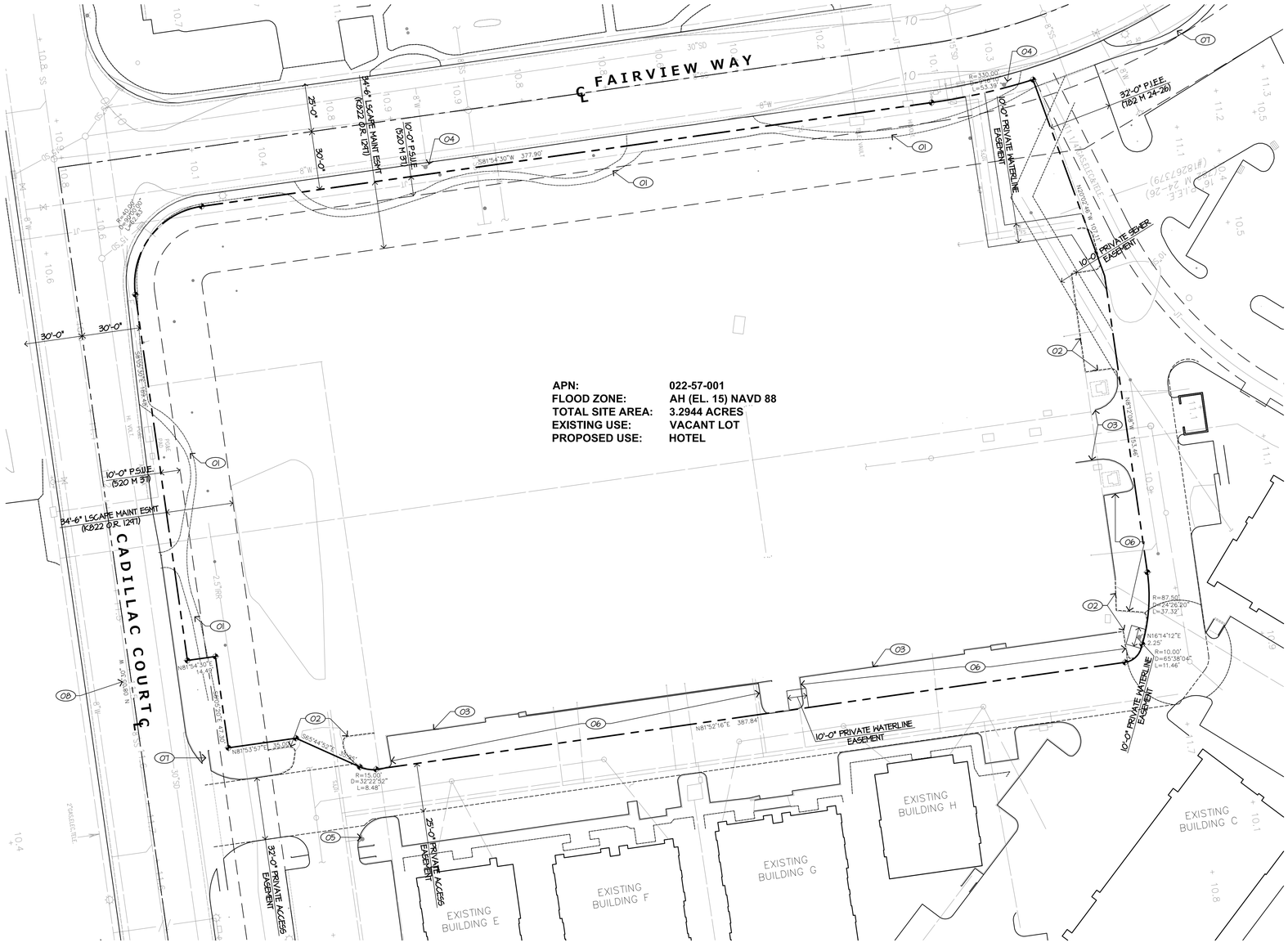

1 EXISTING SITE PLAN

1" = 30'-0"

NORTH

0' 15' 30' 60'

EXISTING SITE PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	(E) MEANDERING WALK TO BE RELOCATED, SHOWN DASHED
02	(E) CURB & GUTTER TO BE REMOVED, SHOWN DASHED
03	(E) CURB & GUTTER TO REMAIN
04	(E) PUBLIC FIRE HYDRANT TO BE PROTECTED IN PLACE
05	(E) PRIVATE FIRE HYDRANT TO BE PROTECTED IN PLACE
06	(E) PARKING STALL STRIPING TO BE RE-STRIPPED
07	(E) PUBLIC SIDEWALK TO REMAIN
08	BASIS OF BEARING

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

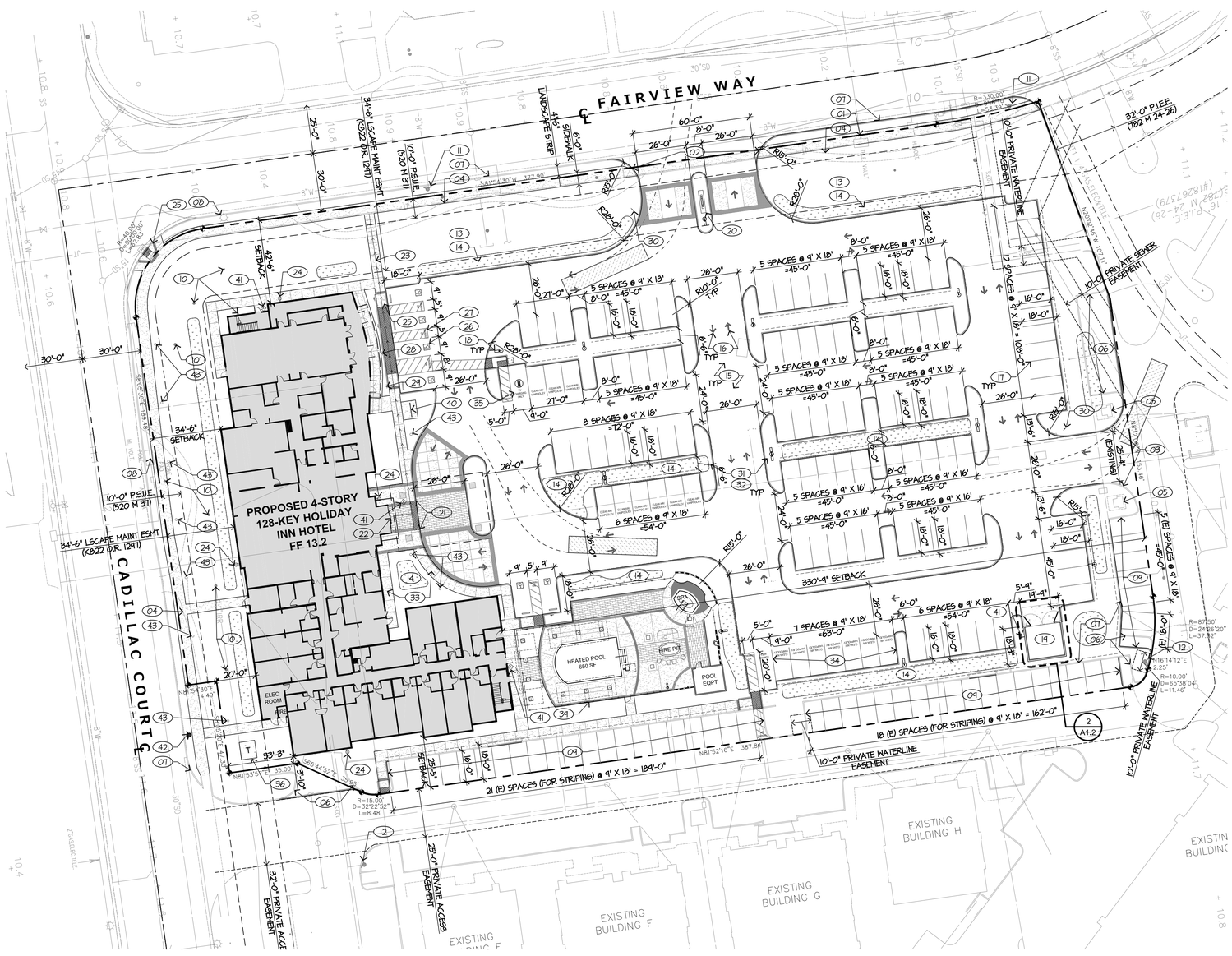
Revisions

Sheet Title
Existing Site Plan

Date Last Edited
January 5, 2015

Sheet Number
A1.0

FILE NAME: 13-579 PG-A-1.0-A1.1 SITE PLANS.DWG



1 SITE PLAN

1" = 30'-0"

NORTH

0' 15' 30' 60'

SITE PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	PROPERTY LINE
02	(E) DOUBLE DRIVEWAY TO BE IMPROVED (Per City of Milpitas Standard)
03	(E) 25'-4" DRIVE AISLE TO BE WIDENED TO 26'-0"
04	(E) MEANDERING CONCRETE PATH TO BE REMOVED AND REPLACED WITH 6'-0" SIDEWALK SEPARATED FROM CURB (Per City of Milpitas Standard No. 436)
05	(E) ELECTRICAL EQUIPMENT TO REMAIN TO BE SCREENED
06	(E) CURB AND GUTTER TO BE REMOVED
07	LINE OF (E) CURB
08	(E) UTILITIES ALONG R.O.W. TO REMAIN
09	(E) PARKING SPACES FOR STRIPING
10	(E) TREES TO BE REMOVED & REPLACED (See Landscape Plans)
11	(E) PUBLIC FIRE HYDRANT TO REMAIN
12	(E) PRIVATE FIRE HYDRANT TO REMAIN
13	LANDSCAPING (See Landscape Plans)
14	BIOSWALES (See Civil Plans)
15	ASPHALT CONCRETE PAVING
16	TWO-WAY TRAFFIC ARROW
17	PAINTED PARKING STRIPES (4" Wide, White Traffic Paint)
18	LIGHT STANDARDS (20'H 110W 350MA Form 10 Square LED)
19	TRASH ENCLOSURE (Per City of Milpitas Standards)
20	INTERNALLY-ILLUMINATED MONUMENT SIGN
21	ZERO CURB FACE (With 3'-0" Truncated Domes Along Entire Width)
22	SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE
23	ACCESSIBLE PATH OF TRAVEL
24	WEATHER-PROOF ELECTRICAL OUTLETS
25	CONCRETE HANDICAP RAMP (Per City of Milpitas Standard No. 419)
26	PAINTED HANDICAP PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (White ISA with White Border on Blue Background) (Per City of Milpitas Standard No. 423)
27	PAINTED STRIPING AT HANDICAP PARKING SPACES (4" Blue Borders & 4" White Line Diagonals at 3'-0" O.C.) (Per City of Milpitas Standard No. 423)
28	"HANDICAP PARKING" STALL SIGN
29	"HANDICAP PARKING - VAN ACCESSIBLE" STALL SIGN
30	"UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN
31	CITY APPROVED 'NO PARKING FIRE LANE SIGN' (Verify Locations with Local Fire Department)
32	PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" Wide, Red Traffic Paint) (Verify Locations with Local Fire Department)
33	CONCRETE SIDEWALK w/ Expansion Joints @ 20'-0" O.C. and Control Joints @ 5'-0" O.C. (4" Thick)
34	DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (16 Spaces) [2013 CALGREEN 5.106.5.2]
35	DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT
36	ELECTRICAL TRANSFORMER ON 4" CONCRETE PAD TO BE SCREENED
37	LOCKABLE HOSE BIBB
38	POOL AND SPA FENCE
40	8-CAPACITY BICYCLE RACK (5% of Vehicle Parking) [2013 CALGREEN 5.106.4.1.1]
41	KNOX BOX LOCATION
42	NEW PUBLIC FIRE HYDRANT
43	14'-0" DECORATIVE LIGHTING

PROJECT SUMMARY

PROPOSED 4-STORY 128-KEY HOLIDAY INN SUITES OF TYPE V-A CONSTRUCTION, FULLY-SPRINKLERED.

THE PROJECT IMPLEMENTATION INCORPORATES BEST MANAGEMENT PRACTICES AND CONSTRUCTION MEASURES AS NOTED ON THE PROJECT DESCRIPTION LETTER DATED JAN-5-2015.

SITE SUMMARY

APN:	022-57-001
ADDRESS:	1100 CADILLAC CT., MILPITAS CA 95035
TOTAL LOT AREA:	143,504 SF (3.294 ACRES)
ZONE:	MP - INDUSTRIAL PARK
FRONT YARD SETBACK:	42'-6"
SIDE YARD SETBACK (INTERIOR):	330'-9"
STREET SIDE YARD SETBACK:	34'-6"/VARIES
REAR YARD SETBACK:	25'-5"/VARIES
BUILDING HEIGHT:	68'-11" TOP OF PARAPET
FLOOR AREA RATIO:	0.50 MAX (71,752 SF)

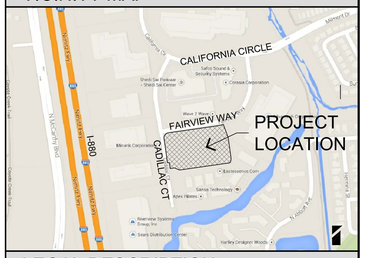
BUILDING AREA

MIXED SEPARATED OCCUPANCIES:	A-2 (LOBBY, BAR)
	A-3 (MEETING ROOM, BOARD ROOM)
	B (OFFICE, MARKET)
	R-1 (GUESTROOMS - TRANSIENT)
TYPE OF CONSTRUCTION:	V-A, FULLY-SPRINKLERED NFPA 13
FIRST FLOOR	19,673 SF
SECOND FLOOR	17,630 SF
THIRD FLOOR	18,361 SF
FOURTH FLOOR	18,361 SF
ROOF DECK	342 SF
TOTAL BUILDING AREA	**74,367 SF**
	0.52 > 0.50 (FAR VARIANCE)

PARKING CALCULATIONS

PER MMC SECTION 53, TABLE 53.09-1	
PARKING SPACES REQUIRED:	**161 SPACES**
1 SPACE PER GUESTROOM (129 ROOMS):	129 SPACES
1 SPACE PER EMPLOYEE (8 EMPLOYEES):	8 SPACES
MEETING ROOM 1:4 SEATS (82 SEATS):	21 SPACES
BOARD ROOM 1:4 SEATS (12 SEATS):	3 SPACES
EXISTING PARKING SPACES:	46 SPACES
NEW PARKING SPACES PROVIDED:	119 SPACES
STANDARD [9'-0" X 18'-0"]	95 SPACES
HANDICAP [9'-0" X 18'-0"]	5 SPACES + 1 VAN
LOADING [9'-0" X 22'-0"]	1 SPACE
ELECTRIC VEHICLE CHARGING STATION [9'-0" X 18'-0"]	1 SPACE
CLEAN AIR/VANPOOL/EV [9'-0" X 18'-0"]	16 SPACES
TOTAL PARKING SPACES:	**165 SPACES**
OVER BY:	4 SPACES

VICINITY MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, ACCORDING TO THE PARCEL MAP FILED NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, PAGES 7, 8, 9, 10 AND 11, IN THE OFFICE OF THE RECORDER, SANTA CLARA COUNTY, CALIFORNIA.

APN: 022-57-001

PROJECT TEAM

OWNER	DESIGN-BUILD	AIR QUALITY/GHG
ALPS GROUP, INC. 621 S Hwy 101 Solana Beach, CA 92075 (858) 350-0111 Contact: Sharad Khandwala Email: sharad@alpsgroupinc.com	PRIME GROUP CONSTRUCTION INC. 3045 Wilson Road Bakersfield, CA 93304 (661) 832-1790 Contact: Joey Blagg joeyblagg@primegroupconstruction.com	ILLINGWORTH & RODKIN 1 Willowbrook Court, Suite 120 Petaluma, CA 94954 (707) 794-0400 Contact: Joshua Carman jcarman@illingworthrodkin.com
CIVIL	**LANDSCAPE**	**SOIL INVESTIGATION**
KIER & WRIGHT 2850 Collier Canyon Rd Livermore, CA 94551 (925) 245-8788 Contact: Chuck McCallum Email: cmccallum@kierwright.com	EMERALD DESIGN 305 N Harbor Blvd., Suite 222 Fullerton, CA 92832 (714) 680-0417 Contact: Charles Lamb Email: charles@emeralddadesign.com	KRAZAN & ASSOCIATES, INC. 215 W Dakota Avenue Clovis, CA 93612 (559) 348-2200 Contact: David Jarosz, II Email: davejarosz@krazan.com
PHASE 1	**BIOLOGICAL**	**ARBORIST**
AEI CONSULTANTS 2500 Camino Diablo Walnut Creek, CA 95035 (925) 746-6000 Contact: Courtney Monheit cmonheit@aeiconsultants.com	H.T. HARVEY & ASSOCIATES 983 University Ave, Bldg D Los Gatos, CA 95032 (408) 458-3200 Contact: Ginger Bolen Email: gbolen@harveyecology.com	RAY MORNEAU 550 S Shoreline Blvd Mountain View, CA 94041 (650) 964-7664 Contact: Ray Morneau Email: ray@rmarborist.com

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

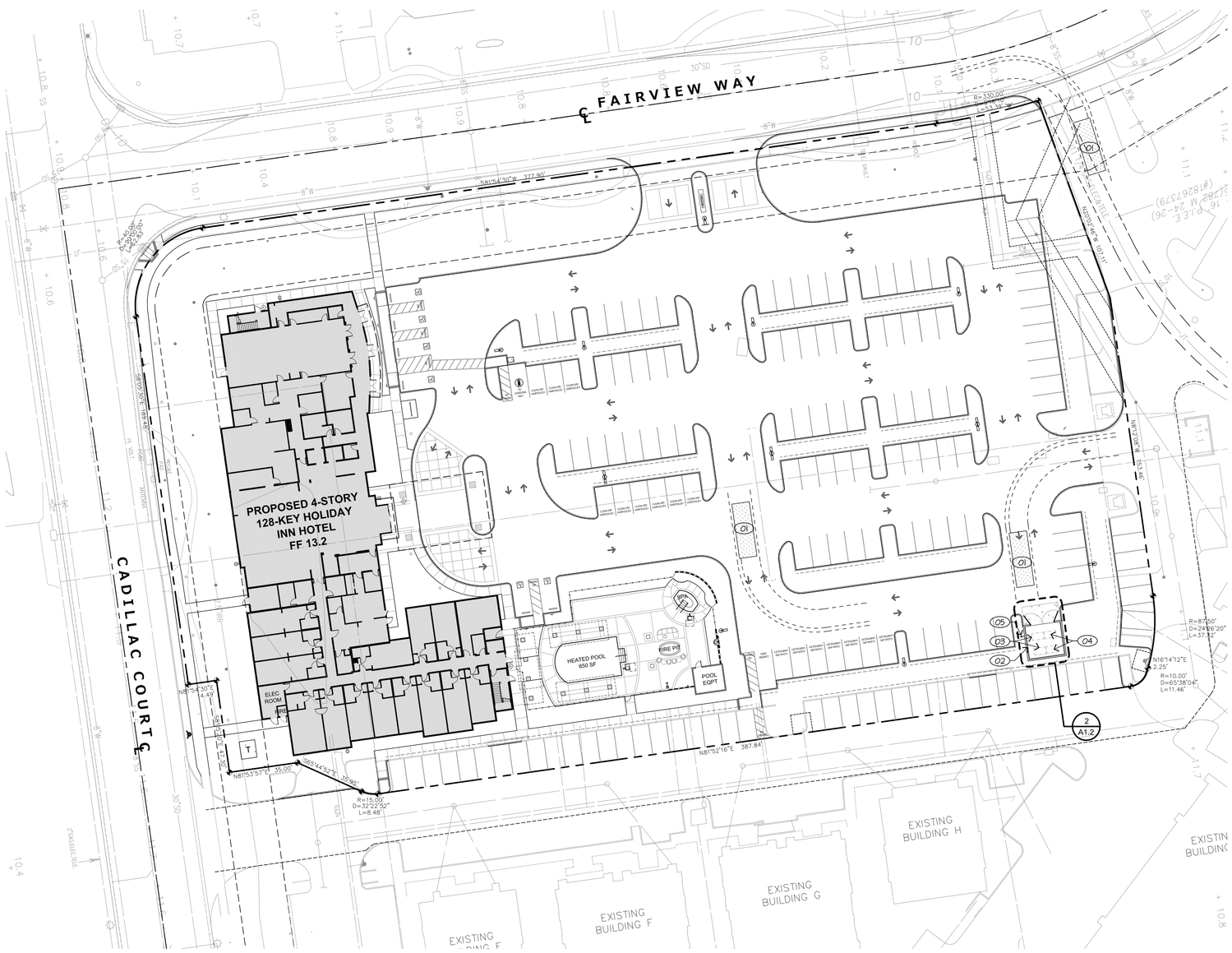
Revisions

Sheet Title
Site Plan, Code Information

Date Last Edited
January 22, 2015

Sheet Number
A1.1

FILE NAME: 13-579 PG-A-1.0-A1.1 SITE PLANS.DWG



1 SOLID WASTE HANDLING PLAN

1" = 30'-0"

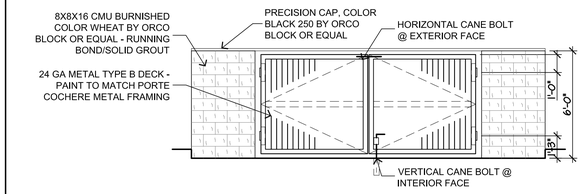
NORTH

0' 15' 30' 60'

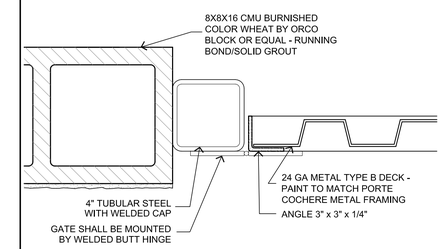
SOLID WASTE HANDLING KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

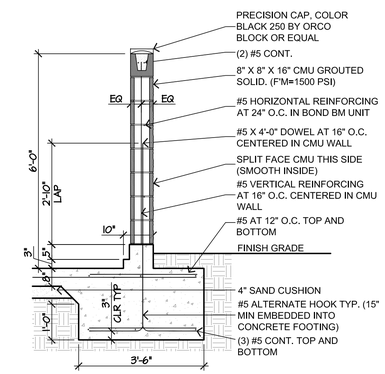
NO.	DESCRIPTION
01	WASTE TRUCK TURNING RADIUS (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 3)
02	TRASH ENCLOSURE (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 2)
03	3 CUBIC YARD REFUSE BIN
04	3 CUBIC YARD RECYCLING BIN
05	LOCKABLE HOSE BIBB



5 TRASH ENCLOSURE ELEVATION 1/4" = 1'-0"



4 TRASH ENCLOSURE DETAIL 1/4" = 1'-0"



3 TRASH ENCLOSURE WALL SECTION 1/2" = 1'-0"

GENERAL NOTES

UPON HOTEL GUEST CHECKOUT (TYPICALLY BETWEEN 11AM-1PM), HOUSEKEEPING STAFF WILL COLLECT AND REMOVE SOLID WASTE FROM THE GUESTROOMS. REFUSE AND RECYCLABLES WILL BE SORTED AT THE BACK-OF-HOUSE FACILITY. A DEDICATED JANITORIAL STAFF WILL MOVE SOLID WASTE FROM THE BACK-OF-HOUSE FACILITY TO THE TRASH ENCLOSURE DAILY, TYPICALLY BETWEEN 4PM-5PM IN THE AFTERNOON. THIS

RECYCLING CONTAMINATION WILL NOT BE AN ISSUE SINCE HOTEL GUESTS WILL NOT USE/ACCESS THE TRASH ENCLOSURE.

ESTIMATED COMMERCIAL WEEKLY GENERATION WASTE (YD^3):

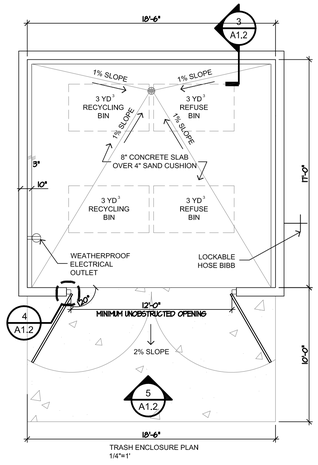
HOTELS & MOTEL # OF ROOMS X .10256*
128 X .10256 = 13.13 YD^3 OR 14 YD^3 PER WEEK
(8 YD^3 FOR RECYCLABLES & 6 YD^3 FOR REFUSE)

* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION THAT INCLUDES BOTH POTENTIAL TRASH AND RECYCLING.

PROPOSED SERVICE FRONT END LOADING CONTAINERS
2 - 3 YD^3 DUMPSTER FOR REFUSE
2 - 3 YD^3 DUMPSTER FOR RECYCLING

THIS IS THE SAME SERVICE AND NUMBER OF FRONT END LOADING CONTAINERS THAT WE HAVE IN A FULL-SERVICE 133-ROOM HOLIDAY INN AT CARLSBAD, CA. ESTIMATED WASTE QUANTITIES/CALCULATION OF OTHER OWNER-OPERATED HOTELS IN CALIFORNIA ARE: 46% FOOD WASTE, 24% PAPER, 12% CARDBOARD, 7% PLASTICS, 6% GLASS, AND 5% METALS.

PROPOSED COLLECTION 2X A WEEK, WITH THE OPTION OF 3X A WEEK ON SPECIAL WEEKS WHEN OCCUPANCY IS AT 100%.



2 TRASH ENCLOSURE PLAN 3/16" = 1'-0"

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Seal

Project
HOLIDAY INN MILPITAS
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Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

Revisions

Sheet Title
Solid Waste Handling Plan, Trash Enclosure Details

Date Last Edited
January 22, 2015

Sheet Number
A1.2

FILE NAME: 13-579 PG-A-1.0-A1.1 SITE PLANS.DWG

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC 2BR	TOTAL
FIRST FLOOR	-	5	1	1	1	3	3	-	-	14
SECOND FLOOR	6	17	4	1	1	4	3	1	-	37
THIRD FLOOR	6	17	4	1	1	4	5	1	-	39
FOURTH FLOOR	6	17	4	1	-	3	5	1	1	38
TOTAL	18	56	13	4	3	14	16	3	1	128
	KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)			1%	100%

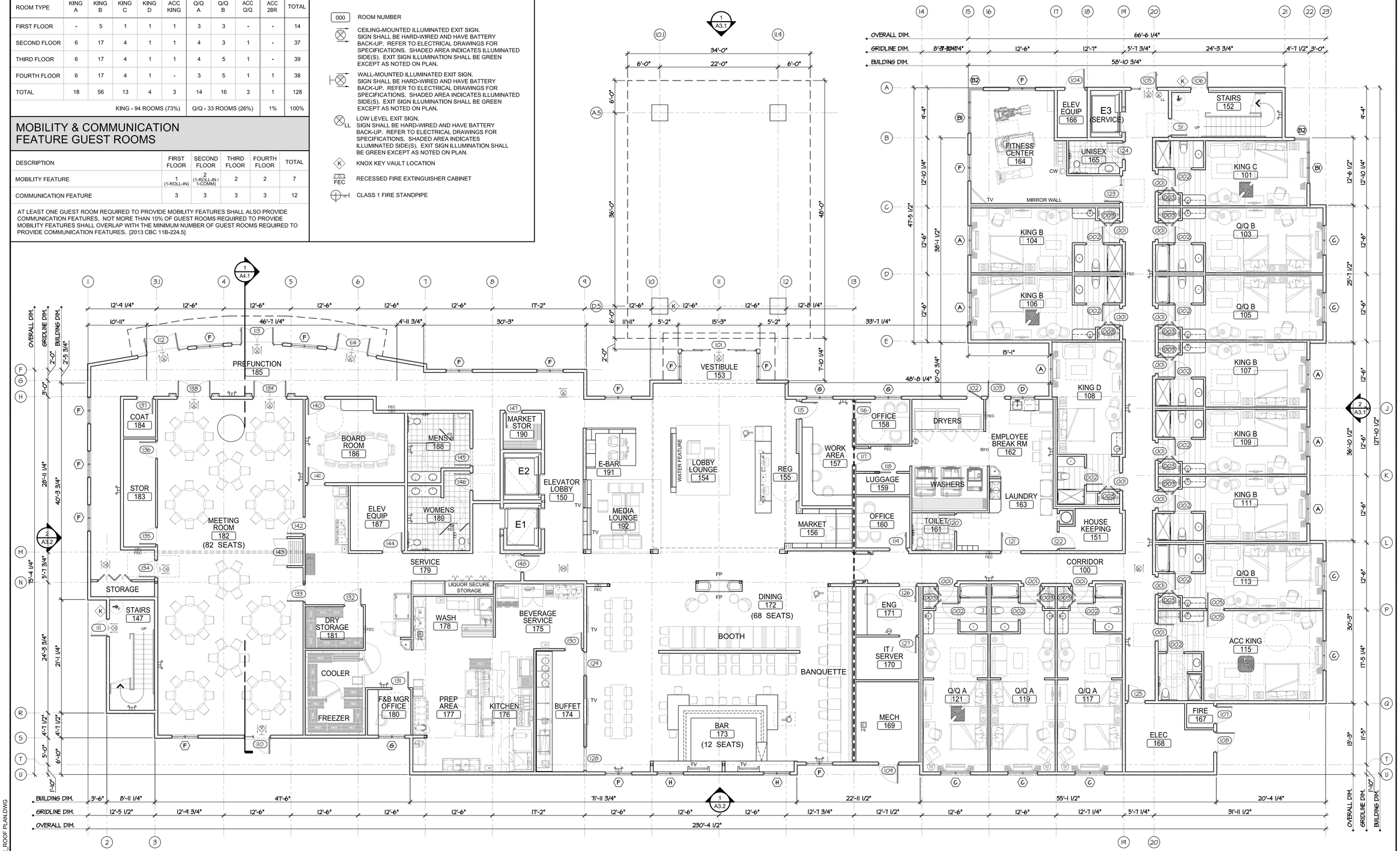
MOBILITY & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12

AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND

- 000 — ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LL — LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- K — KNOX KEY VAULT LOCATION
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE



1 FIRST FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

FILE NAME: 13-579 PG-A2.1-A2.5 FLOOR_ROOF PLAN.DWG

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title
First Floor Plan

Date Last Edited
January 5, 2015

Sheet Number
A2.1

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC 2BR	TOTAL
FIRST FLOOR	-	5	1	1	1	3	3	-	-	14
SECOND FLOOR	6	17	4	1	1	4	3	1	-	37
THIRD FLOOR	6	17	4	1	1	4	5	1	-	39
FOURTH FLOOR	6	17	4	1	-	3	5	1	1	38
TOTAL	18	56	13	4	3	14	16	3	1	128
	KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)			1%	100%

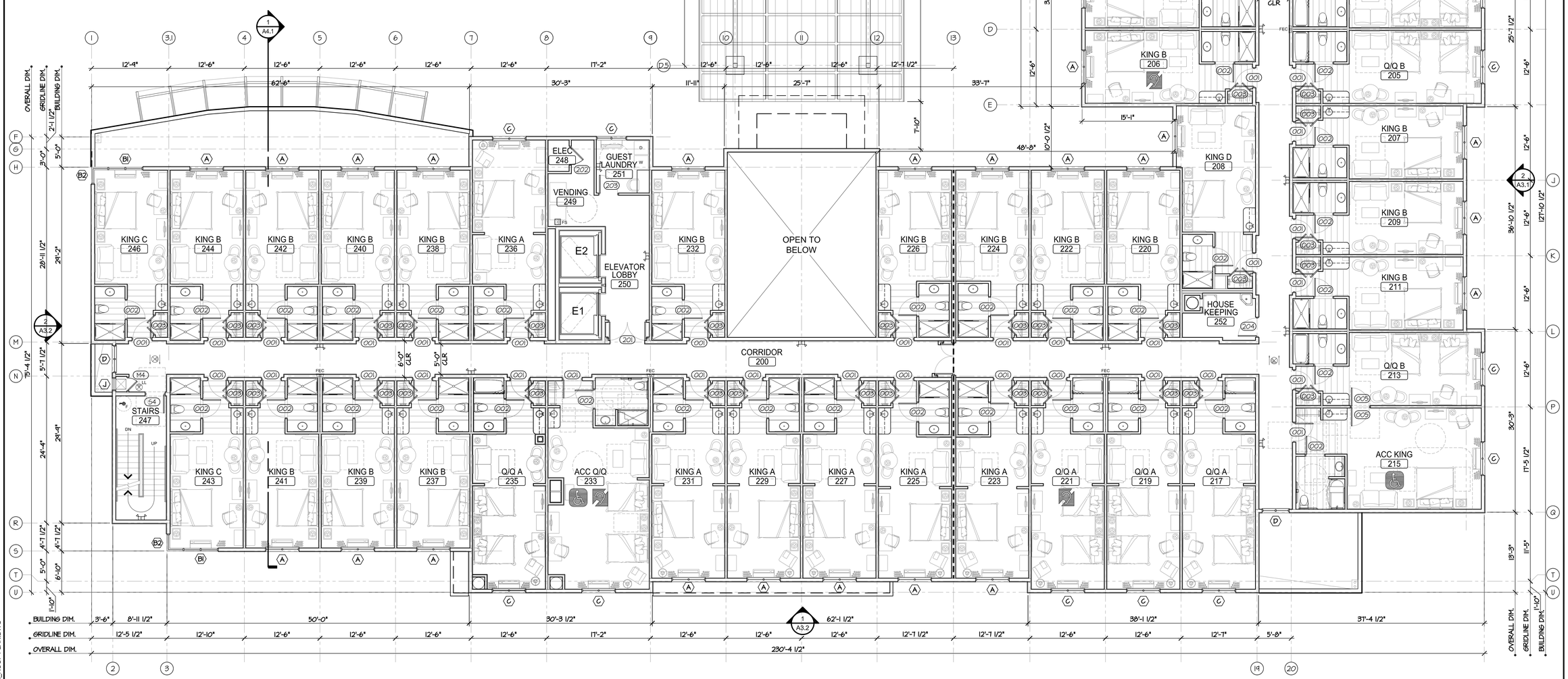
MOBILITY & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12

AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND

- 000 — ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LL — LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- K — KNOX KEY VAULT LOCATION
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE



1 SECOND FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title
Second Floor Plan

Date Last Edited
January 5, 2015

Sheet Number
A2.2

FILE NAME: 13-579 PG-A2.1-A2.5 FLOOR_ROOF PLAN.DWG

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC 2BR	TOTAL
FIRST FLOOR	-	5	1	1	1	3	3	-	-	14
SECOND FLOOR	6	17	4	1	1	4	3	1	-	37
THIRD FLOOR	6	17	4	1	1	4	5	1	-	39
FOURTH FLOOR	6	17	4	1	-	3	5	1	1	38
TOTAL	18	56	13	4	3	14	16	3	1	128
	KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)			1%	100%

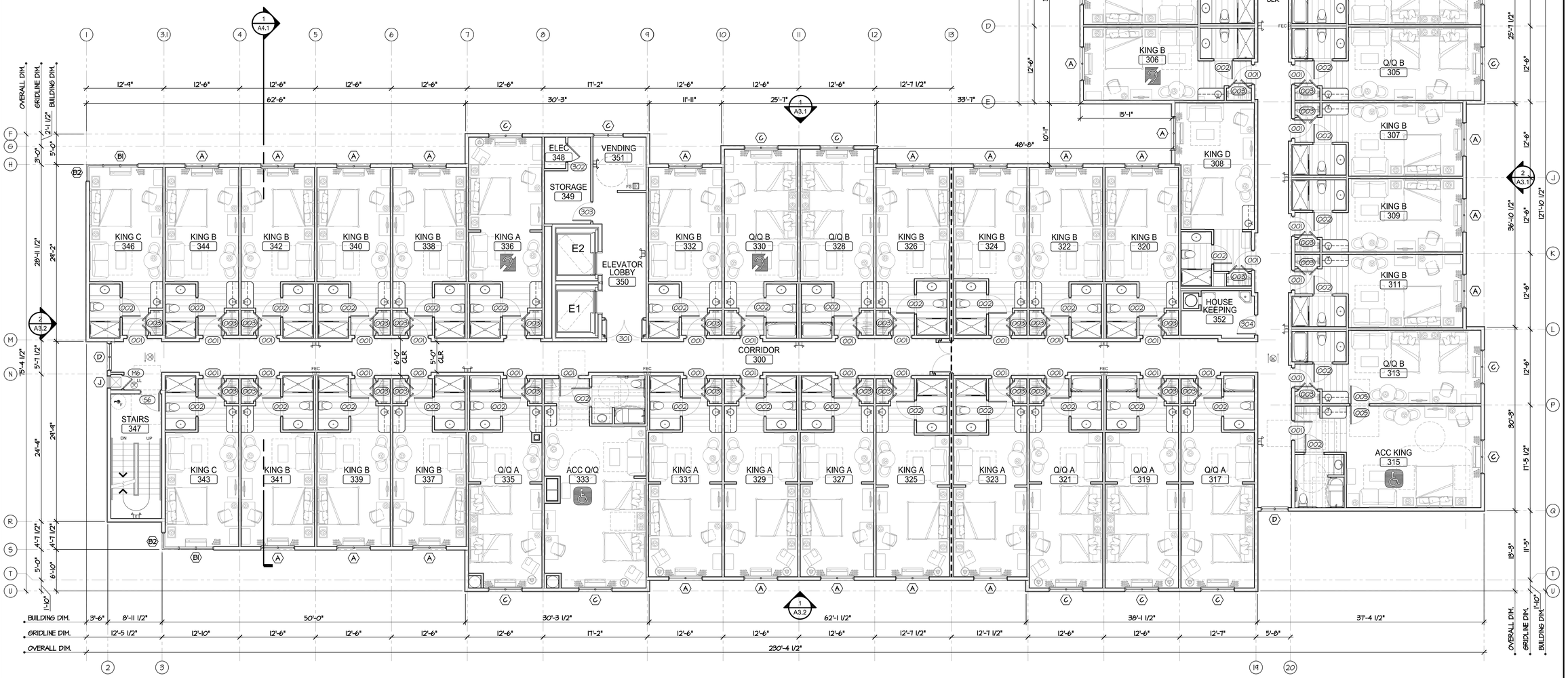
MOBILITY & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12

AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND

- 000 — ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LL — LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- K — KNOX KEY VAULT LOCATION
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE



1 THIRD FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

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www.primegroupconstruction.com

Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title
Third Floor Plan

Date Last Edited
January 5, 2015

Sheet Number
A2.3

FILE NAME: 13-579 PG-A2.1-A2.5 FLOOR_ROOF PLAN.DWG

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC 2BR	TOTAL
FIRST FLOOR	-	5	1	1	1	3	3	-	-	14
SECOND FLOOR	6	17	4	1	1	4	3	1	-	37
THIRD FLOOR	6	17	4	1	1	4	5	1	-	39
FOURTH FLOOR	6	17	4	1	-	3	5	1	1	38
TOTAL	18	56	13	4	3	14	16	3	1	128
	KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)			1%	100%

MOBILITY & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12

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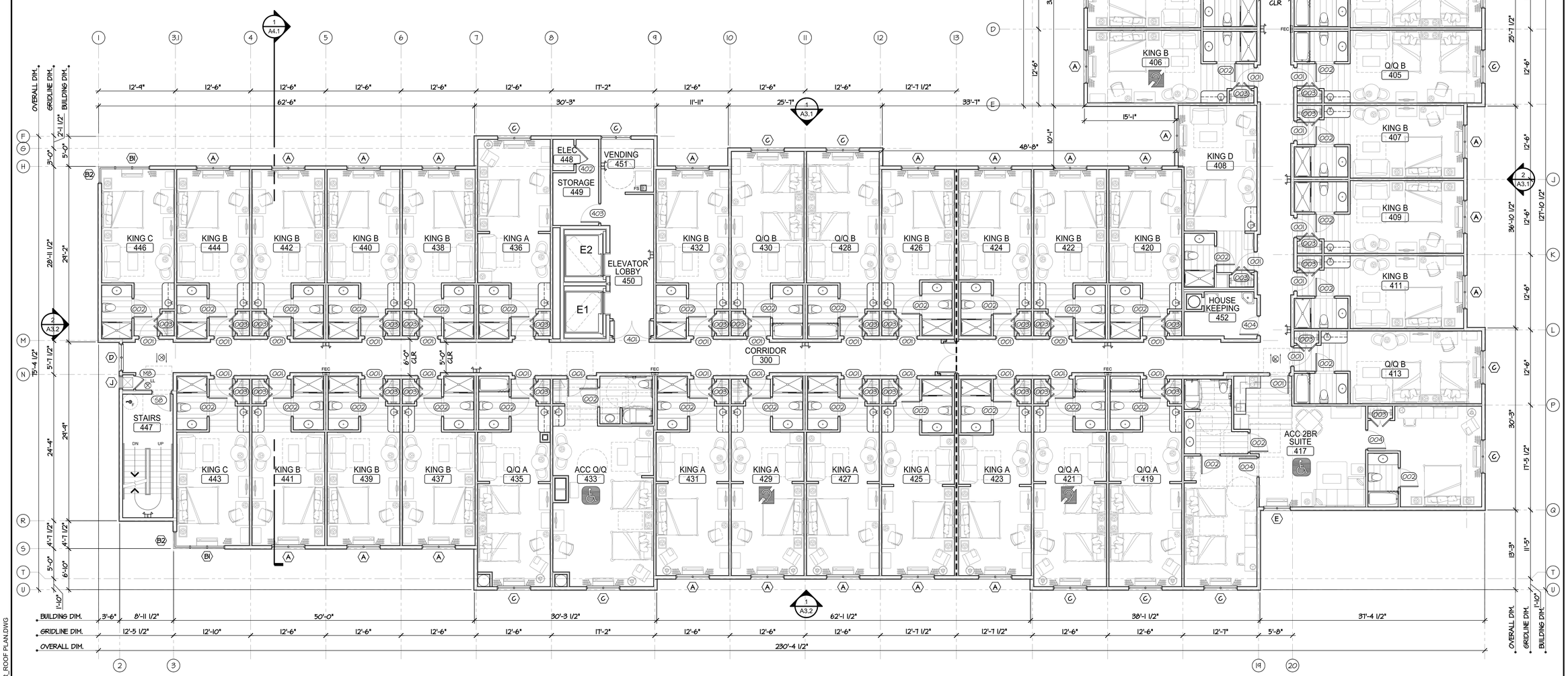
LEGEND

- 000 — ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LL — LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- K — KNOX KEY VAULT LOCATION
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE



1 FOURTH FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

FILE NAME: 13-579 PG-A2.1-A2.5 FLOOR_ROOF PLAN.DWG

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title
Fourth Floor Plan

Date Last Edited
January 5, 2015

Sheet Number
A2.4

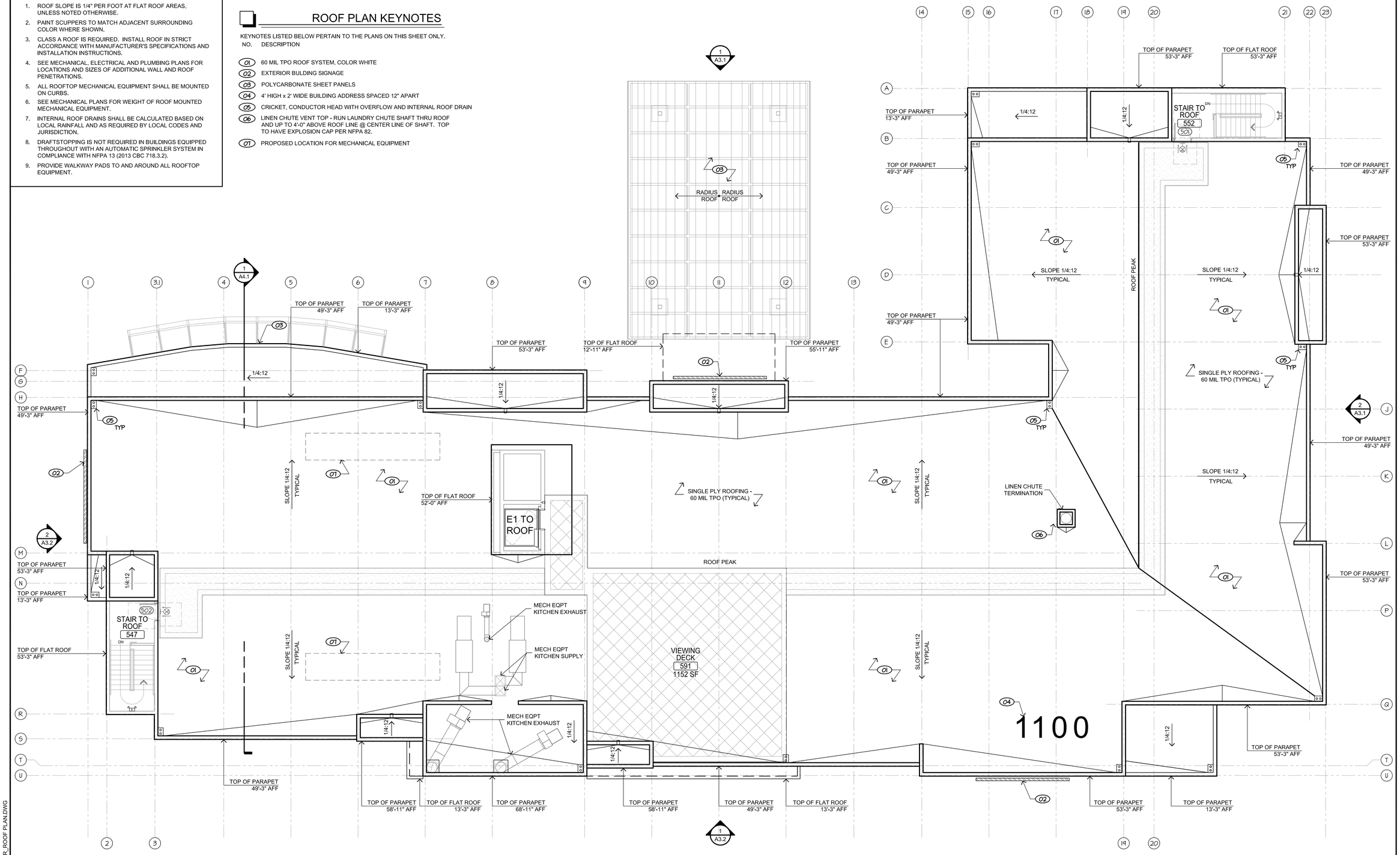
GENERAL NOTES

1. ROOF SLOPE IS 1/4" PER FOOT AT FLAT ROOF AREAS, UNLESS NOTED OTHERWISE.
2. PAINT SCUPPERS TO MATCH ADJACENT SURROUNDING COLOR WHERE SHOWN.
3. CLASS A ROOF IS REQUIRED. INSTALL ROOF IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR LOCATIONS AND SIZES OF ADDITIONAL WALL AND ROOF PENETRATIONS.
5. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE MOUNTED ON CURBS.
6. SEE MECHANICAL PLANS FOR WEIGHT OF ROOF MOUNTED MECHANICAL EQUIPMENT.
7. INTERNAL ROOF DRAINS SHALL BE CALCULATED BASED ON LOCAL RAINFALL AND AS REQUIRED BY LOCAL CODES AND JURISDICTION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13 (2013 CBC 718.3.2).
9. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP EQUIPMENT.

ROOF PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	60 MIL TPO ROOF SYSTEM, COLOR WHITE
02	EXTERIOR BULDING SIGNAGE
03	POLYCARBONATE SHEET PANELS
04	4' HIGH x 2' WIDE BUILDING ADDRESS SPACED 12" APART
05	CRICKET, CONDUCTOR HEAD WITH OVERFLOW AND INTERNAL ROOF DRAIN
06	LINEN CHUTE VENT TOP - RUN LAUNDRY CHUTE SHAFT THRU ROOF AND UP TO 4'-0" ABOVE ROOF LINE @ CENTER LINE OF SHAFT. TOP TO HAVE EXPLOSION CAP PER NFPA 82.
07	PROPOSED LOCATION FOR MECHANICAL EQUIPMENT



1 ROOF PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

FILE NAME: 13-579 PG-A2.1-A2.5 FLOOR_ROOF PLAN.DWG

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title
Roof Plan

Date Last Edited
January 5, 2015

Sheet Number
A2.5

1 FRONT ELEVATION (EAST)

1/8" = 1'-0"

2 RIGHT SIDE ELEVATION (NORTH)

1/8" = 1'-0"

ELEVATION LEGEND

STC1	3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
STC2	3-COAT STUCCO SAND FINISH COLOR OMEGA 404 BARN SWALLOW
STC3	3-COAT STUCCO SAND FINISH COLOR OMEGA 237 ROCK GREEN
AL1	2" ALUMINUM REVEALS @ 24" INTERVALS
PT1	STEEL FRAME PAINT
ST1	NAPA VALLEY WEATHER EDGE STONE BY EL DORADO STONE
ST2	GRANITE TILE - ELEGANZA STUDIO NERO 24"x24"

ELEVATION KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	PROVIDE BLOCKING AND POWER FOR EXTERIOR BUILDING SIGNAGE L-LM-L-4
02	PAINTED HSS WITH POLYCARBONATE SHEETS BY STARLIGHT SKYLIGHTS OR EQUAL WITH TENSION ROD ASSEMBLY
03	STEEL FRAME PORTE COCHERE WITH TRANSLUSCENT POLYCARBONATE ROOF STRUCTURE
04	FRONT ENTRY HOLIDAY INN HALLMARK BUILDING UPLIGHTING
05	PORTE COCHERE COLUMN HOLIDAY INN HALLMARK DOWNLIGHTS
06	1" DUAL-PANE CLEAR GLAZING WINDOWS IN BRUSHED ALUMINUM THERMALLY BROKEN FRAMES WITH THRU-WALL INTEGRAL PTAC HVAC LOUVER
07	1" INSULATING STOREFRONT GLAZING (PPG SOLARBAN Z50 LOW-E GLASS)
08	METAL DOOR TO BE PAINTED ADJACENT WALL COLOR
09	AUTOMATIC ENTRANCE SLIDER DOORS WITH TEMPERED GLASS
10	ALUMINUM STOREFRONT DOOR WITH TEMPERED GLASS
11	FOAM TRIM
12	12" HIGH ALUMINUM BUILDING ADDRESS SIGN
13	SPANDREL GLAZING
14	METAL CANOPY
15	WALL PACK
16	BUILDING UPLIGHTING

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Project
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Issue

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12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

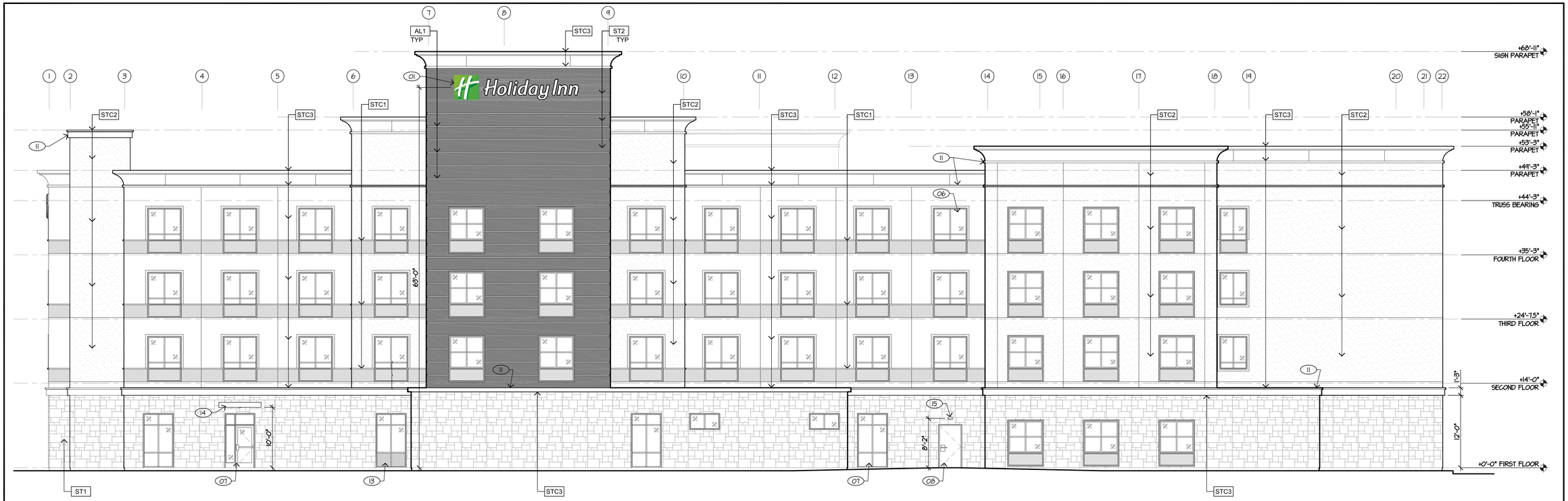
Revisions

Sheet Title
Exterior Elevations

Date Last Edited
January 18, 2015

Sheet Number
A3.1

FILE NAME: 13-579 PG-A3.1-A3.2 EXTERIOR ELEVATIONS.DWG



1 REAR ELEVATION (WEST)

1/8" = 1'-0"

2 LEFT SIDE ELEVATION (SOUTH)

1/8" = 1'-0"

ELEVATION LEGEND

STC1	3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
STC2	3-COAT STUCCO SAND FINISH COLOR OMEGA 404 BARN SWALLOW
STC3	3-COAT STUCCO SAND FINISH COLOR OMEGA 237 ROCK GREEN
AL1	2" ALUMINUM REVEALS @ 24" INTERVALS
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ST2	GRANITE TILE - ELEGANZA STUDIO NERO 24"x24"

ELEVATION KEYNOTES

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12	12" HIGH ALUMINUM BUILDING ADDRESS SIGN
13	SPANDREL GLAZING
14	METAL CANOPY
15	WALL PACK
16	BUILDING UPLIGHTING

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Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

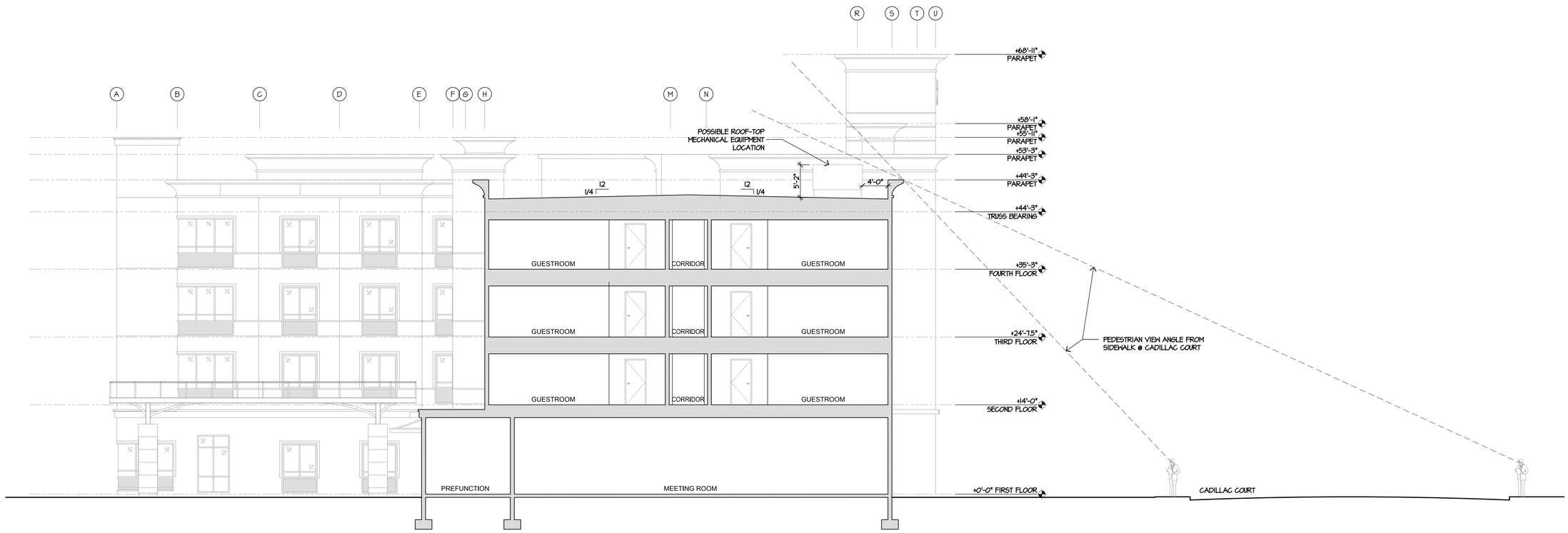
Revisions

Sheet Title
Exterior Elevations

Date Last Edited
January 18, 2015

Sheet Number
A3.2

FILE NAME: 13-579 PG-A3.1-A3.2 EXTERIOR ELEVATIONS.DWG



1 BUILDING SECTION / LINE OF SIGHT DRAWING

1/8" = 1'-0"

0' 4' 8' 16'

FILE NAME: 13-579 PG-A4.1 BUILDING SECTION.DWG

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Project

HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
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	11/05/14	CUP Submittal
	12/05/14	CUP Submittal
	01/05/15	CUP Submittal

Revisions

Sheet Title

Building Section / Line of Sight Drawing

Date Last Edited

January 5, 2015

Sheet Number

A4.1

Luminaire Schedule							
Symbol	QTY	Label	Arrangement	LLF	Description	BUG Rating	Lumens/Lamp
	8	A	SINGLE	0.912	McGraw Edison TLM-B06-LED-E1-T3	B3-U0-G3	N.A.
	3	A2	BACK-BACK	0.912	McGraw Edison TLM-B06-LED-E1-SMQ	B4-U0-G2	N.A.
	3	B	SINGLE	0.912	Invue MSA-B03-LED-E1-SMQ	B3-U0-G1	N.A.
	7	B2	SINGLE	0.912	Invue MSA-B03-LED-E1-SL3	B1-U0-G2	N.A.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back	Illuminance	FC	3.43	6.5	1.0	3.43	6.50
Parking	Illuminance	FC	1.96	3.7	0.5	3.92	7.40

Calculations are provided using industry recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data. However, actual lighting levels will vary depending on field conditions such as room characteristics, temperature, voltage and lamp/ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Southern California Illumination cannot guaranty that actual light levels measured in the field will match our initial calculations.

Project Name:Holiday Inn
Location:Milpitas

Company:Prime Group Const.

Applications Department:
www.sci8lights.com
apps@sci8lights.com
phone: 949/622-3000
fax: 949/622-3095

Scale:1"=30'

Date: 12/2/2014
Dwg No:

SCI LIGHTING SOLUTIONS

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

MAINTENANCE SCHEDULE

ADD TO IRRIGATION CONTROLLER CABINET.

Weekly	Bimonthly	Monthly	Quarterly	Biannually	Annually
Check irrigation coverage and adjust heads.	Check and adjust schedule on irrigation controller	Check mulch coverage and replace.	Conduct general inspection with owner.	Prune and trim shrubs and fast growing evergreen trees.	Prune and trim slow-growing and deciduous trees.
Weed and cultivate shrub and ground cover areas.	Edge ground cover and lawns.	Check water basins around trees and shrubs and replace.	*Controller Cabinet*- Open Cabinet And Clean Out Debris And Replace Battery As Necessary. Check Wiring And Repair As Needed And Check Clock And Reset If Necessary.	Inspect trees for girdling by stake ties or guys and replace.	Mow ground covers.
Check for and remove dead seed pods, flowers, branches and plants.	Fertilize seasonal color and bedding plants.	Trim hedges and topiary shrubs.	*Poc*- Visually Inspect Components For Leaks, Pressure Settings, Settlement Or Other Damage Affecting The Operation of A Component Repair As Needed.	Mow Fast - Growing Ground Covers	Fertilize trees, shrubs, and ground cover.
Mow Lawns		Submit to owner a record of extra work, and chemicals used.	Remote control valves, isolation valves and quick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed.	Fertilize lawns.	Aerate and dethatch lawns
Check for and repair vandalism damage.		*Irrigation Schedule*- adjust schedule for seasonal variations and other conditions which may affect the amount of water needed to maintain plant health, adjust as necessary.	Mainline and laterals visually inspect for leaks or settlement of trench.		
Check for snails, rodents, insects, fungus, diseases, and other pests & apply remedy.		Filters and strainers visually check for leaks, broken fitting clean and flush screens.			
Sprinklers visually check for any broken or clogged heads. Heads with incorrect arc, inadequate coverage or overspray and low head drainage. Repair as needed.					

Maximum Applied Water Allowance (MAWA): (ETo)*(0.62)(Area)(0.7) Gallons per year
* Annual ETo for City of Milpitas 45.0

Project MAWA = 894,025 Gallons/Year
Project Landscape Area = 45,777 Square Feet

Estimated Applied Water Use (EAWU): $\frac{(ETo)(PF)'(HA)(0.62)}{(IE)^{**}}$ Gallons per year

High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area.
High PF EAWU= 20,618 Gallons/Year

Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area.
Medium PF EAWU= 46,209 Gallons/Year

Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area.
Low PF EAWU= 471,210 Gallons/Year

Project Total EAWU= 538,036 Gallons/Year
Project Total MAWA= 894,025 Gallons/Year
Difference= 355,989 Gallons/Year

' PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80

IRRIGATION SYSTEM AUDIT SCHEDULE

A certified irrigation auditor is to provide an initial landscape irrigation audit at the end of the plant material establishment period. (The establishment period should last approximately one year beginning at the end of the ninety day maintenance period).

An irrigation audit at owners expense is to be performed every five years thereafter to assess actual water use as compared to the estimated water use

Water use for landscape irrigation is to be recorded yearly.

Yearly water use records are to be provided to irrigation auditor at each five year audit.

At a minimum, audits shall be in accordance with the State of California Landscape Water management Program as described in the most current version of the Landscape Irrigation Auditor handbook, the entire document, which is hereby incorporated by reference.

HOLIDAY INN

1100 CADILLAC COURT, MILPITAS, CA 95035

SHEET INDEX

L1 LANDSCAPE TITLE SHEET
WATER CONSERVATION CONCEPT STATEMENT
L2-3 LANDSCAPE CONSTRUCTION CALLOUTS
L4-5 LANDSCAPE CONSTRUCTION DIMENSIONS
L6-11 LANDSCAPE CONSTRUCTION DETAILS
L12-13 LANDSCAPE TREE IRRIGATION
L14-15 LANDSCAPE DRIP IRRIGATION
L16-17 LANDSCAPE TREE PLANTING
L18-19 LANDSCAPE SHRUB, VINE, GROUNDCOVER, PLANTING
L20 LANDSCAPE LIGHTING
L21 IRRIGATION DETAILS
L22 PLANTING DETAILS
L23-24 IRRIGATION SPECIFICATIONS
L25-27 PLANTING SPECIFICATIONS
L28 TREE REMOVAL AND PRESERVATION PLAN
L29 ARBORIST REPORT AND SUMMARY

ATER CONSERVATION CONCEPT STATEMENT

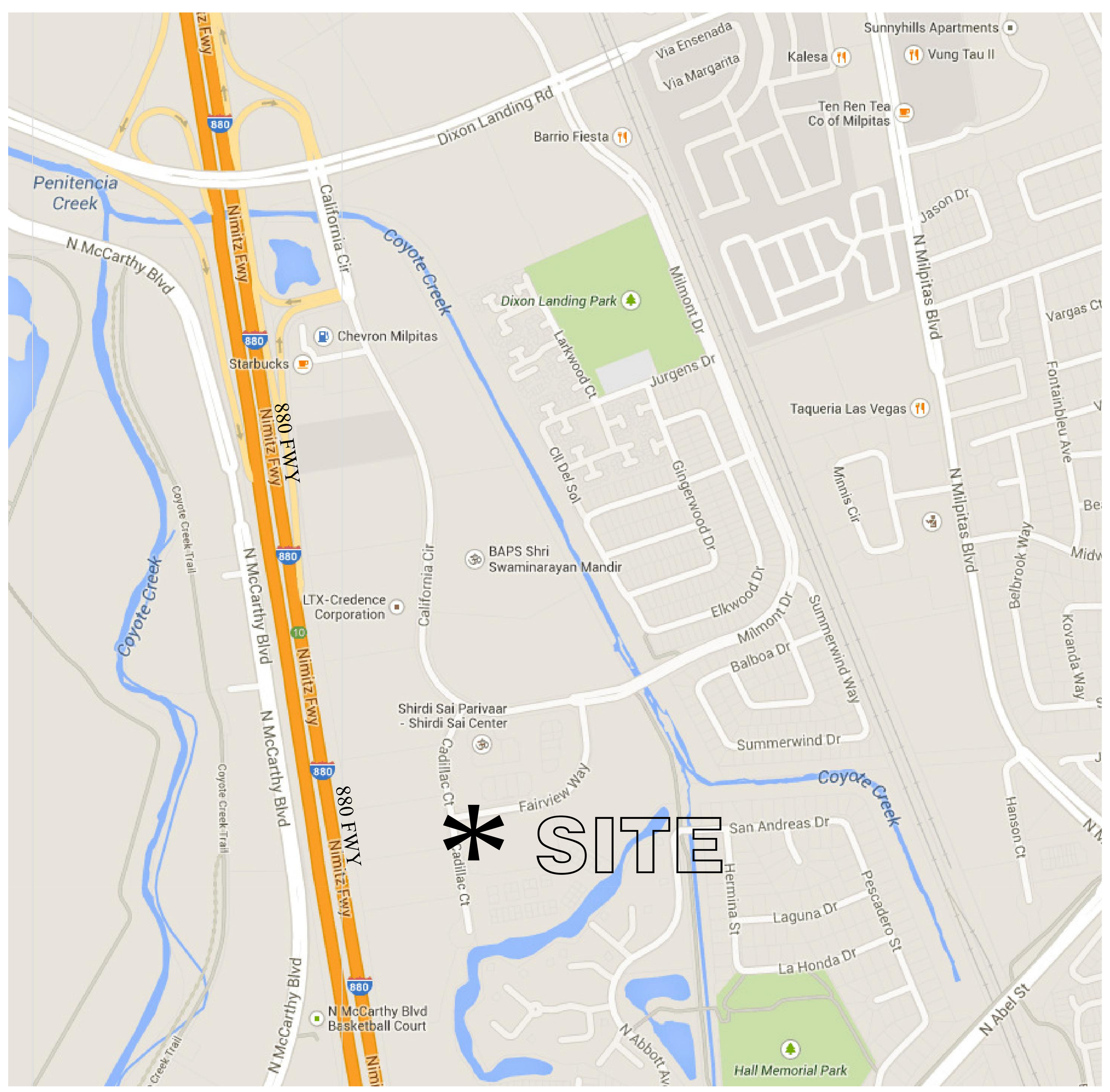
PROJECT SITE: HOLIDAY INN
PROJECT LOCATION: 1100 CADILLAC COURT, MILPITAS, CA 95035
WATER ACCOUNT NUMBER: TO BE DETERMINED

LANDSCAPE ARCHITECT / IRRIGATION DESIGNER
INCLUDE IN THIS PROJECT SUBMITTAL PACKAGE ARE:

- [X] 1. MAXIMUM APPLIED WATER ALLOWANCE: **894,025 GALLONS/YEAR**
- [X] 2. ESTIMATED APPLIED WATER USE: **538,036 GALLONS/YEAR**
- [X] 3. ESTIMATED TOTAL WATER USE: **542,896 GALLONS/YEAR**
- [X] 4. LANDSCAPE DESIGN PLAN
- [X] 5. IRRIGATION DESIGN PLAN
- [X] 6. IRRIGATION SCHEDULE
- [X] 7. MAINTENANCE SCHEDULE
- [X] 8. LANDSCAPE IRRIGATION AUDIT SCHEDULE
- [X] 9. TREE REMOVAL / PRESERVATION PLAN
- [ ] 10. SOIL ANALYSIS (AVAILABLE AFTER GRADING PRIOR TO INSPECTION)

DESCRIPTION OF PROJECT:
This is a Hotel and parking lot. Landscaping will be at the perimeter, within the property and in front of the buildings. Landscaping is dictated by City of Milpitas landscape guidelines. We are proposing an ET based irrigation controller and rain sensor, using low flow irrigation heads, rotors, drip irrigation and bubblers for trees. We are using a majority of low water demanding plants.

PREPARED BY: ERIC FREEMAN 12/7/14



VICINITY MAP

NORTH
NOT TO SCALE

IRRIGATION CONTROLLER SCHEDULE

Station	GPM	Jan		Feb		Mar		Apr		May		Jun	
		Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month
1	7.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
2	7.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
3	13.5	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
4	9.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
5	8.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
6	14.8	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2
7	3.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
8	17.4	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2
9	11.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
10	8.0	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5
11	8.0	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2
12	13.3	2	4.3	3	4.3	3	12.9	4	12.9	4	12.9	4	17.2
13	15.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
14	10.8	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
15	6.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
16	8.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
17	9.9	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
18	8.0	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5
19	7.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
20	17.7	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
21	8.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
22	10.8	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
23	5.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
24	17.4	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
25	6.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
26	8.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
27	10.6	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
28	8.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
29	8.0	2	4.3	3	4.3	3	12.9	4	12.9	4	12.9	4	17.2
30	4.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
31	13.9	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
32	11.0	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5
33	11.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
34	8.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
35	3.5	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
36	11.1	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
37	4.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
38	6.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
39	14.1	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
40	10.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
41	9.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
42	13.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
43	8.8	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
44	7.8	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
45	7.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
46	7.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
47	10.3	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
48	8.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
49	9.1	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2
50	7.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2

Station	Jul		Aug		Sep		Oct		Nov		Dec		Monthly
	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Total GPM
1	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	8,805.4
2	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	8,866.9
3	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	16,553.1
4	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	11,068.2
5	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	9,838.4
6	7	21.5	9	21.5	7	21.5	6	12.9	7	4.3	4	4.3	13,873.5
7	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	3,689.4
8	7	21.5	9	21.5	7	21.5	6	12.9	7	4.3	4	4.3	16,301.4
9	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	13,540.1
10	5	25.8	6	25.8	5	21.5	6	17.2	6	8.6	4	4.3	7,671.2
11	7	21.5	9	21.2	7	21.5	6	12.9	7	4.3	4	4.3	7,477.6
12	4	21.5	5	21.2	5	17.2	4	12.9	4	4.3	3	4.3	7,884.1
13	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	18,606.0
14	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	13,258.5
15	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	7,359.0
16	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	9,812.0
17	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	12,154.6
18	5	25.8	6	25.8	5	25.8	6	17.2	6	8.6	4	4.3	7,843.2
19	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	8,806.3
20	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	21,758.1
21	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	9,812.0
22	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	13,197.1
23	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	6,414.6
24	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	21,341.1
25	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	7,359.0
26	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	9,812.0
27	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	12,976.4
28	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	10,106.4
29	4	21.5	5	21.2	5	17.2	4	12.9	4	4.3	3	4.3	4,735.2
30	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	4,906.0
31	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	17,036.1
32	5	21.5	6	25.8	5	25.8	6	17.2	6	8.6	4	4.3	10,547.9
33	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	13,491.5
34	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	9,812.0
35	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	4,231.4
36	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	13,552.8
37	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	4,906.0
38	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	7,359.0
39	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	17,232.3
40	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	12,265.0
41	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	7	4.3	11,077.2
42	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	15,944.5
43	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	10,756.4
44	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	9,505.4
45	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	7	4.3	8,615.6
46	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	3	4.3	8,495.2
47	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	12,645.2
48	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	9,812.0
49	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	11,197.9
50	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	8,585.5

*Establishment period schedule is to be five, five minute runs per day for typical shrub and ground cover areas, ten, two minute runs per day for turf areas, and three, four minute runs per day for areas irrigated with bubbler heads. Adjust for shady areas and extreme temperatures.

Gallons per Year:	**542,895.7**
Cubic Feet per Year:	**72,579.6**

FILE NAME: L1 H2O CONSERVATION CONCEPT STATEMENT.DWG

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
WATER CONSERVATION CONCEPT STATEMENT

Date Last Edited
JANUARY 23, 2014

Sheet Number
L1

CALLOUT NOTES

1 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L6

2 CONCRETE PAVING- INTEGRAL COLOR TO BE DARK GRAY (C-34) BY SCHOFIELD OR EQUAL WITH LIGHT SAND BLAST FINISH. SEE DETAIL E SHEET L6

3 --------------intentionally left blank--------------------------

4 CONCRETE PAVING- INTEGRAL COLOR TO BE BROWNSTONE (1010) BY SCHOFIELD OR EQUAL WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L6

5 TRUNCATED DOME PAVERS ON CONCRETE BASE- MODEL 511, COLOR CHARCOAL, BY STEPSTONE. 800-572-9029, OR APPROVED EQUAL. SEE DETAIL C SHEET L6

6 CONTROL JOINT PER PLAN. SEE DETAIL E SHEET L6

7 LARGE SCALE NARROW MODULAR PAVERS ON CONCRETE BASE, COLOR ALMOND 1806, WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SEE DETAIL D SHEET L6

8 NARROW MODULAR TILE ON CONCRETE BASE, COLOR CAFE BROWN 1807, WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SEE DETAIL D SHEET L6

9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L17

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11 MONUMENT SIGN BY ARCHITECT

12 TRASH ENCLOSURE BY ARCHITECT

13 BIKE RACK- MODEL PR4H, 9 BIKES, SURFACE MOUNT, COLOR BLACK BY DERO BIKES 888-337-6729 OR APPROVED EQUAL

14 PLANTER POT- MODEL QR-GF 2045P-CRC-C6-T2-MT-YES- HOLES PER DETAIL, NO SAUCER, BY QUICK CRETE 951-737-7032

15 PLANTER POT- MODEL QS-SAV2832P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032

16 PLANTER POT- MODEL QS-SAV3642P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032

17 TREE GRATE- MODEL 4854 CIA RIZO, UNFINISHED CAST IRON WITH 17" OPENING, FRAME MODEL #4800F, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.

18 WROUGHT IRON POOL SAFETY FENCE- SEE DETAIL A SHEET L6

19 SELF CLOSING, SELF LATCHING, WROUGHT IRON POOL SAFETY GATE- SEE DETAIL B SHEET L6

20 5'-6" TALL WALL WITH BURNISHED CMU- SEE DETAIL B SHEET L7

21 5'-6" TALL WALL WITH BURNISHED CMU AND DOUBLE WALL POP OUT SECTION- SEE DETAIL A SHEET L7

22 7'-0" TALL WALL WITH STONE VENEER TO MATCH ARCHITECTURE- SEE DETAIL C SHEET L7

23 POOL EQUIPMENT ROOM WITH STONE VENEER WALLS AND TRELLIS OVERHEAD COVER- SEE DETAIL A SHEET L8

24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L8

25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL B SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

26 HOUSE PHONE LOCATION, PHONE BY OWNER, SEE DETAIL B SHEET L7. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

27 ADA ACCESSIBLE DRINKING FOUNTAIN, SEE DETAIL F SHEET L6. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

28 PORTABLE BATTERY POWERED ADA POOL CRANE TO BE- MODEL: ANCHORED FREEDOM WITH ARM REST, BY SPECTRUM AQUATICS 800-791-8056 OR www.spectrumproducts.com OR APPROVED EQUAL. SEE DECK SLEEVE DETAIL G SHEET L6. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA. STORE IN POOL EQUIPMENT ROOM.)

29 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L11

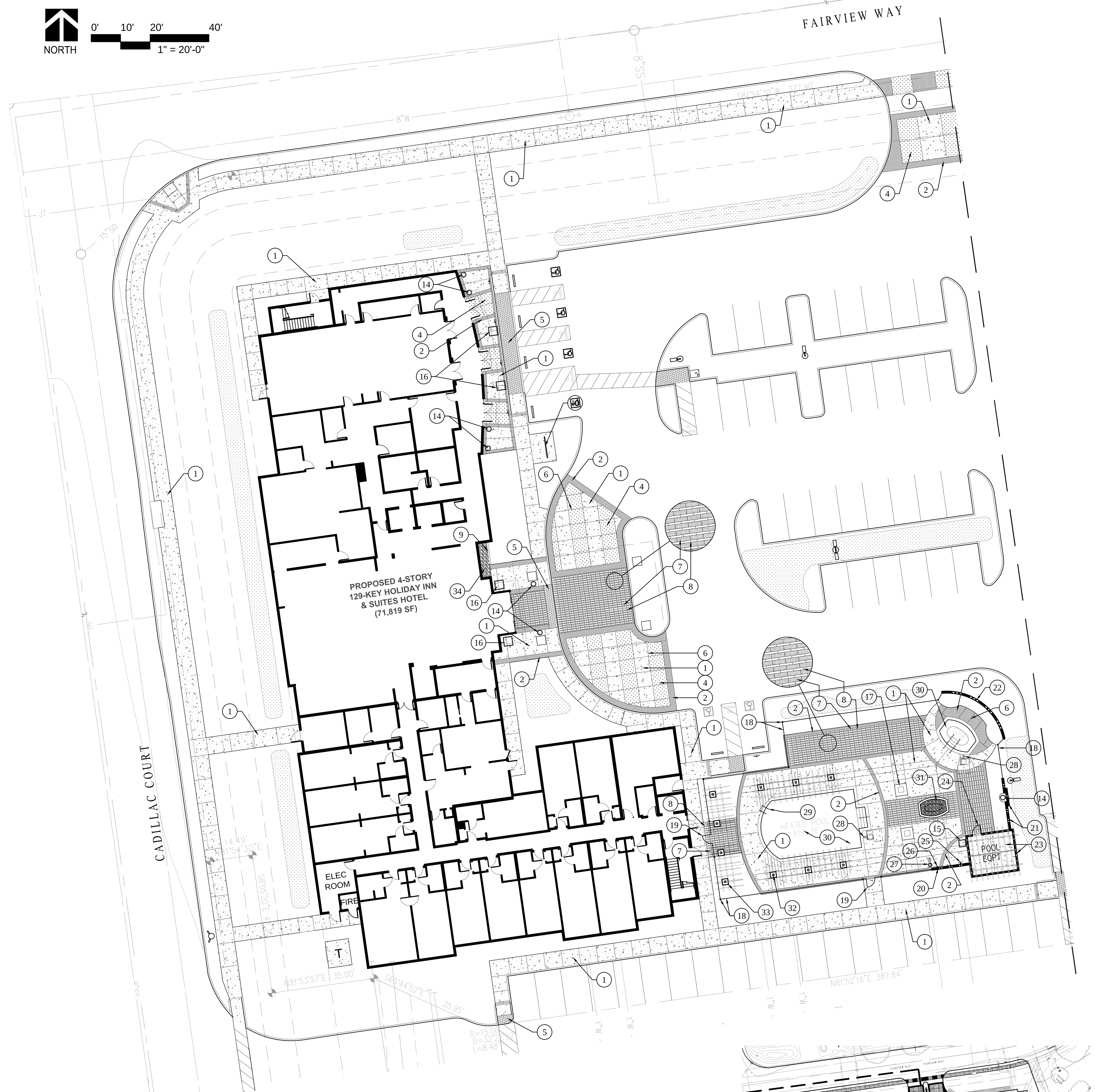
30 POOL AND SPA- SEE DETAIL A SHEET L11. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL

31 NATURAL GAS BURNING FIRE PIT- CONTRACTOR TO PROVIDE GAS LINE, AUTOMATIC IGNITER, ON/OFF VALVE, AND ANY OTHER PERTINENT EQUIPMENT NEEDED FOR PROPER OPERATION AND SAFETY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEE DETAIL D SHEET L7.

32 OVERHEAD STRUCTURE AT SIDES OF POOL- SEE DETAIL A SHEET L9. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

33 OVERHEAD STRUCTURE AT POOL ENTRY AREA- SEE DETAIL A SHEET L10. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

34 4" DEEP LAYER OF MIXED COLOR, ROUNDED, COMMON BEACH COBBLE- EVEN MIX OF 1" TO 4" OVER FILTER FABRIC AND 10" STAPLES STAGGERED @ ±24" OC. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH PHOTO OF COBBLE FOR APPROVAL PRIOR TO CONSTRUCTION, eric@emeraldladesign.com



CONSTRUCTION NOTES

1 CONTRACTOR TO VERIFY SITE CONDITIONS AND REVIEW CIVIL ENGINEER'S GRADING & UTILITY PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.

2 SEE GRADING PLANS FOR VERTICAL CONTROL- VERIFY COMPLIANCE WITH ADA REQUIREMENTS

3 CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4 CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.

5 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.

6 CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.

7 ALL CURVILINEAR WALKS, CURBS, HEADER BOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING SUBSEQUENT WORK. 48 HRS. MIN. NOTICE REQUIRED.

8 ALL CONCRETE FLATWORK TO BE 4" THICK MINIMUM, AND LOCATED AS SHOWN. CONCRETE WILL BE OF A 5 SACK MIX AND MAXIMUM WATER/CEMENT RATIO SHALL BE IN ACCORDANCE WITH ACI 301 AND ACE 318. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES FOR NORMAL WEIGHT CONCRETE IF CONSOLIDATION IS BY VIBRATION. A SLUMP NOT EXCEEDING 5 INCHES IS PERMITTED IF CONSOLIDATIONS BY OTHER MEANS. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI IN 28 DAYS. USE OF ADMIXTURE SHALL BE APPROVED PRIOR TO CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE ACI 301. CONCRETE THAT HAS BEEN PRE TEMPERED BY WATER OR CEMENT AFTER CONCRETE HAS PARTIALLY HARDENED, IS NOT ACCEPTABLE. CONCRETE SHALL NEVER BE COVERED WITH SHEETING OF ANY KIND. PERIODIC TEST OF COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MADE IN ACCORDANCE WITH ACI 301 TO VERIFY THAT IT MEETS DESIGN REQUIREMENTS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS IN ACCORDANCE WITH ACI 301. ALL FINISHING SHALL BE IN ACCORDANCE WITH ACI 301.

9 INSTALL EXPANSION JOINTS AT 10' OC AND AT CORNERS. (UNLESS OTHERWISE DELINEATED ON PLANS).

10 ALL STEPS SHALL HAVE HANDRAILS PER CODE WHERE REQUIRED . SEE PLAN FOR STEP LOCATIONS.

11 CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.

12 IF, IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/ OR ELEVATIONS, THE DESIGN ELEVATION SHALL TAKE PRECEDENCE.

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20 ALL PEDESTRIAN AND LANDSCAPE SURFACES WITH A DROP OFF OFF OF 30" OR MORE SHALL BE PROVIDED WITH 42" TALL SAFETY RAILING IN CONFORMANCE WITH ADA STANDARDS.

FILE NAME: L2-3 CONST CALLOUTS.DWG

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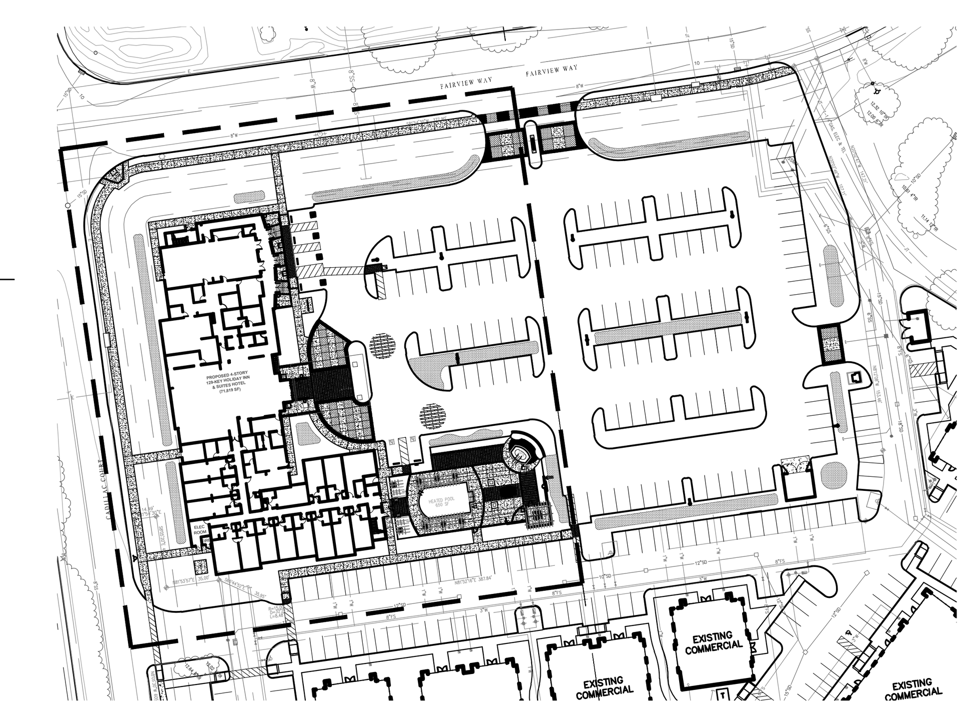
GRADING NOTES

- All landscape areas are to be sloped at a minimum 2% gradient maximum 2:1. All transitions and grade breaks must be smooth, even and rounded, unless otherwise noted.
- All paved pedestrian areas are to be sloped at a minimum 0.5% gradient, maximum 2% cross slope, maximum 5% slope in direction of travel. Slope away from buildings and toward drain. Add drains as needed.
- All paved vehicular areas to be sloped at a minimum 0.5% gradient, maximum 5% cross slope, maximum 18% in direction of travel. Maximum grade break differential to be 10%.
- All drain pipes to be sloped at a minimum 0.5% gradient.
- Provide sweeps or cleanouts where drain pipe changes direction more than 90%.
- Minor rough grade will be required to provide for the proposed hardscape. The contractor shall become familiar with the civil engineers rough grading plans in order to completely include all minor rough grade and fine grading in the scope of work.
- Install protective fencing around all trees and other existing features which are to remain. Roots of existing trees are to be protected wherever feasible and are to be covered with continuously wet burlap if exposed for more than 24 hours. hand-cut 3" or larger diameter roots of existing trees to remain to provide a smooth, solid, and clean exposed end.
- Notify the landscape architect and owner if discrepancies exist between the plans and actual site conditions.



SITE REFERENCE MAP- NOT TO SCALE

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE CONSTRUCTION CALLOUTS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L2

CALLOUT NOTES

1 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L6

2 CONCRETE PAVING- INTEGRAL COLOR TO BE DARK GRAY (C-34) BY SCHOFIELD OR EQUAL WITH LIGHT SAND BLAST FINISH. SEE DETAIL E SHEET L6

3 --------------intentionally left blank--------------------------

4 CONCRETE PAVING- INTEGRAL COLOR TO BE BROWNSTONE (1010) BY SCHOFIELD OR EQUAL WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L6

5 TRUNCATED DOME PAVERS ON CONCRETE BASE- MODEL 511, COLOR CHARCOAL, BY STEPSTONE. 800-572-9029, OR APPROVED EQUAL. SEE DETAIL C SHEET L6

6 CONTROL JOINT PER PLAN. SEE DETAIL E SHEET L6

7 LARGE SCALE NARROW MODULAR PAVERS ON CONCRETE BASE, COLOR ALMOND 1806, WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SEE DETAIL D SHEET L6

8 NARROW MODULAR TILE ON CONCRETE BASE, COLOR CAFE BROWN 1807, WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SEE DETAIL D SHEET L6

9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L17

10 --------------intentionally left blank--------------------------

11 MONUMENT SIGN BY ARCHITECT

12 TRASH ENCLOSURE BY ARCHITECT

13 BIKE RACK- MODEL PR4H, 9 BIKES, SURFACE MOUNT, COLOR BLACK BY DERO BIKES 888-337-6729 OR APPROVED EQUAL

14 PLANTER POT- MODEL QR-GF 2045P-CRC-C6-T2-MT-YES- HOLES PER DETAIL, NO SAUCER, BY QUICK CRETE 951-737-7032

15 PLANTER POT- MODEL QS-SAV2832P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032

16 PLANTER POT- MODEL QS-SAV3642P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032

17 TREE GRATE- MODEL 4854 CIA RIZO, UNFINISHED CAST IRON WITH 17" OPENING, FRAME MODEL #4800F, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.

18 WROUGHT IRON POOL SAFETY FENCE- SEE DETAIL A SHEET L6

19 SELF CLOSING, SELF LATCHING, WROUGHT IRON POOL SAFETY GATE- SEE DETAIL B SHEET L6

20 5'-6" TALL WALL WITH BURNISHED CMU- SEE DETAIL B SHEET L7

21 5'-6" TALL WALL WITH BURNISHED CMU AND DOUBLE WALL POP OUT SECTION- SEE DETAIL A SHEET L7

22 7'-0" TALL WALL WITH STONE VENEER TO MATCH ARCHITECTURE- SEE DETAIL C SHEET L7

23 POOL EQUIPMENT ROOM WITH STONE VENEER WALLS AND TRELLIS OVERHEAD COVER- SEE DETAIL A SHEET L8

24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L8

25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL B SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

26 HOUSE PHONE LOCATION, PHONE BY OWNER, SEE DETAIL B SHEET L7. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

27 ADA ACCESSIBLE DRINKING FOUNTAIN, SEE DETAIL F SHEET L6. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

28 PORTABLE BATTERY POWERED ADA POOL CRANE TO BE- MODEL: ANCHORED FREEDOM WITH ARM REST, BY SPECTRUM AQUATICS 800-791-8056 OR www.spectrumproducts.com OR APPROVED EQUAL. SEE DECK SLEEVE DETAIL G SHEET L6. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA. STORE IN POOL EQUIPMENT ROOM.)

29 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L11

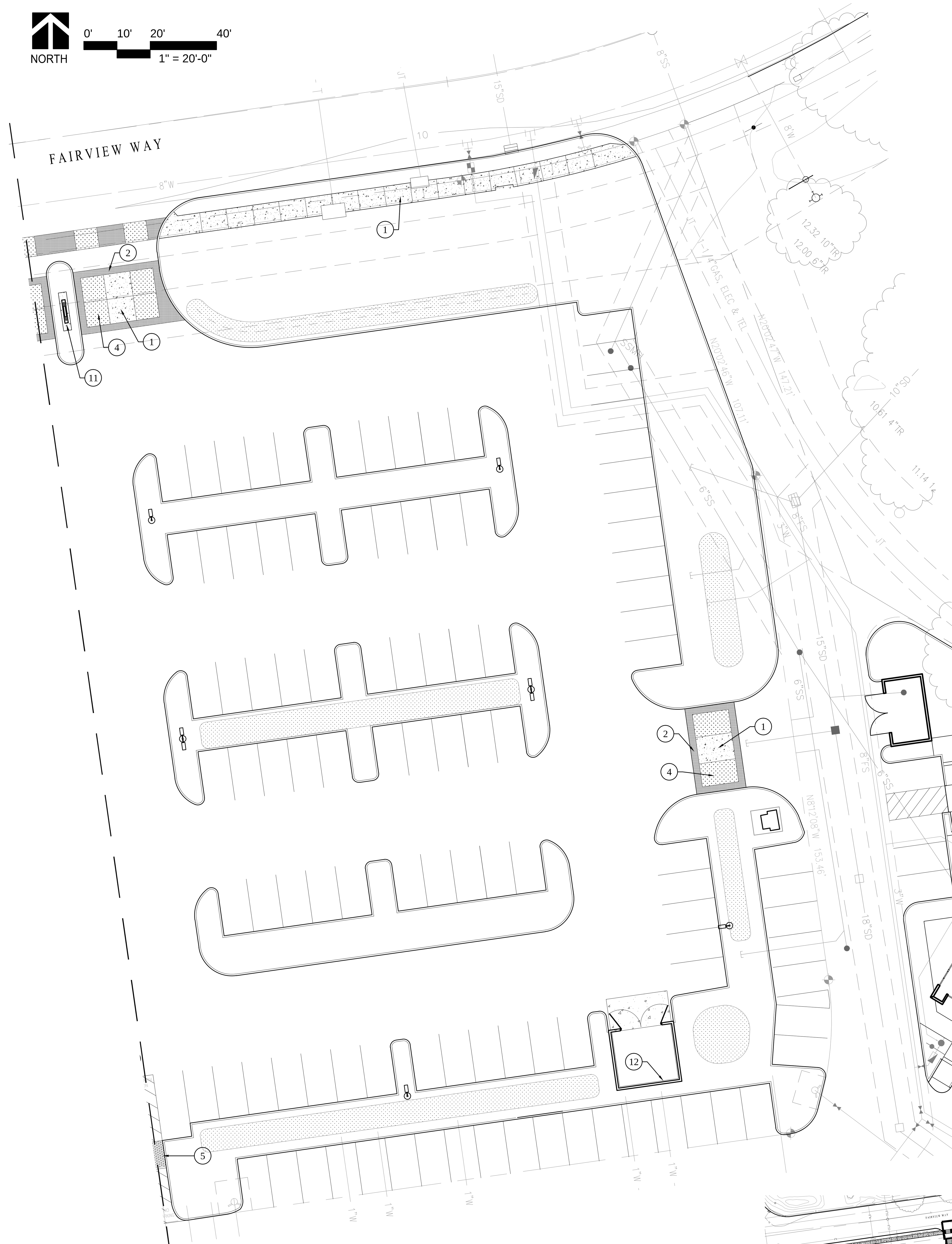
30 POOL AND SPA- SEE DETAIL A SHEET L11. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL

31 NATURAL GAS BURNING FIRE PIT- CONTRACTOR TO PROVIDE GAS LINE, AUTOMATIC IGNITER, ON/OFF VALVE, AND ANY OTHER PERTINENT EQUIPMENT NEEDED FOR PROPER OPERATION AND SAFETY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEE DETAIL D SHEET L7.

32 OVERHEAD STRUCTURE AT SIDES OF POOL- SEE DETAIL A SHEET L9. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

33 OVERHEAD STRUCTURE AT POOL ENTRY AREA- SEE DETAIL A SHEET L10. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

34 4" DEEP LAYER OF MIXED COLOR, ROUNDED, COMMON BEACH COBBLE- EVEN MIX OF 1" TO 4" OVER FILTER FABRIC AND 10" STAPLES STAGGERED @ ±24" OC. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH PHOTO OF COBBLE FOR APPROVAL PRIOR TO CONSTRUCTION, eric@emeraldladesign.com



CONSTRUCTION NOTES

1 CONTRACTOR TO VERIFY SITE CONDITIONS AND REVIEW CIVIL ENGINEER'S GRADING & UTILITY PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.

2 SEE GRADING PLANS FOR VERTICAL CONTROL- VERIFY COMPLIANCE WITH ADA REQUIREMENTS

3 CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4 CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.

5 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.

6 CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.

7 ALL CURVILINEAR WALKS, CURBS, HEADER BOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING SUBSEQUENT WORK. 48 HRS. MIN. NOTICE REQUIRED.

8 ALL CONCRETE FLATWORK TO BE 4" THICK MINIMUM, AND LOCATED AS SHOWN. CONCRETE WILL BE OF A 5 SACK MIX AND MAXIMUM WATER/CEMENT RATIO SHALL BE IN ACCORDANCE WITH ACI 301 AND ACE 318. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES FOR NORMAL WEIGHT CONCRETE IF CONSOLIDATION IS BY VIBRATION. A SLUMP NOT EXCEEDING 5 INCHES IS PERMITTED IF CONSOLIDATIONS BY OTHER MEANS. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI IN 28 DAYS. USE OF ADMIXTURE SHALL BE APPROVED PRIOR TO CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE ACI 301. CONCRETE THAT HAS BEEN PRE TEMPERED BY WATER OR CEMENT AFTER CONCRETE HAS PARTIALLY HARDENED, IS NOT ACCEPTABLE. CONCRETE SHALL NEVER BE COVERED WITH SHEETING OF ANY KIND. PERIODIC TEST OF COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MADE IN ACCORDANCE WITH ACI 301 TO VERIFY THAT IT MEETS DESIGN REQUIREMENTS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS IN ACCORDANCE WITH ACI 301. ALL FINISHING SHALL BE IN ACCORDANCE WITH ACI 301.

9 INSTALL EXPANSION JOINTS AT 10' OC AND AT CORNERS. (UNLESS OTHERWISE DELINEATED ON PLANS).

10 ALL STEPS SHALL HAVE HANDRAILS PER CODE WHERE REQUIRED . SEE PLAN FOR STEP LOCATIONS.

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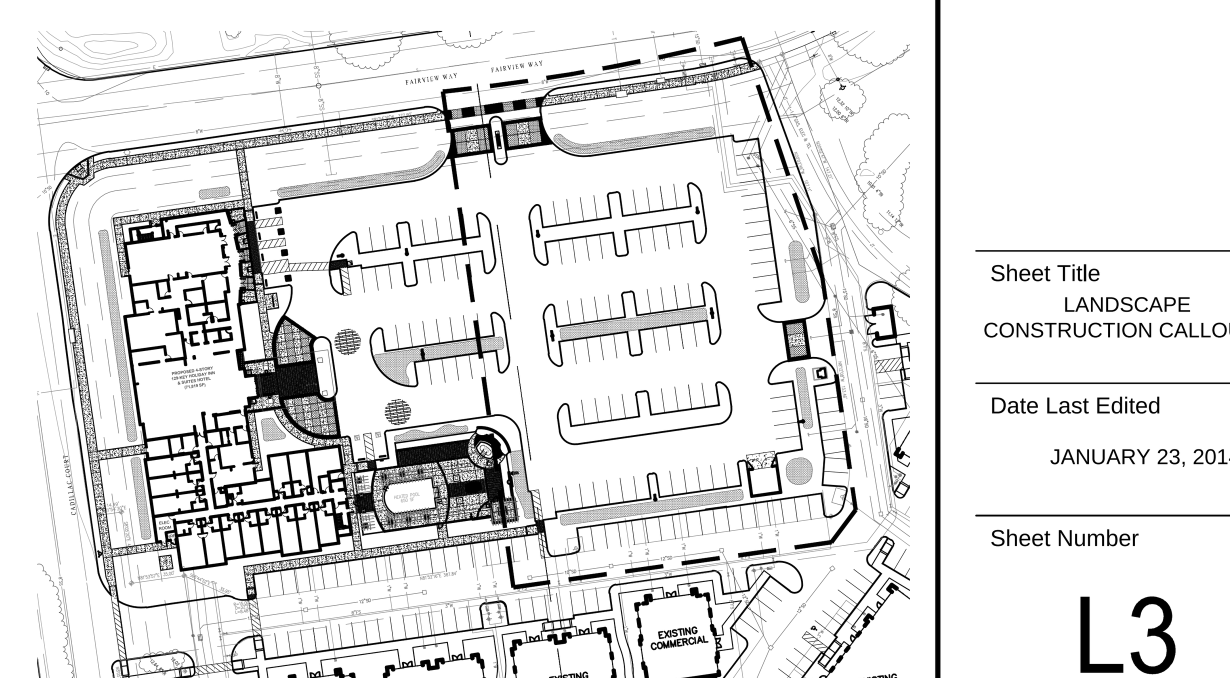

SITE REFERENCE MAP- NOT TO SCALE

FILE NAME: L2-3 CONST CALLOUTS.DWG

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Seal

Project
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1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

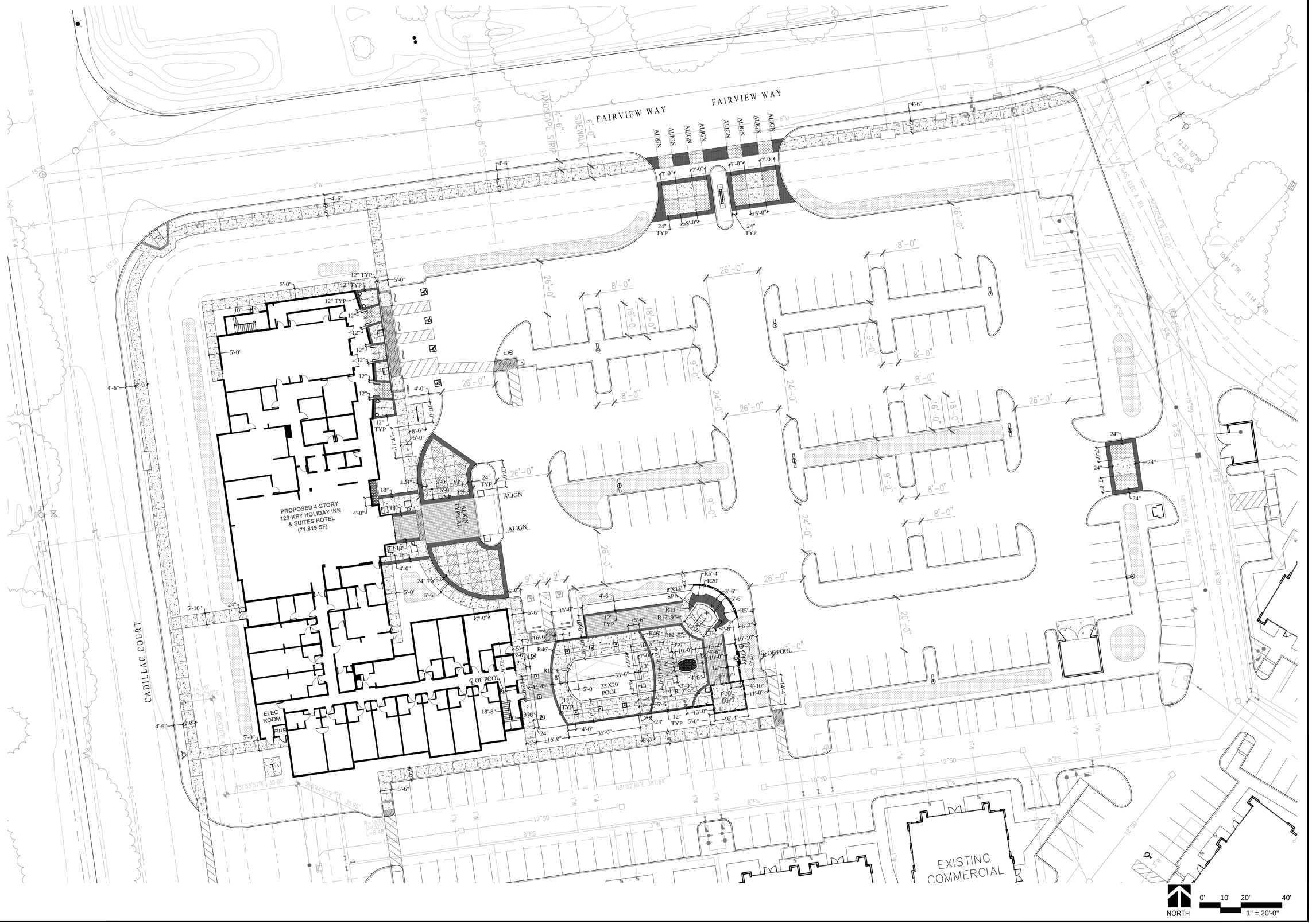
Issue

Revisions

Sheet Title
LANDSCAPE CONSTRUCTION CALLOUTS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L3



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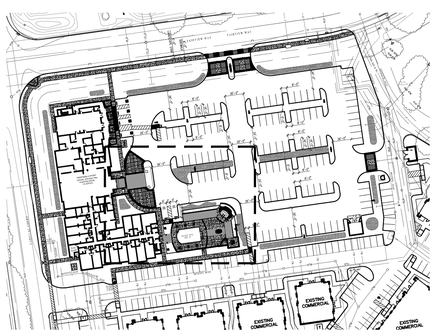
Sheet Title
LANDSCAPE CONSTRUCTION DIMENSIONS

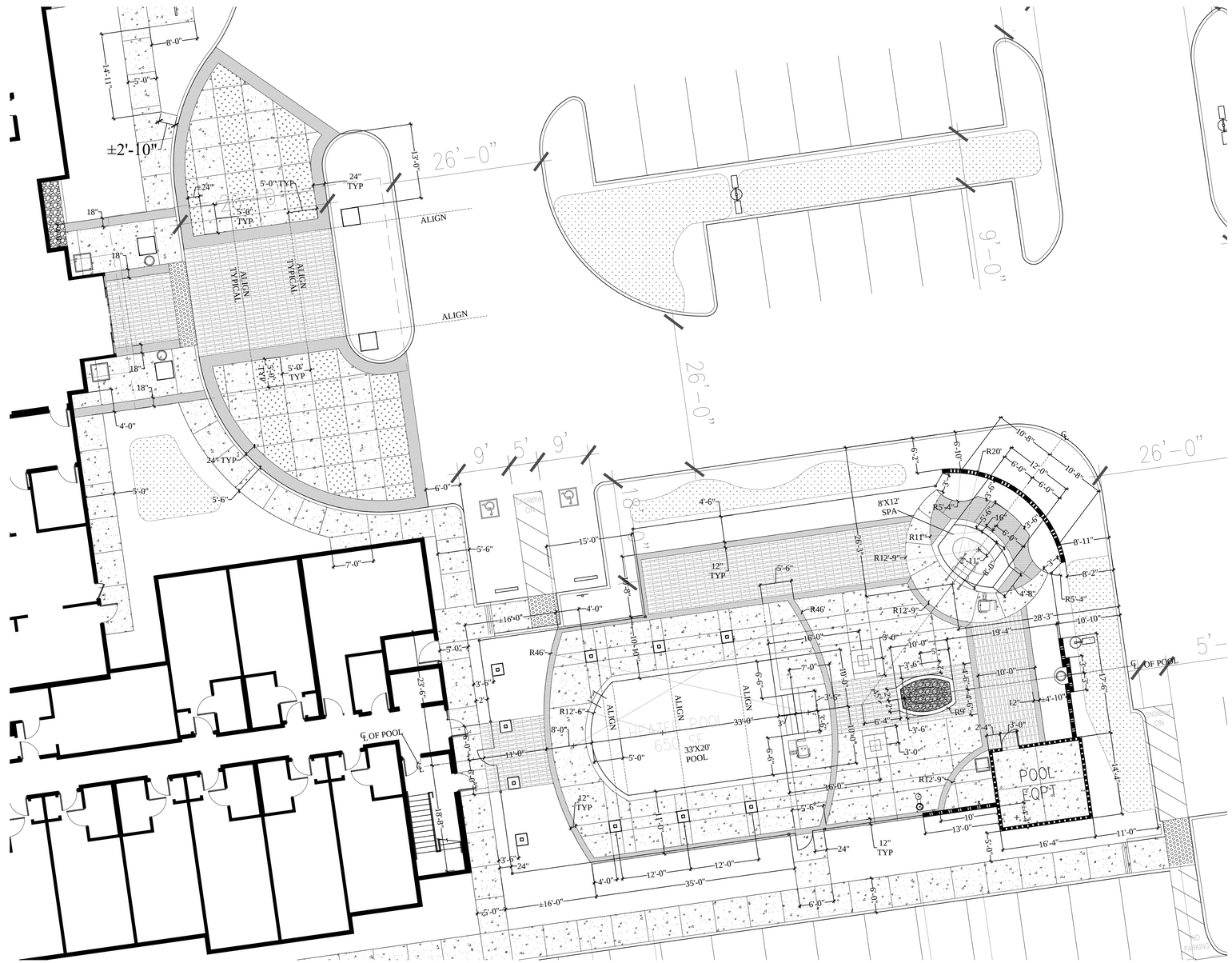
Date Last Edited
JANUARY 23, 2014

Sheet Number
L4

FILE NAME: L4-5 CONST DIMS.DWG



SITE REFERENCE MAP- NOT TO SCALE



POOL AND ENTRY AREA ENLARGEMENT

NORTH

0' 10' 20' 40'

1" = 20'-0"

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Sheet Title
LANDSCAPE CONSTRUCTION DIMENSIONS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L5

FILE NAME: L4-5 CONST DIMS.DWG

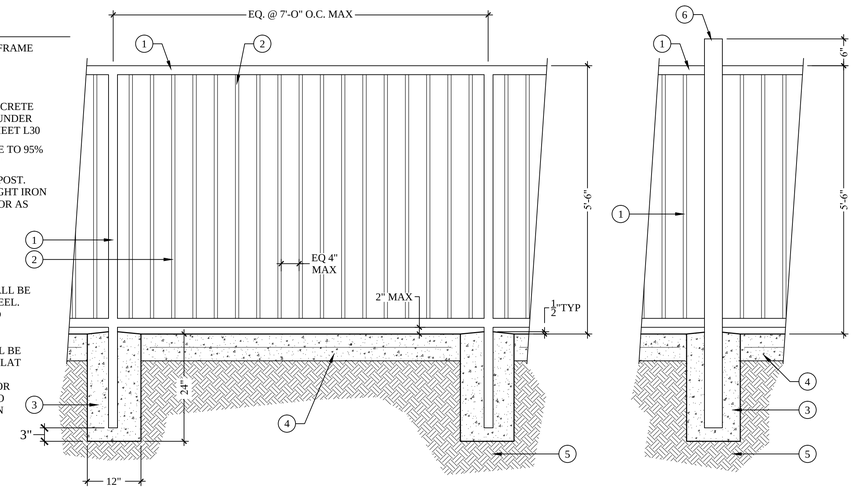
LEGEND

1 2" x 2" SQ. STEEL TUBE FRAME
2 3/4" SQ. STEEL PICKETS
3 CONCRETE FOOTING
4 6"X6" REINFORCED CONCRETE MOW STRIP DIRECTLY UNDER FENCE. SEE DETAIL J SHEET L30
5 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
6 4" x 4" WROUGHT IRON POST. LOCATE WHERE WROUGHT IRON CHANGES DIRECTIONS OR AS SHOWN ON PLAN.

NOTE

ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.

ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN TO MATCH TUBULAR STEEL ON PORTE-COCHÈRE



A POOL SAFETY FENCE 3/4"=1'-0"

LEGEND

1 2" SQ. STEEL TUBE GATE JAMS.
2 3/4" SQ. STEEL PICKETS.
3 RIXSON M-19 INTERMEDIATE OFFSET PIVOT (3 TOTAL)
4 SELF LATCHING KEYED ENTRY WITH 4"X6" STEEL PLATE TO SUPPORT @ DIRECTION OF OWNER
5 CONCRETE FOOTING
6 PERFORATED METAL WITH 1/4" DIA HOLES, WELD TO WROUGHT IRON ON EXTERIOR SIDE OF POOL AREA
7 4" SQ. STEEL TUBE FENCE JAM
8 HESS 9600 ELECTRIC PANIC STRIKE (READER BY SECURITY CONTRACTOR) LOCATED ON INTERIOR POOL SIDE
9 VON DUPRIN 99 SERIES RIM PANIC LOCATED ON INTERIOR POOL SIDE
10 REXON FLOOR CLOSERS WITH 3/4" OFFSET PIVOTS MOUNTED IN CONCRETE. FURNISHED AND SUPPLIED BY GATE MANUFACTURE.
11 2" DEEP TUBULAR STEEL CROSSBAR

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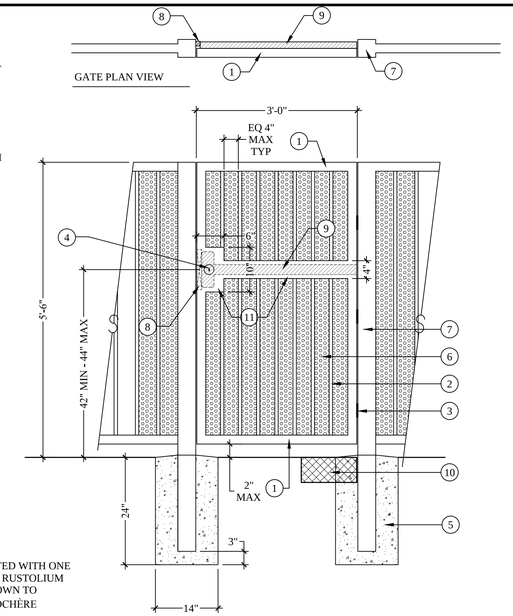
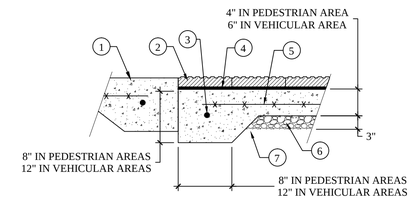


B POOL AREA GATE 3/4"=1'-0"

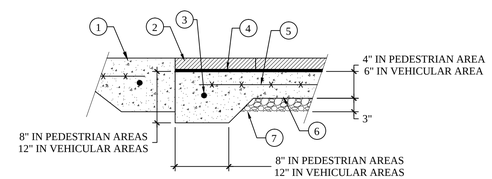


LEGEND

1 ADJACENT PAVING- SEE DETAIL E SHEET L6
2 ADA PAVERS- SEE CONSTRUCTION CALLOUT PLAN FOR TYPE, BUTT JOINTS
3 #4 REBAR CONTINUOUS
4 MORTAR BED
5 #3 REBAR CENTERED IN CONCRETE @ 18" OC BOTH WAYS
6 3" DEEP CLEAN WASHED ROUGH AGGREGATE
7 COMPACTED SUBGRADE TO 95%

3/4"=1'-0"

C ADA TRUNCATED DOME PAVERS



LEGEND

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2 PAVERS- SEE PLAN FOR TYPE, BUTT JOINTS
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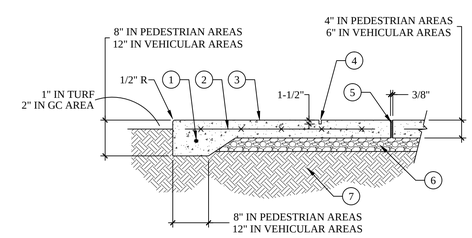
5 #3 REBAR CENTERED IN CONCRETE @ 18" OC BOTH WAYS
6 3" DEEP CLEAN WASHED ROUGH AGGREGATE
7 COMPACTED SUBGRADE TO 95%

NOTE
CONTRACTOR MAY SUBMIT ALTERNATE BID FOR PAVERS ON SAND BASE WITH METAL EDGING IN PEDESTRIAN AREAS.

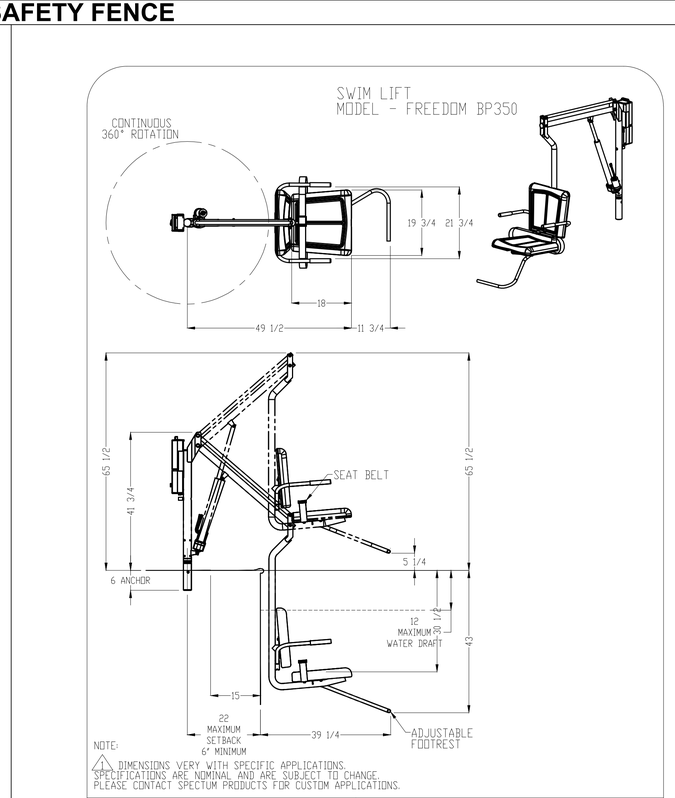
D PAVERS ON CONCRETE BASE 3/4"=1'-0"



LEGEND

1 #3 REBAR CONTINUOUS
2 #3 REBAR @ 12" O.C. BOTH WAYS
3 CONCRETE PAVING- SEE PLAN FOR COLOR AND FINISH
4 CONTROL JOINT- 1/8" WIDE AND MIN. 1-1/2" DEEP. PLACE PER PLAN.
5 EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELASTOMERIC SEALER. SAND ELASTOMERIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC. PLACE PER PLAN
6 3" DEEP AGGREGATE BASE
7 95% COMPACTED SUBGRADE. 24" MIN DEPTH

E TYPICAL CONCRETE 3/4"=1'-0"



G ADA POOL LIFT NTS

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ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
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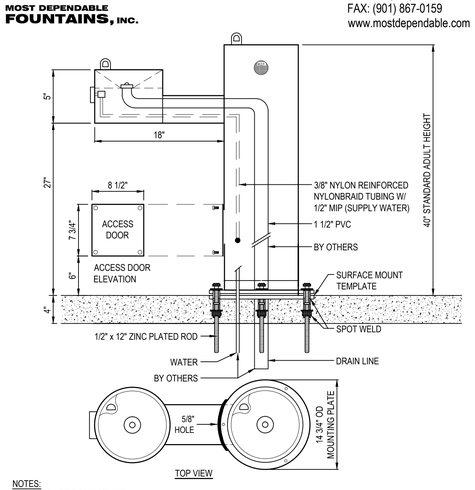

NOTES:
1. MEETS ADA REGULATIONS.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.5.

MODEL 440 SM
SHOWN W/ OPTIONAL 10" SS SURFACE CARRIER

F ADA DRINKING FOUNTAIN NTS

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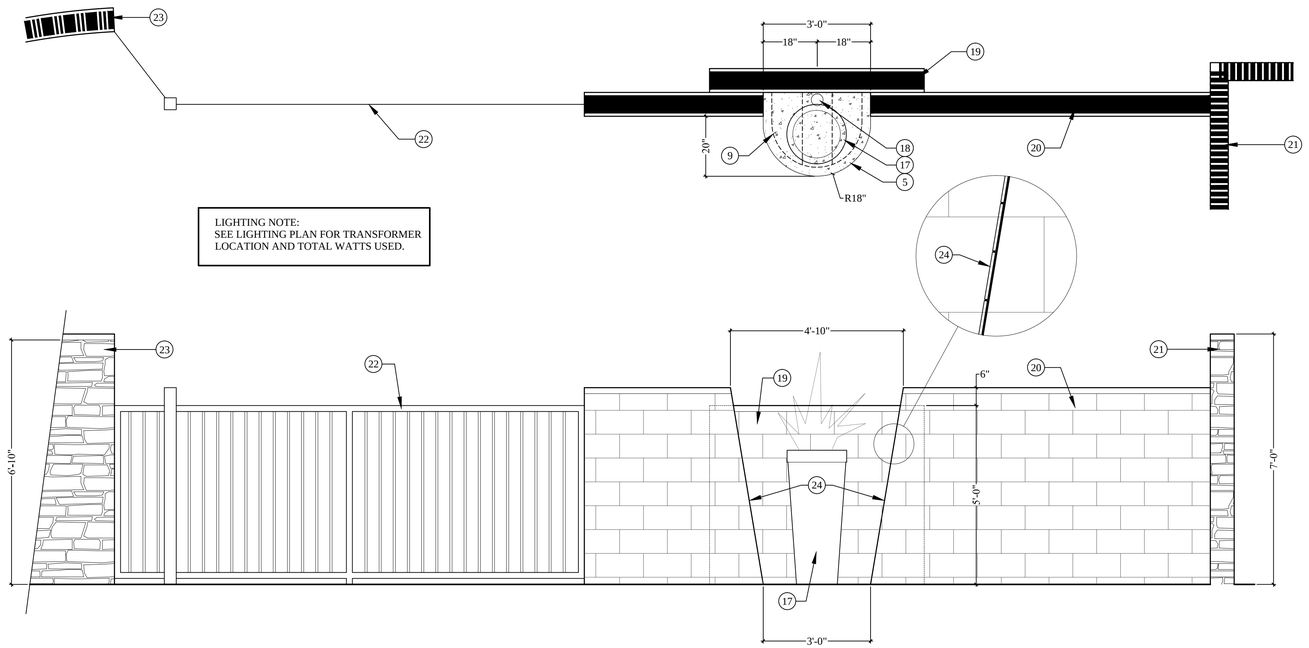
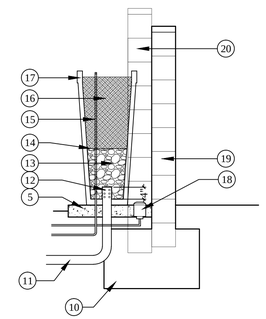
JANUARY 23, 2014

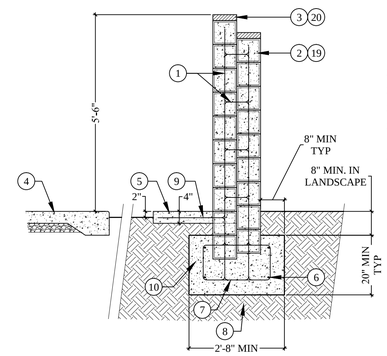
Sheet Number
L6

FILE NAME: L6-8 CONST DET.DWG



LIGHTING NOTE:
SEE LIGHTING PLAN FOR TRANSFORMER LOCATION AND TOTAL WATTS USED.

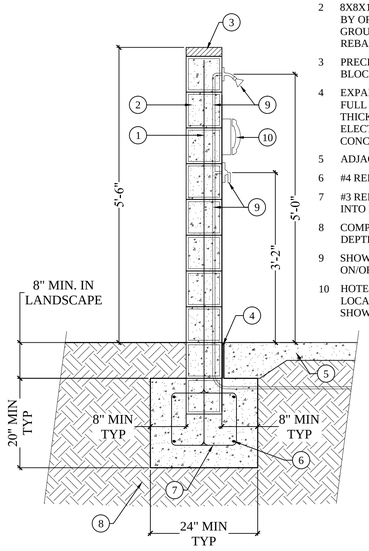




LEGEND

1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
2 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
3 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL 800-473-6726
4 TYPICAL CONCRETE PAVING- SEE CONCRETE DETAIL
5 REINFORCED CONCRETE PAD FOR POT
6 #4 REBAR BOTH WAYS
7 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
9 #3 REBAR @ 10" OC, TIE INTO WALL
10 REINFORCED CONCRETE FOOTING FOR WALL
11 3" PVC DRAIN LINE- TIE INTO NEAREST DRAIN LINE
12 PORTION OF PIPE EXTENDING INTO POT TO BE PERFORATED AND SURROUNDED BY FILTER FABRIC.
13 COURSE AGGREGATE SURROUNDED BY FILTER FABRIC
14 FILTER FABRIC AROUND AGGREGATE AND PIPE
15 1/2" SCH 40 PVC IRRIGATION LINE- SEE IRRIGATION PLANS
16 POTTING SOIL PER NOTES ON PLANTING PLAN
17 PLANTED POT PER CONSTRUCTION CALLOUT PLAN
18 LOW VOLTAGE LED WELL LIGHT MODEL FC-6LED-RG-BZ, 10.1WATTS, BY FX LUMINARE 760-744-5240. CONNECT TO TRANSFORMER IN POOL EQUIPMENT ROOM- SEE CONSTRUCTION CALLOUT PLAN.
19 RECESSED PORTION OF POOL PERIMETER WALL
20 POOL PERIMETER WALL
21 POOL EQUIPMENT ROOM WALL- SEE DETAIL A SHEET L8
22 WROUGHT IRON POOL SECURITY FENCE- SEE DETAIL A SHEET L6
23 POOL PERIMETER WALL WITH STONE FACADE- SEE DETAIL C SHEET L7
24 4" TILE WITH BULLNOSE EDGE, COLOR BLACK WITH COMMON WHITE GROUT.

A POOL AREA REAR WALL ELEVATION AND SECTION 1/2"=1'-0"

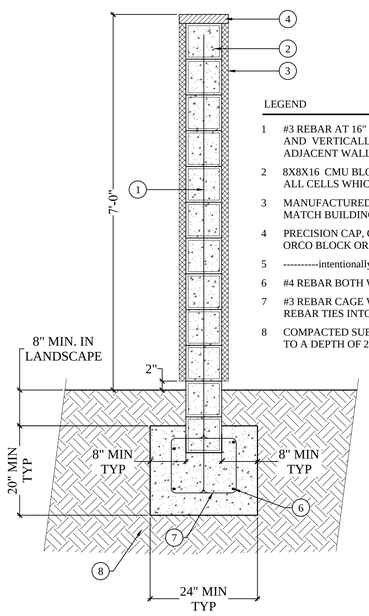


LEGEND

1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
2 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
3 PRECISION CAP, COLOR BLACK250, BY ORCO BLOCK OR EQUAL 800-473-6726
4 EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
5 ADJACENT CONCRETE WHERE OCCURS ON PLAN
6 #4 REBAR BOTH WAYS
7 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
9 SHOWER LINE, STAINLESS STEEL HEAD AND ON/OFF VALVE WHERE OCCURS. SEE PLAN
10 HOTEL PHONE WHERE OCCURS. ACTUAL LOCATION BY OWNER NEAR WHERE SHOWN ON PLAN.

NOTE
CONTRACTOR TO COORDINATE ALL SLEEVES, CONDUIT, WATER LINES, AND PHONE LINES WITH PLUMBING AND PHONE CONSULTANTS AND OWNER REPRESENTATIVE.

B WALL WITH BURNISHED CMU 3/4"=1'-0"



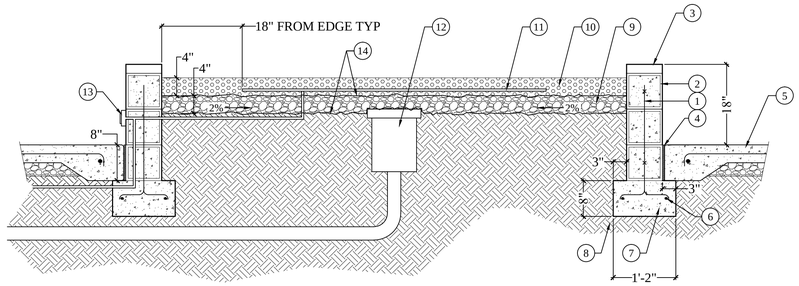
LEGEND

1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
2 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR.
3 MANUFACTURED STONE FACADE TO MATCH BUILDING.
4 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL 800-473-6726
5 ----------intentionally left blank----------
6 #4 REBAR BOTH WAYS
7 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"

C WALL WITH STONE VENEER 3/4"=1'-0"

LEGEND

1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY.
2 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
3 PRECISION CAP, COLOR BLACK 250 , BY ORCO BLOCK OR EQUAL 800-473-6726
4 EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
5 ADJACENT CONCRETE SEE TYPICAL CONCRETE DETAIL AND CONSTRUCTION PLAN
6 #4 REBAR BOTH WAYS
7 REINFORCED CONCRETE FOOTING
8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
9 COURSE AGGREGATE
10 TUMBLED GLASS- COLOR AMBER, SIZE 1/2" TO 2"
11 NATURAL GAS BURNER LINE- LOCATE 2" BELOW TOP OF GLASS BEDDING
12 12" CONCRETE CATCH BASIN WITH METAL GRATE, COVER GRATE WITH FIREPROOF FILTER FABRIC OR MESH.
13 NATURAL GAS KEYED ON/OFF VALVE AND TIMER WITH AUTOMATIC SPARK IGNITER LINE.
14 FIREPROOF FILTER FABRIC OR MESH.



D NATURAL GAS FIRE PIT 3/4"=1'-0"

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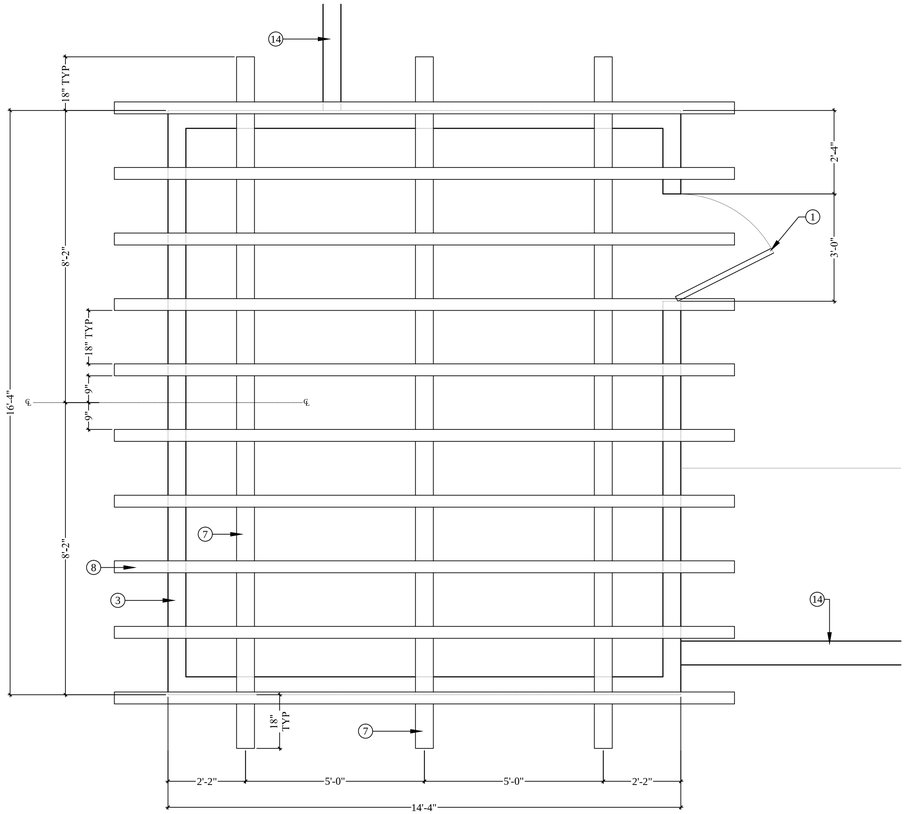
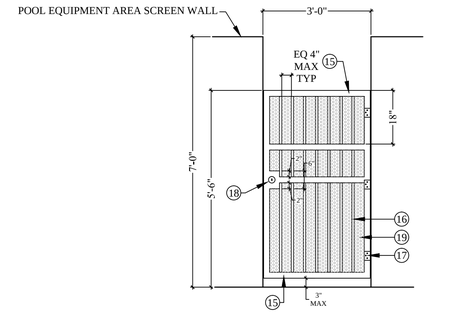


TYPICAL POOL EQUIPMENT ROOM PLAN VIEW



POOL EQUIPMENT ROOM WROUGHT IRON GATE

NOTE

ALL METAL SHALL BE PRE-GALVANIZED TUBULAR STEEL UNLESS OTHERWISE NOTED.

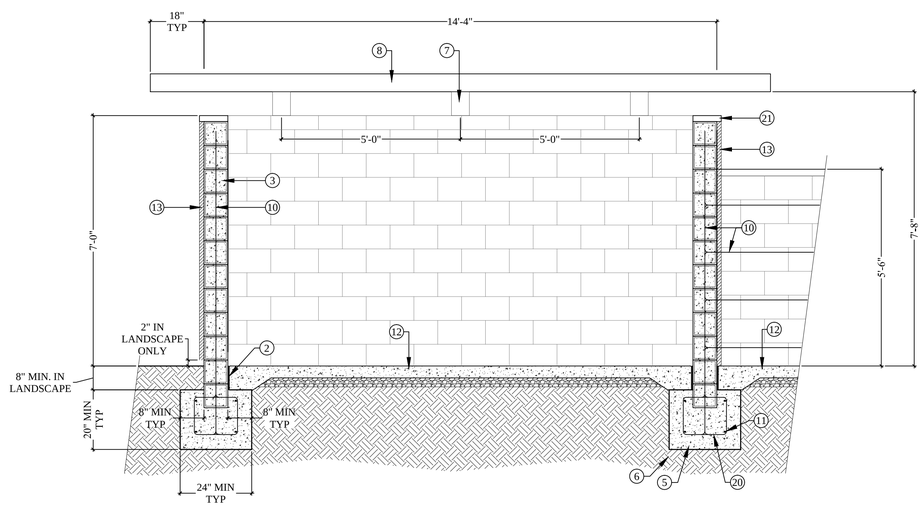
ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN TO MATCH TUBULAR STEEL ON PORTE-COCHÈRE

ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.

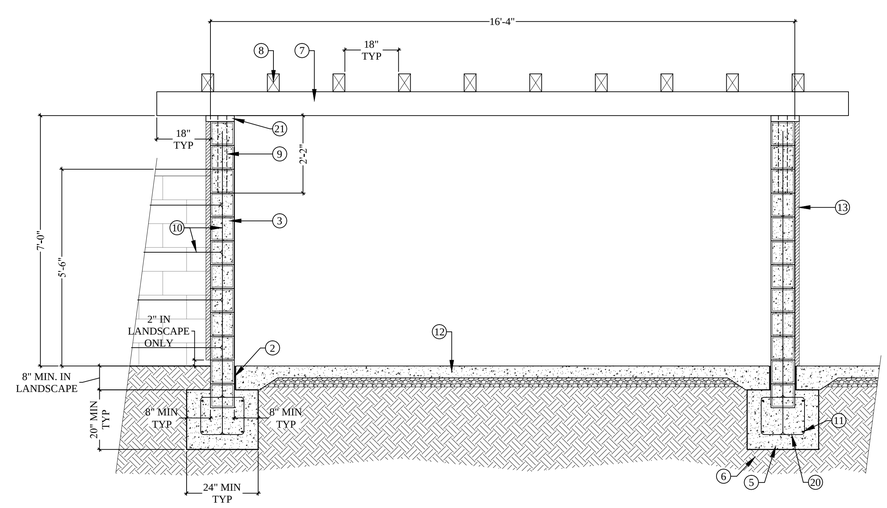
LEGEND

1 WROUGHT IRON POOL EQUIPMENT ROOM GATE- SEE ELEVATION
2 EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
3 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR SOLID.
4 -------intentionally left blank----------
5 REINFORCED CONCRETE FOOTING
6 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
7 6" WIDE AND 8" TALL TUBULAR STEEL BEAM
8 4" WIDE AND 6" TALL IPE (BRAZILIAN WALNUT) WOOD LATTICE
9 3" SQ TUBULAR STEEL POST EMBEDDED INTO WALL. ENTIRE VERTICAL PORTION OF WALL TO BE GROUTED SOLID
10 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
11 #4 REBAR BOTH WAYS
12 TYPICAL CONCRETE- SEE DETAIL E SHEET L6
13 MANUFACTURED STONE FACADE ON EXTERIOR PORTION OF POOL EQUIPMENT ROOM TO MATCH BUILDING.
14 ADJACENT WALL, TIE INTO POOL EQUIPMENT ROOM WALL. SEE WALL DETAILS A AND B SHEET L7
15 2" SQ. STEEL TUBE JAMS.
16 3/4" SQ. STEEL TUBE PICKETS.
17 SELF CLOSING HINGE (3) TOTAL.
18 SELF LATCHING KEYED ENTRY WITH 4"X6" STEEL PLATE TO SUPPORT @ DIRECTION OF OWNER
19 PERFORATED METAL WITH 1/4" DIA HOLES, WELD TO WROUGHT IRON ON INTERIOR SIDE OF EQUIPMENT ROOM
20 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
21 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS AND CONNECTIONS.
ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.



TYPICAL POOL EQUIPMENT ROOM SECTION



TYPICAL POOL EQUIPMENT ROOM SECTION

A POOL EQUIPMENT ROOM

1/2"=1'-0"

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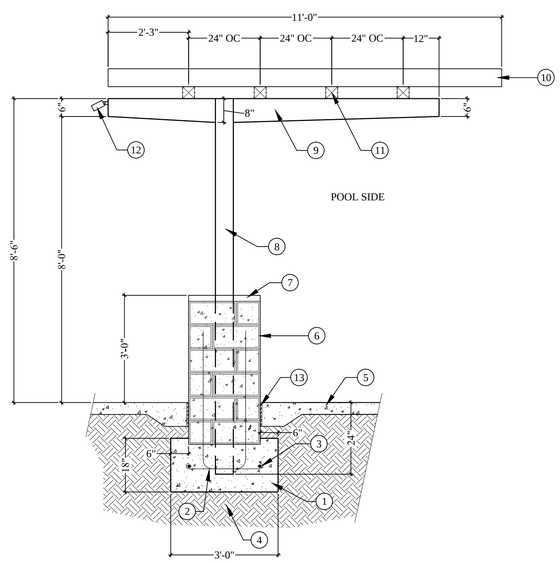
Sheet Number
L8

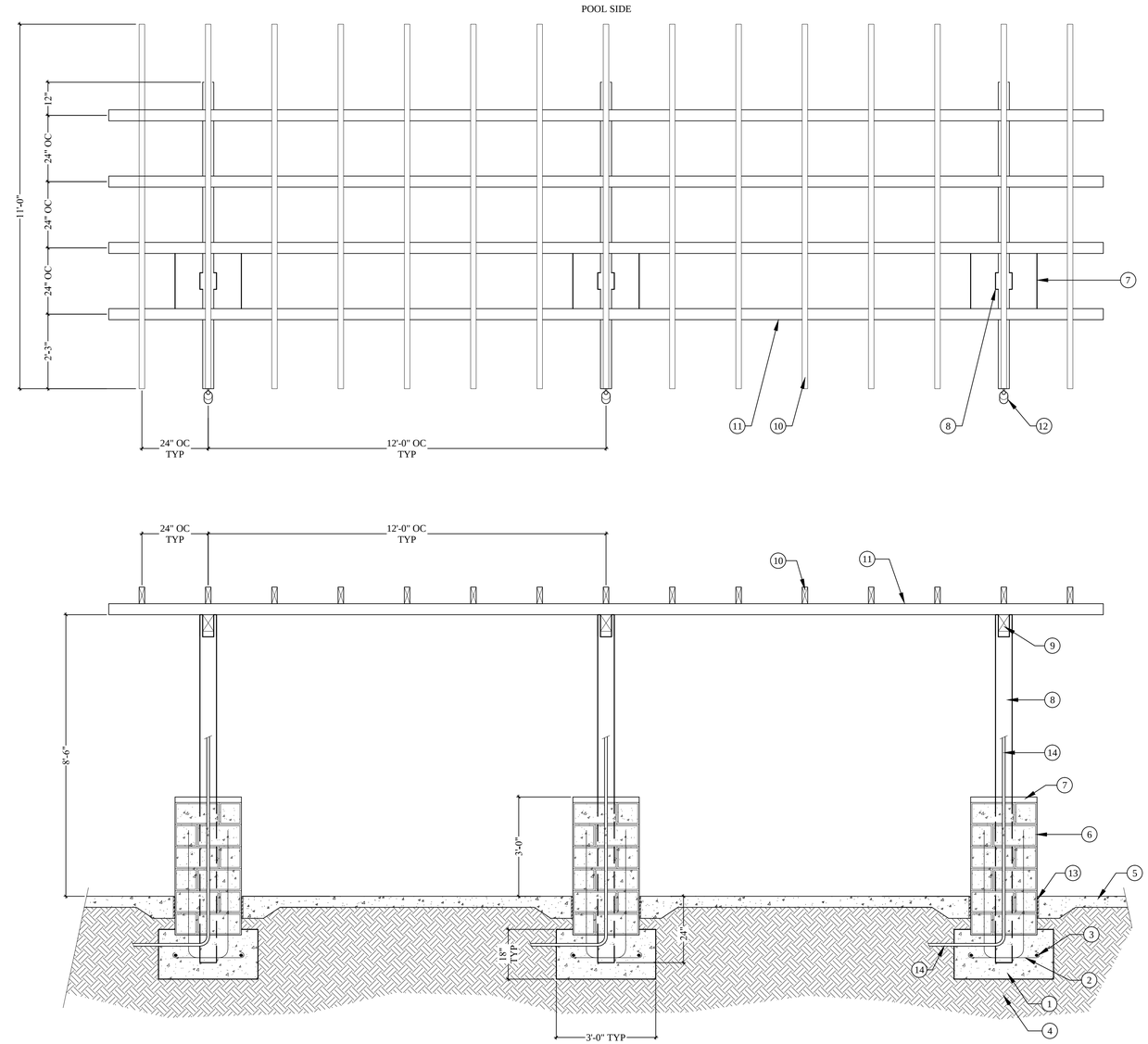
FILE NAME: L6-8 CONST DET.DWG

NOTE

- ALL METAL SHALL BE PRE-GALVANIZED TUBULAR STEEL UNLESS OTHERWISE NOTED.
- ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN TO MATCH TUBULAR STEEL ON PORTE-COCHÈRE
- ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS, CONNECTIONS AND REINFORCEMENT.
- ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

LIGHTING NOTE:
SEE LIGHTING PLAN FOR TRANSFORMER LOCATION AND TOTAL WATTS USED.





LEGEND

1 REINFORCED CONCRETE FOOTING
2 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
3 #4 REBAR BOTH WAYS
4 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
5 CONCRETE WHERE OCCURS ON PLAN
6 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
7 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL
8 6X6 TUBULAR STEEL BEAM TO EXTEND INTO FOOTING.
9 6X8 TUBULAR STEEL BEAM TO TAPER FROM 8" WHERE CONNECTED TO POST DOWN TO 6" AT ENDS OF BEAM
10 2X6 IPE WOOD (BRAZILIAN WALNUT) BEAMS. TO BE FINISHED WITH TUNG OIL OR MIXTURE OF TUNG OIL/MINERAL SPIRITS. NO STAIN-NATURAL WOOD COLOR
11 4X4 SQUARE TUBULAR STEEL
12 LIGHTING: MODEL FX-DE-9LED-WM-BZ BY FX LIGHTING- DOWN LIGHT, 9LED, 11.2 WATTS EACH. CONTRACTOR TO WELD 1/2" FEMALE THREADED ADAPTER TO TUBULAR STEEL WHERE OCCURS ON PLAN FOR MOUNTING LIGHTS TO TUBULAR STEEL BEAM
13 EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
14 SCH 80 ELECTRICAL CONDUIT WITH SWEEPS WHERE NEEDED FOR LIGHT FIXTURE WIRES.

A OVERHEAD STRUCTURES AT SIDES OF POOL 1/2"=1'-0"

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- ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN TO MATCH TUBULAR STEEL ON PORTE-COCHÈRE
- ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.
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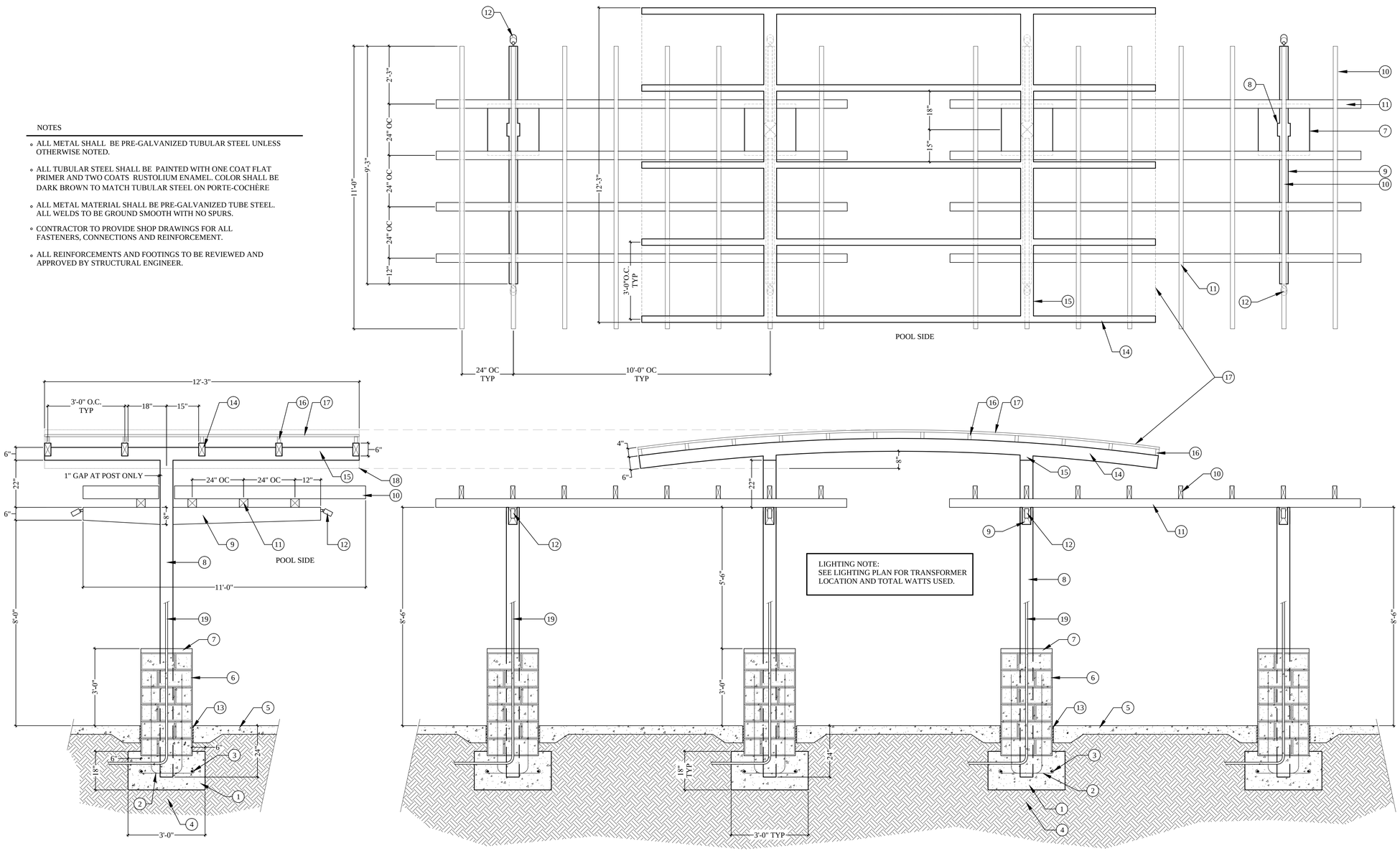
- ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.



LEGEND

1 REINFORCED CONCRETE FOOTING
2 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
3 #4 REBAR BOTH WAYS
4 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
5 CONCRETE WHERE OCCURS ON PLAN
6 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
7 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL
8 6x6 TUBULAR STEEL BEAM TO EXTEND INTO FOOTING.
9 6x8 TUBULAR STEEL BEAM TO TAPER FROM 8" WHERE CONNECTED TO POST DOWN TO 6" AT ENDS OF BEAM
10 2x6 IPE WOOD (BRAZILIAN WALNUT) BEAMS. TO BE FINISHED WITH TUNG OIL OR MIXTURE OF TUNG OIL/MINERAL SPIRITS. NO STAIN-NATURAL WOOD COLOR
11 4x4 SQUARE TUBULAR STEEL
12 LIGHTING: MODEL FX-DE-9LED-WM-BZ BY FX LIGHTING- DOWN LIGHT, 9LED, 11.2 WATTS EACH. CONTRACTOR TO WELD 1/2" FEMALE THREADED ADAPTER TO TUBULAR STEEL WHERE OCCURS ON PLAN FOR MOUNTING LIGHTS TO TUBULAR STEEL BEAM
13 EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
14 3x6 ARCHED TUBULAR STEEL
15 6"x6" TUBULAR STEEL BEAM
16 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CANOPY CONNECTION TO STRUCTURAL BEAMS
17 CUSTOM TRANSPARENT OVERHEAD CANOPY BY OTHERS TO MATCH PORTE-COCHÈRE. CONTRACTOR TO PROVIDE SHOP DRAWINGS
18 ARCHED 3"x6" BEAMS AND CANOPY IN FRONT OF SECTION. SEE CALLOUTS 14 AND 17
19 SCH 80 ELECTRICAL CONDUIT WITH SWEEPS WHERE NEEDED FOR LIGHT FIXTURE WIRES.

A OVERHEAD STRUCTURE AT POOL AREA ENTRY

1/2"=1'-0"

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

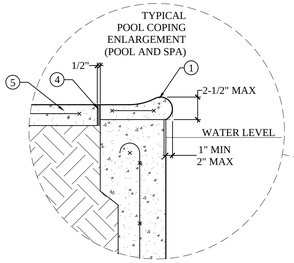
Revisions

Sheet Title
LANDSCAPE CONSTRUCTION DETAILS

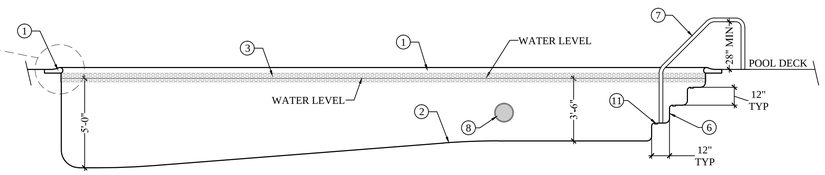
Date Last Edited
JANUARY 23, 2014

Sheet Number
L10

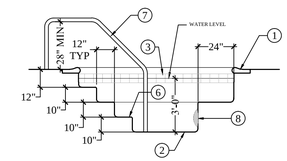
FILE NAME: L9-11 CONST DET.DWG



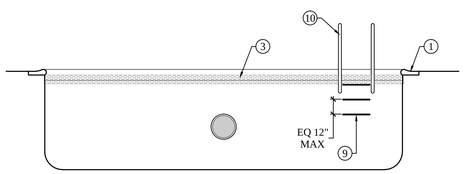
NOTE:
POOL CONSTRUCTION TO CONFORM TO ALL LOCAL AND STATE, HEALTH AND SAFETY CODES.



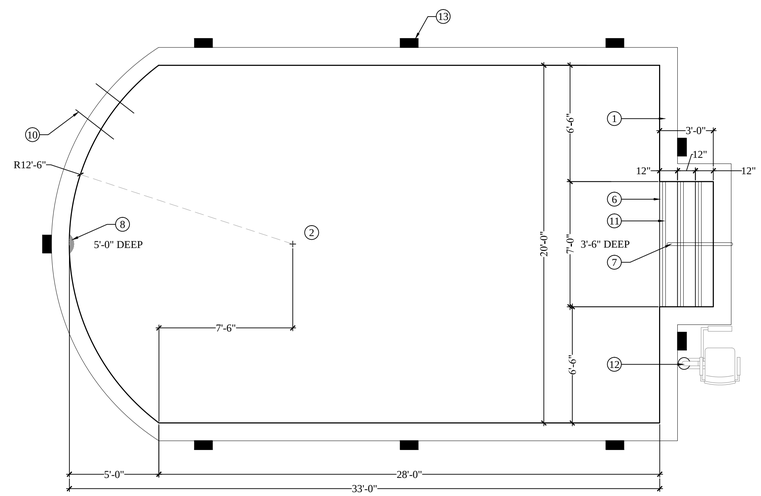
POOL SECTION



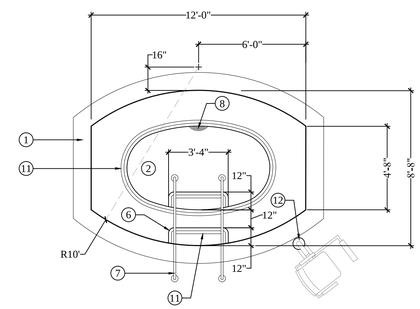
SPA SECTION



POOL DEEP END ELEVATION



POOL PLAN VIEW



SPA PLAN VIEW

NOTES

THE DECK SHALL BE FINISHED TO PREVENT ANY STANDING WATER. DECK SHALL SLOPE TO DRAINS BETWEEN 1/8" AND 1/4" PER FOOT, TYPICAL.THE DECK SHALL BE UNOBSTRUCTED WITHIN FOUR FEET MINIMUM WIDTH AROUND POOL/SPA.

DRAIN SUBMERGED SUCTION OUTLET COVERS MUST MEET THE ANSI/ASME A112.19.8 PERFORMANCE STANDARD. OUTLET COVERS MUST ALSO BE RATED SO AS TO ACCOMMODATE 100% OF THE FLOW CAPACITY OF THE PUMP.

ALL SUMPS FOR SUBMERGED SUCTION OUTLET COVERS MUST BE CONSTRUCTED OR INSTALLED PER MANUFACTURERS SPECIFICATIONS. FIELD-BUILT SUMPS MUST HAVE A DEPTH OF 1.5 TIMES THE DIAMETER OF THE PIPE (TOP OF THE PIPE TO THE UNDERSIDE OF THE COVER). SUMPS WILL BE FIELD VERIFIED AT THE PREPLASTER INSPECTION.

DEPTH MARKER ON UPPER DECK AND AT WATER LINE LOCATION- MARKERS SHALL HAVE A NUMERAL HEIGHT OF A MINIMUM OF FOUR (4) INCHES AND OF A CONTRASTING COLOR WITH THE BACKGROUND, MARKED IN UNIT OF FEET AND INCHES. ABBREVIATIONS OF FT AND IN MAY BE USED. FOR DECK MARKERS, NO DIVING MARKERS WITH THE UNIVERSAL SYMBOL OF NO DIVING, WHICH IS A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER, SHALL BE INSTALLED ON THE DECK DIRECTLY ADJACENT TO THE DEPTH MARKERS.

DEEP END WALL STEP RISERS (CALLOUT #9) SHALL BE UNIFORM AND SHALL NOT EXCEED 12 INCHES IN HEIGHT. THE FIRST RISER SHALL BE MEASURED FROM THE DECK. SEE ELEVATION ON THIS SHEET.

CONTRACTOR TO REVIEW AND COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 31B, SECTIONS 3112B THROUGH 3119B AND TABLES 31B-6 AND 31B-7

POOL FINISH- THE INTERIOR POOL/SPA SHELL FINISH COLOR MUST BE WHITE IN COLOR EXCEPT FOR LANE LINES, IF PROPOSED, AND DEPTH MARKING LINES. PLASTER COLOR SHALL BE WHITE.

CONTRACTOR TO PROVIDE SHOP DRAWINGS WHICH SHALL INCLUDE BUT ARE NOT LIMITED TO SKIMMERS, RETURN LINES, AUTOFILL LOCATION, DRAINS, PUMPS, DRAIN COVERS, AND ANY OTHER PERTINENT EQUIPMENT.

CONTRACTOR TO OBTAIN ALL STRUCTURAL ENGINEERING DRAWINGS AND DETAILS FROM A LICENSED ENGINEER AS NEEDED TO PROCURE ALL NECESSARY PERMITS FOR THE POOL AND SPA.

LEGEND

1 BULLNOSE POOL COPING
2 POOL/SPA SHELL- FINISH TO BE WHITE PLASTER, CONSTRUCTION AND REINFORCEMENT PER POOL ENGINEERING DRAWINGS BY OTHERS
3 WATER LINE TILE- 6x6 SOLID BLACK WITH COMMON WHITE GROUT
4 EXPANSION JOINT- FULL DEPTH 1/2" THICK FELT WITH 1/2" WIDE BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC. PLACE PER PLAN
5 TYPICAL CONCRETE PAVING- SEE CONSTRUCTION CALLOUT PLAN
6 POOL/SPA STEPS
7 STAINLESS STEEL POOL/SPA ENTRANCE RAILS PER CODE
8 POOL/SPA LIGHT BY OTHERS
9 DEEP END WALL STEPS.
10 LADDER RAILS @ POOL WALL STEPS
11 2" TILE STEP MARKER, COLOR SOLID BLACK
12 ADA POOL CRANE, INSTALL PER CODE. SEE CONSTRUCTION CALLOUT PLAN FOR MODEL
13 DEPTH MARKER ON UPPER DECK AND AT WATER LINE LOCATION- MARKERS SHALL HAVE A NUMERAL HEIGHT OF A MINIMUM OF FOUR (4) INCHES AND OF A CONTRASTING COLOR WITH HE BACKGROUND, MARKED IN UNIT OF FEET AND INCHES. ABBREVIATIONS OF FT AND IN MAY BE USED. FOR DECK MARKERS, NO DIVING MARKERS WITH THE UNIVERSAL SYMBOL OF NO DIVING, WHICH IS A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER, SHALL BE INSTALLED ON THE DECK DIRECTLY ADJACENT TO THE DEPTH MARKERS.

A POOL AND SPA **1/4"=1'-0"**

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IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	NOZZLE COLOR	PSI	GPM	RAD	Precip/ Rate
○	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER		30	0.50	12"	

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
(C)	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller (for vales 1-36) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
(D)	Irritrol	Total Control TC-18EX	18 Station Wall-mounted Automatic Controller (for valves 37-50) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
			CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES
M	-	-	1" Water Meter
	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
	Nibco	113T	Line-sized Gate Valve
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve-Sized Noted
	Rainbird	33 DRC	3/4" Quick Coupler Valve
	Irritrol	Climate Logic CL-100- Wireless	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

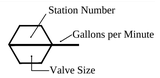
DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve -Sized Noted
	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

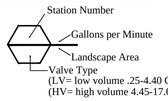
IRRIGATION PIPE & VALVE LEGEND

- Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
- Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger "OR" Drip irrigation supply header (where occurs)-
  - 0 to 8 GPM= 3/4" PVC
  - 8 to 12 GPM= 1" PVC
  - 12 to 22 GPM= 1 1/4" PVC
  - 22 to 30 GPM= 1 1/2" PVC
- Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
- Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing (By Netafim USA, To be Buried 4"min - 6"max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)

Control Valve Information



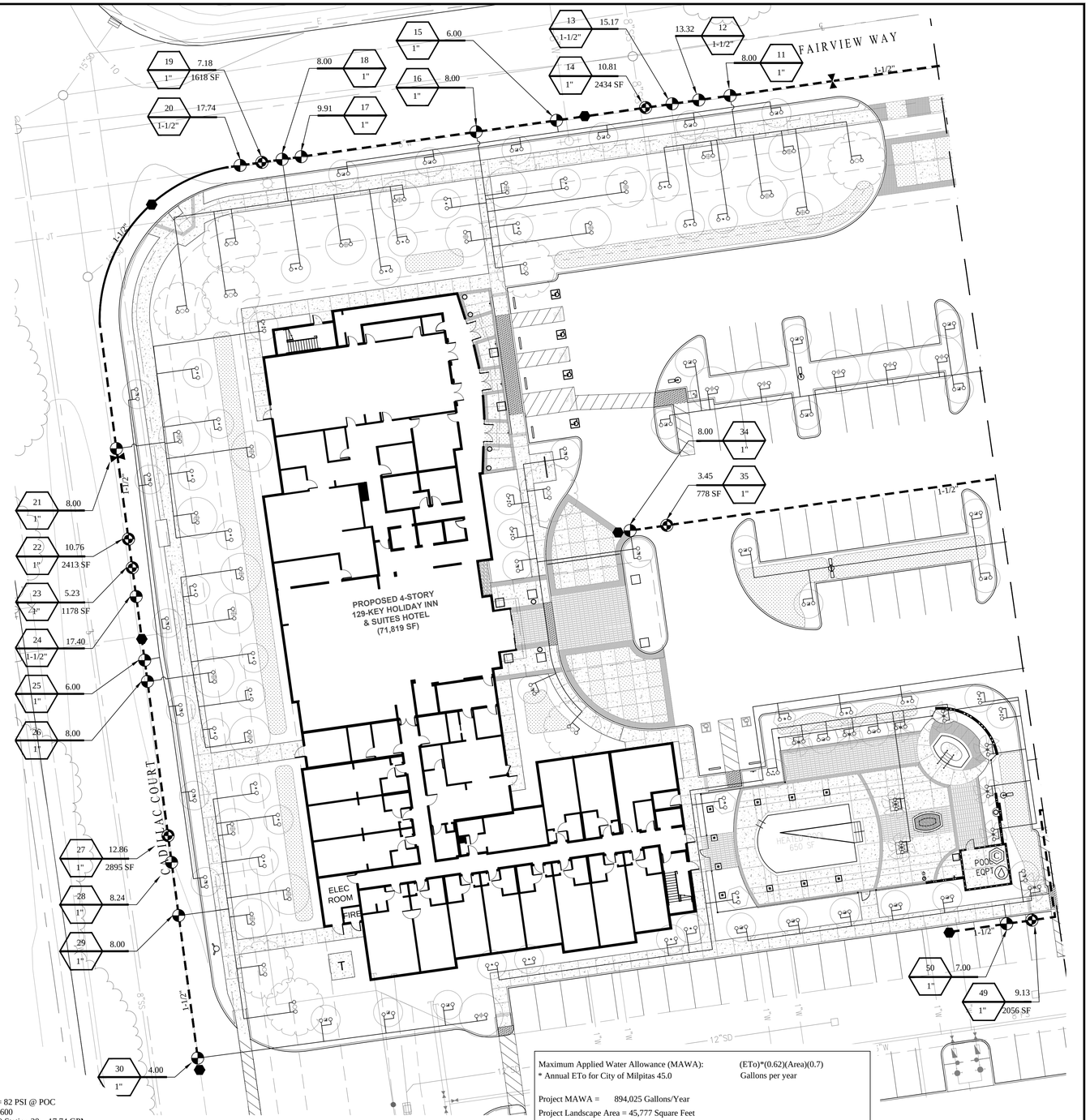
Drip Control Valve Information

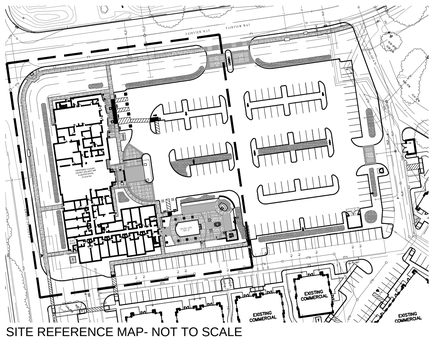


IRRIGATION INFORMATION TABLE				
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE
1	7.16	1611	D	LW
2	7.21		S	LW
3	13.46		S	LW
4	9.00		B	MW
5	8.00		B	MW
6	14.80		S	LW
7	3.00		B	LW
8	17.39		S	LW
9	11.01	2278	D	LW
10	8.00		B	MW
11	8.00		B	MW
12	13.32		S	LW
13	15.17		S	LW
14	10.81	2434	D	LW
15	6.00		B	LW
16	8.00		B	MW
17	9.91		S	LW
18	8.00		B	MW
19	7.18	1618	D	LW
20	17.74		S	LW
21	8.00		B	MW
22	10.76	2413	D	LW
23	5.23	1178	D	LW
24	17.40		S	LW
25	6.00		B	LW
26	8.00		B	MW
27	10.58	2382	D	LW
28	8.24		S	LW
29	8.00		B	MW
30	4.00		B	LW
31	13.89	3127	D	LW
32	11.00		B	LW
33	11.00		B	LW
34	8.00		B	MW
35	3.45	778	D	LW
36	11.05	2490	D	LW
37	4.00		B	LW
38	6.00		B	LW
39	14.05	3161	D	LW
40	10.00		B	MW
41	9.00		B	LW
42	13.00		B	LW
43	8.77	1974	D	LW
44	7.75	1745	D	LW
45	7.00		B	MW
46	6.00		B	LW
47	10.31	2320	D	LW
48	9.00		B	MW
49	9.13	2056	D	LW
50	7.00		B	LW

***HYDROZONE:
HW= HIGH WATER USE PLANTS
MW= MODERATE WATER USE PLANTS
LW= LOW WATER USE PLANTS

***IRRIGATION METHOD:
MS= MICROSPRAY
S=SPRAY
B=BUBBLER
D=DRIP





SITE REFERENCE MAP- NOT TO SCALE

IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
- Verify power and water sources with general contractor and in the field.
- Contractor to Coordinate with electrician for 120 VAC electrical power sources to controller locations by others.
- Do not install the irrigation system as shown when it is obvious that unforeseen obstructions, grade differences, or differences in area dimensions would require a change in the system's design. Notify the owner immediately upon discovery of such discrepancies.
- Coordinate pipe and wire sleeve installation with paving contractor.
- Adjust irrigation heads to provide optimal coverage and reduce overspray onto walls, paving, and fences.
- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended

Static Pressure Available = 82 PSI @ POC
Jeffery Leung (408) 586-2600
Maximum System Flow @ Station 20 = 17.74 GPM

Worst Case Pressure Calculations POC 17.74 GPM @ Station 20	
1" Meter	1.80
1-1/2" Backflow Preventer	12.00
381 l.f. of 1-1/2" Mainline	3.58
1-1/2" Control Valve	3.90
125 l.f. of 3/4" Lateral Line	5.65
TOTAL PSI LOSS:	26.93
25% FITTING:	6.73
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	63.66

Maximum Applied Water Allowance (MAWA): (ETo)*(0.62)(Area)(0.7)
* Annual ETo for City of Milpitas 45.0 Gallons per year

Project MAWA = 894,025 Gallons/Year
Project Landscape Area = 45,777 Square Feet

Estimated Applied Water Use (EAWU): $\frac{(ETo)(PF)(HA)(0.62)}{(IE)^{**}}$ Gallons per year

High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area.
High PF EAWU= 20,618 Gallons/Year

Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area.
Medium PF EAWU= 46,209 Gallons/Year

Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area.
Low PF EAWU= 471,210 Gallons/Year

Project Total EAWU= 538,036 Gallons/Year
Project Total MAWA= 894,025 Gallons/Year
Difference= 355,989 Gallons/Year

' PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80

NORTH 0' 10' 20' 40' 1" = 20'-0"

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FILE NAME: L12-13 IRR TREES.DWG

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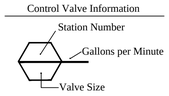

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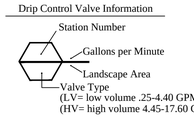

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27	10.58	2382	D	LW
28	8.24		S	LW
29	8.00		B	MW
30	4.00		B	LW
31	13.89	3127	D	LW
32	11.00		B	LW
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41	9.00		B	LW
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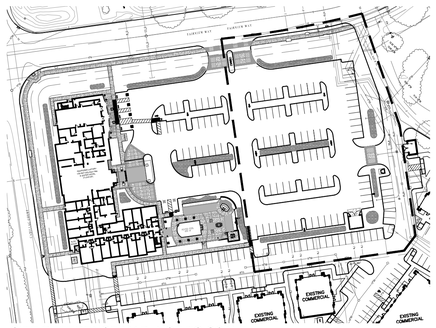

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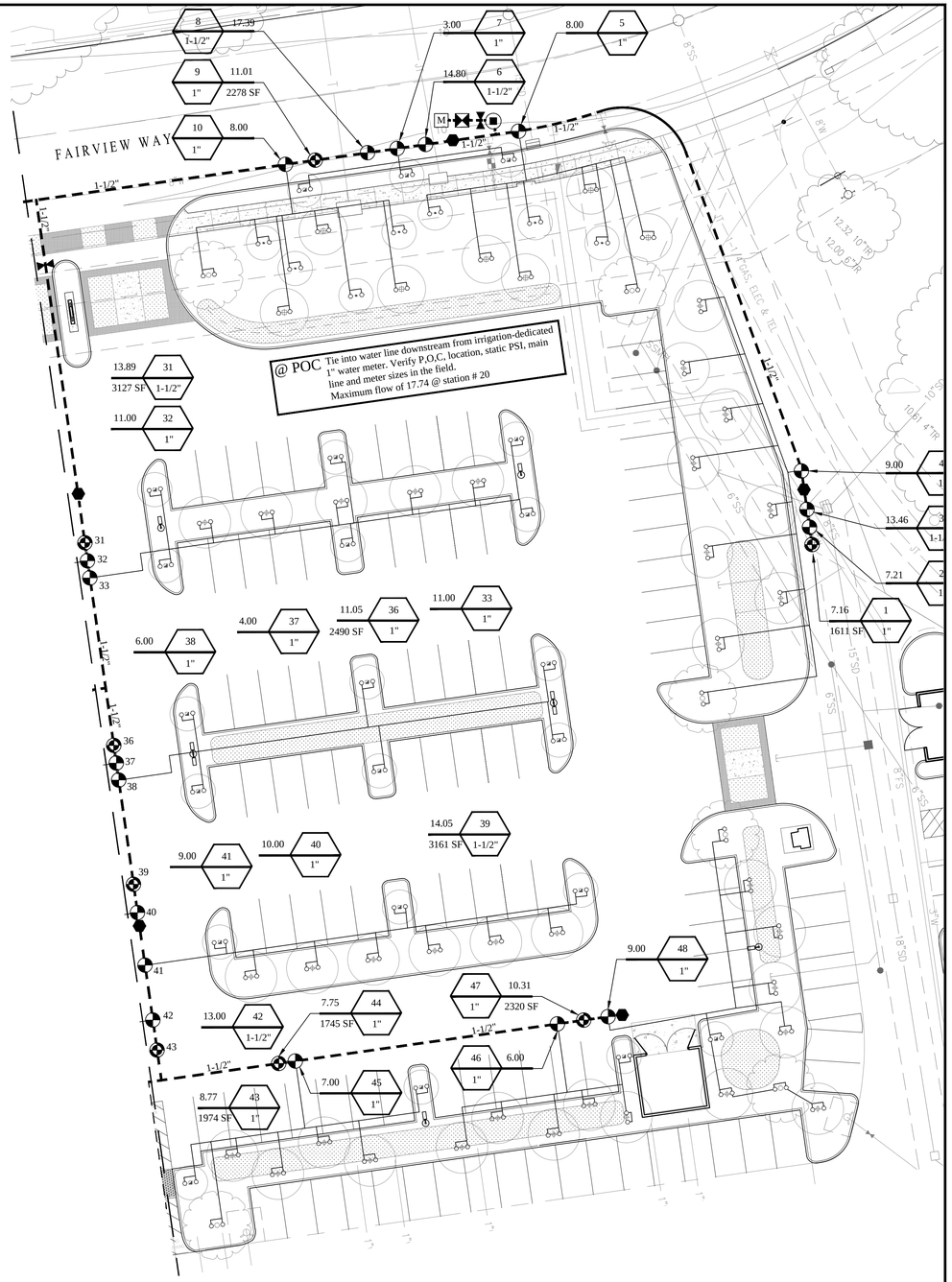
Static Pressure Available = 82 PSI @ POC
Jeffery Leung (408) 586-2600
Maximum System Flow @ Station 20 = 17.74 GPM

Worst Case Pressure Calculations POC 17.74 GPM @ Station 20	
1" Meter	1.80
1-1/2" Backflow Preventer	12.00
381 l.f. of 1-1/2" Mainline	3.58
1-1/2" Control Valve	3.90
125 l.f. of 3/4" Lateral Line	5.65
TOTAL PSI LOSS:	26.93
25% FITTING:	6.73
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	63.66



NORTH 0' 10' 20' 40' 1" = 20'-0"

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE IRRIGATION

Date Last Edited
JANUARY 23, 2014

Sheet Number
L13

FILE NAME: L12-13 IRR TREES.DWG

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
	TORO	O-T-8-Q-570Z-12P-SI-PRX	90° ARC	30	0.17	8'	1.10
	TORO	O-T-8-H-570Z-12P-SI-PRX	180° ARC	30	0.33	8'	1.10
	TORO	O-T-10-Q-570Z-12P-SI-PRX	90° ARC	30	0.23	10'	1.20
	TORO	O-T-10-H-570Z-12P-SI-PRX	180° ARC	30	0.51	10'	1.10
	TORO	O-T-10-360-570Z-12P-SI-PRX	360° ARC	30	1.03	10'	1.10
	TORO	O-T-12-Q-570Z-12P-SI-PRX	90° ARC	30	0.37	12'	1.10
	TORO	O-T-12'-H-570Z-12P-SI-PRX	180° ARC	30	0.74	12'	1.10
	TORO	O-T-12-360-570Z-12P-SI-PRX	360° ARC	30	1.48	12'	1.10
	TORO	O-T-15-Q-570Z-12P-SI-PRX	90° ARC	30	0.58	15'	1.10
	TORO	O-T-15-H-570Z-12P-SI-PRX	180° ARC	30	1.16	15'	1.10
	TORO	O-T-15-360-570Z-12P-SI-PRX	360° ARC	30	2.31	15'	1.10

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
(C)	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller (for vales 1-36) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
(D)	Irritrol	Total Control TC-18EX	18 Station Wall-mounted Automatic Controller (for valves 37-50) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.

CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES

SYMBOL	MANUF.	MODEL #	DESCRIPTION
M	-	-	1" Water Meter
	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
	Nibco	113T	Line-sized Gate Valve
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve-Sized Noted
	Rainbird	33 DRC	3/4" Quick Coupler Valve
	Irritrol	Climate Logic CL-100- Wireless	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

Drip Control Valve Information: Station Number, Gallons per Minute, Landscape Area, Valve Type (LV= low volume .25-4.40 GPM) (HV= high volume 4.45-17.60 GPM)

Control Valve Information: Station Number, Gallons per Minute, Valve Size

IRRIGATION INFORMATION TABLE				
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE
1	7.16	1611	D	LW
2	7.21		S	LW
3	13.46		S	LW
4	9.00		B	MW
5	8.00		B	MW
6	14.80		S	LW
7	3.00		B	LW
8	17.39		S	LW
9	11.01	2278	D	LW
10	8.00		B	MW
11	8.00		B	MW
12	13.32		S	LW
13	15.17		S	LW
14	10.81	2434	D	LW
15	6.00		B	LW
16	8.00		B	MW
17	9.91		S	LW
18	8.00		B	MW
19	7.18	1618	D	LW
20	17.74		S	LW
21	8.00		B	MW
22	10.76	2413	D	LW
23	5.23	1178	D	LW
24	17.40		S	LW
25	6.00		B	LW
26	8.00		B	MW
27	10.58	2382	D	LW
28	8.24		S	LW
29	8.00		B	MW
30	4.00		B	LW
31	13.89	3127	D	LW
32	11.00		B	LW
33	11.00		B	LW
34	8.00		B	MW
35	3.45	778	D	LW
36	11.05	2490	D	LW
37	4.00		B	LW
38	6.00		B	LW
39	14.05	3161	D	LW
40	10.00		B	MW
41	9.00		B	LW
42	13.00		B	LW
43	8.77	1974	D	LW
44	7.75	1745	D	LW
45	7.00		B	MW
46	6.00		B	LW
47	10.31	2320	D	LW
48	9.00		B	MW
49	9.13	2056	D	LW
50	7.00		B	LW

***HYDROZONE:
HW= HIGH WATER USE PLANTS
MW= MODERATE WATER USE PLANTS
LW= LOW WATER USE PLANTS

***IRRIGATION METHOD:
MS= MICROSPRAY
S=SPRAY
B=BUBBLER
D=DRIP

Maximum Applied Water Allowance (MAWA): (ETo)*(0.62)(Area)(0.7)
* Annual ETo for City of Milpitas 45.0 Gallons per year

Project MAWA = 894,025 Gallons/Year
Project Landscape Area = 45,777 Square Feet

Estimated Applied Water Use (EAWU): (ETo)(PF)(HA)(0.62) / (IE)** Gallons per year

High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area.
High PF EAWU= 20,618 Gallons/Year

Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area.
Medium PF EAWU= 46,209 Gallons/Year

Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area.
Low PF EAWU= 471,210 Gallons/Year

Project Total EAWU= 538,036 Gallons/Year
Project Total MAWA= 894,025 Gallons/Year
Difference= 355,989 Gallons/Year

' PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80

Static Pressure Available = 82 PSI @ POC
Jeffery Leung (408) 586-2600
Maximum System Flow @ Station 20 = 17.74 GPM

Worst Case Pressure Calculations POC 17.74 GPM @ Station 20	
1" Meter	1.80
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381 l.f. of 1-1/2" Mainline	3.58
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TOTAL PSI LOSS:	26.93
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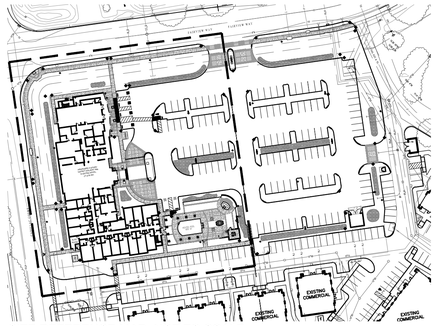

SITE REFERENCE MAP- NOT TO SCALE

IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
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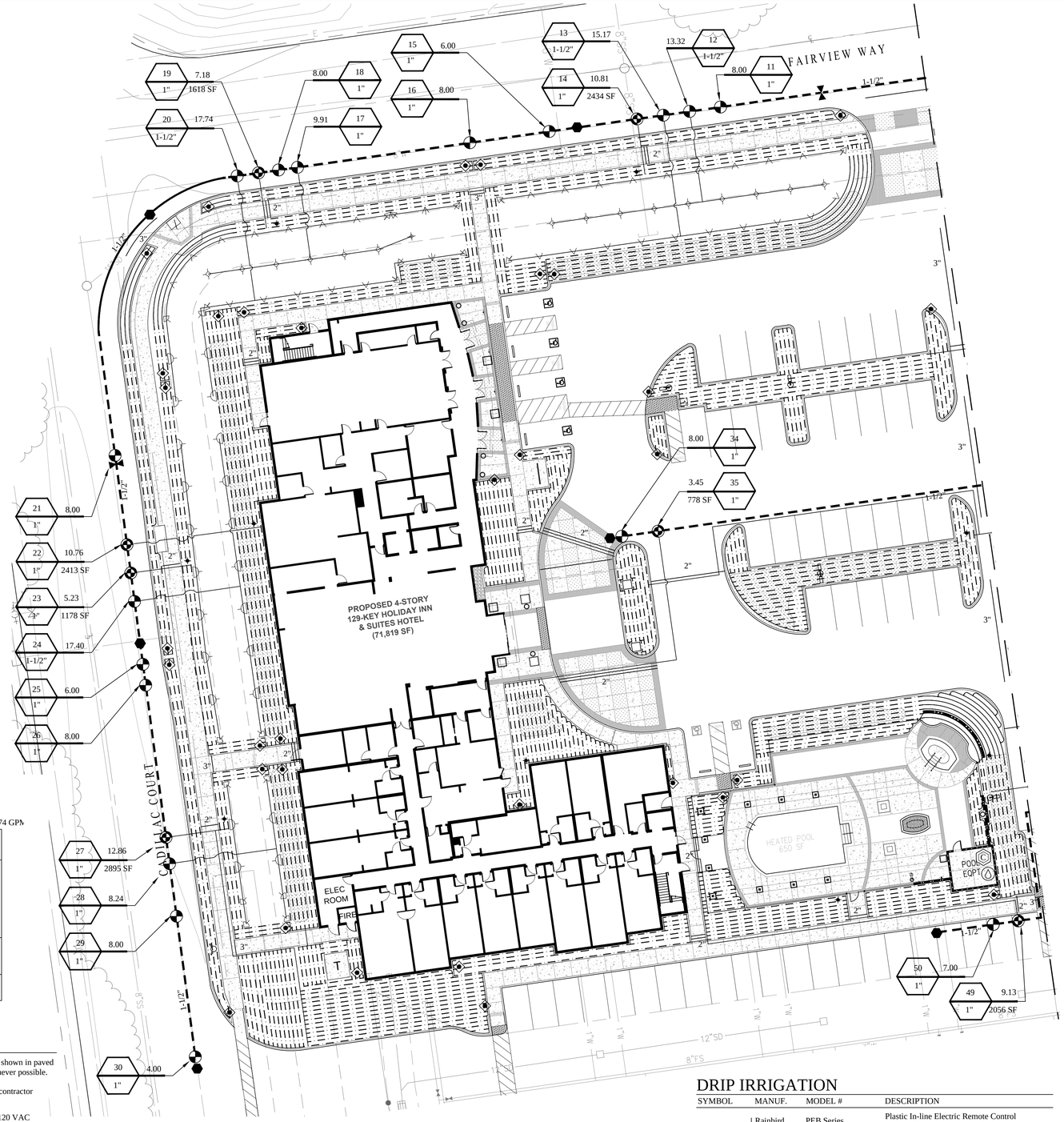

IRRIGATION PIPE & VALVE LEGEND

- Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
- Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger
  "OR" Drip irrigation supply header (where occurs)-
  0 to 8 GPM= 3/4" PVC
  8 to 12 GPM= 1" PVC
  12 to 22 GPM= 1 1/4" PVC
  22 to 30 GPM= 1 1/2" PVC
- Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing

Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing
(By Netafim USA, To be Buried 4"min - 6"max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)

NORTH

0' 10' 20' 40'
1" = 20'-0"

DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve -Sized Noted
	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE IRRIGATION

Date Last Edited
JANUARY 23, 2014

Sheet Number
L14

FILE NAME: L14-15 IRR DRIP.DWG

IRRIGATION PIPE & VALVE LEGEND

Line	Description
Heavy dashed line	Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
Solid line	Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger "OR" Drip irrigation supply header (where occurs)- 0 to 8 GPM= 3/4" PVC; 8 to 12 GPM= 1" PVC
Dash-dot line	12 to 22 GPM= 1 1/4" PVC; 22 to 30 GPM= 1 1/2" PVC
Thin line	Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing

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Control Valve Information
Station Number; Gallons per Minute; Valve Size

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29	8.00		B	MW
30	4.00		B	LW
31	13.89	3127	D	LW
32	11.00		B	LW
33	11.00		B	LW
34	8.00		B	MW
35	3.45	778	D	LW
36	11.05	2490	D	LW
37	4.00		B	LW
38	6.00		B	LW
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40	10.00		B	MW
41	9.00		B	LW
42	13.00		B	LW
43	8.77	1974	D	LW
44	7.75	1745	D	LW
45	7.00		B	MW
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48	9.00		B	MW
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Maximum Applied Water Allowance (MAWA): (ETo)*(0.62)(Area)(0.7) Gallons per year
* Annual ETo for City of Milpitas 45.0

Project MAWA = 894,025 Gallons/Year
Project Landscape Area = 45,777 Square Feet

Estimated Applied Water Use (EAWU): $\frac{(ETo)(PF)'(HA)(0.62)}{(IE)^{**}}$ Gallons per year

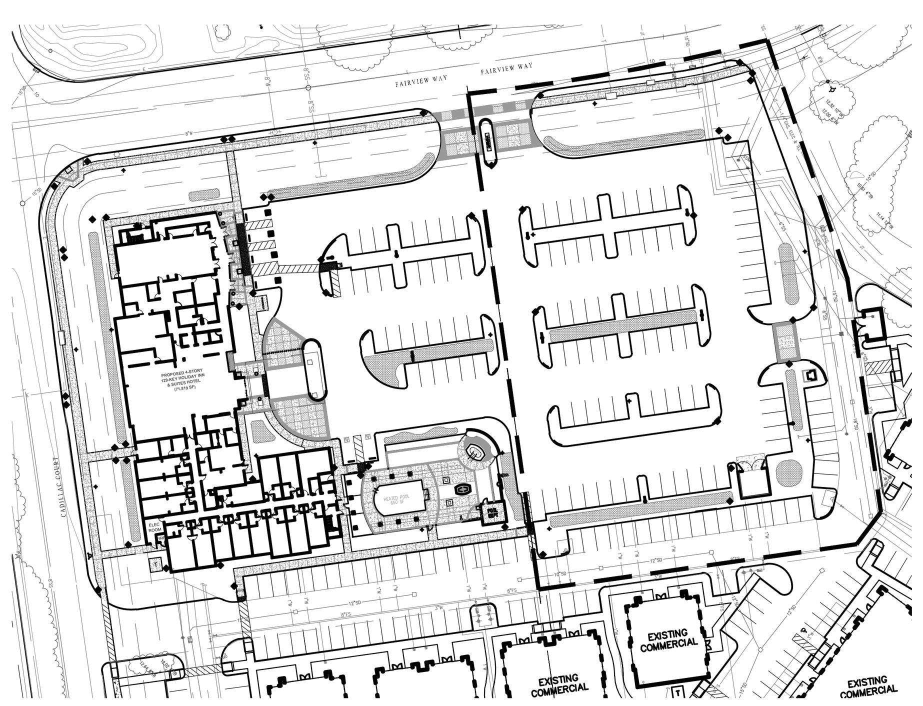
High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area.
High PF EAWU= 20,618 Gallons/Year

Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area.
Medium PF EAWU= 46,209 Gallons/Year

Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area.
Low PF EAWU= 471,210 Gallons/Year

Project Total EAWU= 538,036 Gallons/Year
Project Total MAWA= 894,025 Gallons/Year
Difference= 355,989 Gallons/Year

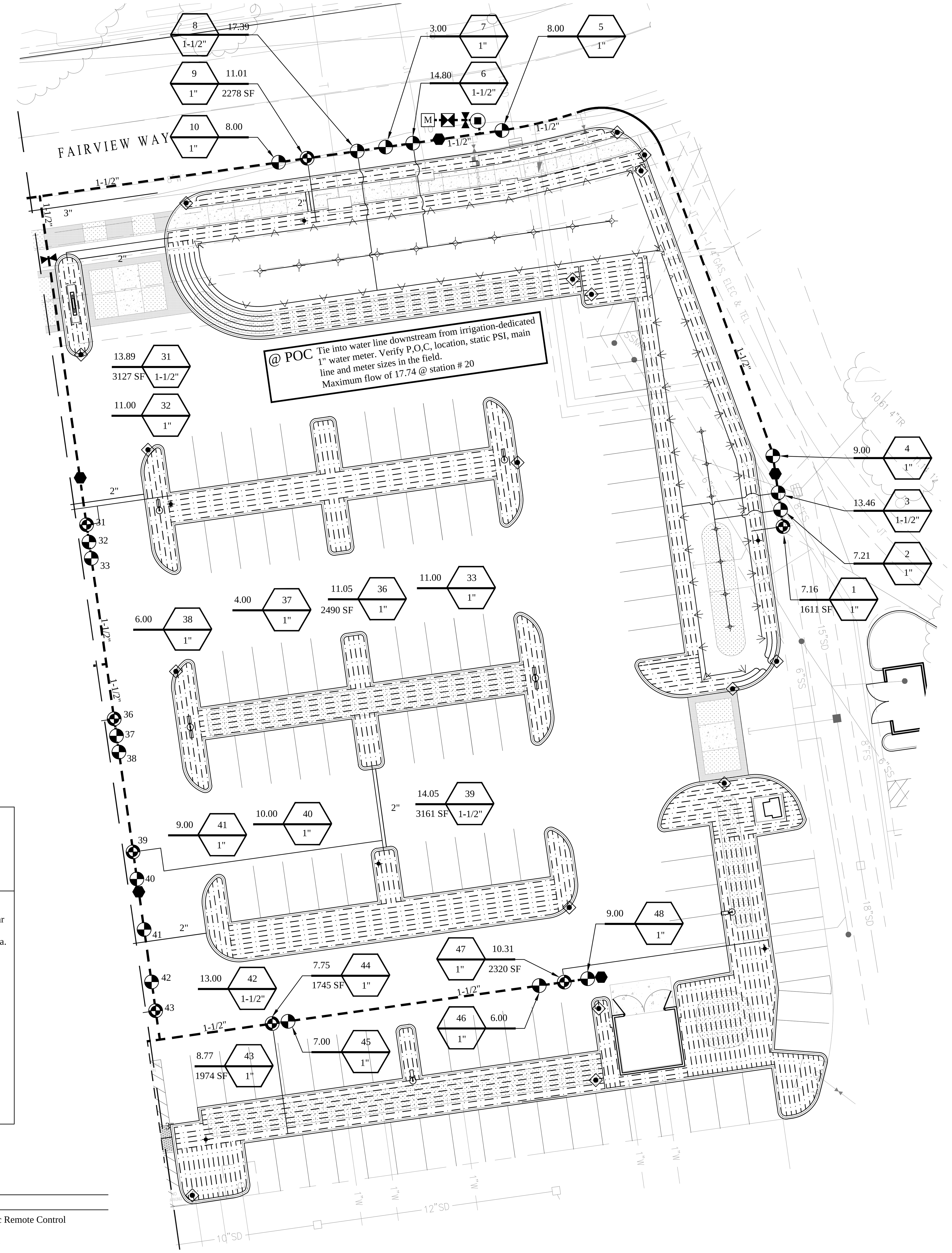
' PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80



SITE REFERENCE MAP- NOT TO SCALE

DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve -Sized Noted
	Netafim	Disc Filter	≤17 gpm = 3/4" Filter; 17≤22 gpm = 1" Filter; 22≤35 gpm = 1-1/2" Filter
	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'



NORTH
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Email: charles@emeraldadesign.com

Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE IRRIGATION

Date Last Edited
JANUARY 23, 2014

Sheet Number
L15

FILE NAME: L14-15 IRR DRIP.DWG

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY	HEIGHT x WIDTH
	PLATANUS X. HISPANICA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX	MED	27	40'-80' x 30'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	LOW	51	25'-40' x 25'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	36" BOX	LOW	8	25'-40' x 25'-40'
	JACARANDA MIMOSIFOLIA STD	JACARANDA SINGLE TRUNK	48" BOX	MED	15	25'-40' x 15'-30'
	CITRUS AURANTIFOLIA 'BEARSS'	BEARSS SEEDLESS LIME	36" BOX	MED	5	15'-20' x 15'-20'
	ULMUS P. 'SEMPERVIRENS'	EVERGREEN CHINESE ELM	24" BOX	LOW	40	40'-60' x 50'-70'
	MELALEUCA NESOPHILA (MULTI TRUNK TREE FORM)	PINK MELALEUCA	36" BOX	LOW	6	15'-20' x 15'-20'
	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	MED	31	25'x15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' BTH SKINNED	LOW	10	100' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	276	4'-5' x 6'-8'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL	48" OC	LOW	49	4'-8' x 4'-8'
	BEAUCARNEA RECURVATA	BOTTLE PALM	24" BOX	72" OC	LOW	5	12'-15' X 9'-12'
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	1 GAL	36" OC	LOW	599	2'-3' x 5'-6'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	256	3' x 3'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	831	2' x 2'
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL	PER PLAN	LOW	71	5' x 5'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	1 GAL	30" OC	LOW	246	2'-3' x 3'
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL	PER PLAN	LOW	9	12'-20' x 3'-6'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	9	12'-15' x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	36" OC	LOW	984	2'-3' x 6'-8'
	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GAL	20" OC	LOW	195	1'-1.5' x 1'-1.5'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	30" OC	LOW	464	1.5' x 3'
	NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	64	6'-8' x 3'-4'
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL	36" OC	LOW	57	4' x 4'
	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	30	8'-10' X 6'-8'
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	30" OC	LOW	-	1'-2' x 8'
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	14" OC	LOW	-	2' X 2'-3'
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	12" OC	LOW	-	8"-12" X 8"-12"

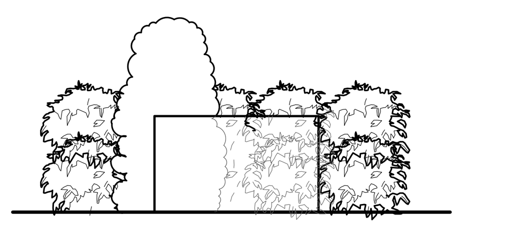
BIORETENTION AREAS AND FLOW-THRU PLANTERS

SYMBOL	BOTANICAL NAME	COMMON NAME	APPLICATION RATE LBS/ACRE PLS
	DESCHAMPSIA CESPITOSA	TUFFED HAIR GRASS	6
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10
	MUHLENBERGIA RIGENS	DEER GRASS	2
	LIMONIUM CALIFORNICUM	MARSH ROSEMARY	8
	CONWED 1000 WOOD FIBER HYDRAULIC MULCH		1,500-2,500
	HYDROPOST PREMIUM COMPOST		1,000
	ECOLOGY CONTROL M-BINDER/TACK		150
	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
	AM 120 MYCORRHIZAL INOCULUM		60
	TRI-C SOLUBLE HUMATE		1

POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
A1	AGAVE 'BLUE GLOW'	NCN	5 GAL	LOW	1 PER POT
	SEDUM MORGANIANUM	DONKEY TAIL	1 GAL	LOW	2 PER POT
B1	DRACAENA DRACO	DRAGON TREE	15 GAL	LOW	1 PER POT
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8 PER POT
B2	OSMANTHUS FRAGRANS	SWEET OLIVE	24" BOX	MED	1 PER POT
	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	LOW	8 PER POT
B3	ARBUTUS 'MARINA' STANDARD	MARINA STRAWBERRY TREE	15 GAL	LOW	1 PER POT
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8 PER POT

FILE NAME: L16-17 PP TREES.DWG



TYPICAL TRANSFORMER SCREENING
NOT TO SCALE

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LOW WATER USE HYDROZONE AREA= 37,883 S.F.
MEDIUM WATER USE HYDROZONE AREA= 2,316 S.F.
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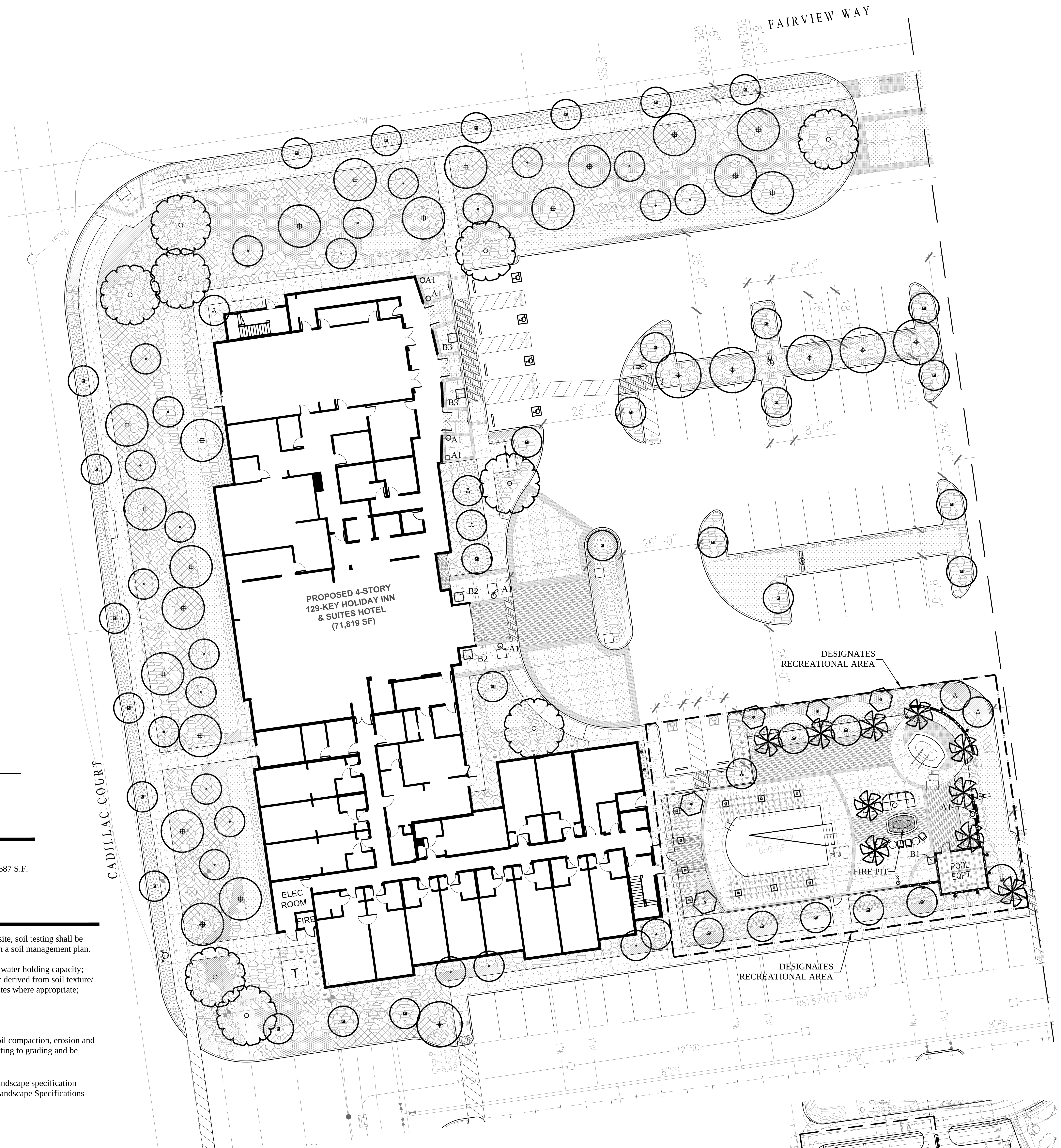
TOTAL LANDSCAPE AREA= 46,625 S.F.

SOIL AND GRADING REQUIREMENTS

A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:
1. a determination of soil texture, indicating the available water holding capacity;
2. an approximate soil infiltration rate, either measured or derived from soil texture/ infiltration rate tables, indicating a range of infiltration rates where appropriate;
3. the measure of pH, total soluble salts, and sodium;
4. any recommended amendments to the soil.
5. percentage of organic matter.

B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.

NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.



PLANTING NOTES

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- Provide weed control per Specifications.
- Provide agricultural suitability and fertility test *in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval*
  Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:
  4 cubic yards nitrolized soil amendment
  15 lbs. 6-20-20 commercial fertilizer
  15 lbs. agricultural gypsum
  10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
  6-20-20 fertilizer per Specification D.4.j
  4/5 cubic yard screened site topsoil
  1/5 cubic yard nitrolized soil amendment
  2 lbs. iron sulfate 1 lbs. organic gypsum
  2 lbs. Gro Power Plus soil conditioner or approved equal
- Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
- Double-stake all trees, or guy (multi-trunked trees) per details.
- Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium grind or approved equal shredded organic mulch in all shrub and ground cover areas (3" layer shredded mulch at base of all trees). Plants which do not tolerate mulch shall be excluded from this requirement. Use fine grind mulch in all seasonal color areas.
- Any compacted soils in planting areas shall be returned to a "friable" condition prior to the installation of plant materials. Friable condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will be allowed to spread unimpeded.
- Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
- Provide a 2' min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf.
- Install Jute Netting on all 2:1 or steeper slopes
- POTTING SOIL MIX
  Peat (Approximately 40%)
  Compost (Approximately 20%)
  Bark Ash (Approximately 5%)
  Vermiculite (Approximately 35%)

  CACTUS/SUCCULENT MIX
  Pumice or Perlite (Approximately 40%)
  Potting Soil Mix (Approximately 15%)
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  Loosened Coir (Approximately 35%)
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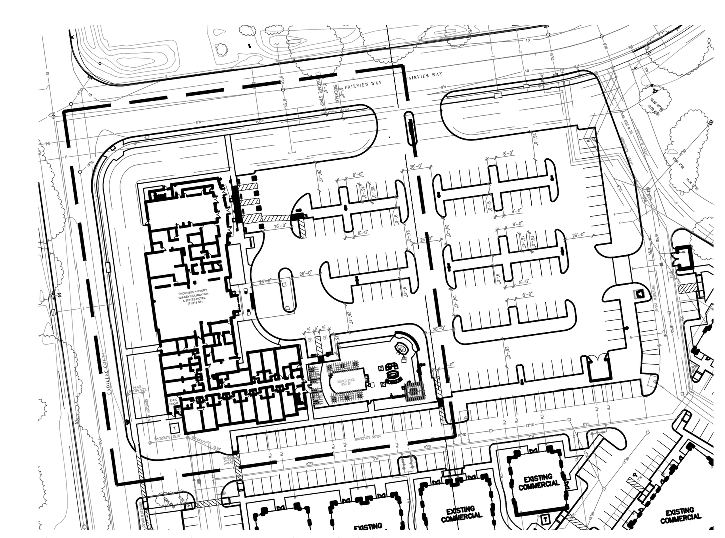

SITE REFERENCE MAP- NOT TO SCALE

NORTH
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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number
L16

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY	HEIGHT x WIDTH
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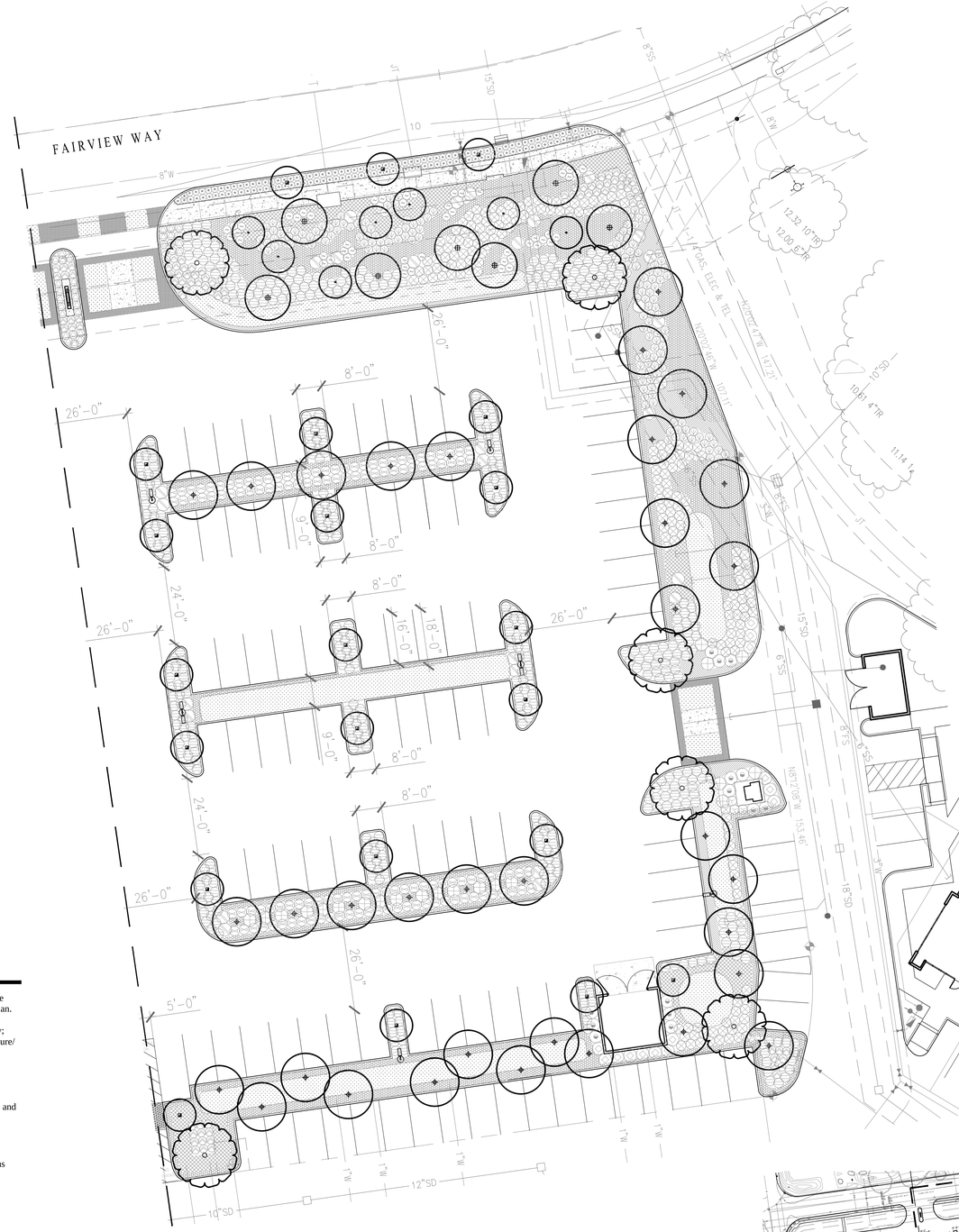

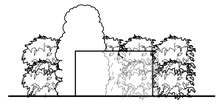

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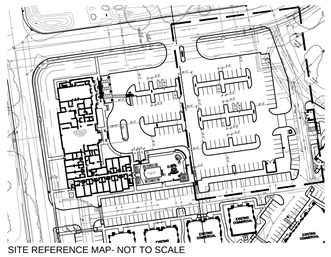

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FILE NAME: L16-17 PP TREES.DWG

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Email: chalfre@emeraldhdesign.com

Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number
L17

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	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	14" OC	LOW	-	2' X 2'-3'
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	12" OC	LOW	-	8"-12" X 8"-12"

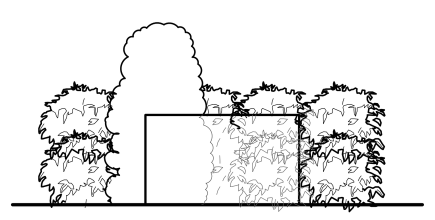
BIORETENTION AREAS AND FLOW-THRU PLANTERS

SYMBOL	BOTANICAL NAME	COMMON NAME	APPLICATION RATE LBS/ACRE PLS
	DESCHAMPSIA CESPITOSA	TUFFED HAIR GRASS	6
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10
	MUHLENBERGIA RIGENS	DEER GRASS	2
	LIMONIUM CALIFORNICUM	MARSH ROSEMARY	8
	CONWED 1000 WOOD FIBER HYDRAULIC MULCH		1,500-2,500
	HYDROPOST PREMIUM COMPOST		1,000
	ECOLOGY CONTROL M-BINDER/TACK		150
	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
	AM 120 MYCORRHIZAL INOCULUM		60
	TRI-C SOLUBLE HUMATE		1

POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
A1 ○	AGAVE 'BLUE GLOW' SEDUM MORGANIANUM	NCN DONKEY TAIL	5 GAL 1 GAL	LOW LOW	1 PER POT 2 PER POT
B1 □	DRACAENA DRACO SENECIO SERPENS	DRAGON TREE BLUE CHALKSTICKS	15 GAL 1 GAL	LOW LOW	1 PER POT 8 PER POT
B2 □	OSMANTHUS FRAGRANS CHLOROPHYTUM COMOSUM	SWEET OLIVE SPIDER PLANT	24" BOX 1 GAL	MED LOW	1 PER POT 8 PER POT
B3 □	ARBUTUS 'MARINA' STANDARD SENECIO SERPENS	MARINA STRAWBERRY TREE BLUE CHALKSTICKS	15 GAL 1 GAL	LOW LOW	1 PER POT 8 PER POT

FILE NAME: L18-19 PP VSG.DWG



TYPICAL TRANSFORMER SCREENING
NOT TO SCALE

LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 37,883 S.F.
MEDIUM WATER USE HYDROZONE AREA= 2,316 S.F.
BIOSWALE MEDIUM WATER HYDROZONE AREA= 5,687 S.F.
TOTAL LANDSCAPE AREA= 46,625 S.F.

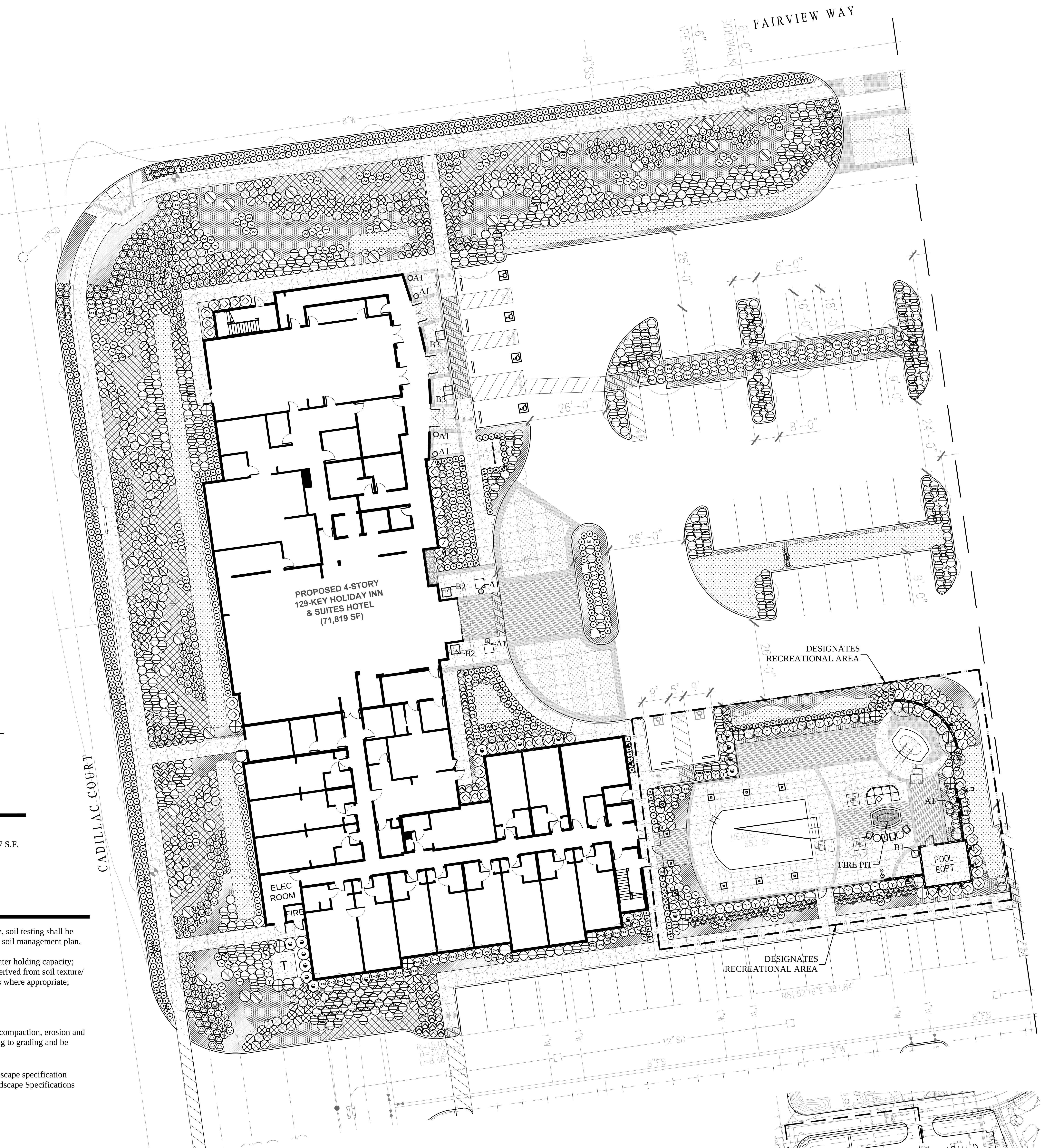
SOIL AND GRADING REQUIREMENTS

A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:

1. a determination of soil texture, indicating the available water holding capacity;
2. an approximate soil infiltration rate, either measured or derived from soil texture/ infiltration rate tables, indicating a range of infiltration rates where appropriate;
3. the measure of pH, total soluble salts, and sodium;
4. any recommended amendments to the soil.
5. percentage of organic matter.

B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.

NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.

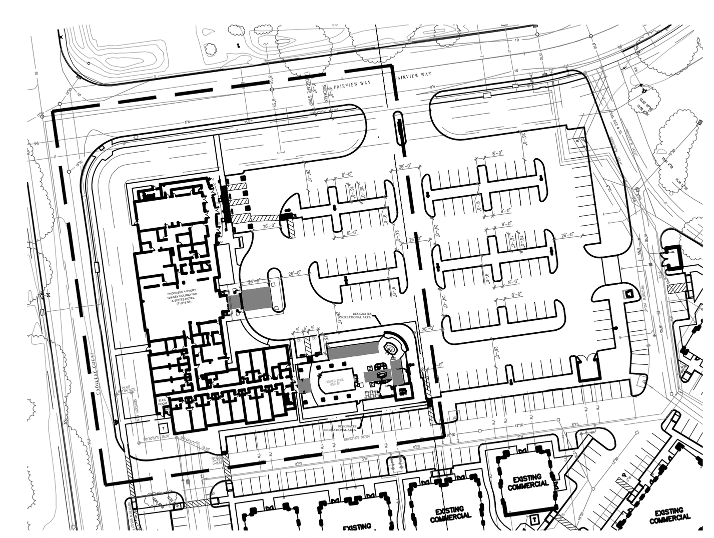


PLANTING NOTES

- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
- Provide weed control per Specifications.
- Provide agricultural suitability and fertility test *in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval*
  Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:
  - 4 cubic yards nitrolized soil amendment
  - 15 lbs. 6-20-20 commercial fertilizer
  - 15 lbs. agricultural gypsum

  10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
  - 6-20-20 fertilizer per Specification D.4.j
  - 4/5 cubic yard screened site topsoil
  - 1/5 cubic yard nitrolized soil amendment
  - 2 lbs. iron sulfate 1 lbs. organic gypsum
  - 2 lbs. Gro Power Plus soil conditioner or approved equal
- Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
- Double-stake all trees, or guy (multi-trunked trees) per details.
- Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium grind or approved equal shredded organic mulch in all shrub and ground cover areas (3" layer shredded mulch at base of all trees). Plants which do not tolerate mulch shall be excluded from this requirement. Use fine grind mulch in all seasonal color areas.
- Any compacted soils in planting areas shall be returned to a "friable" condition prior to the installation of plant materials. Friable condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will be allowed to spread unimpeded.
- Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
- Provide a 2' min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf.
- Install Jute Netting on all 2:1 or steeper slopes
- POTTING SOIL MIX
  Peat (Approximately 40%)
  Compost (Approximately 20%)
  Bark Ash (Approximately 5%)
  Vermiculite (Approximately 35%)

  CACTUS/SUCCULENT MIX
  Pumice or Perlite (Approximately 40%)
  Potting Soil Mix (Approximately 15%)
  Clean Washed River Sand (Approximately 10%)
  Loosened Coir (Approximately 35%)
- GROUNDCOVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%



SITE REFERENCE MAP- NOT TO SCALE

NORTH

0' 10' 20' 40'
1" = 20'-0"

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Email: charles@emeralddesign.com

Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE SHRUB, VINE, GROUNDCOVER, PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number
L18

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY	HEIGHT x WIDTH
	PLATANUS X. HISPANICA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX	MED	27	40'-80' x 30'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	LOW	51	25'-40' x 25'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	36" BOX	LOW	8	25'-40' x 25'-40'
	JACARANDA MIMOSIFOLIA STD	JACARANDA SINGLE TRUNK	48" BOX	MED	15	25'-40' x 15'-30'
	CITRUS AURANTIFOLIA 'BEARSS'	BEARSS SEEDLESS LIME	36" BOX	MED	5	15'-20' x 15'-20'
	ULMUS P. 'SEMPERVIRENS'	EVERGREEN CHINESE ELM	24" BOX	LOW	40	40'-60' x 50'-70'
	MELALEUCA NESOPHILA (MULTI TRUNK TREE FORM)	PINK MELALEUCA	36" BOX	LOW	6	15'-20' x 15'-20'
	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	MED	31	25'x15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' BTH SKINNED	LOW	10	100' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	276	4'-5' x 6'-8'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL	48" OC	LOW	49	4'-8' x 4'-8'
	BEAUCARNEA RECURVATA	BOTTLE PALM	24" BOX	72" OC	LOW	5	12'-15' X 9'-12'
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	1 GAL	36" OC	LOW	599	2'-3' x 5'-6'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	256	3' x 3'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	831	2' x 2'
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL	PER PLAN	LOW	71	5' x 5'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	1 GAL	30" OC	LOW	246	2'-3' x 3'
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL	PER PLAN	LOW	9	12'-20' x 3'-6'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	9	12'-15' x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	36" OC	LOW	984	2'-3' x 6'-8'
	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GAL	20" OC	LOW	195	1'-1.5' x 1'-1.5'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	30" OC	LOW	464	1.5' x 3'
	NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	64	6'-8' x 3'-4'
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL	36" OC	LOW	57	4' x 4'
	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	30	8'-10' X 6'-8'
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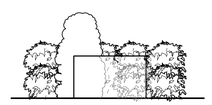

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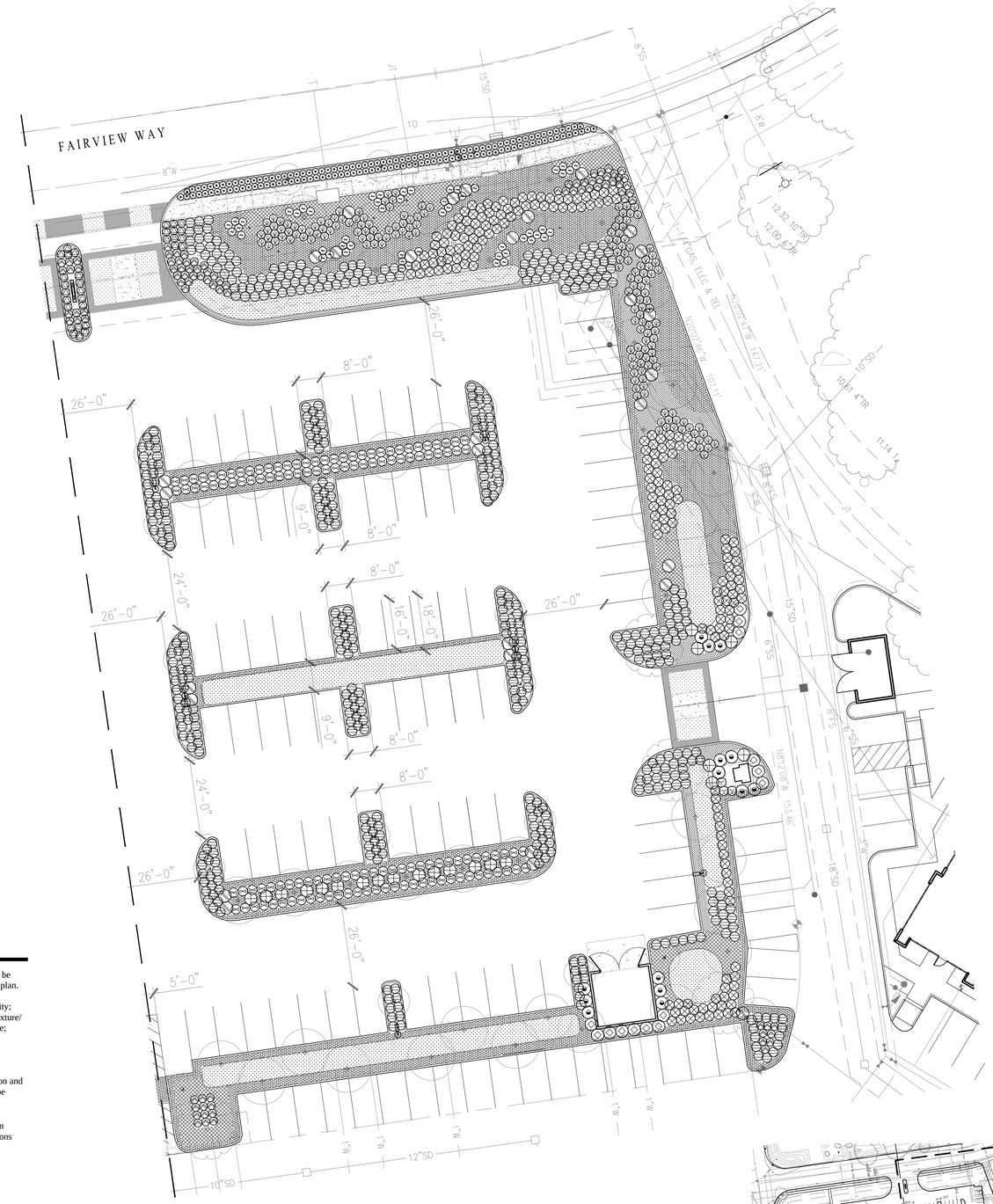

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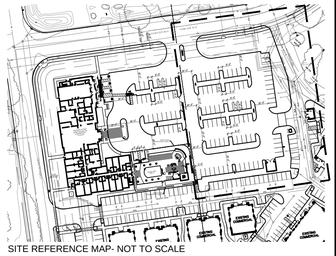

SITE REFERENCE MAP- NOT TO SCALE

NORTH

0' 10' 20' 40'
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FILE NAME: L18-19 PP VSG.DWG

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE SHRUB, VINE, GROUNDCOVER, PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number
L19

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LIGHTING LEGEND & NOTES

NTITY	SYMBOL	DESCRIPTION
3		WELL LIGHTS - MODEL FC-6LED-RG-BZ (10.1 WATTS EACH) TOTAL WATTS 30.3
9		UP LIGHTING- MODEL NP-9LED-BZ (11.2 WATTS EACH) TOTAL WATTS 100.8
18		UP/DOWN LIGHT ON PALM TRUNK- (ONE POINTED UP ONE POINTED DOWN, 2 TOTAL PER TREE, SEE DETAIL THIS SHEET) MODEL DE-6LED-LS-BZ WITH TREE BOX TB-BZ (10.1 WATTS EACH) TOTAL WATTS 181.8
14		DOWN LIGHTS MOUNTED TO END OF OVERHEAD STRUCTURE- (SEE DETAIL A SHEET L9 AND DETAIL A SHEET L10) MODEL DE-9LED-WM-BZ MOUNT TO STRUCTURE PER DETAIL (11.2 WATTS EACH) TOTAL WATTS 156.8
1	T	TRANSFORMER- PX-600-TPC-SS, 600 WATT ABOVE GRADE TRANSFORMER WITH 3' POWER CORD, TIME CLOCK AND PHOTOCELL BY FX LUMINAIRE (800) 866-1269 , www.FXL.com TOTAL WATTS USED IN SYSTEM= 469.7 WATTS - INSTALL IN POOL EQUIPMENT ROOM OR AS DIRECTED BY OWNER AND ENSURE AVAILABLE 120V POWER

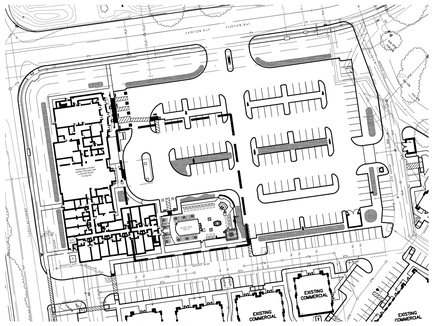
LIGHTS AND TRANSFORMER BY FX LUMINAIRE (800) 866-1269, www.FXL.com OR APPROVED EQUAL
-Install per manufactures specifications

NOTES:

- LIGHTING CONTRACTOR TO COORDINATE WITH PAVING CONTRACTOR TO PROVIDE SLEEVING UNDER PAVEMENT

- LIGHTING CONTRACTOR SHALL PROTECT ALL UNDERGROUND CABLE SPLICES FROM MOISTURE AND CORROSIVE FERTILIZER CHEMICALS.

- LIGHTING CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE POWER TO TRANSFORMER



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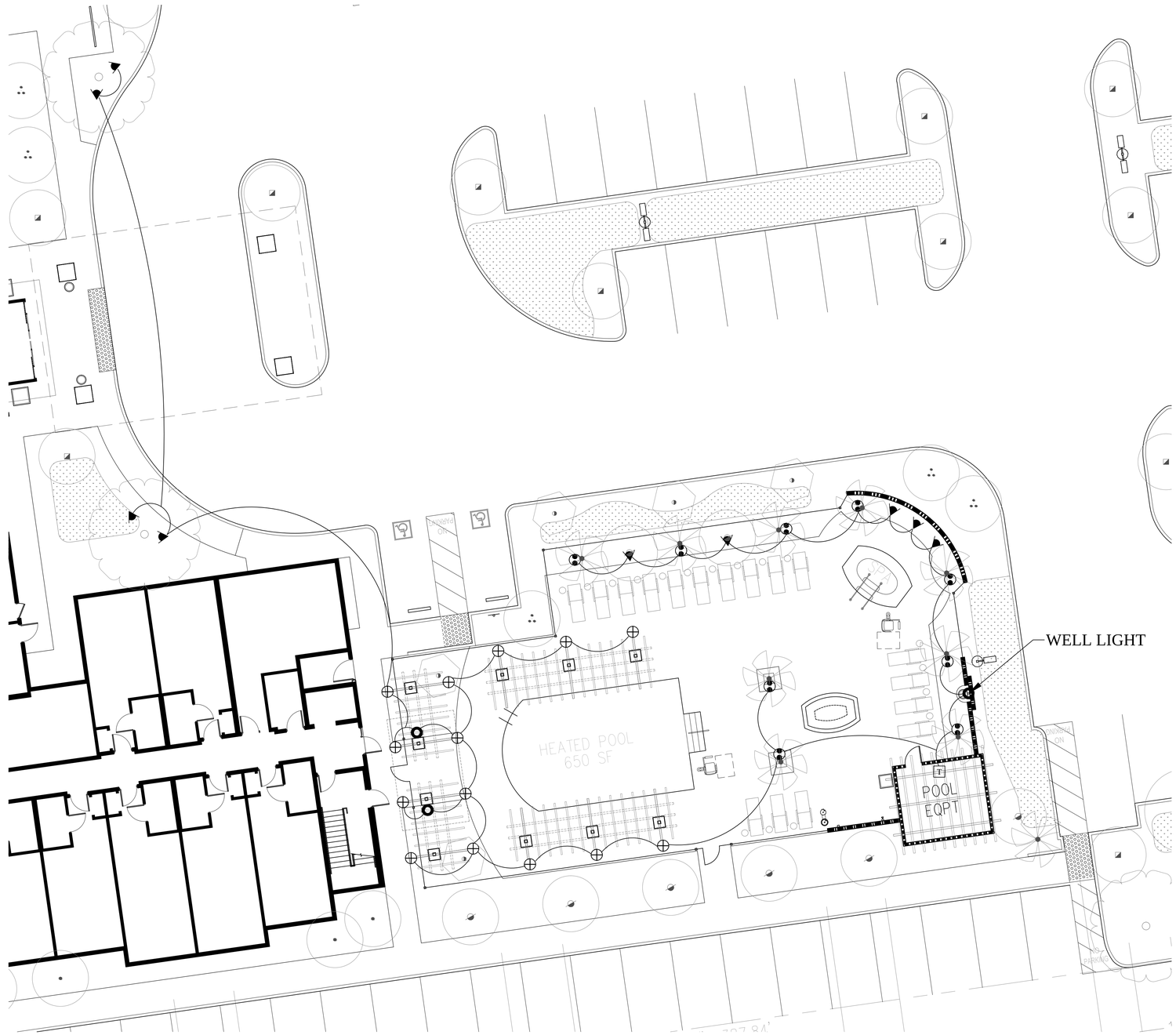

NORTH

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

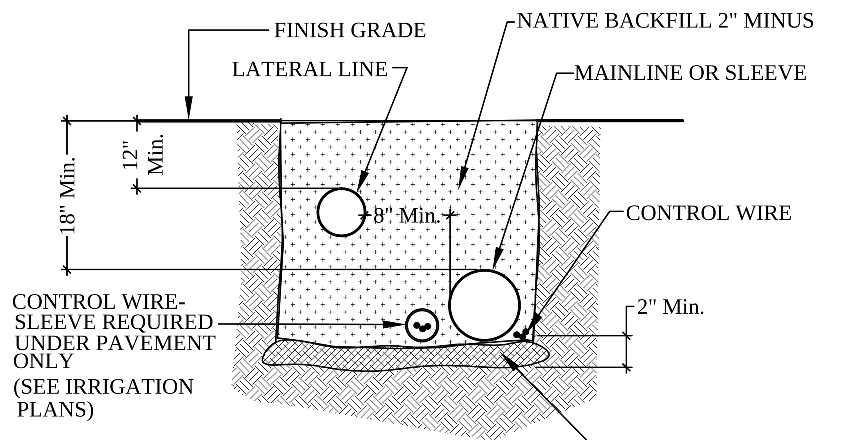
Revisions

Sheet Title
LANDSCAPE LIGHTING

Date Last Edited
JANUARY 23, 2014

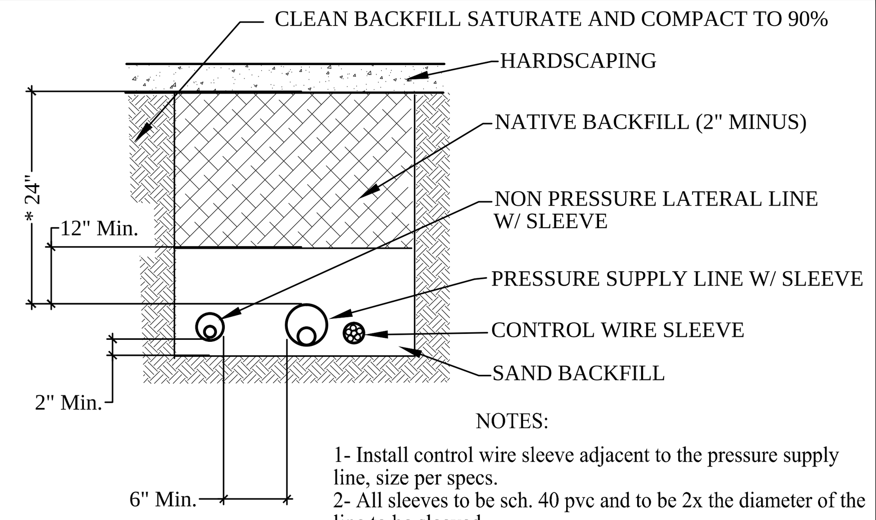
Sheet Number
L20

FILE NAME: L20 LIGHTING.DWG



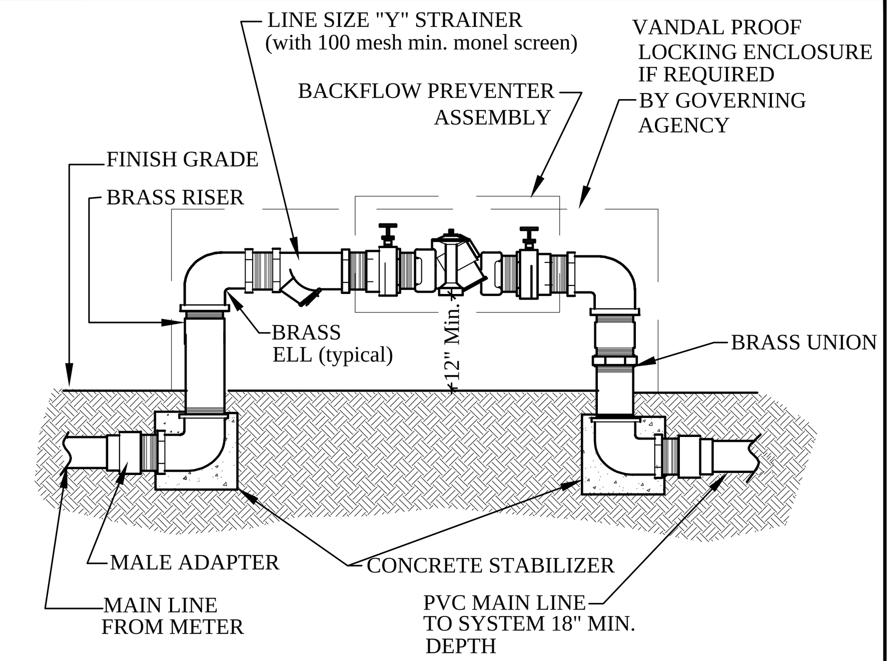
NOTE:
1. All plastic piping to be snaked in trenches.
2. Bundle & tape wiring at 10' intervals
3. Tie a loose 20" loop in wiring at change of direction greater than 30°. Untie all loops after all connections have been made.
4. See irrigation specifications for backfill and compaction requirements.

A TRENCHING

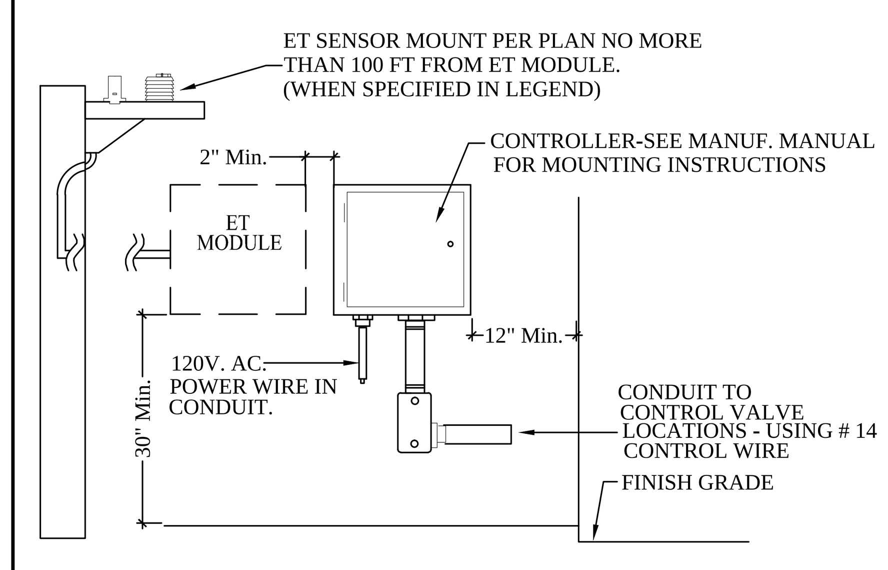


NOTES:
1- Install control wire sleeve adjacent to the pressure supply line, size per specs.
2- All sleeves to be sch. 40 pvc and to be 2x the diameter of the line to be sleeved.
* Increase this distance to 36" when sleeving under roadways and commercial traffic ways when instructed by inspector.
3- Sleeves shall be extended beyond hardscape to points as requested by inspector
4- If sleeves are to be used at a later date, contractor shall tape ends and provide a vertical mark at ends of sleeving at ground level.

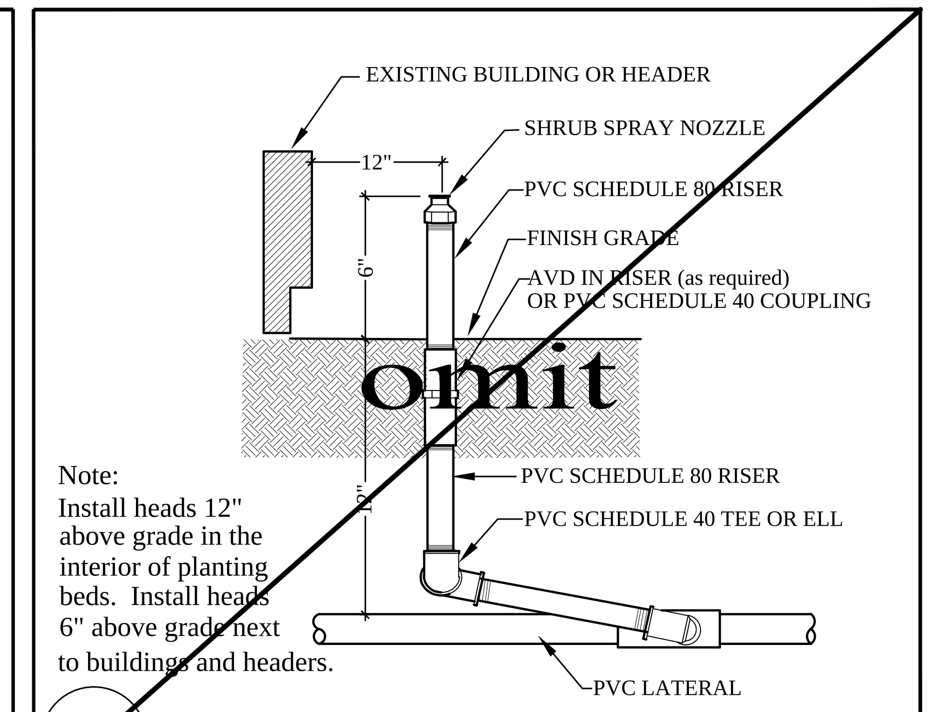
B SLEEVING DETAIL



C BACKFLOW PREVENTER DEVICE

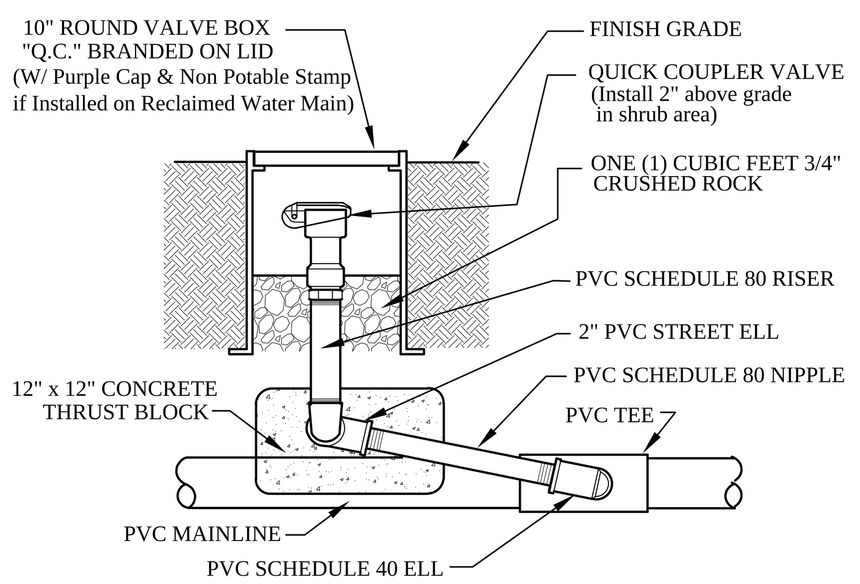


D WALL-MOUNT CONTROLLER WITH ET SENSOR



Note:
Install heads 12" above grade in the interior of planting beds. Install heads 6" above grade next to buildings and headers.

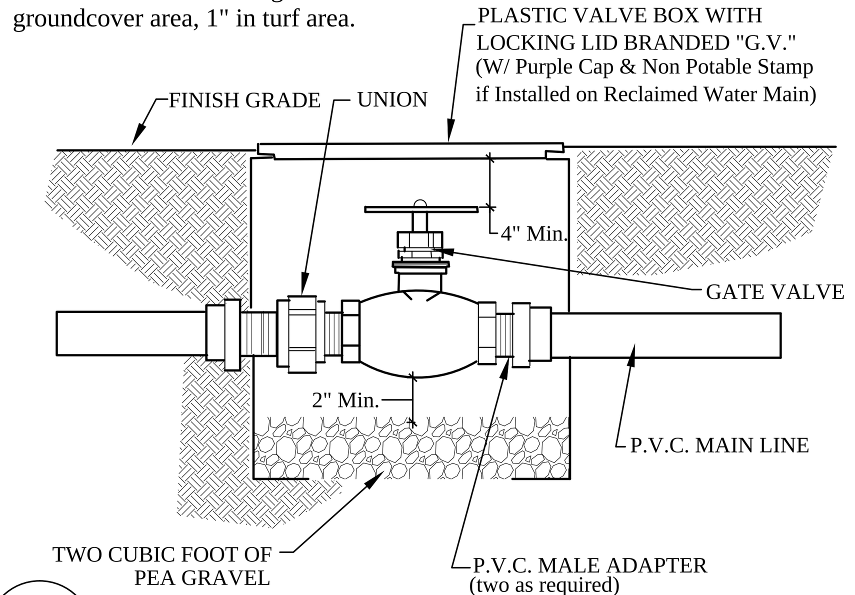
E SHRUB SPRAY BUBBLER



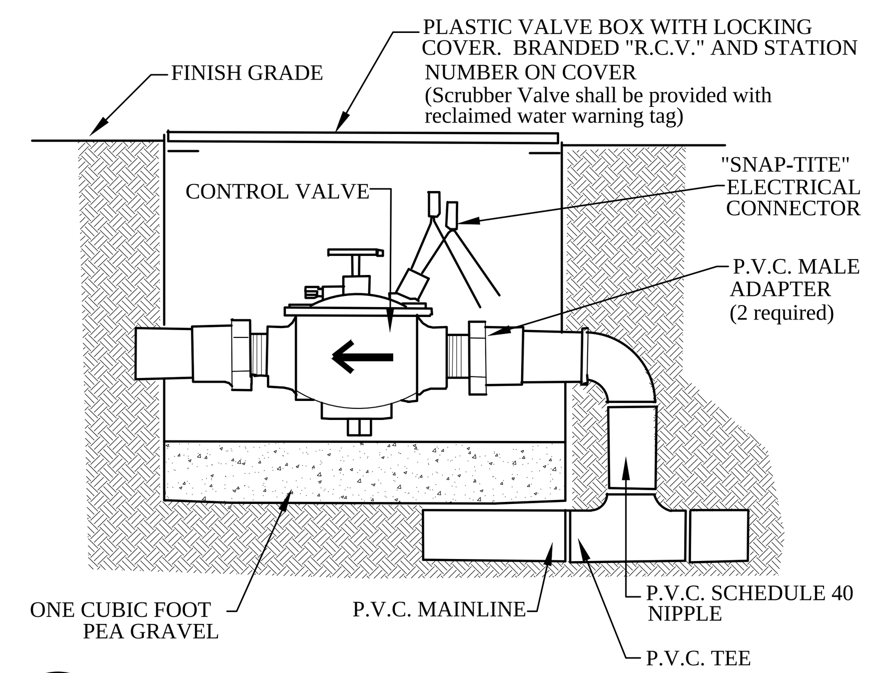
Note: Install 6" from nearest adjacent paved area

F QUICK COUPLING VALVE

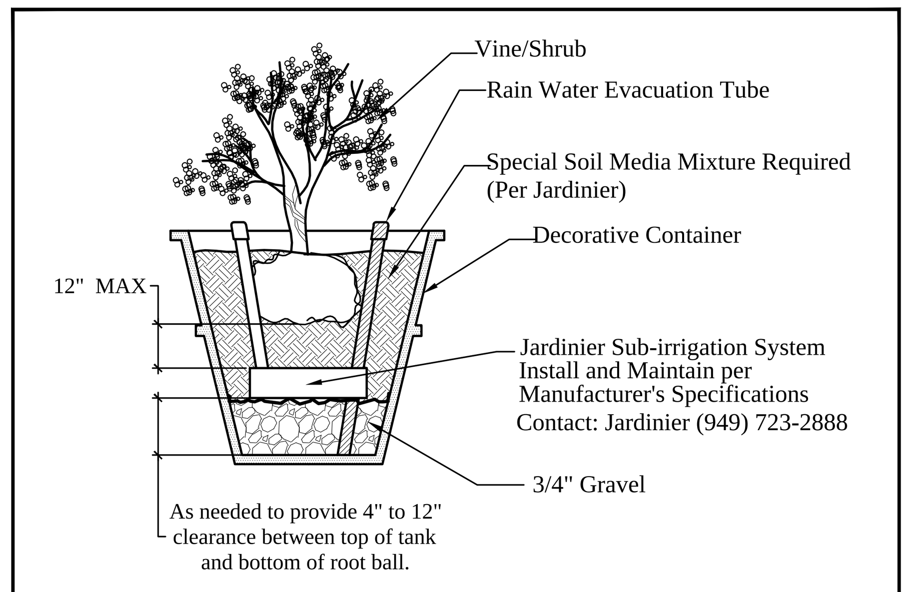
NOTE:
Install valve box so that the top of cover is 2" above finish grade in groundcover area, 1" in turf area.



G GATE VALVE

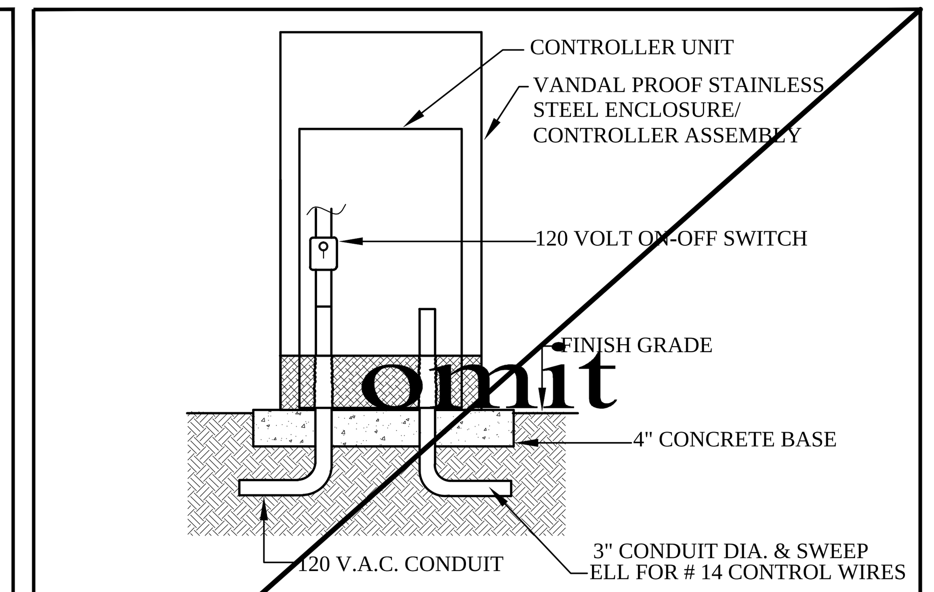


H ELECTRIC REMOTE CONTROL VALVE



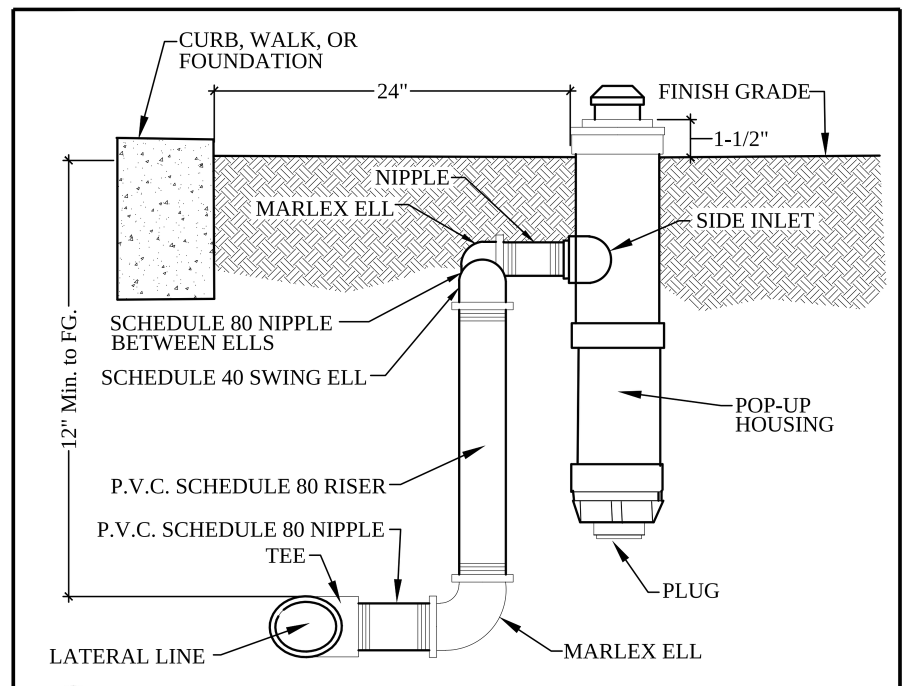
* Note: All Plants in Pots/Containers Shall Be Manually Irrigated Using Jardinier Sub-Irrigation Sys.

I CONTAINER IRRIGATION (TYP)

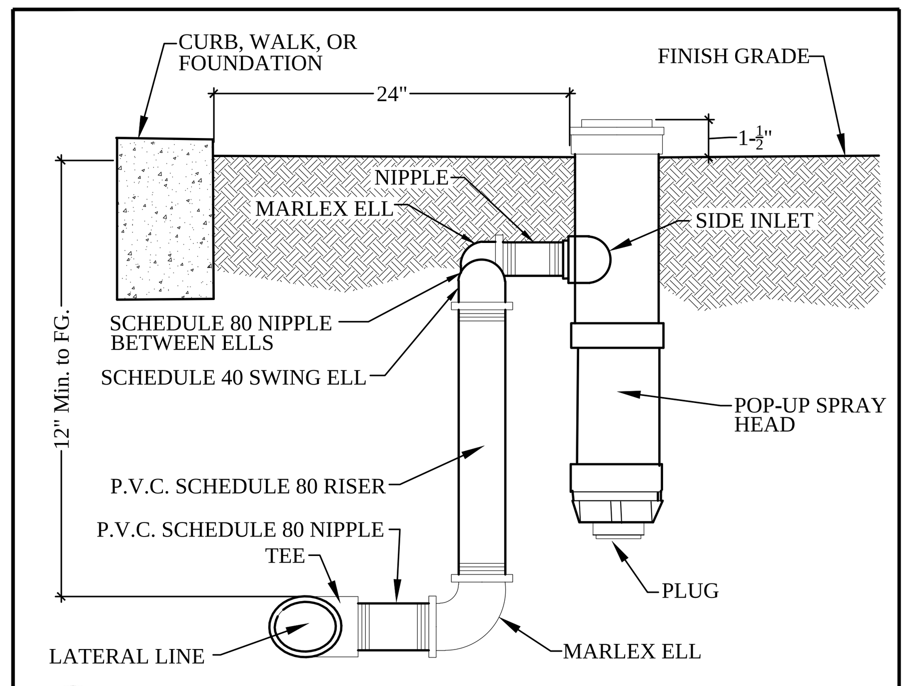


NOTE: All wire to be installed as per local code.
Provide commercial padlock and two (2) keys to owner.

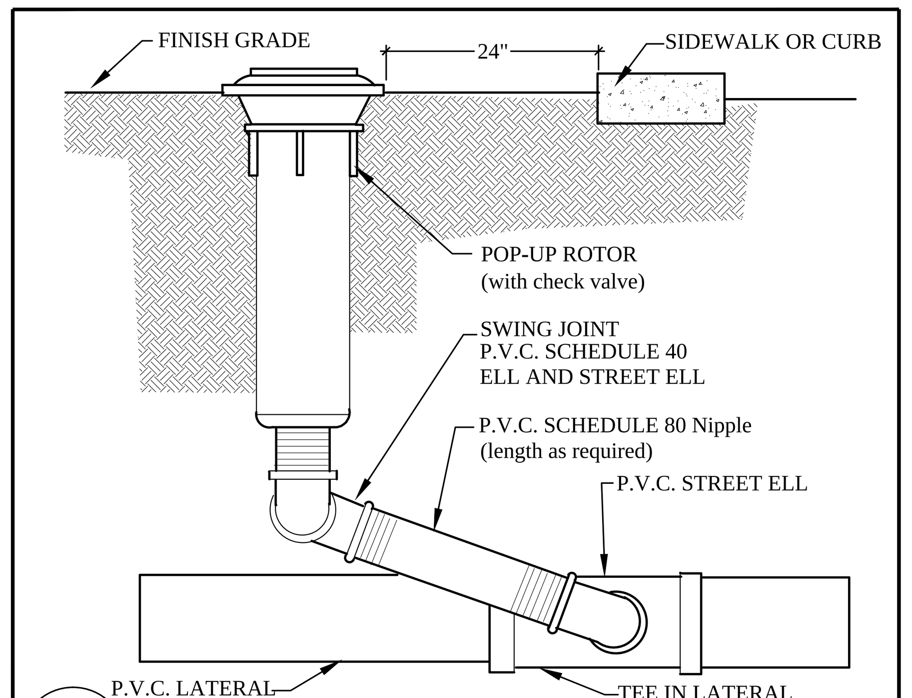
J PEDISTAL-MOUNT CONTROLLER



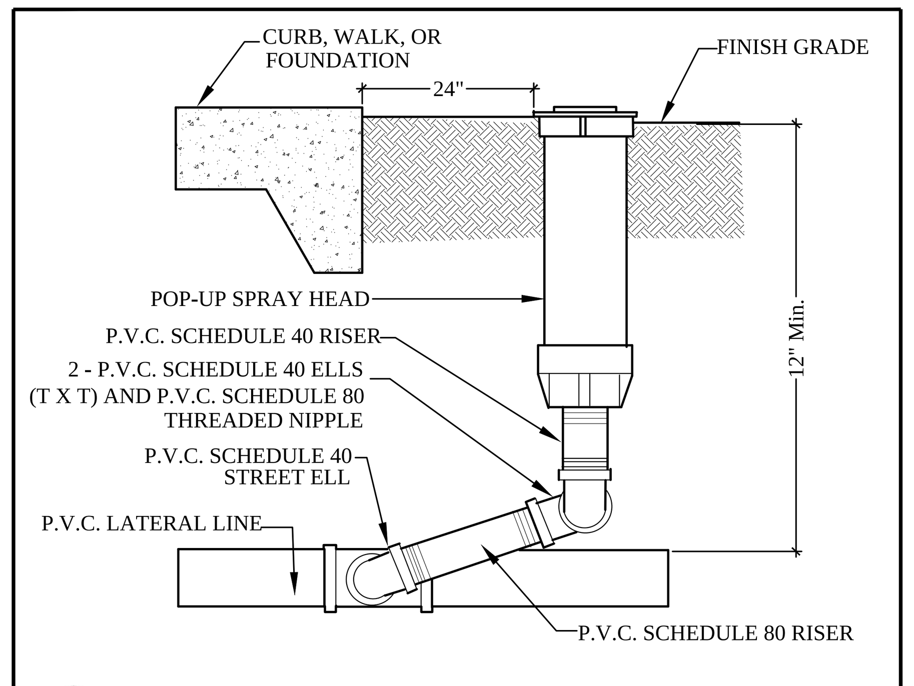
K POP-UP BUBBLER



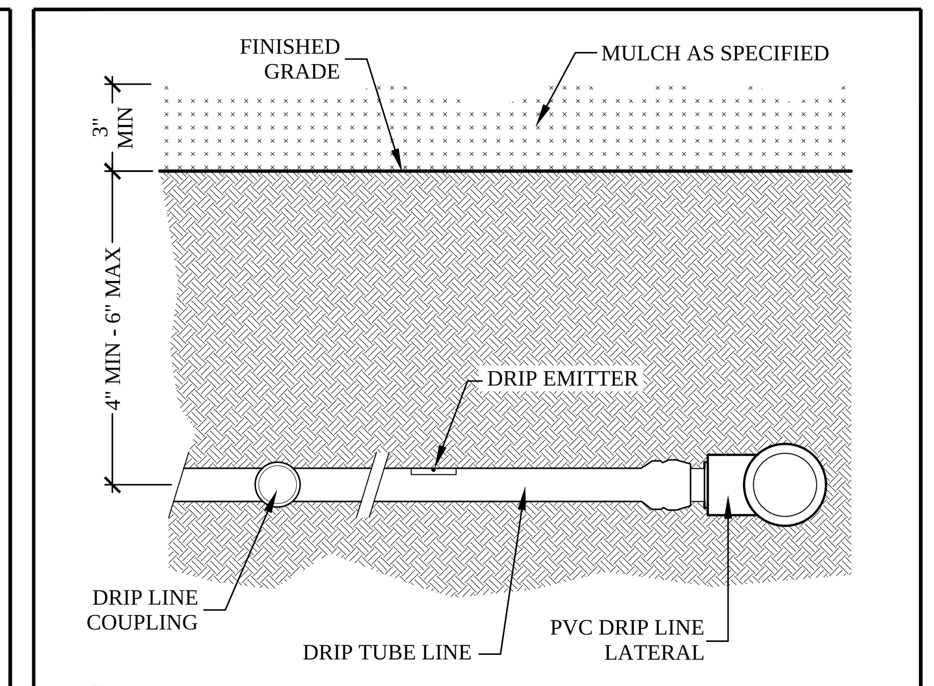
L SHRUB POP-UP



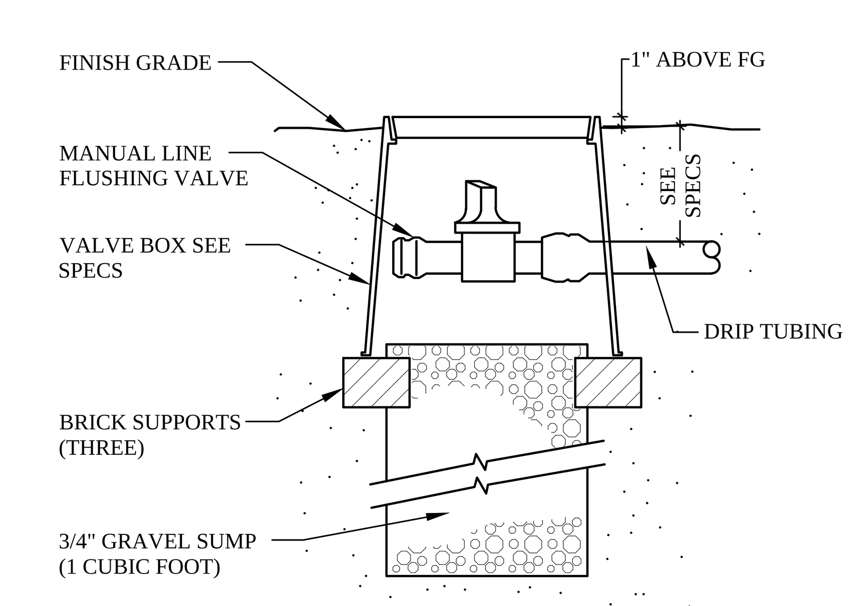
M POP-UP ROTOR



N TURF POP-UP

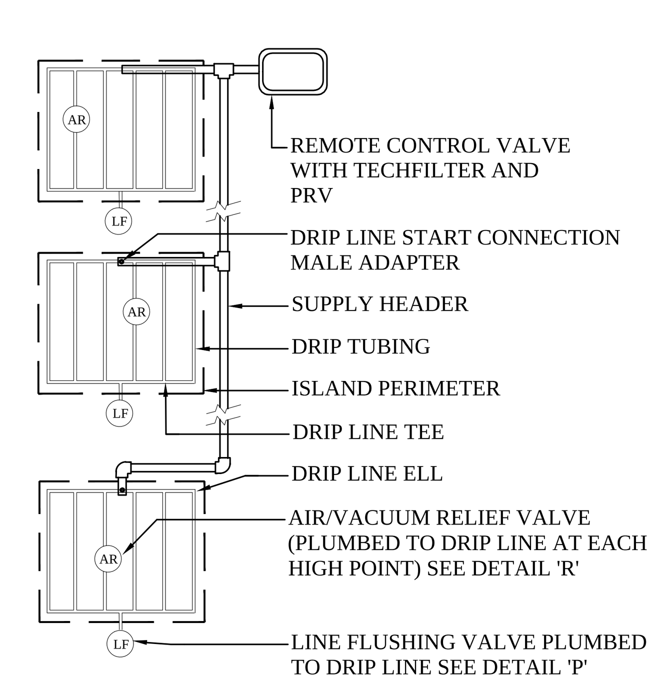


O DRIP LINE INSTALLATION

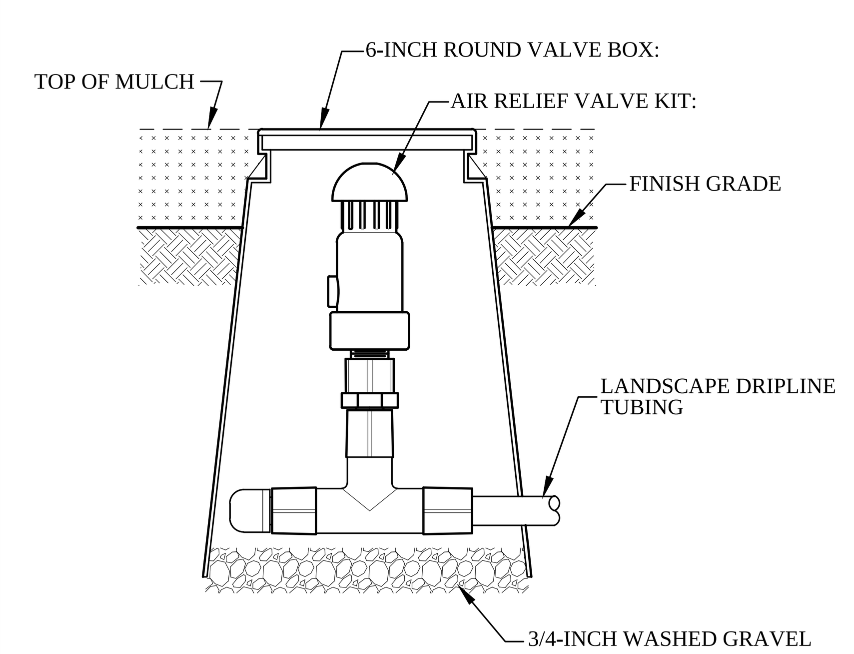


MANUAL LINE FLUSHING VALVE PLUMBED TO TUBING

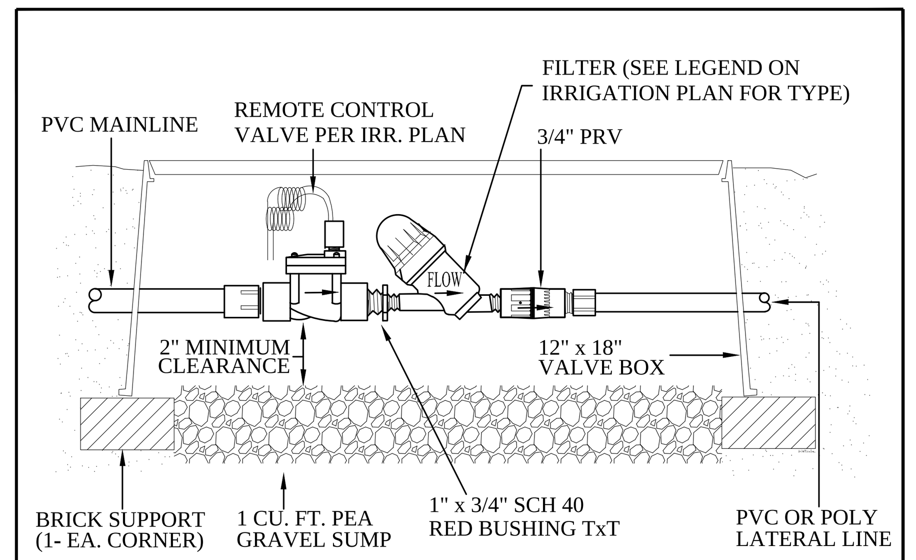
P MANUAL LINE FLUSHING VALVE



Q DRIP LINE ISLAND LAYOUT

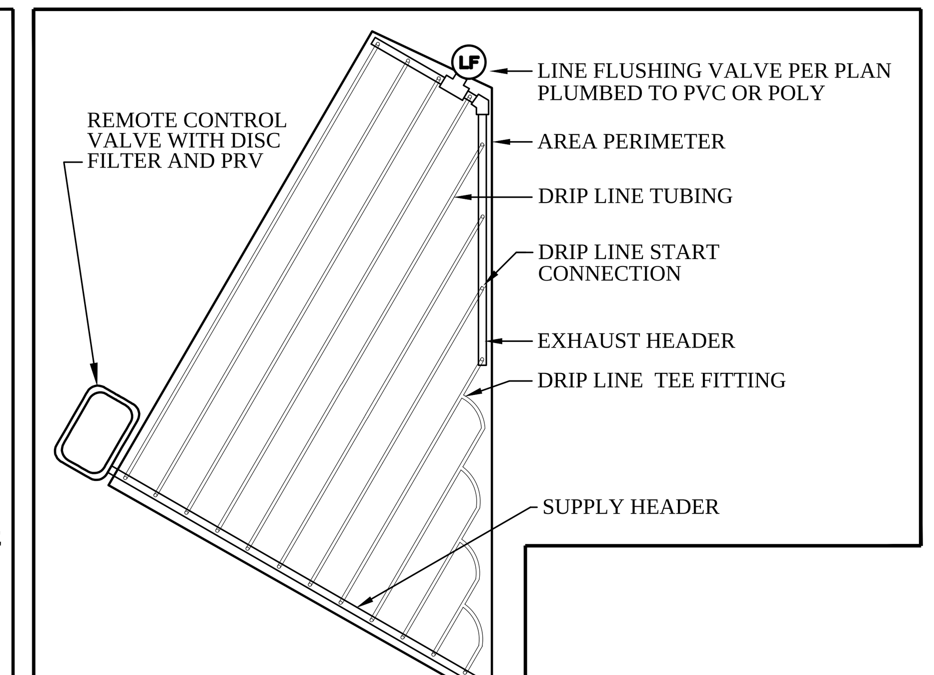


R AIR RELIEF VALVE IN VALVE BOX



LOW VOLUME CONTROL SYSTEM SEE IRRIGATION LEGEND FOR MODEL NUMBER AND DESCRIPTION

S LOW-VOLUME CONTROL ZONE ASSEMBLY



T DRIP LINE IRREGULAR AREAS: TRIANGULAR

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FILE NAME: L21 IRR DET.DWG

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Seal

Project
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1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

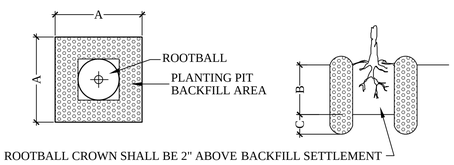
Sheet Title
LANDSCAPE IRRIGATION DETAILS

Date Last Edited
JANUARY 23, 2014

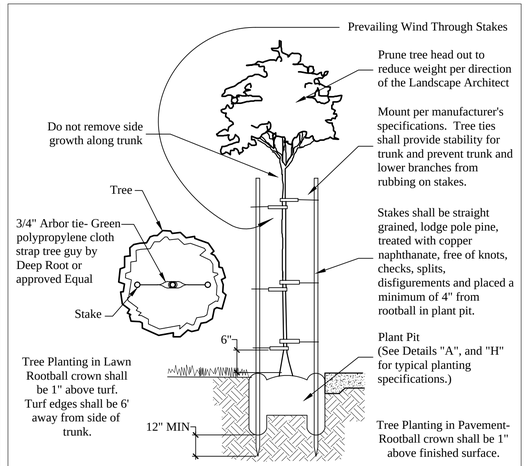
Sheet Number
L21

Container Size	A	B	C	D
1 Gallon	12"	7"	4"	-
2 Gallon	18"	8"	4"	-
5 Gallon	24"	12"	4"	-
7 Gallon	26"	16"	6"	-
15 Gallon	36"	18"	6"	48"
18" Box	42"	18"	6"	48"
24" Box	48"	22"	6"	48"
30" Box	54"	27"	12"	48"
36" Box	66"	32"	12"	48"
42" Box	78"	32"	12"	60"
48" Box	90"	36"	12"	60"
54" Box	102"	36"	12"	60"
60" Box	108"	42"	12"	72"
72" Box	120"	42"	12"	72"

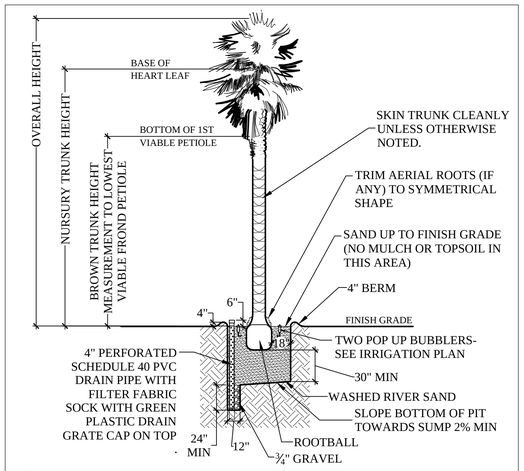
A, B, C and D refer to Details "B", "G" and "H" below.



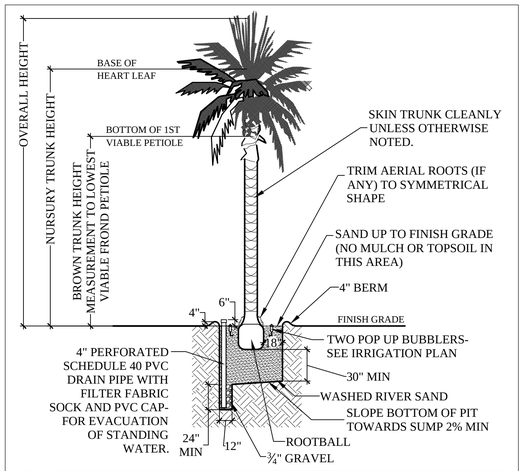
(A) PLANTING PIT LEGEND



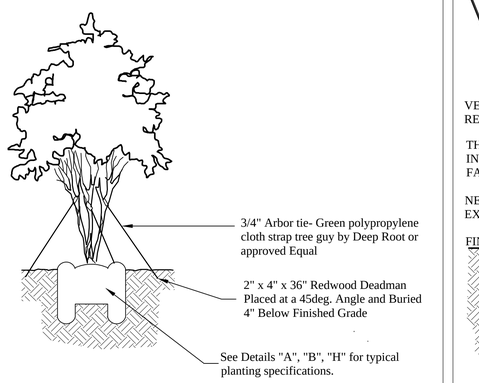
(B) TREE PLANTING



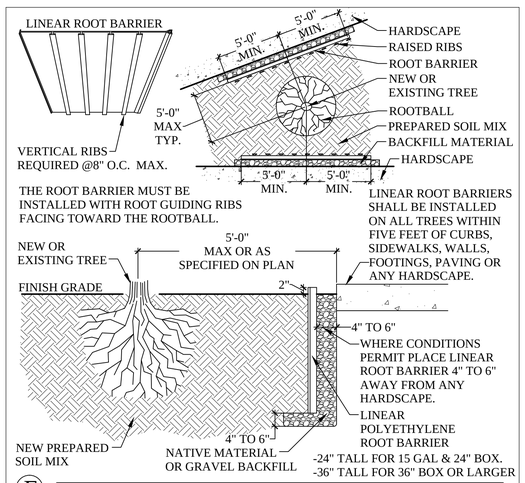
(C) FAN PALM



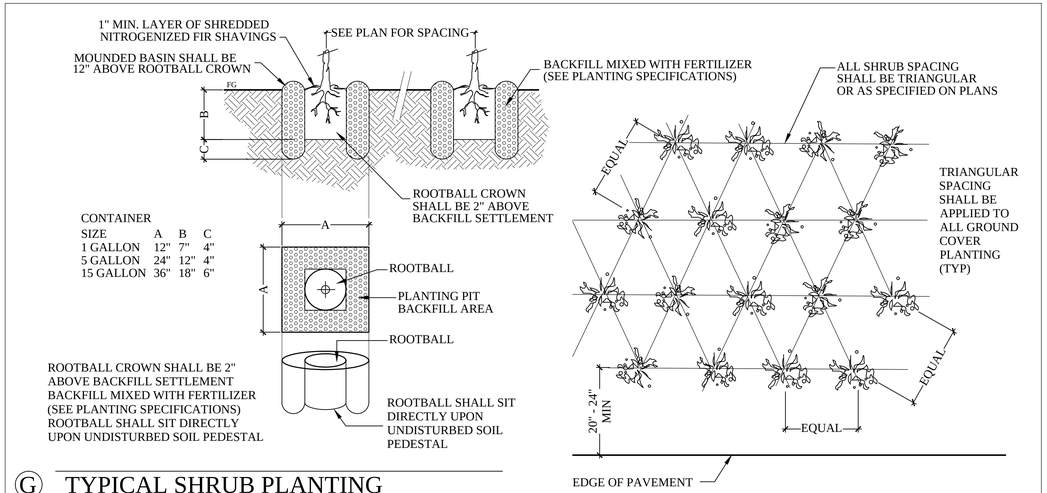
(D) FEATHER PALM



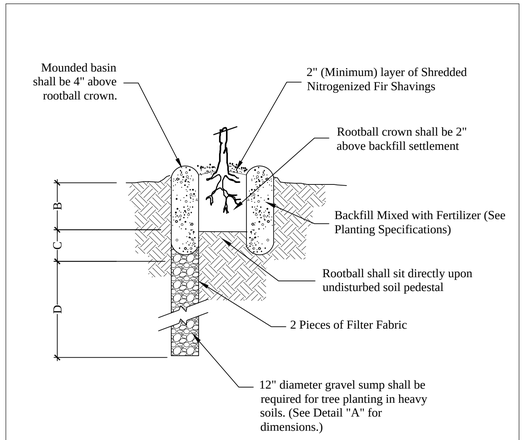
(E) MULTIPLE TRUNK GUYING



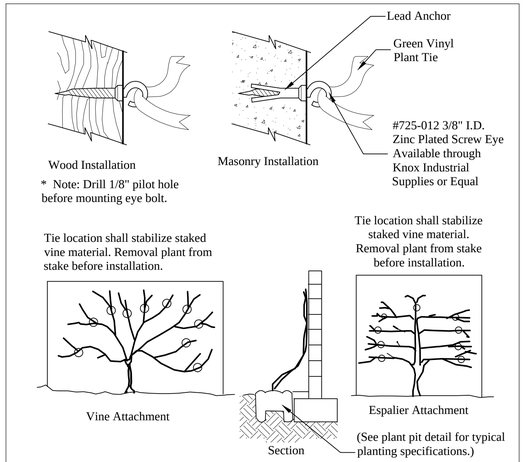
(F) LINEAR ROOT BARRIER PLANTING



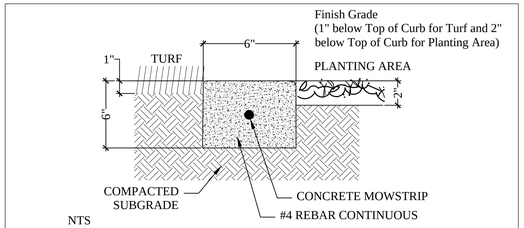
(G) TYPICAL SHRUB PLANTING



(H) HEAVY SOIL PLANTING

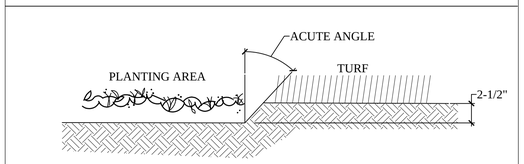


(I) ESPALIER AND VINE PLANTING



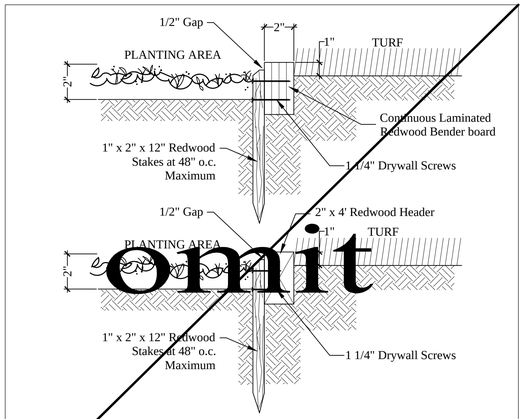
NTS

(J) 6" CONCRETE MOWSTRIP



NTS

(K) SHOVEL-CUT HEADER



omit

NTS

(L) REDWOOD HEADER

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE PLANTING DETAILS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L22

FILE NAME: L22 PP DET.DWG

IRRIGATION SYSTEM SPECIFICATIONS

Note: The general and specific conditions of these specifications are an integral part of the landscape construction documents and must be complied with.

1. GENERAL

A. SCOPE OF WORK

Provide all labor, materials, equipment, and services necessary to furnish and install Irrigation System as shown on the drawings and described herein.

B. QUALITY ASSURANCE AND REQUIREMENTS

1. Permits and Fees

The Contractor shall obtain and pay for any and all permits and all inspections as required.

2. Manufacturer's Directions

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of materials and articles used in this contract furnish directions covering points not shown in the drawings and specifications.

3. Ordinances and Regulations

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the conditions of these specifications and drawings shall take precedence.

4. Explanation of Drawings

Contractor is responsible for all offsets, fittings, sleeves, fixtures, and appurtenant devices etc., which may be required for proper operation and construction of the system. Contractor will carefully investigate the structural and finished conditions affecting all of the work and plan the work accordingly, furnishing such fittings; etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, other utilities planting, and architectural features.

The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary at no additional cost to the Owner.

C. SUBMITTALS

1. Material List

Furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.

Substitute equipment or materials installed or furnished without prior approval of the architect may be rejected and the Contractor required to remove such materials from the and replace them with approved materials site at his own expense.

Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

2. Record Drawings

a. The contractor shall prepare Record Drawings or As-Built plans showing the final construction field condition irrigation system
b. The Record Drawings/ As-Built plans shall be accurate, legible, and to a measurable scale, i.e.; 1"=20', 1/8" =1'-0" or other standard scale. These drawings are to be prepared on mylar or other reproductive material

c. On the Record Drawings/ As-Builts the contractor shall dimension from two permanent points of reference points of reference, building corners, sidewalk, or road intersections; etc., the locations of the following items:

(1) Connection to existing water lines.
(2) Connection to existing electrical power.
(3) Gate valves.
(4) Routing of sprinkler pressure lines (dimension max. 100' along routing)
(5) Sprinkler control valves.
(6) Routing of control wiring.
(7) Quick coupling valves.
(8) Other related equipment as directed by the Architect.

d. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed Record Drawings/ As-Builts to the Owner. Delivery of theses drawings will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

3. Controller Charts

a. Record drawings shall be approved by the Architect before controller charts are prepared.

b. Provide one controller chart for each controller supplied.

c. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.

d. The chart is to be a reduced drawing of the actual As-Built system. However, in the event the controller sequence is not legible when the drawing is reduced, the information shall be enlarged to a size that will be readable when reduced.

e. The circuits shown on the chart shall be color-coded and a different color shall be used to indicate the area of coverage for each controller station.

f. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils thick.

g. These charts shall be completed and approved prior to final inspection of the irrigation system.

4. Operating and Maintenance Manuals

Prepare and deliver operation and maintenance manuals as specified in Division 1 and as follows:
a. Catalog and parts sheets on every material and all equipment installed under this Contract.
b. Guarantee statement.
c. Complete operating and maintenance instructions on all major equipment.

d. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

5. Equipment to be Furnished

Supply as a part of this Contract the following tools:
a. Two sets of any special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
b. Two five-foot valve keys for operation of gate valves.
c. Two keys for each automatic controller.
d. One quick coupler key and matching hose swivels per four quick coupling valves installed.
e. Two sets of operation manuals for automatic controllers and valves.
f. Any other equipment deemed necessary by the Manufacturer's instructions to the proper operation of the irrigation system.

The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that Owner has received material must be shown to the Architect.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading unloading, and storing PVC pipe and fittings. Do not subject PVC pipe to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

E. GUARANTEE

The guarantee for the sprinkler irrigation shall be made in accordance with the form shown below. A copy of the guarantee form shall be included in the operations and maintenance manual. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace and defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT:_____
LOCATION:_____

SIGNED:_____
Contractor _____
ADDRESS:_____

PHONE:_____
DATE OF ACCEPTANCE:_____

II PRODUCTS

A. MATERIALS

1. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

2. PVC Pressure Main Line Pipe and Fittings

a. Pressure main line piping for all sizes shall be PVC Class 315 for 2" and larger, schedule 40 for 1-1/2" and smaller.
b. Pipe shall be made from NSF approved type 1, Grade 1 PVC compound conforming to ASTM resin specification 1785. All pipe shall meet requirements as set forth in Federal Specifications PS-21-70. (Solvent-weld pipe).
c. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.
d. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
e. All PVC pipe shall bear the following markings:

(1) Manufacturer's name.
(2) Nominal pipe size.
(3) Schedule or Class.
(4) Pressure rating in PSI.
(5) NSF (National Sanitation Foundation) approval.

f. All fittings shall bear the manufacturer's name or trademark material designation, size, applicable I.P.S. schedule and NSF seal of approval.

3. PVC Non-Pressure Lateral Line Piping

a. Non-pressure buried lateral line piping shall be PVC schedule 40 with solvent weld joints.
b. Pipe shall be made from NSF approved, Type 1 Grade II PVC compound conforming to ASTM resin specification D1784. All pipe shall meet requirements set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
c. Except as noted in section II-A2, a & b, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section II-A-2 of these specifications.

4. UVR I PVC Pipe on Grade

a. All pipe on grade shall be schedule 40 UVR/ PVC pipe.
b. All pipe and fittings shall bear a permanent identifiable label of "Brownline UVR/ PVC. The piping and installation shall be in accordance with the requirements of the latest edition of the International Association of Plumbing and Mechanical Officials (IAPMO) Standard 1S-8.
c. All lateral piping shall be installed on the surface and anchored at 10' O.C. by a #3 rebar with a "J" hooked radius driven 24" into solid ground.
d. Horizontal piping stakes shall be within 12" of the sprinkler riser.
e. Each pipe riser serving a sprinkler head shall be anchored by a riser stabilizer assembly constructed of a #4 rebar driven 24" into solid ground and fastened to the riser by two (2) galvanized or stainless steel bands.
f. All risers and fittings used on UVR IPVC pipe shall be IFS schedule 40 or 80 as manufactured by " Brownline Pipe C.o.".

5. Brass Pipe and Fittings

a. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification #WW-P-351.
b. Fittings shall be red brass conforming to Federal Specification #WW-P-460.

6. Gate Valves

a. Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc.
b. Gate valves 3" smaller shall be threaded ends and shall be equipped with a bronze handwheel.
c. Gate valve 3" and smaller shall be similar to those manufactures by Nibco or approved equal.
d. All gate valves shall be installed per installation detail.

7. Quick Coupling Valves

a. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I.

8. Backflow Prevention Units

a. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install backflow prevention units in accordance with irrigation constructions details, and local prevailing codes.
b. Wye Strainers at backflow prevention units shall have a bronzed screwed body with 60 mesh model screen and shall be Watts #777 or approved equal.

9. Check Valves

Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valves shall be field adjustable again draw out from 5 to 40 feet of head. The anti-drain valve shall be similar to the Valcon ADV or approved equal.

10. Control Wiring

a. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire from each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
b. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
c. Where more than one (1) wire is placed in a trench, wiring shall be taped together at intervals of ten (10) feet.
d. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
e. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird snap-rite connector, or approved equal. Use one splice per connector sealing pack.

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FILE NAME: L23-24 IRR SPEC.DWG

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Email: calvin@emeralddesign.com

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Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE IRRIGATION SPECIFICATIONS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L23

11. Automatic Controllers
a. Automatic controllers and climate sensors and flow sensors shall be of size and type shown on the Plans.
b. Final location of automatic controllers shall be approved by the Owner's authorized representative.
c. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The coordination with Electrical Contractor and final electrical hook-up shall be the responsibility of the irrigation contractor.
d. The contractor is responsible for properly programming the controller in conjunction with specified sensors. Coordinate with the manufacturer for any needed assistance.

12. Electric Control Valves
a. All electric control valves shall have a manual flow adjustment.
b. Provide and install one control valve box for each electric control valve.

13. Control Valve Boxes
a. Use 9 by 24 inch round box for all gate valves, Brooks #9 or approved equal.
b. Use 9-1/2 by 16 by 1 I-inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.

14. Sprinkler Heads
a. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the plans and/or specified on these special provisions.
b. Spray heads shall have a screw adjustment.
c. Riser units shall be fabricated in accordance with the details.
d. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler head.

III. EXECUTION

A. INSPECTION

1. Site Conditions
a. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architect's approval prior to proceeding with work under this Section.
b. Exercise extreme care in excavating and working near utilities. Contractor shall be responsible for damages to utilities which are caused by his operation or neglect. Check existing utilities drawings for existing utility locations.
c. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, or ground covers.

B. PREPARATION

1. Physical Layout
a. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
b. All layout shall be approved by Architect prior to trenching.

2. Water Supply
a. Sprinkler irrigation system shall be connected to water supply points of connections as indicated on the drawings.

3. Electrical Supply
a. Electrical connections for automatic controller shall be made to electrical points of connections as indicated on the drawings.
b. Contractor is responsible for minor changes caused by actual site conditions.

C. INSTALLATION

1. Trenching
a. Dig trenches straight and support pipe continuously on sand or native bedding at bottom of trench. Remove all stones or sharp objects from trench . Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
b. Provide for a minimum of eighteen (18") inches cover for all pressure supply lines.
c. Provide for a minimum cover of (12") inches for all non-pressure lines.
d. Provide for minimum cover of eighteen (18") inches for all control wiring.

2. Backfilling
a. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated material approved by the Soils Engineer for backfilling consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be compacted in landscape areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken, areas, humps or other surface irregularities.
b. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
c. Flooding of trenches will be permitted only with the approval of the Soils Engineer and Architect.
d. If settlement occurs and subsequent adjustments in pipe, valves sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.

3. Trenching and Backfill Under Paying
a. Trenches located under areas of paving, asphaltic concrete shall be backfilled with sand (a layer six inches below the pipe and three inches above the pipe) and compacted in layers to 90% left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
b. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and or concrete is necessary, it shall be done and replaced by the Contractor as part of the Contract cost. Permission to cut or break sidewalks and or concrete shall be obtained from the Property Owner.
c. Provide for a minimum cover of twenty-four inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

4. Assemblies
a. Routing of sprinkler irrigation lines as indicate on the drawing is diagrammatic. Install lines and various assemblies to confirm with the details shown on drawings.
b. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
c. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform, such work in accordance with best standard practice with prior approval of Architect.
d. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-welding methods shall be as recommended by the pipe and fittings manufacture.
e. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required use threaded PVC adapters into which the pipe may be welded.

5. Line Clearance
a. All lines shall have a minimum clearance of six inches from each other. Parallel lines shall not be installed directly over one another. No other trades are allowed in same trench with irrigation pipe

6. Automatic Controller
a. Install controller in a vandal-proof enclosure.
b. Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequences shown on the drawing.
c. Automatic controllers shall be of size and type shown on the plans.
d. Final location of automatic controllers shall be approved by the Owner's authorized representative.
e. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.
f. Remote Control Valves Install where shown on drawings and details. When grouped together, allow at least twelve inches between valves. Install each remote control valve in a separate valve box.

8. Flushing of System
a. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed and prior to installation of sprinkler heads the control valves shall be opened and a full head of water used to flush out the system.
b. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect

9. Sprinkler Heads
a. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
b. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

D. TEMPORARY REPAIRS
a. The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the builder-Developer shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

E. FIELD QUALITY CONTROL

1. Adjustment of the System
a. The Contractor shall flush and adjust heads for optimum performance and to prevent over spray onto walks, roadways, walls fences, windows, and buildings as much as possible.
b. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of are as required.
c. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten days after notification by Owner.
d. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

2. Testing of Irrigation System
a. The Contractor shall request the presence of the Architect in writing at least 48 hours in advance of testing.
b. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
NOTE: Testing of pressure main lines shall occur prior to installation of electric control valves.
c. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proved watertight prior to paving.
d. Sustain pressure in lines for not less than two hours for laterals and 4 hours for mainlines. If leaks develop, replace joints and repeat test until entire system is proven water-tight.
e. All hydrostatic tests shall be made only in the presence of the Architect and City Landscape Inspector or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing and shall be re-tested after backfill operations are complete.
f. Furnished necessary force pump and all other test equipment.
g. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate without bringing this to the attention of the Architect. This test shall be accomplished before any groundcover is planted.
h. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

F. MAINTENANCE

1. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting.
2. The Architect reserves the right to waive or shorten the operation period.

G. CLEAN-UP

Clean-Up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained to the site or the work of others shall be repaired to its original condition.

H. FINAL OBSERVATION PRIOR TO ACCEPTANCE

1. The Contractor shall operate each system in its entirety for the Architect at time of final observation. Any items deemed not acceptable by the Observer shall be reworked to the complete satisfaction of the Architect.
2. The Contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

I. OBSERVATION SCHEDULE

1. Contractor shall be responsible for notifying the Architect in Advance for the following observations according to the time indicated:
a. Pre-Job Conference - 7 days
b. Pressure supply line installation and testing - 4 days
c. Automatic Controller installation - 4 days
d. Control wire installation - 4 days
e. Lateral line and sprinkler installation - 4 days
f. Coverage test - 4 days
g. Final observation - 7 days

2. When inspections have been conducted by other than the Architect, show evidence of when and by whom these inspections were made.

3. No observation shall commence without As-Built drawings. In the event the Contractor calls for an observation without As-Built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Architect at the hourly rate in effect at the time the observation, portal to portal plus transportation cost. Subsequent inspections will not be performed until this charge is paid.

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Seal

Project
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Issue

Revisions

Sheet Title
LANDSCAPE IRRIGATION SPECIFICATIONS

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LANDSCAPE PLANTING SPECIFICATIONS

Note: The general and specific conditions of these specifications are an integral part of the landscape construction documents and must be complied with.

1. GENERAL

A. SCOPE OF WORK

Furnish all labor, materials, equipment, and services necessary to provide all landscape planting as shown on the drawings and specified.

B. QUALITY ASSURANCE

1. Source Quality Control

a. Submit documentation that all plant material has been ordered to least five days prior to start of work under this Section. Arrange procedure for inspection of plant material with Architect at time of submission.

b. Plants shall be subject to inspection and approval of Architect at place of growth upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of the work. Submit written request for inspection of plant material of plants to be inspected at this time if, in his judgment, a sufficient quantity of plants is not available for inspection.

c. The Landscape Architect and Owner have contractually agreed to notify the Landscape Contractor that he will be responsible for financial reimbursement to the Landscape Architect for Additional and unanticipated time and materials required to organize, re-design, re-inspect or to do whatever is required to guide a substandard installation or one which is not within substantial conformance to the Plans and Specifications back to an acceptable installation. Said reimbursement will in the form of a charge to the Contractor from the Owner.

C. SUBMITTALS

Certificate of Inspection of plant material by State or Federal Authority

D. PRODUCT DELIVERY, STORAGE AND HANDLING

1. Delivery

a. Deliver fertilizer to site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.

b. Deliver plants with legible identification labels.

1. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.

2. State correct plant name and size indicated on plant list.

3. Use durable, waterproof labels with water-resistant ink which will remain legible for at least 60 days.

c. Protect material during delivery to prevent damage to rootball or desiccation of leaves

d. The contractor shall notify the Landscape inspector four days in advance delivery of all plant materials and shall submit an itemized list of plants in each delivery.

2. Pruning

At no time shall the tree or plant materials be pruned, trimmed or topped prior to delivery, and alteration of their shape shall be conducted only with the approval of the Landscape Architect.

3. Right of Inspection

The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.

4. Soils Test

Two copies of soils tests performed by an approved agronomic soils testing laboratory shall be submitted with plans. All soil samples shall be taken in the field by a qualified soils technician and submitted with plans to testing labs unless prior approval for alternative procedures is given by the City Engineer Tests shall include a fertility and suitability analysis with written recommendations. Contractor shall comply with recommendations given for soil amendments, plant material selections and irrigation equipment.

5. Storage

a. Store plant material in shade and protect from weather.

b. Maintain and protect plant material not to be planted within four hours.

6. Handling

a. Do not drop plant material

b. Do not pick up container plant material by stems or trunks

E. JOB CONDITIONS

1. Planting

Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.

2. Scheduling

Install trees, shrubs and liner stock plant material before hydraulic seeded lawn areas are installed.

F. SAMPLES AND TESTS

1. The Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by Landscape Architect. Rejected materials shall be immediately removed from the site and premises at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.

2. Agricultural Suitability of the soil shall be determined by a credentialed soil science laboratory. The Laboratory shall prepare a written report on the soil testing which shall include a detailed description of test results along with recommendations for backfill and surface soil amendments. The contractor shall be responsible for the testing and for following the recommendations of the agronomic soils report.

3. Agricultural suitability analysis of soil.

a. Must include pH measurement in the Saturation Extract, Electrical Conductivity of the saturation extract and Sodium Adsorption Ratio of the saturation extract. The approved procedures are the following:

pH Method 21
Saturation Extract Method 2
Sodium Adsorption Ratio Method 20b

Methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils".

b. The following nutrients and elements must be determined with an American Society of Agronomy or Soil Science Society of America approved extraction method. Interpretation data must be given citing concentrations which are considered to be low, medium and high:
boron, calcium, copper, iron, magnesium, manganese, molybdenum, phosphorus, potassium, sodium, sulfur, and zinc

(1) The approved methods are those cited by the Council on Soil Testing and Plant Analysis and those methods currently published by Soil Science Society of America manuals, Communications in Soil Science and Plant Analysis, Soil Science and Soil Science Society of America Journal. Approved methods for phosphorus are Bray Pl, Bray P2, Olsen P, DTPA, ammonium acetate, and ammonium bicarbonate-DTPA. Approved methods for boron are hot water extract and ammonium bicarbonate-DTPA extract.

c. The saturation extract must be analyzed for calcium, magnesium, sodium, boron, chloride, phosphorus, nitrate and sulfate.

d. The following trace metals must be measured by the DTPA extract: aluminum, arsenic, cadmium, chromium, cobalt, lead, lithium, nickel, selenium, silver, strontium, tin and vanadium.

e. The presence of calcium carbonate and/or magnesium carbonate must be determined.

f. Soil Texture (gravel, sand, silt and clay) must be determined. Determine organic matter content by the measurement of organic carbon. The quality of the organic matter shall be determined by measuring organic carbon and total nitrogen.

g. Interpretation of nutritional deficiencies or excesses and potential toxicities must be given.

h. Determine the following by methods approved by the American Society of Agronomy as published in the Methods of Soil Analysis, methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils, " and bulk density of clods by the method published in Soil Science, vol 155, 325-330 (1993):

Exchangeable Ammonium cation
Base Saturation
Cation Exchange Capacity
Water Infiltration Rate - Method 34b of Agricultural Handbook Number 60

i. If required for more complete soil characterization, determine the following by methods approved by the American Society of Agronomy as published in the Methods of Soil Analysis, methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils, " and bulk density of clods by the method published in Soil Science, vol 155, 325-330 (1993):

Carbonates Measurement
Soil Bulk Density (Compaction)

3. Elemental determinations to made according to methods approved by the EPA or by the American Society of Agronomy

a. Optional - Growth Test for Toxic Constituents and/or Poor Physical Properties

1. Grow a dicot plant species and a monocot species with and without activated charcoal. Measure yield and percent of germination for all treatments. Report conclusions and findings.

G. GUARANTEE AND REPLACEMENTS

1. Guarantee

All plant material installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one year (trees) or 6 months (shrubs) after date of acceptance by Owner. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the Contractor at his expense.

2. Replacement Any materials found to be dead, missing or in poor ion during the establishment period shall be replaced immediately. The Landscape Architect, or his/her consultants, shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.

II. PRODUCT

A. GENERAL

The following organic soil amendments and fertilizer are to be used for bid price basis only. Specific amendments and fertilizer specifications will be made after grading operations are complete and soil samples are tested by Owner. All materials shall be of standard, approved and first-grade quality and shall be in prime condition when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original, unopened container bearing the manufacturer's guaranteed analysis. Contractor shall supply Landscape Architect with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.

B. SPECIFIC

1. Suitable Import, Borrow Topsoil or Reclaimed soil

a. General - Topsoil shall be free of roots, clods, stones larger than 1-inch in the greatest dimension, pockets of coarse sand, noxious weeds, sticks, lumber, brush and other litter. It shall not be infested with nematodes or other undesirable disease-causing organisms such as insects and plant pathogens.

(1) Topsoil shall be friable and have sufficient structure in order to give good health and aeration to the soil.

b.. Gradation limits - soil shall be a sandy loam, loam, or clay loam. The definition of soil texture shall be the USDA classification scheme. Gravel over ¼-inch in diameter shall be less than 20% by weight.

c. Permeability Rate - Hydraulic conductivity rate shall be not less than one inch per hour nor more than 20 inches per hour when tested in accordance with the USDA Handbook Number 60, method 34b or other approved methods.

d. Fertility - The range of the essential elemental concentration in soil shall be as follows:

Ammonium Bicarbonate/DTPA Extraction
parts per million (mg/kilogram)

dry weight basis	
phosphorus	2 - 40
potassium	40 - 220
iron	2 - 35
manganese	0.3 - 6
zinc	0.6 - 8
copper	0.1 - 5
boron	0.2 - 1
magnesium	50 - 150
sodium	0 - 100
sulfur	25 - 500
molybdenum	0.1 - 2

Soil may need to be amended and conditioned to optimize plant growth. The above listed fertility is for soil selection.

Concentration of nutrients for final acceptance

Ammonium Bicarbonate/DTPA Extraction
parts per million (mg/kilogram

dry weight basis	
phosphorus	10 - 40
potassium	100 - 220
iron	24- 35
manganese	0.6 - 6
zinc	1 - 8
copper	0.3 - 5
boron	0.2 - 1
magnesium	50 - 150
sodium	0 - 100
sulfur	25 - 500
molybdenum	0.1 - 2

e. Acidity - The soil pH range measured in the saturation extract (Method 21a, USDA Handbook Number 60) shall be 6.0 - 7.9.

f. Salinity - The salinity range measured in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 0.5 - 2.5 dS/m.

g. Chloride - The maximum concentration of soluble chloride in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 150 mg/l (parts per million).

h. Boron - The maximum concentration of soluble boron in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 1 mg/l (parts per million).

i. Sodium Adsorption Ratio (SAR) - The maximum SAR shall be 3 measured per Method 20b, USDA Handbook Number 60.

j. Aluminum - Available aluminum measured with the Ammonium Bicarbonate/DTPA Extraction shall be less than 3 parts per million.

k. Soil Organic Matter Content - Sufficient soil organic matter shall be present to impart good physical soil properties but not be excessive to cause toxicity or cause excessive reduction in the volume of soil due to decomposition of organic matter. The desirable range is 3% to 5%. The carbon:nitrogen ratio should be about 10. A high carbon:nitrogen ratio can indicate the presence of hydrocarbons or non-humified organic matter.

l. Calcium Carbonate Content - Free calcium carbonate (limestone) shall not be present for acid-loving plants.

m. Heavy Metals - The maximum permissible elemental concentration in the soil shall not exceed the following concentrations:

Ammonium Bicarbonate/DTPA Extraction
parts per million (mg/kilogram)

dry weight basis	
arsenic	1
cadmium	1
chromium	10
cobalt	2
lead	30
mercury	1
nickel	5
selenium	3
silver	0.5
vanadium	3

(1) If the soil pH is between 6 and 7, the maximum permissible elemental concentration shall be reduced 50%. If the soil pH is less than 6.0, the maximum permissible elemental concentration shall be reduced 75%. No more than three metals shall be present at 50% or more of the above values.

(2) Phytotoxic constituent, herbicides, hydrocarbons etc. - Germination and growth of monocots and dicots shall not be restricted more than 10% compared to the reference soil. Total petroleum hydrocarbons shall not exceed 50 mg/kg dry soil measured per the modified EPA Method No. 8015. Total aromatic volatile organic hydrocarbons (benzene, toluene, xylene and ethylbenzene) shall not exceed 0.5 mg/kg dry soil measured per EPA Methods No. 8020.

2. Soil Conditioners and Fertilizers

a. Soil conditioner with fertilizer included shall consist of organic materials comprised of decomposed animal and vegetable matter and composted to support bacterial cultures. Soil conditions shall be "Grow-Power Plus" or approved equal, and shall conform to the following analysis.

(1) Particle Size: 63 1/2 % through 100 Screen pH: 4.5 to 4.7
(2) Organic Content: Humus--50%; Humic Acids-15
(Note: Poultry, animal or human waste is not acceptable. See the definition of Humus in Western Fertilizer Handbook, Fifth Edition.)
(3) Chemical Analysis:
- Ammonic Nitrogen 1.00%
(derived from ammonium phosphate)
- Organic Nitrogen 4.00 %
(derived from compost, meat meal and urea)
- Total Nitrogen 5.00%
- Available phosphoric Acid 3.00%
(derived from compost, meat meal and diammonium phosphate)
-Soluble Potash 1.00%
(derived from compost and muriate of Potash)
-Iron 1.00%
(derived from iron sulfate)
- Zinc 0.05%
(derived from zinc sulfate)
- Manganese 0.05%
(derived from manganese sulfate)
(4) Soil Penetrant: Alkyl Naphthalene
-Sodium Sulfonate 2.00%
(5) Materials shall be mixed thoroughly and bagged in 50 or 80 lb. bags.

b. Organic Soil Amendments shall be derived from Redwood, Fir or Cedar wood bark, granular in nature, stabilized with nitrogen and having the following properties.
(1) Particle Size: minimum 955 passing 4 mesh screen (6.35 MM standard sieve); minimum 80% passing 8 mesh screen (2.33 MM standard sieve)
(2) Nitrogen Content: 0.5% based on dry weight for redwood sawdust; 0.7% based on dry weight for fir sawdust; 1.0% based on dry weight for fir or pine. (3) Salinity: Saturation extract conductivity shall not exceed 3.5 millimhos/ centimeter at 25 degrees centigrade.
(4) Organic Content: Minimum 90% weight

c. Minerals
(1) Soil Sulfur (S): as required from soil report
(2) Ferrous Sulfate: as metallic 20% as required from soil report
(3) Agricultural Gypsum (CaSO42HpO): as required from soil report
(4) Lime (CaO): as required from soil report

d. Redwood Shavings shall be leeched

e. Pre-Plant Commercial Fertilizer shall be nitrogen-fortified and have uniform in composition, free- flowing suitable for application with approved equipment and delivered to the project site in unopened, original container or package, each bearing the manufacturer's statement of guaranteed analysis and shall contain the minimum available percentage by weight of plant food as specified in the approved agronomic soils report.

f. Planting Tablets
(1) slow-release type, containing the following percentages of nutrients by weight: 20% nitrogen; 10% phosphoric acid; 5% potash
(2) 21 gram tablets as manufactured by Agriform or approved equal, applied per manufacturer's instructions
(3) Subsurface Root Barrier- Root barrier incorporated into street tree planting for the purpose of long-term root control shall be prefabricated, manufactured of high impact, polyethylene as manufactured by Deep Root Corporation or approved equal

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FILE NAME: L25-27 PP SPEC.DWG

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Seal

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Issue

Revisions

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LANDSCAPE PLANTING SPECIFICATIONS

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4. Plant Material

a. Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and ratings. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sunscalds, fresh abrasions of the bark excessive abrasions or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened" off. All plants shall have normally well developed branch systems and vigorous and fiberous root systems which are not root or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the plants furnished by the Contractor in containers will be determined by removal of earth from the roots of not less than two plants, or more than two percent of the total number of plants of species or variety. Where container-grown plants are from several sources, the roots of not less than two plants be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.

b. The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock or as specified in the Special Conditions, drawings or details. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect. If the use of larger plant is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

c. All Plants not to the requirements herein specified shall be considered defective and such plants, whether in place or not, shall be removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no conditions will there by any substitution of plants, except with the expressed consent of the Landscape Architect and City Landscape Inspector.

d. At no time shall trees or plant material be pruned, trimmed or topped prior to delivery, and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted on the Planting Specifications

e. Plant material shall be true to botanical and common name and variety as specified in "A Checklist of Woody Ornamental Plants in California," Manual 32 published by the University of California School of Agriculture (1963).

5. Nursery-Grown and Collected Stock

a. Grown under climatic conditions similar to those in locality of project.

b. Container-grown stock in vigorous, healthy condition; no root bound plant or plants with root system hardened off

c. Substitute plant material will not be permitted unless specifically approved in writing by the Architect.

6. Tree Staking Material

a. Stakes for Tree Support

(1) Full length, lodge pole, pine stakes, treated with copper naphthanate

(2) Minimum nominal size: 2" in diameter x 12' long and pointed at one end (adjusted length to fit tree)

b. Hose and Wire Ties

(1) Galvanized wire with cinch tie; Wire shall be zinc-coated iron, 10-gauge minimum and solid core.

(2) All guys are to be flagged. Ninety percent wire length is to be covered. White PVC 1/4 inch diameter tube covering shall be used.

7. Bark Chips

Bark chips shall be regular, ground, redwood or fir bark, consisting of 1/2" to 3/4" (acorn size) chips. Prior to delivery to the site, the Contractor shall submit samples to the City Landscape Inspector for approval.

8. Erosion Control Matting

Erosion control matting shall be of open weave, furnished in rolled strips as follows: It shall be approximately 225 feet long with a width of 48 inches plus or minus one inch and an approximate one (1) inch square mesh. Fabric shall average .4 pounds per linear foot. The erosion control matting shall be manufactured from loosely twisted jute yarn not varying in thickness by more than one-half its normal diameter, equal in quality to "Ludlow Soil Saver #48" or approved equal. Staples for erosion control shall be 11 gauge steel wire bent in a U shape six inches minimum length and one inch wide. Wetting Agent to be 95% alkyl Polyethylene glycol ether such as "Commercial Water In" or approved equal.

9. Seed

All seed used for lawn planting or erosion control planting or for any other reasons specified in the plans shall be labeled and furnished in sealed, standard containers with duplicate signed copies of a statement from the vendor, certifying that each container of seed delivered is fully-labeled in accordance with the California State Agriculture Code. Seed which has become wet, moldy or otherwise damaged in transit or storage will not be accepted.

10. Sod

Sod shall be fully mature, well-maintained, of the grass variety specified, free of all other grasses or weeds and shall be evenly cut with a conventional sod cutting machine to a thickness of 1-1/2 inches. All material shall be from the same growing ground and delivered fresh to the job site. If, after installation, any areas of sod die or become brown, these areas are to be replaced with sod immediately. Replacement sod is to match original.

11. Hydromulching

a. Wood Cellulose Mulch shall be calm, natural, wood cellulose fiber. Natural wood cellulose fiber shall be processed in such a manner that it will contain no growth or germination-inhibiting factors and shall be dyed green to facilitate metering of materials. It shall be manufactured in such a manner that after each addition and agitation in slurry tanks with fertilizer, seed water and other approved additives, the fibers in the material will become uniformly suspended to form a homogeneous slurry and that when hydraulically sprayed on the ground cover impregnated uniformly with seed; which after application, will allow the absorption of moisture and will allow rainfall to percolate to the underlying soil.

b. Fertilizer shall consist of organic materials comprised of decomposed animal and vegetable matter and composted to support bacterial cultures. Fertilizer shall be "Gro-Power" or approved equal.

c. Soil Binder: Terra Tack III or approved equal

d. Humectant: HL-80 Humectant or approved equal

12. Equipment

Hydraulic equipment used for the application of slurry shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend and homogeneously mix above slurry. Distribution lines shall be large enough to prevent stoppage and to provide even distribution of the slurry over the ground. In order to facilitate proper coverage, the pump must be capable of exerting up to 150 psi at the nozzle. The slurry tanks shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded so as to provide uniform distribution without waste.

13. Weed Abatement Program

The herbicide "Round-Up" or approved equal shall be used for slope/ planting areas. See Sections III-D-2 and III-D-7 for guidelines for proper application procedures.

14. Miscellaneous Materials

a. sand-washed river sand or equal

b. post emergent weed killer: "Round-Up"

c. tree wound paint-as-approved

III. EXECUTION

A. INSPECTION

Verify that final grades have been established prior to beginning planting operations. Inspect trees, shrubs, and material for injury and insect infestation, and inspect trees and shrubs for improper pruning. Do not begin planting trees until deficiencies are corrected or plants replaced.

B. PREPARATION

Stake out locations for plants and outline of planting beds on ground. Do not begin excavation until plant locations and plant beds are acceptable to Architect.
The irrigation system shall have been installed and approved prior to soil preparation.

C. INSTALLATION

1. Excavation of Planting

a. Shape

(1) Vertical sides and flat bottom

(2) Plant pits to be square for box material, circular for canned material.

b. Size

All trees shall have planted pits dug twice the diameter and to the depth of the root ball. Backfill around the rootball with prepared backfill mix. Refer to planting Details for specific method.

2. Preparation of Planting Areas

a. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Nitrogen-stabilized organic amendment and ammonium phosphate shall at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into top 6" of soil.

(1) Nitrogen-Stabilized Organic Amendment
4 cu. yards/1,000 sq. ft.

(2) Ammonium Phosphate 6-20-20: 15 lbs./1,000 sq. ft.

(3) 150 lbs. Agriculture Gypsum I 1,000 sq. ft.

b. All soil area shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve inches.

c. At time of planting, the top two inches of turf areas to be sodded or seeded shall be free of stones, stumps or other deleterious matter 1" in diameter or larger. In groundcover areas, the top two inches shall be free of stones, stumps or other deleterious matter 2-$\frac{1}{2}$inch diameter or larger. All planting areas shall be free from all wire, plaster or similar objects.

3. Final Grades

a. After the foregoing specified deep watering, minimum modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.

b. Finish grading shall insure proper drainage of the site.

c. All areas shall be graded so that the final grades will be 1" below adjacent paved areas, sidewalks, valves boxes, headers, clean-outs, drains, manholes, etc. in turf areas, and 2" below in groundcover areas.

d. Surface drainage shall be away from all building foundations.

e. Eliminate all erosion scars.

f . Planting areas receiving sod shall sustain a finish grade of a depth that installed sod shall be flush with finish surfaces (walks, paved areas, etc.).

g. All planting areas shall have a finish grade conforming to approved plans and specifications after full settlement has occurred.

4. Dispose of unacceptable or unused excess soil off site and premises.

D. PLANTING INSTALLATION

1. General

a. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Landscape Architect.

b. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area. In extreme heat, plants shall be watered immediately after planting.

c. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.

2. Weed Control:

After soil preparation and establishment of final grades prior to any planting, the Contractor shall irrigate thoroughly for a period of time, two to three weeks or until the weed seeds have germinated. When there is sufficient weed seed germination, the Contractor shall apply a post emergent contact weed killer according to the directions of the manufacturer. The Contractor shall then wait an additional two weeks to allow the weed killer to dissipate, then plant as indicated in the plans and specifications. Contractor shall remove any residual foliage and/or roots.

3. Layout of Major Plantings:

Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any plant pits are dug. All such locations shall be approved by the landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations may be selected by the landscape Architect.

4. Planting of Trees and Shrubs

a. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plants pits and planting beds.

b. Can Removal

(1) Cut cans on two sides with an acceptable can cutter

(2) Do not injure root ball

(3) Do not cut cans with a spade or axe.

(4) Carefully remove plants without injury or damage to root ball.

(5) After removing plant, superficially cut edge-roots with knife on three sides.

c. Box Removal

(1) Remove bottom of plant boxes before planting

(2) remove sides of box without damage to rootball after positioning plant and partially backfilling.

d. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least two times the width and one and the depth of the original plant container. The holes shall be, in all cases, large enough to permit handling and planting, without injury or breakage to the roots or root ball. Refer to Standard Planting Details.

e. Excavated holes for slope plantings shall be dug two times original plant container width, providing a permanent 6 inch berm around plant pit.

f. Protect all areas from excessive compaction when trucking plants or other material to the planting site:

g. Center plant in pit or trench.

h. Face plants with fullest growth into prevailing wind.

See plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.

Container plants shall be backfilled with:
- 8 parts by volume on-site topsoil
- 2 parts by volume organic amendment
- 6-20-20 fertilizer mix as per chart below:

1 gallon	1 handful
5 gallon	2 handfuls
15 gallon	3 handfuls
18" box	4 handfuls
24" box	5 handfuls
30" box	6 handfuls
36" box	7 handfuls
42" box	8 handfuls
48" box	9 handfuls
60" box	10 handfuls

(- 1 handful approximately equals 4-6 ounces)

i. All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly-filled hole to thoroughly saturate the root ball and adjacent soil.

j. Excess soil generated from the planting holes may be distributed on the site and amended as specified in general soil preparation.

k. Hand place plants which are in containers less than one gallon in size

l. Hand backfill and hand tamp, leaving a slight depression around bases of plants.

m. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.

n. After the water has completely drained, planting tablets shall be placed as indicated per container size below:

1 gallon	1 tablet
5 gallon	2 tablets
15 gallon	3 tablets
18" box	4 tablets
24" box	5 tablets
30" box	6 tablets
36" box	7 tablets
42" box	8 tablets
48" box	9 tablets
60" box	10 tablets

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Seal

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Owner: Alps Group, Inc.

Issue

Revisions

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o. The remainder of the hole shall be backfilled.
p. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall the basin for a fifteen-gallon plant be less than four feet in diameter, for a five-gallon plant less than three feet in diameter and for a one-gallon plant less than less than two feet in diameter. The basins shall be constructed of amended backfill materials.
q. Pruning shall be limited to the minimum necessary to remove injured twigs and branches and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning my not be done before delivery of plant, but not before plants have been inspected and approved. Cuts over 3/4" in diameter shall be painted with tree seal.
r. Staking and Guying
(1) Staking of all trees shall conform to three staking and tree guying details.
(2) Tree stakes shall be straight-grained, lodge pole pine. Stakes shall be free from knots, checks, splits or disfigurements. Guy as indicated immediately after planting, using three guys per tree, guys placed as to five equal support to tree from any direction. Install a warning flag on each guy. Protect bark of tree by connecting wire with "Cinch-Tie". Anchor guy wires with "deadmen" buried at least 2 feet below finish grade. Tighten guylines to a firm tension. Install additional guys should tree growth be such that three guy wires do not give required equal support from all directions.
s. Vine Planting
Vines shall have wood stake support removed without damage to plant and the vine trained upon the adjacent posts and walls as directed by the plan or Landscape Architect. Vines shall be held to posts and overheads by plastic green ribbon ("heavy duty") and eye bolts, not nails, as directed by the Landscape Architect or details.
t. Where street trees occur within treewells or are adjacent to a substantial amount of pavement, a sub-surface planter box ("Deep-Root" or approved equal) shall be used. Box shall be installed per Details.
u. Location for street trees adjacent to any light standards or utility equipment shall be adjusted to maintain a suitable clearance, as approved by the City Landscape Architect.

5. Planting of Ground Covers
a. Ground cover plants shall be grown in flats or peat pots or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flat's soil shall contain sufficient moisture that it will not fall apart when lifting the plants. If plants from peat pots are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball.
b. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, at intervals called called out in the drawings. Triangular spacing shall be used unless otherwise noted in the drawings.
c. Each rooted plant shall be planted with its proportionate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinklered after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.
d. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by tramping or other operations of the Contractor shall be repaired immediately.

6. Planting of Lawn
a. Lawn will be planted by hand seeding, hydroseeding, and /or sodding as indicated on the plans.
b. After preparation of soil in accordance with the section on "Grading and Soil Preparation," the areas to be planted to lawn shall be rolled, raked and floated to finish grade by any acceptable method, with the finish grade by any acceptable method, with the finish grade being smooth and even, free of rocks and clods and reasonably well-firmed. Prior to planting, the surface of the area shall be sufficiently loose and friable to receive the seeds of sod.
c. Pre-Ferilization: Just prior to the planting of turf, evenly broadcast appropriate fertilizer as specified in the approved soils report.
d. Method
(1) Seed: A satisfactory method of sowing shall be employed, using an approved, mechanical, power-drawn driller-seeder, mechanical hand-seeder or other approved equipment. The rate of application of seed will be specified on the plans and and in the specifications. The seed shall be covered by means of a wire drag, spike-toothed, harrow cultipacker or other approved device. Seeded areas shall immediately be compacted by means of a cultipacker, roller or other approved equipment weighing 60 to 90 pounds per linear foot of roller. Final rolling shall be at right angles to slopes to prevent erosion wherever possible metal staples typical for those used used on erosion control matting, if necessary.
(2) Sod: Soil preparation, finish grading and fertilization shall be as specified for seeded lawns, except that the sub-soil finish grade shall be two inches below final grade to allow for the thickness of sod. Lay sod down in one direction only, with close fitted joints. The ends of each strip shall be staggered to eliminate continuous joining. Staple sod on steep slopes with metal staples typical for those used on erosion control matting, if necessary.
e. Watering
Immediately following planting or top dressing, if applied, apply a light fine, mist spray to anchor the seed and/or dressing to to the soil, forming a protective crust to prevent wind erosion and drying of the seed. The lawn areas shall be kept moist until fully germinated. Fully germinated lawn areas shall be allowed to dry sufficiently to permit rolling with approximately two hundred to three hundred pound water-weighted roller to satisfactorily compact the soil around the grass roots and provide a firm, smooth mowing surface.

7. Hydroseeded Application Procedures and Equipment
a. Weed Control
Upon the completion of the irrigation system and and after all existing weeds and growth have been removed from the commercial fertilizer (21-0-0) per acre as per planting area, apply 200 pounds of a manufacturer's instructions. Water all areas for times daily and until weed seeds have germinated. Cease watering for three days. Spray the non-selective herbicide "Round-up" to eradicate the germinated weeds. Translocation or approved equal period should be 7-10 days. Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1/4 inch below the surface of the soil. If perennial weeds or grasses still exists, re-water four times daily for fourteen consecutive days, until the new growth appears. Re-apply a non-selective herbicide Remove weeds after herbicide has had sufficient time to kill.
b. Equipment
Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the "Super Hydro-Seeder" type. This equipment shall have a built-in agitation system and aperating capacity sufficient to agitate, suspend and homogeneously mix a slurry contained not less than 40% of fibre mulch plus a combined total of #7 fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank spray nozzles within sufficient proximity to the areas to be seeded.
c. Preparation
The slurry preparation shall take place at the site of work. Begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good re-circulation shall be established and the seed shall be added. Fertilizer shall then be added, followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the seed and when the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half-filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when the tank is full.
d. Application
The operator shall spray the slopes with a uniform, visible coat by using the green color of the wood pulp as a guide. the slurry shall be applied in a sweeping motion in an arched stream so as to fall like rain, allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.
e. The Limit
All slurry mixture which has not been applied to the slopes within four hours after mixing will be rejected and removed from the project at the Contractor's expense.
f. Protection
Special care should be exercised by the Contractor in preventing any of the slurry to be sprayed inside any reservoir basin or into drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Owner or City. All areas designated for hydroseeding shall be thoroughly watered prior to the hydroseeding. The Contractor shall note any discrepancy for complete water coverage and correct. The Contractor shall at this time note wind and weather conditions and submit a watering program to the Landscape Architect for approval prior to hydroseeding.
g. Reseeding
All bare spots shall be reseeded within 10 days to the satisfaction of the Owner and/or Landscape Architect.
h. Watering
(1) A balanced, full-coverage watering program shall be maintained to ensure proper germination until the acceptance of work.
(2) Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.
i. Fertilization (Turf)
Apply recommended fertilization program 45 days after the first mowing. Continue every 90-120 days.
j. Maintenance and Irrigation
Maintenance shall be the responsibility of the Landscape Contractor for a period of forty-five days. It is his responsibility to provide sufficient water. Moisture must be maintained on the soil once the slurry mulch has been applied and allowed to set for one day. The slopes can then be irrigated.Three are no set irrigation requirements in gallons per minute, duration of time or number of gallons to be applied to the hydroseeded slopes. This will vary from day to day depending on the rate of growth and climatic conditions encountered. The soil surface shall be kept moist at all times, particularly during the seeding germination period. Failure to provide adequate moisture will result in desiccation of the new seedlings, in turn making it necessary for an additional application of seed, fertilizer and mulch.
k. Soil test
Contractor shall take soil samples from these approved locations. Agricultural suitability test shall be made of the soil samples. Test shall include, but not limited to Ph, ECE, SAR, NPK, BORON and half-saturation test. Copies of the results shall be sent to the Landscape Architect for review. Hydroseeded mix is subject to change upon review of a soil analysis.

8. Erosion Control
a. Erosion control installation will be required in locations specifically delineated on the drawings or as necessary due to field conditions.
b. Surface of the slopes shall be uniformly smooth and even, with all debris and rocks raked out. The soil shall be sufficiently moist to permit the firm laying of erosion control matting and to prevent sloughing of topsoil.
c. The erosion control matting shall be laid with the direction of flow of surface drainage and in accordance with the manufacturer's directions. The matting shall be cut to provide a visually pleasing slope.
d. The matting shall be stapled in place and firmly embedded by means of tamping or rolling as approved by the Landscape Architect to insure that the matting is in contact with the soil and that no erosion can take place under the matting.
e. Planting of turf, ground covers, shrubs and/or vines may be required in area protected by erosion control matting as specified in the plans or as becomes necessary.

9. Native Plant Areas

a. Any planting areas designated as natural planting that are cleared off during any phase of the development must be re-established with an approved planting prior to acceptance of the tract.
b. Comply with City Zoning and Subdivision Ordinance.
c. Natural vegetation areas are subject to review and approval by the Landscape Architect, Fire Marshall and City Landscape Architect. Appropriate fuel management programs shall be addressed as a part of the contracts documents for execution during site development. Budgeting for on-going fuel management programs should also be addressed as a part of the maintenance programs.

E. CLEAN-UP

After all planting operations have been completed remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. Clean-up Contractor shall pick-up all trash resulting from this work no less frequently than each Friday before leaving the site, once a week and/or the last working day of each week. All trash shall be removed completely from the site. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. The Contractor shall arrange for offsite disposal of surplus soil and shall, upon request, furnish the City or County's authorized representative with the disposal site Owner's written consent.

F. INSPECTIONS

Normal progress inspections shall be requested by the Contractor from the Landscape Architect at least 4 days in advance of an anticipated inspection. Inspections are required as follows:
1. upon the completion of fine grading
2. upon the completion of soil conditioning
3. prior to application of post-emergent weed killers
4. pre or post-delivery of all plant material
5. upon the completion of major plant layout
6. at the tree-staking example prior to sodding

LANDSCAPE MAINTENANCE

I. GENERAL REQUIREMENTS

a. Scope of Work
Work specified in this Section furnish all labor, material, equipment and services required to maintain the landscape in an attractive condition as specified herein for a period of ninety (90) days after final acceptance by Owner.
b. Quality Assurance
The Contractor's representative shall be experienced in landscaping maintenance and shall have received an education in ornamental.
c. Maintenance Period
The Contractor shall continuously maintain all areas involved in this Contract during the progress of the work and the maintenance period until final acceptance of the work by the owner. Improper maintenance or possible poor condition of any planting at the termination of the scheduled maintenance period may cause postponement of the final completion date of the Contract. Maintenance shall be continued by the Contractor until work is acceptable. Maintenance period shall not start until all elements of construction, planting and irrigation for the entire project are in accordance with Plans and Specifications. The Contractor shall request an inspection to begin the maintenance period after all planting and related work has been completed in accordance with the Contract documents. A prime requirement is that all lawn areas shall show an even, healthy strand of grass seedlings or sod, either of which shall have been mown twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the Contractor to establish the effective beginning date of the maintenance period. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as a maintenance period working days. The maintenance period will be extended if the provisions required the plans and specifications are not filled

D. EMERGENCY NUMBERS

(1) The Contractor shall provide and maintain a current list of emergency telephone numbers for 24-hour emergency response.
(2) The Contractor shall initiate remedial action within two hours from the time of notification.

E. PROTECTION OF EXISTING FACILITIES AND STRUCTURES

The Contractor shall exercise due care in protecting from damage all existing facilities, structures and utilities both above and below surface on the City/ Owner's property. Any damage to City's/ Owner's property deemed to be caused by the Contractor's responsibility to verify and locate any underground systems (i.e., utility line). This does not release the Contractor from the responsibility of taking reasonable precautions when working in these areas. Any damage or problems shall be reported immediately to the City/ Owner's representative.

F. PROJECT INSPECTIONS
Upon request the Contractor or his representative will walk the project with the City/ Owner's representative for the purpose of determining compliance with the specifications.

NOT TO SCALE

FILE NAME: L25-27 PP SPEC.DWG

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Seal

Project
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Owner: Alps Group, Inc.

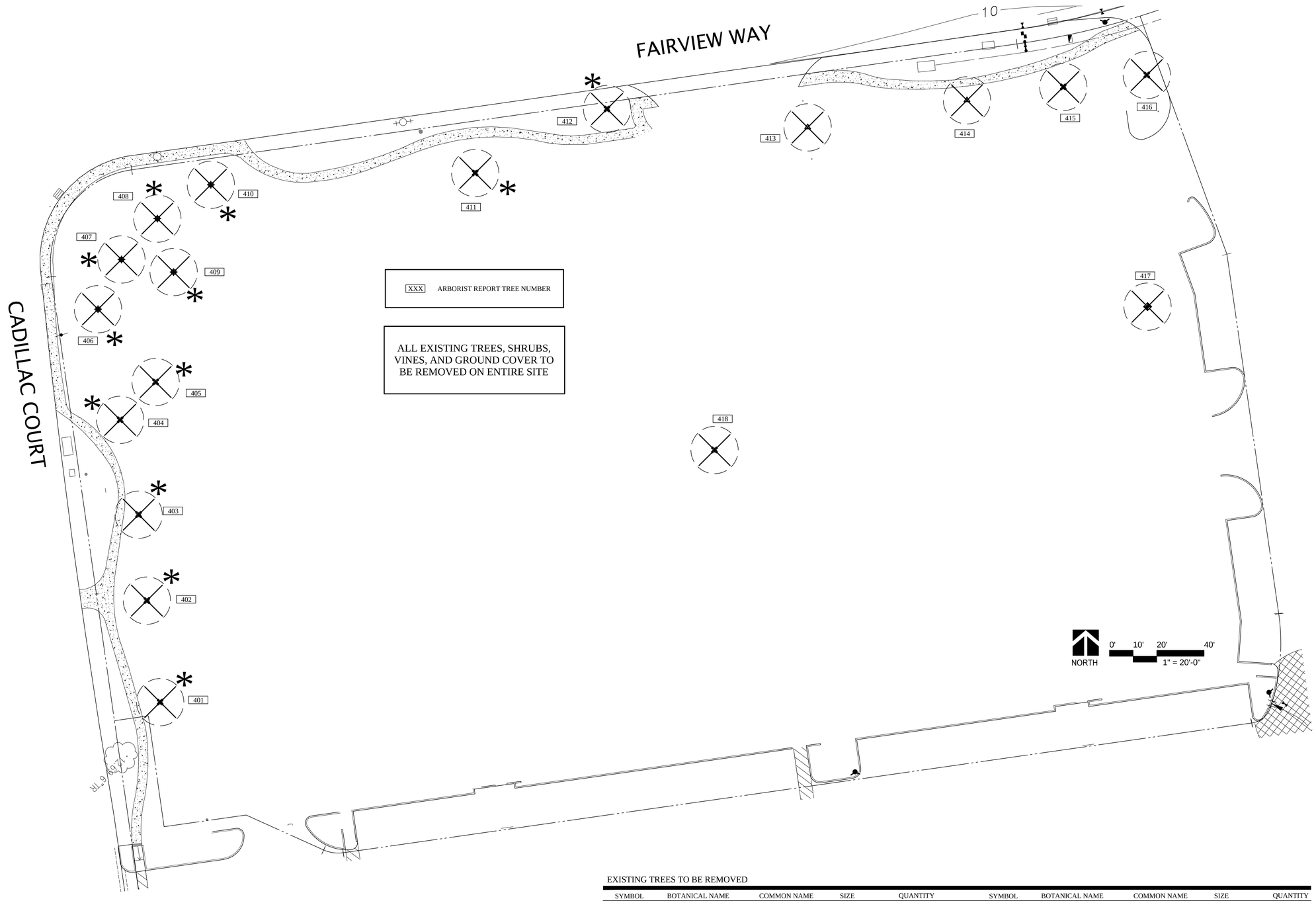
Issue

Revisions

Sheet Title
LANDSCAPE PLANTING SPECIFICATIONS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L27



XXX ARBORIST REPORT TREE NUMBER

ALL EXISTING TREES, SHRUBS, VINES, AND GROUND COVER TO BE REMOVED ON ENTIRE SITE

XXX ARBORIST REPORT TREE NUMBER

TREE PROTECTION FENCEING

* INDICATES TREE DESIGNATED AS HAVING 37" OR LARGER CIRCUMFERENCE TRUNK AND IS PROTECTED. SEE PLANTING PLAN FOR REPLACEMENT TREES FOR PROTECTED TREES BEING REMOVED.

PROTECTED TREES TO BE REMOVED- 12

ALL EXISTING TREES, SHRUBS, VINES, AND GROUND COVER TO BE REMOVED ON ENTIRE SITE

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	ACACIA MELANOXYLON	BLACKWOOD ACACIA	EXISTING TO BE REMOVED	10		EUCALYPTUS CAMALDULENSIS	RED RIVER GUM	EXISTING TO BE REMOVED	2
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	EXISTING TO BE REMOVED	5		SALIX LASIOLEPIS	ARROYO WILLOW	EXISTING TO BE REMOVED	1

FOR ARBORIST REPORT SUMMARY SEE SHEET L30

FILE NAME: L28 TREE REMOVAL-PRESERVATION PLAN.DWG

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Owner: Alps Group, Inc.

Issue

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Sheet Title
TREE PRESERVATION AND REMOVAL PLAN

Date Last Edited
JANUARY 23, 2014

Sheet Number
L28

PNW-ISA Certified Tree Risk Assessor #1188
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Certified Arborist's

Tree Inventory & Pre-Construction Report

July 29, 2014 = Data
August 07, 2014 = Report

Prepared for:
Heidi de Guzman
Prime Group Construction, Inc.
3045 Wilson Road
Bakersfield, CA 91105

Site:
Holiday Inn and Suites
1100 Cadillac Court
Milpitas, CA 95035

Prepared by:
Ray Morneau
ISA Certified Arborist #WE-0132A
PNWISA Certified Tree Risk Assessor #1188

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1.0 Assignment & Introduction

I have been retained by Heidi de Guzman (representing Prime Group Construction) to provide the pre-construction tree inventory and Arborist's Report for this hotel project at 1201 Cadillac Court in Milpitas, California.

A "Site Plan" (dated 7/3/14) has been provided to me for my reference. I have added my tree numbers to it and included that below.

2.0 Discussion with leading summary

2.1 Summary

Eighteen (18) trees are associated with this property, either as site trees and street trees, or those just off-site as overhanging neighbors' trees.

The plans for development are in the works and can be discussed when more progress is made. Currently, I expect a hotel to be built here. I understand that the landscape plan is in the works.

This report follows the Milpitas Municipal Code, Title X (Streets & Sidewalks), Chapter 2 (Tree Maintenance and Protection), Section 7 (Tree Protection and Heritage Tree Program).

Of the eighteen trees, twelve (12) measure up as "Protected Trees". However, none of the trees on this site appear to be worthy of "Heritage Tree" designation (per "distinctive form, size, age, location and/or historical significance"). Most are in Poor or Very Poor condition. Even those in Fair condition are not worthy of preservation. Summary charts below:

Tree Frequency Charts

Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	8
26% to 49%	Poor	7
50 % to 70%	Fair	3
71% to 90%	Good	0
91% to 100%	Excellent	0
		18

Alpha Sort by Common Name

Acacia melanoxylon	10	Acacia, Blackwood
Franinus oxycarpa 'Raywood'	5	Ash, Raywood
Eucalyptus camaldulensis	2	Gum, River Red
Salix lasiolepis	1	Willow, Arroyo
	18	

Alpha Sort by Botanical Name

Acacia melanoxylon	10	Acacia, Blackwood
Eucalyptus camaldulensis	2	Gum, River Red
Franinus oxycarpa 'Raywood'	5	Ash, Raywood
Salix lasiolepis	1	Willow, Arroyo
	18	

Frequency Sort by Common Name

Acacia melanoxylon	10	Acacia, Blackwood
Franinus oxycarpa 'Raywood'	5	Ash, Raywood
Eucalyptus camaldulensis	2	Gum, River Red
Salix lasiolepis	1	Willow, Arroyo
	18	

Tree Inventory Summary: 1100 Cadillac Court, Milpitas, CA

Data date: July 29, 2014

#	Name	Circ.	PT?	Condition	Tolerance	Age	Comments
401	Acacia, Blackwood	61.20	Yes	49% Poor	Poor	Mature	Berm; 26-feet BOC; co-dominant, declining.
402	Acacia, Blackwood	58.70	Yes	25% V. Pr.	Poor	Over-mature	Berm; 26-feet BOC; deadwood to 8-inch d.
403	Acacia, Blackwood	55.00	Yes	30% Poor	Poor	Over-mature	Berm; 28-feet BOC; co-dominant trunks.
404	Acacia, Blackwood	45.20	Yes	15% V. Pr.	Poor	Over-mature	On berm;9-feet BOC; deadwood to 8-inch d.
405	Acacia, Blackwood	57.50	Yes	17% Poor	Poor	Over-mature	Berm; 25-feet BOC; deadwood to 6-inch d.
406	Ash, Raywood	67.20	Yes	22% V. Pr.	Mod.	Over-mature	Berm; 24-feet BOC; deadwood to 10-inch d.
407	Ash, Raywood	62.20	Yes	20% V. Pr.	Mod.	Over-mature	Berm; 40-feet BOC; deadwood.
408	Ash, Raywood	39.90	Yes	25% V. Pr.	Mod.	Over-mature	Berm; 22-feet to #407; deadwood to 5-inch d.
409	Ash, Raywood	39.30	Yes	30% Poor	Mod.	Over-mature	Berm; 28-feet BOC; deadwood to 6-inch d.
410	Ash, Raywood	47.70	Yes	37% Poor	Mod.	Over-mature	On berm; 18-feet BOC.
411	Acacia, Blackwood	75.00	Yes	49% Poor	Poor	Mature	Berm; 28-feet BOC; deadwood; co-dominant.
412	Acacia, Blackwood	59.30	Yes	23% V. Pr.	Poor	Over-mature	BOC 9-feet; thinning, declining, deadwood.
413	Gum, River Red	12.90	No	60% Fair	Mod.	Young	In middle of (e) sidewalk at (e) driveway apron.
414	Gum, River Red	15.10	No	52% Fair	Mod.	Young	Root flare against existing sidewalk slab.
415	Acacia, Blackwood	34.20	No	25% V. Pr.	Poor	Semi-mature	Three 3-inch stems; (e) cage at 1-foot.
416	Acacia, Blackwood	33.90	No	25% V. Pr.	Poor	Semi-mature	Root flare against existing hardscape.
417	Willow, Arroyo	multi	No	55% Fair	Good	Young	Clump. Shrub (~Twenty 1- to 3-inch stems).
418	Acacia, Blackwood	13.20	No	49% Poor	Poor	Young	Root flare at (e) high voltage vault.

18 Protected Tree? = Yes = 12
Protected Tree? = No = 6
18
"Protected Tree" = circumf. 37-inches or ++

0 = Good
3 = Fair
7 = Poor
8 = Very Poor
0 = Dead
18

2.2 Discussion

As it currently stands, this site is a vacant lot with a few dilapidated trees. All the trees should be removed and the new hotel's landscaping will provide the community with a great improvement for this district, which can be a significant upgrade for the urban forest in this neighborhood.

This report follows the Milpitas Municipal Code, Title X (Streets & Sidewalks), Chapter 2 (Tree Maintenance and Protection), Section 7 (Tree Protection and Heritage Tree Program).
This link would appear to be current (accessed 08/01/2014):
http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CB8QFjAA&url=http%3A%2F%2Fplan.abag.ca.gov%2Frmm%2Frmm%2Fufbp%2FUrban%2520Forest%2520Mgmt%2520-%2520Milpitas%2520Urban%2520Forest%2520Ordinance.doc&ei=AejnU9CwFIaIjAKw1oDAAw&usg=AFQjCNFYDL9FRRDmdM92KY-Mn9PF4ZjdXQ

Code Section X-2-1.02 shows the City's jurisdiction for trees of significance, even on private property. Section X-2-4.02 shows that a permit is required for removal of significant trees, especially here protected-size specimens.

Of the eighteen (18) trees, none of the trees on this site appear to be worthy of "Heritage Tree" designation (per "distinctive form, size, age, location and/or historical significance") [X-7.01-3].

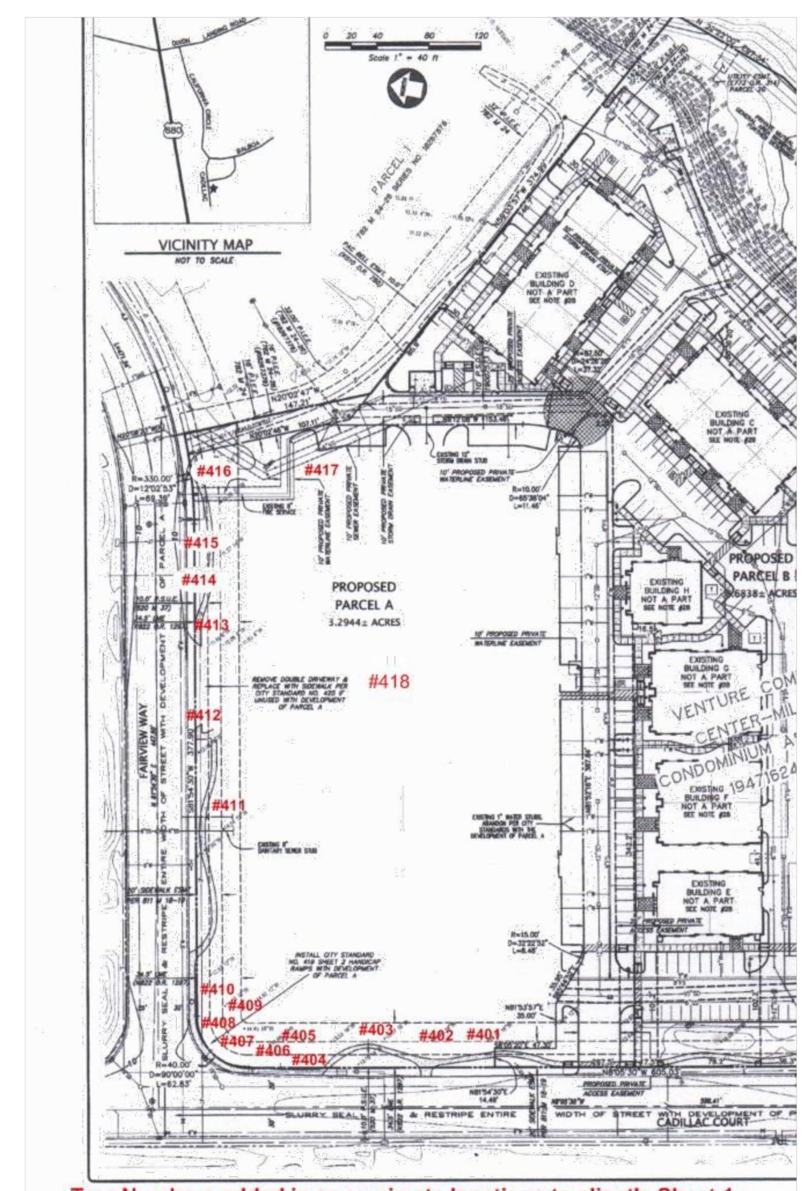
Twelve (12) measure up to be "Protected Trees" (greater than 37-inch circumference, or 12-inch diameter) [X-7.01-1(b)]. However all are of such a species and condition that removal will be a great improvement when the site is re-landscaped.

Code Section X-2-9.01 shows a requirement for replacement of significant removed trees.

Most of these inventoried trees are in (very) poor condition. It is a considerable challenge to design, plan, and work around this site's trees due to the already present decline and existing structural defects. The landscape designers have worked up a good plan for this unique site.

3.0 Site Plan, Tree Data, & Data Legend

3.1 Plan, with tree numbers added



Tree Numbers added in approximate locations to client's Sheet 1 by Ray Morneau, Arborist, to accompany August 2014 Report.

3.3 Data Legend: Ray Morneau, Arborist's - Tree Inventory Headers

Observations were made and data gathered during my on-site inspection (on July 29, 2014). Further conclusions and protection measures were refined from office research, seminar information, and past experience based on those observations and data.

All significant trees were numbered and inspected. The gathered data was entered into a MicroSoft® Excel worksheet. The data is encapsulated into the accompanying "Tree Inventory Data" section. The categories are typically self-descriptive with only th

Tree Number:	I sequentially assigned tree numbers from 401 to 418. A 1-inch-diameter aluminum tag is stapled to each tree at about eye level. I add a prefix "14" to identify each as linked with this inventory, thus differentiating it from any other numbering system.
Names:	We employ the initial common names from McMinn, if listed, otherwise from Sunset. Scientific/botanical names are included to minimize confusion. As applicable, we used McMinn's key and/or Sunset's descriptions.
DSH	Diameter at Standard Height: Diameter tape measurement at the standard height (4.5-feet) or below the lowest branch swelling and/or individual stems, or an average, to provide the best representative figure.
Circumf. (inches)	Many jurisdictions prefer seeing circumference instead of tree's diameter, since many government codes are written/used by persons lacking a forestry background. So, we multiply the diameter by 3.141592 to arithmetically show the trunk circumference.
Crown Radius:	The tree's foliage crown radius measurements are averaged and shown in feet [(N+S+E+W) / 4].
Height:	Estimated distance foliage crown extends above grade, recorded in feet.
Vigor:	Rating for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, woundwood development, trunk expansion (growth "cracks"), etc.
Form:	Structure rating for tree's architecture as a composite of factors like branch distribution and attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, codominant trunks and/or branches, …
	… decay and cavities, anchorage (roots), etc.
Overall Condition:	Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor.
	This corresponds to the "Condition Percentage" factor in tree valuations per the Council of Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992.)
	It combines foliage, branches, limbs, trunk, and root ratings into a composite condition score. This rating is used in the calculation of these trees' appraised value required by some cities, including Palo Alto and Belmont.

FOR TREE REMOVAL AND PRESERVATION PLAN SEE SHEET L29

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
ARBORIST REPORT SUMMARY

Date Last Edited
JANUARY 23, 2014

Sheet Number
L29

FILE NAME: L29 ARBORIST REPORT SUMMARY.DWG

PRELIMINARY PLANS FOR:

HOLIDAY INN MILPITAS

1100 CADILLAC COURT
MILPITAS, CALIFORNIA

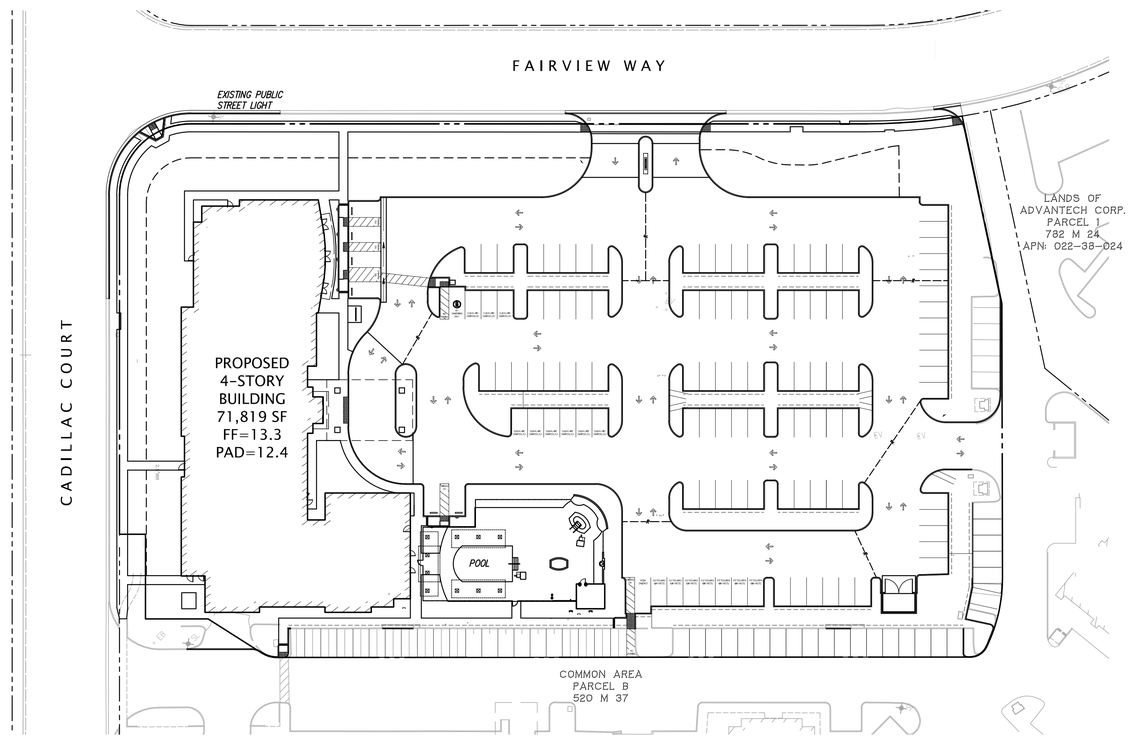
LEGEND AND ABBREVIATIONS

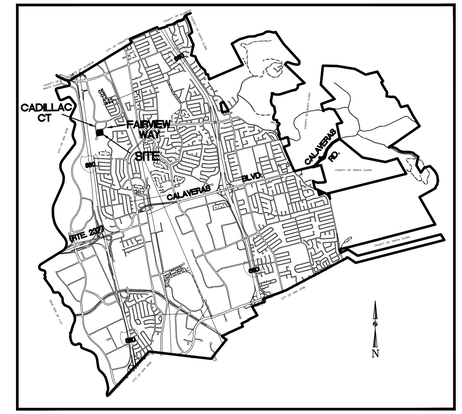
	ASPHALT BERM
	BUILDING LINE
	CENTERLINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
300	CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
X X X	FENCE LINE
FO	FIBER OPTICS LINE
FS FV	FIRE SERVICE & VALVE
	JOINT TRENCH
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
SS	SANITARY SEWER–MANHOLE & CLEANOUT
	SIDEWALK
+300.00	SPOT ELEVATION
SD	STORM DRAIN–MANHOLE & CATCH BASIN
T	TELEPHONE LINE
W WV	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	TRANSFORMER
	TRAFFIC SIGN
12"	TREE
	UTILITY BOX
BM/TBM	BENCHMARK/TEMPORARY BENCHMARK
AP, <	ANGLE POINT
BEG	BEGIN
BFPD	BACK FLOW PREVENTION DEVICE
BW	BACK OF WALK
△CNTRL	SURVEY CONTROL POINT
CTVB	CABLE TELEVISION BOX
CB	CATCH BASIN
C	CONCRETE
CL	CENTER LINE
CO	CLEAN OUT
DCV	DETECTOR CHECK VALVE
DWY	DRIVEWAY
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FD MON	FOUND MONUMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GRN	GROUND
HCR	HANDICAP RAMP
IEE	INGRESS/EGRESS EASEMENT
IE	INVERT ELEVATION
LE	LANDSCAPE EASEMENT
LT	LIGHT
LIP	LIP OF GUTTER
M–M	MONUMENT TO MONUMENT
P	PAVEMENT
PGEB	PACIFIC GAS & ELECTRIC BOX
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	PUBLIC UTILITY EASEMENT
RE	RIM ELEVATION
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TR	TREE
TSB	TRAFFIC SIGNAL BOX
TSD	TRAFFIC SIGNAL DETECTOR
WB	WATER BOX
WM	WATER METER
WME	WATER MAIN EASEMENT (PUBLIC)
WV	WATER VALVE

NORTH

0 20 40 80 120

Scale 1" = 40 ft





VICINITY MAP

NOT TO SCALE

BENCHMARK

BENCHMARK: BRASS DISK AT THE SOUTHWESTERLY CORNER OF BRIDGE FOR CALIFORNIA CIRCLE–MILMONT DRIVE OVER PENITENCIA CREEK AT 350 FEET EASTERLY FROM FAIRVIEW WAY. ELEVATION = 22.65 NGVD 1929, SANTA CLARA VALLEY WATER DISTRICT. TO CONVERT TO NAVD 1988 ADD 2.76' TO ALL ELEVATIONS SHOWN HEREON.

BASIS OF BEARINGS

THE BEARING OF NORTH 08°05'30" WEST TAKEN ON THE CENTERLINE OF CADILLAC COURT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, AT PAGE 7, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING TOPOGRAPHIC SURVEY
C3	EXISTING PROPERTY RIGHTS PLAN
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN
C6	PRELIMINARY EMERGENCY VEHICLE ACCESS PLAN
C7	PRELIMINARY SOLID WASTE HANDLING PLAN
C8	PRELIMINARY GRADING AND DRAINAGE PLAN
C9	PRELIMINARY UTILITY PLAN
C10	PRELIMINARY CROSS SECTIONS
C11	PRELIMINARY EROSION CONTROL PLAN
C12	PRELIMINARY STORM WATER QUALITY CONTROL PLAN

CONTACTS

OWNER:	SHARAD KHANDWALA ALPS INNOVATION, LLC 621 SOUTH HIGHWAY 101 SOLANO, CA 92075 858–350–0111 SHARAD@ALPSGROUPINC.COM
DESIGN/BUILD CONTRACTOR:	PRIME GROUP CONSTRUCTION, INC. ATTN: JOEY BLAGG DIRECTOR OF CONSTRUCTION 3045 WILSON ROAD BAKERSFIELD, CA 93304 661–832–1790 661–840–6986 FAX JOEYBLAGG@PRIMEGROUPCONSTRUCTION.COM
CIVIL ENGINEER & SURVEYOR:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. ATTN: CHRIS HAYES 2850 COLLIER CANYON ROAD LIVERMORE, CA 94551 925–245–8788 CHAYES@KIERWRIGHT.COM
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LANDSCAPE ARCHITECT:	EMERALD DESIGN ATTN: ERIC FREEMAN 305 N HARBOR #222 FULLERTON, CA 92832 714–680–0417 ERIC@EMERALDLADESIGN.COM
ARBORIST:	RAY MORNEAU 550 SOUTH SHORELINE BLVD MOUNTAIN VIEW, CA 94041 650–964–7664

PROJECT DESCRIPTION	
PROPOSED 4–STORY 128–KEY HOLIDAY INN SUITES OF TYPE V–A CONSTRUCTION, FULLY SPRINKLERED	
SITE SUMMARY	
A.P.N.	022–57–001
ADDRESS:	1100 CADILLAC COURT, MILPITAS CA 95035
TOTAL LOT AREA:	143,504 SF(3.294 ACRES)
EXISTING/PROPOSED ZONING:	MP–INDUSTRIAL PARK
EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL PARK–(INP)
PROPOSED LAND USE:	GENERAL COMMERCIAL–(GNC)
DENSITY/FLOOR AREA RATIO:	0.50 MAX (71,752 SF)
FLOOD ZONE:	AH ELEV=15.0 (NAVD 88)=12.3 (NVGD 29)
URBAN RUNOFF:	REGULATED
DEDICATIONS:	NONE
EASEMENTS:	ALL EXISTING
STREET LIGHTS:	PUBLIC TO REMAIN
STREET TREES:	SEE LANDSCAPE PLANS

UTILITY INFORMATION	
SANITARY SEWER:	CITY OF MILPITAS
STORM DRAIN:	CITY OF MILPITAS
WATER:	CITY OF MILPITAS
GAS:	PG&E
ELECTRIC:	PG&E
TELEPHONE:	AT&T
CABLE:	CABLE COM

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
TITLE SHEET

Date Last Edited
January 26, 2015

Sheet Number
C1

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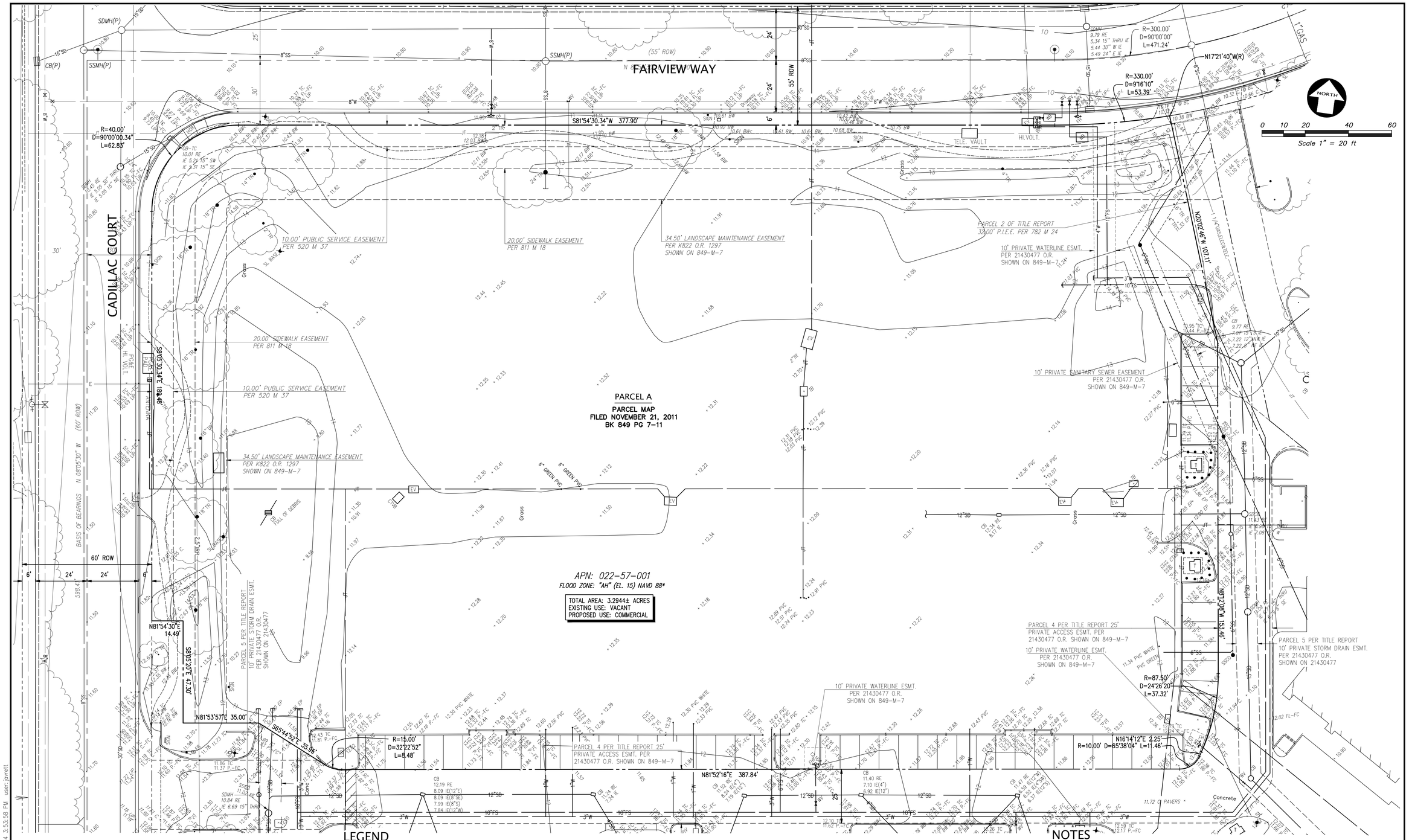

LEGEND

ASPHALT BERM	BACKFLOW PREVENTION DEVICE	EB	ELECTRIC BOX	PSDE	PRIVATE STORM DRAIN EASEMENT
BUILDING LINE	ELECTROLIER	EP	EDGE OF PAVEMENT	PSE	PUBLIC SERVICE EASEMENT
CENTERLINE	FIRE DEPARTMENT CONNECTION	EV	ELECTRIC VAULT	PSSE	PRIVATE SANITARY SEWER EASEMENT
CONCRETE/BLOCK/RETAINING WALL	FIRE HYDRANT	EW	EDGE OF WALK	PUE	PUBLIC UTILITY EASEMENT
CONCRETE CURB	POST INDICATOR VALVE	FC	FACE OF CURB	PVC	PUBLIC UTILITY EASEMENT
CONCRETE CURB & GUTTER	TRANSFORMER	FDC	FIRE DEPARTMENT CONNECTION	RE	RIM ELEVATION
CONTOUR LINE	TRAFFIC SIGN	FD MON	FOUND MONUMENT	SDMH	STORM DRAIN MANHOLE
DRIVEWAY	TREE	FF	FINISH FLOOR	SL	STREET LIGHT
EDGE OF PAVEMENT	UTILITY BOX	FH	FIRE HYDRANT	SLB	STREET LIGHT BOX
FENCE LINE	BM/TBM BENCHMARK/TEMPORARY BENCHMARK	FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FIBER OPTICS LINE	AP, C ANGLE POINT	GRN	GROUND	SSMH	SANITARY SEWER MANHOLE
FIRE SERVICE & VALVE	BEG BEGIN	HCR	HANDICAP RAMP	TB	TELEPHONE BOX
JOINT TRENCH	BFPD BACK FLOW PREVENTION DEVICE	IEE	INGRESS/EGRESS EASEMENT	TC	TOP OF CURB
LOT LINE	BW BACK OF WALK	IE	INVERT ELEVATION	TR	TREE
MONUMENT/MONUMENT LINE	△CNTRL SURVEY CONTROL POINT	LE	LANDSCAPE EASEMENT	TSB	TRAFFIC SIGNAL BOX
PROPERTY LINE	CTVB CABLE TELEVISION BOX	LT	LIGHT	TSD	TRAFFIC SIGNAL DETECTOR
SANITARY SEWER–MANHOLE & CLEANOUT	CB CATCH BASIN	LIP	LIP OF GUTTER	WB	WATER BOX
SIDEWALK	C CONCRETE	M–M	MONUMENT TO MONUMENT	WM	WATER METER
SPOT ELEVATION	CL CENTER LINE	P	PAVEMENT	WME	WATER MAIN EASEMENT (PUBLIC)
STORM DRAIN–MANHOLE & CATCH BASIN	CO CLEAN OUT	PGEB	PACIFIC GAS & ELECTRIC BOX	WV	WATER VALVE
TELEPHONE LINE	DCV DETECTOR CHECK VALVE	PIV	POST INDICATOR VALVE		
WATER LINE & VALVE	DWY DRIVEWAY	PL	PROPERTY LINE		

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED NOVEMBER 25, 2013, NUMBER FSBC–T013000063. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. BENCHMARK: BRASS DISK AT THE SOUTHWESTERLY CORNER OF BRIDGE FOR CALIFORNIA CIRCLE–MILMONT DRIVE OVER PENITENCIA CREEK AT 350 FEET EASTERLY FROM FAIRVIEW WAY. ELEVATION = 22.65 NGVD 1929, SANTA CLARA VALLEY WATER DISTRICT.

* TO CONVERT FROM NGVD 1929 TO NAVD 1988, ADD 2.70' TO ALL ELEVATIONS SHOWN HEREON.

5. AN INSPECTION OF THE SUBJECT PROPERTY HAS REVEALED THAT THERE ARE TELEPHONE MANHOLES ON OR NEAR THE SUBJECT PROPERTY. A REQUEST WAS MADE OF THE TELEPHONE COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 12/05/2015, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE TELEPHONE FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
6. BASIS OF BEARINGS
THE BEARING OF NORTH 08°05'30" WEST TAKEN ON THE CENTERLINE OF CADILLAC COURT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, AT PAGE 7, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

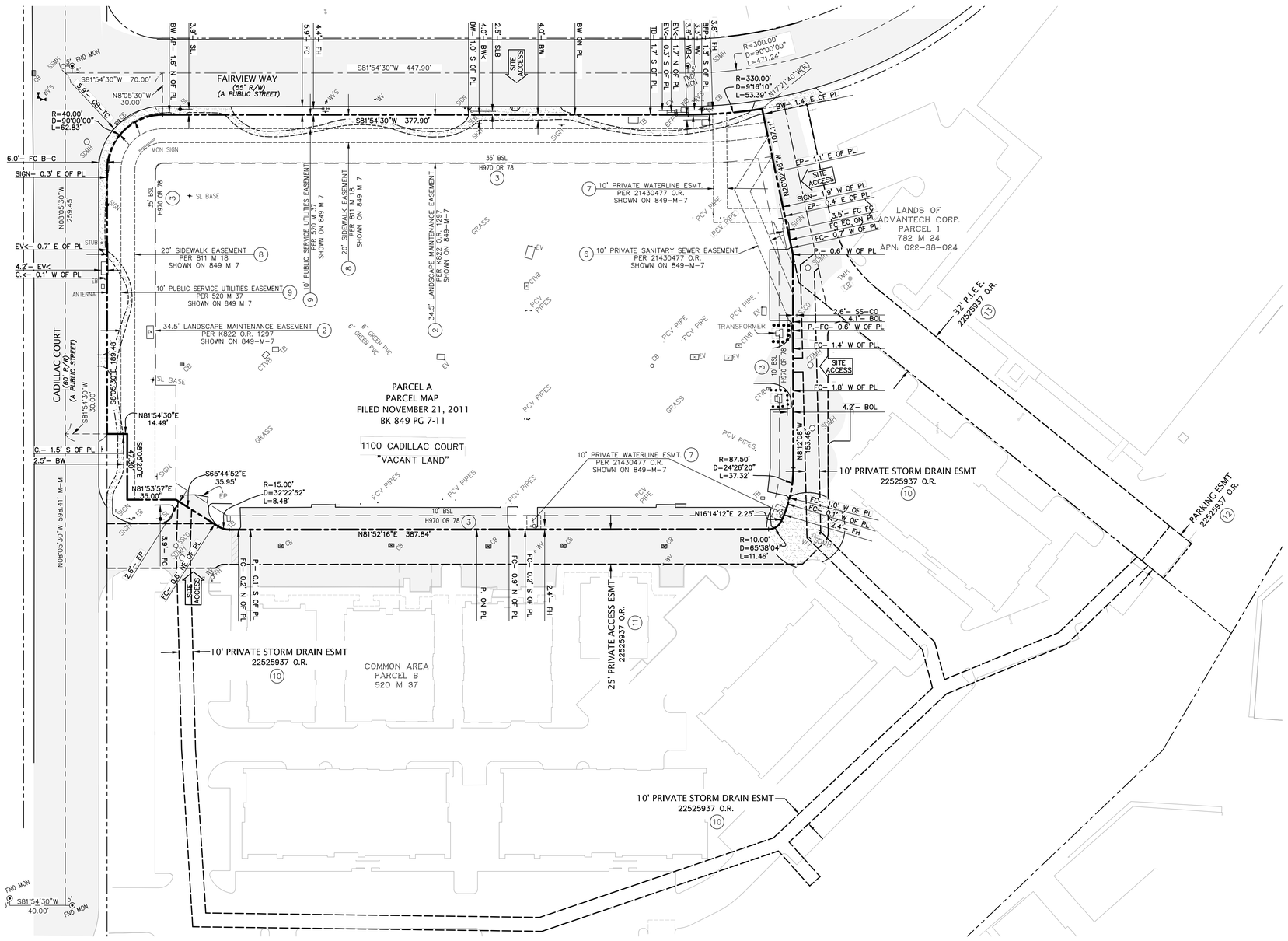
Revisions

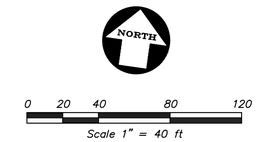
Sheet Title
EXISTING TOPOGRAPHIC SURVEY

Date Last Edited
January 26, 2015

Sheet Number
C2

FILE NAME: Z:\2014\A14611\A14611-PG.dwg 12/9/2014 3:53:58 PM user: jarett





EASEMENT INFORMATION (TRACT 2)				
EASEMENT #	EASEMENT DESC.	RECORDING DATA	EASEMENT IN FAVOR OF	EASEMENT TO REMAIN
1	ELECTRICAL FACILITIES EASEMENT (NOT PLOTTABLE)	JULY 29, 1938 IN BK. 887 AT PG. 346	PG&E	YES
2	LANDSCAPE EASEMENT	K22 OR 1297 SHOWN ON 849 M 7	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
3	BUILDING SETBACK LINES	OCTOBER 11, 1983 IN BK. H970 AT PG. 78	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
4	ELECTRICAL UTILITIES EASEMENT (NOT PLOTTABLE)	AUGUST 12, 1988 IN BK. K639 AT PG. 1432	PG&E	YES
5	LANDSCAPE, SANITARY SEWER, WATERLINE, SIDEWALK AND PUBLIC SERVICE UTILITIES EASEMENTS	NOVEMBER 21, 2011 IN BK. 849 OF MAPS AT PG'S. 7-11	CITY OF MILPITAS	YES
6	SANITARY SEWER	21430477 OR SHOWN ON 849 M 7	VENTURE COMMERCE CENTER-MILPITAS CONDOMINIUM ASSOCIATION	YES
7	WATERLINE EASEMENT	21430477 OR SHOWN ON 849 M 7	VENTURE COMMERCE CENTER-MILPITAS CONDOMINIUM ASSOCIATION	YES
8	SIDEWALK EASEMENT	811 M 18 SHOWN ON 849 M 7	CITY OF MILPITAS	YES
9	P.S.U.E.	520 M 37 SHOWN ON 811 M 18 AND 849 M 7	CITY OF MILPITAS	YES
10	STORM DRAIN EASEMENT	22525937 OR	ALPS GROUP, INC.	YES
11	PRIVATE ACCESS EASEMENT	22525937 OR	ALPS GROUP, INC.	YES
12	PARKING EASEMENT	22525937 OR	ALPS GROUP, INC.	YES
13	P.I.E.E.	22525937 OR	ALPS GROUP, INC.	YES

NOTE:

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 19, 2014, ORDER NUMBER 4777953, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY ALPS GROUP, INC. ON DECEMBER 19, 2014. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

LEGEND

	BUILDING LINE	ESMT.	EASEMENT
	BUILDING OVERHANG	FM	FOUND MONUMENT
	BACK OF WALK	FND	FOUND
	CONCRETE CURB & GUTTER	HT.	HEIGHT
	DRIVEWAY	MON	MONUMENT
	EASEMENT LINE	O.R.	OFFICIAL RECORD
	EDGE OF PAVEMENT	PCL	PARCEL
	FENCE LINE	PG.	PAGE
	LOT LINE	PL	PROPERTY LINE
	MONUMENT/MONUMENT LINE	P.O.B.	POINT OF BEGINNING
	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	RESTRICTED ACCESS AREA	PM	PARCEL MAP
	CONCRETE	P.S.U.E.	PUBLIC SERVICE UTILITY EASEMENT
	ASPHALT PAVEMENT	P.I.E.E.	PRIVATE INGRESS, EGRESS EASEMENT
	PAVERS	S.F.	SQUARE FEET
		(10)	EASEMENT #
AFF	ABOVE FINISH FLOOR		
BLDG	BUILDING		
BL.	BUILDING LINE		
BK.	BOOK		
BSL	BUILDING SETBACK LINE		
CB	CATCH BASIN		
CLMN	COLUMN		
DESC.	DESCRIPTION		

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

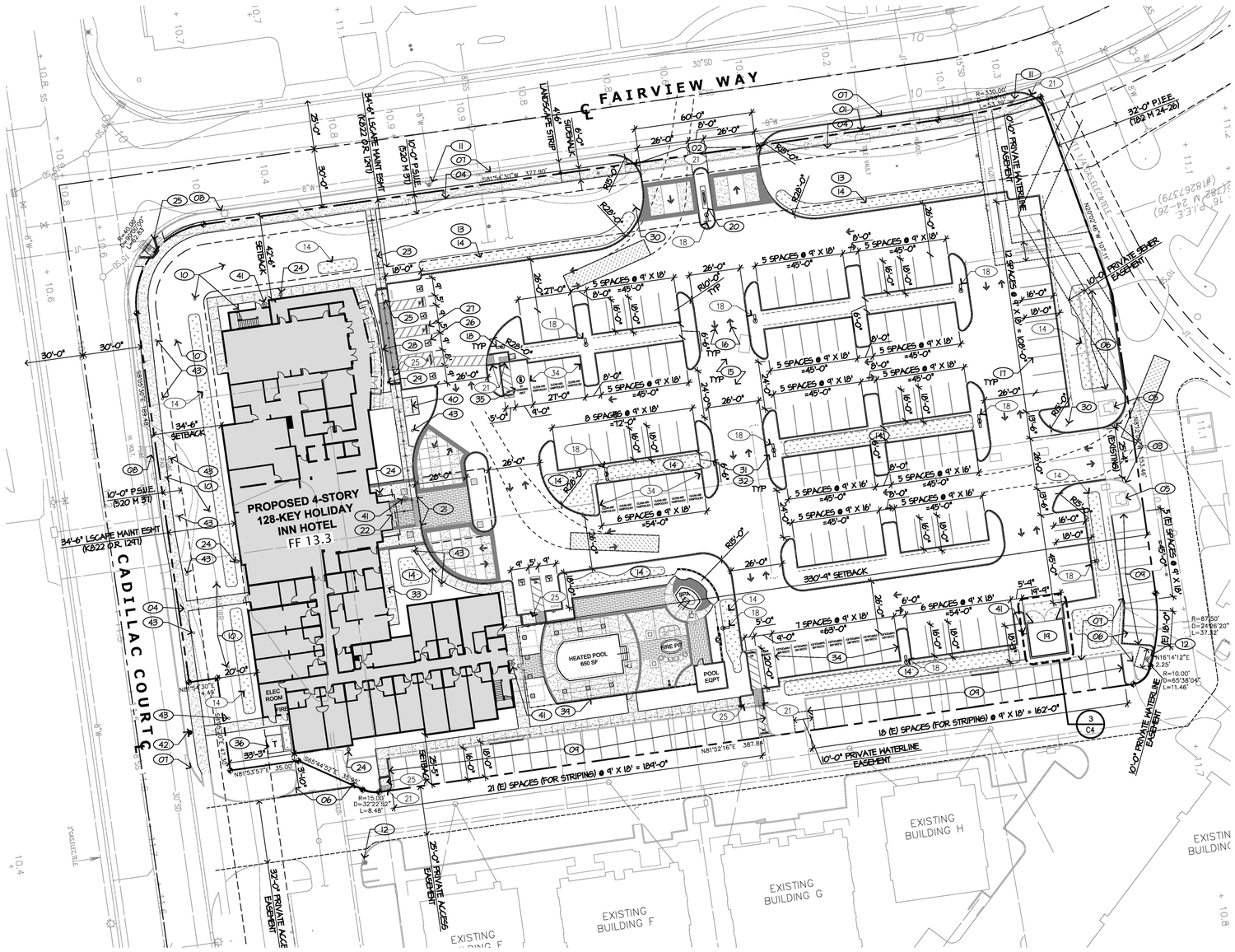
Revisions

EXISTING PROPERTY RIGHTS PLAN
Sheet Title

Date Last Edited
January 26, 2015

Sheet Number
C3

FILE NAME: \\server-p1\z\2014\A14611\A14611-PG-C3.dwg 1/5/2015 1:50:21 PM



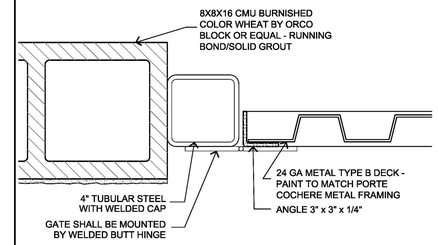
1 SITE PLAN 1" = 30'-0"

0' 15' 30' 60'

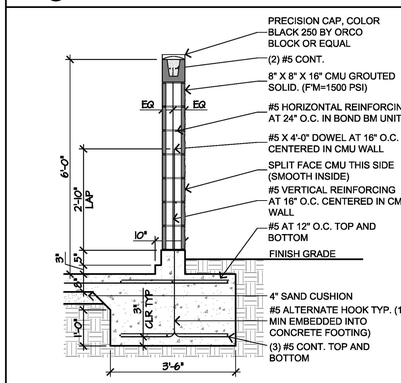
SITE PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

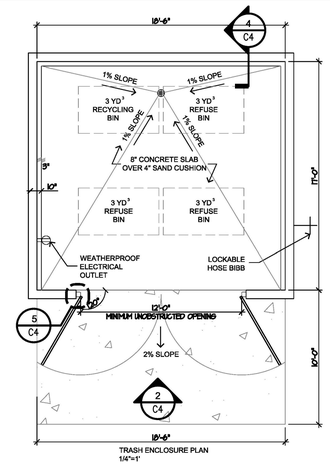
NO.	DESCRIPTION
01	PROPERTY LINE
02	(E) DOUBLE DRIVEWAY TO BE IMPROVED (Per City of Milpitas Standard)
03	(E) 25'-4" DRIVE AISLE TO BE WIDENED TO 26'-0"
04	(E) MEANDERING CONCRETE PATH TO BE REMOVED AND REPLACED WITH 6'-0" SIDEWALK SEPARATED FROM CURB (Per City of Milpitas Standard No. 436)
05	(E) ELECTRICAL EQUIPMENT TO REMAIN TO BE SCREENED
06	(E) CURB AND GUTTER TO BE REMOVED
07	LINE OF (E) CURB
08	(E) UTILITIES ALONG R.O.W. TO REMAIN
09	(E) PARKING SPACES FOR STRIPING
10	(E) TREES TO BE REMOVED & REPLACED (See Landscape Plans)
11	(E) PUBLIC FIRE HYDRANT TO REMAIN
12	(E) PRIVATE FIRE HYDRANT TO REMAIN
13	LANDSCAPING (See Landscape Plans)
14	BIOSWALES (See Civil Plans)
15	ASPHALT CONCRETE PAVING
16	TWO-WAY TRAFFIC ARROW
17	PAINTED PARKING STRIPES (4" Wide, White Traffic Paint)
18	LIGHT STANDARDS (20'H 110W 350MA Form 10 Square LED)
19	TRASH ENCLOSURE (Per City of Milpitas Standards)
20	INTERNALLY-ILLUMINATED MONUMENT SIGN
21	ZERO CURB FACE (With 3'-0" Truncated Domes Along Entire Width)
22	SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE
23	ACCESSIBLE PATH OF TRAVEL
24	WEATHER-PROOF ELECTRICAL OUTLETS
25	CONCRETE HANDICAP RAMP (Per City of Milpitas Standard No. 419)
26	PAINTED HANDICAP PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (White ISA with White Border on Blue Background) (Per City of Milpitas Standard No. 423)
27	PAINTED STRIPING AT HANDICAP PARKING SPACES (4" Blue Borders & 4" White Line Diagonals at 3'-0" O.C.) (Per City of Milpitas Standard No. 423)
28	"HANDICAP PARKING" STALL SIGN
29	"HANDICAP PARKING - VAN ACCESSIBLE" STALL SIGN
30	"UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN
31	CITY APPROVED 'NO PARKING FIRE LANE SIGN' (Verify Locations with Local Fire Department)
32	PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" Wide, Red Traffic Paint) (Verify Locations with Local Fire Department)
33	CONCRETE SIDEWALK w/ Expansion Joints @ 20'-0" O.C. and Control Joints @ 5'-0" O.C. (4" Thick)
34	DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (16 Spaces) [2013 CALGREEN 5.106.5.2]
35	DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT
36	ELECTRICAL TRANSFORMER ON 4" CONCRETE PAD TO BE SCREENED
37	LOCKABLE HOSE BIBB
38	POOL AND SPA FENCE
40	8-CAPACITY BICYCLE RACK (5% of Vehicle Parking) [2013 CALGREEN 5.106.4.1.1]
41	KNOX BOX LOCATION
42	NEW PUBLIC FIRE HYDRANT
43	14'-0" DECORATIVE LIGHTING



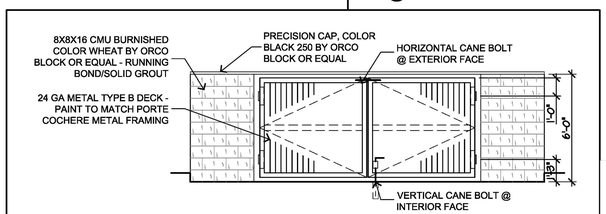
5 TRASH ENCLOSURE DETAIL 1/4" = 1'-0"



4 TRASH ENCLOSURE WALL SECTION 1/2" = 1'-0"



3 TRASH ENCLOSURE PLAN 3/16" = 1'-0"



2 TRASH ENCLOSURE ELEVATION 1/4" = 1'-0"

PROGRESS SET

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
PRELIMINARY SITE PLAN

Date Last Edited
January 26, 2015

Sheet Number
C4

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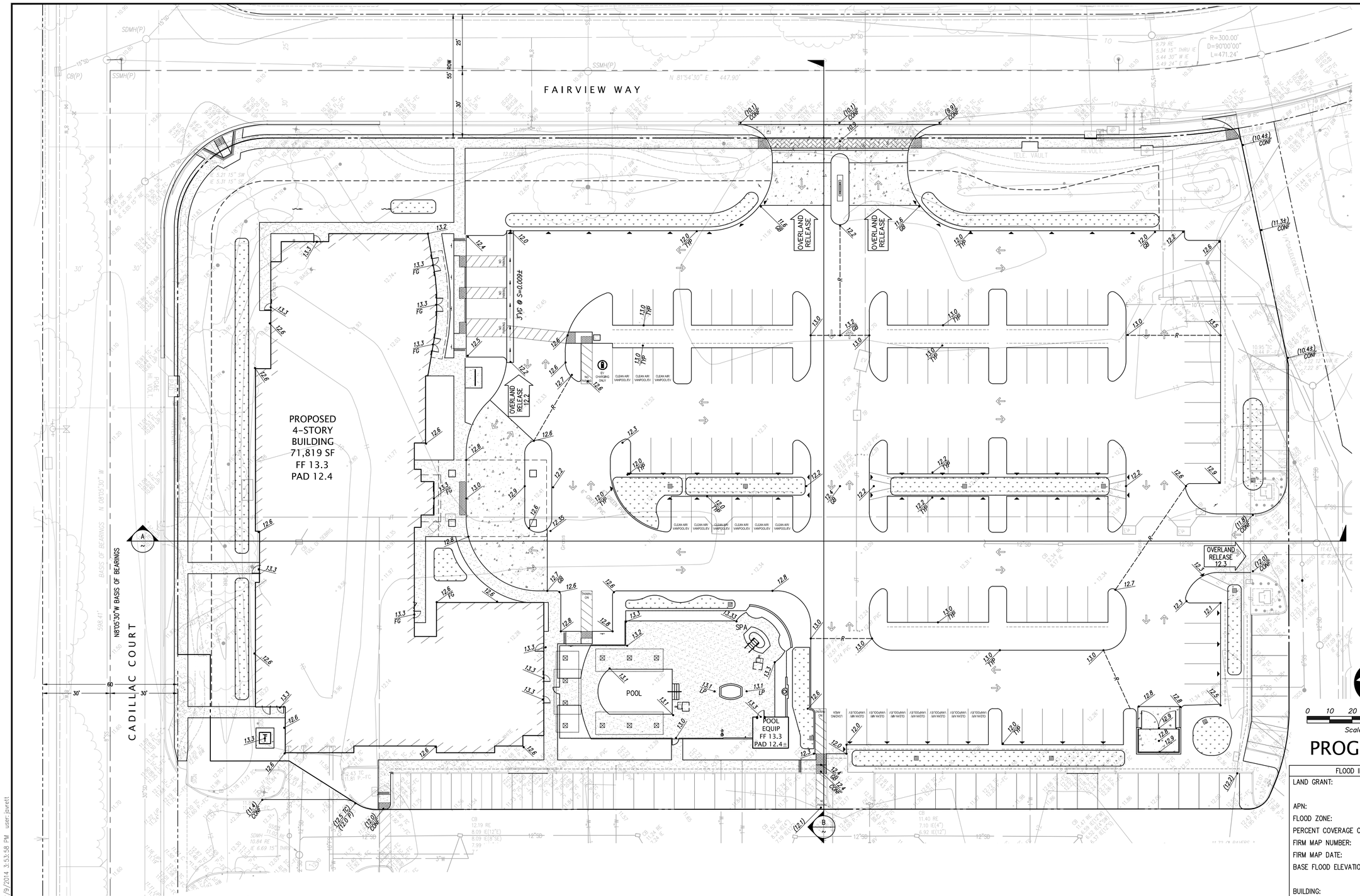
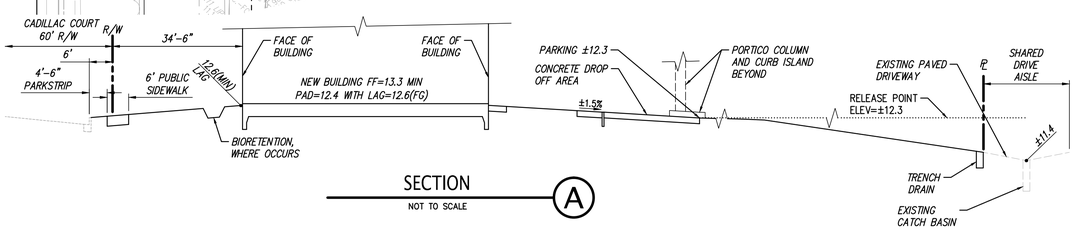
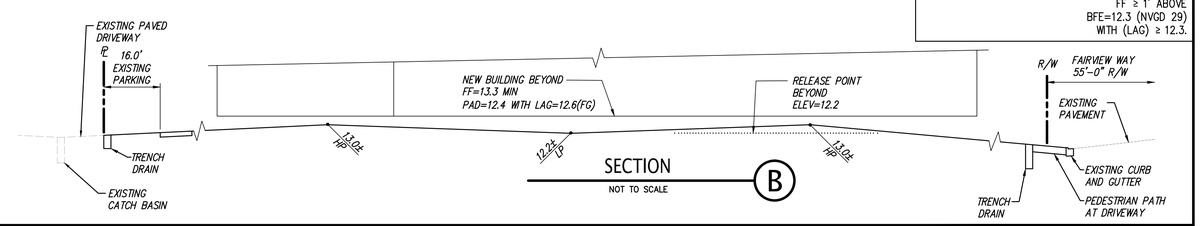


PROGRESS SET

FLOOD INFORMATION	
LAND GRANT:	RINCON DE LAS ESTEROS
APN:	022-57-001
FLOOD ZONE:	AH
PERCENT COVERAGE OF SITE:	100%
FIRM MAP NUMBER:	06085C0058J
FIRM MAP DATE:	FEBRUARY 19, 2014
BASE FLOOD ELEVATION:	15.0 (NAVD 1988)= 12.3 (NVGD 1929)
BUILDING:	NON-RESIDENTIAL USE FF ≥ 1' ABOVE BFE=12.3 (NVGD 29) WITH (LAG) ≥ 12.3.



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

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Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN

Date Last Edited
January 26, 2015

Sheet Number
C5

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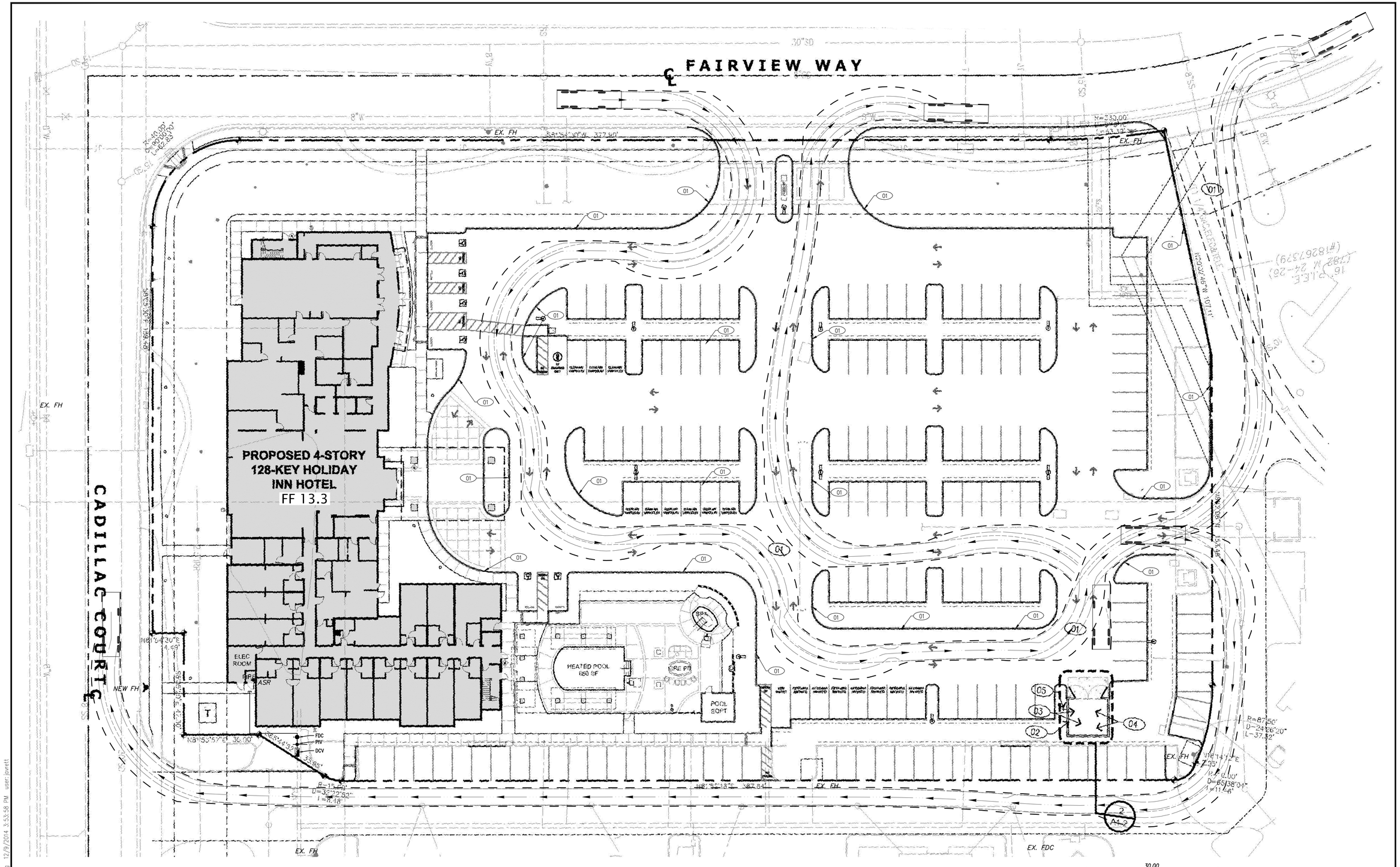
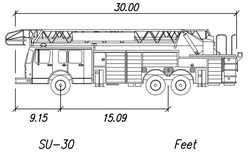


LEGEND

- VEHICLE EXTENTS
- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE PATH OF TRAVEL
- 01 "NO PARKING-FIRE LANE" PAINTED ON CURBS PER FIRE DEPARTMENT APPROVAL



SU-30	Feet
Width	: 8.14
Track	: 7.61
Lock to Lock Time	: 6.00
Steering Angle	: 41.3

NORTH

0 10 20 40 60

Scale 1" = 20 ft

PROGRESS SET

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Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

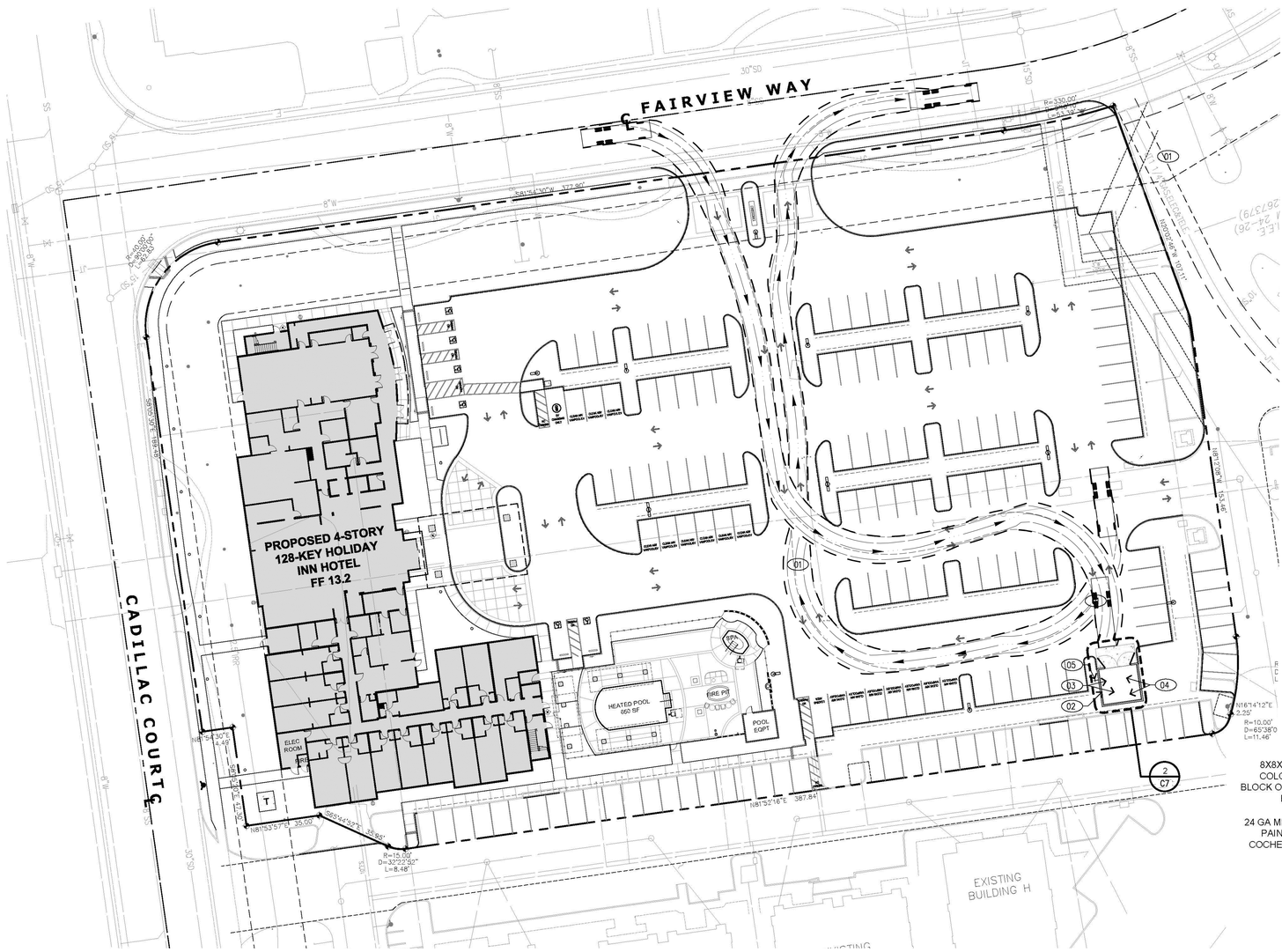
Revisions

Sheet Title
PRELIMINARY
EMERGENCY VEHICLE
ACCESS PLAN

Date Last Edited
January 26, 2015

Sheet Number
C6

FILE NAME: Z:\2014\A14611\A14611-PG.dwg 12/9/2014 3:53:58 PM user: jpvrett



1 SOLID WASTE HANDLING PLAN

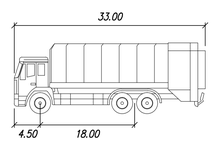
1" = 30'-0"

NORTH

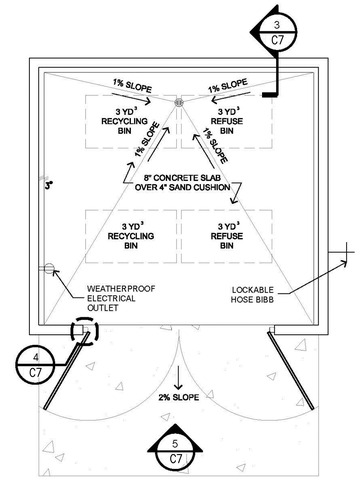
SOLID WASTE HANDLING KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	WASTE TRUCK TURNING RADIUS (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 3)
02	TRASH ENCLOSURE (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 2)
03	3 CUBIC YARD REFUSE BIN
04	3 CUBIC YARD RECYCLING BIN
05	LOCKABLE HOSE BIBB

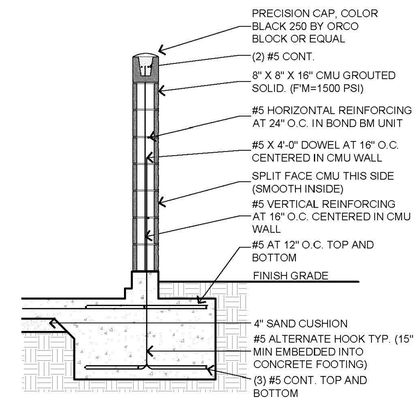


Recycling Truck	Feet
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.00
Steering Angle	: 30.0

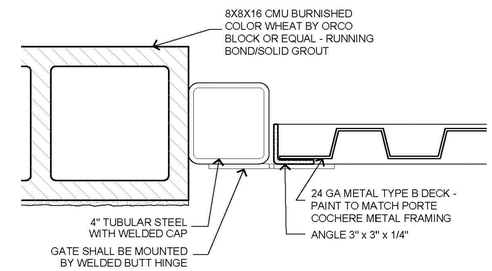


TRASH ENCLOSURE PLAN
1/4"=1'

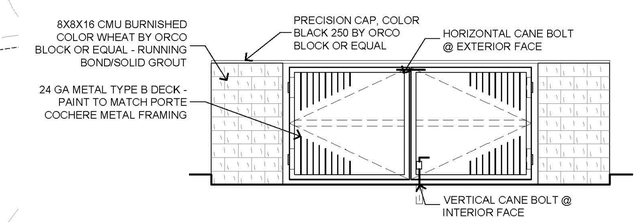
2 TRASH ENCLOSURE PLAN



3 TRASH ENCLOSURE WALL SECTION



4 TRASH ENCLOSURE DETAIL



5 TRASH ENCLOSURE ELEVATION

GENERAL NOTES

UPON HOTEL GUEST CHECKOUT (TYPICALLY BETWEEN 11AM-1PM), HOUSEKEEPING STAFF WILL COLLECT AND REMOVE SOLID WASTE FROM THE GUESTROOMS. REFUSE AND RECYCLABLES WILL BE SORTED AT THE BACK-OF-HOUSE FACILITY. A DEDICATED JANITORIAL STAFF WILL MOVE SOLID WASTE FROM THE BACK-OF-HOUSE FACILITY TO THE TRASH ENCLOSURE DAILY, TYPICALLY BETWEEN 4PM-5PM IN THE AFTERNOON. THIS

RECYCLING CONTAMINATION WILL NOT BE AN ISSUE SINCE HOTEL GUESTS WILL NOT USE/ACCESS THE TRASH ENCLOSURE.

ESTIMATED COMMERCIAL WEEKLY GENERATION WASTE (YD^3):

HOTELS & MOTEL — # OF ROOMS X .10256*
128 X .10256 = 13.13 YD^3 OR 14 YD^3 PER WEEK
(8 YD^3 FOR RECYCLABLES & 6 YD^3 FOR REFUSE)

* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION THAT INCLUDES BOTH POTENTIAL TRASH AND RECYCLING.

PROPOSED SERVICE — FRONT END LOADING CONTAINERS
2 - 3 YD^3 DUMPSTER FOR REFUSE
2 - 3 YD^3 DUMPSTER FOR RECYCLING

THIS IS THE SAME SERVICE AND NUMBER OF FRONT END LOADING CONTAINERS THAT WE HAVE IN A FULL-SERVICE 133-ROOM HOLIDAY INN AT CARLSBAD, CA. ESTIMATED WASTE QUANTITIES/CALCULATION OF OTHER OWNER-OPERATED HOTELS IN CALIFORNIA ARE: 46% FOOD WASTE, 24% PAPER, 12% CARDBOARD, 7% PLASTICS, 6% GLASS, AND 5% METALS.

PROPOSED COLLECTION — 2X A WEEK, WITH THE OPTION OF 3X A WEEK ON SPECIAL WEEKS WHEN OCCUPANCY IS AT 100%.

PROGRESS SET

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Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
PRELIMINARY SOLID WASTE MANAGEMENT PLAN

Date Last Edited
January 26, 2015

Sheet Number
C7

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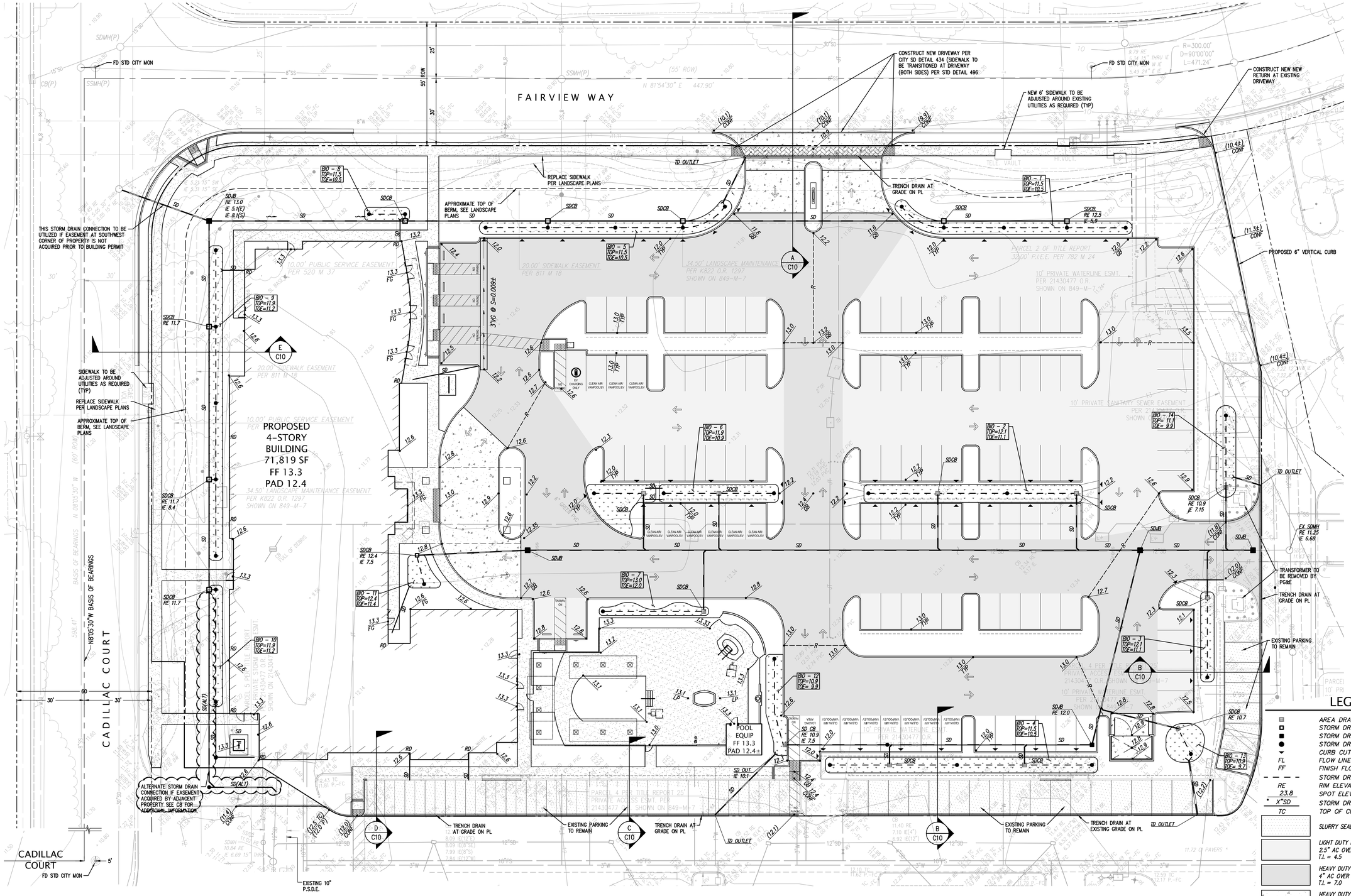

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Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title
PRELIMINARY GRADING PLAN

Date Last Edited
January 26, 2015

Sheet Number
C8

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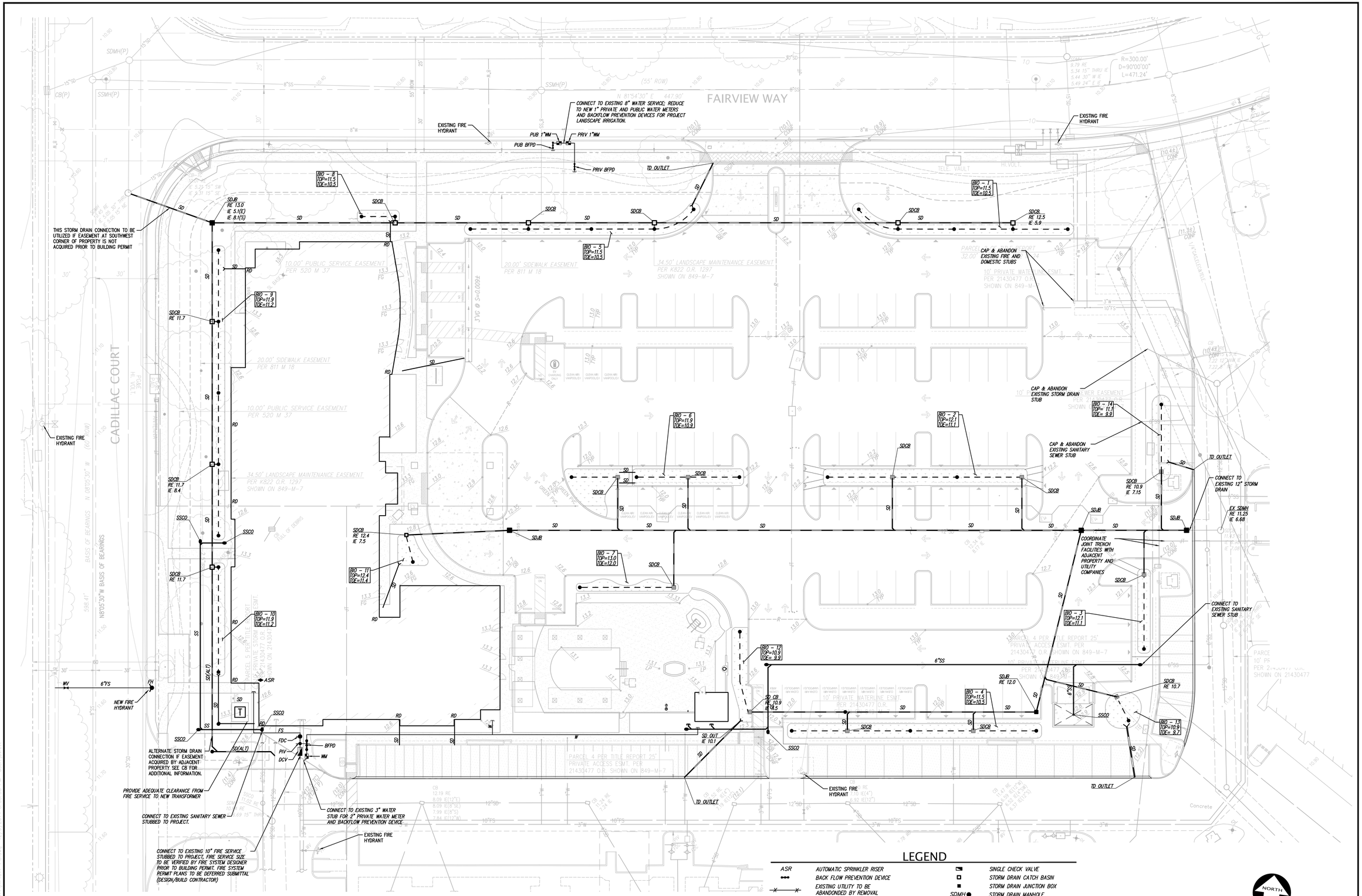

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Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

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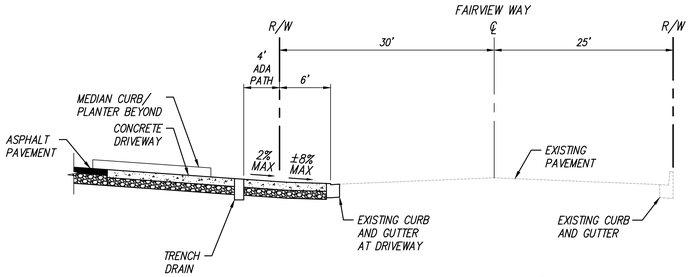

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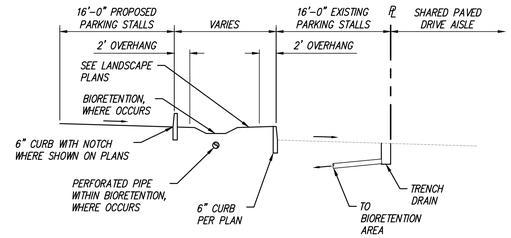

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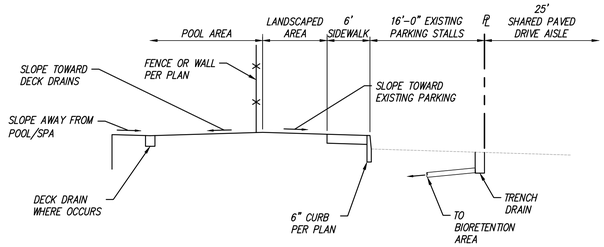

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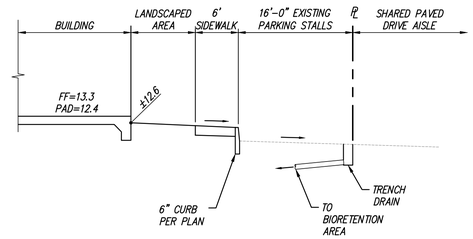

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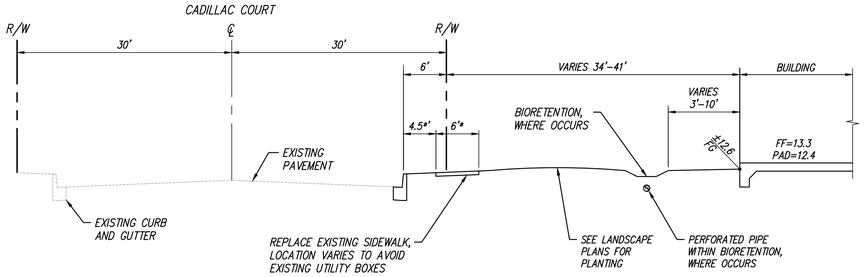

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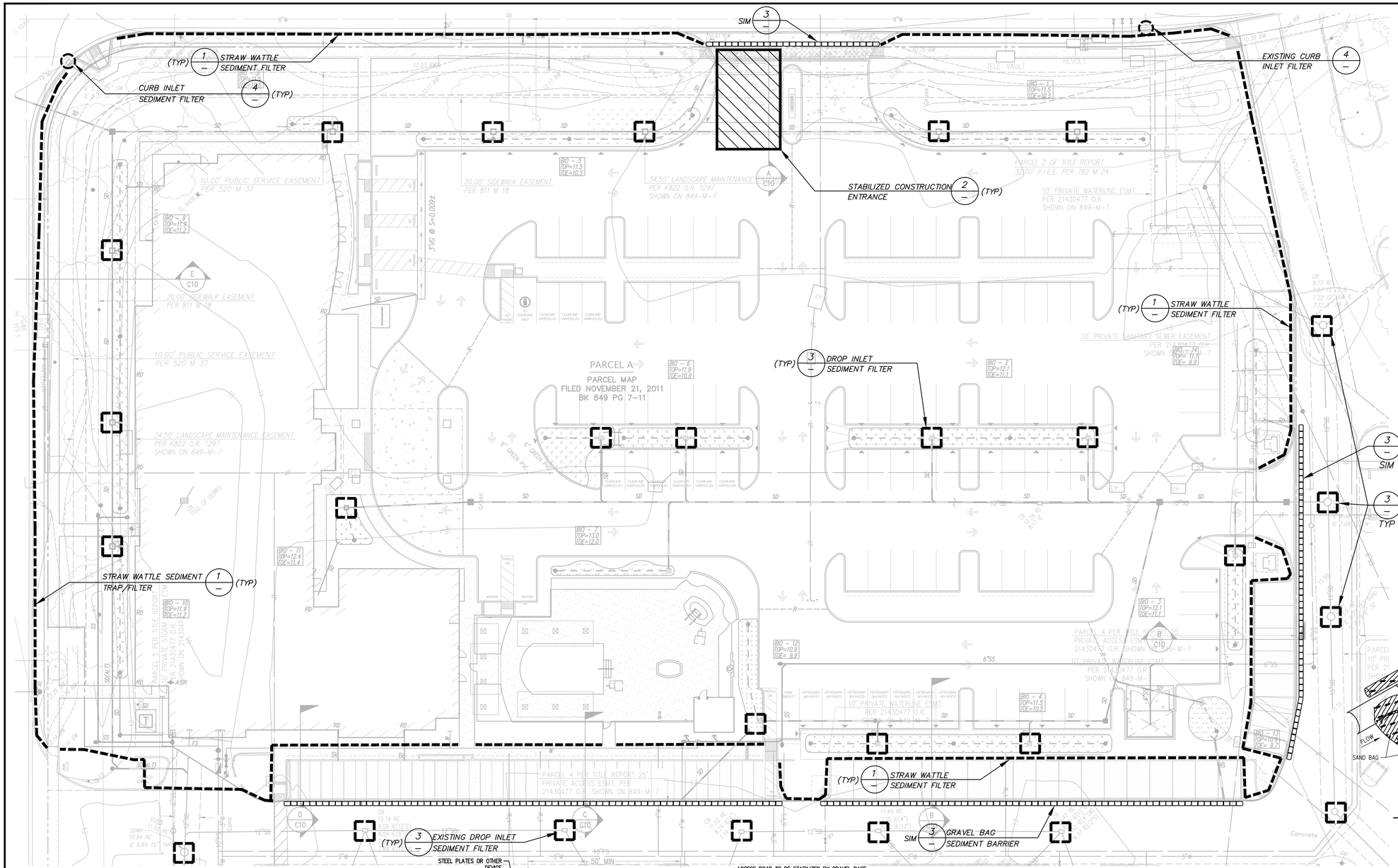
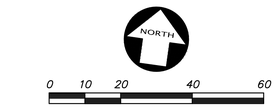
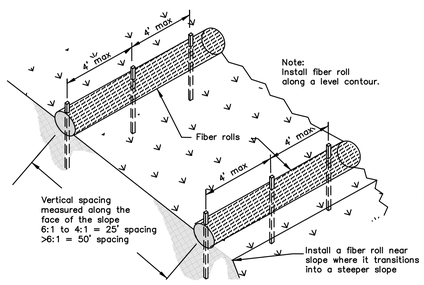


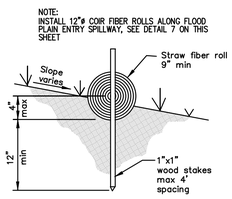


LEGEND

- 2 STABILIZED CONSTRUCTION ENTRANCE
- 1 STRAW WATTLE SEDIMENT TRAP/FILTER
- 3 DROP INLET SEDIMENT FILTER
- 4 CURB INLET SEDIMENT FILTER
- 3 SIM GRAVEL BAG SEDIMENT BARRIER



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

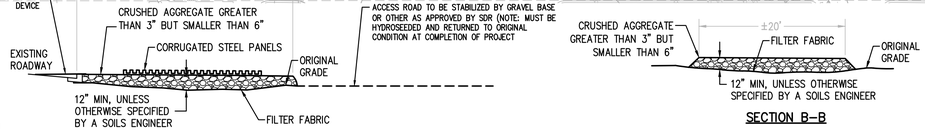


ENTRENCHMENT DETAIL
N.T.S.

STRAW WATTLE INSTALLATION

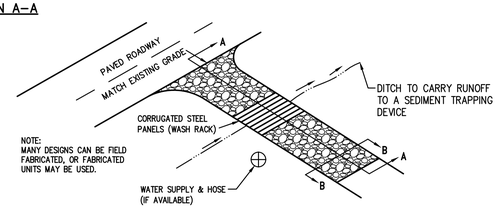
NOT TO SCALE

1



SECTION A–A

SECTION B–B

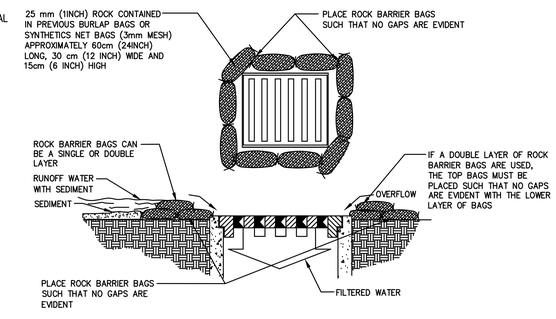


NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

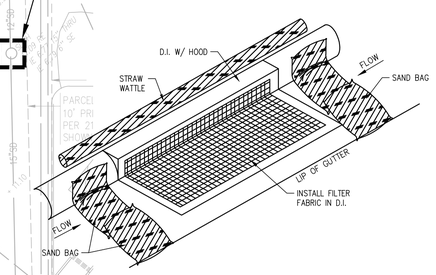
2



DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS

NOT TO SCALE

3



CURB INLET SEDIMENT FILTER

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4

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PRELIMINARY EROSION CONTROL PLAN

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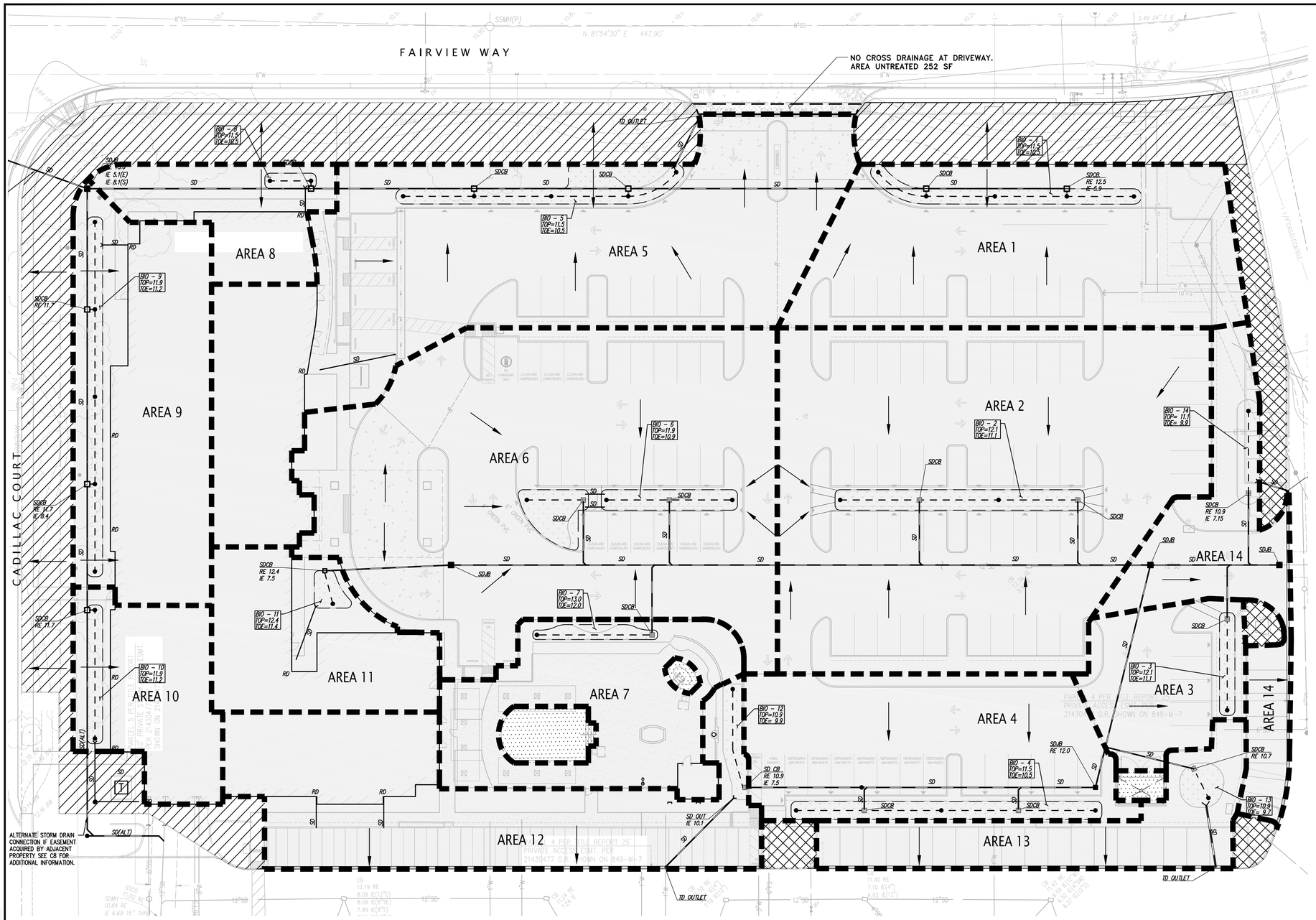
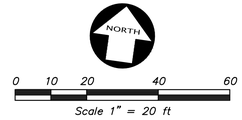
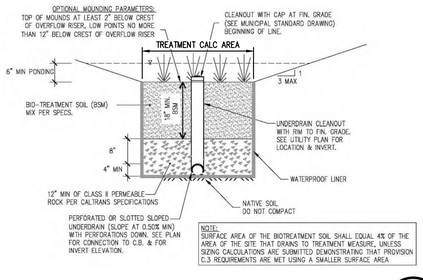




LEGEND

- AREA TREATED BY BIORETENTION
- BIORETENTION AREA
- SELF RETAINING AREA
- SELF TREATING AREA
- SEWER CONNECTED ITEMS

Figure 6-6: Cross Section of Lined Bioretention Area (Infiltration Not Allowed)



BIOFILTRATION BASIN

NOT TO SCALE

1

BIO-RETENTION PLANTER SIZING CALCULATIONS

Bio-Retention No.	Total Tributary Area (SF)	Total Tributary Area (AC)	Landscape Area (SF)	Pavement/ Roof Area (SF)	Impervious Area Equivalent (SF)	BMP Size Provided (SF)	Ponding Height	Sizing Factor
1	10,343	0.24	3,750	5,609	5,984	984	12"	**16.4%**
2	20,277	0.47	3,830	15,675	16,058	772	12"	**4.8%**
3	3,451	0.08	937	2,278	2,371	236	12"	**10.0%**
4	7,935	0.18	2,091	5,001	5,210	843	12"	**16.2%**
5	18,541	0.43	3,921	13,600	13,992	1,020	12"	**7.3%**
6	20,304	0.47	3,146	16,296	16,611	862	12"	**5.2%**
7	6,332	0.15	1,702	4,422	4,592	208	12"	**4.5%**
8	2,943	0.07	1,328	1,499	1,632	116	12"	**7.1%**
9	8,126	0.19	2,546	4,744	4,999	836	12"	**16.7%**
10	3,872	0.09	863	2,689	2,775	320	12"	**11.5%**
11	4,576	0.11	745	3,672	3,747	159	12"	**4.2%**
12	9,145	0.21	1,949	6,866	7,061	330	12"	**4.7%**
13	4,056	0.09	1,398	2,414	2,554	244	12"	**9.6%**
14	4,833	0.11	1,613	2,878	3,039	342	12"	**11.3%**
Total	124,734	2.86	29,819	87,643	90,625	7,272		**8.0%**

APPENDIX A - BMP SIZING CALCULATIONS

Formulas

Impervious Area Equivalent [SF] = (Landscape Area [SF]) • (0.10) + (Pavement/Roof Area [SF])

Sizing Factor = (BMP Size Provided [SF]) / (Impervious Area Equivalent [SF])

PROGRESS SET

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