Planning Commission Date: June 13, 2007 Item No. 6.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report prepared by: Tiffany Kunsman

Public Hearing: Yes: X No: ____

Notices Mailed On: 6/1/07 Published On: 5/30/07 Posted On: 6/1/07

TITLE:	**TIME EXTENSION NO. TE2007-11**
Proposal:	A request for a time extension for previously approved Use Permit Amendment No. UA2004-9 and "S" Zone Approval Amendment No. SA2004-91, the replacement of an existing 30-foot tall freestanding pole sign with an 18-foot tall LED sign, replacing canopy signage, and repainting the main building along with other site features (fence, storage enclosure, bollards, light standards, etc.).
Location:	1787 S. Main St. (APN: 086-21-069)
RECOMMENDATION:	**Approve with conditions.**
Applicant:	RHL Design Group, Attn: Mark Graff, 3001Douglas Blvd., #210, Roseville, CA95661
Property Owners:	ConocoPhillips, Attn: Bill Borgh, 76 Broadway, Sacramento, CA 95818
Environmental Info:	Exempt pursuant to Class 1, Section 15301 - Existing Facilities
General Plan Designation:	Manufacturing and Warehousing
Present Zoning:	Industrial Park "MP"
Existing Land Use:	Gasoline Service Station
Agenda Sent To:	Applicant/owner
Attachments:	Approved Special Conditions for Use Permit No. UA2004-9 and "S" Zone Approval Amendment No. SA2004-91, UA2005-4 along with the corresponding Staff Report, plans, and project description.
PJ No.	2398

BACKGROUND

On January 26, 1966, the Planning Commission first approved a gas station with two canopies. Following amendments to the approved permit by Planning Commission include revising the site design, modifications to the price signs, the repainting of the canopies and main building, two

freestanding signs (Use Permit No. 985 and No. 986), the installation of a ground water treatment system, and a building addition for a snack shop.

The most recent permits, approved by the Planning Commission on May 12, 2005, are Use Permit No. UA2004-91 and "S" Zone Approval Amendment No. SA2004-91 for the replacement of on site signage and site upgrades. One of the site upgrades included rebuilding both canopies with flat roofs. The applicant came back with the request to maintain and repaint the existing canopy, rather then rebuild it. Planning Commission Subcommittee approved this request on August 9, 2006 ("S" Zone Amendment No. SA2006-45).

Site Description

The 76 Union Gas Station is a 0.75-acre parcel located on the northwest corner of South Main and Montague Expressway. Interstate 880 is located to the west of the site along with a five building multi-tenant industrial complex that spreads to the northern portion of the site. An industrial/commercial use is across Montague Expressway located within San Jose, and a gas station is to the east of the site located directly across the street.

Project Description

The applicant is requesting an 18 month Time Extension for the previously approved "S" Zone Amendment Approval and Use Permit for the removal of existing signage and installation of one new 18-foot tall LED sign and one 6-foot tall cabinet price sign. The LED sign is 18' X 6' and is two sided with internal illumination. The 6-foot tall cabinet sign is 6' X 4' and is also illuminated.

Site upgrades include the replacement of the pump dispenser valances with new pump dispenser valances, and the repainting of all site features with the new corporate color scheme. The corporate color scheme is red, white, gray, and blue.

TIME EXTENSION REQUEST

Pursuant to Zoning Ordinance Section 64.04 (Time Extensions), the applicant is requesting a time extension of the previous Site and Architecture Review and Use Permit approvals. As with any permit approval granted under the terms of the zoning ordinance, a permit expires in eighteen (18) months if not used or exercised.

The term "used" is defined in the Milpitas Zoning Ordinance under Title XI-Chapter 10- Section 64.04-2.

A permit is "used" or "exercised" if:

1. The applicant obtains a building permit and completes a foundation

2. Dedicates any land or easement as required from the zoning action,

3. Complies with legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

To date, the applicant has not "used" or "exercised" their permit approved on May 12, 2005. Since their approval, the applicant has submitted plans and received the approval by Staff. The building permit was issued, however, the contractor failed to pull the building permit and the building permit is now expired.

RECOMMENDATION

Close the public hearing. Approve the 18 month Time Extension No. TE2007-11 for UA2004-9 and SA2004-91 based on the previous Findings and Recommended Special Conditions of Approval.

FINDINGS

1. The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the signs serve to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Industrial Park area and Implementing Policy 2.a-I-10 in that the site upgrades beautify the existing development and in turn fosters community pride.

2. The project complies with the Zoning Ordinance in that the use is a conditional use in the district and serves the adjacent industrial park complexes and businesses. In addition, the project does not conflict with any of the district's development standards.

3. The project complies with the "S" Zone Combining District in that the proposed freestanding signs are attractive and harmonious with the site and replaces a 30-foot tall pole sign, which is more massive, outdated and unattractive, with a more streamlined and modern sign. The site upgrades update the site and improve its appearance.

4. As conditioned, the project complies the Midtown Specific Plan in terms of design guidelines in terms of sign type and material.

5. The proposed project is consistent with the City's Sign Ordinance in terms of number of freestanding signs, sign height, and sign area.

6. As conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.
7. The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

SPECIAL CONDITIONS

1. Time Extension Approval for Use Permit Amendment No. UA2004-9 is for a new 18-foot tall freestanding LED sign and a 6-foot tall LED price sign, as shown on the approved plans dated June 13, 2007 and as modified by the conditions below. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)
2. Time extension approval for "S" Zone Approval Amendment No. SA2004-91 is for the repainting of all site features including the main building, perimeter and building fences, trash and storage enclosures, bollards, etc. and replacement of pump dispenser valences and new canopy signage, as shown on the approved plans dated June 13, 2007 and as modified by the conditions below. (P)
3. Prior to building permit issuance, the plans shall be revised to indicate the smaller 6-foot tall sign be comprised of aluminum panels with an LED display for the gas prices similar to the larger sign. (P)
4. Prior to building permit issuance, the plans shall indicate the main building be re-roofed to replace the old dilapidated wood shingles. Wood shake and non-tri-laminate asphalt composition roof material requires Planning Commission approval. (P)
5. Prior to permit final, all non-permitted and temporary signs on the building and throughout the site (in landscape areas and affixed to light standards) shall be removed. (P)
6. Prior to building permit issuance, revised landscape plans shall be submitted to the satisfaction of Planning staff and include the following, which shall be installed prior to permit final:

    a. Replacement of bare areas where 3 signs were removed with annual flowers or similar plant species in planter; and

    b. Replacement of the missing landscaping in the southwestern planter along Montague Expressway with similar plant species in planter.
7. All required landscaping shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
8. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
9. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)
10. The applicant shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405 and visibility of adjacent driveway. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)

11. The applicant shall obtain an encroachment permit from City of Milpitas Engineering Division for installation of the freestanding sign near the City of Milpitas welcome sign at the corner (sign location 9 on sheet A3). (E)

Planning Division = (P)

Engineering Division = (E)

6

Planning Commission Date: May 11, 2005 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report prepared by: Staci Pereira

Public Hearing: Yes: X No: _____

Notices Mailed On: 4-29-05 Published On: 4-28-05 Posted On: 4-29-05

TITLE:	**USE PERMIT AMENDMENT NO. UA2004-9 AND "S" ZONE APPROVAL AMENDMENT NO. SA2004-91**
Proposal:	A request to replace an existing 30-foot tall freestanding pole sign with an 18-foot tall LED sign, rebuild both canopies with flat roofs and other site upgrades including replacing canopy signage and repainting the main building and other site features (fence, storage enclosure, bollards, light standards, etc.) at a Union 76 gas station, zoned "MP" Industrial Park.
Location:	1787 S. Main Street (APN 86-21-069)
RECOMMENDATION:	**Approval with conditions.**
Applicant:	RHL Design Group, Attn: Mark Graff, 3001 Douglas Blvd., #210, Roseville, CA 95661
Property Owner:	ConocoPhillips, Attn: Bill Borgh, 76 Broadway, Sacramento, CA 95818
Assessee:	Real Estate Beneficiary LLC et al, Tosco Corporation - Circle K Company, Property Tax DC-17, PO Box 52085, Phoenix, AZ 85072-2085
Previous Action(s):	"S" Zone approval and amendments, use permit
Environmental Info:	Exempt pursuant to Class1, Section 15301 ("Existing Facilities)
General Plan Designation:	Manufacturing and Warehousing
Present Zoning:	Industrial Park (MP)
Existing Land Use:	Gasoline Service Station
Agenda Sent To:	Applicant, owner and assessee (all noted above)
Attachments:	Plans
PJ No.	2398

BACKGROUND

On January 26, 1966, the Planning Commission approved a gas station with two canopies. Subsequent Planning Commission approvals include amendments to revise the site design, price

signs, repainting of the canopies and main building, two freestanding signs (Use Permit Nos. 985 and 986), installation of a ground water treatment system and a building addition for a snack shop.

Site Description

The 0.75-acre subject site is located at the northwest corner of South Main Street and Montague Expressway with Interstate 880 to the west. Neighboring land uses include a five building multi-tenant industrial complex to the north and west, a gas station east of the site across the street and industrial and commercial uses across Montague Expressway in San Jose. The Pines single-family residential community is located further north and west of the subject site.

THE APPLICATION

The Use Permit Amendment application is submitted pursuant to Chapter 30, Section 3.03 (c) (Freestanding signs over six feet in height) and Chapter 10, Section 57.00 (Conditional Use Permits) and the "S" Zone Approval Amendment is pursuant to Chapter 10, Section 42.10 of the Milpitas Zoning Ordinance.

Project Description

The applicant requests to remove the existing 30-foot tall freestanding pole sign and two 4'-8" tall price signs in the southeast landscape planter and install one new 18-foot tall sign with an LED price sign and one 6-foot tall cabinet price sign in same location. The LED sign would be two-sided, 18'x 6', internally illuminated and comprised of aluminum panels with acrylic letters and logo attached to a LED cabinet for the display of gas prices and affixed to two poles. The 6-foot tall price sign would also be two-sided, 6'x 4' and an internally illuminated cabinet sign.

Other site modifications proposed include rebuilding the both canopies with flat roofs and new fascia detail and signage, repainting all site features (main building, trash enclosure, fence, bollards, light standards, etc.) with the new corporate color scheme of red, white, gray and blue, and replacing the pump dispenser valences with new valences.

Conformance with the General Plan

The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the signs serve to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Industrial Park area and Implementing Policy 2.a-I-10 in that the site upgrades beautify the existing development and in turn foster community pride.

Conformance with the Zoning Ordinance

The project complies with the Zoning Ordinance in that the use is a conditional use in the Industrial Park "MP" district and serves the adjacent industrial park complexes and businesses. In addition, the project does not conflict with any of the district's development standards.

The project complies with the "S" Zone Combining District in that the proposed freestanding signs are attractive and harmonious with the site and replaces a 30-foot tall pole sign, which is more massive, outdated and unattractive, with more streamlined and modern signs. In addition, the materials used are durable and result in a high quality finish. The site upgrades replace outdated pump valences and the repainting of the older gas station updates the site and improves it

appearance. However, staff is concerned with the state of the existing building's roof. Since the canopies are being rebuilt, staff concludes that the building's roof should be addressed as well so that the improvements are consistent throughout the site. Rather than rebuilding the roof to match the new canopy flat roof desks, ***staff recommends*** a condition of approval to require the building to be re-roofed to replace the old dilapidated shingles.

To address the bare areas that would result from the removal of the 3 existing signs, ***staff recommends*** a condition of approval that prior to building permit issuance, the submittal include a revised landscape plan that shows the replacement landscaping to fill in these bare areas, either with annual flowers or species to match existing. In addition, ***staff recommends*** the applicant include the replacement of missing landscaping in the southern planter with a similar species on the revised landscape plan. With these conditions, staff concludes that no adverse visual impacts would result from the proposed project in terms of height, location, color or materials.

Conformance with the Midtown Specific Plan

The site is located within the Midtown Specific Plan area and is therefore subject to the Plan's design guidelines. The project is in conformance with the design guidelines with the exception of the 6-foot tall cabinet price sign. The Midtown Plan prohibits cabinet signs and requires high-quality material. Therefore, ***staff recommends*** the smaller 6-foot tall sign be comprised of aluminum panels with an LED display for the gas prices, similar to the larger sign.

Conformance with the Sign Ordinance

The site has approximately 369 lineal feet of street frontage along South Main Street and Montague Expressway. Per the Sign Ordinance, Section 3.03 (Freestanding Signs), which allows two freestanding signs when the public street frontage exceeds 300 feet, the parcel is permitted to have 2 freestanding signs. To determine maximum height for the freestanding signs, 1 foot of height to a maximum of 25 feet, is permitted for each 8 feet of public street frontage. The lineal street frontage in excess of the 300 feet is used to determine the height of the second sign. Thus, the 18-foot and 6-foot tall freestanding signs proposed are in conformance with the sign ordinance, which would allow 1 freestanding sign up to 25-foot tall and a second freestanding sign 8'-6" tall, if deemed appropriate through a use permit process.

Based on 369 lineal feet of street frontage, the total signage permitted for the site is 738 square feet (2 square feet of sign are per lineal foot of street frontage). The signage calculations for the proposed signage are as such:

SIGN TYPE	SIGN DIMENSIONS	AREA (SF)
Freestanding LED Pole sign	(1) 6'-1" x 13'	79
Monument sign	(1) ' x 6'	18
Canopy signs	(4) 3' diameter = 7 sq. ft.	28
TOTAL		**125**

No permanent building signage exists or is proposed. However, staff observed numerous temporary signs on the building and ***staff recommends*** a condition that they be removed. The applicant may seek permits for permanent building signs which would require Planning Commission Subcommittee. Overall, the total signage proposed for the site would be approximately 125 square feet and well within the sign area allotted for the site.

Community Impact

Staff concludes that the project, as conditioned, will meet the requirements as set forth within the City of Milpitas regulations and will not create a negative community impact. The freestanding sign is compatible with other signs along the Montague Expressway corridor and is consistent with colors used elsewhere on the site, specifically on the canopies and building. In addition, the interior illumination is not anticipated to create any glare. There are no noise, odor, traffic or parking impacts associated with the project. Therefore, as conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 ("Accessory Structures – On-premises Signs") of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit Amendment No. UA2004-9 and "S" Zone Approval Amendment No. SA2004-91 based on the Findings and Special Conditions of Approval listed below.

FINDINGS

1. The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the signs serve to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Industrial Park area and Implementing Policy 2.a-I-10 in that the site upgrades beautify the existing development and in turn fosters community pride.

2. The project complies with the Zoning Ordinance in that the use is a conditional use in the district and serves the adjacent industrial park complexes and businesses. In addition, the project does not conflict with any of the district's development standards.

3. The project complies with the "S" Zone Combining District in that the proposed freestanding signs are attractive and harmonious with the site and replaces a 30-foot tall pole sign, which is more massive, outdated and unattractive, with a more streamlined and modern sign. The site upgrades update the site and improve its appearance.

4. As conditioned, the project complies the Midtown Specific Plan in terms of design guidelines in terms of sign type and material.

5. The proposed project is consistent with the City's Sign Ordinance in terms of number of freestanding signs, sign height, and sign area.

6. As conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.

7. The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

SPECIAL CONDITIONS

1. Approval of Use Permit Amendment No. UA2004-9 is for a new 18-foot tall freestanding LED sign and a 6-foot tall LED price sign, as shown on the approved plans dated May 11, 2005 and as modified by the conditions below. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)
2. Approval of "S" Zone Approval Amendment No. SA2004-91 is for rebuilding of 2 new flat roof canopy desks, the repainting of all site features including the main building, perimeter and building fences, trash and storage enclosures, bollards, etc. and replacement of pump dispenser valences and new canopy signage, as shown on the approved plans dated May 11, 2005 and as modified by the conditions below. (P)
3. Prior to building permit issuance, the plans shall be revised to indicate the smaller 6-foot tall sign be comprised of aluminum panels with an LED display for the gas prices similar to the larger sign. (P)
4. Prior to building permit issuance, the plans shall indicate the main building be re-roofed to replace the old dilapidated wood shingles. Wood shake and non-tri-laminate asphalt composition roof material requires Planning Commission approval. (P)
5. Prior to permit final, all non-permitted and temporary signs on the building and throughout the site (in landscape areas and affixed to light standards) shall be removed. (P)
6. Prior to building permit issuance, revised landscape plans shall be submitted to the satisfaction of Planning staff and include the following, which shall be installed prior to permit final:
    a. Replacement of bare areas where 3 signs were removed with annual flowers or similar plant species in planter; and
    b. Replacement of the missing landscaping in the southwestern planter along Montague Expressway with similar plant species in planter.
7. All required landscaping shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
8. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
9. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)

10. The applicant shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405 and visibility of adjacent driveway. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)

11. The applicant shall obtain an encroachment permit from City of Milpitas Engineering Division for installation of the freestanding sign near the City of Milpitas welcome sign at the corner (sign location 9 on sheet A3). (E)

Planning Division = (P)
Engineering Division = (E)

6.

May 12, 2005

RHL Design Group
Attention: Wendy Wilson
3001 Douglas Blvd., #210
Roseville, CA 95661

USE PERMIT AMENDMENT NO. UA2004-9 AND "S" ZONE APPROVAL AMENDMENT NO. SA2004-91
PJ #2398
Replace an existing 30-foot tall freestanding pole sign with an 18-foot tall LED sign, rebuild both canopies with flat roofs and other site upgrades including replacing canopy signage and repainting the main building and other site features (fence, storage enclosure, bollards, light standards, etc.) at 1787 S. Main Street (APN 86-21-069)

Dear Ms. Wilson:

The above referenced project was reviewed and approved by the Milpitas Planning Commission at its meeting of May 12, 2005. Enclosed for your information is a copy of the approved "Special Conditions/Notes to Applicant" for the project. Please read the conditions and notes carefully. **Unless otherwise specified, these items must be resolved prior to building permit issuance for your project.**

The next step in the process is to submit working drawings or construction plans to the Building Division for plan checking. Please contact that Division (586-3240) for further information. Listed below are the names and phone numbers of others involved in the building permit process. It is to your advantage to contact those persons in order to see what material(s), if any, they will need regarding your application. This could expedite the permit processing.

Building Division: Leon Sheyman - 586-3245; Engineering Division: Robert Wang - 586-3327;
Fire Department: Albert Zamora - 586-3371

Expiration of permit or approvals:

Unless the approval is used or exercised, it will expire, without notice to you, eighteen (18) months after the date of approval, or by November 12, 2006. For the purpose of approval, an approval is "used" or "exercised" if the applicant obtains a building permit and completes a foundation, or dedicates any land or easement as required from the zoning action, or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

A one-time 18-month time extension may be granted by the Planning Commission. It is valid only if approved before the pending expiration date. New conditions may be imposed on your permit through the review process for your extension of time for any permit. To obtain a time-extension, you must submit a request with appropriate fees to the Planning Division no later than September 15, 2006 to be scheduled for the Planning Commission meeting of November 22, 2006.

If you have any questions pertaining to this matter, please give me a call at (408) 586-3278. Thank you for participating in the City's planning review process.

Sincerely,

Staci Pereira
Assistant Planner

cc: ConocoPhillips, Attn: Bill Borgh, 76 Broadway, Sacramento, CA 95818

Real Estate Beneficiary LLC et al, Tosco Corporation - Circle K Company, Property Tax DC-17, PO Box 52085, Phoenix, AZ 85072-2085

enc: Approved Special Conditions/Notes to Applicant

APPROVED SPECIAL CONDITIONS

USE PERMIT AMENDMENT NO. UA2004-9 & "S" ZONE APPROVAL AMENDMENT NO. SA2004-91
Replace an existing 30-foot tall freestanding pole sign with an 18-foot tall LED sign, rebuild both canopies with flat roofs and other site upgrades including replacing canopy signage and repainting the main building and other site features at 1787 S. Main Street.

Planning Commission Approval: May 12, 2005

SPECIAL CONDITIONS

1. Approval of Use Permit Amendment No. UA2004-9 is for a new 18-foot tall freestanding LED sign and a 6-foot tall LED price sign, as shown on the approved plans dated May 11, 2005 and as modified by the conditions below. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)
2. Approval of "S" Zone Approval Amendment No. SA2004-91 is for rebuilding of 2 new flat roof canopy desks, the repainting of all site features including the main building, perimeter and building fences, trash and storage enclosures, bollards, etc. and replacement of pump dispensers and new canopy signage, as shown on the approved plans dated May 11, 2005 and as modified by the conditions below. (P)
3. Prior to building permit issuance, the plans shall be revised to indicate the smaller 6-foot tall sign be comprised of aluminum panels with an LED display for the gas prices similar to the larger sign. (P)
4. Prior to permit issuance, detailed information shall be submitted to staff regarding the light intensity levels and timing between changes in sign copy to ensure that the signage does not produce glare, distract motorists and pedestrians and appear to move or create the illusion of movement. (P, *Added by Planning Commission at meeting on May 12, 2005*)
5. Prior to building permit issuance, the plans shall indicate the main building be re-roofed to replace the old dilapidated wood shingles. Wood shake and non-tri-laminate asphalt composition roof material requires Planning Commission approval. (P)
6. Prior to permit final, all non-permitted and temporary signs on the building and throughout the site (in landscape areas and affixed to light standards) shall be removed. (P)
7. Prior to building permit issuance, revised landscape plans shall be submitted to the satisfaction of Planning staff and include the following, which shall be installed prior to permit final:
   a. Replacement of bare areas where 3 signs were removed with annual flowers or similar plant species in planter; and
   b. Replacement of the missing landscaping in the southwestern planter along Montague Expressway with similar plant species in planter.
8. All required landscaping shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
9. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
10. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)
11. The applicant shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405 and visibility of adjacent driveway. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)

12. The installation of the freestanding sign near the City of Milpitas welcome sign at the corner (sign location 9 on sheet A3). (E)

Planning Division = (P)
Engineering Division = (E)

Distribution:
Applicant & Owner
Albert Zamora, Fire Dept.
Keyvan Irannejad, Building Div.
Mehdi Khaila, Principal Civil Engineer
Joe Oliva, Trans., Planning Div.
Greg Armendariz, City Eng., Eng. Div.
Ken Brown, Building Inspection
Carol Randisi, Public Works Div.
Jane Corpus, Finance
File

ConocoPhillips

PROFIT CENTER #2611227
1787 SOUTH MAIN STREET
MILPITAS, CA

SHEET INDEX

CS1	COVER SHEET
A1	EXISTING AND PROPOSED CANOPY MODIFICATIONS
A2	EXISTING AND PROPOSED BUILDING MODIFICATIONS
A3	EXISTING AND PROPOSED SIGNAGE MODIFICATIONS
L1	LANDSCAPE PLANTING PLAN AND DETAILS
L2	LANDSCAPE IRRIGATION PLAN AND DETAILS
SG-1	TWIN POLE SIGN
SG-2	TWIN POLE SIGN

PROJECT DATA

PROJECT NAME:	OASIS RE-IMAGE
PROJECT ADDRESS:	1787 SOUTH MAIN STREET MILPITAS, CA
OWNERS NAME:	ConocoPhillips / TOSCO MARKETING
OCCUPANCY:	CANOPY: S-3
CONSTRUCTION TYPE:	CANOPY: II-N
EXISTING USE:	FUELING STATION

PROJECT CODE SUMMARY

BUILDING CODE	2001 CBC
FIRE CODE	2001 UFC

AND ALL APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

PROJECT DESIGN CONSULTANTS

TITLE	FIRM NAME & ADDRESS	CONTACT & PHONE
PROJECT MANAGER	RHL DESIGN GROUP, ROY PEDRO 3001 DOUGLAS BLVD. #210 ROSEVILLE, CA 95825	DAVID LUNDY (916) 771-2555
STRUCTURAL ENGINEER	PEYTON & TOMITA 954 TOWN & COUNTRY ROAD ORANGE, CA 92668	DAVE PEYTON (714) 245-4930

SCOPE OF WORK

SHOULD THE GENERAL CONTRACTOR ENCOUNTER ANY ELEMENT THAT REQUIRES A STRUCTURAL MODIFICATION, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

CANOPY

PAINT CANOPY FASCIA AND COLUMNS AS INDICATED ON DRAWINGS.

INSTALL NEW MULTI-PRODUCT FUEL DISPENSER (MPD) GRAPHICS AND REQUIRED STATE AND FEDERAL WARNING LABELS.

PAINT EXISTING STEEL/CONCRETE BOLLARD'S AND ISLANDS AS INDICATED ON DRAWINGS.

REMOVE ANY EXISTING CANOPY COLUMN MOUNTED WASH BUCKETS AND INSTALL NEW PORTABLE WASH BUCKETS WITH WASTE RECEPTACLES.

APPLY NEW DECALS TO MATCH DRAWING CONFIGURATION.

POWER WASH UNDERSIDE OF CANOPY AS REQUIRED.

BUILDING

REPLACE ALL EXISTING BUILDING SIGNAGE WITH NEW OASIS IMAGE STANDARDS (IF APPLICABLE) AS INDICATED ON PLANS.

RE-ROOF EXISTING BUILDING WITH A TRI-LAMINATE ASPHALT COMPOSITION ROOF MATERIAL. COLOR TO MATCH EXISTING.

FREESTANDING SIGN

REPLACE EXISTING FREESTANDING SIGN WITH DUAL POLE SIGN AND NEW PRICE ID SIGN AS INDICATED ON PLANS.

SITE

REPAINT ALL EXISTING LIGHT STANDARDS OASIS WHITE.

PAINT TRASH ENCLOSURE, ANY PERIMETER WALLS, AWNINGS, BEAM, LIGHT BOXES ROUND PLANTERS (ETC.) OASIS WHITE.

PAINT ONSITE BOLLARDS OTHER THEN THOSE UNDER THE CANOPY OASIS SILVER.

REMOVED ALL NON-PERMITED AND TEMPORARY SIGNS FROM LANDSCAPED AREAS AND LIGHT POLES.

INSTALL NEW LANDSCAPING AROUND NEW SIGNS AND REMOVED SIGNS AS NEEDED.

PROVIDE A NEW DISABLED PATH OF TRAVEL, 4 FEET IN WIDTH, FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE AS INDICATED ON DRAWINGS.

VICINITY MAP

SIGNAGE CALCULATIONS

SIGN TYPE	SIGN AREA SQ. FT.	NOTE
EXISTING SIGNAGE		
CANOPY		
–	– SQ. FT.	–
–	– SQ. FT.	–
BUILDING		
–	– SQ. FT.	–
–	– SQ. FT.	–
–	– SQ. FT.	–
FREESTANDING		
POLE (REMOVED)	78 SQ. FT.	10'-0"X4'-0" W/(2X) 3'-10"X5'-1" PRICE ID, 30' OAH
PRICE ID SIGN (TO BE REMOVED)	28 SQ. FT.	(2X) 3'-0"X4'-8"
TOTAL SIGNAGE EXISTING	106 SQ. FT.	
NEW SIGNAGE		
CANOPY		
–	– SQ. FT.	–
–	– SQ. FT.	–
BUILDING		
–	– SQ. FT.	–
–	– SQ. FT.	–
–	– SQ. FT.	–
FREESTANDING		
POLE (NEW)	79 SQ. FT.	6'-1"X13'-0", 15' OAH
–	– SQ. FT.	–
TOTAL SIGNAGE EXISTING	79 SQ. FT.	

PAINTING SPECIFICATIONS

TECHNICAL INFORMATION FOR USING JONES-BLAIRTM ACRYLITHANE C-HS (R) URETHANE PAINTS & PRIMERS

SERVICE STATIONS

SPECIAL INFORMATION: INTERIOR SALES AREA AND SERVICE BAY FINISH COAT OPTIONS

ACRYLITHANE C-I-S IS SHOULD BE USED WHEREVER POSSIBLE BECAUSE OF ITS SUPERIOR SERVICEABILITY AND APPEARANCE. HOWEVER, DUE TO ITS STRONG SOLVENT ODOR, IT MAY BE DESIRABLE TO SUBSTITUTE THE ACRYLITHANE C-HS IN THE SALES AREA WITH RUST-NOT HP ACRYLIC LATEX GLOSS ENAMEL. THIS IS A SINGLE- COMPONENT AND HIGH PERFORMANCE AIR DRY LATEX WHICH ALSO OFFERS VERY LOW ODOR AND A HARD GLOSS FINISH.

MIXING, THINNING, AND APPLICATION TECHNIQUE FOR ACRYLITHANE C-HS URETHANE

JONES-BLAIR ACRYLITHANE C-HS (HIGH SOLIDS) IS A TWO COMPONENT SYSTEM AND MUST BE MIXED. AN 8:1 MIXING RATIO IS REQUIRED. MIX ONE FULL GALLON OF ACRYLITHANE BASE MATERIAL WITH ONE (1) PINT OF #99979 ACRYLITHANE CATALYST. UP TO ONE (1) PINT OF #21092 URETHANE THINNER MAY BE ADDED PER GALLON OF MIXED PAINT FOR SPRAY APPLICATION. FOR BRUSH AND ROLLER APPLICATION, THINNING IS NOT NORMALLY REQUIRED. APPLY ACRYLITHANE ONLY TO THOROUGHLY DRY SURFACES. WHEN APPLYING AT TEMPERATURES EXCEEDING 80OF, ADDITION OF AS MUCH AS THREE FLUID OUNCES (ABOUT ONE-FIFTH PINT) OF #21093 DRYING RETARDANT PER GALLON OF ACRYLITHANE IS RECOMMENDED. USE OF DRYING RETARDANT PREVENTS DRY SPRAY AND UNDESIRED FAST DRYING ON THE SURFACE BEING COVERED AS WELL AS ON BRUSHES AND ROLLERS. FOR APPLICATION IN TEMPERATURES BELOW 45OF, IT IS RECOMMENDED THAT 1/4 OUNCE (2 CAPFULS) OF #99011 ACCELERATOR BE ADDED PER CATALYZED GALLON OF ACRYLITHANE C-HS.

NOTE: ACRYLITHANE C-HS MAY BE APPLIED OVER ANY URETHANE OR FACTORY FINISHED FLORAPOLYMERS WHEN DULLED BY SANDING AND PRIMING WITH JONES-BLAIR UREPRIME PRIMER #'S 33010 WHITE.

NEW METAL SURFACES (IRON AND STEEL)

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. REMOVE MILL SCALE AND RUST BY SANDBLASTING. IF SANDBLASTING IS NOT PRACTICAL, CLEAN SURFACES WITH POWER TOOLS OR BY HAND SCRAPING AND WIREBRUSHING. PRIME WITH JONES-BLAIR #15077 WHITE MULTI-PURPOSE I-HS PRIMER OR #15632 GRAY. THESE ARE SINGLE COMPONENT PRIMERS THAT DO NOT REQUIRE MIXING. FOR MAXIMUM CORROSION RESISTANCE IN COASTAL AREAS, PRIME WITH JONES-BLAIR #330 10 WHITE UREPRIME. APPLY TWO COATS OF ACRYLITHANE FINISH FOR DESIRED APPEARANCE.

PREVIOUSLY PAINTED METAL SURFACES (IRON AND STEEL)

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. REMOVE ANY RUST AND LOOSE PAINT BY SCRAPING AND WIREBRUSHING. APPLY PRIMER TO ANY AREAS CLEANED TO BARE METAL THE SAME AS DESCRIBED FOR NEW METAL SURFACES. MOST AGED ALKYD AND URETHANE ENAMELS WILL ACCEPT A NEW ACRYLITHANE TOPCOAT WITHOUT LIFTING. TO REDUCE THE POTENTIAL FOR LIFTING AN EXISTING COATING, A BARRIER COAT OF #15077 WHITE MULTI-PURPOSE HS PRIMER OR #15632 GRAY MAY BE APPLIED BEFORE APPLICATION OF AN ACRYLITHANE FINISH COAT. DO NOT USE JONES BLAIR # 33010 UREPRIME AS A BARRIER TO PREVENT LIFTING OF AN EXISTING COATING. THIS WOULD BE COUNTER-PRODUCTIVE BECAUSE UREPRIME CONTAINS THE SAME OR COMPARABLE SOLVENTS AS ACRYLITHANE. APPLY TWO ACRYLITHANE FINISH COATS FOR DESIRED APPEARANCE.

ALUMINUM AND GALVANIZED SURFACES

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX AND OTHER FOREIGN MATTER. PRIME WITH JONES-BLAIR #942 MIST COAT II ZINC CHROMATE PRIMER OR #3090 RUST NOT ACRYLIC WHITE METAL PRIMER.

APPLY TWO ACRYLITHANE FINISH COATS FOR DESIRED APPEARANCE.

NEW MASONRY SURFACES (BLOCK, CONCRETE, ROUGH-TEXTURED BRICK, ETC.

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. FILL ALL POROUS SURFACES WITH JONES-BLAIR #3781 LATEX BLOCK FILLER. BLOCK FILLER IS READY-MIXED AND MAY BE APPLIED BY BRUSH, ROLLER, OR SPRAY. FOR BEST RESULTS, SPRAY AND ROLLER APPLICATION SHOULD BE FOLLOWED BY BRUSHING WHILE THE FILLER IS STILL WET. BRUSHING WILL WORK THE FILLER INTO PORES AND CREVICES TO MORE EFFECTIVELY PREVENT MOISTURE PENETRATION. A GALLON OF BLOCK FILLER WILL TYPICALLY COVER 50-150 SQUARE FEET DEPENDING ON THE SURFACE. USE WATER FOR CLEANUP AND THINNING. FOR ROLLER APPLICATION, A 1/2 INCH NAP ROLLER COVER IS RECOMMENDED WITH BLOCK FILLER. ALLOW BLOCK FILLER TO DRY 24 TO 48 HOURS BEFORE APPLYING FINISH COATS.

APPLY TWO FINISH COATS OF ACRYLITHANE FOR DESIRED APPEARANCE.

*NOTE. ACRYLITHANE C-HS MAY BE APPLIED OVER ANY URETHANE OR FACTORY FINISHED FLORAPOLYMERS WHEN DULLED BY SANDING AND PRIMING WITH #33010 WHITE UREPRIME.

PREVIOUSLY PAINTED MASONRY SURFACES

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX AND OTHER FOREIGN MATTER. REMOVE LOOSE AND SCALING PAINT BY WATER BLASTING, SCRAPING OR WIREBRUSHING. IF FILLERS ARE REMOVED BY CLEANING THE SURFACE, FILL AGAIN AS REQUIRED WITH JONES-BLAIR #3781 LATEX BLOCK FILLER. MAKE ANY NECESSARY REPAIRS WITH A CONCRETE PATCHING COMPOUND. CLEAN ANY CHALKY SURFACES THOROUGHLY WITH DETERGENT AND WATER BEFORE APPLICATION OF TOPCOAT. LET ANY WET SURFACES DRY THOROUGHLY BEFORE APPLYING BARRIER OR FINISH COATS.

A BARRIER COAT OF JONES-BLAIR #15077 WHITE MULTIPURPOSE HS PRIMER OR #1 5632 GRAY MAY BE APPLIED OVER ALKYD COATINGS TO REDUCE POTENTIAL FOR LIFTING BY ACRYLITHANE TOPCOAT. MOST AGED ALKYD, LATEX AND URETHANE ENAMELS WILL ACCEPT A NEW ACRYLITHANE TOPCOAT WITHOUT LIFTING.

APPLY TWO COATS OF ACRYLITHANE FOR DESIRED APPEARANCE.

NEW STUCCO SURFACES

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER INCLUDING LOOSE STUCCO. NEW STUCCO SHOULD BE ALLOWED TO CURE 1-2 WEEKS IN GOOD DRYING CONDITION BEFORE APPLYING PRIME COAT. PRIME WITH #9TH MULTI-GRIP LATEX PRIMER AND TOPCOAT COAT WITH ACRYLITHANE C-HS ENAMEL.

PREVIOUSLY PAINTED STUCCO SURFACES

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. REMOVE AND REPAIR ANY LOOSE OR DAMAGED STUCCO. CLEAN ANY CHALKY SURFACES THOROUGHLY WITH DETERGENT AND WATER BEFORE APPLICATION OF TOPCOAT. LET ANY WET SURFACES DRY THOROUGHLY BEFORE APPLYING BARRIER OR FINISH COATS.

A BARRIER COAT OF JONES-BLAIR #1 5077 WHITE MULTI-PURPOSE PRIMER OR #1 5632 GRAY MAY BE APPLIED OVER ALKYD COATINGS TO REDUCE POTENTIAL FOR LIFTING BY ACRYLITHANE TOPCOAT. MOST AGED ALKYD, LATEX AND URETHANE ENAMELS WILL ACCEPT A NEW ACRYLITHANE TOPCOAT WITHOUT LIFTING.

APPLY TWO FINISH COATS OF ACRYLITHANE C-HS.

UNPAINTED GLAZED BRICK AND PORCELAIN

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. APPLY PRIME COAT
OF JONES-BLAIR #33010 WHITE UREPRIME HS2 PRIMER.

APPLY TWO COATS OF ACRYLITHANE FOR DESIRED APPEARANCE.

PREVIOUSLY PAINTED GLAZED BRICK AND PORCELAIN

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX AND OTHER FOREIGN MATTER. REMOVE LOOSE AND SCALING PAINT BY WATER BLASTING, SCRAPING, OR WIREBRUSHING. APPLY PRIME COAT OF JONES-BLAIR #33010 WHITE UREPRIME PRIMER TO ANY AREAS WHERE PREVIOUS COATINGS ARE REMOVED BY CLEANING AND SURFACE PREPARATION. ADDITIONALLY, TO REDUCE THE POTENTIAL FOR LIFTING AN EXISTING COATING, A BARRIER COAT OF THE #15077 WHITE MULTI-PURPOSE HS PRIMER OR #15632 GRAY MAY BE APPLIED BEFORE APPLICATION OF ANY ACRYLITHANE FINISH COAT. MOST AGED ALKYD, LATEX AND URETHANE ENAMELS WILL ACCEPT A NEW ACRYLITHANE TOPCOAT WITHOUT LIFTING. APPLY ONE PRIME COAT AND TWO FINISH COATS FOR DESIRED APPEARANCE.

UNPAINTED COMMON BRICK

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. PRIME WITH
JONES-BLAIR #975 MULTI-GRIP LATEX WHERE BRIDGING OF SMALL CRACKS IS DESIRED.
JONES-BLAIR #3781
BLOCK FILLER MAY ALSO BE USED FOR THIS PURPOSE WHEN THINNED WITH WATER.

APPLY TWO ACRYLITHANE FINISH COATS FOR DESIRED APPEARANCE.

NEW WOOD

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX, AND OTHER FOREIGN MATTER. FILL CRACKS WITH SPACKLING PASTE. ENSURE THAT SURFACE IS THOROUGHLY DRY BEFORE PAINTING. NO SEPARATE PRIMER IS REQUIRED. ACRYLITHANE IS SELF-PRIMING.

APPLY TWO COATS OF ACRYLITHANE FOR DESIRED APPEARANCE.
BEST RESULTS.

PREVIOUSLY PAINTED WOOD

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX AND OTHER FOREIGN MATTER REMOVE LOOSE AND SCALING PAINT BY SCRAPING OR WIREBRUSHING. REMOVE ANY MILDEW (WEARING PROTECTIVE CLOTHING, GLOVES AND SAFETY GOGGLES) BY WASHING WITH A SOLUTION OF HOUSEHOLD BLEACH, WATER AND HOUSEHOLD DETERGENT (3 QUARTS WATER PLUS 1 QUART BLEACH PLUS 1 CUP DETERGENT). DO NOT ADD AMMONIA TO THE MIXTURE. RINSE THE WASHED SURFACE THOROUGHLY WITH CLEAN WATER. REPAIR CRACKS WITH SPACKLING PASTE. ENSURE THAT SURFACE IS THOROUGHLY DRY BEFORE PAINTING. MOST AGED ALKYD, LATEX AND URETHANE ENAMEL WILL ACCEPT A NEW ACRYLITHANE TOPCOAT WITHOUT LIFTING. TO REDUCE THE POTENTIAL FOR LIFTING AN EXISTING COATING, A BARRIER COAT OF JONES-BLAIR #1 5077 MULTI-PURPOSE HS PRIMER OR #1 5632 GRAY MAY BE APPLIED BEFORE APPLICATION OF AN ACRYLITHANE FINISH COAT.

APPLY TWO ACRYLITHANE FINISH COATS FOR DESIRED APPEARANCE.

FACTORY COLORED ACRYLIC COLUMN WRAPS

SURFACE MUST BE CLEAN AND FREE FROM OIL, GREASE, WAX OR OTHER FOREIGN MATTER. CLEAN BY POWER WASHING OR BY USING DETERGENT AND WATER. RINSE WITH CLEAN WATER AND ALLOW TO DRY THOROUGHLY BEFORE PAINTING.
APPLY TWO (2) COATS OF ACRYLITHANE C-US URETHANE WITHOUT PRIMING.

RECOMMENDED APPLICATION EQUIPMENT FOR ALL SURFACES

ASSOCIATED SUNDRY PRODUCTS FOR PROPER APPLICATION:

TO HELP ENSURE EASE OF APPLICATION AND UNIFORMITY OF FINISH, THE FOLLOWING PRODUCTS ARE RECOMMENDED. FOR YOUR CONVENIENCE, THESE CAN BE ORDERED AND SHIPPED THROUGH CUSTOMER SERVICE AT THE SAME TIME YOU ORDER ACRYLITHANE C-HS.

NO THINNING NORMALLY REQUIRED. IF APPLYING ON AIR OR SURFACE TEMPERATURES ABOVE 80OF, UP TO THREE OUNCES OF JB #21093 RETARDER MAY BE USED TO SLOW DRYING. CLEAN TOOLS WITH JB #21092 REDUCER.

SPRAY, AIR ATOMIZED

MODEL GUN SPRAY, AIR ATOMIZED	AIR CAP	FLUID ATOMIZING TIP	 PRESSURE
DEVILBISS MBC 510 BINKS #18	#704 63PB	FX 66	25-60 PSI 25-60 PSI

REDUCTION: UP TO 10% WITH JB #21092 REDUCER TO MIXED GALLON. UP TO THREE OUNCES OF JB #21093 RETARDER MAY BE ADDED TO PREVENT FAST DRY OR COBBWEBBING IN TEMPERATURES ABOVE 80OF.

CLEAN-UP: CLEAN EQUIPMENT IMMEDIATELY AFTER USING. USE JB #21092 REDUCER FOR CLEANING.

AIRLESS SPRAY:	PUMP RATIO	FLUID TIP	FLUID PRESSURE
	30:1 - 35:1	.011 - .015	1800-2600 PSI

REDUCTION AND CLEAN-UP: SAME AS FOR AIR SPRAY.

ROLLER & BRUSH APPLICATION: ACRYLITHANE C-HS URETHANES ARE FORMULATED FOR ROLLER AND BRUSH APPLICATIONS ON SERVICE STATIONS OR TANKS.
FOR SMOOTH SURFACES IT IS RECOMMENDED TO USE A ¼ INCH NAP ROLLER COVER. ROUGH SURFACES WILL REQUIRE 1/2 TO 3/4 INCH NAP. USE A PREMIUM POLYESTER BRISTLE BRUSH FOR BEST RESULTS.

ConocoPhillips

COVER SHEET

PROFIT CENTER #2611227
1787 SOUTH MAIN STREET
MILPITAS, CA
OASIS REIMAGE

REVISIONS			
MARK	DATE		INITIAL
	3/12/07	PLANNING SUBMITTAL - TIME EXTENSION	MDG

DATE: 06/04/04

PROJECT NO: 3592.30

DRAWN:

APPROVED:

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1 EXISTING CANOPY ELEVATION

2 EXISTING CANOPY ELEVATION

3 EXISTING CANOPY ELEVATION

4 EXISTING CANOPY ELEVATION

5 EXISTING CANOPY ELEVATION

6 EXISTING CANOPY ELEVATION

7 EXISTING CANOPY ELEVATION

8 EXISTING CANOPY ELEVATION

6	EXISTING CANOPY ELEVATIONS
N.T.S.	

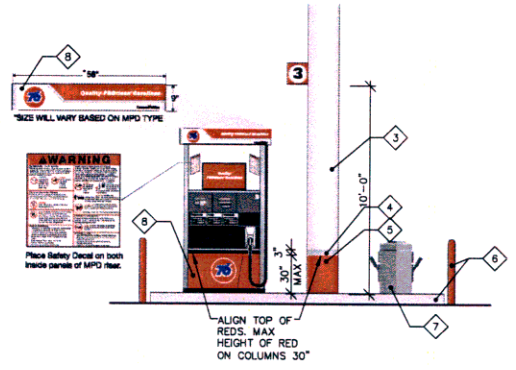
5	EXISTING CANOPY ELEVATIONS CONT.
N.T.S.	

7	NOT USED
-	

4	NOT USED
-	

EXISTING

EXISTING

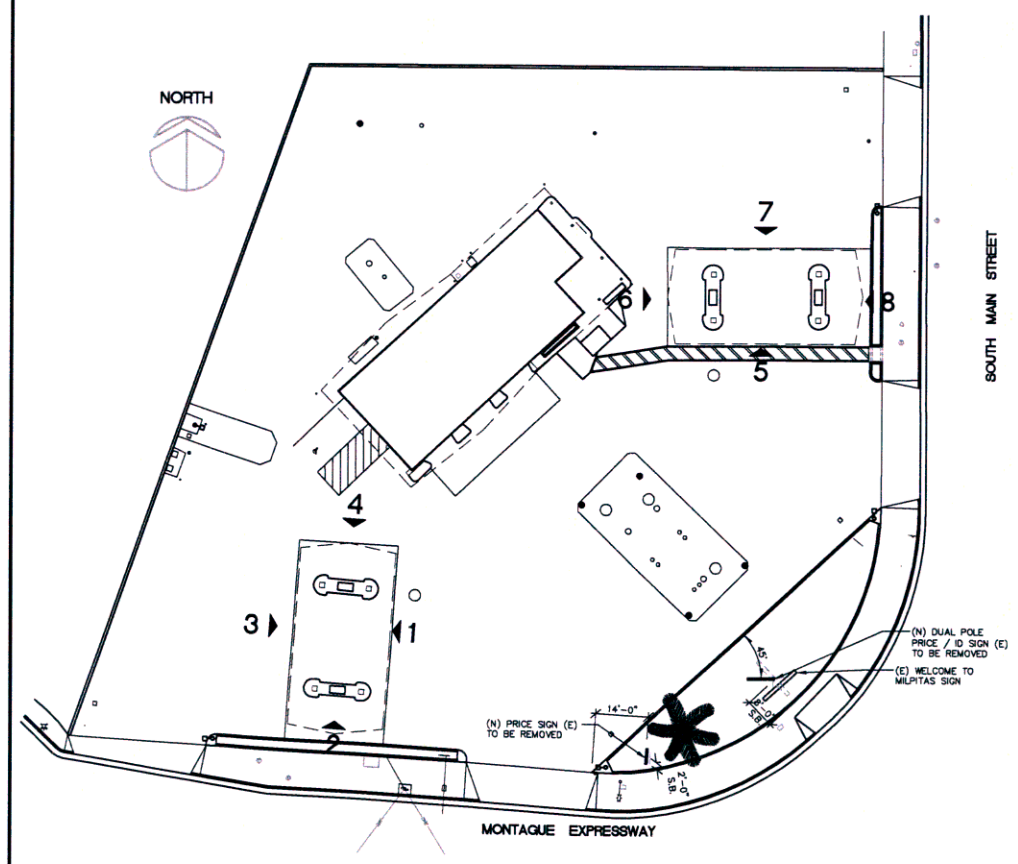


NEW

1 PAINT EXISTING ORANGE STRIPE ON CANOPY FASCIA TO OASIS RED.
2 NOT USED.
3 PAINT CANOPY COLUMN OASIS WHITE.
4 APPLY OASIS SILVER DECAL TO CANOPY COLUMN.
5 PAINT CANOPY COLUMN OASIS RED.
6 PAINT BOLLARDS OASIS RED AND ISLAND CURB OASIS SILVER.
7 (N) CHARCOAL, GRAY OR DARK GRAY AMENITY UNIT
8 (N) DISPENSER VALANCE AND DISPENSER LOGO & BACKGROUND DECAL.
9 REMOVE (E) DISPENSER VALANCE AND DISPENSER '76' LOGO
10 NOT USED

GENERAL NOTES

1	CANOPY COLUMN AND DISPENSER
-	



2	EXISTING SITE PLAN
N.T.S.	

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EXISTING AND PROPOSED CANOPY MODIFICATIONS

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MILPITAS, CA
OASIS REIMAGE

MARK	DATE	REVISIONS	INITIAL
	3/12/07	PLANNING SUBMITTAL - TIME EXTENSION	MDG

DATE: 06/02/04

PROJECT NO: 3592.30

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APPROVED:

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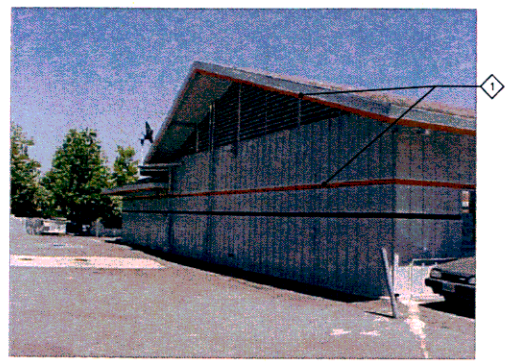
5 EXISTING BUILDING ELEVATION

6 EXISTING BUILDING ELEVATION

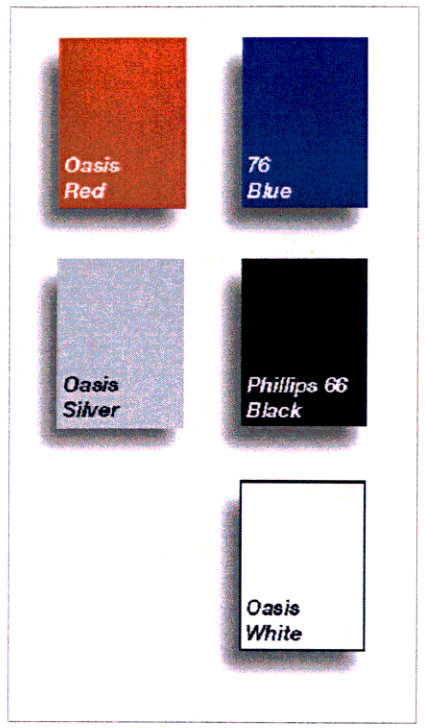
7 EXISTING BUILDING ELEVATION



8 EXISTING BUILDING ELEVATION

6	EXISTING BUILDING ELEVATIONS
N.T.S.	

5	NOT USED
-	



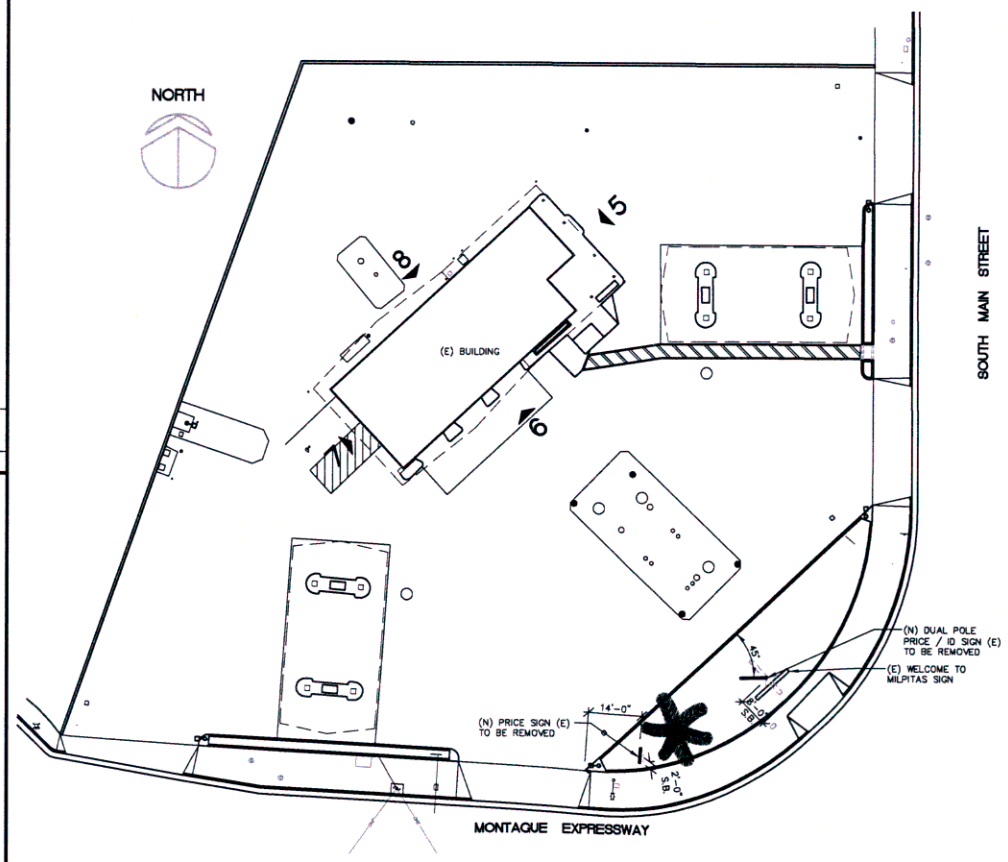
1	OASIS COLOR PALETTE
-	

3	NOT USED
N.T.S.	

4	NOT USED
-	

1. PAINT EXISTING ORANGE STRIPE ON BUILDING AND BUILDING FASCIA OASIS RED.
2. PAINT ENTIRE BUILDING WITH EXISTING COLORS.
3. BUILDING TO BE RE-ROOFED WITH A TRI-LAMINATE ADSHALT COMPOSTION ROOF MATERIAL, COLOR SIMILAER TO EXISTING (UNDER SEPARATE PERMIT, CONTRACTOR WILL BE REQUIRED TO SUBMIT SEPARATE APPLICATION AND PAY A SEPARATE FEE FOR THIS WORK). PER CONDITION OF APPROVAL #5.

GENERAL NOTES



2	EXISTING SITE PLAN
N.T.S.	

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EXISTING AND PROPOSED BUILDING MODIFICATIONS

PROFIT CENTER #2611227
1787 SOUTH MAIN STREET
MILPITAS, CA
OASIS REIMAGE

MARK	DATE	REVISIONS	INITIAL
	3/12/07	PLANNING SUBMITTAL – TIME EXTENSION	MDG

DATE: 06/02/04

PROJECT NO: 3592.30

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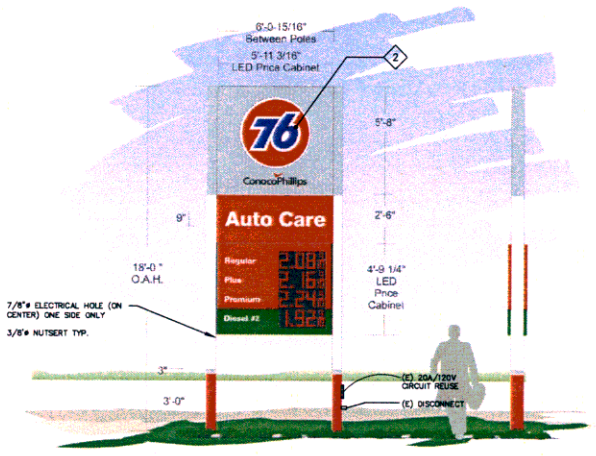


SIGN A: D/F Illuminated Twin Pole Sign w/ LED Price Cabinet (Rec., Mfr., Assemble, & Install)

SIGN A : End View

SPECIFICATIONS

SIGN A: D/F Illuminated Twin Pole Sign w/ LED Price Cabinet
(Order, Receive, & Install)
I.D. Section - Illuminated w/ routed & backed graphics
Faces: Aluminum panels routed & pnt'd. SW B71S200 Bendplex Acrylic Silver
Graphics: Backed w/ White acrylic & 1st surface vinyl overlays
Vinyl:
VQ11741 3M Translucent Scotchcal Oasis Red
3630-157 Sultan Blue
3630-20 White
3633-91 Black Day/White Night
"Auto Care" Section - Illuminated w/ routed & backed graphics
Faces: Routed Aluminum pnt'd. SW B65R700/B65V700 Centurion Safety Red
Graphics: Backed w/ White acrylic
LED Price Cabinet:
Order, Rec. & Install D/F LED unit
Removal: Remove & discard existing sign

EXISTING ELECTRICAL:
AMPS ... ±11.00
CIRCUITS ... (1) 20A
VOLTS ... 120

NEW ELECTRICAL:
AMPS ... 10.40
CIRCUITS ... (1) 20A
VOLTS ... 120

NOTE:
1. EXISTING CIRCUIT TO REMAIN AND USED FOR NEW SIGN.
2. PROVIDE A DISCONNECT SWITCH FOR NEW SIGN, PER NEC 600-6.
3. ACCESSIBILITY TO BALLAST AND TRANSFORMERS TO BE PROVIDED PER NEC 600-21.
4. PROVIDE PROPER WIRING PER NEC 600-23.
5. U.L.# E10921
6. FOR FOUNDATION DRAWINGS, BOLT SIZING & SPACING AND CONNECTION DETAILS SEE STRUCTURAL DRAWINGS.
7. LED ILLUMINATION TO BE SET TO NOT CREATE GLARE.

9	POLE SIGN
N.T.S.	

10'-0"X4'-0" W/(2X) 3'-10"X3'-1"
PRICE ID, 30' OAH

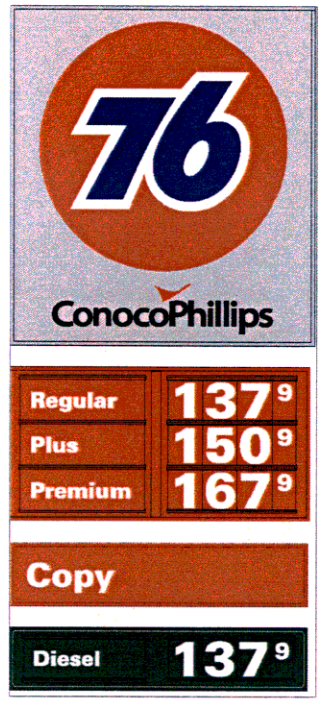
13	NOT USED
-	

EXISTING
3'-0"X4'-8"

10	PRICE ID SIGN TO BE REMOVED
N.T.S.	

EXISTING
3'-0"X4'-8"

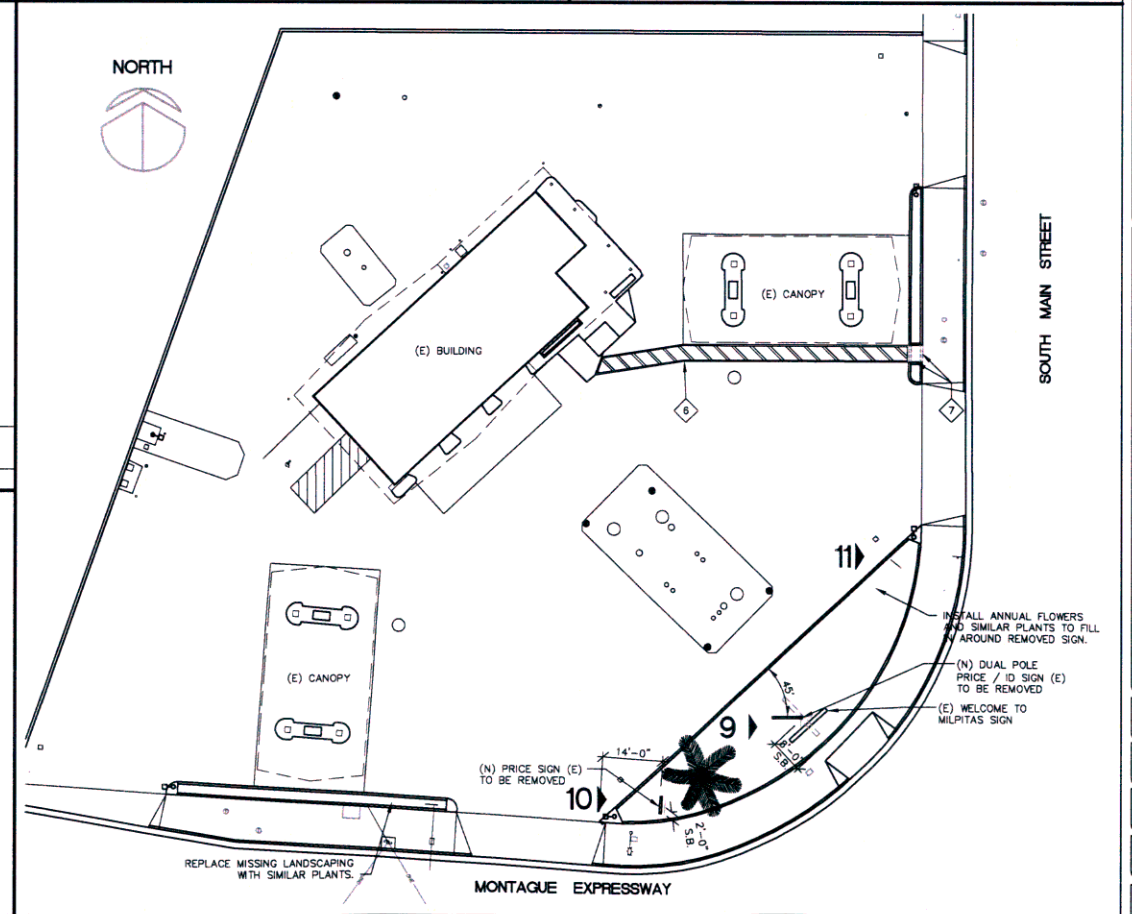
11	PRICE ID SIGN TO BE REMOVED
N.T.S.	



14	OASIS COLOR PALETTE
-	

1. REMOVE (E) POLE SIGN AND FOOTING.
2. INSTALL NEW POLE SIGN AND FOOTING.
3. NOT USED
4. NOT USED
5. REMOVE EXISTING PRICE ID SIGN.
6. NEW 48" WIDE ACCESSIBLE PATH FROM SIDEWALK TO BUILDING.
7. SAW CUT AND REMOVE EXISTING PLANTER TO ACCOMMODATE NEW ADA PATH WAY. INSTALL NEW CURBS AT SIDES OF PATH WAY INSIDE PLANTER.

GENERAL NOTES



15	EXISTING SITE PLAN
1"=0" = 20'	

ConocoPhillips

EXISTING AND PROPOSED SIGNAGE MODIFICATIONS

PROFIT CENTER #26111227
1787 SOUTH MAIN STREET
MILPITAS, CA
OASIS REIMAGE

MARK	DATE	REVISIONS	INITIAL
	3/12/07	PLANNING SUBMITTAL – TIME EXTENSION	MDG

DATE: 06/02/04

PROJECT NO: 3592.30

DRAWN:

APPROVED:

DRAWING
A3

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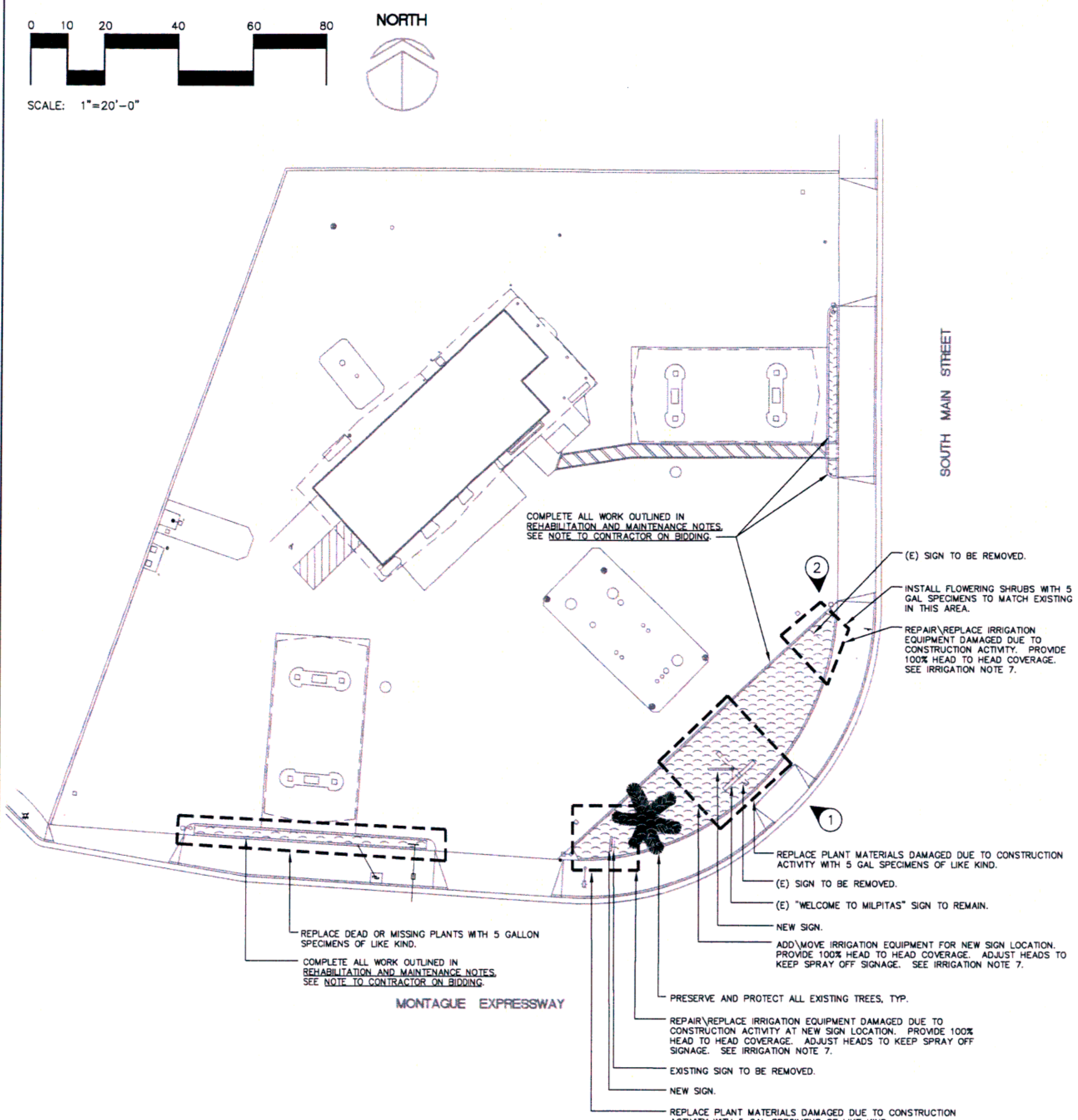
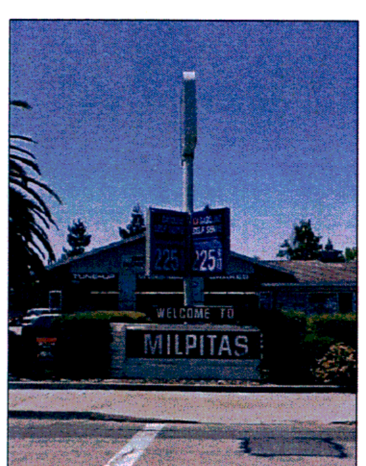




1 EXISTING CONDITIONS

2 EXISTING CONDITIONS

DESIGN CRITERIA NOTE:
METER AND BACKFLOW PREVENTER SIZE/LOCATION, EXISTING MAINLINE SIZE/LOCATION, STATIC WATER PRESSURE (PSI) AND WATER FLOW (GPM) ARE TO BE CONFIRMED IN THE FIELD PRIOR TO START OF CONSTRUCTION.

BEFORE START OF WORK, RHL AND OWNER TO BE NOTIFIED OF ALL EXISTING FIELD CONDITIONS THAT DO NOT MEET DESIGN CRITERIA.

IRRIGATION LEGEND - TYPICAL

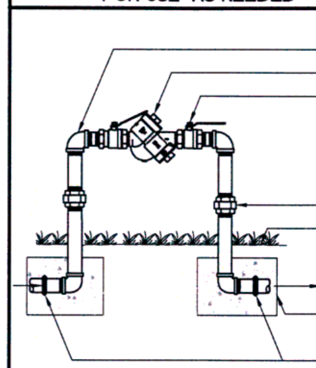
SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	REMARKS
◎	6" POP-UP SPRINKLER (SHRUB & GNDCVR)	MATCH EXISTING IN MFR AND PRECIP RATE	REPLACE AS NEEDED
⊕	REDUCED PRESSURE BACKFLOW PREVENTER	REPLACE ONLY AS NEEDED	PER LOCAL CODES
②	(E) REMOTE CONTROL VALVE NOT SHOWN		REPLACE ONLY AS NEEDED
▢	AUTOMATIC CONTROLLER (NOT SHOWN)	EXISTING- FIELD LOCATE. REPLACE ONLY AS NEEDED WITH IRRITROL MCPLUS OF EQUAL CKT #	REPAIR/REPLACE AS NEEDED. INSTALL PER MFR RECOMMENDATIONS
——	P.V.C. CLASS 200 LATERAL, SIZE PER CHART OR SCHEDULE 315 LATERAL		PER SIZING CHART

PVC LATERAL SIZING CHART

LATERAL SIZE	MAXIMUM GPM THRU 100' MAX LENGTH LATERAL
3/4"	0-10 GPM
1"	11-16 GPM
1-1/4"	17-26 GPM
1-1/2"	27-35 GPM
2"	36-55 GPM

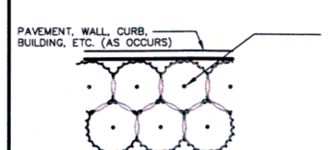
SEE LEGEND FOR LATERAL MATERIAL

TYPICAL CONSTRUCTION DETAILS FOR USE 'AS NEEDED'



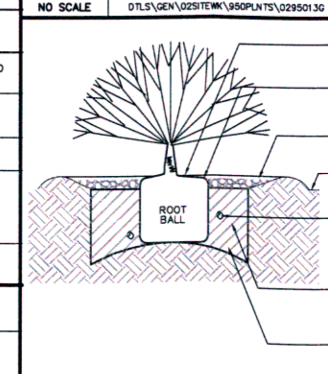
NOTES:
1. PIPING MATERIAL & THRUST BLOCK REQUIREMENTS SHALL BE AS SPECIFIED BY LOCAL CODE.
2. SEE DETAIL 7 FOR ENCLOSURE

1 BACKFLOW PREVENTER (REDUCED PRESSURE TYPE) — REPLACE ONLY AS NEEDED
NO SCALE 1:1 — DTLS\02SITEWK\640VALVE\0264005G



NOTES :
1. X = SPACING DIMENSION LISTED IN PLANTING PLAN LEGEND.
2. PLANTS TO BE ARRANGED IN EQUALATERAL TRIANGULAR PATTERN.

2 GROUND COVER PLANT SPACING
NO SCALE — DTLS\GEN\02SITEWK\950PLNTS\0295013G



3 SHRUB/GROUNDCOVER PLANTING
NO SCALE

ACCEPTABLE PLANT SIZES, VARIETIES AND CONDITIONS AT TIME OF PLANTING:

SIZES HEIGHT X SPREAD CALIPER

SHRUBS:
1 GALLON 18" X 12" ---
5 GALLON 36" X 30" ---

TREES:
15 GAL 7-8' X 2'-3' .75"
24" BOX 9-10' X 4'-5' 1.75"
36" BOX 12-14'X 6'-7' 2.75"
48" BOX 16-18'X 8-9' 3.25"

PLANTS SHALL BE HEALTHY WITHOUT PESTS OR DISEASE AND SHALL NOT BE OVERGROWN; SHOW KINKED OR CIRCLING ROOTS; HAVE DAMAGED OR TWISTED TRUNKS; SHOW A PRESENCE OF HEAVILY MATTED OR WOODY PERIPHERAL ROOTS; OR BE SO RECENTLY CANNED THAT THE ROOT SYSTEM IS NOT THOROUGHLY; DEVELOPED THROUGHOUT THE CAN.

TREES USED IN PLANTER FINGERS OF PARKING LOTS OR AS STREET SHADE TREES SHALL HAVE A HIGH BRANCHING BY GROWTH OR PRUNING TO A 4' CLEAR HEIGHT.

THE CONTRACTOR IS TO BE CAREFUL IN ORDERING PLANTS WHICH ARE AVAILABLE IN BOTH GROUND COVER, SHRUB OR STANDARD FORMS AND IS TO PLACE THE PLANT ORDER PER THE LEGEND GROUPING DESIGNATION; HEIGHT FOR THE MATURE PLANT AND OTHER LEGEND NOTES OR VARIETY NAME.

TYPICAL LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR IS TO CONDUCT A FIELD REVIEW AND IS TO BE FAMILIAR WITH ALL EXISTING AND PROPOSED UTILITIES AND SUBSURFACE FEATURES PRIOR TO START OF WORK. SEE ARCHITECTURAL SITE PLANS AND CIVIL PLANS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DETAILS AND AS DESCRIBED IN THE SPECIFICATIONS, EXCEPT AS NOTED OTHERWISE.
3. ALL UTILITIES AND EXISTING IRRIGATION ARE TO BE PRESERVED AND PROTECTED IN PLACE. EXISTING REMOTE CONTROL VALVES SERVICING ADJACENT AREAS MUST REMAIN IN OPERATION DURING THE COURSE OF THE PROJECT. SHOULD THERE BE ANY DISRUPTION IN WATER SERVICE AS RESULT OF THIS WORK AND PLANTS IN ADJACENT AREAS DIE, THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE PLANTS IN LIKE KIND. THEREFORE THE CONTRACTOR MAY BE REQUIRED TO HOOK UP TEMPORARY IRRIGATION OR HAND WATER FOR THE DURATION UNTIL PERMANENT REPAIRS CAN BE MADE. THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE IN LIKE KIND.
4. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT INDENTIFIED ON THIS PLAN.
5. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR PLANTING :
   - BETWEEN STREET TREES = 30 FT.
   - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
   - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
6. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
7. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
8. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
9. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A POST GRADING LABORATORY SOIL ANALYSIS:
   A. CONTRACTOR SHALL OBTAIN A SOIL TEST IN ORDER TO CONFIRM SOIL CONDITIONING AND AMENDMENTS. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS. CONTRACTOR SHALL CHOOSE 4 PLACES ON SITE, DIG 12" DOWN, MIX 4 SAMPLES IN A BUCKET, AND SEND APPRAISAL. CONTRACTOR SHALL FOLLOW LABS RECOMMENDED AMENDMENT AND FERTILIZE SCHEDULE.
   B. A COPY OF THE HORTICULTURAL FERTILITY ANALYSIS TEST RESULTS SHALL BE FORWARDED TO THE RHL LANDSCAPE DEPARTMENT. CONTRACTOR SHALL INSTALL SOIL AMENDMENTS, AS RECOMMENDED OR BETTER, TO CORRECT FOR PROBLEMS NOTED BY THE SOIL REPORT.
   C. CONTRACTOR TO PROVIDE LABELS AND P.O.'S OF PRODUCTS USED TO OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR IS REQUIRED TO PROVIDE THE QUANTITY OF MATERIALS SHOWN ON THE PLAN DRAWING. QUANTITIES IN THE LEGEND ARE MERELY A GUIDE. QUANTITIES SHOWN ON THE DRAWING TAKE PRECEDENCE OVER QUANTITIES LISTED IN THE LEGENDS.
11. IF FINAL CERTIFICATION OF THE LANDSCAPE INSTALLATION IS REQUIRED BY THE LANDSCAPE ARCHITECT, CONTRACTOR TO CONTACT RHL 48 HOURS PRIOR TO COMPLETION OF INSTALLATION WORK TO ARRANGE FOR THE REQUIRED SITE REVIEW AS PART OF THIS CERTIFICATION.
12. CARE TO BE TAKEN TO PROTECT EXISTING LANDSCAPE FROM DAMAGE DURING CONSTRUCTION. TRENCHING BENEATH DRIPLINES OF EXISTING PLANTS SHALL BE DONE MANUALLY. NO ROOTS LARGER THAN 1-1/2"ø SHALL BE CUT.
13. SOIL CONDITIONING (MINIMUM FOR BIDDING - SEE SOILS TESTING CONSTRUCTION NOTE)
   A. GENERAL: AFTER SOIL PREPARATION HAS BEEN COMPLETED, ADD SOIL AMENDMENTS AND FERTILIZERS AS INDICATED BELOW AND ROTOTILL, MAKING REPEATED PASSES WITH THE CULTIVATOR TO THE DEPTH SPECIFIED UNTIL THE AMENDMENTS HAVE BEEN THOROUGHLY MIXED.
   B. ALL PLANTED AREAS:
      ROTOTILL THE FOLLOWING INTO THE TOP 6 INCHES OF SOIL AT THE SPECIFIED RATES PER 1,000 SQUARE FEET OF AREA:
      5 CUBIC YARDS NITROLIZED REDWOOD SAWDUST
      20 LBS. OF 16-8-8 CONTROLLED RELEASE FERTILIZER.
   C. TREE AND SHRUB PLANTING HOLES:
      1. PLANTING HOLES:
         A. LOCATE PLANTING HOLES PER PLANTING PLANS BRINGING ANY CONFLICT WITH UNDERGROUND UTILITY LINES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
         B. EXCAVATE HOLES TO THE SIZES AND DEPTHS INDICATED ON THE DRAWINGS.
         C. DISPOSE OF LEFTOVER EXCAVATED SOIL OFF THE SITE.
         D. SCARIFY THE SIDES AND BOTTOM OF THE HOLES, AND THE PLANT ROOTBALLS.
      2. BACKFILLING:
         A. BACKFILL THE PLANTING HOLES WITH THE SPECIAL BACKFILL MIX HEREIN SPECIFIED.
         B. WATER-SETTLE BACKFILL THOROUGHLY OR COMPACT BY OTHER APPROVED METHOD PRIOR TO PLANTING SO PLANTS DO NOT SETTLE.
      3. SPECIAL BACKFILL MIX FOR PLANTING HOLES:
         A. MATERIALS:
            I. 30 PERCENT NATIVE SOIL.
            II. 30 PERCENT TOPSOIL.
            III. 40 PERCENT NITROLIZED REDWOOD SAWDUST.
         B. MIXING:
            I. PREPARE THE MIX IN STOCKPILES ON SITE; DO NOT MIX AT EACH INDIVIDUAL PLANTING HOLE.
            II. MIX THOROUGHLY, LEAVING NO LAYERS OF SOIL AMENDMENTS OR CLODS
      4. FERTILIZER TABLETS: PLACE TABLETS IN THE BACKFILLED PLANTING HOLES PER THE MANUFACTURER'S PRINTED RECOMMENDATIONS AT THE FOLLOWING RATE:
         1 GALLON - 1 TABLET — 15 GALLON - 4 TABLETS
         5 GALLON - 2 TABLETS — 24" BOXES - 6 TABLETS
         36" BOXES - 8 TABLETS
      5. SEE SPECIFICATIONS FOR LANDSCAPE FILL REQUIREMENTS.

PLANTING LEGEND

R:\CLIENT_LAND\LEGENDS\0295L01G

SYMBOL	SIZE	QTY.	MATURE HEIGHT	DESCRIPTION
(hatch)	-	1661 S.F.	-	EXISTING SHRUBS/GROUNDCOVER TO REMAIN. PERFORM REHABILITAION AND MAINTENANCE PER NOTES THIS SHEET, AND SPECS SHT L2

REHABILITATION AND MAINTENANCE NOTES

1. REPAIR ALL AREAS AS CALLED FOR ON PLAN.
2. EXISTING LANDSCAPE AREAS TO REMAIN: SURFACE IN THESE AREAS TO BE CLEANED FREE OF WEEDS, LITTER, DEBRIS, ETC. REPLACE DEAD, DAMAGED, OR MISSING PLANTS WITH 5 GALLON SPECIMENS OF SIMILAR MATERIAL. TOP-DRESS AS DESCRIBED IN GENERAL NOTES (THIS SHEET). FERTILIZE WITH A BALANCED, COMPLETE, GRANULAR (10-10-10 + MICRONUTRIENTS) TIME RELEASE PLANT FOOD AS NEEDED. APPLY AT THE MANUFACTURER'S RECOMMENDED RATE.
3. ALL PLANTING AREAS SHALL BE TOP DRESSED WITH A 2" (MINIMUM) DEEP LAYER OF 1/2"-1" WESTERN FIR BARK OR EQUAL
4. SEE SHEET L2 FOR COMPLETE MAINTENANCE SCHEDULE AND LABOR TO BE PERFORMED SUCH AS PRUNING, ETC.

TYPICAL IRRIGATION CONSTRUCTION NOTES

1. ALL IRRIGATION EQUIPMENT TO BE PLACED IN PLANTERS IF POSSIBLE AND TO BE ROUTED AROUND LIGHTS AND OTHER OBSTRUCTIONS. LOCATE CONTROL VALVES IN EASILY ACCESSIBLE AREAS OF SHRUB BEDS.
2. ADJUST SPRAY HEADS SO THAT NO WATER IS SPRAYED ON SIGN FACES, BUILDINGS, PAVEMENTS, ETC...
3. USE PRESSURE COMPENSATING SCREENS TO REDUCE RADIUS OF SPRAY HEADS AND ELIMINATE OVERSPRAY WHERE IT OCCURS.
4. USE IN-HEAD CHECK VALVES TO PREVENT LOW-HEAD DRAINAGE WHERE IT OCCURS.
5. CARE TO BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS AND THEIR ROOTS. NO MECHANICAL TRENCHING BENEATH DRIPLINES. DO NOT CUT ROOTS LARGER THAN 1-1/2" IN DIAMETER.
6. REPLACEMENT SPRINKLERS, BUBBLERS, ETC. TO MATCH EXISTING IN DISCHARGE/APPLICATION RATES.
7. THE CONTRACTOR IS REQUIRED TO PROVIDE ANY AND ALL MATERIALS TO ACHIEVE WORK SHOWN ON THE PLAN AND TO PROVIDE 100% HEAD TO HEAD COVERAGE. CONTRACTOR TO ADD ADDITIONAL HEADS, PIPE, NOZZLES, ETC. AS NEEDED AT NO EXTRA CHARGE.
8. CONTRACTOR TO TEST EXISTING BACKFLOW PREVENTION ASSEMBLY TO VERIFY PROPER PERFORMANCE IF ONE IS EXISTING. IF BACKFLOW DOES NOT PASS TEST OR MEET CURRENT REQUIREMENTS, REPLACE PER LEGEND AND DETAILS AT NO ADDITIONAL COST TO THE OWNER.
9. REPAIR OR REPLACE EXISTING IRRIGATION EQUIPMENT, AS NECESSARY.

PROTECTION OF EXISTING PLANT MATERIAL

EXISTING PLANTS THAT ARE DEAD, DAMAGED, OR MISSING TO BE REPLACED WITH 5 GALLON SPECIMENS OF SIMILAR MATERIAL, OR AS NOTED ON PLANS.

CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS WATER SUPPLY FOR EXISTING PLANTS DURING CONSTRUCTION. HAND WATERING MAY BE NECESSARY IF DISRUPTION OF WATER SERVICE TO EXISTING PLANTS OCCURS DURING CONSTRUCTION. ANY EXISTING PLANTS DAMAGED DUE TO LACK OF WATER DURING CONSTRUCTION PERIOD TO BE REPLACED WITH 5 GAL SPECIMAN OF SIMILAR MATERIAL.

NOTE TO CONTRACTOR ON BIDDING:

A FIELD VISIT BY THE CONTRACTOR PRIOR TO BIDDING IS REQUIRED. DURING FIELD VISIT, EXISTING IRRIGATION SYSTEM IS TO BE REVIEWED FOR RE-USE AS SHOWN ON PLANS. EXISTING VALVES, LATERALS, HEADS, AND MAINLINE TO BE LOCATED AND RE-USED AS POSSIBLE. ADDITIONAL IRRIGATION EQUIPMENT, SLEEVING, TRENCHING AND PAVING REPAIR MAY BE NEEDED TO BRING EXISTING SYSTEM TO WORKING CONDITION, AND IS TO BE INCLUDED IN BID.

DURING FIELD VISIT, EXISTING PLANT MATERIAL IS TO BE REVIEWED. ADDITIONAL PLANT MATERIAL AND LABOR MAY BE NEEDED TO BRING SITE TO ACCEPTABLE RENOVATED CONDITION AS INDICATED ON PLAN AND PER NOTES, AND IS TO BE INCLUDED IN BID.

ANY FIELD CONDITIONS THAT DO NOT MEET DESIGN CRITERIA TO BE NOTED IN BID SUBMITTAL, WITH ALL LABOR AND MATERIALS REQUIRED TO DELIVER COMPLETED PROJECT INCLUDED.

WATERING REQUIREMENT FOR NEW PLANT MATERIALS

ADDITIONAL HAND WATERING MAY BE REQUIRED FOR NEW PLANTS IRRIGATED WITH EXISTING IRRIGATION CIRCUITS.

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS, (INITIALED IN TITLE BLOCK), BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

ConocoPhillips

LANDSCAPE PLANTING PLAN
IRRIGATION PLAN
AND DETAILS

REGISTERED LANDSCAPE ARCHITECT — MAISHA RUTH #2238 — STATE OF CALIFORNIA

PROFIT CENTER #2611227
1787 SOUTH MAIN STREET
MILPITAS, CA
OASIS REIMAGE

MARK	DATE	REVISIONS	INITIAL
	3/12/07	PLANNING SUBMITTAL - TIME EXTENSION	MDG

DATE: 06/02/04
PROJECT NO: 3592.30
DRAWN:
APPROVED:
DRAWING L1

F:\Project\3k\3k.3\3571.30 - 3640.30\3592.30\DWGs\2_Planning\Landscape\3592L1.dwg Dimscale:240 LTScale:0.7 Plot:[Time:Mar12,2007-08:56am Login:MDG]
Pre-plot:[OCT 19, 2006 11:07-GAM] Xrefs: "x76.dwg""x35923.dwg Images: "DSCF1276.JPG""MVC-079S.JPG""MVC-081S.JPG"

SECTION I - PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK
- A. FURNISH ALL LABOR, EQUIPMENT AND MATERIALS FOR THE PROPER INSTALLATION OF PLANTS, LAWN, AND ASSOCIATED FEATURES.
- B. NOTES ON L1 SUPERCEED THESE STANDARD SPECIFICATIONS.
- C. EXISTING PLANT MATERIAL PROTECTION
  1. PROTECT FROM DAMAGE ALL PLANT MATERIALS TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION WORK.
     - A. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL UNAUTHORIZED CUTTING, DESTROYING, AND DAMAGING OF EXISTING TREES, SHRUBS AND GROUND COVERS, INCLUDING DAMAGE DUE TO CARELESS OPERATION OF EQUIPMENT OR SHUTDOWN OF EXISTING IRRIGATION.
     - B. SIGNS, WIRES, OR ANY OTHER TYPE OF CONSTRUCTION SHALL NOT BE ATTACHED TO TREES.
     - C. TRENCHING UNDER THE DRIP LINE OF (E) TREES IS TO BE AVOIDED; IF TRENCHING IS NECESSARY, TRENCHES ARE TO BE HAND-DUG, AND MAJOR ROOTS SHALL BE RETAINED INTACT. CERTIFIED ARBORIST TO BE CONSULTED BEFORE ANY WORK IS DONE.

PART 2 – MATERIALS

2.1 PLANTS
- A. QUANTITIES: PROVIDE THE NUMBER OF PLANT MATERIALS REQUIRED TO COMPLETE THE WORK.
- B. ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- C. QUALITY:
  1. PLANTS SHALL CONFORM WITH AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS ANSI 260.1
  2. PLANTS SHALL BE SYMMETRICAL AND TYPICAL FOR VARIETY AND SPECIES.
  3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM PLANT DISEASE AND INSECT PESTS OR THEIR EGGS.
  4. ALL TREES AND SHRUBS SHALL BE CONTAINER GROWN OR ESTABLISHED "BOXED-OUT", FIELD-GROWN MATERIAL, UNLESS OTHERWISE SPECIFIED.
  5. CONTAINER STOCK SHALL BE GROWN FOR AT LEAST EIGHT MONTHS, IN CONTAINERS IN WHICH DELIVERED, BUT SHALL NOT BE ROOT BOUND. DO NOT USE CONTAINER PLANTS WITH CRACKED OR BROKEN BALLS OF EARTH.
  6. DO NOT PRUNE PLANTS PRIOR TO DELIVERY, EXCEPT AS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
  7. PROTECT PLANTS IN TRANSIT AND AFTER DELIVERY TO THE PROJECT SITE. PLANTS WITH BROKEN BRANCHES OR INJURED TRUNKS WILL BE REJECTED. REMOVE REJECTED MATERIAL FROM THE SITE IMMEDIATELY.
- D. PLANT OBSERVATIONS:
  1. RIGHT OF OBSERVATION BY OWNER'S REPRESENTATIVE FOR APPROVAL OR REJECTION IS RESERVED AT THE PLACE OF GROWTH AND/OR ON THE PROJECT SITE AT ANY TIME UPON DELIVERY OR DURING THE WORK. PLANTS SHALL BE OBSERVED FOR SIZE, VARIETY, CONDITION, DEFECTS, OR INJURY.
- E. GROUND COVER PLANTS:
  1. GROUND COVER PLANTS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, SHALL BE ROOTED PLANTS GROWN IN FLATS.
  2. PLANTS SHALL BE FULL AND COMPACT, NOT "LEGGY".

2.2 FERTILIZERS AND SOIL CONDITIONERS
- A. NITROLIZED REDWOOD SAWDUST: (SOIL AMENDMENT)
  1. 100 PERCENT REDWOOD SAWDUST; SHAVINGS NOT ALLOWED.
- B. CONTROLLED RELEASE FERTILIZER: 16-8-8 (N-P-K) WITH IRON (RESIN COATED).
- C. CONTROLLED RELEASE FERTILIZER TABLETS: 21 GRAM, 20-10-5 (N-P-K) WITH CALCIUM, SULFUR AND IRON
- D. BARK FOR MULCHING: 1/2" - 1" WESTERN FIR BARK
- E. ALL FERTILIZER AND SOIL CONDITIONS SHALL BE FIRST QUALITY, STANDARD BRAND, AGRICULTURAL PRODUCT.
- F. MATERIALS DELIVERY AND STORAGE: MANUFACTURED MATERIALS SHALL BE DELIVERED IN ORIGINAL CONTAINERS WITH BRAND AND MAKER'S NAME MARKED THEREON. MATERIALS IN BROKEN CONTAINERS OR SHOWING EVIDENCE OF DAMAGE WILL BE REJECTED AND MUST BE IMMEDIATELY REMOVED FROM THE SITE. ODOROUS MATERIAL SHALL NOT BE BROUGHT TO THE SITE UNTIL THEY ARE TO BE USED.

2.3 TOPSOIL AND LANDSCAPE FILL
- A. LANDSCAPE FILL SHALL BE AS FOLLOWS:
  1. NATIVE SOIL, IF NATIVE SOIL IS AVAILABLE AND MEETS ALL CRITERIA OF 2.3B, IT CAN BE BE PLACED OVER NATIVE SOIL ONLY AS FILL
  2. COMPATIBLE IMPORTED FILL. 'COMPATIBLE' MEANS A SOILS TEST WAS SUBMITTED ON PROPOSED FILL AND WAS APPROVED BY THE LANDSCAPE ARCHITECT AS COMPATIBLE WITH NATIVE SOIL AND CAN BE USED AS FILL.
  3. UNDER NO CIRCUMSTANCES ARE SOILS TO BE PLACED IN INCOMPATIBLE LAYERS.
- B. TOPSOIL GENERATED FROM ON-SITE GRADING MAY BE USED IF IT MEETS THE FOLLOWING CRITERIA AND IS TO BE PLACED ON NATIVE SOIL ONLY. TOPSOIL SHALL CONSIST OF A UNIFORM NATURAL LOAM, FREE FROM LUMPS, CLODS, SOD, STONES LARGER THAN 3/4" IN ANY DIMENSION, STICKS, WOOD CINDERS, CONCRETE, OR ANY OTHER FOREIGN OR UNDERISREABLE MATERIALS.
- C. THE ACIDITY RANGE OF IMPORTED TOPSOIL PRIOR TO TREATMENT AS SPECIFIED HEREIN SHALL BE BETWEEN PH 6.0 AND PH 7.0 INCLUSIVE.
- D. IMPORTED TOPSOIL SHALL CONTAIN A MINIMUM OF 5 PERCENT AND NOT MORE THAN 20% ORGANIC MATTER DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES.
- E. THE MECHANICAL ANALYSIS OF THE IMPORTED TOPSOIL SHALL BE AS FOLLOWS:

U.S. STANDARD SIEVE NO.	% RETAINED	% PASSING
1"	0	100
1/4"	3 (MAX.)	40-60
#100	40-60	40-60

2.4 MISCELLANEOUS MATERIALS
- A. TREE GUYS (36" BOX OR GREATER):
  1. ANCHORS: 1-INCH GALVANIZED PIPE, 3 FEET LONG.
  2. WIRES: 1/8 INCH FLEXIBLE GALVANIZED CABLE.
  3. HOSE COLLARS: FABRIC REINFORCED RUBBER HOSE; COLOR-DULL GREEN.
  4. TUBING: POLYETHYLENE; BLACK OR DARK GREEN; 1/2 INCH DIAMETER.
  5. CABLE CLAMPS: GALVANIZED.
  6. TURNBUCKLES: 6 INCH OPEN ALUMINUM TURNBUCKLE; EYE END FITTINGS 5/16" IN DIAMETER; 4-14" TAKE-UP.
- B. TREE STAKING:
  1. STAKES: HARDWOOD, 2"x2"x8'-0" LONG.
  2. TIES: WONDER TIES OR APPROVED EQUAL.
- C. DRAINAGE ROCK: 3/4" CRUSHED SHALE.
- D. ROOT BARRIER: USE 24" WIDE NO. 16/011 COPPER MESH AVAILABLE FROM HOWARD WIRE CLOTH CO. (510) 887-8787

PART 3 – EXECUTION

3.1 SITE REVIEW
- A. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND REVIEW SITE CONDITIONS PRIOR TO STARTING WORK. ALL SCALED DIMENSIONS ARE APPROXIMATE. CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL REVIEW FOR SAME HAS BEEN GIVEN BY THE LANDSCAPE ARCHITECT.
- B. COORDINATION: COORDINATE WORK WITH OTHER TRADES TO ENSURE PROPER SEQUENCING OF CONSTRUCTION.

3.2 SOIL PREPARATION
- A. WEED AND DEBRIS REMOVAL:
  1. ALL AREAS TO BE PLANTED SHALL BE CLEANED OF ALL WEEDS AND DEBRIS PRIOR TO ANY SOIL PREPARATION OR GRADING WORK. WEEDS AND DEBRIS SHALL BE DISPOSED OF OFF THE SITE.
- B. CONTAMINATED SOIL:
  1. DO NOT PERFORM ANY SOIL PREPARATION WORK IN AREAS WHERE SOIL IS CONTAMINATED WITH CEMENT, PLASTER, OIL, GASOLINE, PAINT OR OTHER CONSTRUCTION DEBRIS. BRING SUCH AREAS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL THE CONTAMINATED SOIL IS REMOVED AND REPLACED.
- C. MOISTURE CONTENT: SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. WATER SHALL BE APPLIED, IF NECESSARY, TO BRING SOIL TO AN OPTIMUM MOISTURE CONTENT FOR TILLING AND PLANTING.
- D. SOIL LOOSENING: SOIL IN ALL PLANTING AREAS SHALL BE RIPPED OR CULTIVATED TO THE DEPTHS SPECIFIED BELOW. WATER SHALL BE ADDED AND RIPPING OR CULTIVATING SHALL BE CONTINUED UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. ALL DEBRIS, PAVEMENT, CONCRETE, AND ROCKS OVER 2 INCHES IN DIAMETER SHALL BE REMOVED TO THE SPECIFIED DEPTH AND SHALL BE REMOVED FROM THE SITE.
  1. AREAS TO BE PLANTED: 8 INCHES DEEP.
- E. EXISTING PAVED AREAS BEING TRANSFORMED INTO NEW PLANTING BEDS SHALL HAVE THE SUBGRADE REMOVED TO A MINIMUM DEPTH OF 12" AND DISCARDED OFF-SITE. NEW TOPSOIL APPROVED BY THE OWNER'S REP. SHALL BE IMPORTED TO WITHIN 2" OF TOP OF CURB OR PAVEMENT AND UNIFORMLY SPREAD THROUGHOUT PLANTER. PREPARE SOIL PER SOIL CONDITIONING SPECIFICATION.
- F. FINISH GRADING:
  1. REESTABLISH AND MAINTAIN POSITIVE DRAINAGE AND FINISH GRADES BEFORE PLANTING. SEE CIVIL DRAWINGS.

3.3 SOIL CONDITIONING
- A. GENERAL: WHEN ROTOTILLING, MAKE REPEATED PASSES WITH THE CULTIVATOR, TO THE DEPTH SPECIFIED UNTIL THE AMENDMENTS HAVE BEEN THOROUGHLY MIXED.
- B. ALL PLANTED AREAS:
  - A. ROTOTILL THE FOLLOWING INTO THE TOP 6 INCHES OF SOIL AT THE SPECIFIED RATES PER 1,000 SQUARE FEET OF AREA:
    - 6 CUBIC YARDS NITROLIZED REDWOOD SAWDUST-MODIFY PER SOILS TEST IF SPECIFIED ON L1
    - 20 LBS. OF 16-8-8 CONTROLLED RELEASE FERTILIZER-MODIFY PER SOILS TEST IF SPECIFIED ON L1
- C. PITS:
  1. PITS:
     - A. LOCATE PLANTING PITS PER PLANTING PLANS BRINGING ANY CONFLICT WITH UNDERGROUND UTILITY LINES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVES
     - B. EXCAVATE HOLES TO THE SIZES AND DEPTHS INDICATED ON THE DRAWINGS.
     - C. SCARIFY THE SIDES OF THE HOLES.
  2. BACK FILLING:
     - A. BACK FILL THE SIDES OF PLANTING HOLES WITH THE SPECIAL BACK FILL MIX HEREIN SPECIFIED OR AS PER SOILS TEST SPECIFIED ON L1
  3. SPECIAL BACK FILL MIX FOR PLANTING HOLES:
     - A. MATERIALS:
       - 90% NATIVE SOIL
       - 10% AMENDED NATIVE SOIL (AMEND WITH 40% NITROLIZED REDWOOD SAWDUST (AND FERTILIZE) PER SOILS TEST IF DONE))
     - B. MIXING:
       - I. PREPARE THE MIX IN STOCKPILES ON SITE; DO NOT MIX AT EACH PIT
       - II. MIX THOROUGHLY, LEAVING NO LAYERS OF SOIL AMENDMENTS OR CLODS
  4. FERTILIZER TABLETS: PLACE TABLETS IN THE BACK FILLED PITS PER THE MANUFACTURER'S PRINTED RECOMMENDATIONS AT THE FOLLOWING RATE: (OR SOILS REPORT)
     - 1 GALLON – 1 TABLET
     - 5 GALLON – 2 TABLETS
     - 15 GALLON – 4 TABLETS
     - 24" BOXES – 6 TABLETS
     - 36" BOXES – 8 TABLETS

3.4 PLANTING
- A. TREES, SHRUBS, GROUND COVER, ETC.
  1. GENERAL:
     - A. DO NOT INSTALL PLANT MATERIALS UNTIL ALL CONSTRUCTION WORK HAS BEEN COMPLETED AND SPRINKLER SYSTEMS HAVE BEEN TESTED. PLANTING AREAS SHALL HAVE BEEN GRADED AND PREPARED.
     - B. SOIL SHALL BE AT AN OPTIMUM MOISTURE CONTENT FOR PLANTING.
       - I. DO NOT PLANT IN DRY SOIL OR MUDDY SOIL.
  2. WEED CONTROL: APPLY PRE-EMERGENT HERBICIDE TO ALL GROUND COVER AND MULCHED AREAS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED RATES. ANY PLANT MATERIALS SHOWING LOSS OF VIGOR OR HEALTH OWING TO IMPROPER APPLICATION OF THE HERBICIDE SHALL BE REPLACED BY THE CONTRACTOR.
- B. CONTAINER PLANTS:
  1. DO NOT LIFT OR HANDLE CONTAINER PLANTS BY TOPS, STEMS OR TRUNKS AT ANY TIME.
  2. ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THE SOIL LEVEL AT CROWN OF POINT IS 1 1/2 INCHES ABOVE THE FINISHED GRADE OF LAWNS AND 1" ABOVE FINISHED GRADE OF OTHER PLANTING BEDS.
     - A. TAPER FINISHED GRADE AWAY FROM ROOT BALL.
  3. FERTILIZER TABLETS: REFER TO PARAGRAPH 3.3 C.4 ABOVE.
  4. ALL PLANTS SHALL BE PLANTED IMMEDIATELY AFTER THE CONTAINERS ARE CUT. REMOVE CONTAINER FROM THE SITE.
  5. WATERING BASINS: FORM CIRCULAR EARTH BASIN CENTERED ON THE STEM OF EACH PLANT. THE RIM OF BASIN SHALL BE 3-4 INCHES ABOVE THE GRADE AT THE STEM. DO NOT FORM WATERING BASINS AROUND TREES IN LAWN AREAS.
- C. GROUND COVER PLANTS AND ANNUAL FLOWERS:
  1. INSTALL PLANTS AT SPACINGS INDICATED ON THE DRAWINGS.
  2. PLANT IN STAGGERED ROWS, EVENLY SPACED, OR AS INDICATED ON PLANS.
  3. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS (2 x ROOTBALL). PLACE PLANTS SO ROOT SYSTEM LIES FREE WITHOUT DOUBLING.
  4. FIRM SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS.
  5. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOIL.
- D. GRASS INSTALLATION
  1. SODDING:
     - A. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY-FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS. SET TOP OF SOD PAD FLUSH WITH ADJACENT CURBS, SIDEWALKS, DRAINS AND SEEDED AREAS.
     - B. DO NOT LAY DORMANT SOD OR INSTALL A SOD ON SATURATED OR FROZEN SOIL.
     - C. INSTALL INITIAL ROW OF SOD IN A STRAIGHT LINE, BEGINNING AT BOTTOM OF SLOPES, PERPENDICULAR TO DIRECTION OF THE SLOPED. PLACE SUBSEQUENT ROWS PARALLEL TO AND LIGHTLY AGAINST PREVIOUSLY INSTALLED ROW.
     - D. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER LAYING.
     - E. ROLL WITH LIGHT LAWN ROLLER TO ENSURE CONTACT WITH SUB-GRADE.

3.5 MISCELLANEOUS ITEMS
- A. MULCHING:
  1. INSTALL BARK MULCH OVER PLANTING AREAS INDICATED ON THE DRAWINGS.
  2. MULCH SHALL BE 2 INCHES DEEP.
  3. WHERE WATERING BASINS ARE REQUIRED, FILL BASIN WITH 2 INCH DEEP MULCH.
- B. TREE GUYING:
  1. SCOPE:
     - A. GUY ALL SPECIMEN TREES, 36" BOX AND LARGER.
  2. INSTALLATION:
     - A. NEATLY FORM HOSE AND CABLE COLLARS TO PREVENT ANY BARE CABLE CHAFING AGAINST THE TREE TRUNK OR BRANCHES.
     - B. USE CABLE CLAMPS OR CRIMPING DEVICE FOR ALL ATTACHMENTS.
     - C. DO NOT LEAVE SHARP CABLE ENDS PROTRUDING.
     - D. INSTALL POLYETHYLENE MARKER TUBING ON ALL GUY WIRES.
- C. TREE STAKING:
  1. REMOVE NURSERY STAKES FROM PLANTED TREES IF CALIPER IS GREATER THAN 3/4". FILL IN HOLE IN ROOTBALL W/ BACK FILL MIX.
  2. ADD 3RD STAKE IN WIND AREAS
- D. ROOT BARRIERS:
  1. LAY MESH IN TRENCH VERTICALLY AGAINST PAVED EDGE EXTENDING HORIZONTALLY 10' EITHER SIDE OF TRUNK

3.6 GENERAL CLEANUP
- A. REMOVE ALL CANS, SURPLUS MATERIALS, AND OTHER DEBRIS FROM SITE. NEATLY DRESS AND FINISH ALL PLANTING AREAS. FLUSH WALKS, PAVED AREAS, ETC., CLEAN TO THE SATISFACTION OF THE THE OWNER'S REPRESENTATIVE.
- B. RINSE FOLIAGE OF ALL PLANT MATERIALS WITHIN THE CONSTRUCTION AREA AS OFTEN AS NECESSARY TO KEEP THE FOLIAGE FREE FROM DUST GENERATED BY THE WORK OF THIS CONTRACT.

3.7 GUARANTEE
- A. ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS SHALL BE GUARANTEED TO TAKE ROOT AND GROW AND THRIVE FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE OF THE WORK.
- B. ANY TREES OR OTHER PLANT MATERIALS THAT DIE BACK AND LOSE THE FORM AND SIZE ORIGINALLY SPECIFIED, SHALL BE REPLACED.
- C. WITHIN 15 DAYS OF WRITTEN NOTIFICATION, REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH, FOR ANY REASON, FAIL TO MEET REQUIREMENTS OF GUARANTEE. REPLACEMENTS SHALL BE MADE TO SAME SPECIFICATIONS REQUIRED FOR ORIGINAL MATERIALS AND SHALL CARRY THE SAME GUARANTEE FROM THE TIME THEY ARE REPLACED.

** END OF SECTION **

SECTION II - IRRIGATION

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK
- A. FURNISH ALL LABOR EQUIPMENT AND MATERIALS NECESSARY FOR THE COMPLETE IRRIGATION SYSTEM INSTALLATION AS SHOWN ON THE DRAWINGS AND SPECIFIED HERIN.

1.2 QUALITY ASSURANCE
- A. STANDARDS, SPECIFICATIONS AND CODES:
  1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE AND OTHER APPLICABLE STATE OR LOCAL CODES OR REGULATIONS. NOTHING ON THE PLANS OR IN THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF SAID RULES AND REGULATIONS.
  2. THE CONTRACTOR SHALL FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND/OR LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THE ABOVE RULES AND REGULATIONS THOUGH THE WORK BE NOT MENTIONED IN THESE PARTICULAR SPECIFICATIONS OR SHOWN ON THE DRAWINGS.
- B. WHEREVER THE TERM "AS PER MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS," IS USED, IT SHALL MEAN IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS. IF THESE DIRECTIONS CONFLICT WITH THIS SPECIFICATION, THE MATTER SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE'S ATTENTION AND HIS/HER INSTRUCTIONS OBTAINED BEFORE PROCEEDING WITH THE WORK.

1.3 SUBMITTALS
- A. MATERIALS LIST:
  1. LIST ALL MATERIALS BY MANUFACTURER'S NAME AND MODEL NUMBER.
  2. ONLY MATERIALS AND ITEMS OF EQUIPMENT SPECIFIED SHALL BE USED.
  3. PROPOSED SUBSTITUTIONS SHALL BE INCLUDED WITH MATERIALS LIST, FOR APPROVAL.
- B. MANUALS:
  1. PRIOR TO THE FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL FURNISH THREE (3) INDIVIDUALLY BOUND SERVICE MANUALS TO OWNER. THE MANUALS SHALL CONTAIN COMPLETE EXPLODED DRAWINGS, DIAGRAMS AND SPARE PARTS LISTS OF ALL EQUIPMENT INSTALLED SHOWING COMPONENTS AND CATALOG NUMBERS TOGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS. IN ADDITION, EACH SERVICE MANUAL SHALL CONTAIN THE FOLLOWING:
     - A. INDEX SHEET INDICATING THE CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER.
     - B. COPIES OF EQUIPMENT WARRANTIES AND CERTIFICATES.
     - C. LIST OF EQUIPMENT WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL LOCAL MANUFACTURER'S REPRESENTATIVES.
     - D. COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS IN SUFFICIENT DETAIL TO PERMIT OPERATING PERSONNEL TO UNDERSTAND, OPERATE AND MAINTAIN ALL EQUIPMENT.
- C. CONSTRUCTION RECORD DRAWINGS:
  1. CONTRACTOR TO PROVIDE DRAWINGS OF THE IRRIGATION SYSTEM (REASONABLY DRAFTED) AS INSTALLED, SHOWING ALL CHANGES TO ORIGINAL DRAWINGS.

1.4 FEES AND PERMITS
- A. CONTRACTOR TO OBTAIN ALL FEES, PERMITS, LICENSES AND REQUIRED INSPECTIONS BY CONCERNED GOVERNING AGENCIES, AS PART OF THIS WORK.

PART 2 – MATERIALS

2.1 GENERAL
- A. ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.

2.2 PIPE AND EQUIPMENT
- A. PIPE:
  1. PLASTIC: POLYVINYL CHLORIDE (PVC).
     - A. CLASSES AND/OR SCHEDULES AS SPECIFIED ON THE DRAWINGS.
     - B. ALL PIPE SHALL BE FREE OF BLISTERS, INTERNAL STRIATIONS OR ANY OTHER DEFECTS OR IMPERFECTIONS. THE PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE MANUFACTURER'S NAME, MATERIAL TYPE, SIZE, SCHEDULE OR CLASS AND QUALITY CONTROL IDENTIFICATIONS.
  2. BRASS (WHEN APPLICABLE): 85% RED BRASS, ANSI SCHEDULE 40
  3. COPPER (WHEN APPLICABLE): TYPE K, RIGID COPPER
  4. PIPE SLEEVES (WHEN APPLICABLE): SCHEDULE 40 PVC PLASTIC PIPE. EXTEND 18" BEYOND BACK OF CURB OR WALK.
- B. PIPE FITTINGS:
  1. PLASTIC: POLYVINYL CHLORIDE (PVC).
     - A. SOLVENT WELD AS SPECIFIED ON THE DRAWINGS.
  2. BRASS (WHEN APPLICABLE): MEDIUM BRASS, CLASS 125 PSI THREADED FITTINGS.
  3. COPPER (WHEN APPLICABLE): WROUGHT COPPER, SOLDER JOINT FITTINGS.
- C. REMOTE CONTROL WIRE:
  1. ALL WIRE SHALL BE SOLID COPPER 600 VOLT AC, TYPE UF-AWG, UL APPROVED FOR DIRECT BURIAL. WIRE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE MANUFACTURER'S NAME, WIRE SIZE AND IDENTIFICATION. WIRE RUNS SHALL BE CONTINUOUS (NO SPLICES).
  2. COLOR OF CONTROL WIRES SHALL BE AS FOLLOWS:
     - A. PILOT WIRES – # 14 BLACK OR COLOR
     - B. COMMON WIRE – # 14 WHITE ONLY
- D. GATE VALVES:
  1. ALL BRASS OR BRONZE DOUBLE DISC, NON-RISING STEM.
  2. 150 PSI WORKING PRESSURE.
  3. ALL VALVES SHALL BE LINE SIZE.
- E. OTHER EQUIPMENT: REFER TO THE DRAWINGS.

PART 3 – EXECUTION

3.1 COORDINATION: SCHEDULE AND COORDINATE WORK WITH OTHER TRADES AND WITH SEPARATE CONTRACTORS.
- A. INSTALL PIPE AND SLEEVES UNDER PAVING AND THROUGH WALLS AND FOOTINGS.
- B. DO NOT INSTALL SPRINKLER HEADS UNTIL WALLS, CURBS, HEADERS AND OTHER RELATED STRUCTURES ARE IN PLACE.
- C. DO NOT INSTALL PIPE UNTIL PLANTING AREAS HAVE BEEN SCARIFIED UNDER PLANTING WORK.

3.2 INSTALLATION
- A. LAYOUT:
  1. LAY OUT WORK AS ACCURATELY AS POSSIBLE IN ACCORDANCE WITH THE DRAWINGS.
  2. WHERE SITE CONDITIONS DO NOT PERMIT LOCATING PIPING, VALVES AND HEADS WHERE SHOWN, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
  3. RUN PIPE LINES AND AUTOMATIC CONTROL WIRING IN COMMON TRENCHES WHERE POSSIBLE AND PRACTICAL.
  4. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
  5. LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO EXCAVATING IRRIGATION TRENCHES AND BRING ANY CONFLICTS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. DO NOT PROCEED WITH THE WORK UNTIL INSTRUCTIONS ARE RECEIVED FROM THE OWNER'S REPRESENTATIVE.
- B. PROTECTION:
  1. PROTECT EXISTING AND NEW WORK AT ALL TIMES. ANY LEAKS ON NEW OR EXISTING PIPES AND ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERINGS, SEWERS, SIDEWALKS, LANDSCAPING, ETC., DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN A MANNER SATISFACTORY TO THE OWNER AND AT THE CONTRACTOR'S OWN EXPENSE. REPAIR BEFORE THE FINAL PAYMENT IS MADE.
- C. EXCAVATING AND TRENCHING:
  1. EXCAVATION SHALL BE IN ALL CASES AMPLE IN SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT AMPLE SPACE FOR JOINING.
- D. ASSEMBLING PIPELINES:
  1. ALL PIPE SHALL BE ASSEMBLED FREE FROM DIRT AND PIPE SCALE. FIELD-CUT ENDS SHALL BE REAMED AND SANDED TO REMOVE ROUGH EDGES AND BURRS.
  2. SOLVENT-WELD JOINT:
     - A. SOLVENT CEMENT AND PRIMER: FOR SOLVENT WELD JOINTS SHALL BE OF MAKE AND TYPE APPROVED BY MANUFACTURER(S) OF PIPE AND FITTINGS. CEMENT SHALL BE MAINTAINED AT PROPER CONSISTENCY THROUGHOUT USE.
     - B. COAT THE INSIDE SOCKET SURFACE OF THE FITTING AND THE EXTERNAL SURFACE OF THE MALE END OF THE PIPE WITH PRIMER. THEN, WITHOUT DELAY, APPLY CEMENT LIBERALLY TO THE MALE END OF THE PIPE AND ALSO APPLY CEMENT LIGHTLY TO THE INSIDE OF THE SOCKET. AT THIS TIME, APPLY A SECOND COAT OF CEMENT OF THE PIPE END.
     - C. INSERT PIPE IMMEDIATELY INTO FITTING AND TURN ONE-QUARTER TURN TO DISTRIBUTE CEMENT AND REMOVE AIR BUBBLES. THE PIPE MUST SEAT TO THE BOTTOM OF THE SOCKET AND FITTING. CHECK ALIGNMENT OF THE FITTINGS.
- E. LAYING PIPE:
  1. PIPE SHALL BE BEDDED ON AT LEAST 2 INCHES OF FINELY DIVIDED MATERIAL WITH NO ROCKS OR CLODS OVER 1 INCH IN DIAMETER, TO PROVIDE A FIRM UNIFORM BEARING.
  2. PVC PIPE SHALL BE SNAKED FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION. ONE ADDITIONAL FOOT PER 100 FEET OF PIPE IS THE MINIMUM ALLOWANCE FOR SNAKING (FOR SOLVENT-WELD PIPE ONLY).
  3. CAP OR PLUG OPENINGS AS PIPELINE IS ASSEMBLED TO PREVENT ENTRANCE OF DIRT OR OBSTRUCTION. REMOVE CAPS OR PLUGS ONLY WHEN NECESSARY TO CONTINUE ASSEMBLY.
- F. REMOTE-CONTROL VALVES:
  1. INSTALL WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL. LIMIT ONE RCV PER VALVE BOX.
  2. INSTALL VALVES NO FARTHER THAN 12 INCHES FROM MAIN LINE UNLESS ABSOLUTELY NECESSARY.
  3. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVE.
  4. PLACE ALL CONTROL VALVES IN VALVE BOXES; USE EXTENSIONS AS NECESSARY TO KEEP SOIL AWAY FROM VALVES AND SOLENOIDS. NO SOIL ALLOWED AROUND VALVE.
  5. INSTALL BOX FLUSH AND LEVEL WITH GRADE.
  6. INSTALL 1 C.F. GRAVEL, 3/4" NON-GRADED, IN BASE OF VALVE BOX.
- G. GATE VALVES:
  1. INSTALL WHERE SHOWN ON THE DRAWINGS.
  2. INSTALL IN 10-INCH DIAMETER PLASTIC VALVE BOX WITH TWIST LOCK COVER.
- H. FLUSHING LINES:
  1. FLUSH ALL ROCK, SAND AND DEBRIS FROM THE LINES.
  2. FLUSH MAIN LINES PRIOR TO INSTALLING VALVES AND CONNECTING LATERAL LINES.
  3. FLUSH LONG DEAD END RUNS PRIOR TO CAPPING PIPE.
  4. FLUSH LATERAL LINES PRIOR TO INSTALLING HEADS AND BUBBLERS. CONTINUE FLUSHING PROCESS WITH WATER RUNNING SLOWLY AS HEADS ARE INSTALLED STARTING CLOSEST TO VALVE AND WORKING OUTWARD.
- I. TESTING PIPE:
  1. PIPE SHALL BE CENTER LOADED WITH SUFFICIENT BACK FILL IN ACCORDANCE WITH THE PARAGRAPH ON BACK FILLING TO ANCHOR PIPE BEFORE TESTING. NO FITTINGS SHALL BE COVERED.
  2. INSTALL REMOTE-CONTROL VALVES PRIOR TO TESTING.
  3. TESTS WILL BE OBSERVED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
  4. PERFORM TESTING AND FURNISH ALL EQUIPMENT FOR TESTING AS WORK OF THIS SECTION.
  5. APPLY THE FOLLOWING TESTS AFTER SOLVENT-WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS:
     - A. TEST MAIN LINES HYDROSTATICALLY TO 125 PSI FOR SIX (6) HOURS. THE CONTRACTOR SHALL MAKE REPAIRS AND RE-TEST AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
     - B. TEST LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- J. BACK FILLING PIPE:
  1. DO NOT BACK FILL UNTIL PIPE HAS BEEN TESTED AND APPROVED.
  2. BACK FILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
     - A. BACK FILL TO DEPTH OF 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FINELY DIVIDED MATERIAL FREE OF ROCKS OR CLODS OVER 1/2 INCHES IN DIAMETER.
     - B. REMAINING BACK FILL SHALL BE FREE OF ROCKS AND CLODS OVER 2 INCHES IN DIAMETER.
     - C. SETTLE TRENCHES WITH WATER AND/OR TAMPING.
- K. AUTOMATIC CONTROLLER:
  1. LOCATE CONTROLLERS IN GENERAL LOCATION SHOWN ON THE DRAWINGS WITH EXACT PLACEMENT TO BE DETERMINED IN THE FIELD.
  2. CONNECT CONTROL LINES TO CONTROLLER IN SEQUENTIAL ARRANGEMENT ACCORDING TO ASSIGNED IDENTIFICATION NUMBER OF VALVE. CONTROL LINES SHALL BE LABELED AT CONTROLLER WITH PERMANENT NONFADING LABELS INDICATING IDENTIFICATION NUMBER OF VALVE CONTROLLED.
  3. PROVIDE A 120 VOLT WATERPROOF, DISCONNECT SWITCH ON THE SERVICE LINE; MOUNT INSIDE THE CONTROLLER ENCLOSURE.
- L. BACKFLOW-PREVENTION ASSEMBLY:
  1. INSTALL BACKFLOW-PREVENTION DEVICES AS DETAILED.
  2. PAINT ALL ABOVE GRADE PIPE AND METAL PARTS, EXCEPT BRONZE, WITH PRIMER AND TWO COATS EXTERIOR METAL PAINT; COLOR GREEN.
- M. SPRINKLER HEADS AND QUICK-COUPLER VALVES:
  1. THOROUGHLY FLUSH LINES BEFORE INSTALLING HEADS OR QUICK-COUPLER VALVES.
  2. LOCATE AS SHOWN AND DETAILED ON THE DRAWINGS.
- N. COVERAGE TEST:
  1. WHEN THE IRRIGATION SYSTEM HAS BEEN COMPLETED, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF OWNER'S REPRESENTATIVE TO DETERMINE IF COVERAGE OF WATER AFFORDED PLANTING AREAS IS COMPLETE.
  2. CHANGE ANY HEADS, NOZZLES, ORIFICES, OR ARCS AS MAY BE REQUIRED TO PROVIDE SATISFACTORY COVERAGE.
  3. ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ON BUILDING WALL OR MONUMENT SIGN.
- O. SYSTEM TESTS:
  1. PRIOR TO FINAL ACCEPTANCE OF IRRIGATION SYSTEM, THE AUTOMATIC SPRINKLER CONTROLLERS SHALL BE TESTED THROUGH ALL THEIR CYCLES IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE AND ANY NECESSARY ADJUSTMENTS SHALL BE MADE.
- P. WRENCHES AND KEYS:
  1. PROVIDE DEALER. AT COMPLETION OF THE PLANTING-MAINTENANCE PERIOD WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL VALVES. INCLUDE ALL WRENCHES NECESSARY FOR COMPLETE DISASSEMBLY OF ALL VALVES.

3.3 GUARANTEE
- A. REPAIR OF DAMAGE: ALL DAMAGE TO PAVING, PLANTING, STRUCTURES, AND OTHER IMPROVEMENTS DUE TO SETTLEMENT OF IMPROPERLY COMPACTED TRENCH BACK FILL SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- B. ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED AND SHALL, FOR A MINIMUM PERIOD OF ONE (1) YEAR, BEGINNING AT THE DATE OF FINAL ACCEPTANCE, BE AND PERFORM TO COMPLETE SATISFACTION OF OWNER'S REPRESENTATIVE. AT THE END OF THIS PERIOD, ALL REQUIRED REPAIRS AND ADJUSTMENTS, INCLUDING ADJUSTMENT TO GRADE, SHALL BE MADE INCLUDING ALL REPAIRS TO OTHER WORK MADE NECESSARY THEREBY, WITHOUT ADDITIONAL EXPENSE TO OWNER'S REPRESENTATIVE.
- C. PRESENT TO CONSTRUCTION RECORD DRAWINGS, AND ALL MANUALS AND TOOLS DESCRIBED ABOVE TO OWNER AT FINAL ACCEPTANCE.

** END OF SECTION **

SECTION III - MAINTENANCE

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK
- A. PROVIDE ALL MATERIALS, EQUIPMENTS AND LABOR TO COMPLETE MAINTENANCE OPERATION FOR 120 DAYS.

1.2 MAINTENANCE
- A. ESTABLISHING MAINTENANCE PERIOD:
  1. AS SOON AS ALL WORK IS COMPLETED, A PROJECT REVIEW AND PRELIMINARY INSPECTION TO DETERMINE THE CONDITION OF THE PROJECT WILL BE HELD BY THE OWNER'S REPRESENTATIVE.
  2. UPON APPROVAL OF THE WORK BY THE OWNER'S REPRESENTATIVE, THE MAINTENANCE PERIOD SHALL BEGIN.

PART 2 – MATERIALS

2.1 PROVIDE ALL MATERIALS, CHEMICALS, FERTILIZER, REPLACEMENT PLANTS AND EQUIPMENT AS REQUIRED TO MAINTAIN THE PROJECT AS DESCRIBED BELOW.

PART 3 – EXECUTION

3.1 PLANT MATERIALS
- A. MAINTENANCE OF PLANTING:
  1. CONTINUOUSLY MAINTAIN ALL PLANTINGS IN AREAS INCLUDED IN THE CONTRACT FROM THE BEGINNING OF CONTRACT WORK, DURING THE PROGRESS OF WORK; AND FOR A PERIOD OF 120 DAYS AFTER COMPLETION OF ALL WORK UNTIL FINAL ACCEPTANCE OF ALL CONTRACT WORK BY THE OWNER'S REPRESENTATIVE.
  2. LAWN MAINTENANCE:
     - A. MOW TO A UNIFORM HEIGHT OF 2" MAX. ONCE A WEEK.
     - B. WHILE MOWING "SCALPING" AND WHEEL "RUTTING" SHALL NOT BE PERMITTED.
     - C. TRIM EDGES ALONG MOW STRIPS.
     - D. APPLY 15-5-7 COMMERCIAL FERTILIZER AT LEAST ONE TIME DURING MAINTENANCE PERIOD.
  3. TREE/SHRUB CARE:
     - A. INSECTICIDES, HERBICIDES, FUNGICIDES SHALL BE THE FINEST QUALITY OBTAINABLE.
     - B. CHEMICALS SHALL BE DESIGNED FOR THE PROBLEM AND APPLIED IN A PROFESSIONAL MANNER.
     - C. PRUNING SHALL BE DONE BY A QUALIFIED PROFESSIONAL USING APPROVED METHODS/TECHNIQUES.
     - D. PRUNE ONLY TO CORRECT MIS-SHAPING, ENCROACHMENT OR REMOVE DAMAGED/DEAD WOOD.
     - E. AVOID MAJOR PRUNING DURING SUMMER MONTHS: POTENTIAL DAMAGE IS PREVALENT.
     - F. REMOVE WEEDS THROUGH CHEMICAL AND/OR MANUAL METHODS.
     - G. CONTROL DISEASE AND INSECT INFESTATIONS WITH APPROVED CHEMICALS.
     - H. FERTILIZE TREES/SHRUBS AT 60 DAYS WITH A BALANCED 15-5-7 SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATES.
  4. REPLACEMENTS: IMMEDIATELY REPLACE ANY PLANT MATERIALS THAT DIE OR ARE DAMAGED. REPLACEMENTS SHALL BE MADE TO THE SPECIFICATIONS AS REQUIRED FOR ORIGINAL PLANTINGS.
  5. CONDITION OF PLANTINGS AT THE END OF THE MAINTENANCE PERIOD:
     - A. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE FROM INFESTATIONS.
     - B. GROUND COVER, SHRUB AREAS, AND OTHER PLANTING AREAS SHALL BE FREE OF ALL WEEDS (BROADLEAF AND GRASS WEEDS).
     - C. PLANTINGS THAT DO NOT CONFORM TO SPECIFICATIONS SHALL BE REPLACED AND BROUGHT TO A SATISFACTORY CONDITION BEFORE FINAL ACCEPTANCE OF THE WORK CAN BE MADE.

3.2 IRRIGATION SYSTEM
- A. MAINTENANCE OF IRRIGATION:
  1. CONTINUOUSLY MAINTAIN ALL IRRIGATION EQUIPMENT IN AREAS INCLUDED IN THE CONTRACT FROM THE BEGINNING OF CONTRACT WORK, DURING THE PROGRESS OF WORK; AND FOR A PERIOD OF 120 DAYS AFTER COMPLETION OF ALL WORK UNTIL FINAL ACCEPTANCE OF ALL CONTRACT WORK BY THE OWNER'S REPRESENTATIVE.
     - A. IRRIGATION SYSTEM SHALL BE IN A FULLY ADJUSTED/OPERATIONAL CONDITION AT ALL TIMES.
     - B. MAINTAIN "HEAD-TO-HEAD" 100% COVERAGE AT ALL PLANT AREAS.
     - C. EVALUATE COMPLETE OPERATION OF SYSTEM AT LEAST 4 TIMES DURING MAINTENANCE PERIOD.
     - D. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF NOTIFICATION, UNLESS OTHERWISE APPROVED.
     - E. HAND-WATER IF SYSTEM IS INOPERABLE OR NOT IN PLACE.
     - F. ADJUST CONTROLLER TO PREVAILING WEATHER CONDITIONS.
     - G. ADJUST SPRINKLER NOZZLES AND BODIES TO PREVENT OVER AND UNDER SPRAY.
     - H. INSTRUCT OWNER UPON REQUEST AS TO WHERE SYSTEM SHUT-OFF VALVE(S) ARE LOCATED.
  2. REPLACEMENTS: IMMEDIATELY REPLACE OR REPAIR ANY DAMAGED IRRIGATION EQUIPMENT REPAIRS SHALL BE MADE TO THE SPECIFICATIONS AS REQUIRED FOR ORIGINAL INSTALLATION.

3.3 GUARANTEE
- A. REPAIR OF DAMAGE: ALL DAMAGE TO PAVING, PLANTING, STRUCTURES, AND OTHER IMPROVEMENTS DUE TO SETTLEMENT OF IMPROPERLY COMPACTED TRENCH BACK FILL SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- B. ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED AND SHALL, FOR A MINIMUM PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE, BE AND PERFORM TO COMPLETE SATISFACTION OF OWNER. AT THE END OF THIS PERIOD, ALL REQUIRED REPAIRS AND ADJUSTMENTS, INCLUDING ADJUSTMENT TO GRADE, SHALL BE MADE INCLUDING ALL REPAIRS TO OTHER WORK MADE NECESSARY THEREBY, WITHOUT ADDITIONAL EXPENSE TO OWNER.
- C. PRESENT TO OWNER, AT TIME OF FINAL ACCEPTANCE, WARRANTIES FOR ALL MATERIALS USED.

** END OF SECTION **

ConocoPhillips

LANDSCAPE CONSTRUCTION SPECS

REGISTERED LANDSCAPE ARCHITECT MAISHA RUTH #2238 6/30/07 10-20-08 STATE OF CALIFORNIA

PROFIT CENTER #2611227
1787 SOUTH MAIN STREET
MILPITAS, CA
OASIS REIMAGE

MARK	DATE	REVISIONS	INITIAL
	3/12/07	PLANNING SUBMITTAL – TIME EXTENSION	MDG

DATE: 06/02/04
PROJECT NO: 3592.30
DRAWN:
APPROVED:
DRAWING L2