

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic. #896317
 3045 Wilson Rd #3304
 San Jose, CA 95128
 www.PrimeGroupConstruction.com Fax: (661) 840-0886

Seal

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

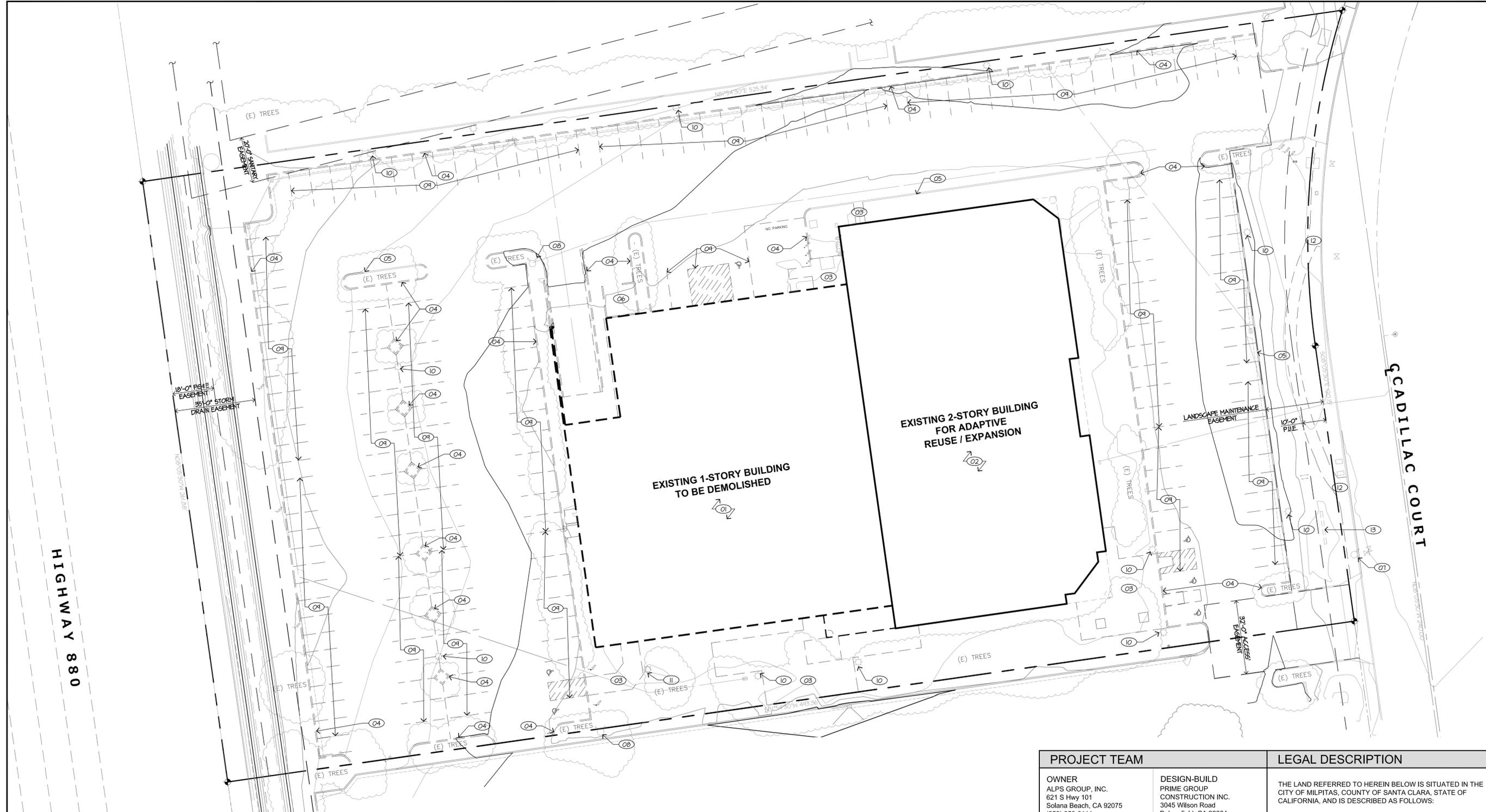
Issue	Planning Submittal	CUP Submittal
08/25/14	Planning Submittal	CUP Submittal
11/05/14	Planning Submittal	CUP Submittal
12/05/14	Planning Submittal	CUP Submittal
12/18/14	Demolition Submittal	CUP Submittal
01/05/15	Demolition Submittal	CUP Submittal
01/23/15	Demolition Submittal	CUP Submittal

Revisions

Sheet Title
 Existing / Demolition Site Plan

Date Last Edited
 January 21, 2015

Sheet Number
A1.0



1 EXISTING / DEMOLITION SITE PLAN



DEMO SITE PLAN KEYNOTES

- KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.
- | NO. | DESCRIPTION |
|-----|--|
| 01 | (E) BUILDING TO BE DEMOLISHED, SHOWN DASHED |
| 02 | (E) BUILDING TO REMAIN FOR ADAPTIVE REUSE / EXPANSION |
| 03 | (E) CONCRETE WALK TO BE REMOVED, SHOWN DASHED |
| 04 | (E) CURB & GUTTER TO BE REMOVED, SHOWN DASHED |
| 05 | (E) CURB & GUTTER TO REMAIN |
| 06 | (E) TRASH ENCLOSURE TO BE REMOVED, SHOWN DASHED |
| 07 | (E) PUBLIC FIRE HYDRANT TO BE PROTECTED IN PLACE |
| 08 | (E) PRIVATE FIRE HYDRANT TO BE PROTECTED IN PLACE |
| 09 | (E) PARKING STALL STRIPING TO BE REMOVED, SHOWN DASHED |
| 10 | (E) SITE LIGHTING TO REMAIN |
| 11 | (E) SITE LIGHTING TO BE REMOVED |
| 12 | (E) PUBLIC SIDEWALK TO BE REMOVED, SHOWN DASHED |
| 13 | (E) MONUMENT SIGN TO BE REMOVED, SHOWN DASHED |

PROJECT TEAM

<p>OWNER ALPS GROUP, INC. 621 S Hwy 101 Solana Beach, CA 92075 (858) 350-0111 Contact: Sharad Khandwala Email: sharad@alpsgroupinc.com</p>	<p>DESIGN-BUILD PRIME GROUP CONSTRUCTION INC. 3045 Wilson Road Bakersfield, CA 93304 (661) 832-1790 Contact: Joey Blagg joeyblagg@primegroupconstruction.com</p>
<p>LANDSCAPE EMERALD DESIGN 305 N Harbor Blvd., Suite 222 Fullerton, CA 92832 (714) 680-0417 Contact: Charles Lamb Email: charles@emeraldadesign.com</p>	<p>CIVIL KIER & WRIGHT 2850 Collier Canyon Rd Livermore, CA 94551 (925) 245-8788 Contact: Chuck McCallum Email: cmccallum@kierwright.com</p>
<p>AIR QUALITY/GHG ILLINGWORTH & ROKKIN 1 Willowbrook Court, Suite 120 Petaluma, CA 94954 (707) 794-0400 Contact: Joshua Carman jcarman@illingworthrokkin.com</p>	<p>ARBORIST RAY MORNEAU 550 S Shoreline Blvd Mountain View, CA 94041 (650) 984-7664 Contact: Ray Morneau Email: ray@marborist.com</p>
<p>PHASE 1 AEI CONSULTANTS 2500 Camino Diablo Walnut Creek, CA 95035 (925) 746-6000 Contact: Courtney Monheit cmonheit@aeiconsultants.com</p>	<p>SOIL INVESTIGATION KRAZAN & ASSOCIATES, INC. 215 W Dakota Avenue Clovis, CA 93612 (559) 348-2200 Contact: David Jarosz, II Email: davejarosz@krazan.com</p>

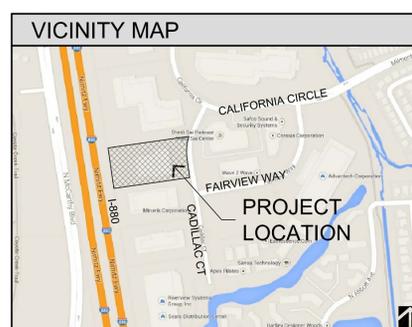
LEGAL DESCRIPTION

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 ONE:
 ALL OF PARCEL D, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING A RESUBDIVISION OF 'LOT 8' AND 'LOT 10' AS SHOWN UPON THE PARCEL MAP RECORD IN BOOK 508 OF MAPS AT PAGES 38,39 AND 40, RECORDS OF SANTA CLARA COUNTY," WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON OCTOBER 28, 1983 IN BOOK 520 OF MAPS, AT PAGES 37 AND 38.

PARCEL TWO:
 A MUTUAL AND NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF "PARCEL E" AS SAID PARCEL IS SHOWN ON THE "PARCEL MAP" RECORDED IN BOOK 520 OF MAPS AT PAGE 37, RECORDS OF SANTA CLARA COUNTY, AND BEING A UNIFORM STRIP OF LAND 16 FEET IN WIDTH MEASURED AT RIGHT ANGLES, LYING CONTIGUOUS TO AND SOUTHERLY OF A PORTION OF THE NORTHERLY PROPERTY LINE OF SAID "PARCEL E", MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF CADDILLAC COURT, SAID POINT BEING THE NORTHEAST CORNER OF SAID "PARCEL E", AS SAID CADDILLAC COURT AND SAID "PARCEL E", ARE SHOWN ON SAID "PARCEL MAP"; THENCE ALONG THE NORTHERLY LINE OF SAID "PARCEL E", AND THE NORTHERLY LINE OF SAID 16 FOOT UNIFORM STRIP OF LAND SOUTH 81 DEG. 54'30", WEST 63.50 FEET TO THE END OF SAID 16 FOOT UNIFORM STRIP OF LAND.

022-38-009



The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, distributed or used in connection with any work or project other than the specific project for which they were prepared & designed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic. #0864117
 3045 Wilton Rd #3304
 Milpitas, CA 95035
 www.PrimeGroupConstruction.com Fax: (661) 840-0986

Seal

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
12/18/14	Demolition Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

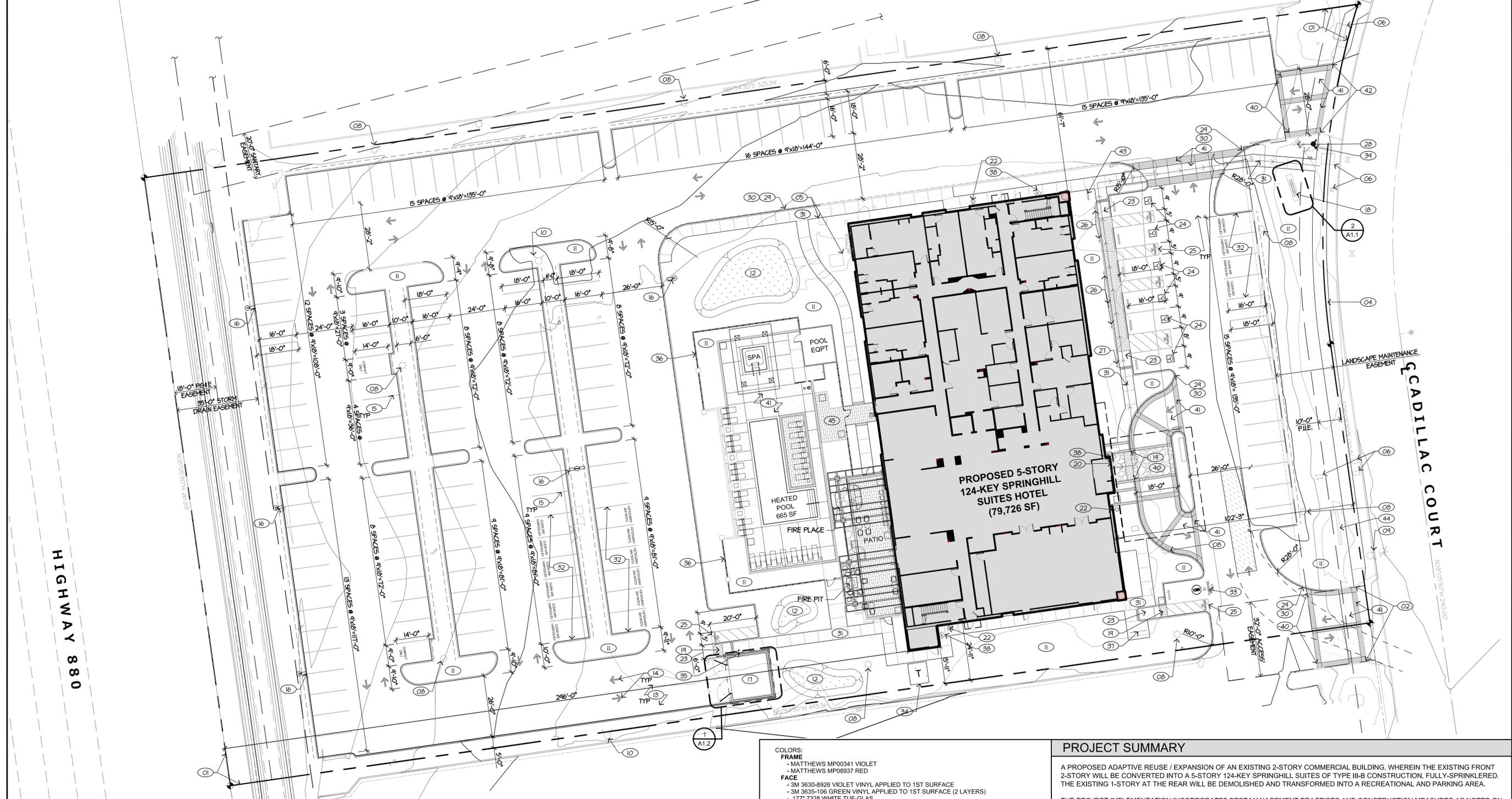
Revisions

Sheet Title

Date Last Edited
 January 21, 2015

Sheet Number

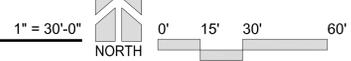
A1.1



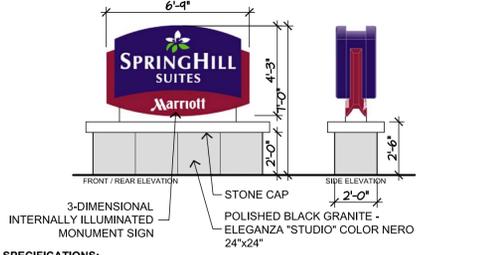
1 SITE PLAN

SITE PLAN KEYNOTES

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



- COLORS:**
FRAME
 - MATTHEWS MP00341 VIOLET
 - MATTHEWS MP08937 RED
FACE
 - 3M 3630-8926 VIOLET VINYL APPLIED TO 1ST SURFACE
 - 3M 3635-106 GREEN VINYL APPLIED TO 1ST SURFACE (2 LAYERS)
 - 177-7328 WHITE TUF-GLAS
MARRIOTT
 - 3M 3630-20 WHITE VINYL APPLIED TO 1ST SURFACE OF CLEAR PUSH-THRU LETTERS
PEDESTAL
 MATTHEWS MP20140 GRAY, GLOSS FINISH



SPECIFICATIONS:
 ALUMINUM AND STEEL CONSTRUCTION WITH RIGID BLEED, PAN FORMED FACES (SpringHill Suites) AND ROUTED ALUMINUM GRATES (Marriott). 3-D MONUMENT SIGN TO INCLUDE CLEAR RED NEON BORDER BEHIND SIDES AND BOTTOM OF "SpringHill Suites" PORTION OF CABINET. NEON SHOULD NOT BE VISIBLE FROM FRONT OR SIDES OF CABINET. INTERNAL ILLUMINATION PROVIDED BY H/O FLUORESCENT LAMPS.

PROJECT SUMMARY

A PROPOSED ADAPTIVE REUSE / EXPANSION OF AN EXISTING 2-STORY COMMERCIAL BUILDING, WHEREIN THE EXISTING FRONT 2-STORY WILL BE CONVERTED INTO A 5-STORY 124-KEY SPRINGHILL SUITES OF TYPE III-B CONSTRUCTION, FULLY-SPRINKLERED. THE EXISTING 1-STORY AT THE REAR WILL BE DEMOLISHED AND TRANSFORMED INTO A RECREATIONAL AND PARKING AREA.

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

PARKING CALCULATIONS

PER MMC SECTION 53, TABLE 53.09-1

PARKING SPACES REQUIRED:	162 SPACES
1 SPACE PER GUESTROOM (124 ROOMS):	124 SPACES
1 SPACE PER EMPLOYEE (8 EMPLOYEES):	8 SPACES
MEETING ROOM 1:4 SEATS (88 SEATS):	22 SPACES
BOARD ROOM 1:4 SEATS (32 SEATS):	8 SPACES

EXISTING PARKING SPACES:	48 SPACES
STANDARD [9'-0" X 18'-0"]	48 SPACES

NEW PARKING SPACES PROVIDED:	120 SPACES
STANDARD [9'-0" X 18'-0"]	94 SPACES
COMPACT [9'-0" X 16'-0"]	2 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/LEV [9'-0" X 18'-0"]	16 SPACES

SITE SUMMARY

APN:	022-38-009
ADDRESS:	1201 CADILLAC CT., MILPITAS CA 95035
TOTAL LOT AREA:	130,680 SF (3.00 ACRES)
ZONE:	MP - INDUSTRIAL PARK
FRONT YARD SETBACK:	99'-10"
SIDE YARD SETBACK (INTERIOR):	296'-0"
STREET SIDE YARD SETBACK:	15'-11" VARIES
BUILDING HEIGHT:	67'-4" TOP OF PARAPET
FLOOR AREA RATIO:	0.50 MAX (65,340 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:	III-B, FULLY-SPRINKLERED NFPA 13			
FIRST FLOOR	16,778 SF			
SECOND FLOOR	16,502 SF			
THIRD FLOOR	15,414 SF			
FOURTH FLOOR	15,414 SF			
FIFTH FLOOR	15,414 SF			
STAIRS TO ROOF	204 SF			
TOTAL BUILDING AREA	79,726 SF			

0.61 > 0.50 (FAR VARIANCE)

Seal

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue	Planning Submittal	CUP Submittal	Demolition Submittal
08/25/14			
11/05/14			
12/05/14			
12/18/14			
01/05/15			
01/23/15			

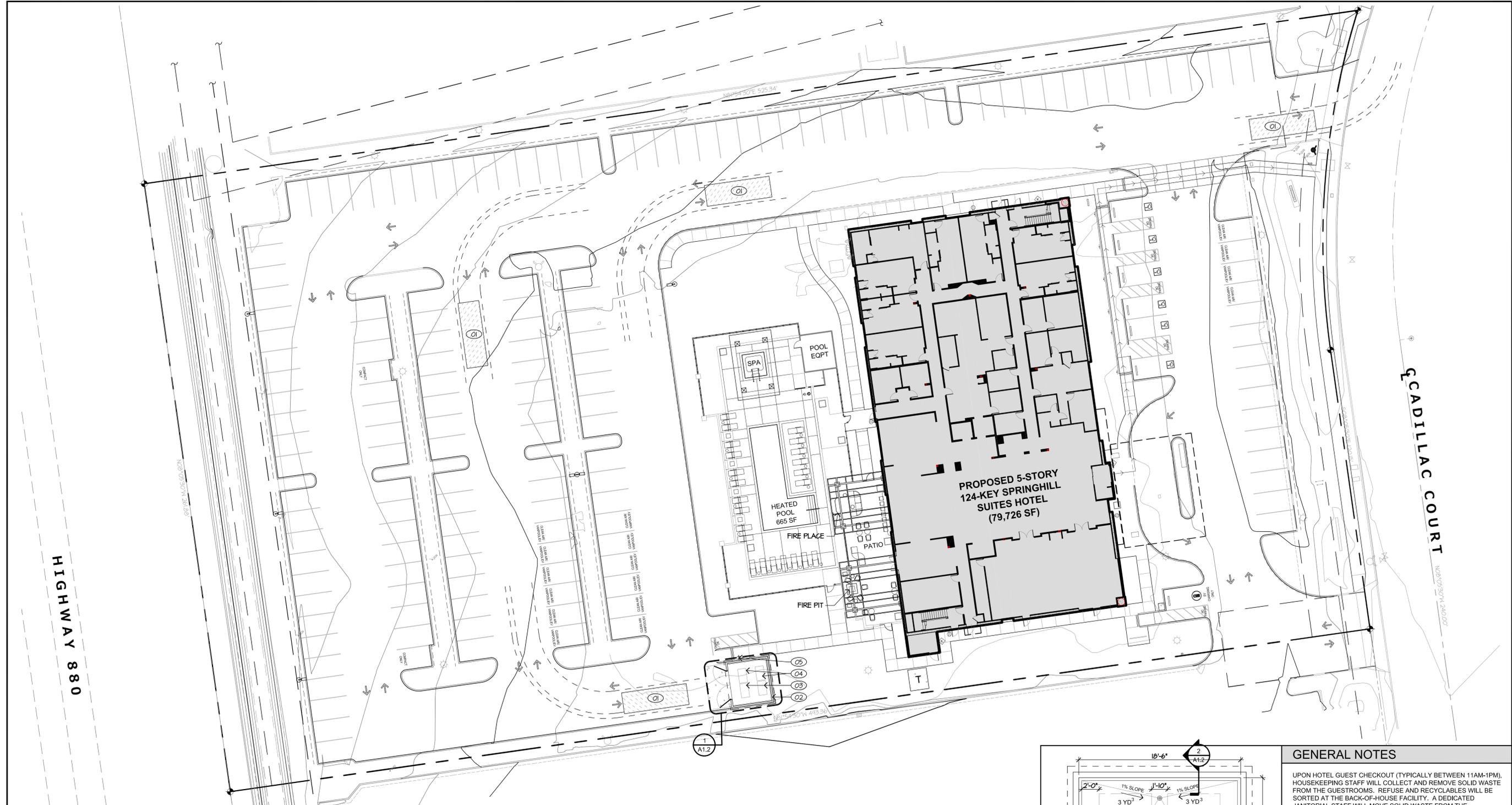
Revisions

Sheet Title
 Solid Waste Handling Plan/Trash Enclosure Details

Date Last Edited
 January 22, 2015

Sheet Number

A1.2



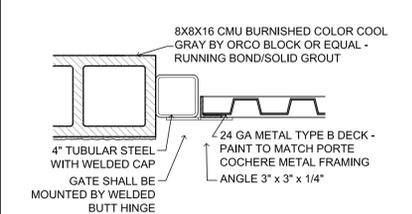
1 SOLID WASTE HANDLING PLAN



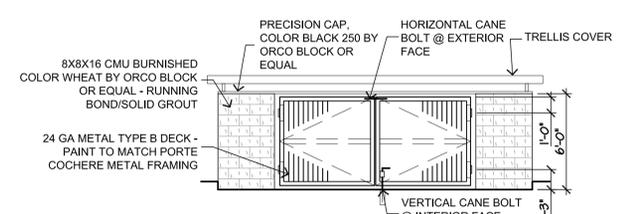
SOLID WASTE HANDLING KEYNOTES

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

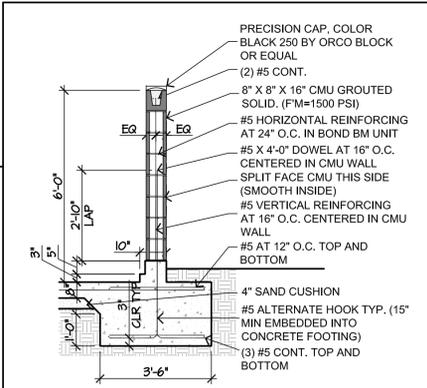
- NO. DESCRIPTION
- 01 WASTE TRUCK TURNING RADIUS (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 3)
- 02 TRASH ENCLOSURE (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 2)
- 03 3 CUBIC YARD REFUSE BIN
- 04 3 CUBIC YARD RECYCLING BIN
- 05 LOCKABLE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



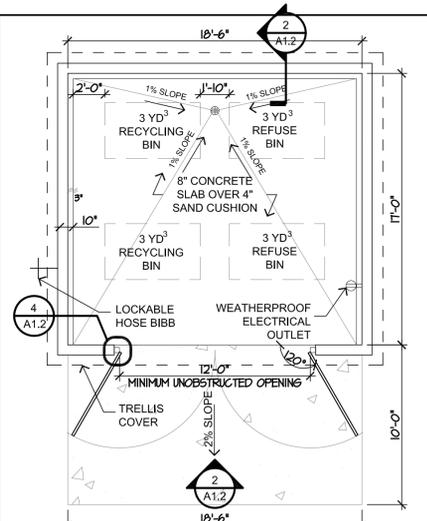
4 TRASH ENCLOSURE DETAIL
 1-1/2" = 1'-0"



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



2 TRASH ENCLOSURE WALL SECTION
 3/8" = 1'-0"



1 TRASH ENCLOSURE PLAN
 3/16" = 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 (YD³):

HOTELS & MOTEL	# OF ROOMS X .10256*	124 X .10256 = 12.72 YD ³ OR 13 YD ³ PER WEEK (7 YD ³ FOR RECYCLABLES & 6 YD ³ FOR REFUSE)

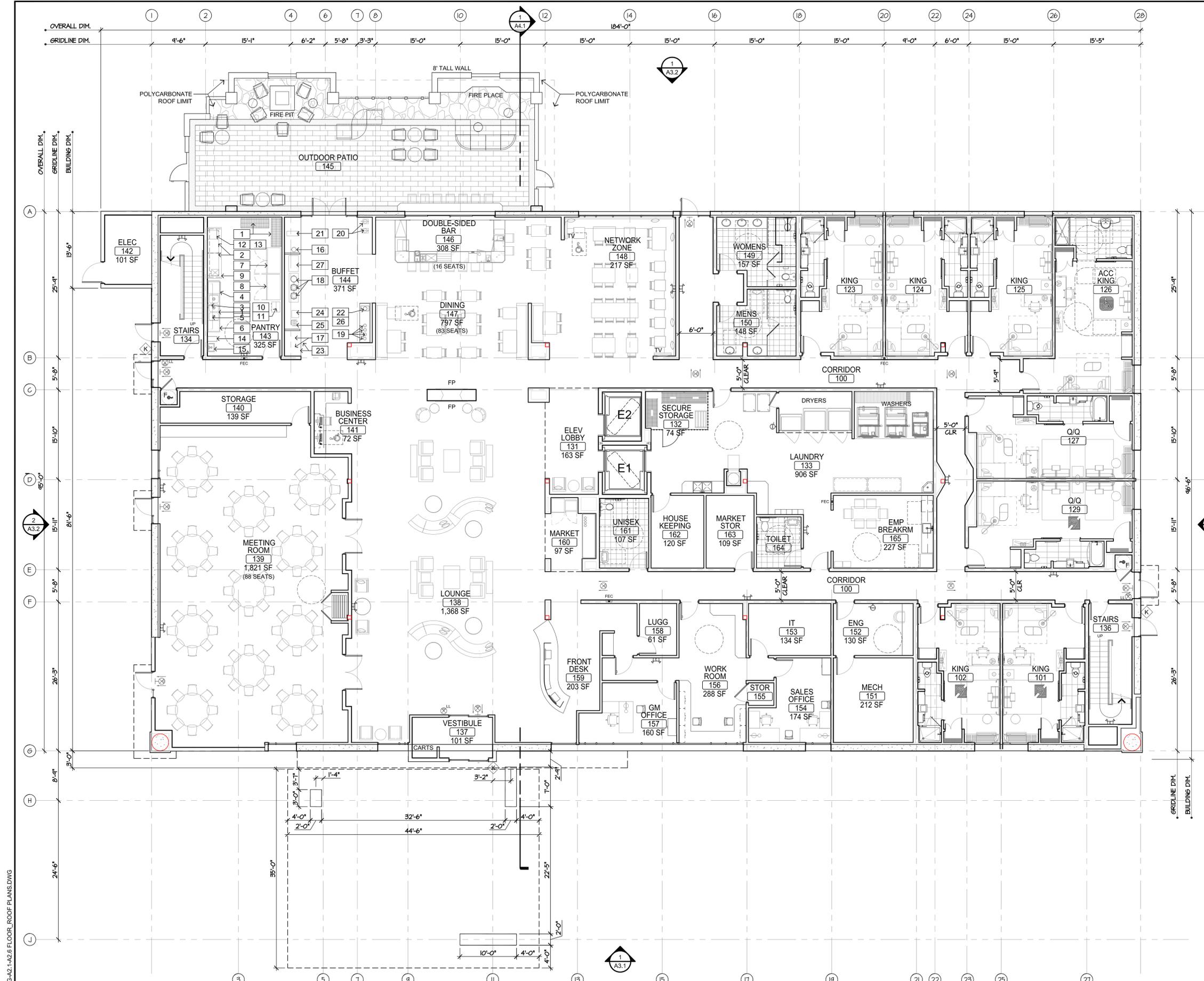
* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION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

PROPOSED SERVICE FRONT END LOADING CONTAINERS

- 2 - 3 YD³ DUMPSTER FOR REFUSE
- 2 - 3 YD³ 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%.



GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE (1-ROLL-IN)	1	2	2	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	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
 - X 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.
 - X 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.
 - X 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
 - T CLASS 1 FIRE STANDPIPE

EQUIPMENT - SCHEDULE

ITEM NO	DESCRIPTION
1	PANTRY
2	DRY STORAGE SHELVING
3	SHELVING - BULK STORAGE DECKS
4	SPRAY RINSE
5	DISHWASHER - UNDERCOUNTER
6	POT RACK WITH WALL SHELF
7	3-COMPARTMENT POT SINK
8	FREEZER - 2 DOOR REACH-IN
9	REFRIGERATOR - 2 DOOR REACH-IN
10	S.S. PREP TABLE
11	S.S. TABLE
12	COFFEE AIRPOT BREWER
13	MICROWAVE OVEN
14	MICROWAVE SHELF
15	GARBAGE CANS
16	HAND LAVATORY
17	BUFFET
18	OATMEAL COOKER
19	DRY CEREAL DISPLAY
20	INDUCTION WARMERS
21	COFFEE AIRPOTS
22	WAFFLE IRONS
23	JUICE CHILLER
24	GARBAGE CANS
25	BUFFET REFRIGERATOR
26	BREAD DISPLAY
27	POP UP TOASTER
28	BUFFET - WASTER CHUTE
29	DISPLAY SHIELDS (COLD AND UNWRAPPED FOODS)

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any work or project other than the specific project for which they were prepared & accepted, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3845 Wilson Rd. #3004
 Milpitas, CA 95035
 Tel: (650) 840-0986
 Fax: (650) 840-0986

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

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

Revisions

Sheet Title
 First Floor Plan

Date Last Edited
 December 2, 2014

Sheet Number

A2.1

1 FIRST FLOOR PLAN
 FIRST FLOOR AREA = 16,778 SF / TOTAL BUILDING AREA = 79,726 SF



The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any work or project other than the specific project to which they have been prepared & depicted, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3845 Wilson Rd. #3004
 CA Lic: #996117
 CA Lic: #3304
 Tel: (661) 840-0986
 www.PrimeGroupConstruction.com Fax: (661) 840-0986

GUEST ROOM COUNT & MIX SUMMARY

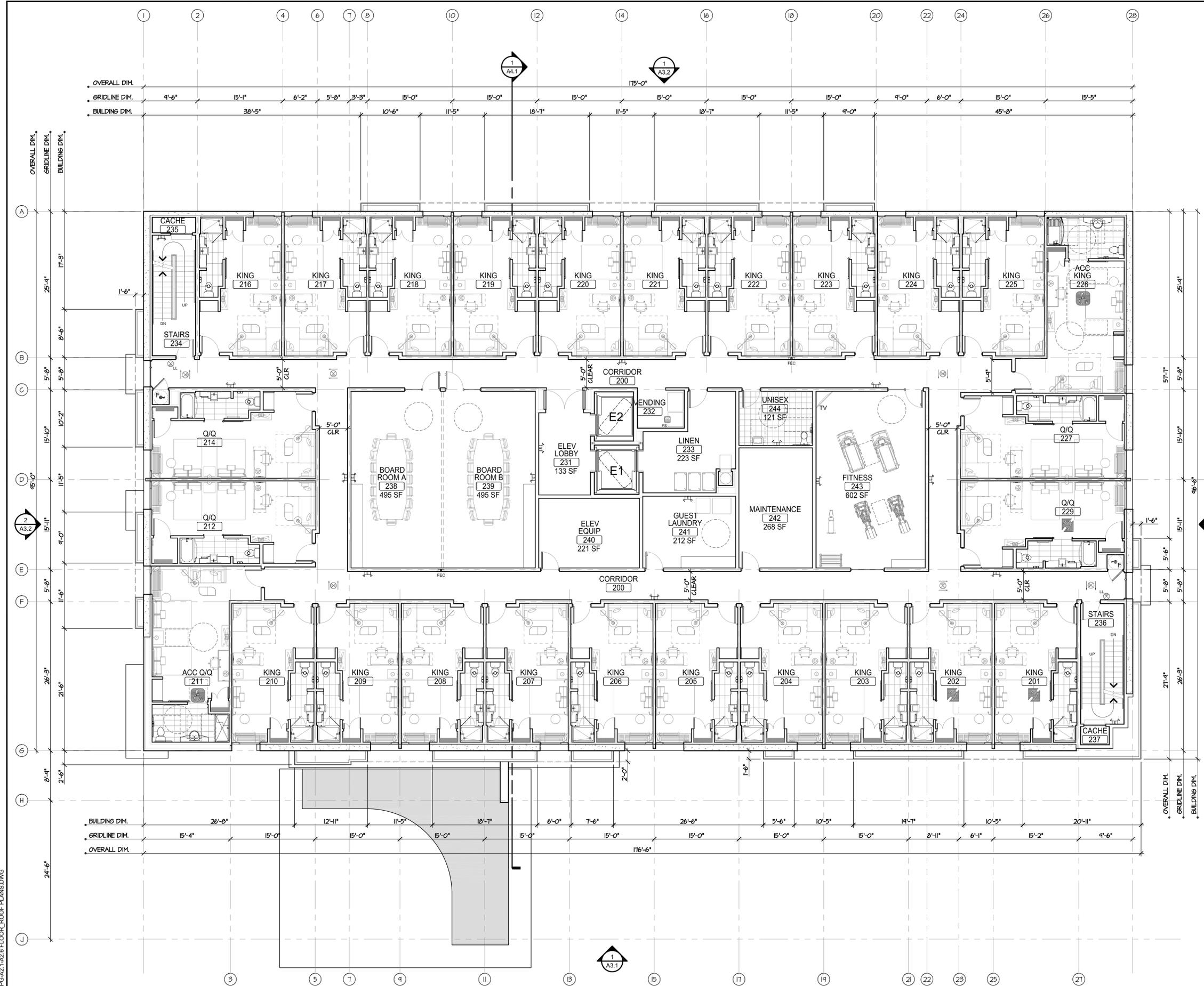
ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

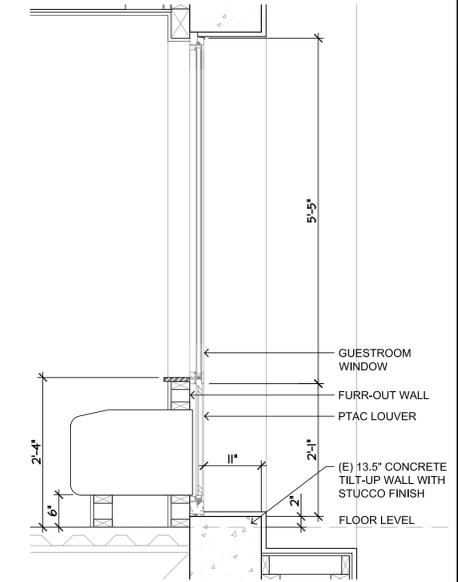
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN)	2 (1-COMM)	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	12

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]

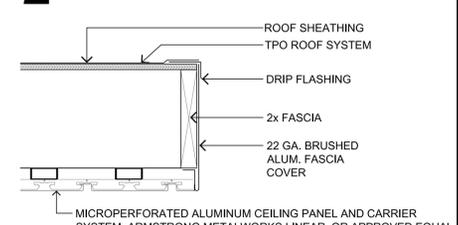
- ### LEGEND
- 000 ROOM NUMBER
 - ⊗ CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
 - ⊗ WALL-MOUNTED ILLUMINATED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



1 SECOND FLOOR PLAN
 SECOND FLOOR AREA = 16,502 SF / TOTAL BUILDING AREA = 79,726 SF



2 WINDOW SECTION 3/4" = 1'-0"



3 MTL CANOPY SECTION 1-1/2" = 1'-0"

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

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

Revisions

Sheet Title
 Second Floor Plan

Date Last Edited
 December 2, 2014

Sheet Number

A2.2

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or corrected with any mark or project other than the original project to which they have been prepared & depicted, without the written consent of PRIME GROUP CONSTRUCTION.

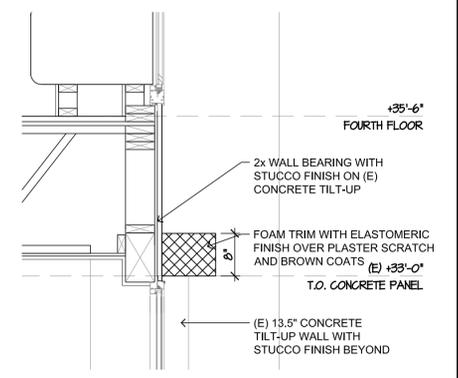
PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3845 Wilson Rd. #3004
 Milpitas, CA 95035
 Tel: (650) 940-0986
 Fax: (650) 940-0986
 www.PrimeGroupConstruction.com

GUEST ROOM COUNT & MIX SUMMARY					
ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

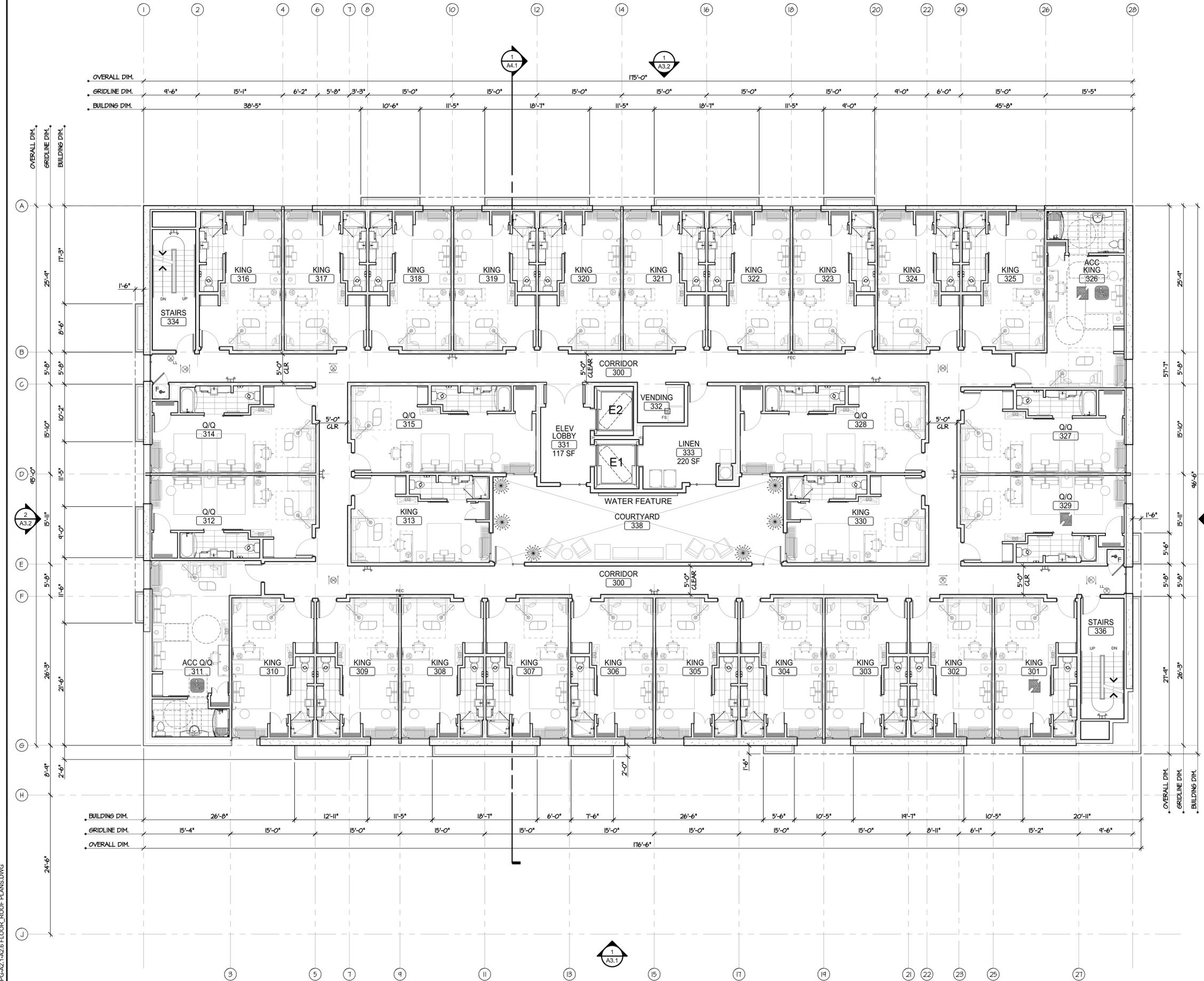
MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS						
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN)	2 (1-COMM)	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	12

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.
 - ⊗ KNOX KEY VAULT LOCATION
 - FEC RECESSED FIRE EXTINGUISHER CABINET
 - ⊗+T CLASS 1 FIRE STANDPIPE



2 FOAM TRIM 3/4" = 1'-0"



1 THIRD FLOOR PLAN
 THIRD FLOOR AREA = 15,414 SF / TOTAL BUILDING AREA = 79,726 SF



FILE NAME: 14-503 PG-A2.1-A2.6 FLOOR, ROOF PLANS.DWG

Seal

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

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

Revisions

Sheet Title
 Third Floor Plan

Date Last Edited
 December 2, 2014

Sheet Number

A2.3

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any work or project other than the specific project to which they have been prepared & depicted, without the written consent of PRIME GROUP CONSTRUCTION.

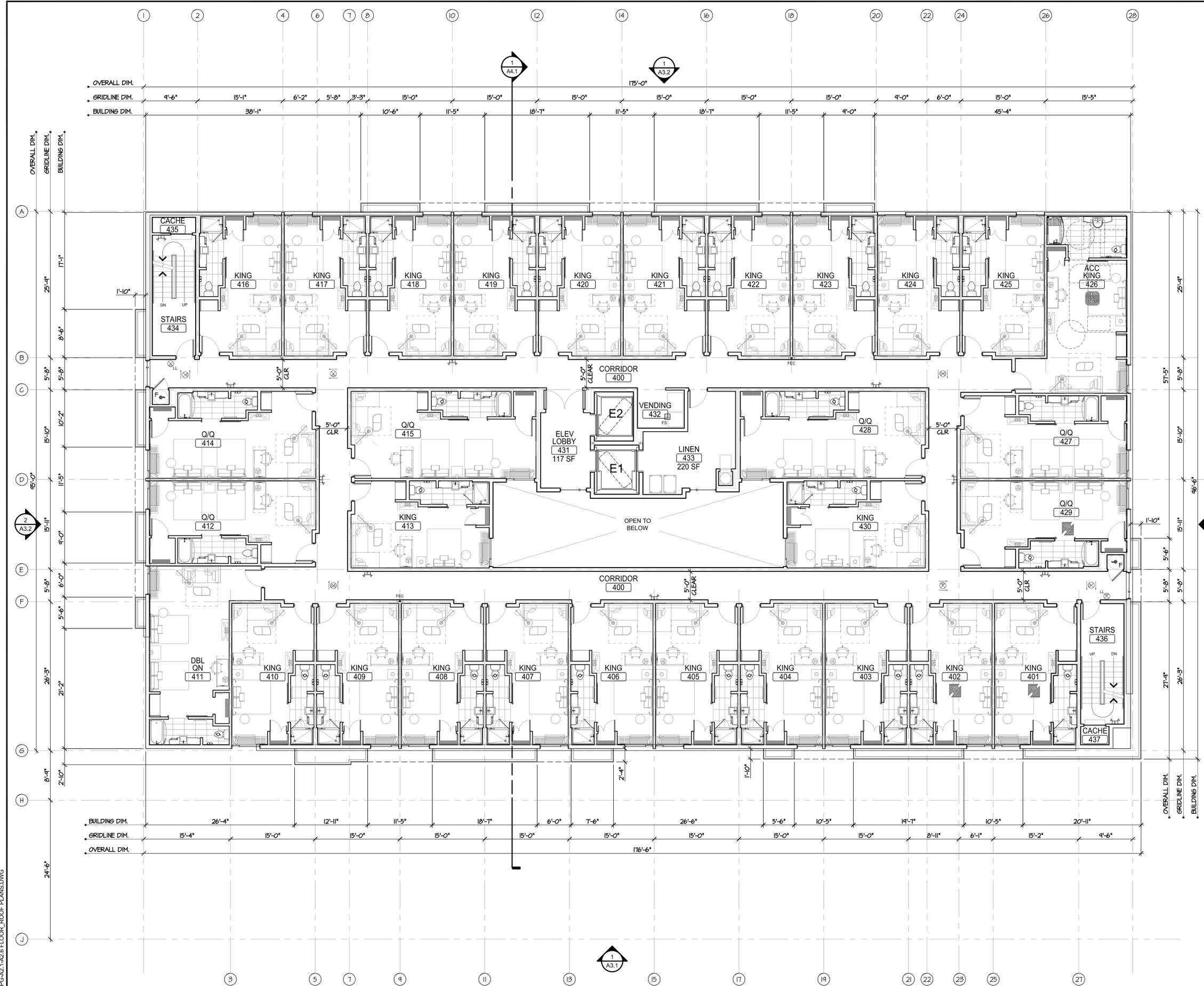
PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3845 Wilson Rd. #3004
Milpitas, CA 95035
Tel: (650) 840-0986
Fax: (650) 840-0986
www.PrimeGroupConstruction.com

GUEST ROOM COUNT & MIX SUMMARY					
ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS						
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE (1-ROLL-IN)	1	2	2	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	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.
 - ⊗ KNOX KEY VAULT LOCATION
 - FEC RECESSED FIRE EXTINGUISHER CABINET
 - ⊗+T CLASS 1 FIRE STANDPIPE



1 FOURTH FLOOR PLAN
FOURTH FLOOR AREA = 15,414 SF / TOTAL BUILDING AREA = 79,726 SF



FILE NAME: 14-503 PG-A2.1-A2.6 FLOOR, ROOF PLANS.DWG

Seal

Project
SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

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

Revisions

Sheet Title
Fourth Floor Plan

Date Last Edited
December 2, 2014

Sheet Number

A2.4

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any work or project other than the specific project to which they have been prepared & depicted, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3845 Wilson Rd. #3004
Milpitas, CA 95035
Tel: (650) 840-0986
Fax: (650) 840-0986
www.PrimeGroupConstruction.com

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

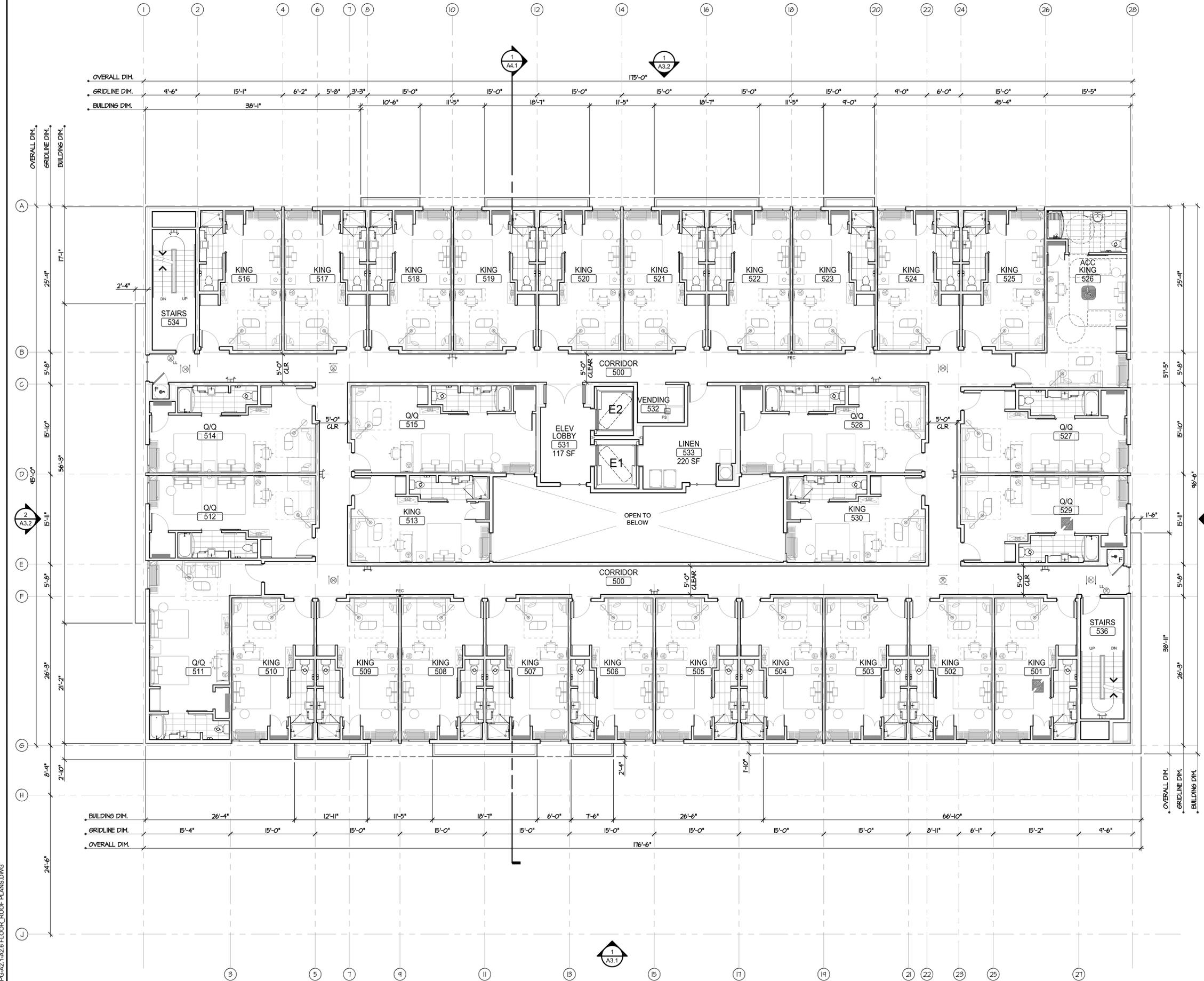
MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE (1-ROLL-IN)	1	2	2	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	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.
- ⊗ KNOX KEY VAULT LOCATION
- FEC RECESSED FIRE EXTINGUISHER CABINET
- ⊗+T CLASS 1 FIRE STANDPIPE



1 FIFTH FLOOR PLAN
FIFTH FLOOR AREA = 15,414 SF / TOTAL BUILDING AREA = 79,726 SF



FILE NAME: 14-503 PG-A2.1-A2.6 FLOOR ROOF PLANS.DWG

Seal

Project
SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

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

Revisions

Sheet Title
Fifth Floor Plan

Date Last Edited
December 2, 2014

Sheet Number

A2.5

GENERAL NOTES

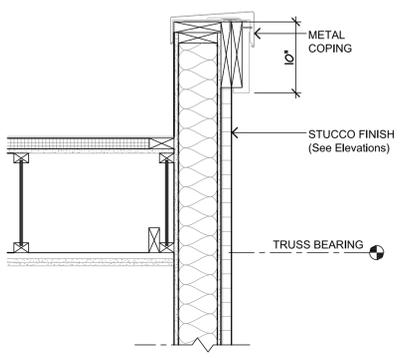
1. ROOF SLOPE IS 1/4" PER FOOT AT FLAT ROOF AREAS, UNLESS NOTED OTHERWISE.
2. PAINT SCUPPERS TO MATCH ADJACENT SURROUNDING COLOR WHERE SHOWN.
3. CLASS A ROOF IS REQUIRED. INSTALL ROOF IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. SEE MECHANICAL, ELECTRICAL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

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any project other than the specific project for which they have been prepared & designed, without the written consent of PRIME GROUP CONSTRUCTION.

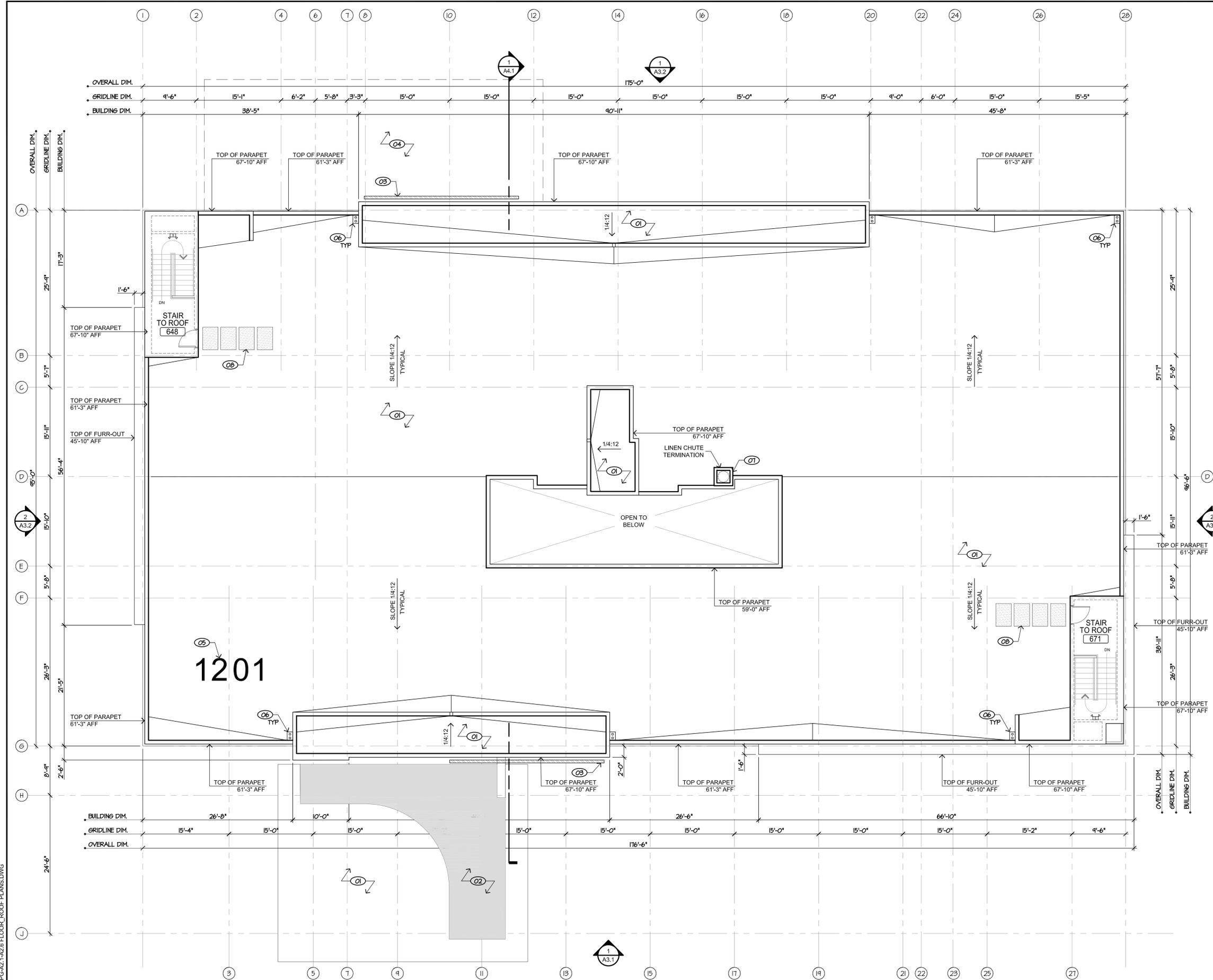
PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3845 Wilson Rd. #3004
 CA Lic: #996117
 CA Lic: #93004
 Tel: (661) 840-0986
 www.PrimeGroupConstruction.com Fax: (661) 840-0986

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 | 3-COAT STUCCO SAND FINISH COLOR 3 |
| 03 | EXTERIOR BUILDING SIGNAGE |
| 04 | POLYCARBONATE SHEET PANELS @ PATIO LEVEL |
| 05 | 4' HIGH x 2' WIDE BUILDING ADDRESS SPACED 12" APART |
| 06 | INTERNAL ROOF DRAIN |
| 07 | 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. |
| 08 | PROTECTIVE ROOF WALK TO STAIRS |



2 PARAPET SECTION 1" = 1'-0"



1 ROOF PLAN
 STAIR TO ROOF AREA = 204 SF / TOTAL BUILDING AREA = 79,726 SF



FILE NAME: 14-503 PG-A2.1-A2.6 FLOOR, ROOF PLANS.DWG

Seal

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

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

Revisions

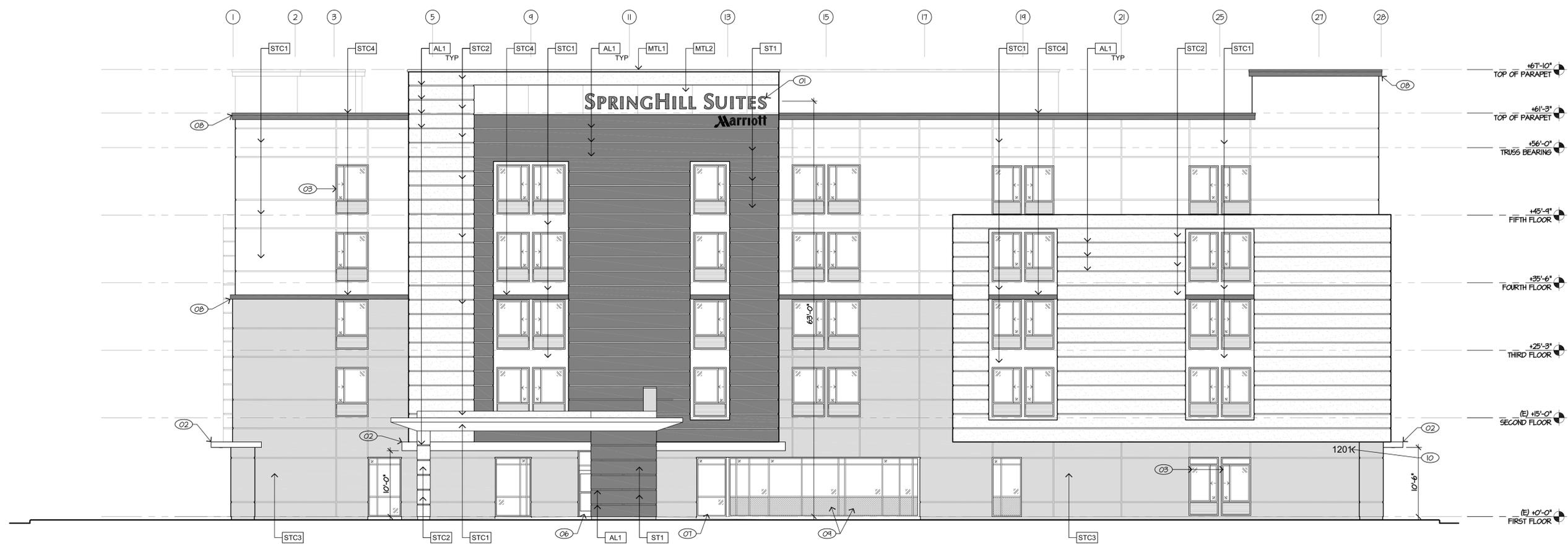
Sheet Title
 Roof Plan

Date Last Edited
 December 2, 2014

Sheet Number
A2.6

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered in any way or used in connection with any work or project other than the specific project for which they were prepared & designed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3845 Wilson Rd. #3004
 CA Lic: #996117
 CA Lic: #9304
 Tel: (661) 840-0986
 www.PrimeGroupConstruction.com Fax: (661) 840-0986



1 FRONT ELEVATION

1/8" = 1'-0"



2 RIGHT SIDE ELEVATION

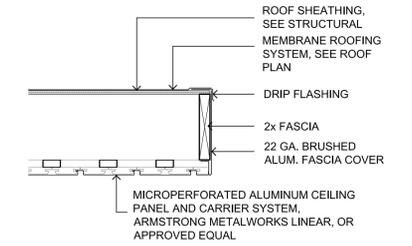
1/8" = 1'-0"

ELEVATION LEGEND

- MTL1** 4" METAL COPING CAP AT PARAPETS
- MTL2** METAL PANELS BEHIND SIGNAGE
- STC1** 3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 7028 INCREDIBLE WHITE, WITH RECESSED GROOVES INTO FOAM 2" HIGH BY 1/2" DEEP
- STC2** 3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6090 JAVA
- STC3** 3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
- STC4** 3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 CAVIAR
- ST1** GRANITE TILE - ELEGANZA STREAM MINERAL 24"x24"
- AL1** 2" ALUMINUM REVEALS @ 24" INTERVALS

ELEVATION KEYNOTES

- KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.
- NO.** DESCRIPTION
 - 01** PROVIDE BLOCKING AND POWER FOR EXTERIOR BUILDING SIGNAGE
 - 02** METAL CANOPY
 - 03** 1" DUAL-PANE CLEAR GLAZING WINDOWS IN BRUSHED ALUMINUM THERMALLY BROKEN FRAMES WITH THRU-WALL INTEGRAL PTAC HVAC LOUVER
 - 04** 1" INSULATING STOREFRONT GLAZING (PPG SOLARBAN Z50 LOW-E GLASS)
 - 05** METAL DOOR
 - 06** AUTOMATIC ENTRANCE SLIDER DOORS WITH TEMPERED GLASS
 - 07** ALUMINUM STOREFRONT DOOR WITH TEMPERED GLASS
 - 08** FOAM TRIM
 - 09** SPANDREL GLAZING
 - 10** 12" HIGH ALUMINUM BUILDING ADDRESS SIGN



4 CANOPY DETAIL

1" = 1'-0"



SPRINGHILL SUITES SPECIFICATIONS:
 .050" ALUMINUM CONSTRUCTION WITH .063" ALUMINUM LETTER BACKS. 2" J-CLIPS USED TO KEEP LETTERS 2" FROM WALL SURFACE. 1" TRIM CAP PAINTED TO MATTHEWS MP00341 VIOLET.

MARRIOTT SPECIFICATIONS:
 .050" ALUMINUM CONSTRUCTION WITH .063" ALUMINUM LETTER BACKS. 2" J-CLIPS USED TO KEEP LETTERS 2" FROM WALL SURFACE. 1" TRIM CAP PAINTED TO MATTHEWS MP08937 SATIN RED.

FACES:
 3/16" 2447 WHITE ACRYLIC WITH 3635-8926 VIOLET PERFORATED VINYL APPLIED 1ST SURFACE.
 ILLUMINATION: WHITE LED

FACES:
 3/16" 2447 WHITE ACRYLIC WITH 3630-2832 RED VINYL VINYL APPLIED 1ST SURFACE.
 ILLUMINATION: RED LED

3 SIGNAGE DETAILS

NTS

FILE NAME: 14-503 PG-A3.1 EXTERIOR ELEVATIONS.DWG

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

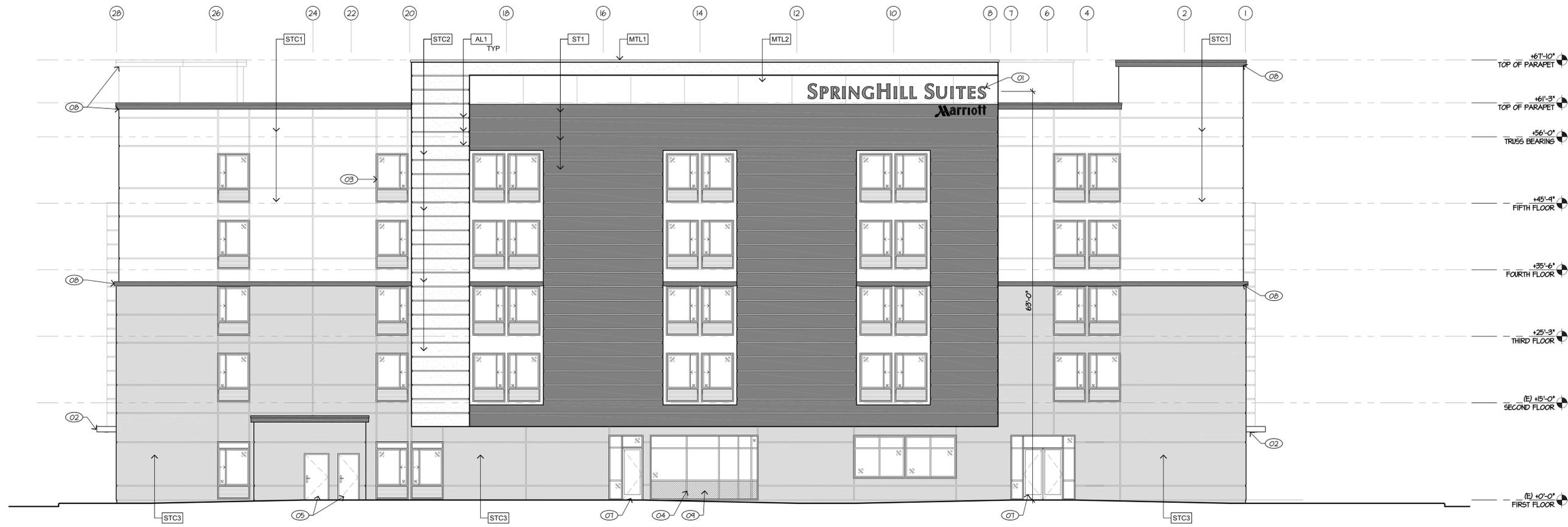
Revisions

Sheet Title
 Exterior Elevations

Date Last Edited
 January 22, 2015

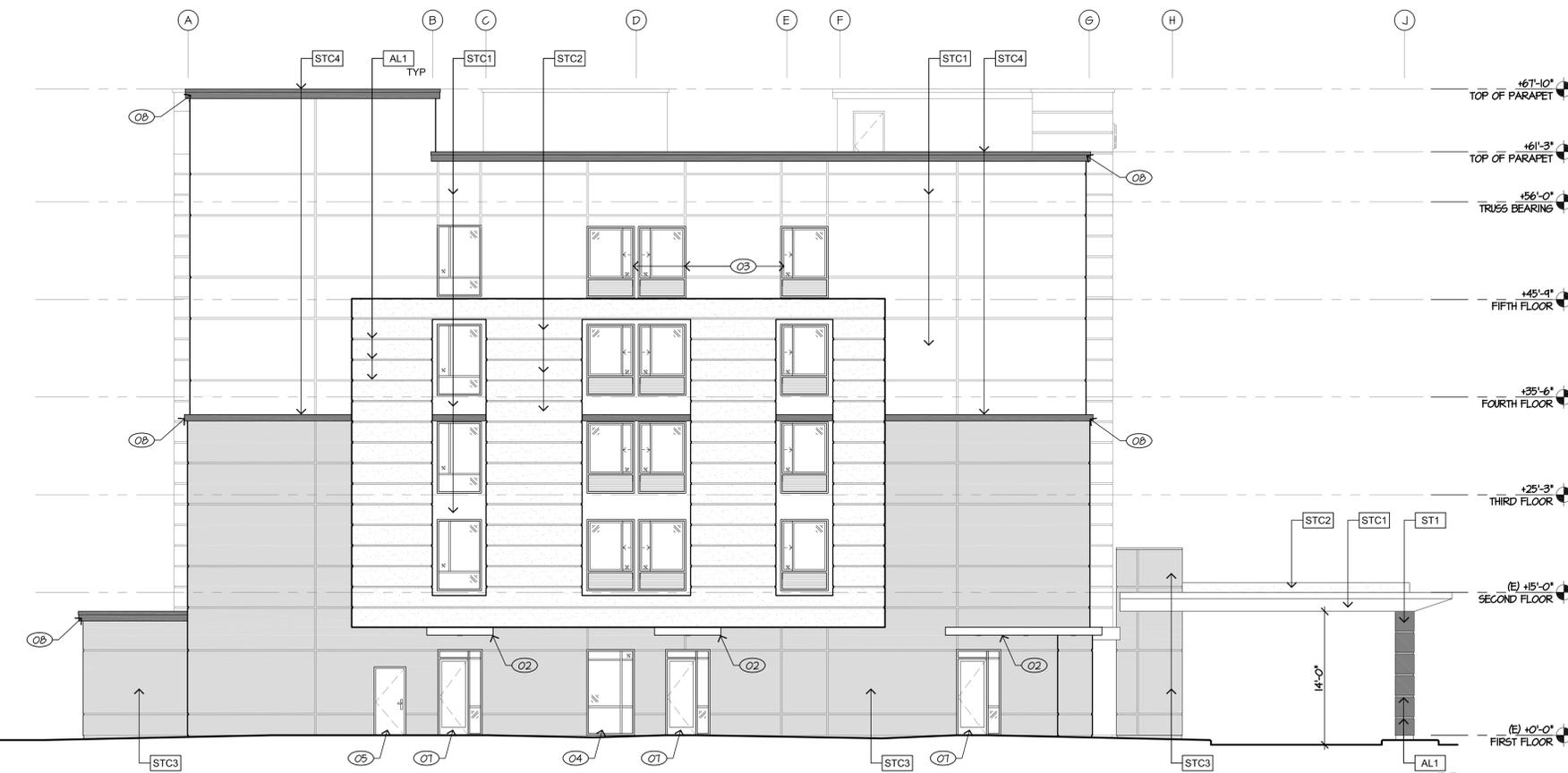
Sheet Number

A3.1



1 REAR ELEVATION

1/8" = 1'-0"



2 LEFT SIDE ELEVATION

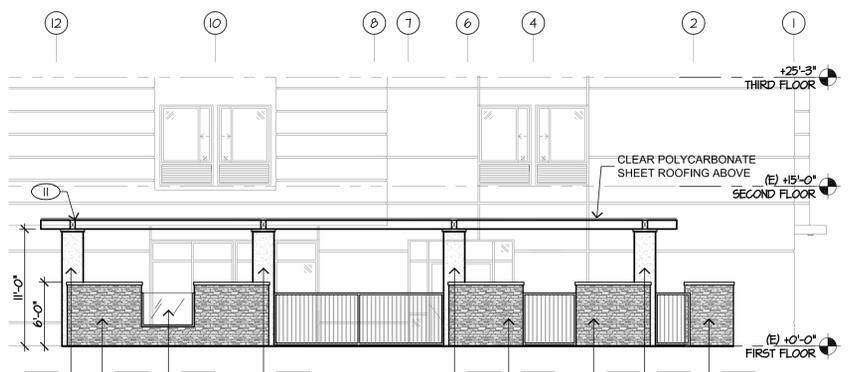
1/8" = 1'-0"

ELEVATION LEGEND

- | | |
|---|---|
| MTL1 4" METAL COPING CAP AT PARAPETS | G1 1/2" THICK TEMPERED GLASS, ALUMINUM FRAME |
| MTL2 METAL PANELS BEHIND SIGNAGE | ST2 MANUFACTURED STONE FACADE |
| STC1 3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 7028 INCREDIBLE WHITE, WITH RECESSED GROOVES INTO FOAM 2" HIGH BY 1/2" DEEP | |
| STC2 3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6090 JAVA | |
| STC3 3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE | |
| STC4 3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 CAVIAR | |
| ST1 GRANITE TILE - ELEGANZA STREAM MINERAL 24"x24" | |
| AL1 2" ALUMINUM REVEALS @ 24" INTERVALS | |

ELEVATION KEYNOTES

- KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.
- | | |
|---|---|
| O1 PROVIDE BLOCKING AND POWER FOR EXTERIOR BUILDING SIGNAGE | O6 AUTOMATIC ENTRANCE SLIDER DOORS WITH TEMPERED GLASS |
| O2 METAL CANOPY | O7 ALUMINUM STOREFRONT DOOR WITH TEMPERED GLASS |
| O3 1" DUAL-PANE CLEAR GLAZING WINDOWS IN BRUSHED ALUMINUM THERMALLY BROKEN FRAMES WITH THRU-WALL INTEGRAL PTAC HVAC LOUVER | O8 FOAM TRIM |
| O4 1" INSULATING STOREFRONT GLAZING (PPG SOLARBAN Z50 LOW-E GLASS) | O9 SPANDREL GLAZING |
| O5 METAL DOOR | O10 12" HIGH ALUMINUM BUILDING ADDRESS SIGN |
| | O11 STEEL ARCHITECTURAL CANOPY WITH CLEAR POLYCARBONATE SHEETS BY STARLIGHT SKYLIGHTS OR EQUAL |



3 PARTIAL REAR ELEVATION - OUTDOOR PATIO

1/8" = 1'-0"

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
 Exterior Elevations

Date Last Edited
 January 22, 2015

Sheet Number

A3.2

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or otherwise used in connection with any work or project other than the specific project for which they have been prepared & designed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists

3845 Wilson Rd. 93004
 CA Lic: #996117
 Tel: (661) 840-0986
 www.PrimeGroupConstruction.com Fax: (661) 840-0986

Seal

Project
SPRINGHILL SUITES MILPITAS
 AN ADAPTIVE REUSE & EXPANSION
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue	
□	08/25/14 Planning Submittal
□	11/05/14 CUP Submittal
□	12/05/14 CUP Submittal

Revisions

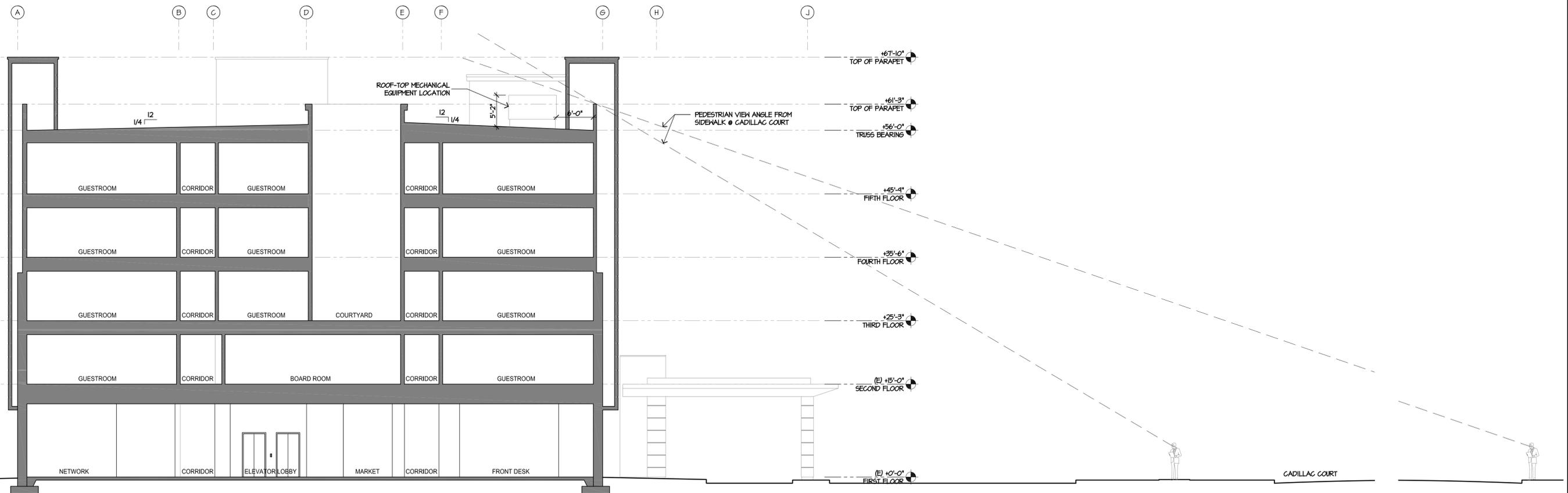
Sheet Title
 Building Section / Line of Sight Drawing

Date Last Edited
 December 3, 2014

Sheet Number

A4.1

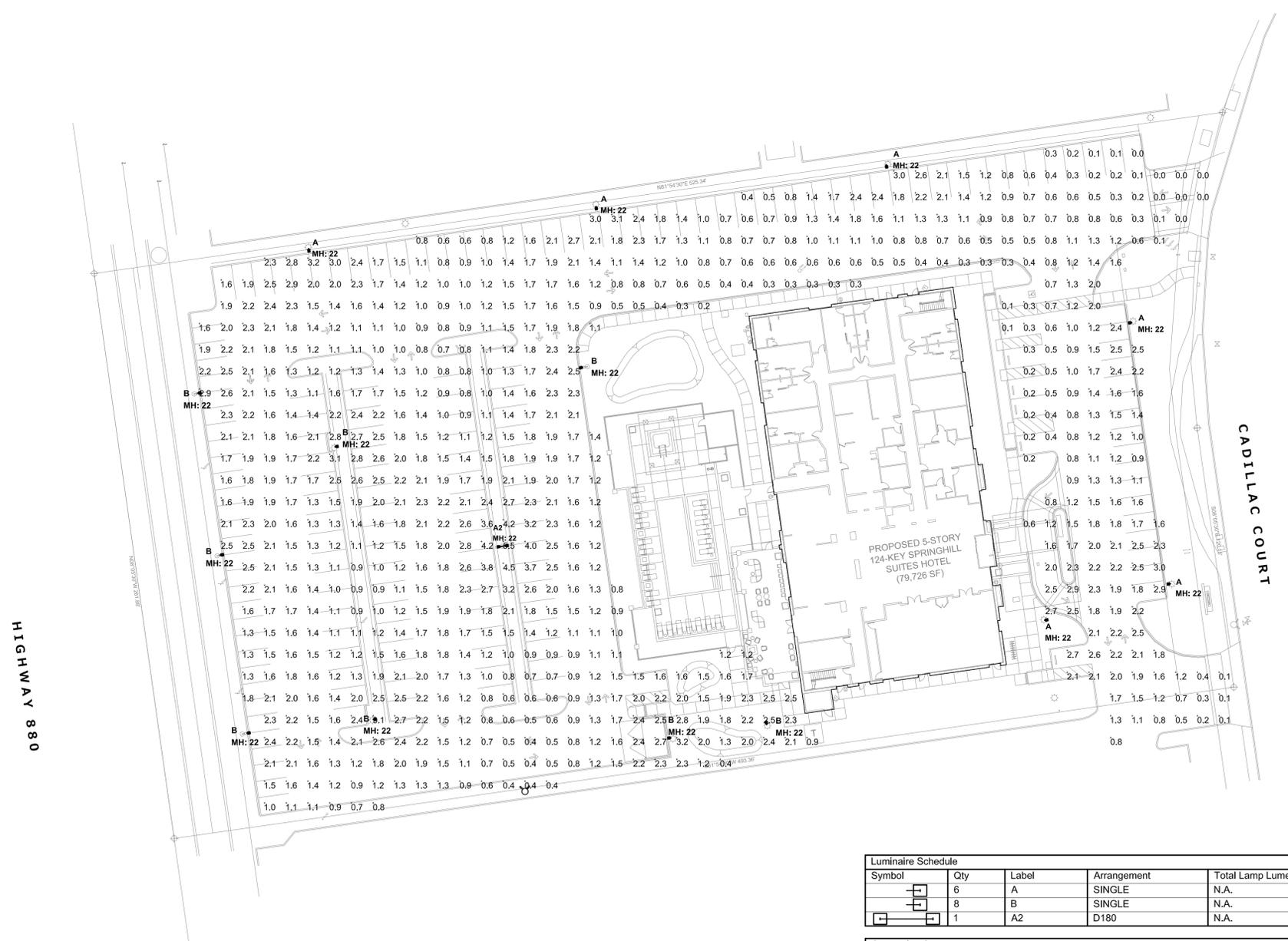
FILE NAME: 14-593 PG-A4.1 BUILDING SECTION.DWG



1 BUILDING SECTION / LINE OF SIGHT DRAWING

1/8" = 1'-0"

0' 4' 8' 16'



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	BUG Rating
[Symbol]	6	A	SINGLE	N.A.	0.912	McGraw Edison - TLM-B05-LED-E1-SL3	124	B2-U0-G2
[Symbol]	8	B	SINGLE	N.A.	0.912	McGraw Edison - TLM-B05-LED-E1-T4	124	B2-U0-G2
[Symbol]	1	A2	D180	N.A.	0.912	McGraw Edison - TLM-B05-LED-E1-T4	124	B2-U0-G2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.47	5.5	0.0	N.A.	N.A.

1 PHOTOMETRIC SITE LIGHTING PLAN



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 guarantee that actual light levels measured in the field will match our initial calculations.

Project Name: SpringHill Suites
 Location: Milpitas
 Company: Prime Group Construction, Inc.
 Applications Department:
 www.sciights.com
 app@sciights.com
 phone: 949822-3000
 fax: 949822-3095
 Scale: 1" = 30' 0"
 Date: 8/25/14
 Dwg No: P-SL-1-2



Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue
 08/25/14 Planning Submittal

Revisions

Sheet Title
 Photometric Site Lighting Plan

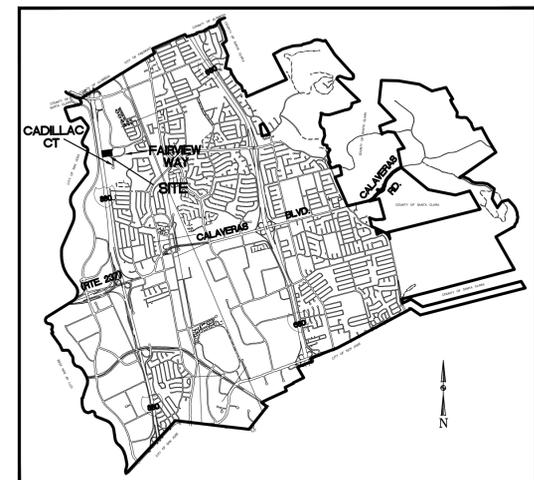
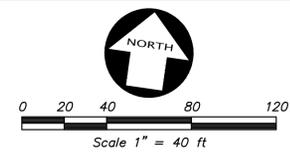
Date Last Edited
 August 26, 2014

Sheet Number

E1.0

PRELIMINARY PLANS FOR: SPRINGHILL SUITES MILPITAS

1201 CADILLAC COURT MILPITAS, CALIFORNIA



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 2.70' 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

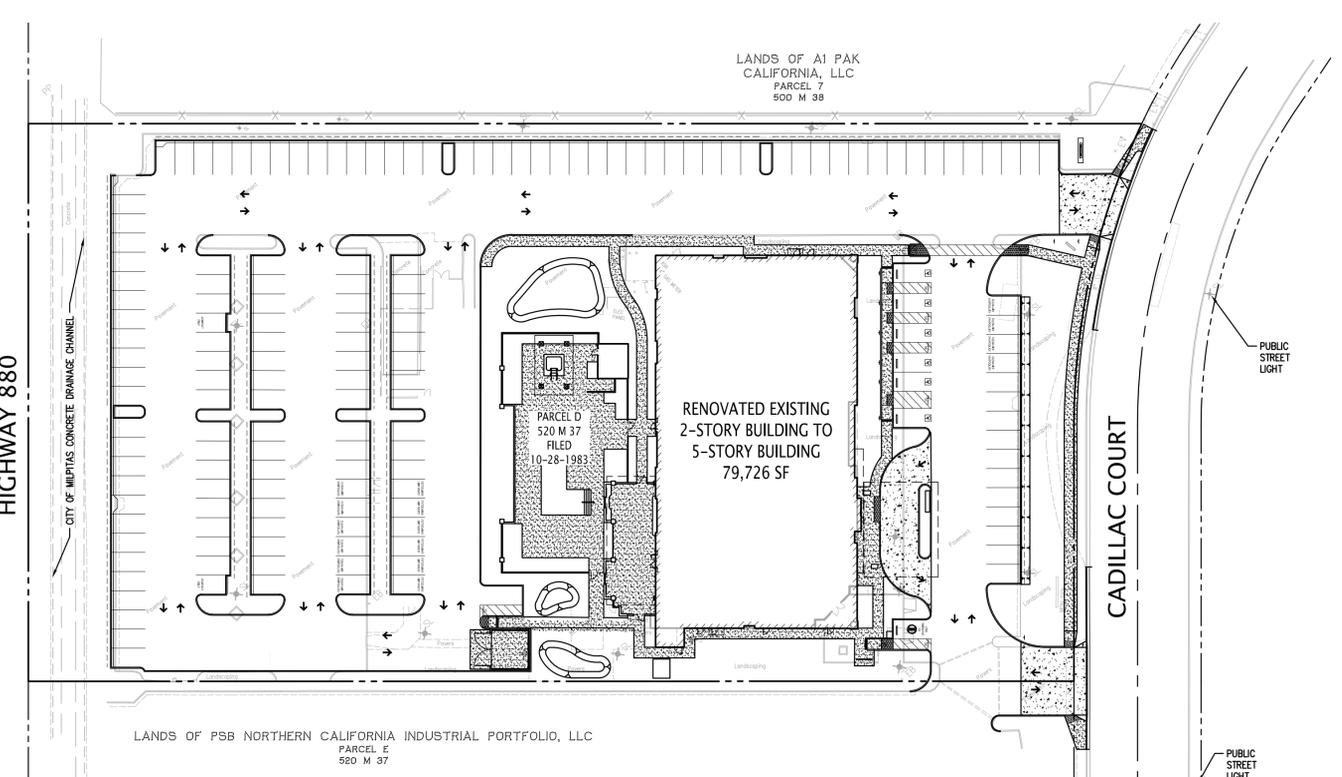
STORMWATER MAINTENANCE PLAN
BIORETENTION AREA

CONTACTS

- OWNER:** SHARAD KHANDIWALA
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
661-840-8988 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
- GEOTECHNICAL ENGINEER:** KRASAN & ASSOCIATES, INC.
ATTN: DAVID JAROSZ, II
1061 SERPENTINE LANE
PLEASANTON, CA 94566
925-307-1160
- LANDSCAPE ARCHITECT:** EMERALD DESIGN
ATTN: ERIC FREEMAN
305 N HARBOR #222
FULLERTON, CA 92832
714-680-0417
ERIC@EMERALDLDESIGN.COM
- ARBORIST:** RAY MORNEAU
550 SOUTH SHORELINE BLVD
MOUNTAIN VIEW, CA 94041
650-964-7664

LEGEND AND ABBREVIATIONS

- ASPHALT BERM
- BUILDING LINE
- CENTERLINE
- CONCRETE BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DRIVEWAY
- EDGE OF PAVEMENT
- FENCE LINE
- FIBER OPTICS LINE
- FIRE SERVICE & VALVE
- JOINT TRENCH
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- TELEPHONE LINE
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- TRANSFORMER
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- BENCHMARK/TEMPORARY BENCHMARK
- ANGLE POINT
- BEGIN
- BACK FLOW PREVENTION DEVICE
- BACK OF WALK
- SURVEY CONTROL POINT
- CABLE TELEVISION BOX
- CATCH BASIN
- CONCRETE
- CENTER LINE
- CLEAN OUT
- DETECTOR CHECK VALVE
- DRIVEWAY
- ELECTRIC BOX
- EDGE OF PAVEMENT
- ELECTRIC VAULT
- EDGE OF WALK
- FACE OF CURB
- FIRE DEPARTMENT CONNECTION
- FOUND MONUMENT
- FINISH FLOOR
- FIRE HYDRANT
- FLOW LINE
- GROUND
- HANDICAP RAMP
- INGRESS/EGRESS EASEMENT
- INVERT ELEVATION
- LOWEST ADJACENT GRADE
- LANDSCAPE EASEMENT
- LIGHT
- LIP OF CUTTER
- MONUMENT TO MONUMENT
- PAVEMENT
- PACIFIC GAS & ELECTRIC BOX
- POST INDICATOR VALVE
- PROPERTY LINE
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC SERVICE EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- RIM ELEVATION
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT BOX
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- TOP OF CURB
- TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL DETECTOR
- WATER BOX
- WATER METER
- WATER MAIN EASEMENT (PUBLIC)
- WATER VALVE



PROJECT DESCRIPTION		UTILITY INFORMATION	
PROPOSED 5-STORY 124-KEY SPRINGHILL SUITES OF TYPE		SANITARY SEWER:	CITY OF MILPITAS
V-A CONSTRUCTION, FULLY SPRINKLERED		STORM DRAIN:	CITY OF MILPITAS
		WATER:	CITY OF MILPITAS
SITE SUMMARY			
A.P.N.	022-38-009	GAS:	PG&E
ADDRESS:	1201 CADILLAC COURT, MILPITAS CA 95035	ELECTRIC:	PG&E
		TELEPHONE:	AT&T
TOTAL LOT AREA:	3.00 ACRES	CABLE:	CABLE COM
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 (79,726 SF)		
FLOOD ZONE:	AH ELEV=15.0(NAVD88)		
STREET LIGHTS:	PUBLIC TO REMAIN		
STREET TREES:	SEE LANDSCAPE PLANS		
URBAN RUNOFF:	REGULATED		
DEDICATIONS:	NONE		
EASEMENTS:	ALL EXISTING (NONE PROPOSED)		

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilson Rd., Suite 100
Milpitas, CA 95035
www.primegroupconstruction.com Fax: (661) 842-6986

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
248 Collins Ave.
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

TITLE SHEET

Date Last Edited

January 26, 2015

Sheet Number

C1

PROGRESS SET

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilshire Blvd, Suite 1000
Los Angeles, California 90010
Phone (310) 245-8788
Fax (310) 245-8796
www.primegroupconstruction.com

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
24000 Calle Arroyo
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

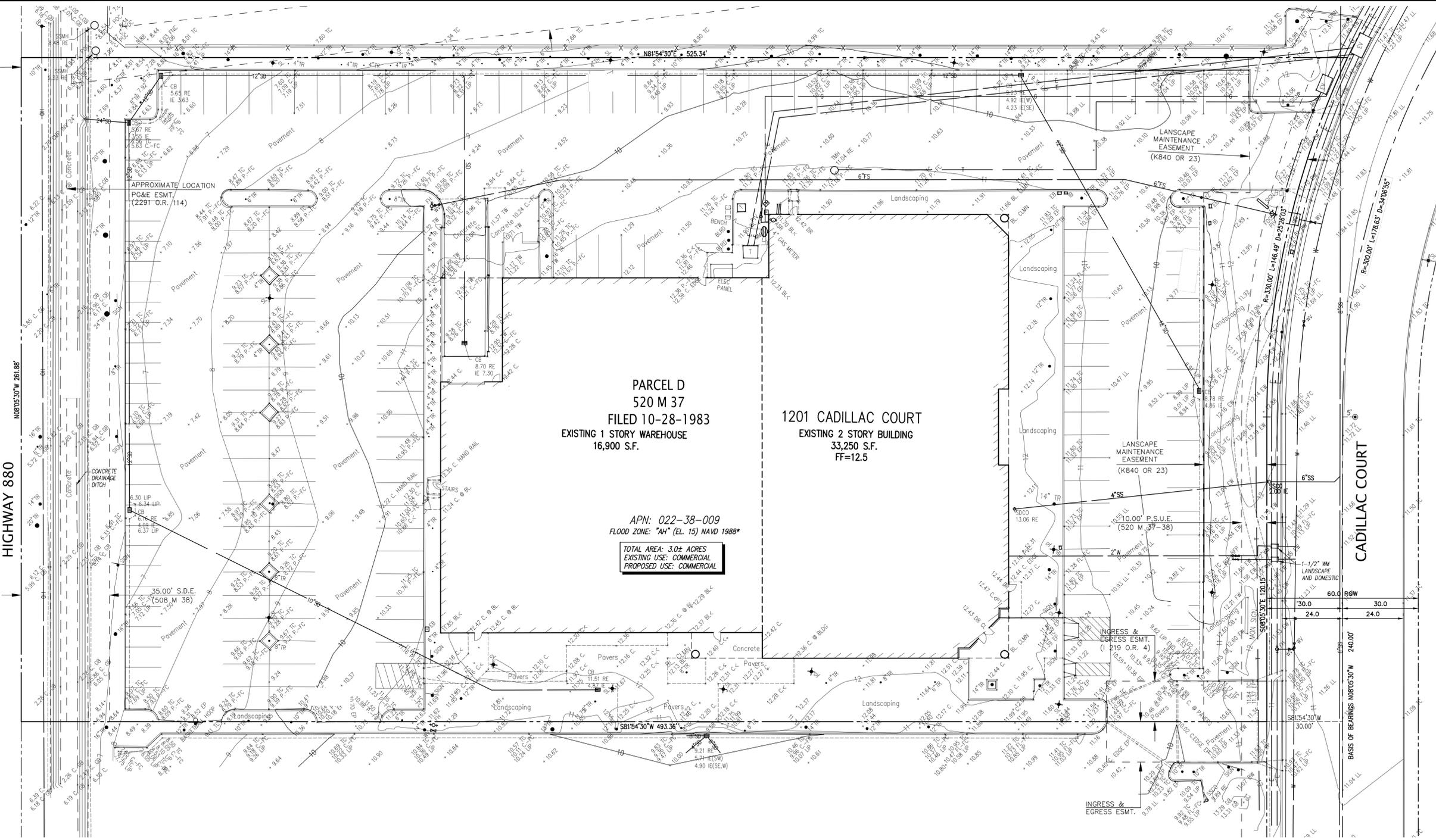
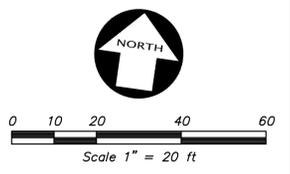
EXISTING TOPOGRAPHIC SURVEY

Date Last Edited

January 26, 2015

Sheet Number

C2



PARCEL D
520 M 37
FILED 10-28-1983
EXISTING 1 STORY WAREHOUSE
16,900 S.F.

1201 CADILLAC COURT
EXISTING 2 STORY BUILDING
33,250 S.F.
FF=12.5

APN: 022-38-009
FLOOD ZONE: "AH" (EL. 15) NAVD 1988*

TOTAL AREA: 3.0± ACRES
EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY, DATED MAY 8, 2014, NUMBER FWPS-1014000402MC. 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.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 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.
- 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 2.70' TO ALL ELEVATIONS SHOWN HEREON.
- 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.
- 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.
- SEE SHEET C3 "EXISTING PROPERTY RIGHTS PLAN" FOR ALL EASEMENT INFO.

LEGEND

<p>BUILDING LINE</p> <p>CONCRETE CURB</p> <p>CONCRETE CURB & GUTTER</p> <p>CONTOUR LINE</p> <p>DRIVEWAY</p> <p>EDGE OF PAVEMENT</p> <p>FENCE LINE</p> <p>GAS LINE-VALVE & METER</p> <p>LOT LINE</p> <p>OVERHEAD POWER LINE</p> <p>PROPERTY LINE</p> <p>SANITARY SEWER-MANHOLE & CLEANOUT</p> <p>SIDEWALK</p> <p>SPOT ELEVATION</p> <p>STORM DRAIN-MANHOLE & CATCH BASIN</p> <p>TELEPHONE LINE</p> <p>WATER LINE & VALVE</p> <p>BACKFLOW PREVENTION DEVICE</p> <p>ELECTROLIER</p> <p>FIRE DEPARTMENT CONNECTION</p> <p>FIRE HYDRANT</p> <p>POST INDICATOR VALVE</p> <p>POWER POLE/JOINT POLE</p> <p>TRANSFORMER</p> <p>TRAFFIC SIGN</p> <p>TREE</p> <p>UTILITY BOX</p>	<p><</p> <p>BEG</p> <p>BL</p> <p>BSL</p> <p>BW</p> <p>CB</p> <p>C</p> <p>CL</p> <p>CO</p> <p>COTG</p> <p>DR</p> <p>DWV</p> <p>EB</p> <p>EC</p> <p>ECD</p> <p>EP</p> <p>ESMT</p> <p>EV</p> <p>EW</p> <p>FC</p> <p>FDC</p> <p>FF</p> <p>FH</p> <p>FL</p> <p>FNC</p> <p>GB</p> <p>GM</p> <p>GRN</p> <p>GV</p> <p>HCR</p>	<p>ANGLE POINT</p> <p>BEGIN</p> <p>BUILDING LINE</p> <p>BUILDING SETBACK LINE</p> <p>BACK OF WALK</p> <p>CATCH BASIN</p> <p>CONCRETE</p> <p>CENTER LINE</p> <p>CLEAN OUT</p> <p>CLEAN OUT TO GRADE</p> <p>DOOR</p> <p>DRIVEWAY</p> <p>ELECTRIC BOX</p> <p>EDGE OF CONCRETE</p> <p>EDGE OF CONCRETE DOCK</p> <p>EDGE OF PAVEMENT</p> <p>EASEMENT</p> <p>ELECTRIC VAULT</p> <p>EDGE OF WALK</p> <p>FACE OF CURB</p> <p>FIRE DEPARTMENT CONNECTION</p> <p>FINISH FLOOR</p> <p>FIRE HYDRANT</p> <p>FLOW LINE</p> <p>FENCE</p> <p>GRADE BREAK</p> <p>GAS MARKER/METER</p> <p>GROUND</p> <p>GAS VALVE</p> <p>HANDICAP RAMP</p>	<p>IB</p> <p>IEE</p> <p>IE</p> <p>LE</p> <p>LP</p> <p>LP</p> <p>MS</p> <p>P</p> <p>PIEE</p> <p>PIV</p> <p>PL</p> <p>PP</p> <p>PSE</p> <p>PUE</p> <p>RE</p> <p>SMT</p> <p>SE</p> <p>SSCO</p> <p>SSMH</p> <p>SWH</p> <p>TC</p> <p>TR</p> <p>TS</p> <p>TW</p> <p>WB</p> <p>WM</p> <p>WV</p>	<p>IRRIGATION BOX</p> <p>INGRESS/EGRESS EASEMENT</p> <p>INVERT ELEVATION</p> <p>LANDSCAPE EASEMENT</p> <p>LOW POINT</p> <p>LIGHT</p> <p>LIP OF GUTTER</p> <p>MEMORIAL SIGN</p> <p>PAVEMENT</p> <p>PRIVATE INGRESS/EGRESS EASEMENT</p> <p>POST INDICATOR VALVE</p> <p>PROPERTY LINE</p> <p>POWER POLE</p> <p>PUBLIC SERVICE EASEMENT</p> <p>PUBLIC UTILITY EASEMENT</p> <p>RIM ELEVATION</p> <p>STORM DRAIN MANHOLE</p> <p>STREET LIGHT</p> <p>STREET LIGHT BOX</p> <p>SANITARY SEWER CLEAN OUT</p> <p>SANITARY SEWER MANHOLE</p> <p>SIDEWALK EASEMENT</p> <p>TOP OF CURB</p> <p>TREE</p> <p>TOP OF STAIRS</p> <p>TOP OF WALL</p> <p>WATER BOX</p> <p>WATER METER</p> <p>WATER VALVE</p>
---	--	--	--	---

PREPARED BY OR UNDER THE SUPERVISION OF
JOSEPH D. THOMPSON, L.S. 8121
LICENSE EXPIRES: 12-31-14



PROGRESS SET

FILE NAME: Z:\2014\14612\14612-PG.dwg 12/2/2014 7:11:33 AM

Seal

Issue

Revisions

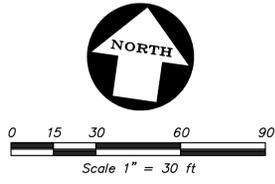
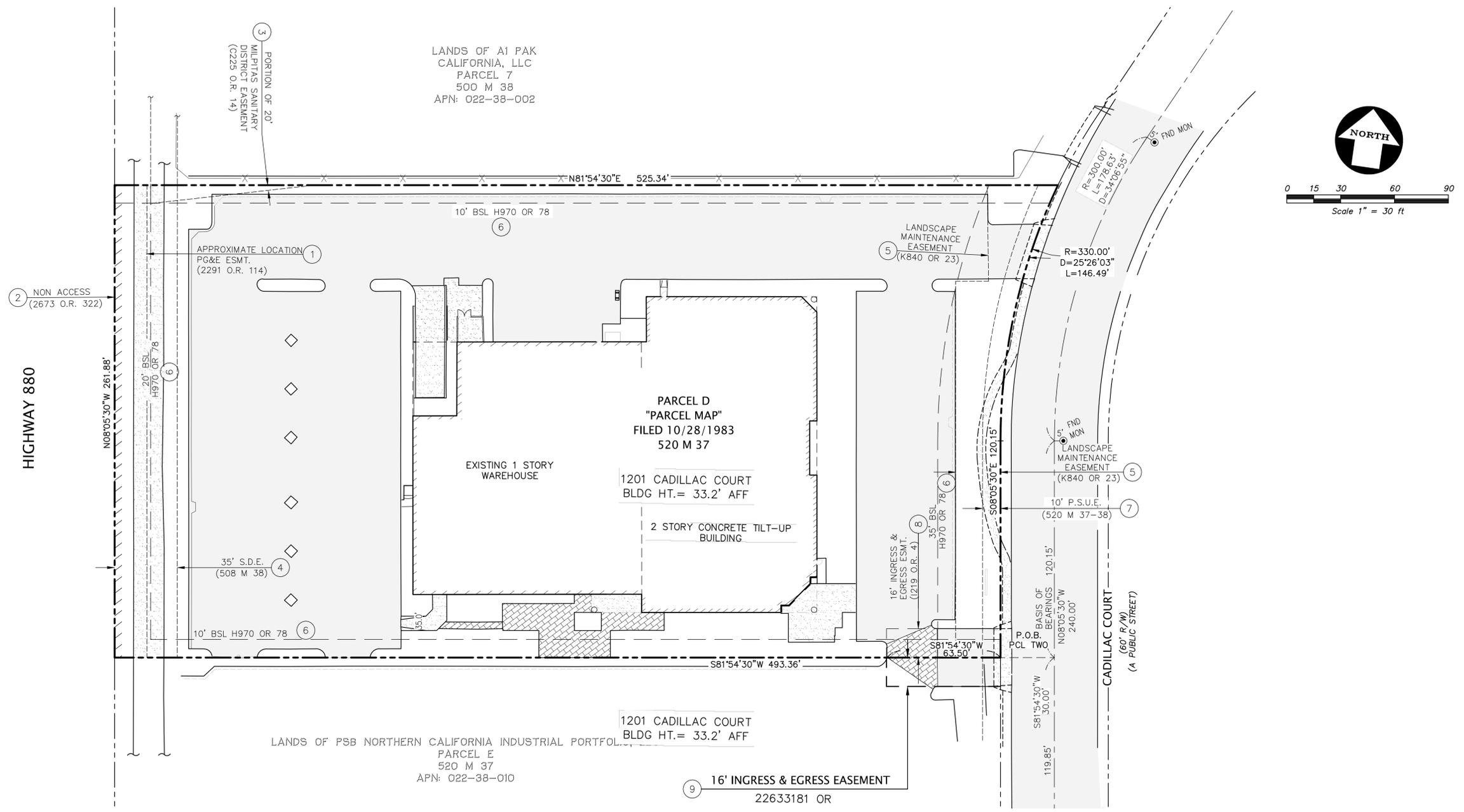
EXISTING PROPERTY RIGHTS PLAN

Sheet Title

Date Last Edited
 January 26, 2015

Sheet Number

C3



NOTE:

- 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 FOUND MONUMENT
	BUILDING OVERHANG		FM		FOUND MONUMENT
	BACK OF WALK		FND		HEIGHT MONUMENT
	CONCRETE CURB & GUTTER		HT.		OFFICIAL RECORD
	DRIVEWAY		MON		PARCEL
	EASEMENT LINE		O.R.		PAGE
	EDGE OF PAVEMENT		PCL		PROPERTY LINE
	FENCE LINE		P.O.B.		POINT OF BEGINNING
	LOT LINE		P.O.C.		POINT OF COMMENCEMENT
	MONUMENT/MONUMENT LINE		PM		PARCEL MAP
	PROPERTY LINE		P.S.U.E.		PUBLIC SERVICE UTILITY EASEMENT
	RESTRICTED ACCESS AREA		P.I.E.E.		PRIVATE INGRESS, EGRESS EASEMENT
	CONCRETE		S.F.		SQUARE FEET
	ASPHALT PAVEMENT		①		EASEMENT NUMBER
	PAVERS				
	AFF BLDG				
	BL				
	BK				
	BSL				
	CB				
	CLMN				
	DESC.				

EASEMENT INFORMATION (TRACT 1)

EASEMENT #	EASEMENT DESC.	RECORDING DATA	EASEMENT IN FAVOR OF	EASEMENT TO REMAIN
1	POLE LINE EASEMENT	SEPTEMBER 27, 1951 IN BK. 2291 AT PG. 114	PG&E	YES
2	NON ACCESS AREA	JUNE 29, 1953 IN BK. 2673 AT PG. 322	STATE OF CALIFORNIA	YES
3	SANITARY SEWER PIPELINE EASEMENT	AUGUST 19, 1976 IN BK. C225 AT PG. 14	MILPITAS SANITARY DISTRICT	YES
4	35' WIDE STORM DRAINAGE EASEMENT	JANUARY 27, 1983 IN BK. 508 OF MAPS AT PG'S. 38-40	CITY OF MILPITAS	YES
5	LANDSCAPE MAINTENANCE EASEMENT	FEBRUARY 3, 1989 IN BK. K840 AT PG. 23	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
6	BUILDING SETBACK LINES	OCTOBER 11, 1983 IN BK. H970 AT PG. 78	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
7	10' WIDE PUBLIC SERVICE UTILITY EASEMENT	OCTOBER 28, 1983 IN BK. 520 OF MAPS AT PG'S. 37-38	CITY OF MILPITAS	YES
8	16' WIDE P.I.E.E.	JANUARY 10, 1984 IN BK. 1219 AT PG. 4	PARCEL E IN BK. 520 OF MAPS AT PG. 37	YES
9	16' WIDE P.I.E.E.	JUNE 27, 2014 AS INSTRUMENT NO. 22633181 OR	PARCEL D IN BK. 520 OF MAPS AT PG. 37	YES

Seal

Issue

Revisions

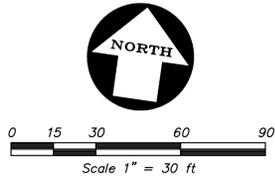
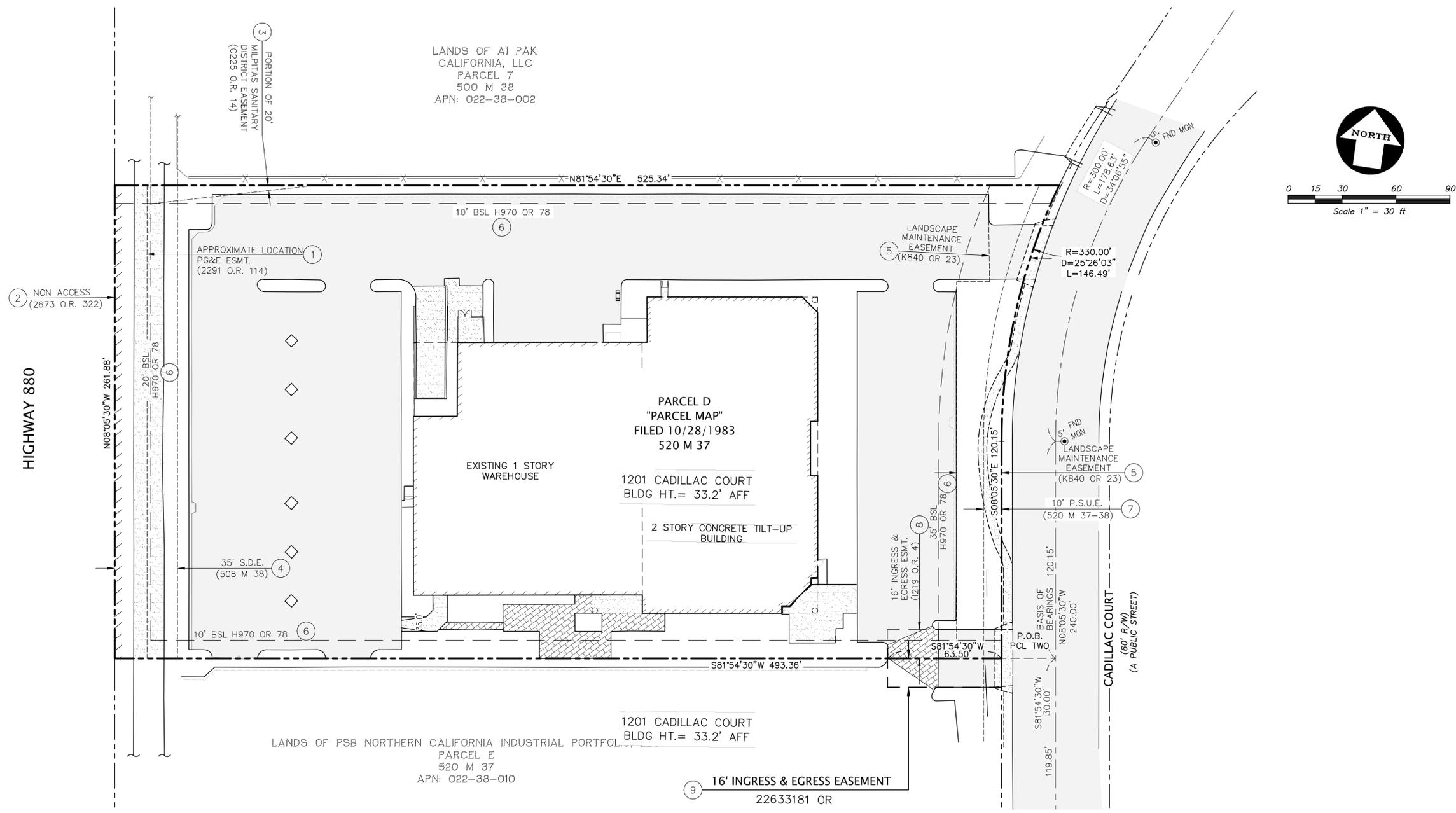
EXISTING PROPERTY RIGHTS PLAN

Sheet Title

Date Last Edited
 January 26, 2015

Sheet Number

C3



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 FOUND MONUMENT
	BUILDING OVERHANG		FM		FOUND MONUMENT
	BACK OF WALK		FND		HEIGHT MONUMENT
	CONCRETE CURB & GUTTER		HT.		OFFICIAL RECORD
	DRIVEWAY		MON		PARCEL
	EASEMENT LINE		O.R.		PAGE
	EDGE OF PAVEMENT		PCL		PROPERTY LINE
	FENCE LINE		P.O.B.		POINT OF BEGINNING
	LOT LINE		P.O.C.		POINT OF COMMENCEMENT
	MONUMENT/MONUMENT LINE		PM		PARCEL MAP
	PROPERTY LINE		P.S.U.E.		PUBLIC SERVICE UTILITY EASEMENT
	RESTRICTED ACCESS AREA		P.I.E.E.		PRIVATE INGRESS, EGRESS EASEMENT
	CONCRETE		S.F.		SQUARE FEET
	ASPHALT PAVEMENT		①		EASEMENT NUMBER
	PAVERS				
	ABOVE FINISH FLOOR				
	BUILDING BUILDING LINE				
	BOOK				
	BUILDING SETBACK LINE				
	CATCH BASIN				
	COLUMN				
	DESC.				

EASEMENT INFORMATION (TRACT 1)

EASEMENT #	EASEMENT DESC.	RECORDING DATA	EASEMENT IN FAVOR OF	EASEMENT TO REMAIN
1	POLE LINE EASEMENT	SEPTEMBER 27, 1951 IN BK. 2291 AT PG. 114	PG&E	YES
2	NON ACCESS AREA	JUNE 29, 1953 IN BK. 2673 AT PG. 322	STATE OF CALIFORNIA	YES
3	SANITARY SEWER PIPELINE EASEMENT	AUGUST 19, 1976 IN BK. C225 AT PG. 14	MILPITAS SANITARY DISTRICT	YES
4	35' WIDE STORM DRAINAGE EASEMENT	JANUARY 27, 1983 IN BK. 508 OF MAPS AT PG'S. 38-40	CITY OF MILPITAS	YES
5	LANDSCAPE MAINTENANCE EASEMENT	FEBRUARY 3, 1989 IN BK. K840 AT PG. 23	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
6	BUILDING SETBACK LINES	OCTOBER 11, 1983 IN BK. H970 AT PG. 78	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
7	10' WIDE PUBLIC SERVICE UTILITY EASEMENT	OCTOBER 28, 1983 IN BK. 520 OF MAPS AT PG'S. 37-38	CITY OF MILPITAS	YES
8	16' WIDE P.I.E.E.	JANUARY 10, 1984 IN BK. 1219 AT PG. 4	PARCEL E IN BK. 520 OF MAPS AT PG. 37	YES
9	16' WIDE P.I.E.E.	JUNE 27, 2014 AS INSTRUMENT NO. 22633181 OR	PARCEL D IN BK. 520 OF MAPS AT PG. 37	YES

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3048 Wilshire Blvd. Suite 1000
 Los Angeles, California 90010
 Phone (323) 245-8788
 Fax (323) 245-8796
 www.PrimeGroupConstruction.com

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
 23400 Calle Arroyo
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

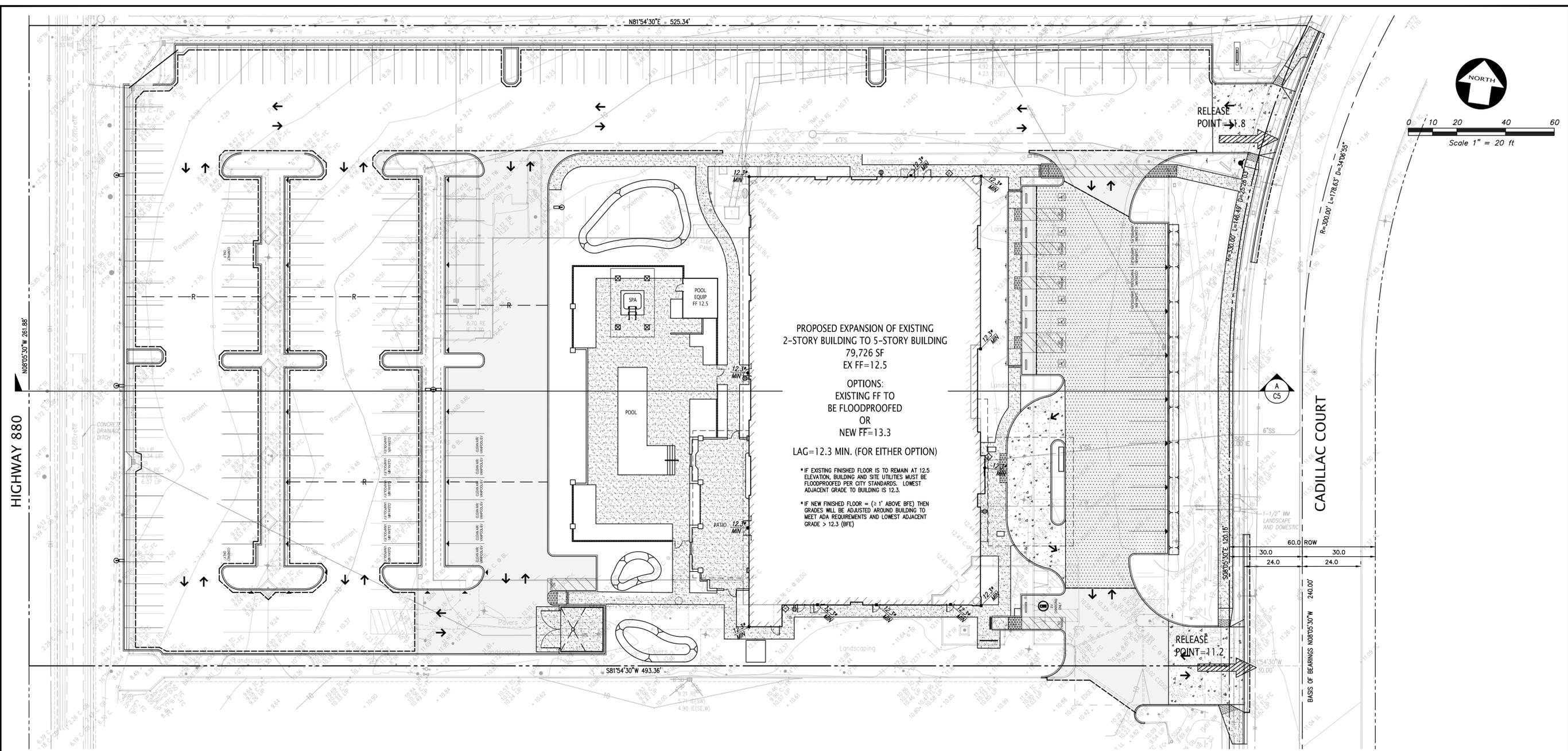
Issue

Revisions

Sheet Title
PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN
 Date Last Edited
 January 26, 2015

Sheet Number

C5



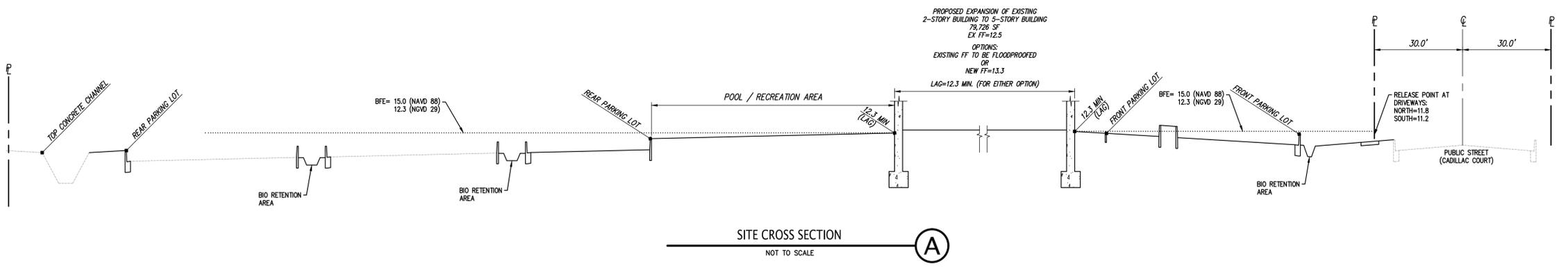
PROPOSED EXPANSION OF EXISTING
 2-STORY BUILDING TO 5-STORY BUILDING
 79,726 SF
 EX FF=12.5

OPTIONS:
 EXISTING FF TO BE FLOODPROOFED
 OR
 NEW FF=13.3

LAG=12.3 MIN. (FOR EITHER OPTION)

* IF EXISTING FINISHED FLOOR IS TO REMAIN AT 12.5 ELEVATION, BUILDING AND SITE UTILITIES MUST BE FLOODPROOFED PER CITY STANDARDS. LOWEST ADJACENT GRADE TO BUILDING IS 12.3.

* IF NEW FINISHED FLOOR = (± 1' ABOVE BFE) THEN GRADES WILL BE ADJUSTED AROUND BUILDING TO MEET ADA REQUIREMENTS AND LOWEST ADJACENT GRADE > 12.3 (BFE)



FLOOD INFORMATION	
LAND GRANT:	RINCON DE LAS ESTEROS
APN:	022-57-001
FLOOD ZONE:	AH
PERCENT COVERAGE OF SITE:	100%
FIRM MAP NUMBER:	06001C0608G
MAP DATE:	AUGUST 3, 2009
BASE FLOOD ELEVATION:	15.0 FT MSL (NAVD1988) 12.3 FT MSL (NGVD1929)
BUILDING:	NON-RESIDENTIAL USE EX FF < 1' ABOVE BFE, BUILDING AND SITE TO BE FLOOD PROOFED OR NEW FF RAISED TO 13.3 MIN (NGVD29) WITH (LAG) ≥ 12.3

PROGRESS SET

FILE NAME: Z:\2015\14612\14612-PR.dwg 12/2/2014 7:11:33 AM

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #98617
 304 S Wilshire Blvd, Suite 1000
 Los Angeles, CA 90010
 www.primegroupconstruction.com Fax: (661) 842-6986

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
 244 California Ave
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

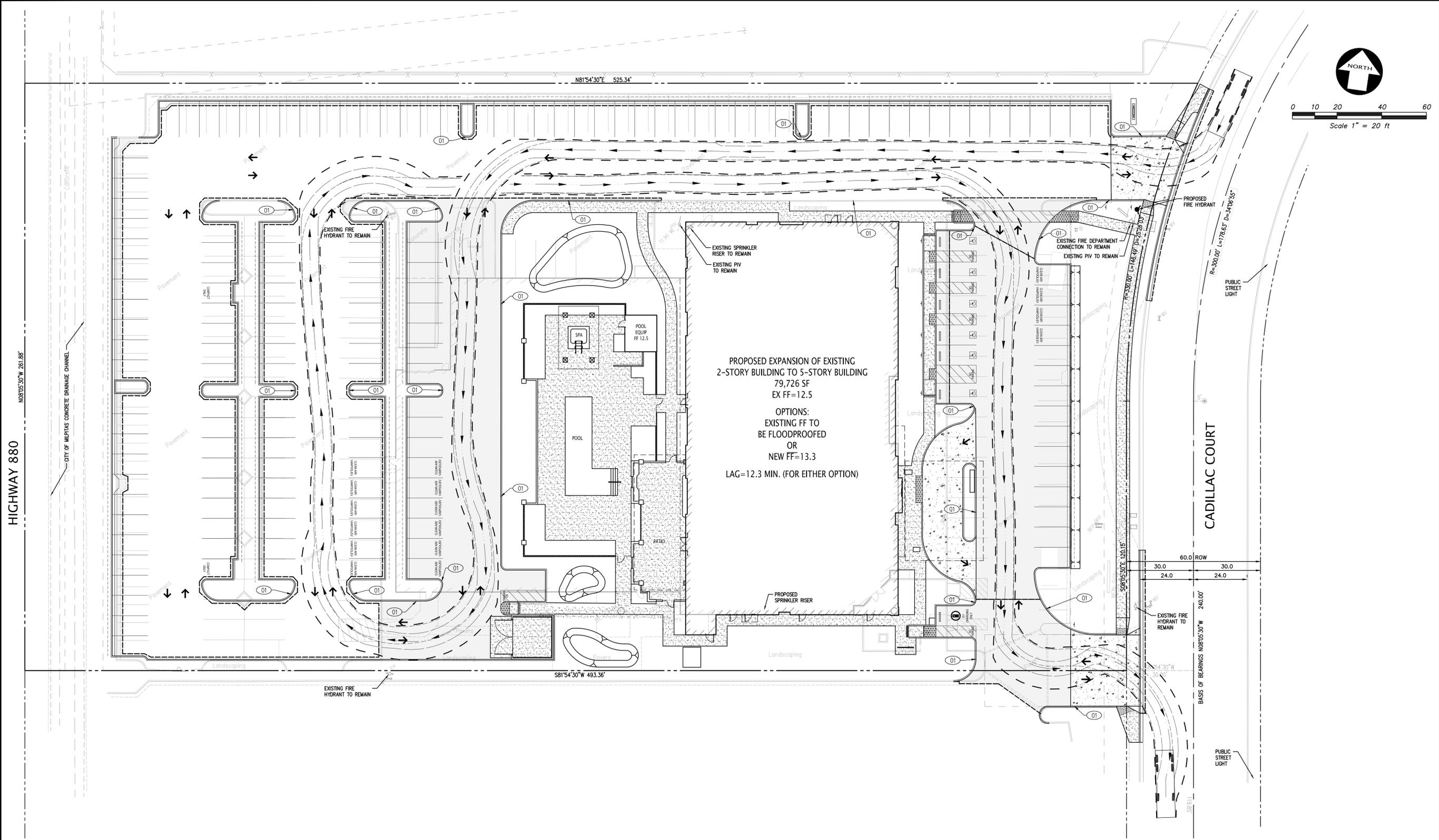
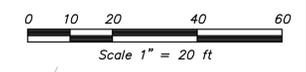
Revisions

Sheet Title
PRELIMINARY EMERGENCY VEHICLE ACCESS PLAN

Date Last Edited
 January 26, 2015

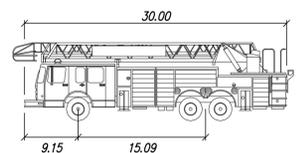
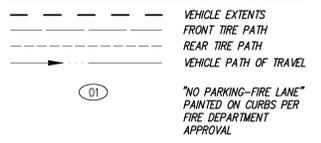
Sheet Number

C6



PROPOSED EXPANSION OF EXISTING
 2-STORY BUILDING TO 5-STORY BUILDING
 79,726 SF
 EX FF=12.5
 OPTIONS:
 EXISTING FF TO BE FLOODPROOFED
 OR
 NEW FF=13.3
 LAG=12.3 MIN. (FOR EITHER OPTION)

LEGEND



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

PROGRESS SET

FILE NAME: Z:\2015\14612\14612-PE.dwg 12/2/2014 7:11:33 AM

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3045 Wilshire Rd., Suite 100
 Los Angeles, CA 90010
 Phone: (310) 245-8788
 Fax: (310) 245-8796
 www.primegroupconstruction.com

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
 2400 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90010
 Phone: (310) 245-8788
 Fax: (310) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

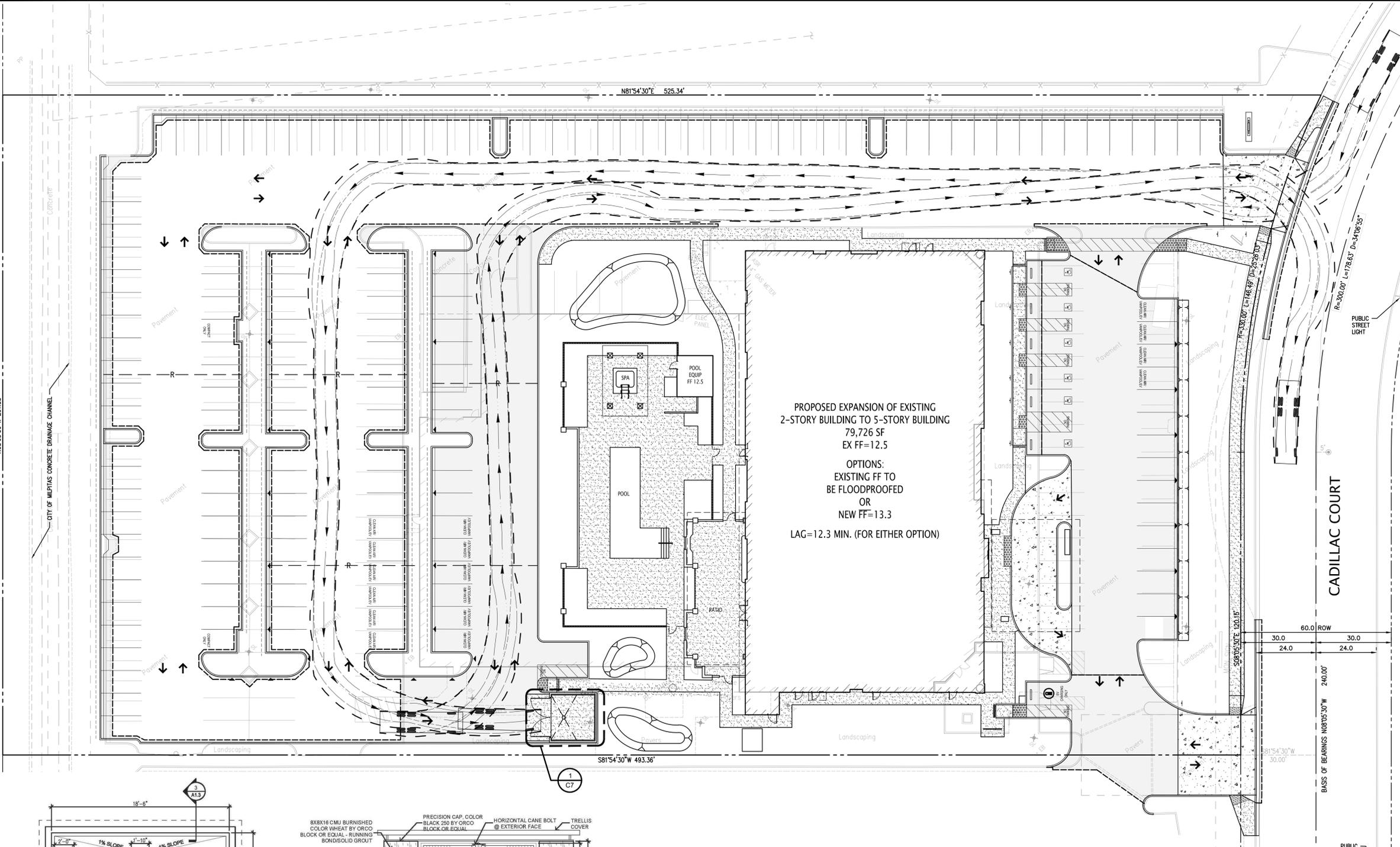
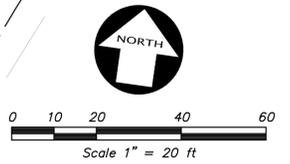
Revisions

Sheet Title
PRELIMINARY SOLID WASTE MANAGEMENT PLAN

Date Last Edited
 January 26, 2015

Sheet Number

C7



PROPOSED EXPANSION OF EXISTING
 2-STORY BUILDING TO 5-STORY BUILDING
 79,726 SF
 EX FF=12.5

OPTIONS:
 EXISTING FF TO BE FLOODPROOFED
 OR
 NEW FF=13.3
 LAG=12.3 MIN. (FOR EITHER OPTION)

WASTE HANDLING 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):
 HOTELS & MOTEL # OF ROOMS X .10256*
 124 X .10256 = 12.72 YD OR 13 YD PER WEEK
 (7 YD FOR RECYCLABLES & 6 YD FOR REFUSE)

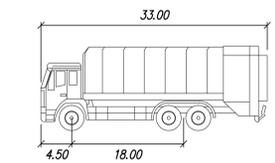
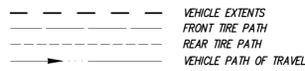
* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION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

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

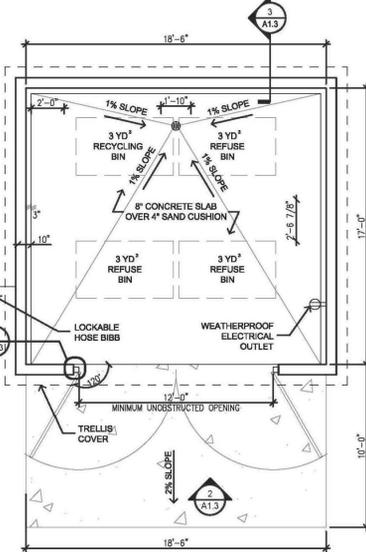
PROPOSED COLLECTION 2X A WEEK, WITH THE OPTION OF 3X A WEEK ON SPECIAL WEEKS WHEN OCCUPANCY IS AT 100%.

LEGEND

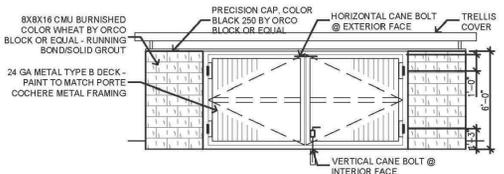


Recycling Truck	Feet
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.00
Steering Angle	: 30.0

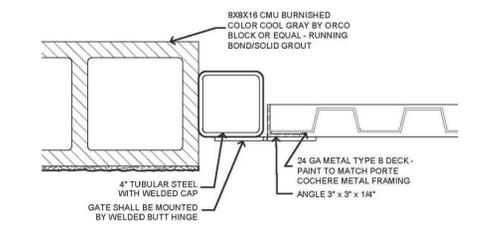
PROGRESS SET



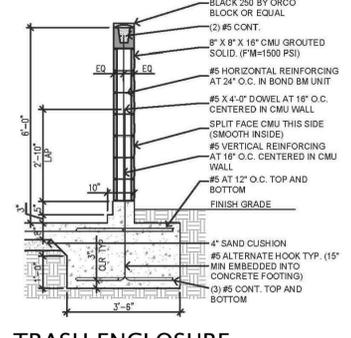
TRASH ENCLOSURE PLAN
 NOT TO SCALE



TRASH ENCLOSURE ELEVATION
 NOT TO SCALE

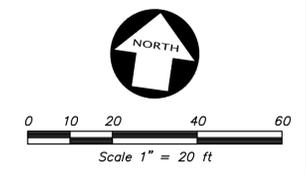
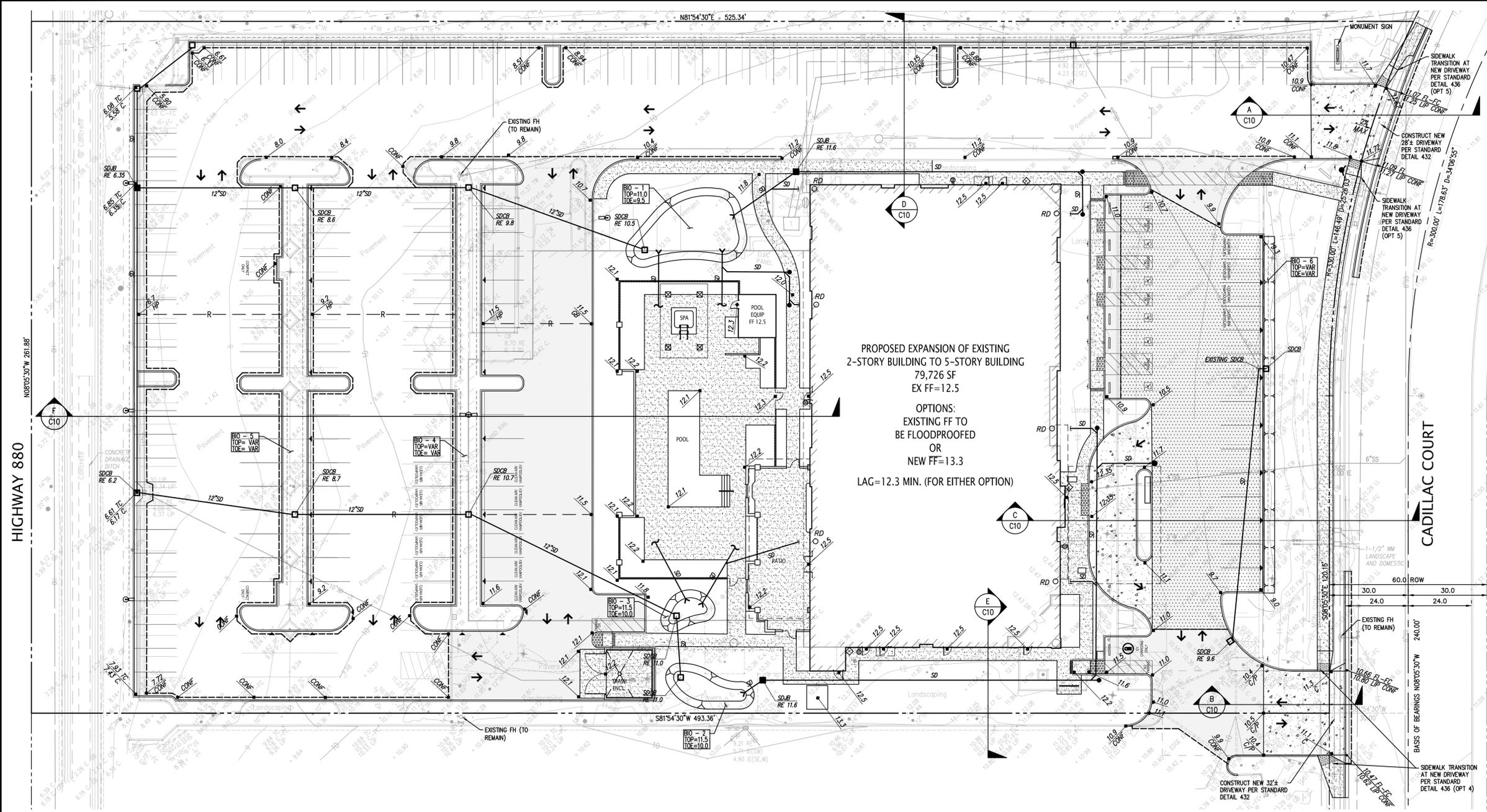


TRASH ENCLOSURE DETAIL
 NOT TO SCALE



TRASH ENCLOSURE WALL SECTION
 NOT TO SCALE

FILE NAME: Z:\2014\14612\14612-14612-P0.dwg 12/2/2014 7:11:33 AM



LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X'SD STORM DRAIN LINE
- TC TOP OF CURB
- SAWCUT
- SLOPE ARROW
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT OVERLAY
- HARDSCAPE
- HEAVY DUTY CONCRETE

PROPOSED EXPANSION OF EXISTING
2-STORY BUILDING TO 5-STORY BUILDING
79,726 SF
EX FF=12.5

OPTIONS:
EXISTING FF TO
BE FLOODPROOFED
OR
NEW FF=13.3

LAG=12.3 MIN. (FOR EITHER OPTION)

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilshire Blvd. Suite 1000
Los Angeles, CA 90010
Phone (310) 245-8798
Fax (310) 245-8796
www.primegroupconstruction.com

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
24000 Calle Arroyo
Livermore, California 94551
Phone (925) 245-8798
Fax (925) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

PRELIMINARY GRADING PLAN

Date Last Edited

January 26, 2015

Sheet Number

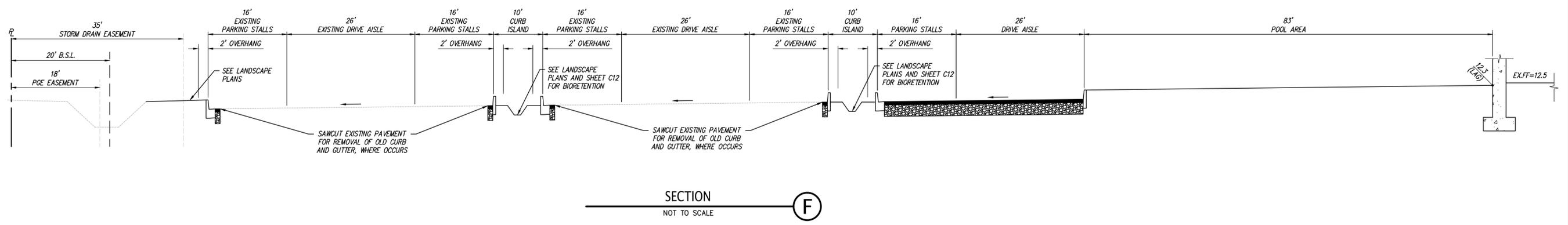
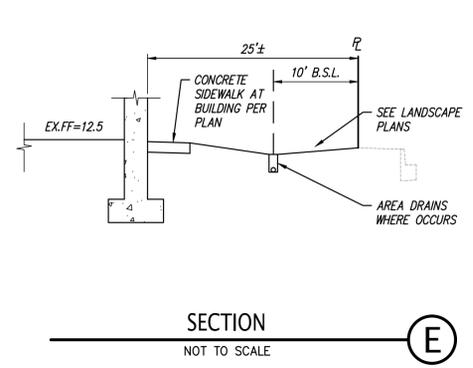
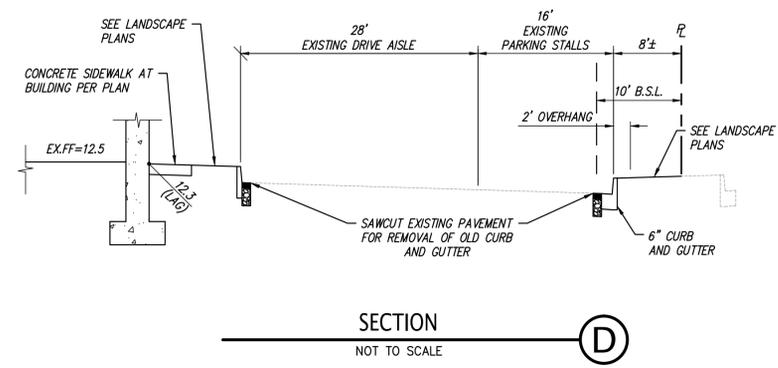
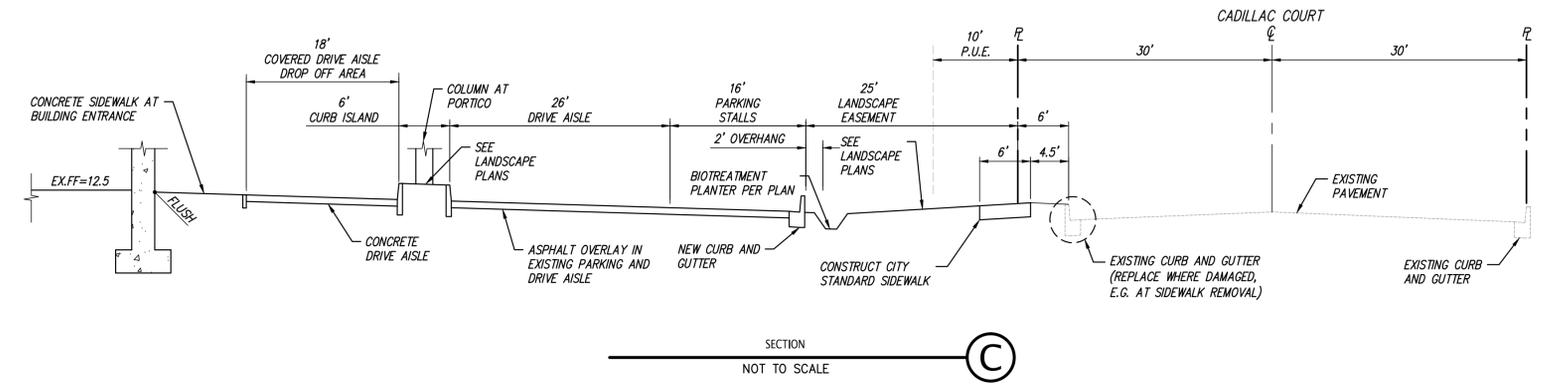
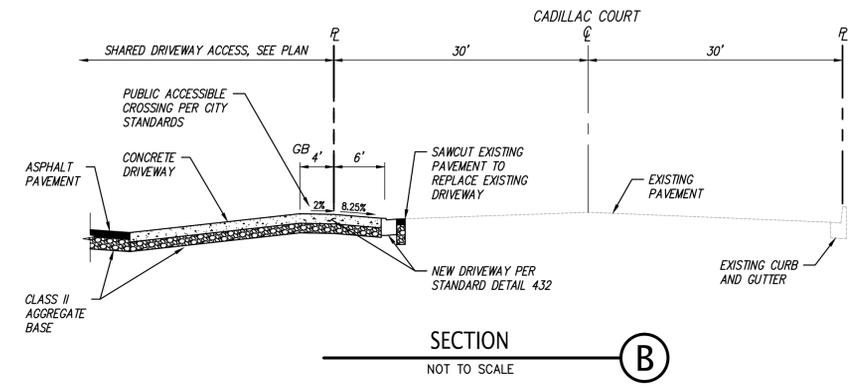
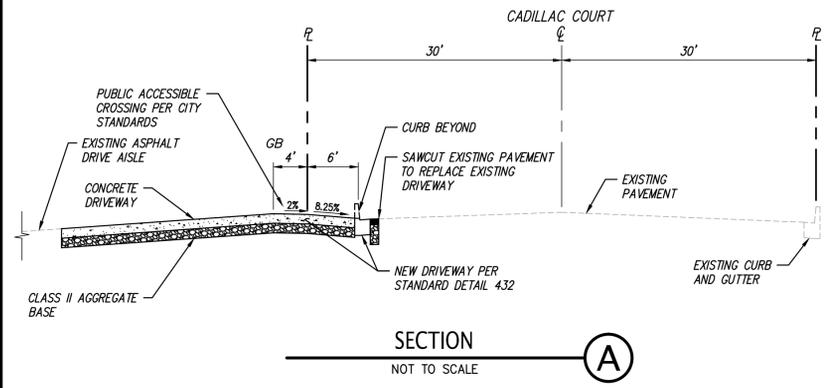
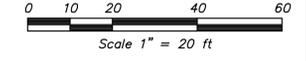
C8

PROGRESS SET

The drawings, specifications, plans, designs & arrangements represented herein are & shall remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, revealed to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3045 Wilshire Blvd. #1000
 Los Angeles, California 90010
 CA Lic: #986117
 www.primegroupconstruction.com Fax: (661) 842-6986

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
 2040 Colton Ave.
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796



FILE NAME: Z:\2014\14612\14612-14612-PG.dwg 12/2/2014 7:11:33 AM

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

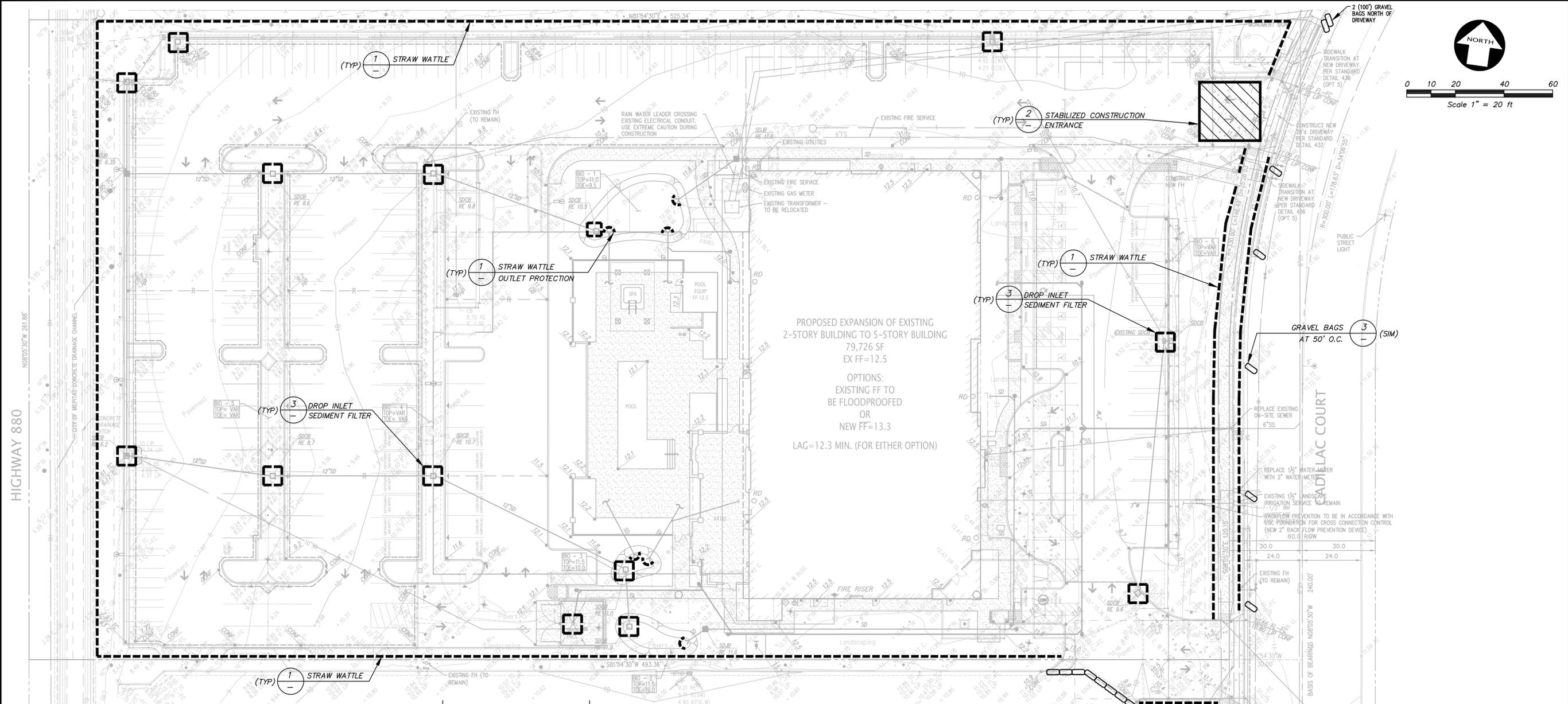
PRELIMINARY CROSS SECTIONS

Date Last Edited
 January 26, 2015

Sheet Number

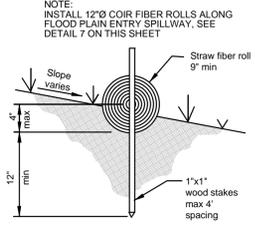
C10

PROGRESS SET

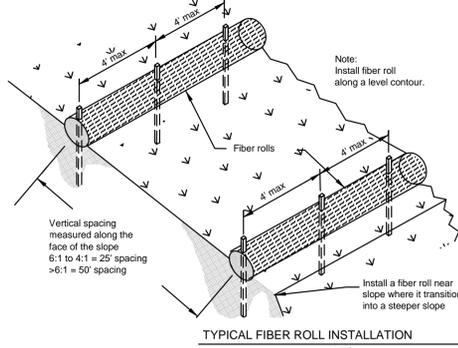


PROPOSED EXPANSION OF EXISTING
2-STORY BUILDING TO 5-STORY BUILDING
79,726 SF
EX FF=12.5

OPTIONS:
EXISTING FF TO BE FLOODPROOFED
OR
NEW FF=13.3
LAG=12.3 MIN. (FOR EITHER OPTION)

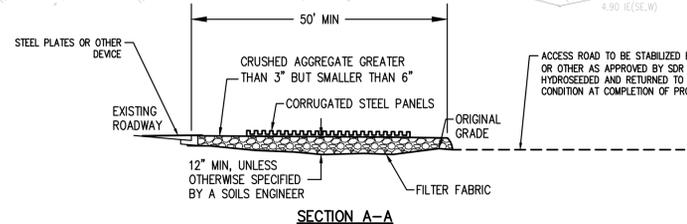


ENTRENCHMENT DETAIL
N.T.S.

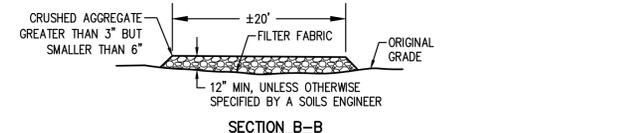


STRAW WATTLE INSTALLATION
NOT TO SCALE

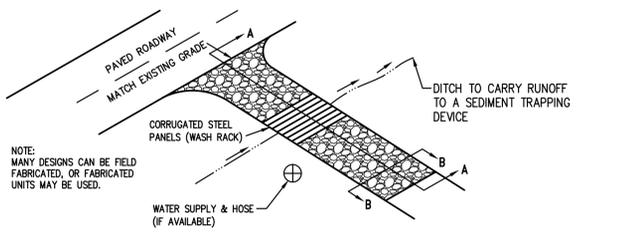
1



SECTION A-A

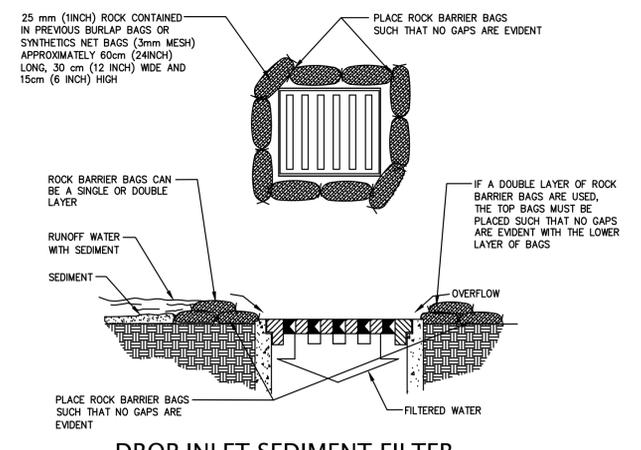


SECTION B-B



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

2



DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS
NOT TO SCALE

3

LEGEND

	(2) STABILIZED CONSTRUCTION ENTRANCE
	(1) STRAW WATTLE SEDIMENT TRAP/FILTER
	(3) DROP INLET SEDIMENT FILTER
	SANDBAGS

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilshire Blvd, Suite 117
Los Angeles, California 90010
Phone (661) 842-6986
Fax (661) 842-6986
www.primegroupconstruction.com

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
23400 Calle Arroyo, Suite 100
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

PRELIMINARY EROSION CONTROL PLAN

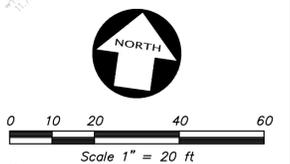
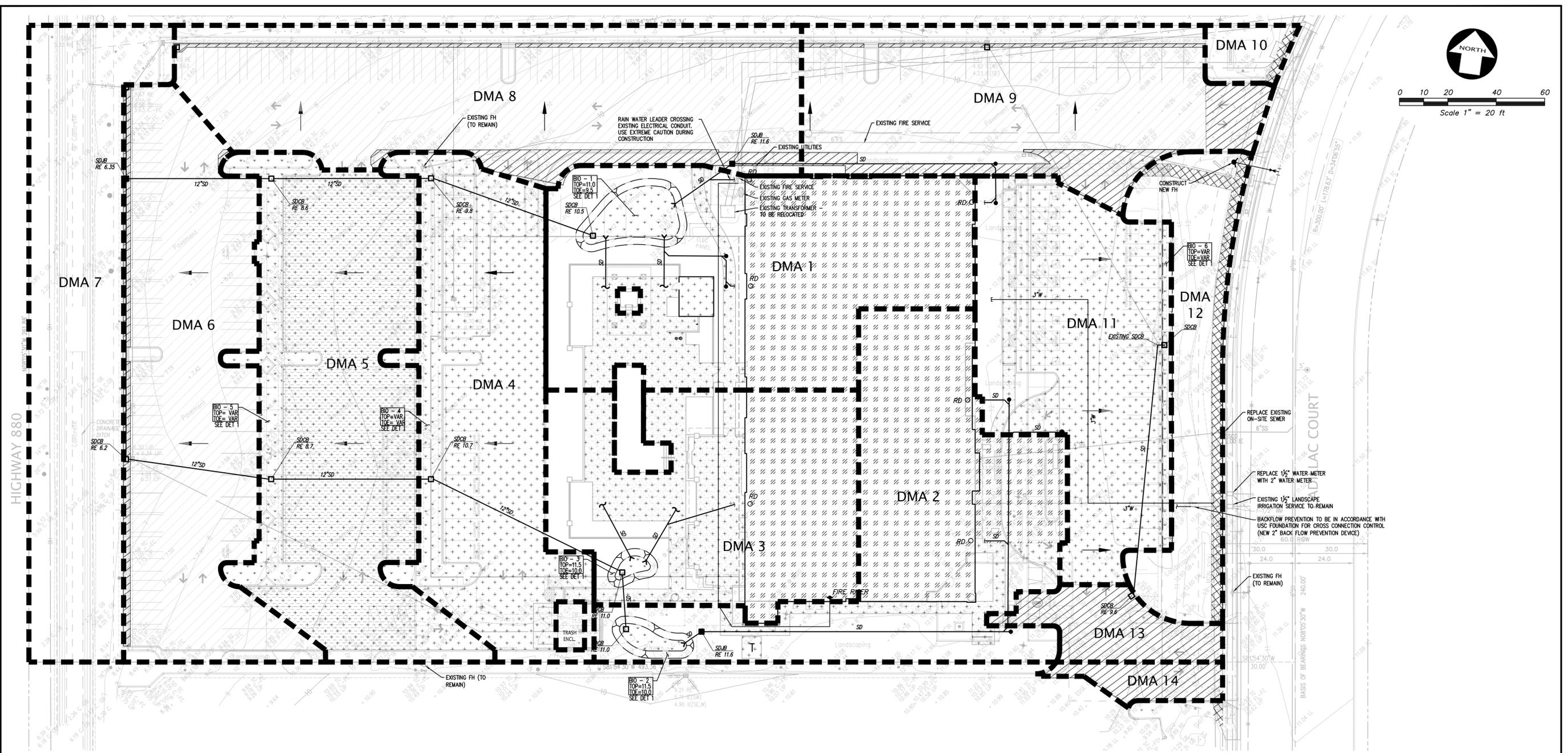
Date Last Edited

January 26, 2015

Sheet Number

C11

PROGRESS SET



PRIME GROUP
CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilshire Blvd, Suite 1000
Los Angeles, CA 90010
www.primegroupconstruction.com
Tel: (310) 842-6986
Fax: (310) 842-6986

KIER & WRIGHT
CIVIL ENGINEERS &
SURVEYORS, INC.
20000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210
Phone: (310) 245-8788
Fax: (310) 245-8796

Seal

Project
**SPRINGHILL SUITES
MILPITAS**
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
**PRELIMINARY STORM
WATER QUALITY
CONTROL PLAN**

Date Last Edited

January 26, 2015

Sheet Number

C12

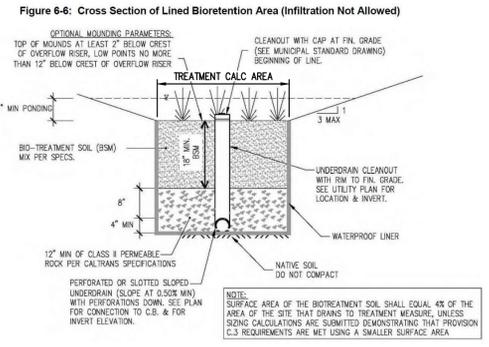
LEGEND

- SIDEWALK (SELF TREATING, NOT PART OF CALC)
- EXISTING OR NEW LANDSCAPE AREA
- EXISTING IMPERVIOUS AREA (TREATMENT NOT REQUIRED)
- IMPERVIOUS, NEW OR REPLACED (9547 SF TREATED ELSEWHERE, SEE AREA 5 FOR IN LIEU TREATMENT)
- IMPERVIOUS, NEW OR REPLACED (TREATED)
- IMPERVIOUS, EXISTING (TREATED)
- IMPERVIOUS ROOF AREA (TREATED)
- BIO-RETENTION AREA
- DRAINAGE MANAGEMENT AREA (DMA)
- DIRECTION OF SURFACE DRAINAGE

STORMWATER QUALITY CONTROL SUMMARY TABLE

Drainage Management Area (DMA)	Tributary Area (SF)	Existing Imp. Area (Remaining) (SF)	New / Repl. Imp. Area (SF)	Self Treating Area (SF)	BMP Size Required (4% min) (SF)	Bioretention Area (SF)	PONDING HEIGHT	Sizing Factor	> 4%?	Treatment Description	Notes
1	14,047	0	9,309	0	372	380	12"	4.1%	YES	Bioretention Area	new/repl. Imp. Treated
2	12,634	0	8,702	0	348	360	12"	4.1%	YES	Bioretention Area	new/repl. Imp. Treated
3	10,511	0	7,876	0	315	320	12"	4.1%	YES	Bioretention Area	new/repl. Imp. Treated
4	11,218	0	8,396	0	336	350	12"	4.2%	YES	Bioretention Area	new/repl. Imp. Treated
5 †	13,814	10,670	843	0	(see 5 ‡)	320	12"	see 5 ‡	see 5 ‡	see 5 ‡ for in lieu treatment	
6	12,632	11,127	680	0	27	0	12"	see 5 ‡	see 5 ‡	see 5 ‡ for in lieu treatment	
7	10,770	4,352	0	0	0	0	12"	0.0%	YES	No treatment required	
8	14,480	10,904	1,242	0	50	0	12"	see 5 ‡	see 5 ‡	see 5 ‡ for in lieu treatment	
9	11,100	7,114	2,125	0	85	0	12"	see 5 ‡	see 5 ‡	see 5 ‡ for in lieu treatment	
10	809	0	97	97	0	0	12"	-	YES	self-treating landscape	walk drains to landscape
11	10,528	0	8,403	0	336	360	12"	4.3%	YES	Bioretention Area	new/repl. Imp. Treated
12	5,183	0	1,069	1,069	0	0	12"	see 5 ‡	see 5 ‡	self-treating landscape	walk drains to landscape
13	1,960	0	1,960	0	78	0	12"	0.0%	YES	see 5 ‡ for in lieu treatment	
TOTAL	129,686	44,167	50,702	1,166	1,948	2,090		4.2%	YES		
14	935	0	935	0	37	0	12"	see 5 ‡	see 5 ‡	see 5 ‡ for in lieu treatment	
5 ‡	13,814	39,815	7,785	0	311	320	12"	4.1%	YES	Bioretention Area	includes add'l areas noted

5 † - Area 5 has 34 sf of required treatment (from minor new/repl. Imp). This area being used as treatment in lieu of other misc areas required to treat new/repl. Imp.
5 ‡ - This line tabulates the additional required for treatment from areas 5, 6, 8, 9, 13, & (14, which is off-site)



BIOFILTRATION AREA
NOT TO SCALE

1

PROGRESS SET

SPRINGHILL SUITES

1201 CADILLAC COURT, MILPITAS, CA 95035

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 trees and replace.	Edge ground cover and lawns.	Check water basins around extra 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.		Mow Fast - Growing Ground Covers	Fertilize trees, shrubs, and ground cover.
Mow Lawns		Submit to owner a record of extra work, and chemicals used.	Poc - Visually Inspect Components For Leaks, Pressure Settings, Settlement Or Other Damage Affecting The Operation of A Component Repair 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.	Remote control valves, isolation valves and quick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed.		
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.	Mainline and laterals visually inspect for leaks or settlement of trench.		
Sprinklers visually check for any broken or clogged heads. Heads with incorrect arc, inadequate coverage or overspray and low head drainage. Repair as needed.					

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.

LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 30,136 SF
 MEDIUM WATER USE AREA (TREES)= 800 SF
 HIGH WATER USE AREA (POOL/SPA)= 785 SF

TOTAL LANDSCAPE AREA= 30,136 S.F.
 TOTAL WATER USE AREA (INCLUDING LANDSCAPE AREA, POOL/SPA, TREES)= 31,721 SF

Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0	(ETo)*(0.8)*(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	$\frac{(ETo)(PF)(HA)(0.62)}{(IE)**}$ Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80	

SHEET INDEX

L1	LANDSCAPE TITLE SHEET WATER CONSERVATION CONCEPT STATEMENT
L2	TREE REMOVAL - PRESERVATION PLAN
L3-4	LANDSCAPE CONSTRUCTION CALLOUTS
L5-6	LANDSCAPE CONSTRUCTION DIMENSIONS
L7-12	LANDSCAPE CONSTRUCTION DETAILS
L13-14	LANDSCAPE TREE IRRIGATION
L15-16	LANDSCAPE DRIP IRRIGATION
L17-18	LANDSCAPE TREE PLANTING
L19-20	LANDSCAPE SHRUB, VINE, GROUND COVER, PLANTING
L21	LANDSCAPE LIGHTING
L22	IRRIGATION DETAILS
L23	PLANTING DETAILS
L24-25	IRRIGATION SPECIFICATIONS
L26-28	PLANTING SPECIFICATIONS
L29	ARBORIST REPORT SUMMARY

WATER CONSERVATION CONCEPT STATEMENT

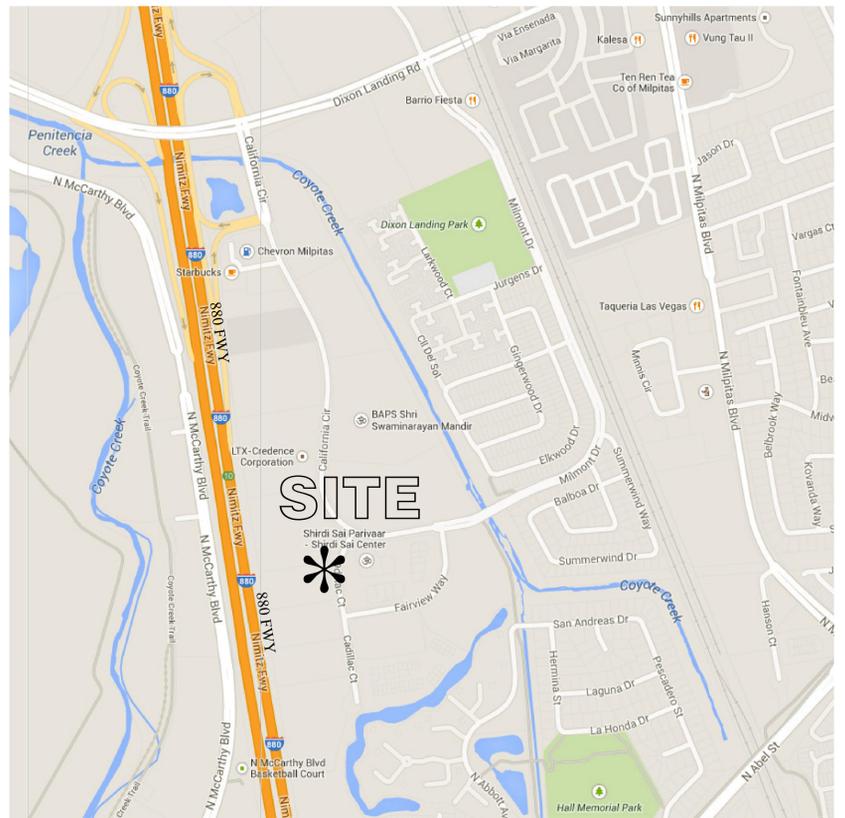
PROJECT SITE: SPRING HILLS SUITES
 PROJECT LOCATION: 1201 CADILLAC COURT, MILPITAS, CA 95035
 WATER ACCOUNT NUMBER: TO BE DETERMINED

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

- 1. MAXIMUM APPLIED WATER ALLOWANCE: **672,636 GALLONS/YEAR**
- 2. ESTIMATED APPLIED WATER USE: **351,136 GALLONS/YEAR**
- 3. ESTIMATED TOTAL WATER USE: **361,254.3 GALLONS/YEAR**
- 4. LANDSCAPE DESIGN PLAN
- 5. IRRIGATION DESIGN PLAN
- 6. IRRIGATION SCHEDULE
- 7. MAINTENANCE SCHEDULE
- 8. LANDSCAPE IRRIGATION AUDIT SCHEDULE
- 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 12/4/14

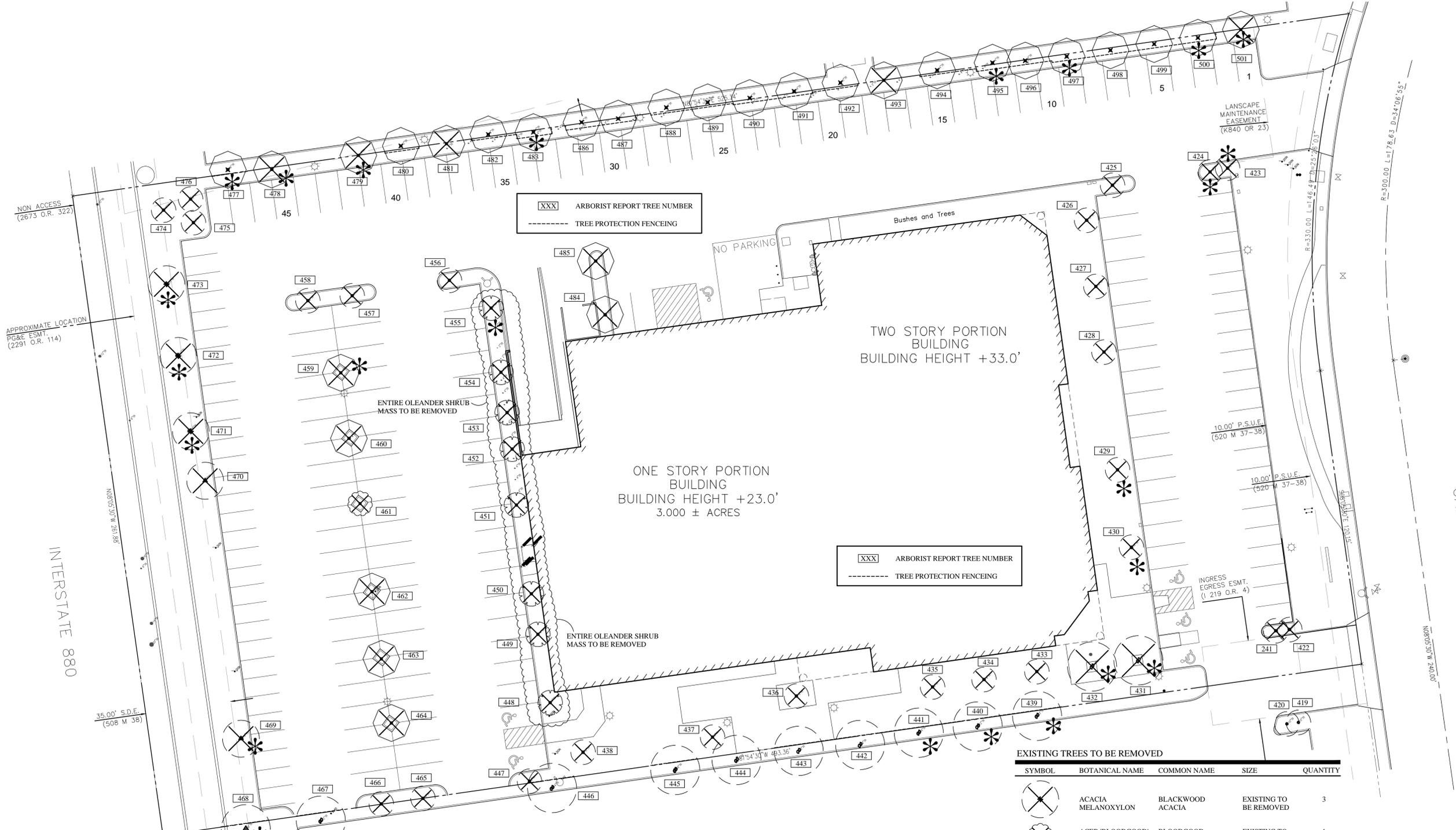


IRRIGATION CONTROLLER SCHEDULE

Station	GPM	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Monthly Total GPM
		Run Time	Runs/Month																							
1	5.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	5,762.0
2	5.7	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	6,522.6
3	5.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	5,762.0
4	4.6	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	5,347.1
5	15.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	17,286.0
6	8.2	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	17.2	9	21.5	7	17.2	6	12.9	7	4.3	4	4.3	7,166.7
7	15.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	17,286.0
8	8.2	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	17.2	9	21.5	7	17.2	6	12.9	7	4.3	4	4.3	7,228.1
9	5.3	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	6,153.8
10	8.0	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5	5	21.5	6	25.8	5	21.3	6	17.2	6	8.6	4	4.3	7,491.2
11	21.5	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	17.2	9	21.2	5	12.9	6	17.2	7	4.3	4	4.3	18,766.8
12	9.3	2	4.3	3	4.3	3	12.9	4	12.9	4	12.9	4	17.2	4	17.2	5	21.2	5	12.9	4	12.9	4	4.3	3	4.3	5,122.6
13	3.9	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	4,458.5
14	10.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	11,491.0
15	5.4	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	6,251.1
16	19.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	21,832.9
17	5.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	5,745.5
18	3.7	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5	5	21.5	6	25.8	5	21.5	6	17.2	6	8.6	4	4.3	3,440.3
19	21.5	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	24,659.7
20	7.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	8,308.0
21	13.5	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	15,547.3
22	14.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	16,305.7
23	13.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	14,938.3
24	17.9	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	20,568.9
25	8.3	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	9,572.0
26	12.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	13,789.2
27	3.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	3,447.5
28	10.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	11,732.3
29	14.0	2	4.3	3	4.3	3	12.9	4	12.9	4	12.9	4	17.2	4	17.2	5	21.2	5	12.9	4	12.9	4	4.3	3	4.3	7,744.8
30	10.6	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	12,146.0
31	15.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	17,236.5
32	14.0	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5	5	21.5	6	25.8	5	21.5	6	17.2	6	8.6	4	4.3	13,123.6
33	7.9	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	9,020.4

* 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: **361,254.3**
 Cubic Feet per Year: **48,296.0**



XXX ARBORIST REPORT TREE NUMBER
 --- TREE PROTECTION FENCING

XXX ARBORIST REPORT TREE NUMBER
 --- TREE PROTECTION FENCING

ALL SHRUBS, VINES, AND GROUND COVER TO BE REMOVED ON ENTIRE SITE EXCEPT SIMONDSIA CHINENSIS (JOJOBA). BUFFER PLANTING BETWEEN PARKING LOT AND FREEWAY, OR AS NOTED ON THIS PLAN OR PLANTING PLAN.

XXX ARBORIST REPORT TREE NUMBER
 --- TREE PROTECTION FENCING
 * 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- 15

TREE PROTECTION NOTES:
FENCING- CONTRACTOR TO PROVIDE 42" TALL ORANGE MESH "ENVIRONMENTAL SENSITIVE ARE" FENCING WITH POST @ 6' OC. LOCATE FENCE BETWEEN TREE TRUNK AND CONSTRUCTION ACTIVITY, 3' MIN FROM TRUNK UP TO DRIP LINE OF TREE.
IRRIGATION- PROVIDE TEMPORARY IRRIGATION DURING CONSTRUCTION TO SUPPORT MAXIMUM TREE HEALTH.
ROOTS- TREE ROOTS TO BE REMOVED SHALL BE HAND CUT RESULTING IN A SMOOTH CUT SURFACE. NO FRAIED OR SPLINTERED ROOTS SHALL BE PERMITTED. ROOTS ARE TO BE TRIMMED AS FAR AWAY FROM TREE TRUNK AS POSSIBLE. ROOTS EXPOSED FOR MORE THAN 2 HOURS ARE TO BE COVERED WITH BURLAP AND KEPT PERMANENTLY MOIST.
OFF SITE TREES- CONTRACTOR SHALL ACQUIRE PROPER AND ADEQUATE PERMISSION FROM ADJACENT PROPERTY OWNERS FOR ANY TREE LOCATED OFF SITE THAT REQUIRES PROTECTION MEASURES

EXISTING TREES TO REMAIN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
(Symbol: Circle with X)	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	EXISTING TO REMAIN	18
(Symbol: Circle with dot)	PLATANUS ACERIFOLIA	LONDON PLANE TREE	EXISTING TO REMAIN	9
(Symbol: Circle with triangle)	PRUNUS CERASIFERA	CHERRY PLUM	EXISTING TO REMAIN	2
(Symbol: Circle with triangle)	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	EXISTING TO REMAIN	1

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
(Symbol: Circle with X)	ACACIA MELANOXYLON	BLACKWOOD ACACIA	EXISTING TO BE REMOVED	3
(Symbol: Circle with X)	ACER 'BLOODGOOD'	BLOODGOOD MAPLE	EXISTING TO BE REMOVED	1
(Symbol: Circle with X)	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	EXISTING TO BE REMOVED	12
(Symbol: Circle with X)	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	EXISTING TO BE REMOVED	2
(Symbol: Circle with X)	NERIUM OLEANDER	OLEANDER	EXISTING TO BE REMOVED	19
(Symbol: Circle with X)	PLATANUS ACERIFOLIA	LONDON PLANE TREE	EXISTING TO BE REMOVED	2
(Symbol: Circle with X)	PRUNUS CERASIFERA	CHERRY PLUM	EXISTING TO BE REMOVED	25

FOR ARBORIST REPORT SUMMARY SEE SHEET L29



The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the prior written consent of PRIME GROUP CONSTRUCTION, Inc. All work shall be done in accordance with the specific plans for which they have been prepared. No liability shall be assumed by PRIME GROUP CONSTRUCTION, Inc. for any errors or omissions on these drawings.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: 6986117
 3045 Wilson Rd. #3204
 Milpitas, CA 95035
 Tel: (415) 951-1517
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
 Design-Build Specialists
 CA Lic: 6986117
 3045 Wilson Rd. #3204
 Milpitas, CA 95035
 Tel: (415) 951-1517
 www.EmeraldDesign.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 EXISTING TREE REMOVAL/PRESERVATION PLAN

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L2

The drawings, specifications, items, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. as part of these drawings. No reproduction, copying, electronic transmission, modification or use in connection with any work or project shall be permitted without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: 6966117
 3045 Wilson Rd #3204
 Milpitas, CA 95035
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN GROUP
 California License #3098
 Fullerton, California 92832
 85 W. Harbor Blvd., Suite 100
 Tel: (714) 868-0444 Fax: (714) 871-5197
 Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE CONSTRUCTION CALLOUTS

Date Last Edited
 JANUARY 23, 2014

Sheet Number

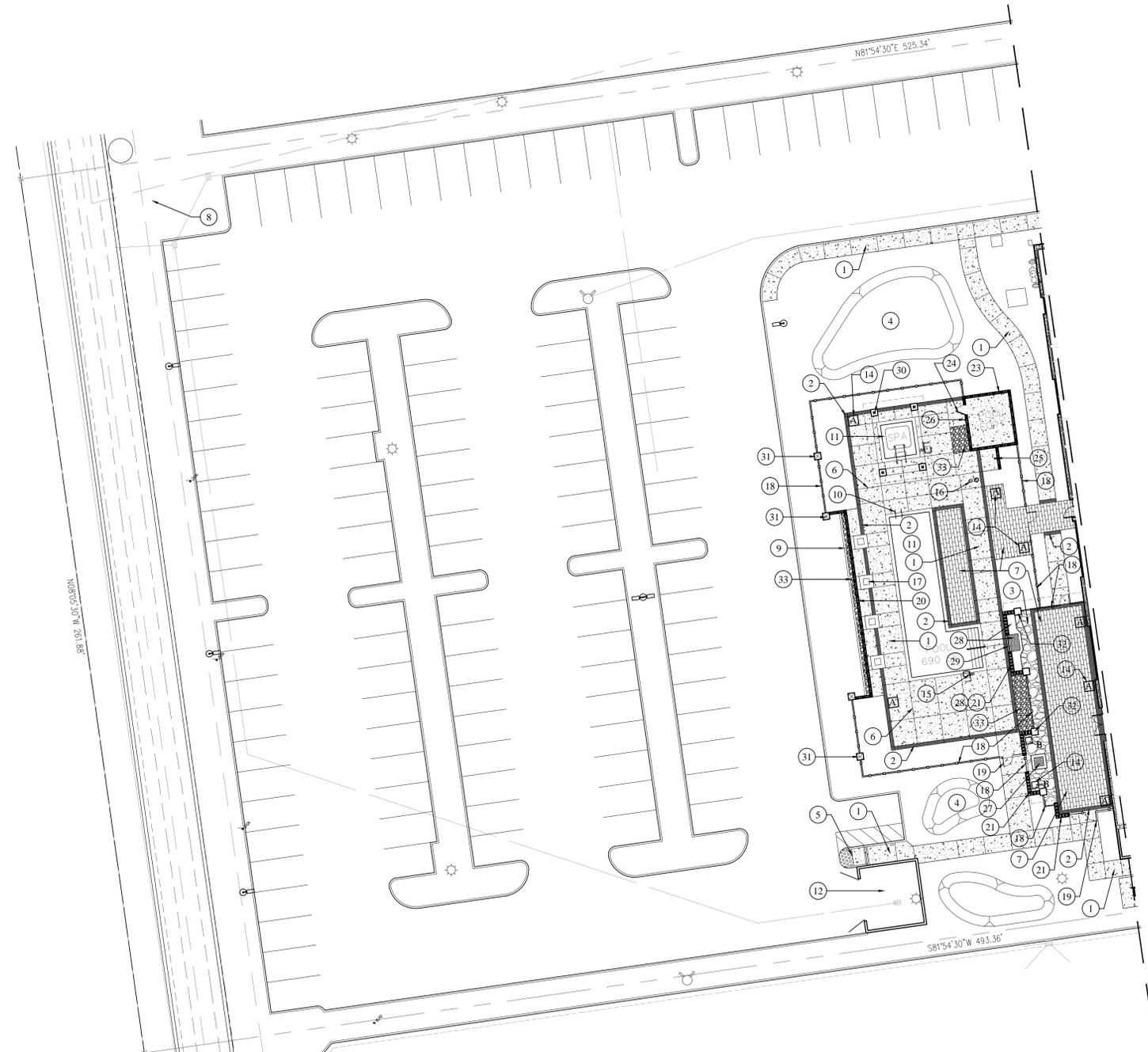
L3

CALLOUT NOTES

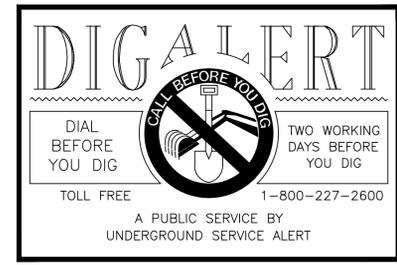
- 1 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L7
- 2 CONCRETE PAVING- INTEGRAL COLOR TO BE BROWNSTONE (1010) BY SCHOFIELD OR EQUAL WITH ACID ETCH FINISH. SEE DETAIL E SHEET L7
- 3 FLAGSTONE ON CONCRETE BASE- FLAGSTONE TO BE ±24" TO ±48" MISSION CREEK, WITH 1" TO 4" NATURAL GRAY MORTARED JOINTS, AVAILABLE FROM GARDEN SUPPLY HARDSCAPES (408) 971-7600 OR EQUAL APPROVED BY LANDSCAPE ARCHITECT. SEE DETAIL D SHEET L7
- 4 WATER TREATMENT BIO-RETENTION- SEE CIVIL PLANS.
- 5 TRUNCATED DOME PAVERS ON CONCRETE BASE- MODEL 511, COLOR CHARCOAL, BY STEPSTONE. 800-572-9029, OR APPROVED EQUAL. SEE DETAIL C SHEET L7
- 6 CONTROL JOINT PER PLAN. SEE DETAIL E SHEET L7
- 7 PAVERS ON CONCRETE BASE-TO BE RANDOM MIX OF LARGE SCALE NARROW MODULAR PAVERS. MIX TO BE (1/3) 12X48, COLOR ALMOND 180, WITH LIGHT SAND BLAST FINISH, AND (2/3) 6X24, COLOR CAFE BROWN 1807 WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SET PAVERS IN A RUNNING BOND PATTERN WITH THE LONG SIDE OF THE PAVER PARALLEL TO THE BUILDING FACE. SEE DETAIL D SHEET L7
- 8 MONUMENT SIGN BY OTHERS
- 9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L23
- 10 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L12
- 11 POOL AND SPA- SEE DETAIL A SHEET L12. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL
- 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- BY QUICK CRETE 951-737-7032 (POT A) MODEL QSAX3630P-C11-T7-MT-YES- NO HOLE, NO SAUCER. (POT B) MODEL QSAX2422P-C11-T7-MT-YES- NO HOLE, NO SAUCER.
- 15 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 L7. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA. STORE IN POOL EQUIPMENT ROOM.)
- 16 ADA ACCESSIBLE DRINKING FOUNTAIN, SEE DETAIL F SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 17 TREE GRATE- MODEL: MARKET STREET, UNFINISHED CAST IRON WITH 18" OPENING, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 18 WROUGHT IRON FENCE- SEE DETAIL A SHEET L7
- 19 SELF CLOSING, SELF LATCHING, WROUGHT IRON GATE- SEE DETAIL B SHEET L7
- 20 7'-0" TALL WALL - SEE DETAIL A SHEET L10
- 21 6'-0" TALL WALL - SEE DETAIL B SHEET L10
- 22 -----intentionally left blank-----
- 23 POOL EQUIPMENT ROOM WITH SHOWER WALL AND TRELIS OVERHEAD COVER- SEE DETAIL A SHEET L9
- 24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L9
- 25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL A SHEET L9. 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 A SHEET L9. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 27 SMALL 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 A SHEET L11.
- 28 LARGE NATURAL GAS BURNING FIRE PIT ATTACHED TO WALLS (DETAIL B SHEET L10) AND PILASTERS (DETAIL C SHEET L11)- 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 A SHEET L8.
- 29 BREAK IN WALL WITH GLASS PANEL BARRIER. SEE DETAIL A SHEET L8.
- 30 OVERHEAD STRUCTURE AT SPA- SEE DETAIL C SHEET L10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- 31 8 FOOT TALL PILASTER- SEE DETAIL B SHEET L11
- 32 11 FOOT TALL PILASTER- SEE DETAIL C SHEET L11
- 33 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@emeraldldesign.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 OWNER'S 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.
- 13 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATION PER THE SOILS REPORT AND PLACE STEEL REINFORCING AT THE SIZE AND SPACING INDICATED IN THE DETAILS WITH 1" MIN CLEARANCE TO EDGE OF CONCRETE.
- 14 ALL CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
- 15 WALL DIMENSIONS APPLY TO FACE OF FIRST COURSE OR AT FINISH GRADE.
- 16 COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS FOR MATERIALS, FINISHES, AND GRADIENTS IS THE RESPONSIBILITY OF THE CONTRACTOR WHERE SUCH STANDARDS APPLY.
- 17 THE CONTRACTOR IS TO COMPLY WITH ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- 18 CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO POURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS.
- 19 ALL WALKS 5.0% OR GREATER SHALL HAVE HANDRAILS, BOTH SIDES OR WHERE SHOWN ON PLAN.
- 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.

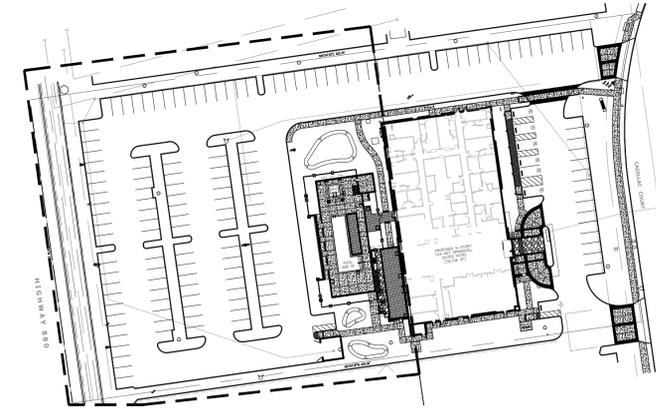


888 192 W. 505 CALIFORNIA



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



FILE NAME: L3-4 CONST CALLOUTS.DWG

CALLOUT NOTES

- 1 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L7
- 2 CONCRETE PAVING- INTEGRAL COLOR TO BE BROWNSTONE (1010) BY SCHOFIELD OR EQUAL WITH ACID ETCH FINISH. SEE DETAIL E SHEET L7
- 3 FLAGSTONE ON CONCRETE BASE- FLAGSTONE TO BE ±24" TO ±48" MISSION CREEK, WITH 1" TO 4" NATURAL GRAY MORTARED JOINTS, AVAILABLE FROM GARDEN SUPPLY HARDSCAPES (408) 971-7600 OR EQUAL APPROVED BY LANDSCAPE ARCHITECT. SEE DETAIL D SHEET L7
- 4 WATER TREATMENT BIO-RETENTION- SEE CIVIL PLANS.
- 5 TRUNCATED DOME PAVERS ON CONCRETE BASE- MODEL 511, COLOR CHARCOAL, BY STEPSTONE, 800-572-9029, OR APPROVED EQUAL. SEE DETAIL C SHEET L7
- 6 CONTROL JOINT PER PLAN. SEE DETAIL E SHEET L7
- 7 PAVERS ON CONCRETE BASE- TO BE RANDOM MIX OF LARGE SCALE NARROW MODULAR PAVERS. MIX TO BE (1/3) 12X48, COLOR ALMOND 180, WITH LIGHT SAND BLAST FINISH, AND (2/3) 6X24, COLOR CAFE BROWN 1807 WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SET PAVERS IN A RUNNING BOND PATTERN WITH THE LONG SIDE OF THE PAVES PARALLEL TO THE BUILDING FACE. SEE DETAIL D SHEET L7
- 8 MONUMENT SIGN BY OTHERS
- 9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L23
- 10 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L12
- 11 POOL AND SPA- SEE DETAIL A SHEET L12. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL.
- 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- BY QUICK CRETE 951-737-7032
(POT A) MODEL QSAX3630P-C11-T7-MT-YES- NO HOLE, NO SAUCER,
(POT B) MODEL QSAX2422P-C11-T7-MT-YES- NO HOLE, NO SAUCER.
- 15 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 L7. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA. STORE IN POOL EQUIPMENT ROOM.)
- 16 ADA ACCESSIBLE DRINKING FOUNTAIN. SEE DETAIL F SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 17 TREE GRATE- MODEL- MARKET STREET, UNFINISHED CAST IRON WITH 18" OPENING, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 18 WROUGHT IRON FENCE- SEE DETAIL A SHEET L7
- 19 SELF CLOSING, SELF LATCHING, WROUGHT IRON GATE- SEE DETAIL B SHEET L7
- 20 7'-0" TALL WALL - SEE DETAIL A SHEET L10
- 21 6'-0" TALL WALL - SEE DETAIL B SHEET L10
- 22 -----intentionally left blank-----
- 23 POOL EQUIPMENT ROOM WITH SHOWER WALL AND TRELIS OVERHEAD COVER- SEE DETAIL A SHEET L9
- 24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L9
- 25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL A SHEET L9. 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 A SHEET L9. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 27 SMALL 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 A SHEET L11.
- 28 LARGE NATURAL GAS BURNING FIRE PIT ATTACHED TO WALLS (DETAIL B SHEET L10) AND PILASTERS (DETAIL C SHEET L11)- 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 A SHEET L8.
- 29 BREAK IN WALL WITH GLASS PANEL BARRIER. SEE DETAIL A SHEET L8.
- 30 OVERHEAD STRUCTURE AT SPA- SEE DETAIL C SHEET L10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- 31 8 FOOT TALL PILASTER- SEE DETAIL B SHEET L11
- 32 11 FOOT TALL PILASTER- SEE DETAIL C SHEET L11
- 33 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@emeraldadesign.com

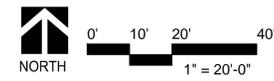
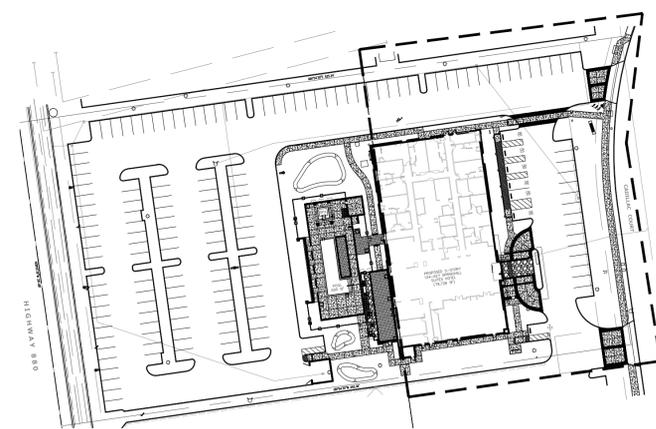
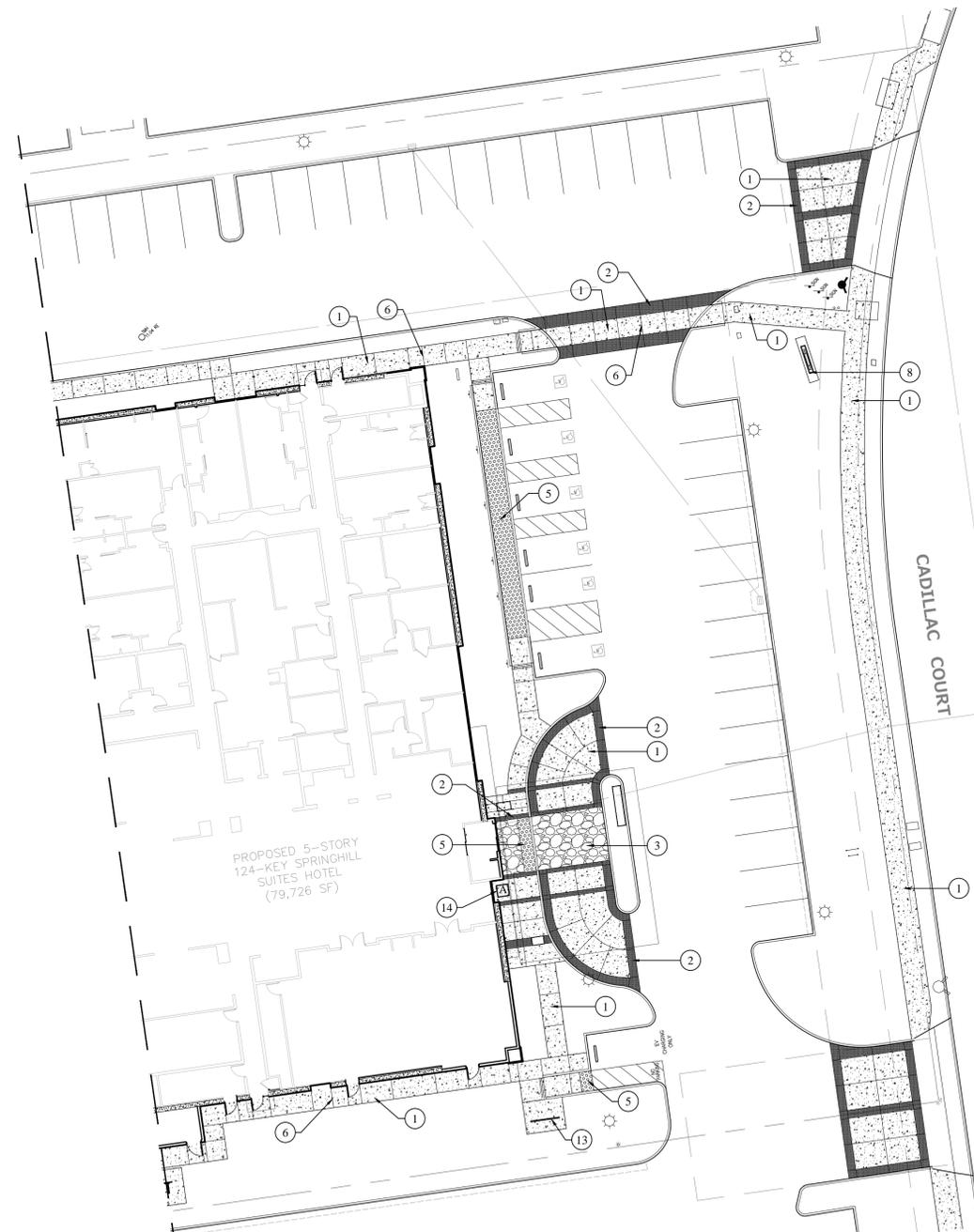
CONSTRUCTION NOTES

- 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.
- 13 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATION PER THE SOILS REPORT AND PLACE STEEL REINFORCING AT THE SIZE AND SPACING INDICATED IN THE DETAILS WITH 1" MIN CLEARANCE TO EDGE OF CONCRETE.
- 14 ALL CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
- 15 WALL DIMENSIONS APPLY TO FACE OF FIRST COURSE OR AT FINISH GRADE.
- 16 COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS FOR MATERIALS, FINISHES, AND GRADIENTS IS THE RESPONSIBILITY OF THE CONTRACTOR WHERE SUCH STANDARDS APPLY.
- 17 THE CONTRACTOR IS TO COMPLY WITH ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- 18 CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO POURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS.
- 19 ALL WALKS 5.0% OR GREATER SHALL HAVE HANDRAILS, BOTH SIDES OR WHERE SHOWN ON PLAN.
- 20 ALL PEDESTRIAN AND LANDSCAPE SURFACES WITH A DROP OFF OF 30" OR MORE SHALL BE PROVIDED WITH 42" TALL SAFETY RAILING IN CONFORMANCE WITH ADA STANDARDS.



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.



FILE NAME: L3-4 CONST CALLOUTS.DWG

The drawings, specifications, items, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. as part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered or used in connection with any work or project other than the specific project for which they have been prepared & intended, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
CA Lic: 6986117
3045 Wilson Rd 93204
www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
California License #3098
Fullerton, California 92832
855-880-8444 or 714-516-5197
Tel: (714) 880-8444 or 714-516-5197
Email: charles@emeraldadesign.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

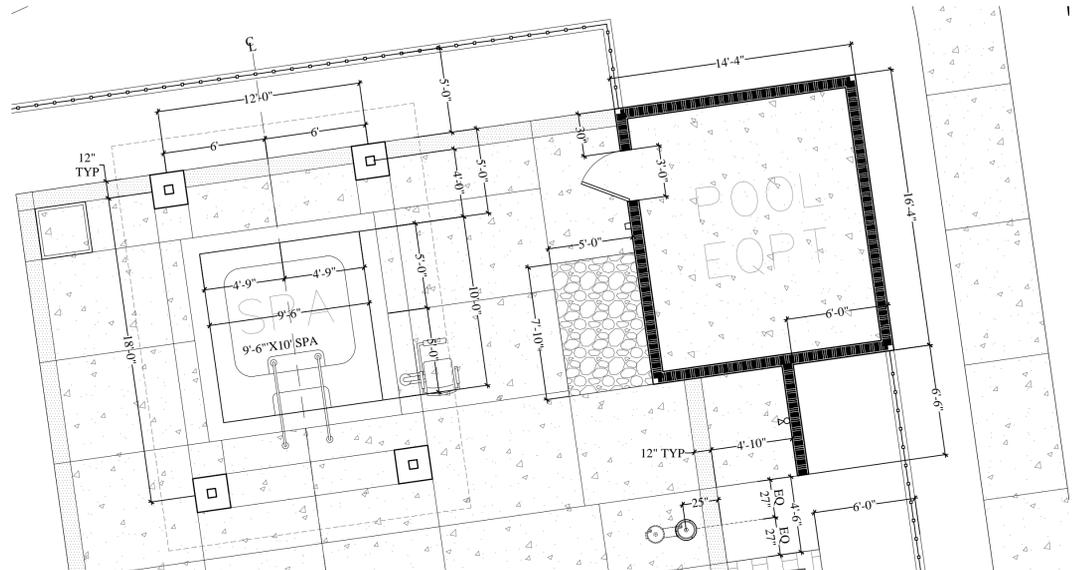
Issue

Revisions

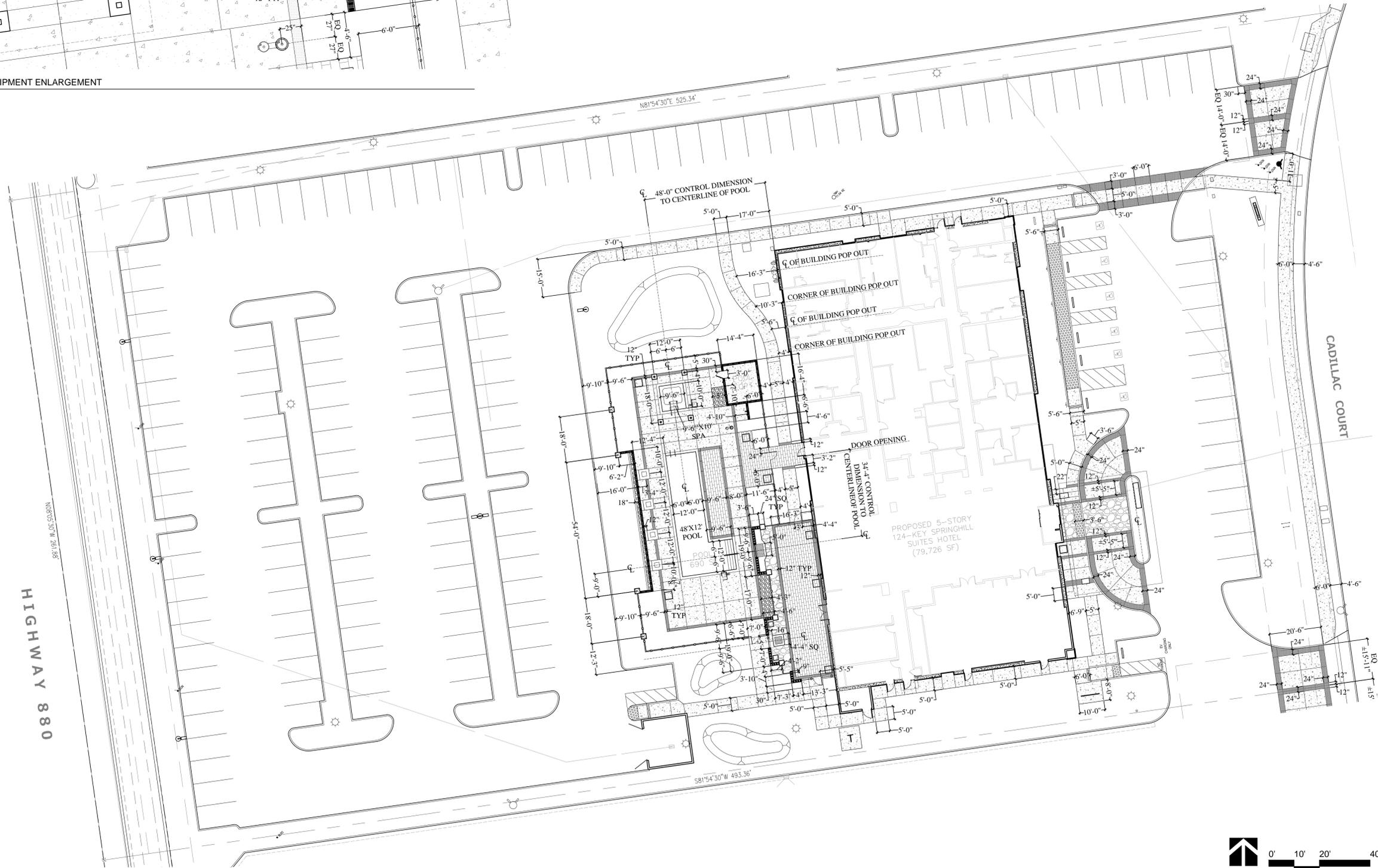
Sheet Title
LANDSCAPE CONSTRUCTION CALLOUTS

Date Last Edited
JANUARY 23, 2014

Sheet Number
L4



SPA AND POOL EQUIPMENT ENLARGEMENT



The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way or used in connection with any work or project other than that specifically intended for which they have been prepared. All drawings shall be subject to the terms and conditions of the contract documents, including the contract documents of PRIME GROUP CONSTRUCTION, Inc.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #996517
 3045 Wilson Rd. #3204
 Fullerton, CA 92632
 Tel: (714) 880-8447 Fax: (661) 840-6986
 www.PrimeGroupConstruction.com

EMERALD DESIGN
 California License #3098
 4555 Wilshire Blvd., Suite 200
 Beverly Hills, CA 90210
 Tel: (310) 880-8447 Fax: (310) 871-5197
 Email: charles@emeraldhd.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE CONSTRUCTION DIMENSIONS

Date Last Edited
 JANUARY 23, 2014

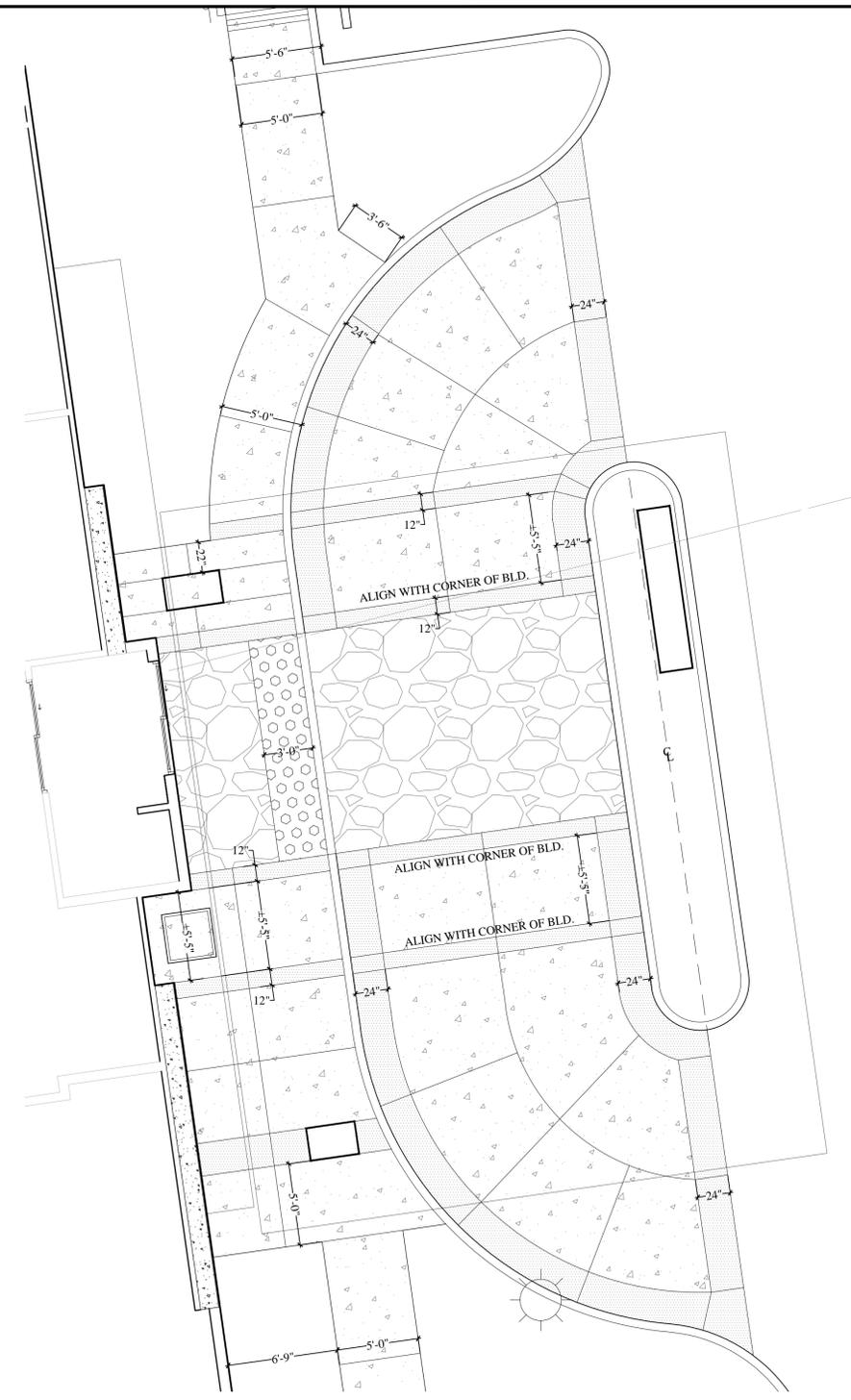
Sheet Number

L5

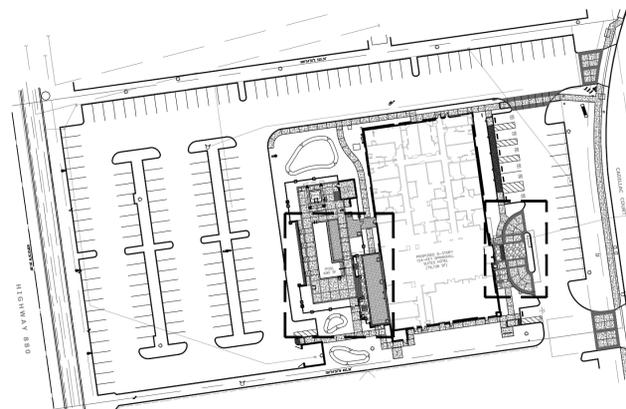
FILE NAME: L5-6 CONST DIMS.DWG



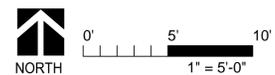
POOL AND PATIO AREA ENLARGEMENT



HOTEL ENTRY ENLARGEMENT



SITE REFERENCE MAP - NOT TO SCALE



The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the prior written consent of PRIME GROUP CONSTRUCTION, Inc. All work shall be done in accordance with the specifications and drawings, and shall be done in accordance with the specifications and drawings, and shall be done in accordance with the specifications and drawings.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #996117
 3045 Wilson Rd. #3204
 Fullerton, CA 92632
 Tel: (714) 840-1447
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
 Design-Build Specialists
 CA Lic: #996117
 3045 Wilson Rd. #3204
 Fullerton, CA 92632
 Tel: (714) 840-1447
 www.EmeraldDesign.com Fax: (661) 840-6986

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE CONSTRUCTION DIMENSIONS
 Date Last Edited
 JANUARY 23, 2014

Sheet Number

L6

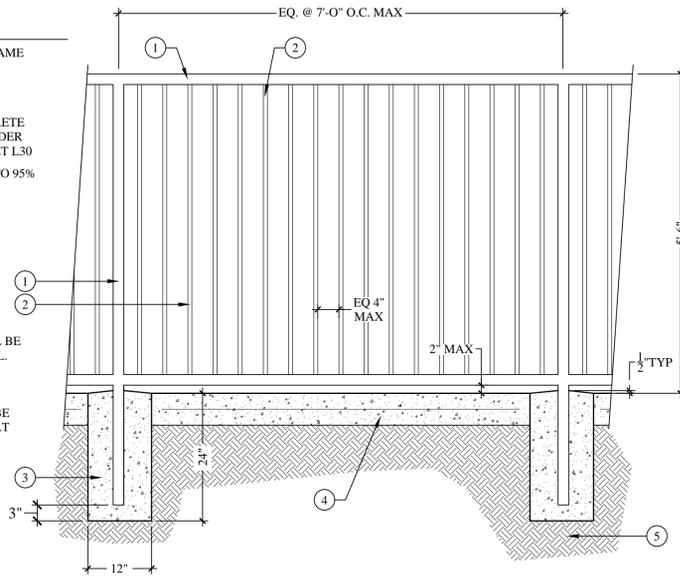
LEGEND

- 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"

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.



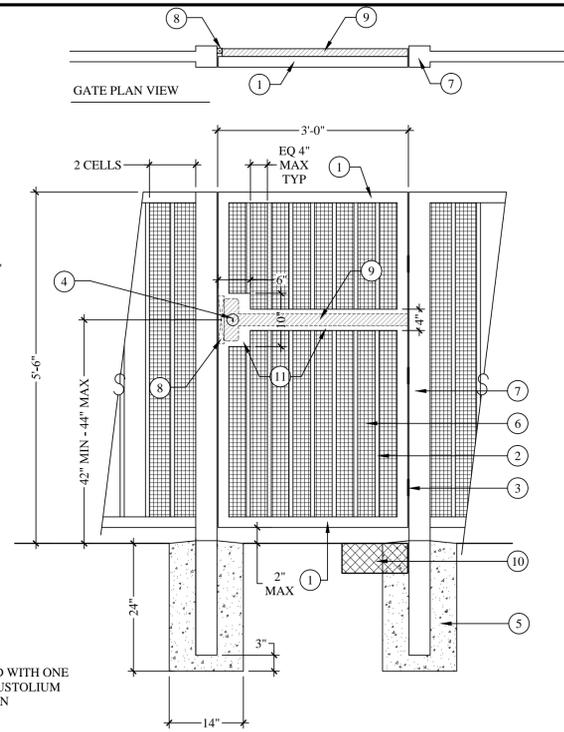
LEGEND

- 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- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/4" CENTERS, 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

NOTE

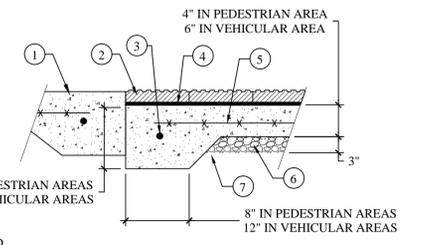
ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.

ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN



LEGEND

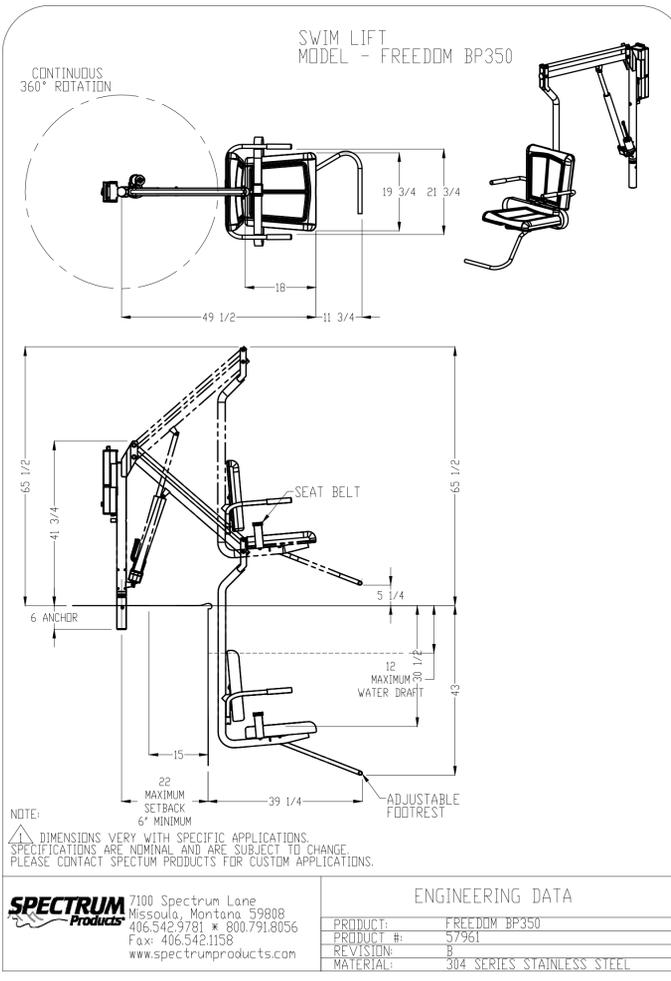
- 1 ADJACENT PAVING- SEE DETAIL E SHEET L6
- 2 ADA PAVERS- SEE CONSTRUCTION CALLOUT PLAN FOR TYPE, BUTT JOINTS
- 3 #4 REBAR CONTINUOUS
- 4 MORTAR BED
- 5 #3 REBAR CENTERED IN CONCRETE @ 18" OC BOTH WAYS
- 6 3" DEEP CLEAN WASHED ROUGH AGGREGATE
- 7 COMPACTED SUBGRADE TO 95%



A WROUGHT IRON FENCE

B POOL AREA GATE

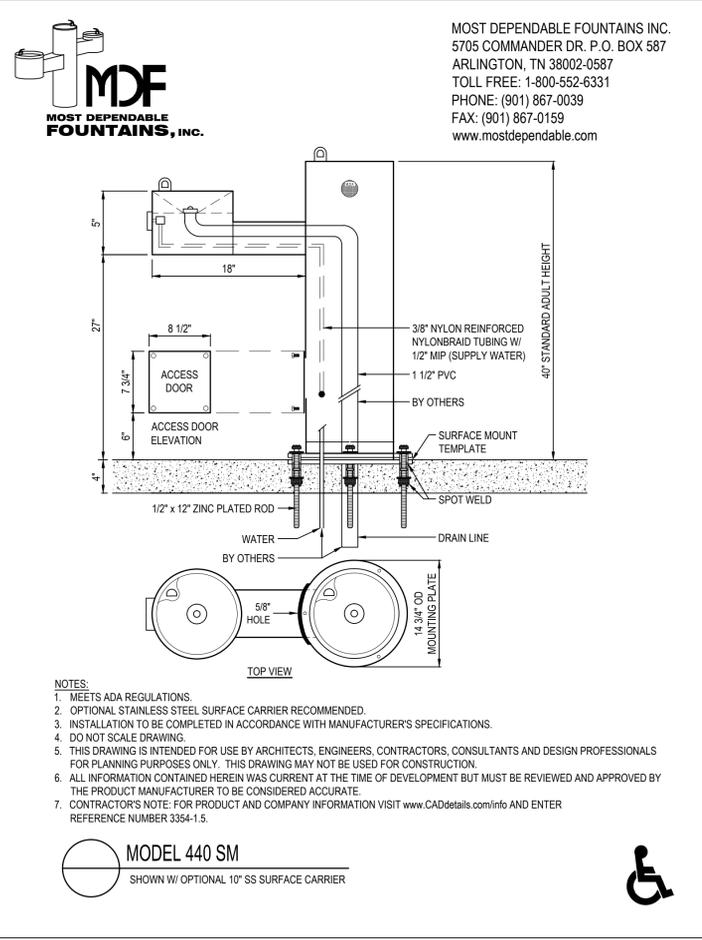
C ADA TRUNCATED DOME PAVERS



NOTE:
DIMENSIONS VARY WITH SPECIFIC APPLICATIONS. SPECIFICATIONS ARE NOMINAL AND ARE SUBJECT TO CHANGE. PLEASE CONTACT SPECTRUM PRODUCTS FOR CUSTOM APPLICATIONS.

SPECTRUM Products
7100 Spectrum Lane
Missoula, Montana 59808
406-542-9781 • 800-791-8056
Fax: 406-542-1158
www.spectrumproducts.com

ENGINEERING DATA	
PRODUCT:	FREEDOM BP350
PRODUCT #:	57961
REVISION:	B
MATERIAL:	304 SERIES STAINLESS STEEL



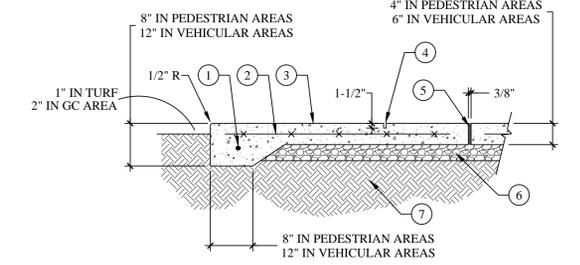
- NOTES:**
1. MEETS ADA REGULATIONS.
 2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN 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



MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com

D PAVERS / FLAGSTONE ON CONCRETE BASE



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

G ADA POOL LIFT

F ADA DRINKING FOUNTAIN

E TYPICAL CONCRETE

3/4"=1'-0"

The drawings, specifications, items, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered or used in connection with any work or project other than the specific project for which they have been prepared. No responsibility shall be assumed by PRIME GROUP CONSTRUCTION, Inc. for any errors or omissions, without the written consent of PRIME GROUP CONSTRUCTION, Inc.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilson Rd. #3204
Folsom, California 95758
Tel: (916) 840-6986
www.PrimeGroupConstruction.com Fax: (916) 840-6986

EMERALD DESIGN
California License #3098
Folsom, California 95758
4575 Siskiyou Blvd., Suite 200
Tel: (916) 840-6986
Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

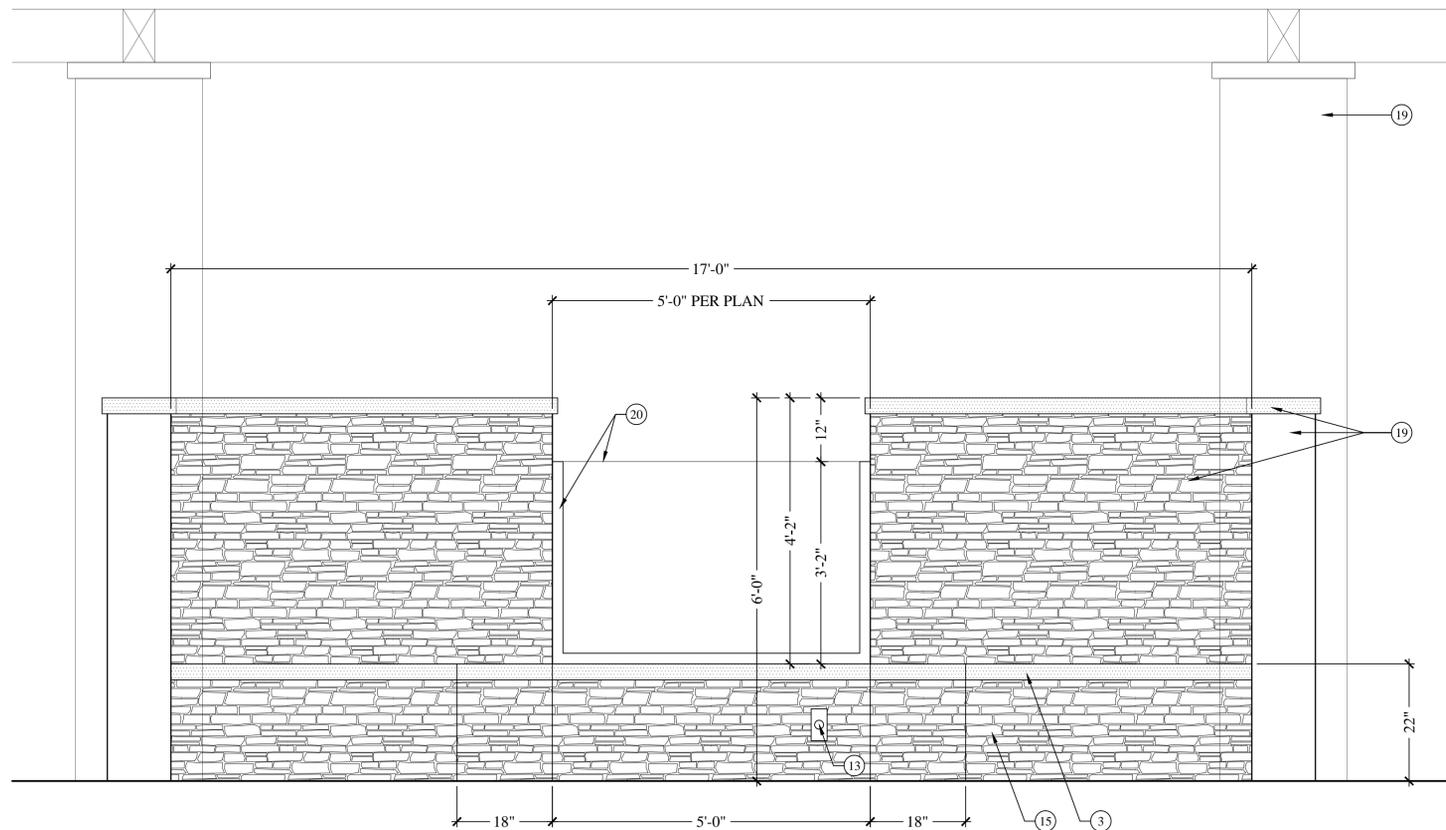
Sheet Title
LANDSCAPE CONSTRUCTION DETAILS

Date Last Edited
JANUARY 23, 2014

Sheet Number

L7

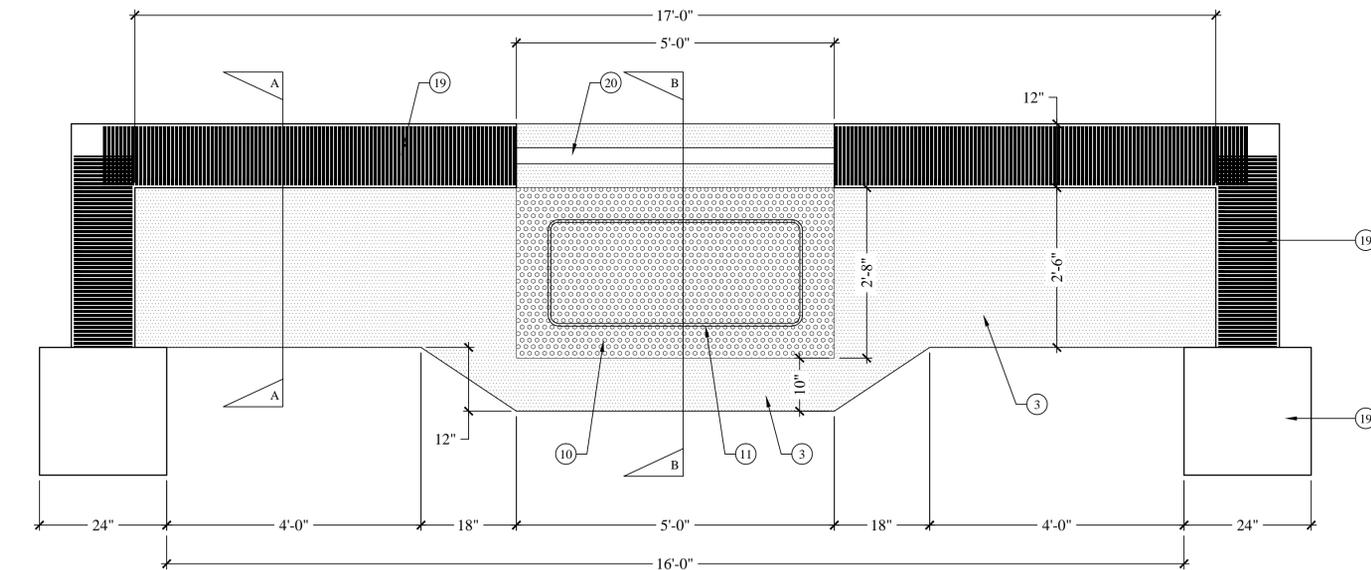
FILE NAME: L7-9 CONST DET.DWG



ELEVATION

LEGEND

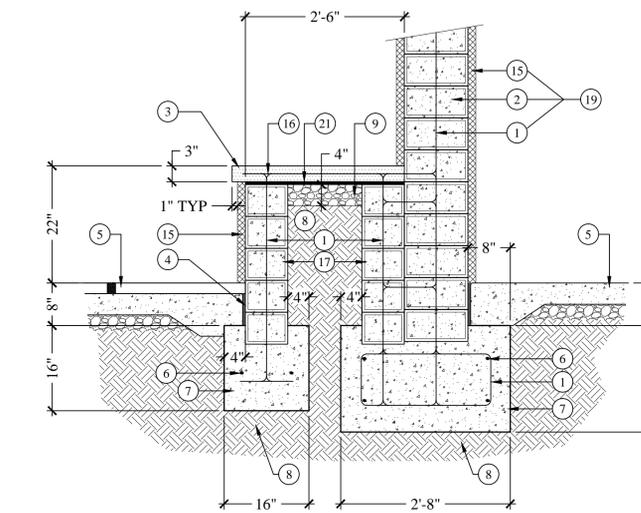
- 17 8X8X16 CMU BLOCK, GROUT SOLID
- 18 10X8X16 CMU BLOCK, GROUT SOLID
- 19 ADJACENT WALL OR PLASTER PER DETAIL B SHEET L10 AND DETAIL C SHEET L11
- 20 1/2" THICK TEMPERED GLASS AND ALUMINUM FRAME ATTACHED TO WALL AND STEEL STANCHION FRAME POST IMBEDDED INTO WALL BELOW WITH NON SHRINK GROUT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL WHICH SHALL INCLUDE POST CAP, POST EXTRUSION, GLASS VINYL, POCKET FILLER, ALUMINUM BOTTOM RAIL. FRAME COLOR TO BE DARK BRONZE.
- 21 3/4" PLYWOOD ROUGH TOP



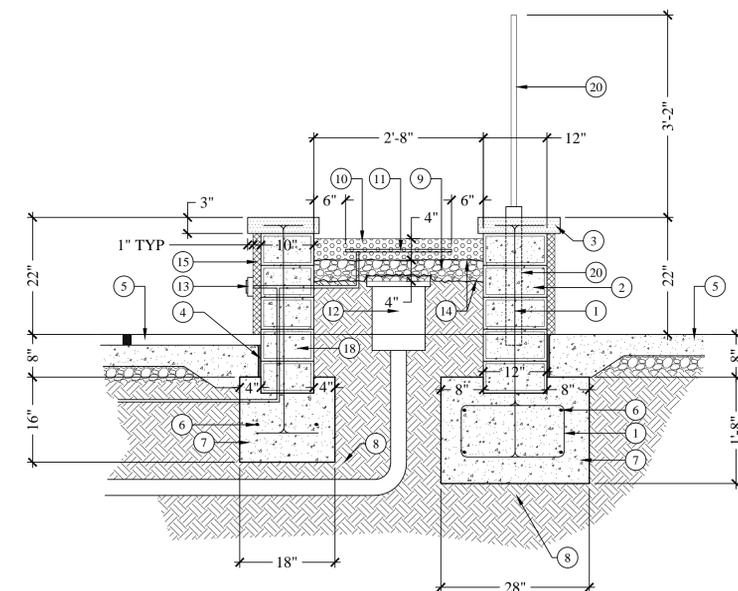
PLAN VIEW

LEGEND

- 1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY AND AS SHOWN IN FOOTING. TIE INTO ADJACENT WALLS
- 2 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
- 3 3" THICK POURED IN PLACE, REINFORCED, CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. TIE INTO WALL
- 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 FLAGSTONE ON CONCRETE BASE OR TYPICAL CONCRETE- SEE DETAIL E SHEET L7 AND DETAIL D SHEET L7
- 6 #4 REBAR BOTH WAYS
- 7 REINFORCED CONCRETE FOOTING
- 8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 9 COURSE AGGREGATE
- 10 TUMBLER 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.
- 15 MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDERADO STONE 800-925-1491
- 16 #3 REBAR REINFORCEMENT@12" OC BOTH WAYS, TIE INTO WALL



SECTION A.A



SECTION B.B

The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. and shall remain the property of PRIME GROUP CONSTRUCTION, INC. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the prior written consent of PRIME GROUP CONSTRUCTION, INC. All rights reserved. PRIME GROUP CONSTRUCTION, INC.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
CA Lic: #986117
93204
www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
California License #3098
Fullerton, California 92832
85 W. 18th Street, Suite 200
Tel: (714) 880-8447 Fax: (714) 871-5197
Email: charles@emeraldhdsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE CONSTRUCTION DETAILS

Date Last Edited
JANUARY 23, 2014

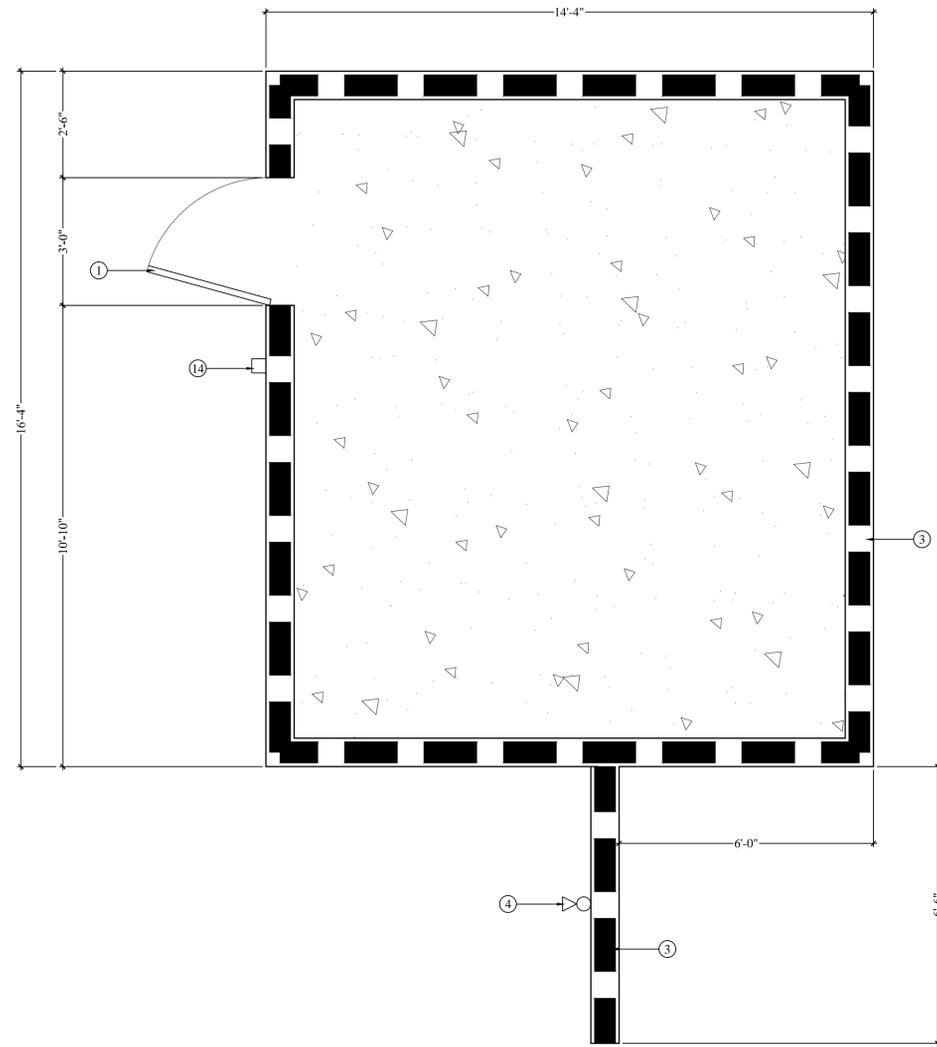
Sheet Number

L8

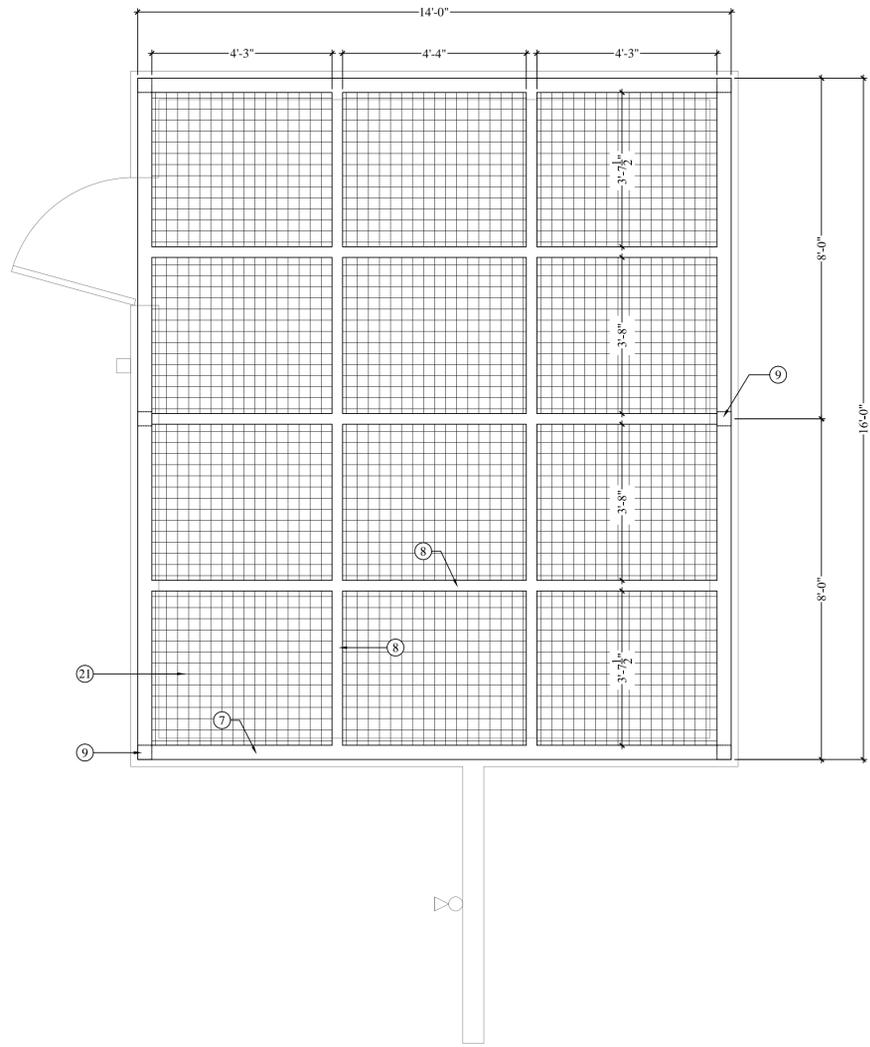
FILE NAME: L7-9 CONST DET.DWG

A LARGE FIREPLACE

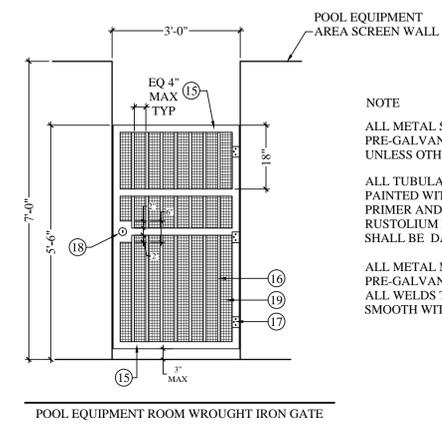
3/4"=1'-0"



POOL EQUIPMENT ROOM WALLS PLAN VIEW



POOL EQUIPMENT ROOM METAL TRELLIS PLAN VIEW

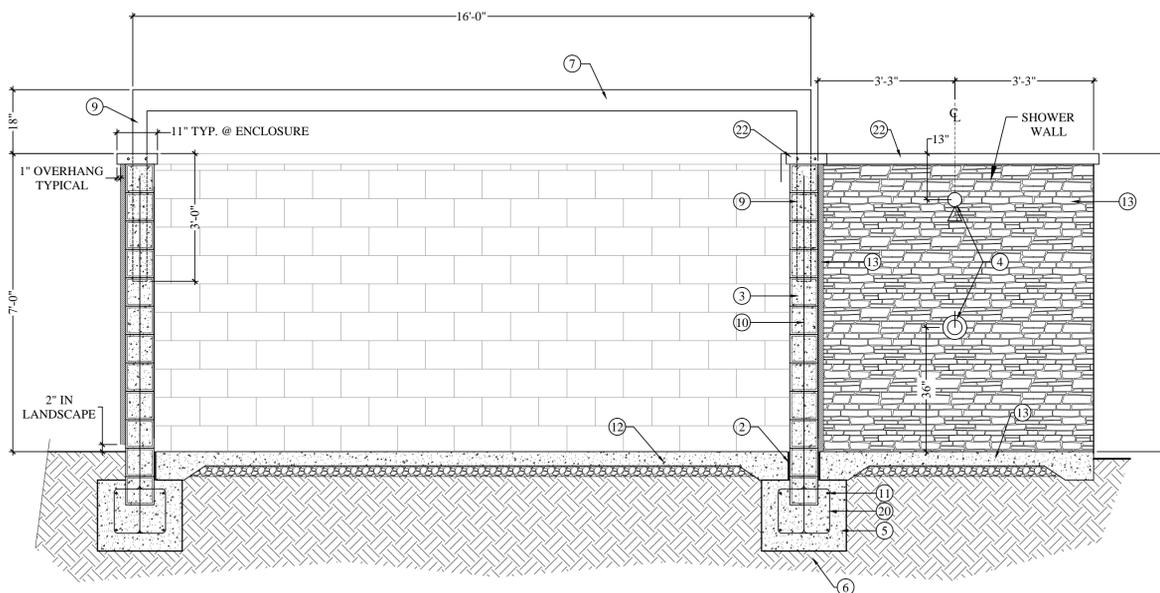


NOTE
 ALL METAL SHALL BE PRE-GALVANIZED TUBULAR STEEL UNLESS OTHERWISE NOTED.
 ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN.
 ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.

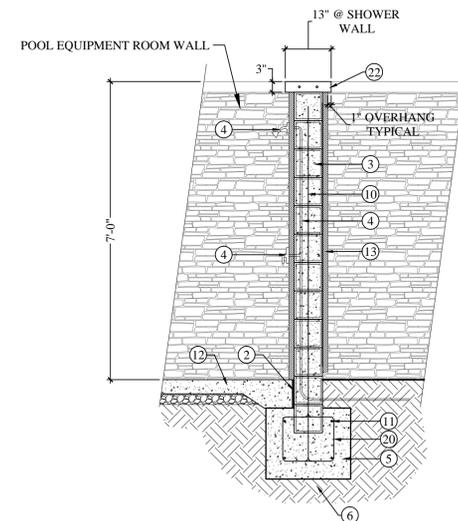
LEGEND

- 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 SHOWER LINE, STAINLESS STEEL HEAD AND ON/OFF VALVE WHERE OCCURS. SEE PLAN
- 5 REINFORCED CONCRETE FOOTING
- 6 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 7 4" WIDE AND 6" TALL TUBULAR STEEL FRAME
- 8 3" WIDE AND 6" TALL TUBULAR STEEL TRELLIS
- 9 4" 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 L7
- 13 MANUFACTURED STONE FACADE ON EXTERIOR PORTION OF POOL EQUIPMENT ROOM AND SHOWER WALL. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDERADO STONE 800-925-1491
- 14 HOTEL PHONE WHERE OCCURS. ACTUAL LOCATION BY OWNER NEAR WHERE SHOWN ON PLAN.
- 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- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/4" CENTERS, WELD TO WROUGHT IRON ON INTERIOR SIDE OF EQUIPMENT ROOM
- 20 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- 21 PERFORATED METAL- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/2" CENTERS, WELD TO WROUGHT IRON ON TOP SIDE OF STRUCTURE
- 22 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS

NOTE:
 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS AND CONNECTIONS.
 ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
 CONTRACTOR TO COORDINATE ALL SLEEVES, CONDUIT, WATER LINES, AND PHONE LINES WITH PLUMBING AND PHONE CONSULTANTS AND OWNER REPRESENTATIVE.



POOL EQUIPMENT ROOM WALL SECTION

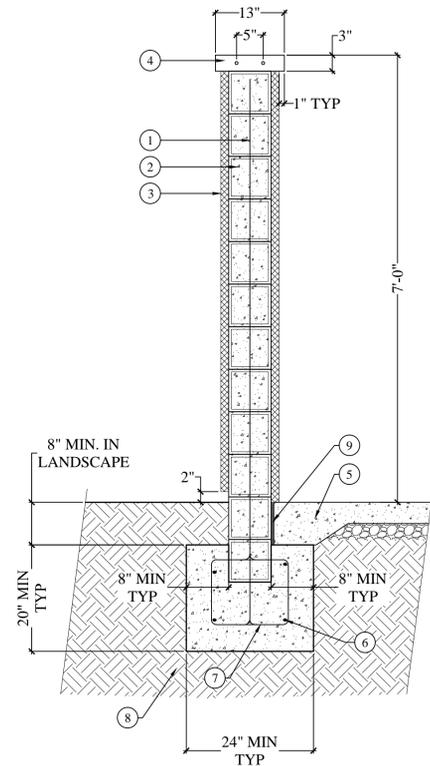


SHOWER WALL SECTION

FILE NAME: L7-9 CONST DET.DWG

A POOL EQUIPMENT ROOM AND SHOWER WALL

1/2"=1'-0"

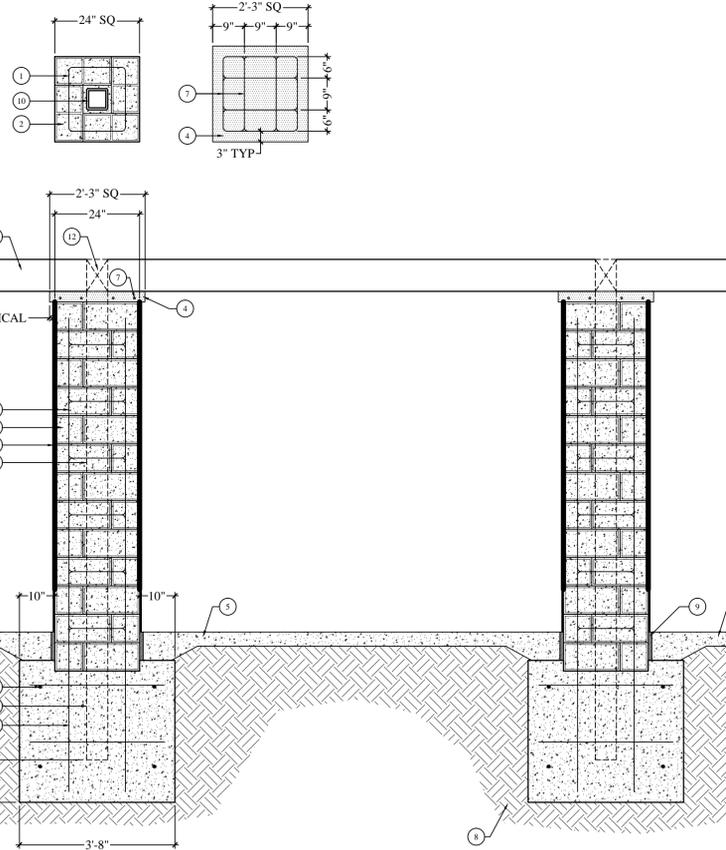
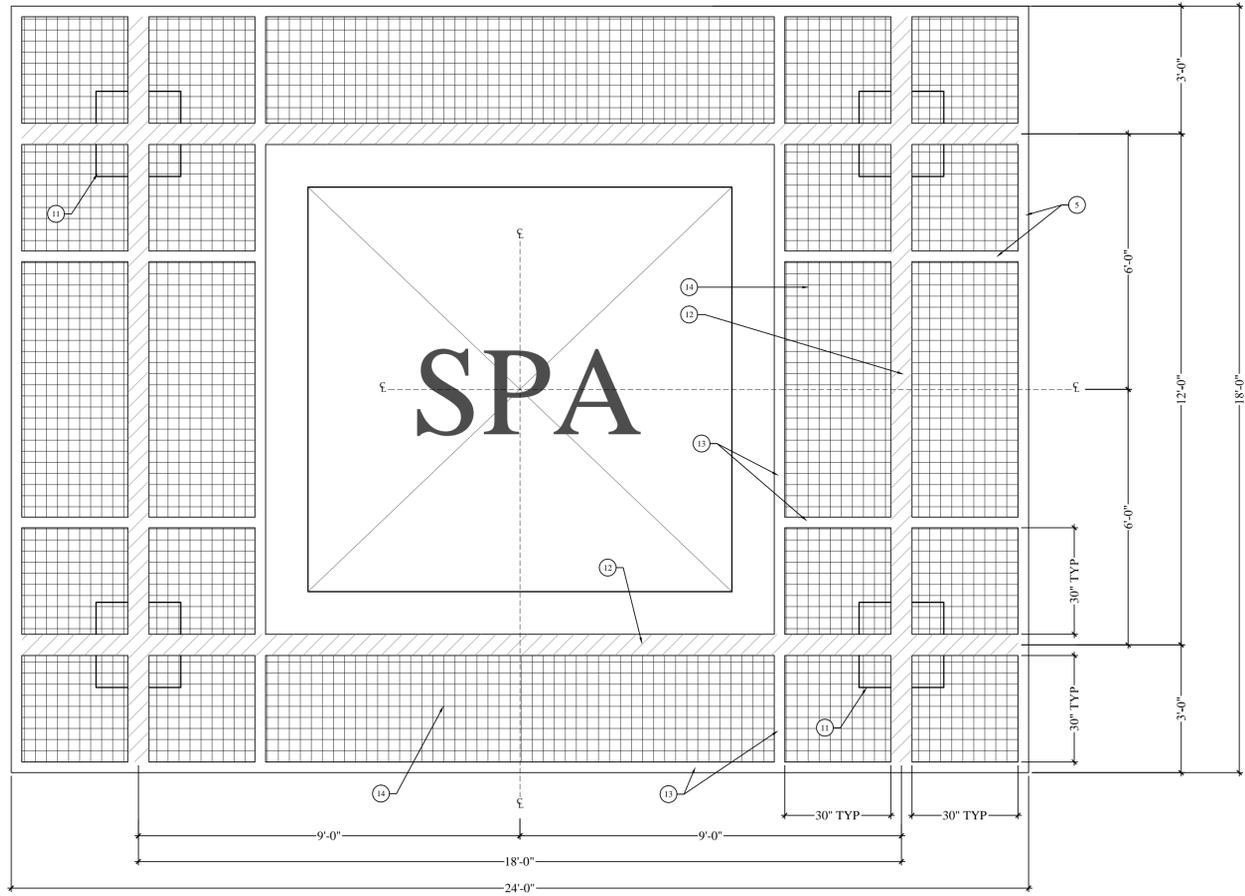


LEGEND

- 1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS IF APPLICABLE.
- 2 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR.
- 3 MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491
- 4 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS
- 5 TYPICAL CONCRETE- SEE DETAIL E SHEET L7
- 6 #4 REBAR CONTINUOUS
- 7 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- 8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 9 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.

A 7 FOOT TALL WALL

3/4"=1'-0"



LEGEND

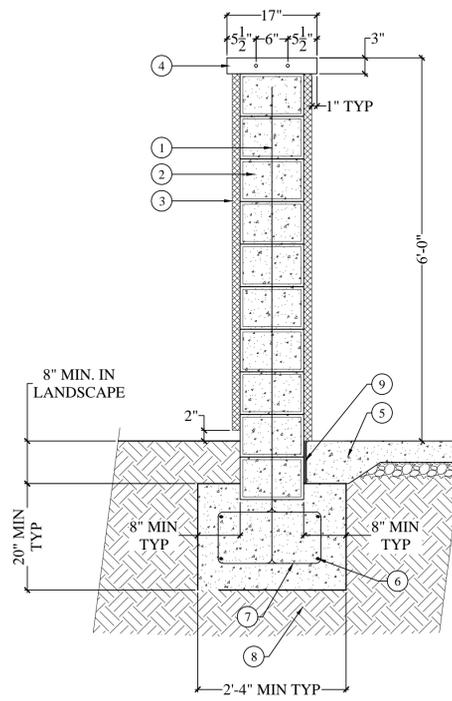
- 1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY.
- 2 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
- 3 STUCCO FINISH- PROVIDE SCRATCH COAT, BROWN COAT AND COLOR COAT. COLOR AND FINISH TO MATCH MAIN STUCCO ON BUILDING BUILDING.
- 4 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE REINFORCEMENT AS SHOWN
- 5 CONCRETE POOL DECK- SEE DETAIL D SHEET L7
- 6 #4 REBAR CONTINUOUS
- 7 #3 REBAR IN CONCRETE CAP
- 8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 9 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.
- 10 4" SQ STEEL POST EMBEDDED IN THE CENTER OF PILASTER, GROUT SOLID. POST TO BE WELDED TO AND SUPPORT OVERHEAD STRUCTURE, SEE PLAN VIEW OF OVERHEAD
- 11 PILASTER AND POST, SEE SECTION
- 12 6X9 MAIN CROSS BEAMS
- 13 3X9 FRAME AND CROSS SUPPORTS
- 14 PERFORATED METAL- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/2" CENTERS, WELD TO WROUGHT IRON ON TOP SIDE OF STRUCTURE

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.
 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 AND CONNECTIONS. ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

C OVERHEAD STRUCTURE AT SPA

3/4"=1'-0"



LEGEND

- 1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS IF APPLICABLE.
- 2 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR.
- 3 MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491
- 4 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS
- 5 TYPICAL CONCRETE- SEE DETAIL E SHEET L7
- 6 #4 REBAR CONTINUOUS
- 7 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- 8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 9 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.

B 6 FOOT TALL WALL

FILE NAME: L10-12 CONST DET.DWG

The drawings, specifications, items, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the written consent of PRIME GROUP CONSTRUCTION, Inc. All rights reserved.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #986117
 3045 Wilson Rd. #3204
 Fullerton, California 92832
 Tel: (714) 808-0447 Fax: (714) 871-5197
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN GROUP
 California License #3098
 85 W. 80th St., Suite 200
 Fullerton, CA 92832
 Tel: (714) 808-0447 Fax: (714) 871-5197
 Email: charles@emeraldhdsgroup.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

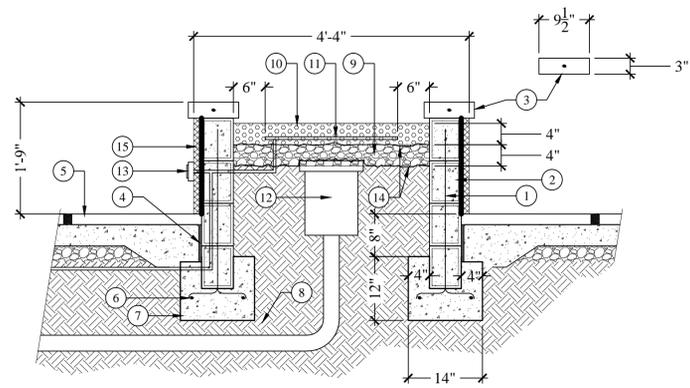
Revisions

Sheet Title
 LANDSCAPE CONSTRUCTION DETAILS

Date Last Edited
 JANUARY 23, 2014

Sheet Number

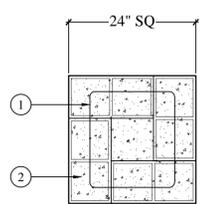
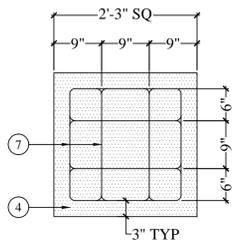
L10



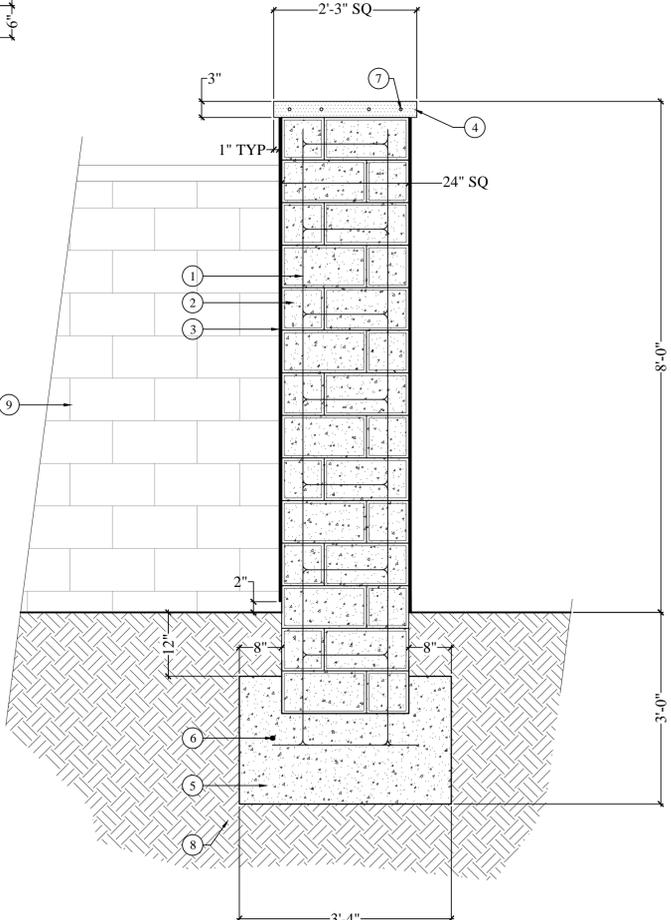
- LEGEND**
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY.
 - 6X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR SOLID.
 - 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @45° OC CONTINUOUS
 - 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.
 - FLAGSTONE ON CONCRETE BASE- SEE DETAIL D SHEET L7
 - #4 REBAR BOTH WAYS
 - REINFORCED CONCRETE FOOTING
 - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
 - COURSE AGGREGATE
 - TUMBLER GLASS- COLOR AMBER, SIZE 1/2" TO 2"
 - NATURAL GAS BURNER LINE- LOCATE 2" BELOW TOP OF GLASS BEDDING
 - 12" CONCRETE CATCH BASIN WITH METAL GRATE, COVER GRATE WITH FIREPROOF FILTER FABRIC OR MESH.
 - NATURAL GAS KEYED ON/OFF VALVE AND TIMER WITH AUTOMATIC SPARK IGNITER LINE.
 - FIREPROOF FILTER FABRIC OR MESH.
 - MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE. COLOR IRON MILL BY ELDORADO STONE 800-925-1491

A SMALL FIREPLACE

3/4"=1'-0"

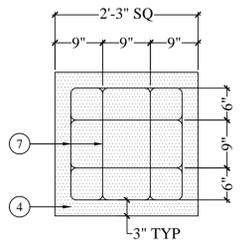


- LEGEND**
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS WHERE APPLICABLE.
 - 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
 - STUCCO FINISH- PROVIDE SCRATCH COAT, BROWN COAT AND COLOR COAT. COLOR AND FINISH TO MATCH MAIN STUCCO ON BUILDING BUILDING.
 - 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE REINFORCEMENT AS SHOWN
 - REINFORCED CONCRETE FOOTING
 - #4 REBAR CONTINUOUS
 - #3 REBAR
 - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
 - ADJACENT WALL WHERE APPLICABLE



B 8 FOOT TALL PILASTER

3/4"=1'-0"

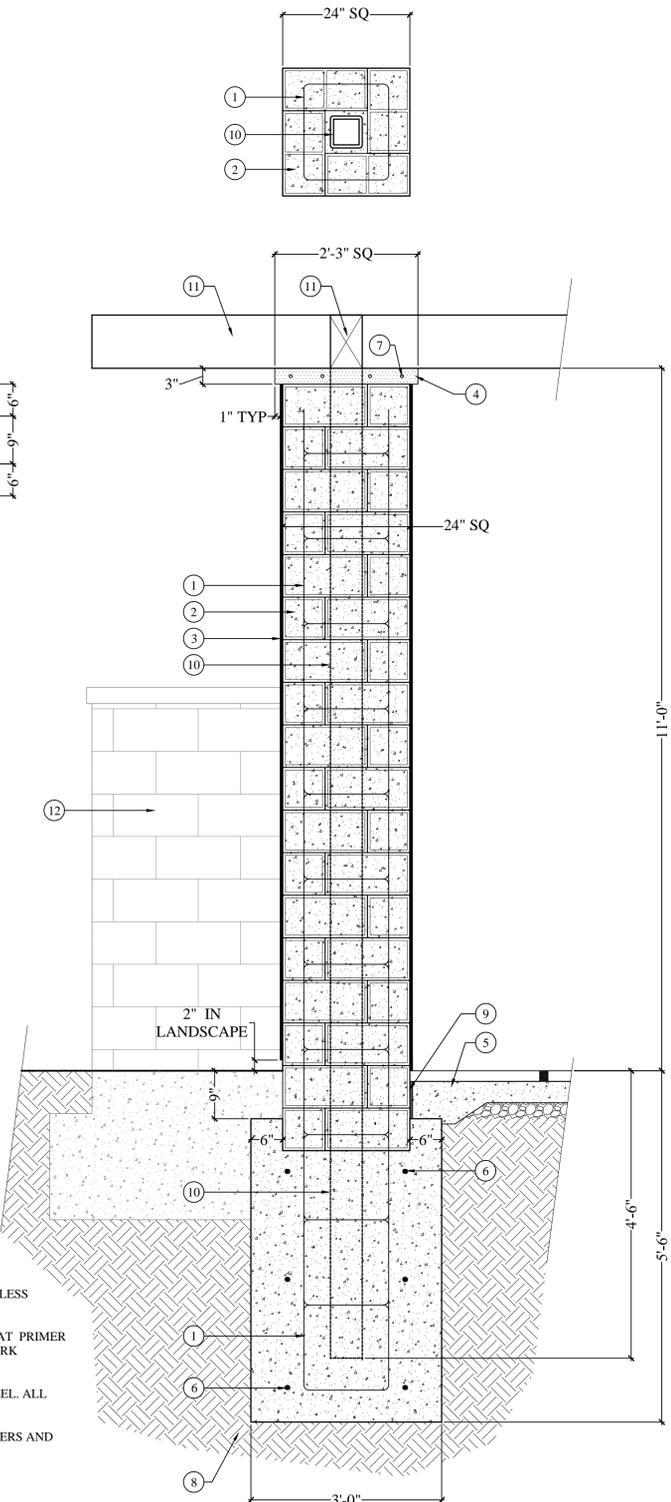


- LEGEND**
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
 - 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
 - STUCCO FINISH- PROVIDE SCRATCH COAT, BROWN COAT AND COLOR COAT. COLOR AND FINISH TO MATCH MAIN STUCCO ON BUILDING BUILDING.
 - 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE REINFORCEMENT AS SHOWN
 - FLAGSTONE ON CONCRETE BASE- SEE DETAIL D SHEET L7
 - #4 REBAR CONTINUOUS
 - #3 REBAR
 - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
 - 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.
 - 4" SQ STEEL POST EMBEDDED IN THE CENTER OF PILASTER, GROUT SOLID. POST TO BE WELDED TO AND SUPPORT OVERHEAD STRUCTURE BY ARCHITECT (SEE CALLOUT #11 AND ARCHITECTS PLANS)
 - STEEL OVERHEAD STRUCTURE BY ARCHITECT (SEE ARCHITECTS PLANS)
 - ADJACENT WALL WHERE APPLICABLE

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.
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 AND CONNECTIONS.
ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

C 11 FOOT TALL PILASTER

3/4"=1'-0"



The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the prior written consent of PRIME GROUP CONSTRUCTION, Inc. All rights reserved.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3845 Wilson Rd. #3204
Folsom, CA 95630
Tel: (916) 840-6986
www.PrimeGroupConstruction.com Fax: (916) 840-6986

EMERALD DESIGN
California License #3098
9555 Sycamore Blvd., Suite 200
Folsom, CA 95630
Tel: (916) 840-6986
Email: charles@emeralddesign.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

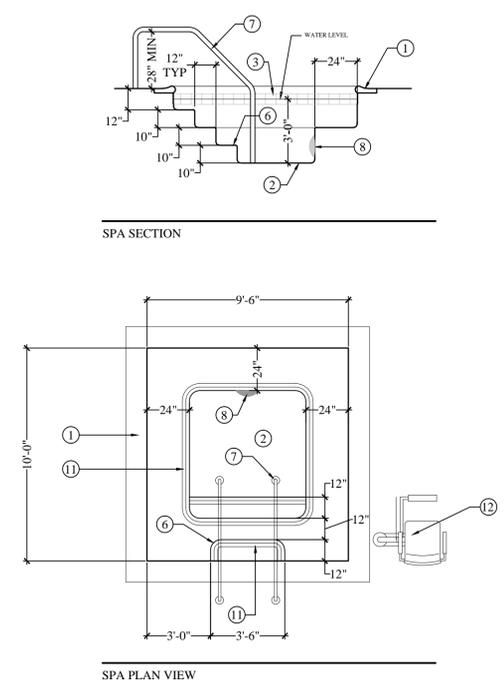
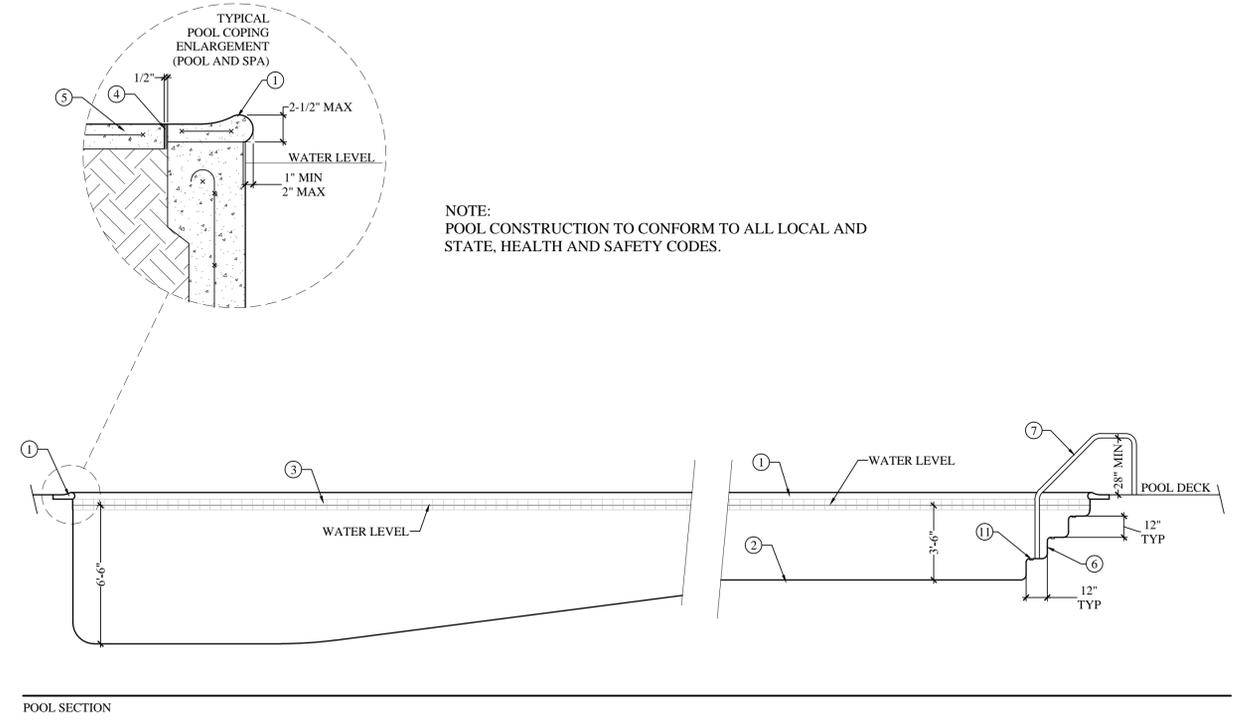
Revisions

Sheet Title
LANDSCAPE CONSTRUCTION DETAILS

Date Last Edited
JANUARY 23, 2014

Sheet Number

L11



- LEGEND**
- BULLNOSE POOL COPING
 - POOL/SPA SHELL- FINISH TO BE WHITE PLASTER, CONSTRUCTION AND REINFORCEMENT PER POOL ENGINEERING DRAWINGS BY OTHERS
 - WATER LINE TILE- 6x6 SOLID LIGHT BLUE, MODEL M6761P, WITH COMMON WHITE GROUT- AVAILABLE FROM NATIONAL POOL TILE nptpool.com OR 888-476-7665 OR EQUAL APPROVED BY LANDSCAPE ARCHITECT.
 - 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
 - TYPICAL CONCRETE PAVING- SEE CONSTRUCTION CALLOUT PLAN
 - POOL/SPA STEPS
 - STAINLESS STEEL POOL/SPA ENTRANCE RAILS PER CODE
 - POOL/SPA LIGHT BY OTHERS
 - DEEP END WALL STEPS.
 - LADDER RAILS @ POOL WALL STEPS
 - 2" TILE STEP MARKER, COLOR GLAZED COBALT BLUE, MODEL HM-206 BY NATIONAL POOL TILE GROUP (SEE CALLOUT # 3)
 - ADA POOL CRANE, INSTALL PER CODE. SEE CONSTRUCTION CALLOUT PLAN FOR MODEL
 - 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.

- 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.

The drawings, specifications, notes, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way or used in connection with any work or project other than that for the specific project for which they have been prepared & intended, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: 6966117
 3045 Wilson Rd, #3204
 Fullerton, California 92632
 Tel: (714) 884-4477 Fax: (714) 884-4477
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
 California License #3098
 Fullerton, California 92632
 85 W. 18th Street, Suite 200
 Tel: (714) 884-4477 Fax: (714) 884-4477
 Email: charles@emeraldhdsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE TREE IRRIGATION

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L13

IRRIGATION LEGEND

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

IRRIGATION INFORMATION TABLE

VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE
1	5.00		B	LW
2	5.66	2223	D	LW
3	5.00		B	LW
4	4.64	1044	D	LW
5	15.00		B	LW
6	8.17	1839	D	LW
7	15.00		B	LW
8	8.24	1854	D	LW
9	5.34	1202	D	LW
10	8.00		B	MW
11	21.46		S	LW
12	9.26	2085	D	LW
13	3.88	875	D	LW
14	10.00		B	MW
15	5.44	1224	D	LW
16	19.00		B	MW
17	5.00		B	LW
18	3.67	827	D	LW
19	21.46	2175	S	LW
20	7.23	1627	D	LW
21	13.53		S	LW
22	14.19		S	LW
23	13.00		B	LW
24	17.90		S	LW
25	8.35	1880	D	LW
26	12.00		B	MW
27	3.00	677	D	LW
28	10.21		R	LW
29	14.00		R	LW
30	10.57		R	LW
31	15.00		B	MW
32	14.00		B	LW
33	7.85	1767	D	LW

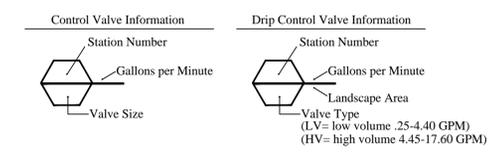
***HYDROZONE:
 HW= HIGH WATER USE PLANTS
 MW= MODERATE WATER USE PLANTS
 LW= LOW WATER USE PLANTS
 ***IRRIGATION METHOD:
 S=SPRAY
 R=ROTOR
 B=BUBBLER
 D=DRIP

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
Ⓢ	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
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-Size 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 VALVE- SEE DRIP AND SPRAY PLAN

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
- Tecline 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)
- Saw cut paving to install new lateral or main lines. (Only if needed) Patch to match existing.



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
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.

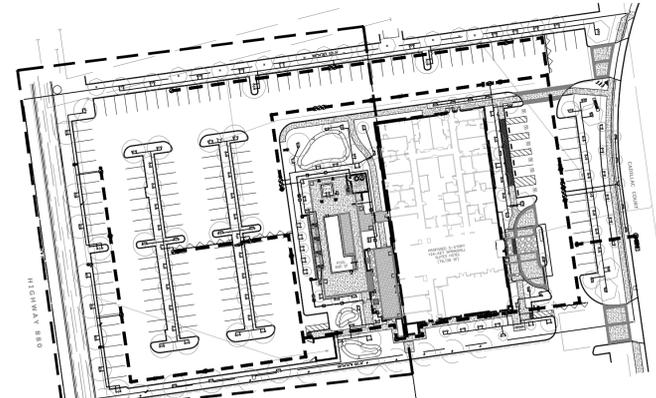
LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 30,136 SF
 MEDIUM WATER USE AREA (TREES)= 800 SF
 HIGH WATER USE AREA (POOL/SPA)= 785 SF
 TOTAL LANDSCAPE AREA= 30,136 S.F.
 TOTAL WATER USE AREA (INCLUDING LANDSCAPE AREA, POOL/SPA, TREES)= 31,721 SF

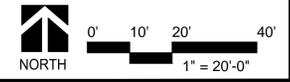
Static Pressure Available = 82 PSI @ POC
 Jeffery Leung (408) 586-3350
 Maximum System Flow @ Station 11 = 21.46 GPM

Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21

Maximum Applied Water Allowance (MAWA): * Annual ET for City of Milpitas 45.0	(ET)*(0.8)*(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	(ET)*(PF)*(HA)(0.62) (IE)** Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80	



SITE REFERENCE MAP- NOT TO SCALE



FILE NAME: L13-14 IRR TREES.DWG

IRRIGATION LEGEND

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

IRRIGATION INFORMATION TABLE				
VALVE	GPM	AREA (SQ. FT.)	IRRIGATION METHOD	HYDROZONE
1	5.00		B	LW
2	5.66	2223	D	LW
3	5.00		B	LW
4	4.64	1044	D	LW
5	15.00		B	LW
6	8.17	1839	D	LW
7	15.00		B	LW
8	8.24	1854	D	LW
9	5.34	1202	D	LW
10	8.00		B	MW
11	21.46		S	LW
12	9.26	2085	D	LW
13	3.88	875	D	LW
14	10.00		B	MW
15	5.44	1224	D	LW
16	19.00		B	MW
17	5.00		B	LW
18	3.67	827	D	LW
19	21.46	2175	S	LW
20	7.23	1627	D	LW
21	13.53		S	LW
22	14.19		S	LW
23	13.00		B	LW
24	17.90		S	LW
25	8.35	1880	D	LW
26	12.00		B	MW
27	3.00	677	D	LW
28	10.21		R	LW
29	14.00		R	LW
30	10.57		R	LW
31	15.00		B	MW
32	14.00		B	LW
33	7.85	1767	D	LW

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

****IRRIGATION METHOD:**
S=SPRAY
R=ROTOR
B=BUBBLER
D=DRIP

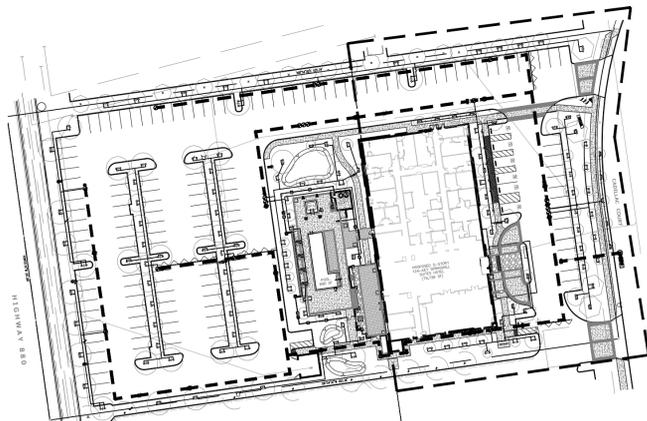
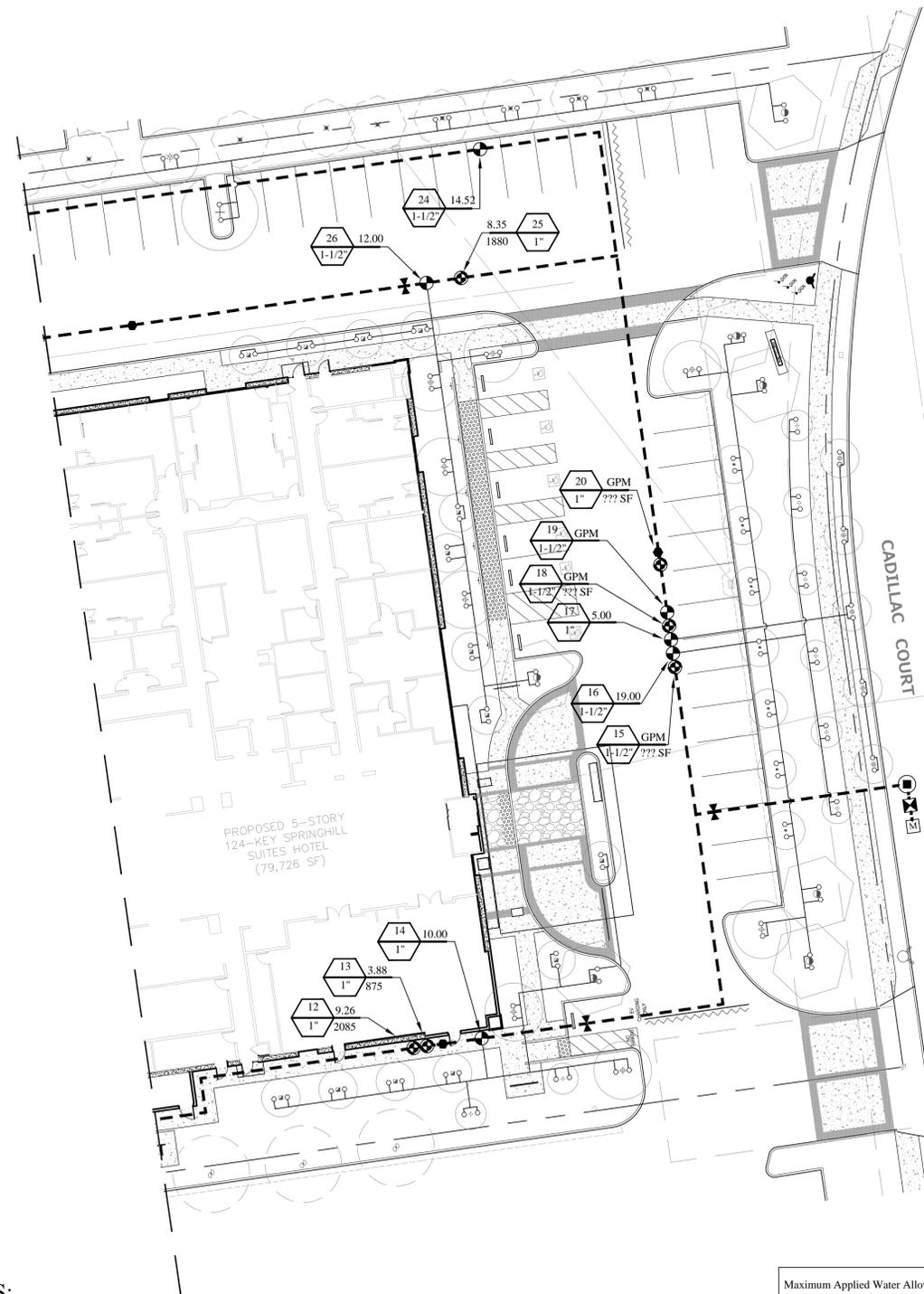
IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
⊙	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller 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-Size 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 VALVE- SEE DRIP AND SPRAY PLAN

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)
---	Saw cut paving to install new lateral or main lines. (Only if needed) Patch to match existing.

Control Valve Information		Drip Control Valve Information	
Station Number	Gallons per Minute	Station Number	Gallons per Minute
Valve Size		Landscape Area	Valve Type (LV= low volume 25-40 GPM) (HV= high volume 4.45-17.60 GPM)



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
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.

LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 30,136 SF
MEDIUM WATER USE AREA (TREES)= 800 SF
HIGH WATER USE AREA (POOL/SPA)= 785 SF

TOTAL LANDSCAPE AREA= 30,136 S.F.
TOTAL WATER USE AREA (INCLUDING LANDSCAPE AREA, POOL/SPA, TREES)= 31,721 SF

Static Pressure Available = 82 PSI @ POC
Jeffery Leung (408) 586-3350
Maximum System Flow @ Station 11 = 21.46 GPM

Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21

Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0	(ETo)*(0.8)*(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	(ETo)*(PF)*(HA)(0.62) (IE)** Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80	



Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE IRRIGATION

Date Last Edited
JANUARY 23, 2014

Sheet Number

L14

IRRIGATION INFORMATION TABLE					
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE	
1	5.00		B	LW	
2	5.66	2223	D	LW	
3	5.00		B	LW	
4	4.64	1044	D	LW	
5	15.00		B	LW	
6	8.17	1839	D	LW	
7	15.00		B	LW	
8	8.24	1854	D	LW	
9	5.34	1202	D	LW	
10	8.00		B	MW	
11	21.46		S	LW	
12	9.26	2085	D	LW	
13	3.88	875	D	LW	
14	10.00		B	MW	
15	5.44	1224	D	LW	
16	19.00		B	MW	
17	5.00		B	LW	
18	3.67	827	D	LW	
19	21.46	2175	S	LW	
20	7.23	1627	D	LW	
21	13.53		S	LW	
22	14.19		S	LW	
23	13.00		B	LW	
24	17.90		S	LW	
25	8.35	1880	D	LW	
26	12.00		B	MW	
27	3.00	677	D	LW	
28	10.21		R	LW	
29	14.00		R	LW	
30	10.57		R	LW	
31	15.00		B	MW	
32	14.00		B	LW	
33	7.85	1767	D	LW	

***HYDROZONE:
 HW= HIGH WATER USE PLANTS
 MW= MODERATE WATER USE PLANTS
 LW= LOW WATER USE PLANTS
 ***IRRIGATION METHOD:
 S=SPRAY
 R=ROTOR
 B=BUBBLER
 D=DRIP

IRRIGATION LEGEND

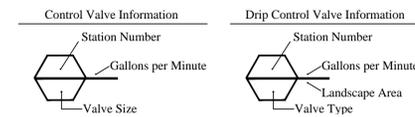
SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES			
		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-Size 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 - Size 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)
- Saw cut paving to install new lateral or main lines. (Only if needed) Patch to match existing.



IRRIGATION LEGEND

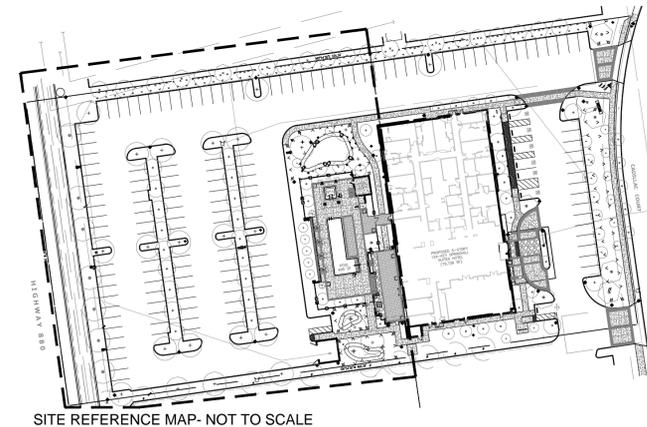
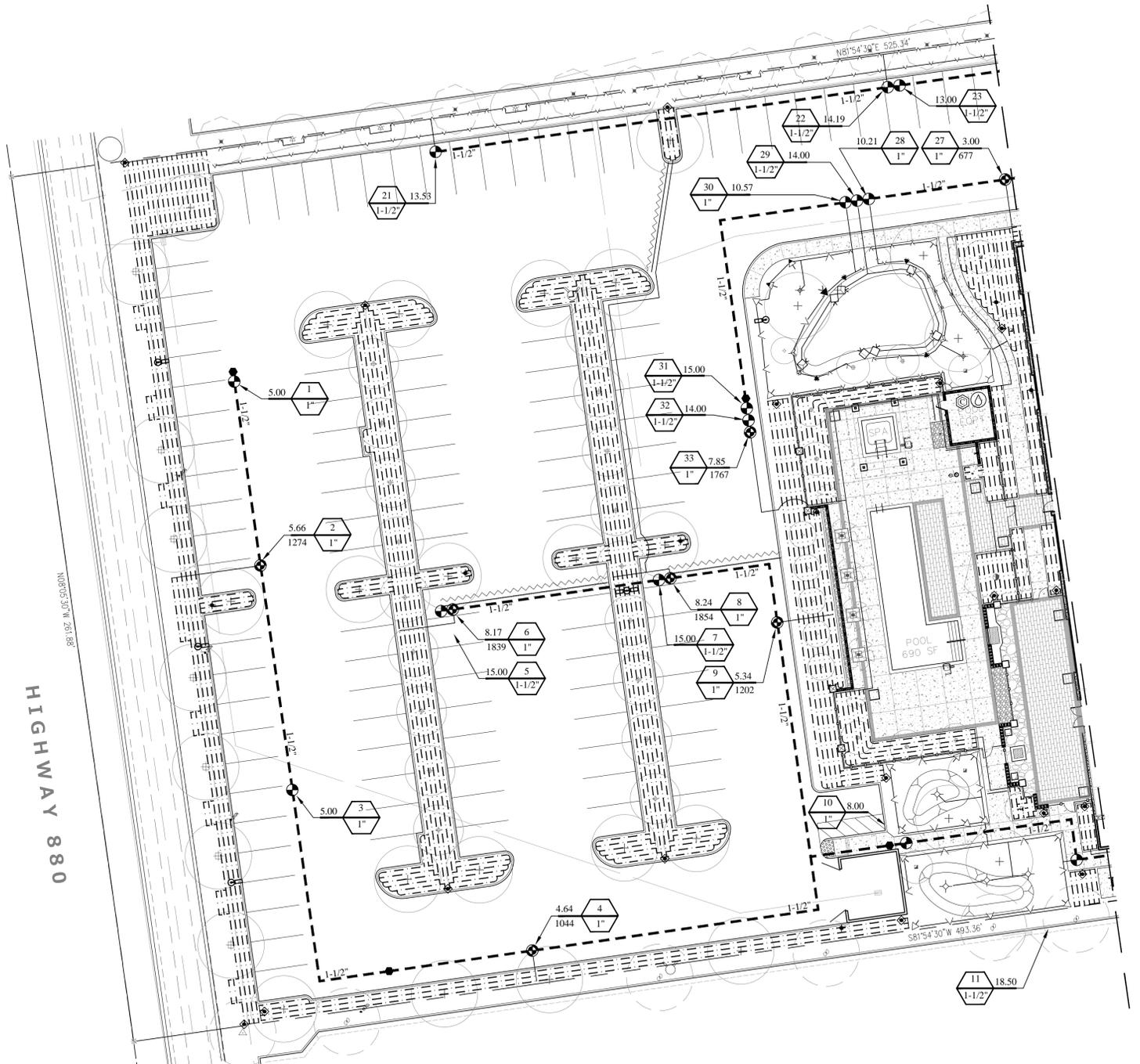
SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER	30	0.50	12"	
	TORO	O-T-8-H-570Z-12P-SI-PRX	180° ARC	30	0.33	8'	1.10
	TORO	O-T-8-210-570Z-12P-SI-PRX	210° ARC	30	0.36	8'	1.30
	TORO	O-T-8-TQ-570Z-12P-SI-PRX	270° ARC	30	.49	8'	1.10
	TORO	O-T-10-TQ-570Z-12P-SI-PRX	270° ARC	30	0.79	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-12-210-570Z-12P-SI-PRX	210° ARC	30	0.82	12'	1.30
	TORO	O-T-12-TQ-570Z-12P-SI-PRX	270° ARC	30	1.15	12'	1.20
	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
	Hunter	PGJ-12-R-V-2.0	Pop-up Rotor	40	2.0	25'	0.71

Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0	(ETo)*(0.8)/(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	(ETo)*(PF)/(HA)(0.62) (IE)** Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
*PF: Plant Factors - High = .8, Med. = .5 & Low = .3	** IE= 0.80

Static Pressure Available = 82 PSI @ POC Jeffery Leung (408) 586-3350 Maximum System Flow @ Station 11 = 21.46 GPM	
Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21

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
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.



The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. and shall remain the property of PRIME GROUP CONSTRUCTION, INC. as part of these drawings. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the prior written consent of PRIME GROUP CONSTRUCTION, INC. All rights reserved. PRIME GROUP CONSTRUCTION, INC. 3045 Wilson Rd., Suite 100, Milpitas, CA 95035. Tel: (408) 586-3350. Fax: (408) 586-3351. www.PrimeGroupConstruction.com

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3045 Wilson Rd., Suite 100, Milpitas, CA 95035
 Tel: (408) 586-3350 Fax: (408) 586-3351
 www.PrimeGroupConstruction.com

EMERALD DESIGN
 California License #3098
 Fullerton, California 92832
 85 W. 18th Street, Suite 200, Milpitas, CA 95035
 Tel: (408) 586-3350 Fax: (408) 586-3351
 Email: charles@emeralddesign.com

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE DRIP AND SPRAY IRRIGATION

Date Last Edited
 JANUARY 23, 2014

Sheet Number
L15

The drawings, specifications, items, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. as part of these drawings. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, altered or used in connection with any work or project other than that for which they were prepared without the prior written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #996117
 3045 Wilson Rd. #3204
 Fullerton, California 92832
 Tel: (714) 880-8444
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
 California License #3098
 85 West 8th Street, Suite 200
 Fullerton, California 92832
 Tel: (714) 880-8444
 Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE DRIP AND SPRAY IRRIGATION

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L16

IRRIGATION INFORMATION TABLE				
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE
1	5.00		B	LW
2	5.66	2223	D	LW
3	5.00		B	LW
4	4.64	1044	D	LW
5	15.00		B	LW
6	8.17	1839	D	LW
7	15.00		B	LW
8	8.24	1854	D	LW
9	5.34	1202	D	LW
10	8.00		B	MW
11	21.46		S	LW
12	9.26	2085	D	LW
13	3.88	875	D	LW
14	10.00		B	MW
15	5.44	1224	D	LW
16	19.00		B	MW
17	5.00		B	LW
18	3.67	827	D	LW
19	21.46	2175	S	LW
20	7.23	1627	D	LW
21	13.53		S	LW
22	14.19		S	LW
23	13.00		B	LW
24	17.90		S	LW
25	8.35	1880	D	LW
26	12.00		B	MW
27	3.00	677	D	LW
28	10.21		R	LW
29	14.00		R	LW
30	10.57		R	LW
31	15.00		B	MW
32	14.00		B	LW
33	7.85	1767	D	LW

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

***IRRIGATION METHOD:
 S=SPRAY
 R=ROTOR
 B=BUBBLER
 D=DRIP

IRRIGATION LEGEND

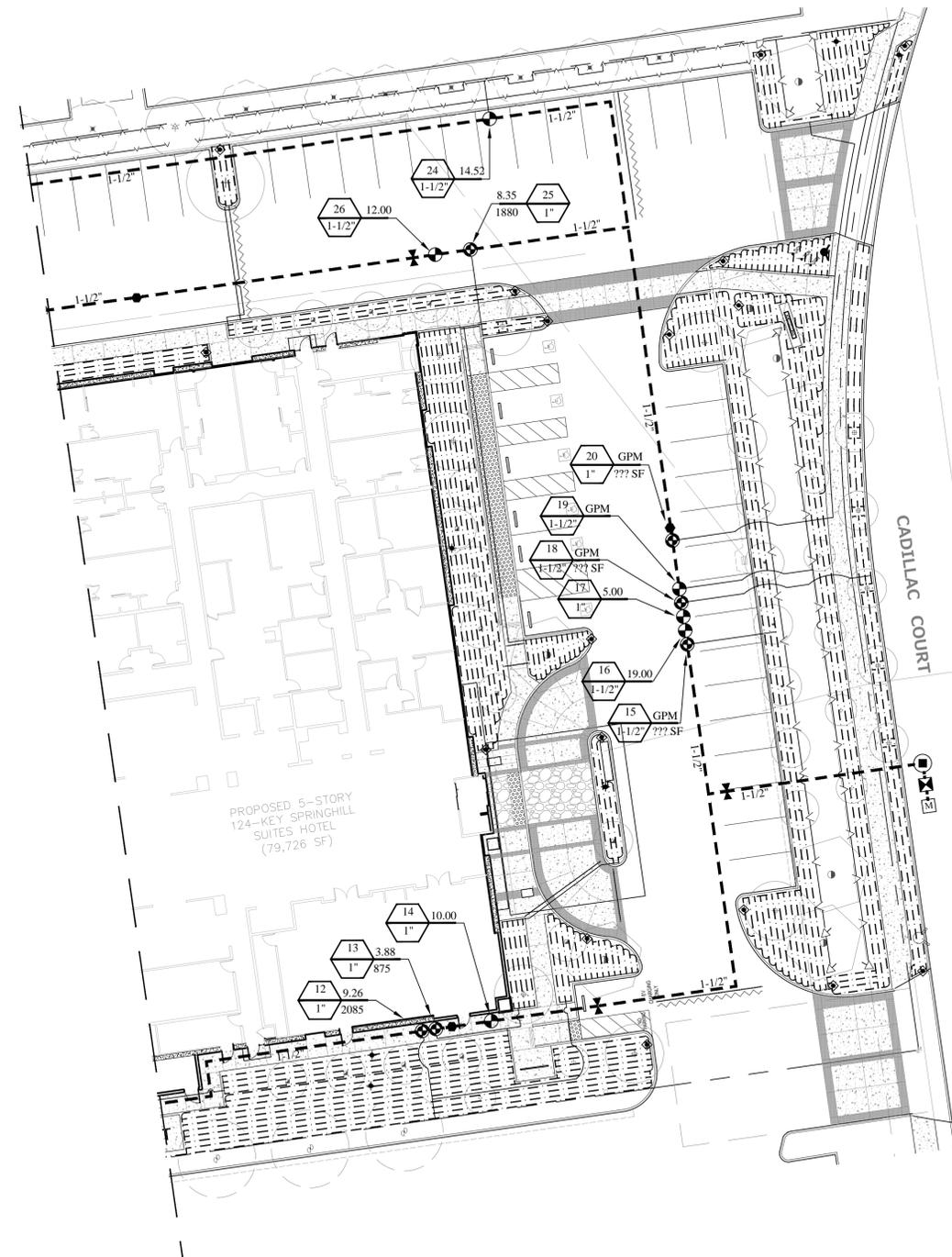
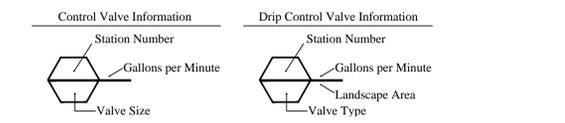
SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES			
			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	TL50V	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)
- Saw cut paving to install new lateral or main lines. (Only if needed) Patch to match existing.



@ POC
 The into water line downstream from irrigation-dedicated water meter. Verify P.O.C. location, static PSI, main line and meter sizes in the field.
 Maximum flow of 21.46 @ station # 11

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER	30	0.50	12"	
	TORO	O-T-8-H-570Z-12P-SI-PRX	180° ARC	30	0.33	8'	1.10
	TORO	O-T-8-210-570Z-12P-SI-PRX	210° ARC	30	0.36	8'	1.30
	TORO	O-T-8-TQ-570Z-12P-SI-PRX	270° ARC	30	.49	8'	1.10
	TORO	O-T-10-TQ-570Z-12P-SI-PRX	270° ARC	30	0.79	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-12-210-570Z-12P-SI-PRX	210° ARC	30	0.82	12'	1.30
	TORO	O-T-12-TQ-570Z-12P-SI-PRX	270° ARC	30	1.15	12'	1.20
	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
	Hunter	PGJ-12-R-V-2.0	Pop-up Rotor	40	2.0	25'	0.71

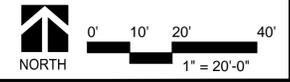
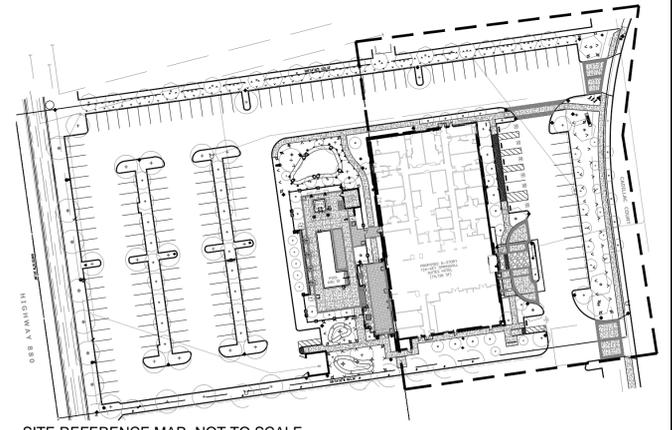
Maximum Applied Water Allowance (MAWA): * Annual ET _o for City of Milpitas 45.0	(ET _o)*(0.8)*(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	$\frac{(ET_o)(PF)(HA)(0.62)}{(IE)^{**}}$ Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
*PF: Plant Factors - High = .8, Med. = .5 & Low = .3	** IE= 0.80

Static Pressure Available = 82 PSI @ POC
 Jeffery Leung (408) 586-3350
 Maximum System Flow @ Station 11 = 21.46 GPM

Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21

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
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.



FILE NAME: L15-16 IRR DRIP-SPRAY.DWG

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
⊙	ARBUSUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	PER PLAN	LOW	19	30'-50' x 25'-40'
⊙	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	MED	20	20'-30' x 15'-25'
⊙	DRACAENA DRACO	DRAGON TREE	36" BOX	PER PLAN	LOW	4	15'-25' x 15'-25'
⊙	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	LOW	4	60'-70' x 60'-70'
⊙	LAGERSTROEMIA 'ARAPAHO' MULTI	ARAPAHO CRAPE MYRTLE MULTI-TRUNK	24" BOX	PER PLAN	LOW	15	20' x 10'
⊙	LEPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	LOW	26	30'-45' x 25'
⊙	OLEA 'SWAN HILL' LOW BRANCHING	SWAN HILL FRUITLESS OLIVE	48" BOX	PER PLAN	LOW	8	25'-30' x 25'-30'
⊙	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	LOW	25	40'-80' x 30'-40'
⊙	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	24" BOX	PER PLAN	MED	7	25'-45' x 12'-15'
⊙	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH SKINNED	PER PLAN	LOW	4	90' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH	
⊙	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	166	4'-5' x 6'-8'	
⊙	NOLINA RECURVATA	BOTTLE PALM	24" BOX	54" OC	LOW	3	10' x 6'	
⊙	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	15 GAL	48" OC	LOW	11	4'-8' x 4'-8'	
⊙	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	30" OC	LOW	94	2'-2.5' x 2'-2.5'	
⊙	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	435	3' x 3'	
⊙	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	PER PLAN	LOW	10	20' x 20'	
⊙	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	30" OC	LOW	215	2'-3' x 3'	
⊙	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	21	12'-15' x 3'	
⊙	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	24" OC	LOW	627	2'-3' x 6'-8'	
⊙	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	42" OC	LOW	64	5' x 4'	
⊙	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	39	6'-8' x 3'-4'	
⊙	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	93	8'-10' x 6'-8'	
⊙	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORNE	5 GAL	36" OC	LOW	198	3'-4' x 3'-4'	
⊙	ALOE NOBILIS	GOLD-TOOTH ALOE	1 GAL	12" OC	LOW	-	1' X 1'	
⊙	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	-	2' x 2'	
⊙	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	36" OC	LOW	-	1'-2' x 8'	
⊙	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	18" OC	LOW	-	2' X 2'-3'	
⊙	SIMMONDSIA CHINENSIS	JOJOBA	EXISTING TO REMAIN, PROTECT IN PLACE- SEE NOTE ON PLAN					

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 nitrated 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 nitrated 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: CACTUS/SUCCULENT MIX
Peat (Approximately 40%)
Compost (Approximately 20%)
Bark Ash (Approximately 5%)
Vermiculite (Approximately 35%)
Pumice or Perlite (Approximately 40%)
Potting Soil Mix (Approximately 15%)
Clean Washed River Sand (Approximately 10%)
Loosened Coir (Approximately 35%)
- GROUND COVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%

EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WATER USE
⊙	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	18	LOW
⊙	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8	MED
⊙	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	LOW

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.

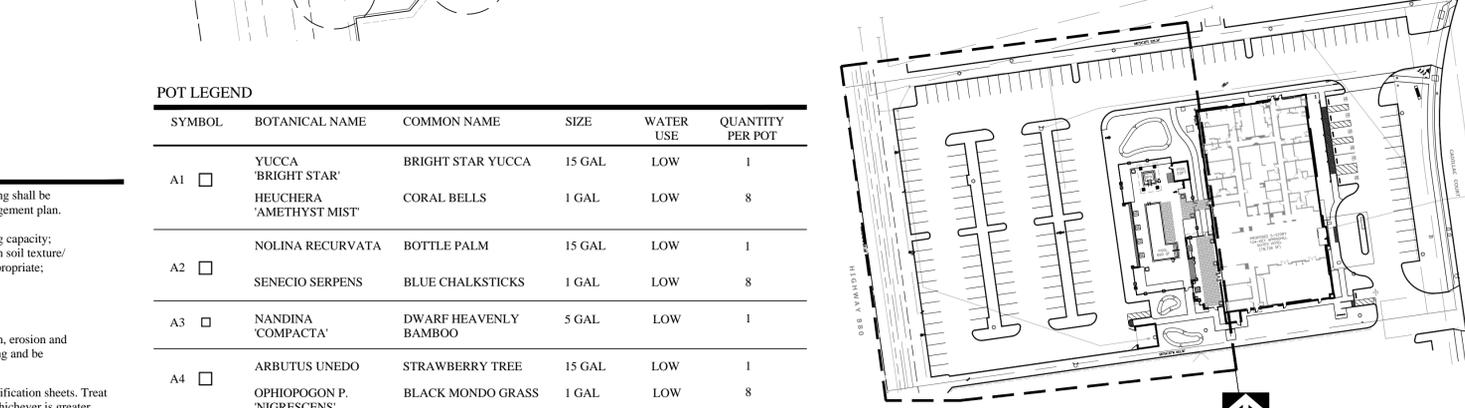
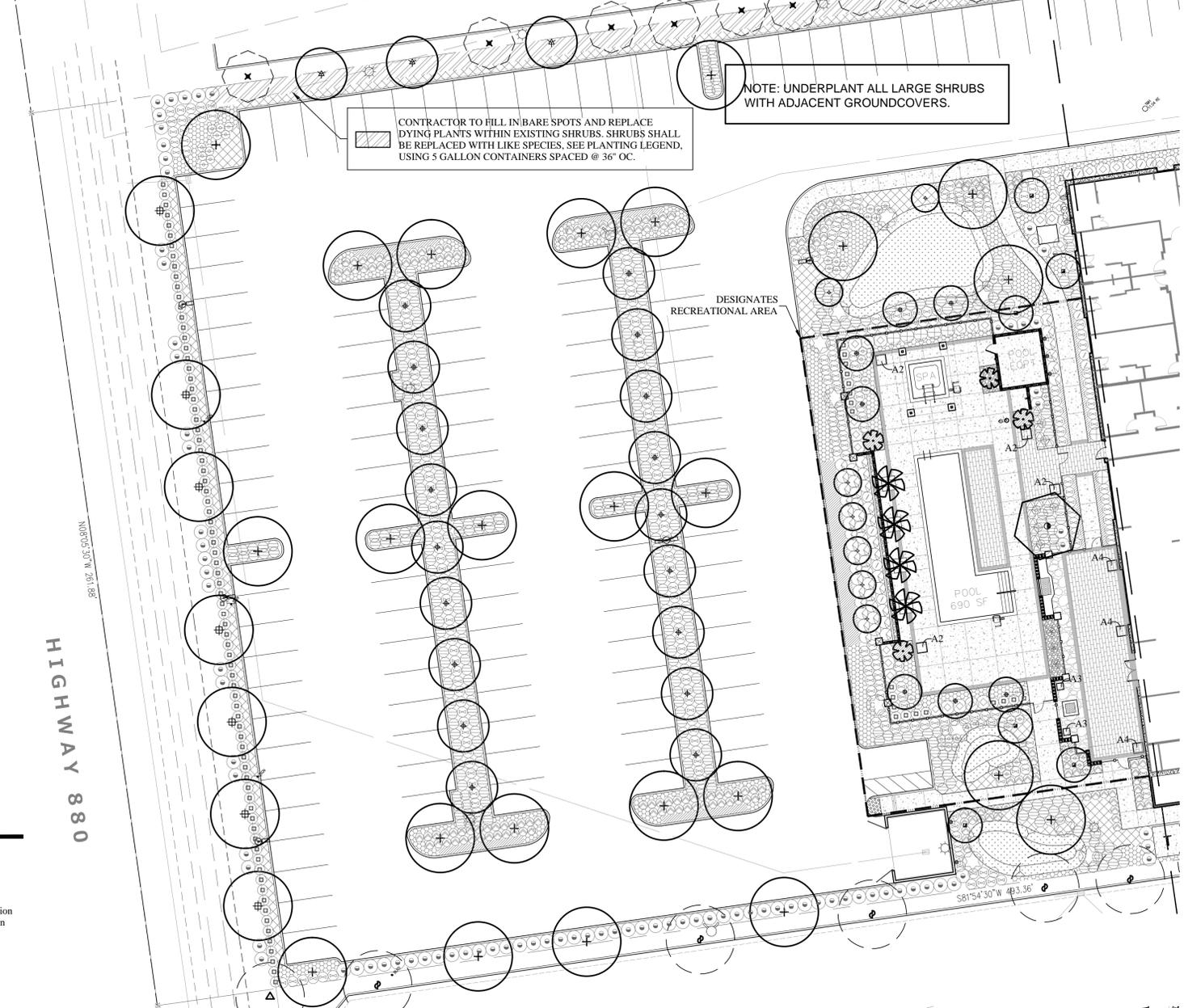
NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.

BIORETENTION AREAS

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
⊙	ECOLOGIST CONTROL M-BINDER/TACK		150
⊙	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
⊙	AM 120 MYCORRHIZAL INOCULUM		60
⊙	TRI-C SOLUBLE HUMATE		1

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA= 30,136 S.F.



POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4	ARBUSUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8

The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way without the prior written consent of PRIME GROUP CONSTRUCTION, Inc. All work shall be done in accordance with the specific plans or which they have been prepared to be done, without the written consent of PRIME GROUP CONSTRUCTION, Inc.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
CA Lic: #996117
CA Lic: #93204
www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
California License #3098
Fullerton, California 92832
85 W. 18th Street, Suite 200
Tel: (714) 868-8444 Fax: (714) 871-5197
Email: charles@emeralddesign.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number

L17

FILE NAME: L17-18 PP TREES.DWG

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	PER PLAN	LOW	19	30'-50' x 25'-40'
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	MED	20	20'-30' x 15'-25'
	DRACAENA DRACO	DRAGON TREE	36" BOX	PER PLAN	LOW	4	15'-25' x 15'-25'
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	LOW	4	60'-70' x 60'-70'
	LAGERSTROEMIA 'ARAPAHO' MULTI	ARAPAHO CRAPE MYRTLE MULTU-TRUNK	24" BOX	PER PLAN	LOW	15	20' x 10'
	LEPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	LOW	26	30'-45' x 25'
	OLEA 'SWAN HILL' LOW BRANCHING	SWAN HILL FRUITLESS OLIVE	48" BOX	PER PLAN	LOW	8	25'-30' x 25'-30'
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	LOW	25	40'-80' x 30'-40'
	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	24" BOX	PER PLAN	MED	7	25'-45' x 12'-15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' BTH SKINNED	PER PLAN	LOW	4	90' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	166	4'-5' x 6'-8'
	NOLINA RECURVATA	BOTTLE PALM	24" BOX	54" OC	LOW	3	10' x 6'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	15 GAL	48" OC	LOW	11	4'-8' x 4'-8'
	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	30" OC	LOW	94	2'-2.5' x 2'-2.5'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	435	3' x 3'
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	PER PLAN	LOW	10	20' x 20'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	30" OC	LOW	215	2'-3' x 3'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	21	12'-15' x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	24" OC	LOW	627	2'-3' x 6'-8'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	42" OC	LOW	64	5' x 4'
	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	39	6'-8' x 3'-4'
	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	93	8'-10' X 6'-8'
	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORNE	5 GAL	36" OC	LOW	198	3'-4' X 3'-4'
	ALOE NOBILIS	GOLD-TOOTH ALOE	1 GAL	12" OC	LOW	-	1' X 1'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	-	2' x 2'
	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	36" OC	LOW	-	1'-2' x 8'
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	18" OC	LOW	-	2' X 2'-3'
	SIMMONDSIA CHINENSIS	JOJOBA					EXISTING TO REMAIN, PROTECT IN PLACE-SEE NOTE ON PLAN

PLANTING NOTES

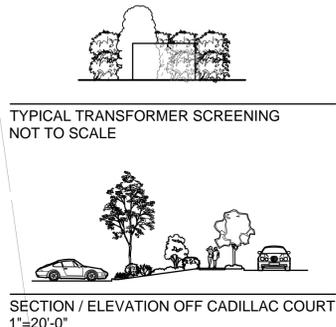
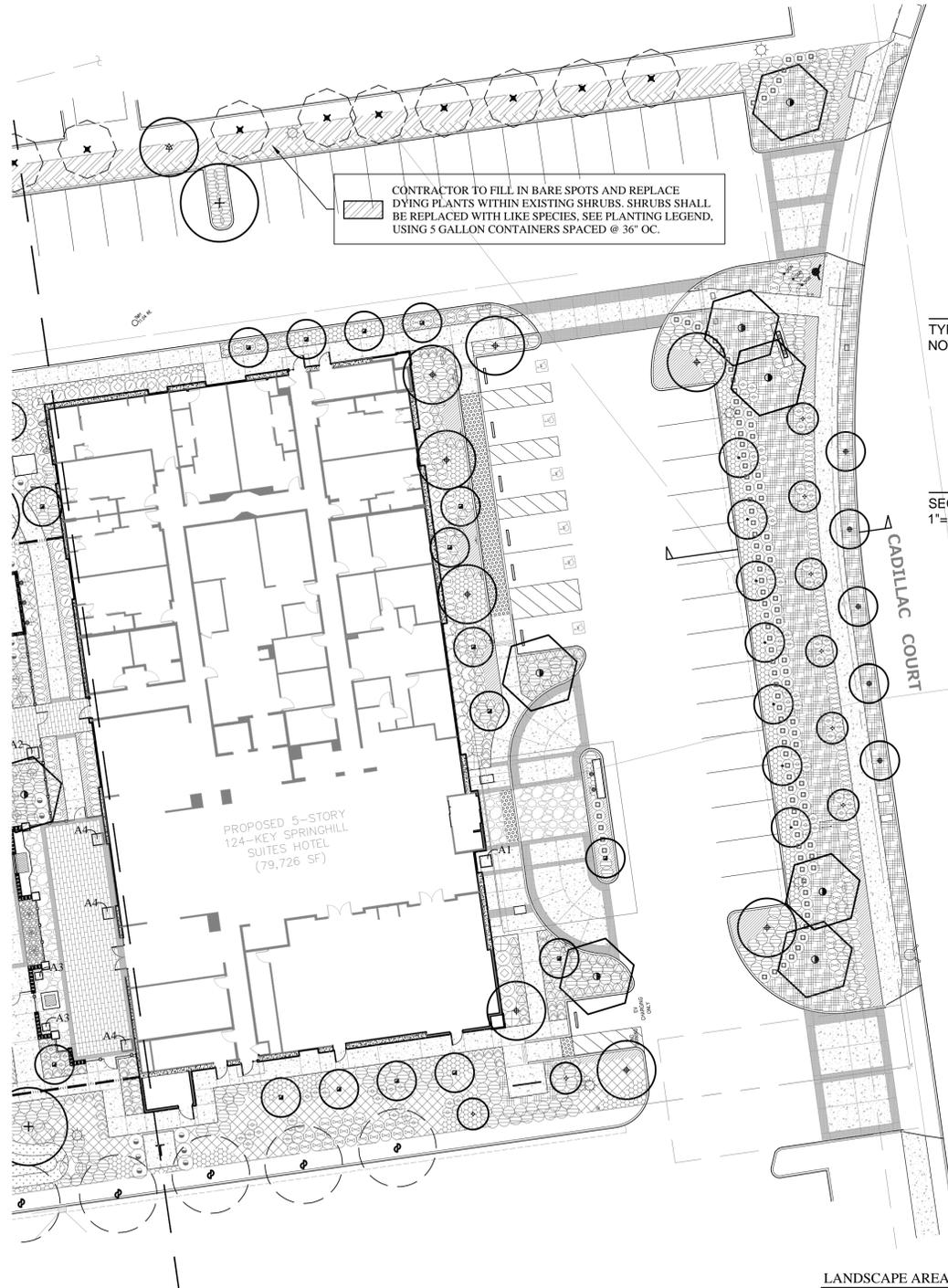
- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
- Provide weed control per Specifications.
- Provide agricultural suitability and fertility 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 nitrated 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 nitrated 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** CACTUS/SUCCULENT MIX
Peat (Approximately 40%) Pumice or Perlite (Approximately 40%)
Compost (Approximately 20%) Potting Soil Mix (Approximately 15%)
Bark Ash (Approximately 5%) Clean Washed River Sand (Approximately 10%)
Vermiculite (Approximately 35%) Loosened Coir (Approximately 35%)
- GROUND COVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%**

EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WATER USE
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	18	LOW
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8	MED
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	LOW

SOIL AND GRADING REQUIREMENTS

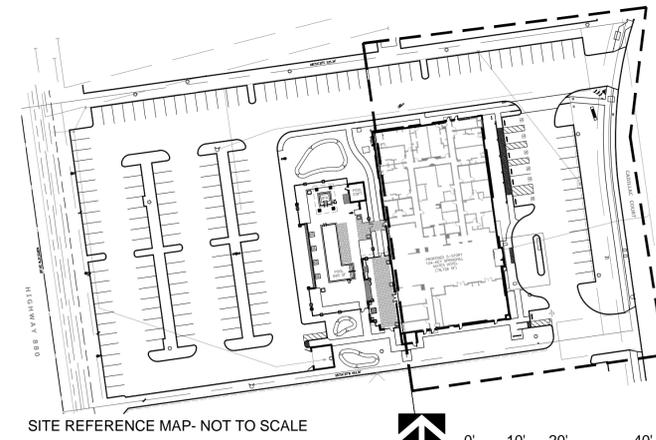
- A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:
- a determination of soil texture, indicating the available water holding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



LANDSCAPE AREA CALCULATIONS
TOTAL LANDSCAPE AREA= 30,136 S.F.

POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8



FILE NAME: L17-18 PP TREES.DWG

The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered or used in connection with any work or project other than the specific project for which they have been prepared & intended, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
CA Lic: #996117
93204
3045 Wilson Rd
www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
California License #3098
Fullerton, California 92832
85 W. 18th Street, Suite 200
Tel: (714) 868-0444 Fax: (714) 871-5197
Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number

L18

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
⊙	ARBUSUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	PER PLAN	LOW	19	30'-50' x 25'-40'
⊙	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	MED	20	20'-30' x 15'-25'
⊙	DRACAENA DRACO	DRAGON TREE	36" BOX	PER PLAN	LOW	4	15'-25' x 15'-25'
⊙	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	LOW	4	60'-70' x 60'-70'
⊙	LAGERSTROEMIA 'ARAPAHO' MULTI	ARAPAHO CRAPE MYRTLE MULTI-TRUNK	24" BOX	PER PLAN	LOW	15	20' x 10'
⊙	LEPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	LOW	26	30'-45' x 25'
⊙	OLEA 'SWAN HILL' LOW BRANCHING	SWAN HILL FRUITLESS OLIVE	48" BOX	PER PLAN	LOW	8	25'-30' x 25'-30'
⊙	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	LOW	25	40'-80' x 30'-40'
⊙	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	24" BOX	PER PLAN	MED	7	25'-45' x 12'-15'
⊙	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH SKINNED	PER PLAN	LOW	4	90' x 10'

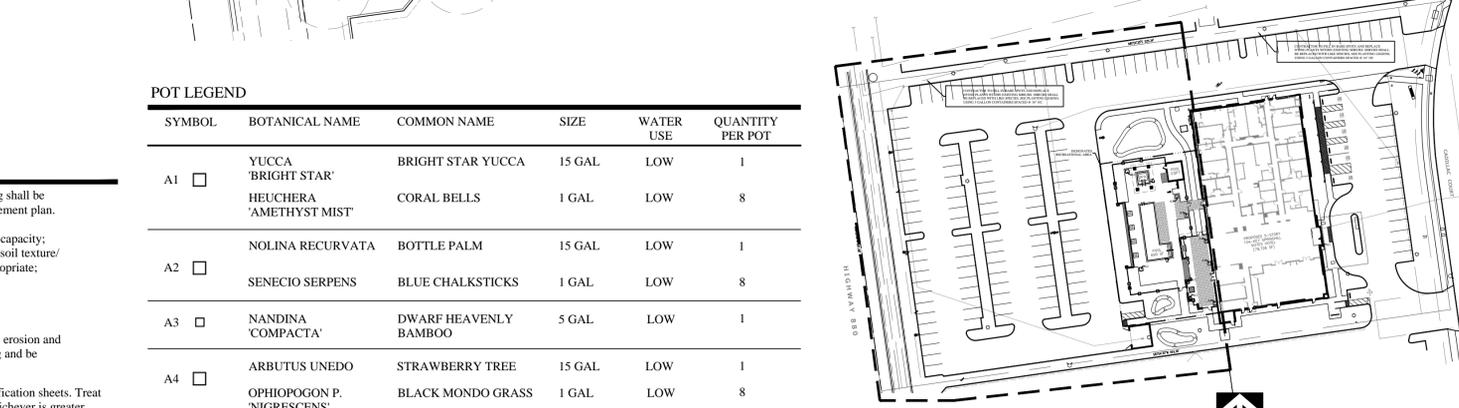
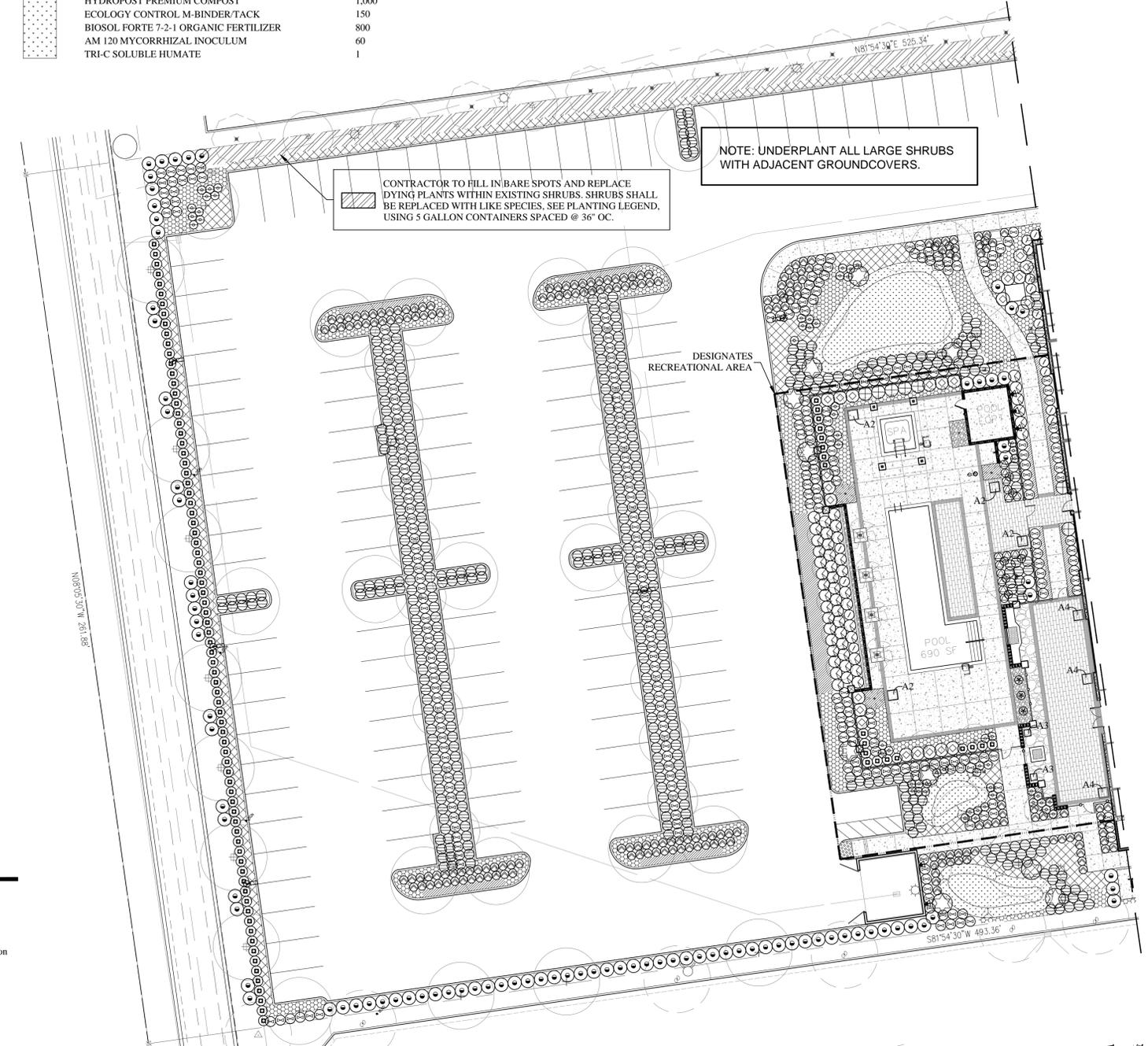
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH	
⊙	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	166	4'-5' x 6'-8'	
⊙	NOLINA RECURVATA	BOTTLE PALM	24" BOX	54" OC	LOW	3	10' x 6'	
⊙	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	15 GAL	48" OC	LOW	11	4'-8' x 4'-8'	
⊙	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	30" OC	LOW	94	2'-2.5' x 2'-2.5'	
⊙	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	435	3' x 3'	
⊙	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	PER PLAN	LOW	10	20' x 20'	
⊙	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	30" OC	LOW	215	2'-3' x 3'	
⊙	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	21	12'-15' x 3'	
⊙	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	24" OC	LOW	627	2'-3' x 6'-8'	
⊙	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	42" OC	LOW	64	5' x 4'	
⊙	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	39	6'-8' x 3'-4'	
⊙	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	93	8'-10' x 6'-8'	
⊙	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORNE	5 GAL	36" OC	LOW	198	3'-4' x 3'-4'	
⊙	ALOE NOBILIS	GOLD-TOOTH ALOE	1 GAL	12" OC	LOW	-	1' X 1'	
⊙	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	-	2' x 2'	
⊙	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	36" OC	LOW	-	1'-2' x 8'	
⊙	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	18" OC	LOW	-	2' X 2'-3'	
⊙	SIMMONDSIA CHINENSIS	JOJOBA	EXISTING TO REMAIN, PROTECT IN PLACE- SEE NOTE ON PLAN					

BIORETENTION AREAS

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

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA= 30,136 S.F.



POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4	ARBUSUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8

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 nitrified 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 nitrified 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: CACTUS/SUCCULENT MIX
 Peat (Approximately 40%)
 Pumice or Perlite (Approximately 40%)
 Compost (Approximately 20%)
 Potting Soil Mix (Approximately 15%)
 Bark Ash (Approximately 5%)
 Vermiculite (Approximately 35%)
 Clean Washed River Sand (Approximately 10%)
 Loosened Coir (Approximately 35%)
- GROUND COVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%

EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WATER USE
⊙	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	18	LOW
⊙	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8	MED
⊙	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	LOW

The drawings, specifications, lists, designs and arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered or used in connection with any work or project other than that for which they were prepared without the prior written consent of PRIME GROUP CONSTRUCTION, Inc.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #986117
 3045 Wilson Rd #3204
 Fullerton, California 92632
 Tel: (714) 868-8447
 www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN GROUP
 California License #3098
 4555 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90048
 Tel: (310) 871-5197
 Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE VINE, SHRUB AND GROUND COVER PLANTING

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L19

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	PER PLAN	LOW	19	30'-50" x 25'-40"
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	MED	20	20'-30" x 15'-25"
	DRACAENA DRACO	DRAGON TREE	36" BOX	PER PLAN	LOW	4	15'-25" x 15'-25"
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	LOW	4	60'-70" x 60'-70"
	LAGERSTROEMIA 'ARAPAHO' MULTI	ARAPAHO CRAPE MYRTLE MULTU-TRUNK	24" BOX	PER PLAN	LOW	15	20' x 10'
	LEPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	LOW	26	30'-45" x 25'
	OLEA 'SWAN HILL' LOW BRANCHING	SWAN HILL FRUITLESS OLIVE	48" BOX	PER PLAN	LOW	8	25'-30" x 25'-30"
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	LOW	25	40'-80" x 30'-40"
	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	24" BOX	PER PLAN	MED	7	25'-45" x 12'-15"
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' BTH SKINNED	PER PLAN	LOW	4	90' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	166	4'-5" x 6'-8"
	NOLINA RECURVATA	BOTTLE PALM	24" BOX	54" OC	LOW	3	10' x 6'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	15 GAL	48" OC	LOW	11	4'-8" x 4'-8"
	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	30" OC	LOW	94	2'-2.5" x 2'-2.5"
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	435	3' x 3'
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	PER PLAN	LOW	10	20' x 20'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	30" OC	LOW	215	2'-3" x 3'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	21	12'-15" x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	24" OC	LOW	627	2'-3" x 6'-8"
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	42" OC	LOW	64	5' x 4'
	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	39	6'-8" x 3'-4"
	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	93	8'-10" x 6'-8"
	RHAMPHIOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORNE	5 GAL	36" OC	LOW	198	3'-4" x 3'-4"
	ALOE NOBILIS	GOLD-TOOTH ALOE	1 GAL	12" OC	LOW	-	1' X 1'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	-	2' x 2'
	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	36" OC	LOW	-	1'-2" x 8"
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	18" OC	LOW	-	2' X 2'-3"
	SIMMONDSIA CHINENSIS	JOJOBA	EXISTING TO REMAIN, PROTECT IN PLACE-SEE NOTE ON PLAN				

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 nitrated 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 nitrated 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** CACTUS/SUCCULENT MIX
Peat (Approximately 40%) Pumice or Perlite (Approximately 40%)
Compost (Approximately 20%) Potting Soil Mix (Approximately 15%)
Bark Ash (Approximately 5%) Clean Washed River Sand (Approximately 10%)
Vermiculite (Approximately 35%) Loosened Coir (Approximately 35%)
- GROUND COVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%

EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WATER USE
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	18	LOW
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8	MED
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	LOW

SOIL AND GRADING REQUIREMENTS

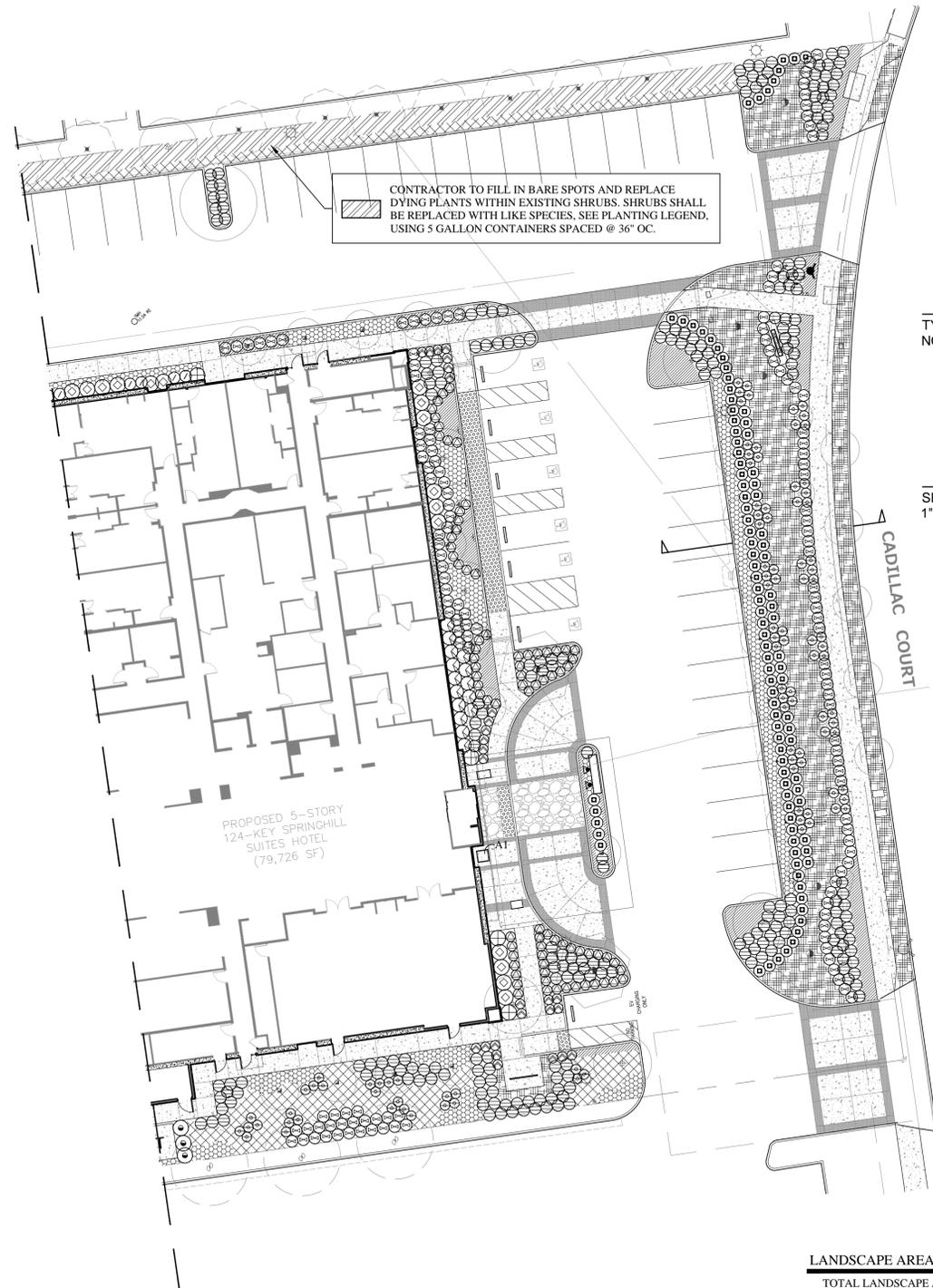
A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:
1. a determination of soil texture, indicating the available water holding capacity;
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.

POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8



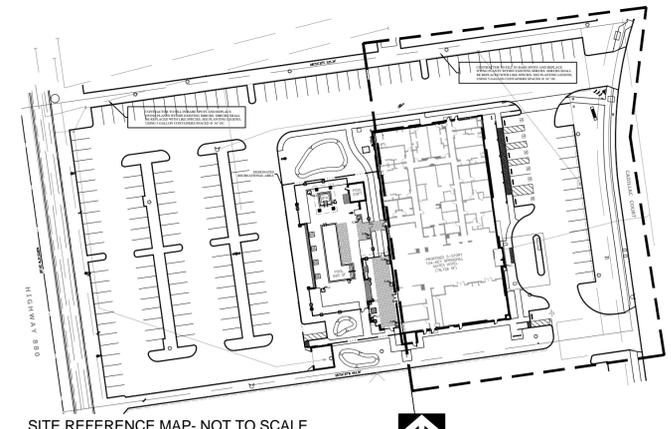
TYPICAL TRANSFORMER SCREENING NOT TO SCALE



SECTION / ELEVATION OFF CADILLAC COURT 1"=20'-0"

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA= 30,136 S.F.



SITE REFERENCE MAP- NOT TO SCALE



FILE NAME: L19-20 PP USG.DWG

The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. No part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered or used in connection with any work or project other than that for the specific project for which they have been prepared & intended, without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
CA Lic: #996117
CA Lic: #996117
3045 Wilson Rd. #3204
Fullerton, California 92632
Tel: (714) 880-4447 Fax: (714) 871-5197
www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN
California License #3098
Fullerton, California 92632
4555 S. Harbor Blvd., Suite 200
Tel: (714) 880-4447 Fax: (714) 871-5197
Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE VINE, SHRUB AND GROUND COVER PLANTING

Date Last Edited
JANUARY 23, 2014

Sheet Number

L20

The drawings, specifications, items, designs and arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered or used in connection with any work or project other than the specific project for which they have been prepared by PRIME GROUP CONSTRUCTION, Inc. without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 CA Lic: #996117
 3045 Wilson Rd. #3204
 Fullerton, CA 92631
 Tel: (714) 840-1447 Fax: (661) 840-6986
 www.PrimeGroupConstruction.com

EMERALD DESIGN LOGO
 California License #3098
 Fullerton, California 92632
 85 W. 80th St. #100
 Fullerton, CA 92631
 Tel: (714) 840-1447 Fax: (661) 840-6986
 Email: charles@emeralddesign.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

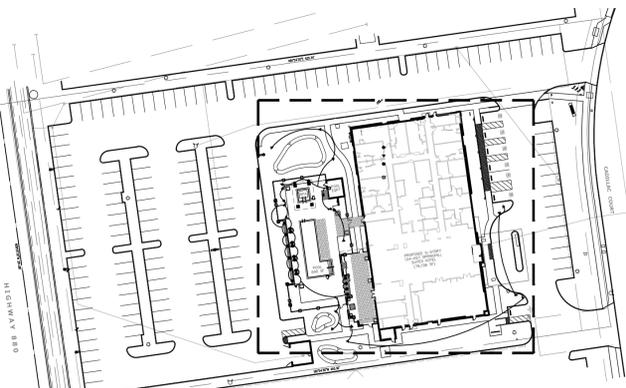
Revisions

Sheet Title
 LANDSCAPE LIGHTING

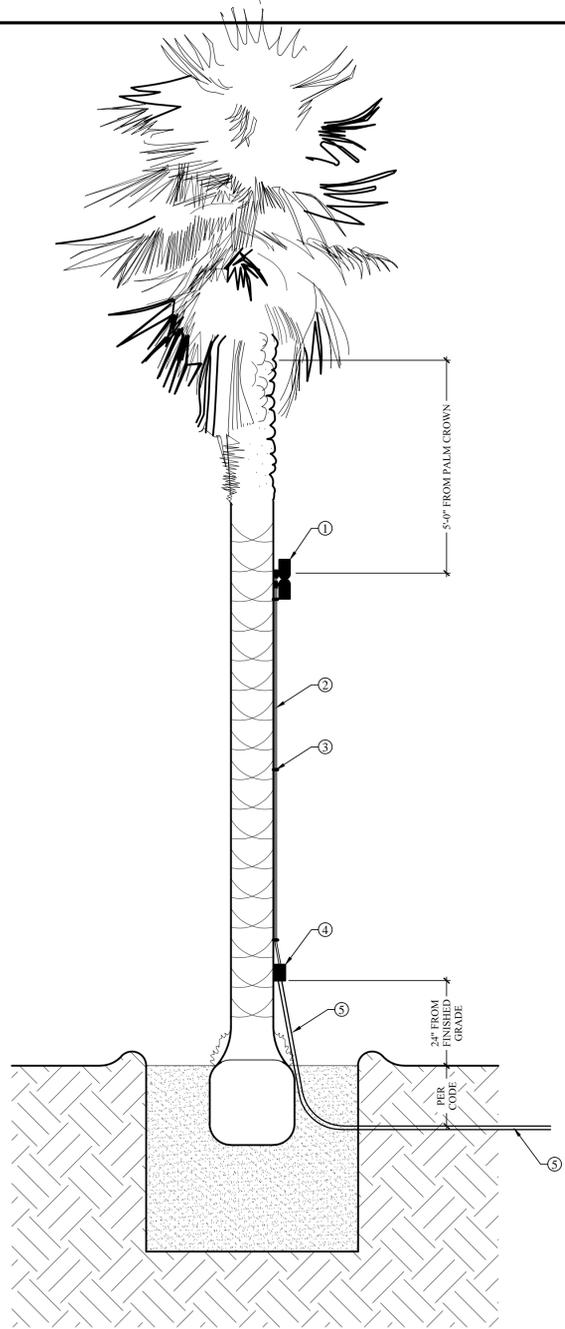
Date Last Edited
 JANUARY 23, 2014

Sheet Number
L21

FILE NAME: L21 LIGHTING.DWG



SITE REFERENCE MAP- NOT TO SCALE



- LEGEND**
- 1 PALM UP LIGHT- SEE LIGHTING LEGEND FOR MODEL AND MOUNTING
 - 2 ATTACH RIGID CONDUIT
 - 3 ATTACH LOW VOLTAGE LINE IN RIGID CONDUIT USING METAL BRACKET AT 48" OC
 - 4 TRANSFORMER- SEE LIGHTING LEGEND FOR MODEL
 - 5 LOW VOLTAGE LINE IN RIGID CONDUIT

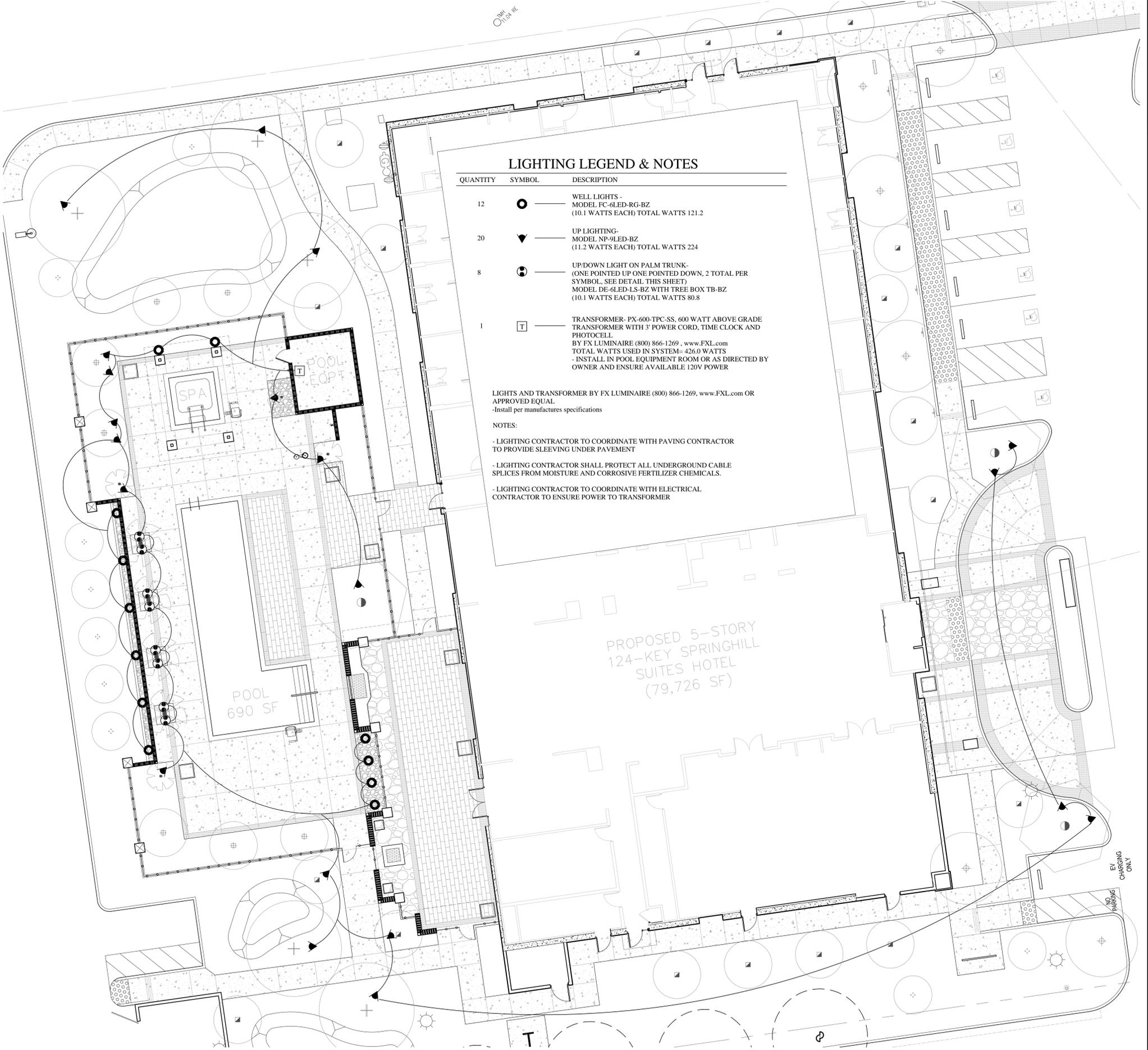
LIGHTING LEGEND & NOTES

QUANTITY	SYMBOL	DESCRIPTION
12	●	WELL LIGHTS - MODEL FC-6LED-RG-BZ (10.1 WATTS EACH) TOTAL WATTS 121.2
20	▼	UP LIGHTING- MODEL NP-9LED-BZ (11.2 WATTS EACH) TOTAL WATTS 224
8	⊙	UP/DOWN LIGHT ON PALM TRUNK- (ONE POINTED UP ONE POINTED DOWN, 2 TOTAL PER SYMBOL, SEE DETAIL THIS SHEET) MODEL DE-6LED-LS-BZ WITH TREE BOX TB-BZ (10.1 WATTS EACH) TOTAL WATTS 80.8
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= 426.0 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

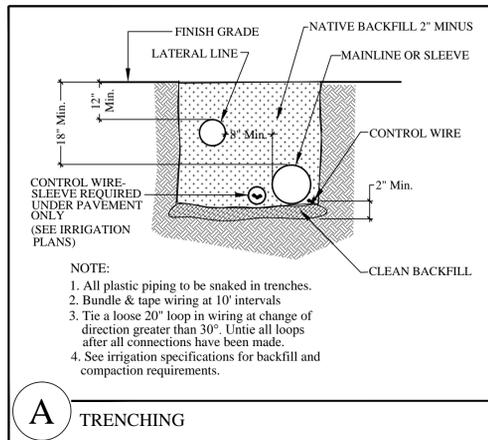
NOTES:

- 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

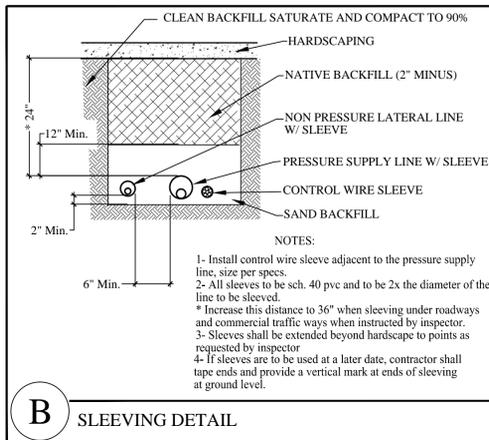


PROPOSED 5-STORY
 124-KEY SPRINGHILL
 SUITES HOTEL
 (79,726 SF)

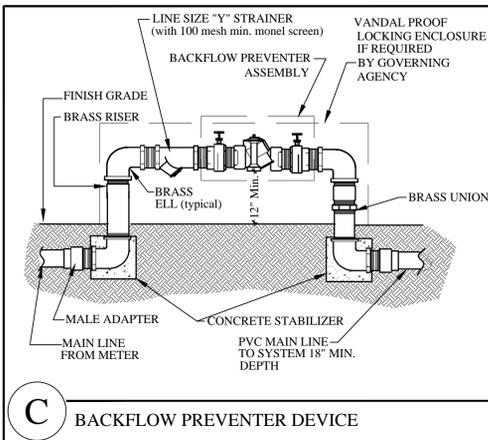




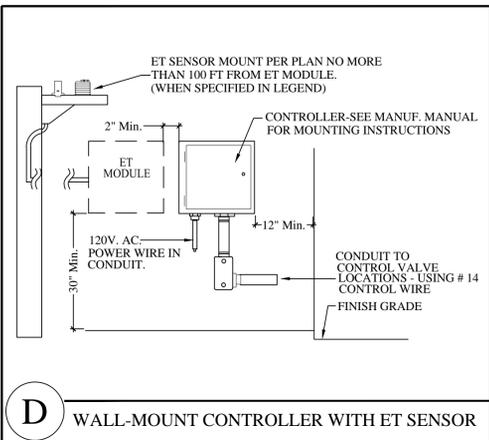
A TRENCHING



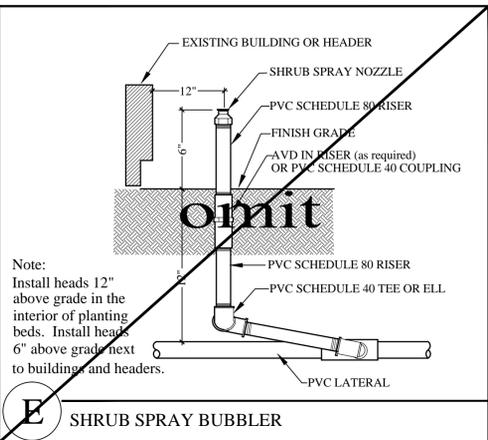
B SLEEVING DETAIL



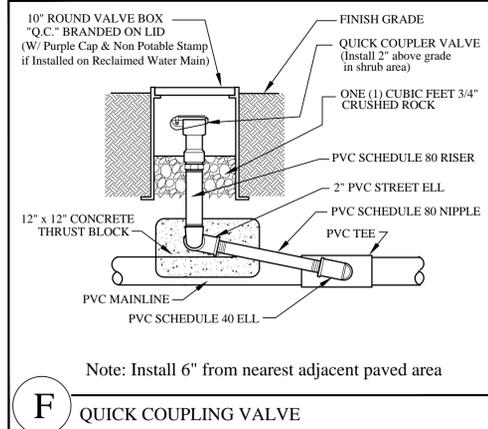
C BACKFLOW PREVENTER DEVICE



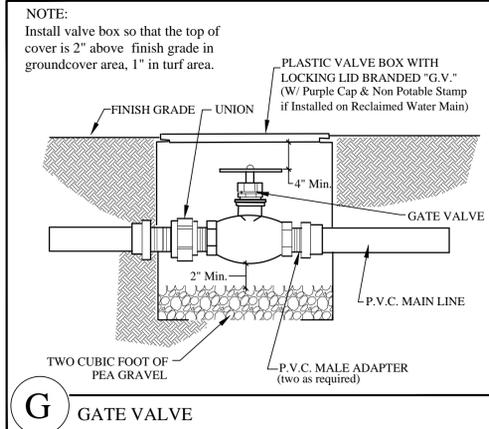
D WALL-MOUNT CONTROLLER WITH ET SENSOR



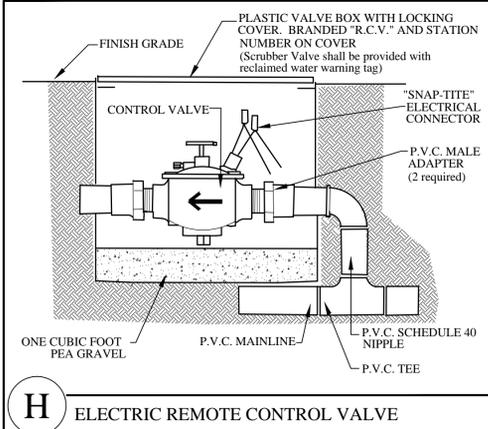
E SHRUB SPRAY BUBBLER



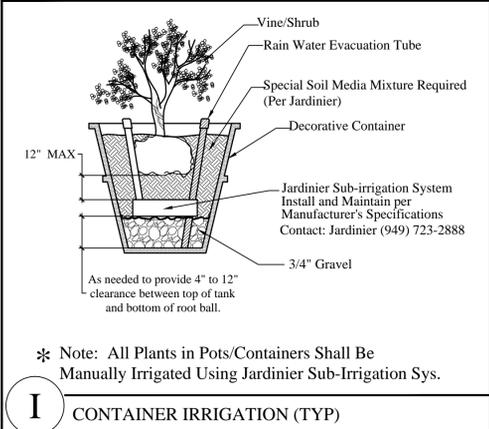
F QUICK COUPLER VALVE



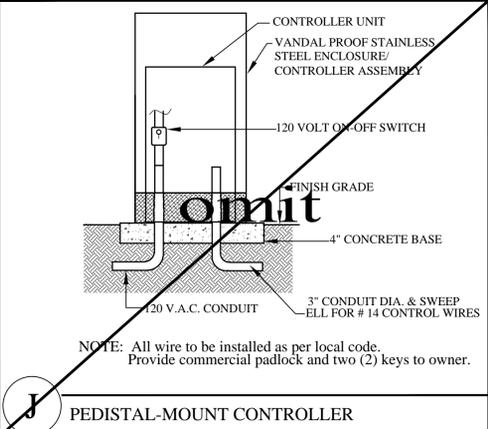
G GATE VALVE



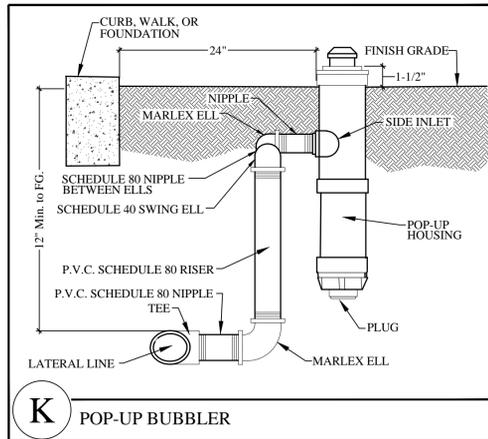
H ELECTRIC REMOTE CONTROL VALVE



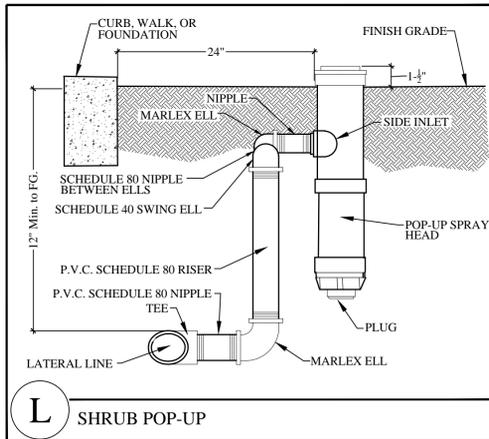
I CONTAINER IRRIGATION (TYP)



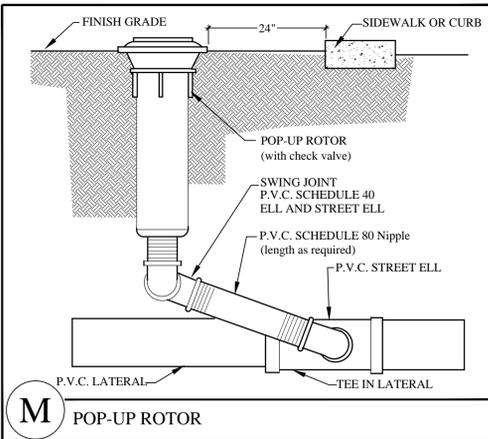
J PEDISTAL-MOUNT CONTROLLER



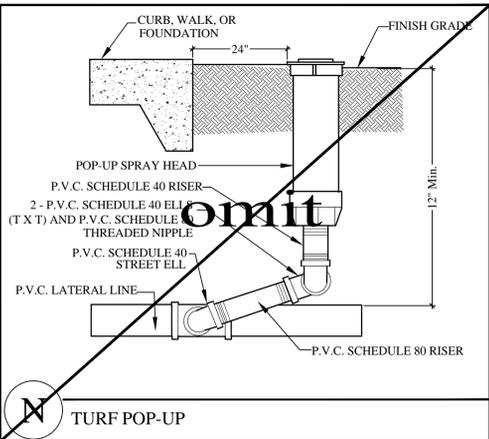
K POP-UP BUBBLER



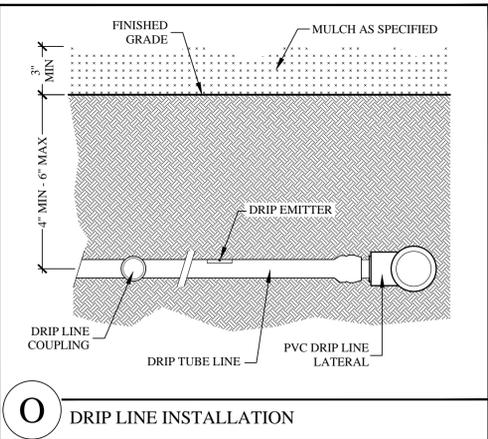
L SHRUB POP-UP



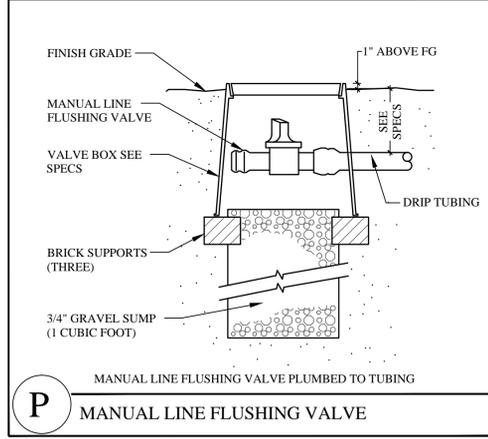
M POP-UP ROTOR



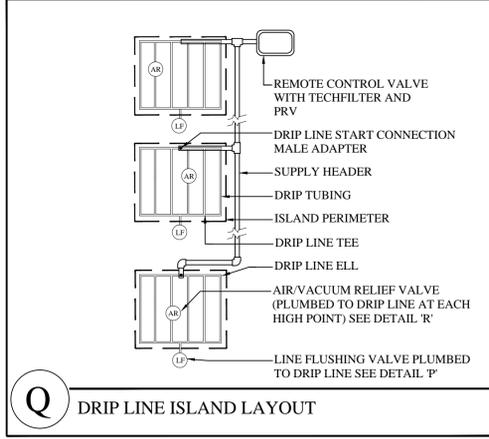
N TURF POP-UP



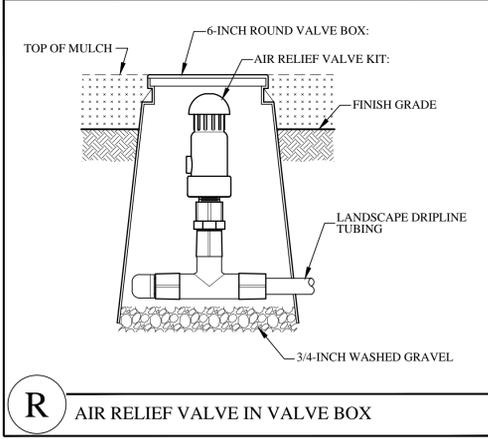
O DRIP LINE INSTALLATION



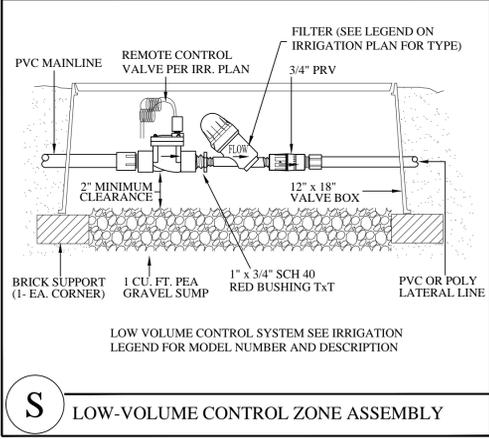
P MANUAL LINE FLUSHING VALVE



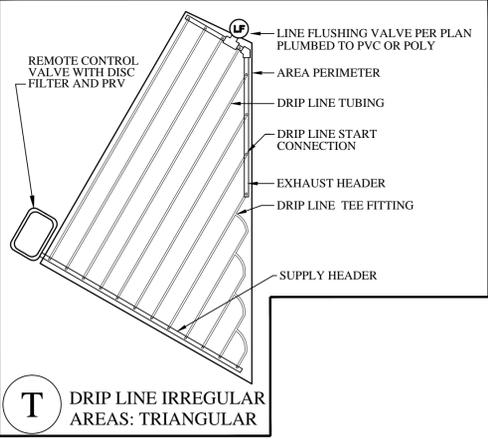
Q DRIP LINE ISLAND LAYOUT



R AIR RELIEF VALVE IN VALVE BOX



S LOW-VOLUME CONTROL ZONE ASSEMBLY



T DRIP LINE IRREGULAR AREAS: TRIANGULAR

The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, INC. and shall remain the property of PRIME GROUP CONSTRUCTION, INC. as part of these drawings. No reproduction, copy, electronic transfer, modification, alteration or use in connection with any work or project not intended for the specific project for which they were prepared is permitted, without the written consent of PRIME GROUP CONSTRUCTION, INC.

Design-Build Specialists
PRIME GROUP CONSTRUCTION, INC.
 3045 Wilson Rd. #3204
 CA Lic: #996117
 Fullerton, California 92832
 Tel: (714) 880-8447 Fax: (714) 871-5197
 Email: charles@emeraldhdsg.com

Design-Build Specialists
EMERALD DESIGN GROUP
 California License #3098
 Fullerton, California 92832
 Tel: (714) 880-8447 Fax: (714) 871-5197
 Email: charles@emeraldhdsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE IRRIGATION DETAILS

Date Last Edited
 JANUARY 23, 2014

Sheet Number

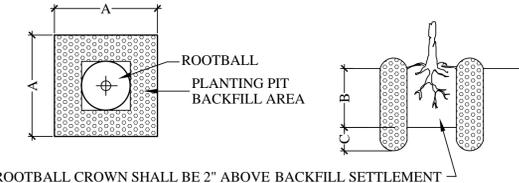
L22

NOT TO SCALE

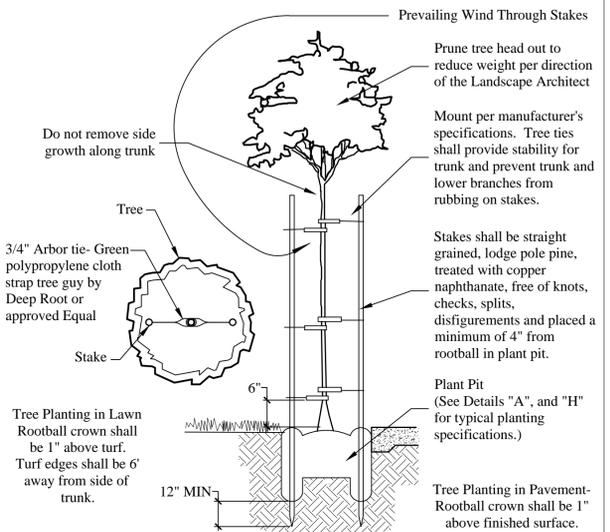
FILE NAME: L22 IRR DET.DWG

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"

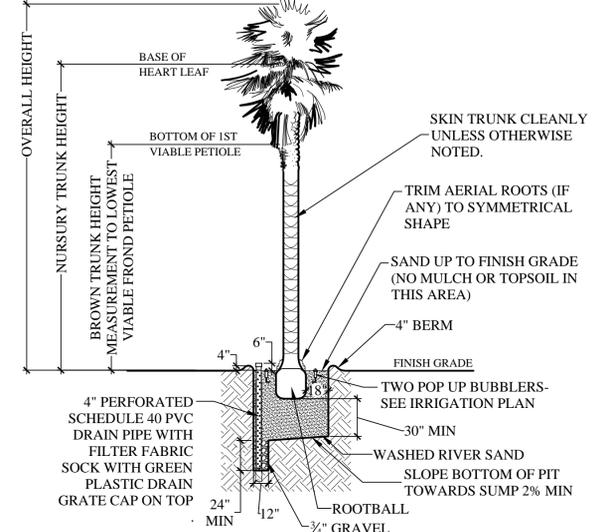
A, B, C and D refer to Details "B", "G" and "H" below.



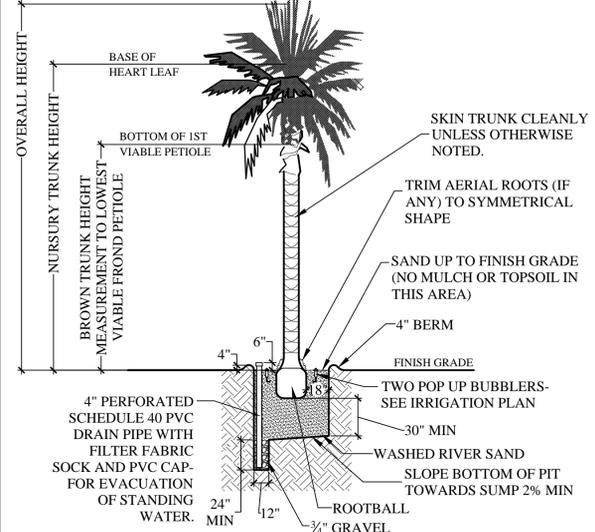
A PLANTING PIT LEGEND



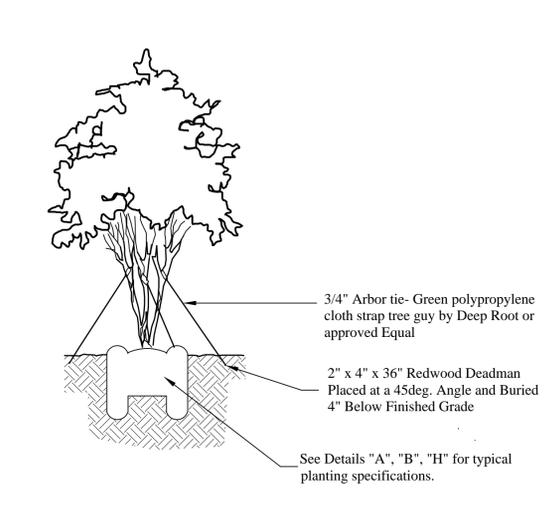
B TREE PLANTING



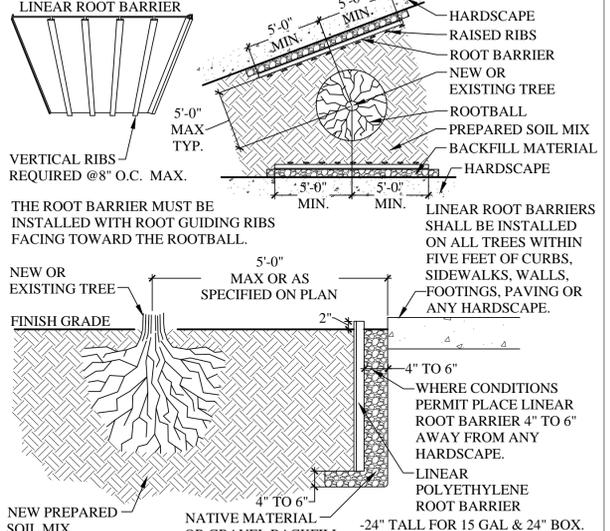
C FAN PALM



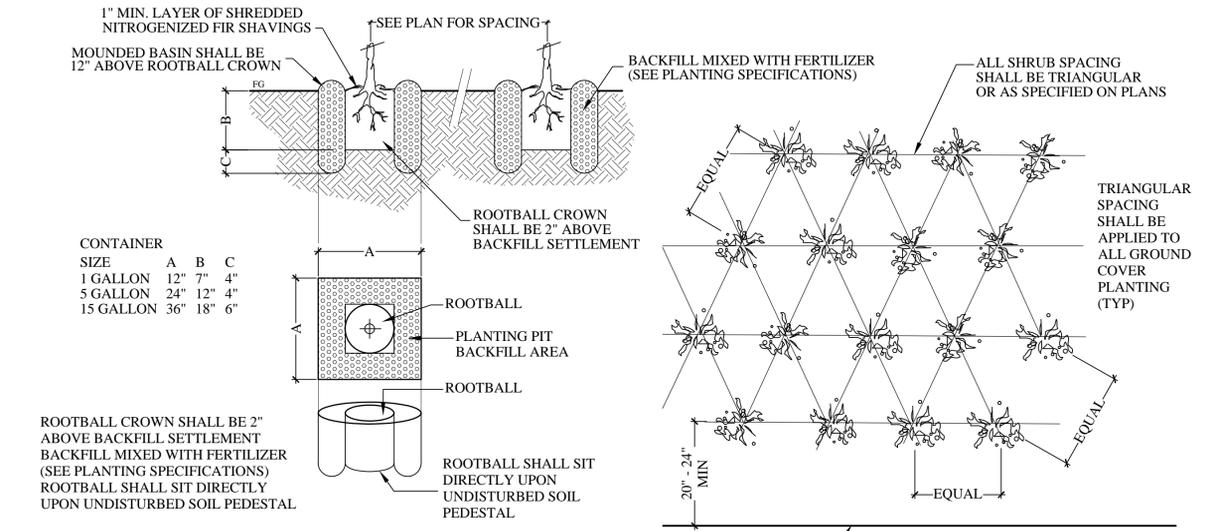
D FEATHER PALM



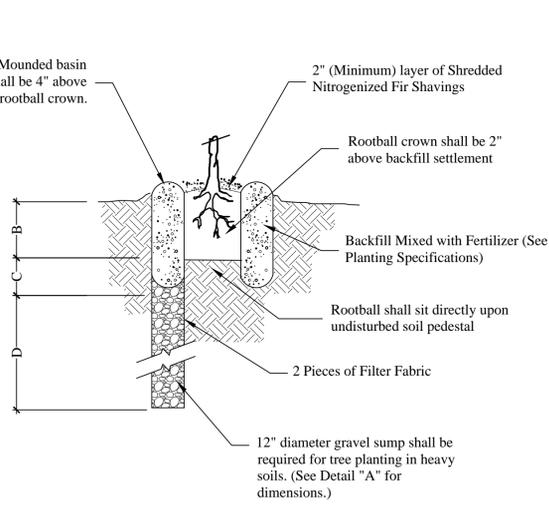
E MULTIPLE TRUNK GUYING



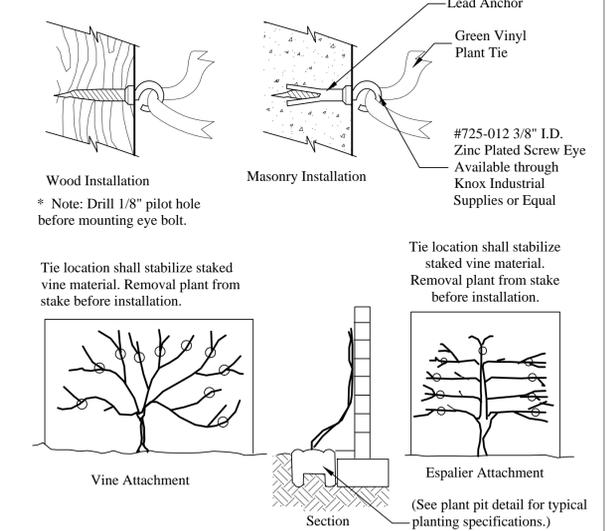
F LINEAR ROOT BARRIER PLANTING



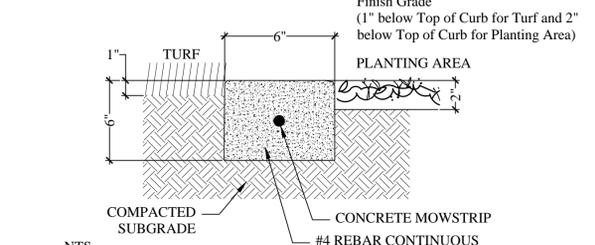
G TYPICAL SHRUB PLANTING



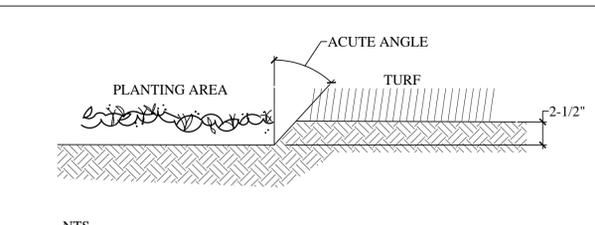
H HEAVY SOIL PLANTING



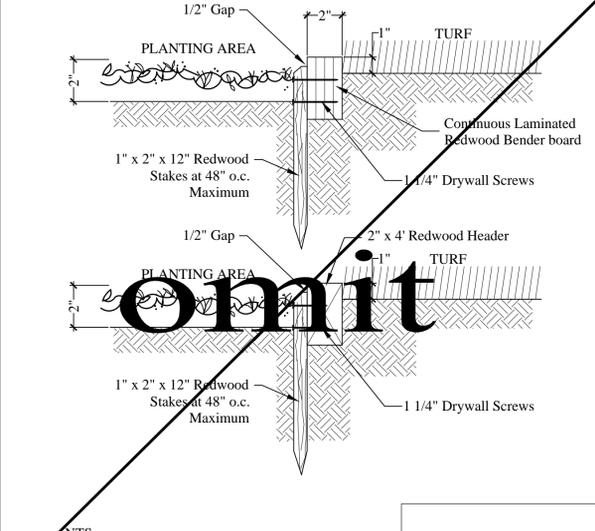
I ESPALIER AND VINE PLANTING



J 6\"/>



K SHOVEL-CUT HEADER



L REDWOOD HEADER

The drawings, specifications, ideas, designs and arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered or used in connection with any work or project without the specific written consent of PRIME GROUP CONSTRUCTION, Inc. which shall be in the form of a written agreement, signed by the authorized representative of PRIME GROUP CONSTRUCTION, Inc.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3045 Wilson Rd. #3204
 Fullerton, California 92632
 Tel: (714) 868-8447 Fax: (714) 871-5197
 Email: charles@emeraldsg.com

EMERALD DESIGN
 California License #3098
 Fullerton, California 92632
 Tel: (714) 868-8447 Fax: (714) 871-5197
 Email: charles@emeraldsg.com

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE PLANTING DETAILS

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L23

NOT TO SCALE

FILE NAME: L23 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-Built 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-Built to the Owner. Delivery of these 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 IS-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.

FILE NAME: L24-25 IRR SPEC.DWG

The drawings, specifications, items, designs & arrangements represented herein are the sole property of PRIME GROUP CONSTRUCTION, Inc. as part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered in any way or connected with any work or project without the written consent of PRIME GROUP CONSTRUCTION.

PRIME GROUP CONSTRUCTION, INC. Design-Build Specialists
3045 Wilson Rd. #3204 CA Lic: #996117
Fullerton, California 92832 Tel: (714) 840-6986
www.PrimeGroupConstruction.com Fax: (661) 840-6986

EMERALD DESIGN LOGO
California License #3098
Fullerton, California 92832
185 West 17th Ave., Suite 100, Fullerton, CA 92833
Tel: (714) 840-6986 Fax: (661) 840-6986
Email: charles@emeralddesign.com

Seal

Project

SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE IRRIGATION SPECIFICATIONS

Date Last Edited
JANUARY 23, 2014

Sheet Number

L24

NOT TO SCALE

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 1-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 Paving

- 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.

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.

I. 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 P1, 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

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 1/4-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 (CaSO4H2O): as required from soil report

(4) Lime (CaO): as required from soil report

d. Redwood Shavings shall be leached

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

The drawings, specifications, items, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and remain the property of PRIME GROUP CONSTRUCTION, Inc. as part of these drawings shall be reproduced, copied, electronically transmitted, modified, or altered or used in connection with any work or project without the specific prior or written consent of PRIME GROUP CONSTRUCTION, Inc.

PRIME GROUP CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilton Rd. #3204
Folsom, California 95632
Tel: (916) 840-6986
www.PrimeGroupConstruction.com Fax: (916) 840-6986

EMERALD DESIGN GROUP
California License #908
Folsom, California 95632
3045 Wilton Rd. #3204
Tel: (916) 840-6986
Email: charles@emeralddesign.com

Seal

Project

SPRINGHILL SUITES
MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE PLANTING
SPECIFICATIONS

Date Last Edited

JANUARY 23, 2014

Sheet Number

L26

NOT TO SCALE

Seal

Project
SPRINGHILL SUITES MILPITAS
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 LANDSCAPE PLANTING SPECIFICATIONS

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L27

NOT TO SCALE

FILE NAME: L26-28 PP SPEC.DWG

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 fibrous 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 be 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 2-1/2 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

- 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 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 may 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-Fertilization: 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 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 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. There 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.

Seal

Project

**SPRINGHILL SUITES
MILPITAS**
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE PLANTING
SPECIFICATIONS

Date Last Edited

JANUARY 23, 2014

Sheet Number

L28

NOT TO SCALE

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: **Springhill Suites
 1201 Cadillac Court
 Milpitas, CA 95035**

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

Contents

- 1.0 Assignment & Introduction
- 2.0 Discussion with leading summary
 - 2.1 Summary
 - 2.2 Discussion
- 3.0 Site Plan, Tree Data, and Data Legend
- 4.0 Tree Preservation Guidelines: Pre-Construction Maintenance Notes
- 5.0 Tree Preservation Guidelines: Tree Protection Measures
 - 5.1 Fencing and other root zone protection
 - 5.2 Prohibited Acts & Admonishments/Requirements
 - 5.3 Construction-time Maintenance
- 6.0 Certification



FULL REPORT
 AVAILABLE UPON
 REQUEST

Tree Inventory Summary: 1201 Cadillac Ct., Milpitas, CA

#	Name	Circ.	PT?	Condition	Tolerance	Age	Comments
419	Plum 'Krauter's V	36.10	No-N	42% Poor	Mod.	Over-mature	In south driveway endcap at street -NT.
420	Plum 'Krauter's V	33.00	No-N	30% Poor	Mod.	Over-mature	In south driveway endcap at street -NT.
421	Plum 'Krauter's V	38.00	Yes	20% V. Pr.	Mod.	Over-mature	In south driveway endcap at street.
422	Plum 'Krauter's V	33.60	No	02% V. Pr.	Mod.	Over-mature	In south driveway endcap at street.
423	Plum 'Krauter's V	42.40	No	30% Poor	Mod.	Over-mature	In north driveway endcap planter.
424	Plum 'Krauter's V	42.10	Yes	25% V. Pr.	Mod.	Over-mature	In north driveway endcap planter.
425	Plum 'Krauter's V	34.90	No	37% Poor	Mod.	Over-mature	Front endcap planter. Thinning, declining.
426	Plum 'Krauter's V	28.90	No	45% Poor	Mod.	Mature	Front of existing building.
427	Plum 'Krauter's V	33.90	No	37% Poor	Mod.	Over-mature	Front of existing building.
428	Plum 'Krauter's V	36.10	No	47% Poor	Mod.	Mature	Front of existing building.
429	Plum 'Krauter's V	39.90	Yes	52% Fair	Mod.	Mature	Front of existing building.
430	Plum 'Krauter's V	42.70	Yes	34% Poor	Mod.	Over-mature	Front of existing building.
431	London Plane	37.40	Yes	77% Good	Good	Mature	Front 4x4 "brick" sidewalk cutout.
432	London Plane	41.10	Yes	77% Good	Good	Mature	Front 4x4 "brick" sidewalk cutout.
433	Plum 'Krauter's V	23.20	No	10% V. Pr.	Mod.	Over-mature	Side of building; sunburned trunk; borers.
434	Plum 'Krauter's V	27.30	No	13% V. Pr.	Mod.	Over-mature	Side of building; sunburned trunk; borers.
435	Plum 'Krauter's V	26.70	No	17% V. Pr.	Mod.	Over-mature	Side of building; sunburned trunk.
436	Plum 'Krauter's V	24.20	No	50% Fair	Mod.	Mature	Side of building at 4-feet.
437	Plum 'Krauter's V	27.30	No	51% Fair	Mod.	Mature	Area drain at 4-feet; 6-feet to patio.
438	Plum 'Krauter's V	33.60	No	35% Poor	Mod.	Over-mature	Walk by building at 5-feet.
439	London Plane	35.80	No-N	78% Good	Mod.	Mature	Along neighbor's driveway -NT.
440	London Plane	39.60	Yes-N	78% Good	Good	Mature	Along neighbor's driveway -NT.
441	London Plane	41.40	Yes-N	72% Good	Good	Mature	Along neighbor's driveway -NT.
442	London Plane	38.60	Yes-N	57% Fair	Good	Mature	Along neighbor's driveway -NT.
443	London Plane	28.90	No-N	72% Good	Good	Mature	Along neighbor's driveway -NT.
444	London Plane	36.10	No-N	78% Good	Good	Mature	Along neighbor's driveway -NT.
445	London Plane	55.30	Yes-N	78% Good	Good	Mature	Along neighbor's driveway -NT.
446	London Plane	35.80	No-N	72% Good	Good	Mature	Along neighbor's driveway -NT.
447	Plum 'Krauter's V	30.10	No	40% Poor	Mod.	Mature	Thinning, declining.
448	Oleander	18.20	No	47% Poor	Good	Mature	Along back side of existing building.
449	Oleander	14.10	No	42% Poor	Good	Mature	Along back side of existing building.
450	Oleander	16.00	No	42% Poor	Good	Mature	Along back side of existing building.
451	Oleander	16.60	No	45% Poor	Good	Mature	Along back side of existing building.
452	Oleander	15.10	No	40% Poor	Good	Mature	Along back side of existing building.
453	Oleander	18.80	No	40% Poor	Good	Mature	Along back side of existing building.
454	Oleander	14.10	No	47% Poor	Good	Mature	Along back side of existing building.
455	Oleander	16.60	No	52% Fair	Good	Mature	Along back side of existing building.
456	Plum 'Krauter's V	31.40	No	42% Poor	Mod.	Mature	Parking lot planter island with ivy.
457	Plum 'Krauter's V	23.20	No	40% Poor	Mod.	Mature	In parking lot oval endcap.
458	Plum 'Krauter's V	26.40	No	42% Poor	Mod.	Mature	In parking lot oval endcap.
459	Ash, Raywood	46.2	Yes	47% Poor	Mod.	Mature	In parking lot 4x4 planter.
460	Ash, Raywood	13.5	No	30% Poor	Mod.	Over-mature	Parking lot 4x4 planter. Sunburned trunk.
461	Maple, J., Bldgd.	7.9	No	37% Poor	Mod.	Young	Parking lot 4x4 planter. Sun-stressed.
462	Ash, Raywood	31.4	No	42% Poor	Mod.	Mature	P. lot 4x4 planter. Endweights; dieback.
463	Ash, Raywood	30.5	No	40% Poor	Mod.	Mature	P. lot 4x4 planter. Endweights; dieback.

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

Eighty-three (83) 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 the parking lot drive aisle and configuration will remain about the same. However, the building footprint will change as the front half will go up five stories and the existing back half of the structure will be replaced with a new pool and spa. 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 eighty-three trees, twenty-six (26) 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"). Summary charts below:

Tree Frequency Charts

Overall Condition Chart		
Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	10
26% to 49%	Poor	55
50 % to 70%	Fair	9
71% to 90%	Good	9
91% to 100%	Excellent	0
		83

#	Name	Circ.	PT?	Condition	Tolerance	Age	Comments
464	Ash, Raywood	20.4	No	40% Poor	Mod.	Mature	In parking lot 4x4 planter. Some tip dieback.
465	Plum 'Krauter's V	28.3	No	40% Poor	Mod.	Mature	In planting area 5-feet to parking lot curb w/ ivy
466	Plum 'Krauter's V	29.5	No	35% Poor	Mod.	Over-mature	In planting area 4.5-feet to parking lot curb w/ ivy
467	London Plane	34.2	No-N	48% Poor	Good	Mature	In planting strip between neighbor's driveway and
468	Pepper, Peruvian	47.1	Yes	55% Fair	Mod.	Mature	In back corner of parking lot at top of creekbank
469	Willow, Australian	49.6	Yes	35% Poor	Mod.	Over-mature	Top of back creekbank. Recent breakage over
470	Willow, Australian	30.5	No	37% Poor	Mod.	Over-mature	Top of back creekbank; 4-feet to parking lot curb.
471	Acacia, Blackwood	62.8	Yes	37% Poor	Poor	Over-mature	Top of back creekbank; 5-feet to parking lot curb.
472	Acacia, Blackwood	71.6	Yes	27% Poor	Poor	Over-mature	Top of back creekbank; 5-feet to parking lot curb.
473	Acacia, Blackwood	59	Yes	25% V. Pr.	Poor	Over-mature	Top of back creekbank; 5-feet to parking lot curb.
474	Plum 'Krauter's V	14.1	No	25% V. Pr.	Mod.	Over-mature	In a back corner of parking lot burmout.
475	Plum 'Krauter's V	26.4	No	27% Poor	Mod.	Over-mature	In a back corner of pkg lot. Crowded; top-sided.
476	Plum 'Krauter's V	22.6	No	20% V. Pr.	Mod.	Over-mature	In a back corner of parking lot. Declining.
477	Ash, Raywood	41.4	Yes	40% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
478	Ash, Raywood	38.6	Yes	30% Poor	Mod.	Over-mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
479	Ash, Raywood	37.1	Yes	35% Poor	Mod.	Over-mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
480	Ash, Raywood	34.2	No	40% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
481	Ash, Raywood	23.9	No	35% Poor	Mod.	Over-mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
482	Ash, Raywood	25.7	No	40% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
483	Ash, Raywood	42.7	Yes	47% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
484	Ash, Raywood	42.7	Yes	60% Fair	Mod.	Mature	Pkg lot bump-out; 8-feet to north side of (e) building.
485	Ash, Raywood	33	No	60% Fair	Mod.	Mature	Pkg lot bump-out; 31-feet to north side of (e)
486	Ash, Raywood	20.7	No	60% Fair	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
487	Ash, Raywood	35.5	No	25% V. Pr.	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
488	Ash, Raywood	24.8	No	35% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
489	Ash, Raywood	31.7	No	40% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
490	Ash, Raywood	26.7	No	47% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
491	Ash, Raywood	38	Yes	30% Poor	Mod.	Over-mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
492	Ash, Raywood	27.3	No	42% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
493	Ash, Raywood	31.7	No	37% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
494	Ash, Raywood	35.8	No	42% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
495	Ash, Raywood	42.4	Yes	44% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
496	Ash, Raywood	36.1	No	42% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
497	Ash, Raywood	37.1	Yes	44% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
498	Ash, Raywood	22	No	47% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
499	Ash, Raywood	28	No	44% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
500	Ash, Raywood	45.8	Yes	45% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
501	Ash, Raywood	71.3	Yes	27% Poor	Mod.	Over-mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
84	Protected-size Tree? = Yes =	22		9	= Good		
	Protected-size Tree? = No =	59		9	= Fair		
	Neighbor's P-size? = "Yes-N" =	4		55	= Poor		
	Neighbor's P-size? = "No-N" =	7		10	= Very Poor		
	Total P-size? = "Yes" =	26		0	= Dead		
	Total P-size? = "No" =	57		83			

2.2 Discussion

The existing office building(s) will build up the front half to be a five-story hotel building with the current rear portion demolished and re-build as a pool and spa area. The driveway and drive aisle patterns will remain unchanged.

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=&scrc=s&source=web&cd=1&ved=0CB8QFjAA&url=http%3A%2F%2Fplan.abag.ca.gov%2Fmm%2Fmm%2Fpub%2FUrban%2520Forest%2520Mgmt%2520-%2520Milpitas%2520Urban%2520Forest%2520Ordinance.doc&ei=AejnU9CwFlajAKwIoDAAw&usq=AFQjCNFYDL9FRDDmdM92KY-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 eighty-three (83) 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].

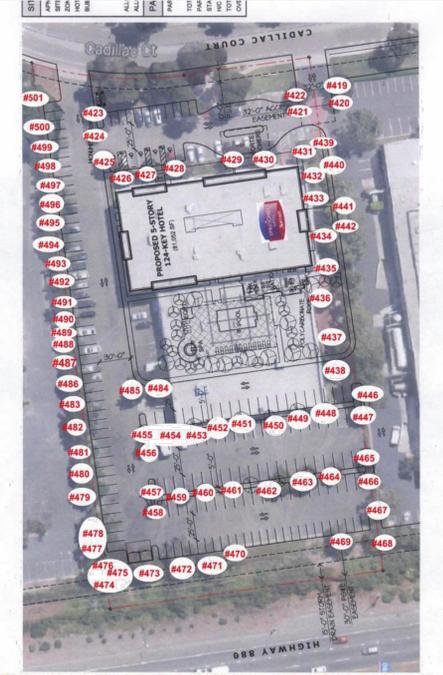
Twenty-six (26) measure up to be "Protected Trees" (greater than 37-inch circumference, or 12-inch diameter) [X-7.01-1(b)].

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



FILE NAME: L29 ARBORIST REPORT SUMMARY.DWG

FOR TREE REMOVAL AND PRESERVATION PLAN SEE SHEET L2

The drawings, specifications, lists, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, modified or altered or used in connection with any work or project without the written permission of PRIME GROUP CONSTRUCTION, Inc. which may be obtained from the office of the Designer.

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 3845 Wilson Rd. #3204
 Milpitas, California 95035
 Tel: (415) 888-8449 Fax: (415) 888-8449
 www.PrimeGroupConstruction.com Fax: (650) 964-6986

EMERALD DESIGN LOGN
 Design-Build Specialists
 California License #5098
 85 W. 14th St., Suite 200
 San Mateo, CA 94401
 Tel: (650) 888-8449 Fax: (650) 888-8449
 Email: charles@emeralddesign.com

Seal

Project: **SPRINGHILL SUITES
 MILPITAS**
 1201 Cadillac Court, Milpitas CA 95035
 Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
 ARBORIST REPORT
 SUMMARY

Date Last Edited
 JANUARY 23, 2014

Sheet Number

L29