

# Exhibit A (Civil Plans)

## DEMOLITION NOTES

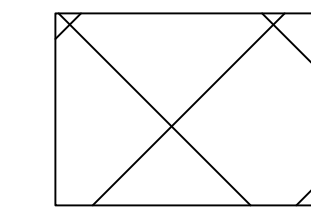
- CONTRACTOR TO OBTAIN AN ENGINEERING/ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.
- ALL DEMOLITION WORK TO BE CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAFAYETTE. NO DIRT, SEDIMENT, CONSTRUCTION DEBRIS, SAWCUTTING SLURRY, OR OTHER MATERIAL, MAY BE LEFT ON CITY SIDEWALK OR STREETS. CONTRACTOR SHALL MAINTAIN AND CLEAN ALL SUCH MATERIALS FROM SIDEWALKS AND STREETS AT THE END OF THE WORKING DAY.
- CONTRACTOR SHALL COMPLY WITH BEST MANAGEMENT PRACTICES WITH REGARD TO PREVENTING STORM DRAIN POLLUTION. EXAMPLE PRACTICES ARE INDICATED ON THE POLLUTION PREVENTION PLAN SHEET, SHEET C6.0, HEREBY INCORPORATED INTO THE PROJECT PLANS. NO POLLUTION, SEDIMENT, OR DEBRIS FROM THE SITE MAY ENTER THE STORM DRAIN SYSTEM; ONLY CLEAN RAINWATER MAY ENTER THE STORM DRAIN SYSTEM.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 811 OR (800) 227-2600 PRIOR TO ANY EXCAVATION OR DIGGING.
- CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION ACTIVITIES.
- BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) NOTIFICATION IS REQUIRED FOR EVERY DEMOLITION. NOTIFICATION SHALL BE PROVIDED TO THE DISTRICT AT LEAST 10 WORKING DAYS PRIOR TO THE COMMENCEMENT OF DEMOLITION. OBTAIN A JOB (J#) FROM BAAQMD. A COPY OF THE J# ACKNOWLEDGEMENT LETTER FROM BAAQMD IS REQUIRED PRIOR TO ISSUANCE OF A PERMIT.

- CONTRACTOR TO REFER TO THE FOLLOWING APPLICABLE SECTIONS OF CBC CHAPTER 33 FOR SAFEGUARDS AND FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AT THE SITE: 3303, 3306, 3307, 3308, 3309, 3310 & 3312.
- BUILDING UTILITY DEMOLITION:
  - COORDINATE ALL GAS, ELECTRICAL & JOINT UTILITY REMOVAL WITH PG&E.
  - REMOVE/CAP EXISTING SANITARY SEWER LATERAL PER THE REQUIREMENTS OF CENTRAL SANITARY DISTRICT AND THE CITY OF LAFAYETTE.
  - COORDINATE WITH EBMUD FOR THE REMOVAL OF EXISTING WATER METER. CAP EXISTING DOMESTIC WATER LINE.
- CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION ACTIVITIES.

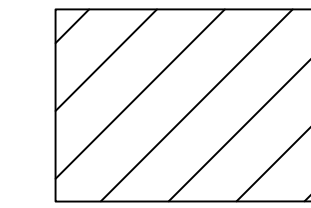
## DEMOLITION WORK LEGEND

- REMOVE EXISTING BUILDING FOUNDATIONS, ETC, IN ITS ENTIRETY, PER BUILDING CODE.
- REMOVE EXISTING CONCRETE & ASPHALT CONCRETE PAVEMENT BASEROCK. REMOVE ALL MISCELLANEOUS UNDERGROUND CONCRETE, FENCING, CONCRETE POLE BASES AND ALL OTHER MISCELLANEOUS ITEMS.
- REMOVE EXISTING GAS METERS & APPURTENANT GAS PIPING; CAP AT PROPERTY LINE. COORDINATE GAS METER & PIPING REMOVAL WITH PG&E. ALL DEMOLITION WORK TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF PG&E GREEN BOOK.
- COORDINATE WITH EBMUD REGARDING CAPPING THE EXISTING WATER SERVICE AND REMOVAL OF THE EXISTING WATER METER.
- AN ENGINEERING PERMIT WILL BE REQUIRED FOR SEWER CAPPING. THE LATERAL SHALL BE CAPPED AT THE POINT AT WHICH IT ENTERS THE MAIN/SANITARY SEWER MANHOLE. EXISTING SANITARY SEWER LATERAL TO BE REMOVED PER CENTRAL SANITARY DISTRICT REQUIREMENTS. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH CONCRETE/SAND-CEMENT SLURRY OR OTHER APPROVED CONTROLLED DENSITY FILL.
- REMOVE EXISTING ABANDONED STORM DRAIN WITHIN THE SUBJECT PROPERTY. THE ABANDONED STORM DRAIN PIPE IN THE PUBLIC RIGHT-OF-WAY SHALL BE FILLED WITH CONCRETE/SAND-CEMENT SLURRY OR OTHER APPROVED CONTROLLED DENSITY FILL.
- EXISTING AREA DRAIN AND OUTFALL PIPE INTO CREEK TO REMAIN DURING PROJECT CONSTRUCTION.
- PROTECT EXISTING FIRE HYDRANT DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- REMOVE AND SALVAGE EXISTING STREET SIGNS FOR FUTURE INSTALLATION.
- REMOVE EXISTING WOOD RETAINING WALLS.

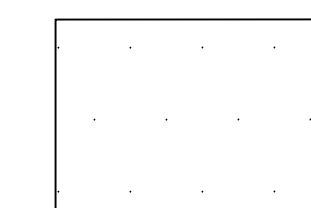
## DEMOLITION LEGEND



- DEMOLISH EXISTING BUILDINGS = 17,800± SQUARE FEET



- SAWCUT & REMOVE EXISTING PUBLIC IMPROVEMENTS (CONCRETE CURB, GUTTER, SIDEWALK, DRIVEWAY, ASPHALT CONCRETE BERM AND 18" MINIMUM WIDE ASPHALT CONCRETE PAVEMENT, CROSSWALK PAVERS AND CONCRETE BORDERS AND BASEROCK) IN CONFLICT WITH THE NEW WORK = 8,900± SQUARE FEET



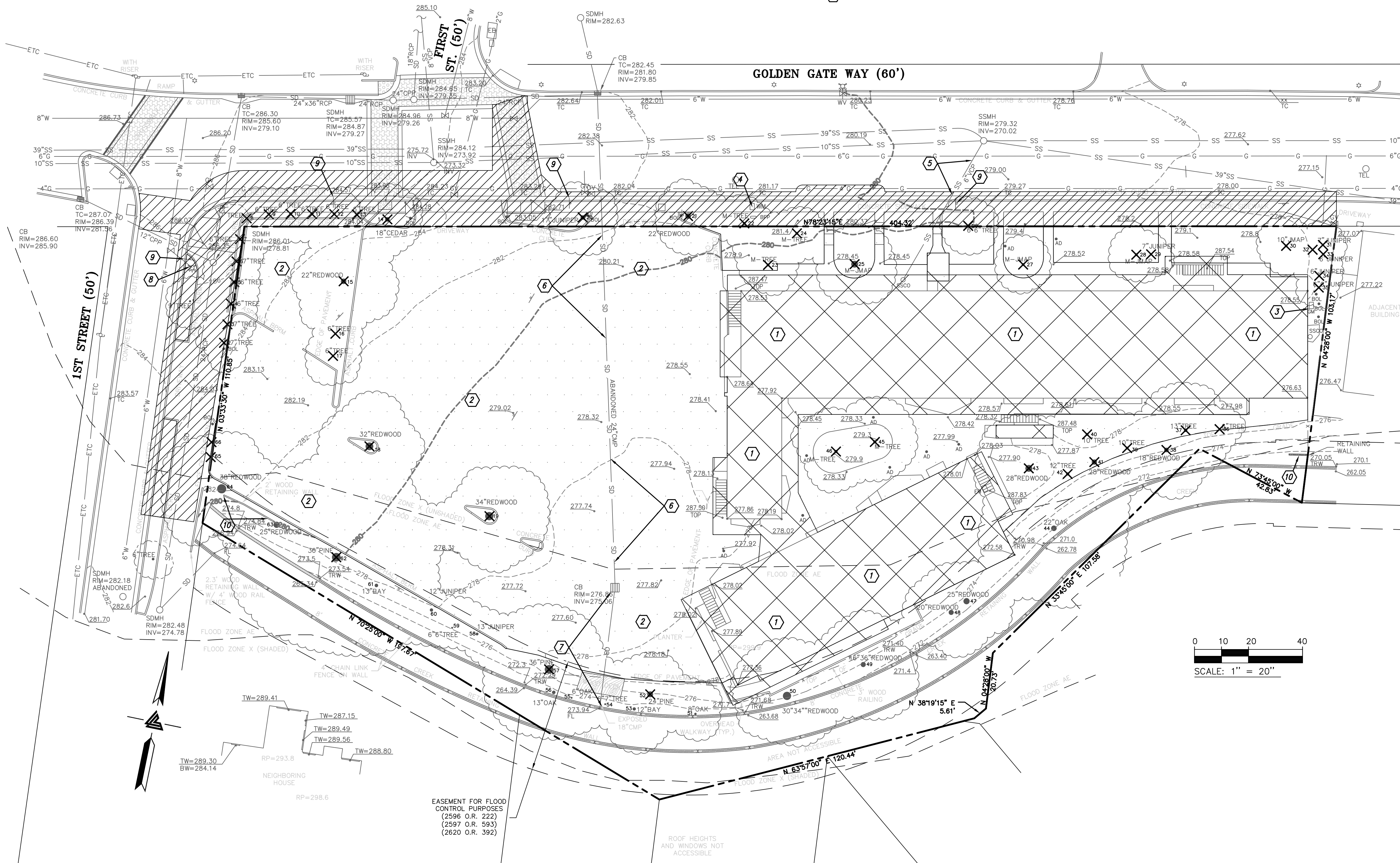
- REMOVE ALL CONCRETE & ASPHALT CONCRETE PAVEMENT, AGGREGATE BASE, LANDSCAPE IMPROVEMENTS AND SUBGRADE MATERIAL TO REQUIRED DEPTH TO INSTALL NEW IMPROVEMENTS. REMOVE ALL EXISTING UTILITY BOXES, CONDUITS, ETC., IN CONFLICT WITH THE NEW IMPROVEMENTS. REMOVE & DEMOLISH ALL ABANDONED UTILITIES OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.



- EXISTING TREE NUMBER; REMOVE EXISTING TREE, INCLUDING ROOT BALL



- EXISTING TREE NUMBER; TREE TO REMAIN AND BE PROTECTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES



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3483 GOLDEN GATE WAY  
LAFAYETTE, CA

KISTER, SAVIO & REI, INC.  
LAND SURVEYORS & CIVIL ENGINEERS  
825 SAN PABLO AVENUE, PINOLE, CA 94564  
PHONE: 510-222-4020 FAX: 510-222-3718  
EMAIL: INFO@KSRINC.NET  
JOB # 20108 DWG. # K-4194  
DATE: 11/10/21

3483 GOLDEN GATE WAY  
APN: 243-232-027-9  
LAFAYETTE, CA  
PROJECT NO. 2018-15

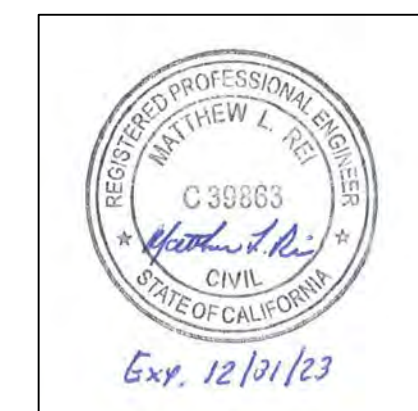
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08-26-2021	100% DD
10-21-2022	COMMENT RESPONSES

CONTACT: MATTHEW REI

(415) 777-0561 P  
(415) 777-5117 F

SCALE: 1"=20'

CIVIL  
DEMOLITION  
PLAN



C0.0



# Exhibit A (Civil Plans)

**GENERAL NOTES**

- 1) BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY LEA & BRAZE ENGINEERING, DATED DECEMBER 18, 2018.
- 2) ELEVATIONS ARE BASED ON NAVD 1988.
- 3) GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING STUDY, 3483 GOLDEN GATE WAY, LAFAYETTE, CA 94549," PREPARED BY GEO-ENGINEERING SOLUTIONS, INC., DATED JANUARY 28, 2019.
- 4) CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 811 OR (800) 227-2600 PRIOR TO ANY EXCAVATION OR DIGGING.
- 5) AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED.

TOTAL AREA OF PROPERTY = 63,915 SQUARE FEET = 1.47 ACRES

**STRIPPING QUANTITIES**

ASSUME 0.7' STRIPPING DEPTH OF ASPHALT & LANDSCAPE FRONTAGE AREAS

ASSUME 1.0' STRIPPING OF BUILDING AREAS

ASPHALT AREA = 30,800± SQUARE FEET

BUILDING AREA = 17,800± SQUARE FEET

STRIPPING =  $(30,800)(0.7')/27 + (17,800)(1.0')/27 = 1,460±$  CUBIC YARDS

**EXCAVATION QUANTITIES**

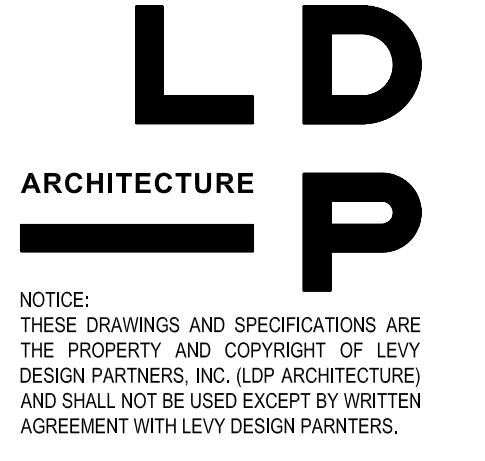
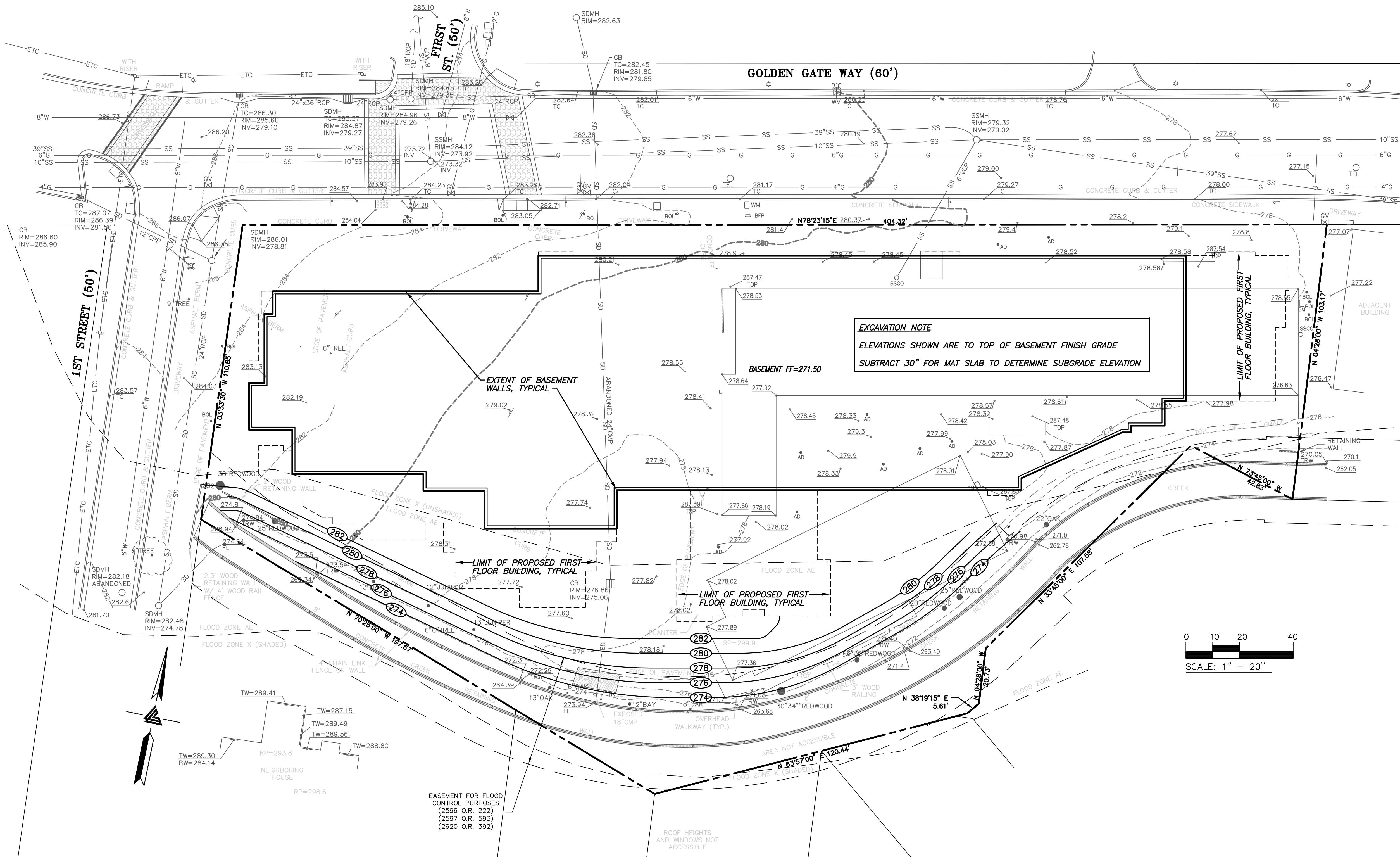
APPROX. 9,170 CUBIC YARDS BASED ON 18" MAT SLAB + 12" GRAVEL LAYER TO BOTTOM OF STRIPPING OVER AN AREA OF 30,545± S.F. (3' OUTSIDE BASEMENT LEVEL FOOTPRINT)

**FILL QUANTITIES**

1,310 CUBIC YARDS

**TOTAL REMOVAL OF MATERIAL FROM SITE**

STRIPPING + EXCAVATION - FILL = 1,460 + 9,170 - 1,310 = 9,320± CUBIC YARDS



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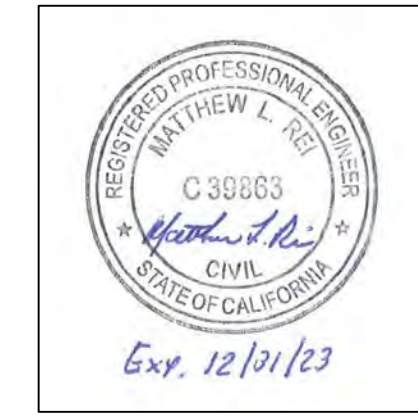
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ROUGH GRADING  
PLAN



C1.0



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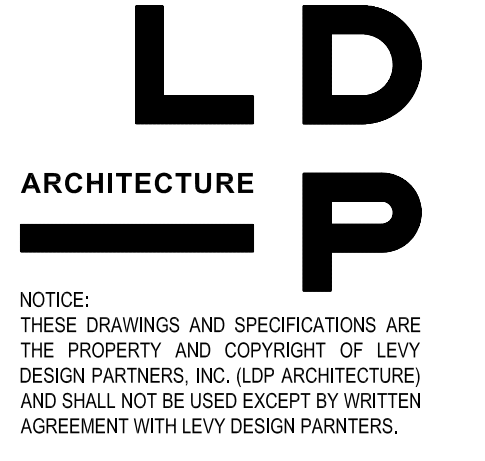
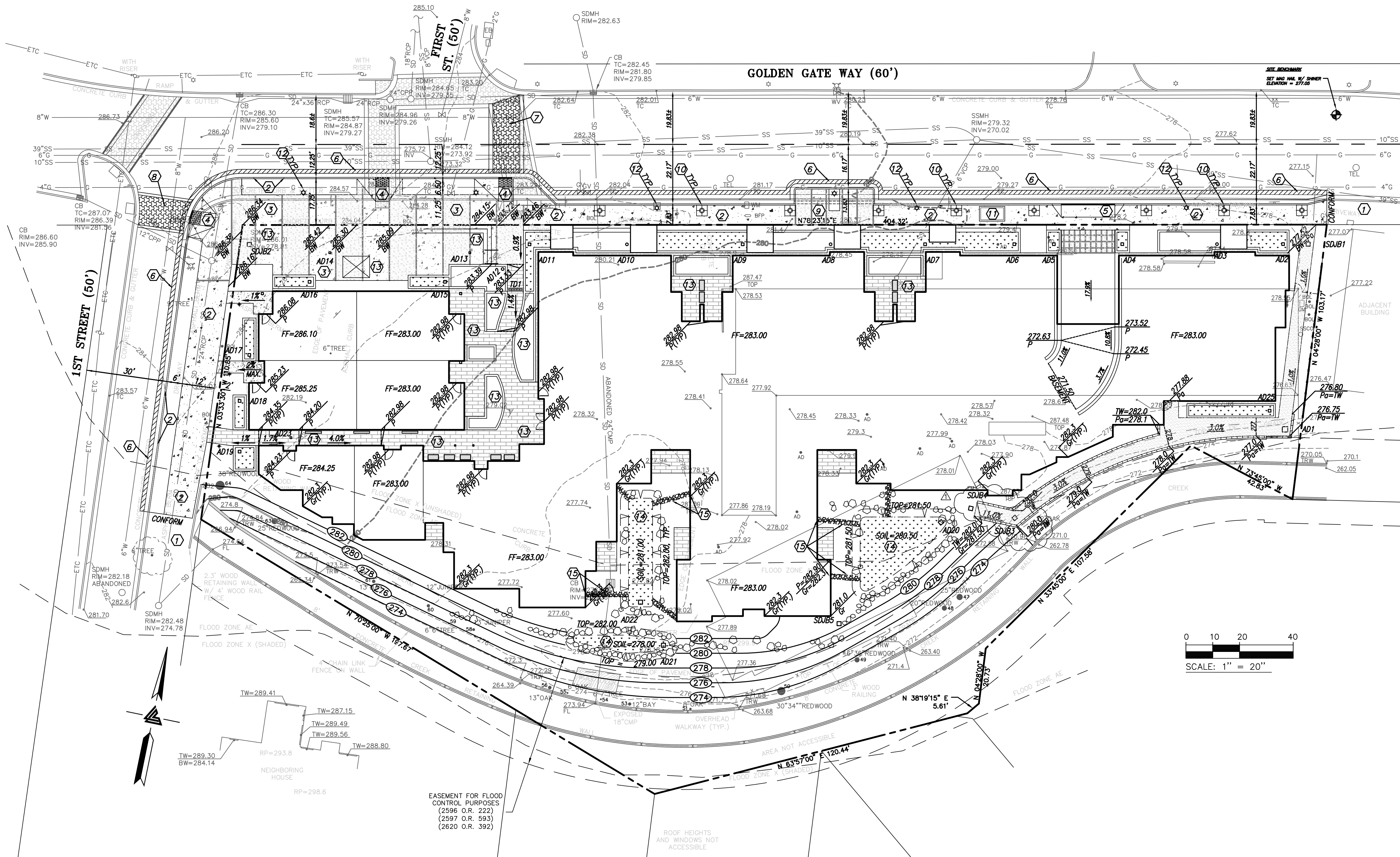
## CIVIL SITE WORK LEGEND

- ① EXISTING CONCRETE CURB, GUTTER & SIDEWALK/DRIVEWAY/ASPHALT CONCRETE WALKWAY TO REMAIN.
- ② INSTALL TYPE S1-6 CONCRETE CURB & GUTTER PER CONTRA COSTA COUNTY STANDARD DETAIL CA71 AND CONCRETE SIDEWALK PER CONTRA COSTA COUNTY STANDARD DETAIL CA70, ALONG PROJECT FRONTAGE. ADJUST ALL NEW AND EXISTING UTILITY BOXES TO NEW GRADES. SEE SHEET C2.1 FOR ELEVATIONS, ALIGNMENT AND LOCATION OF SPILL CURB TRANSITION ON 1ST STREET.
- ③ INSTALL DECORATIVE CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY & PLAZA. SEE SHEET LX.X FOR DESIGN INFORMATION.
- ④ INSTALL CURB RAMP PER CALTRANS STANDARD DETAIL AB8A. SEE SHEET C2.1 FOR RAMP TYPE, DIMENSIONS AND ELEVATIONS.
- ⑤ INSTALL 20' WIDE STANDARD DRIVEWAY RAMP PER CONTRA COSTA COUNTY STANDARD DETAIL CA72, WITH 4.83' WIDE PATH OF TRAVEL BEHIND DRIVEWAY; CROSS SLOPE NOT TO EXCEED 2%.
- ⑥ SAWCUT & REMOVE 18" (MIN.) WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND BASEROCK. INSTALL FULL DEPTH ASPHALT CONCRETE (6" MIN.).
- ⑦ SAWCUT & REMOVE A PORTION OF THE EXISTING RAISED BRICK PAVER CROSSWALK, SEE SHEET C0.0. RE-ALIGN AND INSTALL NEW RAISED BRICK PAVER CROSSWALK. SEE DETAIL ON SHEET C4.0.
- ⑧ SAWCUT & REMOVE A PORTION OF EXISTING ASPHALT CONCRETE, SEE SHEET C0.0. INSTALL NEW RAISED BRICK PAVER CROSSWALK. SEE DETAIL ON SHEET C4.0.
- ⑨ NEW LANDSCAPED PARKLET ISLAND. SEE SHEET LX.X FOR DESIGN INFORMATION. NOTE, PARKLET TO INCLUDE A 12" WIDE DECORATIVE GRATE FOR LONGITUDINAL DRAINAGE ALONG GOLDEN GATE WAY. SEE DETAIL ON SHEET C4.0.
- ⑩ INSTALL 4.00' x 4.00' TREE WELL & GRATE. SEE SHEET L8.06 FOR DESIGN INFORMATION. SEE SHEET C2.2 FOR LOCATION.

- ⑪ APPROXIMATE LOCATION OF NEW UNDERGROUND TRANSFORMER VAULT. SEE JOINT TRENCH PLANS FOR MORE INFORMATION.
- ⑫ INSTALL STREET LIGHT. SEE SHEET JOINT TRENCH PLANS FOR MORE INFORMATION. SEE SHEET C2.2 FOR LOCATION.
- ⑬ STORMWATER DRAINAGE IN THE PLAZA, MEWS, PATIOS AND ASSOCIATED PLANTERS TO BE DIRECTED TO IMP P. SEE SHEET C3.0 & C5.0 FOR ADDITIONAL INFORMATION. SEE PLUMBING DRAWINGS FOR STORMWATER PIPE ROUTING TO IMP P.
- ⑭ NEW FLOW-THRU VEGETATED IN-GROUND PLANTER BIORETENTION FACILITY WITH 3:1 SLOPES/ROCK RETAINING WALLS. SEE SHEETS C5.0 & C5.1 FOR MORE INFORMATION AND SHEET LX.X FOR PLANTER DESIGN.
- ⑮ NEW DOWNSPOUT TO GROUND; INSTALL COBBLE DRAINAGE CONVEYANCE TO BIORETENTION FACILITY. TYPICAL, 7 LOCATIONS. SEE SHEET LX.X FOR DESIGN.

## CIVIL LEGEND

- AP - ANGLE POINT
- BC - BEGINNING OF CURVE
- BW - BACK OF WALK ELEVATION
- (E) - EXISTING
- EE - EMBANKMENT ELEVATION
- FL - FLOWLINE ELEVATION
- GB - GRADEBREAK
- GL - GUTTER LIP ELEVATION
- GR - GROUND ELEVATION
- HP - HIGH POINT
- INV - INVERT ELEVATION
- L - LENGTH
- LT - LEFT
- P - PAVEMENT ELEVATION
- Pa - PERMEABLE PAVEMENT ELEVATION
- PL - PROPERTY LINE
- R - RADIUS
- RT - RIGHT
- SDJB - STORM DRAIN JUNCTION BOX
- TC - TOP OF CURB ELEVATION
- TD - TRENCH DRAIN
- Tr - TOP OF STAIR TREAD ELEVATION
- TRANS. - UNDERGROUND TRANSFORMER
- TW - TOP OF WALL ELEVATION
- TYP. - TYPICAL
- W - CONCRETE SIDEWALK ELEVATION
- Δ - ANGLE OF CURVE
- ②80 - NEW CONTOUR ELEVATION
- ② - NEW IMP AREA - FLOW-THRU VEGETATED CONCRETE PLANTER BIOSWALE
- ② - NEW IMP AREA - FLOW-THRU VEGETATED IN-GROUND PLANTER BIOSWALE WITH 3:1 SIDE SLOPES
- ② - NEW STANDARD LANDSCAPE PLANTER (ON-SITE)
- ② - NEW TREE & GRATE (PUBLIC RIGHT-OF-WAY)
- ② - NEW STREET LIGHT (PUBLIC RIGHT-OF-WAY)
- ② - NEW CONCRETE SIDEWALK (PUBLIC RIGHT-OF-WAY)
- ② - NEW ENHANCED CONCRETE SIDEWALK (PUBLIC RIGHT-OF-WAY & ON-SITE)
- ② - NEW PERMEABLE PAVEMENT (ON-SITE)
- ② - NEW MEWS/PATIO PAVEMENT
- ② - NEW FULL DEPTH ASPHALT CONCRETE
- ② - NEW CONCRETE PAVER CROSSWALK
- ② - CONCRETE RETAINING WALL
- ② - DRAINAGE RUNNEL
- ② - AREA DRAIN/OVERFLOW BIOSWALE DRAIN
- ② - COBBLE DRAINAGE CONVEYANCE TO IMP AREA
- ② - EXISTING TREE NUMBER; TREE TO REMAIN AND BE PROTECTED DURING DEMOLITION & CONSTRUCTION ACTIVITIES



**3483 GOLDEN GATE WAY**  
**LAFAYETTE, CA**

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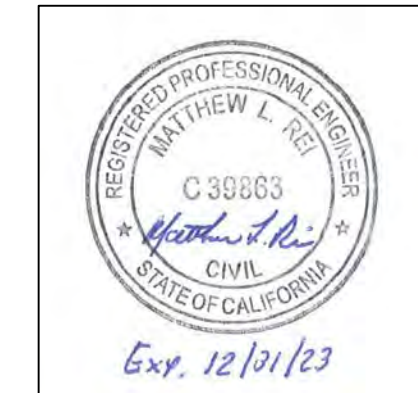
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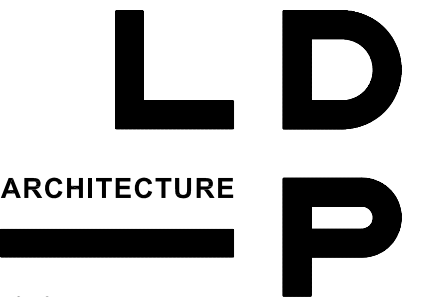
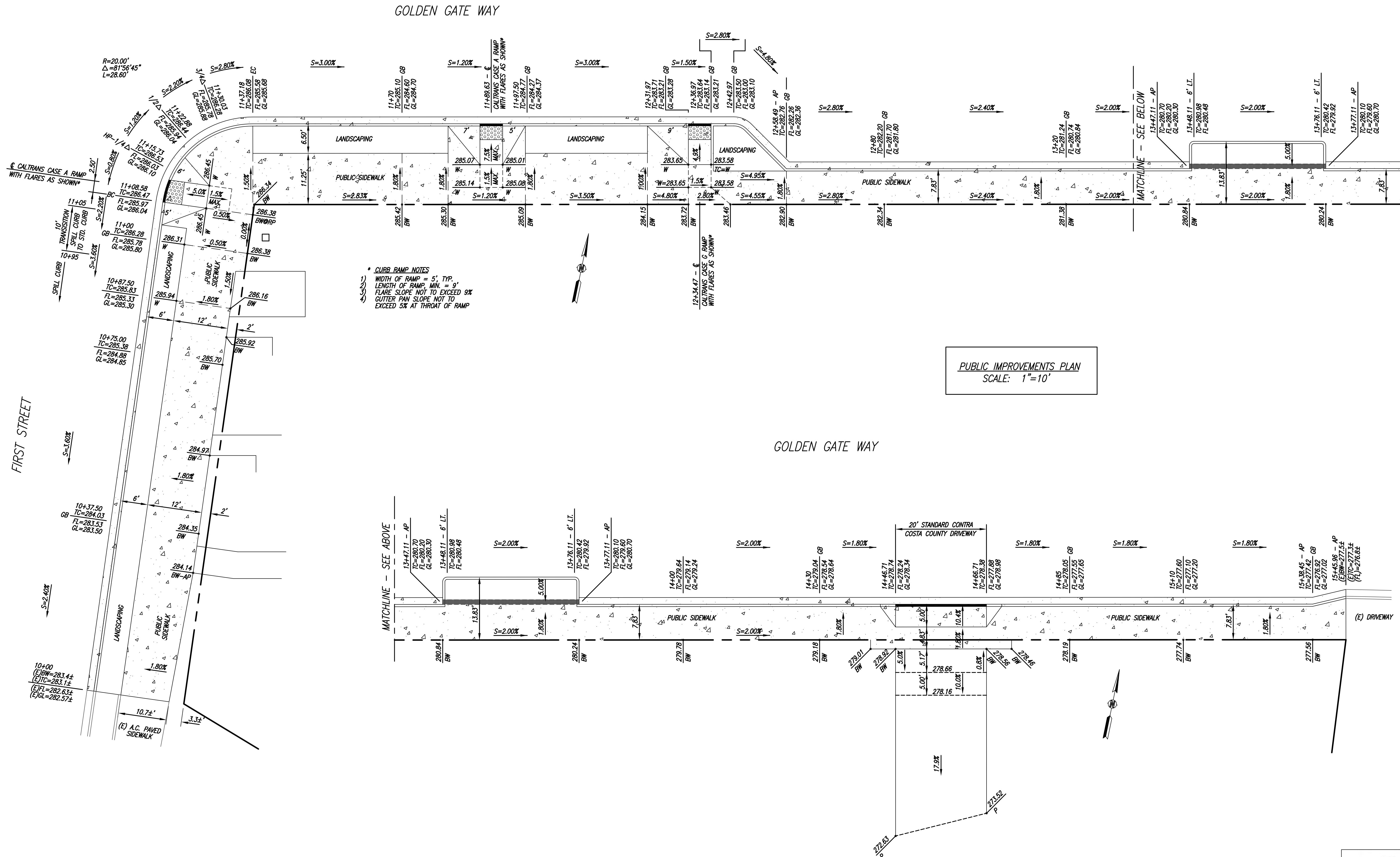
CIVIL SITE & GRADING PLAN



**C2.0**



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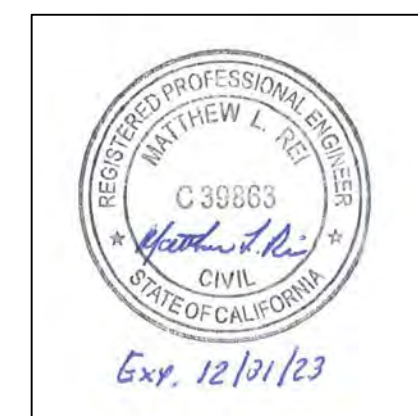
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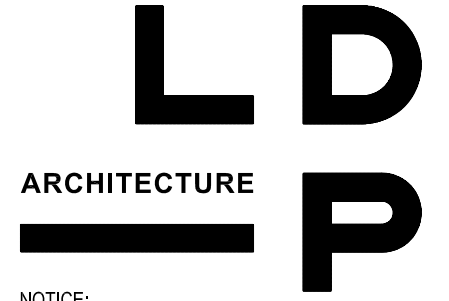
CIVIL PUBLIC  
CURB, GUTTER,  
WALK & RAMP  
ELEVATIONS

# C2.1





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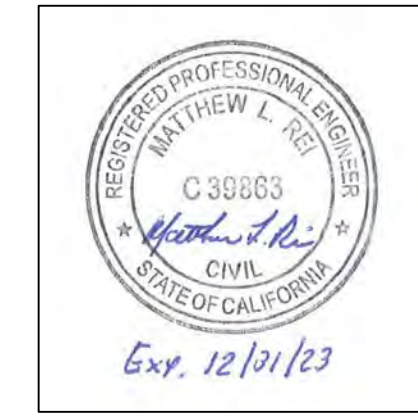
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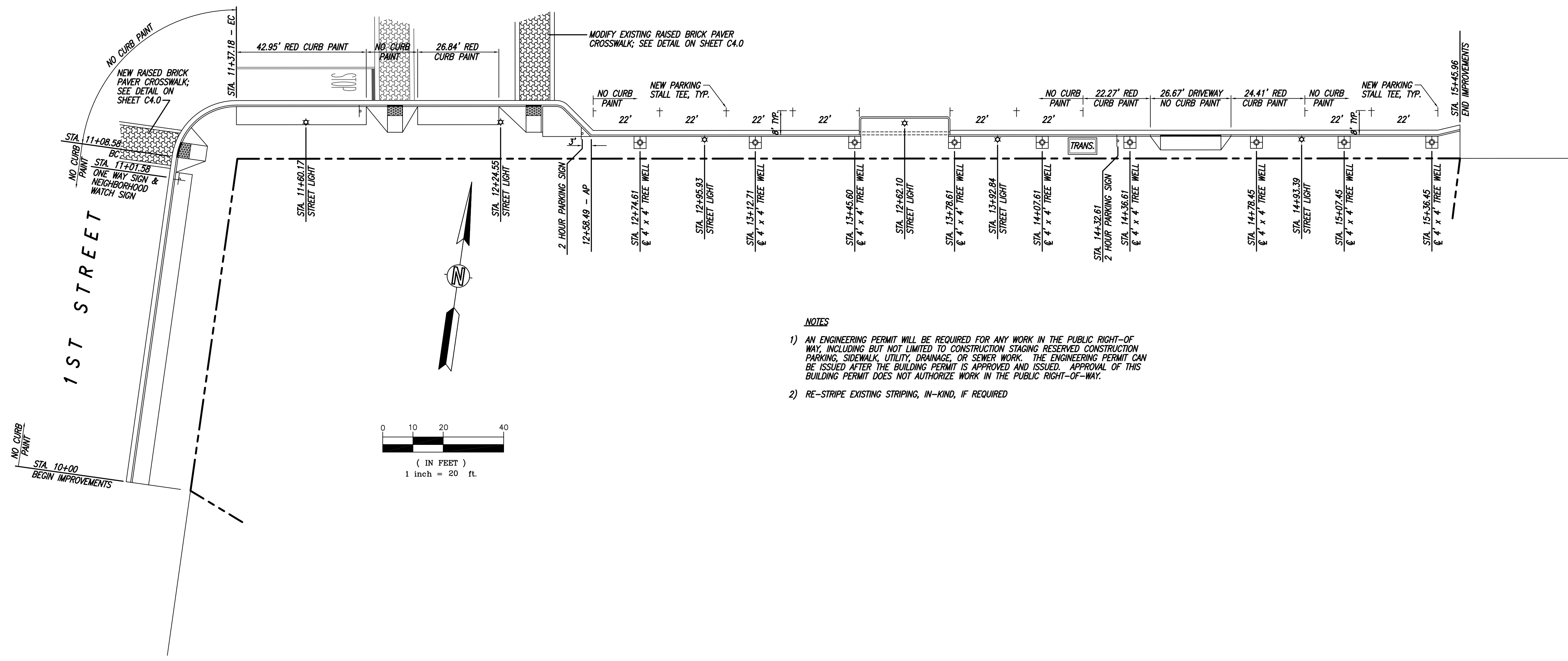
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CIVIL PARKING,  
STRIPING,  
SIGNAGE &  
LIGHTING PLAN

# C2.2



### GOLDEN GATE WAY

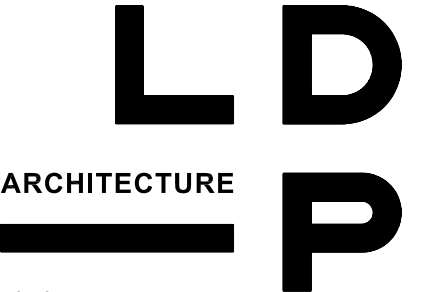


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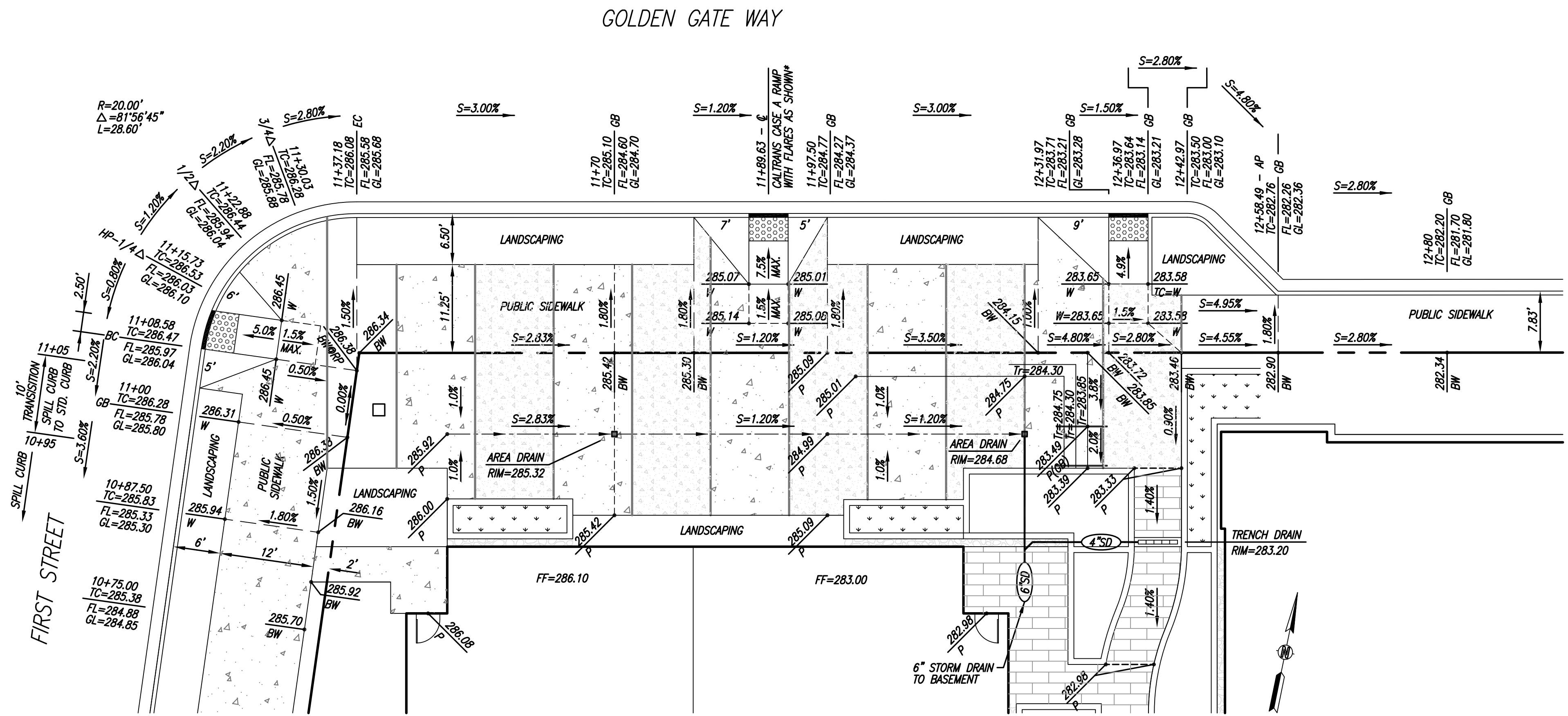
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- 2) RE-STRIPE EXISTING STRIPING, IN-KIND, IF REQUIRED



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PLAZA IMPROVEMENT PLAN  
SCALE: 1"=10'

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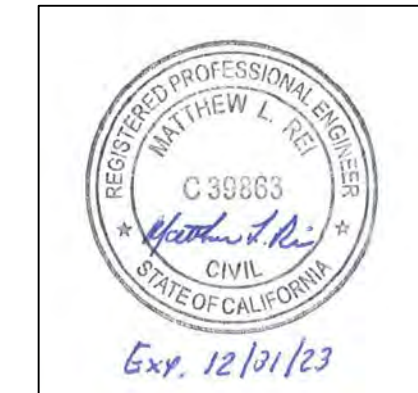
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ON-SITE PLAZA  
GRADING &  
DRAINAGE PLAN



# C2.3



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## CIVIL UTILITY WORK LEGEND

- ① REFER TO DEMOLITION WORK LEGEND NOTE #5 ON SHEET CO.0 CIVIL DEMOLITION PLAN FOR EXISTING SANITARY SEWER LATERAL CAPPING.
- ② INSTALL 8" SANITARY SEWER CLEANOUT & RISER IN SIDEWALK WITH TYPE 2 OVERFLOW DEVICE PER CENTRAL SANITARY DISTRICT STANDARD DETAILS, DWG-23 & DWG-26 ON SHEET C7.0. NEW 8" SANITARY SEWER LATERAL TO BE LOCATED 3' MIN. FROM NEW TRANSFORMER & 5' MIN. FROM NEW STREET TREE. SEE PLUMBING PLANS FOR ON-SITE SANITARY SEWER DESIGN WITHIN BUILDING FOOTPRINT. SEE 8" SANITARY SEWER PROFILE ON SHEET C3.1.
- ③ POINT OF CONNECTION OF NEW 8" HDPE SDR-17 SANITARY SEWER LATERAL AT EXISTING SANITARY SEWER MANHOLE. INSTALL LATERAL PER CENTRAL SANITARY DISTRICT STANDARD DETAIL, DWG-24 ON SHEET C7.0.
- ④ EBMUD TO INSTALL NEW 6" FIRE SERVICE TAP AND NEW METER ASSEMBLY, INCLUDING A DETECTOR CHECK VALVE. CONTRACTOR TO INSTALL 6" FIRE LINE TO RISER INSIDE BUILDING, INCLUDING A DOUBLE CHECK VALVE ASSEMBLY (DCA) ON THE RISER. EBMUD TO VERIFY INSTALLATION OF DCA. THE INSTALLATION OF THE UNDERGROUND FIRE LINE/UNDERGROUND PIPING AND ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH NFPA 13 & 24, 2016 EDITION. THE INSTALLATION OF THE UNDERGROUND PIPING AND ASSOCIATED WORK SHALL BE COMPLETED AS A DEFERRED SUBMITTAL UNDER A SEPARATE FIRE PERMIT. SEE FIRE PROTECTION DRAWINGS FOR MORE INFORMATION. PER EBMUD GUIDELINES, A REDUCED PRESSURE BACKFLOW PREVENTER MAY NOT BE REQUIRED; EBMUD TO CONFIRM. FIRE SYSTEM TO BE DESIGN BUILT BASED ON THE FOLLOWING PRESSURE AND FLOW INFORMATION: EBMUD CONNECTION POINT STATIC PRESSURE IN GOLDEN GATE WAY = 108 PSI; RESIDUAL PRESSURE AT 750 GPM = 102 PSI AND RESIDUAL PRESSURE AT 1500 GPM = 91 PSI.
- ⑤ NEW 3" DOMESTIC WATER METER (4"x6" WATER METER, TAP & LATERAL TO BE INSTALLED BY EBMUD). PER PLUMBING CONSULTANT, TOTAL PEAK DEMAND FOR RESIDENTIAL DOMESTIC WATER IS 271 GPM. SEE PLUMBING DRAWINGS FOR BACKFLOW PREVENTER LOCATED INSIDE BUILDING.
- ⑥ NEW 3/4" IRRIGATION WATER METER (STANDARD WATER METER, TAP & LATERAL TO BE INSTALLED BY EBMUD). PER PLUMBING CONSULTANT, DEMAND=12 GPM. REFER TO PLUMBING DRAWINGS FOR BACKFLOW PREVENTER LOCATED INSIDE THE BUILDING.
- ⑦ EXISTING FIRE HYDRANT.

- ⑧ PG&E TO INSTALL NEW GAS SERVICE FROM EXISTING 4" HIGH PRESSURE GAS MAIN TO GAS METER AT BUILDING (SHOWN HERE FOR INFORMATION PURPOSES ONLY).
- ⑨ PG&E TO INSTALL 5.5' x 9.5' UNDERGROUND TRANSFORMER. SEE JOINT TRENCH PLANS FOR MORE INFORMATION.
- ⑩ PROPOSED STREET LIGHT. SEE JOINT TRENCH PLANS FOR MORE INFORMATION.
- ⑪ NEW 18" SDR-17 HDPE STORM DRAIN OUTFALL PIPE INTO FLOOD CONTROL CHANNEL; INVERT = 270.35. EXISTING TOP OF FLOOD CONTROL CHANNEL WALL = 270.1-E. SEE 18" STORM DRAIN PROFILE & DETAIL OF CONCRETE PAD TO SECURE PIPE ON SHEET C3.1.
- ⑫ NEW FLOW-THRU VEGETATED IN-GROUND PLANTER BIORETENTION FACILITY WITH 3:1 SLOPES/ROCK RETAINING WALLS. SEE SHEETS C5.0 & C5.1 MORE INFORMATION AND SHEET LX.X FOR PLANTER DESIGN.
- ⑬ NEW DOWNSPOUT TO GROUND; INSTALL COBBLE DRAINAGE CONVEYANCE TO BIORETENTION FACILITY. TYPICAL, 7 LOCATIONS. SEE SHEET LX.X FOR DESIGN.
- ⑭ NEW DOWNSPOUT TO SPLASH BLOCK AT GROUND. ROOF AREA = 14 SQUARE FEET.
- ⑮ NEW DOWNSPOUT TO BE DIRECTED TO BASEMENT. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- ⑯ NEW 6" PLAZA LEVEL STORM DRAINAGE TO BE DIRECTED TO BASEMENT. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- ⑰ NEW 4" MEWS LEVEL STORM DRAINAGE TO BE DIRECTED TO BASEMENT. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

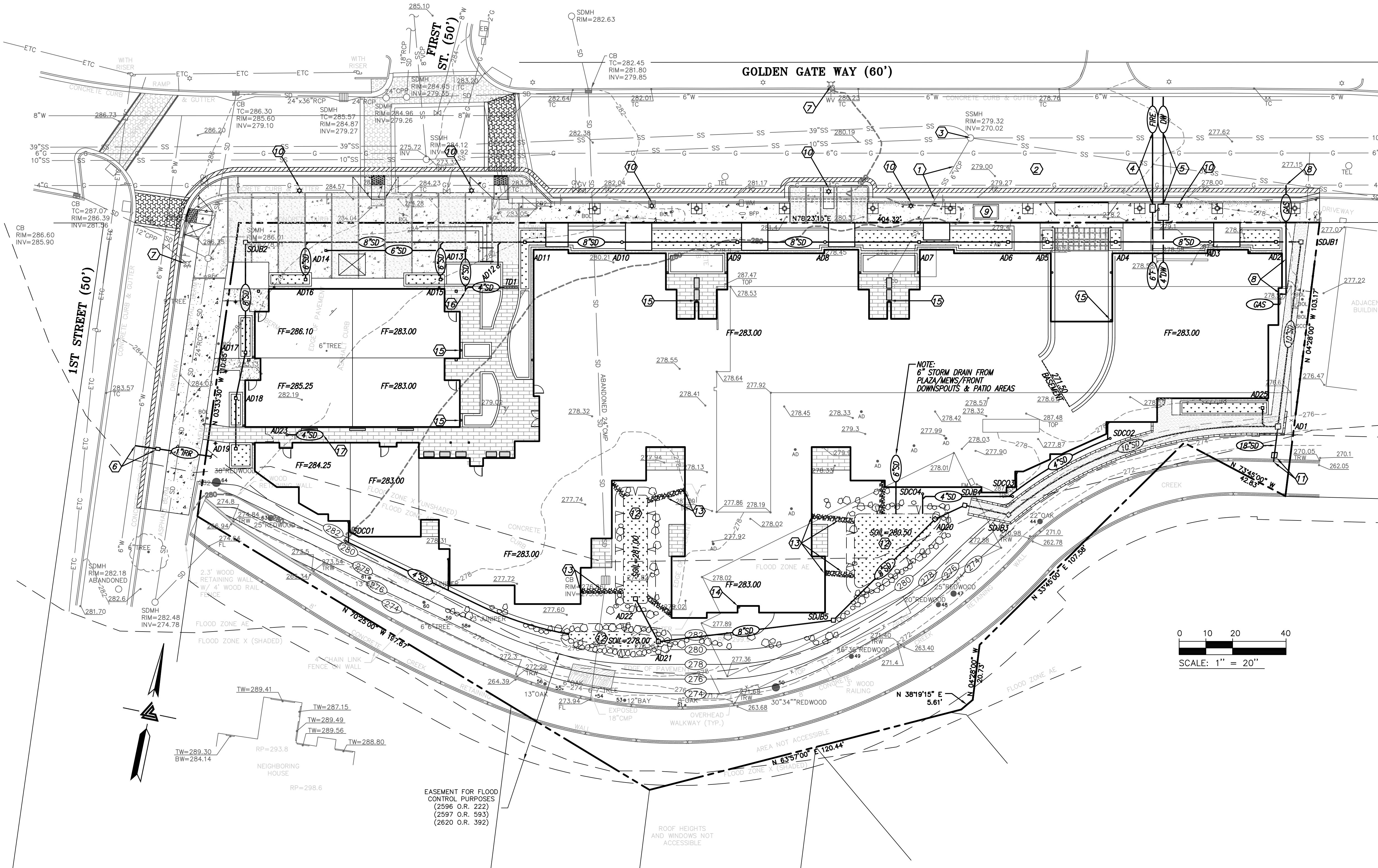
AD#	RIM	INVERT	STRUCTURE
AD1	276.70	270.50	AD-A
AD2	278.46	272.09	AD-B
AD3	279.24	272.58	AD-D
AD4	278.39	273.29	AD-B
AD5	278.85	273.80	AD-B
AD6	279.59	274.09	AD-B
AD7	280.66	274.78	AD-B
AD8	281.84	275.46	AD-D
AD9	282.02	276.12	AD-B
AD10	283.50	276.98	AD-D
AD11	283.94	277.71	AD-B
AD12	284.60	281.30	AD-D
AD13	284.68	281.68	AD-E
AD14	285.32	282.32	AD-E
AD15	284.85	281.85	AD-B
AD16	285.80	282.80	AD-B
AD17	286.60	282.63	AD-B
AD18	285.35	280.98	AD-B
AD19	284.95	281.36	AD-B
AD20	281.25	273.25	AD-C
AD21	279.50	275.65	AD-C
AD22	281.50	278.00	AD-C
AD23	284.15	282.65	AD-E
SDCO1	281.50	279.80	SDCO-A
SDCO2	282.20	281.30	SDCO-A
SDCO3	282.00	280.85	SDCO-A
SDCO4	282.00	280.55	SDCO-A
SDJB1	277.45	271.90	SDJB-A
SDJB2	280.60	279.80	SDJB-A
SDJB3	280.00	272.75	SDJB-A
SDJB4	281.50	273.10	SDJB-A
SDJB5	280.50	274.30	SDJB-A
TD1	283.20	282.20(W) 282.23(E)	TD

## STORM DRAIN STRUCTURE LEGEND

- SDCO-A - STORM DRAIN CLEANOUT; SEE DETAIL ON SHEET C3.1
- SDJB-A - US CONCRETE CB1818 (18" x 18") AREA DRAIN WITH LOCK DOWN, TRAFFIC RATED, REINFORCED CHECKER PLATED COVER, OR EQ.
- AD-A - US CONCRETE CB2424 (24" x 24") AREA DRAIN WITH NON-TRAFFIC RATED, BICYCLE PROOF FRAME & GRATE, OR EQUAL
- AD-B - 12"x12" NDS CATCH BASIN, PART NO. 1200 SERIES, DEPTH AS REQUIRED, WITH 12"x12" ATRIUM GRATE, PART NO 1290, OR EQUAL
- AD-C - 18"x18" NDS CATCH BASIN, PART NO. 1800 SERIES, DEPTH AS REQUIRED, WITH 18"x18" ATRIUM GRATE, PART NO 1881, OR EQUAL
- AD-D - NDS 6" ATRIUM GRATE, PART 90, OR EQUAL, WITH 6" VERTICAL SDR-35 PVC PIPE "T" CONNECTION WITH 8" SDR-35 PVC PIPE
- AD-E - NDS 9" ADA COMPLIANT, SQUARE BRASS GRATE, PART NO. 930B, OR EQUAL, DEPTH AS REQUIRED
- TD - SERIES 600 POLYCAST TRENCH DRAIN WITH ADA COMPLIANT, DECORATIVE GRATE, OR EQUAL

## UTILITY LEGEND

- AD - AREA DRAIN
- (E) - EXISTING
- FF - FINISH FLOOR
- FD - FIRE HYDRANT
- FL - FLOWLINE
- INV - INVERT
- (N) - NEW
- SDCO - STORM DRAIN CLEANOUT
- SDJB - STORM DRAIN JUNCTION BOX
- SSCO - SANITARY SEWER CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- (4"DW) - DOMESTIC WATER SERVICE, SIZE AS SHOWN
- (1"IRR) - IRRIGATION WATER SERVICE, SIZE AS SHOWN
- (6"FL) - 6" C900 PVC PIPE FIRE LINE, DR-18, OR EQ., SIZE AS SHOWN
- (GAS) - PG&E NATURAL GAS LINE
- (6"SS) - SANITARY SEWER, SIZE AS SHOWN; HDPE SDR-17, SLOPE=2% MIN.
- (8"SD) - STORM DRAIN, SIZE AS SHOWN; 10" & SMALLER: SDR-35 PVC 12" & LARGER: HDPE SDR-17 SLOPE=1% MIN.
- DOWNSPOUT WITH INTEGRAL CLEANOUT



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JOB # 2018 DWG. # K-4194  
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APN: 243-232-027-9  
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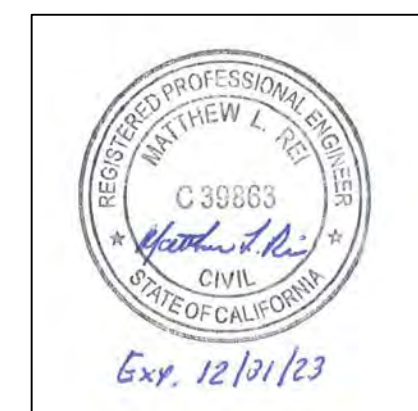
DATE	SET ISSUE
08-06-2021	50% DD
08-26-2021	100% DD
10-21-2022	COMMENT RESPONSES

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(415) 777-0561 P  
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SCALE: 1"=20'

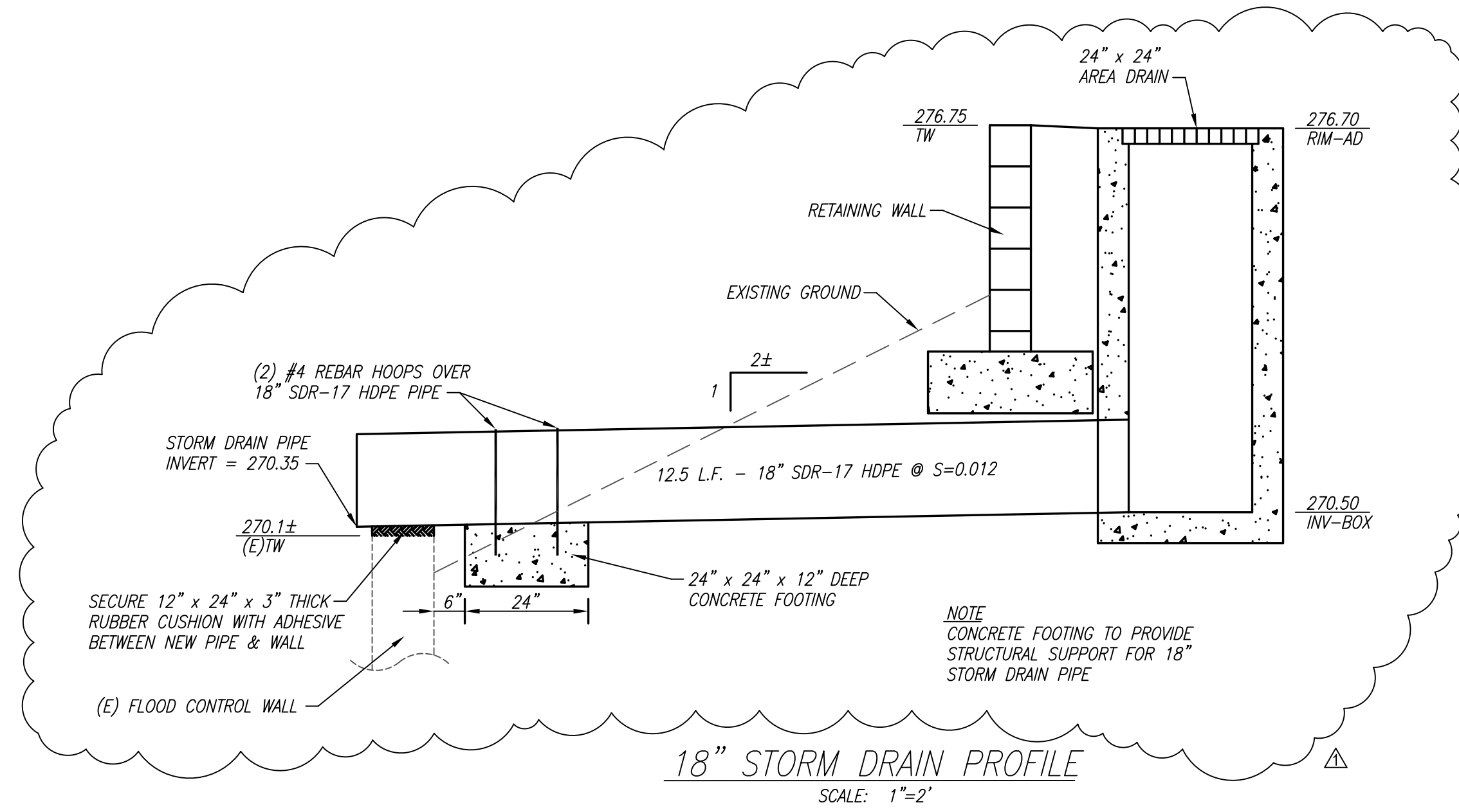
CIVIL UTILITY  
PLAN



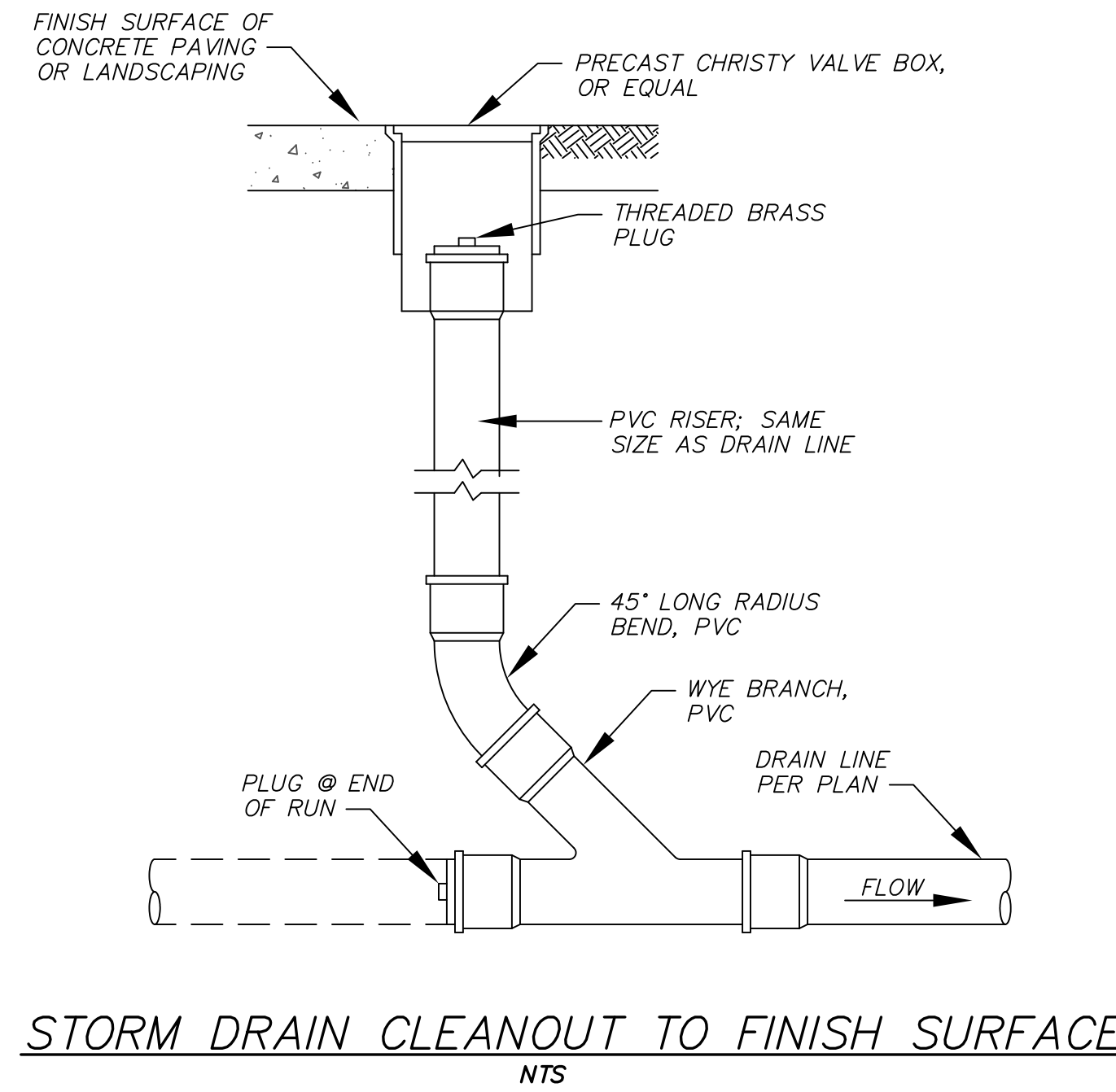
C3.0



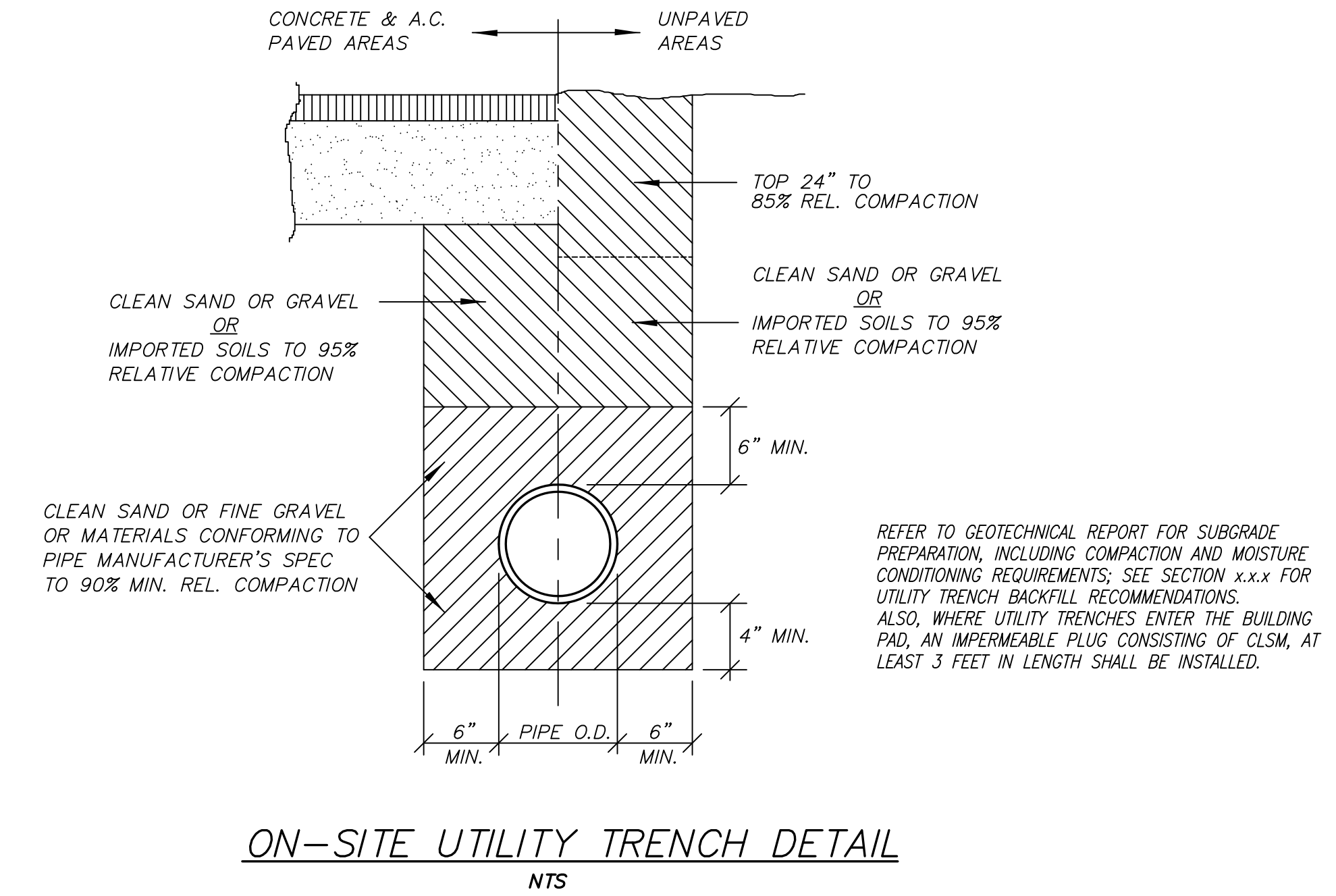
# Exhibit A (Civil Plans)



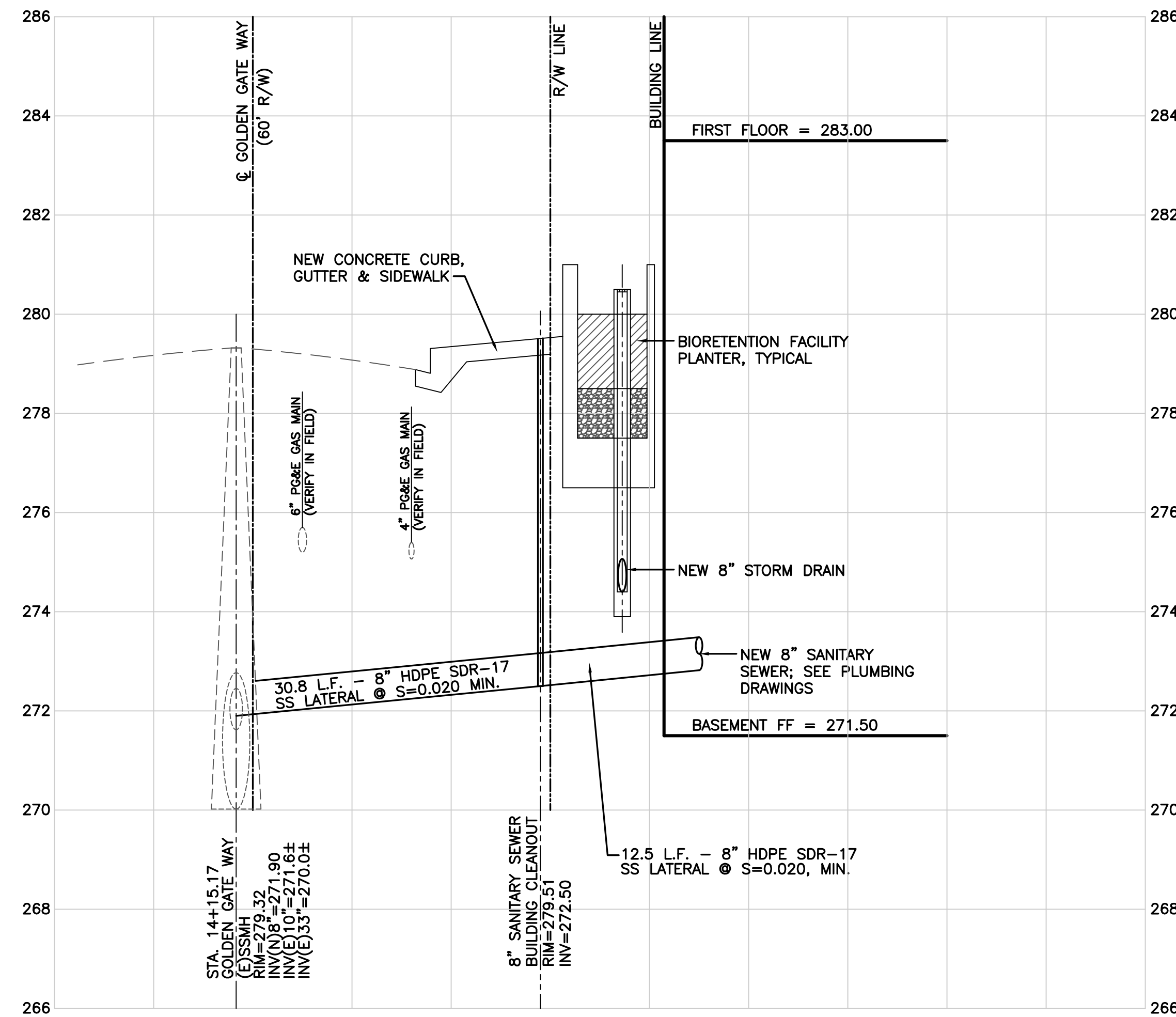
**18" STORM DRAIN PROFILE**  
SCALE: 1"=2'



**STORM DRAIN CLEANOUT TO FINISH SURFACE**  
NTS

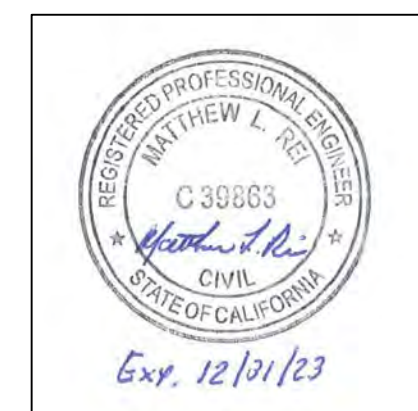


**ON-SITE UTILITY TRENCH DETAIL**  
NTS



**8" SANITARY SEWER LATERAL PROFILE - GOLDEN GATE WAY**  
SCALE: 1"=10' HORIZ. & 1"=2' VERT.

- NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE CITY OF CENTRAL SANITARY DISTRICT.
  2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON SURFACE EVIDENCE OR UTILITY MAPS. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
  3. SEWER WORK IN THE RIGHT-OF-WAY TO BE PERFORMED BY A C-36, 3-42, OR CLASS A CONTRACTOR.
  4. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS FOR NEWLY INSTALLED SEWER LATERALS.
  5. AFTER THE SEWER LATERALS HAVE BEEN INSTALLED AND INSPECTED, THE SEWER CONTRACTOR SHALL OBTAIN A PSL CERTIFICATE. THE PSL CERTIFICATE IS REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY.

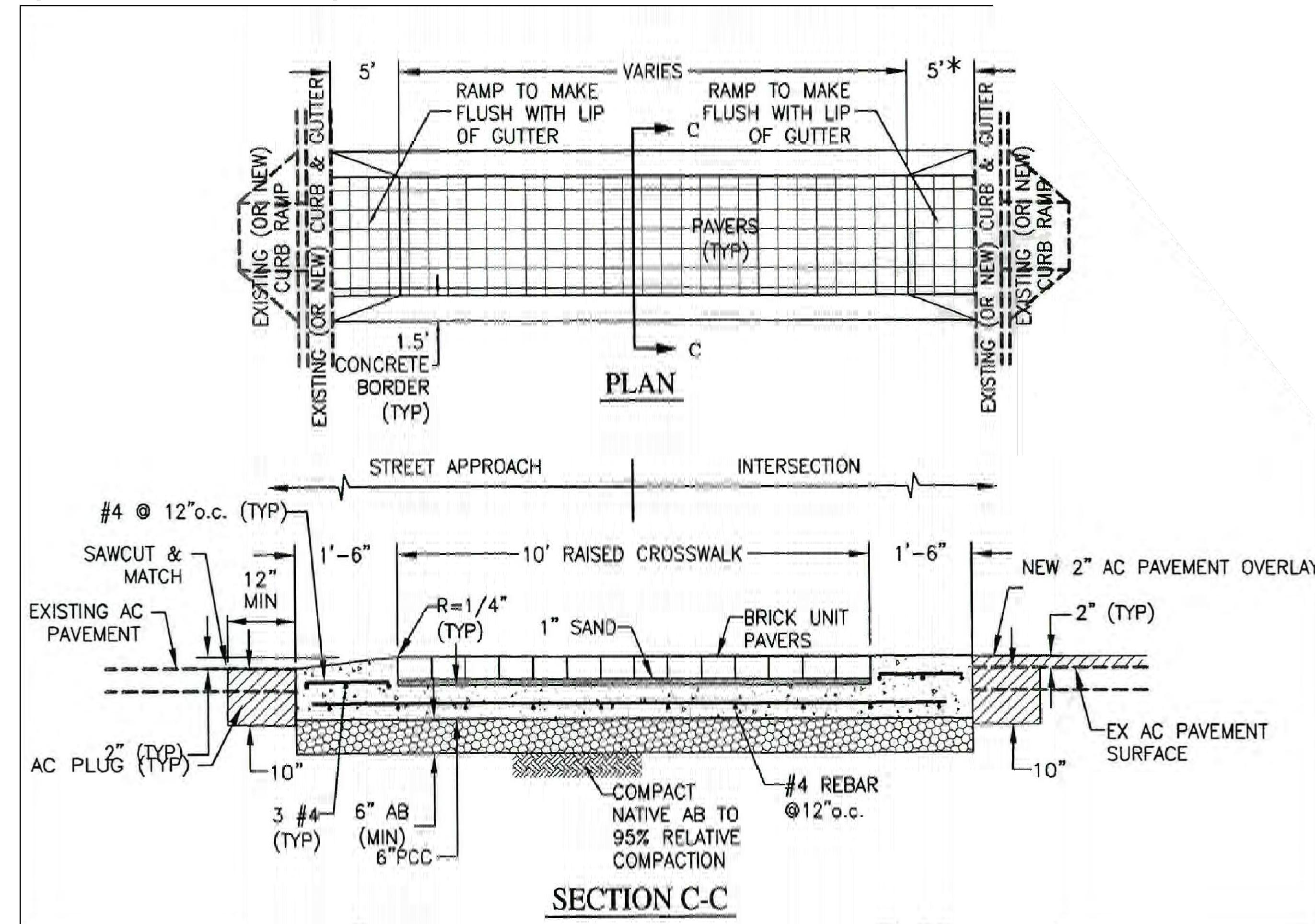




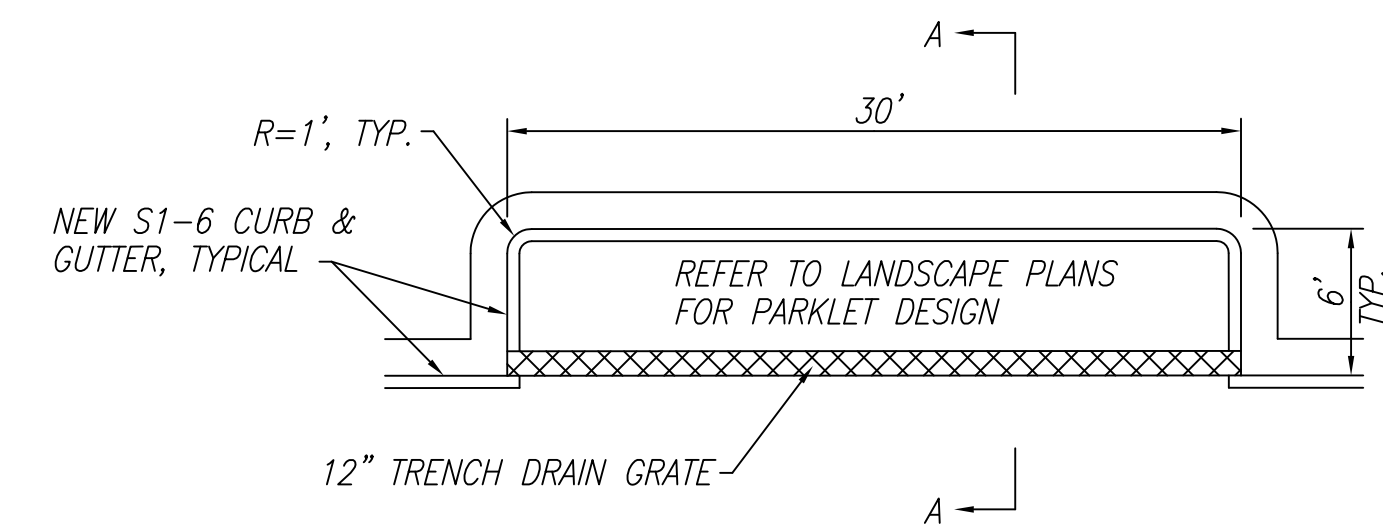
# Exhibit A (Civil Plans)

## PROJECT GENERAL NOTES

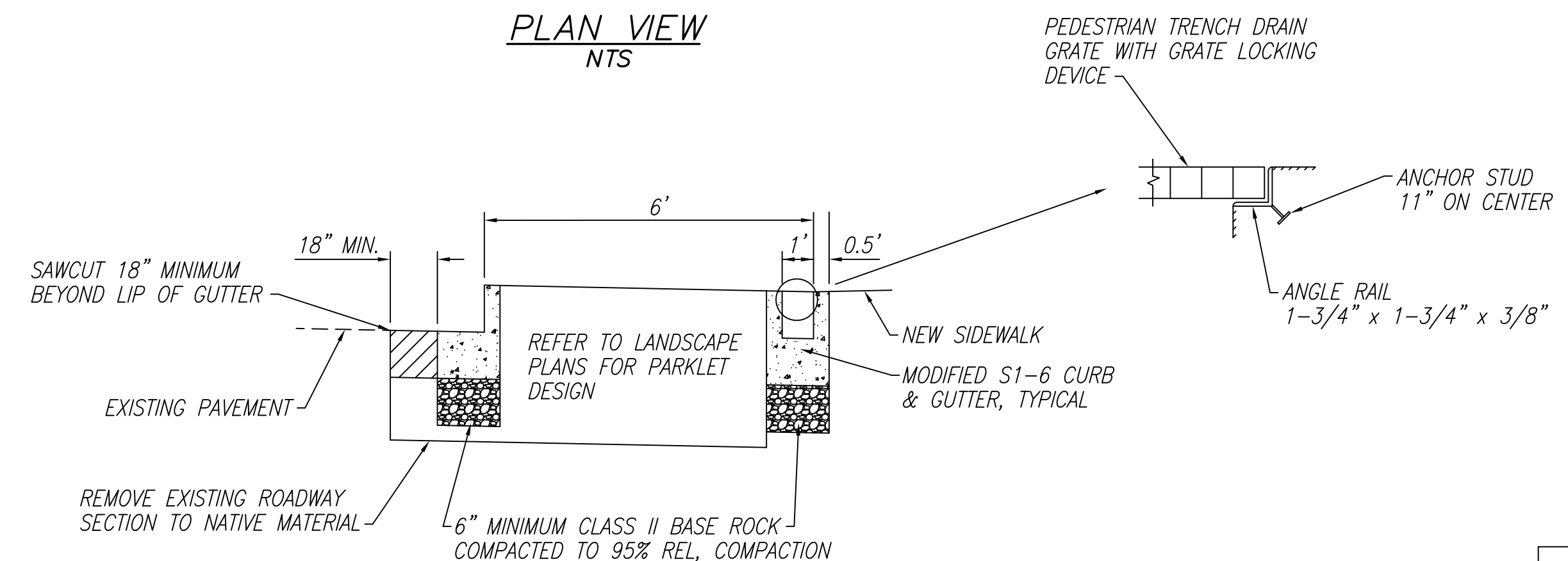
- TOPOGRAPHIC SURVEY PERFORMED BY LEA & BRAZE, INC.; DATED DECEMBER 18, 2018 & UPDATED APRIL 15, 2019. DATUM: NAVD 88. SITE BENCHMARK SHOWN ON SHEET C2.0.
- ALL ON-SITE WORK TO BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED FOR IN THE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING STUDY, 3483 GOLDEN GATE WAY, LAFAYETTE, CA 94549," PROVIDED BY GEO-ENGINEERING SOLUTIONS, INC., DATED JANUARY 28, 2019, INCLUDING ANY ADDENDUMS.
- ALL WORK PERFORMED ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAFAYETTE & CONTRA COSTA COUNTY.
- CARE SHALL BE TAKEN BY THE CONTRACTOR DURING GRADING OPERATIONS TO PRESERVE ANY BERM, DRAINAGE TERRACE, INTERCEPTOR SWALE OR OTHER DEVICE OF A PERMANENT NATURE ON OR ADJACENT TO THE PROPERTY.
- WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES ARE IN PLACE.
- ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLAN AS BEST AS CAN BE ESTABLISHED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE. CONTRACTOR IS ENCOURAGED TO CONTACT AN UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO BEGINNING ANY EXCAVATION WORK FOR ASSISTANCE IN LOCATING UNDERGROUND UTILITIES.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION AFFECTING SAID LINES.
- CONTRACTOR IS TO VERIFY WORK IN THE FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, CURBS, ABOVE-GRADE IMPROVEMENTS OR PHYSICAL FEATURES OF WHATEVER NATURE TO THEIR ORIGINAL CONDITIONS, WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT. THIS NOTE APPLIES TO DAMAGE BY THE CONTRACTOR OUTSIDE THE IMMEDIATE AREA OF THE WORK.
- ALL TRENCHING OPERATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA).
- HAND TUNNELING/DIGGING WILL BE REQUIRED FOR EXCAVATION WORK IN WHICH EXISTING UTILITIES ARE WITHIN 24" OR LESS VERTICALLY OR HORIZONTALLY OF THE TRENCH LINE.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. VARIATIONS SHALL BE DECLARED AND PRESENTED TO THE OWNERS REPRESENTATIVE IN WRITING UPON COMPLETION OF CONSTRUCTION.
- ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO THIS END KEEP THE ENTIRE SITE FREE FROM EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND EFFECTIVE FOR THE DURATION OF ACTIVITY.
- THE OWNER'S REPRESENTATIVE WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR TO REMOVE ALL EXISTING/ABANDONED ON-SITE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, CONCRETE CURB, GUTTER, SIDEWALK & ASPHALT CONCRETE PAVEMENT IN CONFLICT WITH THE NEW WORK. ALSO, CONTRACTOR TO REMOVE ALL EXISTING/ABANDONED ABOVE GROUND & BELOW GROUND UTILITIES IN CONFLICT WITH THE NEW WORK.
- IN THE EVENT OF THE ENCOUNTER OF SUBSURFACE MATERIALS SUSPECTED TO BE AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING OR EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE FIND LEFT UNTOUCHED. APPLICANT SHALL SELECT AND PROVIDE A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS OR PALEONTOLOGIST WITH A DEGREE IN PALEONTOLOGY OR GEOLOGY, TO EVALUATE. THE RECOMMENDATION OF THE QUALIFIED PROFESSIONAL SHALL BE IMPLEMENTED BEFORE WORK MAY PROCEED. THE APPLICANT SHALL BE LIABLE FOR ALL COSTS ASSOCIATED THEREWITH.
- EARTHWORK QUANTITIES (ASSUME THE FOLLOWING: 1.0' OF STRIPPING (EXISTING BUILDINGS - 17,800± SQUARE FEET) & 0.7' OF STRIPPING (EXISTING ASPHALT & LANDSCAPE AREAS - 30,800± SQUARE FEET)  
 STRIPPING QUANTITY: 1,460± CUBIC YARDS  
 SOIL EXCAVATION: 9,170± CUBIC YARDS  
 FILL: 1,310± CUBIC YARDS  
 OFFHAUL: 1,460 + 9,170 - 1,310 = 9,320± CUBIC YARDS (SEE SHEET C1.0 FOR MORE DETAIL)
- THE ESTIMATED EARTHWORK QUANTITIES ARE DETERMINED BY STANDARD ENGINEERING METHODS UTILIZING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM AN INDEPENDENT QUANTITY ESTIMATE FOR BIDDING PURPOSES AND TO VERIFY THE ENGINEER'S ESTIMATE OF GRADING QUANTITIES. ESTIMATED EARTHWORK QUANTITIES MAY VARY DEPENDING UPON THE ACTUAL DEPTH OF STRIPPING AND DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LAFAYETTE A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-227-2600 PRIOR TO ANY EXCAVATION.



RAISED BRICK PAVER CROSSWALK DETAIL  
NOT TO SCALE

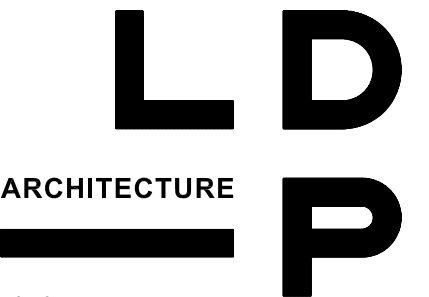


PLAN VIEW  
NTS



SECTION A-A  
NTS

NEW ISLAND DETAIL ON GOLDEN GATE WAY  
NOT TO SCALE



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JOB # 20108 DWG. # C-4194  
DATE: 11/10/21

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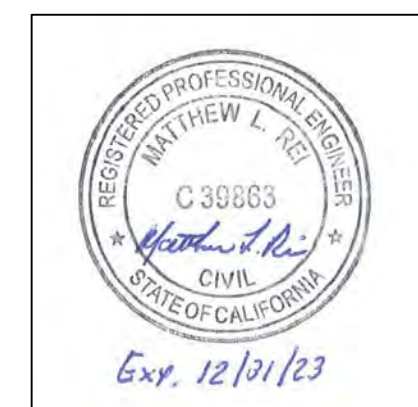
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01-21-2022	COMMENT RESPONSES

CONTACT: MATTHEW REI

(415) 777-0561 P  
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SCALE: NTS

GENERAL NOTES



C4.0



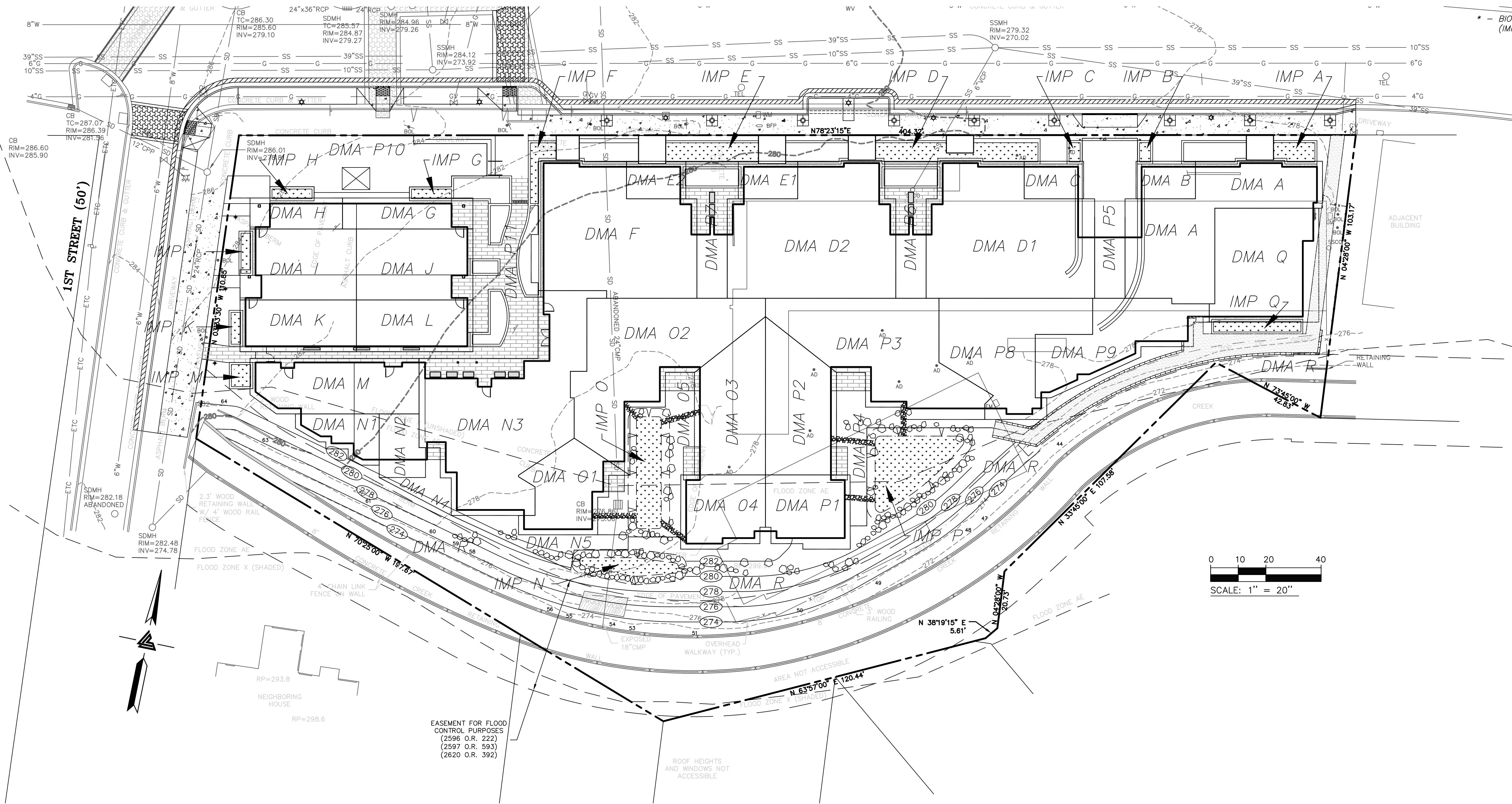
# Exhibit A (Civil Plans)

## C.3 STORM WATER TREATMENT MEASURES

IMP	IMP TYPE	DMA AREA	DMA TYPE	DRAINAGE AREA	IMPERVIOUS AREA	BIORETENTION AREA REQUIRED*	BIORETENTION AREA PROVIDED	RISER HEIGHT	LOCATION	IMP	IMP TYPE	DMA AREA	DMA TYPE	DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	BIORETENTION AREA REQUIRED*	BIORETENTION AREA PROVIDED	RISER HEIGHT	LOCATION	
A	CONCRETE FLOW-THRU PLANTER	A	ROOF	1,943 SF	1,943 SF	78 SF	98 SF	0.50'	ONSITE	N	IN-GROUND FLOW-THRU PLANTER	N1,2&3 N4&5	ROOF PATIO & LANDSCAPE	3,810 SF 677 SF	3,810 SF 24 SF	653 SF	152 SF 4 SF 156 SF	173 SF	0.50'	ONSITE	
B	CONCRETE FLOW-THRU PLANTER	B	ROOF	372 SF	372 SF	15 SF	28 SF	0.50'	ONSITE	O	IN-GROUND FLOW-THRU PLANTER	O1THRU 05	ROOF PATIO & LANDSCAPE	5,229 SF 656 SF	5,229 SF 144 SF	512 SF	209 SF 8 SF 217 SF	364 SF	0.50'	ONSITE	
C	CONCRETE FLOW-THRU PLANTER	C	ROOF	372 SF	372 SF	15 SF	28 SF	0.50'	ONSITE	P	IN-GROUND FLOW-THRU PLANTER	P1,THRU3 P4 P5 P6 P7 P8 P9 P10 P11 J L	ROOF PATIO & LANDSCAPE ROOF & DRIVEWAY ROOF PATIO & LDSC ROOF PATIO & LDSC ROOF PLAZA ROOF ROOF	4,200 SF 964 SF 800 SF 655 SF 655 SF 1,568 SF 1,221 SF 1,831 SF 1,365 SF 1,082 SF 792 SF	4,200 SF 110 SF 800 SF 485 SF 485 SF 1,568 SF 1,221 SF 1,831 SF 1,365 SF 1,082 SF 792 SF	854 SF 170 SF 170 SF 49 SF 74 SF 63 SF 44 SF 32 SF 566 SF	168 SF 8 SF 32 SF 20 SF 20 SF 63 SF 49 SF 74 SF 56 SF 44 SF 32 SF	373 SF	570 SF	0.50'	ONSITE
D	CONCRETE FLOW-THRU PLANTER	D1,&2	ROOF	5,280 SF	5,280 SF	212 SF	345 SF	0.50'	ONSITE	Q	CONCRETE FLOW-THRU PLANTER	Q	ROOF	1,566 SF	1,566 SF		63 SF	124 SF	0.50'	ONSITE	
E	CONCRETE FLOW-THRU PLANTER	E1,&2	ROOF	700 SF	700 SF	28 SF	232 SF	0.50'	ONSITE	R	SELF TREATING	R	LANDSCAPING	17,550 SF	925 SF	16,625 SF	0 SF	0 SF	N/A	N/A	
F	CONCRETE FLOW-THRU PLANTER	F	ROOF	2,549 SF	2,549 SF	102 SF	102 SF	0.50'	ONSITE												
G	CONCRETE FLOW-THRU PLANTER	G	ROOF	530 SF	530 SF	22 SF	51 SF	0.50'	ONSITE												
H	CONCRETE FLOW-THRU PLANTER	H	ROOF	376 SF	376 SF	15 SF	51 SF	0.50'	ONSITE												
I	CONCRETE FLOW-THRU PLANTER	I	ROOF	1,029 SF	1,029 SF	41 SF	51 SF	0.50'	ONSITE												
J	(SEE IMP P)																				
K	CONCRETE FLOW-THRU PLANTER	K	ROOF	792 SF	792 SF	32 SF	40 SF	0.50'	ONSITE												
L	(SEE IMP P)																				
M	CONCRETE FLOW-THRU PLANTER	M	ROOF	1,198 SF	1,198 SF	48 SF	56 SF	0.50'	ONSITE												

NOTE:  
ON-SITE AREA DRAINS TO BE MARKED WITH "NO DUMPING - DRAINS TO BAY"

\* - BIORETENTION REQUIRED AREA BASED ON 4% METHOD  
(IMPERVIOUS AREA + 0.1(PERVIOUS AREA)) x 0.04



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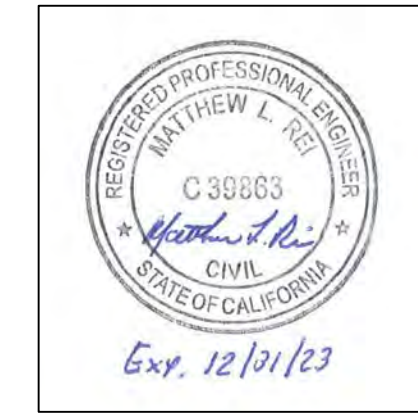
DATE	SET ISSUE
08-06-2021	50% DD
08-26-2021	100% DD
10-21-2022	COMMENT RESPONSES

CONTACT: MATTHEW REI

(415) 777-0561 P  
(415) 777-5117 F

SCALE: 1"=20'

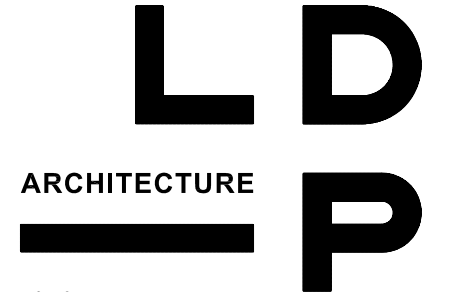
STORMWATER CONTROL PLAN



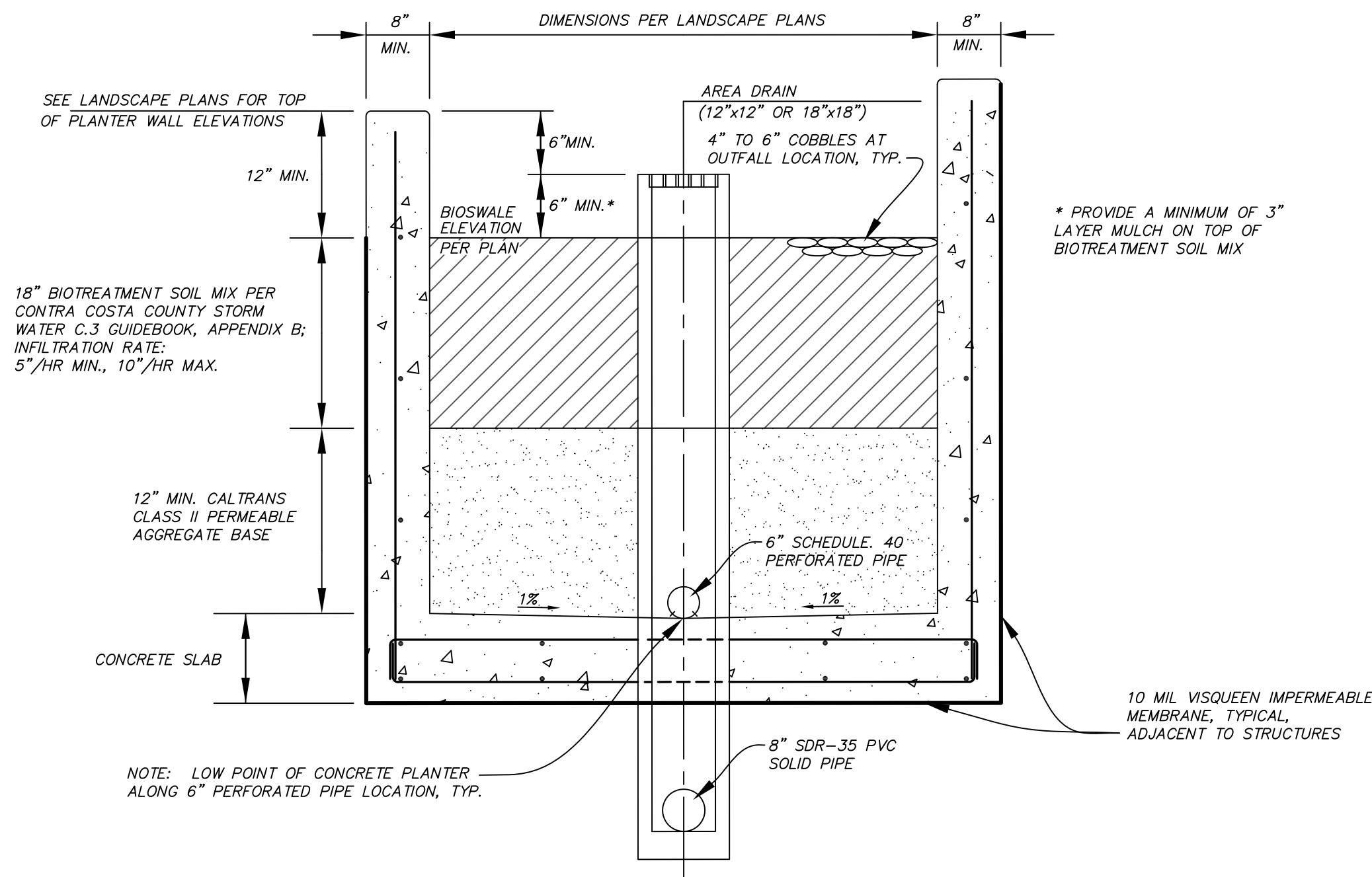
C5.0



# Exhibit A (Civil Plans)



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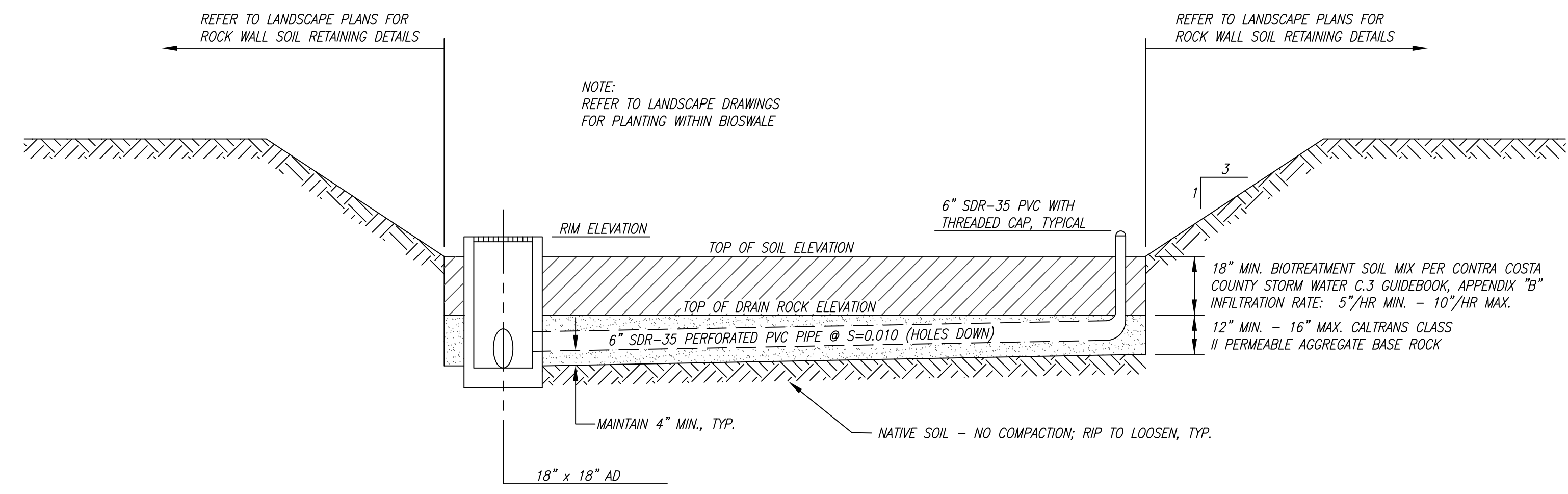


TYPICAL FLOW-THROUGH PLANTER CROSS SECTION  
NTS

## INSPECTION AND MAINTENANCE REQUIREMENTS FOR BEST MANAGEMENT PRACTICES

FLOW-THROUGH PLANTERS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

- 1) INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATIONS OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH, IF NECESSARY.
- 2) INSPECT OUTLETS FOR EROSION OR PLUGGING CAUSED BY DEBRIS.
- 3) EXAMINE DOWNSPOUTS FROM ROOFTOPS TO ENSURE THAT FLOW TO THE PLANTER IS UNIMPEDDED. REMOVE DEBRIS AND REPAIR ANY DAMAGED PIPES. CHECK THE UNDERDRAIN PIPING TO MAKE SURE IT IS INTACT AND UNOBSTRUCTED.
- 4) EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MULCH AS NECESSARY, REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.
- 5) OBSERVE SOILS AT THE BOTTOM OF THE FLOW-THROUGH PLANTERS FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE FLOW-THROUGH PLANTERS DO NOT DRAIN WITHIN 24 HOURS AFTER THE END OF THE STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DEBRIS OR ACCUMULATIONS OF SEDIMENT.
- 6) ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE FLOW-THROUGH PLANTERS AND BY ENSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 24 HOURS FOLLOWING A STORM. IF STANDING WATER PERSISTS FOR MORE THAN 72 HOURS, OR IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT CONTACT THE APPROPRIATE AGENCY FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDE SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.



TYPICAL IN-GROUND FLOW THROUGH BIOSWALE  
NTS

3483 GOLDEN GATE WAY  
LAFAYETTE, CA

KISTER, SAVIO & REI, INC.  
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JOB # 2018 DWG. # K-4194  
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3483 GOLDEN GATE WAY  
APN: 243-232-027-9  
LAFAYETTE, CA  
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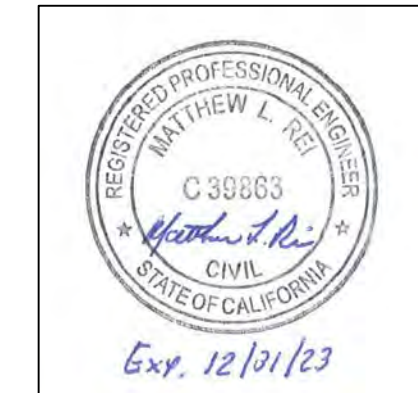
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01-21-2022	COMMENT RESPONSES

CONTACT: MATTHEW REI

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SCALE: NTS

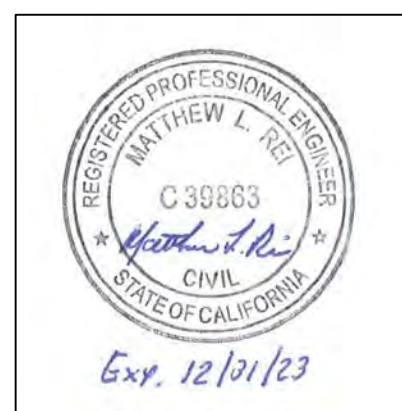
STORMWATER  
CONTROL PLAN  
DETAILS



C5.1



# Exhibit A (Civil Plans)

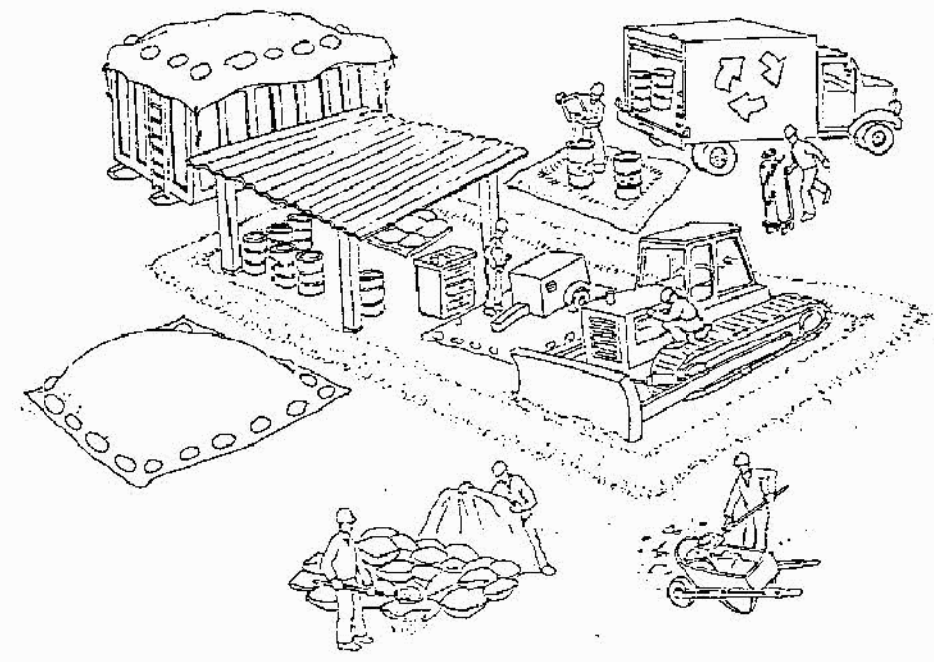


## Contra Costa Clean Water Program

Program Participants: Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, Walnut Creek, Contra Costa County and Contra Costa County Flood Control and Water Conservation District

# Pollution Prevention — It's Part of the Plan

## Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay and Delta. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will help ensure your compliance with local agency stormwater ordinance requirements.

### Materials storage & spill cleanup

#### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly. Cover dumpsters during wet weather.

#### Hazardous materials management

- ✓ Label all hazardous materials and wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with local agency, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately!

### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on-site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on-site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use straw bales, silt fences, or other control measures to minimize the flow of silt off the site.

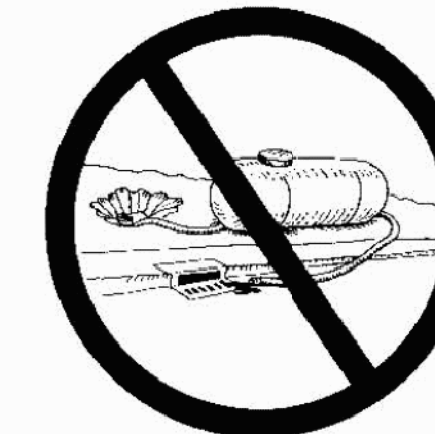


- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, seed with fast-growing grasses or other appropriate erosion control measures.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the local agency.

### Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call the local agency before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the local agency to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, straw bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

### Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off-site.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain. If a suitable dirt area is not available, filter the wash water before discharging to a storm drain.



### Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with straw bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt or concrete pavement.



### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Local Agencies: Antioch (925) 779-7035; Brentwood (925) 516-5420; Clayton (925) 673-7300; Concord (925) 671-3127; Danville (925) 314-3300; El Cerrito (510) 215-4382; Hercules (510) 799-8242; Lafayette (925) 284-1951; Martinez (925) 372-3515; Moraga (925) 376-2590; Oakley (925) 625-7003; Orinda (925) 253-4231; Pinole (510) 724-8949; Pittsburg (925) 252-4920; Pleasant Hill (925) 671-5264; Richmond (510) 307-8091; San Pablo (510) 215-3066; San Ramon (925) 973-2610; Walnut Creek (925) 943-5834; Contra Costa County (925) 313-2259; Contra Costa Clean Water Program (925) 313-2392

**Storm drain polluters may be liable for fines of up to \$10,000 per day plus \$10 per gallon!**



# Exhibit A (Civil Plans)



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LAFAYETTE, CA

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EMAIL: INFO@KSRC.NET  
JOB # 2018 DWG. # K-4194  
DATE: 11/10/21

3483 GOLDEN GATE WAY  
APN: 243-232-027-9  
LAFAYETTE, CA  
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DATE	SET ISSUE
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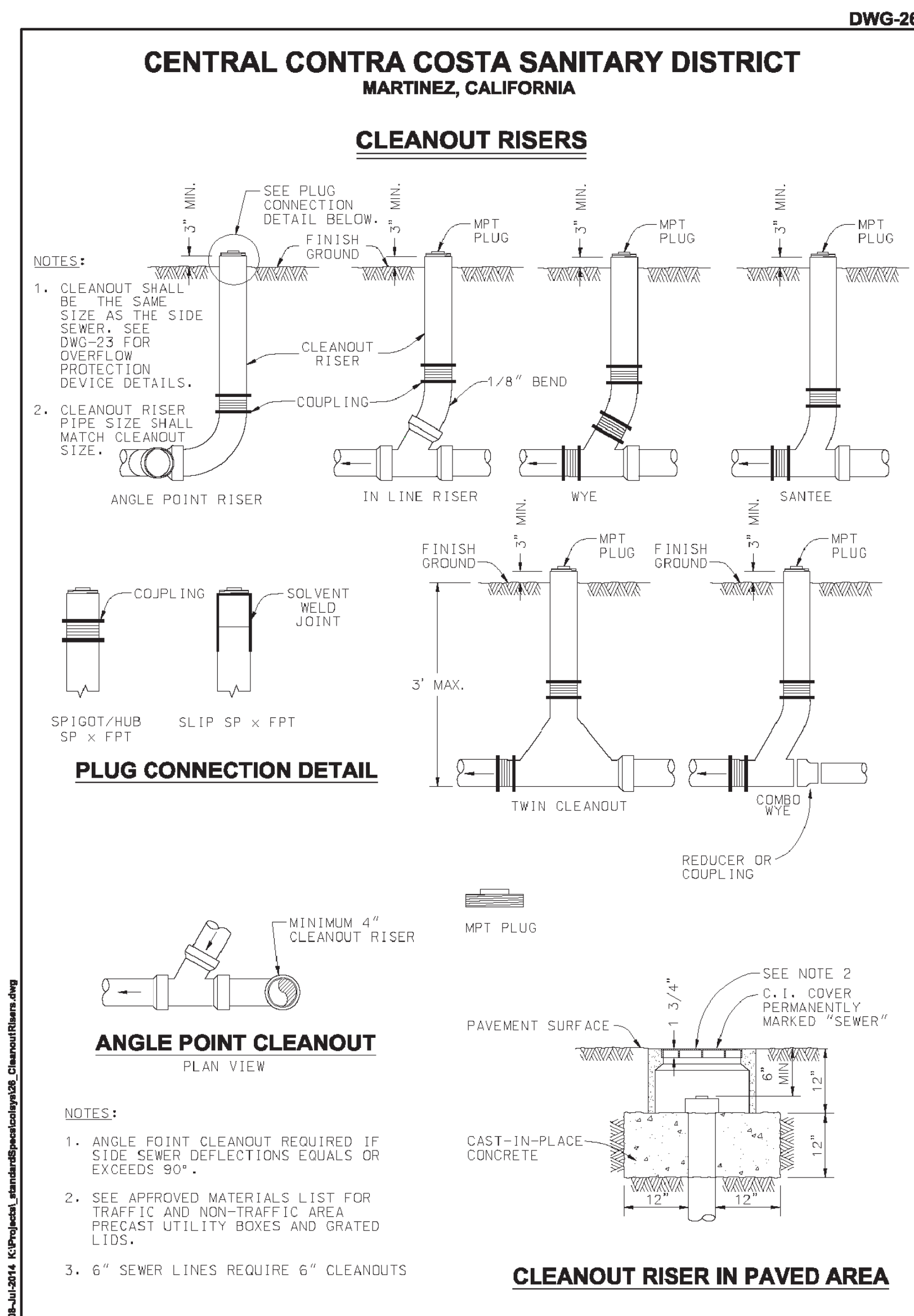
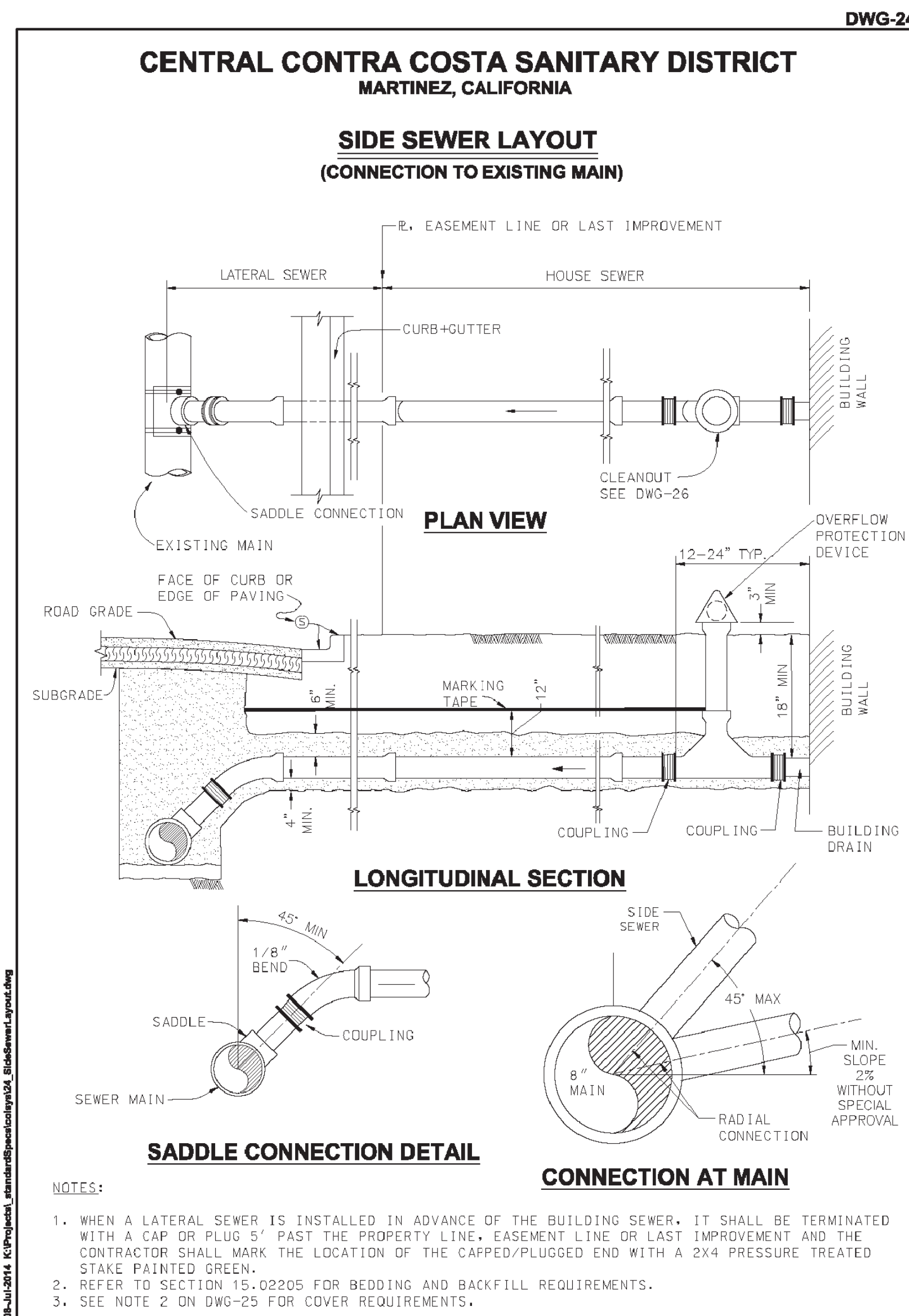
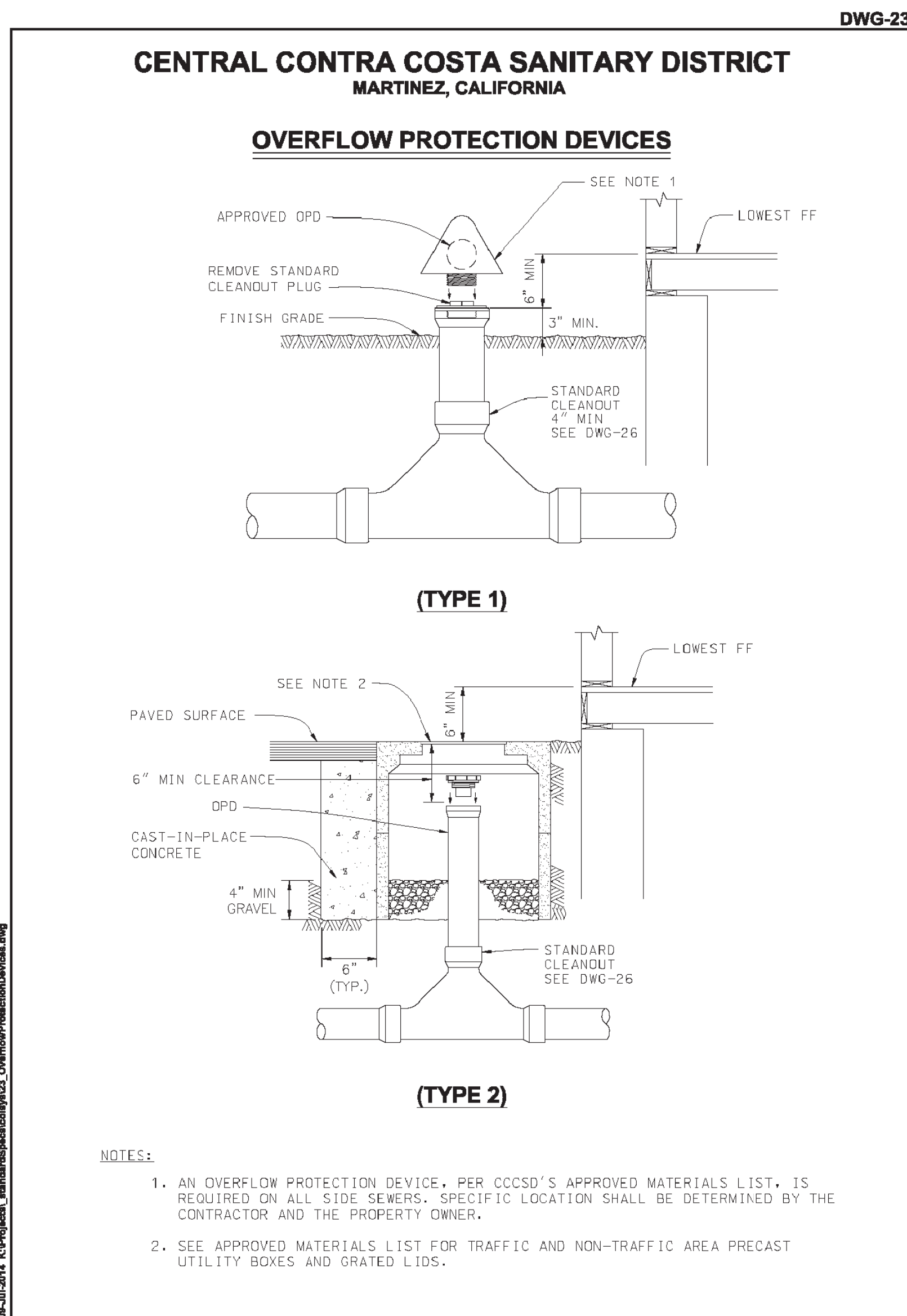
CONTACT: MATTHEW REI

(415) 777-0561 P  
(415) 777-5117 F

SCALE: NTS

SANITARY  
SEWER  
DETAILS

C7.0



08-Jul-2014 K:\Projects\mmartinez\p02018\03\_CleanoutRiser.dwg

08-Jul-2014 K:\Projects\mmartinez\p02018\03\_SideSewerLayout.dwg

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## 3483 GOLDEN GATE WAY LAFAYETTE, CA

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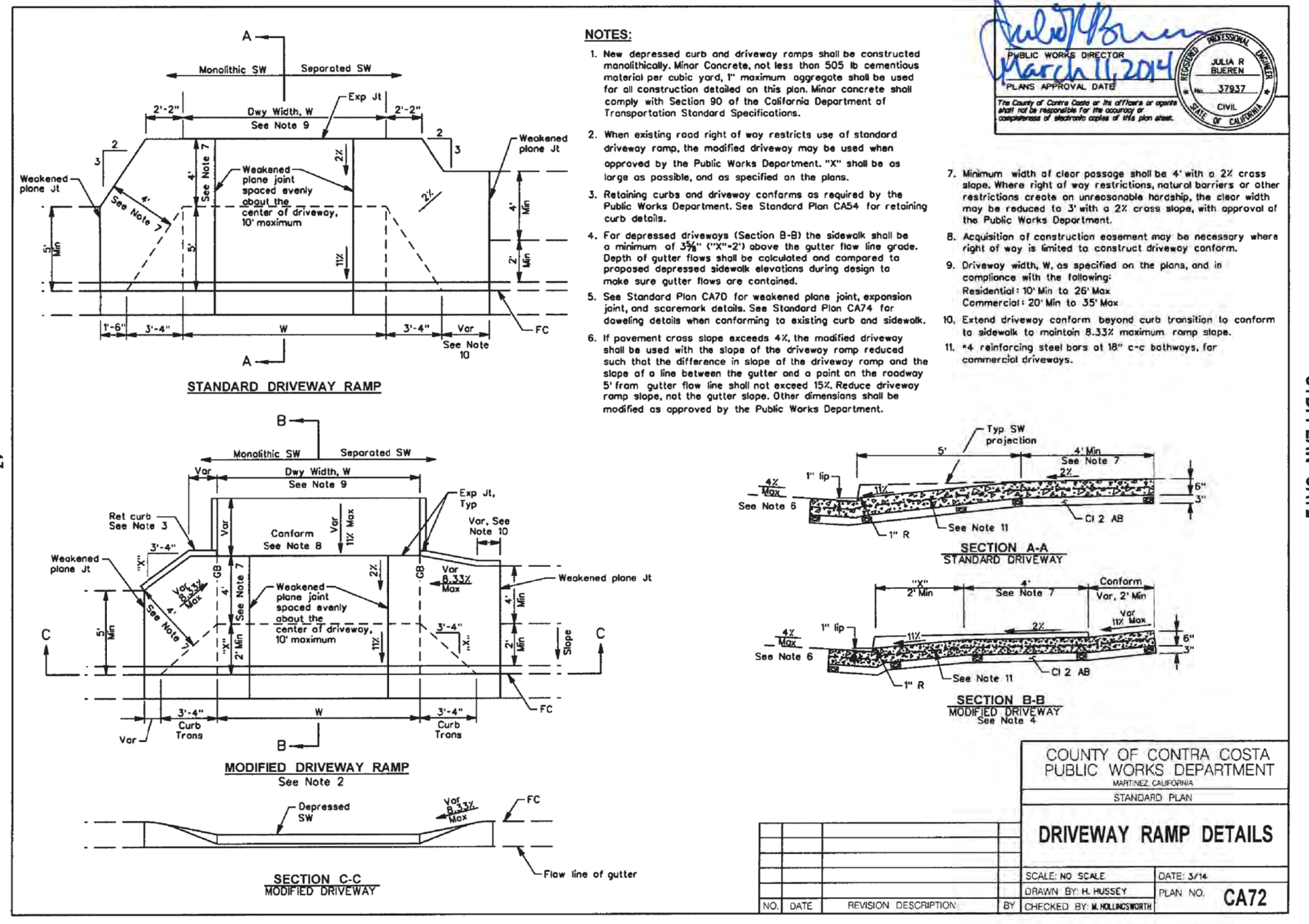
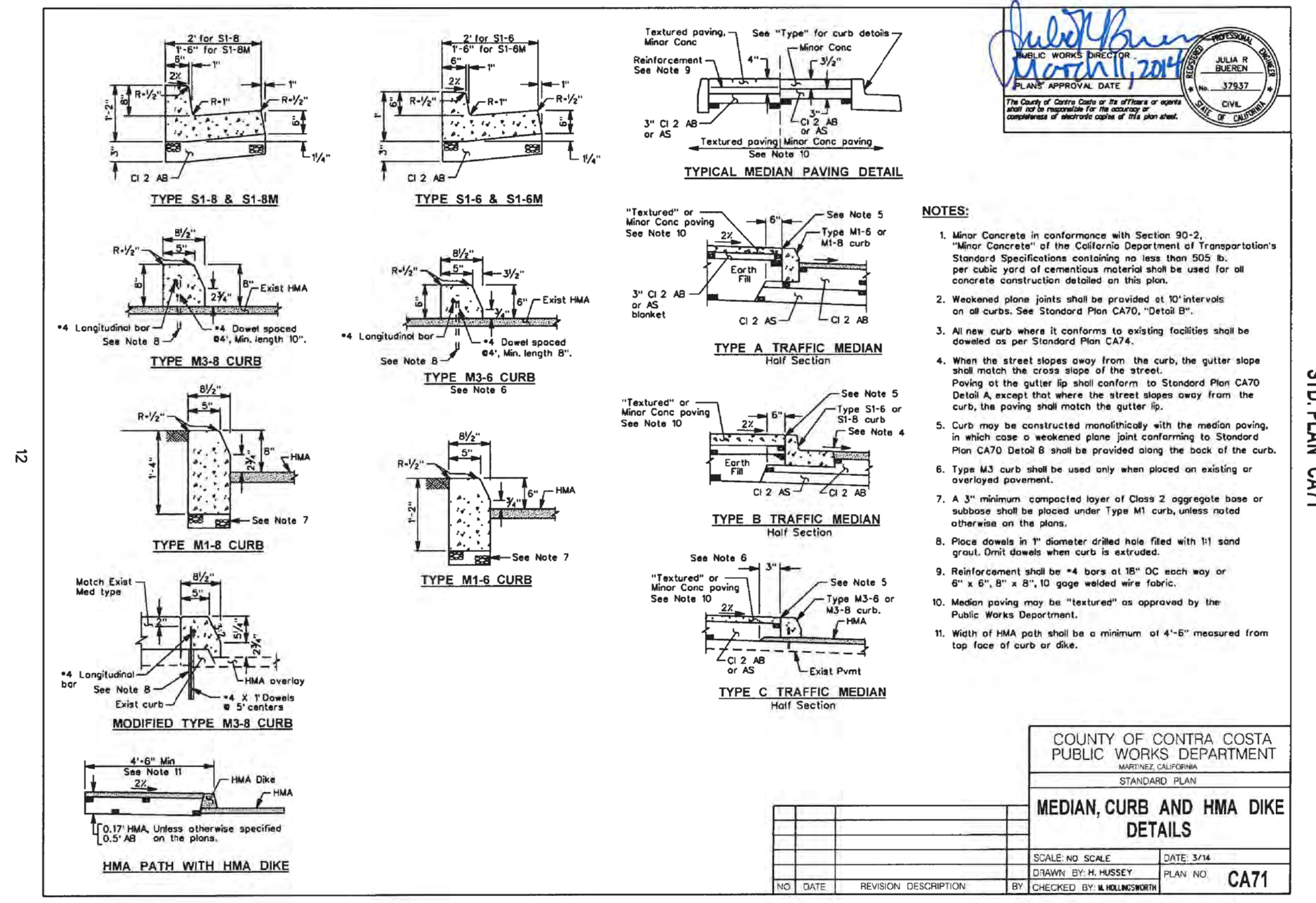
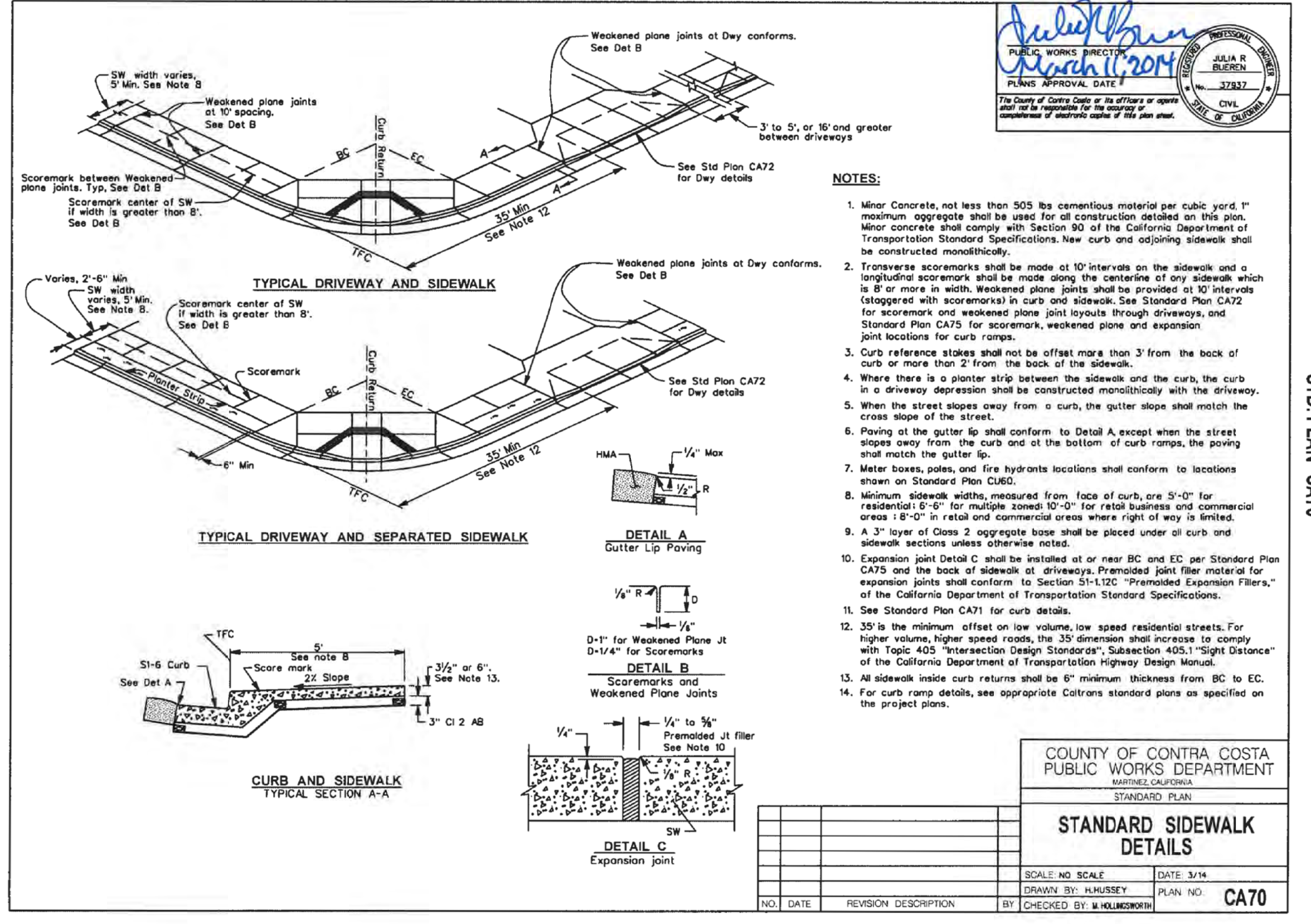
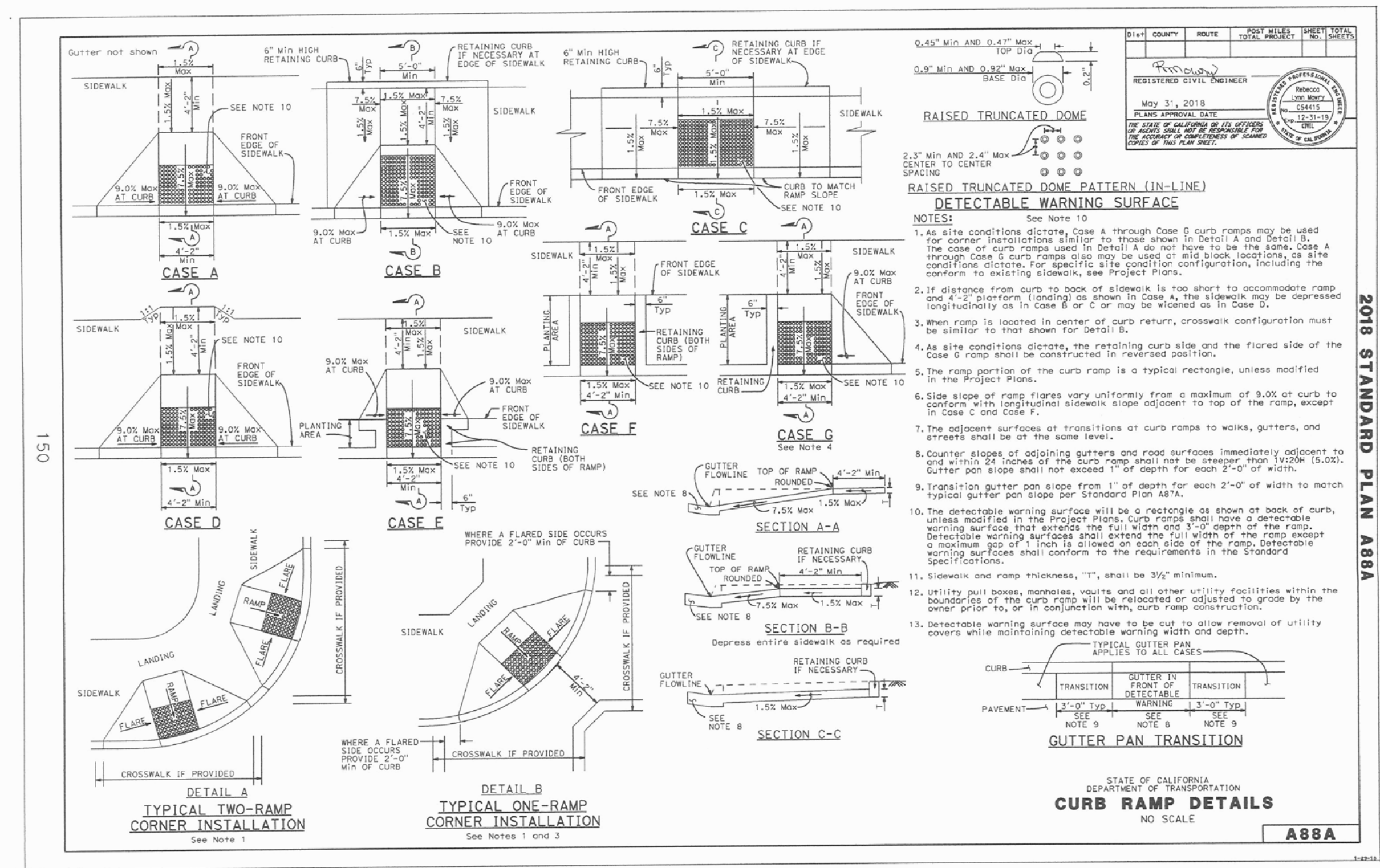
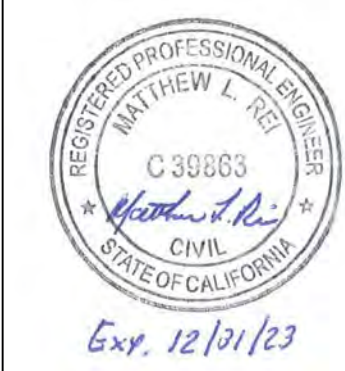
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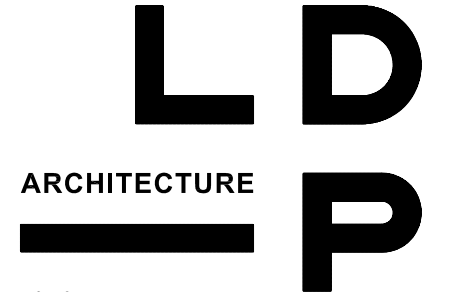
CALTRANS &  
CO.CO. CTY STD.  
DETAILS

C7.1





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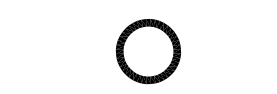


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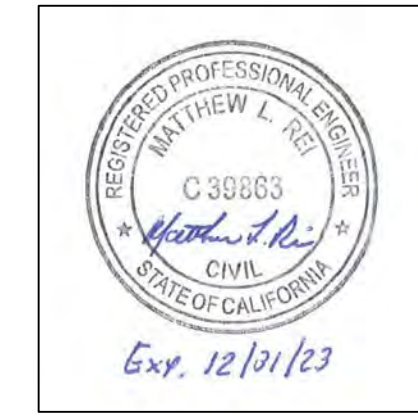
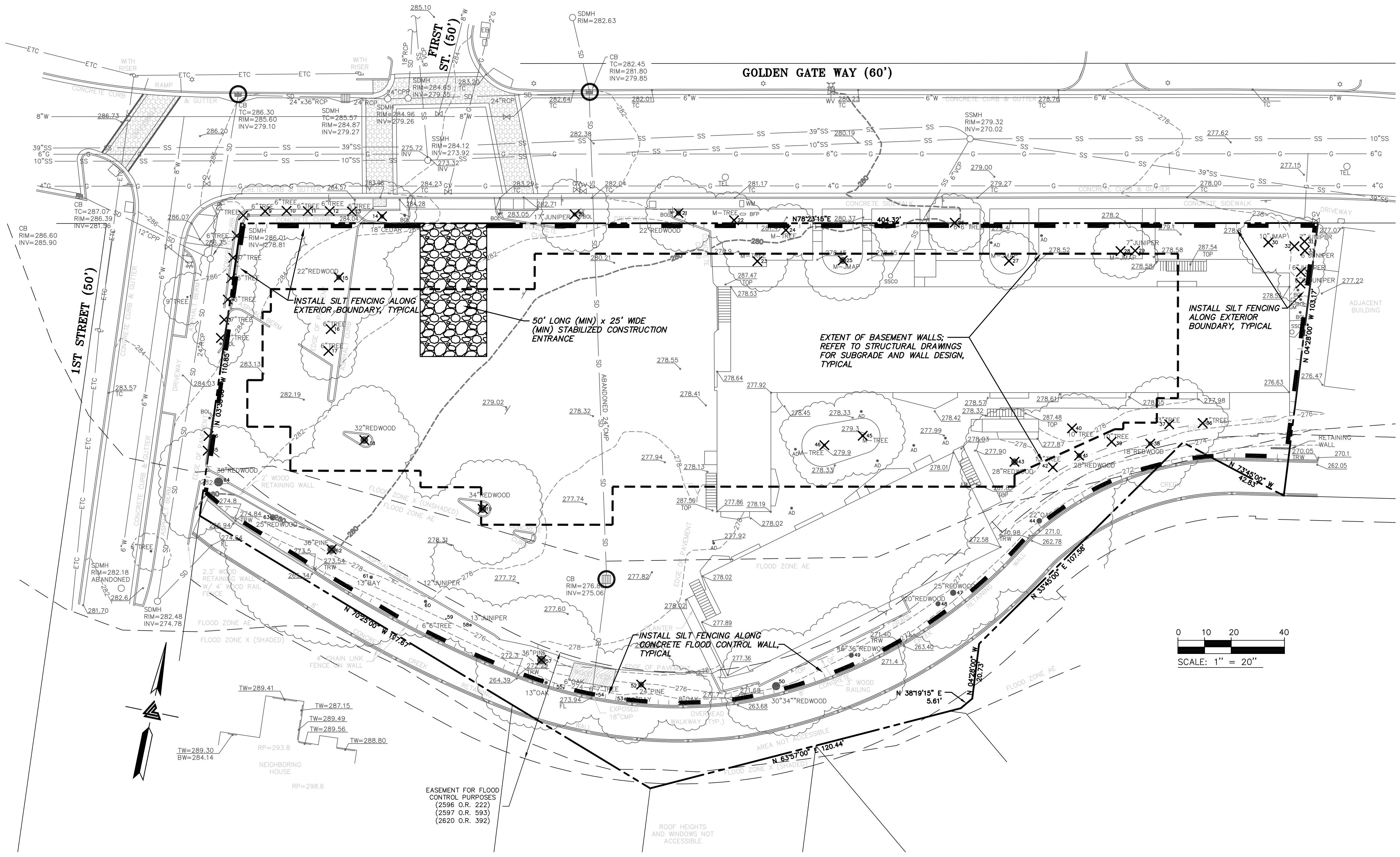
EROSION CONTROL PLAN

C8.0

## EROSION CONTROL LEGEND

-  INDICATES SILT FENCE TO BE INSTALLED PER SE-1 OF CASQA HANDBOOK, (2012 REVISION)
-  INDICATES FIBER ROLL/STRAW WATTLE MATERIAL TO BE INSTALLED PER SE-5 OF CASQA HANDBOOK, (2012 REVISION)
-  INDICATES STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED PER TC-1 OF CASQA HANDBOOK, (2012 REVISION)
-  INDICATES INLET PROTECTION CONSISTING OF FILTER MATERIAL OVER GRATE ANCHORED WITH SAND BAGS, HAY BALES OR FIBER ROLL/STRAW WATTLE MATERIAL INTERCEPTING STORM WATER FLOW PER SE-10 OF CASQA HANDBOOK, (2012 REVISION)
-  14 - EXISTING TREE NUMBER; REMOVE EXISTING TREE, INCLUDING ROOT BALL
-  63 - EXISTING TREE NUMBER; TREE TO REMAIN AND BE PROTECTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES

**NOTE**  
REFER TO CONTRACTOR PLAN FOR BEST MANAGEMENT PRACTICES DURING EXCAVATION ACTIVITIES. CONTRACTOR TO FOLLOW ALL STATE AND LOCAL REQUIREMENTS REGARDING DE-WATERING ACTIVITIES AND DISPOSITION





# Exhibit A (Civil Plans)

## GRADING AND EROSION CONTROL NOTES:

- MATERIALS FROM EXCAVATION IN THE PREMISES THAT ARE NOT NEEDED FOR BACKFILL SHALL BE TRANSPORTED AWAY FROM THE WORK SITE. IF NEEDED FOR FUTURE BACKFILL, THE EXCAVATED MATERIALS MUST BE DEPOSITED IN A SUITABLE AREA AND MUST BE COVERED WITH FIBER MAT, PLASTIC SHEETS, OR OTHER EQUIVALENT PROTECTION FROM WEATHER TO PREVENT EROSION.
- WHEN RAINING OR WHEN WORK IS NOT BEING DONE, EXPOSED SLOPES OR GROUNDS SHALL BE COVERED WITH WATERPROOF COVERING OR WITH FIBER MAT.
- ALL SOIL STOCKPILES MUST BE PROTECTED WITH PLASTIC COVER AFTER EVERY WORKDAY.
- THE STREET AREA MUST BE SWEEPED AND CLEANED TO ELIMINATE TRACK OF DIRT DURING THE DAY AND AT THE END OF WORKDAY.
- CONSTRUCTION PARKING MUST BE LIMITED TO WITHIN THE STABILIZED CONSTRUCTION ENTRANCE OR INSIDE THE OWNER'S PROPERTY.
- CONSTRUCTION SIGN MUST BE POSTED IN FRONT OF THE PROPERTY AND INSTALLED FIVE FEET FROM THE EDGE OF PAVEMENT OR BACK OF SIDEWALK. THE SIGN MUST CONTAIN THE NAME AND PHONE NUMBER OF THE CONTRACTOR WHERE HE CAN BE CONTACTED TWENTY-FOUR HOURS A DAY, SEVEN DAYS A WEEK (24/7) AND MUST BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE SIZE OF THE LETTERING FOR THE NAME AND PHONE NUMBER OF THE CONTRACTOR SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT.
- TWENTY FOUR HOURS PRIOR TO START OF GRADING, THE APPLICANT MUST NOTIFY IN WRITING THE IMMEDIATE OR ADJACENT NEIGHBORS ABOUT THE IMPENDING GRADING WORK.
- THE GRADING CONTRACTOR HAS TO OBSERVE STRICTLY THE WORKING HOURS STIPULATED IN THE CONDITIONS OF APPROVAL BY THE CASE PLANNER.
- EVERY TIME A VEHICLE GETS OUT OF THE WORK AREA AND INTO THE STREET, IT MUST HAVE ITS TIRES WASHED AT A LOCATION INSIDE THE PROPERTY DESIGNATED AS "VEHICLE TIRE WASHING AREA".
- EROSION CONTROL MEASURES PER: 1) "MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES," PUBLISHED BY ABAG AND 2) "EROSION AND SEDIMENT CONTROL BMPs", PUBLISHED BY CALIFORNIA STORM WATER QUALITY ASSOCIATION.
- NOTWITHSTANDING EROSION CONTROL MEASURES SHOWN ON THIS PLAN, SEDIMENT AND EROSION CONTROL IS REQUIRED FOR ALL AREAS WITH DISTURBED OR GRADED SOIL. AFTER EACH STORM EVENT, ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED, MAINTAINED, AND MODIFIED AS REQUIRED.
- THE DOWNSTREAM STORM SYSTEM(S) SHOULD BE INSPECTED TO VERIFY FREEDOM FROM OBSTRUCTIONS AND PROPER FUNCTION.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE GRADING INSPECTOR.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE GRADING INSPECTOR.

## TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DESIGN AND CONSTRUCTION SPECIFICATIONS

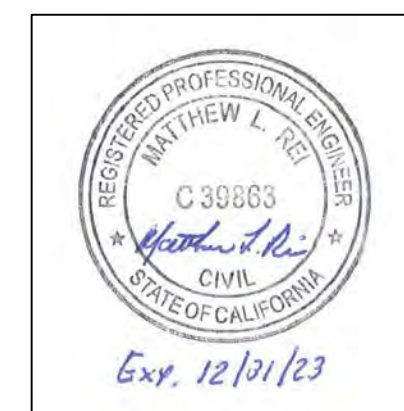
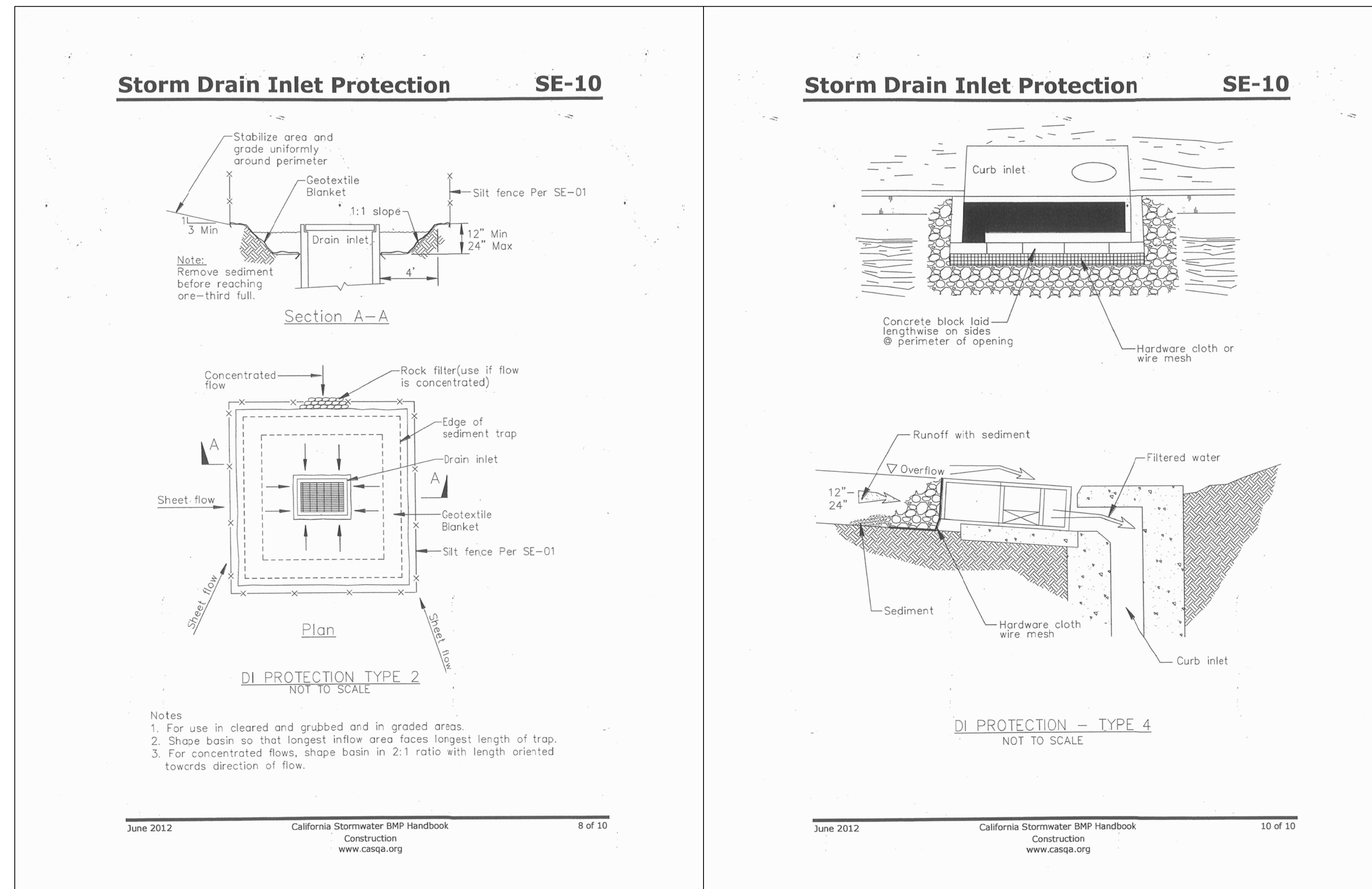
- THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 15 FEET.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

## SILT FENCE/FILTER BARRIER MAINTENANCE NOTES:

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE BARRIER'S EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

## FIBER ROLL/STRAW WATTLE NOTES CONSTRUCTION AND MAINTENANCE:

- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, WILL BE AS FOLLOWS:
- FINE GRADE THE SUBGRADE BY HAND, DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100 mm (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
- SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
- PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE IN THE CENTER OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX FEET WITH 1" X 2" X 23" STAKES.
- STAKES ARE TYPICALLY DRIVEN INTO THE CENTER OF THE ROLL, WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
- DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
- DESIGNED FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1. PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.
- REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
- IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOT EXCESSIVELY SOILED, ROLLS MAY BE REMOVED, REPLACED, AND REUSED.





# Exhibit A (Civil Plans)

NOTICE:  
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF LEVY DESIGN PARTNERS, INC. (LDP ARCHITECTURE) AND SHALL NOT BE USED EXCEPT BY WRITTEN AGREEMENT WITH LEVY DESIGN PARTNERS.

## 3483 GOLDEN GATE WAY LAFAYETTE, CA

KISTER, SAVIO & REI, INC.  
LAND SURVEYORS & CIVIL ENGINEERS  
825 SAN PABLO AVENUE, PINOLE, CA 94564  
PHONE: 510-222-4020 FAX: 510-222-3718  
EMAIL: INFO@KSRRINC.NET  
JOB # 20108 DWG. # K-4194  
DATE: 11/10/21

3483 GOLDEN GATE WAY  
APN: 243-232-027-9  
LAFAYETTE, CA  
PROJECT NO. 2018-15

DATE	SET ISSUE
08-06-2021	50% DD
08-26-2021	100% DD
01-21-2022	COMMENT RESPONSES

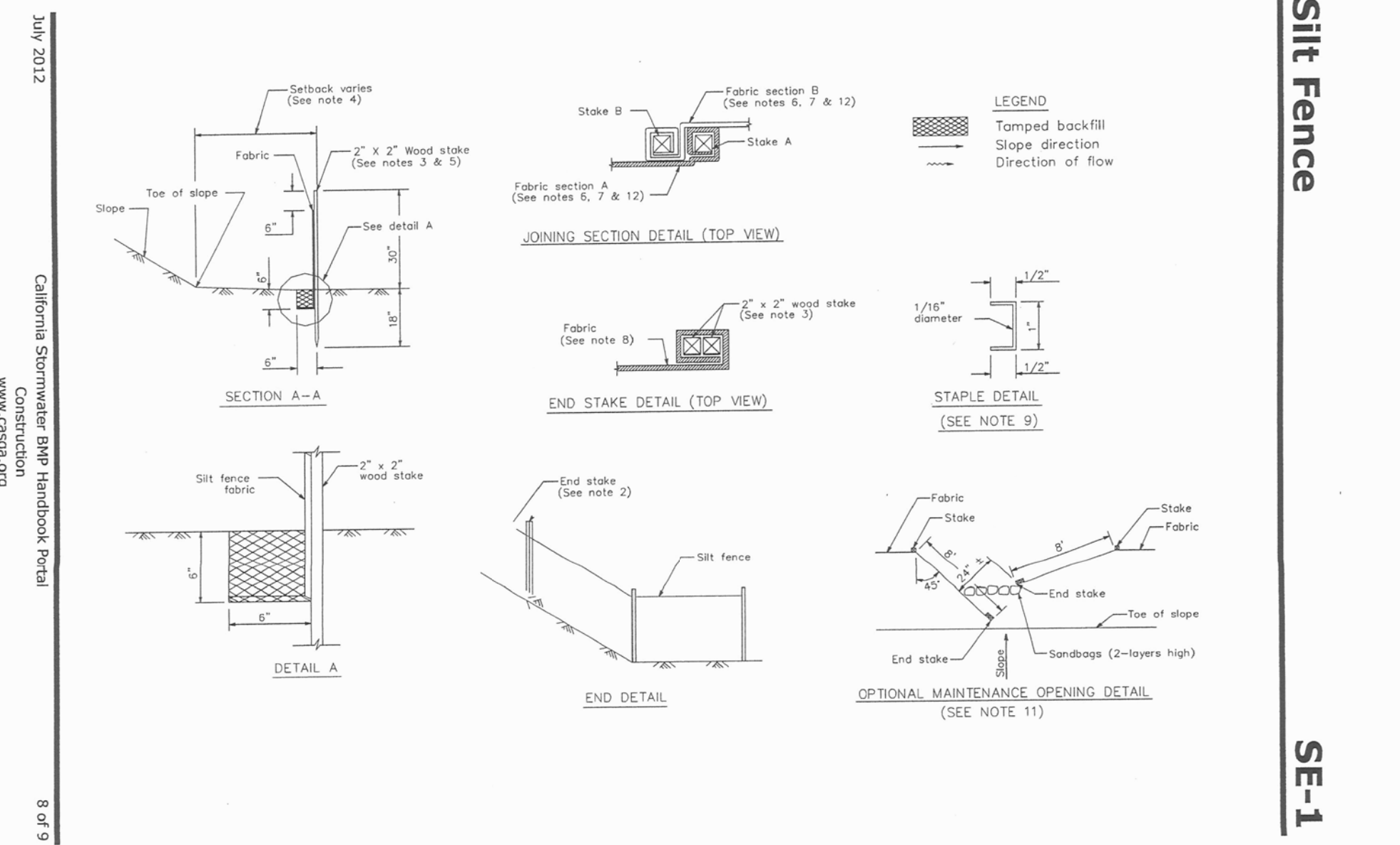
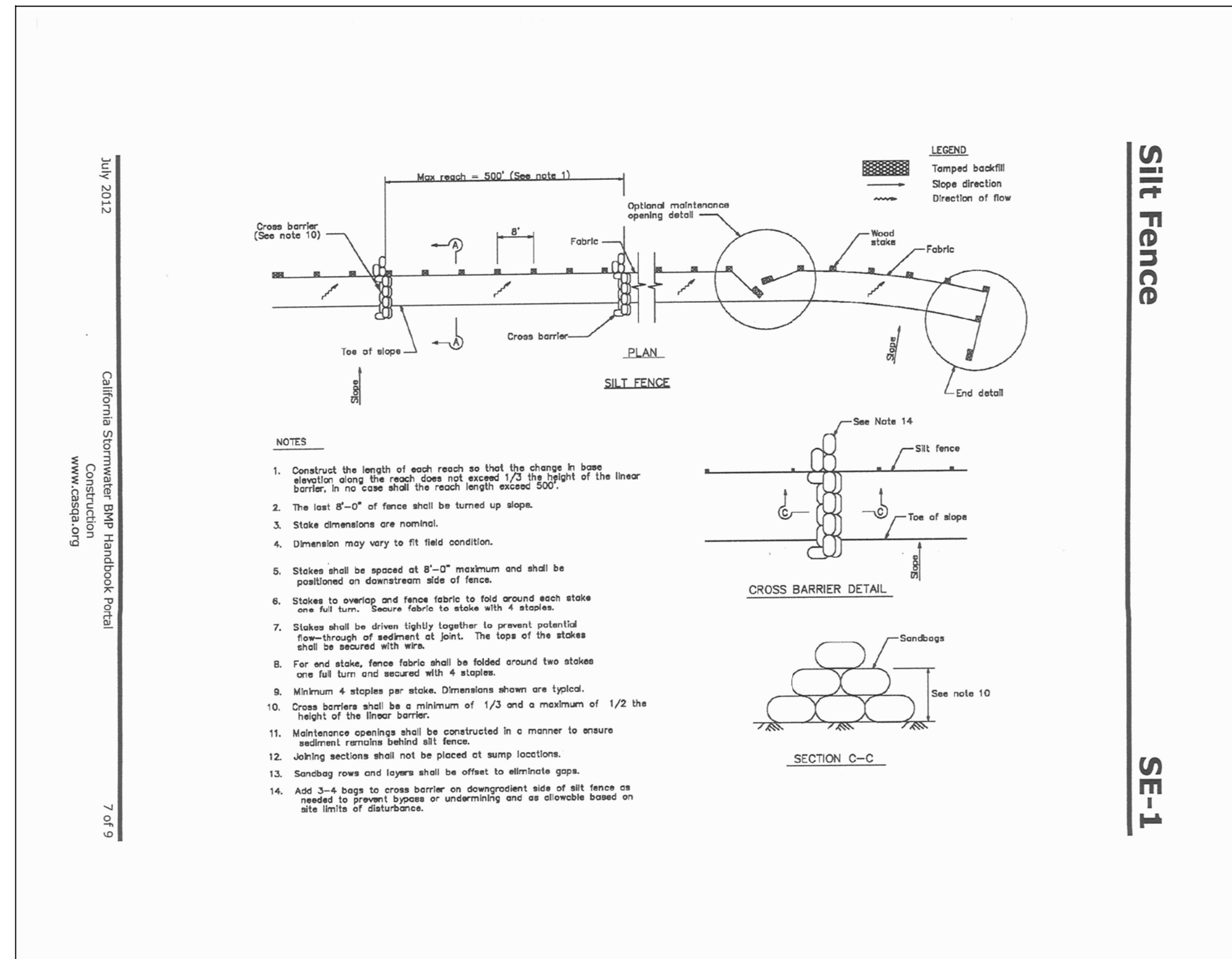
CONTACT: MATTHEW REI

(415) 777-0561 P  
(415) 777-5117 F

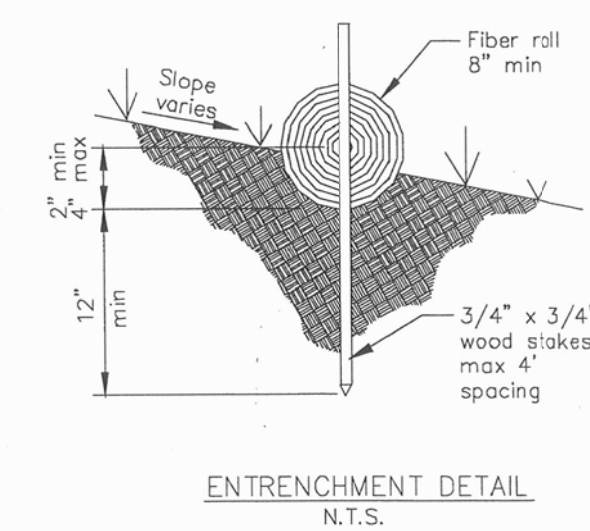
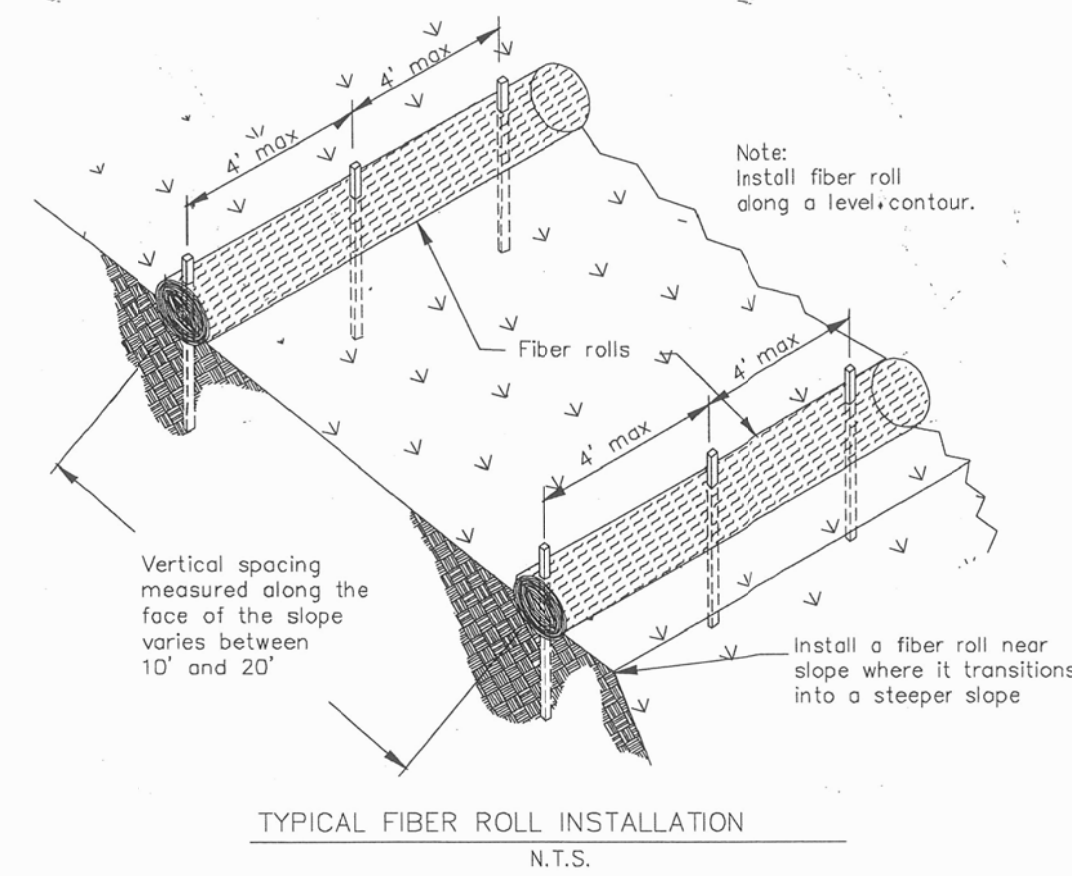
SCALE: 1"=20'

EROSION  
CONTROL PLAN  
NOTES & DETAILS

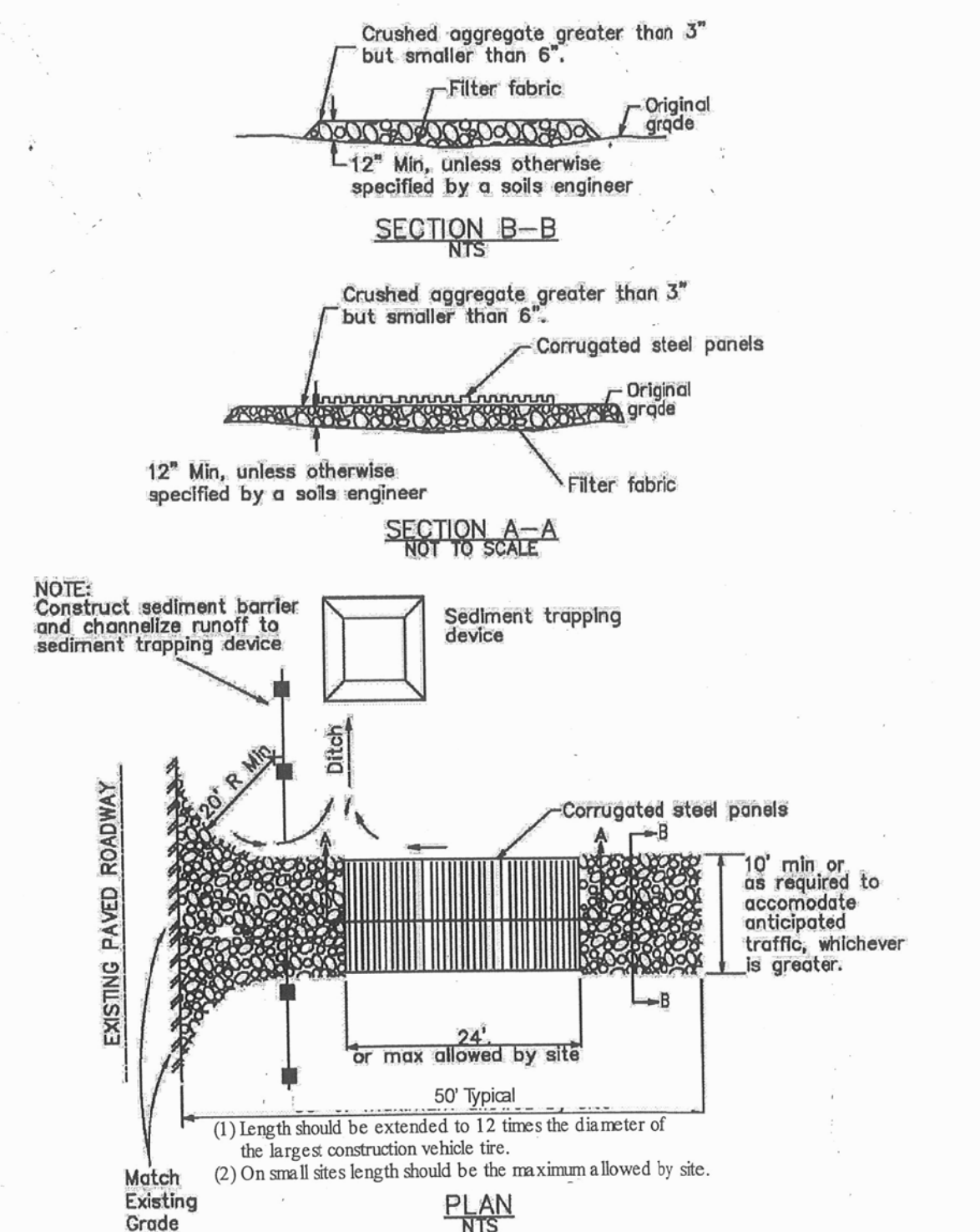
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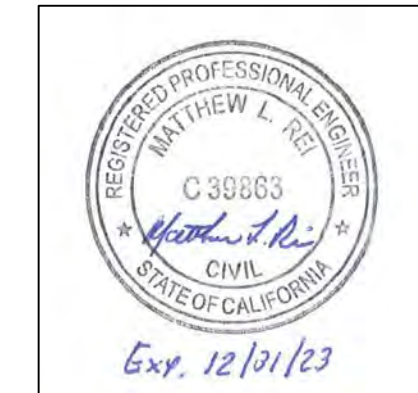
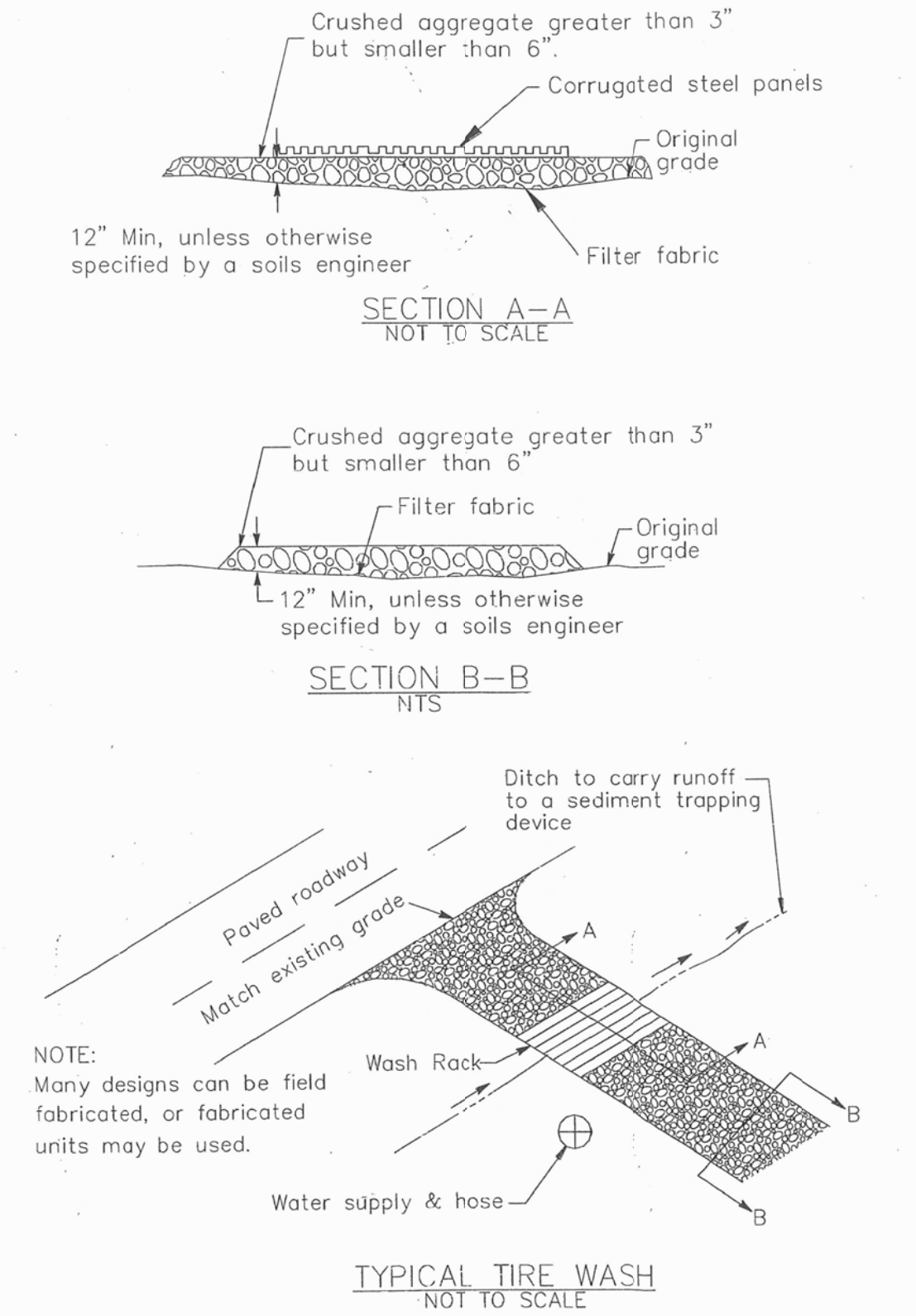
**Fiber Rolls SE-5**



**Stabilized Construction Entrance/Exit TC-1**



**Entrance/Outlet Tire Wash TC-3**





**GENERAL NOTES**

- PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY KISTER, SAVIO & REI, INC. ENGINEERS AND ARCHITECTURAL DRAWINGS PREPARED BY LEVY DESIGN PARTNERS ARCHITECTS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.
- CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:  
 AMERICAN DISABILITIES ACT  
 UNIFORM BUILDING CODE  
 2016 CALIFORNIA BUILDING CODE  
 CALIFORNIA STATE TITLE 24  
 CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS  
 CITY OF LAFAYETTE  
 CONTRA COSTA COUNTY
- CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
  - PRE-CONSTRUCTION SITE WALK THROUGH
  - CONSTRUCTION LAYOUT
  - GRADING AND FORM WORK
  - IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
  - IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
  - PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
  - FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
  - END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD
- SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

**GRADING NOTES**

- ELEVATIONS ARE BASED UPON FINISHED FLOOR ELEVATIONS INDICATED ON ARCHITECTURAL DRAWINGS AND GRADING PLANS BY CIVIL ENGINEER.
- PRIOR TO GRADING, VERIFY EXISTING DRAINAGE STRUCTURES, AND UNDER-SLAB UTILITY LOCATIONS. NOTIFY PROJECT LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
- TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS, WHETHER EXISTING OR NEW, SHALL BE ROUNDED, GRADUAL AND SLOPED TO DRAIN. LOW SPOTS WHICH HOLD WATER WILL NOT BE ACCEPTED.
- PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVED SURFACES WITH A SMOOTH TRANSITION. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL PLANTING AND HARDSCAPE AREAS. ALL PROPOSED CONSTRUCTION SHALL SMOOTHLY CONFORM TO EXISTING STRUCTURES.
- ALL PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.
- FINISH GRADES MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION AND PLANTING WORK.

**LAYOUT NOTES**

- DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.
- VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY LANDSCAPE ARCHITECT.
- STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.
- EXPANSION JOINTS TO OCCUR AT 20'-0" OC, MINIMUM, AT CONCRETE PAVING UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.
- CONTRACTOR SHALL NOT PLACE ANY PAVING WITHOUT APPROVAL OF FORMWORK BY THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT IF THERE IS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & PROPOSED GRADING OR LAYOUT. ANY UN-APPROVED CONCRETE POURED NOT CONSISTENT WITH PLANS OR EXISTING CONDITIONS WILL BE REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.
- LADDER PADS ARE TO BE KEPT CLEAR OF ALL TREES AND ANY WOODY SHRUBS OR WOODY GROUNDCOVERS SO THAT THERE IS NO INTERFERENCE WITH THE PLACEMENT OF FIRE DEPARTMENT GROUND LADDERS.

**PLANTING AND SOIL PREPARATION NOTES**

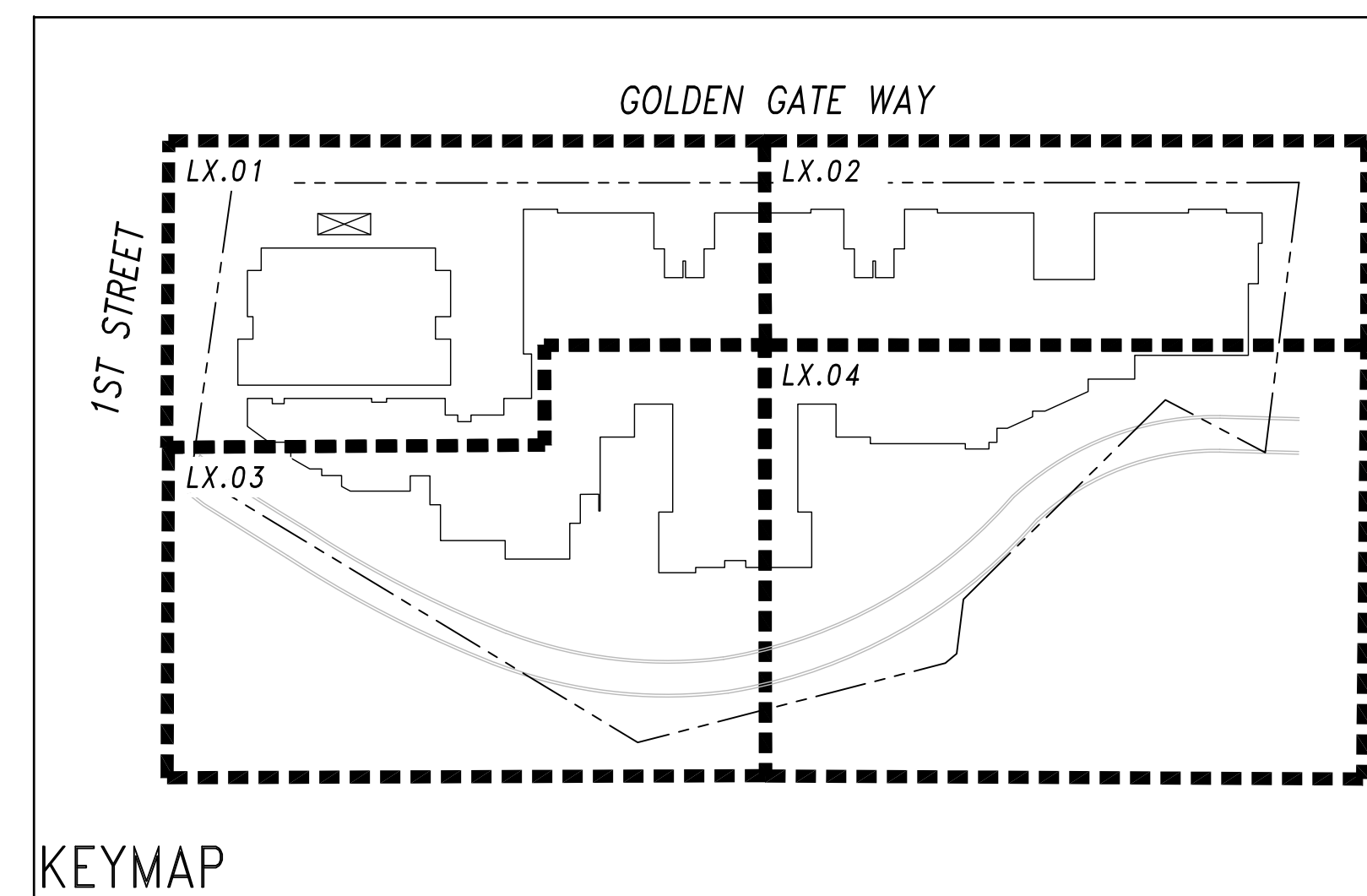
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT (3.5% AT TURF AREAS) WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sqft) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.
- ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
- STORMWATER TREATMENT SOIL TO COMPLY WITH THE CONTRA COSTA COUNTYWIDE CLEAN WATER PROGRAM'S C.3 STORMWATER TECHNICAL GUIDANCE MANUAL, APPENDIX K, "SOIL SPECIFICATIONS".
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- TREES MUST HAVE AN UN-CUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

**ABBREVIATIONS**

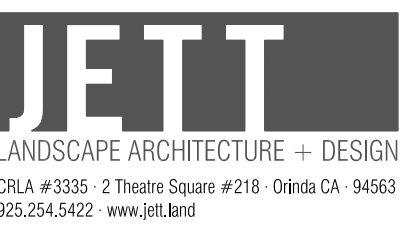
AD	AREA DRAIN	NTS	NOT TO SCALE
ADJ	ADJACENT	OC	ON CENTER
AGG	AGGREGATE	PA	PLANTING AREA
AL	ALIGN	PN	PROJECT NORTH
BR	BOTTOM OF RAMP	POB	POINT OF BEGINNING
BS	BOTTOM OF STAIR	PTDS	PRESSURE TREATED DOUG FIR
BW	BOTTOM OF WALL		
CB	CATCH BASIN	R	RISER
CIP	CAST IN PLACE	RE	RIM ELEVATION
CJ	CONTROL JOINT	ROW	RIGHT OF WAY
CL	CENTERLINE	SAD	SEE ARCHITECTURAL DRAWINGS
CLR	CLEARANCE	SCD	SEE CIVIL ENGINEERING DRAWINGS
CO	CLEAN OUT		
CONC	CONCRETE	SDS	STORM DRAIN SYSTEM
CONF	CONFIGURATION	SED	SEE ELECTRICAL ENGINEERING DRAWINGS
CONT	CONTINUOUS	SD	STORM DRAIN
DBH	DIAMETER AT BREST HT	SIM	SIMILAR
DG	DECOMPOSED GRANITE	SJ	SCORE JOINT
DWG	DRAWING(S)	SMD	SEE MECHANICAL ENGINEERING DRAWINGS
(E)	EXISTING	SPECS	SPECIFICATIONS
EJ	EXPANSION JOINT	SS	STRUCTURAL SLAB
EQ	EQUAL	SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
EW	EACH WAY	SST	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FG	FINISHED GRADE	TC	TOP OF CURB
FOB	FACE OF BUILDING	TF	TOP OF FENCE
FOW	FACE OF WALL	TG	TOP OF FIBERGLASS GRATE
FP	FINISH PAVING	THLD	THRESHOLD
GAL	GALLON	TR	TOP OF PLANTER
GFRC	GLASS FIBER REINFORCED CONCRETE	TR	TOP OF RAMP
GB	GRADE BREAK	TS	TOP OF STAIR
HP	HIGH POINT	TW	TOP OF WALL
HPS	HIGH POINT SWALE	TYP	TYPICAL
HSS	HOLLOW STRUCTURAL SECTION	UON	UNLESS OTHERWISE NOTED
HT	HEIGHT	VIF	VERIFY IN FIELD
IE	INVERT ELEVATION	WPM	WATERPROOF MEMBRANE
INT	INTERSECTION	WP	WATERPROOFING
INV	INVERT		
LT	LIGHT		
MAX	MAXIMUM		
MIN	MINIMUM		
MFR	MANUFACTURER		
(N)	NEW		

**SHEET LIST TABLE**

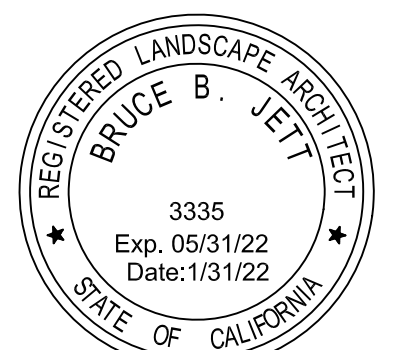
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L0.01	GENERAL NOTES AND LEGENDS
L0.02	MATERIALS SCHEDULE
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE CONSTRUCTION PLAN
L1.02	LANDSCAPE CONSTRUCTION PLAN
L1.03	LANDSCAPE CONSTRUCTION PLAN
L1.04	LANDSCAPE CONSTRUCTION PLAN
L2.01	SECTIONS AND ELEVATIONS
L2.02	SECTIONS AND ELEVATIONS
L4.01	LANDSCAPE LIGHTING AND ELECTRICAL PLAN
L4.02	LANDSCAPE LIGHTING AND ELECTRICAL PLAN
L5.01	PAVING PLAN
L5.02	PAVING PLAN
L5.03	PAVING PLAN
L5.04	PAVING PLAN
L8.01	CONSTRUCTION DETAILS
L8.02	CONSTRUCTION DETAILS
L8.03	CONSTRUCTION DETAILS
L8.04	CONSTRUCTION DETAILS
L8.05	CONSTRUCTION DETAILS
L8.06	CONSTRUCTION DETAILS
L8.07	CONSTRUCTION DETAILS
L9.01	IRRIGATION PLAN
L9.02	IRRIGATION PLAN
L9.03	IRRIGATION PLAN
L9.04	IRRIGATION PLAN
L9.05	IRRIGATION NOTES AND LEGEND
L9.06	IRRIGATION CALCULATIONS
L9.07	IRRIGATION DETAILS
L9.08	IRRIGATION DETAILS
L10.01	PLANTING PLAN
L10.02	PLANTING PLAN
L10.03	PLANTING PLAN
L10.04	PLANTING PLAN
L10.05	PLANT LIST
L10.06	PLANTING DETAILS



**Exhibit A (Civil Plans)**



3483 GOLDEN GATE WAY  
LAFAYETTE, CA



3483 GOLDEN GATE WAY  
LAFAYETTE, CA  
APN: 243-232-027-9  
PROJECT NO. 2018-15

REV	DATE	DESCRIPTION
	08-06-2021	50% DESIGN DEVELOPMENT
	08-25-2021	100% DESIGN DEVELOPMENT
	11-10-2021	50% CD CHECK SET
	11-24-2021	50% CD
▲	01-21-22	COMMENT RESPONSES

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE: AS NOTED

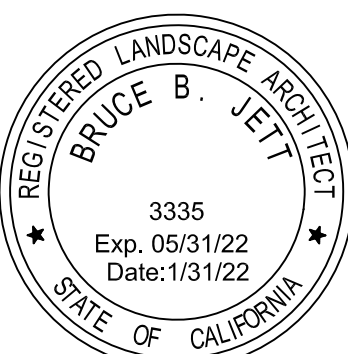
**GENERAL NOTES AND LEGENDS**

**L0.01**



SCHEDULE OF MATERIALS & FINISHES									
KEY	DESCRIPTION	DETAIL	QTY	COLOR	FINISH/MATERIAL	MFR/ SUPPLIER	PRODUCT	COMMENTS	
<b>PAVING</b>									
P-1	CITY STANDARD SIDEWALK	SCD	-	NATURAL	MEDIUM BROOM	-	-	DIRECTION OF BROOM FINISH TO BE PERPENDICULAR TO DIRECTION OF TRAVEL.	
P-2	CONC PAVING - FINISH 1	1/L8.01	-	NATURAL	MEDIUM BROOM	-	-	DIRECTION OF BROOM FINISH TO BE PERPENDICULAR TO DIRECTION OF TRAVEL.	
P-3	CONC PAVING - FINISH 2	1/L8.01	-	PADRE BROWN 61078	TOPCAST 05 SANDBLAST	DAVIS COLORS / GPC, OR APPROVED EQ	5 LBS POWDER/94 LB CEMENT SACK	-	
P-4	CONC PAVING - FINISH 3	1/L8.01	-		TOPCAST 15 ¼" ETCH				
P-5	PERMEABLE CONCRETE PAVING	3/L8.01	-	NATURAL	-	-	-	-	
P-6	CONCRETE PAVERS	4,5,6/L8.01	-	MESA BEIGE FM	FM STANDARD	ACKER-STONE, OR APPROVED EQ	4"x12"x8CM	PATTERN: RUNNING BOND	
P-7	CITY STD CROSSWALK	9/L8.01	-	CITY STD	PRECAST CONCRETE	-	-	-	
<b>LANDSCAPE WALLS</b>									
W-1	RAISED PLANTER WALL - FINISH 1	2,4,5/L8.02	-	PLASTER TO MATCH ARCH	CMU & PLASTER	CALSTONE, OR APPROVED EQ	8x8x16, 12x8x16 CMU	MORTAR: CALSTONE TYPE S	
W-2	RAISED PLANTER WALL - FINISH 2	6/L8.02	-	PRE-WEATHERED	STL	FORM AND FIBER, OR APPROVED EQ	FUSED BOX SERIES	-	
W-3	RETAINING WALL	SSD	-	-	CMU	CALSTONE, OR APPROVED EQ	8x8x16, 12x8x16 CMU	MORTAR: CALSTONE TYPE S	
W-4	DRystack RETAINING WALL	3/L8.02	-	FIELDSTONE	BOULDERS	-	-	-	
W-5	PRECAST WALL CAP	4/L8.03	-	TBD	PRECAST CONC	CALIFORNIA STONECRAFT, OR APPROVED EQ	SEE DETAILS FOR SIZING	-	
<b>EXTERIOR STAIRS AND HANDRAILS</b>									
S-1	STAIRS	1/L8.04	-	COLOR AND FINISH TO MATCH ADJ PAVING (SEE P-2 AND P-3 ABOVE AND PLANS FOR LOCATIONS)					-
S-2	HANDRAIL	2/L8.04	-	BRONZE	STL	-	-	-	
<b>LANDSCAPE STRUCTURES</b>									
LS-1	VINE CABLES	-	-	NATURAL	SSTL	JAKOB INOX, OR APPROVED EQ	96" HIGH WIRE ROPE SYSTEM	MODIFY AS NECESSARY TO FIT VINE LOCATION	
LS-2	STRING LIGHT POSTS	4/L8.06	-	BRONZE	STL	-	-	-	
<b>FENCING</b>									
F-1	WOOD FENCE & GATE	1,2/L8.05	-	-	WRC	-	-	-	
F-2	GUARDRAIL	3/L8.05	-	TBD	TUBE STL	-	-	-	
<b>DRAINAGE</b>									
D-1	PLANTER DRAIN - ON GRADE	SCD	-	BLACK GRATE	TBD	TBD	TBD	-	
D-2	PLANTER DRAIN - ON SS	2/L8.02	-	BLACK GRATE	DRAIN: CAST IRON GRATE: HDPE	DRAIN: JR SMITH MFG GRATE: RAINBIRD, OR APPROVED EQ	1010-BA PLANTER DRAIN GRATE: ATRIUM DG4RAB	PROVIDE 4" PERF PIPE, HOLES PER SPECS	
D-3	DRAIN MAT	2/L8.02 6,7/L8.07	-	-	-	AMERICAN HYDROTECH, OR APPROVED EQ	GARDENDRAIN GR-30	-	
D-4	AREA DRAIN (BI-LEVEL)	SAD	-	-	-	-	-	-	
D-7	STAND PIPE AND CAP	2/L8.02 6,7/L8.07	-	BLACK	PVC	-	4" DIA PERFORATED	WITH 4" DIA NDS VENTED ATRIUM CAP, BLACK	
D-7B	STAND PIPE AND CAP (C3)	8/L8.02	-	BLACK	PVC	-	4" DIA (NON PERFORATED)	WITH 4" DIA NDS VENTED ATRIUM CAP, BLACK	
<b>LIGHTING</b>									
L-1	CITY STD POLE LIGHT	SJTD	-	CITY STD	CITY STD	CITY STD	CITY STD	-	
L-2	LIGHTED BOLLARDS	1/L8.06	-	TBD	BRUSHED #4 SSTL	CALPIPE SECURITY BOLLARDS, OR APPROVED EQ	LED SSLA06000, DOME TOP, OPAL LENSE, 180-DEGREE OPTICS	-	
L-3	PATHLIGHT	2/L8.06	-	TBD	ALUM	SONNEMAN, OR APPROVED EQ	TRIFOLD LED BOLLARD 16"	-	
L-4	RECESSED WALL LIGHTS	3/L8.06	-	TBD	ALUM	LIGMAN, OR APPROVED EQ	RADO 5 URA-40582-17W-W30-05-120/277V-DIM	CONTACT: 16500 (510)208-5005 JOHN MARTELLO & DAVID MIGUELUCCI	
L-5	FESTOON LIGHTING	4/L8.06	-	BLACK	-	CELESTIAL LIGHTING, OR APPROVED EQ	HYDRA STL SERIES 120V EXTERIOR LED LIGHT STRING, HYA-STL-GC-24, W/ MOUNTING PLATE & BLACK CANOPY	CONTACT: 16500 (510) 208-5005 JOHN MARTELLO & DAVID MIGUELUCCI	
<b>SITE FURNISHINGS</b>									
SF-1	BIKE RACK	5,6/L8.06	3	BRONZE	POWDER COAT STL	DERO, OR APPROVED EQ	SWERVE INDIVIDUAL	SURFACE MOUNT	
SF-2	TREE GRATE	7,8/L8.06	9	-	CAST GREY IRON/RUST CONDITIONER	URBAN ACCESSORIES, INC., OR APPROVED EQ	KIVA GRATE AND FRAME, 4' SQ	CONFORM TO ADA ACCESSIBILITY GUIDELINES	
SF-3A	LITTER RECEPTACLE	1/L8.07	1	BRONZE	POWDER COATED E-STEELE	THOMAS STEELE, OR APPROVED EQ	WINDSOR RECEPTACLE/ RECEPTACLE DOOR/ 32 GALLON/ DOME LID	SURFACE MOUNT	
SF-3B	LITTER & RECYCLING RECEPTACLE	1/L8.07	1	BRONZE	POWDER COATED E-STEELE	THOMAS STEELE, OR APPROVED EQ	WINDSOR DUAL RECEPTACLE/ RECEPTACLE DOOR/ 32 GALLON/ DOME LID	SURFACE MOUNT	
SF-4	BENCH	2/L8.07	4	FRAME: TITANIUM	THERM MODIFIED ASH/ POWDER COATED ALUM	LANDSCAPEFORMS, OR APPROVED EQ	FGP/ BACKED 70"	SURFACE MOUNT	
SF-5	MODULAR SEAT BLOCKS	4/L8.07	-	TBD	POWDERCOAT STL/IPE	MAGLIN, OR APPROVED EQ	PIXEL COLLECTION	SURFACE MOUNT	
SF-6	MODULAR BENCH AND PLANTERS	5/L8.07	-	TBD	POWDERCOAT STL/IPE	MAGLIN, OR APPROVED EQ	PIXEL COLLECTION	SURFACE MOUNT	
SF-7A	PREFAB PLANTERS 10"x72"	6,7/L8.07	3	-	-	TOURNESOL, OR APPROVED EQ	WILSHIRE RECTANGLE	-	
SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07	9	-	-	TOURNESOL, OR APPROVED EQ	WILSHIRE RECTANGLE	-	
SF-9	CAFE TABLE AND CHAIRS	-	4	TBD	TBD	TBD	TBD	-	
SF-10	UMBRELLA	-	4	TBD	TBD	TBD	TBD	-	
<b>MISCELLANEOUS</b>									
M-1	MULCH	-	-	NATURAL, UNDYED	TREE TRIMMINGS	RECOLOGY, OR APPROVED EQ	ARBOR MULCH	3" DEPTH	
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05	-	-	HDPE	DEEP ROOT, OR APPROVED EQ	24" UNIVERSAL BARRIER: UB-24	-	
M-3	ROOT BARRIER - ON SS	5,7/L8.03	-	-	HDPE	AMERICAN HYDROTECH, OR APPROVED EQ	ROOTSTOP HD	-	
M-4	BOULDERS	7,9/L8.05	-	BRWN/TAN/RED	BOULDERS	-	SONOMA FIELDSTONE	~18" DIA - 48" DIA	
M-5	DECORATIVE AGGREGATE	8/L8.02 7,8,9/L8.05	-	NATURAL	STONE	LYNGSO GARDEN, OR APPROVED EQ	2"-4" LIN CREEK COBBLES	AT 12" GAP AND C3 PLANTER	
M-6	COBBLE DISSIPATER	8,9/L8.05	-	NATURAL	STONE	LYNGSO GARDEN, OR APPROVED EQ	2"-4" + 3"-8" LIN CREEK COBBLES	-	
M-7	METAL EDGER	-	-	-	-	PERMALOC	ASPHALT EDGE	-	

3483 GOLDEN GATE WAY  
LAFAYETTE, CA



3483 GOLDEN GATE WAY  
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APN: 243-232-027-9  
PROJECT NO. 2018-15

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	08-25-2021	100% DESIGN DEVELOPMENT
	11-10-2021	50% CD CHECK SET
	11-24-2021	50% CD
▲	01-21-22	COMMENT RESPONSES

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE:  
AS NOTED

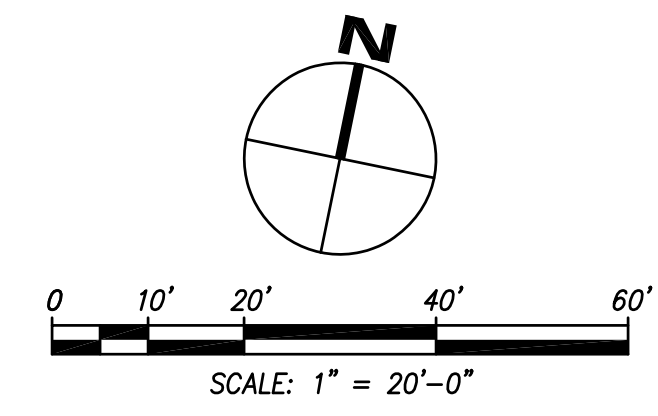
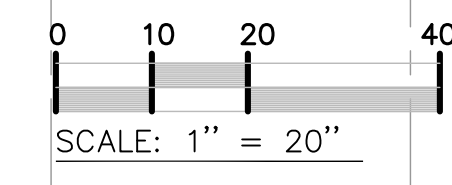
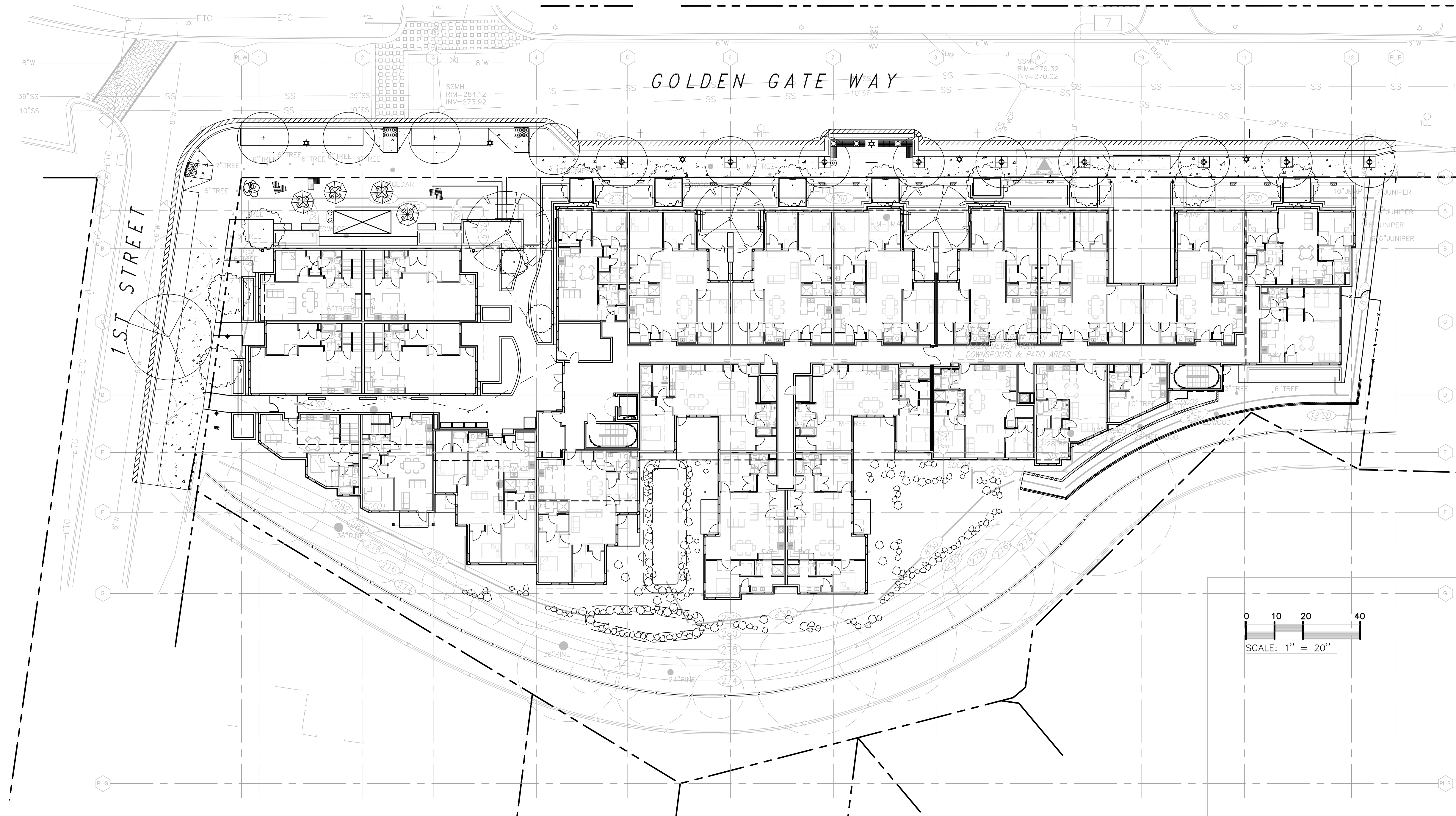
**MATERIALS SCHEDULE**

**L0.02**

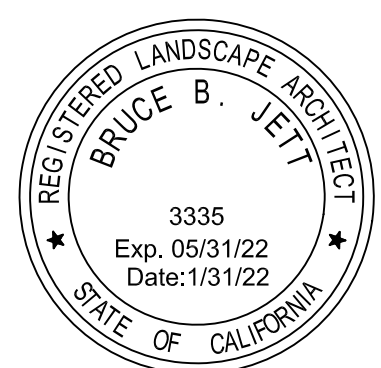
Exhibit A (Civil Plans)



# Exhibit A (Civil Plans)



**3483 GOLDEN GATE WAY  
 LAFAYETTE, CA**



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01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

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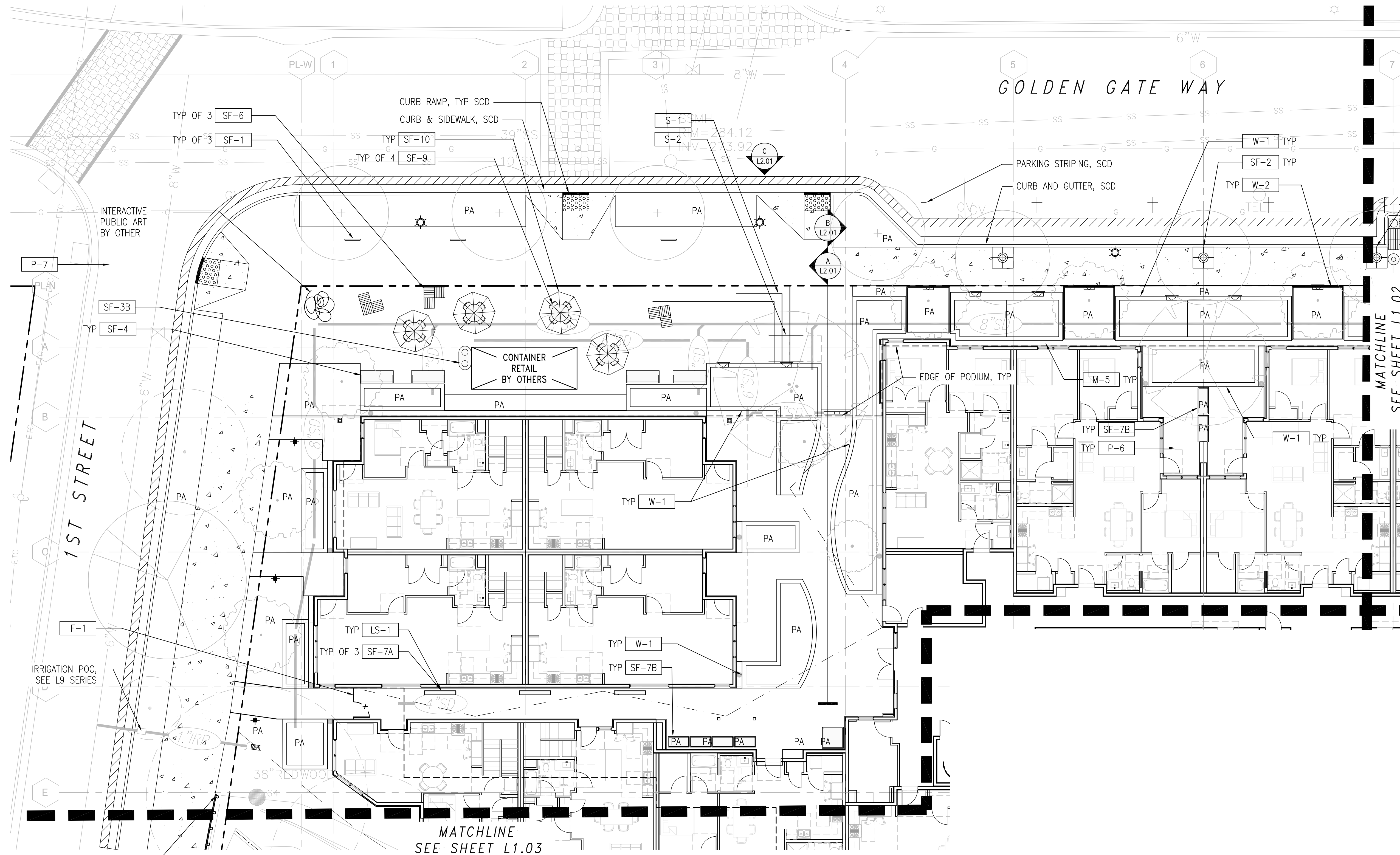
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**OVERALL  
 LANDSCAPE  
 PLAN**

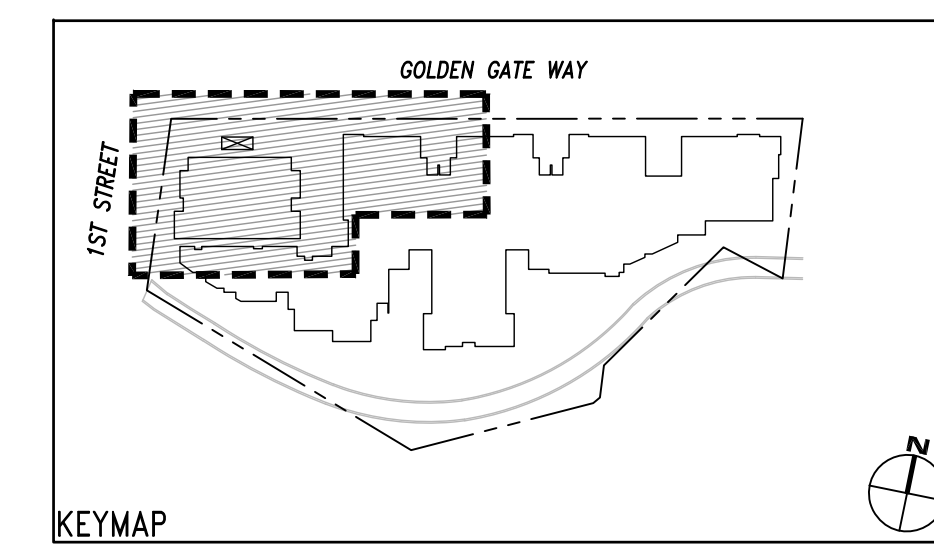
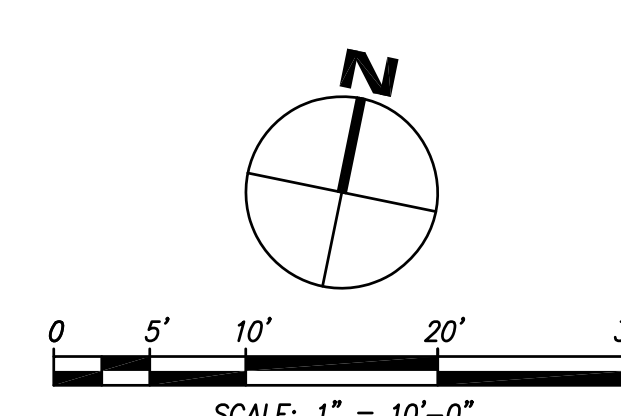
**L1.00**



# Exhibit A (Civil Plans)



LAFAYETTE CREEK DECORATIVE GUARDRAIL DESIGN AND CONSTRUCTION DETAILING TO BE PART OF SEPARATE FUTURE IMPROVEMENTS PLANS.



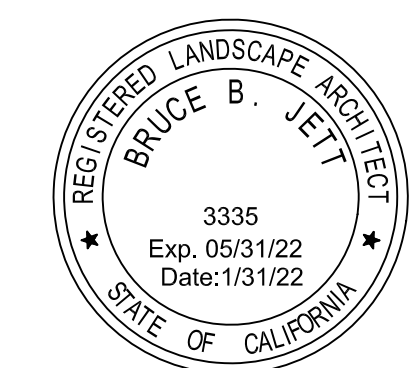
NOTE: REFER L0.02 FOR FULL SCHEDULE.

## SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
P-3	CONC PAVING - FINISH 2	1/L8.01
P-4	CONC PAVING - FINISH 3	1/L8.01
P-5	PERMEABLE CONCRETE PAVING	3/L8.01
P-6	CONCRETE PAVERS	4,5,6/L8.01
P-7	CITY STD CROSSWALK	9/L8.01
<b>LANDSCAPE WALLS</b>		
W-1	RAISED PLANTER WALL - FINISH 1	2,4,5/L8.02
W-2	RAISED PLANTER WALL - FINISH 2	6/L8.02
W-3	RETAINING WALL	SSD
W-4	DRystack RETAINING WALL	3/L8.02
W-5	PRECAST WALL CAP	4/L8.03
<b>EXTERIOR STAIRS AND HANDRAILS</b>		
S-1	STAIRS	1/L8.04
S-2	HANDRAIL	2/L8.04
<b>LANDSCAPE STRUCTURES</b>		
LS-1	VINE CABLES	-
LS-2	STRING LIGHT POSTS	4/L8.06
<b>FENCING</b>		
F-1	WOOD FENCE & GATE	1,2/L8.05
F-2	GUARDRAIL	3/L8.05
<b>DRAINAGE</b>		
D-1	PLANTER DRAIN - ON GRADE	SCD
D-2	PLANTER DRAIN - ON SS	2/L8.02
D-3	DRAIN MAT	2/L8.02 6,7/L8.07
D-4	AREA DRAIN (BI-LEVEL)	SAD
D-7	STAND PIPE AND CAP	2/L8.02 6,7/L8.07
D-7B	STAND PIPE AND CAP (C3)	8/L8.02
<b>LIGHTING</b>		
L-1	CITY STD POLE LIGHT	SJTD
L-2	LIGHTED BOLLARDS	1/L8.06
L-3	PATHLIGHT	2/L8.06
L-4	RECESSED WALL LIGHTS	3/L8.06
L-5	FESTOON LIGHTING	4/L8.06
<b>SITE FURNISHINGS</b>		
SF-1	BIKE RACK	5,6/L8.06
SF-2	TREE GRATE	7,8/L8.06
SF-3A	LITTER RECEPTACLE	1/L8.07
SF-3B	LITTER & RECYCLING RECEPTACLE	1/L8.07
SF-4	BENCH	2/L8.07
SF-5	MODULAR SEAT BLOCKS	4/L8.07
SF-6	MODULAR BENCH AND PLANTERS	5/L8.07
SF-7A	PREFAB PLANTERS 10"x72"	6,7/L8.07
SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07
SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05
M-3	ROOT BARRIER - ON SS	5,7/L8.03
M-4	BOULDERS	7,9/L8.05
M-5	DECORATIVE AGGREGATE	8/L8.02 7,8,9/L8.05
M-6	COBBLE DISSIPATER	8,9/L8.05
M-7	METAL EDGER	-



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01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

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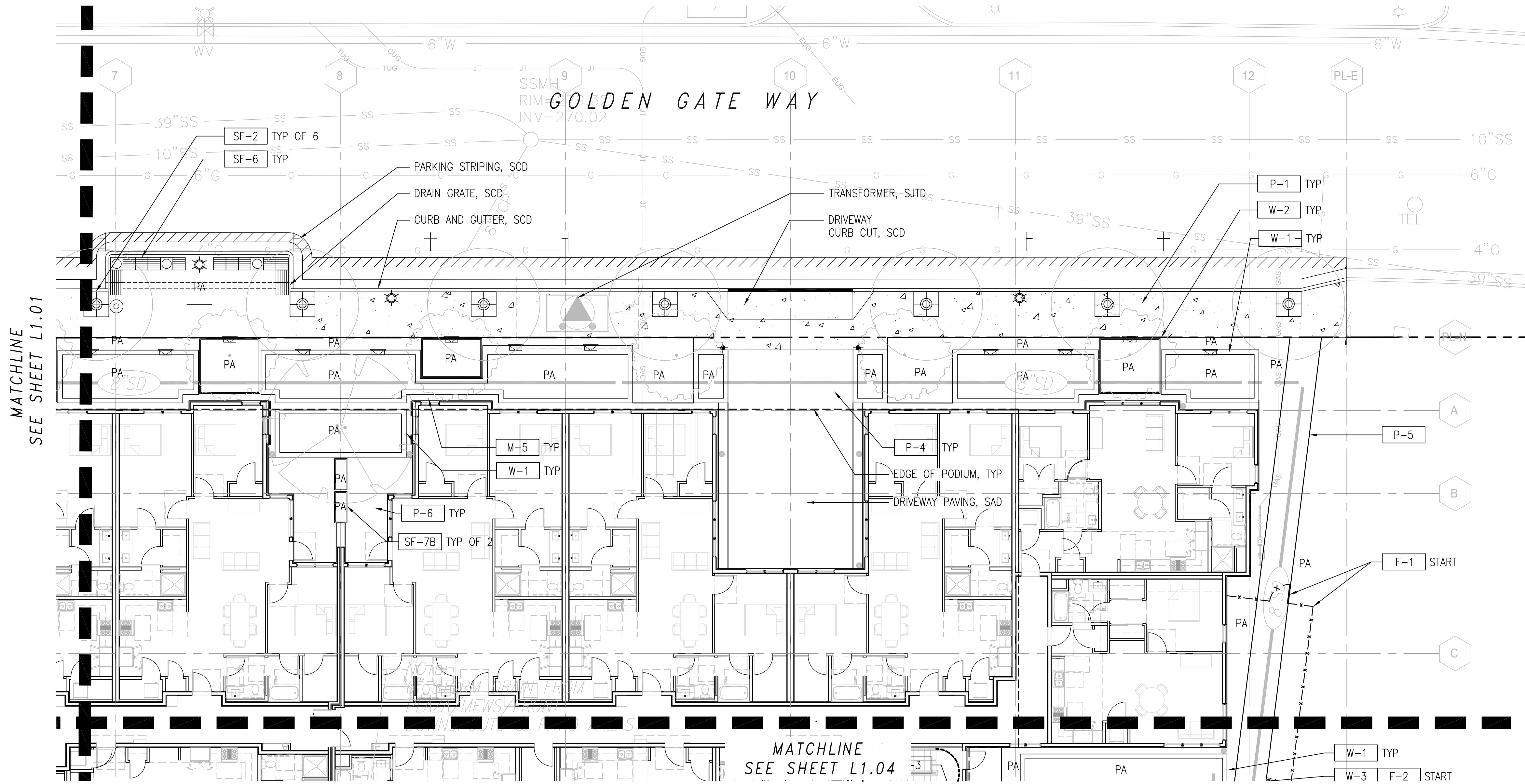
SCALE: AS NOTED

LANDSCAPE CONSTRUCTION PLAN

L1.01



# Exhibit A (Civil Plans)



NOTE: REFER L0.02 FOR FULL SCHEDULE.

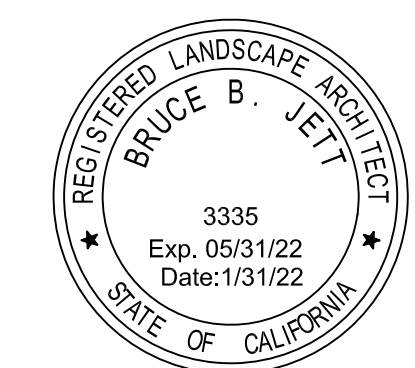
### SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
P-3	CONC PAVING - FINISH 2	1/L8.01
P-4	CONC PAVING - FINISH 3	1/L8.01
P-5	PERMEABLE CONCRETE PAVING	3/L8.01
P-6	CONCRETE PAVERS	4,5,6/L8.01
P-7	CITY STD CROSSWALK	9/L8.01
<b>LANDSCAPE WALLS</b>		
W-1	RAISED PLANTER WALL - FINISH 1	2,4,5/L8.02
W-2	RAISED PLANTER WALL - FINISH 2	6/L8.02
W-3	RETAINING WALL	SSD
W-4	DRystack RETAINING WALL	3/L8.02
W-5	PRECAST WALL CAP	4/L8.03
<b>EXTERIOR STAIRS AND HANDRAILS</b>		
S-1	STAIRS	1/L8.04
S-2	HANDRAIL	2/L8.04
<b>LANDSCAPE STRUCTURES</b>		
LS-1	VINE CABLES	-
LS-2	STRING LIGHT POSTS	4/L8.06
<b>FENCING</b>		
F-1	WOOD FENCE & GATE	1,2/L8.05
F-2	GUARDRAIL	3/L8.05
<b>DRAINAGE</b>		
D-1	PLANTER DRAIN - ON GRADE	SCD
D-2	PLANTER DRAIN - ON SS	2/L8.02
D-3	DRAIN MAT	2/L8.02 6,7/L8.07
D-4	AREA DRAIN (BI-LEVEL)	SAD
D-7	STAND PIPE AND CAP	2/L8.02 6,7/L8.07
D-7B	STAND PIPE AND CAP (C3)	8/L8.02
<b>LIGHTING</b>		
L-1	CITY STD POLE LIGHT	SJTD
L-2	LIGHTED BOLLARDS	1/L8.06
L-3	PATHLIGHT	2/L8.06
L-4	RECESSED WALL LIGHTS	3/L8.06
L-5	FESTOON LIGHTING	4/L8.06
<b>SITE FURNISHINGS</b>		
SF-1	BIKE RACK	5,6/L8.06
SF-2	TREE GRATE	7,8/L8.06
SF-3A	LITTER RECEPTACLE	1/L8.07
SF-3B	LITTER & RECYCLING RECEPTACLE	1/L8.07
SF-4	BENCH	2/L8.07
SF-5	MODULAR SEAT BLOCKS	4/L8.07
SF-6	MODULAR BENCH AND PLANTERS	5/L8.07
SF-7A	PREFAB PLANTERS 10"x72"	6,7/L8.07
SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07
SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05
M-3	ROOT BARRIER - ON SS	5,7/L8.03
M-4	BOULDERS	7,9/L8.05
M-5	DECORATIVE AGGREGATE	8/L8.02 7,8,9/L8.05
M-6	COBBLE DISSIPATER	8,9/L8.05
M-7	METAL EDGER	-



LANDSCAPE ARCHITECTURE + DESIGN  
 CRLA #3335 2 Theatre Square #218 - Orinda CA 94563  
 925.254.5422 www.jett.land

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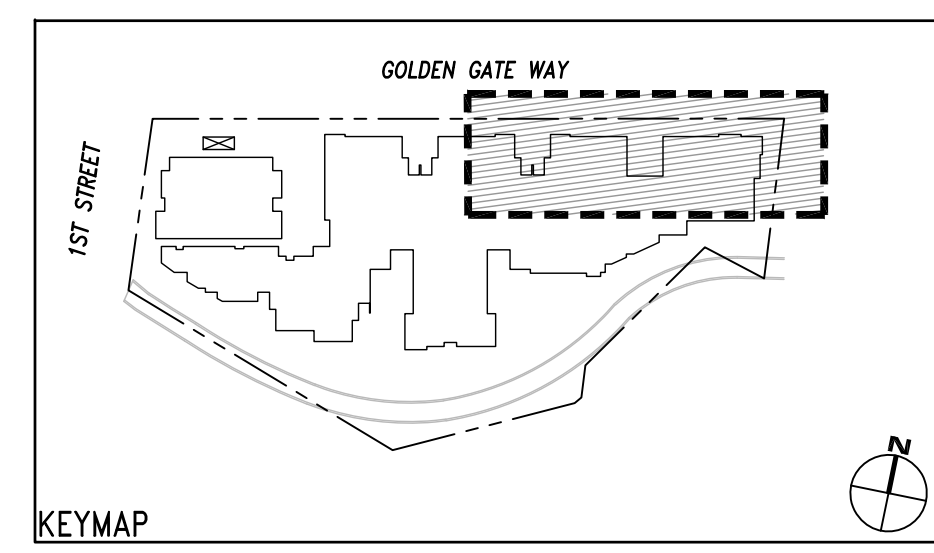
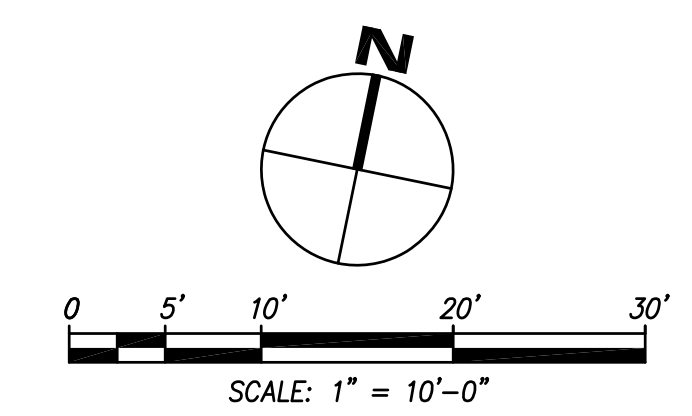
CONTACT: Whitney Miller, Principal

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SCALE: AS NOTED

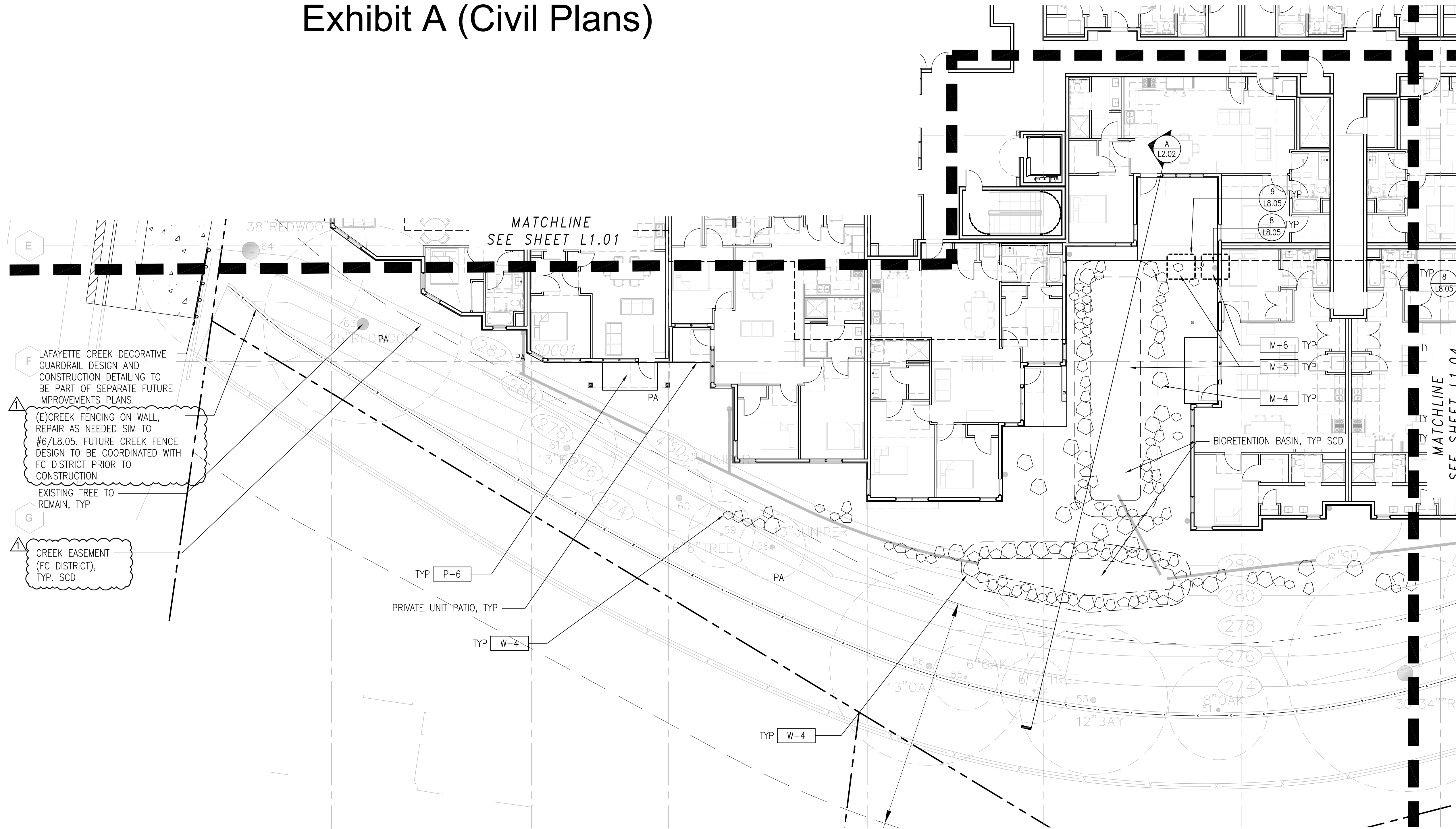
LANDSCAPE CONSTRUCTION PLAN

L1.02





# Exhibit A (Civil Plans)



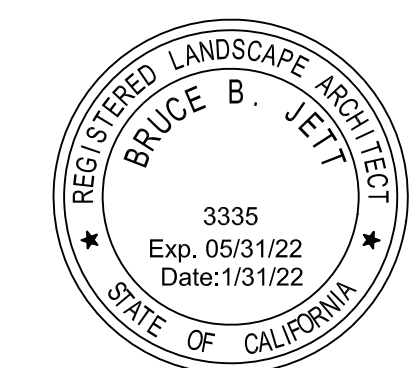
NOTE: REFER L0.02 FOR FULL SCHEDULE.

## SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
P-3	CONC PAVING - FINISH 2	1/L8.01
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<b>EXTERIOR STAIRS AND HANDRAILS</b>		
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LS-1	VINE CABLES	-
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SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
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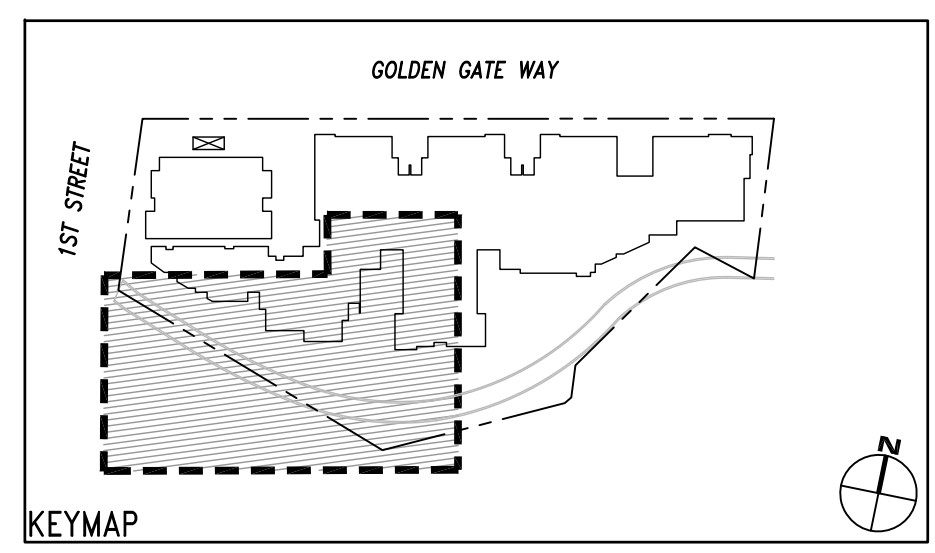
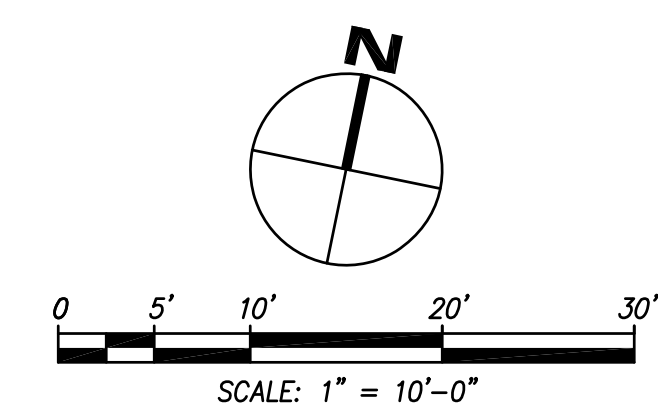
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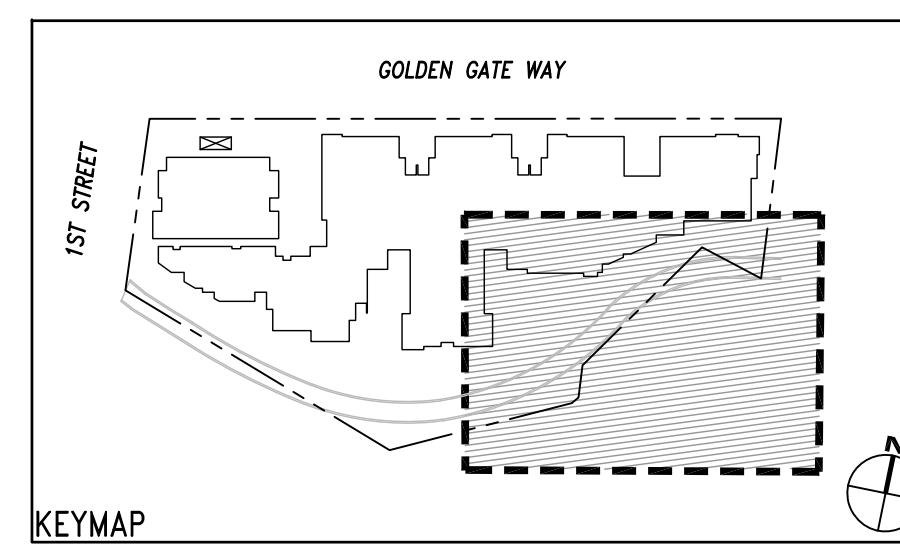
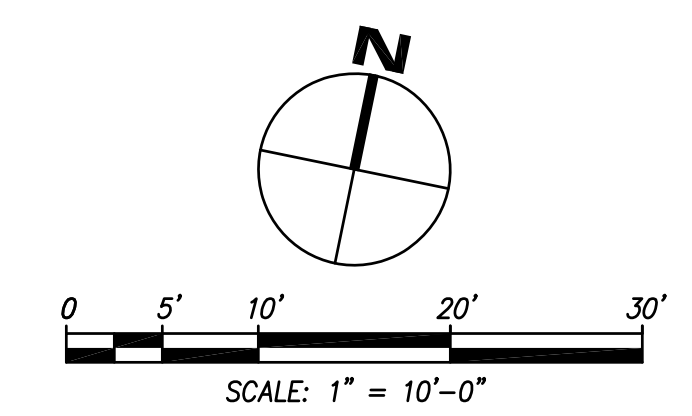
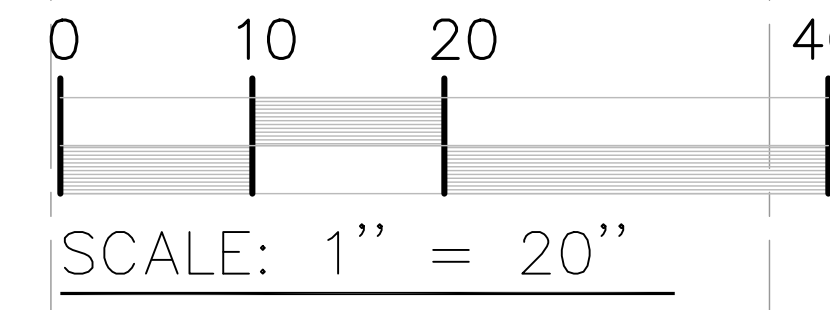
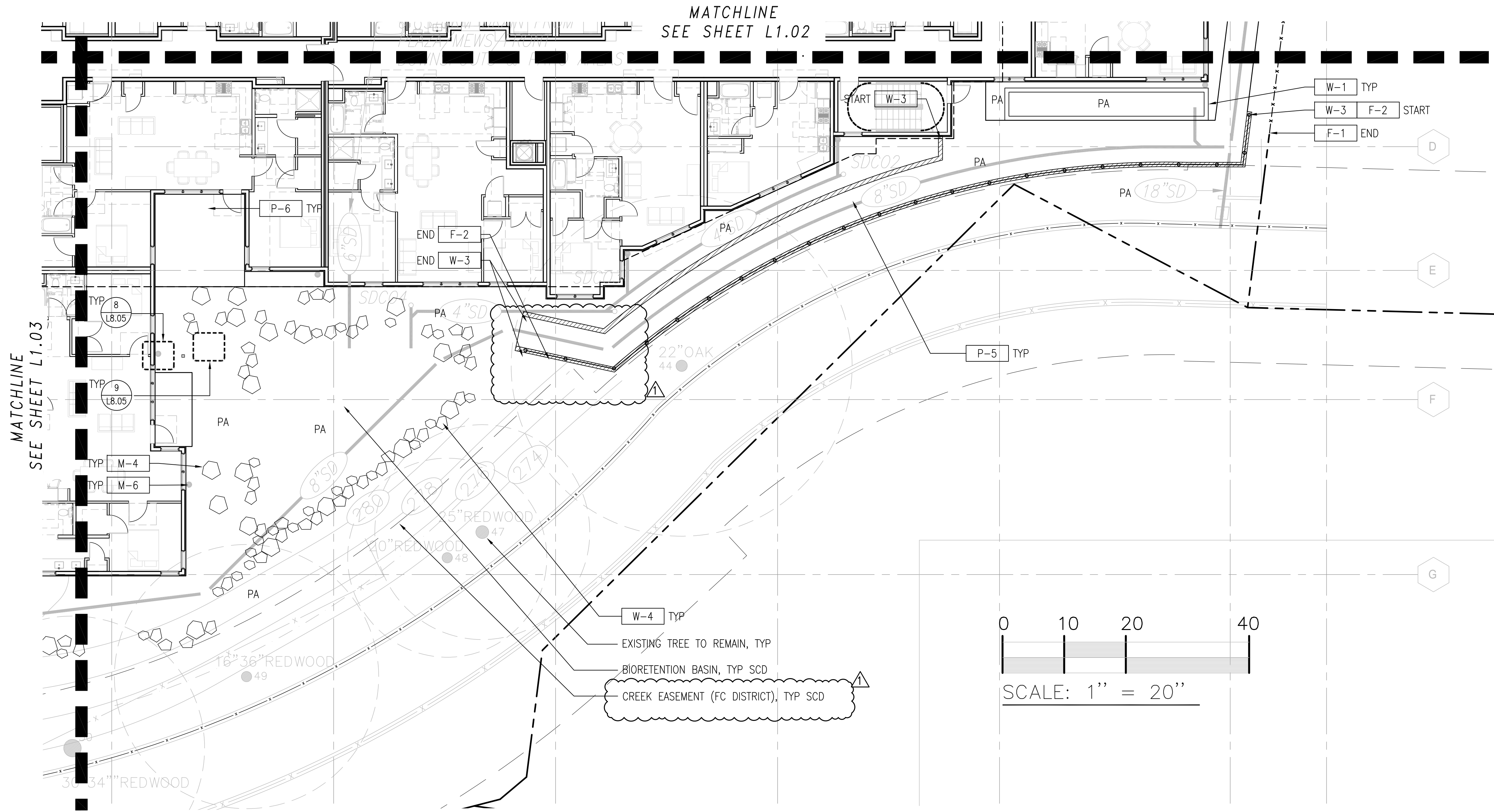
LANDSCAPE CONSTRUCTION PLAN

L1.03





# Exhibit A (Civil Plans)

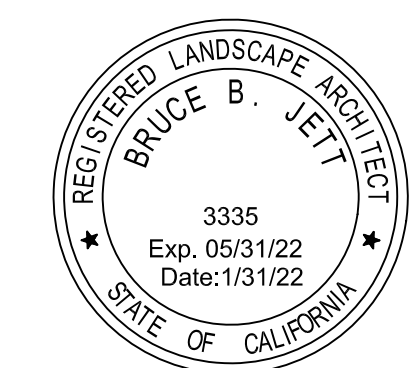


NOTE: REFER L0.02 FOR FULL SCHEDULE.

SCHEDULE OF MATERIALS & FINISHES		
KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
P-3	CONC PAVING - FINISH 2	1/L8.01
P-4	CONC PAVING - FINISH 3	1/L8.01
P-5	PERMEABLE CONCRETE PAVING	3/L8.01
P-6	CONCRETE PAVERS	4,5,6/L8.01
P-7	CITY STD CROSSWALK	9/L8.01
<b>LANDSCAPE WALLS</b>		
W-1	RAISED PLANTER WALL - FINISH 1	2,4,5/L8.02
W-2	RAISED PLANTER WALL - FINISH 2	6/L8.02
W-3	RETAINING WALL	SSD
W-4	DRystack RETAINING WALL	3/L8.02
W-5	PRECAST WALL CAP	4/L8.03
<b>EXTERIOR STAIRS AND HANDRAILS</b>		
S-1	STAIRS	1/L8.04
S-2	HANDRAIL	2/L8.04
<b>LANDSCAPE STRUCTURES</b>		
LS-1	VINE CABLES	-
LS-2	STRING LIGHT POSTS	4/L8.06
<b>FENCING</b>		
F-1	WOOD FENCE & GATE	1,2/L8.05
F-2	GUARDRAIL	3/L8.05
<b>DRAINAGE</b>		
D-1	PLANTER DRAIN - ON GRADE	SCD
D-2	PLANTER DRAIN - ON SS	2/L8.02
D-3	DRAIN MAT	2/L8.02 6,7/L8.07
D-4	AREA DRAIN (BI-LEVEL)	SAD
D-7	STAND PIPE AND CAP	2/L8.02 6,7/L8.07
D-7B	STAND PIPE AND CAP (C3)	8/L8.02
<b>LIGHTING</b>		
L-1	CITY STD POLE LIGHT	SJTD
L-2	LIGHTED BOLLARDS	1/L8.06
L-3	PATHLIGHT	2/L8.06
L-4	RECESSED WALL LIGHTS	3/L8.06
L-5	FESTOON LIGHTING	4/L8.06
<b>SITE FURNISHINGS</b>		
SF-1	BIKE RACK	5,6/L8.06
SF-2	TREE GRATE	7,8/L8.06
SF-3A	LITTER RECEPTACLE	1/L8.07
SF-3B	LITTER & RECYCLING RECEPTACLE	1/L8.07
SF-4	BENCH	2/L8.07
SF-5	MODULAR SEAT BLOCKS	4/L8.07
SF-6	MODULAR BENCH AND PLANTERS	5/L8.07
SF-7A	PREFAB PLANTERS 10"x72"	6,7/L8.07
SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07
SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05
M-3	ROOT BARRIER - ON SS	5,7/L8.03
M-4	BOULDERS	7,9/L8.05
M-5	DECORATIVE AGGREGATE	8/L8.02 7,8,9/L8.05
M-6	COBBLE DISSIPATER	8,9/L8.05
M-7	METAL EDGER	-



3483 GOLDEN GATE WAY  
LAFAYETTE, CA



3483 GOLDEN GATE WAY  
LAFAYETTE, CA  
APN: 243-232-027-9  
PROJECT NO. 2018-15

REV	DATE	DESCRIPTION
	08-06-2021	50% DESIGN DEVELOPMENT
	08-25-2021	100% DESIGN DEVELOPMENT
	11-10-2021	50% CD CHECK SET
	11-24-2021	50% CD
	01-21-22	COMMENT RESPONSES

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

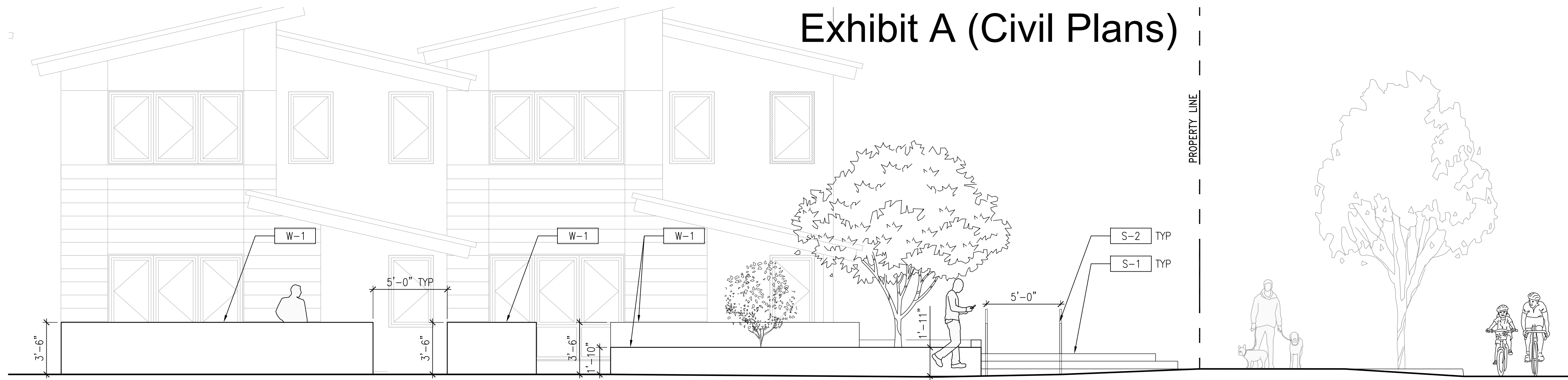
SCALE: AS NOTED

LANDSCAPE CONSTRUCTION PLAN

L1.04



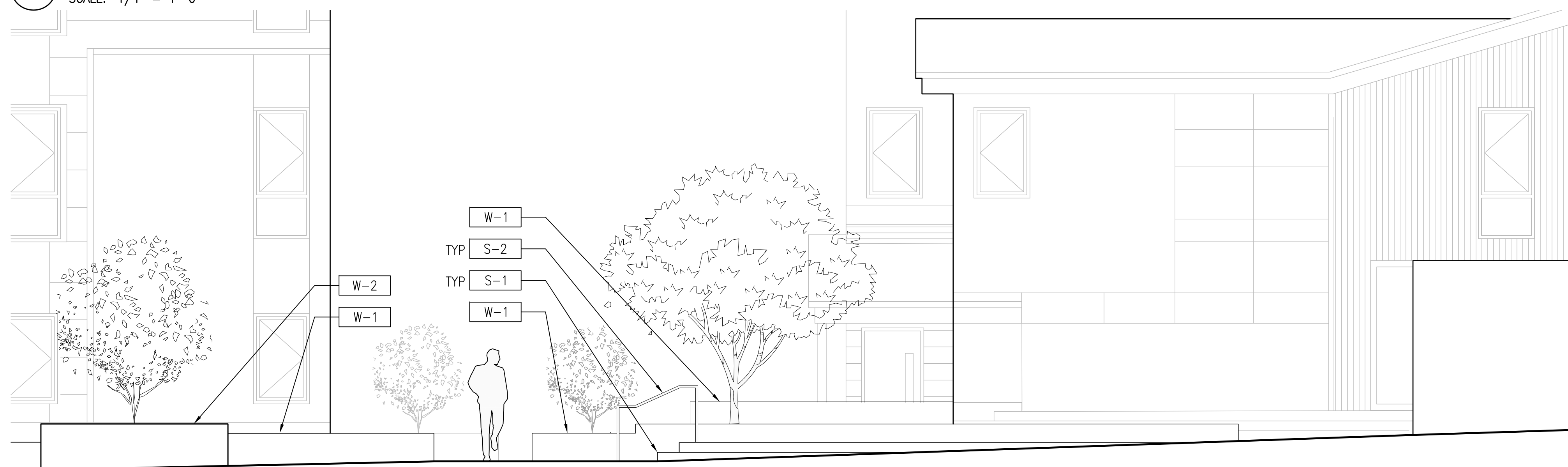
# Exhibit A (Civil Plans)



**A** RESIDENTIAL ENTRY – WESTERN ELEVATION  
SCALE: 1/4" = 1'-0"

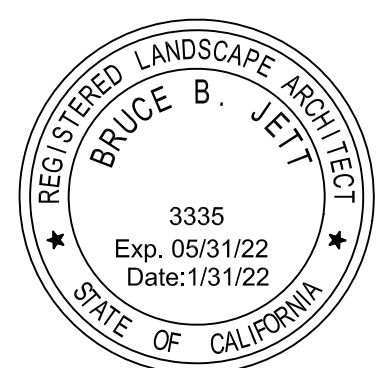


**B** RESIDENTIAL ENTRY – EASTERN ELEVATION  
SCALE: 1/4" = 1'-0"



**C** RESIDENTIAL ENTRY ELEVATION  
SCALE: 1/4" = 1'-0"

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CONTACT: Whitney Miller, Principal

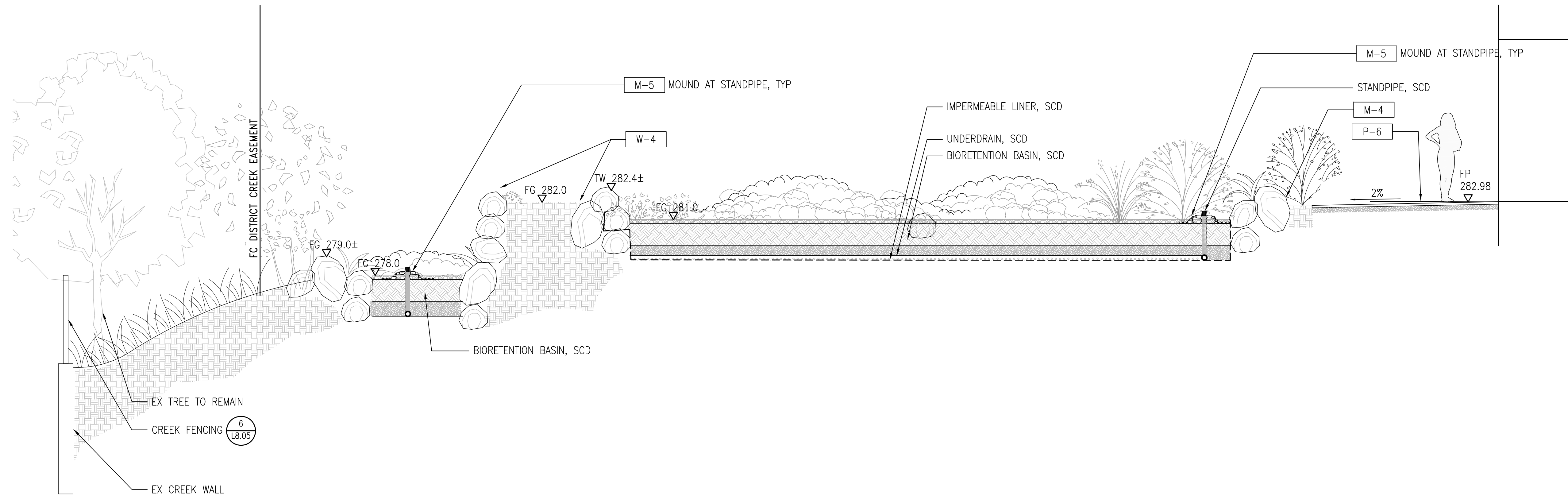
(925) 254-5422 x110 P

SCALE:  
AS NOTED  
SECTIONS AND  
ELEVATIONS

L2.01

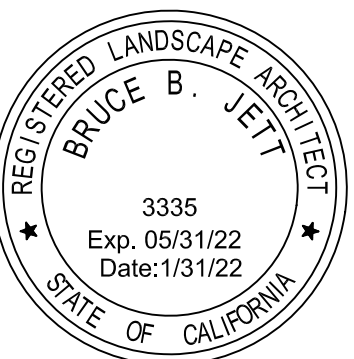


# Exhibit A (Civil Plans)



**A** CREEKSIDE SECTION  
SCALE: 1/4" = 1'-0"

3483 GOLDEN GATE WAY  
LAFAYETTE, CA



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01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

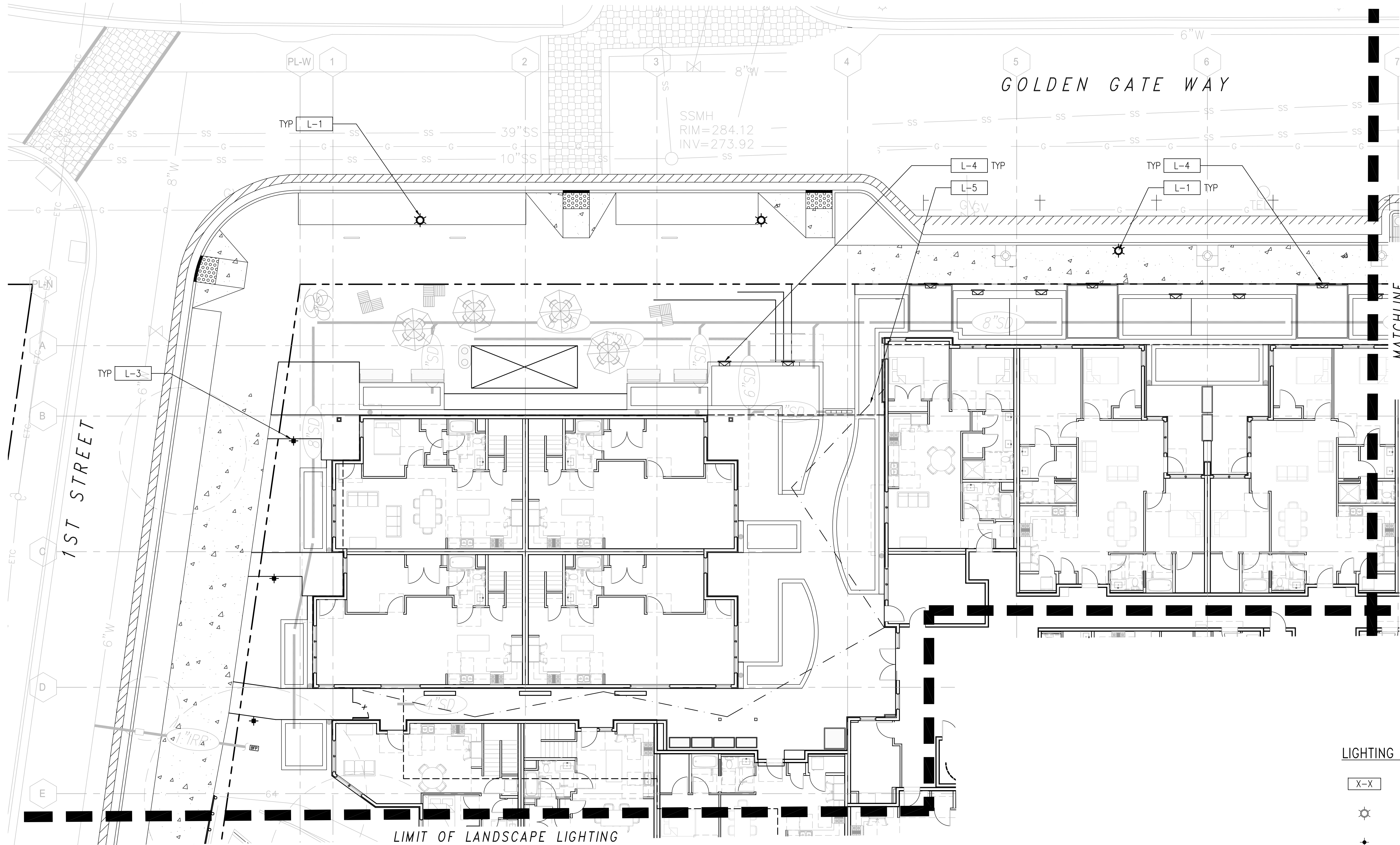
SCALE:  
AS NOTED

SECTIONS AND  
ELEVATIONS

L2.02

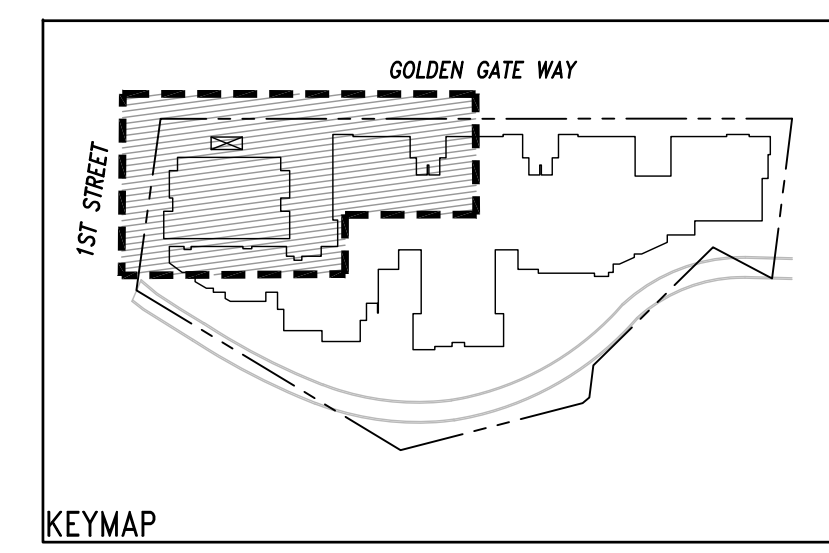
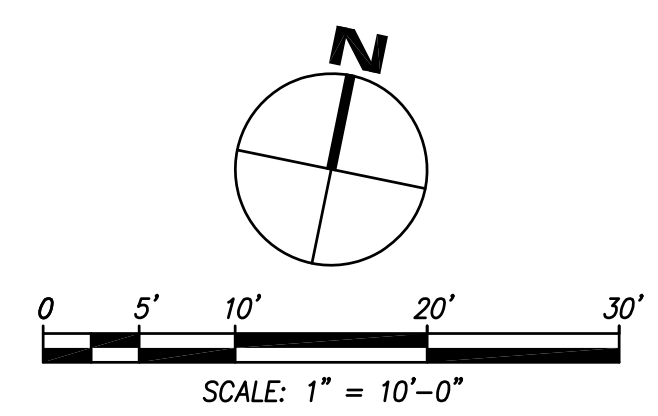


# Exhibit A (Civil Plans)

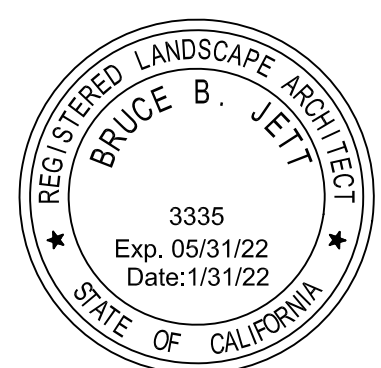


### LIGHTING LEGEND

- X-X KEY LETTER-#, SEE SCHEDULE OF MATERIALS
- ☼ CITY STD POLE LIGHT ——— L-1
- ✦ LIGHTED BOLLARD ——— L-2
- ✦ PATHLIGHT ——— L-3
- ☒ RECESSED WALL LIGHT ——— L-4
- FESTOON LIGHTING ——— L-5



**3483 GOLDEN GATE WAY  
 LAFAYETTE, CA**



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 APN: 243-232-027-9  
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11-24-2021	50% CD	
01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

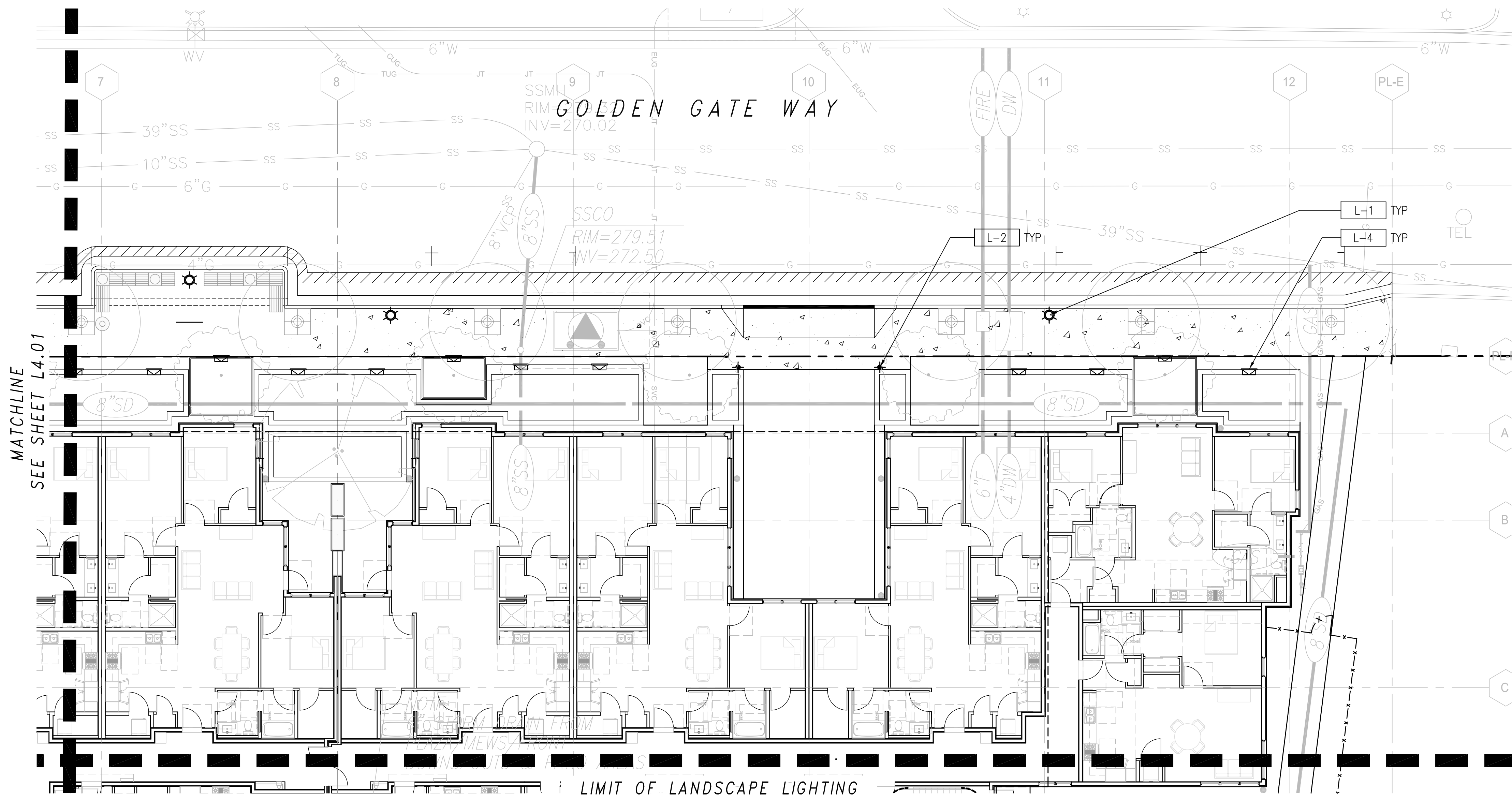
SCALE: AS NOTED

**LANDSCAPE  
 LIGHTING AND  
 ELECTRICAL  
 PLAN**

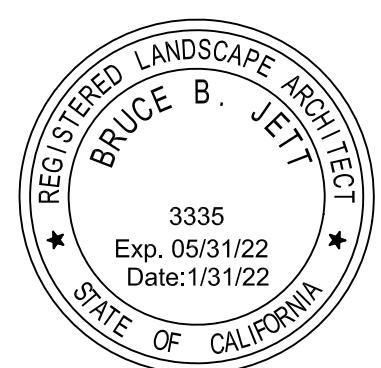
**L4.01**



# Exhibit A (Civil Plans)



**3483 GOLDEN GATE WAY  
LAFAYETTE, CA**



3483 GOLDEN GATE WAY  
LAFAYETTE, CA  
APN: 243-232-027-9  
PROJECT NO. 2018-15

### LIGHTING LEGEND

- X-X KEY LETTER-#, SEE SCHEDULE OF MATERIALS
- CITY STD POLE LIGHT L-1
- LIGHTED BOLLARD L-2
- PATHLIGHT L-3
- RECESSED WALL LIGHT L-4
- FESTOON LIGHTING L-5

REV	DATE	DESCRIPTION
08-06-2021		50% DESIGN DEVELOPMENT
08-25-2021		100% DESIGN DEVELOPMENT
11-10-2021		50% CD CHECK SET
11-24-2021		50% CD
01-21-22		COMMENT RESPONSES

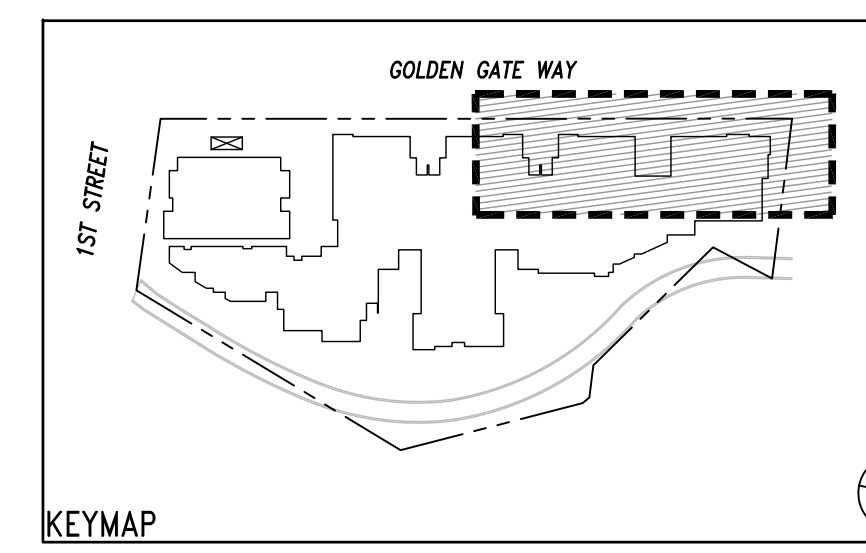
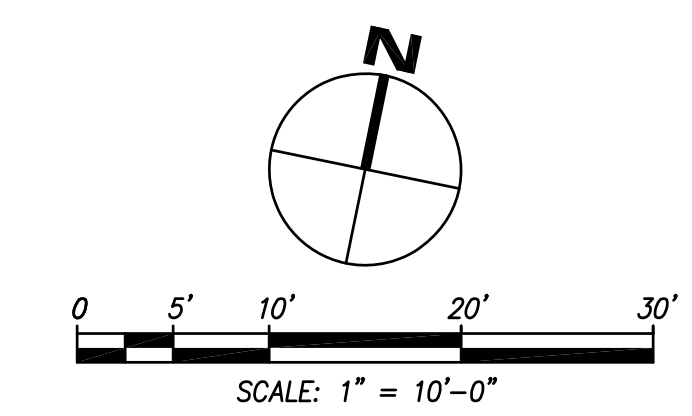
CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE: AS NOTED

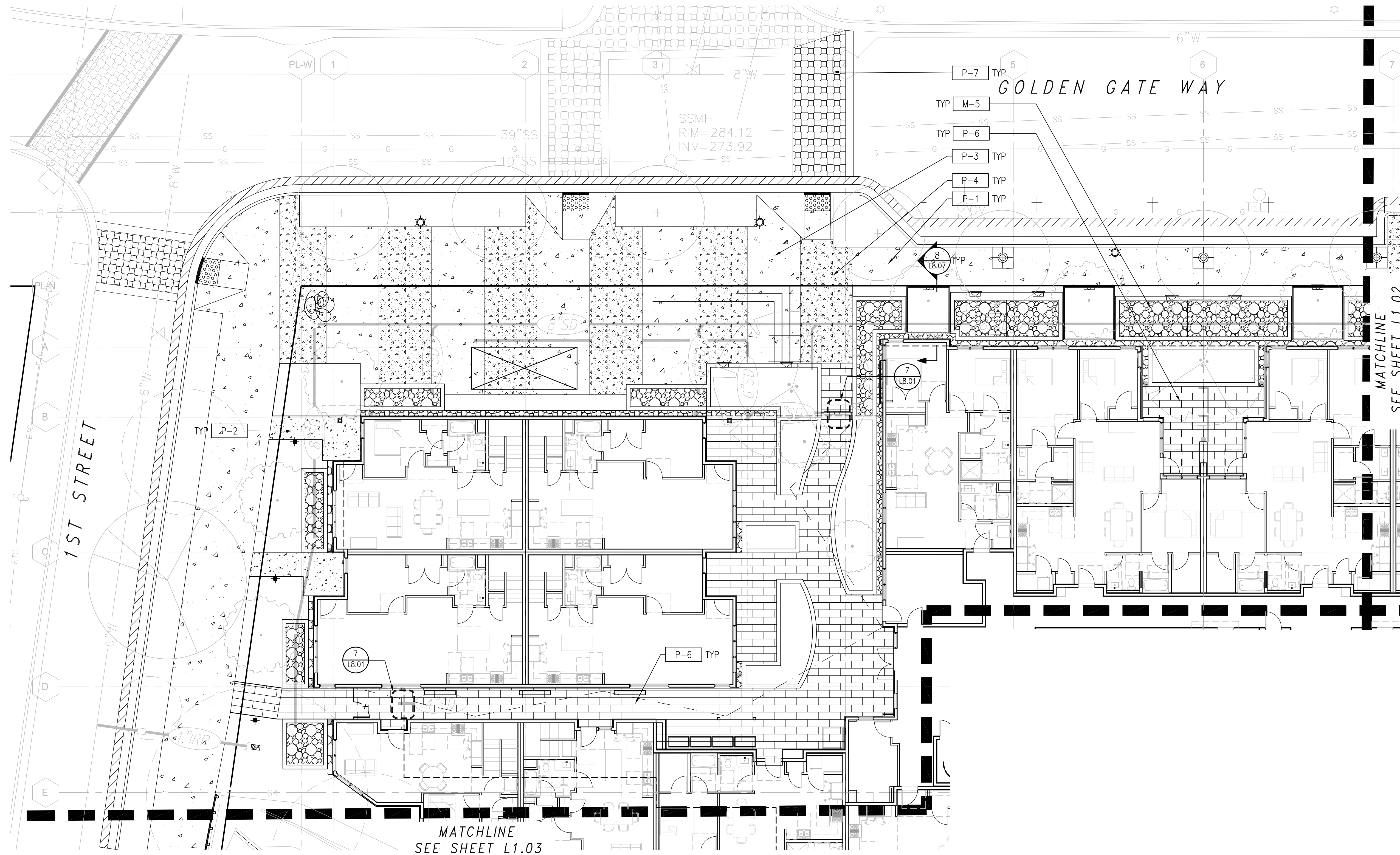
**LANDSCAPE  
LIGHTING AND  
ELECTRICAL  
PLAN**

**L4.02**





# Exhibit A (Civil Plans)



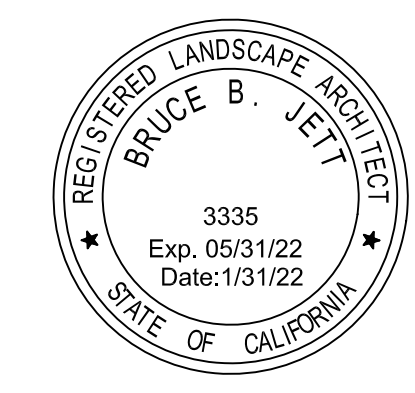
NOTE: REFER L0.02 FOR FULL SCHEDULE.

## SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
P-3	CONC PAVING - FINISH 2	1/L8.01
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P-5	PERMEABLE CONCRETE PAVING	3/L8.01
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P-7	CITY STD CROSSWALK	9/L8.01
<b>LANDSCAPE WALLS</b>		
W-1	RAISED PLANTER WALL - FINISH 1	2,4,5/L8.02
W-2	RAISED PLANTER WALL - FINISH 2	6/L8.02
W-3	RETAINING WALL	SSD
W-4	DRystack RETAINING WALL	3/L8.02
W-5	PRECAST WALL CAP	4/L8.03
<b>EXTERIOR STAIRS AND HANDRAILS</b>		
S-1	STAIRS	1/L8.04
S-2	HANDRAIL	2/L8.04
<b>LANDSCAPE STRUCTURES</b>		
LS-1	VINE CABLES	-
LS-2	STRING LIGHT POSTS	4/L8.06
<b>FENCING</b>		
F-1	WOOD FENCE & GATE	1,2/L8.05
F-2	GUARDRAIL	3/L8.05
<b>DRAINAGE</b>		
D-1	PLANTER DRAIN - ON GRADE	SCD
D-2	PLANTER DRAIN - ON SS	2/L8.02
D-3	DRAIN MAT	2/L8.02 6,7/L8.07
D-4	AREA DRAIN (BI-LEVEL)	SAD
D-7	STAND PIPE AND CAP	2/L8.02 6,7/L8.07
D-7B	STAND PIPE AND CAP (C3)	8/L8.02
<b>LIGHTING</b>		
L-1	CITY STD POLE LIGHT	SJTD
L-2	LIGHTED BOLLARDS	1/L8.06
L-3	PATHLIGHT	2/L8.06
L-4	RECESSED WALL LIGHTS	3/L8.06
L-5	FESTOON LIGHTING	4/L8.06
<b>SITE FURNISHINGS</b>		
SF-1	BIKE RACK	5,6/L8.06
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SF-3A	LITTER RECEPTACLE	1/L8.07
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SF-7A	PREFAB PLANTERS 10"x72"	6,7/L8.07
SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07
SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05
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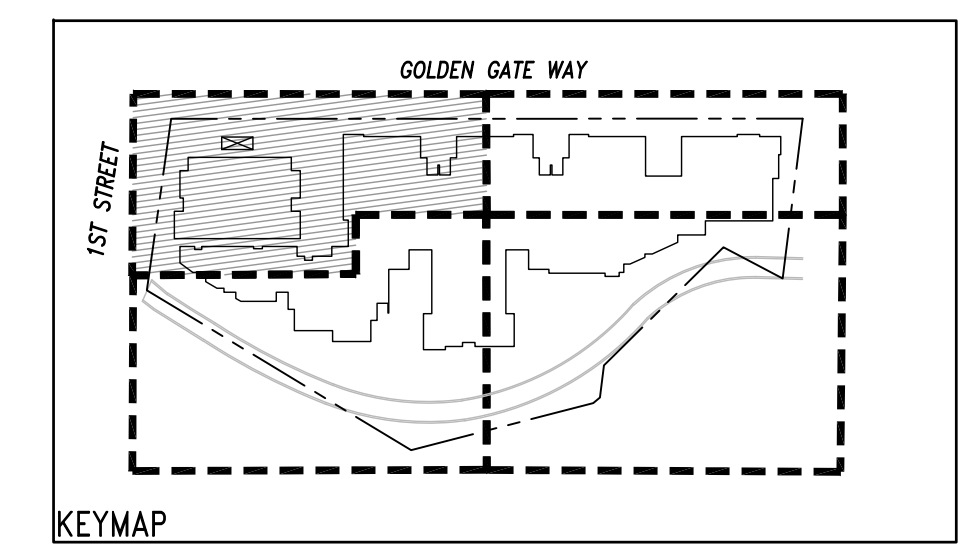
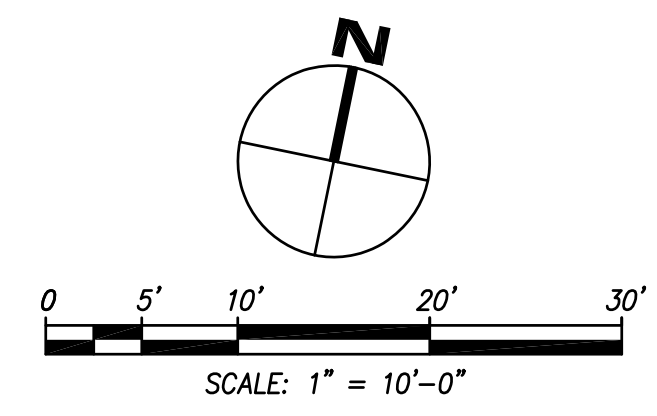
REV	DATE	DESCRIPTION
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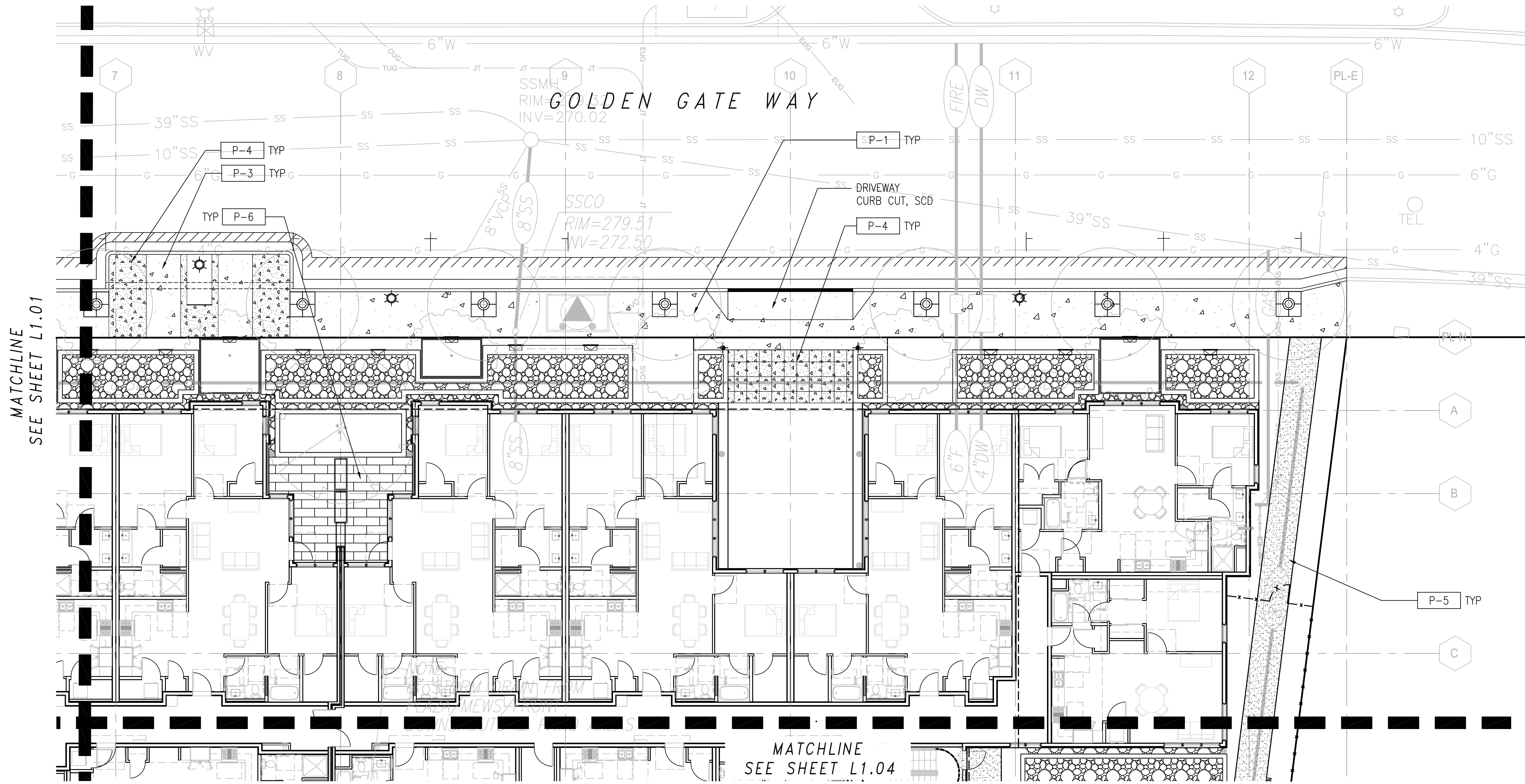
SCALE:  
AS NOTED  
PAVING PLAN

L5.01





# Exhibit A (Civil Plans)



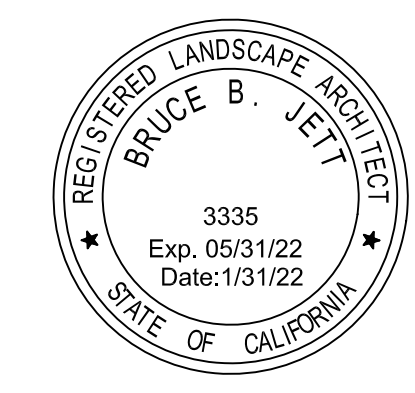
NOTE: REFER L0.02 FOR FULL SCHEDULE.

## SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
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P-7	CITY STD CROSSWALK	9/L8.01
<b>LANDSCAPE WALLS</b>		
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<b>LIGHTING</b>		
L-1	CITY STD POLE LIGHT	SJTD
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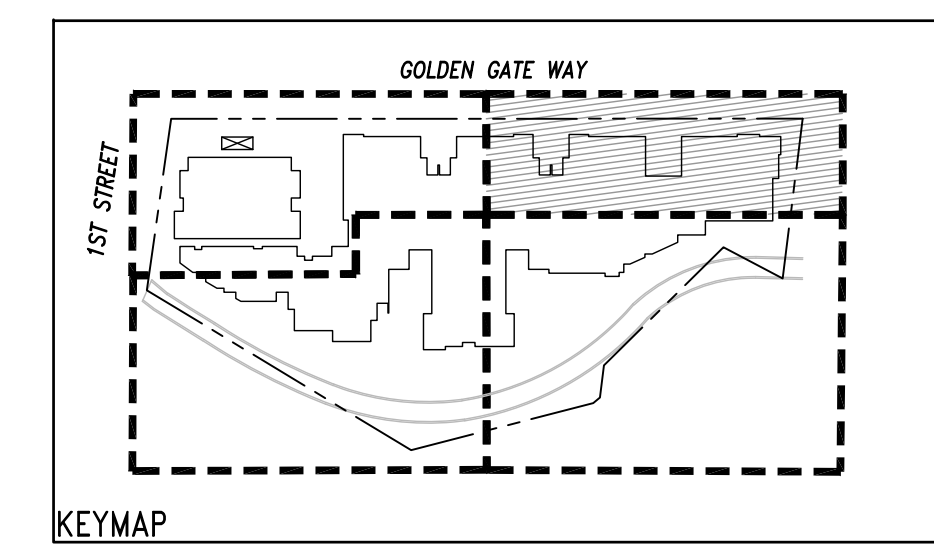
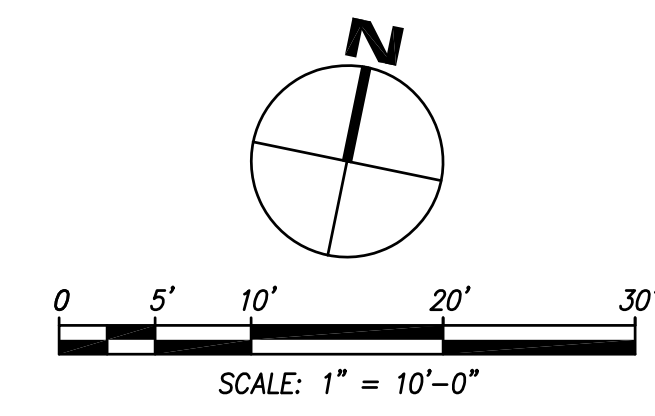
CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE: AS NOTED

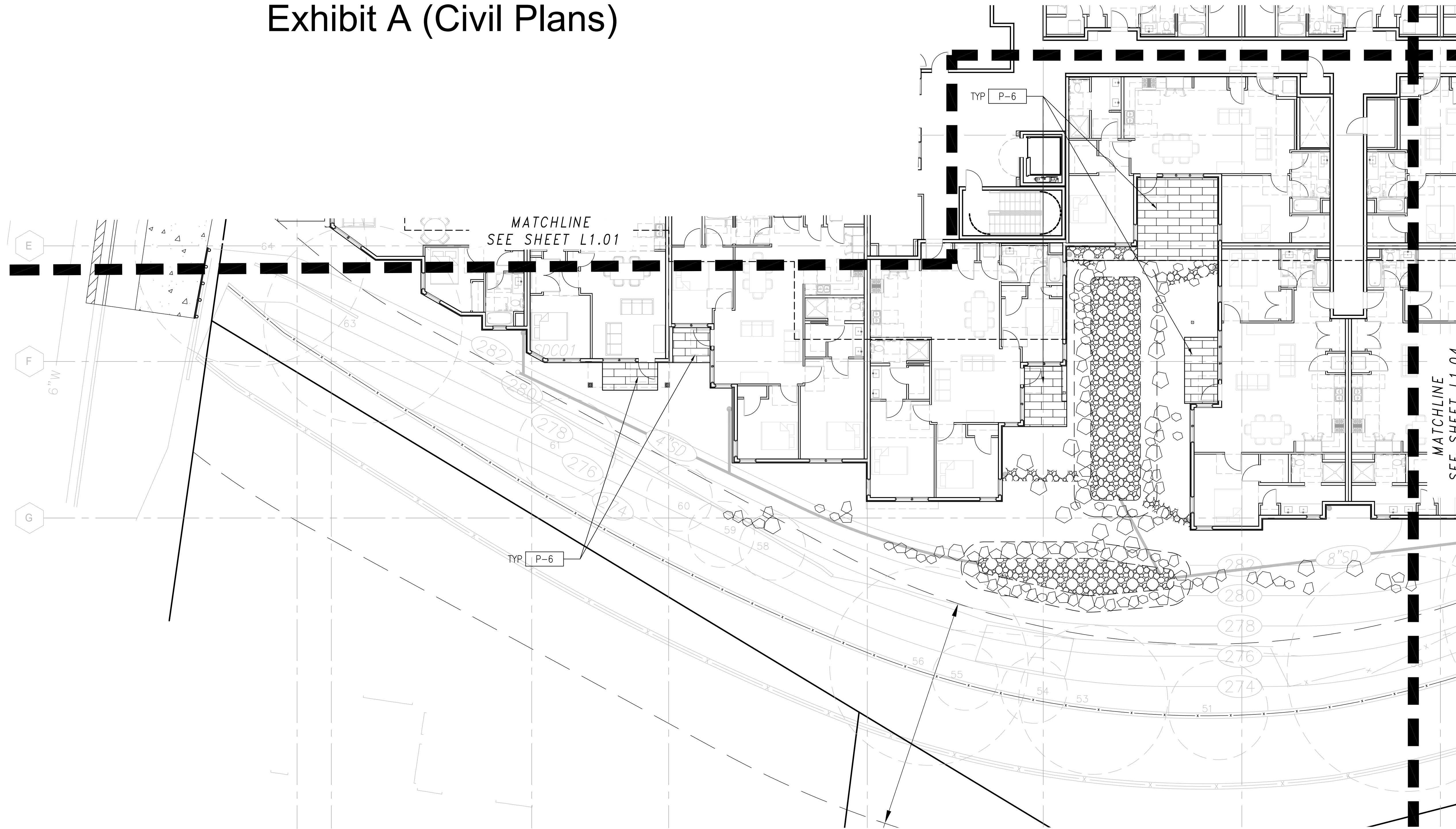
## PAVING PLAN

# L5.02





# Exhibit A (Civil Plans)



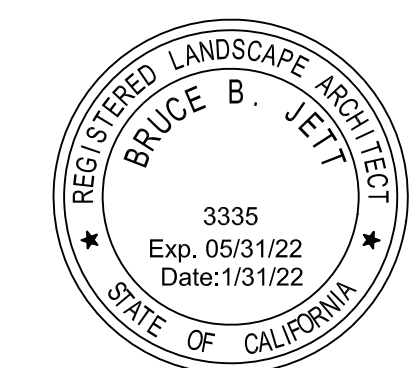
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SF-2	TREE GRATE	7,8/L8.06
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SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07
SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05
M-3	ROOT BARRIER - ON SS	5,7/L8.03
M-4	BOULDERS	7,9/L8.05
M-5	DECORATIVE AGGREGATE	8/L8.02 7,8,9/L8.05
M-6	COBBLE DISSIPATER	8,9/L8.05
M-7	METAL EDGER	-



**3483 GOLDEN GATE WAY  
LAFAYETTE, CA**



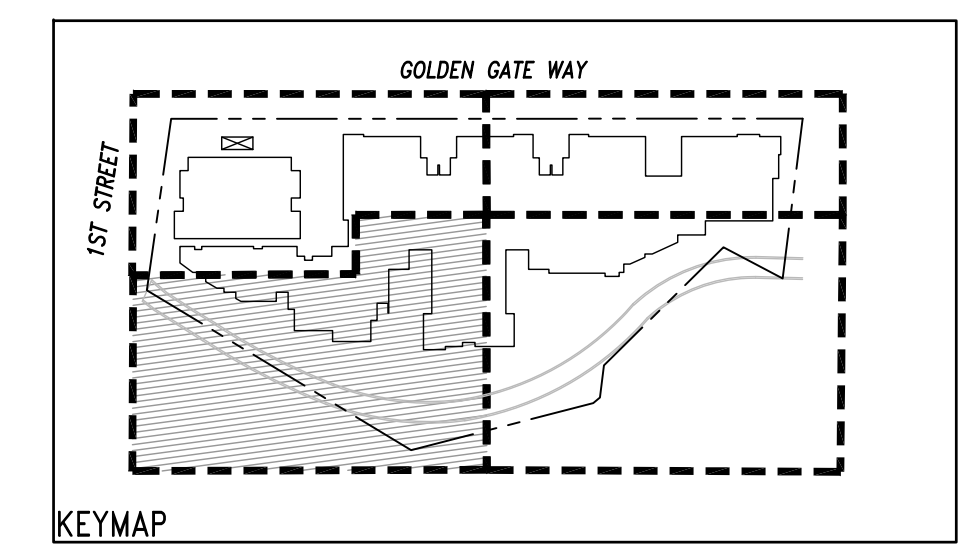
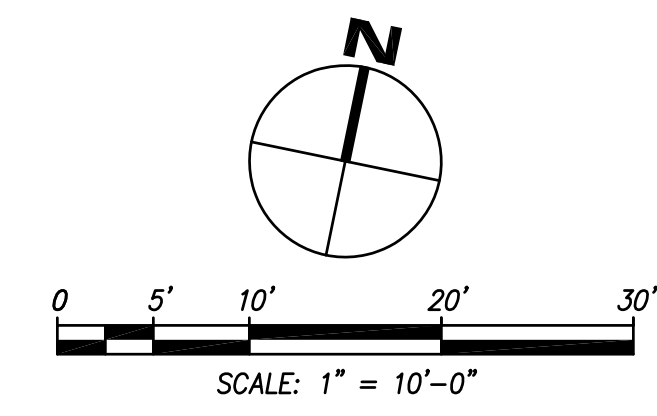
3483 GOLDEN GATE WAY  
LAFAYETTE, CA  
APN: 243-232-027-9  
PROJECT NO. 2018-15

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11-24-2021	50% CD	
01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

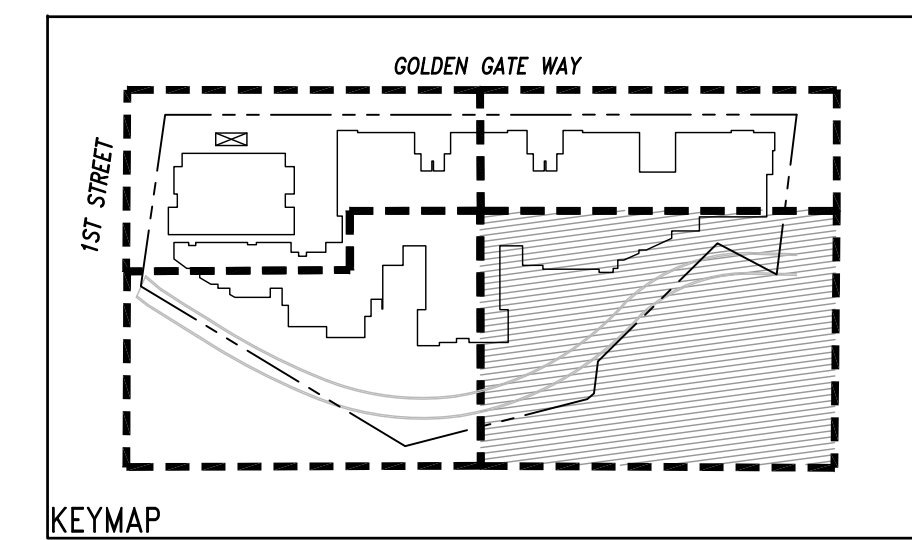
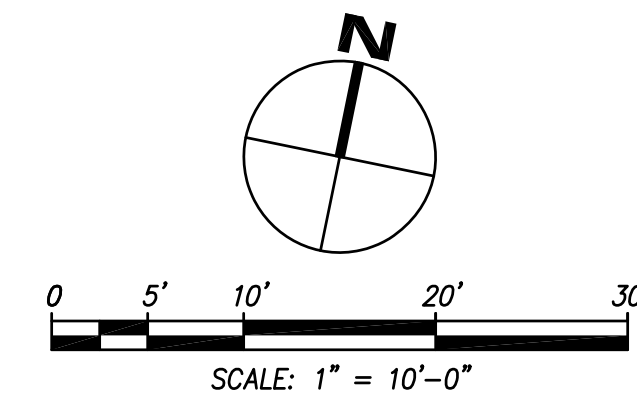
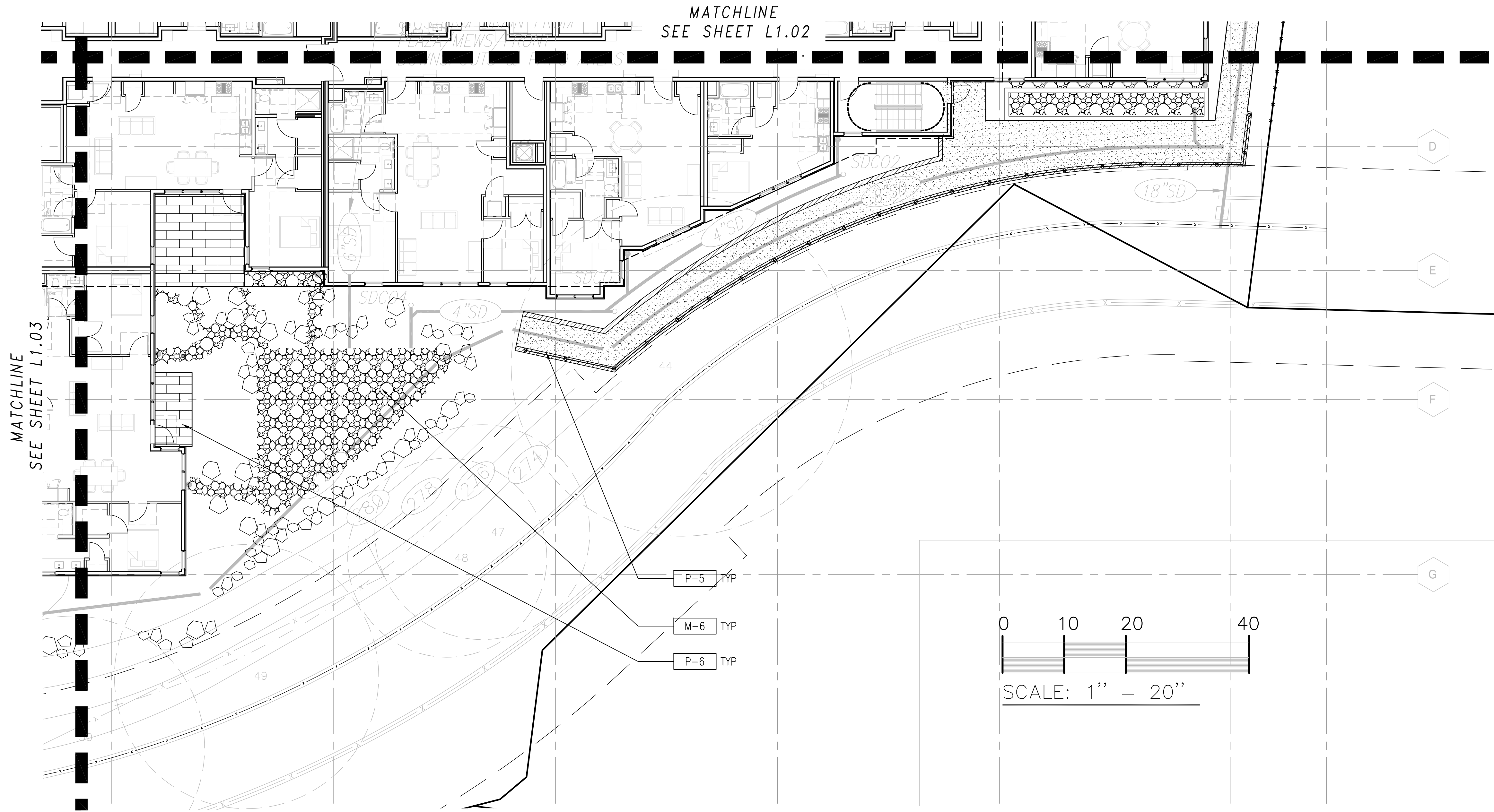
SCALE: **AS NOTED**  
**PAVING PLAN**



# L5.03



# Exhibit A (Civil Plans)



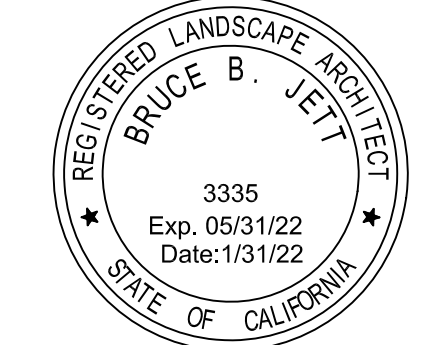
NOTE: REFER L0.02 FOR FULL SCHEDULE.

## SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
<b>PAVING</b>		
P-1	CITY STANDARD SIDEWALK	SCD
P-2	CONC PAVING - FINISH 1	1/L8.01
P-3	CONC PAVING - FINISH 2	1/L8.01
P-4	CONC PAVING - FINISH 3	1/L8.01
P-5	PERMEABLE CONCRETE PAVING	3/L8.01
P-6	CONCRETE PAVERS	4,5,6/L8.01
P-7	CITY STD CROSSWALK	9/L8.01
<b>LANDSCAPE WALLS</b>		
W-1	RAISED PLANTER WALL - FINISH 1	2,4,5/L8.02
W-2	RAISED PLANTER WALL - FINISH 2	6/L8.02
W-3	RETAINING WALL	SSD
W-4	DRystack RETAINING WALL	3/L8.02
W-5	PRECAST WALL CAP	4/L8.03
<b>EXTERIOR STAIRS AND HANDRAILS</b>		
S-1	STAIRS	1/L8.04
S-2	HANDRAIL	2/L8.04
<b>LANDSCAPE STRUCTURES</b>		
LS-1	VINE CABLES	-
LS-2	STRING LIGHT POSTS	4/L8.06
<b>FENCING</b>		
F-1	WOOD FENCE & GATE	1,2/L8.05
F-2	GUARDRAIL	3/L8.05
<b>DRAINAGE</b>		
D-1	PLANTER DRAIN - ON GRADE	SCD
D-2	PLANTER DRAIN - ON SS	2/L8.02
D-3	DRAIN MAT	2/L8.02 6,7/L8.07
D-4	AREA DRAIN (BI-LEVEL)	SAD
D-7	STAND PIPE AND CAP	2/L8.02 6,7/L8.07
D-7B	STAND PIPE AND CAP (C3)	8/L8.02
<b>LIGHTING</b>		
L-1	CITY STD POLE LIGHT	SJTD
L-2	LIGHTED BOLLARDS	1/L8.06
L-3	PATHLIGHT	2/L8.06
L-4	RECESSED WALL LIGHTS	3/L8.06
L-5	FESTOON LIGHTING	4/L8.06
<b>SITE FURNISHINGS</b>		
SF-1	BIKE RACK	5,6/L8.06
SF-2	TREE GRATE	7,8/L8.06
SF-3A	LITTER RECEPTACLE	1/L8.07
SF-3B	LITTER & RECYCLING RECEPTACLE	1/L8.07
SF-4	BENCH	2/L8.07
SF-5	MODULAR SEAT BLOCKS	4/L8.07
SF-6	MODULAR BENCH AND PLANTERS	5/L8.07
SF-7A	PREFAB PLANTERS 10"x72"	6,7/L8.07
SF-7B	PREFAB PLANTERS 24"x48"	6,7/L8.07
SF-9	CAFE TABLE AND CHAIRS	-
SF-10	UMBRELLA	-
<b>MISCELLANEOUS</b>		
M-1	MULCH	-
M-2	ROOT BARRIER - ON GRADE	5,6/L10.05
M-3	ROOT BARRIER - ON SS	5,7/L8.03
M-4	BOULDERS	7,9/L8.05
M-5	DECORATIVE AGGREGATE	8/L8.02 7,8,9/L8.05
M-6	COBBLE DISSIPATER	8,9/L8.05
M-7	METAL EDGER	-



3483 GOLDEN GATE WAY  
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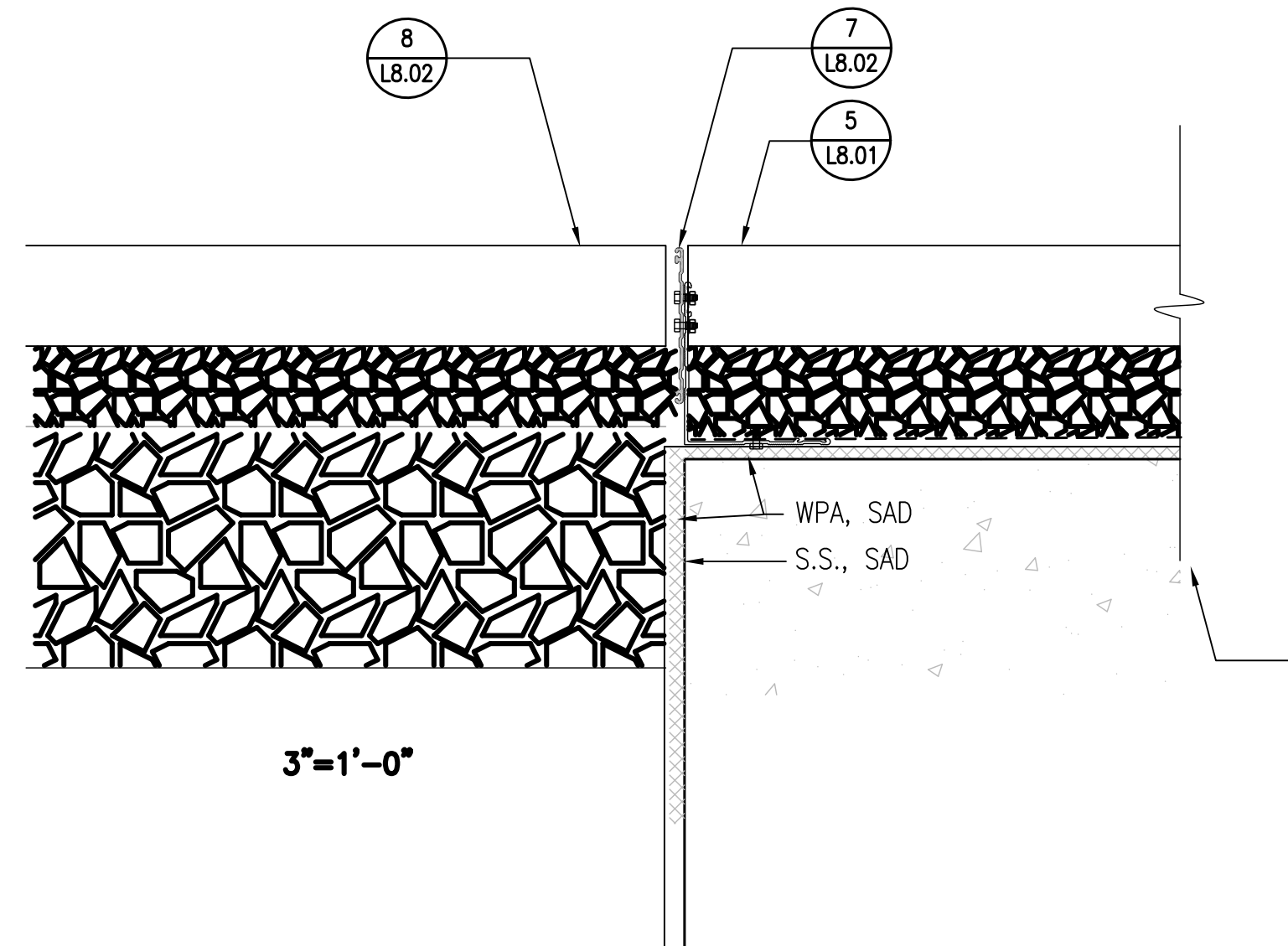
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PAVING PLAN

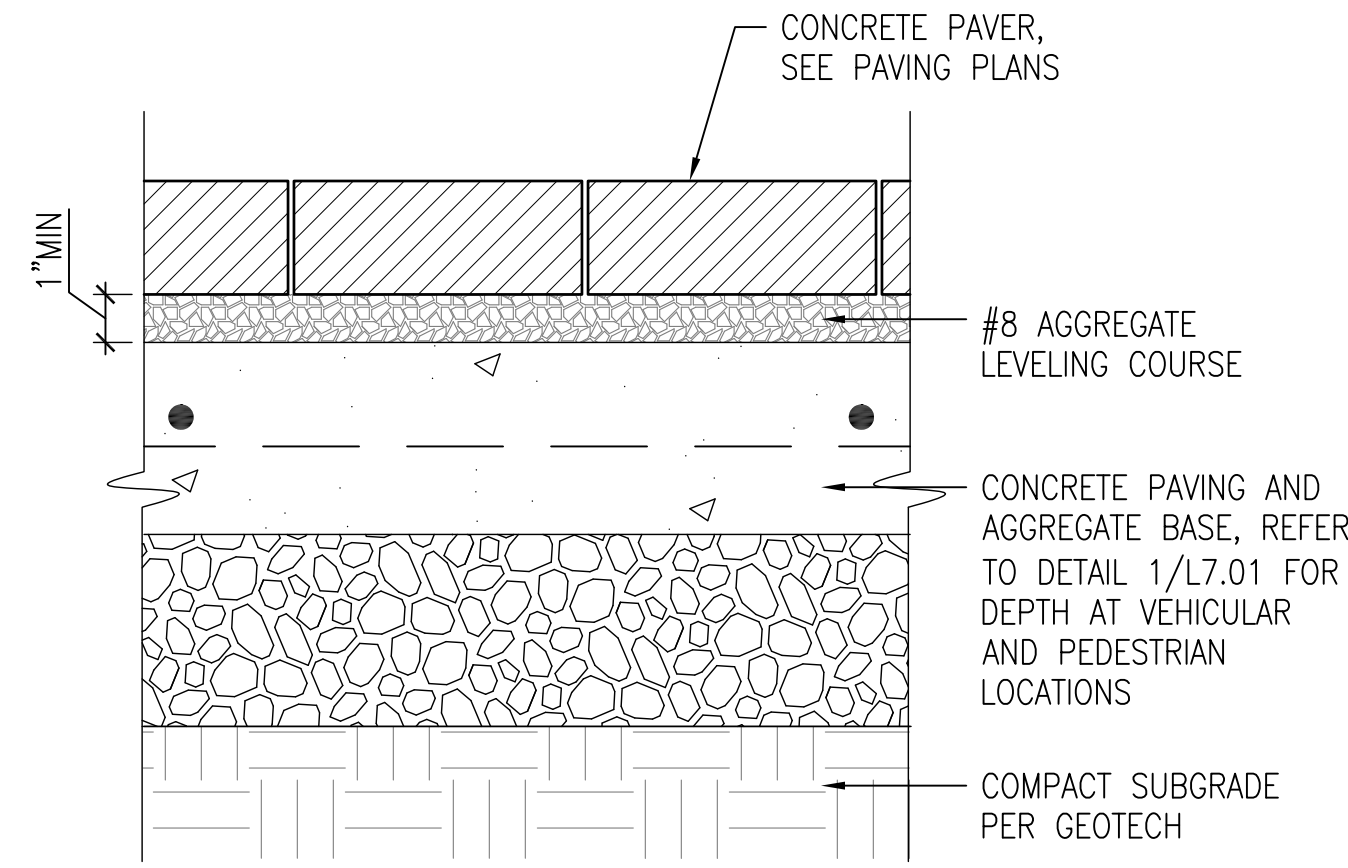
L5.04



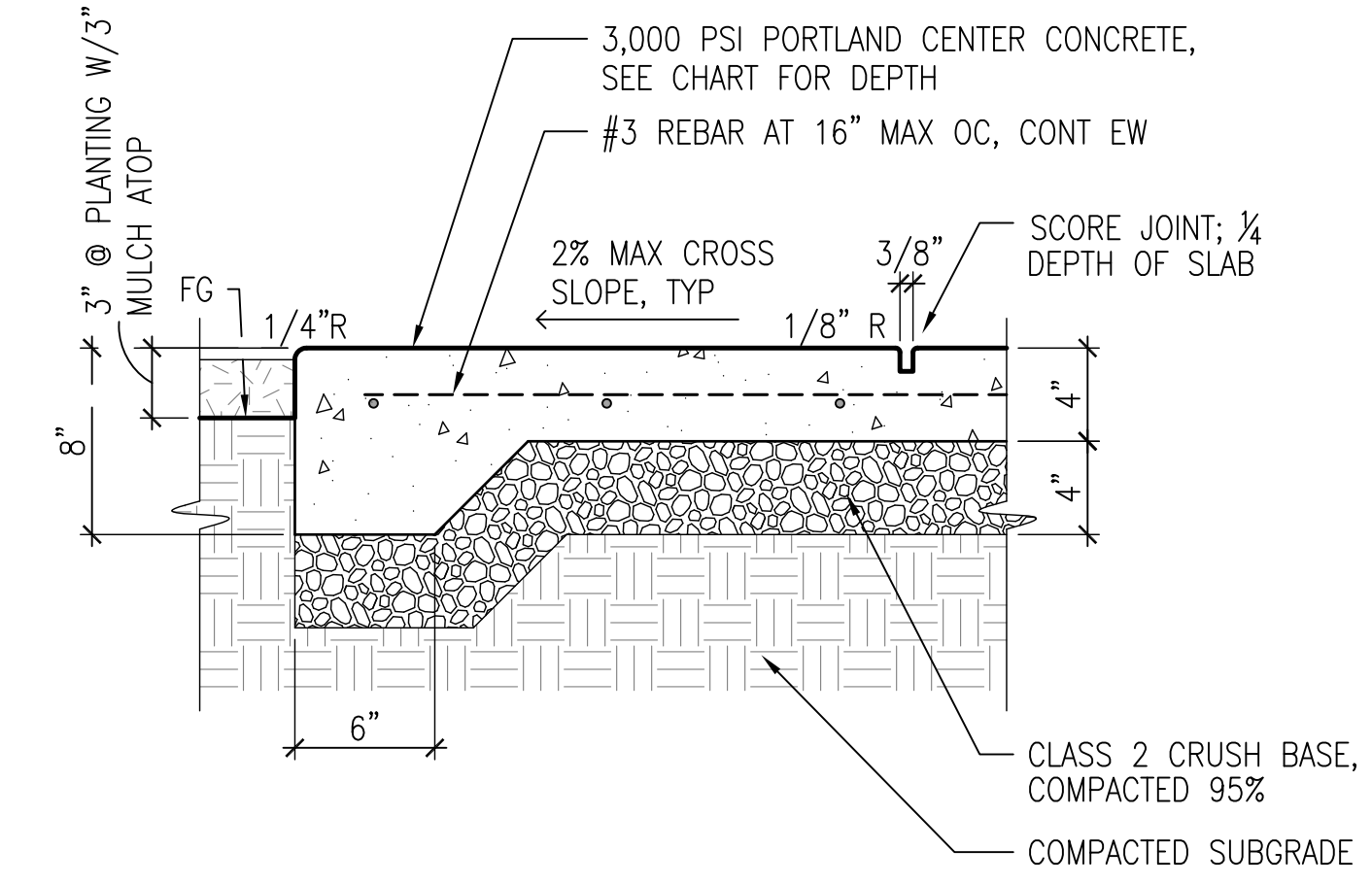
# Exhibit A (Civil Plans)



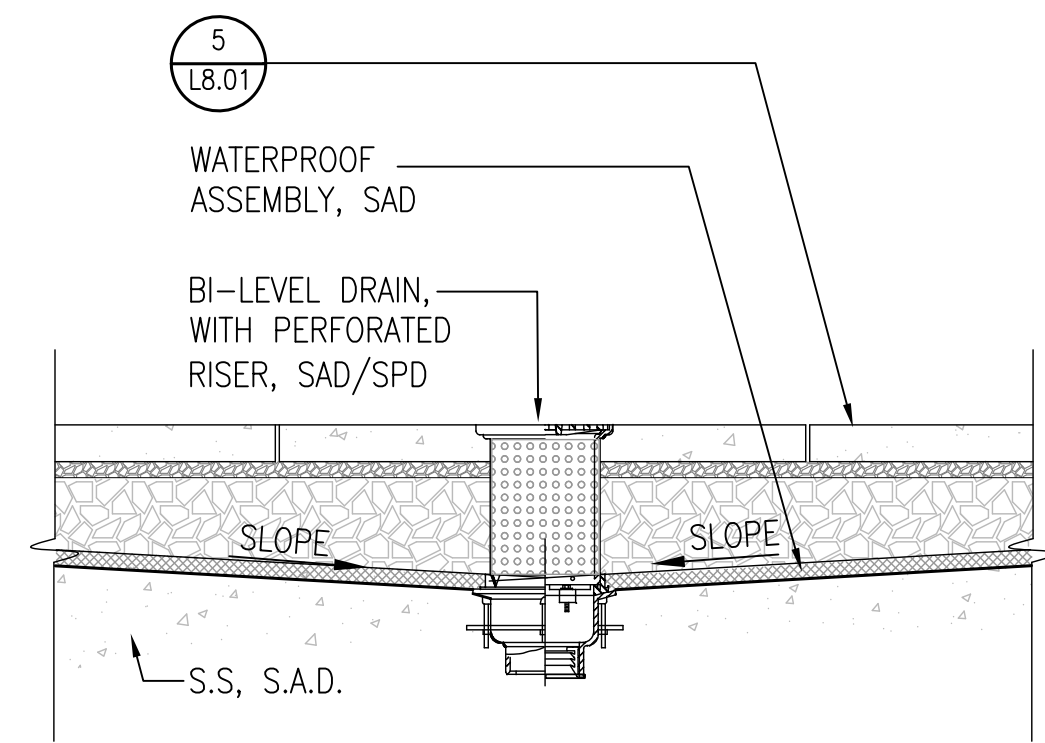
**7** PAVER TRANSITION - PODIUM TO GRADE  
SCALE: 3" = 1'-0"



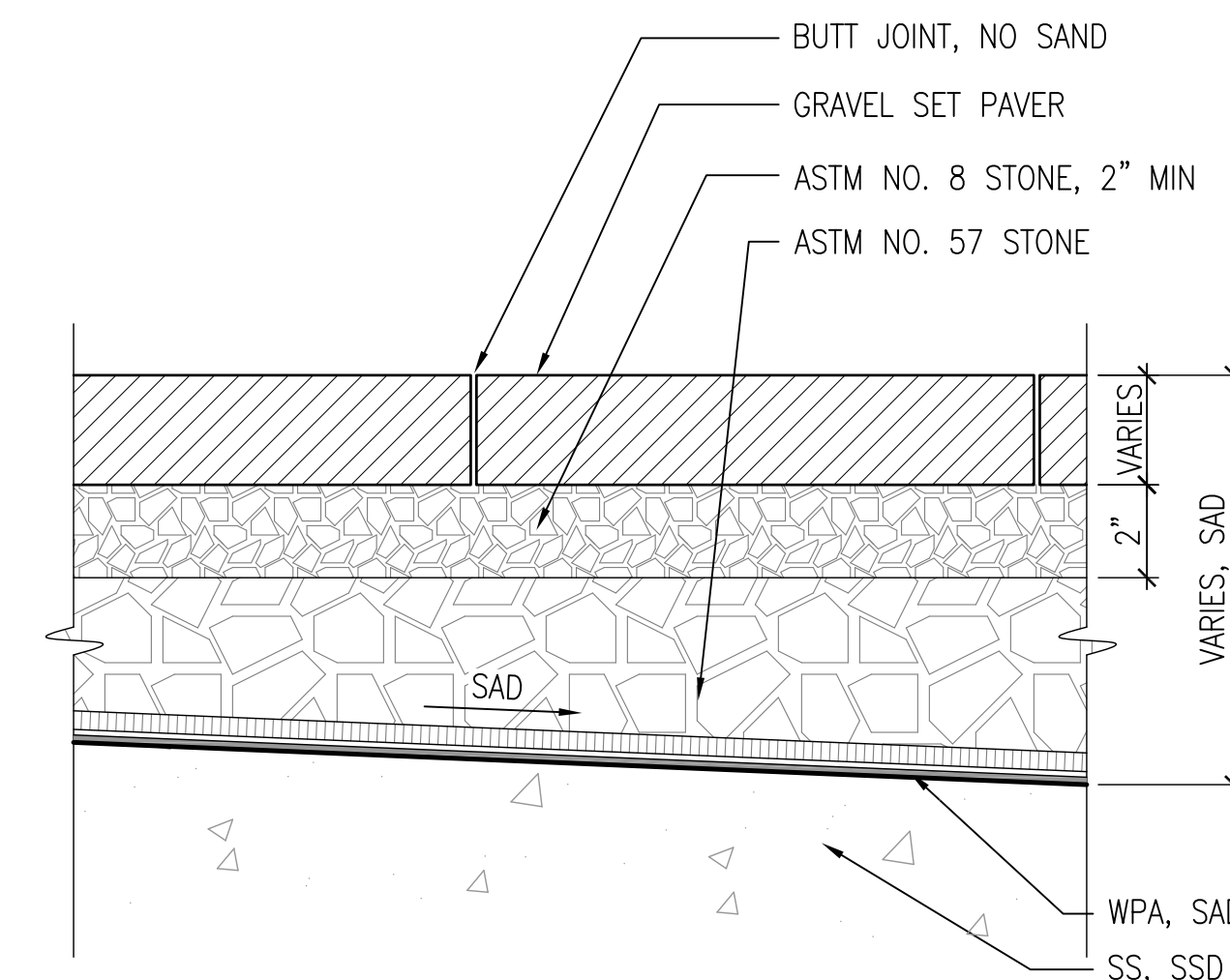
**4** CONCRETE PAVERS AT-GRADE  
SCALE: 3" = 1'-0"



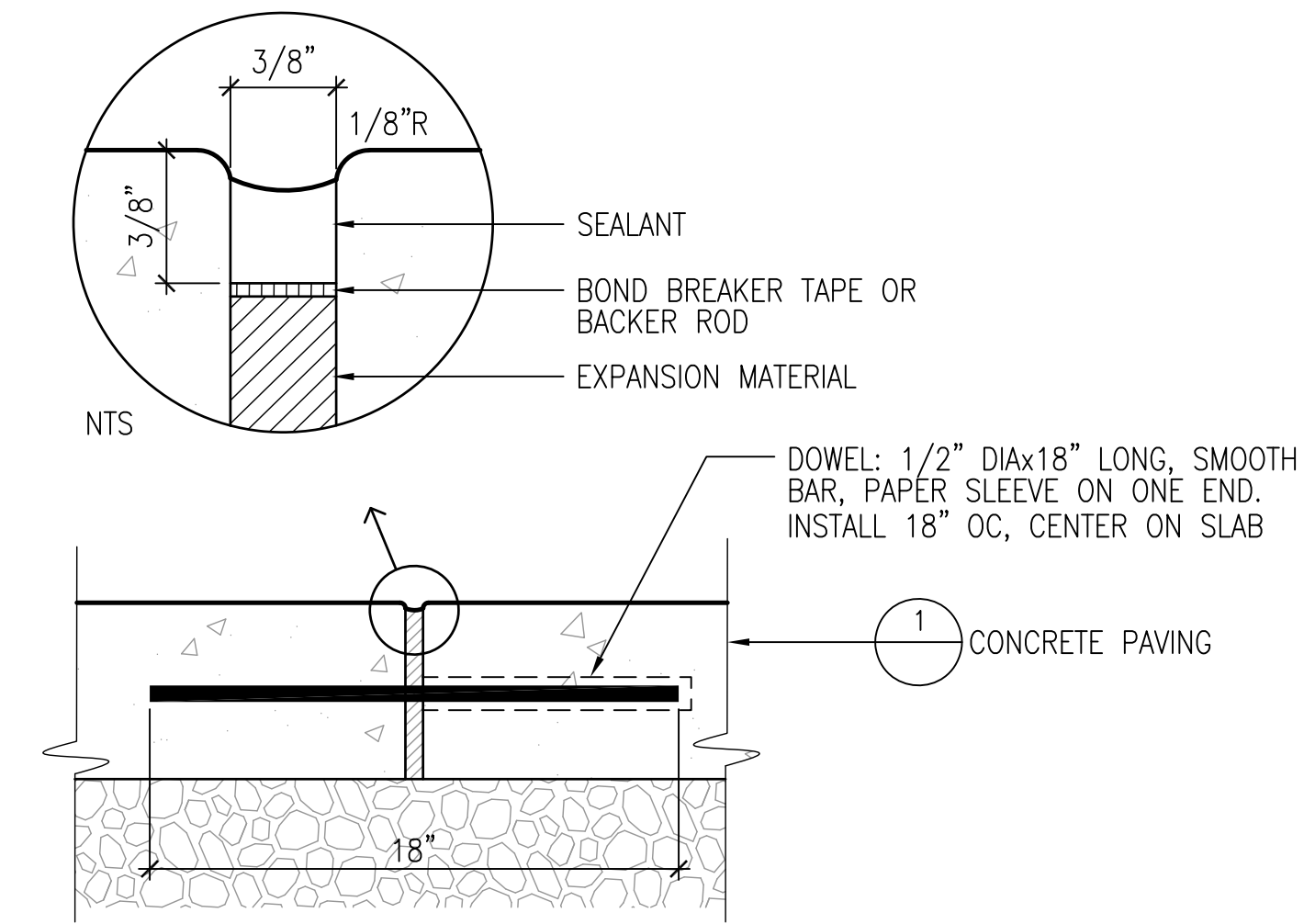
**1** CONCRETE PAVING  
SCALE: 1 1/2" = 1'-0"



**8** BI-LEVEL PODIUM DRAIN AT PAVERS  
SCALE: 1" = 1'-0"



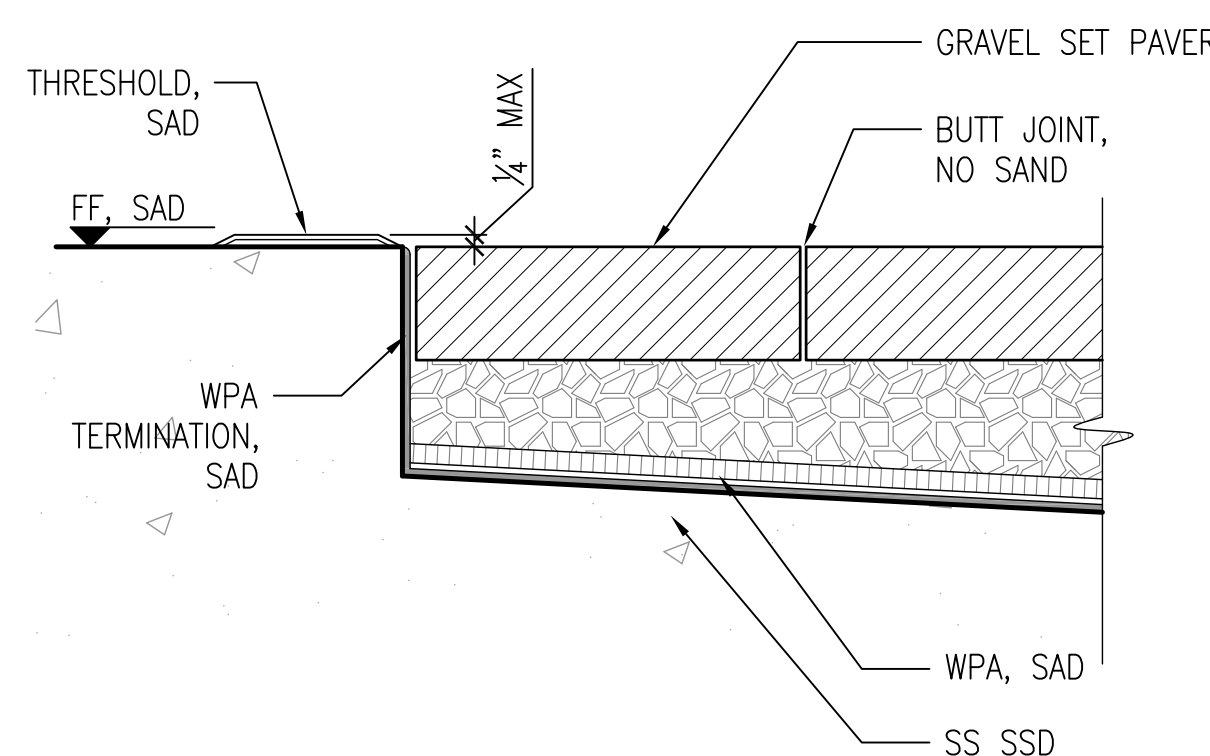
**5** CONCRETE PAVERS ON PODIUM  
SCALE: 3" = 1'-0"



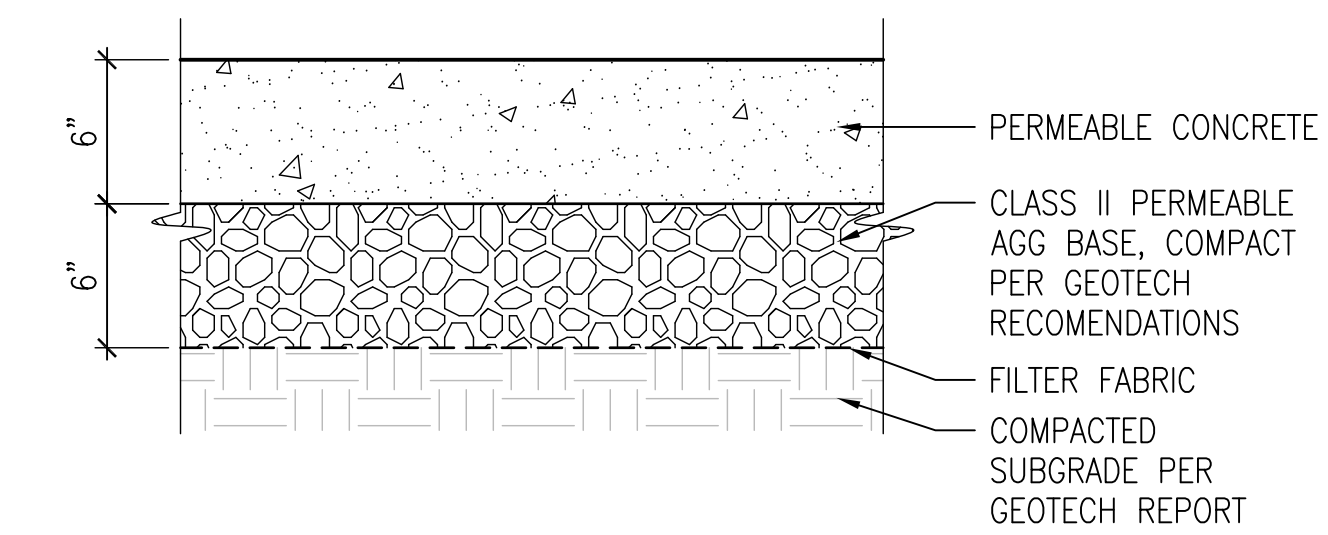
**2** EXPANSION JOINT  
SCALE: 3" = 1'-0"



**9** CITY STANDARD CROSSWALK  
SCALE: NA

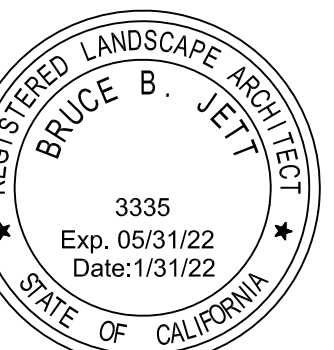


**6** PODIUM PAVERS AT THRESHOLD  
SCALE: 3" = 1'-0"



**3** PERMEABLE CONCRETE PAVING  
SCALE: 1 1/2" = 1'-0"

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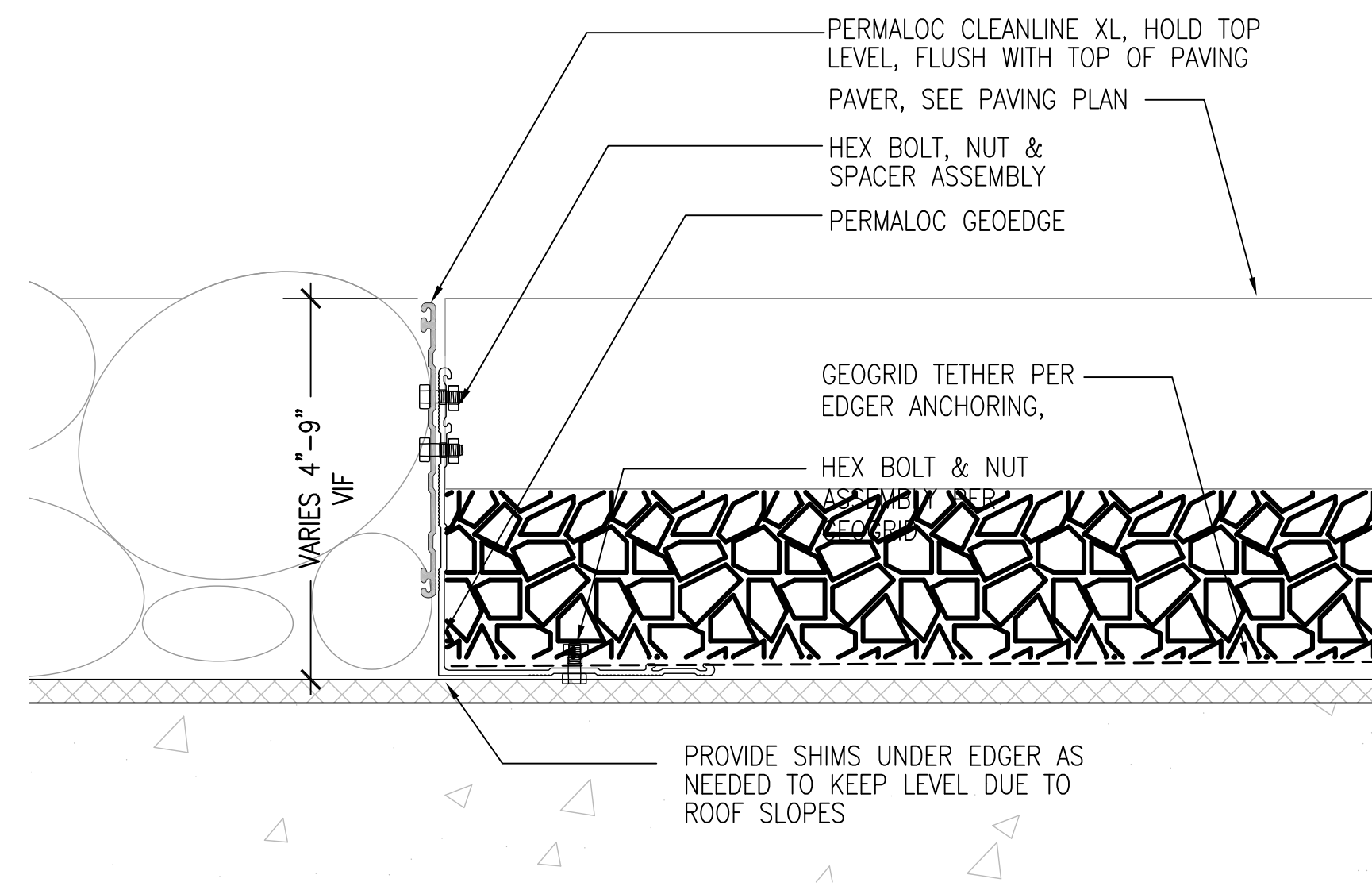
CONTACT: Whitney Miller, Principal

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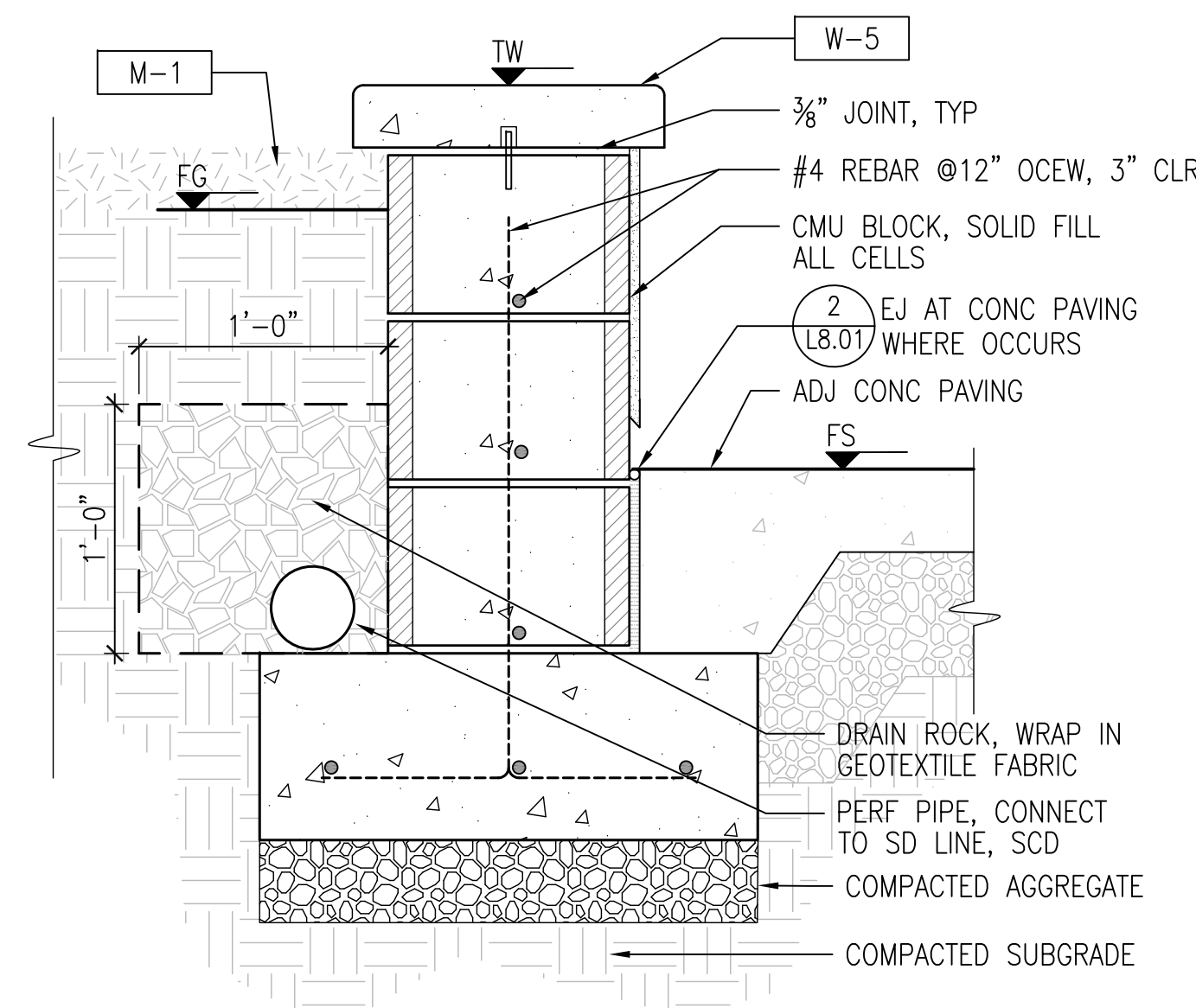
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CONSTRUCTION DETAILS

L8.01

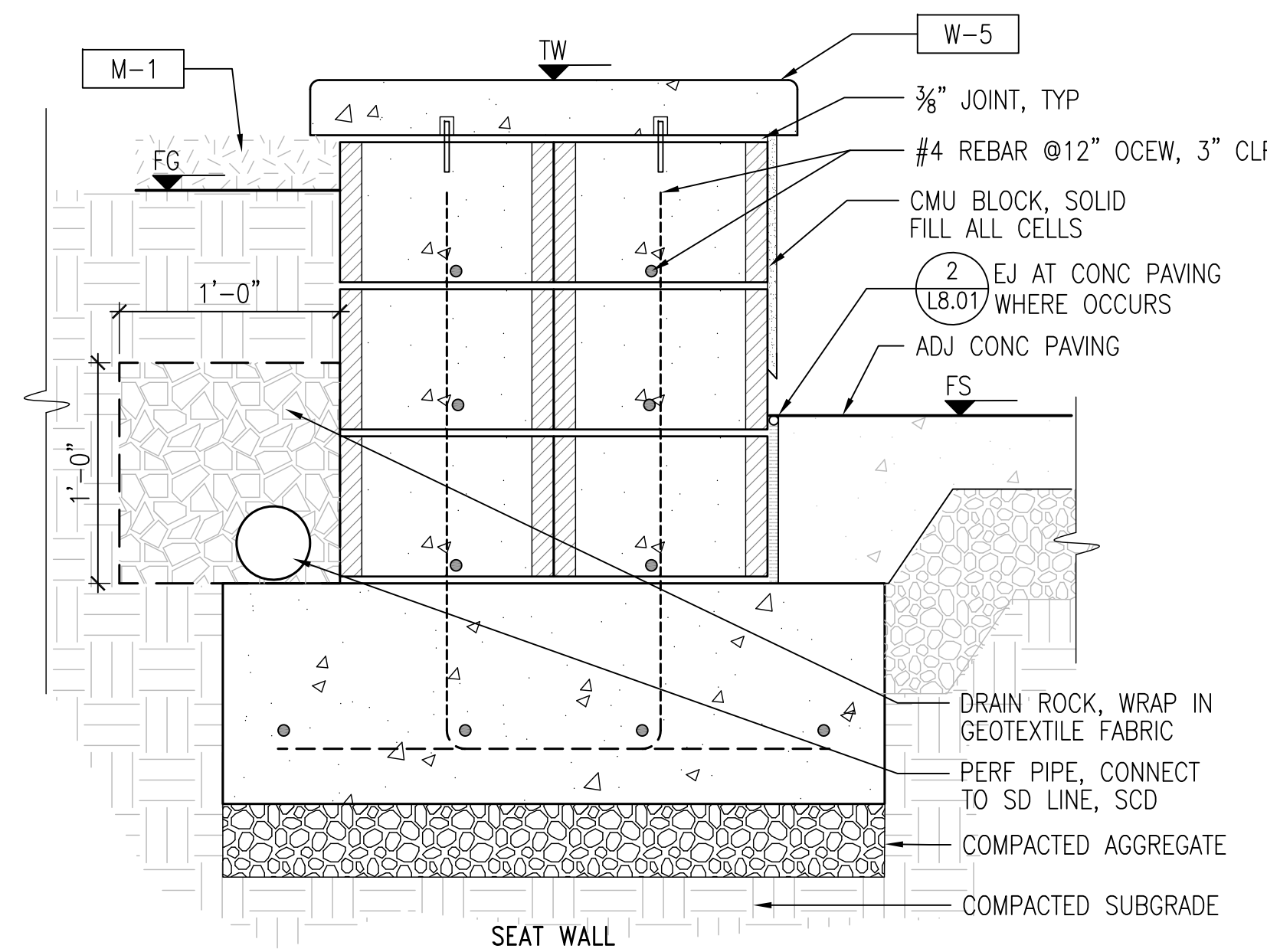




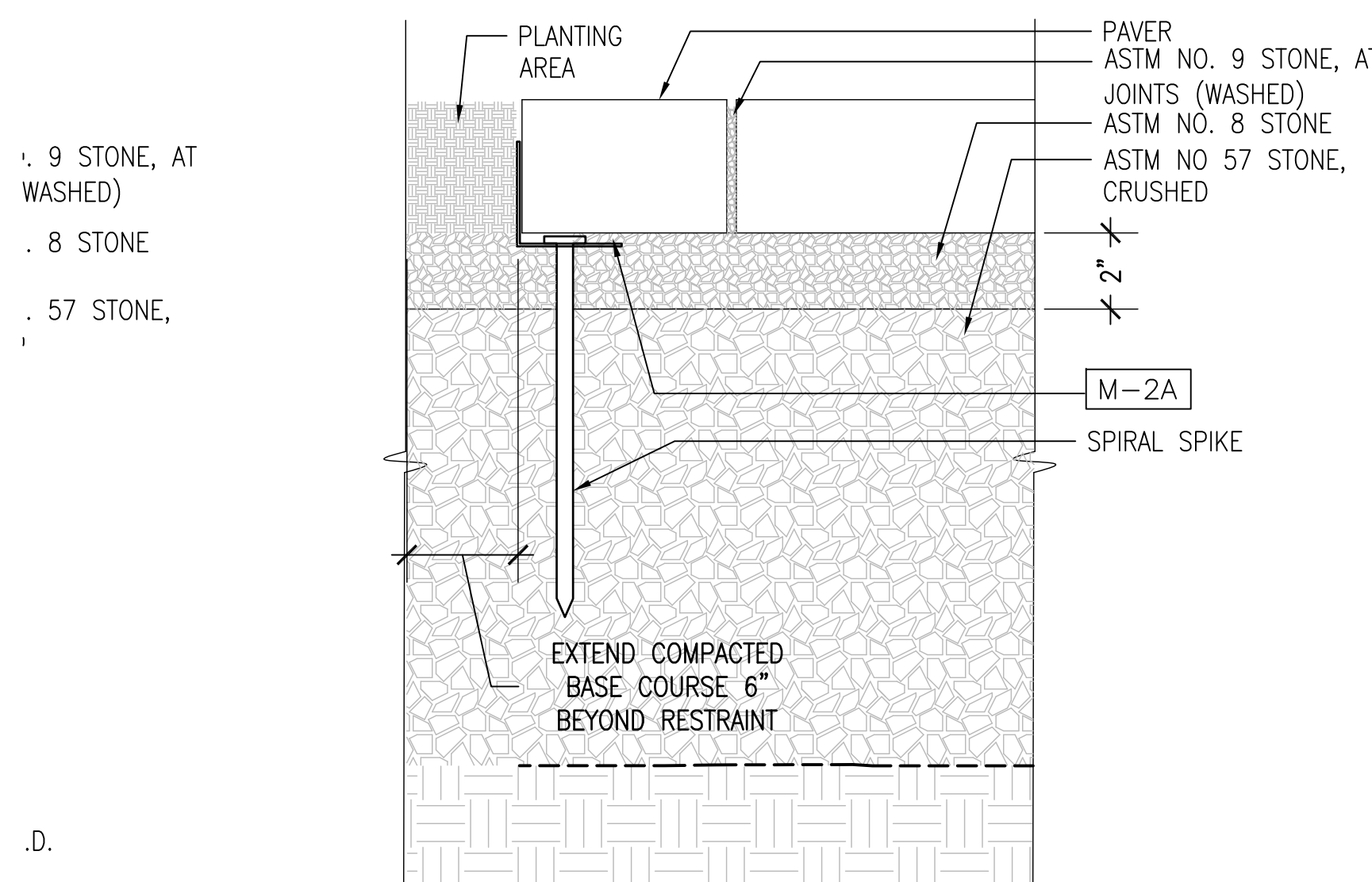
**7** EDGER AT PODIUM  
 SCALE: 6" = 1'-0"



**4** RAISED CMU PLANTER WALL ON GRADE  
 SCALE: 1 1/2" = 1'-0"



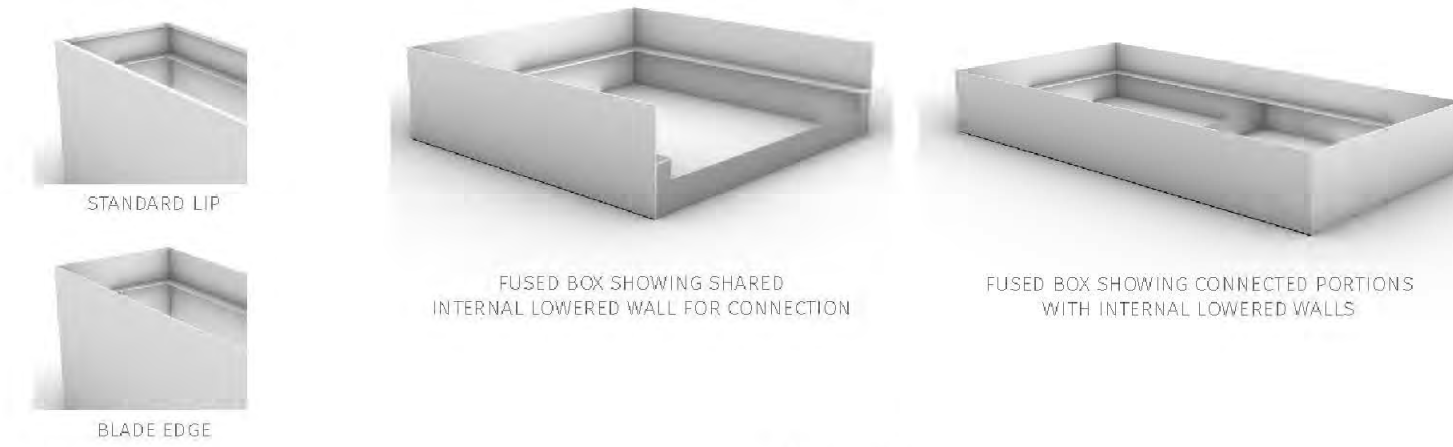
SEAT WALL



**8** PAVERS AT GRADE  
 SCALE: 3" = 1'-0"

**FORM AND FIBER | TECHNICAL SHEET**

BOX SERIES FUSED PLANTERS - CORTEN STEEL



**CONSTRUCTION**  
 1. The Box Series Corten Steel Planters are constructed of ASTM A606 Type 4 & A588 grade Corten Steel. Planters are fabricated using 14 ga, 12 ga, 10 ga, and 16" thicknesses. Planters are offered in two finish options:  
 i. Un-weathered; no exterior sealant.  
 ii. Pre-weathered with exterior sealant.  
 2. Oversized boxes are constructed with internal reinforcement comprised of horizontal stiffeners, and vertical gussets. Specific dimensions for spacing of internal reinforcement is submitted via shop drawing for approval, prior to construction.  
 3. Planters are manufactured with standard 1", 1.5" or 2" drain holes or no drain holes. Quantity and placement as directed by Purchaser. Holes are cut to nominal O.D. for standard PVC pipe trade sizes.  
 4. If a boxes with internally raised bases are specified, heat signatures may read through powder coat finish due to material thickness.

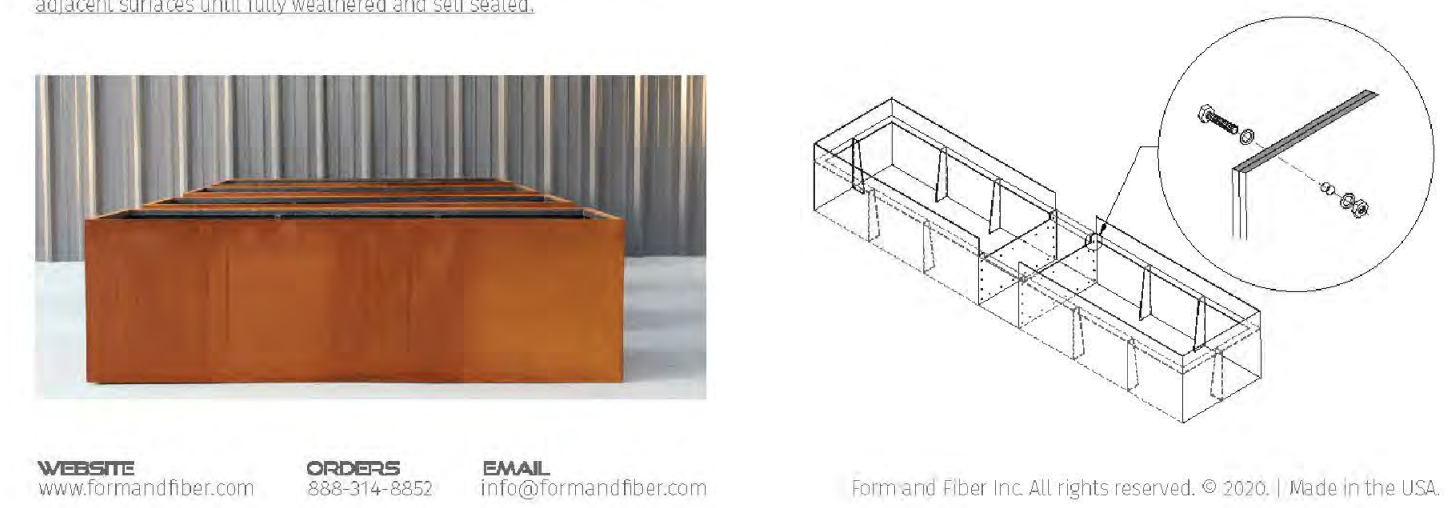
**STANDARDS**  
 1. Standard lip for 14 ga & 12 ga thick boxes = 1" wide lip = 3/4" return  
 Standard lip for 10 ga thick boxes = 1+1/2" wide lip = 3/4" return  
 Standard lip for 16" thick boxes = 2" wide lip with no return

**CUSTOMIZATION**  
 1. Form and Fiber PVC/UBS connecting hardware for interior connecting sections of fused boxes.  
 2. Form and Fiber DOES NOT PROVIDE waterproofing gaskets, caulking or sealant for section connections.

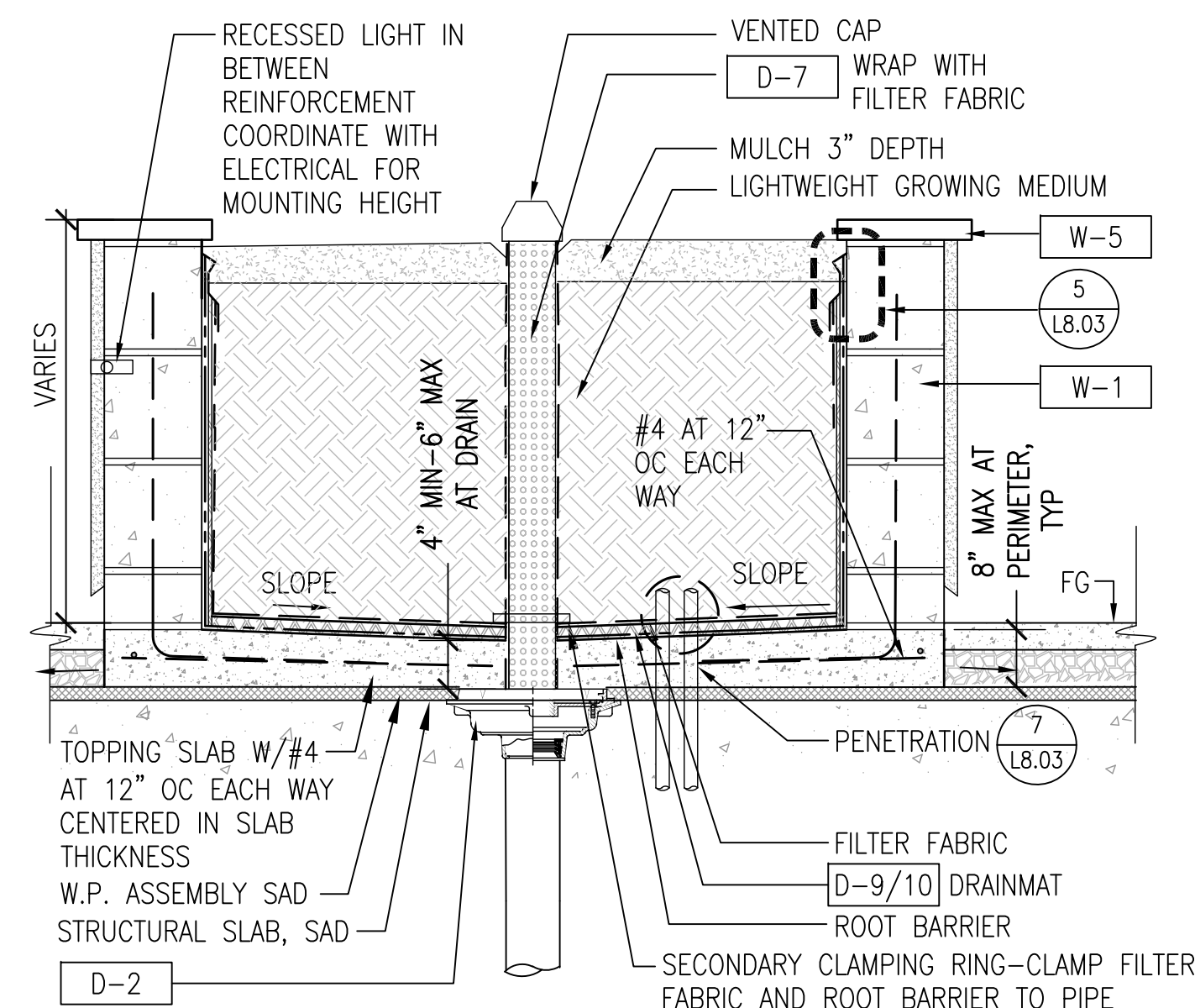
**INCLUSIONS & EXCLUSIONS**  
 1. Form and Fiber DOES NOT PROVIDE waterproofing gaskets, caulking or sealant for section connections.  
 2. Form and Fiber DOES NOT PROVIDE waterproofing gaskets, caulking or sealant for section connections.

**OPTIONS**  
 1. The following options are available in the fabrication of Form and Fiber Box Series Fused Corten planters. Additional charges may apply:  
 - Standard lip - Blade edge  
 - Flat base - Tie-kick base  
 - Internally raised base  
 - Stainless steel leveling feet  
 - Glides  
 - Industrial casters

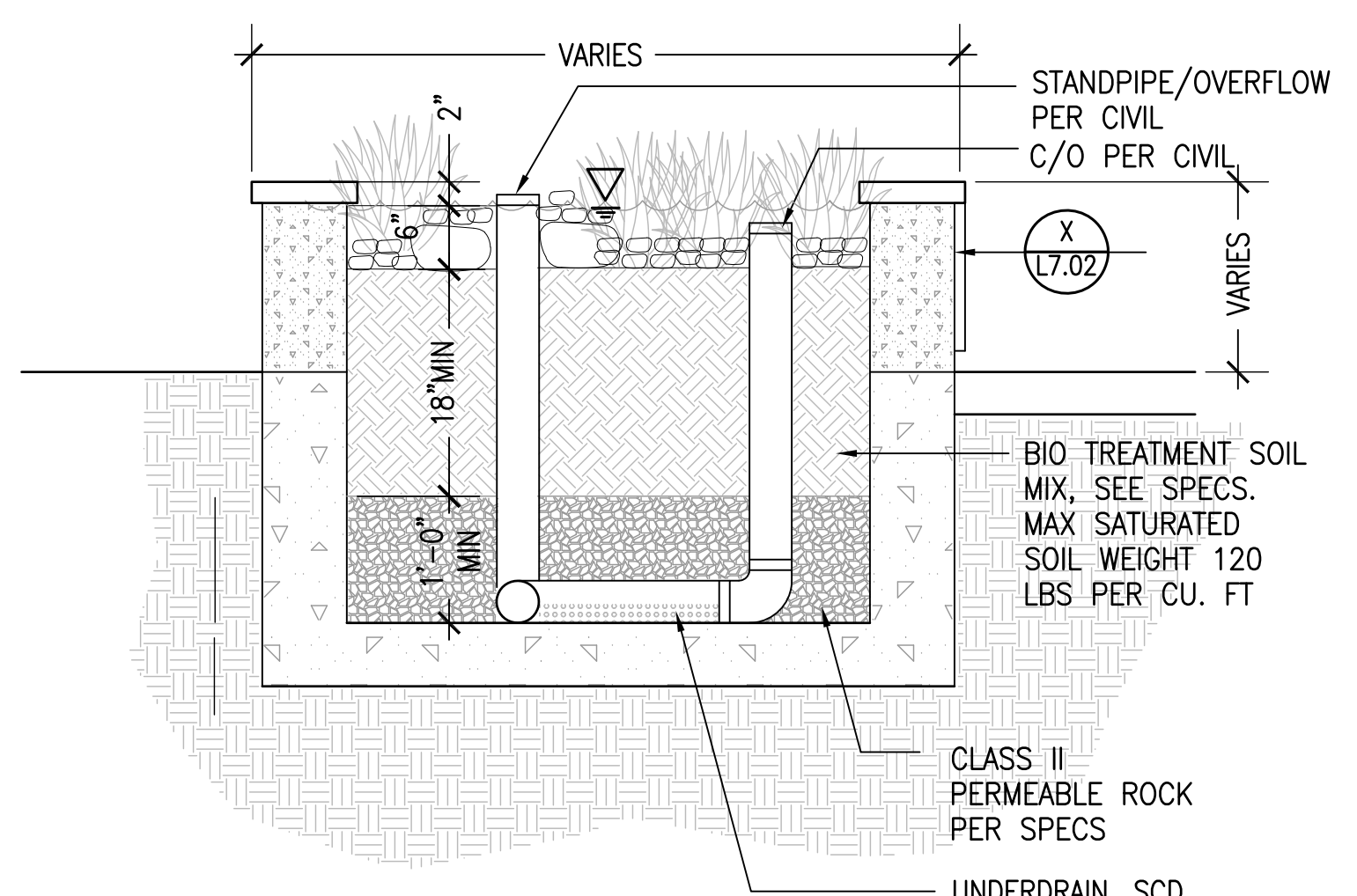
**PRE-WEATHERED FINISH**  
 1. Planters do not weather with consistent color and patina among groups. Units weather at varying rates and develop coloration which is unique to each individual unit. (Standard level of finish shown)  
 2. Standard sealant is a light metal sealant with matte finish applied to exterior and is a temporary sealant for handling. Units will continue to oxidize, patina will darken and sealant will wear off.  
 3. Purchasers should exercise caution in placement as units may leach onto adjacent surfaces until fully weathered and self sealed.



WEBSITE: www.formandfiber.com | ORDERS: 888-314-6852 | EMAIL: info@formandfiber.com | Form and Fiber Inc. All rights reserved. © 2020 | Made in the USA.

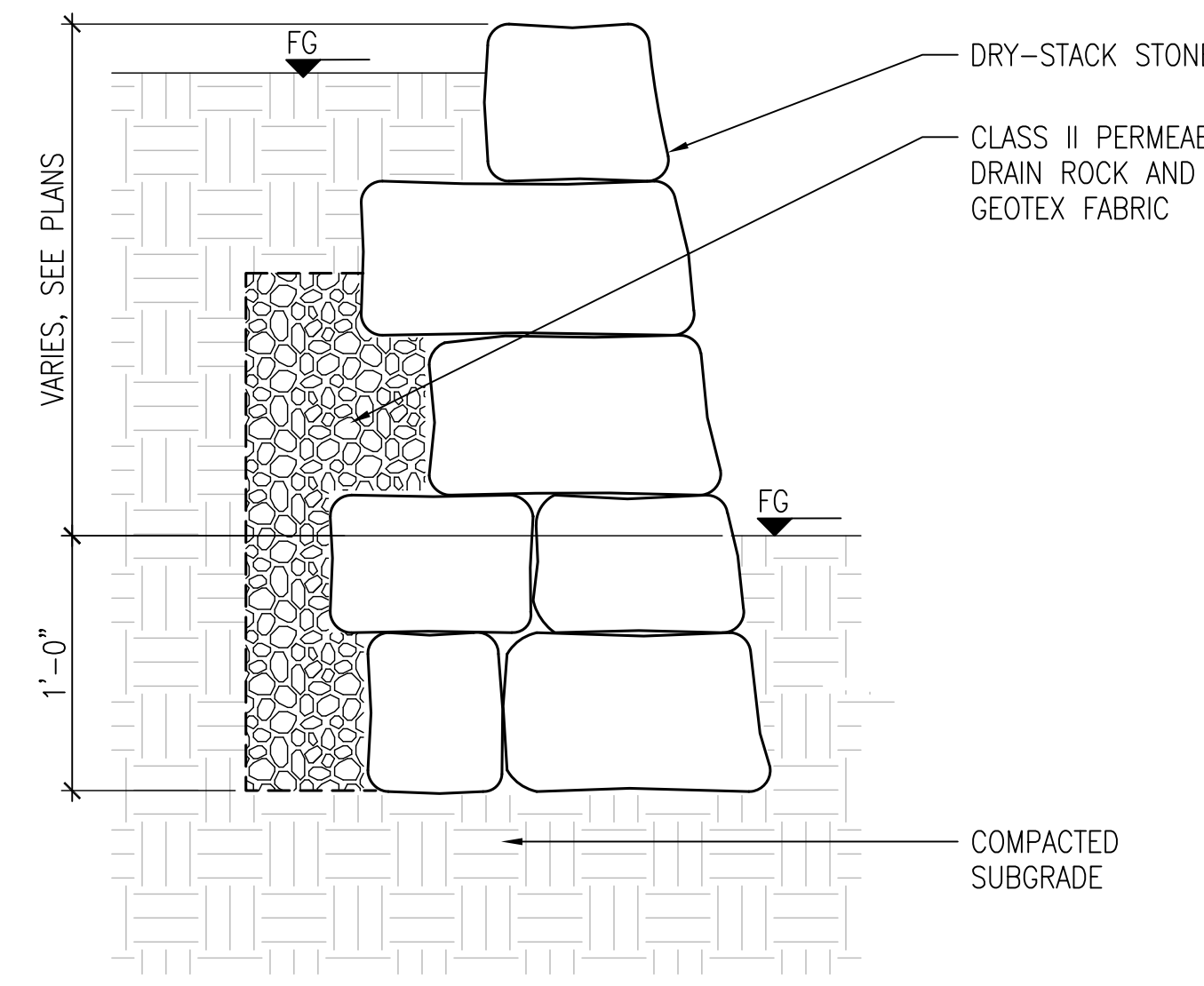


**2** TYPICAL RAISED PLANTER ON PODIUM  
 SCALE: 1" = 1'-0"



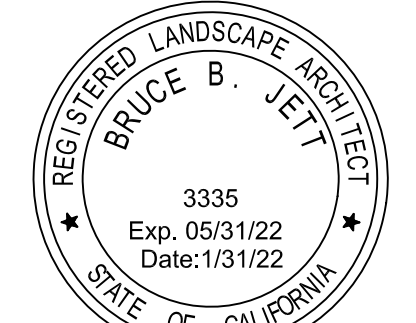
**9** C3 PLANTER - AT GRADE WITH WALL  
 SCALE: 3/4" = 1'-0"

**6** RAISED METAL PLANTER WALL ON GRADE  
 SCALE: NA



**3** DRYSTACK RETAINING WALL  
 SCALE: 1 1/2" = 1'-0"

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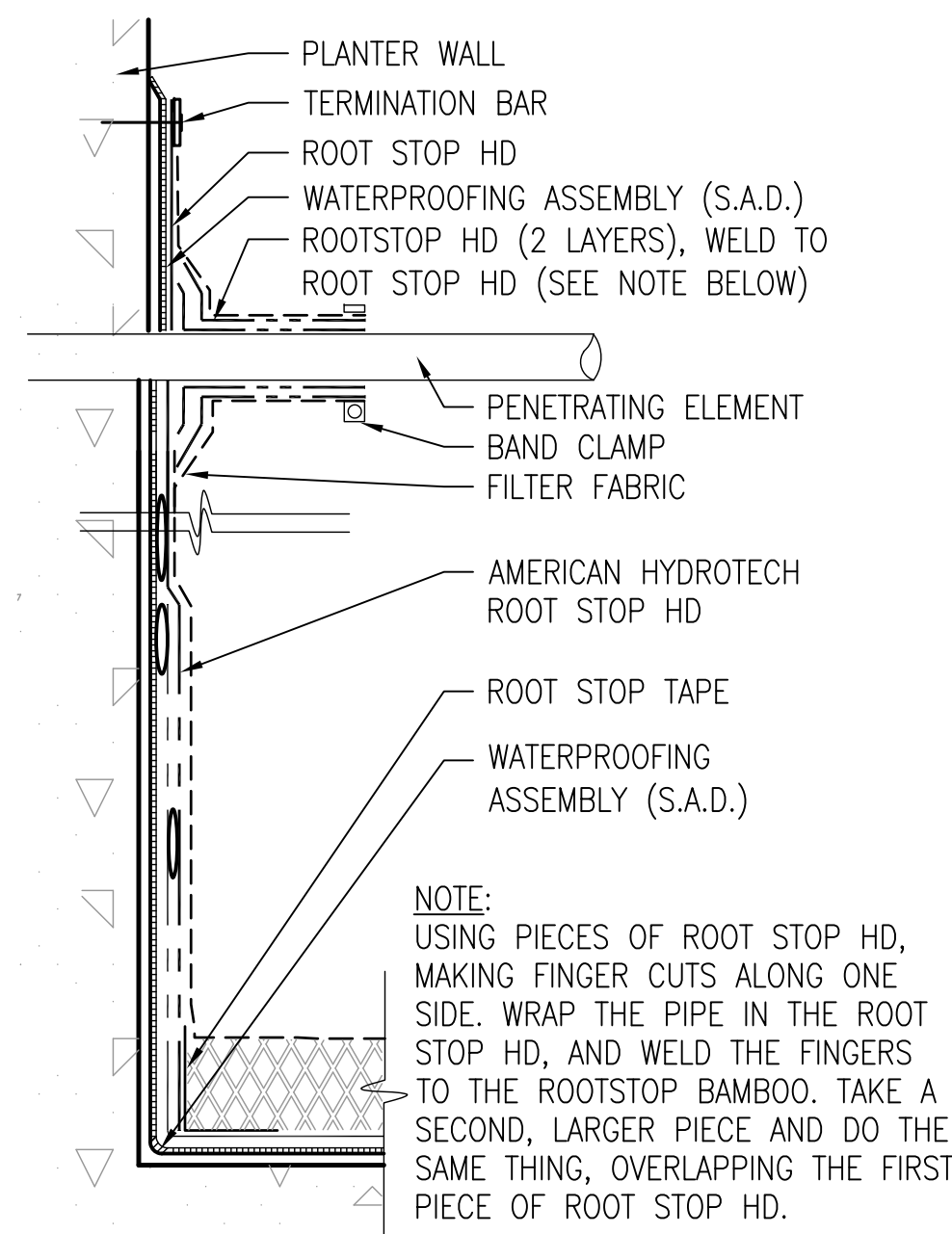
SCALE: AS NOTED

CONSTRUCTION DETAILS

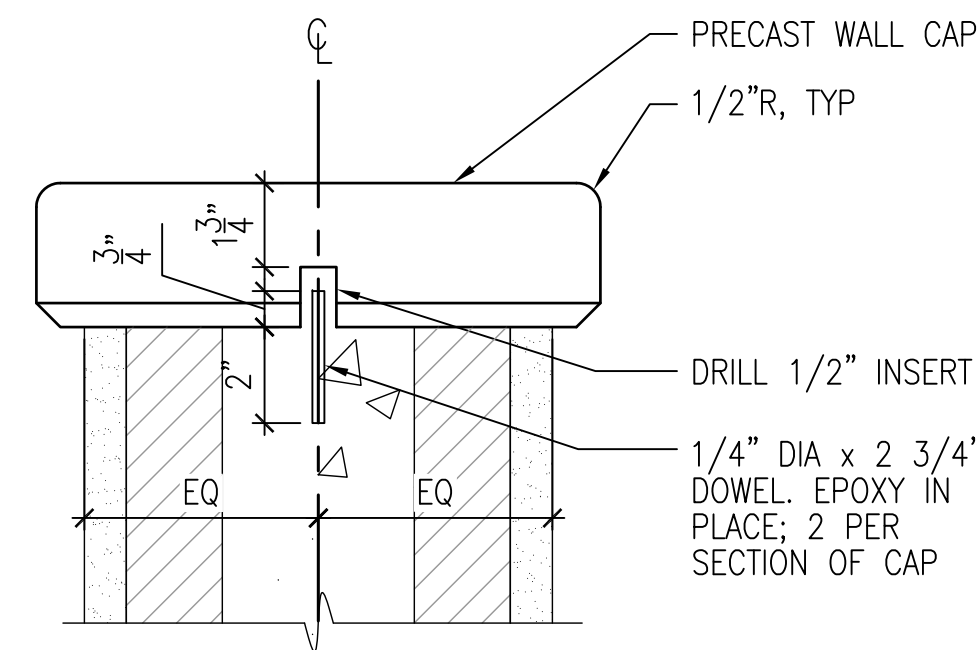
L8.02



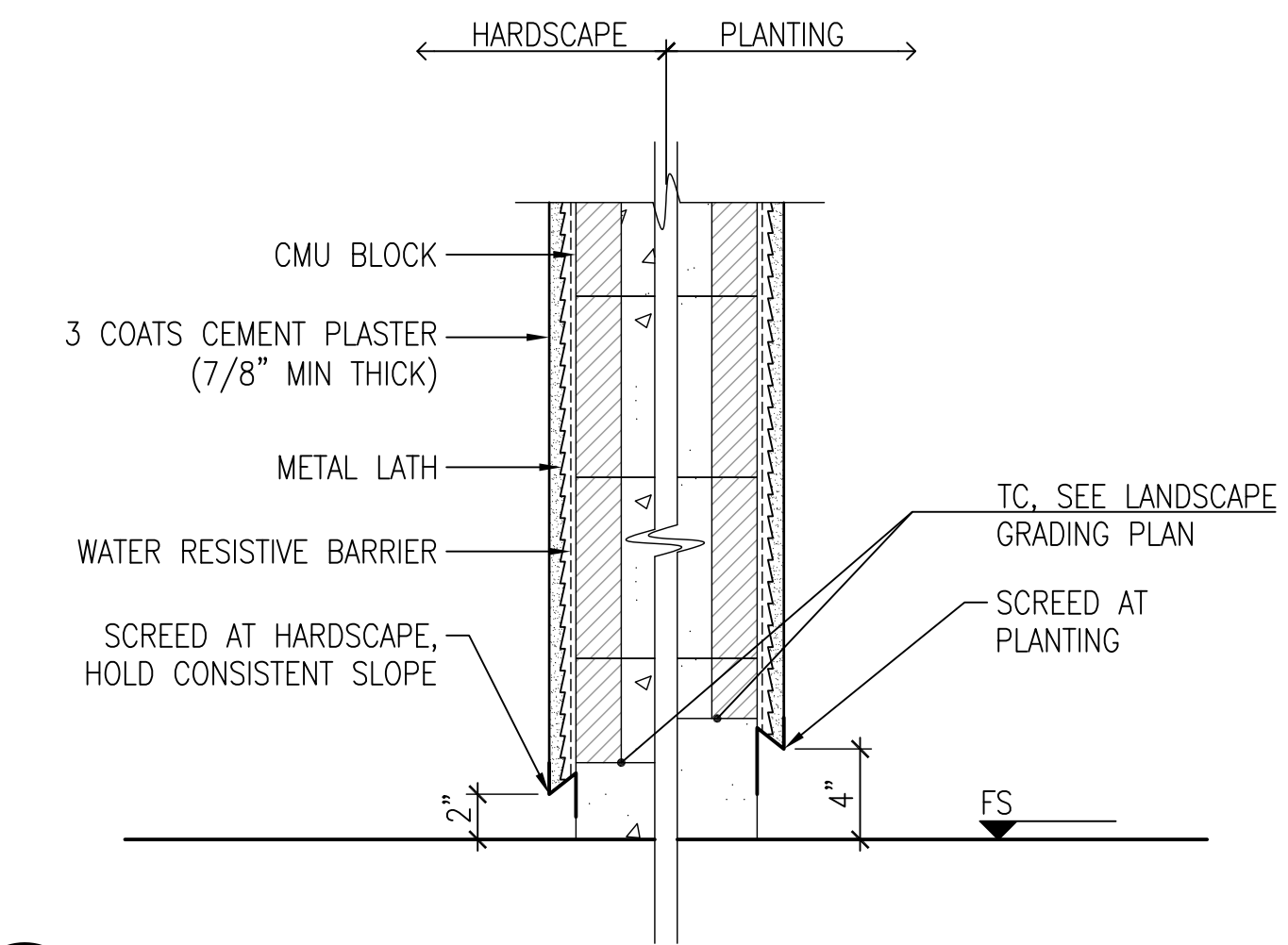
# Exhibit A (Civil Plans)



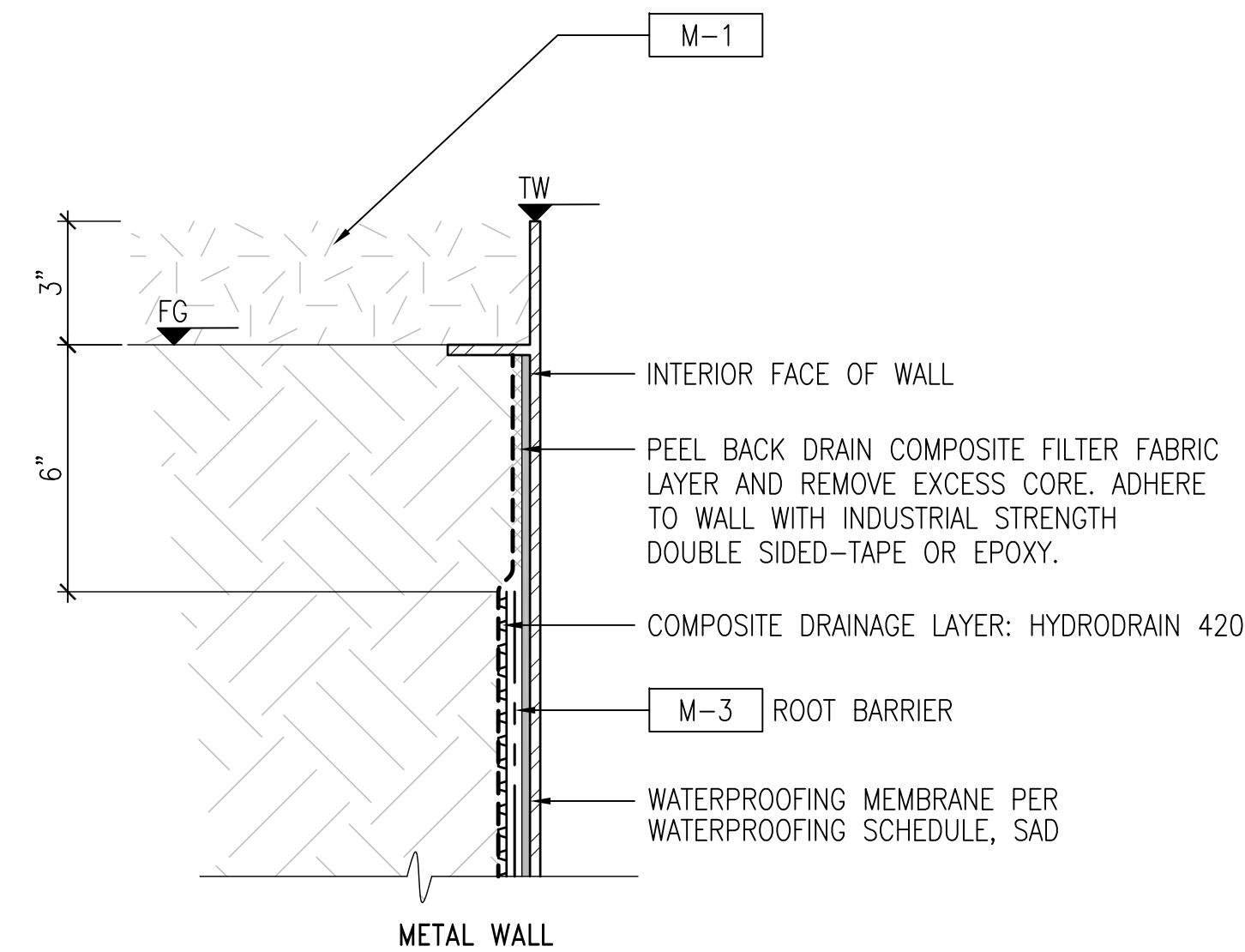
**7** TYPICAL PLANTER WALL PENETRATION  
SCALE: 3" = 1'-0"



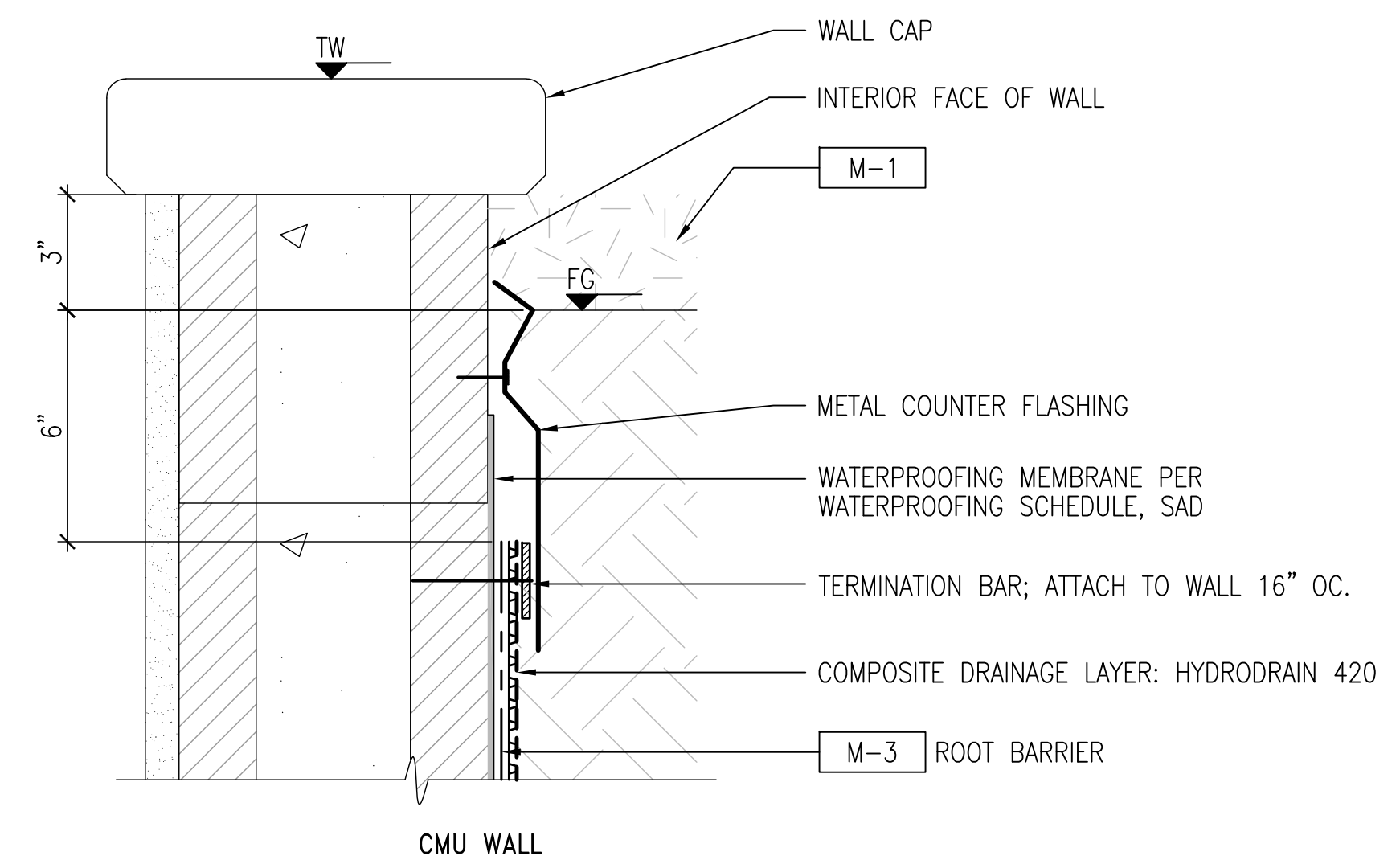
**4** PRECAST WALL CAP  
SCALE: 3" = 1'-0"



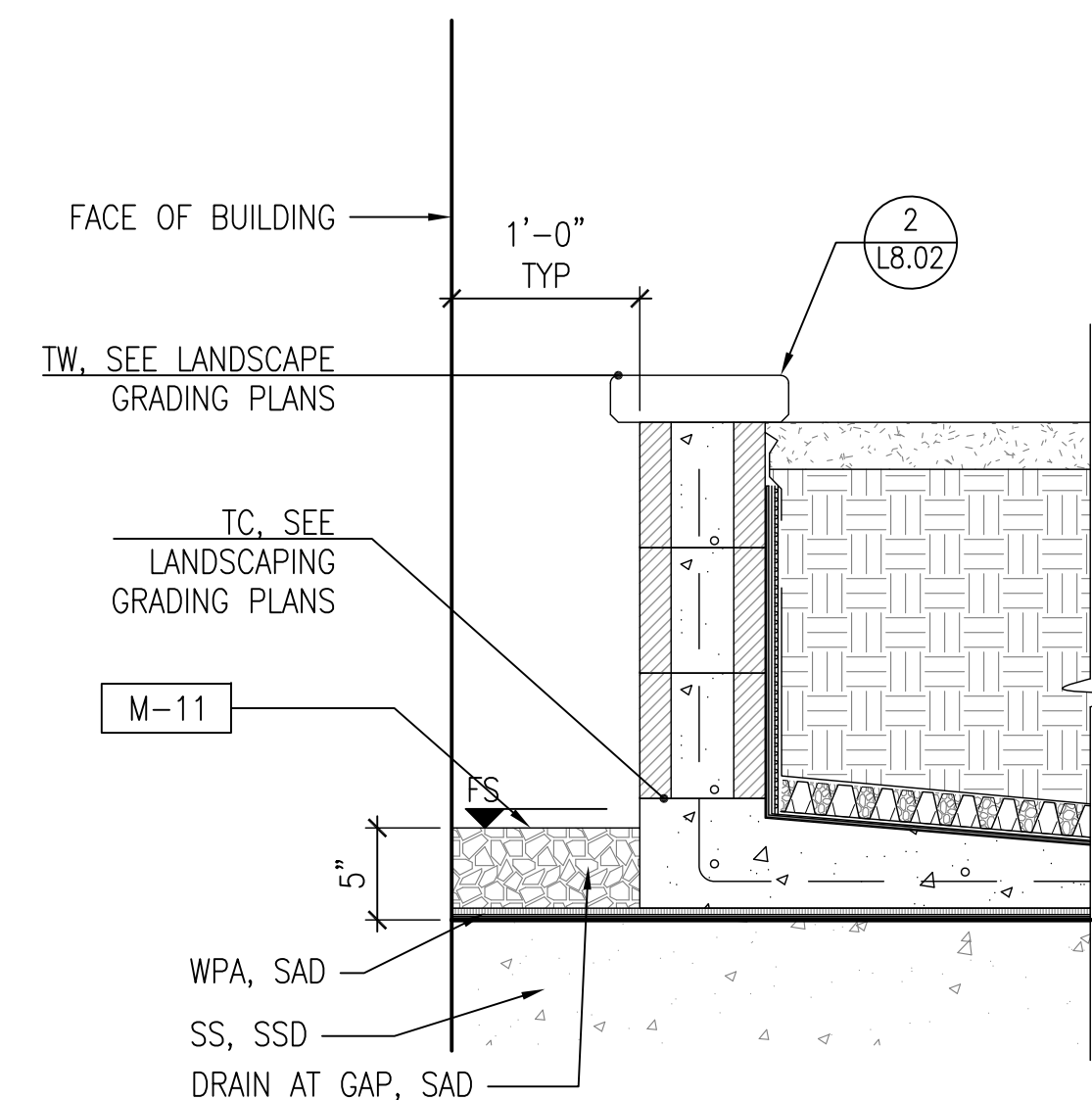
**1** PLASTER FINISH  
SCALE: 1 1/2" = 1'-0"



**5** PLANTER ASSEMBLY  
SCALE: 3" = 1'-0"

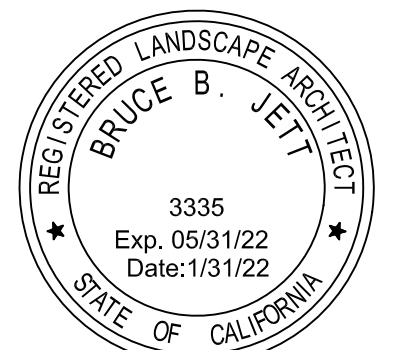


**5** PLANTER ASSEMBLY  
SCALE: 3" = 1'-0"



**6** PLANTER WALL AT BUILDING-TYPICAL  
SCALE: 1" = 1'-0"

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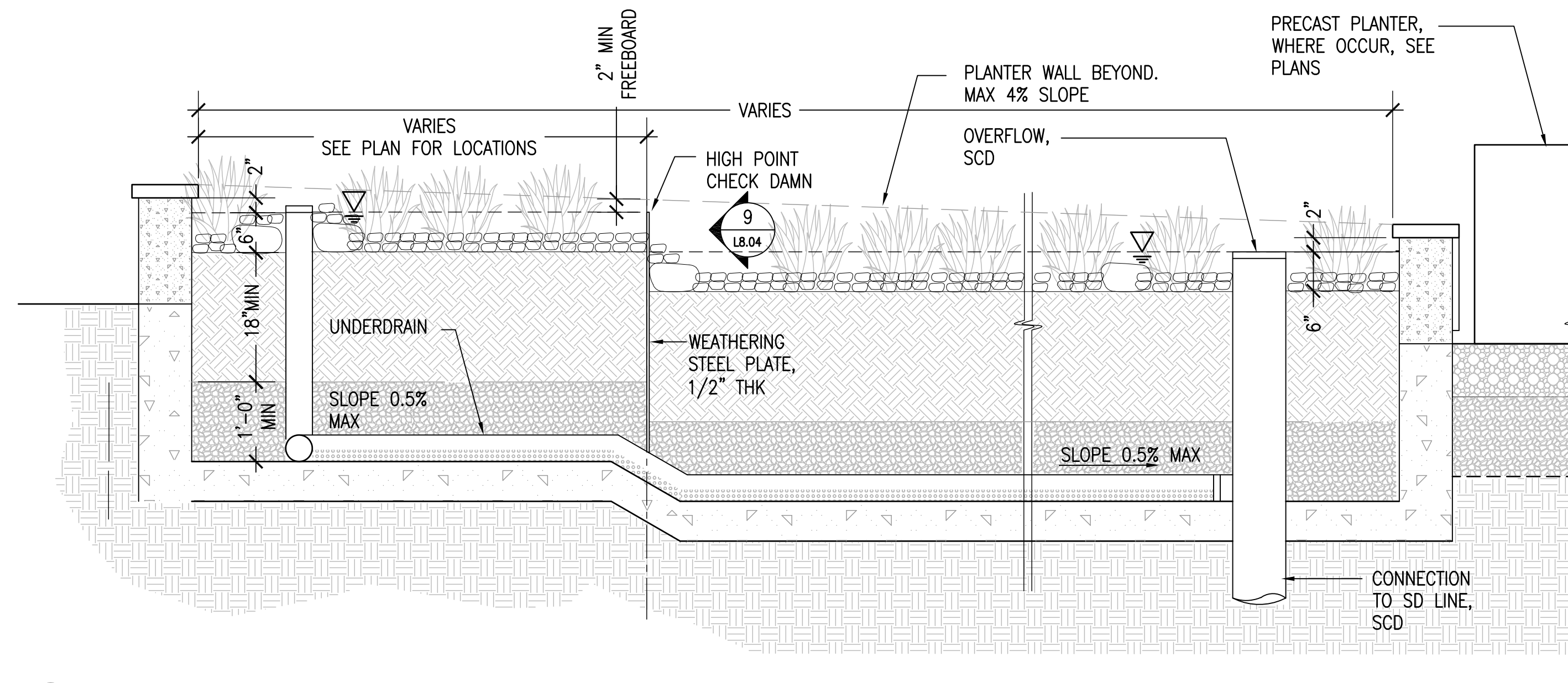
SCALE:  
AS NOTED

CONSTRUCTION  
DETAILS

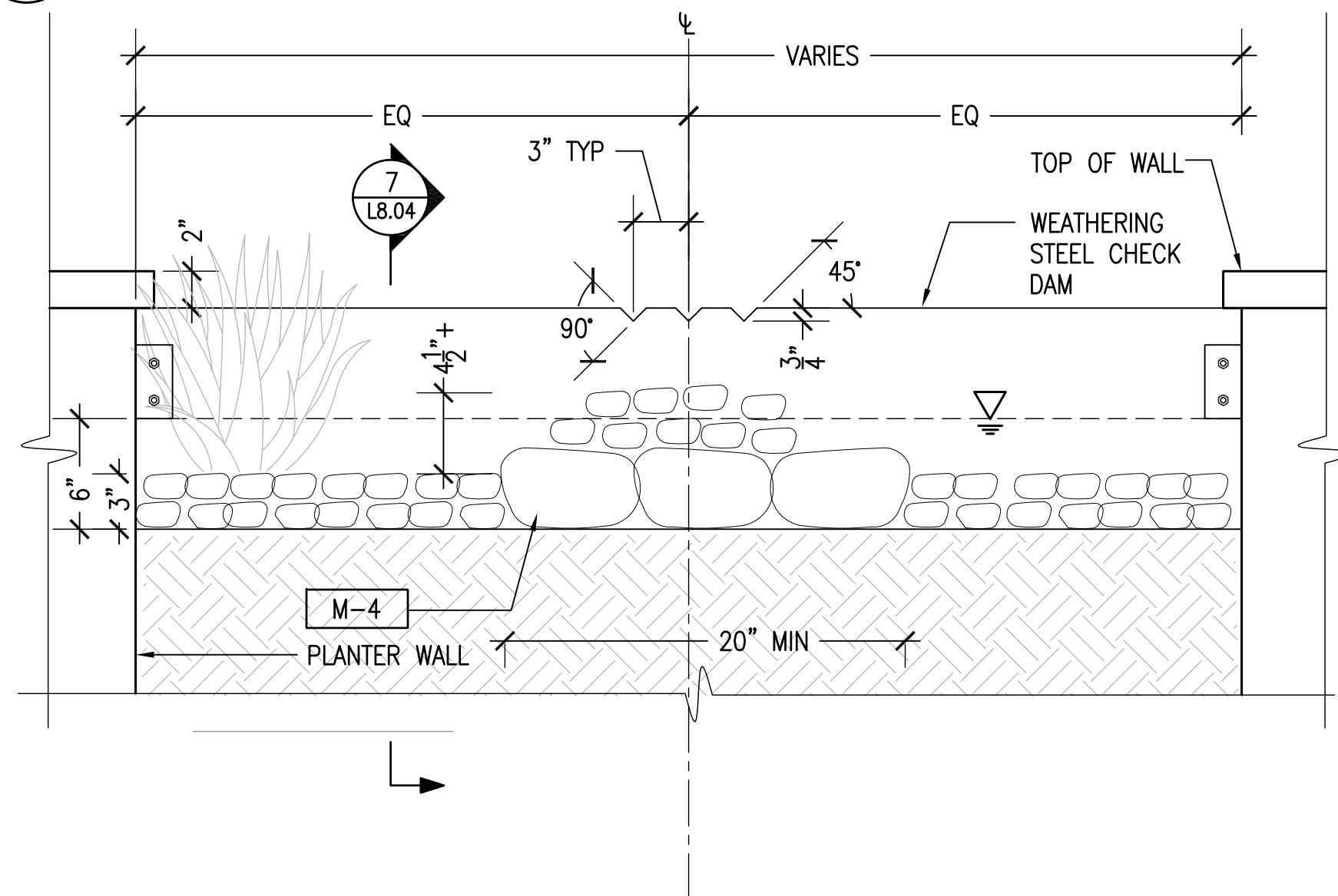
L8.03



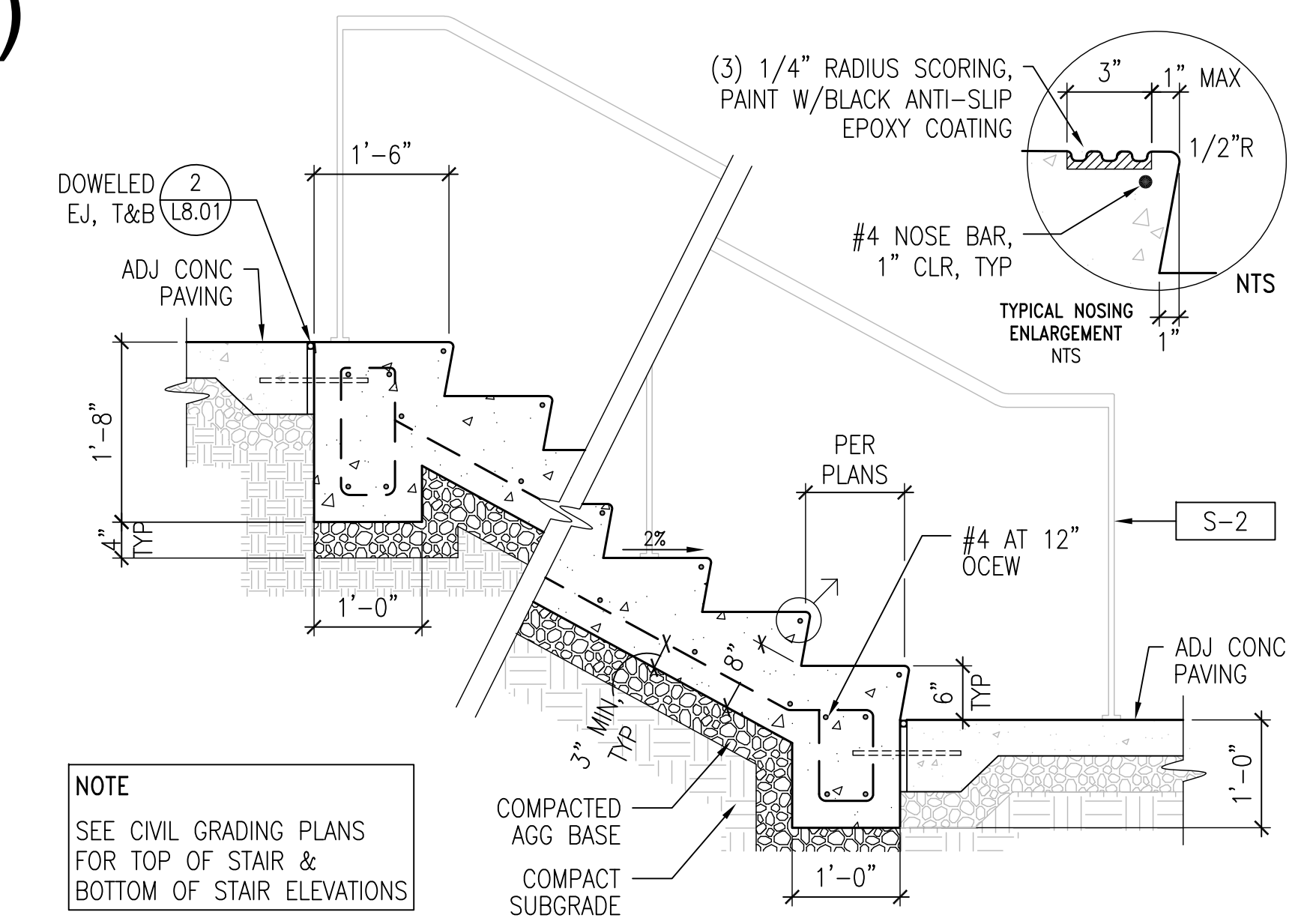
# Exhibit A (Civil Plans)



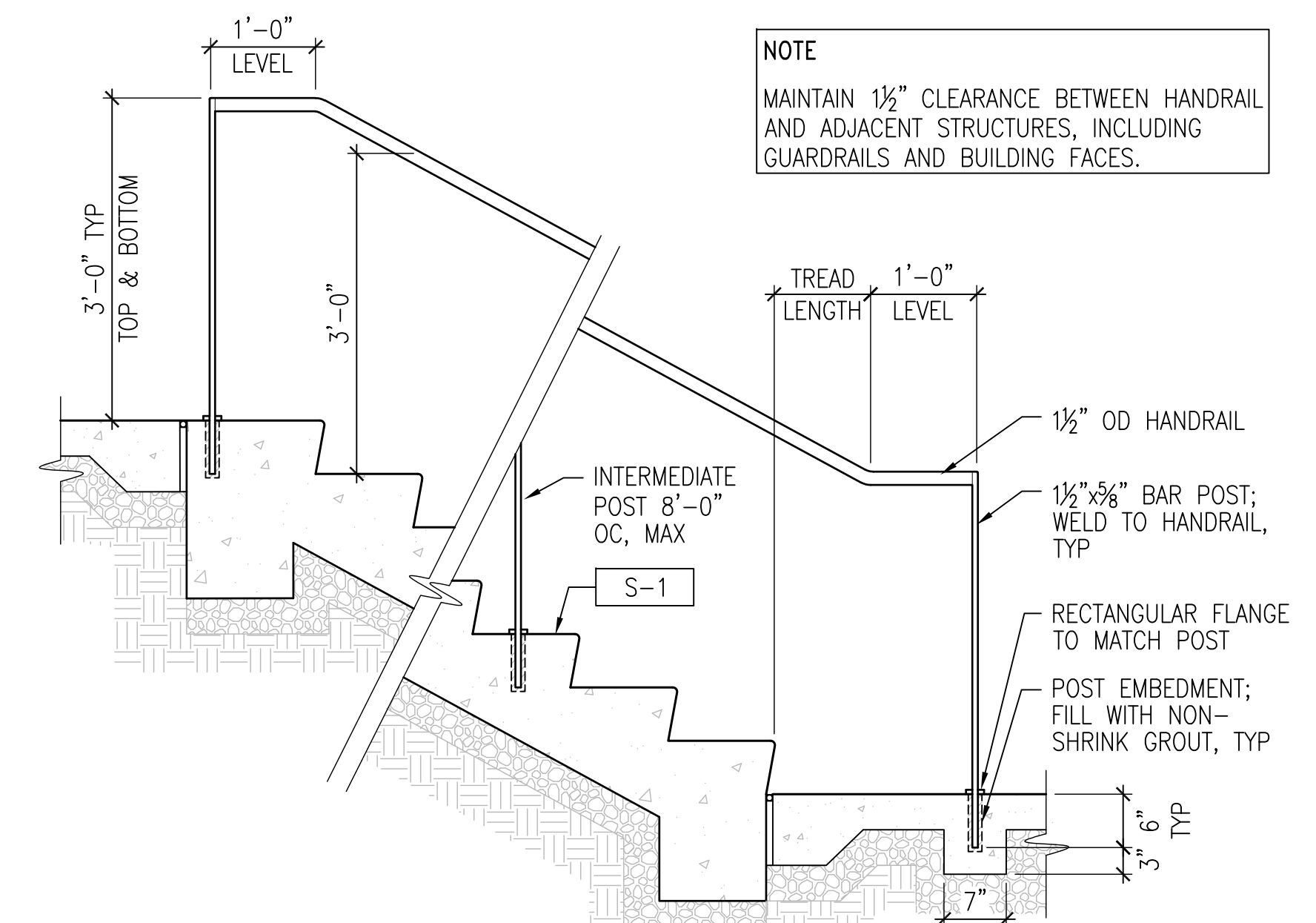
**7** TYPICAL CHECK DAM AT C3 PLANTERS AT SLOPE  
SCALE: 3/4" = 1'-0"



**9** TYPICAL CHECK DAM - ELEVATION  
SCALE: 1 1/2" = 1'-0"



**1** CAST-IN-PLACE CONCRETE STAIRS  
SCALE: 3/4" = 1'-0"



**2** HANDRAIL  
SCALE: 3/4" = 1'-0"

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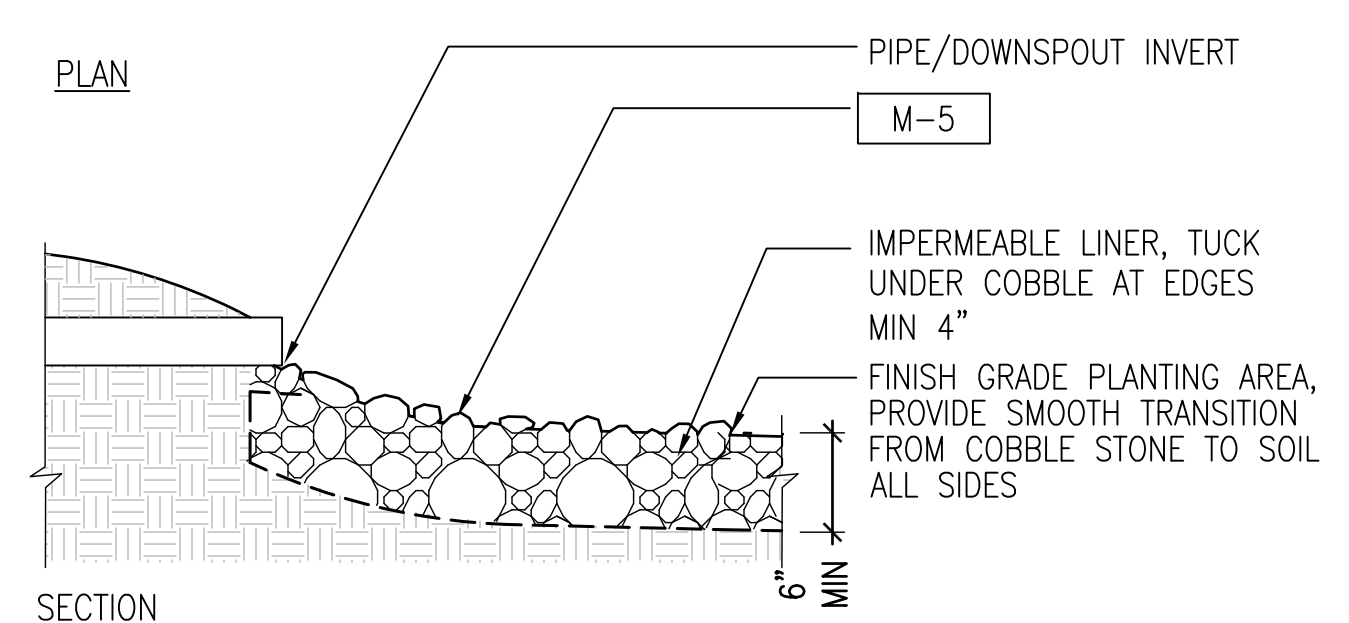
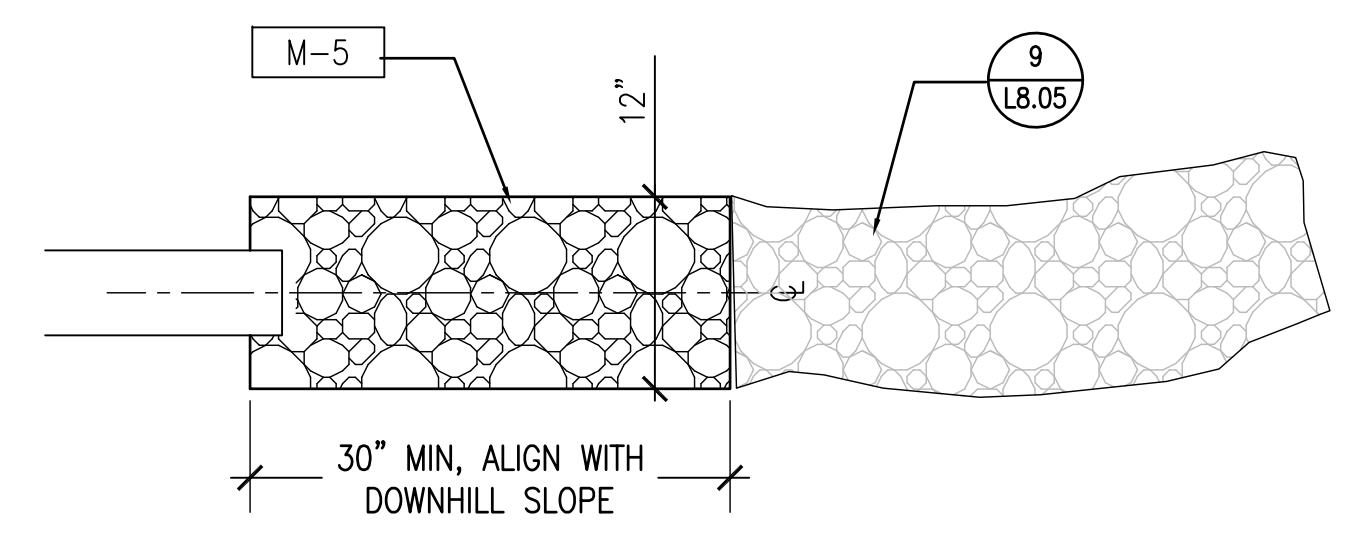
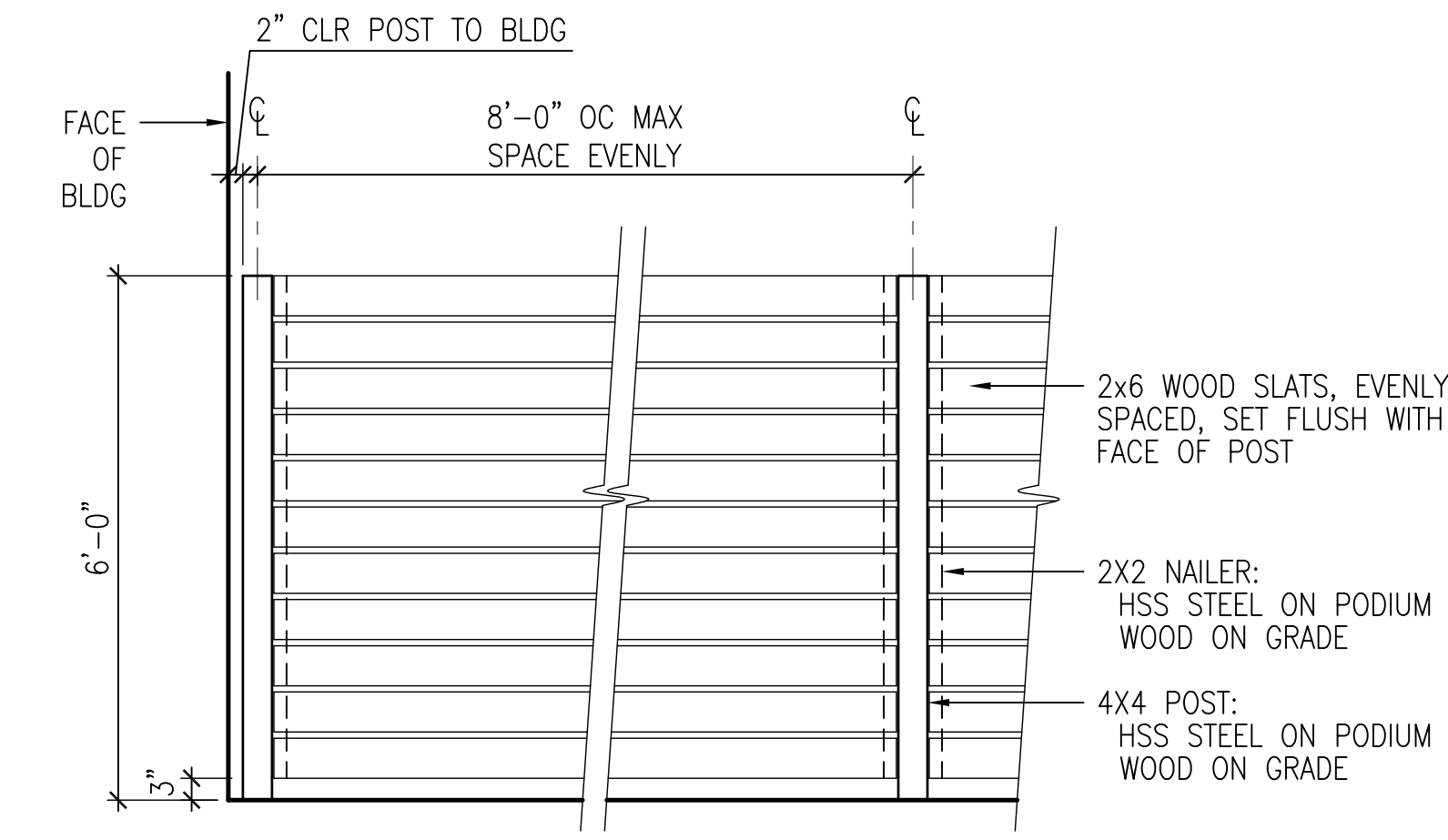
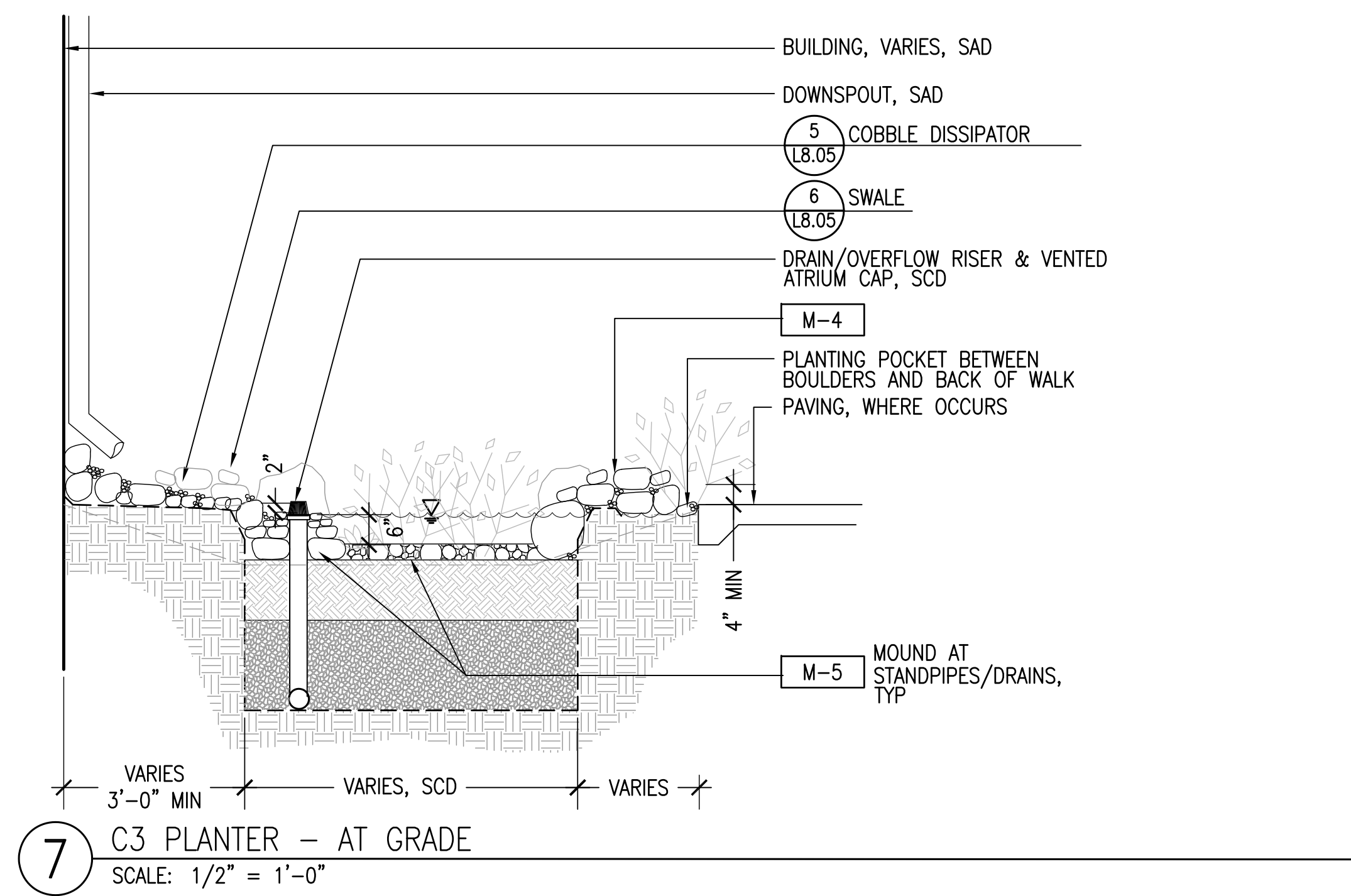
SCALE:  
AS NOTED

CONSTRUCTION  
DETAILS

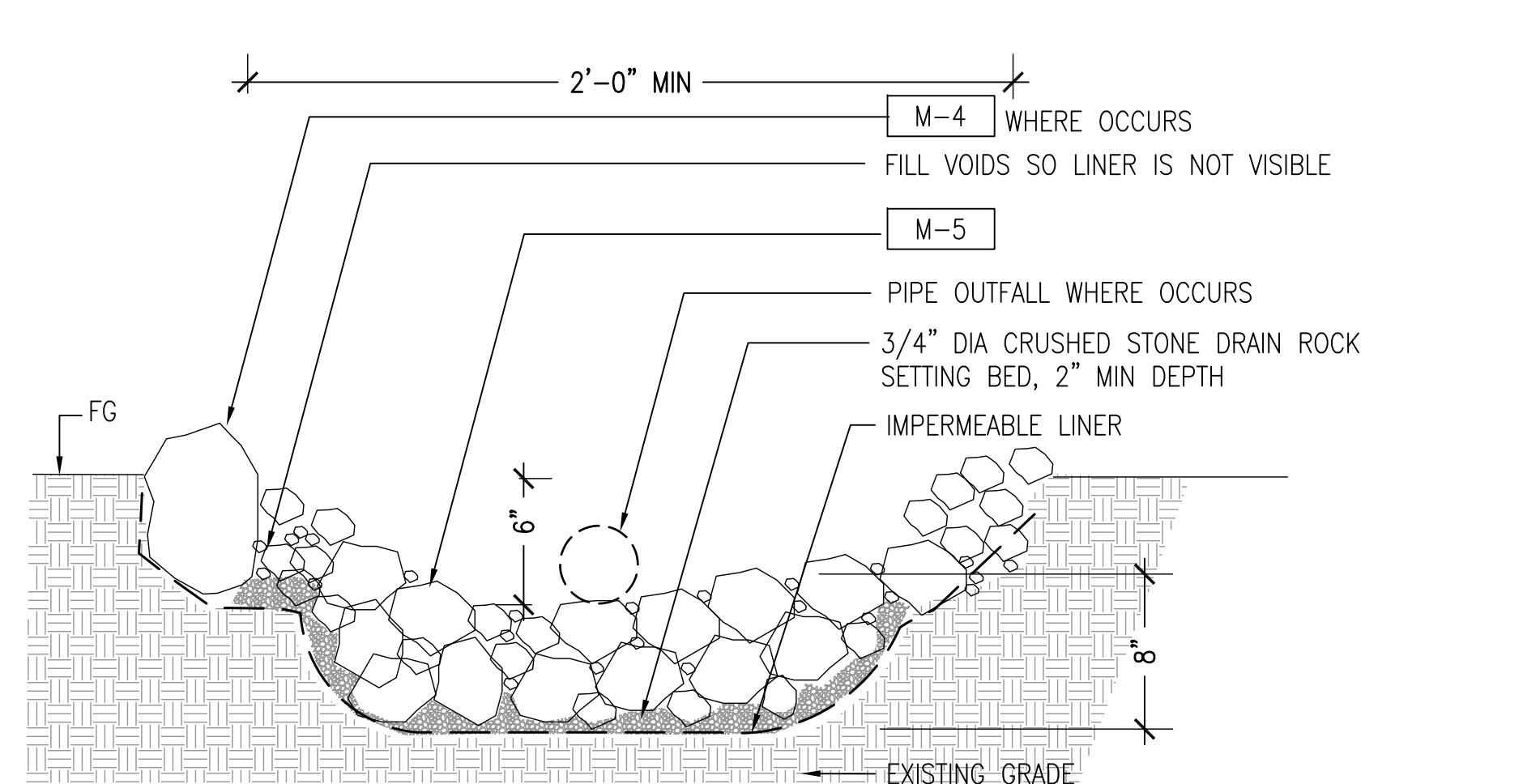
L8.04



# Exhibit A (Civil Plans)

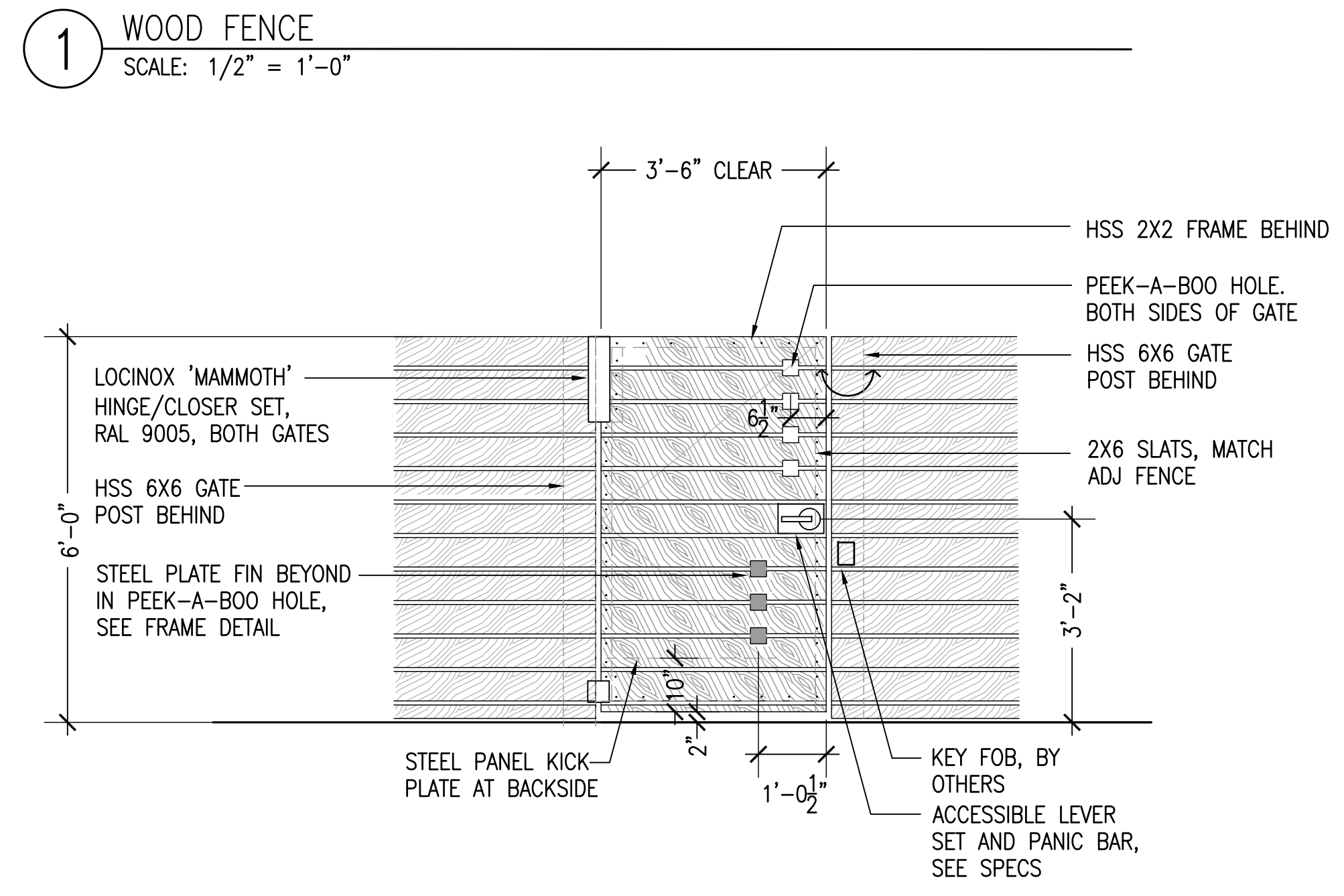


**8 COBBLE DISAPATOR**  
SCALE: 1" = 1'-0"

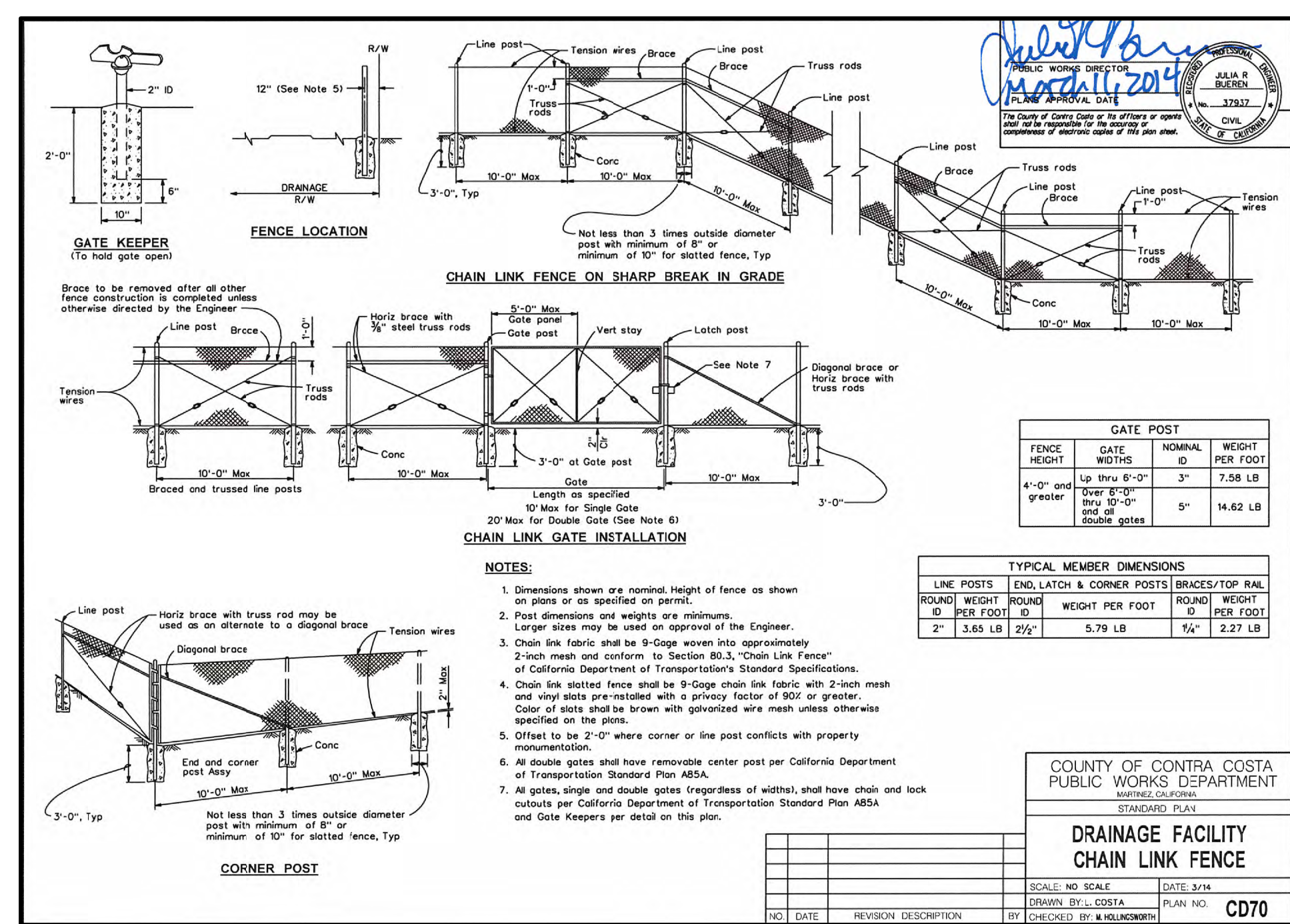


- NOTES**
- ROCK LINING TO BE INSTALLED TO FORM A STABLE STRUCTURE WITH A MINIMUM OF VOIDS AND EACH PLACED IN CONTACT WITH ADJOINING ROCKS
  - ROCK LINED CHANNELS LARGER THAN DIMENSIONS SHOWN OR ON SLOPES STEEPER THAN 6% SHALL BE COORDINATED WITH CIVIL ENGINEER

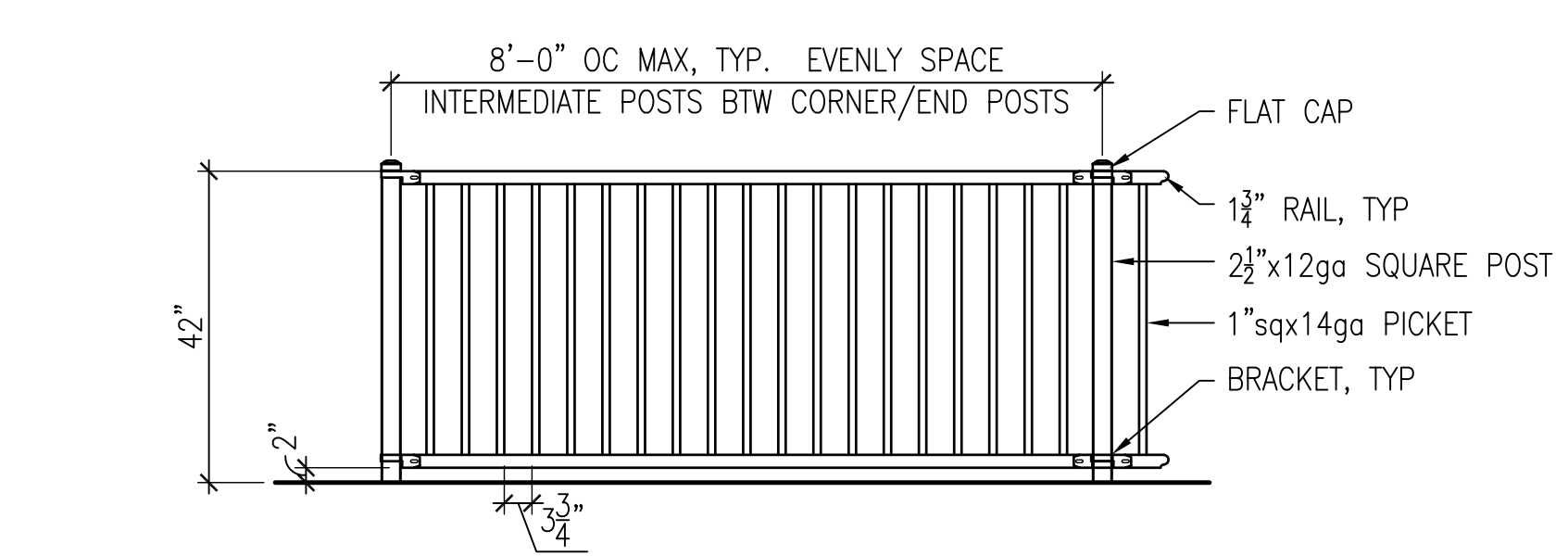
**9 STONE SWALE**  
SCALE: 1 1/2" = 1'-0"



**2 WOOD GATE**  
SCALE: 1/2" = 1'-0"

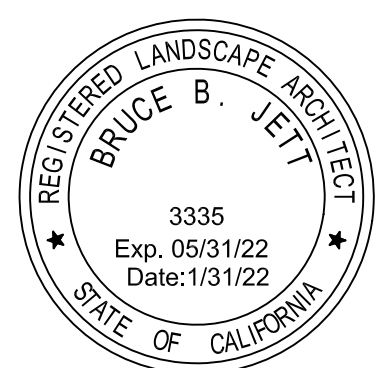


**6 CREEK FENCE - CITY STD**  
SCALE: NTS



**3 GUARDRAIL**  
SCALE: 1/2" = 1'-0"

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01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE: AS NOTED  
CONSTRUCTION DETAILS

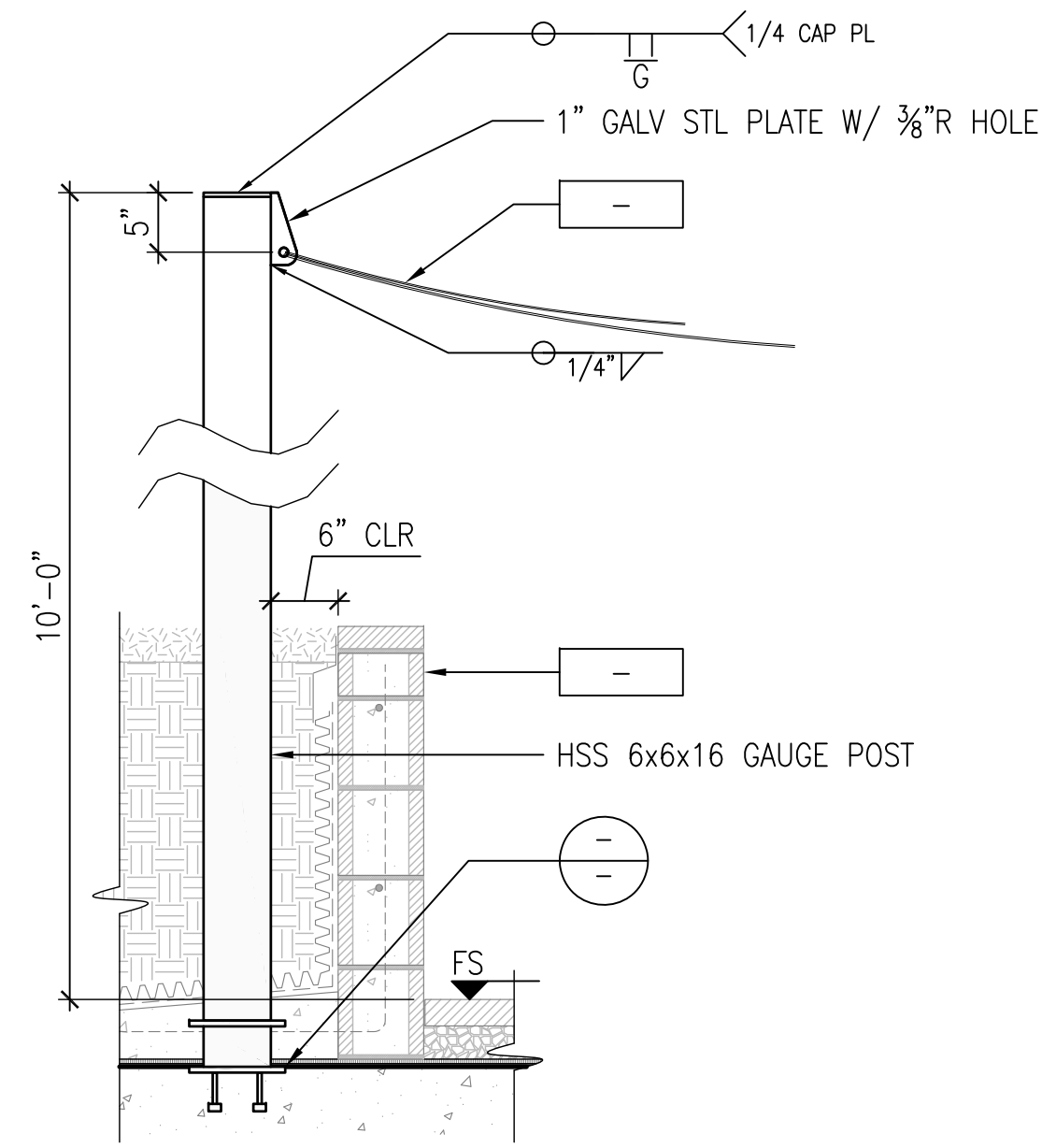
L8.05



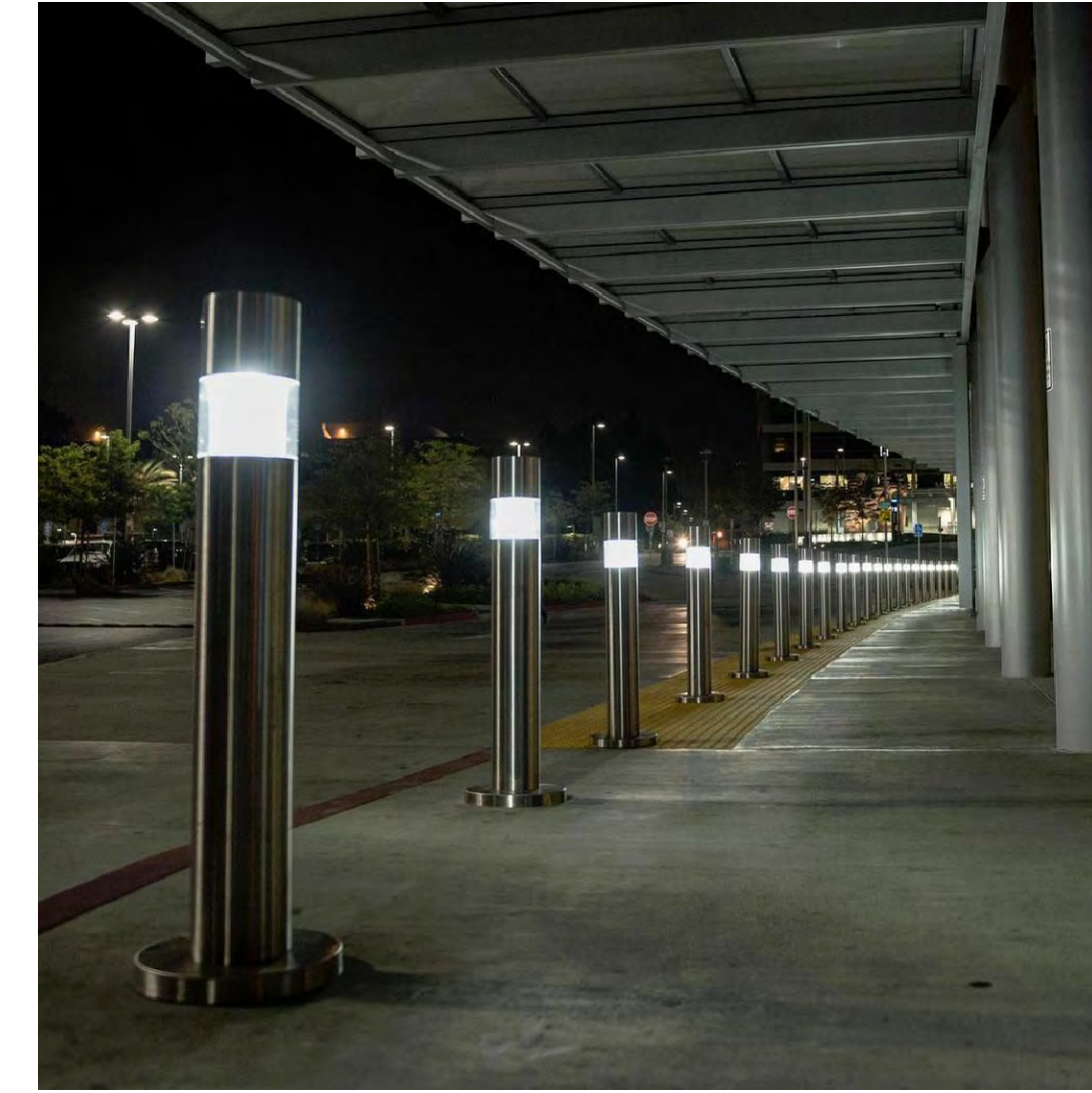
# Exhibit A (Civil Plans)



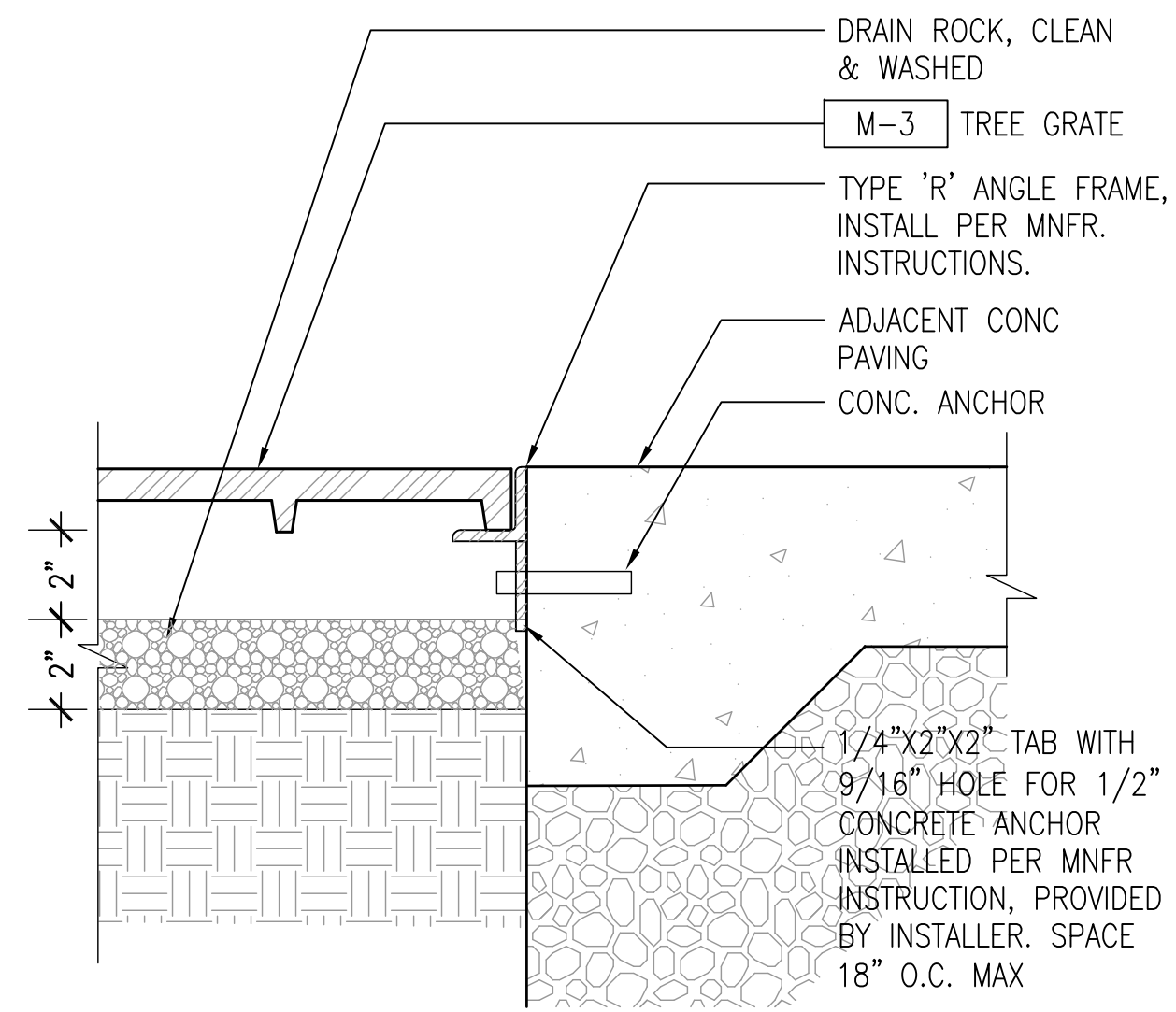
7 TREE GRATE & FRAME - IMAGE  
NTS



4 STRING LIGHT MOUNTING POST ON PODIUM  
SCALE: 3/4" = 1'-0"



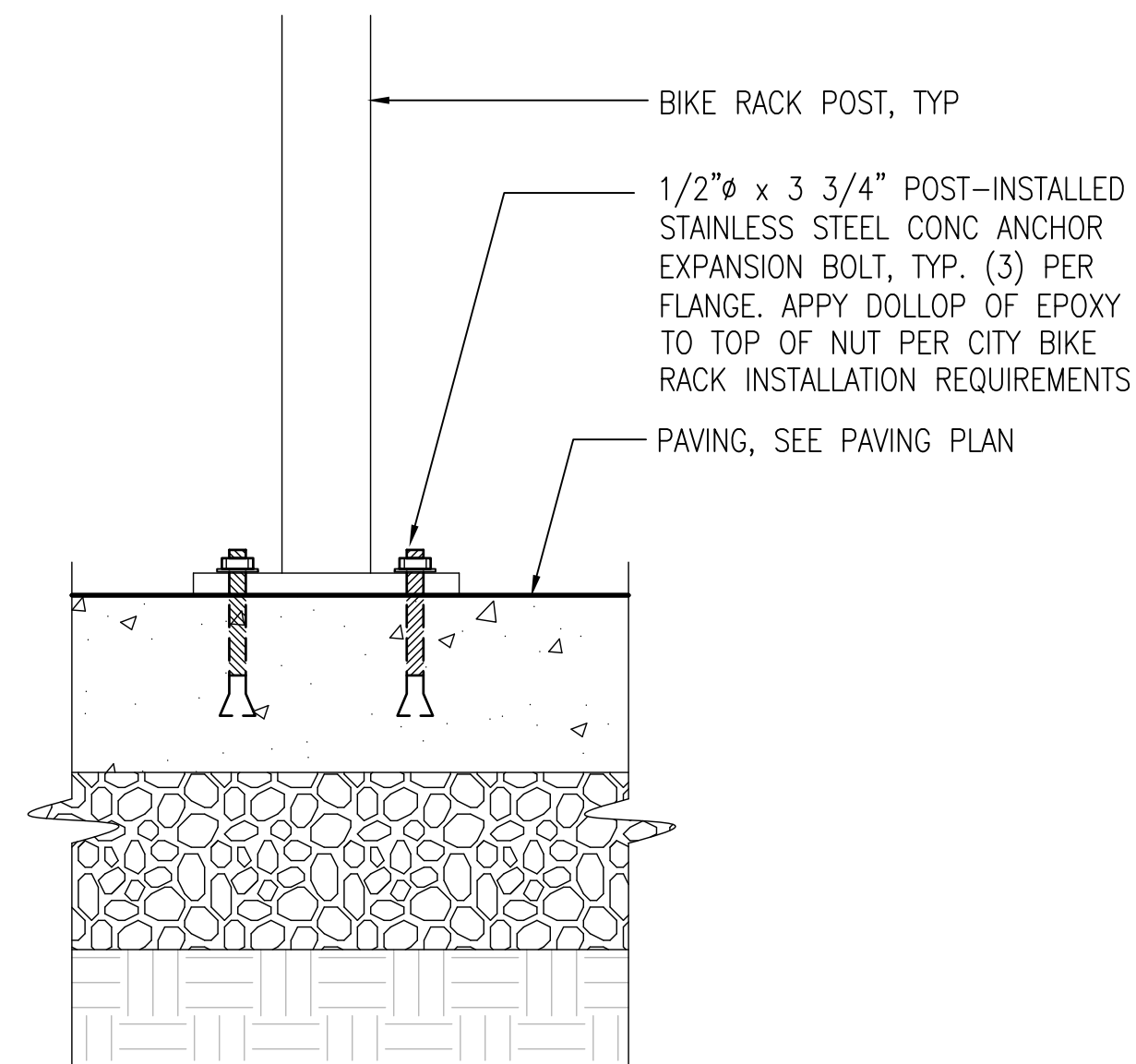
1 LIGHTED BOLLARD - IMAGE  
NTS



8 TREE GRATE FRAME  
SCALE: 3" = 1'-0"



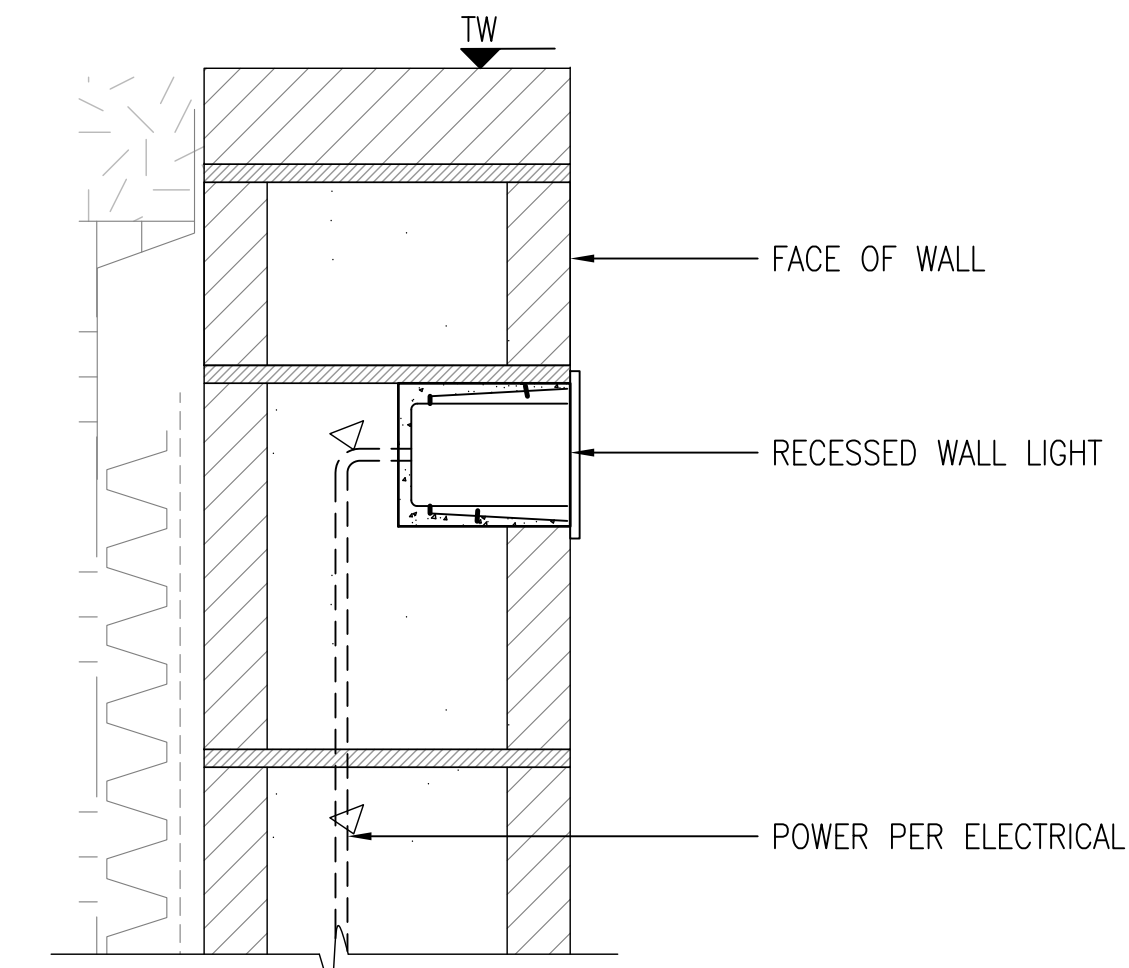
5 BIKE RACK - IMAGE  
NTS



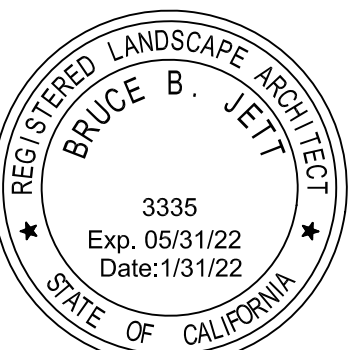
6 BIKE RACK ANCHOR  
SCALE: 3" = 1'-0"



2 PATHLIGHT - IMAGE  
NTS



3 RECESSED WALL LIGHT  
SCALE: 3" = 1'-0"



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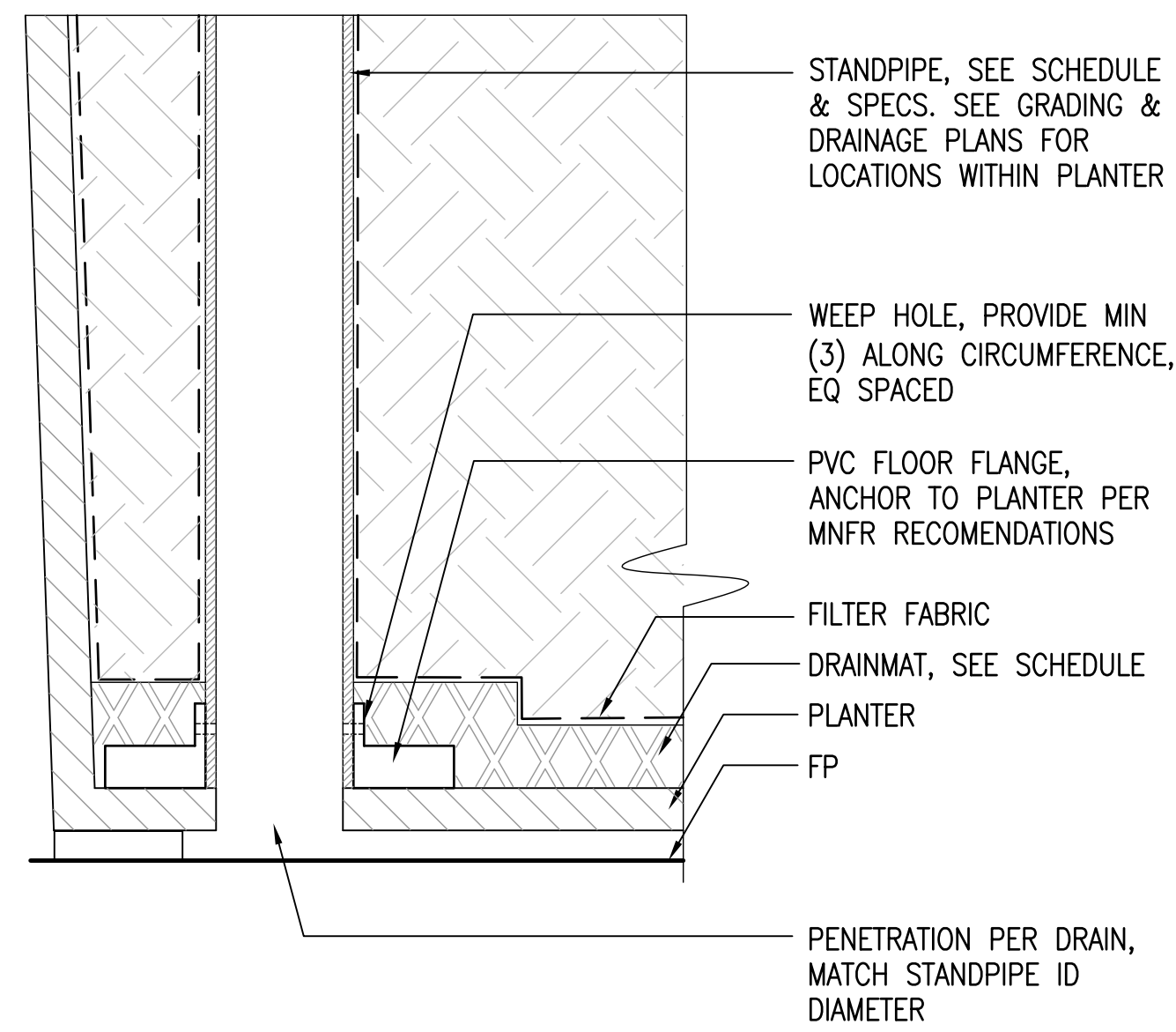
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AS NOTED

CONSTRUCTION  
DETAILS

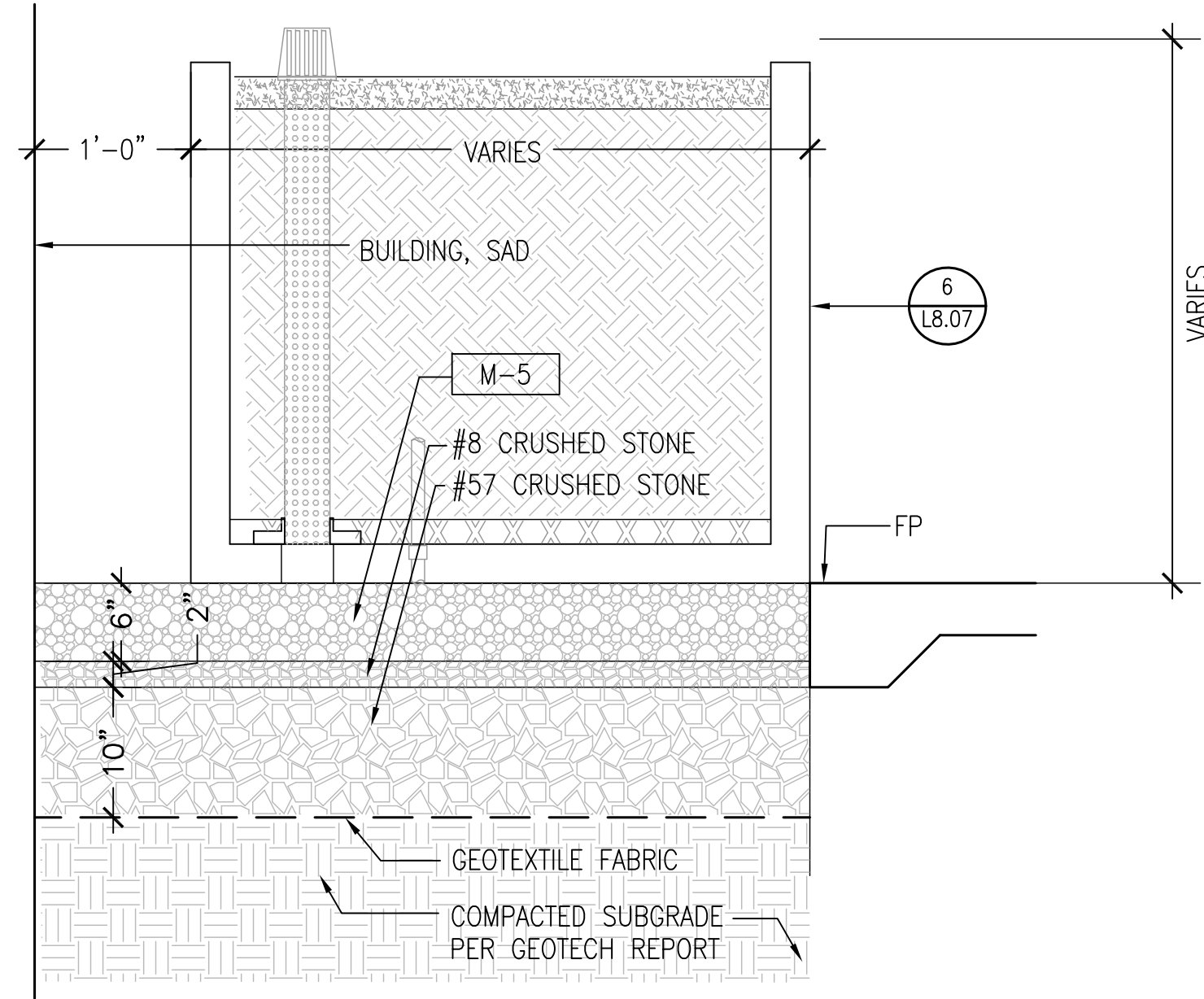
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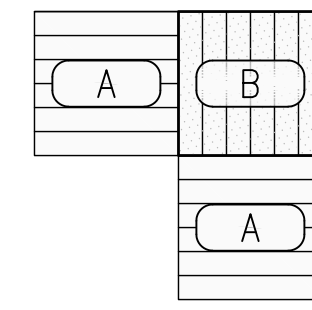
# Exhibit A (Civil Plans)



**7** PRECAST PLANTER STANDPIPE  
SCALE: 3" = 1'-0"

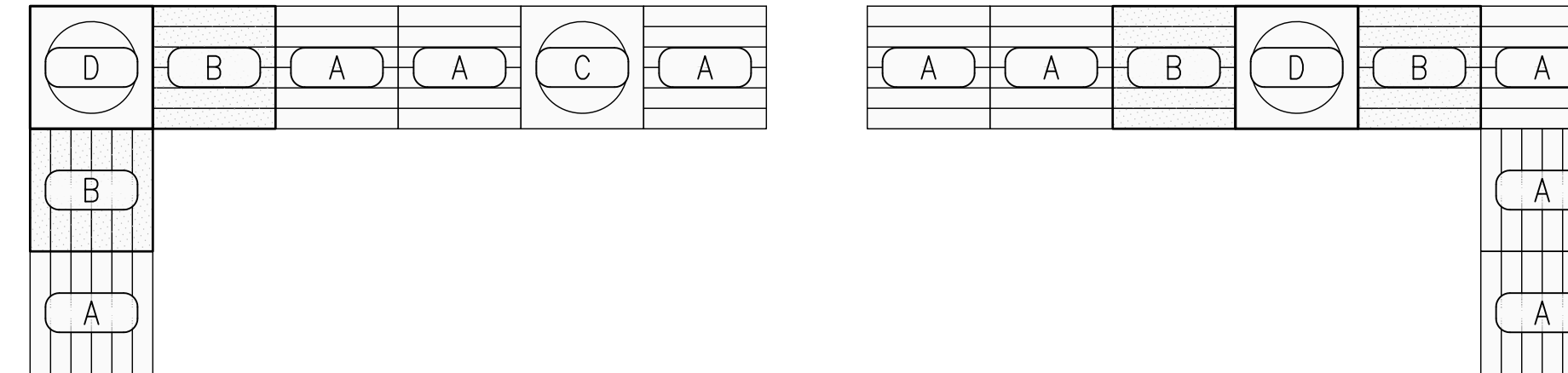


**8** PRECAST PLANTER AT GRAVEL  
SCALE: 1" = 1'-0"



KEY	QTY	DESCRIPTION
A	1	IPE WOOD, STYLE 1 SQUARE, TALL: 24"W X 18" H
	1	TALL, 24"W X 16-3/16"H
B	1	SHORT, 24"W X 5-5/8"H
	1	IPE WOOD, STYLE 1 SQUARE, SHORT: 24"W X 7-5/16"H

**4** MODULAR SEAT BLOCK  
SCALE: 3/8" = 1'-0"



KEY	QTY	DESCRIPTION
A	2	IPE WOOD, STYLE 1 SQUARE, TALL: 24"W X 18" H
	1	TALL, 24"W X 16-3/16"H
B	1	SHORT, 24"W X 5-5/8"H
	1	IPE WOOD, STYLE 1 SQUARE, SHORT: 24"W X 7-5/16"H
C	1	TALL, 24"W X 16-3/16"H
D	1	STEEL, STYLE 3 PLANTER TOP, SHORT: 24"W X 6-3/4"H
	1	TALL, 24"W X 16-3/16"H
	1	STEEL, STYLE 3 PLANTER TOP, TALL: 24"W X 17-7/16"H



**5** MODULAR BENCH AND PLANTERS  
SCALE: 3/8" = 1'-0"



LITTER

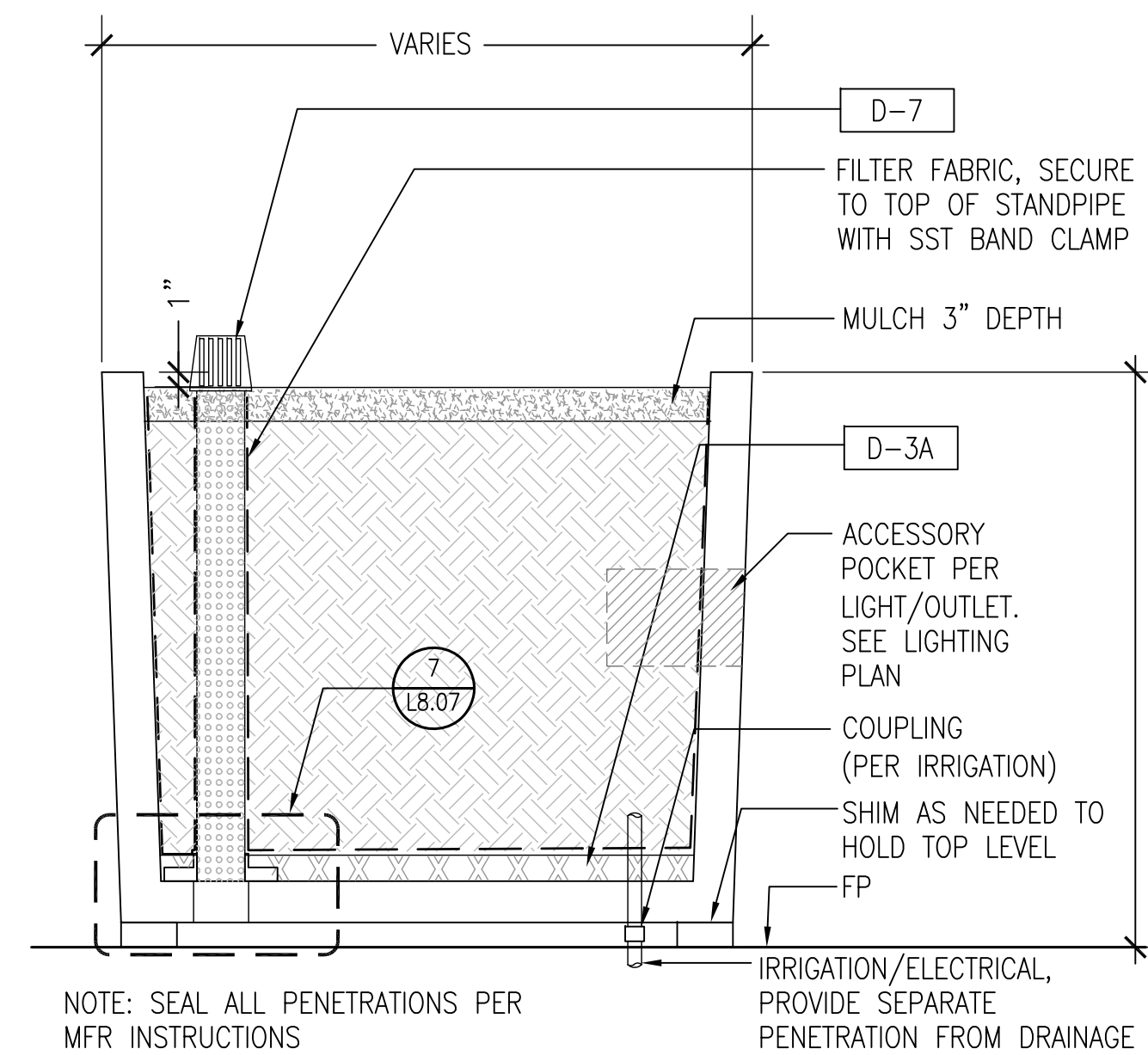


LITTER AND RECYCLING

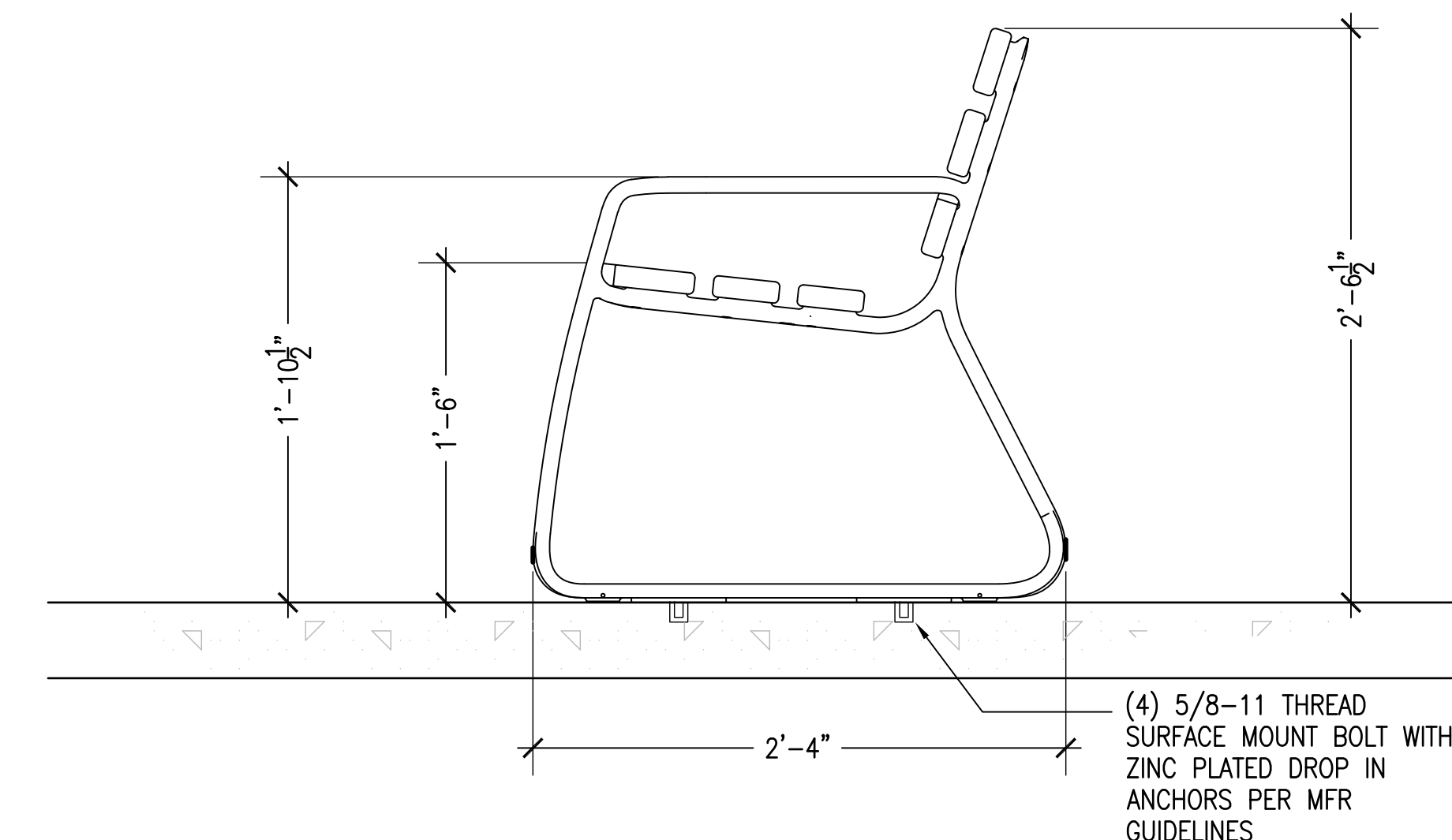
**1** RECEPTACLES - IMAGE  
NTS



**2** BENCH - IMAGE  
NTS

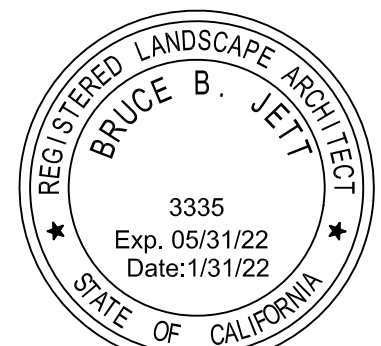


**6** PREFAB PLANTERS  
SCALE: 1" = 1'-0"



**3** BENCH ANCHOR  
SCALE: 1 1/2" = 1'-0"

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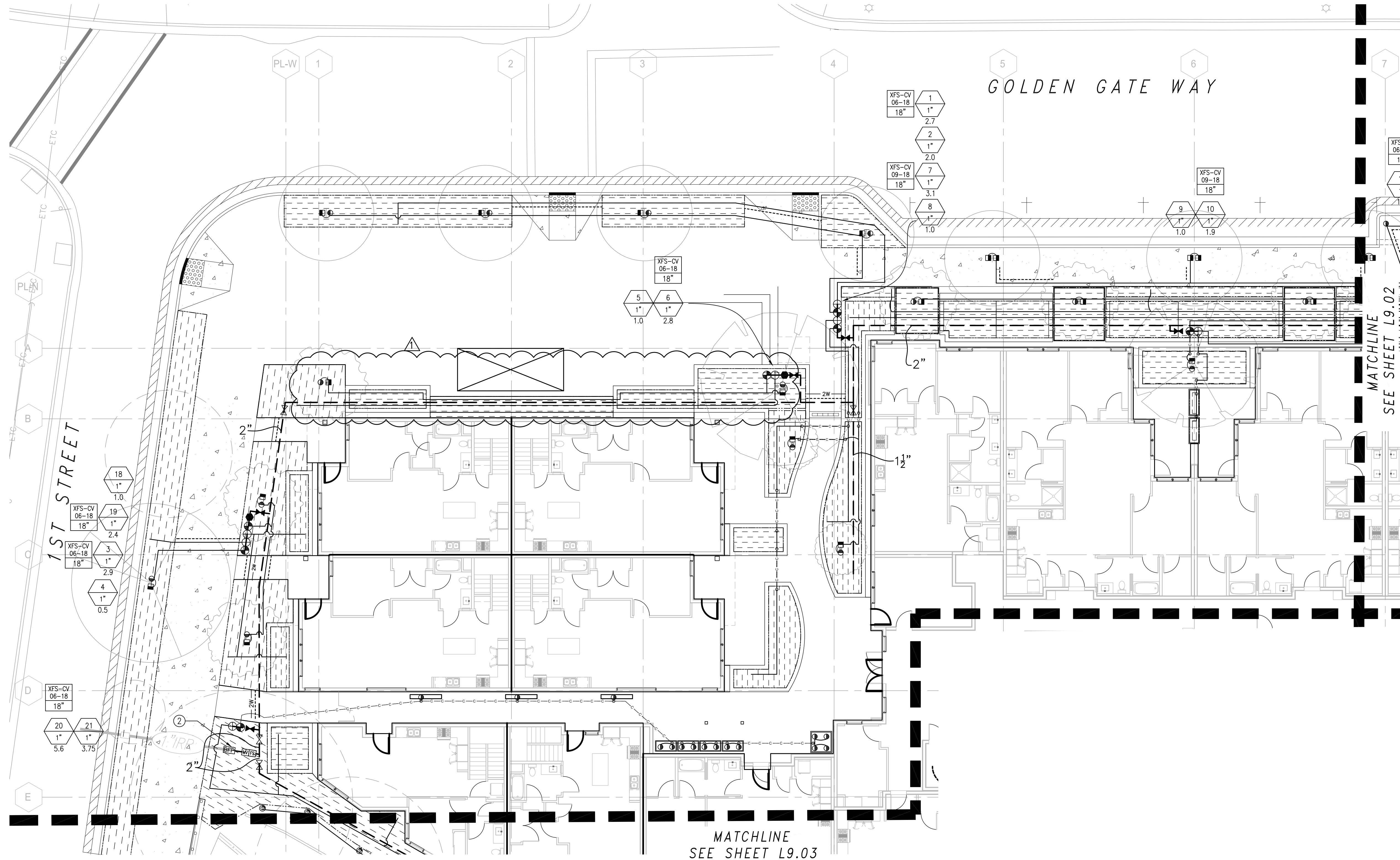
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CONSTRUCTION DETAILS

L8.07

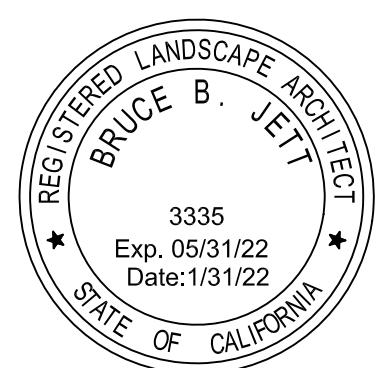


# Exhibit A (Civil Plans)



PLEASE REFER TO SHEET L9.05 FOR IRRIGATION NOTES AND LEGEND.

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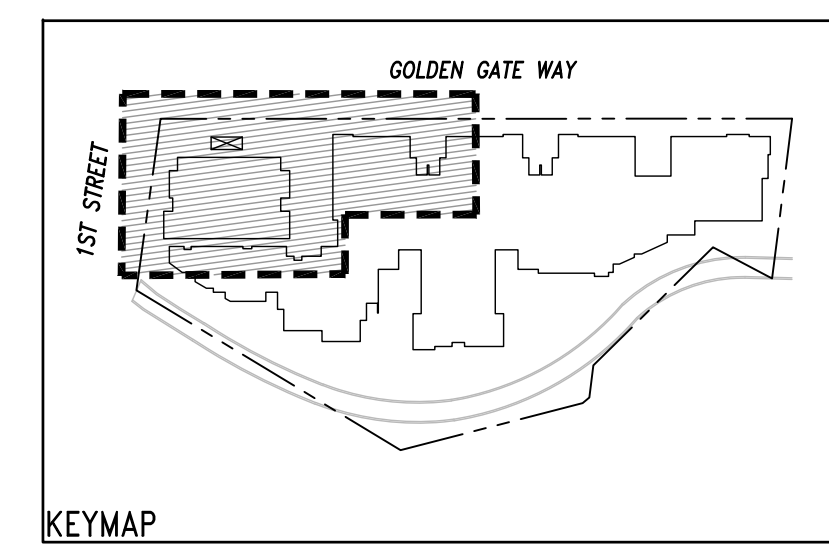
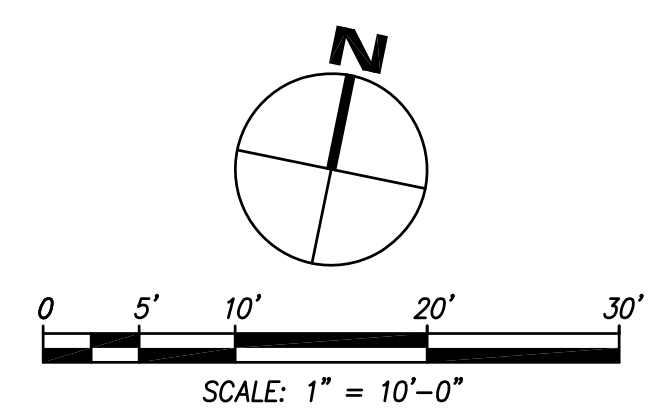
SCALE: AS NOTED

IRRIGATION PLAN

L9.01

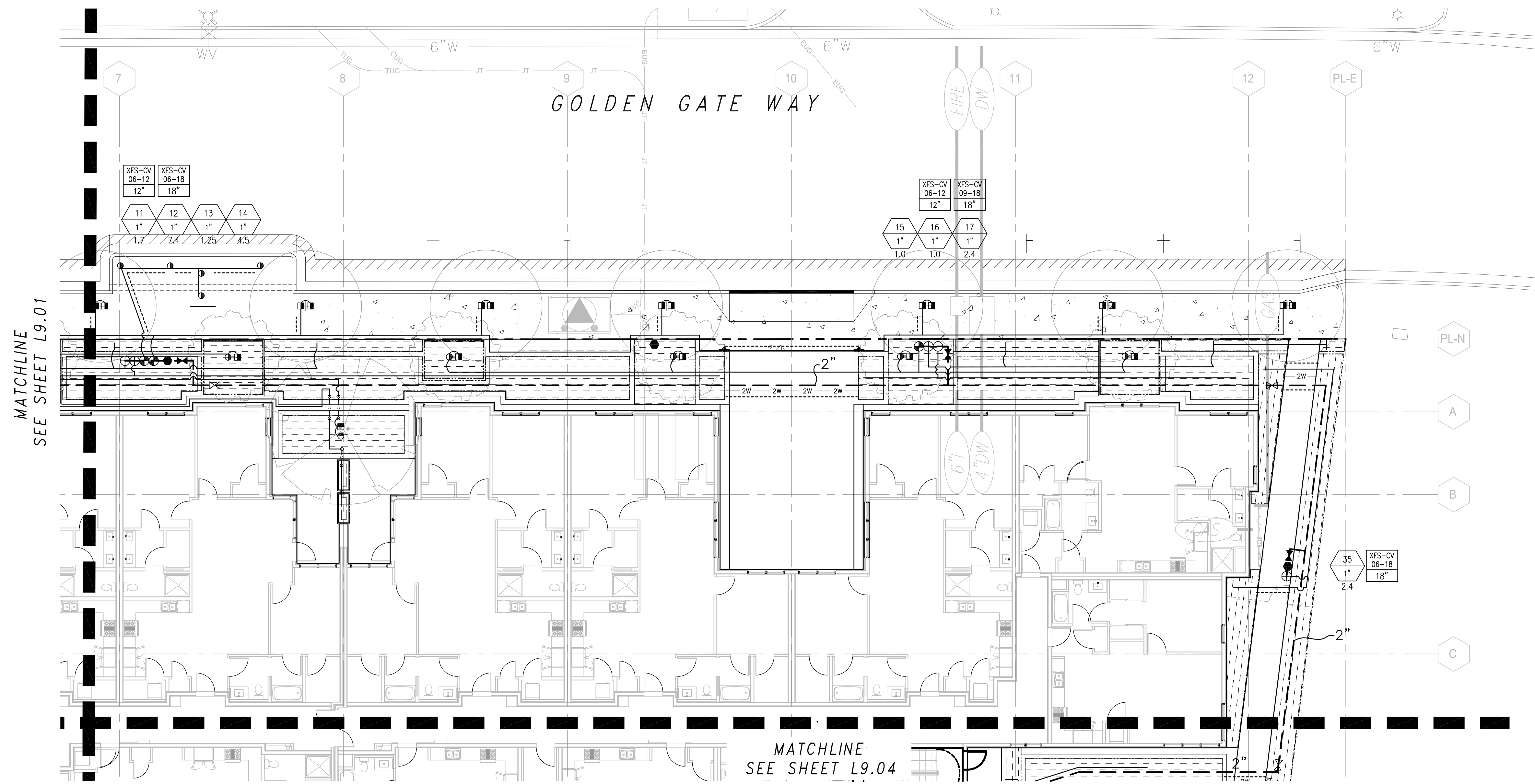
**PLAN NOTES:**

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.
- IRRIGATION CONTROLLER, PROVIDE 120V POWER & ETHERNET INTERNET CONNECTION, SED.
- BACKFLOW PREVENTER FOR IRRIGATION, SCD. IRRIGATION DEMAND: 30 GPM AT 75 PSI STATIC PRESSURE AFTER IRRIGATION WATER METER. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.



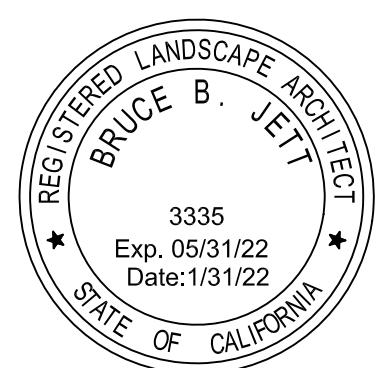


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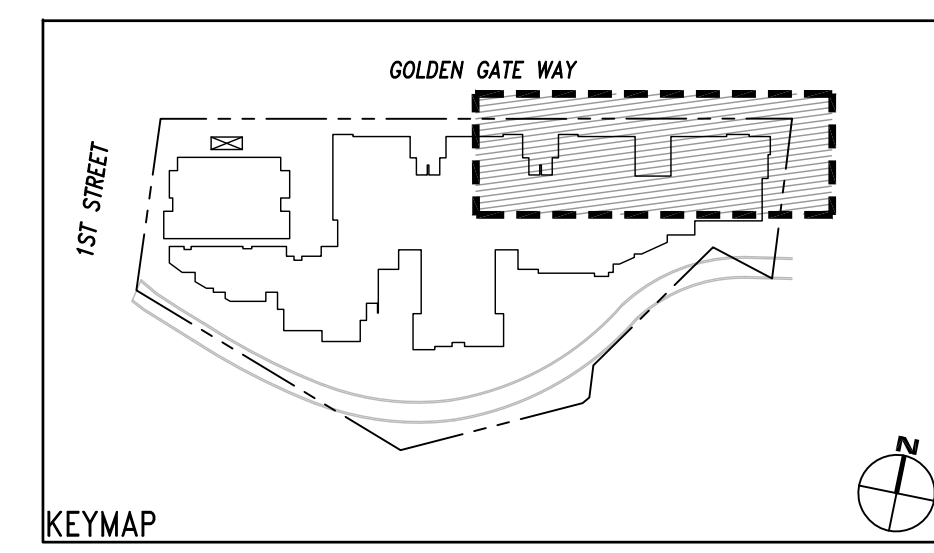
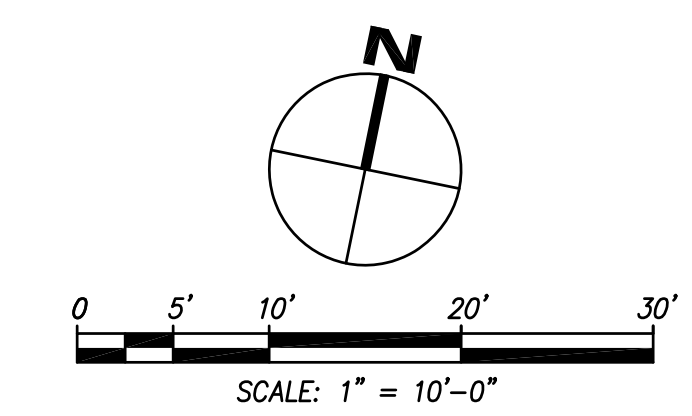
CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE: AS NOTED

IRRIGATION PLAN

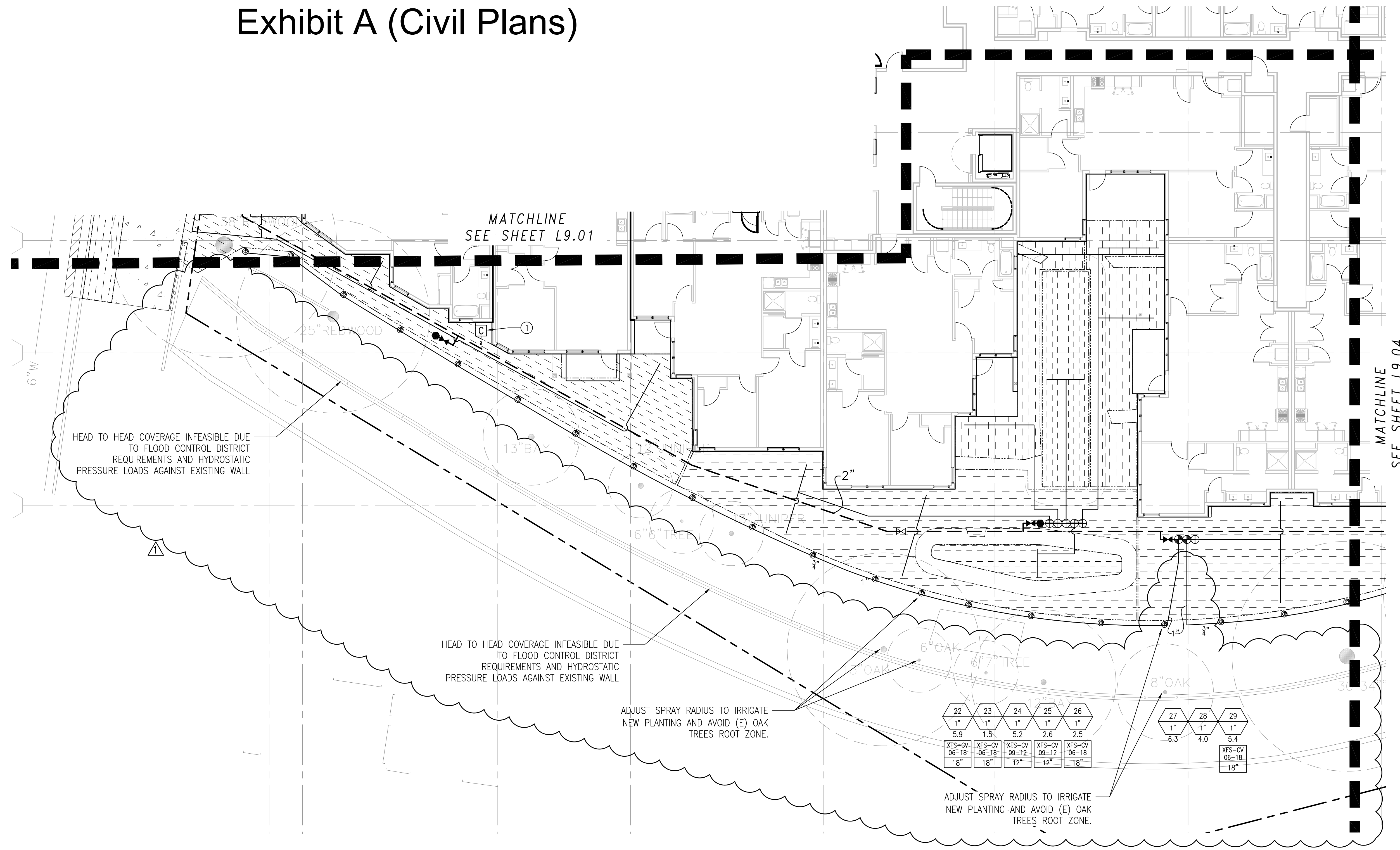
L9.02





# Exhibit A (Civil Plans)

PLEASE REFER TO SHEET L9.05 FOR IRRIGATION NOTES AND LEGEND.



HEAD TO HEAD COVERAGE INFEASIBLE DUE TO FLOOD CONTROL DISTRICT REQUIREMENTS AND HYDROSTATIC PRESSURE LOADS AGAINST EXISTING WALL

HEAD TO HEAD COVERAGE INFEASIBLE DUE TO FLOOD CONTROL DISTRICT REQUIREMENTS AND HYDROSTATIC PRESSURE LOADS AGAINST EXISTING WALL

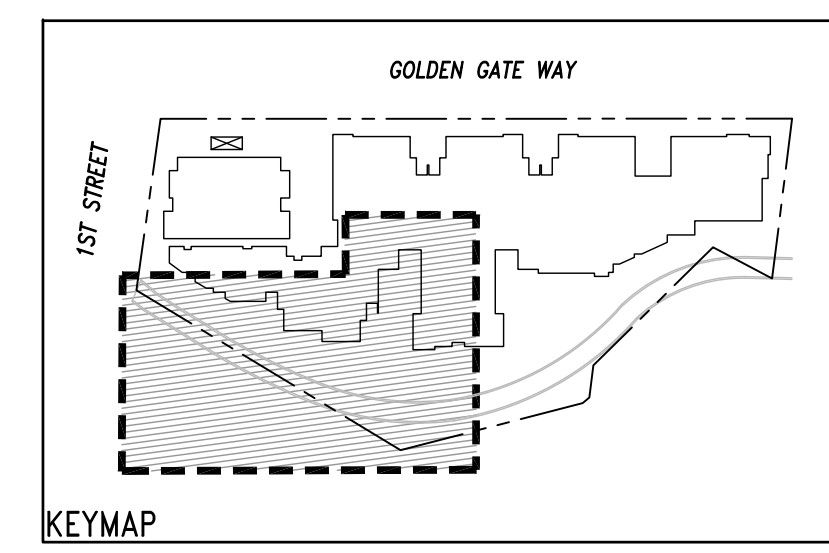
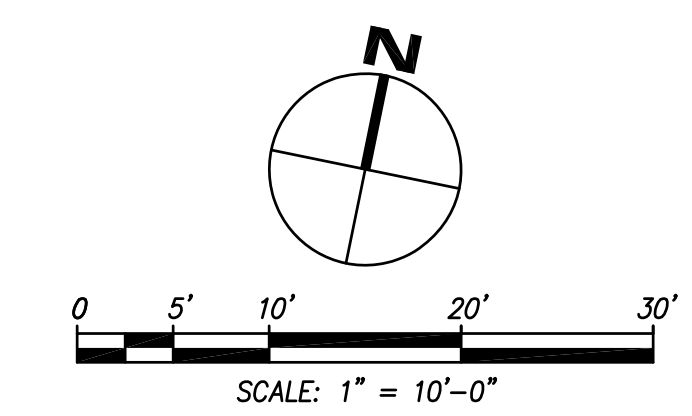
ADJUST SPRAY RADIUS TO IRRIGATE NEW PLANTING AND AVOID (E) OAK TREES ROOT ZONE.

ADJUST SPRAY RADIUS TO IRRIGATE NEW PLANTING AND AVOID (E) OAK TREES ROOT ZONE.

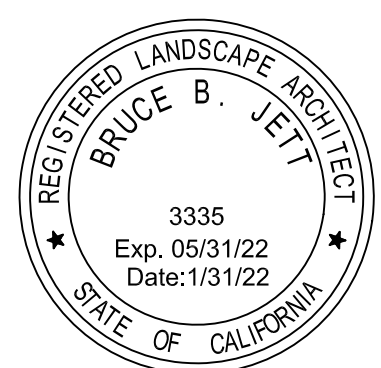
22	23	24	25	26	27	28	29
1"	1"	1"	1"	1"	1"	1"	1"
5.9	1.5	5.2	2.6	2.5	6.3	4.0	5.4
XFS-CV	XFS-CV	XFS-CV	XFS-CV	XFS-CV	XFS-CV	XFS-CV	XFS-CV
06-18	06-18	09-12	09-12	06-18	06-18	06-18	06-18
18"	18"	12"	12"	18"	18"	18"	18"

**PLAN NOTES:**

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.
- IRRIGATION CONTROLLER, PROVIDE 120V POWER & ETHERNET INTERNET CONNECTION, SED.
- BACKFLOW PREVENTER FOR IRRIGATION, SCD. IRRIGATION DEMAND: 30 GPM AT 75 PSI STATIC PRESSURE AFTER IRRIGATION WATER METER. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.



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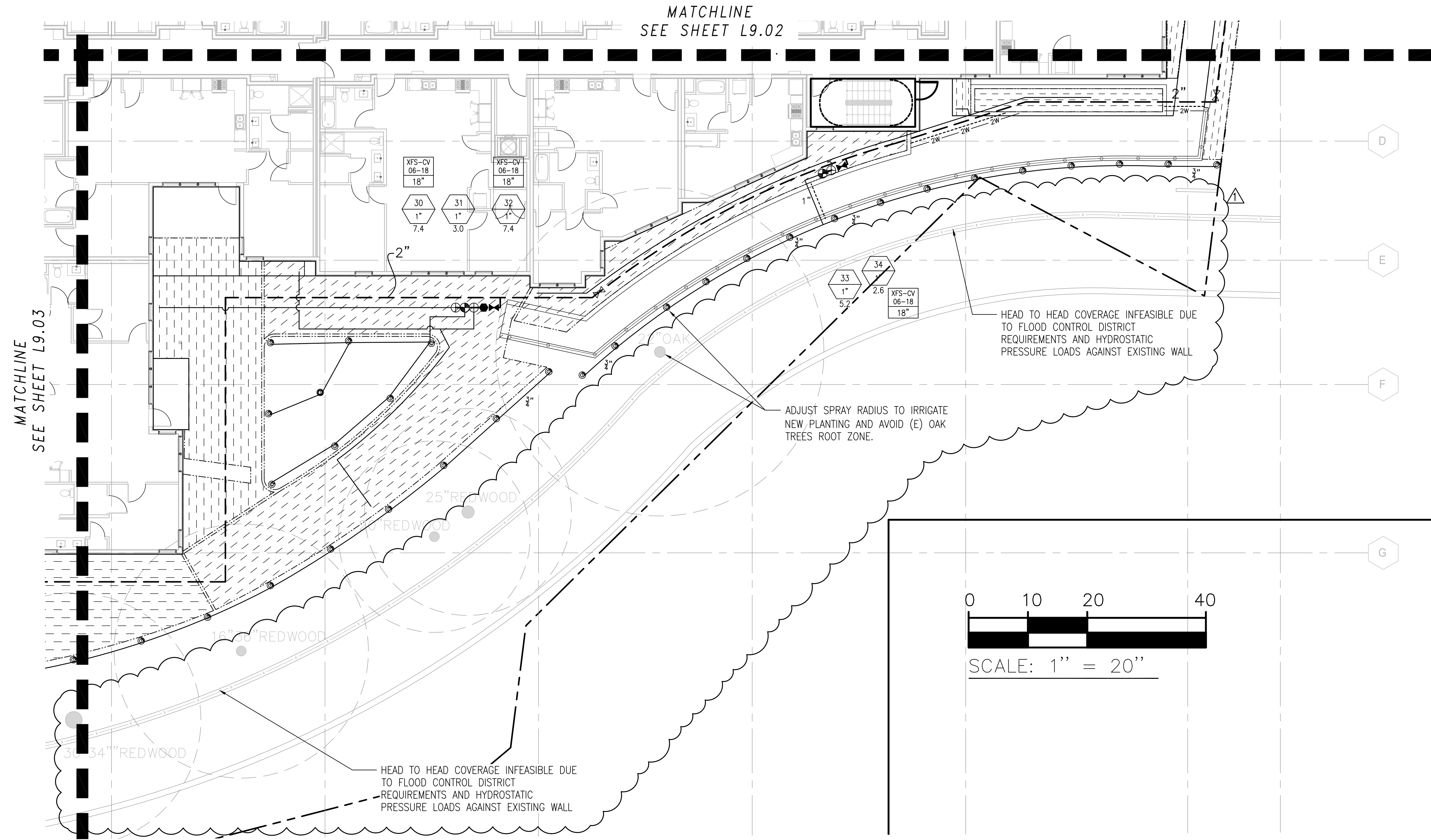
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**IRRIGATION PLAN**

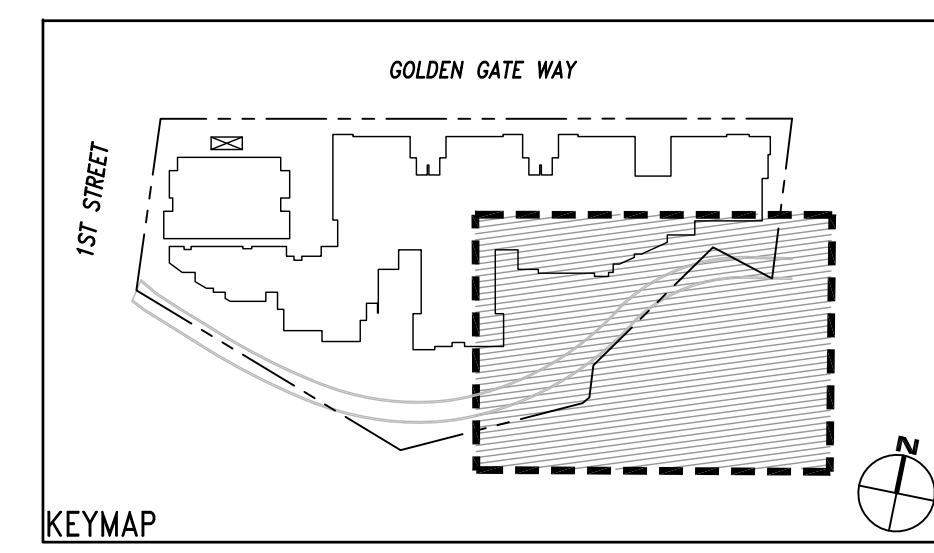
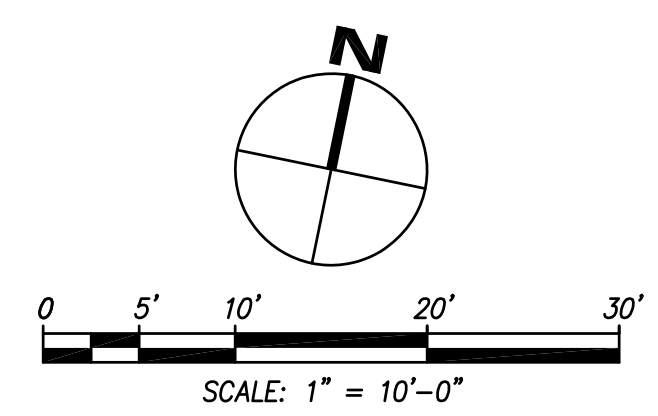
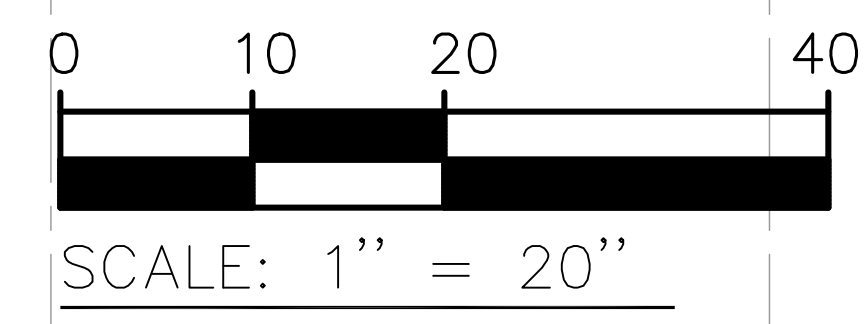
**L9.03**



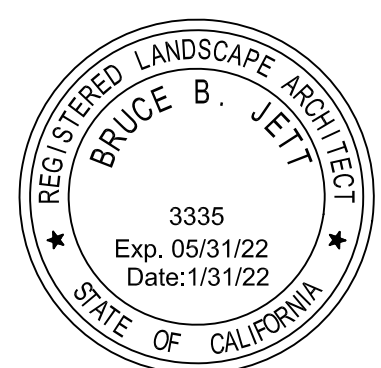
# Exhibit A (Civil Plans)



PLEASE REFER TO SHEET L9.05 FOR IRRIGATION NOTES AND LEGEND.



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SCALE: AS NOTED

**IRRIGATION PLAN**

**L9.04**



**GENERAL IRRIGATION NOTES**

- IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF LAFAYETTE, CONTRA COSTA WATER AND SEWER UTILITIES, AND THE STATE WATER ORDINANCE.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL UNTIL THE PLANTS ARE SUCCESSFULLY ESTABLISHED.

**WIRING AND ELECTRICAL CONNECTION NOTES**

- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG MIN. SIZE WIRE WITH A JACKETED 2-CONDUCTOR. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER, OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 8" GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
- SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.

**COMPONENT & PIPING NOTES**

- FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

**SUBSURFACE DRIP IRRIGATION NOTES**

- PROVIDE TEMPORARY SUPPLEMENTAL OVERHEAD IRRIGATION OR HAND WATERING TO ESTABLISH PLANTS.
- HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING @ SHRUBS, 2" OFF PAVING @ SOD, TURF & GROUND COVER TYP.
- SPACE DRIPPERLINES EQUALLY WITHIN EACH ZONE UNLESS OTHERWISE NOTED (12", OR 18" O.C. MAX PER LEGEND).
- INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING.
- INSTALL DRIPPERLINES RUNNING HORIZONTAL TO THE SLOPE DIRECTION.
- FOR SLOPES GREATER THAN 10:1, MODIFY DRIPPERLINE SPACING ON THE BOTTOM 1/3 OF THE SLOPE TO BE 25% GREATER AND OMIT THE DRIPPERLINE AT THE BOTTOM OF SLOPE.
- DRIP SYSTEMS WITH 12" & 18" EMITTER SPACING HAVE DIFFERENT PRECIPITATION RATES. INDEPENDENTLY TEST AND SET RUN TIMES FOR THESE TWO CONDITIONS.
- INSTALL AVR(S) AT HIGH POINT(S) OF EACH PLANTING AREA. AVR'S ARE SHOWN TO INDICATE INTENT- LOCATE AS REQUIRED BASED ON ACTUAL GRADES OF THE SITE. LOCATE (1) AVR PER 500' OF DRIPPERLINE TUBING, TYP. SEE DETAIL

IRRIGATION LEGEND						
KEY	MODEL NUMBER	DETAIL	MANUFACTURER	COLOR	DESCRIPTION & NOTES	
<b>POINT OF CONNECTION &amp; IRRIGATION CONTROLLER</b>						
	POINT OF CONNECTION, 825YA BACKFLOW PREVENTER. SCD	SCD	FEBCO OR EQ.		POINT OF CONNECTION, AFTER BACKFLOW PREVENTER ASSEMBLY FOR IRRIGATION, SCD. VERIFY MINIMUM STATIC WATER PRESSURE IS 75 PSI; MINIMUM FLOW IS 18 GPM. LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY	
	HCC-800-M/EZ-DM HYDRAWISE 2-WIRE CONTROLLER	7/L9.07	HUNTER		HCC HYDRAWISE-READY, W/ 2-WIRE DECODER SYSTEM MODULAR CONTROLLER, 8 BASE STATIONS W/ EZ-DM 54 STATIONS DECODER MODULE. WIFI ENABLED CLOUD BASED WATER MANAGEMENT CONTROLLER, METAL WALL MOUNT ENCLOSURE. FLOW MONITORING & MASTER VALVE CAPABILITY WITH 5 YEARS WARRANTY. COORDINATE INSTALLATION WITH HUNTER REPRESENTATIVE.	
	WRF-CLIK RAIN & FREEZE SENSOR	-	HUNTER		WIRELESS RAIN-CLIK, RAIN & FREEZE SENSOR CONNECTED TO CONTROLLER, LOCATE SENSOR IN LOCATION UNOBSTRUCTED FROM ACCURATELY MEASURING RAIN. PLACE SENSOR IN A INCONSPICUOUS VANDAL FREE LOCATION WITHIN 500' OF THE CONTROLLER	
<b>VALVE</b>						
	ICV-XXXG SERIES, RCV	10/L9.07	HUNTER		REMOTE CONTROL VALVE ASSEMBLY AND BOX. SIZE PER PLAN. INSTALL PER DETAIL	
	LT-####-T LINE SIZE TYP (2" AND SMALLER)	5/L9.07	KBI		LO-TORQUE™ SCH 80 PVC THREADED BALL VALVE SHUT-OFF OR ISOLATION VALVE. FOR LINES 2" AND SMALLER WITHIN PLANTING AREA INSIDE VALVE BOX, REMOTE CONTROL VALVE ASSEMBLY.	
	T-113 BRONZE GATE VALVE, LINE SIZE TYP	4/L9.07	NIBCO		CLASS 125 BRONZE GATE VALVE OR APPROVED EQUAL	
	CARSON #1419 CHRISTY #N-9 (PAVING)	-	OLD CASTLE		PULL BOX	
	MODEL 500XLHR, PRESSURE REGULATOR WITH REDUCER PER LINE SIZE, INSTALL ONLY WHEN PRESSURE MORE THAN 80 PSI	-	ZURN/WILKINS		WILKINS 500XL SERIES PRESSURE REDUCING VALVE, STANDARD 75-125 PSI ADJUST PRESSURE REGULATOR SO THAT DYNAMIC PRESSURE AT THE IRRIGATION VALVE WITH THE HIGHEST PRESSURE LOSS MAINTAINS ITS SPECIFIED DESIGN PRESSURE AND NO HIGHER.	
	HC-100-FLOW 1" FLOW SENSOR-METER	12/L9.07	HUNTER		FLOW SENSOR (1" SIZE)	
	2000 SERIES, 1-1/2"		GRISWOLD		NORMALLY CLOSE MASTER VALVE, ALSO SEE DETAIL	

IRRIGATION LINES						
	NON-PRESSURE LATERAL IRRIGATION PVC: SCHEDULE 40					PVC LATERAL IRRIGATION PIPE WITH SOLVENT WELD SCHEDULE 40 FITTINGS INSTALL BY LANDSCAPE CONTRACTOR. 3/4" MIN. PIPE SIZE. WITHIN CITY ROW, USE HDPE PIPE WITH SOCKET FUSION FITTINGS OR COMPRESSION FITTINGS.
	MAIN PRESSURE IRRIGATION PIPE PVC: CLASS 315 SCHEDULE 40	1/L9.07				MAIN PRESSURE IRRIGATION PIPE, PVC. HDPE PIPE WITHIN CITY R.O.W. SIZE MATERIAL WITHIN CITY ROW 1"-1 1/2" SCH 40 W/SOLVENT WELD SCH 40 FITTINGS HDPE PIPE WITH SOCKET FUSION FITTINGS, ASTM D3035 2"-3" CLASS 315 W/ SOLVENT WELD SCH 40 FITTINGS AND PRESSURE RATED 200 PSI.
	ELECTRICAL CONDUIT, PVC: SCH 40					ELECTRICAL CONDUIT. SIZE AS REQUIRED. INSTALL PARALLEL TO MAIN LINE UNDER ALL PAVING.
	SLEEVE, PVC: CLASS 315					SLEEVE. 2X THE SIZE OF PIPE TYPICAL, 4" MINIMUM.

LATERAL SIZE	MAIN LINE PIPE SIZING		COPPER K TUBING SIZING		LATERAL LINE PIPE SIZING (SCH 40 PVC)	
	SCHEDULE 40	CLASS 315	3/4"	0-5 GPM	3/4"	0-8 GPM
3/4", 1", 1 1/4", 1 1/2"	1 1/2"	0-30 GPM	1"	6-11 GPM	1"	8-12 GPM
1", 1 1/2", 2"	2"	30-50 GPM	1 1/4"	12-20 GPM	1 1/4"	12-22 GPM
	2 1/2"	50-70 GPM	1 1/2"	21-30 GPM	1 1/2"	22-30 GPM
	3"	70-100 GPM	3/4" MINIMUM COPPER K PIPE, DO NOT USE 5/8"		2"	30-50 GPM
	4"	100-180 GPM	1" MIN. FOR QUICK COUPLER VALVE		2 1/2"	50-70 GPM
	1" MAIN LINE USED ONLY FOR QCV (SCH 40 TYP)				3/4" MINIMUM LATERAL PIPE, DO NOT USE 1/2"	

BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)						
	AFB	7/L9.08	HUNTER		ADJUSTABLE FLOW FULL-CIRCLE FLOOD BUBBLER, UP TO 2.0 GPM. SET FLOW AT 0.25 GPM TYPICAL.	0.25 GPM 20 PSI
	DEEP WATERING BUBBLER: RZWS-10-25-CV AT SHRUBS RZWS-18-25-CV AT TREES	8/L9.08	HUNTER		0.25 GPM FLOOD BUBBLER AND DEEP WATERING TUBE ASSEMBLY WITH CHECK VALVE. INSTALL PER MANUFACTURER'S DIRECTIONS.	0.25 GPM 15-70 PSI

DRIP IRRIGATION						
	ICZ-101-LF-25 (0.5 TO 1.9 GPM) ICZ-101-25 (2.0 TO 19 GPM)	1/L9.08	HUNTER		COMMERCIAL IN-LINE DRIP ZONE VALVE KITS WITH Y-FILTER, REMOTE CONTROL VALVE, ISOLATION BALL VALVE & FLOW PRESSURE REGULATOR AT 25 PSI & ID TAG	
	PVC TO DRIPPERLINE CONNECTION	3/L9.08	RAINBIRD		XF DRIPLINE INSERT FITTINGS OR EASY FIT COMPRESSION FITTING SYSTEM, COMPATIBLE WITH DRIPPERLINE PER MANU. SPEC.	
	VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)					

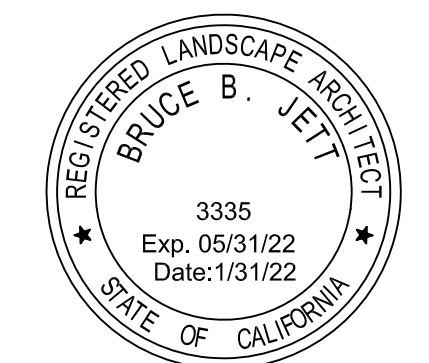
MAXIMUM RUN LENGTH:	20 PSI								PSI
XFS-CV-06-18	254'	2/L9.08	RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER				20-60
XFS-CV-09-18	215'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER				20-60
XFS-CV-06-12	192'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER				20-60
XFS-CV-09-12	136'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER				20-60
	XF DRIPLINE INSERT FITTINGS	5/L9.08	RAINBIRD		DRIPPERLINE TO DRIPPERLINE CONNECTION. USE RAINBIRD FITTINGS COMPATIBLE WITH DRIPPERLINE PIPE. USE THIS CONNECTION AT TIGHT BENDS AND AS INDICATED ON DETAIL DIAGRAM				
	FLUSH VALVE, BALL VALVE (1/2")	4/L9.08	RAINBIRD		MANUAL FLUSH VALVE ASSEMBLY IN BOX AT EACH DRIP AREA PER DETAIL				
	OPERIND	6/L9.08	RAINBIRD		POP-UP INDICATOR, SET FLUSH WITH FINISH GRADE. INSTALL ONE FOR EACH DRIP VALVE PER MANUFACTURER'S SPECIFICATIONS. LOCATE AWAY FROM PATHWAYS, AT LOCATIONS DIRECTED BY THE SITE MAINTENANCE PERSONNEL.				
	MLD-05, 1/4"Ø DRIPLINE 0.6 GPH AT 25PSI, 6" EMITTER SPACING	-	HUNTER	BLACK	MLD 1/4" DRIPLINE WITH QB FITTINGS. WRAP DRIP LINE IN EQ SPACED ON TOP OF ROOT BALL TO SUPPLY WATER OVER PLANTS. NO AVR OR FLUSH VALVES REQUIRED. PLACE DRIP LINES IN TOP INCH OF SOIL & STAKE IN PLACE. DO NOT DAMAGE PLANT ROOTS, TYP. 10 TO 40 PSI				12-60

SPRAY (HIGH EFFICIENCY MULTI-STREAM NOZZLE)							RADIUS	GPM	PSI	PRECIP
	PROS-06-PRS40-CV-F-MPCORNER	9/L9.08	HUNTER	TURQUOISE	MP ROTATOR, CORNER STREAM SPRAY, 6" POP-UP, WITH PRESSURE REG AND FLOGUARD	12.6'	.19	35	-	
	PROS-06-PRS40-CV-F-MP1000-360		HUNTER	OLIVE	MP ROTATOR, FULL CIRCLE STREAM SPRAY, 6" POP-UP, CHECK VALVE, WITH PRESSURE REG AND FLOGUARD	12.6'	.75	35	.41	
	PROS-06-PRS40-CV-F-MP1000-90		HUNTER	MAROON	MP ROTATOR, ADJUSTABLE 90°-210° ARC STREAM SPRAY, 6" POP-UP, WITH PRESSURE REG AND FLOGUARD	12.6'	.19-.43	35	.41	



LANDSCAPE ARCHITECTURE + DESIGN  
 CRLA #3335 2 Theatre Square #218 Orinda CA 94563  
 925.254.5422 www.jett.la.net

3483 GOLDEN GATE WAY  
LAFAYETTE, CA



3483 GOLDEN GATE WAY  
LAFAYETTE, CA  
APN: 243-232-027-9  
PROJECT NO. 2018-15

REV	DATE	DESCRIPTION
	08-06-2021	50% DESIGN DEVELOPMENT
	08-25-2021	100% DESIGN DEVELOPMENT
	11-10-2021	50% CD CHECK SET
	11-24-2021	50% CD
	01-21-22	COMMENT RESPONSES

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE:  
NA

IRRIGATION NOTES AND LEGEND

L9.05

Exhibit A (Civil Plans)



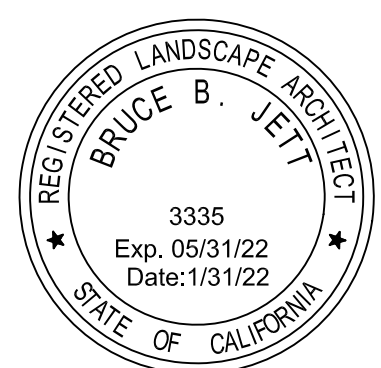
# Exhibit A (Civil Plans)

HYDROZONE INFORMATION TABLE							
REFERENCE ANNUAL ET <sub>0</sub> FOR:		LAFAYETTE (CONCORD; MWLO REF. ET TABLE)			43.4		
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWLO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL		SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45		
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	ETAF <sub>2</sub> (PF/IE)	LANDSCAPE AREA (SQ FT)	ETAF <sub>2</sub> X AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	527	195.19	5252.04
2	0.3	B	0.81	0.37	16	5.93	159.45
3	0.3	D	0.81	0.37	569	210.74	5670.61
4	0.6	B	0.81	0.74	8	5.93	74.23
5	0.1	B	0.81	0.12	8	0.99	26.58
6	0.3	D	0.81	0.37	551	204.07	5491.23
7	0.3	D	0.81	0.37	435	161.11	4335.18
8	0.6	B	0.81	0.74	8	5.93	159.45
9	0.3	B	0.81	0.37	8	2.96	79.73
10	0.3	D	0.81	0.37	274	101.48	2730.66
11	0.3	D	0.81	0.37	169	62.59	1684.24
12	0.3	D	0.81	0.37	1481	548.52	14758.54
13	0.6	B	0.81	0.74	20	14.81	398.64
14	0.6	B	0.81	0.74	36	26.67	717.55
15	0.6	B	0.81	0.74	8	5.93	159.45
16	0.3	D	0.81	0.37	91	33.70	906.90
17	0.3	D	0.81	0.37	471	174.44	4693.95
18	0.6	B	0.81	0.74	8	5.93	159.45
19	0.3	D	0.81	0.37	471	174.44	4693.95
20	0.3	D	0.81	0.37	1114	412.59	11102.04
21	0.6	B	0.81	0.74	15	11.11	298.98
22	0.3	D	0.81	0.37	1163	430.74	11590.37
23	0.3	D	0.81	0.37	293	108.52	2920.02
24	0.6	D	0.81	0.74	344	254.81	6856.56
25	0.6	D	0.81	0.74	173	128.15	3448.21
26	0.3	D	0.81	0.37	495	183.33	4933.13
27	0.3	S	0.75	0.40	2611	1044.40	28102.72
28	0.3	S	0.75	0.40	1850	740.00	19911.92
29	0.3	D	0.81	0.37	1066	394.81	10623.68
30	0.3	D	0.81	0.37	690	255.56	6876.49
31	0.6	S	0.81	0.74	480	355.56	9567.29
32	0.3	D	0.81	0.37	1242	460.00	12377.68
33	0.3	S	0.75	0.40	940	376.00	10117.41
34	0.3	D	0.81	0.37	513	190.00	5112.52
35	0.3	D	0.81	0.37	475	175.93	4733.81
--	0	--	0.00	0.00	0	0.00	0.00
--	0	--	0.00	0.00	0	0.00	0.00
--	0	--	0.00	0.00	0	0.00	0.00
--	0	--	0.00	0.00	0	0.00	0.00
TOTAL					18619.00	7459.91	200,731.16
SPECIAL LANDSCAPE AREAS							
--				1	0	0.00	0.00
--				0	0	0.00	0.00
TOTAL					1	0	0.00
TOTAL LANDSCAPE AREA (LA + SLA)					18,619.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	200,731.16
MAWA	(ANNUAL ET <sub>0</sub> )(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA]]					MAWA	275,550.03
AVERAGE ETAF	SUM(ETAF <sub>2</sub> X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA <sub>s</sub> )						0.40
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA <sub>s</sub> )						0.40

EVAPOTRANSPIRATION (ET) INFORMATION TABLE	
ANNUAL ET <sub>0</sub> BASED ON CITY OF CONCORD	
ANNUAL ET <sub>0</sub>	43.4
CONVERSION FACTOR	0.55
IRRIGATION EFFICIENCY	0.81
KEY	IRRIG METHOD PLANT TYPE (WUCOLS)
B	BUBBLER 0.81 H: HIGH WATER USE 0.7-1.0
D	DRIP 0.81 M: MEDIUM WATER USE 0.4-0.6
S	SPRAY 0.75 L: LOW WATER USE 0.2-0.3
R	ROTOR 0.75 VL: VERY LOW WATER USE 0.1
SPECIAL LANDSCAPE AREA (0.3) RECYCLED WATER, EDIBLE PLANTS, ACTIVE PLAY AREA, SPORTS FIELDS, AND GOLF COURSES	

PRESSURE LOSS CALCULATION CHART	
FIELD VERIFY IRRIGATION WATER STATIC AND DYNAMIC PRESSURE & FLOW. EXISTING IRRIGATION PRESSURE	
PRESSURE (PSI)	75
FLOW (GPM)	20
ITEMS	PRESSURE LOSS (PSI)
METER	5
BFP	13
MV/FS	1.0
MAINLINE	7.04
VALVE	3.0
LATERALS	1
SUBTOTAL	30.04
FITTINGS (10%)	3.0
TOTAL PSI LOSS	33.04
TOTAL ENDING PRESSURE (PSI)	42.0

3483 GOLDEN GATE WAY  
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08-25-2021	100% DESIGN DEVELOPMENT	
11-10-2021	50% CD CHECK SET	
11-24-2021	50% CD	
01-21-22	COMMENT RESPONSES	

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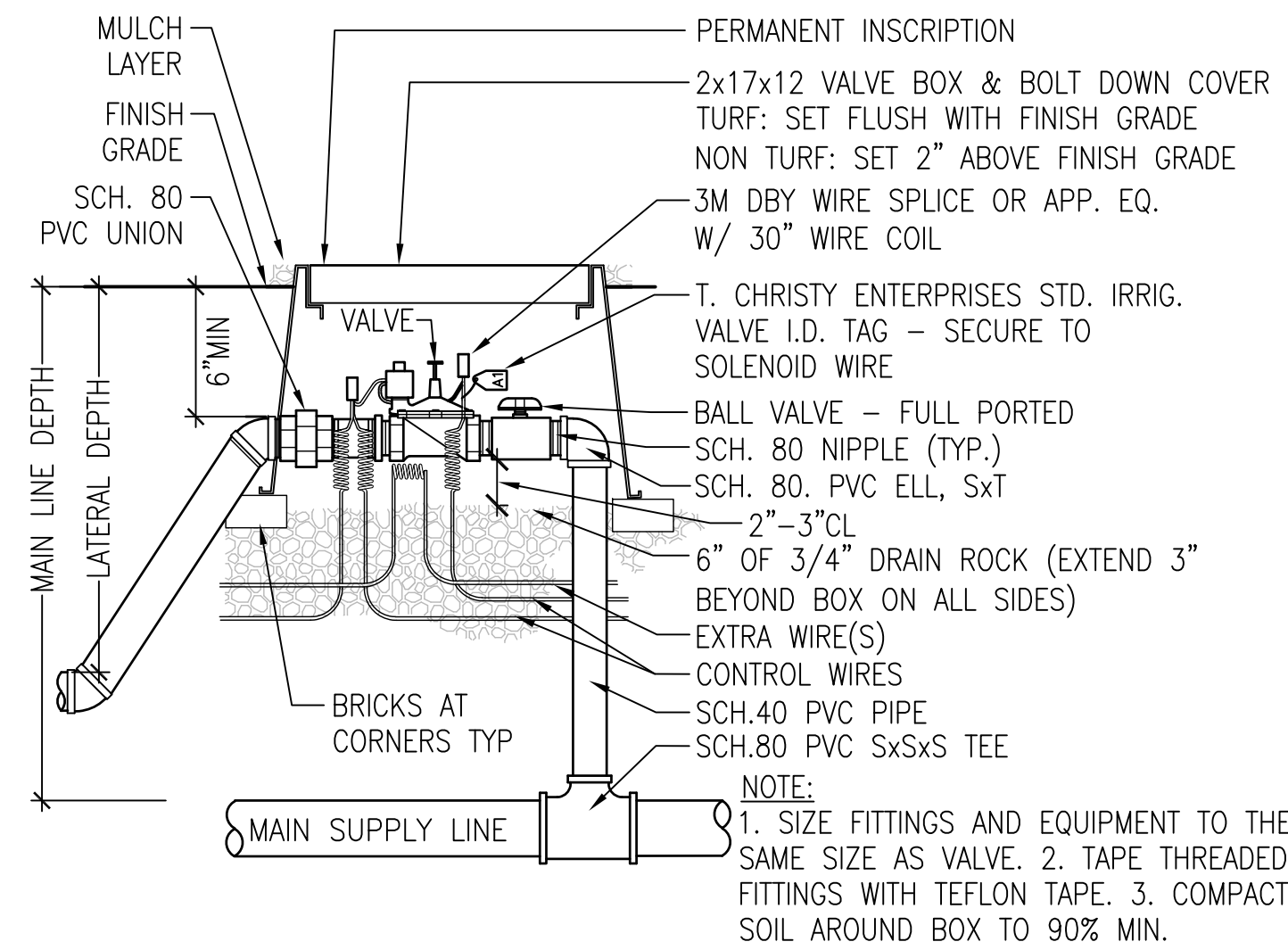
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## IRRIGATION CALCULATIONS

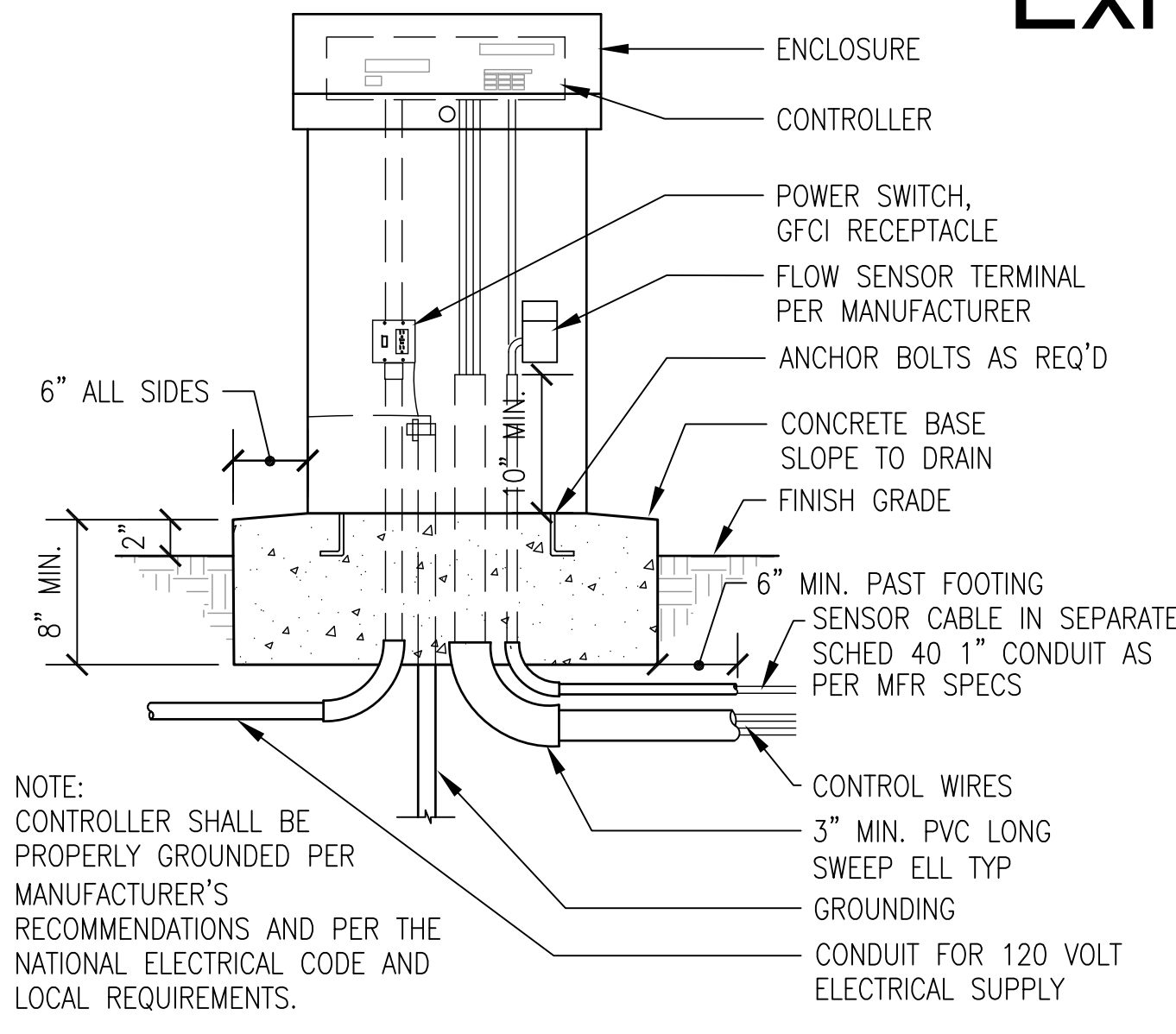
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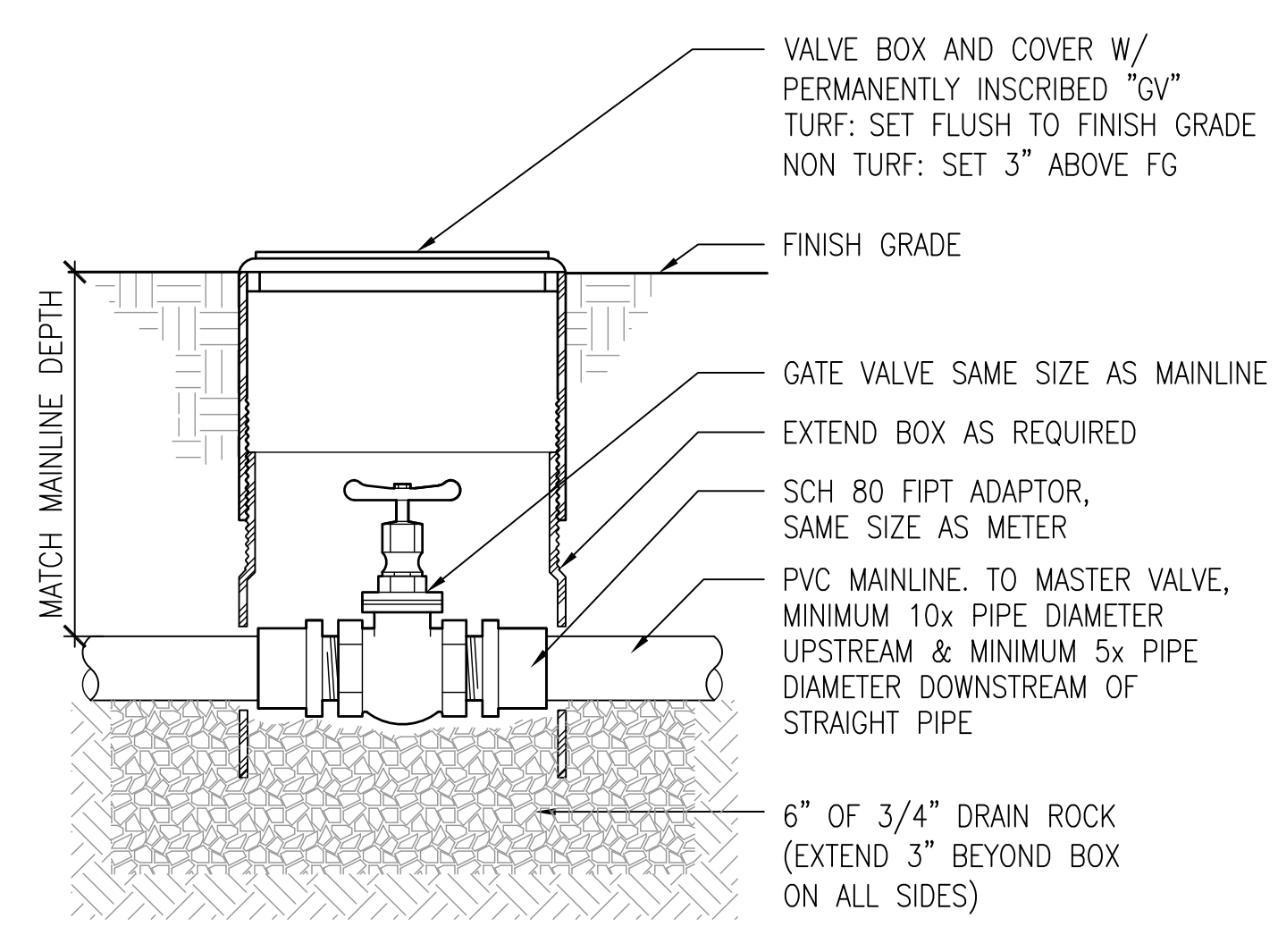
# Exhibit A (Civil Plans)



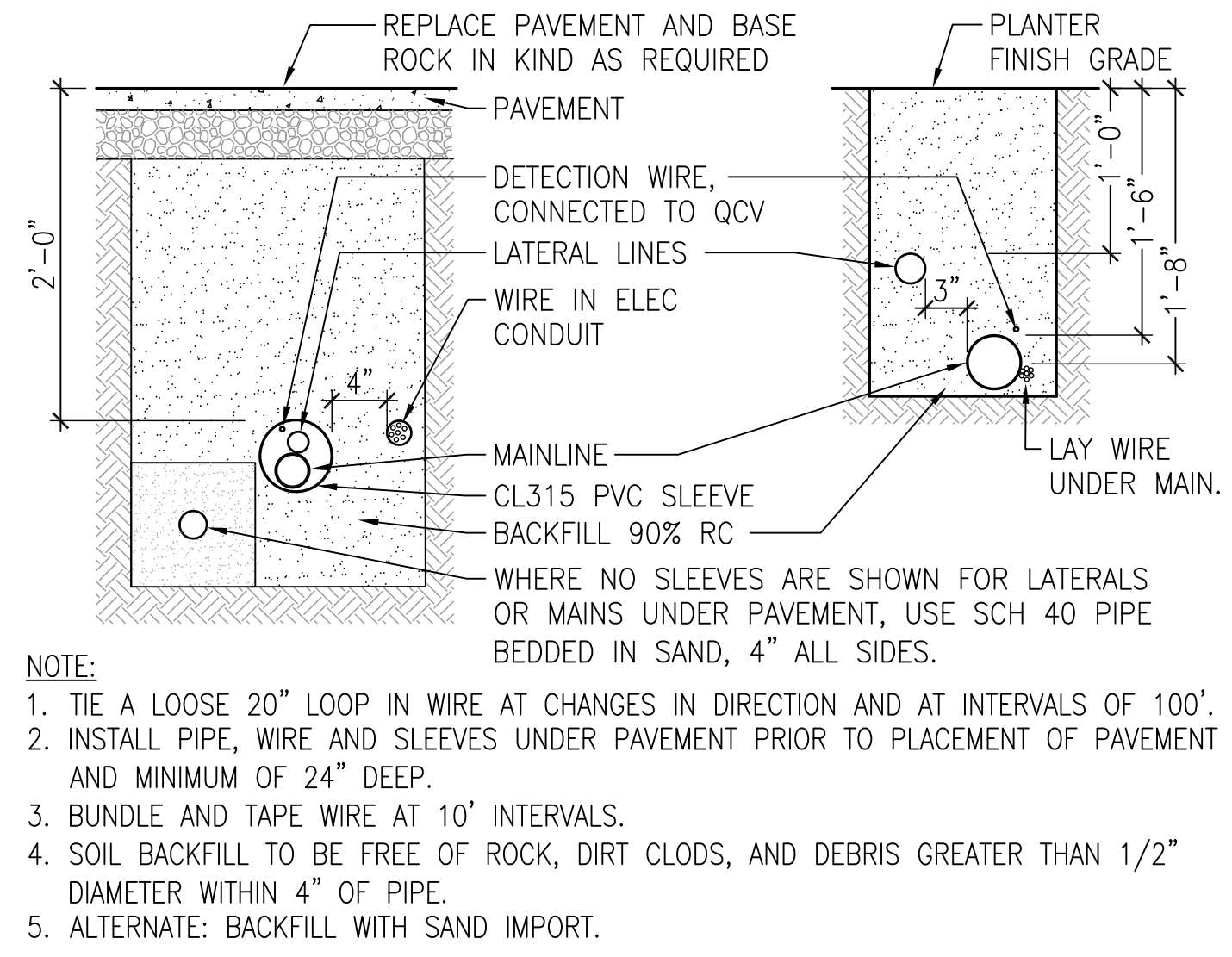
**10 REMOTE CONTROL VALVE**  
SCALE: 1 1/2" = 1'-0"



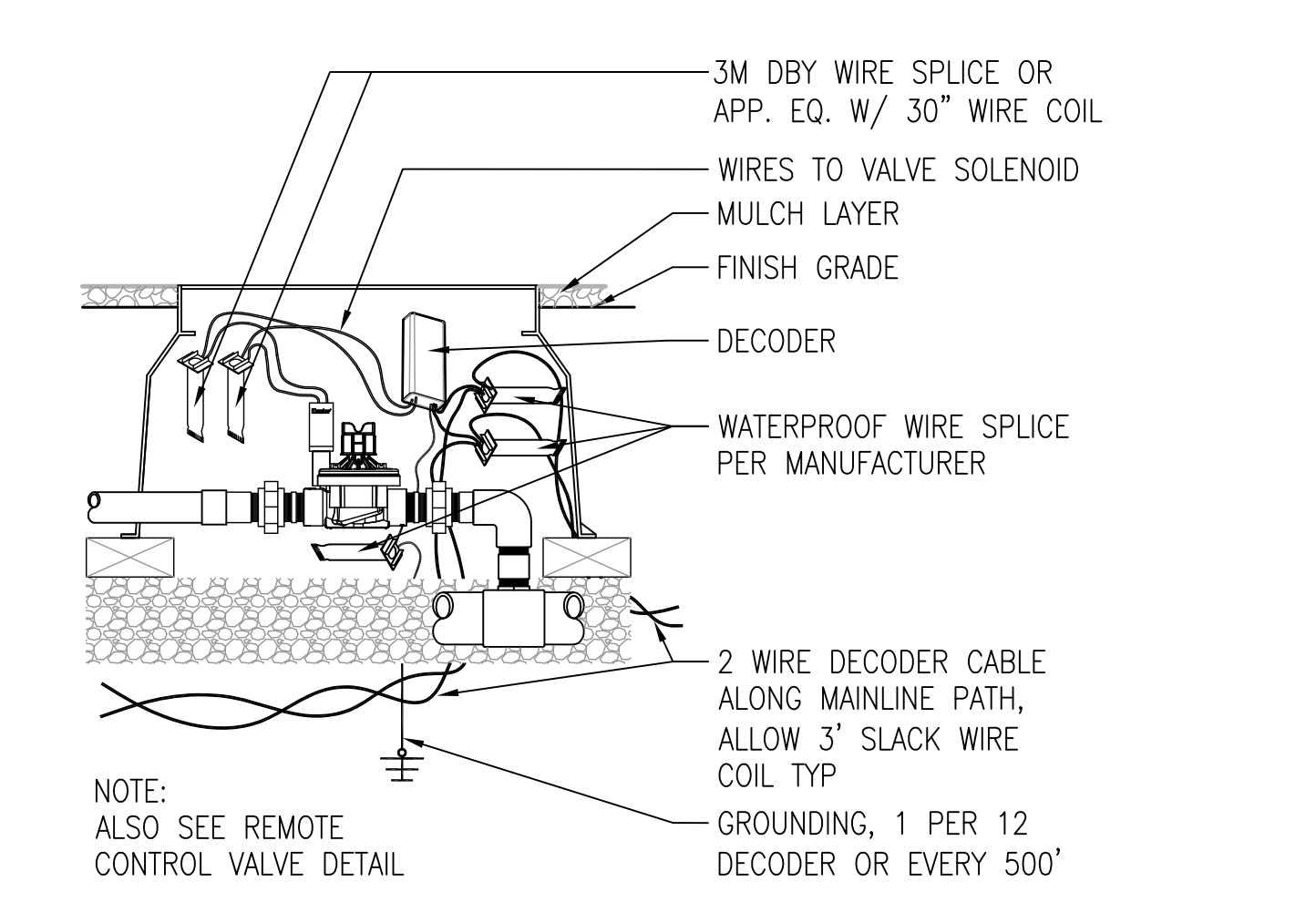
**7 CONTROLLER - EXTERIOR PEDESTAL MOUNT**  
SCALE: 1" = 1'-0"



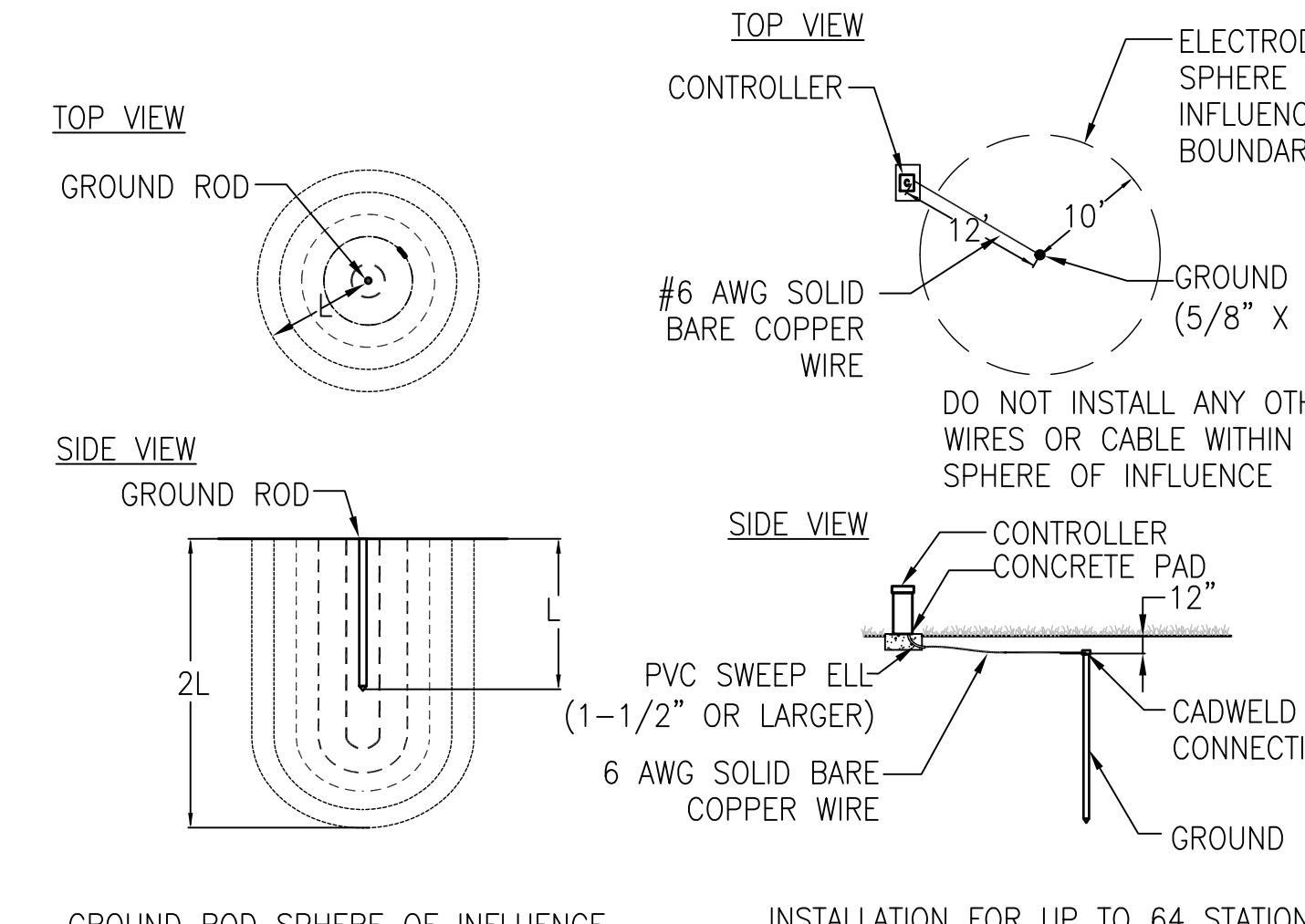
**4 GATE VALVE**  
SCALE: 3" = 1'-0"



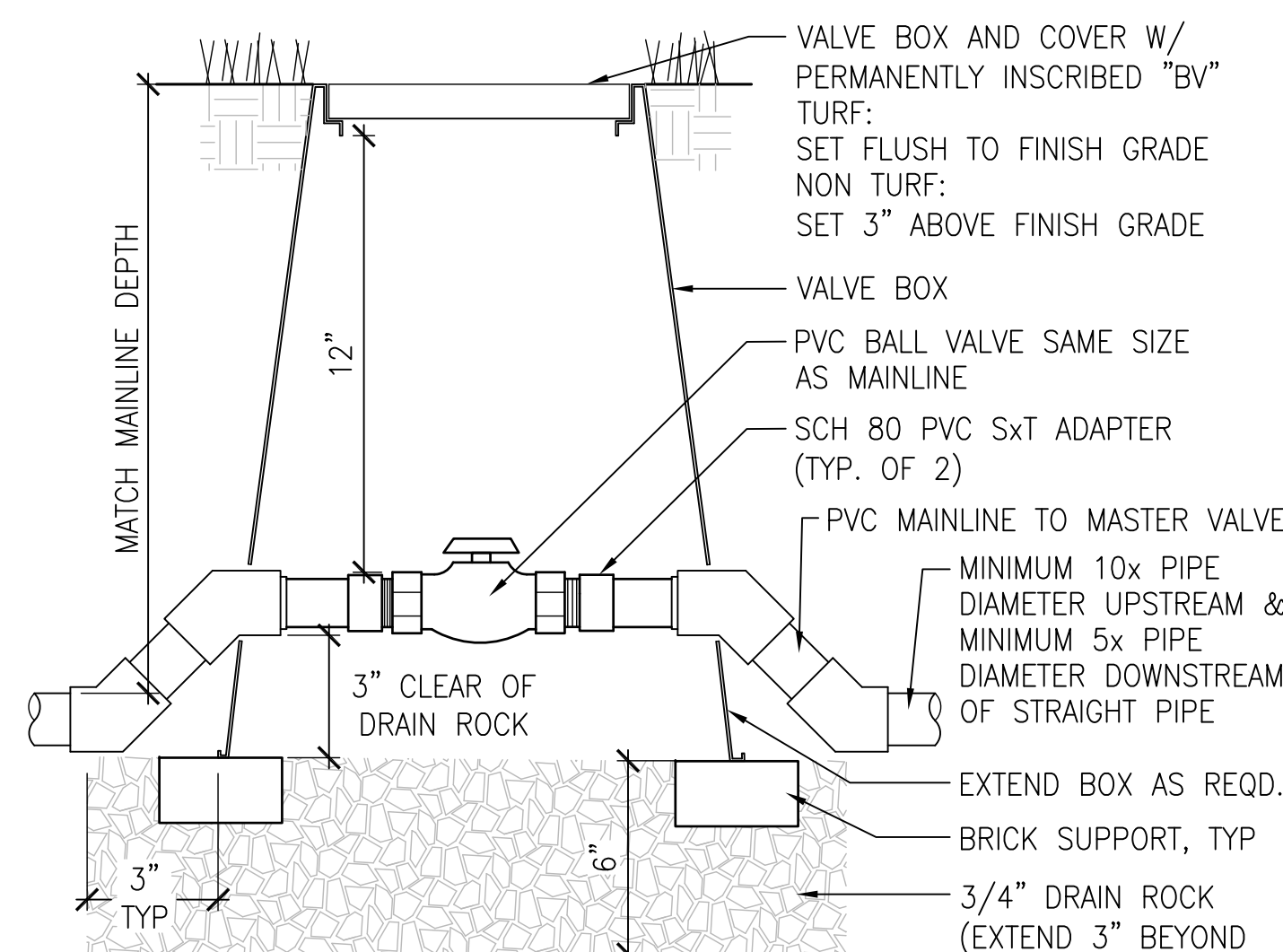
**1 TRENCH**  
SCALE: 1" = 1'-0"



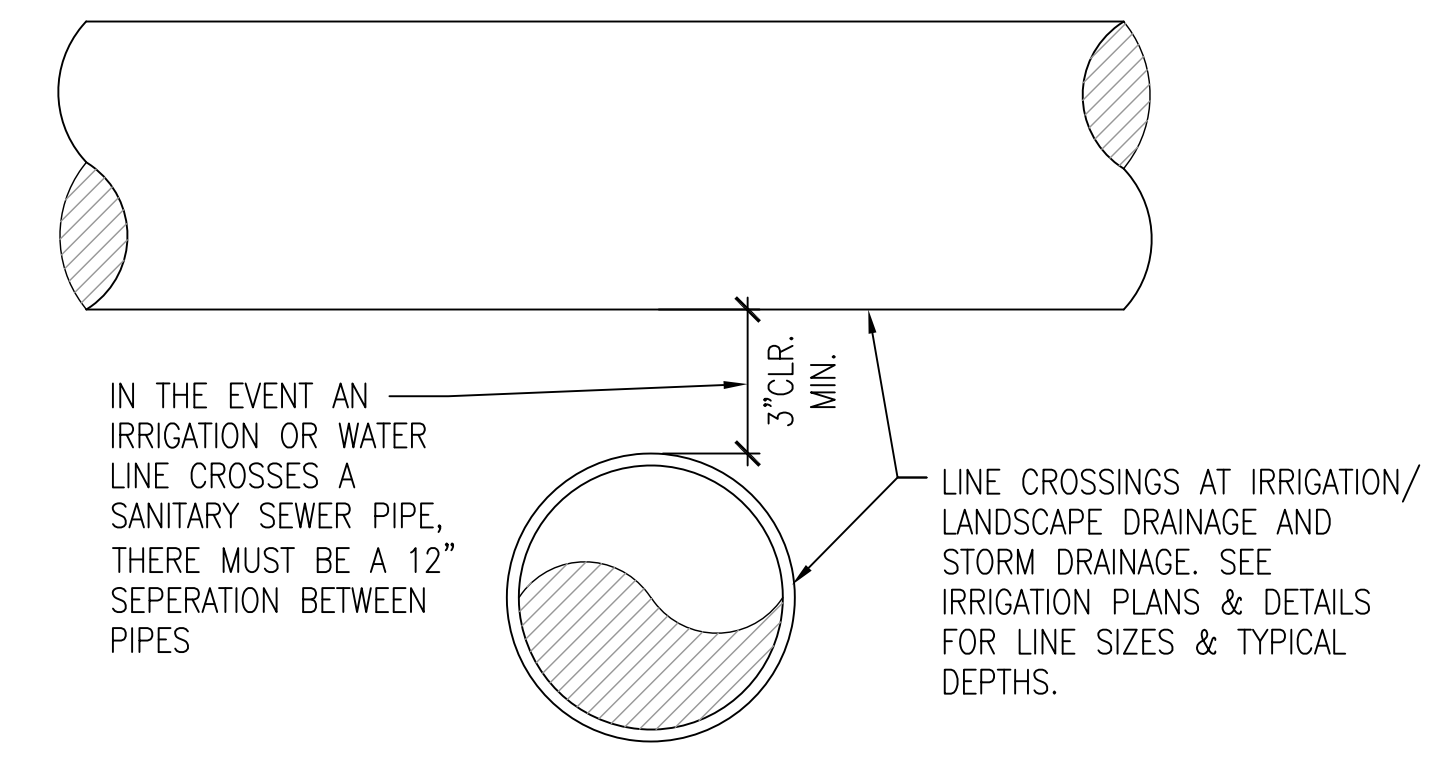
**11 DECODER IN VALVE BOX**  
SCALE: 1 1/2" = 1'-0"



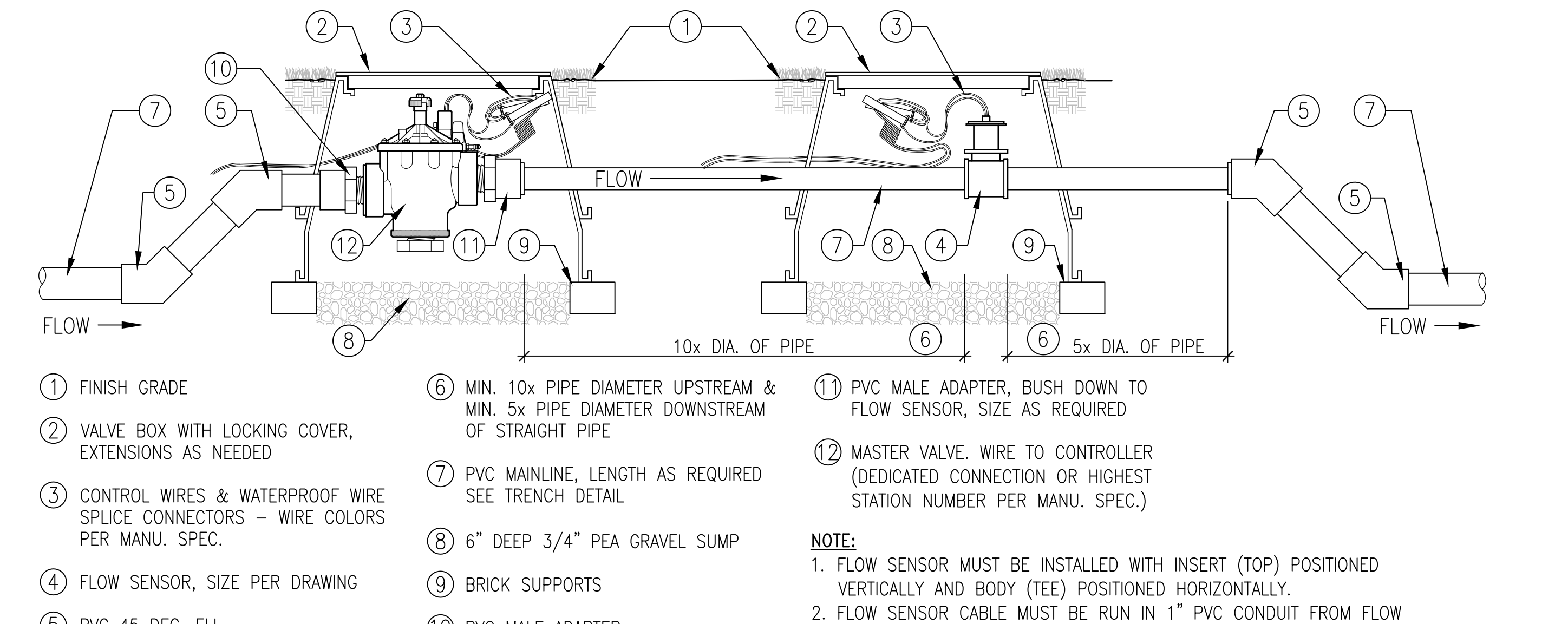
**8 GROUNDING**  
SCALE: 3" = 1'-0"



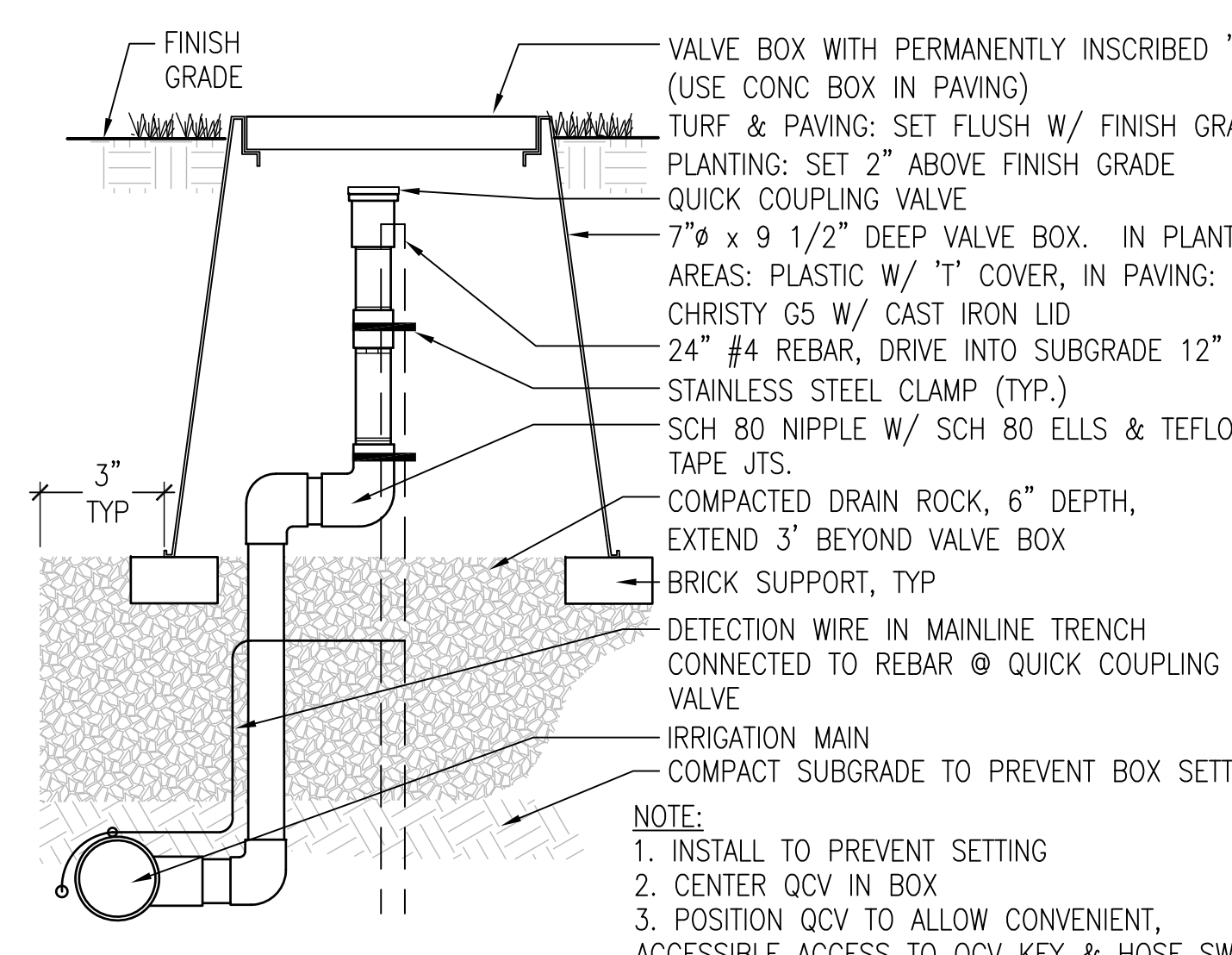
**5 BALL VALVE**  
SCALE: 3" = 1'-0"



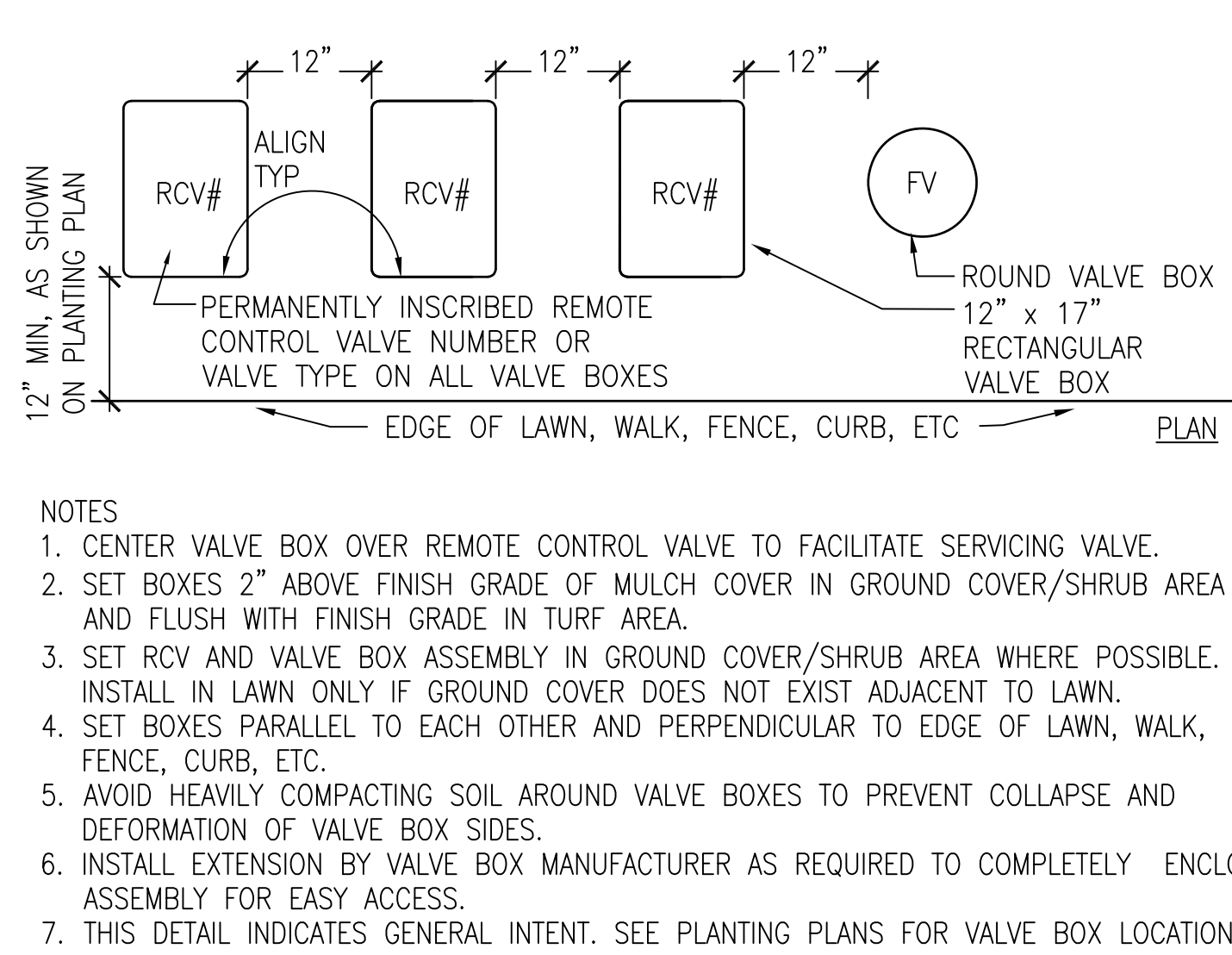
**2 TYPICAL UTILITY CROSSING**  
SCALE: 3" = 1'-0"



**12 MASTER VALVE - FLOW SENSOR**  
SCALE: 3/4" = 1'-0"

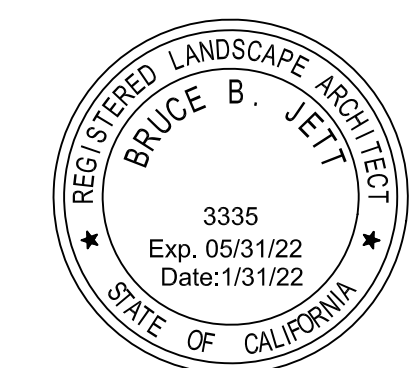


**6 QUICK COUPLER VALVE**  
SCALE: 3" = 1'-0"



**3 VALVE BOX LAYOUT**  
SCALE: 3/4" = 1'-0"

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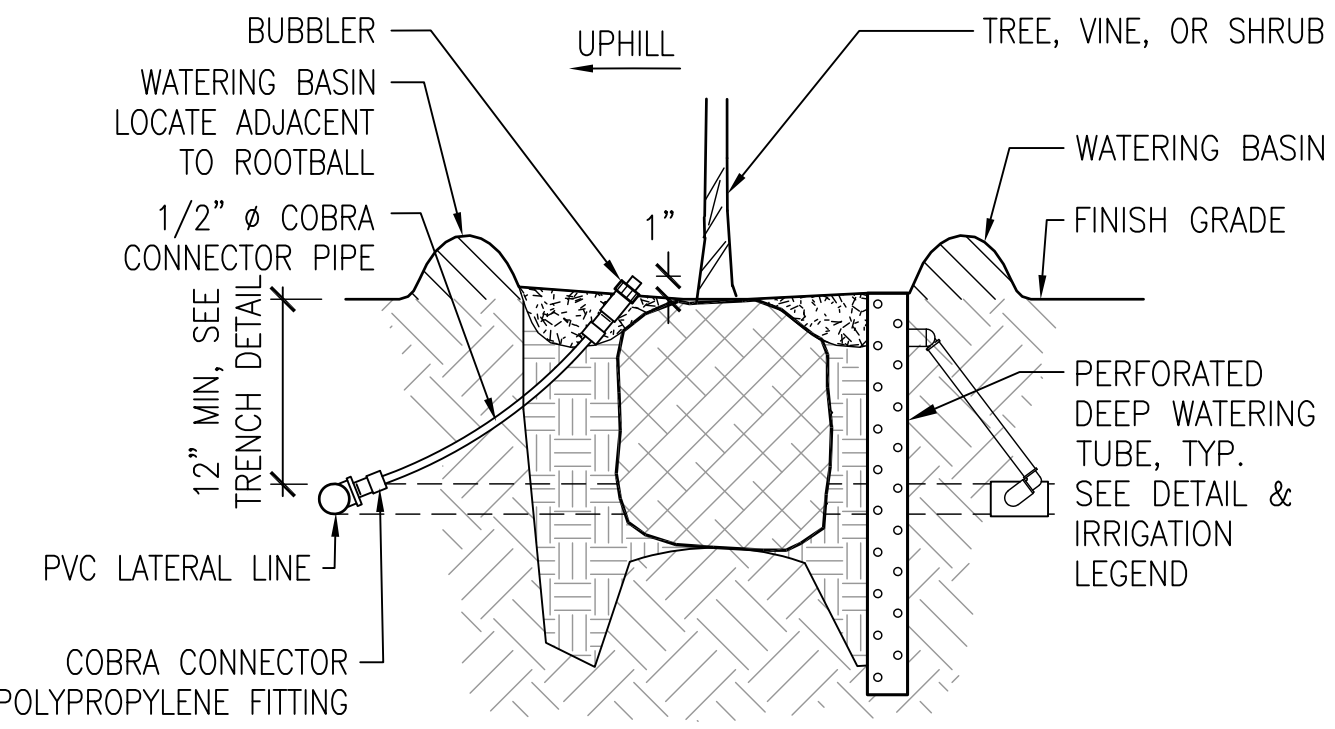
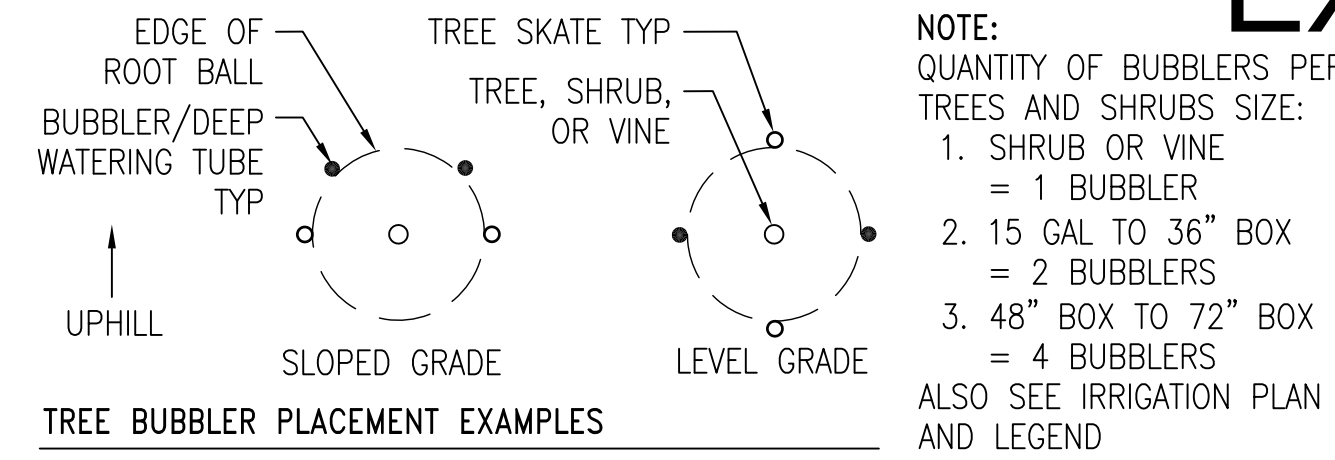
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IRRIGATION DETAILS

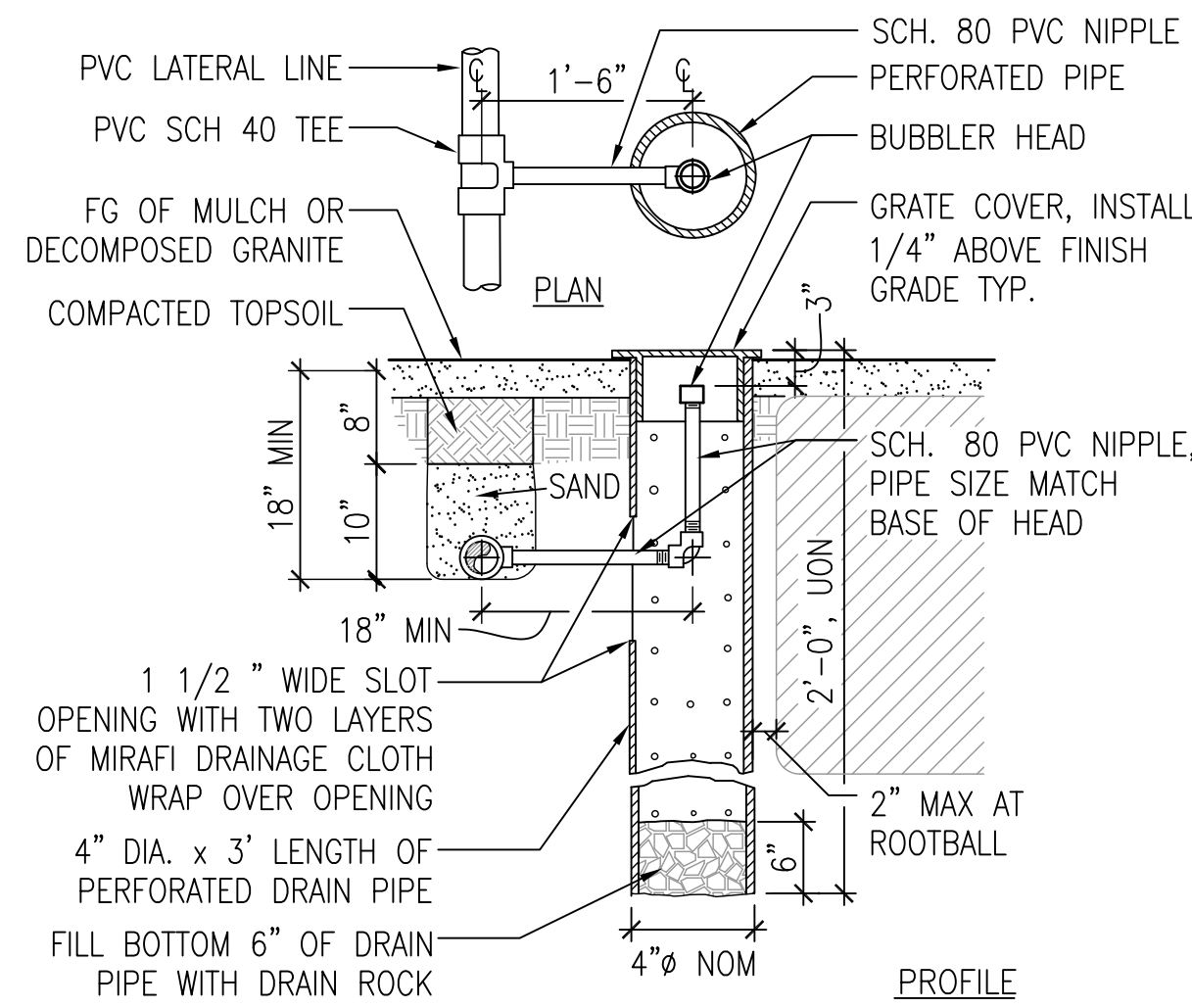
L9.07



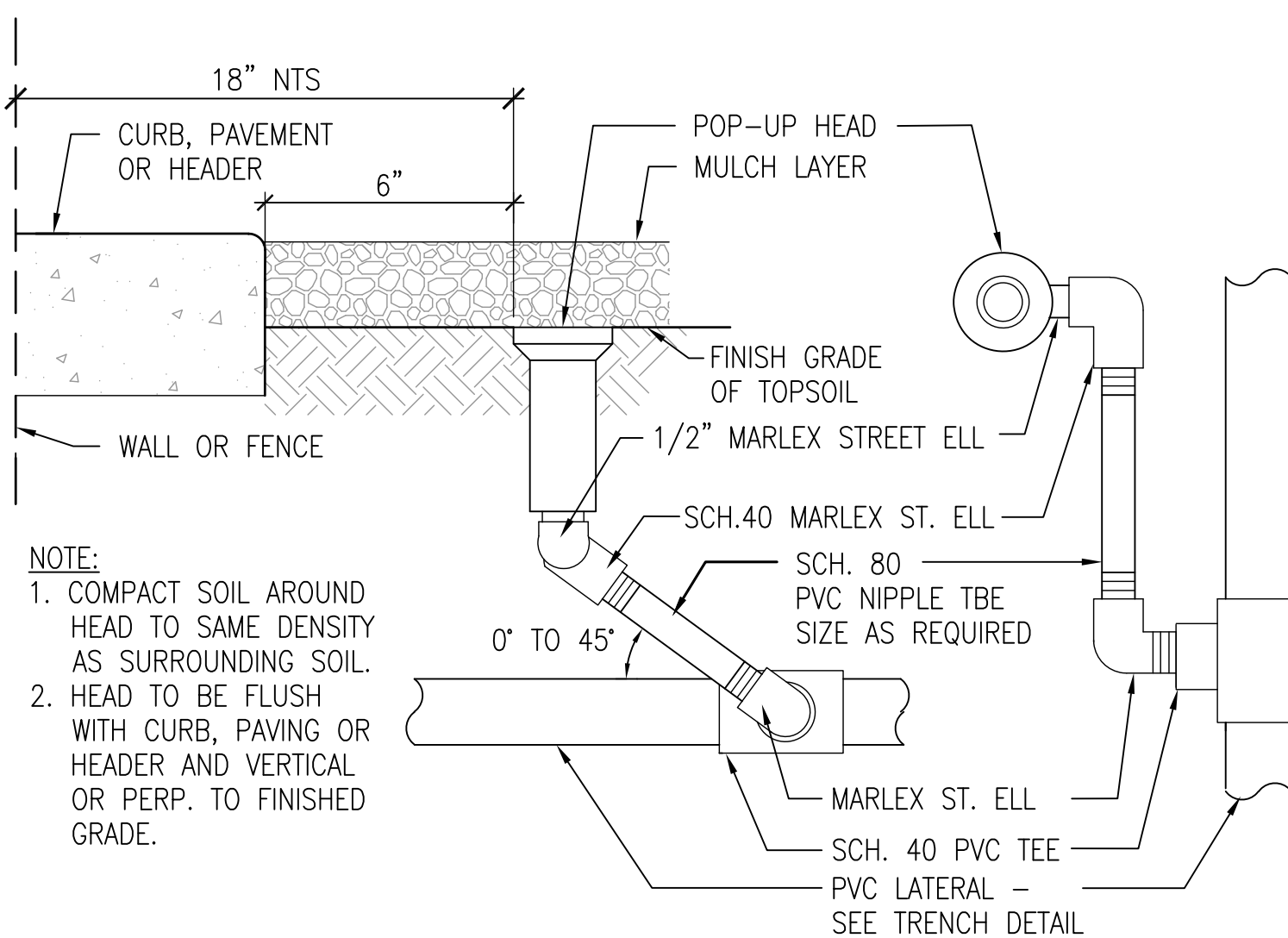
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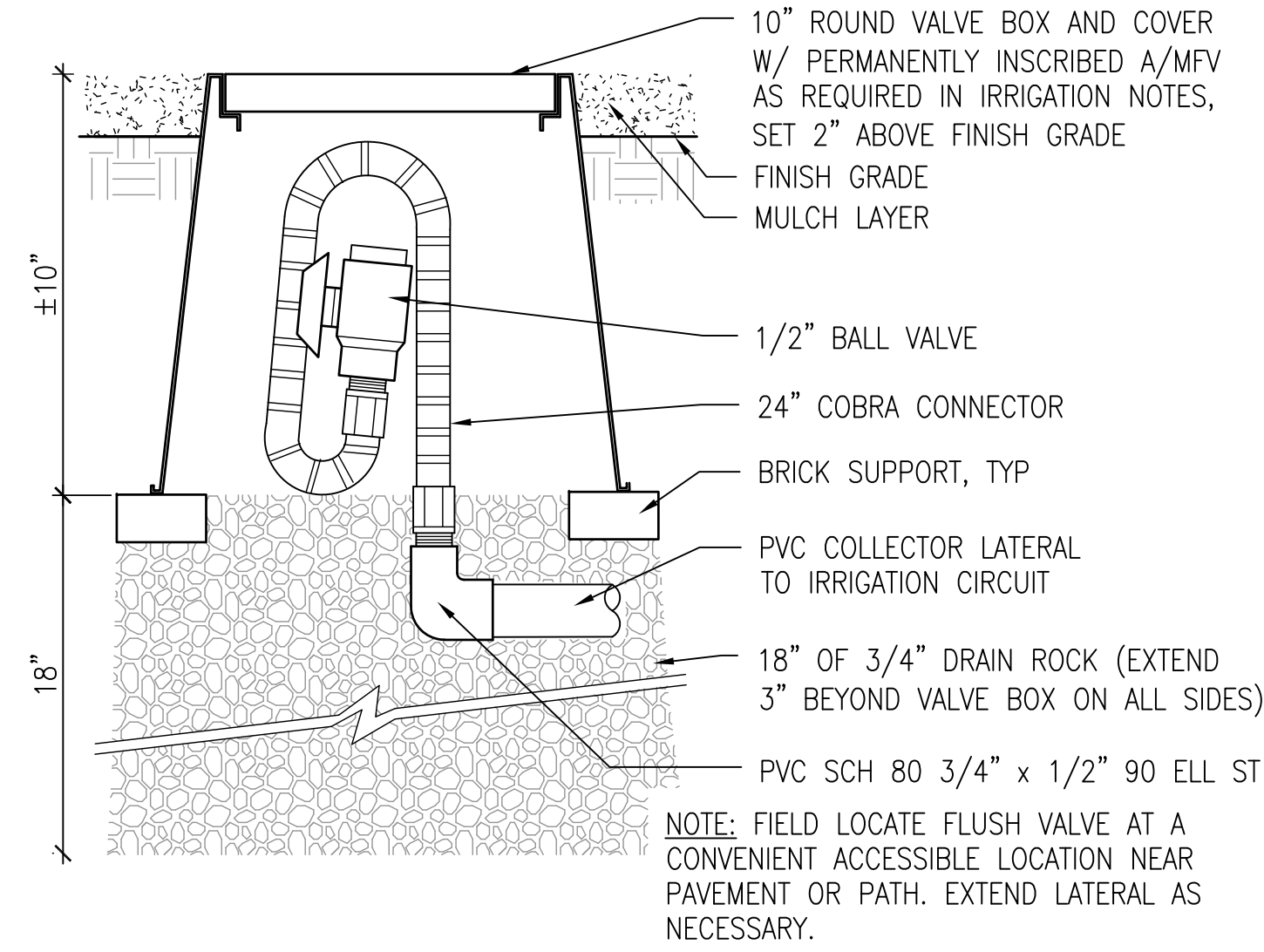
**7 BUBBLER**  
 SCALE: 3" = 1'-0"



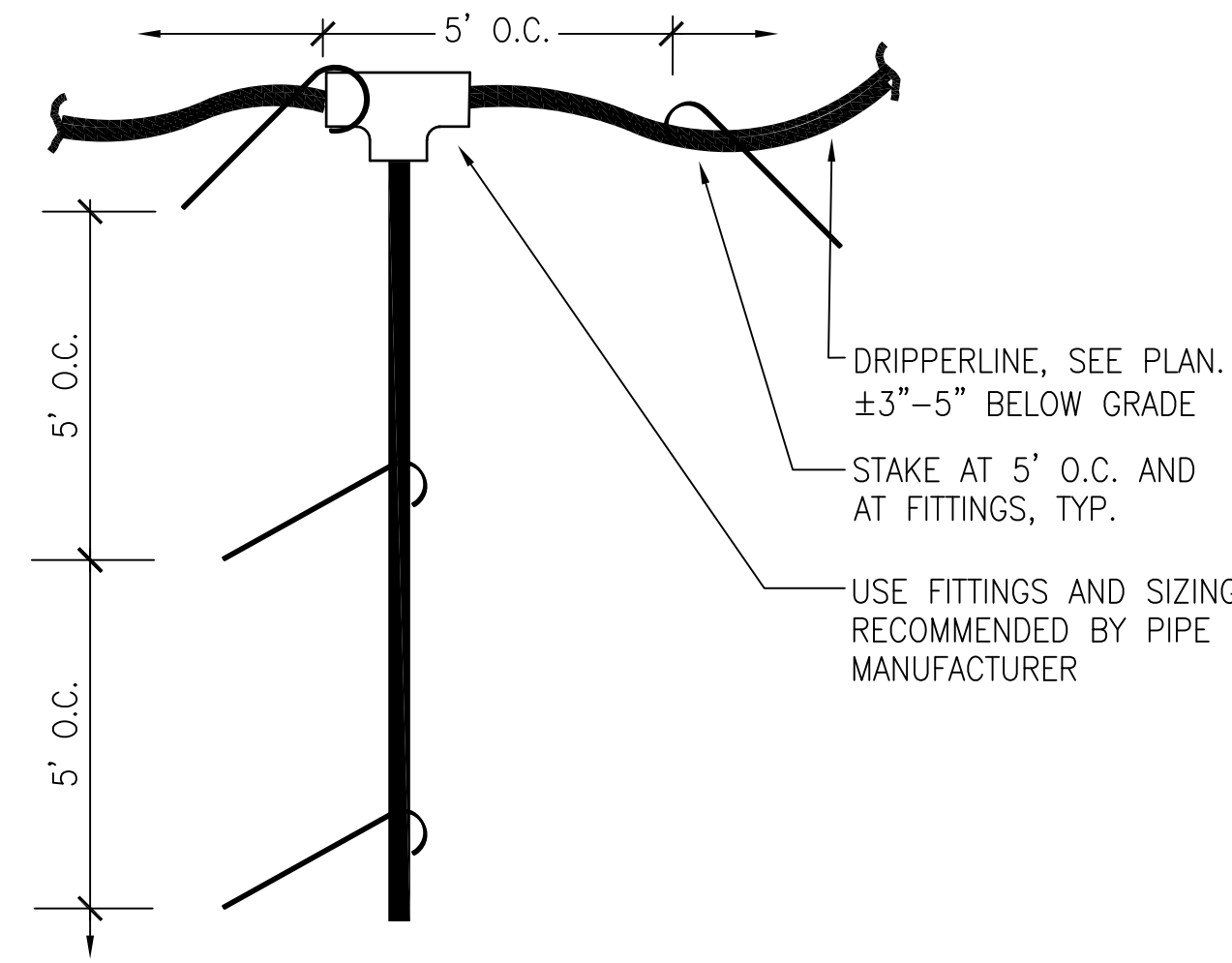
**8 DEEP WATERING BUBBLER**  
 SCALE: 3/4" = 1'-0"



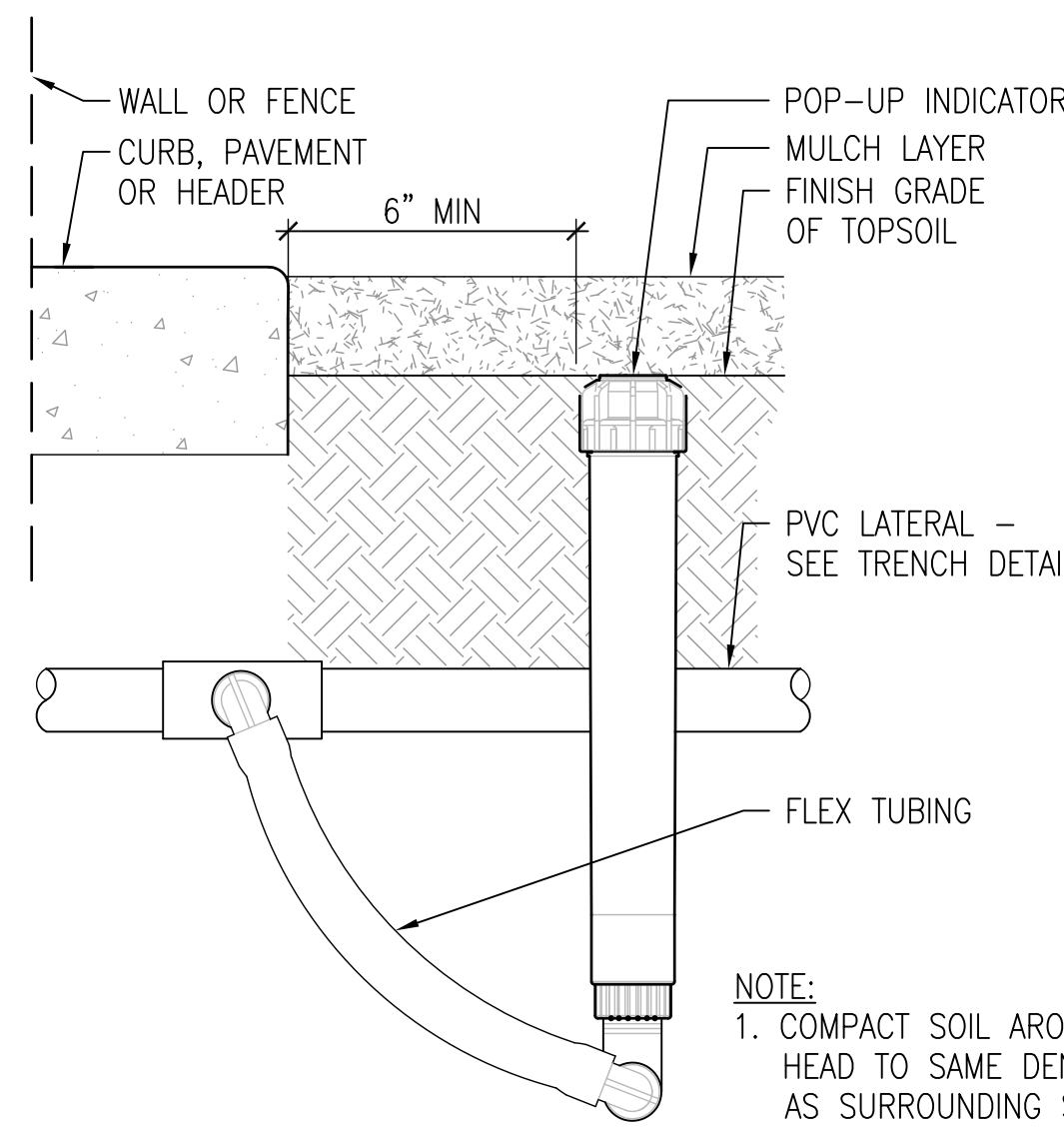
**9 POP-UP SPRAY**  
 SCALE: 3" = 1'-0"



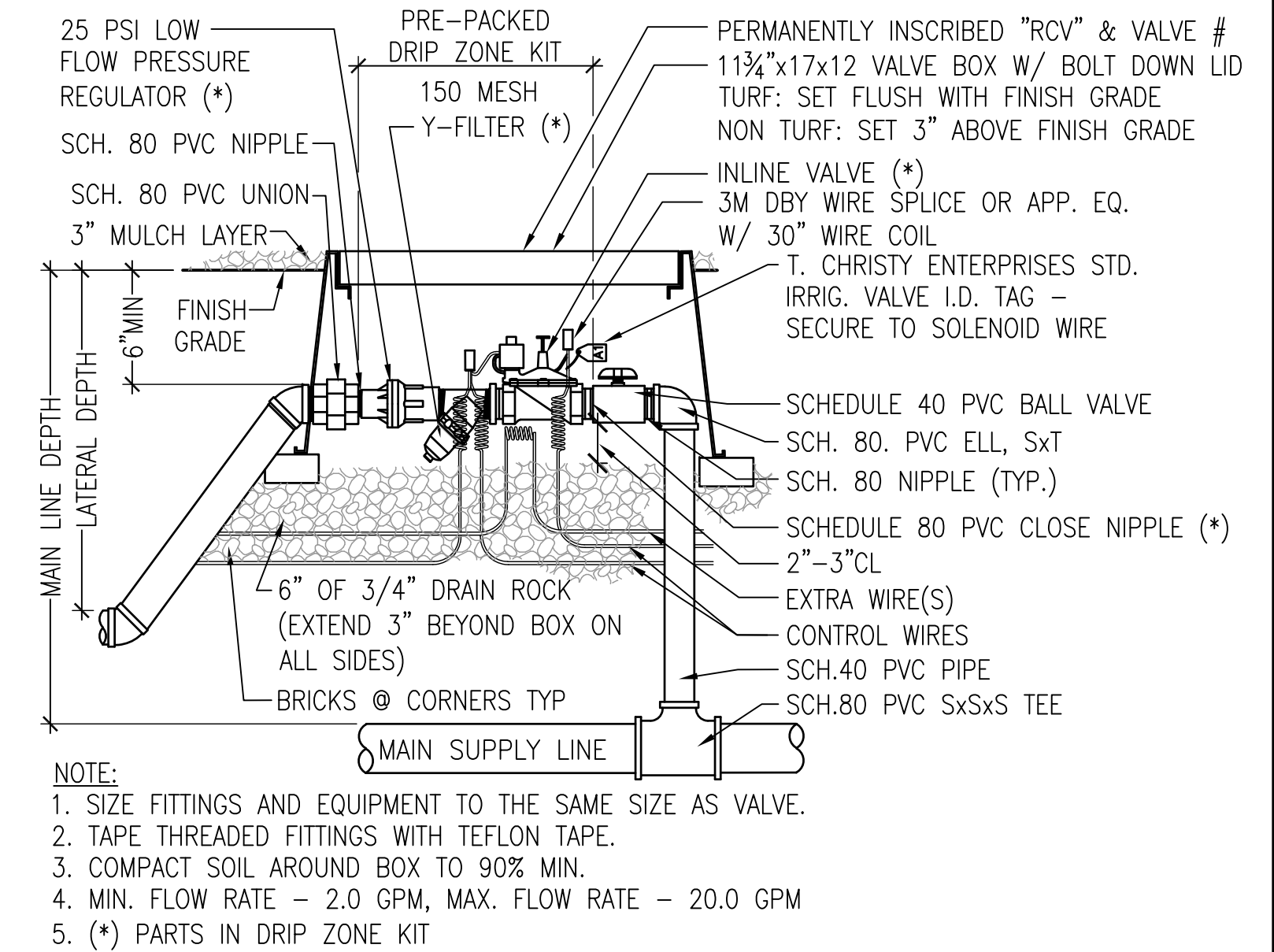
**4 MANUAL FLUSH VALVE**  
 SCALE: 3" = 1'-0"



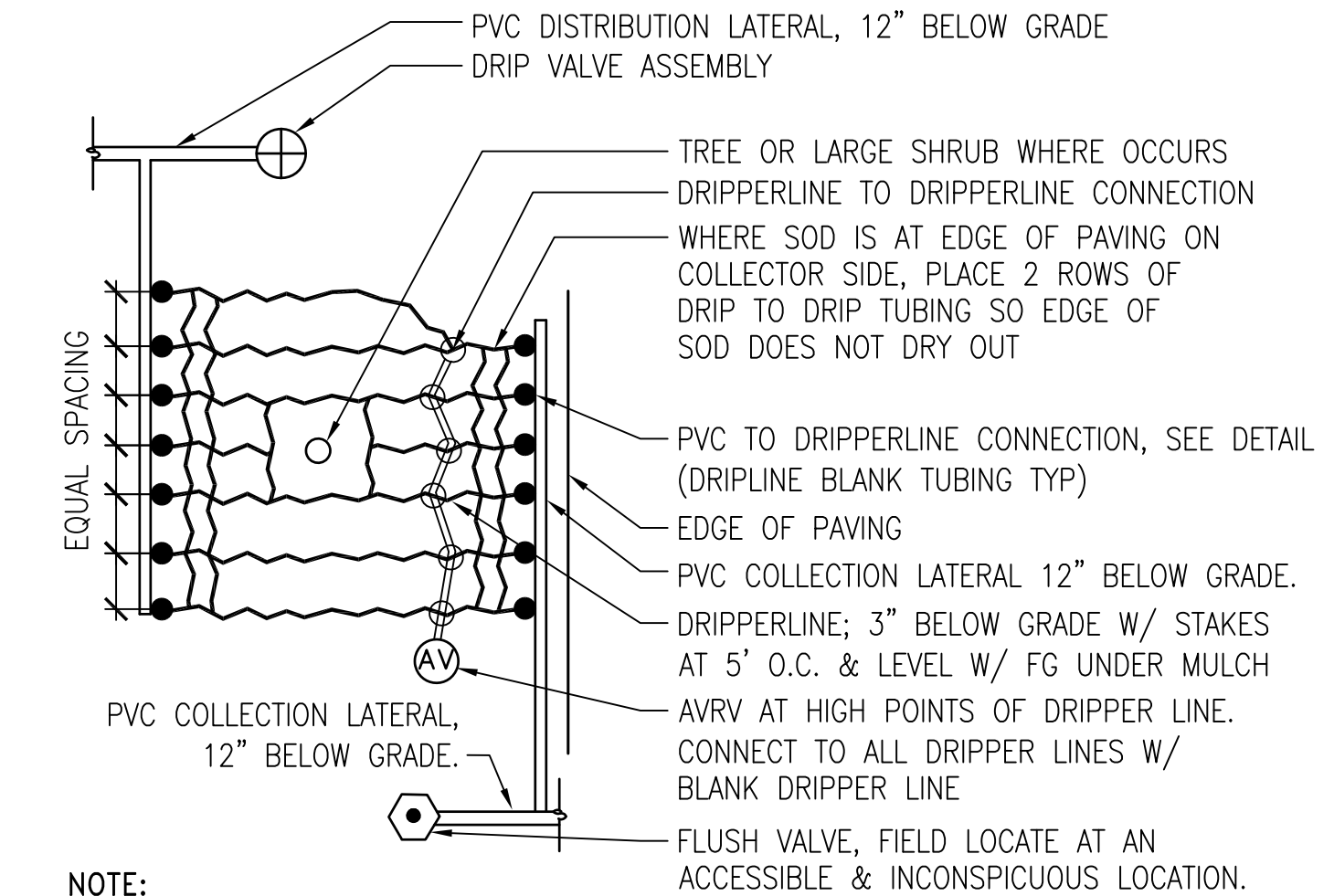
**5 DRIPLINE TO DRIPLINE CONNECTION**  
 SCALE: 3/8" = 1'-0"



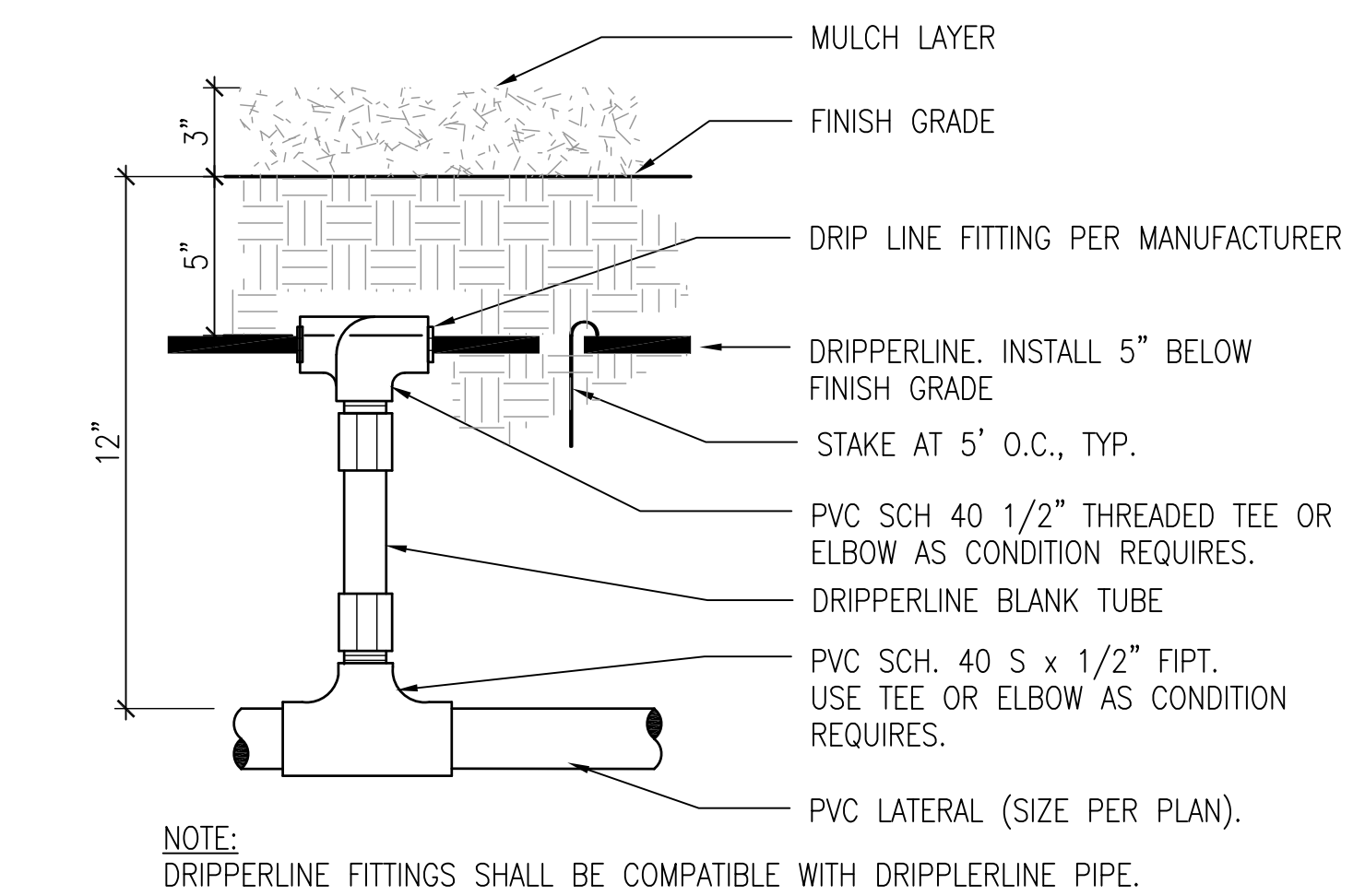
**6 POP-UP INDICATOR**  
 SCALE: 3" = 1'-0"



**1 DRIP ZONE KIT**  
 SCALE: 1 1/2" = 1'-0"



**2 DRIPLINE SYSTEM LAYOUT**  
 SCALE: 3/4" = 1'-0"



**3 PVC TO DRIPLINE CONNECTION**  
 SCALE: 3" = 1'-0"

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01-21-22	COMMENT RESPONSES	

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

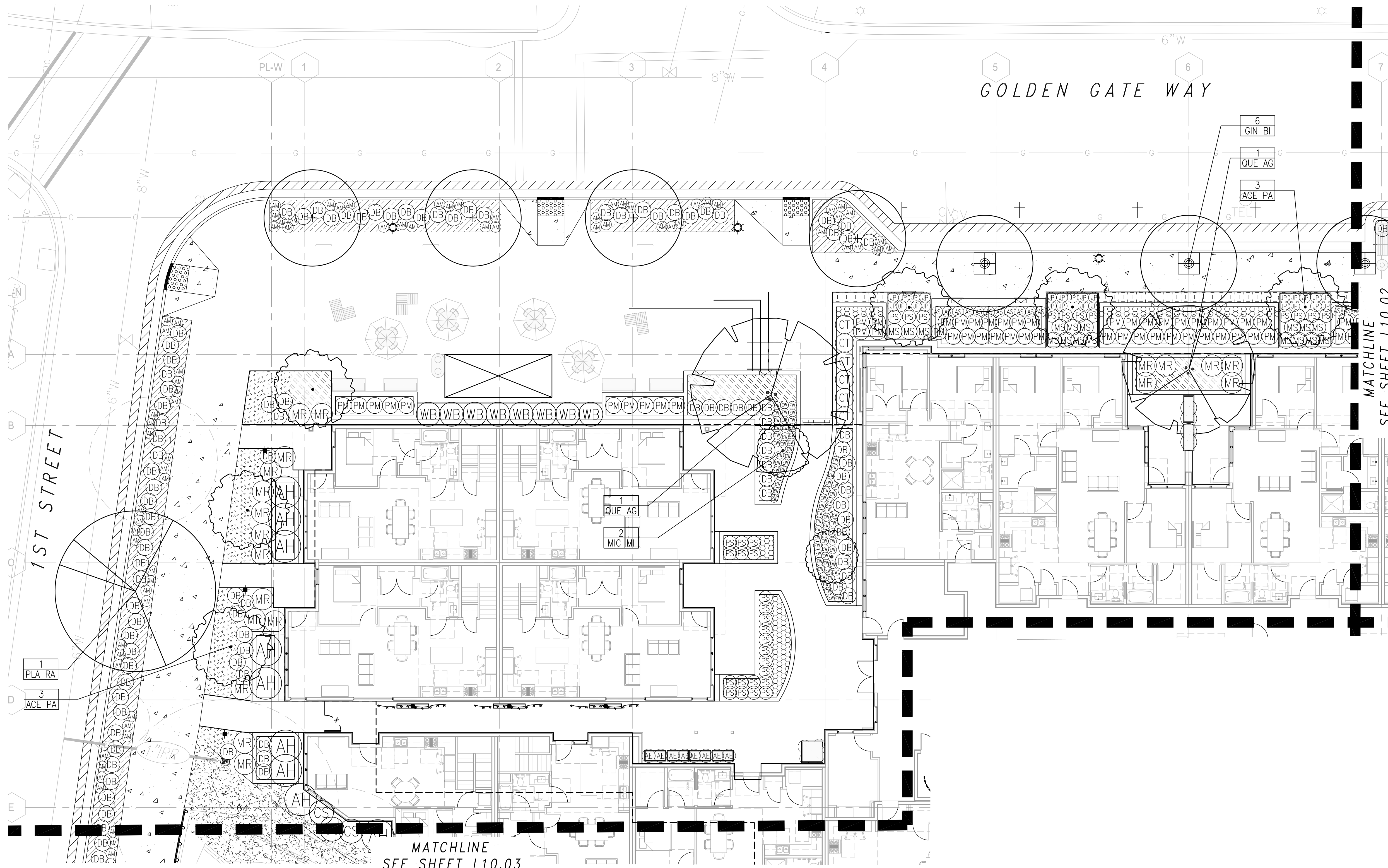
SCALE: AS NOTED

IRRIGATION  
 DETAILS

L9.08



# Exhibit A (Civil Plans)



PLANT LIST		
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>STREET TREES – GOLDEN GATE WAY</b>		
GIN BI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE
<b>STREET TREES – FIRST STREET</b>		
PLA RA	*PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
<b>TREES</b>		
ACE PA	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE
MIC BL	MICHELIA X 'MICJUR01'	FAIRY MAGNOLIA BLUSH
QUE AG	*QUERCUS AGRIFOLIA (MULTI-TRUNK)	COAST LIVE OAK
<b>SHRUBS, GRASSES &amp; PERENNIALS</b>		
AS	*ACHILLEA 'SONOMA COAST'	WHITE YARROW
AM	*ACHILLEA 'MOONSHINE'	MOONSHINE YARROW
AH	*ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA
AE	ASPIDISTRA ELIATOR	CAST-IRON PLANT
CS	*CEANOTHUS 'SKYLARK'	WILD LILAC
CT	*CHONDRPETALUM T. 'EL CAMPO'	SMALL CAPE RUSH
DB	*DIETES BICOLOR	FORTNIGHT LILY
EP	ERYSIMUM 'WENLOCK BEAUTY'	WALLFLOWER
JP	*JUNCUS PATENS	CALIFORNIA GRAY RUSH
MS	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA
MA	*MIMULUS AURANTIACUS	STICKY MONKEY FLOWER
MR	*MUHLENBERGIA RIGENS	DEER GRASS
ND	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO
PS	PITOSPORUM TOBIRA 'SHIMA'	CREAM DE MINT DWARF MOCK ORANGE
PV	*PITOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE
PM	*POLYSTICHUM MUNITUM	WESTERN SWORD FERN
RE	*RHAMNUS CALIFORNICA 'EVE'S CASE'	COFFEEBERRY
RS	*RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRANT
SC	*SALVIA C. 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE
UC	*UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL
WB	WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY
WM	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY
<b>GROUNDCOVER</b>		
	*CAREX TUMULICOLA	BERKELEY SEDGE
	*CEANOTHUS G.H. 'YANKEE POINT'	CALIFORNIA LILAC
	DELOSPERMA C. 'TABLE MOUNTAIN'	PINK ICE PLANT
	*HEUCHERA MAXIMA	CORAL BELLS
	*SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS
<b>VINE</b>		
	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE
<b>STORMWATER SOD</b>		
	*BIOFILTRATION SOD BY DELTA BLUEGRASS	
	PURPLE NEEDLEGRASS / CALIFORNIA BARLEY / MEADOW BARLEY / MOLATE FESCUE / CALIFORNIA POPPY / BLUE-EYED GRASS	
<b>RIPARIAN SEED MIX</b>		
	*NATIVE EROSION CONTROL MIX BY PACIFIC COAST SEED	
	CALIFORNIA BROME / BLUE WILDROYE / THREE WEEK FESCUE / TOMCAT CLOVER	
	*CALIFORNIA NATIVE WILDFLOWER MIX BY PACIFIC COAST SEED	
*CALIFORNIA NATIVE		
*PLANT USED IN STORMWATER TREATMENT PLANTING AREAS		
NOTE: REFER L10.05 FOR FULL LIST.		



LANDSCAPE ARCHITECTURE + DESIGN  
 CRLA # 3335 2 Theatre Square #218 - Orinda CA 94563  
 925.254.5422 www.jett.la

3483 GOLDEN GATE WAY  
 LAFAYETTE, CA



3483 GOLDEN GATE WAY  
 LAFAYETTE, CA  
 APN: 243-232-027-9  
 PROJECT NO. 2018-15

REV	DATE	DESCRIPTION
08-06-2021	50% DESIGN DEVELOPMENT	
08-25-2021	100% DESIGN DEVELOPMENT	
11-10-2021	50% CD CHECK SET	
11-24-2021	50% CD	
01-21-22	COMMENT RESPONSES	

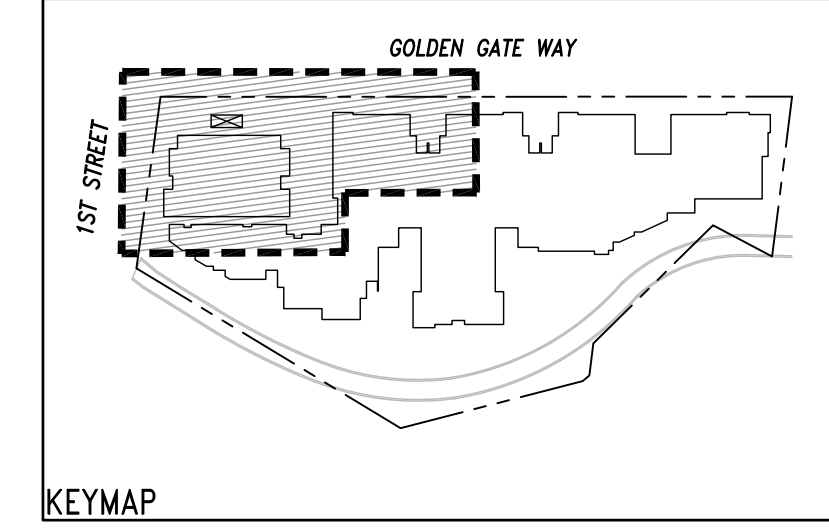
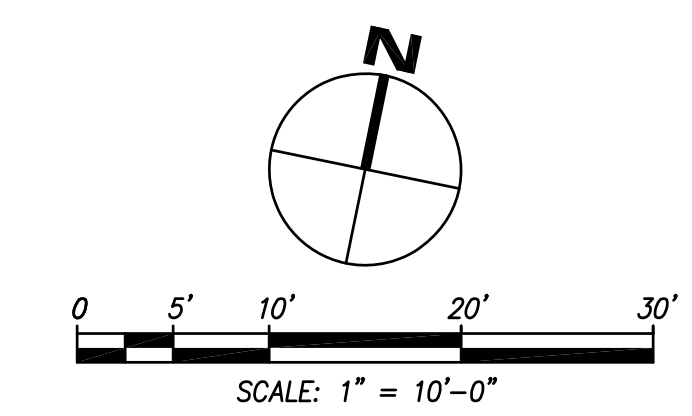
CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

SCALE: AS NOTED

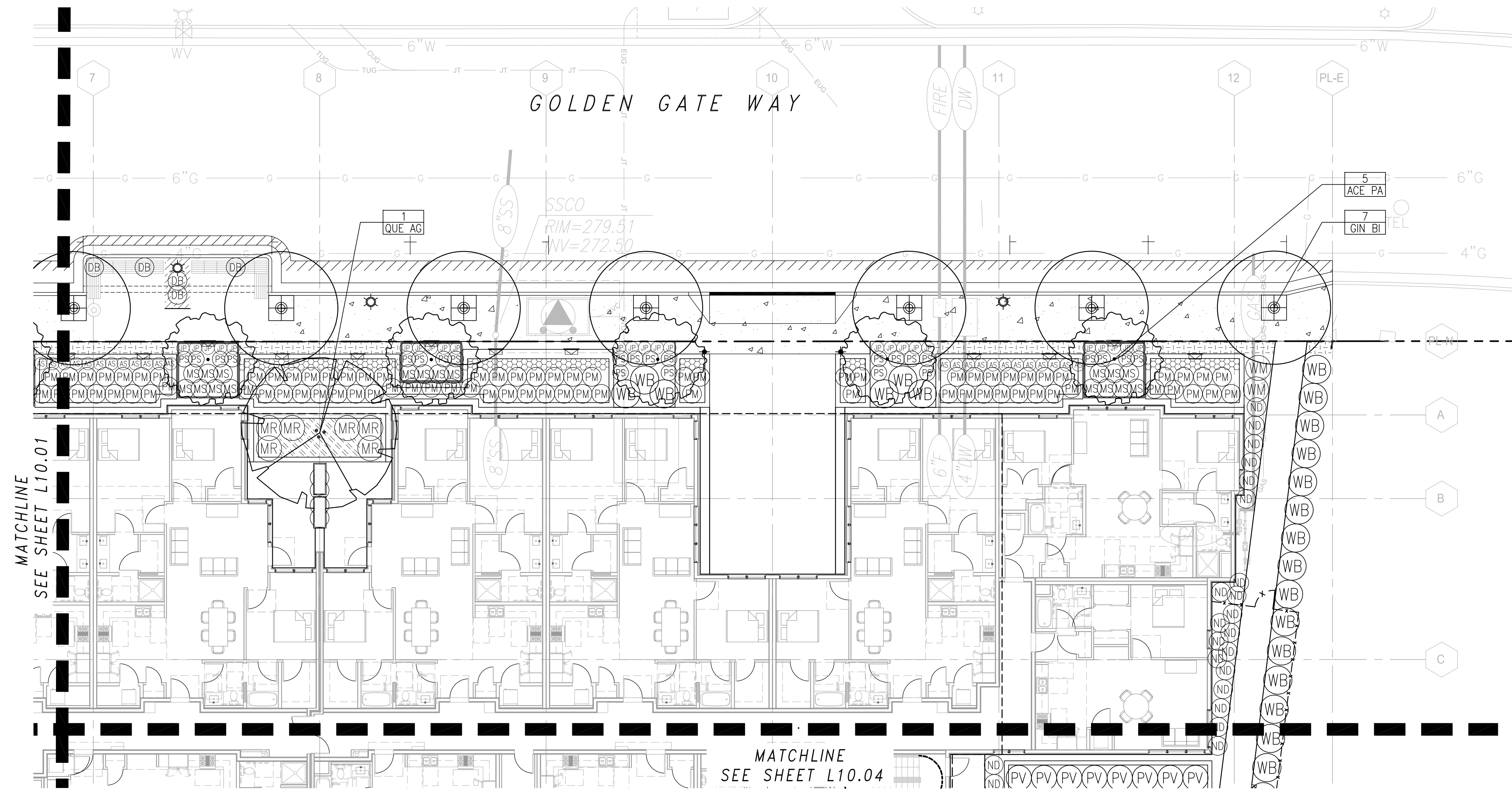
PLANTING PLAN

L10.01





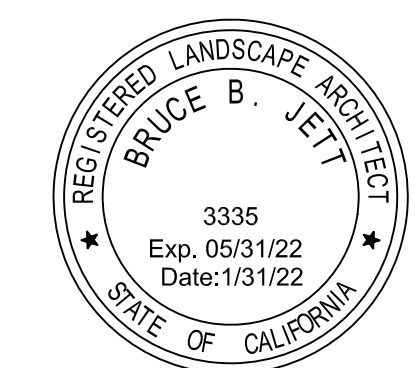
# Exhibit A (Civil Plans)



PLANT LIST		
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>STREET TREES – GOLDEN GATE WAY</b>		
GIN BI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE
<b>STREET TREES – FIRST STREET</b>		
PLA RA	*PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
<b>TREES</b>		
ACE PA	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE
MIC BL	MICHELIA X 'MICJURO1'	FAIRY MAGNOLIA BLUSH
QUE AG	*QUERCUS AGRIFOLIA (MULTI-TRUNK)	COAST LIVE OAK
<b>SHRUBS, GRASSES &amp; PERENNIALS</b>		
AS	*ACHILLEA 'SONOMA COAST'	WHITE YARROW
AM	*ACHILLEA 'MOONSHINE'	MOONSHINE YARROW
AH	*ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA
AE	ASPIDISTRA ELIATOR	CAST-IRON PLANT
CS	*CEANOTHUS 'SKYLARK'	WILD LILAC
CT	*CHONDRPETALUM T. 'EL CAMPO'	SMALL CAPE RUSH
DB	*DIETES BICOLOR	FORTNIGHT LILY
ER	ERYSIMUM 'WENLOCK BEAUTY'	WALLFLOWER
JP	*JUNCUS PATENS	CALIFORNIA GRAY RUSH
MS	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA
MA	*MIMULUS AURANTIACUS	STICKY MONKEY FLOWER
MR	*MUHLENBERGIA RIGENS	DEER GRASS
ND	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO
PS	PITOSPORUM TOBIRA 'SHIMA'	CREAM DE MINT DWARF MOCK ORANGE
PV	*PITOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE
PM	*POLYSTICHUM MUNITUM	WESTERN SWORD FERN
RE	*RHAMNUS CALIFORNICA 'EVE'S CASE'	COFFEEBERRY
RS	*RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRANT
SC	*SALVIA C. 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE
UC	*UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL
WB	WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY
WM	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY
<b>GROUNDCOVER</b>		
	*CAREX TUMULICOLA	BERKELEY SEDGE
	*CEANOTHUS G.H. 'YANKEE POINT'	CALIFORNIA LILAC
	DELOSPERMA C. 'TABLE MOUNTAIN'	PINK ICE PLANT
	*HEUCHERA MAXIMA	CORAL BELLS
	*SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS
<b>VINE</b>		
	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE
<b>STORMWATER SOD</b>		
	*BIOFILTRATION SOD BY DELTA BLUEGRASS	
	PURPLE NEEDLEGRASS / CALIFORNIA BARLEY / MEADOW BARLEY / MOLATE FESCUE / CALIFORNIA POPPY / BLUE-EYED GRASS	
<b>RIPARIAN SEED MIX</b>		
	*NATIVE EROSION CONTROL MIX BY PACIFIC COAST SEED	
	CALIFORNIA BROME / BLUE WILDROYE / THREE WEEK FESCUE / TOMCAT CLOVER	
	*CALIFORNIA NATIVE WILDFLOWER MIX BY PACIFIC COAST SEED	
*CALIFORNIA NATIVE		
*PLANT USED IN STORMWATER TREATMENT PLANTING AREAS		
NOTE: REFER L10.05 FOR FULL LIST.		



3483 GOLDEN GATE WAY  
LAFAYETTE, CA



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	01-21-22	COMMENT RESPONSES

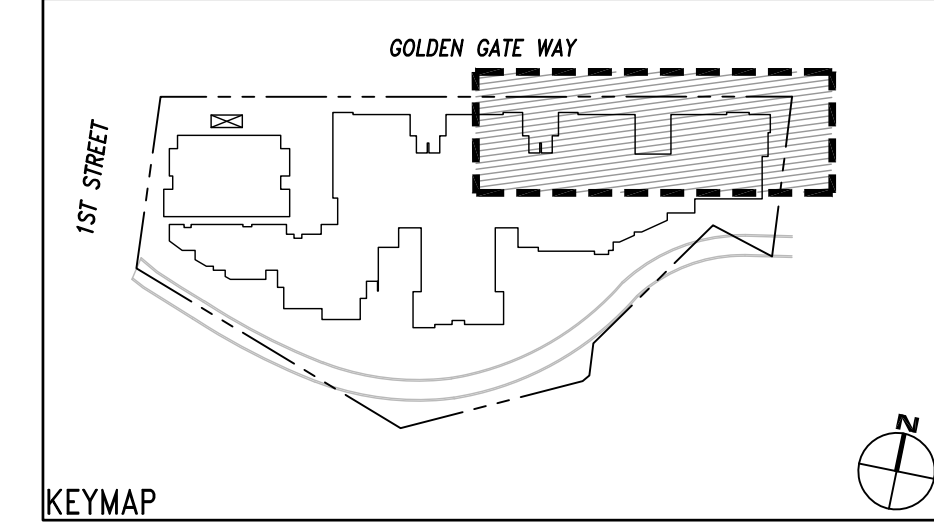
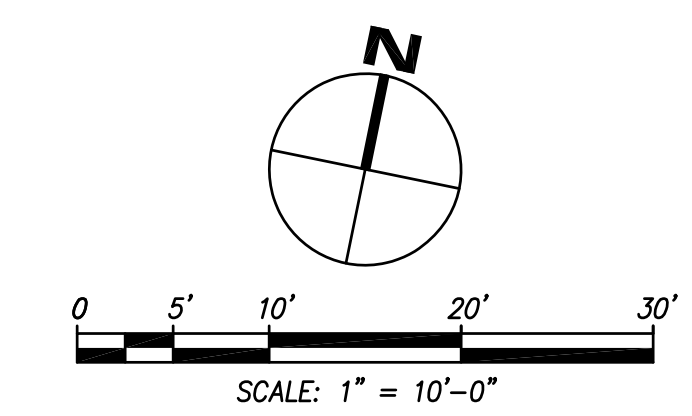
CONTACT: Whitney Miller, Principal

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SCALE: AS NOTED

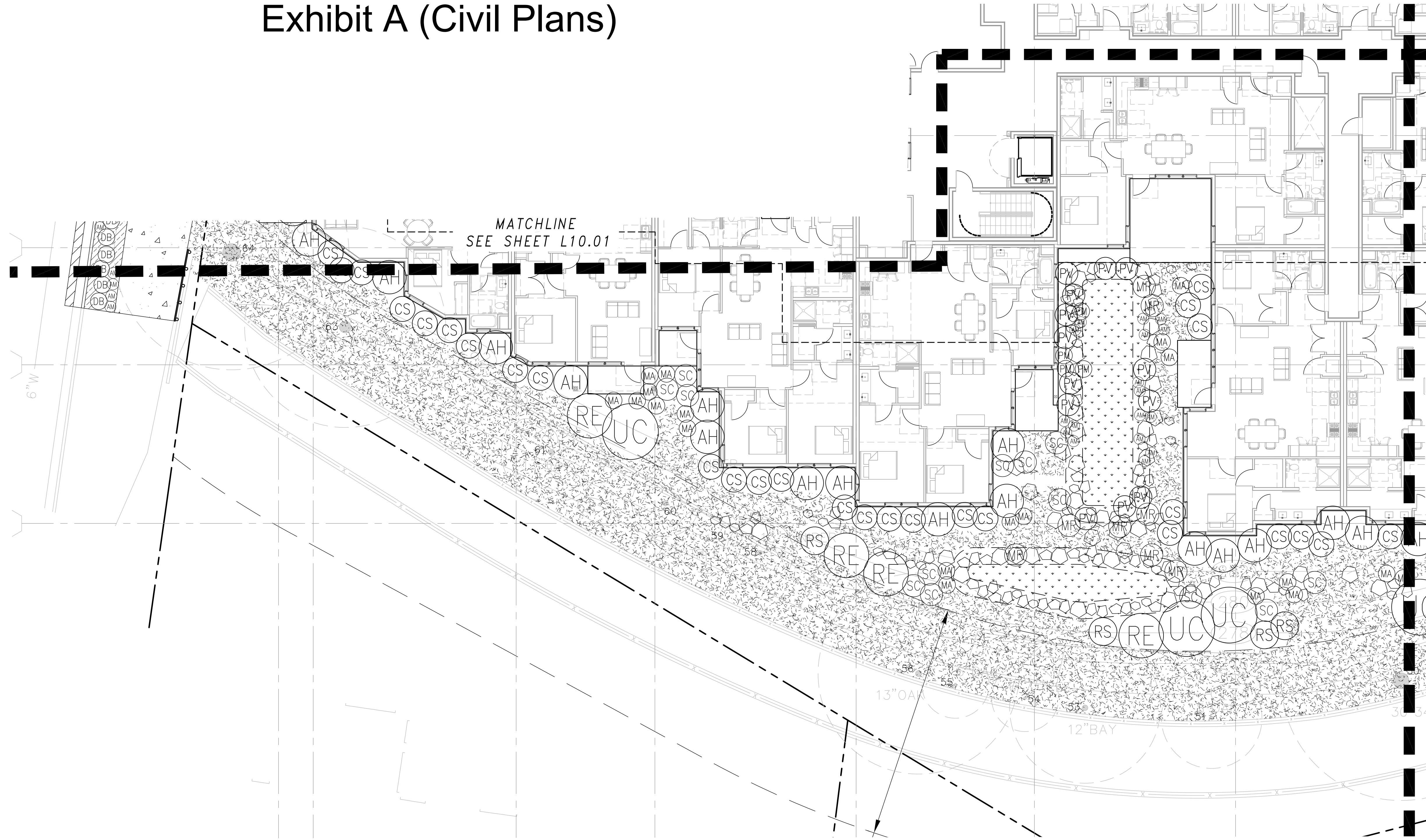
PLANTING PLAN

L10.02

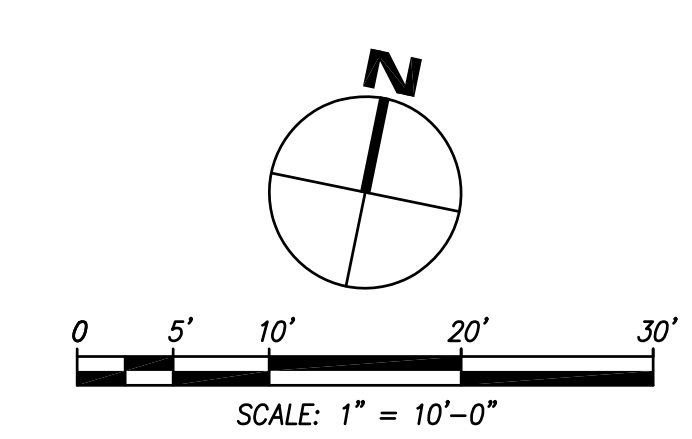
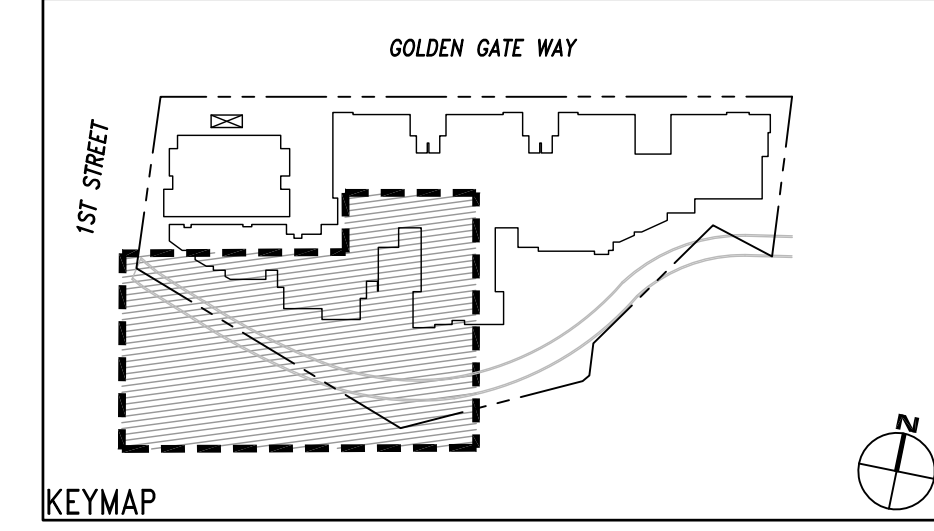




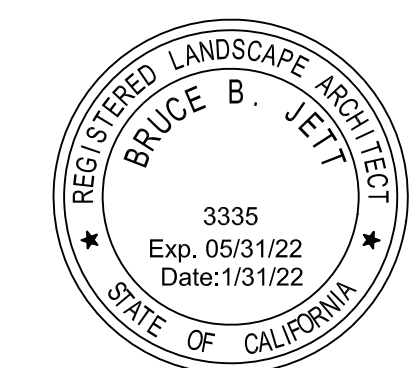
# Exhibit A (Civil Plans)



SYMBOL	BOTANICAL NAME	COMMON NAME
<b>STREET TREES – GOLDEN GATE WAY</b>		
GIN BI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE
<b>STREET TREES – FIRST STREET</b>		
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<b>TREES</b>		
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QUE AG	*QUERCUS AGRIFOLIA (MULTI-TRUNK)	COAST LIVE OAK
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CS	*CEANOTHUS 'SKYLARK'	WILD LILAC
CT	*CHONDRPETALUM T. 'EL CAMPO'	SMALL CAPE RUSH
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ER	ERYSIMUM 'WENLOCK BEAUTY'	WALLFLOWER
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RE	*RHAMNUS CALIFORNICA 'EVE'S CASE'	COFFEEBERRY
RS	*RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRANT
SC	*SALVIA C. 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE
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	*CAREX TUMULICOLA	BERKELEY SEDGE
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<b>STORMWATER SOD</b>		
	*BIOFILTRATION SOD BY DELTA BLUEGRASS	
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<b>RIPARIAN SEED MIX</b>		
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*CALIFORNIA NATIVE		
*PLANT USED IN STORMWATER TREATMENT PLANTING AREAS		
NOTE: REFER L10.05 FOR FULL LIST.		



3483 GOLDEN GATE WAY  
LAFAYETTE, CA



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CONTACT: Whitney Miller, Principal

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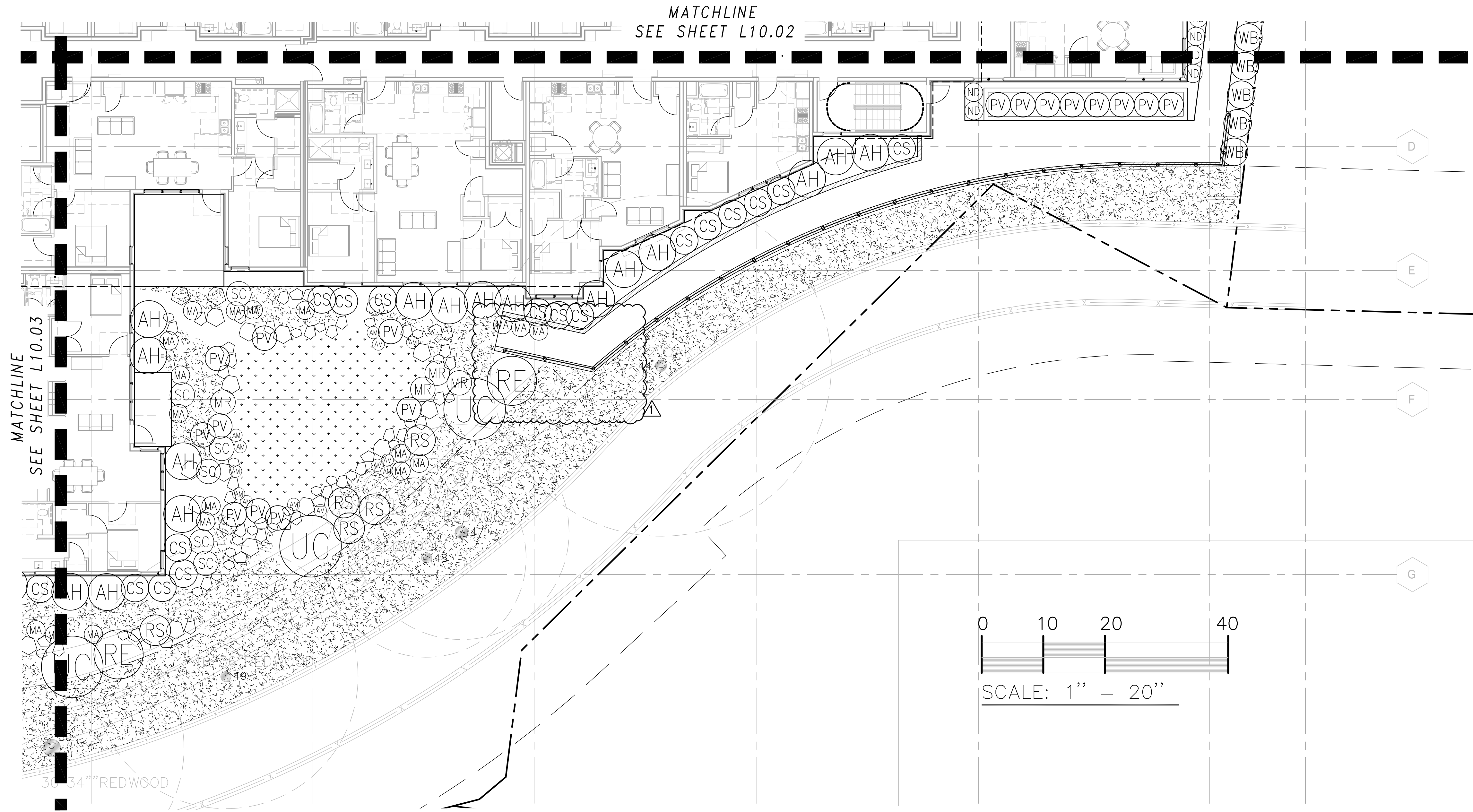
SCALE: AS NOTED

PLANTING PLAN

L10.03



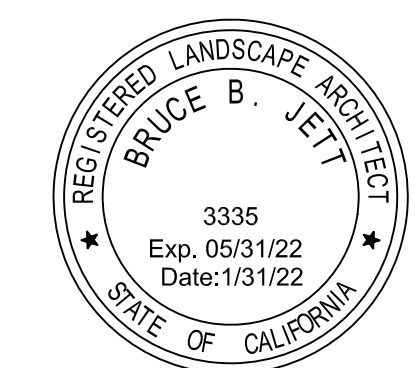
# Exhibit A (Civil Plans)



PLANT LIST		
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>STREET TREES – GOLDEN GATE WAY</b>		
GIN BI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE
<b>STREET TREES – FIRST STREET</b>		
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<b>TREES</b>		
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<b>SHRUBS, GRASSES &amp; PERENNIALS</b>		
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AM	*ACHILLEA 'MOONSHINE'	MOONSHINE YARROW
AH	*ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA
AE	ASPIDISTRUM ELIATOR	CAST-IRON PLANT
CS	*CEANOTHUS 'SKYLARK'	WILD LILAC
CT	*CHONDRPETALUM T. 'EL CAMPO'	SMALL CAPE RUSH
DB	*DIETES BICOLOR	FORTNIGHT LILY
EP	ERYSIMUM 'WENLOCK BEAUTY'	WALLFLOWER
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PM	*POLYSTICHUM MUNITUM	WESTERN SWORD FERN
RE	*RHAMNUS CALIFORNICA 'EVE'S CASE'	COFFEEBERRY
RS	*RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRANT
SC	*SALVIA C. 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE
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	*CAREX TUMULICOLA	BERKELEY SEDGE
	*CEANOTHUS G.H. 'YANKEE POINT'	CALIFORNIA LILAC
	DELOSPERMA C. 'TABLE MOUNTAIN'	PINK ICE PLANT
	*HEUCHERA MAXIMA	CORAL BELLS
	*SYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS
<b>VINE</b>		
	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE
<b>STORMWATER SOD</b>		
	*BIOFILTRATION SOD BY DELTA BLUEGRASS	
	PURPLE NEEDLEGRASS / CALIFORNIA BARLEY / MEADOW BARLEY / MOLATE FESCUE / CALIFORNIA POPPY / BLUE-EYED GRASS	
<b>RIPARIAN SEED MIX</b>		
	*NATIVE EROSION CONTROL MIX BY PACIFIC COAST SEED	
	CALIFORNIA BROME / BLUE WILDROYE / THREE WEEK FESCUE / TOMCAT CLOVER	
	*CALIFORNIA NATIVE WILDFLOWER MIX BY PACIFIC COAST SEED	
*CALIFORNIA NATIVE		
*PLANT USED IN STORMWATER TREATMENT PLANTING AREAS		
NOTE: REFER L10.05 FOR FULL LIST.		



3483 GOLDEN GATE WAY  
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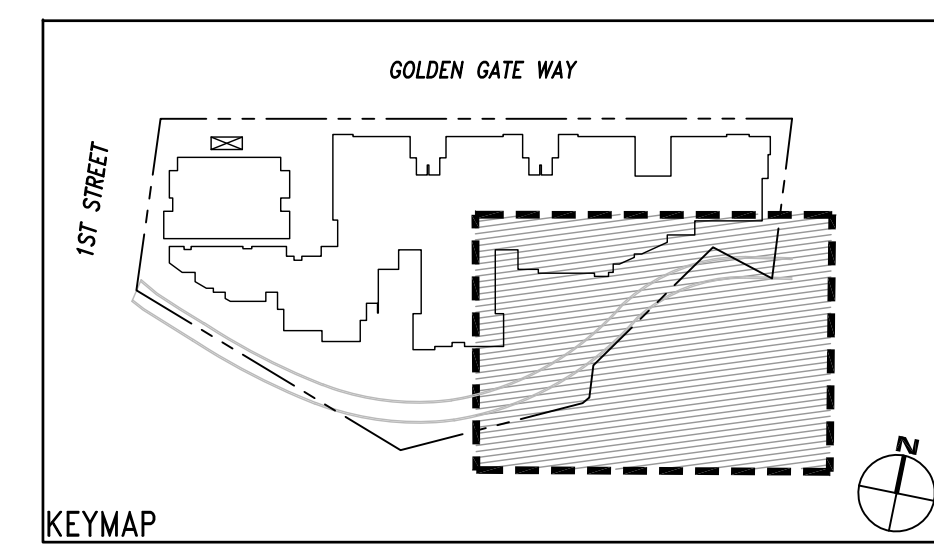
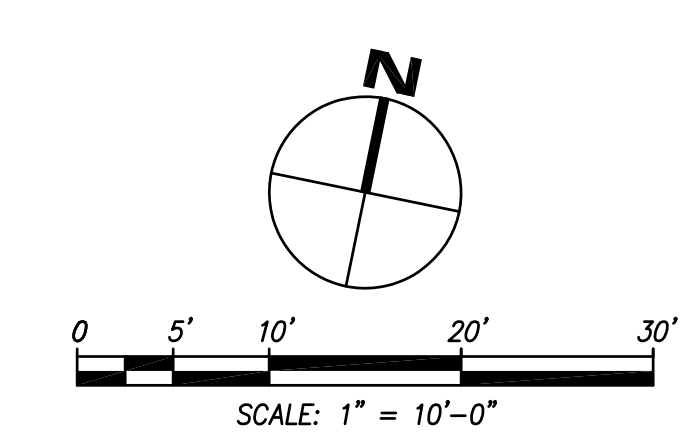
CONTACT: Whitney Miller, Principal

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SCALE: AS NOTED

PLANTING PLAN

L10.04

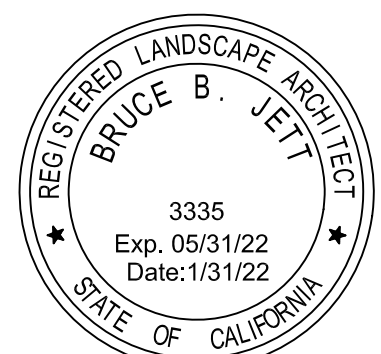




# Exhibit A (Civil Plans)

PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPACING	QTY	WTR USE
<b>STREET TREES – GOLDEN GATE WAY</b>						
GIN BI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24" BOX	PER PLAN	-	M
<b>STREET TREES – FIRST STREET</b>						
PLA RA	*PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	PER PLAN	-	M
<b>TREES</b>						
ACE PA	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	24" BOX	PER PLAN	-	M
MIC BL	MICHELIA X 'MICJUR01'	FAIRY MAGNOLIA BLUSH	15 GAL	PER PLAN	-	M
QUE AG	*QUERCUS AGRIFOLIA (MULTI-TRUNK)	COAST LIVE OAK	24" BOX	PER PLAN	-	VL
<b>SHRUBS, GRASSES &amp; PERENNIALS</b>						
(AS)	*ACHILLEA 'SONOMA COAST'	WHITE YARROW	1 GAL	2'-0" OC	-	L
(AM)	*ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	-	L
(AH)	*ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	6'-0" OC	-	L
(AE)	ASPIDISTRA ELIATOR	CAST-IRON PLANT	1 GAL	2'-6" OC	-	L
(CS)	*CEANOTHUS 'SKYLARK'	WILD LILAC	1 GAL	4'-6" OC	-	L
(CT)	'CHONDROPETALUM T. 'EL CAMPO'	SMALL CAPE RUSH	1 GAL	3'-6" OC	-	L
(DB)	'DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC	-	L
(EP)	ERYSIMUM 'WENLOCK BEAUTY'	WALLFLOWER	1 GAL	1'-6" OC	-	L
(JP)	*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	-	L
(MS)	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	3'-0" OC	-	L
(MA)	*MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'-0" OC	-	L
(MR)	*MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	-	L
(ND)	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	5 GAL	3'-0" OC	-	L
(PS)	PITTIOSPORUM TOBIRA 'SHIMA'	CREAM DE MINT DWARF MOCK ORANGE	1 GAL	2'-6" OC	-	L
(PV)	'PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	-	L
(PM)	*POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	-	M
(RE)	*RHAMNUS CALIFORNICA 'EVE'S CASE'	COFFEEBERRY	5 GAL	8'-0" OC	-	L
(RS)	*RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRANT	5 GAL	5'-0" OC	-	L
(SC)	*SALVIA C. 'WINNIFRED GILMAN'	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL	4'-0" OC	-	L
(UC)	*UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	15 GAL	10'-0" OC	-	L
(WB)	WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	5 GAL	4'-6" OC	-	L
(WM)	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	4'-0" OC	-	L
<b>GROUND COVER</b>						
	*CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" OC	-	L
	*CEANOTHUS G.H. 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	4'-0" OC	-	L
	DELOSPERMA C. 'TABLE MOUNTAIN'	PINK ICE PLANT	1 GAL	1'-6" OC	-	L
	*HEUCHERA MAXIMA	CORAL BELLS	1 GAL	3'-0" OC	-	L
	*SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	-	L
<b>VINE</b>						
	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE	15 GAL	AS SHOWN	-	M
<b>STORMWATER SOD</b>						
	*BIOFILTRATION SOD BY DELTA BLUEGRASS / PURPLE NEEDLEGRASS / CALIFORNIA BARLEY / MEADOW BARLEY / MOLATE FESCUE / CALIFORNIA POPPY / BLUE-EYED GRASS		SOD	-	-	M
<b>RIPARIAN SEED MIX</b>						
	*NATIVE EROSION CONTROL MIX BY PACIFIC COAST SEED / CALIFORNIA BROME / BLUE WILDRYE / THREE WEEK FESCUE / TOMCAT CLOVER / *CALIFORNIA NATIVE WILDFLOWER MIX BY PACIFIC COAST SEED		SEED 45 TOTAL LBS/ACRE + 8 LBS/ACRE	-	-	L
*CALIFORNIA NATIVE *PLANT USED IN STORMWATER TREATMENT PLANTING AREAS						

3483 GOLDEN GATE WAY  
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LAFAYETTE, CA  
APN: 243-232-027-9  
PROJECT NO. 2018-15

REV	DATE	DESCRIPTION
	08-06-2021	50% DESIGN DEVELOPMENT
	08-25-2021	100% DESIGN DEVELOPMENT
	11-10-2021	50% CD CHECK SET
	11-24-2021	50% CD
	01-21-22	COMMENT RESPONSES

CONTACT: Whitney Miller, Principal

(925) 254-5422 x110 P

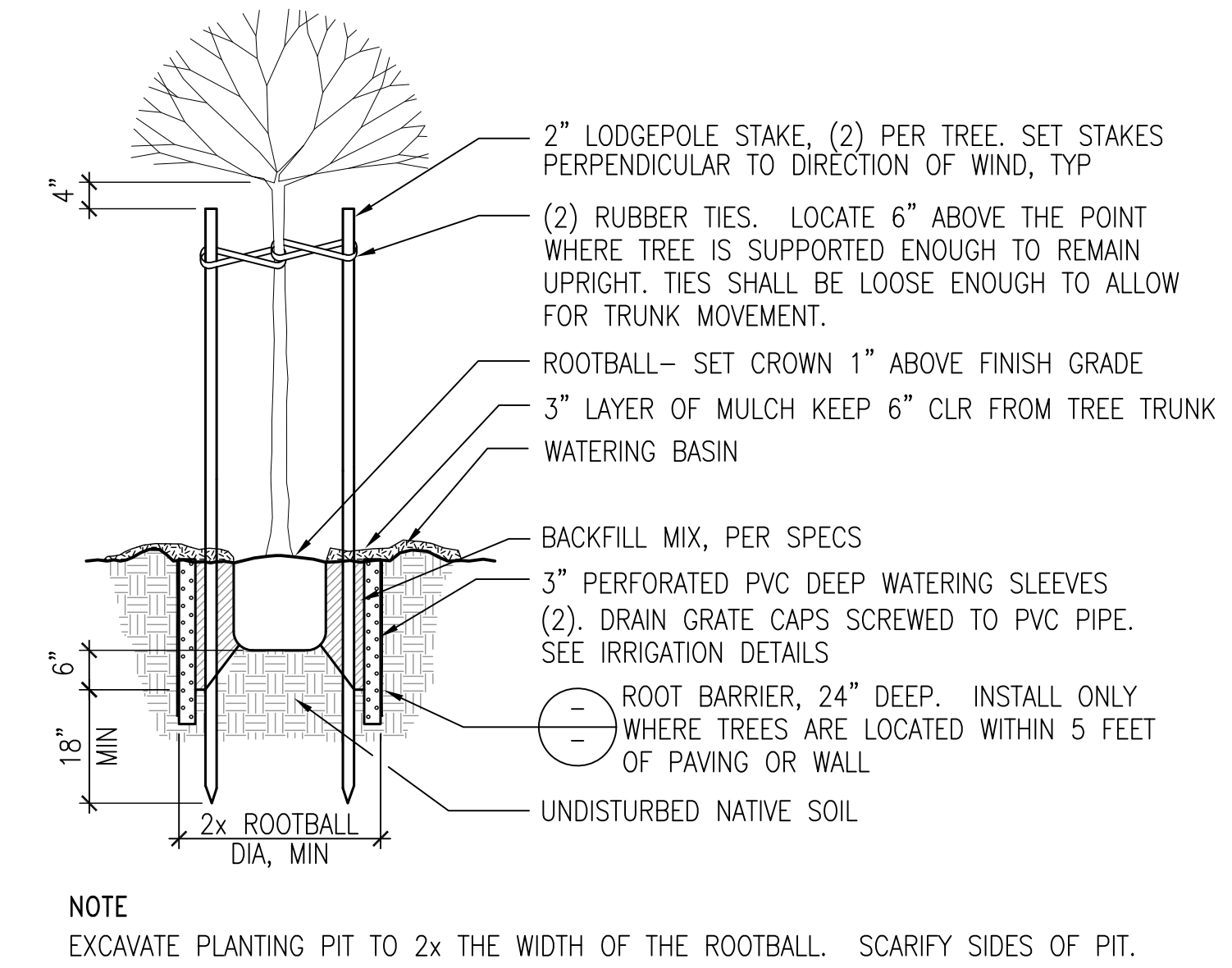
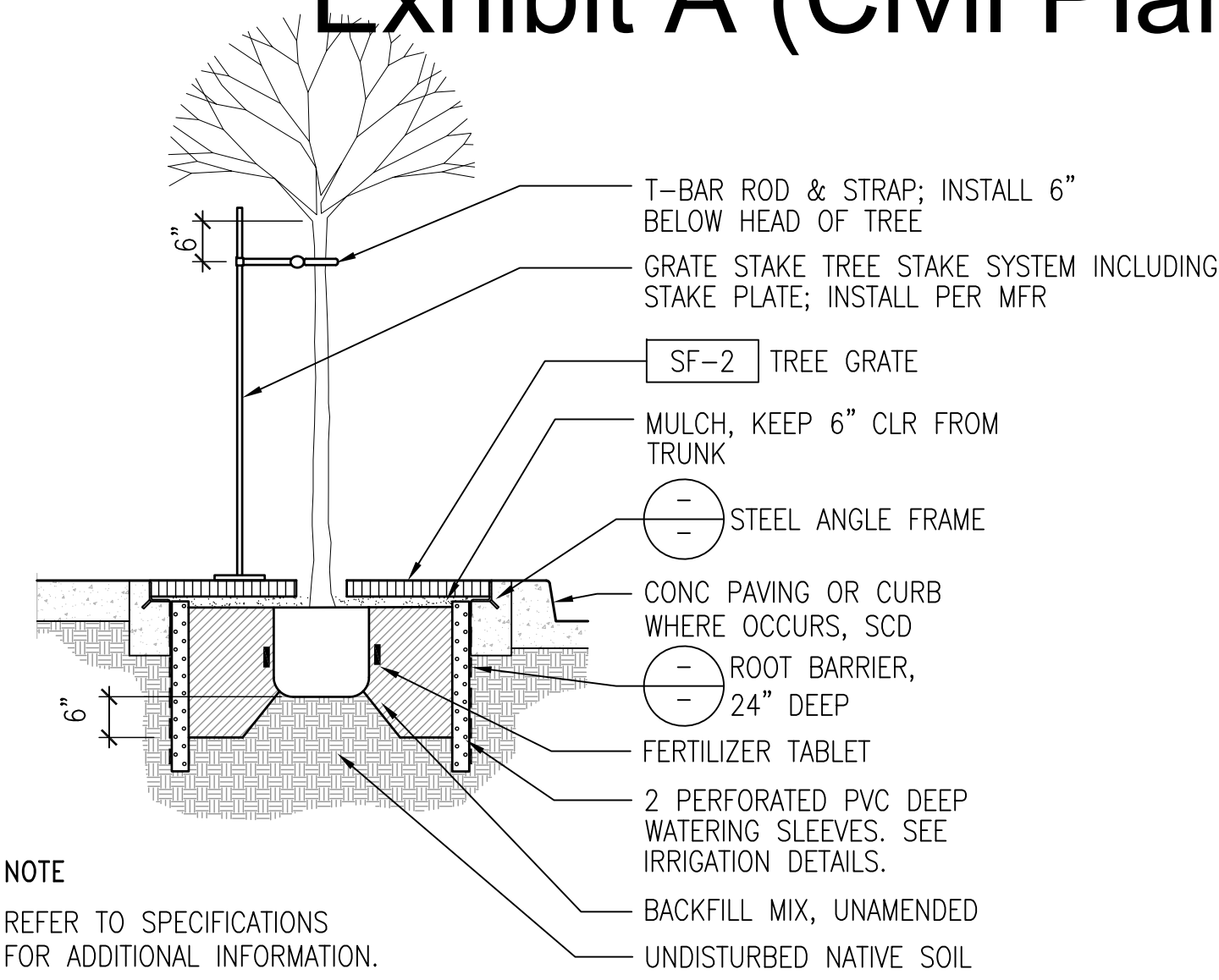
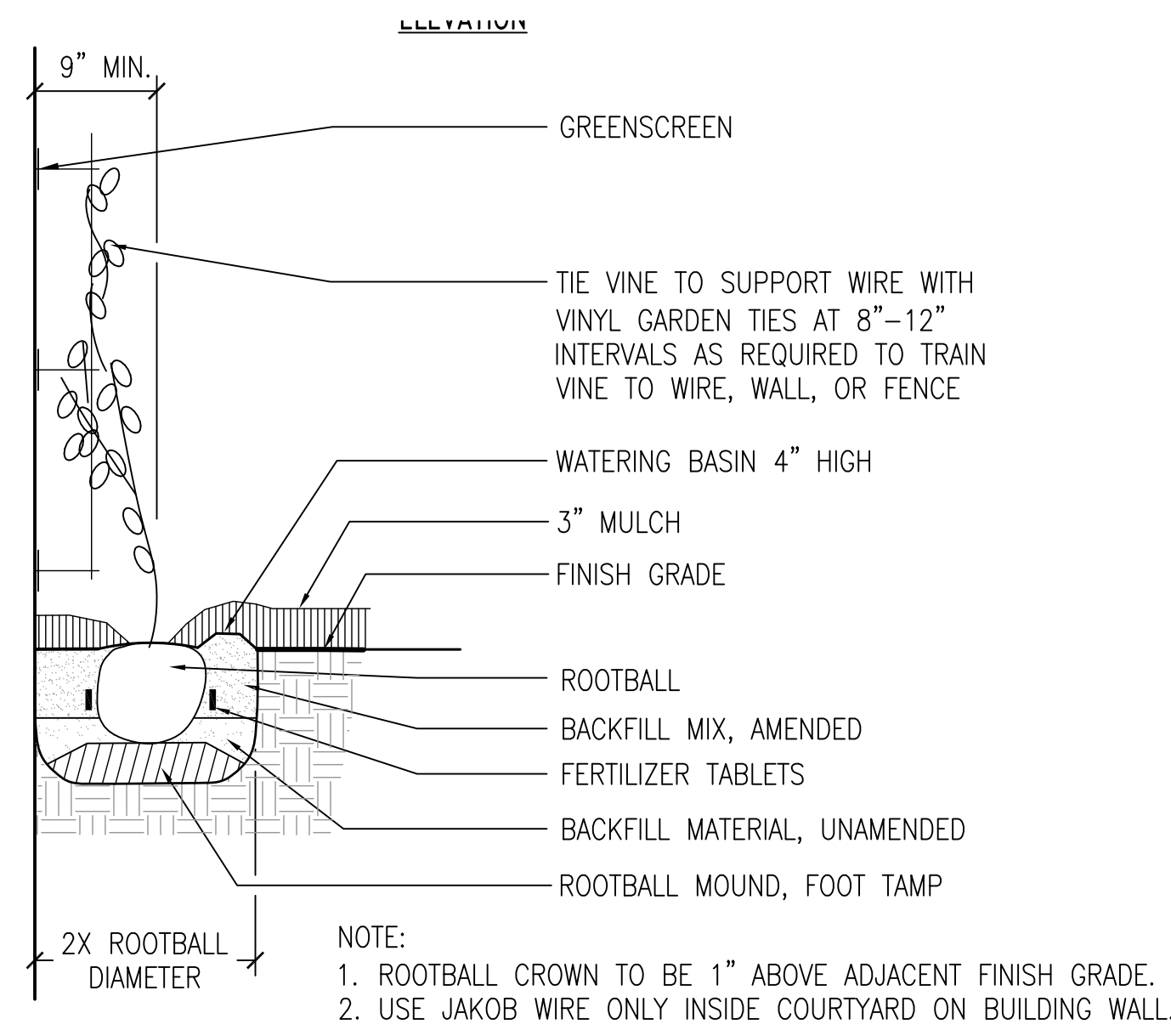
SCALE:  
AS NOTED

PLANT LIST

L10.05



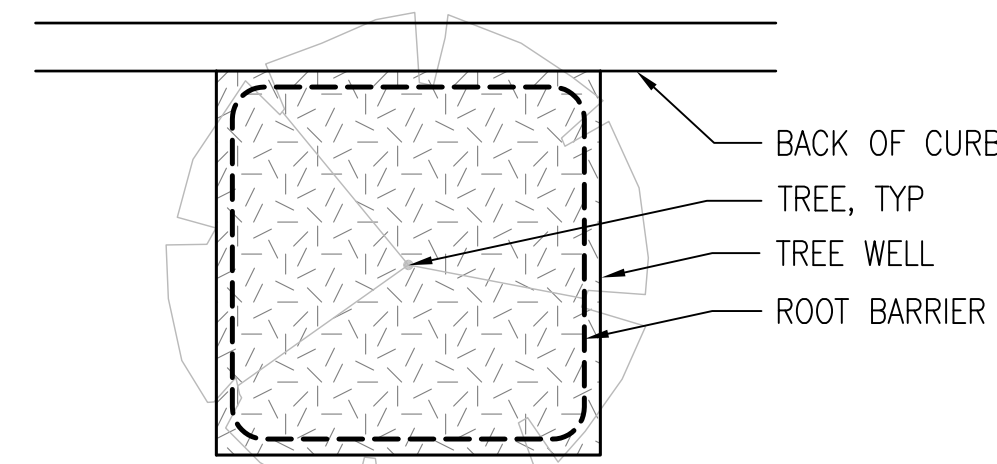
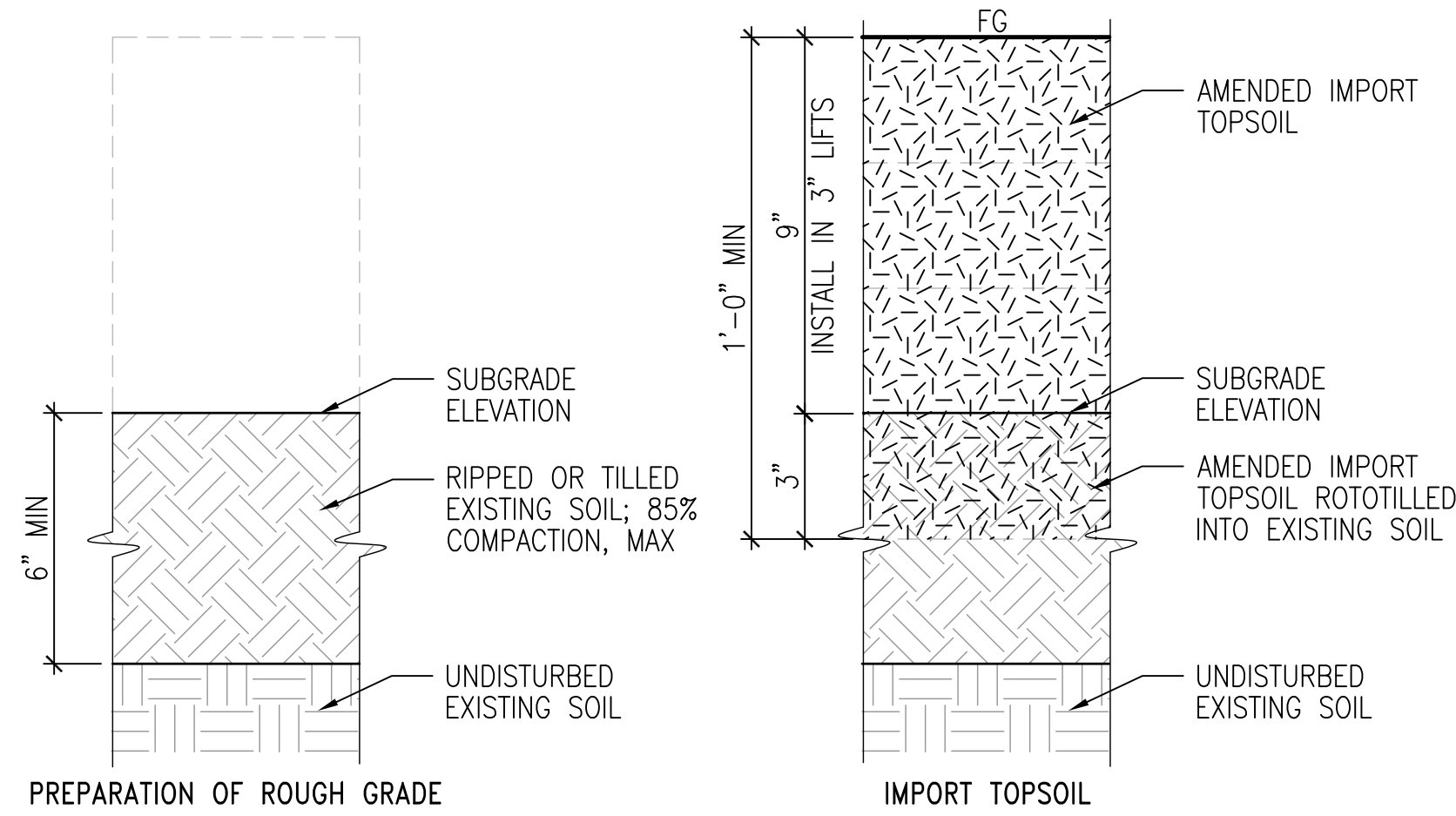
# Exhibit A (Civil Plans)



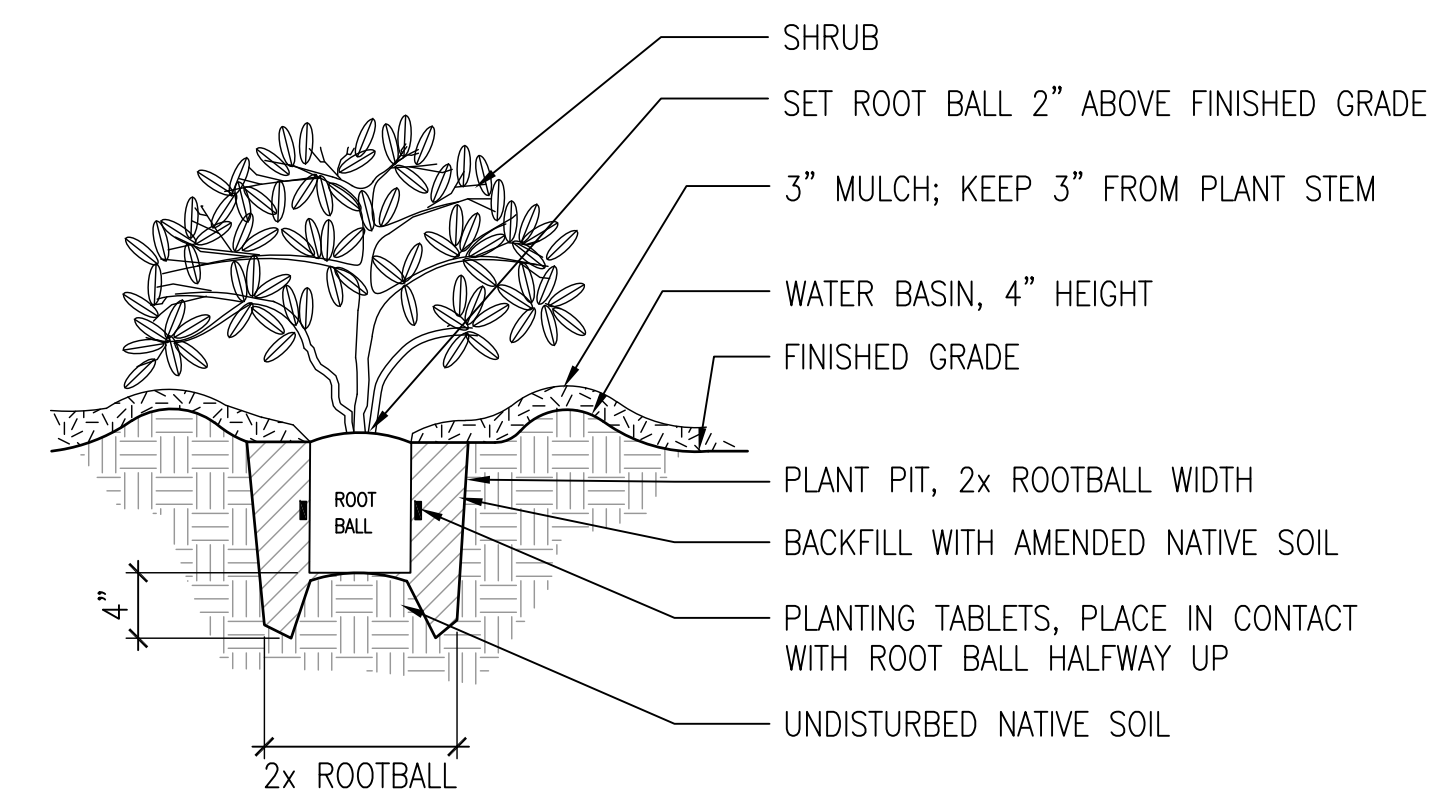
**7** VINE PLANTING AND STAKING  
SCALE: 1" = 1'-0"

**4** TREE PLANTING WITH TREE GRATE  
SCALE: 1/2" = 1'-0"

**1** TREE PLANTING - STANDARD  
SCALE: 1/2" = 1'-0"



- NOTES
- HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
  - ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 7 FEET OF PAVING
  - ROOT BARRIERS ARE TO BE INSTALLED AGAINST PERIMETER OF TREE WELL; BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

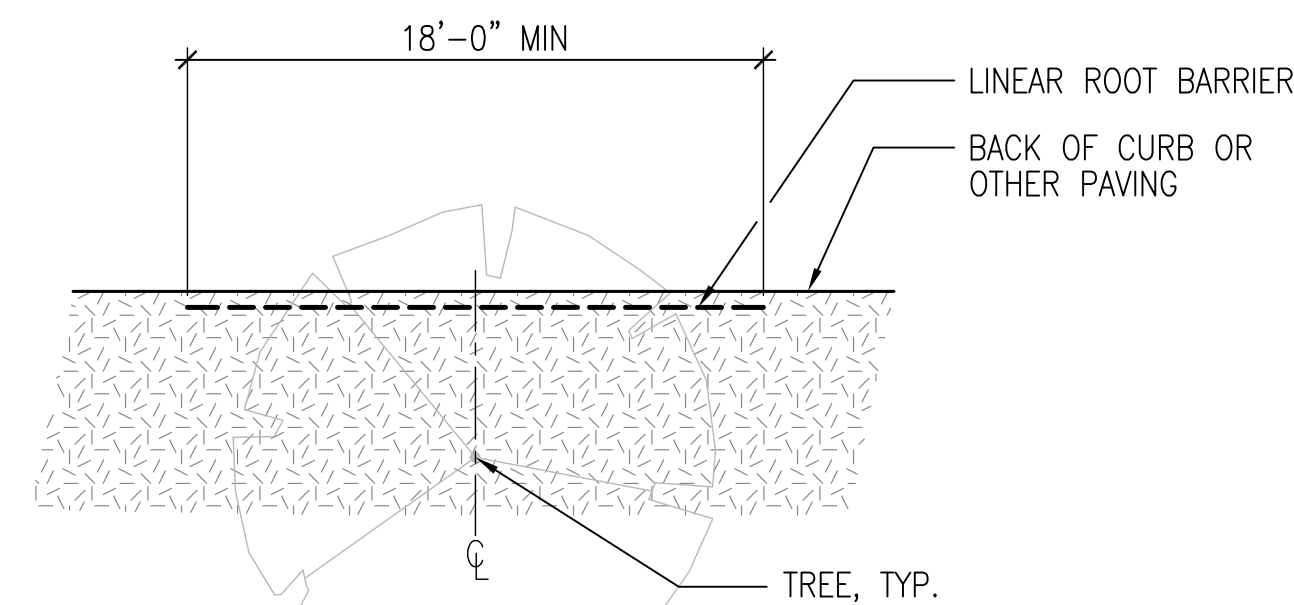
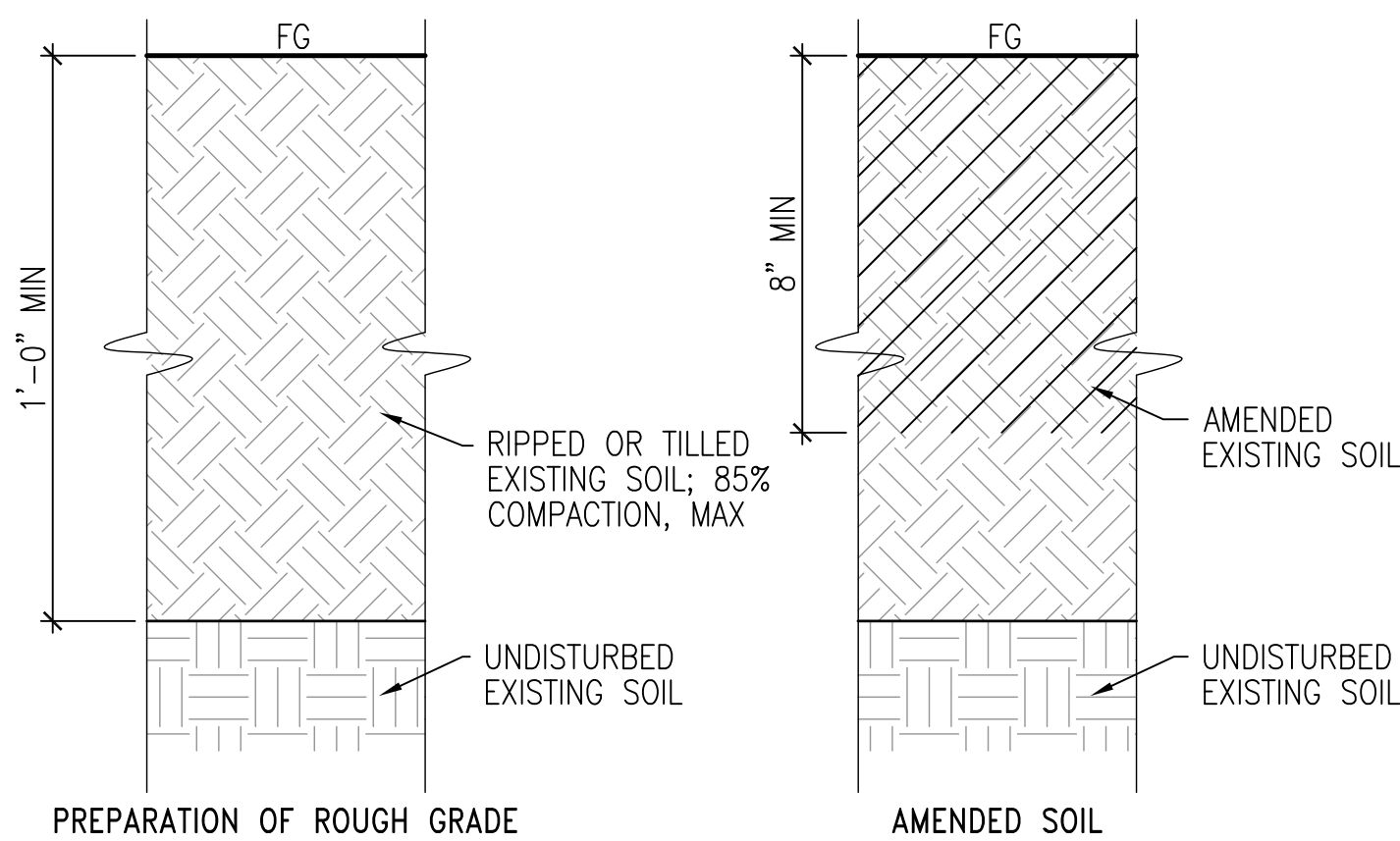


- NOTES
- IMPORT TOPSOIL TO BE AMENDED PER AGRICULTURAL SUITABILITY ANALYSIS. THOROUGHLY BLEND AMENDMENTS INTO IMPORT TOPSOIL BEFORE ROTOTILLING IN TO EXISTING SOIL.
  - SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

**8** SOIL AMENDMENT - IMPORT  
SCALE: 3" = 1'-0"

**5** ROOT BARRIER - TREE WELL  
SCALE: 1/2" = 1'-0"

**2** SHRUB PLANTING  
SCALE: 1" = 1'-0"



- NOTES
- HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE.
  - ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 7 FEET OF PAVING.
  - ROOT BARRIER TO BE MINIMUM 5 FEET DEEP WHEN ADJACENT TO SVP JT.
  - ROOT BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE.

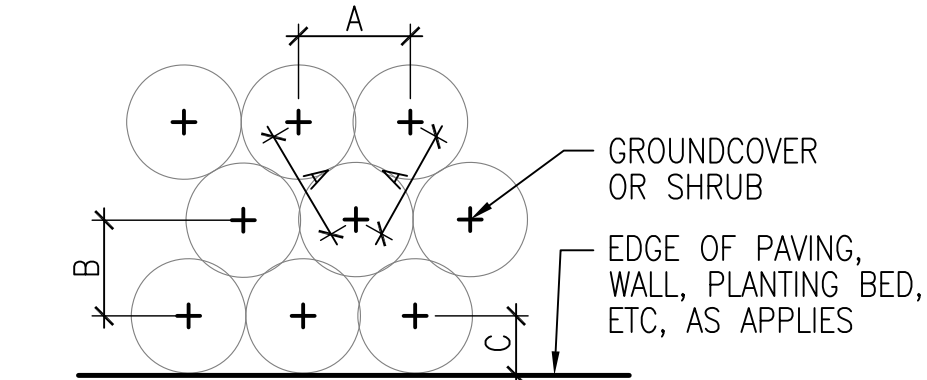
**9** SOIL AMENDMENT - EXISTING  
SCALE: 3" = 1'-0"

**6** ROOT BARRIER - LINEAR  
SCALE: 1/2" = 1'-0"

**PLANT SPACING & QUANTITIES CHART**

SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	0.128
3'-6" OC	34.64"	17.32"	0.104
4'-0" OC	41.57"	20.79"	0.072
5'-0" OC	51.96"	25.98"	0.046
6'-0" OC	62.35"	31.18"	0.032

- NOTES
- DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSES SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUIDISTANT TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
  - WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.



**3** GROUNDCOVER PLANTING  
SCALE: 1" = 1'-0"

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SCALE: AS NOTED

PLANTING DETAILS

L10.06