

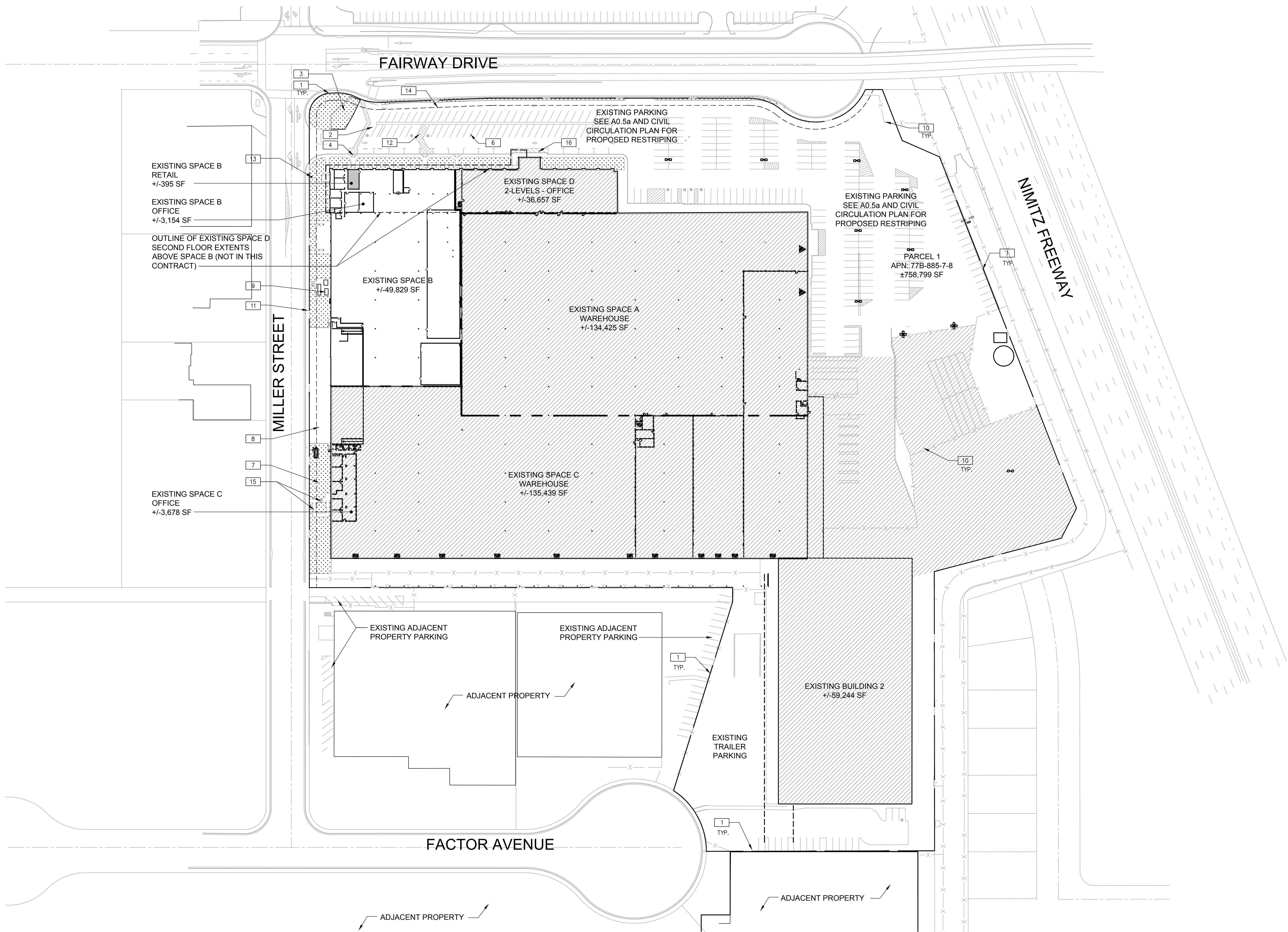
ABBREVIATIONS

| | | | | | |
|---|--|---|--|--|---|
| & Z @ ~ # (E) | And Angle Al Centerline Diameter or Round Pound or Number Existing | F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. | Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future | PRCST. PL P.L.A.M. PLAS. PLYWD. PR PT. P.T.D P.T.D/R PTN. P.T.R. P.J. Q.T. R RAD. R.D. REF. REFR. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. | Pre-cast Plate Plastic Laminate Plaster Plywood Pier Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader |
| ACOUS A.D. ADJ. AGGR. AL APPROX. ARCH. ASB. ASPH. | Acoustical Area Drain Adjustable Aggregate Aluminum Approximate Architectural Asbestos Asphalt | FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. | Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future | PRCST. PL P.L.A.M. PLAS. PLYWD. PR PT. P.T.D P.T.D/R PTN. P.T.R. P.J. Q.T. R RAD. R.D. REF. REFR. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. | Pre-cast Plate Plastic Laminate Plaster Plywood Pier Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader |
| BD. BITUM. BLDG. BLK. BLKG. BM. B.O.C. B.O.M. B.O.P. B.O.R. BOT. | Board Bituminous Building Block Blocking Beam Bottom of Concrete Bottom of Mullion Bottom of Panel Bottom of Reveal Bottom | FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. | Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future | PRCST. PL P.L.A.M. PLAS. PLYWD. PR PT. P.T.D P.T.D/R PTN. P.T.R. P.J. Q.T. R RAD. R.D. REF. REFR. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. | Pre-cast Plate Plastic Laminate Plaster Plywood Pier Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader |
| CAB. C.B. CEM. CER. C.I. CLS. CLG. CLO. CLR. C.O. COL. C.O.M. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. CTR. | Cabinet Catch Basin Cement Ceramic Cast Iron Ceiling Caulking Closet Clear Cosed Opening Column Center of Mullion Concrete Connection Construction Continuous Center of Reveal Corridor Countersunk Counter Center | FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. | Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future | PRCST. PL P.L.A.M. PLAS. PLYWD. PR PT. P.T.D P.T.D/R PTN. P.T.R. P.J. Q.T. R RAD. R.D. REF. REFR. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. | Pre-cast Plate Plastic Laminate Plaster Plywood Pier Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader |
| DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG. | Double Department Drinking Fountain Detail Diameter Dimension Dispenser Down Door Opening Drawer Downspout Dry Standpipe Drawing | FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. | Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future | PRCST. PL P.L.A.M. PLAS. PLYWD. PR PT. P.T.D P.T.D/R PTN. P.T.R. P.J. Q.T. R RAD. R.D. REF. REFR. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. | Pre-cast Plate Plastic Laminate Plaster Plywood Pier Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader |
| E. E.A. E.I. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXST. EXP. EXT. | East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure E.P. Equal Equipment Electric Water Cooler Existing Exposed Expansion Exterior | N. N.I.C. N.O. NOM. N.T.S. | North Not in Contract Number Nominal Not To Scale | T.B. T.C. TEL. TER. T.G. THK. T.O.C. T.O.C. T.O.P. T.O.P. T.O.P. T.O.R.C. T.O.R. T.O.W. T.P. T.P.D. T.V. T.W. T.Y. UNF. U.O.N. URINAL VERT. VEST. W. W/C. W. W/O WPM WRB W.SCT. WT. | Tread Top Bar Top of Curb Telephone Terrazzo Tongue and Groove Thick Top of Concrete Top of Conspiry Top of Panel Top of Panel Top of Reveal Top of Deep Recess Top of Mullion Top of Wall Top of Pavement Toilet Paper Dispenser Television Top of Wall Typical Unfinished Unless Otherwise Noted Urinal Vertical Vestibule West With Water Closet Wood Without Waterproofing Membrane Weather/Water Resistive Barrier Wainscot Weight |

| SYMBOLS | | | | | | | | | |
|------------------------------|------------------------------|--------------------|---------------------|---------------------|-------------------|------------------|----------|---|-----------------------------------|
| ALIGN | INTERIOR ELEVATION VIEW | WALL MATERIAL TYPE | FLOOR MATERIAL TYPE | MISC. MATERIAL TYPE | KEYNOTE INDICATOR | FINISH INDICATOR | REVISION | FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| OFFICE | INTERIOR ELEVATION REFERENCE | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| ROOM NAME | SHEET NUMBER | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| ROOM NUMBER | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| DOOR NUMBER | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| EXISTING DOOR | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| DETAIL REFERENCE | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| SHEET NUMBER | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| DETAIL SECTION REFERENCE | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| SHEET NUMBER | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| DETAIL SECTION REFERENCE | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| SHEET NUMBER | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| EXTERIOR ELEVATION REFERENCE | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |
| SHEET NUMBER | | TYPE NUMBER | TYPE NUMBER | TYPE NUMBER | XXX | XXX | REVISION | W/ FIRE EXTINGUISHER | WALL-MOUNTED FIRE EXTINGUISHER |

| GENERAL PROJECT NOTES | | | | | | | | | |
|---|--|--|--|--|---|--|--|--|--|
| GENERAL NOTES: | | | | | DRAWING NOTES: | | | | |
| 1. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT. | | | | | 1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS. | | | | |
| 2. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO WARE MALCOMB. | | | | | 2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N. | | | | |
| 3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRESS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. | | | | | 3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS, LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. | | | | |
| 4. THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT. | | | | | 4. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE. | | | | |
| 5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. | | | | | 5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N. | | | | |
| 6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT. | | | | | 6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N. | | | | |
| 7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. | | | | | 7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES. | | | | |
| 8. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION – NO EXCEPTION ALLOWED. | | | | | 8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING. | | | | |
| 9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH. | | | | | INTERIOR / EXTERIOR NOTES: | | | | |
| 10. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. | | | | | 1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILING, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. | | | | |
| 11. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. | | | | | 2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. | | | | |
| 12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, U.O.N. | | | | | 3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING. | | | | |
| 13. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. | | | | | 4. WHEN OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR. | | | | |
| 14. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES. | | | | | 5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS. | | | | |
| 15. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER / TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. | | | | | 6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS. | | | | |
| 16. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS – SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT. | | | | | 7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE. | | | | |
| 17. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS. | | | | | 8. OUR FIELD VERIFICATION IS BASED ON THOSE BUILDING ELEMENTS WHICH ARE IMMEDIATELY AND READILY VISIBLE WITHOUT THE USE OF DEMOLITION OR REMOVAL OF ANY PERMANENT ELEMENTS. | | | | |
| 18. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS. | | | | | 9. INTERIOR FINISHES SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTION 803. INTERIOR FINISHES SHALL BE FIELD VERIFIED. FIELD MARK FOR INSPECTION AND PROVIDE CUT SHEETS FOR INSPECTOR REVIEW. DECORATIVE MATERIALS SHALL BE FIRE RETARDANT | | | | |
| 19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION. | | | | | JOB SITE NOTES: | | | | |
| 20. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES. | | | | | 1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE – EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK. | | | | |
| 21. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED. | | | | | 2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH. | | | | |
| 22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY. | | | | | 3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES. | | | | |
| 23. CONTRACTOR SHALL VERIFY ALL BUILDING STANDARDS WITH BUILDING LANDLORD PRIOR TO BEGINNING ANY WORK. HOWEVER, THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACTOR DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES. | | | | | 4. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS. | | | | |
| 24. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR EMERGENCY RESPONDER RADIO COVERAGE TESTING AND COMPLIANCE. | | | | | 5. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE & LOCAL CODES. | | | | |

| <div>WAREHOUSE TENANT</div> <div>USF2</div> <div>1788 FAIRWAY DRIVE</div> <div>SAN LEANDRO, CA</div> <div>(CONDITIONAL USE PERMIT ONLY)</div> | | <div>WARE MALCOMB</div> <div>Leading Design for Commercial Real Estate</div> | | | | | | | | | | | | | | | | | |
|--|--------------------------|--|---------|------|---------|--------------|------------------------|--|--|--------------|--------------------------|--|--|-------------|--------------------------|--|--|---|--|
| <div>architecture</div> <div>interiors</div> <div>graphics</div> <div>civil engineering</div> <div>4683 chabot drive, suite 300</div> <div>pleasanton, california 94588</div> <div>p 925.244.9620</div> <div>f 925.244.9621</div> | | | | | | | | | | | | | | | | | | | |
| <div>PROJECT DATA</div> <div>BUILDING DEPARTMENT: CITY OF SAN LEANDRO</div> <div>BUILDING CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 STATE OF CALIFORNIA ENERGY CODE 2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS</div> <div>OCCUPANCY CLASSIFICATION: PER CBC CHAPTER 3 - S-1, B</div> <div>ACCESSORY OCCUPANCY CLASSIFICATION: PER CBC SECTION 508.2 - F-1</div> <div>OCCUPANCY SEPARATION: PER CBC TABLE 508.4 - NOT REQUIRED</div> <div>TYPE OF CONSTRUCTION: PER CBC CHAPTER 6 (SECTION 602) II-B, FULLY SPRINKLERED</div> <div>BUILDING AREA: 365,148 SQ. FT.</div> <div>NUMBER OF STORIES: 2</div> <div>SPRINKLERED: YES</div> <div>ASSESSOR'S PARCEL NO.: 77B-855-7-8</div> <div>PARCEL ZONING: GENERAL INDUSTRIAL</div> <div>PROJECT SCOPE: RE-CONFIGURATION OF (E) 49,752 SF WAREHOUSE SPACE TO ACCOMMODATE THE STORAGE OF ALCOHOLIC BEVERAGES WITH THE REQUIREMENT TO MAINTAIN A SMALL EXISTING RETAIL COMPONENT THAT OCCUPIES +/-395 SQ FT OF THE EXISTING BUILDING</div> <div>SITE DATA: SEE SHEET A0.5</div> | | <div>SHEET INDEX</div> <div>ARCHITECTURAL (6 SHEETS)</div> <div>A0.0 TITLE SHEET</div> <div>A0.2 GENERAL NOTES</div> <div>A0.3 ACCESSIBILITY NOTES & DETAILS</div> <div>A0.5 OVERALL SITE PLAN</div> <div>A0.5a SITE PLAN</div> <div>A2.1 OVERALL FLOOR PLAN</div> <div>A2.2 ENLARGED FLOOR PLAN</div> <div>CIVIL (6 SHEETS)</div> <div>C1 CIRCULATION PLAN</div> <div>C2 SIGNAGE AND STRIPING</div> <div>C3 SIGNAGE AND STRIPING</div> <div>C4 LANDSCAPE COVERAGE PLAN</div> <div>C5 DETAILS (FOR USE ONLY AS APPLICABLE)</div> <div>C6 DETAILS (FOR USE ONLY AS APPLICABLE)</div> <div>LANDSCAPE (3 SHEETS)</div> <div>L-1 PLANTING SHEET</div> <div>L-2 IRRIGATION SHEET</div> <div>L-3 LANDSCAPE DETAILS</div> | | | | | | | | | | | | | | | | | |
| <div>ARCHITECT</div> <div>WARE MALCOMB</div> <div>4683 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588</div> <div>GREG MONTGOMERY, AIA, LEED GA D: (925) 368-1319 C: (925) 244-9620 x1406</div> | | <div>VICINITY MAP</div> <div></div> | | | | | | | | | | | | | | | | | |
| <div>TITLE SHEET</div> <table><thead><tr><th>DATE</th><th>REMARKS</th><th>DATE</th><th>REMARKS</th></tr></thead><tbody><tr><td>1 11/14/2019</td><td>CUP PLANNING SUBMITTAL</td><td></td><td></td></tr><tr><td>2 11/06/2020</td><td>CUP PLANNING RESUBMITTAL</td><td></td><td></td></tr><tr><td>3 3/07/2021</td><td>CUP PLANNING RESUBMITTAL</td><td></td><td></td></tr></tbody></table> <div>PA / PM: G. MONTGOMERY</div> <div>DRAWN BY: N.Z./J.B.</div> <div>JOB NO.: SNR19-0098-00</div> <div>SHEET</div> <div>A0.0</div> | | DATE | REMARKS | DATE | REMARKS | 1 11/14/2019 | CUP PLANNING SUBMITTAL | | | 2 11/06/2020 | CUP PLANNING RESUBMITTAL | | | 3 3/07/2021 | CUP PLANNING RESUBMITTAL | | | <div>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.</div> | |
| DATE | REMARKS | DATE | REMARKS | | | | | | | | | | | | | | | | |
| 1 11/14/2019 | CUP PLANNING SUBMITTAL | | | | | | | | | | | | | | | | | | |
| 2 11/06/2020 | CUP PLANNING RESUBMITTAL | | | | | | | | | | | | | | | | | | |
| 3 3/07/2021 | CUP PLANNING RESUBMITTAL | | | | | | | | | | | | | | | | | | |



EXISTING SITE DATA

| | |
|--|------------|
| APN'S: 77B-855-7-B; 77B-855-7-2 | |
| ZONING: GENERAL INDUSTRIAL | |
| USE: RETAIL, WHOLESALE & DISTRIBUTION, STORAGE WAREHOUSE | |
| SITE AREA (PARCEL 1): | 758,799 SF |
| BUILDING FOOTPRINT: | 399,962 SF |
| BUILDING AREA: | 422,821 SF |
| BUILDING 2 FOOTPRINT (N.I.C.): | ±59,244 SF |
| BUILDING FOOTPRINTS (ALL PARCEL 1 FACILITIES): | 399,962 SF |
| BUILDING COVERAGE (ALL PARCEL 1 FACILITIES): | 53% |
| LANDSCAPE AREA (INCLUDING PREV. PERMITTED): | 19,449 SF |
| LANDSCAPE COVERAGE (PARCEL 1): | 2.6% |

EXISTING PARKING DATA

| | |
|----------------------------------|-------------|
| EXISTING PARKING (W/ACCESSIBLE): | 265 STALLS* |
| EXISTING ACCESSIBLE PARKING: | 7 STALLS* |

NOTE: FOR SUMMARY OF PARKING SEE TABLE ON A0.5a FOR FULL PARKING DEMAND ANALYSIS SEE TECHNICAL MEMORANDUM BY DKS ACCOMPANYING THESE DRAWINGS.

EXISTING BUILDING SQ. FT.

| | |
|---|------------|
| OCUPPIABLE SPACE | |
| SPACE A - 1700 FAIRWAY | |
| OFFICE: | 0 SF |
| WAREHOUSE: | 134,425 SF |
| TOTAL: | 134,425 SF |
| SPACE B - 1788 FAIRWAY DR. | |
| RETAIL: | 395 SF |
| OFFICE: | 3,154 SF |
| WAREHOUSE: | 49,829 SF |
| TOTAL: | 53,378 SF |
| SPACE C - 2800 MILLER ST. | |
| OFFICE: | 3,678 SF |
| WAREHOUSE: | 135,439 SF |
| TOTAL: | 139,117 SF |
| BUILDING 2 - 1401 FACTORY AVE. (N.I.C.) | |
| TOTAL: | ±59,244 SF |
| TOTAL OCUPPIABLE SPACE: | 386,164 SF |
| NON-OCUPPIABLE SPACE | |
| SPACE D | |
| OFFICE FIRST FLOOR: | 13,798 SF |
| OFFICE SECOND FLOOR: | 22,859 SF |
| TOTAL: | 36,657 SF |
| TOTAL NON-OCUPPIABLE SPACE: | 36,657 SF |
| OCUPPIABLE + NON-OCUPPIABLE: | 422,821 SF |

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 (E) PROPERTY LINE
- 2 (E) ACCESSIBLE PARKING STALL WITH SIGNAGE. SEE CIVIL FOR DEMO PLANS.
- 3 (E) PERMITTED LANDSCAPE AREA (BY OTHERS UNDER SEPARATE PERMIT), SEE CIVIL.
- 4 (E) ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- 5 (E) LANDSCAPE AREA.
- 6 (E) PAINTED PARKING STRIPING.
- 7 (E) LANDSCAPE AND IRRIGATION AREA.
- 8 (E) CONCRETE PAVEMENT
- 9 (E) GENERATOR
- 10 (E) FENCE & GATE.
- 11 (E) CONCRETE SIDEWALK.
- 12 (E) VAN ACCESSIBLE PARKING STALL W/ SIGNAGE.
- 13 (E) FIRE HYDRANT.
- 14 (E) EASEMENT.
- 15 (E) STAIR & RAMP.
- 16 (E) FIRE ACCESS LANE.

SITE LEGEND

| | |
|--|-----------------------------|
| | PROPERTY LINE. SEE CIVIL |
| | FENCE |
| | DOCK HIGH TRUCK DOOR. |
| | PARKING LIGHTING. |
| | FIRE HYDRANT |
| | NOT IN CONTRACT (N.I.C.) |
| | RETAIL SPACE |
| | LANDSCAPE & IRRIGATION AREA |

BUILDING LEGEND

- (E) DEMISING WALL

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interior design
graphics
civil engineering
4685 chabot dr. suite 300
piedmont, california 94608
p 925.244.9621

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

EXISTING OVERALL SITE PLAN

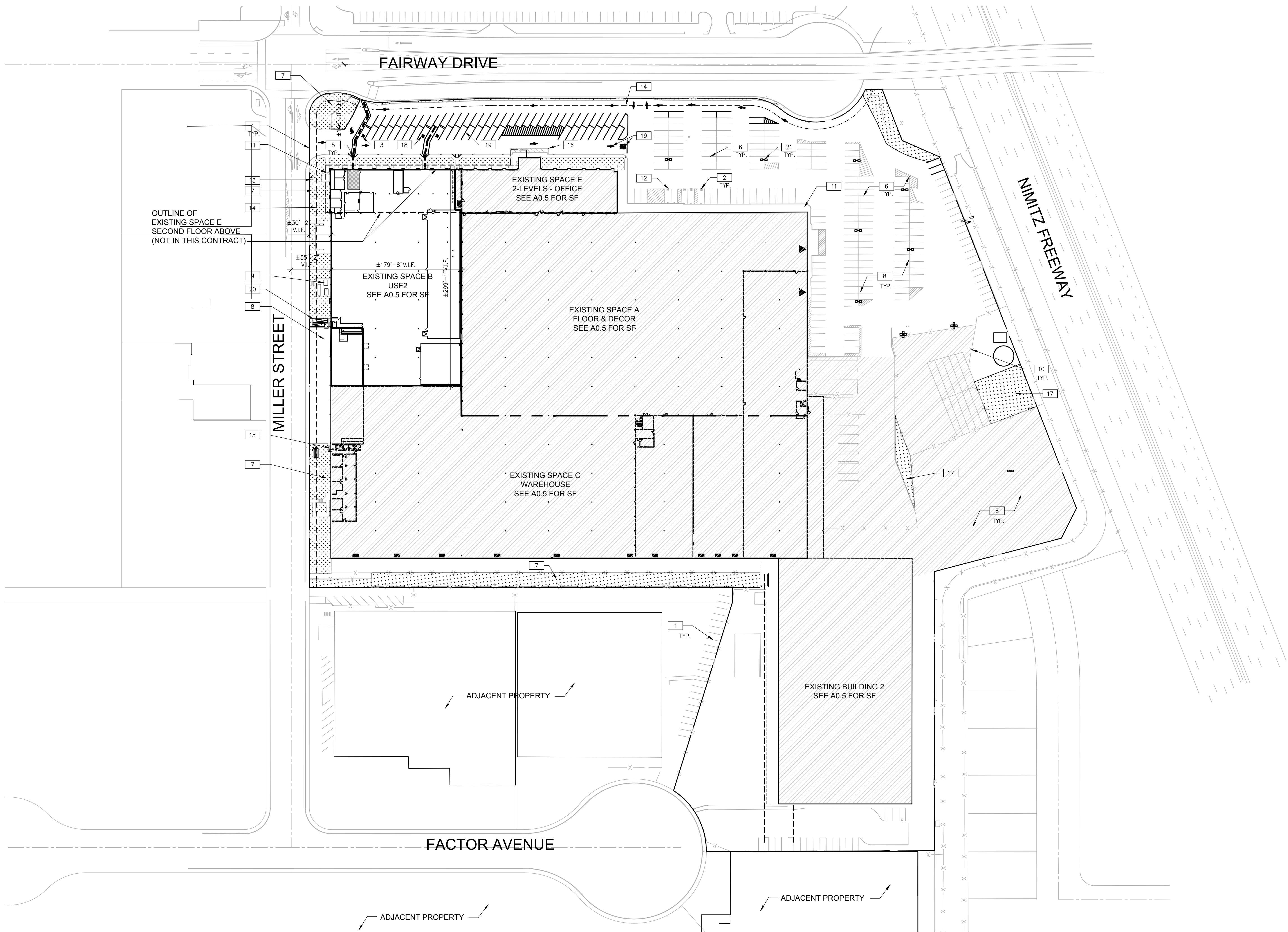
| DATE | REMARKS | DATE | REMARKS |
|------------|--------------------------|------|---------|
| 11/17/2019 | CIP PLANNING SUBMITTAL | | |
| 11/06/2020 | CIP PLANNING RESUBMITTAL | | |
| 3/07/2021 | CIP PLANNING RESUBMITTAL | | |
| 10/05/2021 | CIP PLANNING RESUBMITTAL | | |

| | |
|-----------|---------------|
| PA / PM: | G. MONTGOMERY |
| DRAWN BY: | Z.P. |
| JOB NO.: | SNR19-0098-00 |

SHEET
A0.5

THU 04 NOV 2021

W:\SAR\19\0098\00\Architecture\00\CD\0098_A05a.dwg



SITE DATA

FOR EXISTING SITE INFORMATION REFER TO SHEET A0.5

| | |
|---|-----------|
| REQUIRED 5% LANDSCAPING (PARCEL 1): | 37,940 SF |
| PROPOSED LANDSCAPE AREA: | 20,677 SF |
| TOTAL LANDSCAPE AREA (EXISTING & PROPOSED): | 40,126 SF |
| LANDSCAPE COVERAGE (PARCEL 1): | 5.3% |

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- (E) PROPERTY LINE
- (E) ACCESSIBLE PARKING STALL WITH SIGNAGE.
- ACCESSIBLE PARKING STALL WITH SIGNAGE.
- (E) ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- ACCESSIBLE PATH OF TRAVEL. - - - - -
- (E) PAINTED PARKING STRIPING. SEE CIVIL PLANS.
- (E) LANDSCAPE AND IRRIGATION AREA. SEE CIVIL PLANS.
- (E) PAVEMENT
- (E) GENERATOR
- (E) FENCE & GATE.
- (E) CONCRETE SIDEWALK.
- (E) VAN ACCESSIBLE PARKING STALL W/ SIGNAGE
- (E) FIRE HYDRANT.
- (E) EASEMENT.
- (E) STAIR.
- (E) FIRE STRIPING ACCESS LANE TO RETAIN.
- LANDSCAPE AND IRRIGATION AREA. SEE LANDSCAPE PLANS.
- VAN ACCESSIBLE PARKING STALL W/ SIGNAGE.
- PAINTED PARKING STRIPING AND DIRECTIONAL ARROWS.
- ACCESSIBLE RAMP.
- (E) LIGHTING. SEE CIVIL.

SITE LEGEND

- PROPERTY LINE. SEE CIVIL
- FENCE
- ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- DOCK HIGH TRUCK DOOR.
- PARKING LIGHTING.
- FIRE HYDRANT
- NOT IN CONTRACT
- RETAIL SPACE
- LANDSCAPE & IRRIGATION AREA

BUILDING LEGEND

- (E) DEMISING WALL

PARKING REQUIRED

(BASED ON THE PARKING DEMAND STUDY BY DKS DATED 11/03/2021):

TABLE 1: ZONING CODE REQUIREMENTS FOR OFF-STREET PARKING SPACES

| LAND USE | TENANT | CODE REQUIREMENT | GROSS FLOOR AREA (SQ. FT.) | REQUIRED SPACES | PROVIDED PARKING | DIFFERENCE |
|---|-------------------------------------|--------------------------|----------------------------|-----------------|------------------|------------|
| SUPERMARKET | Amazon USF2 (Proposed) | 1 space per 200 sq. ft. | 395 | 2 | 4 | +2 |
| WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES | Amazon USF2 (Existing) | 1 space per 1500 sq. ft. | 49,829 | 33 | 93 | +60 |
| OFFICES, BUSINESS AND PROFESSIONAL | Amazon USF2 (Existing) | 1 space per 300 sq. ft. | 3,154 | 11 | - | -11 |
| BUILDING MATERIALS AND SERVICES | Floor & Décor | 1 space per 1000 sq. ft. | 134,425 | 134 | 168 | +34 |
| WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES | East Bay Logistics (Space C) | 1 space per 1500 sq. ft. | 135,439 | 93 | - | -93 |
| OFFICES, BUSINESS AND PROFESSIONAL | East Bay Logistics (Space C) | 1 space per 300 sq. ft. | 3,678 | 12 | - | -12 |
| WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES | East Bay Logistics (Building 2) | 1 space per 1500 sq. ft. | 59,244 | 39 | - | -39 |
| WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES | Vacant Space E (Unavailable Office) | 1 space per 1500 sq. ft. | 36,657 | 24 | - | -24 |
| TOTAL | | | 422,821 | 348 | 265 | -83 |

Source: San Leandro Zoning Code, Section 4.08.156, 2020

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4685 chabot dr. suite 300
pittsburg, california 94588
phone: 925.244.9621
fax: 925.244.9621

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

PROPOSED SITE PLAN

| DATE | REMARKS | DATE | REMARKS |
|------------|--------------------------|------|---------|
| 11/17/2019 | CIP PLANNING RESUBMITTAL | | |
| 2/11/2020 | CIP PLANNING RESUBMITTAL | | |
| 3/07/2021 | CIP PLANNING RESUBMITTAL | | |
| 4/10/2021 | CIP PLANNING RESUBMITTAL | | |

PA / PM: G. MONTGOMERY

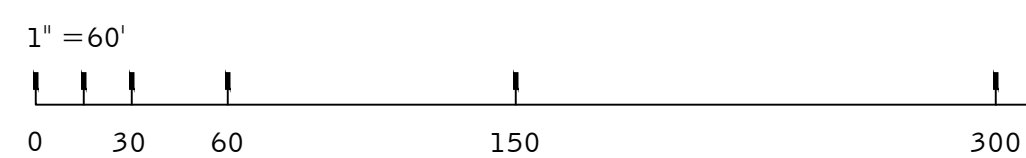
DRAWN BY: N.Z./J.B.

JOB NO.: SNR19-0098-00

SHEET

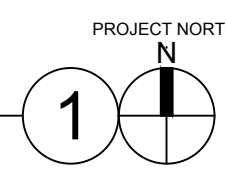
A0.5a

THU 04 NOV 2021

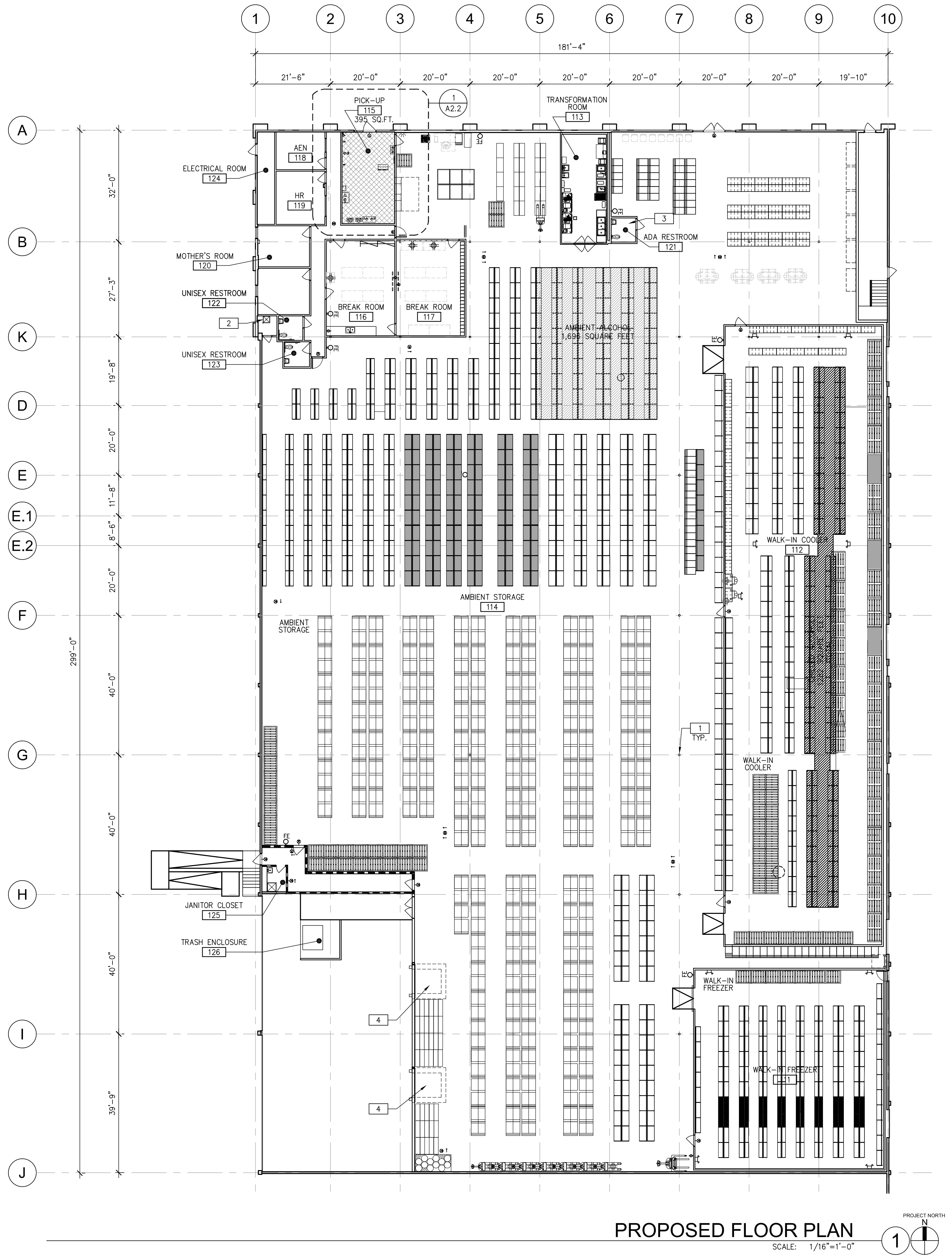
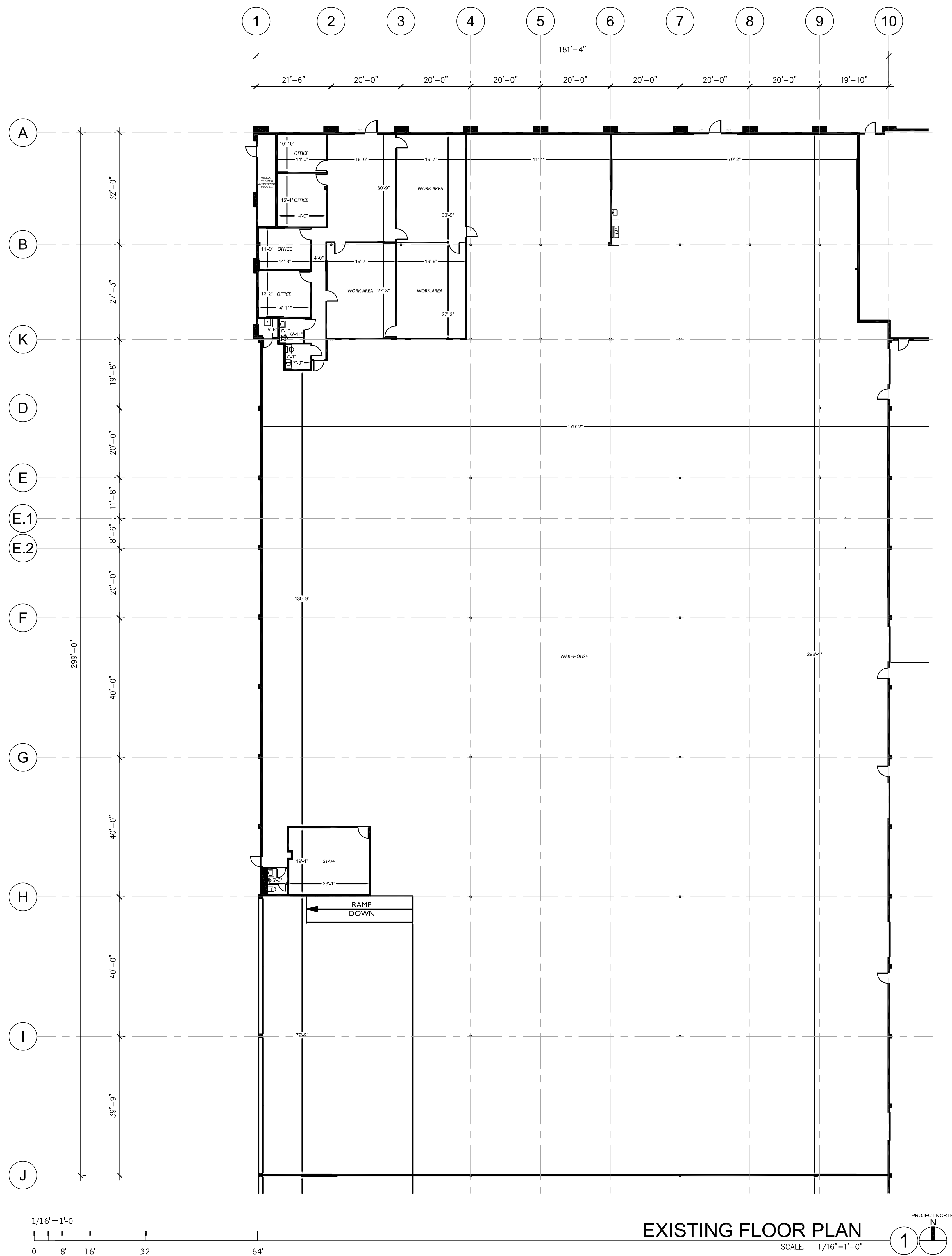


OVERALL SITE PLAN

SCALE: 1"=40'-0"



W:\SNR\19\0098\00\Architectural\00d\0098_A21.dwg



FLOOR PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 (E) STRUCTURAL COLUMN
- 2 (E) MOP SINK
- 3 (E) FULLY ACCESSIBLE RESTROOM
- 4 (E) DOCK DOOR W/ DOCK PADS AND BUMPERS

WALL LEGEND

- (E) SHELL WALL
- (E) 1-HR. FIRE WALL ASSEMBLY
- ALCOHOL STORAGE AREA
- RETAIL SALES/SUPERMARKET GOODS
- WALL-MOUNTED FIRE EXTINGUISHER

GENERAL NOTES

- SHELVING SHOWN IS FOR REFERENCE ONLY AND NOT INCLUDED IN THIS PERMIT. ALL SHELVING WORK WILL BE UNDER SEPARATE PERMIT.
- FOR ACCESSIBLE CLEARANCES NOT INDICATED IN THE DRAWINGS, REFER TO SHEET A0.3.

OVERALL FLOOR PLAN

| DATE | REMARKS | DATE | REMARKS |
|------------|--------------------------|------|---------|
| 11/17/2019 | CIP PLANNING RESUBMITTAL | | |
| 2/11/2020 | CIP PLANNING RESUBMITTAL | | |
| 3/30/2021 | CIP PLANNING RESUBMITTAL | | |

| | |
|-----------|---------------|
| PA / PM: | G. MONTGOMERY |
| DRAWN BY: | N.Z./J.B. |
| JOB NO.: | SNR19-0098-00 |

SHEET
A2.1

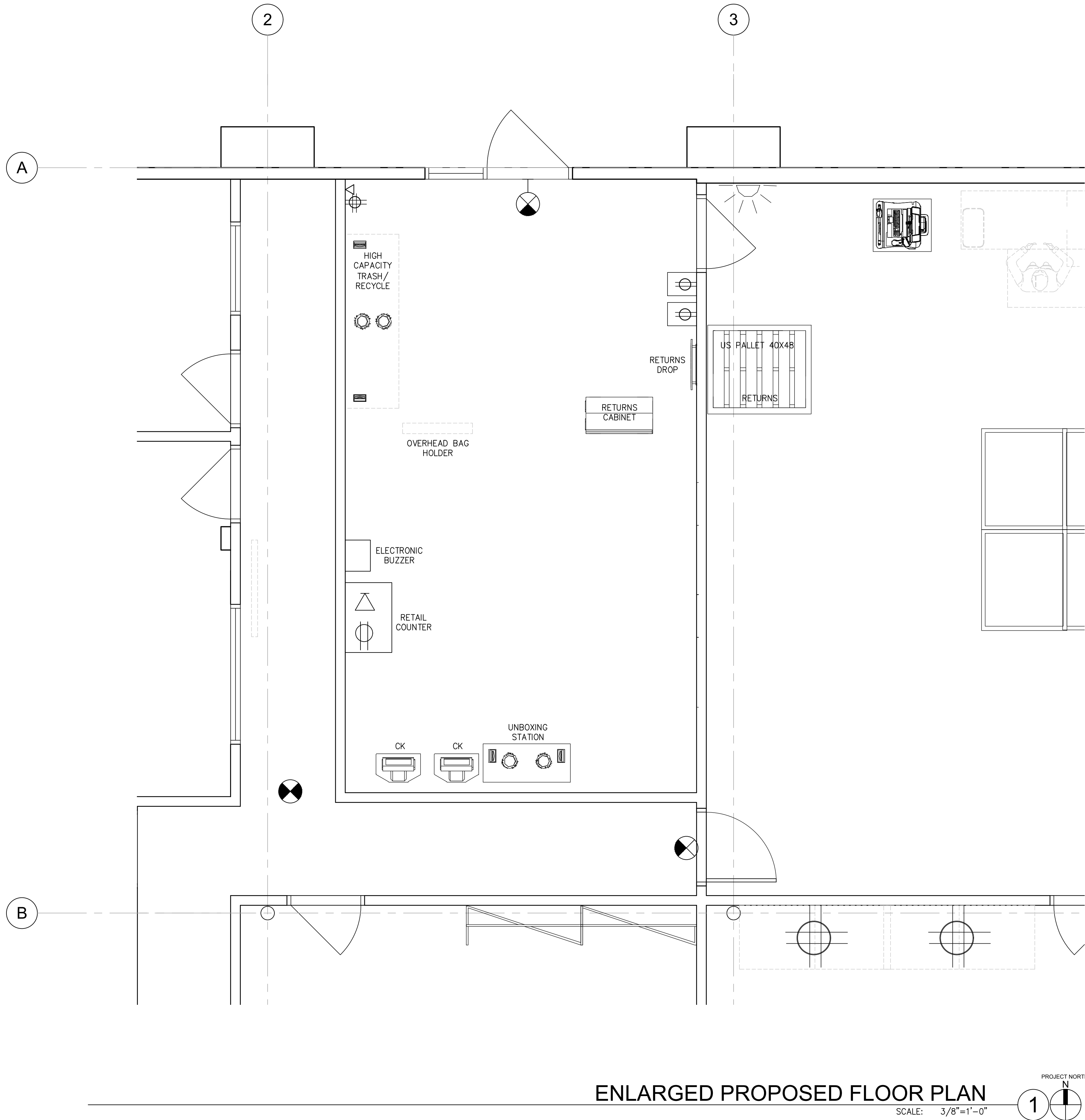
WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interior design
graphics
civil engineering
4685 chabot dr. suite 300
pleasanton, california 94588
P: 925.244.9621

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

W:\SNR\19\0098\00\Architectural\0ad\CD\0098_A22.dwg



WALL LEGEND

- (E) SHELL WALL
- (E) 1-HR. FIRE WALL ASSEMBLY
- ALCOHOL STORAGE AREA
- RETAIL SALES/SUPERMARKET GOODS
- WALL-MOUNTED FIRE EXTINGUISHER.

GENERAL NOTES

- SHELVING SHOWN IS FOR REFERENCE ONLY AND NOT INCLUDED IN THIS PERMIT. ALL SHELVING WORK WILL BE UNDER SEPARATE PERMIT.
- FOR ACCESSIBLE CLEARANCES NOT INDICATED IN THE DRAWINGS, REFER TO SHEET A0.3.

OVERALL FLOOR PLAN

| DATE | REVISIONS | DATE | REMARKS |
|------------|---------------------------|------|---------|
| 11/17/2019 | CLIP PLANNING RESUBMITTAL | | |
| 11/06/2020 | CLIP PLANNING RESUBMITTAL | | |
| 3/07/2021 | CLIP PLANNING RESUBMITTAL | | |

| | |
|-----------|---------------|
| PA / PM: | G. MONTGOMERY |
| DRAWN BY: | N.Z./J.B. |
| JOB NO.: | SNR19-0098-00 |

SHEET
A2.2

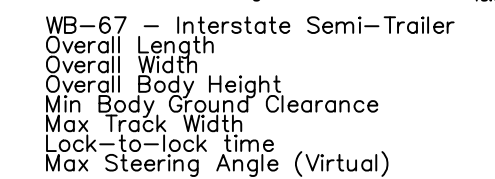
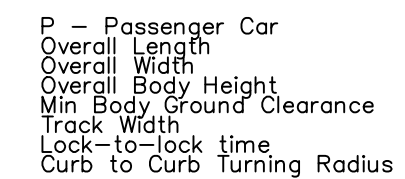
WAREHOUSE TENANT

1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

architecture
planning
interior design
graphics
civil engineering
4685 dubois dr. suite 300
pleasanton, california 94588
phone: 925.244.9621
fax: 925.244.9621

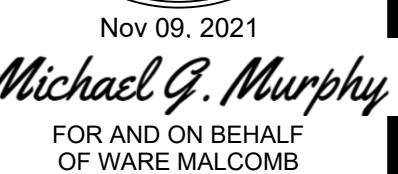
WARE MALCOMB
Leading Design for Commercial Real Estate

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



| TYPE | QTY |
|---------------------------|-----|
| TENANT 1 | |
| PASSENGER VEHICLE (w/ADA) | 97 |
| ACCESSIBLE | 3 |
| REMAINING TENANTS | |
| PASSENGER VEHICLE (w/ADA) | 168 |
| ACCESSIBLE | 4 |

- NOTE: PARKING SPACES ASSIGNED TO FLOOR AND DECOR AND TO EAST BAY LOGISTICS ARE PURSUANT TO AGREEMENT WITH PROPERTY OWNER.



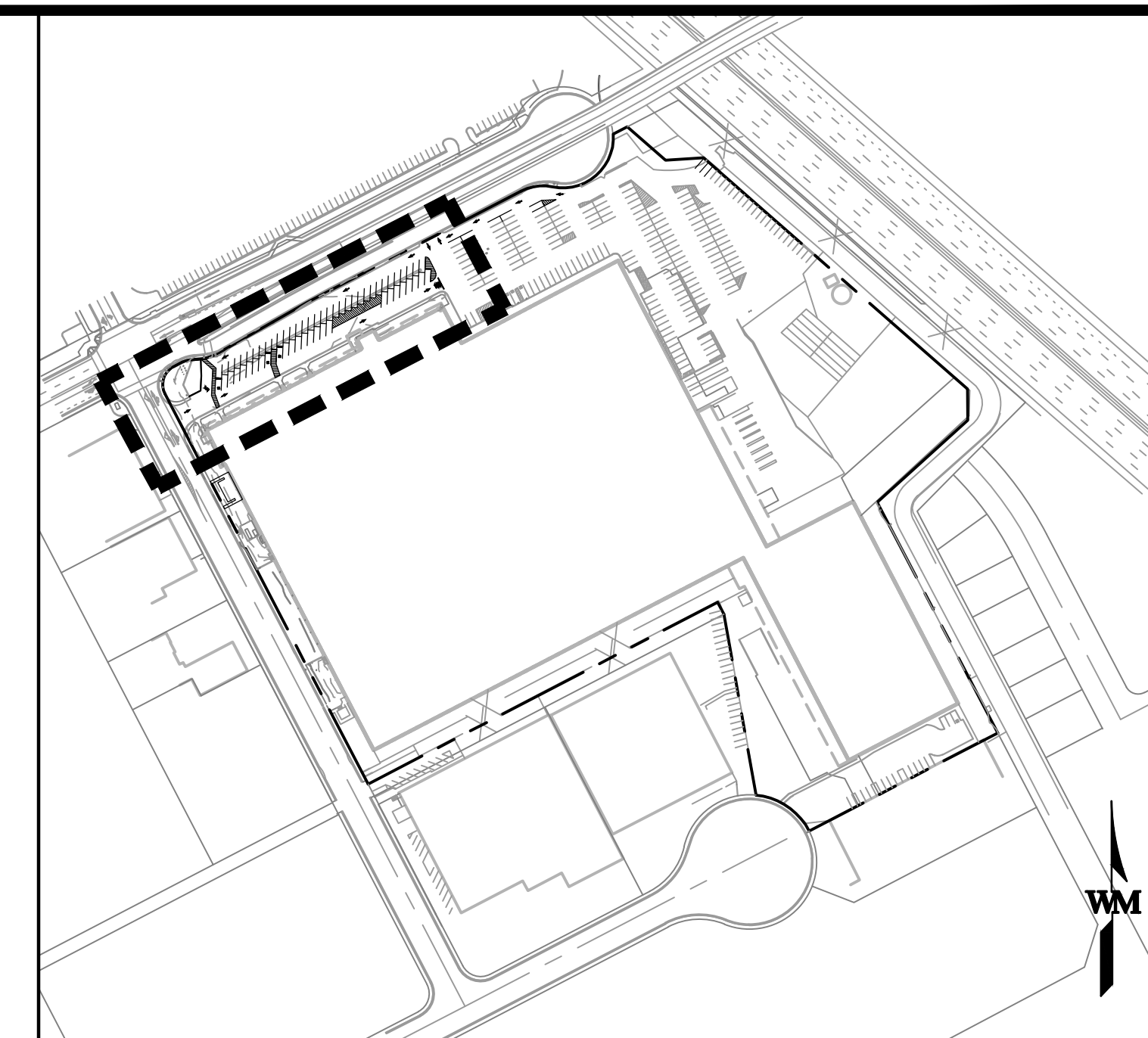
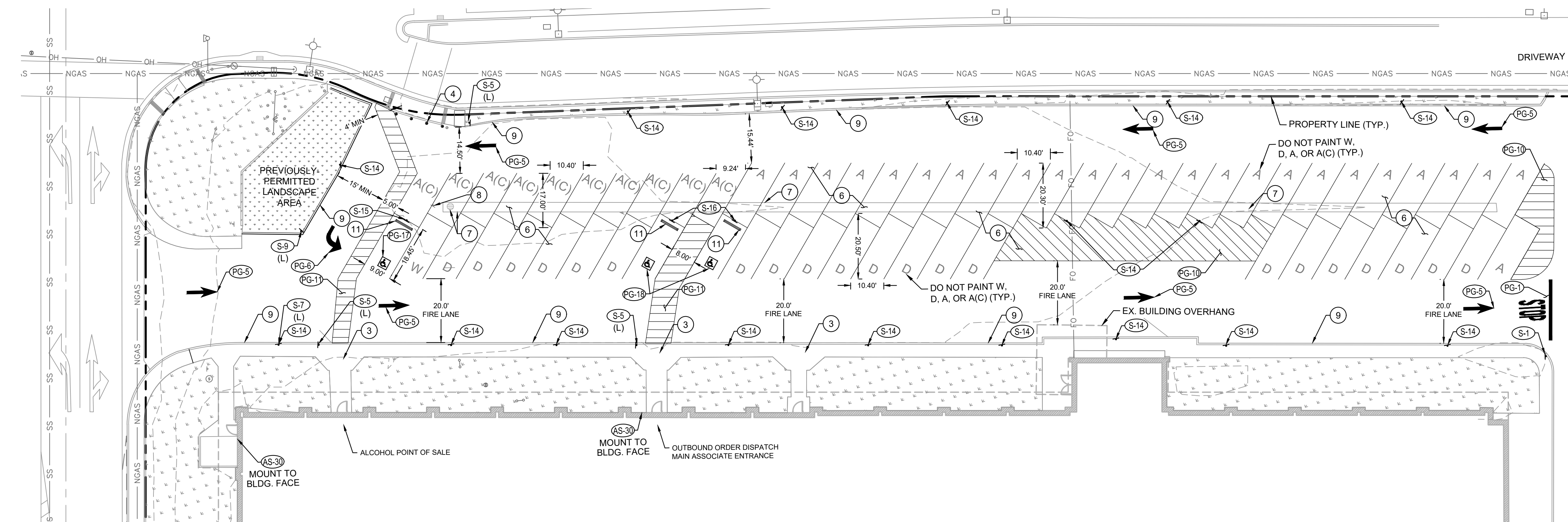
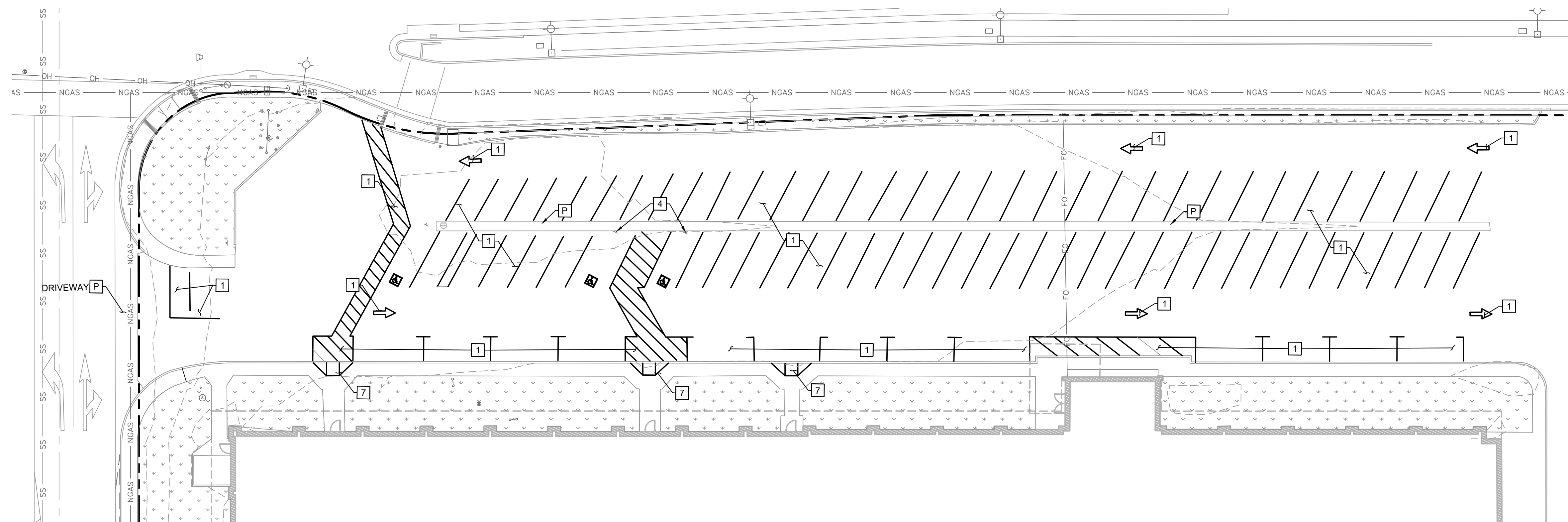
WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

[illegible]

| | |
|------------|------------|
| JOB NO.: | SNR19-009 |
| PA / PM: | M. MURPHY |
| DESIGNED: | J. JOHNS |
| DATE: | 06/22/2021 |
| PLOT DATE: | 11/09/21 |

SHEET
C1

Sheet 1 of



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
















4683 chabot dr
suite 300
pleasanton, ca 94588
p 925.244.9620
waremalcomb.com



FOR AND ON BEHALF
OF WARE MALCOMB

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

SITE PLAN NOTES

- | | |
|---|--|
|  | INSTALL STOP BAR - SEE DETAIL ON SHEET C6 |
|  | INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6 |
|  | INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6 |
|  | 18" STRIPING OUTLINE AND FILL AT 45 DEGREES - SEE DETAIL ON SHEET C6 |
|  | 12" STRIPE OUTLINE AND HATCH AT 36° O.C. - SEE DETAIL ON SHEET C6 |
|  | STANDARD ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6 |
|  | VAN ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6 |
|  | STOP SIGN - SEE DETAIL ON SHEET C5 |
|  | PEDESTRIAN CROSSING, LEFT ARROW SIGN (L) - SEE DETAIL ON SHEET C5 |
|  | ONE WAY (LEFT) SIGN - SEE DETAIL ON SHEET C5 |
|  | LEFT TURN ONLY SIGN (L) - SEE DETAIL ON SHEET C5 |
|  | NO PARKING - SEE DETAIL ON SHEET C5 |
|  | ADA ACCESSIBLE CAR PARKING - SEE DETAIL ON SHEET C5 |
|  | ADA ACCESSIBLE VAN PARKING - SEE DETAIL ON SHEET C5 |
|  | NON-SMOKING AREA SIGN, SEE DETAIL ON SHEET C5 |

NOTE: WHEN INSTALLING SIGNS WITHIN SIDEWALK, MAINTAIN MINIMUM 36" CLEAR WIDTH FOR ACCESSIBILITY.

DEMOLITION NOTES

- | | |
|---|------------------------------------|
| P | PROTECT ITEM IN PLACE, AS NOTED |
| 1 | REMOVE EXISTING STRIPING |
| 2 | DEMO EXISTING CURB |
| 3 | SAWCUT AND DEMO EXISTING PAVEMENT |
| 4 | REMOVE AND RELOCATE EXISTING SIGN |
| 5 | REMOVE AND RELOCATE EXISTING LIGHT |
| 6 | REMOVE EXISTING FENCE |
| 7 | DEMO EXISTING CURB RAMP |
| 8 | REMOVE LANDSCAPING |

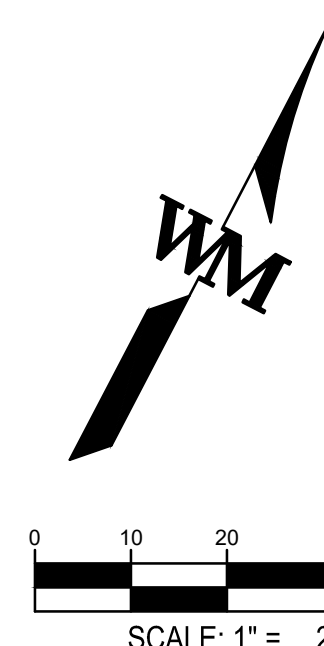
CONSTRUCTION NOTES

- 1 REMOVE EXISTING AND CONSTRUCT NEW CURB
- 2 CONSTRUCT NEW CONCRETE WALK
- 3 CONSTRUCT NEW CURB RAMP
- 4 INSTALL BOLLARDS 5' OC (TYP.)
- 5 EXISTING LIGHT TO REMAIN
- 6 PAINT 4" WHITE STRIPE
- 7 EXISTING VALLEY GUTTER AND STORM INLETS TO REMAIN
- 8 REMOVE AND RELOCATE ADA PARKING SIGNS
- 9 PAINT CURB RED AND PROVIDE "NO PARKING FIRE LANE" SIGNAGE AS REQUIRED.
- 10 PAINT PAVEMENT MARKINGS AS SHOWN ON PLAN
- 11 INSTALL WHEELSTOP, PAINT YELLOW

AREA 1 PARKING COUNT REVISIONS

| REMOVE | | | |
|--------------------|--------------------------------|--|-----|
| TYPE | | | QTY |
| STANDARD | | | 63 |
| PARALLEL | | | 13 |
| ACCESSIBLE | | | 3 |
| TOTAL | | | 79 |
| ADD | | | |
| TYPE | DIMENSIONS PER CITY | | QTY |
| W WALK-UP* | 10.4'X20.5' (MIN) @ 60° | | 1 |
| D DEX* | 10.4'X20.5' (MIN) @ 60° | | 21 |
| A AMZN* | 9.8'X20.3' (MIN) @ 60° | | 25 |
| A(C) AMZN* COMPACT | 9.2'X17.0' (MIN) @ 60° | | 3 |
| ACCESSIBLE | 10.4'X20.5' @60° (9'X18' MIN.) | | 79 |
| TOTAL | | | 60 |

*WALK-UP = PUBLIC WALK-UP SHOPPER
*DEX = 30 MINUTE DELIVERY/PICKUP
*AMZN = FULL SHIFT EMPLOYEE PARKING

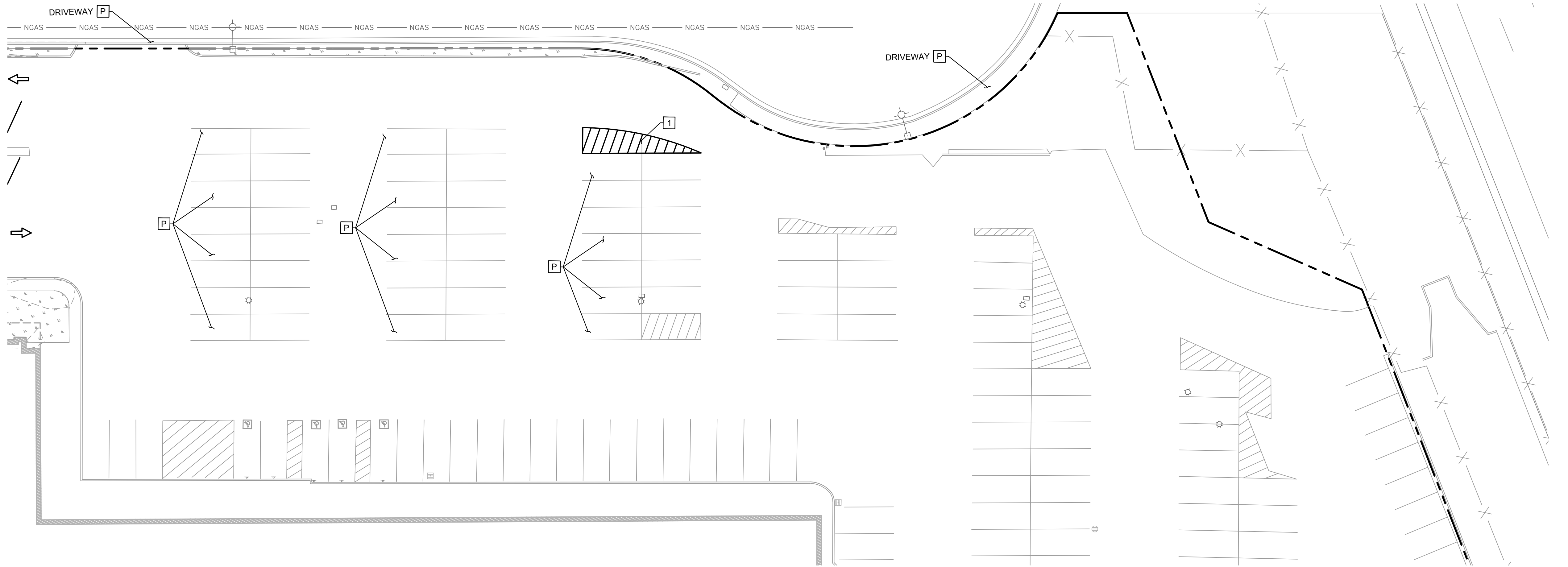


SIGNAGE AND STRIPING

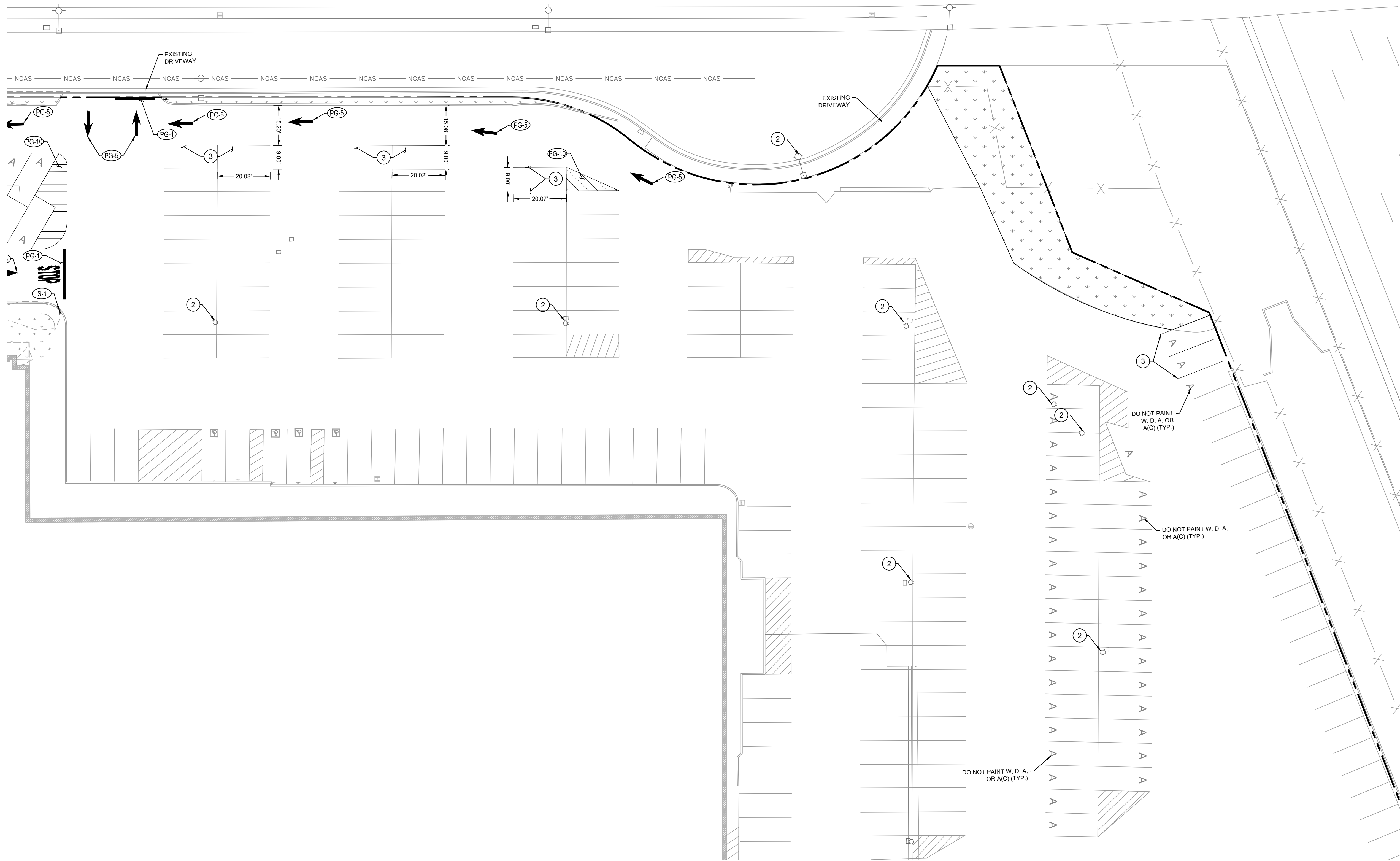
| | |
|------------|------------|
| JOB NO.: | SNR19-0098 |
| PA / PM: | M. MURPHY |
| DESIGNED: | J. JOHNS |
| DATE: | 06/22/2021 |
| PLOT DATE: | 7/28/21 |

| | |
|------------|------------|
| JOB NO.: | SNR19-0098 |
| PA / PM: | M. MURPHY |
| DESIGNED: | J. JOHNS |
| DATE: | 06/22/2021 |
| PLOT DATE: | 7/28/21 |

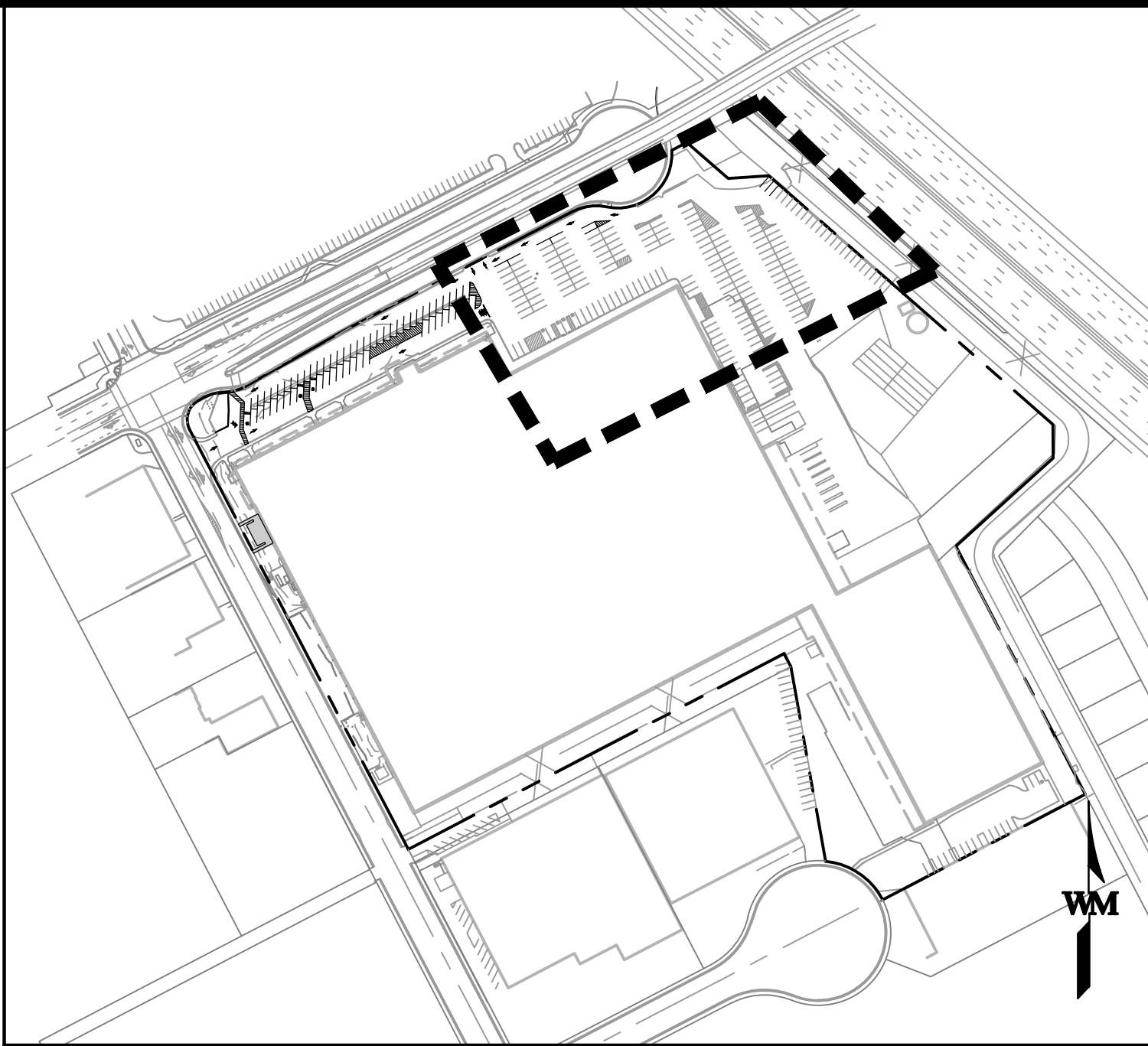
SHEET
C2
Sheet 2 of 2



AREA 2 DEMO PLAN



AREA 2 SIGNAGE AND STRIPING PLAN



KEY MAP
N.T.S.

DEMOLITION NOTES

- [P] PROTECT ITEM IN PLACE, AS NOTED
[1] REMOVE EXISTING STRIPING

CONSTRUCTION NOTES

- [1] CONSTRUCT NEW CURB RAMP
[2] EXISTING LIGHT TO REMAIN
[3] PAINT 4" WHITE STRIPE
[4] PROPOSED PAVEMENT MARKING PER PLAN

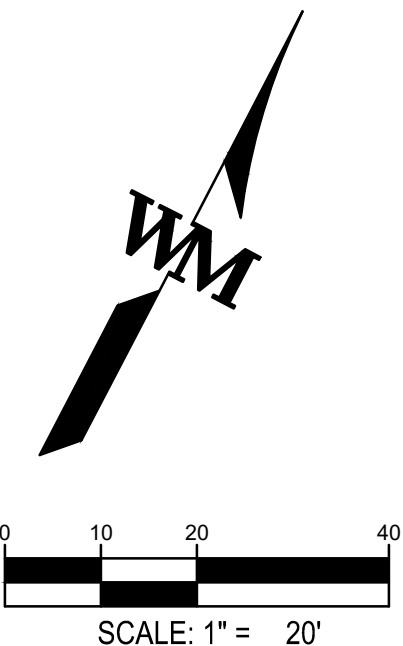
SITE PLAN NOTES

- [PG-1] INSTALL STOP BAR - SEE DETAIL ON SHEET C6
[PG-5] INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6
[PG-6] INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6
[PG-10] 18" STRIPING OUTLINE AND FILL AT 45 DEGREES - SEE DETAIL ON SHEET C6
[PG-11] 12" STRIPE OUTLINE AND HATCH AT 36" O.C. - SEE DETAIL ON SHEET C6
[PG-17] STANDARD ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6
[PG-18] VAN ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6
[S-1] STOP SIGN - SEE DETAIL ON SHEET C5
[S-5] PEDESTRIAN CROSSING, LEFT ARROW SIGN (L) - SEE DETAIL ON SHEET C5
[S-7] ONE WAY (LEFT) SIGN - SEE DETAIL ON SHEET C5
[S-9] LEFT TURN ONLY SIGN (L) - SEE DETAIL ON SHEET C5
[S-14] NO PARKING - SEE DETAIL ON SHEET C5
[S-15] ADA ACCESSIBLE CAR PARKING - SEE DETAIL ON SHEET C5
[S-16] ADA ACCESSIBLE VAN PARKING - SEE DETAIL ON SHEET C5
[AS-30] NON-SMOKING AREA SIGN, SEE DETAIL ON SHEET C5

NOTE: WHEN INSTALLING SIGNS WITHIN SIDEWALK, MAINTAIN MINIMUM 36" CLEAR WIDTH FOR ACCESSIBILITY.

AREA 2 PARKING COUNT REVISIONS

| REMOVE | | QTY |
|---------------------|---------------------|-----|
| TYPE | REMARKS | |
| STANDARD (TENANT 2) | | 5 |
| ADD | | QTY |
| TYPE | DIMENSIONS PER CITY | |
| AMZN | 9'X18.5' | 8 |
| TENANT 2 | 9'X18.5' | 5 |
| | AMZN: | +8 |
| | TENANT 2: | +0 |



SCALE: 1" = 20'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

4683 chabot dr
suite 300
pleasanton, ca 94588
p 925.244.9620
waremalcomb.com



FOR AND ON BEHALF
OF WARE MALCOMB

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

SIGNAGE AND STRIPING
AREA 2

REMARKS
CIP PLANNING RESUBMITTAL

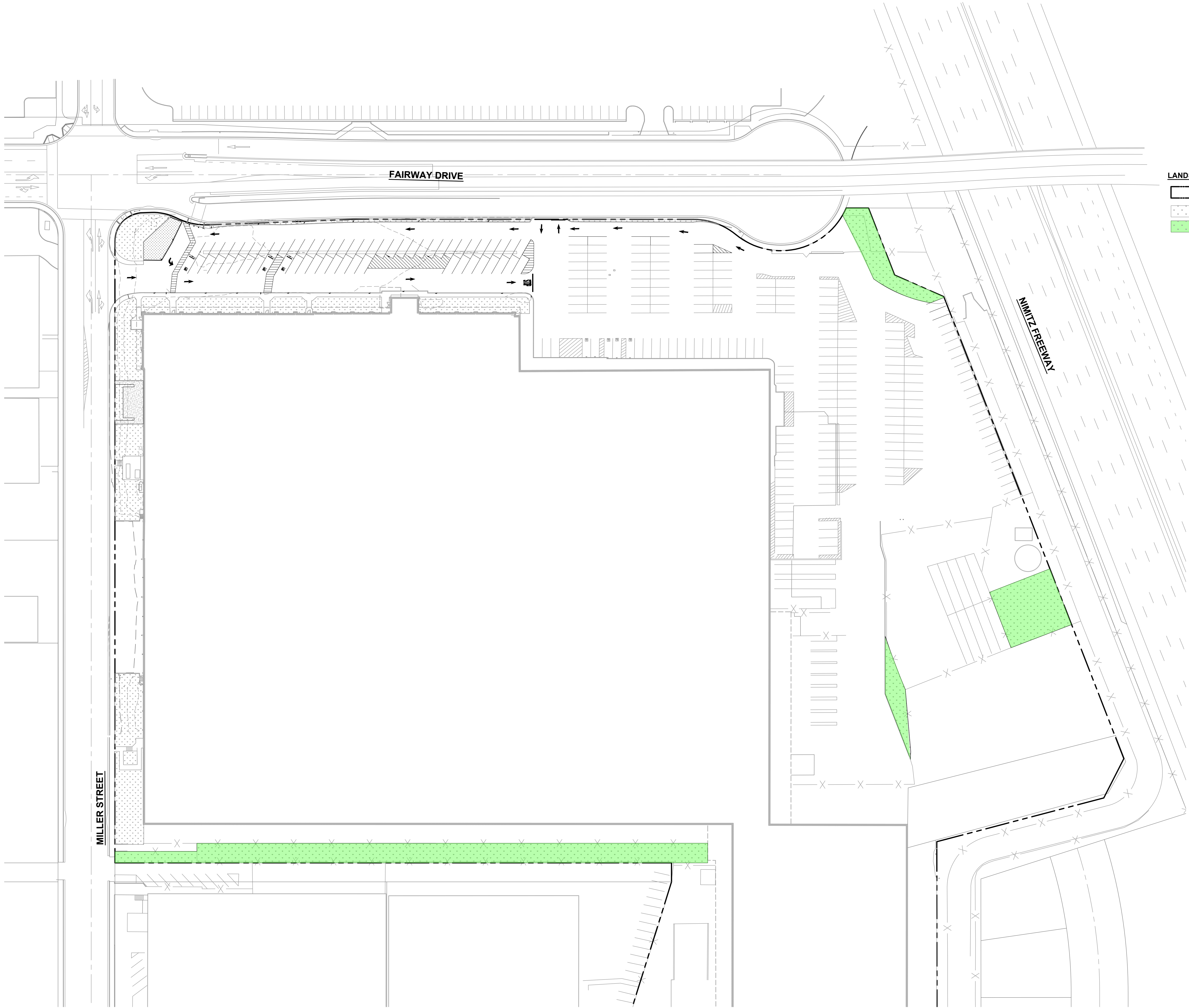
NO. 1
DATE 3/27/2021

| | |
|------------|------------|
| JOB NO.: | SNR19-0098 |
| PA / PM: | M. MURPHY |
| DESIGNED: | J. JOHNS |
| DATE: | 06/22/2021 |
| PLOT DATE: | 7/28/21 |

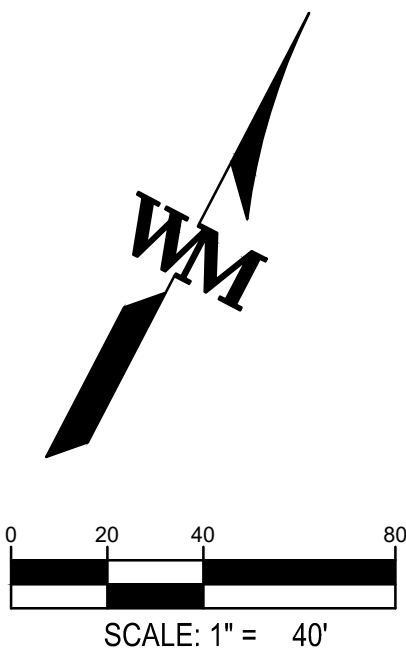
SHEET
C3

Sheet 3 of

W:\SNR19\009800\Civil\CAD Sheets\Exhibits\SNR19-0098_Circulation Plan.dwg 7/28/2021 10:41 AM JJOHNS 1:1



| LANDSCAPE | |
|---|------------|
| SITE AREA | 758,799 SF |
| REQUIRED LANDSCAPE (5%) | 37,940 SF |
| EXISTING LANDSCAPE AREA (INCLUDES PERMITTED GENERATOR PROJECT) | *19,449 SF |
| PROPOSED LANDSCAPE AREA | 20,677 SF |
| TOTAL LANDSCAPE AREA | 40,126 SF |

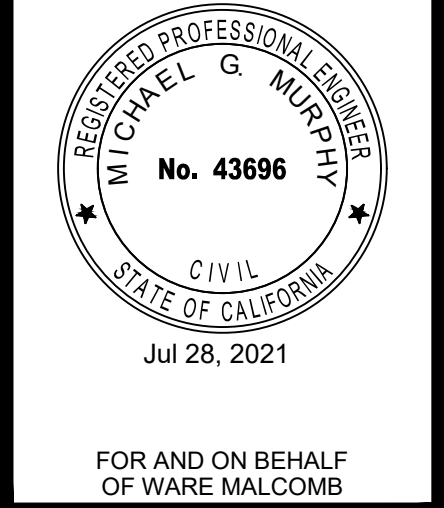


| LANDSCAPE COVERAGE PLAN | |
|--------------------------|-----------|
| NO. | DATE |
| 1 | 3/07/2021 |
| REMARKS | |
| CIP PLANNING RESUBMITTAL | |

| | |
|------------|------------|
| JOB NO.: | SNR19-0098 |
| PA / PM: | M. MURPHY |
| DESIGNED: | J. JOHNS |
| DATE: | 06/22/2021 |
| PLOT DATE: | 7/28/21 |

| | |
|-------|------|
| SHEET | |
| C4 | |
| Sheet | 4 of |

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA



4683 chabot dr
suite 300
pleasanton, ca 94588
p 925.244.9620
waremalcomb.com

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB, AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

| Color Name | Color | Gloss Vinyl | Reflective Vinyl | Paint |
|-----------------------|-------|---|-----------------------------------|--|
| C1 White | | Scotchcal White 230-20 | Scotchcal 280I-White 280-10 | Gloss White Two part catalyst hardened acrylic enamel |
| C2 Black | | Scotchcal Black 230-22 (Pantone Black C) | Scotchcal Black 280-85 | |
| C3 Yellow | | Amazon Yellow (Pantone 137 U, Pantone 1375 C) | | |
| C4 Gray | | Scotchcal Medium Gray 230-31 | | Satin Finish Two part catalyst hardened acrylic enamel |
| C5 Red | | Scotchcal Red 230-33 (Pantone 485C2X) | | |
| C6 Blue | | Scotchcal Cobalt Blue (Pantone 288C) | Scotchcal Blue 230-75 | |
| C7 Amazon Blue | | Scotchcal Amazon Blue (Pantone 2995C) | | |
| C8 Accessible Blue | | Scotchcal Accessible Blue (Pantone 293C) | | |
| C9 Green | | Green (Pantone 348C) | | |
| C10 Muster Blue | | Muster Blue (Pantone 300C) | | |
| C11 Orange | | Orange (Pantone 165C) | | |
| C12 Purple | | Purple (Pantone 267C) | | |
| C13 Muster Red | | Muster Red (Pantone 185C) | | |
| C14 Muster Yellow | | Muster Yellow (Pantone 116C) | | |

CUSTOM SIGNAGE COLORS

| Color Name | Color | Gloss Vinyl | Reflective Vinyl | Paint |
|---------------|-------|-------------|------------------|-------|
| Safety Red | | PMS 186C | | |
| Safety Orange | | PMS 151C | | |
| Safety Yellow | | PMS 109C | | |
| Safety Green | | PMS 335C | | |

SAFETY COLORS

NOTES:

- CONTRACTOR SHALL REFER TO THE LATEST AMAZON WORD WIDE DESIGN STANDARDS FOR ALL SIGNAGE DETAILS AND SPECIFICATIONS..
- TYPICAL SIGN FONT FOR AMAZON SIGNS IS "AMAZON EMBER FONT" SEE DRAWINGS FOR LOCATIONS.

AS-1
60" x 48"
ADDRESS SIGN
DOUBLE (U-2) POST

AS-2
60" x 48"
TRUCKS/VISITOR USHER
DOUBLE (U-2) POST

AS-4
48" x 60"
TRAILER INSPECTION
DOUBLE (U-2) POST

AS-5
48" x 60"
DOUBLE (U-2) POST

AS-6
36" x 24"
1 POST OR PANEL MOUNT

AS-7
36" x 24"
MOUNT PANEL DIRECTLY TO
EXTERIOR BUILDING FACADE

AS-8
36" x 24"
PANEL MOUNT

AS-9
36" x 24"
MOUNT DIRECTLY ON TO
EXTERIOR BUILDING FACADE

AS-10
36" x 24"
POST (2X) & PANEL MOUNT

AS-12
36" x 24"
POST (2X) & PANEL MOUNT
OR MOUNT ON THE WALL

AS-13
36" x 24"
MOUNT TO OUTWARD FACING
SIDE OF GATE OR FENCE

AS-14
36" x 24"
MOUNT ON INSIDE FACING
SIDE OF GATE OR FENCE

AS-15 (L) SHOWN
AS-15 (R) OPP.
36" x 24"

AS-16
48" x 60"
WAYFINDING
POST (2X) & PANEL MOUNT

AS-17
15" x 22"
WELCOME DOOR VINYL SIGN
DOOR PLACEMENT

AS-18
5" TALL
TYPICAL FOR ALL ENTRY DOORS

AS-19
6" TALL
TYPICAL FOR ALL DOCK POSITION;
DRIVER SIDE OF DOCK DOORS,
MOUNT DIRECTLY TO EXTERIOR
BUILDING FACADE

AS-20
24" x 18"
TYPICAL AT TRAILER PARKING STALLS AT
PERIMETER FENCE AREA, MOUNT ON STALL
AT 8' ABOVE GRADE, MOUNTED DIRECTLY
TO EXTERIOR BUILDING FACADE CENTERED
ABOVE DOOR.

AS-21
DOCK NUMBERS (INTERIOR)
MOUNT DIRECTLY TO INTERIOR
BUILDING FACADE, CENTERED
ABOVE DOCK DOORS

AS-22
12" x 18"
POST AND PANEL MOUNT

AS-23
12" x 18"
POST & PANEL MOUNT ONE
SIGN PER PARKING SPACE

AS-24
12" x 18"
POST & PANEL MOUNT
ONE SIGN PER PARKING
SPACE

AS-25
12" x 18"
POST & PANEL MOUNT
ONE SIGN PER PARKING
SPACE

AS-26(8)
26" x 26"
MUSTER AREA
(POLE MOUNT)
(15'-0" IN CAR PARKING)
(25'-0" IN TRAILER YARD)

AS-27
EXTERIOR HOLLOW METAL DOOR
MOUNT INSIDE AND OUTSIDE METAL
HOLLOW DOORS CENTER ON DOOR
MOUNT CENTER 5'-3" ABOVE
FINISH FLOOR

AS-28
4" TALL CHARACTERS
BLACK DIE CUT VINYL
CHARACTERS, AMAZON EMBER
FONT. ON SELECTED HOLLOW
METAL DOOR. MOUNT
HORIZONTAL CENTER TO 4'-6"
ABOVE FINISH FLOOR

AS-29
12" x 18"
POST & PANEL MOUNT ONE
SIGN FOR MOTORCYCLE
PARKING AREA

AS-30
12" x 18"
MOUNT AT BUILDING
PROVIDE x2 AT SORT,
x1 AT NON-SORT

AS-31
12" x 18"
POST AND PANEL
MOUNT

AS-32
24" x 36"
AS-32(L) SHOWN
AS-32(R) OPP.
AS-32(S) STRAIGHT
MOUNT AT 6" A.F.G. TO BOTTOM
MOUNTED ON BUILDING

AS-33
24" x 36"
POST (2X) AND PANEL MOUNT

AS-35
24" x 36"
POST (2X) AND PANEL MOUNT

AS-37
18"x36" DANGER SIGN
MOUNT DIRECT TO EXTERIOR
BUILDING FACADE

AS-51
12" x 12"
MOUNT TO BUILDING WALL
RED & BLACK GRAPHICS
WHITE ACRYLIC
NOTE: MUST BE NOT MORE
THAN 12 INCHES TO RIGHT
OR LEFT OF EACH ENTRANCE

PARKING LOCATION SIGN

AMAZON SIGNAGE LEGEND

SCALE: 1/2"=1'-0"

1
NO SCALE

S-1
30" x 30" (FOR ONE LANE)
36" x 36" (FOR 2 LANES)
MUTCD: R1-1

S-2
30" x 30"
MUTCD: R5-1
DO NOT MOUNT ON
BACK OF STOP SIGN

S-3
30" x 36"
MUTCD: R2-1

S-3 (MOD)
30" x 30" SIGN AND
18" x 18" PLACARD
MUTCD: W8-1 AND W13-1P

S-4
30" x 36"
MUTCD: R2-1

S-4 (MOD)
30" x 30" SIGN AND
18" x 18" PLACARD
MUTCD: W8-1 AND W13-1P

S-5(L) (SHOWN)
S-7(R) OPP.
30" x 30" SIGN AND
12" x 24" PLACARD
IUTCD: W11-2 AND W16-7 (L OR R)

S-7(R) (SHOWN)
S-7(L) OPP.
12" x 36"
R6-1

S-7 (L) (SHOWN)
S-8 (R) OPP.
18" x 24"
MUTCD: R6-2

S-9(L) (SHOWN)
S-9(R) OPP.
30" x 36"
MUTCD: R3-5

S-11(L) (SHOWN)
S-11(R) OPP.
24" x 24"
MUTCD: R3-2

S-12
24" x 24"
MUTCD: R3-4

S-13
24" x 24"
MUTCD: R5-2

S-14
12" x 18"
MUTCD: R8-3

S-15
12" x 18"
MUTCD: R7-8
COORDINATE WITH LOCAL A.H.
FOR LOCAL GRAPHIC EQUAL

S-16
12" x 18"
MUTCD: R7-8p
COORDINATE WITH LOCAL A.H.
FOR LOCAL GRAPHIC EQUAL

S-17
18" x 12"

S-XX
12" x 18"
MUTCD: R7200

S-14
24" x 24"
MUTCD: (R8-3A)

S-18
12" x 18"
ELECTRIC VEHICLE
PARKING ONLY
(ONCE SIGN PER SPACE)

S-19
12" x 18"
CLEAN AIR VEHICLE ONLY
AS REQUIRED BY A.H.
(ONE SIGN PER SPACE)

S-97
12" x 18"
SUBJECT TO INSPECTION
MOUNT 100' FROM MAIN ENTRY
FROM OFF OF THE R/W
PROVIDE 400' ON CENTER ON
PRIMARY TRUCK ACCESS
INBOUND LANE
POST AND PANEL MOUNT

D.O.T. SITE SIGNAGE LEGEND

SCALE: 1/2"=1'-0"

3

WAREHOUSE TENANT

1788 FAIRWAY DRIVE

SAN LEANDRO, CALIFORNIA

DEATLS

(FOR USE ONLY AS APPLICABLE)

| NO. | DATE | REMARKS |
|-----|-----------|-------------------------|
| 1 | 3/27/2021 | CIP PLANNING RESUBMITAL |

JOB NO.: SNR19-0098

PA / PM: M. MURPHY

DESIGNED: J. JOHNS

DATE: 06/22/2021

PLOT DATE: 7/28/21

SHEET

C5

Sheet 5 of

WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

4683 chabot dr
suite 300
pleasanton, ca 94588
p 925.244.9620
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER

MICHAEL G. MURPHY

No. 43696

CIVIL

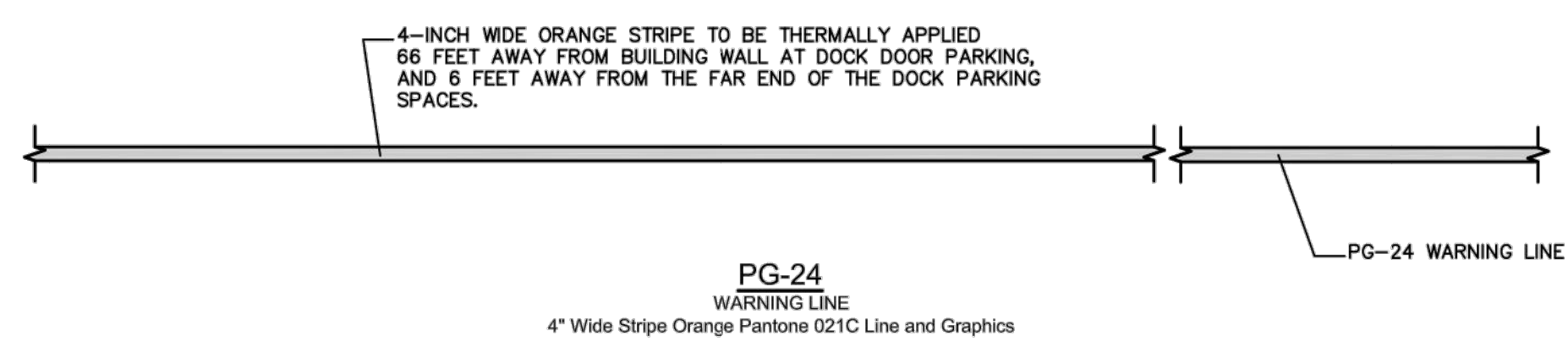
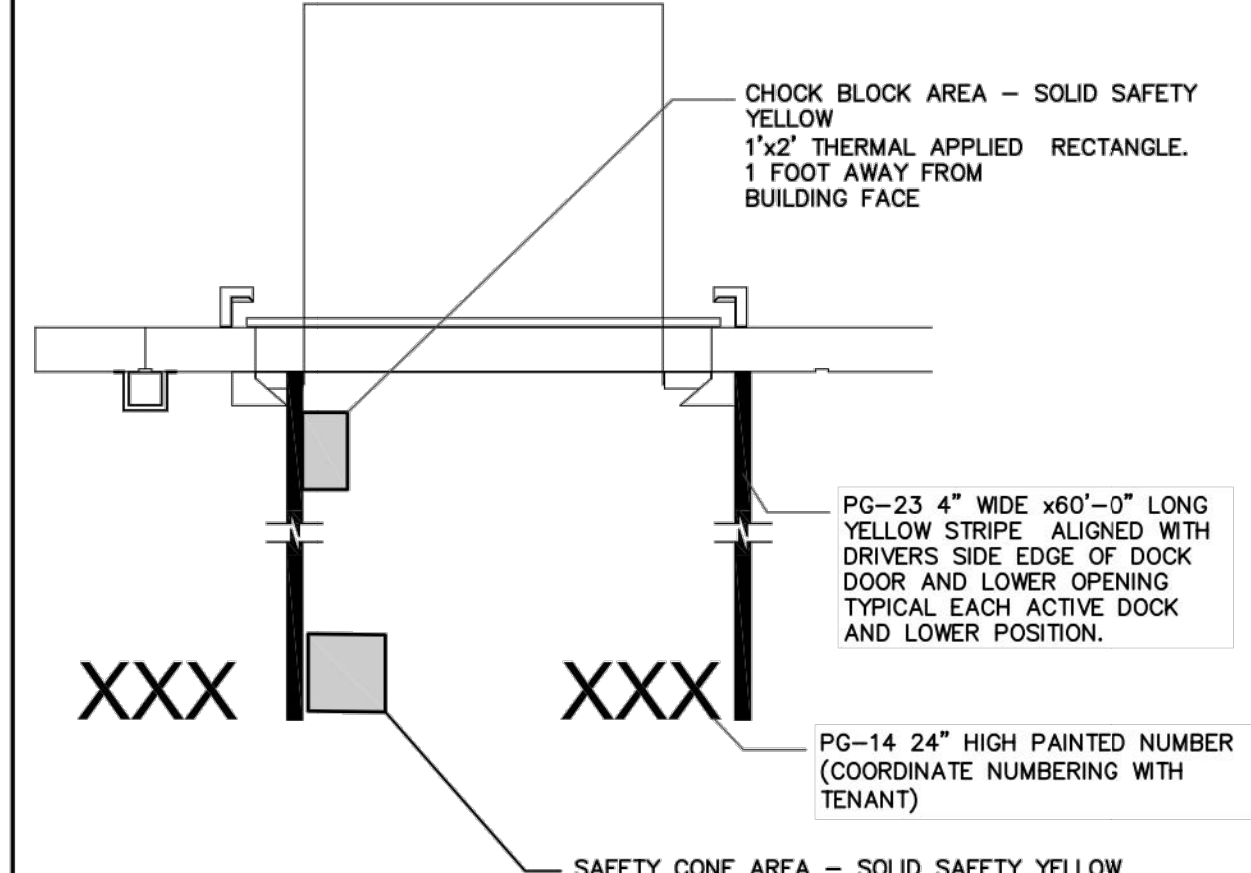
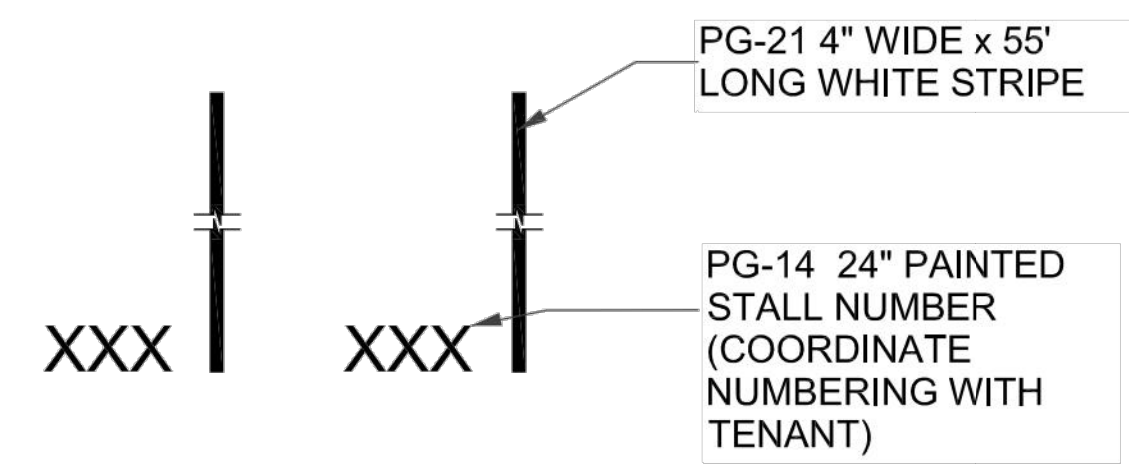
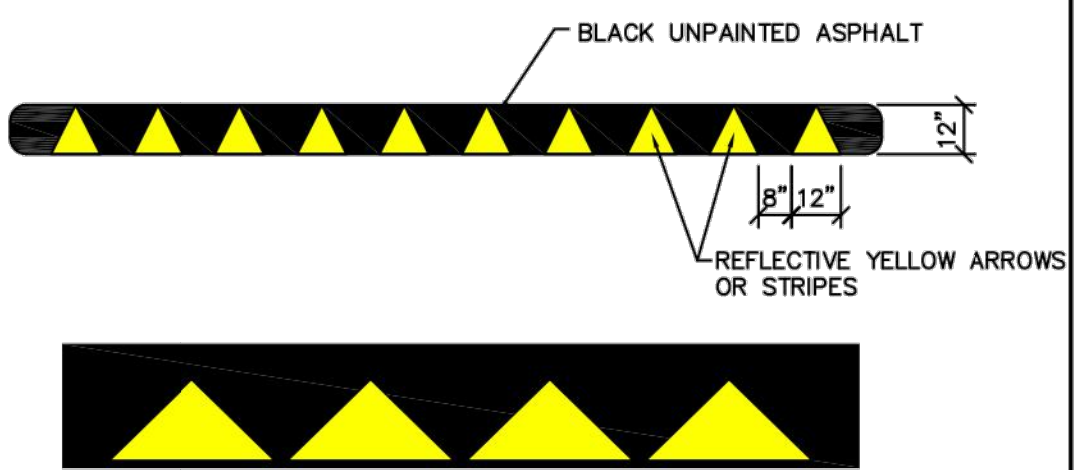
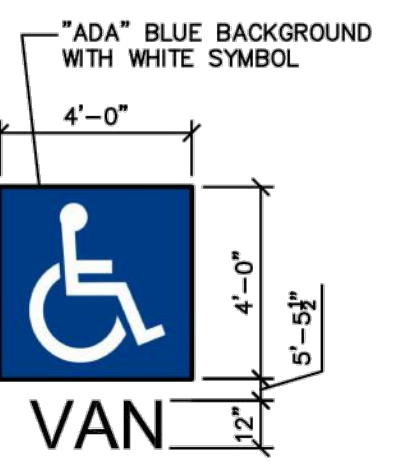
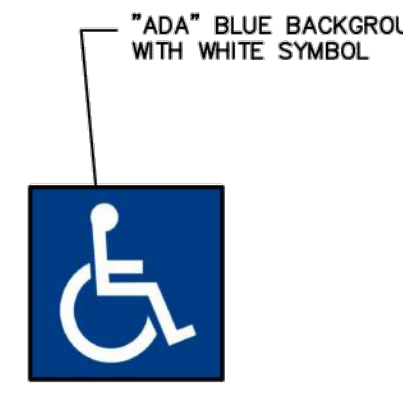
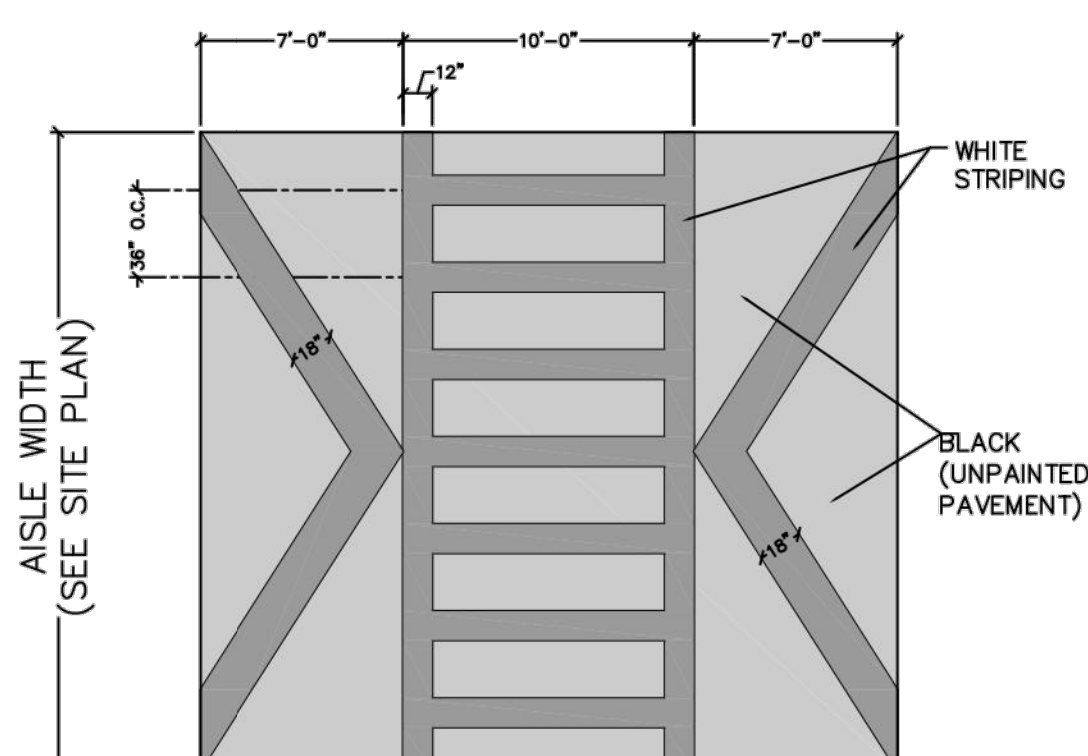
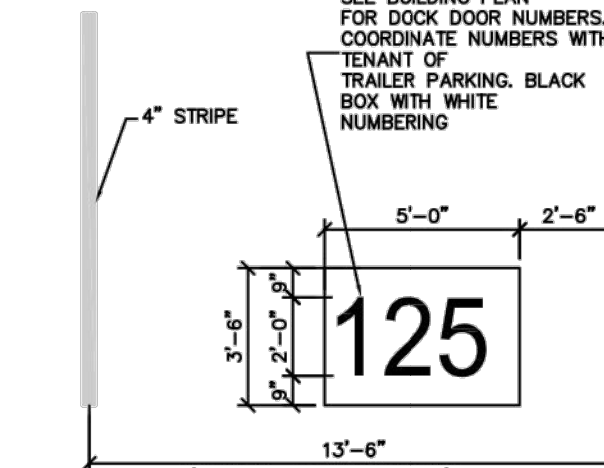
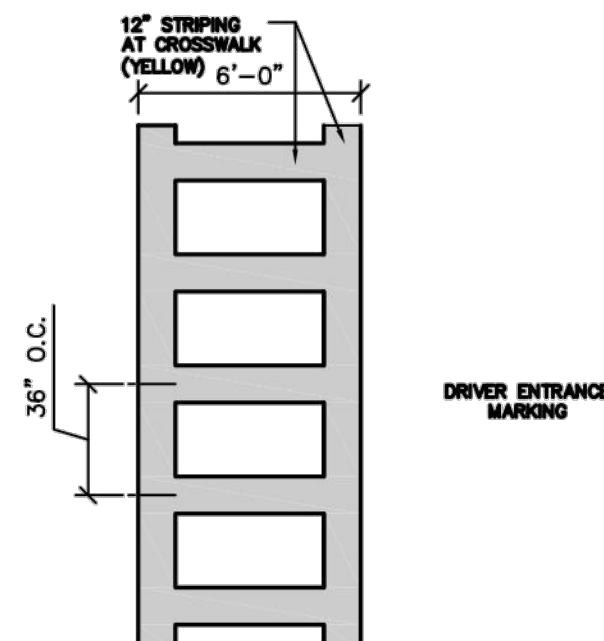
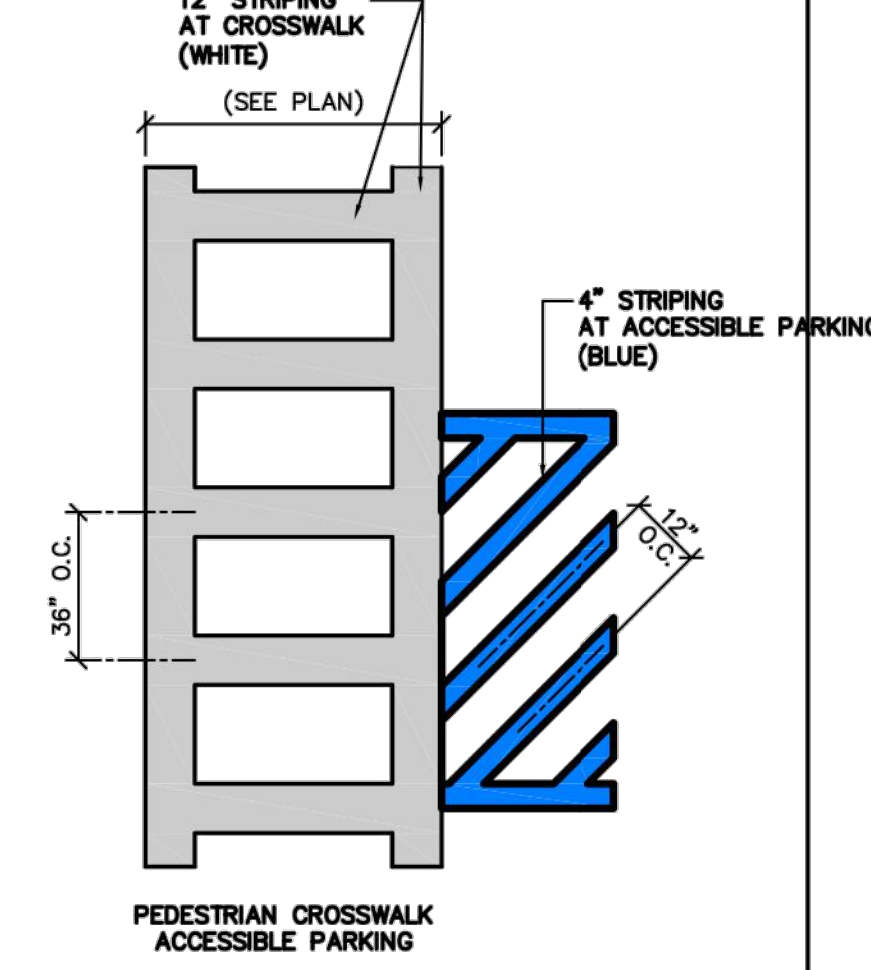
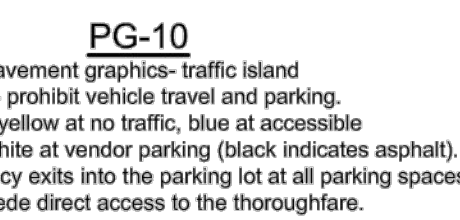
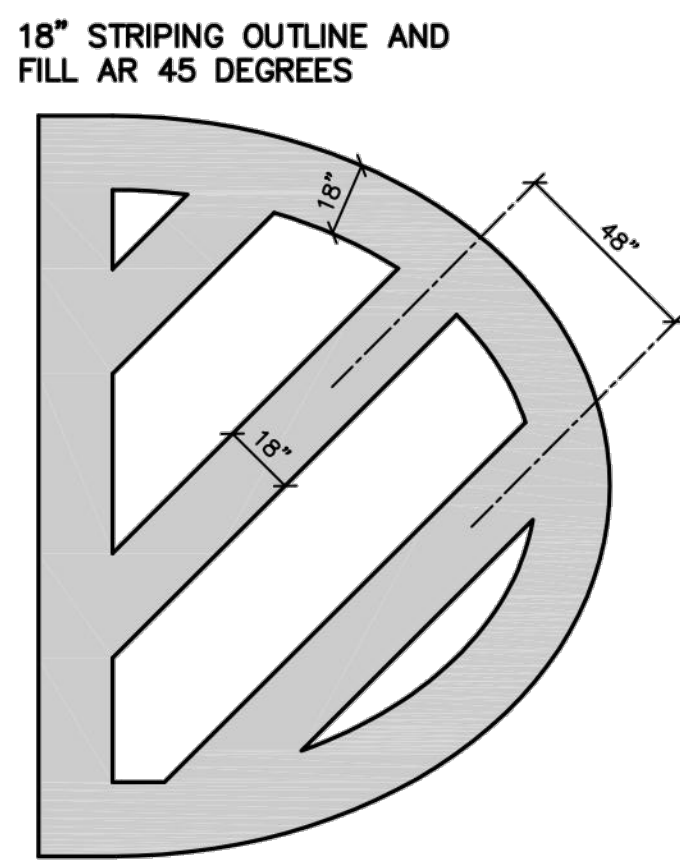
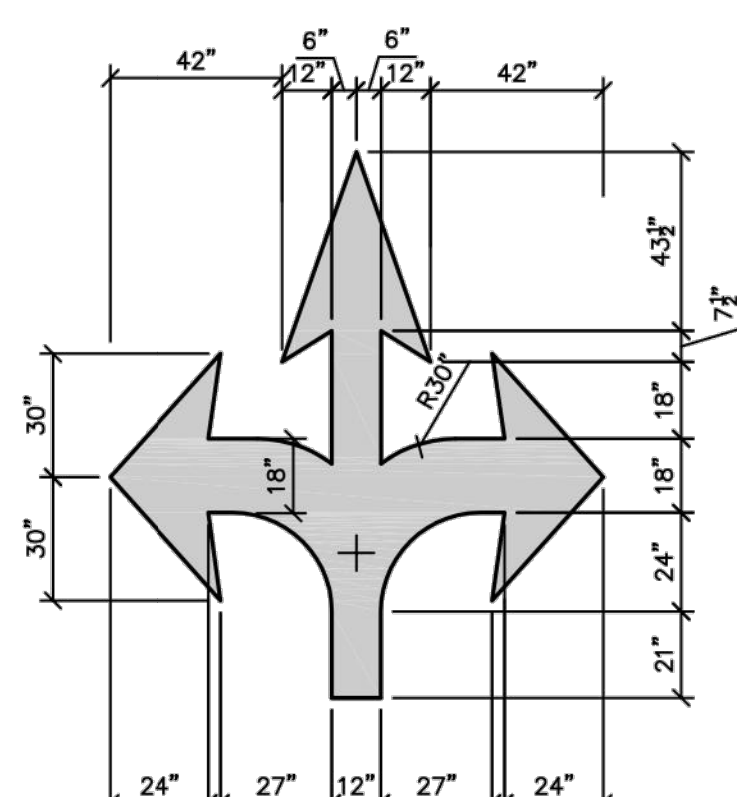
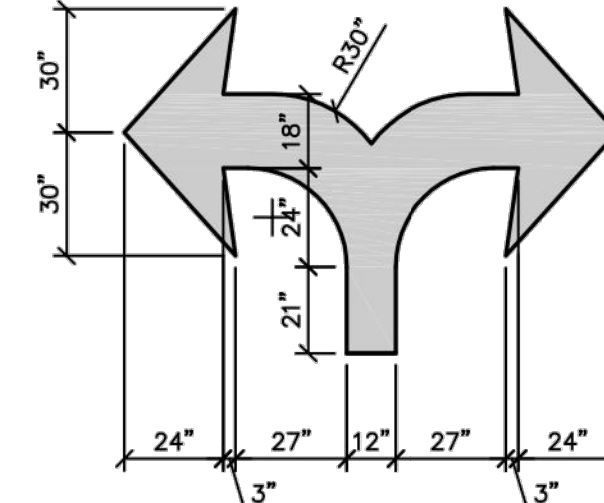
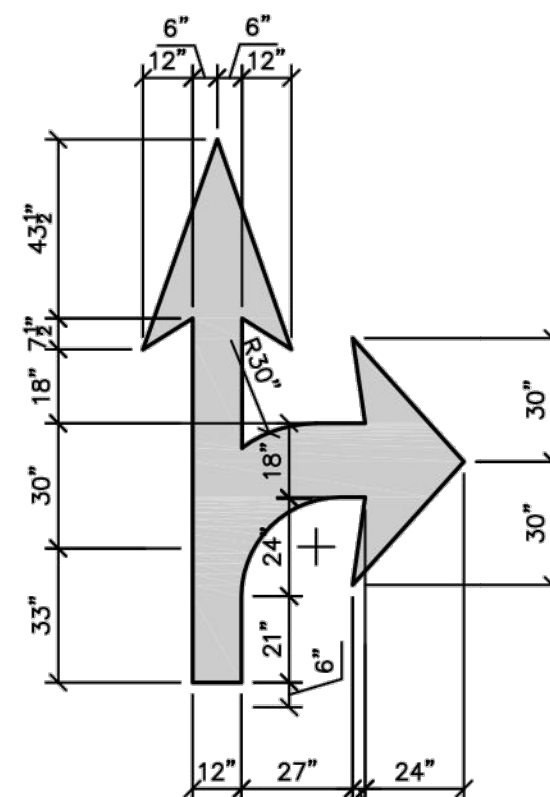
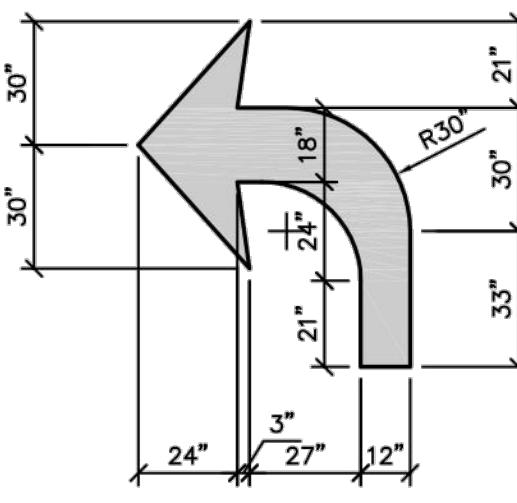
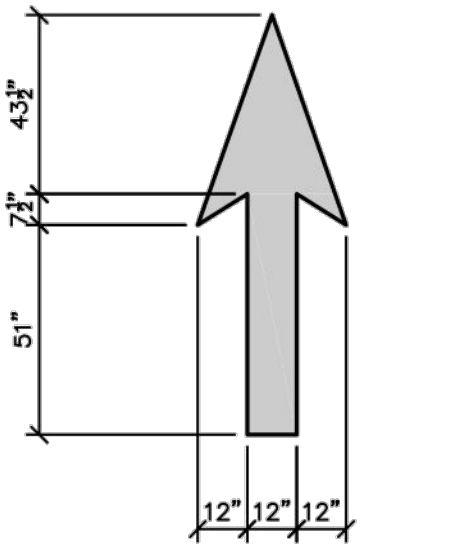
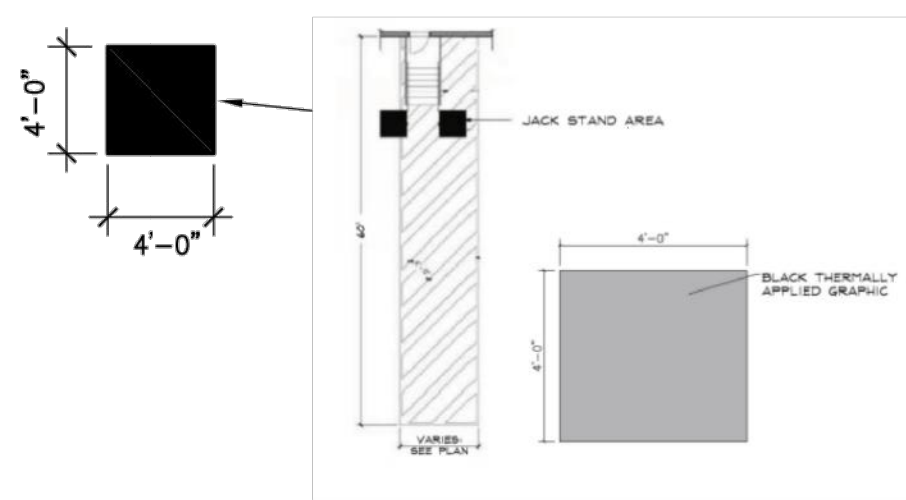
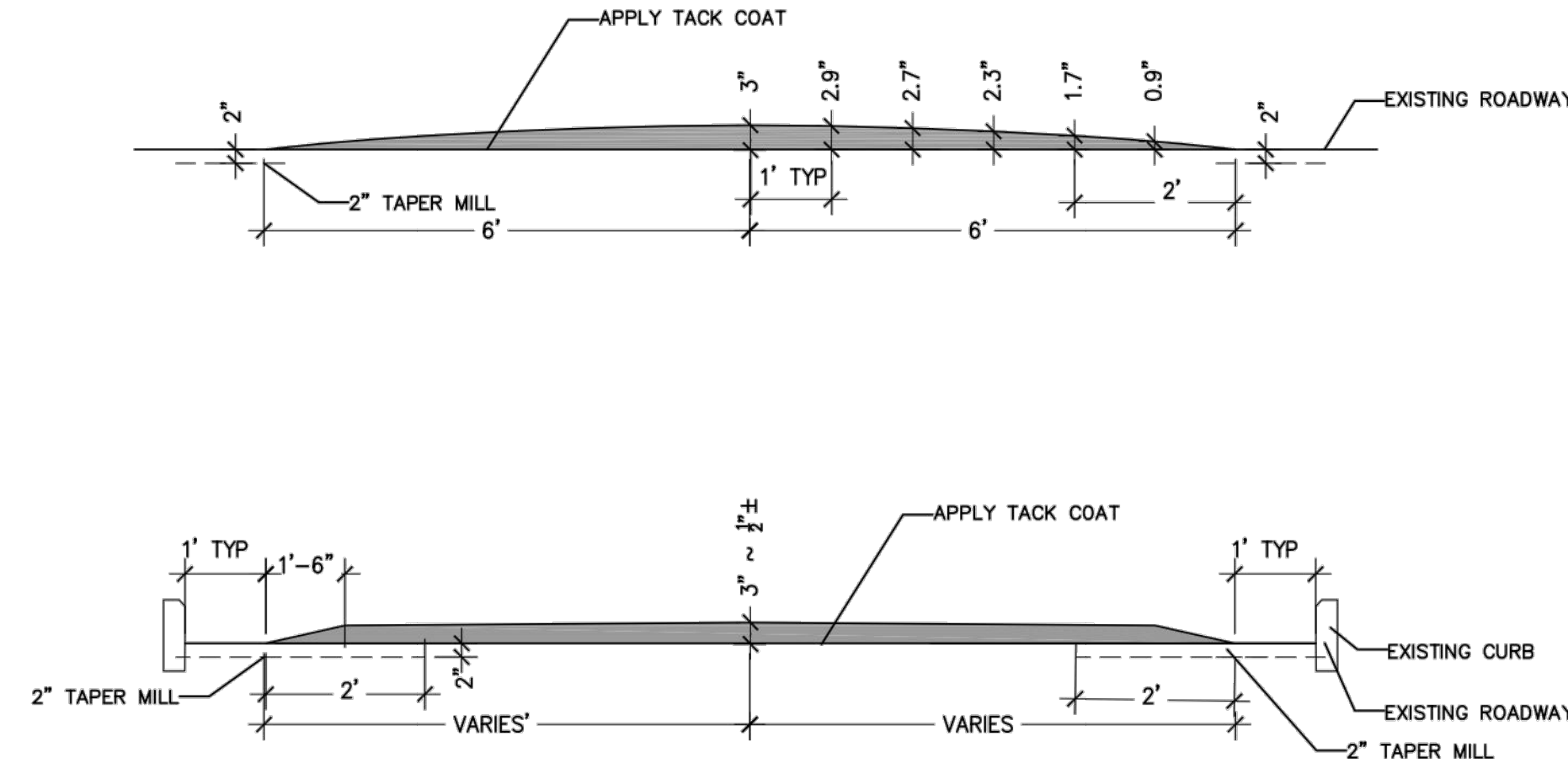
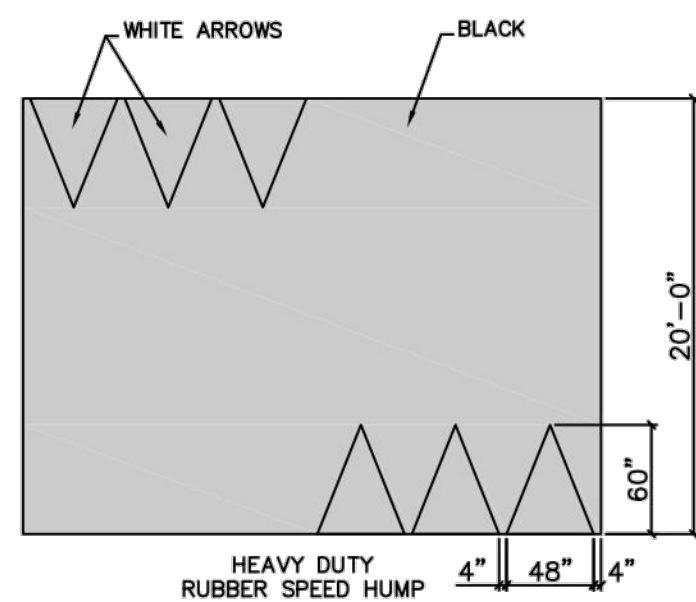
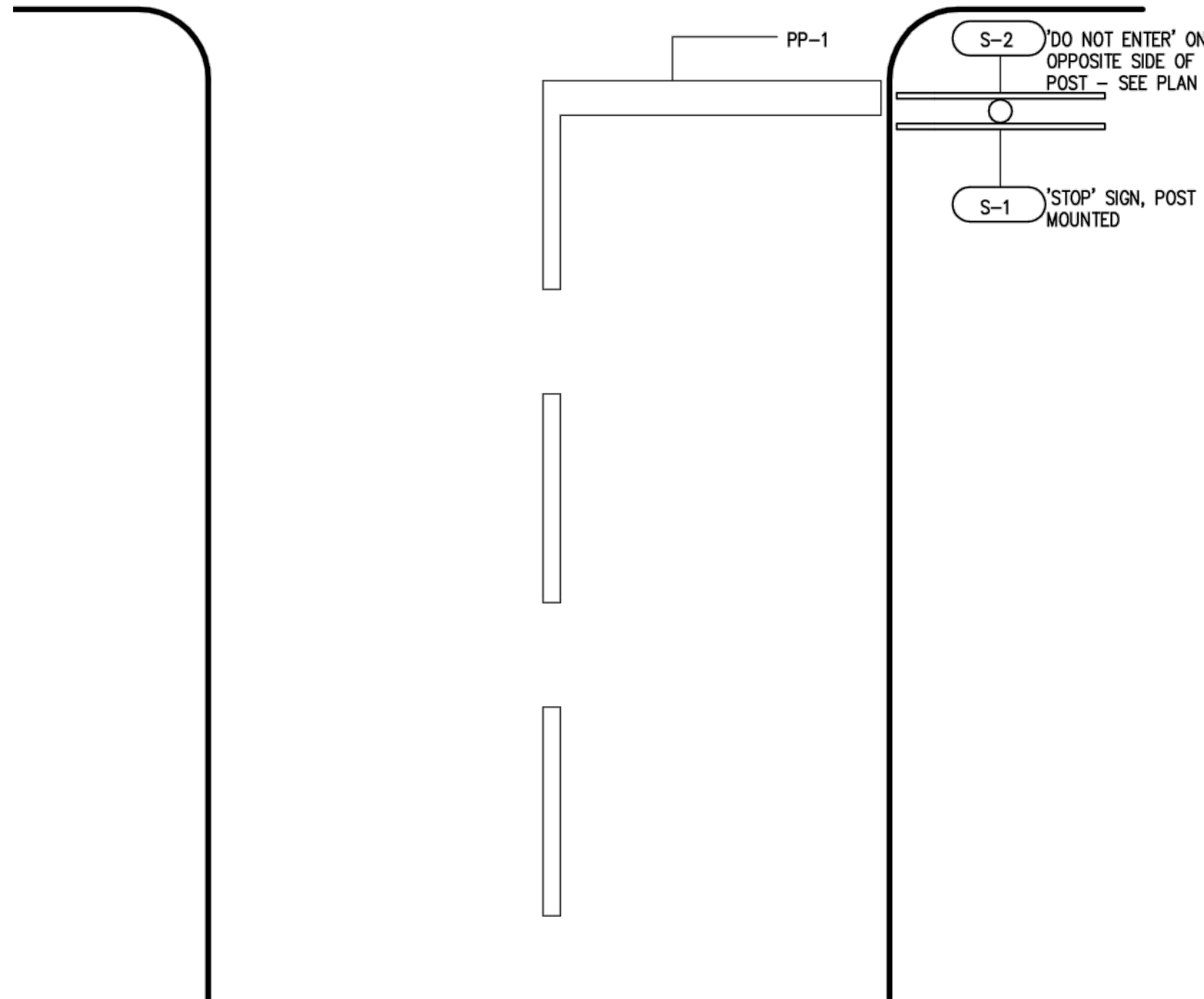
STATE OF CALIFORNIA

Jul 28, 2021

FOR AND ON BEHALF
OF WARE MALCOMB

NOT FOR CONSTRUCTION

W:\SHR\190908000\CHICAD\Drawings\Exhibits\SMR19-0098_Details.dwg 7/28/2021 10:33 AM JJOHNS 1:1



FOR AND ON BEHALF OF WARE MALCOMB

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

| DETAILS | | (FOR USE ONLY AS APPLICABLE) | | REMARKS | |
|---------|-----------|------------------------------|------|--------------------------|--|
| NO. | DATE | NO. | DATE | CIP PLANNING RESUBMITTAL | |
| 1 | 3/27/2021 | | | | |

| | |
|------------|------------|
| JOB NO.: | SNR19-0098 |
| PA / PM: | M. MURPHY |
| DESIGNED: | J. JOHNS |
| DATE: | 06/22/2021 |
| PLOT DATE: | 7/28/21 |

NOTE: SEE DRAWINGS FOR LOCATIONS.

PAVEMENT GRAPHICS

SCALE: N.T.S.

SCOPE OF WORK:

GENERAL:

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
 - ESTHETIC FINISH GRADING
 - INSTALLATION OF TREES, SHRUBS, ACCENTS, GROUNDCOVERS, ANNUALS, AND ANY OTHER NURSERY STOCK
 - BARK AND PRE-EMERGENT APPLICATIONS (S)
 - MULCHES, AND ALL OTHER MATERIAL, NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
 - MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
 - FERTILIZERS AND SOIL AMENDMENTS
 - MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
 - GUARANTEES
- COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
- OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
- COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.

IRRIGATION:

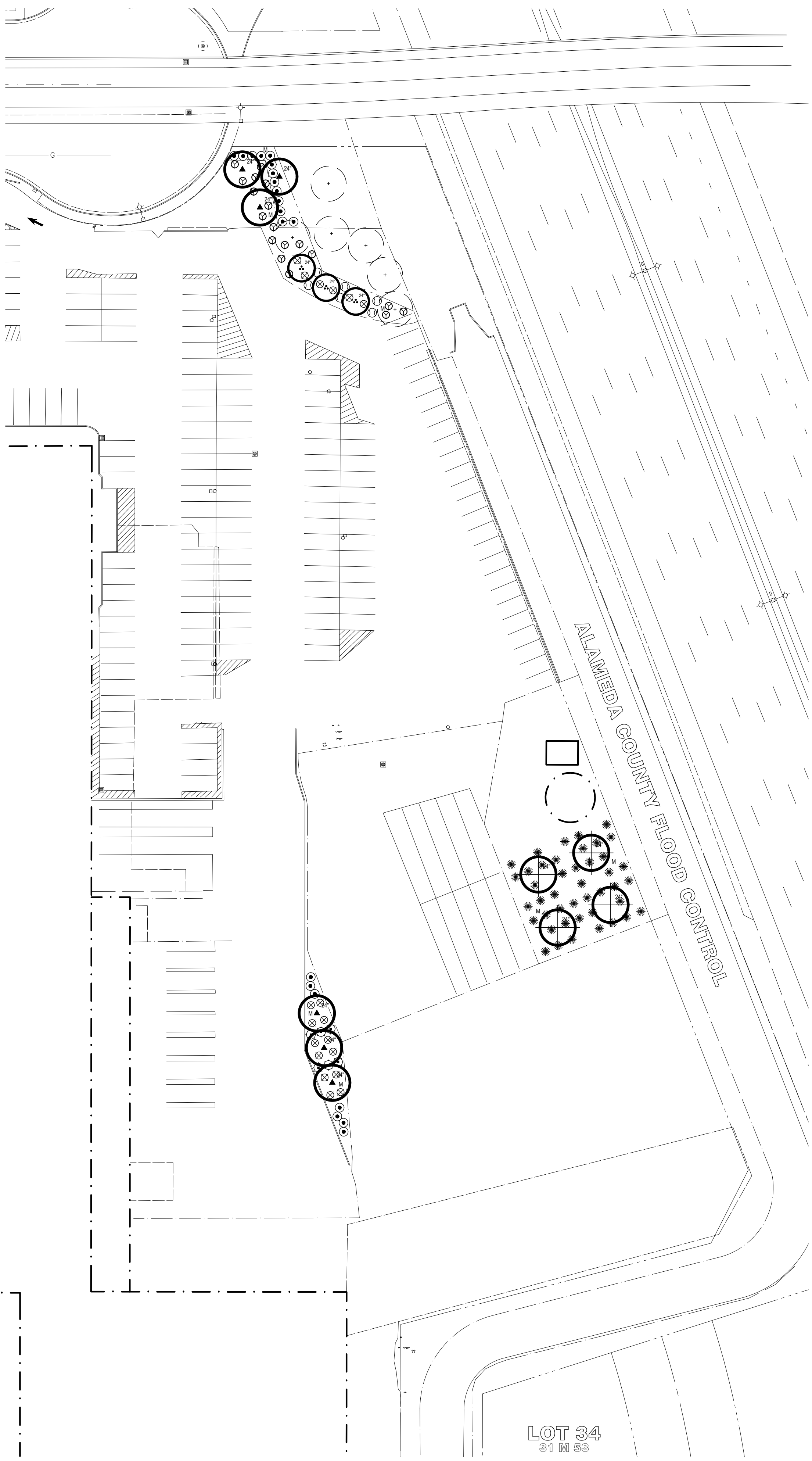
- THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND AUTOMATIC WATERING SYSTEM FOR ALL PLANT MATERIAL SPECIFIED ON THIS PLAN SET INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, CENTRALIZED CONTROLLER, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
 - BACKFLOW PREVENTER
 - MAINLINE PIPE
 - CONTROLLERS
 - AUTOMATIC CONTROL VALVES
 - VALVE BOXES
 - SPRINKLERS, INCLUDING ROTATORS, SPRAYS AND MP ROTATORS
 - ROOT WATERING ZONES
 - BUBBLERS
 - EMITTERS
 - LATERAL PIPE
- UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE ALL TESTING.
- IRRIGATION MATERIALS SHALL BE FURNISHED AS SPECIFIED ON THE IRRIGATION MATERIAL SCHEDULE UNLESS IT INDICATES "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
- MAINTAIN UNINTERRUPTED WATER SERVICE TO EXISTING BUILDING AND/OR PLANTING TO REMAIN DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
- ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE FOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.

PLANTING:

- PLANT MATERIALS SHALL BE FURNISHED IN QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION AND SHALL BE OF SPECIES, KINDS, SIZES, ETC., AS SYMBOLIZED AND/OR DESCRIBED IN "PLANT MATERIAL SCHEDULE," AS INDICATED ON DRAWINGS. LIST ON DRAWINGS PREPARED ONLY AS CONVENIENCE TO CONTRACTOR AND ITS ACCURACY IS NOT ASSURED. VERIFY ALL SIZES AND QUANTITIES.
- INERT MATERIALS SHALL BE FURNISHED IN QUANTITIES AND OR SPACING AS SHOWN ON THE "PLANT MATERIAL SCHEDULE," OR NOTES ON THE PLAN SET. INSTALLATION PROCEDURES FOR DECOMPOSED GRANITE MAY VARY BY THE SCALE OF THE PROJECT AND THE SIZE OF SPECIFIC AREAS TO RECEIVE DECOMPOSED GRANITE GROUND COVER. INSTALLED GRANITE SHALL BE DRAGGED OR RAKED TO REMOVE ANY IRREGULARITIES. INSTALLATION SHALL PROVIDE A COMPACTED DEPTH OF DECOMPOSED GRANITE AS SPECIFIED ON THE DRAWINGS. METHODS OF COMPACTING, SUCH AS ROLLING, WATER SETTLING, ETC., SHALL BE APPROVED BY LANDSCAPE ARCHITECT. A LEVEL BOARD NOT LESS THAN 8 FEET IN LENGTH SHALL BE USED TO INSPECT GRADE FOR ACCURACY AND TRUENESS. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS, GRANITE FINISH GRADE SHALL BE 1" BELOW THE TOP OF CURB OR SIDEWALK SURFACES.
- HYDROSEED MIXTURE SHALL BE APPLIED USING HYDRAULIC SPRAY MULCHING OR SEEDING EQUIPMENT. COVER SHALL BE COMPLETE. THE PROPORTIONS SHALL BE AS SPECIFIED IN THE SEED MIX AND HYDROSEED NOTES. CONTRACTOR SHALL CLEAN UP SIDEWALKS, ETC., UPON WHICH HYDROMULCH IS OVER SPRAYED.
- LANDSCAPE CONTRACTOR SHALL CONSTRUCT FIRMLY COMPACTED MOUND OF SOIL AROUND EACH TREE AND PLANT TO FORM WATERING BASIN AT EDGE OF AND FOLLOWING SHAPE OF PLANTING PIT AREA. MOUND FOR TREES AND FOR VINES FROM FIVE (5) GALLON OR LARGER CONTAINERS AT LEAST 4" HIGH. MOUNDS FOR ALL OTHER TREES, VINES OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT LEAST 2" HIGH. EXCAVATED EARTH, IF CAPABLE OF RETAINING WATER, MAY BE USED. ANY SETTLEMENT WITHIN BASINS AFTER WATERING REFILLED TO REQUIRED GRADE WITH PREPARED SOIL AND ADDITIONAL NITROGEN STABILIZED SHAJOUT WORKED INTO SURFACE AS REQUIRED TO RESTORE MULCHED CONDITION. AT END OF 90 DAY MAINTENANCE PERIOD ALL WATERING BASINS IN LAWN AREAS LEVELLED TO FINISH GRADE AND AREA RE-SEEDDED OR SOODED TO MATCH EXISTING TURF.

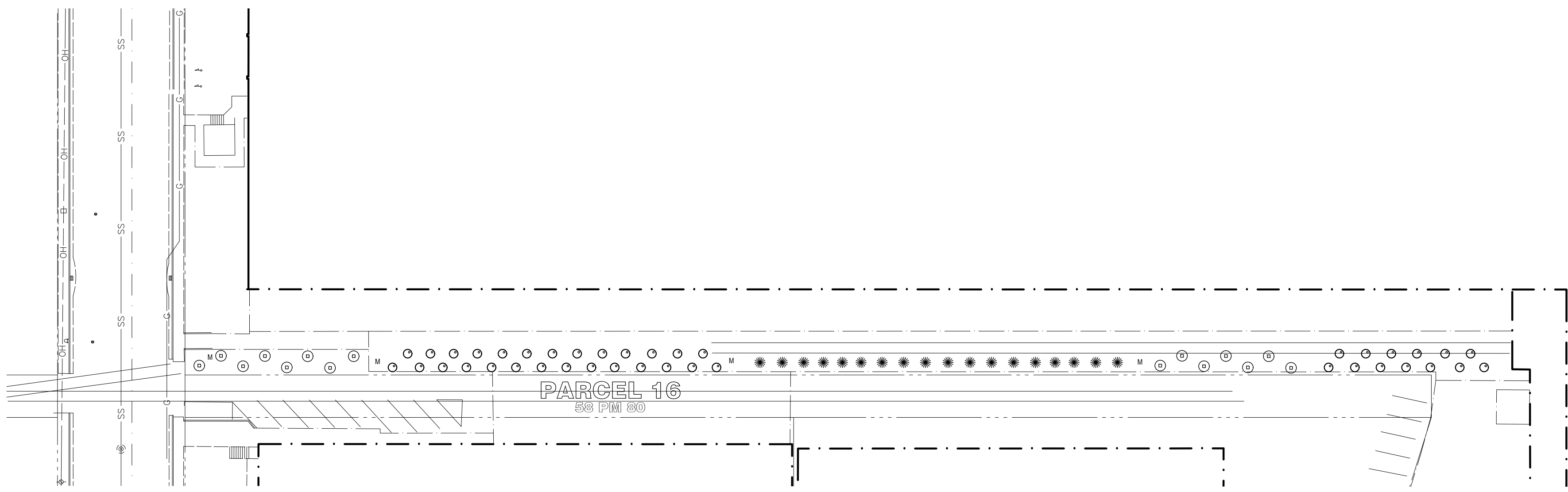
GENERAL NOTES:

- CONTRACTOR SHALL USE THESE NOTES IN ADDITION TO ANY WRITTEN SPECIFICATIONS PREPARED FOR THE PROJECT.
- LANDSCAPE ARCHITECT WILL ANSWER IN WRITING QUESTIONS, OMISSIONS, OR DISCREPANCIES IN PLANS OR SPECIFICATIONS IF A WRITTEN REQUEST IS SUBMITTED TO THE LANDSCAPE ARCHITECT SEVEN (7) DAYS PRIOR TO THE BID OPENING.
- LANDSCAPE ARCHITECT WILL NOT GIVE ANY ORAL EXPLANATIONS OF PLANS OR SPECIFICATIONS, ANY INTERPRETATION OR CORRECTION OF THE PROPOSED DOCUMENTS WILL BE MADE ONLY BY ADDENDUM AND WILL BE FURNISHED TO ALL PLAN HOLDERS. RECEIPT OF SUCH ADDENDUM WILL BE ACKNOWLEDGED. INTERPRETATION OF THE PLANS AND SPECIFICATIONS WILL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT AND SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS AS THEY EXIST, SO THAT HE/SHE MAY FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE SAFEKEEPING OF ALL MATERIALS AND EQUIPMENT AND FOR THE PROTECTION ON ALL UNFINISHED WORK UNTIL FINAL ACCEPTANCE BY THE OWNER. IF ANY OF THE WORK IS DAMAGED OR DESTROYED FROM ANY CAUSE, THE CONTRACTOR SHALL REPLACE IT AT HIS OWN EXPENSE. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AGAINST ANY CLAIMS FILED FOR NONPAYMENT OF HIS BILLS FOR SUBCONTRACTORS, LABOR AND MATERIALS USED IN CONNECTION WITH THE CONTRACT WORK.
- CONTRACTOR SHALL FULLY COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE OWNER'S REPRESENTATIVE AND THE OWNER.
- CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROCURE ALL PERMITS, CERTIFICATES, AND LICENSES REQUIRED OF HIM/HER BY LAW FOR THE EXECUTION OF HIS WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL STATE, COUNTY OR LOCAL LAWS, ORDINANCES, RULES OR REGULATIONS RELATING TO THE PERFORMANCE OF HIS WORK. IF CONTRACTOR ENCOUNTERS A DISCREPANCY BETWEEN THE PLANS AND LOCAL LAWS, ORDINANCES, RULES OR ORDINANCES, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES, ELECTRIC CABLES, CONDUITS, SPRINKLER LINES, HEADS, VALVES AND VALVE CONTROL WIRES AND ALL UTILITY LINES PRIOR TO EXCAVATING OR PLACING OF STAKES. IN EVENT OF CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT AND PROPOSE RELOCATION FOR ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM WORK HERE UNDER AND FOR ANY ADJUSTMENTS REQUIRED.
- CONTRACTOR SHALL FOLLOW ALL MUNICIPAL REQUIREMENTS FOR DUST CONTROL DURING THE CONSTRUCTION PROCESS.
- CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. THE FAILURE OF THE CONTRACTOR TO OBTAIN, RECEIVE OR EXAMINE ANY ADDENDA TO THE PROPOSED CONTRACT DOCUMENTS, AND TO VISIT THE SITE AND ACQUANT HIMSELF / HERSELF WITH THE CONDITIONS THERE EXISTING, SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION WITH RESPECT TO THE CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THAT PORTION OF THE SITE INVOLVED IN THE PROJECT WORK AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION AS REQUIRED BY THE STATE AND LOCAL CODES, ORDINANCES, LAWS, CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO WORK THAT IS NOT PROPERLY PROTECTED.
- THE CONTRACTOR SHALL PROVIDE ENCLOSURES, DITCHES, OR DRAINS TO PROTECT INSTALLATIONS AND IMPROVEMENTS WITHIN THE WORKING AREA SUBJECT TO DAMAGE BY WEATHER CONDITIONS, AND SHALL REPAIR OR REPLACE ANY DAMAGED STRUCTURES OR IMPROVEMENTS.
- CONTRACTOR SHALL REPLACE AND REPAIR AT THEIR OWN EXPENSE TO THE APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE ANY DAMAGE INCURRED TO EXISTING STRUCTURES OR INSTALLATIONS BY THE CONTRACTOR OR SUB-CONTRACTOR.
- CONTRACTOR SHALL REPORT ANY OBSTRUCTIONS, IF ENCOUNTERED, TO THE LANDSCAPE ARCHITECT. CLEAN UP OF TRASH, DEBRIS, OR OTHER OBSTRUCTIONS RESULTING FROM WORK PERFORMED BY OTHER TRADES IS NOT THE RESPONSIBILITY OF THE LANDSCAPE / IRRIGATION CONTRACTOR.
- THE LANDSCAPE ARCHITECT, THE GENERAL CONTRACTOR OR THE OWNER SHALL MAKE PERIODIC SITE VISITS TO REVIEW QUALITY AND COMPLIANCE OF WORK WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT 24 HOURS NOTICE FOR A REQUIRED INSPECTION.
- THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERVISOR ON SITE DURING CONSTRUCTION AT ALL TIMES. THE LANDSCAPE ARCHITECT SHALL NOT PROVIDE SUPERINTENDENCY.
- INSPECTION OF WORK FOR COMPLIANCE WITH CITY AND COUNTY CODES AND STANDARDS SHALL BE BY THE CITY AND COUNTY INSPECTORS.
- THE CONTRACTOR, EACH WEEK OR AS REQUIRED, SHALL REMOVE DEBRIS, WASTE, RUBBISH OR UNUSED CONSTRUCTION MATERIALS FROM THE PROJECT AREAS RESULTING FROM WORK UNDER THIS CONTRACT. ANY CONSTRUCTION OR STORAGE YARDS SHALL BE MAINTAINED IN AN ORDERLY APPEARANCE AND LOCATED AS DIRECTED BY THE OWNER OR GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPETENT WORKERS. ALL WORK SHALL BE UNDERTAKEN AND FINISHED IN QUALITY WORKMANSHIP. ANY WORK THAT DOES NOT SHOW QUALITY WORKMANSHIP BY SKILLED WORKERS, IN THE OPINION OF THE LANDSCAPE ARCHITECT SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAINAGE FLOWS PROVIDED ON THE CIVIL ENGINEERING PLANS, AND ARE RESPONSIBLE FOR NOT IMPEDING THESE FLOWS WITH THEIR WORK.
- CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL NOT MAKE ANY DESIGN MODIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS. REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. LANDSCAPE ARCHITECT UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORSEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH CIVIL ENGINEERING AND/OR ARCHITECTURAL CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE PROJECT TO ASSURE THAT THERE ARE NO OVERLAPS OR GAPS IN OVERALL PROJECT SCOPE. IF OVERLAPS OR GAPS ARE DISCOVERED, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.



PLANTING GENERAL NOTES

- VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL, NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANS.
- REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE IMMEDIATELY.
- LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS PLAN SET AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THE PROJECT.
- THE LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
- ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL REQUIRED SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS. PROJECTS LOCATED OUTSIDE OF ARIZONA SHALL MEET NURSERY SPECIFICATIONS AVAILABLE IN THAT STATE'S MUNICIPALITY.
- ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
- PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS.
- IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
- PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
- ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING BRANCHES PRIOR TO FINAL ACCEPTANCE. DO NOT APPLY PRE-EMERGENT IN HYDROSEED AREAS.
- LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
- ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE, OR AS SPECIFIED BY MUNICIPALITY.
- UNLESS OTHERWISE NOTED ON PLANS, ROCKBARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
- THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCKBARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
- BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE REPAIRED WITH NO ADDITIONAL COST TO THE OWNER.
- STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANT PIT.
- THE EDGE OF ALL TREE PLANT PITS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS OR WALLS. THE EDGE OF ALL SHRUB PLANT PITS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS OR WALLS.
- ROCKBARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNERS APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
- LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
- WATER TEST ALL TREE PLANT PITS PRIOR TO PLANTING. IF TREE PLANT PITS DO NOT PROPERLY DRAIN, REFER TO THE HARDPLAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL SHRUBS, ACCENTS, AND GROUNDCOVER FOR 90 DAYS, AND ALL TREES FOR ONE YEAR.



PLANT MATERIAL SCHEDULE

| SYMBOL | BOTANICAL NAME | SIZE | QTY | COMMENTS |
|-----------------------------|-----------------------------|----------|-----|----------|
| TREES: | | | | |
| COMMON NAME | | | | |
| | Lagerstroemia indica | 24" box | 3 | STANDARD |
| Crape Myrtle | | | | |
| | Quercus agrifolia | 24" box | 4 | STANDARD |
| Coast Live Oak | | | | |
| | Pistachia chinensis | 24" box | 6 | STANDARD |
| Chinese Pistache | | | | |
| SHRUBS AND ACCENTS: | | | | |
| | Phormium tenax 'Variegatum' | 5 gallon | 6 | |
| Variegated New Zealand Flax | | | | |
| | Hemerocallis x 'Bilcy' | 5 gallon | 18 | |
| Bitsy Yellow Daylily | | | | |
| | Salvia Greggii | 5 gallon | 6 | |
| Autumn Sage | | | | |
| | Muhlenbergia rigens | 5 gallon | 61 | |
| Deer Grass | | | | |
| | Nerium oleander | 5 gallon | 20 | |
| Oleander | | | | |
| | Juniperus communis | 5 gallon | 15 | |
| Juniper | | | | |

GROUNDCOVERS:

| | | | |
|--------------|----------------------|----------|----|
| | Myoporum parvifolium | 1 gallon | 18 |
| | Myoporum | | |
| | Baccharis pilularis | 1 gallon | 40 |
| Coyote Brush | | | |

BARK MULCH:

| | | |
|---------|-------------------|---|
| M | To Match Existing | - |
| 2" Deep | | |

WELO WATER BUDGET:

| | | | | | | |
|--|-----------------|-------------|-------------------|------------------------------|------------------------------------|----------------------------|
| Date: 7/29/2001 | | | | | | |
| Project Name: USF2 | | | | | | |
| Project Contact: Tim Daugherty, PLA | | | | | | |
| Project Contact Email: tjd@studiodpa.com | | | | | | |
| Maximum Applied Water Allowance (MAWA) | Project Type | ETo | ETAF | Special Landscape Area (SLA) | Total Landscape Area including SLA | MAWA (gallyr) |
| | Non-residential | 41.8 | 0.45 | - | 17,000 | 198,257 |
| Estimated Total Water Use (ETWU) | | ETo | (SF * PF) / IE | SLA | ETWU (gallyr) | |
| | | 41.8 | 6,296 | - | 163,175 | |
| Difference between MAWA and ETWU | | | | | | 35,083 |
| Project meets water budget. | | | | | | |
| ETWU Calculation (Regular landscape areas) | Zone # | Description | Select Irrigation | Square Feet (SF) | Plant Factor (PF) | Irrigation Efficiency (IE) |
| Add Hydrozone | 1 | Drip | drip | 17,000 | 0.30 | 0.81 |
| | 2 | | | | | |
| | 3 | | | | | |
| | 4 | | | | | |
| Landscape area (not including SLA) | | | | 17,000 | | 6,296 |



PROJECT TEAM

ARCHITECT / CIVIL ENGINEER

MICHAEL MURPHY, PE
WARE MALCOMB
4683 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
925.244.9620
mmurphy@waremalcomb.com

LANDSCAPE ARCHITECT

TIM DAUGHERTY, PLA
STUDIO DPA
4683 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
925.244.9620
tjd@studiodpa.com

SHEET INDEX

| SHEET # | SHEET NAME |
|---------|-------------------|
| L-1 | PLANTING PLAN |
| L-2 | IRRIGATION PLAN |
| L-3 | LANDSCAPE DETAILS |



WAREHOUSE TENANT

1788 FAIRWAY DRIVE

SAN LEANDRO, CALIFORNIA

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering

studio
DPA

Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.568.6606
www.studiopda.com

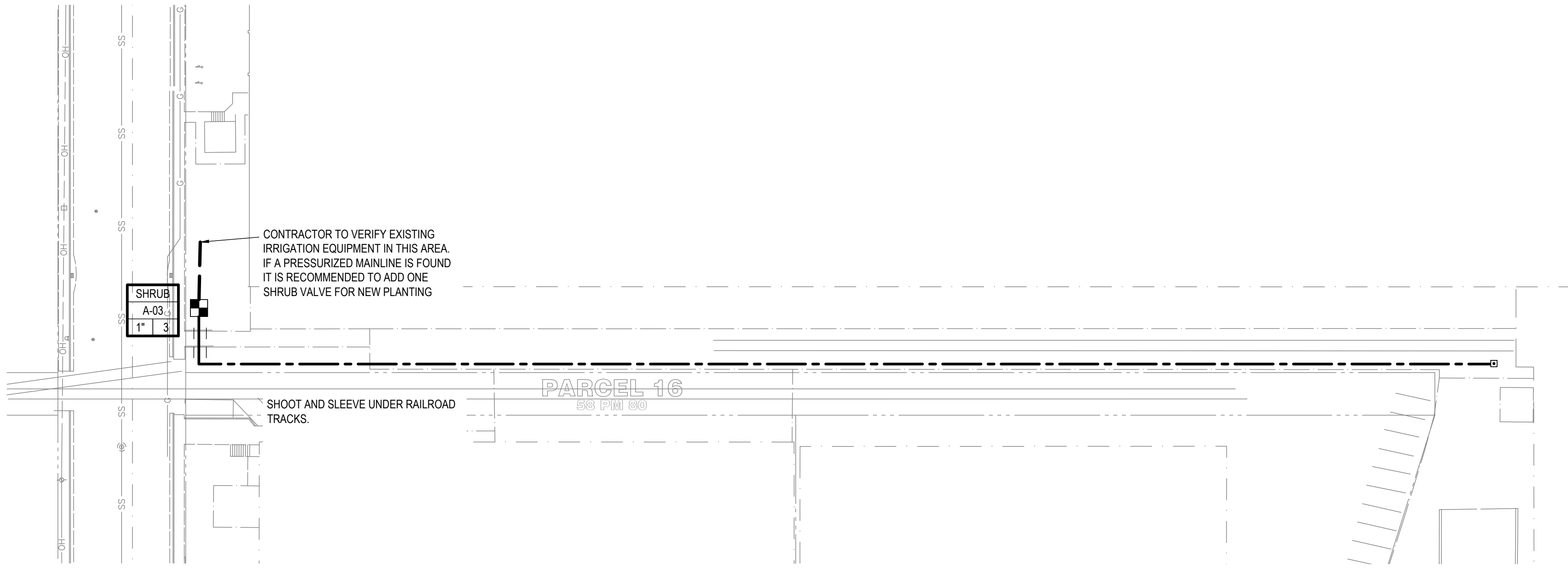
| DATE | REMARKS | DATE | REMARKS |
|------------|--------------------------|------|---------|
| 11/19/19 | CIP PLANNING | | |
| 11/06/2020 | CIP PLANNING RESUBMITTAL | | |
| 3/07/2021 | CIP PLANNING RESUBMITTAL | | |

| | |
|-----------|---------------|
| PA / PM: | G. MONTGOMERY |
| DRAWN BY: | |
| JOB NO.: | SNR19-0098-00 |

PLANTING SHEET
L-1

IRRIGATION GENERAL NOTES

- LOCATION AND LAYOUT OF SYMBOLS ON THE IRRIGATION SHEETS ARE SCHEMATIC IN NATURE. FOR GRAPHIC PURPOSES, SOME SYMBOLS WILL BE SHOWN LARGER THAN ACTUAL SIZE, AND SOME EQUIPMENT MAY BE SHOWN OUTSIDE THE PLANTING AREAS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING ALL IRRIGATION EQUIPMENT IN PLANTING AREAS, AND SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT TO CLARIFY PLACEMENT OF IRRIGATION EQUIPMENTS AS NECESSARY PRIOR TO INSTALLATION.
- THE IRRIGATION SYSTEM IS INTENDED TO PROVIDE AN AUTOMATIC WATERING SYSTEM TO ALL NEWLY INSTALLED PLANT MATERIAL. ALL TURF SPRINKLERS ARE INTENDED TO PROVIDE HEAD TO HEAD 100% COVERAGE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT PRIOR TO COMPLETION OF THE IRRIGATION SYSTEM IF NEWLY INSTALLED PLANT MATERIAL IS NOT A PART OF THE DESIGNED AUTOMATIC WATERING SYSTEM FOR CLARIFICATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES WORKING ON SITE IN ORDER TO COMPLETE THE IRRIGATION WORK SPECIFIED HEREIN WITHIN THE AGREED-UPON TIME FRAME.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT ALL SLEEVES SPECIFIED BENEATH PAVEMENT AND/OR WALLS OUTSIDE THE LANDSCAPE CONTRACTOR'S SCOPE OF WORK ARE EXISTING PRIOR TO BEGINNING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SLEEVES BENEATH PAVEMENT AND/OR WALLS THAT ARE WITHIN THE LANDSCAPE CONTRACTOR'S SCOPE OF WORK.
- THE MINIMUM STATIC WATER PRESSURE HAS BEEN SPECIFIED ON THE IRRIGATION SHEET ADJACENT TO THE WATER METER. THE LANDSCAPE CONTRACTOR SHALL TEST THE WATER PRESSURE ON-SITE PRIOR TO IRRIGATION INSTALLATION. IF STATIC WATER PRESSURE IS BELOW THE MINIMUM STATIC WATER PRESSURE SPECIFIED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF IRRIGATION WATER PRESSURE IS BELOW 80 PSI, BELOW THE PSI SPECIFIED ON THE IRRIGATION SHEETS, OR ABOVE 100 PSI, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING SITE CONDITIONS AND NOTIFYING LANDSCAPE ARCHITECT IF THERE ARE ANY OBVIOUS OBSTRUCTIONS THAT WILL PREVENT THE LANDSCAPE CONTRACTOR FROM INSTALLING THE IRRIGATION SYSTEM PER PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY IRRIGATION EQUIPMENT THAT HAS NOT BEEN DETAILED OR SPECIFIED BY THE IRRIGATION PLANS PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL INSTALL THE BACKFLOW PREVENTER PER THE LOCAL MUNICIPAL CODES. THE LOCAL MUNICIPAL CODES SHALL SUPERSEDE THE SPECIFICATIONS OF THE BACKFLOW PREVENTION DETAIL CONTAINED HEREIN.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ASSURE THAT A 120 VOLT POWER SERVICE IS PROVIDED AT EACH CONTROLLER LOCATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL ALL PIPE SIZES AS SPECIFIED ON THE LANDSCAPE SHEETS CONTAINED HEREIN. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PROPOSED REVISIONS TO PIPE SIZING, AND SHALL RECEIVE WRITTEN APPROVAL OF CHANGE FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY PIPE SIZES THAT ARE NOT SPECIFIED SHALL BE INSTALLED PER THE PIPE SIZING SCHEDULE.
- THE SPRINKLER LAYOUT IS INTENDED TO PROVIDE 100% HEAD TO HEAD COVERAGE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AREAS THAT ARE NOT RECEIVING THE INTENDED COVERAGE PRIOR TO COMPLETING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE 4" OF PIPE BEDDING MATERIAL FOR ALL MAINLINE AND LATERAL LINES.
- IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANT PIT. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL. EMISSION POINTS SHALL BE VISIBLE AND INSTALLED 1" ABOVE ROCK/ BARK MULCH PER EMITTER DETAIL.
- THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- 24 VOLT WIRE SHALL BE TYPE "10" 80 VOLT, SOLID COPPER, SINGLE CONDUCTOR WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL. COMMON WIRE IS TO BE 10 GAUGE WHITE, CONTROL WIRE IS TO BE 12 GAUGE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' O.C. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY USING MANUFACTURED DRY-TYPE DIRECT BURRY WATERPROOF CONNECTORS. PROVIDE 24" SLACK AT EACH ELBOW IN MAIN LINE AND 30" SLACK AT EACH REMOTE CONTROL VALVE LOCATION. PULL TWO ADDITIONAL YELLOW 10 GAUGE SPARE CONTROL WIRE AND ONE COMMON WIRE TO THE MOST DISTANT VALVE LOCATION IN ALL DIRECTIONS OUT FROM THE CONTROLLER FOR POTENTIAL FUTURE USE. PROVIDE A 24" EXPANSION LOOP EVERY 500 LINEAR FEET. TAPE A LOOSE 24" LOOP IN ALL WIRING AT ALL DIRECTIONAL CHANGES GREATER THAN 30°. UNTAPE AFTER ALL CONNECTIONS ARE COMPLETED.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE/FILTERS SO THAT THE COMPONENTS ARE COMPLETELY VISIBLE. ALL PEA GRAVEL AND/OR DEBRIS TO BE CLEARED FROM TOP OF VALVE/FILTERS AND THE LIP OF THE VALVE BOX.
- ALL VALVE BOXES TO HAVE OVERLAPPING LIDS WITH LOCKING BOLTS. ALL VALVE BOXES LOCATED WITHIN PLANTING AREAS SHALL BE DESERT TAN IN COLOR, ALL BOXES LOCATED WITHIN TURF AREAS SHALL BE FOREST GREEN. IF THE IRRIGATION WATER SOURCE IS NON-POTABLE, ALL VALVE BOXES SHALL BE PURPLE.
- LANDSCAPE CONTRACTOR SHALL BRAND ALL VALVE BOXES WITH 2" LETTERS WITH CONTROLLER LETTER DESIGNATION, AND NUMBER (I.E. A-1), AND VALVE TYPE. VALVE TYPE APPROXIMATIONS ARE AS FOLLOWS:
BV - BALL VALVE GV - GATE VALVE WS - WIRE SPLICE FC - FLUSH CAP QCV - QUICK COUPLER
MV - MASTER VALVE FS - FLOW SENSOR
- THE LANDSCAPE CONTRACTOR SHALL WRAP THE BOTTOM OF THE VALVE BOX WITH FILTER FABRIC AS A WEED BARRIER PER DETAIL PRIOR TO INSTALLING THE PEA GRAVEL.
- ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO EMITTER CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION EQUIPMENT AS SPECIFIED WITH THE IRRIGATION MATERIAL SCHEDULE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY THEIR WORK.
- CONTRACTOR TO PROVIDE OWNER WITH "AS-BUILTS" FOR THE INSTALLED IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE OF WORK. AS-BUILTS TO BE HANDLED ON A DAILY BASIS DURING INSTALLATION OF SYSTEM. LANDSCAPE CONTRACTOR SHALL SUBMIT FINAL AS-BUILT DRAWINGS TO THE OWNER AT THE FINAL WALK THROUGH AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- LANDSCAPE CONTRACTOR SHALL INCLUDE A ONE YEAR GUARANTEE OF THE IRRIGATION SYSTEM COMMENCING ON THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE PERIOD WILL INCLUDE ONE YEAR OF IRRIGATION SYSTEM MAINTENANCE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE TYPEWRITTEN IRRIGATION MAINTENANCE GUIDELINES. THE MAINTENANCE GUIDELINES SHALL BE SUBMITTED TO THE OWNER AT THE FINAL WALK THROUGH AND PRIOR TO ACCEPTANCE OF WORK.



IRRIGATION MATERIAL SCHEDULE

NOTE: THE LANDSCAPE ARCHITECT INTENDS TO HAVE A DETAIL ON THE IRRIGATION DETAIL SHEET FOR EACH PIECE OF IRRIGATION EQUIPMENT. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF THE SCHEDULE BELOW CONTAINS A PIECE OF EQUIPMENT THAT DOES NOT HAVE A DETAIL PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR MORE INFORMATION.

| SYMBOL: | DESCRIPTION: | SPECIFICATION: |
|---------|---|---|
| | REMOTE CONTROL VALVE w/ PRESSURE REGULATOR & WYE FILTER | HUNTER ICV-xxxG-FS SERIES, SELF-CLEANING ELECTRIC REMOTE CONTROL VALVE w/ SENNINGER PMR-MF-30 3/4" PRESET PRESSURE REGULATOR (30 P.S.I.) & 3/4" AG PRODUCTS WYE FILTER w/ 150 MESH SCREEN. INSTALL ONE NIBCO 4660 SERIES ISOLATION BALL VALVE FROM EACH CONTROL VALVE FOR ISOLATION PURPOSES, TYP. NOTE: USE PRL-30 3/4" PRESET PRESSURE REGULATOR (30 P.S.I.) FOR FLOWS UNDER 2 G.P.M. |
| | END FLUSH CAP | NETAFIM #TL050MPV-1 |
| | DRIP EMITTER, MULTI-PORT | BOWSMITH ML200 SERIES. INSTALL SALCO EOCV-220 BUG CAPS AT ALL EMISSION POINTS. |
| | DRIP EMITTER, SINGLE PORT | BOWSMITH SL200 SERIES. INSTALL SALCO EOCV-220 BUG CAPS AT ALL EMISSION POINTS. |
| | MAINLINE PIPE | 3" & SMALLER - SCHEDULE 40 SOLVENT WELD PVC. 4" AND LARGER - CLASS 200 RING TITE PIPE WITH DUCTILE IRON FITTINGS AND THRUST BLOCKS. |

SLEEVING SCHEDULE

| PIPE SIZE | SLEEVE SIZE | # OF WIRES | SLEEVE SIZE |
|------------------|-------------|------------|-------------|
| 1/2" TO 1" | 2" MINIMUM | 1 TO 30 | 2" MINIMUM |
| 1-1/4" TO 1-1/2" | 3" MINIMUM | 31 TO 70 | 3" MINIMUM |
| 2" | 4" MINIMUM | 71 TO 120 | 4" MINIMUM |
| 2-1/2" TO 3" | 6" MINIMUM | 121 TO 255 | 6" MINIMUM |
| 4" | 8" MINIMUM | | |
| 6" | 12" MINIMUM | | |

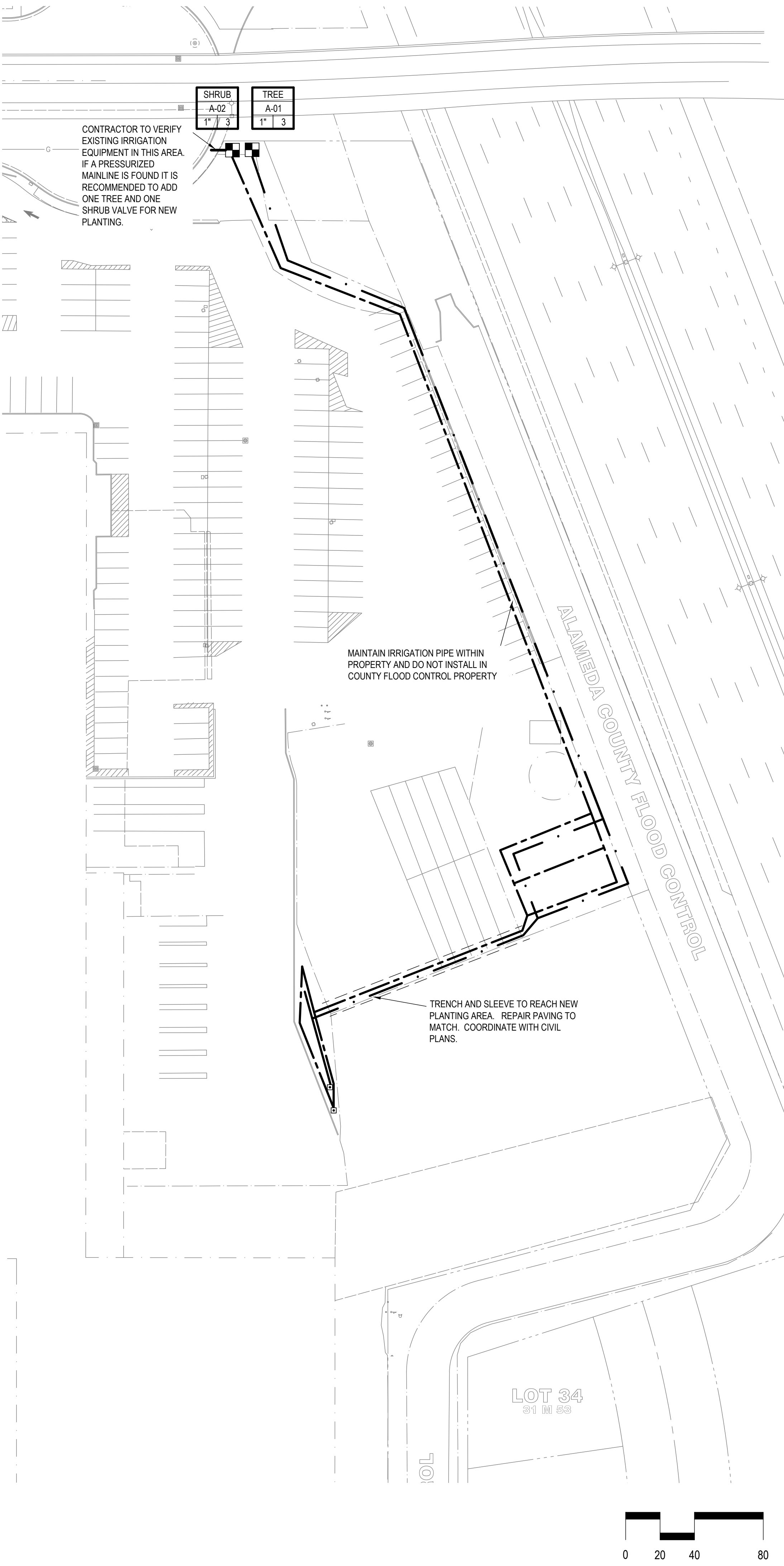
NOTE: SLEEVE SIZES ABOVE ARE BASED ON 12 GAUGE CONTROL WIRE AND 10 GAUGE COMMON WIRE.

PIPE SIZING SCHEDULE

| TYPE K COPPER | | SCHEDULE 40 PVC | | CLASS 200 & 315 | |
|---------------|-----------|-----------------|-----------|-----------------|-----------|
| FLOW (GPM) | PIPE SIZE | FLOW (GPM) | PIPE SIZE | FLOW (GPM) | PIPE SIZE |
| 0-3 | 1/2" | 0-4 | 1/2" | 0-6 | 1/2" |
| 4-5 | 5/8" | 5-8 | 3/4" | 7-10 | 3/4" |
| 6 | 3/4" | 9-13 | 1" | 11-17 | 1" |
| 7-12 | 1" | 14-23 | 1-1/4" | 18-27 | 1-1/4" |
| 13-18 | 1-1/4" | 24-31 | 1-1/2" | 28-35 | 1-1/2" |
| 19-26 | 1-1/2" | 32-52 | 2" | 36-56 | 2" |
| 27-47 | 2" | 53-74 | 2-1/2" | 57-82 | 2-1/2" |
| 48-72 | 2-1/2" | | | 83-122 | 3" |
| 73-103 | 3" | | | 123-203 | 4" |
| | | | | 204-440 | 6" |

EMITTER AND BUBBLER SCHEDULE

| PLANT TYPE | SIZE | EMITTERS PER PLANT | GPH PER OUTLET | NUMBER OF OUTLETS | TOTAL GPH PER PLANT |
|-------------------------------|-----------|---------------------|------------------|-------------------|--------------------------|
| TREES | 5 GALLON | 1 MULTI | 2 GPH | 1 | 2 GPH |
| | 15 GALLON | 1 MULTI | 2 GPH | 2 | 4 GPH |
| | 24" BOX | 1 MULTI | 2 GPH | 3 | 6 GPH |
| | 36" BOX | 2 MULTI | 2 GPH | 4 | 8 GPH |
| | 42" BOX | 2 MULTI | 2 GPH | 4 | 8 GPH |
| | 48" BOX | 2 MULTI | 2 GPH | 5 | 10 GPH |
| | 54" BOX | 3 MULTI | 2 GPH | 8 | 16 GPH |
| | 60" BOX | 3 MULTI | 2 GPH | 10 | 16 GPH |
| | 68" BOX | 4 MULTI | 2 GPH | 10 | 20 GPH |
| | 72" BOX | 4 MULTI | 2 GPH | 10 | 20 GPH |
| SHRUBS | 1 GALLON | 1 SINGLE | 1 GPH | 1 | 1 GPH |
| | 5 GALLON | 1 SINGLE | 1 GPH | 1 | 1 GPH |
| TREES IN TURF, PALMS & CITRUS | PER PLAN | 2 RZWS | 15 GPH (.25 GPM) | 2 | 30 GPH (.5 GPM) |
| ANNUALS | PER PLAN | 1 BUBBLER / 25 S.F. | 60 GPH (1 GPM) | 1 | 60 GPH (1 GPM) / 25 S.F. |



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

4685 chabot dr. suite 300
Pleasanton, California 94588
(925) 244-9621

studio DPA
Planning and Landscape Architecture

P.O. Box 3489 - Gilbert, AZ 85299
480.577.5816 | 602.666.6006
www.studioDPA.com

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

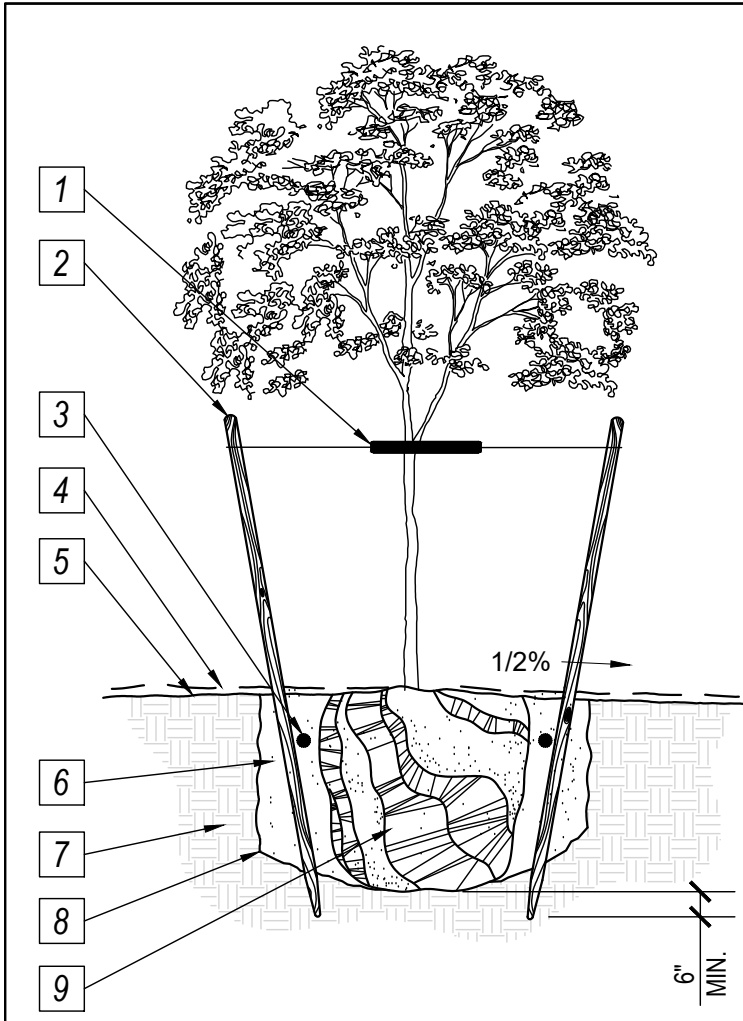
| DATE | REMARKS | DATE | REMARKS |
|---------------|--------------------------|------|---------|
| 1. 11/19/2019 | CIP PLANNING RESUBMITTAL | | |
| 2. 11/06/2020 | CIP PLANNING RESUBMITTAL | | |
| 3. 10/20/2021 | CIP PLANNING RESUBMITTAL | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PA / PM: G. MONTGOMERY
DRAWN BY:
JOB NO.: SNR19-0098-00

IRRIGATION SHEET L-2

WED 28 JUL 2021





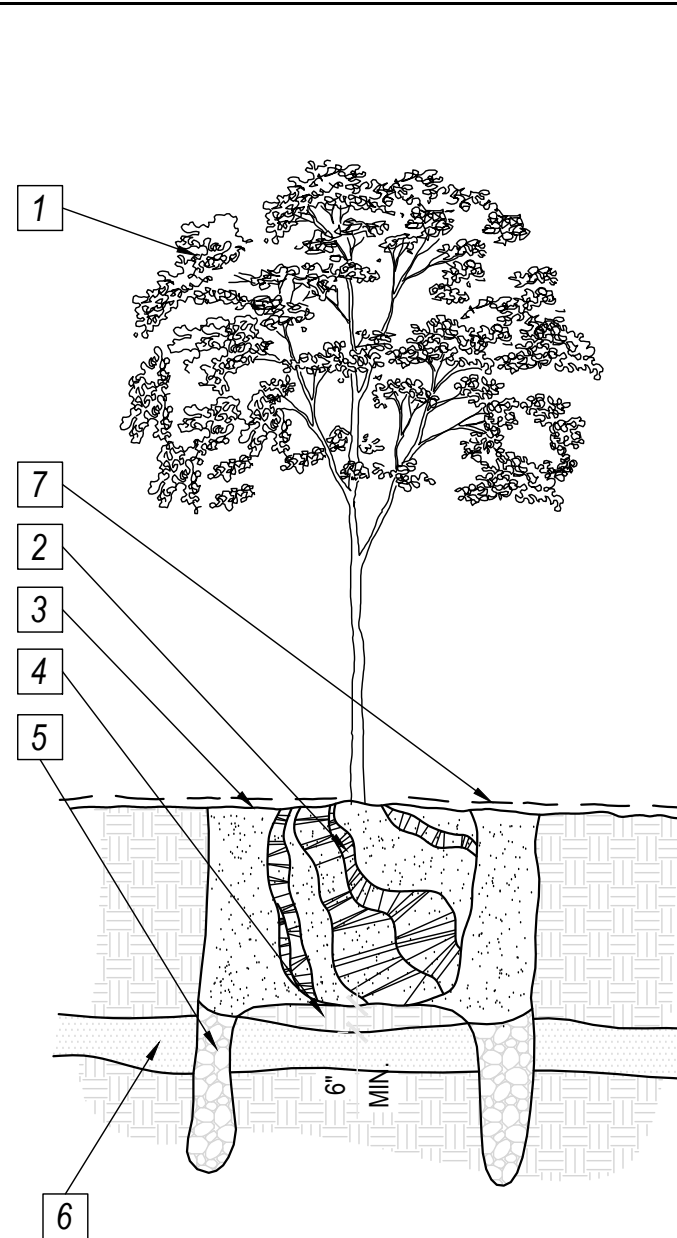
- KEYNOTES:**
- 12 GA. PLASTIC COATED MULTI STRAND STEEL WIRE. WRAP END OF WIRE A MIN. OF 5 TIMES AROUND STAKE. INSTALL HOSES AT LOWEST HEIGHT POSSIBLE ON THE TRUNK THAT KEEPS THE LEADER UPRIGHT, WHILE ALLOWING MAXIMUM MOVEMENT OF THE CROWN.
 - (2 OR 3) 2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE. (2 OR 3) 2"Ø x 12' LODGEPOLE PINE STAKES FOR 24" & 36" BOX (48" BOX AND LARGER DO NOT REQUIRE STAKING). SEE TREE STAKING DETAIL FOR MORE INFORMATION.
 - FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 4 PER 15 GAL., 6 PER 24" BOX, AND 8 PER 36" BOX OR LARGER. 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
 - ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
 - FINISH GRADE
 - BACKFILL w/ NATIVE SOIL OR AS SPECIFIED BY A SOILS REPORT. TAMP & WATER SETTLED ONCE PRIOR TO TREE PLANTING & ONCE AFTER THE TREE WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
 - UNDISTURBED NATIVE SOIL
 - PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.
 - ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.

NOTES:

- 1) PLANTS DELIVERED W/ CRACKED OR BROKEN CONTAINERS WILL BE REJECTED
- 2) THIN, TALL TREES MAY NEED MORE THAN ONE TIE
- 3) REMOVE NURSERY STAKE AFTER PLANTING
- 4) INSTALL TEMPORARY PVC ARBOR GUARDS ON ALL TREES PLANTED IN TURF

1 TREE PLANTING

NTS



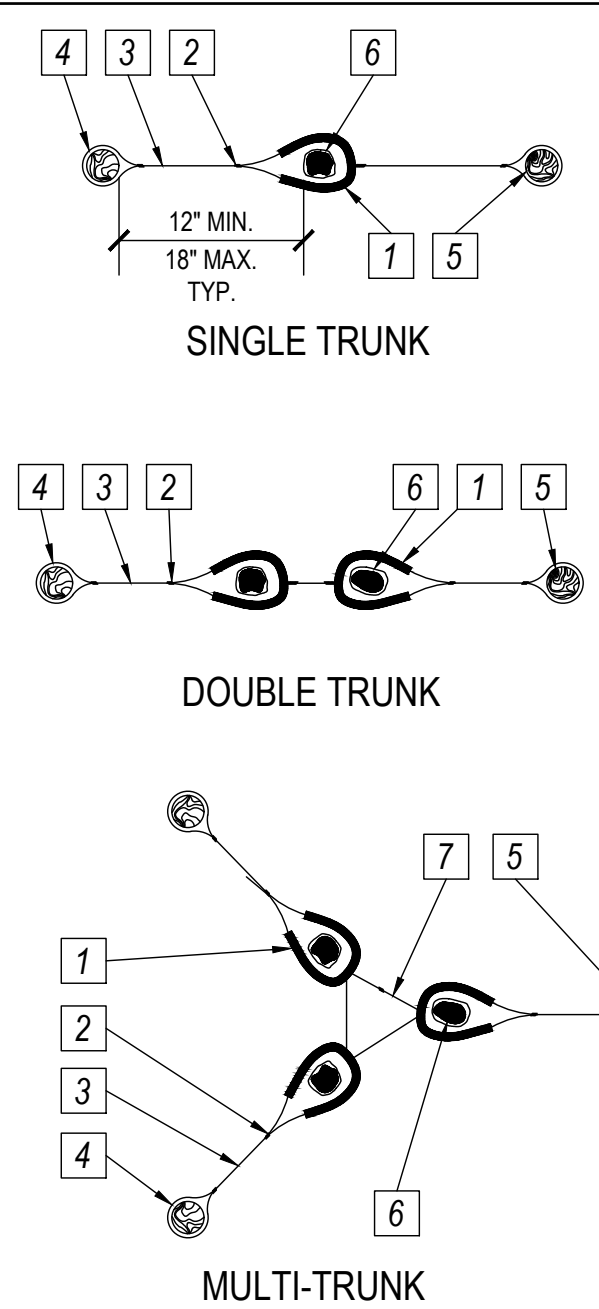
- KEYNOTES:**
- TREE/SHRUB (REFER TO TREE OR SHRUB PLANTING DETAIL FOR GUIDELINES)
 - ROOTBALL
 - FINISH GRADE
 - COMPACTED PAD FOR ROOT BALL SUPPORT. PAD TO BE GRADED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL & INTO WELLS
 - 8"Ø x 5'-0" DEEP AUGER DUG WELL FILLED W/ 1/2" - 3/4" PEA GRAVEL. WELLS TO EXTEND BEYOND HARDPAN LAYER. WELLS TO OCCUR @ ALL 4 CORNERS OF TREE PLANTING WELLS & @ DOWNHILL SIDE OF SHRUBS. LOCATE WELLS TO THE SIDE OF THE ROOTBALL, NOT UNDER.
 - HARDPAN / CALICHE CONDITION
 - ROCK BARK MULCH

NOTES:

- 1) TEST ALL PLANTING WELLS PRIOR TO PLANTING. FILL ALL WELLS WITH WATER AND MODIFY ALL WELLS THAT DO NOT COMPLETELY DRAIN WITHIN 24 HOURS.
- 2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SITE PRIOR TO BIDDING FOR SOIL CONDITIONS. NO CHANGE ORDERS WILL BE PROCESSED FOR HARD DIG CONDITIONS AFTER ACCEPTANCE OF BID.

2 TREE PLANTING IN HARDPAN

NTS

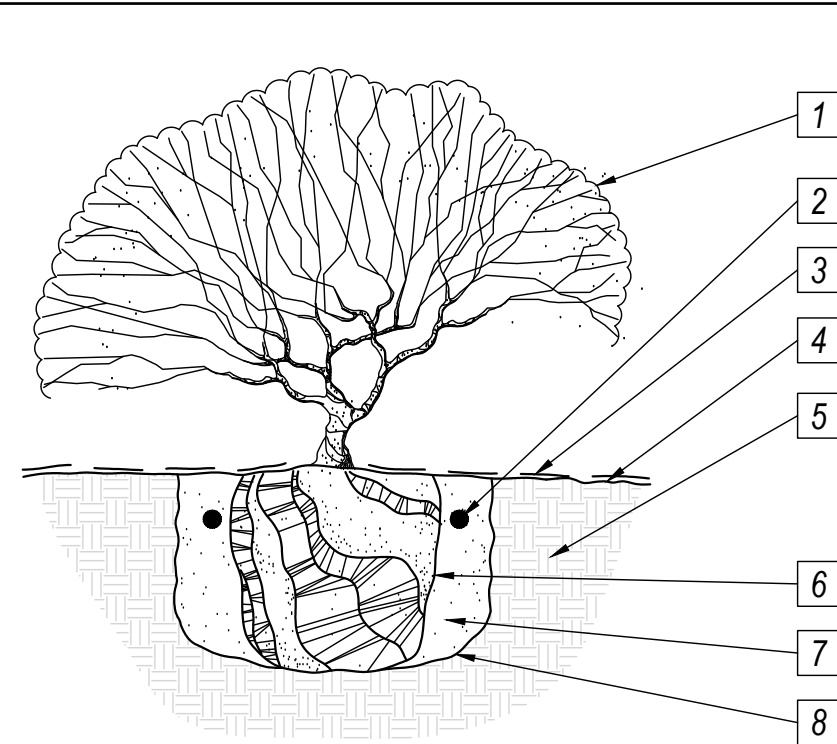


KEYNOTES:

- NEW 1/2" RUBBER HOSE, 16" MIN., TYP.
- NEATLY TWIST GUY WIRE A MIN. OF 5 TIMES AT ALL LOCATIONS & BEND DOWN, TYP.
- #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.
- WRAP WIRE AROUND LODGEPOLE A MINIMUM OF 5 TIMES & BEND DOWN, TYP.
- 2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE, 2"Ø x 12' STAKES FOR 24" BOX OR LARGER. DRIVE STAKES 2± INTO GROUND, 6" MIN. BELOW ROOTBALL, TYP.
- TREE TRUNK, MULTI-TRUNKED TREES SHALL HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED
- ONE CONTINUOUS PIECE OF #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.

3 TREE STAKING

NTS

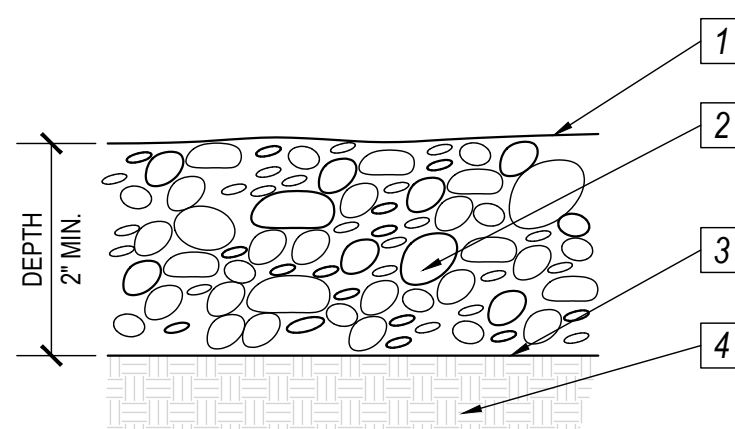


KEYNOTES:

- TYPICAL SHRUB
- FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 1 PER 1 GAL., 2 PER 5 GAL., 4 PER 15 GAL., 5" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
- ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
- FINISH GRADE
- UNDISTURBED NATIVE SOIL
- ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.
- BACKFILL w/ NATIVE SOIL OR AS SPECIFIED BY A SOILS REPORT. TAMP & WATER SETTLED ONCE PRIOR TO SHRUB PLANTING & ONCE AFTER THE SHRUB WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
- PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

4 SHRUB PLANTING

NTS



KEYNOTES:

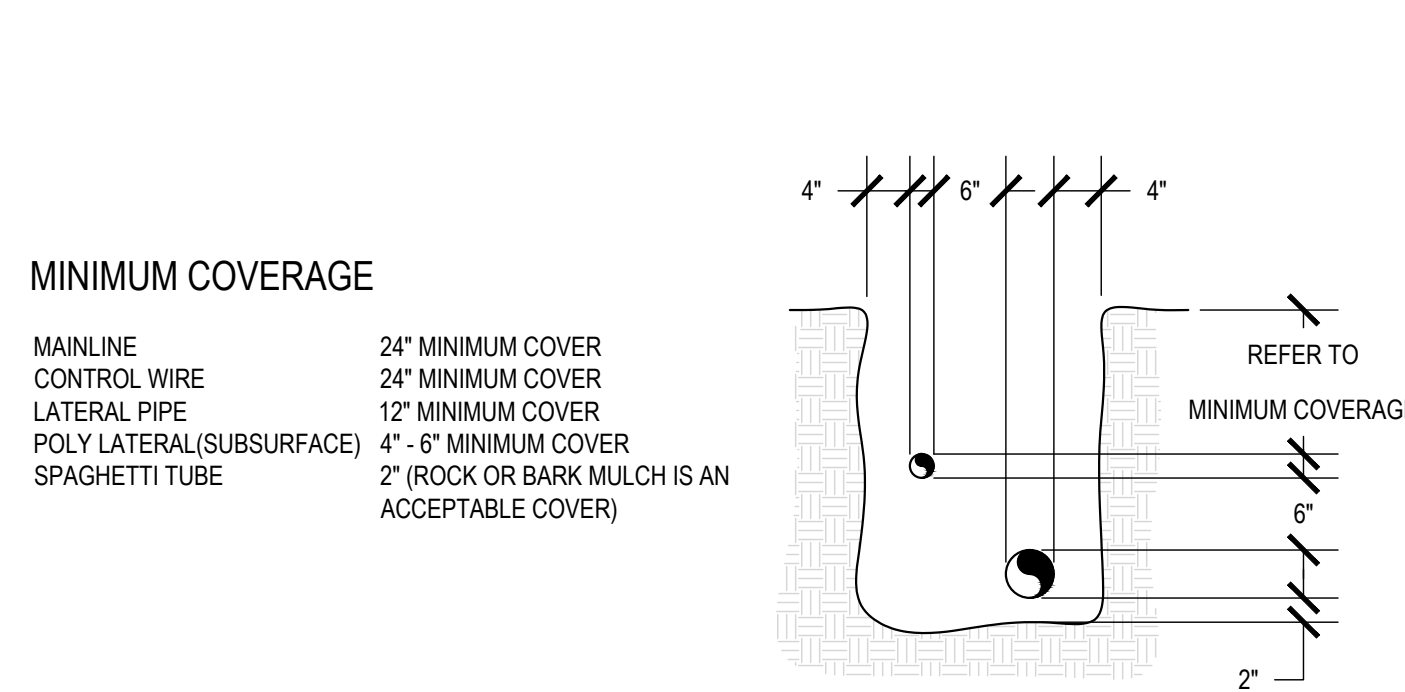
- PROVIDE FINAL APPLICATION OF WEED CONTROL UPON FINAL RAKING.
- ROCKBARK MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MORE INFO.
- APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS (SURFLAN, DACTHOL, OR APPROVED EQUAL).
- FINE GRADED SUBGRADE. RAKE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF MULCH & INSURE POSITIVE DRAINAGE FROM ALL STRUCTURES

NOTES:

- THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCKBARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH.
- CONTRACTOR TO PROVIDE ROCKBARK MULCH SAMPLE TO OWNER PRIOR TO INSTALLATION FOR APPROVAL
- CONTRACTOR TO BE RESPONSIBLE FOR ANY VARIATION FROM APPROVED MULCH.
- CONTRACTOR TO PROVIDE TWO SEPARATE APPLICATIONS OF PRE-EMERGENT. **DO NOT APPLY PRE-EMERGENT IN AREAS TO BE HYDROSEED.**

5 ROCK OR BARK MULCH

NTS



MINIMUM COVERAGE

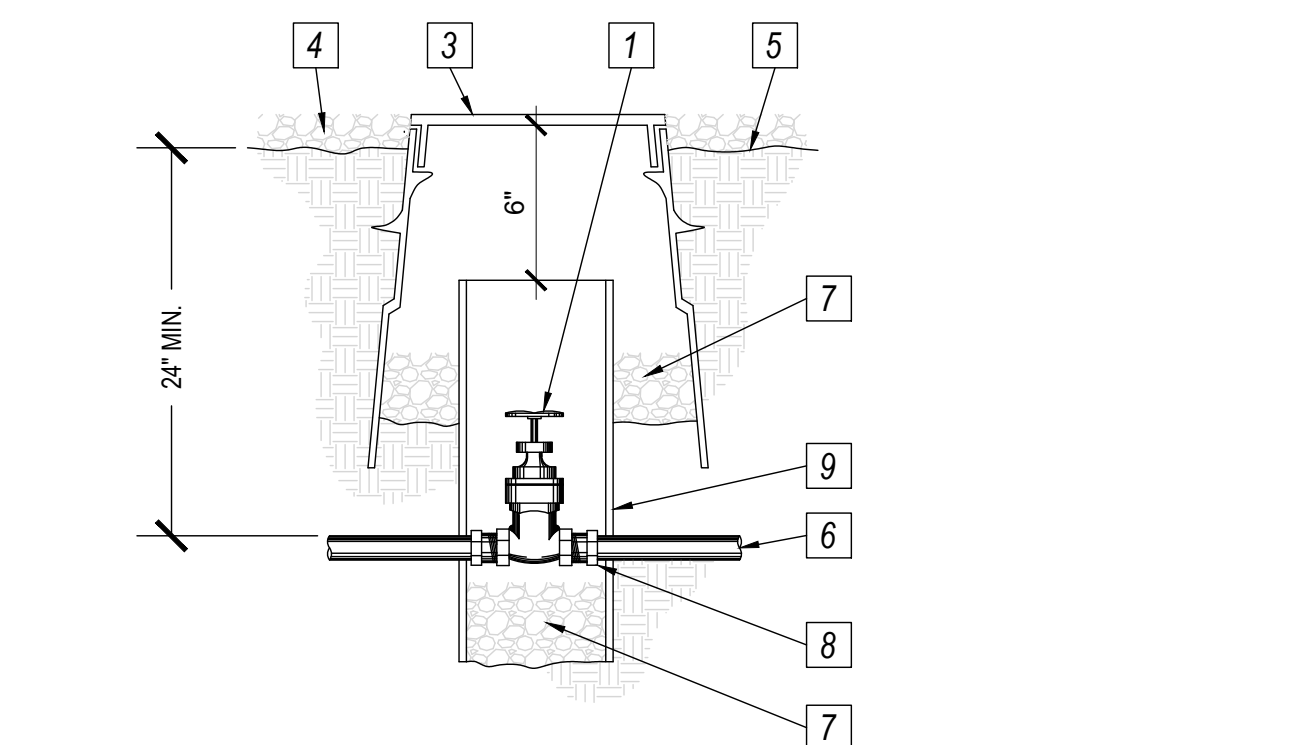
- | | |
|---------------------------|--|
| MAINLINE | 24" MINIMUM COVER |
| CONTROL WIRE | 24" MINIMUM COVER |
| LATERAL PIPE | 12" MINIMUM COVER |
| POLY LATERAL (SUBSURFACE) | 4" - 6" MINIMUM COVER |
| SPAGHETTI TUBE | 2" (ROCK OR BARK MULCH IS AN ACCEPTABLE COVER) |

NOTES:

- TRENCH BACKFILL SHALL BE INSTALLED IN 6" LIFTS AND COMPACTED FIRMLY AROUND THE PIPE.
- INSTALL ALL IRRIGATION PIPING PER MANUFACTURER'S RECOMMENDATIONS AND ASTM STANDARD D2774.
- INSTALL ALL 120V PER LOCAL CODES AND SPECIFICATIONS.
- MINIMUM TRENCH WIDTH DETERMINED BY MAINTAINING A MINIMUM OF 4" ON BOTH SIDES OF PIPE. COMMON TRENCH REQUIRES A MINIMUM OF 6" TO SEPARATE PIPES AS DETAILED.
- TAPE A LOOSE 24" LOOP IN ALL WIRING AT ALL DIRECTIONAL CHANGES GREATER THE 30°. UNTAPE AFTER ALL CONNECTIONS ARE COMPLETED.
- TAPE AND BUNDLE ALL CONTROL WIRE AT 10' MAXIMUM INTERVALS.
- IF APPLICABLE, INSTALL ALL COMMUNICATION AND COMPUTER SIGNAL WIRE PER MANUFACTURER'S RECOMMENDATIONS
- IRRIGATION PIPE INSTALLED IN SLEEVES SHALL BE A MINIMUM OF 24" BELOW SUB-BASE AND/OR SIDEWALKS.
- ALL MAINLINE PIPE SHALL BE IDENTIFIED WITH 3" WIDE CHRISTYS, OR APPROVED EQUAL, DETECTABLE MARKING TAPE - BLUE FOR POTABLE AND PURPLE FOR RECLAIMED WATER USES.

6 TRENCHING

NTS

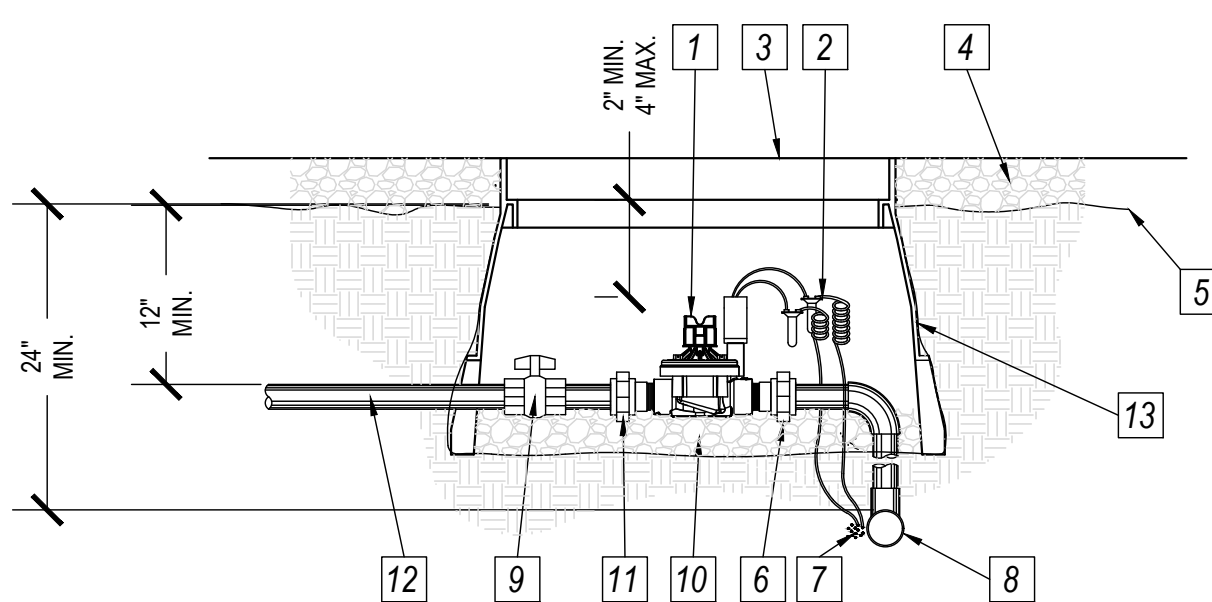


KEYNOTES:

- GATE VALVE PER IRRIGATION MATERIAL SCHEDULE
- FILTER FABRIC
- 10" ROUND VALVE BOX WITH OVERLAPPING LID AND LOCKING BOLT - SET BOX SO THAT TOP IS FLUSH w/ TURF FINISH GRADE OR LAYER OF ROCKBARK MULCH
- TURF OR ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
- FINISH GRADE
- PVC MAINLINE, SIZE PER PLAN OR PIPING SCHEDULE
- 3/8" PEA GRAVEL, 4" DEEP - LINE BOX w/ FILTER FABRIC
- SCHEDULE 80 MALE ADAPTER
- 6" X 24" SDRPVC SLEEVE, NOTCH TO FIT OVER PVC MAINLINE

7 GATE VALVE

NTS

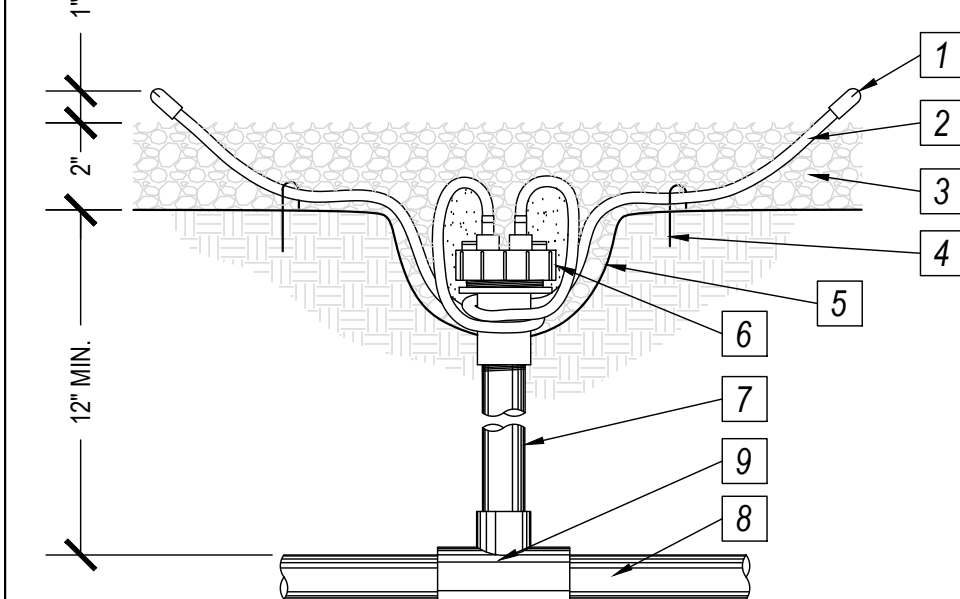


KEYNOTES:

- REMOTE CONTROL VALVE PER IRRIGATION MATERIAL SCHEDULE
- SPEARS DS-100 CONNECTOR w/ DS-200 CRIMP SLEEVE AND DS-300 DRY SPLICE SEALANT (OR EQUAL) AND EXPANSION COILS (10 WRAPS AROUND 1/2" PIPE)
- STANDARD RECTANGULAR VALVE BOX WITH OVERLAPPING LID AND LOCKING BOLT - SET BOX SO THAT TOP IS FLUSH w/ TURF FINISH GRADE OR LAYER OF ROCKBARK MULCH
- TURF OR ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
- FINISH GRADE
- SCH 80 SLIP X MIPT UNION
- ELECTRIC CONTROL WIRES
- PVC MAINLINE, SIZE PER PLAN OR PIPING SCHEDULE
- BALL VALVE PER IRRIGATION MATERIAL SCHEDULE
- 3/8" PEA GRAVEL, 4" DEEP - LINE BOX w/ FILTER FABRIC
- SCH 80 SLIP X MIPT UNION
- PVC LATERAL, SIZE PER PLAN OR PIPE SIZING SCHEDULE
- FILTER FABRIC

8 REMOTE CONTROL VALVE

NTS



KEYNOTES:

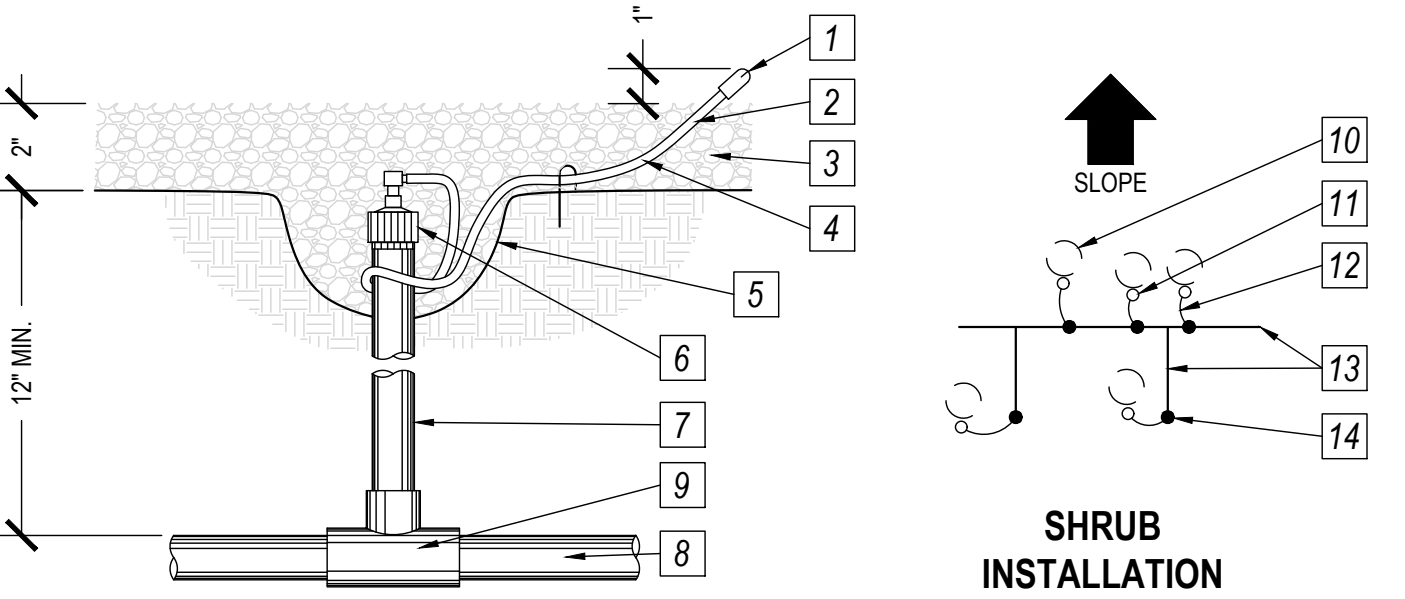
- BUG CAP PER IRRIGATION MATERIAL SCHEDULE
- 1/4" DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
- ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
- TUBING STAKE PLACED 12" AND 48" FROM EMITTER
- FINISH GRADE
- MULTI-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
- 1/2" SCH. 80 PVC RISER
- PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
- SCH.40 PVC TEE OR ELL REDUCING
- DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
- EMISSION POINT, TYP.
- MULTI-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
- PLANTING WELL, TYP.
- DRIP LINE
- PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE

NOTES:

- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO ROOT BALL.
- INSTALL EMITTER AT FINISH GRADE AS SHOWN OR SLIGHTLY BELOW.
- LOOSELY LOOP DISTRIBUTION TUBING AROUND PVC RISER.

9 MULTI-PORT EMITTER

NTS



KEYNOTES:

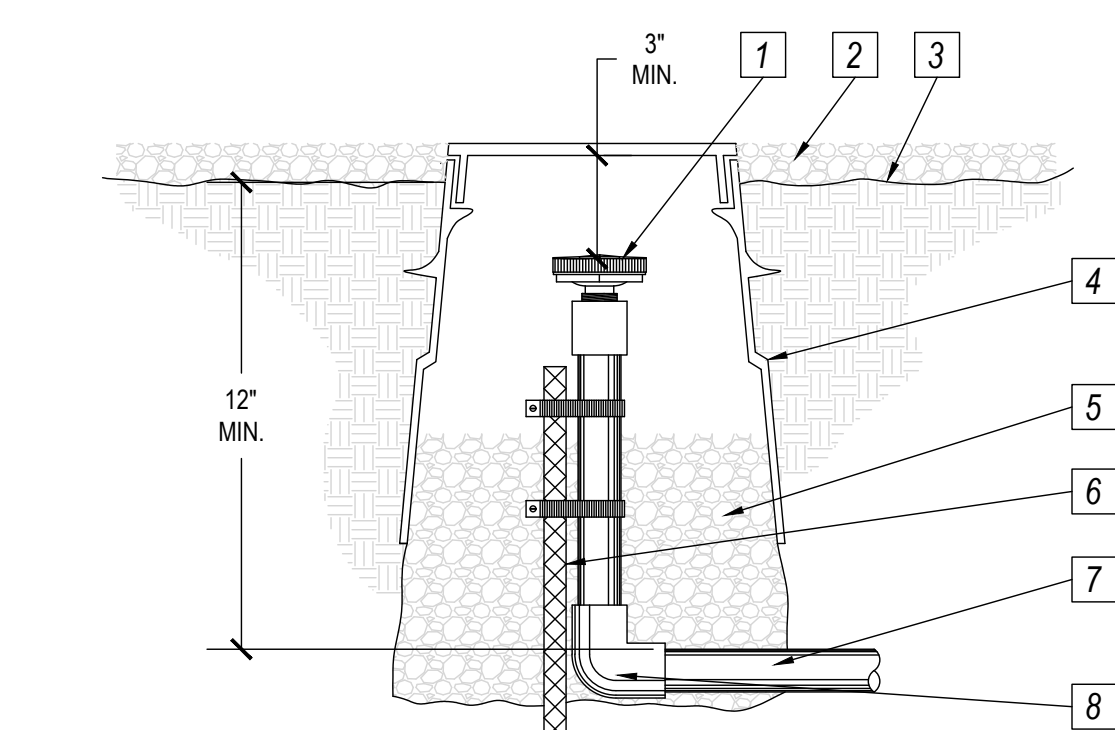
- BUG CAP PER IRRIGATION MATERIAL SCHEDULE
- 1/4" DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
- ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
- TUBING STAKE PLACED 12" AND 48" FROM EMITTER
- FINISH GRADE
- SINGLE-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
- 1/2" SCH. 80 PVC RISER
- PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
- SCH.40 PVC TEE OR ELL REDUCING
- PLANTING WELL, TYP.
- EMISSION POINT, TYP.
- DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
- PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
- SINGLE-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE

NOTES:

- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO ROOT BALL.
- INSTALL EMITTER AT FINISH GRADE AS SHOWN OR SLIGHTLY BELOW.
- LOOSELY LOOP DISTRIBUTION TUBING AROUND PVC RISER.

10 SINGLE-PORT EMITTER

NTS



KEYNOTES:

- AUTOMATIC FLUSH CAP PER IRRIGATION MATERIAL SCHEDULE.
- ROCK BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MORE INFO.
- FINISH GRADE.
- 10" ROUND VALVE BOX W/ OVERLAPPING LID AND LOCKING BOLT - SET BOX SO THAT TOP IS FLUSH WITH LAYER OR ROCK BARK MULCH.
- PEA GRAVEL, 4" DEEP - LINE WITH FILTER FABRIC.
- 18" REBAR STAKE - SECURE ASSEMBLY WITH HOSE CLAMPS.
- PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE.
- SCHEDULE 40 PVC ELL.

11 AUTOMATIC FLUSH VALVE, NTS

NTS

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
4685 chabot dr. suite 300
Pleasanton, California 94588
P: 925.244.9621

DPA
studio
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.686.6806
www.studioDPA.com

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

| DATE | REMARKS | DATE | REMARKS |
|------------|--------------------------|------|---------|
| 11/11/19 | CIP PLANNING RESUBMITTAL | | |
| 11/16/2020 | CIP PLANNING RESUBMITTAL | | |
| 3/07/2021 | CIP PLANNING RESUBMITTAL | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PA / PM: G. MONTGOMERY
DRAWN BY:
JOB NO.: SNR19-0098-00

SHEET
LANDSCAPE DETAILS
L-3

