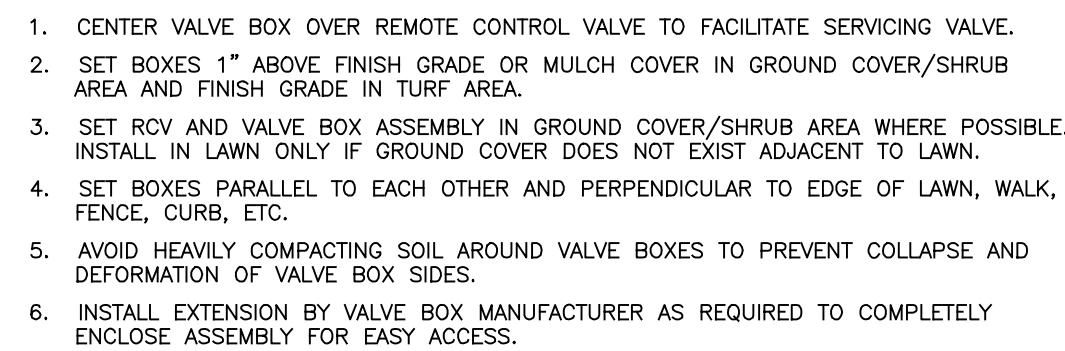
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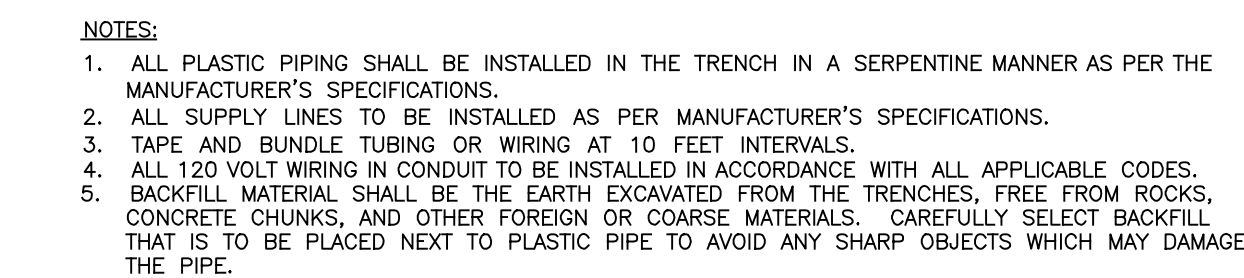
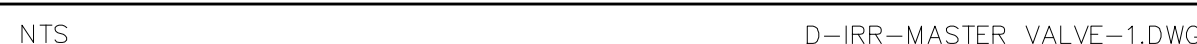
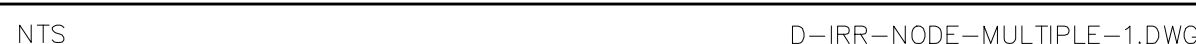
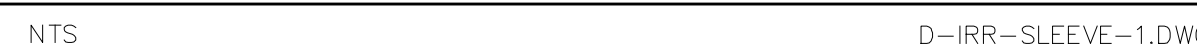
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11 of 14



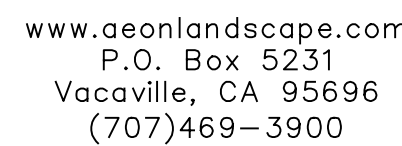
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ISSUED FOR BID	05/19/23
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PROJECT NUMBER:	2208
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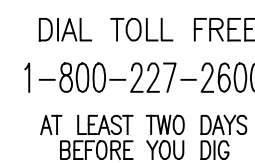
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NTS D-IRR-TRENCH-1.DWG

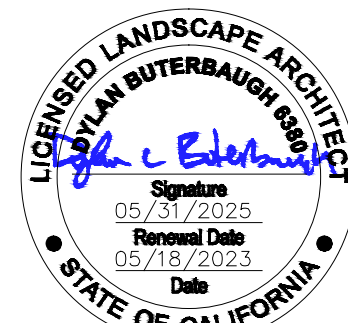


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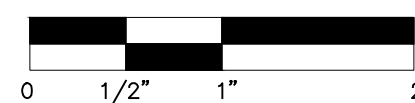


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